

**EXECUTIVE
DIRECTOR
APPROVAL**

Date 12/11/19
By [Signature]

SITE PLAN
SCALE: 1/8"=1'-0"

CCD & C
COMMERCIAL
CONSTRUCTION
&
DEVELOPMENT
722 NORTH ASHLEY RIDGE LOOP
SHREVEPORT, LA 71106
PHONE: (318) 866-7535

JSP
Joseph S. Pappan
ARCHITECT
1000 W. HUNTINGTON
CORPORATE CENTER
SUITE 1000
SHREVEPORT, LA 71103
(318) 628-1227

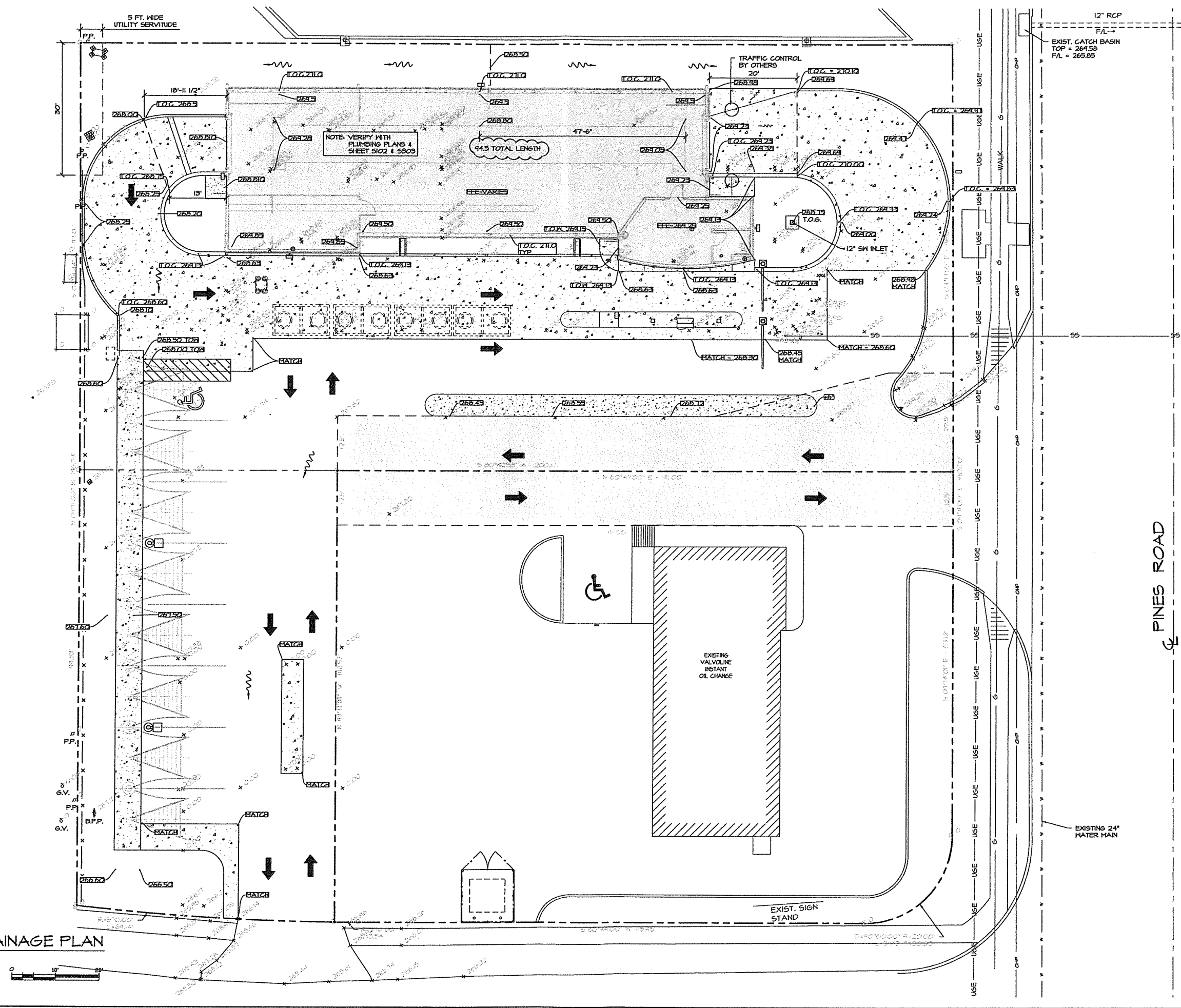
PRELIMINARY									
REVISION									
BIDDING									
PERMIT									
CONSTRUCTION									
DATE:	09-19-17								
SET #									

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NEW TOMMY WASH FACILITY FOR:
XPRESS CAR WASH
6828 Pines Road
SHREVEPORT, LA 71124

PROJECT #	184B	DATE:	
DRAWN BY:	SGB	REVISION:	
CHECKED BY:			
DRAWN BY:	SGB		
CHECKED BY:			

SHEET
01



GRADING & DRAINAGE PLAN
SCALE: 1"=10'-0"

CCD & C
COMMERCIAL CONSTRUCTION & DEVELOPMENT
722 NORTH ASHLEY RIDGE LOOP
SHREVEPORT, LA 71153
PHONE: (504) 866-2835

Professional Engineer Seal:
JOSEPH S. PARTAIN
No. 4173
State of Louisiana
Civil Engineer
Exp. 12/31/2017

PRELIMINARY					
REVIEW					
BIDDING					
PERMIT					
CONSTRUCTION					
DATE:	09-19-17				
SET #					

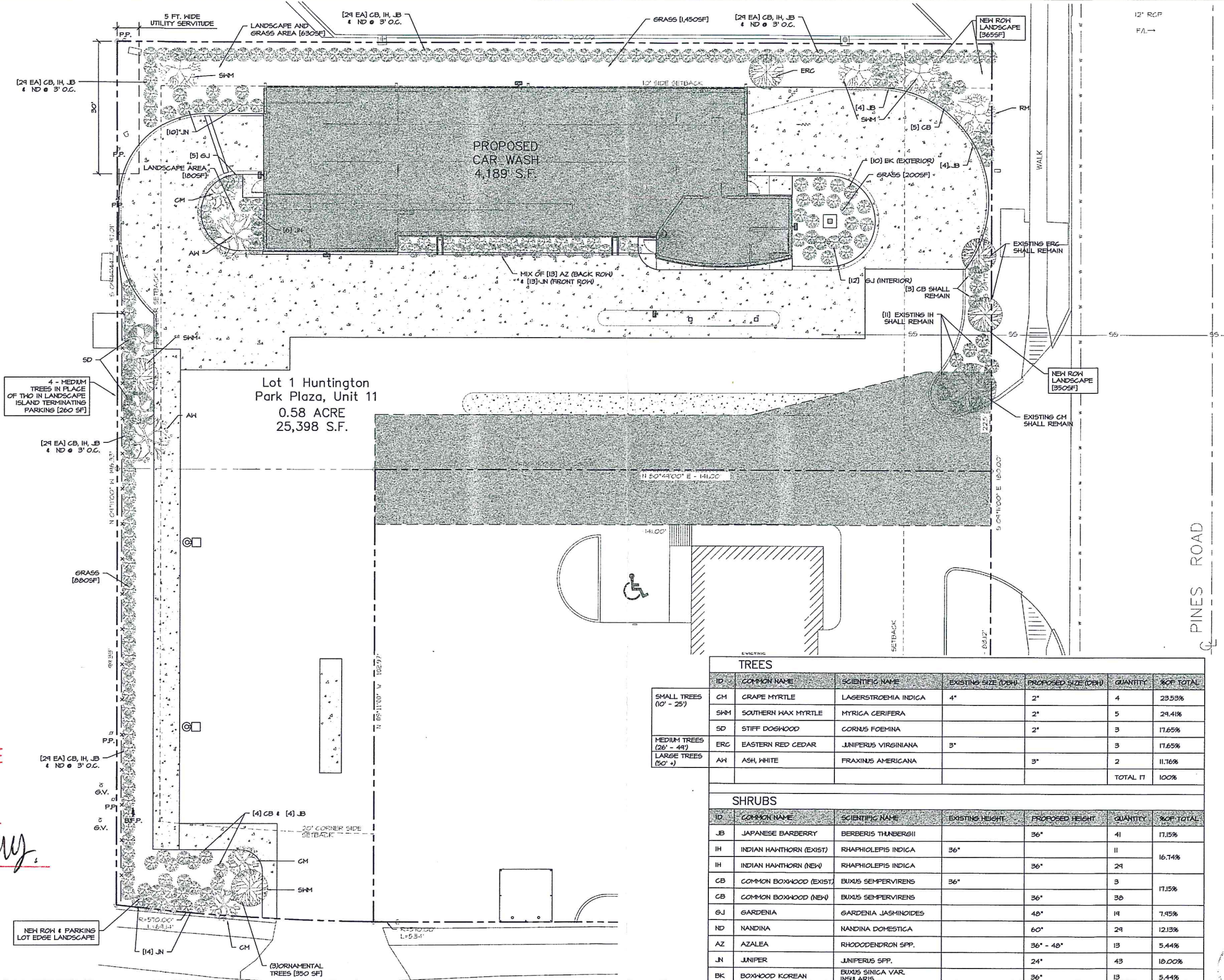
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NEW TOMMY WASH FACILITY FOR:
XPRESS CAR WASH
6828 Pines Road
SHREVEPORT, LA 71129

