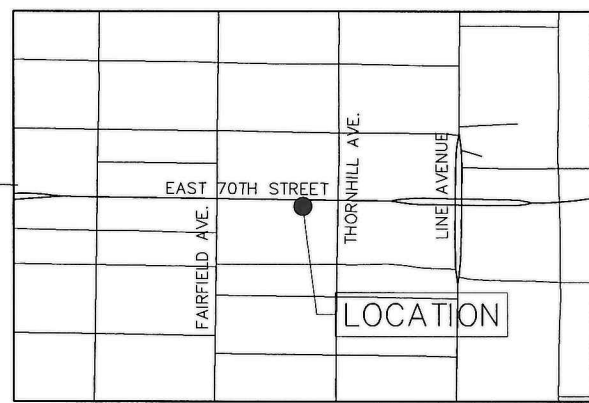
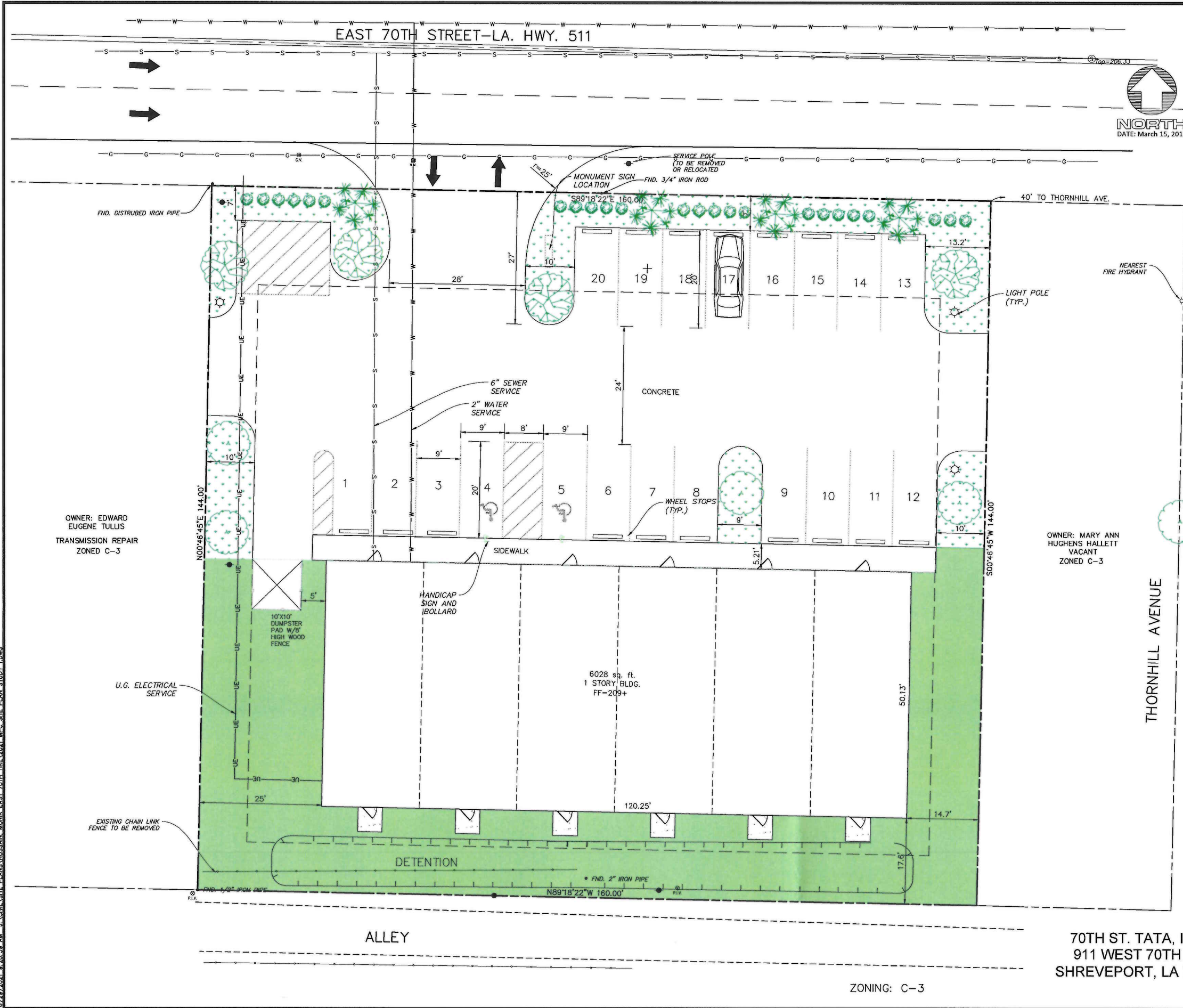


