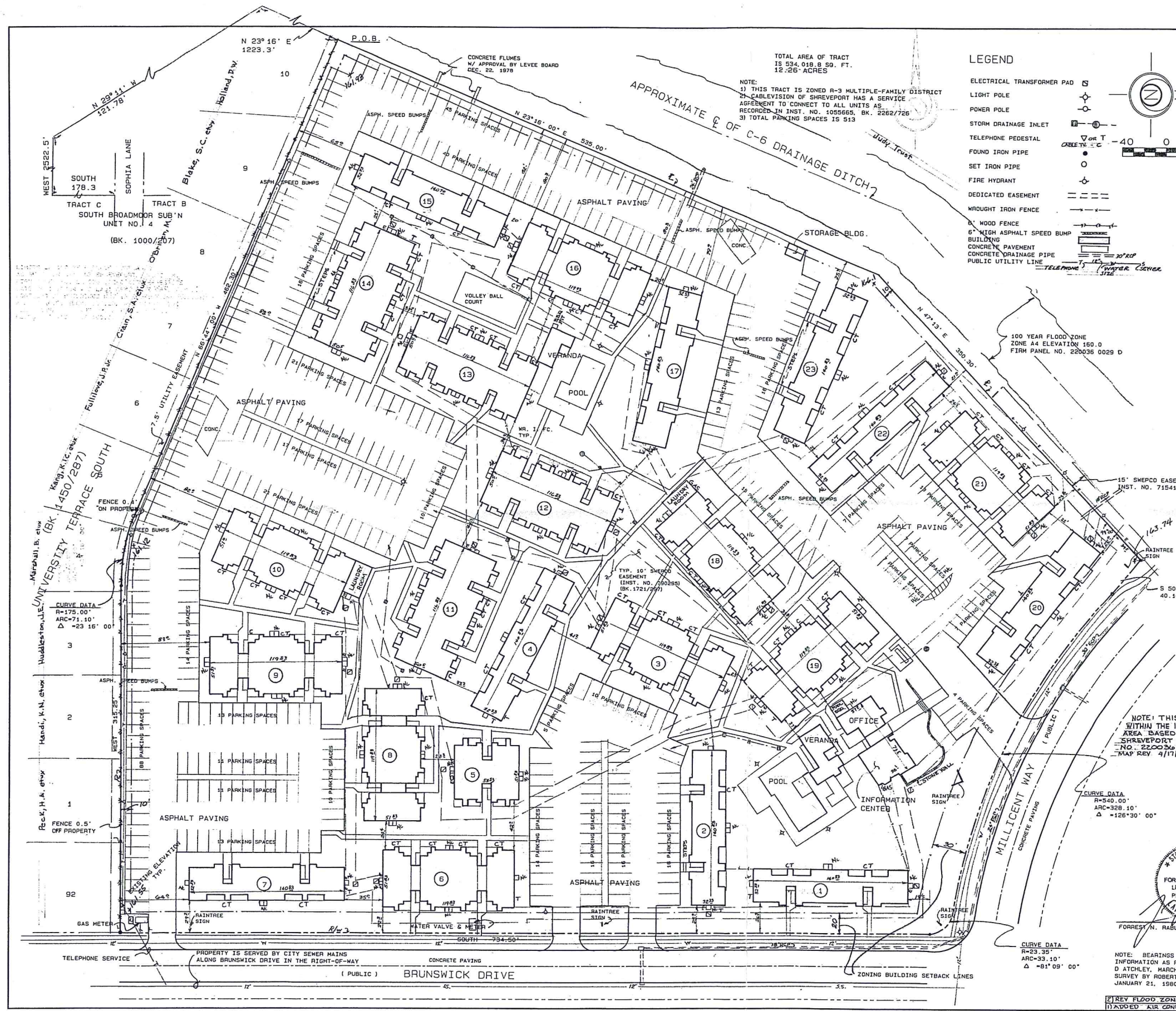


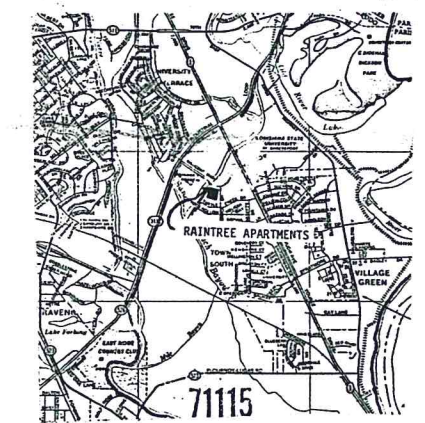
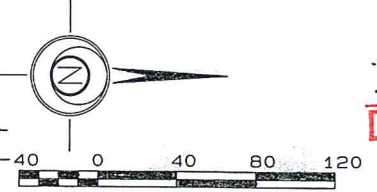
EXECUTIVE
DIRECTOR
APPROVAL

3/3/17
Date By *Rally*



LEGEND

- ELECTRICAL TRANSFORMER PAD
- LIGHT POLE
- POWER POLE
- STORM DRAINAGE INLET
- TELEPHONE PEDESTAL
- FOUND IRON PIPE
- SET IRON PIPE
- FIRE HYDRANT
- DEDICATED EASEMENT
- WROUGHT IRON FENCE
- WOOD FENCE
- 6" HIGH ASPHALT SPEED BUMP
- BUILDING
- CONCRETE PAVEMENT
- CONCRETE DRAINAGE PIPE
- PUBLIC UTILITY LINE



VICINITY MAP

PROPERTY DESCRIPTION

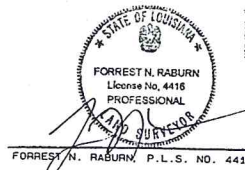
A tract of land in the Dogwood and/or Eureka Plantations in Township 17 North, Range 13 West, Shreveport, Caddo Parish, Louisiana, more fully described as follows:

From a point marking the Northwest corner of Tract C of South Broadmoor Subdivision, Unit No. 4, as per plat recorded in Book 1000, Page 207, of the records of Caddo Parish, Louisiana, said point being on the South line of Sophia Lane as dedicated; run thence South a distance of 178.3 feet; run thence West a distance of 252.5 feet; run thence N 29°11' West, a distance of 121.78 feet to a point being on the high bank of C-6 Drainage Canal; run thence N 23°16' East, along the high bank of said C-6 Drainage Canal a distance of 122.3 feet to the point of beginning of the tract herein described; continue thence N 23°16' East, a distance of 535.0 feet; run thence N 47°13' East, a distance of 350.3 feet; (the preceding two courses being along the high bank of said C-6 Drainage Canal) to the South line of Millicent Way as dedicated