

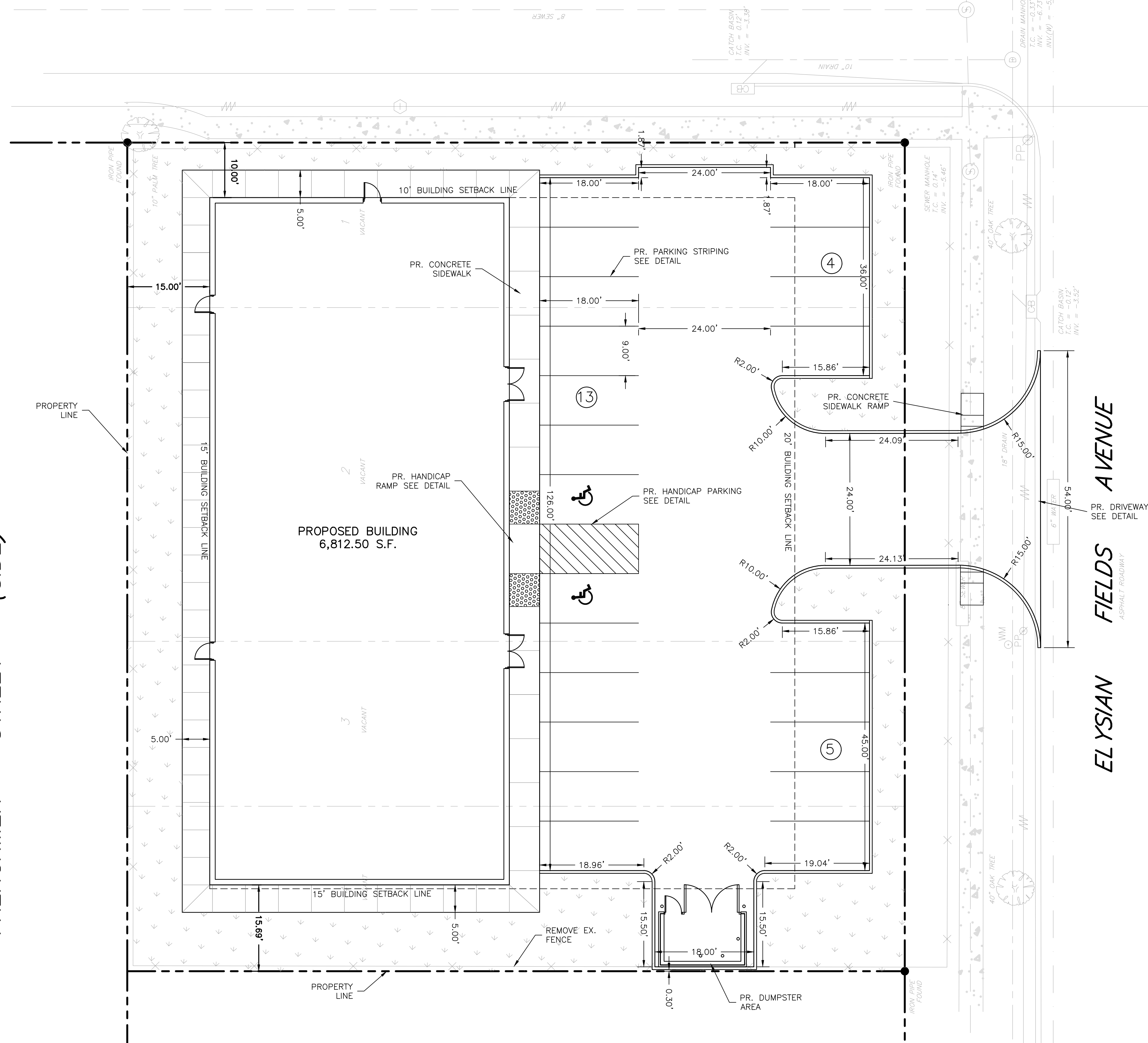
DATE: 3/10/2021 8:06 AM [AUTHOR: later] [PLOTTER: DWG To PDF.pc3]  
 PATH: C:\Users\later\OneDrive\Documents\Projects\DP Designs\New Life Wellness Center\C1.0 Site Plan\_2-8-21.dwg [LAYOUT: C1.0 Site Plan]

FRENCHMEN STREET (SIDE)

STEPHEN GIRARD STREET

ASPHALT ROAD (POOR CONDITION)

SCALE: 1"=10'



**GENERAL NOTES:**

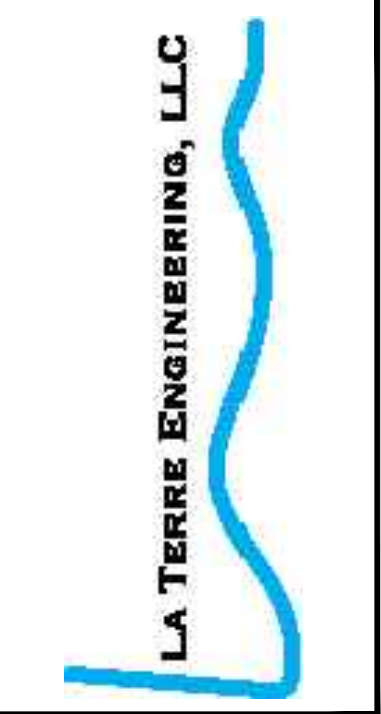
1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY BUILDING AND PARKING LOT LAYOUT WITH ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
3. ALL CURBS ARE BARRIER TYPE, UNLESS NOTED OTHERWISE, SEE DETAILS.
4. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
5. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
6. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
7. ALL FILL AND COMPACTION SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE GRADING PLAN.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN, INCLUDING LOCATIONS, TYPES, CONDUITS, ETC.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPAIRING ALL PINS DAMAGES DURING CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING BENCHMARK. BENCHMARK INFORMATION CAN BE FOUND ON THE GRADING PLAN.
12. PARKING STALLS MUST BE STRIPED WITH A 4" CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOTS).
13. CONTRACTOR SHALL POHOLE TO LOCATE EXISTING UTILITY LINES INCLUDING FIBEROPTIC, WATER AND GAS PRIOR TO CONSTRUCTION.
14. PARKING STALLS MUST BE STRIPED WITH A 4 INCH YELLOW STRIPE.
15. HANDICAP PARKING SPACES ARE TO BE DESIGNATED BY BLUE STRIPING & EITHER A BLUE SYMBOL ON A WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. ALL HANDICAP PARKING STALLS REQUIRE THE INSTALLATION OF THE PROPER SIGNAGE.
16. ALL WHEEL STOPS AND CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLAN SET.
17. ALL PARKING SPACES ARE TO BE LAID OUT IN ACCORDANCE WITH THE TYPICAL DETAIL AS SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED ON THIS PLAN.
18. CONTRACTOR TO VERIFY SIGNS AND SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

SITE STATISTICS:	
AREA OF CONCRETE PAVING	9,872 SQ. FT.
GREEN OR LANDSCAPED AREA	4,626 SQ. FT. (21.7% GREEN SPACE)
BUILDING AREA	6,812.50 SQ. FT.
TOTAL SITE AREA 21,310.58 SQ.FT. OR (0.49 ACRES)	
PARKING STATISTICS:	
4 SPACE + 1 PER FOR 300 SQ FT OF GFA OVER FIRST 1,000 SQ FT	
TOTAL PARKING SPACES REQUIRED	23 SPACES
TOTAL PARKING SPACES PROPOSED	22 (2 ACCESSIBLE SPACES)
SITE ZONING DISTRICT:	
SINGLE-FAMILY RESIDENTIAL DISTRICT (S-RS)	

**PROPOSED LEGEND:**

- |           |                     |
|-----------|---------------------|
| SYMBOL    | DESCRIPTION         |
| ⓫         | # OF PARKING STALLS |
| [Pattern] | LANDSCAPED AREA     |

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 MARCH 5, 2021



NO.	DATE	REVISIONS	REMARKS

SHEET INFO	
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PLOT DATE	3/10/2021
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SITE PLAN  
 NEW LIFE WELLNESS CENTER  
 DP DESIGNS

PROJECT NUMBER: 2021-02  
 DRAWING FILE NAME: C1.0 SITE PLAN\_2-8-21

SHEET NUMBER: C1.0

SCALE: 1" = 10'

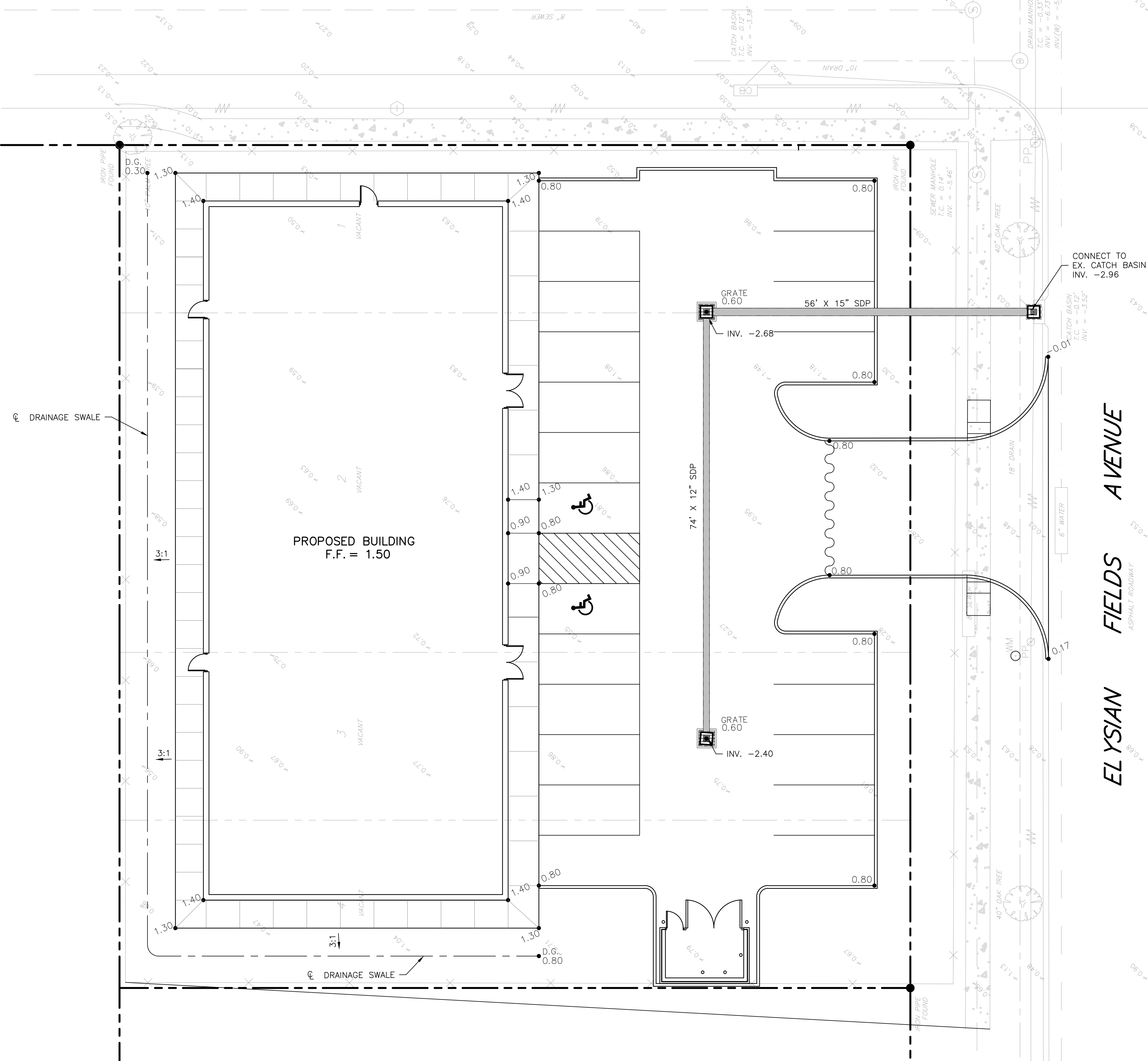
FRENCHMEN STREET (SIDE)

STEPHEN GIRARD STREET

ASPHALT ROAD (POOR CONDITION)

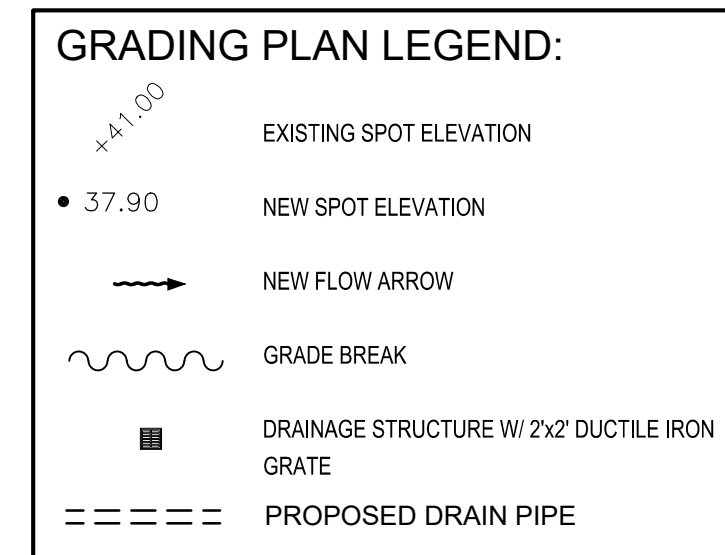
ELYSIAN FIELDS AVENUE

SCALE: 1"=10'



GENERAL GRADING NOTES

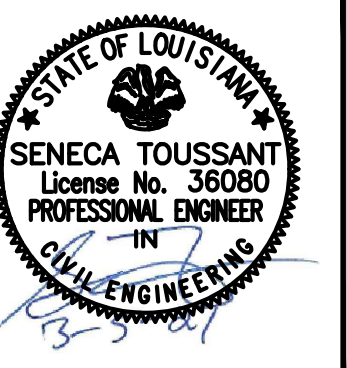
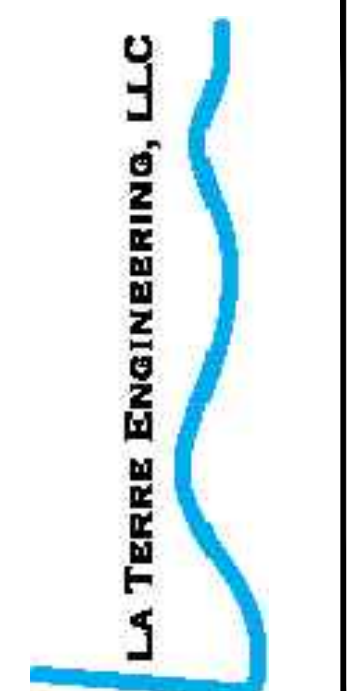
- LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL LOUISIANA ONE CALL AT 1-800-272-3020.
- CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
- ALL PAVEMENT GRADES SHOWN ARE TOP OF CONCRETE UNLESS NOTED. TOP OF CURBS IS 6-INCHES HIGHER THAN ELEVATION SHOWN.
- ALL MANHOLE AND INLET TOP ELEVATIONS LISTED ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL TOP ELEVATIONS FLUSH WITH FINISH GRADE AND SLOPED IF PAVEMENT IS TO BE SLOPED.
- CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
- SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
- CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
- ALL LANDSCAPED ISLANDS ARE TO BE GRADED TO DRAIN OVER CURB AND INTO PARKING AREA.
- CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL THE NEW DRAINAGE IS INSTALLED. THE CONTRACTOR SHALL NOT CAUSE ANY INCREASE IN RISK OF FLOODING TO ANY SURROUNDING PROPERTY OWNERS DURING THE COURSE OF CONSTRUCTION.
- THE PIPE SHALL BE LAID, AS DIRECTED BY THE ENGINEER, ON FIRM SOIL UNLESS BEDDING IS REQUIRED ELSEWHERE IN THE PLANS ALLOWING FOR BEARING FULL FOR THE FULL LENGTH OF THE BARREL OF THE PIPE. ANY PART OF THE TRENCH EXCAVATED BELOW GRADE SHALL BE CORRECTED WITH THOROUGHLY COMPACTED MATERIAL APPROVED BY THE ENGINEER. ALL PIPE SHALL BE CAREFULLY LAID TO THE LINES AND GRADES SHOWN ON THE PLANS. ANY PIPE NOT TRUE IN ALIGNMENT OR WHICH SHOWS SETTLEMENT AFTER LAYING, SHALL BE REMOVED AND RE-LAID AT THE CONTRACTOR'S EXPENSE.
- PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE, BEFORE BEING SET IN PLACE EACH SECTION OF PIPE SHALL BE THOROUGHLY CLEANED, AND FREE OF DIRT. ALL BELLS SHALL BE LAID ON THE UPSTREAM END. EACH JOINT SHALL BE WRAPPED WITH GEOTEXTILE FABRIC TO ENSURE SOIL-TIGHTNESS.
- ALL INLET CONNECTION AT PIPE INTERFACES (EXISTING & PROPOSED) SHALL BE GROUTED WITH NON-SHRINK GROUT FOR AN AIR-TIGHT SEAL.
- CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO THE ENGINEER. TESTING LAB SHOULD BE APPROVED BY ENGINEER. ALL TESTING TO BE PAID FOR BY OWNER AND DIRECTED BY ENGINEER.
- UPON COMPLETION OF THE JOB, ALL ELEMENTS OF THE DRAIN SYSTEM SHALL BE CLEANED AND FREE OF ANY DIRT AND DEBRIS AND SHOULD BE IN PROPER WORKING CONDITION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL INLETS, FITTINGS, SEWER PIPES, AND DRAINAGE PIPES TO ENGINEER FOR APPROVAL BEFORE ORDERING MATERIAL.
- CONTRACTOR TO FINE GRADE "GREEN AREAS" WITHIN 0.10 FOOT OF DESIRED GRADE.
- STORM DRAINAGE PIPE MAY BE RIBBED PVC PIPE CONFORMING TO ASTM F-794 SERIES 46 OR ASTM C-76 CLASS III REINFORCED CONCRETE PIPE WITH R.G. JOINTS.
- THE CONTRACTOR IS REQUIRED TO CONNECT ANY ROOF RAIN WATER LEADERS TO SUBSURFACE DRAIN SYSTEMS.
- SURVEY INFORMATION TAKEN FROM "BOUNDARY SURVEY OF LOTS 1-4 SQUARE 3079 THIRD DISTRICT ORLEANS PARISH, LA" PROVIDED BY R.W. KREBS PROFESSIONAL LAND SURVEYING, LLC DATED JAN. 27, 2021.



