

Vicinity Map Scale: 1"=500'

CHRISTIAN STREET
23' WIDE ASPHALT PAVING

NUMBER OF PARKING SPACES REQUIRED 10
 NUMBER OF PARKING SPACES PROVIDED 24
 TYPICAL PARKING SPACE IS 9'X20'

**EXECUTIVE
 DIRECTOR
 APPROVAL**

12/8/17 Date APPROVED: By *MJG*

MPC Executive Director Date

TRACT IS LOCATED IN ZONE "X" AS PER FEMA MAP NUMBER 22017C0369H EFFECTIVE DATE MAY 19, 2014.

LOT 1 MILAM & CHRISTIAN COMMERCIAL SUBDIVISION, SECTION 27, T18N-R14W, SHREVEPORT, CALDO PARISH, LOUISIANA 2.202 ACRES

NO.	REVISIONS	DATE

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

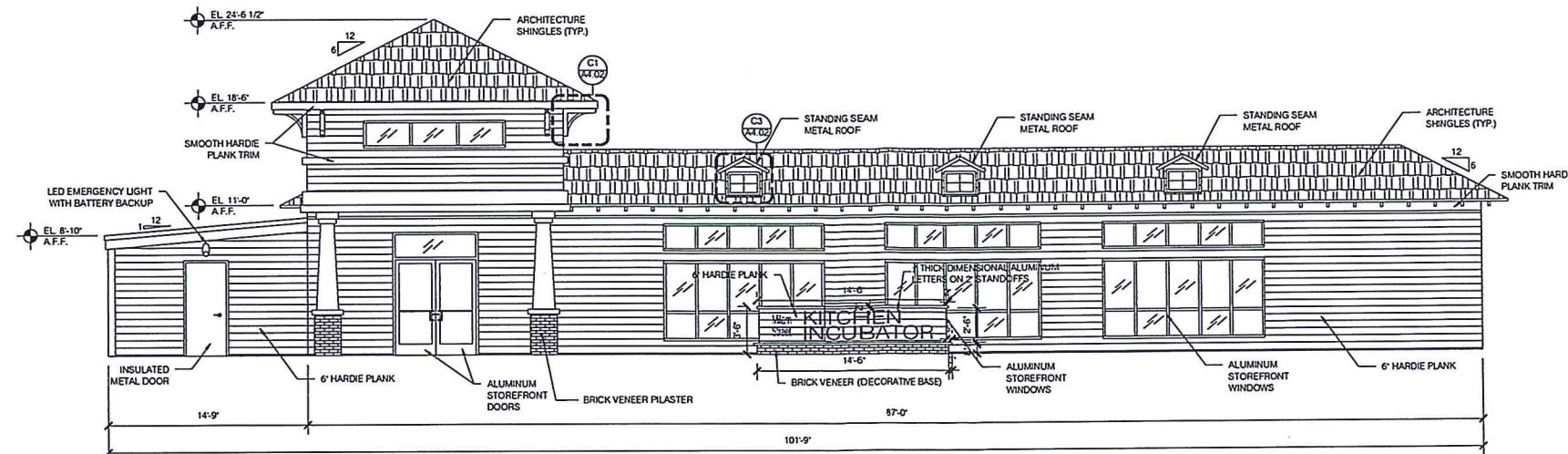


CITY OF SHREVEPORT
 MILAM STREET KITCHEN INCUBATOR

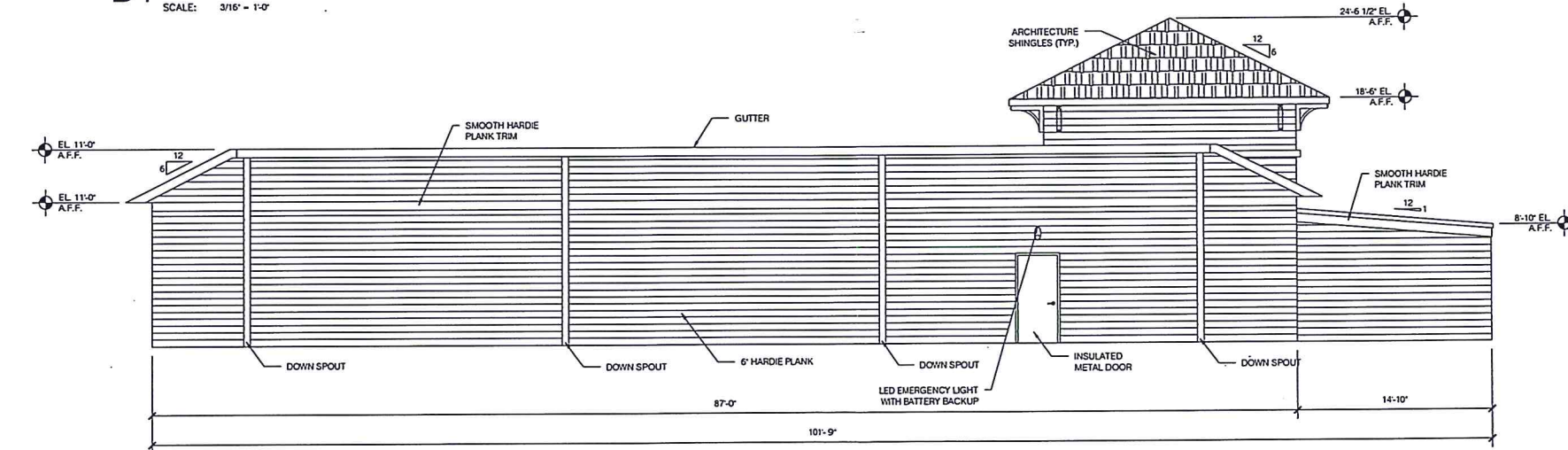
Date	8-14-2017
Scale	1"=20'
Job	36470
Sheet	1

11/23/2017 10:52:41 AM J:\COM\SITE PLANS\ARCHITECTURE\SUS - KITCHEN INCUBATOR\DRAWINGS\36470-UPC SITE PL\DWG

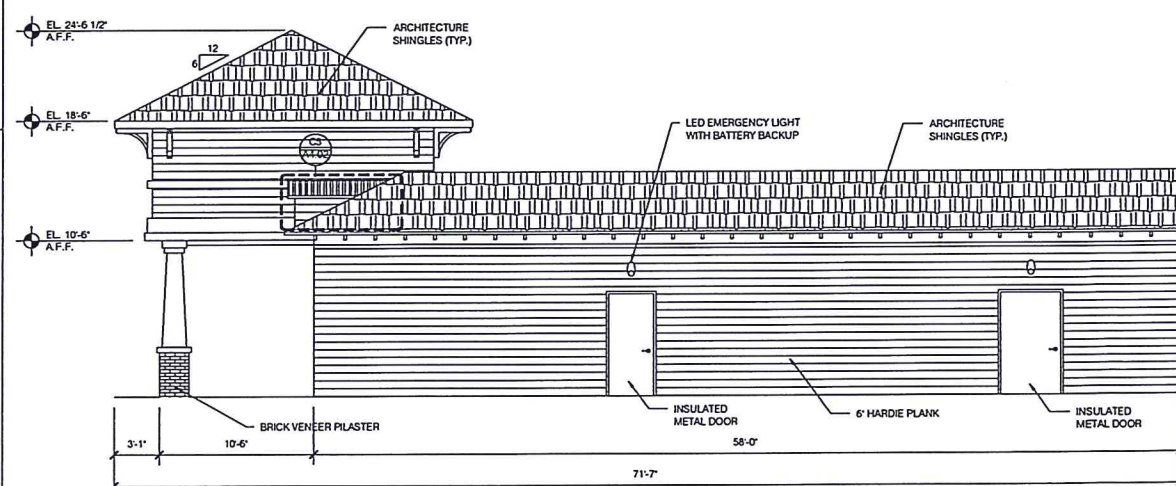
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 s:\Project Files\1665_Milam St Kitchen Incubator\Construction Documents\Drawings\Current\A4.01_Elevations.dwg