in Book 1200, Page 289 of the records of Caddo Parish, Louisiana, run thence S 50°04' East a distance of 40.1 feet to the point of beginning of a curve to the left, said curve having a central angle of 126°30', radius of 540.0 feet; run thence along a portion of the arc of said curve a distance of 328.1 feet (the preceding two courses being along the South line of said Millicent Way) to the point of tangency of a reverse curve to the South, said curve having a central angle of 81°09', radius 23.35 feet, tangent 20.0 feet (the bearing on the North tangent line being S 81°09' E); run thence along the arc of said curve a distance of 33.1 feet to the point of tangency; run thence South a distance of 734.5 feet; run thence West a distance of 315.25 feet to the point of beginning of a curve to the right, said curve having a central angle of 23°16', tangent 35.0 feet, radius 175.0 feet; run thence along the arc of said curve a distance of 71.1 feet to the point of tangency; run thence N 66°44' West, a distance of 462.3 feet to the point of beginning; containing 12.26 acres, more or less, together with all buildings and improvements thereon.

NOTE: THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD AREA BASED ON CITY OF SHREVEPORT FIRM PANEL NO. 220036 0029 D MAP REV 4/17/15.

CURVE DATA
R=340.00'
ARC=328.10'
Δ=126°30' 00"

CURVE DATA
R=23.35'
ARC=33.10'
Δ=81°09' 00"



NOTE: BEARINGS AND DISTANCES BASED ON INFORMATION AS PER SURVEY BY BEN D. ATCHLEY, MARCH 21, 1974, AND SURVEY BY ROBERT E. JONES, DATED JANUARY 21, 1980 AND REVISED JULY 2, 1990.

