

Alexander Milne Home For Women

LA Hwy 21 & Alexander Drive, Waldheim, Louisiana



VOLUME 0 - SITE / CIVIL / LANDSCAPE

LANDSCAPE ARCHITECT
Dufreche/Perkins & Associates, LLC

CIVIL ENGINEERS
Gulf Engineers & Consultants

KITCHEN DESIGN
Lafayette Restaurant Supply, Inc.

STRUCTURAL ENGINEERS
Morphy Makofsky, Inc.

MECHANICAL, ELECTRICAL & SPECIAL SYSTEMS, FIRE ENGINEERS
Moses Engineers

Alexander Milne Home for Women			
VOLUME INDEX			
VOLUME	DESCRIPTION	REVISION	DATE
0	SITE/CIVIL/LANDSCAPE		10/24/2012
1	ADMINISTRATION BUILDING		10/24/2012
2	CLINIC BUILDING		10/24/2012
3	COMMUNITY CENTER		10/24/2012
4	MAINTENANCE BUILDING		10/24/2012
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5.2	COTTAGE A2		10/24/2012
5.3	COTTAGE A3		10/24/2012
5.4	COTTAGE A4		10/24/2012
6.1	COTTAGE B1		10/24/2012
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6.3	COTTAGE B3		10/24/2012
6.4	COTTAGE B4		10/24/2012
7.1	COTTAGE C1		10/24/2012
7.2	COTTAGE C2		10/24/2012
7.3	COTTAGE C3		10/24/2012
7.4	COTTAGE C4		10/24/2012

HIGHLIGHTED VOLUME DENOTES APPLICABLE VOLUME CONTAINED.

OCTOBER 24, 2012

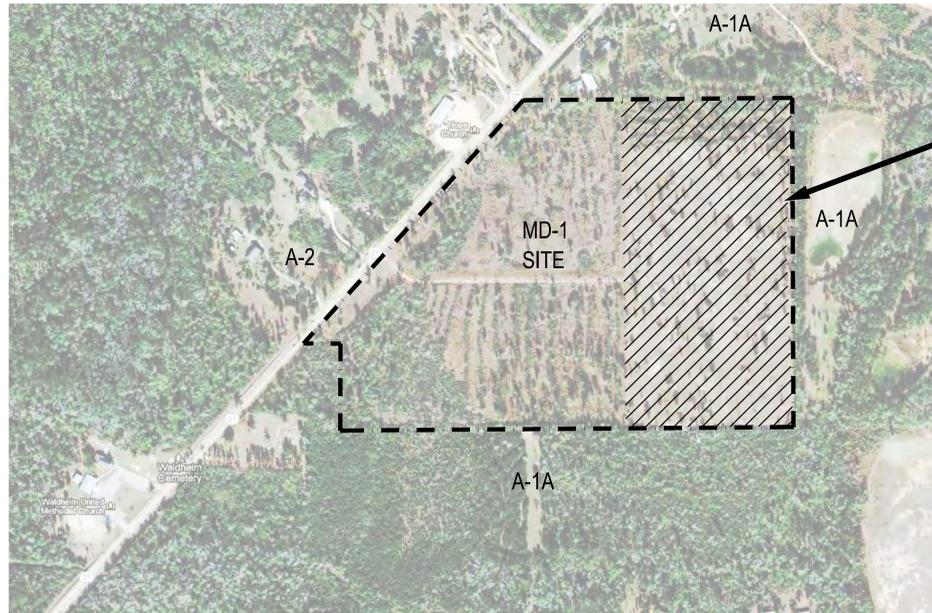
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ARCHITECTS:

**B R O A D M O O R
D E S I G N G R O U P**



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8 St. Ann Drive, Mandeville, LA 70471 / 985.612.1199
broadmoordesigngroup.com



VICINITY MAPS
SCALE: N.T.S.

