

AN ADDITION FOR SPA CONCEPTS SALON & SPA

LOCATED 428 ASHLEY RIDGE BLVD SHREVEPORT, LOUISIANA 71106



SITE LOCATION

SCALE: NOT TO SCALE

LOCATION OF SITE

INDEX TO DRAWINGS

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- A-01 VICINITY MAP/ADJACENT PROPERTY
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- A-05 LANDSCAPING PLAN
- A-06 EXISTING EXTERIOR ELEVATIONS
- A-07 PROPOSED EXTERIOR ELEVATIONS
- B-00 SIMPLE SITE PLAN COMPARISON

<p>PROJECT INFORMATION:</p> <p>PROJECT: AN ADDITION FOR SPA CONCEPTS PLAN TYPE: COVER PAGE/SHEET INDEX SUBDIVISION: ASHLEY RIDGE, UNIT. NO. 4 ACREAGE: 0.34 ACRES ADDRESS: 428 ASHLEY RIDGE BLVD CITY: SHREVEPORT</p>	<p>DRAWING INFORMATION:</p> <p>PLANS PREPARED BY: WHITLOCK & SHELTON CONSTRUCTION, INC. WARD BRYANT 1055 LOUISIANA AVENUE SHREVEPORT, LOUISIANA 71101 PH: 318-219-7913</p>	<p>OWNER INFORMATION:</p> <p>OWNER: KIMLOAN H. ANDERSON 428 ASHLEY RIDGE BLVD SHREVEPORT, LA 71106 PH: 318-426-5542</p>
<p>PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO. 4, 171338-73-1 GEO#: 171338-073-0001-00</p>		
<p>SHEET NO. A-00</p>		
<p>SHEETS IN SET 00</p>		

EXECUTIVE DIRECTOR

DATE



SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE

ADJACENT PROPERTY

- 1** 428 ASHLEY RIDGE BLVD.
 OWNER: KIMLOAN H. ANDERSON
 428 ASHLEY RIDGE BLVD
 SHREVEPORT, LA 71106
 SUB: ASHLEY RIDGE, UNIT NO. 4
 ZONED: C-3
 USE: COMMERCIAL
 LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO. 4, 171338-73-1
 GEO# 171338-073-0001-00
- 2** 424 ASHLEY RIDGE BLVD
 OWNER: COLONY VENTURE GROUP, LLC
 4300 US HWY 259 NORTH
 LONGVIEW, TX 75605
 SUB: KENNEDY LANDS
 ZONED: C-3
 USE: COMMERCIAL
 2.897 ACS M/L - A TR. OF LAND LYING S. OF T.&P. RY&N.
 OF INNER LOOP EXPRESSWAY IN SEC. 38(17-13) PER ASSRS
 PLAT, 171338-1-31.
 GEO# 171338-001-0031-00
- 3** 113009 NONE
 OWNER: PLAZA AT ASHLEY RIDGE OWNERS ASSOCIATION
 708 N ASHLEY RIDGE
 SHREVEPORT, LA 71106
 SUB: THE PLAZA AT ASHLEY RIDGE
 ZONED: C-3
 USE: VACANT
 LOT 1000, THE PLAZA AT ASHLEY RIDGE, 171338-110-1000
 GEO# 171338-110-1000-00
- 4** 708 N ASHLEY RIDGE
 OWNER: RED RIVER MEDICAL BUILDING, LLC
 54 ROAN LN
 ATTENTION DR. WILLIAM GUECK
 LADUE, MO 63124-1480
 SUB: THE PLAZA AT ASHLEY RIDGE
 ZONED: C-3
 USE: COMMERCIAL
 0.192 AC M/L - LOT 4, THE PLAZA AT ASHLEY RIDGE,
 171338-110-4
 GEO# 171338-110-0004-00
- 5** 120109 NONE
 OWNER: LANE, C.W. COMPANY, INCORPORATED
 708 N ASHLEY RIDGE LOOP, BOX 101
 SHREVEPORT, LA 71106
 SUB: THE PLAZA AT ASHLEY RIDGE
 ZONED: C-3
 USE: VACANT
 0.148 AC M/L - LOT 5, THE PLAZA AT ASHLEY RIDGE,
 171338-110-5
 GEO# 171338-110-0005-00
- 6** 113009 NONE
 OWNER: LANE, C.W. COMPANY, INCORPORATED
 708 N ASHLEY RIDGE LOOP, BOX 101
 SHREVEPORT, LA 71106
 SUB: THE PLAZA AT ASHLEY RIDGE
 ZONED: C-3
 USE: VACANT
 0.145 AC M/L - LOT 6, THE PLAZA AT ASHLEY RIDGE,
 171338-110-6
 GEO# 171338-110-0006-00
- 7** 436 ASHLEY RIDGE BLVD
 OWNER: ASHLEY RIDGE PROPERTY COMPANY, LLC
 PO BOX 6149
 SHREVEPORT, LA 71136
 SUB: ASHLEY RIDGE UNIT NO. 23
 ZONED: C-3
 USE: COMMERCIAL
 1.375 ACS M/L-LOT 1, ASHLEY RIDGE, UNIT NO.23,
 171338-94-1
 GEO# 171338-094-0001-00
- 8** 425 ASHLEY RIDGE BLVD
 OWNER: SEALY ASHLEY RIDGE OFFICE LLC C/O STACY &
 COMPANY
 333 TEXAS ST STE. 1050
 SHREVEPORT, LA 71101
 SUB: ASHLEY RIDGE OFFICE PARK.
 ZONED: C-3
 USE: COMMERCIAL
 3.287 ACS. M/L-LOT 2 ASHLEY RIDGE OFFICE PARK.
 171338-102-2
 GEO# 171338-102-0002-00
- 9** 425 ASHLEY RIDGE BLVD
 OWNER: SEALY ASHLEY RIDGE OFFICE LLC C/O STACY &
 COMPANY
 333 TEXAS ST STE. 1050
 SHREVEPORT, LA 71101
 SUB: ASHLEY RIDGE OFFICE PARK.
 ZONED: C-3
 USE: COMMERCIAL
 4.893 ACS. M/L-LOT 1, ASHLEY RIDGE OFFICE PARK,
 171338-102-1
 GEO# 171338-102-0001-00

OWNER INFORMATION:

OWNER:
KIMLOAN H. ANDERSON
428 ASHLEY RIDGE BLVD
SHREVEPORT, LA 71106
PH: 318-426-5542

DRAWING INFORMATION:

PLANS PREPARED BY:
WHITLOCK & SHELTON CONSTRUCTION, INC.
WARD BRYANT
1055 LOUISIANA AVENUE
SHREVEPORT, LOUISIANA 71101
PH: 318-219-7913

PROJECT INFORMATION:

PROJECT: AN ADDITION FOR SPA CONCEPTS
PLAN TYPE: VICINITY MAP/ADJACENT PROP.
SUBDIVISION: ASHLEY RIDGE, UNIT. NO. 4
ACREAGE: 0.80 ACRES
ADDRESS: 428 ASHLEY RIDGE BLVD
CITY: SHREVEPORT
PARISH: CADDO
STATE: LOUISIANA 71106
LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO. 4,
171338-73-1
GEO#: 171338-073-0001-00

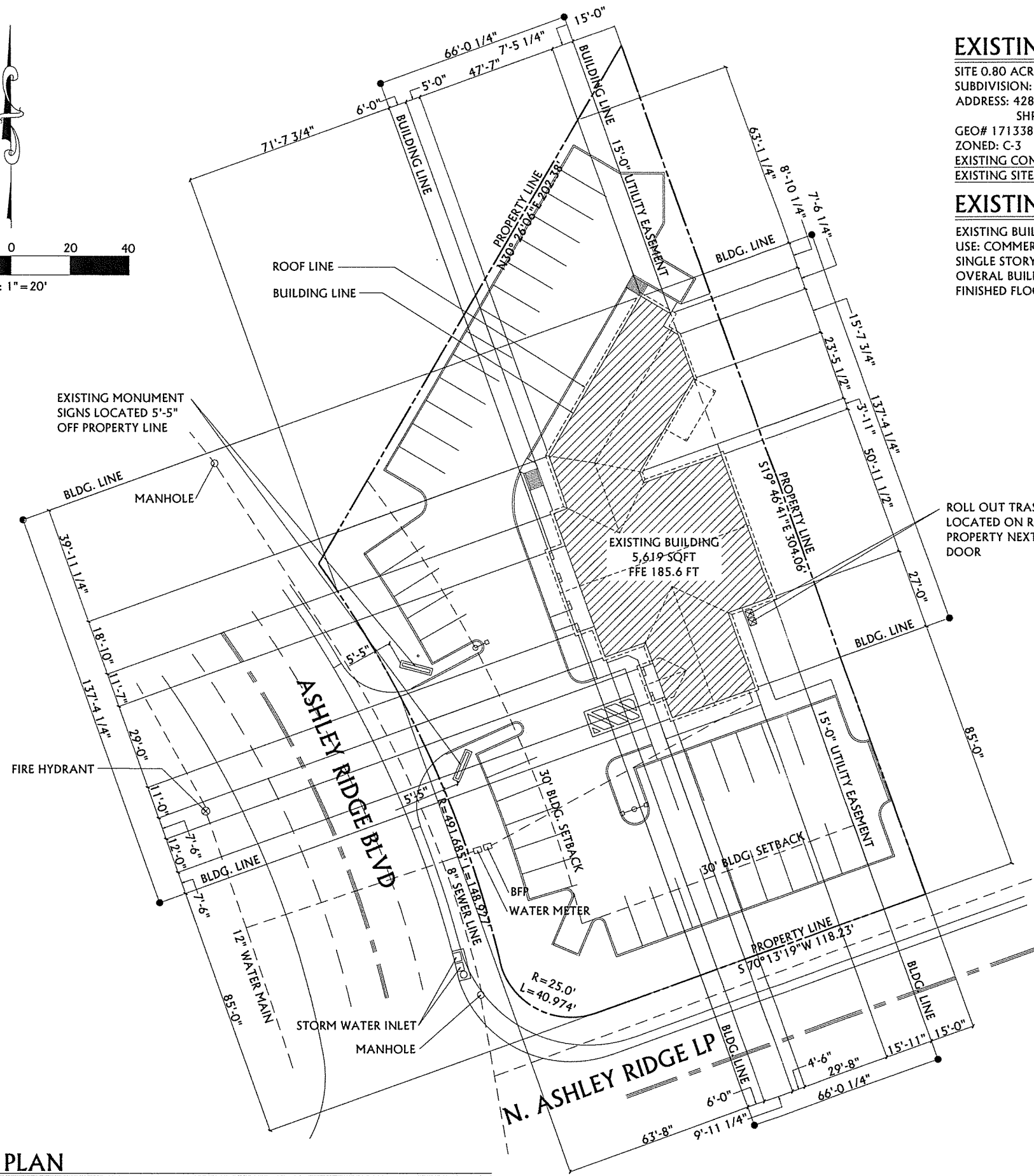
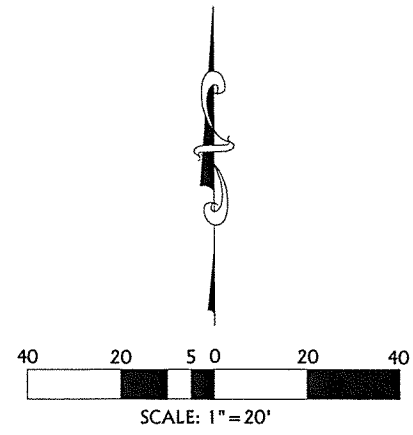
SHEET NO.

A-01

SHEETS IN SET 00

EXECUTIVE DIRECTOR _____

DATE _____



EXISTING SITE INFORMATION

SITE 0.80 ACRES 35,153.62 SQFT
 SUBDIVISION: ASHLEY RIDGE, UNIT NO.4
 ADDRESS: 428 ASHLEY RIDGE BLVD
 SHREVEPORT, LA 71106
 GEO# 171338-073-00001-00
 ZONED: C-3
 EXISTING CONTOURS DO NOT VARY ENOUGH FOR CONTOUR LINES
 EXISTING SITE IS AT 185 FT ELEVATION

EXISTING BLDG. INFORMATION

EXISTING BUILDING IS 5,619 SQFT
 USE: COMMERCIAL SALON AND SPA SERVICES
 SINGLE STORY
 OVERALL BUILDING HEIGHT 23'-0" (+/-)
 FINISHED FLOOR ELEVATION 185.6 FT

EXISTING SITE PLAN

SCALE: 1" = 20'