THE U. L. COLEMAN COMPANIES
RABURN AND ASSOCIATES
3431 PINES ROAD
SHREVEPORT, LA 71119 (318) 631-4002

RAINTREE APARTMENTS
UP-DATE
AS-BUILT SURVEY

SCALE 1"=40'
JOB NO. 99-64
DATE 8/25/93 REV. 11/21/96 Sheet 1 of 1 Sheets

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FEB 22 2017

Metropolitan Planning Commission

RAINTREE CLUBHOUSE

8501 MILLICENT WAY
SHREVEPORT, LOUISIANA

CONSTRUCTION DOCUMENTS



PROJECT: 015097
DATE: 11/30/2016
REVISIONS: _____ DATE: _____

DRAWN BY: NH,JG
CHECKED BY: DG,JC

EXTERIOR ELEVATIONS
RECEIVED
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FEB 23 2017

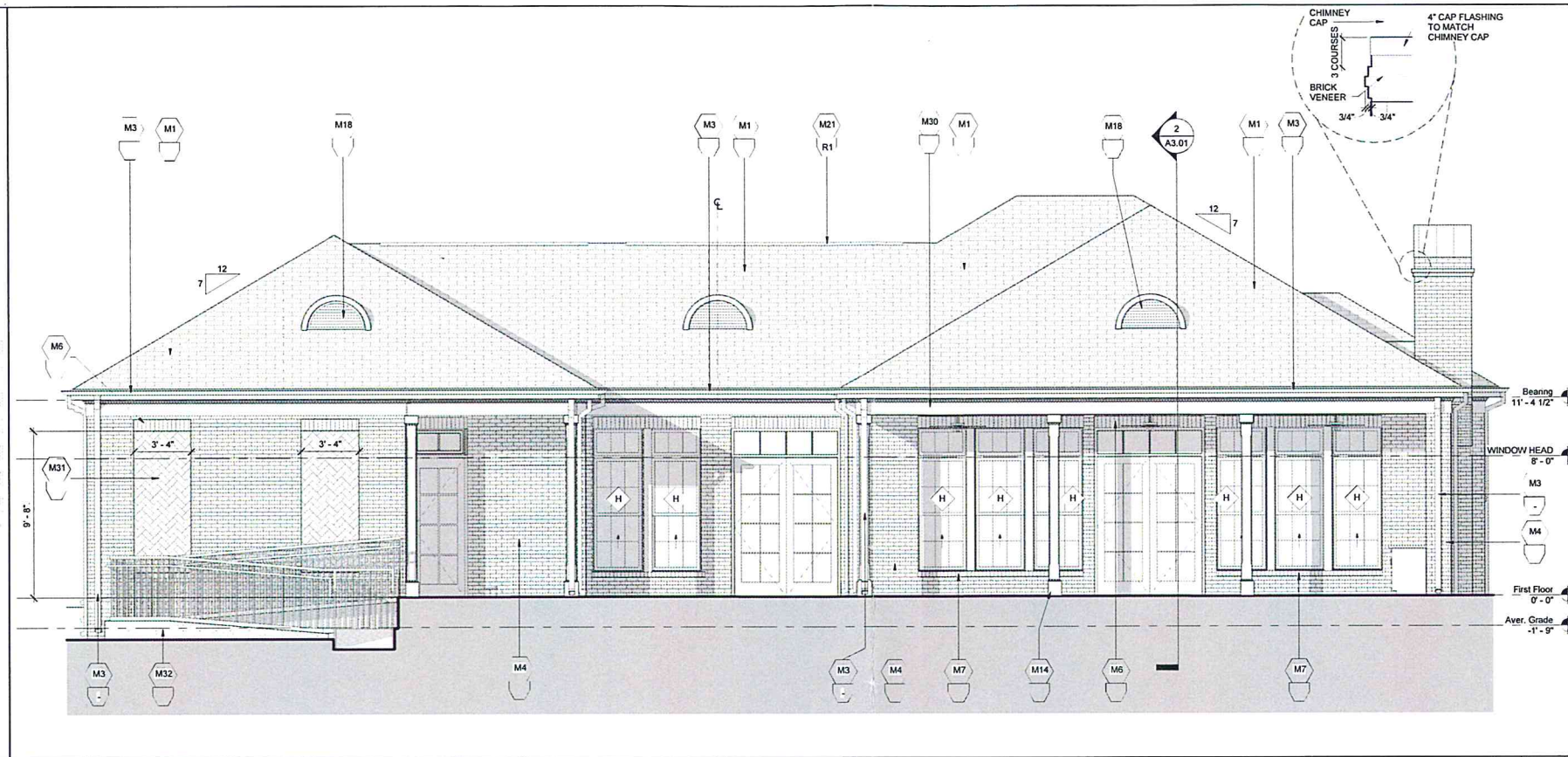
SYMBOL LEGEND	
XX	DENOTES DOOR TYPE (SEE DOOR SCHEDULE & INSTALLATION DETAILS)
◇	DENOTES WINDOW TYPE (SEE WINDOW SCHEDULE, INSTALLATION DETAILS, AND SHEET A8.50)
⊞	DENOTES EXHAUST VENT
EJ	DENOTES EXPANSION JOINT LOCATION

