



EXECUTIVE
DIRECTOR
APPROVAL

GS GASTROINTESTINAL
SPECIALISTS A.M.C.

5/19/17
Date By MMJ

RECEIVED

MAR 16 2017

Metropolitan Planning
Commission



LEGAL DESCRIPTION OF THE PROPERTY:
LOTS 7, 8, 9, 10, 11, 12 & W. 36.62 FT. OF
LOT 13 & 18 FT. OF ABCN. ALLEY ADJ.,
ADLEWILDE SUBN. 171411-3-219

OWNER'S NAME AND ADDRESS:
MABEL STREET PROPERTIES
3217 MABEL STREET,
SHREVEPORT, LA 71103

ARCHITECT'S NAME AND ADDRESS:
TEG ARCHITECTS LLC
6425 YOUREE DRIVE, SUITE 410,
SHREVEPORT, LA 71105

SITE PLAN REVIEW PACKAGE

GROSS ACREAGE, CITY, PARISH AND STATE:
3 ACRES, SHREVEPORT, CADDO PARISH, LOUISIANA

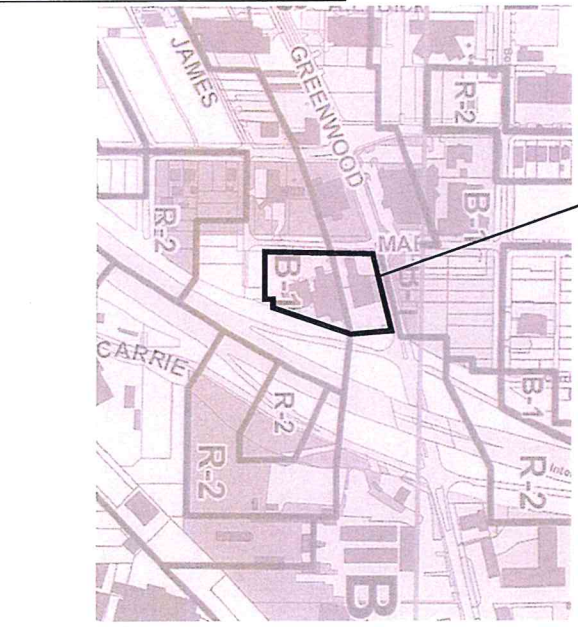
DATE: 16 MARCH 2017

MPC SIGNATURE: _____

- WK-152
- WK-151
- WK-150
- WK-149
- WK-148
- WK-147
- WK-146
- WK-145
- WK-144
- WK-143
- WK-142
- WK-141
- WK-140
- WK-139
- WK-138
- WK-137
- WK-136

8" SANITARY SEWER LINE IS CURRENTLY INACTIVE. IT WILL BE PARTIALLY CAPPED AND ABANDONED AND PARTIALLY USED AS A PRIVATE LINE.

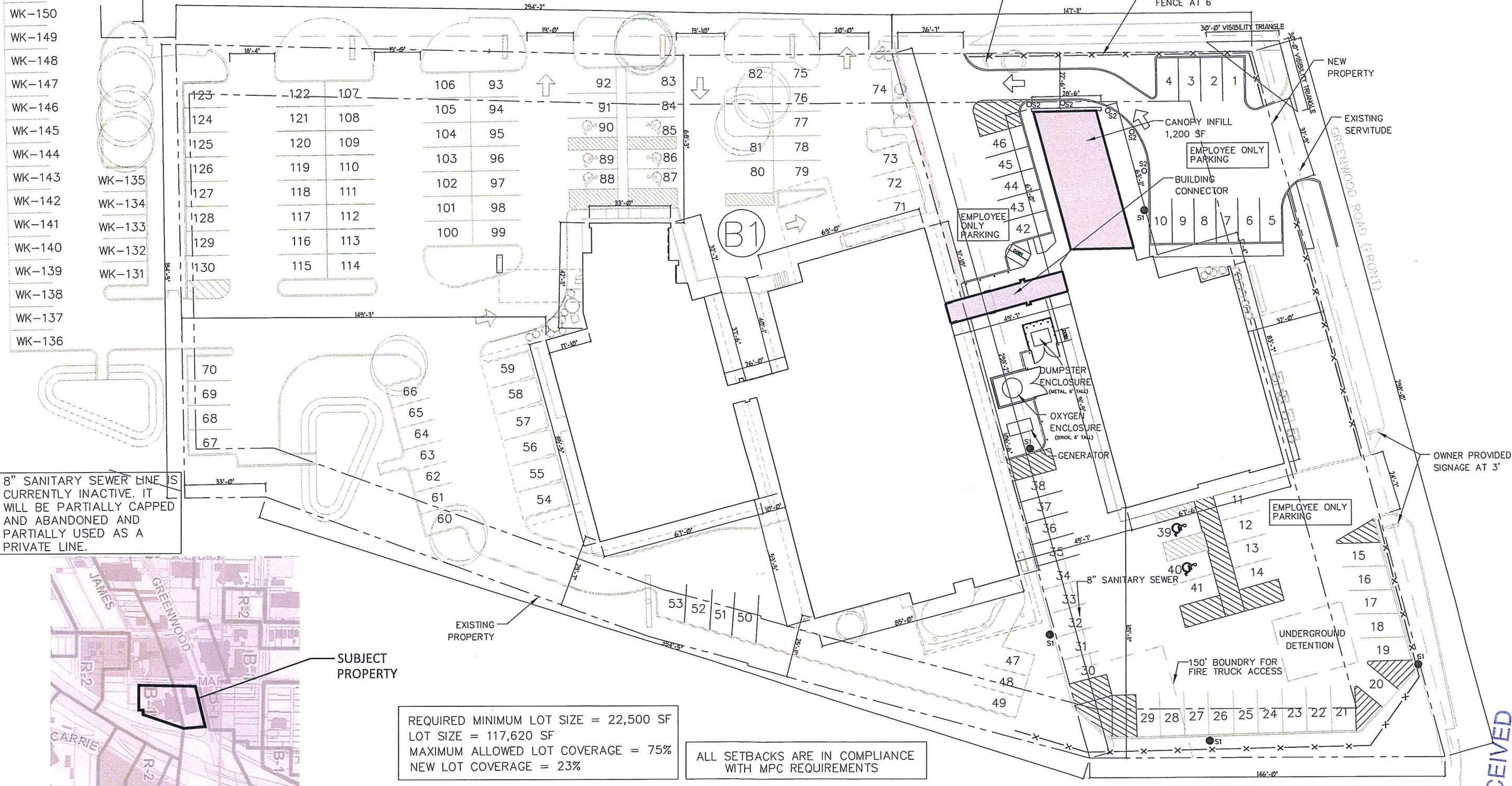
S1 = LED POLE LIGHT
S2 = LED BOLLARD



SUBJECT PROPERTY

REQUIRED MINIMUM LOT SIZE = 22,500 SF
 LOT SIZE = 117,620 SF
 MAXIMUM ALLOWED LOT COVERAGE = 75%
 NEW LOT COVERAGE = 23%

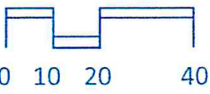
ALL SETBACKS ARE IN COMPLIANCE WITH MPC REQUIREMENTS



VICINITY MAP NOT TO SCALE



1" = 20'