FLOOD INFORMATION  
 THIS SITE IS CURRENTLY LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE PANEL 2207100118F, EFFECTIVE 9/30/2016.

BENCHMARK:  
 REFERENCE BENCHMARK: ALCO ELEV. 5.8 N.A.V.D.  
 SITE BENCHMARK: 600 NAIL IN POWER POLE SW CORNER OF ELYSIAN FIELDS & STEPHEN GIRARD ELEVATION = 3.22 N.A.V.D.

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SCALE: 1" = 10'

GRADING AND DRAINAGE PLAN  
 NEW LIFE WELLNESS CENTER  
 DP DESIGNS

DRAWING FILE NAME: C2.0 GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 2021-02

SHEET NUMBER: C2.0

DATE: 3/10/2021 8:09 AM [AUTHOR: later] [PLOTTER: DWG To PDF.pc3]  
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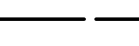




FRENCHMEN STREET 1 (SIDE)

STEPHEN GIRARD STREET

ASPHALT ROAD (POOR CONDITION)

SCALE: 1"=10'

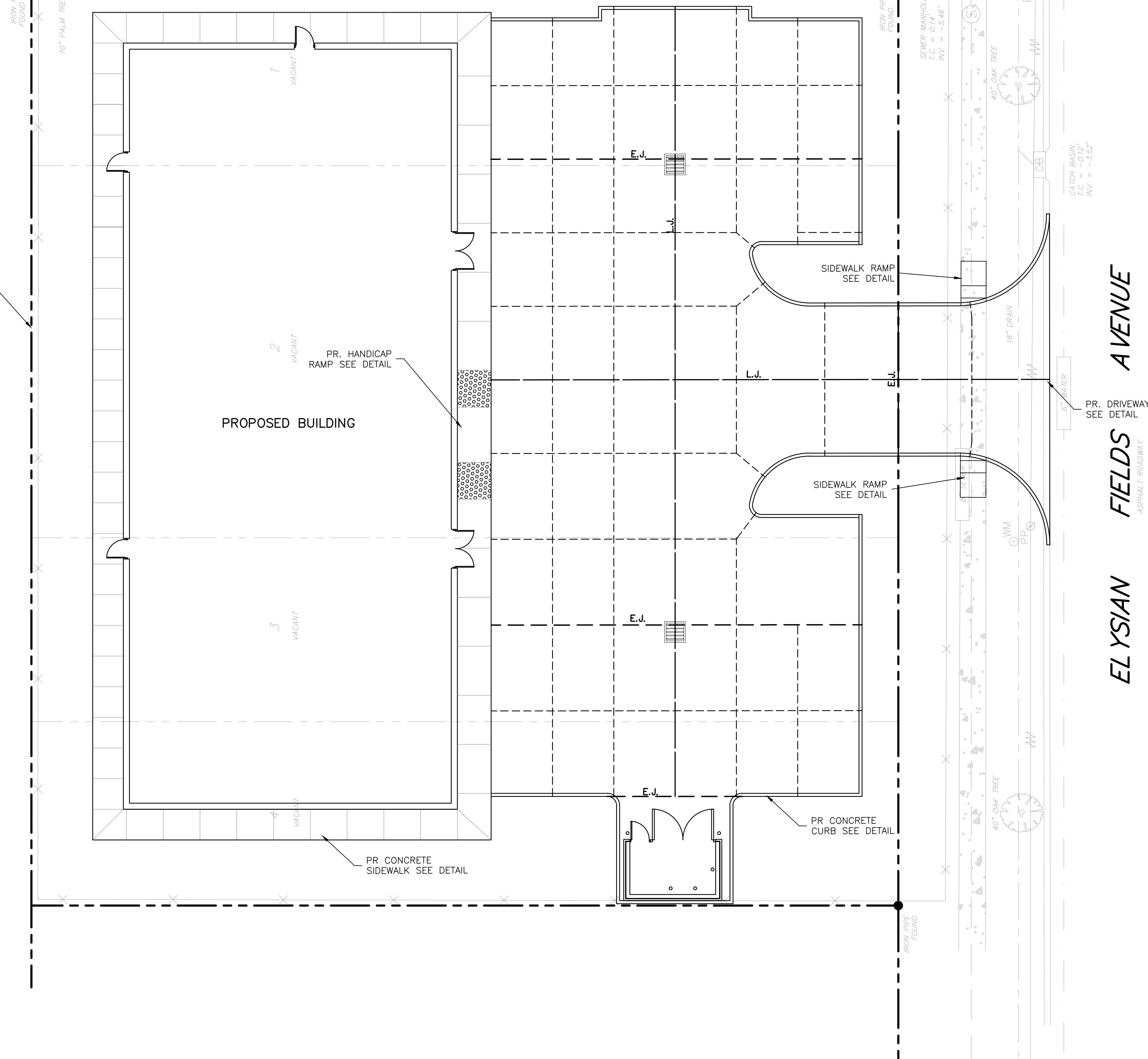
PAVING PLAN LEGEND:

-  E.J. EXPANSION JOINT
-  LONGITUDINAL KEY JOINT
-  CONTRACTION JOINT
-  STANDARD CONCRETE PAVING
-  SIDEWALK (4") PAVING
-  DRAIN INLET

GENERAL PAVING NOTES:

1. CONTRACTOR SHALL EXTEND ALL PAVING JOINTS THROUGH CURBS. JOINTS SHALL BE PERPENDICULAR TO CURBS.
2. CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
5. SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
6. CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
7. ALL LANDINGS AT DOORS TO BE FLUSH WITH FINISH FLOOR.

PROPERTY LINE



PROPOSED BUILDING

PR. HANDICAP RAMP SEE DETAIL

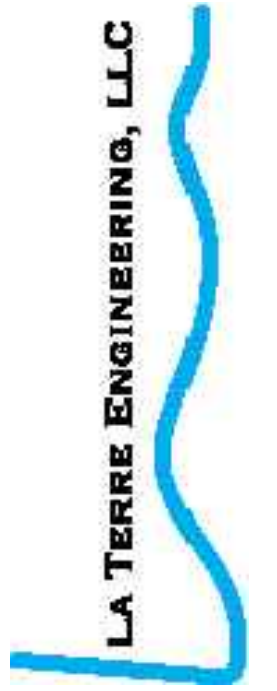
PR CONCRETE SIDEWALK SEE DETAIL

PR CONCRETE CURB SEE DETAIL

SIDEWALK RAMP SEE DETAIL

SIDEWALK RAMP SEE DETAIL

PR. DRIVEWAY SEE DETAIL



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LAST EDIT	2/8/2021
PLOT DATE	3/10/2021
SUBMITTAL	

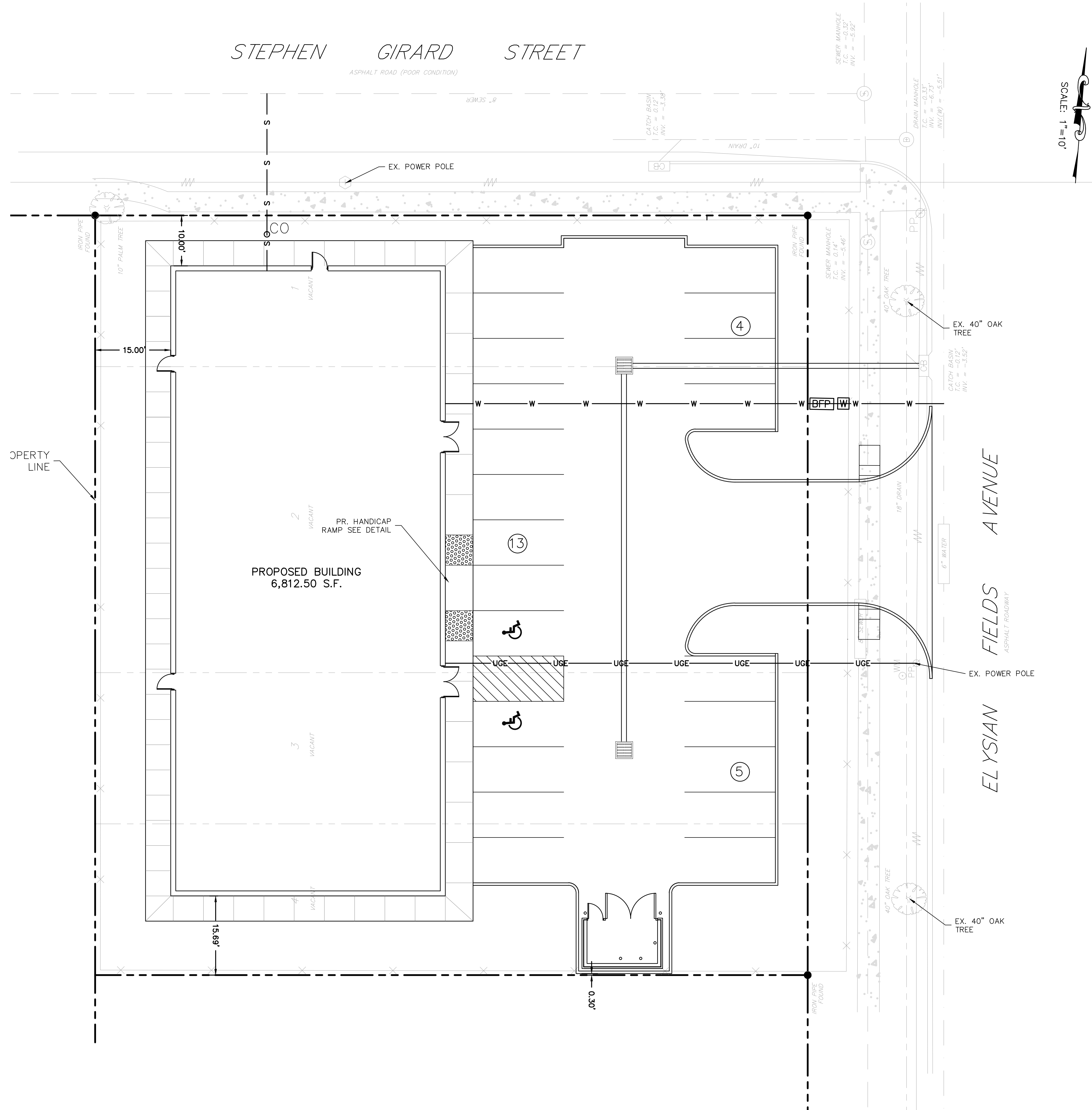
PAVING PLAN  
 NEW LIFE WELLNESS CENTER  
 DP DESIGNS

PROJECT NUMBER: 2021-02  
 DRAWING FILE NAME: C2.1 PAVING PLAN  
 SCALE: 1" = 10'

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SHEET NUMBER  
**C2.1**

DATE: 3/10/2021 8:11 AM [AUTHOR: rater] [PLOTTER: DWG To PDF.pc3]  
 PATH: C:\Users\rater\OneDrive\Documents\Projects\DP Designs\New Life Wellness Center\C2.2 Utility Plan.dwg [LAYOUT: C2.2 Utility Plan]



SCALE: 1"=10'

**UTILITY PLAN LEGEND:**

	EXISTING DRAIN & LINE
	EXISTING BOX INLET
	PVC DRAIN LINE SIZE AS INDICATED. CLEANOUT AT CHANGES IN DIRECTION. MIN SLOPE 0.25%
	PVC DRAIN LINE, SIZE AS INDICATED
	NEW UNDERGROUND ELECTRICAL SERVICE
	NEW DOMESTIC WATER LINE
	NEW GAS LINE
	NEW SAN. SEWER LINE MIN. SLOPE = 1.0%
	NEW U.G. TELEPHONE LINE
	SANITARY SEWER CLEANOUT, RE: 703.1 FOR S.S. CLEANOUT. CLEANOUT AT ALL CHANGES IN DIRECTION IN SANITARY SEWER LINES.
	WATER METER, VERIFY LOCATION
	GAS METER, VERIFY LOCATION
	DHH APPROVED BACKFLOW PREVENTER, LOCATION TO BE VERIFIED
	DRAIN INLETS, SEE SHEET C3.1

**GENERAL UTILITY PLAN NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS, AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL OF THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY BEFORE BACK FILLING AND/OR PAVING OVER ANY OF THE UTILITY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES, INCLUDING TEMPORARY AND PERMANENT CONNECTIONS, DEPOSITS, AND ANY IMPACT FEES ISSUED BY UTILITY COMPANIES FOR UTILITY SERVICE.
- THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD AND COORDINATED WITH UTILITY COMPANIES TO AVOID CONFLICTS.
- THE CONTRACTOR SHALL VERIFY UTILITY SERVICE ENTRANCE POINTS AND METER LOCATIONS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY SERVICE LINES.
- THE CONTRACTOR IS REQUIRED TO CONNECT THE ROOF RAIN WATER LEADERS TO THE CLOSEST DROP INLET. PROVIDE CLEAN-OUTS AT TURNS IN PIPE. (TYP.)

**SANITARY SEWER**  
 CONTRACTOR SHALL TIE-IN SEWER LINE TO EXISTING SERVICE LINE. CONTRACTOR SHALL VERIFY LOCATION, INVERT & CONDITION OF LINE WITH LANDLORD AND REPORT TO CIVIL ENGINEER BEFORE LAYING SEWER PIPE. ALL WORK TO CONFORM TO THE CURRENT STANDARD PLUMBING CODE AND CITY MINIMUM REQUIREMENTS. CONTRACTOR SHALL INSTALL A 8" SANITARY SEWER LINE.

**ELECTRIC**  
 CONTRACTOR SHALL INSTALL PVC CONDUITS (SIZE AS REQUIRED) FROM THE SERVICE POINT TO THE BUILDING. CONTRACTOR SHALL INSTALL PVC CONDUITS A MINIMUM OF 3'-FEET BELOW GRADE. CONTRACTOR SHALL COORDINATE THE REQUIRED NUMBER OF CONDUIT, CONDUIT ROUTING AND CONNECTION POINT WITH TELEPHONE COMPANY. (ENTRANCE FACILITIES ONLY)

**TELEPHONE**  
 CONTRACTOR SHALL INSTALL 4"Ø PVC CONDUIT FROM THE BUILDING TO THE EDGE OF THE PROPERTY. CONTRACTOR SHALL INSTALL SCHEDULE 40 PVC CONDUIT A MINIMUM OF 3'-FEET BELOW GRADE. CONTRACTOR SHALL COORDINATE THE REQUIRED NUMBER OF CONDUIT, CONDUIT ROUTING AND CONNECTION POINT WITH TELEPHONE COMPANY. (ENTRANCE FACILITIES ONLY)

CONTRACTOR SHALL PROVIDE AN ADDITIONAL CONDUIT FOR ROUTING OF INTERNET SERVICE. COORDINATE REQUIREMENTS AND LOCATION WITH OWNER.

**WATER**  
 CONTRACTOR SHALL PROVIDE AND INSTALL X" DOMESTIC WATER SERVICE. CONTRACTOR RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS REQUIRED FOR WATER MAIN TAP, SERVICE LINE, 1" METER, AND DHH APPROVED BACKFLOW DEVICE. MINIMUM COVER OF 36" FOR ALL LINES.

**UTILITY NOTES:**

- LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL CALL LOUISIANA ONE CALL AT 1-800-272-3020.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS, AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL OF THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY BEFORE BACK FILLING AND/OR PAVING OVER ANY OF THE UTILITY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES FOR TEMPORARY CONNECTIONS. DEPOSITS AND ANY IMPACT FEES ISSUES BY UTILITY COMPANIES FOR UTILITY SERVICE WILL BE PAID BY OWNER.
- THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD AND COORDINATED WITH UTILITY COMPANIES TO AVOID CONFLICTS.
- THE CONTRACTOR SHALL VERIFY UTILITY SERVICE ENTRANCE POINTS AND METER LOCATIONS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY SERVICE LINES.
- THE CONTRACTOR IS REQUIRED TO CONNECT THE ROOF RAIN WATER LEADERS TO SUBSURFACE DRAIN SYSTEMS.