6/29/2021 9:20:59 AM J:\CIVIL\SITE PLANS\HOSSAIN_MONIR_EAST_70TH_TREX_2021.MPC_SITE_PLAN_STUDY.LDW



Vicinity Map
Scale: 1"=1000'

PROPOSED LANDSCAPING LEGEND

- SHADE TREE - 10 TOTAL
 - 4-SOUTHERN MAGNOLIA(MAGNOLIA GRANDIFLORA)
 - 3-BALD CYPRESS(TAXODIUM DISTICHUM)
 - 3-RIVER BIRCH(BETULA NIGRA)
- ALL SIZES ARE 3" CALIPER
- PLANTING AREA
- SHRUB - 13 REQUIRED - 15 TOTAL
 - 5-AZALEA(RHODODENDRON SPP.)
 - 5-COMMON BOXWOOD(BUXUS SEMPERVIRENS)
 - 5-INDIAN HAWTHORN(RHAPHIOLEPIS INDICA)
- ALL SIZES ARE 5 GALLON
- GRASS/SOD

**EXECUTIVE
DIRECTOR
APPROVAL**

7-8-2021
Date By *AC*

SITE IS LOCATED ENTIRELY
WITHIN FLOOD ZONE "AH" PER
FEMA FIRM MAP 22017C0478H
DATED MAY 19, 2014

APPROVED:
MPC Executive Director Date

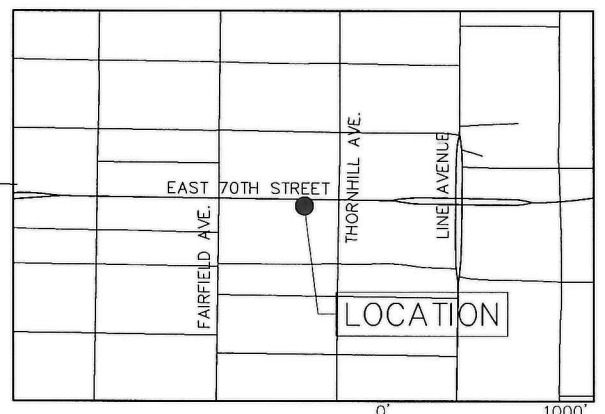
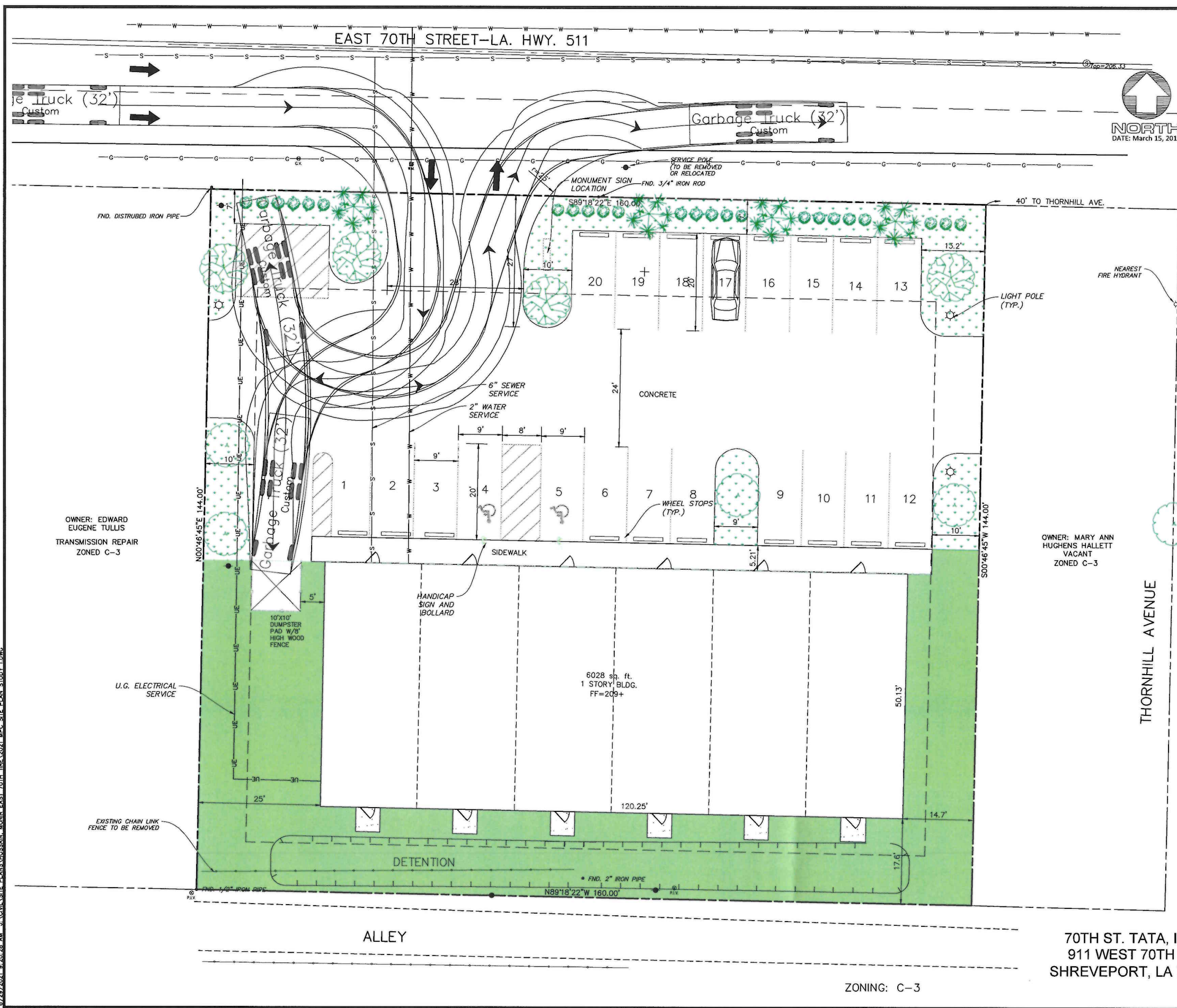
70TH ST. TATA, INC.
911 WEST 70TH ST.
SHREVEPORT, LA 71106