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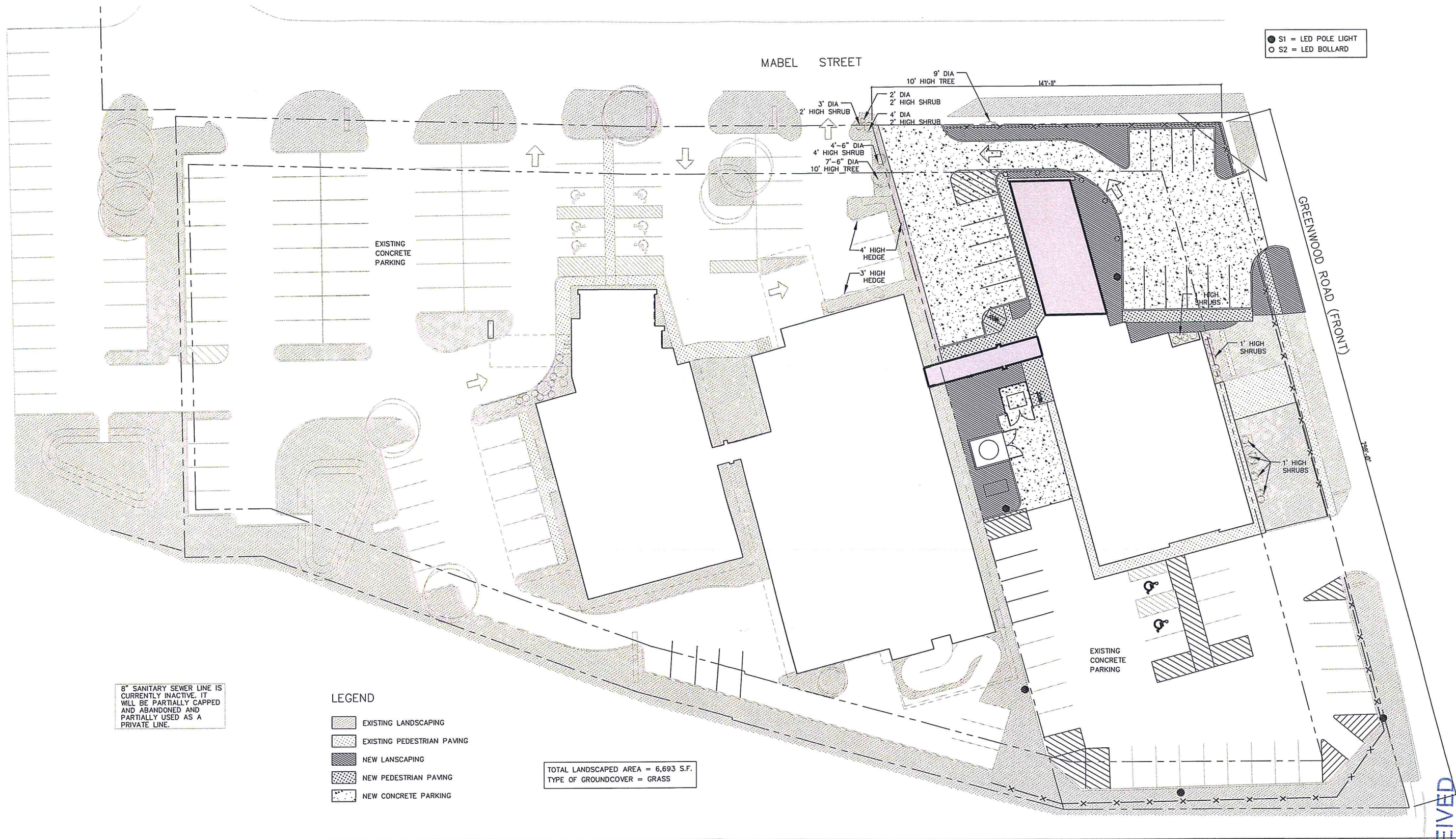
ARCHITECT'S NAME AND ADDRESS:
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TITLE: SITE PLAN
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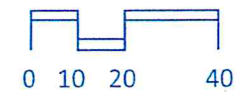
● S1 = LED POLE LIGHT
○ S2 = LED BOLLARD

8" SANITARY SEWER LINE IS CURRENTLY INACTIVE. IT WILL BE PARTIALLY CAPPED AND ABANDONED AND PARTIALLY USED AS A PRIVATE LINE.

LEGEND

- EXISTING LANDSCAPING
- EXISTING PEDESTRIAN PAVING
- NEW LANDSCAPING
- NEW PEDESTRIAN PAVING
- NEW CONCRETE PARKING

TOTAL LANDSCAPED AREA = 6,693 S.F.
TYPE OF GROUNDCOVER = GRASS



1" = 20'