MATERIAL NOTES	
M1	ARCHITECTURAL SHINGLE ROOFING OVER 30# ROOF FELT
M2	STANDING SEAM ROOFING OVER (2) LAYERS HIGH TEMPERATURE ICE AND WATER SHIELD
M3	6" PRE-FINISHED GUTTERS AND DOWNSPOUTS - COLOR TO MATCH STANDING SEAM METAL ROOF - SEE ROOF PLAN FOR ALL LOCATIONS - PROVIDE SPLASH BLOCK WHERE DOWNSPOUT DRAINS ON GRADE
M4	BRICK RUNNING BOND
M5	NOT USED
M6	BRICK SOLDIER COURSE
M7	BRICK ROWLOCK COURSE
M8	PRE-FINISHED METAL CHIMNEY CAP
M9	5/16" SMOOTH FIBER CEMENT PANEL
M10	5/4x8 FIBER CEMENT TRIM
M11	5/4x6 FIBER CEMENT TRIM
M12	FIBER CEMENT LAP SIDING (6" EXPOSURE)
M13	COMPOSITE FIXED SHUTTER
M14	8" X 8" COX COLUMN - PROVIDED BY OWNER, INSTALLED BY GC
M15	DOOR / WINDOW AS SCHEDULED
M16	NOT USED
M17	2x2 FIBER CEMENT TRIM
M18	DECORATIVE ALUMINUM VENT - FINISH TO MATCH TRIM
M20	NOT USED
M21	RIDGE VENT - SEE ROOF PLAN
M22	FIBER CEMENT 5/4 X 8 TRIM
M23	5/4x2 FIBER CEMENT TRIM
M24	5/4x12 FIBER CEMENT TRIM
M25	FIBER CEMENT TRIM CUT TO FIT
M26	5/4x2 FIBER CEMENT CORNER TRIM
M27	WALL SCONCE
M28	FIBER CEMENT PANEL
M29	NOT USED
M30	9/16X3/4 CROWN OVER FIBER CEMENT 5/4X12 FASCIA
M31	RECESSED BRICK 3/4" - HERRINGBONE PATTERN-TYP.
M32	PARGE COAT OVER CONCRETE / CMU

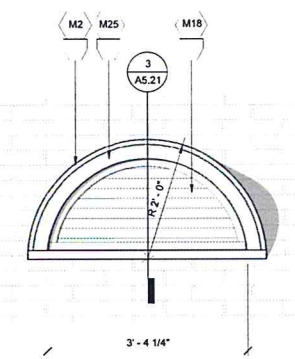
COLOR KEY	
P1	PAINT COLOR TO BE DETERMINED
P2	PAINT COLOR TO BE DETERMINED
P3	PAINT COLOR TO BE DETERMINED
P4	PAINT COLOR TO BE DETERMINED
P5	PAINT COLOR TO BE DETERMINED
B1	MASONRY AND COLOR TO BE DETERMINED
R1	SHINGLE ROOFING COLOR TO BE DETERMINED
R2	METAL ROOFING COLOR TO BE DETERMINED

PAINT COLORS TO BE COORDINATED DURING CA BY ARCHITECT.

