



CITY COUNCIL MEETING AGENDA
Thursday, September 12, 2024 at 6:30 PM
Council Chambers

1. CALL TO ORDER

- A. Invocation and Pledge to the Flag
- B. Roll Call
- C. Adoption of Agenda

2. CONSENT AGENDA

- A. Year End 2024 Budget Adjustments
- B. Purchase of Equipment Trailer - \$15,995.00 (ARPA Funds)
- C. Purchase of 2 Kubota Mini Excavators - \$111,956.40 (ARPA Funds/Water Fund)
- D. Implementation of Tyler Technologies EAM with ESR - \$87,307.00 (General Fund/Water Fund)
- E. 2025 LMIG Resolution - \$215,768.42 (ARPA, LMIG & General Fund)
- F. 08-05-2024 Work Session Minutes
- G. 08-08-2024 Regular Council Meeting Minutes
- H. August Financial Report

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #A24-012** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requests Annexation of property located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010ADP, LG0600100DP, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) of 61.213+/- acres.
- B. **Case #R24-013** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 201.376+/- acres located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) The property owner is Tuck Family Farm LLP C/O Sherry S Grider. The current zoning is A2, R-44, CH, unzoned and the requested zoning is PUV with the proposed development of mixeduse development with 232 single-family homes, 150 townhomes, and 23,200 square feet of commercial space as well as greenspace.
- C. **Case #V24-014** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located Tuck Road, Conyers Road Loganville, GA 30052 at Parcels #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP). Present zoning is A2, R-44, CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2) to allow phase development.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

5. PUBLIC SAFETY COMMITTEE REPORT

6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

8. ECONOMIC DEVELOPMENT COMMITTEE REPORT

9. CITY MANAGER'S REPORT

10. CITY ATTORNEY'S UPDATES / REPORTS

[A.](#) Alleyway Abandonment Ordinance

[B.](#) Library Design IGA

11. EXECUTIVE SESSION

12. ADJOURNMENT

*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.

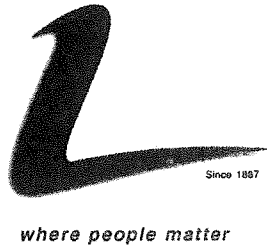


4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

2024 Year End Budget Amendments Summary

Expenditures:

- Water Fund: Amendment to increase budgeted expenditure 505-4300-575000 Loss on Disposition of Capital Assets by \$514,034.14. Due to the Water Fund having to take a loss on disposing of Capital Assets that have been disposed of but were still on the City's asset list with depreciation. There was no original adopted budget for this. Beginning budget \$0.00. After amendment ending budget \$514,034.14.
- Solid Waste/Sanitation Fund: Amendment to increase budgeted expenditure 540-4510-522110 Disposal by \$127,517.45. Due to increase in charges by Waste Management beginning January 2024 approved by Council on February 9, 2023 based off the 2020 Contract to allow up to a 5% increase on commercial waste services. The original adopted budget did not have enough to cover increase. Beginning budget \$1,710,000.00. After amendment ending budget \$1,837,517.45.



Staff Report Department of Public Utilities

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

To: Honorable Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: September 12, 2024

Subject: Purchase of Equipment Trailer (ARPA Funds)

RECOMMENDATION:

Staff requests the City Council approves the purchase of an equipment trailer for mini excavators.

FISCAL IMPLICATION:

The total quoted amount for the equipment trailer is \$15,995.00, and ARPA funds will be used for the purchase.

BACKGROUND:

The Utility Department is requesting this new trailer for the requested Kubota mini excavators. This equipment trailer will replace an older trailer we have had in service for roughly 15 years.



Invoice

Georgia Trailer Outlet
 45 Carson Loop NW
 Cartersville, GA 30121
 Phone: (770) 608-6882
 Sales Tax #: 308701129

RESET
RTO
INVOICE

Invoice Date	8/13/2024
Stock Number	86258

Buyer's Name	
Co-Buyer's Name &	City of Loganville
Address	4303 Lawrenceville Rd
City	Loganville
State	GA
Zip Code	30052
County	
Contact Phone #	(770) 466-1165
Contact Email	koroberts@loganville-ga.gov

(GA Residents Only)

Model Year	2025	Condition	New
Make	Behnke		
Model	Bumper Pull Tilt Deck		
VIN# (17 Characters)	4L5ST2721SF073343		

Trailer MSRP	\$18,394.25	(For Financing Use)
Trailer Sale Price	\$15,995.00	
Trailer Tax (Varies) <input type="checkbox"/>	-	Rate: 0.00%
GVWR De-Rate Fee <input type="checkbox"/>	-	
12% Federal Excise Tax <input type="checkbox"/>	-	
Misc Fees	-	
Accessory	-	
Accessoy Sales Tax 7% <input type="checkbox"/>	-	
Sub-Total	\$15,995.00	

Holding Payment	-	Date Received	
1st Payment	-	1st Payment Type	
Card Fee 3%	-	<input type="checkbox"/>	-
1st Payment Total	-		
2nd Payment	-	2nd Payment Type	
Card Fee 3%	-	<input type="checkbox"/>	-
2nd Payment Total	-		
Primary Payment	\$15,995.00	Primary Payment Type	
Card Fee 3%	-	<input type="checkbox"/>	Pending -
Primary Amount Due	\$15,995.00		
Final Amount Paid	\$15,995.00		

Buyer's Signature _____

Co-Buyer's Signature _____ (If Applicable)

Seller's Signature _____

All Sales are Final



Quote

August 13, 2024

Bill to

Michael Morrell
City of Loganville
Loganville, GA
Tel. 7707660911

Quote No.

#D626

Email
ga.gov

mmorrell@loganville-

Item Description	Qty	Price	Total
DC 90373 LPX210 20x82 - 82X18x2 dove 46UFU2023R1290373 2024 DIAMOND C LPX210 EQUIPMENT 82X20 18'+2' DOVE TAIL w/knee flips 2-10,000/4330#	× 1	\$10,995.00 \$17,995.00	\$17,995.00
MSO mail out Document processing	× 1	\$45.00	\$45.00
		Subtotal	\$18,040.00
			\$0.00
		Georgia State Tax (0.0%)	\$0.00
		Total	\$18,040.00
		Paid	\$0.00

Behind You All The Way,
Country Boy Trailers
1550 Atlanta Hwy / Cumming, GA 30040 /
sales@countryboy-trailers.com / 7708878508

Deposits are non-refundable. Returns may be subject to a 15% restocking fee. Special orders may not be eligible for return.



Quote

August 13, 2024

Bill to

Michael Morrell
City of Loganville
Loganville, GA
Tel. 7707660911

Quote No.

#D624

Email
ga.gov

mmorrell@loganville-

Item Description	Qty	Price	Total
DC 90239 HDT210 22x82 - 82x22			
46UFU2223R1290239			
2024 DIAMOND C HDT210	× 1	\$22,095.00	\$19,500.00
EQUIPMENT 82X22 TILT		\$19,500.00	
2-10000/4540#			
MSO mail out			
Document processing	× 1	\$45.00	\$45.00
		Subtotal	\$19,545.00
			\$0.00
		Georgia State Tax (0.0%)	\$0.00
		Total	\$19,545.00
		Paid	\$0.00

Behind You All The Way,
Country Boy Trailers
1550 Atlanta Hwy / Cumming, GA 30040 /
sales@countryboy-trailers.com / 7708878508

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Texas Pride Trailers Order Form



Section 2, Item B.

Sales Person Baylen Mills **Date** 8/13/24

Pick Up Location: MA: ST: TN: CA: MO: NC:
HO: OR: TXA:

Method of Payment: Cash: Bank Finance: Sheffield #

Customer Name/ Business Name: Kobe Roberts

POC & Number: 770.466.0911

Email Address: koroberps@loganville-ga.gov

Mailing Address:

Physical Address:

County: **EIN# or DL# & State Issued**

Options/Notes:

1	7' x 21' (17' + 4') wood deck 20k bumper pull gravity tilt
2	Dual 9,000 lb Direct Lube 8 lug (electric brakes on both axles)
3	New 17.5" ST235/75R17.5 18ply radial LRJ tires
4	4 hole adjustable height 2 5/16" ball
5	Single 12,000 pound drop leg (spring loaded)
6	All flush mount or recessed lifetime LED stop / turn / clearance lighting
7	
8	
9	
10	
11	17.5" 18PLY MOUNTED SPARE TIRE AND RIM
12	DISCOUNT

	Cost:	Tax
	\$9,995.00	Y
		Y
		Y
		Y
		Y
		Y
		Y
		Y
		Y
	\$350.00	Y
	-\$35.00	N
	Sub Total	\$10,310.00
	Sales Tax	\$0.00
	Registration	
	Doc Fee	\$50.00
	TN Handling Fee	
	CA Tire	
	Token / Farm Tags	\$0.00
	Transfer Fee	
	FET 12%	
	Shipping	\$1,640.00
	Credit Card Convenience Fee	\$0.00
	Deposit	\$0.00

Tax Rate: 0.00%

Stock Numbers: (separate with comma)

The balance due must be paid in Cashiers Check, or WIRE

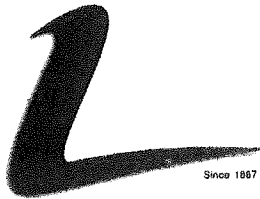
The balance due must be paid in Cashiers Check

Deposit is non refundable once steel is cut for trailer.

Delivery Miles 820 Cost Per Mile \$2.00

Estimated Pickup Date: **Heard About Us?** facebook

Total Sale: \$12,000.00



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: September 12, 2024

Subject: Purchase of Two Kubota Mini Excavators (ARPA Funds)

RECOMMENDATION:

Staff requests the City Council approves the purchase of two Kubota mini excavators.

FISCAL IMPLICATION:

The total quoted amount received under the state contract pricing is \$111,956.40, and ARPA funds will be used for the purchase. The excavators are in stock, and a delivery date will be scheduled upon payment.

BACKGROUND:

The Utility Department currently has two Kubota excavators, and are shared between four departments. One is a 2012 model, and the other excavator is a 2013 model. The Utility Department uses these excavators every day for water and sewer repairs, and the Stormwater Department uses one for general repairs and ditch work. The purchase of these new excavators will allow each department to have their own excavator, and will prevent any hindrances when projects are needing to be completed.

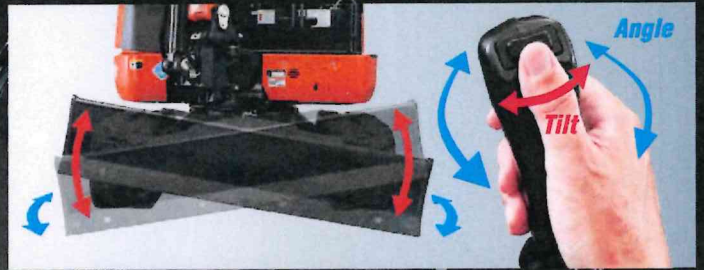


Hydraulic 6-in-1 Blade Models

Kubota's hydraulic 6-in-1 Blade can be angled right and left, and now, tilted as well. This blade enables six different positions: neutral, float-up, left-end-up, right-end-up, left-end-forward and right-end-forward. This feature makes leveling and backfilling work incredibly easy, even on inclines and uneven terrain, making you more productive and more efficient.

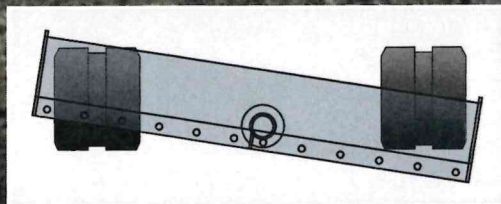
Tilt blade control

The 6-in-1 blade is a true productivity enhancer, and operation is now even more rewarding. Blade up, down, and float functions are the same as the previous model. Operate the rocker switch on top of the blade control to tilt the blade 10° up or down, and simply twist the control handle to angle the blade 25° left or right. Command all six functions simultaneously for more convenient control of landscaping, shaping, and backfilling jobs.



Superior width and tilt angle

This 5' 10.9"-wide blade stretches across the entire machine width, even when tilted. It can be tilted a generous 10 degrees right or left, allowing the operator to dig ditches easily when tilted on a flat surface.



Bolt-On cutting Edge (BOE)

The cutting edge protects the angle blade during heavy-duty dozing operations. The reversible cutting edge is divided into two sections to easily invert the edge for continued use.

Tie-down/lift points

The dozer blade's thick side plates improve the tie-down point's durability. Use them also as lifting points, along with the lifting point on top of the boom, for convenient 3-point crane lifting of the KX040-4.

SUPERIOR PERFORMANCE



Proportional flow control of auxiliary circuit (AUX1/2) and maximum oil flow setting

The KX040-4 is available with a standard AUX1 and optional AUX2 auxiliary circuits. The convenient thumb-operated switch on the lever allows easy proportional flow control of the auxiliary circuit, while a forefinger-operated on/off switch enables simple operation of special applications that require a constant oil flow. The maximum oil flow setting is conveniently adjustable from the digital panel. Up to five flow rates corresponding to specific attachments can be programmed in the memory on the digital panel for easy retrieval for the next job.



Strong bucket breakout

Even when heavily loaded, the KX040-4 won't slow down, thanks to its powerful breakout force. With the pin-on or quick coupler bucket, the bucket breakout force is more than enough for even the toughest excavating jobs.

Thumb bracket and relief valves

The hydraulic thumb makes short work of a variety of loading and material handling jobs. The factory installed mount brackets and hydraulics significantly reduce the time needed to mount accessories.

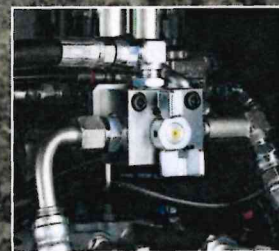
AUX1 diverter valve

With the AUX1 diverter valve, the AUX oil supply can be changed without having to remove the thumb pipeline when the operator wants to use a hydraulic attachment.



Third line hydraulic return

When working with one-way hydraulic attachments, such as a breaker or brush cutter, the standard third-line hydraulic return system allows oil to flow directly back to the tank without running through the control valves. This contributes to less oil contamination, reduced back pressure, and greater oil flow efficiency.





DELUXE INTERIOR

The KX040-4 raises the standard in 4-ton excavator comfort with a spacious cab that rivals 5-ton excavators. The luxurious cab features a wider entrance, greater legroom and a deluxe seat. Operability is greatly enhanced with more easy-to-use features than ever before.

New spacious cab

Designed for greater comfort, the new large cab with a fully flat floor provides more legroom to minimise fatigue.

Easy-open front side window

Unlike many excavator windows, the front glass window of the KX040-4 opens with ease. Just flip the latches on the window sides and slide it up. A gas-assist mechanism makes this action almost effortless.



Wider entrance

The KX040-4's larger cab provides a much wider door and more ample foot space, to make getting on and off the excavator a breeze.



A. Deluxe suspension seat

Designed and engineered to fit better and to keep you working longer comfortably, Kubota's high-back suspension seat reduces strain and minimizes operator fatigue. It reclines to accommodate your individual posture, and offers weight compensation, firm and adjustable wrist support and retractable seat belts.

B. 2-speed travel switch

By placing the 2-speed travel switch on the dozer lever, dozing operations can be done faster and easier.



C. Cup holder

With the convenience of a bigger cup holder, you can quench your thirst and work longer without leaving the cab. Or store your cell phone. The charging port is located conveniently close by.

D. Wrist rest

A thoughtfully designed wrist rest enhances operation and reduces operator fatigue.

E. Air conditioning

The overall air circulation in the cab has been improved, thanks to a stronger cooling/heating unit and the positioning of six vents around the operator to offer better all-round comfort.



Fully flat floor

For added comfort, the cabin floor is completely flat for greater legroom and a more spacious feel.



NEW DIGITAL PANEL



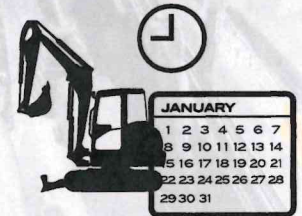
- A. Hour meter**
- B. Coolant temperature**
- C. Clock**
- D. Fuel level**
- E. Engine RPM**



Following the excellence of Kubota's Intelligent Control System, the new digital panel puts convenience at the operator's fingertips. Featuring easier button operation, the user-friendly digital panel is positioned to the front right corner of the operator. This operator-facing wider display greatly improves visibility. With easier access, simpler settings, easy-to-read indicators and alerts, you'll always be aware of the excavator's functioning status.

Operation history record

Operation history is automatically recorded on the KX040-4. You can trace back up to 90 days of the machine's usage dates by simply checking the built-in calendar.



Service mode



Warning mode



Operation history record



Max. oil flow setting (AUX1 and optional AUX2)

Automatic regeneration mode

The automatic regeneration system automatically burns particulate matter (soot) that accumulates in the diesel particulate filter (DPF) muffler. The soot is burned when the engine is operating at sufficient engine speed for regeneration. If the engine speed is lower than the required level for regeneration, the indicator requests an increase in the engine speed to keep the accumulation level low and the DPF clean. A service call or DPF filter replacement is required when the accumulated soot reaches a level that reduces the engine speed.



KX040-4 OPTIONS

STANDARD EQUIPMENT

Safety system

- Engine start safety system
- Travel motor with disc brake
- Swivel motor with disc brake
- All hydraulic control

Working equipment

- Auxiliary hydraulic circuit 1
- 2 working lights on cab and 1 light on the boom
- Dozer blade with float function
- Thumb bracket and relief valve

Operator's space

- ROPS/OPG (TOP Guard, Level I) canopy
- Weight-adjustable full suspension seat
- Retractable seat belt
- Hydraulic pilot control levers with wrist rests
- Travel levers with foot pedals
- Two pattern selection system
- Digital panel
- 12V power source
- Cup holder
- Horn

Engine/Fuel system

- Double element air filter
- Auto idling system
- Water separator with drain cock

Undercarriage

- 1'1.8" (350 mm) rubber track
- 1 × upper track roller
- 4 double-flange track rollers on each side
- 2-speed travel switch on dozer lever
- 2-speed travel with auto-shift

Hydraulic system

- 1-pump load sensing system
- Pressure accumulator
- Hydraulic pressure checking ports
- Straight travel circuit
- Third line hydraulic return
- Auxiliary switch (AUX1) on right control lever
- Adjustable maximum oil flow on auxiliary hydraulic circuits 1

Others

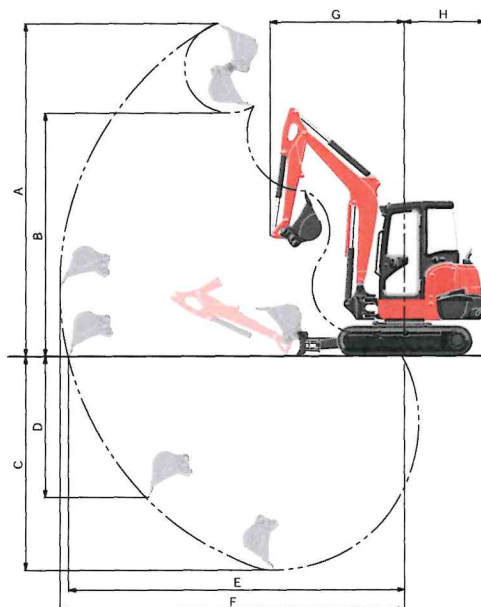
- Tool box
- Grease gun holder

OPTIONAL EQUIPMENT

- 6 in 1 blade with float function and BOE
- Angle blade with float function and BOE
- Cab with A/C
- Canopy lights
- Beacon lights
- 1'1.8" (350 mm) steel track
- Additional auxiliary hydraulic circuit 2 (adjustable max. oil flow control)
- Travel alarm
- Mirror kit
- Cab radio
- Hydraulic breaker
- Hydraulic thumb
- Pin-on and quick attach buckets

WORKING RANGE

Model			KX040-4
A	Max. digging height	ft. in. (mm)	17'6" (5335)
B	Max. dumping height	ft. in. (mm)	12'9.5" (3900)
C	Max. digging depth	ft. in. (mm)	11'2.7" (3420)
D	Max. vertical digging depth	ft. in. (mm)	7'4.8" (2255)
E	Max. digging radius, at ground level	ft. in. (mm)	17'9" (5410)
F	Max. digging radius	ft. in. (mm)	18'2.1" (5540)
G	Min. turning radius	W/o swing ft. in. (mm)	7'1.8" (2180)
		W swing ft. in. (mm)	5'11.1" (1805)
H	Min. tail turning radius	ft. in. (mm)	4'3.2" (1300)

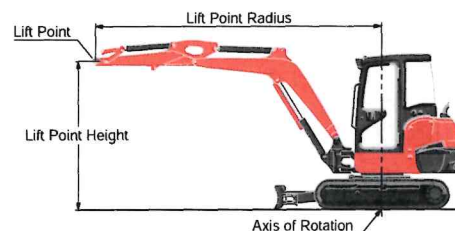


LIFTING CAPACITY

Cab rubber

LIFT POINT HEIGHT (ft)	LIFTING CAPACITY OVER-FRONT BLADE DOWN unit=1000 lbs			LIFTING CAPACITY OVER-SIDE unit=1000 lbs		
	LIFT POINT RADIUS (ft)			LIFT POINT RADIUS (ft)		
	8	12	14	8	12	14
6	2.72	1.91	1.75	2.72	1.60	1.27
4	3.54	2.13	1.86	2.76	1.55	1.25
2	4.08	2.32	1.96	2.65	1.51	1.22
GL	4.25	2.43	2.01	2.60	1.48	1.21

Machine with cab and rubber crawler, without bucket, with standard blade



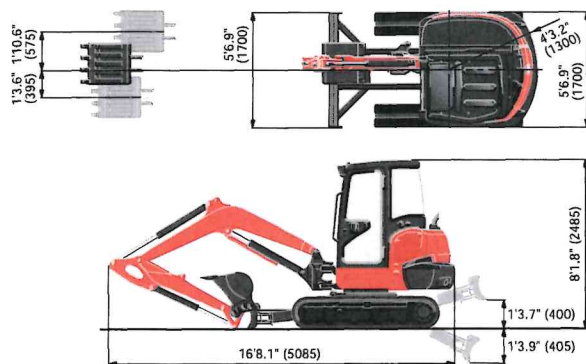
SPECIFICATIONS

Section 2, Item C.

Model		KX040-4		KX040-4 Angle Blade	KX040-4 6-in-1 Blade	
Type of ROPS / OPG (TOP Guard, Level I)*		Canopy / Cab				
Type of tracks		Rubber / Steel				
Engine	Model	Kubota D1803-CR-TE4				
	Output (SAE J1995 gross)	HP (kW) / rpm	40.4 (30.1) / 2200			
	Output (SAE J1349 net)	HP (kW) / rpm	38.9 (29.0) / 2200			
	Displacement	cu. in. (cc)	111.4 (1826)			
Dimensions	Overall length	ft. in. (mm)	16'8.2" (5085)			
	Overall height	Canopy / Cab	ft. in. (mm)	8'1.8" (2485) / 8'1.8" (2485)		
	Overall width		ft. in. (mm)	5'6.9" (1700)	5'10.9" (1800)	
	Min. ground clearance		in. (mm)	12.99" (330)		
Hydraulic system	Pump capacity	GPM (ℓ/min)	24.4 (92.4)			
	Auxiliary hydraulic flow	AUX1 / AUX2 GPM (ℓ/min)	17.2 (65) / 9.8 (37)			
	Max. breakout force	Bucket / Arm	lb. (kgf)	9535 (4325) / 4112 (1865)		
Drive system	Travel speed	Low / High	mph (km/h)	1.8 (2.9) / 3.1 (5.0)		
	Max. traction force	Low speed	lb. (kgf)	9747 (4420)		
	Tumbler distance		ft. in. (mm)	5'7.3" (1710)		
	Crawler length		ft. in. (mm)	7'1.6" (2175)		
	Shoe width		ft. in. (mm)	1'1.8" (350)		
	Ground contact pressure	Rubber Canopy / Cab	psi (kPa)	4.53 (31.2) / 4.68 (32.3)	4.70 (32.4) / 4.86 (33.5)	4.87 (33.6) / 5.02 (34.6)
		Steel Canopy / Cab	psi (kPa)	4.61 (31.8) / 4.76 (32.8)	4.78 (33.0) / 4.93 (34.0)	4.95 (34.1) / 5.10 (35.2)
Swing system	Unit swing speed		rpm	9.2		
	Boom swing angle	Left / Right	degree	70 / 55		
Blade	Dimensions	Width	ft. in. (mm)	5'6.9" (1700)		
		Height	ft. in. (mm)	1'1.8" (350)	1'3.2" (385)	
	Max. lift above ground		ft. in. (mm)	1'3.7" (400)	1'4.5" (420)	1'4.9" (430)
	Max. drop below ground		ft. in. (mm)	1'3.9" (405)	1'8.1" (510)	1'8.9" (530)
	Angle	Left / Right		degree	-	
Tilt			degree	-	25 / 25	10 / 10
Hydraulic oil (Reservoir / System)			gal (ℓ)	11.1 (42) / 19.6 (74)		
Fuel reservoir			gal (ℓ)	16.9 (64)		
Operating weight (Including operator's weight @ 175 lbs.)	Rubber Canopy / Cab	lbs. (kg)	9195 (4170) / 9500 (4310)	9545 (4330) / 9855 (4470)	9900 (4490) / 10210 (4630)	
	Steel Canopy / Cab	lbs. (kg)	9350 (4240) / 9655 (4380)	9700 (4400) / 10010 (4540)	10050 (4560) / 10360 (4700)	

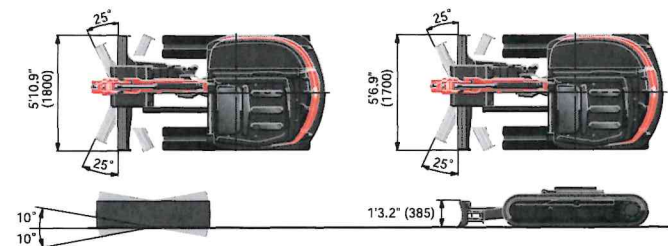
* OPG (TOP Guard, Level I) in accordance with ISO10262 is equivalent in definition to FOPS (Falling Object Protective Structure). The company reserves the right to change the above specifications without notice. This brochure is for descriptive purposes only. Please contact your local Kubota dealer for warranty information. For your safety, Kubota strongly recommends the use of a Rollover Protective Structure (ROPS) and seat belt for almost all applications.

DIMENSIONS



6-in-1 Blade

Angle Blade



Unit: ft. in. (mm)

©2013 Kubota Corporation



KUBOTA TRACTOR CORPORATION

Kubota Tractor Corporation, 3401 Del Amo Boulevard, Torrance CA 90503
 Western Division: 1175 S. Guild Ave., Lodi, CA 95240 Tel (209) 334-9910
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Technology Department • Kyle MacKenzie • Director
4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-0015 • www.loganville-ga.gov

Staff Report City Council

To: City Council

Through: Danny Roberts, City Manager

From: Kyle MacKenzie, IT Department Director

Date: August 28, 2024

Subject: Implementation of Tyler Technologies software platform EAM with ESR

RECOMMENDATION:

Staff recommends to the Loganville City Council to approve the software implementation project for Tyler Technologies EAM (Enterprise Asset Management) with ESR (Enterprise Service Requests). Project cost \$87,307.00. The software will allow the integration of multiple work order and request systems into one work order / service request management system. The total estimated project cost is \$87,307.00.

FISCAL IMPLICATION:

The implementation of the new work order system will help the office and field employees have a unified software for all work tracking. The system will help in organization of the jobs needing to be done and data collection for reporting of work completed. The system will help maintain a line of communication between office staff / utility billing staff and the employees in the field.

BACKGROUND:

Currently, the utility billing software, utilities work order software and the citizen request software are all separate work order systems. Office staff enter work orders into two of the three systems for the field employees to complete. Employees in the field have a tablet that is capable of opening work orders from two of the systems in two separate apps to track and complete work as needed. The new system consolidates all three into the same app and maintains all reporting data in a unified location. The internal software utilized for all work orders (not related to water meter maintenance) known as SEMS has been re-sold through two different companies during the time the Utilities Department has been using it. When issues arise with the software platform, the new company is extremely difficult to deal with, fixes for issues take weeks and at times it may take weeks to even receive a response from the software vendor. The company has recently sent over a EOL (End of Life) statement for SEMS that after 12/31/24, they will no longer support the software platform. The implementation of Tyler EAM with ESR is a consolidation of multiple platforms into the main proprietary utility billing platform already utilized. The system offered by Tyler Technologies offers a unified platform and for this reason, we have not included multiple quotes in this proposal.

DISCUSSION:

Approval to proceed with the software implementation project for Tyler Technologies EAM (Enterprise Asset Management) with ESR (Enterprise Service Requests). Project cost \$87,307.00.

ENTERPRISE ASSET MANAGEMENT

Asset Maintenance



IMPROVE OVERSIGHT

Track, rate, and manage your assets throughout their life cycles, maximizing asset value.



ENHANCE CONNECTIVITY

The Field Sheet mobile app connects operations with data, streamlining work order processes.



TYLER INTEGRATIONS

Integrate with Enterprise Permitting & Licensing, Enterprise ERP, Enterprise Service Requests, and more.

Tyler's asset maintenance functionality manages your physical assets and associated work management needs. Whether it is repairing a broken water main or keeping streetlights working, you need an efficient, timely process for correcting issues, managing work orders, and performing preventive maintenance.

Part of Enterprise Asset Management, asset maintenance allows you to track, rate, and manage your assets throughout their life cycles with detailed inventory, preventive maintenance, inspections, on-demand work orders, condition assessments, and more. This robust software also allows you to make informed decisions on whether to repair or replace an asset and provides tools to streamline the maintenance process from design through construction.

In addition, Field Sheet Mobile, a mobile app, connects users in the field to the asset maintenance data — streamlining operations, and increasing efficiency. With these tools working together, work order and asset management have never been easier.

Asset maintenance enables organizations to track and maintain assets effectively. With this tool, your organization can:

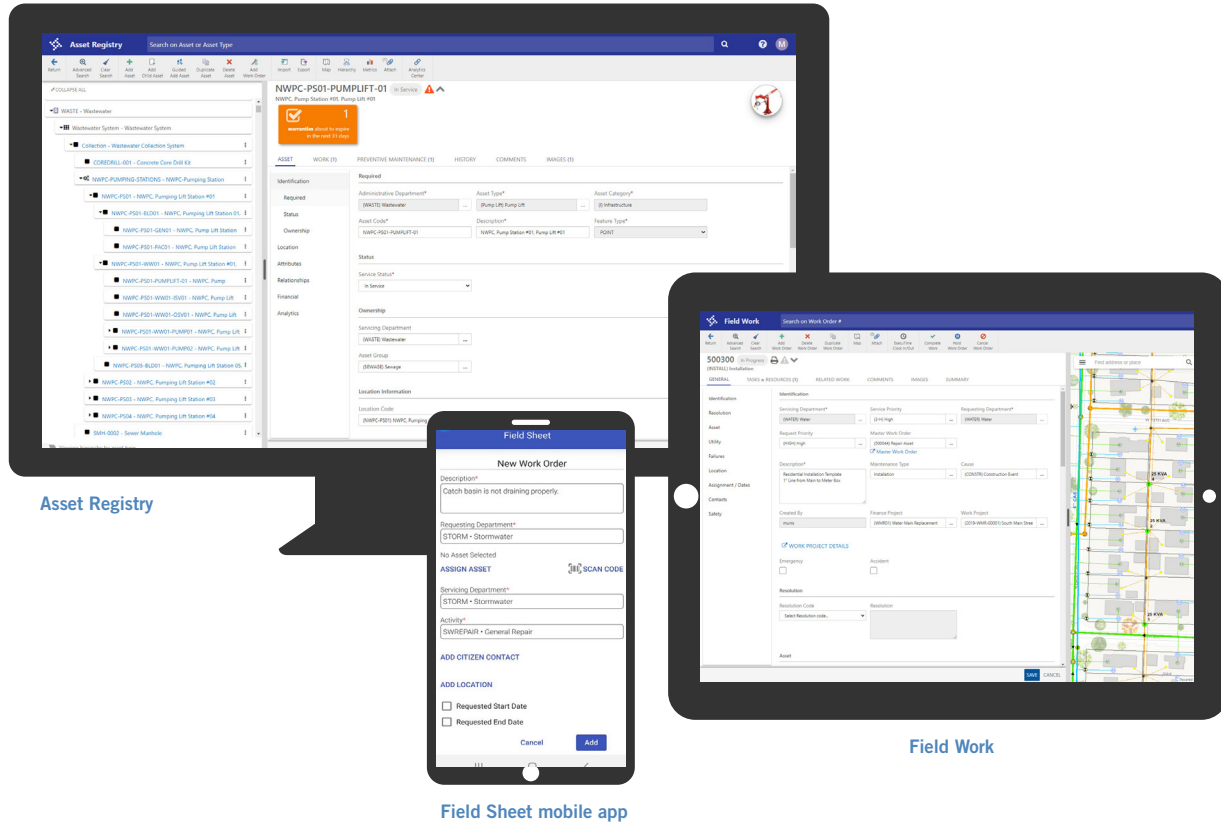
- Increase reliability of physical assets
- Enhance preventive maintenance
- Improve asset performance and service life
- Provide configurability to address the most critical asset management challenges

A GIS-CENTRIC SOLUTION

Asset maintenance fully leverages the advantages of Esri® with an embedded mapping environment that allows for a seamless, GIS-centric solution to work management. Whether selecting data on the map or through asset maintenance, users can interact dynamically with their data. With the bi-directional DataSync tool, asset attribute data stored in asset maintenance and Esri can be synchronized to allow your organization to leverage both programs to their fullest.

EMPOWER YOUR ORGANIZATION TO:

- Track, rate, and manage your assets with detailed inventory and condition assessments
- Maintain data consistency with asset data stored in Esri with the bi-directional DataSync tool
- Schedule preventive maintenance and extend asset life
- Review work orders and update them as completed
- Proactively manage infrastructure assets
- Plan and monitor unexpected and expected work activities, from initial requests through completion
- Manage critical business processes using a configurable dashboard
- Make informed decisions to repair, refurbish, or replace an asset
- Determine the viability of assets with operational analytics
- Review maintenance history of all work orders for a given asset
- Display use and revenue history for all work orders in which an asset was charged or billed
- Make decisions on the best use of resources
- Allow workers to enter data into the system from anywhere at any time



Asset Registry

Field Sheet mobile app

Field Work

FIELD SHEET MOBILE FOR ENTERPRISE ASSET MANAGEMENT

With the included mobile app, Field Sheet Mobile, technicians can check assignments, execute work orders in the field, and create work orders – whether connected to the internet or not. The mobile application updates Tyler’s Enterprise Asset Management when connected. It keeps your office staff informed with real-time updates from your technicians in the field.

With Field Sheet Mobile, users in the field can:

- View, add, and edit detailed work order information including labor, equipment, inventory, supplies, photos, comments, and checklists
- Assign work orders to themselves or other staff
- Perform scans for barcoded assets and inventory items, simplifying data entry for technicians



Sales Quotation For:
 City of Loganville
 4303 Lawrenceville Rd
 Loganville GA 30052-2637

Quoted BY Tami Bates
 Quote Expiration 9/1/24
 Quote Name EAM with ESR (no MyCivic)
 -7 users 4 departments

Tyler Annual Software – SaaS	
Description	Annual
Civic	
Enterprise Permitting & Licensing powered by EnerGov	
Enterprise Service Requests	\$ 3,215
Enterprise Asset Management Suite	
GIS (Per User) [7]	\$ 2,251
Requestors Access License	\$ 965
Enterprise Forms	\$ 581
Asset Maintenance [7]	\$ 6,752
Analytics and Reporting	\$ 0
Asset Performance [7]	\$ 2,701
ERP Pro powered by Incode	
ERP Pro 10 Financial Management Suite	
Inventory Control	\$ 3,537

TOTAL:

\$ 20,002

Services		
Description	Hours/Units	Extended Price
ERP Pro 10 Financial Management Suite		
Professional Services	32	\$ 4,640
Enterprise Permitting & Licensing powered by EnerGov		
Professional Services	80	\$ 11,600
Enterprise Asset Management Suite		
Asset Maintenance	320	\$ 46,400
Enterprise Forms Configuration	1	\$ 0
Project Management	1	\$ 1,950
Professional Services	17	\$ 2,465
Other Services		
Project Management	1	\$ 250
TOTAL:		\$ 67,305

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 20,002
Total Tyler Services	\$ 67,305	
Summary Total	\$ 67,305	\$ 20,002
Contract Total	\$ 87,307	

Comments

Work will be delivered remotely unless otherwise noted in this agreement.

Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Enterprise Service Requests

Enterprise Service Requests is an application for citizens to report code complaints. Tyler resources will configure, train client personnel, and support go-live for 311 functionality utilized by Enterprise Permitting & Licensing powered by EnerGov.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.

Fees for services included in this sales quotation shall be invoiced as indicated below.

- Implementation and other professional services fees shall be invoiced as delivered.
- Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
- Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
- Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.

- Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler's SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____
Print Name: _____ P.O.#: _____



Technology Department • Kyle MacKenzie • Director
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Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Jeremy Armistead, Public Works Department Director

Date: August 28, 2024

Subject: Resolution to apply for 2025 LMIG

RECOMMENDATION:

The staff recommends that Loganville City Council approve for the Public Works Department to apply for the 2025 LMIG fund. Upon approval we would apply for the grant in the amount of \$165,975.71. The City of Loganville would be required to commit to a 30% fund match of \$49,792.71. This would bring the 2025 LMIG total \$215,768.42. The 2025 LMIG project would be put out for bid in February and we would return in March with the approved bidder.

BACKGROUND:

Each year the City of Loganville attempts to pave three miles of city streets and roads using the LMIG funding.

RESOLUTION NO. 9-12-2024

A RESOLUTION OF THE OF THE CITY OF LOGANVILLE, GEORGIA, SUPPORTING AND AUTHORIZING THE CITY'S 2025 LOCAL MAINTENANCE IMPROVEMENT GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION.

WHEREAS, the City of Loganville has inspected the roadway system and has developed an inventory of resurfacing needs for the Georgia Department of Transportation's ("GDOT") Local Maintenance Improvement Grant ("LMIG") funding; and,

WHEREAS, based on the City's population and total non-state route centerline miles, GDOT will provide an allocation in the amount of \$165,975.71 through the Local Maintenance Improvement Grant, a transportation improvement funding mechanism that originates from the State's gas tax; and,

WHEREAS, the LMIG GRANT requires a 30% match from the City of Loganville of \$49,792.71 bringing the combined total to \$215,768.42.

WHEREAS, GDOT requires the chief elected official to execute a Local Maintenance Improvement GRANT for Fiscal Year 2025 with a cover letter before funds will be distributed to the City of Loganville.

NOW, THEREFORE, BE IT RESOLVED, that Mayor and City Council of Loganville do hereby authorize the Mayor's execution of the Local Maintenance Improvement Grant for the resurfacing of various City roadways.

SO, RESOLVED this 12TH day of September, 2024

APPROVED: _____

Lee "Skip" Baliles, Mayor

ATTEST: _____

Kristi Ash, Deputy Clerk



CITY COUNCIL WORK SESSION MINUTES

Monday, August 05, 2024 at 6:30 PM

Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:30pm.

A. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

B. Approval of Agenda

Motion made by Council Member Huntsinger to adopt the agenda. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case #V24-015** – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has request this reduced to 15 feet.

Case #V24-015, #V24-018 and the Blanchard Auto Variance Appeal were all heard together.

The applicant, Robert Gardner was present and spoke in support of his request and answered questions.

- B. Case #V24-018** – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is City of Loganville Development Regulations 6.3.3 (C) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

- C. E&S Rentals, LLC** is requested a variance at 164 Bobby Boss Drive for the following:

1. Change the detention ponds required 4:1 slope to concrete vertical walls. 2. Reduce the detention pond easement from 20ft to 10ft.

This request was denied by the Department of Utilities and the applicant is appealing the decision.

- D. **Case #V24-022** – AMH Development LLC requested a Major Variance for the property located at 2467 Claude Brewer Road Loganville, GA 30052, Walton County. Map/Parcel#LG160005. Present zoning is R-22 CSO. Ordinance and Section from which relief is sought is Zoning Ordinance Section 1, 119, design criteria-exterior materials. Applicant request to reduce rear elevations requirement to 3” brick or stone water tables which will include sides of 3rd car garages.

PUBLIC HEARING:

The applicant was present. Shane Lanham and Ben Showmaker both spoke non behalf of the applicant.

There was no one present to speak in opposition and the public hearing was closed.

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. Adoption of 2022-2023 Defined Benefit Retirement Plan Restatement
Consent Agenda for Thursday Night

- B. 2024 Millage Rate

4. PUBLIC SAFETY COMMITTEE REPORT

- A. Utility Vehicle Purchase - Police & Fire - \$63,986.39 (2019 Walton County SPLOST)
Consent Agenda for Thursday Night

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- A. Tyler Technologies Meter Interface - \$3,339.00 (ARPA Funds)
Consent Agenda for Thursday Night

- B. Tommy Lee Fuller Dr / Publix Driveway Design Hydrology Design - \$24,700.00 (ARPA Funding)
Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

- A. Purchase of (1) Wanco Full Matrix Message Board - \$19,230.00 (ARPA Funds) and (2) Wanco 30ft Light Towers - ARPA Funds - \$29,347.50 (ARPA Funds)
Consent Agenda for Thursday Night

- B. Asphalt Repairs/Replacement and Crack Sealing of Various City Roadways - \$861,025.43 (includes 10% contingency)
Consent Agenda for Thursday Night

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. Discussion of Downtown Overlay District

City Attorney Paul Rosenthal and City Staff to look at the information presented and see what changes might be beneficial to Downtown Overlay District.

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

- A. Development Regulations Update - For Action on Thursday
Consent Agenda for Thursday Night

10. EXECUTIVE SESSION

11. ITEMS FOR THURSDAY NIGHT

- A. July Minutes
- B. July Financial Report

12. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

Joyce Davis, 4421 Pecan Street addressed the Mayor and Council.

13. ADJOURNMENT

Motion made by Council Member DuVall to adjourn. Seconded by Council Member Huntsinger. Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Meeting adjourned at 9:26pm.



CITY COUNCIL MEETING MINUTES
Thursday, August 08, 2024 at 6:30 PM
Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:30pm.

A. Invocation and Pledge to the Flag

Stan Mauldin gave the invocation and led the pledge to the flag.

B. Roll Call

PRESENT

- Mayor Skip Baliles
- Council Member Bill DuVall
- Council Member Anne Huntsinger
- Council Member Melanie Long
- Council Member Lisa Newberry
- Council Member Branden Whitfield
- Council Member Patti Wolfe

C. LHS 2024 Baseball State Championship Recognition

Mayor Skip Baliles recognized the Loganville High School 2024 Baseball Team for their recent State Championship.

D. First Friday Hero Award - Sgt. Dustin Cain

Fire Chief Tim Johnson recognized Sgt. Dustin Cain for being recognized as the July First Friday Hero. He was nominated for painting a citizens fence when they were called to her location due to possible heat related issues as she was painting the fence.

E. Adoption of Agenda

Motion made by Council Member Long to adopt the agenda. Seconded by Council Member DuVall. Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

2. CONSENT AGENDA

Motion made by Council Member Whitfield to adopt the Consent Agenda as follows:

- A. Adoption of 2022-2023 Defined Benefit Retirement Plan Restatement
- B. Utility Vehicle Purchase - Police & Fire - \$63,986.39 (2019 Walton County SPLOST)
- C. Tyler Technologies Meter Interface - \$3,339.00 (ARPA Funds)
- D. Tommy Lee Fuller Dr / Publix Driveway Design Hydrology Design - \$24,700.00 (ARPA Funding)

- E. Purchase of (1) Wanco Full Matrix Message Board - \$19,230.00 (ARPA Funds) and (2) Wanco 30ft Light Towers - ARPA Funds - \$29,347.50 (ARPA Funds)
- F. Asphalt Repairs/Replacement and Crack Sealing of Various City Roadways - \$861,025.43 - includes 10% contingency (ARPA Funding)
- G. Development Regulations Update - For Action on Thursday
- H. July Minutes
- I. July Financial Report

Seconded by Council Member Huntsinger.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

A. Case #V24-015 – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has request this reduced to 15 feet.

Motion made by Council Member Newberry to deny the request. Seconded by Council Member Long.

Voting Yea: Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Voting Nay: Council Member DuVall

Motion carried 5-1.

B. Case #V24-018 – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is City of Loganville Development Regulations 6.3.3 (C) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

Motion made by Council Member Newberry to deny the request. Seconded by Council Member Wolfe.

Voting Yea: Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Voting Nay: Council Member DuVall, Council Member Huntsinger

Motion carried 4-2.

C. E&S Rentals, LLC is requested a variance at 164 Bobby Boss Drive for the following:
1. Change the detention ponds required 4:1 slope to concrete vertical walls. 2. Reduce the detention pond easement from 20ft to 10ft.

This request was denied by the Department of Utilities and the applicant is appealing the decision.

Motion made by Council Member Newberry to uphold the decision of the Public Utilities Department. Seconded by Council Member Wolfe.

Voting Yea: Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Voting Nay: Council Member DuVall, Council Member Huntsinger

Motion carried 4-2.

- D. Case #V24-022** – AMH Development LLC requested a Major Variance for the property located at 2467 Claude Brewer Road Loganville, GA 30052, Walton County. Map/Parcel#LG160005. Present zoning is R-22 CSO. Ordinance and Section from which relief is sought is Zoning Ordinance Section 1, 119, design criteria-exterior materials. Applicant request to reduce rear elevations requirement to 3' brick or stone water tables which will include sides of 3rd car garages.

Motion made by Council Member Newberry to deny the request. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Wolfe

Voting Nay: Council Member Huntsinger, Council Member Whitfield

Motion carried 4-2.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. 2024 Millage Rate

Motion made by Council Member Huntsinger to approve the 2024 Millage Rate Resolution as presented. Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

5. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Meeting adjourned at 7:14pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



City of Loganville

Section 2, Item H.
Income Statement
Account Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2024

Table with 7 columns: Original Total Budget, Current Total Budget, MTD Activity, YTD Activity, YTD Activity + Encumbrances, Budget Remaining. Rows include various tax and revenue categories like Real Property Taxes, Motor Vehicle Tax, etc.

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item H. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-0000-371250	Police Fund Donations	100.00	100.00	4,750.00	9,650.00	9,650.00	-9,550.00
100-0000-389000	Bank Charges & Misc.	3,000.00	3,000.00	199.72	-986.95	-986.95	3,986.95
100-0000-389150	Rental Receipts	80,000.00	80,000.00	7,375.00	10,100.00	10,100.00	69,900.00
100-0000-389175	Event Receipts	75,000.00	75,000.00	7,842.34	21,127.45	21,127.45	53,872.55
100-0000-391220	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
100-0000-391230	Transfer In - Hotel/Motel	50,000.00	50,000.00	10,538.74	0.00	0.00	50,000.00
Department: 0000 - Non-Departmental Total:		16,503,910.00	16,503,910.00	412,264.42	706,692.94	703,017.94	15,800,892.06
Department: 1100 - Legislative							
100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	8,000.00	8,000.00	40,000.00
100-1100-512200	Fica & Medicare	3,800.00	3,800.00	306.00	612.00	612.00	3,188.00
100-1100-512400	Pmts To Retirement Sys	8,700.00	8,700.00	1,032.36	1,032.36	1,032.36	7,667.64
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	0.00	250.00
100-1100-523500	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1100-523600	Dues & Fees	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1100-523700	Education & Training	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-1100-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-531300	Food	850.00	850.00	0.00	0.00	0.00	850.00
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		92,100.00	92,100.00	5,338.36	9,644.36	9,644.36	82,455.64
Department: 1300 - Executive							
100-1300-511100	Salaries & Wages - Executive	335,000.00	335,000.00	30,897.63	49,518.25	49,518.25	285,481.75
100-1300-512100	Group Insurance	92,000.00	92,000.00	7,707.89	23,123.67	23,123.67	68,876.33
100-1300-512200	Fica & Medicare	25,000.00	25,000.00	2,326.36	4,206.20	4,206.20	20,793.80
100-1300-512400	Pmts To Retirement Sys	68,475.00	68,475.00	7,204.84	7,204.84	7,204.84	61,270.16
100-1300-512700	Workers Compensation	800.00	800.00	0.00	272.33	272.33	527.67
100-1300-512810	Uniforms	3,000.00	3,000.00	327.60	327.60	327.60	2,672.40
100-1300-521200	Professional Services	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
100-1300-521201	Legal Expenses	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
100-1300-521202	Engineering Fees	50,000.00	50,000.00	4,200.00	4,200.00	4,200.00	45,800.00
100-1300-523500	Travel	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-1300-523510	City Manager Car Allowance	9,100.00	9,100.00	700.00	1,400.00	1,400.00	7,700.00
100-1300-523600	Dues & Fees	8,000.00	8,000.00	275.00	275.00	275.00	7,725.00
100-1300-523700	Education & Training	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1300-523900	Other	2,500.00	2,500.00	1,072.80	1,072.80	1,072.80	1,427.20
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,000.00	1,000.00	313.06	313.06	313.06	686.94
100-1300-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531114	Flowers & Plants	500.00	500.00	74.88	74.88	163.66	336.34
100-1300-531300	Food	500.00	500.00	76.87	76.87	194.14	305.86
100-1300-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1300 - Executive Total:		629,875.00	629,875.00	55,176.93	92,065.50	92,271.55	537,603.45
Department: 1510 - Financial Administration							
100-1510-511100	Salaries & Wages - Gen Adm/Ch	460,000.00	460,000.00	34,761.17	60,749.57	60,749.57	399,250.43
100-1510-511300	Overtime Pay	2,500.00	2,500.00	15.16	53.80	53.80	2,446.20
100-1510-512100	Group Insurance	150,000.00	150,000.00	13,388.75	39,695.75	39,695.75	110,304.25
100-1510-512200	Fica & Medicare	35,500.00	35,500.00	2,556.96	5,117.74	5,117.74	30,382.26
100-1510-512400	Pmts To Retirement Sys	94,000.00	94,000.00	9,893.20	9,893.20	9,893.20	84,106.80
100-1510-512700	Workers Compensation	4,500.00	4,500.00	0.00	1,428.99	1,428.99	3,071.01
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00
100-1510-521101	Fifa Expense	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1510-521200	City Attorney & Retainer	180,000.00	180,000.00	0.00	39,176.47	39,176.47	140,823.53
100-1510-521203	Audit Fees	35,500.00	35,500.00	0.00	0.00	0.00	35,500.00
100-1510-521205	Cpa Expense	12,000.00	12,000.00	488.75	488.75	488.75	11,511.25

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1510-521207	Codification Of City Code	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
100-1510-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1510-523130	General Liability	58,000.00	58,000.00	76,710.00	76,710.00	76,710.00	-18,710.00
100-1510-523201	Postage	7,500.00	7,500.00	200.50	401.00	401.00	7,099.00
100-1510-523301	Advertising Expense	2,500.00	2,500.00	1,656.00	1,656.00	1,656.00	844.00
100-1510-523400	Printing & Binding	300.00	300.00	0.00	0.00	0.00	300.00
100-1510-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-1510-523600	Dues & Fees	12,000.00	12,000.00	50.00	452.00	452.00	11,548.00
100-1510-523700	Education & Training	2,000.00	2,000.00	260.00	260.00	260.00	1,740.00
100-1510-523900	Other	3,500.00	3,500.00	115.00	230.00	230.00	3,270.00
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	724.17	724.17	965.53	3,034.47
100-1510-531101	Office Supplies	7,500.00	7,500.00	1,820.10	1,820.10	1,875.87	5,624.13
100-1510-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1510-541200	Site Improvements	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-1510-581200	Principal - Lease	114,400.00	114,400.00	0.00	0.00	0.00	114,400.00
100-1510-582200	Interest - Leases	18,555.00	18,555.00	0.00	0.00	0.00	18,555.00
Department: 1510 - Financial Administration Total:		1,236,805.00	1,236,805.00	142,639.76	238,857.54	239,154.67	997,650.33
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	198,264.00	198,264.00	14,961.13	26,092.29	26,092.29	172,171.71
100-1535-511300	Overtime Pay	1,000.00	1,000.00	112.48	224.96	224.96	775.04
100-1535-512100	Group Insurance	34,000.00	34,000.00	2,686.75	8,060.25	8,060.25	25,939.75
100-1535-512200	Fica & Medicare	15,168.00	15,168.00	1,127.45	2,251.06	2,251.06	12,916.94
100-1535-512400	Pmts To Retirement Sys	40,556.00	40,556.00	4,264.06	4,264.06	4,264.06	36,291.94
100-1535-512810	Uniforms	1,000.00	1,000.00	241.41	241.41	241.41	758.59
100-1535-521208	Professional Service	13,000.00	13,000.00	0.00	0.00	0.00	13,000.00
100-1535-521301	Computer Services	150,069.00	150,069.00	17,425.54	33,198.54	37,732.30	112,336.70
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	18,869.00	18,869.00	2,019.86	3,762.62	3,762.62	15,106.38
100-1535-522206	Computer Repair & Maint	14,500.00	14,500.00	0.00	3,271.56	3,271.56	11,228.44
100-1535-523130	General Liability	30,000.00	30,000.00	24,579.36	24,579.36	24,579.36	5,420.64
100-1535-523200	Telephone	54,961.00	54,961.00	3,603.55	4,367.23	4,367.23	50,593.77
100-1535-523600	Dues & Fees	200.00	200.00	250.00	250.00	250.00	-50.00
100-1535-523700	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	500.00	500.00	0.00	0.00	0.00	500.00
100-1535-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531102	Computer Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-1535-531600	Small Equipment <\$20000	49,299.00	49,299.00	2,335.99	2,474.93	2,474.93	46,824.07
100-1535-542100	Machinery & Equipment	61,000.00	61,000.00	0.00	0.00	0.00	61,000.00
Department: 1535 - It - Data Processing/Mis Total:		689,936.00	689,936.00	73,607.58	113,038.27	117,572.03	572,363.97
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	200,765.00	200,765.00	15,443.46	23,579.99	23,579.99	177,185.01
100-1565-512100	Group Insurance	72,312.00	72,312.00	2,470.00	7,645.75	7,645.75	64,666.25
100-1565-512200	Fica & Medicare	15,359.00	15,359.00	1,119.92	1,995.97	1,995.97	13,363.03
100-1565-512400	Pmts To Retirement Sys	41,020.00	41,020.00	4,317.84	4,317.84	4,317.84	36,702.16
100-1565-512700	Workers Compensation	25,000.00	25,000.00	0.00	6,431.34	6,431.34	18,568.66
100-1565-512810	Uniforms	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	3,136.49	3,989.01	3,989.01	36,010.99
100-1565-521302	Drug Testing	200.00	200.00	0.00	0.00	0.00	200.00
100-1565-522204	Building Repairs & Maint	135,000.00	135,000.00	9,101.24	9,727.61	10,206.16	124,793.84
100-1565-523140	Property Insurance	23,000.00	23,000.00	38,299.50	38,299.50	38,299.50	-15,299.50
100-1565-523200	Telephone	0.00	0.00	-780.22	-780.22	-780.22	780.22
100-1565-531100	General Supplies & Mater	12,000.00	12,000.00	1,532.25	1,532.25	1,690.92	10,309.08
100-1565-531105	Hand Tools	1,500.00	1,500.00	151.11	151.11	151.11	1,348.89
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	4,662.99	4,662.99	4,662.99	55,337.01
100-1565-531220	Natural Gas	35,000.00	35,000.00	543.80	543.80	543.80	34,456.20
100-1565-531230	Electricity	180,000.00	180,000.00	720.18	720.18	720.18	179,279.82
100-1565-531600	Small Equipment <\$20000	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1565-541200	Site Improvements	97,455.00	97,455.00	0.00	0.00	0.00	97,455.00
Department: 1565 - General Gov Building & PI Total:		948,111.00	948,111.00	80,718.56	102,817.12	103,454.34	844,656.66
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Municipal Court	225,000.00	225,000.00	17,020.23	29,770.52	29,770.52	195,229.48
100-2000-511300	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
100-2000-512100	Group Insurance	53,241.00	53,241.00	4,436.75	13,310.25	13,310.25	39,930.75
100-2000-512200	Fica & Medicare	18,780.00	18,780.00	1,251.75	2,502.10	2,502.10	16,277.90
100-2000-512400	Pmts To Retirement Sys	46,025.00	46,025.00	4,839.06	4,839.06	4,839.06	41,185.94
100-2000-521202	Judge	35,000.00	35,000.00	5,833.32	5,833.32	5,833.32	29,166.68
100-2000-521204	Solicitor	30,000.00	30,000.00	2,500.00	5,000.00	5,000.00	25,000.00
100-2000-521205	Public Defender	22,000.00	22,000.00	1,805.00	1,805.00	4,096.00	17,904.00
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	100.00	100.00	100.00	3,400.00
100-2000-523500	Travel	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-2000-523600	Dues & Fees	300.00	300.00	0.00	0.00	0.00	300.00
100-2000-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-2000-523900	Other	500.00	500.00	2.23	4.46	4.46	495.54
100-2000-531100	General Supplies & Mater	3,000.00	3,000.00	170.40	170.40	170.40	2,829.60
100-2000-571010	Prisoner Expense	45,000.00	45,000.00	2,510.97	2,510.97	2,510.97	42,489.03
100-2000-571030	Peace Officer'S A&B Fund	50,000.00	50,000.00	2,500.61	2,500.61	2,500.61	47,499.39
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,222.31	1,222.31	1,222.31	23,777.69
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	652.89	652.89	652.89	6,347.11
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	5,500.00	5,500.00	5,500.00	60,500.00
100-2000-571090	Consolidated Remittance	95,000.00	95,000.00	5,572.10	5,572.10	5,572.10	89,427.90
Department: 2000 - Judicial Total:		729,346.00	729,346.00	55,917.62	81,293.99	83,584.99	645,761.01
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	2,361,527.00	2,361,527.00	172,893.20	297,666.42	297,666.42	2,063,860.58
100-3200-511300	Overtime Pay	145,000.00	145,000.00	8,554.54	20,004.24	20,004.24	124,995.76
100-3200-511301	Overtime Pay Dea	55,000.00	55,000.00	3,328.14	6,547.66	6,547.66	48,452.34
100-3200-512100	Group Insurance	750,000.00	750,000.00	58,278.50	174,177.75	174,177.75	575,822.25
100-3200-512200	Fica & Medicare	196,339.00	196,339.00	13,426.71	27,198.25	27,198.25	169,140.75
100-3200-512400	Pmts To Retirement Sys	484,100.00	484,100.00	50,789.26	50,789.26	50,789.26	433,310.74
100-3200-512700	Workers Compensation	100,000.00	100,000.00	0.00	31,330.20	31,330.20	68,669.80
100-3200-512810	Uniforms	28,000.00	28,000.00	3,386.48	3,885.23	4,160.99	23,839.01
100-3200-521209	Professional Service	8,320.00	8,320.00	593.99	668.99	543.99	7,776.01
100-3200-521301	Computer Services	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-521302	Pre-Employment Screening	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	792.00	792.00	792.00	7,708.00
100-3200-523160	Law Enforcement Liabili	27,000.00	27,000.00	28,420.00	28,420.00	28,420.00	-1,420.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	870.00	1,020.00	1,232.80	767.20
100-3200-523500	Travel	2,000.00	2,000.00	776.75	776.75	776.75	1,223.25
100-3200-523600	Dues & Fees	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-3200-523700	Education & Training	6,000.00	6,000.00	0.00	0.00	520.00	5,480.00
100-3200-523900	Other	3,000.00	3,000.00	0.00	0.00	26.60	2,973.40
100-3200-523905	Police Fund Expenses	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-531100	General Supplies & Mater	18,000.00	18,000.00	2,480.25	3,137.59	3,137.59	14,862.41
100-3200-531101	Office Supplies	13,000.00	13,000.00	1,033.94	1,501.82	1,558.07	11,441.93
100-3200-531104	Ammunition	17,500.00	17,500.00	0.00	0.00	339.08	17,160.92
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	2,621.03	2,621.03	2,621.03	4,878.97
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		4,248,786.00	4,248,786.00	348,244.79	650,537.19	651,842.68	3,596,943.32
Department: 3500 - Fire							
100-3500-511100	Salaries & Wages - Fire Dept	2,203,763.00	2,203,763.00	157,826.07	276,539.96	276,539.96	1,927,223.04
100-3500-511300	Overtime Pay	93,845.00	93,845.00	5,020.52	9,029.59	9,029.59	84,815.41
100-3500-512100	Group Insurance	508,485.00	508,485.00	41,659.25	125,234.75	125,234.75	383,250.25
100-3500-512110	Fire Cancer Insurance-Hb 146	3,849.00	3,849.00	2,077.97	2,077.97	2,077.97	1,771.03

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-3500-512200	Fica & Medicare	175,767.00	175,767.00	11,894.38	24,008.24	24,008.24	151,758.76
100-3500-512400	Pmts To Retirement Sys	451,100.00	451,100.00	47,396.24	47,396.24	47,396.24	403,703.76
100-3500-512700	Workers Compensation	54,767.00	54,767.00	0.00	16,607.47	16,607.47	38,159.53
100-3500-512810	Uniforms	20,100.00	20,100.00	0.00	0.00	1,102.50	18,997.50
100-3500-521208	Professional -Med Service	12,480.00	12,480.00	0.00	0.00	0.00	12,480.00
100-3500-521302	Drug Testing	750.00	750.00	0.00	0.00	0.00	750.00
100-3500-522203	Mach & Equip Rep & Maint	31,650.00	31,650.00	756.61	756.61	756.61	30,893.39
100-3500-523500	Travel	3,000.00	3,000.00	0.00	0.00	95.98	2,904.02
100-3500-523600	Dues & Fees	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523700	Education & Training	5,000.00	5,000.00	1,725.00	1,725.00	1,725.00	3,275.00
100-3500-523750	Fire Prevention & Train	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
100-3500-523900	Other	3,500.00	3,500.00	5,129.98	5,129.98	5,129.98	-1,629.98
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	238.51	238.51	238.51	9,761.49
100-3500-531101	Office Supplies	2,000.00	2,000.00	345.50	345.50	378.65	1,621.35
100-3500-531600	Small Equipment <\$20000	29,684.00	29,684.00	2,047.41	2,047.41	2,047.41	27,636.59
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-3500-531710	Medical Supplies	17,000.00	17,000.00	68.37	1,363.86	1,363.86	15,636.14
100-3500-581200	Principal - Lease	153,629.00	153,629.00	0.00	0.00	0.00	153,629.00
100-3500-582200	Interest - Leases	3,872.00	3,872.00	0.00	0.00	0.00	3,872.00
	Department: 3500 - Fire Total:	3,791,741.00	3,791,741.00	276,185.81	512,501.09	513,732.72	3,278,008.28

Department: 4100 - Public Works

100-4100-511100	Salaries & Wages - Public Works	355,000.00	355,000.00	23,525.23	44,651.69	44,651.69	310,348.31
100-4100-511300	Overtime Pay	2,000.00	2,000.00	92.14	92.14	92.14	1,907.86
100-4100-512100	Group Insurance	153,009.00	153,009.00	15,168.75	45,506.25	45,506.25	107,502.75
100-4100-512200	Fica & Medicare	26,000.00	26,000.00	1,667.45	3,563.79	3,563.79	22,436.21
100-4100-512400	Pmts To Retirement Sys	68,475.00	68,475.00	7,634.98	7,634.98	7,634.98	60,840.02
100-4100-512600	Unemployment Expenses	0.00	0.00	1,825.00	1,825.00	1,825.00	-1,825.00
100-4100-512700	Workers Compensation	60,000.00	60,000.00	0.00	18,290.09	18,290.09	41,709.91
100-4100-512810	Uniforms	8,000.00	8,000.00	406.40	650.24	650.24	7,349.76
100-4100-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-4100-522140	Lawn Care	8,000.00	8,000.00	404.00	404.00	404.00	7,596.00
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	399.88	399.88	9,600.12
100-4100-522320	Rental-Equipment/Vehicle	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-4100-523900	Other	7,500.00	7,500.00	0.00	0.00	6,981.72	518.28
100-4100-531100	General Supplies & Materials	10,000.00	10,000.00	334.72	421.53	421.53	9,578.47
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4100-531250	Oil Expense	500.00	500.00	0.00	0.00	0.00	500.00
100-4100-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4100-531700	Other Supplies	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
	Department: 4100 - Public Works Total:	726,084.00	726,084.00	51,058.67	123,439.59	130,421.31	595,662.69

Department: 4200 - Highways And Streets

100-4200-511100	Regular Pay	135,000.00	135,000.00	9,916.09	17,368.25	17,368.25	117,631.75
100-4200-511300	Overtime Pay	5,000.00	5,000.00	129.24	129.24	129.24	4,870.76
100-4200-512100	Group Insurance	32,000.00	32,000.00	4,376.75	13,130.25	13,130.25	18,869.75
100-4200-512200	Fica & Medicare	11,000.00	11,000.00	731.25	1,453.91	1,453.91	9,546.09
100-4200-512400	Pmts To Retirement Sys	27,575.00	27,575.00	2,903.44	2,903.44	2,903.44	24,671.56
100-4200-512810	Uniforms	2,500.00	2,500.00	119.50	476.99	476.99	2,023.01
100-4200-521202	Engineering Fees	50,000.00	50,000.00	1,125.00	1,125.00	1,125.00	48,875.00
100-4200-521302	Drug Test & Med Service	200.00	200.00	0.00	0.00	0.00	200.00
100-4200-521303	Technical Services	3,200.00	3,200.00	0.00	0.00	0.00	3,200.00
100-4200-521307	Technical Service-Mapping	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
100-4200-522203	Mach & Equip Rep & Maint	12,000.00	12,000.00	2,282.06	2,636.12	2,636.12	9,363.88
100-4200-522211	Sidewalk Repair & Maint	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00
100-4200-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-4200-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523700	Education & Training	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523900	Other	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4200-531100	General Supplies & Mater	8,000.00	8,000.00	2,374.08	2,374.08	2,374.08	5,625.92
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	0.00	1,544.06	955.94
100-4200-531109	Chemicals	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
100-4200-531110	Street Repair	611,500.00	611,500.00	10,750.00	10,750.00	10,750.00	600,750.00
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4200-531112	Lmig Street Repair & Maint	160,300.00	160,300.00	0.00	0.00	0.00	160,300.00
100-4200-531113	Street Signs	15,000.00	15,000.00	259.60	259.60	259.60	14,740.40
100-4200-531531	Traffic Signal - Utility	3,000.00	3,000.00	70.39	70.39	70.39	2,929.61
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	5,176.96	5,176.96	5,176.96	194,823.04
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	1,733.97	1,733.97	1,733.97	3,266.03
100-4200-531610	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
Department: 4200 - Highways And Streets Total:		1,366,275.00	1,366,275.00	41,948.33	59,588.20	61,132.26	1,305,142.74
Department: 4900 - Fleet Maintenance & Shop							
100-4900-511100	Regular Pay-Fleet Maint & Shop	240,000.00	240,000.00	17,928.91	31,347.74	31,347.74	208,652.26
100-4900-511300	Overtime Pay	2,000.00	2,000.00	0.00	38.79	38.79	1,961.21
100-4900-512100	Group Insurance	92,400.00	92,400.00	7,507.75	22,523.25	22,523.25	69,876.75
100-4900-512200	Fica & Medicare	18,700.00	18,700.00	1,279.06	2,559.57	2,559.57	16,140.43
100-4900-512400	Payments To Retirement	49,100.00	49,100.00	5,161.66	5,161.66	5,161.66	43,938.34
100-4900-512700	Workers Compensation	7,000.00	7,000.00	0.00	1,457.27	1,457.27	5,542.73
100-4900-512810	Uniforms	4,500.00	4,500.00	762.83	835.43	835.43	3,664.57
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	150,000.00	150,000.00	11,003.13	14,422.93	22,277.73	127,722.27
100-4900-522203	Mach & Equip Rep & Maint	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
100-4900-523170	Auto Liability	149,000.00	149,000.00	149,000.00	149,000.00	149,000.00	0.00
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	26.69	26.69	26.69	973.31
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	68.10	102.15	102.15	4,897.85
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-531105	Hand Tools	5,000.00	5,000.00	508.42	628.37	628.37	4,371.63
100-4900-531250	Oil Expense	7,500.00	7,500.00	2,355.84	2,355.84	2,355.84	5,144.16
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	17,125.14	28,312.91	28,412.15	191,587.85
100-4900-531600	Small Equipment <\$20000	15,000.00	15,000.00	2,000.00	2,000.00	2,105.95	12,894.05
100-4900-542200	Vehicles	0.00	0.00	2,166.00	51,129.36	51,955.36	-51,955.36
Department: 4900 - Fleet Maintenance & Shop Total:		978,500.00	978,500.00	216,893.53	311,901.96	320,787.95	657,712.05
Department: 6500 - Libraries							
100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	0.00	0.00	133,238.00
Department: 6500 - Libraries Total:		139,238.00	139,238.00	0.00	0.00	0.00	139,238.00
Department: 7400 - Planning & Zoning							
100-7400-511100	Salaries & Wages - P & Dev	270,000.00	270,000.00	19,942.88	34,878.94	34,878.94	235,121.06
100-7400-511300	Overtime Pay	1,000.00	1,000.00	69.89	69.89	69.89	930.11
100-7400-512100	Group Insurance	50,555.00	50,555.00	4,142.00	12,426.00	12,426.00	38,129.00
100-7400-512200	Fica & Medicare	20,810.00	20,810.00	1,503.64	3,004.26	3,004.26	17,805.74
100-7400-512400	Pmts To Retirement Sys	55,725.00	55,725.00	5,806.88	5,806.88	5,806.88	49,918.12
100-7400-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-7400-521202	Engineering Fees	20,000.00	20,000.00	7,532.50	7,532.50	7,532.50	12,467.50
100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	2,400.00	0.00	0.00	0.00	2,400.00
100-7400-523301	Advertising Expense	500.00	500.00	45.00	45.00	45.00	455.00
100-7400-523400	Printing & Binding	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-523600	Dues & Fees	400.00	400.00	0.00	0.00	11.95	388.05
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	750.00	750.00	3,750.00
100-7400-523800	Licenses	400.00	400.00	0.00	0.00	0.00	400.00
100-7400-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	105.28	105.28	105.28	2,394.72
100-7400-531101	Office Supplies	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7400-531102	Computer Supplies	2,500.00	2,500.00	361.14	361.14	361.14	2,138.86
100-7400-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 7400 - Planning & Zoning Total:		439,890.00	439,890.00	39,509.21	64,979.89	64,991.84	374,898.16
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	180,000.00	180,000.00	13,498.90	23,486.40	23,486.40	156,513.60
100-7545-511300	Overtime Pay	52,000.00	52,000.00	2,987.59	8,078.58	8,078.58	43,921.42
100-7545-512100	Group Insurance	43,000.00	43,000.00	3,397.50	10,192.50	10,192.50	32,807.50
100-7545-512200	Fica & Medicare	18,000.00	18,000.00	1,212.44	2,596.03	2,596.03	15,403.97
100-7545-512400	Payments To Retirement	25,973.00	25,973.00	3,871.26	3,871.26	3,871.26	22,101.74
100-7545-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-523301	Advertising Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-7545-523400	Printing	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
100-7545-523500	Travel Expense	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-7545-523600	Dues & Fees	2,000.00	2,000.00	1,010.00	1,010.00	1,230.00	770.00
100-7545-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-531100	General Supplies & Materials	20,000.00	20,000.00	560.47	560.47	560.47	19,439.53
100-7545-531112	Flowers	250.00	250.00	0.00	0.00	0.00	250.00
100-7545-531300	Food	13,000.00	13,000.00	2,635.25	2,635.25	3,042.98	9,957.02
100-7545-572010	Events - Etc.	120,000.00	120,000.00	5,465.76	14,465.76	14,465.76	105,534.24
Department: 7545 - Economic Development - Total:		487,223.00	487,223.00	34,639.17	66,896.25	67,523.98	419,699.02
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-1,009,613.90	-1,720,868.01	-1,753,096.74	1,753,096.74
Fund: 210 - Confiscated Asset Fund							
Department: 0000 - Non-Departmental							
210-0000-351320	Cash Confiscation	0.00	0.00	57.00	57.00	57.00	-57.00
210-0000-381010	Federal Confiscated Assets	110,000.00	110,000.00	0.00	6,202.87	6,202.87	103,797.13
Department: 0000 - Non-Departmental Total:		110,000.00	110,000.00	57.00	6,259.87	6,259.87	103,740.13
Department: 3200 - Police							
210-3200-523901	Other -- Federal Forfeiture	0.00	0.00	2,400.00	2,400.00	2,400.00	-2,400.00
210-3200-531100	General Supplies & Mater	0.00	0.00	0.00	9,250.00	11,578.00	-11,578.00
210-3200-531600	Small Equipment <\$20000	110,000.00	110,000.00	26,250.00	26,250.00	34,242.00	75,758.00
Department: 3200 - Police Total:		110,000.00	110,000.00	28,650.00	37,900.00	48,220.00	61,780.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	0.00	-28,593.00	-31,640.13	-41,960.13	41,960.13
Fund: 275 - Hotel/Motel Fund							
Department: 0000 - Non-Departmental							
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	913.23	913.23	913.23	84,086.77
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	913.23	913.23	913.23	84,086.77
Department: 7540 - Tourism							
275-7540-523301	Advertising Expense	25,000.00	25,000.00	337.50	337.50	337.50	24,662.50
275-7540-572010	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
275-7540-611050	Transfer Out - General	50,000.00	50,000.00	10,538.74	0.00	0.00	50,000.00
Department: 7540 - Tourism Total:		85,000.00	85,000.00	10,876.24	337.50	337.50	84,662.50
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):		0.00	0.00	-9,963.01	575.73	575.73	-575.73
Fund: 320 - Gw Splost 2017							
Department: 0000 - Non-Departmental							
320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
320-0000-361000	Interest Revenues	0.00	0.00	430.25	862.68	862.68	-862.68
Department: 0000 - Non-Departmental Total:		3,040,034.00	3,040,034.00	430.25	862.68	862.68	3,039,171.32
Department: 4200 - Highways And Streets							
320-4200-541410	Transp-Old Loganville Sidewalk	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
Department: 4200 - Highways And Streets Total:		1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 4400 - Water						
320-4400-541400 Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
Department: 4400 - Water Total:	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
Department: 6200 - Parks						
320-6200-541300 Buildings-Park	0.00	0.00	0.00	-118,070.10	-118,070.10	118,070.10
320-6200-541400 Recreation - Infrastructure	1,338,781.00	1,338,781.00	1,248.31	1,248.31	1,248.31	1,337,532.69
Department: 6200 - Parks Total:	1,338,781.00	1,338,781.00	1,248.31	-116,821.79	-116,821.79	1,455,602.79
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	-818.06	117,684.47	117,684.47	-117,684.47
Fund: 321 - Wc Splost 2019						
Department: 0000 - Non-Departmental						
321-0000-337103 Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	127,650.36	25,605.42	25,605.42	3,193,293.02
321-0000-337104 Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	93,380.27	186,481.95	186,481.95	2,168,243.75
321-0000-337105 Parks And Rec Walton Splost 2019	226,192.86	226,192.86	8,970.03	17,913.29	17,913.29	208,279.57
321-0000-361000 Interest Revenues	0.00	0.00	20,659.08	42,816.22	42,816.22	-42,816.22
321-0000-389000 Bank Charges & Misc.	0.00	0.00	-15.00	-30.00	-30.00	30.00
Department: 0000 - Non-Departmental Total:	5,799,817.00	5,799,817.00	250,644.74	272,786.88	272,786.88	5,527,030.12
Department: 3200 - Police						
321-3200-522204 Police Building Repair & Maint	0.00	0.00	2,197.58	25,214.31	25,214.31	-25,214.31
321-3200-541300 Public Safety Buildings	2,354,725.70	2,301,334.31	0.00	0.00	0.00	2,301,334.31
321-3200-542100 Machinery/ Equipment	0.00	22,833.82	20,036.82	20,036.82	22,833.82	0.00
Department: 3200 - Police Total:	2,354,725.70	2,324,168.13	22,234.40	45,251.13	48,048.13	2,276,120.00
Department: 3500 - Fire						
321-3500-531600 Small Equip Purchase < \$20000	0.00	0.00	4,427.90	4,427.90	4,427.90	-4,427.90
321-3500-542100 Machinery/ Equipment	0.00	30,557.57	20,565.57	20,565.57	30,557.57	0.00
321-3500-542200 Vehicles	0.00	53,000.00	3,170.75	47,335.75	52,644.08	355.92
Department: 3500 - Fire Total:	0.00	83,557.57	28,164.22	72,329.22	87,629.55	-4,071.98
Department: 4200 - Highways And Streets						
321-4200-541400 Transportation Infrastructure	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
Department: 4200 - Highways And Streets Total:	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
Department: 6200 - Parks						
321-6200-542100 Machinery/ Equipment	226,192.86	226,192.86	0.00	0.00	0.00	226,192.86
Department: 6200 - Parks Total:	226,192.86	226,192.86	0.00	0.00	0.00	226,192.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	200,246.12	155,206.53	137,109.20	-190,109.20
Fund: 323 - Walton county SPLOST 2025						
Department: 0000 - Non-Departmental						
323-0000-337102 SPLOST 2025 Public Safety	623,397.12	623,397.12	0.00	0.00	0.00	623,397.12
323-0000-337103 SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
323-0000-337104 SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	0.00	0.00	0.00	5,440,557.22
323-0000-337105 SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	0.00	0.00	0.00	255,026.12
Department: 0000 - Non-Departmental Total:	11,334,494.15	11,334,494.15	0.00	0.00	0.00	11,334,494.15
Department: 3200 - Police						
323-3200-542100 Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3200 - Police Total:	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3500 - Fire						
323-3500-542100 Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3500 - Fire Total:	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 4200 - Highways And Streets						
323-4200-541400 Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
Department: 4200 - Highways And Streets Total:	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
Department: 4330 - Sewer Collections						
323-4330-541400 Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4330 - Sewer Collections Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 4400 - Water						
323-4400-541400 Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4400 - Water Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 6200 - Parks						
323-6200-541400 Parks & Rec Infrastructure	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Department: 6200 - Parks Total:	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00
Fund: 324 - GW SPLOST 2023						
Department: 0000 - Non-Departmental						
324-0000-337101 Splost 23 Transportation	2,559,746.00	2,559,746.00	38,738.26	-58,954.16	-58,954.16	2,618,700.16
324-0000-337102 Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	8,835.04	17,823.35	17,823.35	582,176.65
324-0000-337103 Splost 23 Recreational	750,000.00	750,000.00	11,553.52	23,307.46	23,307.46	726,692.54
324-0000-337104 Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	8,835.04	17,823.35	17,823.35	556,818.65
324-0000-361000 Interest Income	0.00	0.00	2,598.50	5,225.73	5,225.73	-5,225.73
324-0000-389000 Bank Charges and Misc	0.00	0.00	-95.30	-190.90	-190.90	190.90
Department: 0000 - Non-Departmental Total:	4,484,388.00	4,484,388.00	70,465.06	5,034.83	5,034.83	4,479,353.17
Department: 3200 - Police						
324-3200-541300 Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3200 - Police Total:	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire						
324-3500-541300 Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire Total:	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 4200 - Highways And Streets						
324-4200-541400 Transportation Infrastructure	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
Department: 4200 - Highways And Streets Total:	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
Department: 4330 - Sewer Collections						
324-4330-541400 Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4330 - Sewer Collections Total:	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water						
324-4400-541400 Water Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water Total:	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 6200 - Parks						
324-6200-541400 Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Department: 6200 - Parks Total:	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	70,465.06	5,034.83	5,034.83	-5,034.83
Fund: 371 - ARPA						
Department: 0000 - Non-Departmental						
371-0000-361000 Interest Revenue	60,000.00	60,000.00	8,356.48	17,106.37	17,106.37	42,893.63
371-0000-399000 Fund Balance For Budget Only	3,785,039.77	3,785,039.77	0.00	0.00	0.00	3,785,039.77
Department: 0000 - Non-Departmental Total:	3,845,039.77	3,845,039.77	8,356.48	17,106.37	17,106.37	3,827,933.40
Department: 4200 - Highways And Streets						
371-4200-531110 Street Repair	0.00	861,025.43	752.50	752.50	752.50	860,272.93
371-4200-531600 Small Equipment <\$20000	0.00	48,577.50	0.00	0.00	0.00	48,577.50
371-4200-541400 Street Infrastructure	0.00	0.00	3,356.35	3,356.35	3,356.35	-3,356.35
Department: 4200 - Highways And Streets Total:	0.00	909,602.93	4,108.85	4,108.85	4,108.85	905,494.08
Department: 4300 - Water Quality Control						
371-4300-522205 Infrastructure Repair & Maintenance	0.00	0.00	10,467.61	10,467.61	22,417.61	-22,417.61
371-4300-541400 Infrastructure	373,880.20	373,880.20	0.00	145,720.00	97,096.00	276,784.20
Department: 4300 - Water Quality Control Total:	373,880.20	373,880.20	10,467.61	156,187.61	119,513.61	254,366.59
Department: 4320 - Stormwater						
371-4320-522205 Infrastructure Repair & Maintenance	56,692.50	81,392.50	6,855.40	6,855.40	0.00	81,392.50
371-4320-541400 Infrastructure	332,452.62	332,452.62	3,896.55	3,896.55	3,896.55	328,556.07
Department: 4320 - Stormwater Total:	389,145.12	413,845.12	10,751.95	10,751.95	3,896.55	409,948.57

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 4330 - Sewer Collections							
371-4330-522205	Infrastructure Repair & Maintenance	19,442.00	19,442.00	14,100.00	14,100.00	14,100.00	5,342.00
371-4330-541300	Buildings	0.00	0.00	0.00	0.00	23,880.21	-23,880.21
371-4330-541400	Infrastructure	1,562,572.45	624,930.52	12,460.89	12,460.89	0.00	624,930.52
Department: 4330 - Sewer Collections Total:		1,582,014.45	644,372.52	26,560.89	26,560.89	37,980.21	606,392.31
Department: 4400 - Water							
371-4400-522205	Infrastructure Repair & Maintenance	0.00	39,489.00	732.25	732.25	39,489.00	0.00
371-4400-541410	Water Infrastructure	0.00	36,150.00	0.00	0.00	0.00	36,150.00
Department: 4400 - Water Total:		0.00	75,639.00	732.25	732.25	39,489.00	36,150.00
Department: 6500 - Libraries							
371-6500-541300	Building-Library	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
Department: 6500 - Libraries Total:		1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
Fund: 371 - ARPA Surplus (Deficit):		0.00	-72,300.00	-44,265.07	-181,235.18	-187,881.85	115,581.85
Fund: 375 - Capital Recovery-Impact Fees							
Department: 0000 - Non-Departmental							
375-0000-341320	Capital Recovery Impact Fee	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
375-0000-361000	Interest Revenues	0.00	0.00	0.00	4,888.08	4,888.08	-4,888.08
Department: 0000 - Non-Departmental Total:		400,000.00	400,000.00	0.00	4,888.08	4,888.08	395,111.92
Department: 4400 - Water							
375-4400-541400	Infrastructure	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Department: 4400 - Water Total:		400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):		0.00	0.00	0.00	4,888.08	4,888.08	-4,888.08
Fund: 505 - Water & Sewer Fund							
Department: 0000 - Non-Departmental							
505-0000-341320	Capital Recovery Fee	0.00	0.00	0.00	46,853.79	46,853.79	-46,853.79
505-0000-341321	Capital Recovery - Plan Review	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-0000-344190	Other Charges	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-0000-344211	Water Sales / Collection	4,100,000.00	4,100,000.00	388,254.51	577,106.68	577,106.68	3,522,893.32
505-0000-344212	Water Tap Fees	300,000.00	300,000.00	0.00	37,650.00	37,650.00	262,350.00
505-0000-344213	Backflow	19,000.00	19,000.00	47.50	467.50	467.50	18,532.50
505-0000-344214	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-0000-344215	Hydrant Meter Fees	8,000.00	8,000.00	720.00	720.00	720.00	7,280.00
505-0000-344255	Sewer Sales / Collection	3,500,000.00	3,500,000.00	324,518.17	478,586.84	478,586.84	3,021,413.16
505-0000-344256	Sewer Tap Fees	500,000.00	500,000.00	2,665.00	64,815.00	64,815.00	435,185.00
505-0000-344257	Dumping Tickets	450,000.00	450,000.00	55,275.00	85,525.00	85,525.00	364,475.00
505-0000-344258	Grease Trap Fees	12,000.00	12,000.00	150.00	750.00	750.00	11,250.00
505-0000-344260	Storm Water Utility	625,000.00	625,000.00	53,266.56	79,876.49	79,876.49	545,123.51
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	-110.07	-56.34	-56.34	2,056.34
505-0000-349900	Water & Sewer Late Fees	200,000.00	200,000.00	17,005.97	33,782.10	33,782.10	166,217.90
505-0000-349910	Administrative Fees	100,000.00	100,000.00	7,910.00	8,253.00	8,253.00	91,747.00
505-0000-361000	Interest Revenues	90,000.00	90,000.00	15,512.51	32,442.99	32,442.99	57,557.01
505-0000-389000	Bank Charges & Etc.	20,000.00	20,000.00	-7,792.07	-17,850.69	-17,850.69	37,850.69
505-0000-391100	Collections -Bad Debt	3,500.00	3,500.00	-3,855.70	-3,922.99	-3,922.99	7,422.99
505-0000-392001	Comp For Loss Of Gen Fxd Assets	0.00	0.00	1,500.00	1,500.00	1,500.00	-1,500.00
Department: 0000 - Non-Departmental Total:		9,939,000.00	9,939,000.00	855,067.38	1,426,499.37	1,426,499.37	8,512,500.63
Department: 4300 - Water Quality Control							
505-4300-511100	Salaries & Wages - Wqc	695,000.00	695,000.00	48,579.90	39,335.89	39,335.89	655,664.11
505-4300-511300	Overtime Pay	15,000.00	15,000.00	1,917.42	4,595.20	4,595.20	10,404.80
505-4300-512100	Group Insurance	254,000.00	254,000.00	17,271.00	51,813.00	51,813.00	202,187.00
505-4300-512200	Fica & Medicare	53,945.00	53,945.00	3,611.41	7,281.69	7,281.69	46,663.31
505-4300-512400	Pmts To Retirement Sys	141,150.00	141,150.00	14,947.34	14,947.34	14,947.34	126,202.66
505-4300-512810	Uniforms	40,000.00	40,000.00	1,579.49	3,828.38	5,469.98	34,530.02
505-4300-521201	Legal Expenses	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
505-4300-521202	Engineering Fees	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-521208	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-521301	Computer Services	124,845.00	124,845.00	4,640.79	4,640.79	5,373.04	119,471.96
505-4300-521302	Drug Testing	500.00	500.00	0.00	0.00	0.00	500.00

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505-4300-521307	Technical Service	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
505-4300-521320	Outside Lab Service	12,000.00	12,000.00	43.78	661.11	1,556.31	10,443.69
505-4300-521330	W E T Sampling	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-522110	Disposal (Sludge)	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-522201	Office Equip-Rep & Maint	10,500.00	10,500.00	410.27	826.00	826.00	9,674.00
505-4300-522202	Auto & Truck Rep & Maint	50,000.00	50,000.00	5,780.26	5,780.26	6,250.17	43,749.83
505-4300-522203	Mach & Equip Rep & Maint	40,000.00	40,000.00	0.00	294.41	294.41	39,705.59
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	488.98	624.96	1,569.96	13,430.04
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	9,808.24	17,773.40	15,965.88	184,034.12
505-4300-522206	Computer Repair & Maint	3,000.00	3,000.00	1,120.69	1,120.69	1,120.69	1,879.31
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523130	General Liability	56,542.00	56,542.00	76,710.00	76,710.00	76,710.00	-20,168.00
505-4300-523140	Property Insurance	34,014.00	34,014.00	38,299.50	38,299.50	38,299.50	-4,285.50
505-4300-523170	Auto Liability	50,000.00	50,000.00	71,557.00	71,557.00	71,557.00	-21,557.00
505-4300-523200	Telephone	10,000.00	10,000.00	576.24	576.24	576.24	9,423.76
505-4300-523500	Travel	500.00	500.00	0.00	65.28	65.28	434.72
505-4300-523600	Dues & Fees	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	884.09	990.09	9,009.91
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-523900	Other	2,000.00	2,000.00	0.00	0.00	301.44	1,698.56
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	1,222.46	1,222.46	1,536.20	8,463.80
505-4300-531101	Office Supplies	4,000.00	4,000.00	3,540.13	3,540.13	3,610.95	389.05
505-4300-531102	Computer Supplies	2,500.00	2,500.00	117.31	117.31	117.31	2,382.69
505-4300-531103	Lab Supplies	24,000.00	24,000.00	4,140.84	5,438.38	5,438.38	18,561.62
505-4300-531105	Hand Tools	1,469.00	1,469.00	107.13	107.13	107.13	1,361.87
505-4300-531109	Chemicals	240,000.00	240,000.00	20,064.94	30,398.90	47,304.43	192,695.57
505-4300-531220	Natural Gas	1,200.00	1,200.00	104.38	104.38	104.38	1,095.62
505-4300-531230	Electricity	420,000.00	420,000.00	18,557.68	18,557.68	18,557.68	401,442.32
505-4300-531250	Oil Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531270	Gasoline Expense	60,000.00	60,000.00	5,855.61	9,018.11	9,018.11	50,981.89
505-4300-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-561000	Depreciation	388,824.00	388,824.00	0.00	0.00	0.00	388,824.00
505-4300-562000	Amortization	25,100.00	25,100.00	0.00	0.00	0.00	25,100.00
505-4300-581100	Principal - Bonds	1,025,000.00	1,025,000.00	0.00	0.00	0.00	1,025,000.00
505-4300-582100	Interest - Bonds	592,430.00	592,430.00	0.00	0.00	0.00	592,430.00
Department: 4300 - Water Quality Control Total:		4,709,519.00	4,709,519.00	351,052.79	410,119.71	430,693.68	4,278,825.32
Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	258,156.00	258,156.00	19,485.05	23,257.92	23,257.92	234,898.08
505-4320-511300	Overtime Pay	8,000.00	8,000.00	182.79	182.79	182.79	7,817.21
505-4320-512100	Group Insurance	65,200.00	65,200.00	5,427.50	16,282.50	16,282.50	48,917.50
505-4320-512200	Fica & Medicare	19,749.00	19,749.00	1,459.01	2,899.69	2,899.69	16,849.31
505-4320-512400	Pmts To Retirement Sys	51,700.00	51,700.00	5,552.16	5,552.16	5,552.16	46,147.84
505-4320-521202	Engineering Fees	50,000.00	50,000.00	437.50	437.50	437.50	49,562.50
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	2,000.00	2,000.00	23,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	0.00	0.00	7,713.00	12,287.00
505-4320-522203	Mach & Equip Rep & Maint	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
505-4320-522205	Infrastructure Rep & Main	75,000.00	75,000.00	7,000.00	7,000.00	7,000.00	68,000.00
505-4320-522320	Rental-Equipment/Vehicle	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	295.00	295.00	295.00	2,705.00
505-4320-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-531100	General Supplies & Mater	8,000.00	8,000.00	380.00	380.00	973.72	7,026.28
505-4320-531101	Office Supplies	1,500.00	1,500.00	640.75	640.75	640.75	859.25
505-4320-531102	Computer Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4320-531105	Hand Tools	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-531109	Chemicals	3,000.00	3,000.00	0.00	0.00	1,258.33	1,741.67

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4320-531600	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4320-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4320-561000	Depreciation	79,050.00	79,050.00	0.00	0.00	0.00	79,050.00
Department: 4320 - Stormwater Total:		682,355.00	682,355.00	42,859.76	58,928.31	68,493.36	613,861.64
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	288,614.00	288,614.00	16,863.65	24,566.90	24,566.90	264,047.10
505-4330-511300	Overtime Pay	30,000.00	30,000.00	761.79	1,722.10	1,722.10	28,277.90
505-4330-512100	Group Insurance	122,000.00	122,000.00	8,193.00	24,579.00	24,579.00	97,421.00
505-4330-512200	Fica & Medicare	22,079.00	22,079.00	1,233.78	2,615.09	2,615.09	19,463.91
505-4330-512400	Retirement	57,800.00	57,800.00	6,207.20	6,207.20	6,207.20	51,592.80
505-4330-521202	Engineering Fees	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4330-521303	Tech Services	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
505-4330-521306	Tech Service Generator	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
505-4330-521307	Tech Sev Gis Mapping	20,000.00	20,000.00	0.00	0.00	8,337.75	11,662.25
505-4330-522110	Septic Disposal	33,066.00	33,066.00	450.00	450.00	450.00	32,616.00
505-4330-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
505-4330-522205	Infrastructure Rep & Maint	133,569.00	133,569.00	12,160.30	12,160.30	20,475.85	113,093.15
505-4330-522320	Rental Equip/ Vehicle	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
505-4330-523301	Advertising Expense	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523600	Dues & Fees	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523700	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
505-4330-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	0.00	0.00	589.57	9,410.43
505-4330-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4330-531109	Chemicals	10,000.00	10,000.00	0.00	0.00	5,932.84	4,067.16
505-4330-531220	Natural Gas	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
Department: 4330 - Sewer Collections Total:		788,628.00	788,628.00	45,869.72	72,300.59	95,476.30	693,151.70
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	535,900.00	535,900.00	37,018.83	44,781.74	44,781.74	491,118.26
505-4400-511300	Overtime Pay	30,000.00	30,000.00	3,515.84	4,631.04	4,631.04	25,368.96
505-4400-512100	Group Insurance	224,000.00	224,000.00	14,823.00	44,469.00	44,469.00	179,531.00
505-4400-512200	Fica & Medicare	40,997.00	40,997.00	2,955.82	5,969.12	5,969.12	35,027.88
505-4400-512400	Pmts To Retirement Sys	107,300.00	107,300.00	11,525.58	11,525.58	11,525.58	95,774.42
505-4400-512700	Workers Compensation	54,600.00	54,600.00	0.00	17,555.31	17,555.31	37,044.69
505-4400-521202	Engineering Fees	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
505-4400-521203	Audit Fees	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
505-4400-521304	Tech Service -Utlty Prot	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4400-521305	Techserv -Utility Service	55,500.00	55,500.00	6,069.71	6,069.71	6,069.71	49,430.29
505-4400-521307	Technical Service	63,400.00	63,400.00	0.00	11,704.00	15,272.20	48,127.80
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	188.76	377.52	1,860.52	6,139.48
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4400-522205	Infrastructure Rep & Main	200,000.00	193,500.00	39,976.98	42,047.64	63,804.85	129,695.15
505-4400-522206	Computer Repair & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523201	Postage	34,000.00	34,000.00	3,204.25	3,404.76	3,404.76	30,595.24
505-4400-523301	Advertising Expense	500.00	500.00	-555.00	-555.00	-555.00	1,055.00
505-4400-523400	Printing & Binding	10,000.00	10,000.00	971.12	971.12	971.12	9,028.88
505-4400-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-523600	Dues & Fees	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
505-4400-523700	Education & Training	7,000.00	7,000.00	0.00	425.00	850.00	6,150.00
505-4400-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523900	Other	1,000.00	1,000.00	0.00	0.00	206.80	793.20
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	1,333.85	1,333.85	1,647.59	16,352.41
505-4400-531101	Office Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item H. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4400-531103	Lab Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4400-531109	Chemicals	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531210	Water & Sewer Utility	20,000.00	20,000.00	1,172.53	1,172.53	1,172.53	18,827.47
505-4400-531510	Purchased Water	1,900,000.00	1,900,000.00	157,971.24	157,971.24	157,971.24	1,742,028.76
505-4400-531591	Water Meters	100,000.00	100,000.00	5,560.02	5,560.02	13,128.44	86,871.56
505-4400-531600	Small Equipment <\$20000	2,000.00	8,500.00	8,308.99	8,308.99	8,308.99	191.01
505-4400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-561000	Depreciation	252,817.00	252,817.00	0.00	0.00	0.00	252,817.00
505-4400-562000	Amortization	14,484.00	14,484.00	0.00	0.00	0.00	14,484.00
505-4400-574000	Bad Debt	0.00	0.00	37.17	37.17	37.17	-37.17
Department: 4400 - Water Total:		3,758,498.00	3,758,498.00	294,078.69	367,760.34	403,082.71	3,355,415.29
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	121,206.42	517,390.42	428,753.32	-428,753.32
Fund: 540 - Solid Waste Fund							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	92,000.00	92,000.00	8,799.57	8,799.57	8,799.57	83,200.43
540-0000-344110	Sanitation Sales / Collection	2,800,000.00	2,800,000.00	263,820.68	392,998.85	392,998.85	2,407,001.15
540-0000-361000	Interest Revenues	40,000.00	40,000.00	1,447.65	5,603.87	5,603.87	34,396.13
Department: 0000 - Non-Departmental Total:		2,932,000.00	2,932,000.00	274,067.90	407,402.29	407,402.29	2,524,597.71
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	1,892,000.00	1,892,000.00	174,688.02	174,688.02	174,688.02	1,717,311.98
540-4510-522111	Roll Off Dumpsters	600,000.00	600,000.00	49,221.14	49,221.14	49,221.14	550,778.86
540-4510-611050	Transfer Out - General	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
Department: 4510 - Solid Waste Admin Total:		2,932,000.00	2,932,000.00	223,909.16	223,909.16	223,909.16	2,708,090.84
Fund: 540 - Solid Waste Fund Surplus (Deficit):		0.00	0.00	50,158.74	183,493.13	183,493.13	-183,493.13
Report Surplus (Deficit):		0.00	-125,300.00	-651,176.70	-949,470.13	-1,105,399.96	

Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund						
0000 - Non-Departmental	16,503,910.00	16,503,910.00	412,264.42	706,692.94	703,017.94	15,800,892.06
1100 - Legislative	92,100.00	92,100.00	5,338.36	9,644.36	9,644.36	82,455.64
1300 - Executive	629,875.00	629,875.00	55,176.93	92,065.50	92,271.55	537,603.45
1510 - Financial Administration	1,236,805.00	1,236,805.00	142,639.76	238,857.54	239,154.67	997,650.33
1535 - It - Data Processing/Mis	689,936.00	689,936.00	73,607.58	113,038.27	117,572.03	572,363.97
1565 - General Gov Building & Pl	948,111.00	948,111.00	80,718.56	102,817.12	103,454.34	844,656.66
2000 - Judicial	729,346.00	729,346.00	55,917.62	81,293.99	83,584.99	645,761.01
3200 - Police	4,248,786.00	4,248,786.00	348,244.79	650,537.19	651,842.68	3,596,943.32
3500 - Fire	3,791,741.00	3,791,741.00	276,185.81	512,501.09	513,732.72	3,278,008.28
4100 - Public Works	726,084.00	726,084.00	51,058.67	123,439.59	130,421.31	595,662.69
4200 - Highways And Streets	1,366,275.00	1,366,275.00	41,948.33	59,588.20	61,132.26	1,305,142.74
4900 - Fleet Maintenance & Shop	978,500.00	978,500.00	216,893.53	311,901.96	320,787.95	657,712.05
6500 - Libraries	139,238.00	139,238.00	0.00	0.00	0.00	139,238.00
7400 - Planning & Zoning	439,890.00	439,890.00	39,509.21	64,979.89	64,991.84	374,898.16
7545 - Economic Development -	487,223.00	487,223.00	34,639.17	66,896.25	67,523.98	419,699.02
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-1,009,613.90	-1,720,868.01	-1,753,096.74	1,753,096.74
Fund: 210 - Confiscated Asset Fund						
0000 - Non-Departmental	110,000.00	110,000.00	57.00	6,259.87	6,259.87	103,740.13
3200 - Police	110,000.00	110,000.00	28,650.00	37,900.00	48,220.00	61,780.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	-28,593.00	-31,640.13	-41,960.13	41,960.13
Fund: 275 - Hotel/Motel Fund						
0000 - Non-Departmental	85,000.00	85,000.00	913.23	913.23	913.23	84,086.77
7540 - Tourism	85,000.00	85,000.00	10,876.24	337.50	337.50	84,662.50
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-9,963.01	575.73	575.73	-575.73
Fund: 320 - Gw Splost 2017						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	430.25	862.68	862.68	3,039,171.32
4200 - Highways And Streets	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	1,248.31	-116,821.79	-116,821.79	1,455,602.79
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	-818.06	117,684.47	117,684.47	-117,684.47
Fund: 321 - Wc Splost 2019						
0000 - Non-Departmental	5,799,817.00	5,799,817.00	250,644.74	272,786.88	272,786.88	5,527,030.12
3200 - Police	2,354,725.70	2,324,168.13	22,234.40	45,251.13	48,048.13	2,276,120.00
3500 - Fire	0.00	83,557.57	28,164.22	72,329.22	87,629.55	-4,071.98
4200 - Highways And Streets	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
6200 - Parks	226,192.86	226,192.86	0.00	0.00	0.00	226,192.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	200,246.12	155,206.53	137,109.20	-190,109.20
Fund: 323 - Walton county SPLOST 2025						
0000 - Non-Departmental	11,334,494.15	11,334,494.15	0.00	0.00	0.00	11,334,494.15
3200 - Police	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
3500 - Fire	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
4200 - Highways And Streets	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
4330 - Sewer Collections	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
4400 - Water	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
6200 - Parks	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00
Fund: 324 - GW SPLOST 2023						
0000 - Non-Departmental	4,484,388.00	4,484,388.00	70,465.06	5,034.83	5,034.83	4,479,353.17
3200 - Police	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
3500 - Fire	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
4200 - Highways And Streets	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item H. 4

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
6200 - Parks	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	70,465.06	5,034.83	5,034.83	-5,034.83
Fund: 371 - ARPA						
0000 - Non-Departmental	3,845,039.77	3,845,039.77	8,356.48	17,106.37	17,106.37	3,827,933.40
4200 - Highways And Streets	0.00	909,602.93	4,108.85	4,108.85	4,108.85	905,494.08
4300 - Water Quality Control	373,880.20	373,880.20	10,467.61	156,187.61	119,513.61	254,366.59
4320 - Stormwater	389,145.12	413,845.12	10,751.95	10,751.95	3,896.55	409,948.57
4330 - Sewer Collections	1,582,014.45	644,372.52	26,560.89	26,560.89	37,980.21	606,392.31
4400 - Water	0.00	75,639.00	732.25	732.25	39,489.00	36,150.00
6500 - Libraries	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	-72,300.00	-44,265.07	-181,235.18	-187,881.85	115,581.85
Fund: 375 - Capital Recovery-Impact Fees						
0000 - Non-Departmental	400,000.00	400,000.00	0.00	4,888.08	4,888.08	395,111.92
4400 - Water	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	0.00	4,888.08	4,888.08	-4,888.08
Fund: 505 - Water & Sewer Fund						
0000 - Non-Departmental	9,939,000.00	9,939,000.00	855,067.38	1,426,499.37	1,426,499.37	8,512,500.63
4300 - Water Quality Control	4,709,519.00	4,709,519.00	351,052.79	410,119.71	430,693.68	4,278,825.32
4320 - Stormwater	682,355.00	682,355.00	42,859.76	58,928.31	68,493.36	613,861.64
4330 - Sewer Collections	788,628.00	788,628.00	45,869.72	72,300.59	95,476.30	693,151.70
4400 - Water	3,758,498.00	3,758,498.00	294,078.69	367,760.34	403,082.71	3,355,415.29
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	121,206.42	517,390.42	428,753.32	-428,753.32
Fund: 540 - Solid Waste Fund						
0000 - Non-Departmental	2,932,000.00	2,932,000.00	274,067.90	407,402.29	407,402.29	2,524,597.71
4510 - Solid Waste Admin	2,932,000.00	2,932,000.00	223,909.16	223,909.16	223,909.16	2,708,090.84
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	50,158.74	183,493.13	183,493.13	-183,493.13
Total Surplus (Deficit):	0.00	-125,300.00	-651,176.70	-949,470.13	-1,105,399.96	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100 - General Fund	0.00	0.00	-1,009,613.90	-1,720,868.01	-1,753,096.74	1,753,096.74
210 - Confiscated Asset Fund	0.00	0.00	-28,593.00	-31,640.13	-41,960.13	41,960.13
275 - Hotel/Motel Fund	0.00	0.00	-9,963.01	575.73	575.73	-575.73
320 - Gw Splost 2017	0.00	0.00	-818.06	117,684.47	117,684.47	-117,684.47
321 - Wc Splost 2019	0.00	-53,000.00	200,246.12	155,206.53	137,109.20	-190,109.20
323 - Walton county SPLOST ...	0.00	0.00	0.00	0.00	0.00	0.00
324 - GW SPLOST 2023	0.00	0.00	70,465.06	5,034.83	5,034.83	-5,034.83
371 - ARPA	0.00	-72,300.00	-44,265.07	-181,235.18	-187,881.85	115,581.85
375 - Capital Recovery-Impac...	0.00	0.00	0.00	4,888.08	4,888.08	-4,888.08
505 - Water & Sewer Fund	0.00	0.00	121,206.42	517,390.42	428,753.32	-428,753.32
540 - Solid Waste Fund	0.00	0.00	50,158.74	183,493.13	183,493.13	-183,493.13
Total Surplus (Deficit):	0.00	-125,300.00	-651,176.70	-949,470.13	-1,105,399.96	



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Section 3, Item A.

Date: 3/8/24

Application # A 24-012

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	<u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u>	NAME:	<u>Multiple--see attached</u>
ADDRESS:	<u>1550 North Brown Road, Suite 125</u>	ADDRESS:	<u></u>
CITY:	<u>Lawrenceville</u>	CITY:	<u></u>
STATE:	<u>Georgia</u> Zip: <u>30043</u>	STATE:	<u></u> Zip: <u></u>
PHONE:	<u>770 232 0000</u>	PHONE:	<u></u>
(*attach additional pages if necessary to list all owners)			
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>Shane Lanham</u>		PHONE: <u>770 232 0000</u>	
EMAIL: <u>slanham@mptlawfirm.com</u>		FAX: <u>678 518 6880</u>	
PROPERTY INFORMATION			
A2 & unzoned			
MAP & PARCEL #	<u>Multiple</u>	PRESENT ZONING:	<u></u> (Separate rezoning request required)
ADDRESS:	<u>Highway 20 at Tuck Road</u>	COUNTY:	<u>Walton & Gwinnett</u> ACREAGE: <u>41.146</u>
PROPOSED DEVELOPMENT: <u>Mixed-use development</u>			61.213

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Names/Addresses of Abutting Property Owners Shape file of property (GIS File) - Lm 3/8/24 1:01pm

Pre-Application Conference Date: **February 2nd 2024**
 Accepted by Planning & Development: Sean Black DATE: 3/8/24 FEE PAID: \$300.00
 CHECK # 45896 RECEIPT # 200166942 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

 Mayor City Clerk Date

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

Application # A

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] _____ Date 3/7/24

Applicant's Signature _____
Print Name and Title Shane Lanham, Attorney for Applicant

Sworn to and subscribed before me this 7th day of March, 2024.

(Seal) [Notary Seal] _____
Signature of Notary Public Donna L. Bowen

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # A

Applicant's Certification

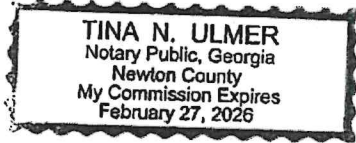
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards 03/07/2024
Applicant's Signature Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Tina N. Ulmer
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

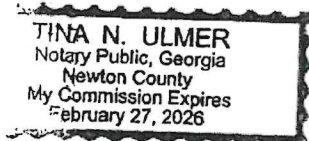
that all information contained in this application is complete and accurate to the best of their knowledge.

Sherry S. Grider _____
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Tina N. Ulmer
Signature of Notary Public

Application # A

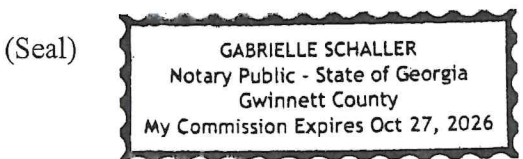
Owner's
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.