SITE GRADING & DRAINAGE PLAN

PROJECT #	1843	DATE:	
DRAWN BY:	SGB	REVISION:	
CHECKED BY:			
DRAWN BY:	SGB		
CHECKED BY:			
CIVIL PLANS			
ARCH PLANS			
SHEET			

02



Lot 1 Huntington
Park Plaza, Unit 11
0.58 ACRE
25,398 S.F.

PROPOSED
CAR WASH
4,189 S.F.

4 - MEDIUM
TREES IN PLACE
OF 1140 IN LANDSCAPE
ISLAND TERMINATING
PARKING (260 SF)

MIX OF (13) AZ (BACK ROW)
(13) JN (FRONT ROW)

TREES							
ID	COMMON NAME	SCIENTIFIC NAME	EXISTING SIZE (DBH)	PROPOSED SIZE (DBH)	QUANTITY	% OF TOTAL	
SMALL TREES (10' - 25')	CM	GRAPE MYRTLE	LAGERSTROEMIA INDICA	4"	2"	4	29.53%
	SHM	SOUTHERN WAX MYRTLE	MYRICA CERIFERA		2"	5	24.41%
	SD	STIFF DOGWOOD	CORNUS FOEMINA		2"	3	17.65%
MEDIUM TREES (26' - 44')	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3"		3	17.65%
LARGE TREES (50' +)	AH	ASH, WHITE	FRAXINUS AMERICANA	3"		2	11.76%
					TOTAL 17	100%	

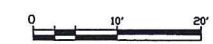
SHRUBS						
ID	COMMON NAME	SCIENTIFIC NAME	EXISTING HEIGHT	PROPOSED HEIGHT	QUANTITY	% OF TOTAL
JB	JAPANESE BARBERRY	BERBERIS THUNBERGII		36"	41	17.15%
IH	INDIAN HAWTHORN (EXIST)	RHAPHIOLEPIS INDICA	36"		11	16.74%
IH	INDIAN HAWTHORN (NEW)	RHAPHIOLEPIS INDICA		36"	21	16.74%
CB	COMMON BOXWOOD (EXIST)	BUXUS SEMPERVIRENS	36"		3	17.15%
CB	COMMON BOXWOOD (NEW)	BUXUS SEMPERVIRENS		36"	30	17.15%
EJ	GARDENIA	GARDENIA JASHINOIDES		48"	19	7.95%
ND	NANDINA	NANDINA DOMESTICA		60"	29	12.13%
AZ	AZALEA	RHODODENDRON SPP.		36" - 48"	13	5.44%
JN	JUNIPER	JUNIPERUS SPP.		24"	43	18.00%
BK	BOXWOOD KOREAN	BUXUS SINICA VAR. INSULARIS		36"	13	5.44%
					TOTAL 234	100%

**EXECUTIVE
DIRECTOR
APPROVAL**

Date 12/11/17 By [Signature]



LANDSCAPING PLAN
SCALE: 1"=10'-0"



FIVE OAKS DRIVE

PINES ROAD

Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors
1324 N. Heame Ave., Ste 301 Phone: (318) 686-7190
Shreveport, Louisiana 71107 Fax: (318) 402-4400



11-13-17
[Signature]

Date _____
Scale _____
Drawn _____
Job _____
Sheet **C-3**
of _____ Sheets

IRRIGATION LEGEND

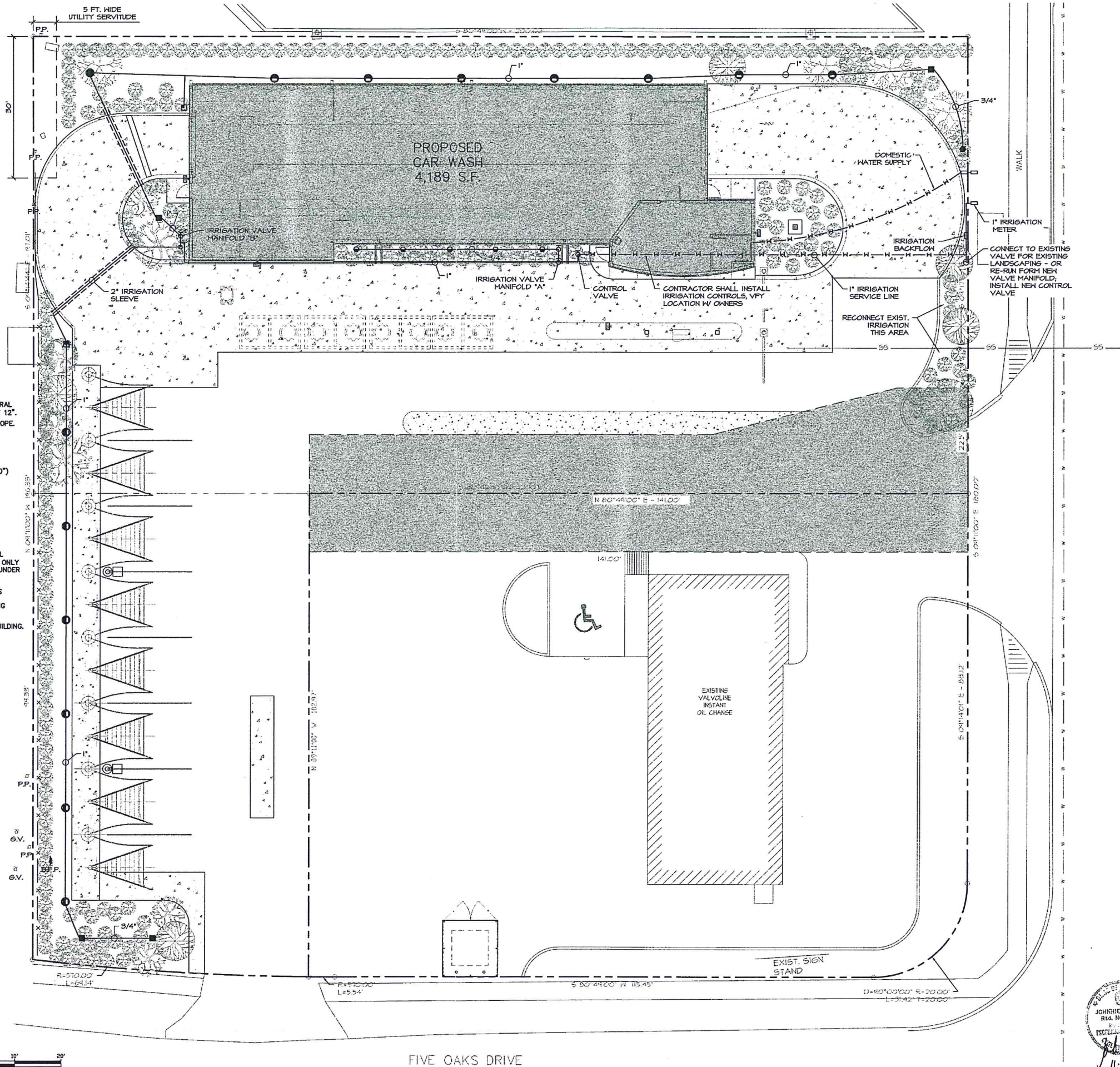
- ⊕ HUNTER ROTOR HEAD PGP SERIES NOZZLE NO. 10 FULL AND PART CIRCLE. 6 GPM @ 40 PSI, 40 FT.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 5 FULL, HALF, & QUARTER ON A 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 8 FULL, HALF, & QUARTER ON A 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 10 FULL, HALF, & QUARTER ON A 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 12 FULL, HALF, & QUARTER ON A 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 15 FULL, HALF, & QUARTER ON A 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LAWN SPRAY MPR SERIES NO. 18 VAN FULL, HALF, & QUARTER ON A 1804-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP SIDE STRIP SPRAY MPR SERIES NO. 15 SST NOZZLE 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP END STRIP SPRAY MPR SERIES NO. 15 SST NOZZLE 1812-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 5 HALF, & QUARTER ON A 1804-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LOW ANGLE SHRUB SPRAY MPR SERIES NO. 8 FULL, HALF, & QUARTER ON A 1804-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LAWN SPRAY MPR SERIES NO. 10 FULL, HALF, & QUARTER ON A 1804-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LAWN SPRAY MPR SERIES NO. 12 FULL, HALF, & QUARTER ON A 1804-SAM-PRS BODY.
- ⊙ RAINBIRD POP-UP LAWN SPRAY MPR SERIES NO. 15 FULL, HALF, & QUARTER ON A 1804-SAM-PRS BODY.