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**LA TERRE ENGINEERING, LLC**

**STATE OF LOUISIANA**  
**SENECA TOUSSAINT**  
 License No. 36080  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

REVISIONS	NO.	BY	DATE	REMARKS

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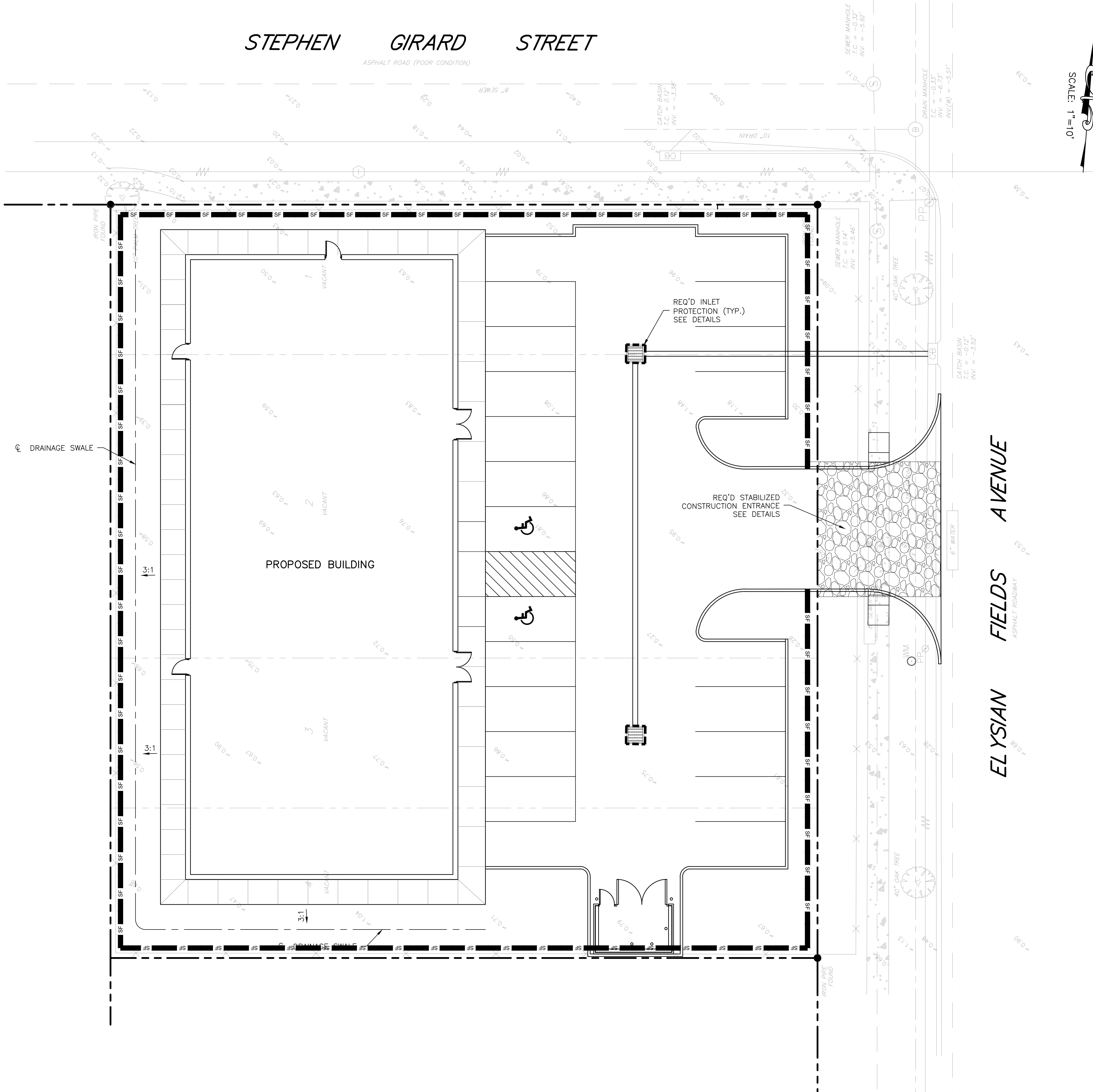
**UTILITY PLAN**  
**NEW LIFE WELLNESS CENTER**  
 DP DESIGNS

DRAWING FILE NAME: C2.2 UTILITY PLAN  
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 SCALE: 1" = 10'

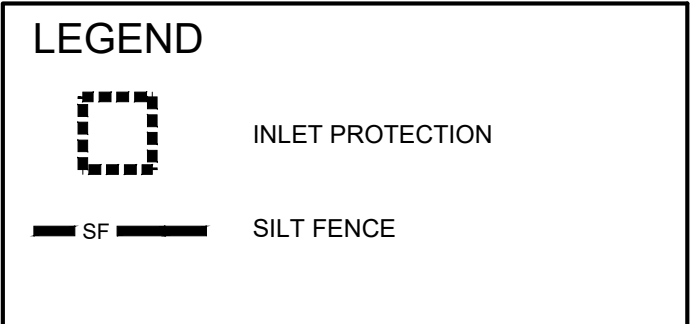
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[DATE: 3/10/2021 8:12 AM] [AUTHOR: later] [PLOTTER: DWG To PDF.pc3] [LAYOUT: C2.0 Grading Plan]  
 [PATH: C:\Users\later\OneDrive\Documents\Projects\DP Designs\New Life Wellness Center\C2.3 Erosion Control Plan.dwg]

FRENCHMEN STREET 1 (SIDE)



- EROSION CONTROL NOTES:**
1. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
  2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAYBALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER. IF MAINTENANCE OF EROSION CONTROL IS NEEDED, IT SHALL BE DONE AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT.
  3. AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL PLACE HAYBALES WITH SILT FENCE ACROSS THE UPSTREAM SIDE OF THE NEWLY LAID PIPE. THE HAYBALES AND SILT FENCE SHALL REMAIN IN PLACE UNTIL THE NEXT SECTION OF PIPE IS READY TO BE LAID.
  4. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT.



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LA TERRE ENGINEERING, LLC

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EROSION CONTROL PLAN  
 NEW LIFE WELLNESS CENTER  
 DP DESIGNS

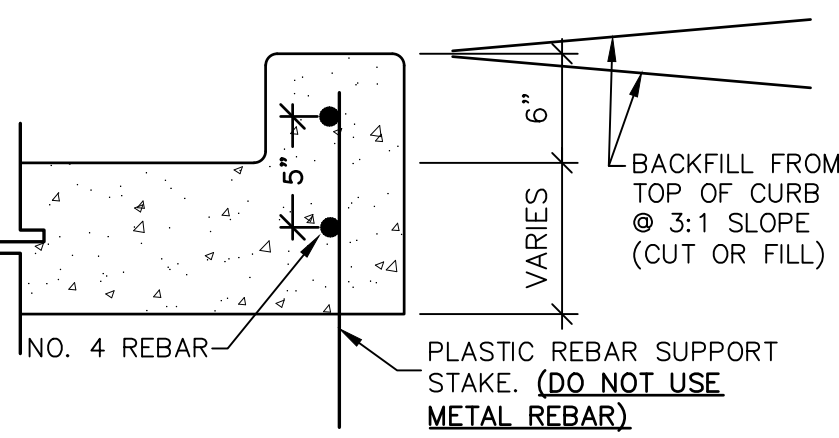
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DRAWING FILE NAME  
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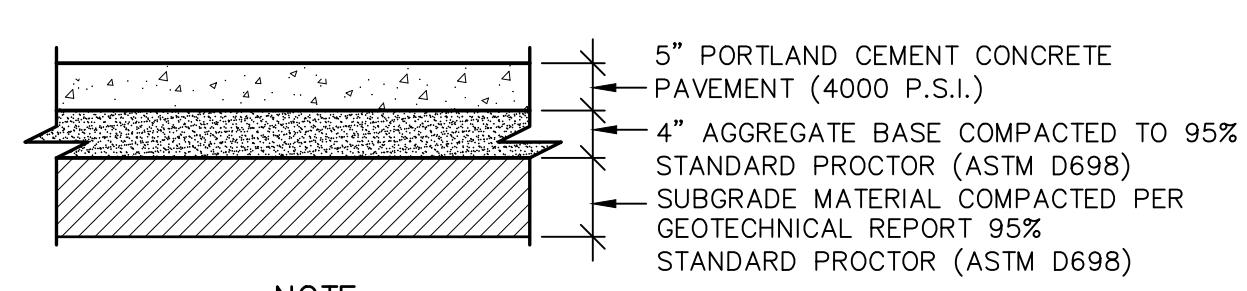
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 1" = 10'

SHEET NUMBER  
C2.3

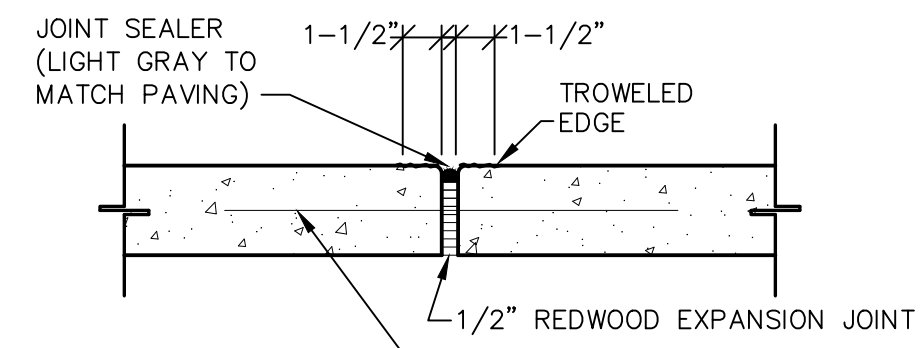
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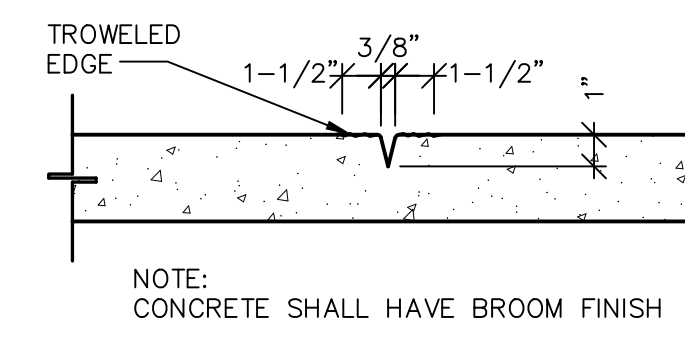
**1** MONOLITHIC CONCRETE CURB  
N.T.S.



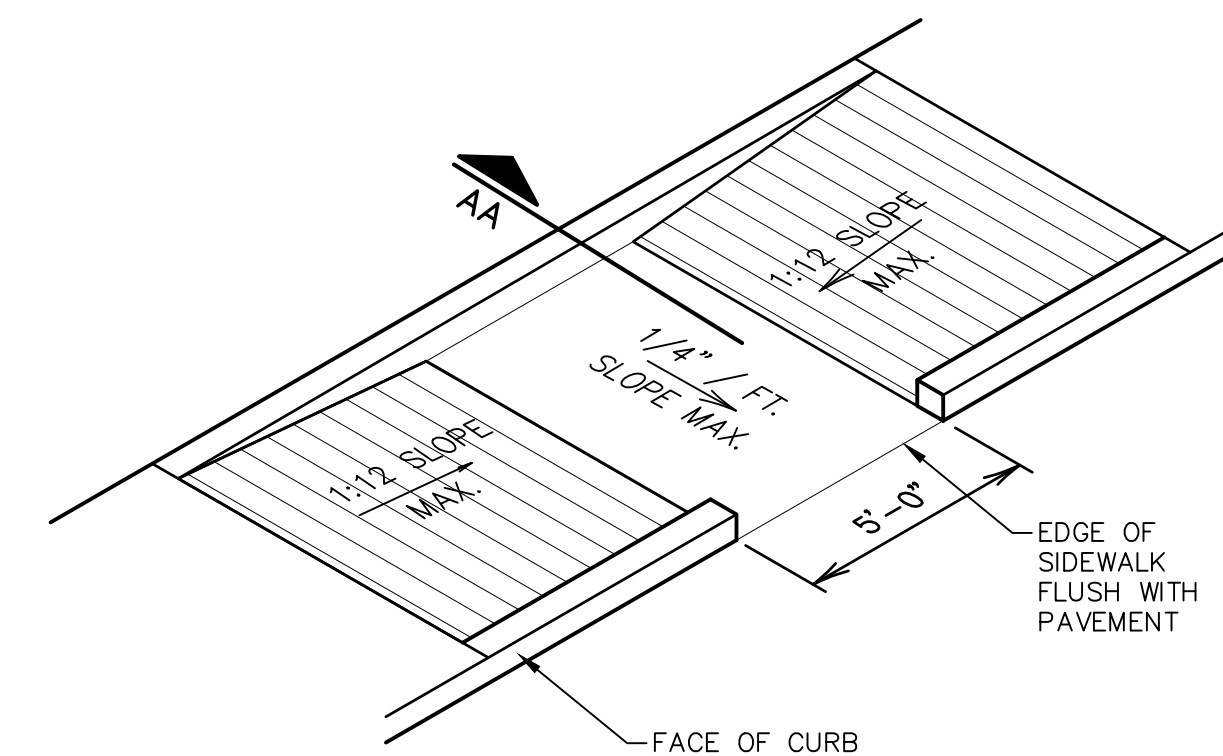
**2** PARKING LOT PAVING SECTION  
N.T.S.



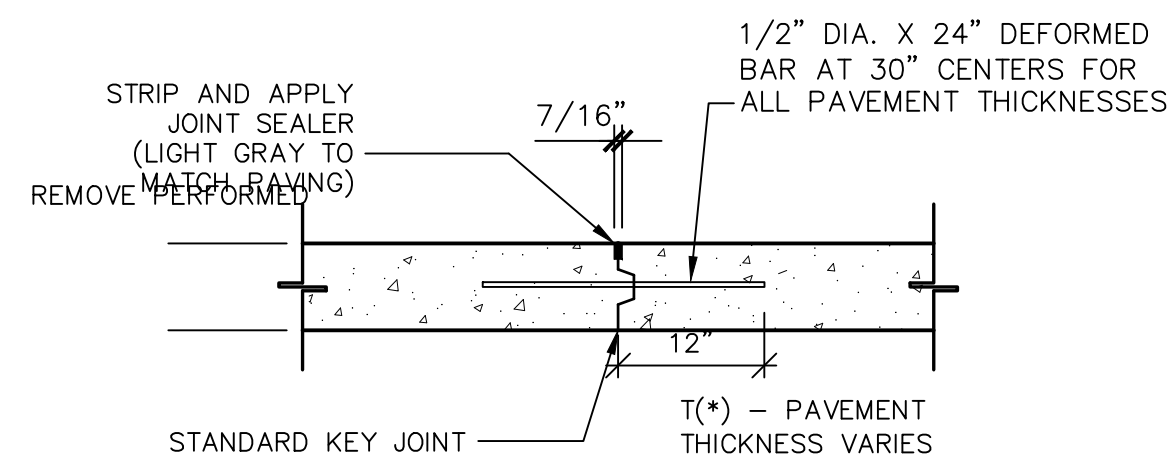
**3** SIDEWALK EXPANSION JOINT  
N.T.S.



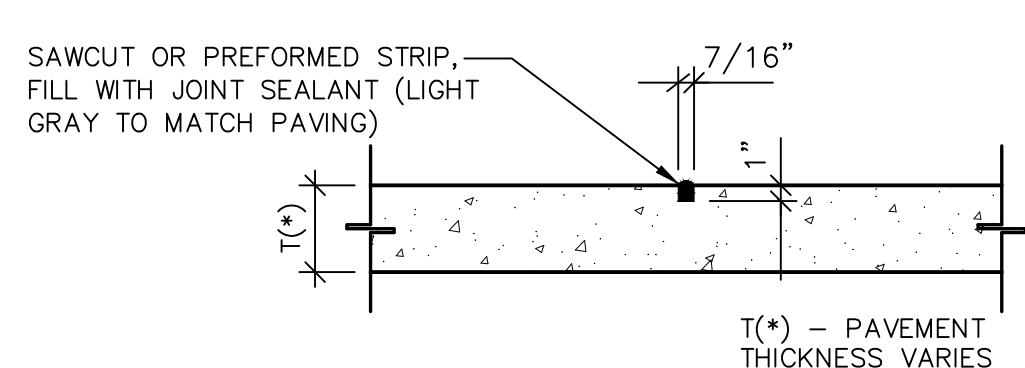
**4** SIDEWALK TOOL JOINT  
N.T.S.



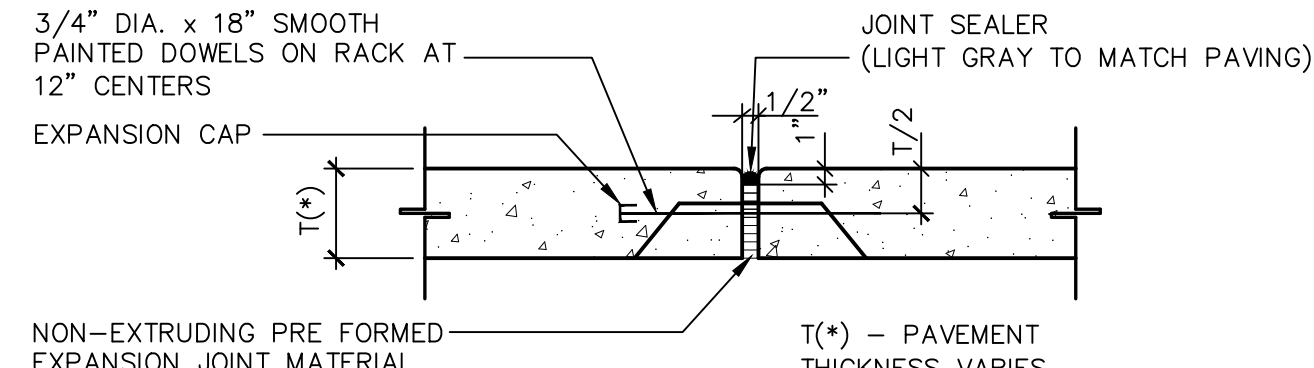
HANDICAP RAMP



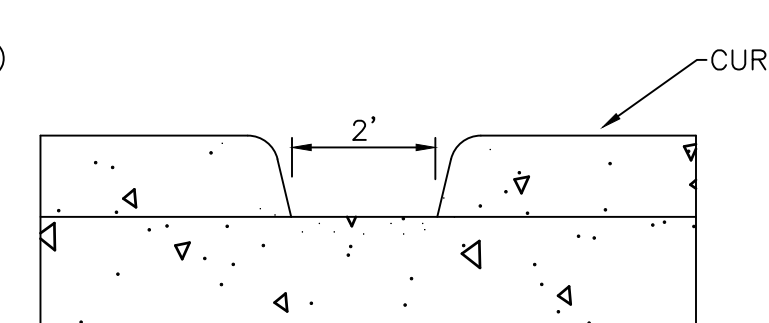
**5** LONGITUDINAL (KEY) JOINT  
N.T.S.



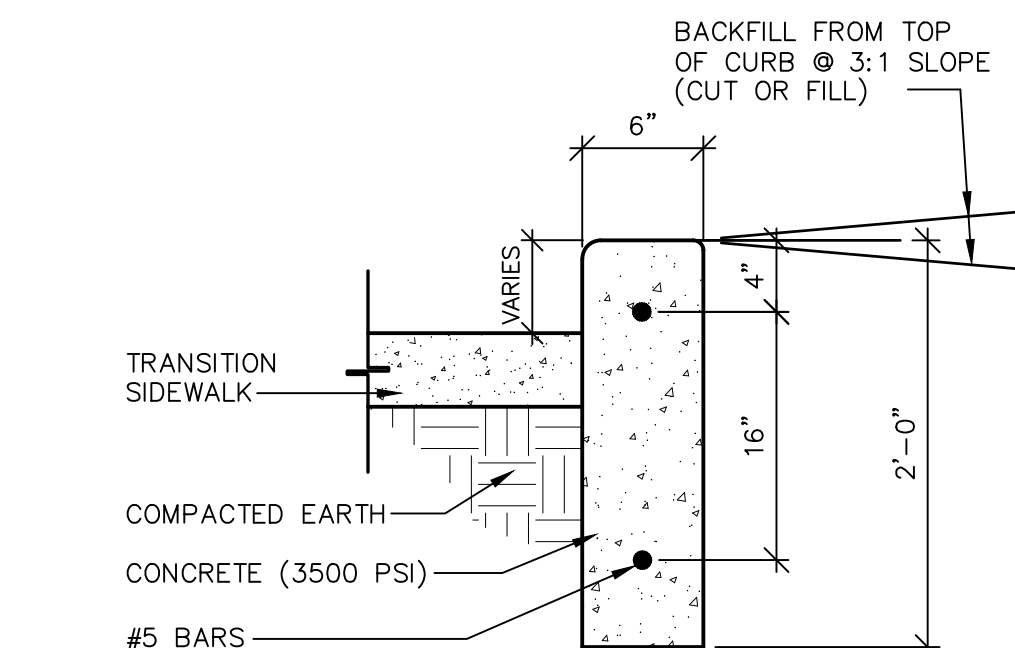
**6** CONTRACTION JOINT  
N.T.S.



