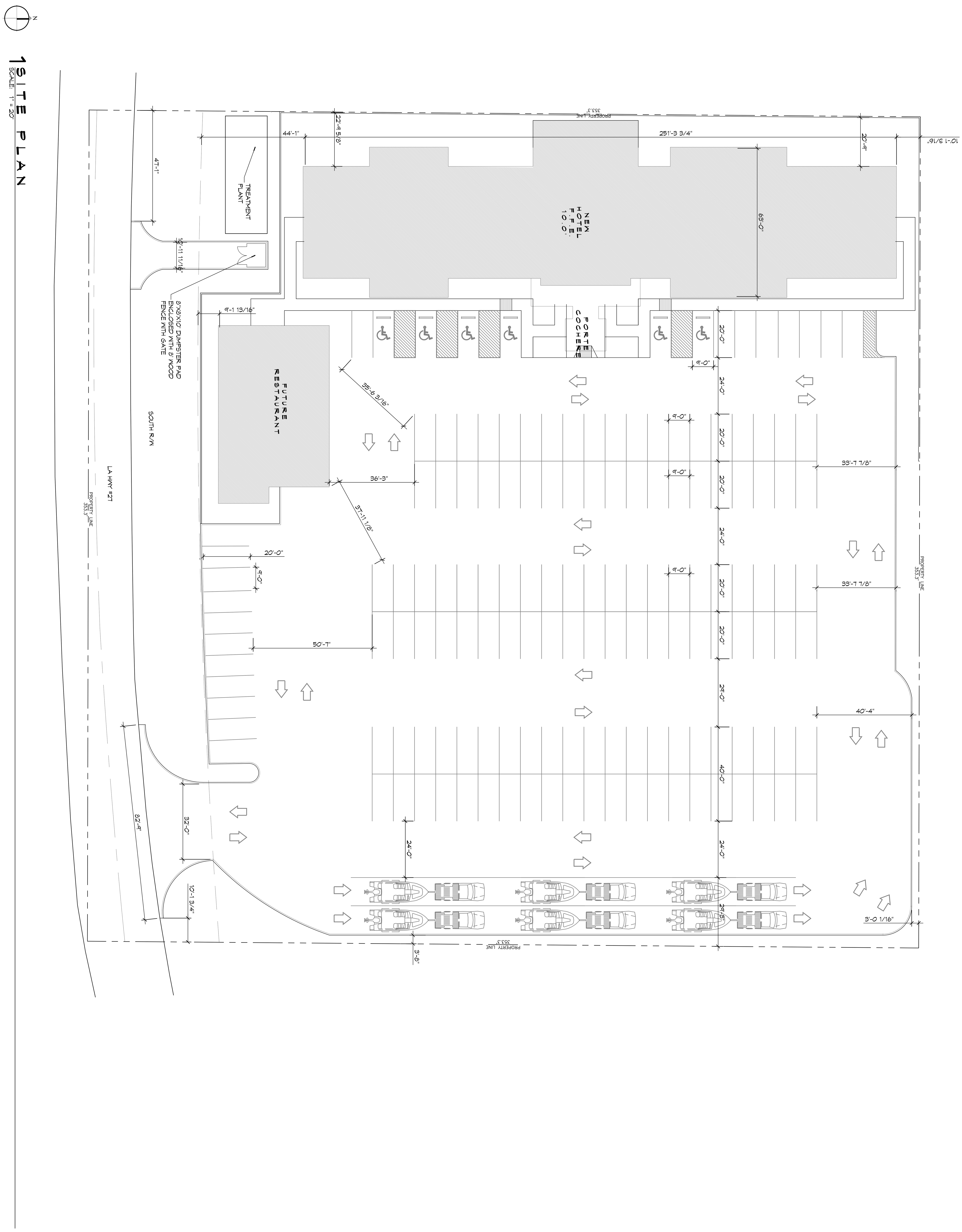
1 SITE PLAN
SCALE: 1" = 20'



