PASS CHRISTIAN SITE DEMOLITION AND SITE WORK

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
412 WEST BEACH BOULEVARD, PASS CHRISTIAN, MS

STORM WATER EROSION CONTROL NOTE:

THE CONTRACTOR MUST OBTAIN & SIGN A STORM WATER EROSION CONTROL AGREEMENT WITH THE CITY OF PASS CHRISTIAN. THE CONTRACTOR IS RESPONSIBLE FOR ABIDING BY MDEQ REGULATIONS THROUGHOUT THE CONSTRUCTION OF THE PROJECT, AND MUST UNDERSTAND THAT THE CITY WILL ISSUE A STOP WORK ORDER AT ANY TIME THESE MEASURES ARE NOT IN COMPLIANCE UNTIL THE SITE IS IN COMPLIANCE. THE CONTRACTOR SHOULD OBTAIN A COPY OF THESE PRIOR TO BID SO THAT THE REQUIREMENTS ARE KNOWN.

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT SITES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND WITH THE CONTRACT DOCUMENTS. ANY QUESTIONS OR DISCREPANCIES REGARDING THE NATURE OR INTENT OR THE WORK SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO BIDDING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE WORK SITE, ETC. DURING THE PROJECT. THE CONTRACTOR SHALL CORRECT ALL DAMAGE CAUSED BY HIS WORKMEN, AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE CARE AND TAKE APPROPRIATE PRECAUTIONARY MEASURES TO PREVENT ANY DAMAGE TO THE EXISTING SITE, INCLUDING BUT NOT LIMITED TO LANDSCAPING, SIDEWALKS, UTILITIES, COMMUNICATIONS, ETC. THROUGHOUT THE CONTRACT PERIOD. CONTRACTOR SHALL PROVIDE APPROPRIATE BARRICADES, DUST SCREENS, ETC.
4. NOT EVERY CONDITION HAS BEEN DETAILED. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH ACCEPTED BUILDING PRACTICES AND WITH OTHER DETAILING SHOWN.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ORDER OF MATERIALS OR LAYOUT OF NEW WORK.

DEMOLITION NOTES

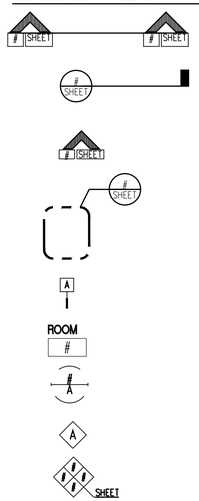
ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED ON OWNER SUPPLIED DOCUMENTS AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS DEPICTING EXISTING CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF THE WORK AS INDICATED ON THE DRAWINGS CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING.

1. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING TREES TO REMAIN PER REGULATIONS AND REQUIREMENTS OF THE LOCAL MUNICIPALITY.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY TO COMPLETE DEMOLITION.
3. CARE SHOULD BE TAKEN AT INTERFACE BETWEEN DEMOLITION AND EXISTING CONSTRUCTION TO REMAIN. AFTER REMOVAL MATERIALS TO BE DEMOLISHED, PATCH AND REPAIR DAMAGE TO ANY EXISTING ADJACENT ROOF AREAS, WALLS, SIDEWALKS, PAVING, CURBS, LANDSCAPING, ETC., TO A LIKE NEW CONDITION.
4. THE CONTRACTOR SHALL NOTIFY, COORDINATE, SCHEDULE AND RECEIVE PRIOR PERMISSION FROM NEIGHBORING PROPERTY OWNERS PRIOR TO ANY SHUT DOWN OF BUILDING SERVICES AS REQUIRED TO COMPLETE THE WORK. NOTIFICATION SHALL INCLUDE LENGTH OF TIME REQUIRED TO SHUT DOWN, LENGTH OF TIME SERVICE WILL BE DISCONNECTED AND TIME REQUIRED TO RECONNECT SERVICES. SHUT DOWN SHALL NOT OCCUR DURING BUSINESS HOURS.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS NECESSARY AND AS REQUIRED TO PROTECT ADJACENT PROPERTIES AND INFRASTRUCTURE.
6. ALL DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.