EXECUTIVE DIRECTOR _____

DATE _____

OWNER INFORMATION:

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 KIMLOAN H. ANDERSON
 428 ASHLEY RIDGE BLVD.
 SHREVEPORT, LA 71106
 PH: 318-426-5542

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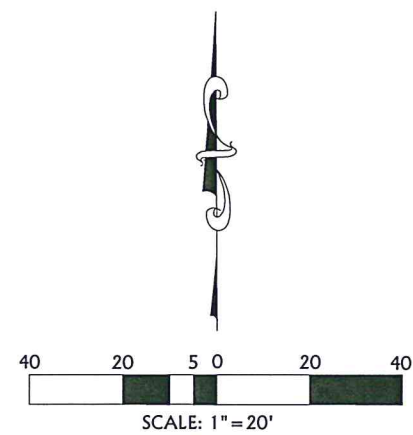
PROJECT INFORMATION:

PROJECT: AN ADDITION FOR SPA CONCEPTS
 PLAN TYPE: EXISTING SITE PLAN
 SUBDIVISION: ASHLEY RIDGE, UNIT NO 4
 ACREAGE: 0.80 ACRES
 ADDRESS: 428 ASHLEY RIDGE BLVD
 CITY: SHREVEPORT
 PARISH: CADD
 STATE: LOUISIANA 71106
 LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO. 4,
 171338-73-1
 GEO#: 171338-073-0001-00

SHEET NO.

A-02

SHEETS IN SET 00



PROPOSED SITE INFORMATION

SITE 0.80 ACRES 35,153.62 SQFT
 SUBDIVISION: ASHLEY RIDGE, UNIT NO.4
 ADDRESS: 428 ASHLEY RIDGE BLVD
 SHREVEPORT, LA 71106
 GEO# 171338-073-00001-00
 EXISTING CONTOURS DO NOT VARY ENOUGH FOR CONTOUR LINES
 EXISTING SITE IS AT 185 FT ELEVATION

ADDITION INFORMATION

PROPOSED ADDITION IS 427 SQFT
 USE: COMMERCIAL SALON AND SPA SERVICES
 SINGLE STORY
 OVERALL ADDITION HEIGHT 16'-0" (+/-)
 FINISHED FLOOR ELEVATION TO MATCH EXISTING

PROPOSED BLDG. INFORMATION

PROPOSED BUILDING IS 6,046 SQFT
 5,619 SQFT EXISTING + 427 SQFT ADDITION = 6,046 SQFT
 USE: COMMERCIAL SALON AND SPA SERVICES
 SINGLE STORY
 OVERALL ADDITION HEIGHT 23'-0" (+/-)

REVISED:

PROPOSED SITE PLAN

SCALE: 1" = 20'

**EXECUTIVE
 DIRECTOR
 APPROVAL**

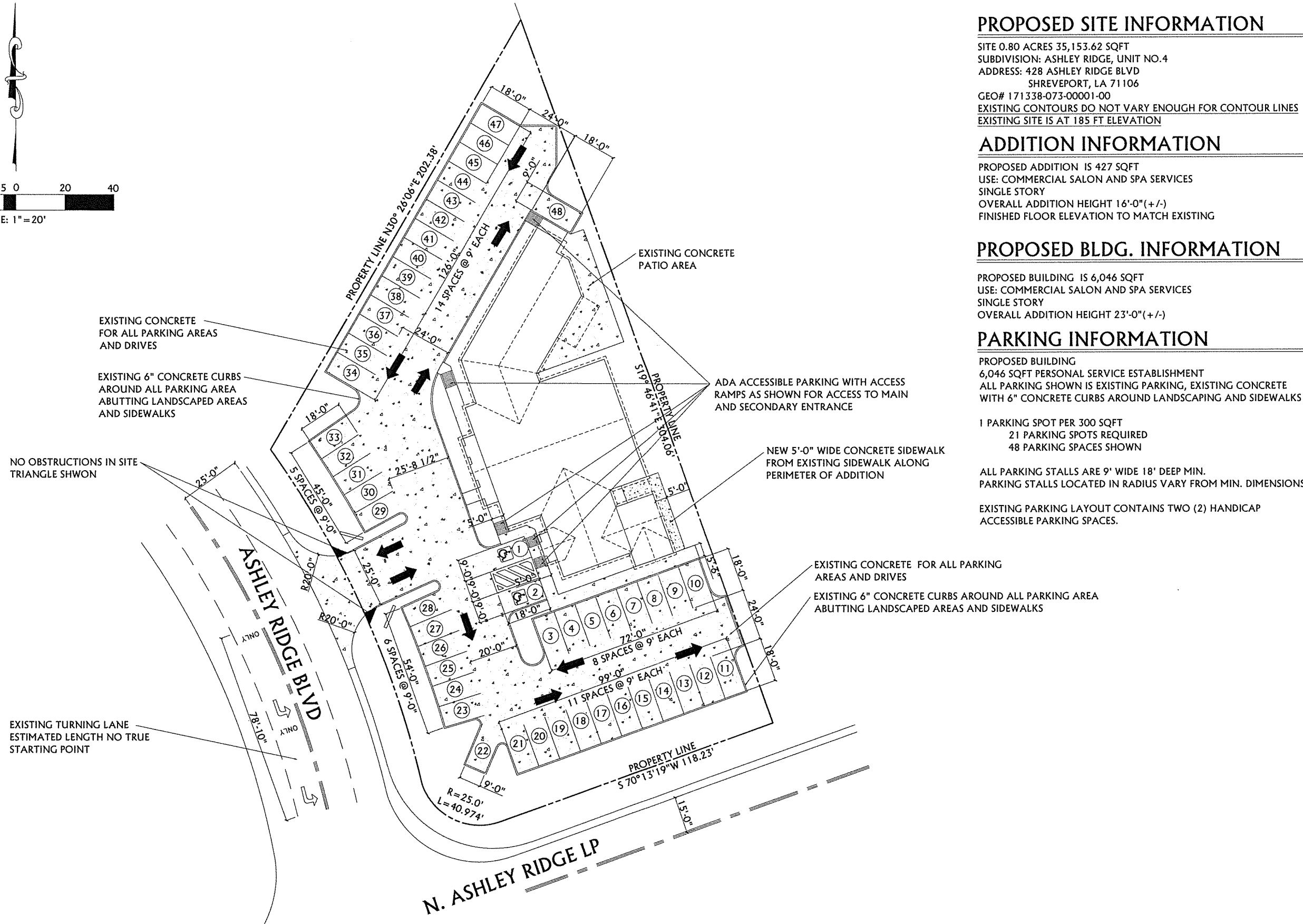
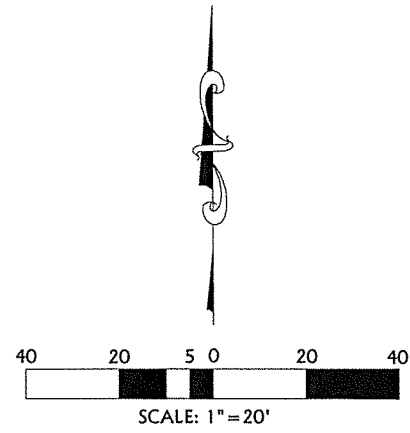
12/4/17
 Date