LOT 1, ROSALINE SUBDIVISION UNIT 3

NO.	REVISIONS	DATE
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		
NARGIS CAR MART 483 EAST 70TH STREET TRUCK TURN FOR: MONIR HOSSAIN		
Date	3-11-2019	
Scale	1"=10'	
Job	37175	Drawn DBA
Sheet		
of	Sheets	

21-27-C

6/29/2021 9:20:28 AM J:\CIVIL\SITE PLANS\HOSSAIN, MONIR\2021 MEC SITE PLAN STUDY 1.DWG



Vicinity Map
EXECUTIVE DIRECTOR APPROVAL
 Date: 7-8-2021 By: ACH

- PROPOSED LANDSCAPING LEGEND**
- SHADE TREE - 10 TOTAL
 - 4-SOUTHERN MAGNOLIA(MAGNOLIA GRANDIFLORA)
 - 3-BALD CYPRESS(TAXODIUM DISTICHUM)
 - 3-RIVER BIRCH(BETULA NIGRA)
 - SHRUB - 13 REQUIRED - 15 TOTAL
 - 5-AZALEA(RHODODENDRON SPP.)
 - 5-COMMON BOXWOOD(BUXUS SEMPERVIRENS)
 - 5-INDIAN HAWTHORN(RHAPHIOLEPIS INDICA)
 - ALL SIZES ARE 3" CALIPER
 - ALL SIZES ARE 3 GALLON
- PLANTING AREA (dotted pattern)
 GRASS/SOD (solid green)