**7** EXPANSION JOINT  
N.T.S.

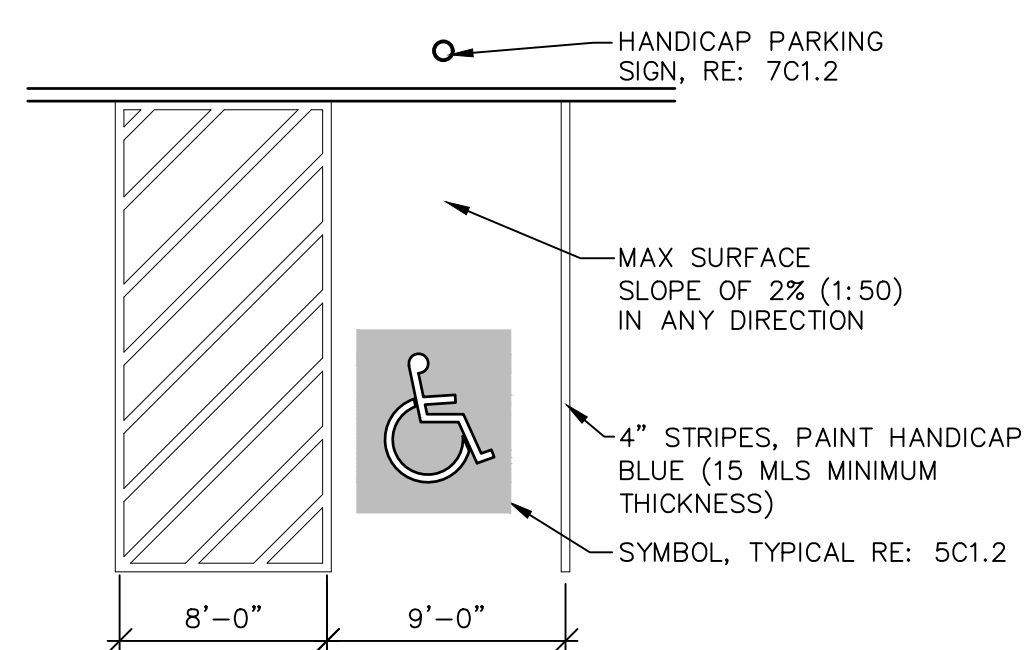


**8** CURB CUT DETAIL  
N.T.S.



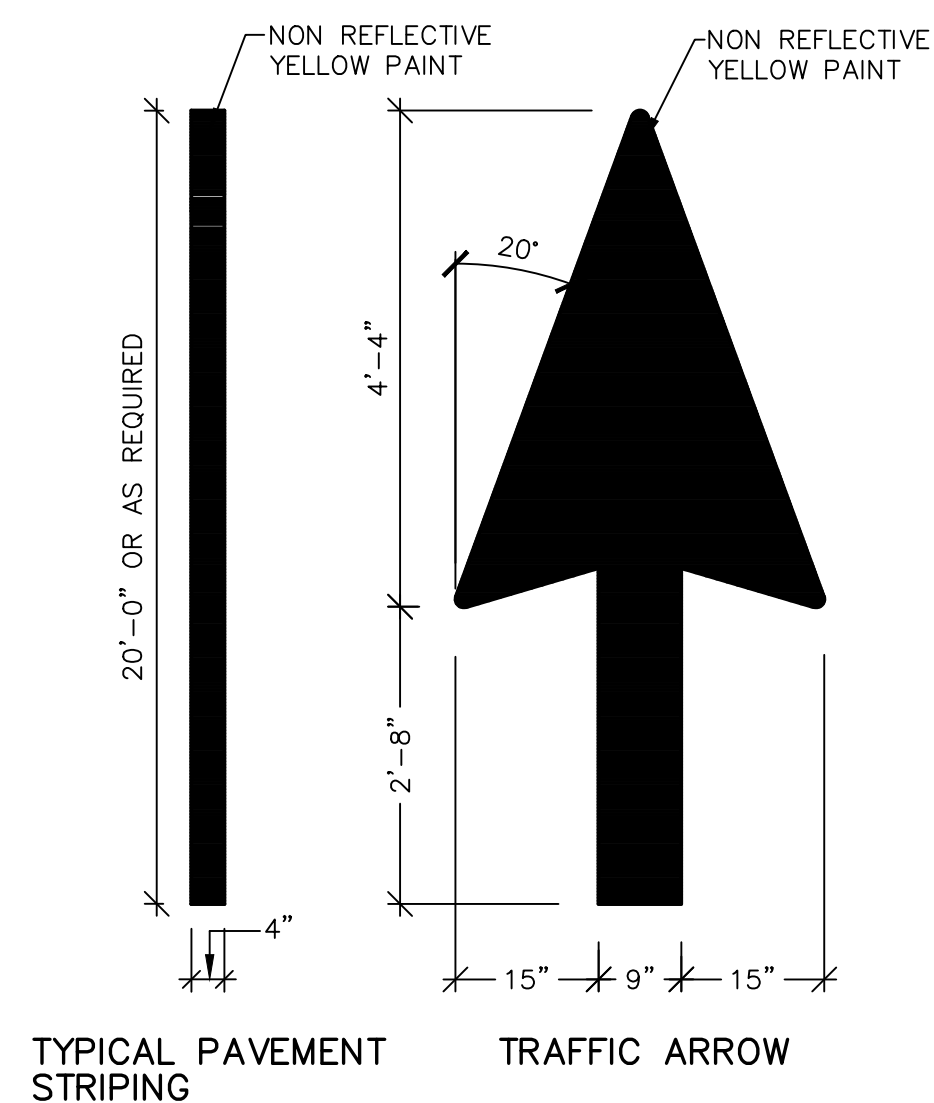
SECTION AA - CURB TRANSITION @ SIDEWALK

**9** HANDICAP ACCESSIBLE RAMP  
N.T.S.



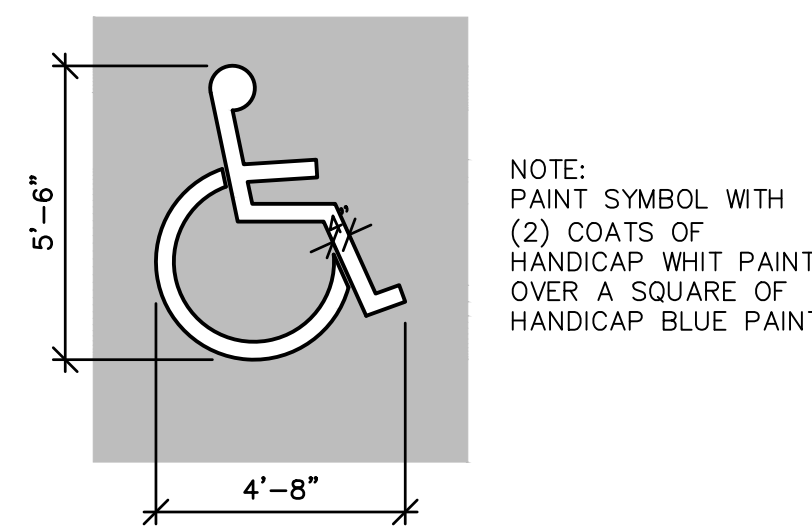
NOTE: PAINT SYMBOL ONTO PAVED SURFACE WITH TWO (2) COATS OF HANDICAP BLUE PAINT. MANUFACTURE AS PER DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

**10** HANDICAP PARKING LAYOUT  
N.T.S.

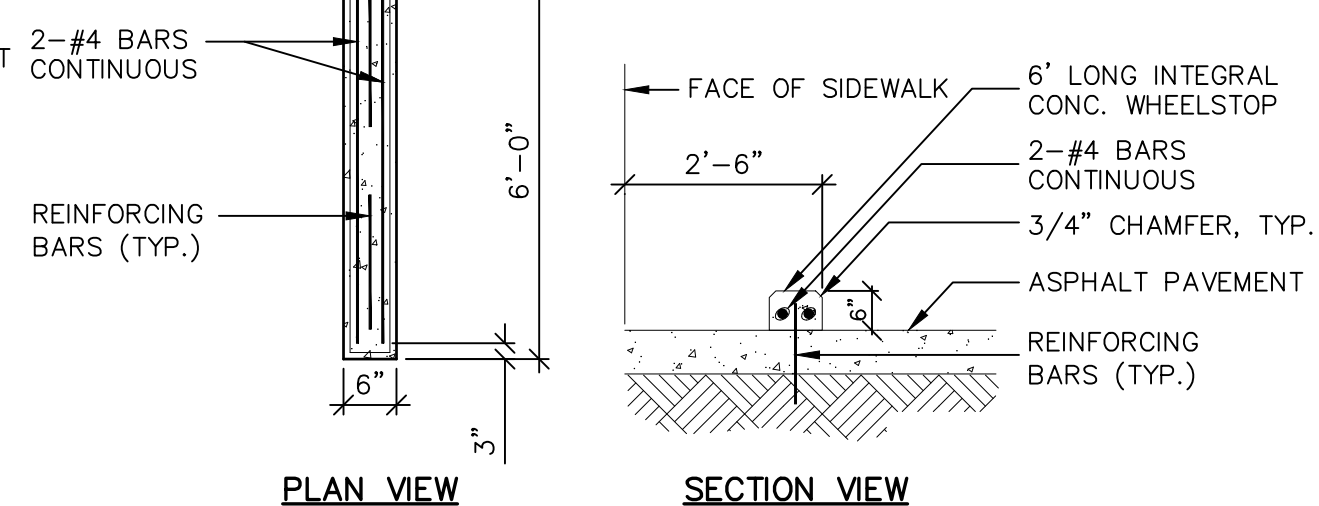


NOTE: PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

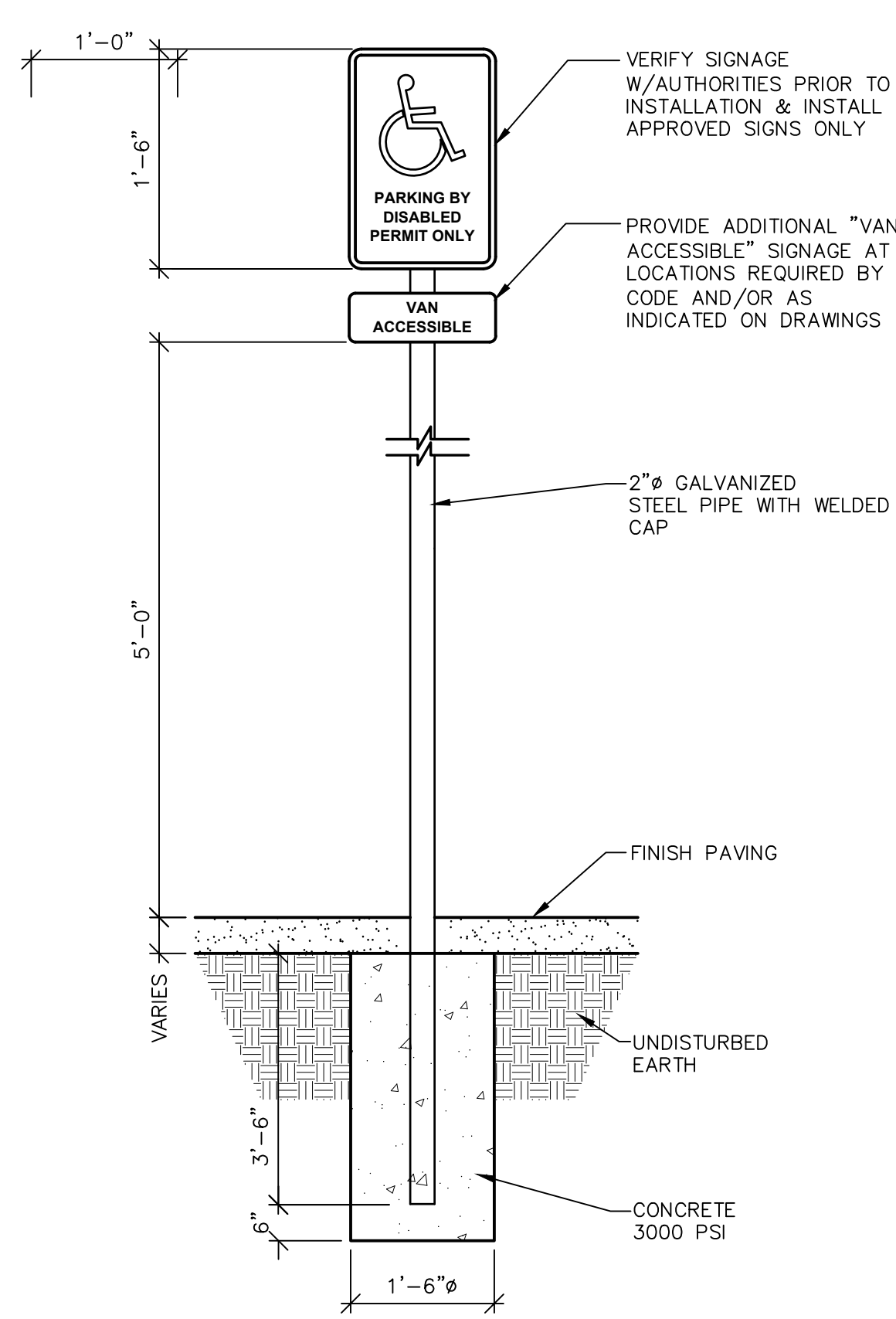
**11** TYPICAL PAVEMENT MARKINGS  
N.T.S.



**12** HANDICAP PARKING SYMBOL  
N.T.S.

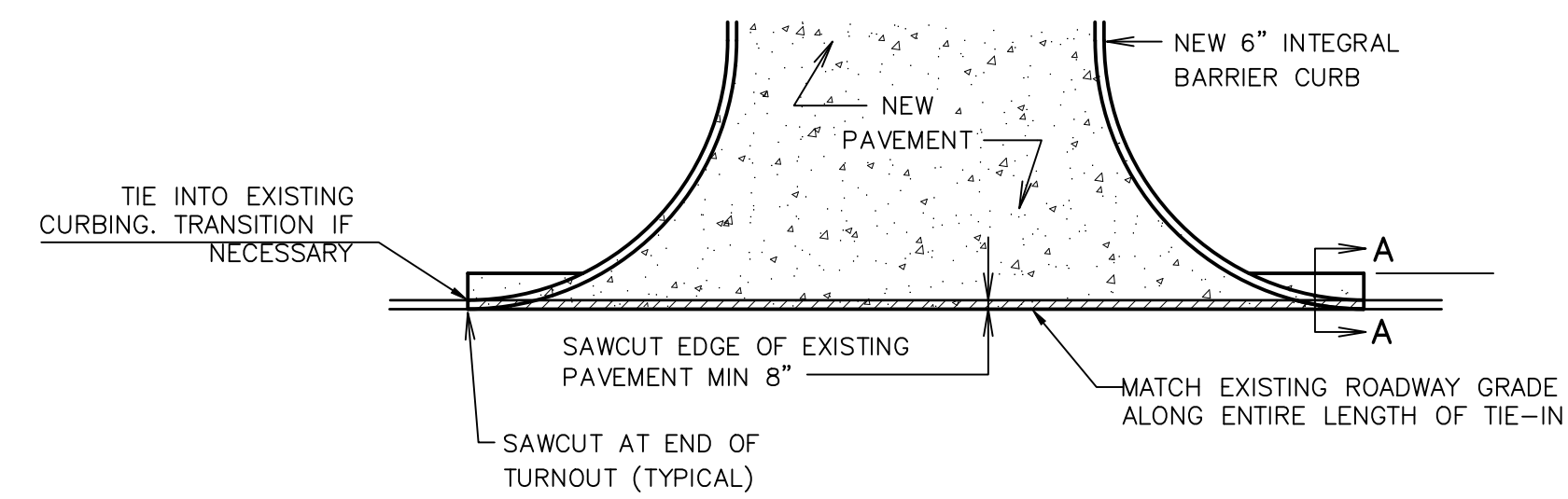


**13** WHEEL STOP DETAIL  
N.T.S.

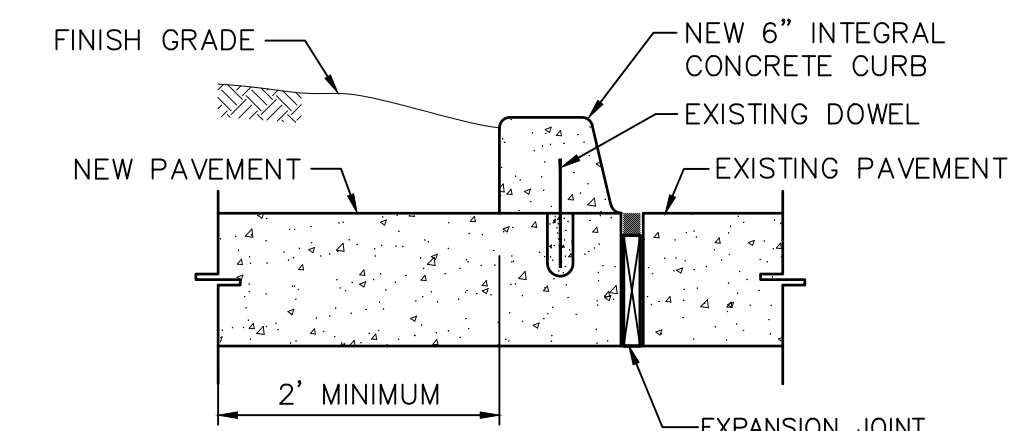


NOTES:  
1. ALL SIGNS SHOWN SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.  
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.  
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL POSTS.  
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