PARKING STATISTICS

PARKING REQUIREMENTS

GUEST ROOM COUNT
- 62 ROOMS

PARKING COUNT REQUIREMENT
- 1 PARKING SPACE PER GUEST ROOM

MINIMUM REQUIRED PARKING SPACE COUNT
- 62 SPACES

PARKING SPACES PROVIDED
- 113 SPACES *(INCLUDING 6 ACCESSIBLE SPACES)*

MAIN STAY SUITES

700 MAIN STREET
LOT #7 LA HWY 27
HACKBERRY, LA 70645

JOB No: 2265	DATE: FEBRUARY, 2016
DRAWN BY: JTL	CHECKED BY: BAM

SEAL: STATE OF LOUISIANA — BRIAN A. MISTICH, License No. 30187, PROFESSIONAL ENGINEER — 02-19-16

REVISIONS

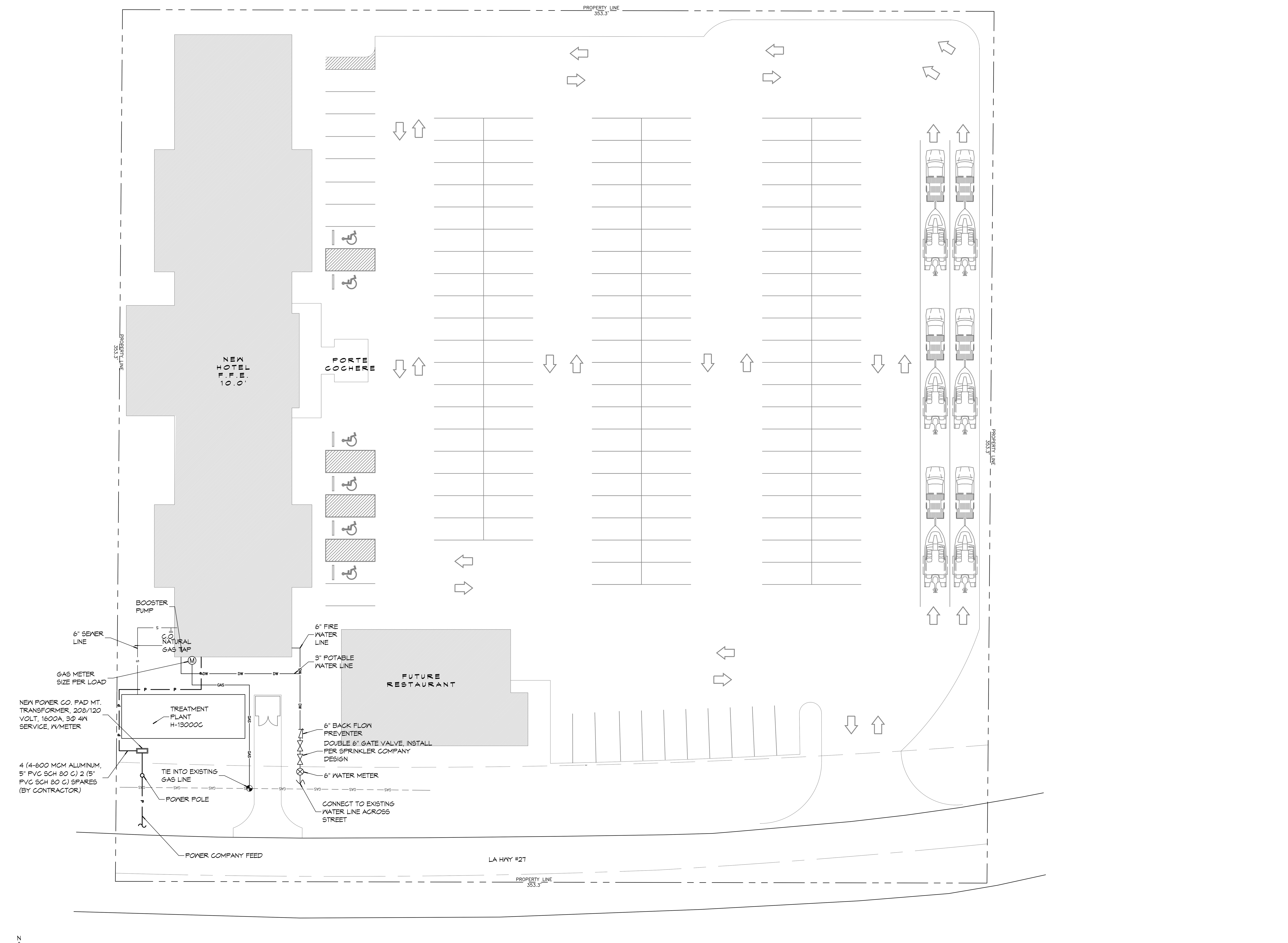
#	DESCRIPTION	DATE

SHEET TITLE: SITE PLAN WITH BOAT PARKING

DRAWING NUMBER: C101

SHEET No: 5 of 52

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.5950



1 SITE UTILITIES PLAN
SCALE: 1" = 20'

SITE UTILITIES NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS.
2. CONSTRUCTION SHALL NOT INTERRUPT EXISTING UTILITIES.
3. ALL DISTURBED GROUND SHALL BE RESTORED IN KIND TO A CONDITION EQUAL TO OR BETTER THAN ORIGINALLY FOUND.
4. SOIL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THESE DOCUMENTS.
5. PROTECT EXISTING UTILITY LINES FROM DAMAGE. FOLLOW INDIVIDUAL UTILITY'S RECOMMENDATIONS FOR UTILITY LINE PROTECTION.
6. CONTRACTOR SHALL IMMEDIATELY REPORT ALL DAMAGE TO UTILITY LINES TO BOTH UTILITY COMPANY AND ENGINEER.
7. ALL DAMAGE CAUSED TO EXISTING UTILITY LINES BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO COMPLETE SATISFACTION OF THE UTILITY COMPANY AND ENGINEER.
8. LOCATION OF EXISTING UTILITIES IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR CUT AND CAP OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
10. CONTRACTOR SHALL CONTACT LOUISIANA ONE CALL PRIOR TO COMMENCEMENT OF SITE EXCAVATION.

SITE UTILITIES LEGEND

- —DW— NEW WATER LINE
- — —GAS— EXISTING GAS LINE
- —GAS— NEW GAS LINE
- —S— NEW SEWER LINE
- —P— NEW ELECTRICAL LINE
- CO LINE CLEAN OUT
- CONNECTION TO EXIST
- CHECK VALVE (BACK FLOW PREVENTER)
- Ⓜ METER (WATER OR GAS)