SITE IS LOCATED ENTIRELY WITHIN FLOOD ZONE "AH" PER FEMA FIRM MAP 22017C0478H DATED MAY 19, 2014

APPROVED: _____
 MPC Executive Director Date

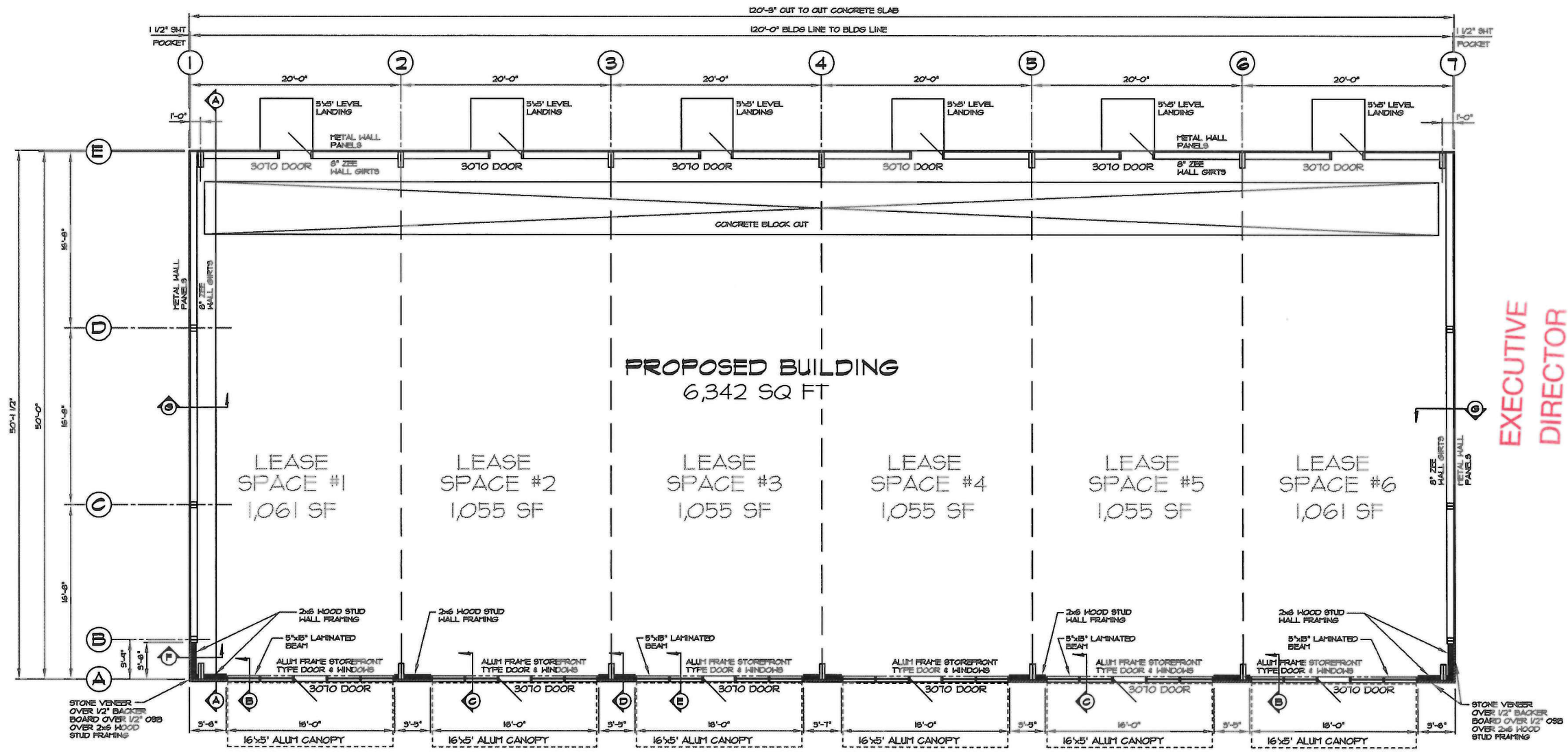
70TH ST. TATA, INC.
 911 WEST 70TH ST.
 SHREVEPORT, LA 71106

LOT 1, ROSALINE SUBDIVISION UNIT 3

ZONING: C-3

DATE		REVISIONS							
NO.		NO.							
<p>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</p>									
<p>NARGIS CAR MART 483 EAST 70TH STREET TRUCK TURN</p>									
<p>FOR: MONIR HOSSAIN</p>									
<p>Date: <u>3-11-2019</u></p>									
<p>Scale: <u>1"=10'</u></p>									
Job: 37175					Drawn: DBA				
Sheet					Sheet				
of _____									