ABBREVIATIONS

AC.	ACOUSTIC
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ANOD.	ANODIZED
BRD.	BOARD
BLDG.	BUILDING
CLG.	CEILING
COL.	COLUMN
COMM.	COMMUNICATIONS
CONC.	CONCRETE
CONT.	CONTINUOUS
C.J.	CONSTRUCTION JOINT
DIA.	DIAMETER
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.J.	EXPANSION JOINT
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.E.C.	RECESSED FIRE EXTINGUISHER CABINET
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FT.	FEET
GA.	GAUGE (GAGE)
GALV.	GALVANIZED
GB.	GYPSUM BOARD
H/C	HANDICAP
H.M.	HOLLOW METAL
HR.	HOUR
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
JNT.	JOINT
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINUTE OR MINIMUM
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
PR.	PAIR
PLYWD.	PLYWOOD
REINF.	REINFORCING
REQ'D	REQUIRED
S.D.B.	SAFE DEPOSIT BOX
S.F.	SQUARE FEET
SIM.	SIMILAR TO
SPEC.'S	SPECIFICATIONS
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
V.B.	VENETIAN BLINDS
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
W.W.F.	WELDED WIRE FABRIC

SYMBOLS



SHEET INDEX

T-1	TITLE SHEET
	SITE SURVEY
A-1	SITE DEMOLITION PLAN
A-2	SITE PLAN

SET NO. _____

allred ARCHITECTURAL GROUP
628 WASHINGTON AVENUE, SUITE C
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TITLE SHEET

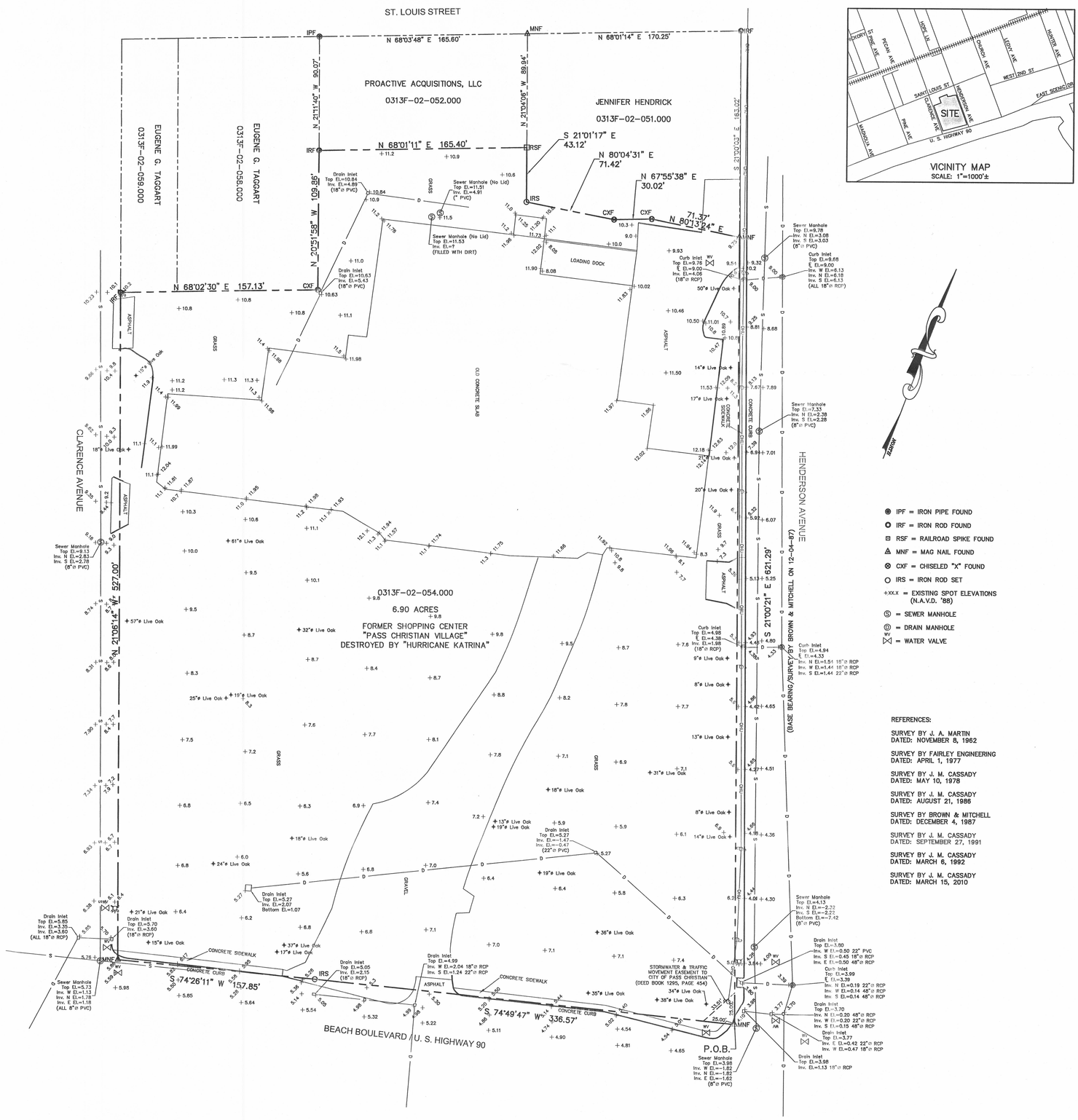
PASS CHRISTIAN SITE DEMOLITION AND SITE WORK
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
412 WEST BEACH BOULEVARD, PASS CHRISTIAN, MS