ALEXANDER MILNE HOME FOR WOMEN

WALDHEIM, LOUISIANA 70435

GENERAL NOTES: THESE GENERAL NOTES ARE APPLICABLE TO ALL DRAWING SHEETS.

- THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL ASPECTS OF THE CONSTRUCTION OUTLINED IN THIS DOCUMENT PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT AND QC MANAGER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED TO INSURE THE HEALTH OF WORKERS AS WELL AS THE OWNERS AND GENERAL PUBLIC.
- THE CONTRACTOR SHALL PROVIDE ANY SITE DEMOLITION / UTILITY RELOCATION NECESSARY FOR COMPLETION OF WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES AS REQUIRED BY ROOFING MANUFACTURER TO PROVIDE A COMPLETE ROOF CERTIFIABLE BY THE MANUFACTURER. REFER TO SPECIFICATIONS.
- PROVIDE LEVEL TRANSITION AT ALL DOORS FOR A MINIMUM OF 5'-0" IN FRONT AND BACK OF DOORS. MAX. SLOPE 1:50
- ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF SLAB (FOS), OR TO THE CENTER OF COLUMNS, OR TO CENTER OF STUDS OR MASONRY.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXIST. UNDERGROUND UTILITIES EXACT LOCATIONS PRIOR TO EXCAVATION WORK.
- ALL DOORS LAID OUT IN AN EGRESS WAY SHALL BE LAID OUT IN SUCH A MANNER AS TO ALLOW 18" ON THE PULL SIDE OF THE DOOR AND AS PER A.D.A. GUIDELINES. ANY DOOR IN QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DISCUSSION PRIOR TO LAYOUT AND CONSTRUCTION.
- THE EXISTING SURVEY REPRESENTS GENERAL LOCATIONS OF IMPROVEMENTS. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO LOCATE ALL IMPROVEMENTS ON SITE PRIOR TO ALTERATION, ADDITION OR TIE-IN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND ANY CHARGES FOR TIE-IN TO EXISTING STREETS AND UTILITIES.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AROUND THE BUILDING AT ALL TIMES.
- ALL REMOVED TOPSOIL SHALL BE STORED AND USED FOR FINISH GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS MATERIAL PRIOR TO FINISH GRADING.
- CONTRACTOR SHALL PREVENT EROSION OF STOCKPILED SOIL.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES AND REGULATIONS.
- ALL MATERIALS SHALL BE NEW EXCEPT WHERE OTHERWISE NOTED AND SHALL CONFORM WITH THE STANDARDS OF UNDERWRITER'S LABORATORY IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION PER SPECS.
- ALL TESTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE NEC. THE TESTS SHALL BE MADE IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE OR QCM.
- ELECTRICAL WORK SHALL COMPLY WITH NFPA AND NATIONAL ELECTRICAL CODE AND BE PERFORMED BY A LICENSED ELECTRICIAN.
- ALL HVAC SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA.