Gabrielle Schaller
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # A

owner's

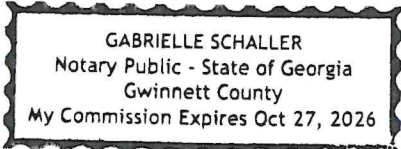
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  Gabrielle Schaller
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

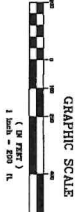
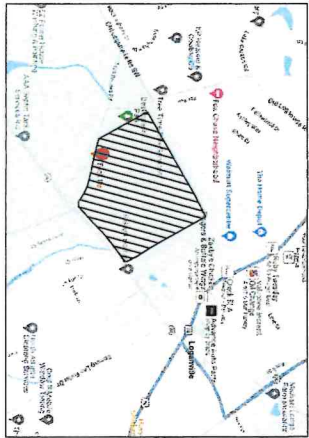
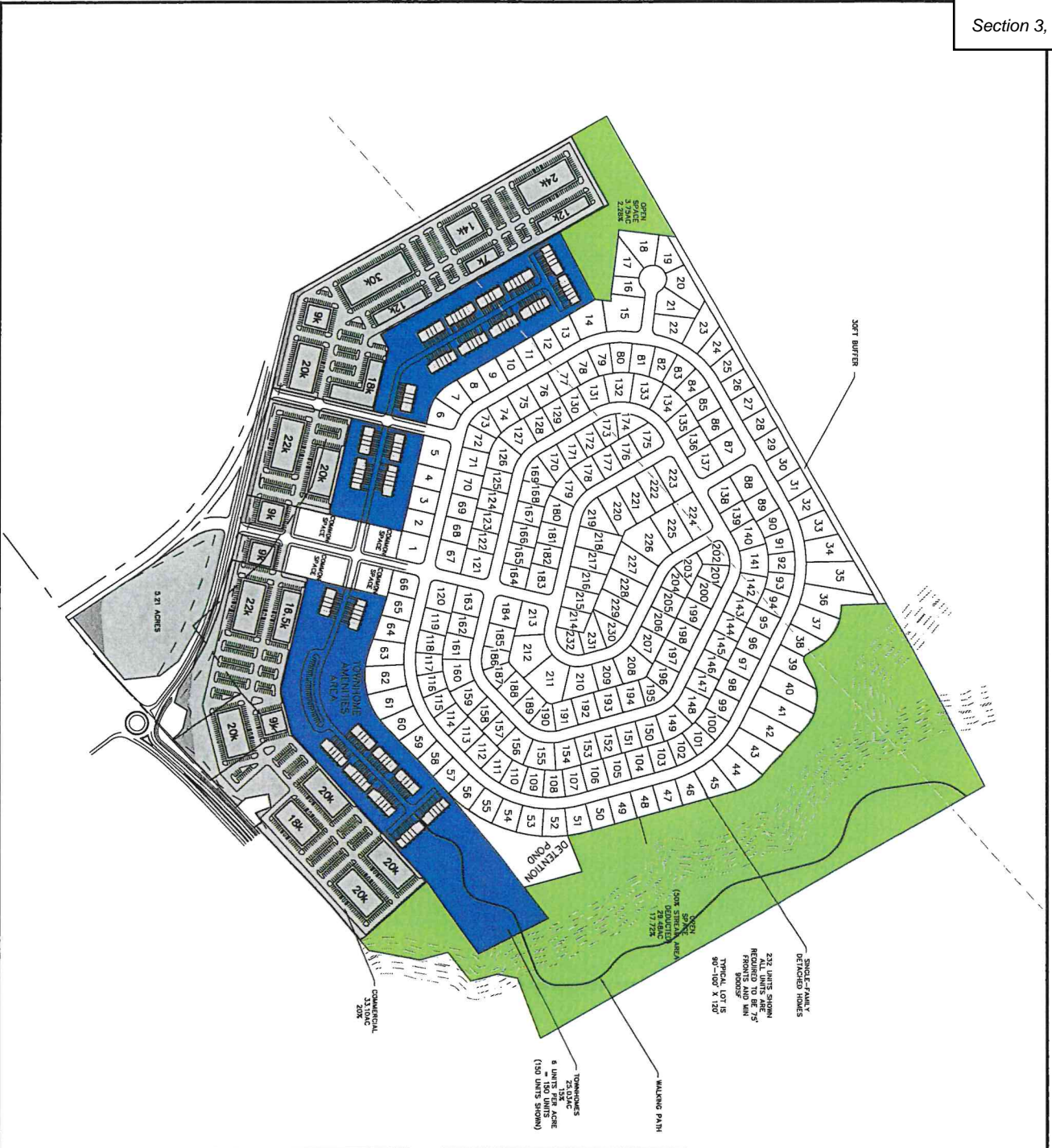
that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public



CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE, GEORGIA.

DO NOT DISTURB EXISTING UNIMPROVED AREAS

SITE DATA	
EXISTING TRACT	201.49 AC
OUTPARCEL	9.09 AC
PROPOSED PD TRACT	192.40 AC
ZONING	
EXISTING ZONING	RA-200
PROPOSED ZONING	PUV
CITY OF LOGANVILLE	
USE CALCULATIONS	
RESIDENTIAL R/W	16.44AC
DETENTION POND	3.22AC
STREAM AREA (50%)	5.87AC
PD USABLE AREA	166.87AC
SINGLE FAMILY HOMES	75.09AC 45%
RES AMENITY AREA	20,000 S.F.
TOWNHOMES	25.03AC 15%
COMMERCIAL	33.10AC 20%
OPEN SPACE	33.65AC 20%
COMMERCIAL SF REQ'D	10KSF*232/100 = 23,200SF
COMMERCIAL PROV.	333,500SF
SINGLE-FAMILY MAX	75.09AC *
SINGLE-FAMILY PROV.	232 UNITS
TOWNHOME MAX	6 UNITS/AC
TOWNHOME PROV.	150 UNITS

TUCK FAMILY FARM

TUCK ROAD AT HWY 20
LOGANVILLE, GA

MOORE CIVIL
CONSULT-DESIGN-ENGINEER

706.224.1629 ROBERT@MOORECIVIL.COM

REVISIONS:

DATE: 11/17/24

BY: [Signature]

DESCRIPTION: [Text]

SCALE: AS SHOWN

SHEET NUMBER: C-200

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLANY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, being partially in the City of Loganville containing 41.164 acres and being more fully described as follows:

Commencing at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;

Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point, said point being the True Point of Beginning;

Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 114.25' to a Point;
Thence S 46°37'26" W a distance of 3456.60" to the True Point of Beginning.

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

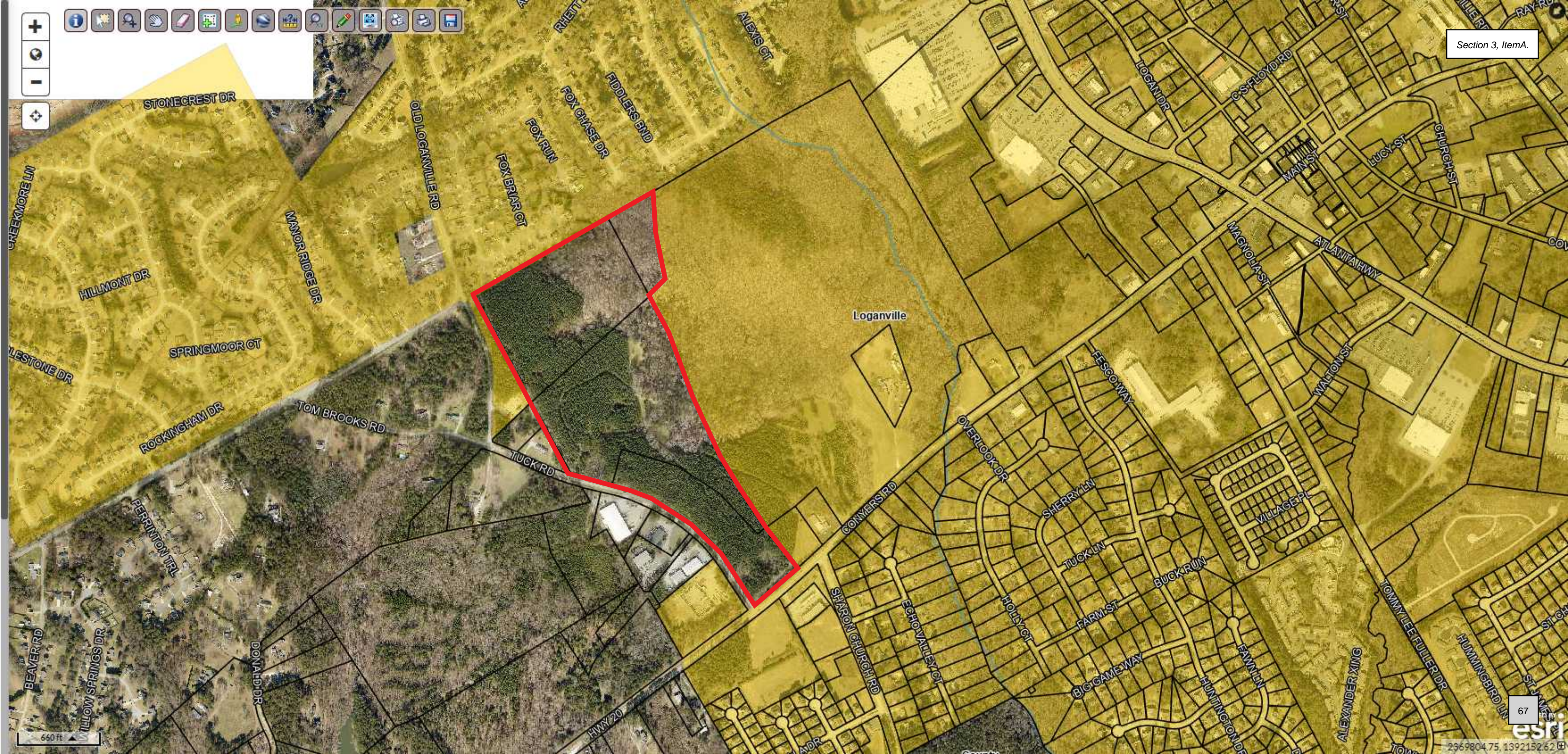
All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia containing 61.213 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 193.37' to a Point;
Thence with a curve turning to the left with an arc length of 3157.40', with a radius of 5280.00', with a chord bearing of S 22°25'21" E, with a chord length of 3110.56', to a point on the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 48°28'15" W a distance of 93.50' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;

Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.



Section 3, Item A.



Loganville

660 ft



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: A24-012

LANDOWNERS: Tuck Family Farm LLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP)

PARCEL DESCRIPTION: Vacant Property

AREA: 61.213 acres

EXISTING ZONING: A2, Unzoned

PROPOSED ZONING: PUV

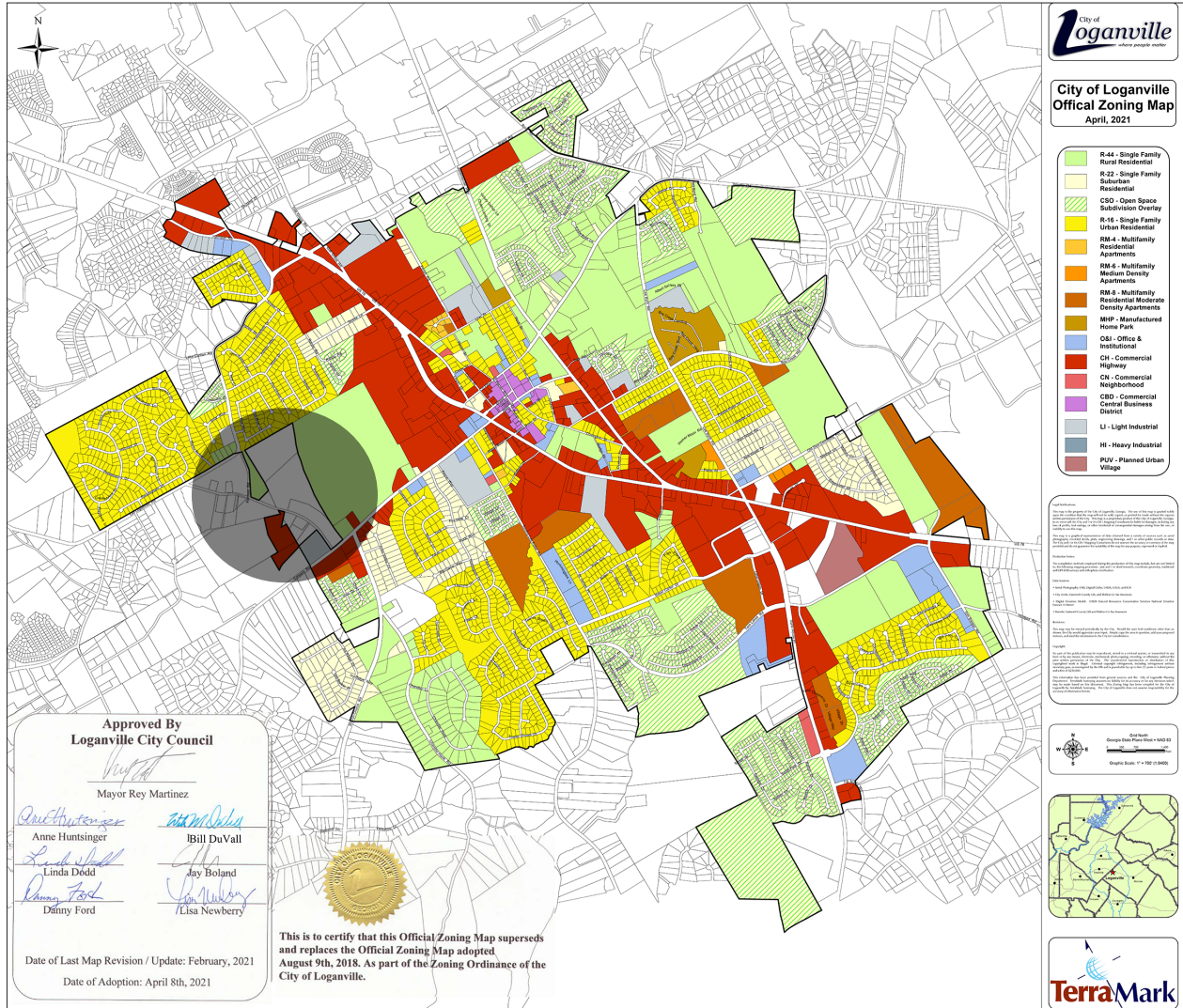
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Annexation is part of a 200+-acre mixed use development

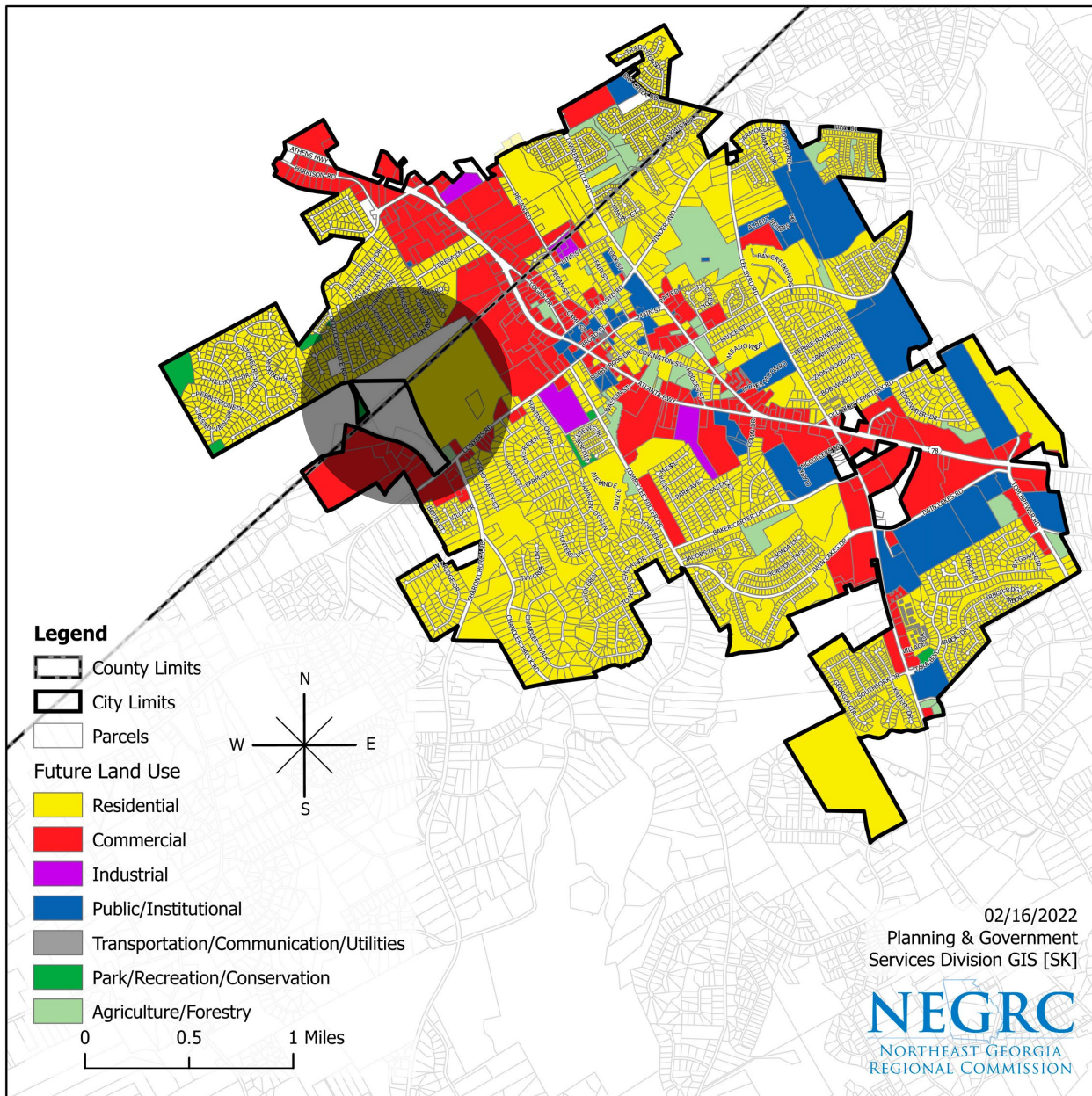
PLANNING COMMISSION HEARING: April 25, 2024

CITY COUNCIL HEARING: May 6 & 9, 2024

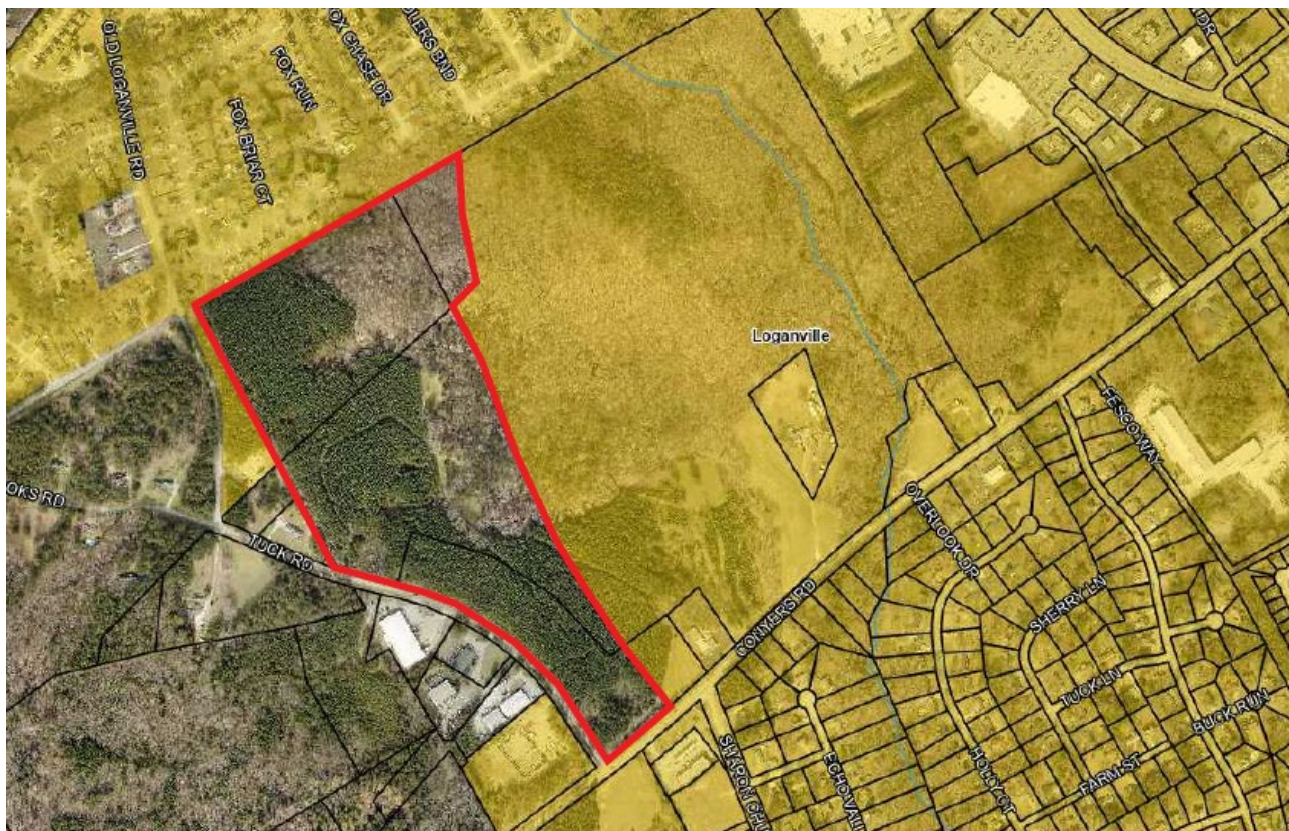
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant is applying to annex in 61.213 acres of land to become part of a larger project that will entail more than 200 acres of mixed use, including townhomes, single-family homes and commercial space.

Existing Conditions

The parcels are undeveloped and have been a part of the larger family farm. Both parcels are abutted by City limits by parcels LG060010 and LG060010A00.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? This annexation would bring inside city limits parcels that are almost completely encircled by land already part of the City of Loganville.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map of Walton and Gwinnett both show the areas as being residential.

What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself.

What is the impact upon adjacent property owners if the request is not approved? The land would likely continue to remain undeveloped.

Recommended action: The parcels of land meet the requirements to be annexed into the City limits. Recommendation is for approval of these annexations.

Planning Commission Recommended Conditions

City Council Conditions



DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown.

Do stream bank buffers exist on the parcel? Yes.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.



TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?

Highway 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

What is the traffic count for the road? No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

Estimated number of cars generated by the proposed development? Unknown.

Estimated number of trips generated by the proposed development? Unknown.

Do sidewalks exist in the area? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

Transportation improvements in the area? If yes, what are they? GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 18 @ 180 Old Loganville Road

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3-8-24

Application # R 24-013

REQUEST FOR ZONING MAP AMENDMENT

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION*, CONTACT PERSON, PROPERTY INFORMATION. Includes fields for Name, Address, City, State, Zip, Phone, and Zoning details.

You must attach: [X] Application Fee [X] Legal Description [X] Plat of Property [X] Campaign Contribution Disclosure [X] Letter of Intent [X] Site Plan [X] Names/Addresses of Abutting Property Owners [X] Impact Analysis

Pre-Application Conference Date: February 2nd 2024

Accepted by Planning & Development: Sarah Black DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 45897 RECEIPT # 202406943 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: [] Approve [] Approve w/conditions [] Deny [] No Recommendation

Commission Chairman: DATE:

CITY COUNCIL ACTION: [] Approved [] Approved w/conditions [] Denied [] Tabled to [] Referred Back to Planning Commission [] Withdrawn

Mayor City Clerk Date

Application # **R** _____

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

3/7/24

Applicant's Signature

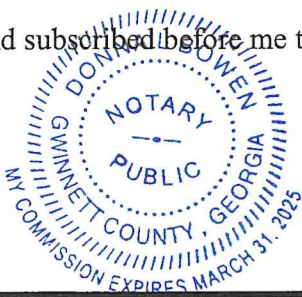
Date

Shane Latham, attorney for Applicant

Print Name and Title

Sworn to and subscribed before me this 7th day of March, 2024.

(Seal)



Donna L. Bowen
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

Application # R

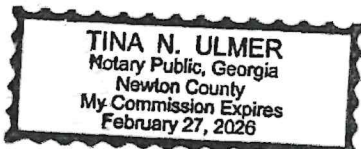
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards 03/07/2024
Applicant's Signature Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

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- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Sherry S. Grider 3-7-24
Owner's Signature Date

Sherry S. Grider, Managing Partner, Luck Family Farm LLLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
Signature of Notary Public

Application # **R** _____

Owner's

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Chad T. Stephens

3-7-24

Applicant's Signature

Date

Chad T. Stephens

Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Gabrielle Schaller

Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

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- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

Owner's

Application # **R** _____

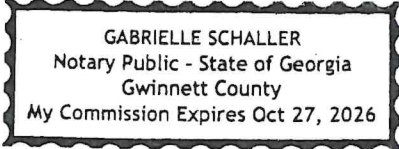
Applicant's Certification

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Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal) 

Gabrielle Schaller
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

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- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # **R** _____

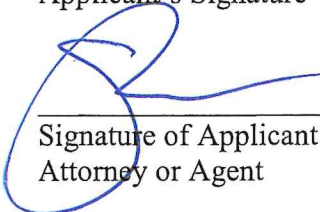
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Applicant's Signature

Date

Print Name



3/7/24

Shane Lanham

Signature of Applicant's Attorney or Agent

Date

Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ YES

_____/_____/_____ NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION N/A

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL

CONTRIBUTIONS (List all aggregating to \$250 or more)

DATE OF CONTRIBUTION

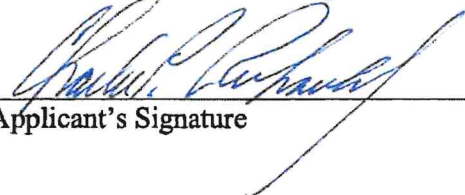
N/A

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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Applicant's Signature

03/07/2024
Date

CHARLES P. RICHARDS
Print Name

Signature of Applicant's
Attorney or Agent

Date

Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** **NO**

If YES, complete the following:

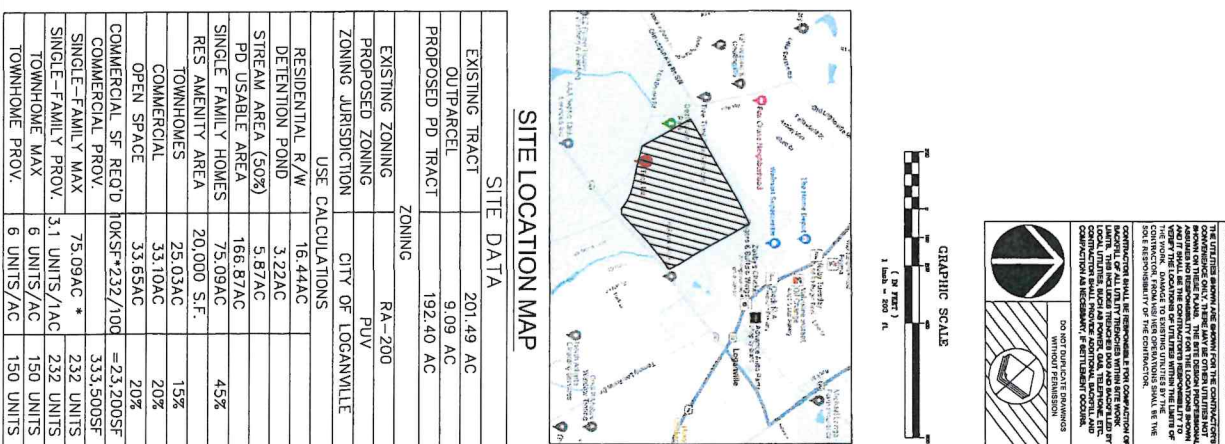
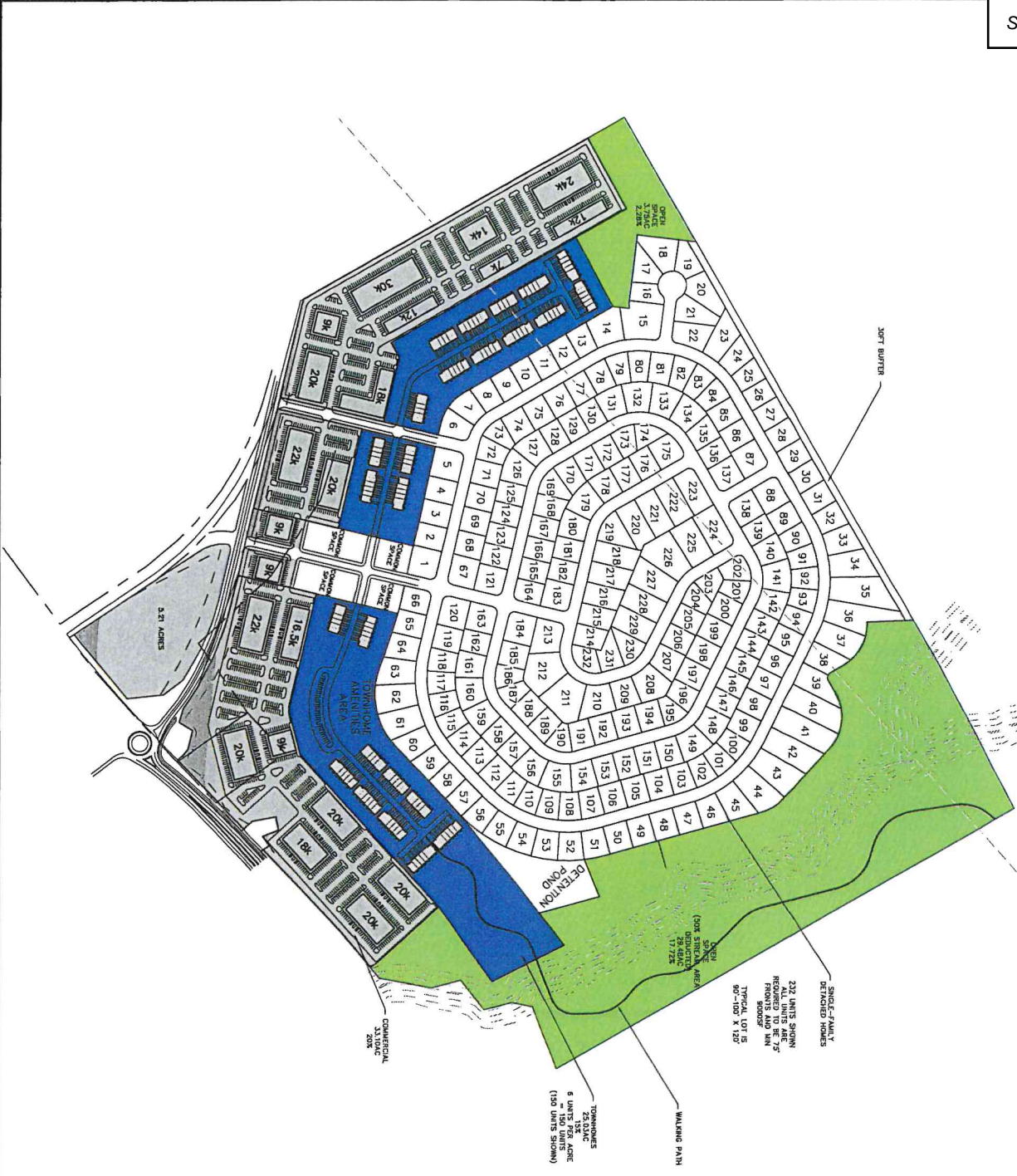
NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton



SITE DATA	
EXISTING TRACT	201.49 AC
OUTPARCEL	9.09 AC
PROPOSED PD TRACT	192.40 AC
EXISTING ZONING	RA-200
PROPOSED ZONING	PUV
ZONING JURISDICTION	CITY OF LOGANVILLE
USE CALCULATIONS	
RESIDENTIAL R/W	16.44AC
DETENTION POND	3.22AC
STREAM AREA (50%)	5.87AC
PD USABLE AREA	166.87AC
SINGLE FAMILY HOMES	75.09AC 45%
RES AMENITY AREA	20,000 S.F.
TOWNHOMES	25.03AC 15%
COMMERCIAL	3.3, 10AC 20%
OPEN SPACE	3.3, 6.5AC 20%
COMMERCIAL SF REQ'D	10KSF+232/100 = 23,200SF
COMMERCIAL PROV.	3,33, 500SF
SINGLE-FAMILY MAX	75.09AC * 232 UNITS
TOWNHOME MAX	3.1 UNITS/AC 232 UNITS
TOWNHOME PROV.	6 UNITS/AC 150 UNITS

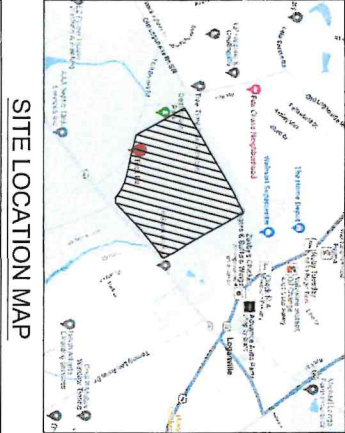
CAUTION
CONSTRUCTION SHALL BE PERFORMED FOR SECURING THE SERVICES OF A PRIVATE UTILITY COMPANY FROM DAMAGING THE PUV FOR SAID SERVICES. CONSTRUCTION SHALL BEWELL ADDITIONAL COST TO THE OVERSEER/OWNER.

THE UTILITY SHOWN ARE FROM THE CONSTRUCTION DRAWING ON THIS PLAN. THE SITE OWNER RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES SHALL BE THE CONTRACTOR. THE CONTRACTOR SHALL BE THE CONTRACTOR. THE CONTRACTOR SHALL BE THE CONTRACTOR. THE CONTRACTOR SHALL BE THE CONTRACTOR.

CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT DOES NOT DAMAGE ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES.

DO NOT FURNISH SERVICES WITHOUT PERMISSION

GRAPHIC SCALE
1" = 200' FT



TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

MOORE CIVIL
CONSULT-DESIGN-ENGINEER
706.224.1628
ROBERT@MOORECIVIL.COM

REVISIONS:

NO.	DATE	DESCRIPTION
1		CONCEPT LAYOUT
2		CONCEPT LAYOUT
3		CONCEPT LAYOUT

24 HOUR CONTACT

SHEET NUMBER: C.200

Application # **R** _____

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

In the space provided or in a separate attachment, provide responses to the following questions:

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?
Please see attached.

2. How does the proposed use impact thoroughfare congestion and traffic safety?

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;

5. How does the proposed zoning provide protection of property against blight and depreciation?

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

8. What is the impact upon adjacent property owners if the request zoning is not approved?

9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?

The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed mixed-use development with residential, commercial, and open space/recreational amenities is compatible with existing land uses. The proposed commercial components of the development are located along exterior right-of-way and would provide an attractive streetscape for motorists travelling along Conyers Road (State Route 20) and Tuck Road.

2. How does the proposed use impact thoroughfare congestion and traffic safety?

The proposed development is located along Conyers Road, which is a major transportation corridor and a State Highway. Additionally, GDOT has announced plans to align Tuck Road with Sharon Church Road with the construction of a new roundabout. The Applicant is coordinating with GDOT relative to this road improvement, which will enhance connectivity and traffic flows in the area.

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

The proposed development would not contribute to overcrowding or urban sprawl as the property is located near the urban core of Loganville and the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,500 feet from Atlanta Highway (U.S. Route 78), which is Loganville’s most heavily developed corridor. The proposed development is not an isolated, out-of-place development at Loganville’s fringes. It includes a mix of land uses that are already present in the area and continues established development patterns along major transportation corridors.

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?

The proposed development would utilize public water, sewer, and other utilities, providing upgrades where necessary. Given the intensity of surrounding development and the property’s proximity to major transportation corridors, the proposed development would not negatively impact the provision of urban infrastructure or other municipal services.

5. How does the proposed zoning provide protection of property against blight and depreciation?

The proposed development would provide high-quality, attractive homes at price points that would be commensurate with homes in the surrounding area. First-class amenities and a mix of housing types would provide additional stability to the proposed development. The proposed development would provide necessary residential critical mass to support proposed commercial components of the development as well as existing commercial uses in the surrounding area.

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

The proposed development would provide a mixture of residential, commercial, and recreational/open space uses that is compatible with the Future Land Use designations of Residential, Commercial, and Park/Recreation/Conservation. While the unincorporated portions of the subject property are not assigned Future Land Use designations, they are compatible with the designations of adjacent land. That is, one of the proposed open spaces portions of the subject property is located adjacent to Destination Park, which is designated as Park/Recreation/Conservation. The proposed commercial portions of the proposed development are located across the street from land designated as Commercial across Tuck Road and Conyers Road. The balance of the proposed development is the residential component, which is consistent with the Residential Future Land Use designation.

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

The proposed development would complement surrounding properties by enhancing the walkability of the surrounding area, increasing housing options in the City, and providing a high-quality, attractive mixed-use development near major transportation corridors.

8. What is the impact upon adjacent property owners if the request zoning is not approved?

The property would remain a large, underutilized tract near the center of Loganville. It would not meaningfully contribute to the tax base or provide residential critical mass to support local businesses. Large tracts are often difficult for families to maintain and have the potential to negatively impact the aesthetics of the surrounding area, if not maintained.

9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

The subject property is located along a State Highway with convenient access to downtown Loganville. The proposed alignment of Tuck Road and Sharon Church Road with the construction of a roundabout enhances the subject property's vehicular access and will improve existing traffic flows. The proposed mixed-use development is compatible with the mixed-use character of the surrounding area which includes, residential, commercial, and recreational uses.

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLANY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

***** Legal Description *****

All that certain tract or parcel of land, lying and being in the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 46°37'26" E a distance of 3456.60' to a Point;
Thence S 29°26'20" E a distance of 989.18' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
Thence N 72°18'08" W a distance of 24.03' to a Point;
Thence S 28°13'12" W a distance of 11.41' to a Point;
Thence S 74°19'31" W a distance of 15.83' to a Point;
Thence N 74°51'49" W a distance of 8.68' to a Point;
Thence N 32°37'40" W a distance of 16.39' to a Point;
Thence S 89°31'15" W a distance of 14.08' to a Point;
Thence N 87°57'38" W a distance of 10.17' to a Point;
Thence S 86°26'17" W a distance of 41.00' to a Point;

Thence S 77°33'48" W a distance of 5.21' to a Point;
Thence S 09°52'21" W a distance of 19.06' to a Point;
Thence S 08°28'09" W a distance of 35.33' to a Point;
Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
Thence S 38°47'34" W a distance of 16.52' to a Point;
Thence S 25°21'37" E a distance of 38.69' to a Point;
Thence S 39°19'43" E a distance of 31.34' to a Point;
Thence S 06°18'24" E a distance of 27.60' to a Point;
Thence S 40°13'36" W a distance of 38.09' to a Point;
Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
Thence S 42°51'22" W a distance of 22.27' to a Point;
Thence S 24°46'13" E a distance of 68.30' to a Point;
Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 201.376 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 1103.43' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
Thence N 72°18'08" W a distance of 24.03' to a Point;
Thence S 28°13'12" W a distance of 11.41' to a Point;

Thence S 74°19'31" W a distance of 15.83' to a Point;
Thence N 74°51'49" W a distance of 8.68' to a Point;
Thence N 32°37'40" W a distance of 16.39' to a Point;
Thence S 89°31'15" W a distance of 14.08' to a Point;
Thence N 87°57'38" W a distance of 10.17' to a Point;
Thence S 86°26'17" W a distance of 41.00' to a Point;
Thence S 77°33'48" W a distance of 5.21' to a Point;
Thence S 09°52'21" W a distance of 19.06' to a Point;
Thence S 08°28'09" W a distance of 35.33' to a Point;
Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
Thence S 38°47'34" W a distance of 16.52' to a Point;
Thence S 25°21'37" E a distance of 38.69' to a Point;
Thence S 39°19'43" E a distance of 31.34' to a Point;
Thence S 06°18'24" E a distance of 27.60' to a Point;
Thence S 40°13'36" W a distance of 38.09' to a Point;
Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
Thence S 42°51'22" W a distance of 22.27' to a Point;
Thence S 24°46'13" E a distance of 68.30' to a Point;
Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia containing 61.213 acres and being more fully described as follows:

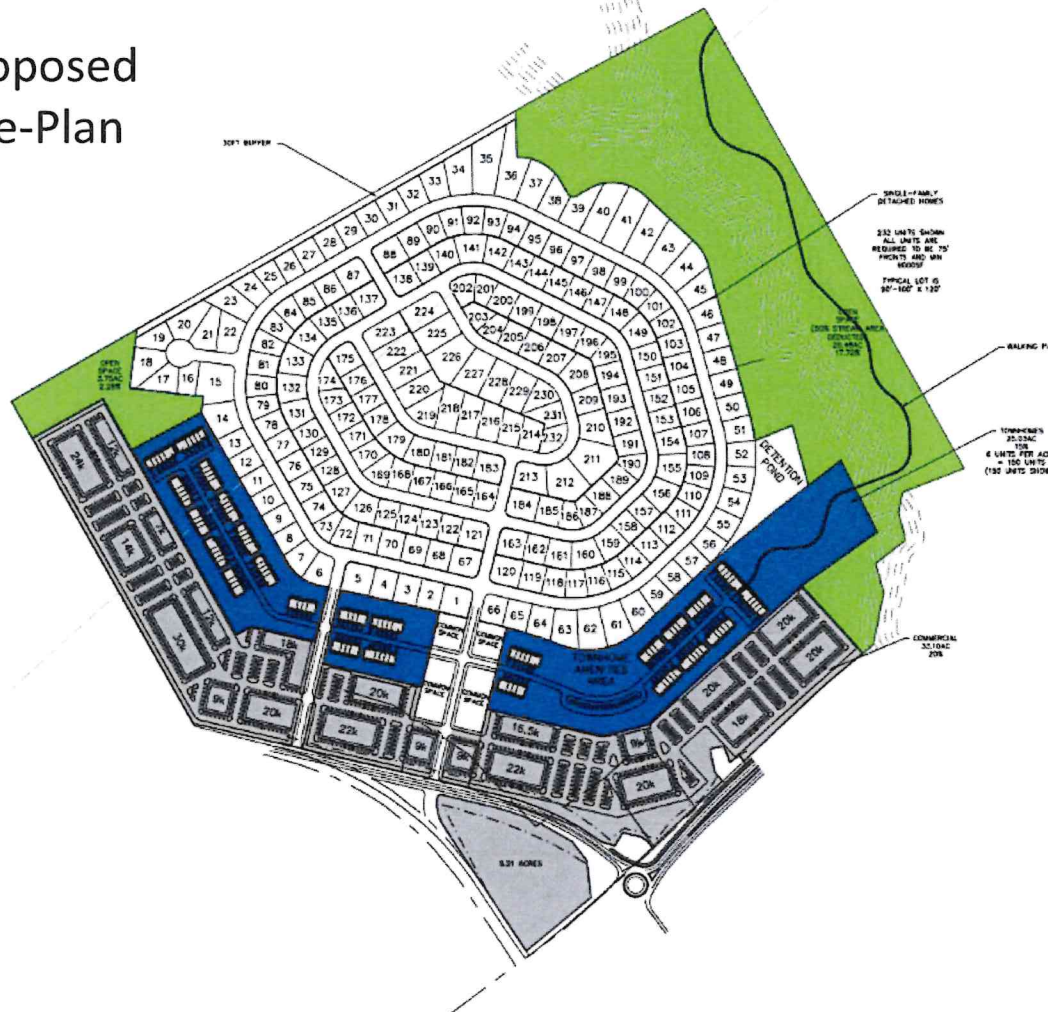
Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road; Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point; Thence N 33°36'59" W a distance of 286.04' to a Point; Thence N 34°20'52" W a distance of 118.18' to a Point; Thence N 37°49'15" W a distance of 88.43' to a Point; Thence N 40°30'54" W a distance of 53.72' to a Point; Thence N 43°33'55" W a distance of 44.86' to a Point; Thence N 45°34'10" W a distance of 50.92' to a Point; Thence N 48°44'24" W a distance of 29.83' to a Point; Thence N 49°17'45" W a distance of 30.39' to a Point; Thence N 50°52'14" W a distance of 59.25' to a Point; Thence N 53°13'13" W a distance of 88.83' to a Point; Thence N 57°25'45" W a distance of 81.86' to a Point; Thence N 60°57'34" W a distance of 106.61' to a Point; Thence N 64°04'09" W a distance of 71.10' to a Point; Thence N 65°54'41" W a distance of 67.48' to a Point; Thence N 67°46'51" W a distance of 98.69' to a Point; Thence N 71°07'45" W a distance of 46.85' to a Point; Thence N 74°41'11" W a distance of 62.13' to a Point; Thence N 75°57'11" W a distance of 211.32' to a Point; Thence N 75°59'01" W a distance of 67.61' to a Point; Thence N 75°12'02" W a distance of 51.85' to a Point; Thence N 73°57'56" W a distance of 36.70' to an IPF; Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point; Thence N 29°24'16" W a distance of 936.07' to a Point; Thence N 59°49'12" E a distance of 634.10' to an IPF; Thence N 59°37'56" E a distance of 100.02' to an IPF; Thence N 59°54'04" E a distance of 347.74' to an IPF; Thence N 59°46'07" E a distance of 185.38' to an IPF; Thence N 60°17'42" E a distance of 193.37' to a Point; Thence with a curve turning to the left with an arc length of 3157.40', with a radius of 5280.00', with a chord bearing of S 22°25'21" E, with a chord length of 3110.56', to a point on the northern Right-of-Way of Georgia Highway #20; Thence along said Right-of-Way S 48°28'15" W a distance of 93.50' to a Point; Thence S 49°11'16" W a distance of 94.58' to a Point; Thence S 50°29'06" W a distance of 73.73' to a Point;

Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

The Landing @ Tuck Farm

Loganville, Ga

Proposed Site-Plan



CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA, AND THE STATE OF GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA, AND THE STATE OF GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA, AND THE STATE OF GEORGIA.



SITE LOCATION MAP

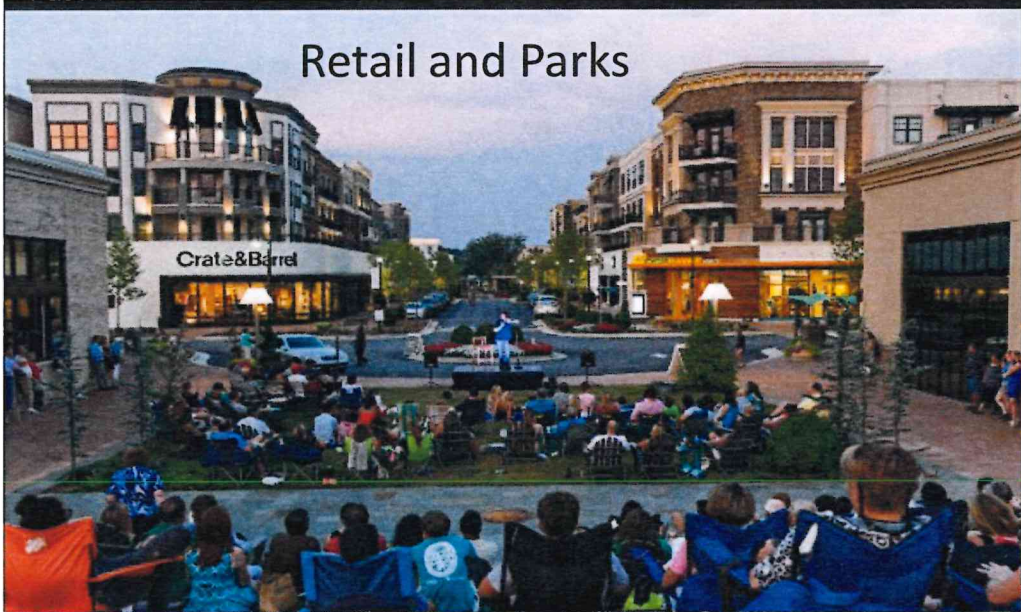
SITE DATA	
EXISTING TRACT	201.49 AC
OUTPARCEL	9.09 AC
PROPOSED PD TRACT	192.40 AC
ZONING	
EXISTING ZONING	RA-200
PROPOSED ZONING	PLUV
ZONING JURISDICTION	CITY OF LOGANVILLE
USE CALCULATIONS	
RESIDENTIAL R/W	16.44AC
DETENTION POND	3.22AC
STREAM AREA (50%)	5.87AC
PD USABLE AREA	166.87AC
SINGLE FAMILY HOMES	75.09AC 45%
RES AMENITY AREA	20,000 S.F.
TOWNHOMES	25.03AC 15%
COMMERCIAL	33.10AC 20%
OPEN SPACE	33.65AC 20%
COMMERCIAL SF REQ'D	10KSF*232/100 = 23,200SF
COMMERCIAL PROV.	333,500SF
SINGLE-FAMILY MAX	75.09AC * 232 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/AC 232 UNITS
TOWNHOME MAX	6 UNITS/AC 150 UNITS
TOWNHOME PROV.	6 UNITS/AC 150 UNITS

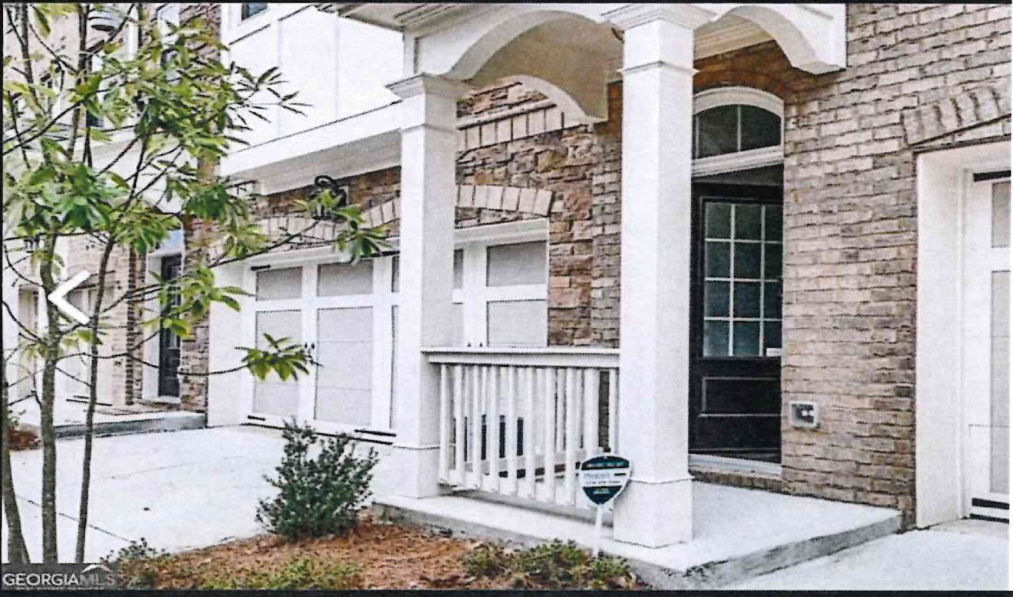
MOORE CIVIL
CONSULTING ENGINEER

24 HOUR CONTACT

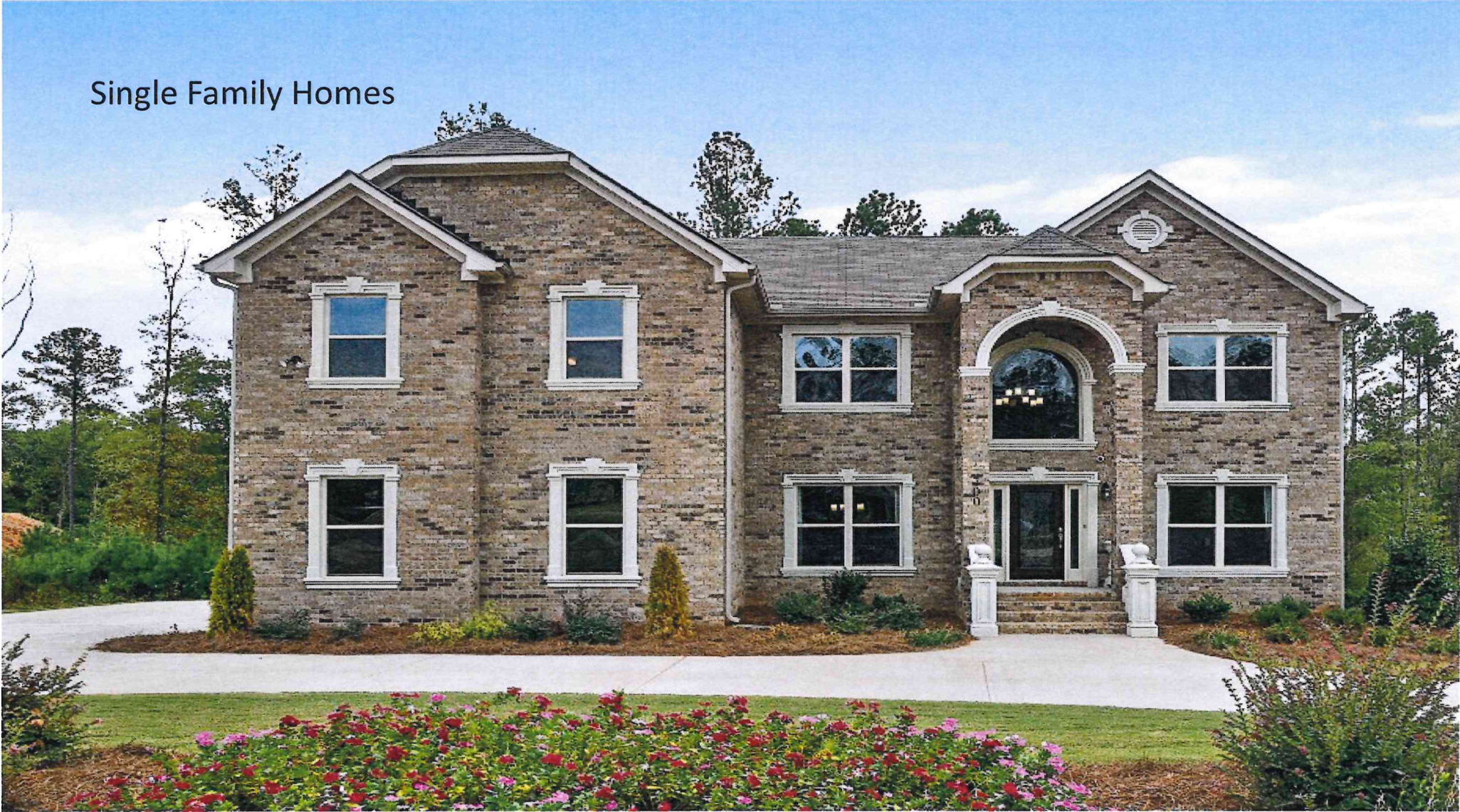
TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

DATE: 11/19/23
SHEET: 1/1003
C.200





Single Family Homes



Single Family Street Scape





STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-013

LANDOWNERS: Tuck Family Farm LLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

PARCEL DESCRIPTION: Mixture of residential, commercial, vacant properties

AREA: 201.36 acres

EXISTING ZONING: A2, R-44, CH, Unzoned

PROPOSED ZONING: PUV

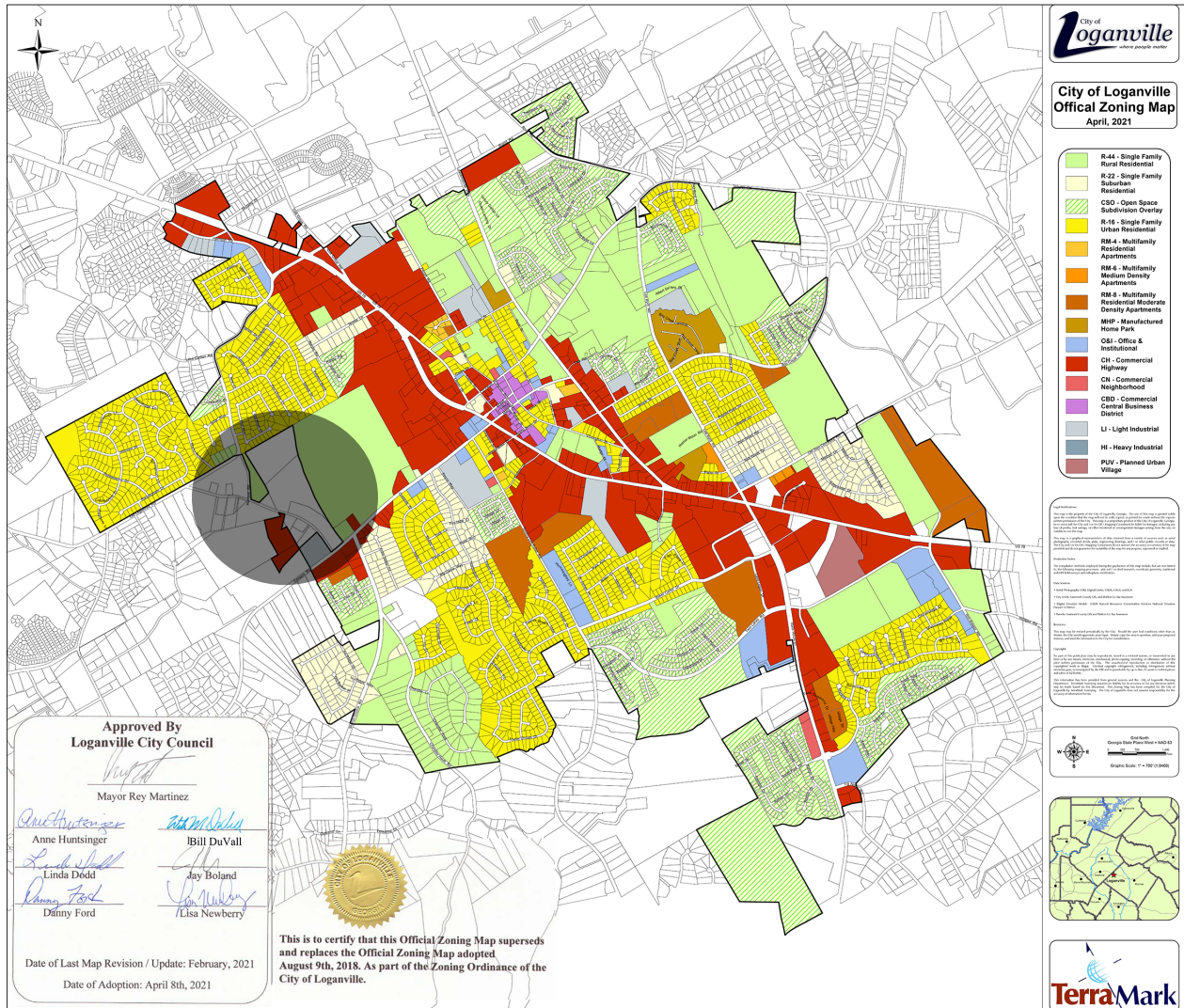
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Creation of a mixed-use development with 232 single-family homes, 150 townhomes, and 23,200-square-feet of commercial space as well as greenspace.

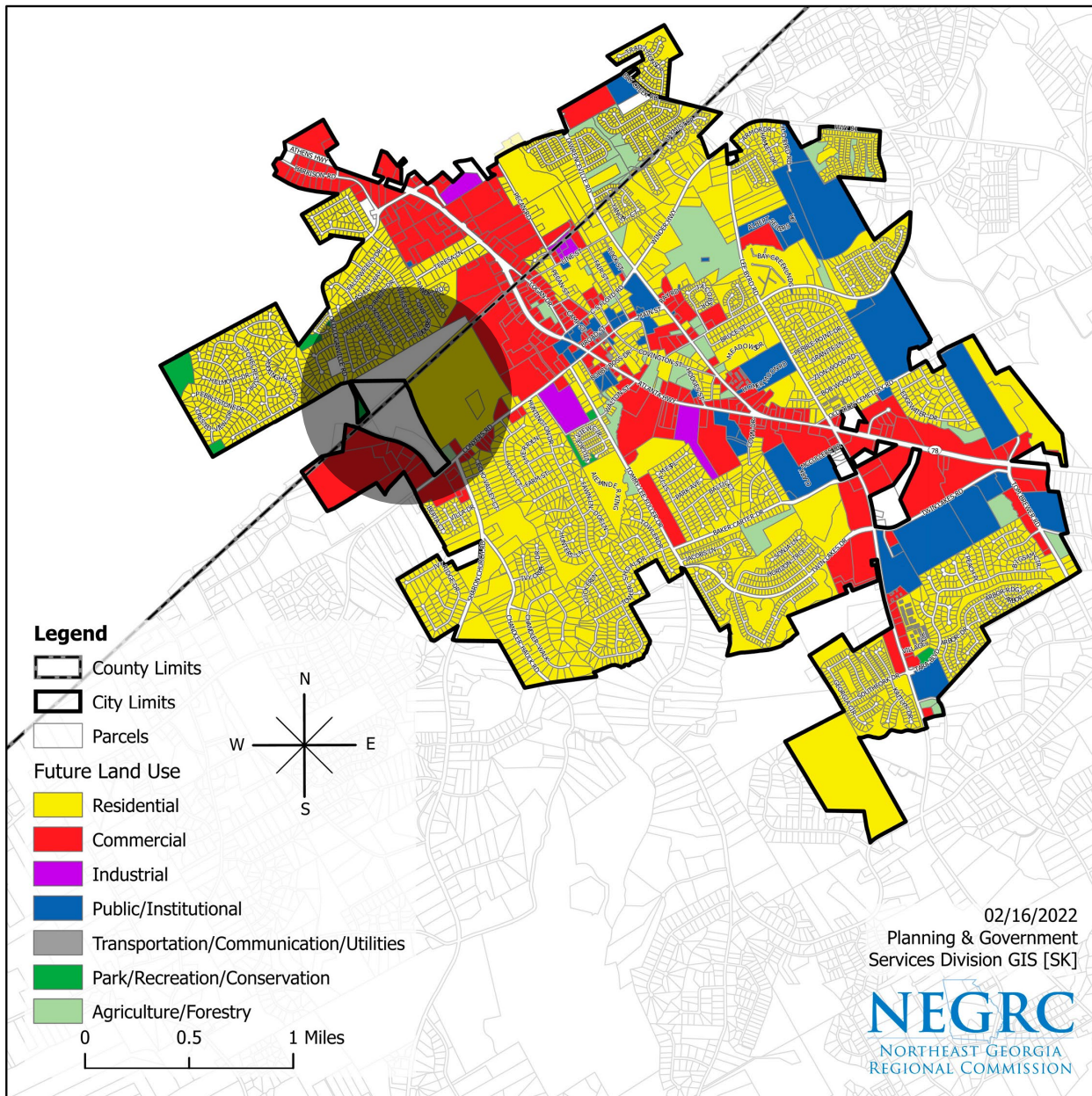
PLANNING COMMISSION HEARING: April 25, 2024

CITY COUNCIL HEARING: May 6 & 9, 2024

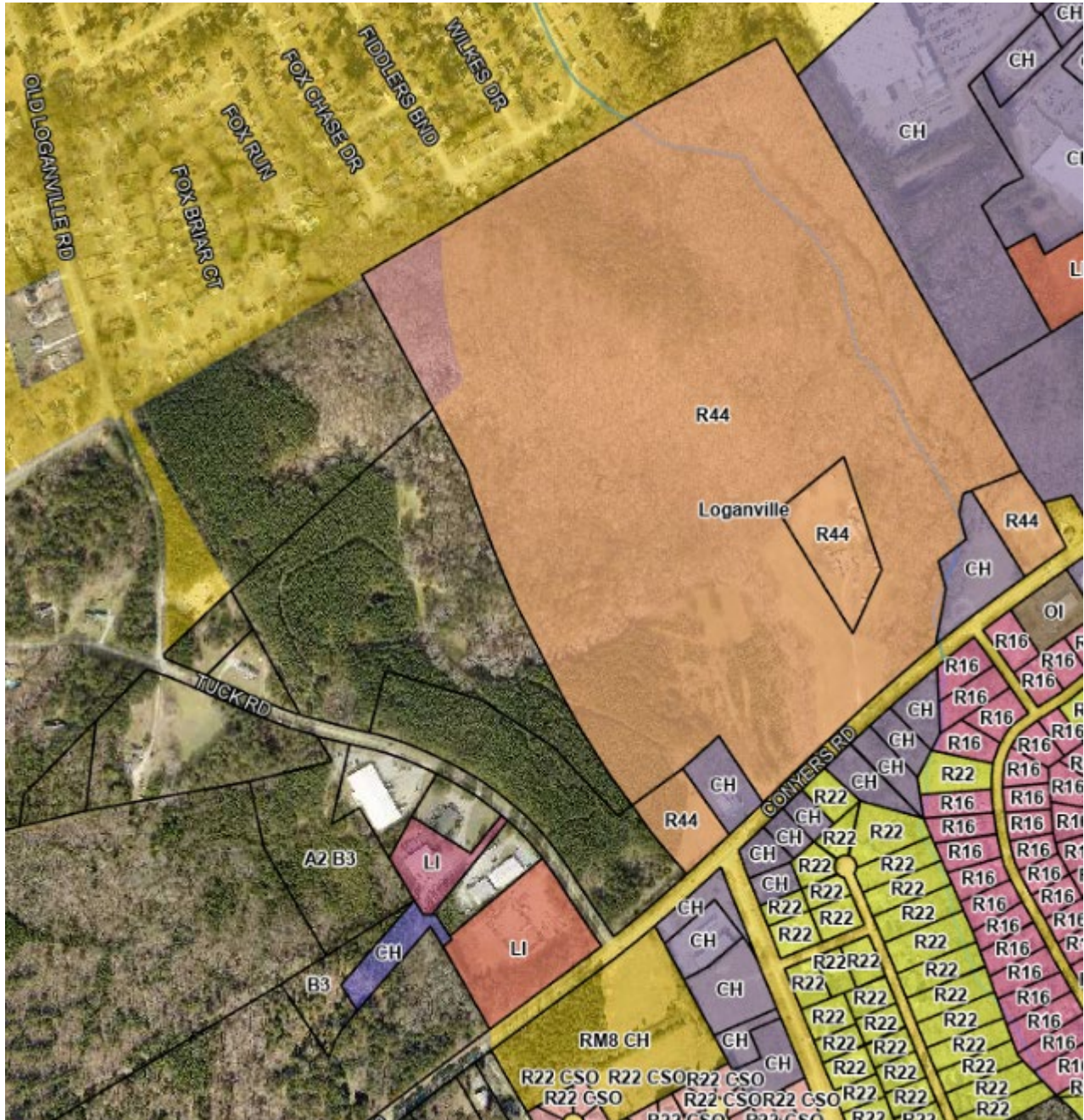
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

Rezone the property to allow for a proposed development that would include a mix of land uses including single-family detached homes, townhomes, commercial/retail/office and open space.

Existing Conditions

Most of the land is undeveloped, though there is a 2,844-square-foot home dating back to 1865 with accessory structures on one of the parcels being considered for this project and another parcel contains a 4,400-square-foot metal commercial building dating back to 2000.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? This project would alter the aesthetic landscape in the area as it transitions from an old family farm to a large tract of land with both residential and commercial purposes being proposed.

What is the impact upon thoroughfare congestion and traffic safety? There is some uncertainty that remains with the future improvements planned for Highway 20 and Tuck Road. The last known plans included a two-lane roundabout, with construction scheduled to start in the summer of 2025. The secondary outlet for traffic will be Tuck Road or Tom Brooks Road and Old Loganville Road, which will likely be impacted by this project.

Traffic counts in the area include about 8,000 cars per day at Old Loganville Road south of Chase Court and 10,800 cars per day on Highway 20 at Center Hill Church Road. The City's comprehensive traffic study included comments from the citizenry that included the difficulty of pulling out from Tuck Road onto Conyers Road and the curve on Old Loganville Road being dangerous and prone to flooding for those near the intersection of Tuck Road. Another comment included that, due to the increase in housing in the area of Tuck Road, the speed limit on Highway 20 should not go up to 55 mph until after the intersection with Tuck Road if you are heading toward Conyers.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Considering the fact most of the land sits vacant at the moment, there will be a noticeable increase in population density with the addition of a large-scale project such as this one being proposed. A development such as this would meet the definition of urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map of Walton and Gwinnett both show the area as being residential. While the City of Loganville's future land use map does not include these parcels, it is reasonable to assume that continued development of CH along the Highway 20 would be consistent with existing trends and then residential developments being created along Tuck Road.



What is the impact upon adjacent property owners if the request is approved? Due to the scale of the project, traffic would likely increase in the immediate area. But the project will also provide residents of the area potential commercial options that may afford them and the new residents alike the opportunity to enjoy commerce in the area without having to get into a car. This would also place commercial across the street on Tuck Road from residences.

What is the impact upon adjacent property owners if the request is not approved? The land would likely continue to remain undeveloped.

Recommended action: The purpose of the PUV is to encourage cultural, retail and residential uses in a mixed-use, urban setting with uses in close proximity to maximize opportunities for pedestrian traffic, thereby reducing the need of automobile dependency and demand for parking. This project achieves that goal and does so with access to a state highway that is in the process of being improved upon by GDOT. The staff recommendation is for approval of this rezone with the condition that the applicant work with the Utilities Department to ensure adequate water and sewer can be made available to the area.

Planning Commission Recommended Conditions

City Council Conditions



DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown.

Do stream bank buffers exist on the parcel? Yes.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.



TRANSPORTATION

What is the road effected by the proposed change? What is the classification of the road?

Highway 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

What is the traffic count for the road? No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

Estimated number of cars generated by the proposed development? Unknown.

Estimated number of trips generated by the proposed development? Unknown.

Do sidewalks exist in the area? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

Transportation improvements in the area? If yes, what are they? GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 18 @ 180 Old Loganville Road

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.



CITY OF LOGANVILLE Section 3, Item C.
 Department of Planning & Development
 P.O. Box 39 • 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3-8-24

Application # V 24-014

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u> ADDRESS: <u>1550 North Brown Road, Suite 125</u> CITY: <u>Lawrenceville</u> STATE: <u>Georgia</u> Zip: <u>30043</u> PHONE: <u>770 232 0000</u>	NAME: <u>Multiple--see attached</u> ADDRESS: _____ CITY: _____ STATE: _____ Zip: _____ PHONE: _____ (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u> EMAIL: <u>slanham@mptlawfirm.com</u> FAX: <u>678 518 6880</u>	
PROPERTY INFORMATION	
A2, R44, CH, and unzoned	
MAP & PARCEL # <u>Multiple</u> PRESENT ZONING: _____ ACREAGE: <u>201.376</u> ADDRESS: <u>Highway 20 at Tuck Road</u> COUNTY: <u>Walton & Gwinnett</u>	
Ordinance and Section from Which Relief is Sought: <u>Zoning Ordinance §119-221(d)(2)</u>	
Description of Request: <u>Variance to allow phased development</u>	

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Site Plan Names/Addresses of Abutting Property Owners Justification Analysis

Pre-Application Conference Date: _____
Accepted by Planning & Development: Sarah Black **DATE:** 3/8/24 **FEE PAID:** \$500.00
CHECK # 45899 **RECEIPT #** 20166945 **TAKEN BY:** SB **DATE OF LEGAL NOTICE:** 4/3/2024 **NEWSPAPER:** THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation

Commission Chairman: _____ **DATE:** _____

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

_____ **Mayor** _____ **City Clerk** _____ **Date**

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

Application # V

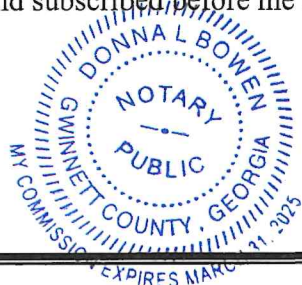
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] Applicant's Signature 3/7/24 Date

Shane Lanham, attorney for Applicant
Print Name and Title

Sworn to and subscribed before me this 7th day of March, 2024.

(Seal)  Donna L. Bowen
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # V

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards CFO 03/07/2024
Applicant's Signature Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

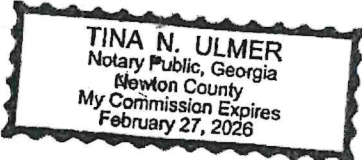
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Sherry S. Grider 3-7-24
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
Signature of Notary Public

Application # **V** _____

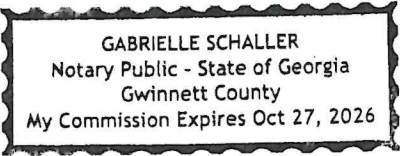
Owner's
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  Gabrielle Schaller
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # V

Owner's

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal) 

Gabrielle Schaller
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLINY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

Application # **V** _____

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

In the space provided or in a separate attachment, provide responses to the following questions:

- 1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?**

Please see attached.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?**
- 3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?**
- 4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?**
- 5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?**

APPLICANT’S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

The subject property is exceptionally large and has significant topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

The Applicant is not seeking relief from the prescribed land use mix as set forth in the Ordinance. Rather, the Applicant is merely seeking flexibility from the timing of construction. The Applicant would welcome the opportunity to establish certain other development requirements and conditions of approval to safeguard the surrounding community and ensure the timely construction of the project.

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

The application of the ordinance to the subject property creates unnecessary hardship by forcing an unnecessary and artificial development timeline. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the greater development. Moreover, the unpredictable GDOT timeline impacts the attractiveness of the commercial component to end users.

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

No. To the contrary, granting the requested relief would reduce the risks of a failed development and would provide a benefit to the public good without impairing the purpose and intent of the applicable ordinance.

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

No. The Applicant is not requesting to alter the required land use mix or to allow a use of land or building or structure that is otherwise prohibited by the applicable ordinance. Rather, the requested relief relates only to the timing of construction for land uses that are otherwise allowed by the ordinance.

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 201.376 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 1103.43' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
Thence N 72°18'08" W a distance of 24.03' to a Point;
Thence S 28°13'12" W a distance of 11.41' to a Point;

Thence S 74°19'31" W a distance of 15.83' to a Point;
Thence N 74°51'49" W a distance of 8.68' to a Point;
Thence N 32°37'40" W a distance of 16.39' to a Point;
Thence S 89°31'15" W a distance of 14.08' to a Point;
Thence N 87°57'38" W a distance of 10.17' to a Point;
Thence S 86°26'17" W a distance of 41.00' to a Point;
Thence S 77°33'48" W a distance of 5.21' to a Point;
Thence S 09°52'21" W a distance of 19.06' to a Point;
Thence S 08°28'09" W a distance of 35.33' to a Point;
Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
Thence S 38°47'34" W a distance of 16.52' to a Point;
Thence S 25°21'37" E a distance of 38.69' to a Point;
Thence S 39°19'43" E a distance of 31.34' to a Point;
Thence S 06°18'24" E a distance of 27.60' to a Point;
Thence S 40°13'36" W a distance of 38.09' to a Point;
Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
Thence S 42°51'22" W a distance of 22.27' to a Point;
Thence S 24°46'13" E a distance of 68.30' to a Point;
Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

All that certain tract or parcel of land, lying and being in the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
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Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 46°37'26" E a distance of 3456.60' to a Point;
Thence S 29°26'20" E a distance of 989.18' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
Thence N 72°18'08" W a distance of 24.03' to a Point;
Thence S 28°13'12" W a distance of 11.41' to a Point;
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Thence N 32°37'40" W a distance of 16.39' to a Point;
Thence S 89°31'15" W a distance of 14.08' to a Point;
Thence N 87°57'38" W a distance of 10.17' to a Point;
Thence S 86°26'17" W a distance of 41.00' to a Point;
Thence S 77°33'48" W a distance of 5.21' to a Point;

Thence S 09°52'21" W a distance of 19.06' to a Point;
Thence S 08°28'09" W a distance of 35.33' to a Point;
Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
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Thence S 25°21'37" E a distance of 38.69' to a Point;
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Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
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Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V24-014

LANDOWNERS: Tuck Family Farm LLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

PARCEL DESCRIPTION: Mixture of residential, commercial, vacant properties

AREA: 201.36 acres

EXISTING ZONING: A2, R-44, CH, Unzoned

PROPOSED ZONING: PUV

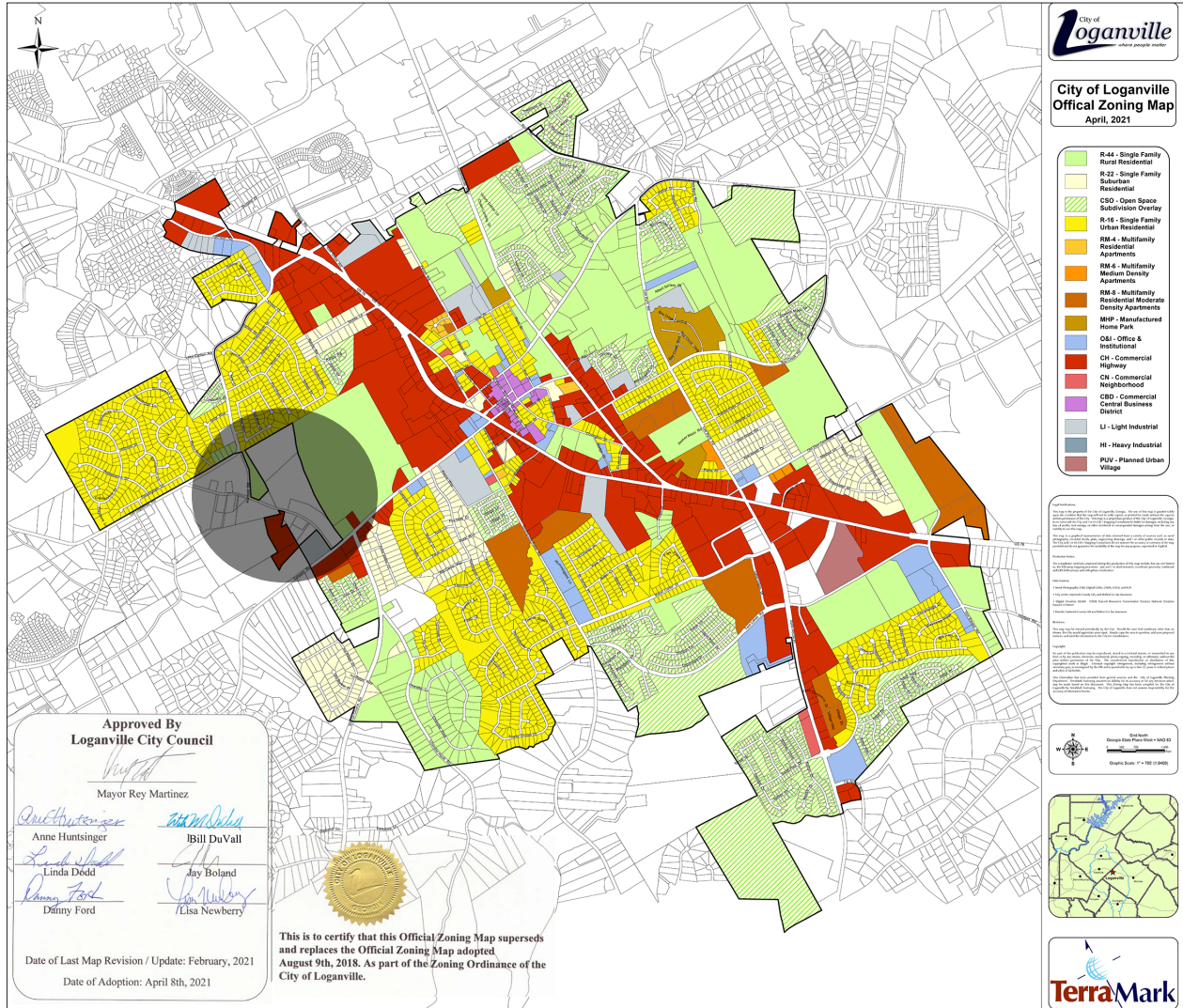
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Seeking relief from Sec. 119-221(d)(2): Building permits in the PUV zoning classification will be issued in 25 percent increments of the total amount of proposed development of each of the three types of structures allowed in this classification (i.e., 25 percent of the total proposed commercial development; 25 percent of the total proposed single-family dwellings; and 25 percent of the total proposed townhomes). No additional building permits shall be issued until the previously permitted 25 percent of each type of structure has been fully completed and a certificate of occupancy has been issued for all of the structures subject to the previous permit.

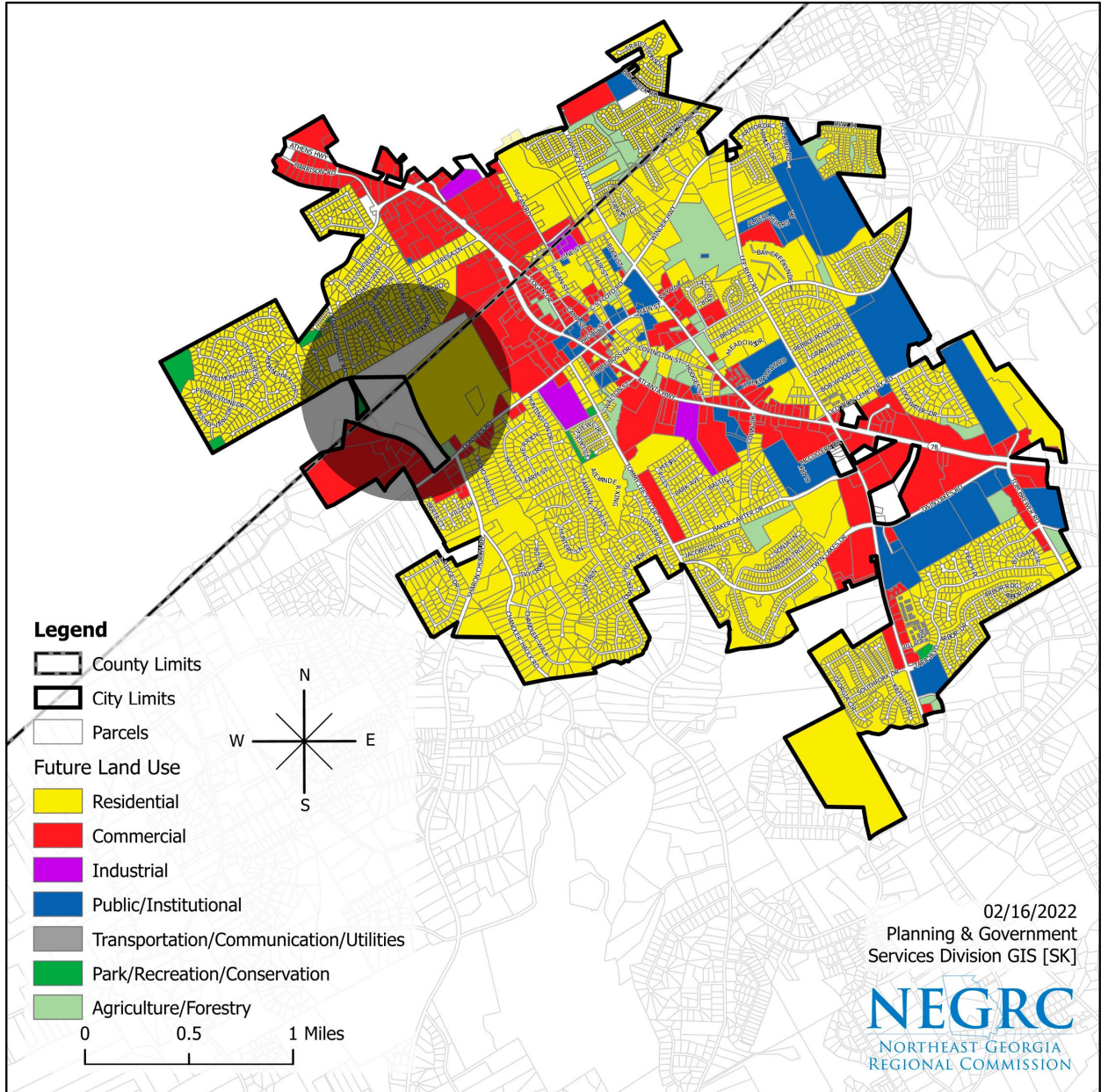
PLANNING COMMISSION HEARING: April 25, 2024

CITY COUNCIL HEARING: May 6 & 9, 2024

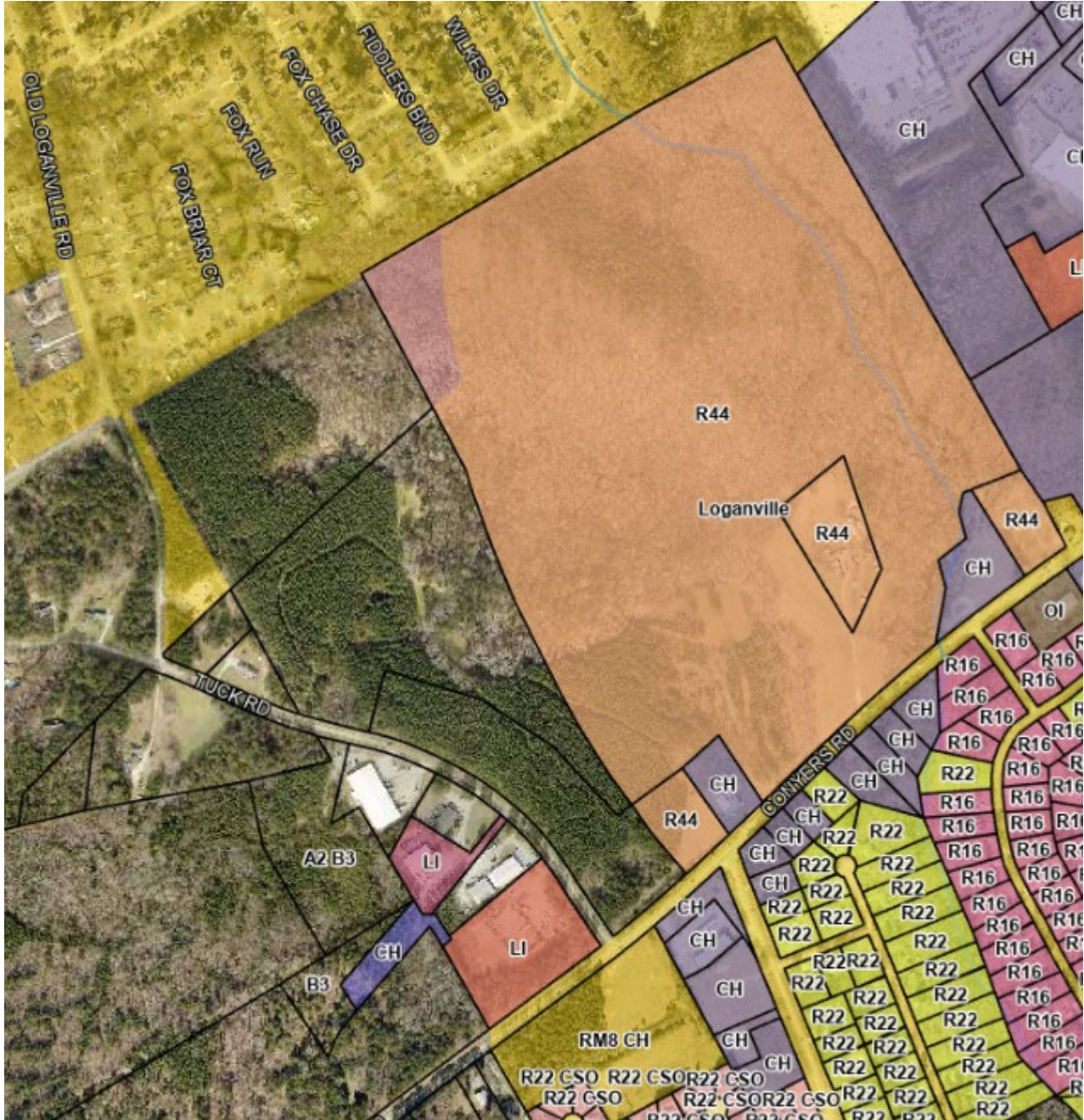
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant is seeking a variance from the PUV requirement to develop each of the three categories – commercial, single-family home, multi-family residential – in 25 percent increments. More specifically, the developer wants relief from the requirement that each of the three classifications is completed before building permits are issued for the next 25 percent of the development.

Existing Conditions

The proposed GDOT project re-aligning Tuck Road with Sharon Church Road and the expanding of Highway 20 will directly impact this project's ability to meet construction deadlines established by the ordinance.

Impact Analysis/Recommendation

What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? None.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? The planned GDOT improvements in the area, and the continually moving timeline for construction to begin, could potentially have an impact on the ability of the developer to build out some of its commercial space.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? There is no refuting that the GDOT improvements will likely have an impact on this project and its ability to build each of the three categories in the phased in approach. But the question that remains is why the project could not go ahead and develop the commercial properties that front Tuck Road that will not be impacted by the GDOT project? The applicant's comments about the market maturing are superficial and do not meet what should be considered a true hardship.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? Granting relief would not have a substantial detriment to the public good but could be viewed as a way to get around a specific criterion established for this zoning: building concurrency. As mentioned above, the project could develop along Tuck Road which is outside the scope of work being done as part of the GDOT project.

Recommended action: The lack of a viable timeline for the GDOT project at the time that this application was filed does create a potential for hardship of the overall development of this project. Absent the concerns related to the GDOT project, the applicant's concerns seem to correlate more with economic viability rather than true hardship. While the applicant has suggested the willingness to create other timeline requirements, it is hard to see where these can



be shifted and still assuage concerns that led to the creation of the standards for project concurrency. The staff recommendation is for denial of this variance.

Planning Commission Recommended Conditions

City Council Conditions



DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown.

Do stream bank buffers exist on the parcel? Yes.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.



TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?

Highway 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

What is the traffic count for the road? No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

Estimated number of cars generated by the proposed development? Unknown.

Estimated number of trips generated by the proposed development? Unknown.

Do sidewalks exist in the area? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

Transportation improvements in the area? If yes, what are they? GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 18 @ 180 Old Loganville Road

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.

Ordinance No _____

AN ORDINANCE OF THE CITY OF LOGANVILLE, GEORGIA, TO ABANDON CERTAIN DOWNTOWN ALLEYWAYS AND PROVIDE FOR THEIR SALE TO ADJOINING PROPERTY OWNERS

WHEREAS, pursuant to the Charter of the City of Loganville and Georgia law, the City of Loganville (“City”) has the authority to dispose of certain public property when it has been determined that certain property should be abandoned in that the property has become unsuitable for the purpose for which it was originally dedicated; and,

WHEREAS, the City owns certain alleyways located in and around the southwestern corner of the intersection of Main Street and Pecan Street, all as more fully identified as the area shown as “Alley” on the survey plat attached hereto and incorporated herein by reference as Exhibit A (hereinafter the total area in question to be abandoned shall be referred to as the “Alleys”) (hereinafter the plat attached hereto as Exhibit A shall be referred to as the “Plat”); and,

WHEREAS, City staff has determined that the Alleyways no longer serve any public purpose in that these Alleyways “lead to nowhere” based on the past development of surrounding parcels and provide no interconnectivity throughout the downtown area of the City; and,

WHEREAS, continued ownership of these Alleyways that serve no public purpose places undue responsibility and burden for the ownership and maintenance of these Alleyways on the City; and,

WHEREAS, OCGA §36-37-6(g) authorizes the City to negotiate directly with the neighboring property owners of the Alleyways to sell the Alleyways in whole or in part to the neighboring property owners; and,

WHEREAS, sale of these Alleyways to the adjoining property owners would facilitate the enjoyment of the highest and best use of the adjoining property owners’ property; and,

WHEREAS, the City wishes to authorize the City Manager to contact the adjoining property owners and negotiate directly with them for the sale of the Alleyways; and,

WHEREAS, in developing the Plat a “Gore Strip” identified on the Plat as Tract 6 was identified wherein the ownership of Tract 6 is in question; and,

WHEREAS, Tract 6 on the Plat most logically belongs to and serves the highest and best use of the neighboring Tract 5 owner located at 4421 Pecan Street; and,

WHEREAS, the City wishes to release any and all unknown ownership rights it may have in Tract 6 on the Plat to the owner of Tract 5; and,

WHEREAS, the City wishes to retain certain utility easement interests in, across, under and over the Alleyways to allow certain City utilities to continue to service the adjoining property owners;

WHEREAS, the City wishes to abandon the Alleyways and sell them all in accordance with the City Charter and Georgia law; and,

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Loganville do hereby ordain as follows:

1. Alleyways are declared abandoned. The City hereby declares the Alleyways abandoned in that they no longer serve any legitimate public interest and they have become unsuitable for the purpose for which they were originally dedicated.
2. Alleyways shall be sold. The Alleyways shall be sold to the adjoining property owners in accordance with OCGA § 36-37-6(g). The City Manager in conjunction with the City Attorney is authorized to negotiate the sale of the Alleyways directly with the adjoining property owners. It is anticipated that the Alleyways will be subdivided and sold in the most logical manner to the adjoining property owners. Should multiple adjoining property owners wish to purchase the same portions of the Alleyways then the City Manager in conjunction with the City Attorney shall subject the sale of those portions of the Alleyways to sealed bid from the interested adjoining property owners. The highest bidder under the sealed bid process shall be determined to be the purchaser of those portions of the Alleyways. The City Manager is authorized to execute any and all documents necessary, including the necessary conveyance deed to effectuate these sales.
3. Tract 6 to be conveyed. The City Manager is authorized to execute a Quitclaim Deed in favor of the owner of Tract 5 conveying any and all interest in Tract 6 that the City may have for no consideration, given that the title to Tract 6 is in question and the most logical owner of Tract 6 would be Tract 5.
4. City shall retain Utility Easements over the Alleyways. The City shall retain unto itself a general utility easement over, under, above and through the Alleyways to allow certain City utilities to remain in the Alleyways.
5. Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.
6. All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.
7. This ordinance shall be effective on the date of its adoption.

SO ORDAINED this ____ day of _____, 2024.

CITY OF LOGANVILLE, GEORGIA

Approved: _____

Skip Baliles, Mayor

Attest: _____

Danny Roberts, City Manager

PARCEL INFORMATION:
Parcel Id No.: LG050024
LG050026
LG050027
LG050028

LG050024: Property is Zoned CH, Walton County
LG050026: Property is Zoned CBD, Walton County
LG050027: Property is Zoned CBD, Walton County
LG050028: Property is Zoned CBD, Walton County

Building setback lines are not shown. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

ENVIRONMENTAL NOTES:
1. No attempt was made by this firm to determine presence of wetlands.
2. No attempt was made by this firm to determine the presence of specimen trees.

EXHIBIT A



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- This plat has been calculated for closure and is found to be accurate within one foot in 98,128 feet.

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Walton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121



LINE	BEARING	DISTANCE
L1	S 52°23'12" W	32.00'
L2	S 34°47'48" E	4.00'
L3	S 52°23'12" W	50.00'
L4	S 53°24'32" W	26.44'
L5	S 51°26'14" W	26.26'
L6	N 52°34'15" E	130.00'
L7	N 52°53'37" E	133.50'

ABBREVIATION LEGEND:

- AE = access easement
- CB = catch basin
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pipe
- CP = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = dbl. wing catch basin
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IPS = iron pin set
- JB = junction box
- INV = invert
- L.L.L. = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PI = pedestal inlet
- PL = property line
- POL = point on line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- R/W = right-of-way
- SSE = sanitary sewer easement
- SWCB = single wing catch basin
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- WM = water meter
- WV = water valve
- YI = yard inlet

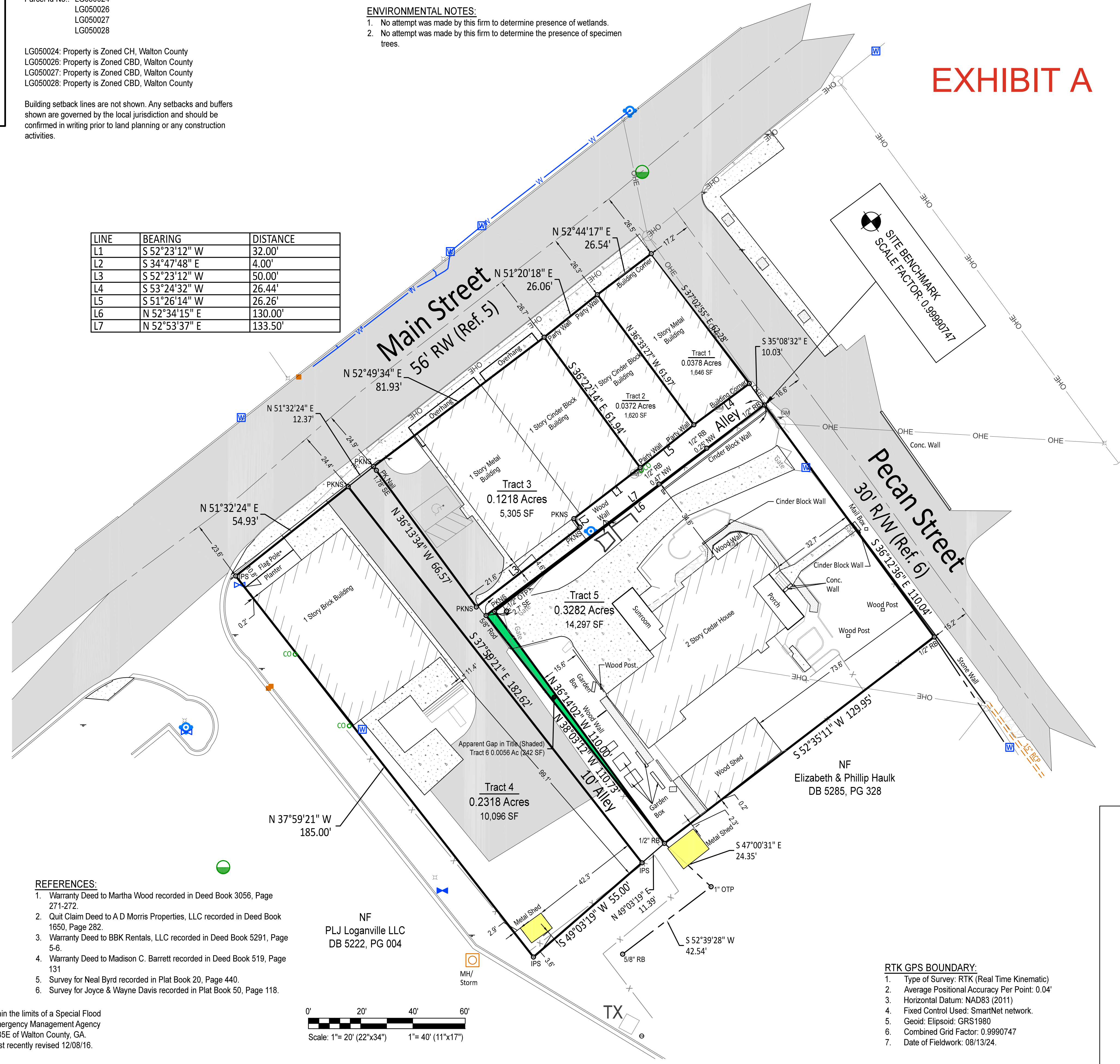
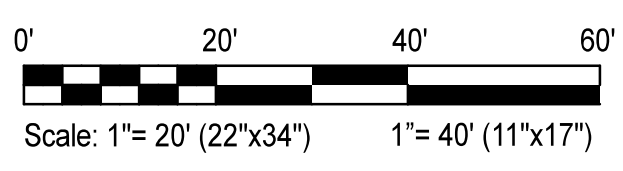
SYMBOL LEGEND:

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bldg setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point

REFERENCES:

- Warranty Deed to Martha Wood recorded in Deed Book 3056, Page 271-272.
- Quit Claim Deed to A D Morris Properties, LLC recorded in Deed Book 1650, Page 282.
- Warranty Deed to BBK Rentals, LLC recorded in Deed Book 5291, Page 5-6.
- Warranty Deed to Madison C. Barrett recorded in Deed Book 519, Page 131
- Survey for Neal Byrd recorded in Plat Book 20, Page 440.
- Survey for Joyce & Wayne Davis recorded in Plat Book 50, Page 118.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13297C0085E of Walton County, GA. (Community Panel No. 1303260085E), most recently revised 12/08/16.



- RTK GPS BOUNDARY:**
- Type of Survey: RTK (Real Time Kinematic)
 - Average Positional Accuracy Per Point: 0.04'
 - Horizontal Datum: NAD83 (2011)
 - Fixed Control Used: SmartNet network.
 - Geoid: Ellipsoid: GRS1980
 - Combined Grid Factor: 0.9990747
 - Date of Fieldwork: 08/13/24.

This drawing is the property of Engineering303, L.L.C. and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose detrimental to the interests of Engineering303, L.L.C. and is to be returned upon request.

Reserved for Clerk of Superior Court

COPYRIGHT © 2018

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LG050026
LG050027
LG050028

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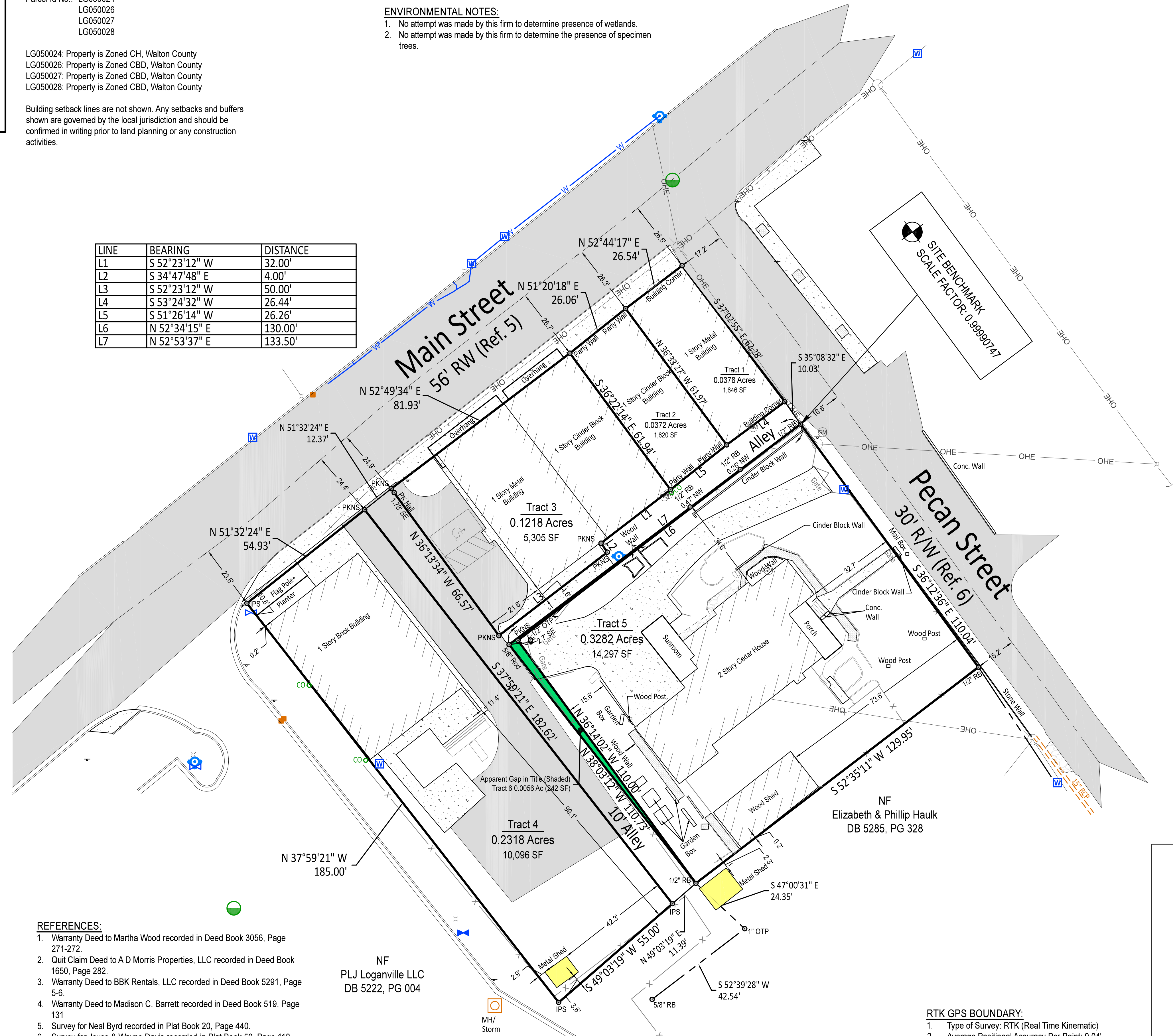
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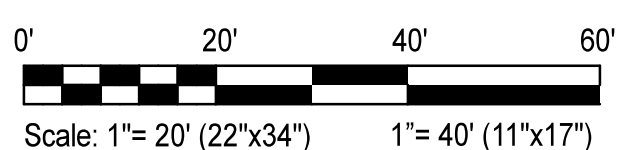
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GA CERT OF AUTH. LSF 1121

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 - Horizontal Datum: NAD83 (2011)
 - Fixed Control Used: SmartNet network.
 - Geoid: Ellipsoid: GRS1980
 - Combined Grid Factor: 0.99990747
 - Date of Fieldwork: 08/13/24.



FLOOD HAZARD NOTE:
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INTERGOVERNMENTAL AGREEMENT CONCERNING
THE DESIGN OF A NEW AZALEA REGIONAL
LIBRARY INSIDE THE CITY LIMITS OF LOGANVILLE

THIS INTERGOVERNMENTAL AGREEMENT is made this the _____ day of September, 2024, by and between the City of Loganville, a municipal corporation of the State of Georgia, (hereinafter referred to as the “City”), and the Azalea Regional Library System, organized and existing in accordance with O.C.G.A. § 20-5-1 et seq., (hereinafter referred to as the “Library System”) (together hereinafter referred to as the “Parties”).

WHEREAS, Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia authorizes any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with any county, municipality or political subdivision or with any other public agency, public corporation or public authority, for joint services, for the provision of services, or for the joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, pursuant to O.C.G.A. § 20-5-49, the Library System is authorized to make and enter into such contracts or agreements as are deemed necessary and desirable; and,

WHEREAS, the Parties desire to enter into this Agreement in accordance with the terms, conditions, and obligations contained herein for the purpose of agreeing to the overall design construction and bidding process for the construction of a new library building to be located on Main Street in the downtown area of the City of Loganville (the “New Library”) (from time to time the overall process of designing and building the New Library may be referred to as the “Project”); and,

WHEREAS, the Parties, in conjunction with Walton County, Georgia, previously entered into that certain Intergovernmental Agreement Concerning The Funding and Building of a New Azalea Regional Library Inside the City Limits of Loganville dated November 7, 2023 (the “Concept IGA”) memorializing the overall project scope and agreed upon funding mechanisms to pay for the New Library and to agree to the process of designing and building and funding and operating the New Library; and,

WHEREAS, the Parties, in conjunction with Walton County, Georgia, previously entered into that certain Amendment #1 To That Certain Intergovernmental Agreement Concerning The Funding and Building of a New Azalea Regional Library Inside the City Limits of Loganville Dated November 7, 2023 dated June 27, 2024 (the “Concept IGA Amendment 1”) memorializing a change in delivery dates for completing additional expected agreements concerning the New Library; and,

WHEREAS, the Library System has previously chosen the architectural firm of McMillan, Pazdan, Smith, Architecture to design the New Library (the “Architects”); and,

WHEREAS, a construction committee consisting of Stacy L. Brown, Executive Director, Azalea Regional Library System, Lisa Luttrell, Chairwoman of the O’Kelly Memorial Library Board, Danny Roberts, Loganville City Manager, Branden Whitfield, Loganville City Council Member and Chairman of the City’s Economic Development Committee, and Nate Rall, Executive Director of Planning and Programs for the Georgia Public Library Service, (“New Library Planning Committee” or “NLPC”) was created and has regularly met with the Architects to help develop the overall design of the New Library; and,

WHEREAS, the City is the owner of those certain properties commonly known as 190 Covington Street, Loganville, Walton County, Georgia and 210 Main Street, Loganville, Walton County, Georgia 30052, (collectively the “Property”) (see, Exhibits “A-1” and “A-2” for legal descriptions of the Property and Exhibit B for a plat of the Property); and,

WHEREAS, the Architects worked with the City and the NLPC to divide the Property into two parcels: to wit, the West Parcel or the Library Tract containing 1.852 acres, more or less, and the East Parcel or the Town Green Tract containing 1.722 acres, more or less, to allow for the use of the Property for both the New Library and a future new town green for the City (The Library Tract is described in Exhibit A-1 and the Town Green Tract is described in Exhibit A-2); and,

WHEREAS, the Parties agree that the Library Tract is an appropriate location on which to build and operate the New Library; and,

WHEREAS, the Architects have designed the New Library to be built in accordance with the 75% Completed Construction Documents (“75% CDs”) (the 75% CDs are attached hereto and incorporated herein by reference as Exhibit C) based on the Library Tract, the input from the NLPC and the available funding mechanisms to build the New Library; and,

WHEREAS, the Architects anticipate completion of the 100% Construction Documents (“Construction Documents”) very shortly and that such Construction Documents will not materially change from the details contained in the 75% CDs; and,

WHEREAS, the Architects have developed certain Exterior Renderings (Attached hereto and incorporated herein by reference as Exhibit D collectively) to aid the Parties in understanding what the completed New Library will look like located on the Library Tract in the City; and,

WHEREAS, the Architects have developed certain Interior Renderings (Attached hereto and incorporated herein by reference as Exhibit E collectively) to aid the Parties in understanding what the completed New Library will look like on the interior of the building once completed with said Interior Renderings including standard “Finish Boards” with certain material and color selections; and,

WHEREAS, the Architects have designed the New Library to be built in two phases to accommodate both the current funding available to construct the New Library and the need for future growth of the New Library as the City grows in size; and,

WHEREAS, the Parties anticipate beginning construction of Phase 1 of the New Library in calendar year 2025 once additional agreements have been entered into and the construction project has been properly bid in accordance with Georgia law; and,

WHEREAS, the Parties anticipate that Phase 2 of the New Library will be built at a later date, upon agreement of the Parties and as funding sources for Phase 2 are properly secured; and,

WHEREAS, the Architects have depicted the Phase 1 and Phase 2 footprints on the Library Tract in a conceptual site plan to aid the Parties in visualizing the future growth of the New Library (Said site plan is attached hereto and incorporated herein by reference as Exhibit F); and,

WHEREAS, the Architects have designed the New Library to be built in a manner that allows the City to use certain portions of the New Library from time to time for purposes not directly related to the operations of the Library and that those design elements are essential to the City's intended development of the downtown area of the City; and,

WHEREAS, the Parties agree that on or before January 31, 2025 the parties will work to enter into an additional agreement, in conjunction with Walton County, Georgia, containing substantially all matters relating to the construction and payment processes for the New Library (the "Construction IGA"); and,

WHEREAS, the Parties agree that on or before January 31, 2025 the parties will work to enter into an additional agreement, in conjunction with Walton County, Georgia, containing substantially all matters relating to the future operations of the New Library including essential lease terms relating to the Library Tract (the "Operations IGA");

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Library System do hereby agree as follows:

1. The Library Tract. The City agrees to provide and grant the use of the Library Tract to the Library System for the purpose of building, constructing, and operating the New Library. The City further agrees to lease the Library Tract to the Library System with a minimum term of twenty (20) years. Said lease terms shall be agreed upon by the Parties in the Operations IGA. As stated in the Concept IGA, the Library System shall be responsible for the construction of the New Library. The City shall at all times retain full ownership rights to the Library Tract.
2. The New Library Design. The Parties agree that the New Library will be built and developed in accordance with the 75% CDs contained in Exhibit C and the subsequent

Construction Documents, subject only to changes to the Project as approved by the Parties in accordance with Project Changes outlined hereinbelow in Paragraph Nine. The Parties further agree that the Exterior Renderings and the Interior Renderings provide an accurate visual representation of the completed Project including all landscaping and hardscape elements of the Project based on the design work completed by the Architects. The New Library will be constructed in a finished aesthetic design in keeping with the Exterior Renderings and the Interior Renderings.