[Signature]
 By

EXECUTIVE DIRECTOR

DATE

OWNER INFORMATION:	OWNER: KIMLOAN H. ANDERSON 428 ASHLEY RIDGE BLVD SHREVEPORT, LA 71106 PH: 318-426-5542
DRAWING INFORMATION:	PLANS PREPARED BY: WHITLOCK & SHELTON CONSTRUCTION, INC. WARD BRYANT 1055 LOUISIANA AVENUE SHREVEPORT, LOUISIANA 71101 PH: 318-219-7913
PROJECT INFORMATION:	PROJECT: AN ADDITION FOR SPA CONCEPTS PLAN TYPE: PROPOSED SITE PLAN SUBDIVISION: ASHLEY RIDGE, UNIT NO 4 ACREAGE: 0.80 ACRES ADDRESS: 428 ASHLEY RIDGE BLVD CITY: SHREVEPORT PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO 4, 171338-73-1 GEO#: 171338-073-0001-00
SHEET NO.	A-03
SHEETS IN SET 00	



PROPOSED SITE INFORMATION

SITE 0.80 ACRES 35,153.62 SQFT
 SUBDIVISION: ASHLEY RIDGE, UNIT NO.4
 ADDRESS: 428 ASHLEY RIDGE BLVD
 SHREVEPORT, LA 71106
 GEO# 171338-073-00001-00
 EXISTING CONTOURS DO NOT VARY ENOUGH FOR CONTOUR LINES
 EXISTING SITE IS AT 185 FT ELEVATION

ADDITION INFORMATION

PROPOSED ADDITION IS 427 SQFT
 USE: COMMERCIAL SALON AND SPA SERVICES
 SINGLE STORY
 OVERALL ADDITION HEIGHT 16'-0" (+/-)
 FINISHED FLOOR ELEVATION TO MATCH EXISTING

PROPOSED BLDG. INFORMATION

PROPOSED BUILDING IS 6,046 SQFT
 USE: COMMERCIAL SALON AND SPA SERVICES
 SINGLE STORY
 OVERALL ADDITION HEIGHT 23'-0" (+/-)

PARKING INFORMATION

PROPOSED BUILDING
 6,046 SQFT PERSONAL SERVICE ESTABLISHMENT
 ALL PARKING SHOWN IS EXISTING PARKING, EXISTING CONCRETE
 WITH 6" CONCRETE CURBS AROUND LANDSCAPING AND SIDEWALKS

1 PARKING SPOT PER 300 SQFT
 21 PARKING SPOTS REQUIRED
 48 PARKING SPACES SHOWN

ALL PARKING STALLS ARE 9' WIDE 18' DEEP MIN.
 PARKING STALLS LOCATED IN RADIUS VARY FROM MIN. DIMENSIONS

EXISTING PARKING LAYOUT CONTAINS TWO (2) HANDICAP
 ACCESSIBLE PARKING SPACES.

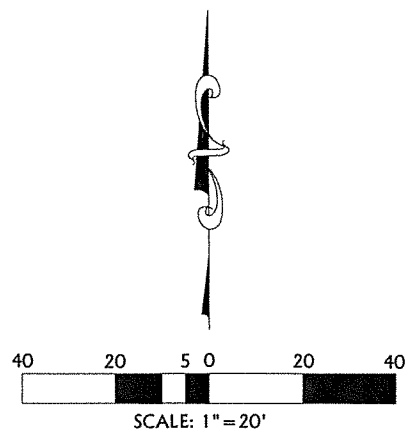
EXISTING PARKING/CIRCULATION PLAN

SCALE: 1" = 20'

EXECUTIVE DIRECTOR

DATE

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	DRAWING INFORMATION:
PLANS PREPARED BY:	WHITLOCK & SHELTON CONSTRUCTION, INC. WARD BRYANT 1055 LOUISIANA AVENUE SHREVEPORT, LOUISIANA 71101 PH: 318-219-7913
PROJECT INFORMATION:	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO 4, 171338-73-1 GEO#: 171338-073-0001-00
PROJECT: AN ADDITION FOR SPA CONCEPTS PLAN TYPE: PARKING/CIRCULATION PLAN SUBDIVISION: ASHLEY RIDGE, UNIT NO 4 ACREAGE: 0.80 ACRES ADDRESS: 428 ASHLEY RIDGE BLVD CITY: SHREVEPORT	
SHEET NO.	A-04
SHEETS IN SET 00	



LANDSCAPE AREA 1 400 SQFT
20 KNOCKOUT ROSE
BUSHES/ROSA RADRAZZ
ROCK/GRAVEL GROUNDCOVER

LANDSCAPE AREA 2 297 SQFT
3 PALM TREE/ARECACEAE
9 AMERICAN BOXWOOD/BUXUS
3 GREEN VELVET
BOXWOOD/BUXUS
MICROPHYLLA
MULCH GROUNDCOVER
EDGING 6" CONCRETE CURB
AND STONE BLOCK

LANDSCAPE AREA 3&4 450 SQFT
2 PALM TREE/ARECACEAE
12 AMERICAN BOXWOOD/BUXUS
4 GREEN VELVET
BOXWOOD/BUXUS MICROPHYLLA
MULCH GROUNDCOVER
EDGING 6" CONCRETE CURB AND
STONE BLOCK

LANDSCAPE AREA 5 300 SQFT
3 PALM TREE/ARECACEAE
10 AMERICAN BOXWOOD/BUXUS
MULCH GROUNDCOVER
EDGING 6" CONCRETE CURB AND
STONE BLOCK