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.5950

#	DESCRIPTION	DATE
	REVISIONS	

SEAL: STATE OF LOUISIANA — BRIAN A. MISTICH, License No. 30187, PROFESSIONAL ENGINEER, 02-19-16

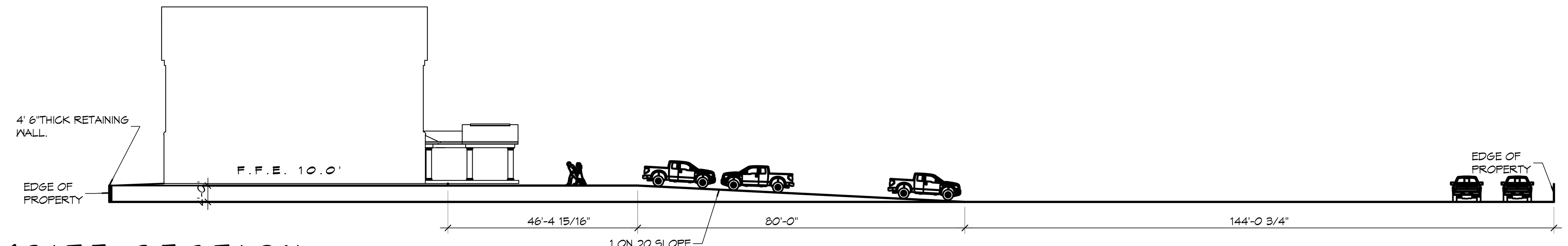
MAIN STAY SUITES
700 MAIN STREET
LOT #1 LA HWY 27
HACKBERRY, LA 70645

JOB No: 2265	DATE: FEBRUARY, 2016
DRAWN BY: JTL	CHECKED BY: BAM

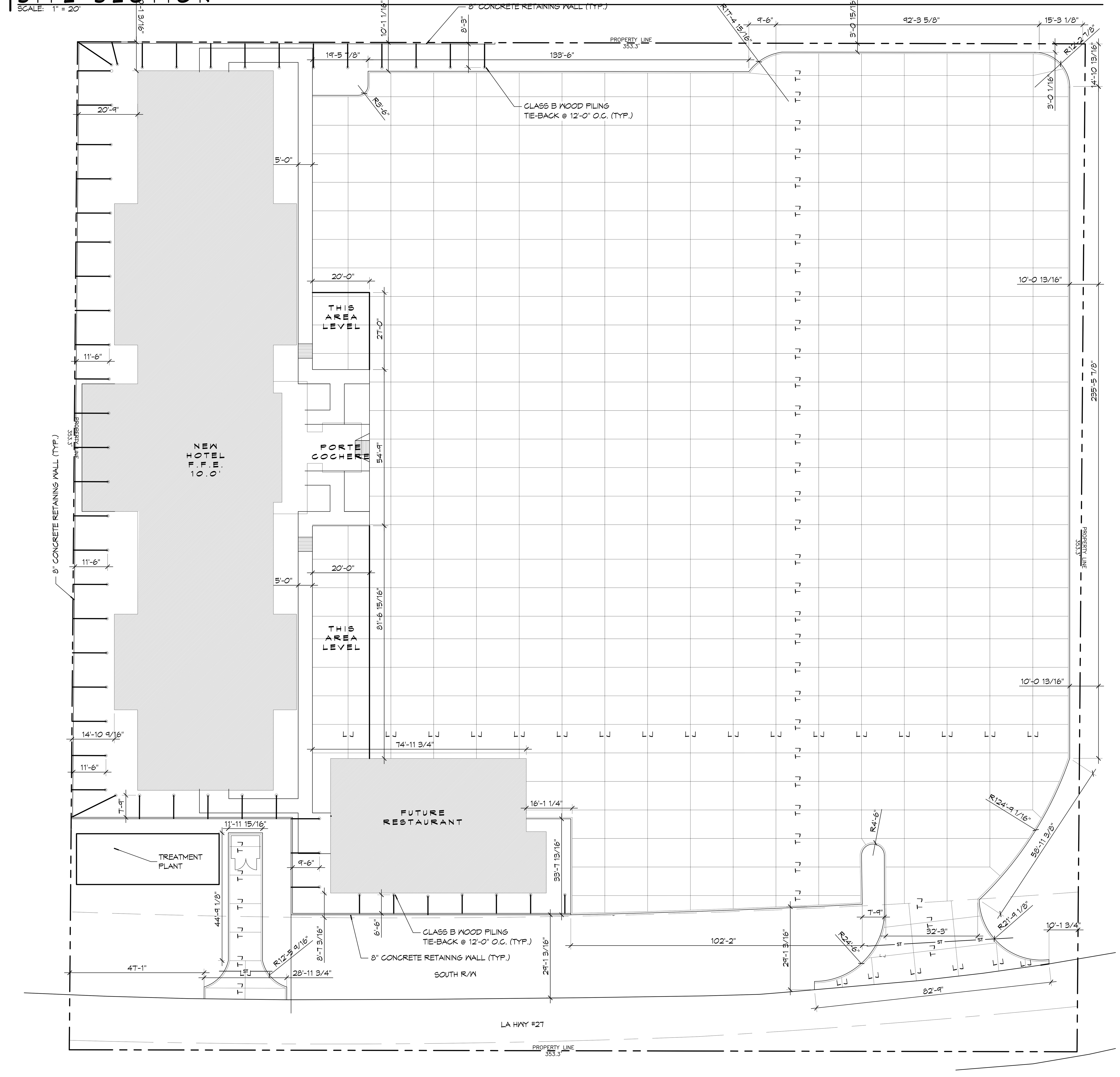
SHEET TITLE: SITE UTILITIES PLAN

DRAWING NUMBER: C102

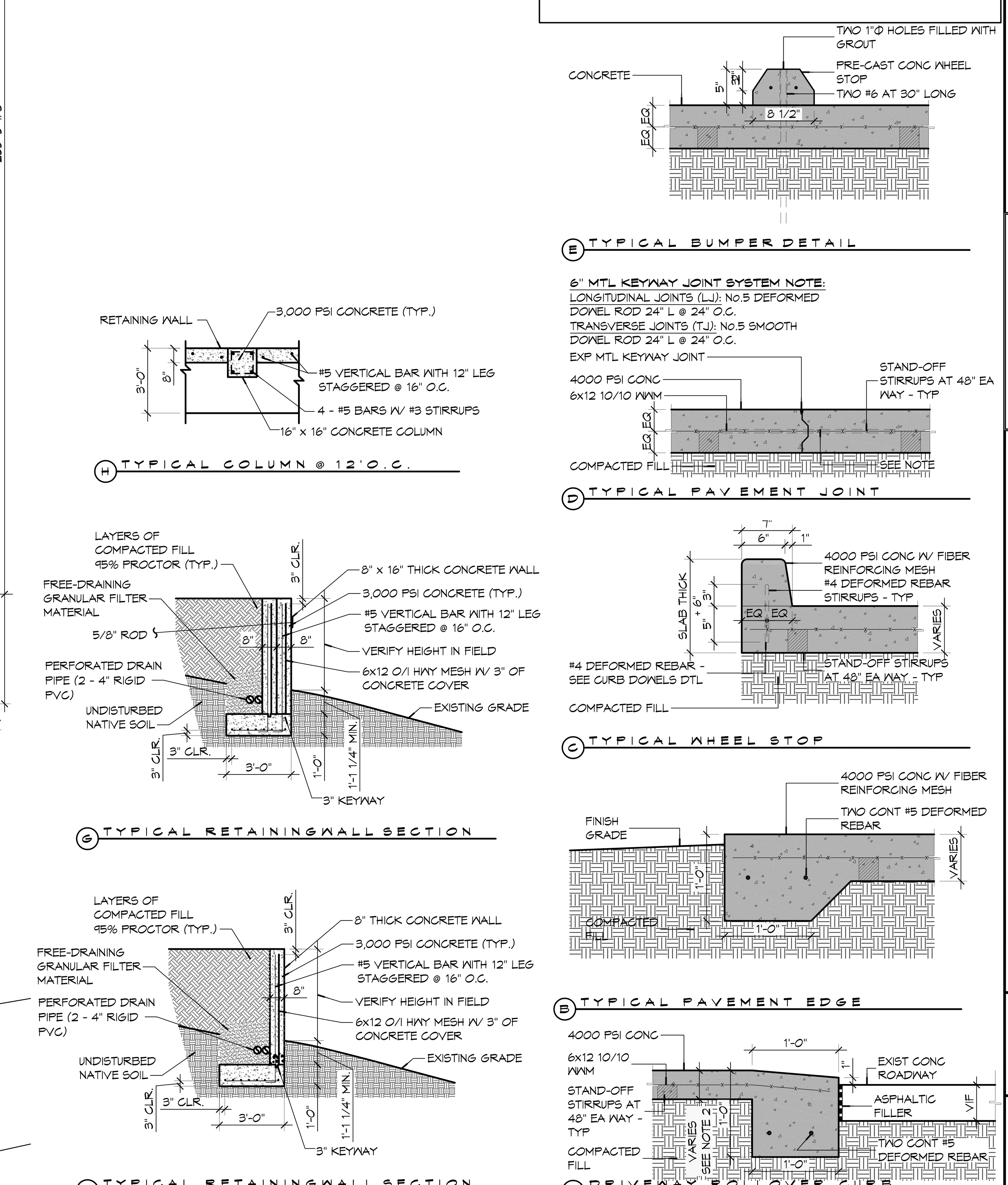
SHEET No: 6 of 52



1 SITE SECTION
SCALE: 1" = 20'



1 SITE PAVING PLAN
SCALE: 1" = 20'



1 DETAILS
SCALE: 1" = 1'-0"

GENERAL PAVING NOTES

1. ALL NEW CONCRETE SHALL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND A MINIMUM THICKNESS OF 6". CONCRETE MIX SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF ASTM C-150 TYPE 1.
2. CONCRETE PAVING THICKNESS SHALL VARY AS FOLLOWS:
   a. APRONS & LOADING AREAS = 8" THICKNESS