3. The New Library Phasing.

a. Phase 1. The Parties agree that Phase 1 of the New Library will be built in accordance with the 75%CDs which yields a total heated square footage of usable interior space of the New Library to be approximately 10,833 Square Feet.

b. Phase 2. The Parties agree that Phase 2 of the New Library will be approximately 6,900 Square Feet and will be constructed immediately to the East of Phase 1 of the New Library as shown on Exhibit F, yielding a total square foot size of approximately 17,733 Square Feet.

4. Shared Parking. The Parties agree that the Library Tract will contain approximately 35 parking spaces for use by the general public. For all hours that the New Library is open and functioning in its primary capacity as a public library, these spaces shall be available for use by the Library System's staff and patrons of the New Library. For all hours that the New Library is not open, the parking spaces located on the Library Tract shall be available for public parking as controlled and determined by the City in its sole discretion. In particular, the Parties anticipate that the City will use the parking on the Library Tract for special events conducted by the City in the downtown area of Loganville from time to time. The Parties agree to address this shared parking arrangement in further detail in the Operations IGA.

5. Shared Building Functions. The Parties agree that certain portions of the New Library building will be available to the City to be used for non-library related purposes from time to time. In particular, the Parties agree that the restroom facilities of the New Library will be available for the City to use during hours when the New Library is not open for library services for the City to use during certain special events that occur in the downtown area. The City shall bear sole responsibility for maintaining, cleaning and repairing any damages which occur during its use of the restrooms. Additionally, the City will be permitted to use the Meeting Room free of charge during normal Library hours in accordance with the meeting room policy as adopted by the Library System. The Parties agree to address this shared building use arrangement in further detail in the Operations IGA. Notwithstanding anything herein to the contrary regarding shared usage, the Library shall occupy the building and the City shall own the Property.

6. Estimated Cost of Construction. Based on the current cost estimates of the Architects, the Parties acknowledge that the cost estimate for completion of Phase 1 of the New Library is currently \$5,573,650 with some alt/add alternatives that would add an additional \$60,000

to said cost estimate. The Parties acknowledge that this is an estimate only and that the actual costs of construction of Phase 1 of the New Library will not be known until the Project is properly submitted to the competitive bidding process and a bid is awarded to a contractor all in accordance with Georgia law. Payment of the costs of the construction of the New Library will be further detailed in the Construction IGA.

7. Stormwater Detention System. The Parties agree that both the Library Tract and the Town Green Tract will require certain off-site stormwater detention and management. To that end, the City shall provide stormwater detention for the Library Site in an off-site regional stormwater basin (R-SWB), which shall be designed, sized, and constructed by the City to accommodate all stormwater runoff from the Library Tract and the Town Green Tract and any other parcels the City determines in its sole discretion would benefit from the R-SWB, including roof drainage from the New Library, in conformity with all local, state, and federal stormwater requirements, including those related to volume, peak release rate, water quality, and channel protection. The Parties acknowledge and agree that the infrastructure of the New Library, including grading and stormwater piping, will be designed and constructed so that water quality issues are all addressed on the Library Tract and that all stormwater runoff is routed to the R-SWB. In addition to constructing the R-SWB, the City shall install all off-site stormwater piping and infrastructure, including, but not limited to, stormwater piping for roof drainage, necessary to convey all stormwater runoff from the Library Tract to the R-SWB, with said piping and infrastructure stubbed to the edge of the property line of the Library Tract (hereinafter referred to as the “Stormwater Conveyance Infrastructure”). The City shall be solely responsible for the design, construction, operation, and continuing maintenance and repair of the R-SWB and the Stormwater Conveyance Infrastructure (hereinafter collectively referred to as the “Off-Site Stormwater Detention System”). The Parties agree that the cost of the initial acquisition, design, construction and installation of the Off-Site Stormwater Detention System shall be equally shared between the Parties and the Library System may utilize local funding sources budgeted as part of the New Library project to pay for its portion of the same.

8. The New Library Bidding Process.
- a. Procurement, Approval, and Award.** Following completion of the Construction Documents by the Architects, the Library System, by way of its usual and customary purchasing and procurement procedures, will solicit, receive, and consider bids from qualified third parties for the construction of the New Library. The Library System will comply with all federal, state, and local laws related to public works procurement and contracting (Georgia Local Government Public Works Construction Law, O.C.G.A. § 36-91-1 et seq.), including but not limited to, those laws related to competitive bidding, certification of contractors and subcontractors, and bonding of contractors. After completing the bidding process in accordance with Georgia law, and no later than one hundred twenty (120) days

from the date of receipt of the Construction Documents from the Architects by the Parties, the Library System will, in writing, notify the City that the Library System is prepared to award the contract for the construction of the New Library and provide the Library System's recommendation for the award of same. The Library System shall administer such procurement pursuant to its usual and customary purchasing and procurement procedures and O.C.G.A. § 36-91-1 et seq. The Library System shall negotiate, review, evaluate, and finalize the contract with the awarded contractor, and provide a copy of the final version thereof to the City. . The Parties agree that the contract between the Library System and the contractor awarded to construct the New Library shall be subject to the terms and conditions of the future Construction IGA. Notwithstanding any other provision hereof to the contrary, the Library System shall have the right to reject all bids for the construction contract and, rebid said contract. Notice to the City of the Library System's intent to reject all bids shall be provided in the same manner as set forth above with respect to any recommendation for the award of the construction contract. In the event the Library System rejects all bids for the construction of the New Library, the Parties acknowledge that future deadlines relating to the Construction IGA and the Operations IGA will need to be modified in a reasonable and equitable manner.

b. Insurance. The Library System shall require the general contractor for construction of the New Library (and its subcontractors), as well as any of its design professionals or contractors providing miscellaneous construction services related to the construction of the New Library, to procure and maintain insurance of the types and amounts of coverage as customarily required by the Library System for projects of similar scope and size. The Library System shall require said parties to provide certificates of insurance evidencing such required types and amounts of coverage prior to commencing work, and the City shall be named as an additional insured on all certificates of insurance (other than certificates of insurance for types of coverage for which additional insured status is not customarily available).

9. Project Changes.

A. Definitions. When used in this Agreement, each of the following capitalized terms shall have the meaning given below:

(i) "Change Order" means any material change or alteration in the construction and equipping of the New Library, in terms of design, materials or construction means and methods, that is not generally consistent with such matters as indicated in the 75% CDs or the Construction Documents as then-approved by the Parties or that causes a material increase or decrease in the costs of construction; and

(ii) “Project Change” means, as applicable to the then current stage of the Project, any Design Change and/or Change Order.

B. Prior Written Consent. The NLPC will oversee and review Project Change Orders. Each Party agrees that it shall obtain the prior written consent of Stacy Brown on behalf of the Library System and Danny Roberts on behalf of the City, which shall not be unreasonably withheld, conditioned or delayed, to any Project Changes requested by said Party or necessitated by the discovery of unforeseen circumstances affecting construction of any part of the Project; provided, however, without limiting the generality of the foregoing, such consent may be withheld as to any Project Change which: (i) will result in a material change to the square footage of the New Library or the basic layout of the New Library; (ii) will adversely affect access, ingress or egress to or from the New Library; (iii) will involve a material reduction in quality (whether in the materials, FF and E, construction methods, or otherwise) from the quality contemplated by the Construction Documents or the 75% CDs, as last mutually approved by the Parties; (iv) will result in a material increase of the approved price for the completion of Phase 1 of the Project once the same has been determined by the competitive bid process outlined hereinabove in Paragraph 8; (v) will result in a material delay in the completion of construction of the New Library; (vi) will impair, impede, or delay the full use and enjoyment of the New Library for its intended purposes; (vii) will result in a change that is not compatible with the overall design or character of the Project or the related improvement; (viii) does not comply with applicable Law; or (ix) does not satisfy or is otherwise inconsistent with the terms and conditions of this Agreement or the other instruments and agreements to be entered into pursuant to this Agreement

- 10. Assignment. This Agreement may not be assigned, in whole or in part, by any party without the prior written consent of the other party.
- 11. Modification. This Agreement cannot be changed or modified except by agreement in writing executed by all parties hereto.
- 12. Notices. All notices, consents, waivers, directions, requests or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States mail, postage prepaid as follows:
 - a. If to the City:

Danny Roberts, City Manager
 City of Loganville
 4303 Lawrenceville Road
 Loganville, Georgia 30052

With a copy to:

Paul L. Rosenthal, City Attorney
Rosenthal Wright, LLC
110 Court Street
Monroe, Georgia 30655

b. If to the Library System:

Stacy L. Brown, Executive Director
Azalea Regional Library System
1121 East Avenue
Madison, Georgia 30650

With a copy to:

Andrea P. Gray, Esq.
300 E. Church Street
Monroe, Georgia 30655

Either party may at any time change the address where notices are to be sent or the party or person to whom such notices should be directed by the delivery or mailing to the above person or parties of a notice stating the change. The date of receipt shall be the date of delivery if delivered in person to the recipient or, in the event of registered or certified United States mail, the date of receipt shall be the date as specified on the date of the signed receipt or if unclaimed, refused or undeliverable, the date of receipt shall be the date of the official United States postmark.

- 13. Consent of Parties.** Whenever, under any provision of this Agreement, the approval or consent of either party is required, the decision thereon shall be given promptly and such approval, authorization or consent shall not be withheld unreasonably or arbitrarily. It is further understood and agreed that whenever under any provisions of this Agreement approval or consent is required, the approval or consent shall be given by the person executing this Agreement or his duly appointed successor or by one of the persons authorized by law or by any one of the persons, as the case may be, designated in notification signed by or on behalf of the respective party. Where approval on the part of the City requires a vote by the City Council, the City will use its best efforts to expedite such action, allowing the time necessary for consideration of such action before the City Council at a regular meeting. Where approval on the part of the Library System requires a vote by the Board of Trustees, the Library System will use its best efforts to expedite such

action, allowing the time necessary for consideration of such action before the Board of Trustees at its regularly scheduled meeting. In the event that a decision is considered an emergency and must be made prior to either party's regularly scheduled meeting, the Parties agree to call an emergency meeting to decide such matter as may be necessary.

14. Governing Law. This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia in case of an inconsistency between the terms of this Agreement and any applicable general or special law said general or special law shall govern.
15. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.
16. Illegality of Terms. It is agreed that the illegality or invalidity of any term or clause of this Agreement shall not affect the validity of the remainder of the Agreement and the Agreement shall remain in full force and effect as if such illegal or invalid term or clause were contained herein unless the elimination of such provision detrimentally reduces the consideration that either party is to receive under this Agreement or materially affects the continuing operation of this Agreement.
17. No Waiver. No consent or waiver, express or implied, by either party, to any breach of any covenant, condition or duty of the other shall be construed as a consent to, waiver of, any other breach of the same, or any other covenant, condition or duty.
18. Time of Essence. Time is of the essence under this Agreement.
19. Entire Agreement. This Agreement constitutes all of the understandings and agreements of whatsoever nature or kind existing between the parties with regard to the design of the project.

[SIGNATURES CONTAINED ON THE FOLLOWING PAGE.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers and representatives as of the day and year first above written as a sealed instrument.

ATTEST:

CITY OF LOGANVILLE

By: _____
Krisi Ash, Deputy Clerk

By: _____
Skip Baliles, Mayor

ATTEST:

AZALEA REGIONAL LIBRARY SYSTEM

By: _____

By: _____
Stacy Brown, Executive Director

EXHIBIT A-1

LIBRARY TRACT

West Tract

All that tract or parcel of land lying in and being in Land Lot 186 of the 4th District, City of Loganville, Walton County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the northeasterly right of way of Covington Street (having a 60-foot, publicly dedicated right of way) and the southeasterly right of way of Main Street (having a 60-foot, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Main Street the following courses and distances: North 52 degrees 11 minutes 16 seconds East a distance of 98.76 feet to a point; North 54 degrees 51 minutes 46 seconds East a distance of 100.00 feet to a point; North 55 degrees 42 minutes 54 seconds East a distance of 109.01 feet to a point; North 58 degrees 49 minutes 38 seconds East a distance of 18.33 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Main Street and the land lot line common to Land Lots 154 and 186; Thence leaving said right of way and continuing along said land lot line South 32 degrees 05 minutes 15 seconds East a distance of 267.11 feet to a 5/8-inch capped rebar set at the intersection of said land lot line and the northwesterly right of way of Lucy Street (having a 30-foot, publicly dedicated right of way); Thence leaving said land lot line and continuing along said right of way the following courses and distances: South 55 degrees 20 minutes 56 seconds West a distance of 101.51 feet to a 1/2-inch rebar found; South 54 degrees 01 minutes 09 seconds West a distance of 170.62 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Lucy Street and said right of way of Covington Street; Thence leaving said intersection and continuing along said right of way of Covington Street the following courses and distances: North 44 degrees 25 minutes 59 seconds West a distance of 112.44 feet to a 3-inch open top pipe found; North 42 degrees 58 minutes 54 seconds West a distance of 99.16 feet to a point; North 42 degrees 58 minutes 54 seconds West a distance of 58.00 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Covington Street and said right of way of Main Street, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.852 acres (80,656 square feet).

EXHIBIT A-2

TOWN GREEN

East Tract

All that tract or parcel of land lying in and being in Land Lot 154 of the 4th District, City of Loganville, Walton County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the northeasterly right of way of Covington Street (having a 60-foot, publicly dedicated right of way) and the southeasterly right of way of Main Street (having a 60-foot, publicly dedicated right of way), thence leaving said intersection and continuing along said right of way of Main Street the following courses and distances: North 52 degrees 11 minutes 16 seconds East a distance of 98.76 feet to a point; North 54 degrees 51 minutes 46 seconds East a distance of 100.00 feet to a point; North 55 degrees 42 minutes 54 seconds East a distance of 109.01 feet to a point; North 58 degrees 49 minutes 38 seconds East a distance of 18.33 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Main Street and the land lot line common to Land Lots 154 and 186, said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said land lot line and continuing along said right of way of Main Street the following courses and distances: North 58 degrees 49 minutes 38 seconds East a distance of 97.26 feet to a point; North 60 degrees 47 minutes 34 seconds East a distance of 51.41 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Main Street and the southwesterly right of way of Church Street (having a 40-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Church Street the following courses and distances: North 88 degrees 46 minutes 45 seconds East a distance of 119.11 feet to a point; South 85 degrees 21 minutes 23 seconds East a distance of 87.77 feet to a point; along a curve to the right, said curve having a radius of 60.00 feet, with an arc distance of 74.60 feet, with a chord bearing of South 49 degrees 44 minutes 17 seconds East and a chord length of 69.89 feet to a point; South 14 degrees 07 minutes 12 seconds East a distance of 78.26 feet to a Mag Nail set at the intersection of said right of way of Church Street and the northwesterly right of way of Lucy Street (having a 30-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Lucy Street the following courses and distances: South 61 degrees 10 minutes 58 seconds West a distance of 56.45 feet to a point; South 57 degrees 52 minutes 38 seconds West a distance of 70.03 feet to a point; South 54 degrees 25 minutes 46 seconds West a distance of 181.82 feet to a point; South 55 degrees 20 minutes 56 seconds West a distance of 10.36 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Lucy Street and the land lot line common to Land Lots 154 and 186; Thence leaving said right of way and continuing along said land lot line North 32 degrees 05 minutes 15 seconds West a distance of 267.11 feet to a 5/8-inch capped rebar set at the intersection of said land lot line and said right of way of Main Street, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.722 acres (75,022 square feet).

OWNERS ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF WALTON, CITY OF LOGANVILLE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON...

FINAL PLAT APPROVAL

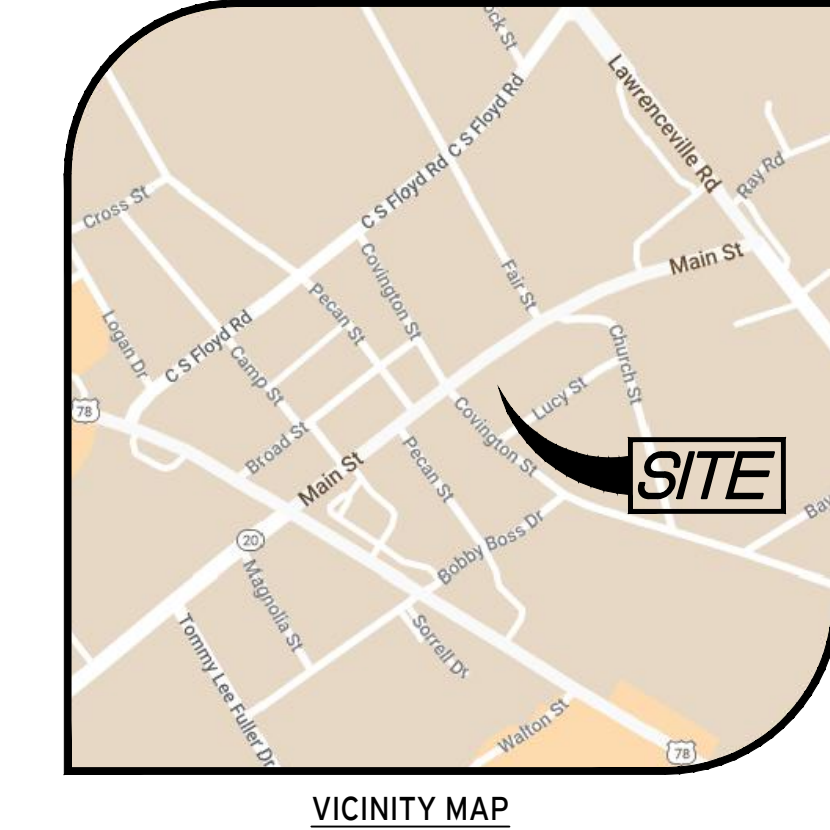
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LOGANVILLE ZONING ORDINANCE...

CITY OF LOGANVILLE NOTES

-THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY...

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "R-16" SINGLE-FAMILY URBAN RESIDENTIAL DISTRICT...



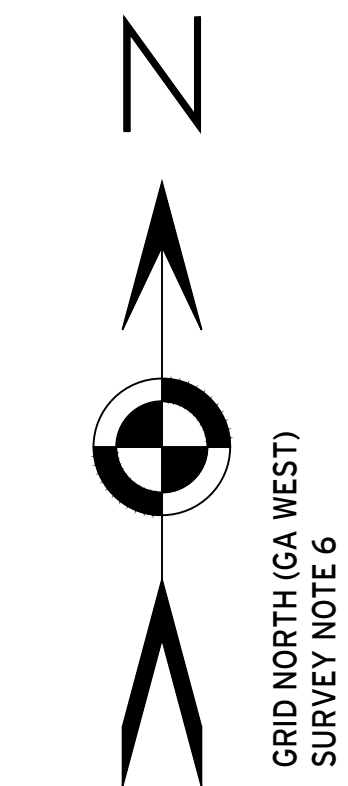
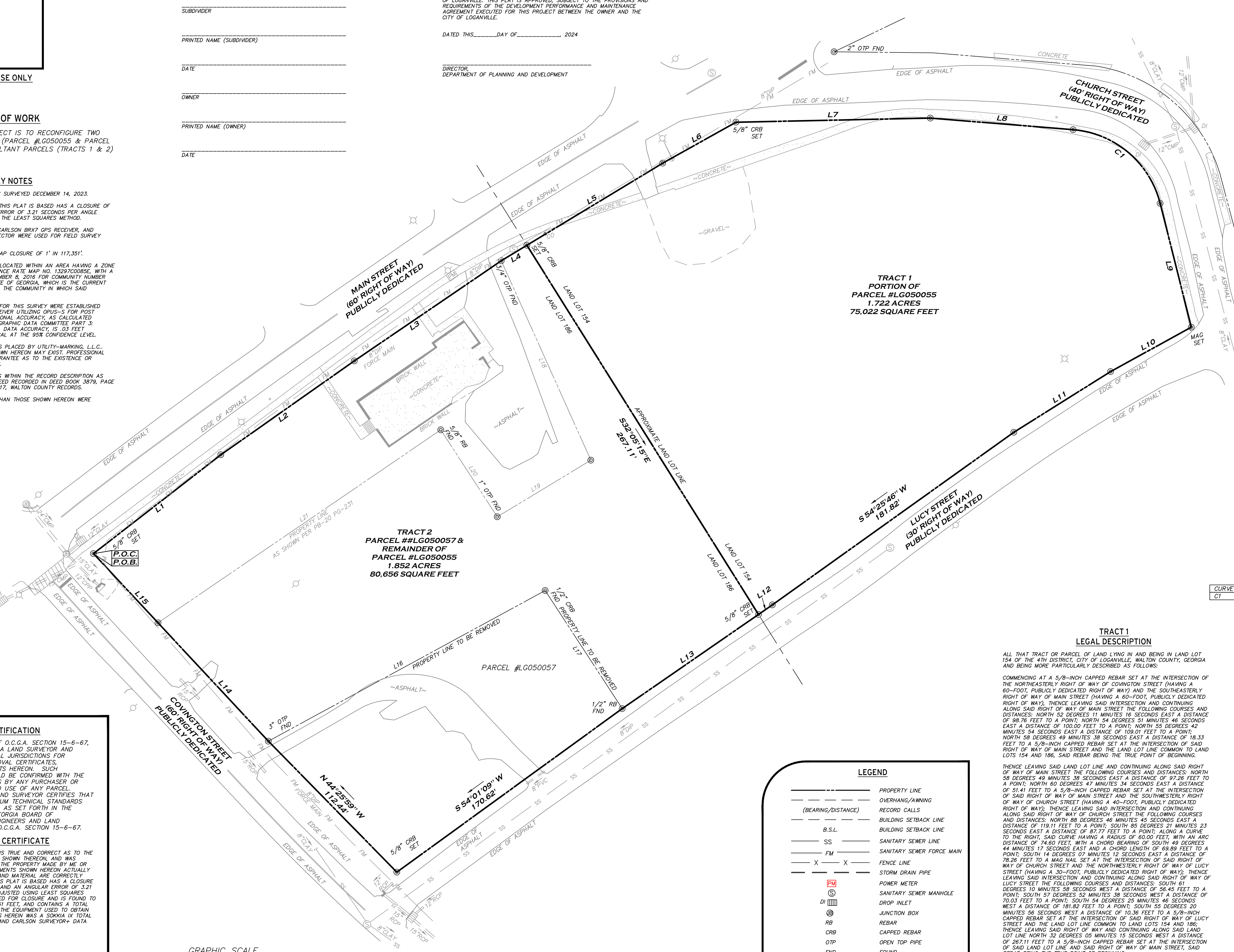
RESERVED FOR OFFICIAL USE ONLY

SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS TO RECONFIGURE TWO ALREADY EXISTING PARCELS (PARCEL #LG050055 & PARCEL #LG050057) INTO TWO RESULTANT PARCELS (TRACTS 1 & 2)

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED DECEMBER 14, 2023.
2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 39,642' WITH AN ANGULAR ERROR OF 3.21 SECONDS PER ANGLE...



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists 21 line segments with their respective bearings and distances.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curve C1 with a radius of 60.00' and an arc length of 74.60'.

TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 154 OF THE 4TH DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF COVINGTON STREET...

TRACT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 186 OF THE 4TH DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF COVINGTON STREET...

LEGEND table listing symbols for Property Line, Overhang/Awning, Record Calls, Building Setback Line, B.S.L., Sanitary Sewer Line, Sanitary Sewer Force Main, Fence Line, Storm Drain Pipe, Power Meter, Sanitary Sewer Manhole, Drop Inlet, Junction Box, Rebar, Capped Rebar, Open Top Pipe, Found, Light Pole, Signal Pole, and Sign.

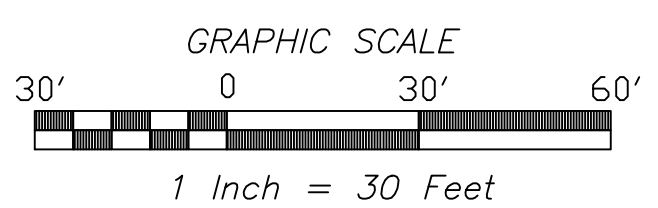
ACREAGE TABLE with columns: TRACT, ACRES, SQ. FEET. Shows Tract 1 (7.722 acres, 75,022 sq. ft.), Tract 2 (1.852 acres, 80,656 sq. ft.), and Total (3.574 acres, 155,678 sq. ft.).

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES...

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION...



PRELIMINARY
REGISTERED GEORGIA LAND SURVEYOR ADAM THOMAS BRATTON
REGISTERED GEORGIA LAND SURVEYOR NO. 3489
DATE OF EXPIRATION: DECEMBER 31, 2024

EXHIBIT "B"

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30109
WWW.PLS.US
770-334-8886
INFO@PLS.US
GEORGIA C.O.A.: LSF001980

PREPARED FOR: O'KELLY MEMORIAL LIBRARY BOARD OF TRUSTEES AND AZALEA REGIONAL LIBRARY SYSTEM

FINAL PLAT OF: 210 MAIN STREET
PARCEL #S LG050055 & LG050057
LOGANVILLE, GA 30052
(CITY OF LOGANVILLE)
COUNTY: WALTON
DISTRICT: 4
STATE: GEORGIA
LAND LOTS: 154 & 186

REVISIONS

Table with columns: DATE, DESCRIPTION. Includes a revision entry for August 14, 2024.

PROFESSIONAL LAND SURVEYORS
DATE: AUGUST 14, 2024
JOB #: 234599
SCALE: 1"=30'
DRAWN BY: A. BRATTON



AZALEA REGIONAL LIBRARY SYSTEM

O'KELLY MEMORIAL LIBRARY

LOGANVILLE, GEORGIA

Issue Date/ Description: 2024.06.28 CONSTRUCTION DOCS PRICING
 MPS Project No: 023432
 Agency Review ID:



CONSULTANT LOGO

SEALS

OWNER

AZALEA REGIONAL LIBRARY SYSTEM
 1121 EAST AVE
 MADISON, GA 30650
 STACY BROWN
 SBROWN@AZALEALIBRARIES.ORG

ARCHITECT

McMILLAN PAZDAN SMITH ARCHITECTURE
 434 MARIETTA ST NE STE 105
 ATLANTA, GA 30313
 (678) 251-4602
 AMANDA GASCON
 AGASCON@MCMILLANPAZDANSMITH.COM

CIVIL & LANDSCAPE

FORESITE GROUP, LLC
 3740 DAVINCI CT STE 100
 PEACHTREE CORNERS, GA 30092
 (770) 368-1399

JONATHAN BULLARD
 JBULLARD@FG-INC.NET

STRUCTURAL

WALLACE DESIGN COLLECTIVE
 1455 LINCOLN PARKWAY E STE 280
 ATLANTA, GA 30346
 (404) 303-8317

KEVIN SMITH
 KSMITH@WALLACEDESIGN.COM

MEP+FP

GTP CONSULTING ENGINEERS
 4197 PLEASANT HILL RD
 DULUTH, GA 30096

CRAIG GOLDSTEIN
 CGOLDSTEIN@GTP-ENG.COM

LOW VOLTAGE

TLC ENGINEERING SOLUTIONS
 4360 CHAMBLEE DUNWOODY RD STE 210
 ATLANTA, GA 30341

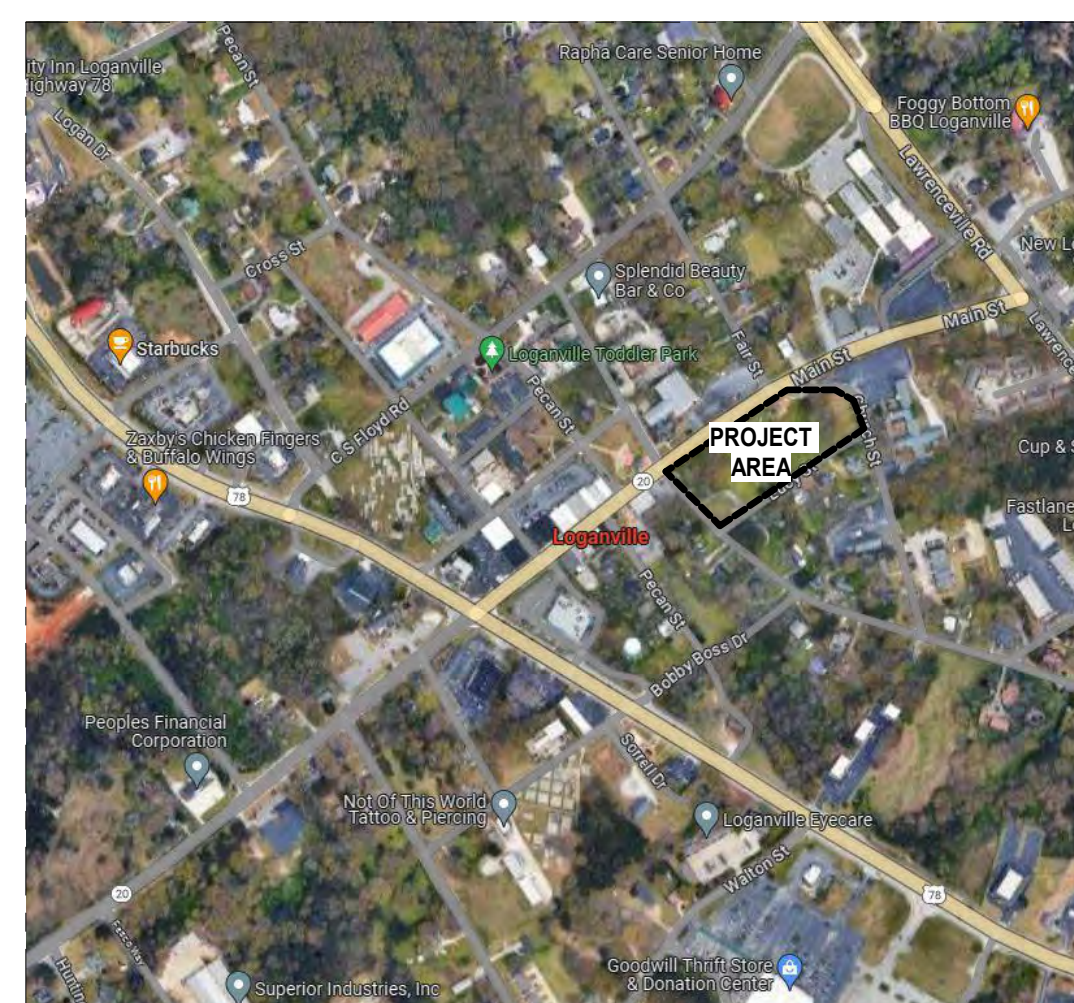
TAW NORTH
 TAW.NORTH@TLC-ENG.COM



FOR REFERENCE ONLY



SITE MAP



VICINITY MAP

DRAWING LIST

SHEET NO	SHEET NAME
ARCHITECTURAL	
A001	HEAD, JAMB, SILL DETAILS
GENERAL	
G001	COVER SHEET
G100	CODE SUMMARY
G110	LIFE SAFETY PLAN
CIVIL	
C-1	COVER
C	SURVEY
C-0	DEMOLITION PLAN
C-1	SITE & PAVING PLAN
C-1.1	STAKING PLAN
C-2	GRADING & DRAINAGE PLAN
C-2.2	STORM DRAIN PROFILES
C-2.3	STORM DRAIN PROFILES
C-2.4	DRAINAGE DETAILS
C-2.5	DRAINAGE DETAILS
C-2.6	DRAINAGE DETAILS
C-2.7	DRAINAGE DETAILS
C-2.8	DRAINAGE DETAILS
C-2.9	SANITARY SEWER PROFILES
C-3	UTILITIES PLAN
C-3.3	UTILITY DETAILS
C-3.4	UTILITY DETAILS
C-4	EROSION, SEDIMENTATION, & POLLUTION CONTROL COVER
C-4.2	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
C-4.3	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
C-4.4	INTERMEDIATE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.5	FINAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.6	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-4.7	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-4.8	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-5	PAVING DETAILS
C-6	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-6.2	CONSTRUCTION DETAILS
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
STRUCTURAL	
S001	DESIGN PARAMETERS AND GENERAL NOTES
S002	GENERAL NOTES
S110	FOUNDATION AND SLAB PLAN
S120	LOW ROOF FRAMING PLAN
S121	HIGH ROOF FRAMING PLAN
S301	FOUNDATION SECTIONS AND DETAILS
S302	GRADE SUPPORTED SLAB DETAILS
S401	COLUMN AND COLUMN BASEPLATE DETAILS
S402	BRACE FRAME ELEVATIONS AND DETAILS
S501	STEEL FRAMING SECTIONS AND DETAILS
S502	STEEL FRAMING SECTIONS AND DETAILS
S503	STEEL FRAMING SECTIONS AND DETAILS
S801	ALTERNATE
ARCHITECTURAL	
A001	ABBREVIATION, SYMBOLS AND LEGENDS
A003	WALL AND ROOF ASSEMBLIES
A010	ARCHITECTURAL SITE PLAN
A100	EDGE OF SLAB PLAN
A110	ANNOTATION PLAN
A111	DIMENSION PLAN

SHEET NO	SHEET NAME
ARCHITECTURAL	
A120	ROOF PLAN
A210	REFLECTED CEILING PLAN
A211	ENLARGED REFLECTED CEILING PLAN & DETAILS
A300	BUILDING ELEVATIONS
A320	BUILDING SECTIONS
A321	BUILDING SECTIONS
A330	WALL SECTIONS
A331	WALL SECTIONS
A332	WALL SECTIONS
A333	WALL SECTIONS
A340	SECTION DETAILS
A341	SECTION DETAILS
A350	PLAN DETAILS
A420	ENLARGED RESTROOM PLANS & ELEVATIONS
A421	ENLARGED RESTROOM PLANS & ELEVATIONS
A510	INTERIOR ELEVATIONS
A511	INTERIOR ELEVATIONS
A600	MILLWORK
A621	MILLWORK DETAILS
A800	DOOR SCHEDULE FRAMES & TYPES
A810	EXTERIOR ALUMINUM FRAMES
A811	INTERIOR ALUMINUM FRAMES
A820	HEAD, JAMB, SILL DETAILS
A910	ALTERNATE
INTERIORS	
ID100	FLOOR FINISH PLAN
ID110	WALL FINISH PLAN
ID120	FF&E PLAN
ID130	FF&E COORDINATION PLAN
ID600	WALL FINISH DETAILS
ID800	FINISH SCHEDULES / LEGENDS
PLUMBING	
P001	SCHEDULES, LEGENDS, & NOTES - PLUMBING
P002	DETAILS - PLUMBING
P110	OVERALL FLOOR PLAN - PLUMBING
P310	ROOF PLAN - PLUMBING
MECHANICAL	
M001	GENERAL NOTES - MECHANICAL
M002	LEGENDS & ABBREVIATIONS - MECHANICAL
M003	DETAILS - MECHANICAL
M004	SCHEDULES - MECHANICAL
M005	SCHEDULES - MECHANICAL
M110	FLOOR PLAN - MECHANICAL
M120	ROOF PLAN - MECHANICAL
ELECTRICAL	
E001	GENERAL NOTES - ELECTRICAL
E002	ELECTRICAL ONE-LINE & SCHEDULES
E003	ELECTRICAL SCHEDULES
E004	ELECTRICAL DETAILS
E005	ELECTRICAL DETAILS
E110	OVERALL FLOOR PLAN - ELECTRICAL - POWER
E111	ROOF PLAN - POWER & SYSTEMS
E210	REFLECTED CEILING PLAN - ELECTRICAL
ESP-01	SITE PLAN - ELECTRICAL
TECHNOLOGY	
T001	TECHNOLOGY SYMBOLS, LEGEND, NOTES & INDEX
T101	TECHNOLOGY LEVEL 01 FLOOR PLAN
T401	ENLARGED PLANS
T701	TECHNOLOGY DETAILS
T731	SECURITY DETAILS

ALTERNATES

- MEETING ROOM OPERABLE PARTITION**
BASE BID: INSTALL WALL SAB BETWEEN MEETING ROOM AND PROGRAM ROOM.
ALTERNATE: INSTALL OPERABLE PARTITION, REQUIRED STRUCTURE, AND CEILING SOUND Baffles AS INDICATED ON DRAWINGS; REF SHEET A910, S901, AND CONTROLS ON E110.
- WEST SIDE CANOPY**
BASE BID: OMIT PREMANUFACTURED CANOPY AT WEST SIDE OF BUILDING.
ALTERNATE: INSTALL PREMANUFACTURED CANOPY ALONG WEST SIDE OF THE BUILDING AS DRAWN.
- CLERESTORY WINDOWS**
BASE BID: OMIT CLERESTORY WINDOWS SF8 AND SF9 FROM SCOPE; INSTALL METAL PANEL FINISH TO MATCH ADJACENT CONSTRUCTION.
ALTERNATE: PROVIDE AND INSTALL CLERESTORY WINDOWS SF8 AND SF9 AS DRAWN.
- CHILDREN'S PORCH FLOORING**
BASE BID: INSTALL SLAB ON GRADE AS INDICATED IN CIVIL DRAWINGS; NO ADDITIONAL FINISH TO BE PROVIDED.
ALTERNATE: ARCHITECT AND CIVIL ENGINEER TO COORDINATE SLAB HEIGHT TO ACCOMMODATE RUBBER FLOORING INSTALLATION AT CHILDREN'S PORCH AREA; REFERENCE ID800 FOR PRODUCT INFORMATION.

ISSUE DATE: 2024.06.28
 PHASE: CONSTRUCTION DOCUMENTS

SHEET ISSUE:
 NO. DATE DESCRIPTION
 A 2024.01.17 SCHEMATIC DESIGN
 B 2024.04.10 DESIGN DEVELOPMENT
 C 2024.06.28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: DRM
 PROJECT ARCHITECT: AMG
 DRAWN BY: AMG

SHEET TITLE:
COVER SHEET

SHEET NO. PROJ. NO.
 023432

EXHIBIT "C"

G001

BUILDING CODE SUMMARY

PROJECT INFORMATION:

Name of Project: OKELLY MEMORIAL LIBRARY
Address: TBD
Proposed Use: LIBRARY
Owner/Authorized Agent: AZALEA REGIONAL LIBRARY SYSTEM

PROJECT SUMMARY:

Building Description: NEW LIBRARY BUILDING TO REPLACE THE EXISTING OKELLY MEMORIAL LIBRARY.

LEAD DESIGN PROFESSIONAL:

Table with columns: DISCIPLINE, FIRM, NAME, LICENSE#, TELEPHONE#. Lists professionals like Architectural, Civil, Electrical, Fire Alarm, Plumbing, Mechanical, Structural, and Low Voltage.

TYPE OF WORK BEING PERFORMED:

IBC 2018 BUILDING CODE: New Building
1st Time Interior Completion
Phased Construction - Shell/Core.

BASIC BUILDING INFORMATION

Construction Type: IA, IB, IIA, IIB, IV, V-A, V-B
Sprinklers: No/Partial/Yes
Standpipes: No/Yes
Fire District: No/Yes
Special Inspections Required: No/Yes

GROSS BUILDING AREA: 10,833 SF

ALLOWABLE AREA

Primary Occupancy Classification: Selected one
Assembly: A-1, A-2, A-3, A-4, A-5
Business, Educational, Factory, Hazardous, Institutional, Mercantile, Residential, Storage, Utility and Miscellaneous.

Secondary Occupancy Classification:

Assembly: A-1, A-2, A-3, A-4, A-5
Business, Educational, Factory, Hazardous, Institutional, Mercantile, Residential, Storage, Utility and Miscellaneous.

Incidental Uses (Check All That Apply)

- Furnace room where any piece of equipment is over 400,000 Btu per hour input
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
Refrigerant machinery room
Hydrogen fuel gas rooms, not classified as Group H
Incinerator rooms
Paint shops, not classified as Group H, located in occupancies other than Group F

Special Uses: 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428

Special Provisions: 510.2, 510.3, 510.4, 510.5, 510.6, 510.7, 510.8, 510.9

Mixed Occupancy: Non-Separated Use (508.3)
Separated Use (508.4) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Table with columns: STORY NO., DESCRIPTION AND USE, (A) BLDG AREA PER STORY (ACTUAL), (B) TABLE 506.2 AREA, (C) AREA FOR FRONTAGE INCREASE, (D) ALLOWABLE AREA PER STORY OR UNLIMITED.

- 1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = N/A (F)
b. Total Building Perimeter = N/A (F)
c. Ratio (FP) = N/A (FP)
d. W = Minimum width of public way = N/A (W)
e. Percent of frontage increase I = 100 [(FP - 0.25) x W/30] = N/A (%)

- 2 Unlimited area applicable under conditions of Sections 507.
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4.
5 Frontage increase is based on the un sprinklered area value in Table 506.2
6 Frontage increase not calculated for this project.

ALLOWABLE HEIGHT

Table with columns: ALLOWABLE, SHOWN ON PLANS, CODE REFERENCE. Shows height limits for Building Height in Feet and Building Height in Stories.

- 1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4
2 The maximum height of air traffic control towers must comply with Table 412.3.1.
3 The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

Table with columns: BUILDING ELEMENT, FIRE SEPARATION DISTANCE (FEET), DETAIL # AND SHEET #, DESIGN # FOR RATED ASSEMBLY, SHEET # FOR RATED PENETRATION, SHEET # FOR RATED JOINTS.

PERCENTAGE OF WALL OPENING CALCULATIONS

Table with columns: FIRE SEPARATION DISTANCE FROM PROPERTY LINES (FEET), DEGREE OF OPENING PROTECTION (TABLE 706.6), ALLOWABLE AREA (%), ACTUAL SHOWN ON PLANS (%).

LIFE SAFETY SYSTEM REQUIREMENTS:

Emergency Lighting: No/Yes
Exit Signs: No/Yes
Fire Alarm: No/Yes
Smoke Detection Systems: No/Yes/Partial
Carbon Monoxide Detection: No/Yes

LIFE SAFETY PLAN REQUIREMENTS

- Life Safety Plan Sheet # G110
Fire and/or smoke rated wall locations (Chapter 7)
Assumed and real property line locations (if not on site plan)
Exterior wall opening area with respect to distance to assumed property lines (705.8)

SPECIAL APPROVALS

SPECIAL APPROVAL: (Local Jurisdiction, Department of Insurance, OSC, DPI, DFS, ICC, etc., describe below)
N/A

PLUMBING FIXTURE REQUIREMENTS (2018 IPC SECTION 403)

Table with columns: OCCUPANCY USE GROUP AND/OR SPACE DESIGNATION, WATER CLOSET, LAVATORIES, FAMILY/TLT, DRINKING FOUNTAINS, OTHER.

ENERGY SUMMARY

ENERGY REQUIREMENTS: The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided.

Existing building envelope complies with code: No/Yes
Exempt Building: No/Yes

Climate Zone: 3A, 4A, 5A
Method of Compliance: Energy Code, Performance, ASHRAE 90.1

THERMAL ENVELOPE: (Prescriptive method only)

Roof/Ceiling Assembly: (RF-1) TPO ON RIGID INSUL, (RF-2) TPO ON RIGID INSUL ON MTL DECK
Description of assembly: TPO ON RIGID INSUL ON ACoustIC MTL DECK
U-Value of total assembly: 0.32
R-Value of insulation: MN R-30

Floors slab on grade: Description of assembly: 4" CONCRETE SLAB ON GRADE
U-Value of total assembly: N/A
R-Value of insulation: N/A

BUILDING CODE - 2018 ICC INTERNATIONAL BUILDING CODE
2018 ICC INTERNATIONAL FIRE CODE
2018 ICC INTERNATIONAL FUEL GAS CODE
2018 ICC INTERNATIONAL MECHANICAL CODE
2018 ICC INTERNATIONAL PLUMBING CODE
2017 ANSI A117.1 ACCESSIBILITY GUIDELINES
2017 NFPA 70 NATIONAL ELECTRIC CODE
2015 IECC CONSERVATION CODE WITH GA STATE SUPPLEMENTS
2009 ASHRAE STANDARD 90
Seismic Category - D



CONSULTANT LOGO

SEALS

AZALEA REGIONAL LIBRARY SYSTEM

OK'KELLY MEMORIAL LIBRARY

LOGANVILLE, GEORGIA

ISSUE DATE: 2024 06 28
PHASE: CONSTRUCTION DOCUMENTS
SHEET ISSUE: NO. DATE DESCRIPTION
A 2024 01 17 SCHEMATIC DESIGN
B 2024 04 10 DESIGN DEVELOPMENT
C 2024 06 28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: AMG

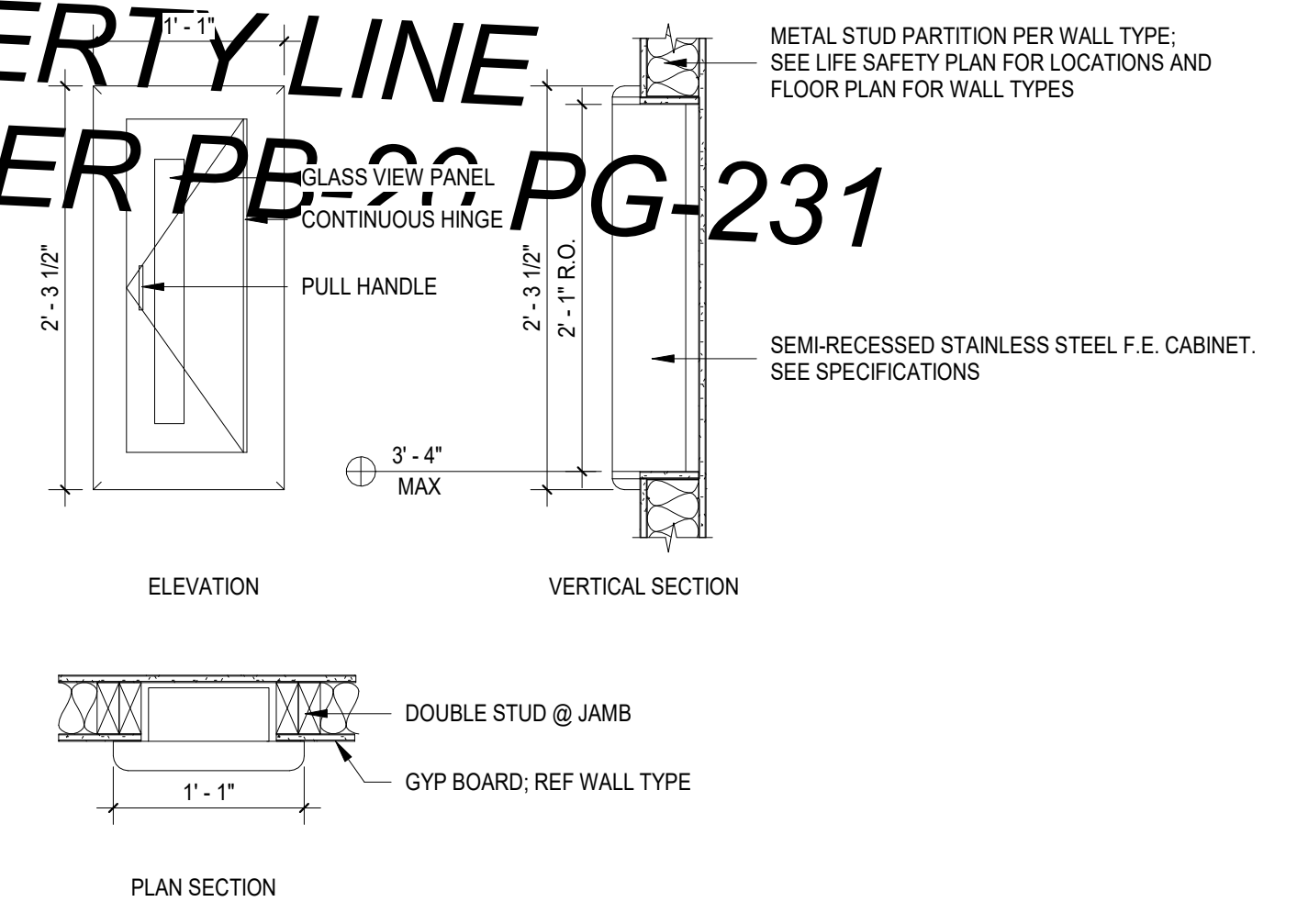
SHEET TITLE: CODE SUMMARY

SHEET NO. PROJ. NO. 023432

G100



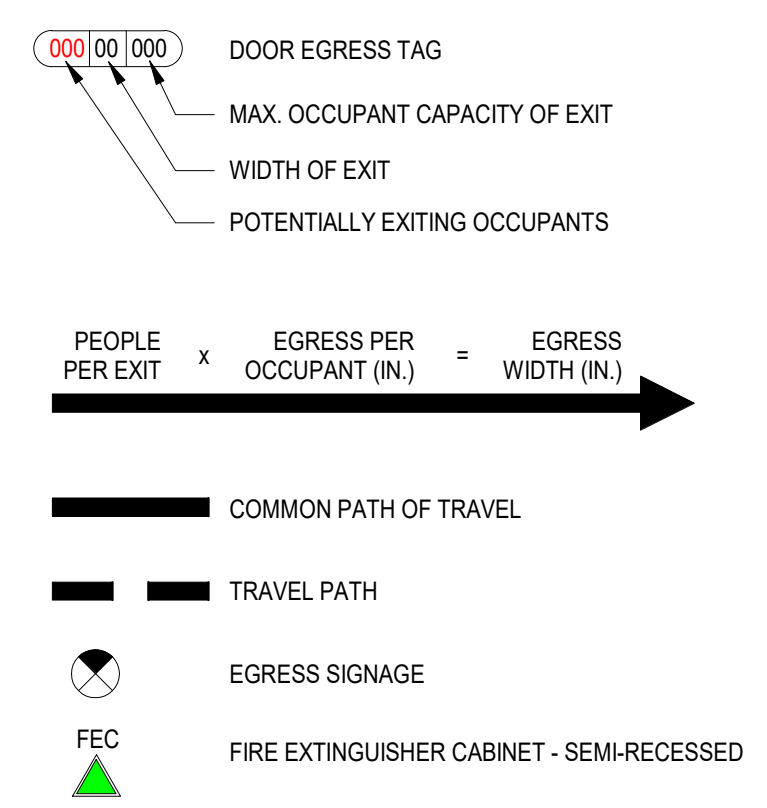
TYP. FIRE EXTINGUISHER CABINET
PROPERTY LINE
AS SHOWN PER PG. 231



OCCUPANCY LEGEND

ASSEMBLY	RESTROOM
BUSINESS	STACK AREA
CIRCULATION	STORAGE
CLASSROOM	UTILITIES
READING ROOM	

LIFE SAFETY LEGEND



- FIRE RATING AND FIRE PROOFING NOTES:**
1. FIRE CAULK PARTITION TIGHT TO FLOOR AND DECK. FILL VOID AT DECK WITH COMPRESSIBLE FIRE SEAL.
 2. MAINTAIN ALL FIRE RATED ASSEMBLIES. PENETRATIONS AND SEALING METHODS TO BE UL RATED. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.
 3. MAX TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'. (MAINTAIN WALL RATING AT EXTINGUISHER CABINETS).
 4. PROVIDE NFPA APPROVED KNOX BOX (COORDINATE AN APPROVED LOCATION WITH THE FIRE MARSHAL).

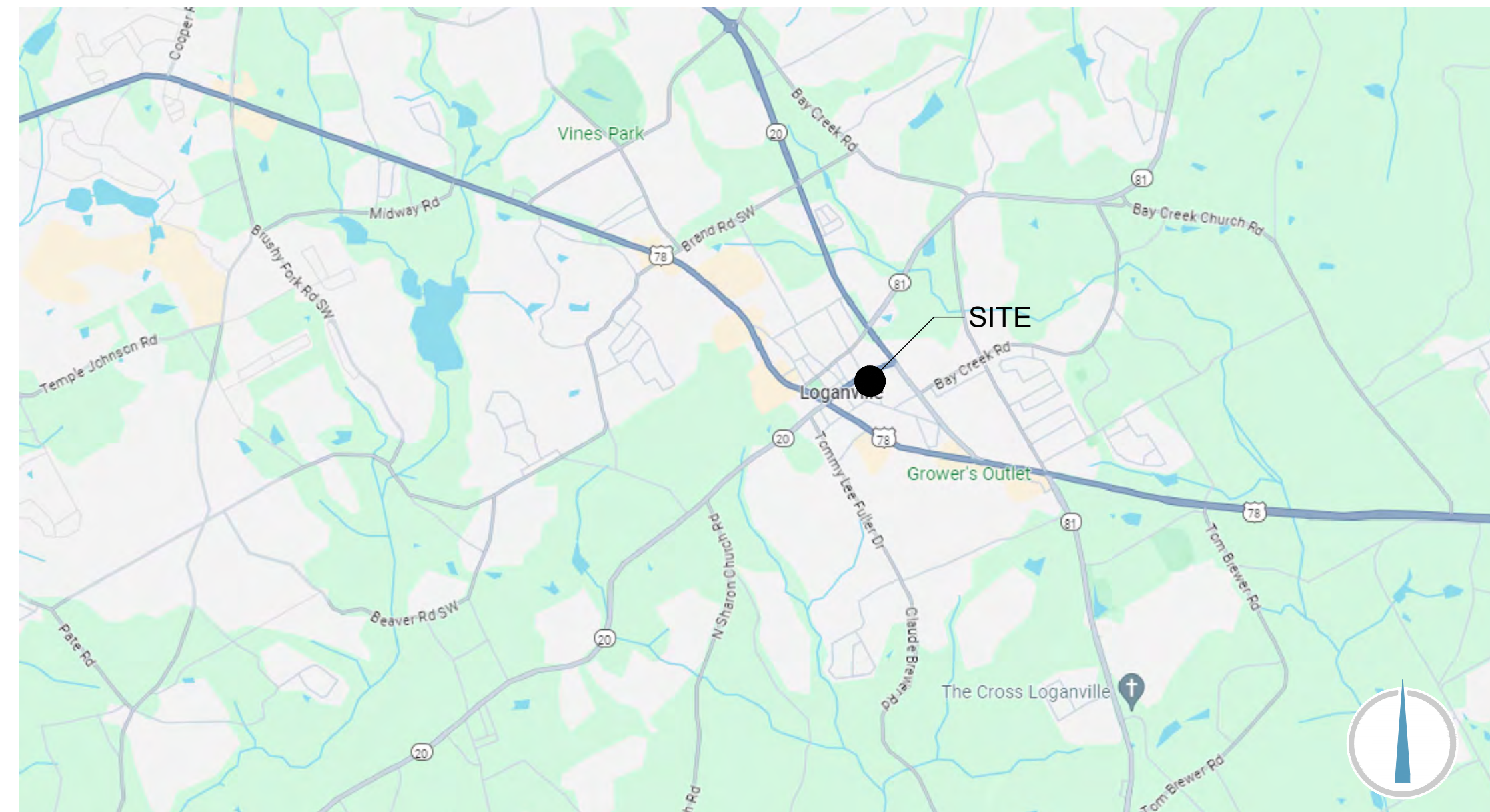
SITE DEVELOPMENT PLANS FOR:

O'KELLY MEMORIAL LIBRARY CONSTRUCTION DOCUMENTS

210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4, PARCEL #: LG050055, LG050057
ZONED: CBD (COMMERCIAL BUSINESS DISTRICT),
MSO (MAIN STREET OVERLAY DISTRICT) , PERMIT #

Sheet List Table

G-1	COVER
V-1	SURVEY
C-0	DEMOLITION PLAN
C-1	SITE & PAVING PLAN
C-1.1	STAKING PLAN
C-2	GRADING & DRAINAGE PLAN
C-2.2	STORM DRAINAGE PROFILES
C-2.3	STORM DRAINAGE PROFILES
C-2.4	DRAINAGE DETAILS
C-2.5	DRAINAGE DETAILS
C-2.6	DRAINAGE DETAILS
C-2.7	DRAINAGE DETAILS
C-2.8	DRAINAGE DETAILS
C-3	UTILITIES PLAN
C-3.2	SANITARY SEWER PROFILES
C-3.3	UTILITY DETAILS
C-3.4	UTILITY DETAILS
C-4	EROSION, SEDIMENTATION, & POLLUTION CONTROL COVER
C-4.1	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
C-4.2	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
C-4.3	INITIAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.4	INTERMEDIATE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.5	FINAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.6	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-4.7	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-4.8	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-5	PAVING DETAILS
C-6	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-6.2	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS



VICINITY MAP
NOT TO SCALE

SITE DISTURBED AREA = 1.97 AC

PROJECT SUMMARY:

PROJECT INCLUDES A PROPOSED LIBRARY BUILDING, PARKING LOT, SIDEWALKS, GRAVEL SEATING AREAS, LIGHTING, PROPOSED UTILITIES, AND LANDSCAPING.

PROJECT DIRECTORY

OWNER
CITY OF LOGANVILLE
PO BOX 39
LOGANVILLE, GA. 30052

CONTACT:

DEVELOPER
AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA. 30650
706-342-4974
CONTACT: STACY BROWN

CIVIL ENGINEER/LANDSCAPE ARCHITECT
FORESITE GROUP, LLC.
3740 DAVINCI CT. SUITE 100
PEACHTREE CORNERS, GA 30092
770-368-1399
CONTACT: JONATHAN BULLARD

ARCHITECT
MCMILLAN PAZDAN SMITH ARCHITECTURE
1200 PEACHTREE ST NE SUITE 750,
ATLANTA, GA 30309
678-251-4602
CONTACT: AMANDA GASCON, AIA, NCARB

SURVEYOR
PROFESSIONAL LAND SURVEYORS, LLC.
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
CONTACT: MITCH LOWERY, LS

LOCAL ISSUING AUTHORITY
LOGANVILLE PLANNING & DEVELOPMENT
4303 LAWRENCEVILLE RD,
LOGANVILLE, GA 30052
770-466-2633
CONTACT: TIM PRATER

GEOTECHNICAL ENGINEER
NOVA
1859 BEAVER RIDGE CIRCLE, SUITE B
NORCROSS, GA 30071
770-696-1414
CONTACT: RANDALL L. BAGWELL

UTILITY PROVIDERS

WATER SERVICE & SANITARY SEWER
SERVICE PROVIDER
CITY OF LOGANVILLE
4895 HWY. 81 NORTH,
LOGANVILLE, GA 30052
(770) 446-0911
CONTACT:

POWER PROVIDER
GEORGIA POWER

770-550-7219
CONTACT: MIKE CLARK

GAS SERVICE PROVIDER
CITY OF LAWRENCEVILLE
435 W PIKE STREET
LAWRENCEVILLE, GA 30046
770-560-5530
CONTACT: ----

TELEPHONE SERVICE PROVIDER
AT&T

305-409-1542
CONTACT:

ENGINEER:



Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:



AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA 30650
(706) 342-4974
CONTACT: STACY BROWN

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

COVER

SHEET NUMBER:

G-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

CERTIFICATION STATEMENT:

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF THE BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001. ADDITIONALLY, I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.*

SIGNATURE OF ENGINEER: _____ DATE: _____
0000077160 2027-8-28
CERTIFICATION # EXPIRATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF PRIMARY PERMITEE: _____ DATE: _____

AS USED HEREIN, THE WORD CERTIFY SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE, AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.

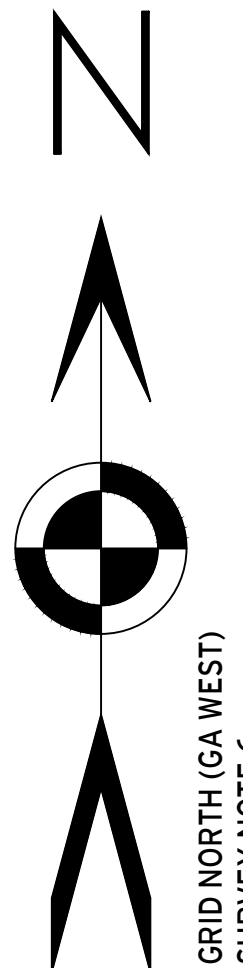
ANTICIPATED ACTIVITY SCHEDULE		BEGIN CONSTRUCTION: 11/01/2024 END CONSTRUCTION: 11/01/2025					
ACTIVITY		2.0	4.0	6.0	8.0	10.0	12.0
		MTM	MTM	MTM	MTM	MTM	MTM
1	INSTALL SEDIMENT CONTROLS	█					
2	DEMOLITION	█	█	█	█	█	█
3	CLEARING, GRUBBING, & GRADING	█	█	█	█	█	█
4	GRASS TEMP.	█	█	█	█	█	█
5	BUILDING CONSTRUCTION			█	█	█	█
6	MAINTAIN EROSION CONTROL	█	█	█	█	█	█
7	PAVING			█	█	█	█
8	FINAL LANDSCAPING						█
9	DISPOSITION OF TEMP. SEDIMENT CONTROLS						█



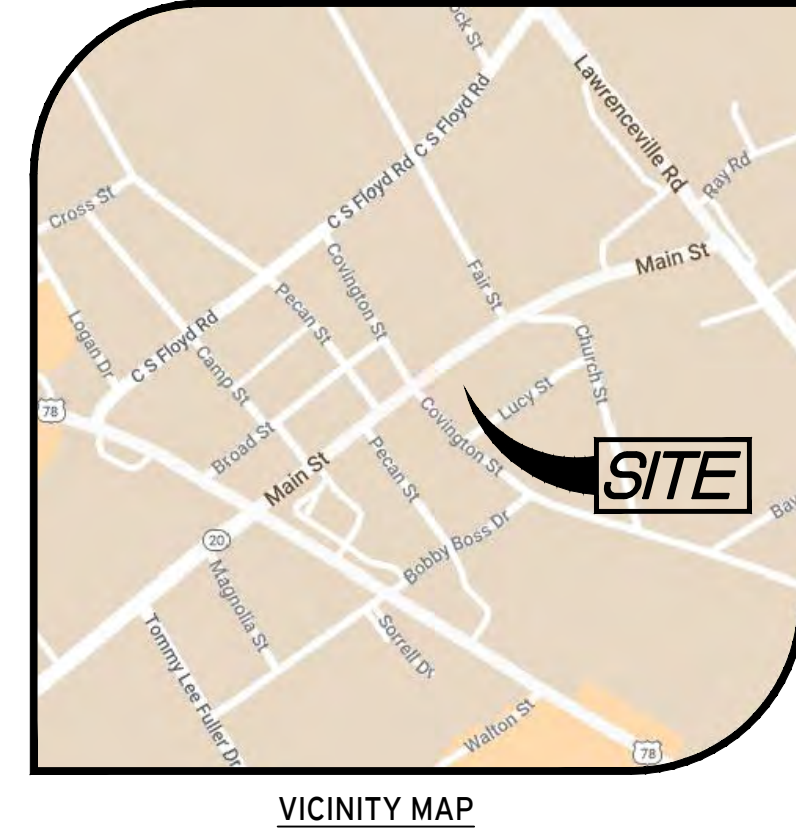
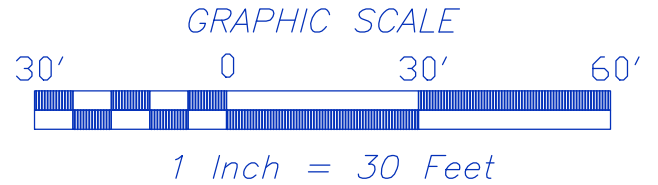
Know what's below.
Call before you dig.

SURVEY NOTES

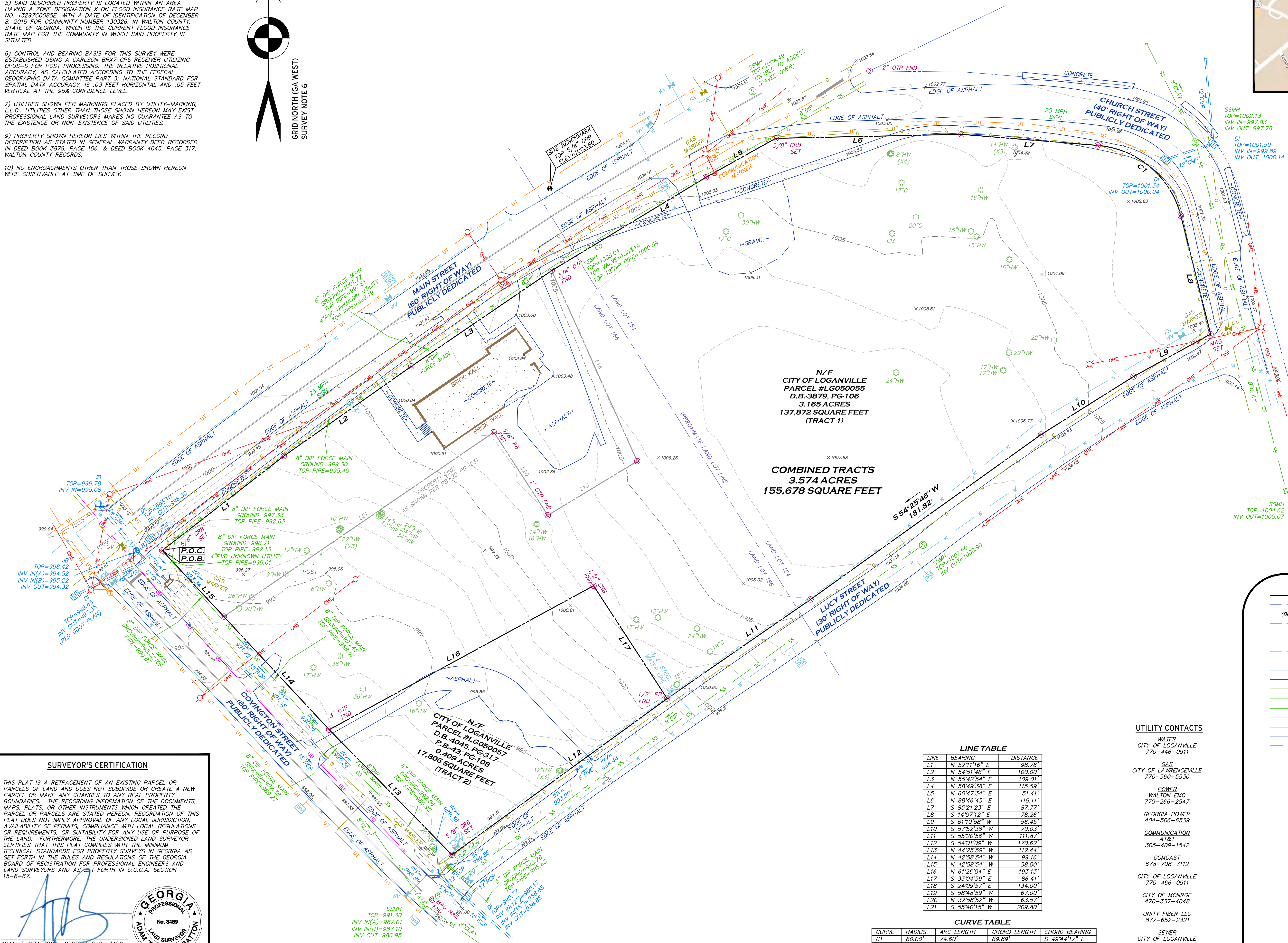
- 1) PROPERTY SHOWN HEREON WAS SURVEYED DECEMBER 14, 2023.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 39,642" WITH AN ANGULAR ERROR OF 3.21 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A COMBINED MAP CLOSURE OF 1" IN 117,351'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13297C0085E, WITH A DATE OF IDENTIFICATION OF DECEMBER 8, 2016 FOR COMMUNITY NUMBER 130326, IN WALTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY; IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, E.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 3879, PAGE 106, & DEED BOOK 4045, PAGE 317, WALTON COUNTY RECORDS.
- 9) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.



GRID NORTH (GA WEST)
SURVEY NOTE 6



VICINITY MAP



PROFESSIONAL LAND SURVEYORS, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30120
 WWW.PLS.US
 INFO@PLS.US
 GEORGIA C.O.A.: LSF001980

PREPARED FOR:
 O'KELLY MEMORIAL LIBRARY BOARD OF TRUSTEES AND
 AZALEA REGIONAL LIBRARY SYSTEM

BOUNDARY & TOPOGRAPHIC SURVEY OF:
 PARCEL #S LG050055 & LG050057
 LOGANVILLE, GA 30052
 (CITY OF LOGANVILLE)

STATE: GEORGIA COUNTY: WALTON LAND LOTS: 154 & 186 DISTRICT: 4

REVISIONS

DATE	DESCRIPTION
03/05/2024	ADD SEWER FORCE MAIN

PROFESSIONAL LAND SURVEYORS

DATE: JANUARY 16, 2024
 JOB #: 234599
 SCALE: 1"=30'
 DRAWN BY: H. FISHER

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Adam T. Bratton
 ADAM T. BRATTON - GEORGIA PLS# 3489
 DATE OF PLAT OR MAP: JANUARY 16, 2024

UTILITY CONTACTS

- WATER**
 CITY OF LOGANVILLE
 770-446-0911
- GAS**
 CITY OF LAWRENCEVILLE
 770-560-5530
- POWER**
 WALTON EMC
 770-266-2547
- GEORGIA POWER
 404-506-6539
- COMMUNICATION**
 AT&T
 305-409-1542
- COMCAST
 678-708-7112
- CITY OF LOGANVILLE
 770-466-0911
- CITY OF MONROE
 470-337-4048
- UNITY FIBER LLC
 877-652-2321
- SEWER**
 CITY OF LOGANVILLE
 770-466-0911

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 52°11'6" E	98.76'
L2	N 54°51'46" E	100.00'
L3	N 55°42'52" E	109.01'
L4	N 58°49'38" E	115.59'
L5	N 60°47'34" E	91.41'
L6	N 88°46'45" E	119.11'
L7	S 85°21'23" E	87.77'
L8	S 14°07'12" E	78.26'
L9	S 61°10'58" W	56.45'
L10	S 57°52'38" W	70.03'
L11	S 55°20'56" W	111.87'
L12	S 54°01'09" W	170.62'
L13	N 44°25'59" W	112.44'
L14	N 42°58'52" W	99.16'
L15	N 42°59'54" W	58.00'
L16	N 61°26'04" E	193.13'
L17	S 33°04'59" E	86.41'
L18	S 24°09'57" E	134.00'
L19	S 58°48'59" W	67.00'
L20	N 32°59'59" W	63.57'
L21	S 55°40'15" W	209.80'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	60.00'	74.60'	69.89'	S 49°44'17" E

GENERAL NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM CITY OF LOGANVILLE, GA PRIOR TO DEMOLITION OF THE SITE.
2) ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY WORK INCLUDING DEMOLITION.
3) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4) REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.
5) CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT BY NOVA DATED JUNE 21, 2024 DURING DEMOLITION AND SITE CONSTRUCTION.

DEMOLITION NOTES:

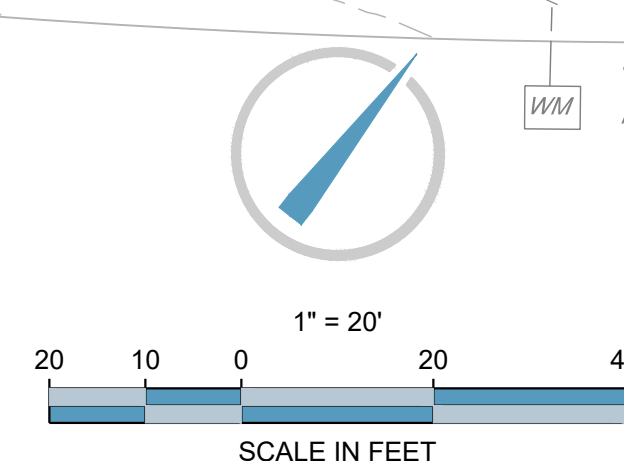
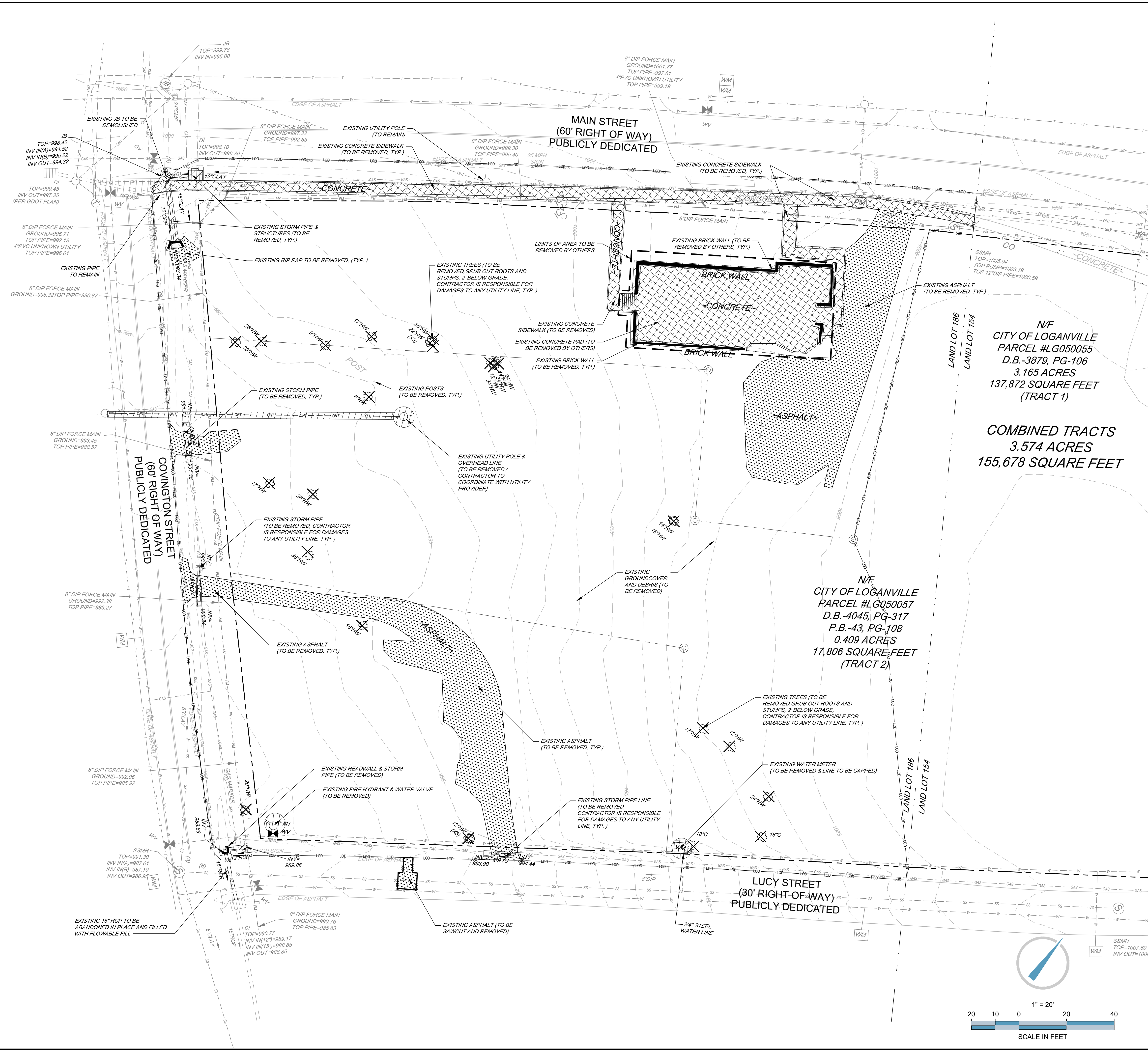
- 1) ALL NEW WORK SHOWN IN THESE SHEETS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
2) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH GDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES EXCEPT IN CASES WHERE THE CITY OF LOGANVILLE, GA JURISDICTION, THE CITY STANDARD SPECIFICATIONS ARE MORE STRINGENT.
3) THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES THAT AFFECT THE CONSTRUCTION PROJECT.
4) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.
5) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY, OR ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DESIGNATED ON THE PLANS TO REMAIN, AND SHALL REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.
6) THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
7) CONTRACTOR IS RESPONSIBLE FOR CONTACTING CITY OF LOGANVILLE, GA AND ALL EXISTING UTILITY PROVIDERS BEFORE REMOVING ANY UTILITIES FROM THEIR EXISTING LOCATION ON THE SITE. THE CONTRACTOR SHALL PERFORM ALL UTILITY DEMOLITION OR RELOCATION ACTIVITIES IN ACCORDANCE WITH THE EXISTING UTILITIES SPECIFICATIONS, MATERIALS, AND REQUIREMENTS.
8) THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE AS NECESSARY TO ACCOMPLISH THE WORK.
9) CONTRACTOR SHALL CONSIDER COORDINATION ASPECTS OF CRANES AND CONSTRUCTION EQUIPMENT OPERATIONS DURING DEMOLITION ACTIVITY.
10) CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
11) COORDINATE WITH CITY OF LOGANVILLE, GA AS REQUIRED DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.
12) APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF LOGANVILLE, GA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
13) ALL BUFFERS AND SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
14) THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
15) ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE LEGALLY DISPOSED OF, OFF SITE.
16) CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.
17) CONTRACTOR TO POT HOLE EXISTING WATER LINE, UNDERGROUND ELECTRICAL LINES, GAS LINE, UNDERGROUND TELEPHONE, FIBER OPTIC, AND ANY OTHER UTILITY LINES WITHIN THE RIGHT OF WAY DURING DEMOLITION ACTIVITIES AND COORDINATE FIELD LOCATIONS AND DEPTHS OF THESE UTILITIES WITH ENGINEER FOR PROPOSED UTILITY CROSSINGS AND PROPOSED PAVEMENT OVER EXISTING LINES.

EROSION CONTROL NOTES

- (SEE ALSO EROSION CONTROL PLAN)
1) EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
2) THE CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT PAVEMENTS FROM SOIL ACCUMULATION DURING CONSTRUCTION.
3) ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE ENGINEER OR OTHER INSPECTORS AS DETERMINED BY FIELD CONDITIONS.

LEGEND
UTILITIES, FENCE, AND/OR WALL TO BE REMOVED. SEE NOTE FOR DETAIL.
BUILDING/CONCRETE TO BE REMOVED
ASPHALT, GRAVEL, AND/OR CURB & GUTTER TO BE REMOVED
TREES AND BRUSH TO BE REMOVED
EXISTING FENCE
PROPERTY LINE
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
EXISTING TREE TO BE REMOVED

EXISTING SITE DATA
TOTAL SITE AREA = 1.85 AC.
EXISTING PERVIOUS AREA = 1.63 AC.
EXISTING IMPERVIOUS AREA = 0.22 AC.



ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Dawnd Ct.
Suite 100
Peachtree Corners, GA 30092
Phone: 770.368.1399
Fax: 770.368.1944
www.foresitegroup.net

DEVELOPER:
AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA 30650
(706) 342-4974
CONTACT: STACY BROWN

PROJECT:
O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS
N/F CITY OF LOGANVILLE
PARCEL #LG050055
D.B.-3879, PG-106
3.165 ACRES
137,872 SQUARE FEET (TRACT 1)
COMBINED TRACTS
3.574 ACRES
155,678 SQUARE FEET
210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:
GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS
A. SCHEMATIC DESIGN 2024.01.17
B. DESIGN DEVELOPMENT 2024.04.10
C. CONSTRUCTION DOCS PRICING 2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: 1" = 20'

DEMOLITION PLAN
SHEET NUMBER: C-0
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 2184.001

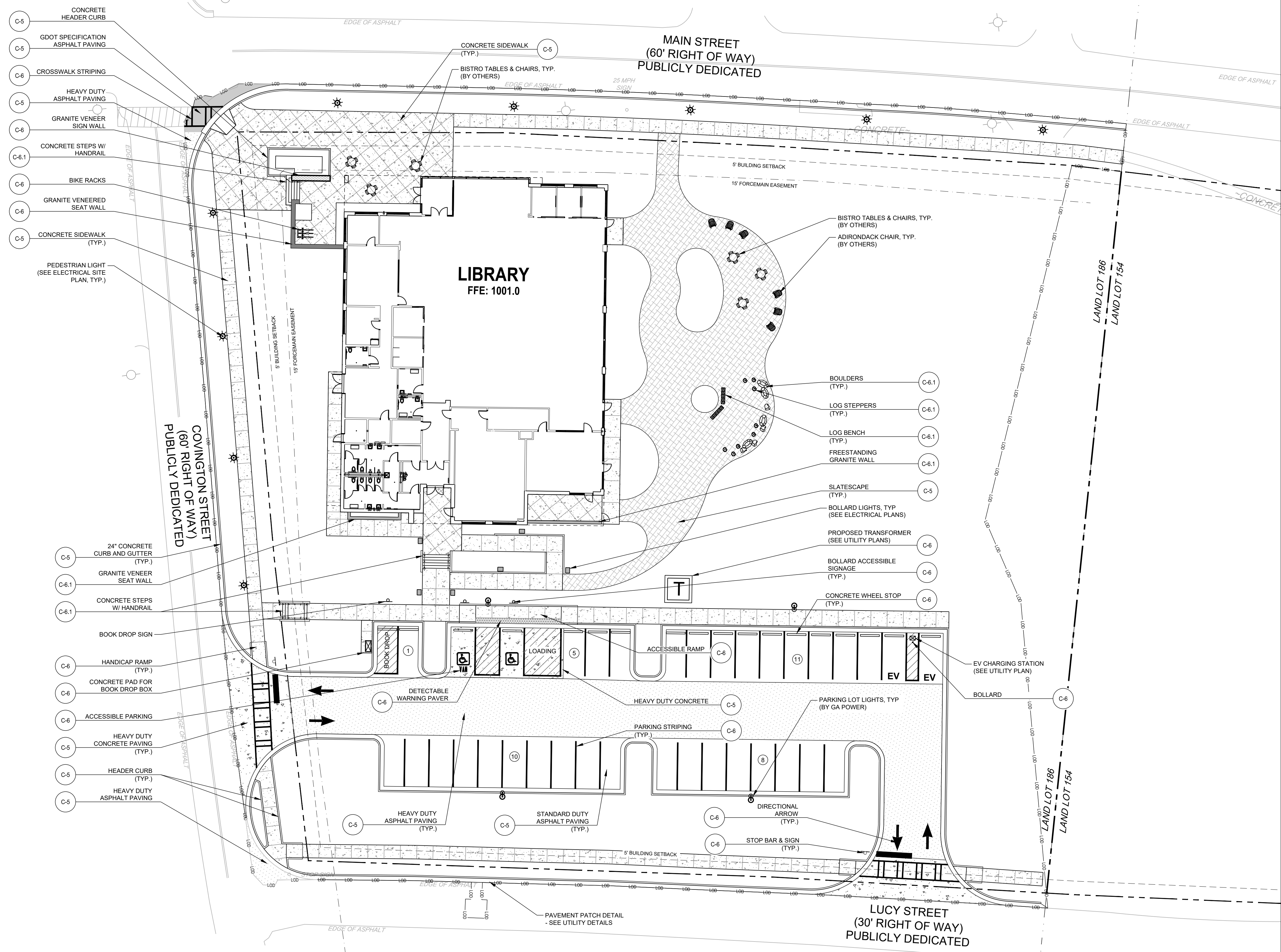
10/21/24, 01:05 PM - O'KELLY MEMORIAL LIBRARY, LOGANVILLE, GEORGIA - DEMOLITION PLANS

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SITE NOTES:**
- 1) TRACT IS ZONED: CBD (COMMERCIAL BUSINESS DISTRICT), MSO (MAIN STREET OVERLAY DISTRICT).
 - 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
 - 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 6) CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
 - 7) ALL PAVEMENT MARKING WITHIN CITY OF LOGANVILLE, GA RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GDOT SPECIFICATIONS.
 - 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
 - 9) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 10) MAXIMUM CUT OR FILL SLOPE=2H:1V
 - 11) 24 HOUR CONTACT: STACY BROWN, 706-342-4974
 - 12) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

- SLATESCAPE
- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- DOT SPECIFICATION ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- HEAVY DUTY CONCRETE PAVING
- PROPERTY LINE
- PARKING COUNT
- TRAFFIC SIGN
- THERMOPLASTIC PAINTED TRAFFIC ARROWS



ENGINEER:

FORESITE
group

ForeSite Group, LLC
3740 Daving Ct.
Suite 100
Peachtree Corners, GA 30092

770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:

AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA 30650
(706) 342-4974

CONTACT: STACY BROWN

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

PROJECT:

210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 156; DISTRICT 4
PARCEL #L G050055; L G050057

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DCOS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: 1" = 20'
TITLE:

SITE & PAVING PLAN

SHEET NUMBER: **C-1**

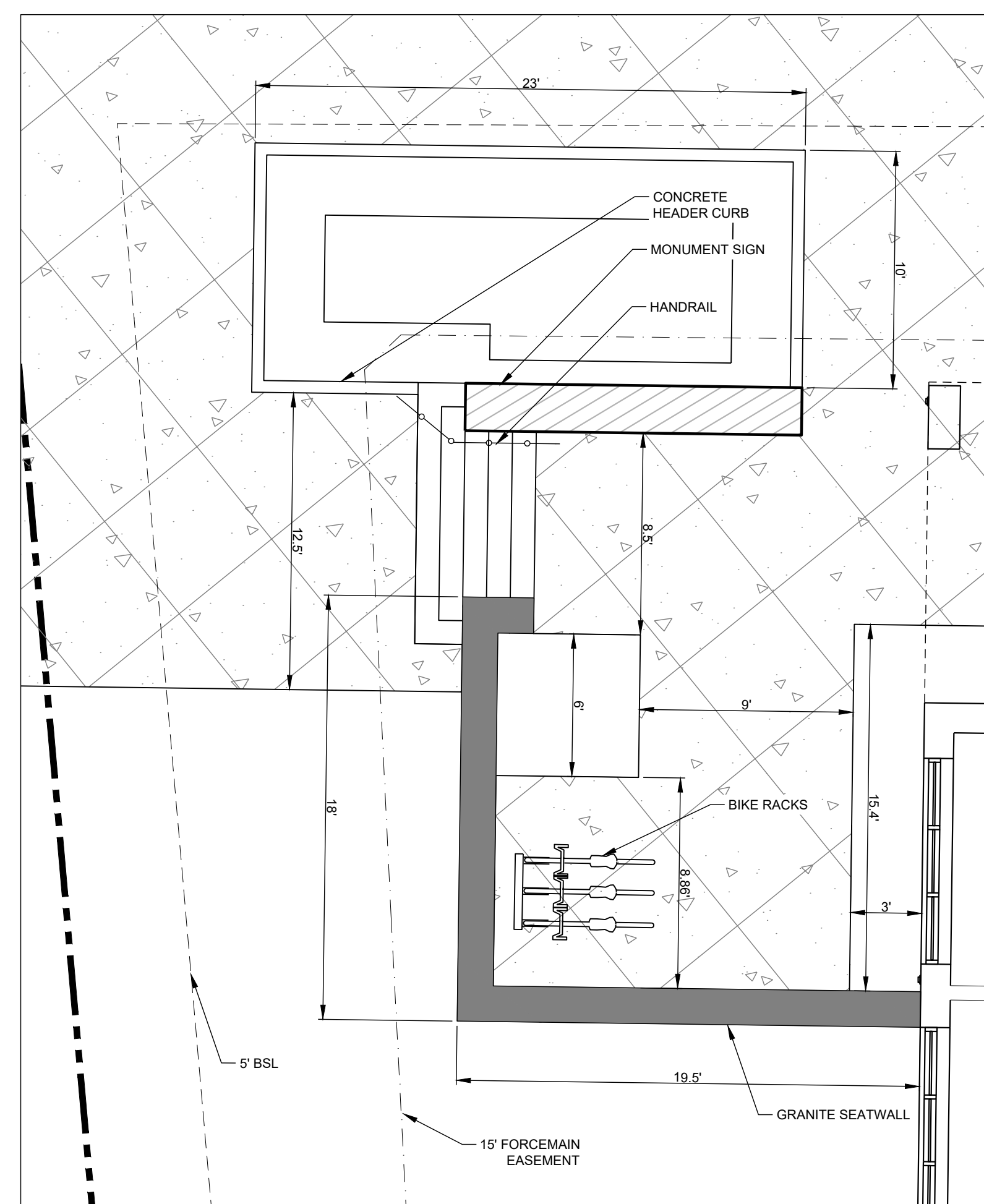
COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

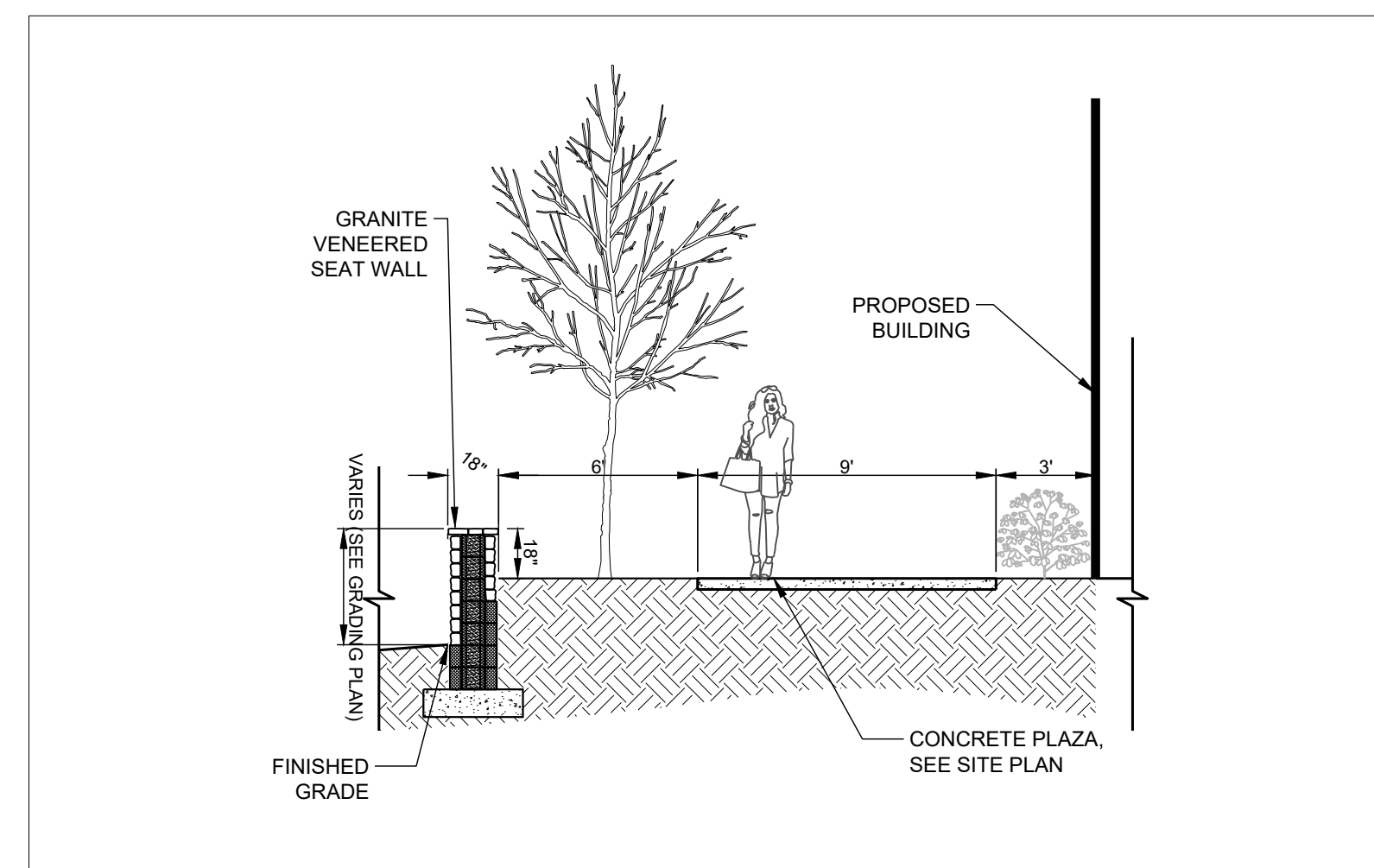
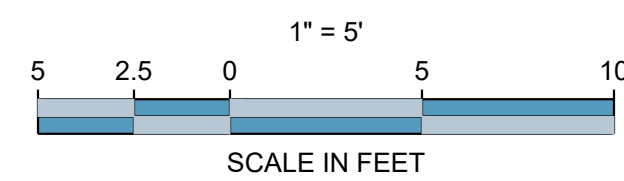
GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

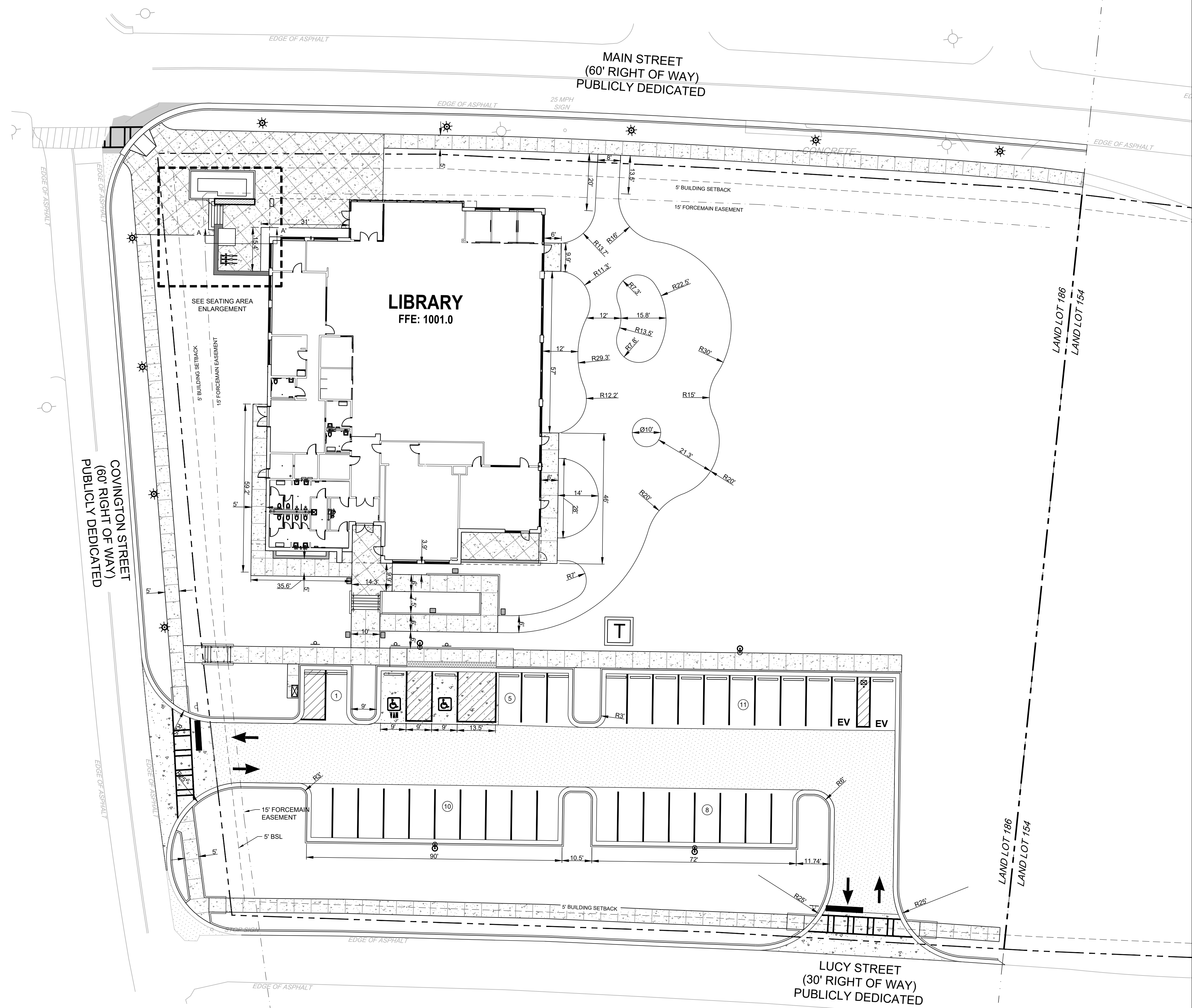
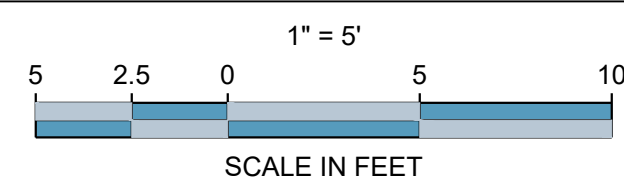
P:\2184\01.MPS - O'KELLY MEMORIAL LIBRARY (LOGANVILLE, GEORGIA) - SITE DRAWING (R.ANDING) - 2024.04.12 11:23:23 AM (1:21 PM) - BY: JMB - JMB - 1" = 20'




1 SEATING AREA ENLARGEMENT
1"=5'



2 PLAZA SECTION A - A
1"=5'



ENGINEER:
FORESITE
 group
 Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092
 | 770.368.1399
 | 770.368.1944
 | www.foresitegroup.net

DEVELOPER:

 AZALEA REGIONAL LIBRARY SYSTEM
 1121 EAST AVENUE
 MADISON, GA 30650
 (706) 342-4974
 CONTACT: STACY BROWN

PROJECT:
O'KELLY MEMORIAL LIBRARY
 CONSTRUCTION DOCUMENTS
 210 MAIN STREET
 LOGANVILLE, GA. 30052
 LL 154, 186; DISTRICT 4
 PARCEL #L G050055; L G050057

SEAL:
 GEORGIA II LEVEL CERTIFIED
 PROFESSIONAL # 0000077160
 EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DCOS PRICING	2024.06.28

PROJECT MANAGER: JMB
 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: 1"=20'
 TITLE:

STAKING PLAN
 SHEET NUMBER:
C-1.1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2184.001



GENERAL NOTES:

- 1) ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 2) ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 1.5% CROSS-SLOPE AWAY FROM THE BUILDING.
- 3) ALL HEAD WALL SECTIONS SHALL BE CONSTRUCTED TO BE FLUSH WITH THE EXISTING DITCH BANK AND PROPOSED EMBANKMENT SLOPES.
- 4) THE SOURCE OF THE TOPOGRAPHIC AND ELEVATION DATA IS FROM THE TOPOGRAPHIC SURVEY PROVIDED BY PROFESSIONAL LAND SURVEYORS, LLC, DATED 3/6/2024.

SITE NOTES:

- 1) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- 2) COORDINATE WITH CITY OF LOGANVILLE, GA INSPECTIONS DURING CONSTRUCTION.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- 4) CONSTRUCT EROSION CONTROL BARRIERS PER CITY OF LOGANVILLE, GA INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- 5) THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN CITY OF LOGANVILLE, GA RIGHT OF WAY SHALL COMPLY WITH GDOT SPECIFICATIONS.
- 6) ALL CURBED LANDSCAPE ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.
- 7) MAXIMUM CUT OR FILL SLOPES IS 2H:1V.
- 8) TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING ACTIVITIES.
- 9) ALL PLASTIC STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.
- 10) ALL CMP STORM PIPE SHALL BE TYPE 2 ALUMINIZED. ALL HDPE SHALL BE AASHTO TYPE "S" AND SHALL BE INSTALLED IN ACCORDANCE TO ASTM D2321 OR AASHTO SECTION 30 STANDARD PRACTICES AND AS RECOMMENDED BY THE MANUFACTURER. ALL RCP STORM PIPE SHALL BE CLASS III.
- 11) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE. ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
- 12) REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION REPORTS AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH: GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, SUBGRADE PREP, AREAS TO RECEIVE FILL, AREAS TO BE OVEREXCAVATED, PAVEMENT SECTIONS, FILL, SITES AND EXCAVATION. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR. CONTACT: STACY BROWN 706-342-4974
- 14) NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 13297C0085E DATED 2016-12-08
- 15) DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 16) EXTREME CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH GEORGIA POWER PRIOR TO CONSTRUCTION.
- 17) STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- 18) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE GUTTER TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
- 19) CONTRACTOR SHALL INSTALL DOWNSTREAM STORM PIPE CONNECTION IN THE RIGHT-OF-WAY PRIOR TO INSTALLATION OF ON-SITE STORM PIPING AND/OR STORM WATER DETENTION FACILITY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT HOLEING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT STORM DRAINAGE DESIGN.

NOTE: ALL IMPROVEMENTS WITHIN MAIN STREET R/W TO MEET GDOT STDS. & SPECS.

LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION FOR TOP OF WALL / BOTTOM OF WALL AT FINISHED SURFACE GRADE (SEE STRUCTURAL FOR FOOTING ELEVATIONS)

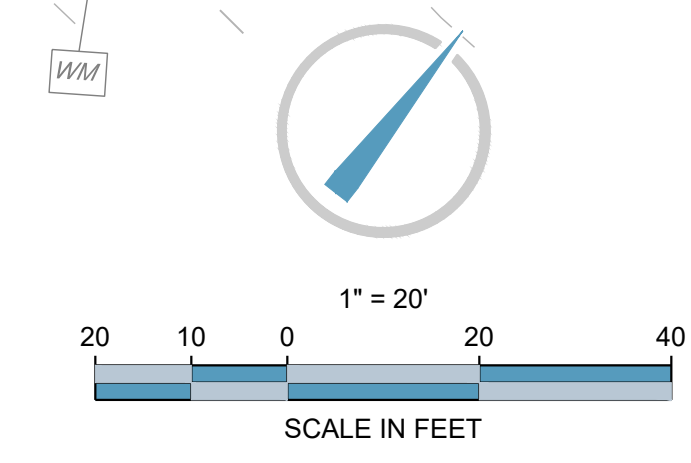
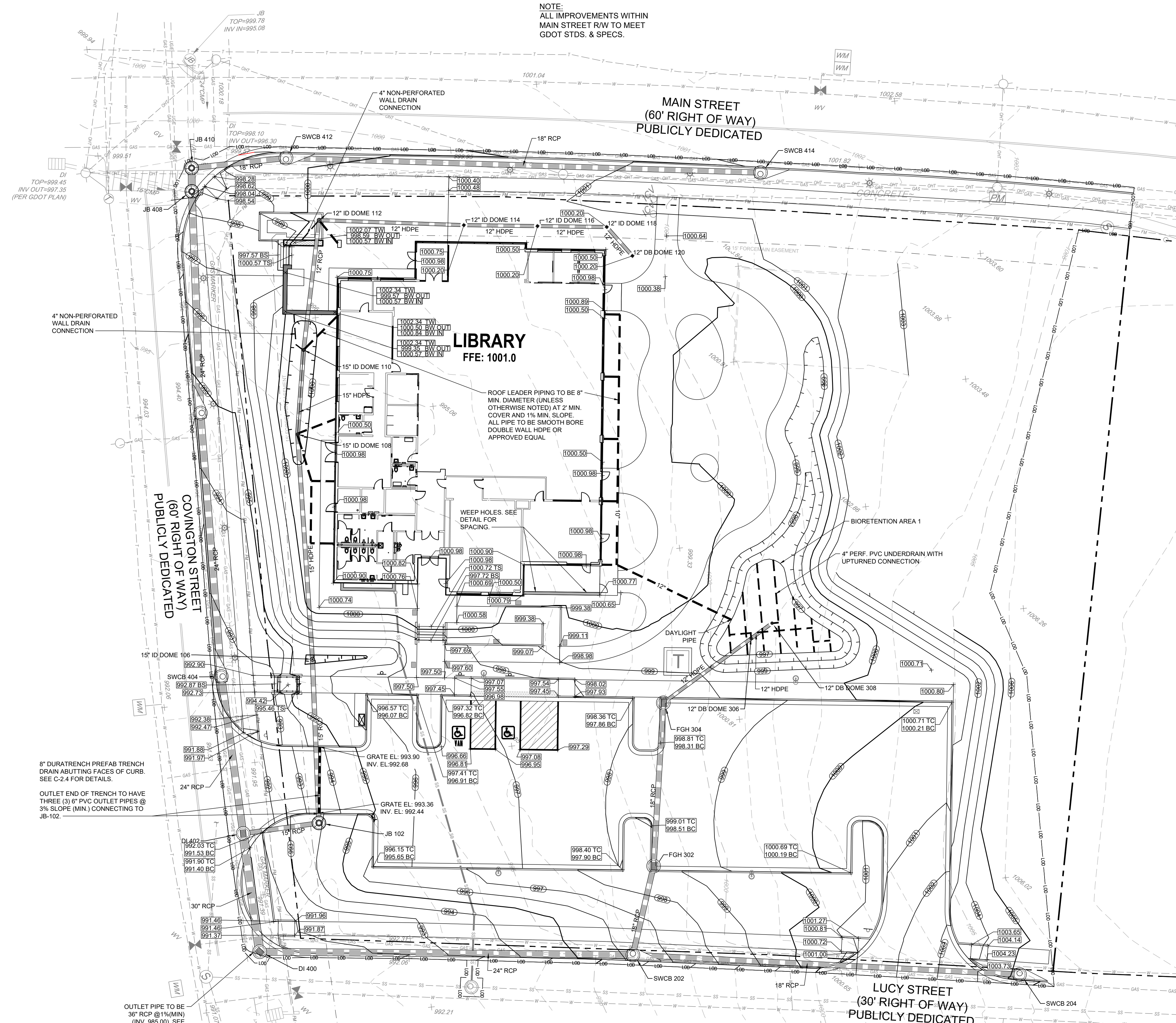
STORMWATER STRUCTURES LEGEND

TYPE	DESCRIPTION	STANDARD/ DETAIL	RIM EL. REFERENCE
DB GRATE	DRAIN BASIN WITH CAST IRON PEDESTAL GRATE	DRAIN BASIN GRATE W/FLAT GRATE LOCKING ASSEMBLY	TOP OF STRUCTURE
DB DOME	DRAIN BASIN WITH CAST IRON DOME GRATE	DRAIN BASIN DOME W/DOME GRATE LOCKING ASSEMBLY	BOTTOM OF DOME COVER
ID GRATE	INLINE DRAIN WITH CAST IRON PEDESTAL GRATE	INLINE DRAIN GRATE W/FLAT GRATE LOCKING ASSEMBLY	TOP OF STRUCTURE
ID DOME	INLINE DRAIN WITH CAST IRON DOME GRATE	INLINE DRAIN DOME W/DOME GRATE LOCKING ASSEMBLY	BOTTOM OF DOME COVER
TD	TRENCH DRAIN	DURATRENCH 6" PRECAST TRENCH DRAIN W/DUCTILE IRON GRATE	TOP OF GRATE
JB	JUNCTION BOX/PRECAST MANHOLE	GDOT STD 1011AP	TOP ACCESS COVER
HW	WINGED HEADWALL	GDOT STD 1001-B	N/A
PI	PEDESTAL INLET (WEIR)	SEE DETAIL SHEET C-2.9	THROAT OF STRUCTURE
DI	DROP INLET (GRATE)	GDOT STD 1019A TYPE "A"	GRATE AT FINISHED GRADE
OCS	OUTLET CONTROL STRUCTURE	SEE DETAIL SHEET C-2.4	SEE DETAIL SHT. C-2.4

PIPE MATERIALS LEGEND*

TYPE	DESCRIPTION	STANDARD
RCP	REINFORCED CONCRETE PIPE	GDOT STD 1030D
HDPE	HIGH DENSITY POLYETHYLENE PIPE	GDOT STD 1030P

*GAUGING BASED ON GDOT STD. 1030 (SEE DETAILS)
 ALTERNATIVE MATERIALS ALLOWED BASED ON ALTERNATIVE MATERIALS IN GENERAL NOTES.
 ** RIM ELEVATIONS ARE APPROXIMATE AND USUALLY LOCATED NEAR THE CENTER OF THE STRUCTURE (I.E. IF CENTER OF STRUCTURE IS ON A GRATE IT WILL BE APPROX. GRATE ELEVATION, AND IF ON TOP OF A WINGED CATCH BASIN, WILL BE THE TOP OF THE CATCH BASIN). ALL GRATES/THROATS ARE TO BE CONSTRUCTED TO BE FLUSH WITH AND MATCH FINAL GRADES AND HORIZONTAL ALIGNMENTS OF ALL CURBS AND PAVEMENTS IN ACCORDANCE WITH DRAINAGE DETAILS.