IRRIGATION NOTES

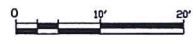
1. LINE LAYOUT IS DIAGRAMMATIC-ADJUST HEAD AND LINE LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE COMPLETE COVERAGE.
2. ALL MAIN LINE PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18". ALL LATERAL PIPING DOWNSTREAM OF THE MAIN LINE SHALL BE BURIED TO HAVE A MINIMUM COVER OF 12".
3. ALL MAINS ARE TO DRAIN TO LOW POINTS AT A MINIMUM ONE HALF (1/2%) PERCENT SLOPE. AT LOW POINTS, INSTALL GATE VALVE TO FACILITATE DRAINAGE OF SYSTEM DURING FREEZING TEMPERATURES.
4. CONTRACTOR SHALL INSTALL AUTOMATIC DRAIN VALVES AT LOW POINTS IN THE IRRIGATION LINES AS REQUIRED TO PREVENT FREEZE DAMAGE.
5. ALL VALVE BOXES SHALL BE BLACK IN COLOR(BODY AND LID). SIZES SHALL BE TEN (10") INCHES BY FOURTEEN(14") INCHES (RECTANGULAR) FOR REMOTE CONTROL VALVES AND NINE (9") INCHES (ROUND) FOR GATE AND QUICK COUPLER VALVES.
7. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO SYSTEM LAYOUT IN FIELD TO INSURE POSITIVE DRAINAGE OF LATERAL LINES AND MAIN LINES.
8. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IF THE STATIC PRESSURE IS LESS THAN THE DESIGN STATIC PRESSURE OF 65 PSI. PRESSURE REGULATION AT THE SOURCE SHALL BE REQUIRED IF PRESSURE IS GREATER THAN 75 PSI.
9. ALL WIRING FROM THE IRRIGATION CONTROLLER TO THE REMOTE CONTROL VALVES SHALL BE UF-14/1 DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES ONLY USING RAINBIRD SNAP-TITE CONNECTORS AND SEALANT. PROVIDE SLEEVES FOR WIRE UNDER PAVED AREAS AS REQUIRED.
10. ALL IRRIGATION INSTALLATION SHALL CONFORM TO THE LOCAL CODES AND REGULATIONS.
11. IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL BEFORE LANDSCAPING INSTALLATION.
12. IRRIGATION HEADS SHALL BE PLACED AND ADJUSTED SO AS NOT TO SPRAY ON THE BUILDING.
13. IRRIGATION HEADS SHALL BE PLACED AND SIZED SO AS NOT TO BE SUSCEPTIBLE TO DAMAGE BY AUTOMOBILE OVERHANGS.
14. IRRIGATION CONTRACTOR SHALL PLACE ADJUSTABLE ARC NOZZLES IN PLACE OF FIXED ARC NOZZLE AS NEEDED TO ELIMINATE OVERSPRAY ON TO PAVEMENT.
15. TECHLINE SHALL BE BURIED UNDER MULCH.

**EXECUTIVE
DIRECTOR
APPROVAL**

12/11/17 Date By *my*

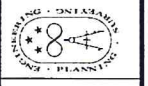


IRRIGATION PLAN
SCALE: 1"=10'-0"

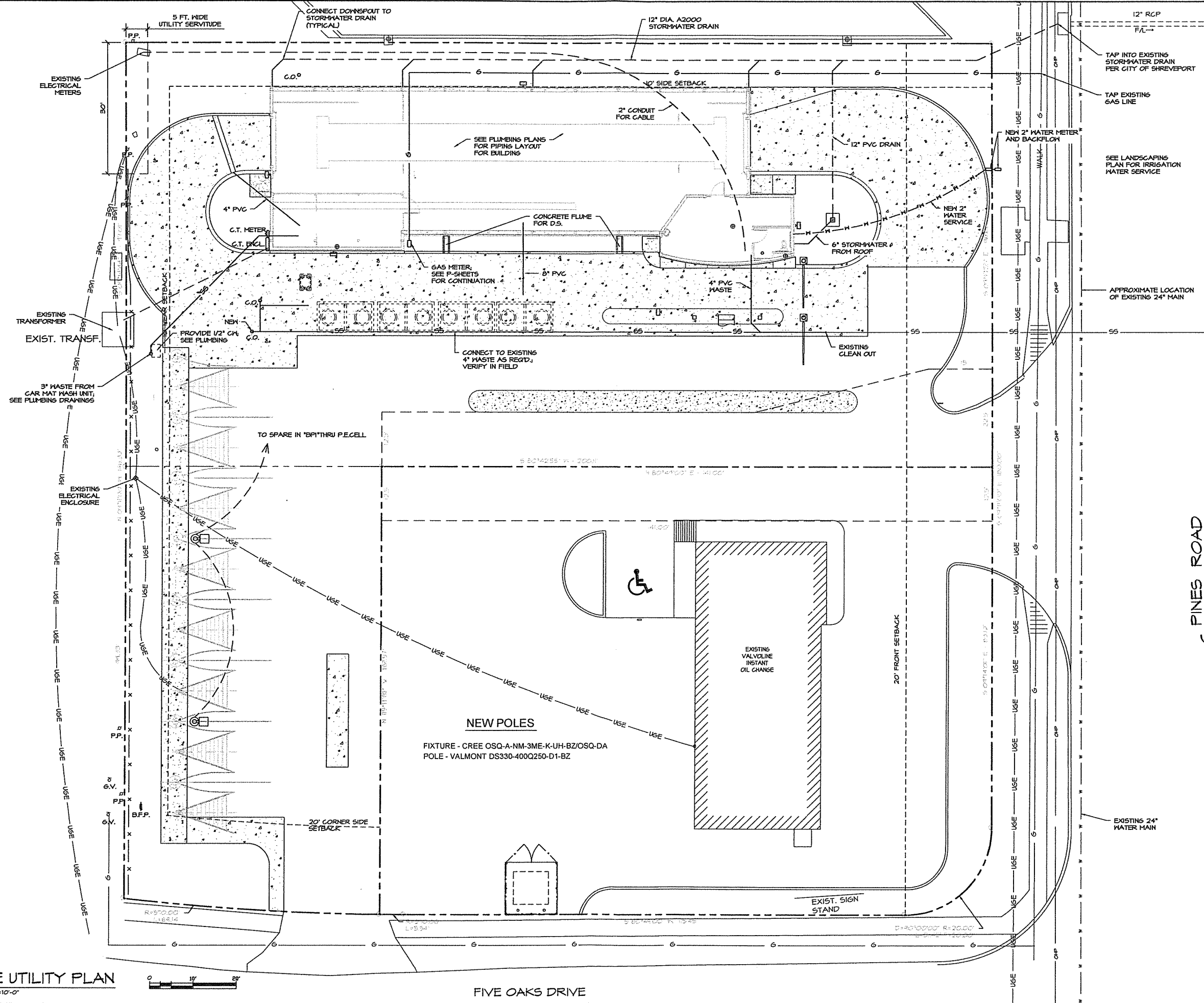


DATE	
REVISED	
NO.	

Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors
1324 N. Hearne Ave., Ste 301 Phone: (318) 686-7190
Shreveport, Louisiana 71107 Fax: (318) 402-4400



Date	
Scale	
Drawn	
Job	
Sheet	C-3.1
of	Sheets



CCD & C
COMMERCIAL CONSTRUCTION & DEVELOPMENT
 722 NORTH ASHLEY RIDGE LOOP
 SHREVEPORT, LA 71106
 PHONE: (318) 868-2335



PRELIMINARY					
REVIEW					
BIDDING					
PERMIT					
CONSTRUCTION					
DATE	09-19-17				SET #

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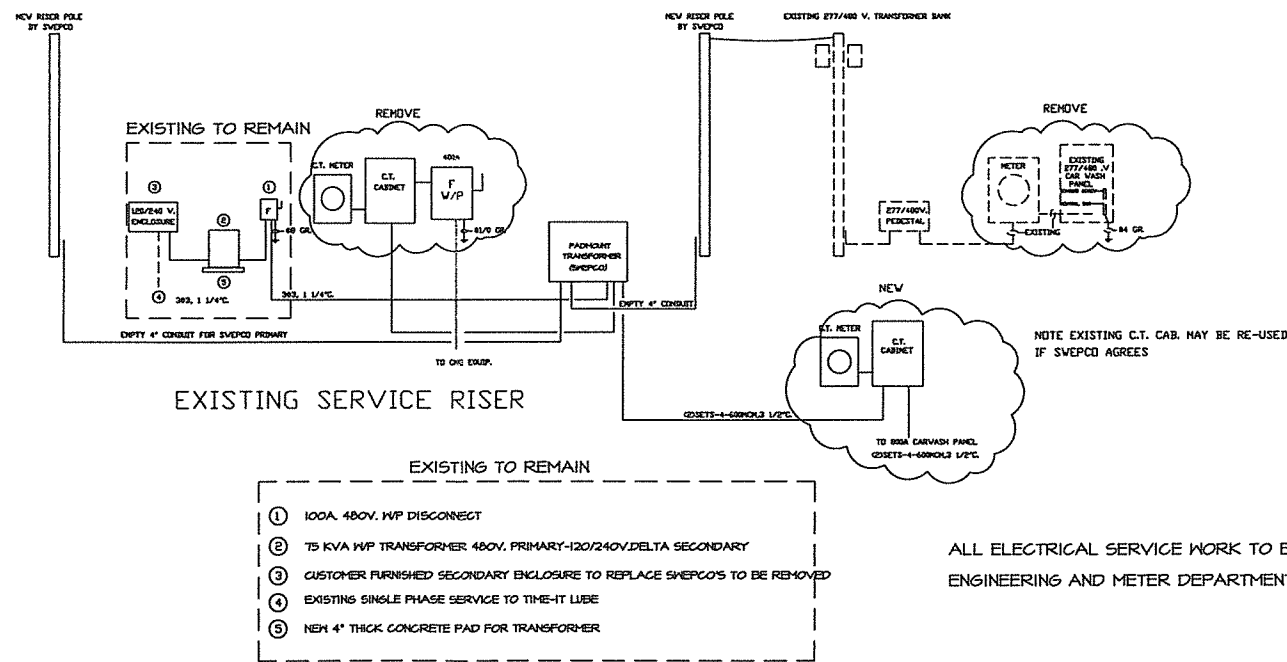
NEW TOMMY WASH FACILITY FOR:
XPRESS CAR WASH
 6038 Pines Road
 SHREVEPORT, LA 71124

SITE UTILITY PLAN

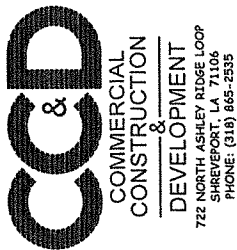
PROJECT #	109B	DATE	
DRAWN BY:	SGB	REVISION:	
CHECKED BY:	SGB		
DRAWN BY:	SGB		
CHECKED BY:	SGB		
CIVIL PLANS			
ARCH PLANS			
SHEET	C4		

SITE UTILITY PLAN
 SCALE: 1/8"=1'-0"

ELECTRICAL RISER



ALL ELECTRICAL SERVICE WORK TO BE CO-ORDINATED WITH SWEPCO ENGINEERING AND METER DEPARTMENTS



PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	X
CONSTRUCTION	
DATE:	09-19-17
SET #	

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NEW TOMMY WASH FACILITY FOR:
XPRESS CAR WASH
 6828 Pines Road
 SHREVEPORT, LA 71129

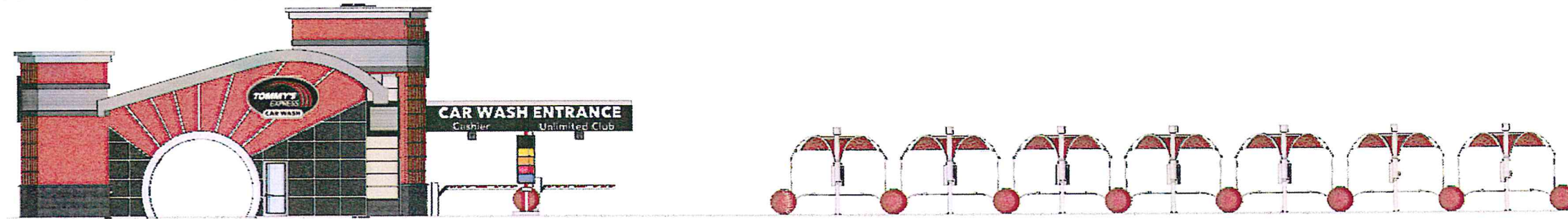
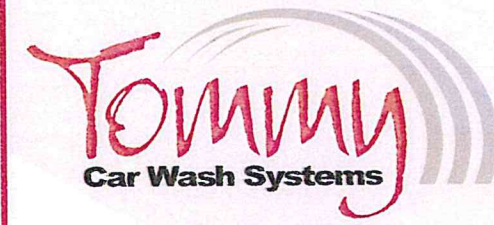
ELECTRICAL RISER

PROJECT #	1893	DATE:	
DRAWN BY:	SGB	REVISION:	
CHECKED BY:			
DRAWN BY:	SGB		
CHECKED BY:			
CIVIL PLANS			
ARCH PLANS			
SHEET			

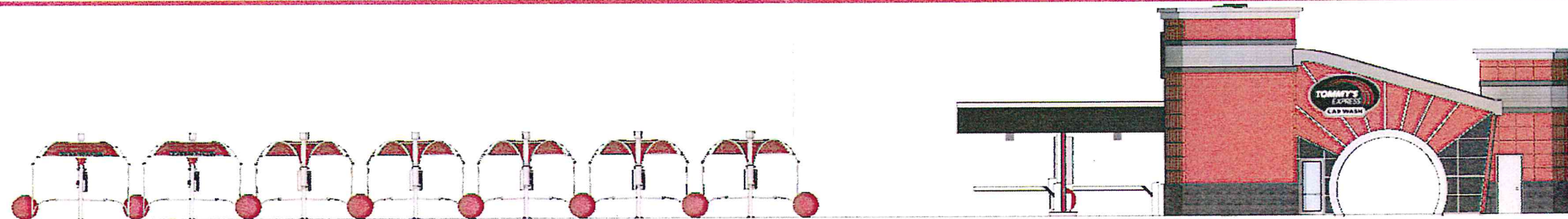
C4E

Customer Chase Burns
 Location Pines Rd, Shreveport, LA 71129
 Date 5.1.17
 Revision 4