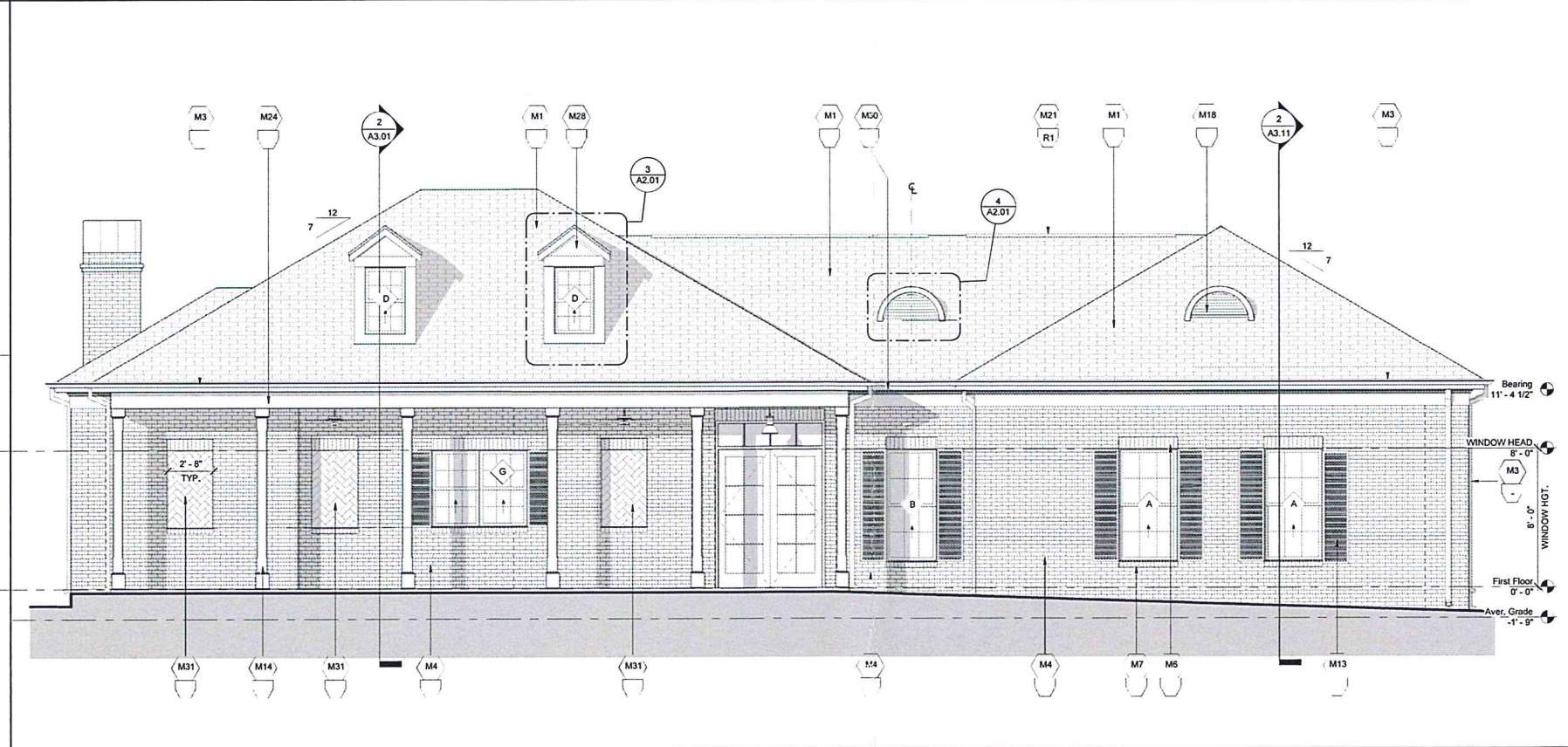
ELEVATION NOTES	
1.	ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHAL. ADDRESS NUMBERS TO BE ILLUMINATED.
2.	SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL EXTERIOR WALKING SURFACES ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS, AND 48" HIGH AROUND POOL AS PER THE BUILDING CODE.
3.	VERTICAL CONTROL JOINTS ARE ILLUSTRATED FOR REFERENCE PURPOSES IN BUILDING ELEVATIONS. CJ'S ARE RECOMMENDED WHERE TRANSITIONS IN BRICK HEIGHT OCCUR, AT THE CORNERS OF LARGE OPENINGS, ALL INSIDE CORNERS, WITHIN 1/2' OF OUTSIDE CORNERS AND A MAXIMUM OF 30' O.C. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
4.	CORNER TRIM - 5/4X8 FIBER CEMENT TRIM TO BE USED IN ALL LAP SIDING AND FIBER CEMENT PANEL FIELDS, U.O.N.
5.	VERIFY FLOOR ELEVATIONS WITH CIVIL/SITE DRAWINGS. DATUM DENOTED IN BUILDING ELEVATIONS ARE FOR REFERENCE PURPOSES ONLY.
6.	ALL PENETRATIONS, INCLUDING WINDOWS AND DOORS, WILL NEED TO BE SEALED TO THE BACKUP WALL AT THE PRIMARY WEATHER BARRIER.
7.	PAINT COLORS TO BE COORDINATED DURING CA BY ARCHITECT.