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CONTACT: STACY BROWN

PROJECT:

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
 DRAWING BY: JAC
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: 1" = 20'

TITLE:

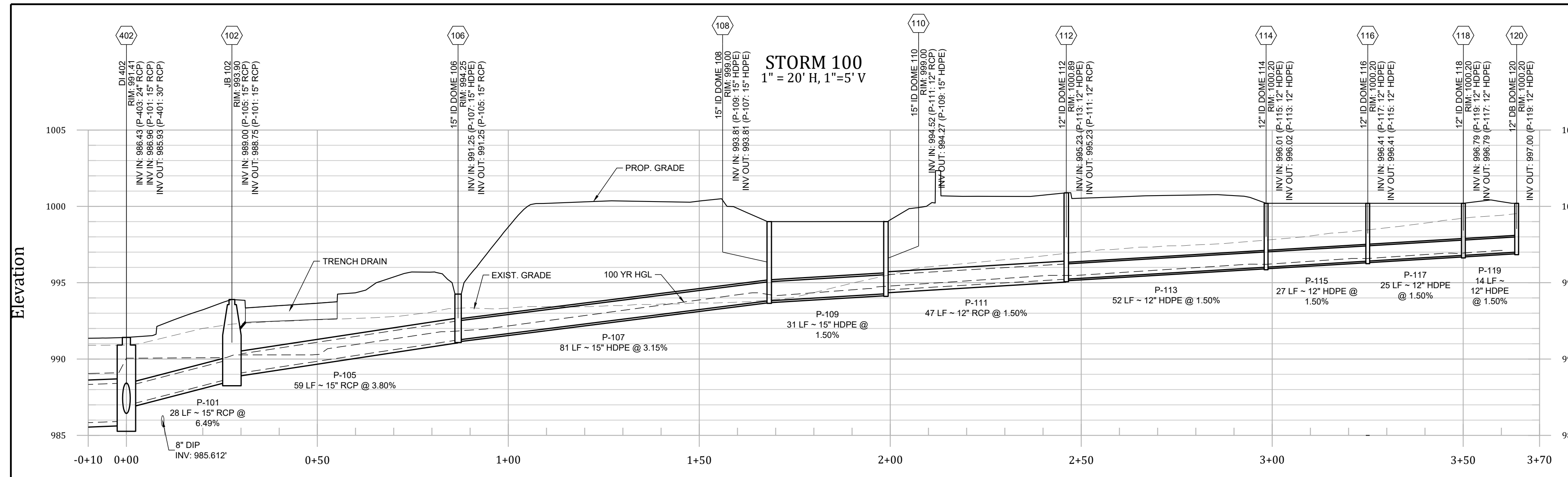
GRADING & DRAINAGE PLAN

SHEET NUMBER: **C-2**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

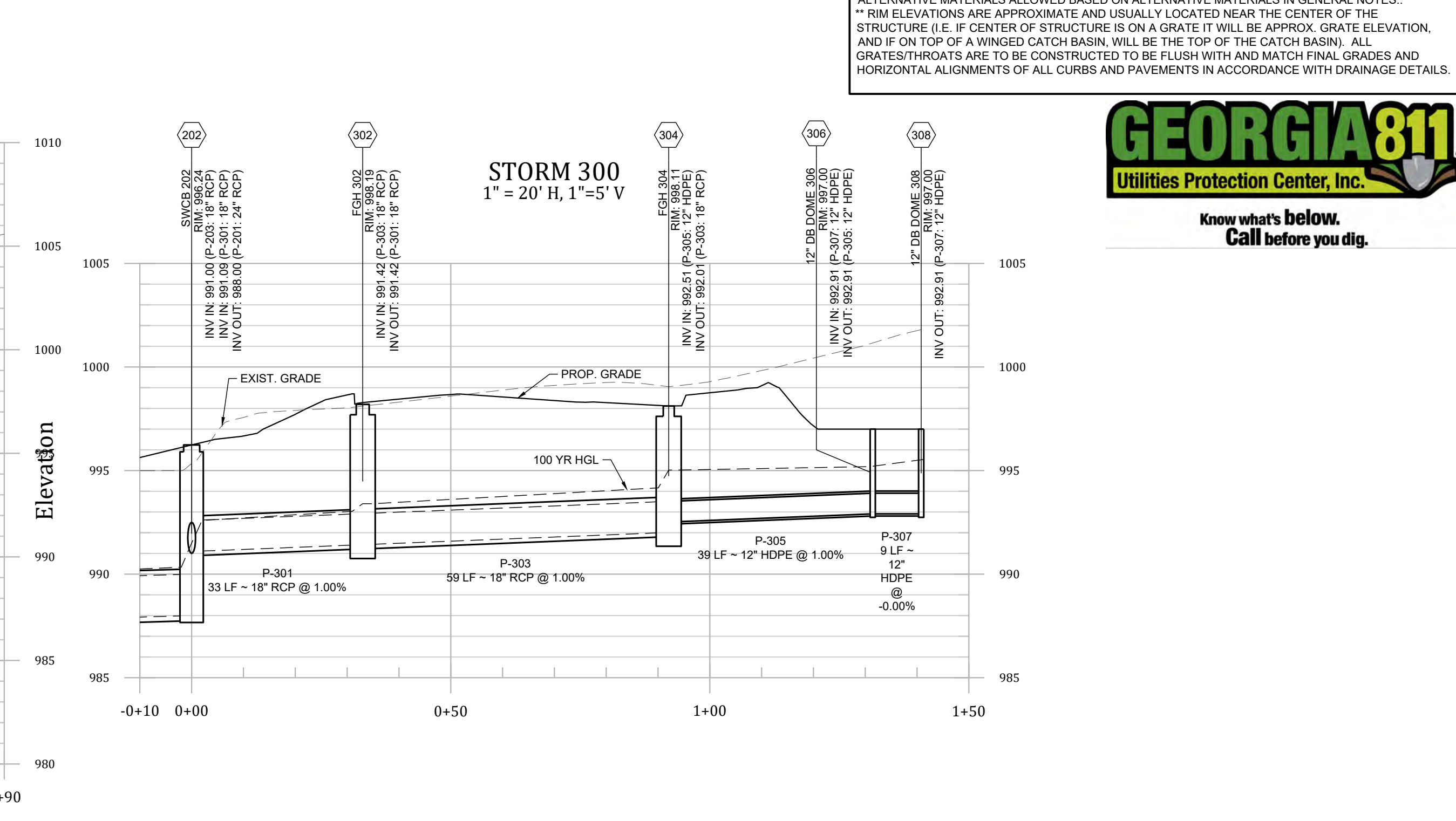
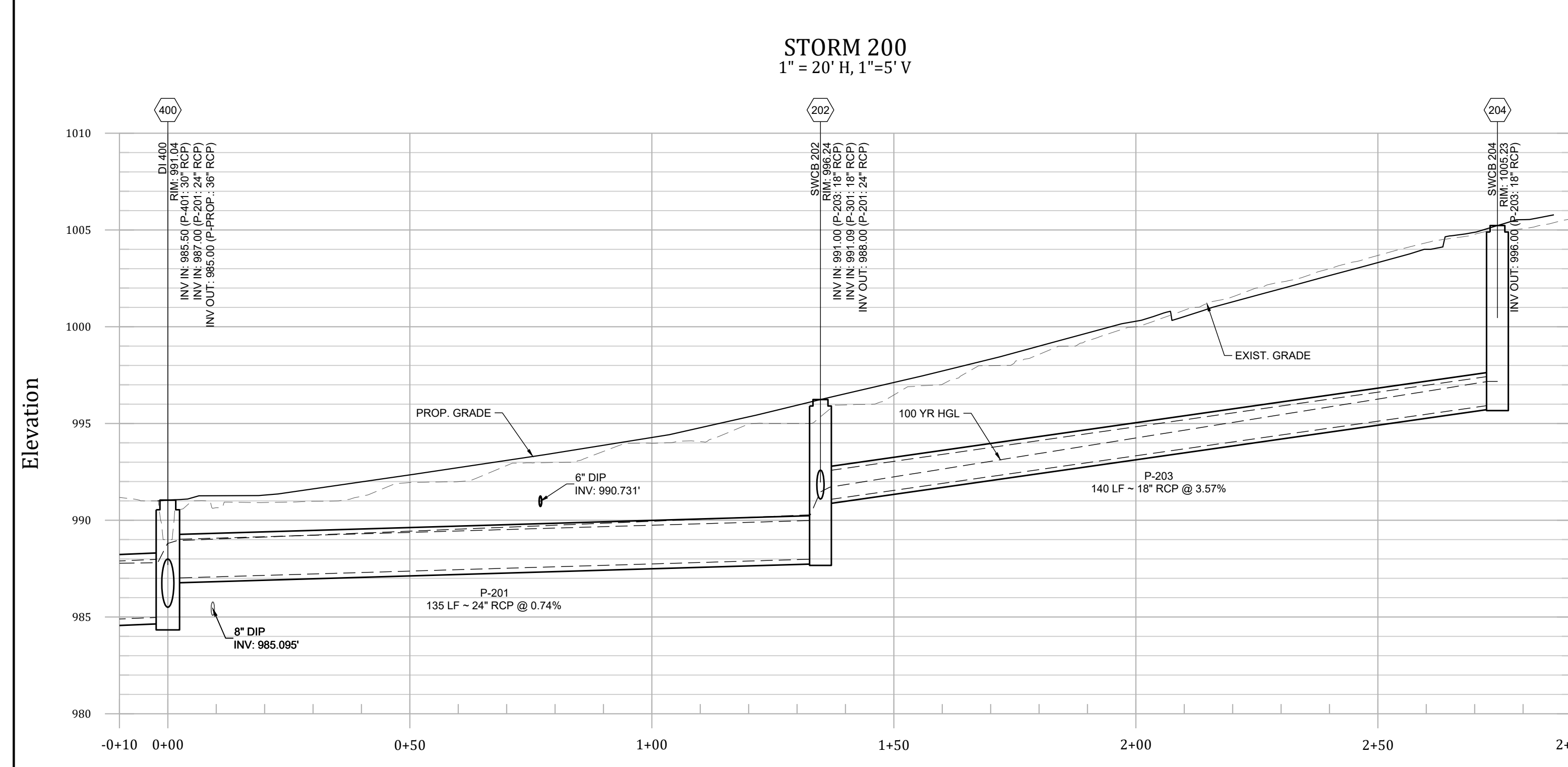
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STORMWATER STRUCTURES LEGEND			
TYPE	DESCRIPTION	STANDARD/ DETAIL	RIM EL. REFERENCE
DB GRATE	DRAIN BASIN WITH CAST IRON PEDESTAL GRATE	DRAIN BASIN GRATE W/FLAT GRATE LOCKING ASSEMBLY	TOP OF STRUCTURE
DB DOME	DRAIN BASIN WITH CAST IRON DOME GRATE	DRAIN BASIN DOME W/DOME GRATE LOCKING ASSEMBLY	BOTTOM OF DOME COVER
ID GRATE	INLINE DRAIN WITH CAST IRON PEDESTAL GRATE	INLINE DRAIN GRATE W/FLAT GRATE LOCKING ASSEMBLY	TOP OF STRUCTURE
ID DOME	INLINE DRAIN WITH CAST IRON DOME GRATE	INLINE DRAIN DOME W/DOME GRATE LOCKING ASSEMBLY	BOTTOM OF DOME COVER
TD	TRENCH DRAIN	DURATRENCH 6\"/>	

PIPE MATERIALS LEGEND*		
TYPE	DESCRIPTION	STANDARD
RCP	REINFORCED CONCRETE PIPE	GDOT STD 10300
HDPE	HIGH DENSITY POLYETHYLENE PIPE	GDOT STD 1030P

*GAUGING BASED ON GDOT STD. 1030 (SEE DETAILS)
 ** RIM ELEVATIONS ARE APPROXIMATE AND USUALLY LOCATED NEAR THE CENTER OF THE STRUCTURE (I.E. IF CENTER OF STRUCTURE IS ON A GRATE IT WILL BE APPROX. GRATE ELEVATION, AND IF ON TOP OF A WINGED CATCH BASIN, WILL BE THE TOP OF THE CATCH BASIN). ALL GRATES/THROATS ARE TO BE CONSTRUCTED TO BE FLUSH WITH AND MATCH FINAL GRADES AND HORIZONTAL ALIGNMENTS OF ALL CURBS AND PAVEMENTS IN ACCORDANCE WITH DRAINAGE DETAILS.



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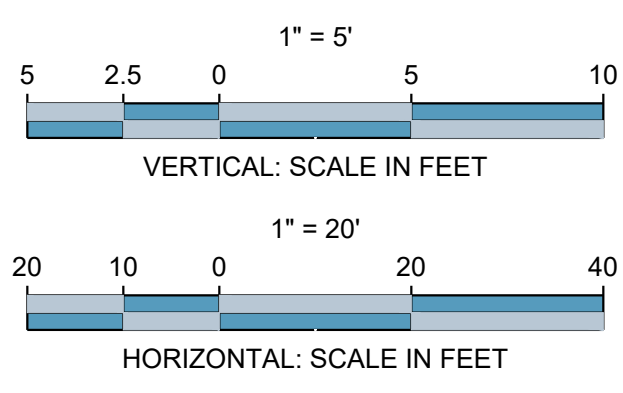
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 PROFESSIONAL # 0000077160
 EXPIRATION DATE: 08/28/2027

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B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: AS SHOWN
 TITLE:

STORM DRAINAGE PROFILES
 SHEET NUMBER:
C-2.2
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2184.001

- GENERAL NOTES:**
- PIPE LENGTHS REFLECT THE PIPES LINEAR LENGTH AND ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - EXISTING UTILITY DEPTHS ARE APPROXIMATED BASED ON 4 FT COVER FROM THE EXISTING GROUND SURFACE. PROPOSED UTILITY DEPTHS ARE BASED ON 4 FT OF COVER FROM THE PROPOSED GROUND SURFACE. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY DEPTHS AT CROSSING AND CONTACT ENGINEER IMMEDIATELY IF CONFLICTS ARE ENCOUNTERED.
 - CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS OF UTILITIES IN RIGHT OF WAY TO AVOID CONFLICTS. CONTACT ENGINEER IMMEDIATELY IF FIELD ELEVATIONS DIFFER FROM THE DESIGN DRAWINGS.
 - MAINTAIN MINIMUM 2' OF COVER OVER METAL AND PLASTIC PIPES DURING CONSTRUCTION ACTIVITIES.



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100-YR PIPE CHART

LineNo.	InletID	LineID	Grnd/Rim/Elev Up (ft)	Grnd/Rim/Elev Dn (ft)	InvertUp (ft)	InvertDn (ft)	LineSlope (%)	LineSize (in)	DrainageArea (ac)	RunoffCoeff (C)	Tc (min)	n-valuePipe	VelAve (ft/s)	FlowRate (cfs)	HGLUp (ft)	HGLDn (ft)
1	400	PROP	991.04	-	985.00	984.79	0.98	36	0.21	0.65	16	0.013	6.46	45.28	987.86	987.79
2	402	401	991.43	991.33	985.96	985.50	1.01	30	0.07	0.65	15.9	0.013	6.22	30.54	989.1	988.85
3	102	101	993.36	991.43	988.75	986.96	6.36	18	0.13	0.95	15.7	0.013	2.7	4.65	990.1	990.06
4	104	103	993.84	993.36	989.09	988.75	1.51	18	0.13	0.95	15.5	0.013	2.7	3.25	990.28	990.27
5	106	105	994.25	993.84	991.25	990.34	2.8	15	0.03	0.4	15.3	0.013	5.3	1.85	991.79	990.68
6	108	107	999.00	994.25	993.81	991.25	3.14	15	0.15	0.95	14.7	0.013	3.58	1.81	994.34	991.79
7	110	109	999.00	994.27	993.81	991.25	1.51	15	0.07	0.86	14.2	0.013	2.23	0.8	994.62	994.34
8	112	111	1000.89	999.00	995.23	994.52	1.5	12	0.03	0.75	13	0.013	2.92	0.38	995.49	994.72
9	114	113	1000.20	1000.89	996.02	995.23	1.51	12	0.02	0.35	10.8	0.013	1.79	0.23	996.22	995.49
10	116	115	1000.20	1000.20	996.41	996.01	1.5	12	0.02	0.35	9.4	0.013	1.78	0.19	996.59	996.22
11	118	117	1000.20	1000.20	996.79	996.41	1.52	12	0.02	0.35	7.3	0.013	1.66	0.14	996.94	996.59
12	120	119	1000.20	1000.20	997.00	996.79	1.51	12	0.02	0.35	5	0.013	1.33	0.08	997.12	996.94
13	404	403	993.81	991.43	987.28	986.46	1.5	24	0.1	0.65	5.9	0.013	9.86	30.96	991.09	990.06
14	406	405	995.64	993.81	989.19	987.28	2	24	0.16	0.75	5.7	0.013	9.68	30.42	993.57	991.84
15	408	407	998.13	995.64	993.20	989.19	5	24	-	-	-	0.013	9.31	29.24	995.64	994.3
16	410	409	998.35	998.13	993.42	993.34	0.95	24	-	-	-	0.013	9.09	28.56	995.98	995.84
17	412	411	999.63	998.35	994.29	993.94	1.02	18	0.19	0.95	5.4	0.013	7.43	13.13	997.8	997.26
18	414	413	1001.62	999.63	996.00	994.28	1	18	1.06	0.95	5	0.013	6.5	11.48	1000.28	998.23
19	202	201	996.24	991.33	988.00	987.00	0.74	24	0.08	0.65	5.4	0.013	7.16	22.48	990.33	989
20	204	203	1005.23	996.24	996.00	991.00	3.57	18	0.94	0.95	5	0.013	8.94	10.18	997.23	991.76
21	302	301	998.19	996.24	991.42	991.09	1	18	0.03	0.95	5.2	0.013	6.87	12.15	993.03	992.59
22	304	303	998.11	998.11	992.01	991.42	1	18	0.41	0.95	5.1	0.013	6.76	11.95	994.16	993.4
23	306	305	997.00	998.11	993.00	992.51	1.01	12	0.7	0.95	5	0.013	9.65	7.58	996.91	995.02

Notes: -Line contains hyd. jump

10-YEAR GUTTER SPREAD

LineNo.	LineID	LineID	QCaptured (cfs)	QBypass (cfs)	GutterDepth (ft)	GutterSpread (ft)
1	PROP	400	2	0	0.19	21.03
2	401	402	0.18	0.18	0.06	8.1
3	101	102	1.12	0.29	0.14	4.01
4	103	104	1.12	0.29	0.14	4.01
5	105	106	0.09	0	0.02	4.49
6	107	108	1.11	0	0.13	14.97
7	109	110	0.47	0	0.07	9.3
8	111	112	0.18	0	0.04	6.08
9	113	114	0.05	0	0.02	3.87
10	115	116	0.05	0	0.02	3.87
11	117	118	0.05	0	0.02	3.87
12	119	120	0.05	0	0.02	3.87
13	403	404	1.61	0	0.18	5.91
14	405	406	0.53	1.1	0.06	1.24
15	407	408
16	409	410
17	411	412	1.41	0	0.2	6.95
18	413	414	1.63	0	0.15	7.33
19	201	202	2.58	0.75	0.2	6.83
20	203	204	4.03	2.93	0.25	9.71
21	301	302	0.22	0	0.02	1.12
22	303	304	3.04	0	0.29	11.52
23	305	306	2.6	0	0.69	12
24	307	308	2.6	0	0.69	12

STORMWATER STRUCTURES LEGEND

TYPE	DESCRIPTION	STANDARD/ DETAIL	RIM EL. REFERENCE
DB GRATE	DRAIN BASIN WITH CAST IRON PEDESTAL INLET	DRAIN BASIN GRATE W/FLAT GRATE LOCKING ASSEMBLY	TOP OF STRUCTURE
DB DOME	DRAIN BASIN WITH CAST IRON DOME GRATE	DRAIN BASIN DOME W/DOME GRATE LOCKING ASSEMBLY	BOTTOM OF DOME COVER
ID GRATE	INLINE DRAIN WITH CAST IRON PEDESTAL INLET	INLINE DRAIN GRATE W/FLAT GRATE LOCKING ASSEMBLY	TOP OF STRUCTURE
ID DOME	INLINE DRAIN WITH CAST IRON DOME GRATE	INLINE DRAIN DOME W/DOME GRATE LOCKING ASSEMBLY	BOTTOM OF DOME COVER
TD	TRENCH DRAIN	DURATRENCH 6" PRECAST TRENCH DRAIN W/DUCTILE IRON GRATE	TOP OF GRATE
JB	JUNCTION BOX/PRECAST MANHOLE	GDOT STD 1011AP	TOP ACCESS COVER
HW	WINGED HEADWALL	GDOT STD 1001-B	N/A
PI	PEDESTAL INLET (WEIR)	SEE DETAIL SHEET C-2.9	THROAT OF STRUCTURE
DI	DROP INLET (GRATE)	GDOT STD 1019A TYPE "A"	GRATE AT FINISHED GRADE
OCS	OUTLET CONTROL STRUCTURE	SEE DETAIL SHEET C-2.4	SEE DETAIL SHT. C-2.4

PIPE MATERIALS LEGEND*

TYPE	DESCRIPTION	STANDARD
RCP	REINFORCED CONCRETE PIPE	GDOT STD 1030D
HDPE	HIGH DENSITY POLYETHYLENE PIPE	GDOT STD 1030P

*GAUGING BASED ON GDOT STD. 1030 (SEE DETAILS)
 ALTERNATIVE MATERIALS ALLOWED BASED ON ALTERNATIVE MATERIALS IN GENERAL NOTES.
 ** RIM ELEVATIONS ARE APPROXIMATE AND USUALLY LOCATED NEAR THE CENTER OF THE STRUCTURE (I.E. IF CENTER OF STRUCTURE IS ON A GRATE IT WILL BE APPROX. GRATE ELEVATION, AND IF ON TOP OF A WINGED CATCH BASIN, WILL BE THE TOP OF THE CATCH BASIN). ALL GRATES/THROATS ARE TO BE CONSTRUCTED TO BE FLUSH WITH AND MATCH FINAL GRADES AND HORIZONTAL ALIGNMENTS OF ALL CURBS AND PAVEMENTS IN ACCORDANCE WITH DRAINAGE DETAILS.

GENERAL NOTES:

- PIPE LENGTHS REFLECT THE PIPES LINEAR LENGTH AND ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- EXISTING UTILITY DEPTHS ARE APPROXIMATED BASED ON 4 FT COVER FROM THE EXISTING GROUND SURFACE. PROPOSED UTILITY DEPTHS ARE BASED ON 4 FT OF COVER FROM THE PROPOSED GROUND SURFACE. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY DEPTHS AT CROSSING AND CONTACT ENGINEER IMMEDIATELY IF CONFLICTS ARE ENCOUNTERED.
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- MAINTAIN MINIMUM 2' OF COVER OVER METAL AND PLASTIC PIPES DURING CONSTRUCTION ACTIVITIES.

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PROJECT MANAGER: JMB
 DRAWING BY: JMB
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 DATE: 2024.04.12
 SCALE: AS SHOWN
 TITLE:

STORM DRAINAGE PROFILES

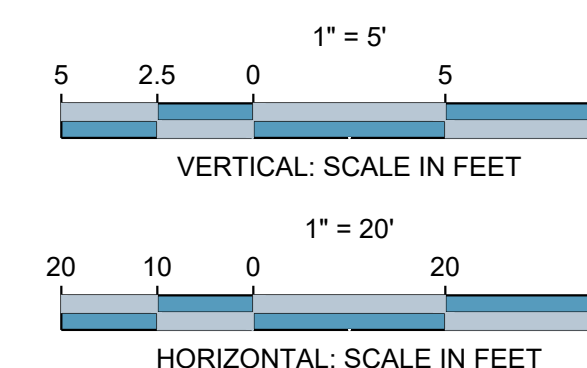
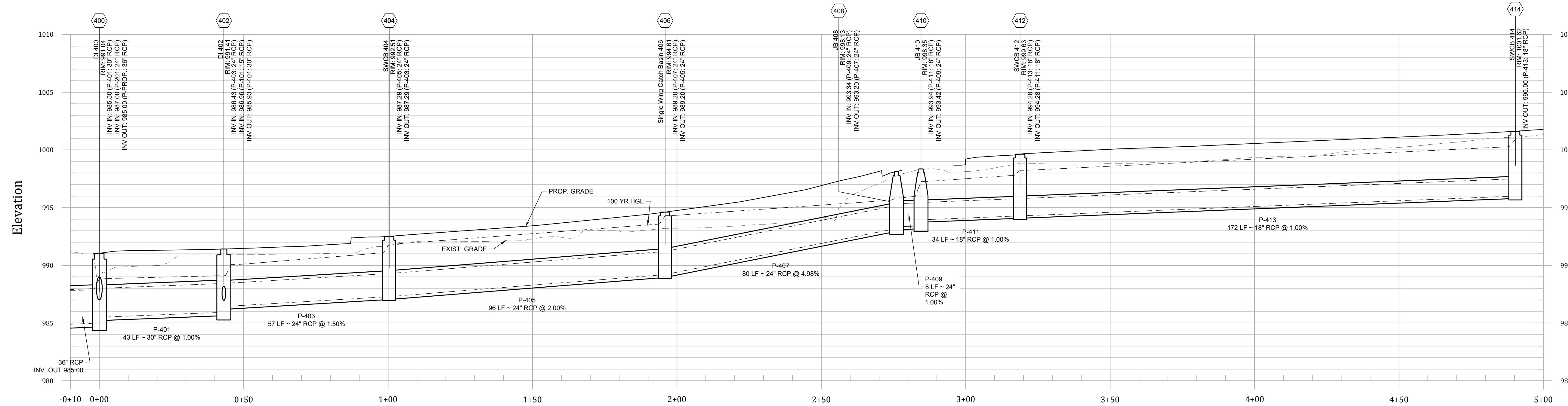
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C-2.3

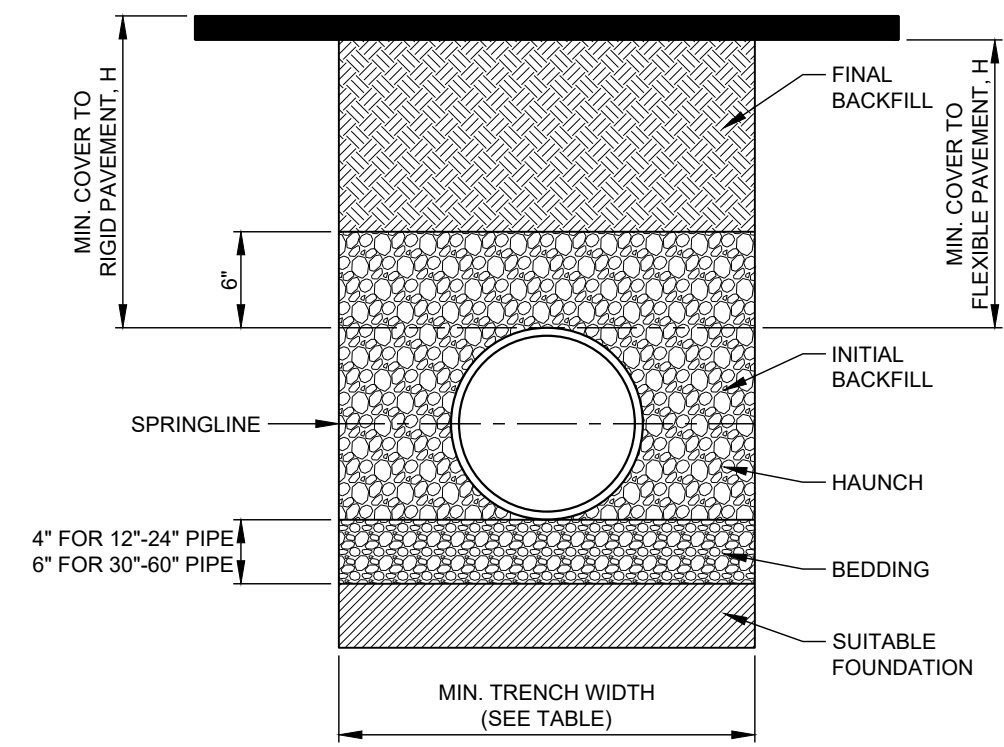
COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

STORM 400
 1" = 20' H, 1" = 5' V



Know what's below.
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RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

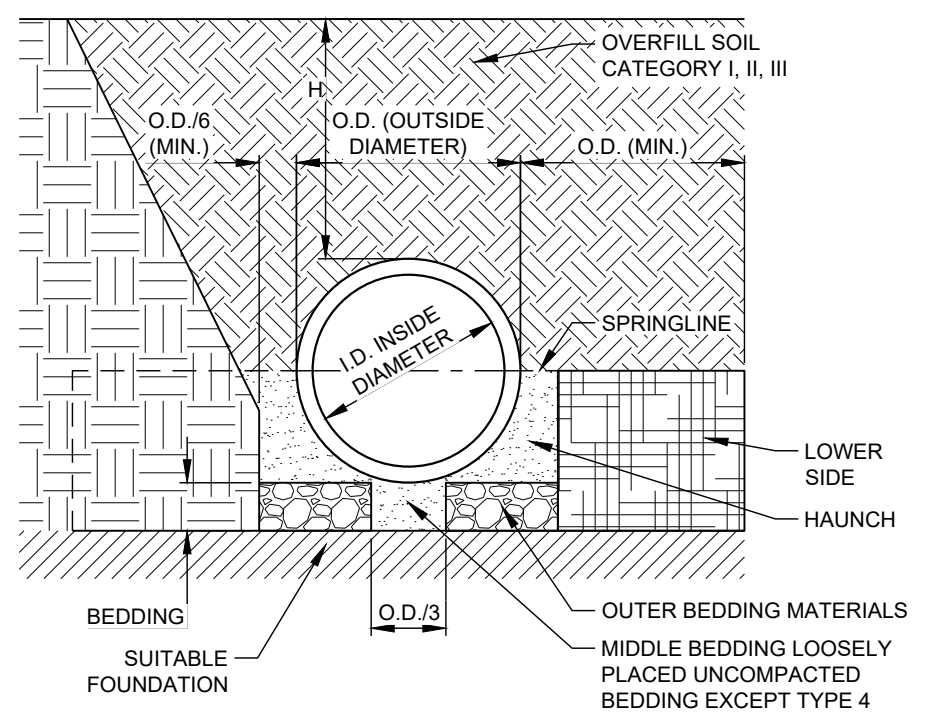
MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**	
	UP TO 24"	24"
30"-36"	36"	
42"-60"	48"	

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

C-2.4 HDPE BEDDING, TRENCHING, AND BACKFILL
NOT TO SCALE

THE SELECTION OF STANDARD INSTALLATION: SELECTION SHOULD BE BASED ON AN EVALUATION OF THE QUALITY OF CONSTRUCTION AND INSPECTION ANTICIPATED. A TYPE 1 STANDARD INSTALLATION REQUIRES THE HIGHEST CONSTRUCTION QUALITY AND DEGREE OF INSPECTION. REQUIRED CONSTRUCTION QUALITY IS REDUCED FOR A TYPE 2 STANDARD INSTALLATION, AND REDUCED FURTHER FOR A TYPE 3 STANDARD INSTALLATION. A TYPE 4 STANDARD INSTALLATION REQUIRES VIRTUALLY NO CONSTRUCTION OR QUALITY INSPECTION. CONSEQUENTLY, A TYPE 4 STANDARD INSTALLATION WILL REQUIRE A HIGHER STRENGTH PIPE, AND A TYPE 1 STANDARD INSTALLATION WILL REQUIRE A LOWER STRENGTH PIPE FOR THE SAME DEPTH OF INSTALLATION.



STANDARD INSTALLATIONS SOIL AND MINIMUM COMPACTION REQUIREMENTS

INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	O.D./24 MIN., NOT LESS THAN 75 MM (3") IF ROCK FOUNDATION, O.D./12 MIN., NOT LESS THAN 150 MM (6")	95% CATEGORY I	90% CATEGORY I, 95% CATEGORY II, OR 100% CATEGORY III
TYPE 2	O.D./24 MIN., NOT LESS THAN 75 MM (3") IF ROCK FOUNDATION, O.D./12 MIN., NOT LESS THAN 150 MM (6")	90% CATEGORY I, OR 95% CATEGORY II	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III
TYPE 3	O.D./24 MIN., NOT LESS THAN 75 MM (3") IF ROCK FOUNDATION, O.D./12 MIN., NOT LESS THAN 150 MM (6")	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III
TYPE 4	NO BEDDING REQUIRED, EXCEPT IF ROCK FOUNDATION, USE O.D./12 MIN., NOT LESS THAN 150 MM (6")	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, THEN USE 85%	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, THEN USE 85%

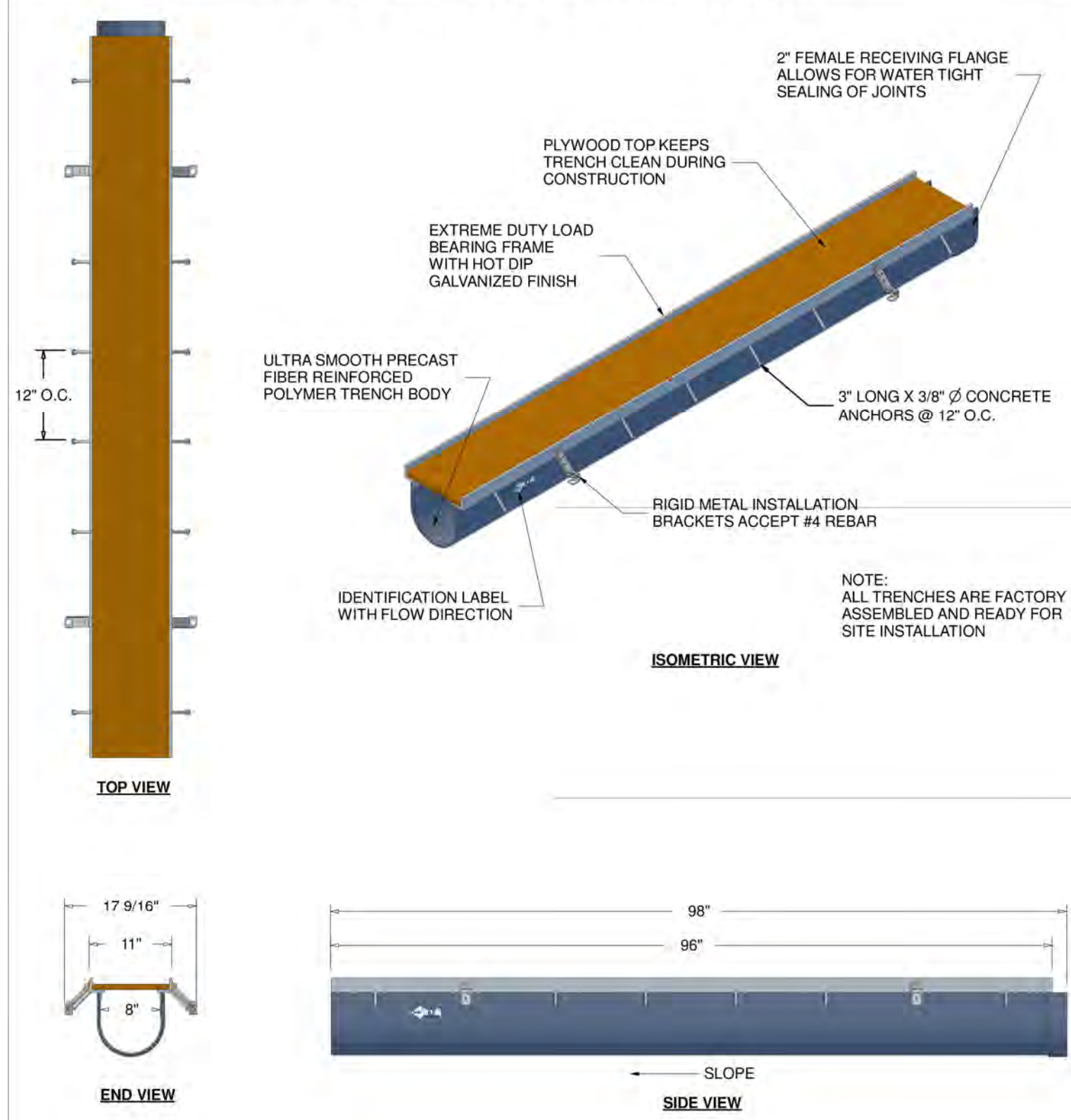
EQUIVALENT USCS AND AASHTO SOIL CLASSIFICATIONS FOR SIDD SOIL DESIGNATIONS

SIDD SOIL	USCS	PERCENT COMPACTION		
		STANDARD AASHTO	STANDARD PROCTOR	MODIFIED PROCTOR
GRAVELLY SAND (CATEGORY I)	SW, SP, GW, GP	A1, A3	100	95
			95	85
			85	80
			80	75
SANDY SILT (CATEGORY II)	GM, SM, ML, ALSO GC, SC WITH LESS THAN 20% PASSING #200 SIEVE	A2, A4	100	95
			95	90
			85	80
			80	75
SILTY CLAY (CATEGORY III)	CL, MH, GC, SC	A5, A6	100	90
			95	85
			80	70
			85	75

- NOTES:**
- COMPACTION AND SOIL SYMBOLS - I.E. "95% CATEGORY I" - REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%. SEE TABLE FOR EQUIVALENT MODIFIED PROCTOR VALUES.
 - SOIL IN THE OUTER BEDDING, HAUNCH, AND LOWER SIDE ZONES, EXCEPT UNDER THE MIDDLE 1/3 OF THE PIPE, SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE.
 - FOR TRENCHES, TOP ELEVATION SHALL BE NO LOWER THAN 0.1 H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1 FOOT BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
 - FOR TRENCHES, WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
 - FOR TRENCH WALLS THAT ARE WITHIN 10 DEGREES OF VERTICAL, THE COMPACTION OR FIRMNESS OF THE SOIL IN THE TRENCH WALLS AND LOWER SIDE ZONE NEED NOT BE CONSIDERED.
 - FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.
 - SUBTRENCHES
 - A SUBTRENCH IS DEFINED AS A TRENCH WITH ITS TOP BELOW FINISHED GRADE BY MORE THAN 0.1 H OR, FOR ROADWAYS, ITS TOP IS AT AN ELEVATION LOWER THAN 1 FT. BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
 - THE MINIMUM WIDTH OF A SUBTRENCH SHALL BE 1.33 OUTSIDE Ø OR WIDER IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
 - FOR SUBTRENCHES WITH WALLS OF NATURAL SOIL, ANY PORTION OF THE LOWER SIDE ZONE IN THE SUBTRENCH WALL SHALL BE AT LEAST AS FIRM AS AN EQUIVALENT SOIL PLACED TO THE COMPACTION REQUIREMENTS SPECIFIED FOR THE LOWER SIDE ZONE AND AS FIRM AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE, OR SHALL BE REMOVED AND REPLACED WITH SOIL, COMPACTED TO THE SPECIFIED LEVEL.

C-2.4 RCP BEDDING, TRENCHING, AND BACKFILL
NOT TO SCALE

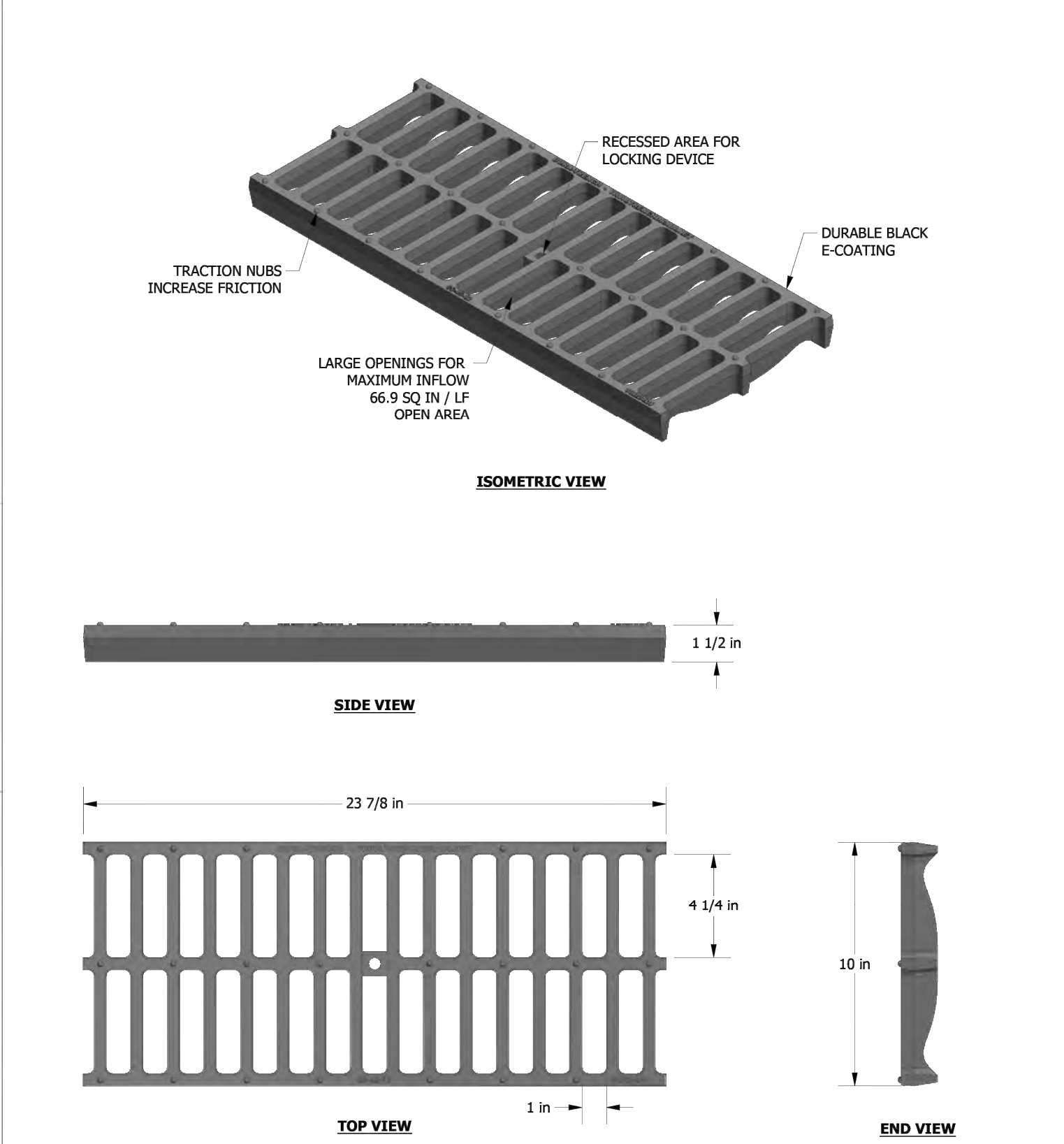
DTPF8-EXG315TEA 8" PRECAST TRENCH DRAIN



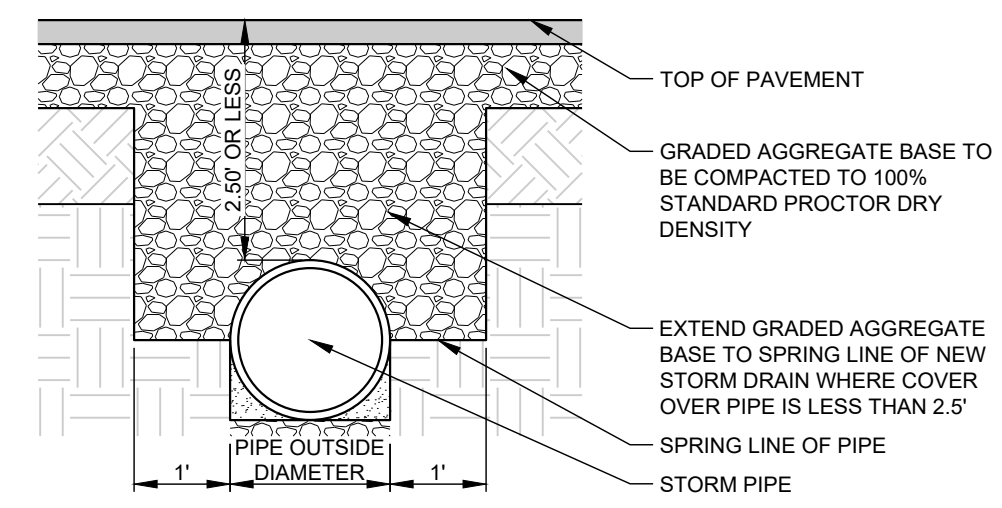
TRENCH MATERIAL	FIBER REINFORCED POLYMER
FRAME MATERIAL	STEEL PER ASTM A-36
FRAME COATING	HOT DIP GALVANIZE
ANCHOR STUDS	3" X 3/8" Ø
INSTALL DEVICE	RIGID STAMPED METAL FOR #4 BARS
LOAD RATING	EXTREME DUTY
SLOPE	1.0% MIN. (CUSTOM SLOPE AVAILABLE)

C-2 TRENCH DRAIN & GRATE
NOT TO SCALE

10B24DI 10" SLOTTED IRON GRATE



MATERIAL	DUCTILE IRON 65-45-12
COATING	BLACK E-COATING
LOCKING	BOLT AND TOGGLE
LOAD RATING	DIN CLASS E
ADA / HEEL GUARD	NO



C-2.4 STORM PIPE MINIMUM COVER
NOT TO SCALE

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SEAL:

GEORGIA II LEVEL CERTIFIED
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EXPIRATION DATE: 08/28/2027

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C. CONSTRUCTION DOCS/PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
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SCALE: AS SHOWN
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SHEET NUMBER: **C-2.4**
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ENGINEERED SOIL MIX NOTES

- USE AN ENGINEERED SOIL MIX THAT MEETS THE REQUIREMENTS ABOVE. DO NOT USE A MIXTURE THAT CONTAINS ANY DELETERIOUS SUBSTANCES. OBTAIN MATERIALS FROM SOURCE APPROVED BY THE ENGINEER. ENSURE THAT AGGREGATE RETAINED ON THE No. 10 SIEVE IS OF HARD, DURABLE PARTICLES.
- REMOVE PARTICLES WITH A DIAMETER OF GREATER THAN 2 IN. BEFORE PLACING THE ENGINEERED SOIL MIX. REMOVE PARTICLES WITH SCREENS OR BY HAND IF FEW OVERSIZED PIECES EXIST. OTHERWISE CRUSH THE OVERSIZED PIECES TO LESS THAN 2 IN. AND USE THEM IN PROPORTIONS SHOWN IN THE GRADATION ON THE MIX DESIGN TABLE.
- ALL COMPONENTS SHALL BE FREE OF HEAVY METALS, PATHOGENS, PESTICIDES, AND HERBICIDES.

SOIL MIX TESTING AND ACCEPTANCE

THE CONTRACTOR IS REQUIRED TO SUBMIT A MINIMUM OF THREE (3) CUBIC-FOOT-SIZED RANDOM SOIL SAMPLES PER 150 TONS OF MATERIAL PER EACH SOURCE TO THE GEOTECHNICAL ENGINEER 10 WORKING DAYS BEFORE PLACEMENT FOR TESTING TO ENSURE ACCEPTABILITY FOR USE AS DIRECTED BY THE PROJECT ENGINEER. THE FOLLOWING TESTS WILL BE PERFORMED:

- GRADATION - ASTM D6913
- DENSITY AND WEIGHT SPECIFICATIONS - ASTM D7263
- LIQUID LIMIT AND PLASTICITY INDEX - ASTM D4318
- PERMEABILITY (FALLING HEAD) - ASTM D5084

THE TEST RESULTS MUST DEMONSTRATE THE SOIL MIX MEETS THE ACCEPTABLE VALUES SPECIFIED FOR THE ENGINEERED SOIL MIX ABOVE. IF TEST RESULTS SHOW PARAMETERS DO NOT MEET THE ACCEPTABLE VALUES SPECIFIED ABOVE, THE SOIL MUST BE AMENDED AND RETESTED. ACCEPTANCE BY THE ENGINEER MUST BE GRANTED PRIOR TO PLACEMENT.

ENGINEERED SOIL MIX

MATERIAL	%BY DRY WEIGHT
COMPOSTED ORGANIC MATTER	5-10%
INORGANIC TOPSOIL	90-95%

INORGANIC TOPSOIL PROPERTIES

SIEVE SIZE	PERCENT PASSING BY WEIGHT
PASSING 2 IN.	100
PASSING No. 4	98-100
PASSING No. 8	95-100
PASSING No. 10	86-100
PASSING No. 16	70-100
PASSING No. 30	40-75
PASSING No. 50	10-35
PASSING No. 100	2-15
PASSING No. 200	0-10
CLAY SIZE	0-6

FOR MATERIAL PASSING NO. 10 SIEVE:

PROPERTY	VALUE
LIQUID LIMIT (LL)	≤25
PLASTICITY INDEX (PI)	≤10
VOLUME CHANGE, MAX. PERCENT	12
MAX. DRY DENSITY, LB/CF	105
PERMEABILITY (IN/HR)	1-6

* BY STANDARD PROCTOR

BIORETENTION NOTES:

CONSTRUCT BIORETENTION BASINS IN ACCORDANCE WITH THESE CONSTRUCTION DRAWINGS AFTER FINAL GRADE AND STABILIZATION OF THE AREA UPSTREAM OF EACH BIORETENTION BASIN ARE ACHIEVED. IF THIS IS NOT FEASIBLE, STORMWATER FLOW SHALL BE DIVERTED AROUND THE BIORETENTION BASIN AREA. THE NATIVE SUBGRADE SOILS MUST BE PROTECTED TO A GRADE OF 24 INCHES ABOVE THE BOTTOM OF THE EXCAVATED AREA FROM EROSION AND SEDIMENTATION - WATER MUST BE DIVERTED AROUND THE BASIN AREA. REFER TO THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS FOR ANTICIPATED PROTECTION AND DIVERSION FOR PROPOSED BMPs. TREE FENCING SHOULD BE PLACED AROUND THE BASIN AREA TO PREVENT EXCESSIVE VEHICULAR TRAVEL/COMPACTION AND EROSION/SEDIMENTATION WHEN THE ELEVATION IS AT OR BELOW THE FINAL GRADE OF THE FINISHED BIORETENTION BASIN. DO NOT EXCAVATE THE BASIN UNTIL TIME OF BASIN CONSTRUCTION. ONCE THE BIORETENTION BASIN SECTION HAS BEEN CONSTRUCTED, VEGETATION SHALL BE PLANTED WITHIN THE BIORETENTION BASIN PER THE DETAILS SHOWN IN THE PLANS. CONTRACTOR SHALL MAINTAIN THE BIORETENTION BASIN AFTER CONSTRUCTION FOR A MINIMUM OF 6 MONTHS. AT THE END OF THE 6 MONTH PERIOD, ENGINEER SHALL INSPECT THE BIORETENTION BASIN IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE MANUAL AND CONTRACTOR TO MAKE ANY REPAIRS NECESSARY. IF IT APPEARS THE BASIN HAS STANDING WATER, FURTHER SOIL TESTING MAY BE PERFORMED AT THE COST OF THE CONTRACTOR, AND RECOMMENDATIONS WILL BE MADE BY ENGINEER TO REPAIR THE BIORETENTION BASIN.

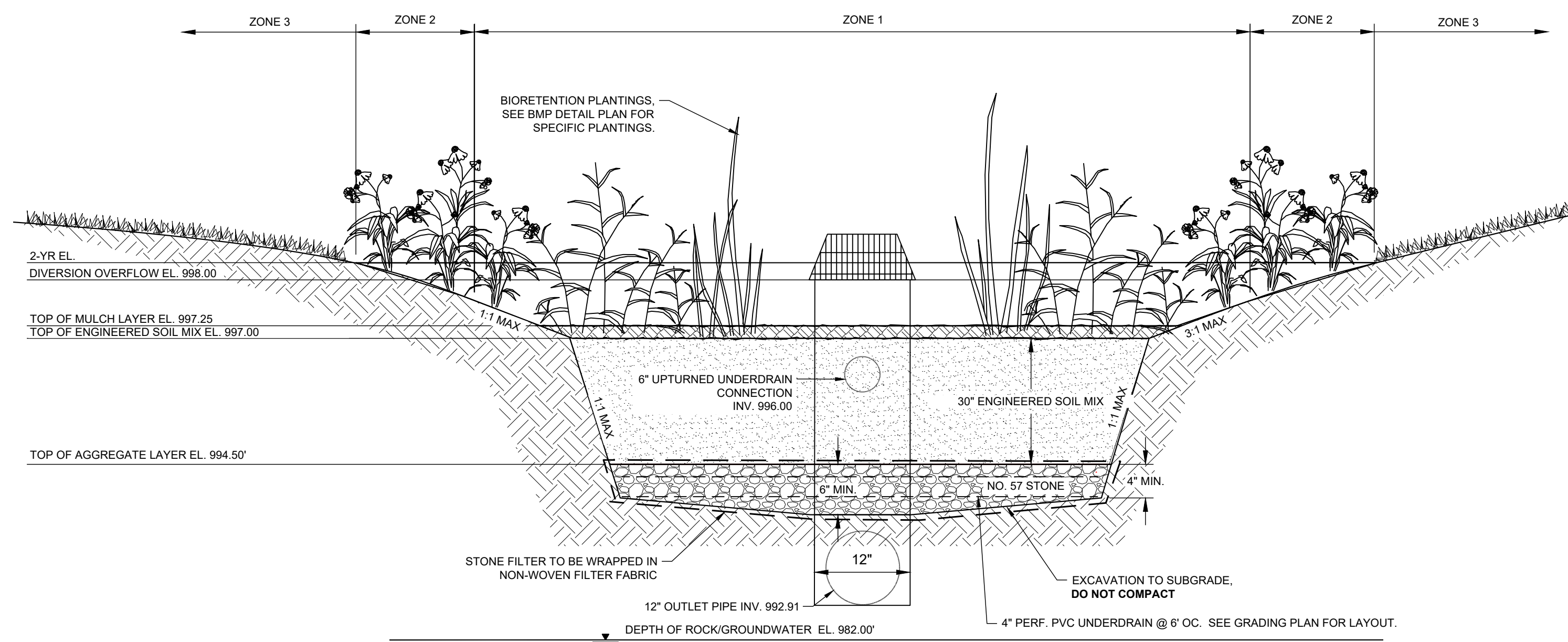
- EXCAVATION**
SOIL MIX AND OTHER MATERIALS SHALL BE APPROVED IMMEDIATELY PRIOR TO EXCAVATION. EXCAVATION SHALL BE LIMITED TO THE WIDTH AND LENGTH OF THE BIORETENTION BASIN PER THE DETAILS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. AVOID PLACING EXCAVATED MATERIAL NEAR THE TRENCH SO AS NOT TO JEOPARDIZE THE STABILITY OF THE TRENCH SIDEWALLS. THE BOTTOM OF THE EXCAVATED TRENCH SHOULD BE FLAT ACROSS ITS WIDTH AND LENGTH, SHALL NOT BE LOADED IN A WAY THAT CAUSES SOIL COMPACTION, AND SHOULD BE SCARIFIED PRIOR TO PLACEMENT OF SPECIFIED MATERIALS. THE SIDES OF THE TRENCH SHALL BE TRIMMED OF ALL LARGE ROOTS. THE SIDEWALLS SHOULD BE UNIFORM WITH NO VOIDS AND SCARIFIED PRIOR TO PLACEMENT OF MATERIALS FOR SPECIFIED ENGINEERED DRAINAGE LAYERS. TRENCH SIDEWALLS SHALL BE LINED WITH THE SPECIFIED FILTER FABRIC, IMMEDIATELY UPON COMPLETION OF EXCAVATION. ONE INFILTRATION TEST PER 2000 SQUARE FEET (WITH A MINIMUM OF 2 TESTS) SHALL BE PERFORMED AT EVENLY SPACED INTERVALS IF THE BIORETENTION BASIN IS DESIGNED FOR INFILTRATION. IF INFILTRATION RESULTS INDICATE AVERAGE INFILTRATION OF LESS THAN 0.5 INCHES PER HOUR, THE ENGINEER SHOULD BE CONSULTED FOR ADJUSTMENT TO THE UNDERDRAIN SYSTEM. IF THE SYSTEM DOES NOT HAVE AN UNDERDRAIN, THE ENGINEER SHOULD BE CONSULTED FOR SUBGRADE PREP RECOMMENDATIONS. IF UNFORSEEN CONDITIONS SUCH AS GROUNDWATER OR ROCK ARE ENCOUNTERED, THE ENGINEER SHOULD BE NOTIFIED IN WRITING IMMEDIATELY UPON DISCOVERY.
- UNDERDRAIN SYSTEM/AGGREGATE LAYER**
INSTALL UNDERDRAIN SYSTEM(S) USING PERFORATED POLYETHYLENE OR PERFORATED PVC PIPE AT THE LOCATIONS AND DEPTH PER DETAILS SHOWN IN THE PLANS FOR CONVEYANCE OF STORMWATER THAT HAS FILTERED THROUGH THE MEDIA. PERFORATIONS SHALL BE 3/8-INCH DIAMETER AND SPACED 6-INCHES ON CENTER WITH FOUR ROWS RUNNING LONGITUDINALLY WHILE THE PIPE IS PLACED AT A MINIMUM SLOPE OF 0.5%. A REMOVABLE END CAP CONNECTED TO THE UNDERDRAIN SYSTEM SHALL BE INSTALLED PER THE DETAILS SHOWN IN THE PLANS. IF INFILTRATION IS FEASIBLE, THE END CAP SHALL BE CLOSED EXCEPT FOR EMERGENCY DRAINAGE OR MAINTENANCE PURPOSES. THE UNDERDRAIN PIPE SHALL BE SURROUNDED BY AN AGGREGATE LAYER AS DEFINED IN THE DETAILS AND A 2-3-INCH FILTER BLANKET OF GDOT STD. SIZE NO. 8 OR NO. 89 AGGREGATE SHALL BE USED TO SEGREGATE THE AGGREGATE LAYER FROM THE ENGINEERED SOIL MIX. AGGREGATES USED IN UNDERDRAIN SYSTEMS SHALL BE DOUBLE WASHED AND FREE OF FINES AND ORGANIC MATERIALS. CLEANOUTS SHALL BE PROVIDED AT THE END OF EACH UNDERDRAIN BRANCH AND PLACED AT A MAXIMUM SPACING OF 100 LINEAR FEET. CLEANOUTS SHALL EXTEND TO AN ELEVATION SUCH THAT THEY ARE ACCESSIBLE ONCE THE TRENCH IS BACKFILLED WITH THE SPECIFIED MEDIA AND SHALL HAVE A LOCKING SCREW TOP LID, TO DISCOURAGE VANDALISM AND TAMPERING.
- ENGINEERED SOIL MIX**
INSTALL THE ENGINEERED SOIL MIX SPECIFIED ABOVE FOR THE 24-INCH-MINIMUM-THICKNESS ENGINEERED SOIL MIX AND NONWOVEN FILTER FABRIC PER THE DETAILS SHOWN IN THE PLANS. THE ENGINEERED SOIL MIX SHALL BE PLACED IN A MAXIMUM OF 12-INCH LIFTS AND SHALL BE PROTECTED FROM CONTAMINATION BY FOREIGN MATTER DURING INSTALLATION. IF THE ENGINEERED SOIL MIX BECOMES CONTAMINATED OR THE FILTER FABRIC IS DAMAGED, REMOVE CONTAMINATED OR DAMAGED MATERIALS AND REPLACE THEM AT NO ADDITIONAL COST TO THE OWNER. AVOID USING HEAVY EQUIPMENT ON THE BASIN AREA DURING INSTALLATION TO MAINTAIN HYDRAULIC CONDUCTIVITY OF THE ENGINEERED SOIL MIX AND TO PREVENT DAMAGE TO THE UNDERDRAINS.
- MULCH LAYER**
THE MULCH LAYER OF THE BIORETENTION BASIN SHALL BE A MINIMUM THICKNESS OF 3 INCHES AND SHALL CONSIST OF DOUBLE SHREDDED HARDWOOD MULCH RESISTANT TO FLOATING (GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATION SECTION 893.2.09 A.4). THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST SIX MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC. GRASS CLIPPINGS OR PINE STRAW SHALL NOT BE USED AS MULCH MATERIAL.
- PLANTINGS**
PLANT SPECIES USED IN BIORETENTION BASINS SHALL BE INSTALLED PER THE DETAILS SHOWN IN THE PLANS AND MEET THE REQUIREMENTS OUTLINED IN GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATION SECTION 702 OR AS OTHERWISE NOTED IN THESE CONSTRUCTION DRAWINGS. PLANTS SHALL BE SELECTED ON THE BASIS OF A SPECIFIED HYDRIC TOLERANCE ZONE AND SHALL BE CAPABLE OF SURVIVING BOTH WET AND DRY CONDITIONS. ALL PLANTS USED SHALL BE WELL GROWN AND HEALTHY AND FREE FROM DISEASE AND INFESTATION BY INVASIVE SPECIES. TREES SHALL NOT BE PLANTED IN BIORETENTION BASINS BELOW THE ELEVATION OF THE OVERFLOW DRAIN.
- PRETREATMENT**
INSTALL RIPRAP FOREBAYS, FILTER STRIPS, LEVEL SPREADERS AND OTHER PRETREATMENT DEVICES PER THE DETAILS AND AT THE LOCATIONS SPECIFIED IN THE PLANS. RIPRAP SHALL BE GDOT STD. TYPE 3 UNLESS OTHERWISE NOTED. ALL FILTER FABRIC PLACED UNDER RIP-RAP SHALL BE WOVEN TO MEET THE REQUIREMENTS OF GDOT SPECIFICATIONS SECTION 881.2.05.
- SIGNAGE**
INSTALL SIGNAGE PER THE DETAILS AND LOCATIONS SPECIFIED IN THE PLANS.

SUGGESTED CONSTRUCTION SEQUENCING

- IT IS IMPERATIVE THAT THE INSTALLED BMP IS NOT SUBJECTED TO CONSTRUCTION SEDIMENT. SMALL AMOUNTS OF SILT MAY RESULT IN SIGNIFICANT REPAIR OR REPLACEMENT OF THE BMP.
- INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
- ALL DOWN-GRADE PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
- PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES, ESPECIALLY AFTER EACH RAINFALL EVENT.
- INSTALL ALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
- ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION, LEAVE A MINIMUM OF 1 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
- COMPLETE, STABILIZE, AND VEGETATE ALL OTHER SITE IMPROVEMENTS.
- CONSTRUCT AND VEGETATE BIORETENTION DEVICE FOLLOWING STABILIZATION OF CONTRIBUTING DRAINAGE AREA. ENSURE THAT CRITICAL ELEVATIONS, SUCH AS TOP OF MEDIA, TOP OF MULCH, AND INVERT OF OVERFLOW SWALE ARE CORRECT.
- REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.

PLANTING ZONE NOTES:

- ACCEPTABLE SPECIES FOR BIORETENTION ARE DESIGNATED AS ZONE 1, 2, OR 3. REFER TO THE GEORGIA STORMWATER MANAGEMENT MANUAL FOR ACCEPTABLE SPECIES WITHIN EACH OF THE PLANTING ZONES.
- ZONE 1 IS ANTICIPATED TO BE FREQUENTLY FLOODED.
- ZONE 2 IS ANTICIPATED TO BE SUBJECT TO EXCESSIVELY WET SOILS AND OCCASIONALLY FLOODED.
- ZONE 3 IS ANTICIPATED TO BE RELATIVELY DRY SOILS AND OCCASIONALLY FLOODED FOR A BRIEF PERIOD OF TIME. MOST UPLAND PLANT SPECIES ARE TOLERANT OF ZONE 3 CONDITIONS.



BIORETENTION 1 SECTION
NOT TO SCALE

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GEORGIA II LEVEL CERTIFIED
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EXPIRATION DATE: 08/28/2027

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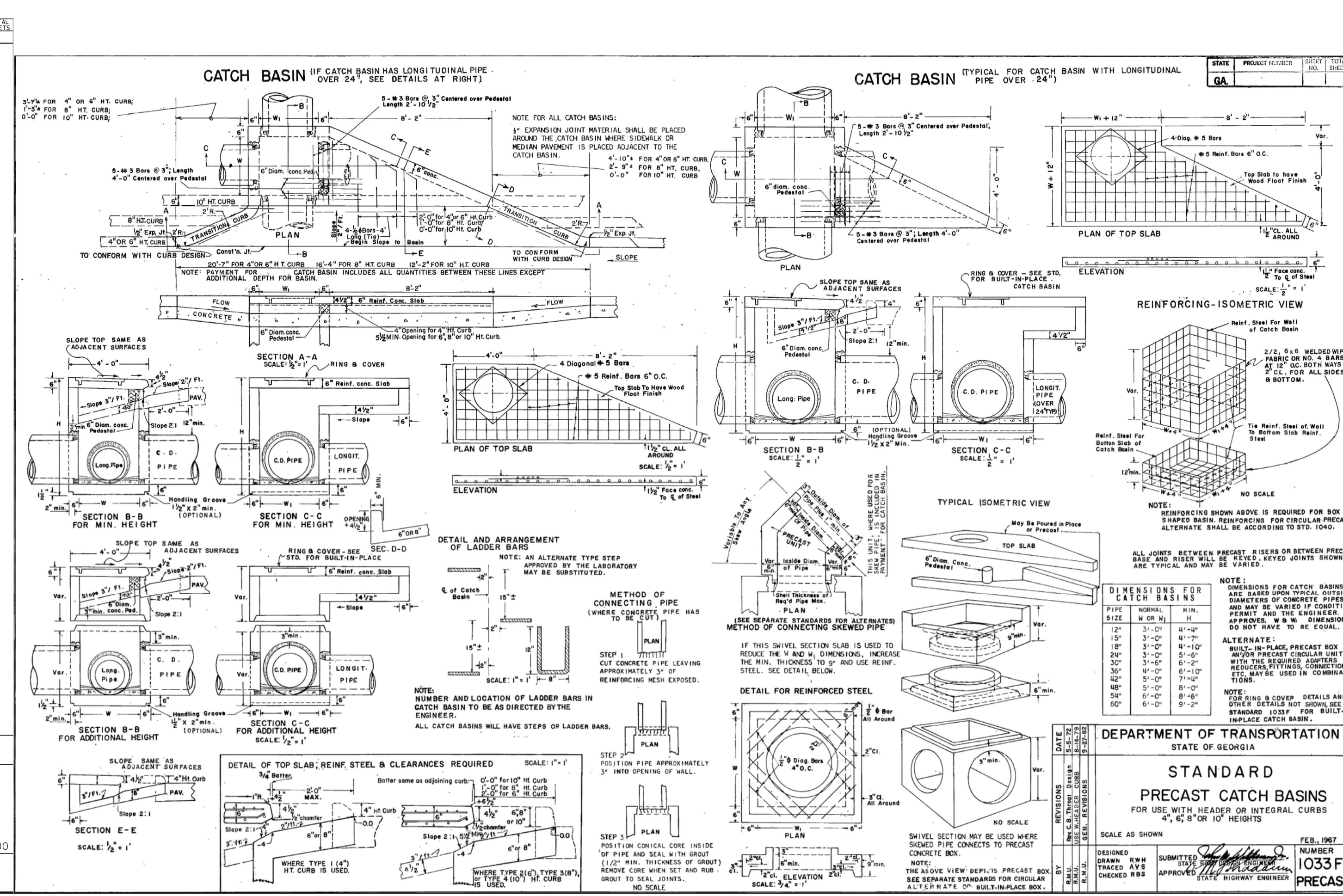
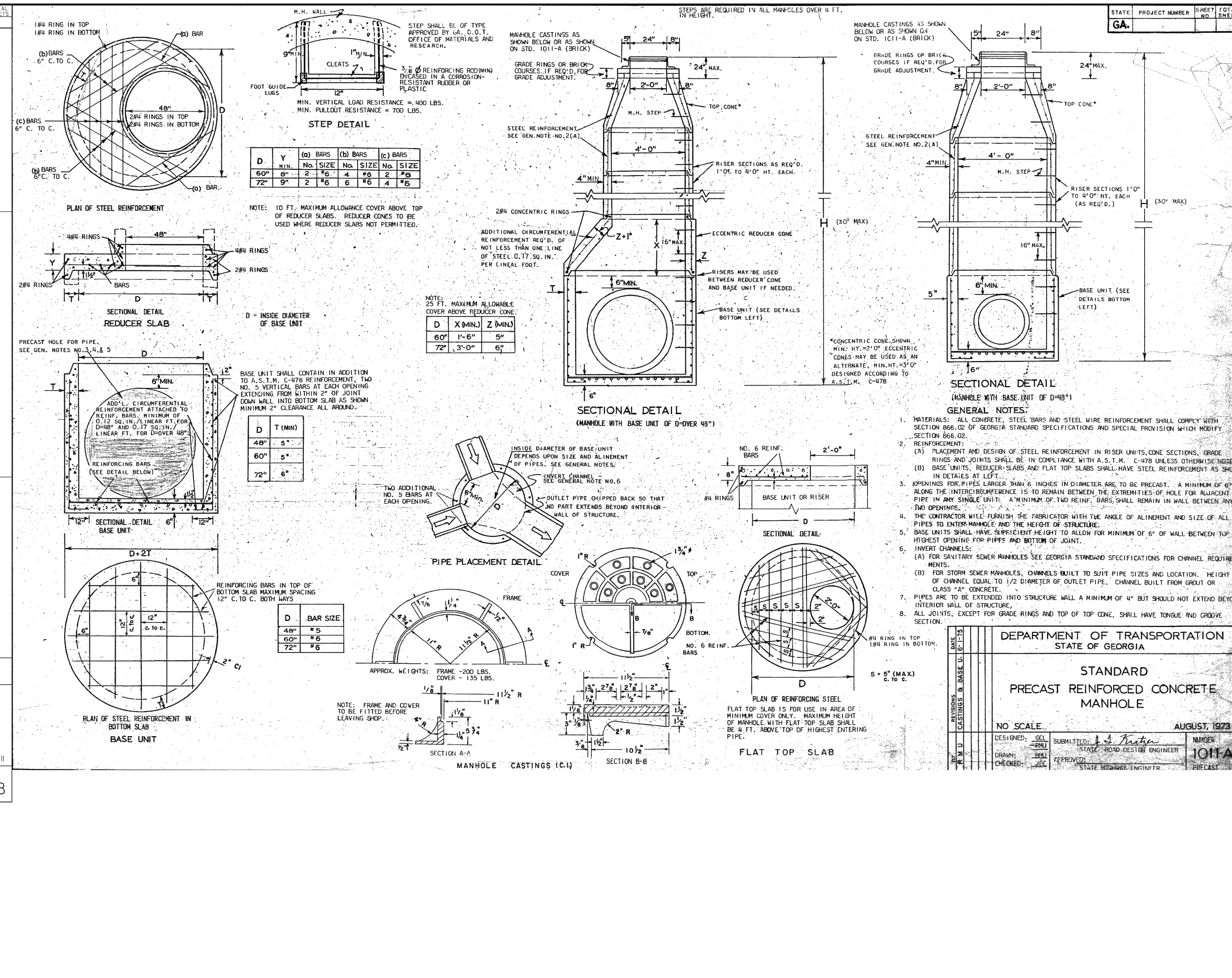
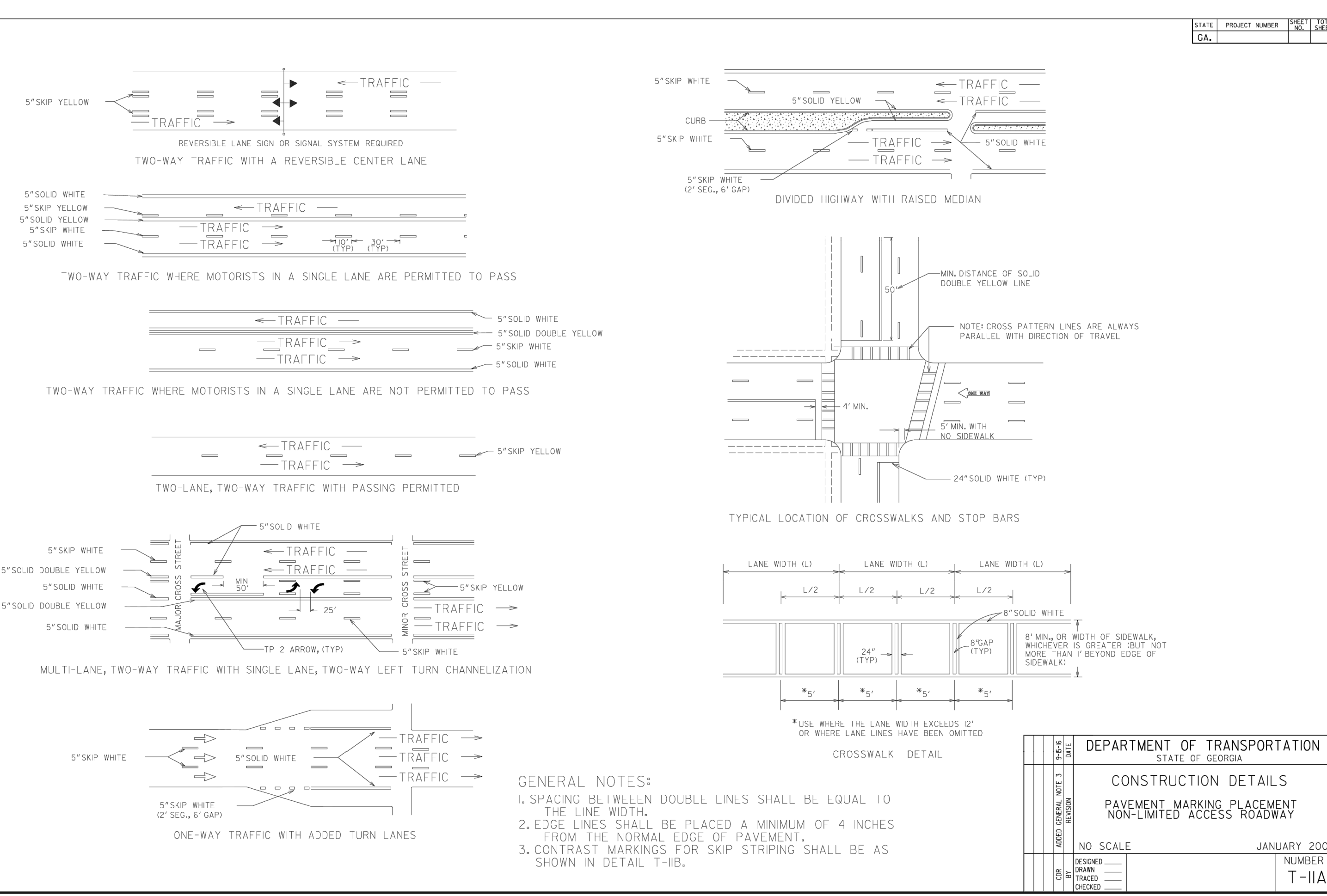
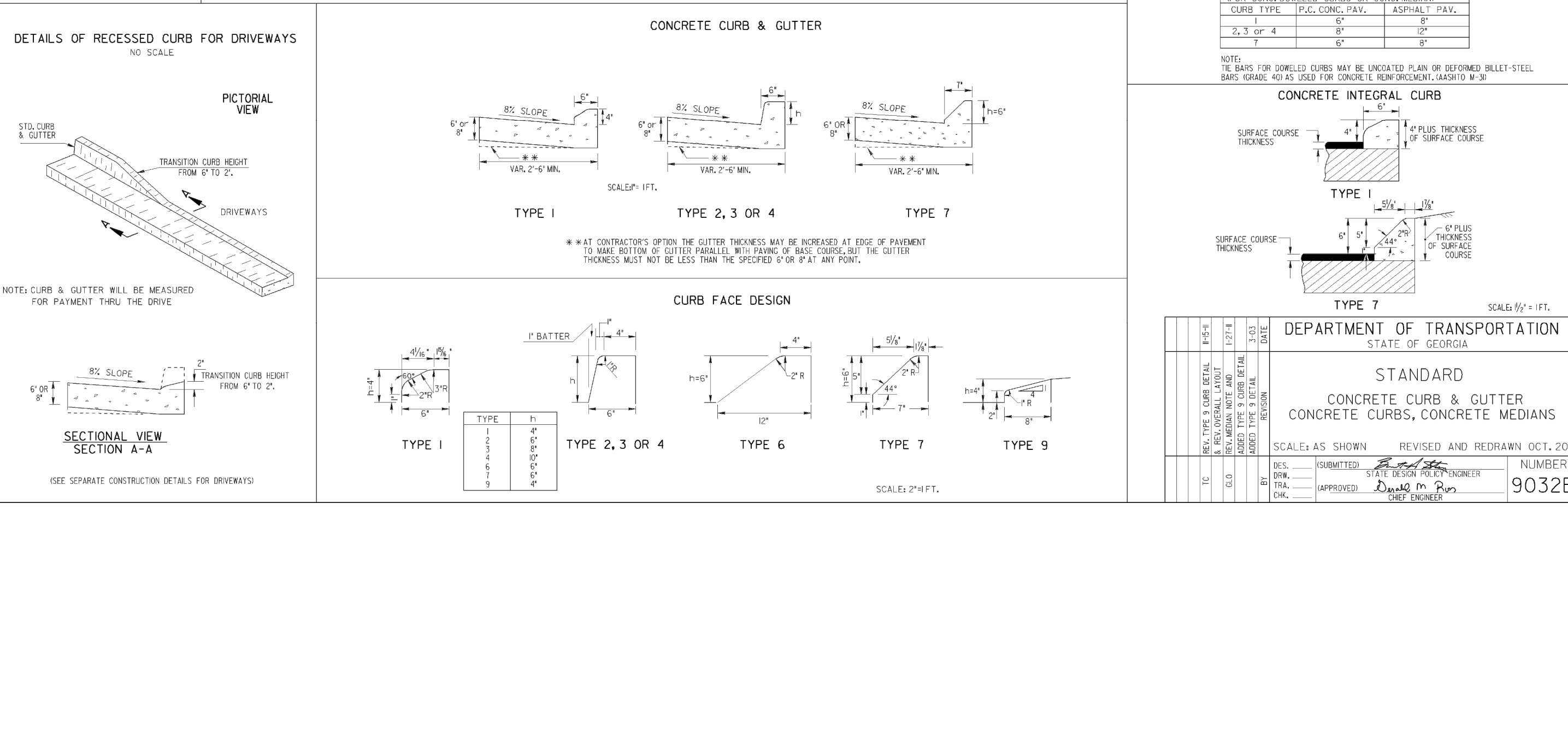
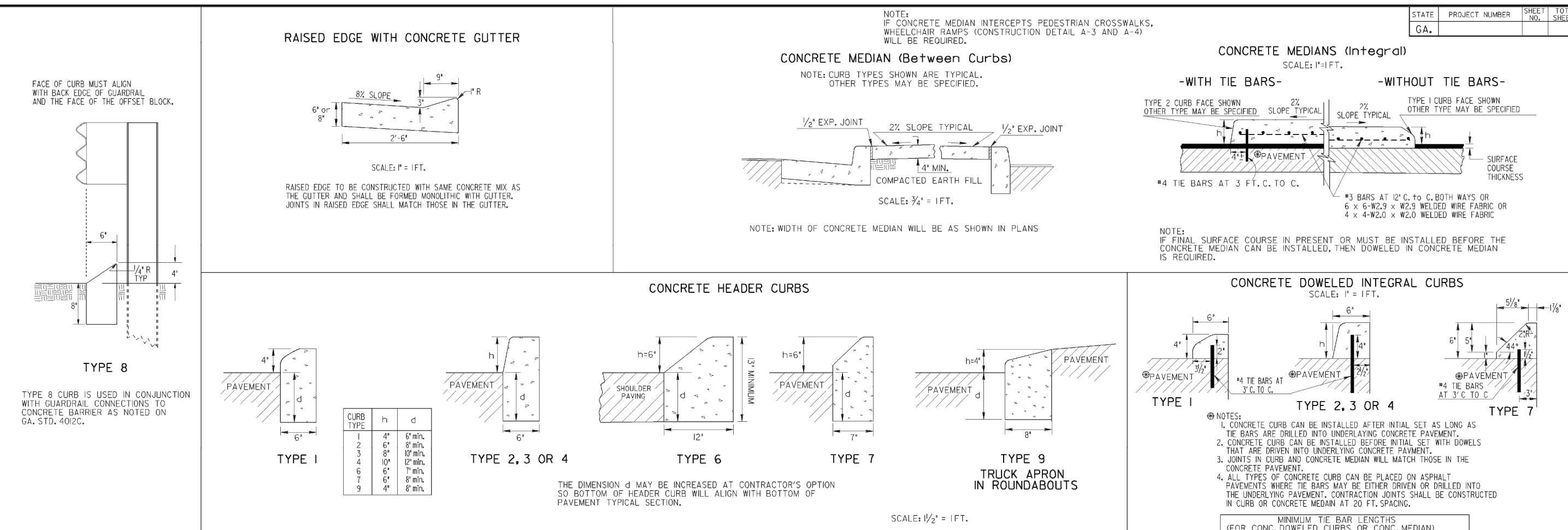
PROJECT MANAGER: JMB
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JURISDICTION: LOGANVILLE, GA
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DRAINAGE DETAILS

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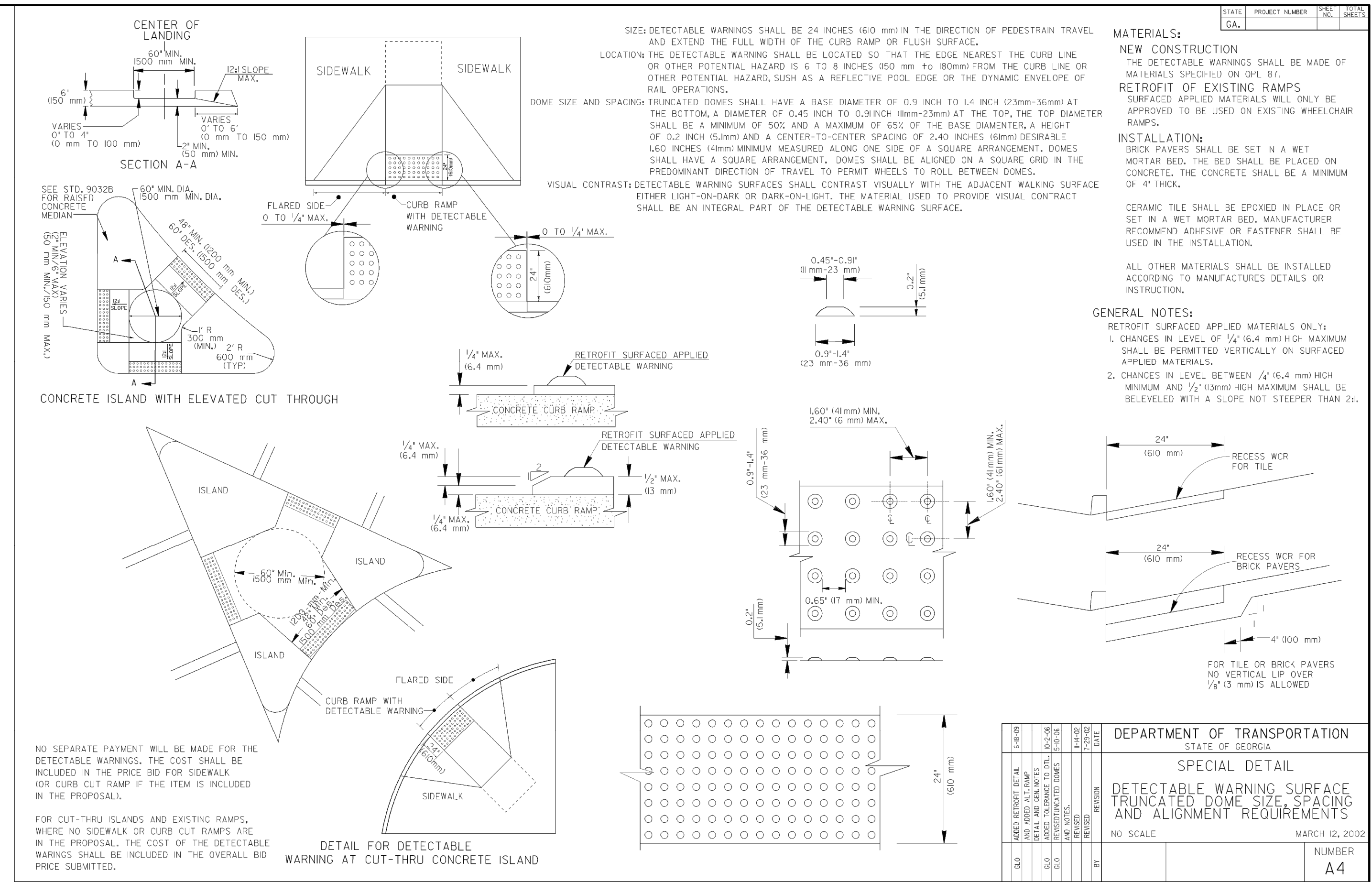
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JURISDICTION: LOGANVILLE, GA
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TITLE: DRAINAGE DETAILS
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COMMENTS: NOT RELEASED FOR CONSTRUCTION
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TITLE:

DRAINAGE DETAILS

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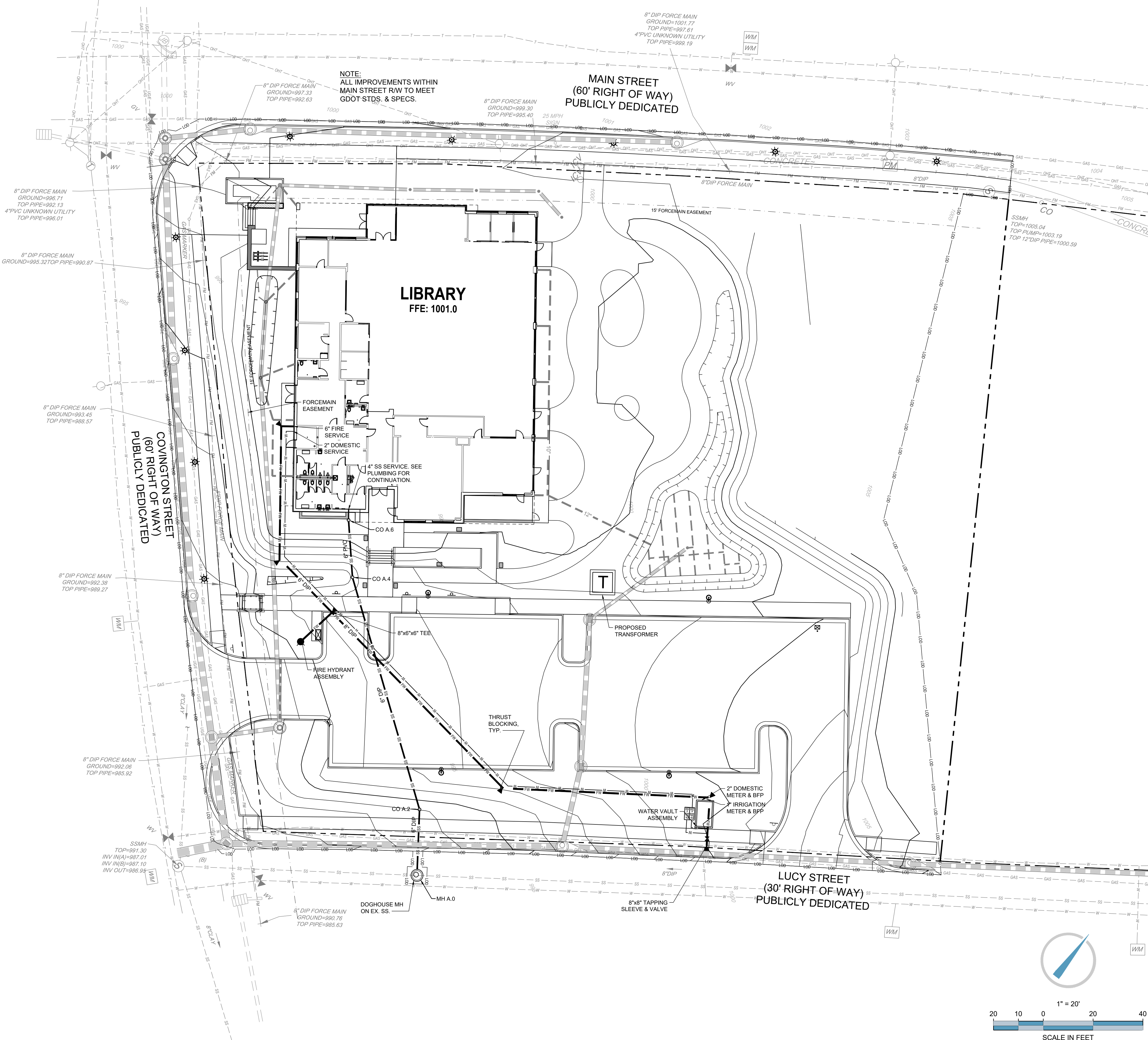
UTILITY NOTES:

- 1) GEORGIA POWER WILL PROVIDE UNDERGROUND ELECTRICAL SERVICE FROM THE EXISTING SERVICE POLE TO THE TRANSFORMER PAD. CONTRACTOR MUST PROVIDE TWO (2) 6" PVC (SCH 80) CONDUITS AND A PULL STRING FROM THE EXISTING ELECTRICAL SERVICE POLE TO THE PROPOSED TRANSFORMER LOCATION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSTALLING THREE (3) 4" PVC CONDUITS AND SECONDARY WIRING FROM THE TRANSFORMER PAD TO THE PROPOSED BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE POWER SERVICE INSTALLATION AND SHALL COORDINATE WITH THE POWER COMPANY FOR FINAL UNDERGROUND CONDUIT LOCATIONS.
- 2) CITY OF LAWRENCEVILLE WILL PERFORM THE GAS SERVICE CONNECTION, INSTALL THE CONDUIT, AND SET THE METER FOR THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SERVICE FROM THE METER INTO THE PROPOSED BUILDING. CONTRACTOR MUST COORDINATE WITH THE ATLANTA GAS LIGHT COMPANY.
- 3) CITY OF LOGANVILLE WILL FURNISH THE DOMESTIC WATER METER AND ALL EQUIPMENT NEEDED TO TAP THE EXISTING WATER LINE. THE CONTRACTOR MUST PROVIDE AND INSTALL THE METER BOX, DOUBLE CHECK BACKFLOW PREVENTER AND ENCLOSURE, AND THE WATER SERVICE LINE FROM THE WATER METER TO THE BUILDING.
- 4) CITY OF LOGANVILLE WILL FURNISH THE IRRIGATION METER AND ALL EQUIPMENT NEEDED TO TAP THE EXISTING WATER LINE. THE CONTRACTOR MUST PROVIDE AND INSTALL THE METER BOX, DOUBLE CHECK BACKFLOW PREVENTER AND ENCLOSURE, AND THE IRRIGATION LINES TO THE AREAS SPECIFIED ON THIS SHEET AND ON SHEET I-1.
- 5) COORDINATE AS REQUIRED WITH CITY OF LOGANVILLE. GA INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.
- 6) THIS SITE INDICATES POTABLE WATER SERVICE AND SANITARY SEWER LATERALS. THIS WORK TO BE INSTALLED BY A LICENSED PLUMBER IF STATE LAW REQUIRES. ALL WORK MUST BE INSPECTED CITY OF LOGANVILLE, GA CODES AND INSPECTION DEPARTMENT.
- 7) ALL ON-SITE PVC PIPE SHALL HAVE CLASS B BEDDING.
- 8) ALL CONDUIT, PIPE, AND CHASE PIPE SHALL BE WRAPPED WITH THE APPROPRIATE LOCATION WIRE AND TAPE.
- 9) NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRE LINES. ALL FIRE LINES ARE TO BE INSPECTED BY CITY OF LOGANVILLE, GA FIRE SERVICE PRIOR TO COVERING.
- 10) NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
- 11) THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS INCLUDING ALL RIM ELEVATIONS, INVERT ELEVATIONS, PIPE SIZES, AND PIPE MATERIAL FOR ALL PUBLIC MAINS TO THE ENGINEER AS SOON AS INSTALLATION IS COMPLETE.
- 12) OWNER SHALL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER, WATER, DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER, WATER, STORM DRAIN OF CITY OF LOGANVILLE, GA.
- 13) CONTRACTOR SHALL INSTALL THE DOWNSTREAM SANITARY SEWER CONNECTION IN THE RIGHT-OF-WAY PRIOR TO THE INSTALLATION OF THE ON-SITE SERVICE LATERALS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT SANITARY SEWER DESIGN.
- 14) PVC WATER LINES LESS THAN 3" SHALL BE ASTM D 2241, SDR 21 WITH INTEGRALLY MOLDED BELL ENDS, ASTM D 2872. PVC WATER LINES 3" AND LARGER SHALL BE AWWA C900, RATED DR 18 (CLASS 150) WITH INTEGRALLY MOLDED BELL ENDS, ASTM D3139. DIP WATER LINES SHALL BE AWWA C151, THICKNESS CLASS 50.
- 15) PVC SANITARY SEWER LINES SHALL BE ASTM D 3034, RATED SDR 35 WITH INTEGRALLY MOLDED BELL ENDS, ASTM D 3034, TABLE 2, WITH FACTORY SUPPLIED ELASTOMERIC GASKETS AND LUBRICANT. DIP SANITARY SEWER LINES SHALL BE ASTM A746, CLASS 50 WITH AWWA C111, RUBBER GASKET JOINT DEVICES.
- 16) DEMOLISHED UTILITIES NOT DEPICTED ON THIS SHEET. REFER TO THE DEMOLITION PLAN.

LEGEND	
---	EXISTING FENCE LINE
---	PROPERTY LINE
---	EXISTING CABLE TELEVISION LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM LINE
---	PROPOSED CABLE TELEVISION LINE
---	PROPOSED FIBER OPTIC LINE
---	PROPOSED OVERHEAD POWER LINE
---	PROPOSED UNDERGROUND POWER LINE
---	PROPOSED UNDERGROUND TELEPHONE LINE
---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED FIRE WATER LINE
---	PROPOSED STORM LINE

FIRE WATER FLOW TEST	
TEST 1: EXISTING HYDRANTS (2)	
DATE OF FLOW TEST:	MARCH 28, 2024
STATIC PRESSURE:	60 PSI
RESIDUAL PRESSURE:	48 PSI
RECORDED FLOW @ LUCY ST. & COVINGTON ST.	1190 GPM WITH 48 PSI
RESIDUAL PRESSURE:	1050 GPM WITH 48 PSI
RECORDED FLOW @ LUCY ST. & CHURCH ST.	1050 GPM WITH 48 PSI
RESIDUAL PRESSURE:	1050 GPM WITH 48 PSI
SIZE OF WATER MAIN AT PROJECT CONNECTION POINT:	8" INCHES

CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION



ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:

AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA 30650
(706) 342-4974

CONTACT: STACY BROWN

PROJECT:

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

210 MAIN STREET
LOGANVILLE, GA, 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

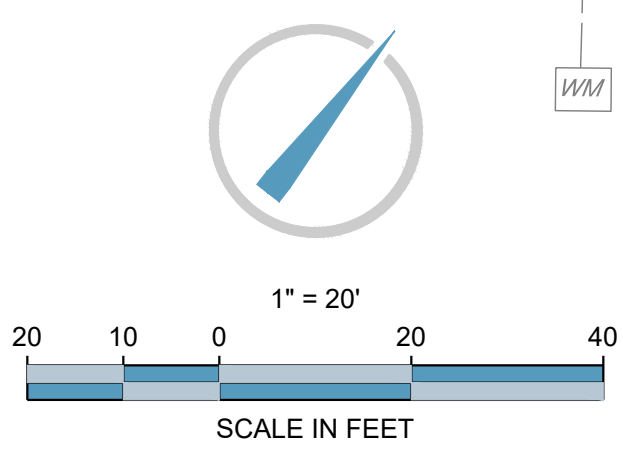
PROJECT MANAGER:	JMB
DRAWING BY:	JMB
JURISDICTION:	LOGANVILLE, GA
DATE:	2024.04.12
SCALE:	1" = 20'
TITLE:	

UTILITIES PLAN

SHEET NUMBER: **C-3**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001



P:\2184.001\2184.001_01\2184.001_01_01.dwg, 11:30 AM 04/12/24, JMB, 11:30 AM 04/12/24, JMB, 11:30 AM 04/12/24, JMB, 11:30 AM 04/12/24, JMB

GENERAL NOTES:

- 1) PIPE LENGTHS REFLECT THE PIPES LINEAR LENGTH AND ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 2) EXISTING UTILITY DEPTHS ARE APPROXIMATED BASED ON 4 FT COVER FROM THE EXISTING GROUND SURFACE. PROPOSED UTILITY DEPTHS ARE BASED ON 4 FT OF COVER FROM THE PROPOSED GROUND SURFACE. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY DEPTHS AT CROSSING AND CONTACT ENGINEER IMMEDIATELY IF CONFLICTS ARE ENCOUNTERED.
- 3) CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS OF UTILITIES IN RIGHT OF WAY TO AVOID CONFLICTS. CONTACT ENGINEER IMMEDIATELY IF FIELD ELEVATIONS DIFFER FROM THE DESIGN DRAWINGS.
- 4) MAINTAIN MINIMUM 2' OF COVER OVER METAL AND PLASTIC PIPES DURING CONSTRUCTION ACTIVITIES.

ENGINEER:



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770.368.1944
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DEVELOPER:



AZALEA REGIONAL LIBRARY SYSTEM
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O'KELLY MEMORIAL LIBRARY
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210 MAIN STREET
LOGANVILLE, GA, 30052
LL 154, 186; DISTRICT 4
PARCEL # LG050055, LG050057, PERMIT #

SEAL:

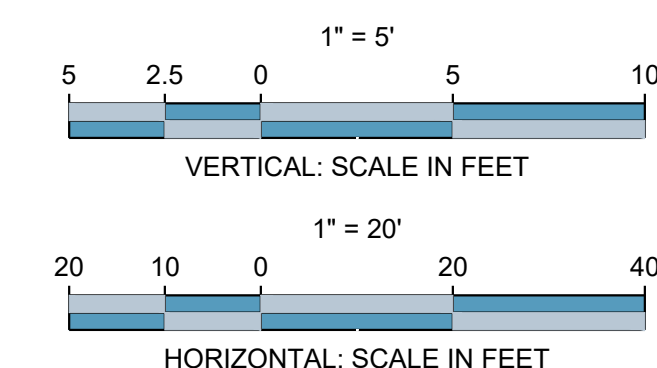
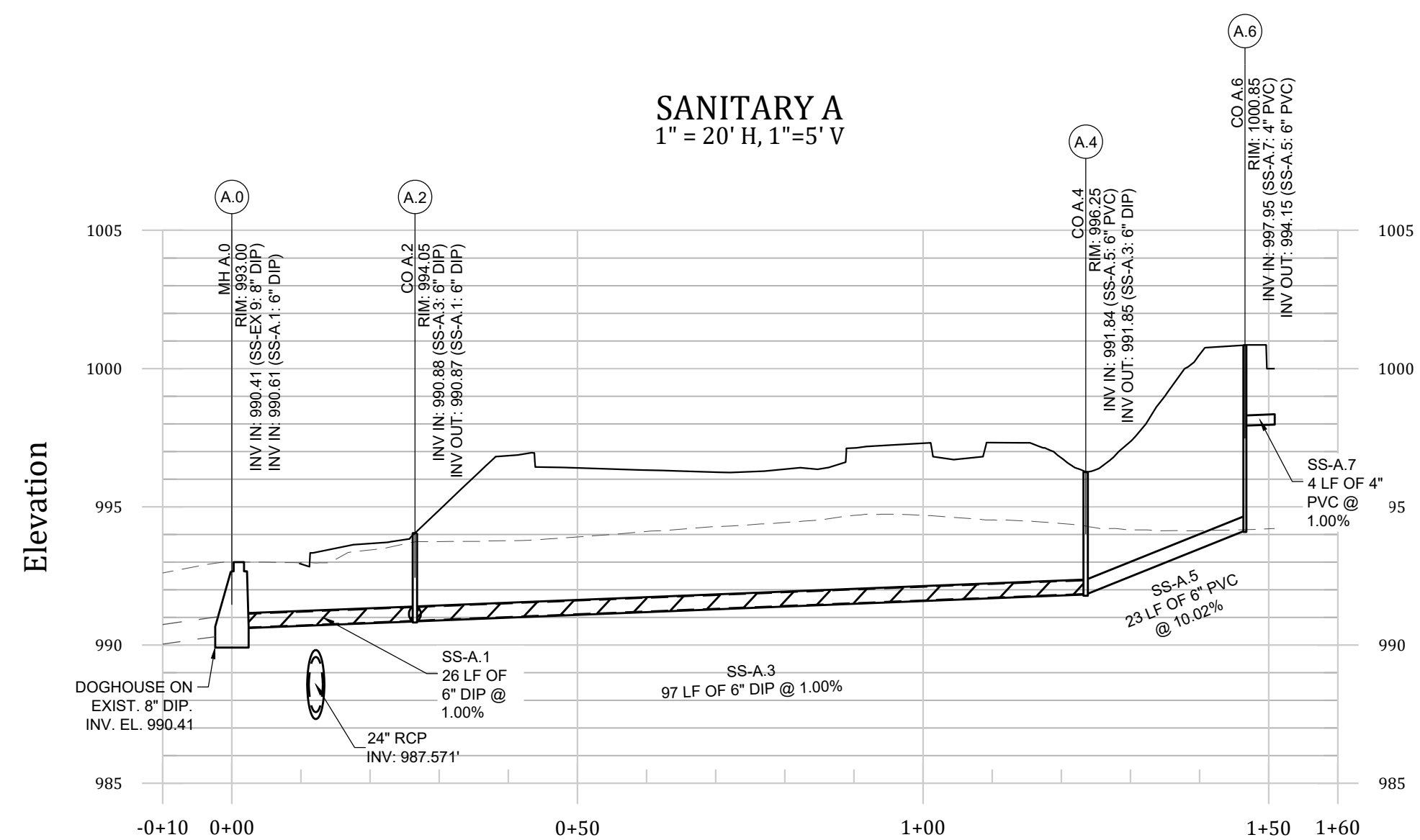
GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 000007160
EXPIRATION DATE: 08/28/2027

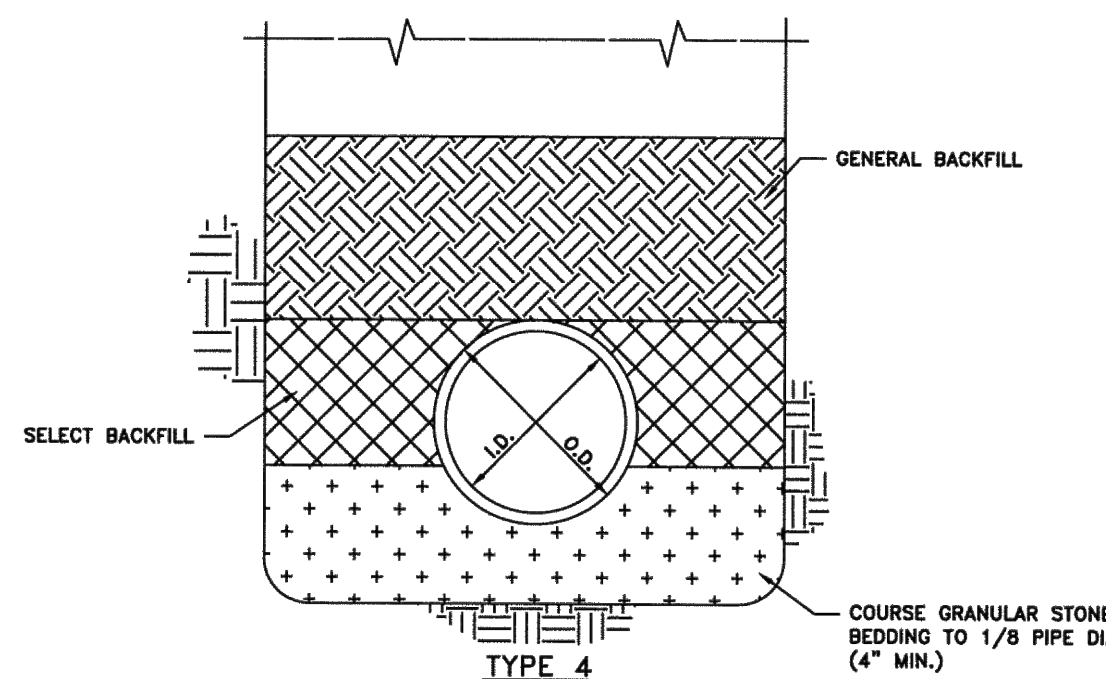
REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JAC
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

SANITARY SEWER PROFILES

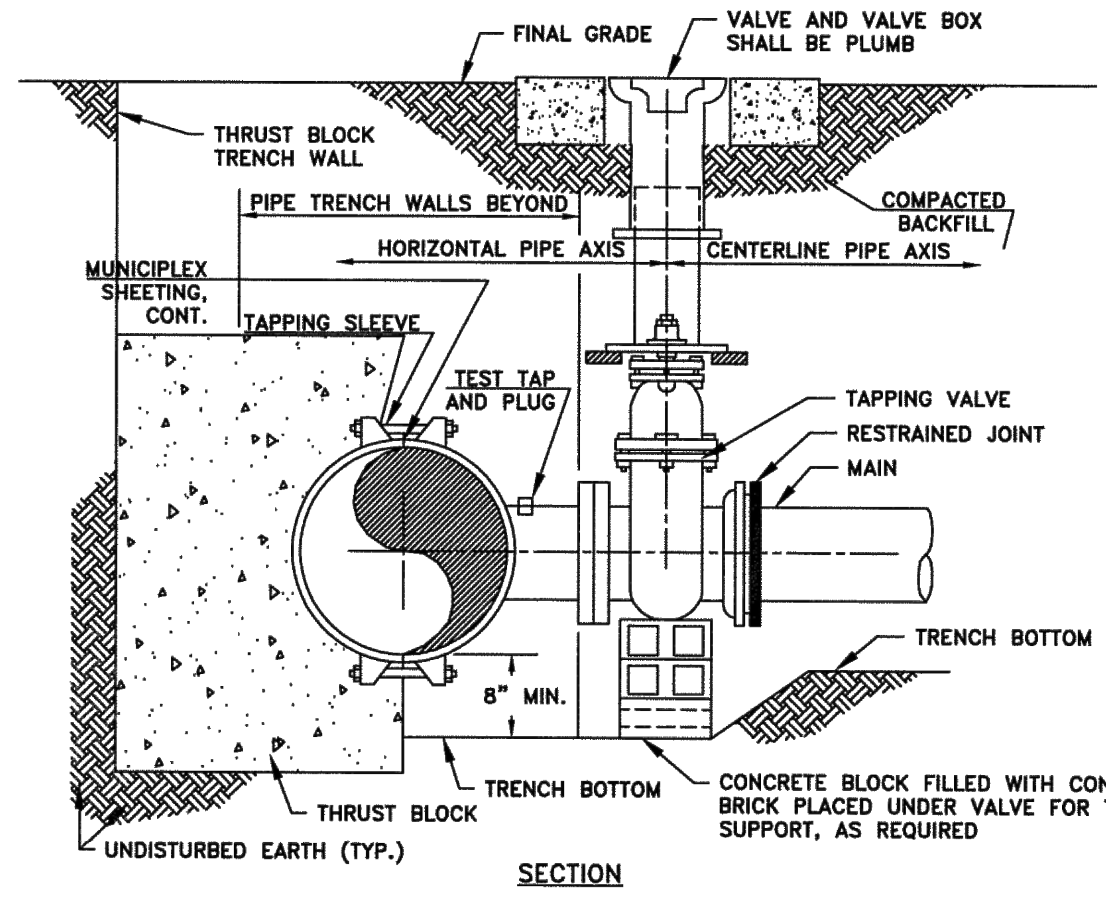
SHEET NUMBER: **C-3.2**
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 2184.001





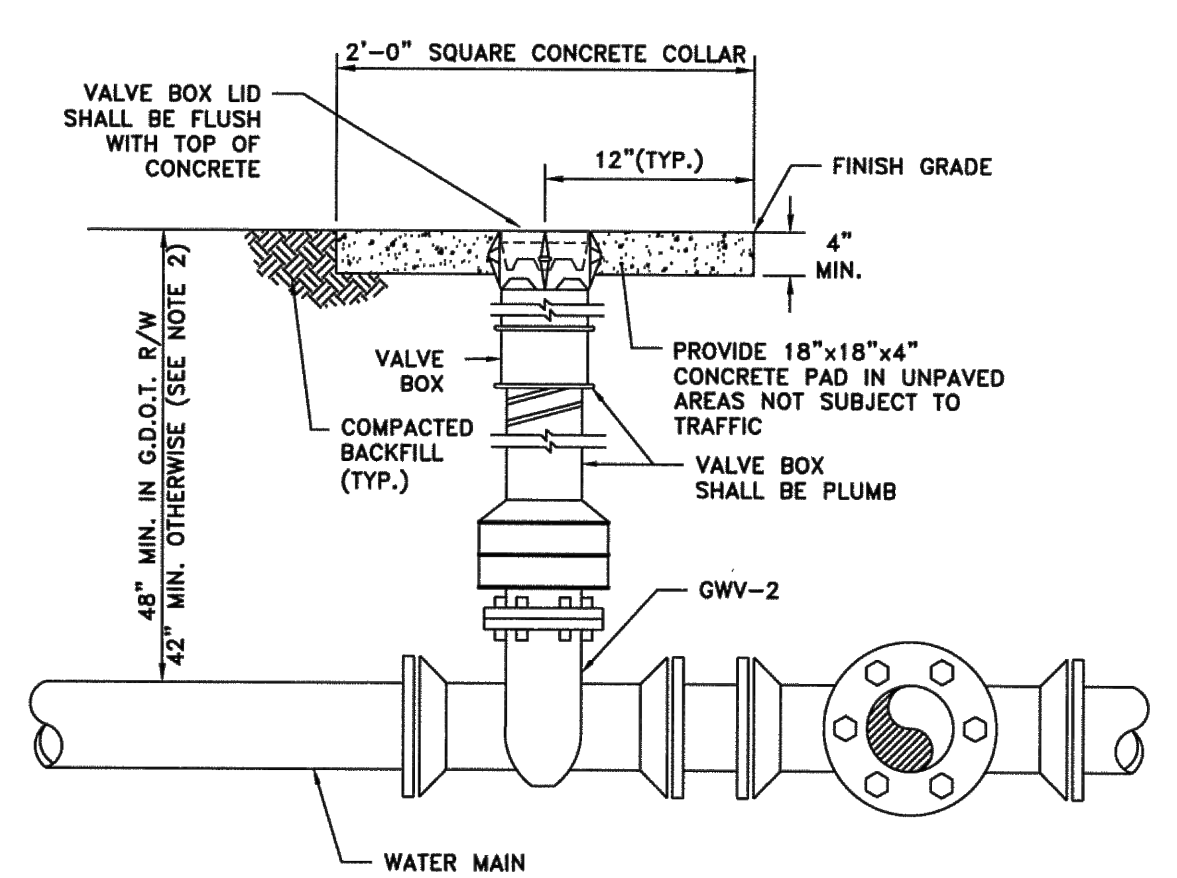
DUCTILE IRON PIPE BEDDING

City of Loganville
STANDARD DRAWING
Ductile Iron Pipe Bedding
DATE: JUNE 21, 2019 SHEET: 1114



NOTES:
1. TEMPORARILY SUPPORT TAPPING SLEEVE AND VALVE PRIOR TO HYDROSTATIC TESTING AND UPON ACCEPTANCE OF TEST WHEN CONCRETE MAY BE INSTALLED AS SHOWN.
2. REFER TO TYPICAL HORIZONTAL THRUST BLOCK DRAWING FOR ADDITIONAL DETAILS.
3. REFER TO TYPICAL VALVE BOX INSTALLATION DRAWING FOR ADDITIONAL DETAILS.