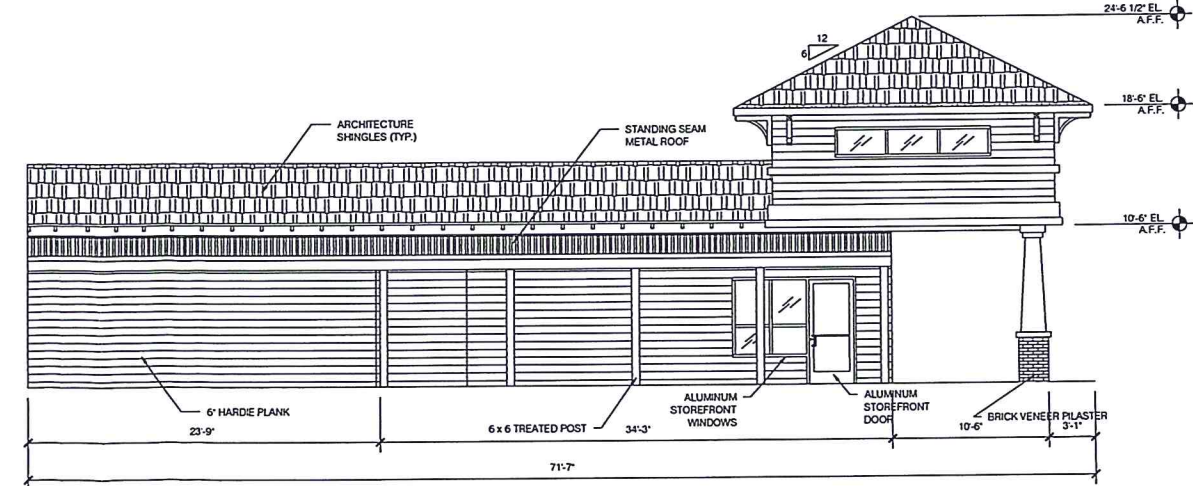
D1 FRONT
SCALE: 3/16" = 1'-0"



B1 REAR
SCALE: 3/16" = 1'-0"



A1 RIGHT SIDE
SCALE: 3/16" = 1'-0"



A4 LEFT SIDE
SCALE: 3/16" = 1'-0"