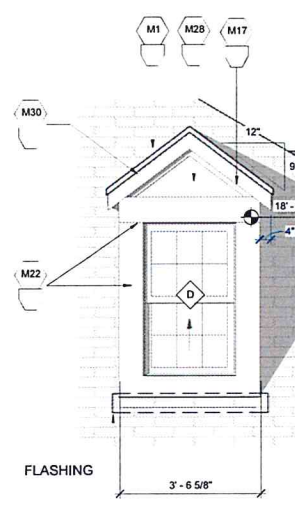
REAR ELEVATION 2
1/4" = 1'-0"



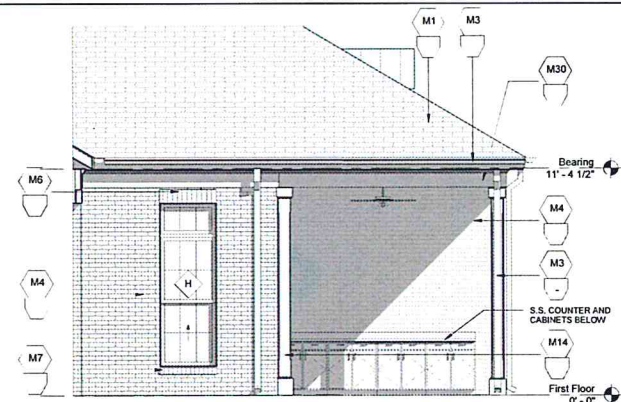
DORMER DETAIL 4
3/4" = 1'-0"



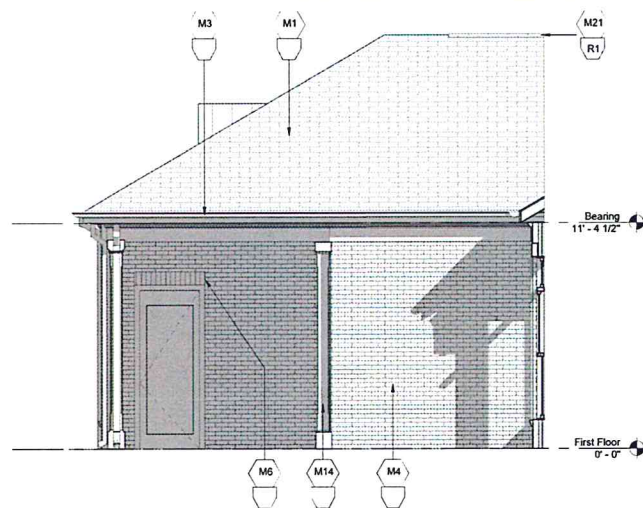
FRONT ELEVATION 1
1/4" = 1'-0"