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Exit End Elevation



Entry End Elevation



Front Elevation









EXECUTIVE
 DIRECTOR
 APPROVAL

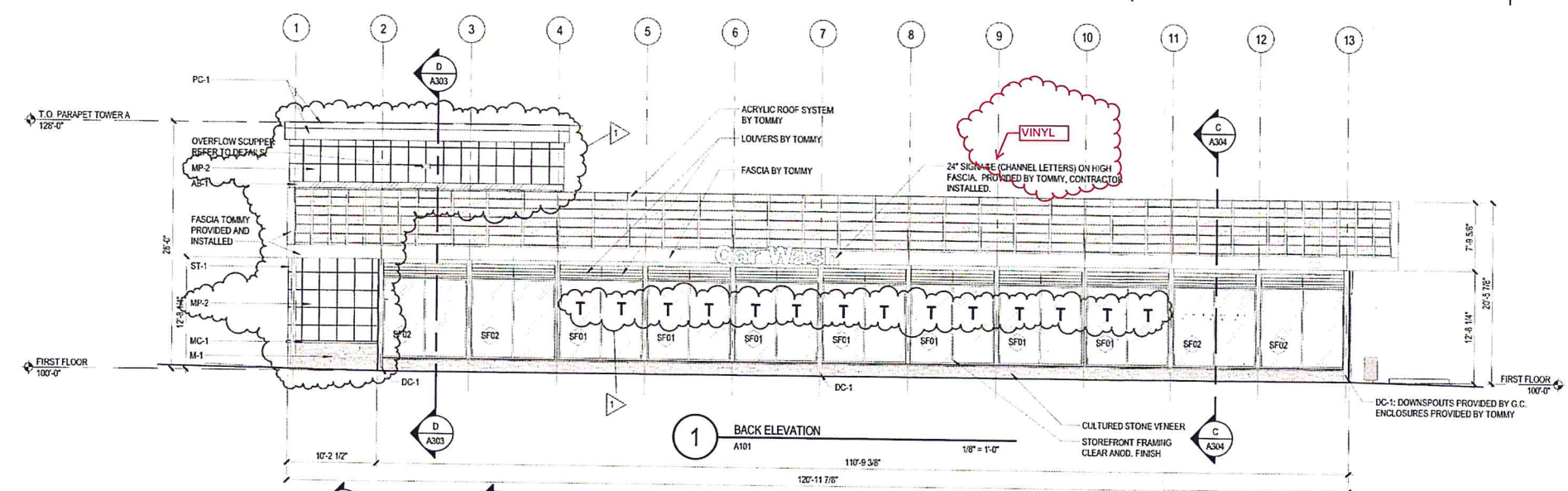
12/11/17 Date By *my*



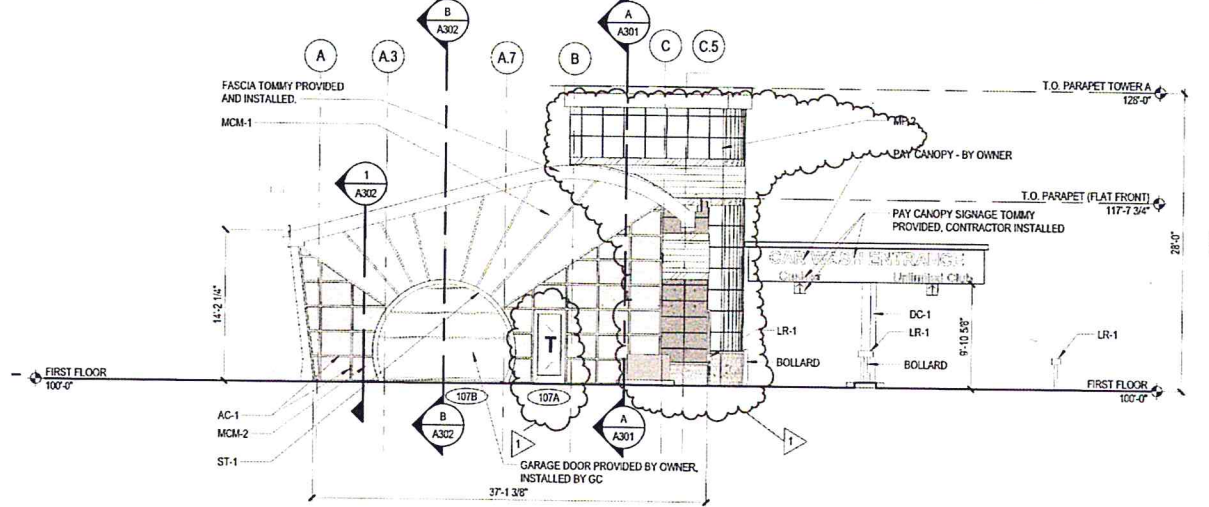
Back Elevation

EXTERIOR MATERIALS LEGEND

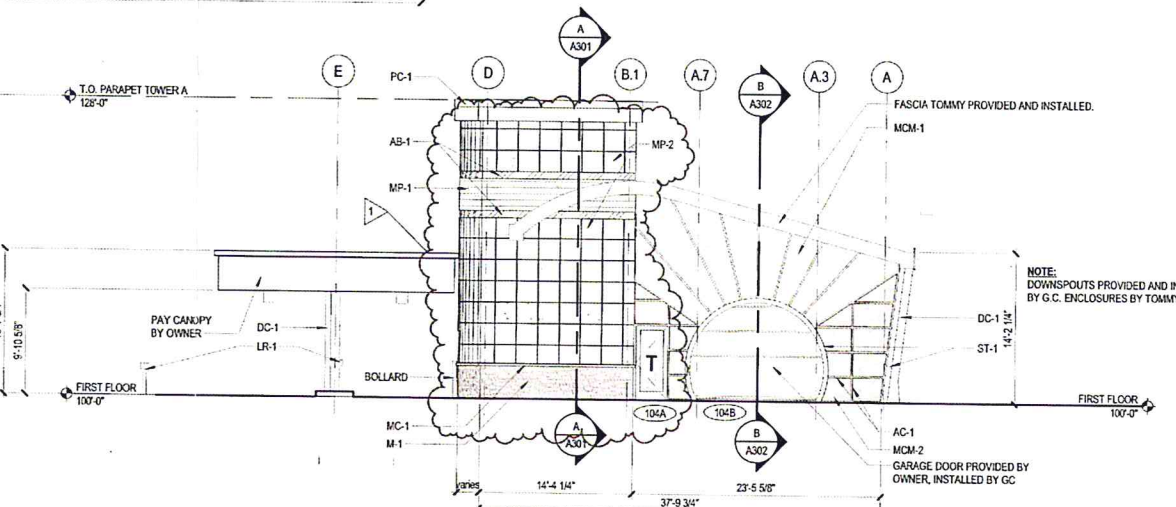
-  EIFS.
-  CEMENT BOARD PANEL
-  PREFINISHED METAL COPING
-  ALUM. FLAT STOCK (BLACK)
-  CORRUGATED METAL PANEL
-  MCM PANEL (BLACK)
-  GLAZING
-  CULTURED STONE