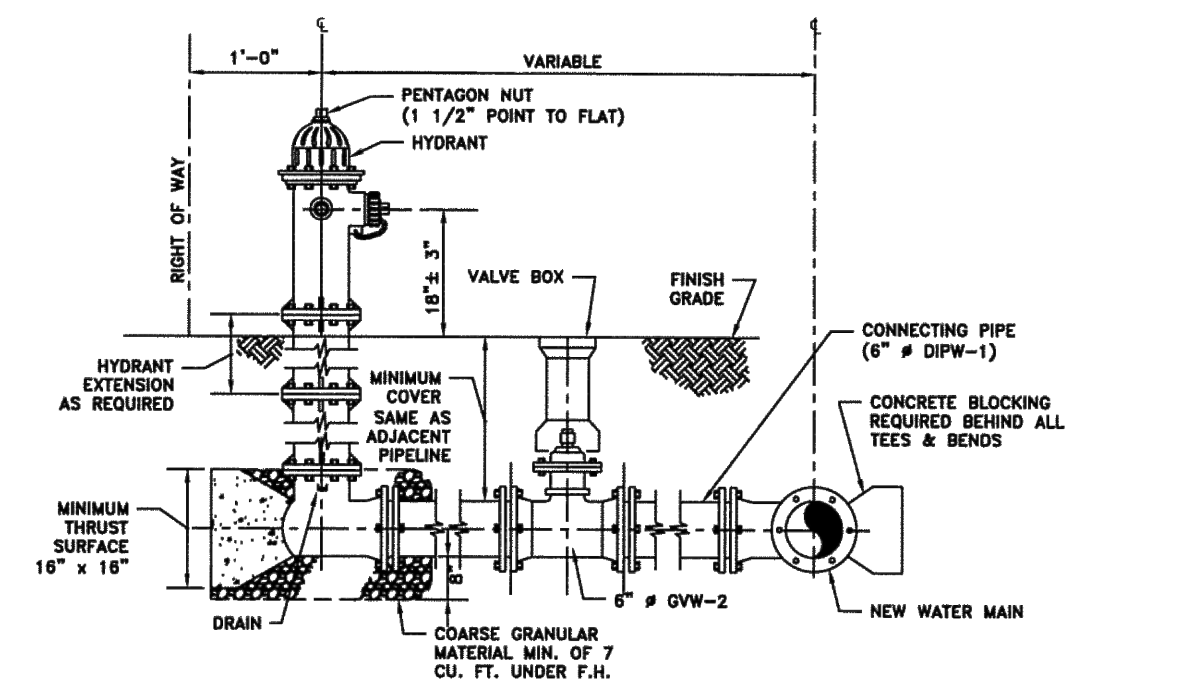
City of Loganville
STANDARD DRAWING
Typical Tapping Sleeve and Valve Installation
DATE: JUNE 21, 2019 SHEET: 1120



TYPICAL GATE VALVE INSTALLATION

NOTES:
1. SLIP-TYPE VALVE BOXES ONLY (NO EXCEPTIONS).
2. WHERE DEPTH OF COVER IS MORE THAN 5 FEET, CONTRACTOR SHALL PROVIDE SUITABLE, PERMANENTLY INSTALLED VALVE STEM EXTENSION AND GUIDE AT NO EXTRA COST TO THE CITY OF LOGANVILLE.
3. USE 8\"/>

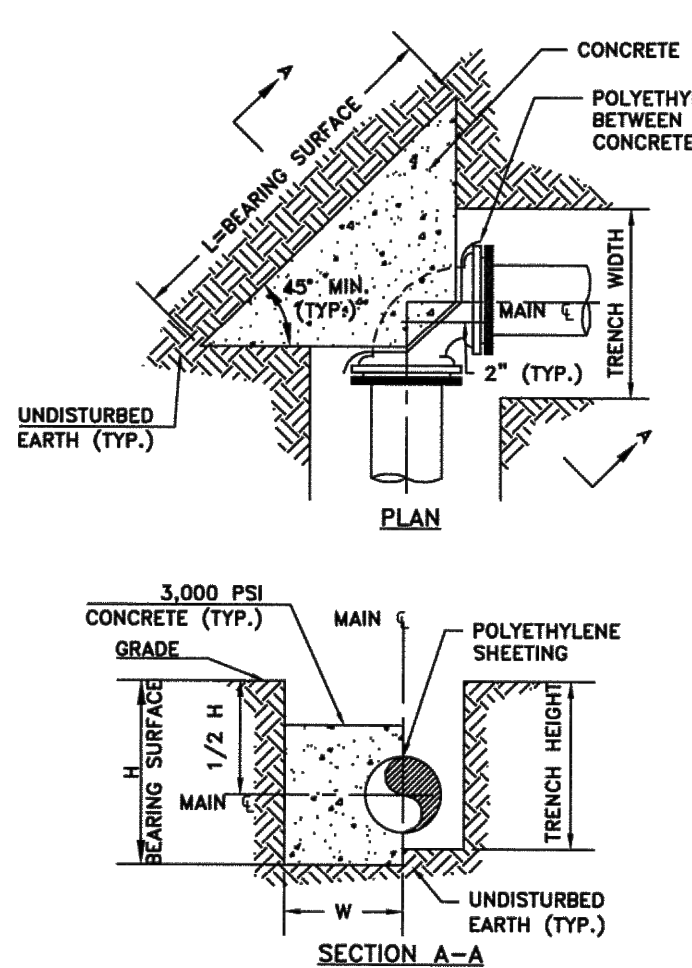
City of Loganville
STANDARD DRAWING
Typical Gate Valve and Valve Box Installation
DATE: JUNE 21, 2019 SHEET: 1108



TYPICAL HYDRANT INSTALLATION

NOTES:
1. HYDRANT LUGS AND THE RODS MAY BE USED IN LIEU OF CONCRETE REACTION BRACING AT CONTRACTOR'S OPTION.
2. PAINT HYDRANT IN ACCORDANCE W/ANWA CODE COLOR TO BE APPROVED BY OWNER.
3. EXACT LOCATION OF HYDRANTS TO BE DETERMINED IN FIELD BY ENGINEER & CITY.

City of Loganville
STANDARD DRAWING
Typical Hydrant Installation
DATE: JUNE 21, 2019 SHEET: 1117



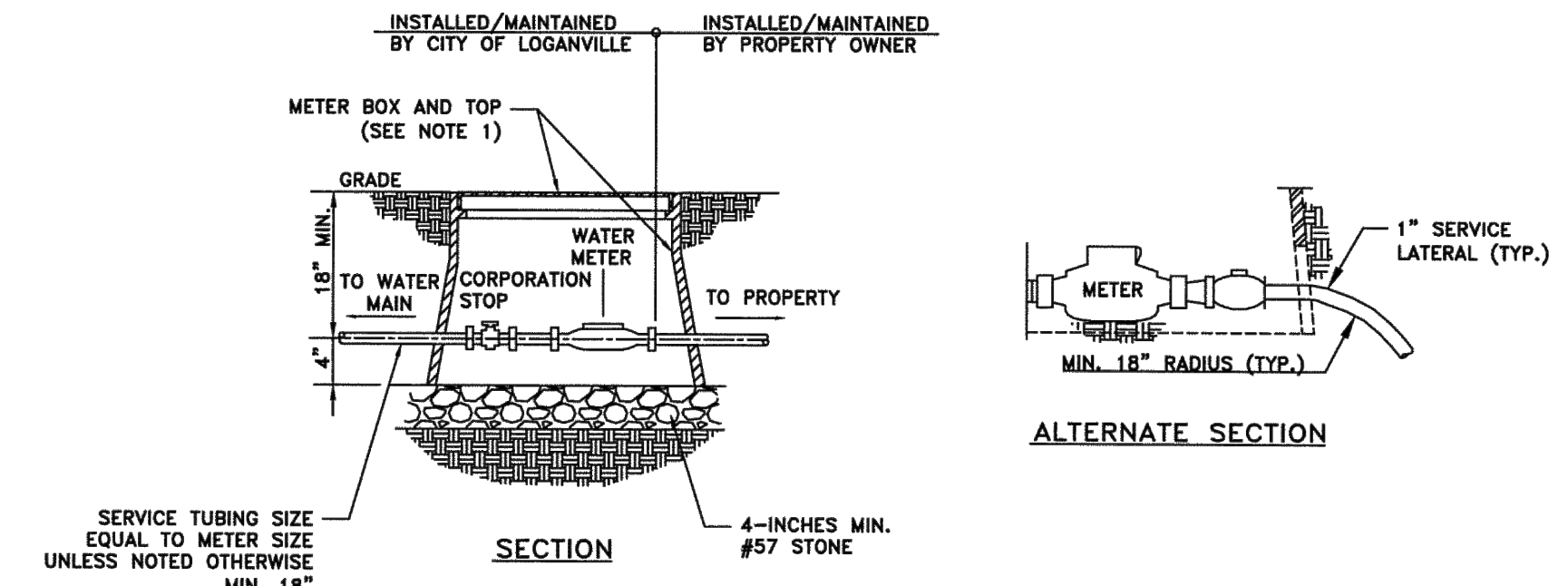
NOTES:
1. SOIL PREPARATION SHALL BE APPROVED BY CITY OF LOGANVILLE WATER DEPARTMENT PRIOR TO POURING CONCRETE.
2. REFER TO TYPICAL HORIZONTAL THRUST RESTRAINT DRAWING 1125 FOR ADDITIONAL DETAILS.

DESIGN CRITERIA:
1. THRUST RESTRAINT DIMENSIONS ARE BASED ON PRESSURE CLASS DUCTILE IRON PIPE WITH BITUMASTIC EXTERIOR COATING, MINIMUM SOIL BEARING PRESSURE OF 2,000 PSF, A COHESIVE GRANULAR SOIL, TEST PRESSURE OF 250 PSI, WITH A SAFETY FACTOR OF 1.0.

BEND SIZE	DIMENSION (FT.)		CONC. THRUST VOL. (CY) (LBS.)			
	H	W	W	W		
11-1/4"	4"	1.00	1.67	0.05	897	
	6"	1.00	1.67	0.05	1,577	
	8"	1.00	1.50	1.67	0.07	2,814
	10"	1.25	1.75	1.67	0.11	4,308
	12"	1.67	2.00	1.67	0.17	6,150
22-1/2"	4"	2.00	2.75	1.67	0.28	10,751
	6"	1.00	1.00	1.67	0.05	1,763
	8"	1.33	1.50	1.67	0.10	3,647
	10"	1.67	2.00	1.67	0.15	5,275
	12"	2.00	2.50	1.67	0.22	9,439
45"	4"	2.50	2.75	1.67	0.37	13,349
	6"	3.00	4.00	1.67	0.58	23,155
	8"	1.00	1.75	1.67	0.07	3,462
	10"	1.67	2.33	1.67	0.18	7,155
	12"	2.00	3.00	1.67	0.27	11,220
90"	4"	3.25	3.50	1.67	0.49	17,743
	6"	1.67	2.00	1.67	0.14	6,398
	8"	2.25	4.00	1.67	0.84	26,185
	10"	2.67	5.00	1.67	1.29	45,498
	12"	3.00	5.25	1.67	1.51	48,383
TEE & PLUG	4"	4.50	9.50	1.67	3.76	84,070
	6"	1.33	1.75	1.67	0.12	4,524
	8"	2.00	2.50	1.67	0.24	9,348
	10"	2.67	4.67	1.67	0.54	24,192
	12"	3.00	5.75	1.67	0.86	34,213

NOTE: SIZES IN TABLE DENOTE NOMINAL PIPE SIZE IN INCHES

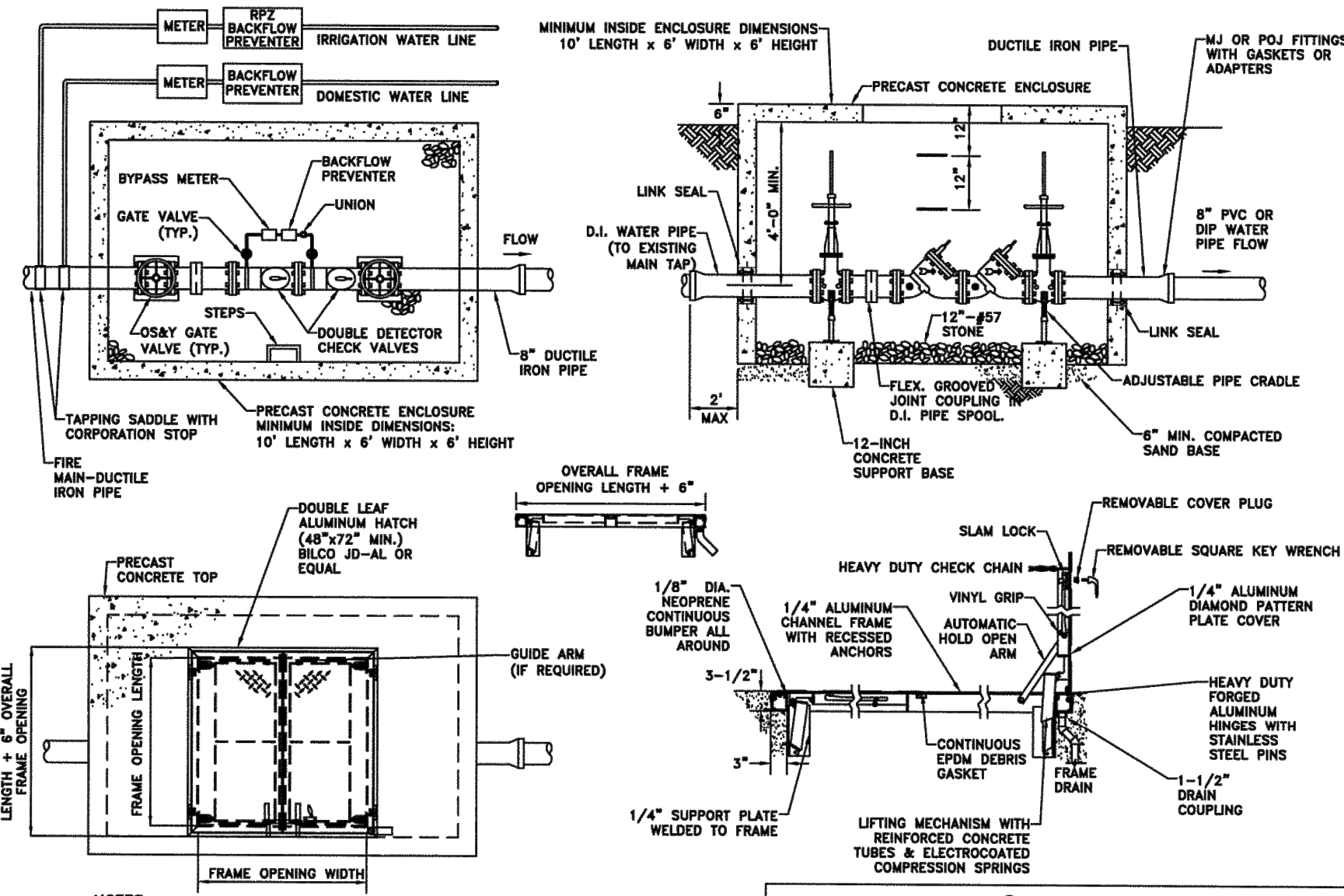
City of Loganville
STANDARD DRAWING
Typical Horizontal Thrust Block
DATE: JUNE 21, 2019 SHEET: 1124



WATER METER BOX

NOTE:
1. INSTALLATION OF METER BOX BY CITY OF LOGANVILLE WATER DEPARTMENT.
2. METER BOX TO BE LOCATED IN THE LAST BACK FOOT OF RIGHT OF WAY.
3. CURB STOP MUST MATCH METER, 3/4\"/>

City of Loganville
STANDARD DRAWING
Water Meter Box
DATE: JUNE 21, 2019 SHEET: 1102



Fire Main and Water Vault Details

NOTES:
1. FOR BACKFLOW PREVENTION DEVICE, PROVIDE 8\"/>

City of Loganville
STANDARD DRAWING
CONCRETE THRUST RESTRAINT
DATE: JUNE 21, 2019 SHEET: 1123

CONCRETE THRUST RESTRAINT

PIPE SIZE	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM BEARING SURFACE BENDS	TEE OR DEAD END
4"	1.00	1.00	1.50
6"	1.25	2.25	4.75
8"	2.00	4.00	8.25
10"	4.25	8.25	16.75
12"	6.50	12.50	25.50
16"	10.00	19.50	35.50
20"	16.00	30.50	55.50

NOTES:
1. BEARING SURFACES IN CHART ARE MINIMUM REQUIRED AREAS BASED ON THE FOLLOWING:
A. SOIL BEARING CAPACITY = 150 PSI
B. INTERNAL PIPE PRESSURE = 150 PSI
C. WATERHAMMER OF 120 PSI FOR 4\"/>

City of Loganville
STANDARD DRAWING
Concrete Thrust Restraint
DATE: JUNE 21, 2019 SHEET: 1123

ENGINEER:
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Foresite Group, LLC
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DEVELOPER:

AZALEA REGIONAL LIBRARY SYSTEM
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MADISON, GA 30650
(706) 342-4974
CONTACT: STACY BROWN

PROJECT:
O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS
210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #L0500055, L0500057, PERMIT #

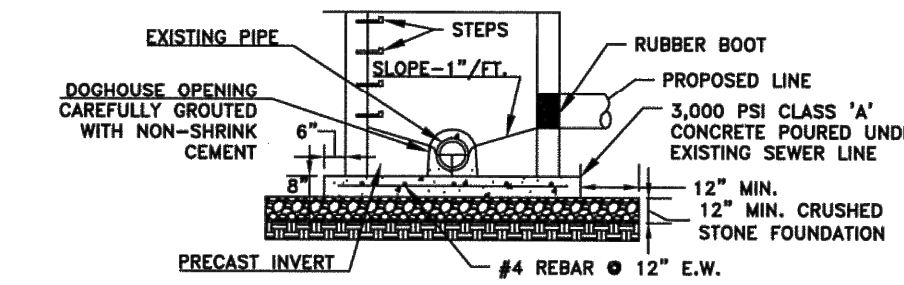
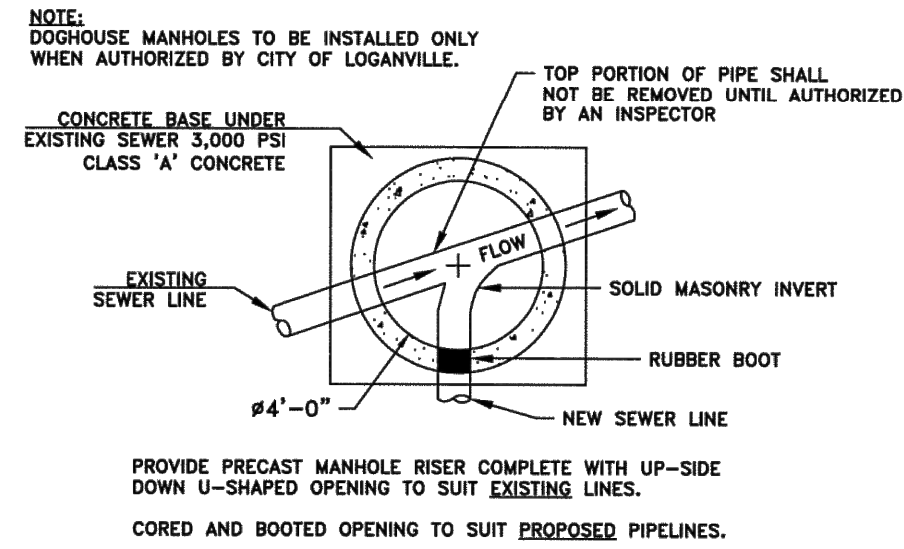
SEAL:
GEORGIA I LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

UTILITY DETAILS
SHEET NUMBER:
C-3.3
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 2184.001



NOTE: TABLES ARE TO BE GENTLY SLOPED AND TROWELED SMOOTH FROM MANHOLE WALL TO INVERT WALL HEIGHT AND CONSTRUCTED OF SOLID MASONRY.

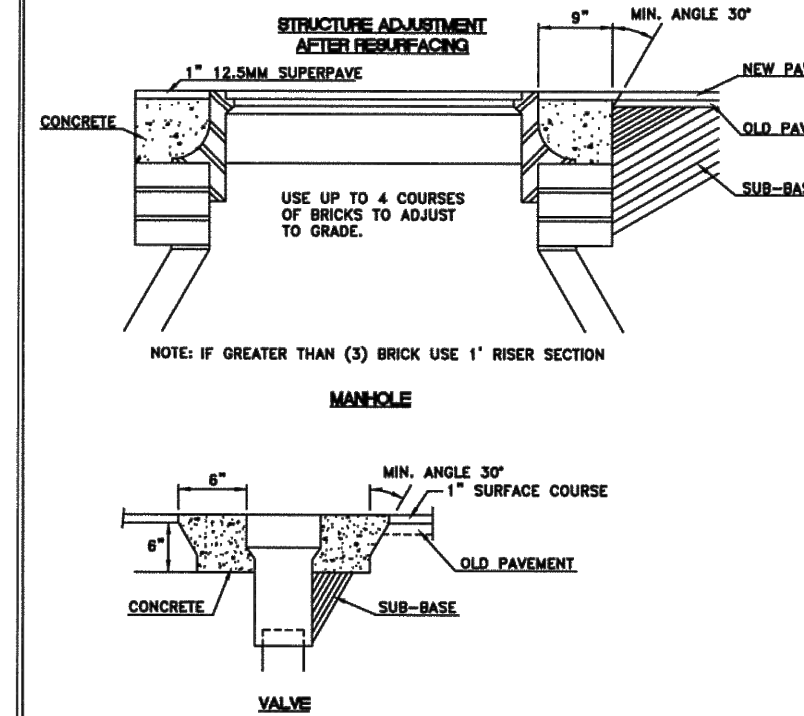


STANDARD DRAWING
Manhole Placed on Existing Line (Doghouse)
DATE: JUNE 21, 2019 S.H.F.F.T.: 1003

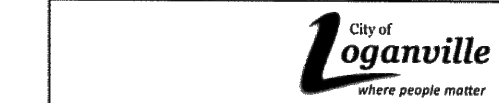
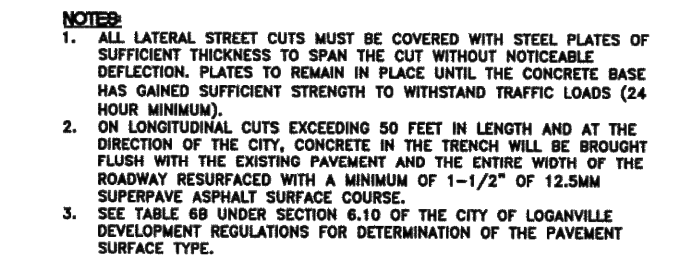
- NOTES:
1. TABLES ARE TO BE GENTLY SLOPED AND TROWELED SMOOTH FROM M.H. WALL TO INVERT WALL AND CONSTRUCTED OF SOLID MASONRY.
 2. BASES LARGER THAN 48" (INCH) MUST USE TRANSITION SLAB AND 48" (INCH) RISER SECTIONS.
 3. CONES WITH CAST IN PLACE FRAMES ARE REQUIRED ON OUTFALL SEWERS IN UNMAINTAINED AREAS.
 4. BOLT DOWN RING & COVER REQUIRED OUTSIDE OF PAVEMENT.
 5. ALL MANHOLES RECEIVING A FORCE MAIN DISCHARGE SHALL BE POLYMER CONCRETE MANHOLES AS MANUFACTURED BY US COMPOSITE PIPE, INC. OR CITY OF LOGANVILLE APPROVED EQUAL.



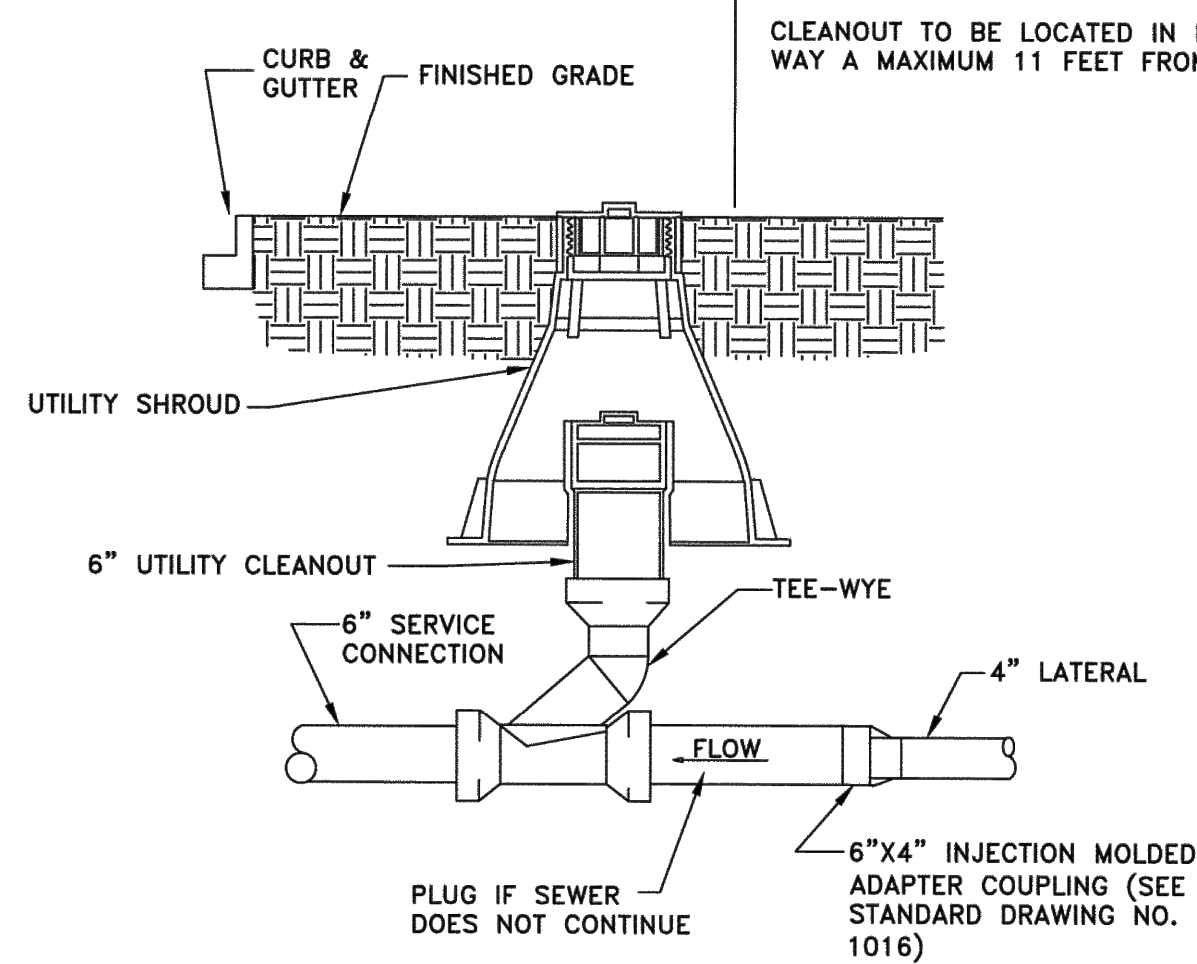
STANDARD DRAWING
Sanitary Sewer Manhole
DATE: JUNE 21, 2019 S.H.F.F.T.: 1001



- NOTES:
1. STRUCTURES WILL NOT BE ADJUSTED FOR A PERIOD OF AT LEAST 24 HOURS AFTER REINFORCING IS COMPLETED IN THAT AREA.
 2. ASPHALT WILL BE SAW CUT TO AS TO MAKE A SMOOTH, EVEN EDGE.
 3. STRUCTURE COVER WILL BE ADJUSTED TO FIT SLABS WITH STREET SURFACE.
 4. CONCRETE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS NOTED OTHERWISE.
 5. CONCRETE WILL BE USED TO BACKFILL THE ENTIRE WORKING AREA.
 6. PERFORM CONCRETE FINISHING WITH A TROWEL OR FLOAT.
 7. SANITARY SEWER MANHOLES MUST BE VENTED IMMEDIATELY AFTER BEING PAVED OVER, THEREFORE WHEN MORE THAN ONE LIFT OF ASPHALT IS TO BE PLACED THE CONTRACTOR MUST ADJUST STRUCTURE PRIOR TO PAVING.



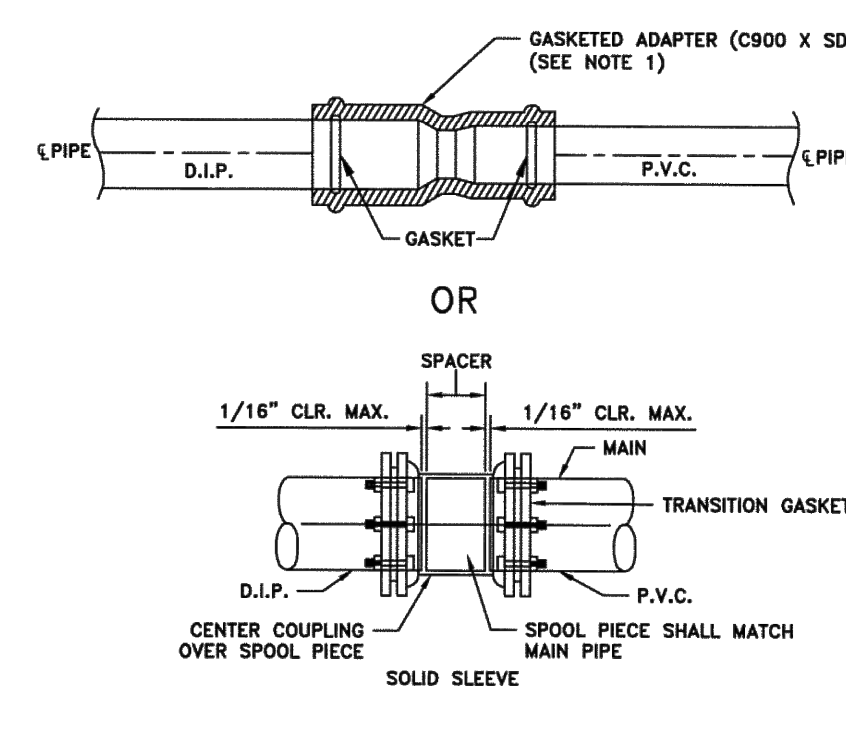
STANDARD DRAWING
Utility Street Cuts and Structure Adjustment
DATE: JUNE 21, 2019 S.H.F.F.T.: 502



NOTE: PLEASE REFER TO STANDARD DRAWING NO. 1024 FOR UTILITY SHROUD SPECIFICATIONS



STANDARD DRAWING
Sewer Service Cleanout
DATE: JUNE 21, 2019 S.H.F.F.T.: 1014

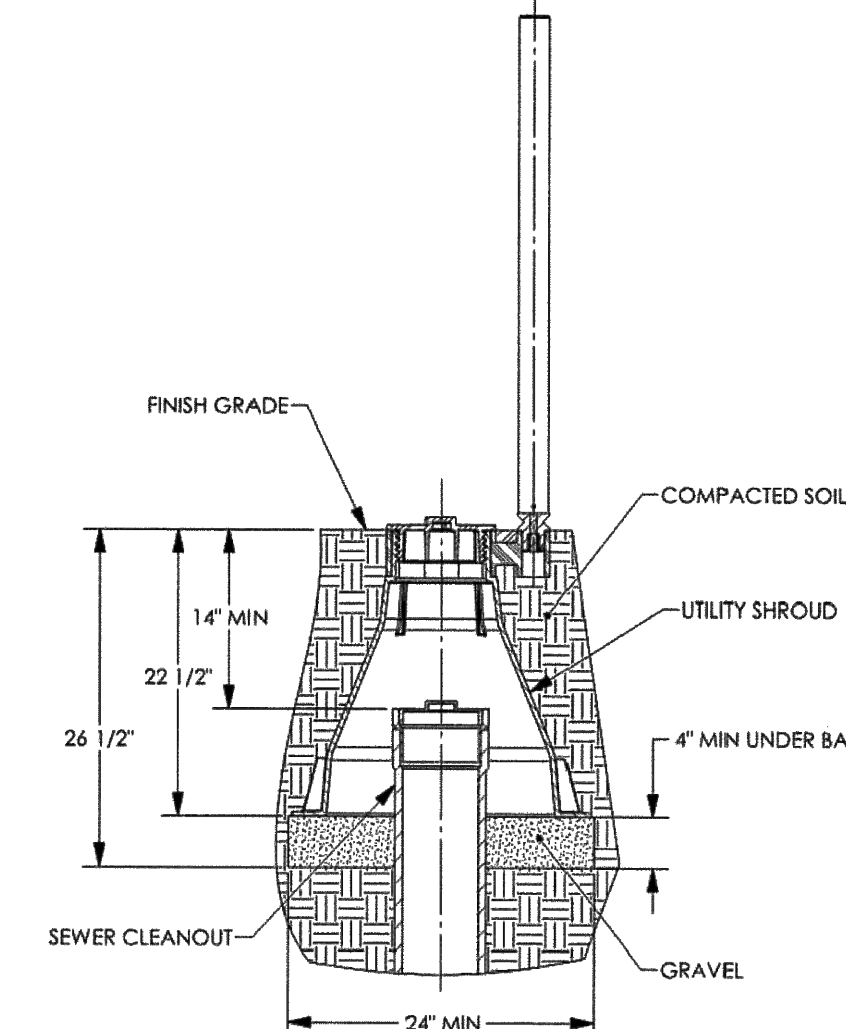


STANDARD DRAWING
Transition Collar
DATE: JUNE 21, 2019 S.H.F.F.T.: 1013

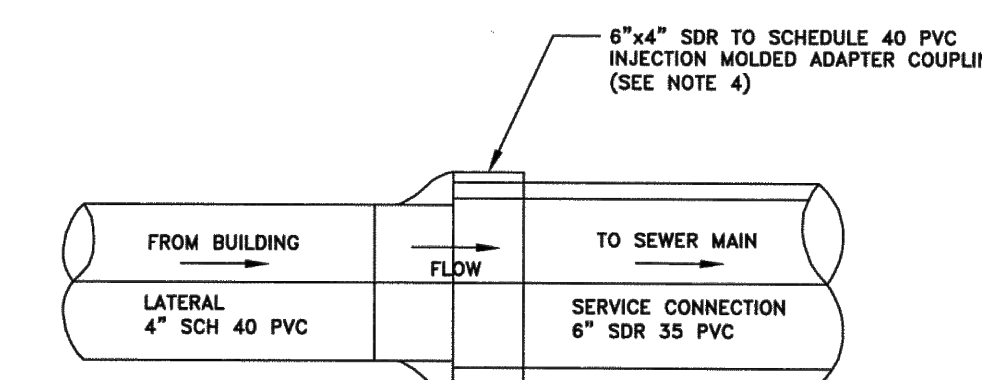
NOTE: 1. EAST JORDAN IRON WORKS Y-1357 OR INTERCHANGEABLE.



STANDARD DRAWING
Traffic Frame and Cover
DATE: JUNE 21, 2019 S.H.F.F.T.: 1008



STANDARD DRAWING
Utility Shroud For Sewer Cleanout Assembly
DATE: JUNE 21, 2019 S.H.F.F.T.: 1024



- NOTES:
1. CONCRETE GROUT WILL NOT BE PERMITTED.
 2. BELL MUST BE REMOVED FROM 6" SERVICE CONNECTION.
 3. DAMAGED END OF 6" SERVICE CONNECTION PIPE SHALL BE CUT STRAIGHT.
 4. EACH INSTALLATION MUST UTILIZE INJECTION MOLDED 6"x4" SDR TO SCH 40 ADAPTER COUPLING (Multi Fittings OR EQUAL).



STANDARD DRAWING
4" Lateral to 6" Service Connection Installation
DATE: JUNE 21, 2019 S.H.F.F.T.: 1016

ENGINEER:

FORESITE group

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DEVELOPER:

AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA 30650
(706) 342-4974

CONTACT: STACY BROWN

PROJECT:

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210 MAIN STREET
LOGANVILLE, GA. 30052
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PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

SHEET NUMBER:

C-3.4

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS (ESPCP) FOR:

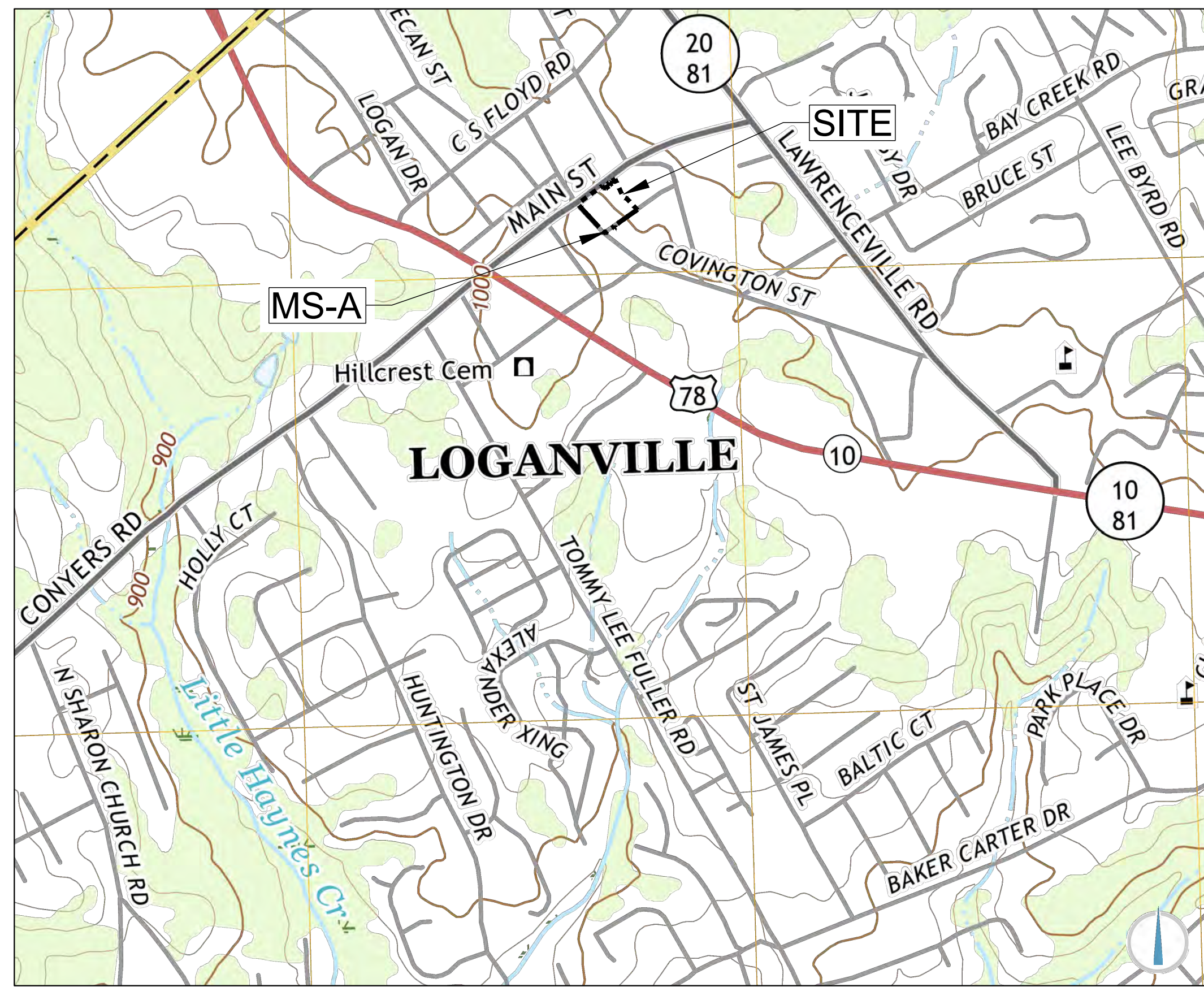
O'KELLY MEMORIAL LIBRARY CONSTRUCTION DOCUMENTS

IN ACCORDANCE WITH GEORGIA NPDES PERMIT GAR #100001
 210 MAIN STREET
 LOGANVILLE, GA. 30052

ESPCP SHEET INDEX

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C-4.1	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
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C-4.2.1	EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
C-4.3	INITIAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.4	INTERMEDIATE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.5	FINAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.6	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-4.7	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS
C-4.8	EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS

SITE DISTURBED AREA = 1.97 AC



MONITORING SITE	TYPE OF SITE (SEE KEY)	TOTAL BASIN AREA		ON-SITE BASIN AREA	RECOMMENDED FOR MONITORING	RECEIVING WATER NAME	IMPAIRED? **	NTU LIMIT FROM PERMIT **	COLD WATER?
		ACRES	SQ. MI.						
MS-A	OF	204.6	0.32	1.97	YES	TRIBUTARY TO LITTLE HAYNES CREEK	NO	75	NO

** O.C.G.A. Sec. 12-7-6 STATES "A discharge of STORMWATER runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the division pursuant to subsection (f) of Code Section 12-5-30 for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units for waters supporting warm water fisheries or by more than ten nephelometric turbidity units for waters classified as trout waters.

*** Impaired indicates the site discharges into, or is within one mile upstream of and within the same watershed, as a portion of an impaired stream segment for the criteria validated "Bio F" (Impaired Fish Community) and/or "Bio M" (Impaired Macroinvertebrate Community), within Category 4a, 4b, or 5, and the potential cause is either "NP" (nonpoint source) or "UR" (urban runoff) on the latest published impaired streams list maintained by the Georgia Environmental Protection Division.

KEY: OF: OUTFALL

SITE DETAILS:

- EXISTING SITE IS GRASSED WITH INTERMITTENT TREES. PROJECT INCLUDES LIBRARY WITH ASSOCIATED PARKING AND INFRASTRUCTURE. STORMWATER DETENTION TO BE PROVIDED OFFSITE IN REGIONAL DETENTION FACILITY.
- TOTAL SITE AREA = 80656 ACRES; DISTURBED AREA = 1.97 ACRES
- CURVE NUMBER, EXISTING CONDITION = 64
- CURVE NUMBER, DEVELOPED CONDITION = 83
- THERE ARE NO KNOWN STATE WATERS PRESENT ON SITE. THERE ARE NO KNOWN STATE WATERS WITHIN 200 FEET OF THE SITE. APPROXIMATE LOCATION OF OFF-SITE WATERS AND RECEIVING WATER ARE SHOWN ON THE LOCATION MAP (THIS SHEET). NO BUFFER VARIANCES ARE ANTICIPATED OR REQUESTED.
- THERE ARE NOT KNOWN WETLANDS ON THE SITE. ALL WETLANDS DELINEATED ARE SHOWN IN THIS PLAN.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 13297C0085E DATED 2016-12-08

A COPY OF THIS APPROVED PLAN MUST BE RETAINED ON-SITE OR AT A READILY ACCESSIBLE LOCATION

THIS PLAN SHALL BE AMENDED WHEN A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAS A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT (INCLUDING SpB, Sd2, Sd3, Sd4, Rt, Ss, Rd, AND OTHER MEASURES IN CONCENTRATED FLOW AREAS). SUCH AMENDMENTS MUST BE CERTIFIED BY THE ENGINEER.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON START OF CONSTRUCTION IN ORDER FOR ENGINEER TO SCHEDULE THE INITIAL 7 DAY EROSION CONTROL INSPECTION. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING INITIAL BMP'S ARE INSTALLED PROPERLY. ALL COMPENSATION FOR DESIGN ENGINEER'S REINSPECTION TO VERIFY THAT THE INITIAL BMP'S ARE PROPERLY INSTALLED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED BY:



Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092

24 HR CONTACT:
 STACY BROWN
 706-342-4974

ISSUED:
 JULY 12, 2024
 2184.001

ACTIVITY	11/01/2024 END CONSTRUCTION: 11/01/2025						
	2.0 MTH	4.0 MTH	6.0 MTH	8.0 MTH	10.0 MTH	12.0 MTH	
1	INSTALL SEDIMENT CONTROLS	█					
2	DEMOLITION	█	█				
3	CLEARING, GRUBBING, & GRADING	█	█	█			
4	GRASS TEMP	█	█	█	█		
5	BUILDING CONSTRUCTION		█	█	█	█	
6	MAINTAIN EROSION CONTROL	█	█	█	█	█	█
7	PAVING			█	█		
8	FINAL LANDSCAPING						█
9	DISPOSITION OF TEMP. SEDIMENT CONTROLS						█

DESIGN PROFESSIONAL CERTIFICATION

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF THE BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.


SIGNATURE OF ENGINEER: _____ DATE: _____
 0000077160 2027-8-28
 CERTIFICATION # EXPIRATION

OWNER CERTIFICATION

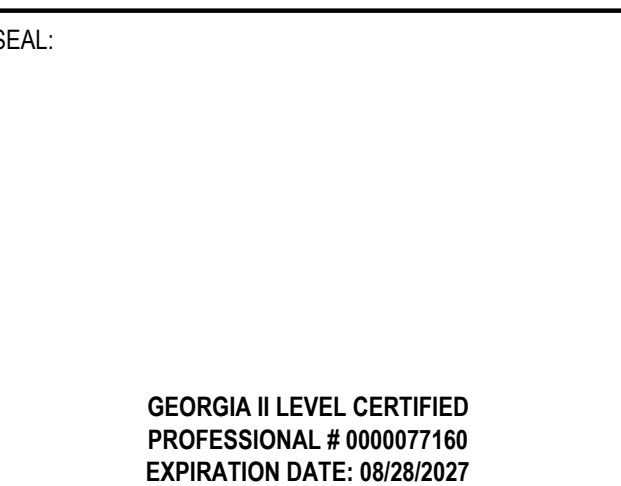
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE OF OWNER: _____ DATE: _____

ENGINEER:
FORESITE group
 Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092
 ☎ | 770.368.1399
 📠 | 770.368.1944
 🌐 | www.foresitegroup.net

DEVELOPER:

 AZALEA REGIONAL LIBRARY SYSTEM
 1121 EAST AVENUE
 MADISON, GA 30650
 (706) 342-4974
 CONTACT: STACY BROWN

PROJECT:
O'KELLY MEMORIAL LIBRARY
 CONSTRUCTION DOCUMENTS
 210 MAIN STREET
 LOGANVILLE, GA. 30052
 LL 154, 186; DISTRICT 4
 PARCEL #LG050055, LG050057, PERMIT #

SEAL:

 GEORGIA II LEVEL CERTIFIED
 PROFESSIONAL # 0000077160
 EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: AS SHOWN
 TITLE:

EROSION, SEDIMENTATION, & POLLUTION CONTROL COVER

SHEET NUMBER: **C-4**
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2184.001



P:\2184\001\MSB - O'KELLY MEMORIAL LIBRARY - LOGANVILLE - CONSTRUCTION - ESPCP COVER & INFORMATION\DWG\2024\2024.05.09.DWG
 BY: CHINA ZHANG
 SHEET: 001 OF 11

GENERAL EROSION CONTROL NOTES:

- 1) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.
2) EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.
3) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4) A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
5) THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES, WHETHER TEMPORARY OR PERMANENT.
6) EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY AN INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING TIMING, DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR CONTACT: STACY BROWN 706-342-4974.
8) ALL SLOPES STEEPER THAN 2:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING AS SLOPES ARE CONSTRUCTED.
9) THE CONTRACTOR SHALL STOCKPILE AND REUSE TOPSOIL TO DRESS FINAL GRADES. CONFIRM THE STOCKPILE LOCATION WITH THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEE GRADING AND DRAINAGE PLANS FOR NOTES REGARDING EXCESS TOPSOIL AND OTHER UNCLASSIFIED FILL/CALVEAVATION.
10) THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANING OUT OF ANY ACCUMULATED SILT IN THE STORM DRAINAGE PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

- 11) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES UNTIL THE ENTIRE PROJECT HAS UNDERGONE FINAL STABILIZATION AND ALL CONSTRUCTION HAS BEEN COMPLETED.
12) REE LINE COMMENTS ON WORKING SETS OF PLANS SHOULD BE MAINTAINED ON SITE FOR ANY CHANGES MADE TO EROSION CONTROL PLAN. COMMENTS SHOULD INCLUDE DATE AND JUSTIFICATION FOR CHANGES.
13) OFF SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. DUST CONTROL MEASURES MAY CONSIST OF APPLICATION OF MULCHES, VEGETATIVE COVER, SPRAY ON ADHESIVES, CALCIUM CHLORIDE, THE USE OF IRRIGATION, AND/OR THE CONSTRUCTION OF BARRIERS TO PROTECT FROM WIND OR SPRAIN AIRBORNE PARTICULATES.
14) IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT PAD DOES NOT SUFFICIENTLY REMOVE MUD FROM VEHICLE TIRES, THE TIRES SHOULD BE WASHED BEFORE LEAVING THE PROJECT SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THE CONSTRUCTION PAD OR OTHER AREA STABILIZED WITH CRUSHED STONE. ALL RUNOFF FROM WASHING AREAS MUST BE DIRECTED TO A SEDIMENT TRAP OR SEDIMENT BASIN INCLUDED IN THESE PLANS.

STREAMS AND WETLANDS

- 1) NO CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN THE BANKS OF STREAMS OR WITHIN A WETLAND AREA EXCEPT UPON RECEIPT OF AUTHORIZATION FOR SUCH ACTIVITY FROM THE U.S. ARMY CORPS OF ENGINEERS.
2) EXCEPT AS PROVIDED IN NO. 4 BELOW, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR HAS DETERMINED TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT AS ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-4, OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED, OR ALONG ANY EPHEMERAL STREAM, OR WHERE BULKHEADS AND SEAWALLS MUST BE CONSTRUCTED TO PREVENT THE EROSION OF THE SHORELINE ON LAKE OCEAN AND LAKE SINGLEAR, THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS ARE IMPLEMENTED.
3) PUBLIC DRINKING WATER SYSTEM RESERVOIRS.
4) STREAM CROSSINGS FOR WATER LINES AND SEWER LINES, PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARRE OR DISTURBED AREAS WITHIN THE BUFFER.
5) STREAM CROSSINGS FOR ANY UTILITY LINES OF ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY UNDER THE REGULATORY JURISDICTION OF THE PUBLIC SERVICE COMMISSION, ANY UTILITY UNDER THE REGULATORY JURISDICTION OF THE FEDERAL ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT: (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER; (B) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARRE OR DISTURBED AREAS WITHIN THE BUFFER AND (C) THE ENTRY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.
6) BUFFER CROSSINGS FOR FENCES, PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARRE OR DISTURBED AREAS WITHIN THE BUFFER.
7) STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT: (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET, (B) UTILITY LINES ARE ROUTED AND CONSTRUCTED SO AS TO MINIMIZE THE NUMBER OF STREAM CROSSINGS AND DISTURBANCES TO THE BUFFER, (C) ONLY TREES AND TREESHEDS RESULTING IN ONLY MINOR SOIL EROSION (I.E. DISTURBANCE TO UNDERLYING VEGETATION IS MINIMIZED), AND (D) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARRE OR DISTURBED AREAS WITHIN THE BUFFER. THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE, ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE, AND JUSTIFICATION.
8) UTILITY STRUCTURE RIGHT-OF-WAY WIDTHS ARE NOT UNDERTAKEN OR FINANCED IN WHOLE OR IN PART BY THE DEPARTMENT OF TRANSPORTATION, THE GEORGIA HIGHWAY AUTHORITY OR THE STATE ROAD AND TOLLWAY AUTHORITY OR UNDERTAKEN BY ANY COUNTY OR MUNICIPALITY, PROVIDED THAT: (A) THE AREA OF LAND DISTURBANCE DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (B) THE AREA OF BUFFER VEGETATION TO BE CUT (NOT GRUBBED) DOES NOT EXCEED 1,000 SQUARE FEET PER STRUCTURE, (C) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARRE OR DISTURBED AREAS WITHIN THE BUFFER AND (D) THE ENTRY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.
9) RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS AND THE REPLACEMENT AND MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY BY ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY UNDER THE REGULATORY JURISDICTION OF THE PUBLIC SERVICE COMMISSION, ANY UTILITY UNDER THE REGULATORY JURISDICTION OF THE FEDERAL ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT: (A) THE AREA OF LAND DISTURBANCE DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (B) THE AREA OF BUFFER VEGETATION TO BE CUT (NOT GRUBBED) DOES NOT EXCEED 1,000 SQUARE FEET PER STRUCTURE, (C) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARRE OR DISTURBED AREAS WITHIN THE BUFFER AND (D) THE ENTRY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT; AND
10) MAINTENANCE (INCLUDING DREDGING), REPAIR AND/OR UPGRADE OF SOIL AND WATER CONSERVATION DISTRICT WATERSHED DAMS WHEN UNDER THE TECHNICAL SUPERVISION OF THE U.S. ARMY CORPS OF ENGINEERS.

- 3) NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS "TROUT STREAMS" EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR OF EPD FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS "TROUT STREAMS" WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25 FOOT BUFFER OR THEY MAY BE PEED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING SHORT OF THE DOWNSTREAM PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS. THE BUFFER SHALL NOT APPLY TO ACTIVITIES LISTED IN 2a THROUGH 2z PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS IMPLEMENTED.

- 4) EXCEPT AS PROVIDED ABOVE, FOR BUFFERS REQUIRED PURSUANT TO NO. 2 AND 3, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. DURING COVERAGE UNDER THE NPDES PERMIT, A BUFFER CANNOT BE THINNED OR TRIMMED OF VEGETATION AND A PROTECTIVE VEGETATIVE COVER MUST REMAIN TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY MUST BE LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. NON-COMPACT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

POST-CONSTRUCTION STORMWATER BMP'S (PART IV.D.3.b)

- 1) ONSITE BIORETENTION WILL REDUCE STORMWATER POLLUTION VIA INFILTRATION. DETENTION WILL BE PROVIDED VIA A REGIONAL DETENTION POND.
2) STORMWATER WILL OUTFALL TO THE MUNICIPAL STORM SEWER AND TO A REGIONAL DETENTION POND.

GENERAL EROSION CONTROL NOTES:

- 1) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.
2) EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.
3) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4) A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
5) THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES, WHETHER TEMPORARY OR PERMANENT.
6) EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY AN INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING TIMING, DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR CONTACT: STACY BROWN 706-342-4974.
8) ALL SLOPES STEEPER THAN 2:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING AS SLOPES ARE CONSTRUCTED.
9) THE CONTRACTOR SHALL STOCKPILE AND REUSE TOPSOIL TO DRESS FINAL GRADES. CONFIRM THE STOCKPILE LOCATION WITH THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEE GRADING AND DRAINAGE PLANS FOR NOTES REGARDING EXCESS TOPSOIL AND OTHER UNCLASSIFIED FILL/CALVEAVATION.
10) THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANING OUT OF ANY ACCUMULATED SILT IN THE STORM DRAINAGE PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

BMP MAINTENANCE (PART IV.D.5)

- 1) THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION UPON DISCOVERY OF ANY DEFICIENCIES IN EROSION CONTROL BEST MANAGEMENT PRACTICES, WHETHER OR NOT IT IS INCLUDED IN AN INSPECTION REPORT.
2) ALL STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CLEANED OUT OR RECONSTRUCTED WHEN SEDIMENT VOLUMES EXCEED 1/3 OF THE STORAGE CAPACITY OF THE MEASURE.
3) ALL SILT FENCE STORAGE SHALL BE CLEANED OUT OR RECONSTRUCTED WHEN SEDIMENT VOLUMES EXCEED 1/2 OF THE HEIGHT OF THE SILT FENCE.
4) SEDIMENT CLEANED OUT FROM STORAGE DEVICES AND SILT FENCE SHOULD BE SPREAD IN UPLAND AREAS, MIXED WITH TOPSOIL, AND MULCHED OR SEEDED IMMEDIATELY. DO NOT SPILL IN AREAS WHERE STRUCTURAL FILLS ARE REQUIRED (SUCH AS PAVEMENT, BUILDING FOOTPRINTS, ETC.)
5) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER OR OTHER ADVERSE WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
6) WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
7) REAPPLICATION OF VEGETATIVE BMP'S MAY BE REQUIRED TO ACHIEVE FULL COVERAGE. REFER TO VEGETATIVE BMP NOTES AND DETAILS FOR INSTALLATION AND MAINTENANCE OF VEGETATIVE BMP'S.

INSPECTIONS (PART IV.D.4)

- 1) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE SURE THAT INSPECTIONS ARE BEING PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PERMIT NOTED BELOW.
2) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE WHEELS ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
3) MEASURE RAINFALL ONCE EVERY 10 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
4) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES, EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS).
5) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

- 6) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS).
7) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

SAMPLING REQUIREMENTS (PART IV.D.6):

- THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.
SAMPLE TYPE:
1) SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-8-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
2) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
3) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
4) LARGE MOUTH, WELLS CLOSED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY AND VOID OF CONTAMINATION.
5) MANUAL, AUTOMATIC OR RISING STAGE SAMPLERS MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR COLLECTION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC ANALYTICAL SYSTEM IS NOT OPERATIONAL, THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING A QUALIFYING RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
6) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.D.4.A.(1)(C) OF THIS PERMIT.

- SAMPLING POINTS:
1) FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES.
2) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE. SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
3) THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE. SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
4) IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNELS.
5) CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.
6) THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
7) THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
8) PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL, THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL. 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL, (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
9) ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS 111.D.3. OR 111.D.4. , WHICHEVER IS APPLICABLE.

- SAMPLING FREQUENCY:
1) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3) SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
A) FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT. IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION.
B) IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT MUST BE TAKEN WITHIN 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT. IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST.
C) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMP'S IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS' UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMP'S ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.
D) WHERE SAMPLING PURSUANT TO (A), (B), OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE, THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
E) EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.
* NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING (PART V.E)

- 1) THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART 11.C. OF THE PERMIT BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATERS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THE PERMIT. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS AN IS NOT SUBMITTED IN ACCORDANCE WITH PART V.I. OF THE PERMIT.
2) ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
A) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
B) THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENT.
C) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS.
D) THE DATE(S) ANALYSES WERE PERFORMED.
E) THE TIME(S) ANALYSES WERE INITIATED.
F) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES.
G) REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED.
H) THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS.
I) RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU"; AND
J) CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

- 3) ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.F. AN ELECTRONIC SUBMITTAL IS PROVIDED BY EPD THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED ELECTRONICALLY, IF REQUIRED. A PAPER COPY MUST ALSO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE.
REPLETION OF RECORDS (PART IV.F):
1) THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.F:
A) A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
B) A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDED BY THIS PERMIT.
C) THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT.
D) A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT.
E) A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT.
F) A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
G) DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(1)(C) OF THIS PERMIT.

RETENTION OF RECORDS (PART IV.F):

- 2) COPIES OF ALL NOTS, NOTS, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA EXACT TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

RISK REDUCTION/POLLUTION CONTROL (PART IV.D.3.c)

- GENERAL:
1) WASTE MATERIALS SHALL NOT BE DISCHARGED TO THE WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 40A PERMIT.
2) AN EFFORT SHALL BE MADE TO MAINTAIN THE MINIMUM AMOUNT OF MATERIAL NEEDED TO COMPLETE THE JOB ONSITE.
3) ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS.
4) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
5) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
6) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
7) MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
8) THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
BULK STORAGE
1) BULK STORAGE INCLUDES THE STORAGE OF RAW OF FINISHED PRODUCTS AND BYPRODUCTS STORED IN LARGE PILES OR STACKS ON A TEMPORARY OR PERMANENT BASIS, INCLUDING GRAVEL, COMPOST, CHEMICALS, LUM, TREATED WOOD, SAWDUST, WOOD CHIPS, COAL, BUILDING MATERIALS, CONCRETE, AND METAL PRODUCTS. FOR BULK STORAGE OF TOPSOIL, REFER TO TOPSOIL STOCKPILING BMP'S.
2) BULK MATERIALS SHOULD NOT BE ALLOWED TO WASH OFF THE SITE OR DISCHARGE INTO SURFACE WATERS. PROTECT STOCKPILES WITH A WATERPROOF COVER, WHERE FEASIBLE. THE COVER SHOULD BE ADEQUATELY SECURED AND REMAIN IN PLACE AT ALL TIMES WHEN STOCKPILE MATERIALS ARE NOT BEING USED. WHEN INFEASIBLE, RUNOFF FROM THE STOCKPILE SHOULD BE DIVERTED TO STRUCTURAL EROSION & SEDIMENT CONTROL BMP'S.
3) LOCATE STOCKPILES A MINIMUM OF 50 FEET FROM CONCENTRATED FLOW AREAS.
4) INSPECT DAILY FOR EROSION AND/OR LEACHING OF STOCKPILES OF RAW MATERIALS.
LIQUID STORAGE
1) LIQUID STORAGE CONTAINERS MUST HAVE TIGHT FITTING LIDS AND BE PROPERLY LABELED WITH THE CONTENTS AND ANY POSSIBLE HAZARDS.
2) ALL LIQUID STORAGE CONTAINERS SHOULD BE PLACED AT A DESIGNATED AREA WITH A SECONDARY CONTAINMENT SYSTEM, SUCH AS CURBING, BERMS, DIKES, LINERS OR USE OF SPILL PALLETS SUCH THAT CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORMWATER DRAINAGE SYSTEM IF THE CONTAINER LEAKS OR RUPTURES. SECONDARY CONTAINMENT SHOULD BE DESIGNED TO STORE 110% OF THE VOLUME OF THE LARGEST CONTAINER OR 10% OF THE VOLUME OF ALL CONTAINERS, WHICHEVER IS GREATER.
3) RUNOFF BEYOND SECONDARY STORAGE AREAS SHOULD BE DIVERTED TO EROSION CONTROL BMP'S. IF BMP'S WITH A SKIMMER DEVICE ARE CONSTRUCTED ON THE PROPERTY, LIQUID STORAGE CONTAINMENT RUNOFF SHOULD BE DIVERTED TO SUCH MEASURES.
4) PROVIDE BARRIERS AROUND LIQUID STORAGE AREAS TO PREVENT DAMAGE FROM VEHICLES OR EQUIPMENT.
5) ADDITIONAL REQUIREMENTS ARE INCLUDED IN THE PLAN FOR OIL/PETROLEUM STORAGE. INSPECT DAILY FOR LEAKS AND SPILLS.
6) ADDITIONAL REQUIREMENTS ARE INCLUDED IN THE PLAN FOR OIL/PETROLEUM STORAGE. INSPECT DAILY FOR LEAKS AND SPILLS.
7) USE DRY ABSORBENTS, SUCH AS ABSORBENT GRANULES, SOCKS, AND PADS TO CLEAN UP ANY SPILLS OR LEAKING FLUIDS.
WASTE DISPOSAL
1) ALL WASTE MATERIALS WILL BE COLLECTED AND STORED TO BE PROPERLY DISPOSED OF AT A LICENSED SOLID WASTE MANAGEMENT COMPANY.
2) LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES, AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES OR THE SOURCE OF DISPOSAL TO MINIMIZE TRAFFIC ON DISTURBED SOIL. DISPOSAL SHALL BE PERIODICALLY AS NEEDED.
3) COVER TEMPORARY WASTE PILES WITH A WATERPROOF COVER WHEN FEASIBLE TO DO SO.
4) NO CONSTRUCTION MATERIALS WILL BE BURIED ONSITE.
5) ALL PERSONNEL WILL BE INSTRUCTED CONCERNING WASTE DISPOSAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THIS INSTRUCTION, AND WILL BE RESPONSIBLE FOR SEEING THAT THESE INSTRUCTIONS ARE FOLLOWED.
6) INSPECT SOLID WASTE DISPOSAL AREAS DAILY TO ENSURE THERE ARE NO LEAKS OR SPILLS, AND THERE IS NO LOOSE/UNSECURED TRASH OR SOLID WASTE MATERIAL.
HAZARDOUS MATERIALS
1) THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
A) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.
B) ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED.
C) IF SURPLUS PRODUCT MUST BE DISPOSER OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
2) ALL HAZARDOUS WASTE MATERIALS (AS DEFINED IN 40 CFR PART 261) WILL BE SEPARATED FROM CONSTRUCTION WASTE AND WILL BE DISPOSER OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
3) MATERIAL DATA SAFETY SHEETS FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT BEING USED, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
4) HAZARDOUS WASTE STORAGE AREAS SHOULD, AT A MINIMUM, BE SHELTERED FROM PRECIPITATION AND RAISED OFF THE GROUND WITH SECONDARY CONTAINMENT (SUCH AS SPILL PALLETS) TO PREVENT LEACHING AND DELIVERY FROM RUNOFF. ALL STORAGE MUST COMPLY WITH STATE AND FEDERAL REGULATIONS.

SANITARY WASTE

- 1) ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY PERMANENT EXISTING ON-SITE FACILITIES OR PORTABLE UNITS.
2) ALL SANITARY WASTE TO BE DISPOSER OF PROPERLY ACCORDING TO STATE AND FEDERAL CODE.
3) A MINIMUM OF ONE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON SITE OR AS OTHERWISE REQUIRED BY LOCAL REGULATIONS.

ON-SITE VEHICLE MAINTENANCE

- 1) FOR ALL OUTDOOR MAINTENANCE ACTIVITIES, A TARP OR GROUND CLOTH AND DRIP PANS SHOULD BE PLACED BENEATH THE VEHICLE TO CAPTURE SPILLS AND DRIPS.
2) AVOID CHANGING MOTOR OIL OR OTHER VEHICLE FLUIDS, OR PERFORMING HEAVY EQUIPMENT MAINTENANCE NEAR A STORMWATER DRAIN, DRAINAGE DITCH, SURFACE WATER, OR ANYWHERE WHERE THE CONTAMINANTS COULD COME INTO CONTACT WITH RAIN OR STORMWATER RUNOFF.
3) ALWAYS USE FUNNELS WHEN POURING LIQUIDS, AND USE DRIP PANS UNDER A VEHICLE WHEN UNCLIPPING HOSES, UNSCREWING FILTERS, AND REMOVING OTHER PARTS THAT ARE SUBJECT TO LEAKS. CLEAN UP VEHICLE FLUIDS WITH RAGS OR ABSORBENT MATERIALS IMMEDIATELY.

CONCRETE WASHOUT

- 1) WASHOUT OF THE DRUM OF A CONCRETE TRUCK ON THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF VEHICLES WILL ONLY BE ALLOWED IN DESIGNATED CONCRETE WASHDOWN AREAS SHOWN IN THIS PLAN, AND CONCRETE WASHDOWN AREAS MUST HAVE THE O&M BMP INSTALLED IN ACCORDANCE WITH PLAN REQUIREMENTS AND DETAILS. IF NO CONCRETE WASHOUT AREA IS SHOWN, THE PLAN MUST BE AMENDED FOR CONCRETE WASHOUT TO BE ALLOWED AT THE LOCATION THAT IS DESIGNATED ON THE PLAN. WASHDOWN MUST ADDITIONALLY MEET THE FOLLOWING PRACTICES:
A) PREVENT WASHDOWN WATER FROM FLOWING OUT OF THE WASHDOWN AREA.
B) USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN TOOLS, MIXER CHUTES, HOPPERS, AND THE REAR OF ANY VEHICLES.
C) REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS, AND
D) REMOVE ANY CONCRETE RESIDUE FROM THE AREA ONCE IT HAS HARDENED.
E) NEVER DISCHARGE OR DUMP RAW, EXCESS OR WASTE MATERIALS, SLURRY, OR RINSE WATER INTO A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER. APPROPRIATELY DISPOSE OF ANY SOLID MATERIALS OR ASPHALT WASTE, INCLUDING DUST PRODUCED FROM SAWCUTTING/MILLING OPERATIONS.

PETROLEUM / OIL PRODUCTS

- 1) INSPECT VEHICLES AND EQUIPMENT DAILY FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO RED

CONSTRUCTION SEQUENCE (PART IV.D.1)

THE FOLLOWING SEQUENCE OF ACTIVITIES ARE TO BE IMPLEMENTED IN THE ORDER SHOWN, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, REVISIONS, RECOMMENDATIONS FROM THE PRE-CONSTRUCTION CONFERENCE, OR OTHER REASON JUSTIFIES A DEVIATION FROM THIS SCHEDULE. IF A DEVIATION IS UNDERTAKEN OR ANTICIPATED, THE LOCAL JURISDICTION SHALL BE NOTIFIED AND THE CHANGE OF SEQUENCE RECORDED IN THE DAILY LOG.

PHASE-I: CLEARING, GRADING, DEMOLITION, AND INSTALLATION OF INITIAL BMP'S

- 1) OBTAIN AND POST A COPY OF THE LAND DISTURBANCE PERMIT ON THE SITE. A COPY OF THE FILED NOTICE OF INTENT (NOI) AND DELIVERY RETURN RECEIPT SHOULD BE STORED WITH THE APPROVED CONSTRUCTION PLANS ON-SITE, ALONG WITH SETTING UP STORAGE FOR THE DAILY SAMPLING LOG AND FILING FOR REPORTS REQUIRED BY THE NPDES PERMIT. LAND DISTURBANCE CANNOT COMMENCE LESS THAN 14 DAYS FROM THE DATE ON THE DELIVERY RECEIPT.
2) SET UP A PRE-CONSTRUCTION CONFERENCE ON-SITE WITH THE OWNER, CONTRACTOR, DESIGN TEAM MEMBERS AS NEEDED, AND LOCAL ISSUING AUTHORITY TO REVIEW CONSTRUCTION REQUIREMENTS.
3) COORDINATE THE DISCONNECTION AND REMOVAL OF ANY EXISTING UTILITIES ON-SITE TO BE REMOVED OR ABANDONED. FIELD CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BY POtholing.
4) STAKE LIMITS OF DISTURBED AREA AND TREE PROTECTION AREAS.
5) INSTALL TREE SAVE FENCING TO DELINEATE BUFFER AND TREE SAVE AREAS SHOWN ON THE PLAN.
6) CONSTRUCT THE CONSTRUCTION ENTRANCE(S) AT THE PROPOSED LOCATION(S) SHOWN ON THE PLANS. (TEMPORARY STREET ACCESS PERMITS MAY BE REQUIRED).
7) INSTALL ALL PERIMETER SILT BARRIERS AS SHOWN ON THE PHASE-I PLAN SHEETS.
8) CLEAR AND GRUB ROUTES TO THE MINIMUM EXTENT NEEDED TO CONSTRUCT STRUCTURAL BEST MANAGEMENT PRACTICES IN CONCENTRATED FLOW AREAS SHOWN ON THE INITIAL PHASE PLAN. THIS INCLUDES EXCAVATED SEDIMENT TRAPS, SEDIMENT BASINS, ROCK DAMS, SILT GATES, AND DIVERSIONS.
9) INSTALL STRUCTURAL BMP'S IN CONCENTRATED FLOW AREAS WITH MINIMAL DISTURBANCE TO ADJACENT AREAS.
10) INSTALL SKIMMER DEVICES ON STRUCTURAL BMP'S AS SHOWN ON THE INITIAL PHASE PLANS.
11) COMMENCE CLEARING, GRUBBING, AND DEMOLITION OPERATIONS. CONSTRUCT ALL REMAINING BMP'S SHOWN ON THE PHASE-I PLANS CONCURRENT WITH CLEARING AND GRUBBING OPERATIONS.
12) COMMENCE DEMOLITION ACTIVITY CONCURRENT WITH CLEARING AND GRUBBING ACTIVITY. CONSTRUCTION DEBRIS SHOULD BE SORTED FROM VEGETATIVE DEBRIS FOR PROPER DISPOSAL.
13) APPLY TEMPORARY VEGETATION (Ds1Ds2) IN ACCORDANCE WITH PLANS AND NOTES FOR CLEARED AREAS.

PHASE-II: GRADING AND UTILITY CONSTRUCTION

- 1) CONSTRUCT ALL STRUCTURAL BMP'S SHOWN ON THE PHASE-II PLAN WHERE COMPLETION OF GRADING AND UTILITY CONSTRUCTION IS NOT NECESSARY FOR INSTALLATION.
2) COMMENCE ROUGH GRADING ON-SITE. INSTALL STRUCTURAL AND VEGETATIVE BMP'S AS SHOWN ON THE PHASE-II PLAN AS EACH AREA IS COMPLETED. FOR LARGE FILLS AND MAJOR EARTH MOVING ACTIVITIES THAT CHANGE CONVEYANCE OF STORMWATER RUNOFF, THE INSTALLATION OF DIVERSIONS, DOWN DRAINS, AND STRUCTURES ON THE PLANS SHOULD BE CONSTRUCTED TO MAINTAIN THE PROTECTION OF SLOPES AND ROUTING OF WATER TO THE PHASE-II STRUCTURAL STORAGE LOCATIONS. THIS MAY INCLUDE PHASED INSTALLATION OF DOWN DRAINS WITH DIVERSIONS ALONG THE FACE OF LARGE FILL AREAS.
3) INSTALL PERMANENT STORMWATER MANAGEMENT AREAS AS SHOWN. WHERE PERMANENT STORMWATER MANAGEMENT AREAS HAVE WATER QUALITY COMPONENTS, INSTALL SKIMMER OR RETROFITTING DEVICES AS SHOWN ON THE PLAN AND DO NOT CONSTRUCT WATER QUALITY DEVICES UNTIL FINAL STABILIZATION HAS TAKEN PLACE, WHERE INFILTRATION IS A PART OF A STORMWATER MANAGEMENT COMPONENT, MAINTAIN THE BOTTOM OF THE INFILTRATION AREA A MINIMUM OF SIX INCHES ABOVE FINAL GRADE, TO BE EXCAVATED ONCE FINAL STABILIZATION OF THE SITE IS COMPLETE.
4) CONSTRUCT TEMPORARY AND PERMANENT DRAINAGE STRUCTURES AS NECESSARY FOR CONVEYANCE DURING GRADING ACTIVITIES. INSTALL STORM OUTLET PROTECTION CONCURRENT WITH CONSTRUCTION OF ANY DRAINAGE OUTFALL.
5) AS FINAL GRADE OF SLOPES ARE ACHIEVED, TRACK OR BENCH AS SHOWN ON THE PLANS. INSTALL SLOPE STABILIZATION REQUIRED IN THE PLANS CONCURRENT WITH THE ESTABLISHMENT OF FINAL GRADE OF SLOPES AND CONVEYANCE CHANNELS.
6) INSTALL INLET SEDIMENT TRAPS CONCURRENT WITH THE CONSTRUCTION OF STORM DRAIN STRUCTURES. PROTECT INLETS WHERE EXCAVATION HAS NOT BEEN BACKFILLED AND INLET PROTECTION ESTABLISHED BY DIVERTING TO COMPLETED INLET SEDIMENT TRAPS.
7) SPREAD FERTILIZER AND GRASS SEED/SODDING ALONG WITH RECOMMENDED MULCHING (IF SEEEDED) AS SOON AS FINAL GRADE IS ACHIEVED IN ACCORDANCE WITH THE PHASE-II PLAN SHEETS AND ANY APPLICABLE LANDSCAPE PLAN.
8) COMMENCE FINAL GRADING OF ALL ROADS, PARKING LOTS, AND BUILDING PADS.
9) EXCAVATE AND BACKFILL UTILITY CONSTRUCTION IN SECTIONS TO MINIMIZE OPEN EXCAVATION. WHERE UTILITIES ARE AT FINAL GRADE, PLACE PERMANENT SEEDING IN ACCORDANCE WITH PHASE-II PLANS.

PHASE-III - FINAL CONSTRUCTION, LANDSCAPING, AND PERMANENT STABILIZATION

- 1) AS SOON AS CONCRETE BUILDING PADS ARE POURED, ALL AREAS AROUND THE PADS AND STREET/PARKING AREAS ARE TO BE TEMPORARILY VEGETATED.
2) CONSTRUCT BUILDING PAD AND FOUNDATIONS.
3) CONSTRUCT ALL LEVEL SPREADERS AND MAINTAIN STORM OUTLET PROTECTION AT PIPE OUTLETS AS SHOWN ON THE PLANS.
4) PLACE GRADED AGGREGATE BASE FOR ROADS AND DRIVES. MODIFY ALL CURB INLET SEDIMENT TRAPS AS NEEDED, BOTH FOR DIVERSION OF WATER INTO THE RAISED THROATS AND FOR THE INLET. (Sd2-P MAY BE INSTALLED ON THE GUTTER IN MOST CASES).
5) INSTALL CURBING AND SIDEWALKS. DURING THIS PHASE, CURBING MAY ACT AS A RUNOFF DIVERTER. THE CONTRACTOR MUST MAINTAIN CONVEYANCE AS SHOWN IN THE PLANS, WHICH MAY REQUIRE CONSTRUCTING A SEGMENT OF CURB AT A LATER DATE TO MAINTAIN PROPER CONVEYANCE OF STORMWATER.
6) AFTER A CURING TIME OF NO LESS THAN SEVEN DAYS, BACKFILL CURBS AND SMOOTH SHOULDER GRADES. PLACE FINAL LANDSCAPING/STABILIZATION ON SHOULDERS AS SOON AS SEASON AND CONSTRUCTION ACTIVITY ALLOWS. IF FINAL STABILIZATION WILL NOT BE IMMEDIATE, PLACE TEMPORARY SEEDING OR MULCH ON THE SHOULDERS.
7) PAVE ALL STREETS AND PARKING AREAS. SEDIMENT INLET TRAP PROTECTION MAY REQUIRE MODIFICATION TO MATCH PHASE-III PLAN.
8) ALL SEDIMENT PONDS AND PERIMETER SILT FENCE IS TO BE MAINTAINED FOR THE DURATION OF BUILDING AND SITE CONSTRUCTION. AT COMPLETION OF BUILDING/SITE INFRASTRUCTURE CONSTRUCTION, ALL AREAS ARE TO BE PERMANENTLY VEGETATED.
9) UPON FINAL STABILIZATION TO STORMWATER MANAGEMENT AREAS, INSTALLATION OF WATER QUALITY AND/OR INFILTRATION MEASURES SHALL BE COMPLETED. IMMEDIATELY UPON COMPLETION, AS-BUILT SURVEYS OF THESE SHOULD BE COMPLETED AND PROVIDED TO THE ENGINEER FOR REVIEW. NOTE THAT IMPROPERLY CONSTRUCTED STORMWATER MANAGEMENT AREAS MAY RESULT IN ADDITIONAL LAND DISTURBANCE CORRECTIVE ACTION, IF REQUIRED, SHOULD BE TAKEN BEFORE A NOTICE OF TERMINATION IS FILED.
10) UPON FINAL STABILIZATION OF 100% OF THE CONTRIBUTING ON-SITE DRAINAGE AREAS, REMOVE THE RESPECTIVE TEMPORARY STRUCTURAL BMP'S USE PERMANENT VEGETATIVE BMP'S AND LANDSCAPING SHOWN ON THE PHASE-III AND LANDSCAPE PLAN TO STABILIZE DISTURBED AREAS FROM STRUCTURAL BMP'S AS THEY ARE REMOVED.

NOTICE OF TERMINATION (NOT)

- 1) THE PRIMARY PERMITTEE IS TO SUBMIT A NOTICE OF TERMINATION ONCE THE FOUR FOLLOWING CRITERIA ARE MET:
A) THE ENTIRE STANDALONE DEVELOPMENT HAS UNDERGONE FINAL STABILIZATION.
B) ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THE NPDES PERMIT HAVE CEASED, AND
C) THE SITE IS IN COMPLIANCE WITH THIS PERMIT AND ALL TEMPORARY BMP'S HAVE BEEN REMOVED.
2) IF THE PRIMARY PERMITTEE HAS ELECTED TO SUBMIT NOT'S FOR SEPARATE PHASES OF THE STANDALONE DEVELOPMENT, THE PHASE OR PHASES OF THE STANDALONE DEVELOPMENT ON THE NOT MUST CORRESPOND TO THE PHASE OR PHASES IN THE NOI.

GEORGIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

Table with columns: CODE, PRACTICE, DETAIL, SYMBOL, DESCRIPTION. Includes practices like Check Dam, Channel Stabilization, Construction Exit, Stream Diversion Channel, Filter Ring, Gabions, etc.

Table with columns: CODE, PRACTICE, DETAIL, SYMBOL, DESCRIPTION. Includes practices like Temporary Sediment Basin, Temporary Sediment Trap, Floating Surface Skimmer, Seep Berm, etc.

Table with columns: CODE, PRACTICE, DETAIL, SYMBOL, DESCRIPTION. Includes practices like Buffer Zone, Coastal Dune Stabilization, Disturbed Area Stabilization, etc.

Table with columns: CODE, PRACTICE, DETAIL, SYMBOL, DESCRIPTION. Includes practices like Basin Delineation, Limits of Disturbance, Soil Delineation.

SOIL TYPE: Ax22 APPLYING COARSE SANDY LOAM, 2 TO 6 PERCENT SLOPES, ERODED

ENGINEER: FORESITE group. Contact info: 3740 Davinci Ct., Suite 100, Peachtree Corners, GA 30092. Phone: 770.368.1399.

DEVELOPER: AZALEA REGIONAL LIBRARY SYSTEM. 1121 EAST AVENUE, MADISON, GA 30650. (706) 342-4974. CONTACT: STACY BROWN

O'KELLY MEMORIAL LIBRARY CONSTRUCTION DOCUMENTS. 210 MAIN STREET, LOGANVILLE, GA. 30052. LL 154, 186; DISTRICT 4. PARCEL #LG050055, LG050057, PERMIT #

SEAL: GEORGIA II LEVEL CERTIFIED PROFESSIONAL # 0000077160 EXPIRATION DATE: 08/28/2027

Table with columns: REVISIONS, DATE. Includes revisions for Schematic Design, Design Development, Construction Docs Pricing.

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES

SHEET NUMBER: C-4.2
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 2184.001

SEE SHEET SERIES C-4 FOR EROSION AND SEDIMENTATION CONTROL PLANS

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

Project Name: O'Kelley Library
Local Issuing Authority: City of Loganville
Name & Email of person filling out checklist: Josh Carnes | carnese@fc-inc.net

Plan Page # Included Y/N
C-4.21 Y

- 1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
2 Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist and the GAEPD approval letter. * (A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)
4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
5 Provide the name, address, email address, and phone number of primary permittee.
6 Note total and disturbed acreages of the project or phase under construction.
7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
9 Description of the nature of construction activity and existing site conditions.
10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit.
13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit. *
14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit. *
15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of westerly vegetation or within 25 feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
22 Any construction activity which discharges storm water into an Impaired Stream Segment or within 1 linear mile upstream of and within the same watershed as any portion of a Biotically Impaired Stream Segment must comply with Part III, C. of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. *
25 Provide BMPs for the remediation of all petroleum spills and leaks.
26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
27 Description of practices to provide cover for building materials and building products on site. *
28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e. initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
30 Provide complete requirements of Inspections and record keeping by the primary permittee. *
31 Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
32 Provide complete details for Retention of Records as per Part IV.F. of the permit. *
33 Description of analytical methods to be used to collect and analyze the samples from each location. *
34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *
37 Graphic scale and North arrow.
38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:
Map Scale Ground Slope Contour Intervals, ft
1 inch = 100ft or larger scale Flat 0 - 2% 0.5 or 1
Rolling 2 - 8% 1 or 2
Steep 8% + 2.5 or 10
39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document bound at www.gaswcc.georgia.gov.
40 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *

- 41 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
43 Delineation and acreage of contributing drainage basins on the project site.
44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
47 Soil series for the project site and their delineation.
48 The limits of disturbance for each phase of construction.
49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures are required that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.

* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.

Effective January 1, 2024

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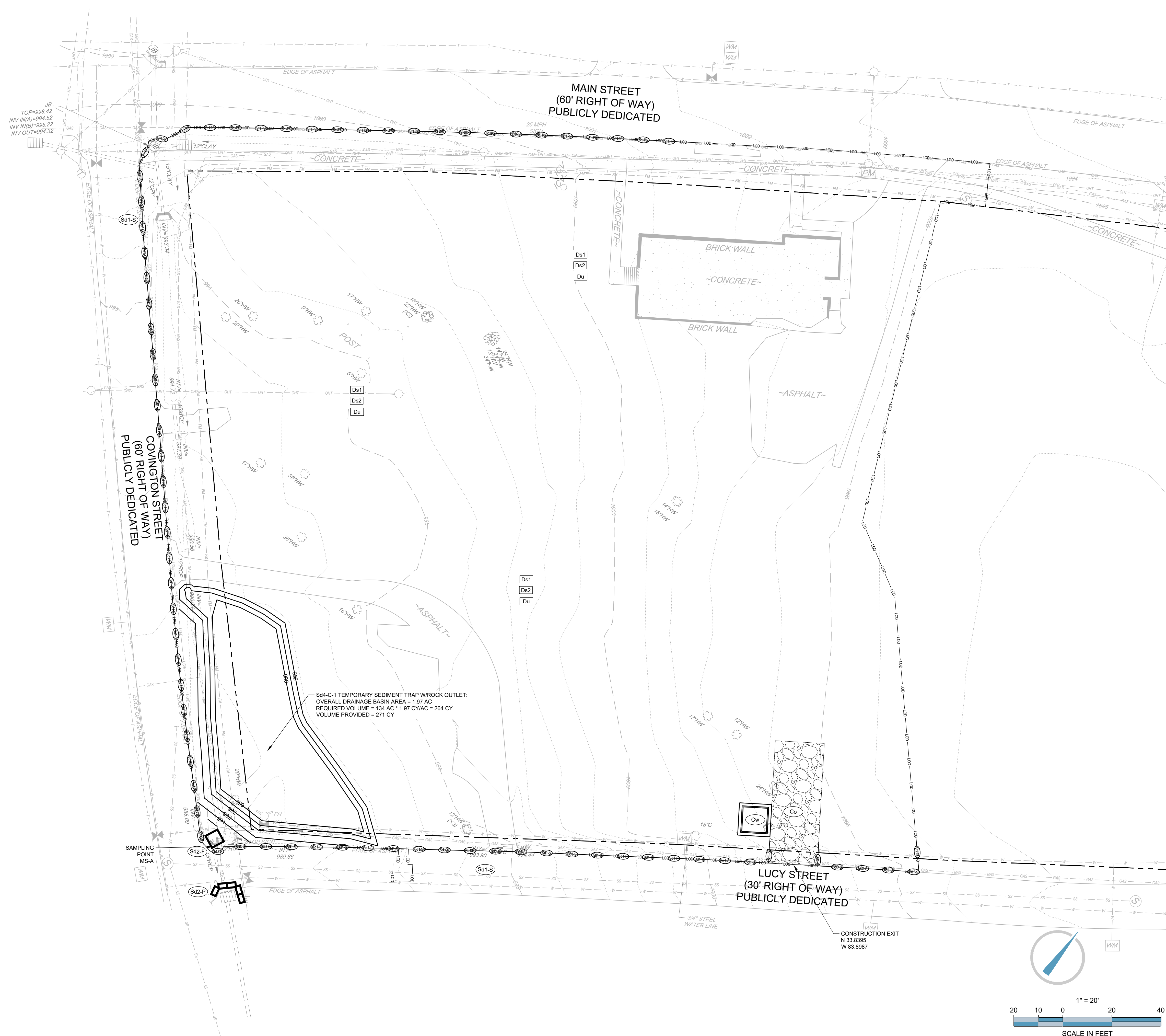
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Table with 2 columns: REVISIONS, DATE. Rows include SCHEMATIC DESIGN (2024.01.17), DESIGN DEVELOPMENT (2024.04.10), CONSTRUCTION DOCS PRICING (2024.06.28).


PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES

SHEET NUMBER: C-4.21
COMMENTS: NOT RELEASED FOR CONSTRUCTION
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REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

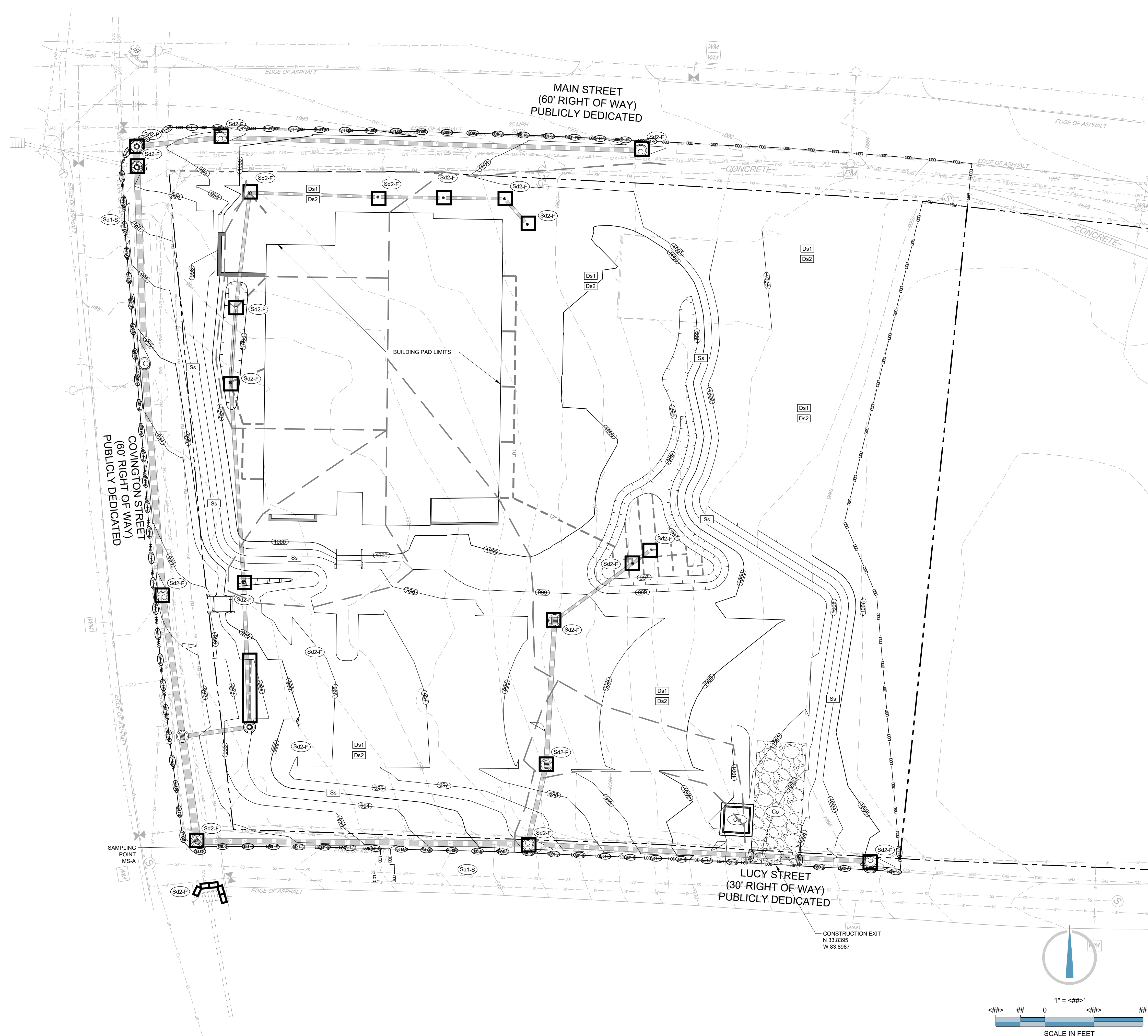
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 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: 1" = 20'

TITLE:
**INITIAL EROSION,
 SEDIMENTATION, & POLLUTION
 CONTROL PLAN**


SHEET NUMBER:
C-4.3
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2184.001



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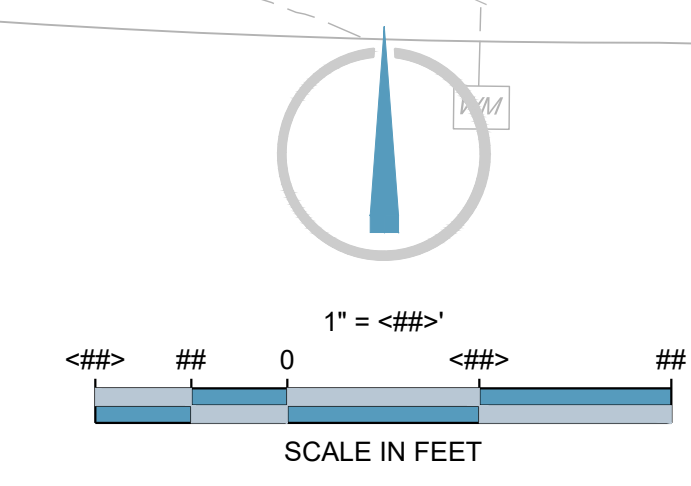
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 GEORGIA II LEVEL CERTIFIED
 PROFESSIONAL # 0000077160
 EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

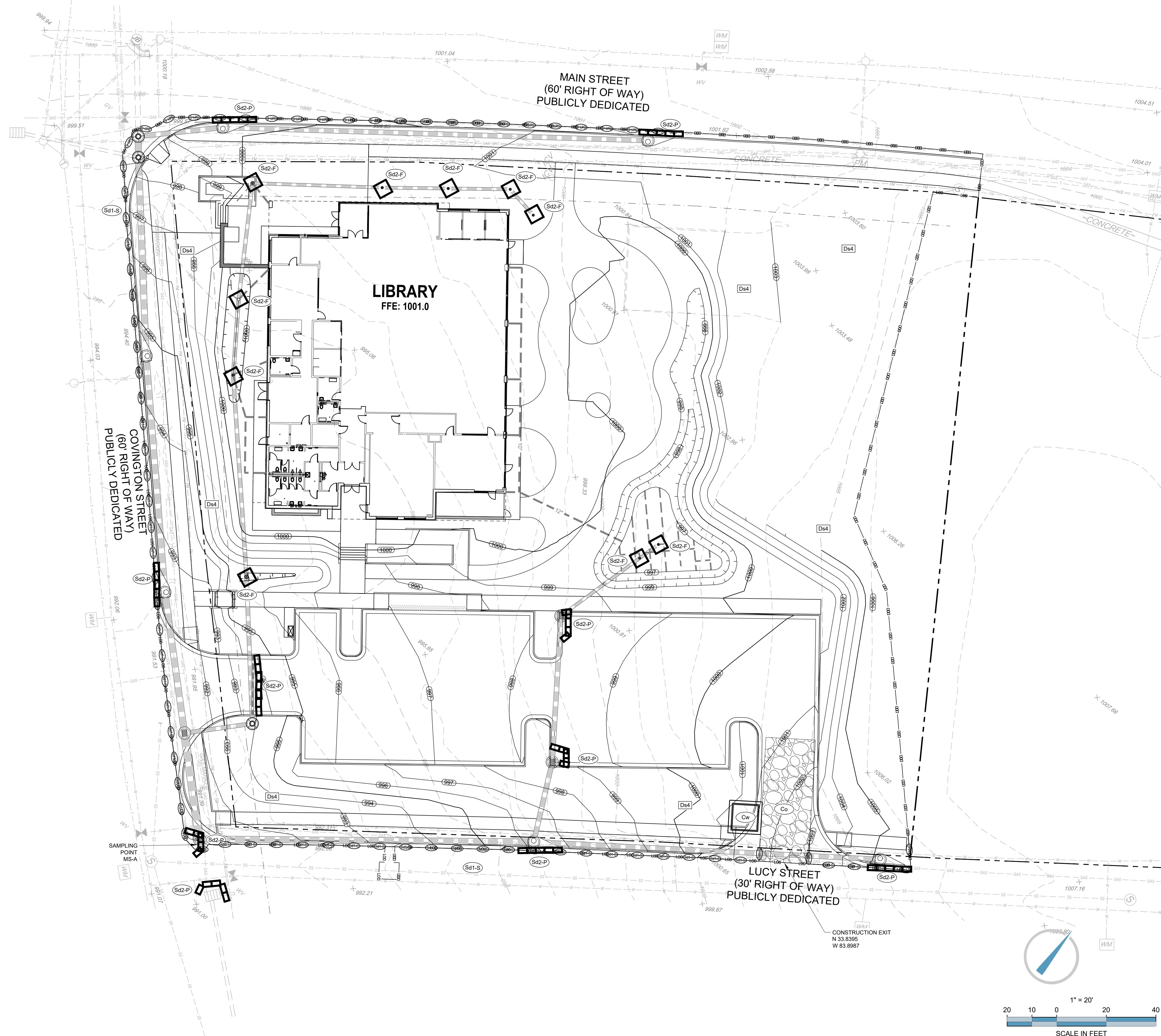
PROJECT MANAGER: JMB
 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: 1" = <##>'

TITLE:
**INTERMEDIATE EROSION,
 SEDIMENTATION, & POLLUTION
 CONTROL PLAN**


SHEET NUMBER:
C-4.4
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2184.001



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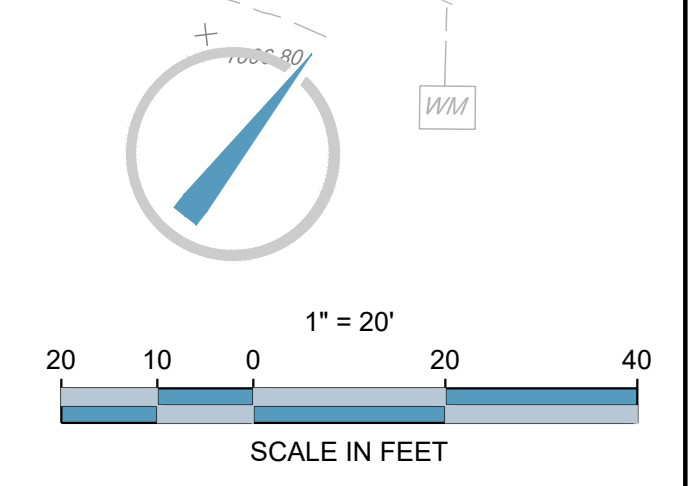
PROJECT:
O'KELLY MEMORIAL LIBRARY
 CONSTRUCTION DOCUMENTS
 210 MAIN STREET
 LOGANVILLE, GA, 30052
 LL 154, 186; DISTRICT 4
 PARCEL #LG050055, LG050057, PERMIT #

SEAL:
 GEORGIA II LEVEL CERTIFIED
 PROFESSIONAL # 0000077160
 EXPIRATION DATE: 08/28/2027

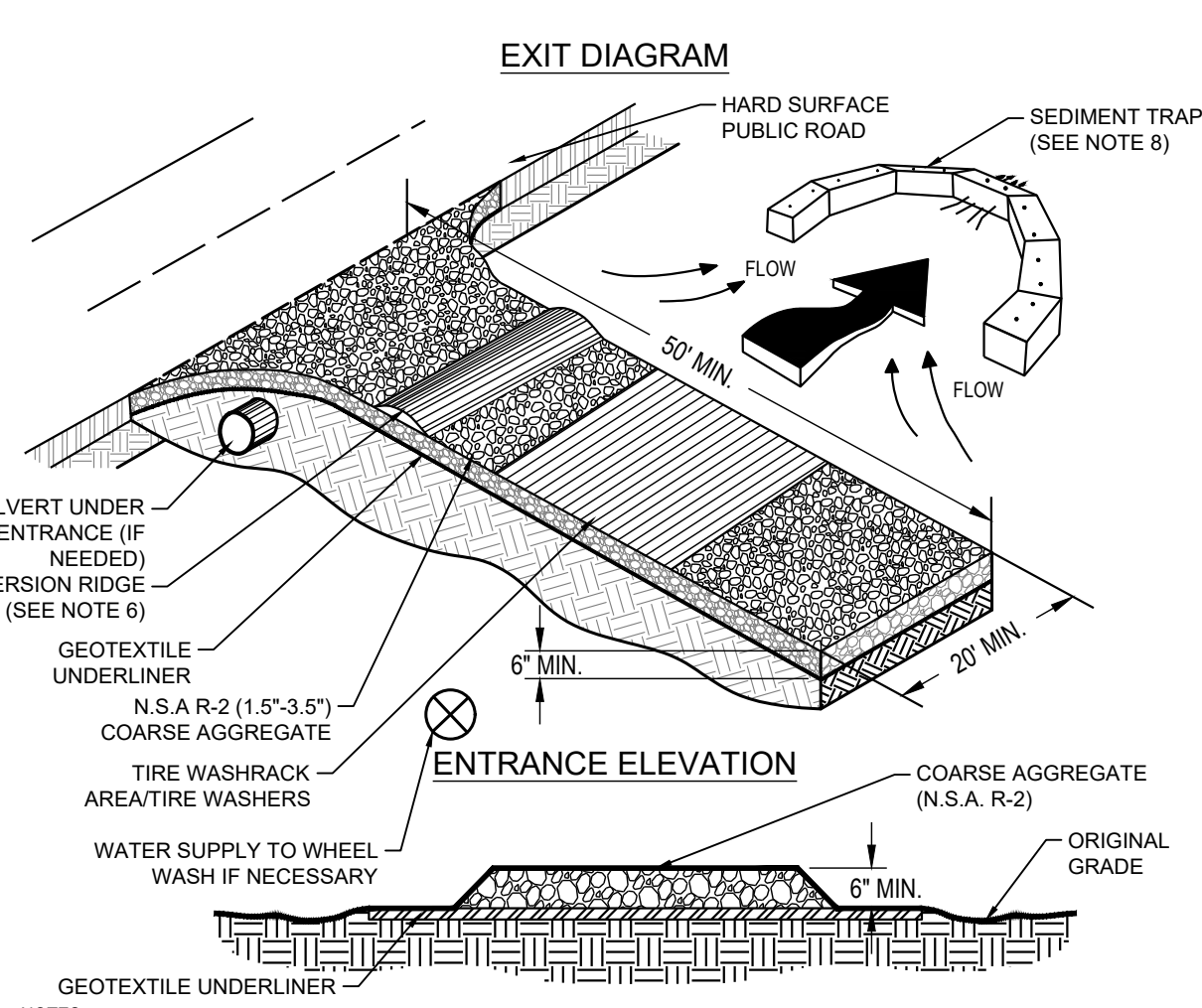
REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: 1" = 20'

TITLE:
**FINAL EROSION,
 SEDIMENTATION, & POLLUTION
 CONTROL PLAN**
 SHEET NUMBER:
C-4.5
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2184.001

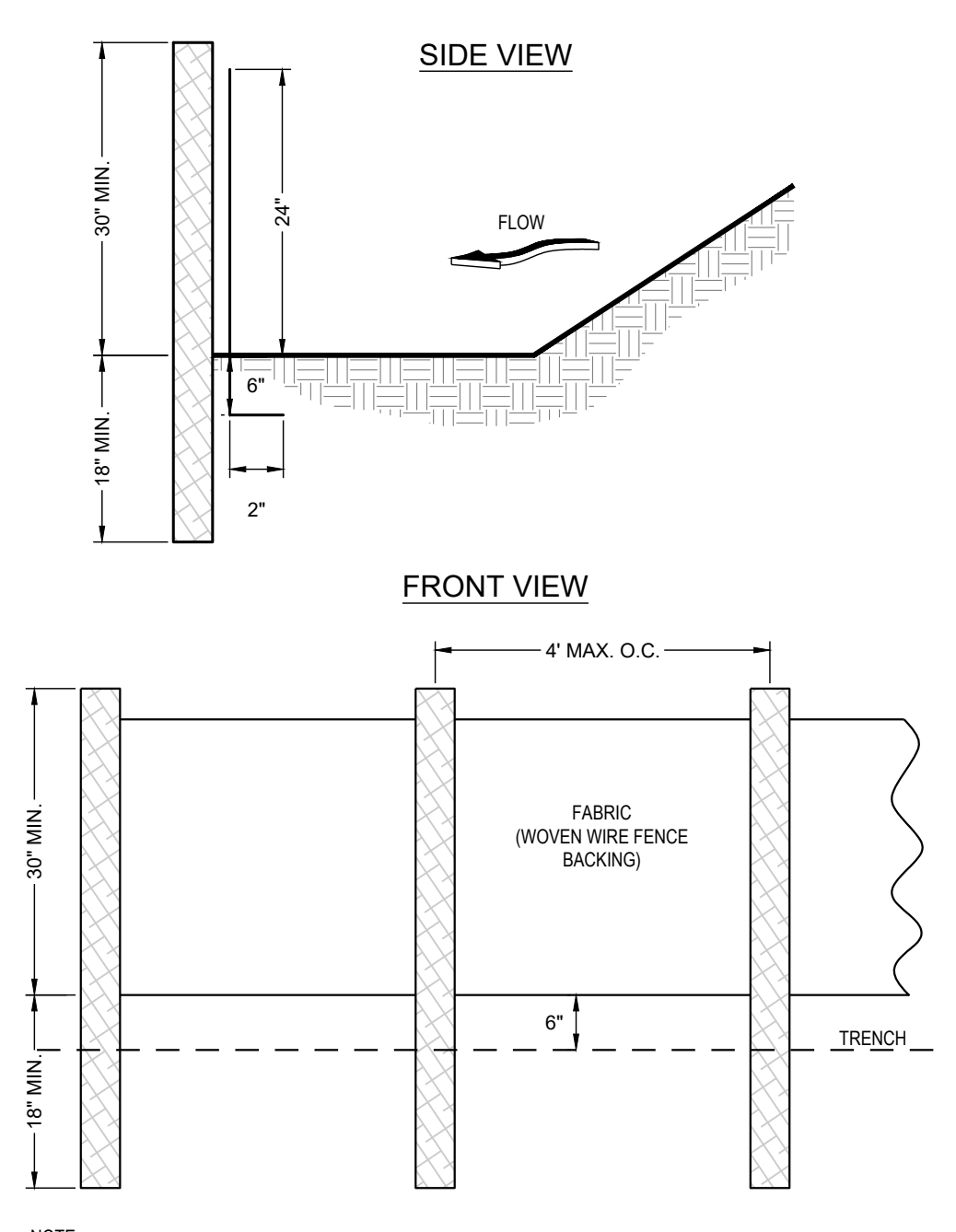


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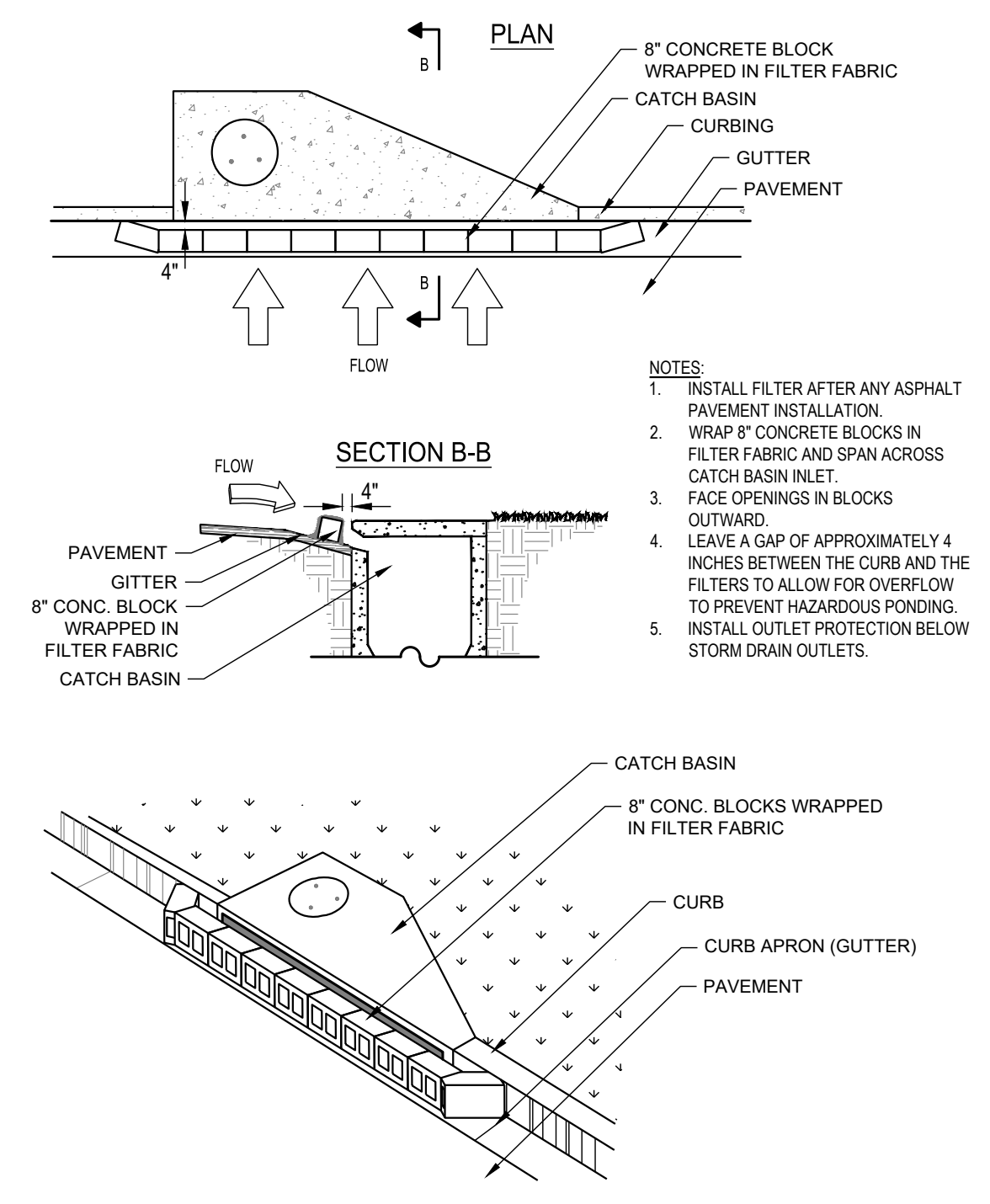
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 8".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

