

Harbor Field Upgrades

200 Jackson Avenue
Mandeville, Louisiana 70448

CLAY MADDEN
Mayor

MELISSA O'DONNELL
Executive Assistant

KEITH LAGRANGE, P.E.
Director, Department of Public Works

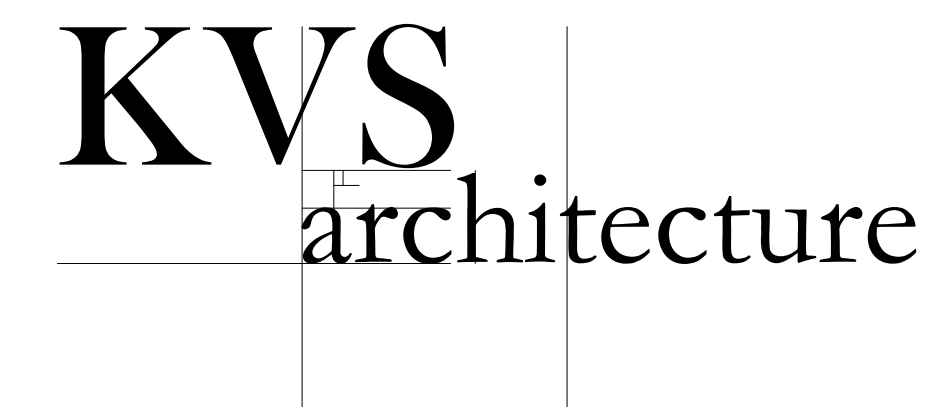
CARA BARTHOLOMEW, AICP
Director, Department of Planning & Development

LAUREN BRINKMAN, CFM
City Planner / Floodplain Manager

DAVID LEBRETON, JR., P.E., PTOE, PTP
Vice President
Digital Engineering

MANDEVILLE CITY COUNCIL:

Rick Danielson	Council At Large
Jason Zuckerman	Council At Large
Rebecca Bush	District 1
Dr. J. Skelly Kreller	District 2
Jill McGuire	District 3
Kristine Scherer	Council Clerk



Project Team:

ARCHITECT:

KVS ARCHITECTURE
235 Girod Street
Mandeville, LA 70448
(985)674-3077

PROFESSIONAL LAND SURVEYOR:

Randall W. Brown & Associates, Inc.
228 W Causeway Approach
Mandeville, LA 70448
(985)624-5368

STRUCTURAL ENGINEER:

Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471
(985)727-9377

MECHANICAL & ELECTRICAL ENGINEER:

Marrero, Couvillon and Associates, LLC
3525 Hessmer Ave., Suite 304
Metairie, LA 70002
(504)834-3448

LANDSCAPE ARCHITECT:

Abbey Associates, Inc.
Mandeville, LA 70448



CITY OF MANDEVILLE
3101 E. Causeway Approach
Mandeville, LA 70448
(985)626-3144



Harbor Field Upgrades

200 Jackson Ave. Mandeville, Louisiana 70448

PROJECT DATA:

CONSTRUCTION TYPE: III-B
 OCCUPANCY TYPE: B- BUSINESS
 TOTAL BUILDING AREA:
 CONCESSION BUILDING 1,625 SF
 OTHER BUILDINGS ARE CLASSIFIED AS OPEN STRUCTURES

GENERAL NOTES:

1. WORK SHALL BE IN COMPLIANCE WITH:
 -THE 2017 INTERNATIONAL BUILDING CODE - 130 MPH BASIC WIND SPEED.
2. CONTRACTOR SHALL VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR SHALL ADVISE ARCHITECT IF EXISTING CONDITIONS ARE IN CONFLICT WITH THESE DOCUMENTS.
3. GENERAL CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL WORK BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION.
4. CONTRACTOR TO VERIFY SITE & BUILDING UTILITIES SCHEDULED FOR WEEK. NOTIFY ARCH. & OWNER 48 HOURS MIN. PRIOR TO UTILITY INTERRUPTIONS & TIE INS.
5. FINE GRADING AT ALL WORK AREAS IS REQ'D INCLUDING ADDITIONAL EARTH WORK AND SOD SURFACING
6. BALLFIELD SITE GRADING IS REQUIRED. EXISTING DRAINAGE PATTERNS TO BE MODIFIED. INFIELD CURRENTLY DRAINS EAST TO WEST FROM BEHIND HOME PLATE TO THE OUTFIELD IN FRONT OF BOTH DUGOUTS.
7. CONTRACTOR TO CLEAN, REPAIR OR REPLACE ITEMS DAMAGED BY WORK OF THIS CONTRACT INCLUDING INSTALLATION OF SOD IF NECESSARY TO REPAIR LANDSCAPED AREAS & PLAYING FIELD
8. CONTRACTOR TO REMOVE AND DISPOSE OF ALL TOOLS, TRASH AND DEBRIS FROM ALL AREAS OF THE JOB SITE OFF-SITE AT THE END OF EACH WORK DAY.

DRAWING INDEX

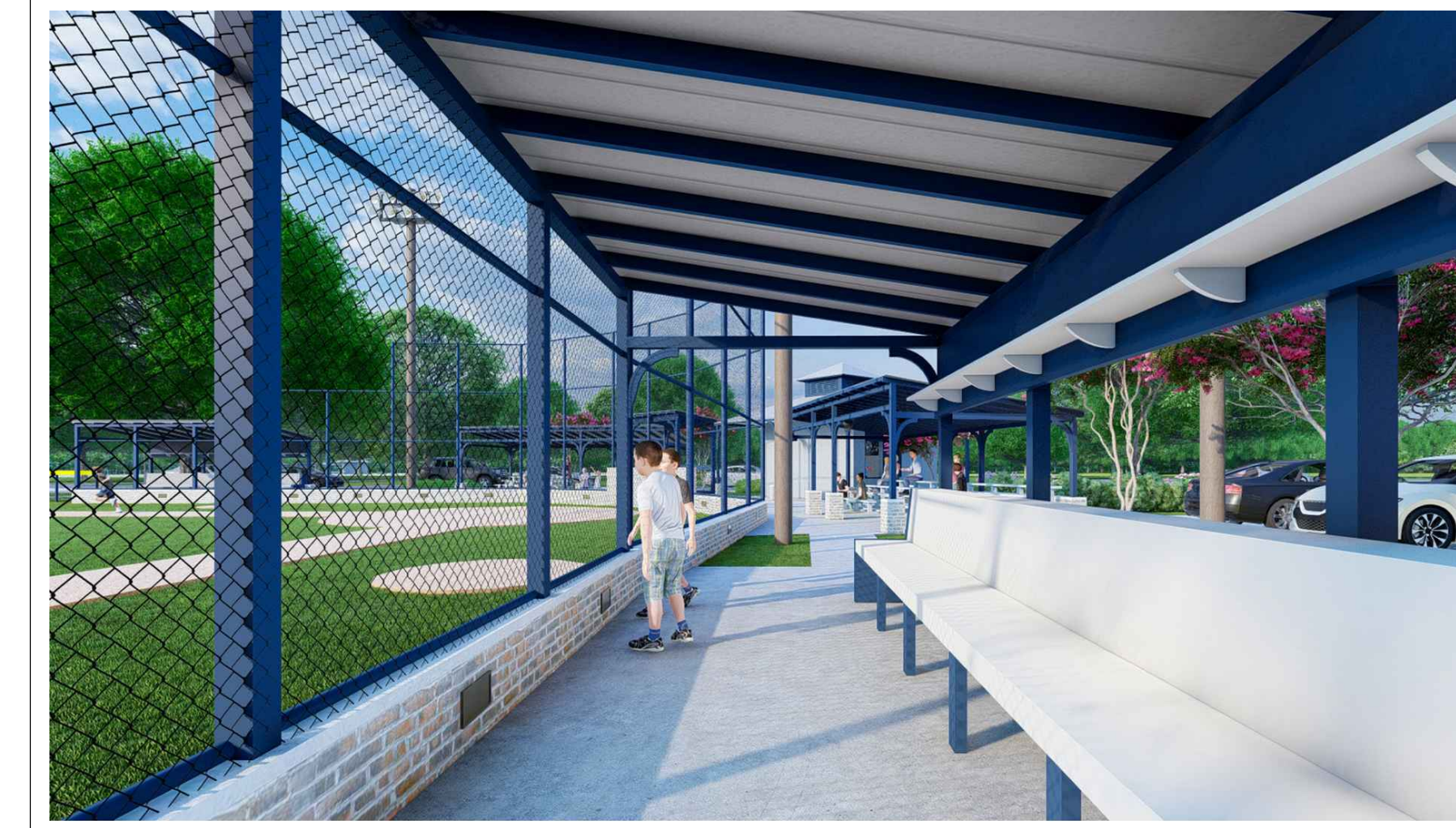
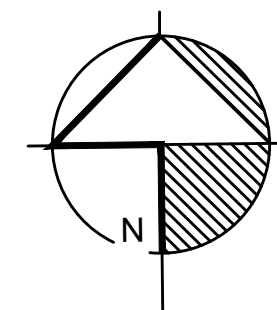
COVER

PROJECT SURVEY DATED JUNE 28, 2021

- D1.0 DEMOLITION PLAN
- A1.0 PROPOSED SITE PLAN
- A1.1 ENLARGED SITE PLAN
- A1.2 PAVING PLAN & DETAILS
- A1.3 GRADING PLAN
- A1.4 FENCING PLAN & DETAILS
- L1.0 LANDSCAPE CONCEPTUAL PLAN
- A2.0 PROPOSED PLAN R.R. & CONCESSION BLDG.
- A2.1 PROPOSED PLAN BLEACHERS BLDG.
- A2.2 PROPOSED PLAN DUGOUTS & SCORE BOOTH
- A2.3 PROPOSED PLAN BACKSTOP
- A2.4 INFIELD PLAN
- A2.5 R.R. & CONCESS. + SCORE BOOTH ROOF PLANS
- A2.6 BLEACHERS BLDG. + DUGOUTS ROOF PLANS
- A3.0 OPENING AND FINISH SCHEDULES
- A3.1 OPENING DETAILS
- A4.0 R.R. & CONCESSION BLDG. ELEVATIONS
- A4.1 BLEACHERS BLDG. ELEVATIONS
- A4.2 HOME & VISITORS DUGOUT ELEVATIONS
- A4.3 SCORE BOOTH & BACKSTOP ELEVATIONS
- A4.4 EXISTING STORAGE BUILDING
- A4.5 PROPOSED STORAGE BUILDING
- A4.6 BUILDING RENDERINGS
- A4.7 BUILDING RENDERINGS
- A4.8 BUILDING RENDERINGS
- A4.9 BUILDING RENDERINGS
- A5.0 R.R. & CONCESSION BLDG. SECTION
- S.1 FOUNDATION AND HELICAL PILE PLAN
- S.2 FOUNDATION AND HELICAL PILE DETAILS
- S.3 BUILDING AND WALL DETAILS
- S.4 STEEL FRAMING PLAN
- S....TBD ALL OTHER FOUNDATION PLANS
- E1 ELECTRICAL NOTES AND COVER SHEET
- E2 ELECTRICAL SITE DEMOLITION PLAN
- E3 ELECTRICAL SITE PLAN
- E4 NEW RESTROOM AND CONCESSIONS - POWER
- E5 NEW RESTROOM AND CONCESSIONS - LIGHTING
- E6 ELECTRICAL PANEL SCHEDULE AND LIGHTING
- E7 ELECTRICAL RISER DIAGRAM
- M0.1 MECHANICAL NOTES AND COVER SHEET
- M1.1 MECHANICAL FLOOR PLAN
- M2.1 MECHANICAL DETAILS
- P0.1 PLUMBING NOTES AND COVER SHEET
- P1.1 PLUMBING SITE PLAN
- P2.1 PLUMBING FLOOR PLAN
- P3.1 PLUMBING DETAILS



SITE
VICINITY MAP
NO SCALE



STRUCTURAL LOADING -

2017 IBC, FIGURE 1609
 ULTIMATE DESIGN WIND SPEED, 130 MPH
 NOMINAL DESIGN WIND SPEED, 98 MPH

PROJECT IS IN A WIND BORNE DEBRIS REGION.

BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE 7-15.

STRUCTURAL DESIGN -
 SECTION 6.5.4.2 OF ASCE 7-15.
 ENCLOSED BUILDING
 CATEGORY 'II' (IBC 1604.5)
 SNOW LOAD = 0 (IBC 1608.2)
 EXPOSURE 'C' (IBC 1609.4)
 WIND IMPORTANCE FACTOR = 1.0
 INTERNAL PRESSURE COEFFICIENT = 1.18
 MAIN WIND RESISTING SYSTEM = DIAPHRAGM
 BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE 7-15.
 FLOOR LIVE LOADS - 100 PSF
 FLOOR DEAD LOADS - 20 PSF
 ROOF LIVE LOADS - 40 PSF
 ROOF LOADS - DEAD LOAD - 20 PSF

FLOOD ZONE: AE, EL. 11' + 2' = 13.0' DFE.

50% Construction Documents

KVS
architecture

235 Girod Street, Mandeville, Louisiana
 985.674.3077 www.kvsarchitecture.com



THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO MY KNOWLEDGE, COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 K. VAUGHAN SOLLBERGER, JR., ARCHITECT

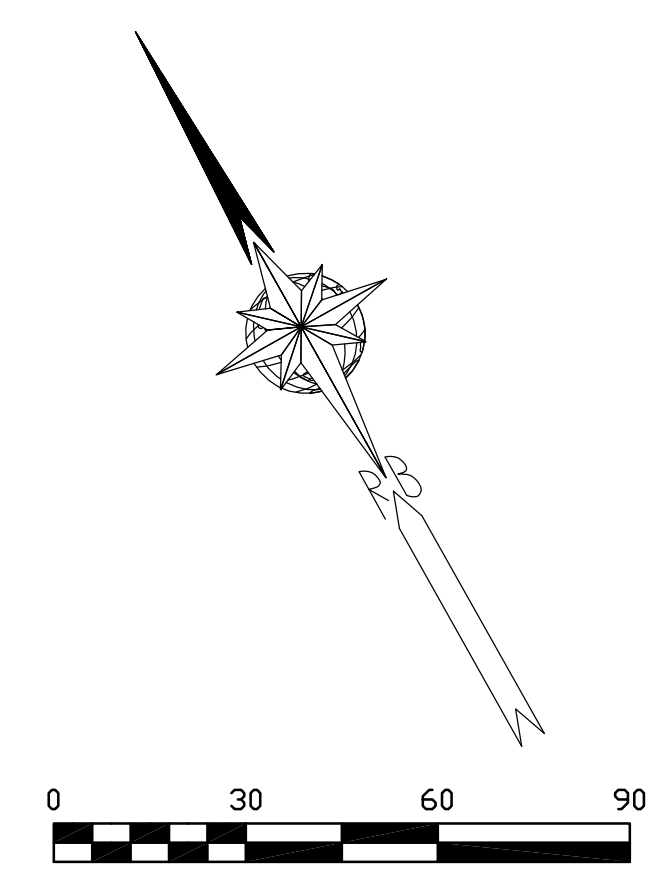
Harbor Field Upgrades

200 Jackson Avenue
 Mandeville, Louisiana 70448

7.8.22

Topographic Survey of
 SOUTH 1/2 OF SQUARE 74
 TOWN OF MANDEVILLE * CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA

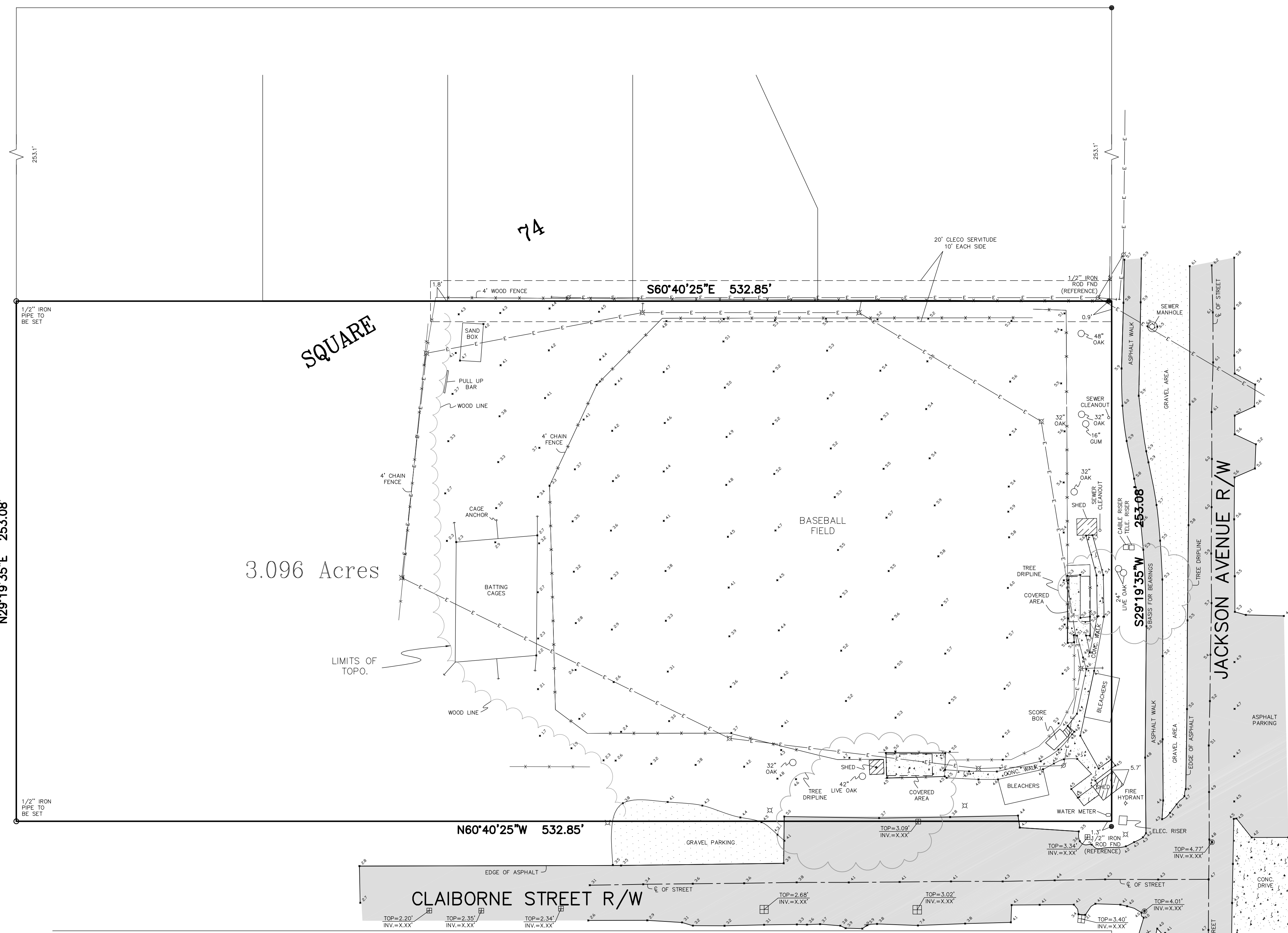
JEFFERSON STREET R/W



CLAUSEL STREET R/W
 (NOT CONSTRUCTED)

N29°19'35"E 253.08'

3.096 Acres



CLAIBORNE STREET R/W

JACKSON AVENUE R/W

DRAINAGE INLET NOTE:
 UNABLE TO OBTAIN INVERTS OF
 DRAINAGE STRUCTURES DUE TO
 INUNDATION OF WATER FROM RAIN
 AND TIDAL MOVEMENT. SOME
 DRAINS ARE HEAVILY SILTED IN
 AND CONTAIN DEBRIS.

NOTE:
 1) OWNER OR BUILDER RESPONSIBLE
 FOR VERIFYING SETBACKS BEFORE
 CONSTRUCTION BEGINS.
 2) ALL TREES NOT LOCATED

REFERENCE 1:
 Survey By Randall W. Brown & Assoc., INC.
 Survey No.: 15065
 Dated: 12-4-2019

REFERENCE 2:
 SITE PLAN By Kelly J. McHugh
 Map File No.: 85-134-SITE
 Dated: 12-5-2005

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
 ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,
 WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER
 THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
 STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
 FOR A CLASS C SURVEY.

ADVANCE

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

NOTE: ELEVATIONS SHOWN
 HEREON ARE REFERENCED TO
 NAVD83(GEOD12A)

NOTE:
 NO ARBORIST WAS PRESENT DURING THIS
 TREE SURVEY. TREE SPECIES SHOWN HEREON
 WERE IDENTIFIED TO THE BEST OF THIS FIRM'S
 ABILITIES. THIS FIRM MAKES NO GUARANTEE
 THAT THE SPECIES SHOWN HEREON ARE CORRECT.

Note: I have consulted the Federal Insurance Administration
 Flood Hazard Boundary Maps and found the property
 described is located in a special flood hazard area,
 it is located in Flood Zone AE
 FIRM Panel# 2202020431D Rev. 5-16-2012

LEGEND

- SEWER MANHOLE
- DROP INLET
- UTILITY POLE
- GUY WIRE
- ⊗ LIGHT STANDARD
- DENOTES 1/2" IRON PIPE SET
 UNLESS OTHERWISE NOTED

RANDALL W. BROWN & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
 (985) 624-5368 * INFO@BROWNSURVEYS.COM

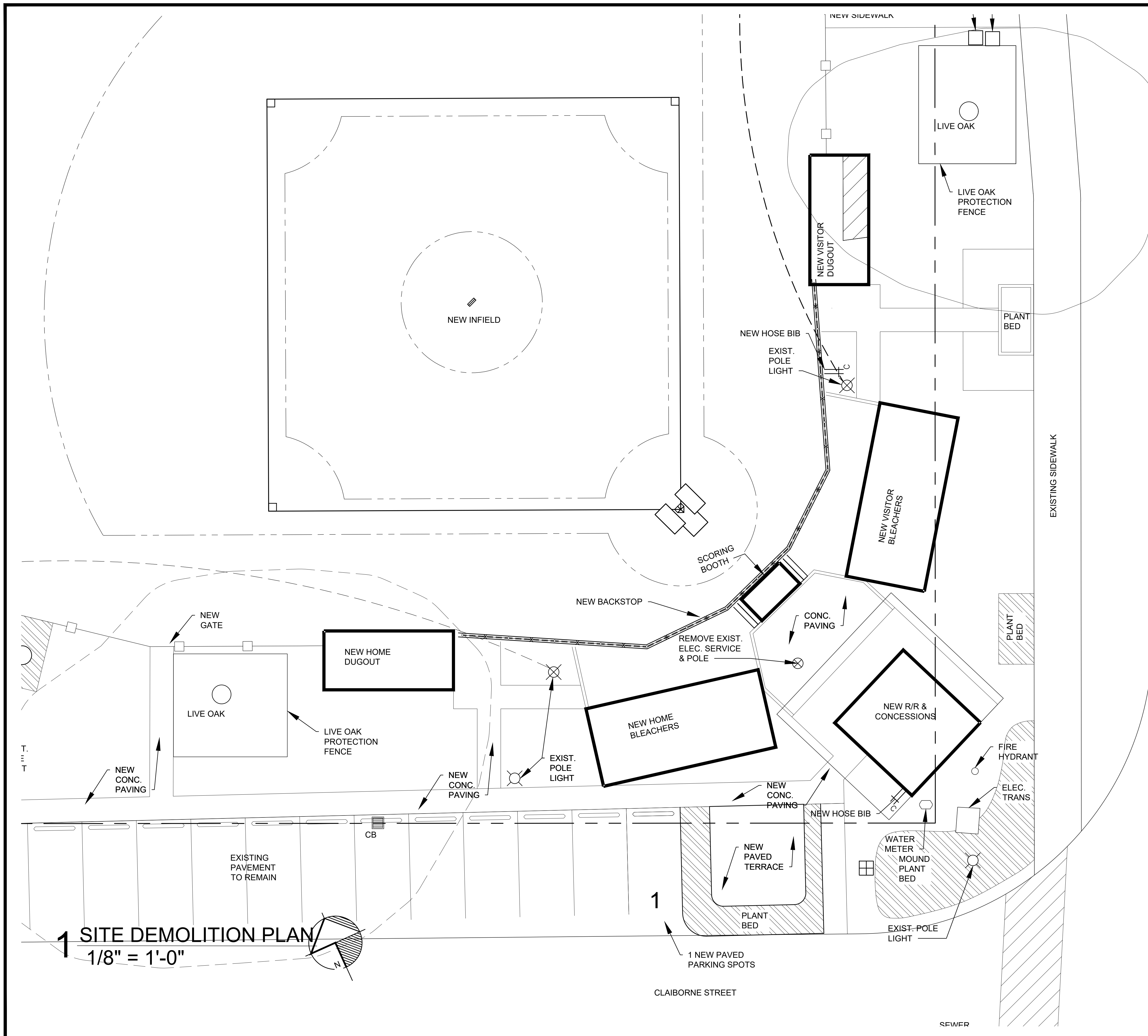
TOPOGRAPHIC SURVEY OF
 SOUTH 1/2 OF SQUARE 74
 TOWN OF MANDEVILLE * CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:
 J.E.D.
 CHECKED BY:
 RWB
 DATE:
 JUNE 28, 2021
 SCALE:
 1" = 30' ±
 SURVEY No.
 21410

SHEET

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OWNER SALVAGE NOTES

CONTRACTOR TO REMOVE THE FOLLOWING ITEMS FOR OWNER TO RETAIN & STORE FOR FUTURE RE-USE:
 1. LIGHTING FIXTURES

DEMOLITION KEY NOTES:

- ① REMOVE DOOR & FRAME. STORE FOR REUSE AND REFURBISHMENT.
- ② REMOVE WINDOW FRAME. STORE FOR REUSE AND REFURBISHMENT.
- ③ REMOVE WALL & WOOD TRIM.
- ④ SELECTIVE DEMOLITION OF TRUSSES & ATTIC. RE: 1/S2.0
- ⑤ REMOVE EQUIPMENT PLATFORM.
- ⑥ REMOVE EQUIPMENT. STORE FOR REUSE AND REFURBISHMENT. REF. AC1.0
- ⑦ REMOVE PLUMBING FIXTURES & CABINERY.
- ⑧ AIR CONDITIONERS WERE REMOVED BY OTHERS; RESTORE WINDOW.
- ⑨ REMOVE ELECTRICAL SERVICE, SEE ELECTRICAL.

SELECTIVE DEMOLITION NOTES:

CONTRACTOR SHALL VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR SHALL ADVISE ARCHITECT IF EXISTING CONDITIONS ARE IN CONFLICT WITH THESE DOCUMENTS.

CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND LA DEQ.

ITEMS INDICATED TO BE SALVAGED OR REUSED SHALL BE PROTECTED AND STORED ON-SITE. AC UNITS 1 & 2 AND C4-E1 AND C4-E2 SHALL BE REUSED. COORDINATE WITH MECHANICAL AND ELECTRICAL SUBCONTRACTORS. SEE AC2.0.

SEQUENCE DEMOLITION WORK STARTING AT HIGHER AREAS AND FINISHING AT LOWER AREAS, OR AS PRACTICAL BASED ON FIELD CONDITIONS.

HAZARDOUS MATERIALS ARE NOT EXPECTED TO BE ENCOUNTERED IN THE WORK. IF MATERIALS ARE SUSPECTED OF BEING OF HAZARDOUS CONTENT, DO NOT DISRUPT. IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER.

LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES AND PIPING TO BE DEMOLISHED.

DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING OF FACILITIES TO BE DEMOLISHED AND STRUCTURES ADJACENT TO THE DEMOLITION.

ALL STRUCTURES ARE TO BE MAINTAINED BY SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE.

CONTRACTOR TO PROTECT EXISTING WOOD RAMP, STAIRS AND DECKING DURING DEMOLITION.

CONTRACTOR TO PROTECT REMAINING GYPSUM BOARD WALL & CEILING FINISHES. PATCH, TEXTURE, AND REPAINT EXISTING TO REMAINING AREAS FOR CONSISTENT FINISHES

JACKSON AVENUE

EXISTING SIDEWALK

CLAIBORNE STREET

SEWER MANHOLE

1 SITE DEMOLITION PLAN
 1/8" = 1'-0"

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HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70448

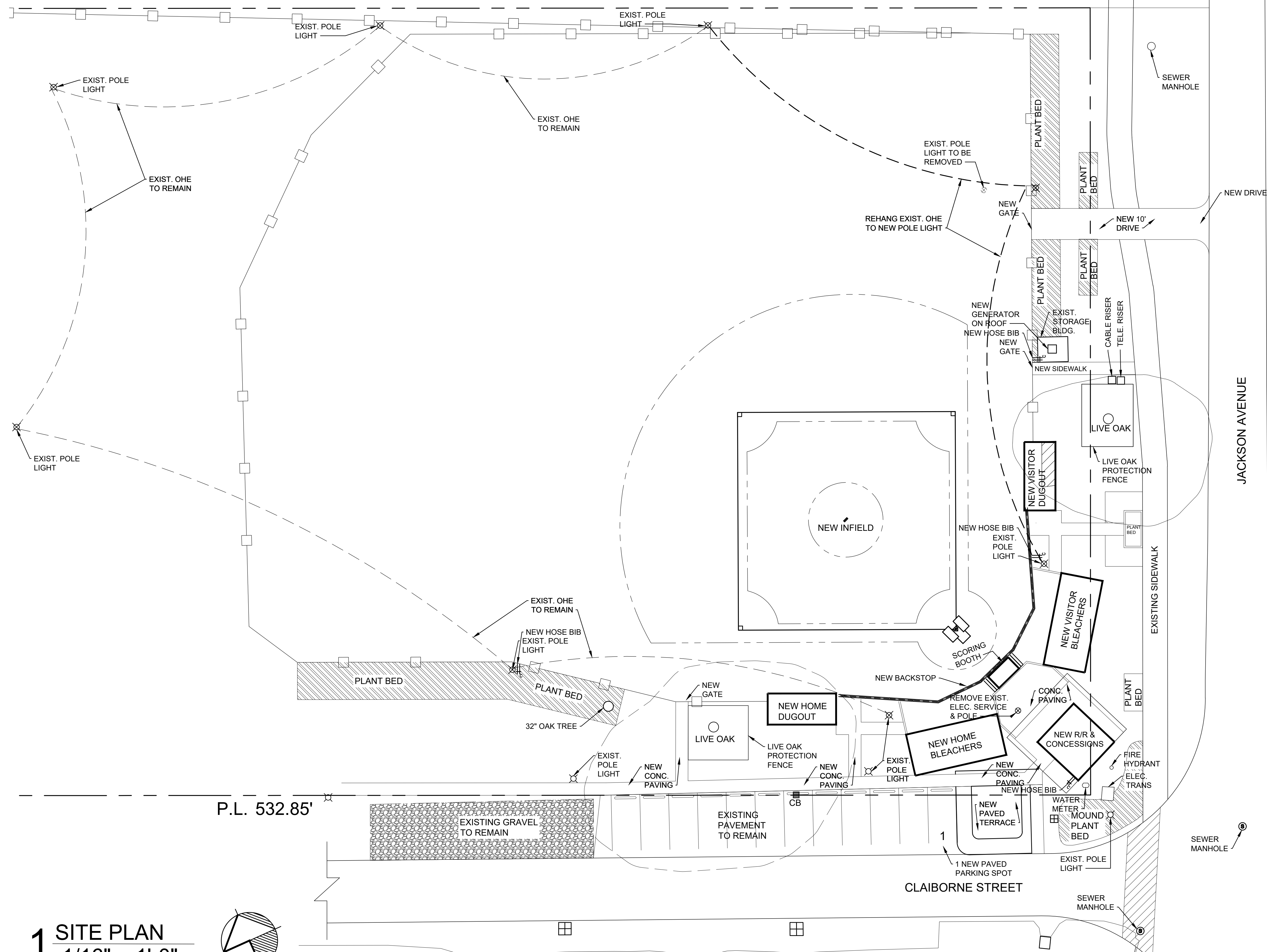
REVISIONS:

DATE: 7.8.22

PROJECT No: 20040

DRAWING:

D1.0



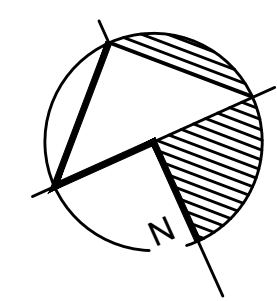
NOTES:

1. REMOVE EXISTING ELECTRICAL SERVICE AND POWER POLE IT IS MOUNTED TO.
2. RELOCATE ELECTRICAL SERVICE FROM EXISTING PAD MOUNT TRANSFORMER TO BUILDING.
3. REMOVE REMNANTS OF LIGHT POLE IN RIGHT FIELD THAT WAS DAMAGED DURING HURRICANE IDA, AND INSTALL NEW POLE OUTSIDE PLAYING FIELD AREA.
4. ALL OTHER LIGHT POLES AND POWER POLES TO REMAIN. ALL FIELD FIXTURE LAMPS TO BE REPLACED, FIXTURES TO BE REPAIRED WHERE NOTED.
5. EXISTING METAL FENCE POSTS AND TOP RAIL TO REMAIN. STEEL CHAIN LINK FABRIC TO BE REMOVED.
6. EXISTING BACKSTOP TO BE REMOVED.
7. EXISTING DUGOUTS & BLEACHERS TO BE REMOVED.
8. EXISTING SCORE KEEPER'S STAND TO BE REMOVED.
9. EXISTING PORTABLE CONCESSION BUILDING TO BE REMOVED.

LEGEND:

- ⊗ L FIELD LIGHT POLES
- ⊗ L PEDESTRIAN LIGHT POLE
- ⊗ L ELECTRICAL POLE
- PERIMETER FENCE
- x BACK STOP
- - - - WATER - 2"
- - - - U/G ELEC - (2) 2"
- - - - SANITARY SEWER - 4"
- ▨ GRAVEL

1 SITE PLAN
 1/16" = 1'-0"



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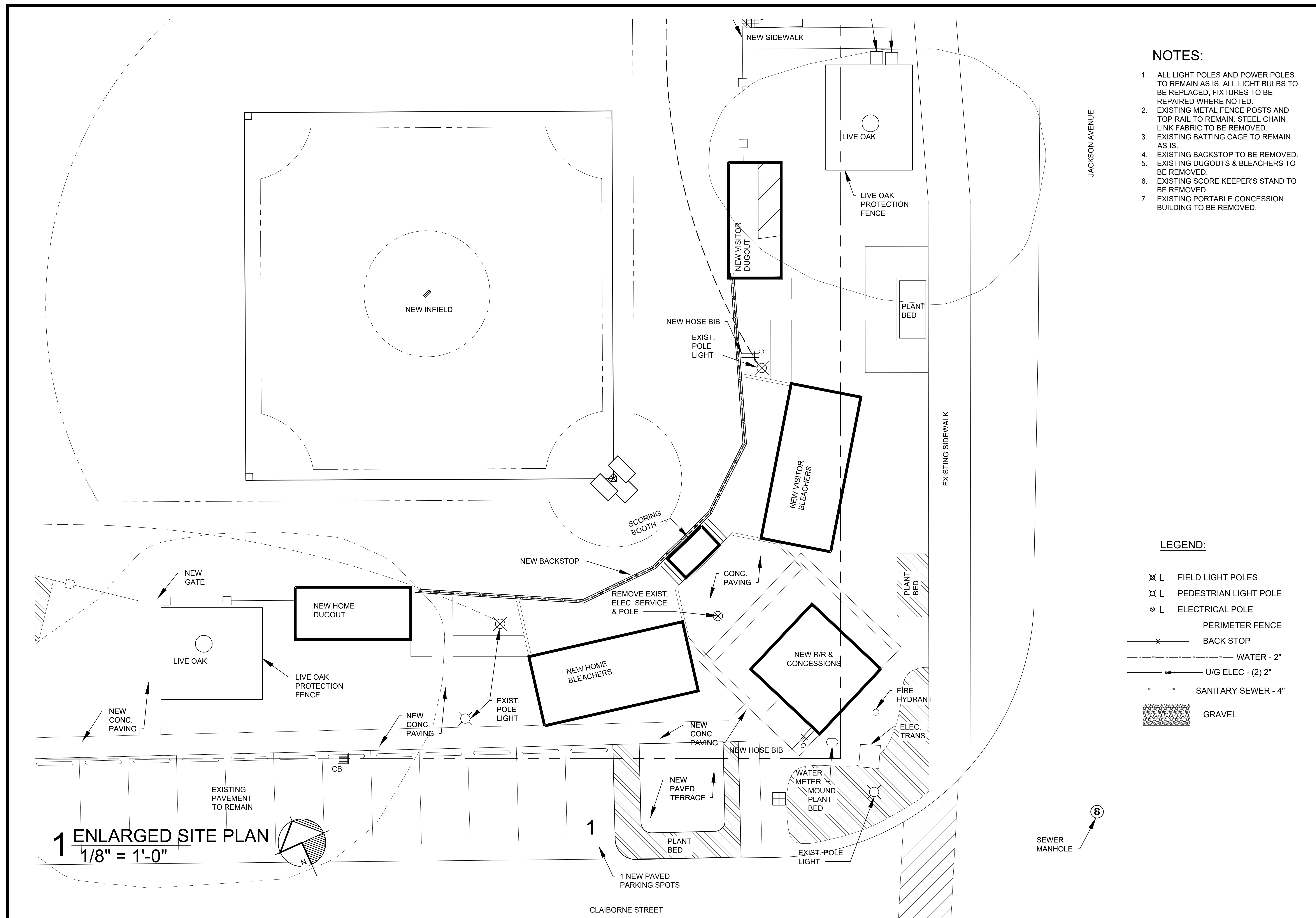


HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70448

REVISIONS:

DATE: 7.8.22
 PROJECT No: 20040
 DRAWING:

A1.0



1 ENLARGED SITE PLAN
1/8" = 1'-0"

- NOTES:**
1. ALL LIGHT POLES AND POWER POLES TO REMAIN AS IS. ALL LIGHT BULBS TO BE REPLACED, FIXTURES TO BE REPAIRED WHERE NOTED.
 2. EXISTING METAL FENCE POSTS AND TOP RAIL TO REMAIN. STEEL CHAIN LINK FABRIC TO BE REMOVED.
 3. EXISTING BATTING CAGE TO REMAIN AS IS.
 4. EXISTING BACKSTOP TO BE REMOVED.
 5. EXISTING DUGOUTS & BLEACHERS TO BE REMOVED.
 6. EXISTING SCORE KEEPER'S STAND TO BE REMOVED.
 7. EXISTING PORTABLE CONCESSION BUILDING TO BE REMOVED.

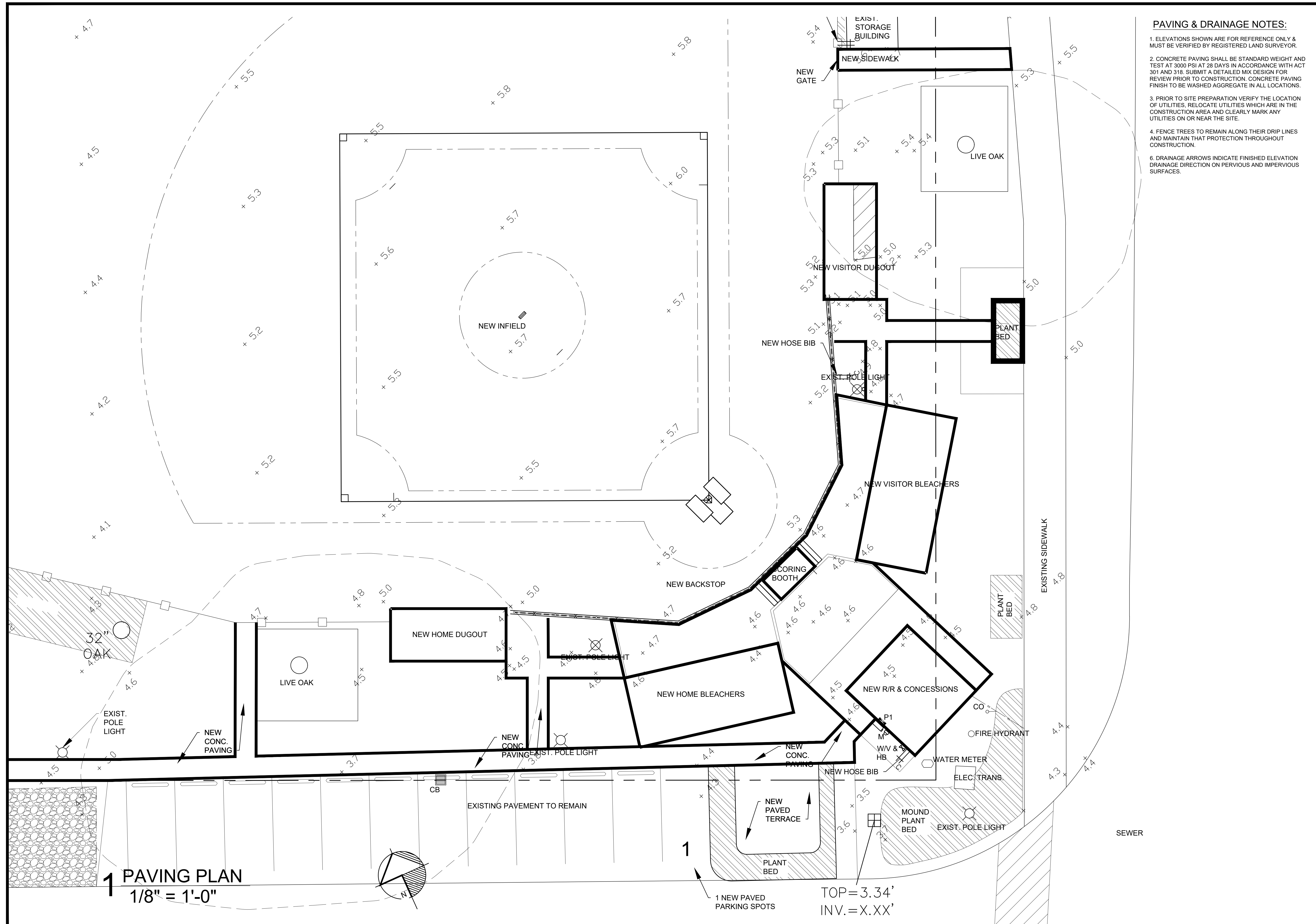
- LEGEND:**
- ⊗ L FIELD LIGHT POLES
 - ⊗ L PEDESTRIAN LIGHT POLE
 - ⊙ L ELECTRICAL POLE
 - PERIMETER FENCE
 - BACK STOP
 - - - WATER - 2"
 - U/G ELEC - (2) 2"
 - SANITARY SEWER - 4"
 - ▨ GRAVEL

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HARBOR FIELD UPGRADES
200 JACKSON AVENUE, MANDEVILLE, LA 70448

REVISIONS:	
DATE:	7.8.22
PROJECT No:	20040
DRAWING:	A1.1

A1.1

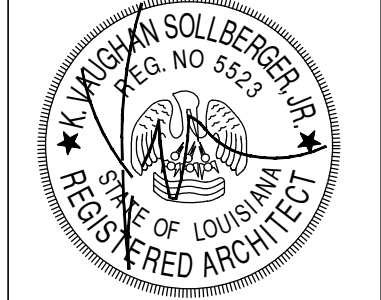


PAVING & DRAINAGE NOTES:

1. ELEVATIONS SHOWN ARE FOR REFERENCE ONLY & MUST BE VERIFIED BY REGISTERED LAND SURVEYOR.
2. CONCRETE PAVING SHALL BE STANDARD WEIGHT AND TEST AT 3000 PSI AT 28 DAYS IN ACCORDANCE WITH ACT 301 AND 318. SUBMIT A DETAILED MIX DESIGN FOR REVIEW PRIOR TO CONSTRUCTION. CONCRETE PAVING FINISH TO BE WASHED AGGREGATE IN ALL LOCATIONS.
3. PRIOR TO SITE PREPARATION VERIFY THE LOCATION OF UTILITIES, RELOCATE UTILITIES WHICH ARE IN THE CONSTRUCTION AREA AND CLEARLY MARK ANY UTILITIES ON OR NEAR THE SITE.
4. FENCE TREES TO REMAIN ALONG THEIR DRIP LINES AND MAINTAIN THAT PROTECTION THROUGHOUT CONSTRUCTION.
6. DRAINAGE ARROWS INDICATE FINISHED ELEVATION DRAINAGE DIRECTION ON PERVIOUS AND IMPERVIOUS SURFACES.