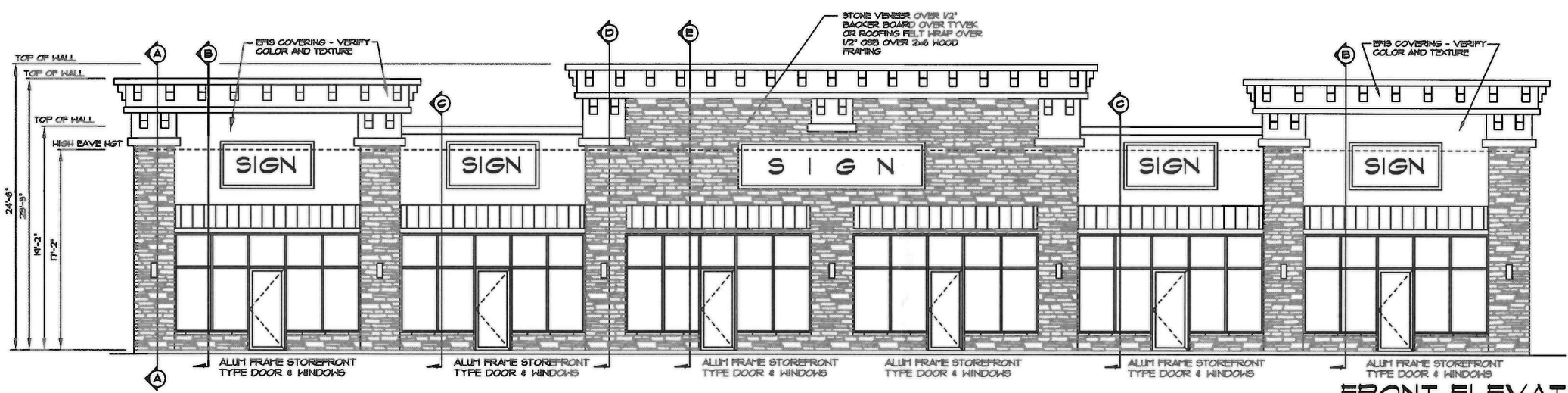
21-27-C



PROPOSED BUILDING
6,342 SQ FT

LEASE SPACE #1 1,061 SF
LEASE SPACE #2 1,055 SF
LEASE SPACE #3 1,055 SF
LEASE SPACE #4 1,055 SF
LEASE SPACE #5 1,055 SF
LEASE SPACE #6 1,061 SF

BUILDING FLOOR PLAN
SCALE: 3/16"=1'-0"



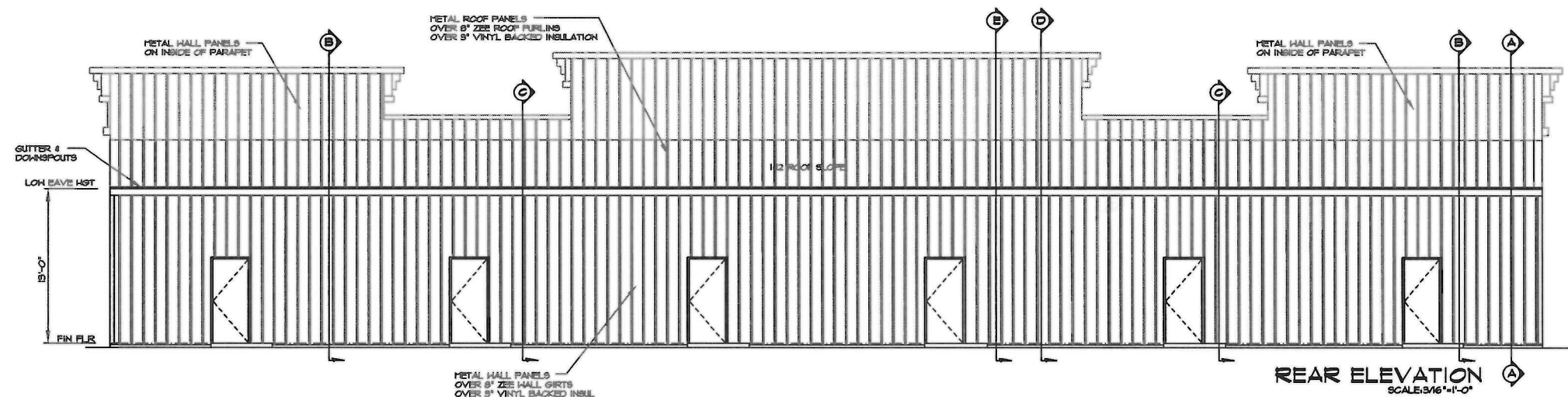
FRONT ELEVATION
SCALE: 3/16"=1'-0"

EXECUTIVE
DIRECTOR
APPROVAL

7-8-2021 *Ala* By
Date

DATE	05/19/2021
BY	SAC
REVISIONS	
NO.	A
RELEASED FOR FIRE MARSHAL REVIEW	
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	
PROPOSED BUILDING FOR MONARGIS PLAZA 483 E. 70th STREET SHREVEPORT, LOUISIANA 71106	
FRONT BUILDING FLOOR PLAN & FRONT ELEVATION	
DATE	05/19/2021
DRAWN	SAC
SHEET	A-01
REVISION	A