1 BACK ELEVATION
A101 1/8" = 1'-0"

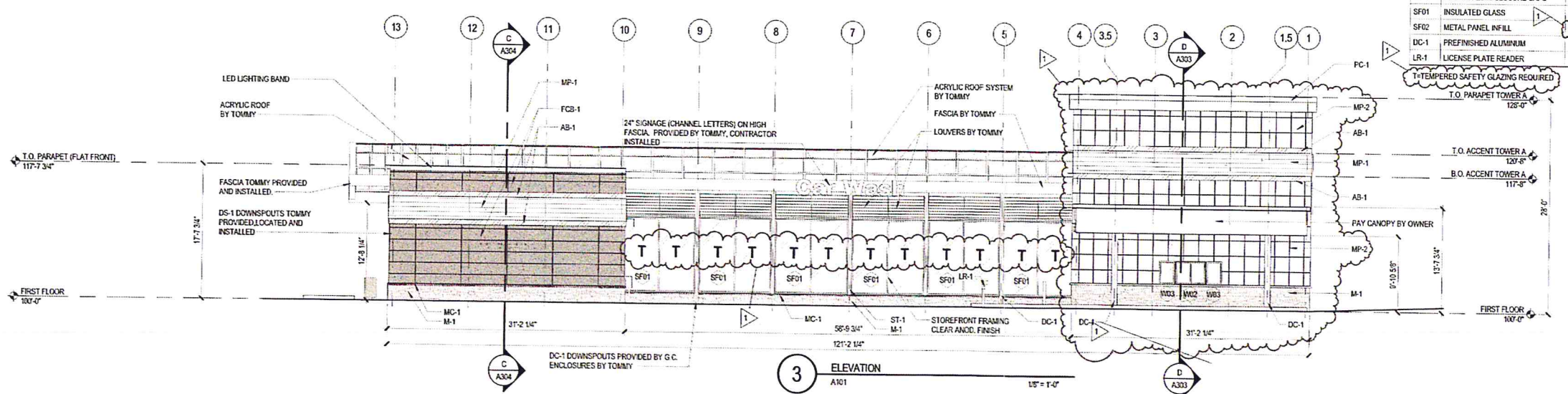


4 EXIT END ELEVATION
A101 1/8" = 1'-0"



2 ENTRY END ELEVATION
A101 1/8" = 1'-0"

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	SUPPLIED BY
ST-1	STRUCTURAL STEEL	R.B.I.		RAL3001	TOMMY
EIFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT INC.	30" x 30" REVEAL	RED	G.C.
MP-1	PROF. ALUM. METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	G.C.
MP-2	PREFINISHED METAL PANEL	DRH-DESIGN	30" x 30" PANEL SIZE	BRITE RED COLOR WELD 500	G.C.
MP-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC	G.C.
M-1	CULTURED STONE	BORAL	PRO FIT SERIES	LEDGESTONE SOUTHWEST BLEND	G.C.
MC-1	PRECAST STONE		MASONRY CAP	NATURAL GRAY	G.C.
FCP-1	ARCHITECTURAL BLOCK	NICHHA	72" x 18" FIBER CEMENT PANELS	GREY	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	SUNSET RED	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	ALPOLIC	CITADEL GLAZE GUARD	EBONY	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOIDIZED	G.C.
SF01	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR	G.C.
SF02	METAL PANEL INFILL	CUSTOM	1" SPANDREL PANEL - RE-7/A01	BLACK	G.C.
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER		TOMMY
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL	TOMMY



3 ELEVATION
A101 1/8" = 1'-0"

**EXECUTIVE
DIRECTOR
APPROVAL**

Date 12/11/17
By [Signature]

XPRESS CAR WASH
TOMMY CAR WASH SYSTEMS
P1794
 6828 Pines Road
 Shreveport, Louisiana 71115
Tommy
 Wash Systems
 581 Ottawa Ave, Suite 300
 Holland, MI 49423
paep
 Architecture
 Engineering, P.C.
 1811.4 Mile Rd N.E., Grand Rapids, MI 49525
 616.361.2664 OFFICE 616.361.1493 FAX
 www.progressiveae.com

ISSUANCES
Permits & Construction
08/11/2017

REVISIONS
NO. DATE DESCRIPTION
1 09/14/17 ADDENDUM 1

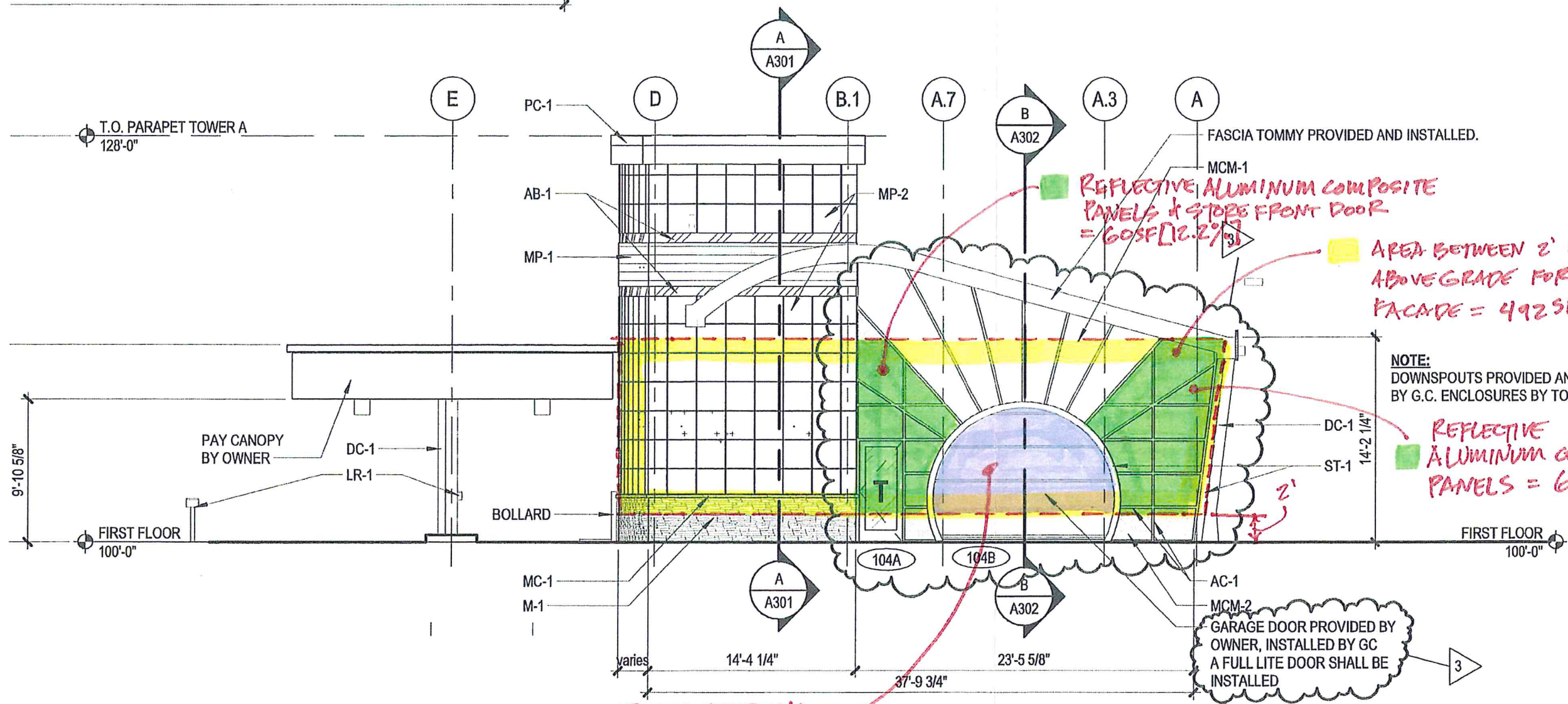


FILE NO 81310012
DRAWN BY SEM
JC/ENG BY SEM
CHECKED BY SDW
PROJECT MGR S. MARKS

**EXTERIOR
ELEVATIONS
A201**

DRAWN BY: SEM
 CHECKED BY: SDW
 PROJECT MGR: S. MARKS
 THIS DOCUMENT HAS BEEN PREPARED BY PAEP P.C. AS AN INSTRUMENT OF SERVICE, AND PAEP P.C. SHALL
 RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