   b. DRIVE LANES & PARKING AREAS = 6" THICKNESS (STANDARD UNO)
3. ALL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
4. ALL REINFORCING STEEL SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT. ALL CONTROL AND EXPANSION JOINTS SHALL BE LOCATED AND INSTALLED AS SHOWN ON THE PAVING PLAN AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL SUB GRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
6. CONTRACTOR SHALL CONTACT THEIR REGULATORY DEPARTMENT OF ENGINEERING PRIOR TO CONDUCTING ANY WORK.
7. ANY WORK WITHIN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.

SITE LEGEND

TC=100.0'	TOP OF CONCRETE
TG=100.0'	TOP OF GRATE
INV=100.0'	INVERT OF PIPE

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.5950

REVISIONS

#	DESCRIPTION	DATE

SEAL: STATE OF LOUISIANA — BRIAN A. MISTICH — License No. 30187 — PROFESSIONAL ENGINEER — 02-19-16

MAIN STAY SUITES

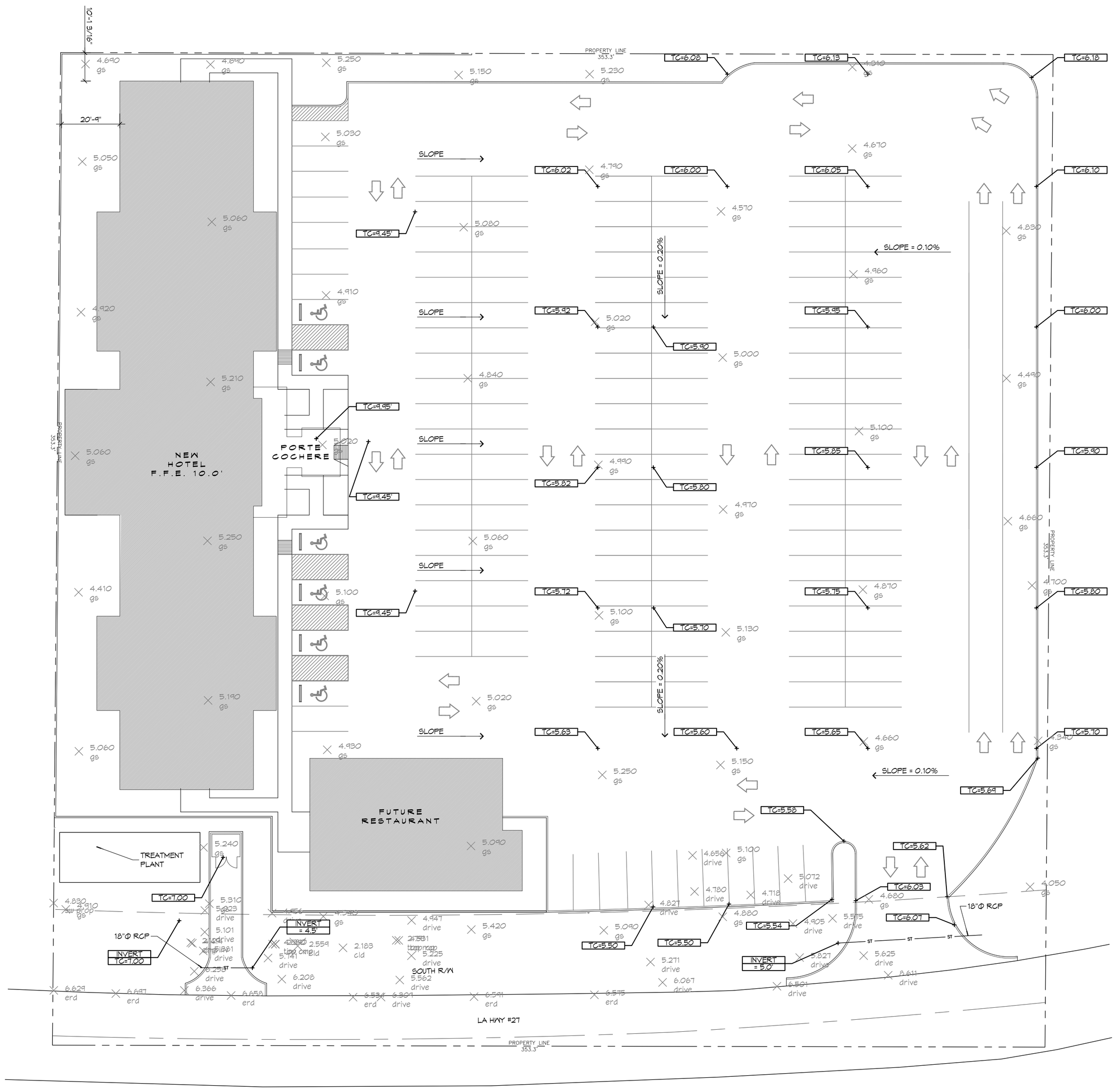
700 MAIN STREET
LOT #7 LA HWY 27
HACKBERRY, LA 70645