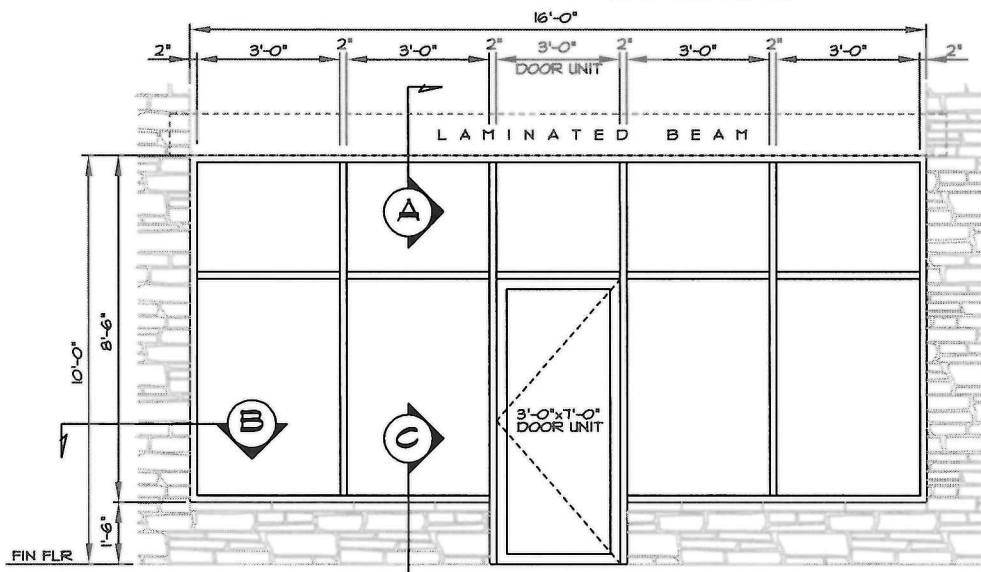
21-27-C



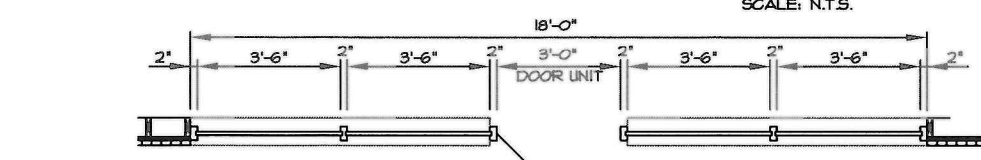
REAR ELEVATION
SCALE: 3/16"=1'-0"

EXECUTIVE
DIRECTOR
APPROVAL

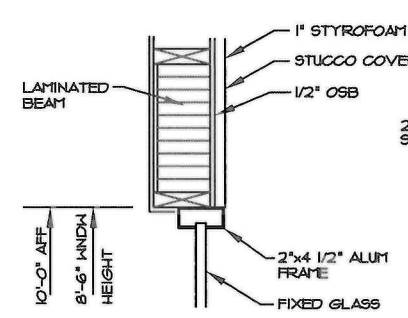
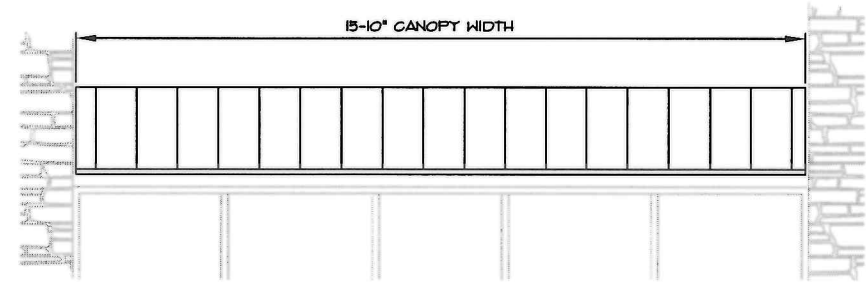
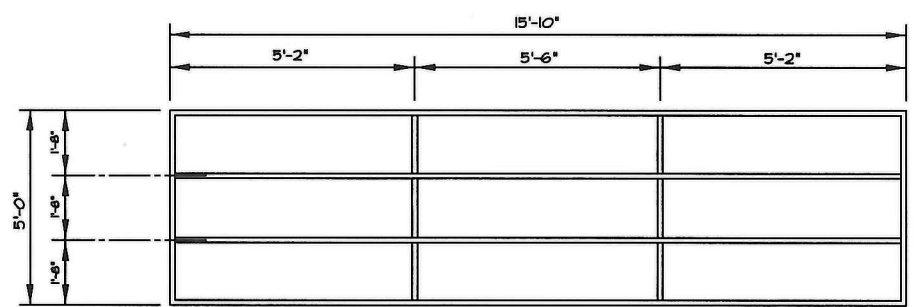
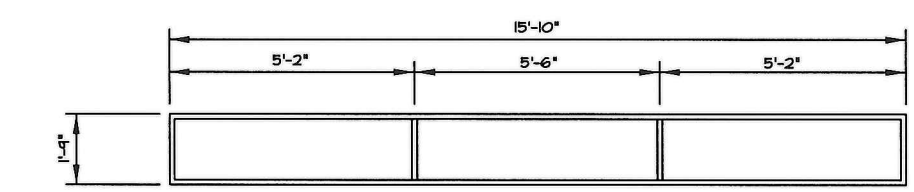
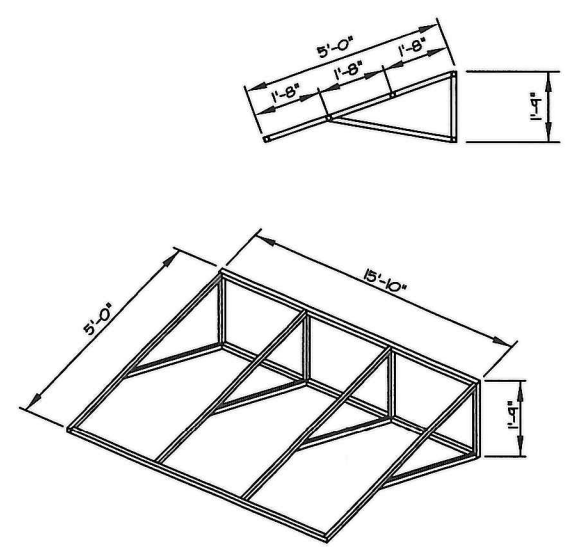
7-8-2021
Date By *AC*