LANDSCAPE AREA 5 216 SQFT
1 PALM TREE/ARECACEAE
4 AMERICAN BOXWOOD/BUXUS
MULCH GROUNDCOVER
EDGING 6" CONCRETE CURB

LANDSCAPE AREA 6 411 SQFT
3 PALM TREE/ARECACEAE
4 GREEN VELVET
BOXWOOD/BUXUS MICROPHYLLA
COMMON PERVEINUIE/VINCE
MINOR 'VARIEGARE'
GROUNDCOVER

LANDSCAPE AREA 7 280 SQFT
4 PALM TREE/ARECACEAE
ROCK/GRAVEL GROUNDCOVER

AREA OF PROPOSED
REMOVAL OF 520 SQFT
OF LIVE GROUND
COVER/GRASS FOR NEW
ADDITION AND
SIDEWALK

LANDSCAPE AREA 8 215 SQFT
1 PALM TREE/ARECACEAE
8 AMERICAN BOXWOOD/BUXUS
ROCK/GRAVEL GROUNDCOVER

LANDSCAPE INFORMATION

2,569 SQFT OF EXISTING LANDSCAPED AREAS SHOWN
ALSO (5) FIVE PALM TREES/ARECACEAE IN THE LANDSCAPE BUFFER ALONG
ASHLEY RIDGE BLVD AND (2) TWO SOUTHERN LIVE OAK/QUERUS
VIRGINIANA ALONG ASHLEY RIDGE LOOP. ALL TREES ALONG BUFFER HAVE
A STONE BLOCK EDGE AND EACH COMPRISE OF 16 SQFT OF MULCHED
COVERED AREA PER TREE.

TOTAL EXISTING LANDSCAPING SHOWN 2,681 SQFT

SITE CONTAINS EXISTING IRRIGATION SYSTEM

PROPOSED ADDITION FALLS UNDER LINE C PAGE 10-11 OF THE UDC IN THAT
ONLY 7.5% OF THE EXISTING GROSS FLOOR AREA IS BEING PROPOSED TO BE
ADDED. NO PARKING OR LANDSCAPING IS TO BE TAKEN AWAY OR ADDED.

OWNER INFORMATION:
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WHITLOCK & SHELTON CONSTRUCTION, INC.
WARD BRYANT
1055 LOUISIANA AVENUE
SHREVEPORT, LOUISIANA 71101
PH: 318-219-7913

PROJECT INFORMATION:
PROJECT: AN ADDITION FOR SPA CONCEPTS
PLAN TYPE: LANDSCAPING PLAN
SUBDIVISION: ASHLEY RIDGE, UNIT NO 4
ACREAGE: 0.80 ACRES
CITY: SHREVEPORT
PARISH: CADDO
STATE: LOUISIANA 71106
LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO 4,
171338-73-1
GEO#: 171338-073-0001-00

SHEET NO.
A-05
SHEETS IN SET 00

EXISTING LANDSCAPING PLAN

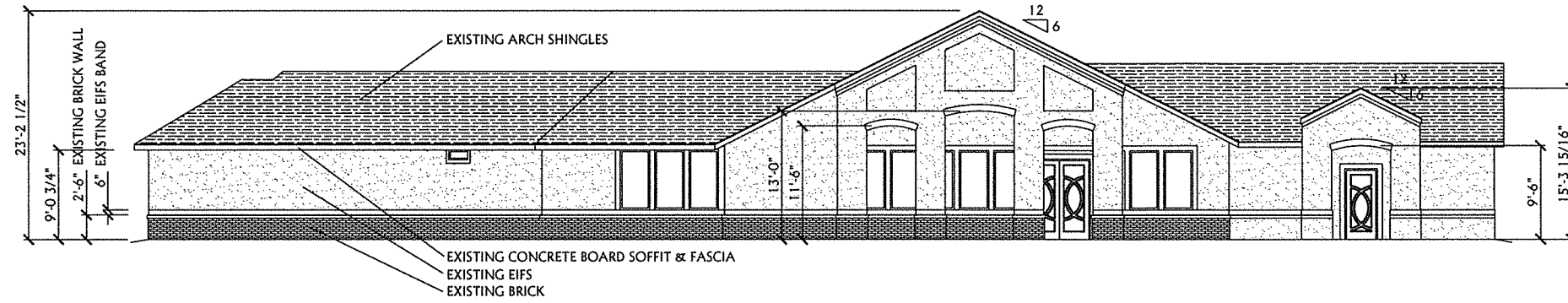
SCALE: 1" = 20'

PROPOSED LANDSCAPING PLAN

SCALE: 1" = 20'