JOB No:	2265	DATE:	FEBRUARY, 2016
DRAWN BY:	JTL	CHECKED BY:	BAM

SHEET TITLE: SITE PAVING PLAN

DRAWING NUMBER: C103

SHEET No: 7 of 52



1 DRAINAGE SITE PLAN
SCALE: 1" = 20'

GENERAL SITE DRAINAGE NOTES

1. DRAIN PIPE(S) MUST BE THE BELL AND SPIGOT TYPE WITH "O" RING RUBBER GASKETS. THE BELLS OF THE PIPES SHALL BE LAID UPSTREAM. ALL JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC. ALL PIPES SHALL REQUIRE A 3" COMPACTED SAND OR LIMESTONE BASE.
2. REMOVE DEBRIS AND CLEAN BOTTOM OF DITCHES DOWN 6" IN DEPTH - REPLACE ANY BROKEN/CRUSHED PIPES OR CULVERTS WITH SAME SIZE AND TYPE.
3. DRAIN PIPE AND FITTINGS WITHIN PROPERTY LINE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE, MEETING CLASS 100 C-900 PVC.
4. ELEVATIONS SHOWN ARE MSL.
5. FIELD VERIFY ALL ELEVATIONS AND AND DRAINAGE SYSTEM PLACEMENT PRIOR TO START OF WORK.
6. PROVIDE VERTICAL ELBOW AT DOWNSPOUTS FOR CONNECTION TO SUBSURFACE DRAINAGE WHERE INDICATED. ELBOW ID SHALL BE SIZED SUCH THAT THE DOWNSPOUT CAN BE INSERTED INTO THE PIPE OPENING WITHOUT DEFORMATION TO THE DOWNSPOUT.

SITE DRAINAGE LEGEND

- TG=100.0' — TOP OF CONCRETE
- TG=100.0' — TOP OF GRATE
- INV=100.0' — INVERT OF PIPE
- st st st — NEW SUBSURFACE DRAINAGE PIPE

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.5950
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

#	DESCRIPTION	REVISIONS	DATE

SEAL:

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
02-19-16
PROFESSIONAL ENGINEER

MAINSTAY SUITES

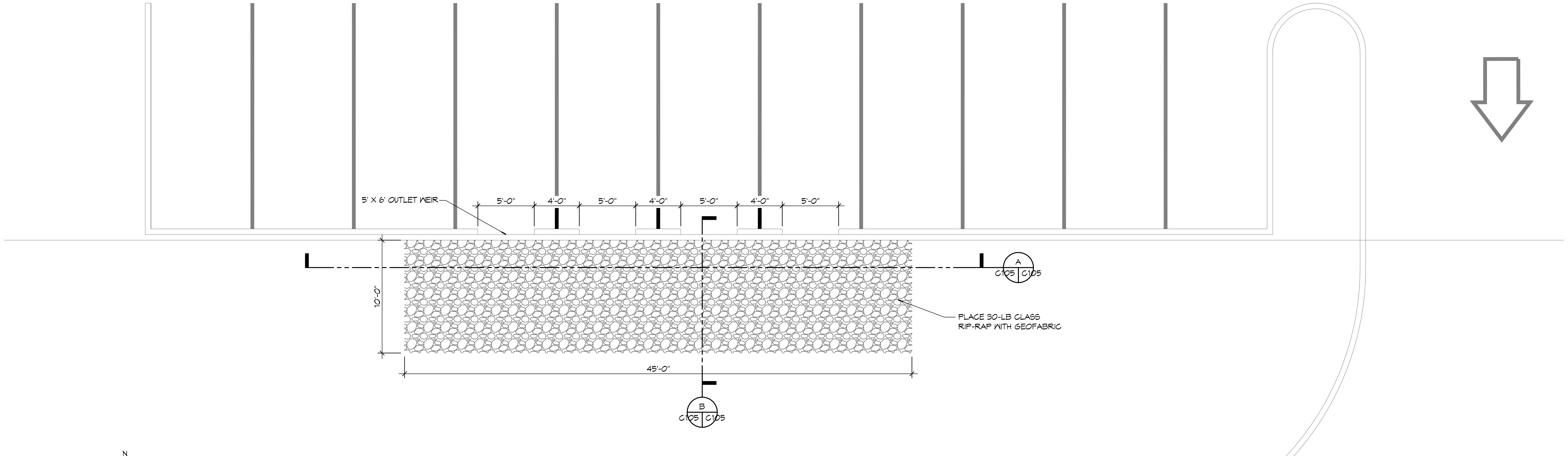
700 MAIN STREET
LOT 1 LA HWY 27
HACKBERRY, LA 70645