C0 CRUSHED STONE CONSTRUCTION EXIT
NOT TO SCALE



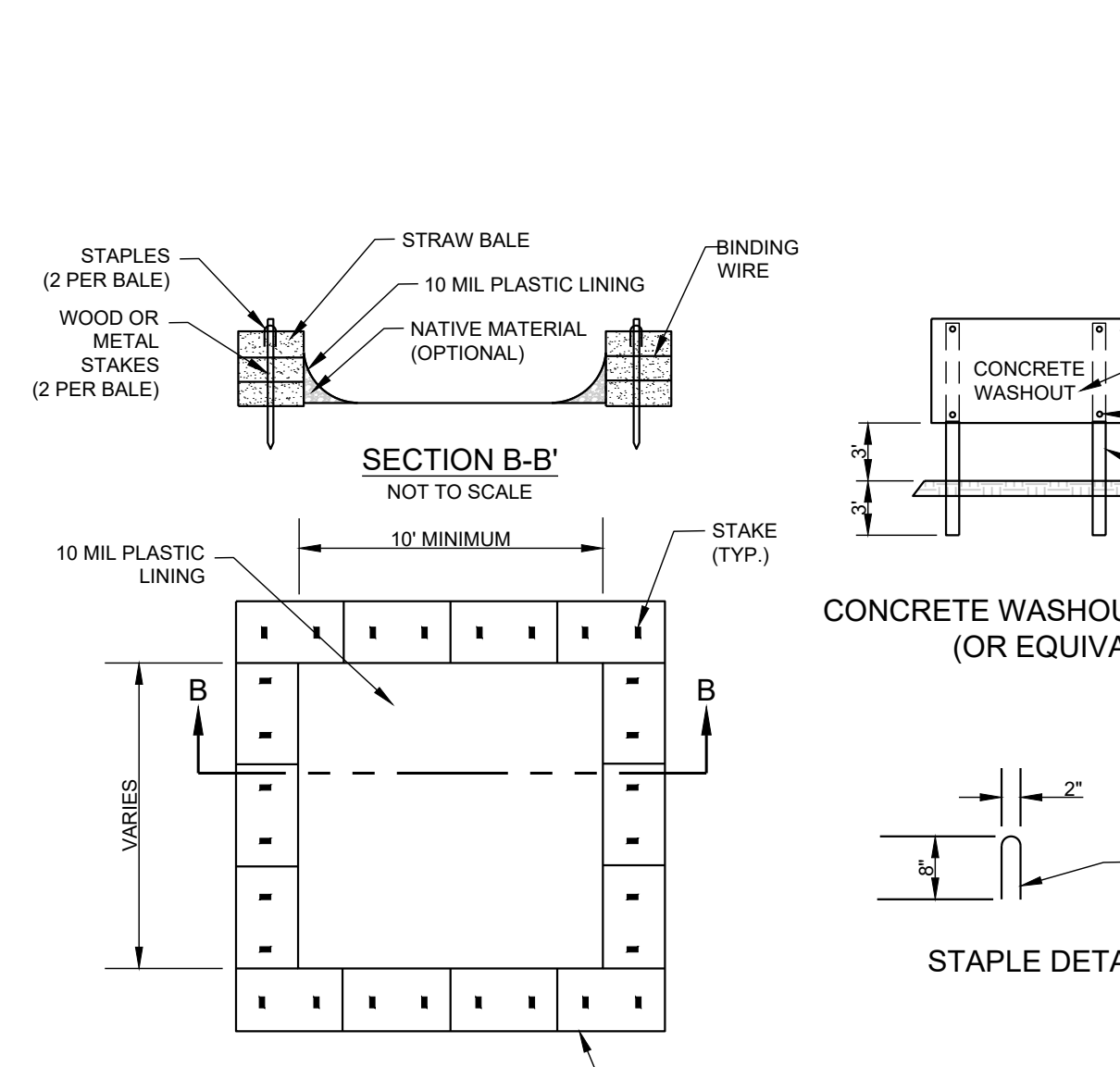
NOTE:
USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-S SILT FENCE -TYPE SENSITIVE
NOT TO SCALE



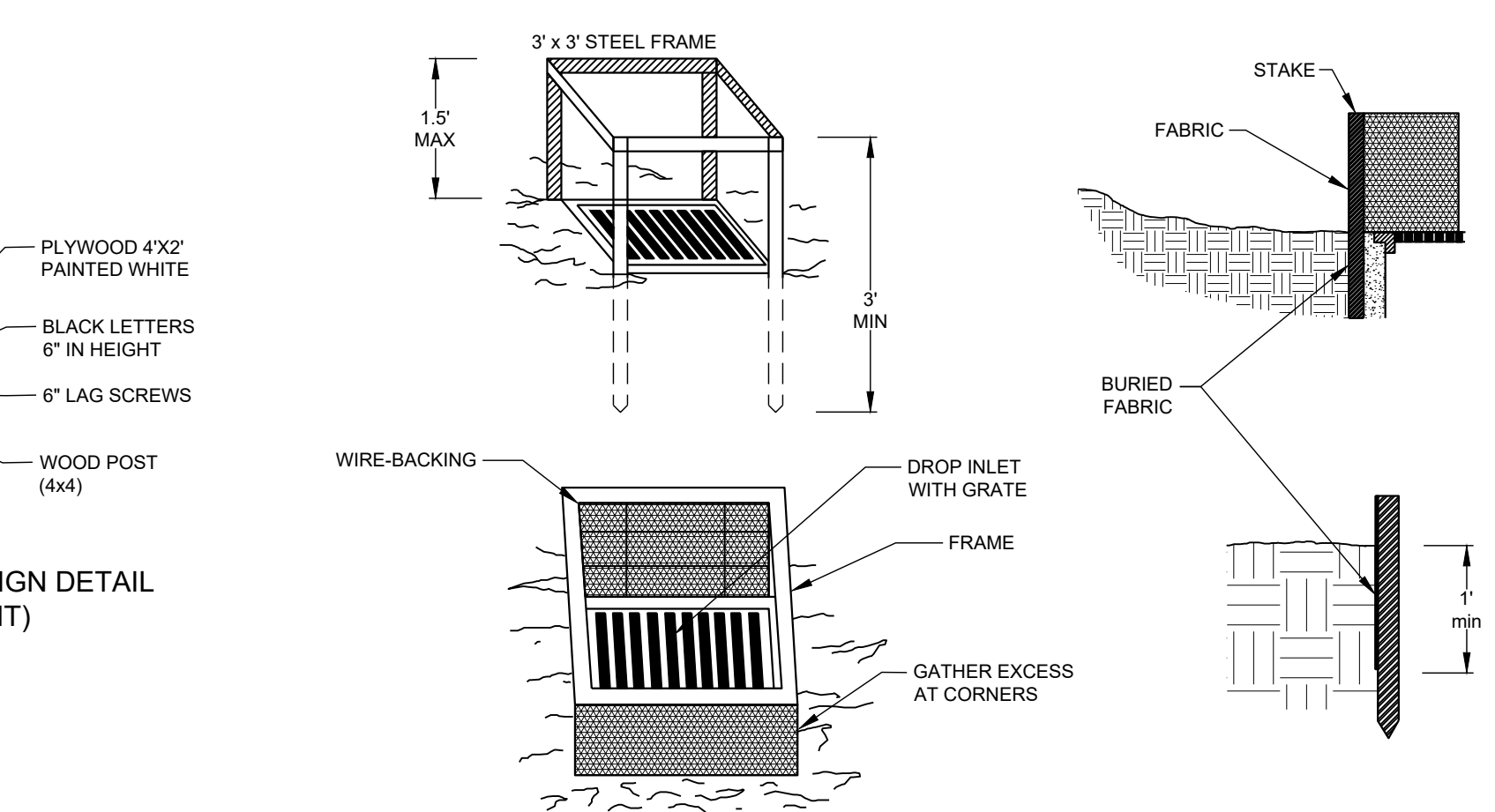
- NOTES:**
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 3. FACE OPENINGS IN BLOCKS OUTWARD.
 4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

Sd2-P CURB INLET FILTER "PIGS IN BLANKET"
NOT TO SCALE



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CW CONCRETE WASHOUT
NOT TO SCALE



- NOTES:**
1. FOR STAKES, USE STEEL WITH A MINIMUM LENGTH OF 3 FEET.
 2. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVE THEM INTO THE GROUND, MINIMUM OF 18 INCHES DEEP.
 3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2 X 4 INCH WOOD STRIPS AROUND THE CREST OF THE OVERFLOW AREA AT A MAXIMUM OF 1.5 FEET ABOVE THE DROP INLET CREST.
 4. PLACE THE BOTTOM 12 INCHES OF THE FABRIC IN A TRENCH AND BACKFILL THE TRENCH WITH CRUSHED STONE OF COMPACTED SOIL.
 5. FASTEN FABRIC SECURELY TO THE STAKES AND FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
 6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

Sd2-F INLET SEDIMENT TRAP - FILTER FABRIC WITH SUPPORTING FRAME
NOT TO SCALE

ENGINEER:

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CONTACT: STACY BROWN

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

210 MAIN STREET
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LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
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B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS

SHEET NUMBER: **C-4.6**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

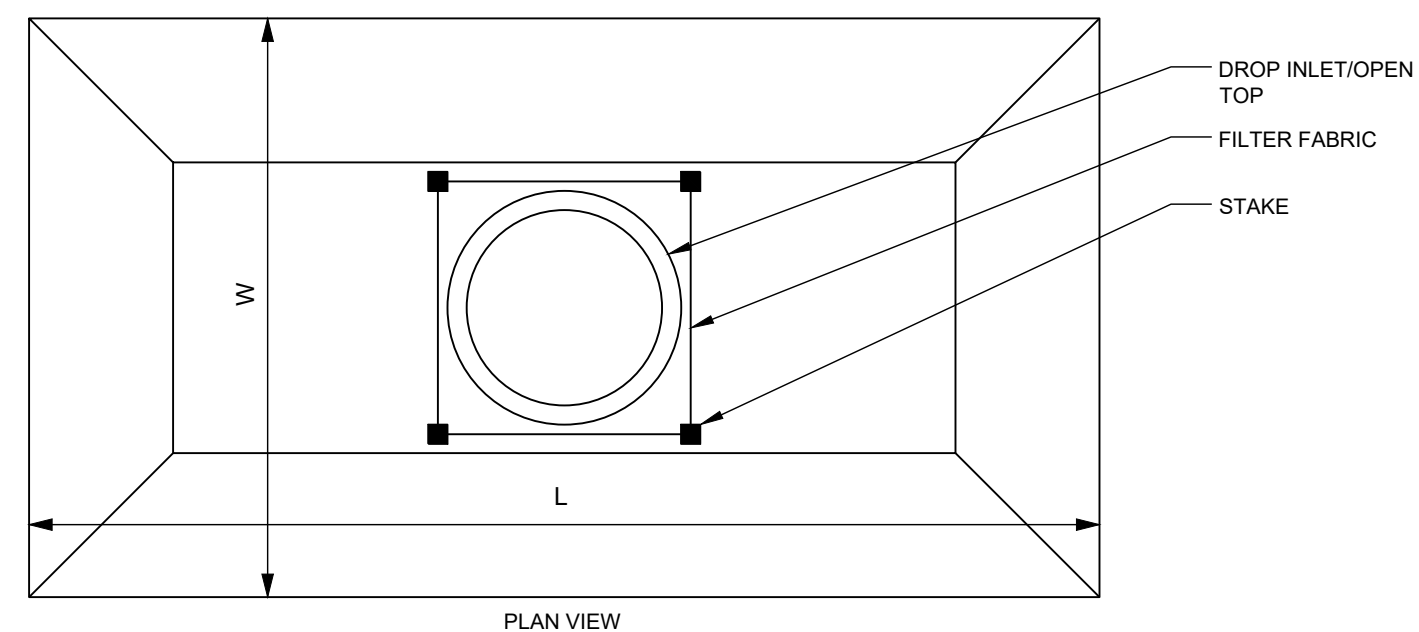
GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

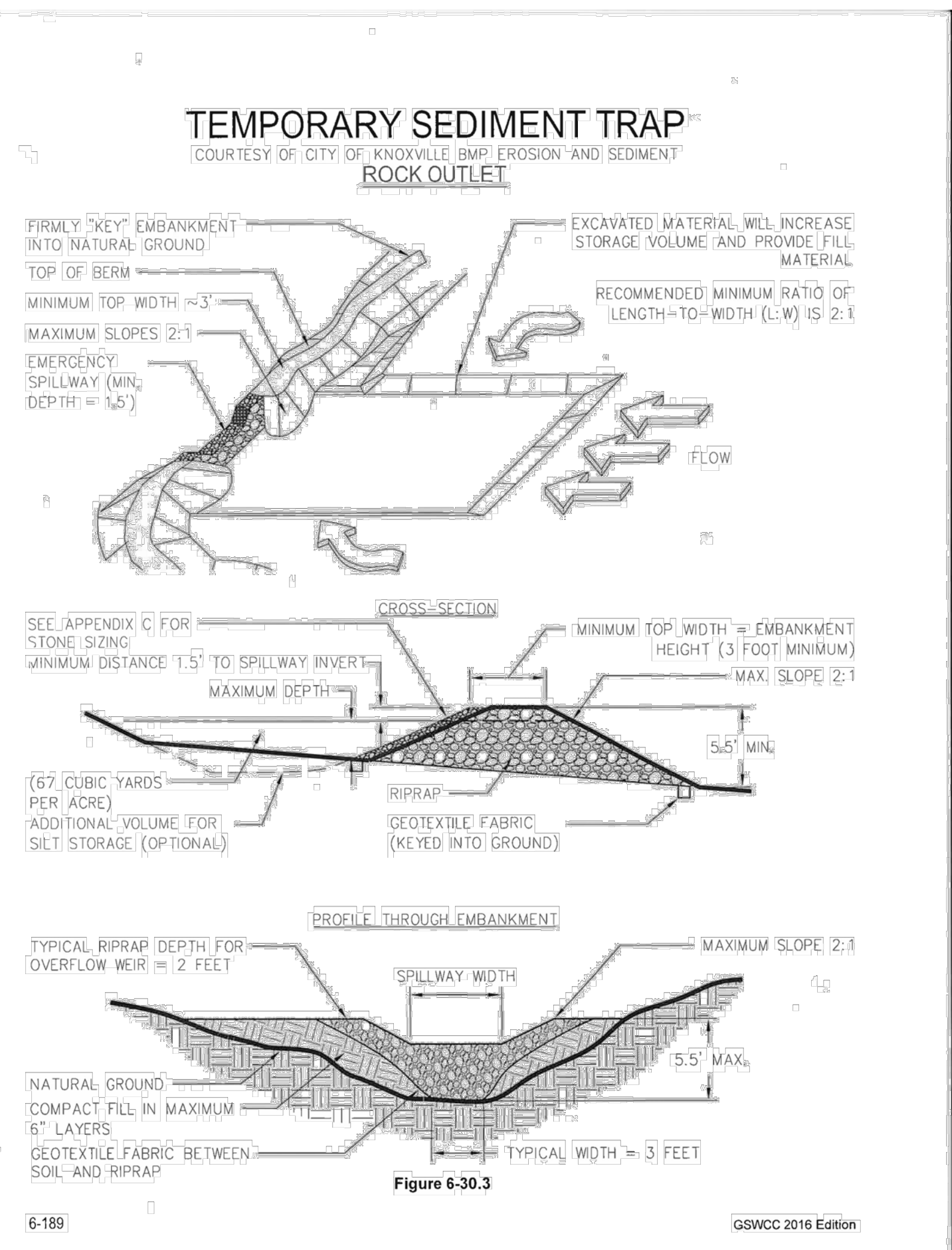
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Sd2-Excavated Inlet Sediment Trap Calculations

Structure ID	100	106	108	110	112	114	202	302	304
Drainage Area (1 ac. max.) (acres)	0.69	0.1	0.05	0.05	0.05	0.05	0.1	0.08	0.94
Volume Required (67 c.y./ac.) (c.y.)	46.2	6.7	3.4	3.4	3.4	3.4	6.7	5.4	63.0
Volume Required (cu. ft.)	1248	181	90	90	90	90	181	145	1700
Excavated Depth (ft.)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Circular									
Required Excav. Diameter (ft.)	29				10	10		10	34
Semi-Circular or Quarter-Circular									
Rectangular									
Length (ft.)		12	16	16			15		
Width (ft.)		8	3	3			7		
Volume Provided (cu. ft.)	1321		96	96	157	157	210	157	1816



Sd2-E EXCAVATED INLET SEDIMENT TRAP
NOT TO SCALE



Sd4-C EXCAVATED INLET SEDIMENT TRAP (ROCK OUTLET)
NOT TO SCALE

ENGINEER:

FORESITE
group

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DEVELOPER:

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CONTACT: STACY BROWN

PROJECT:

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

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LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
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C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS

SHEET NUMBER: **C-4.7**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

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Know what's below.
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Ds1 MULCHING FOR TEMPORARY STABILIZATION WITHOUT VEGETATION

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

SITE PREPARATION

- 1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERM, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCH MATERIALS AND APPLICATION RATES

Table with 2 columns: MATERIAL and RATE. Lists materials like wood waste, straw, polyethylene film and their application rates.

APPLICATION

- 1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, ADD 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT.

ANCHORING MULCH

- 1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 1 TO 1 1/2 INCHES APART.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

REQUIRED APPLICATION RATE.

GRADING AND SHAPING

- 1. EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, AND OTHERS.
2. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

- 1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
2. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE FITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A FURROW FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

- 1. SOIL TESTS MUST BE PERFORMED DETERMINE THE REQUIRED AMOUNTS OF FERTILIZER, LIME, AND OTHER AMENDMENTS. SOIL TESTS SHOULD INCLUDE RECOMMENDATIONS FOR APPLICATION RATES.
2. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD.
3. ALL GRADED AREAS REQUIRE LIME APPLICATION UNLESS SOIL TEST INDICATE OTHERWISE.
4. BIOSTIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL.
5. FERTILIZER SHOULD BE APPLIED BEFORE SEEDBED PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER), DRILL OR CULTPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED LIGHTLY" TO COVER SEED WITH SOIL IF SEED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL, HOWEVER, THE USE OF MULCH CAN OFTEN ACCELERATE AND ENHANCE GERMINATION AND VEGETATION ESTABLISHMENT. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (Ds1).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WATERED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NOTE THAT IN THE CASE OF DISCREPANCIES BETWEEN ANY OF THE INFORMATION BELOW AND THE INFORMATION CONTAINED IN TREE REPLACEMENT AND LANDSCAPE PLANS & DETAILS, THE LATTER SHALL BE USED.

GRADING AND SHAPING

- 1. GRADING AND SHAPING MAY NOT BE WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
2. WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.
3. CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

LIME AND FERTILIZER RATES

- 1. AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. ALL GRADED AREAS REQUIRE LIME APPLICATION UNLESS SOIL TEST INDICATE OTHERWISE. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED.
2. AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES AND SOME LANDSCAPING IS PLANTED. REFER TO TREE PROTECTION AND LANDSCAPE PLANS FOR LIME REQUIREMENTS IN AREAS OF TREES AND SHRUBS.
3. REFER TO THE TABLE ON THIS SHEET OR TABLE 6-5.1 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL, IN GA, SIXTH EDITION, FOR FERTILIZER REQUIREMENTS BY PLANTING SPECIES.

LIME AND FERTILIZER APPLICATION

- 1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED, THE INITIAL FERTILIZER SHALL BE MIXED WITH SEED, INOCULANT (IF NEEDED), AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE INOCULANT, IF NEEDED, SHALL BE MIXED WITH THE SEED PRIOR TO BEING PLACED INTO THE HYDRAULIC SEEDER. THE SLURRY MIXTURE WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.
2. FINELY GROUND LIMESTONE CAN BE APPLIED IN THE MULCH SLURRY OR IN COMBINATION WITH THE TOP DRESSING.
3. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
a. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
b. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS.
c. BROADCAST AFTER STEEP SURFACES ARE SCARIFIED, PITTED OR TRENCHED.
d. A FERTILIZER PELLET SHALL BE PLACED AT ROOT DEPTH IN THE CLOSING HOLE BESIDE EACH PINE TREE SEEDLING.

PLANT SELECTION

- 1. PLANT AND LANDSCAPE SPECIES TO BE AS INDICATED ON THE TREE REPLACEMENT PLAN AND LANDSCAPE PLANS. IN THE EVENT NO SUCH PLAN HAS BEEN PREPARED, AND SPECIES IS NOT CALLED OUT SPECIFICALLY ON THE PERMANENT VEGETATION PLAN, SPECIES ARE TO BE SELECTED BASED ON THE TABLES SHOWN ON THIS SHEET OR FROM TABLES 6-4.1, 6-5.2, 6-5.3, OR 6-5.4 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL, IN GEORGIA, SIXTH EDITION, AND APPROVED IN WRITING BY THE OWNER.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED (BUT IS STRONGLY RECOMMENDED FOR ANY SEEDING PROCESS, WHEN POSSIBLE). WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS

- 1. TILLAGE AT A MINIMUM SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES. ALLEVIATE COMPACTION, INCORPORATE LIME AND FERTILIZER, SMOOTH AND FIRM THE SOIL, ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS, AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE FITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

- 1. ALL INDIVIDUAL PLANTINGS SHOULD BE PERFORMED IN ACCORDANCE WITH LANDSCAPE OR TREE REPLACEMENT PLANS.

INOCULANTS

- 1. ALL LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANT SHALL BE A PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER.
2. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANT TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER. FOR HYDRAULIC SEEDING, FOUR TIMES THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.
3. ALL INOCULATED SEED SHALL BE PROTECTED FROM THE SUN AND HIGH TEMPERATURES AND SHALL BE PLANTED THE SAME DAY INOCULATED. NO INOCULATED SEED SHALL REMAIN IN THE HYDROSEEDER LONGER THAN ONE HOUR.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTPACKER-SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL. FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGER SEED WHEN USING A CULTPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% TO 100% SOIL COVER. PERMANENT MULCH COVER SEEDING WHERE VEGETATION IS NOT APPLIED SHOULD BE PLACED AS INDICATED ON TREE REPLACEMENT AND/OR LANDSCAPING PLANS, OR AT THE DIRECTION OR APPROVAL OF THE OWNER. MULCH SELECTION FOR TEMPORARY COVER OR PERMANENT VEGETATION SHALL BE BASED ON THE TABLES SHOWN IN THE "MULCH REQUIREMENTS FOR PERMANENT STABILIZATION" TABLE ON THIS SHEET.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPersed WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AN IN UNIFORM APPLICATION DURING SEEDING. APPLYING MULCH

APPLYING MULCH

STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

- 1. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT. LEAVING MUCH OF IT IN AN UPRIGHT POSITION. MULCH SHALL NOT BE PLOUED INTO THE SOIL.
2. SYNTHETIC TACKIFIERS, BINDERS OR HYDRAULIC MULCH SPECIFICALLY DESIGNED TO TACK STRAW, SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ALL TACKIFIERS, BINDERS OR HYDRAULIC MULCH SPECIFICALLY DESIGNED TO TACK STRAW SHOULD BE VERIFIED NONTOXIC THROUGH EPA 2021 TESTING. REFER TO TACKIFIERS-TAC RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE-HALF BUSHEL PER ACRE.
3. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE USED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

BEDDING MATERIAL

MULCH SHALL BE APPLIED TO ORNAMENTAL BEDS, AROUND SHRUBS, AND ON BARE AREAS ON LAWNS. WHEN BEDDING MATERIALS ARE NOT SPECIFIED ON THE LANDSCAPE AND/OR TREE REPLACEMENT PLANS, THE CONTRACTOR SHALL SELECT AND SEEK PRIOR APPROVAL OF THE OWNER TO PLACE BEDDING MATERIAL SHOWN IN THE "MULCH REQUIREMENTS FOR PERMANENT STABILIZATION" TABLE ON THIS SHEET.

IRRIGATION

WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION.

TOPDRESSING

TOPDRESSING WILL BE APPLIED ON ALL TEMPORARY AND PERMANENT (PERENNIAL) SPECIES PLANTED ALONE OR IN MIXTURES WITH OTHER SPECIES. RECOMMENDED RATES OF APPLICATION ARE LISTED ON THIS SHEET AND IN TABLE 6-5.1 OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GA, SIXTH EDITION.

MULCH REQUIREMENTS FOR PERMANENT STABILIZATION

Table with 3 columns: MATERIAL, RATE, WHERE TO USE. Lists materials like dry straw, wood cellulose mulch, wood pulp fiber, wood cellulose or wood pulp fiber w/ tackifier, sericea lespedeza hay, grain straw, grass hay, pine needles, chipped wood mulch, pine bark.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

SOIL PREPARATION

- 1. BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1" APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL, TYPE SOIL.
2. TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DONT USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.
3. FERTILIZE AT RATES SHOWN IN THE "FERTILIZER RATES FOR SOD" TABLE ON THIS SHEET.
4. AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS IF AVAILABLE OR AT A RATE OF 1 TO 2 TONS PER ACRE.

LIME AND FERTILIZER RATES

FERTILIZE AT RATES SHOWN IN THE "FERTILIZER RATES FOR SOD" TABLE ON THIS SHEET. AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS IF AVAILABLE OR AT A RATE OF 1 TO 2 TONS PER ACRE.

INSTALLATION

- 1. LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DONT OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD.
2. ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
3. SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.
4. SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
5. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER, IF IRRIGATION IS NOT AVAILABLE.
6. THE SOD TYPE SHOULD BE BASED ON THE LANDSCAPE PLANS, OR IN THE CASE LANDSCAPE PLANS ARE NOT INCLUDED, AT THE DIRECTION OF THE OWNER.

FERTILIZER REQUIREMENTS FOR SOD

Table with 6 columns: SPECIES VARIETY, RESOURCE AREAS, MAINT. YEAR, FERTILIZER (N-P-K), RATE (LB/AC), NITROGEN TOP DRESSING (LB/AC). Lists species like Bermuda grass, Bahia grass, Centipede, St Augustine, Zoysia, Tall fescue.

M-L: MOUNTAIN-LIMESTONE, P: PIEDMONT, C: COASTAL. SEE "THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, SIXTH EDITION FOR MAJOR LAND RESOURCE AREAS.

Ss SLOPE STABILIZATION

ALL SLOPE STABILIZATION PRODUCTS MUST HAVE A DOCUMENTED "C" FACTOR OF 0.880 PER ASTM D6459 AND BE ON THE GASWC APPROVED PRODUCTS LIST (APL).

ROLLED EROSION CONTROL PRODUCT (RECP) CLASSIFICATIONS:

- SHORT TERM - FUNCTIONAL LONGEVITY OF 12 MONTHS
• EXTENDED TERM - FUNCTIONAL LONGEVITY OF 24 MONTHS
• LONG TERM - FUNCTIONAL LONGEVITY OF 36 MONTHS

REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", SIXTH EDITION, FOR MORE DETAILED INFORMATION ON SPECIFIC LONGEVITY CRITERIA.

THE APPROVED PRODUCTS LIST AND TEST METHODS FOR APPROVED MATERIALS ARE AVAILABLE AT THE GEORGIA SOIL AND WATER CONSERVATION WEBSITE (HTTP://WWW.GASWC.GEORGIA.GOV.)

SITE PREPARATION

AFTER THE SITE HAS BEEN SHAPED AND GRADED TO DESIGN, PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN ONE INCH IN DIAMETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL SURFACE WITH THE SOIL SURFACE. SURFACE MUST BE SMOOTH TO ENSURE PROPER CONTACT OF BLANKETS OR MATTING TO THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF FROM THE DITCH OR SLOPE DURING INSTALLATION.

MAINTENANCE

ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

Du DUST CONTROL ON DISTURBED AREAS

REFER TO THE POLLUTION CONTROL NOTES FOR RECOMMENDED SEQUENCE AND PRACTICE OF DUST CONTROL MEASURES.

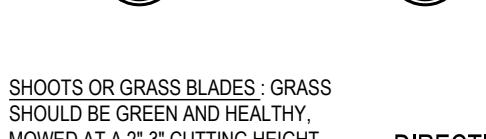
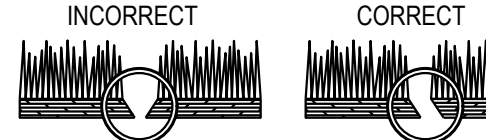
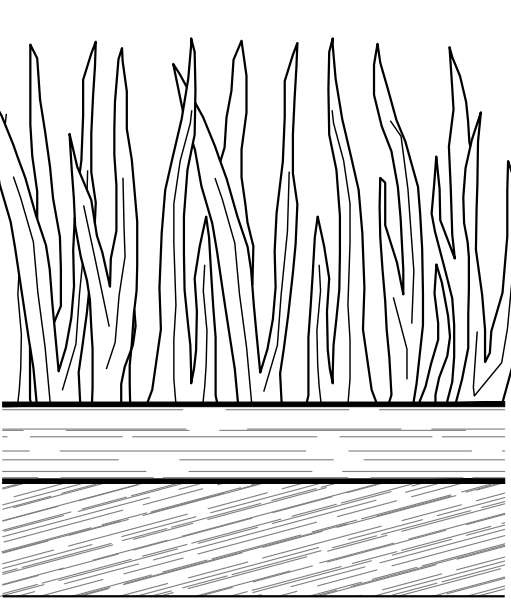
TEMPORARY METHODS

- 1. APPLICATION OF MULCH (SEE Ds1)
2. TEMPORARY VEGETATIVE COVER (SEE Ds2)
3. SPRAY ON ADHESIVES (SEE Ts4)
4. TILLAGE - THE ROUGHENING OF SOIL AND BRING CLODS TO THE SURFACE. IT SHOULD BE USED AS AN EMERGENCY MEASURE BEFORE HIGH WIND EROSION POTENTIAL.
5. IRRIGATION - SPRINKLE WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, SALES OF HAY, AND SIMILAR MATERIALS TO BE PLACED TO RIGHT ANGLES OF PREVAILING CURRENTS. TO BE EFFECTIVE, BARRIERS MUST BE AT INTERVALS OF APPROX. 15 TIMES THEIR HEIGHT.
7. CALCIUM CHLORIDE APPLICATION - APPLY AS NEEDED TO KEEP SURFACE MOIST.

PERMANENT METHODS

- 1. PERMANENT VEGETATION - (SEE Ds3)
2. TOPSOILING - COVER WITH LESS ERODIBLE TOPSOIL
3. STONE - COVER AREAS SUBJECT TO WIND EROSION AND HIGH TRAFFIC AREAS WITH CRUSHED STONE OR COARSE GRAVEL.

APPEARANCE OF GOOD SOD



INCORRECT CORRECT BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

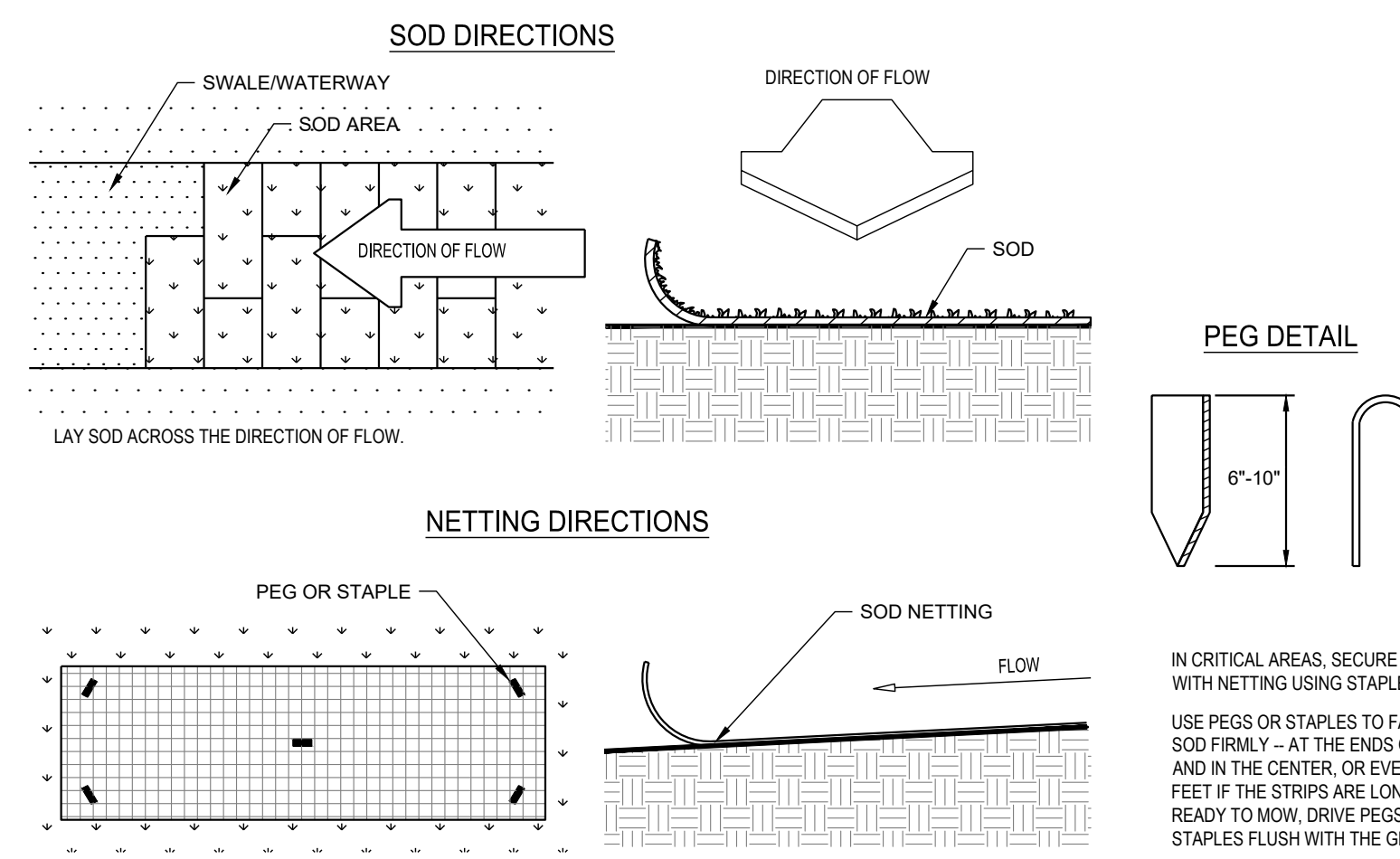
SHOOTS OR GRASS BLADES - GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2-3" CUTTING HEIGHT. THATCH - GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK). ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

DIRECTIONS FOR INITIAL MAINTENANCE

- Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
Step 3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

SOD MAINTENANCE AND INSTALLATION

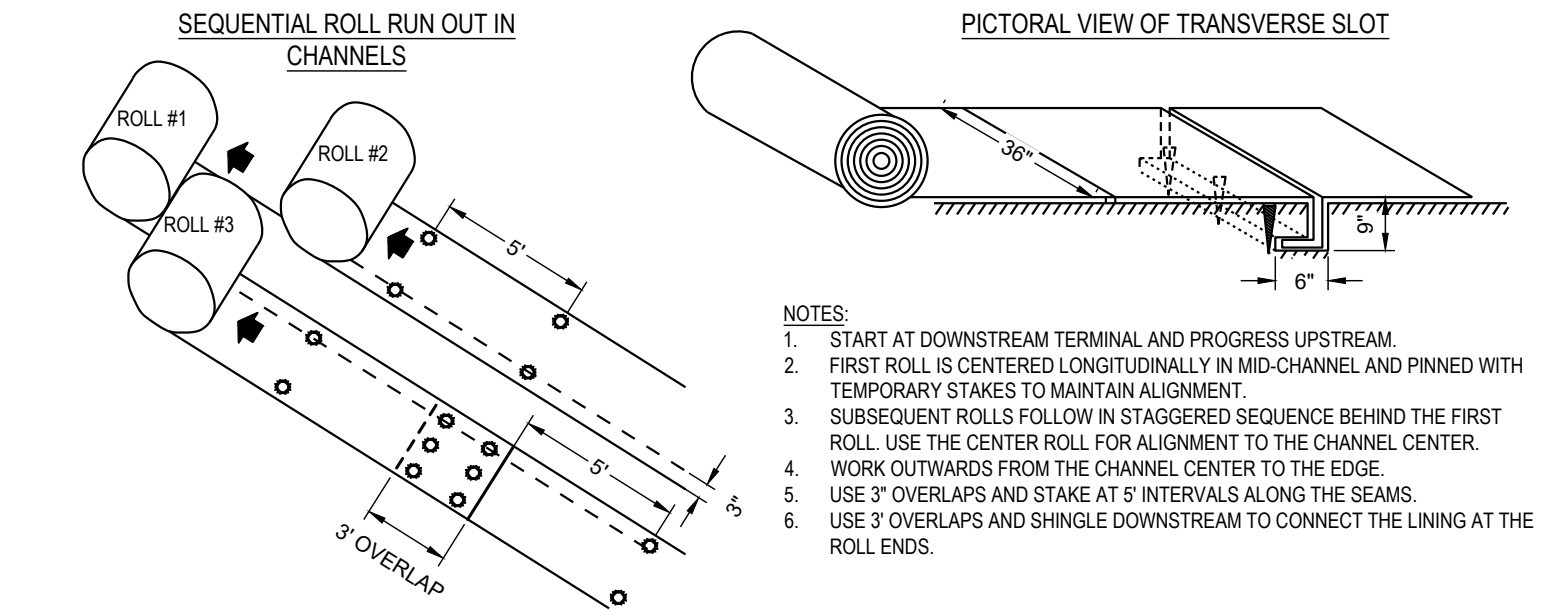
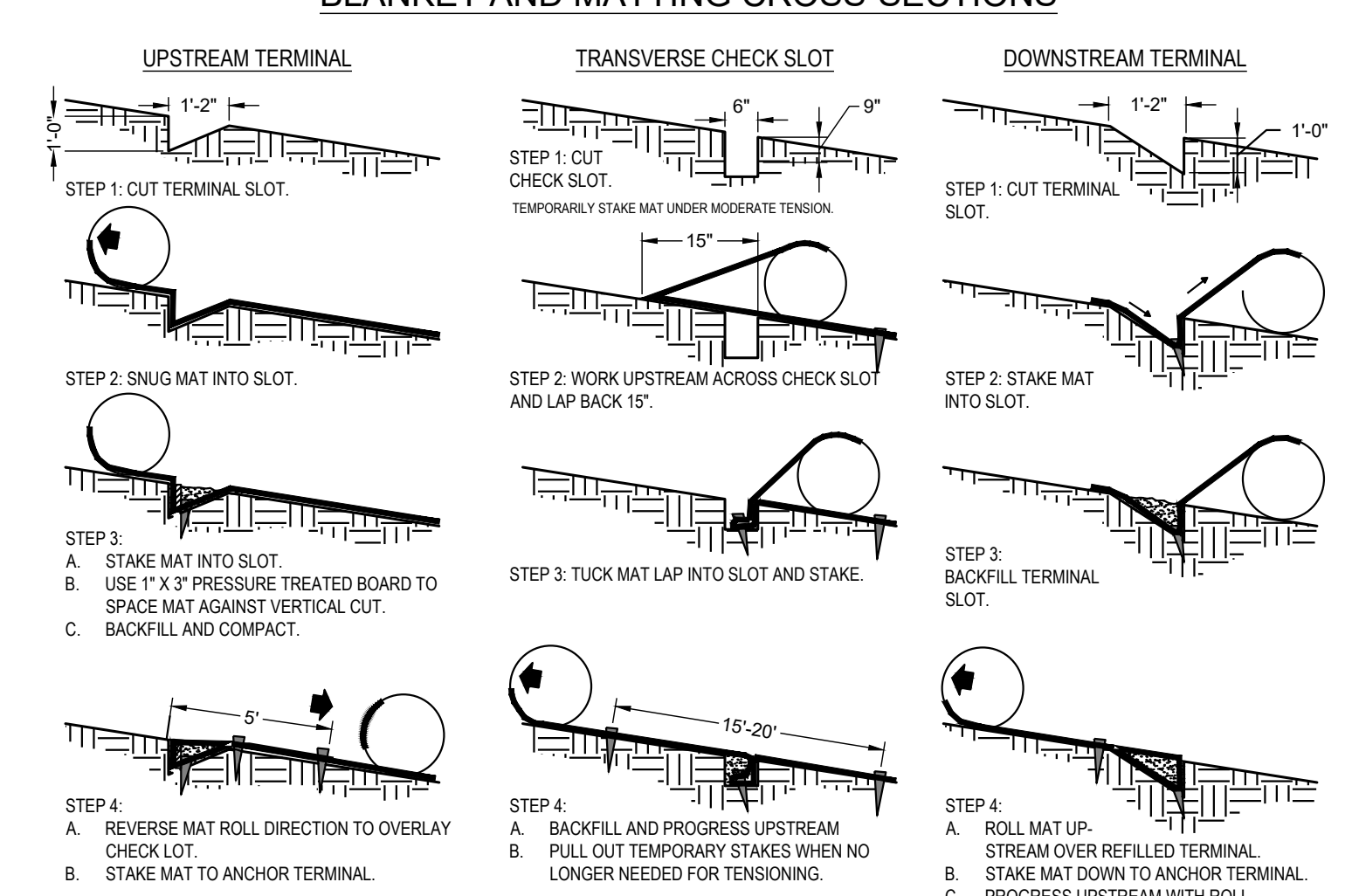
NOT TO SCALE



SODDED WATERWAYS

NOT TO SCALE

BLANKET AND MATTING CROSS-SECTIONS



Ss TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

NOT TO SCALE

ENGINEER: FORESITE group. Contact info: 770.368.1399, 3740 Dawood Ct, Suite 100, Peachtree Corners, GA 30092.

DEVELOPER: AZALEA REGIONAL LIBRARY SYSTEM. 1121 EAST AVENUE, MADISON, GA 30650, (706) 342-4974. CONTACT: STACY BROWN.

PROJECT: O'KELLY MEMORIAL LIBRARY. CONSTRUCTION DOCUMENTS. 210 MAIN STREET, LOGANVILLE, GA. 30052, LL 154, 186; DISTRICT 4. PARCEL #L0505055, L0505057, PERMIT #

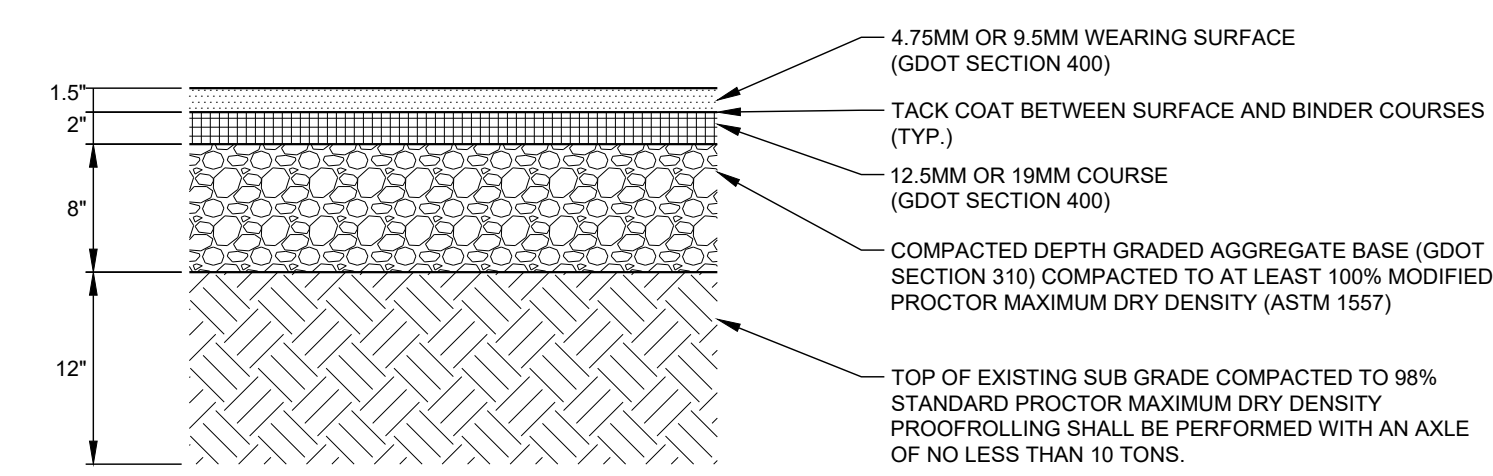
SEAL: GEORGIA I LEVEL CERTIFIED PROFESSIONAL # 0000077160. EXPIRATION DATE: 08/28/2027.

Table with 2 columns: REVISIONS, DATE. Lists schematic design, design development, and construction docs pricing.

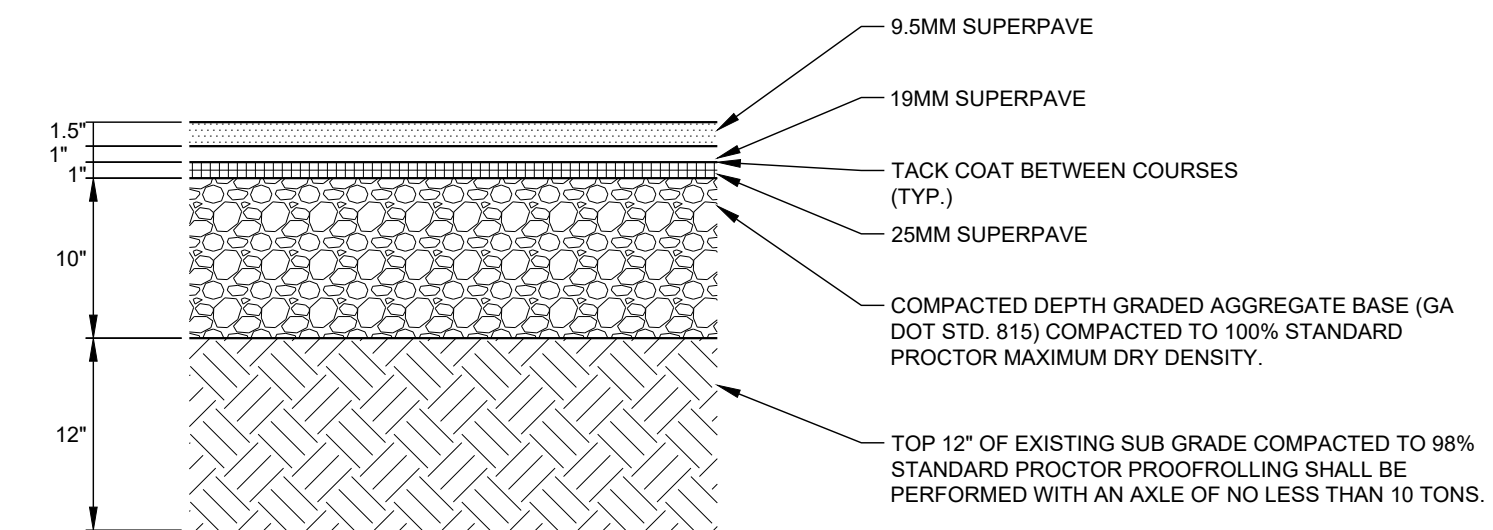
PROJECT MANAGER: JMB. DRAWING BY: JMB. JURISDICTION: LOGANVILLE, GA. DATE: 2024.04.12. SCALE: AS SHOWN. TITLE:

EROSION, SEDIMENTATION, & POLLUTION CONTROL DETAILS

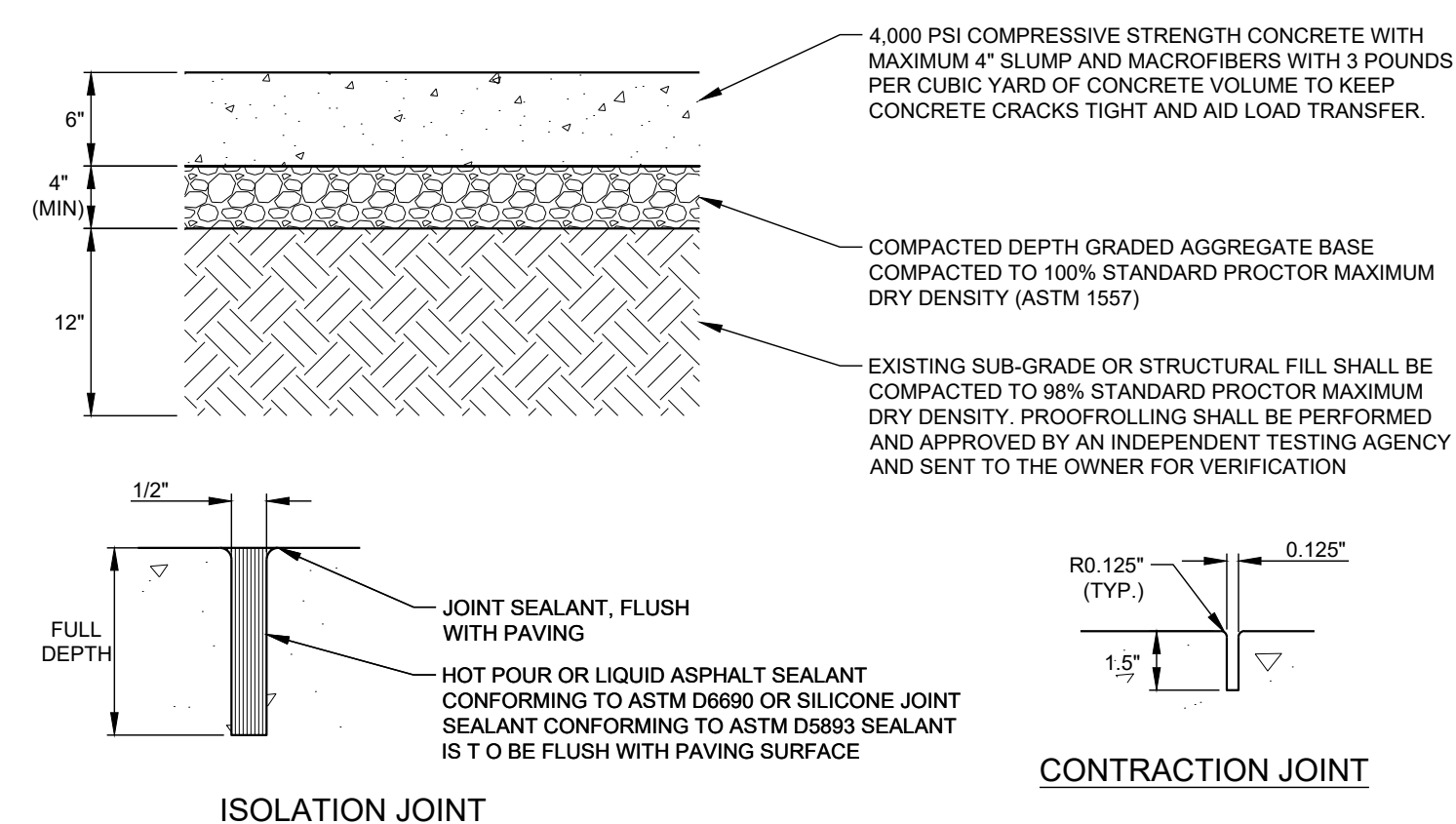
SHEET NUMBER: C-4.8. COMMENTS: NOT RELEASED FOR CONSTRUCTION. JOB/FILE NUMBER: 2184.001.



C-5 HEAVY DUTY ASPHALT PAVING
NOT TO SCALE

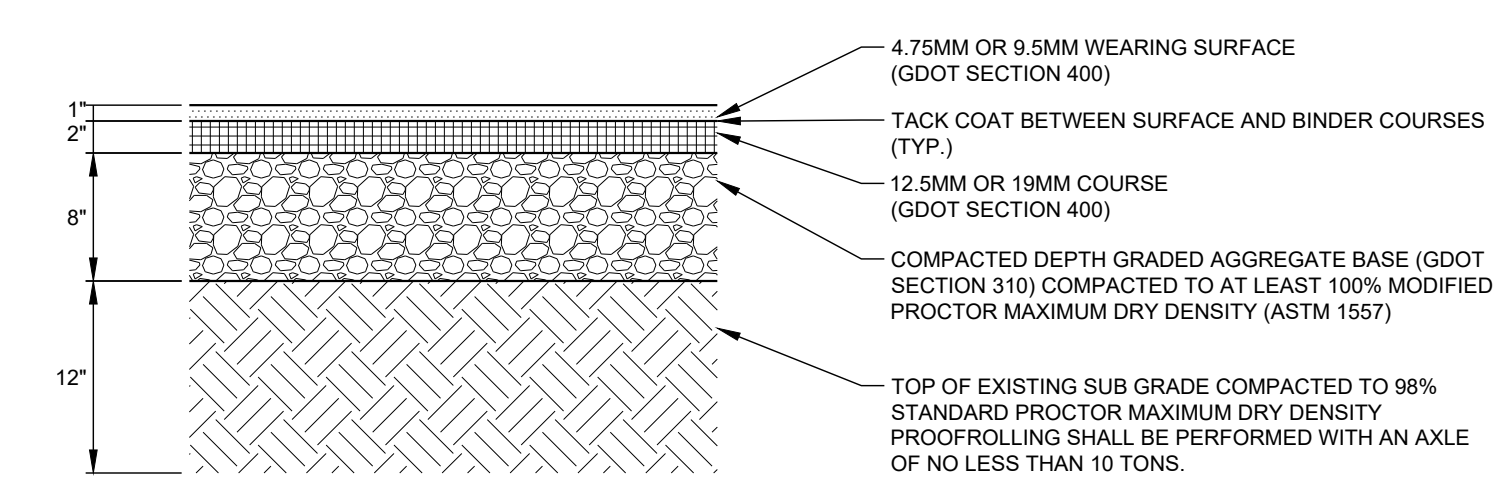


C-5 GDOT SPECIFICATION ASPHALT PAVING
NOT TO SCALE

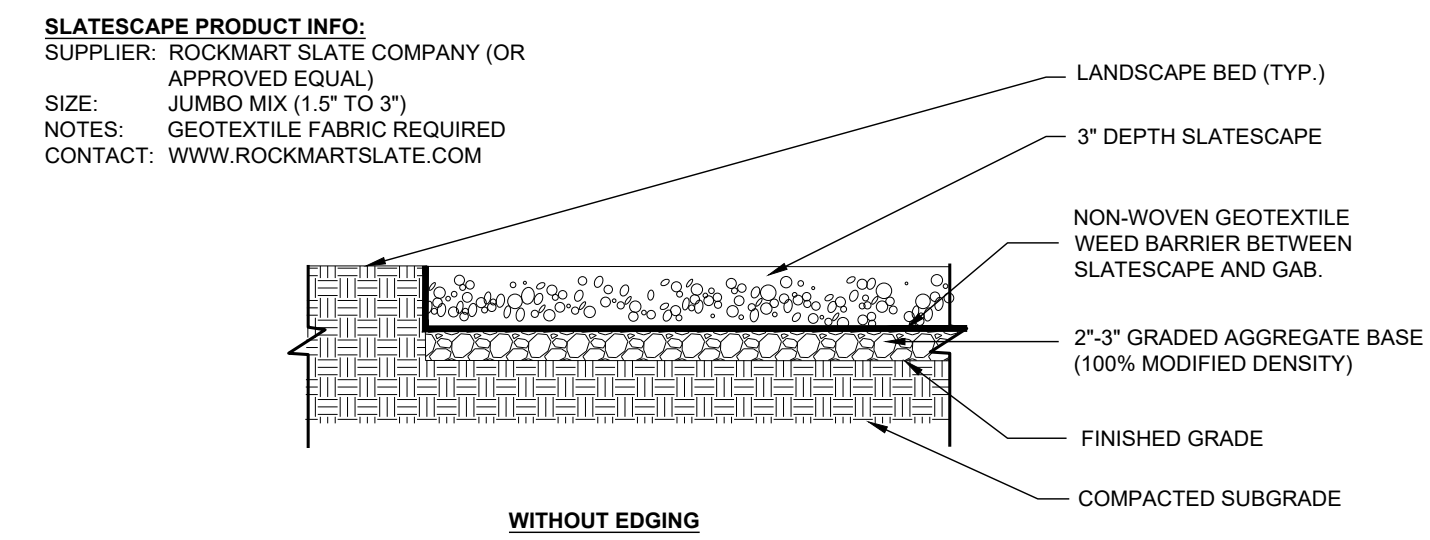


NOTE:
1. DETAIL REFLECTS HEAVY DUTY CONCRETE PAVING RECOMMENDATION BY PROJECT GEOTECHNICAL ENGINEER.
2. A TACK COAT SHALL BE APPLIED BETWEEN THE HD SECTION AND THE ON-SITE ASPHALT SECTION.
3. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 10'-0" O.C. MAX AND ISOLATION JOINTS TO SEPARATE PAVEMENT FROM CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, COLD JOINTS OR FACE OF STRUCTURE. THE JOINTS SHALL EXTEND TO A DEPTH 1/4 OF THE SLAB THICKNESS. IF SAW CUTTING THE JOINTS IS TO BE EMPLOYED, THE JOINTS SHOULD BE CUT WHILE THE CONCRETE IS STILL "GREEN" AND AS SOON AFTER PLACEMENT AS THE EQUIPMENT CAN BE MOVED ONTO THE PAVEMENT WITHOUT DISTURBING THE CONCRETE FINISH.

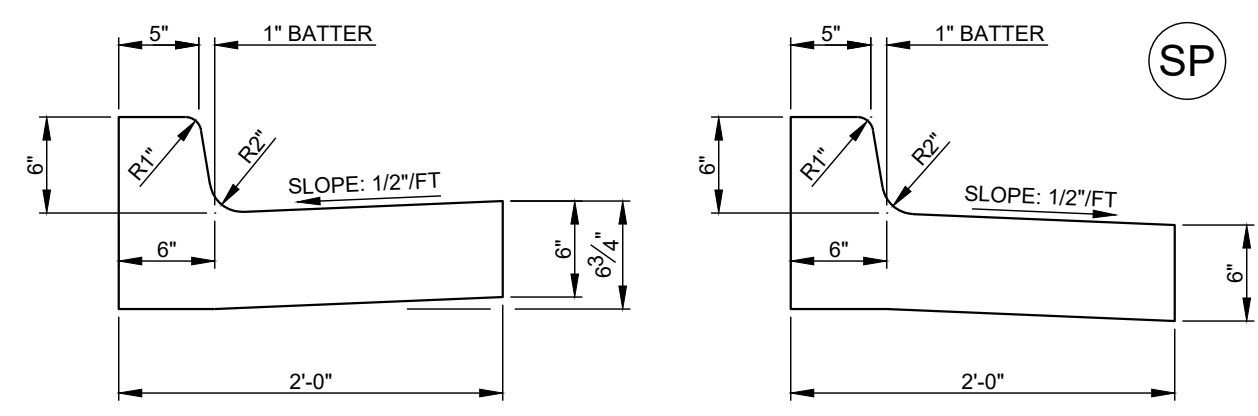
C-5 HEAVY DUTY CONCRETE PAVING
NOT TO SCALE



C-5 STANDARD DUTY ASPHALT PAVING
NOT TO SCALE

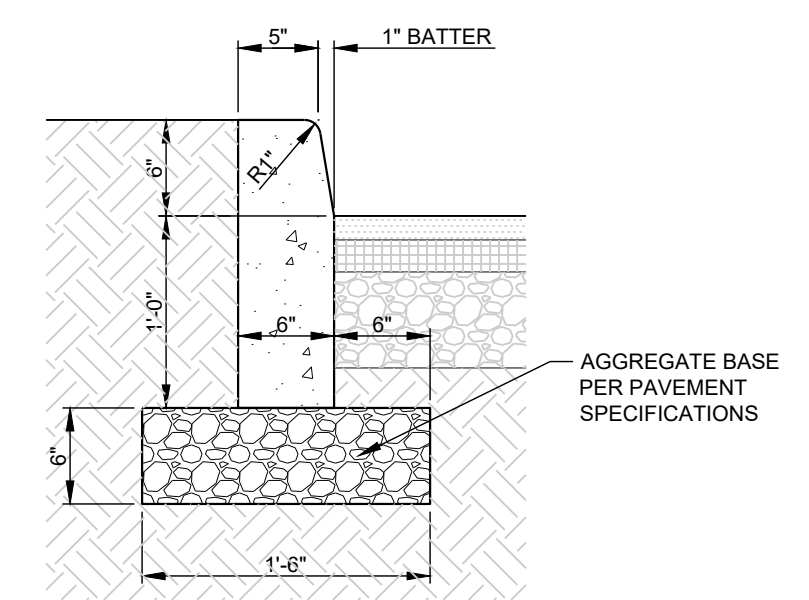


C-5 SLATESCAPE PATH
NOT TO SCALE



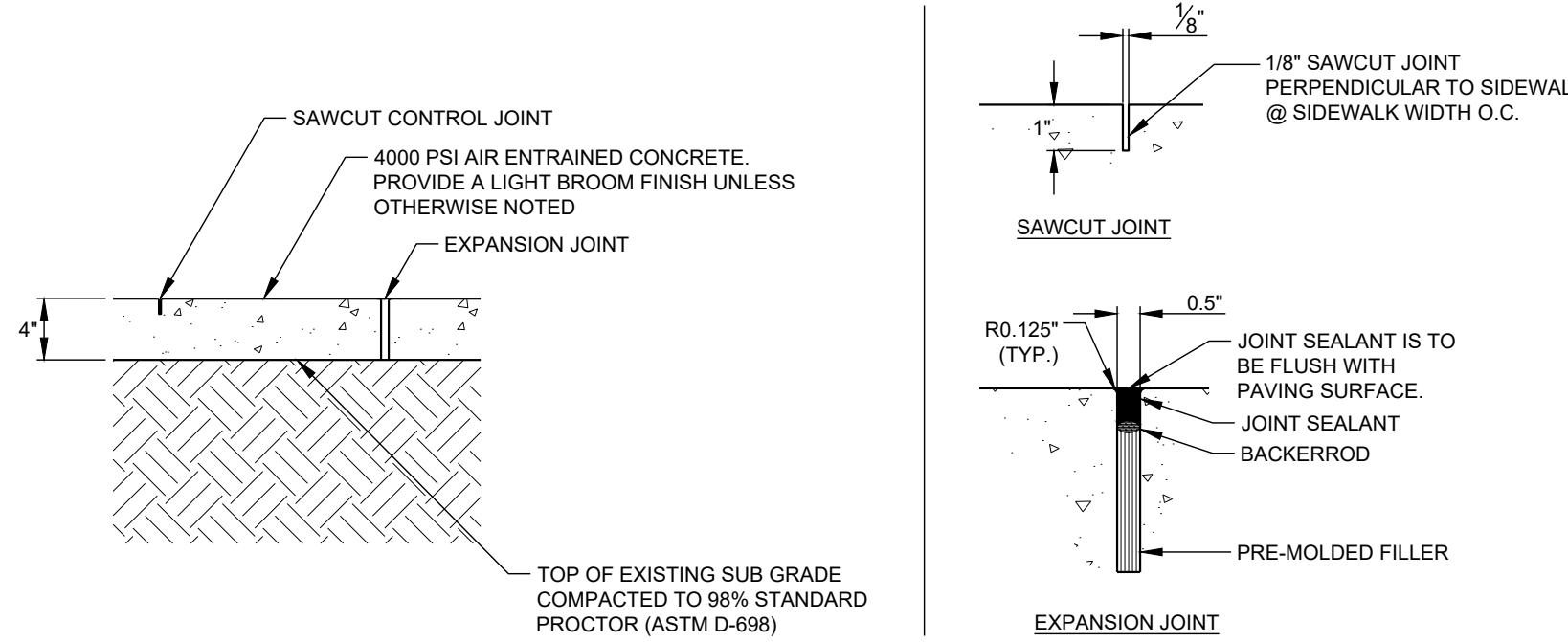
NOTE:
1. 1/2" PRE FORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND RADIUS POINTS.
2. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 40.0'
3. MAXIMUM DISTANCE DUMMY JOINTS = 10.0'
4. CONCRETE STRENGTH = 3000 P.S.I., SLOPE = 2" MAX. FINISH SHALL BE SMOOTHED AND EVENED WITH WOODEN FLOAT.

C-5 24" CONCRETE CURB AND GUTTER
NOT TO SCALE



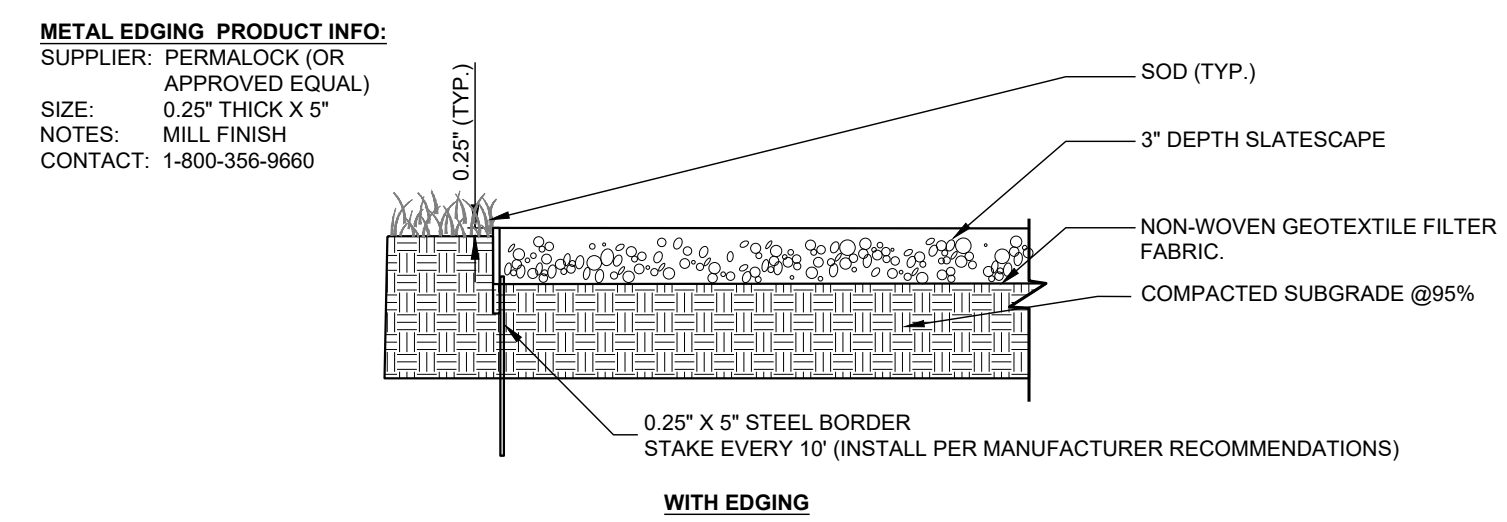
NOTE:
1. 1/2" PRE FORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND RADIUS POINTS.
2. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 40.0'
3. MAXIMUM DISTANCE DUMMY JOINTS = 10.0'
4. CONCRETE STRENGTH = 3000 P.S.I., FINISH SHALL BE SMOOTHED AND EVENED WITH WOODEN FLOAT.

C-5 CONCRETE HEADER CURB
NOT TO SCALE



NOTE:
1. UNLESS OTHERWISE INDICATED, PREFORMED EXPANSION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
2. UNLESS OTHERWISE INDICATED, CONTROL JOINTS AT 5'-0" O.C.
3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% (1:67).

C-5 CONCRETE SIDEWALK
NOT TO SCALE



C-5 SLATESCAPE PATH WITH EDGING
NOT TO SCALE

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:

AZALEA REGIONAL LIBRARY SYSTEM
1121 EAST AVENUE
MADISON, GA 30650
(706) 342-4974
CONTACT: STACY BROWN

PROJECT:
O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS
210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:
GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

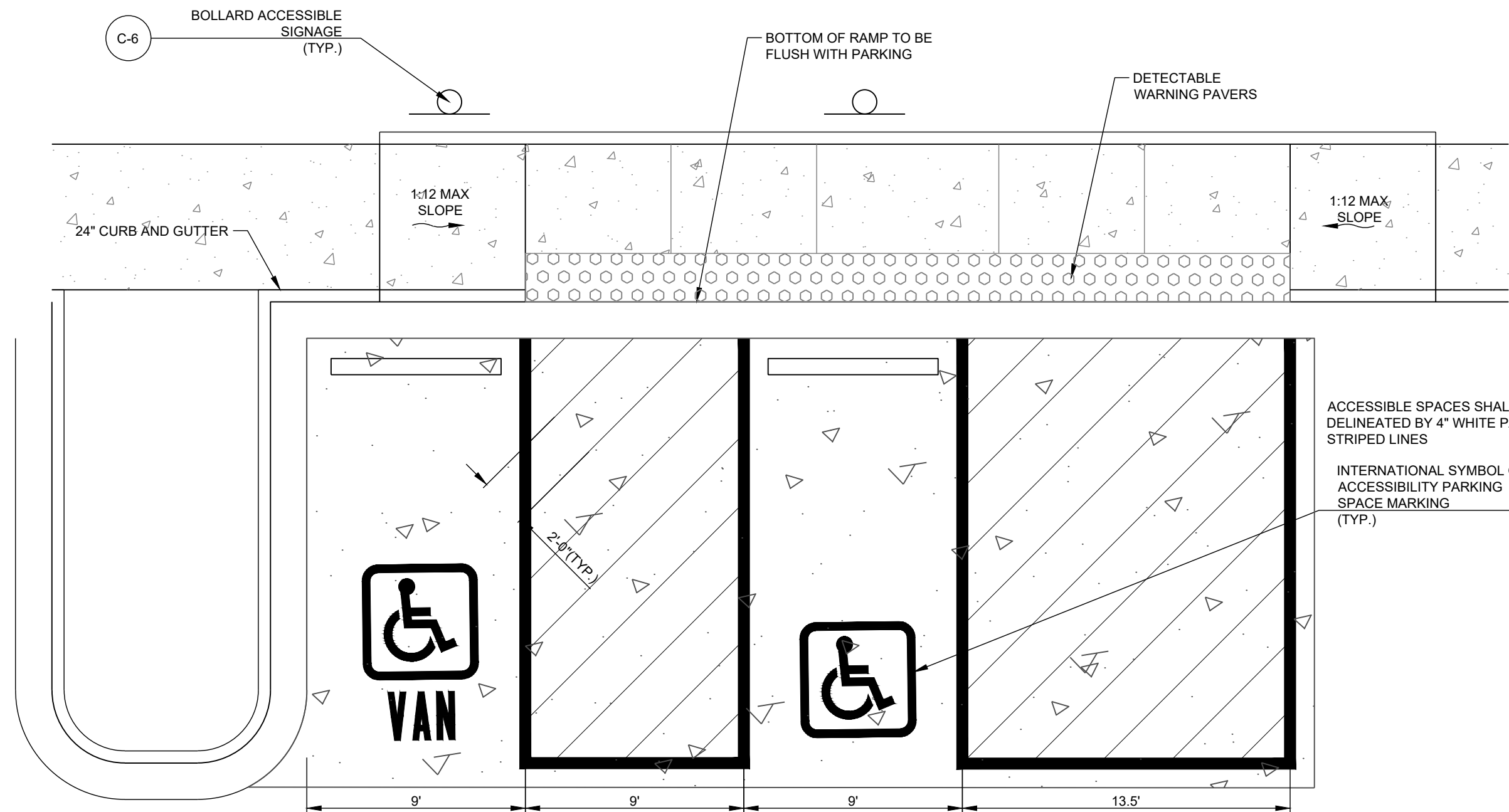
REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

PAVING DETAILS
SHEET NUMBER: **C-5**
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 2184.001

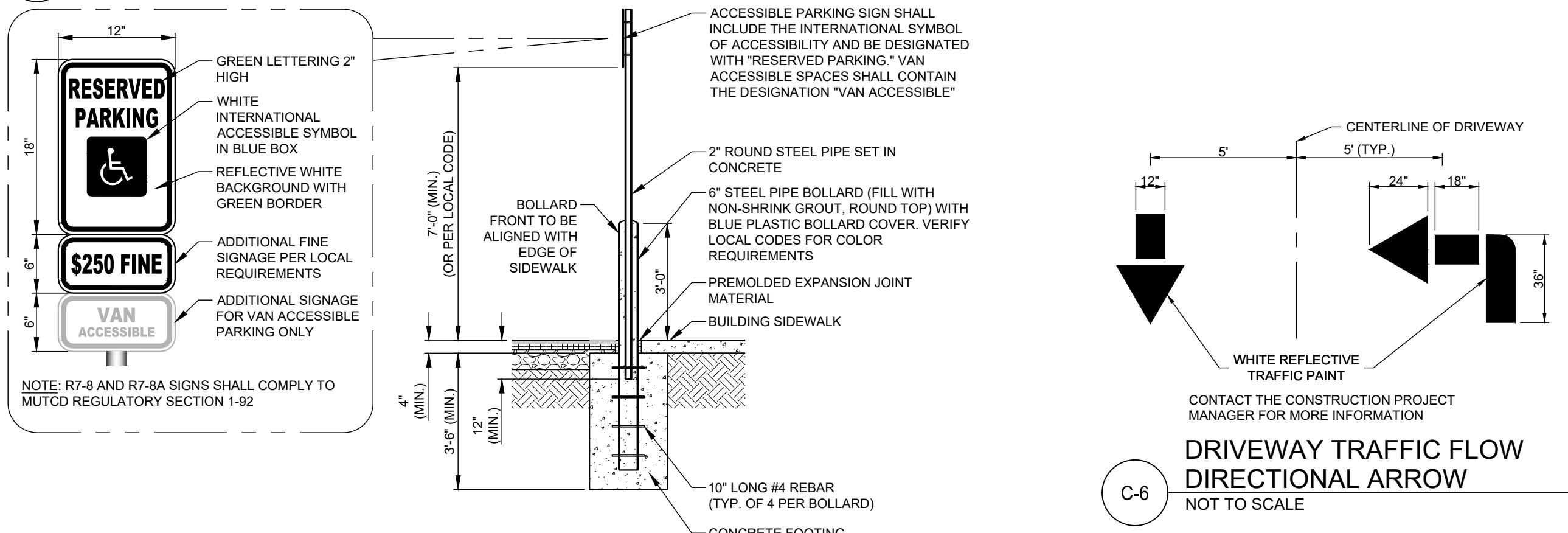
GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

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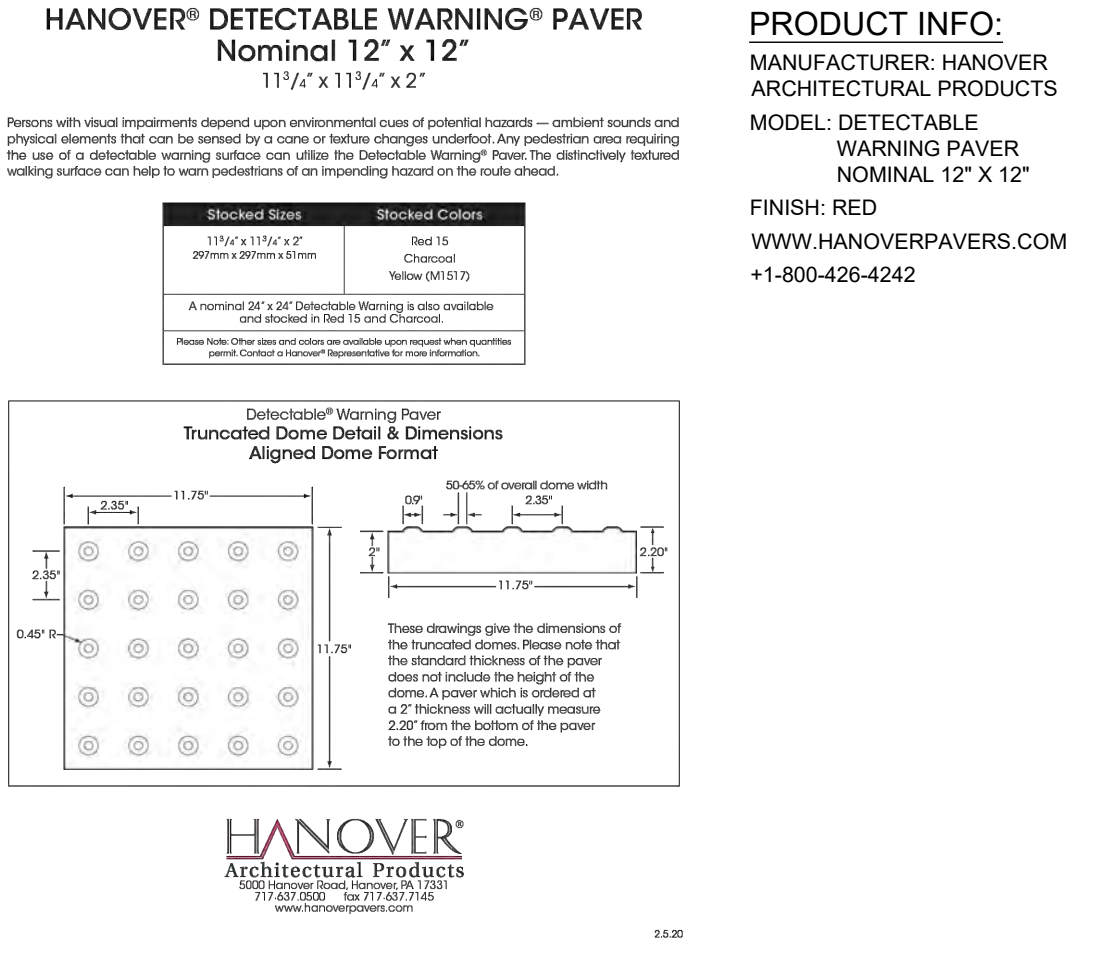
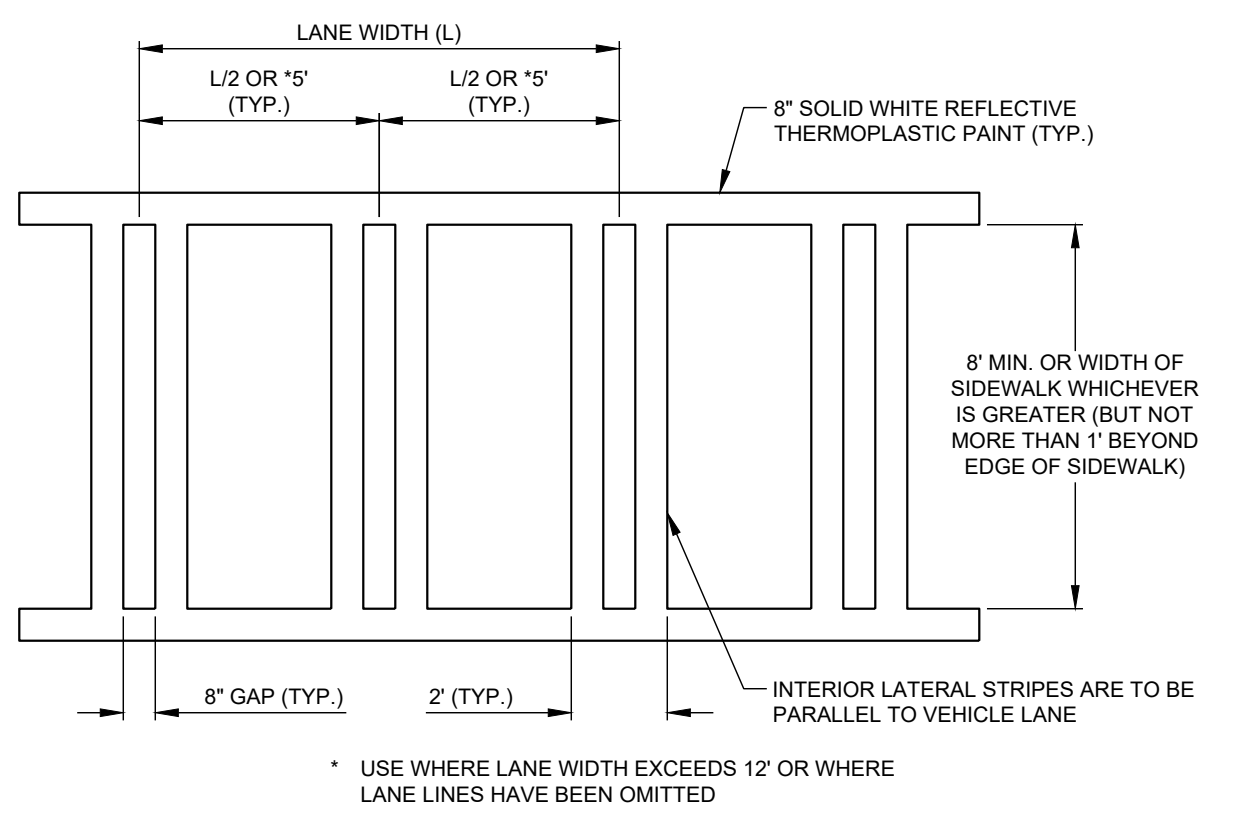
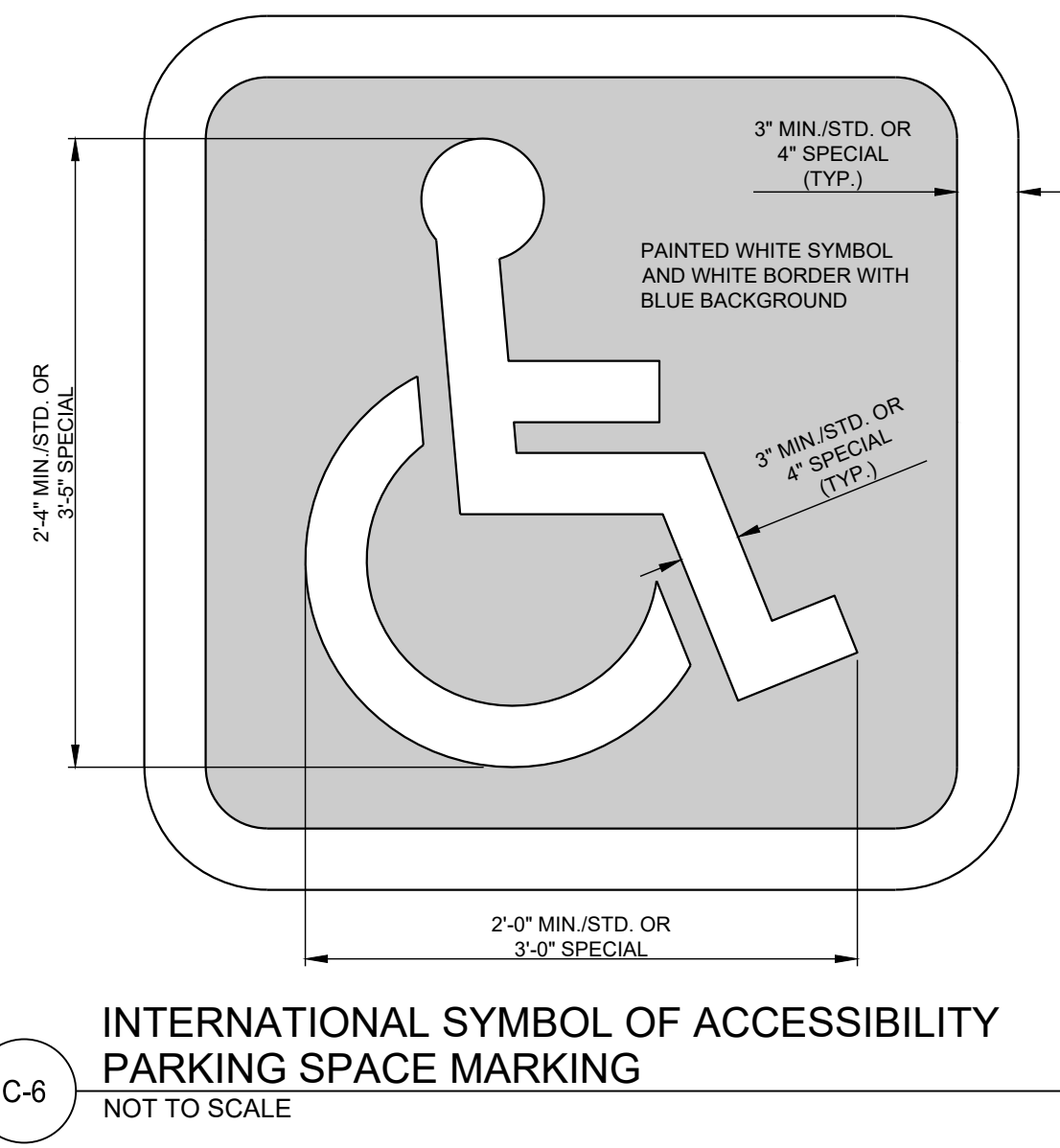
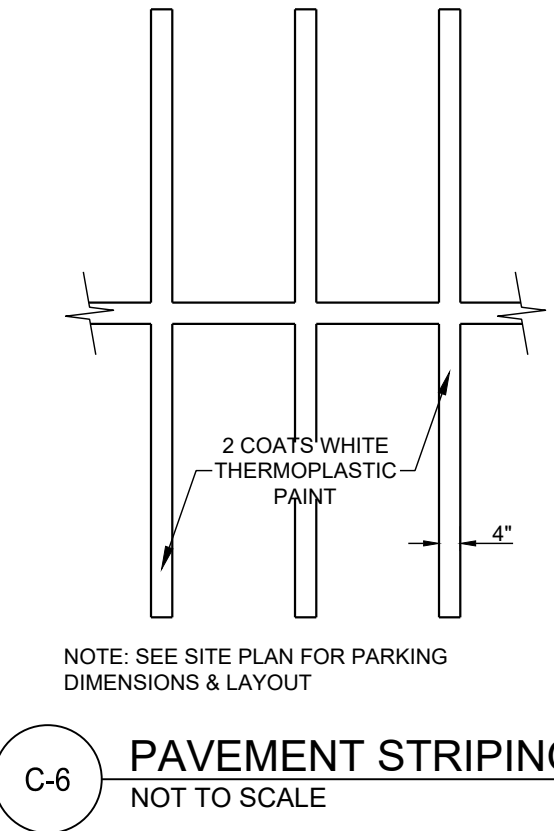
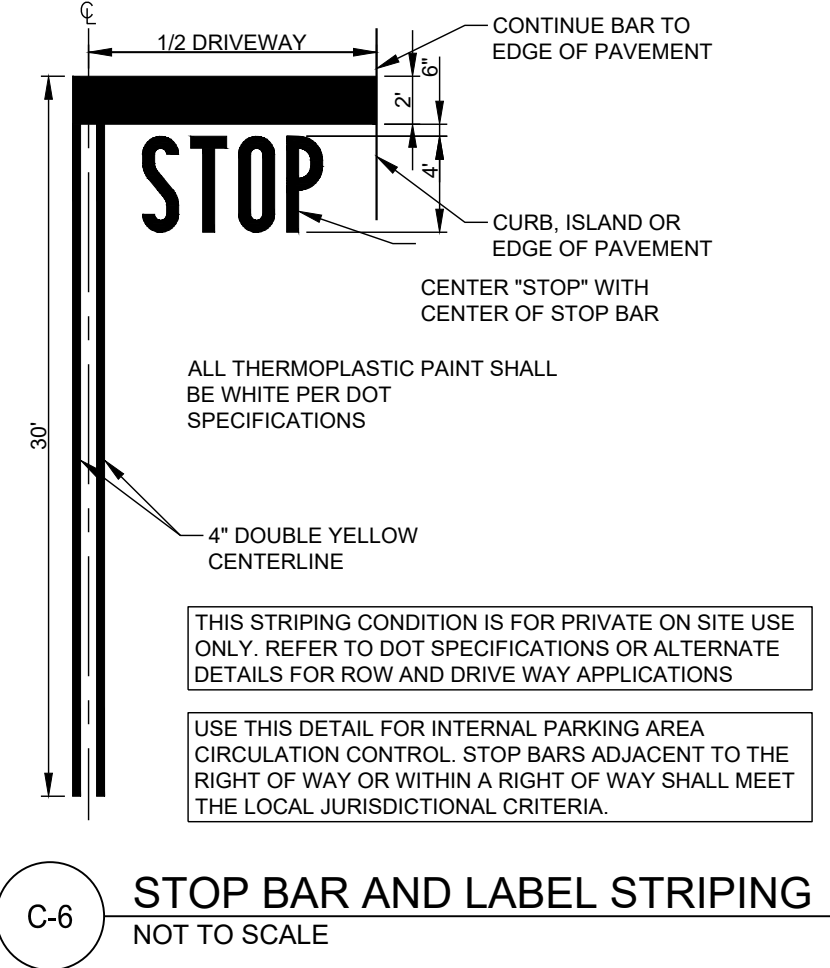
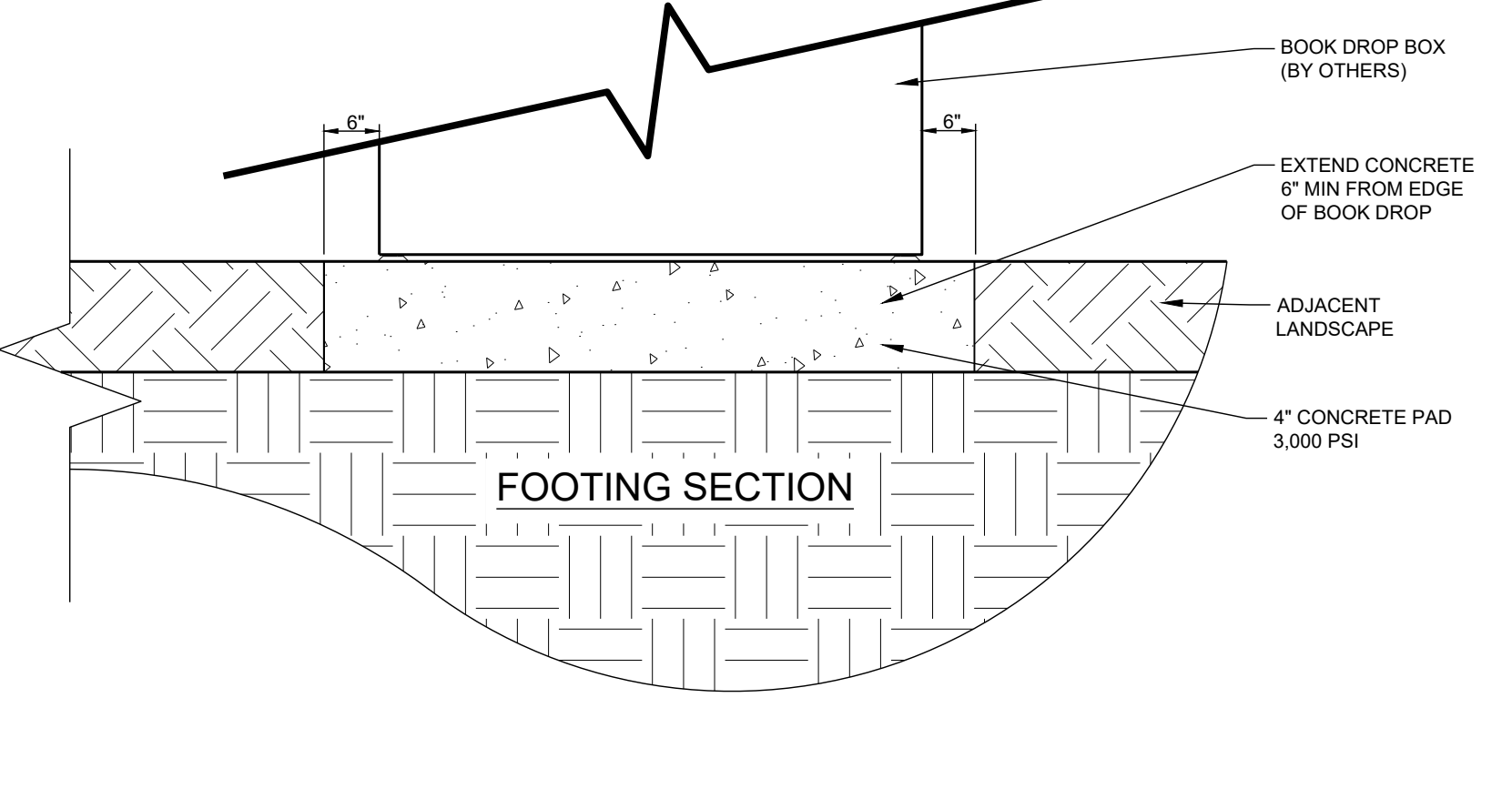
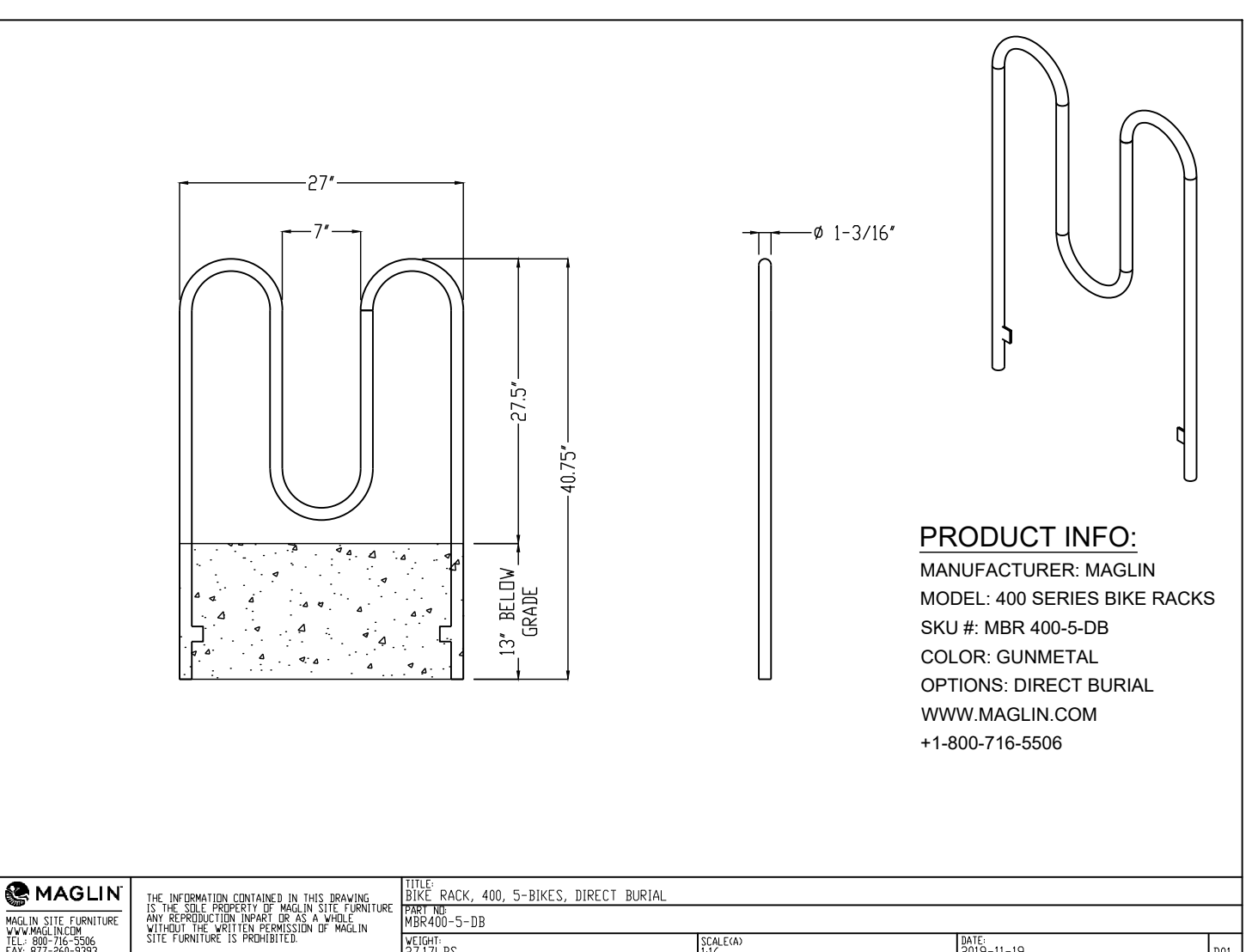
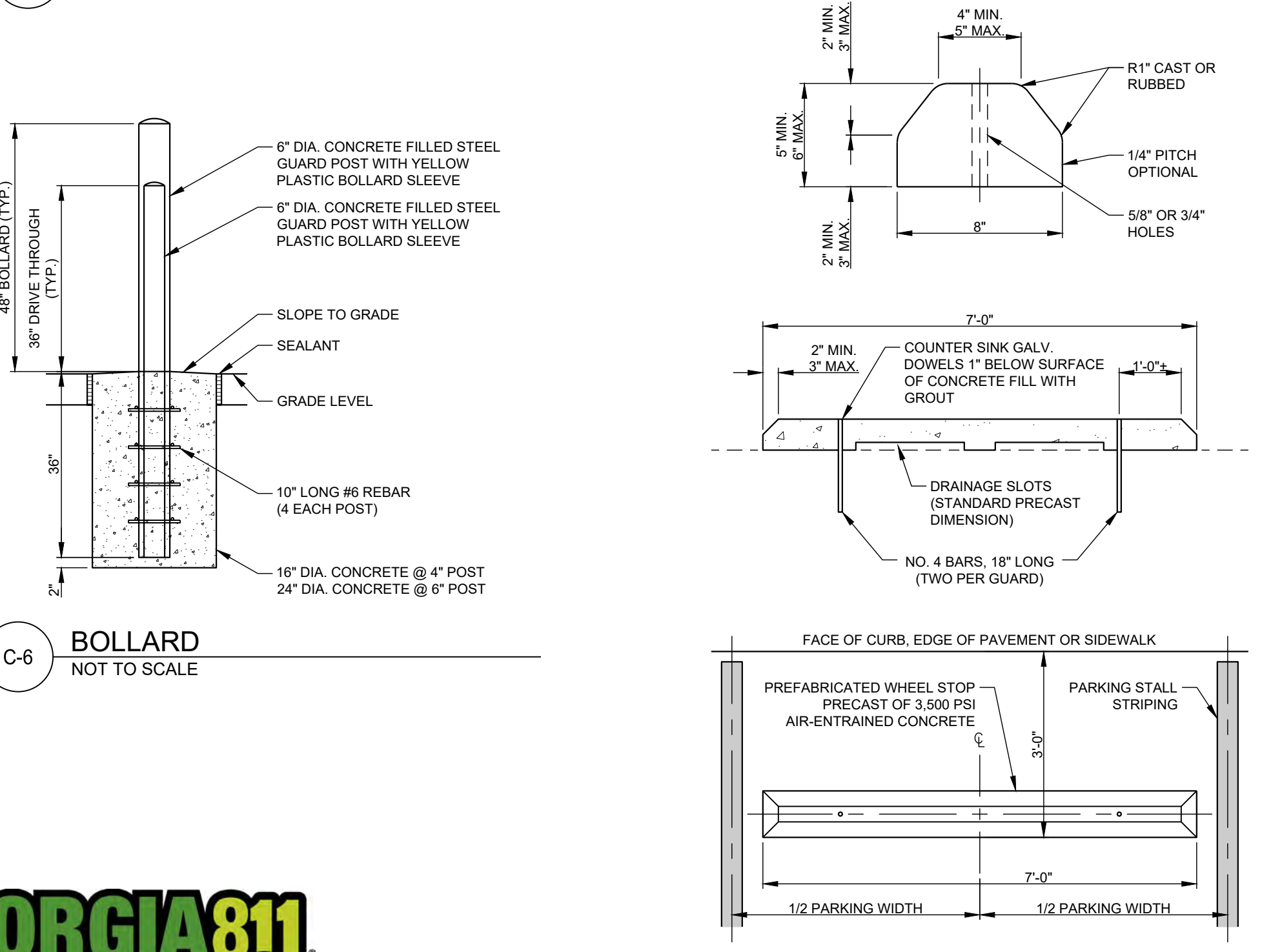


NOTE: SEE GRADING PLAN FOR ELEVATIONS. ACCESSIBLE SPACES AND LOADING AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

C-6 ACCESSIBLE PARKING NOT TO SCALE



C-6 BOLLARD ACCESSIBLE SIGNAGE NOT TO SCALE



ENGINEER:

FORESITE group

Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
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770.368.1399
 770.368.1944
 www.foresitegroup.net

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 1121 EAST AVENUE
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 (706) 342-4974

CONTACT: STACY BROWN

PROJECT:

O'KELLY MEMORIAL LIBRARY
 CONSTRUCTION DOCUMENTS

210 MAIN STREET
 LOGANVILLE, GA. 30052
 LL 154, 186; DISTRICT 4
 PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
 PROFESSIONAL # 0000077160
 EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER:	JMB
DRAWING BY:	JMB
JURISDICTION:	LOGANVILLE, GA
DATE:	2024.04.12
SCALE:	AS SHOWN
TITLE:	

CONSTRUCTION DETAILS

SHEET NUMBER: **C-6**

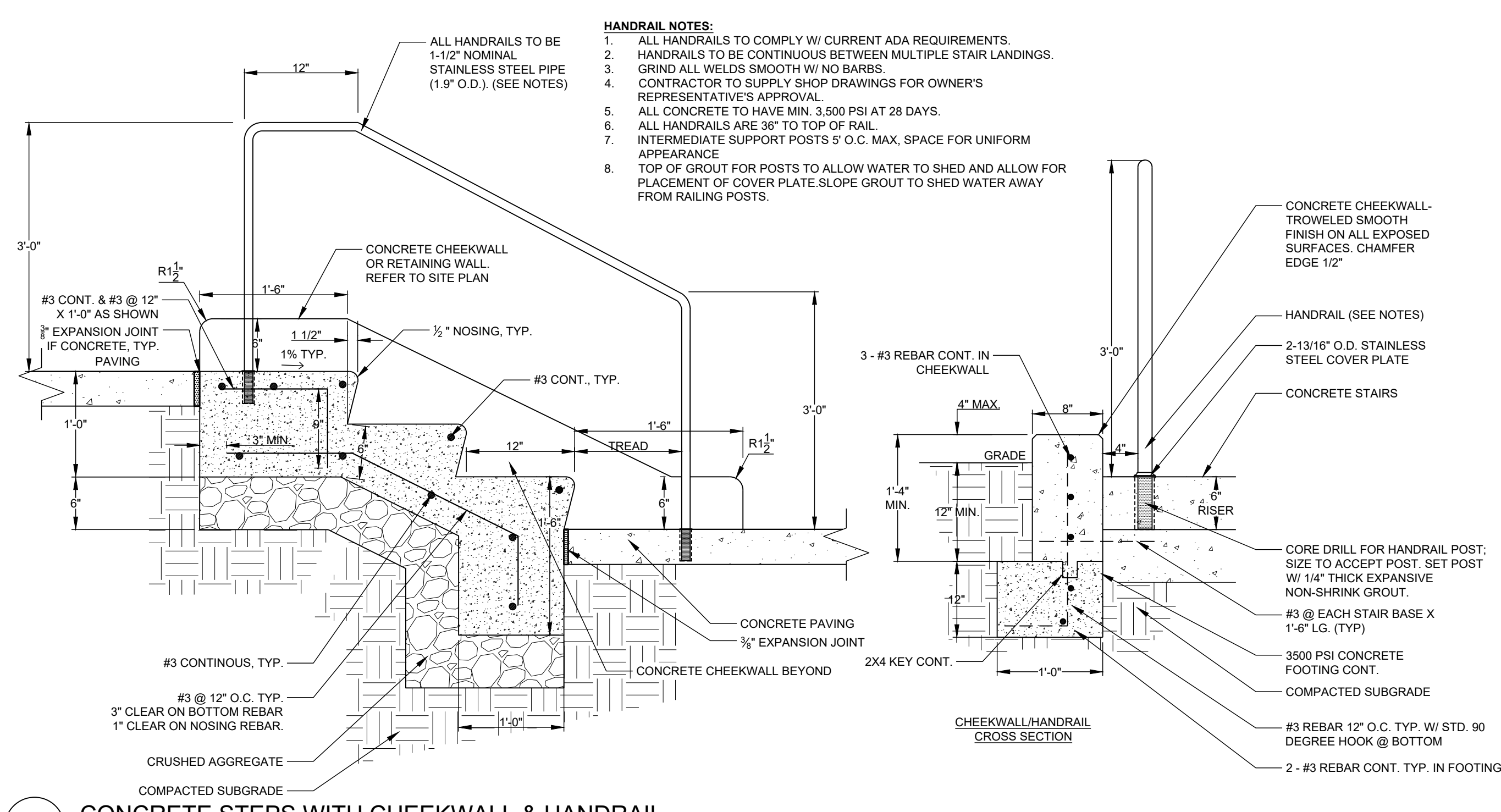
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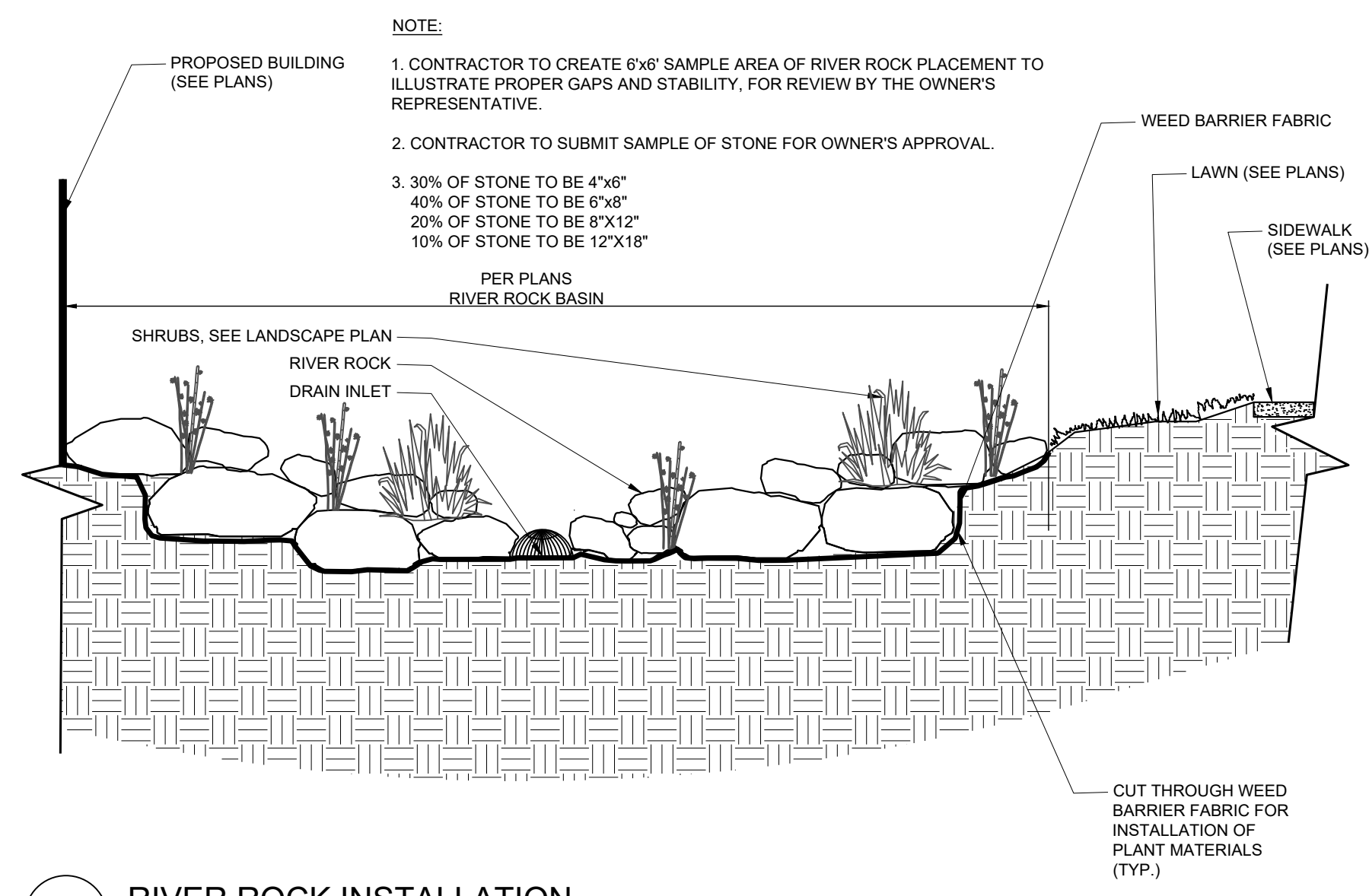
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 Utilities Protection Center, Inc.