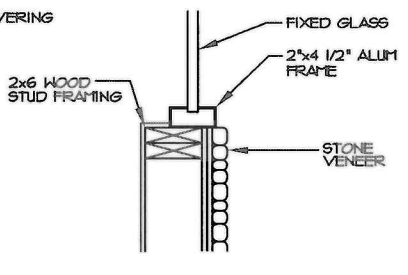
STOREFRONT WINDOW/DOOR ELEVATION
SCALE: N.T.S.



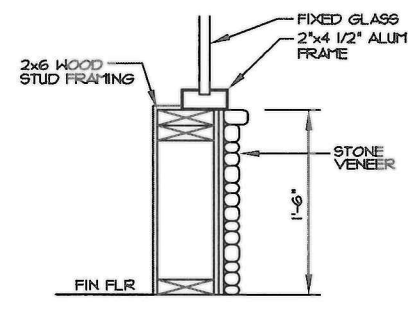
STOREFRONT WINDOW/DOOR PLAN
SCALE: 1/2"=1'-0"



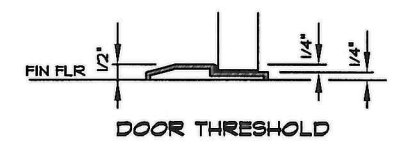
WINDOW HEAD "A"
SCALE: 1/2"=1'-0"



WINDOW JAMB "B"
SCALE: 1/2"=1'-0"



WINDOW SILL "C"
SCALE: 1/2"=1'-0"

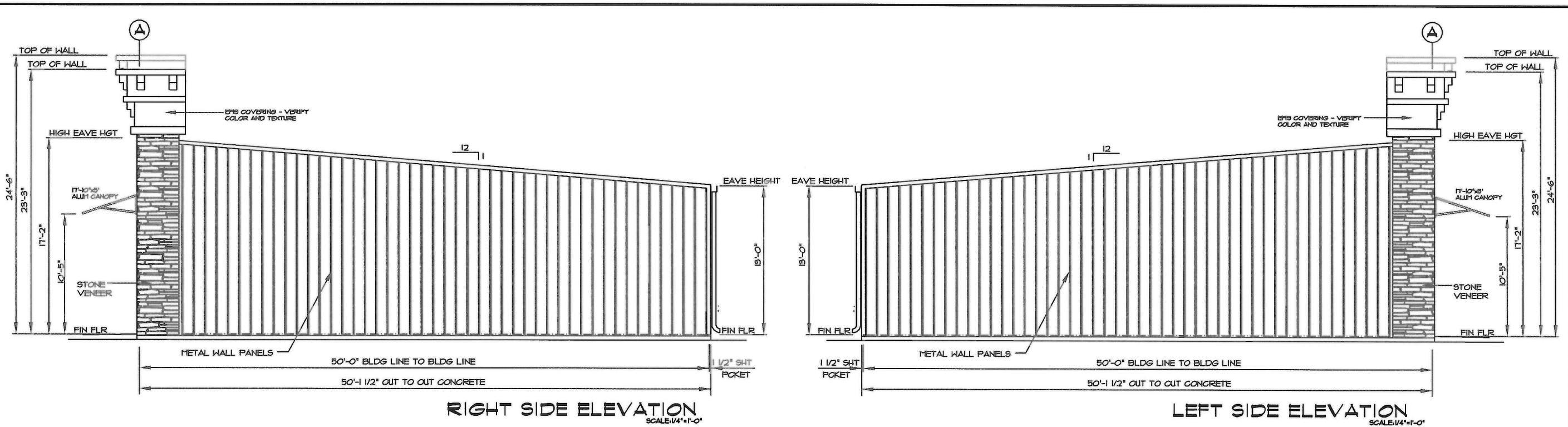


DOOR THRESHOLD

NO.	A	DATE	05/19/2021
BY	SAC	DATE	05/19/2021
REVISIONS		FOR	PROPOSED BUILDING FOR MONARGIS PLAZA 483 E. 70th STREET SHREVEPORT, LOUISIANA 71106
		FOR	EXTERIOR ELEVATIONS, CANOPY DETAILS
		DATE	05/19/2021
		DRAWN	SAC
		SHEET	A-02
		REVISION	A