JOB No: 2265 | DATE: FEBRUARY, 2016
DRAWN BY: MNM | CHECKED BY: BAM

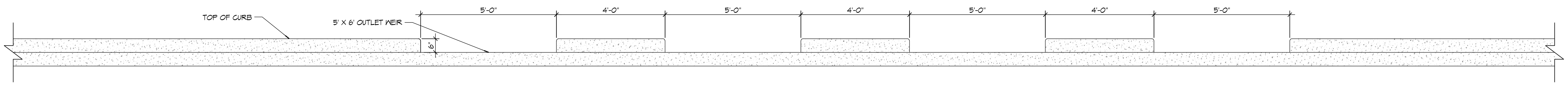
SHEET TITLE:
DRAINAGE SITE PLAN

DRAWING NUMBER:
C104

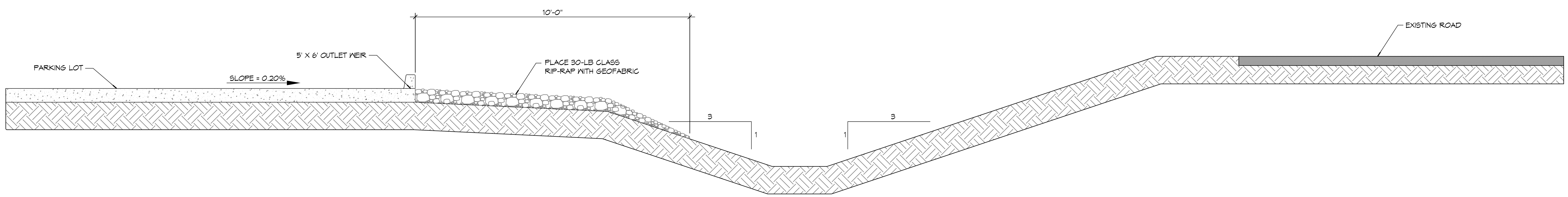
SHEET No: 8 of 52



1 DETAIL
SCALE: 3/16" = 1'-0"



A (C105|C105) SECTION
SCALE: 1/2" = 1' - 0"



B (C105|C105) TYPICAL CROSS SECTION
SCALE: 1/2" = 1' - 0"

GENERAL SITE DRAINAGE NOTES

1. DRAIN PIPE(S) MUST BE THE BELL AND SPIGOT TYPE WITH "O" RING RUBBER GASKETS. THE BELLS OF THE PIPES SHALL BE LAID UPSTREAM. ALL JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC. ALL PIPES SHALL REQUIRE A 3" COMPACTED SAND OR LIMESTONE BASE.
2. REMOVE DEBRIS AND CLEAN BOTTOM OF DITCHES DOWN 6" IN DEPTH - REPLACE ANY BROKEN/CRUSHED PIPES OR CULVERTS WITH SAME SIZE AND TYPE.
3. DRAIN PIPE AND FITTINGS WITHIN PROPERTY LINE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE, MEETING CLASS 100 C-900 PVC.
4. ELEVATIONS SHOWN ARE MSL.
5. FIELD VERIFY ALL ELEVATIONS AND AND DRAINAGE SYSTEM PLACEMENT PRIOR TO START OF WORK.
6. PROVIDE VERTICAL ELBOW AT DOWNSPOUTS FOR CONNECTION TO SUBSURFACE DRAINAGE WHERE INDICATED. ELBOW ID SHALL BE SIZED SUCH THAT THE DOWNSPOUT CAN BE INSERTED INTO THE PIPE OPENING WITHOUT DEFORMATION TO THE DOWNSPOUT.

SITE DRAINAGE LEGEND

Symbol	Meaning
TC=100.0'	TOP OF CONCRETE
TG=100.0'	TOP OF GRATE
INV=100.0'	INVERT OF PIPE
---•---•---	NEW SUBSURFACE DRAINAGE PIPE
→	DRAINAGE FLOW DIRECTION ARROW

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832 F: 985.641.5950

REVISIONS

#	DESCRIPTION	DATE

SEAL: STATE OF LOUISIANA BRIAN A. MISTICH License No. 30187 02-19-16 PROFESSIONAL ENGINEER

MAIN STAY SUITES

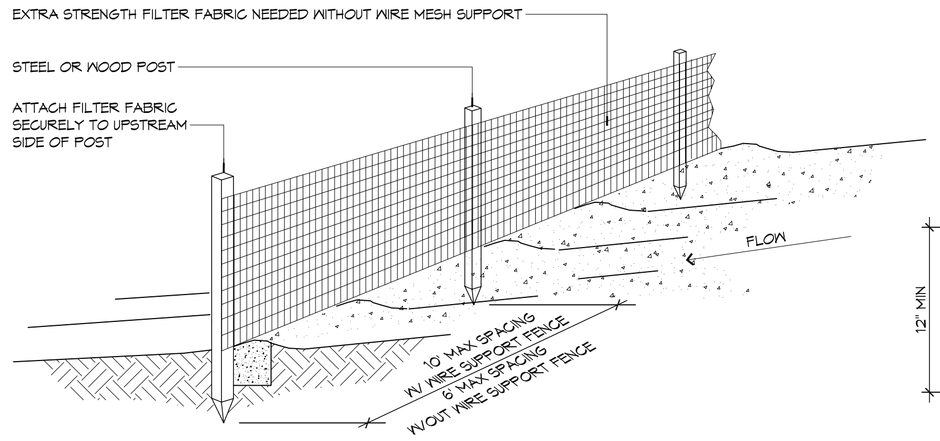
700 MAIN STREET
LOT #7 LA HWY 27
HACKBERRY, LA 70645