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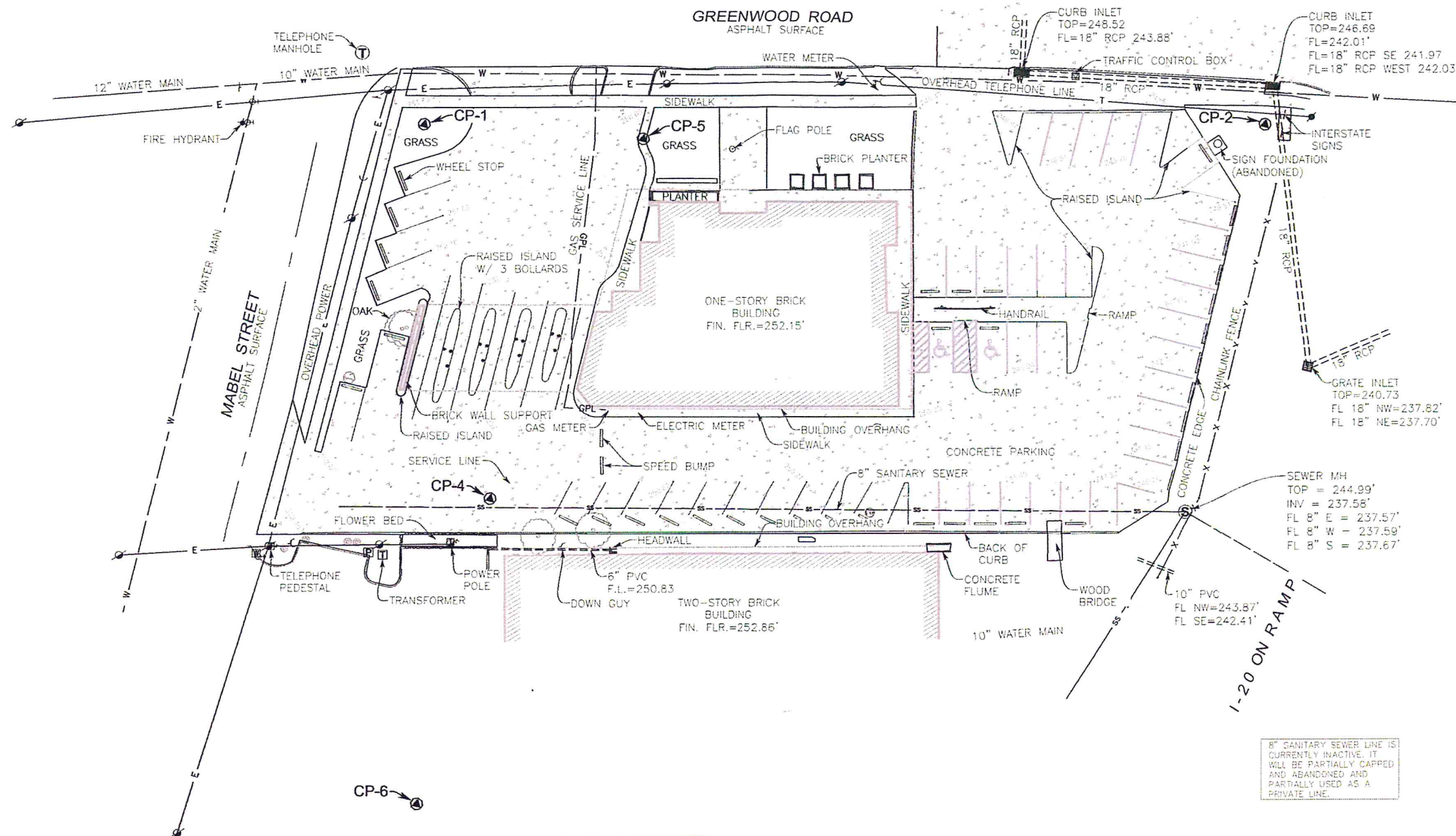
ARCHITECT'S NAME AND ADDRESS:
TEG ARCHITECTS LLC
6425 YOUREE DRIVE, SUITE 410,
SHREVEPORT, LA 71105

TITLE: LANDSCAPE PLAN
GROSS ACREAGE, CITY, PARISH AND STATE:
3 ACRES, SHREVEPORT, CADDO PARISH, LOUISIANA
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POINT	NORTHING	EASTING	DESCRIPTION
CP-1	724365.8040	2887428.8450	800 NAL
CP-2	724431.8980	2887700.0800	800 NAL
CP-4	724250.7010	2887477.2130	PK NAL
CP-5	724378.3680	2887498.8000	PK NAL
CP-6	724146.3230	2887477.2260	PK NAL

CALL LOUISIANA ONE CALL - 811
 LOUISIANA STATE LAW, SECTION 8:421(F)(2)(I), REQUIRES ENGINEERS AND SURVEYORS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS TO 120 HOURS IN ADVANCE OF ANY EXCAVATION OR ERECTION ACTIVITY. THE UNDERSIGNED/COMPANIES OF ANY UNDERGROUND FACILITY MUST BEP UNLESS THE AREA OF PROPOSED INTERFERENCES THAT WILL DAMAGE AN EXISTING OR BELIEVED TO BE THE LOCATION OF UNDERGROUND FACILITIES.

VERTICAL DATUM:
 NAVD83 (US SURVEY FEET)
 ELEVATIONS DERIVED UTILIZING LSU C4G REAL-TIME NETWORK
 THE EXACT LOCATION/ELEVATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. INFORMATION SHOWN IS FROM BEST AVAILABLE RECORDS.

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TEG Architects LLC
 6425 Youree Drive, Suite 410
 Shreveport, Louisiana 71105
 318.424.3700
 www.teg12.com

Architecture
 Planning
 Engineering
 Interiors

Professional
 Seal
 Surveyor



Renovation and Addition
Gastrointestinal Specialists, AMC
 3217 Mabel Street
 Shreveport, LA 71103



GISP.022

Produced By:
 Coordinated By:
 C.L.C. Reviewed By:
 Construction Foreman:

3391 Construction Insurance 12.19.2016

TOPOGRAPHIC SURVEY

C-01

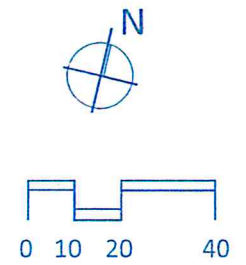
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1" = 20'