**14** HANDICAP PARKING SIGN  
N.T.S.



CONNECTION WITH EXISTING ASPHALT PAVING



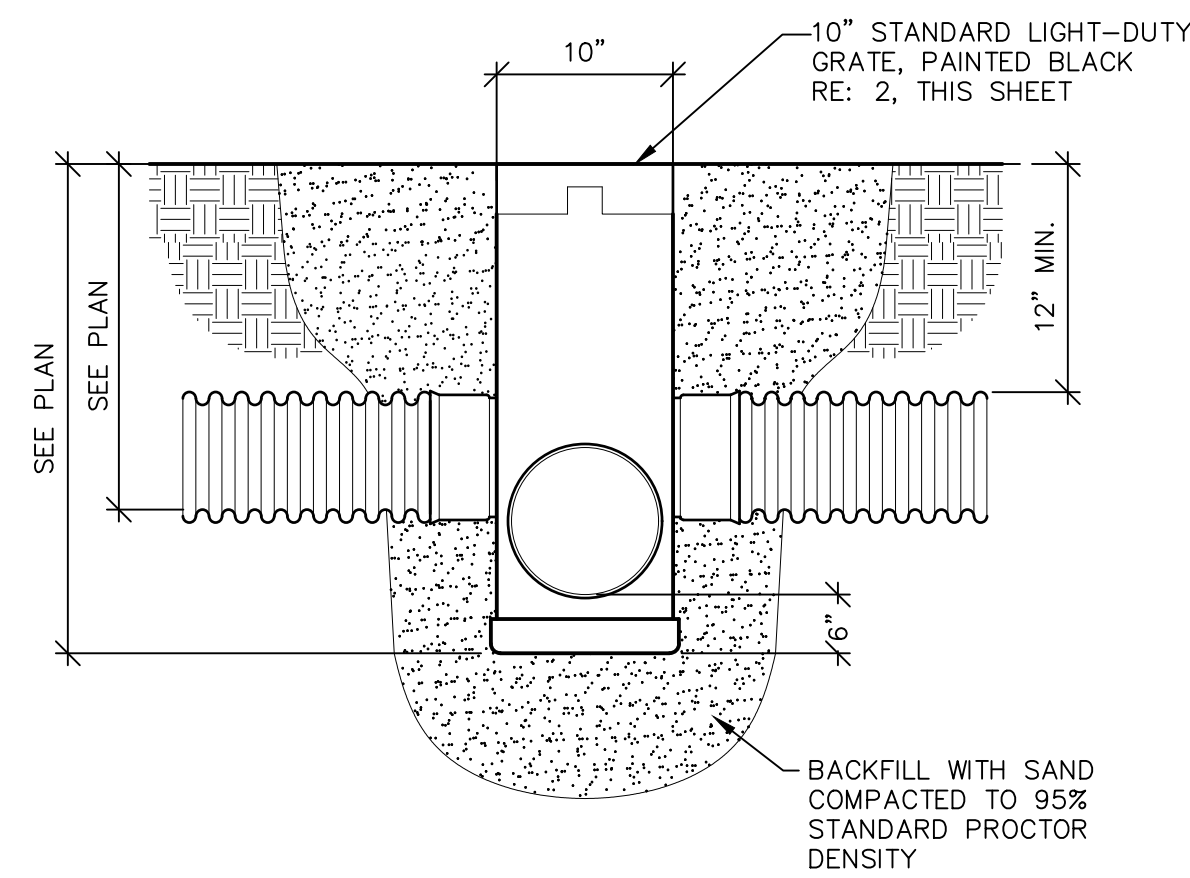
SECTION 'A-A'

**15** DRIVEWAY CONNECTION  
N.T.S.

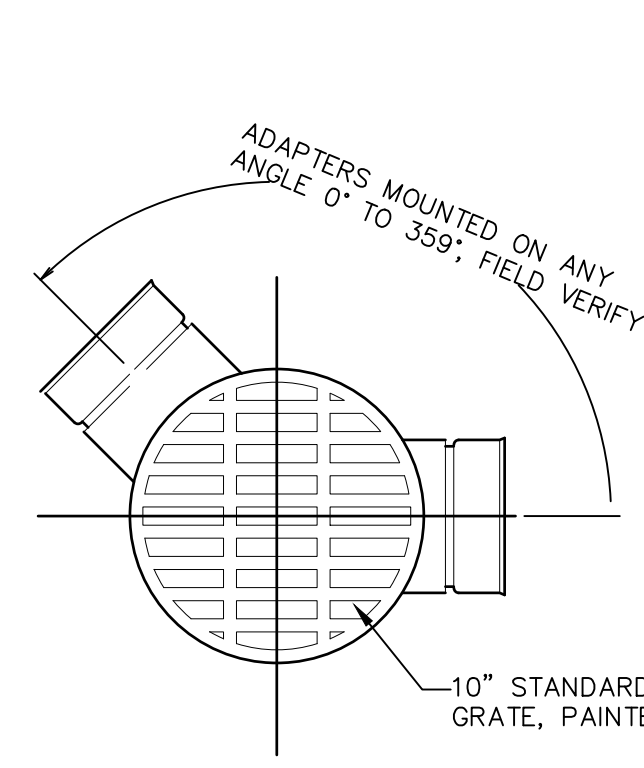
ISSUED FOR PERMITTING ONLY  
MARCH 5, 2021

REVISIONS	NO.	DATE	REMARKS

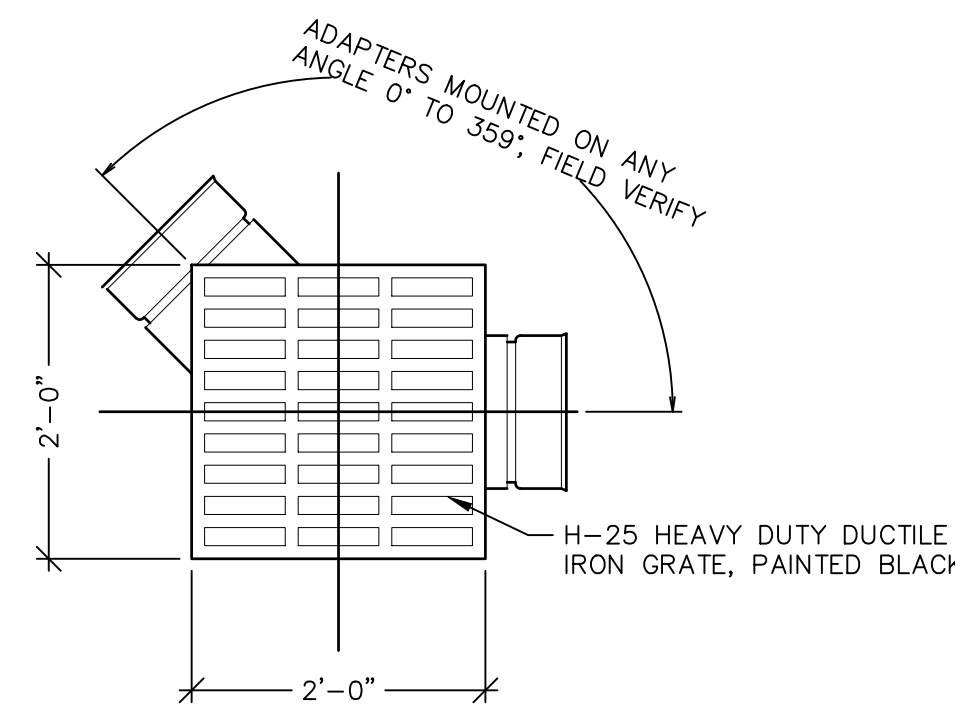
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APPROVED	ST		
LAST EDIT		3/10/2021	
PLOT DATE		3/10/2021	



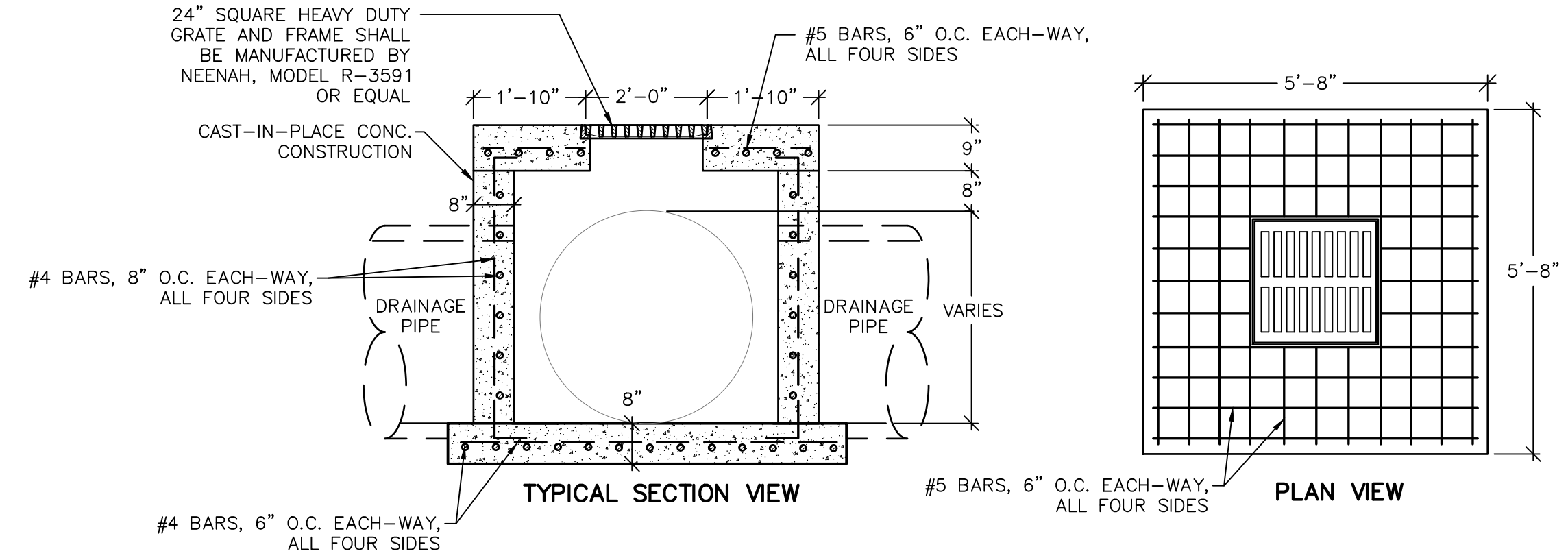
**1** DRAIN BASIN WITH 10" GRATE  
N.T.S.



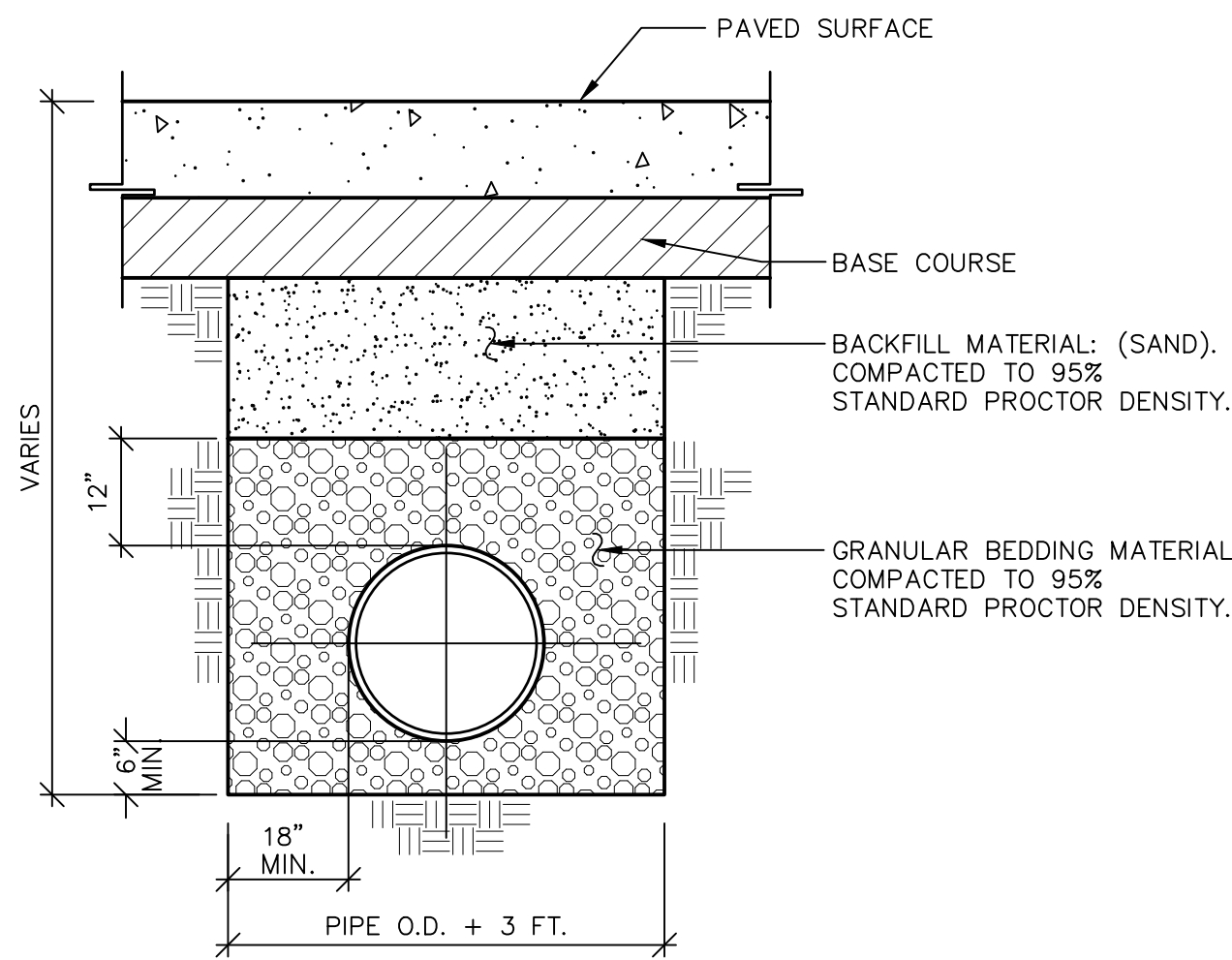
**2** 10" LIGHT DUTY GRATE  
N.T.S.



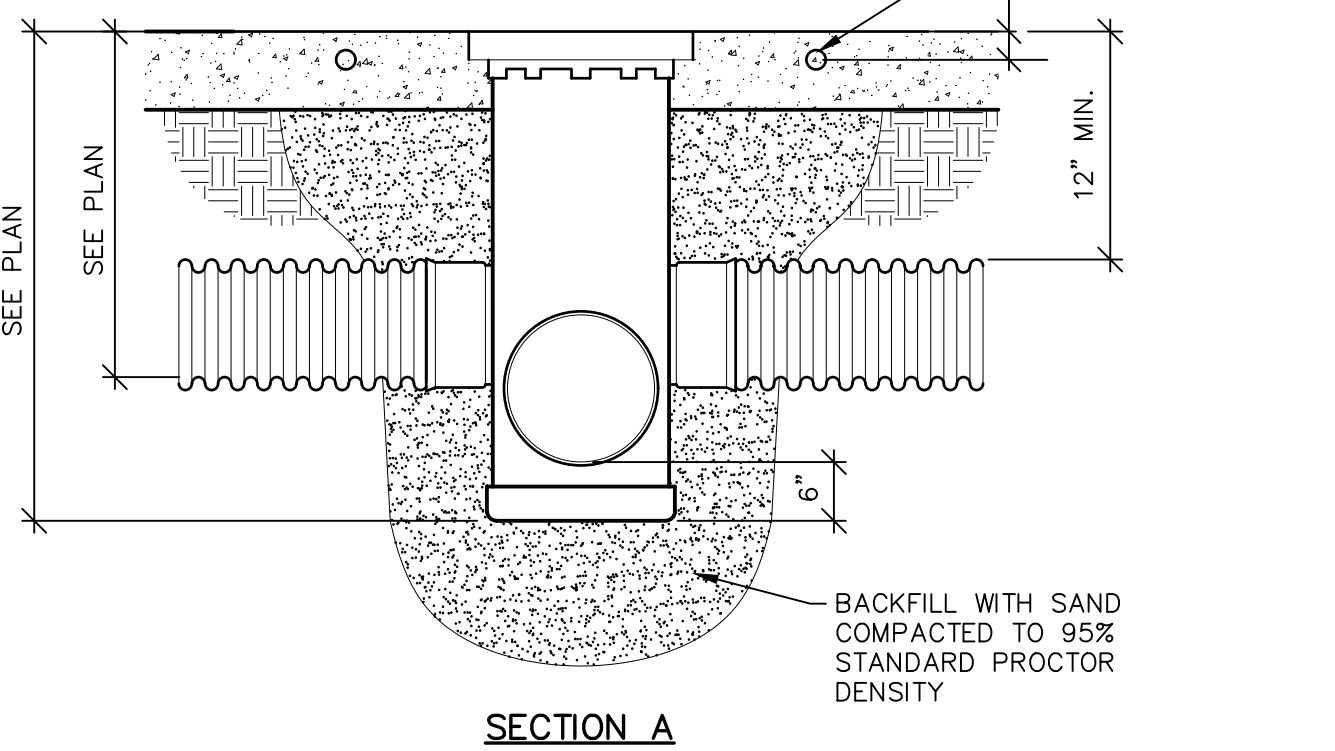
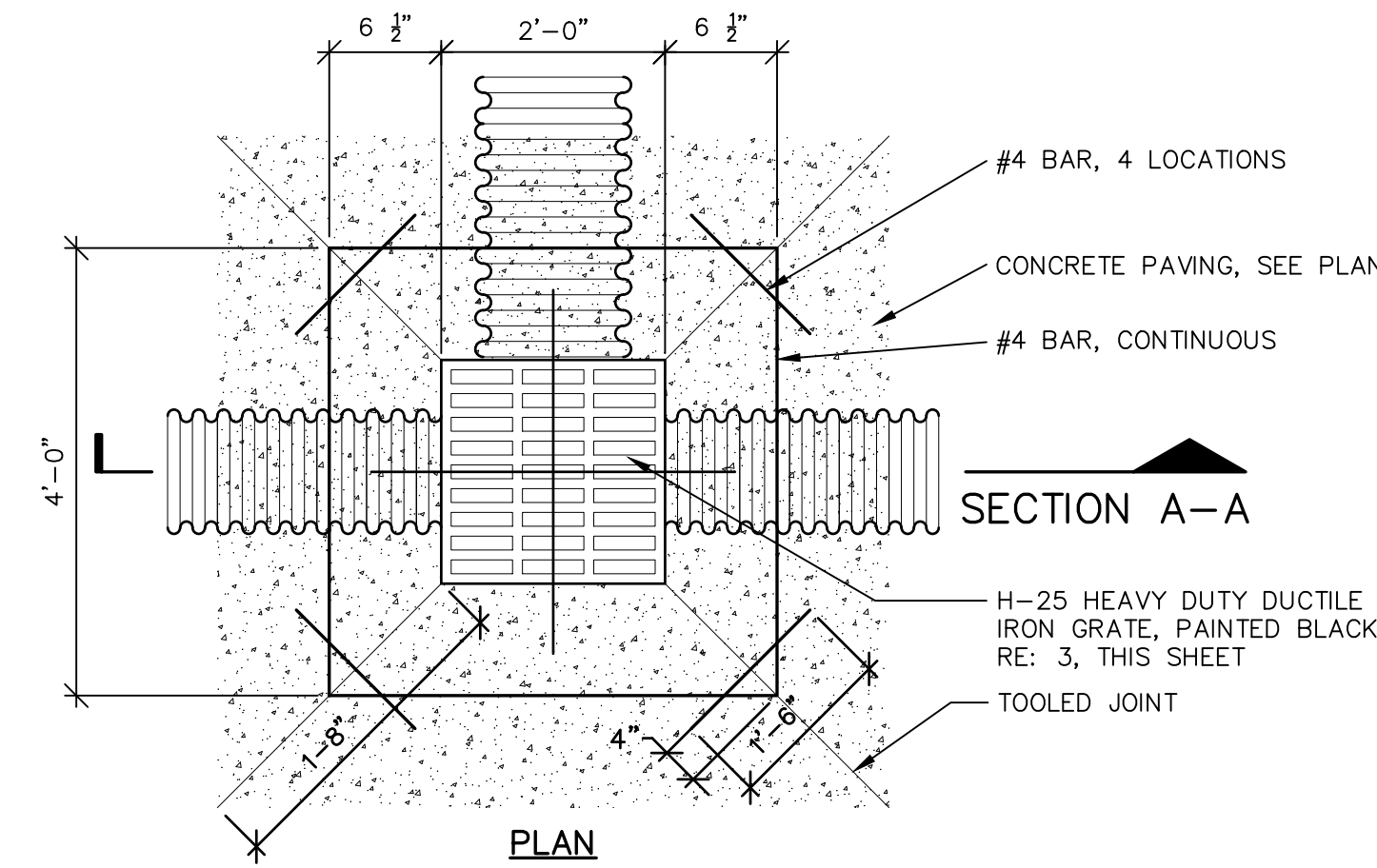
**3** H-25 HEAVY DUTY GRATE  
N.T.S.