CULTURED STONE VENEER
 STOREFRONT FRAMING
 CLEAR ANOD. FINISH



25.6%
 15.7%

 41.3%
 FENESTRATION

NOTE:
 DOWNSPOUTS PROVIDED AND INSTALLED
 BY G.C. ENCLOSURES BY TOMMY

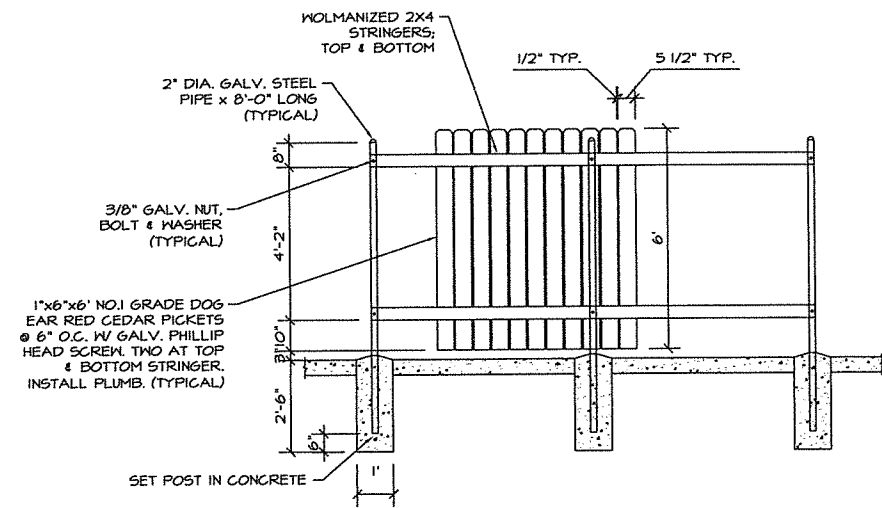
GARAGE DOOR PROVIDED BY
 OWNER, INSTALLED BY GC
 A FULL LITE DOOR SHALL BE
 INSTALLED

2 ENTRY END ELEVATION
 A101
 1/8" = 1'-0"

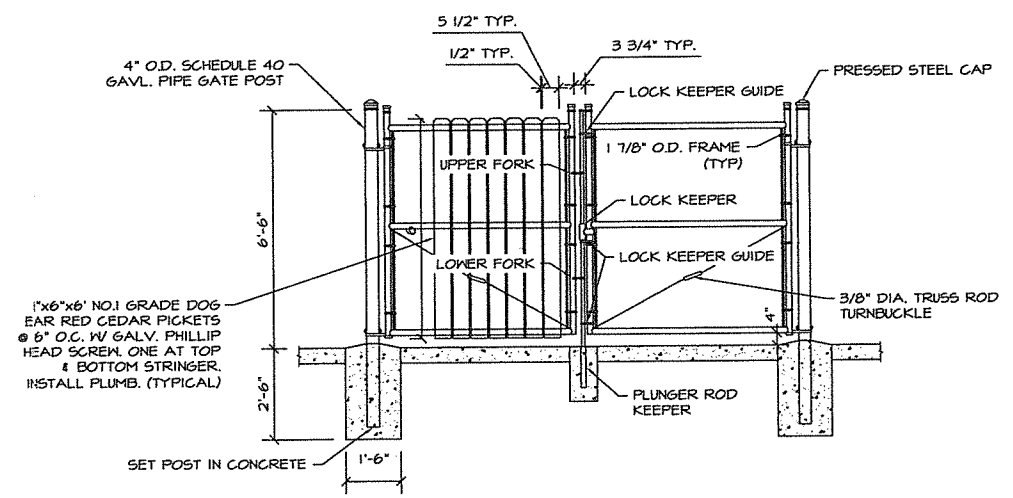
EXECUTIVE
 DIRECTOR
 APPROVAL

12/11/17
 Date By *[Signature]*

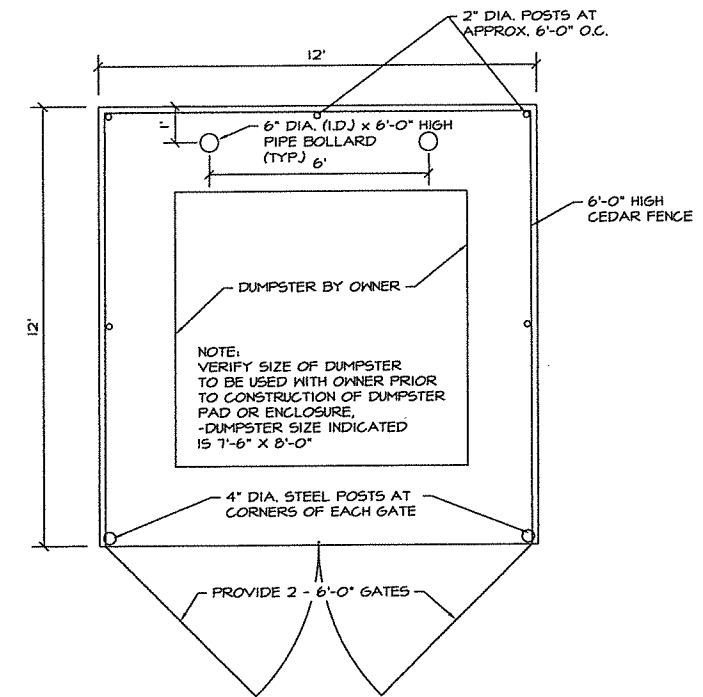
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	SUF
ST-1	STRUCTURAL STEEL	R.B.I.		RAL3001	TOM
EFIS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT INC.	30" x 30" REVEAL	RED	G.C.
MP-1	PROFIED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	G.C.
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	BRITE RED COLOR WELD 500	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC	G.C.
M-1	CULTURED STONE	BORAL	PRO FIT SERIES	LEDGSTONE SOUTHWEST BLEND	G.C.
MC-1	BREAST STONE		MASONRY CAP	NATURAL GRAY	G.C.



**DUMPSTER ENCLOSURE (ELEVATION)
& WOOD SCREEN FENCE (SIMILAR)**
SCALE 3/8" = 1'-0"



DUMPSTER ENCLOSURE GATE
SCALE 3/8" = 1'-0"