APPROVED BY | APPROVED BY | APPROVED BY

JOB NUMBER 2014-13
DATE 10-9-2015
REVISED -
DRAWN BY SCN
CHECKED BY FA

REGISTERED ARCHITECT
Hector Hoppe Allred, Jr.
7791
Pascagoula, MS
STATE OF MISSISSIPPI
10-9-2015

SHEET
T-1
OF SHEETS



REFERENCES:

SURVEY BY J. A. MARTIN
DATED: NOVEMBER 8, 1962

SURVEY BY FAIRLEY ENGINEERING
DATED: APRIL 1, 1977

SURVEY BY J. M. CASSADY
DATED: MAY 10, 1978

SURVEY BY J. M. CASSADY
DATED: AUGUST 21, 1986

SURVEY BY BROWN & MITCHELL
DATED: DECEMBER 4, 1987

SURVEY BY J. M. CASSADY
DATED: SEPTEMBER 27, 1991

SURVEY BY J. M. CASSADY
DATED: MARCH 6, 1992

SURVEY BY J. M. CASSADY
DATED: MARCH 15, 2010

LEGAL DESCRIPTION: PER SURVEY

A parcel of land situated and being located in City Section Block 144 and in Sections 25 & 26, Township 8 South, Range 13 West, City of Pass Christian, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the intersection of the westerly margin of Henderson Avenue with the northerly margin of Beach Boulevard / U. S. Highway 90; thence run South 74 degrees 49 minutes 47 seconds West 336.57 feet along the northerly margin of Beach Boulevard / U. S. Highway 90; thence run South 74 degrees 26 minutes 11 seconds West 157.85 feet along the northerly margin of Beach Boulevard / U. S. Highway 90 to the easterly margin of Clarence Avenue; thence run North 21 degrees 06 minutes 14 seconds West 527.00 feet along the easterly margin of Clarence Avenue; thence run North 68 degrees 02 minutes 30 seconds East 157.13 feet; thence run North 20 degrees 51 minutes 58 seconds West 109.86 feet; thence run North 68 degrees 01 minutes 11 seconds East 165.40 feet; thence run South 21 degrees 01 minutes 17 seconds East 43.12 feet; thence run North 80 degrees 04 minutes 31 seconds East 71.42 feet; thence run North 67 degrees 55 minutes 38 seconds East 30.02 feet; thence run North 80 degrees 13 minutes 24 seconds East 71.37 feet to the westerly margin of Henderson Avenue; thence run South 21 degrees 00 minutes 21 seconds East 621.29 feet along the westerly margin of Henderson Avenue to the Point of Beginning.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi".

J. MICHAEL CASSADY, PLS
Dated: August 20, 2015
Revised: September 25, 2015

CLASS "B" SURVEY

J. MICHAEL CASSADY LICENSED PROFESSIONAL SURVEYOR LS 1629 STATE OF MISSISSIPPI

NOTE:

ACCORDING TO A SURVEY BY BROWN & MITCHELL ON DECEMBER 4, 1987, THERE WERE WATER & SEWER LINES RUNNING FROM HENDERSON AVENUE ALONG THE REAR OF THE EXISTING SHOPPING CENTER WESTERLY TO CLARENCE AVENUE. THE SURVEY ALSO DELINEATED A STORM DRAIN LINE RUNNING FROM THE REAR OF THE SHOPPING CENTER TO AND ALONG HENDERSON AVENUE TO HIGHWAY 90 AND THEN RUNNING NORTHWESTERLY INTO THE PARKING AREA.