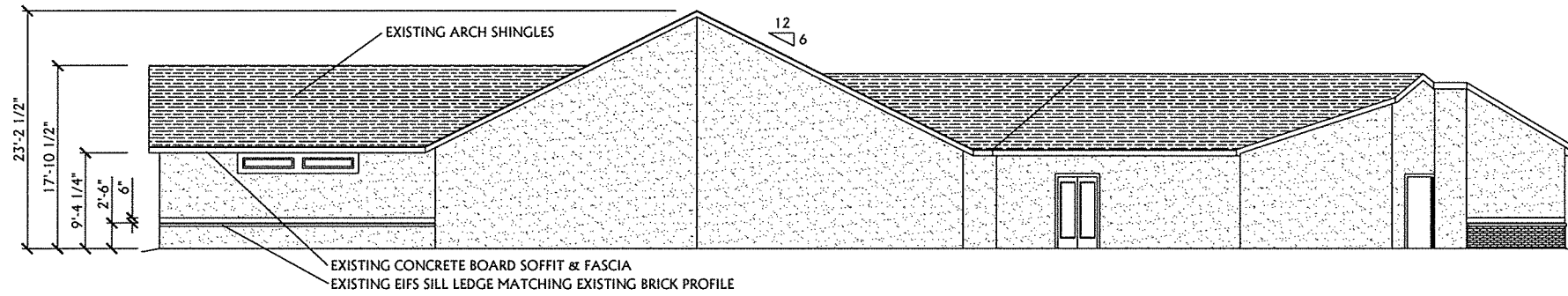
EXECUTIVE DIRECTOR

DATE



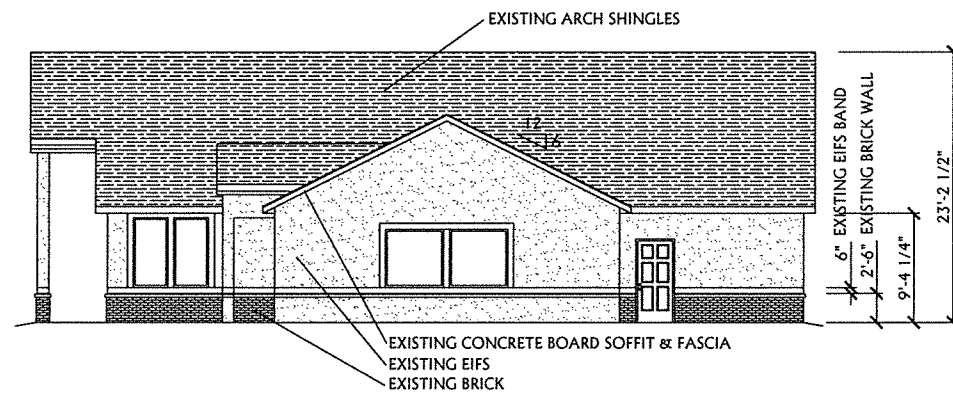
EXISTING WEST EXTERIOR ELEVATION

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



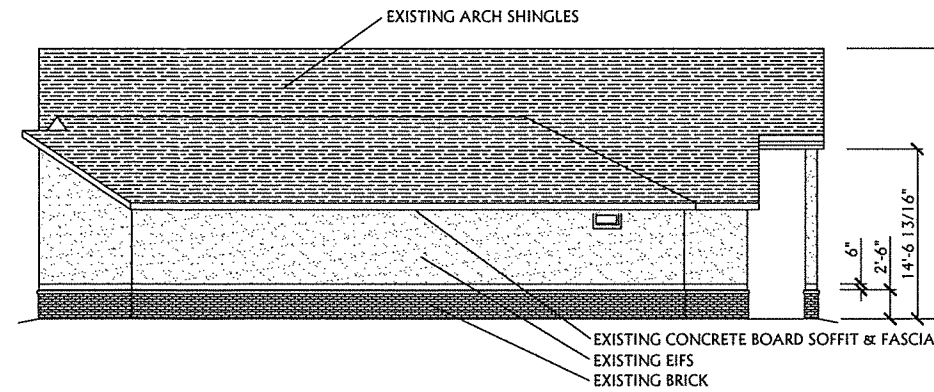
EXISTING EAST EXTERIOR ELEVATION

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



EXISTING EXTERIOR ELEVATION

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



EXISTING NORTH EXTERIOR ELEVATION

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

OWNER INFORMATION:

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KIMLOAN H. ANDERSON
428 ASHLEY RIDGE BLVD
SHREVEPORT, LA 71106
PH: 318-426-5542

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SHREVEPORT, LOUISIANA 71101
PH: 318-219-7913

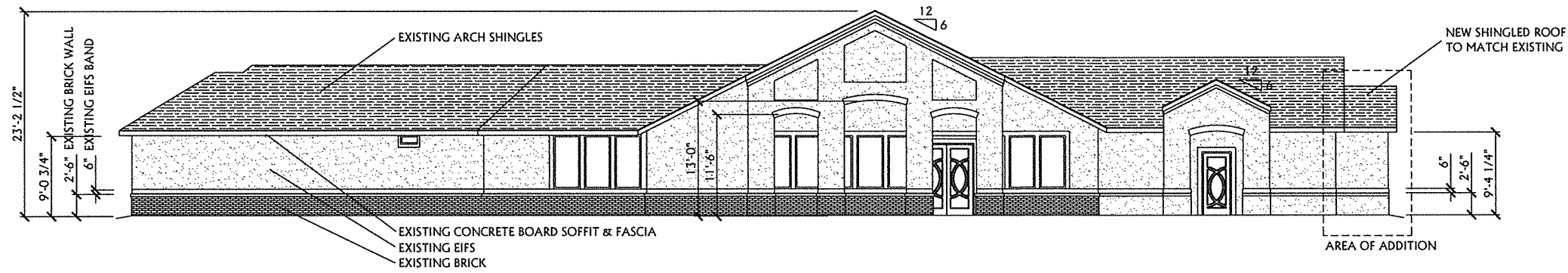
PROJECT INFORMATION:

PROJECT: AN ADDITION FOR SPA CONCEPTS
PLAN TYPE: EXTERIOR ELEVATIONS
SUBDIVISION: ASHLEY RIDGE, UNIT NO 4
ACREAGE: 0.80 ACRES
ADDRESS: 428 ASHLEY RIDGE BLVD
CITY: SHREVEPORT
PARISH: CADDO
STATE: LOUISIANA 71106
LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO 4,
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GEO#: 171338-073-0001-00

SHEET NO.