1 PAVING PLAN
1/8" = 1'-0"

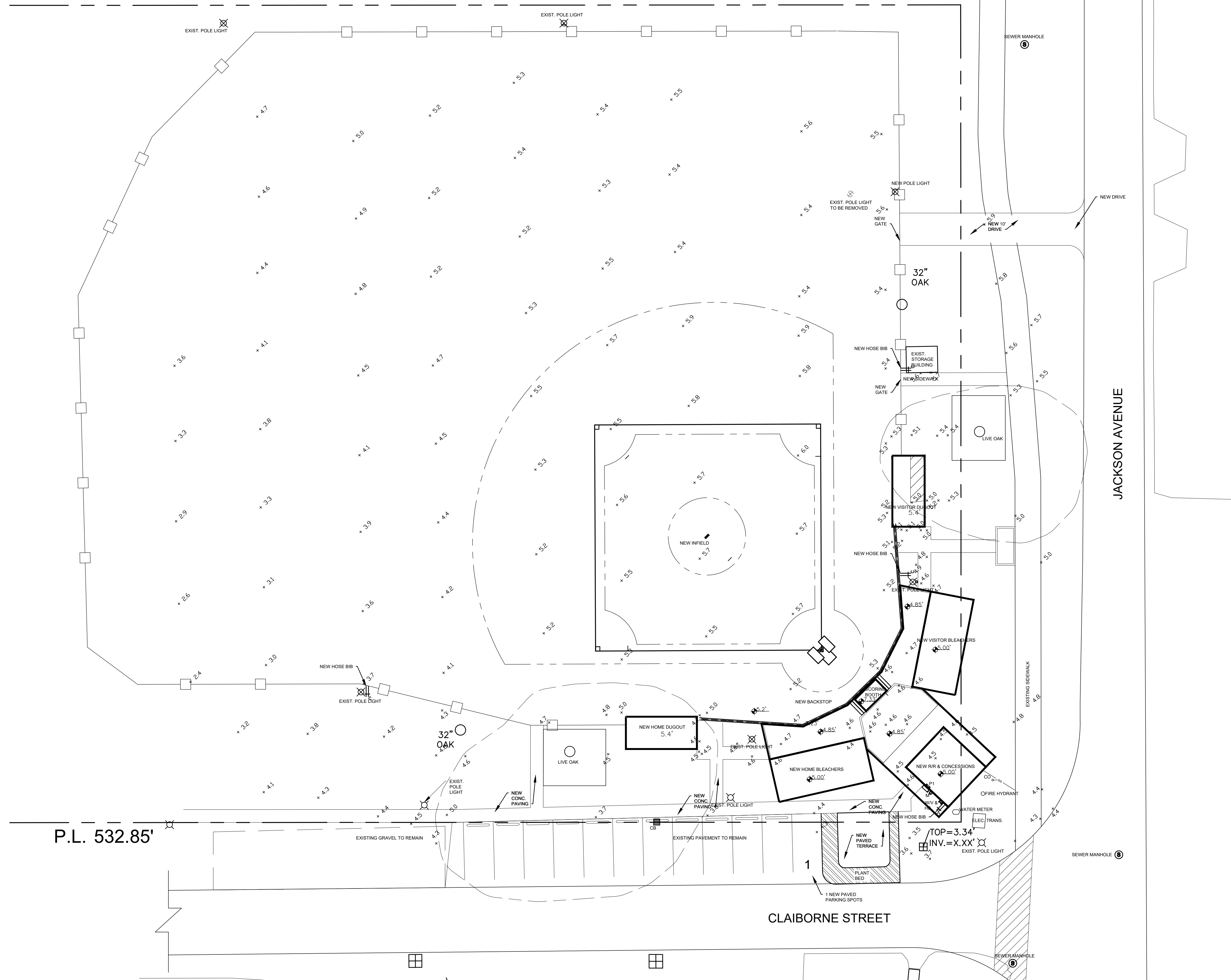
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HARBOR FIELD UPGRADES
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DRAWING:	A1.2

1 NEW PAVED PARKING SPOTS
TOP = 3.34'
INV. = X.XX'



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HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70448

REVISIONS:	
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DRAWING:	

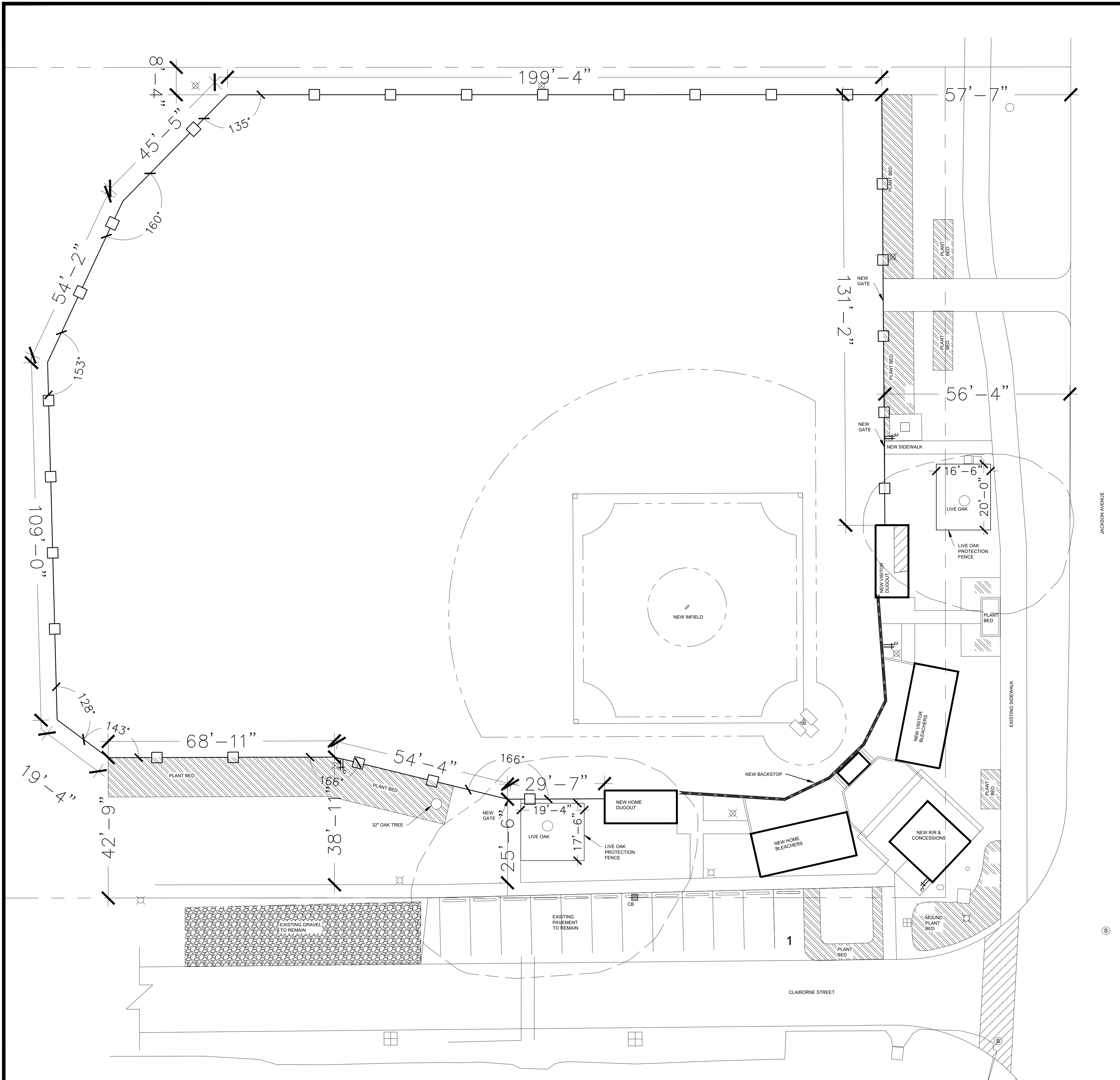
A1.3

1 GRADING PLAN
 1/16" = 1'-0"

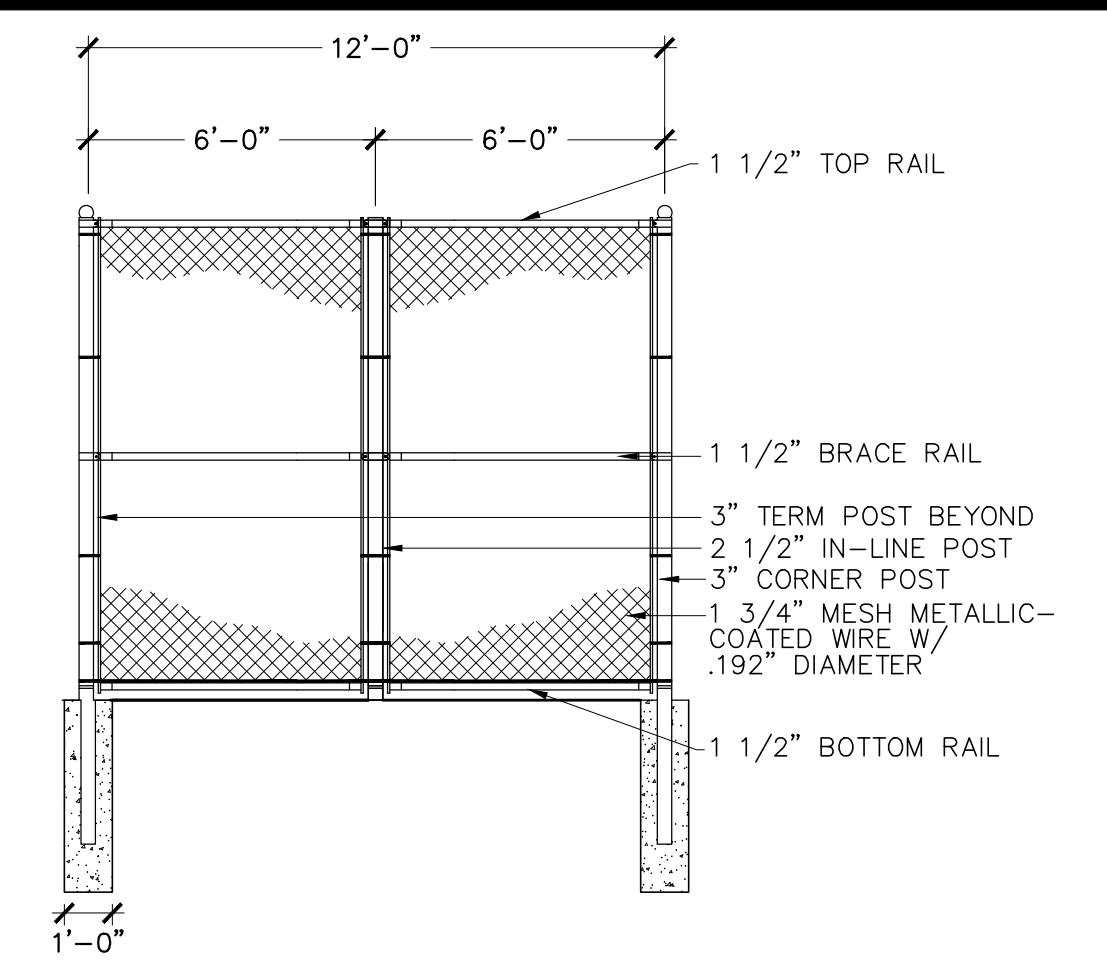
P.L. 532.85'

CLAIBORNE STREET

JACKSON AVENUE

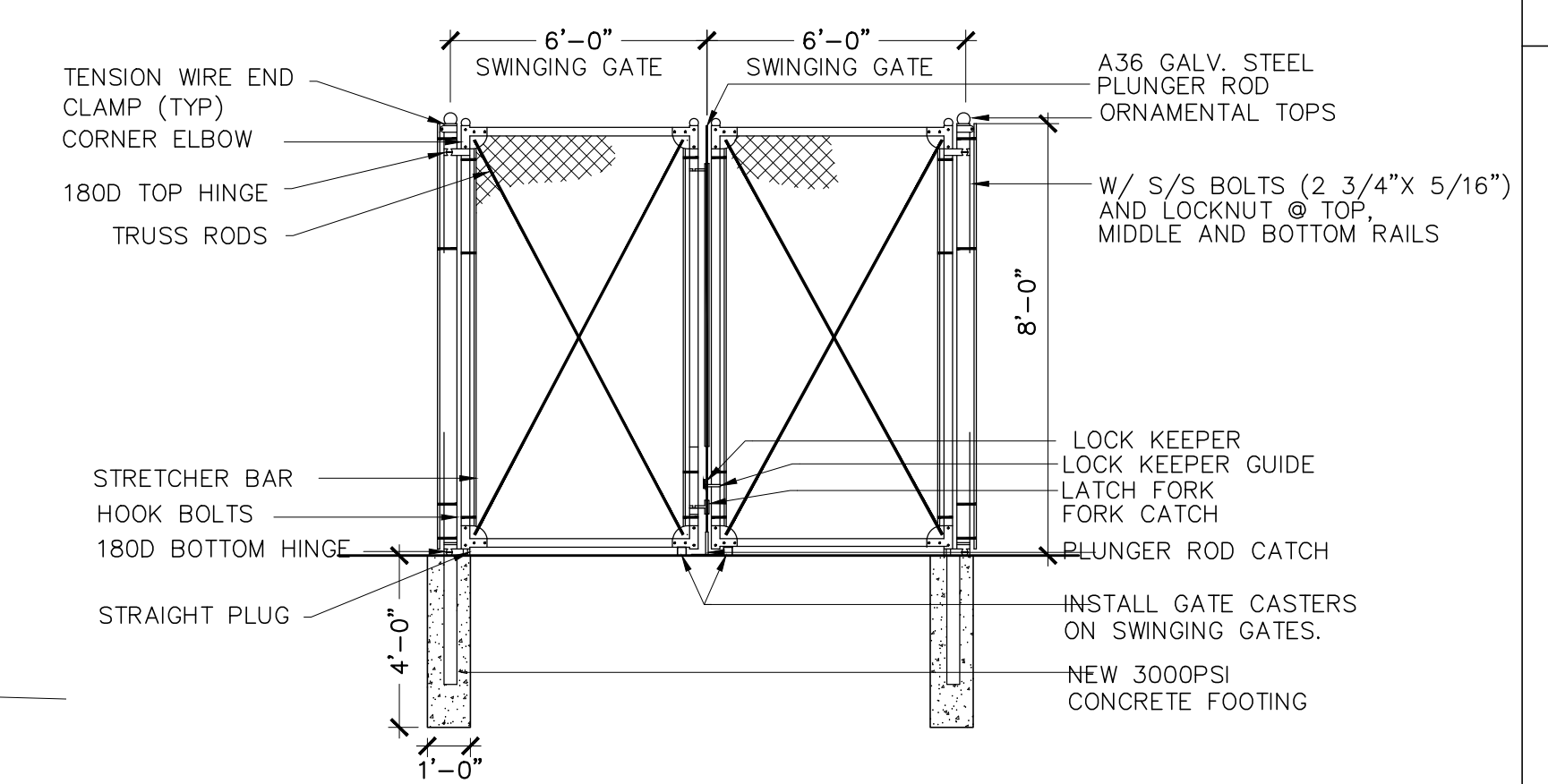


1 FENCING PLAN
1/16" = 1'-0"



NOTE: REFER TO SPECIFICATION MANUAL SECTION 323113 FOR ADDITIONAL FENCING REQUIREMENTS

2 CHAINLINK FENCE DETAIL
1/4" = 1'-0"



3 CHAINLINK GATE DETAIL
1/4" = 1'-0"

LIVE OAK TREE PROTECTION NOTES:

1. CONSTRUCTION ENTRANCE TO JOBSITE TO BE THROUGH REAR OF ADJACENT PROPERTY ONLY. CONSTRUCTION ACCESS TO SITE FROM LAKESHORE DRIVE IS NOT ALLOWED.
2. CONTRACTOR TO RESERVE AN OFF-SITE STAGING AREA AND COORDINATE MATERIAL DELIVERIES WITH ADJACENT PROPERTY OWNER AND TENANT.
3. PRIOR TO ANY SITE CLEARING, ARBORIST TO INSTALL 6' HT. TEMP. METAL FENCING AS INDICATED AROUND LIVE OAK DRIP LINES AND ON SITE PLAN.
4. CONTRACTOR TO CALL FOR INSPECTION BY CITY TREE PROTECTION DEPT. 985-626-3144 FOR VERIFICATION AND LOCATION PRIOR TO BEGINNING WORK.
5. PRIOR TO ANY WORK, SURVEYOR TO MARK ALL BUILDING CORNERS AND EDGE OF SLAB.
6. CONTRACTOR TO INSTALL 3" DEEP BED OF NATURAL HARDWOOD MULCH INSIDE ALL AREAS OF TREE PROTECTION FENCES.
7. UNDER NO CIRCUMSTANCES SHALL ANY MATERIALS, TOOLS, OR EQUIPMENT BE LOCATED INSIDE TREE PROTECTION FENCES.
8. CONTRACTOR TO INSTALL & MAINTAIN VISIBLE SIGNS PROHIBITING ACTIVITY INSIDE TREE PROTECTION FENCES.
9. CONTRACTOR TO IMPLEMENT & MAINTAIN TREE PROTECTION PROCEDURES FOR THE DURATION OF CONSTRUCTION.
10. INSTALLATION OF UNDERGROUND UTILITIES TO BE INSTALLED BY DIRECTIONAL BORING ONLY.

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HARBOR FIELD UPGRADES
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REVISIONS:	
DATE:	7.8.22
PROJECT No:	20040
DRAWING:	A1.4



HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:

DATE:	2.2.22
PROJECT No:	20040
DRAWING:	A1.0

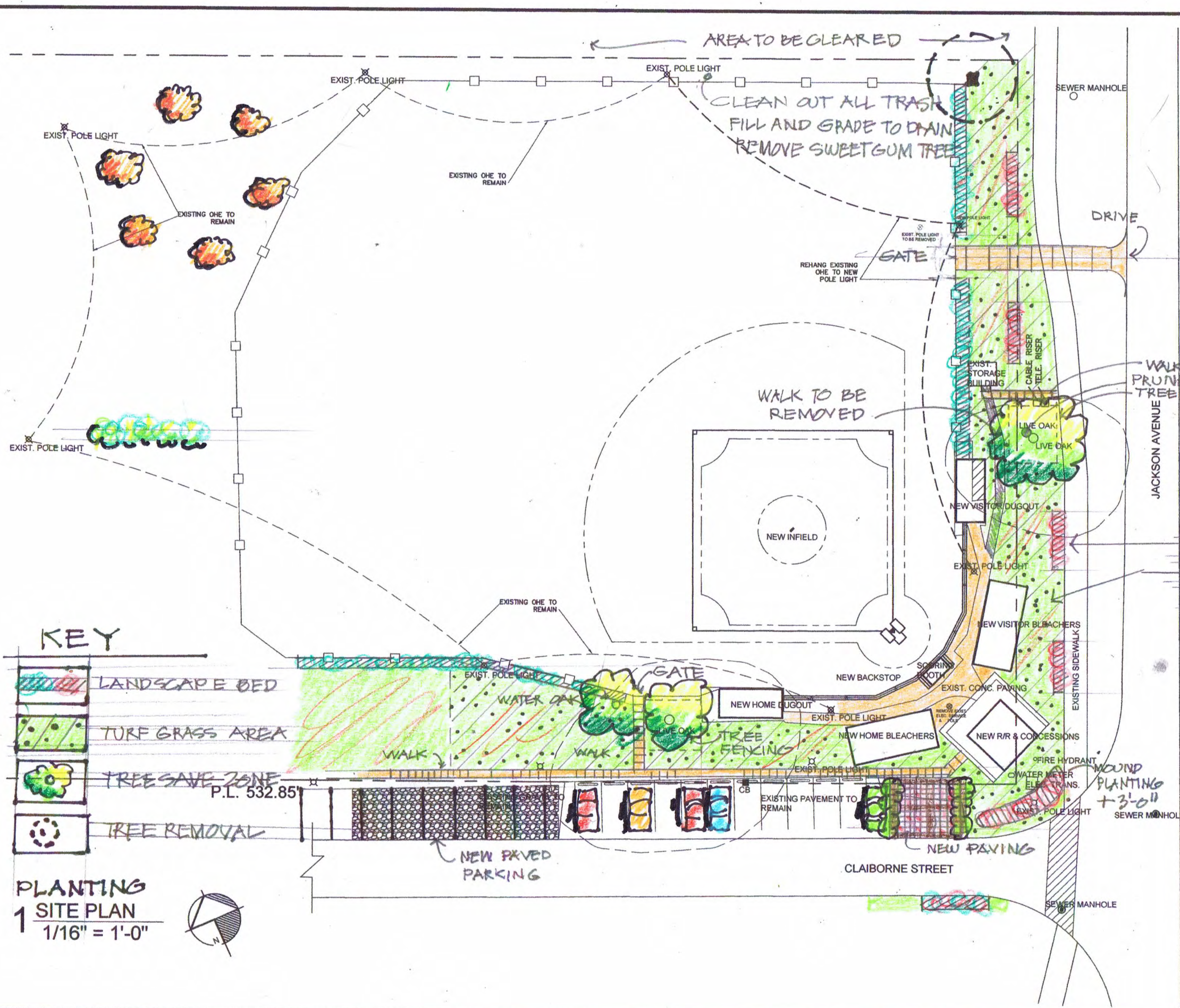
NOTES:

SQUARE FOOTAGE BEDS
 X X X X
 SQUARE YARDS OF TURF
 X X X X

BED AND GRASSING AREAS

LEGEND:

- ⊗ L FIELD LIGHT POLES
- ⊗ L PEDESTRIAN LIGHT POLE
- ⊙ L ELECTRICAL POLE
- PERIMETER FENCE
- ⊕ BACK STOP
- WATER - 2"
- U/G ELEC - (2) 2"
- SANITARY SEWER - 4"



KEY

- LANDSCAPE BED
- TURF GRASS AREA
- TREE SAVE ZONE
- TREE REMOVAL

PLANTING
 1 SITE PLAN
 1/16" = 1'-0"



AREA TO BE CLEARED

CLEAN OUT ALL TRASH
 FILL AND GRADE TO DRAIN
 REMOVE SWEETGUM TREE

WALK TO BE REMOVED

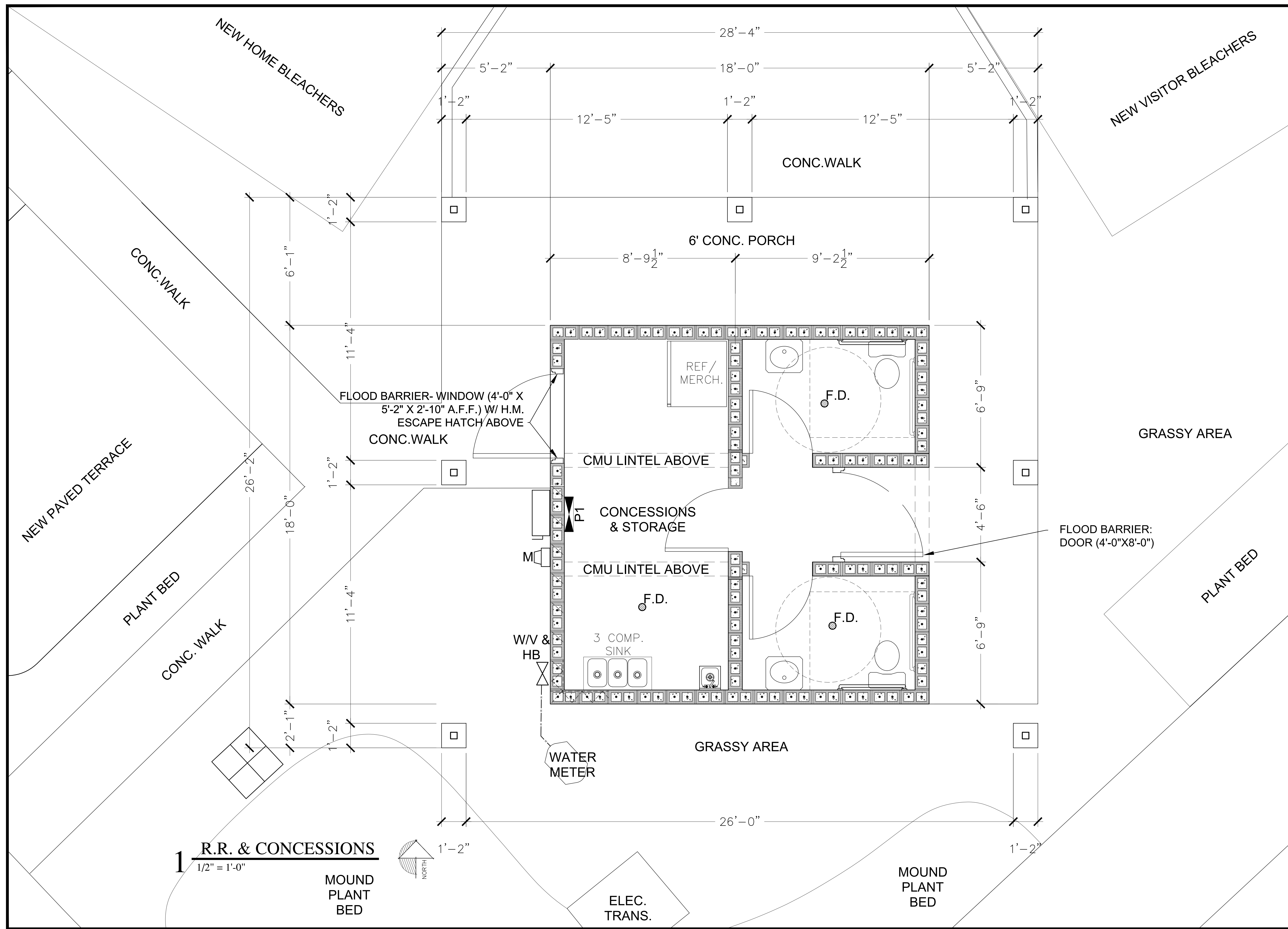
WALK PRUNE & TRIM WATER OAK
 TREE FENCE

BED AND GRASSING AREAS

LEGEND:

- ⊗ L FIELD LIGHT POLES
- ⊗ L PEDESTRIAN LIGHT POLE
- ⊙ L ELECTRICAL POLE
- PERIMETER FENCE
- ⊕ BACK STOP
- WATER - 2"
- U/G ELEC - (2) 2"
- SANITARY SEWER - 4"



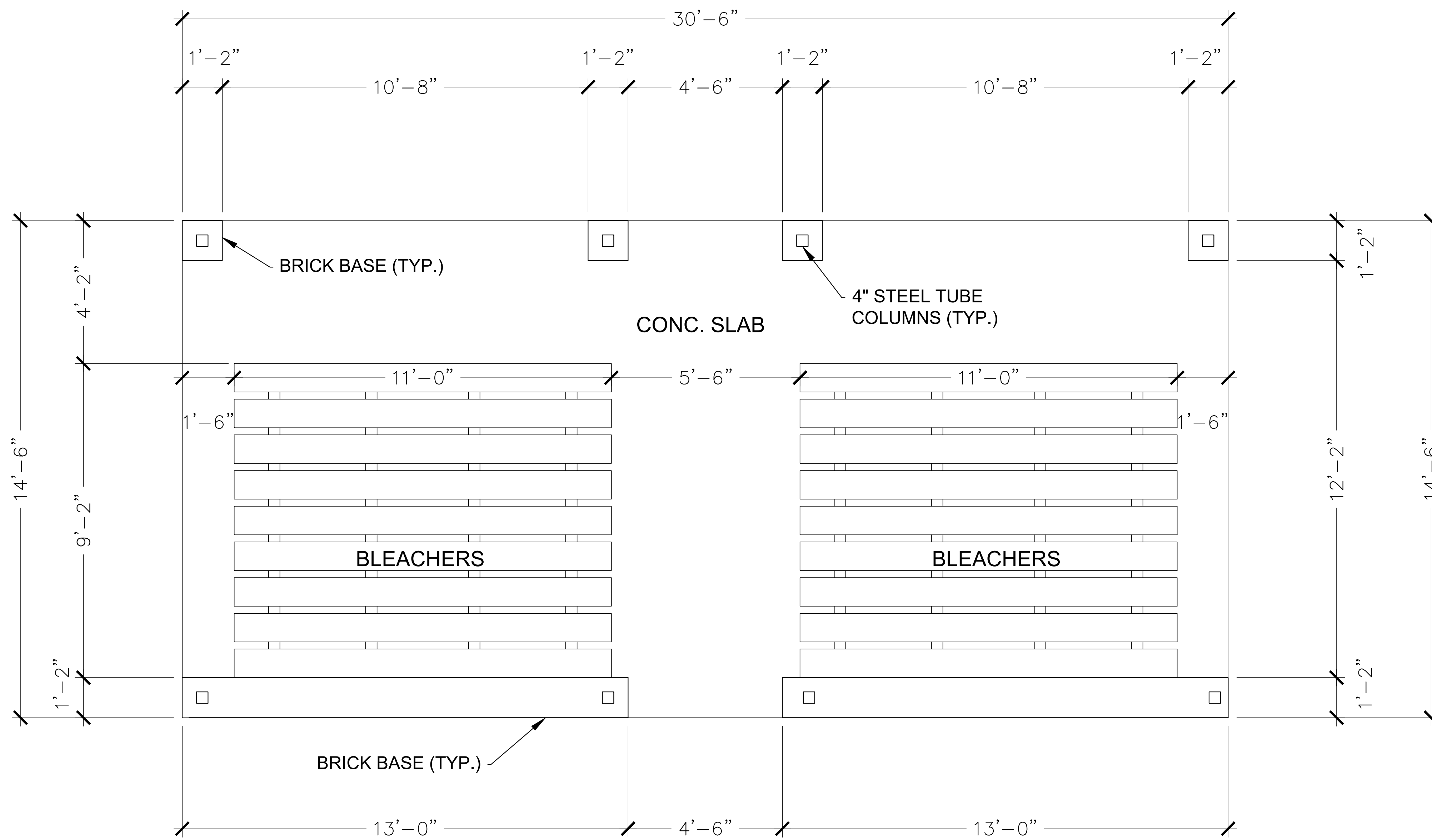


KVS architecture
 235 Girod Street, Mandeville, Louisiana
 985.674.3077 www.kvsarchitecture.com

HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70448

REVISIONS:
DATE: 7.8.22
PROJECT No: 20040
DRAWING:

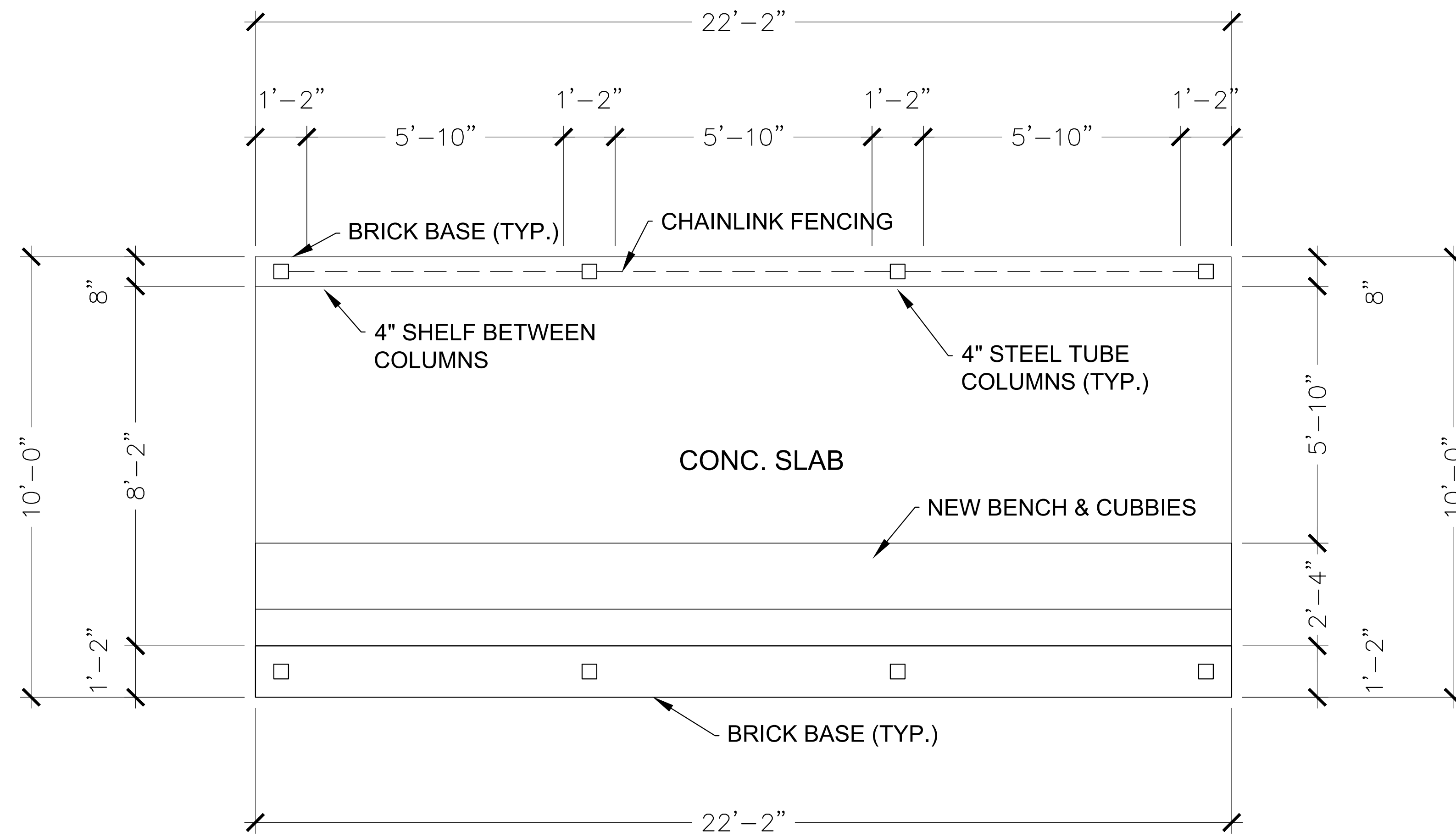
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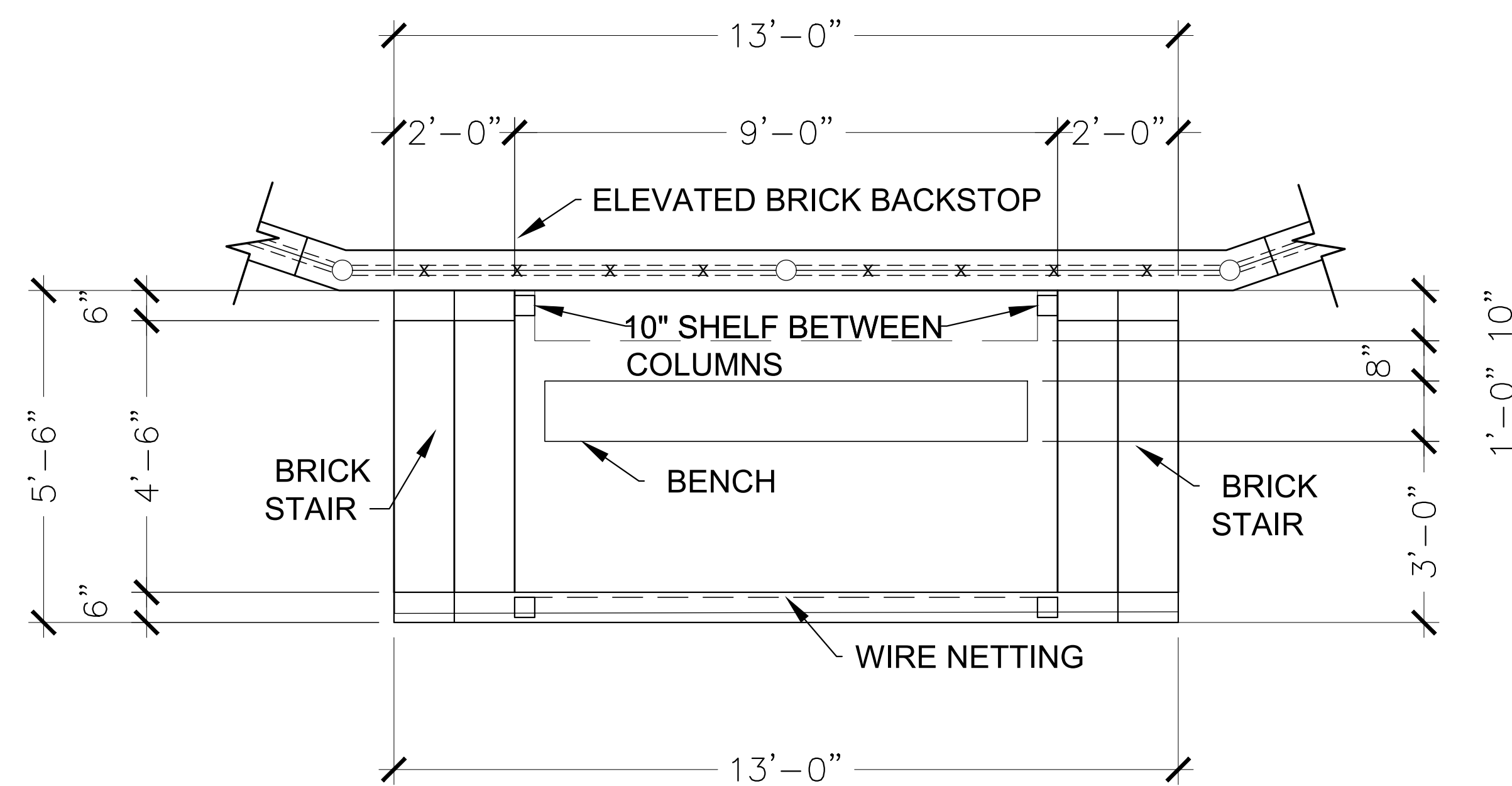
1 PROPOSED PLAN FOR HOME & VISITOR BLEACHERS
 1/2" = 1'-0"



REVISIONS:
DATE: 7.8.22
PROJECT No: 20040
DRAWING:



1 PROPOSED PLAN FOR HOME & VISITOR DUGOUTS
1/2" = 1'-0"



2 PROPOSED SCORE KEEPING STAND
1/2" = 1'-0"



REVISIONS:

DATE:

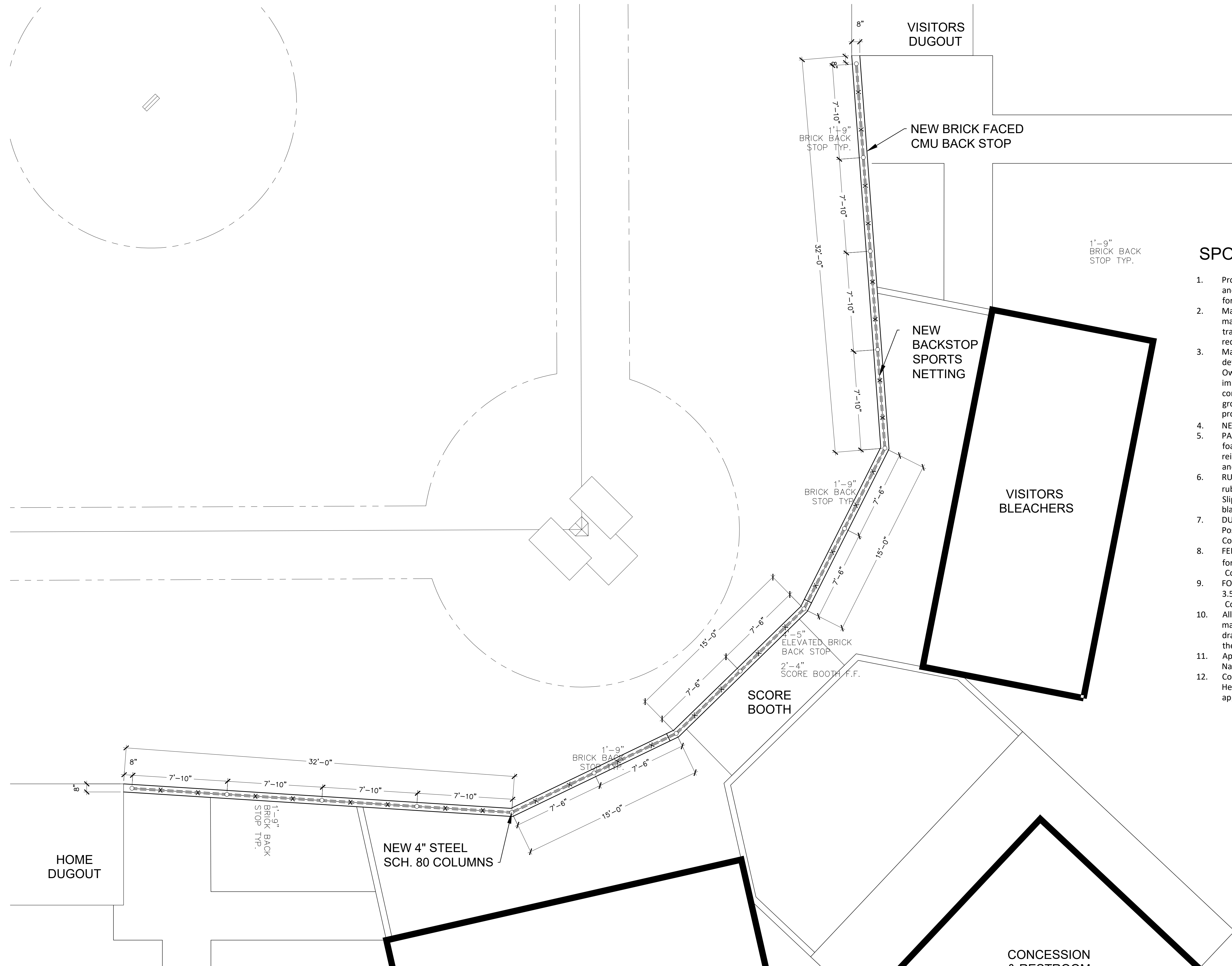
7.8.22

PROJECT No:

20040

DRAWING:

A2.2



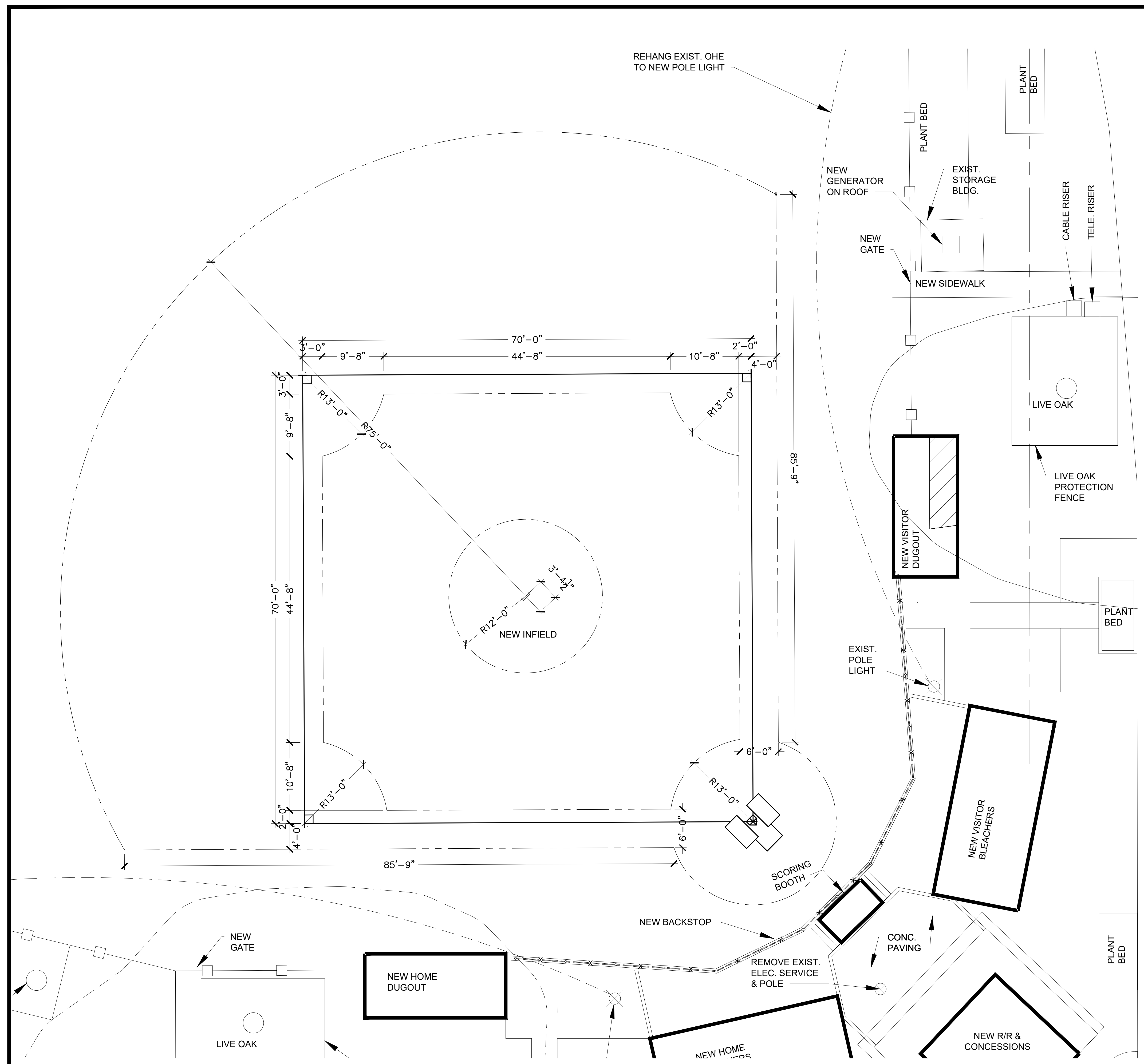
SPORTS EQUIPMENT NOTES:

1. Provide drawings of the manufacturers recommended installation and foundation requirements prior to actual field installation work, for Architects or Owners representatives review.
2. Manufacturers warranties shall pass to the Owner and certification made that the product materials meet all applicable grade trademarks or conform to industry standards and inspection requirements.
3. Materials delivered to the site shall be examined for damage or defects in shipping. Any defects shall be noted and reported to the Owners representative. Replacements, if necessary, shall be immediately re-ordered, so as to minimize any conflict with the construction schedule. Sound materials shall be stored above ground under protective cover or indoors so as to provide proper protection.
4. NETTING: 1 3/4" Mesh metallic coated wire w/ .192 diameter
5. PADDING: 1" polyurethane at poles and rails, 3" polyurethane foam at backstop wall. Vinyl covers to be min. 16 oz. polyester reinforced laminated vinyl. Colors to be royal blue at backstop, and black at poles and rails.
6. RUBBERIZED CONCRETE COATING: Recycled granular EPDM or SBR rubber granules and required accessory materials. 3/8" thickness, Slip Resistant, installed per Mfr's warranty requirements. Color, black.
7. DUGOUT BENCHES: Concrete cast, permanent installation. Steel Post Frame, Powder Coated Aluminum Seats, Seat with Backrest. Color: Royal Blue.
8. FENCE GUARD: UV treated HD Polyethylene, predrilled every 24" for supplied ties. Each section = 2 3/4"W x 4 1/4"T x 7'-0"L. Color: Yellow
9. FOUL BALL POLE: 20' above ground, heavy duty, powder coat steel, 3.5" OD 13 gauge steel pipe, w/ 18" expanded metal wing. Color: Yellow
10. All athletic equipment shall be installed as recommended with manufacturer's written directions, and as indicated on the drawings. Manufacturer's product warranty shall be 1 year from the date of Substantial Completion.
11. Approved manufacturers: Douglas-Sports, Beacon Athletics, National Recreation Systems.
12. Contractors option to construct Dugout Equipment (Benches and Hemet Cubbies), or provide pre-painted, prefabricated units from approved Sports Equipment Manufacturers.