IA
 ARCHITECTURE

MILAM STREET
 KITCHEN INCUBATOR



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ELEVATIONS

REVISIONS		PROJECT NO:	
NO.	DATE	IA	1665
		SHEET	A4.01

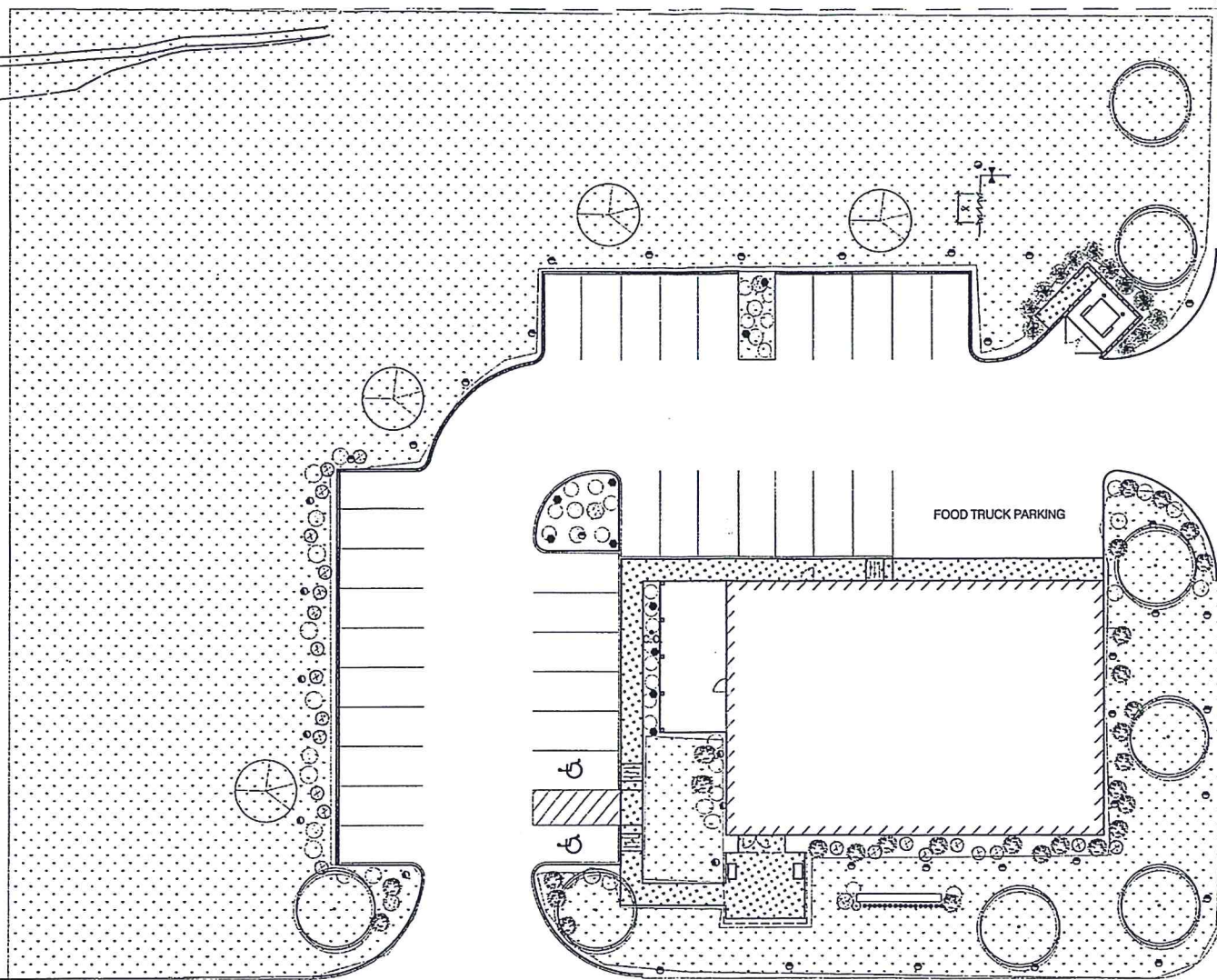
DATE 05/31/2017

LANDSCAPING NOTES

- A. REFER TO CIVIL DRAWINGS FOR SITE SPECIFICATIONS.
- B. ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND SHALL BE FREE OF INSECTS, DISEASES, BARK BRUISES, SCRIPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF PLANT SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
- C. ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR 36 MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- D. TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING MOUNDS SHALL BE NATURAL, FRAGILE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL TO BE COMPACTED TO 85% ASTM D698 STANDARD COMPACTION.
- E. ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC.
- F. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
- G. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER IN NO CASE SHALL THINNING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES. TOPPING IS NOT PERMITTED UNDER ANY CIRCUMSTANCES AND WILL RESULT IN REPLACEMENT TREES BEING REQUIRED.
- H. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. REFER TO CIVIL PLANS.
- I. REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
- J. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
- K. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
- L. PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.