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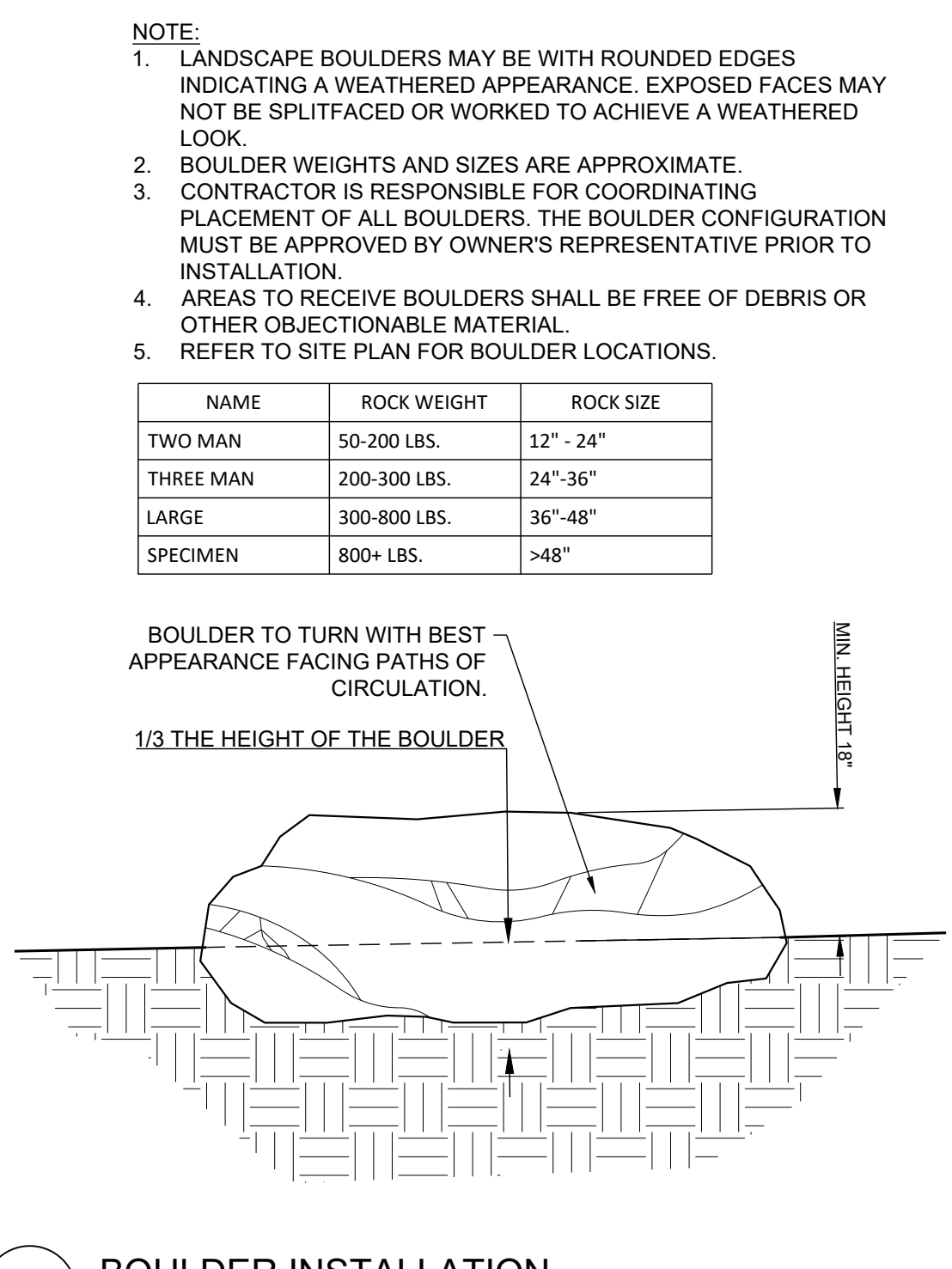
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 Sheet Scale: 1:1



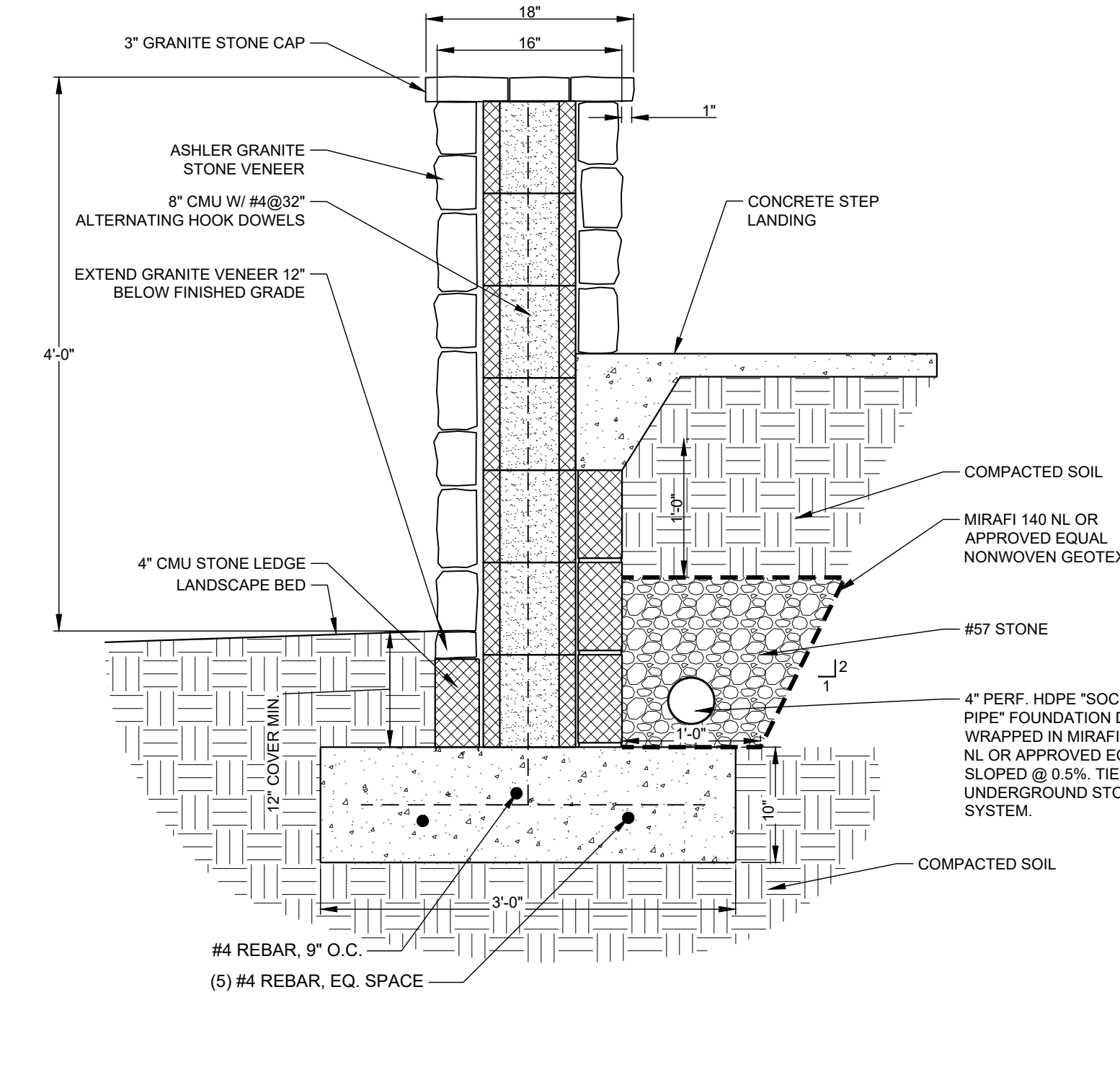
C-6.1 CONCRETE STEPS WITH CHEEKWALL & HANDRAIL
NOT TO SCALE



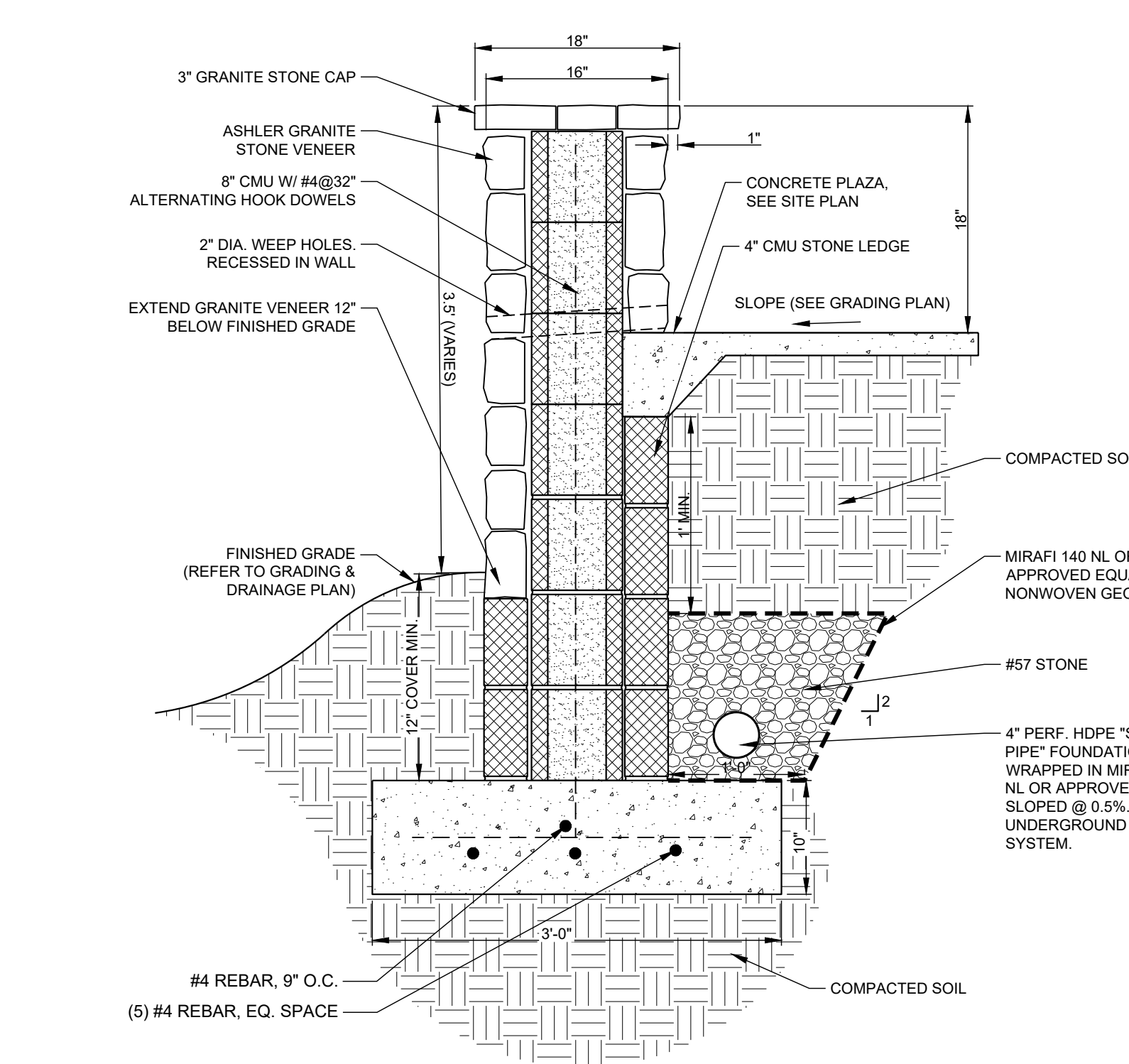
C-6.1 RIVER ROCK INSTALLATION
NOT TO SCALE



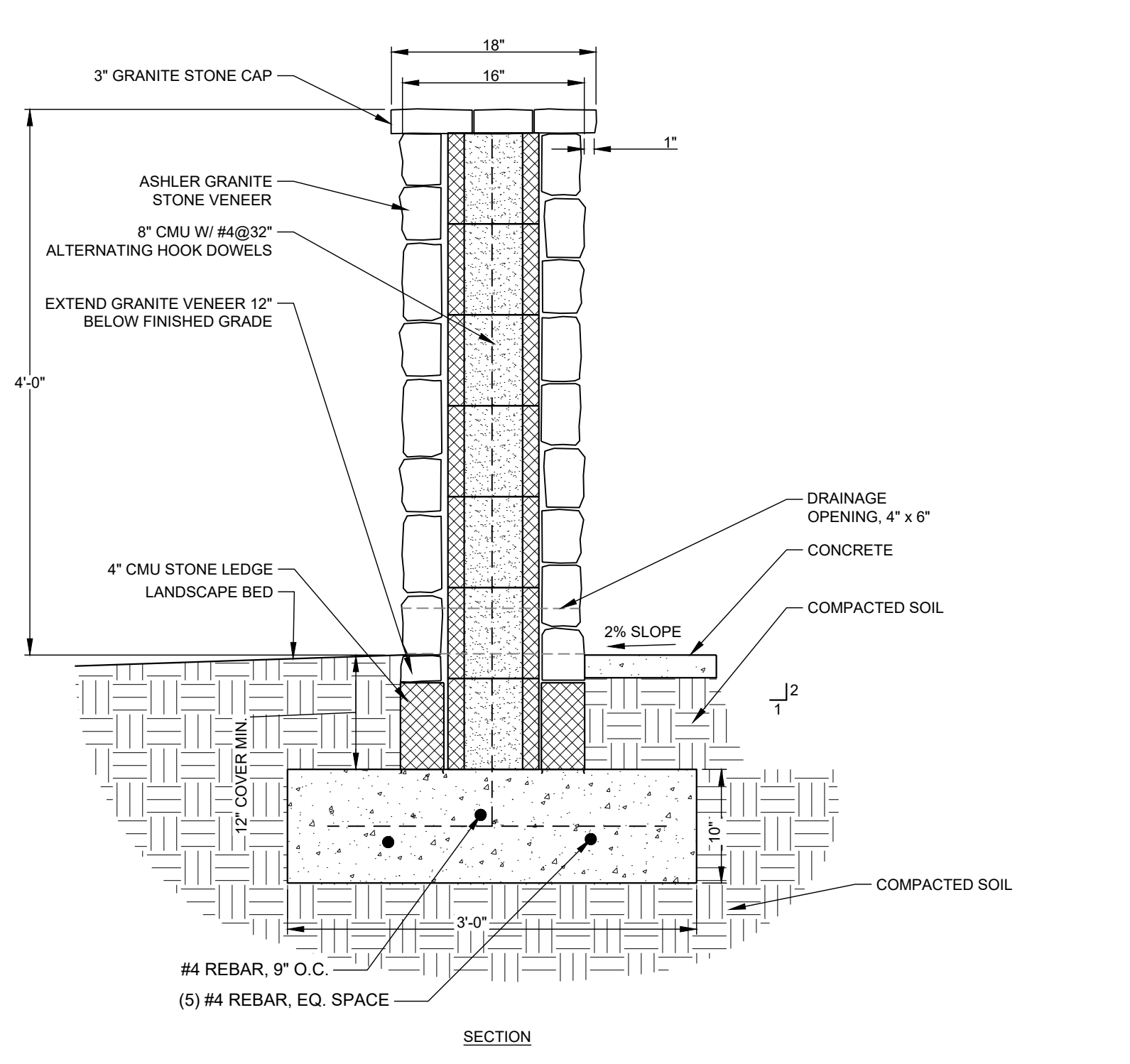
C-6.1 BOULDER INSTALLATION
NOT TO SCALE



C-6.1 GRANITE VENEER MONUMENT SIGN
NOT TO SCALE



C-6.1 GRANITE VENEERED SEAT WALL
NOT TO SCALE



C-6.1 FREE STANDING GRANITE WALL
NOT TO SCALE



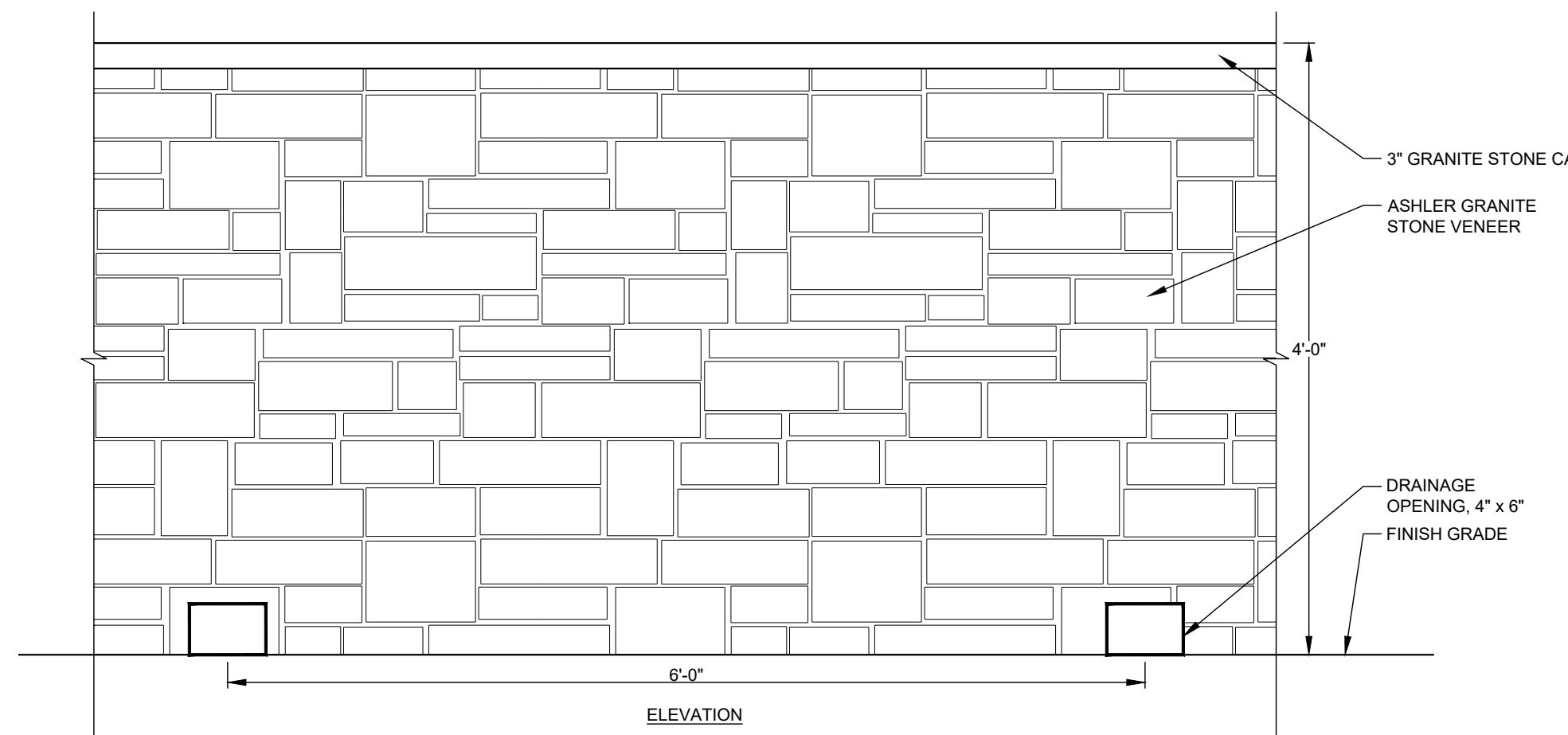
PRODUCT INFO:
LOG BENCH
MODEL #: 173595
DIMENSIONS: 72" L x 16" W
MANUFACTURER: LANDSCAPE STRUCTURES
WEBSITE: WWW.PLAYLSI.COM
CONTACT: PLAYGROUND CREATIONS
WWW.PLAYGROUNDCREATIONS.COM
DUSTIN GRAHAM
678-904-4080

C-6.1 LOG BENCH
NOT TO SCALE



PRODUCT INFO:
LOG STEPPER
MODEL #: 185861
HEIGHTS: 8", AND 18"
MANUFACTURER: LANDSCAPE STRUCTURES
WEBSITE: WWW.PLAYLSI.COM
CONTACT: PLAYGROUND CREATIONS
WWW.PLAYGROUNDCREATIONS.COM
DUSTIN GRAHAM
678-904-4080

C-6.1 LOG STEPPERS
NOT TO SCALE



C-6.1 FREE STANDING GRANITE WALL
NOT TO SCALE

ENGINEER:

FORESITE
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CONTACT: STACY BROWN

O'KELLY MEMORIAL LIBRARY
CONSTRUCTION DOCUMENTS

PROJECT:

210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4
PARCEL #LG050055, LG050057, PERMIT #

SEAL:

GEORGIA II LEVEL CERTIFIED
PROFESSIONAL # 0000077160
EXPIRATION DATE: 08/28/2027

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DOCS PRICING	2024.06.28

PROJECT MANAGER: JMB
DRAWING BY: JMB
JURISDICTION: LOGANVILLE, GA
DATE: 2024.04.12
SCALE: AS SHOWN
TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: **C-6.1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001

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 BY: CHINA ZHANG
 SHEET SCALE: 1:1

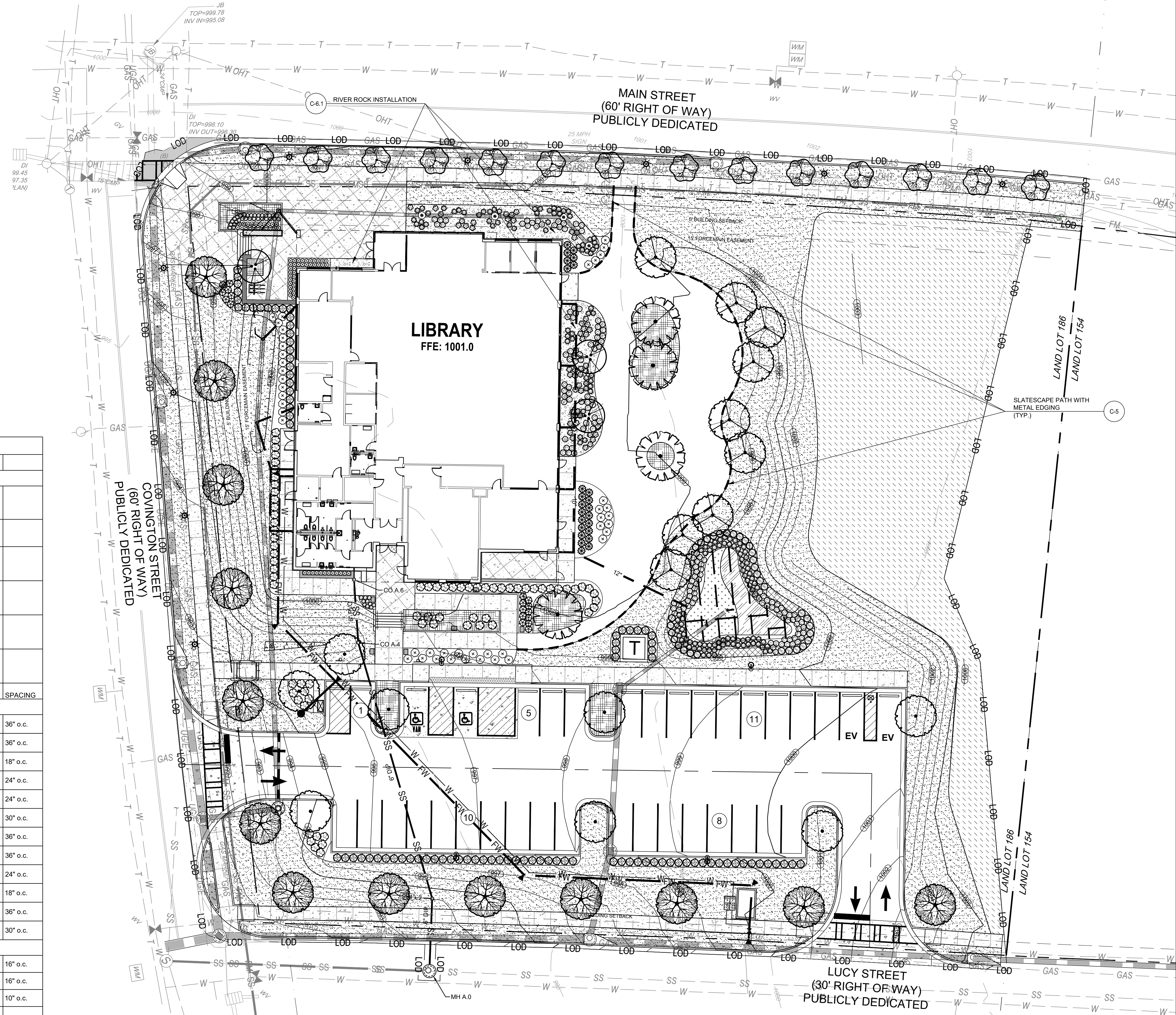
GENERAL LANDSCAPE NOTES:

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
- PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUND COVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED. MULCH SAMPLE IS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAID PRIOR TO APPROVAL.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- SEE SHEET I-1 FOR IRRIGATION PLANS AND DETAILS.

CRITICAL NOTE:
LANDSCAPE PLAN INDICATES DIAGRAMMATIC LOCATIONS ONLY. PLANTS ARE TO BE BROUGHT TO THE SITE AND SET IN GENERAL LOCATION, (NOT INSTALLED), AS INDICATED ON THE LANDSCAPE PLAN(S). LANDSCAPE ARCHITECT TO APPROVE PLANT LAYOUT PRIOR TO ACTUAL INSTALLATION. IF PLANTS ARE INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S REVIEW, ALL PLANTS WILL HAVE TO BE REPLANTED AT NO ADDITIONAL COSTS TO THE OWNER. CONTRACTOR TO COORDINATE SCHEDULE FOR REVIEW WITH LANDSCAPE ARCHITECT (48 HOUR NOTICE MINIMUM). NO PORTION OF THE CONTRACTOR'S PAY APPLICATION WILL BE APPROVED FOR LANDSCAPING UNTIL THE LANDSCAPE ARCHITECT HAS SIGNED OFF ON THE PLANT INSTALLATION.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	3	CARPINUS CAROLINIANA VIRGINIANA / AMERICAN HORNBEAM	B & B	2" CAL	
	14	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE	B & B	2" CAL	
	4	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3" CAL	
	9	QUERCUS PHELLOS / WILLOW OAK	B & B	3" CAL	
	8	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL	
	13	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	3" CAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	44	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	3 GAL		36" o.c.
	72	AZALEA X 'CONLER' / AUTUMN RUBY® ENCORE® AZALEA	3 GAL		36" o.c.
	69	BUXUS SINICA INSULARIS 'WINTERGREEN' / WINTERGREEN KOREAN BOXWOOD	3 GAL		18" o.c.
	46	CAREX ALBICANS / WHITE-TINGED SEDGE	1 GAL		24" o.c.
	144	CAREX CHEROKEENSIS / CHEROKEE SEDGE	1 GAL		24" o.c.
	18	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	3 GAL		30" o.c.
	93	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	3 GAL		36" o.c.
	24	ILEX GLABRA / INKBERRY HOLLY	3 GAL		36" o.c.
	152	JUNCUS EFFUSUS / SOFT RUSH	1 GAL		24" o.c.
	40	LOROPETALUM CHINENSE RUBRUM 'PILC-II' / PURPLE DAYDREAM® DWARF LOROPETALUM	3 GAL		18" o.c.
	15	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL		36" o.c.
	18	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	1 GAL		30" o.c.
GROUND COVERS					
	216	CHELONE GLABRA / WHITE TURTLEHEAD	4" POT		16" o.c.
	182	IRIS VIRGINICA / BLUE FLAG IRIS	4" POT		16" o.c.
	2,072	LIRIOPE SPICATA / CREEPING LILY TURF	4" POT		10" o.c.
	1,576 SF	RIVER ROCK	ROCK		
	66	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	1 GAL		18" o.c.
SOD/SEED					
	25,594 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		
	10,128 SF	SEEDING	SEED		



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PROJECT:
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CONSTRUCTION DOCUMENTS
210 MAIN STREET
LOGANVILLE, GA. 30052
LL 154, 186; DISTRICT 4

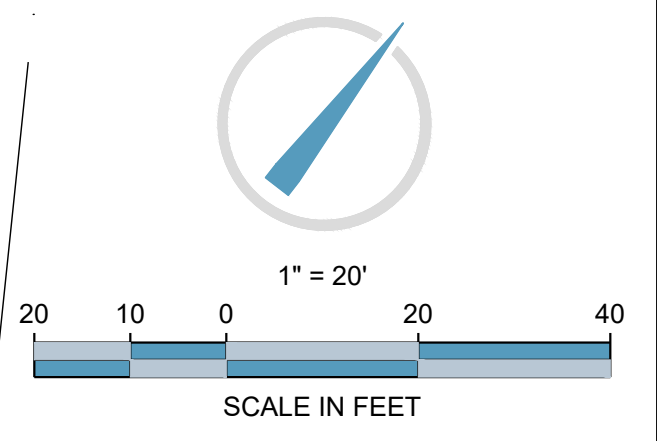
SEAL:

REVISIONS	DATE
A. SCHEMATIC DESIGN	2024.01.17
B. DESIGN DEVELOPMENT	2024.04.10
C. CONSTRUCTION DCOS PRICING	2024.06.28

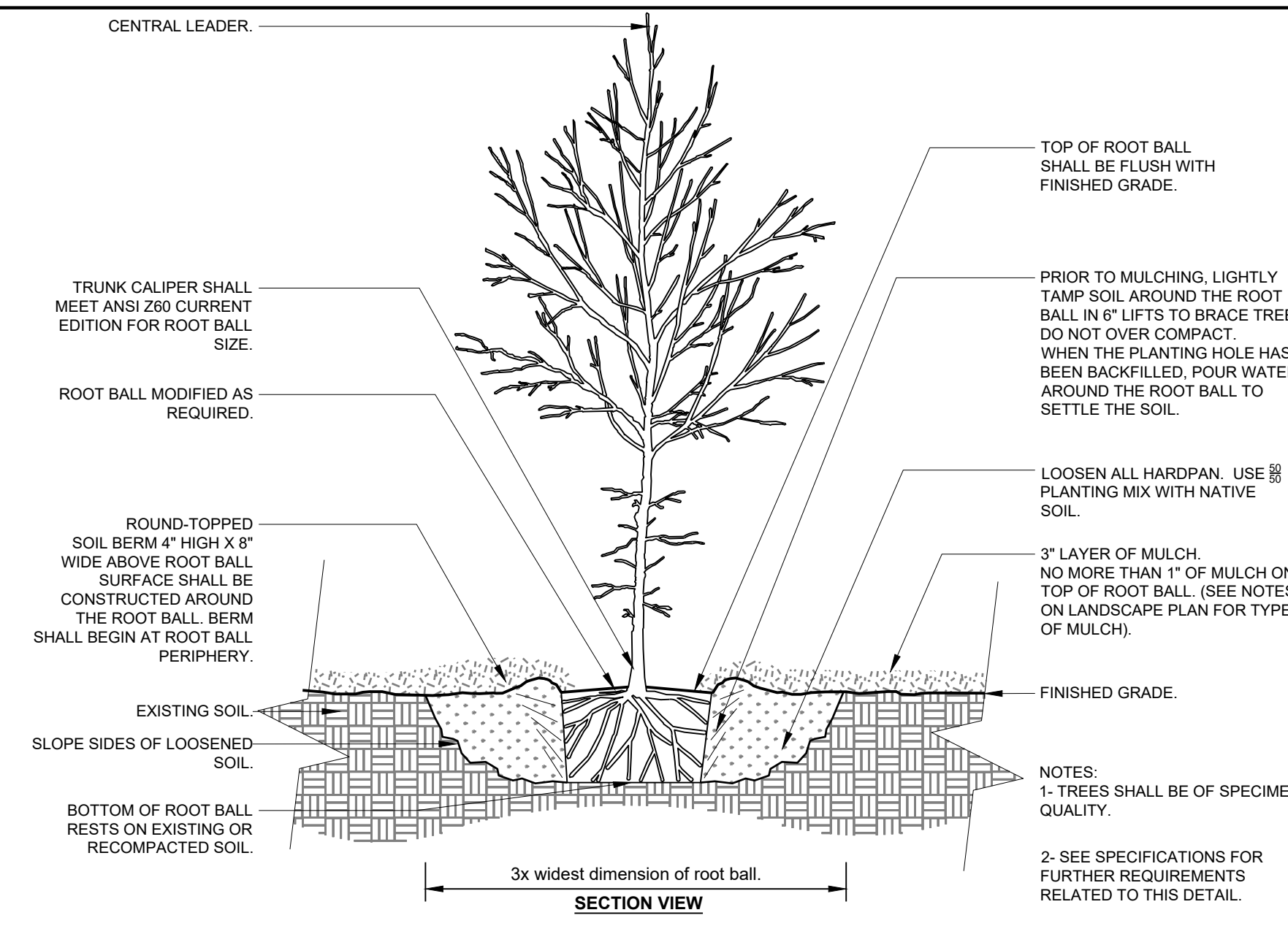
PROJECT MANAGER:	JMB
DRAWING BY:	JMB
JURISDICTION:	LOGANVILLE, GA
DATE:	2024.04.12
SCALE:	1" = 20'
TITLE:	

LANDSCAPE PLAN
SHEET NUMBER:
L-1
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 2184.001

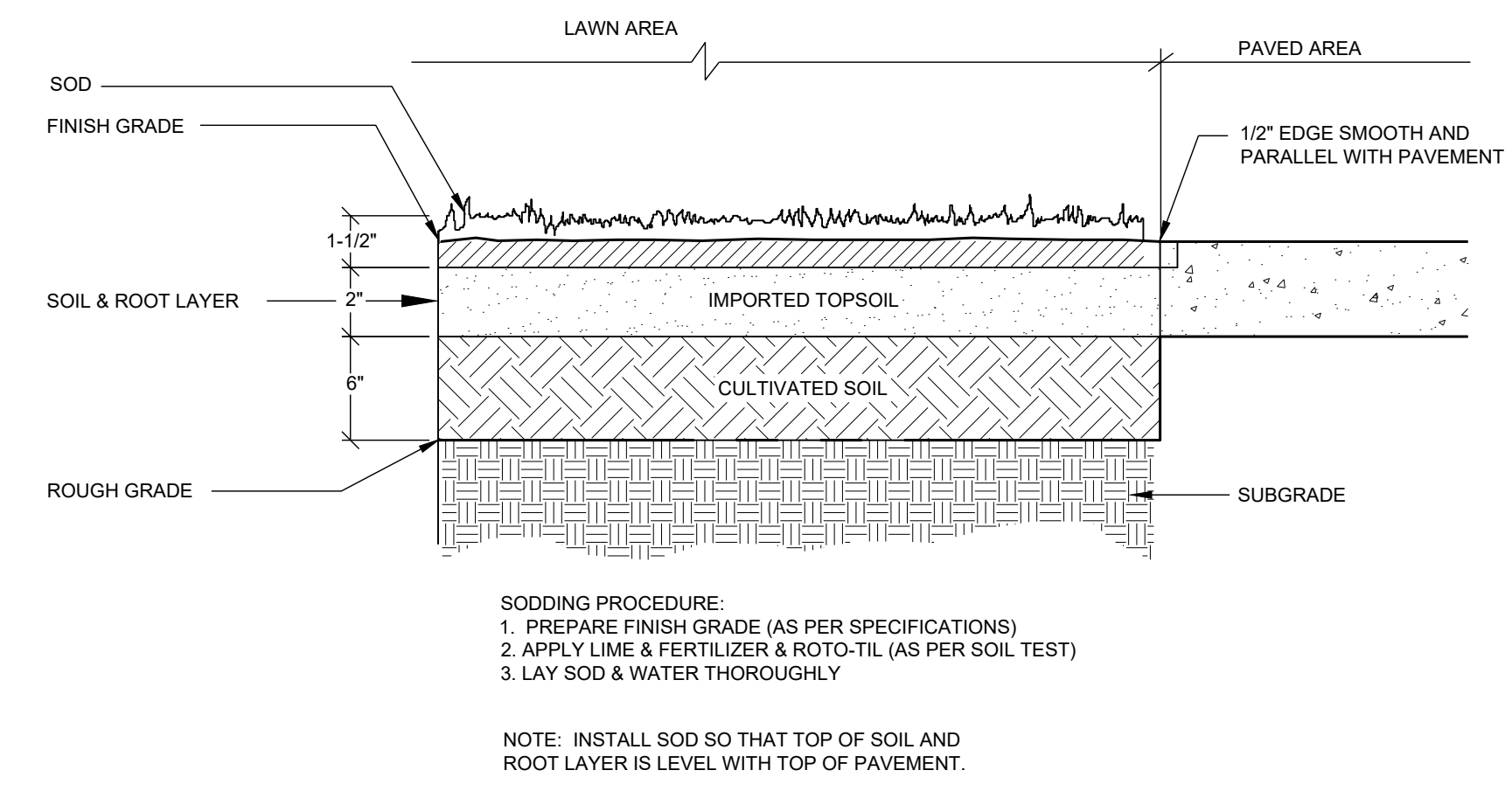
GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.



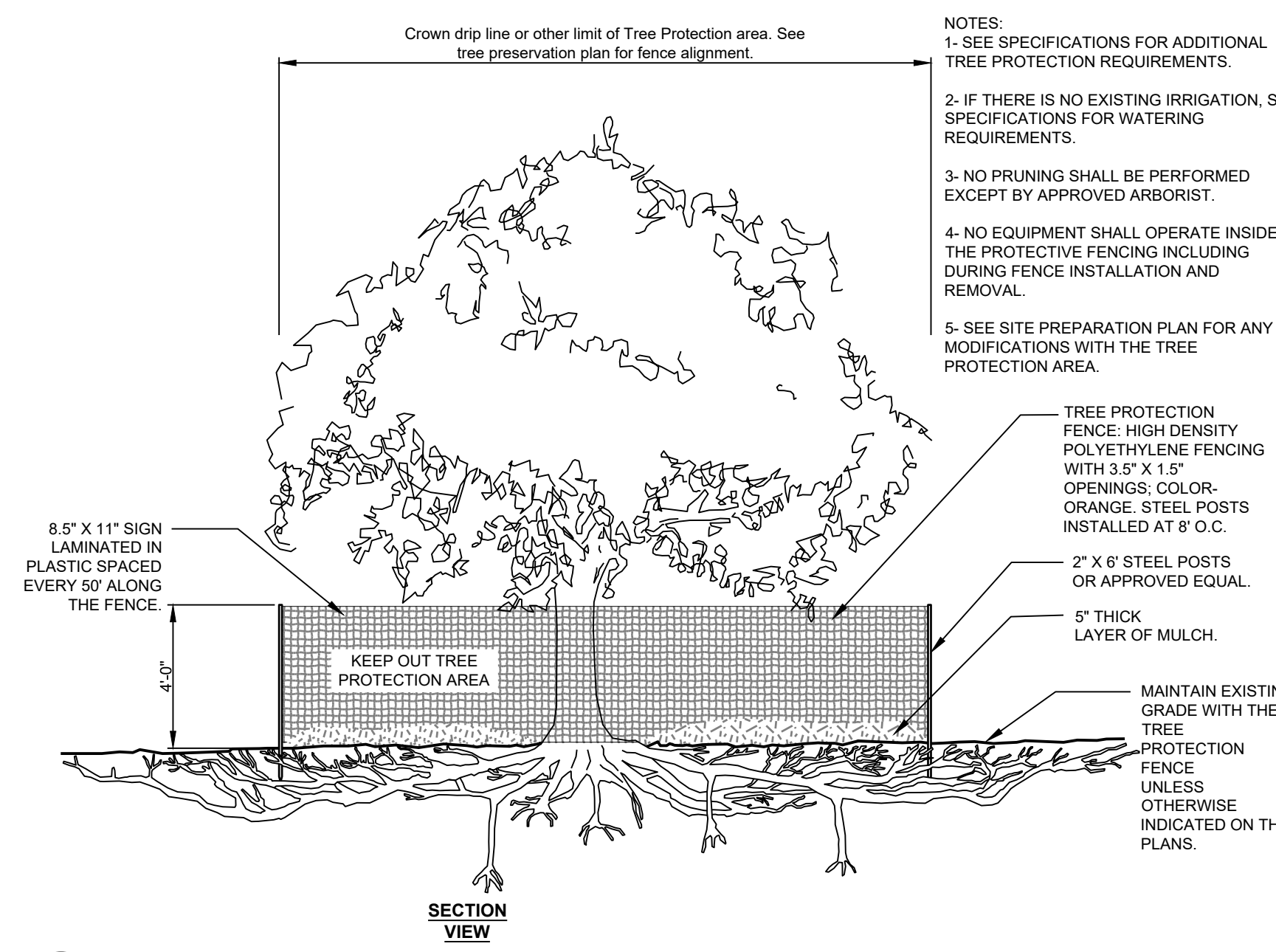
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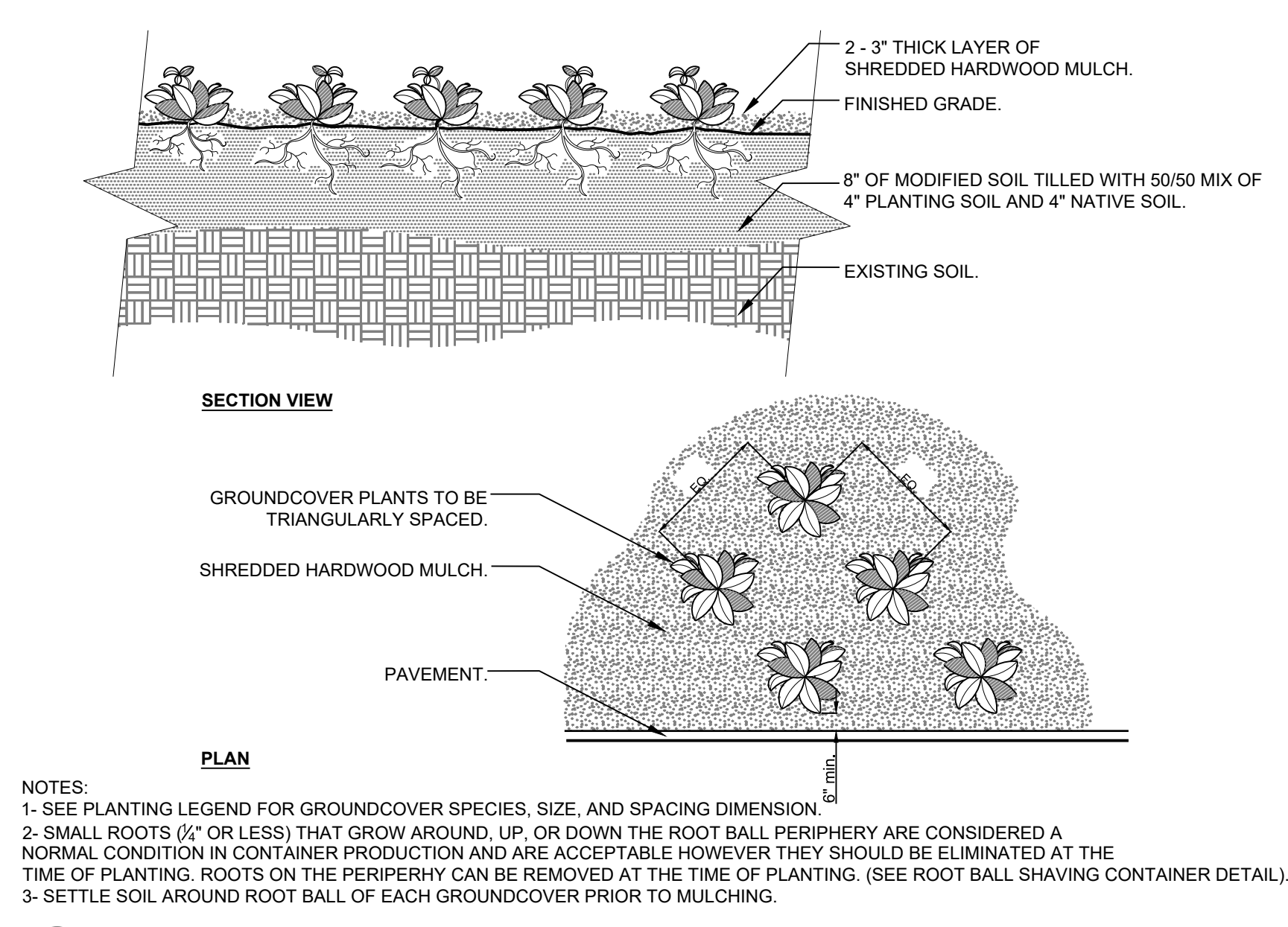
4 TREE PLANTING
 1/2" = 1'-0"
 URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
 0000-01



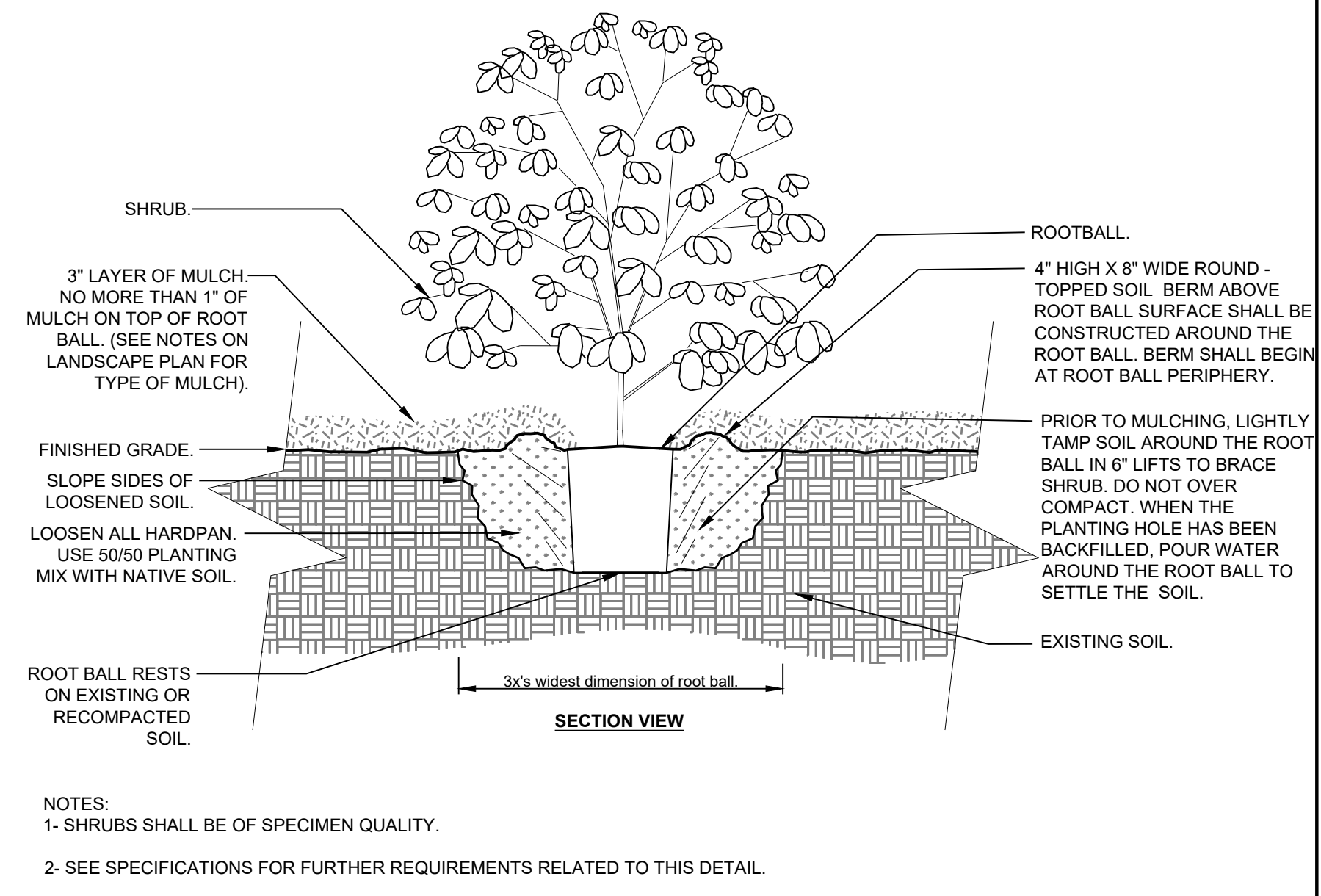
1 SOD INSTALLATION
 NOT TO SCALE
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 0002-01



5 TREE PROTECTION
 1/4" = 1'-0"
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 FX-PL-FX-TRMT-02



2 GROUNDCOVER
 3/4" = 1'-0"
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 0003-01



3 SHRUB PLANTING
 3/4" = 1'-0"
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 0001-01

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 PROFESSIONAL # 0000077160
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PROJECT MANAGER: JMB
 DRAWING BY: JMB
 JURISDICTION: LOGANVILLE, GA
 DATE: 2024.04.12
 SCALE: AS SHOWN
 TITLE:

LANDSCAPE DETAILS

SHEET NUMBER: **L-2**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2184.001



CONSULTANT LOGO



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SEALS

AZALEA REGIONAL LIBRARY SYSTEM
O'KELLY MEMORIAL LIBRARY
LOGANVILLE, GEORGIA

ISSUE DATE: 2024 06 28
PHASE: CONSTRUCTION DOCUMENTS
SHEET ISSUE:
NO. DATE DESCRIPTION
C 2024 06 28 CONSTRUCTION DOCS
PRING

PRINCIPAL IN CHARGE: KJS
PROJECT ARCHITECT: AC
DRAWN BY: JM

SHEET TITLE:
GENERAL NOTES

SHEET NO. PROJ. NO.
025432

S002

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MATERIAL STANDARDS, UNLESS NOTED OTHERWISE.
 - W-SHAPES & WT-SHAPES ASTM A992
 - SQUARE AND RECTANGULAR TUBES (HSS) ASTM A500, GRADE C
 - ROUND TUBES (HSS) ASTM A500, GRADE C
 - PIPE ASTM A53, GRADE B
 - CHANNELS ASTM A36
 - ANGLES ASTM A36
 - PLATES, RODS, AND CONNECTING MATERIALS ASTM A36
- BOLTS AND ANCHORS:
 - BOLTED CONNECTIONS SHALL BE TYPE N (BEARING TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE) WITH MINIMUM 3/4 INCH DIAMETER, ASTM F3125, GRADE A325 BOLTS. ALL MOMENT FRAME AND BRACED FRAME CONNECTIONS SHALL BE SLIP-CRITICAL CONNECTIONS WITH MINIMUM 3/4 INCH DIAMETER ASTM F3125, GRADE A325 BOLTS. FOR PRETENSIONED OR SLIP-CRITICAL JOINTS, THE METHOD OF PRETENSIONING SHALL BE EITHER TURN-OF-NUT WITH MATCHMARKING, DIRECT TENSION INDICATORS (ASTM F959), OR TWIST-OFF-TYPE TENSION CONTROL BOLT ASSEMBLIES (ASTM F3125, GRADE F185X/GRADE F2280).
 - ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 AND SHALL BE HEADED RODS OR THREADED RODS WITH A HEAVY HEXAGONAL NUT WELDED TO THE BOTTOM OF THE THREADED ROD, UNLESS NOTED OTHERWISE.
 - HEADED STUDS SHALL CONFORM TO ASTM A291A108, GRADE 1010-1020, TYPE B. INSTALL HEADED STUDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - COMPOSITE SHEAR STUDS SHALL CONFORM TO ASTM A291A108, GRADE 1010-1020, TYPE B. INSTALL COMPOSITE SHEAR STUDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - DEFORMED BAR ANCHORS (DBA) SHALL CONFORM TO ASTM A1064, TYPE C. INSTALL DEFORMED BAR ANCHORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO BOTH THE AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND THE AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
 - DEVIATION FROM THE CONNECTION DETAILS DEPICTED IN THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL DESIGN PROFESSIONAL.
 - THE STRUCTURAL DESIGN PROFESSIONAL SHALL BE COMPENSATED BY THE CONTRACTOR FOR THE COST INVOLVED IN THE REDESIGN OF CONNECTIONS FOR THE CONVENIENCE OF THE CONTRACTOR.
 - STEEL CONNECTIONS NOT COMPLETELY DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY THE CONTRACTOR. THE DESIGN SERVICE SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF SERVICES. SHOP DRAWING AND CALCULATIONS FOR SUCH CONNECTIONS SHALL BE SEALED BY AN ENGINEER LICENSED IN THE PROJECT JURISDICTION. REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN AND ADEQUACY OF SUCH CONNECTIONS. FOR CONNECTION DETAILS DEPICTING THE ARRANGEMENT CONCEPT OF THE CONNECTION WITHOUT COMPLETE DETAILS, THE CONNECTION DESIGN ENGINEER SHALL FOLLOW THAT ARRANGEMENT CONCEPT IN THE DESIGN.
- USE PRE-QUALIFIED WELDED JOINTS IN ACCORDANCE WITH AISC AND THE STRUCTURAL WELDING CODE OF THE AMERICAN WELDING SOCIETY. "NON-PRE-QUALIFIED JOINTS" SHALL BE QUALIFIED PRIOR TO FABRICATION.
- STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

STEEL JOISTS

- STEEL JOISTS, BRIDGING, AND THEIR CONNECTIONS SHALL BE DESIGNED, FABRICATED, AND ERECTED ACCORDING TO THE SPECIFICATIONS OF THE STEEL JOIST INSTITUTE (SJI).
- STEEL ROOF JOISTS AND BRIDGING SHALL BE DESIGNED FOR A NET UNIFORM UPLIFT LOAD DETERMINED USING THE MAXIMUM DEAD LOAD USED FOR UPLIFT SHOWN IN THE CODE AND DESIGN CRITERIA AND THE APPLICABLE COMPONENTS AND CLADDING PRESSURES.
- ALL JOISTS SHALL HAVE A MINIMUM ALLOWABLE ROLLOVER CAPACITY OF 1.5 KIPS AND USE A MINIMUM FACTOR OF SAFETY OF 2.0.
- BRIDGING SHALL BE DESIGNED TO FULLY BRACE TOP CHORD OF JOISTS UNDER SERVICE LOADS FOR ROOF JOISTS NOT BRACED BY STEEL ROOF DECK.
- THE DESIGN OF STEEL JOISTS, BRIDGING, AND THEIR CONNECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SUBMIT SHOP DRAWINGS TO THE STRUCTURAL DESIGN PROFESSIONAL FOR REVIEW. SUBMITTALS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE PROJECT JURISDICTION. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS, THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS, AND THE CONTRACTOR'S INTERPRETATION OF THE CONTRACT DOCUMENT DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR THE DESIGN OF THE STEEL JOISTS, BRIDGING, AND THEIR CONNECTIONS.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION AND ERECTION OF WALLS, BEAM FRAMING, METAL DECKING, ETC. TO ENSURE COMPATIBILITY OF ROOF AND WALL SYSTEMS CONSIDERING PITCH AND CAMBER OF STEEL JOISTS.
- THE CONTRACTOR SHALL COORDINATE THE JOIST SEAT DEPTH BETWEEN JOIST MANUFACTURER AND STEEL DETAILER. THE SHOP DRAWINGS MUST INDICATE THE JOIST SEAT DEPTH.
- JOISTS THAT SUPPORT CONCENTRATED LOADS SHALL HAVE THOSE LOADS LOCATED WITHIN 3 INCHES OF JOIST PANEL POINTS OR JOISTS SHALL BE REINFORCED PER JOIST REINFORCING DETAIL. CONCENTRATED LOADS SHALL BE CENTERED ON JOISTS AND NOT ATTACHED TO THE EDGE OF CHORD ANGLES.
- SPECIAL JOISTS THAT REQUIRE SPECIFIC ORIENTATION SHALL BE TAGGED AT ONE END. DEFINE LOCATION OF TAGGED END ON ERECTION DRAWING.

STEEL DECK

- STEEL DECK DESIGN IS BASED ON THE STEEL DECK INSTITUTE DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, AND ROOF DECKS.
- PROVIDE STEEL ROOF DECK WITH THE FOLLOWING MINIMUM PROPERTIES:
 - TYPICAL 1-1/2 INCH STEEL ROOF DECK
 - DECK DEPTH d = 1-1/2 INCH
 - DECK THICKNESS t = 0.0368 INCH (20 GAGE)
 - POSITIVE EFFECTIVE MOMENT OF INERTIA I_{px} = 0.197 IN⁴/FT
 - NEGATIVE EFFECTIVE MOMENT OF INERTIA I_{py} = 0.217 IN⁴/FT
 - POSITIVE EFFECTIVE SECTION MODULUS S_{xx} = 0.224 IN³/FT
 - NEGATIVE EFFECTIVE SECTION MODULUS S_{yy} = 0.229 IN³/FT
 - DECK YIELD STRESS F_y = 50 KSI
 - DECK FINISH G60 GALVANIZED COATING
- PROVIDE LONG-SPAN ACOUSTICAL STEEL ROOF DECK WITH THE FOLLOWING MINIMUM PROPERTIES:
 - ENVISTA FN7.9A ROOF DECK (OR APPROVED EQUAL)
 - DECK DEPTH d = 7-7/8 INCH
 - DECK THICKNESS t = 0.0474 INCH (18 GAGE)
 - EFFECTIVE MOMENT OF INERTIA I_{px} = 9.96 IN⁴/FT
 - POSITIVE EFFECTIVE SECTION MODULUS S_{xx} = 2.19 IN³/FT
 - NEGATIVE EFFECTIVE SECTION MODULUS S_{yy} = 2.19 IN³/FT
 - DECK YIELD STRESS F_y = 50 KSI
 - DECK FINISH G60 GALVANIZED COATING
- STEEL DECK DESIGN IS SPECIFIED BASED ON A THREE-SPAN CONDITION. FURNISH HEAVIER GAGE DECK IF REQUIRED FOR ONE OR TWO SPAN CONDITION.
- FASTEN STEEL DECK AS INDICATED IN THE STRUCTURAL DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CALCULATIONS AND PRODUCT DATA FOR ALTERNATE CONNECTION METHODS SUBJECT TO APPROVAL BY THE STRUCTURAL DESIGN PROFESSIONAL.

SPECIAL INSPECTIONS

- THE STRUCTURAL TESTING/INSPECTION AGENCY WILL PERFORM SPECIAL INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE BUILDING CODE. MATERIALS AND WORK TO BE INSPECTED INCLUDE BUT ARE NOT LIMITED TO, CONCRETE, MASONRY, STEEL, WOOD, AND FOUNDATION CONSTRUCTION. SEE STATEMENT OF SPECIAL INSPECTIONS, SCHEDULE OF SPECIAL INSPECTIONS, SPECIFICATIONS SECTIONS, AND CHAPTER 17 OF THE BUILDING CODE (INCLUDING ASSOCIATED REFERENCES) FOR A COMPLETE LIST OF THE WORK REQUIRING STRUCTURAL SPECIAL INSPECTIONS.
- SPECIAL INSPECTIONS, AS REQUIRED BY CHAPTER 17 OF THE BUILDING CODE, ARE REQUIRED FOR STRUCTURAL COMPONENTS AND ASSEMBLIES WHICH ARE NOT FABRICATED AT THE CONSTRUCTION JOB SITE, INCLUDING BUT NOT LIMITED TO FLOOR TRUSSES, ROOF TRUSSES, STEEL JOISTS, WOOD JOISTS, STRUCTURAL STEEL FRAMING, AND PRECAST CONCRETE JOISTS, BEAMS, COLUMNS, WALLS, AND CLADDING.
- SPECIAL INSPECTION AS REQUIRED BY CHAPTER 17 OF THE BUILDING CODE MAY BE WAIVED FOR ITEMS WHICH ARE PRODUCED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTIONS. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS, AND BY PERIODIC AUDITS OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE CHIEF COMMERCIAL BUILDING INSPECTOR OR HIS DESIGNEE WHICH STATE THAT THE FABRICATION WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
- THE PROJECT OWNER WILL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PERFORM THE INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE BUILDING CODE DURING CONSTRUCTION OF THE PROJECT. DOCUMENTATION THAT SUMMARIZES THE QUALIFICATIONS AND CREDENTIALS OF EACH SPECIAL INSPECTOR AND THAT DEMONSTRATES COMPETENCE FOR INSPECTION OF EACH PARTICULAR TYPE OF CONSTRUCTION REQUIRING SPECIAL INSPECTION SHALL BE SUBMITTED TO THE CHIEF COMMERCIAL BUILDING INSPECTOR OR HIS DESIGNEE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- APPROVED SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE CHIEF COMMERCIAL BUILDING INSPECTOR OR HIS DESIGNEE AND TO THE DESIGN PROFESSIONAL WHICH INDICATE THAT THE WORK INSPECTED WAS DONE IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. A FINAL REPORT WHICH DOCUMENTS THE RESULTS OF THE SPECIAL INSPECTIONS PERFORMED, INCLUDING CORRECTION OF ANY DISCREPANCIES IDENTIFIED DURING INSPECTION, SHALL BE SUBMITTED PERIODICALLY AT A FREQUENCY APPROVED BY THE CHIEF COMMERCIAL BUILDING INSPECTOR PRIOR TO CONSTRUCTION.

ALL DRAWINGS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE DRAWINGS ARE TO BE USED ONLY WITH RESPECT TO THE PROJECT SET FORTH BY THESE DRAWINGS AND NOT TO BE REPRODUCED OR PUBLISHED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE. ANY REPRODUCTION OR PUBLICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE IS STRICTLY PROHIBITED. SUBMISSION OF THIS DRAWING TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE IS STRICTLY PROHIBITED. THE PROJECT IS NOT TO BE CONSIDERED A PUBLIC WORK UNDER THE PROVISIONS OF PUBLIC WORKS ACT UNTIL SOLELY BY THE LOCAL GOVERNMENT.



CONSULTANT LOGO

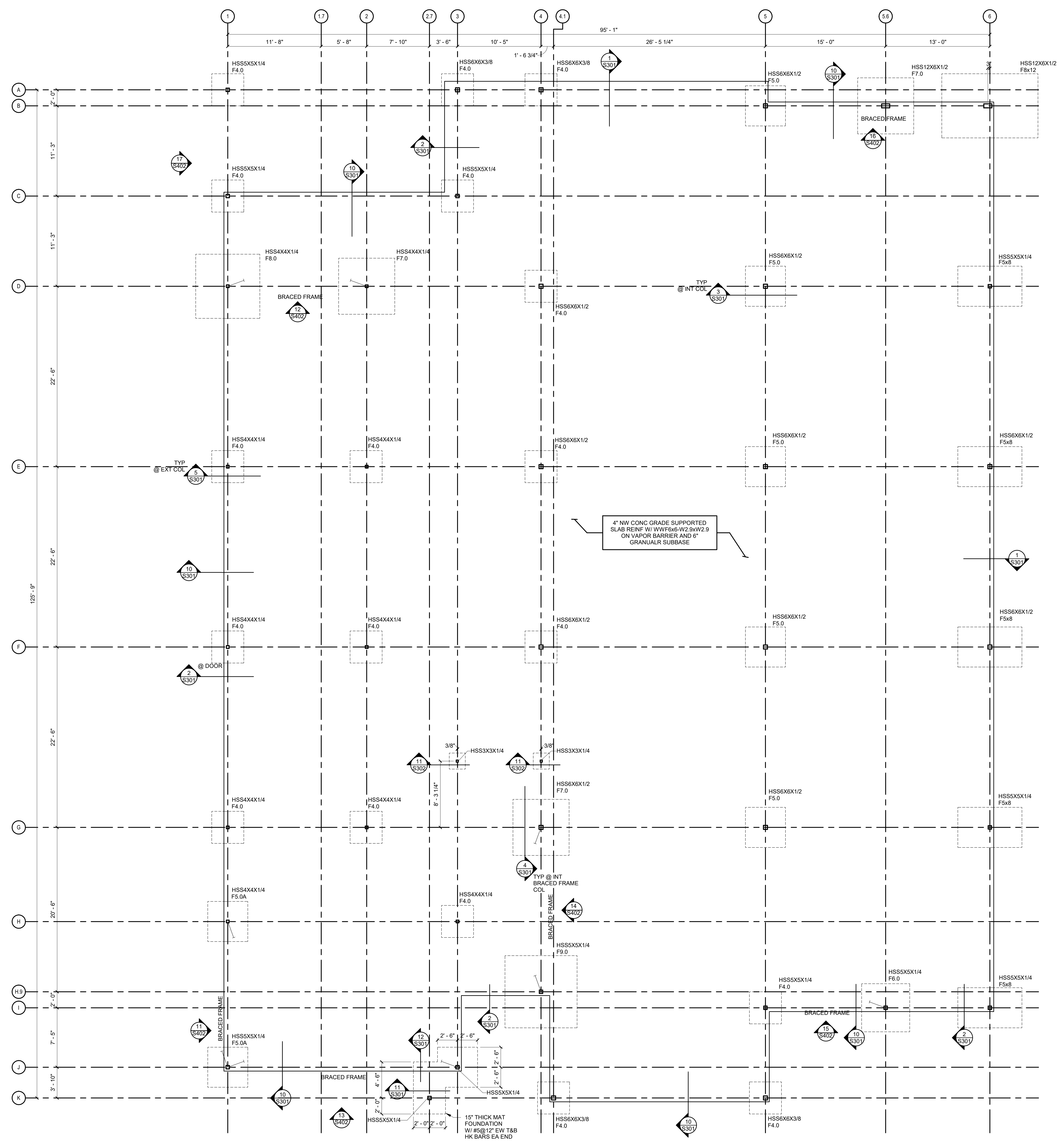


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atlanta, georgia 30346
404.815.4262 / 800.364.5558

SEALS

- FOUNDATION PLAN SHEET NOTES:**
1. TYPICAL SLAB EL. = 0'-0" (CIVIL EL. 1001').
 2. TYPICAL FDN EL. = -1'-4" UNO.
 3. COL AND FDN CENTERED ON COL GRID LINES UNO.
 4. REF ARCH DWGS FOR DIMENSIONS NOT INDICATED. COORD SLAB ELEVATIONS, SLAB EDGES, AND SLAB SLOPES WITH ARCH PLANS.
 5. REF MECH AND ARCH DWGS FOR SLAB PENETRATIONS.
 6. THICKEN SLAB AT FLOOR BOXES AND CONDUIT TO MAINTAIN THE MIN CONC SLAB THICKNESS INDICATED ON PLANS.
 7. COORDINATE EDGE OF SLAB W/ ARCH AND CIVIL DWGS.
 8. SEE S302 FOR TYPICAL ISOLATION JOINT AT COLUMNS.
 9. CJ INDICATES CONTROL CONTRACTION JOINT. SEE I/S302. CONTRACTOR TO PROVIDE JOINT LAYOUT FOR REVIEW. SEE SPECS FOR SPACING REQUIREMENTS.

- FOUNDATION PLAN REFERENCE NOTES:**
- A. REF S301 FOR FDN AND BP SCHED.
 - B. REF S301 FOR TYP FDN DETAILS.



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1 FOUNDATION PLAN
3/16" = 1'-0"

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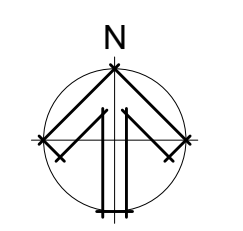
ISSUE DATE:	2024.06.28	
PHASE:	CONSTRUCTION DOCUMENTS	
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
C	2024.06.28	CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: KJS
 PROJECT ARCHITECT: AC
 DRAWN BY: JM

SHEET TITLE:
FOUNDATION AND SLAB PLAN

SHEET NO. PROJ. NO.
 025432

S110





wallace design collective, pc
1455 incoln parkway east, suite 260
atlanta, georgia 30346
404.815.4262 / 800.364.5558

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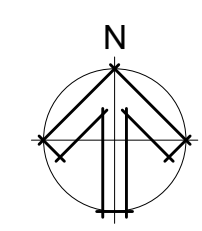
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PHASE: CONSTRUCTION DOCUMENTS
SHEET ISSUE:
NO. DATE DESCRIPTION
C 2024.06.28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: KJS
PROJECT ARCHITECT: AC
DRAWN BY: JM

SHEET TITLE:
LOW ROOF FRAMING PLAN

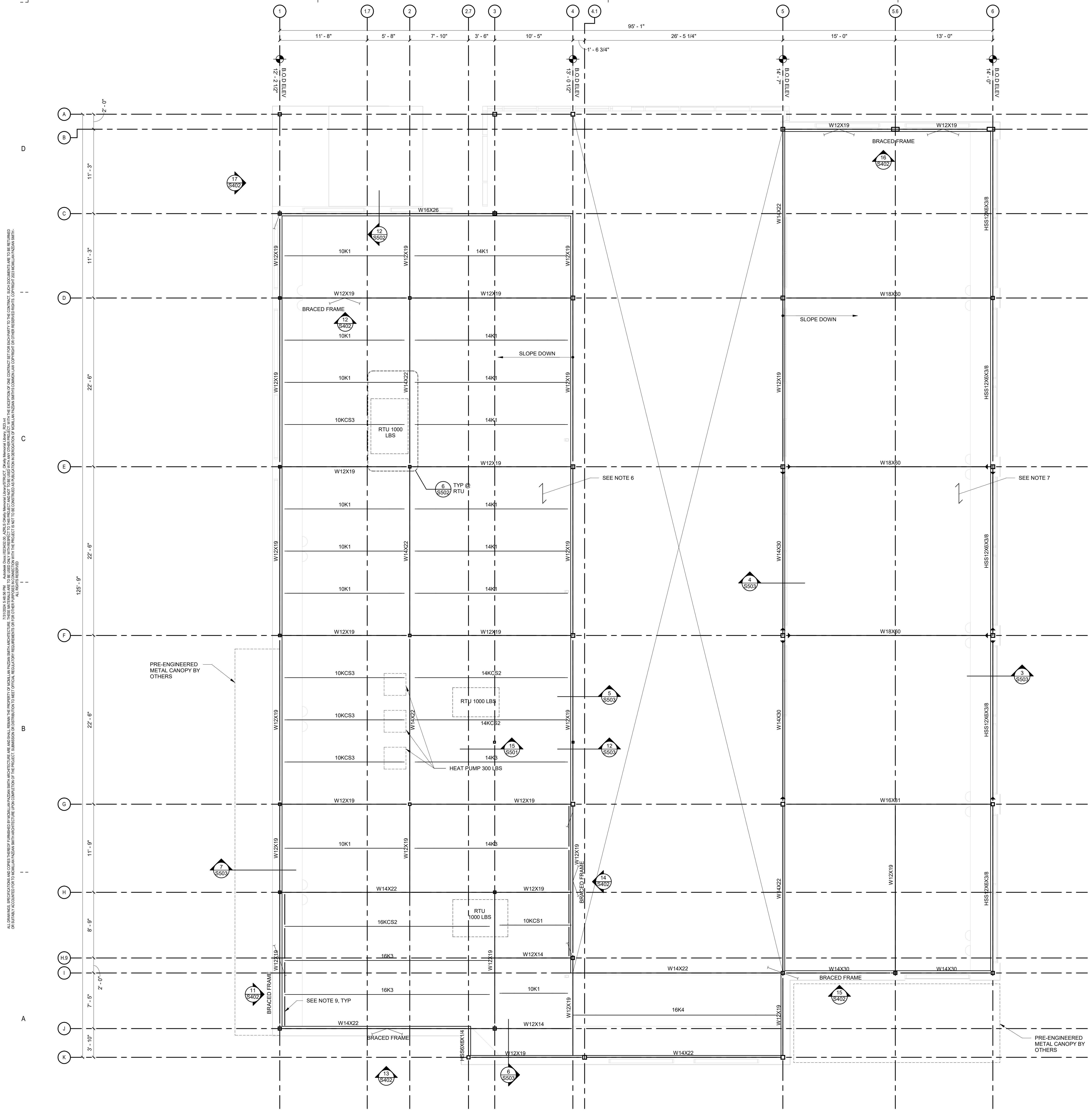
SHEET NO. PROJ. NO. 023432

S120



- STEEL ROOF FRAMING PLAN SHEET NOTES:**
- SEE PLAN FOR STEEL ELEVATIONS AND DECK BEARING ELEVATIONS.
 - BEAMS / JOISTS ARE EQUALLY SPACED BETWEEN COL LINES UNO.
 - REF ARCH DWGS FOR DIMENSIONS NOT INDICATED. COORD ROOF DECK ELEVATIONS, ROOF DECK EDGES, AND ROOF SLOPES WITH ARCH PLANS.
 - REF MECH AND ARCH DWGS FOR ROOFTOP UNITS AND ROOF DECK PENETRATIONS.
 - NO HANGING LOADS SHALL BE APPLIED TO THE ROOF DECK.
 - INDICATES SPAN OF 1 1/2" METAL ROOF DECK. SEE 1/SS02 FOR ATTACHMENT.
 - INDICATES SPAN OF ENVISTA FN7.9A ACCOUSTICAL ROOF DECK. SEE 1/SS02 FOR ATTACHMENT.
 - ALL JOISTS TO HAVE A MINIMUM JOIST ROLLOVER CAPACITY OF 1.5 KIPS (SERVICE).
 - WHERE INDICATED, PROVIDE HSS 2-2X2-1/2 COLLECTOR ELEMENT PER DETAIL 14/SS01.
 - INDICATES AXIAL TRANSFER FORCE THROUGH BEAM CONNECTION (SERVICE).

- STEEL ROOF FRAMING PLAN REFERENCE NOTES:**
- REF FDN PLAN FOR STL COL SIZES
 - REF S500 SERIES DRAWINGS FOR TYP ROOF FRAMING DTLS.
 - REF S500 SERIES DRAWINGS FOR CONN SCHED.



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1 FLOOR FRAMING PLAN
3/16" = 1'-0"



CONSULTANT LOGO



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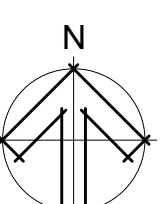
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PHASE: CONSTRUCTION DOCUMENTS
SHEET ISSUE:
NO. DATE DESCRIPTION
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PRINCIPAL IN CHARGE: KJS
PROJECT ARCHITECT: AC
DRAWN BY: JM

SHEET TITLE:
HIGH ROOF FRAMING PLAN

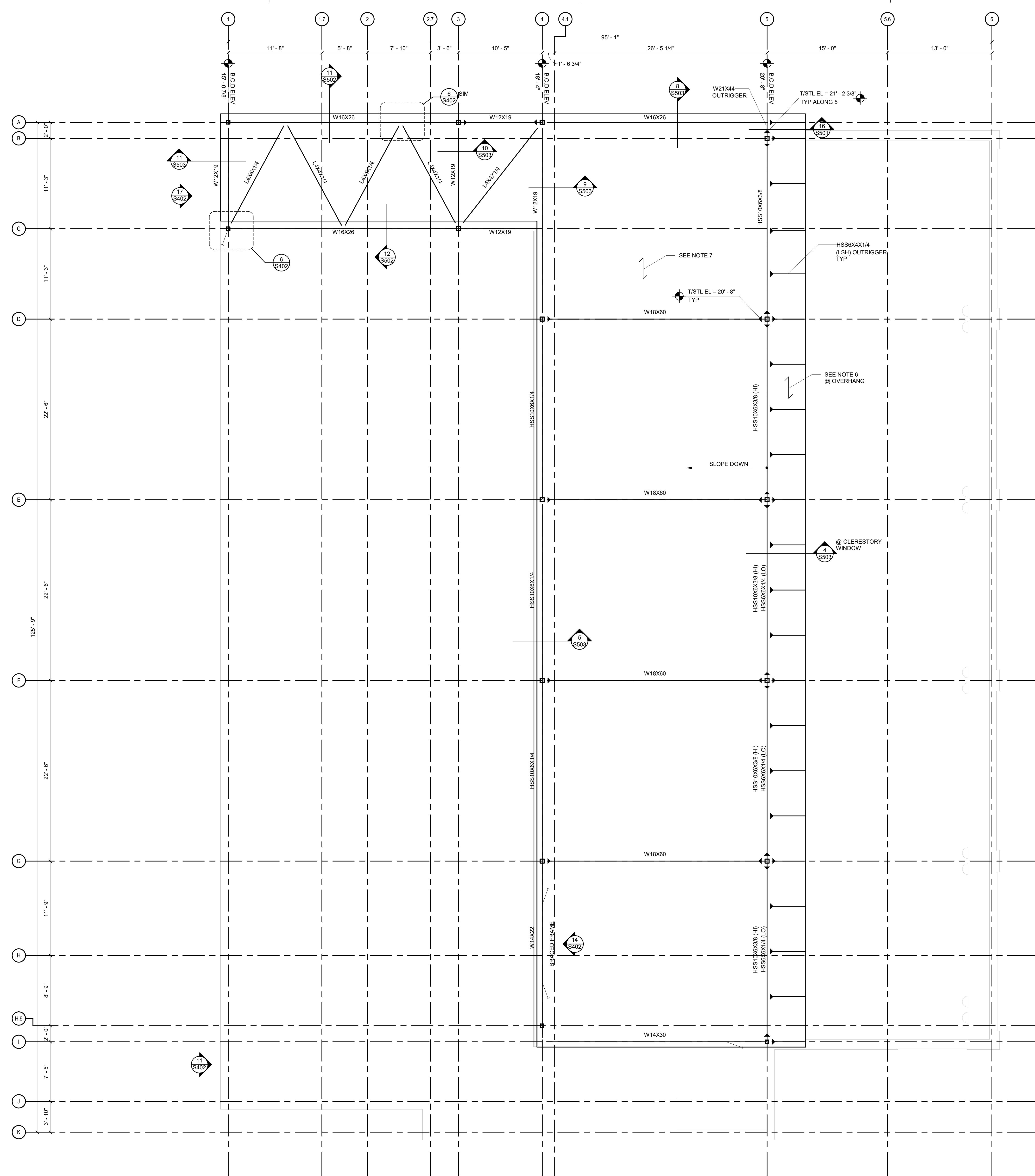
SHEET NO. PROJ. NO.
023432

S121



- STEEL ROOF FRAMING PLAN SHEET NOTES:**
1. SEE PLAN FOR STEEL ELEVATIONS AND DECK BEARING ELEVATIONS.
 2. BEAMS / JOISTS ARE EQUALLY SPACED BETWEEN COL LINES UNO.
 3. REF ARCH DWGS FOR DIMENSIONS NOT INDICATED. COORD ROOF DECK ELEVATIONS, ROOF DECK EDGES, AND ROOF SLOPES WITH ARCH PLANS.
 4. REF MECH AND ARCH DWGS FOR ROOFTOP UNITS AND ROOF DECK PENETRATIONS.
 5. NO HANGING LOADS SHALL BE APPLIED TO THE ROOF DECK.
 6. INDICATES SPAN OF 1 1/2" METAL ROOF DECK. SEE 1/SS02 FOR ATTACHMENT.
 7. INDICATES SPAN OF ENVISTA FN7.9A ACCOUSTICAL ROOF DECK. SEE 1/SS02 FOR ATTACHMENT.
 8. ALL JOISTS TO HAVE A MINIMUM JOIST ROLLOVER CAPACITY OF 1.5 KIPS (SERVICE).
 9. WHERE INDICATED, PROVIDE HSS 2-/2X2-1/2 COLLECTOR ELEMENT PER DETAIL 14/SS01.
 10. INDICATES AXIAL TRANSFER FORCE THROUGH BEAM CONNECTION (SERVICE).

- STEEL ROOF FRAMING PLAN REFERENCE NOTES:**
- A. REF FDN PLAN FOR STL COL SIZES
 - B. REF S500 SERIES DRAWINGS FOR TYP ROOF FRAMING DTLS.
 - C. REF S500 SERIES DRAWINGS FOR CONN SCHED.

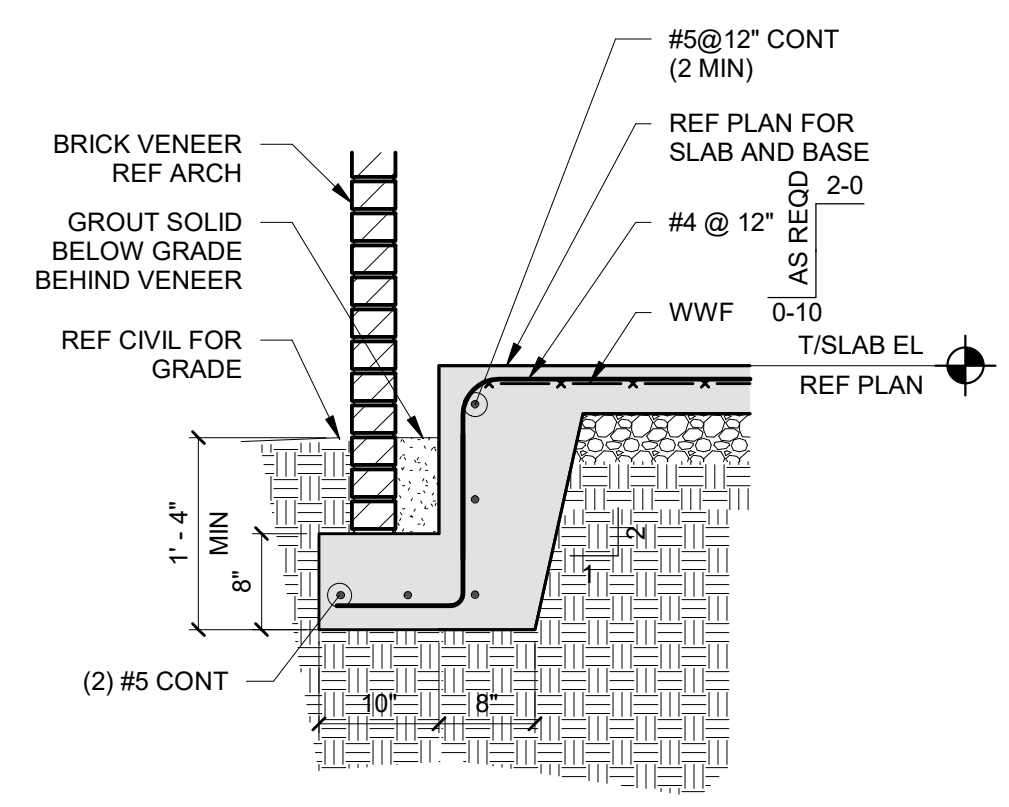


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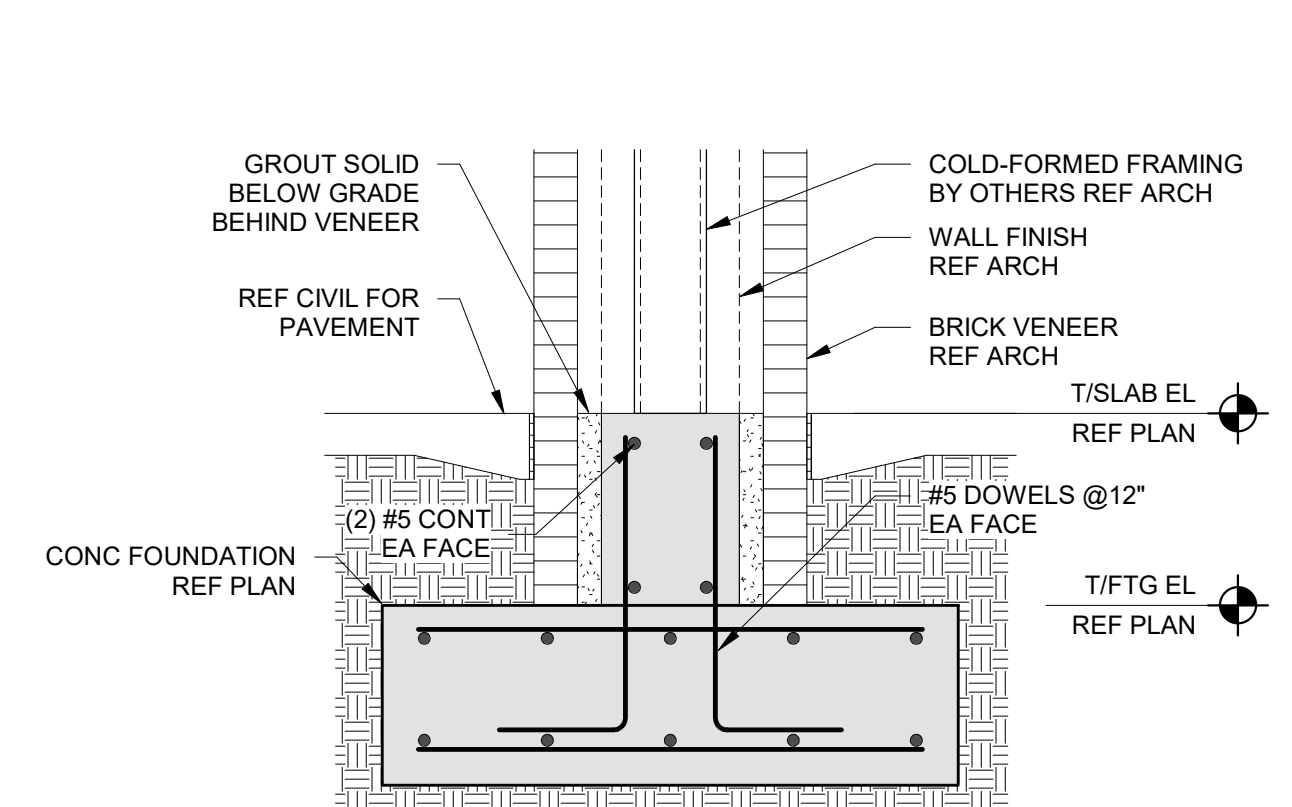
1 HIGH ROOF FRAMING PLAN
3/16" = 1'-0"

FOOTING SCHEDULE			
MARK	SIZE (WxLxT)	REINF	REMARKS
F4.0	4'-0"x4'-0"x1'-0"	5#5 EW, BOT	HK BARS EA END
F4.0A	4'-0"x4'-0"x1'-0"	5#5 EW, TOP & BOT	HK BARS EA END
F5.0	5'-0"x5'-0"x1'-3"	6#5 EW, BOT	HK BARS EA END
F5.0A	5'-0"x5'-0"x1'-3"	6#5 EW, TOP & BOT	HK BARS EA END
F6.0	6'-0"x6'-0"x1'-3"	7#5 EW, TOP & BOT	HK BARS EA END
F7.0	7'-0"x7'-0"x1'-4"	8#5 EW, TOP & BOT	
F8.0	8'-0"x8'-0"x1'-6"	8#6 EW, TOP & BOT	
F9.0	9'-0"x9'-0"x1'-6"	9#6 EW, TOP & BOT	
F5x8	5'-0"x8'-0"x1'-3"	7#5 LW, TOP & BOT 10#5 SW, TOP & BOT	HK BARS EA END
F8x12	8'-0"x12'-0"x1'-6"	10#6 LW, TOP & BOT 15#6 SW, TOP & BOT	

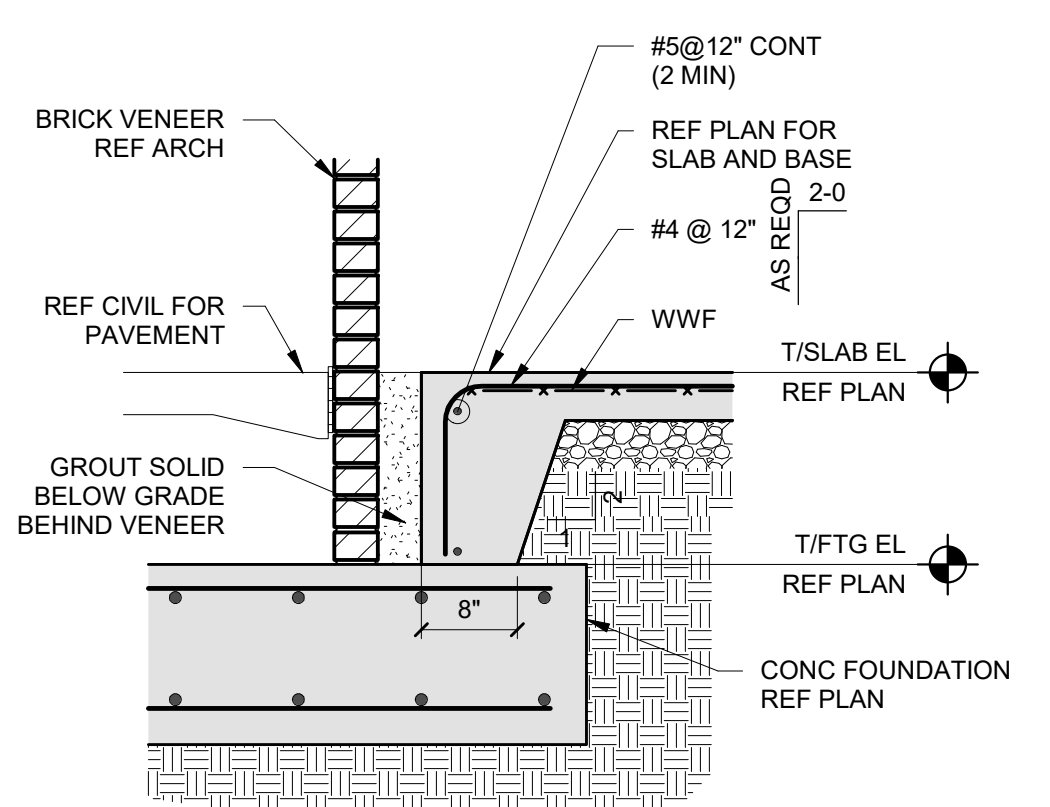
9 FOOTING SCHEDULE
12" = 1'-0"



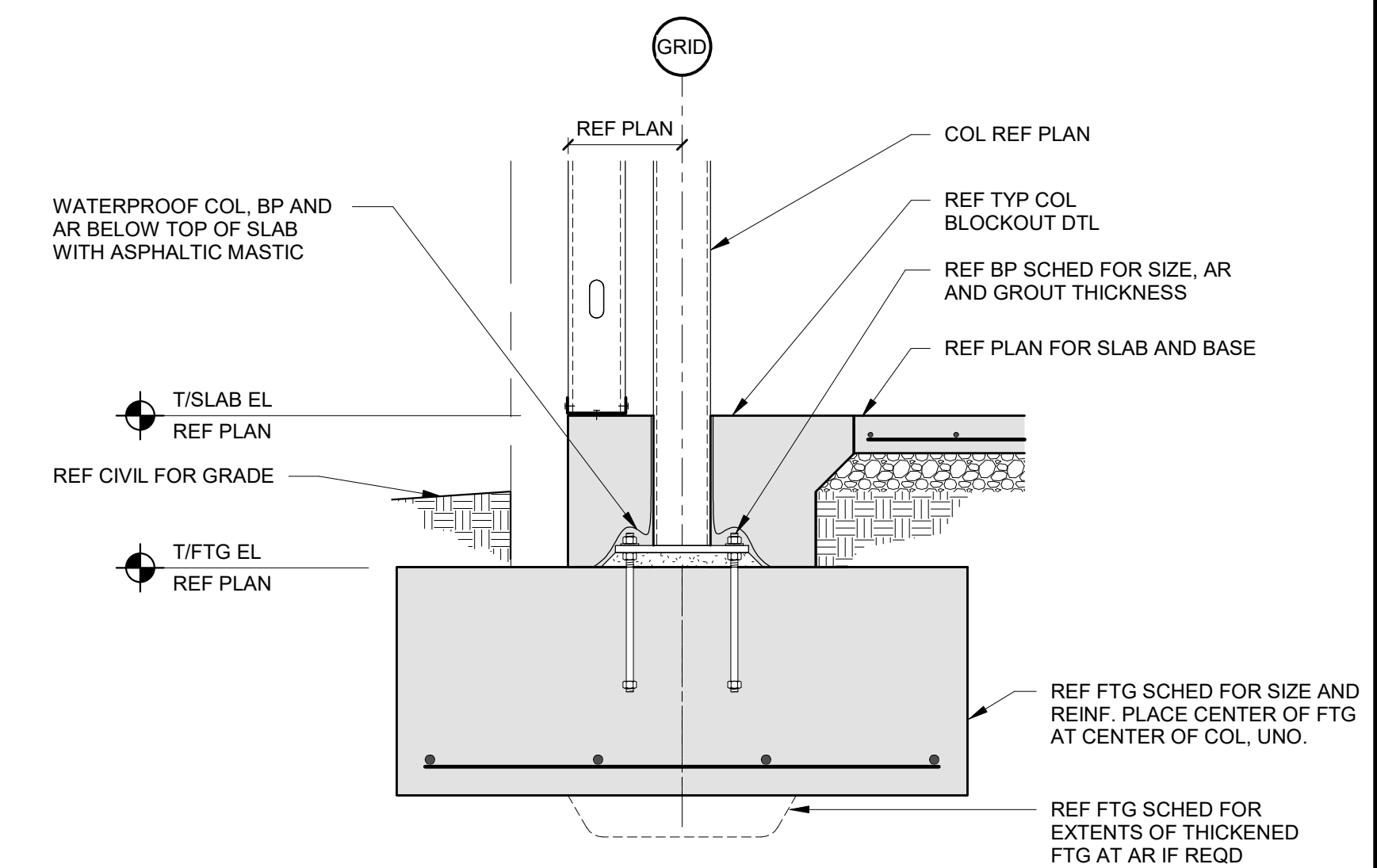
10 TURNDOWN SLAB WITH BRICK LEDGE
3/4" = 1'-0"



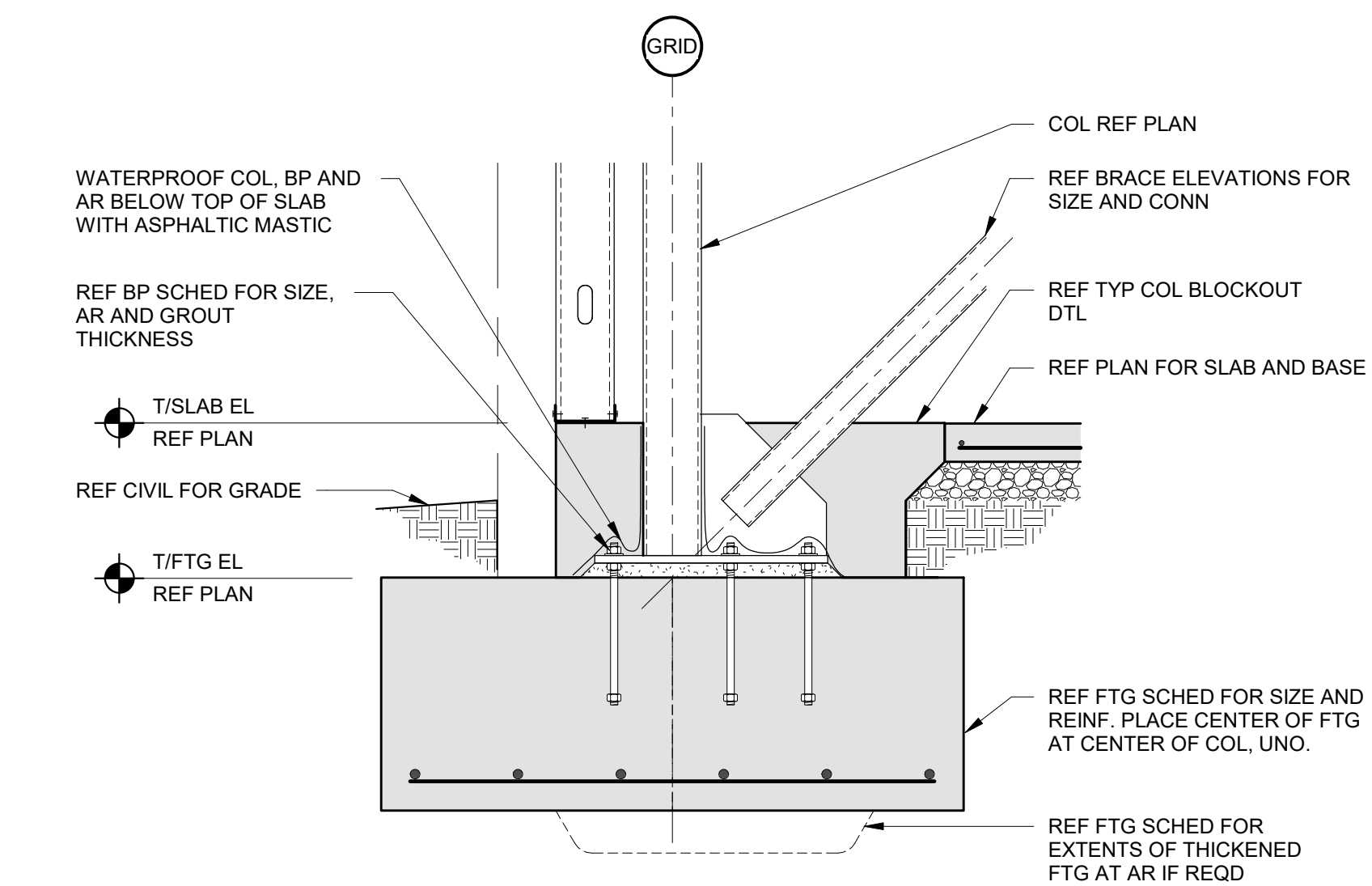
11 SECTION
3/4" = 1'-0"



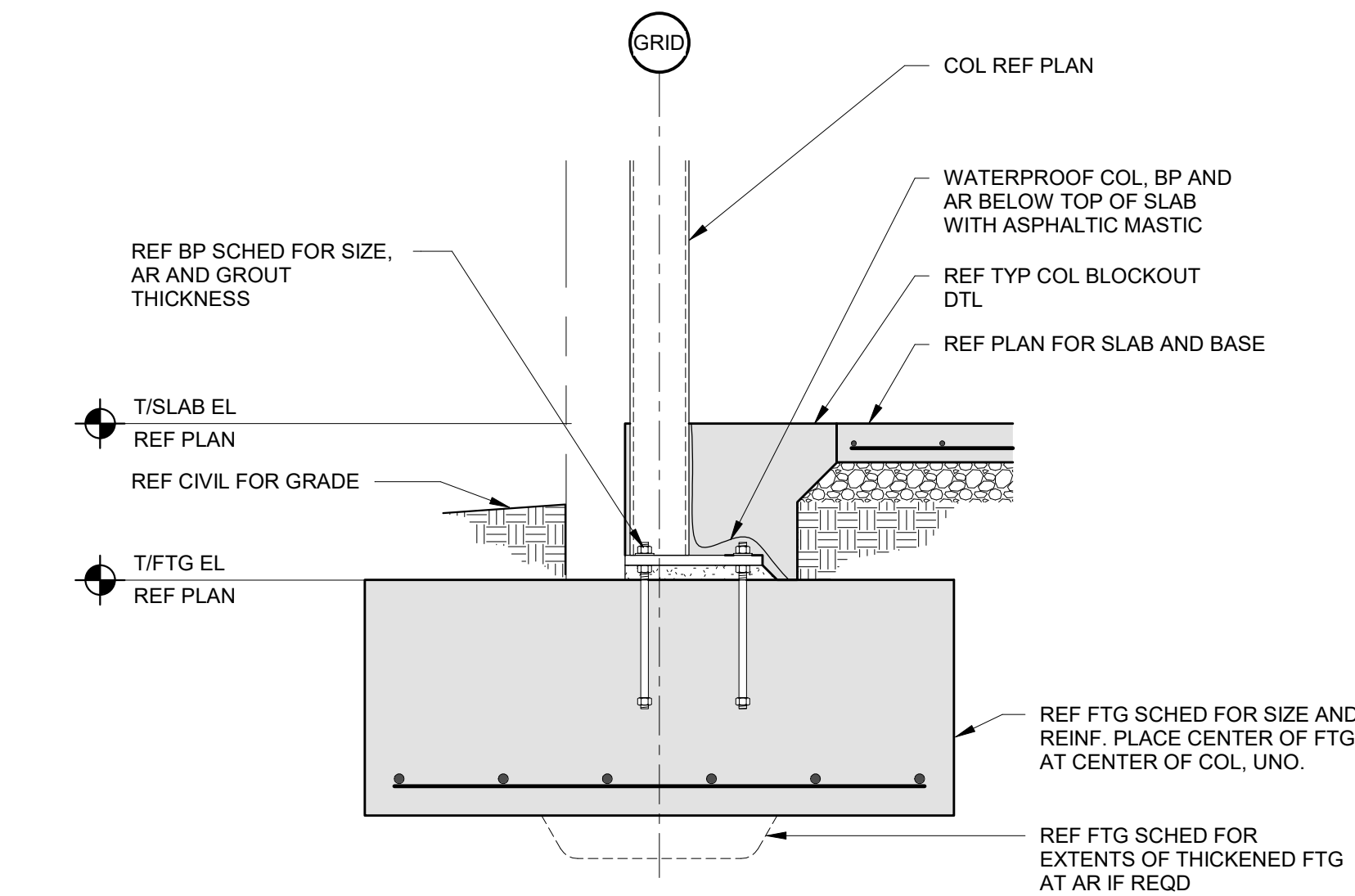
12 SECTION
3/4" = 1'-0"



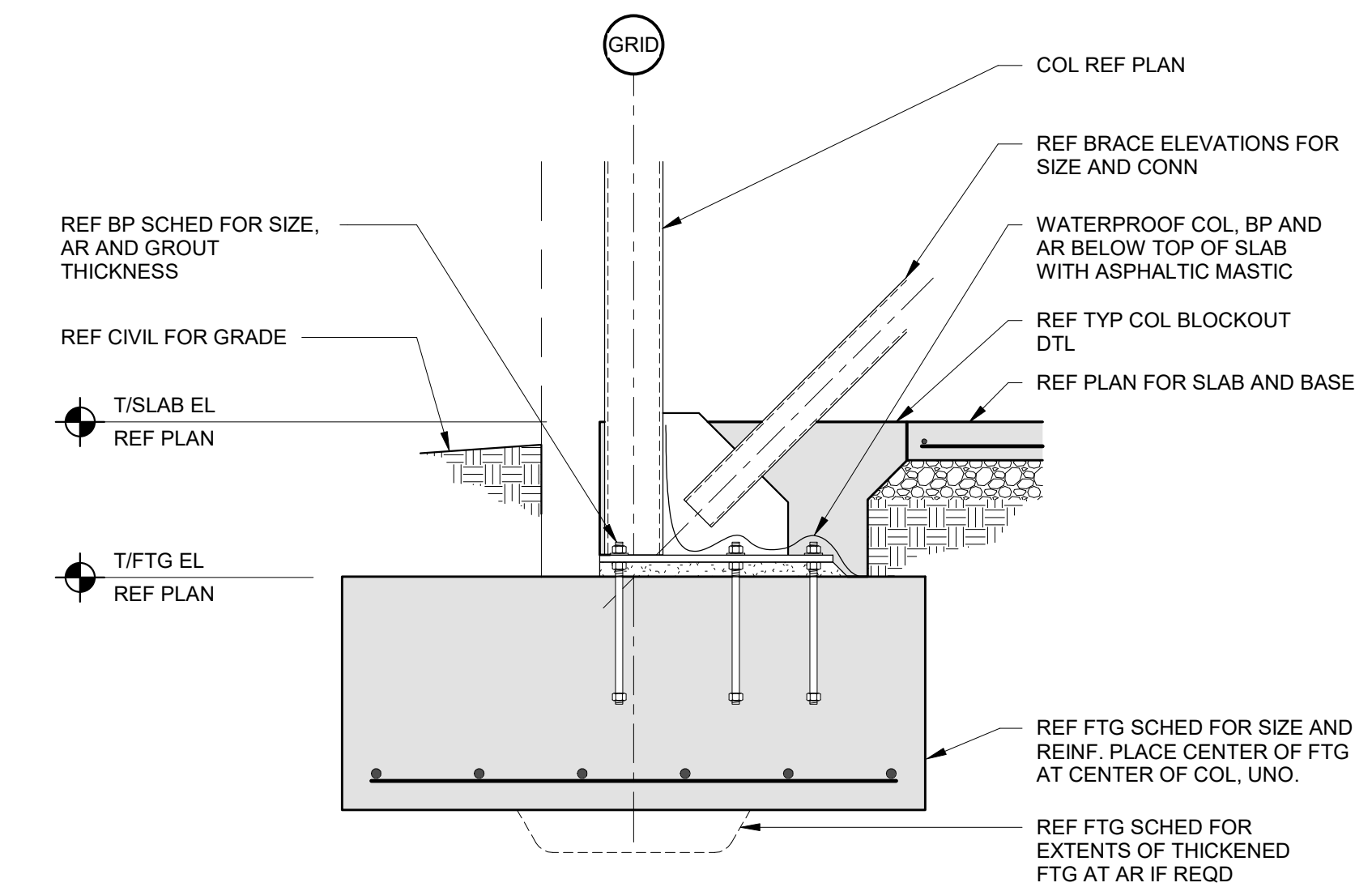
5 STEEL COLUMN AT FOOTING
3/4" = 1'-0"



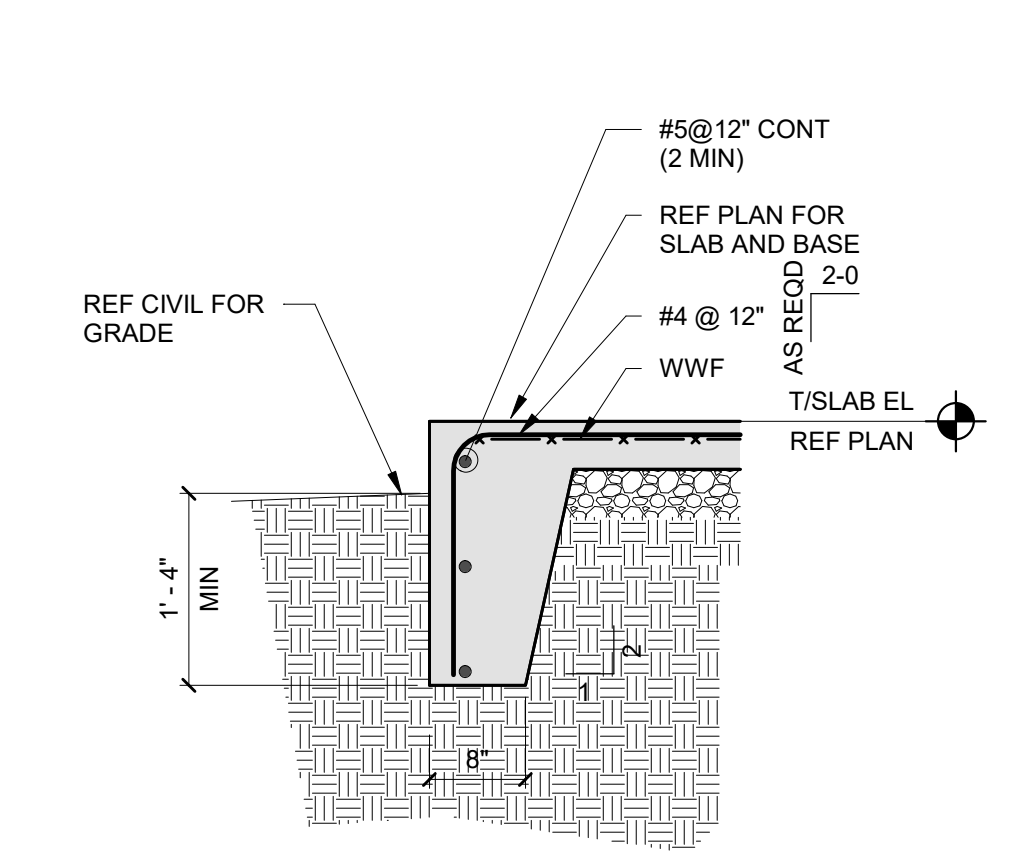
6 STEEL BRACE AT FOOTING
3/4" = 1'-0"



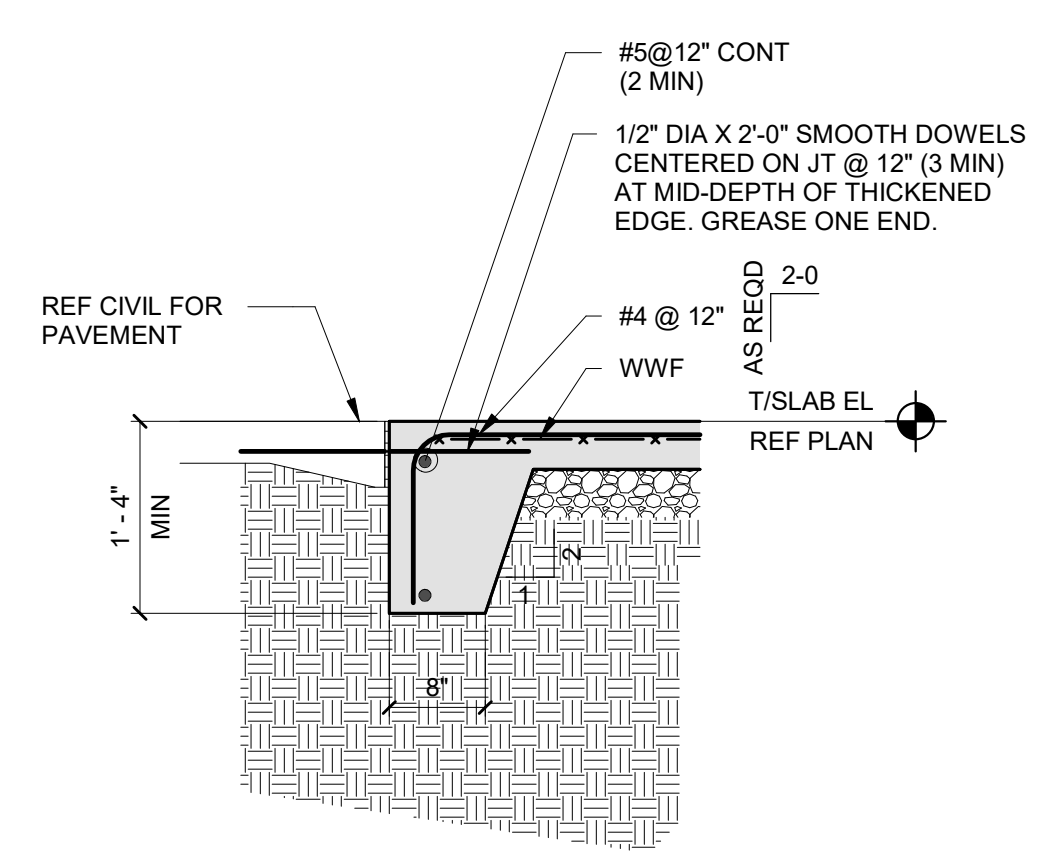
7 STEEL BRACE AT FOOTING
3/4" = 1'-0"