1 PROPOSED PLAN FOR BACKSTOP
1/4" = 1'-0"



REVISIONS:
DATE: 7.8.22
PROJECT No: 20040
DRAWING: A2.3



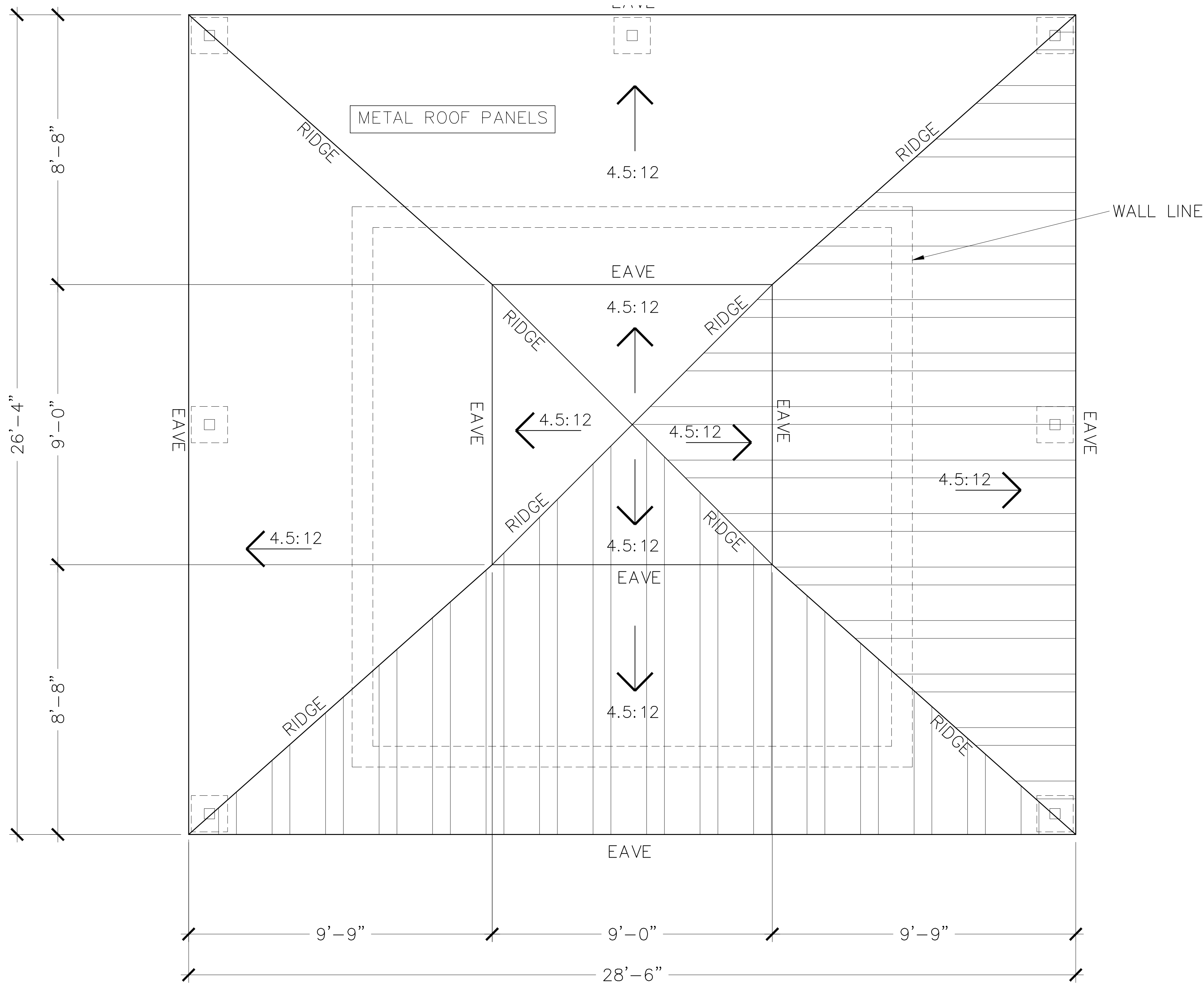
1 INFIELD PLAN
 1/8" = 1'-0"



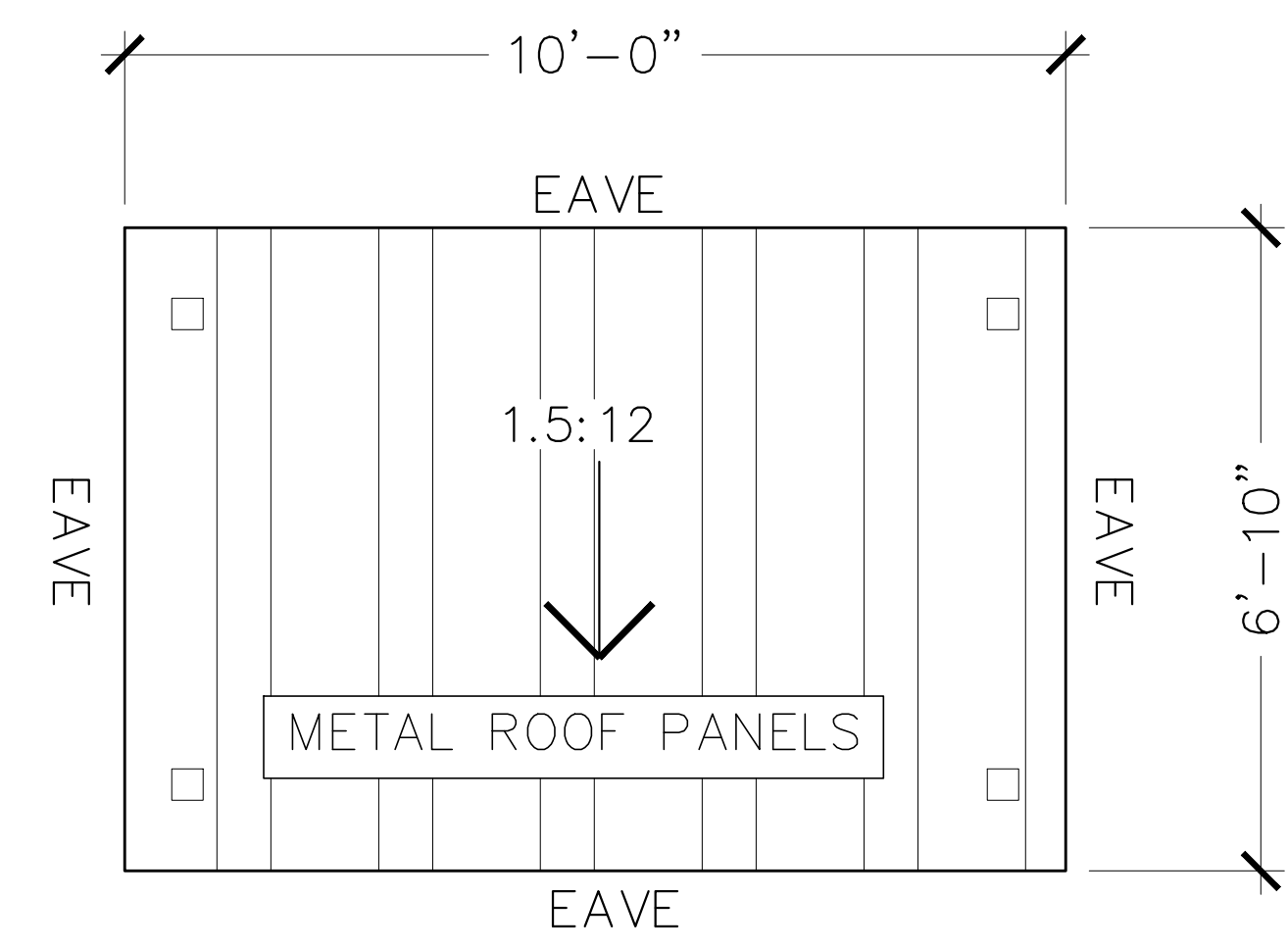
HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70448

REVISIONS:
DATE: 7.8.22
PROJECT No: 20040
DRAWING:

A2.4



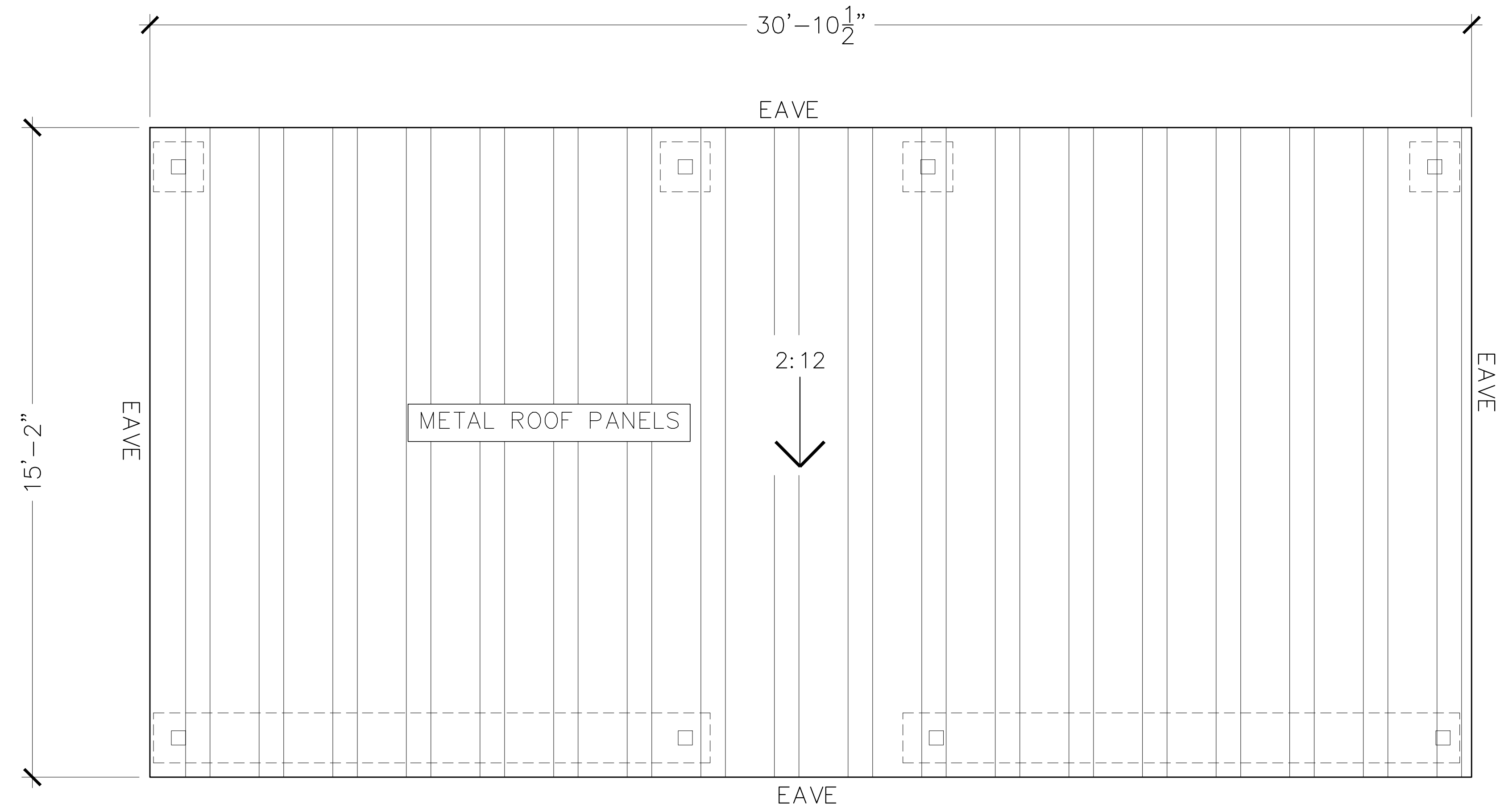
1 R.R. & CONCESSIONS ROOF PLAN
1/2" = 1'-0"



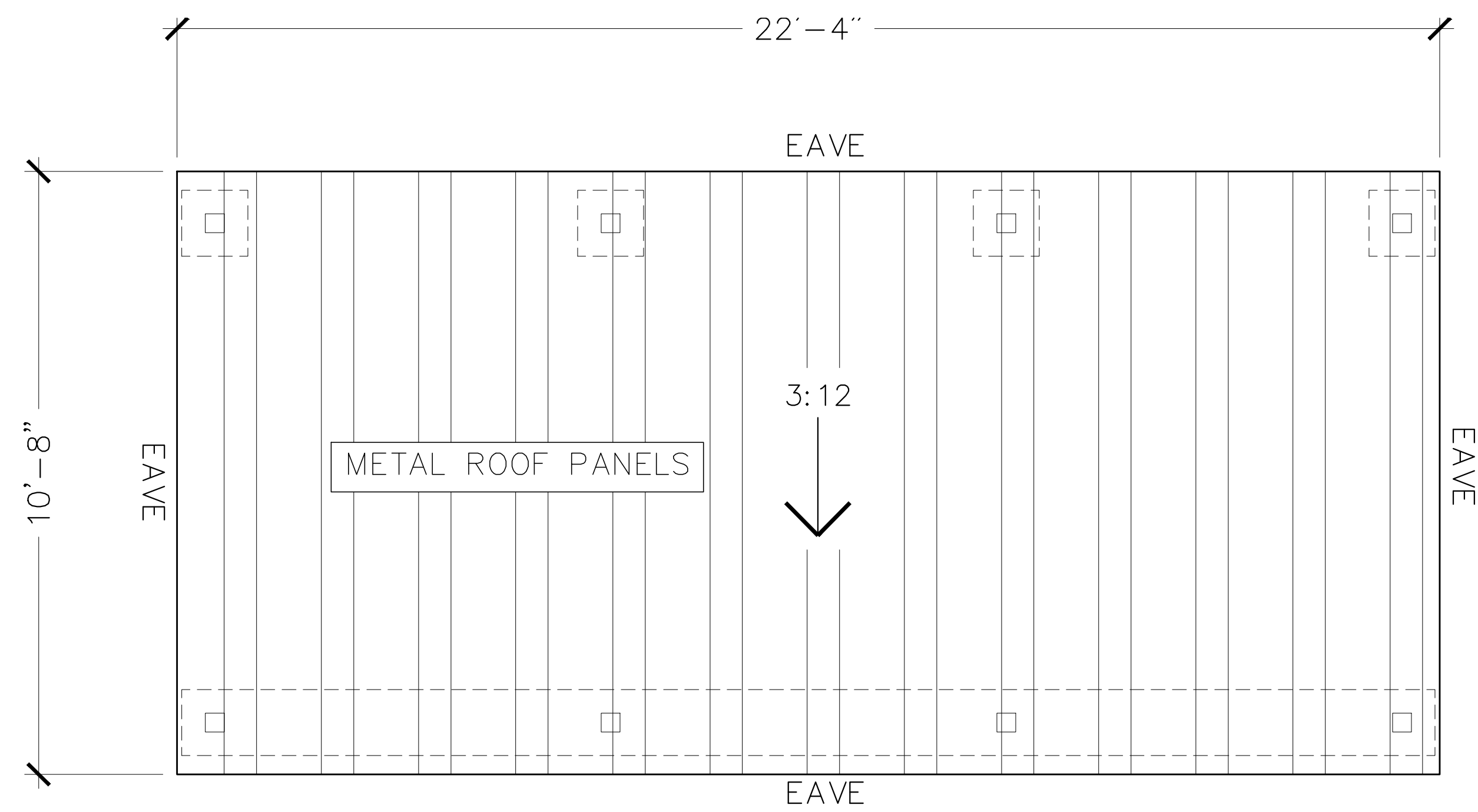
2 SCORING BOOTH ROOF PLAN
1/2" = 1'-0"



REVISIONS:
DATE: 7.8.22
PROJECT No: 20040
DRAWING:



1 BLEACHERS BLDG. ROOF PLAN
1/2" = 1'-0"



2 DUGOUTS ROOF PLAN
1/2" = 1'-0"



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REVISIONS:

DATE:

7.8.22

PROJECT No:

20040

DRAWING:

A2.6



REVISIONS:
 DATE: 7.8.22
 PROJECT No: 20040
 DRAWING:

A3.0

ROOM FINISH SCHEDULE

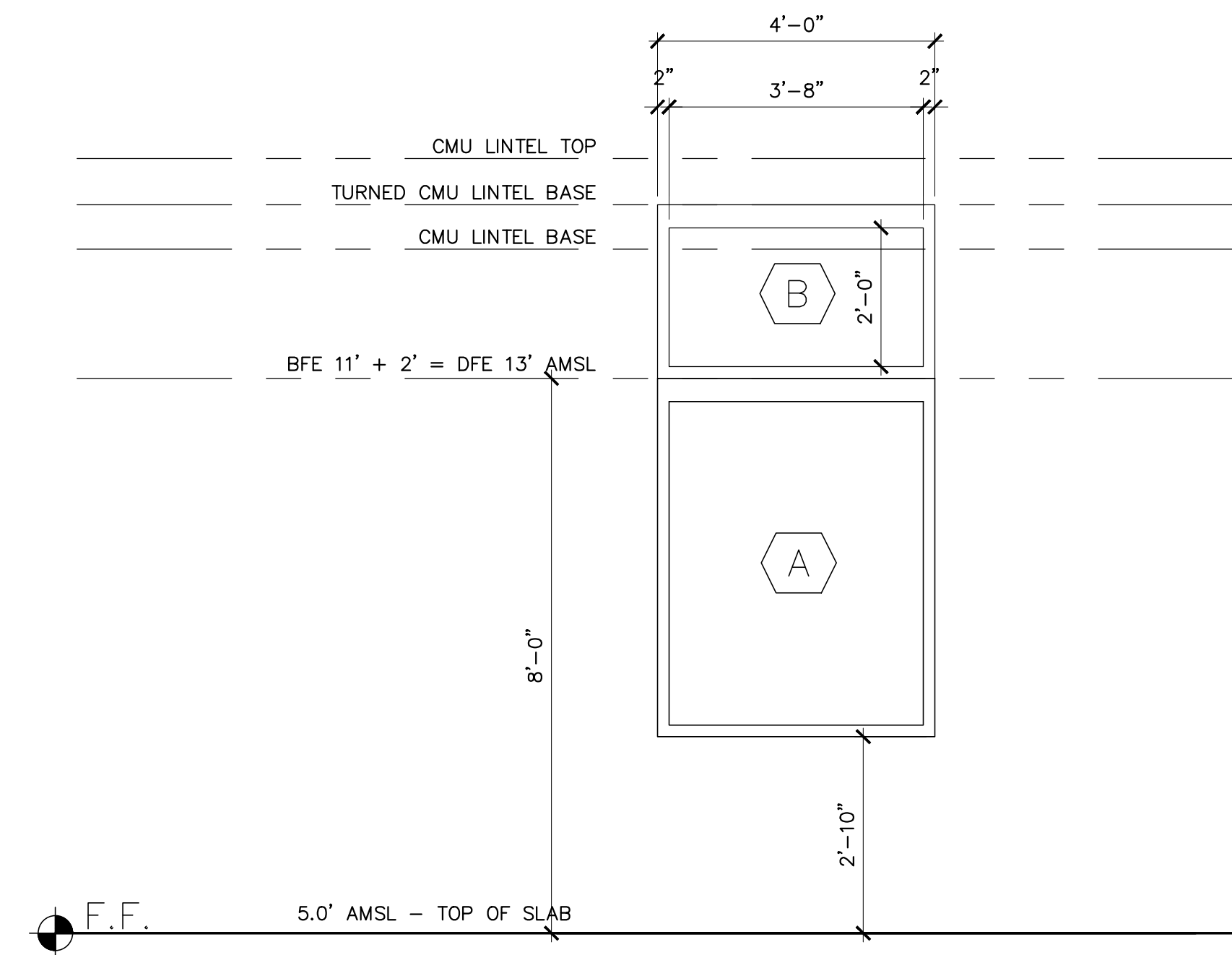
ROOM NAME	FLOOR	BASE	WALLS	CEILING	NOTES
CONCESSIONS & STORAGE	SEALED CONC.		PTD. CMU	VENTED ALUM.	
MEN'S RESTROOM	SEALED CONC.		PTD. CMU	VENTED ALUM.	
WOMEN'S RESTROOM	SEALED CONC.		PTD. CMU	VENTED ALUM.	

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	DOOR TYPE	FRAME TYPE	HDWR.	FIRE RATING	NOTES
①	4'-0" X 8'-0" X 1 3/4"	PTD. STEEL	1	PTD. STEEL	1		
②	3'-0" X 7'-0" X 1 3/4"	PTD. HOLLOW METAL	1	PTD. STEEL	2		

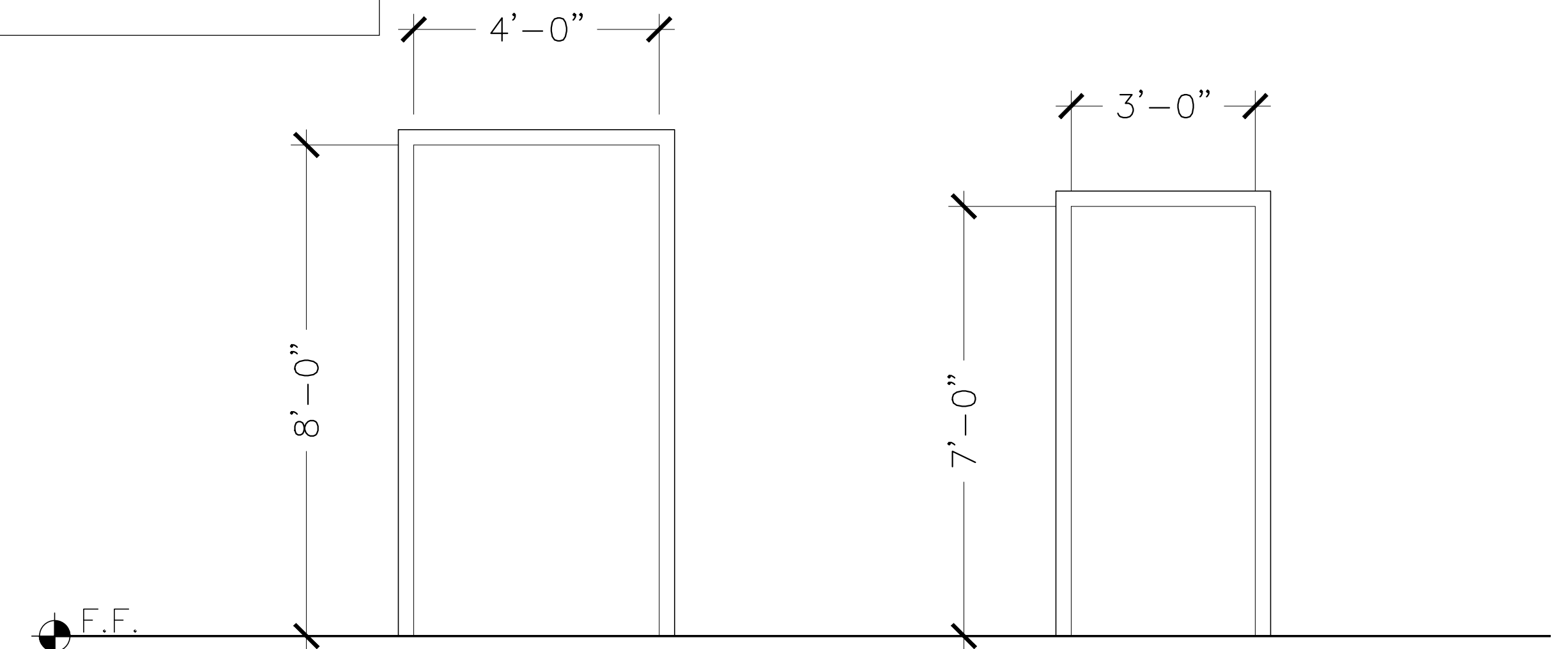
HARDWARE

HW-1	FLOOD BARRIER EXTERIOR HARDWARE BY OTHERS
HW-2	GENERAL INTERIOR 1 1/2 PR. MORTISED HINGES, LEVER HANDLE LATCHSET, CLOSER, WALL STOP, DOOR MUTES, HOLD OPEN.



FLOOR BARRIER WINDOW
 4'-0" X 5'-2" X 2'-10" A.F.F.

H.M. ESCAPE HATCH @
 8'-4" A.F.F.

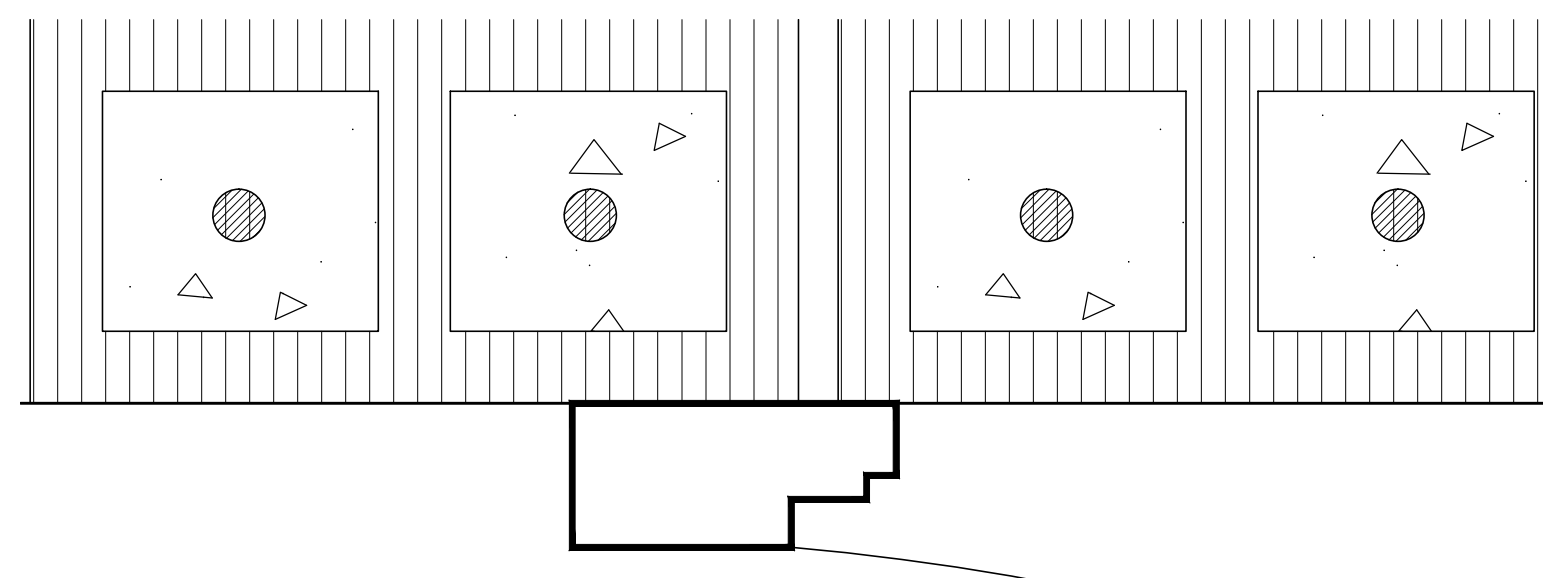


DOOR TYPE 1
 ANOD. ALUM. DR. IN
 ANOD. ALUM. FRAME

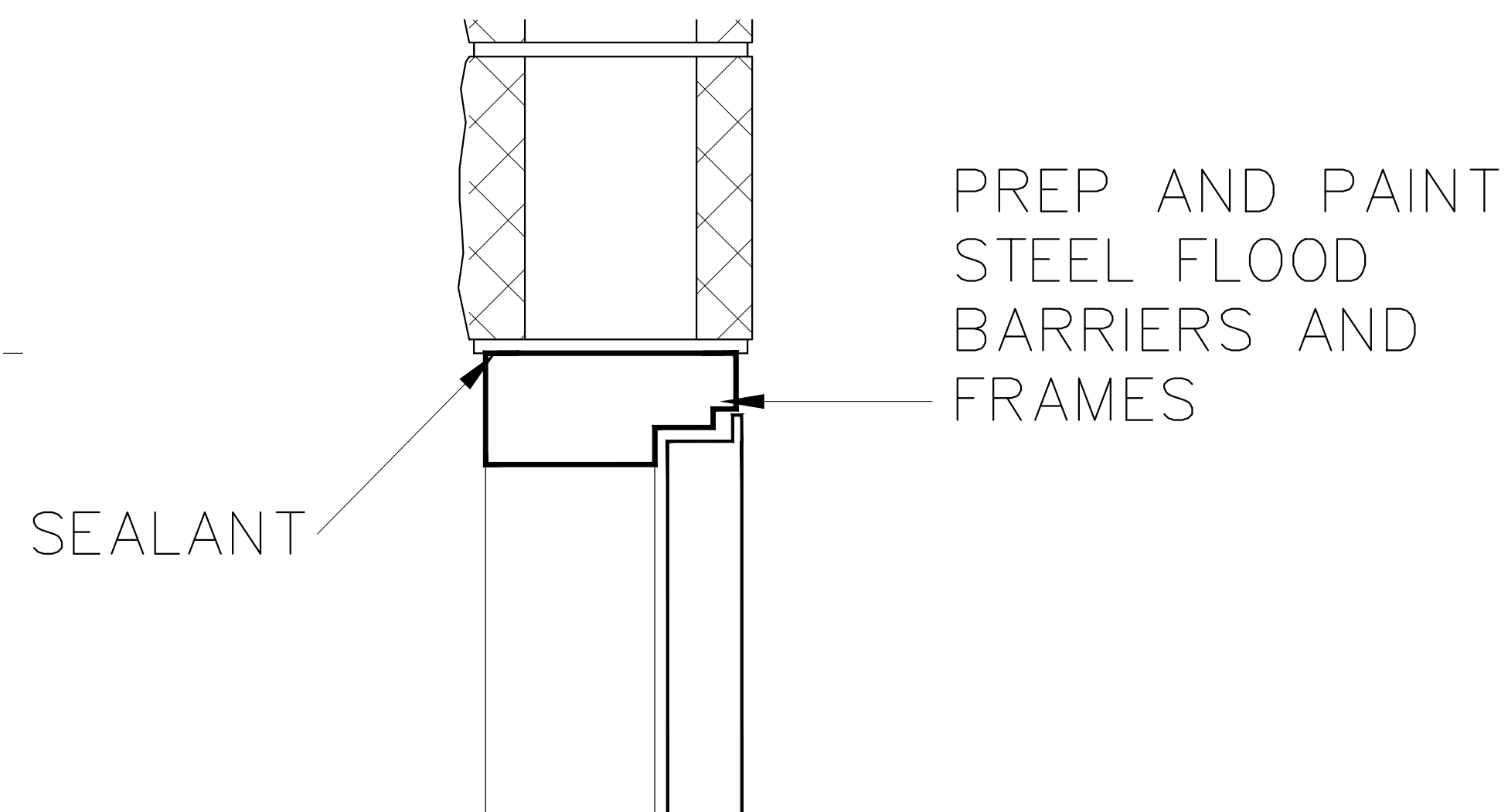
①
 FLOOD BARRIER EXTERIOR

DOOR TYPE 2
 FLUSH HOLLOW METAL DR.
 PTD. STEEL FRAME

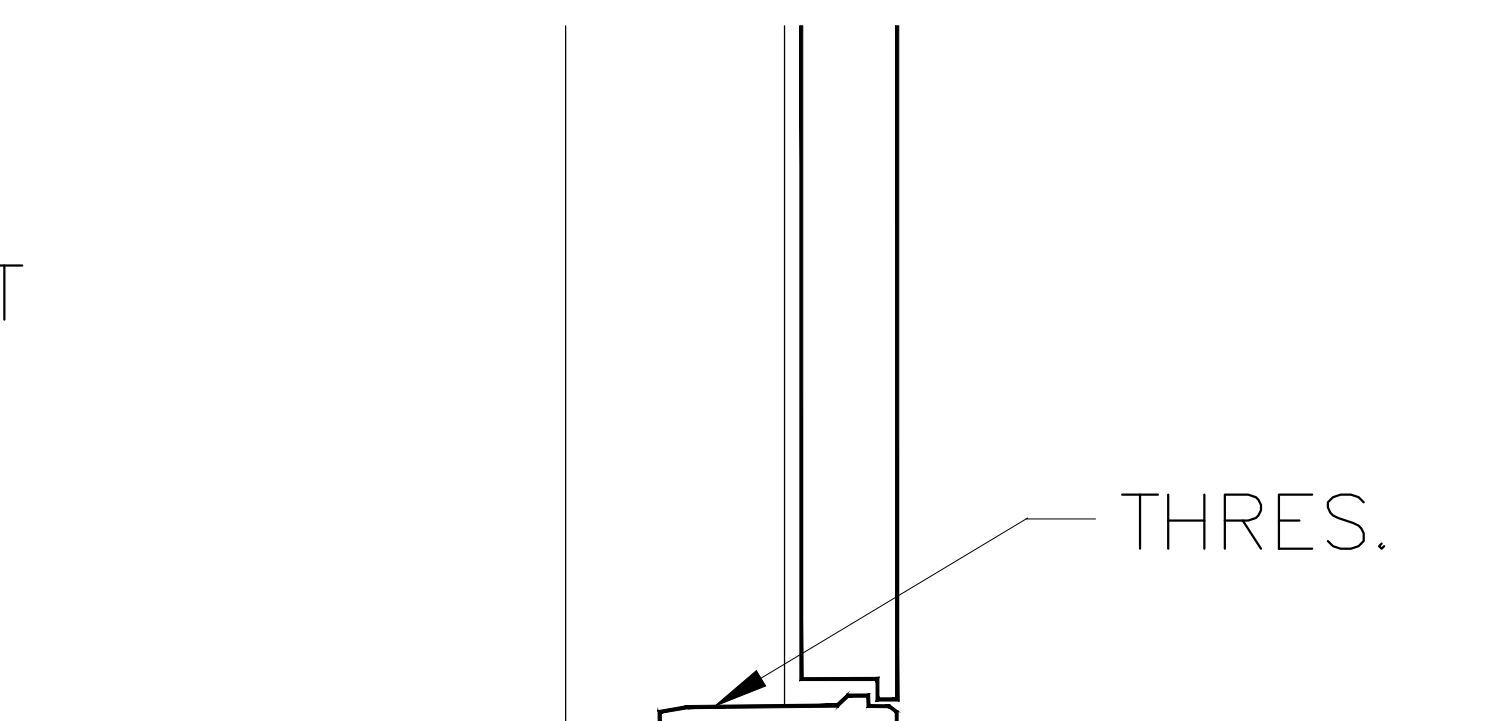
②
 GENERAL INTERIOR



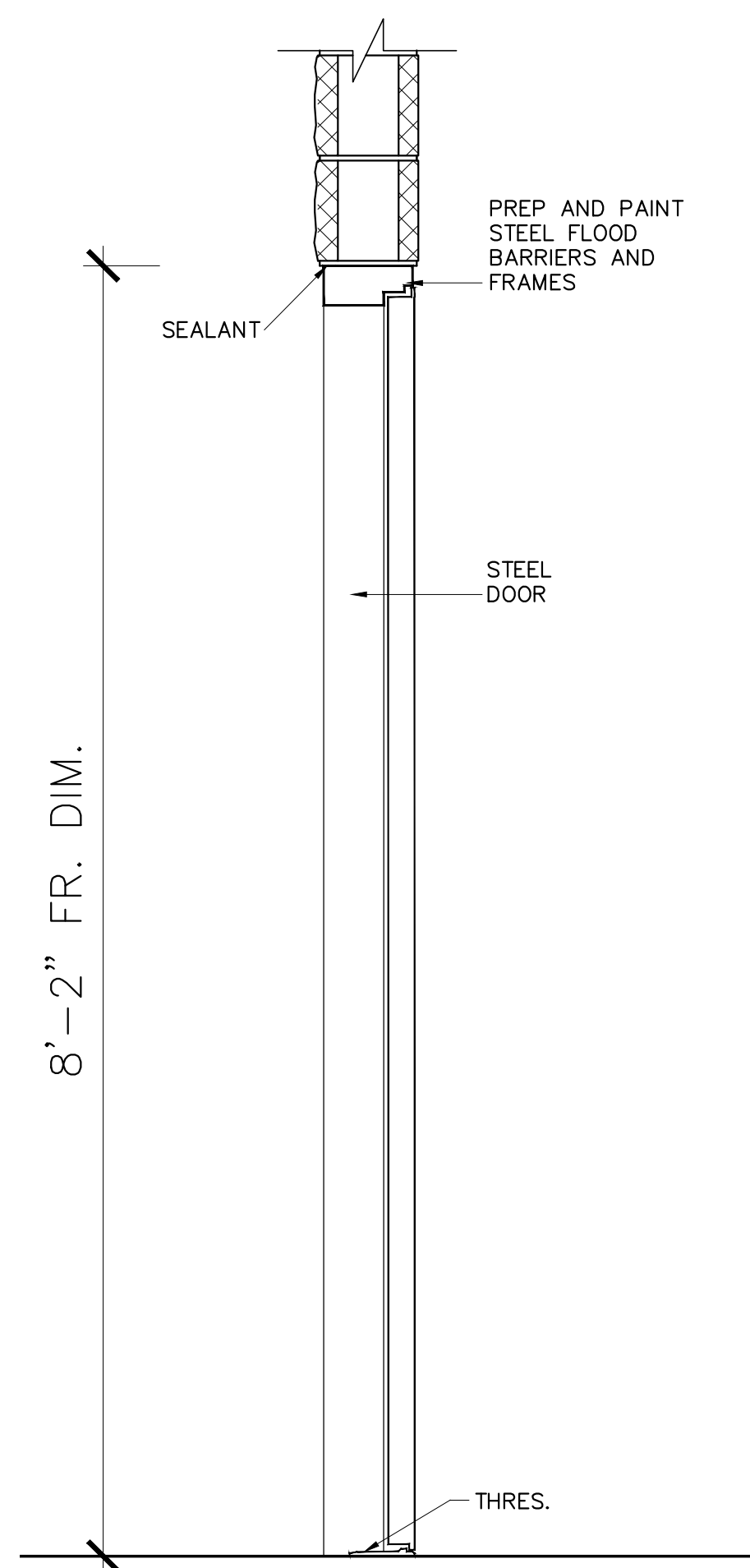
3 FLOOD BARRIER DOOR JAMB DETAIL
3" = 1'-0"



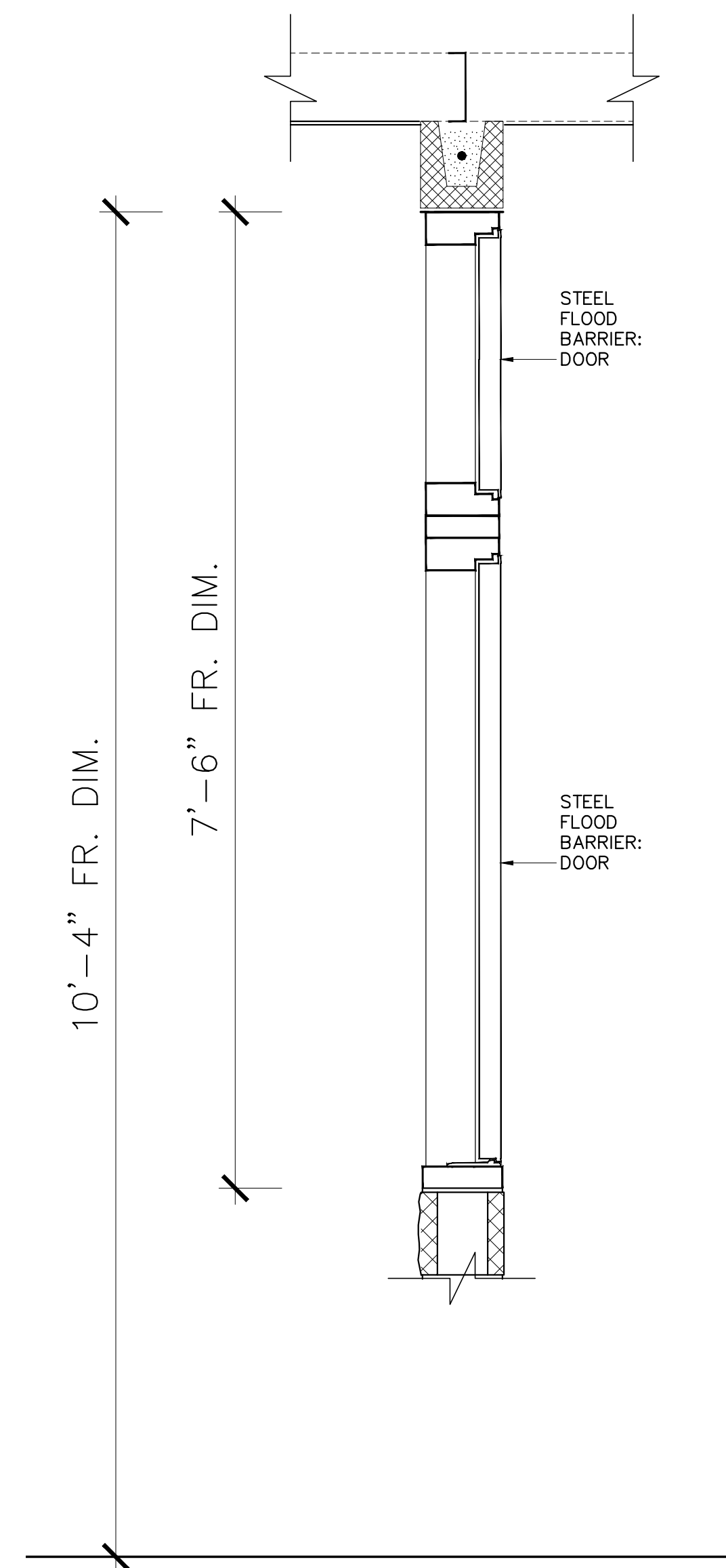
3 FLOOD BARRIER DOOR HEADER DETAIL
3" = 1'-0"



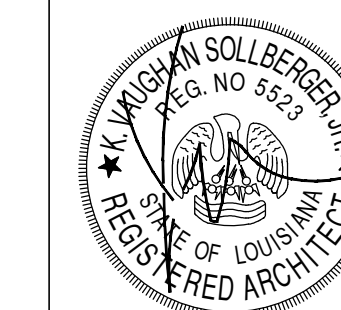
3 FLOOD BARRIER DOOR THRESHOLD DETAIL
3" = 1'-0"



1 FLOOD BARRIER DOOR OPENING DETAIL
1" = 1'-0"



2 FLOOD BARRIER DOOR & H.M. HATCH OPENING DETAIL
1" = 1'-0"



REVISIONS:

DATE:

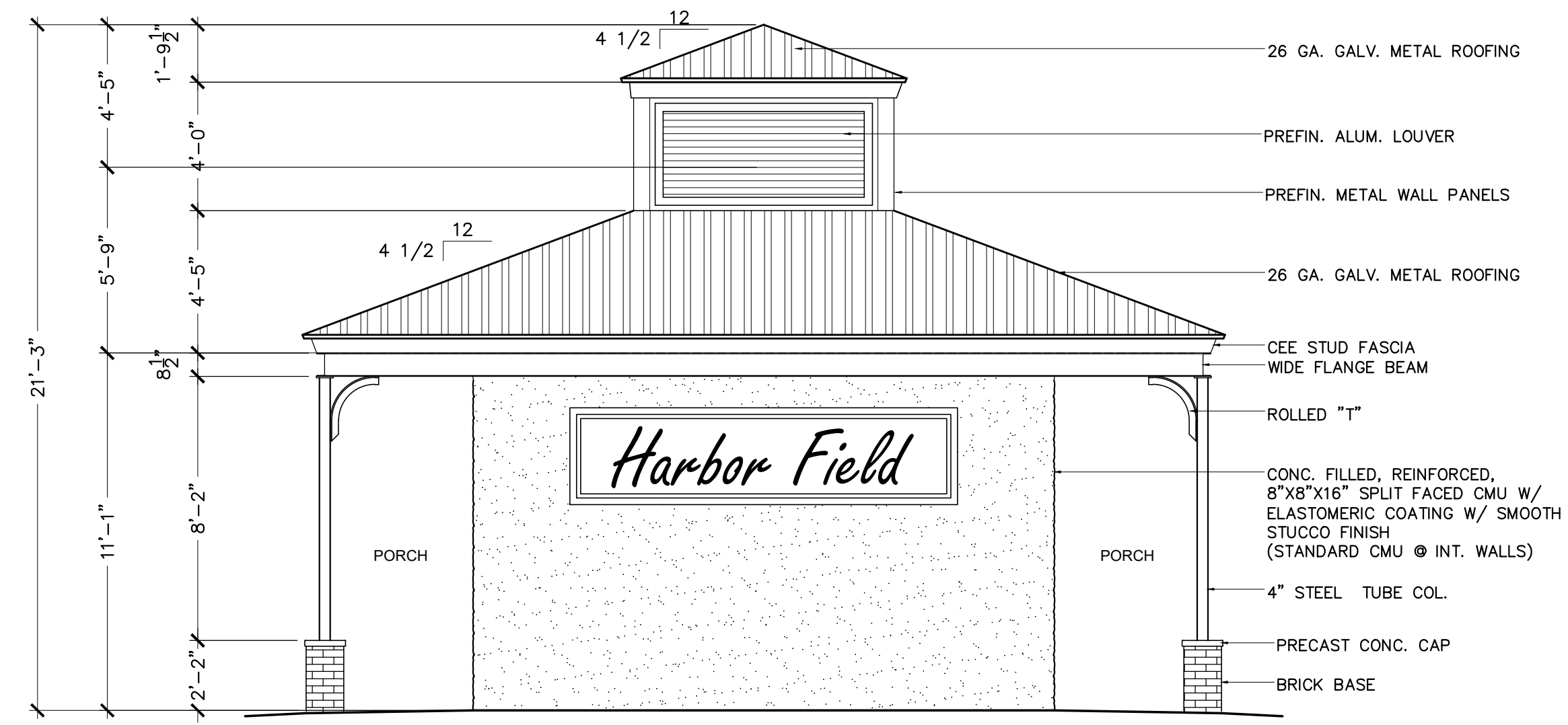
7.8.22

PROJECT No:

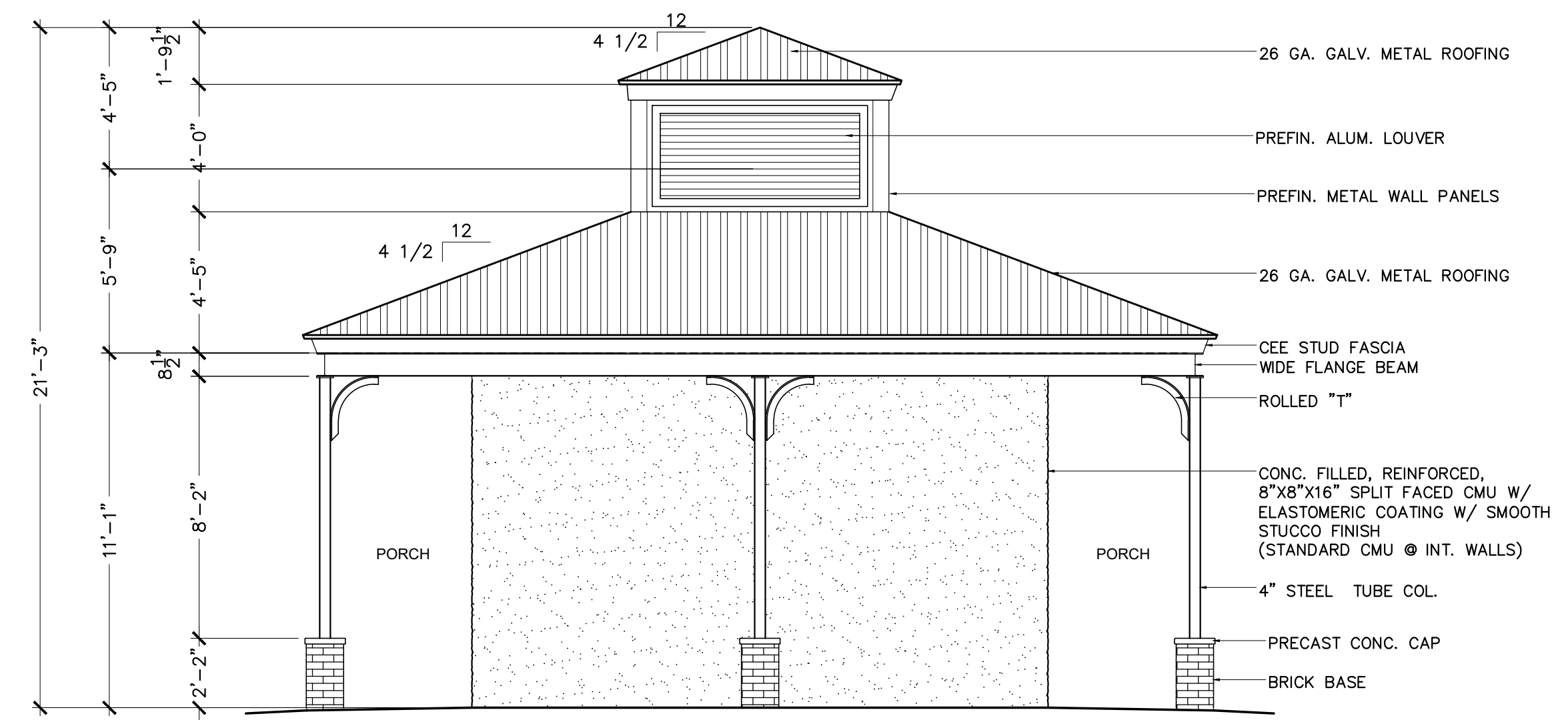
20040

DRAWING:

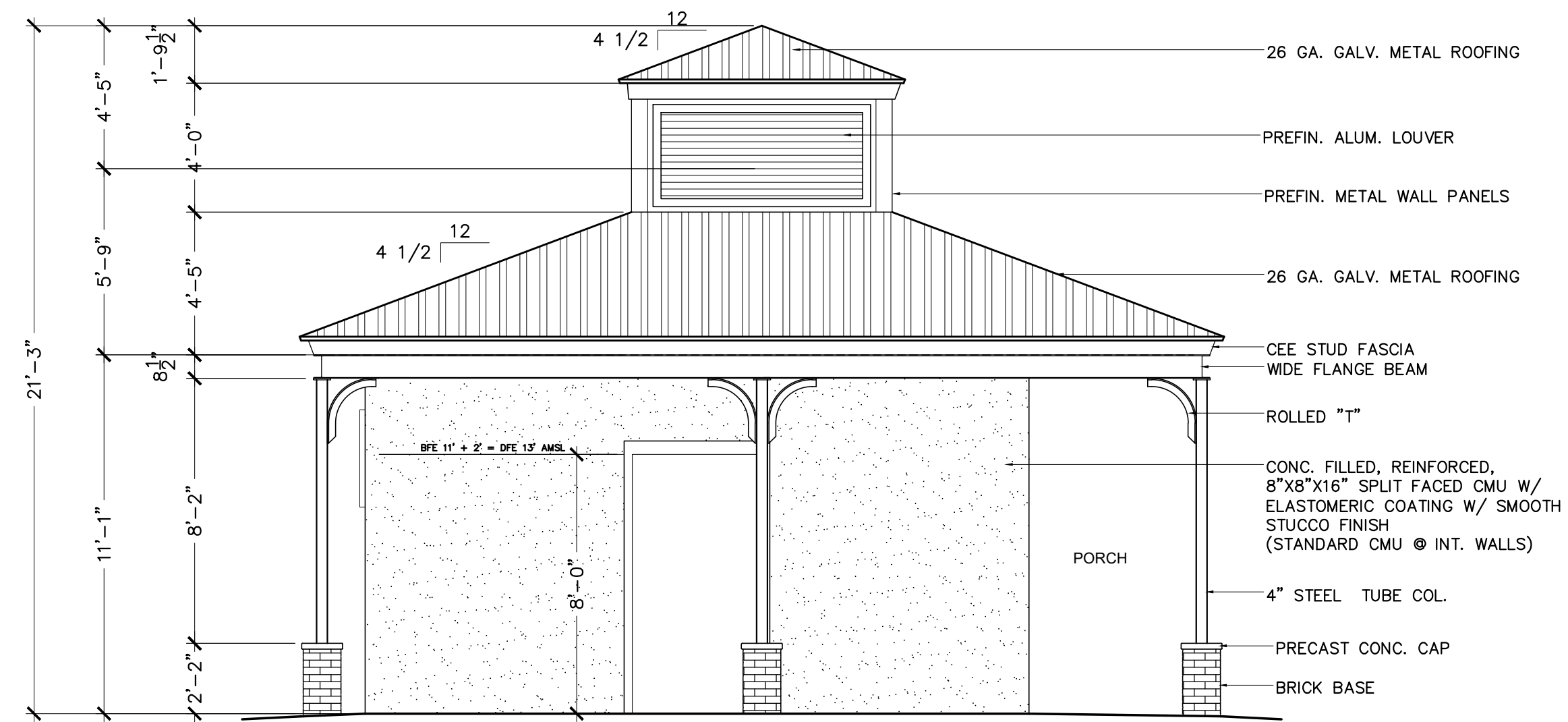
A3.1



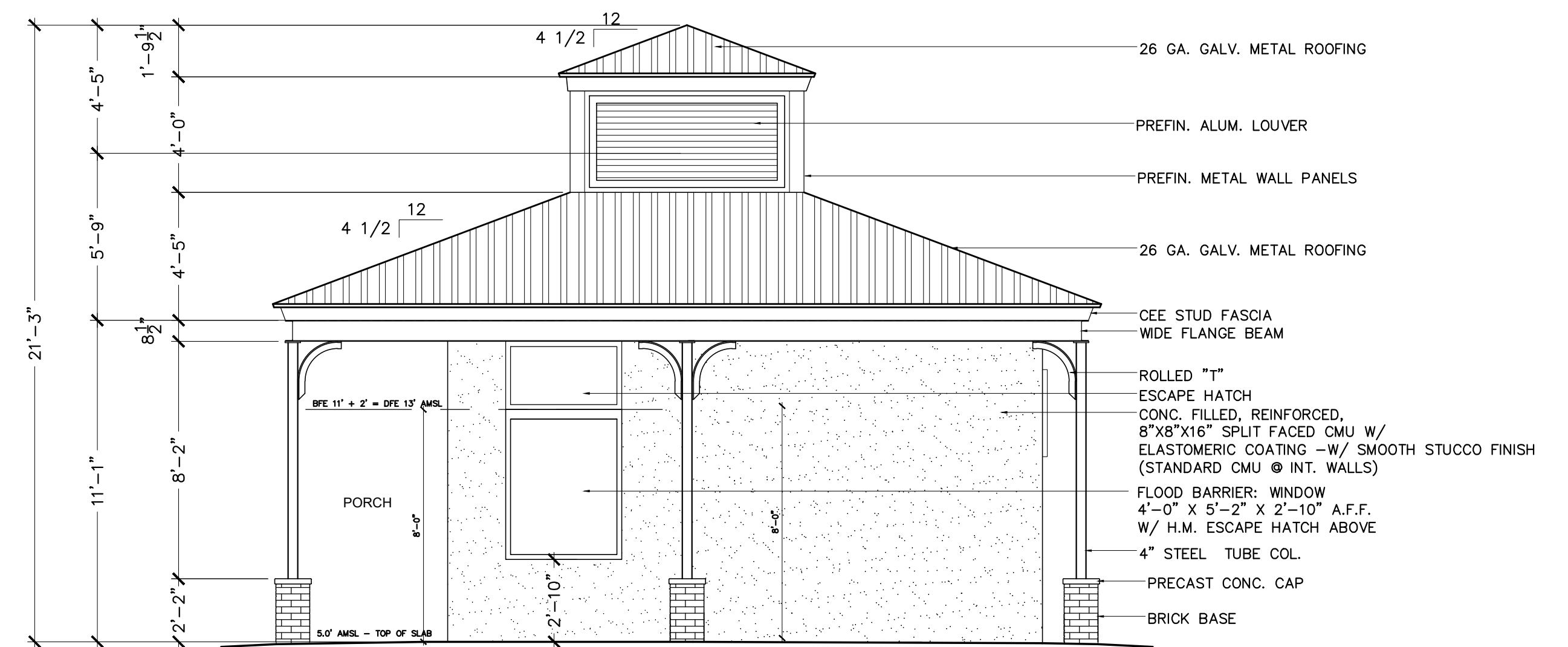
1 CONCESSION BUILDING SOUTH ELEVATION
1/4" = 1'-0"



2 CONCESSION BUILDING NORTH ELEVATION
1/4" = 1'-0"



3 CONCESSION BUILDING EAST ELEVATION
1/4" = 1'-0"



4 CONCESSION BUILDING WEST ELEVATION
1/4" = 1'-0"



REVISIONS:

DATE:

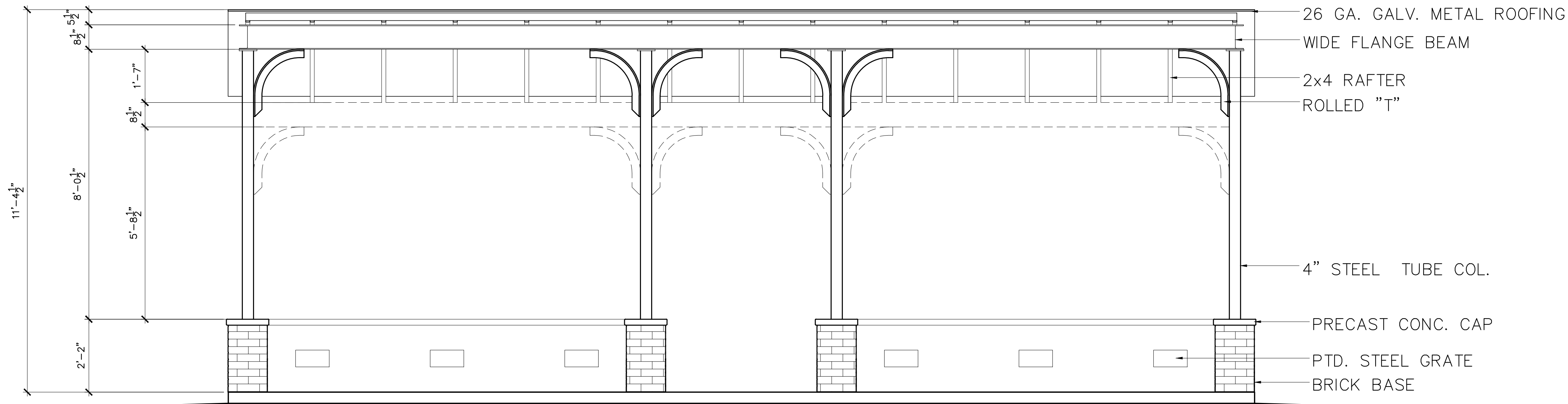
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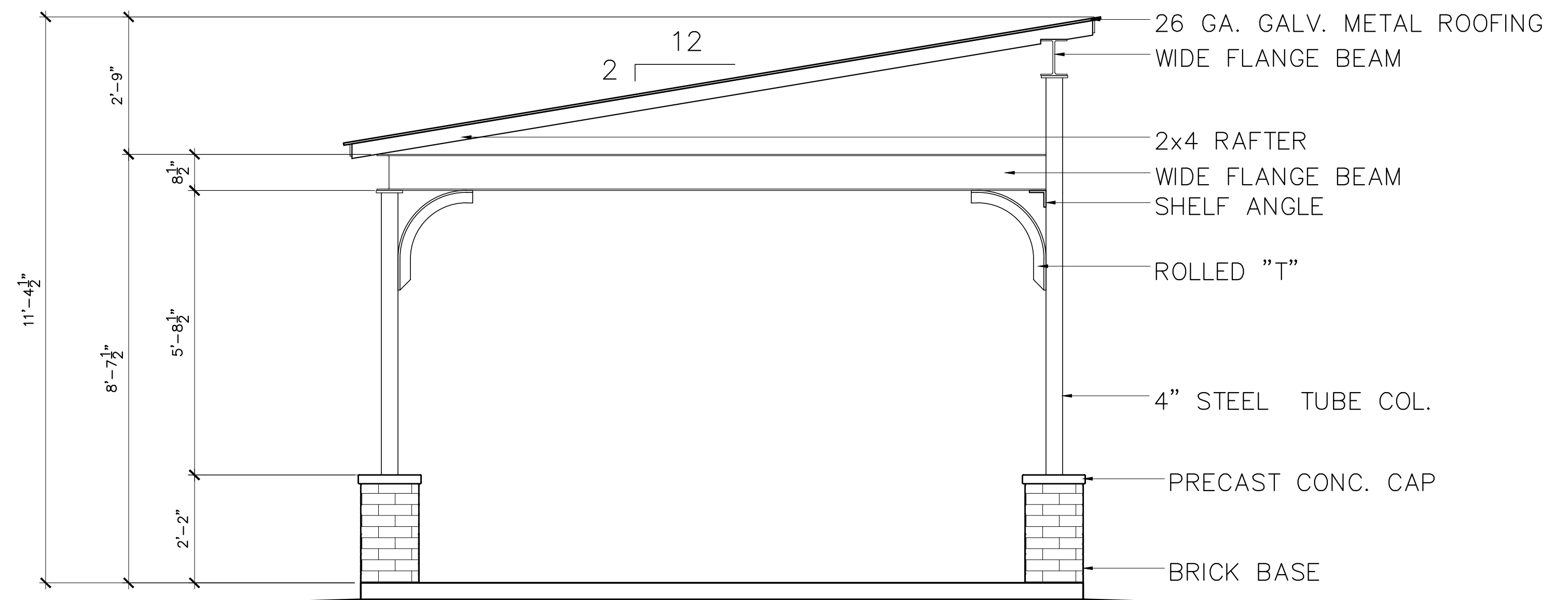
20040

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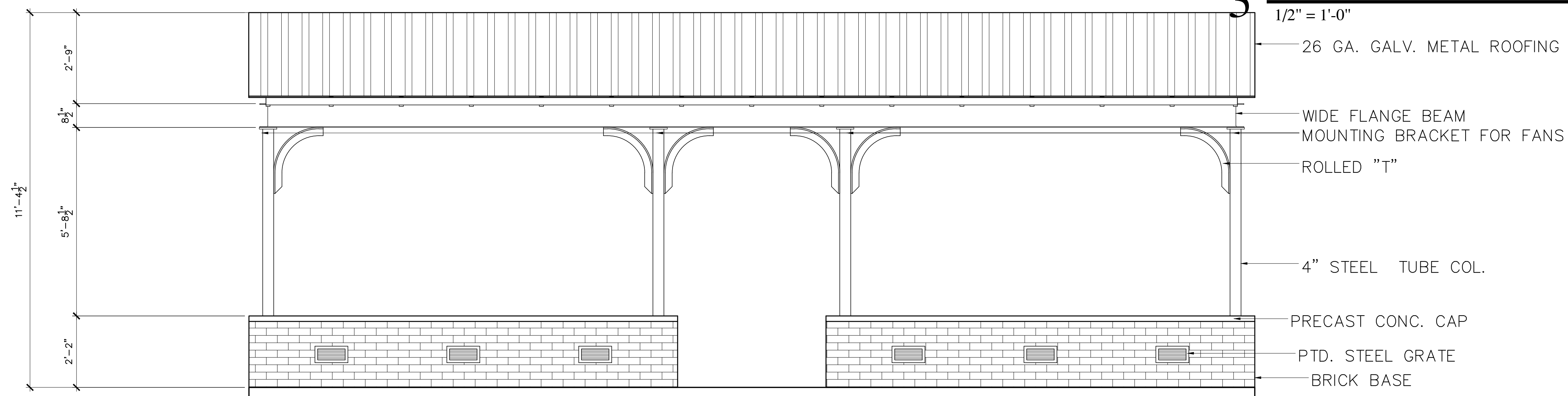
A4.0



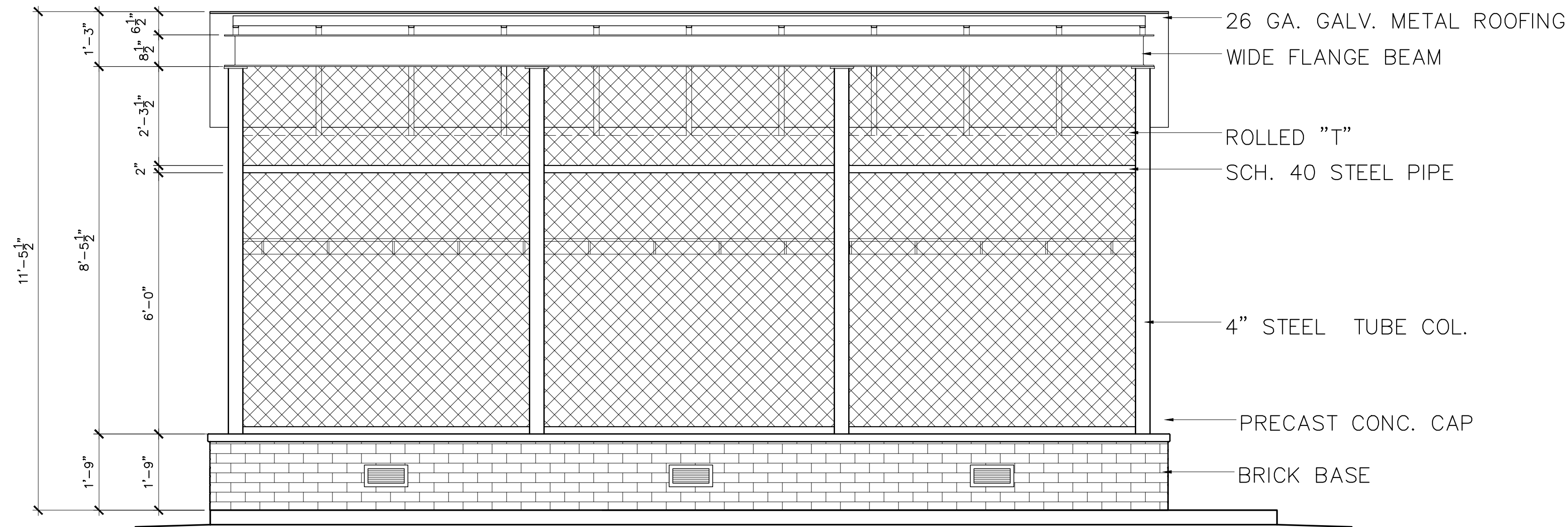
1 BLEACHERS BUILDING FRONT ELEVATION
1/2" = 1'-0"



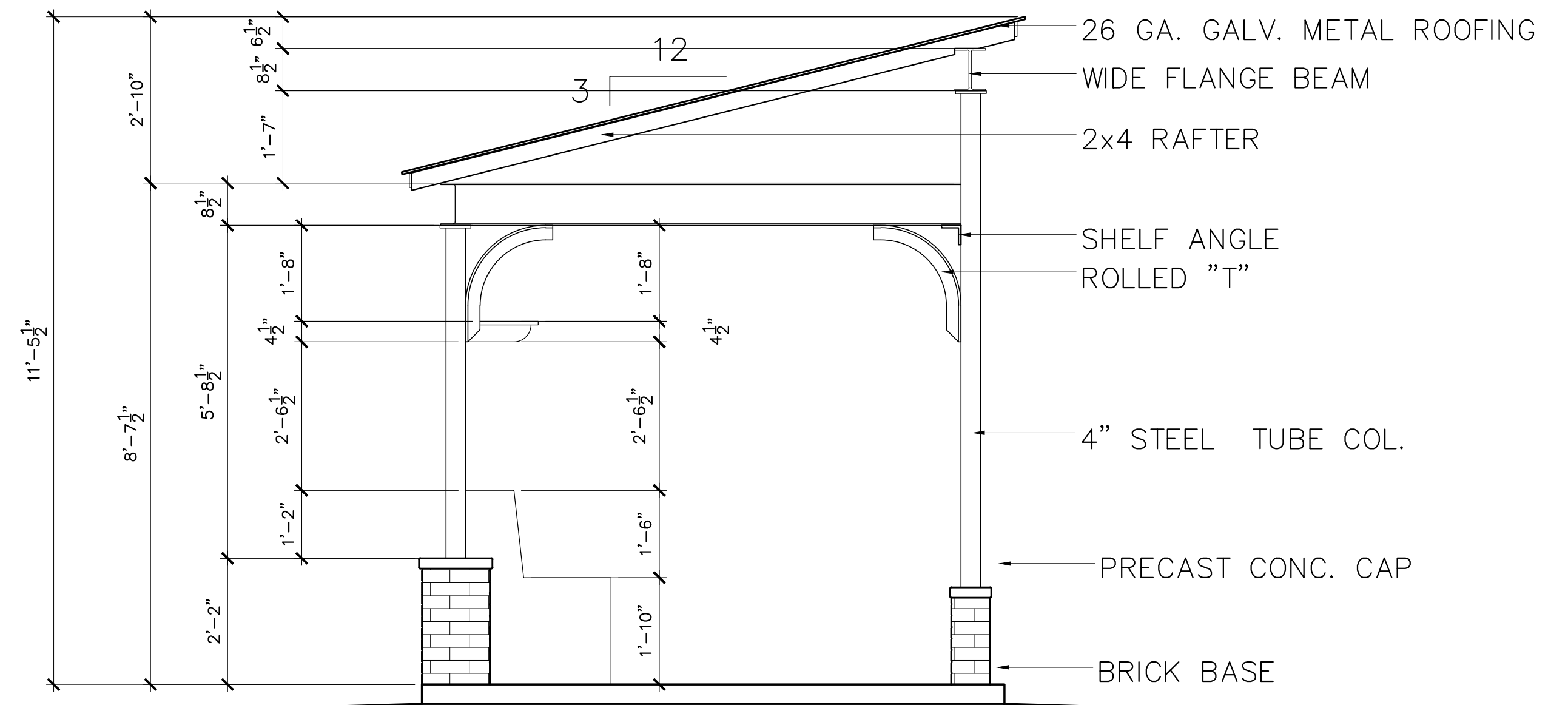
3 BLEACHERS BUILDING SIDE ELEVATION
1/2" = 1'-0" (OTHER SIDE OPP. HAND)



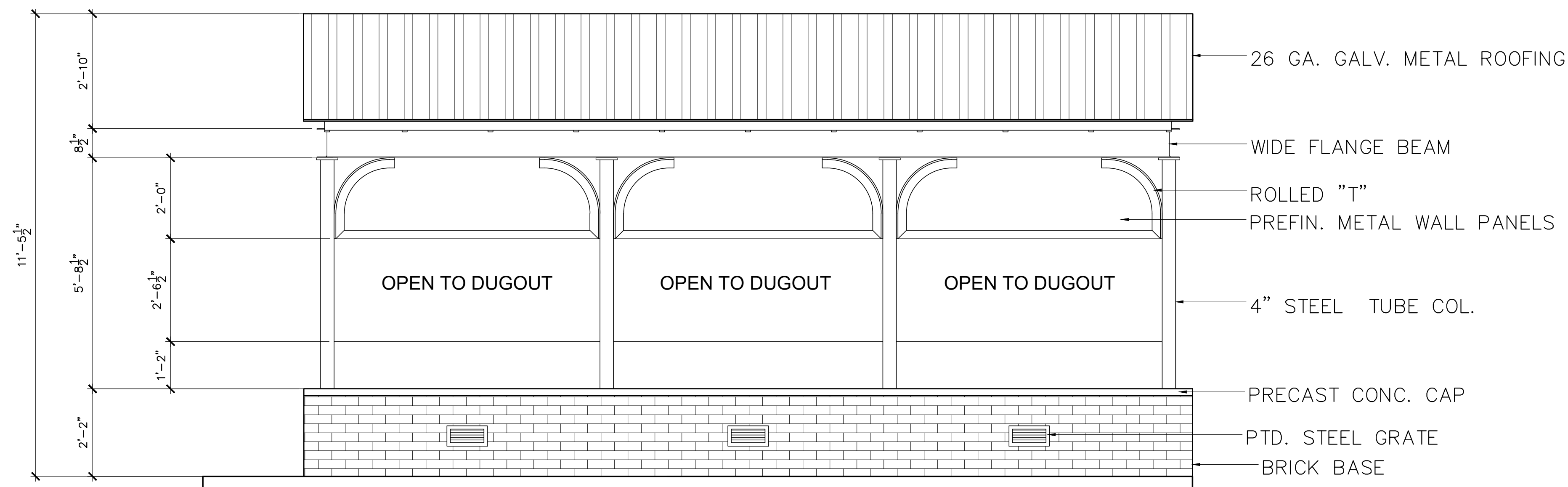
2 BLEACHERS BUILDING REAR ELEVATION
1/2" = 1'-0"



1 DUGOUT ELEVATION - FIELD SIDE
1/2" = 1'-0"



3 DUGOUT SIDE ELEVATION
1/2" = 1'-0" (OTHER SIDE OPP. HAND)



2 DUGOUT ELEVATION - STREET SIDE
1/2" = 1'-0"

REVISIONS:

DATE:

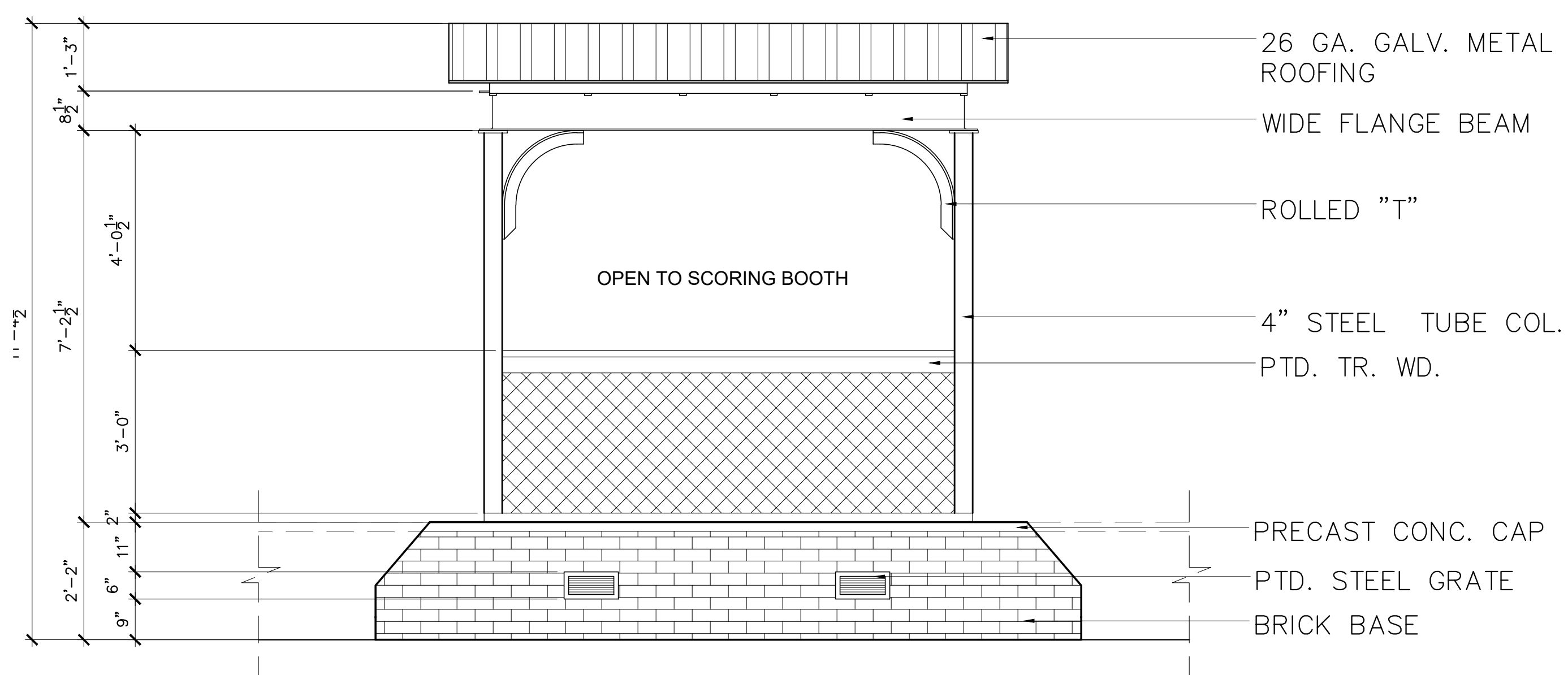
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PROJECT No:

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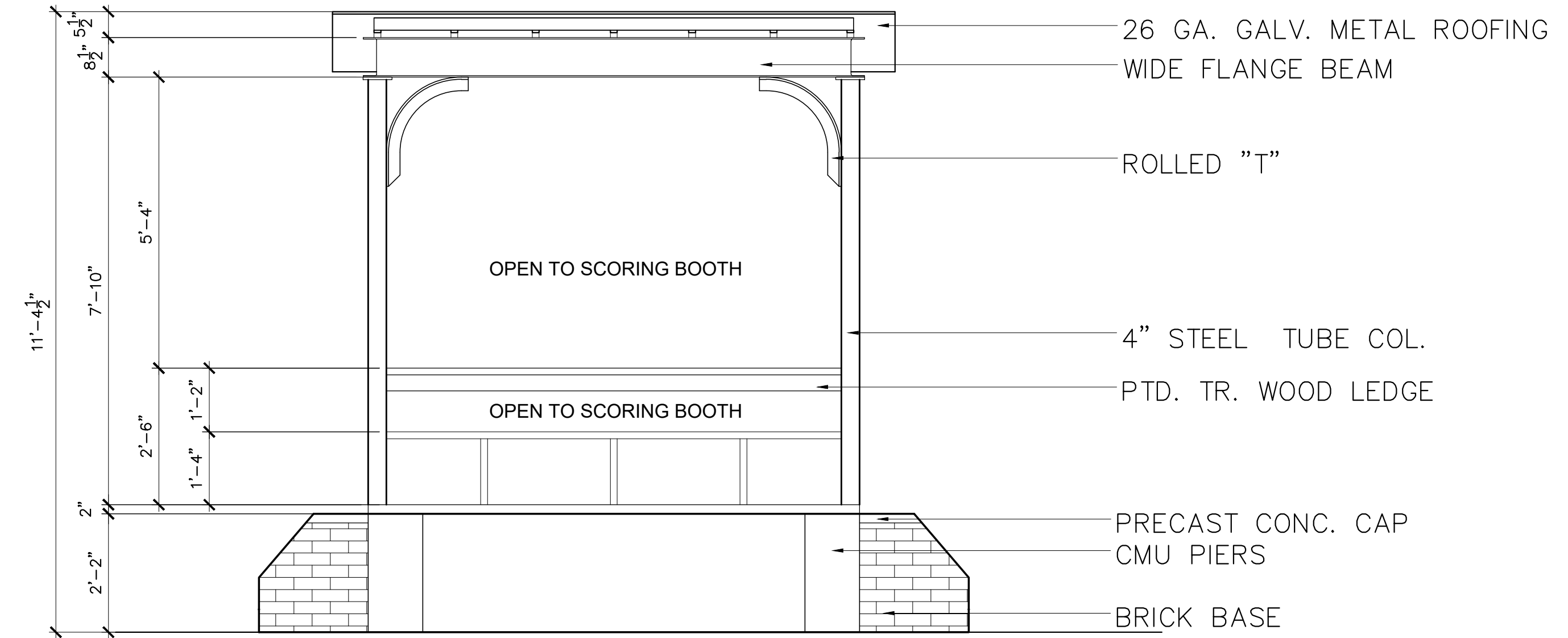
DRAWING:

A4.2



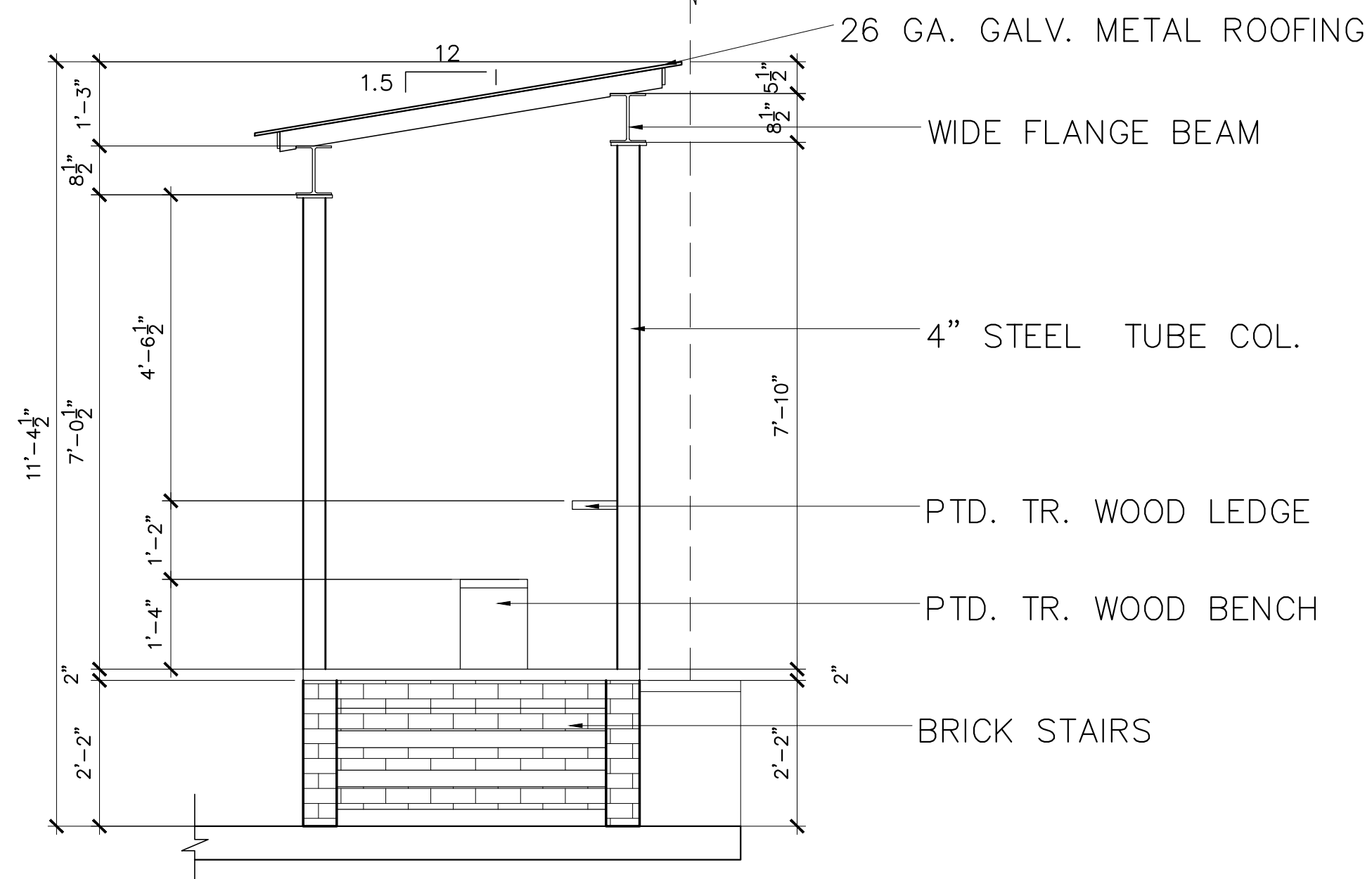
1 SCORING BOOTH ELEVATION - STREET SIDE

1/2" = 1'-0"



2 SCORING BOOTH ELEVATION - FIELD SIDE

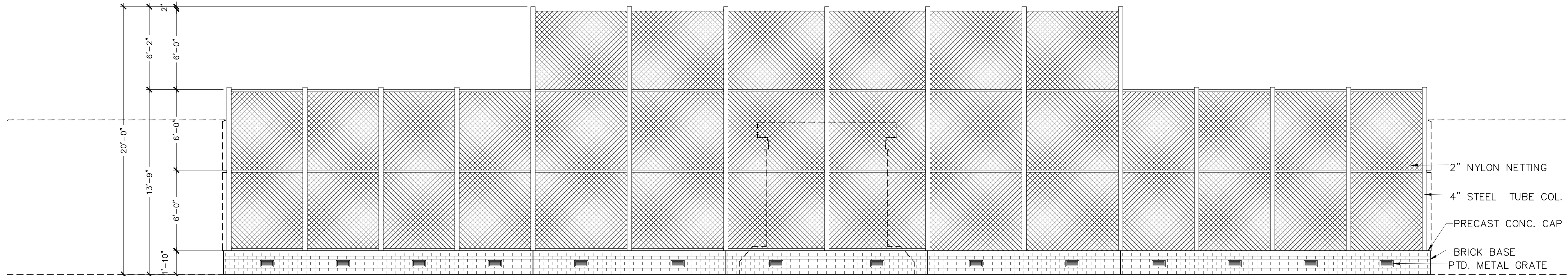
1/2" = 1'-0"



3 SCORING BOOTH SIDE ELEVATION

1/2" = 1'-0"

(OTHER SIDE OPP. HAND)



4 BACKSTOP ELEVATION

1/4" = 1'-0"

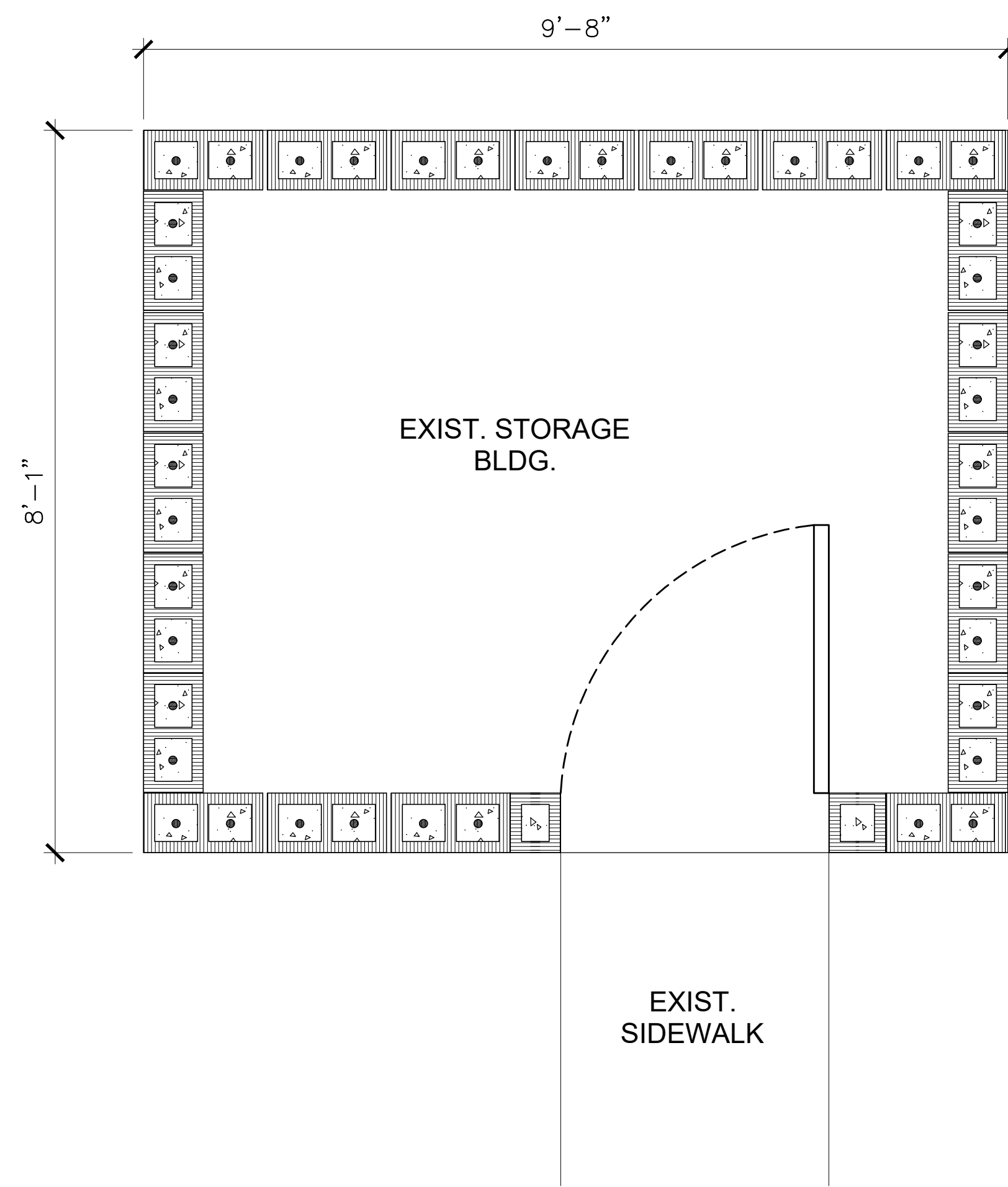
REVISIONS:

DATE: 7.8.22

PROJECT No: 20040

DRAWING:

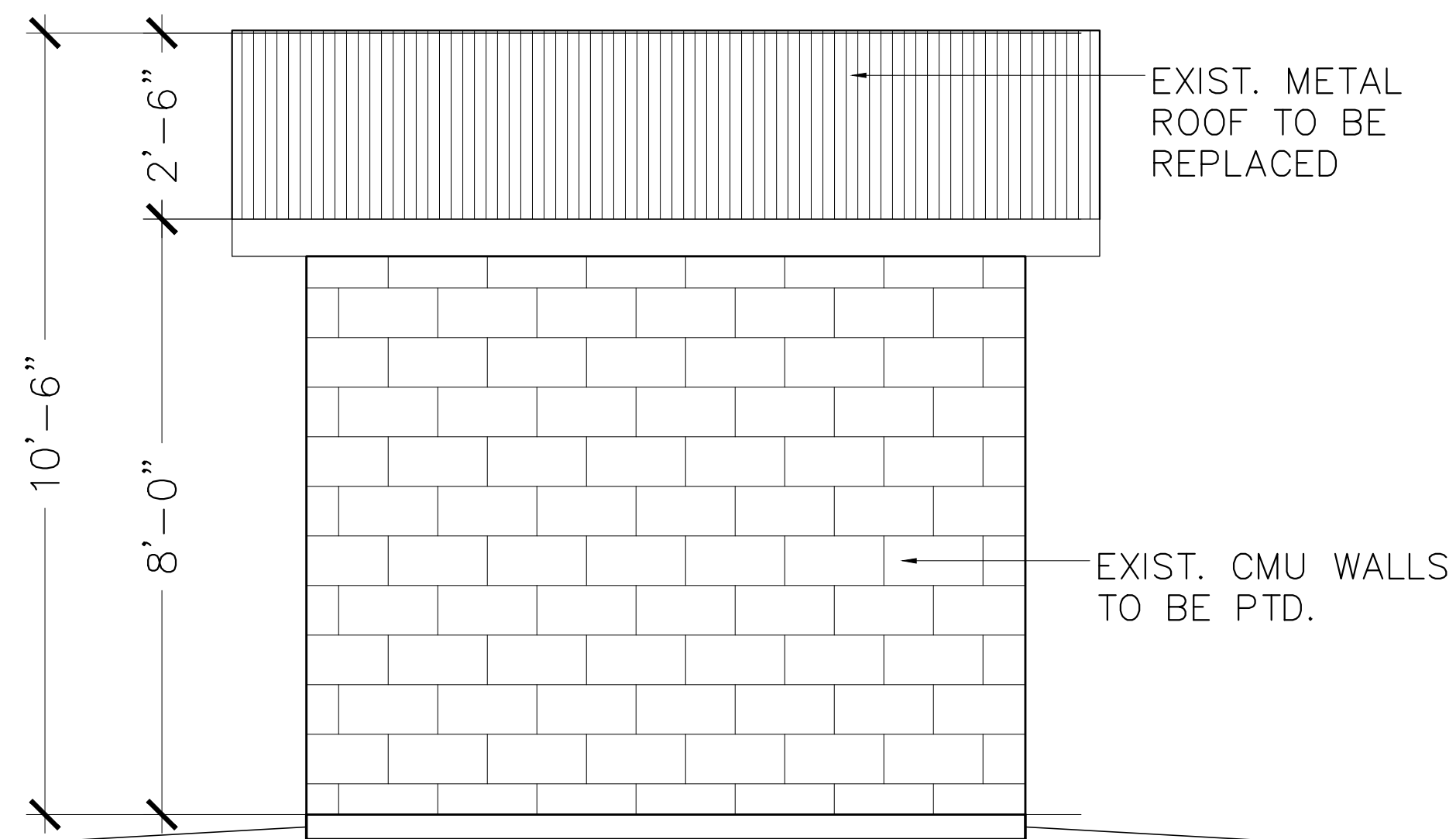
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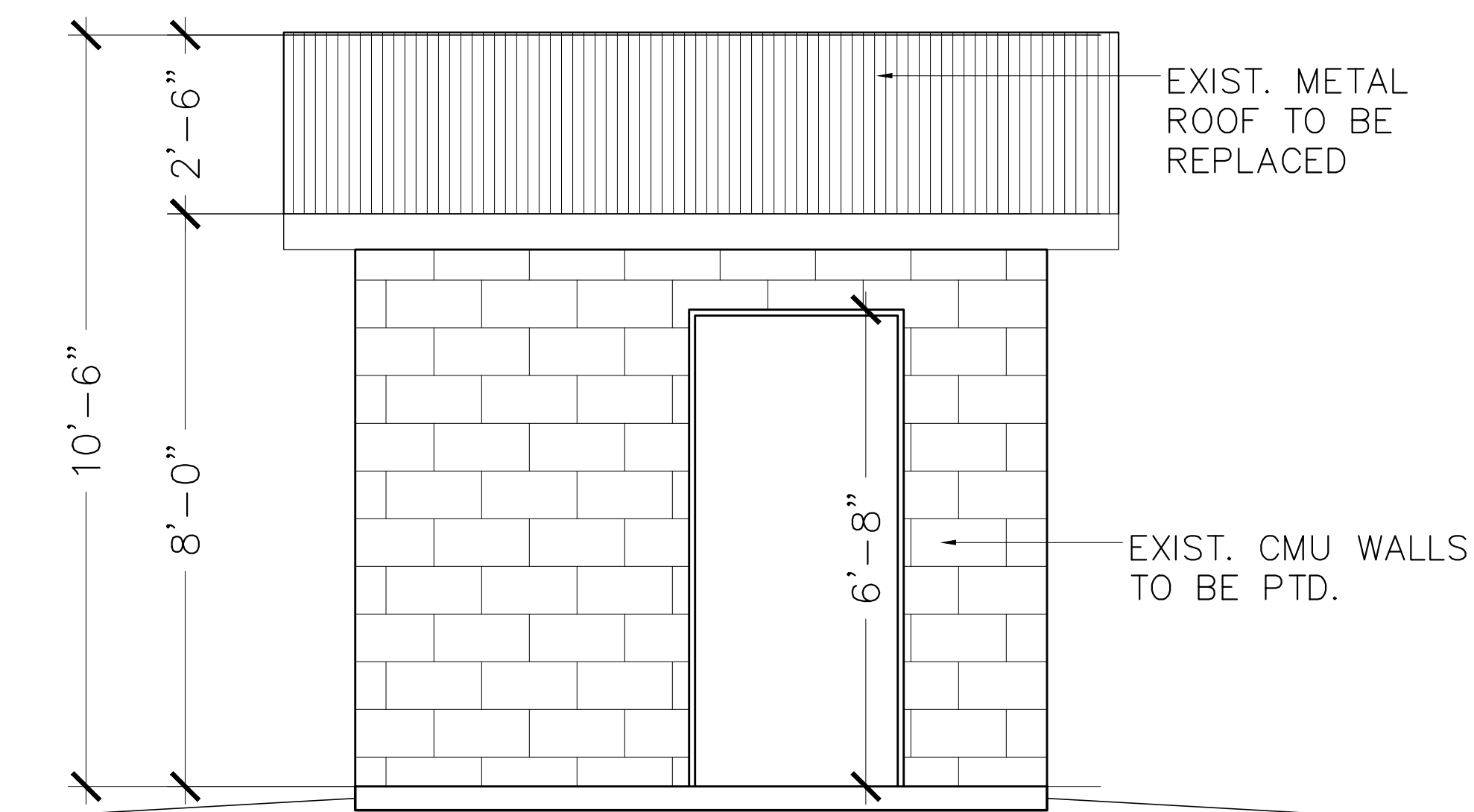
1 EXISTING STORAGE BUILDING PLAN
3/4" = 1'-0"



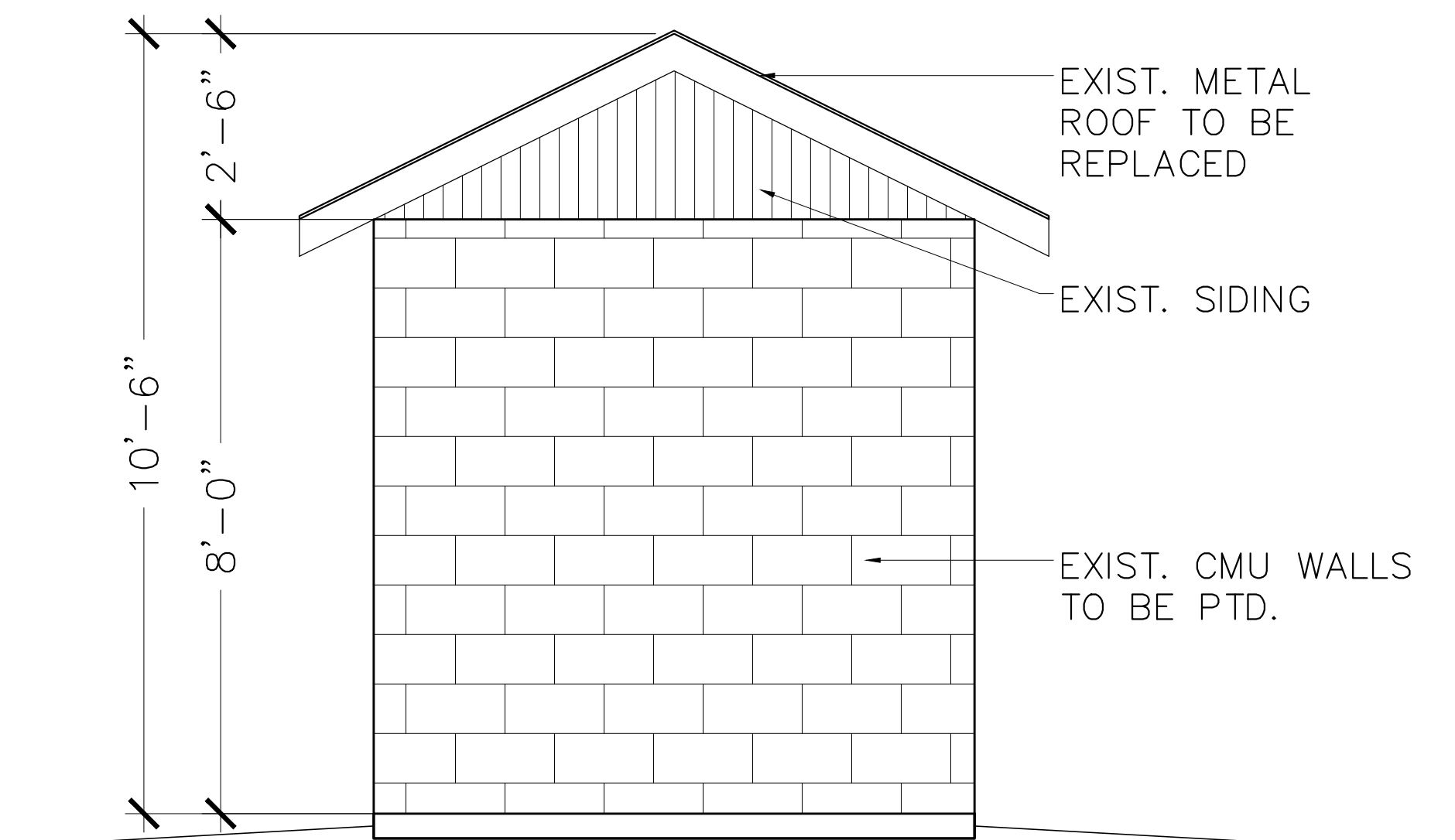
EXISTING STORAGE BUILDING PHOTOS
N.T.S.