Volume 0 - Alexander Milne Home for Women - Drawing

SITE & GENERAL DATA				
SEQ.	SHEET	DESCRIPTION	REVISION	DATE
Site GENERAL				
1	T-100	COVER SHEET		10/24/2012
2	T-200	MAP, DRAWING INDEX, GENERAL CRITERIA		10/24/2012
Civil GENERAL				
1	1	OVERALL SURVEY		10/24/2012
2	2	ENTRANCE DRIVE SURVEY		10/24/2012
3	C-100	GENERAL NOTES		10/24/2012
4	C-300	SITE GEOMETRY - CIVIL - CONTROL PLAN		10/24/2012
5	C-310	SITE GEOMETRY - CIVIL - CONTROL PLAN		10/24/2012
6	C-320	SITE GEOMETRY - CIVIL - CONTROL PLAN		10/24/2012
7	C-400	CIVIL - GRADING PLAN		10/24/2012
8	C-410	PROFILES		10/24/2012
9	C-420	TRAFFIC PLAN		10/24/2012
10	C-500	CIVIL - PAVING & DRAINAGE PLAN		10/24/2012
11	C-610	TYPICAL SECTIONS - POND DETAILS		10/24/2012
12	C-620	POND & FOUNTAIN DETAILS		10/24/2012
13	C-700	CIVIL - UTILITIES PLAN - WATER		10/24/2012
14	C-710	CIVIL - UTILITIES PLAN - GRAVITY SEWER		10/24/2012
15	C-720	WATER WELL DETAILS		10/24/2012
16	C-730	SEWER TREATMENT PLANT DETAILS		10/24/2012
17	C-740	FOUNDATION DETAILS		10/24/2012
18	C-750	SEWER LIFT STATION DETAILS - GRINDER PUMP		10/24/2012
19	C-760	SEWER LIFT STATION DETAILS		10/24/2012
20	C-770	WATER WELL DETAILS		10/24/2012
21	C-780	WATER TANK DETAILS		10/24/2012
22	C-800	PAVING DETAILS		10/24/2012
23	C-810	RETAINING WALL DETAILS		10/24/2012
24	C-900	SEWER DETAILS		10/24/2012
25	C910	WATER DETAILS		10/24/2012
LANDSCAPE GENERAL				
1	L-100	BUFFER PLANTING / TURF PLAN		10/24/2012
2	L-210	LANDSCAPE PLAN (NE), PLANT LIST, & DETAILS		10/24/2012
3	L-220	LANDSCAPE PLAN (SE), PLANT KEY		10/24/2012
4	L-230	LANDSCAPE PLAN (NW), PLANT KEY		10/24/2012
5	L-240	LANDSCAPE PLAN (SW), PLANT KEY		10/24/2012
Site ARCHITECTURAL GENERAL				
1	AS-100	MASTER SITE PLAN		10/24/2012
2	AS-200	SITE PLAN ENLARGEMENTS		10/24/2012
3	AS-400	SITE DETAILS		10/24/2012
4	AS-500	MONUMENTAL SIGN DETAILS		10/24/2012
PLUMBING GENERAL				
1	P-100	SITE PLAN - PLUMBING		10/24/2012
ELECTRICAL GENERAL				
1	E-100	SITE PLAN - ELECTRICAL		10/24/2012
REFER TO OTHER VOLUMES FOR ADDITIONAL SITE PLANS				