By Graphic Plotting only, this property is in Zone "VE" [Base 20], [Base 21], [Base 22], [Base 23] & [Base 24] of the Flood Insurance Rate Map, Community Panel No. 28047C0334G & 28047C0345G, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE/DFIRM map with NFIP Specialist in Planning Department.

Drawing	1815I0 Topo.dwg
Sheet	1 of 1
Job No.	1815-10
Scale	1"=40'
Date	09/21/15
Checked By	JMC
Drawn By	JET

Mississippi Department of Marine Resources
#412 West Beach Boulevard
Pass Christian, Mississippi

Boundary / Topographic Survey

CASSADY & ASSOCIATES, INC.
E. Patrick Cassady - 1912-1981 Since 1947 J. Michael Cassady, P.L.S.
1714 22nd Avenue
Post Office Box 7301
Gulfport, Mississippi 39501
Phone (228) 896-7155 Professional Land Surveyors Fax (228) 896-8405
E-Mail: surveys@cassadyassociate.com

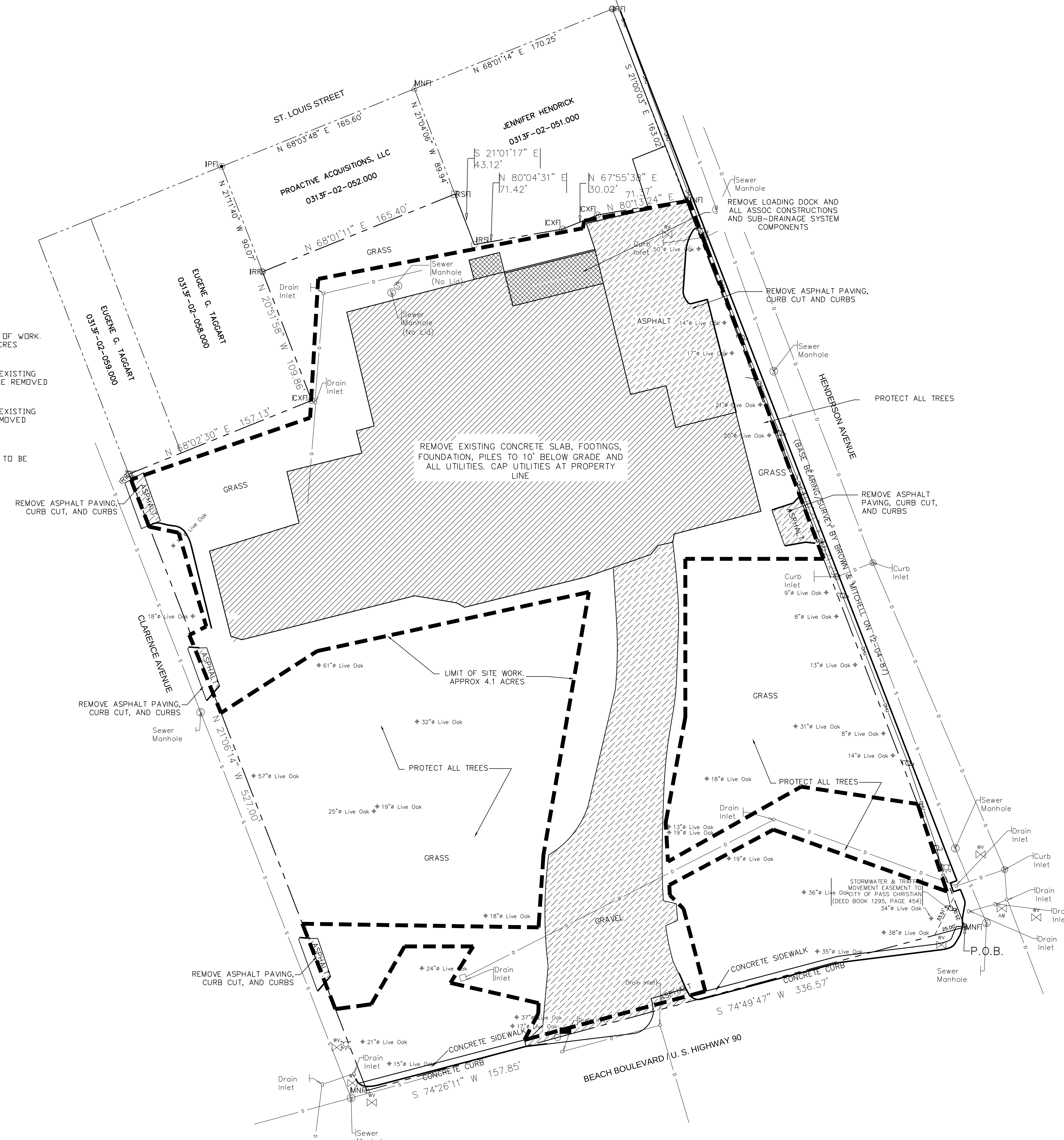
REVISIONS		
Revised	Date	By

SITE WORK NOTES

1. CONTRACTOR SHALL OBTAIN A SET OF BMP'S & STORMWATER REQUIREMENTS FROM THE CITY OF PASS CHRISTIAN'S PLANNING DEPARTMENT. BMP'S ARE REQUIRED TO BE CHECKED AND VERIFIED ON A DAILY BASIS.
2. EROSION CONTROL MEASURES (SILT FENCING, HAY BALES, SEEDING &MULCHING) SHALL BE PROVIDED AS REQUIRED BY APPLICABLE REGULATIONS. WHEN STORMWATER MANAGEMENT DEVICES ARE NO LONGER NEEDED (GRASS OR VEGETATION HAS BEEN ESTABLISHED)THEY SHALL BE REMOVED & BECOME THE PROPERTY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE ENVIRONMENTAL PROTECTIONS MEASURES AS REQUIRED INCLUDING SPRINKLING THE ENTIRE DISTURBED AREA UNTIL THE SURFACE IS WET TO CONTROL DUST.
4. DURING THE COURSE OF CONSTRUCTION ACTIVITIES, EROSION & SEDIMENT CONTROLS SHALL BE USED TO PREVENT TRACKING OF MUD AND/OR SEDIMENT ACCUMULATION ON PUBLIC ROADWAYS OR DEPOSITING ON ADJACENT PROPERTIES AND WATERWAYS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, BY SWEEPING AS REQUIRED.