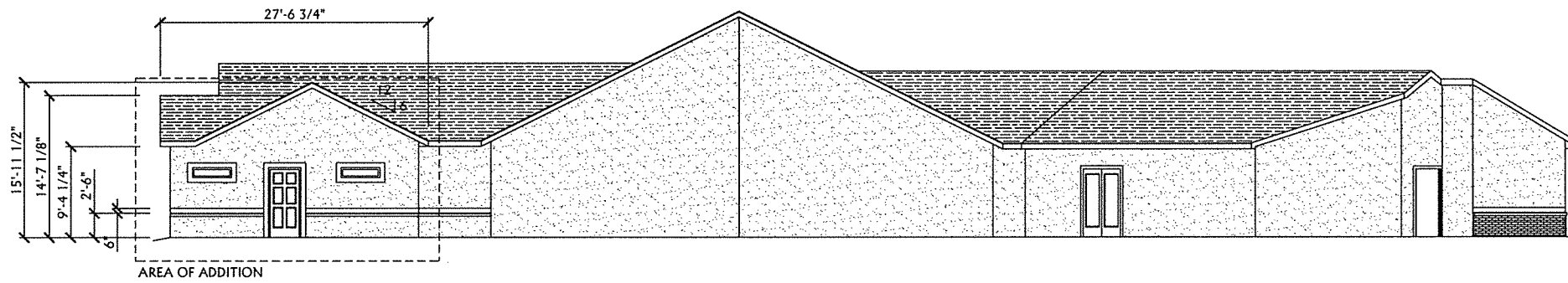
A-06

SHEETS IN SET 00



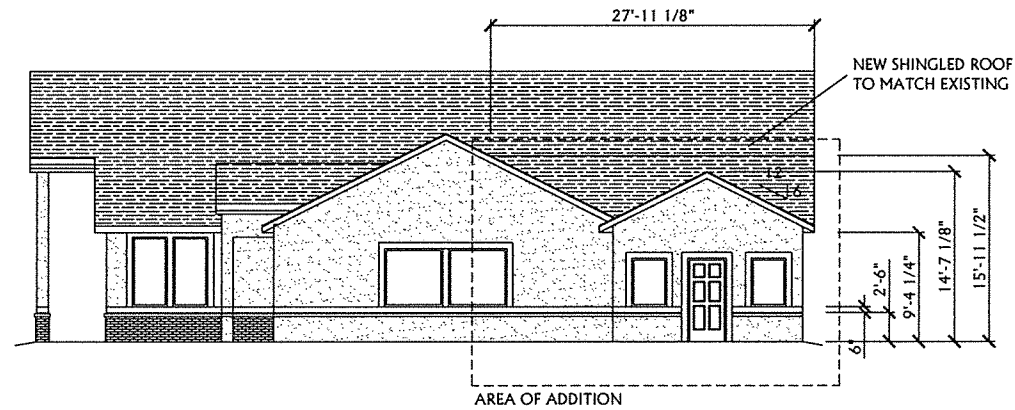
PROPOSED WEST EXTERIOR ELEVATION

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



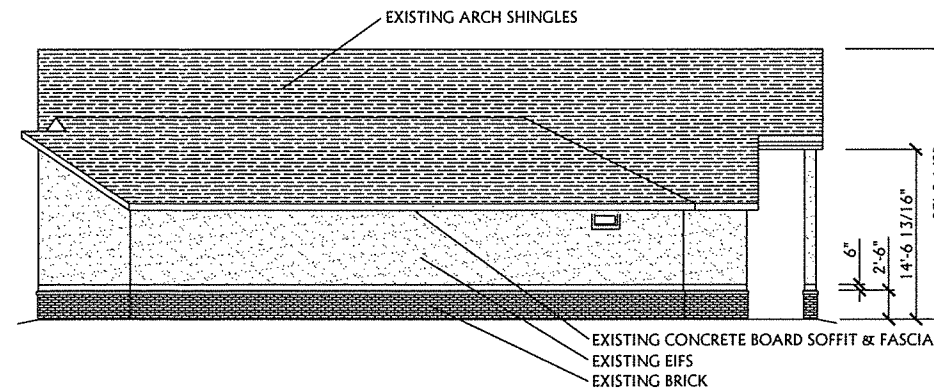
PROPOSED EAST EXTERIOR ELEVATION

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



PROPOSED EXTERIOR ELEVATION

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



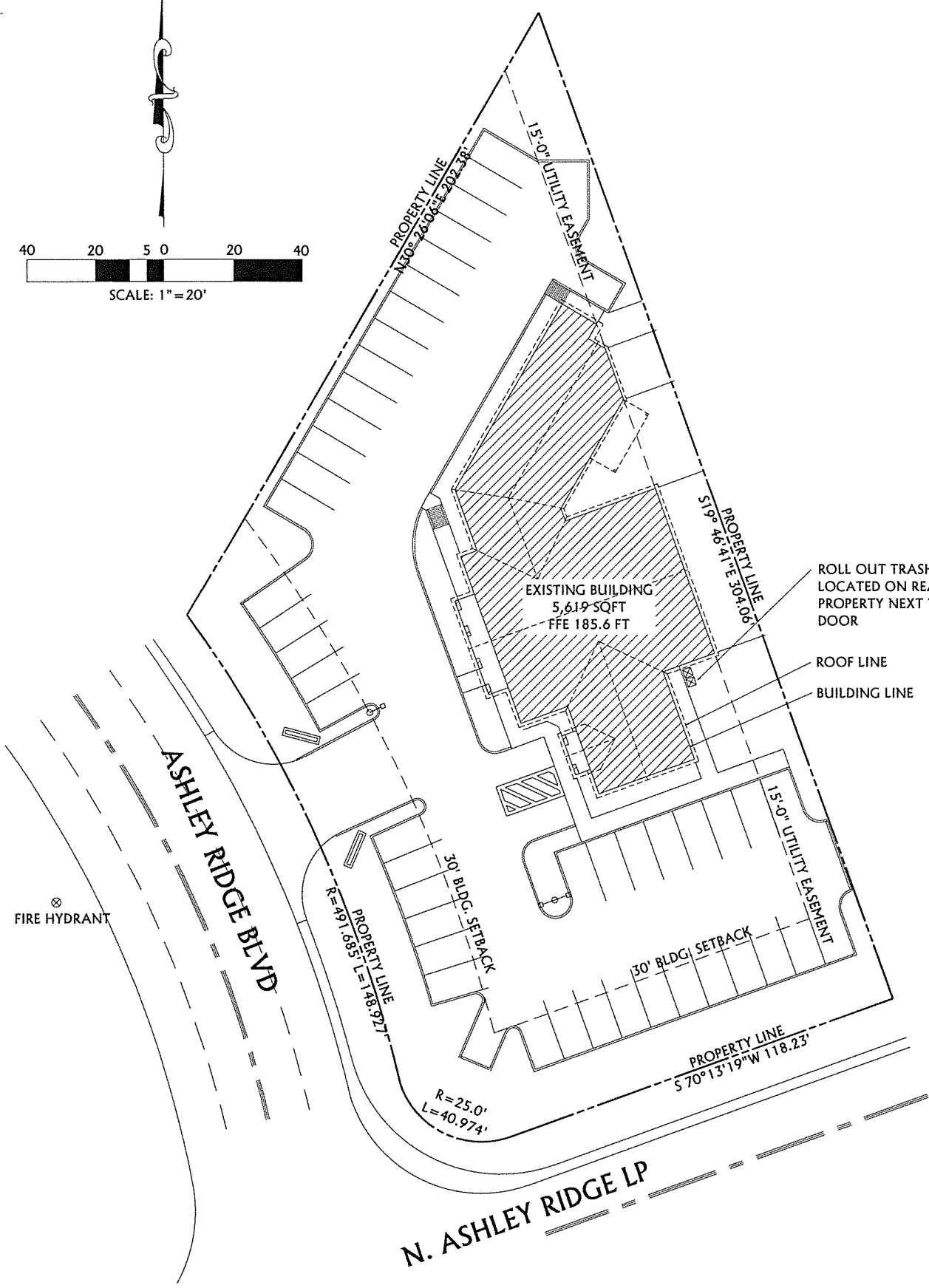
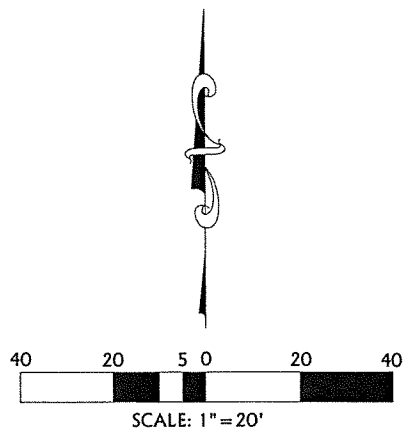
PROPOSED NORTH EXTERIOR ELEVATION