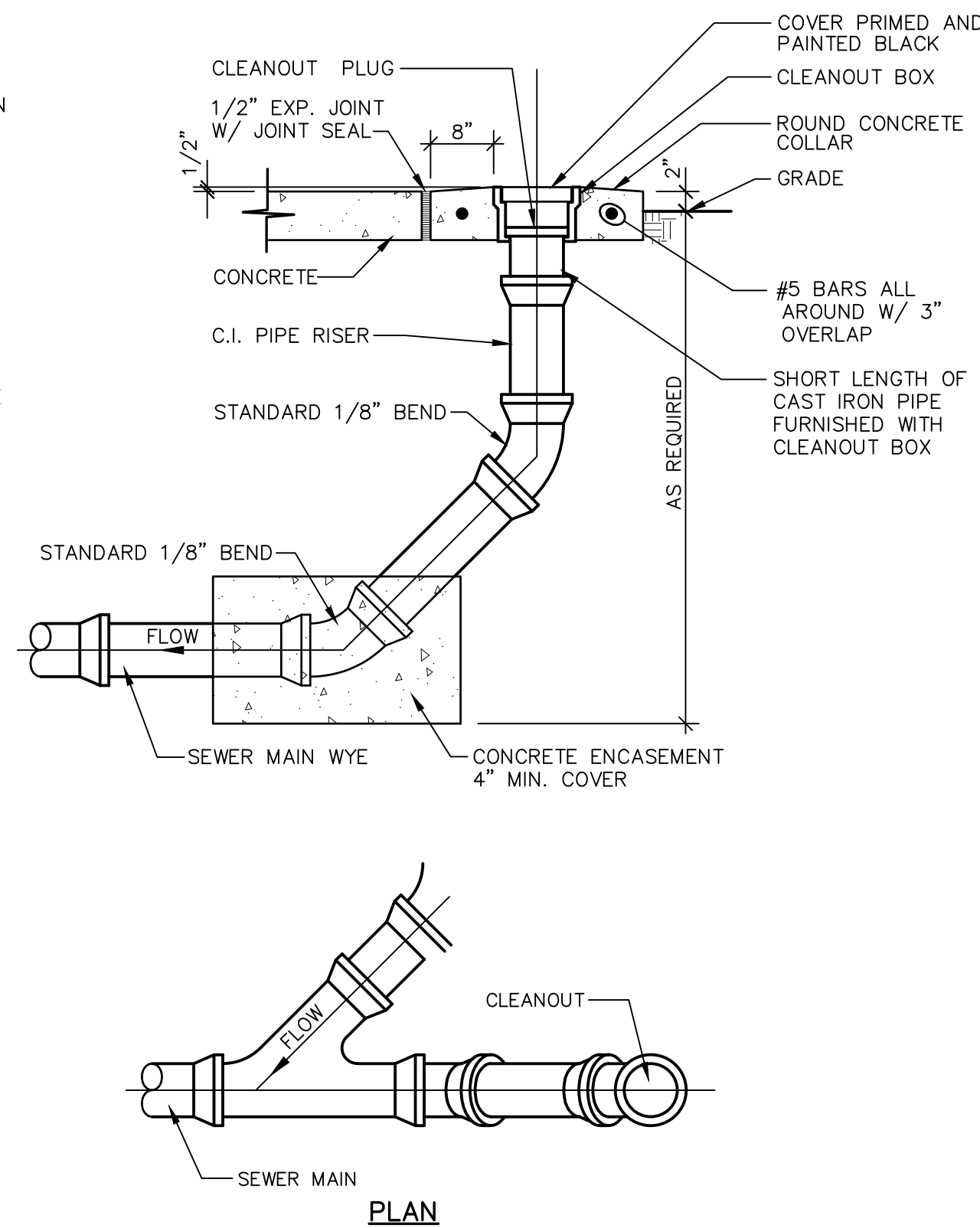
**4** CAST-IN-PLACE DRAIN INLET  
N.T.S.



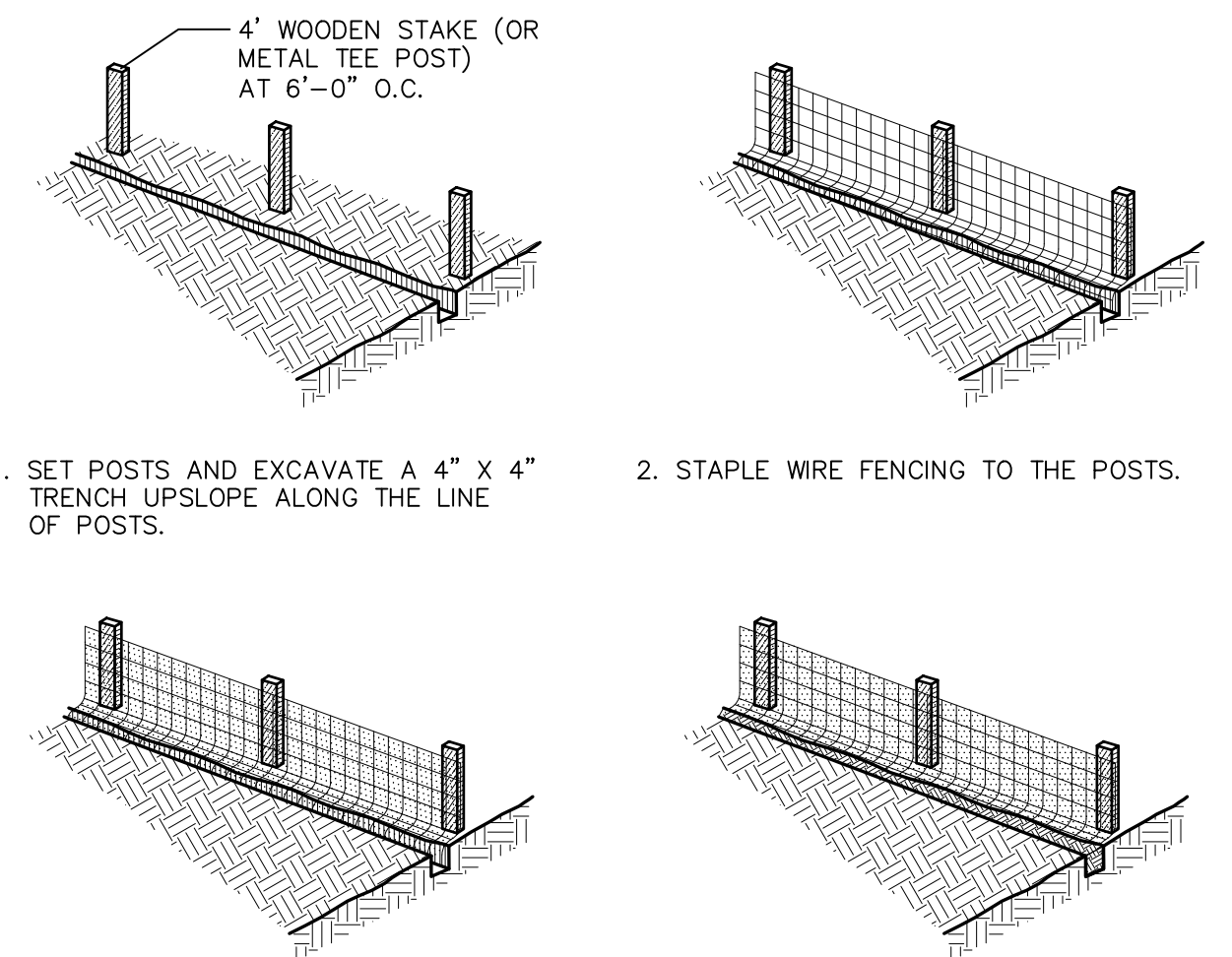
**5** FLEXIBLE PIPE BEDDING  
N.T.S.



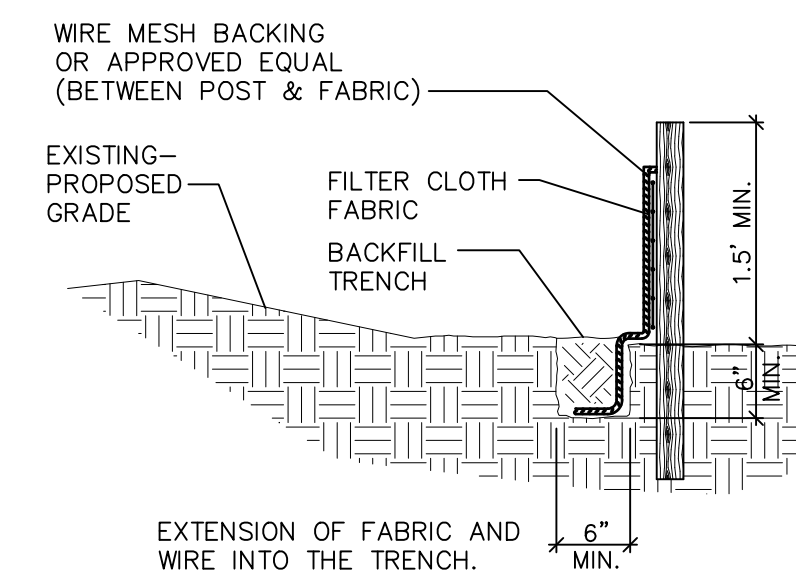
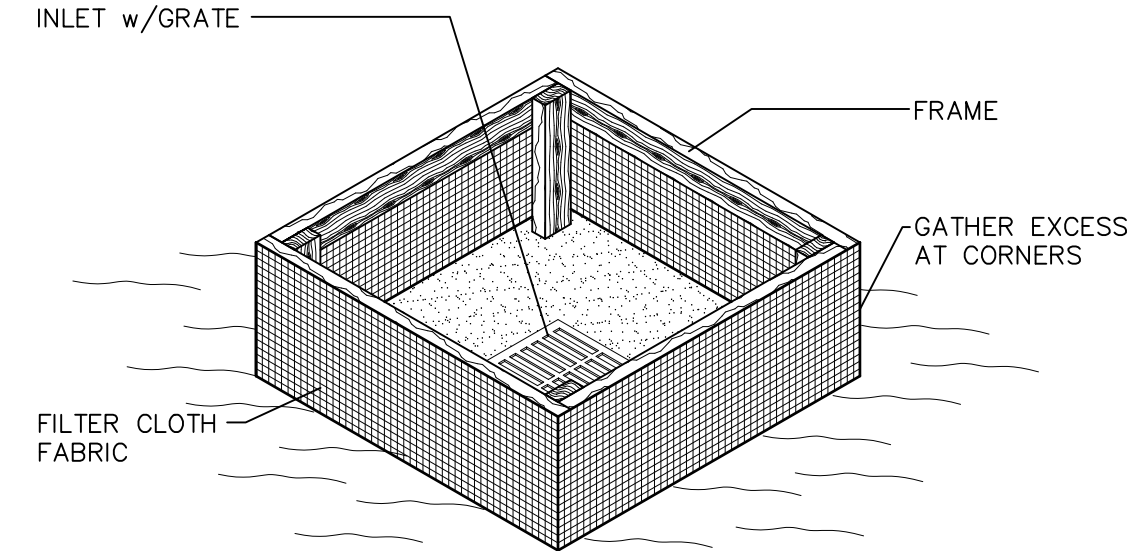
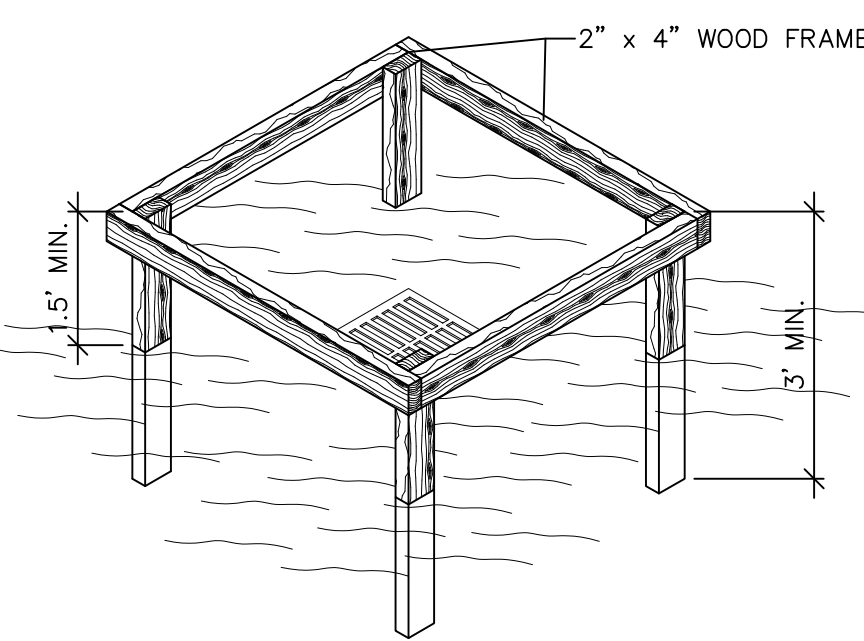
**6** DRAIN BASIN WITH 24" SQUARE GRATE  
N.T.S.



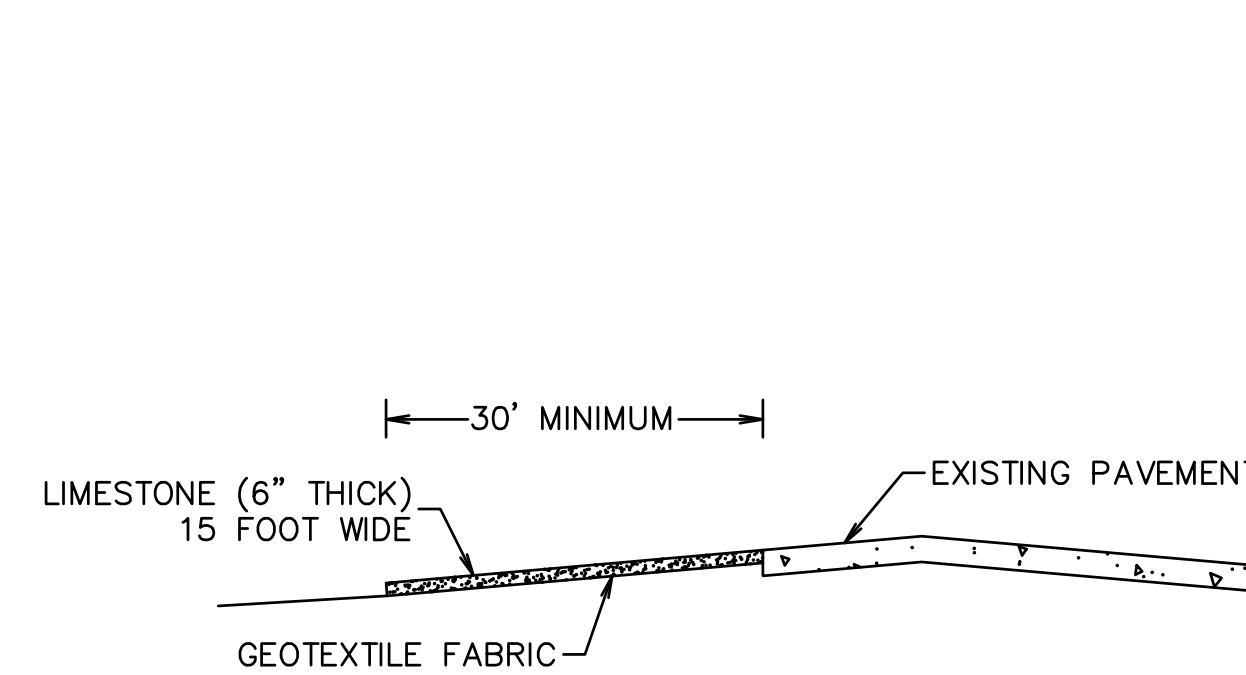
**7** CLEANOUT AT WYE  
N.T.S.