5. WHERE PEDESTRIAN & DRIVER SAFETY IS ENDANGERED IN THE AREA OF REMOVAL WORK, USE TRAFFIC BARRICADES WITH FLASHING LIGHTS.
6. CONTRACTOR TO PROVIDE & INSTALL TEMPORARY CONSTRUCTION CHAIN LINK FENCES & GATES AS SPECIFIED. THE EXACT LOCATION OF THE FENCING & THE GATE LAYOUT TO BE COORDINATED WITH THE CITY OF PASS CHRISTIAN PRIOR TO INSTALLATION.
7. THE PREFERRED CONSTRUCTION TRAFFIC ROUTE TO AND FROM THE PROJECT SITE IS TO BE COORDINATED WITH THE CITY OF PASS CHRISTIAN.
8. WHERE PAVING IS MARKED TO BE REMOVED, REMOVE PAVING, BASE COURSE, CURBS, AND ALL SUBSURFACE DRAINAGE SYSTEMS TO EDGE OF PROPERTY. CAP ALL ABANDONED SUBSURFACE LINES AT STREET.
9. WHERE SLABS, OR MISC CONCRETE IS MARKED TO BE REMOVED, REMOVAL SHALL INCLUDE THE SLAB, ASSOC FOUNDATIONS AND FOOTINGS, ALL RETAINING WALLS, SUBSURFACE DRAINAGE, ALL UNDERGROUND UTILITIES, AND ALL ALL PILES TO 10' BELOW EXISTING TOP OF CONCRETE.
10. FILL VOIDS IN SUBGRADE CREATED AS A RESULT OF DEMOLITION BACK TO MATCH EXISTING ADJACENT GRADE & TO ALLOW FOR PROPER SITE DRAINAGE. CONTRACTOR SHALL NOT INCREASE RUNOFF TO ADJACENT PROPERTIES.
11. ALL EXISTING TREES SHALL REMAIN AND SHALL BE PROTECTED PER SPEC.
12. ALL UTILITIES SHOWN ON SURVEY SHALL BE REMOVED TO PROPERTY LINE AND CAPPED. ANY UTILITIES LOCATED IN FIELD SHALL BE REMOVED TO PROPERTY LINE AND CAPPED. ALL EXCAVATIONS SHALL BE FILLED PER NOTE 10.
13. CONTRACTOR SHALL REMOVE ALL EXISTING CURB CUTS TO PROPERTY LINE. NO WORK SHALL BE REMOVED BEYOND PROPERTY LINE. AREA OF REMOVED CONSTRUCTION SHALL BE PREPARED FOR NEW WORK.
14. CONTRACTOR SHALL NOT EXCAVATE OF FILL WITH HEAVY EQUIPMENT UNDER THE DRIP LINE OF ANY EXISTING TREE. WHEN WORKING WITHIN THE DRIP LINE, CONTRACTOR SHALL USE HAND TOOLS ONLY.