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

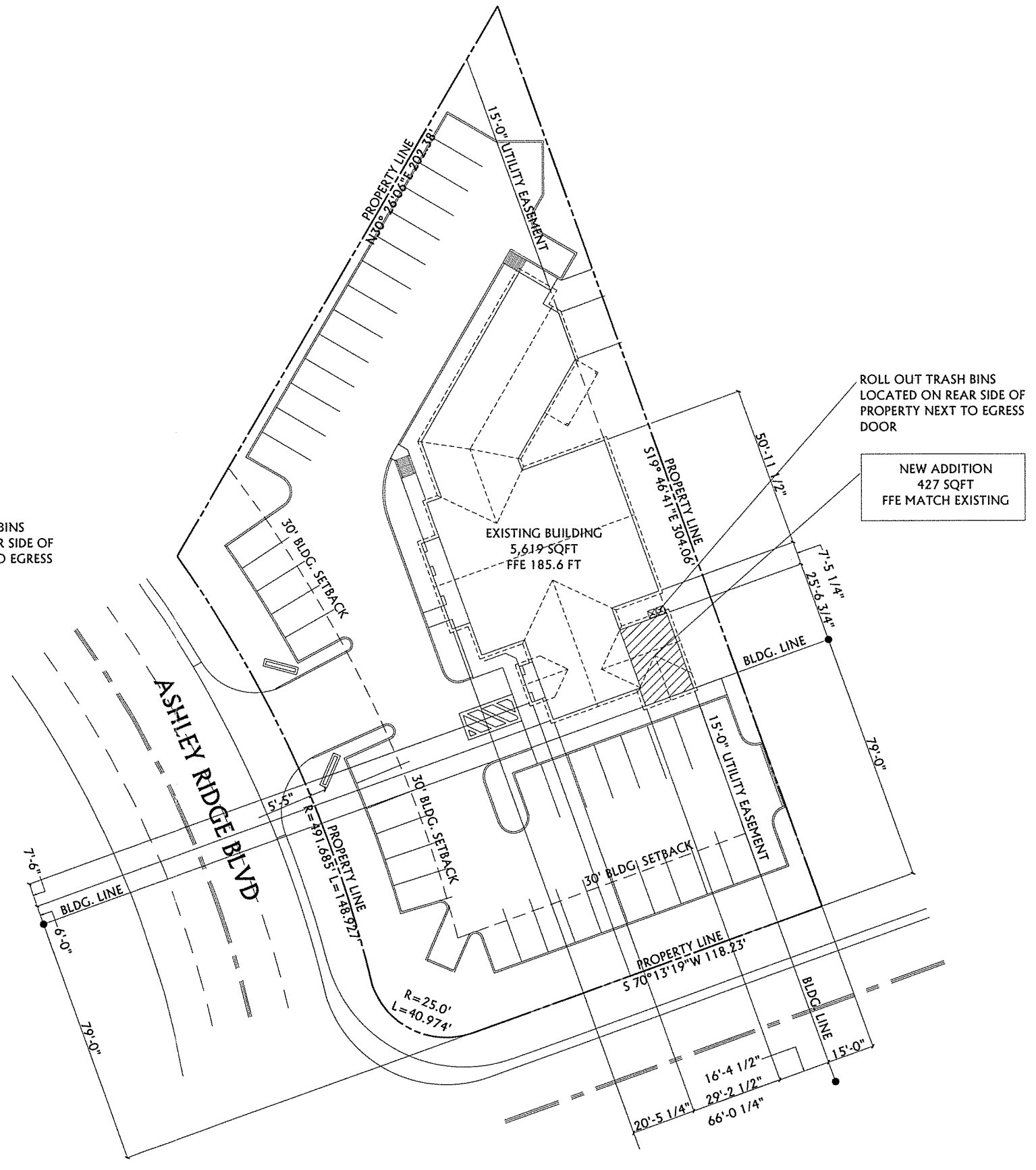
EXTERIOR ELEVATION NOTES

PROPOSED ADDITION IS TO CONTINUE EIFS PROFILE AND BAND EXISTING ON SOUTH SIDE OF EXTERIOR ELEVATION. SLOPE OF ROOF AND TOP PLATE HEIGHT ARE TO MATCH EXISTING.
 ROOFING MATERIAL IS TO MATCH EXISTING STYLE AND BEST MATCH COLOR.
 ALL DOOR AND WINDOW PENETRATIONS IN THE FACADE ARE TO BE BORDERED WITH EIFS BAND MATCHING THE REST OF THE STRUCTURE.

OWNER INFORMATION:	OWNER: KIMLOAN H. ANDERSON 428 ASHLEY RIDGE BLVD SHREVEPORT, LA 71106 PH: 318-426-5542
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PROJECT INFORMATION:	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 1, ASHLEY RIDGE, UNIT NO 4, 171338-73-1 GEO#: 171338-073-0001-00 PROJECT: AN ADDITION FOR SPA CONCEPTS PLAN TYPE: EXTERIOR ELEVATIONS SUBDIVISION: ASHLEY RIDGE, UNIT NO 4 ACREAGE: 0.80 ACRES ADDRESS: 428 ASHLEY RIDGE BLVD CITY: SHREVEPORT
SHEET NO.	A-07
SHEETS IN SET	00



EXISTING SITE PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN
SCALE: 1" = 20'

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SHEET NO.	B-00 SHEETS IN SET 00

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