

Mulherin Custodial Home - Office Addition

MOBILE, ALABAMA

CITY OF MOBILE GENERAL NOTES:

- ALL WORK SHALL BE IN COMPLIANCE WITH THE STORM WATER DRAINAGE ORDINANCE AND FLOOD PLAIN MANAGEMENT PLAN OF THE CITY OF MOBILE, ALABAMA, INCLUDING BUT NOT LIMITED TO:
- DO NOT ALTER THE NATURAL DRAINAGE FLOW PATTERN IN THE AREA OF WORK.
- DO NOT DIVERT STORM WATER ONTO ADJACENT PROPERTY OR INCREASE THE AMOUNT OF NATURAL DRAINAGE FLOW ONTO AN ADJACENT PROPERTY OWNER OR PREVENT THE NATURAL FLOW OF WATER IN THE AREA OF WORK.
- DO NOT FILL WETLANDS WITHOUT A PERMIT FROM THE US ARMY CORPS OF ENGINEERS.
- ANY WORK IN THE FLOOD PLAIN IS IN COMPLIANCE WITH ALL THE REQUIREMENTS OF DIVISION 2, FLOOD PLAIN REQUIREMENTS OF CITY OF MOBILE, ALABAMA STORM WATER DRAINAGE ORDINANCE.
- ANY DAMAGE TO ANY CITY OF MOBILE FACILITY OR DRAINAGE STRUCTURE, DITCH, ETC. SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR TO THE CITY OF MOBILE STANDARDS AT NO COST TO THE CITY OF MOBILE. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO NOTIFY THE CITY OF MOBILE IMMEDIATELY IF ANY DAMAGE OCCURS. JESSE YAWN SHOULD BE NOTIFIED AT 251-208-7145 IN THE CITY OF MOBILE RIGHT OF WAY DEPARTMENT.
- ANY EXCESS SOIL FROM A HAND HOLE OR ANY EXCAVATION FOR PITS, ETC., SHALL BE REMOVED FROM THE RIGHT OF WAY (NOT LEFT IN THE RIGHT OF WAY).

SITE NOTES

- ALL CONCRETE SHALL BE CLASS A, 3,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH WITH A MAXIMUM SLUMP OF 8" UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE TO HAVE A FINE BROOM FINISH.
- ALL MATERIALS SHALL BE NEW.
- ANY SIDEWALK PANELS WHICH ARE CRACKED, HAVE BEEN SHOVED CREATING A TRIPPING HAZARD, DAMAGED DURING CONSTRUCTION, OR THOSE WHICH HAVE BEEN WORN TO THE EXTENT THAT THEY CREATE A SLIPPING HAZARD, ARE REQUIRED TO BE REPLACED. ALL DISTURBED AREAS ARE TO BE SOLID SODDED AND EXISTING BARE AREAS MAY REQUIRE SOD. EXISTING VEGETATION MAY REQUIRE REMOVAL AND PLACEMENT OF SOD DEPENDING ON ITS CONDITION. THE SOD IS REQUIRED TO BE INSTALLED FLUSH WITH THE TOP OF THE SIDEWALK.

UTILITY PLAN NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMIT SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- THE CONTRACTOR SHALL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER (800)292-8525, FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS, HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND COMPACTED SUBGRADE.
- ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
- CONTRACTOR SHALL COORDINATE WATER, AND SEWER INSTALLATION WITH MOBILE AREA WATER & SEWER SYSTEM IF WORK IS PERFORMED IN THE RIGHT-OF-WAY.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MAXIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

GRADING & DRAINAGE NOTES

- ALL MATERIALS AND WORKMANSHIP PROPOSED WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE "ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" (2008 EDITION).
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.
- ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
- COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER WILL BE REQUIRED BY THE LOCAL JURISDICTIONAL INSPECTOR.
- MAXIMUM SLOPE OF EMBANKMENT SHALL BE AS SHOWN ON THE DRAWINGS.
- PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
- THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. ALL GEOTECHNICAL TESTING COSTS SHALL BE BORNE BY THE CONTRACTOR. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.

DETENTION AREA MAINTENANCE:

- THE OWNER - NOT THE CITY OF MOBILE - IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE AND STORAGE SYSTEM FOR THIS SITE.

SOIL EROSION & SEDIMENT CONTROL NOTES

- ANY AREA THAT HAS BEEN DISTURBED AND WILL REMAIN SO FOR MORE THAN 10 DAYS SHALL BE SEEDED AND MULCHED WITHIN 10 DAYS OF BEING DISTURBED.
 - ANY DISTURBED AREA(S) SHALL NOT REMAIN DENUDE LONGER THAN 10 DAYS.
 - IF VEGETATIVE EROSION CONTROL MEASURES, SUCH AS SEEDING, HAVE NOT BECOME ESTABLISHED WITHIN FOUR WEEKS OF PLANTING OR INSTALLATION, THE CITY OF MOBILE MAY REQUIRE THAT THE SITE BE RESEEDED, SOLID SODDED, OR THAT A NON-VEGETATIVE METHOD BE TEMPORARILY EMPLOYED.
- TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DISTURBED SOILS OR SEDIMENT FROM THE SITE OR TO ADJACENT PROPERTIES.
- ALL DRAINAGE SWALES SHALL BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION.
- SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY, SAID REQUIREMENTS AS SHOWN BY THESE PLANS.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- DISTURBED AREAS MAY NOT REMAIN DENUDE LONGER THAN 10 DAYS.
- ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.

- WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
 - THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
- CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE DETENTION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED AT THE WEIR.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PERMITS.
- SITE TO BE SOLID SODDED AFTER CONSTRUCTION IS COMPLETE, INCLUDING SLOPES ON DETENTION POND.
- THE CONTRACTOR SHALL SIZE, INSTALL, AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE. REFER TO "THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, STORMWATER MANAGEMENT ON CONSTRUCTION SITES & URBAN AREAS," LATEST EDITION.

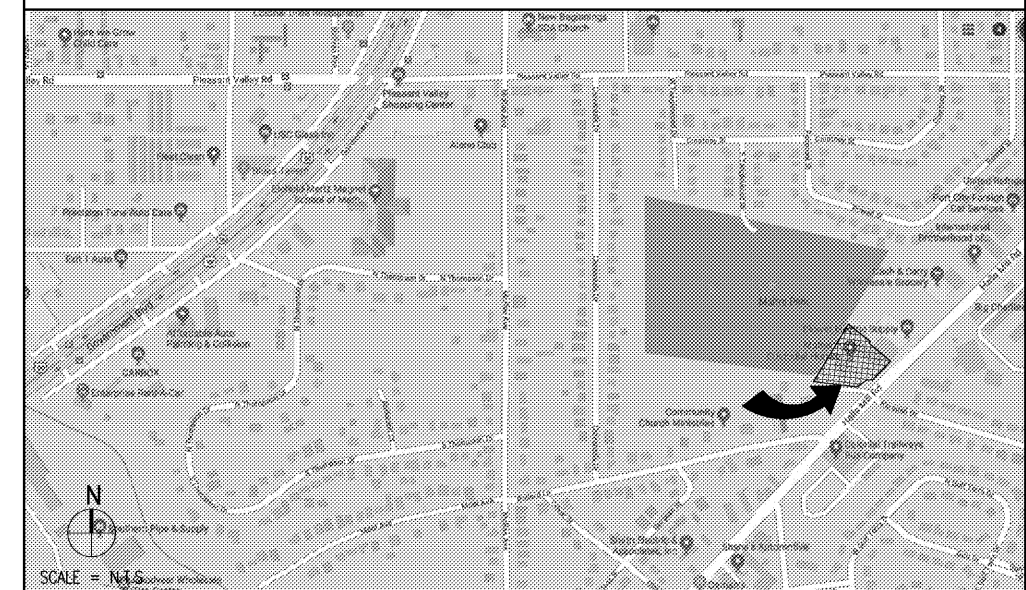
PARKING DATA:

EXISTING FACILITY:	
DORMITORY = 8,828 SF w/ 24 BEDS @ 1 SPACE PER 4 BEDS =	6 SPACES
OFFICE AREA = 1,715 + 1,331 SF @ 1 SPACE PER 300 SF =	11 SPACES
TOTAL PARKING SPACES REQUIRED:	17 SPACES
TOTAL PARKING SPACES PROVIDED: 19 SPACES + 1 ADA + 1 ADA VAN =	21 SPACES
PROPOSED FACILITY:	
DORMITORY = 8,828 SF w/ 24 BEDS @ 1 SPACE PER 4 BEDS =	6 SPACES
OFFICE AREA = 3,385 SF @ 1 SPACE PER 300 SF =	12 SPACES
TOTAL PARKING SPACES REQUIRED:	18 SPACES
TOTAL PARKING SPACES PROVIDED: 19 SPACES + 1 ADA + 1 ADA VAN =	21 SPACES

DRAWING INDEX

C1	COVER SHEET, NOTES, & INDEX
SURVEY	EXISTING CONDITIONS
C2	EROSION CONTROL
C3	NEW WORK SITE PLAN
C4	DETAILS

VICINITY MAP



NO.:	DESCRIPTION:	DATE:
B	ISSUED FOR CITY REVIEW	10/03/18
A	ISSUED FOR REVIEW	09/13/18

6170 OMNI PARK DRIVE
SUITE C
MOBILE, AL 36609



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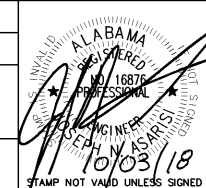
COVER/INDEX

MULHERIN CUSTODIAL HOME - OFFICE ADDITION

CUMMINGS ARCHITECTURE

MOBILE, ALABAMA

DRAWN BY: N. DODSON
CHECKED BY: J. ASARISI



SCALE: AS NOTED
PROJECT #: AL18049
DATE: SEPTEMBER, 2018
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