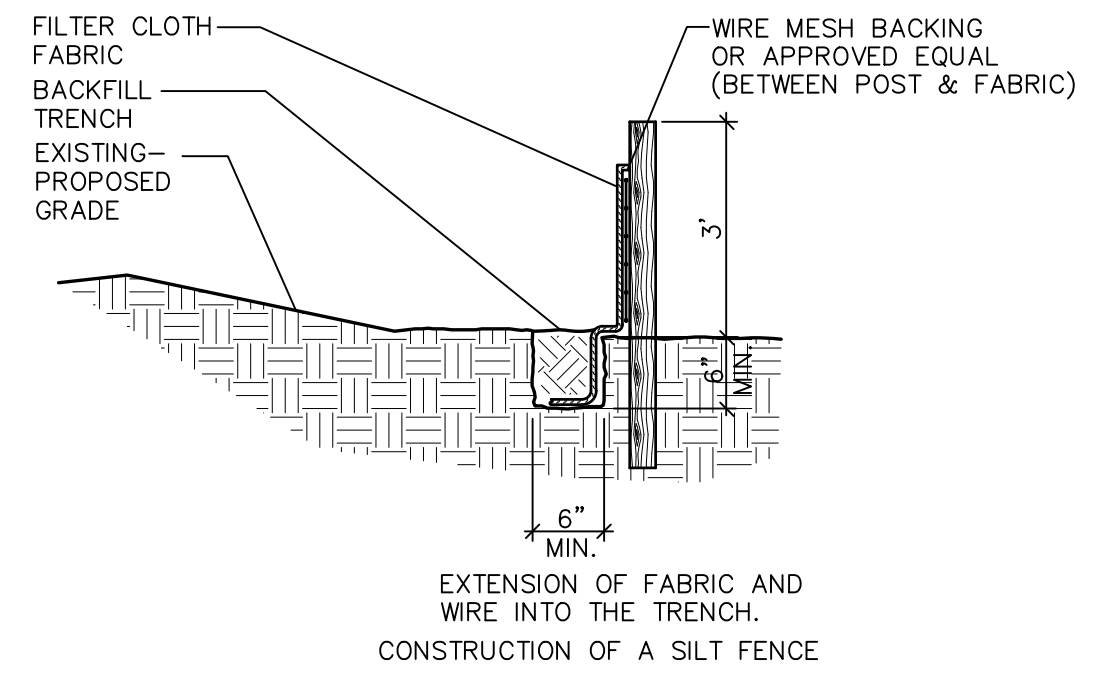
**8** TYPICAL INLET PROTECTION  
NOT TO SCALE



**8** TYPICAL INLET PROTECTION  
NOT TO SCALE



**9** TYPICAL STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE



**10** SILT FENCE  
NOT TO SCALE

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MARCH 5, 2021

DATE: 3/10/2021 8:18 AM [AUTHOR: later] [PLOTTER: autocad pdf (General Documentation).pc3] [LAYOUT: C3.1]  
 PATH: C:\Users\later\OneDrive\Documents\Projects\DP Designs\New Life Wellness Center\C3.0-C3.2\_Site Detail.dwg

**LA TERRE ENGINEERING, LLC**

STATE OF LOUISIANA  
 SENECA TOUSSANT  
 License No. 36080  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

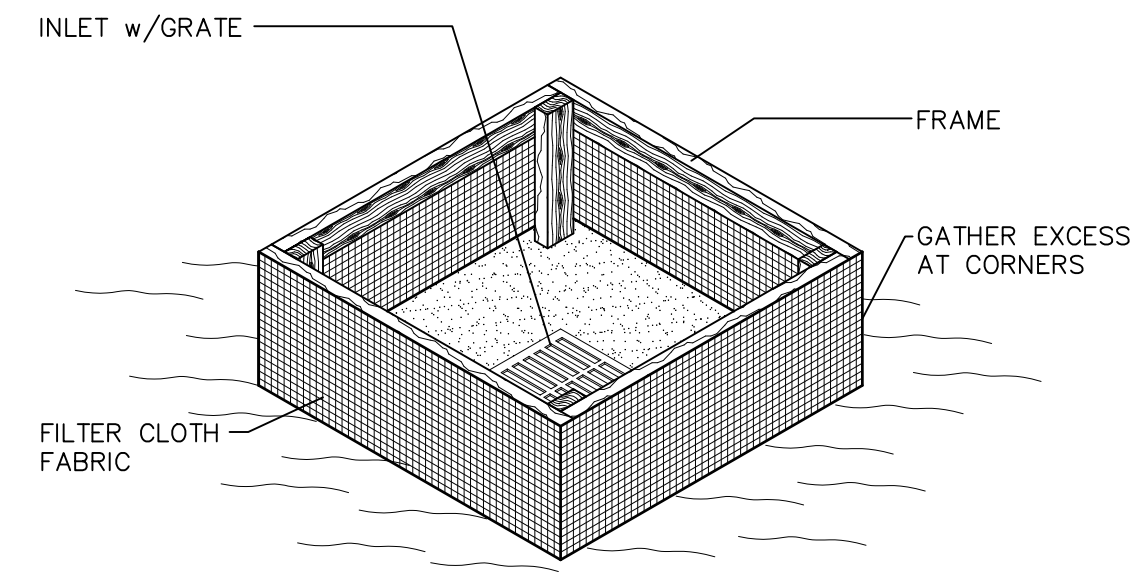
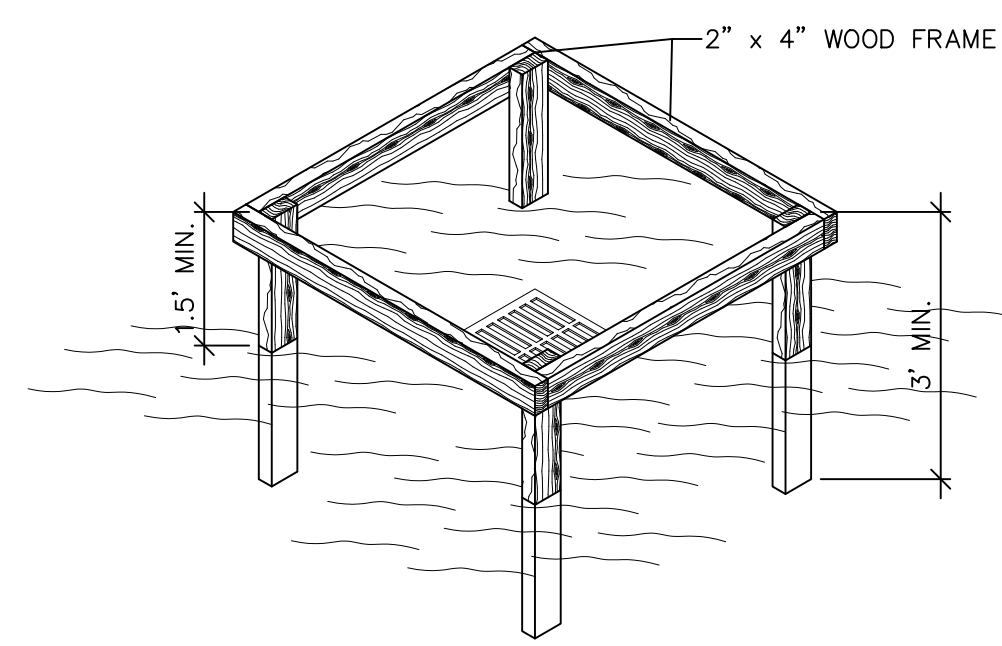
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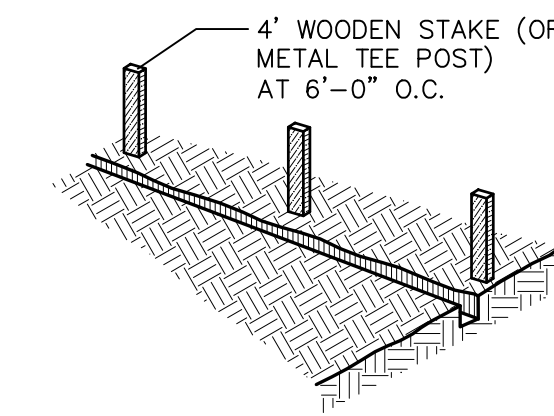
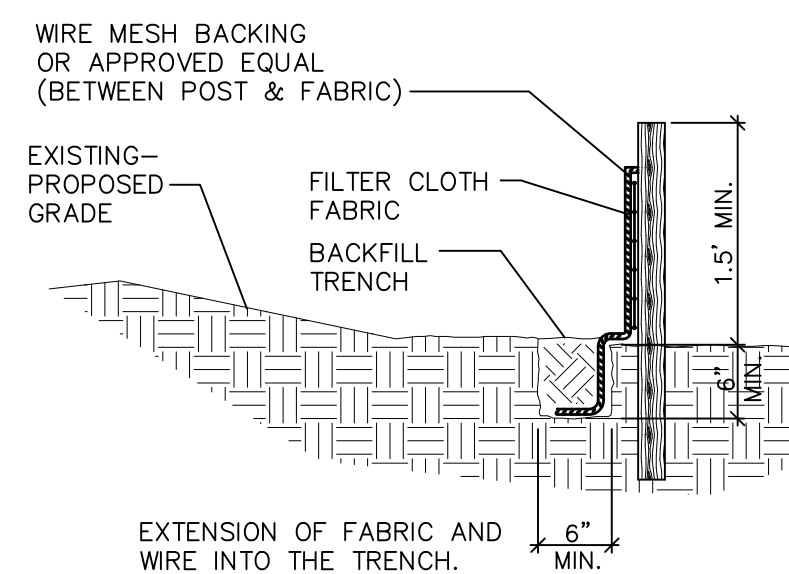
**SITE DETAILS**  
**NEW LIFE WELLNESS CENTER**  
**DP DESIGNS**

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 PROJECT NUMBER: 2021-02  
 SHEET NUMBER: C3.1

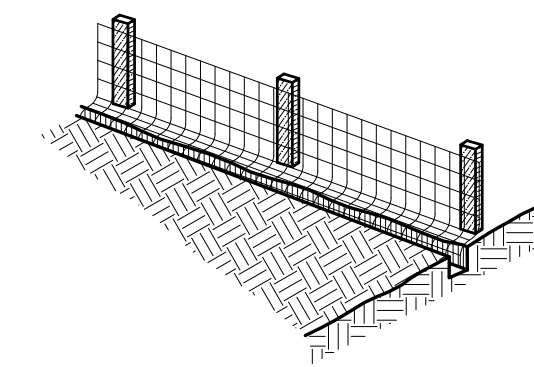
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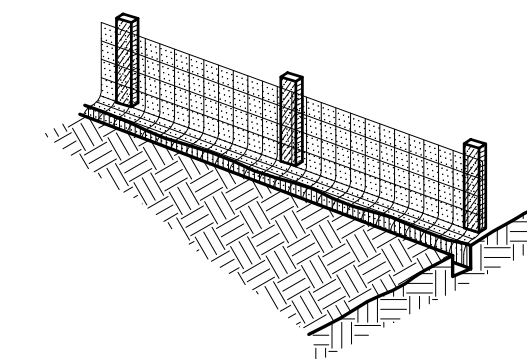
**10** TYPICAL INLET PROTECTION  
 NOT TO SCALE



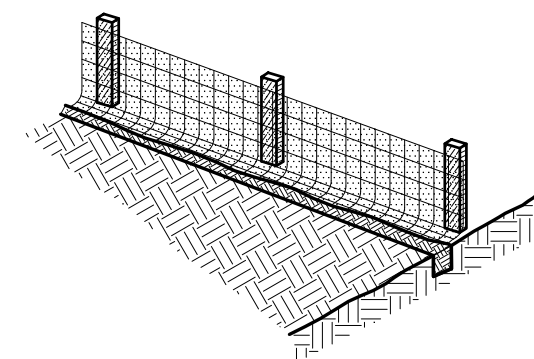
1. SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



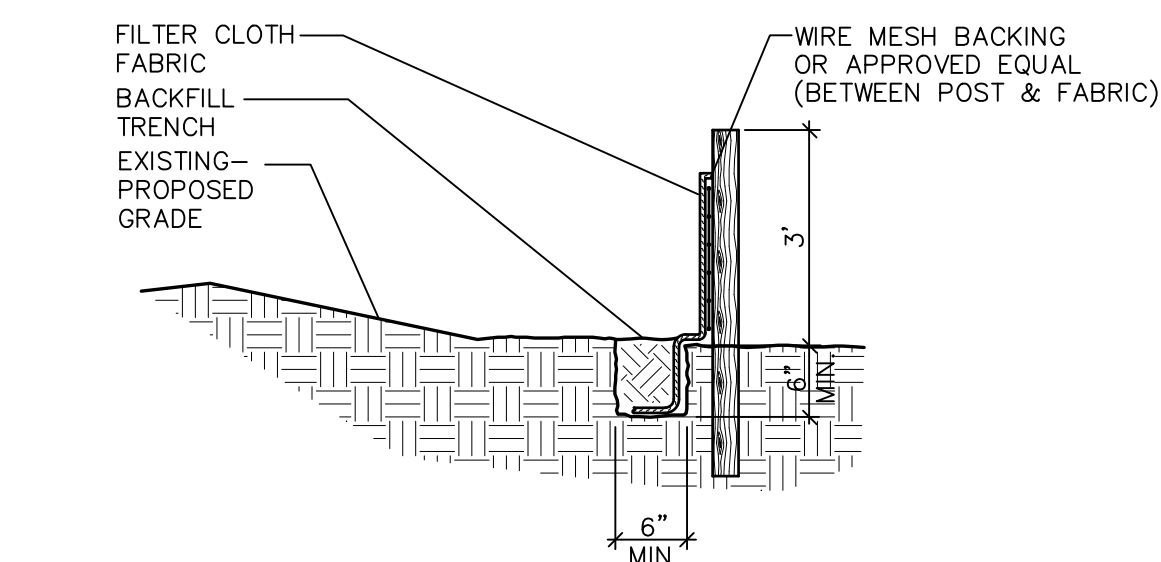
2. STAPLE WIRE FENCING TO THE POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



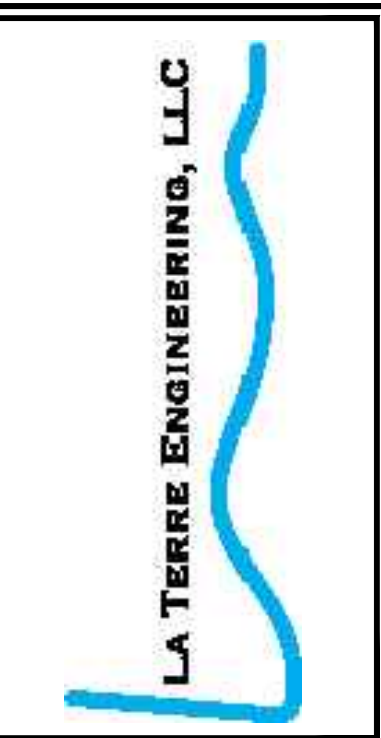
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.  
 CONSTRUCTION OF A SILT FENCE

**11** SILT FENCE  
 NOT TO SCALE

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 MARCH 5, 2021



SHEET INFO		REVISIONS		DATE	REMARKS
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CHECKED	ST				
APPROVED	ST				
LAST EDIT				3/10/2021	
PLOT DATE		SUBMITTAL		3/10/2021	

**SITE DETAILS**  
**NEW LIFE WELLNESS CENTER**  
**DP DESIGNS**

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 DRAWING FILE NAME: C3.0-C3.2 SITE DETAIL  
 SCALE: NTS

SHEET NUMBER: **C3.2**

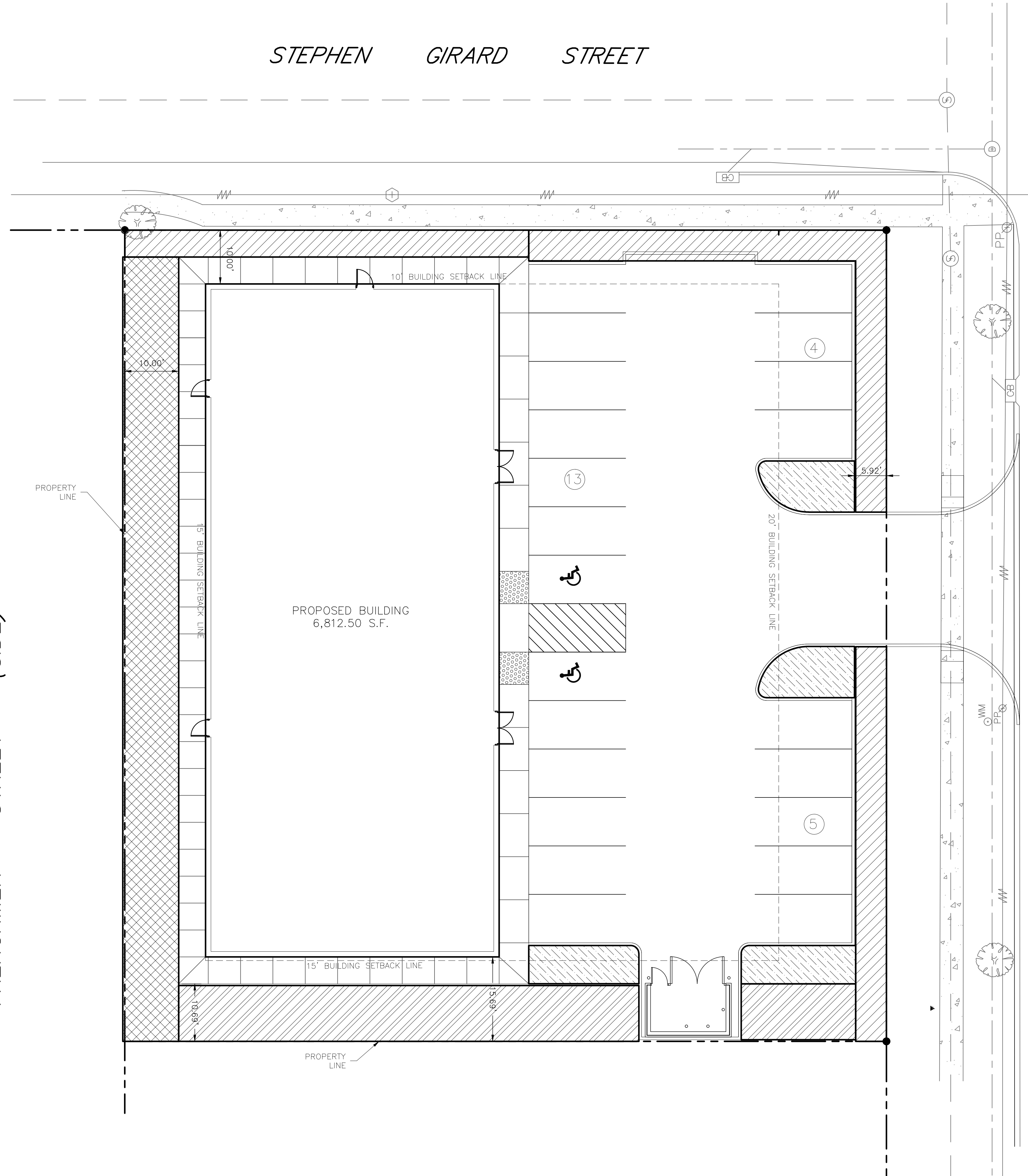


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FRENCHMEN STREET (SIDE)