SITE WORK LEGEND

- SITE FENCE/EXTENT OF WORK. CONTAINS +/- 4.1 ACRES
- APPROX EXTENT OF EXISTING BUILDING SLAB TO BE REMOVED
- APPROX EXTENT OF EXISTING CONCRETE TO BE REMOVED
- APPROX EXTENT OF EXISTING PAVEMENT TO BE REMOVED.



1 / A-1 SITE DEMOLITION PLAN

SCALE : 1"=40'-0"

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APPROVED BY	
APPROVED BY	
APPROVED BY	

REGISTERED ARCHITECT · STATE OF MISSISSIPPI · Chester Hopper Allred, Jr. · 3791 · Pascagoula, MS
10-9-2015

SHEET A-1 OF SHEETS

SITE WORK NOTES

1. PROVIDE NEW GRADES AS DRAWN. CONTRACTOR SHALL PROVIDE POSITIVE SLOPE TO AVAILABLE DRAINAGE WITHOUT INCREASING RUNOFF TO NEIGHBORING LOTS.

2. CONTRACTOR SHALL PROVIDE NEW CONCRETE SIDEWALK ALONG HIGHWAY 90. SIZE AND CONSTRUCTION SHALL MATCH ADJACENT SIDEWALK.

3. CONTRACTOR SHALL NOT EXCAVATE, FILL, OR HYDROSEED WITH HEAVY EQUIPMENT UNDER THE DRIP LINE OF ANY EXISTING TREE. USE HAND EQUIPMENT ONLY UNDER DRIP LINES.

4. CONTRACTOR SHALL HYDROSEED ENTIRE LOT AS SPEC.

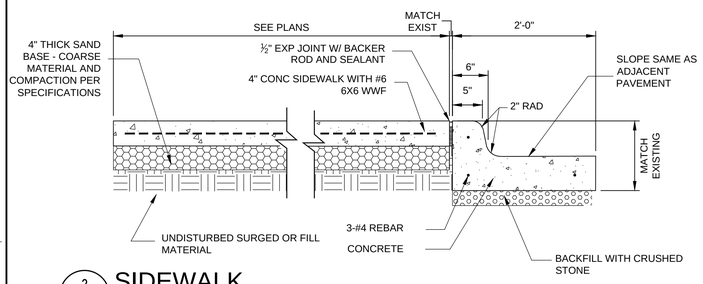
5. NEW CONC SIDEWALK AND CURB SHALL MATCH EXISTING SIZE, SHAPE, AND SLOPE. CONTRACTOR SHALL PROVIDE TOOLED CONTROL JOINTS AT 5'-0" OC AND EXPANSION JOINTS AT 40'-0" OC. EXISTING WALK SHALL BE CUT AT A CONTROL OR EXPANSION JOINT ONLY. SEE CONSTRUCTION DETAIL FOR REINFORCING.