GENERAL SITE NOTES

- 1. ELECTRICAL CONTRACTOR TO COORDINATE ALL ELECTRICAL WORK AND PHASES OF WORK WITH OWNER AND ARCHITECT PRIOR TO START ANY WORK. NO EXCEPTION.
- 2. ALL SITE FURNITURE SHALL BE OWNER PROVIDED CONTRACTOR INSTALLED.
- 3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
- 4. PROVIDE BARRIER PROTECTION OF THE SITE POLE AS REQUIRED. COORDINATE WITH ARCHITECT AND GRABBSUNG COLLEGE AUTHORITY PRIOR TO ROUGH-IN.
- 5. EACH CONTRACTOR RESPONSIBLE FOR EXCAVATION WORK SHALL BE REQUIRED TO PROVIDE ALL NECESSARY BARRICADES, FENCING, BRACING, SHORING, SHEET PILING, WARNING SIGNS, FUMING, ETC., FOR THE PROTECTION OF WORKERS, GENERAL PUBLIC AND PROPERTIES. EXCAVATION WORK SHALL COMPLY WITH ASA STANDARD A10.2 "SAFETY CODE FOR BUILDING CONSTRUCTION" AND AGC STANDARD "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" AND THE DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH STANDARDS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF HIS WORK. COORDINATION OF TRADES TO AVOID INTERFERENCE, MEET CLEARANCES, ETC., IS THE CONTRACTOR'S RESPONSIBILITY.
- 7. PROVIDE ALL EXCAVATION AND BACKFILL REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK.
- 8. PROVIDE PROTECTION FOR TREES WITHIN 15 FEET OF UTILITY EXCAVATION.
- 9. DEBRIS, TRASH OR ROCK NOT USABLE FOR FILL SHALL BE REMOVED FROM THE SITE BY EACH CONTRACTOR.
- 10. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE "CLEAN-UP" OF STREETS, ROADWAYS, AND PRIVATE PROPERTY DUE TO EXCAVATION.
- 11. ALL BACKFILL MATERIALS SHALL BE CLEAN AND FREE FROM TRASH, DEBRIS, ORGANIC MATERIAL AND ROCKS OVER 4". COMPACT IN 6" LIFTS TO 95% OF COMPACTION PER THE PROCTOR TEST. HAND COMPACT ALL MATERIALS WITH 1 1/2" OF CONDUITS, PIPES, ETC.



**EXECUTIVE
DIRECTOR
APPROVAL**

12/8/17 YMY
Date By

IRRIGATION MATERIALS LIST					
SYM	MANUF.	TYPE	PSI	GPM	COMMENTS
○	TOPK	12"-O	30	1.2	
●		12"-TO	30	3.0	
⊙		12"-H	30	2.0	
●		DRIP HEADS	-	-	LANDSCAPER TO SET SPACING
□		ELECTRIC VALVE INFLOW CONTROL			
□		CONTROLLER			
▲		FESCUE VACUUM BREAKER			
□		DEDICATED BACKFLOW PREVENTER			TO BE SET BY LICENSED PLUMBING CONTRACTOR
□		INVESTIGATOR ELVES BY GENERAL CONTRACTOR			

* CONTROL BOX SHOWN IN PERIMETER OF BUILDING FOR BIDDING PURPOSES. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH ELECTRICAL ELECT.

PLANT LEGEND

	AMERICAN ELM W/BUILT UP LIROPE BED SURROUND AND UP LIGHTS PER PUD REQUIREMENTS SEE EXHIBIT C1 AND C2 @ SHEET L1.02
	RIVER BIRCH - CLUMP FORM BETULA NIGRA (MULTI TRUNK) 8-10' HEIGHT (BALLED BURLAP)
	DWARF BURFORD HOLLY ILEX CORNUTA "BURFORDI NANA" NO. 5 CONTAINER
	"ROBUSTA GREEN" JUNIPER JUNIPERUS CHIN. "ROBUSTA GREEN" 6-7' HIGH CONTAINER
	COMMON ABELIA ABELIA X GRANDIFLORA NO. 5 CONTAINER
	INDIAN HAWTHORNE NO. 3 CONTAINER
	"MINT JULEP" JUNIPER JUNIPERUS CHINENSIS "MONTLEP" NO. 5 CONTAINER
	LIROPE BORDER GRASS
	BERMUDA SOD (TYP)

- PROVIDE IRRIGATION FOR ALL LANDSCAPING SHOWN IN THIS CONTRACT
- ALL NON-PAVED AREAS SHALL BE PLANTED WITH LOCALLY GROWN SOD (FINE LAWN FESCUE TURFGRASS)
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND FIELD VERIFY SITE CONDITIONS PRIOR TO WORK COMMENCEMENT

LANDSCAPE REQUIREMENTS

LOT AREA: ~60,000 SF
PARKING LOT AREA: ~27,000 SF
TOTAL LANDSCAPING PROVIDED: 19,300 SF (32% LOT COVERAGE)

MULCH REQUIREMENTS

ALL BUILDING LANDSCAPING BEDS:
1-1/2" - 2" OR 4-6" RIVER STONE LIGHT COLOR OVER WEED FABRIC.
ALL PERIMETER BEDS:
CLASS "A" SHREDDED HARDWOOD MULCH OVER WEED FABRIC
EDGING:
BLACK STEEL EDGING ANCHORED MINIMUM 4" O.C. SHALL BE USED TO SEPARATE ALL TURF FROM MULCH BEDS.