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PROJECT NO. 1128

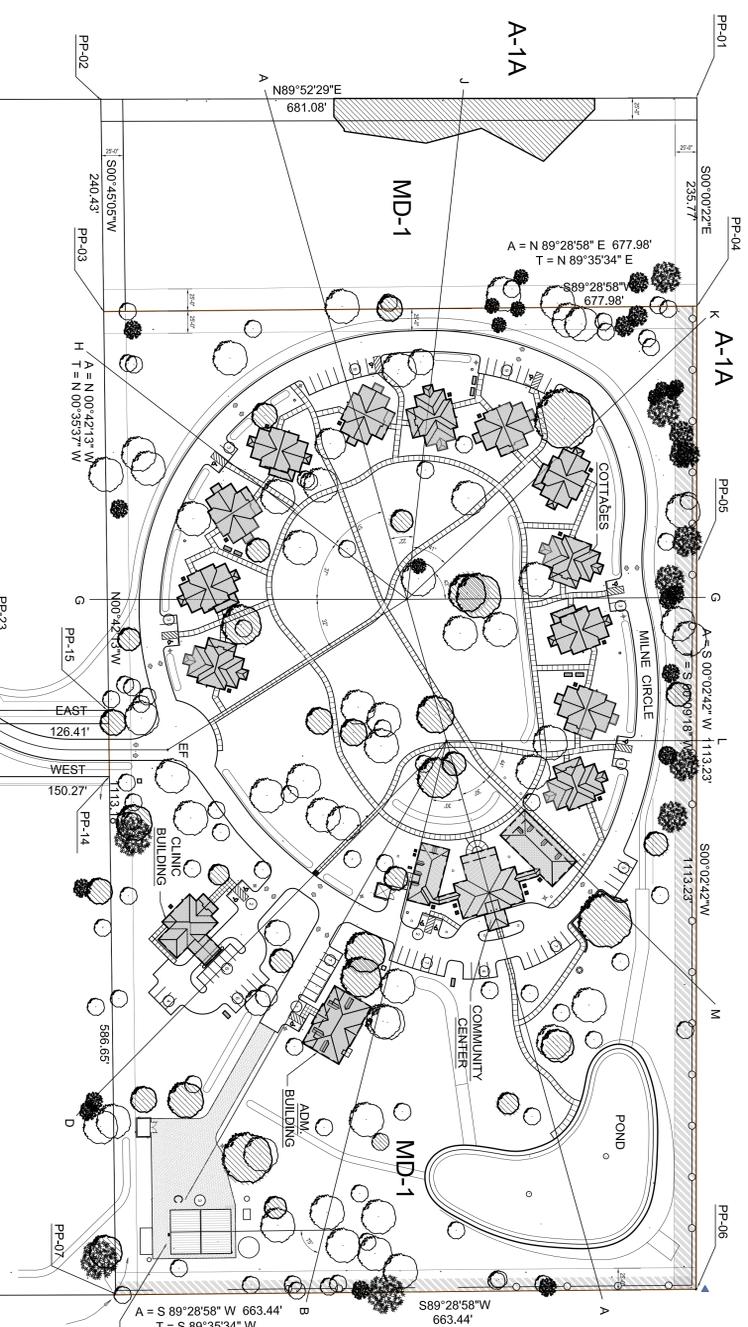
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MAP, INDEX,
GEN. CRITERIA

T-200



PARKING SPACES TABULATION	
ADMIN. BUILDING	1 / 350 SF = 2,795 SF / 350 SF = 8 SPACES RECD.
CLINIC BUILDING	1 / 175 SF = 2,119 SF / 175 SF = 13 SPACES RECD. 1 / DOCTOR = 1 SPACE RECD. 2 / 3 EMPLOYEES = 4 EMPLOYEES = 3 SPACES RECD.
COMM CENTER	1 / 4 OCCUPANTS = 1,922 SF / 15 SF = 129 OCCUPANTS / 4 34 SPACES KITCHEN = 884 SF / 200 SF = 5 SPACES DIETITIAN = 96 SF / 100 SF = 1 SPACE 7,0706 A.1 ALLOWS 50% REDUCTION PER ONCE PER MONTH FUNCTION WITH OTHER SITE PARKING AVAILABLE = 75 TOTAL SPACES X .50 = 17 SPACES RECD.
COTTAGES A, B, & C GROUPINGS	.5 / BED = 5 / 4 BEDS X 12 UNITS = 24 SPACES RECD. 1 / DOCTOR = 1 SPACE RECD. 2 / 3 EMPLOYEES = 12 EMPLOYEES = 8 SPACES RECD.
TOTALS	TOTAL REQUIRED SPACES = 75 SPACES TOTAL PROVIDED SPACES = 75 SPACES
MAINT BLDG	3 VAN SPACES WITHIN BARN PROVIDED EXTRA
LOADING ZONES	2 OFF STREET LOADING SPACES PROVIDED AT SERVICE WING OF COMMUNITY CENTER
ADA PARKING	11 VAN ACCESSIBLE PARKING SPACES PROVIDED 14% OF TOTAL COMMON PARKING PROVIDED