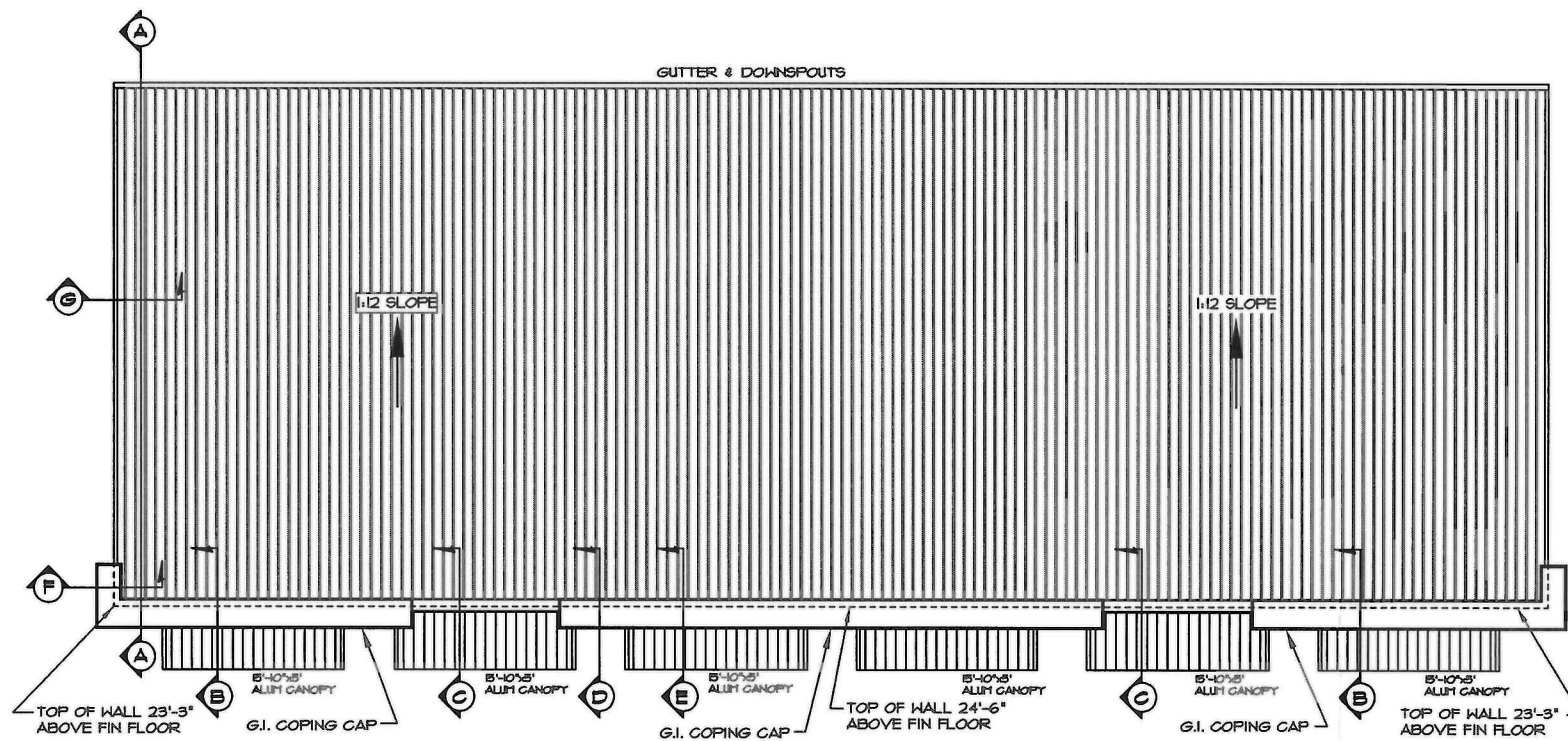
Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors
1324 N. Hearne Ave., Ste 301 Phone: (318) 686-7190
Shreveport, Louisiana 71107 Fax: (318) 402-4400





RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

EXECUTIVE
DIRECTOR
APPROVAL

7-8-2021 By *awc*
Date

NO.	REVISIONS	BY	DATE	FOR:
A	RELEASED FOR FIRE MARSHAL REVIEW	SAC	05/19/2021	

PROPOSED BUILDING FOR MONARGIS PLAZA
483 E. 70th STREET
SHREVEPORT, LOUISIANA 71106

FOR:
EXTERIOR ELEVATIONS & ROOF PLAN



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	05/19/2021
Drawn	SAC
Sheet	A-03
Revision	A

21-27-C