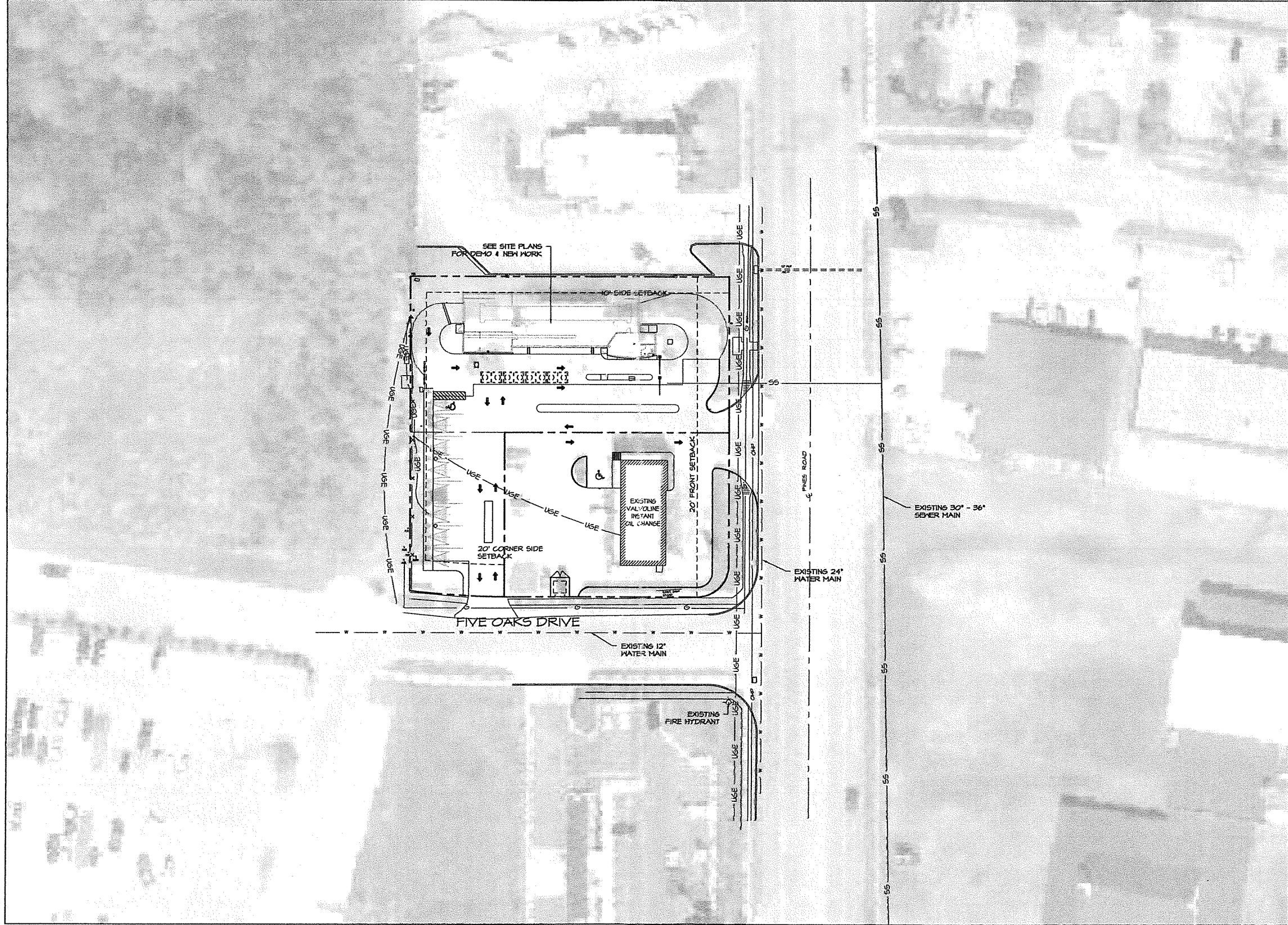


DUMPSTER ENCLOSURE (PLAN)
SCALE 3/8" = 1'-0"



OVERALL SITE PLAN

SCALE: 1"=30'-0"
 0 30' 60'



CCD & COMMERCIAL CONSTRUCTION DEVELOPMENT
 722 NORTH ASHLEY RIDGE LOOP
 SHREVEPORT, LA 71106
 PHONE: (318) 866-2535

JSP
 JOSEPH S. PARTAIN ARCHITECT
 7078 MAGNOLIA STREET
 GREENWOOD, LA 71030
 (318) 628-1227

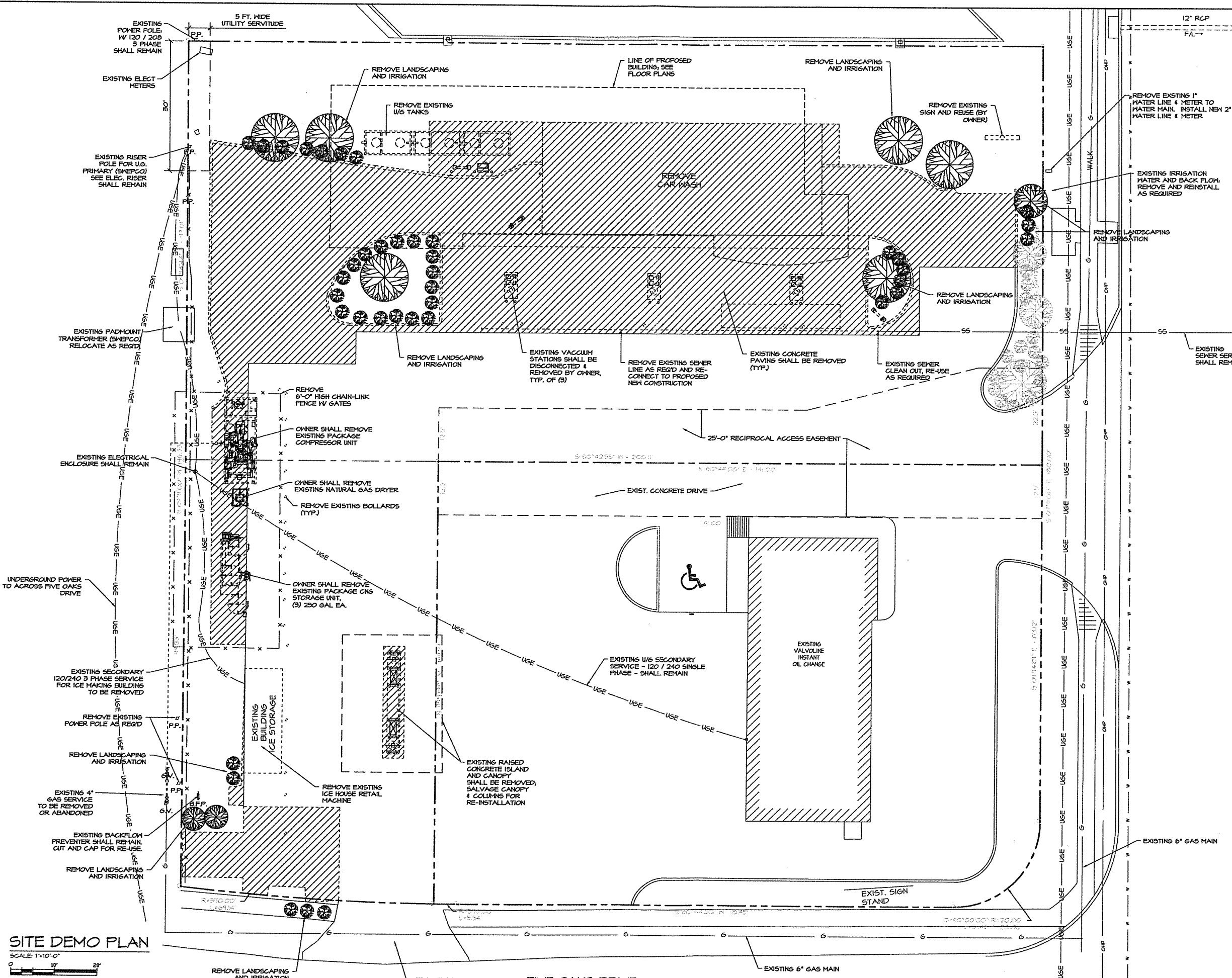
PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	X
CONSTRUCTION	
DATE:	09-19-17
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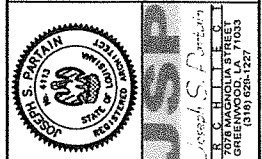
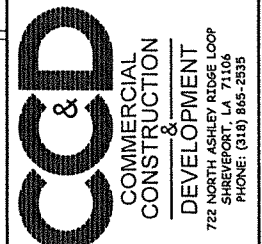
NEW TOMMY WASH FACILITY FOR:
XPRESS CAR WASH
 6828 Pines Road
 SHREVEPORT, LA 71129

OVERALL SITE PLAN

PROJECT #	1843	REVISION:	DATE:
DRAWN BY:	SGB		
CHECKED BY:			
DRAWN BY:	SGB		
CHECKED BY:			
CIVIL PLANS			
ARCH PLANS			
SHEET	CO		



SITE DEMO PLAN
 SCALE: 1"=10'-0"
 0 10' 20'



PRELIMINARY					
REVIEW					
BIDDING					
PERMIT					
CONSTRUCTION					
DATE	09-19-17				
SET #					

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NEW TOMMY WASH FACILITY FOR:
XPRESS CAR WASH
 6828 Pines Road
 SHREVEPORT, LA 71129

SITE DEMO PLAN

PROJECT #	189B	DATE:	
DRAWN BY:	SGB	REVISION:	
CHECKED BY:	SGB		
DRAWN BY:	SGB		
CHECKED BY:	SGB		
CIVIL PLANS			
ARCH PLANS			
SHEET			