JOB No:	2265	DATE:	FEBRUARY, 2016
DRAWN BY:	WHM	CHECKED BY:	BAM

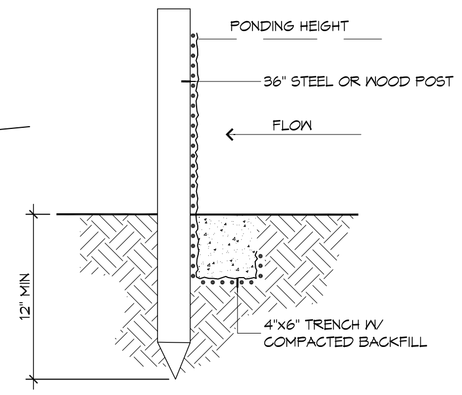
SHEET TITLE:
DRAINAGE DETAILS

DRAWING NUMBER:
C105

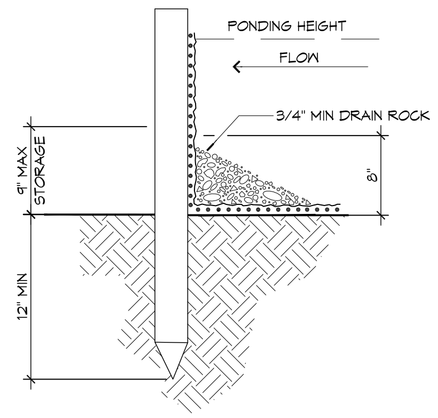
SHEET No: 9 of 52



C SILT FENCE



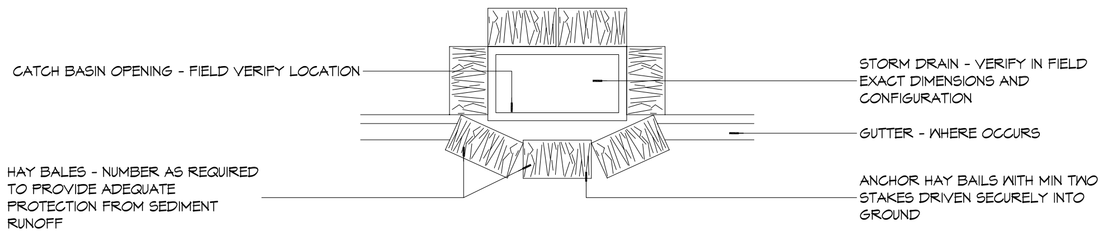
B FENCE WITH FENCE



A FENCE WITHOUT TRENCH

4 DETAILS
SCALE: NTS

EROSION CONTROL FENCE AT PROPERTY LINE OR LIMITS OF CONSTRUCTION

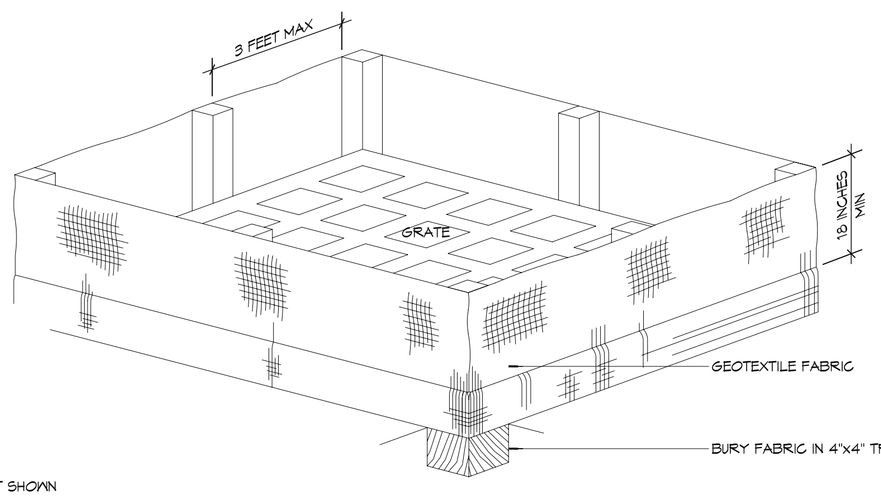


3 DETAIL
SCALE: NTS

CATCH BASIN PROTECTION

EROSION CONTROL FENCE NOTES:
THE TEMPORARY DROP INLET SILT TRAP IS TO BE USED IN SMALL DRAINAGE AREAS (LESS THAN 1 ACRE) WHERE THE STORM DRAIN IS FUNCTIONAL BEFORE THE AREA IS STABILIZED. THE TRAP CAN BE EITHER GEOTEXTILE FABRIC OR HAY BALES.