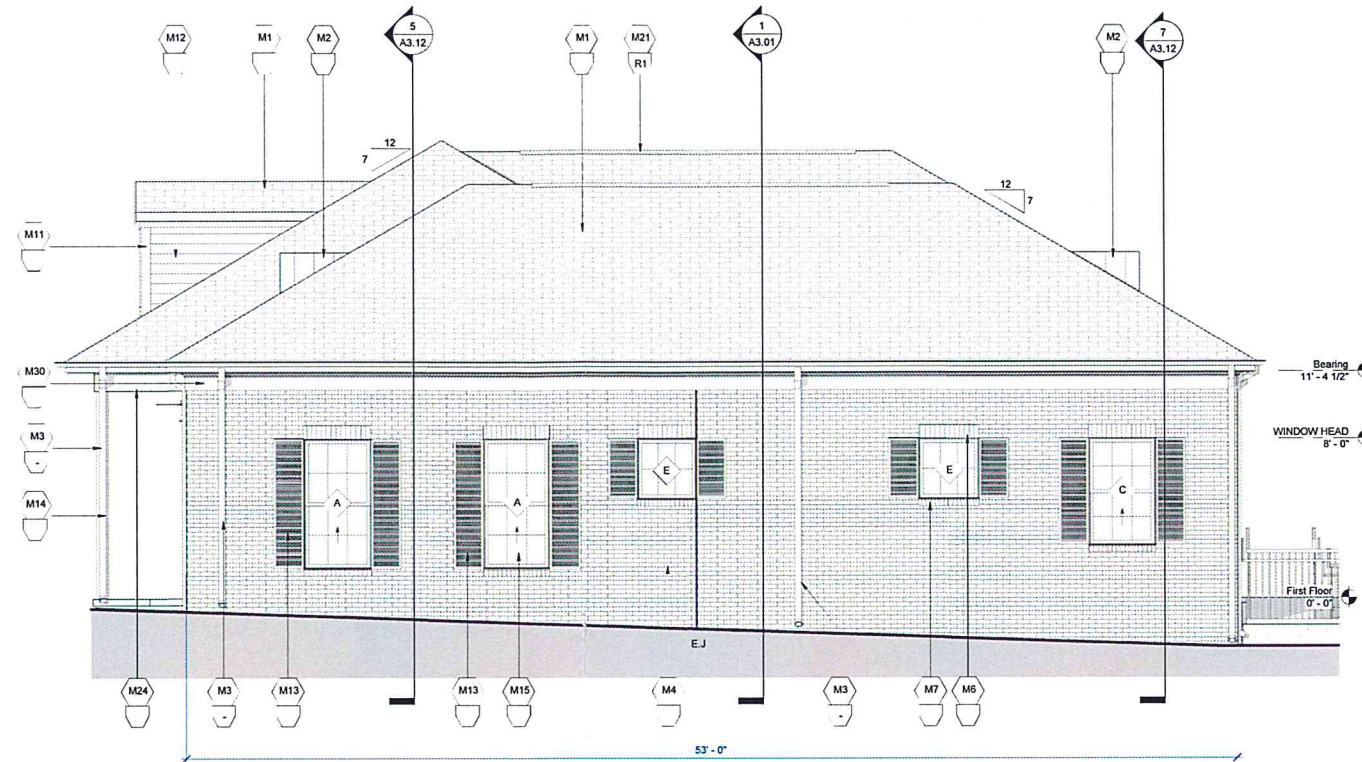
DORMER 3
1/2" = 1'-0"