STEPHEN GIRARD STREET

ELYSIAN FIELDS AVENUE



SCALE: 1" = 10'

- LEGEND**
- PERIMETER LANDSCAPE YARD
  - INTERIOR BUFFER YARD
  - REAR BUFFER YARD
  - INTERIOR PARKING LANDSCAPE

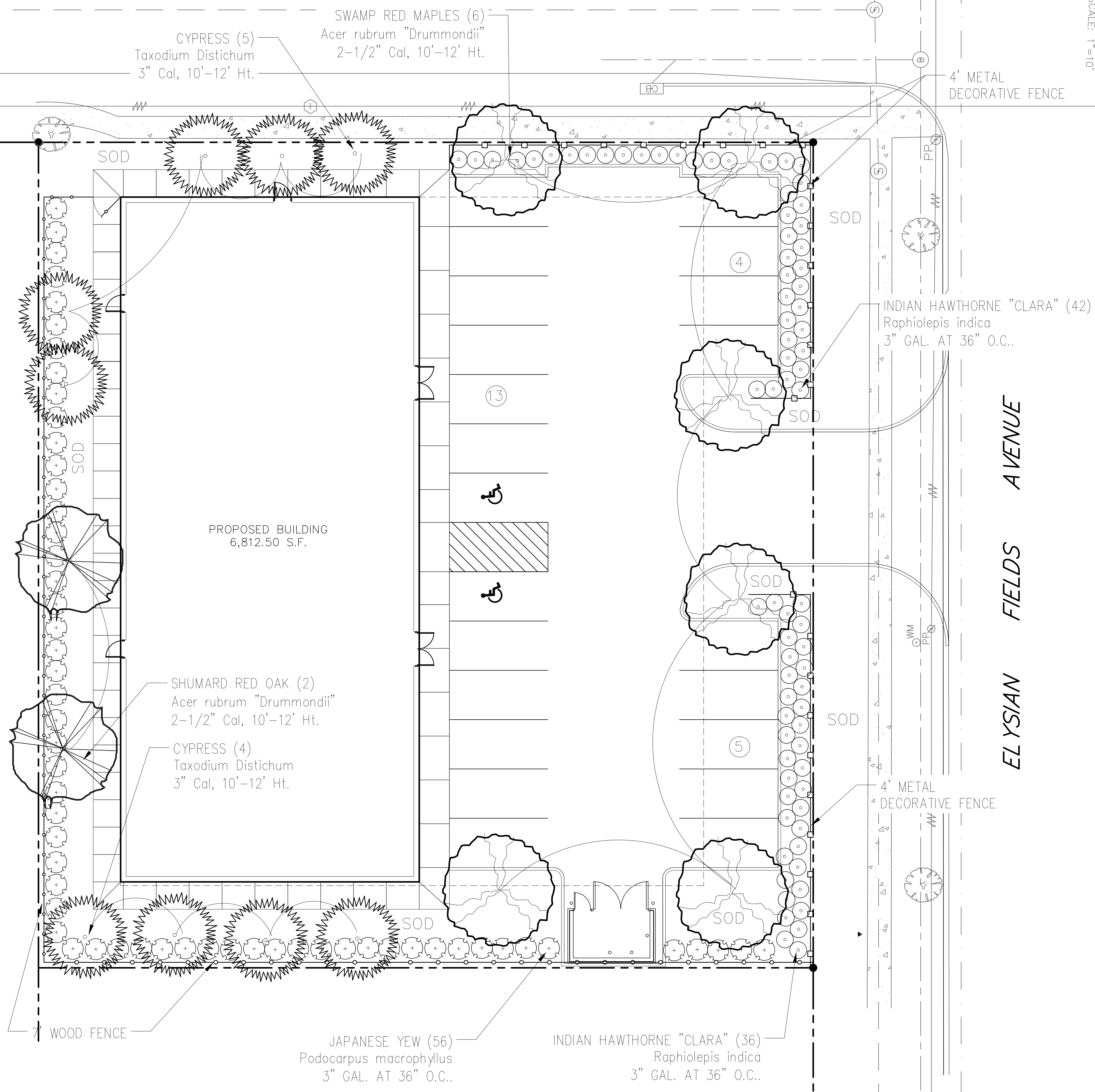
<b>LANDSCAPE ILLUSTRATION</b> <b>NEW LIFE WELLNESS CENTER</b> DP DESIGNS		
PROJECT NUMBER 2021-003	DRAWING FILE NAME L1.0 NEW LIFE LANDSCAPE PLAN	SCALE 1" = 10'
SHEET NUMBER <b>L1.0</b>		SUBMITTAL
SHEET INFO DRAWN: JLB CHECKED: ST APPROVED: JLB LAST EDIT: 3/1/2021 PLOT DATE: 3/1/2021	REVISIONS NO. BY DATE REMARKS	

[DATE: 3/1/2021 10:31 AM] [AUTHOR: jose] [PLOTTER: DWG To PDF.pc3] [LAYOUT: L2.0 Landscape Plan]  
 [PATH: C:\Users\jose\Documents\01-PROJECTS\2021-003 - New Life Wellness center\1.1.0 New Life Landscape Plan.dwg]

FRENCHMEN STREET (SIDE)

STEPHEN GIRARD STREET

SCALE: 1" = 10'



CYPRESS (5)  
Taxodium Distichum  
3" Cal, 10'-12' Ht.

SWAMP RED MAPLES (6)  
Acer rubrum "Drummondii"  
2-1/2" Cal, 10'-12' Ht.

4' METAL  
DECORATIVE FENCE

PROPOSED BUILDING  
6,812.50 S.F.

SHUMARD RED OAK (2)  
Acer rubrum "Drummondii"  
2-1/2" Cal, 10'-12' Ht.

CYPRESS (4)  
Taxodium Distichum  
3" Cal, 10'-12' Ht.

INDIAN HAWTHORNE "CLARA" (42)  
Raphiolepis indica  
3" GAL. AT 36" O.C..

WOOD FENCE

JAPANESE YEW (56)  
Podocarpus macrophyllus  
3" GAL. AT 36" O.C..

INDIAN HAWTHORNE "CLARA" (36)  
Raphiolepis indica  
3" GAL. AT 36" O.C..

4' METAL  
DECORATIVE FENCE

ELYSIAN FIELDS AVENUE

LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 AND IN THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION AS PUBLISHED BY THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION, AND CURRENTLY IN EFFECT AT THE TIME OF THE WORK.
2. PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS. LANDSCAPE CONTRACTOR SHALL BE LICENSED IN THE STATE OF LOUISIANA AT THE TIME OF INSTALLATION.
4. ALL TREES SHALL BE STAKED FOR A MINIMUM OF ONE (1) YEAR. AT THE END OF THE YEAR, ALL STAKES ARE TO BE REMOVED. IF TREES ARE FOUND TO REQUIRE STAKING FOR LONGER TIME, SHALL REMAIN STAKED.
5. ALL PLANTING BEDS AND TREE WELLS SHALL BE MULCHED. ALL OTHER AREAS SHALL BE SEEDED AND/OR SODDED, PER THE PLANS.

JOSE L. BARRIO, LANDSCAPE ARCHITECT AND PLANNER, LLC  
 1777 MADISON AVE. SUITE 100  
 BATON ROUGE, LA 70802  
 PHONE: (225) 751-9184

NO.	BY	DATE	REMARKS

SHEET INFO		REVISIONS	
ST	JLB	NO.	BY

LANDSCAPE PLAN  
NEW LIFE WELLNESS CENTER  
DP DESIGNS

PROJECT NUMBER: 2021-003  
DRAWING FILE NAME: L1.0 NEW LIFE LANDSCAPE PLAN

SCALE: 1" = 10'

L2.0

[DATE: 3/1/2021 10:33 AM] [AUTHOR: ese] [PLOTTER: DWG To PDF.pc3] [LAYOUT: L3.0 Irrigation Plan] [PATH: C:\Users\jose\Documents\01-PROJECTS\2021-003 - New Life Wellness center\1.0 New Life Landscape Plan.dwg]

STEPHEN GIRARD STREET

SCALE: 1"=10'

ELYSIAN FIELDS AVENUE

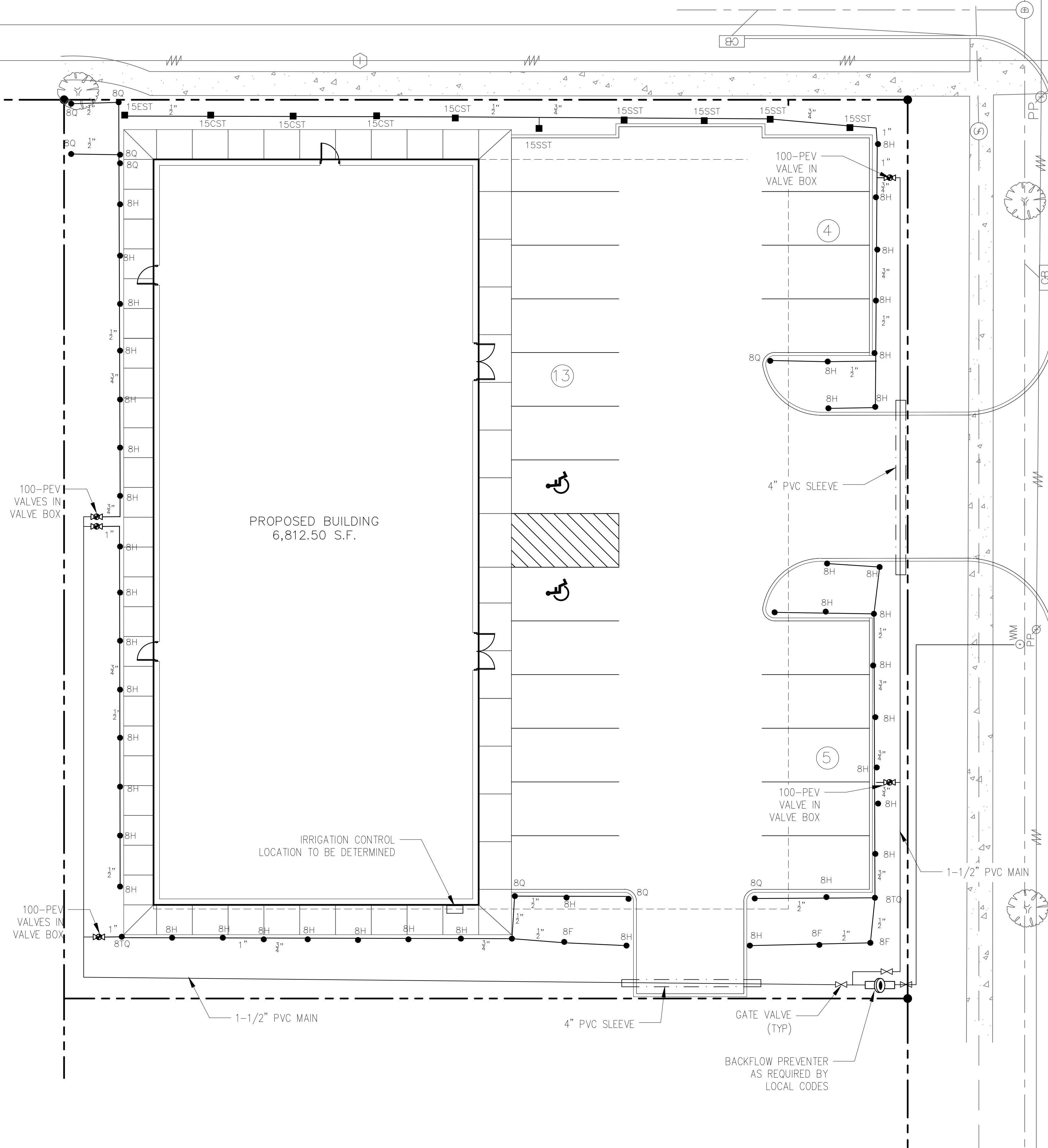
**IRRIGATION NOTES:**

1. ALL IRRIGATION PLUMBING AND ELECTRICAL WORK SHALL BE INSTALLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES TO INSTALL THE IRRIGATION SYSTEM.
3. INSTALLATION OF MATERIAL SHALL BE PER MANUFACTURER'S RECOMMENDATION OR AS SPECIFIED IN THE DRAWINGS.
4. ALL MATERIAL SHALL BE NEW, WITHOUT FLAWS AND CONSIDERED THE BEST AVAILABLE IN STOCK. THE COMPLETE SYSTEM SHALL HAVE A ONE YEAR WARRANTY AFTER FINAL PROJECT ACCEPTANCE ON ALL PARTS AND LABOR.
5. PRIOR TO FINAL PROJECT ACCEPTANCE, CONTRACTOR SHALL INSTRUCT THE OWNER AND/OR HIS REPRESENTATIVE IN THE PROPER OPERATION AND MAINTENANCE OF THE ENTIRE SYSTEM.
6. THE CONTRACTOR SHALL PROVIDE AND KEEP CURRENT A COMPLETE SET OF RECORD DRAWINGS WHICH SHALL BE CORRECTED DAILY TO SHOW CHANGES IN THE ORIGINAL DRAWINGS. ALL MAINLINE PIPING AND VALVE LOCATIONS SHALL BE SHOWN IN ACTUAL MEASUREMENTS TO KNOWN REFERENCE POINTS.
7. WHEN THE SYSTEM IS COMPLETE, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LAWN AND LANDSCAPE PLANTING AREAS.
8. ALL IRRIGATION MAINLINE PIPING SHALL BE CLASS 200 AND LATERAL PIPING SHALL BE SCHEDULE 40 PVC PIPE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.
10. ALL IRRIGATION VALVES SHALL BE LOCATED IN PROFESSIONAL GRADE VALVE BOXES. SIZE OF VALVE BOXES SHALL VARY WITH THE NUMBER OF VALVES LOCATED IN THE BOX. ALL VALVE BOX LID ELEVATION SHALL BE SET FLUSH WITH THE FINISHED GRADE. PROVIDE BOX SIZE TAHT WILL ALLOW A 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATION AND SECURE EACH VALVE BOX.
11. ALL CONTROL WIRE SHALL BEAR A U/L APPROVED LABEL FOR DIRECT UNDERGROUND BURIAL PER NATIONAL ELECTRIC CODES. ALL CONTROL WIRE RUNS LESS THAN 1000' SHALL HAVE NO SPLICES. IF A SPLICE OCCURS ON A FIELD CONTROL WIRE, THE CONTRACTOR SHALL INSTALL THE SPLICE IN A 6" ROUND VALVE BOX USING APPROVED WATERTIGHT CONNECTORS.
12. TAPE AND BUNDLE ALL CONTROL WIRES TO BOTTOM OF MAINLINEPIPE AT 10' O.C.
13. IRRIGATION CONTROLLER SHALL BE INSTALLED IN A LOCATION AS SHOWN ON THE PLANS. THE EXACT LOCATION SHALL BE APPROVED BY THE OWNER OR ITS REPRESENTATIVE.
14. IRRIGATION VALVE BOXES SHALL BE INSTALLED IN THE LANDSCAPE AREAS OR OTHER PROTECTED AREAS. VALVE BOXES SHALL NOT BE INSTALLED IN LAWN AREAS.
15. THE CONTRACTOR SHALL INSTALL SCHEDULE 40 GALVANIZED PIPING 5' ON EITHER SIDE OF THE BACKFLOW PREVENTER OR AS REQUIRED BY LOCAL CODE.
16. IRRIGATION MAINLINE PIPING SHALL BE BURIED 24" BELOW FINISHED GRADE AND ALL SPRAY IRRIGATION LATERAL LINE PIPING SHALL BE BURIED 18" BELOW FINISHED GRADE. ALL 3/4" DRIP IRRIGATION TUBING TO BE BURIED 4" TO 6" BELOW FINISHED GRADE.
17. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES.
18. THE CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLATION OF SPRINKLER HEADS.
19. SHOULD DISCREPANCIES ARISE BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER OR ITS REPRESENTATIVE.
20. CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS. ALL PIPES (MAINS AND LATERALS) UNDER PAVEMENTS SHALL BE SLEEVED.
21. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE SPRAY COVERAGE MEET THE DESIGN INTENT.
22. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE BY A LICENSED ELECTRICAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION OF THE CONTROLLER TO PROVIDE POWER SOURCE.

**SPECIFICATIONS:**

BRAND: RAINBIRD  
 HEADS: NOZZLE- 8 HE-VAN SERIES  
 BODY - 1800  
 VALVES: 100-PEV VALVE  
 CONTROLLER: ESP-ME6

OTHER BRANDS ARE ACCEPTABLE IN PLACE OF RAINBIRD, PROVIDED THAT FINAL PRODUCT PERFORMS AS DESIGNED.



JOSE L. BARRIO, LANDSCAPE ARCHITECT AND PLANNER, LLC  
 1777 MARSHALL WOODWAY DRIVE  
 BAYTOWN, TEXAS 77528  
 PHONE: (281) 714-9484

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IRRIGATION PLAN  
 NEW LIFE WELLNESS CENTER  
 DP DESIGNS

PROJECT NUMBER  
 2021-003

DRAWING FILE NAME  
 1.0 NEW LIFE LANDSCAPE PLAN

SCALE  
 1" = 10'

SHEET NUMBER  
 L3.0