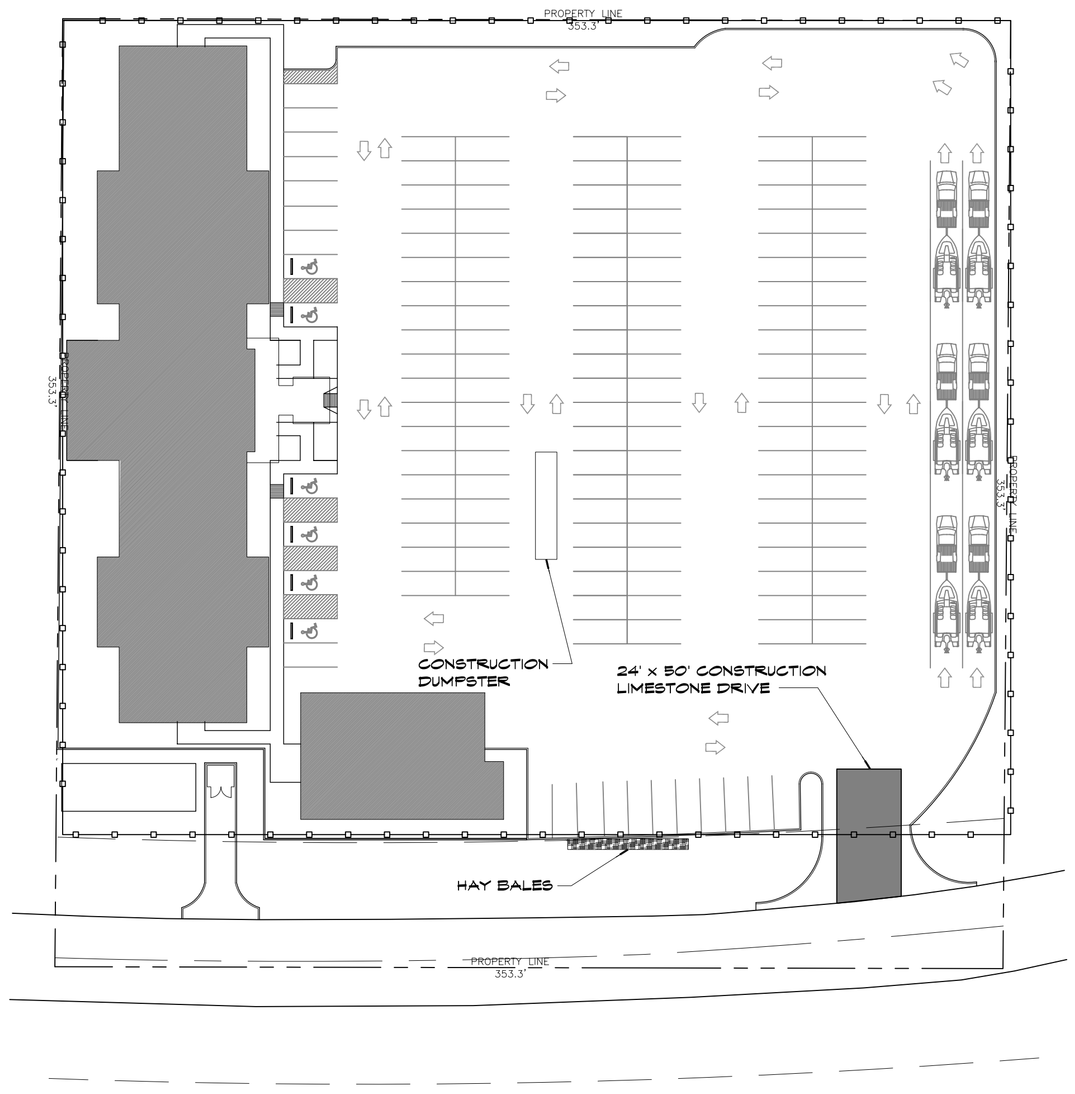
1. THE GEOTEXTILE FABRIC SHALL CONFORM TO SECTION 1019 (TYPE G) OF THE LA DOTD STANDARD SPECIFICATIONS.
2. WOODEN STAKES SUPPORTING THE FABRIC SHALL BE SPACED AROUND THE INLET AT A MAXIMUM SPACING OF 3 FEET.
3. THE HEIGHT OF THE FABRIC ABOVE THE INLET SHALL BE LIMITED TO 1'-6" AND THE BOTTOM OF THE FABRIC SHALL BE BURIED IN A TRENCH APPROXIMATELY 4" WIDE BY 4" DEEP. THE FABRIC SHALL BE STAPLED TO POST WITH 1/2" STAPLES.
4. THE TRAP SHOULD BE INSPECTED REGULARLY AND AFTER EACH STORM. THE SEDIMENT SHOULD BE REMOVED AND MAKE SURE EACH STAKE IS FIRMLY IN THE GROUND.



BACKFILL SOIL NOT SHOWN

2 DETAIL
SCALE: NTS

EROSION CONTROL FENCE AT GRATE



N

1 EROSION CONTROL PLAN
SCALE: 1"=40'

GENERAL EROSION CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL THE SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION'S STANDARDS.
6. THE SITE SHALL BE AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL CATCH BASIN INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THESE PLANS.
8. ANY WORK WITHIN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.

SILT FENCE INSTALLATION NOTES

1. THE BASE OF BOTH END POSTS MUST BE AT LEAST 2"-4" ABOVE THE TOP OF THE SILT FENCE FABRIC ON THE MIDDLE POSTS FOR DITCH CHECKS TO DRAIN PROPERLY. USE A HAND LEVEL OR STRING LEVEL, IF NECESSARY, TO MARK BASE POINTS BEFORE INSTALLATION.
2. INSTALL POSTS 3 - 4 FEET APART IN CRITICAL WATER RETENTION AREAS AND 6 - 7 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 24" DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FENCE FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45° THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ADDITIONALLY, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SILT IF NECESSARY.
9. COMPACTING IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 PSI OF PRESSURE. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
10. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
11. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. NINE INCH MAXIMUM RECOMMENDED STORAGE HEIGHT.
12. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

EROSION CONTROL LEGEND

SILT BARRIER PER 3/C106

SILT FENCE

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
Mobile, Alabama
PH: 985.649.5832 F: 985.641.5950
Chief Engineer: Brian Mistich, PE
Civil Consultant
Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE
1	RELOCATED PARKING	12-08-15

SEAL:

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
02-19-16
PROFESSIONAL ENGINEER

MAIN STAY SUITES
700 MAIN STREET
LOT #1 LA HWY 21
HACKBERRY, LA 70645

JOB No: 2265 | DATE: FEBRUARY, 2016
DRAWN BY: CKD | CHECKED BY: BAM

SHEET TITLE:
SITE PLAN - EROSION CONTROL AND DETAILS

DRAWING NUMBER:
C106

SHEET No: 10 of 52