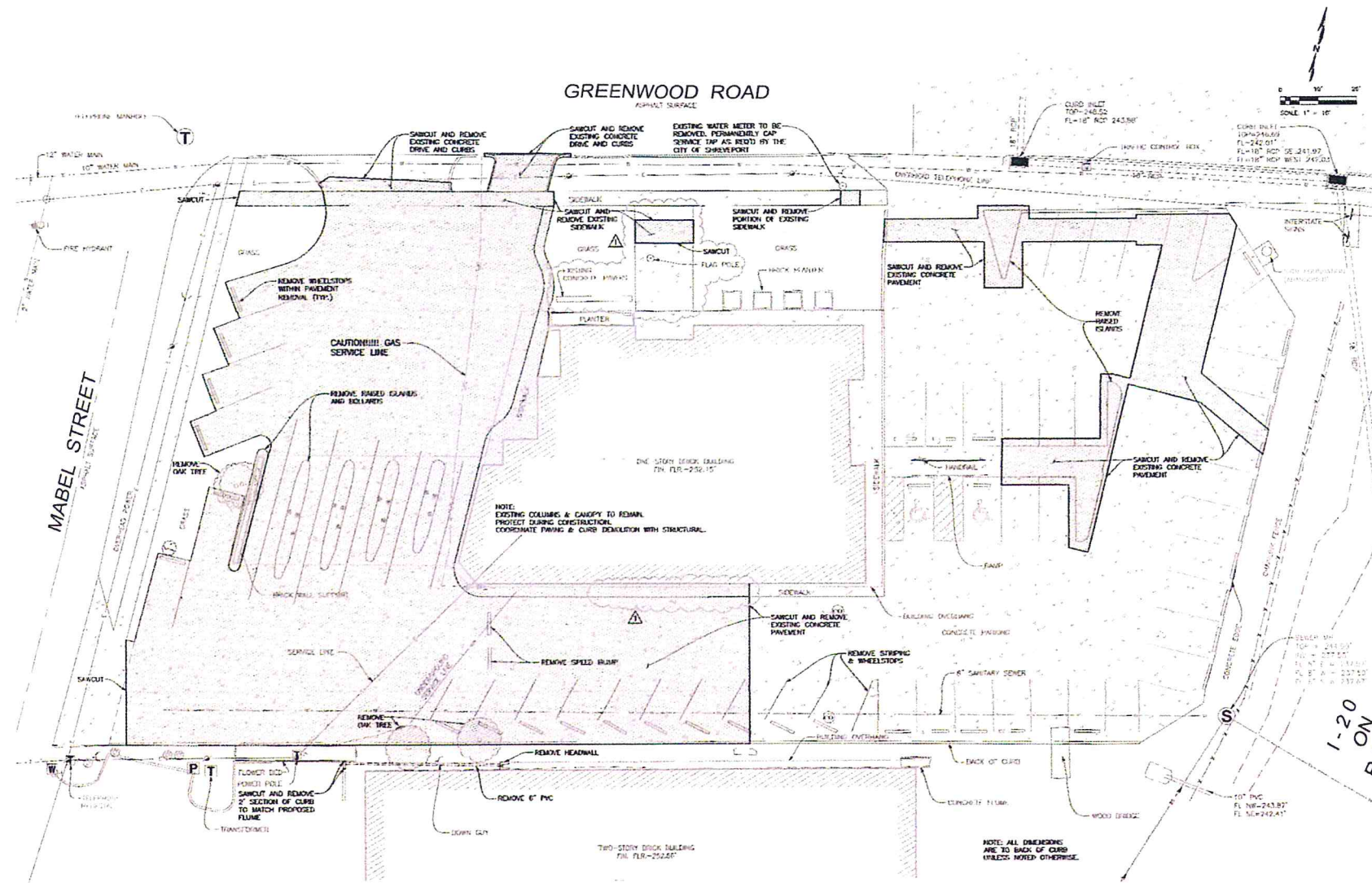


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 6425 YOUREE DRIVE, SUITE 410,
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TITLE: TOPOGRAPHIC SURVEY
 GROSS ACREAGE, CITY, PARISH AND STATE:
 3 ACRES, SHREVEPORT, CADDO PARISH, LOUISIANA
 DATE: 16 MARCH 2017
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LEGEND
 [Symbol] REMOVE EXISTING PAVEMENT AND BASE AS REQUIRED. ALL SAW CUTS SHALL BE FULL DEPTH.

8\"/>



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1-20 ON RA



GISP.022

Produced By:
 Coordinated By:
 C.L.C. Reviewed By:
 Construction Documents

2016 Construction Documents 12.15.2016
 ABBREVIATION NO. 1 01.16.2017

DEMOLITION PLAN

C-02

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1" = 20'

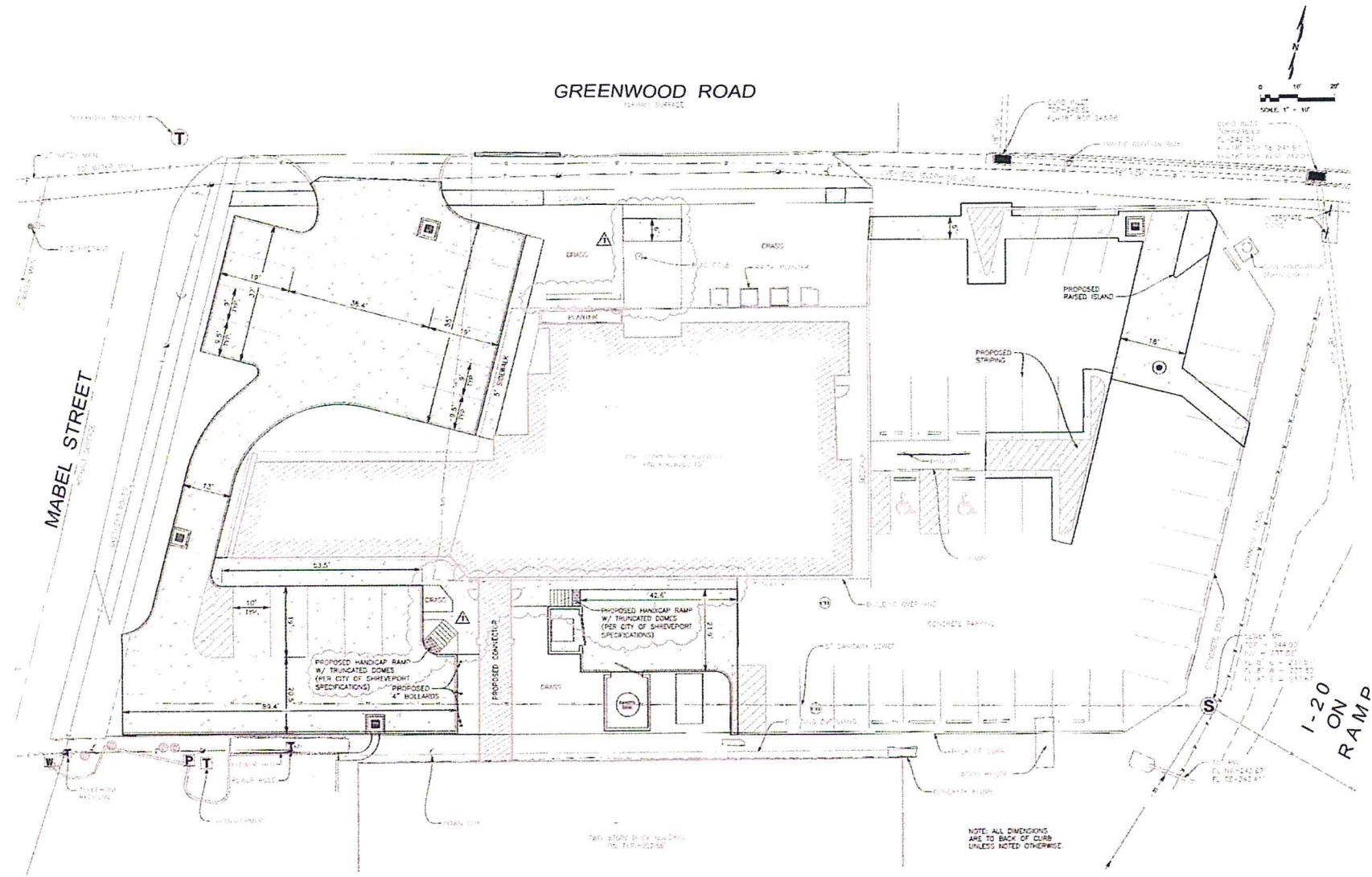


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ARCHITECT'S NAME AND ADDRESS:
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 6425 YOUREE DRIVE, SUITE 410,
 SHREVEPORT, LA 71105

TITLE: DEMOLITION PLAN
 GROSS ACREAGE, CITY, PARISH AND STATE:
 3 ACRES, SHREVEPORT, CADDO PARISH, LOUISIANA
 DATE: 16 MARCH 2017
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GS Gastrointestinal Specialists
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C.L.C. Reviewed By:
Construction Documents:

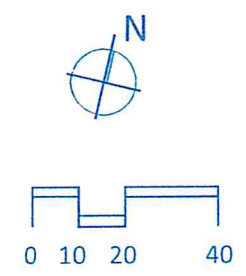
12/19/2016
01/16/2017
GEOMETRIC PLAN

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1" = 20'

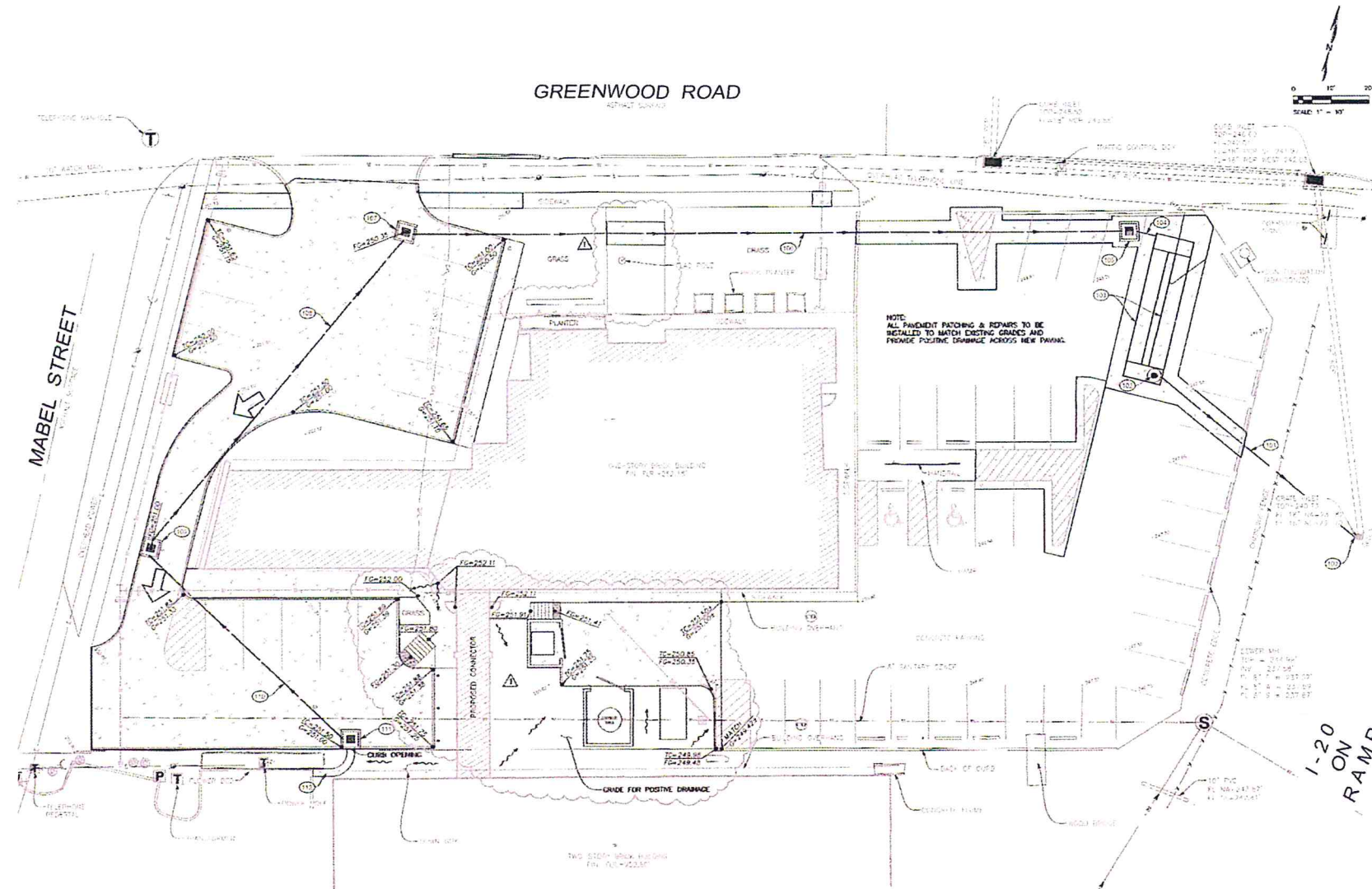


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SHREVEPORT, LA 71105

TITLE: GEOMETRIC PLAN
GROSS ACREAGE, CITY, PARISH AND STATE:
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STORM SEWER KEYNOTES

- 1. CONNECT TO EXISTING LINED SURFACE INLET
- 2. NEED 60 LF. OF 15" DIA. @ 1.00% SLOPE
LOWER F.L. = 247.25
UPPER F.L. = 247.25
- 3. NEED 50' HORIZ. BY W/ ONE 90°-S
GRATE TOP/FRAME
- 4. NEED 40' DIA. X 20 LF. @ 0.50% SLOPE X 2 BOWELS
THROUGHOUT IN SYSTEM SYSTEM W/ 48" X 10 LF.
HEADERS ON EACH END
LOWER F.L. = 247.25
UPPER F.L. = 247.25
- 5. NEED 6 LF. OF 15" DIA. @ 1.00% SLOPE
CONNECT TO 48" HEADERS
LOWER F.L. = 244.37
UPPER F.L. = 244.37
- 6. NEED SURFACE INLET W/ 20" DIA. GRATE
TOP
BY (157)-245.42
- 7. NEED 100 LF. OF 15" DIA. @ 1.00% SLOPE
LOWER F.L. = 242.25
UPPER F.L. = 242.25
- 8. NEED SURFACE INLET W/ 20" DIA. GRATE
F.L. = 247.25
TOP = 250.00
- 9. NEED 100 LF. OF 15" DIA. @ 1.00% SLOPE
LOWER F.L. = 247.25
UPPER F.L. = 247.25
- 10. NEED 20 LF. OF 15" DIA. @ 1.00% SLOPE
LOWER F.L. = 248.30
UPPER F.L. = 248.30
- 11. NEED SURFACE INLET W/ 20" DIA. GRATE
F.L. = 249.00
TOP = 251.00
- 12. NEED 2" WIRE CONCRETE PIPE, CONDUCTIVITY TUBING IN
SIDEWALK DETAIL: W/ 1" DEEP "Y" SHAPE

STORM SEWER CONSTRUCTION NOTES

1. 2" WIRE CONCRETE PIPE TO BE PIP. ADDED COATED CORRUGATED METAL.
2. ALL NEW STORMWATER MATERIALS ARE ALLOWED FOR STORMWATER DETENTION SYSTEM.
3. STORMWATER DETENTION PIPES MANHOLE/HEADERS, RISERS, ETC. SHALL BE PROTECTIVE/INSULATED IN ACCORDANCE W/ HEALTH CARE FACILITY REGULATIONS, TOP AND INSTALLATION. SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL.