PROPERTY GEOMETRY		
Description	Easting	Northing
PP-01	3696296.47	748555.22
PP-02	3695615.08	748543.17
PP-03	3695622.09	748302.64
PP-04	3696298.58	748319.17
PP-05	3696304.49	748032.87
PP-06	3696315.78	747206.40
PP-07	3695653.32	747189.95
PP-08	3695324.21	747184.59
PP-09	3694482.72	747169.72
PP-10	3694478.45	747526.53
PP-11	3694328.46	747525.27
PP-12	3694603.66	747836.48
PP-13	3694690.70	747761.43
PP-14	3695636.86	747776.37
PP-15	3695635.18	747836.35
PP-16	3694757.70	747822.50
PP-17	3694662.43	747904.64
PP-18	3695036.82	748340.52
PP-19	3695095.99	748408.80
PP-20	3695225.60	748177.30
PP-21	3695213.60	748306.33
PP-22	3695486.00	747774.52
PP-23	3695508.73	747849.84
PP-24	3695206.50	748536.54

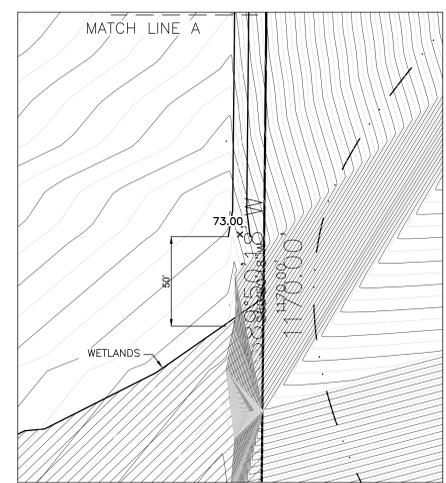
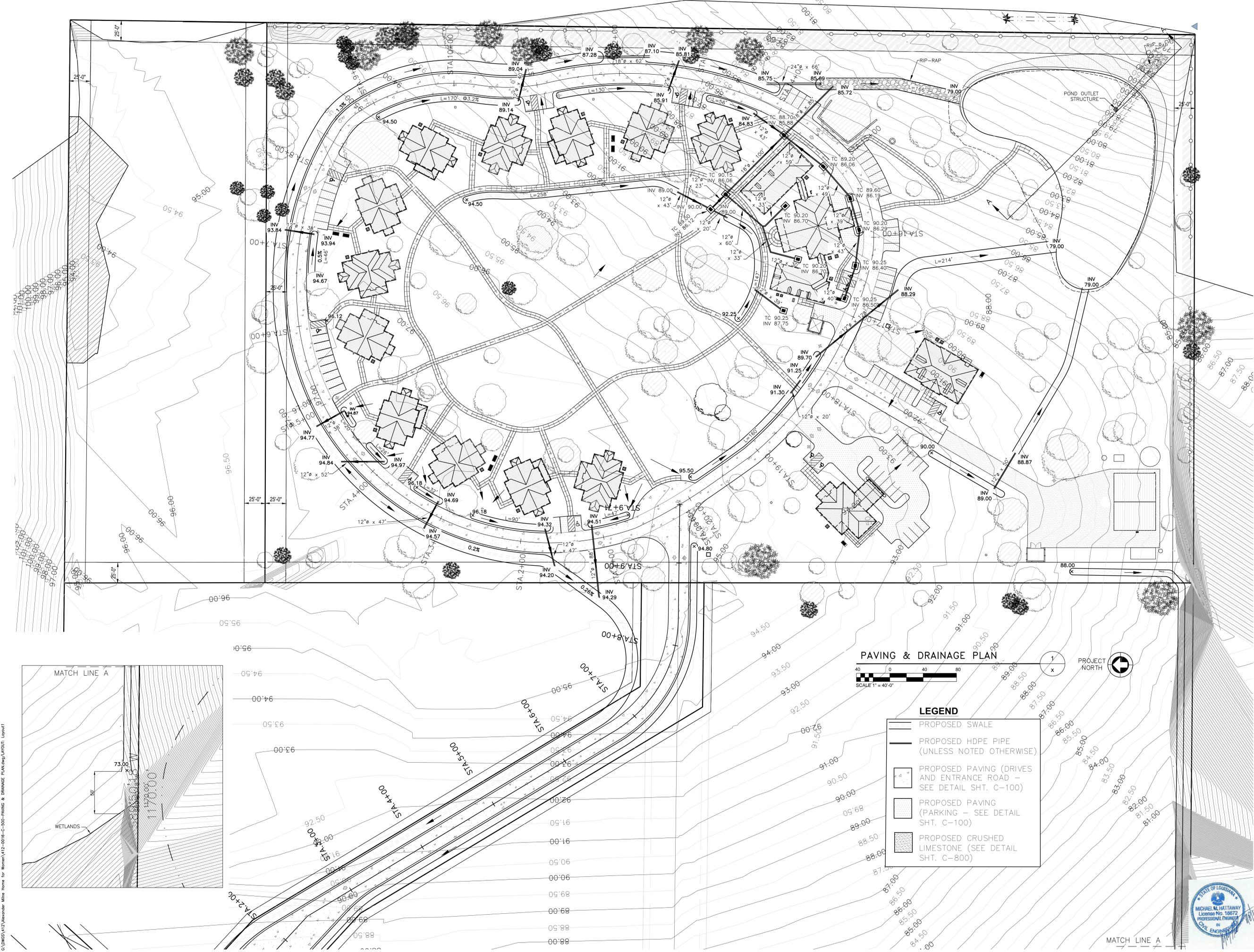
REFER TO AS-200 FOR ACTUAL POINT LOCATIONS.