2 EXIST. STORAGE NORTH SIDE ELEVATION
3/4" = 1'-0"

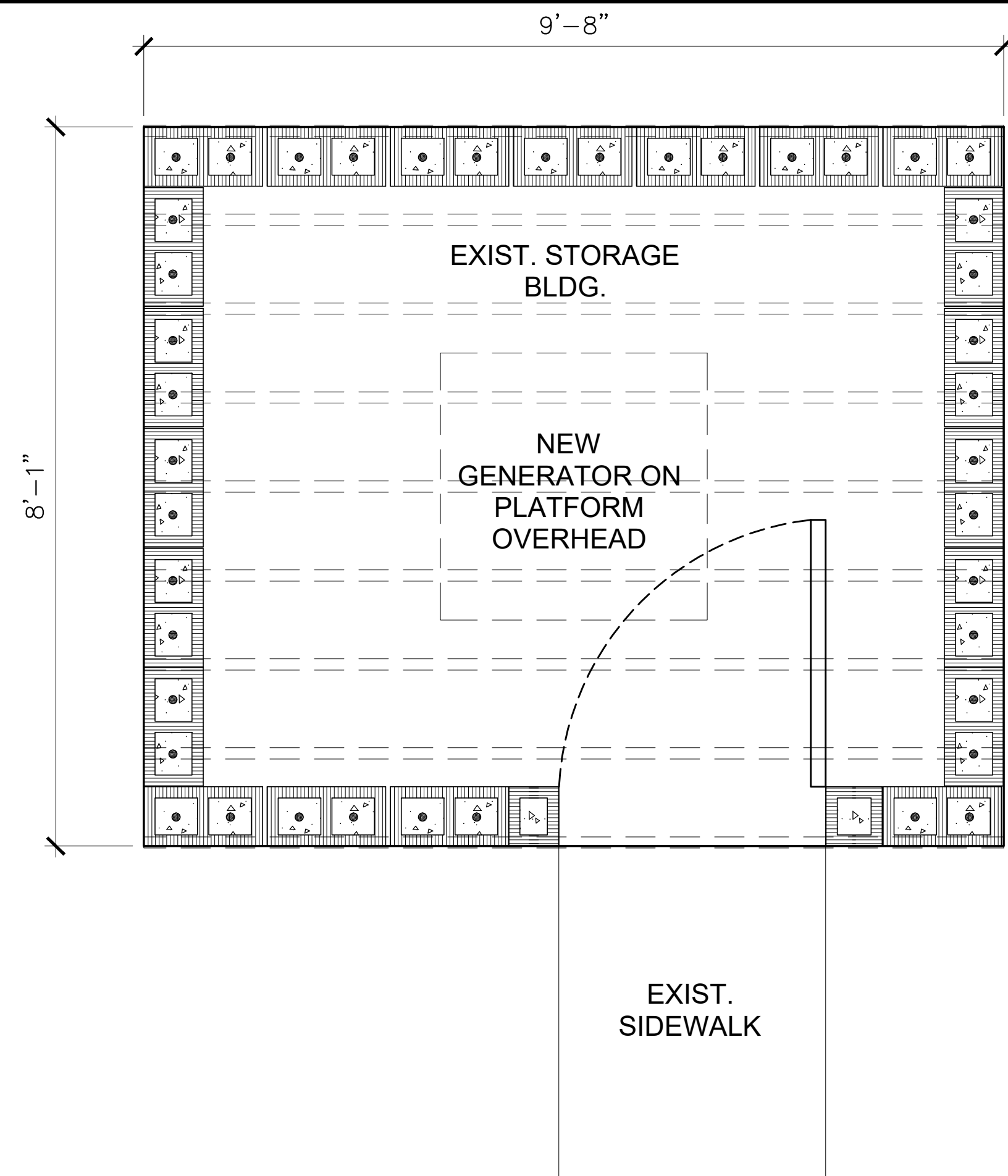


3 EXIST. STORAGE SOUTH SIDE ELEVATION
3/4" = 1'-0"

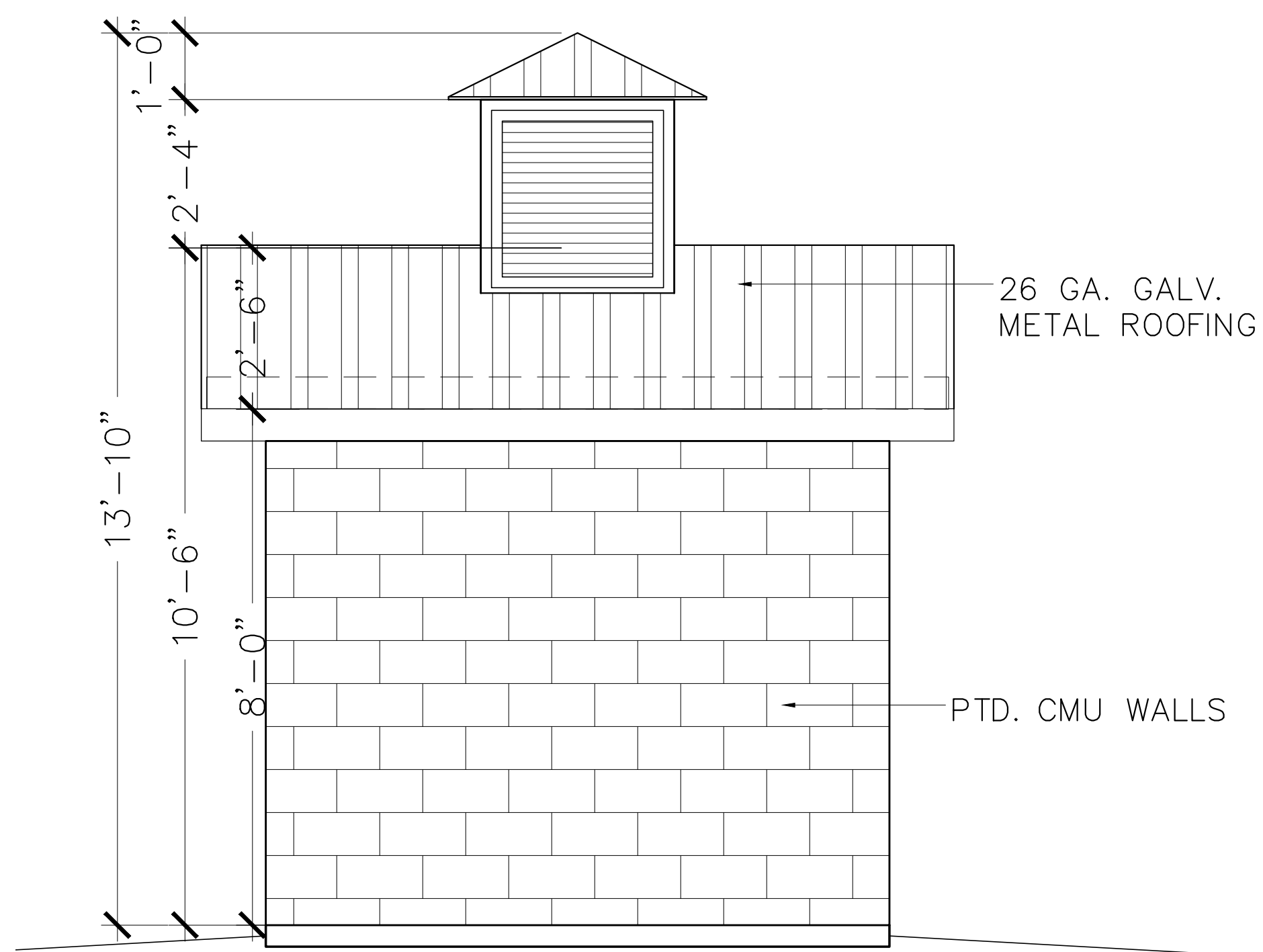


4 EXIST. STORAGE EAST & WEST ELEVATIONS
3/4" = 1'-0"

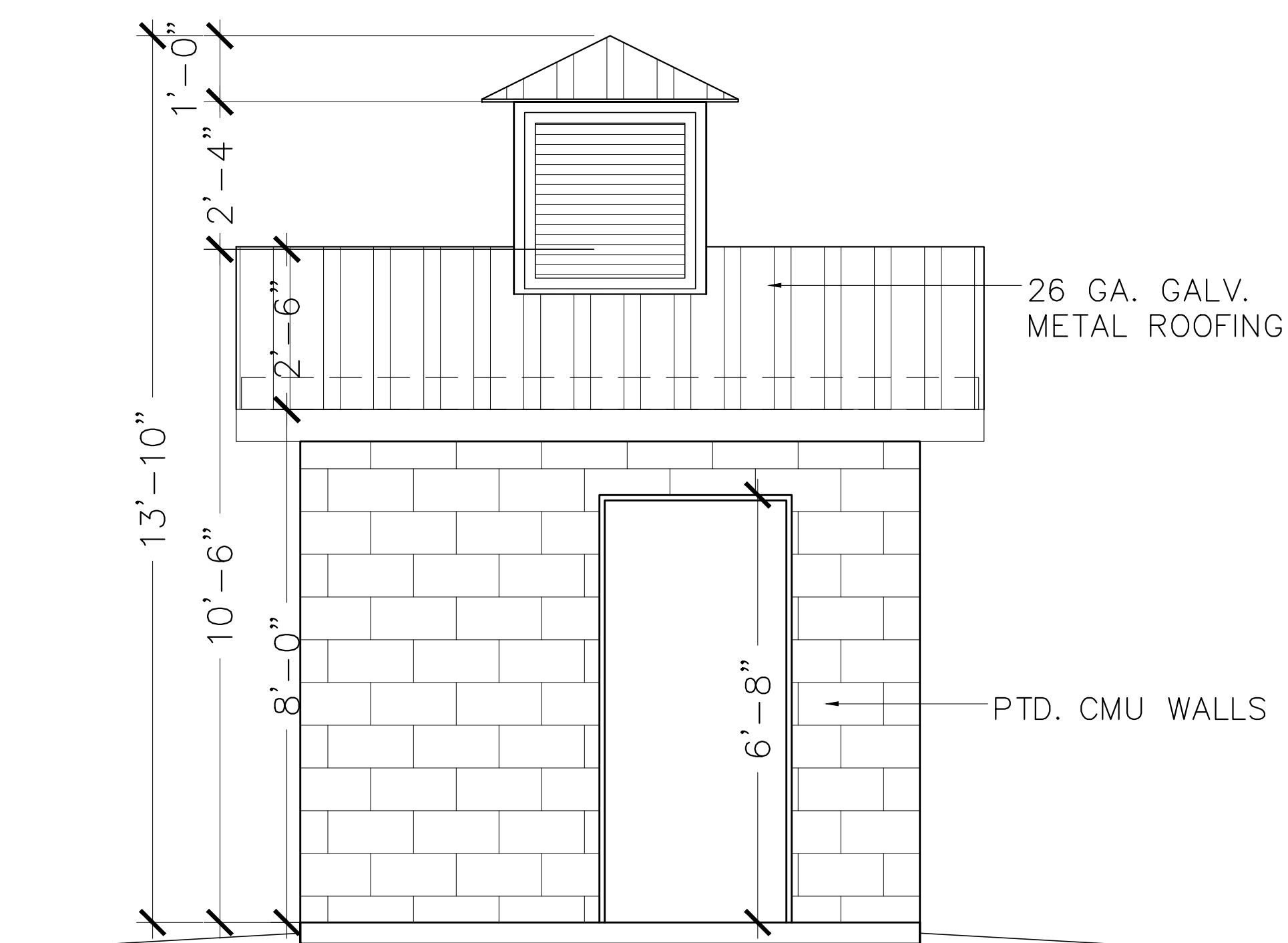




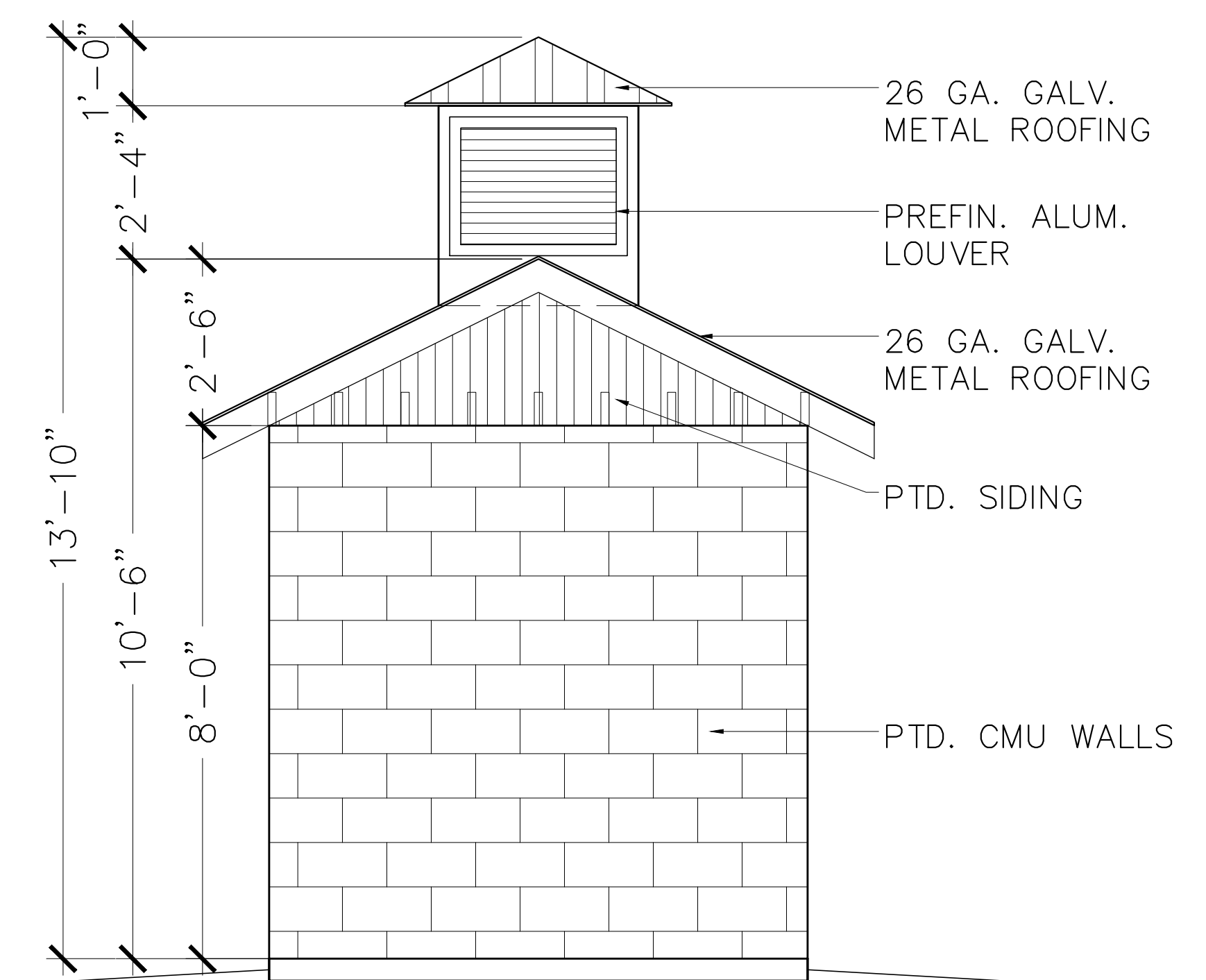
1 PROPOSED STORAGE BUILDING PLAN
3/4" = 1'-0"



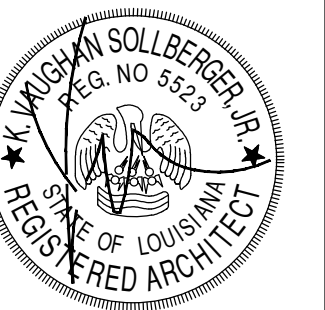
2 PROPOSED STORAGE NORTH SIDE ELEVATION
3/4" = 1'-0"



3 PROPOSED STORAGE SOUTH SIDE ELEVATION
3/4" = 1'-0"



4 PROPOSED STORAGE EAST & WEST ELEVATIONS
3/4" = 1'-0"

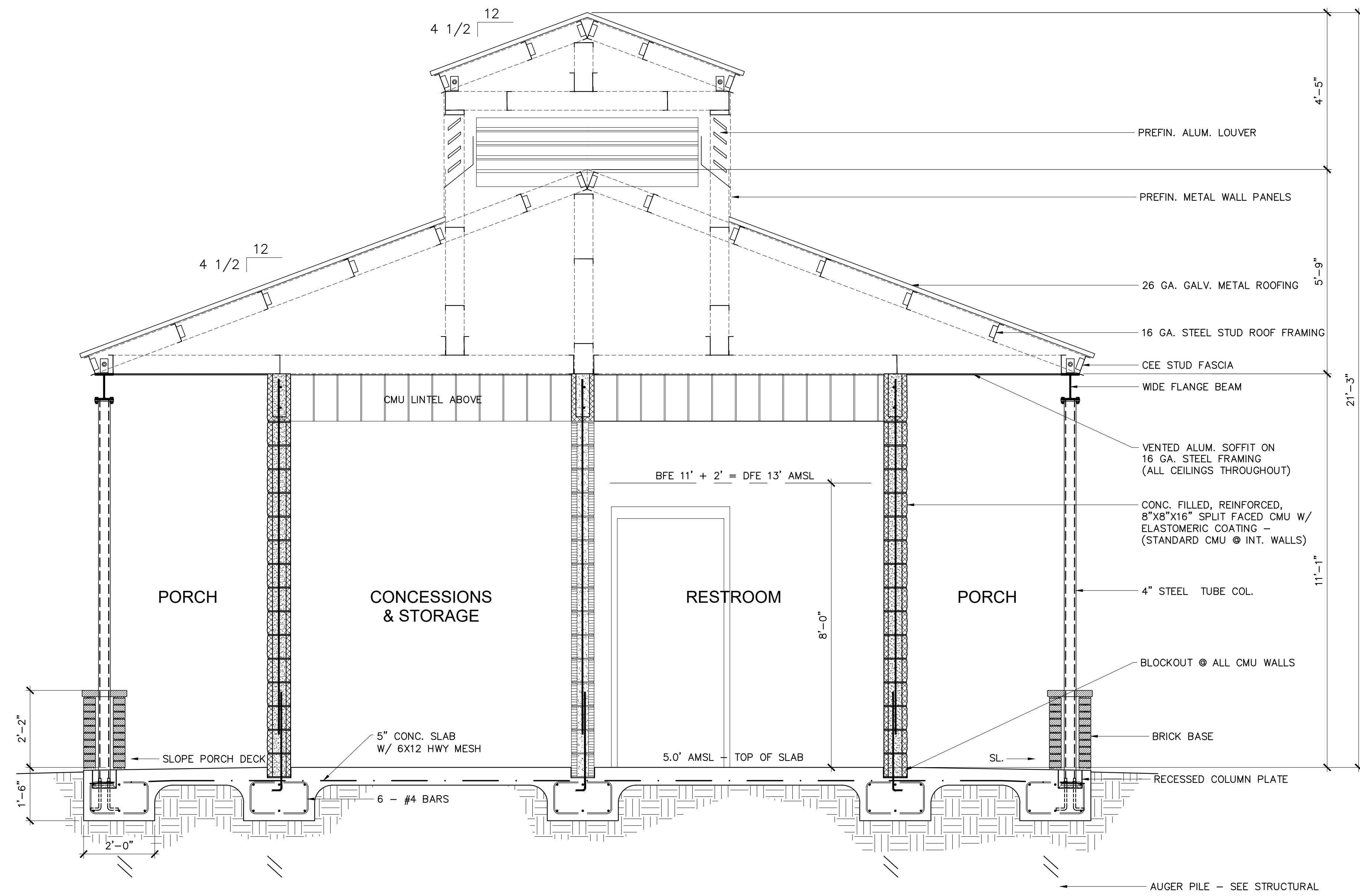


REVISIONS:

DATE: 7.8.22
PROJECT No: 20040

DRAWING:

A4.5



1 CONCESSION BUILDING SECTION
 1/2" = 1'-0"



REVISIONS:

DATE: 7.8.22

PROJECT No: 20040

DRAWING:

A5.0

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF: American Concrete Institute (ACI) latest edition
American Institute of Steel Construction (AISC) latest edition
American Society of Civil Engineers Standards (ASCE) latest edition
American Forest and Paper Association NDS latest edition
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES AND OVERHEAD POWER LINES IN THE AREA OF THE WORK AND NOTIFY THE OWNER OF ANY INTERFERENCES BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION AND CONSTRUCTION.
- DIMENSIONS AND/OR ELEVATIONS MARKED THUS (±) ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ACTUAL DIMENSIONS IN THE FIELD.
- DIMENSIONS AND/OR ELEVATIONS MARKED THUS (N.T.S) ARE NOT SHOWN TO SCALE
- THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE.

DESIGN LOAD CRITERIA:

CONCRETE, STRUCTURAL STEEL MEMBERS AND CONNECTIONS ARE DESIGNED PER IBC 2015 AND ASCE 7-16 BY ALLOWABLE STRESS DESIGN AND LFRD

LIVE LOADS:

1ST FLOOR = XXX LBS/SQFT
ROOF = XX LBS/SQFT

WIND LOAD DATA -

PER ASCE 7-16 3-SEC PEAK GUST MPH

RISK CATEGORY XXX
WIND SPEED = XXX MPH
WIND EXPOSURE X
INTERNAL PRESSURE COEFFICIENT +/- 0.18
COMPONENTS AND CLADDING:
WALLS = +00.00 PSF / -00.00 PSF
ROOF = +00.00 PSF / -00.00 PSF

SEISMIC LOAD DATA:

SITE CLASS E
SMS = 0.275 g
SM1 = 0.175 g
SDS = 0.1833 g
SD1 = 0.1167 g
OCCUPANCY CATEGORY B

CONCRETE NOTES :

- DESIGN, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 - ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 - ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 - ACI 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
- CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- CONCRETE ADMIXTURES SHALL NOT BE USED WITHOUT OWNER PRIOR APPROVAL.
- PROVIDE ANCHOR/RODS BOLTS CONFORMING TO ASTM F1554 GRADE 36, HEAVY HEXAGON NUTS CONFORMING TO ASTM A563 AND WASHERS CONFORMING TO F436. GALVANIZE BOLTS, NUTS, SLEEVES AND WASHERS IN ACCORDANCE ASTM A153. REINFORCING BARS SHALL CONFORM TO ASTM A615 REQUIREMENTS FOR GRADE 60 DEFORMED BARS. DETAILING & FABRICATION SHALL BE IN ACCORDANCE WITH ACI 315.
- THE CONTRACTOR SHALL POUR (4) CONCRETE TEST CYLINDERS, PER PER 50 CY IN ACCORDANCE WITH ASTM C31 AND TEST THE CYLINDERS IN ACCORDANCE WITH ASTM C39.
- STRUCTURAL COLUMN BASE PLATES SHALL BE GROUTED USING NON SHRINK CEMENT GROUT BY FIVE STAR PRODUCTS INC. OR APPROVED EQUAL.
- CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318 AND 308R.
- ALL SPLICES AND DEVELOPMENT LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 12, "BUILDING CODE REQUIRED FOR STRUCTURAL CONCRETE" ALL SPLICES SHALL BE CLASS "B", UNLESS APPROVED OTHERWISE.

TIMBER NOTES:

- DESIGN, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
- ALL SOLID WOOD FRAMING SHALL BE SOUTHERN PINE NO.2 UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL METAL HARDWARE AND FRAMING ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SUBSTITUTIONS SHALL NOT BE MADE. ALL ITEMS SHALL BE INSTALLED PER THE SIMPSON'S INSTALLATION REQUIREMENTS. ALL NAIL HOLES SHALL BE FILLED WITH THE RECOMMENDED FASTENER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL DIMENSIONAL LUMBER SHALL BE CERTIFIED BY THE SUPPLIER TO BE KILN DRIED
- ALL WALLS SHALL HAVE DOUBLE TOP PLATES AND SHALL STAGGER SPLICING. TOP PLATES AT WALL INTERSECTIONS SHALL BE LAPPED AND NAILED WITH (3) 16D NAILS
- WHERE FRAMING HANGERS OR CONNECTORS ARE REQUIRED BUT HAVE NOT BEEN SPECIFIED ON THE DRAWINGS, PLEASE CONTACT STRUCTURAL ENGINEER ON RECORD TO SPECIFY CONNECTION.
- OPEN WEB JOISTS SHALL BE OF THE SAME SIZE AND TYPE AS SHOWN ON THE DRAWINGS AN BE BY AN APPROVED MANUFACTURED. BRIDGING, BRACING AND BLOCKING SHALL BE IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- HOLES WITHIN THE JOISTS SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS. NOTCHES IN THE TOP AND BOTTOM FLANGES ARE NOT ALLOWED.
- ROOF AND WALL PANELS SHALL BE APA RATED, EXPOSURE 1, 1/2" OR 5/8" (AS NOTED ON DRAWINGS) =. 5 PLY PLYWOOD WITH A MIN. 32/16 SPAN RATING U.N.O.. SHEATHING SHALL BE EXTERIOR GRADE WHERE EITHER SIDE IS EXPOSED PERMANENTLY TO WEATHER.
- ALL FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORTS AND A 1/8" GAP AT ALL PANELS EDGES UNLESS RECOMMENDED OTHERWISE BY PANEL MANUFACTURER.
- ALL SHEATHING PANELS SHALL BE INSTALLED WITH END JOINTS STAGGERED AND BLOCKING AT ALL JOINTS.
- ALL NAILS SHALL BE COMMON NAILS, ROOF SHEATHING SHALL UTILIZE RING SHANK NAILS. STAINLESS STEEL TYPE 316 NAILS SHALL BE USED AT PERMANENTLY EXPOSED EXTERIOR AREAS. ALL NAILS THAT ARE NOT EXPOSED TO THE ELEMENTS BUT IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED MEETING ASTM A153.
- ALL LVL BEAMS SHALL BE SUPPORTED BY BUILT UP TIMBER COLUMNS OR STEEL COLUMNS OR AS SHOWN IN PLAN

STRUCTURAL STEEL NOTES:

- ALL STRUCTURAL STEEL SHALL BE PRIMED AND PAINTED AS PER ARCHITECTURAL SPECIFICATIONS
- ALL STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE ASTM A992 (UNLESS STATED OTHERWISE OTHER STEEL SECTIONS, PLATES, AND BARS SHALL CONFORM TO ASTM A36.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL BOLTS SHALL COMPLY WITH ASTM A325 SPECIFICATION AND BE 3/4" DIAMETER TYPE N BOLTS, BEARING TYPE WITH THE BOLT THREADS IN THE SHEAR PLANE. ALL BOLTED CONNECTIONS SHALL HAVE NUTS (PER ASTM A563 DH) AND WASHERS (PER ASTM F436). BOLT HOLES SHALL BE 1/16" DIA. GREATER THAN THE DIAMETER OF THE BOLT UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS". ALL A325 BOLTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION AS DEFINED IN THE SPECIFICATION UNLESS THE DESIGN DRAWINGS INDICATE THAT "FULL PRE-TENSIONING" OF THE BOLTS IS REQUIRED. THE "SNUG TIGHT" CONDITION IS DEFINED PER THE SPECIFICATION AS "THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FULL CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. WHERE "FULL PRE-TENSIONING" OF THE BOLTS FOR A CONNECTION IS SPECIFIED, THE BOLTS SHALL BE TIGHTENED UTILIZING DIRECT TENSION INDICATOR WASHERS CONFORMING TO ASTM F959, PER MANUFACTURER'S INSTRUCTIONS. ALL GALVANIZED NUTS AND BOLTS MUST BE LUBRICATED PRIOR TO FULL PRE-TENSIONING.
- ALL HOLES IN NEW STEEL SHALL BE DRILLED OR PUNCHED. NO BURNING OF HOLES SHALL BE PERMITTED.
- GUSSET PLATES SHALL BE 3/8" MINIMUM THICKNESS, UNLESS NOTED OTHERWISE. ALL PLATES SHALL BE GAS CUT OR SAW CUT (NO SHEARED EDGES).
- ALL WELDING ELECTRODES SHALL BE E-70XX SERIES IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY SPECIFICATION AWS D1.1-2006.
- FILLET WELDS SHALL BE ALL AROUND AND CONTINUOUS FULL LENGTH, UNLESS NOTED OTHERWISE. PROVIDE CONTINUOUS SEAL WELDS AND VENT HOLES FOR ALL CONNECTED PARTS TO BE GALVANIZED.

HELICAL PILE GENERAL NOTES:

- HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE (IBC) ADOPTED BY THE LOCAL JURISDICTION.
- HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED BY RAM JACK OR APPROVED EQUAL.
- HELICAL PILE SHALL BE RECOGNIZED BY ICC AND THE MANUFACTURER SHALL HOLD A CURRENT ICC-ES ESR REPORT SHOWING COMPLIANCE WITH AC308 AND CURRENT INTERNATIONAL BUILDING CODE (IBC) ADOPTED BY THE LOCAL JURISDICTION.
- DIMENSIONS OF THE CENTRAL SHAFT AND THE NUMBER, SIZE, SPACING AND THICKNESS OF THE HELICAL BEARING PLATES SHALL BE DESIGNED AND FABRICATED TO SUPPORT THE SPECIFIED DESIGN LOADS.
- ONLY ROUND CENTRAL PILE SHAFTS WILL BE ALLOWED.
- MINIMUM AND MAXIMUM INSTALLATION TORQUES SHALL BE SPECIFIED BY THE HELICAL PILE MANUFACTURER. THE MINIMUM INSTALLATION TORQUE SHALL BE HIGH ENOUGH TO ACHIEVE THE REQUIRED BEARING CAPACITY, INCLUDING A SAFETY FACTOR OF 2. THE MAXIMUM INSTALLATION TORQUE SHALL NOT EXCEED THE ALLOWABLE TORSIONAL CAPACITY OF THE PILE SHAFTS.
- HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED TO RESIST ALL STRESSES INDUCED BY INSTALLATION.
- EXISTING CONDITIONS AND UNDERGROUND OBSTRUCTIONS SHALL BE CONFIRMED BY THE PILE INSTALLER. PROBING OR SCANNING MAY BE NECESSARY TO LOCATE UNDERGROUND OBSTRUCTIONS. REPORT ANY UNFORESEEN OBSTRUCTIONS TO THE STRUCTURAL ENGINEER.
- LOCATIONS OF PILES SHALL NOT BE CHANGED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL BEGINNER.
- SPECIAL INSPECTION OF THE HELICAL PILE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.10 OF THE 2009 & 2012 IBC OR SECTION 1705.9 OF THE 2015 IBC UNLESS EXCEPTIONS NOTED IN SECTION 1704.2 OF IBC ARE MET. THE INSPECTOR SHALL RECORD THE FOLLOWING:
 - INSTALLATION DATE.
 - PILE MANUFACTURER.
 - INSTALLATION CONTRACTOR.
 - IDENTIFICATION OF INSTALLATION EQUIPMENT.
 - MINIMUM ALLOWABLE INSTALLATION TORQUE.
 - MAXIMUM ALLOWABLE INSTALLATION TORQUE.
 - CENTRAL SHAFT DIAMETER OF EACH PILE.
 - HELIX PLATE CONFIGURATION OF EACH PILE.
 - ACTUAL TIP EMBEDMENT OF EACH PILE.
 - ACTUAL INSTALLATION TORQUE OF EACH PILE.
 - ULTIMATE CAPACITY OF EACH PILE AS SPECIFIED BY MANUFACTURER.
 - ALLOWABLE CAPACITY OF EACH PILE AS SPECIFIED BY MANUFACTURER.

EARTHWORK NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE IN PERFORMING ALL EARTH WORK IN ACCORDANCE WITH SPECIFICATION 2200 AND BELOW REFERENCED SOILS REPORT.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR MAINTAINING THE STABILITY OF ALL EXCAVATED FACES IN COMPLIANCE WITH OSHA REQUIREMENTS UNTIL FINAL ACCEPTANCE OF THE WORK.
- ALL LIFTS SHALL BE HEAVILY PROOF-ROLLED WITH A MODERATELY HEAVY LOADED PNEUMATIC ROLLER. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOADS SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL.
- BACK FILL:** SHALL BE A CLASSIFIED AS SC OR CL WITH A PLASTICITY INDEX BETWEEN 5 AND 25.
- ALL FILL SHALL BE PLACED IN LIFTS NO GREATER THAN 9 INCHES AND COMPACTED TO 95% MODIFIED PROCTOR.
- EXCESS EXCAVATED MATERIAL AND/OR UNUSED BACK FILL MATERIALS SHALL BE REMOVED AND HAULED TO AN AREA DESIGNATED BY OWNER.
- WASHED SAND SHALL COMPLY WITH ASTM C33 FOR FINE AGGREGATE CONCRETE SAND.
- PILE CAPCITIES PROVIDED BY XXX

CADD FILE NAME:
REVIT BORDER KA.RVT

DESIGNED BY:	TD
DRAWN BY:	SAD
CHECKED BY:	TD
JOB NO.	22007
SCALE:	12" = 1'-0"
DATE:	6.1.22

HARBOR FIELD UPGRADES

178 JACKSON AVE
MANDERVILLE, LA 70448

GENERAL NOTES

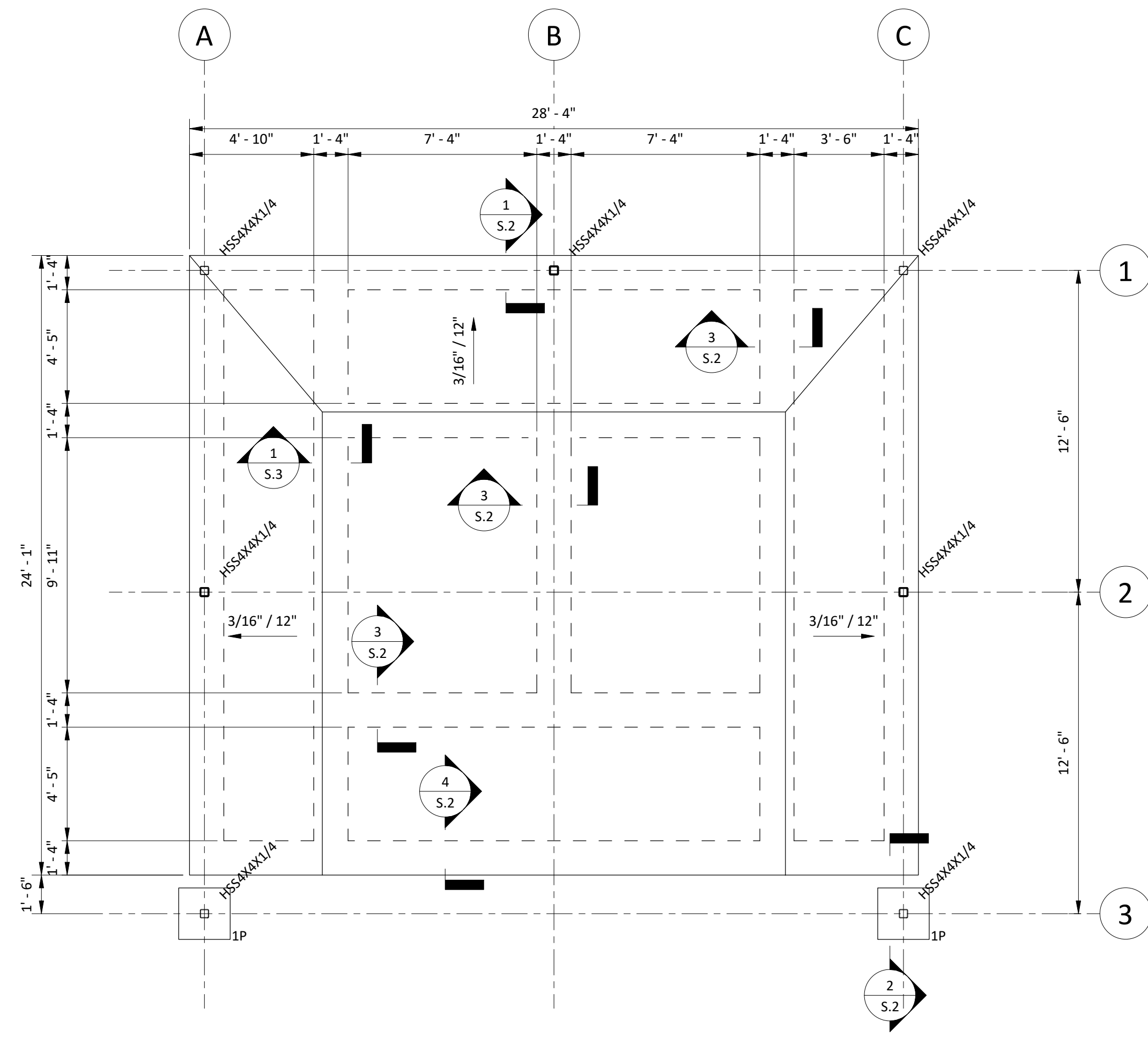
NO.	DATE:	REVISIONS	APP'D

STAMP:

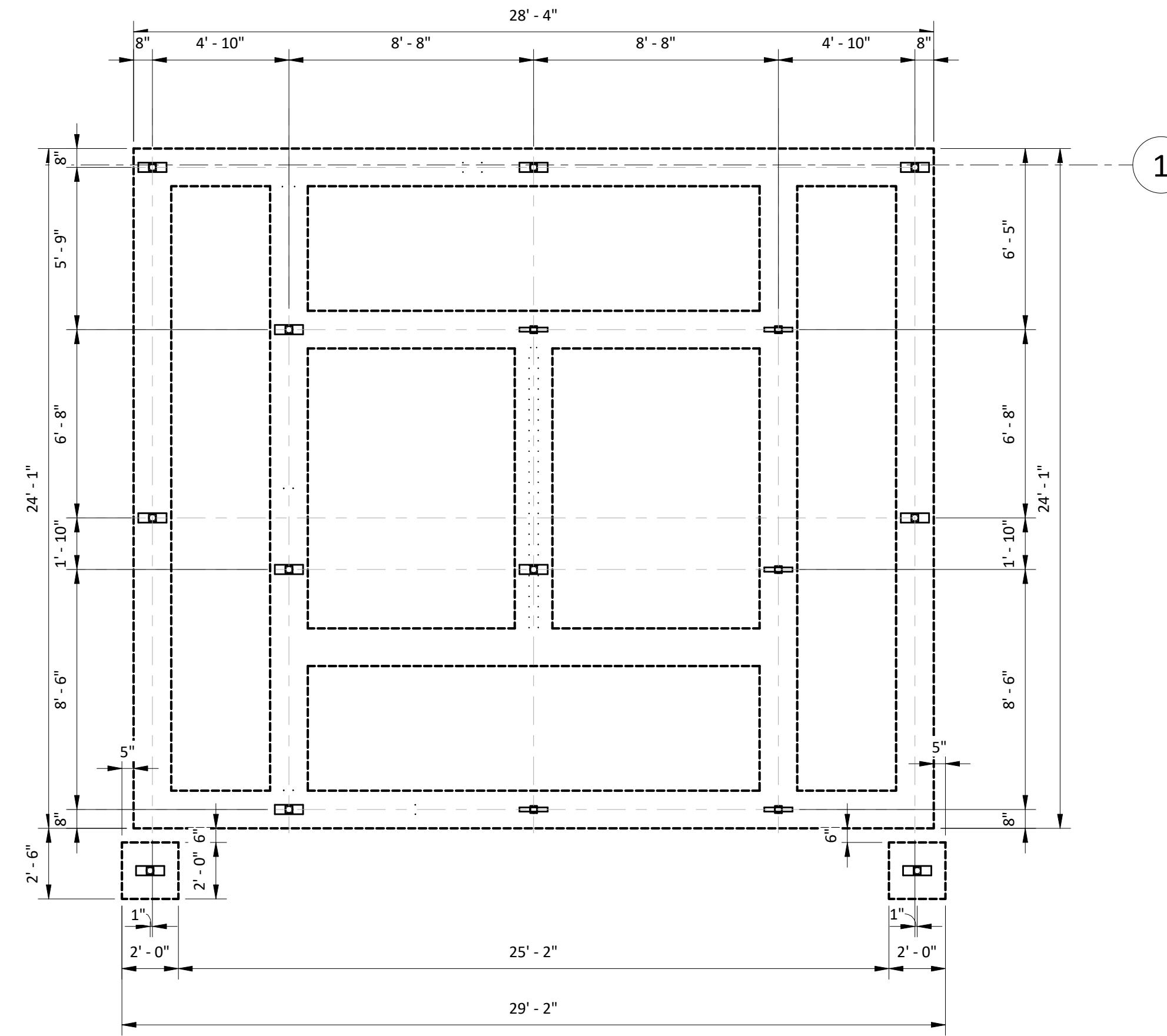


SHEET NO.
S.0

1 GENERAL NOTES
S.0 12" = 1'-0"



1 FOUNDATION PLAN
S.1 1/4" = 1'-0"



2 HELICAL PILE PLAN
S.1 1/4" = 1'-0"

NOT FOR CONSTRUCTION

CADD FILE NAME: REVIT BORDER KA.RVT	
DESIGNED BY: Designer	SCALE: (22x34) 1/4" = 1'-0"
DRAWN BY: Author	SCALE:
CHECKED BY: Designer	DATE: 6.1.22
JOB NO. 22007	