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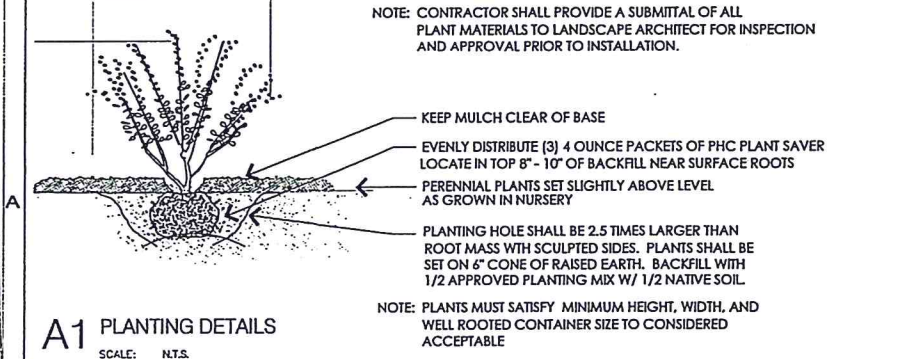
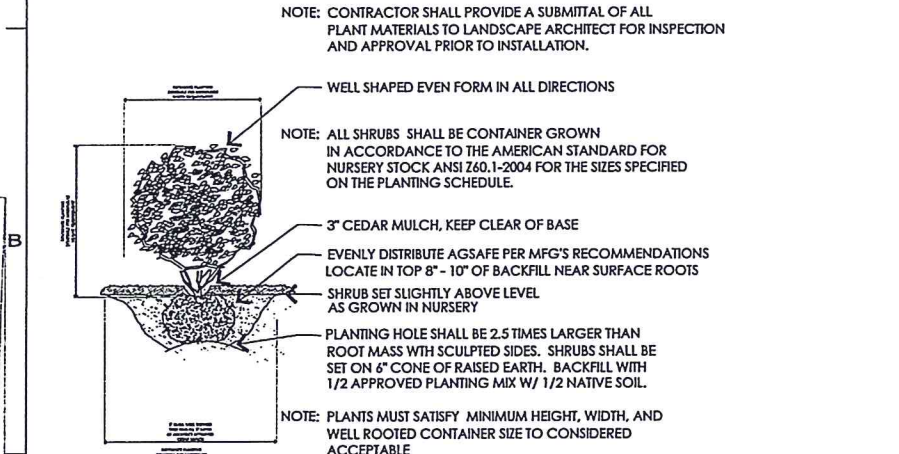
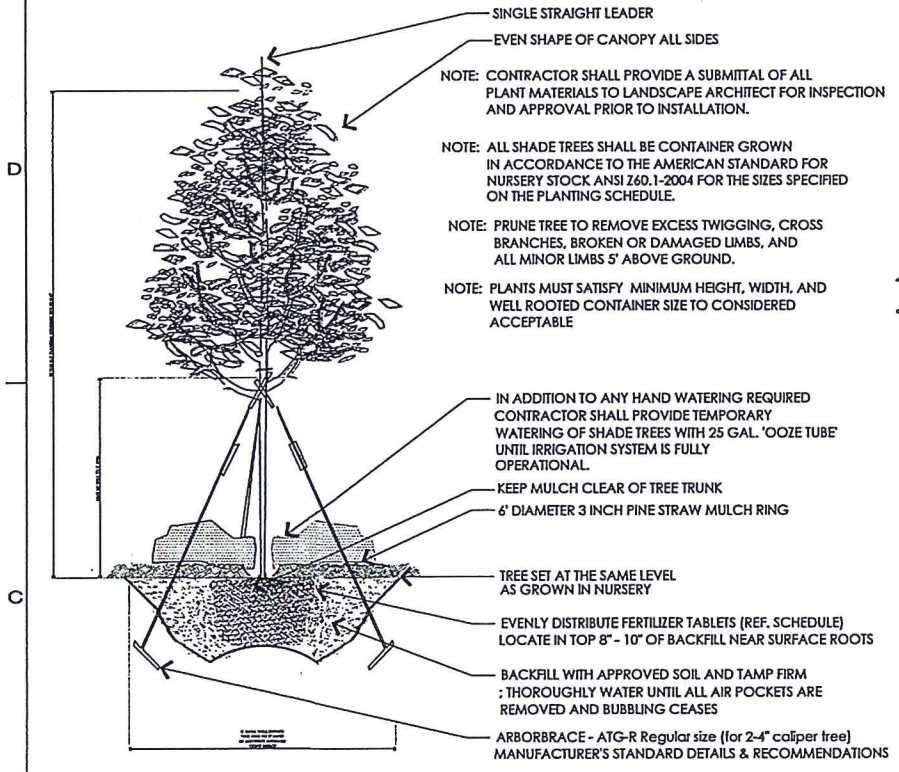
LANDSCAPE/
IRRIGATION
PLAN