6. AFTER DEMO AND REMOVAL OF ALL DEBRIS, ENSURE TOPSOIL IS CLEAN AND SUITABLE FOR HYDROSEEDING.

7. ENSURE A A UNIFORM SLOPE ACROSS THE SITE AS ABLE.

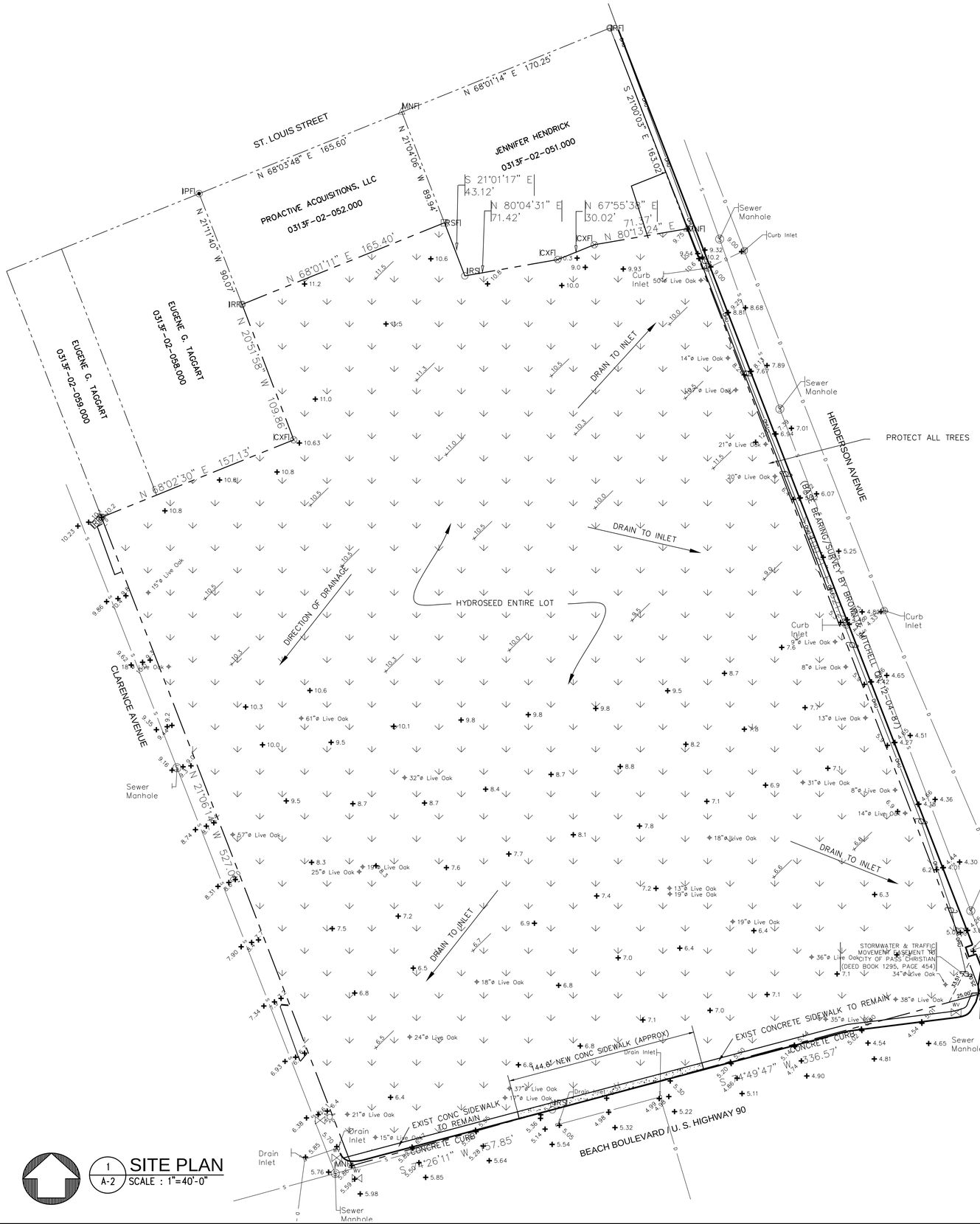
8. THERE SHALL BE NO SUDDEN NO SUDDEN DROPS OR ABRUPT CHANGES IN SLOPE ACROSS THE SITE.

9. CREATE SWALES AS NECESSARY TO ENSURE PROPER DRAINAGE TO DROP INLETS OR AS NOTED ON THE PLAN.



2 / A-2 SIDEWALK
SCALE : NTS

NOTES:
1. CURB HEIGHT AND SIZE, DEPTH AND SLOPE OF GUTTER SHALL MATCH EXISTING
2. PROVIDE TOOLED JOINTS IN CURB @ 5'-0" OC. ALIGN JOINTS WITH THOSE IN SIDEWALK. PROVIDE EXPANSION JOINTS AT 40'-0" OC MAX, ALIGNED WITH THOSE IN SIDEWALK.



1 / A-2 SITE PLAN
SCALE : 1"=40'-0"

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REVISED	DRAWN BY SCN	CHECKED BY HA

REGISTERED ARCHITECT
Thomas Hooper Allred
No. 3179
Gulfport, MS
STATE OF MISSISSIPPI
10-9-2015

SHEET
A-2
OF SHEETS