STORMWATER DETENTION - 100 YEAR

STORAGE VOLUME REQUIRED = 930 FT³
STORAGE VOLUME PROVIDED = 1000 FT³
MAX. RELEASE RATE = 5.9 CFS

6" SANITARY SEWER LINE IS CURRENTLY INACTIVE. IT WILL BE PARTIALLY CAPPED AND ABANDONED AND PARTIALLY USED AS A PRIVATE LINE.

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Produced By:
Coordinated By:
Q.C. Reviewed By:
Construction Documents:

2022 Construction Documents 12.13.2016
12/13/2016

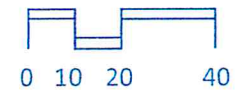
GRADING AND DRAINAGE PLAN

C-04
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1" = 20'



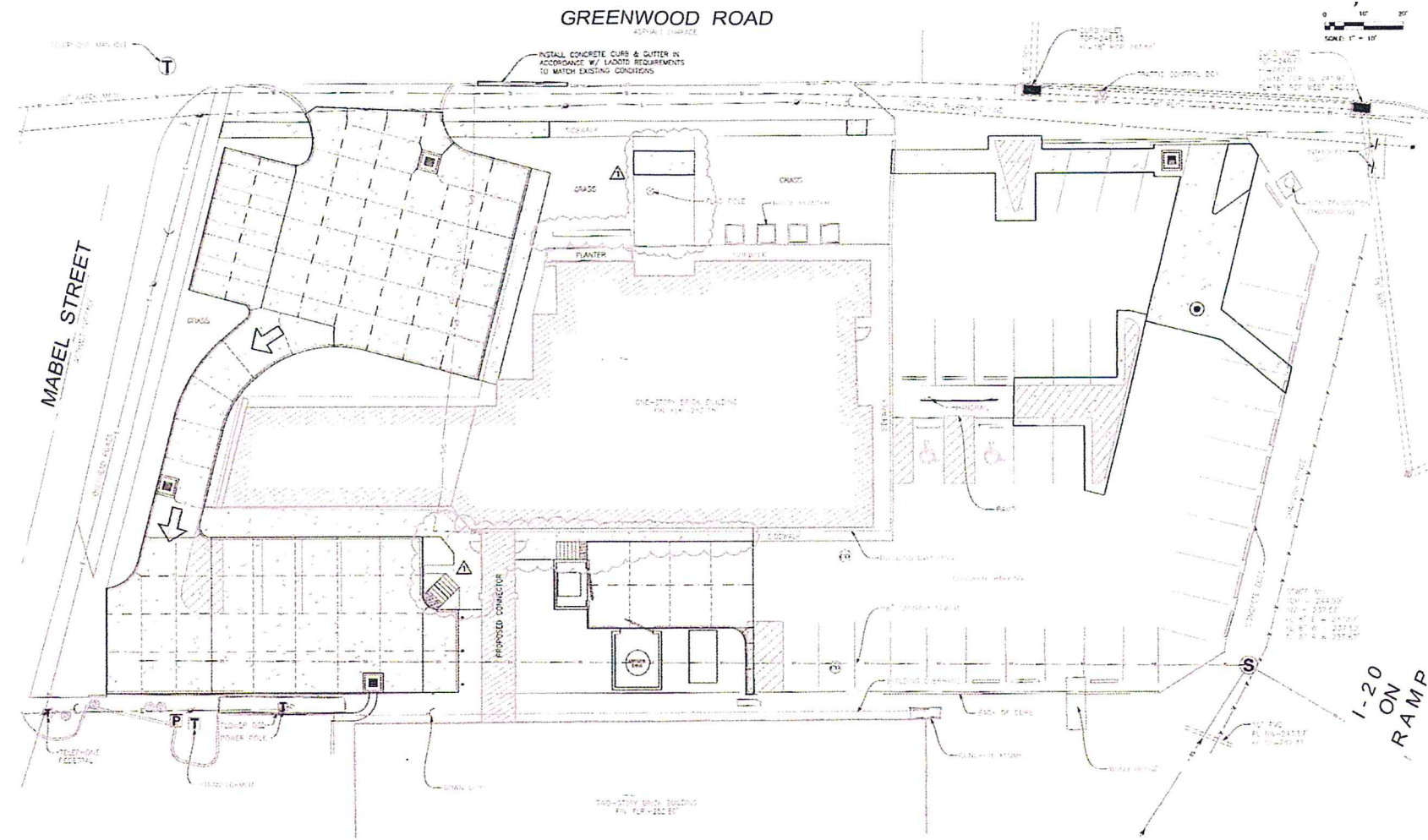
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ARCHITECT'S NAME AND ADDRESS:
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SHREVEPORT, LA 71105

TITLE: GRADING AND DRAINAGE PLAN
GROSS ACREAGE, CITY, PARISH AND STATE:
3 ACRES, SHREVEPORT, CADDO PARISH, LOUISIANA

DATE: 16 MARCH 2017
MPC SIGNATURE:



8" SANITARY SEWER LINE IS CURRENTLY INACTIVE. IT WILL BE PARTIALLY CAPPED AND ABANDONED AND PARTIALLY USED AS A PRIVATE LINE.

- LEGEND**
- HEAVY DUTY P.C.C. PAVEMENT (8-INCH THICK) OVER 4" THICK AGGREGATE BASE
 - STANDARD DUTY P.C.C. PAVEMENT (6-INCH THICK) OVER 4" THICK AGGREGATE BASE
 - EXPANSION JOINT
 - CONSTRUCTION JOINT
 - LONGITUDINAL JOINT

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Architectural
Planning
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PRELIMINARY PLAN
This plan is not to be used for Construction, Bidding, Negotiation, Contracting, Sales, or as the basis for the issuance of a permit.
David A. Leslie
Professional Engineer #2041
FORTE & TABLACK, INC.