HARBOR FIELD UPGRADES
178 JACKSON AVE
MANDERVILLE, LA 70448
FOUNDATION PLAN

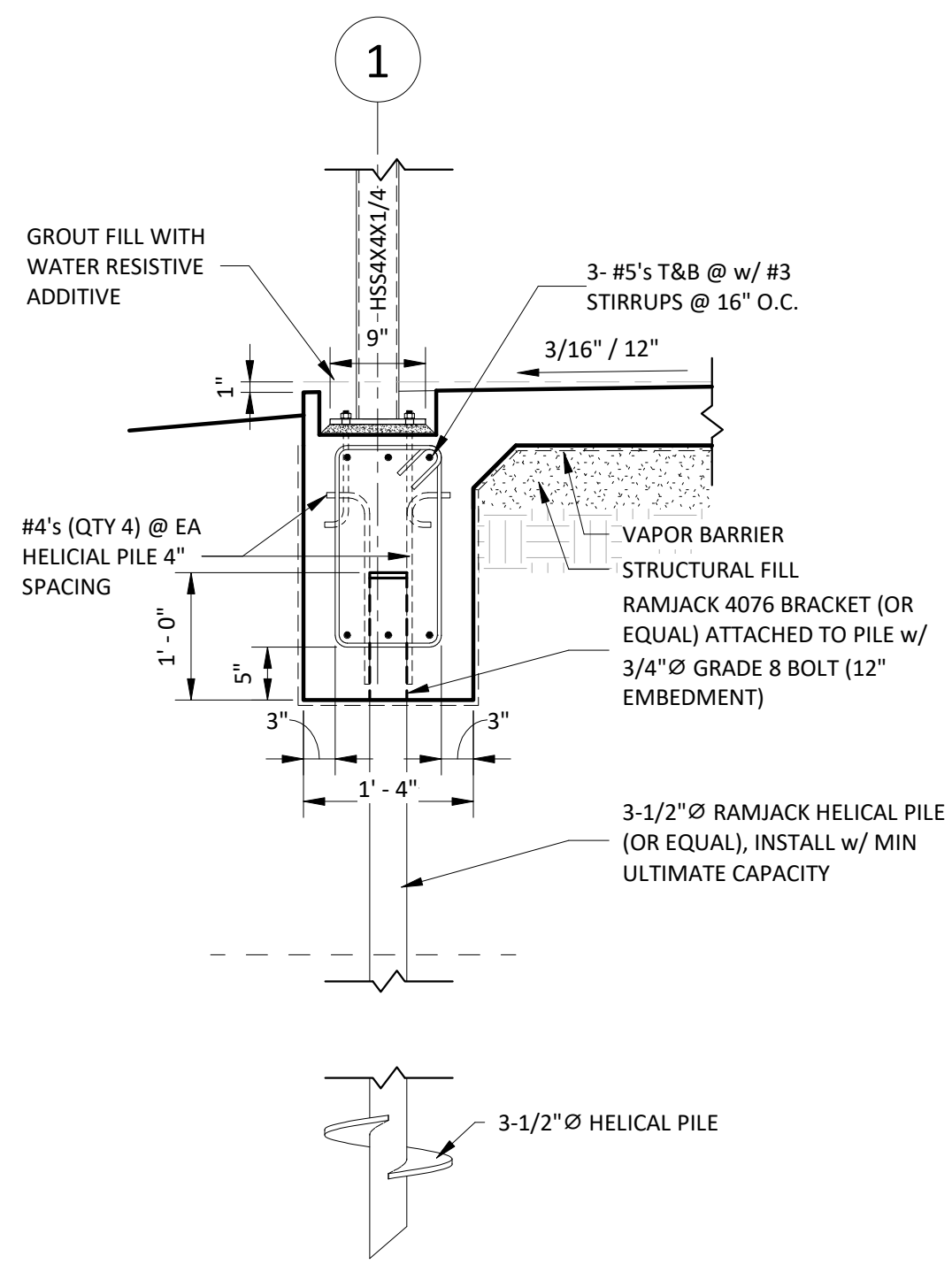
NO.	DATE:	REVISIONS	APP'D

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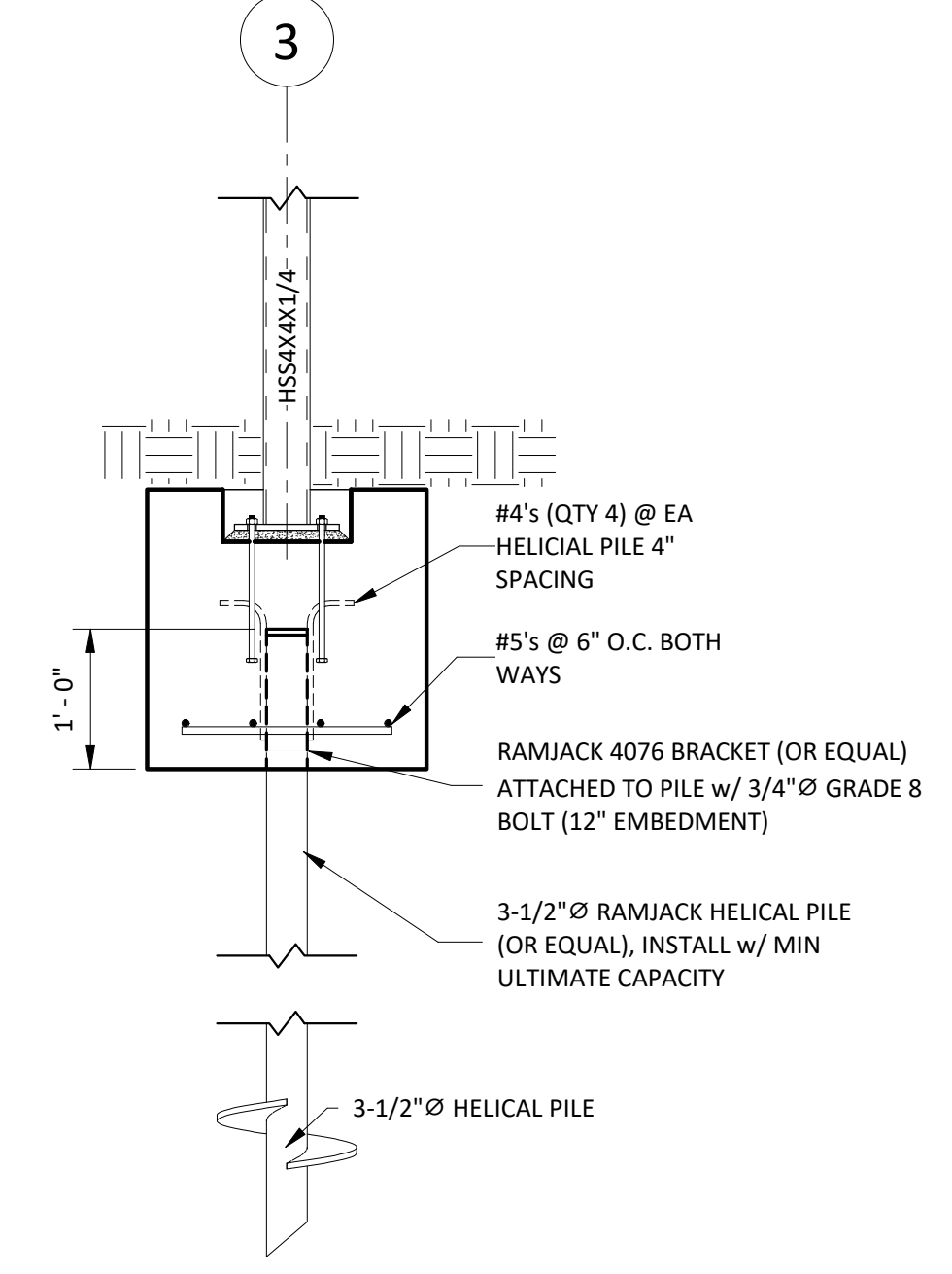
Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
658 Village Lane N., Mandeville, LA 70471 • 985.727.9377

SHEET NO.
S.1

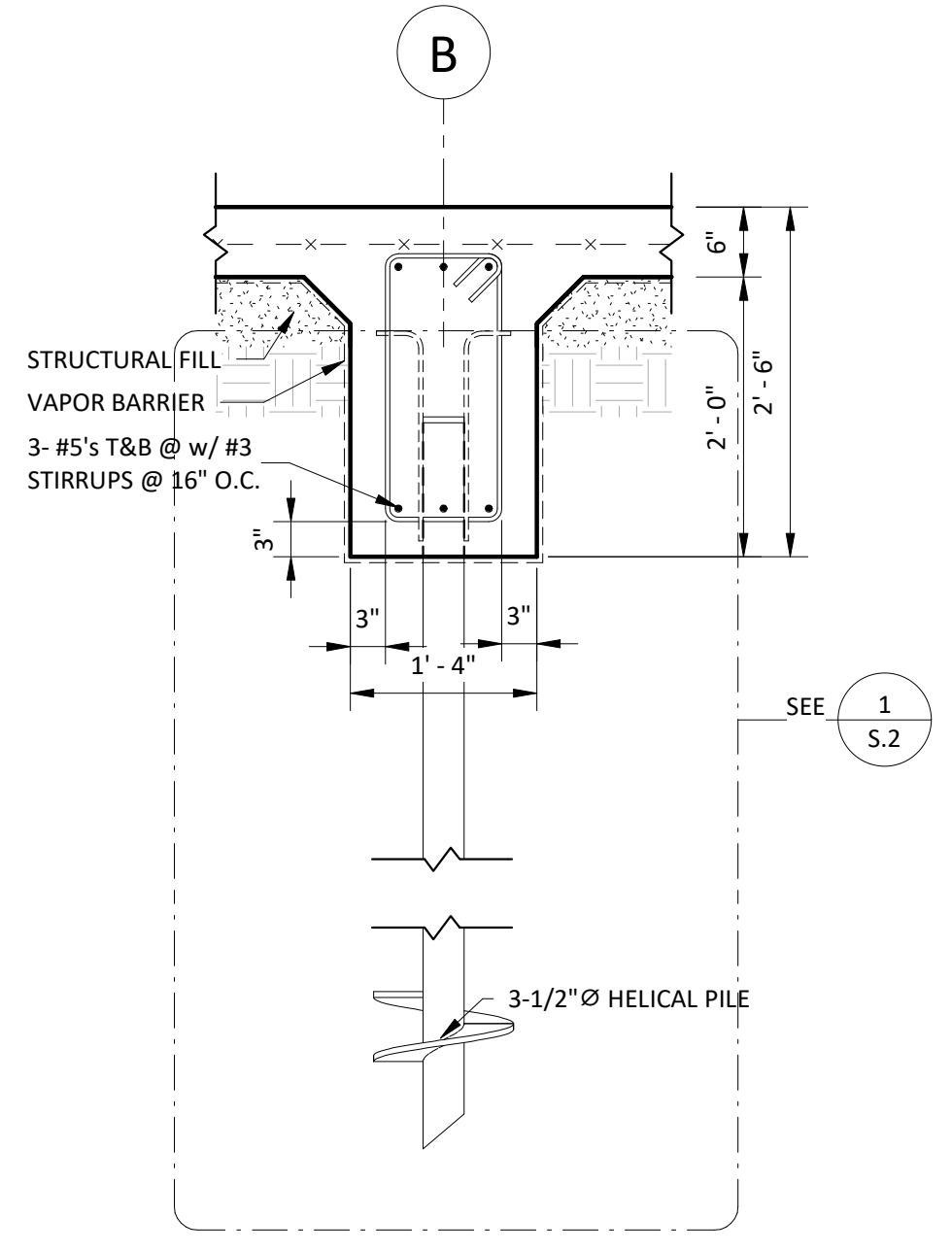
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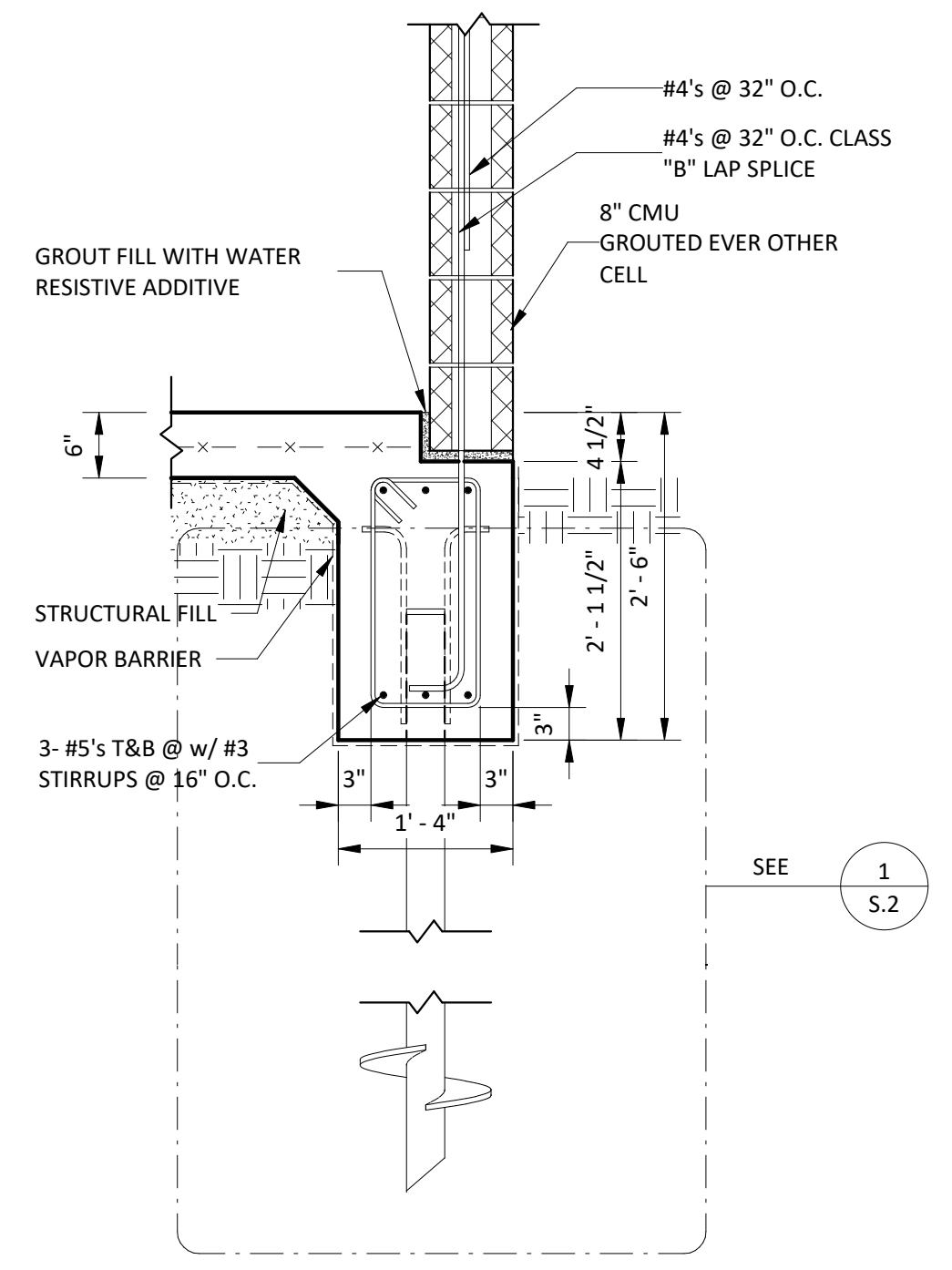
1 SECTION
S.1 3/4" = 1'-0"



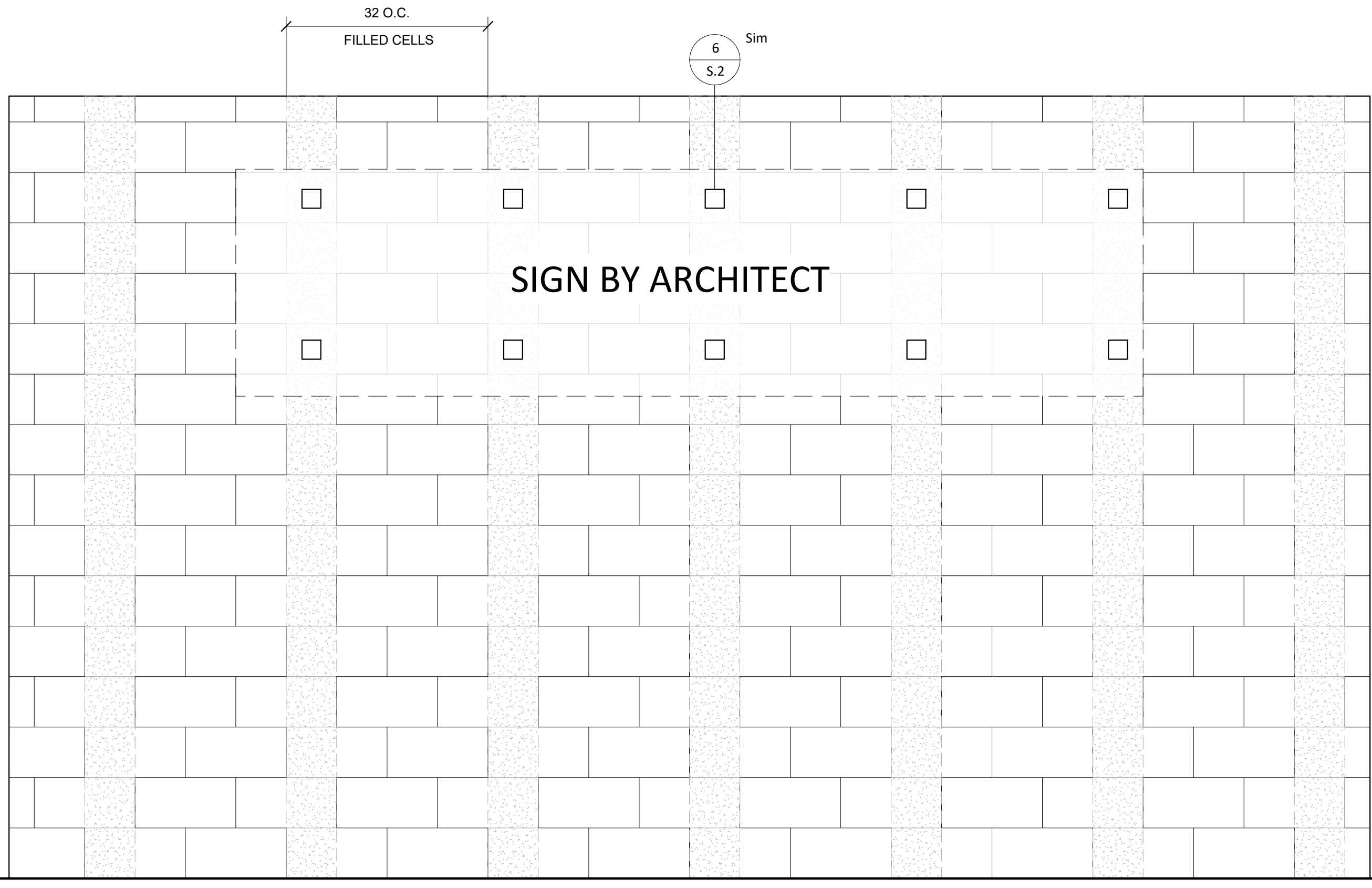
2 SECTION
S.1 3/4" = 1'-0"



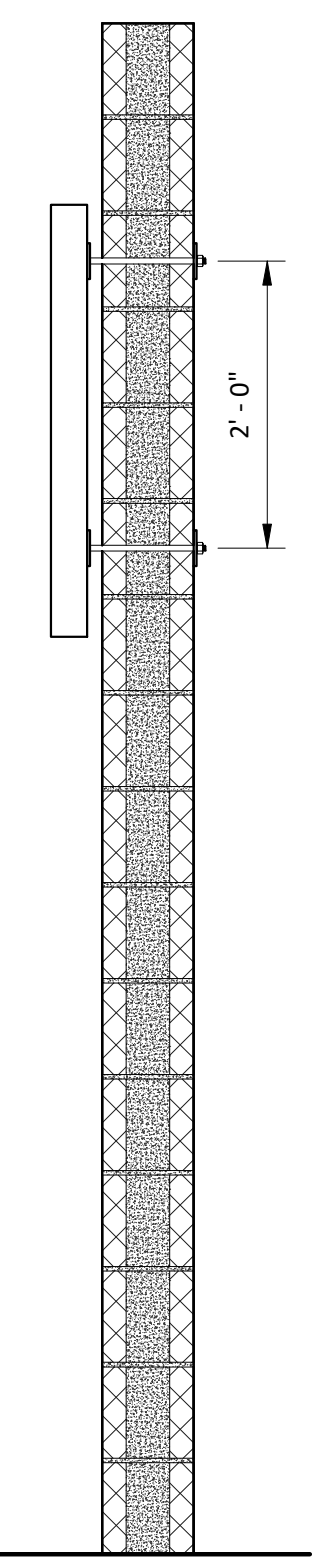
3 SECTION
S.1 3/4" = 1'-0"



4 SECTION
S.1 3/4" = 1'-0"



5 SIGNAGE MOUNTING
S.2 3/4" = 1'-0"



6 SIGNAGE MOUNTING SECTION
S.2 3/4" = 1'-0"

CADD FILE NAME: REVIT BORDER KA.RVT

DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Designer
JOB NO.:	22007
SCALE:	3/4" = 1'-0"
DATE:	6.1.22

HARBOR FIELD UPGRADES

178 JACKSON AVE
MANDERLILLE, LA 70448

FOUNDATION DETAILS

NO.	DATE:	REVISIONS	APP'D

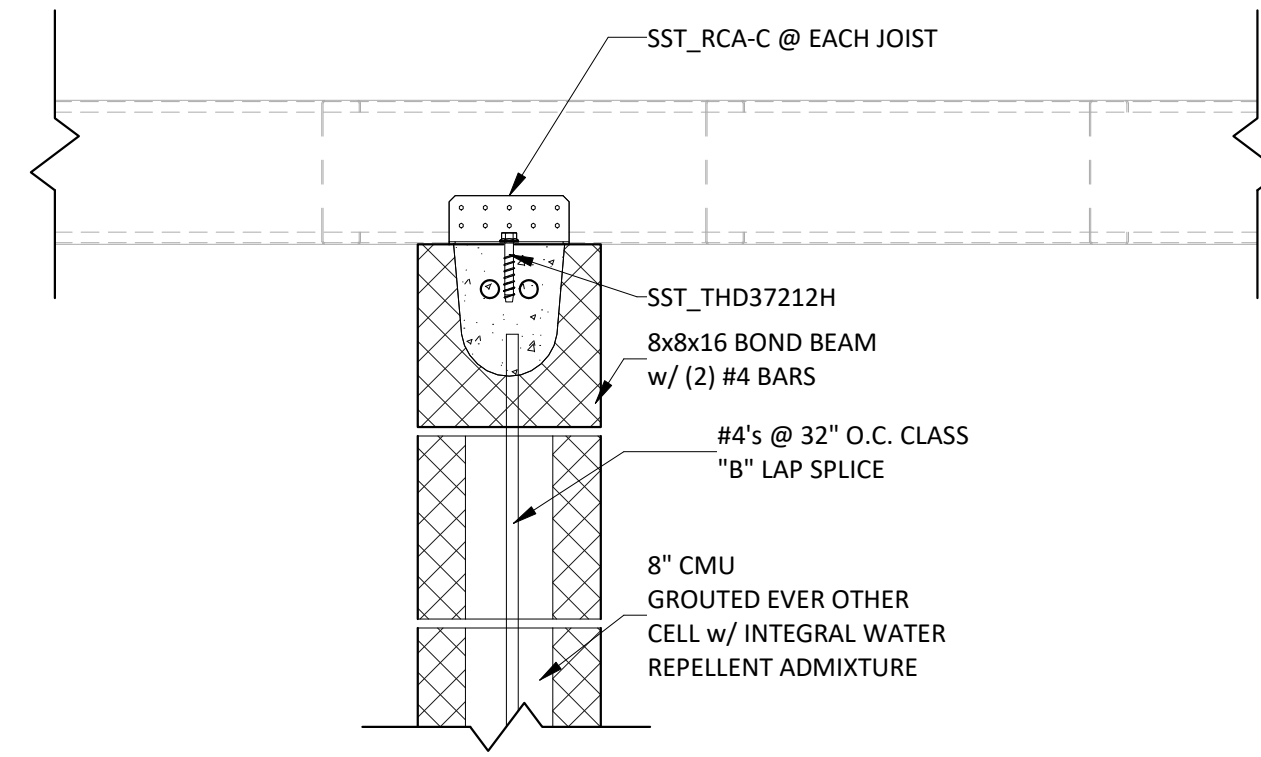
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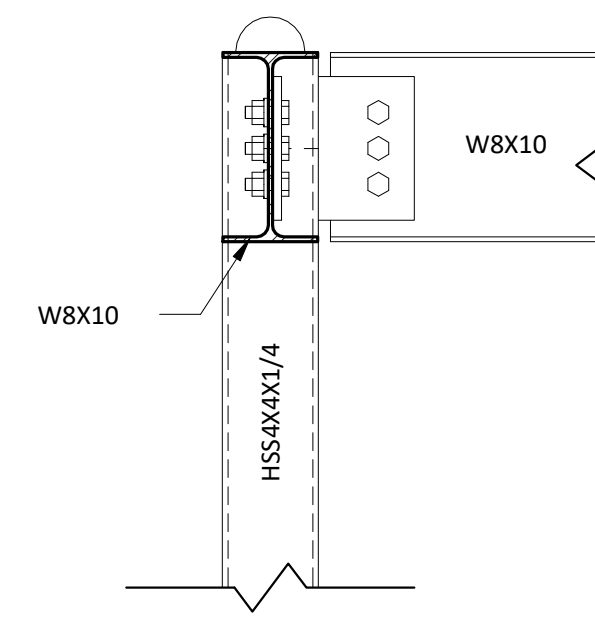
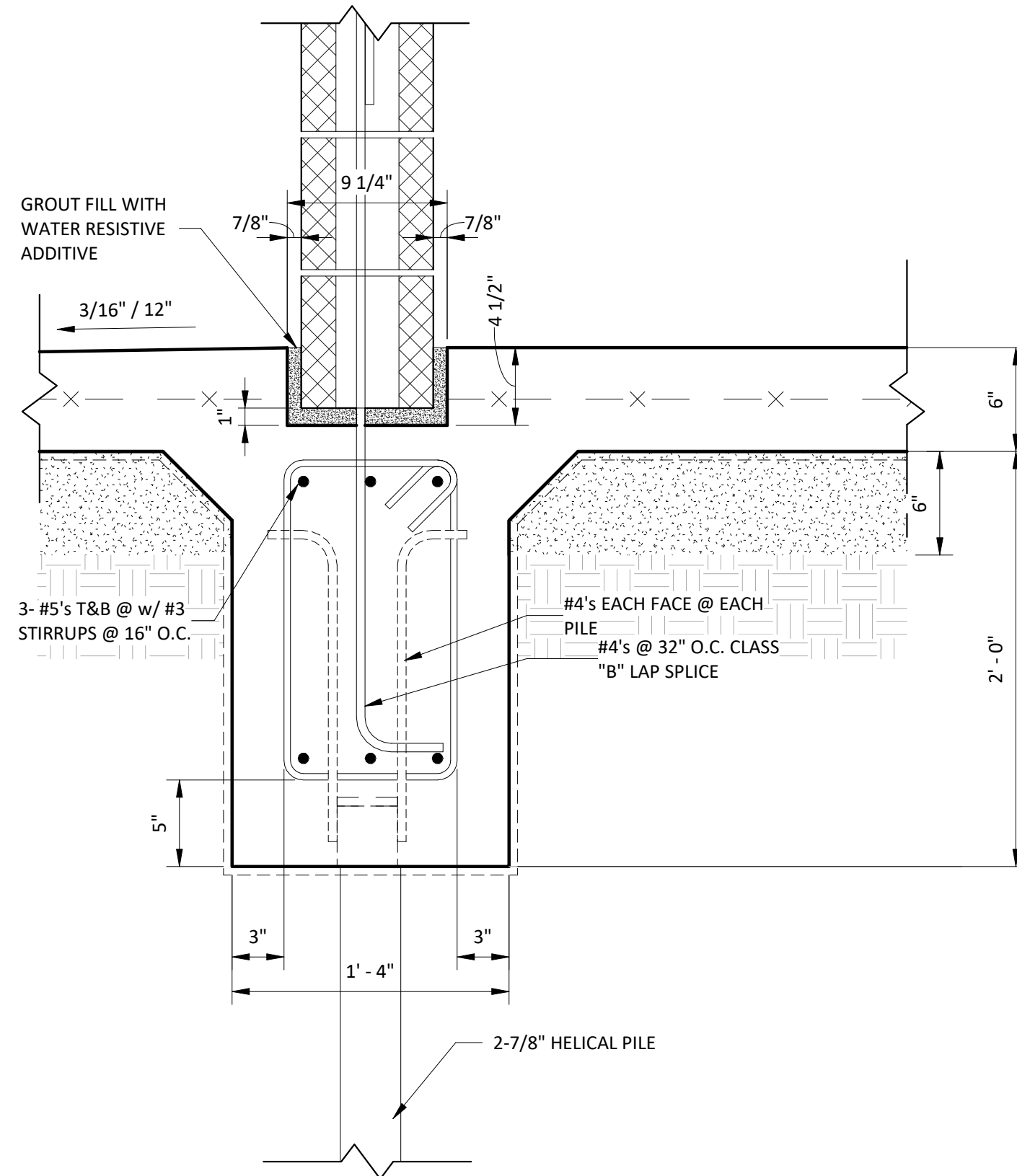
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S.2

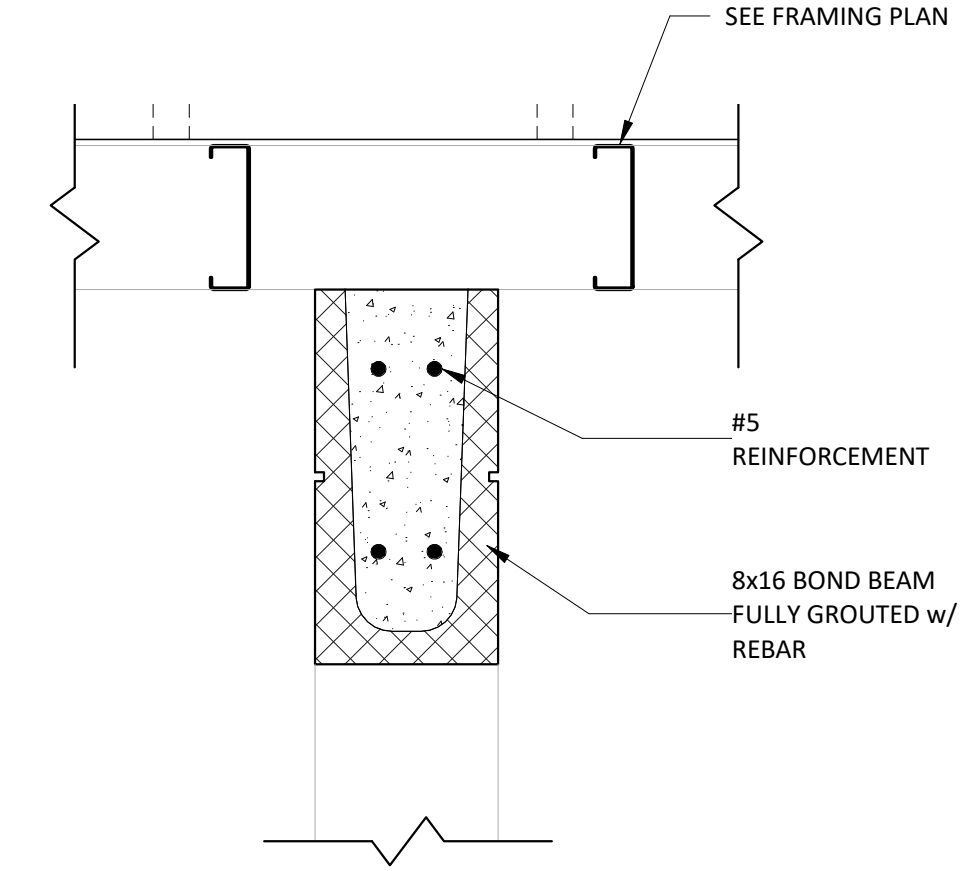
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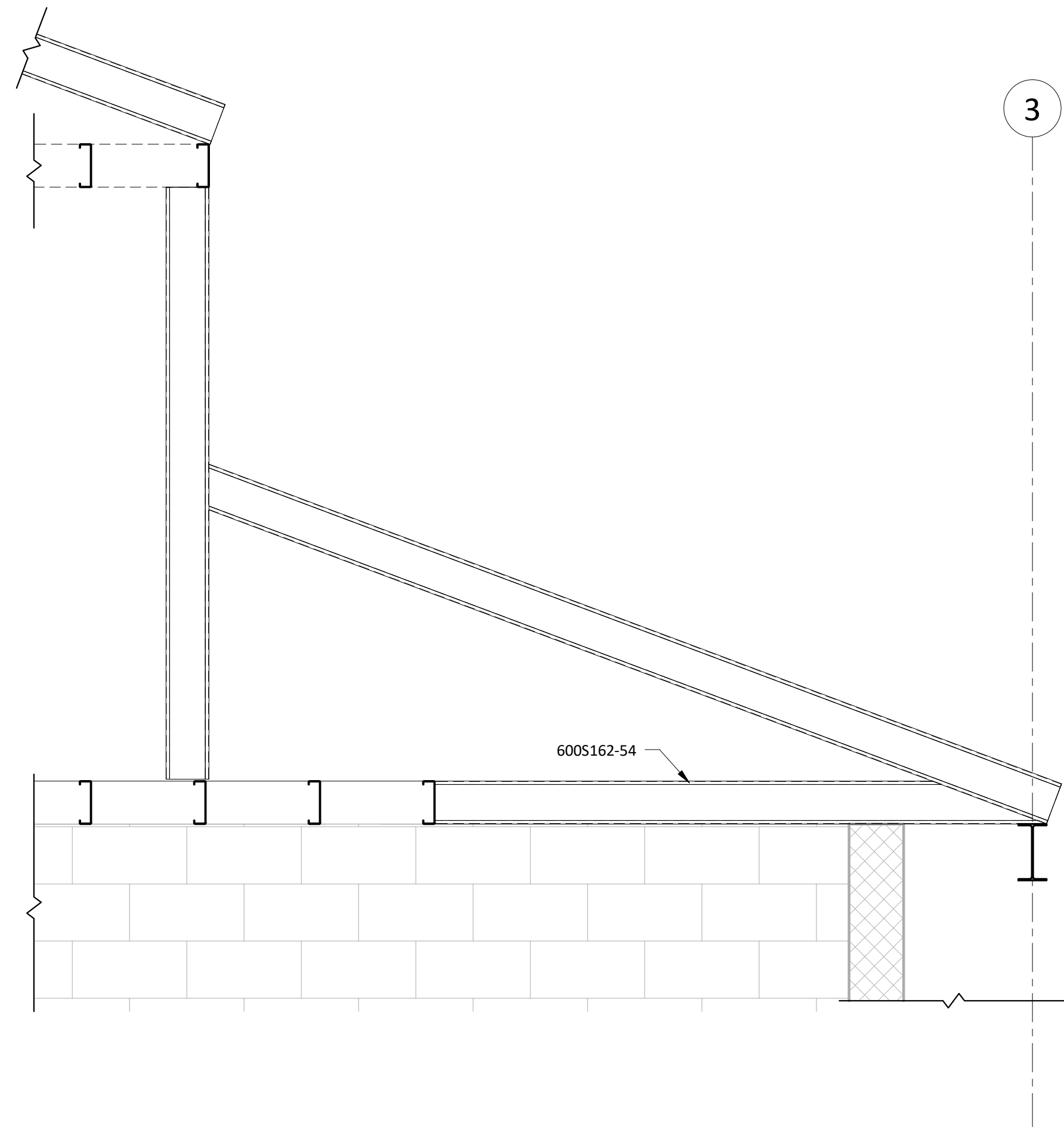
1 WALL SECTION
S.1 1 1/2" = 1'-0"



2 WALL DETAIL
S.4 1 1/2" = 1'-0"



3 WALL DETAIL
S.4 1 1/2" = 1'-0"



4 WALL DETAIL
S.3 3/4" = 1'-0"

DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Designer
JOB NO.	22007
DATE:	6.1.22
SCALE:	As Indicated

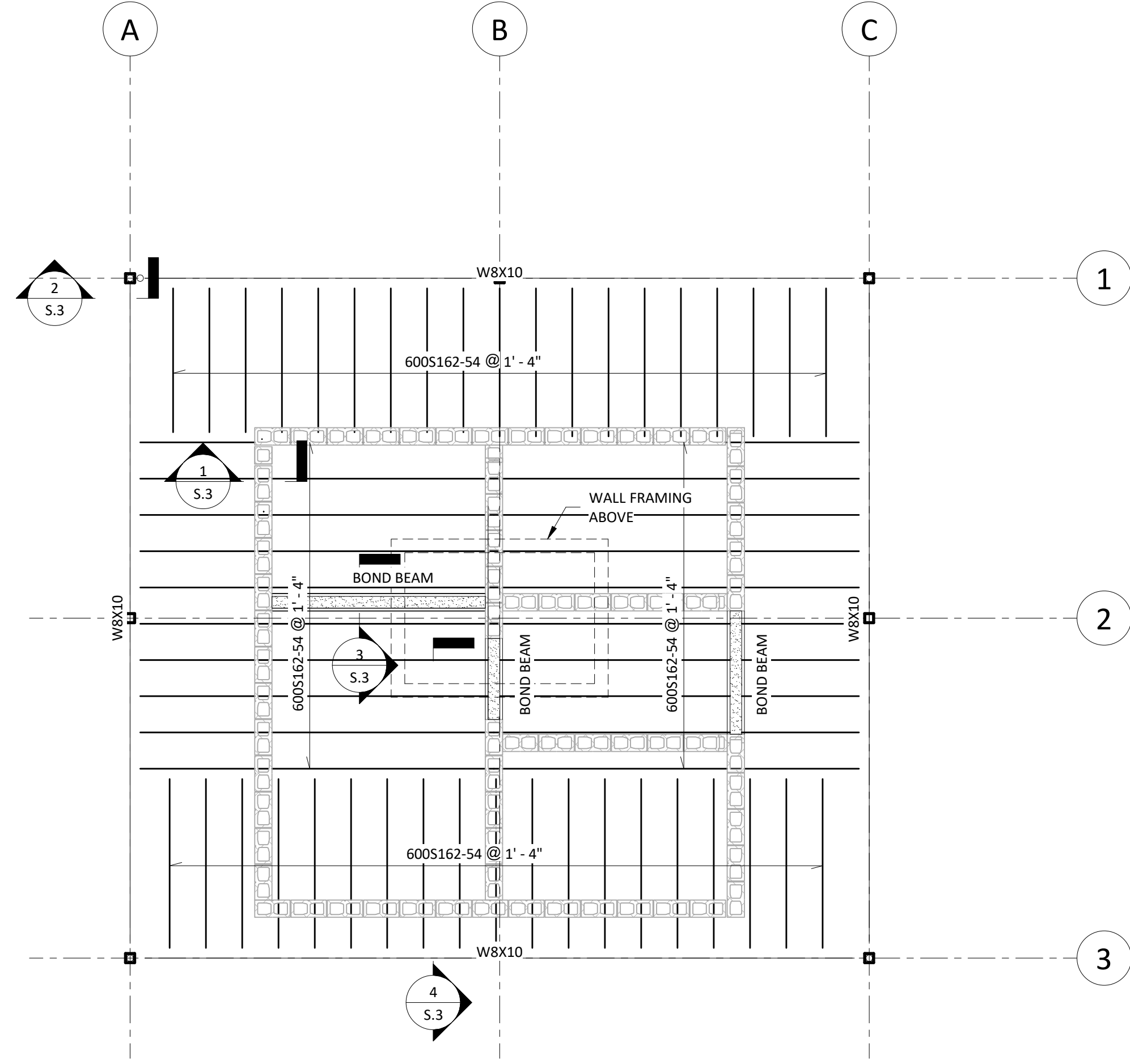
HARBOR FIELD UPGRADES
178 JACKSON AVE
MANDERLILLE, LA 70448
WALL DETAILS

NO.	DATE:	REVISIONS	APP'D

STAMP:



SHEET NO.
S.3



1 JOIST FRAMING PLAN
 S.4 1/4" = 1'-0"

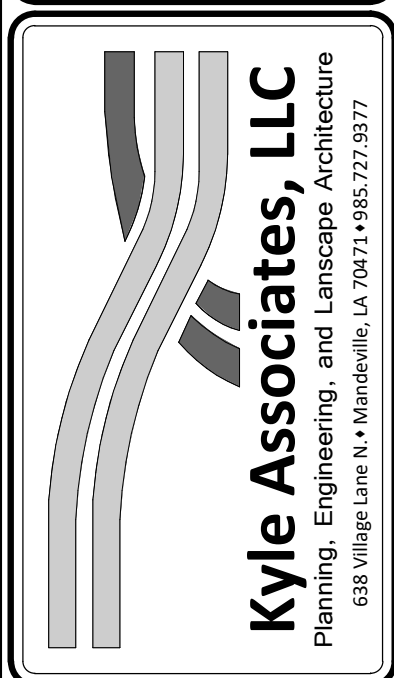
CADD FILE NAME:
REVIT BORDER KA.RVT

DESIGNED BY: Designer	DRAWN BY: Author	CHECKED BY: Designer	JOB NO. 22007
SCALE: 1/4" = 1'-0"	SCALE:	DATE: 6.1.22	

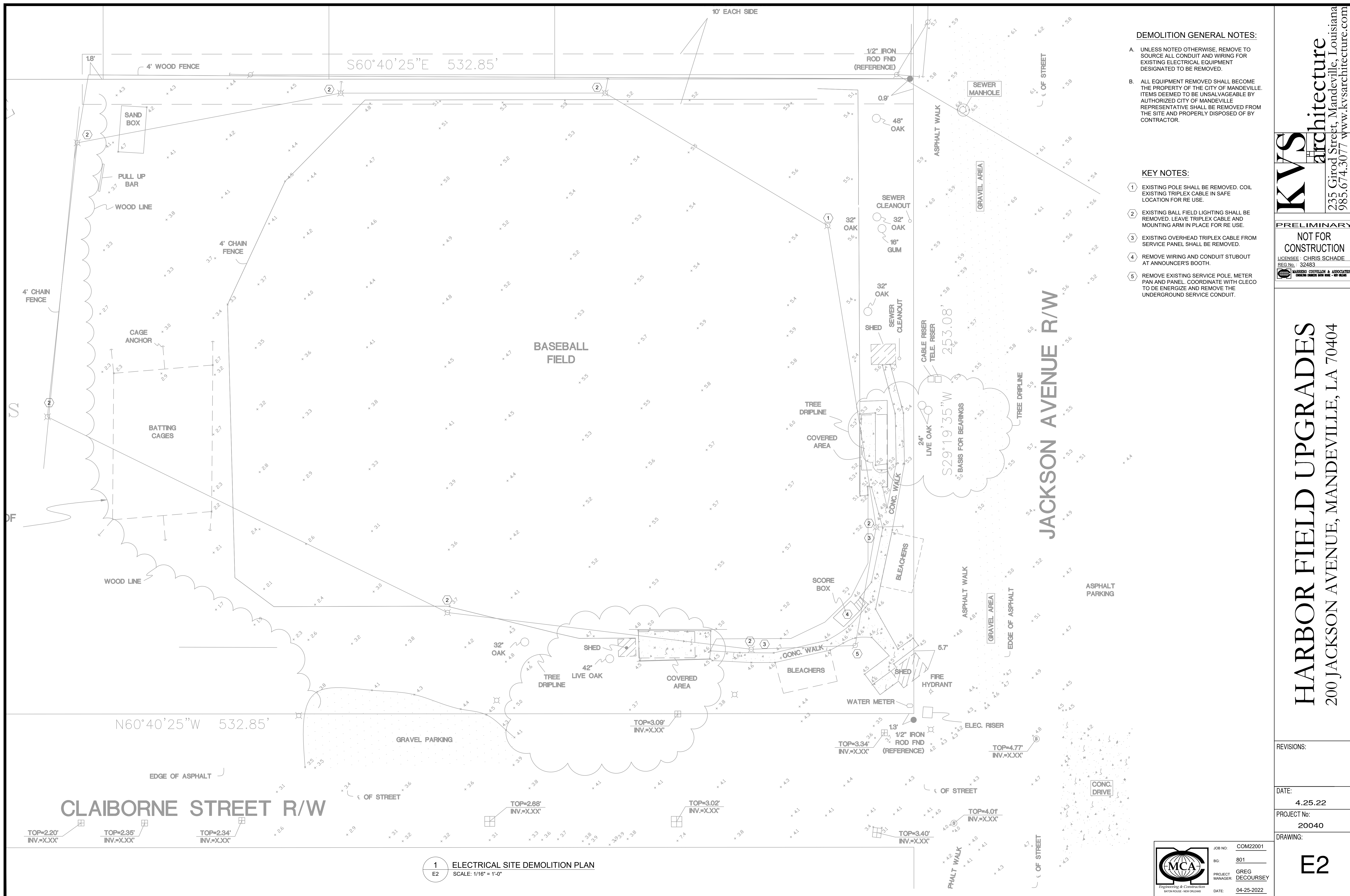
HARBOR FIELD UPGRADES
 178 JACKSON AVE
 MANDEVILLE, LA 70448
FRAMING PLAN

NO.	DATE:	REVISIONS	APP'D

STAMP:



SHEET NO.
S.4



DEMOLITION GENERAL NOTES:

- UNLESS NOTED OTHERWISE, REMOVE TO SOURCE ALL CONDUIT AND WIRING FOR EXISTING ELECTRICAL EQUIPMENT DESIGNATED TO BE REMOVED.
- ALL EQUIPMENT REMOVED SHALL BECOME THE PROPERTY OF THE CITY OF MANDEVILLE. ITEMS DEEMED TO BE UNSALVAGEABLE BY AUTHORIZED CITY OF MANDEVILLE REPRESENTATIVE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY CONTRACTOR.

KEY NOTES:

- EXISTING POLE SHALL BE REMOVED. COIL EXISTING TRIPLEX CABLE IN SAFE LOCATION FOR RE USE.
- EXISTING BALL FIELD LIGHTING SHALL BE REMOVED. LEAVE TRIPLEX CABLE AND MOUNTING ARM IN PLACE FOR RE USE.
- EXISTING OVERHEAD TRIPLEX CABLE FROM SERVICE PANEL SHALL BE REMOVED.
- REMOVE WIRING AND CONDUIT STUBOUT AT ANNOUNCER'S BOOTH.
- REMOVE EXISTING SERVICE POLE, METER PAN AND PANEL. COORDINATE WITH GLECO TO DE ENERGIZE AND REMOVE THE UNDERGROUND SERVICE CONDUIT.