- NOTES:
- REFER TO ADDITIONAL ENLARGED SITE PLANS FOR INDIVIDUAL BUILDINGS IN THEIR RESPECTIVE VOLUMES.
 - COORDINATE LOCATIONS OF INDIVIDUAL BUILDINGS & OTHER SITE IMPROVEMENTS CAN BE FOUND ON INDIVIDUAL SITE PLANS ALSO LOCATED IN EACH APPLICABLE VOLUME.

TRACT 1 & 2 SITUATED IN SECTION 5; TOWNSHIP 6 SOUTH - RANGE 12 EAST ST. TAMMANY PARISH, LOUISIANA FOR MILNE ASYLUM FOR DESTITUTE ORPHAN GIRLS

MASTER SITE PLAN



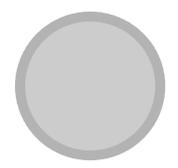


- LEGEND**
- PROPOSED SWALE
 - PROPOSED HDPE PIPE (UNLESS NOTED OTHERWISE)
 - PROPOSED PAVING (DRIVES AND ENTRANCE ROAD - SEE DETAIL SHT. C-100)
 - PROPOSED PAVING (PARKING - SEE DETAIL SHT. C-100)
 - PROPOSED CRUSHED LIMESTONE (SEE DETAIL SHT. C-800)

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Home For Women**
Louisiana Hwy 21, Waldheim, Louisiana