Renovation and Addition
Gastrointestinal Specialists, AMC
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Coordinated By:
C.L.C. Reviewed By:
Construction Documents

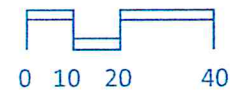
100% Construction Documents: 12.19.2016
ADDP/MS/M/1/1 01.16.2017

PAVING PLAN

C-05



1" = 20'



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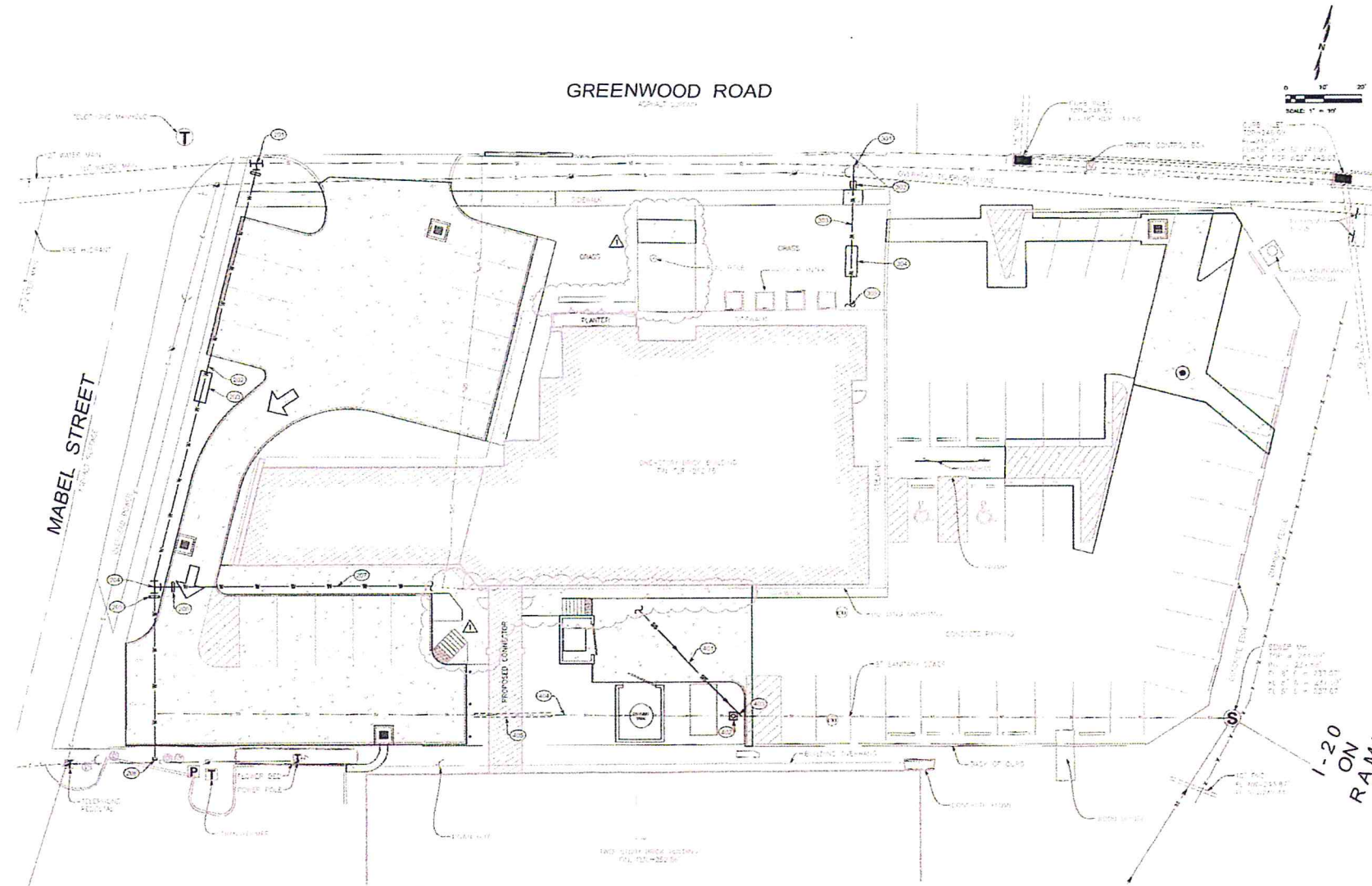
ARCHITECT'S NAME AND ADDRESS:
TEG ARCHITECTS LLC
6425 YOUREE DRIVE, SUITE 410,
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TITLE: PAVING PLAN
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- FIRE MAIN KEYNOTES (PRIVATE)**
- 10" SPP DIPPING SLEEVE W/ VALVE & BOX END
 - 6" PVC (S-900) FIRE MAIN (18" LF.)
 - 6" BRASSFLOW PREVENTER w/PRO IN ISOLATED ENCLOSURE
 - 6" TEJ
 - 6" GATE VALVE w/BOX
 - 6" GATE VALVE w/BOX
 - 6" FIRE MAIN CONNECTED TO BUILDING SERVICE
 - CAP & MARK FOR FUTURE EXTENSION

- DOMESTIC WATER KEYNOTES (PRIVATE)**
- 2" SERVICE SHOWER
 - 1 1/2" METER w/ANAL
 - 2" PVC DOMESTIC WATER SERVICE (27' LF.)
 - 2" BRSS BACKFLOW PREVENTER IN ISOLATED ENCLOSURE
 - CONNECT TO BUILDING SERVICE

- SANITARY SEWER KEYNOTES**
- 12" RIGID 20' LF. OF 4" SENDER SERVICE
 - 4" CLEANOUT
 - 4" WYE
 - CONTRACTOR TO VERIFY EXISTING 8" SENDER WEST OF (1) AND CONFIRM THAT NO ACTIVE SERVICES ARE PRESENT. IF ACTIVE SERVICE IS FOUND, RECALL TO L.F. OF 12" SCH 40 STEEL SPLIT CASING (1) UNDER PROPOSED BUILDING CONNECTOR. IF NO ACTIVE FLUID SERVICE EXISTING 8" SENDER WEST OF (1)
 - 20' LF. OF 12" SCH 40 STEEL SPLIT CASING

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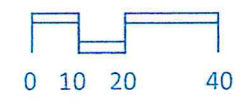
Produced By:
Coordinated By:
Q.C. Reviewed By:
Construction Documents