A1 LANDSCAPE/IRRIGATION PLAN
SCALE: 1/16" = 1'-0"

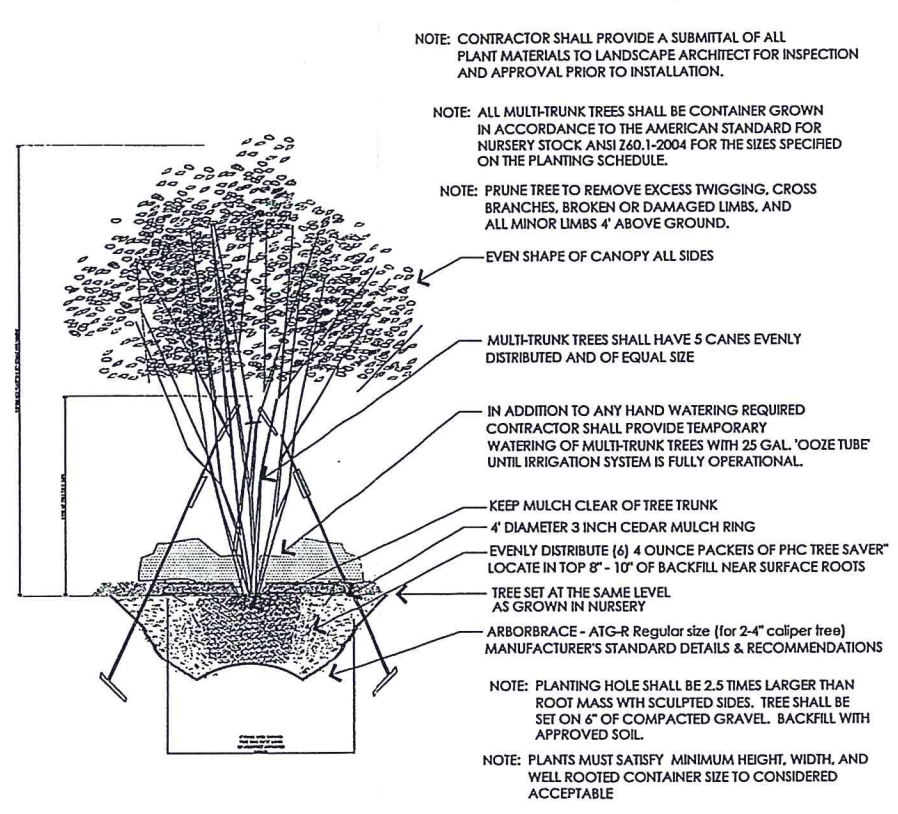


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	SHEET
	L1.01

DATE 05/31/2017



A1 PLANTING DETAILS
SCALE: N.T.S.



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PLANTING
DETAILS

REVISIONS	PROJECT NO:
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	L1.02

DATE 05/31/2017