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**PAVING &
DRAINAGE
C-500**

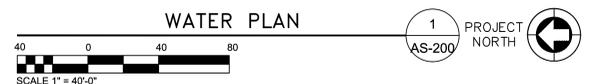
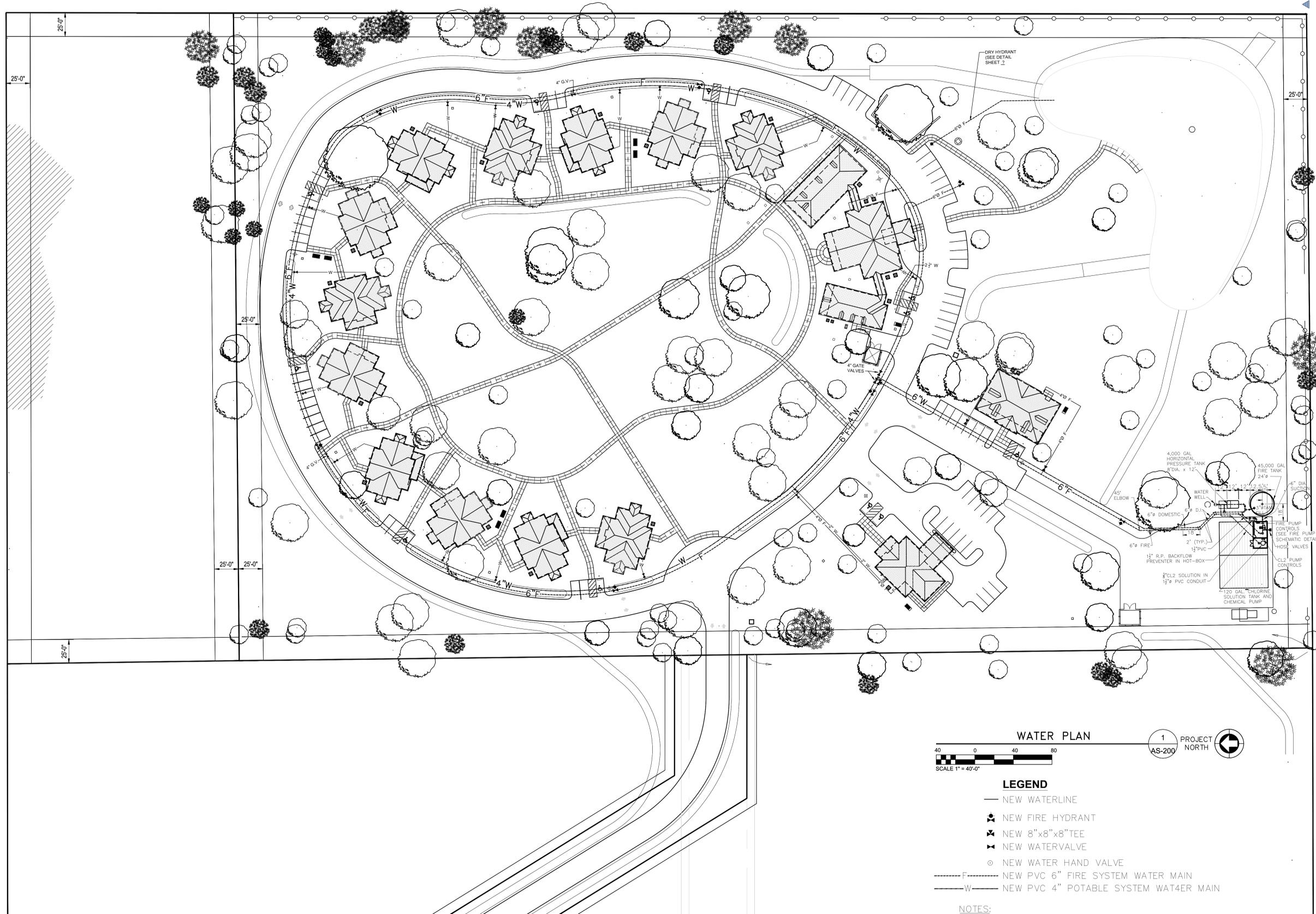
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WATER
PLAN
C-700



WATER PLAN

- LEGEND**
- NEW WATERLINE
 - ⊕ NEW FIRE HYDRANT
 - ⊗ NEW 8"X8"X8" TEE
 - ⊕ NEW WATER VALVE
 - NEW WATER HAND VALVE
 - F — NEW PVC 6" FIRE SYSTEM WATER MAIN
 - W — NEW PVC 4" POTABLE SYSTEM WATER MAIN

- NOTES:**
1. WATER MAINS (POTABLE) ARE 4"Ø, UNLESS NOTED OTHERWISE.
 2. FIRE MAINS ARE 6"Ø, UNLESS NOTED OTHERWISE.
 3. BUILDING WATER SERVICES ARE 1½"Ø, UNLESS NOTED OTHERWISE.
 4. VERIFY FIRE SERVICES PIPE SIZE WITH SPRINKLER SYSTEM DRAWINGS.