12192816 Construction Documents 12-19-2016
01-16-2017
UTILITY PLAN

C-06
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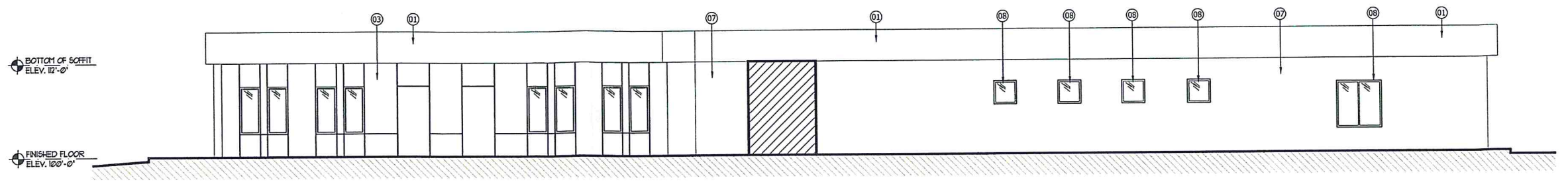
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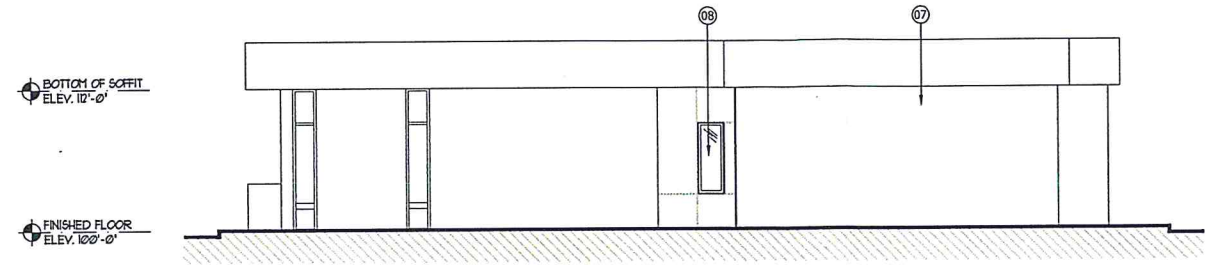
ARCHITECT'S NAME AND ADDRESS:
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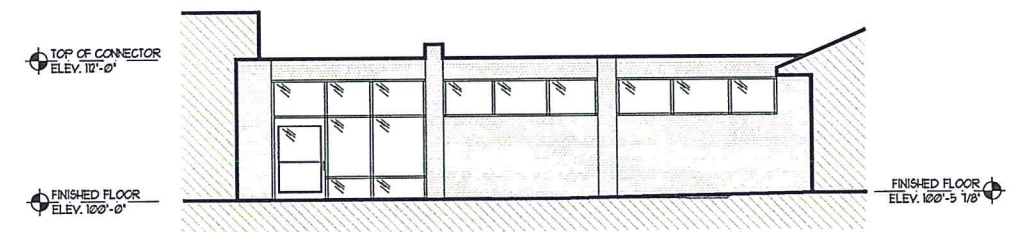
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06 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



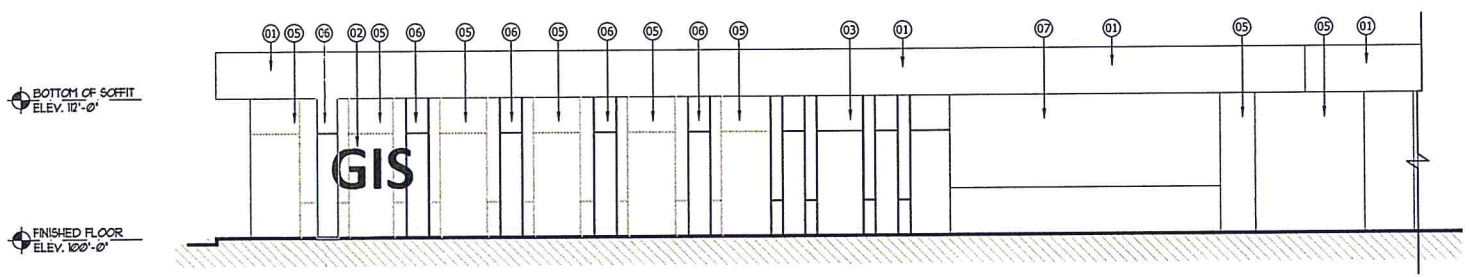
04 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



05 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



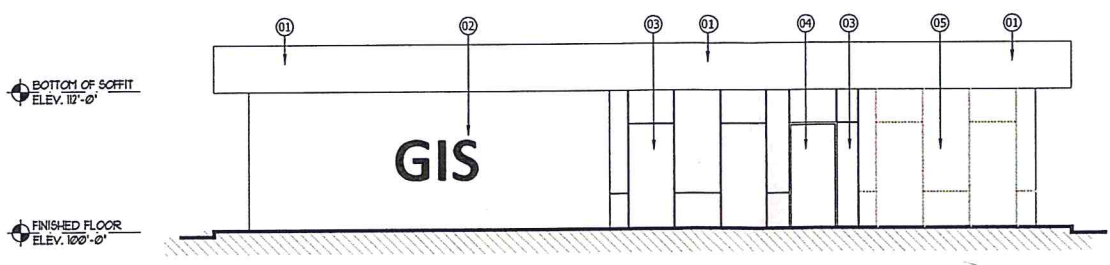
07 SITE SIGNAGE
SCALE: 3/4"=1'-0"



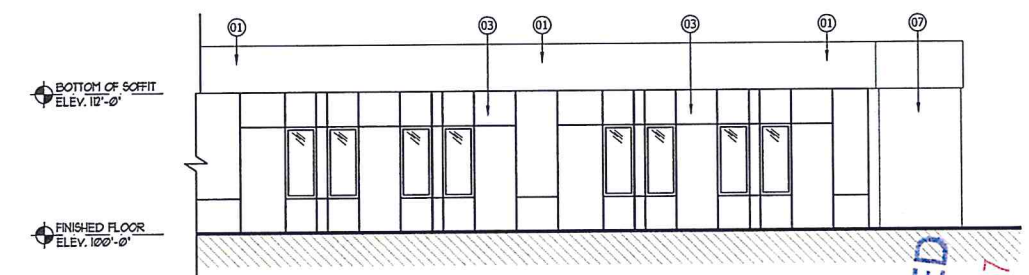
03 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

○ EXTERIOR ELEVATION KEYNOTES:

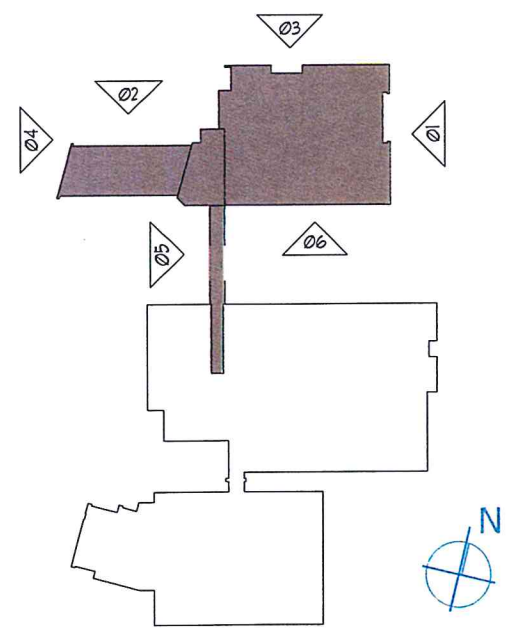
1. EXISTING SOFFIT TO REMAIN.
2. BUILDING SIGNAGE.
3. NEW STUCCO WALL SYSTEM.
4. NEW STOREFRONT DOOR. DARK BRONZE ALUMINUM.
5. EXISTING FIBER CEMENT WALL SYSTEM TO REMAIN.
6. REMOVED WINDOWS FILLED WITH STUCCO SYSTEM. EXISTING FIBRE CEMENT TEXTURE WILL BE MATCHED.
7. EXISTING BRICK TO REMAIN.
8. NEW DARK BRONZE ALUMINUM FRAME WINDOW.



01 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



02 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



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TITLE: EXTERIOR ELEVATIONS

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