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 985.674.3077 www.kvsarchitecture.com

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NOT FOR CONSTRUCTION
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 REG. NO.: 32483
 MARRERO COUTYLLON & ASSOCIATES
 ENGINEERS ARCHITECTS AND DESIGNERS

HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

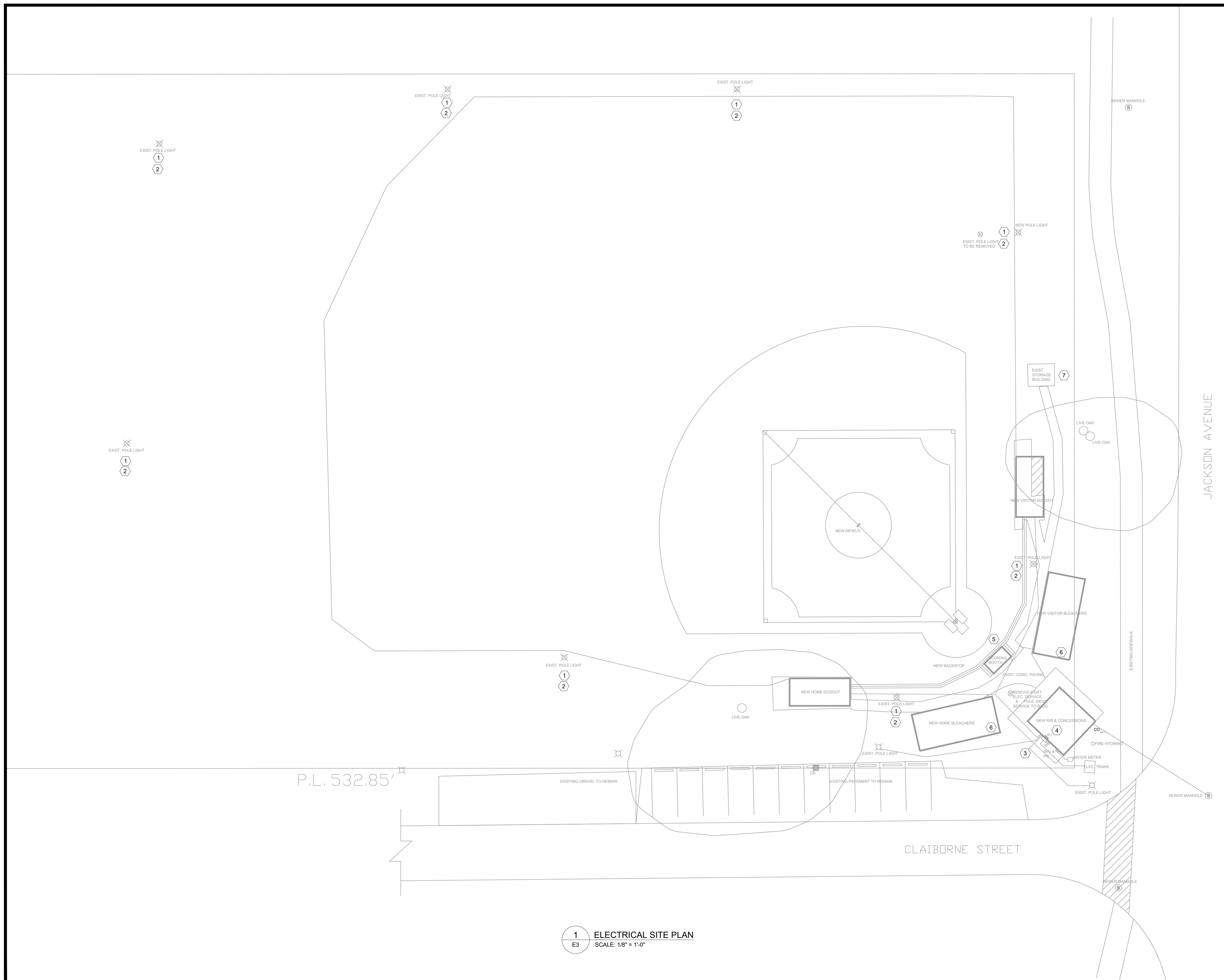
REVISIONS:
 DATE: 4.25.22
 PROJECT No: 20040
 DRAWING:

E2

1 ELECTRICAL SITE DEMOLITION PLAN
E2 SCALE: 1/16" = 1'-0"

MCA
 Engineering & Construction
 1470 WOODLARK - NEW ORLEANS, LA

JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022



GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE VERSION OF THE NATIONAL ELECTRICAL CODE IN USE BY THE CITY OF MANDEVILLE.
- B. SEE LIGHT FIXTURE SCHEDULE, DRAWING E6.
- C. SEE PANEL SCHEDULE, DRAWING E6.

KEY NOTES:

- 1 PROVIDE AND INSTALL NEW F4 LUMINAIRES ON EACH POLE MOUNTED CROSSARM. EXACT QUANTITY TO BE DETERMINED. RE USE EXISTING OVERHEAD TRIPLEX CABLES.
- 2 RUN 2" PVC CONDUIT UNDERGROUND FROM POWER/LIGHTING PANEL TO EACH LIGHT POLE. EXTEND UP THE POLE TO SPLICE TO OVERHEAD TRIPLEX CABLE.
- 3 COORDINATE WITH CLECO TO PROVIDE UNDERGROUND SERVICE TO NEW DISCONNECT SWITCH LOCATED ON SOUTHWEST WALL OF CONCESSION BUILDING. SEE ONE LINE ON DRAWING E7.
- 4 PROVIDE AND INSTALL NEW DISCONNECT SWITCH AND POWER/LIGHTING PANEL WHERE INDICATED. SEE PANEL SCHEDULE, DRAWING E6 AND ONE LINE DRAWING ON E7.
- 5 PROVIDE POWER TO SCORING BOOTH.
- 6 PROVIDE POWER TO EACH BLEACHER FOR FANS.
- 7 EMERGENCY GENERATOR SHALL BE LOCATED ON THE ROOF OF THE STORAGE BUILDING.

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HARBOR FIELD UPGRADES

200 JACKSON AVENUE, MANDEVILLE, LA 70404

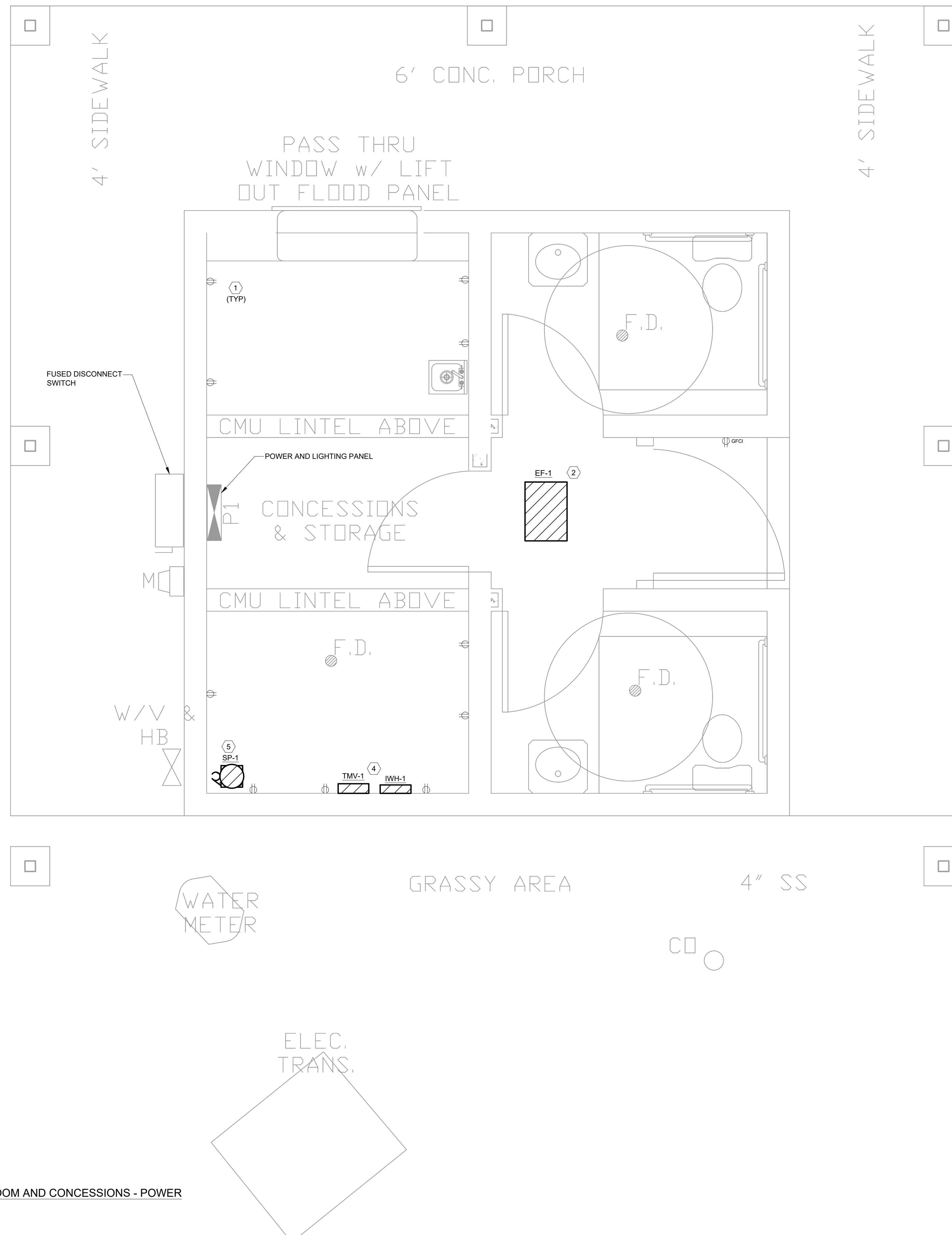
REVISIONS:	
DATE:	4.25.22
PROJECT No:	20040
DRAWING:	

E3

1 ELECTRICAL SITE PLAN
 E3
 SCALE: 1/8" = 1'-0"

MCA
 Engineering & Construction
 4470 WOODROW WILSON BLVD., SUITE 200
 METairie, LA 70002
 (504) 885-8800

JOB NO:	COM22001
BG:	801
PROJECT MANAGER:	GREG DECOURSEY
DATE:	04-25-2022



GENERAL NOTES:

- A. ALL WORK SHALL COMPLY WITH N.E.C. VERSION IN USE BY THE CITY OF MANDEVILLE.
- B. BACKUP GENERATOR FOR SUMP PUMP SHALL BE PROVIDED. GENERATOR SHALL AUTO START BASED ON LEVEL SENSOR.

KEY NOTES:

- ① RECEPTACLES IN CONCESSION AREA SHALL BE GFCI TYPE.
- ② PROVIDE POWER AS REQUIRED FOR EXHAUST FANS.
- ③ PROVIDE POWER AS NEEDED FOR WATER HEATER.
- ④ PROVIDE AND INSTALL 100 AMP, 2 POLE 208 VOLT DISCONNECT SWITCH FUSED AT 70 AMPS FOR WATER HEATER.
- ⑤ PROVIDE POWER FOR SUMP PUMP FROM GENERATOR TO BE LOCATED ON THE ROOF OF THE STORAGE BUILDING. RUN 3# 10 AWG IN 3/4" CONDUIT.

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HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:

DATE: 4.25.22

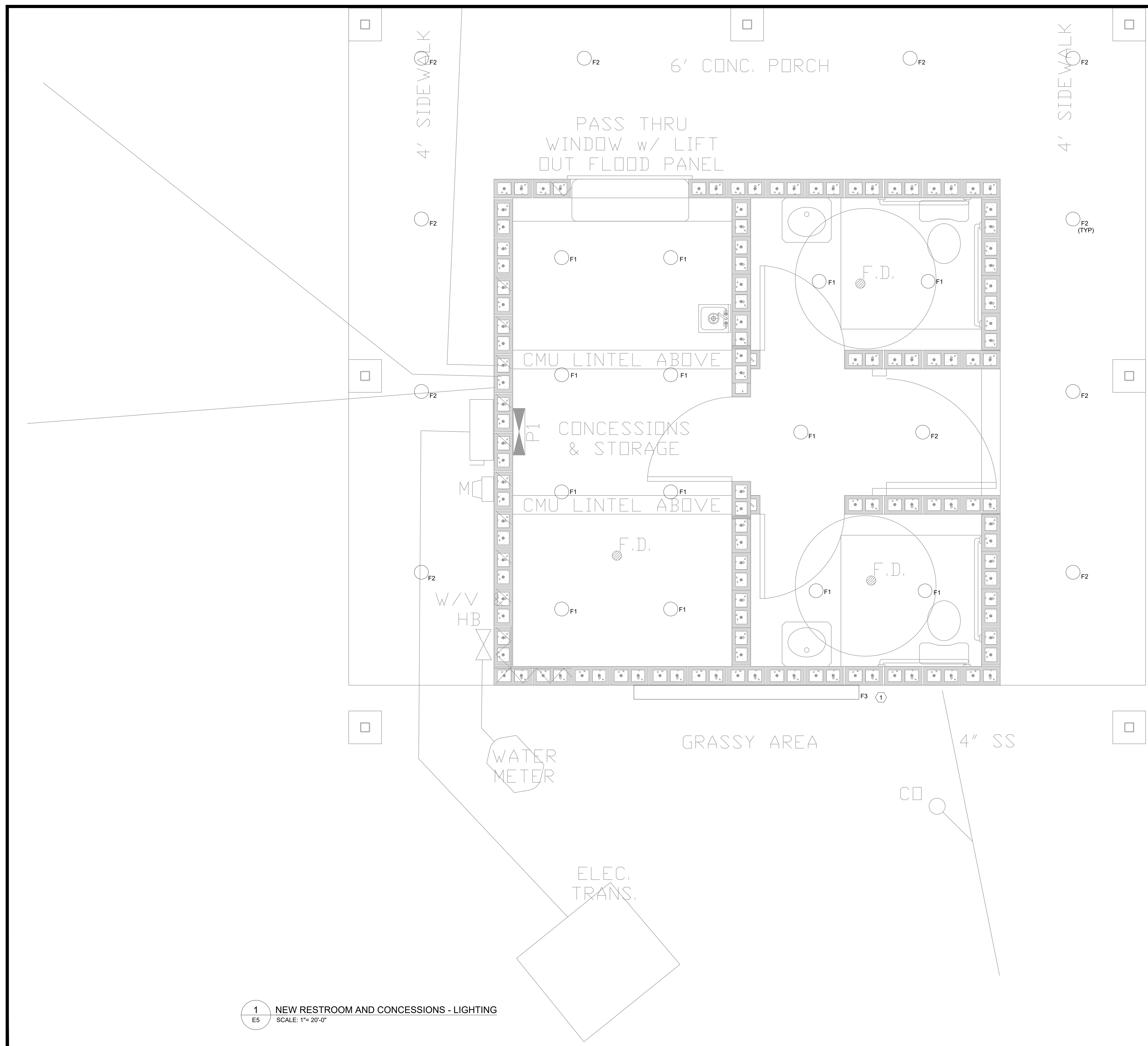
PROJECT No: 20040

DRAWING:

E4

1 NEW RESTROOM AND CONCESSIONS - POWER
 E4 SCALE: 1"= 20'-0"

MCA
 Engineering & Construction
 1410 WOODLAWN - NEW ORLEANS, LA 70115
 JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022



GENERAL NOTES:

A. ALL WORK SHALL COMPLY WITH N.E.C. VERSION IN USE BY THE CITY OF MANDEVILLE.

B. SEE LIGHT FIXTURE SCHEDULE, DRAWING E6.

KEY NOTES:

① COORDINATE WITH SIGN INSTALLATION.

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 ENGINEERING ARCHITECTURE INTERIOR DESIGN

HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:

DATE:	4.25.22
PROJECT No:	20040
DRAWING:	E5

1 NEW RESTROOM AND CONCESSIONS - LIGHTING
 E5 SCALE: 1"= 20'-0"

MCA
 Engineering & Construction
 1470 WOODLARK - NEW ORLEANS

JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022

PANEL SCHEDULE

PANEL P1
 LOCATION CONCESSION BUILDING
 AMPERES 400
 VOLTS X 120/240V, 1PH,3W
 120/208V, 3PH,4W, WYE
 277/480V, 3PH,4W, WYE
 X FACTORY MAIN CIRCUIT BREAKER
 SHUNT TRIP MAIN CB
 MAIN LUGS ONLY
 UL LISTED FEED-THRU LUGS
 MAIN FUSIBLE SWITCH,
 FURNISH FUSES

NEUTRAL X 100%
 200%
 MOUNTING X SURFACE
 FLUSH
 ENCLOSURE NEMA1
 X NEMA3R
 LOCKABLE COVER
 FEED TOP
 X BOTTOM
 X BOLT-ON
 STAB-IN
 FUSIBLE SWITCH

BRANCH CIRCUIT BREAKER TYPE

AIC 22,000
 X FULLY RATED
 SERIES RATED
 PANEL HAS FRONT ACCESS ONLY
 X ALL COPPER BUSSING
 X FURNISH GROUND BAR KIT
 FURNISH ADDITIONAL ISOLATED GROUND BAR KIT
 SERVICE ENTRANCE LABEL
 NAMEPLATE, 2"x4" ENGRAVED LAMINATED PLASTIC
 X USE 1/4" LETTERING FOR PANEL NAME, 1 LINE
 USE 1/8" LETTERING FOR VOLTS, AMPS, FED FROM
 MONTHLYR. INSTALLED, 4 LINES
 X BLACK FIELD, WHITE LETTERS
 RED FIELD, WHITE LETTERS

CKT #	# OF POLE	TRIP AMPS	LOAD DESCRIPTION	VOLT-AMP	A	B	VOLT-AMP	LOAD DESCRIPTION	TRIP AMPS	# OF POLE	CKT #
1	1		LIGHTING	800	1600		800	LIGHTING		1	2
3	1		RECEPTACLES	1600		3200	1600	RECEPTACLES		1	4
5	1		SCOREKEEPER'S BOOTH	1600	3200		1600	RECEPTACLES		1	6
7	1		SPARE			800	800	EXHAUST FAN		1	8
9	2	80	WATER HEATER	6500	6500			SPARE		1	10
11	2			6500		6500		SPARE		1	12
13	2	60	BALL FIELD LIGHTING	5735	11470		5735	BALL FIELD LIGHTING	60	2	14
15	2			5735		11470	5735				16
17	1		SPACE					SPACE		1	18
19	1		SPACE					SPACE		1	20
21	1		SPACE					SPACE		1	22
23	1		SPACE					SPACE		1	24
				22770	21970	TOTAL BY PHASE					
						FEED-THRU LUG LOAD					
				22770	21970	TOTAL CONNECTED LOAD/PHASE					
						45 KVA TOTAL(CONNECTED)					

LIGHT FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	#LAMPS	TYPE	WATTAGE	VOLTAGE	MANUFACTURER CAT#
F1	RECESSED DOWNLIGHT	1	LED	TBD	120	TBD
F2	RECESSED DOWNLIGHT, WEATHERPROOF, VANDAL RESISTANT	1	LED	TBD	120	TBD
F3	SIGN ILLUMINATION STRIP LIGHT	1	LED	TBD	120	TBD
F4	SPORTS FIELD LUMINAIRE	1	LED	TBD	240	TBD

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 REG No.: 32483
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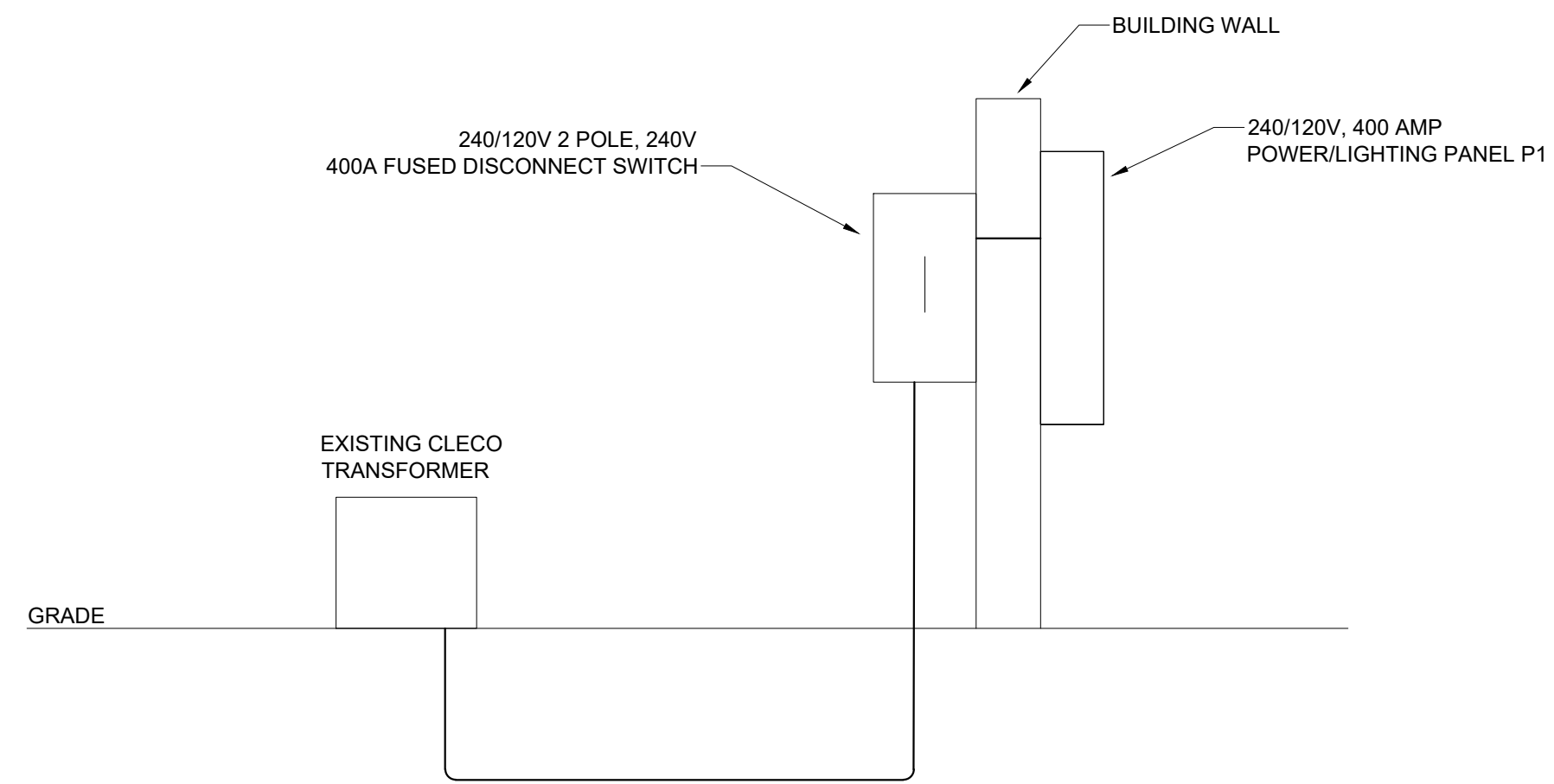
HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:
 DATE: 4.25.22
 PROJECT No: 20040
 DRAWING:

JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022



E6



1 ONE LINE DIAGRAM
E7 SCALE: NONE

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 LICENSEE: CHRIS SCHADE
 REG No.: 32483
 MARRERO COUTYLLON & ASSOCIATES
 ENGINEERING ARCHITECTURE INTERIOR DESIGN

HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404


REVISIONS:

DATE: 4.25.22

PROJECT No: 20040

DRAWING:

E7


 JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022

MECHANICAL LEGENDS / SYMBOLS - AIR SIDE

Table with 2 columns: SYMBOL and DESCRIPTION. Lists various air side symbols such as flexible connections, elbows, ductwork, dampers, diffusers, and registers.

MECHANICAL LEGENDS / SYMBOLS - CONTROLS

Table with 2 columns: SYMBOL and DESCRIPTION. Lists control symbols including digital/analog inputs/outputs, thermostats, sensors, transmitters, and actuators.

MECHANICAL LEGENDS / SYMBOLS - WATER SIDE

Table with 2 columns: SYMBOL and DESCRIPTION. Lists water side symbols such as valves, pumps, diffusers, gauges, and flow direction indicators.

MECHANICAL ABBREVIATIONS

Table with 2 columns: ABBREVIATION and DESCRIPTION. Lists abbreviations for air conditioning, ductwork, piping, and other mechanical components.

MECHANICAL ABBREVIATIONS

Table with 2 columns: ABBREVIATION and DESCRIPTION. Lists abbreviations for chilled water supply/return, pressure, and other HVAC-related terms.

GENERAL SYMBOLS

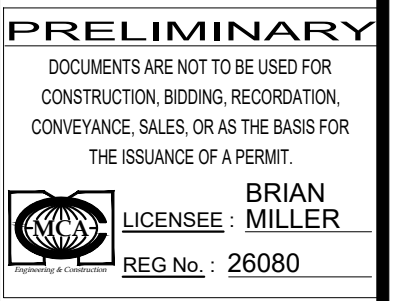
Table with 2 columns: SYMBOL and DESCRIPTION. Lists general symbols for drawing notes, column references, connection points, and drawing revisions.

MECHANICAL PIPING LEGEND

Table with 3 columns: SYMBOL, ABBREVIATION, and DESCRIPTION. Lists piping symbols for chilled water, condenser water, heating water, and fuel oil.

MECHANICAL GENERAL NOTES

- List of general notes (A-AA) providing instructions for work, equipment, and coordination. Includes notes on work standards, equipment installation, and coordination with other trades.



HARBOR FIELD UPGRADES
200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:

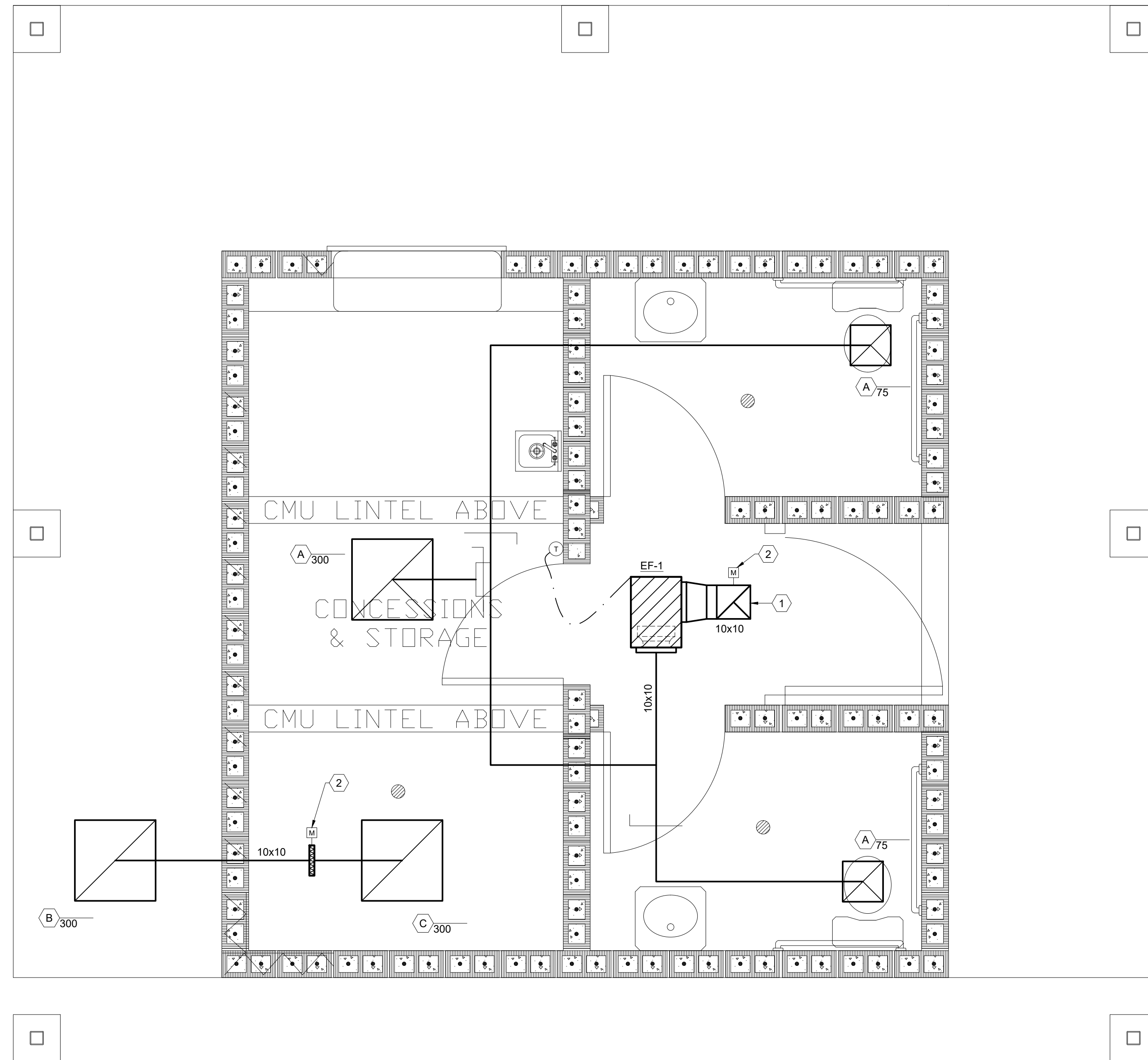
DATE: 4.25.22

PROJECT No: 20040

DRAWING:

M0.1

Professional seal and contact information for MCA Engineering & Construction. Includes name, title, and date.



- KEY NOTES:**
- ① ROUTE EXHAUST AIR DUCT UP AND CONNECT TO LOUVER ABOVE. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LOUVERS.
 - ② MOTORIZED DAMPERS SHALL OPEN WHEN EF-1 IS ON AND CLOSE WHEN EF-1 IS OFF.

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HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:

DATE: 4.25.22

PROJECT No: 20040

DRAWING:

1 MECHANICAL FLOOR PLAN
 M1.1 SCALE: 1/2" = 1'-0"

MCA Engineering & Construction
 BIRMINGHAM, MISSISSIPPI

JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022

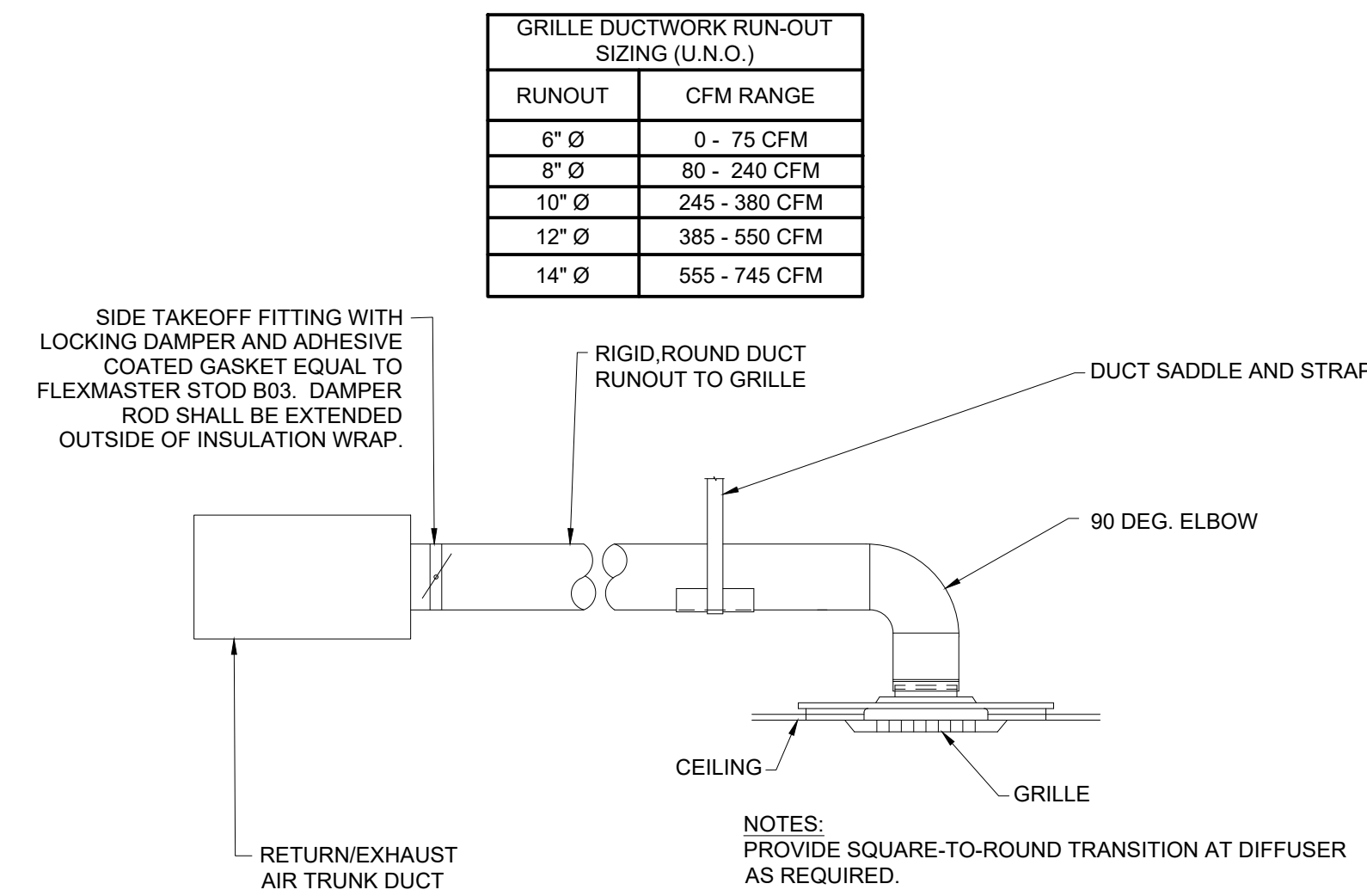
M1.1

FAN SCHEDULE													
MARK	SERVES	LOCATION	FAN			MOTOR					TYPE	DRIVE	EQUAL TO:
			CFM	SP (IN W.G.)	RPM	HP	V	PH	HZ	RPM			
EF-1	CONCESSION AND RESTROOMS	ABOVE CEILING	450	0.5	1535	1/4	115	1	60	1725	INLINE	DIRECT	GREENHECK SQ-98-VG

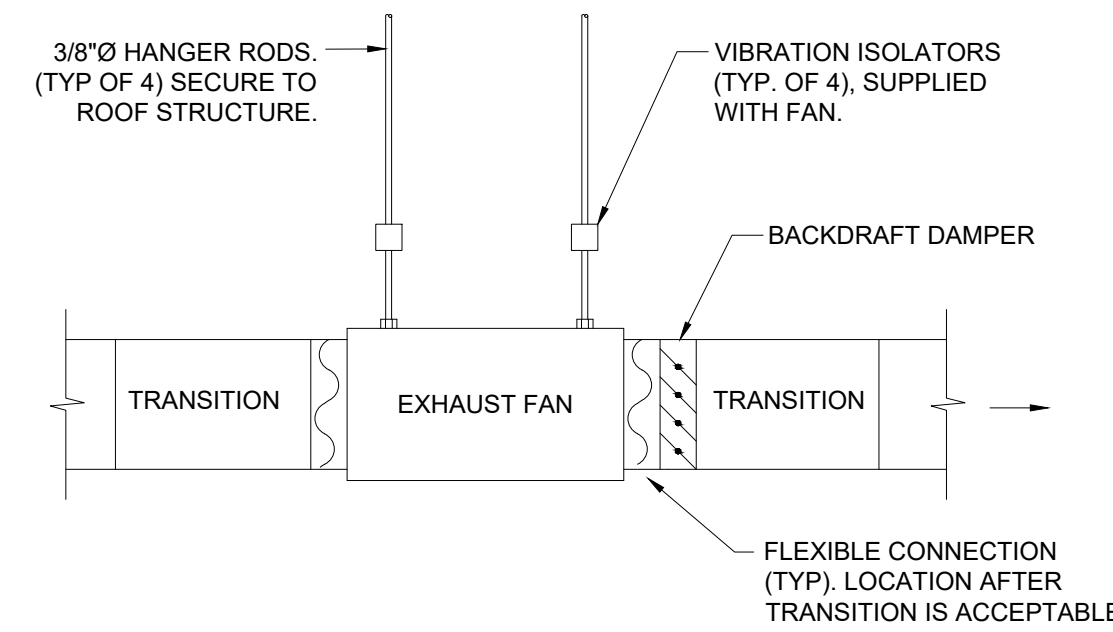
NOTES:
1. PROVIDE SPEED CONTROLLER MOUNTED ON THE OUTSIDE SURFACE OF THE FAN CABINET.

AIR DEVICE SCHEDULE															
MARK	SUPPLY	RETURN	OA	EXHAUST	REGISTER	GRILLE	DIFFUSER	SLOT	CEILING	WALL	DUCT	MOUNTING TYPE	MATERIAL	FINISH	EQUAL TO:
B				●		●			●			SURFACE	ALUMINUM	ANNODIZED	TITUS MODEL PAR-AA, 24x24 UNLESS SHOWN OTHERWISE.
C				●		●			●			SURFACE	ALUMINUM	BAKED ENAMEL	TITUS MODEL PAR-AA, 24x24 UNLESS SHOWN OTHERWISE.

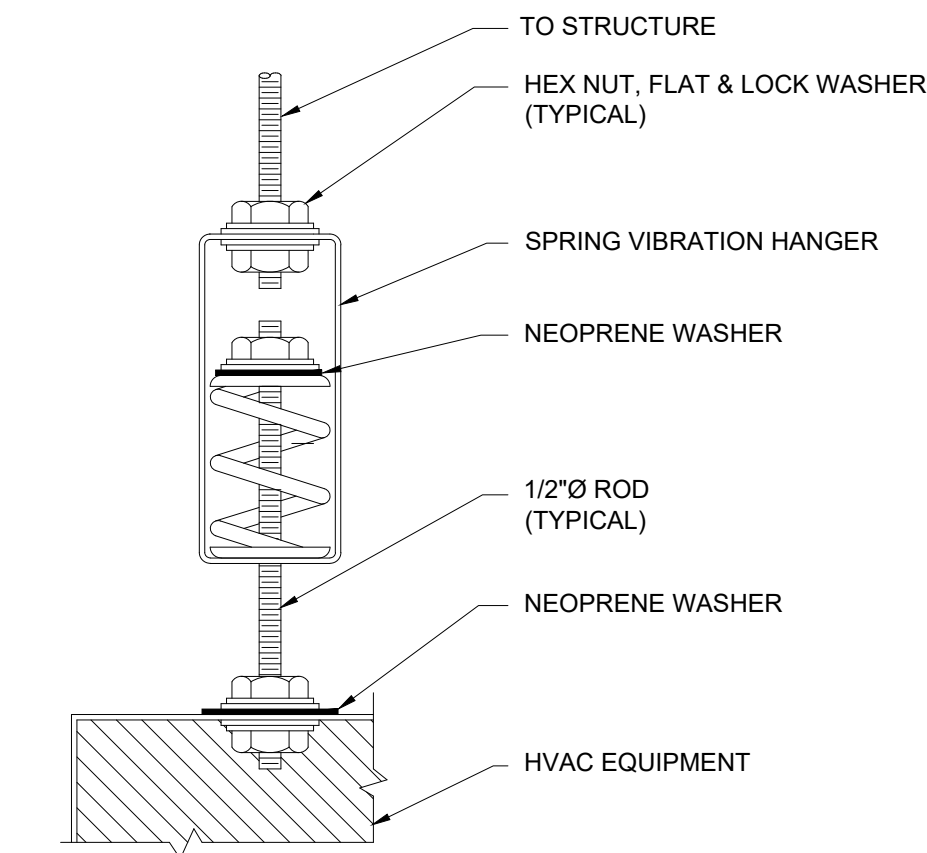
NOTES:
1. PROVIDE ROUND TO SQUARE TRANSITION WHERE REQUIRED.



1 RETURN/EXHAUST RUNOUT/DIFFUSER INSTALLATION
SCALE: NONE



2 FAN INSTALLATION DETAIL
SCALE: N.T.S.



3 SUSPENDED VIBRATION ISOLATOR DETAIL
SCALE: N.T.S.

REVISIONS:

DATE: 4.25.22

PROJECT No: 20040

DRAWING:

M2.1

PLUMBING GENERAL NOTES

- A. ALL OF THE GENERAL NOTES AND PLUMBING NOTES ON THIS PAGE ARE INTENDED TO SUPPLEMENT ANY AND ALL SPECIFICATION SECTIONS ASSOCIATED WITH THIS PROJECT. THESE NOTES DO NOT SUPERCEDE OR TAKE PRECEDENCE OVER FORMAL SPECIFICATION SECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO QUESTION ANY AND ALL SPECIFICATION/NOTE CONFLICTS AND OR DISPARITIES AT BID TIME. IF QUESTIONS ARE NOT RAISED AND CLARIFIED PRIOR TO BID TIME, THE MOST STRINGENT INTERPRETATION OF ANY SPECIFICATION/NOTE CONFLICT WILL BE CONSIDERED THE APPLICABLE REQUIREMENT.
B. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND LAWS.
C. OBTAIN ALL PERMITS AND INSPECTIONS AS REQUIRED.
D. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
E. COMPLETED SYSTEMS SHALL BE TESTED, BALANCED AND GUARANTEED.
F. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE A COMPLETE PLUMBING SYSTEM.
G. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES. PROVIDE SHUTOFF VALVES ON HOT AND COLD WATER BRANCH PIPING TO FULLY ISOLATE THE BRANCH LINE. PROVIDE SHUTOFF VALVES AT ALL HOSE BIBBS.
H. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
I. ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG FIXTURES SHALL BE SECURELY FASTENED TO WALL MOUNTED BACKING PLATES OR CARRIER ASSEMBLIES.
J. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH SILICONE CAULK.
K. FINAL LOCATION OF ALL CEILING FEATURES TO BE LOCATED PER REFLECTED CEILING PLAN.
L. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
M. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR NOT LESS THAN ONE YEAR FROM PROJECT COMPLETION.
N. PROVIDE SHOP DRAWINGS FOR APPROVAL AS DIRECTED BY ENGINEERS AND ARCHITECTS.
O. MANUFACTURER'S: THE DESIGN SHOWN ON THE DRAWINGS IS BASED UPON PRODUCTS OF THE MANUFACTURER SCHEDULED. PRIOR APPROVAL EQUAL EQUIPMENT MANUFACTURERS WILL BE ACCEPTABLE IF THE EQUIPMENT MEETS THE SCHEDULED PERFORMANCE AND COMPLIES WITH THE SPECIFICATIONS. IF EQUIPMENT MANUFACTURED BY OTHER THAN THE BASIS OF DESIGN IS UTILIZED, THEN THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATING WITH THE GENERAL CONTRACTOR AND ALL AFFECTED SUBCONTRACTORS TO ENSURE PROPER PROVISIONS FOR INSTALLATION OF THE FURNISHED EQUIPMENT. THIS COORDINATION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
A. STRUCTURAL SUPPORT FOR EQUIPMENT.
B. PIPING SIZES AND CONNECTION REQUIREMENTS.
C. ELECTRICAL POWER REQUIREMENTS AND WIRE/CONDUIT AND OVERCURRENT PROTECTION SIZES.
D. CONTROL SYSTEM REQUIREMENTS.
E. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND CONSULTANTS TO MODIFY THE BUILDING PROVISIONS TO ACCEPT FURNISHED EQUIPMENT.
P. REVIEW AND APPROVAL OF SHOP DRAWINGS BY THE ENGINEER AND ARCHITECT DOES NOT RELIEVE THE CONTRACTOR FROM 100% COMPLIANCE WITH ALL ASPECTS OF THE CONTRACT DOCUMENTS.
Q. SANITIZE ALL NEW HOT AND COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER CANNOT CONTAIN LEAD.
R. PROVIDE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
S. SUPPLY ALL NECESSARY TRIM, P-TRAPS, ANGLE STOPS, ETC., AT EACH PLUMBING FIXTURE.
T. INSTALL EACH FIXTURE WITH ITS TRAP EASILY REMOVABLE FOR SERVICE AND CLEANING.
U. PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING AT NO MORE THAN 100 FT. SEPARATION, AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS. COMPLY WITH LOUISIANA PLUMBING CODE.
V. AT EACH BARRIER-FREE WATER CLOSET WITH A FLUSH VALVE, INSTALL THE HANDLE SUCH THAT IT POINTS TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
W. ENSURE CODE COMPLIANT DEPTH OF COVER IS MAINTAINED AT ALL BURIED PIPING OUTSIDE OF BUILDING.
X. INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR. EXAMPLES WOULD BE, BUT ARE NOT LIMITED TO, JANITOR CLOSETS, FIRE SYSTEMS, IRRIGATION SYSTEMS, FLUSH VALVES, INTERIOR AND EXTERIOR HOSE BIBBS.
Y. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION.
Z. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
AA. LAYOUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS.
AB. PROVIDE ALL HANDICAP LAVATORIES AND SINKS WITH APPROPRIATE PIPE WRAP PROTECTION TO MEET ADA GUIDELINES PER SPECIFICATIONS.
AC. PROVIDE ACCESS PANELS FOR EQUIPMENT VALVES, DAMPER, ETC. LOCATED ABOVE A NON ACCESSIBLE CEILING. ACCESS PANELS SHALL BE LARGE ENOUGH FOR ALL REQUIRED MAINTENANCE, ADJUSTMENT, ECT. PROVIDE MULTIPLE ACCESS PANELS AS REQUIRED. COORDINATE COLOR AND LOCATIONS WITH ARCHITECT. PROVIDE FIRE AND/OR SMOKE RATED ACCESS PANELS WHERE REQUIRED IN RATED CEILINGS. REFERENCE ARCHITECTURAL DRAWINGS FOR RATED CEILING LOCATIONS.
AD. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDS FOR THOROUGH INSPECTION IN REGARD TO ANY WORK NECESSARY TO COMPLETE THE PROJECTS SCOPE OF WORK.
AE. DO NOT ROUTE PIPE CONTAINING WATER OVER ELECTRICAL EQUIPMENT.
AC. CONTRACTOR RESPONSIBLE FOR SETTING CIRCUIT SETTERS / BALANCING VALVES WHERE INDICATED ON DRAWINGS OR REQUIRED IN SPECIFICATIONS.