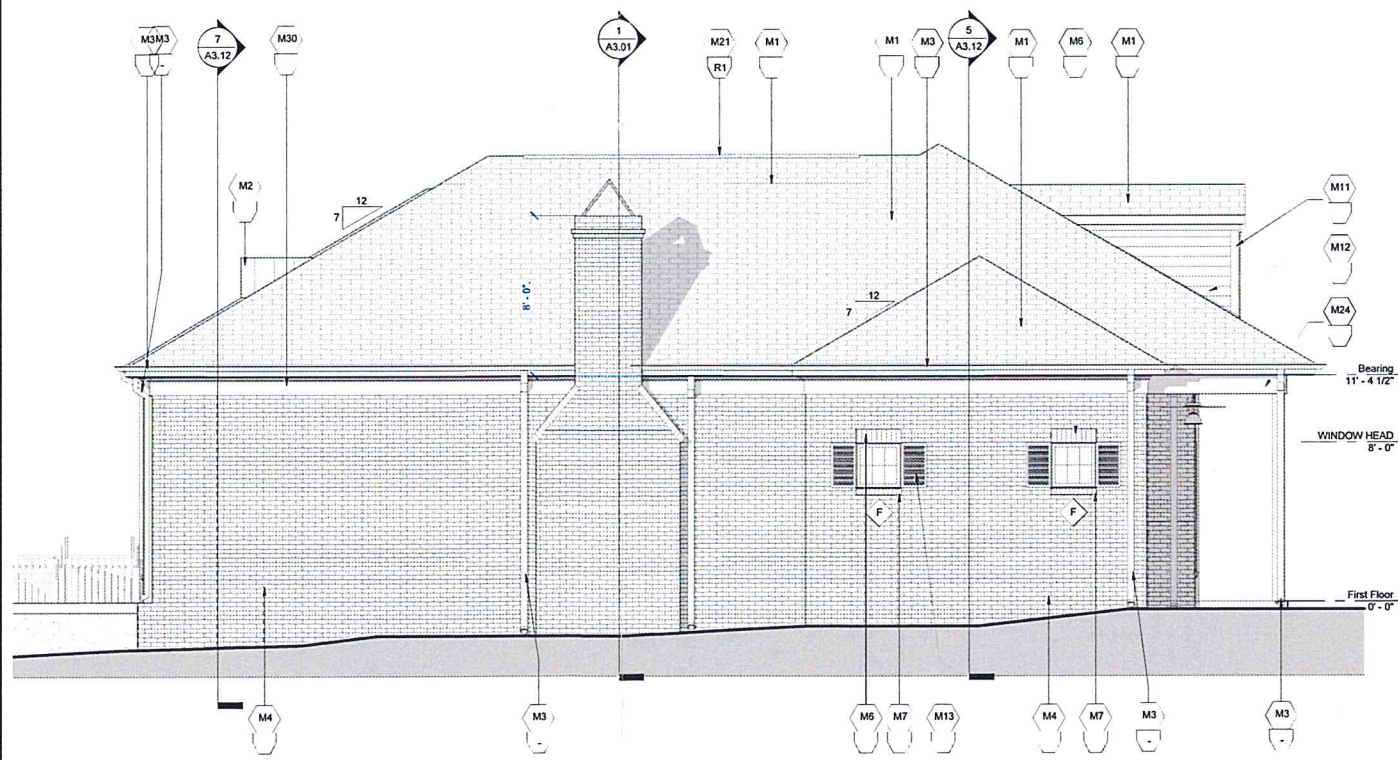
OUTDOOR PORCH 1 RIGHT ELEVATION 5
1/4" = 1'-0"



OUTDOOR PORCH 2 LEFT ELEVATION 4
1/4" = 1'-0"



RIGHT ELEVATION 2
1/4" = 1'-0"



LEFT ELEVATION 1
1/4" = 1'-0"

SYMBOL LEGEND

- XX DENOTES DOOR TYPE (SEE DOOR SCHEDULE & INSTALLATION DETAILS)
- ◇◇ DENOTES WINDOW TYPE (SEE WINDOW SCHEDULE, INSTALLATION DETAILS, AND SHEET A8.60)
- ⊞ DENOTES EXHAUST VENT
- EJ DENOTES EXPANSION JOINT LOCATION

MATERIAL NOTES

- M1 ARCHITECTURAL SHINGLE ROOFING OVER 30# ROOF FELT
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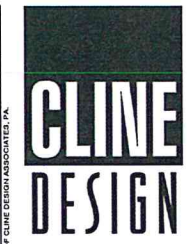
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- P3 PAINT COLOR TO BE DETERMINED
- P4 PAINT COLOR TO BE DETERMINED
- P5 PAINT COLOR TO BE DETERMINED
- B1 MASONRY AND COLOR TO BE DETERMINED
- R1 SHINGLE ROOFING COLOR TO BE DETERMINED
- R2 METAL ROOFING COLOR TO BE DETERMINED

PAINT COLORS TO BE COORDINATED DURING CA BY ARCHITECT.

ELEVATION NOTES

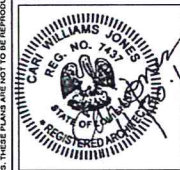
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919/836-1280 FAX
ClineDesignAssoc.com

RAINTREE CLUBHOUSE
8501 MILLICENT WAY
SHREVEPORT, LOUISIANA

CONSTRUCTION DOCUMENTS



PROJECT: 015097
DATE: 11/30/2016
REVISIONS: _____ DATE _____

DRAWN BY: NH,JG
CHECKED BY: DG,JC

EXTERIOR ELEVATIONS

A2.02

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Metropolitan Planning