PLUMBING ABBREVIATIONS

Table with columns: ABBREVIATION, DESCRIPTION. Lists plumbing terms like AAV (Automatic Air Vent), AD (Area Drain), AFF (Above Finished Floor), AMP (Ampere), AP (Access Panel), APPROX (Approximate), ARCH (Architectural), AUTO (Automatic), AVG (Average), BAL (Balance), BTWN (Between), BFP (Backflow Preventer), BFCV (Butterfly Valve), BLDG (Building), BLR (Boiler), BOP (Bottom of Pipe), BP (Boiling Point), BTU (British Thermal Unit), BTUH (BTU per Hour), BV (Ball Valve), BWV (Backwater Valve), DEG (Degree Centigrade), C/C (Center to Center), CCW (Counter Clockwise), CFM (Cubic Feet per Minute), CHV (Check Valve), CI (Cast Iron), CLG (Ceiling), CO (Cleanout), CO2 (Carbon Dioxide), COL (Column), COND (Condensate), CONN (Connection), CS (Chemical Sewer), CU (Copper), CU FT (Cubic Feet), CU IN (Cubic Inch), CV (Chemical Vent), CW (Clockwise / Cold Water), DEG (Degree), DIA (Diameter), DS (Downspout), DTW (Drain to Waste), DWG (Drawing), EFF (Efficiency), ELEV (Elevation), EMD (End of Main Drip), EWC (Electric Water Cooler), EWT (Entering Water Temp.), F (Degree Fahrenheit), FD (Floor Drain), FLR (Floor), FLG (Flange), FPM (Feet per Minute), FPS (Feet per Second), GAL (Gallon), GALV (Galvanized), GLV (Globe Valve), GPH (Gallons per Hour), GPM (Gallons per Minute), GV (Gate Valve), HB (Hose Bibb), HD (Hub Drain), HO (Hub Outlet), HTG (Heating), HW (Hot Water), ID (Inside Diameter), INV ELEV (Invert Elevation), IN WG (Inches of Water Gauge), IN (Inches), INS (Insulation), IPS (Iron Pipe Size), LAV (Lavatory), LBS (Pounds), LF (Lineal Feet), LWT (Leaving Water Temperature), MA (Manual Air Vent), MAX (Maximum), MBH (BTU per Hour, Thousand), NC (Normally Closed), NIC (Not in Contract), NO (Normally Open), NO (Number), NPCW (Non-potable Cold Water), NT (Neutralizing Tank), NTS (Not to Scale), OD (Outside Diameter), OV (Outlet Velocity), OZ (Ounce), PI (Pressure Indicator), PRV (Pressure Reducing Valve), PLBG (Plumbing), PPM (Parts per Million), PRESS (Pressure), PVC (Polyvinyl Chloride), QTY (Quantity), RD (Roof Drain), REQ (Required), RL (Roof Leader), SAN (Sanitary), SEC (Second), SEW (Sewer), SP GR (Specific Gravity), SHA (Shock Absorber), SPEC (Specification), SQ FT (Square Feet), SQ IN (Square Inch), STD (Standard), TD (Trench Drain), TEMP, T (Temperature), TYP (Typical), VAC (Vacuum), VB (Vacuum Breaker), VEL (Velocity), VSC (Viscosity), VOL (Volume), VTR (Vent Through Roof). Note: NOT ALL SYMBOLS ARE USED.

PLUMBING PIPING SYMBOLS

Table with columns: SYMBOL, DESCRIPTION. Lists piping symbols like ANGLE VALVE, GATE (triangle with line), ANGLE VALVE, GLOBE (circle with triangle), ANGLED TRIPLE VALVE (circle with three lines), TRIPLE DUTY VALVE (circle with three lines), BALL VALVE (circle with cross), BUTTERFLY VALVE (circle with two lines), CHECK VALVE (circle with arrow), DIAPHRAGM VALVE (circle with diagonal line), GATE VALVE (circle with cross), GLOBE VALVE (circle with triangle), PLUG VALVE (circle with triangle), CIRCUIT SETTER/BALANCING VALVE (circle with cross and arrow), PRESSURE REDUCING VALVE (circle with arrow and line), RELIEF OR SAFETY VALVE (circle with triangle and line), BACK FLOW PREVENTER (circle with arrow and line), REDUCED PRESSURE BACK FLOW PREVENTER (circle with arrow and line), MOTORIZED VALVE (circle with cross and line), PNEUMATICALLY CONTROLLED VALVE-PNEUMATICALLY OPERATED (circle with cross and line), DIGITALLY CONTROLLED VALVE-PNEUMATICALLY OPERATED (circle with cross and line), ELBOW - TURNED UP (line with arrow), ELBOW - TURNED DOWN (line with arrow), TEE - OUTLET UP (line with T), TEE - OUTLET DOWN (line with T), TEE - SIDE VIEW (line with T), CONCENTRIC REDUCER (line with wedge), ECCENTRIC REDUCER (line with wedge), PIPE CAP (line with cap), WYE STRAINER WITH ELBOW DOWN VALVE (line with Y and valve), UNION (line with union), FLANGED CONNECTION (line with flange), PIGTAIL/SYPHON (line with tail), EXPANSION JOINT (line with joint), INSULATED PIPE (line with insulation), FLEXIBLE PIPING CONNECTION (line with joint), EXPANSION LOOP (line with loop), NEEDLE VALVE (line with valve), PRESSURE GAUGE W/ GAUGE COCK (line with gauge), THERMOSTATIC AIR VENT W/ COCK (line with valve), AUTOMATIC AIR VENT W/ COCK (line with valve), THERMOMETER (line with meter), METER (line with meter), SHOWER HEAD (line with shower head), SLAB / WALL PENETRATION (RISER) (line with penetration), HOSE BIBB (line with bibb), WALL HYDRANT (line with hydrant), WALL CLEAN OUT (line with clean out), END CLEAN OUT (line with clean out). Note: NOT ALL SYMBOLS ARE USED.

GENERAL SYMBOLS

Table with columns: SYMBOL, DESCRIPTION. Lists general symbols like SECTION LETTER (triangle with X), INDICATES DRAWING SHEET ON WHICH SECTION IS SHOWN (circle with X), DRAWING NOTE (circle with 1), COLUMN REFERENCE (circle with C22), POINT OF CONNECTION (circle with dot), DRAWING REVISION NUMBER (triangle with 1), DRAWING REVISION CLOUD (cloud shape). Note: NOT ALL SYMBOLS ARE USED.

PLUMBING PIPING LEGEND

Table with columns: SYMBOL, ABBREVIATION, DESCRIPTION. Lists piping legends like CW (Domestic Cold Water), HW (Domestic Hot Water), T (Tempered Domestic Water), HWR (Domestic Hot Water Return), SS (Sanitary Sewer), GW (Grease Waste), OW (Oily Water Sewer), SW (Storm Water Drain), CS (Chemical Sewer), SV (Sanitary Sewer Vent), GV (Grease Waste Vent), OV (Oily Water Sewer Vent), CV (Chemical Vent), C (Condensate Drain), CA (Compressed Air), CO2 (Carbon Dioxide), MA (Medical Air), N (Nitrogen), N2O (Nitrous Oxide), WAGD (Waste Anesthetic Gas Disposal), O (Oxygen), VAC (Vacuum), HEAT TRACED PIPE (line with wavy pattern), R (Relief Line), NG (Natural Gas), EXISTING PIPE (SEE ABOVE FOR SYMBOL & ABBREVIATION) (line with dashed pattern), EXISTING PIPE TO BE REMOVED (SEE ABOVE FOR SYMBOL & ABBREVIATION) (line with dashed pattern and X's). Note: NOT ALL SYMBOLS ARE USED.

PLUMBING EQUIPMENT ABBREVIATIONS

Table with columns: ABBREVIATION, DESCRIPTION. Lists equipment abbreviations like B-1 (Boiler), BT-1 (Bath Tub), CO (Clean Out), CS-1 (Clinical Sink), DF-1 (Drinking Fountain), ES-1 (Emergency Shower), EW-1 (Emergency Eyewash), EWC-1 (Electric Water Cooler), EWES-1 (Emergency Eyewash and Shower Combination Unit), EWH-1 (Electric Water Heater), FCO (Floor Cleanout), FD-1 (Floor Drain), FS-1 (Floor Sink), GT-1 (Grease Trap), GWH-1 (Gas Water Heater), HB-1 (Hose Bibb), IMB-1 (Ice Machine Box), L-1 (Lavatory), LS-1 (Lavatory System), LT-1 (Laundry Tub), MB-1 (Mop Basin), MS-1 (Mop Sink), ORD-1 (Overflow Roof Drain), P-1 (Pump), PRV-1 (Pressure Reducing Valve), RD-1 (Roof Drain), S-1 (Sink), SH-1 (Shower), SLS-1 (Sewer Lift Station), SP-1 (Sump Pump), SS-1 (Service Sink), TMV-1 (Temperature Mixing Valve), UR-1 (Urinal), WC-1 (Water Closet), WCO (Wall Cleanout), WF-1 (Wash Fountain), WH-1 (Wall Hydrant), WMB-1 (Washing Machine Outlet Box), WS-1 (Water Softener). Note: NOT ALL SYMBOLS ARE USED.

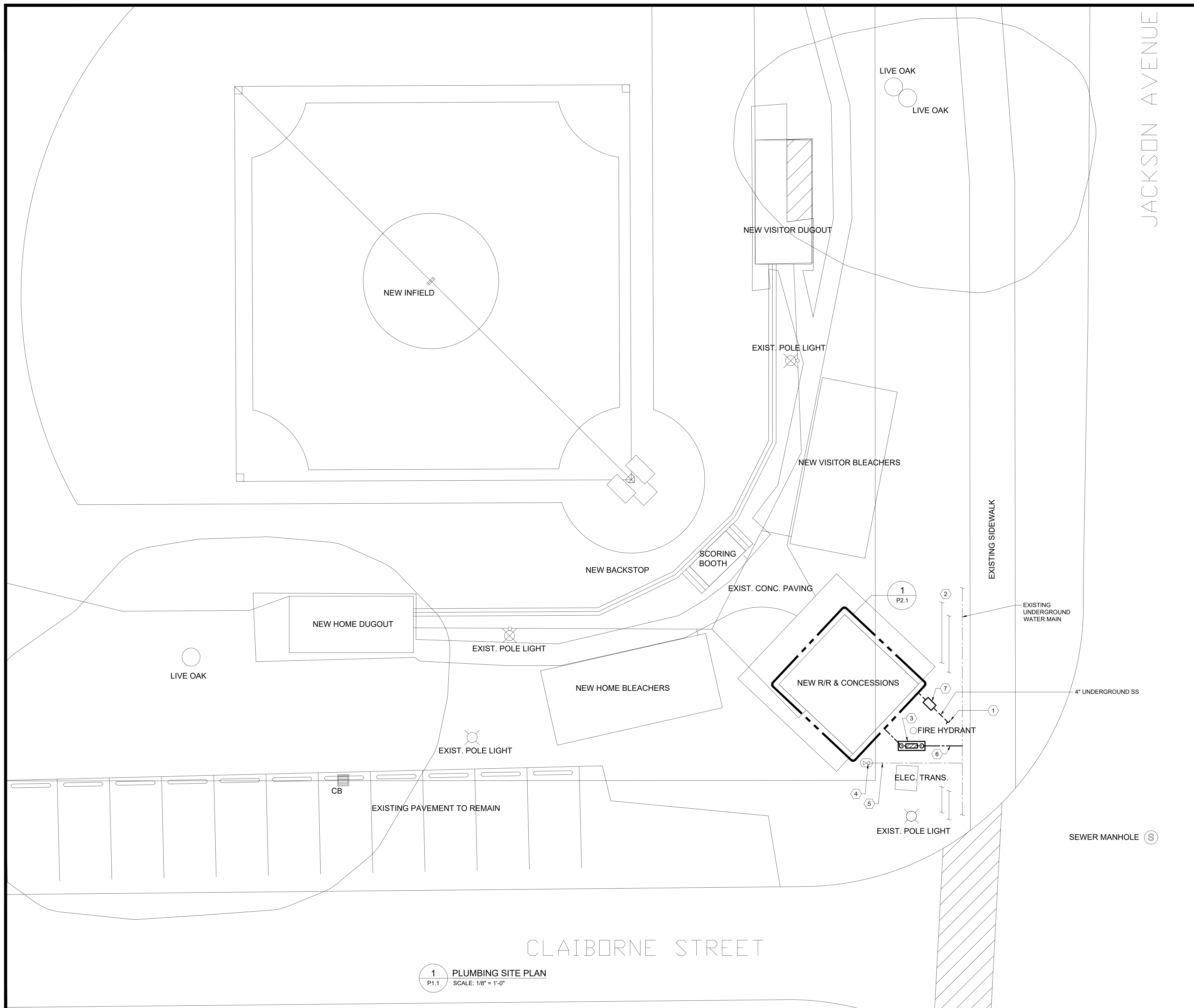
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PRELIMINARY stamp and license information for Brian Miller, License No. 26080.

HARBOR FIELD UPGRADES 200 JACKSON AVENUE, MANDEVILLE, LA 70404

Project information: REVISIONS, DATE: 4.25.22, PROJECT No: 20040, DRAWING: P0.1, JOB NO: COM22001, DATE: 04-25-2022.

MCA Engineering & Construction logo and contact information.



JACKSON AVENUE

CLAIBORNE STREET

- KEY NOTES:**
- 1 CONNECT TO EXISTING UNDERGROUND SS MAIN NEAR THIS LOCATION. FIELD VERIFY EXACT LOCATION OF EXISTING UNDERGROUND SS AND CONNECTION POINT. COORDINATE CONNECTION WITH AUTHORITY HAVING JURISDICTION. COMPLY WITH ALL CITY REQUIREMENTS REGARDING UTILITY CONNECTION.
 - 2 COORDINATE ROUTING ON NEW UTILITIES & EXCAVATIONS WITH EXISTING UTILITIES (ELECTRIC, COMMUNICATIONS CABLE, ETC.) IN THIS AREA.
 - 3 DOUBLE CHECK BACKFLOW PREVENTER WITH ENCLOSURE PER DETAIL.
 - 4 REMOVE EXISTING WATER SHUTOFF VALVE AND VALVE BOX AT GRADE.
 - 5 REMOVE EXISTING 3/4" WATER PIPE FROM VALVE BOX TO WATER MAIN. COORDINATE WITH AUTHORITY HAVING JURISDICTION.
 - 6 COORDINATE CONNECTION OF NEW 2" UNDERGROUND DOMESTIC WATER TO WATER MAIN WITH AUTHORITIES HAVING JURISDICTION. FIELD VERIFY EXACT LOCATION OF EXISTING UNDERGROUND CW AND CONNECTION POINT. COMPLY WITH ALL CITY REQUIREMENTS. COORDINATE INSTALLATION, SHUT OFF VALVE AND WATER METER REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION.
 - 7 PROVIDE BACKWATER VALVE ON 4" UNDERGROUND SS. PROVIDE A POLYMER CONCRETE ENCLOSURE WITH ACCESS PANEL EQUAL TO QUAZITE PART NO. PG1324BA24, 13" x 24" INTERNAL DIMENSIONS, 24" DEEP. CONTRACTOR MAY PROVIDE A SHORTER ENCLOSURE BASED ON ACTUAL DEPTH OF SS AND BACKWATER VALVE BELOW GRADE.

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 LICENSEE: BRIAN MILLER
 REG. No.: 26080

HARBOR FIELD UPGRADES
 200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:

DATE: 4.25.22

PROJECT No: 20040

DRAWING: P1.1

1 PLUMBING SITE PLAN
 P1.1 SCALE: 1/8" = 1'-0"

MCA
 Engineering & Construction
 5470 WOODLARK, NEW ORLEANS, LA 70112

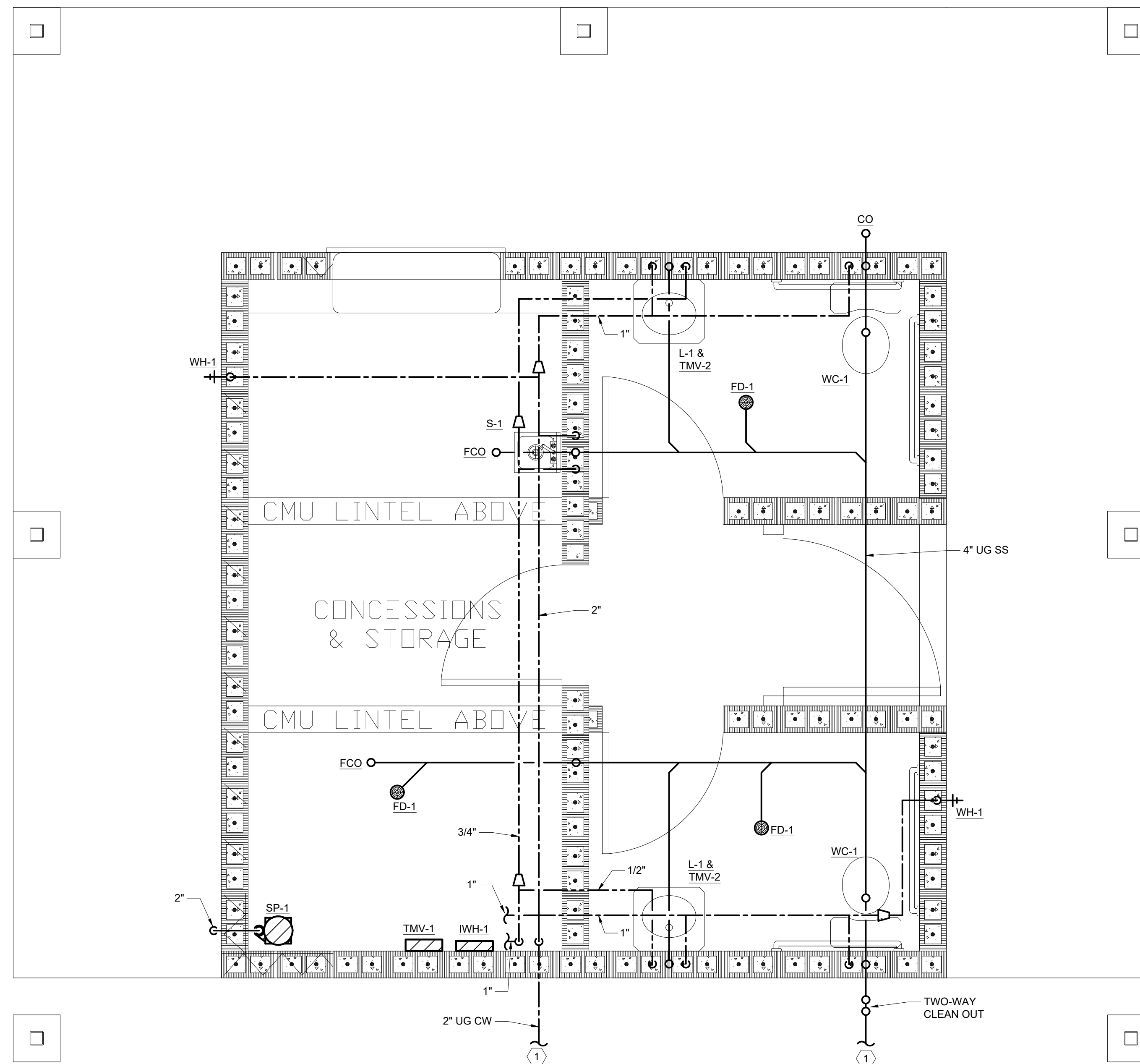
JOB NO: COM22001
 BG: 801
 PROJECT MANAGER: GREG DECOURSEY
 DATE: 04-25-2022

GENERAL NOTES:

- A. FIELD ROUTE SANITARY VENT PER RISER DIAGRAM.

KEY NOTES:

- ① REFERENCE P1.1 FOR CONTINUATION.



① PLUMBING FLOOR PLAN
P2.1 SCALE: 1/2" = 1'-0"

PRELIMINARY

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LICENSEE: BRIAN MILLER
REG No.: 26080

HARBOR FIELD UPGRADES
200 JACKSON AVENUE, MANDEVILLE, LA 70404

REVISIONS:
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MCA
Engineering & Construction
LAWTHERVILLE, MISSISSIPPI

JOB NO: COM22001
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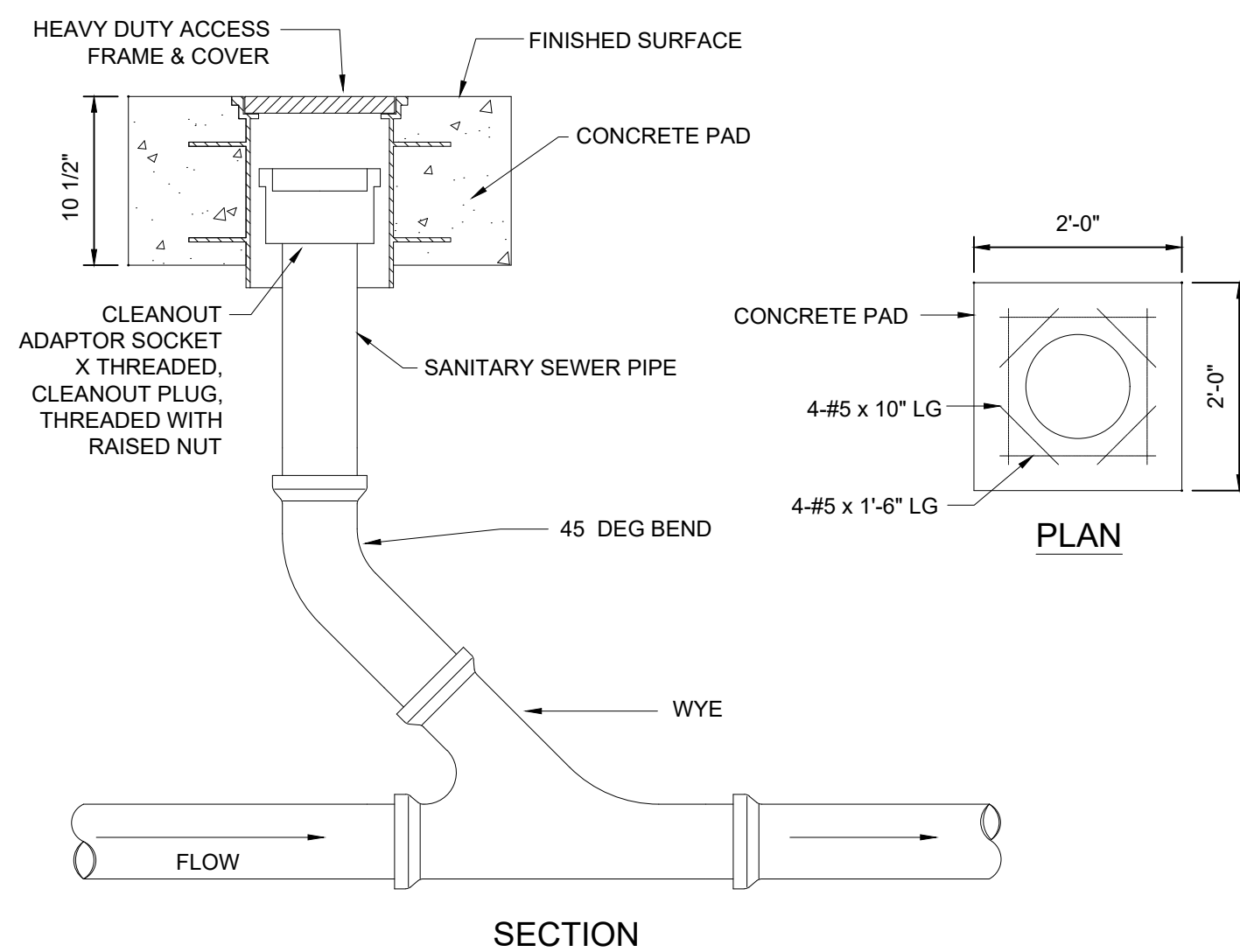
PLUMBING FIXTURE SCHEDULE					
FIXTURE TAG	WASTE	VENT	CW	HW OR TEMPERED	DESCRIPTION
FD-1	3"	2"	-	-	CAST IRON, STANDARD GRATE, TRAP PRIMER CONNECTION
L-1	2"	2"	1/2"	1/2"	ADA, VITREOUS CHINA, WALL MOUNTED, MANUAL FAUCET
S-1	2"	2"	1/2"	1/2"	ADA, WALL MOUNTED, STAINLESS STEEL, MANUAL GOOSENECK FAUCET
WC-1	4"	2"	3/4"	-	ADA, VITREOUS CHINA, FLOOR MOUNTED, MANUAL FLUSH VALVE
WH-1	-	-	3/4"	-	MODERATE CLIMATE, LOCKABLE COVER

NOTES:
1. OUTLET SIZE SHALL MATCH PIPE SIZE AS NOTED ON THE DRAWING.

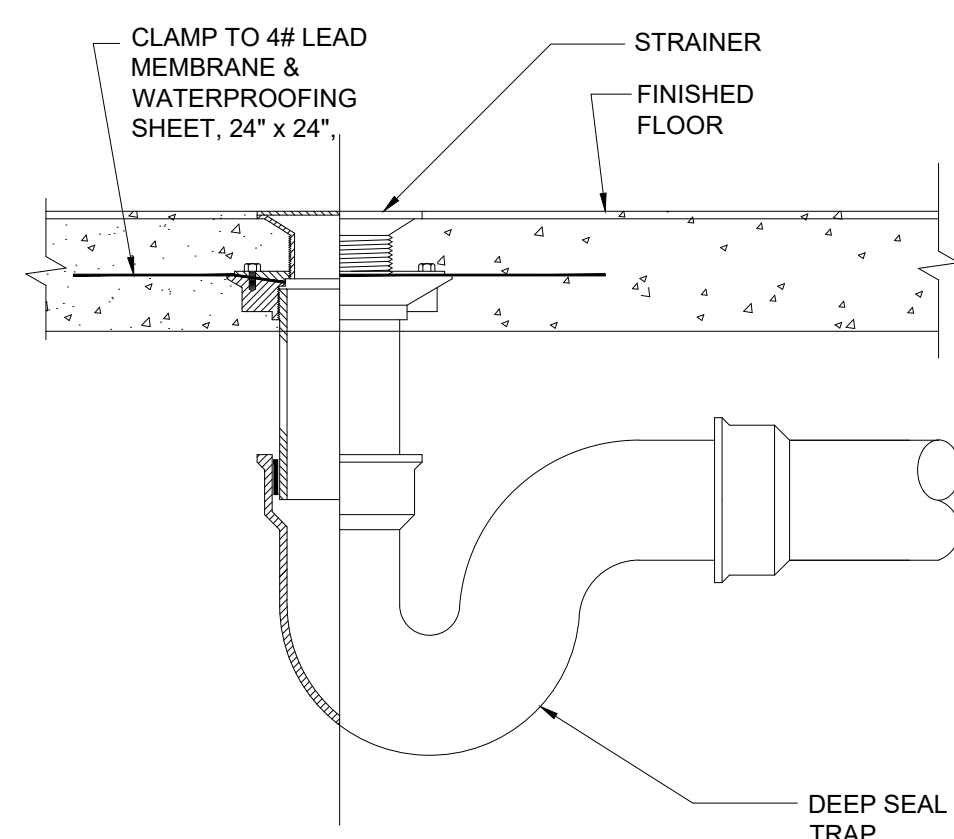
INSTANTANEOUS ELECTRIC WATER HEATER SCHEDULE						
MARK	SERVICE	DEMAND (GPM)	TEMP RISE (DEG F)	KW	ELECTRICAL V / PH	EQUAL TO:
IWH-1	RESTROOM LAVATORIES AND CONCESSION SINK	2.5	94	13	208 / 1	RHEEM RTEK-13

THERMAL MIXING VALVE SCHEDULE				
MARK	SERVICE	TYPE	MANUFACTURER	MODEL
TMV-1	LAVATORIES	PRIMARY	POWERS	LFLM495
TMV-2	WATER HEATER	POINT OF USE	POWERS	LFUSG-B

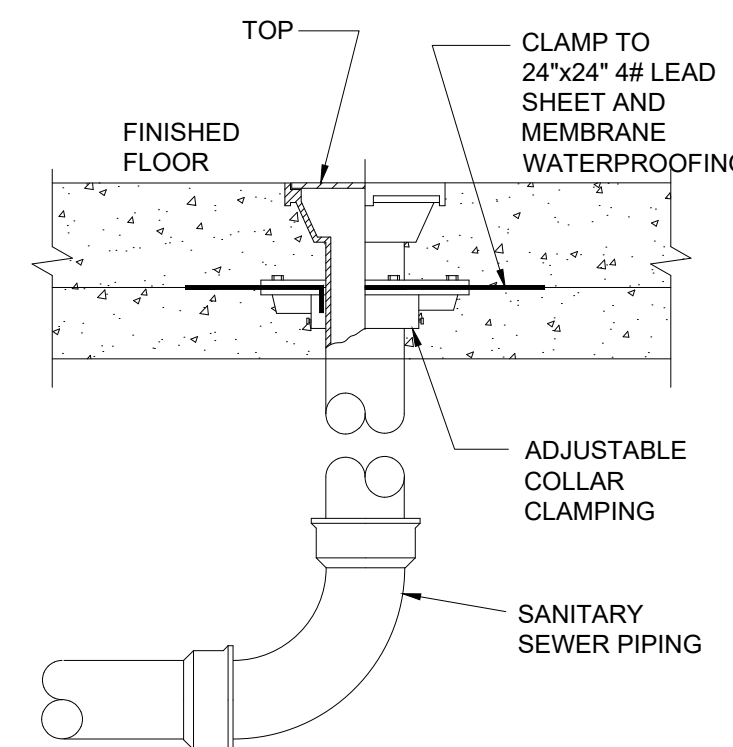
PUMP SCHEDULE									
MARK	SERVICE	LOCATION	GPM	TOTAL HEAD FEET	MOTOR DATA			TYPE	EQUAL TO
					HP	V	PH / HZ		
SP-1	BUILDING SEEPAGE	CONCESSION ROOM	35	30	1/2	115	1 / 60	3500	SUBMERSIBLE EFFLUENT B&G MODEL 2EC0511



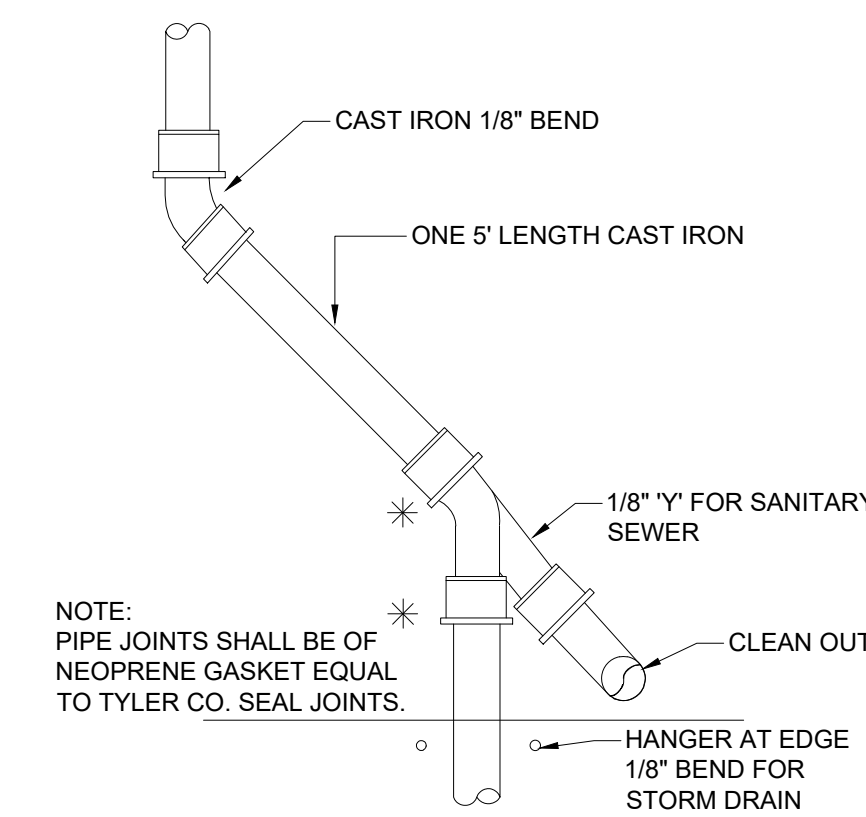
1 EXTERIOR SEWER CLEANOUT DETAIL
SCALE: N.T.S.



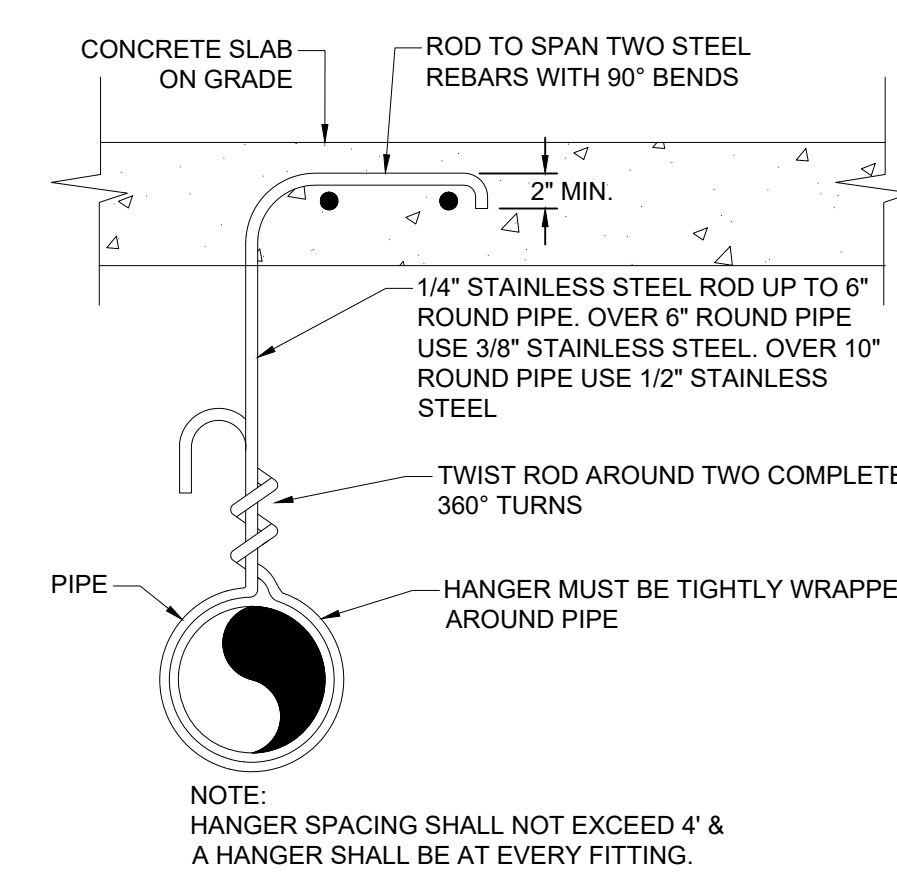
2 FLOOR DRAIN DETAIL
SCALE: N.T.S.



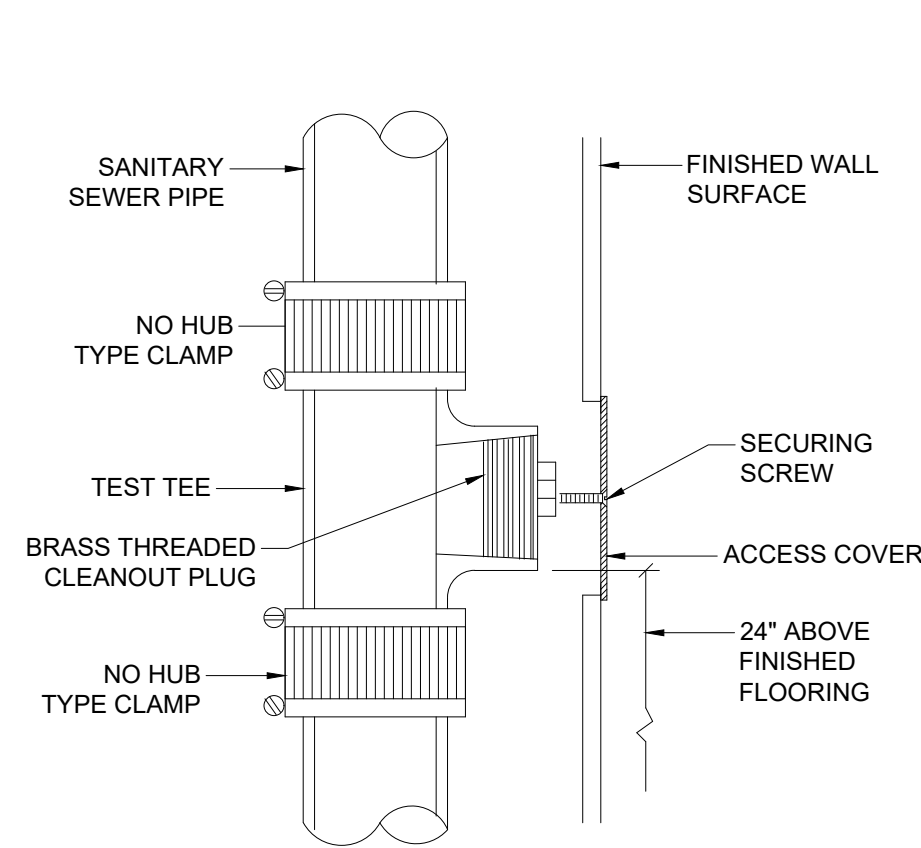
3 FLUSH/FLOOR CLEANOUT DETAIL
SCALE: N.T.S.



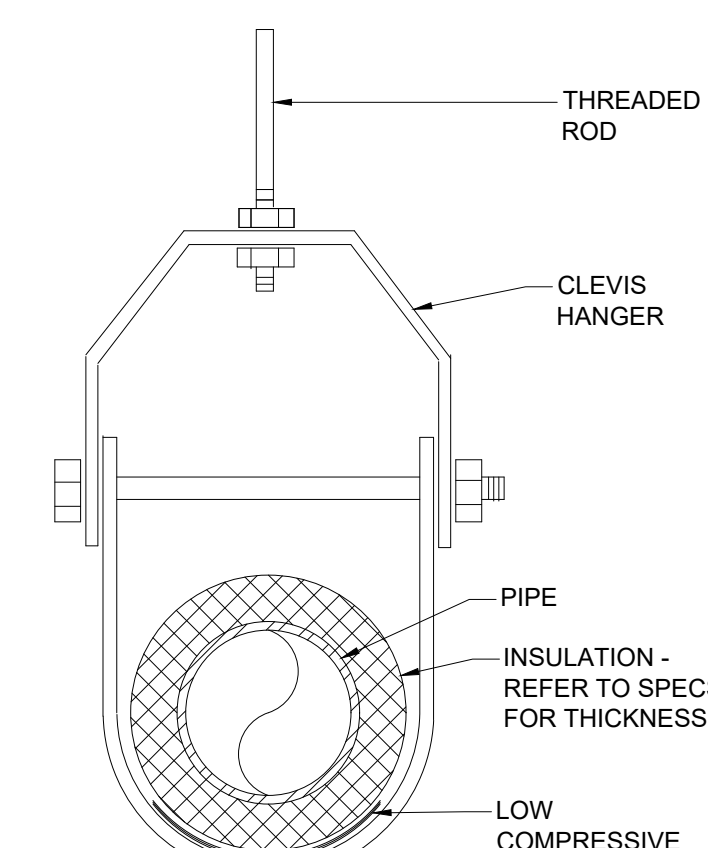
4 SWING JOINT DETAIL
SCALE: N.T.S.



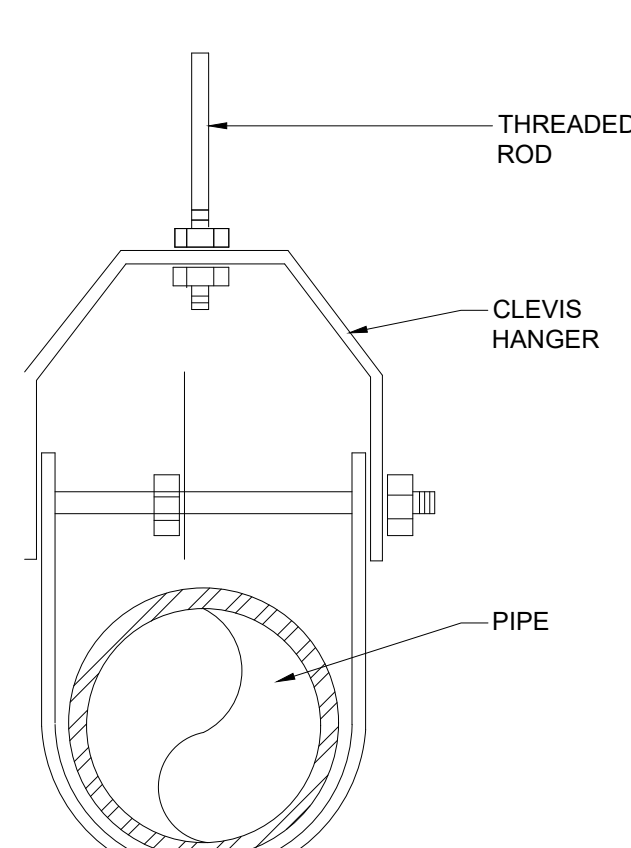
5 PIPE HANGER UNDER SLAB DETAIL
SCALE: N.T.S.



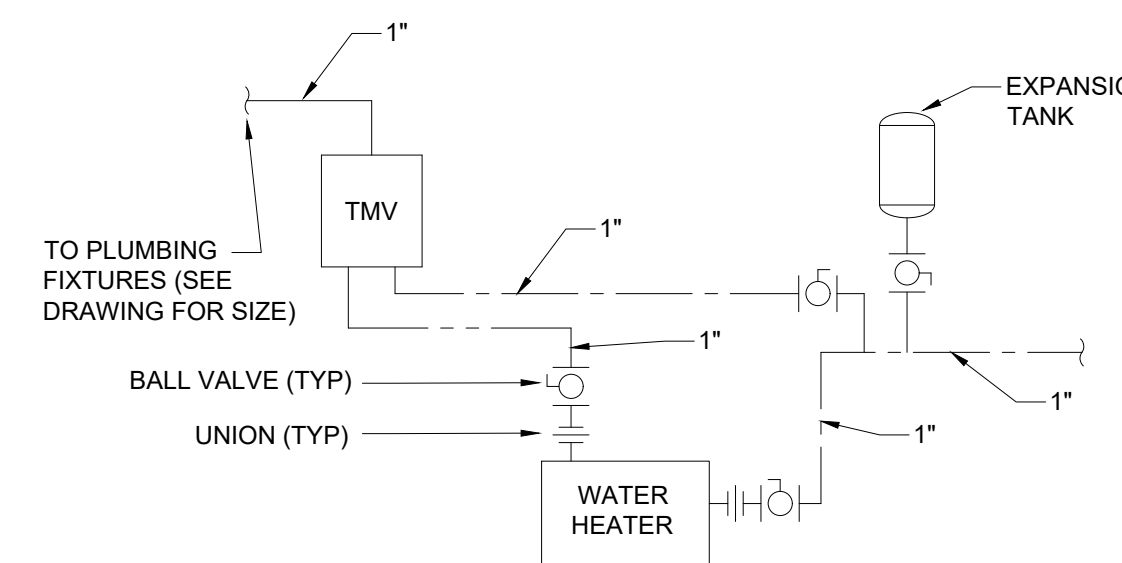
6 WALL CLEANOUT DETAIL
SCALE: N.T.S.



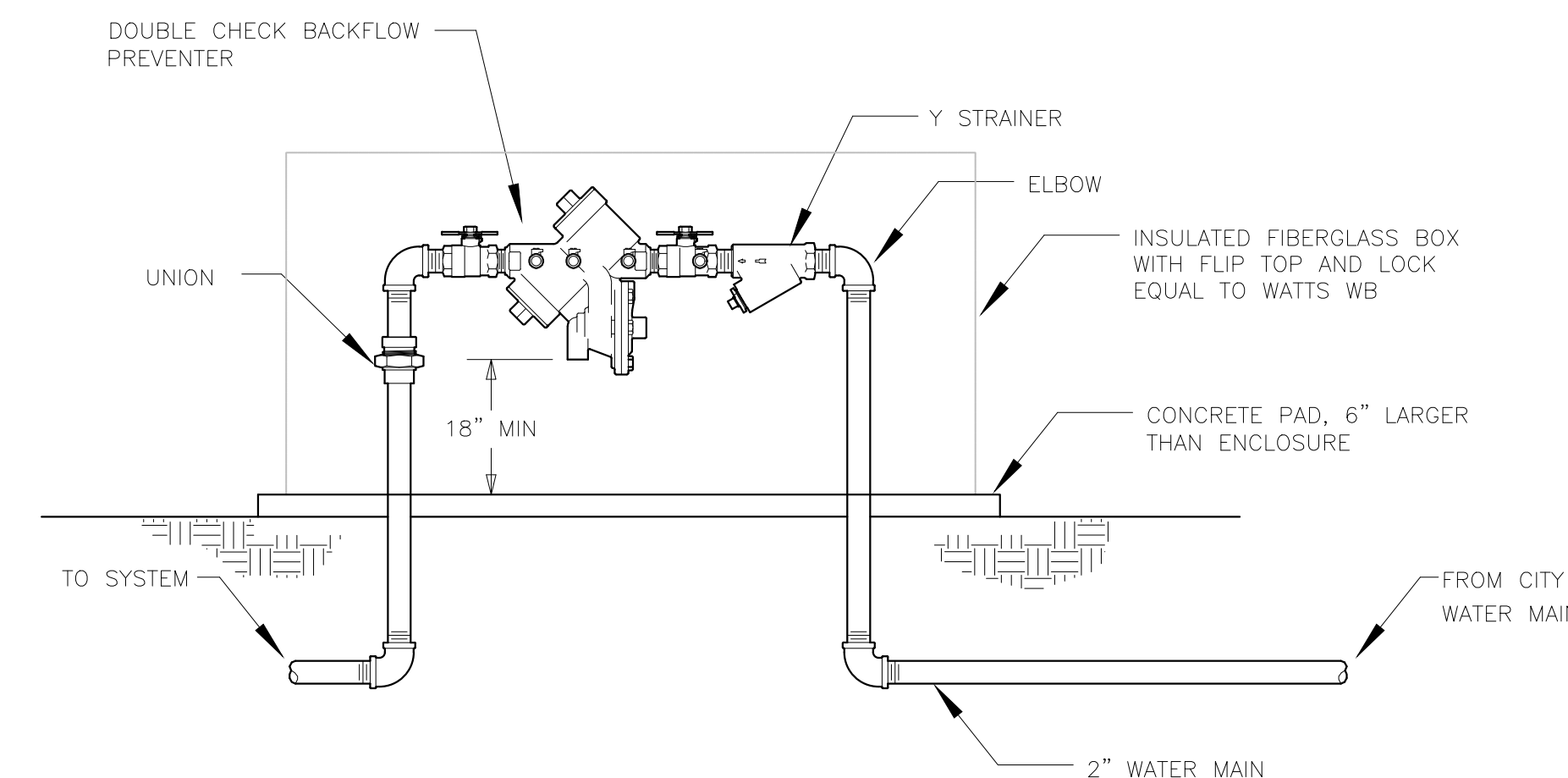
7 PIPE HANGER (CLEVIS) INSULATED
SCALE: N.T.S.



8 PIPE HANGER (CLEVIS) NON INSULATED
SCALE: N.T.S.



9 TYPICAL WATER HEATER DETAIL
SCALE: N.T.S.



10 BACKFLOW PREVENTER DETAIL - IRRIGATION
SCALE: N.T.S.

REVISIONS:

DATE:
4.25.22

PROJECT No:
20040

DRAWING:

P3.1