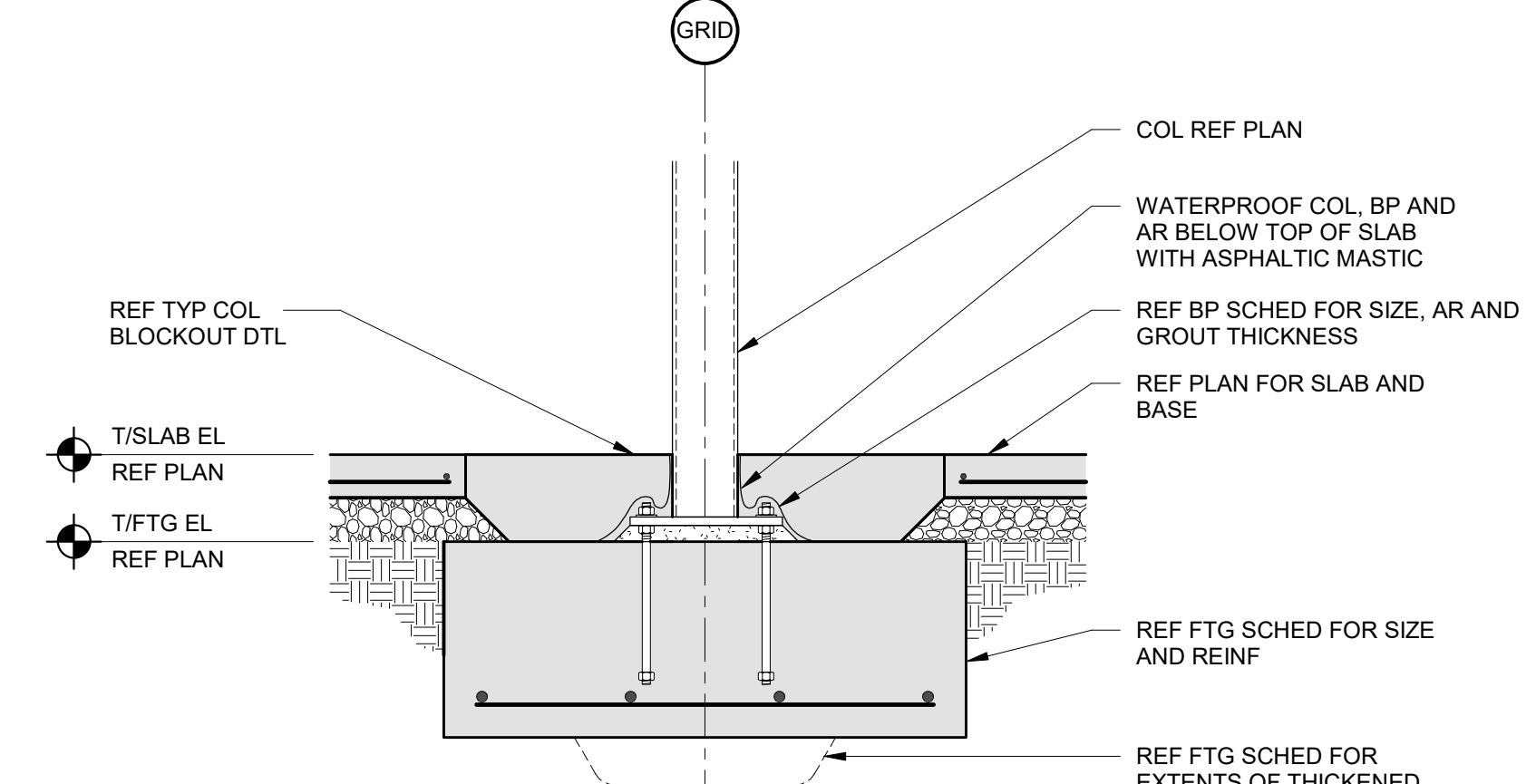
8 STEEL BRACE AT FOOTING
3/4" = 1'-0"



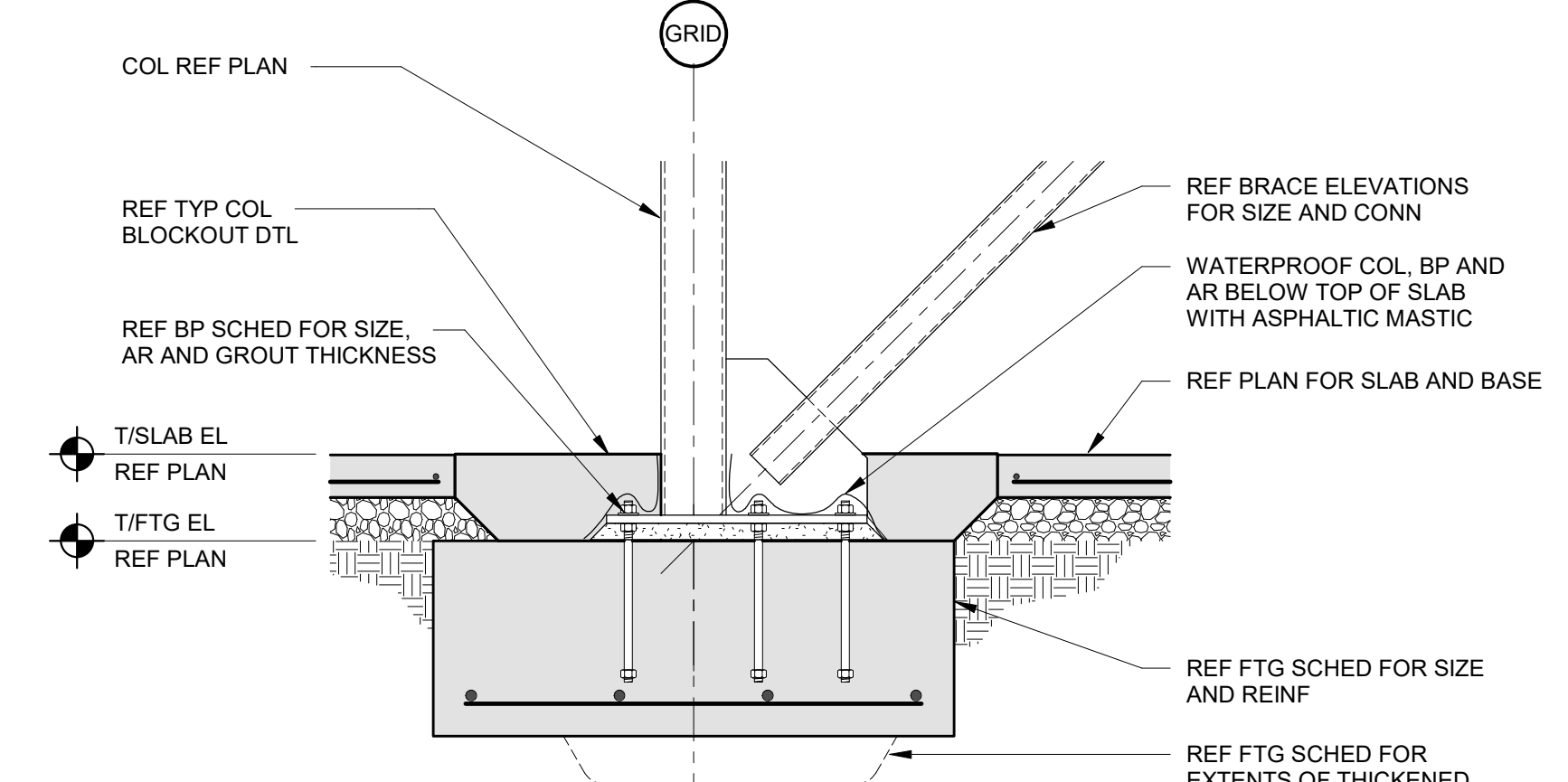
1 TURNDOWN SLAB
3/4" = 1'-0"



2 TURNDOWN SLAB AT DOOR
3/4" = 1'-0"

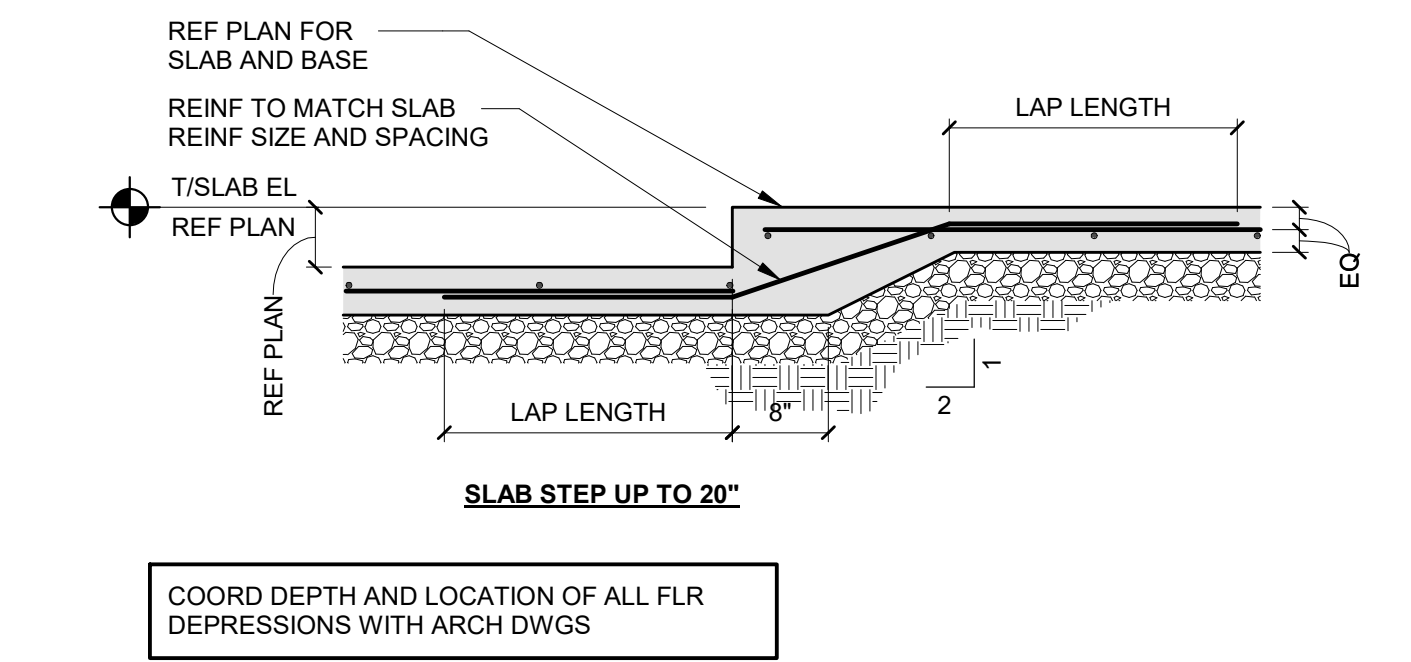


3 STEEL COLUMN AT FOOTING
3/4" = 1'-0"

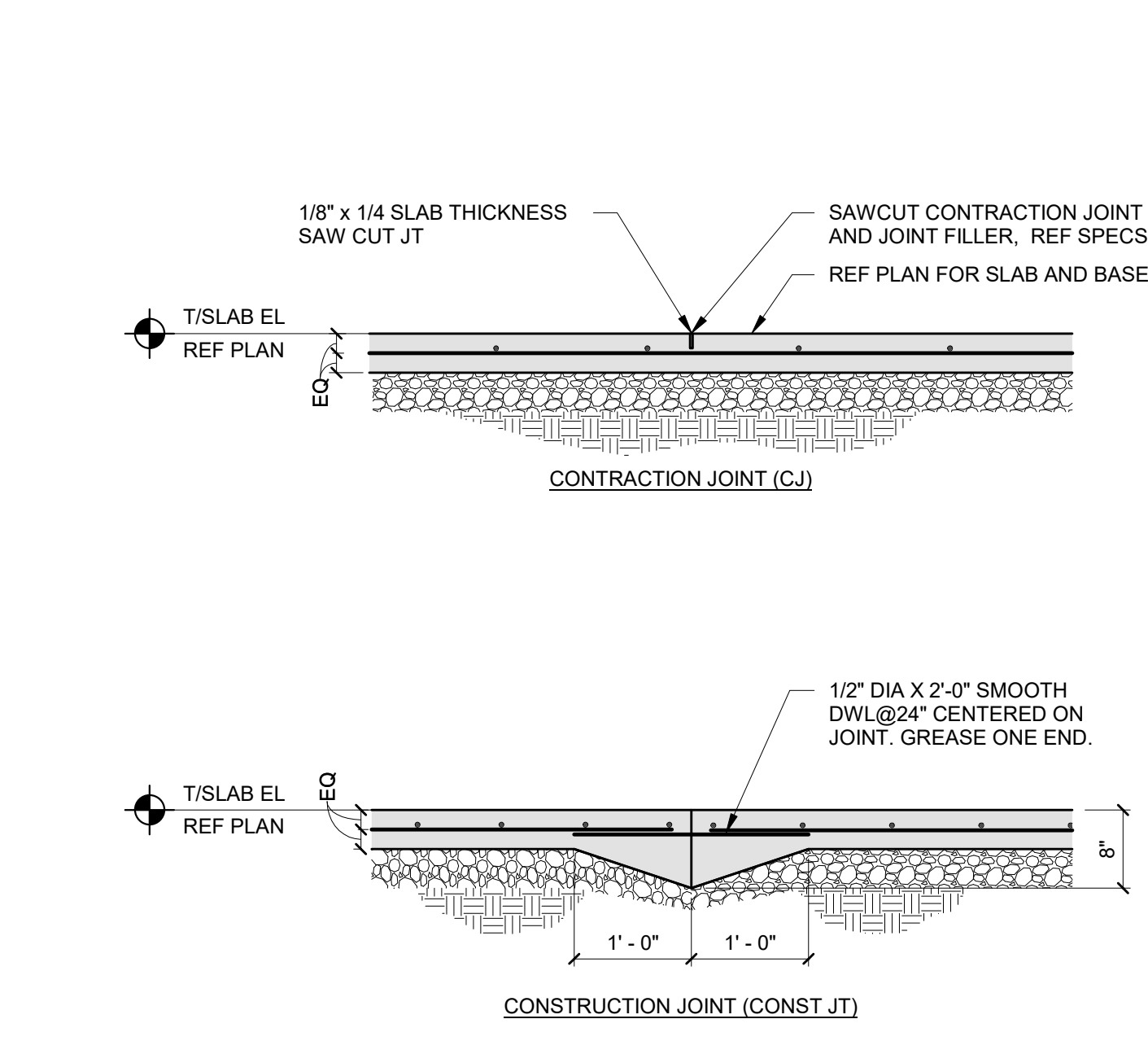
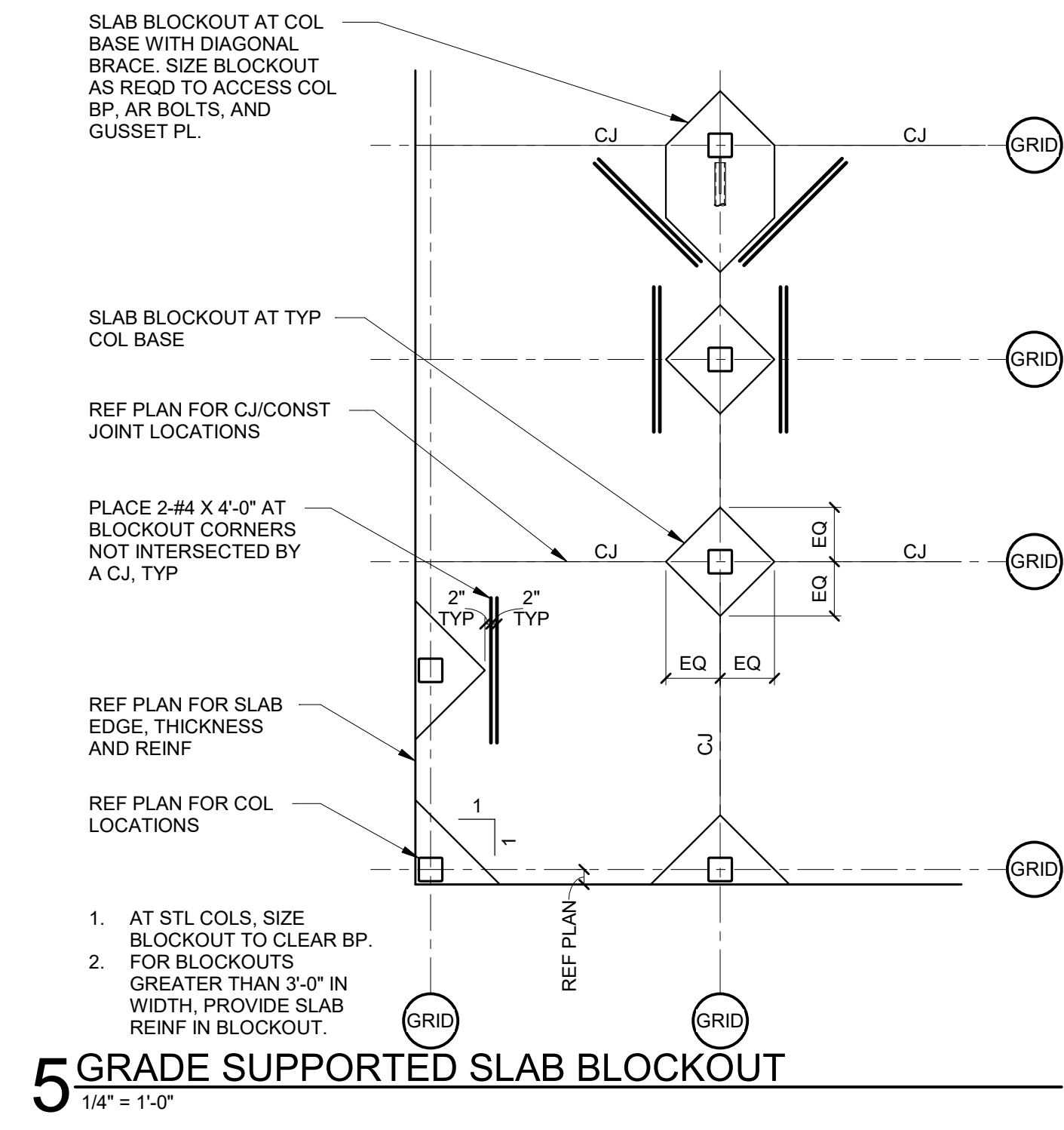


4 STEEL BRACE AT FOOTING
3/4" = 1'-0"

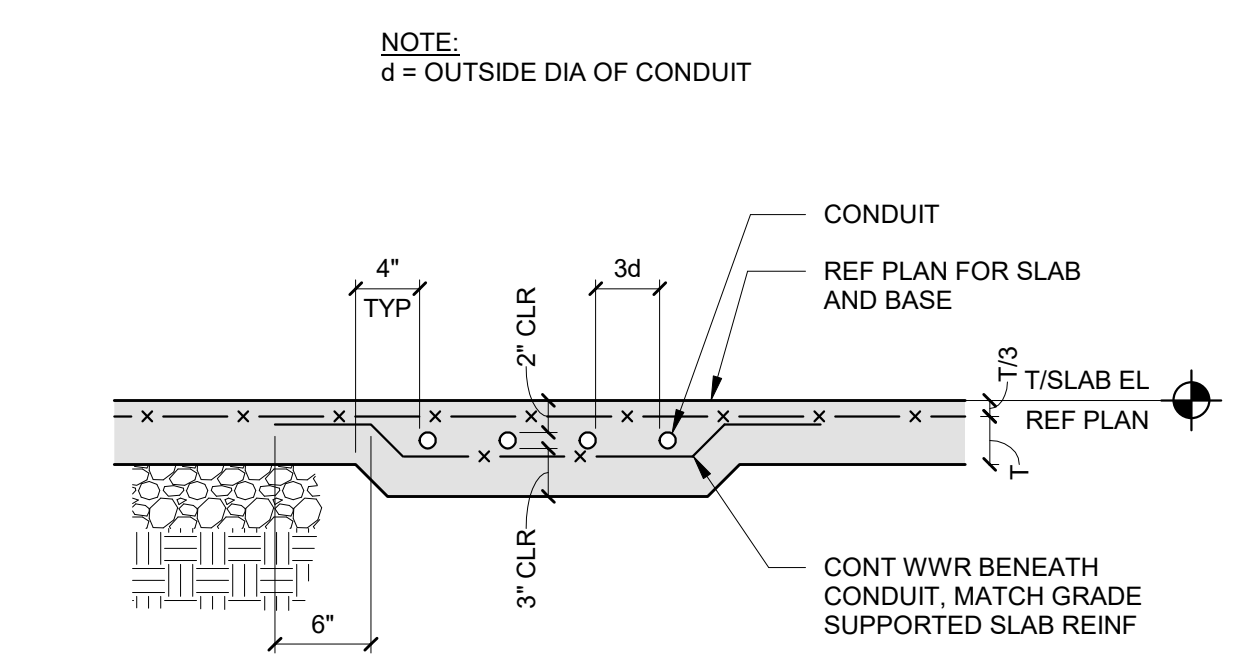
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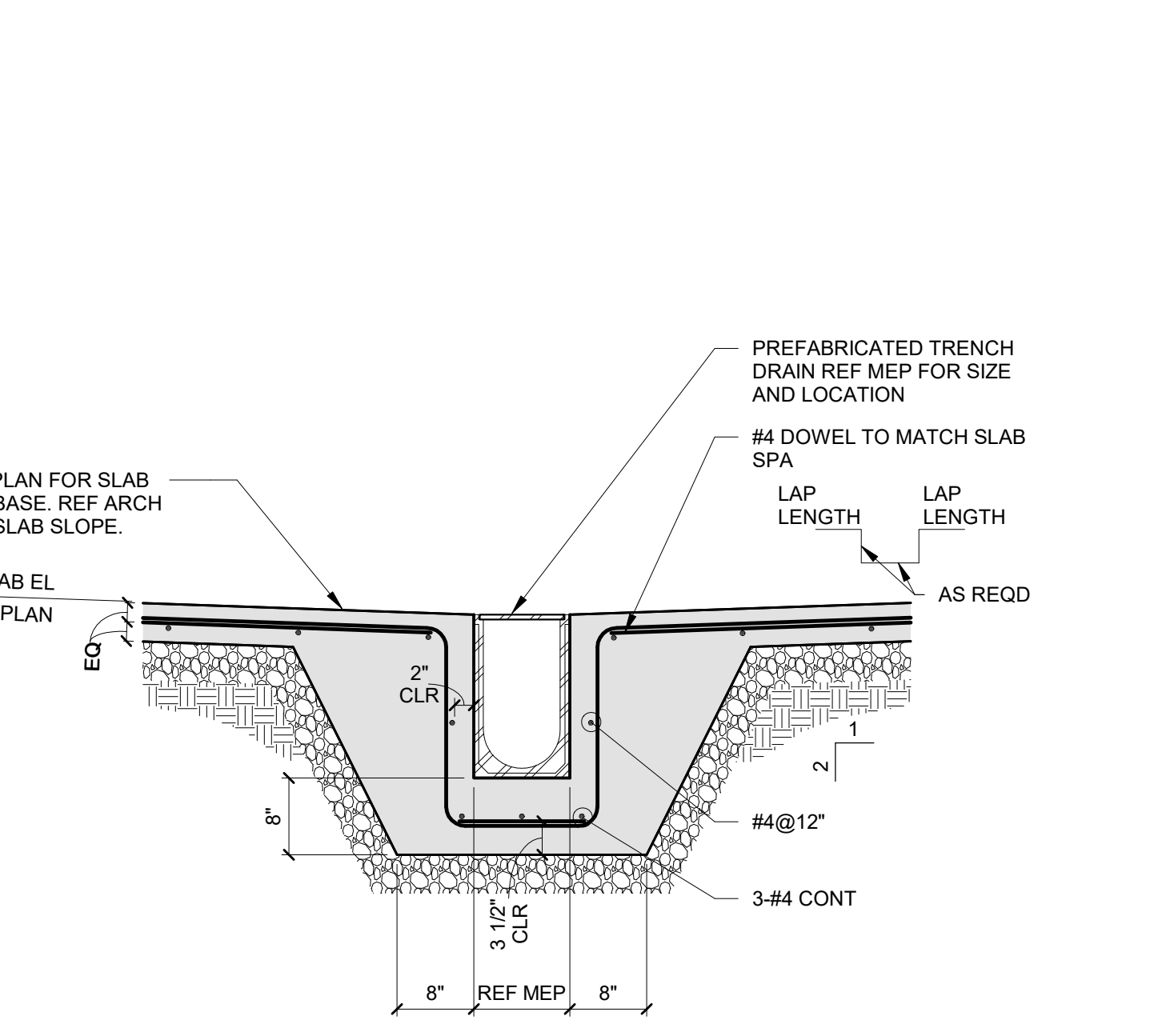
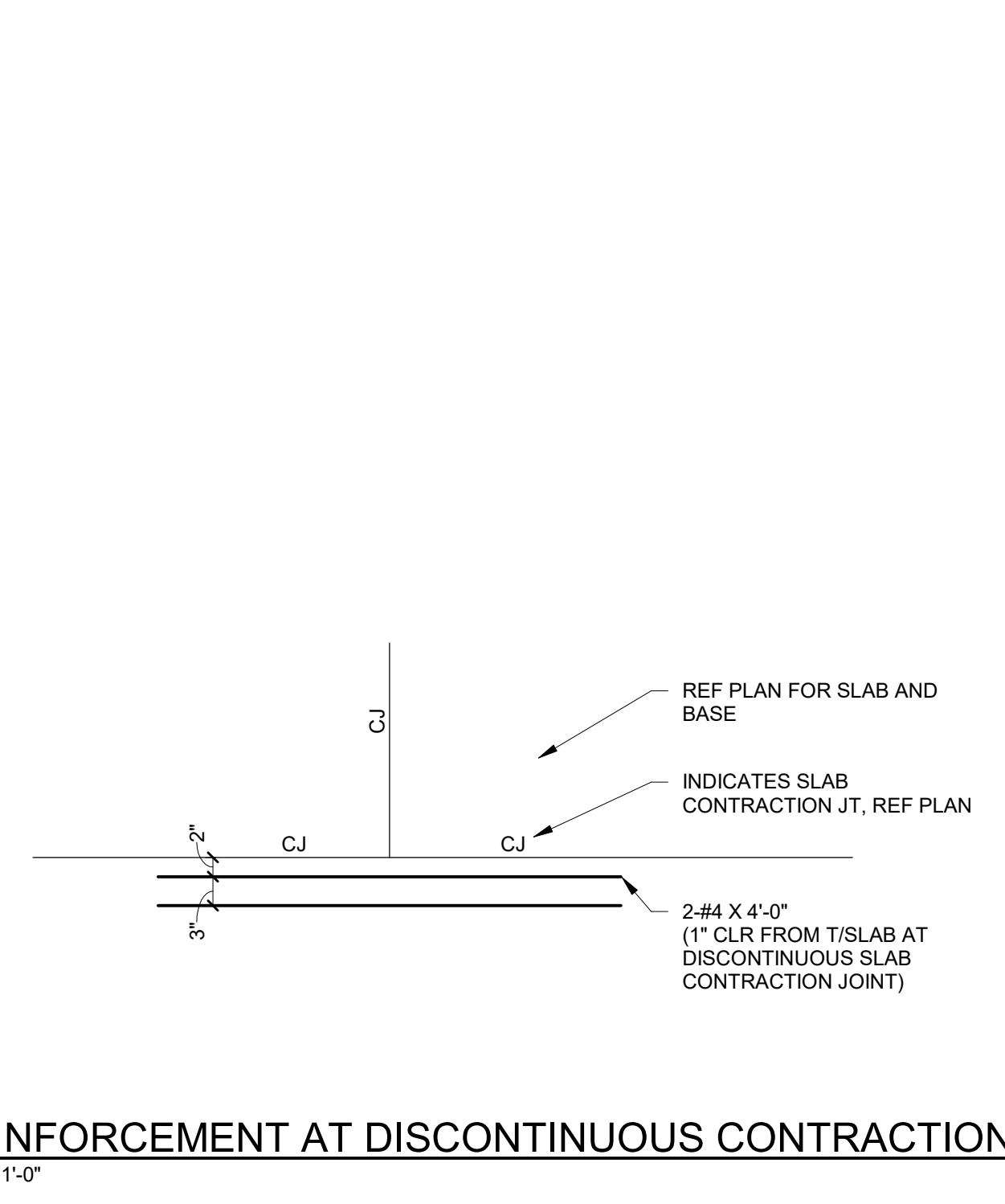
1 GRADE SUPPORTED SLAB AT JOINTS
3/4" = 1'-0"



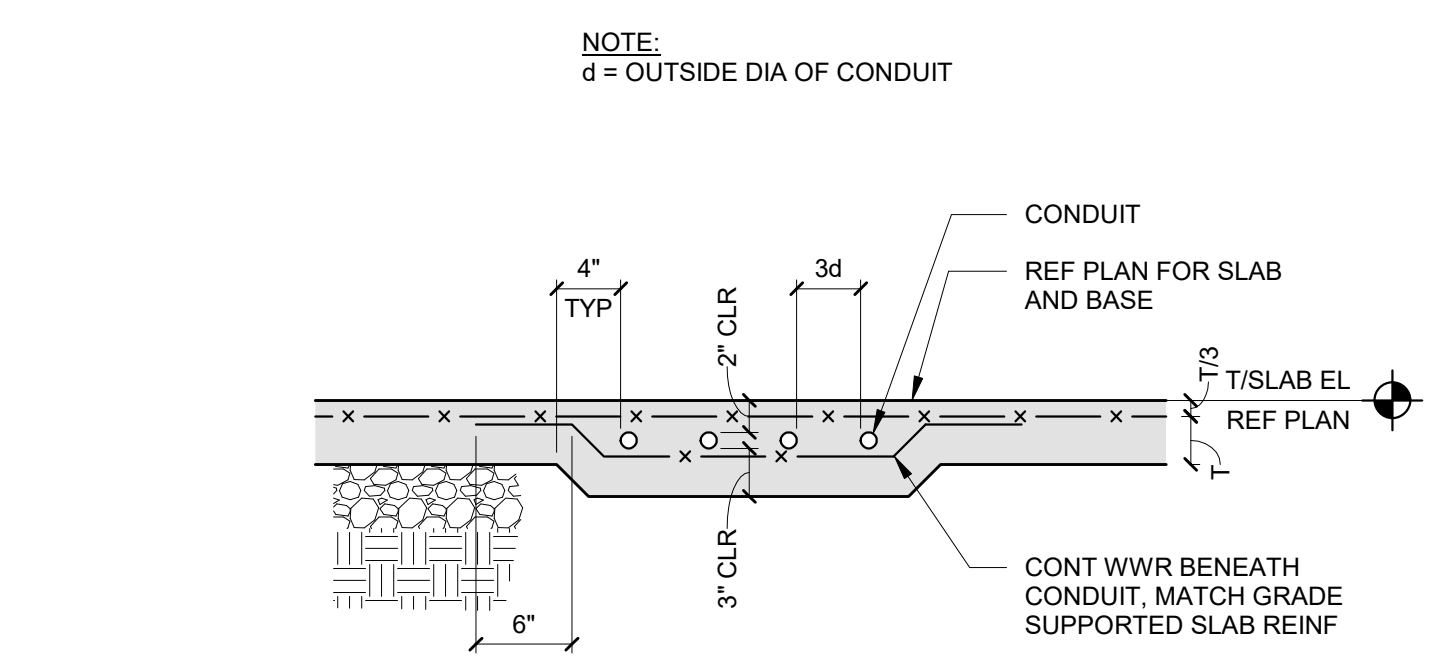
2 GRADE SUPPORTED SLAB AT TRENCH DRAIN
3/4" = 1'-0"



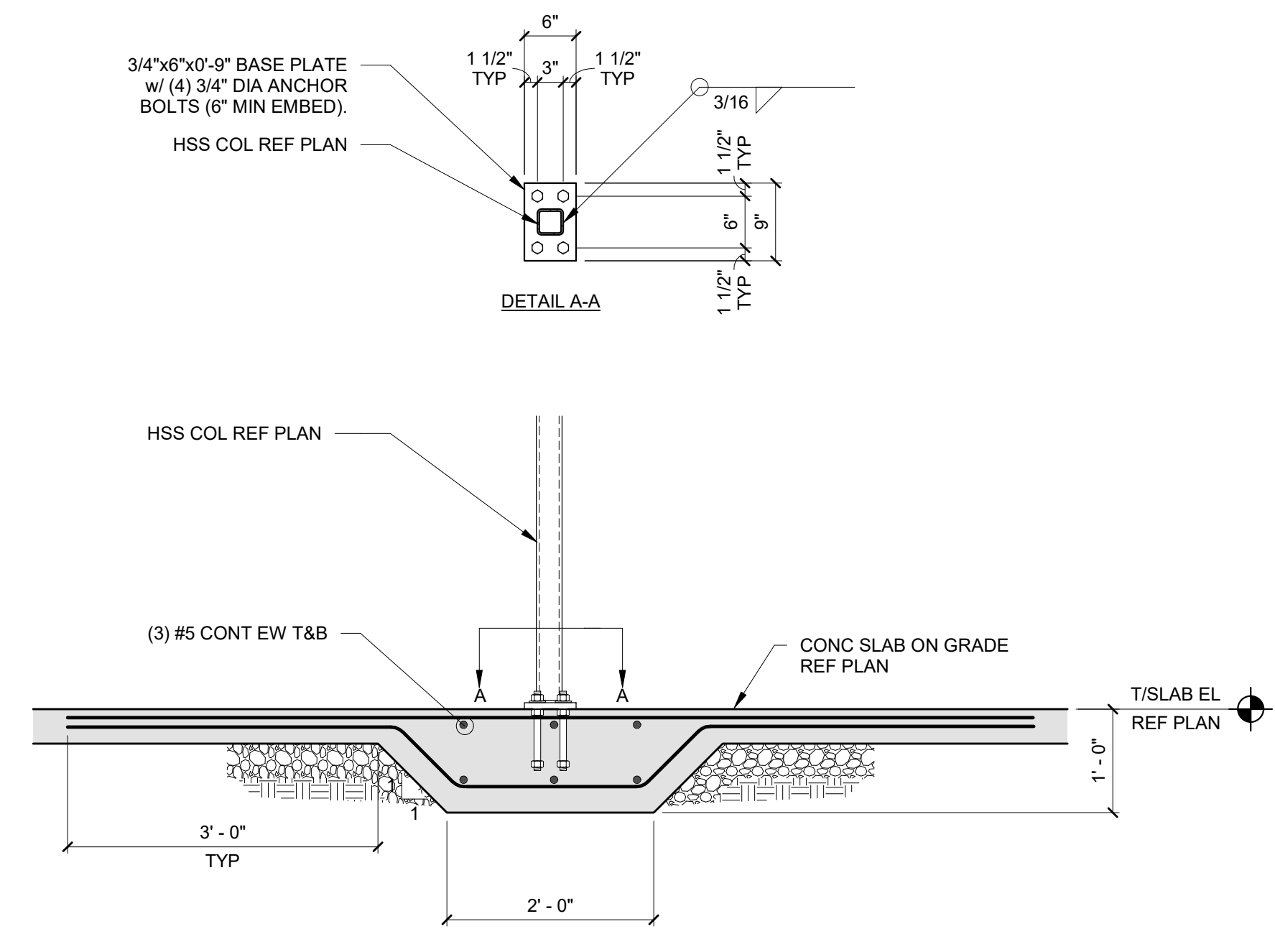
4 GRADE SUPPORTED SLAB REINFORCEMENT
3/4" = 1'-0"



6 REINFORCEMENT AT DISCONTINUOUS CONTRACTION JOINT
3/4" = 1'-0"



10 GRADE-SUPPORTED SLAB AT CONDUIT
1" = 1'-0"



11 FOOTING SECTION AT COLUMN
3/4" = 1'-0"

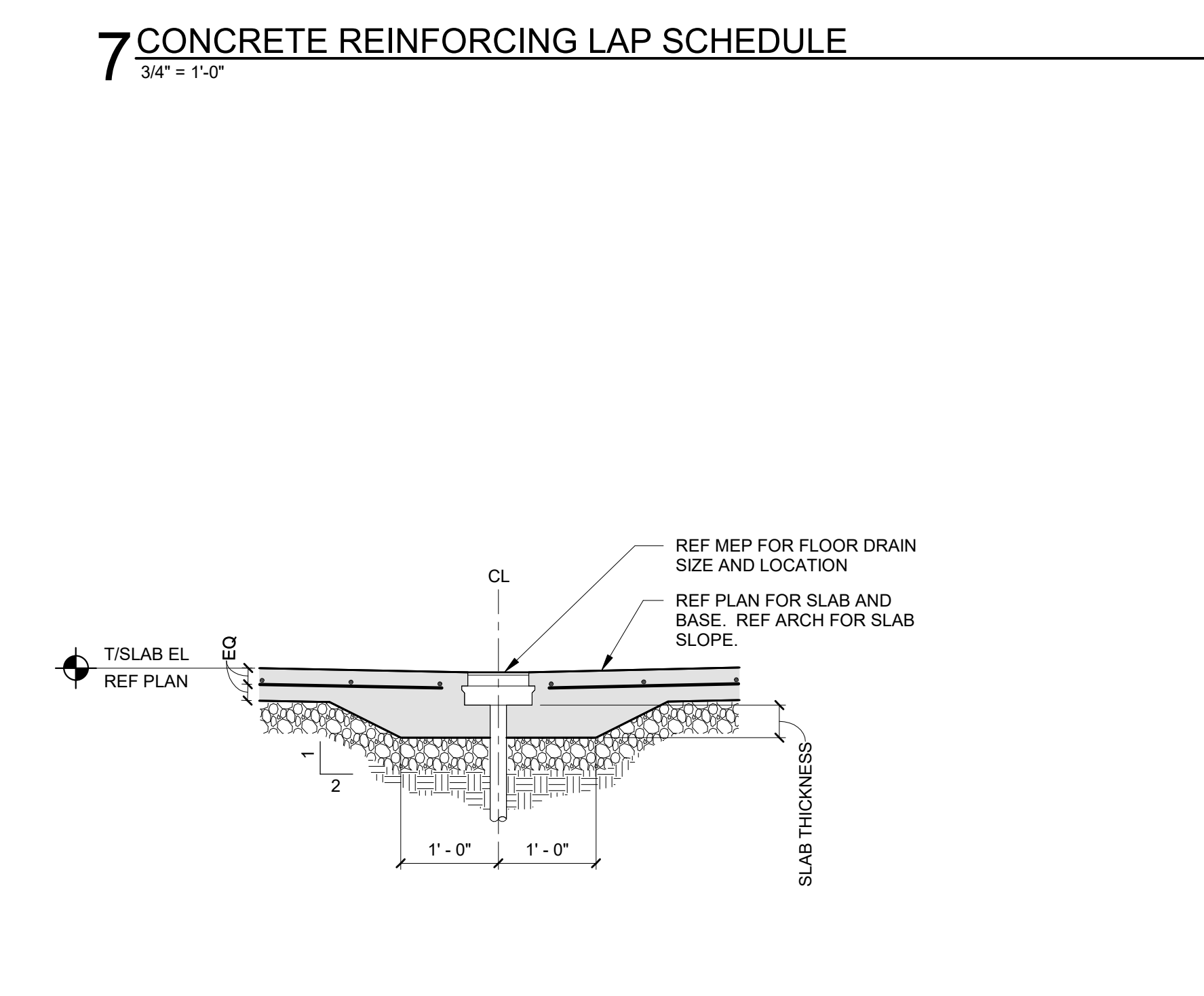
CONCRETE REINFORCING LAP SPLICE LENGTH SCHEDULE

BAR SIZE	6000 PSI		7000 PSI		8000 PSI		9000 PSI		10000 PSI OR GREATER	
	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER
#3	20"	18"	19"	18"	18"	18"	18"	18"	18"	18"
#4	26"	24"	25"	24"	24"	24"	24"	24"	24"	24"
#5	33"	30"	31"	30"	30"	30"	30"	30"	30"	30"
#6	40"	36"	37"	36"	36"	36"	36"	36"	36"	36"
#7	58"	44"	54"	42"	50"	42"	42"	42"	46"	42"
#8	66"	51"	61"	48"	57"	48"	54"	48"	51"	48"
#9	74"	57"	69"	54"	64"	54"	61"	54"	57"	54"
#10	83"	64"	77"	60"	72"	60"	68"	60"	65"	60"
#11	93"	71"	86"	66"	80"	66"	76"	66"	72"	66"

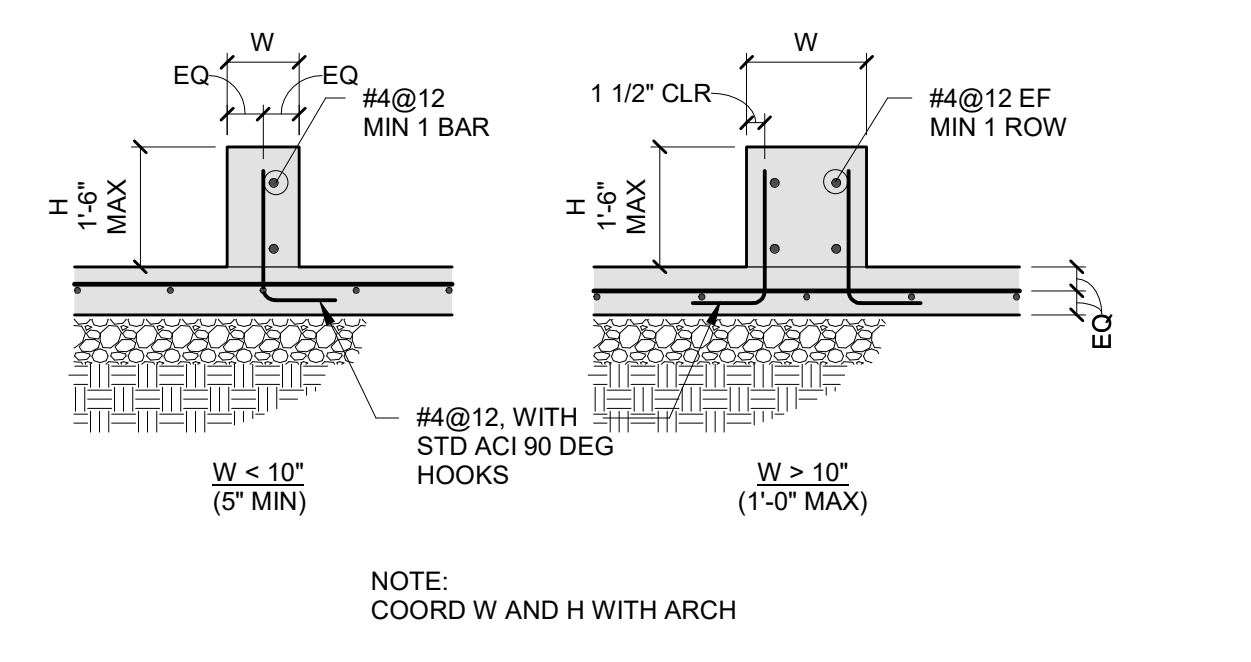
CONCRETE REINFORCING LAP SPLICE LENGTH SCHEDULE

BAR SIZE	STRUCTURAL ELEMENT MINIMUM COMPRESSIVE STRENGTH (fc)							
	3000 PSI		4000 PSI		4500 PSI		5000 PSI	
TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER	
#3	28"	22"	25"	19"	23"	18"	22"	18"
#4	38"	29"	33"	25"	31"	24"	29"	24"
#5	47"	36"	41"	31"	38"	30"	36"	30"
#6	56"	43"	49"	37"	46"	36"	44"	36"
#7	81"	63"	71"	54"	67"	51"	63"	49"
#8	93"	72"	81"	62"	76"	59"	72"	56"
#9	105"	81"	91"	70"	86"	66"	81"	63"
#10	118"	91"	102"	79"	96"	74"	92"	71"
#11	131"	101"	113"	87"	107"	82"	101"	78"

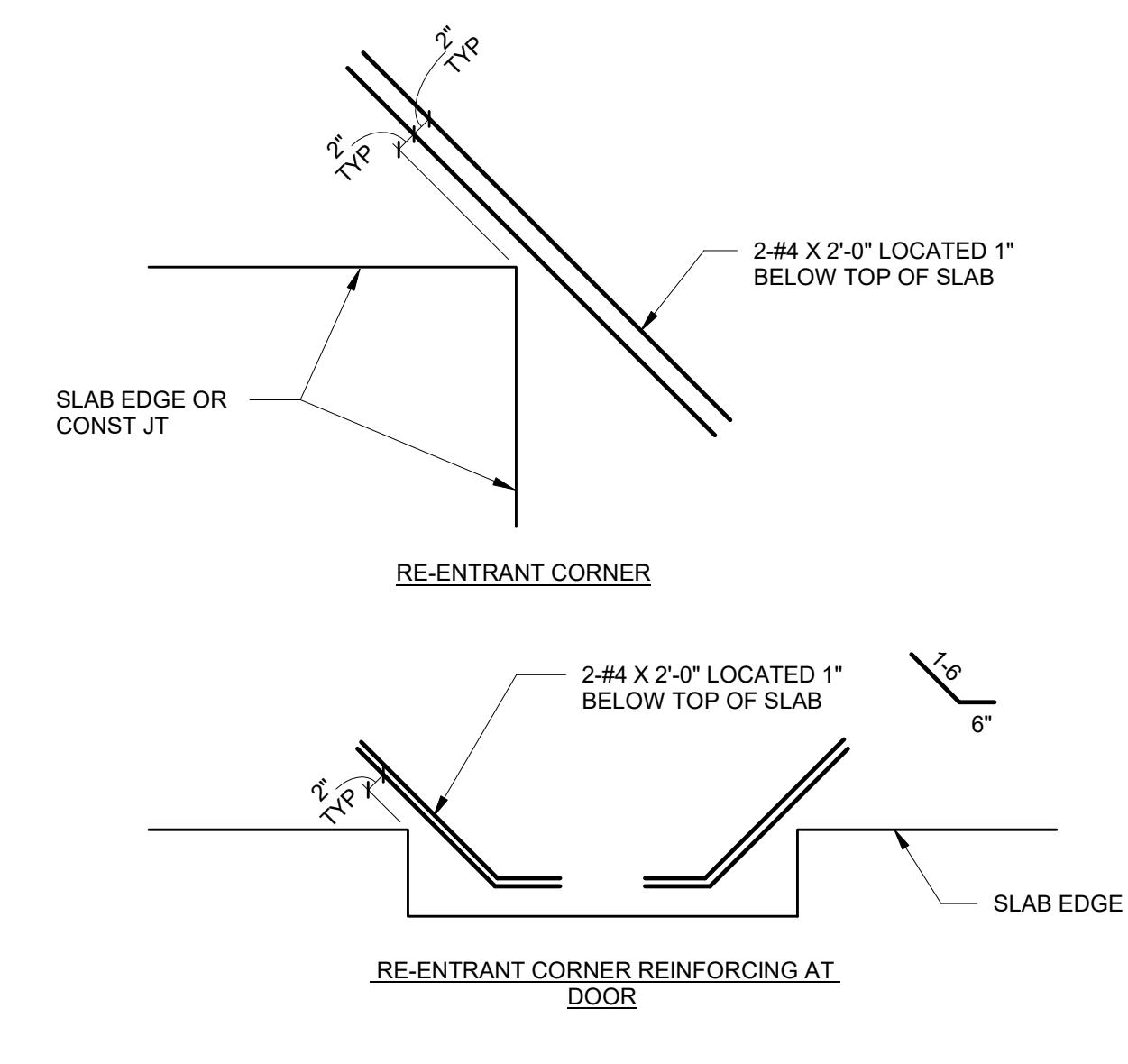
DB = DIAMETER OF BAR
NOTES:
1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI REINFORCING STEEL BARS WITHOUT EPOXY COATING AND NORMAL WEIGHT AGGREGATE CONCRETE.
2. TABULATED VALUES ARE BASED ON CONCRETE COVER AT LEAST 1.0DB AND CENTER-TO-CENTER BAR SPACING AT LEAST 2.0DB FOR BEAMS/COLUMNS AND 3.0DB FOR ALL OTHERS.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
4. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.33.



3 GRADE SUPPORTED SLAB AT FLOOR DRAIN
3/4" = 1'-0"



8 CONCRETE CURB AT GRADE-SUPPORTED SLAB
3/4" = 1'-0"



4 GRADE SUPPORTED SLAB REINFORCEMENT
3/4" = 1'-0"

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CATEGORY		AESS 1	AESS 2	AESS 3	AESS 4
I.D.	CHARACTERISTICS	FEATURE ELEMENTS IN CLOSE VIEW	FEATURE ELEMENTS NOT IN CLOSE VIEW	BASIC ELEMENTS	SHOWCASE ELEMENTS
1.1	SURFACE PREPARATION TO SSPC-SP 6	X	X	X	X
1.2	SHARP EDGES GROUND SMOOTH	X	X	X	X
1.3	CONTINUOUS WELD APPEARANCE	X	X	X	X
1.4	STANDARD STRUCTURAL BOLTS	X	X	X	X
1.5	WELD SPATTERS REMOVED	X	X	X	X
2.1	VISUAL SAMPLES			X	X
2.2	ONE-HALF STANDARD FABRICATION TOLERANCES		X	X	X
2.3	FABRICATION MARKS NOT APPARENT		X	X	X
2.4	WELDS UNIFORM AND SMOOTH		X	X	X
3.1	MILL MARKS REMOVED			X	X
3.2	BUTT AND PLUG WELDS GROUND SMOOTH AND FILLED			X	X
3.3	HSS WELD SEAM ORIENTED FOR REDUCED VISIBILITY			X	X
3.4	CROSS-SECTIONAL ABUTTING SURFACE ALIGNED			X	X
3.5	JOINT GAP TOLERANCES MINIMIZED			X	X
3.6	ALL WELDED CONNECTIONS			OPTIONAL	OPTIONAL
4.1	HSS SEAM NOT APPARENT				X
4.2	WELDS CONTOURED AND BLENDED				X
4.3	SURFACES FILLED AND SANDED				X
4.4	WELD SHOW-THROUGH MINIMIZED				X

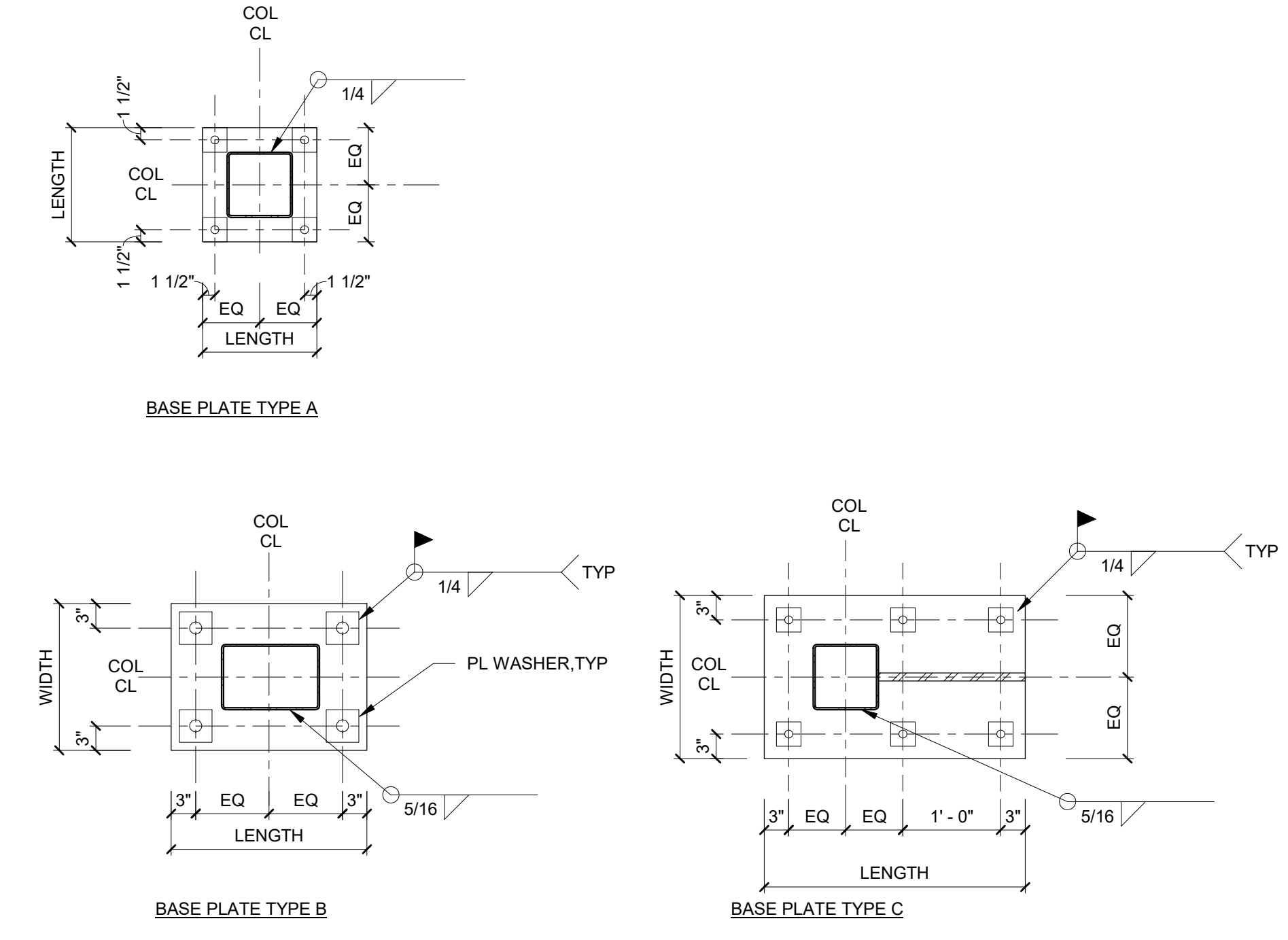
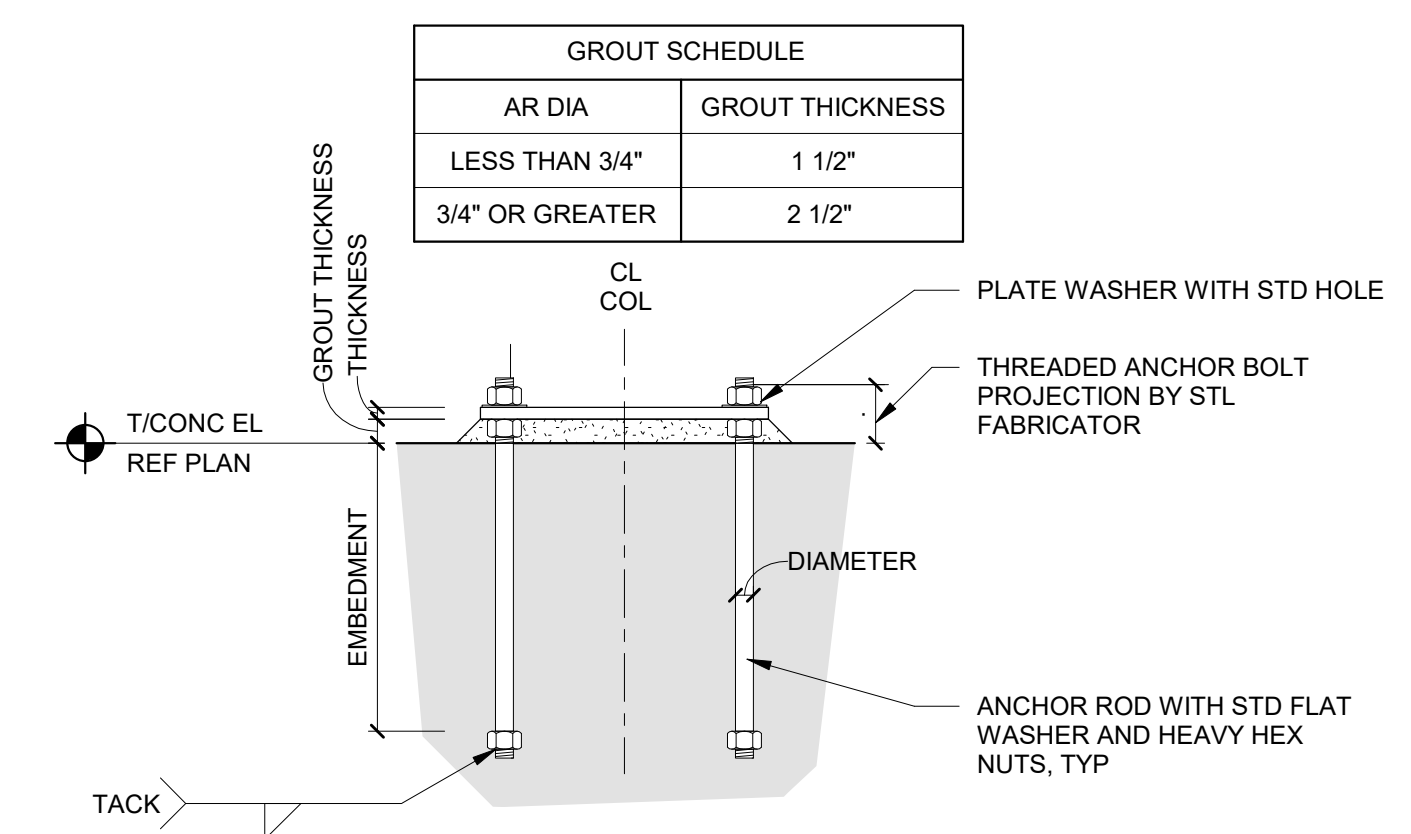
- AESS GENERAL NOTES**
- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL HEREIN HAS BEEN CATEGORIZED AS SUMMARIZED IN MODERN STEEL CONSTRUCTION MAGAZINE, NOVEMBER 2017 ISSUE TITLED "MAXIMUM EXPOSURE".
 - REFER TO SECTION 10 OF THE AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS FOR GENERAL REQUIREMENTS AND FABRICATION PROCESSES FOR EACH TYPE NOTED IN THE MATRIX.
 - WALL THICKNESS OF HSS MEMBERS SHOWN ON PLAN ARE THE MINIMUM THICKNESS FOR STRUCTURAL PURPOSES. CONTRACTOR SHALL INCREASE WALL THICKNESS OR EMPLOY OTHER CONSTRUCTION MEANS AS REQUIRED TO PREVENT DISTORTION, WARPING, OR OIL-CANNING OF THE HSS CROSS SECTION.

5 AESS CATEGORY MATRIX

ISSUE DATE: 2024.06.28
 PHASE: CONSTRUCTION DOCUMENTS
 SHEET ISSUE:
 NO. DATE DESCRIPTION
 C 2024.06.28 CONSTRUCTION DOCS PRICING

MARK	BASE PLATE			ANCHOR BOLTS			NOTES
	TYPE	T	W	L	NUMBER	DIA	

ANCHOR ROD DIAMETER	PLATE WASHER SIZE	THICKNESS
3/4"	2"	1/4"
7/8"	2 1/2"	5/16"
1"	3"	3/8"
1 1/4"	3 1/2"	1/2"
1 1/2"	4"	1/2"
1 3/4"	4 1/2"	5/8"
2"	5"	3/4"
2 1/2"	5 1/2"	7/8"



4 BASE PLATE AND ANCHOR BOLT SCHEDULE
12" x 1'-0"

3 Plate Washer Schedule
3/4" x 1'-0"

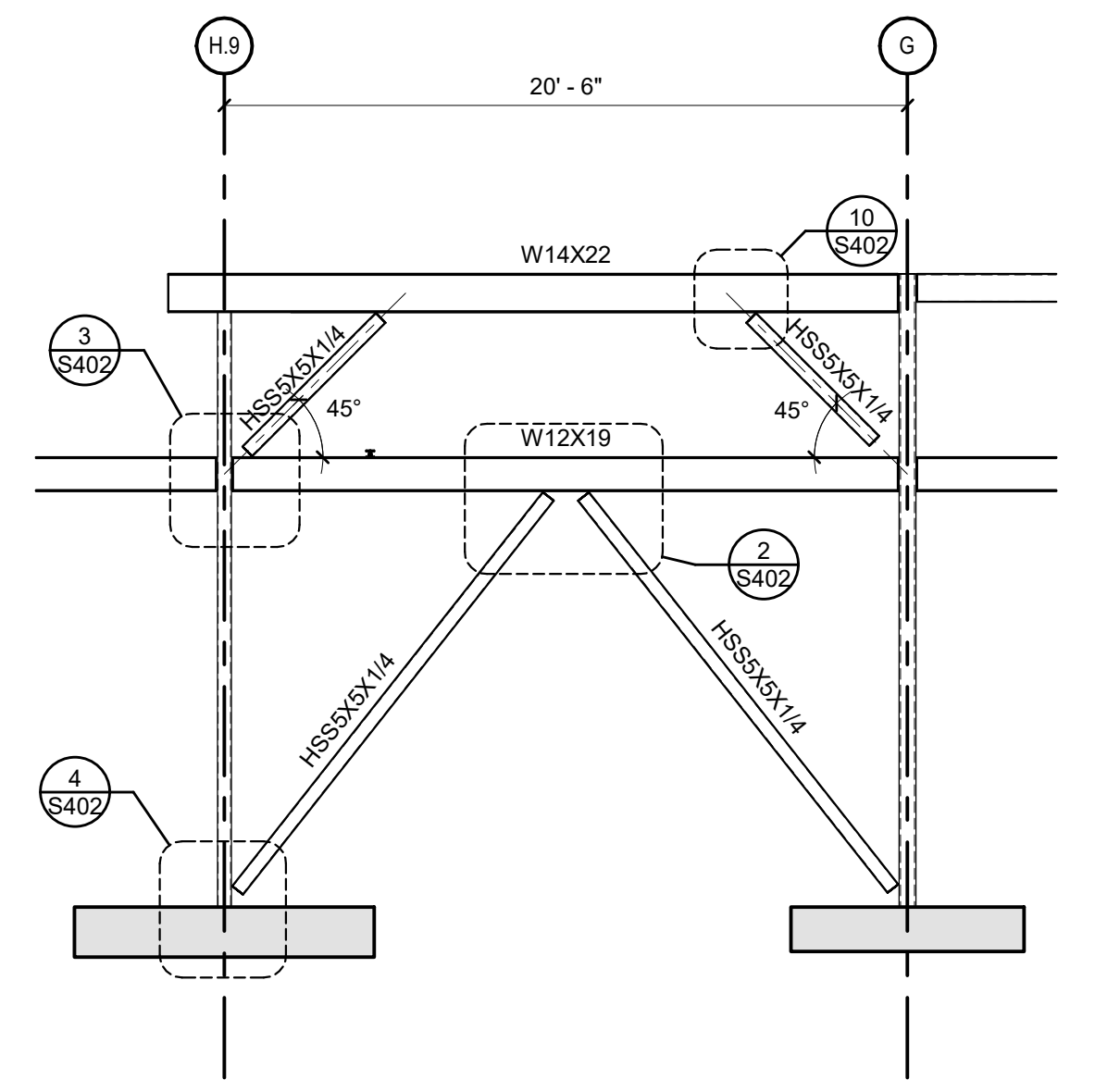
2 TYPICAL BASE PLATE AND ANCHOR BOLT SECTIONS
3/4" x 1'-0"

1 BASE PLATE AND ANCHOR ROD DIAGRAM
3/4" x 1'-0"

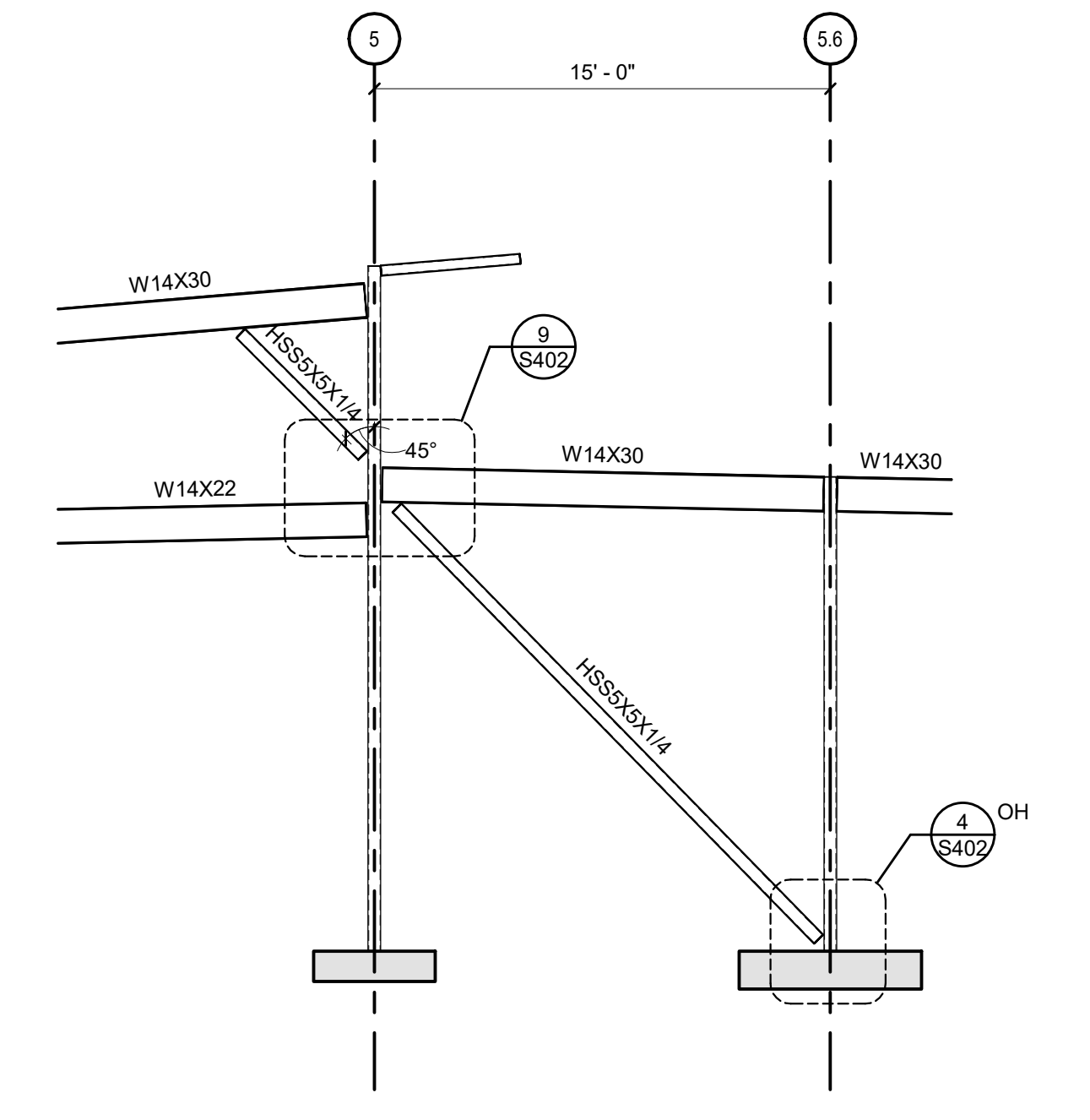
PRINCIPAL IN CHARGE: KJS
 PROJECT ARCHITECT: AC
 DRAWN BY: JM
 SHEET TITLE: COLUMN AND COLUMN BASEPLATE DETAILS

SHEET NO. PROJ. NO. 025432

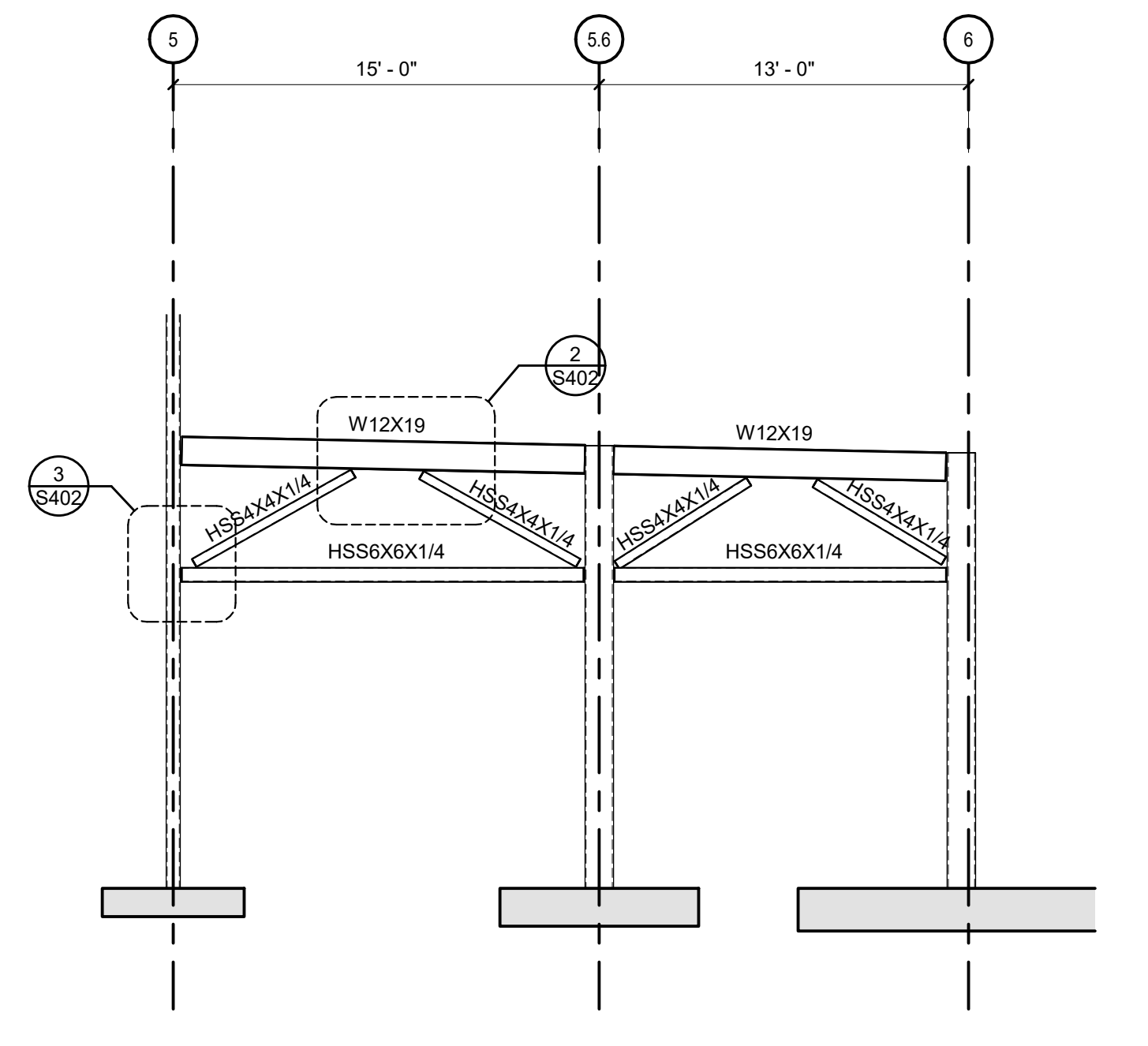
S401



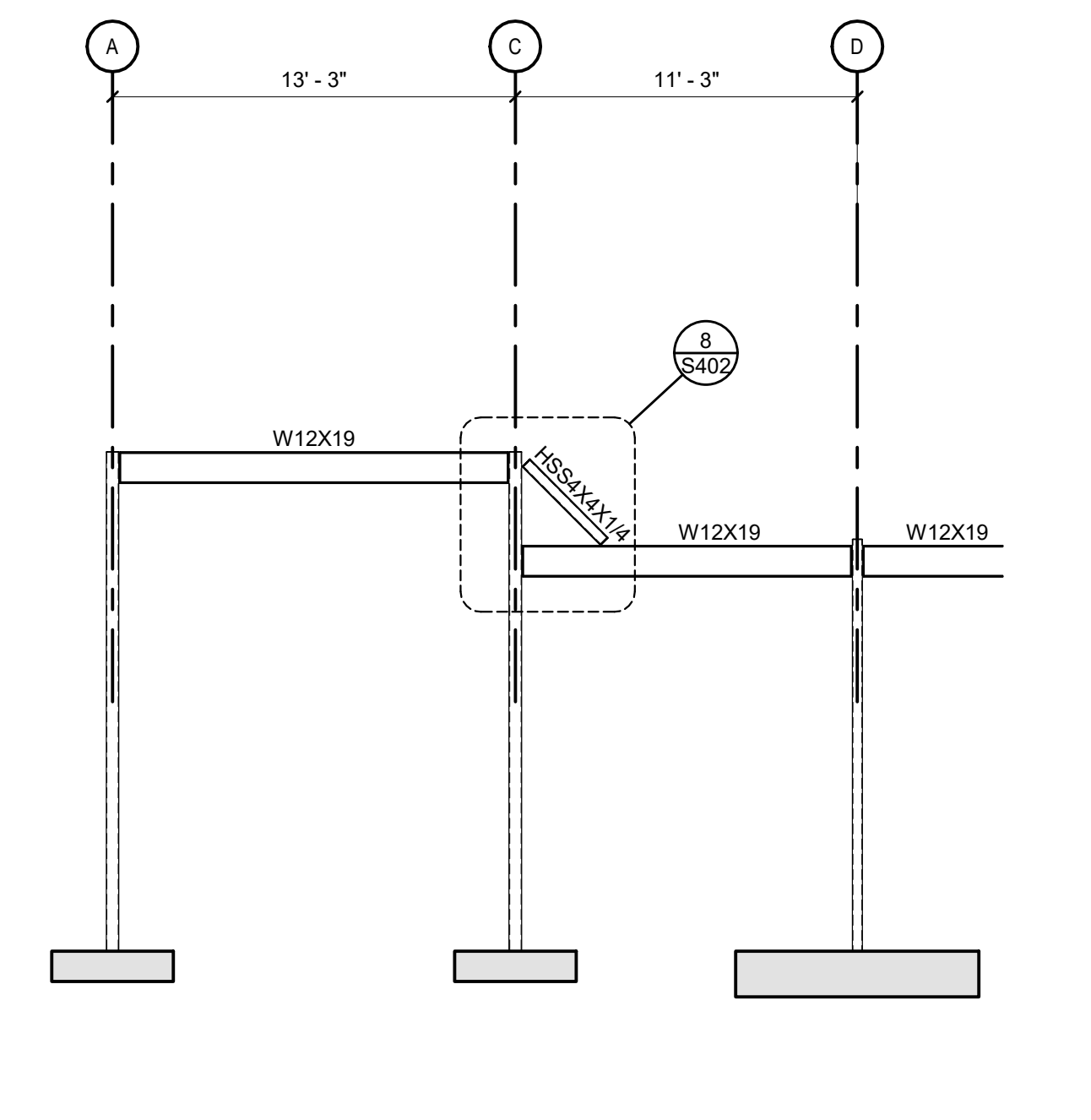
14 BF3
3/16" = 1'-0"



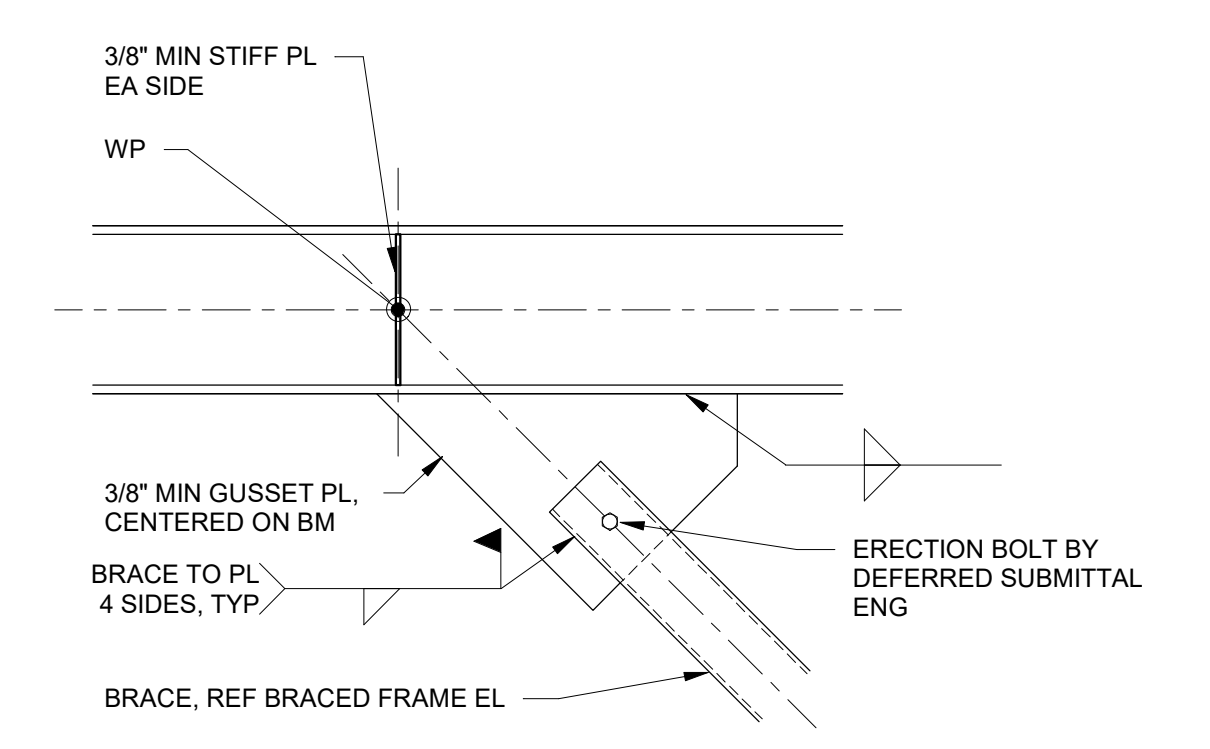
15 BF4
3/16" = 1'-0"



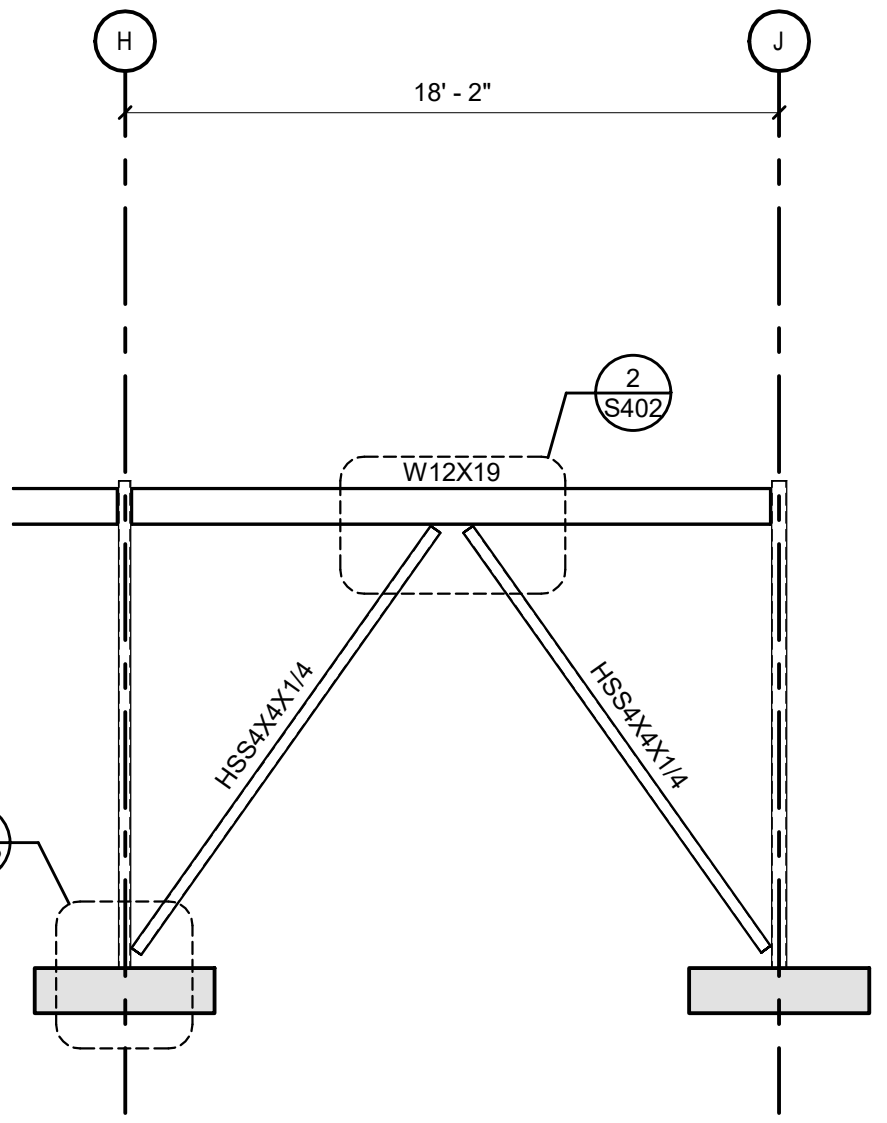
16 BF5
3/16" = 1'-0"



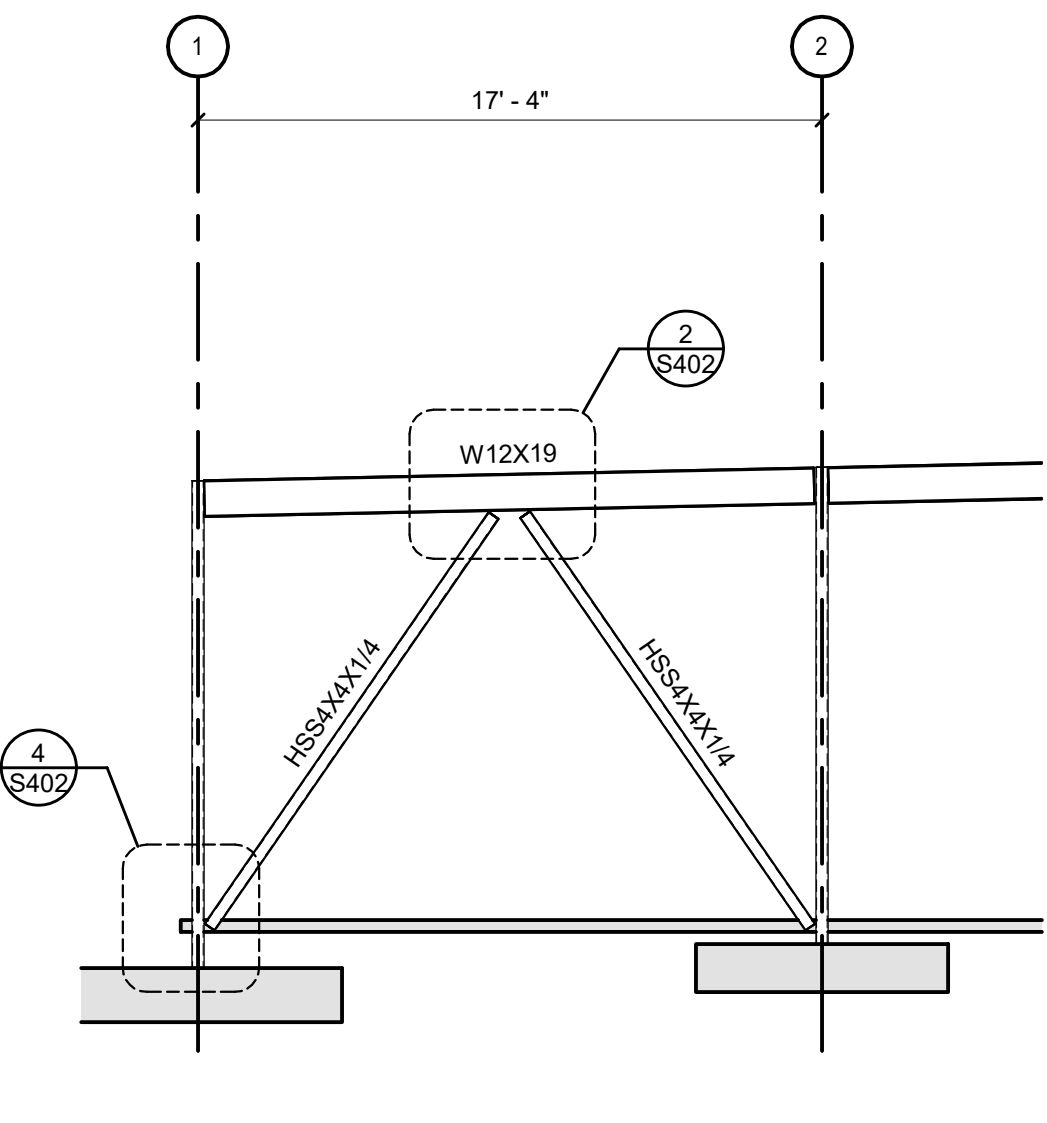
17 BF7
3/16" = 1'-0"



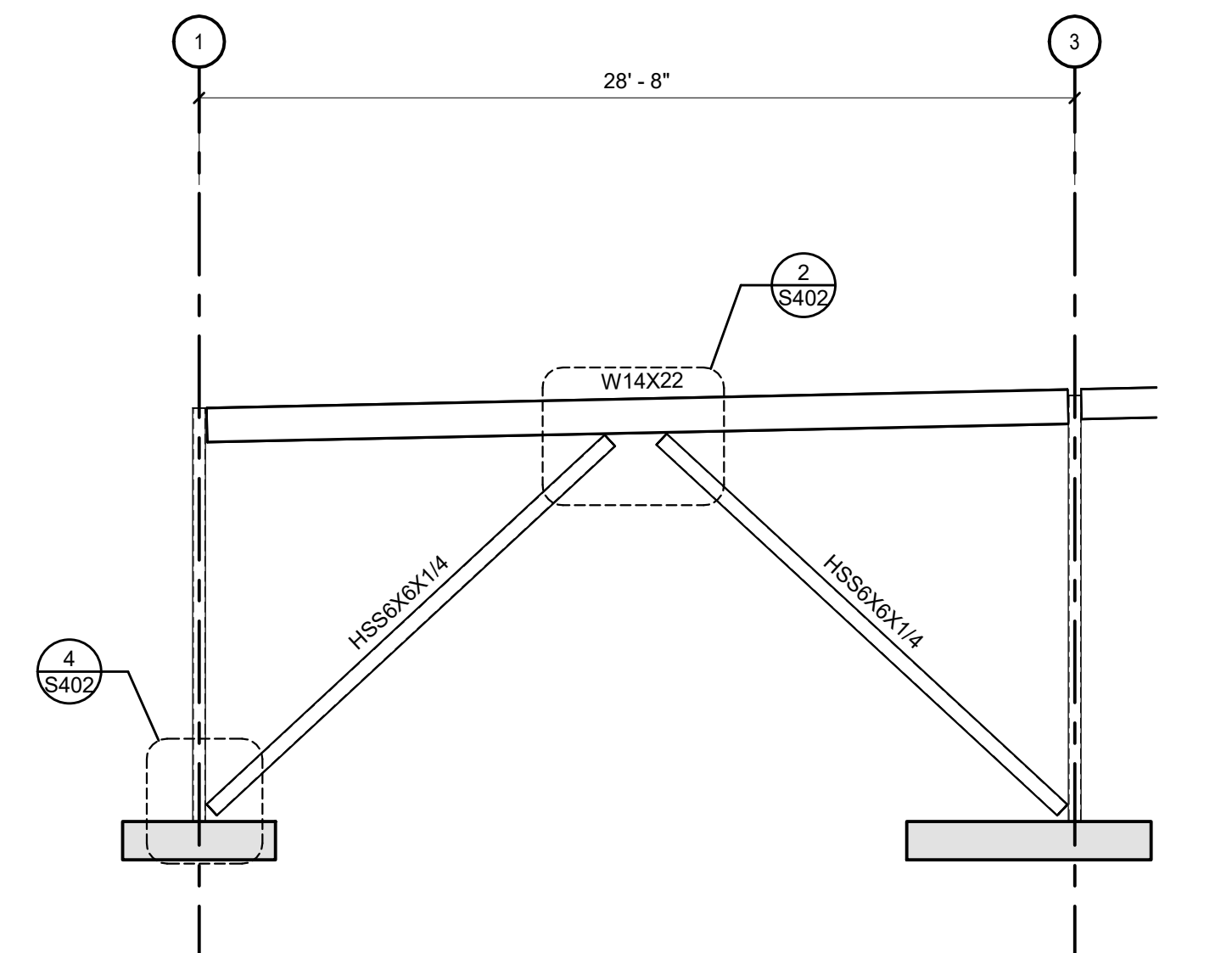
10 VERTICAL BRACE AT BEAM (SINGLE)
3/4" = 1'-0"



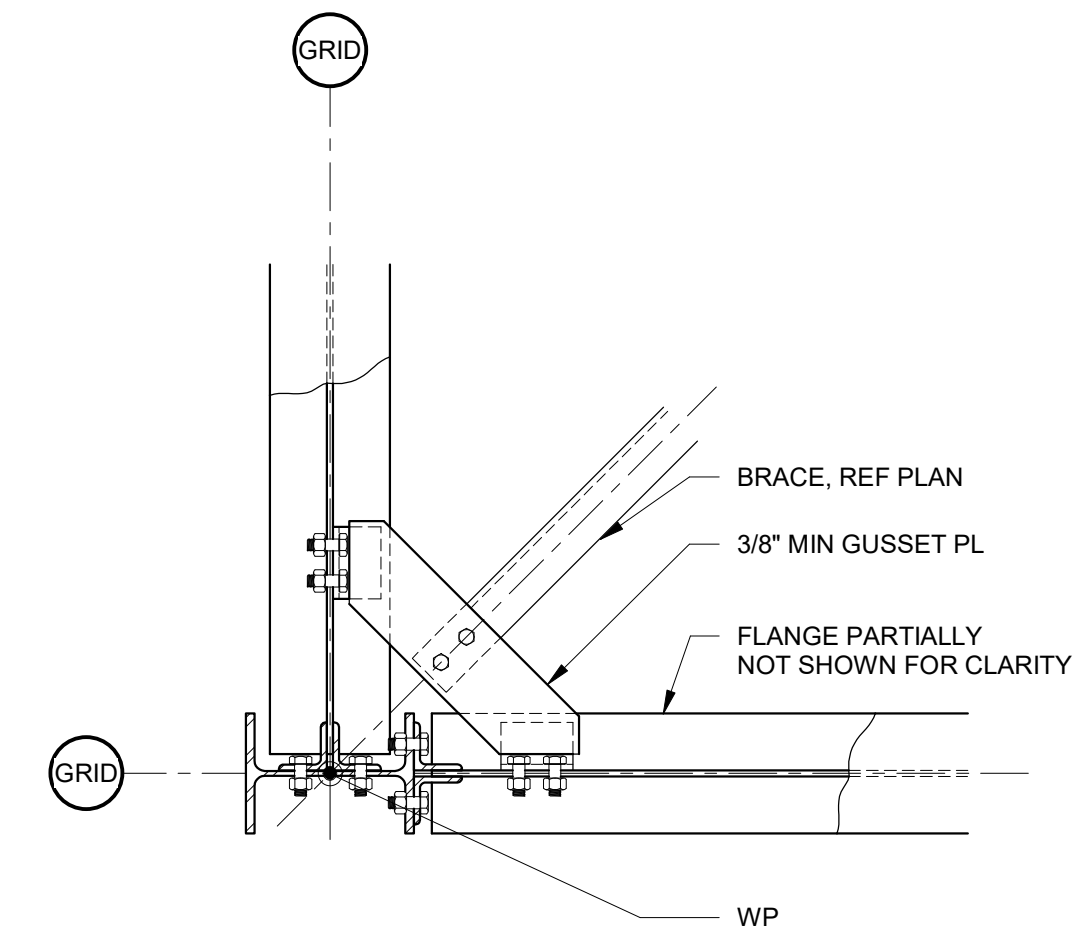
11 BF8
3/16" = 1'-0"



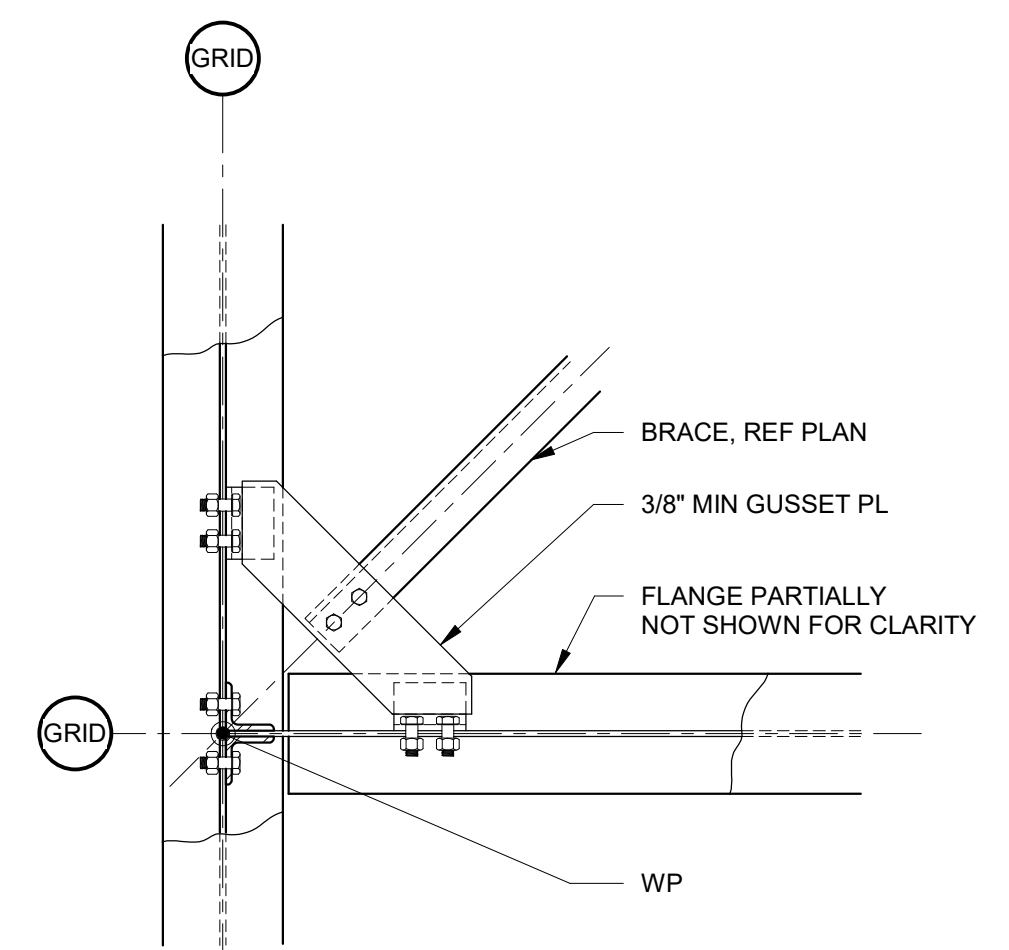
12 BF1
3/16" = 1'-0"



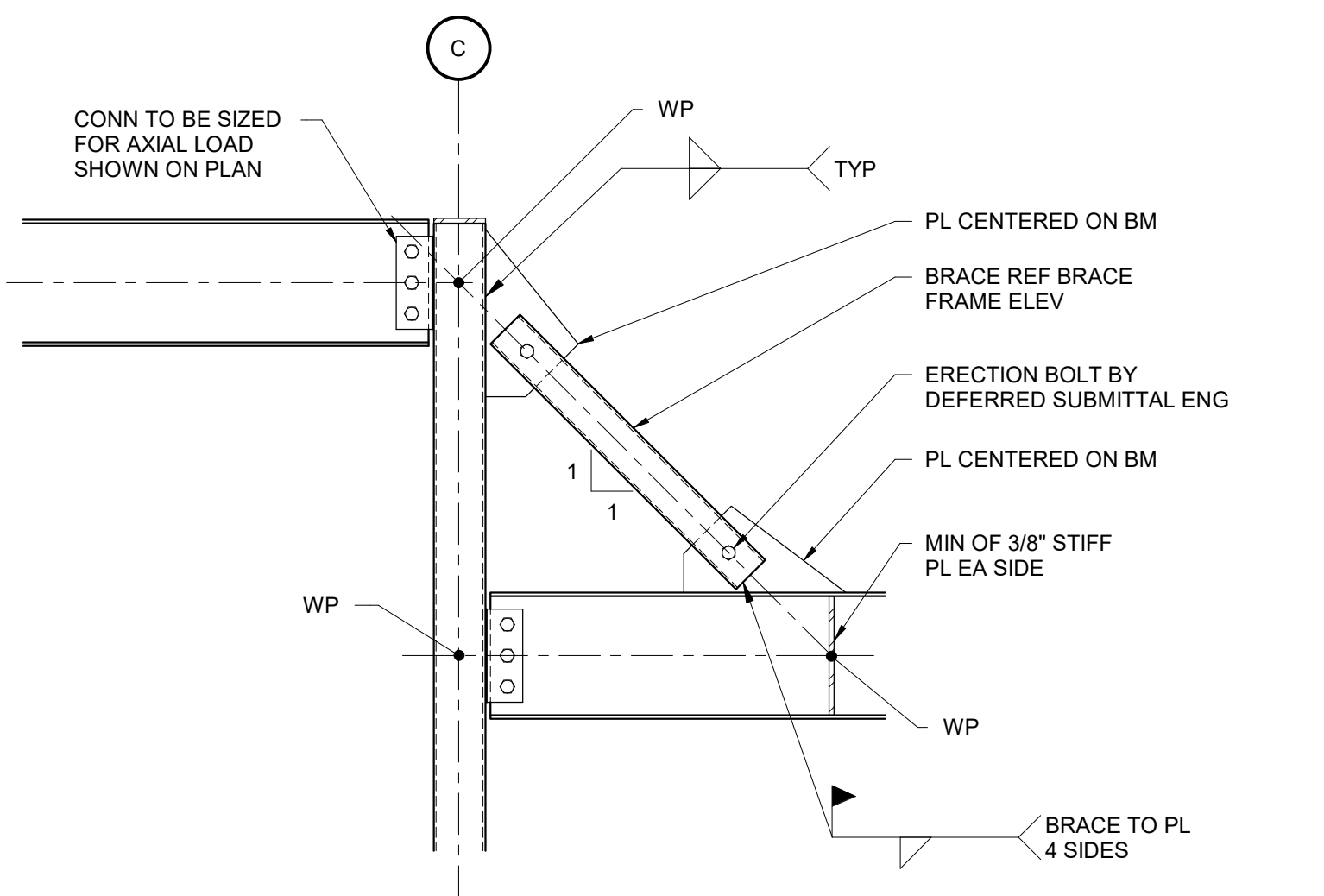
13 BF2
3/16" = 1'-0"



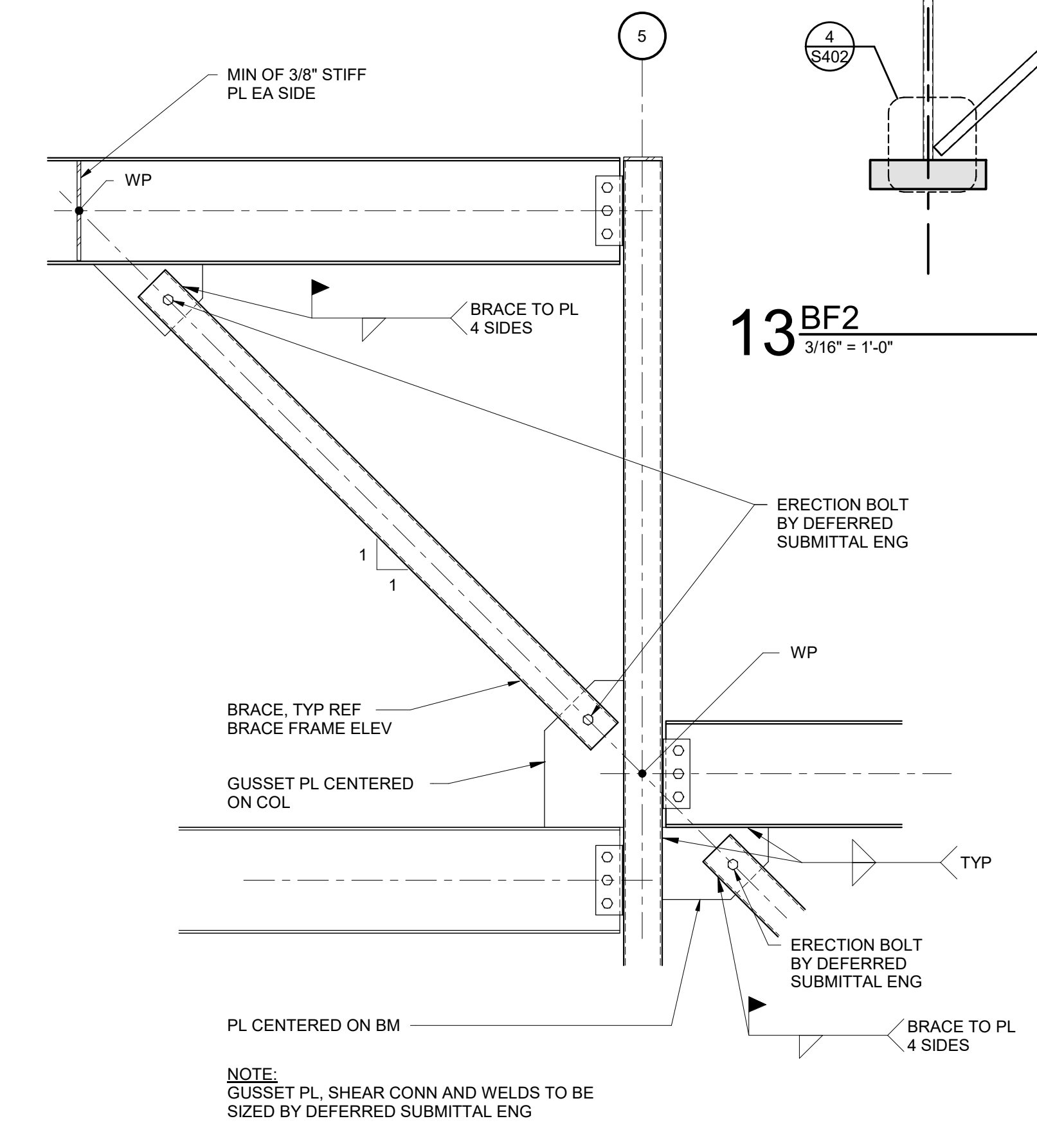
6 ANGLE HORIZONTAL BRACE AT COLUMN
3/4" = 1'-0"



7 ANGLE HORIZONTAL BRACE AT BEAM
3/4" = 1'-0"



8 BRACE DETAIL
3/4" = 1'-0"



9 BRACE DETAIL
3/4" = 1'-0"

NOTES:
1. GUSSET PL AND BOLTS TO BE SIZED BY DEFERRED SUBMITTAL ENG. DEFERRED SUBMITTAL ENG TO DETERMINE IF SLIP CRITICAL BOLTS ARE REQD.

NOTES:
1. REF PLAN FOR COL ORIENTATION
2. GUSSET PL AND BOLTS TO BE SIZED BY DEFERRED SUBMITTAL ENG. DEFERRED SUBMITTAL ENG TO DETERMINE IF SLIP CRITICAL BOLTS ARE REQD

NOTE:
GUSSET PL, SHEAR CONN AND WELDS TO BE SIZED BY DEFERRED SUBMITTAL ENG

NOTE:
GUSSET PL, SHEAR CONN AND WELDS TO BE SIZED BY DEFERRED SUBMITTAL ENG

NOTE:
GUSSET PL, STIFFENER PL AND WELDS TO BE SIZED BY DEFERRED SUBMITTAL ENG

NOTE:
1. ALL BRACED FRAME CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR'S DESIGN ENGINEER.
2. ALL BRACED FRAME CONNECTIONS SHALL BE DESIGNED FOR FACTORED AXIAL TENSION, AXIAL COMPRESSION AND SHEAR FORCES SHOWN ON BRACED FRAME ELEVATIONS AND FRAMING PLANS.
3. F=+/- INDICATES AXIAL TENSION AND COMPRESSION FORCE IN KIPS (ULTIMATE) IN THE MEMBER.
4. SEE PLAN FOR T/STL ELEVATIONS. SEE PLAN FOR MEMBER SIZES NOT SHOWN.
5. PROVIDE SLIP CRITICAL CONNECTIONS WHERE BOLTS ARE USED.

5 BRACE DETAIL - BEAM TO COL INTERSECTION
3/4" = 1'-0"

4 BRACE DETAIL - BASE PLATE
3/4" = 1'-0"

3 BRACE DETAIL - BEAM TO COL - ELEVATED INTERSECTION
3/4" = 1'-0"

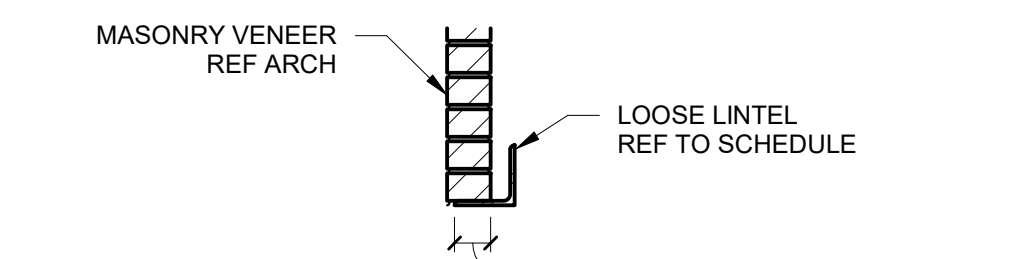
2 BRACE DETAIL - CENTER OF BEAM
3/4" = 1'-0"

1 TYPICAL BRACED FRAME NOTES
12" = 1'-0"

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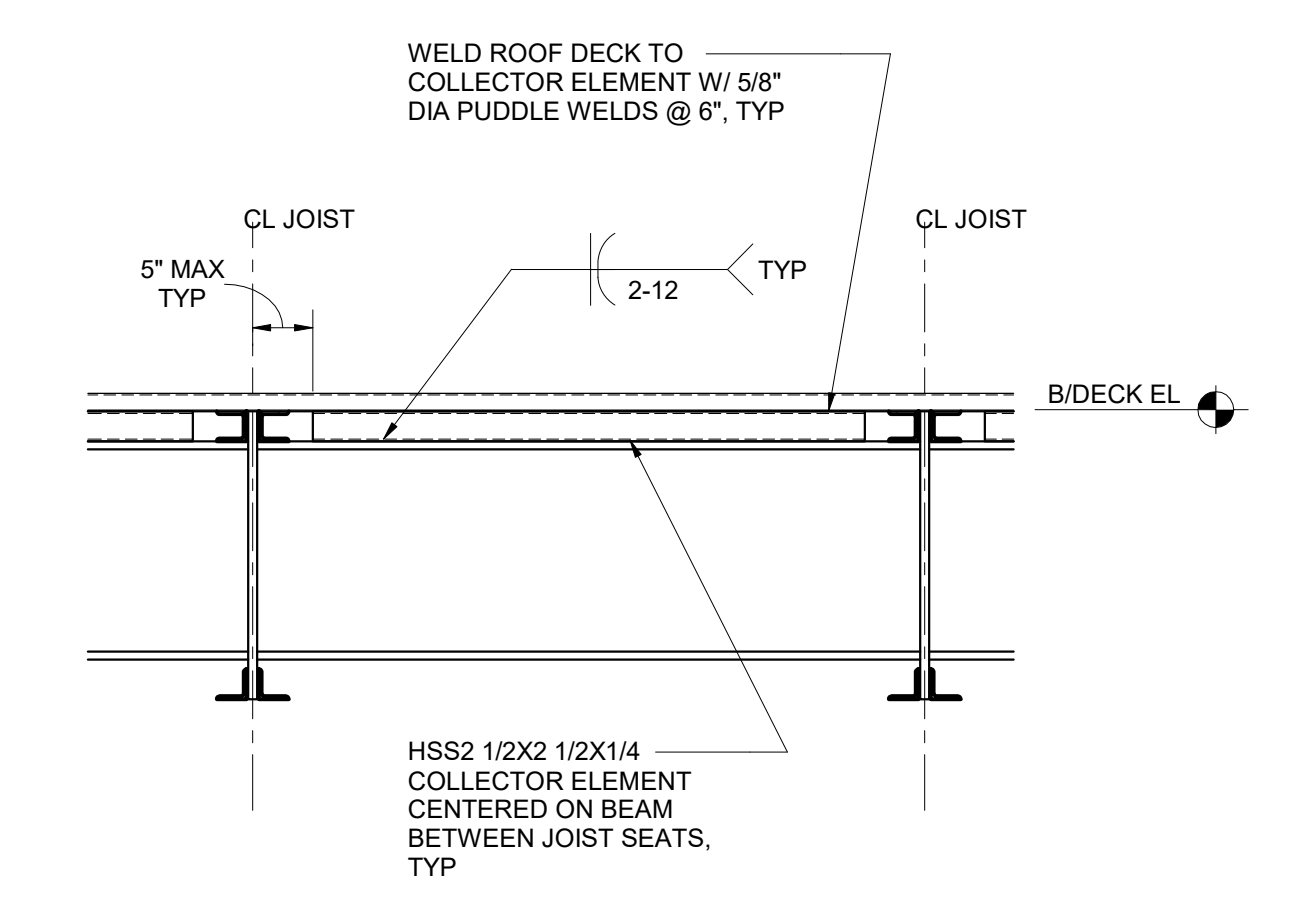
MASONRY VENEER LOOSE LINTEL ANGLE SCHEDULE

CLEAR SPAN	ANGLE SIZE	BEARING
UP TO 6' - 0"	L5x5x5/16	8"
6' - 0" TO 9' - 0"	3/8"x5"x7" (LLV) BENT PL	8"

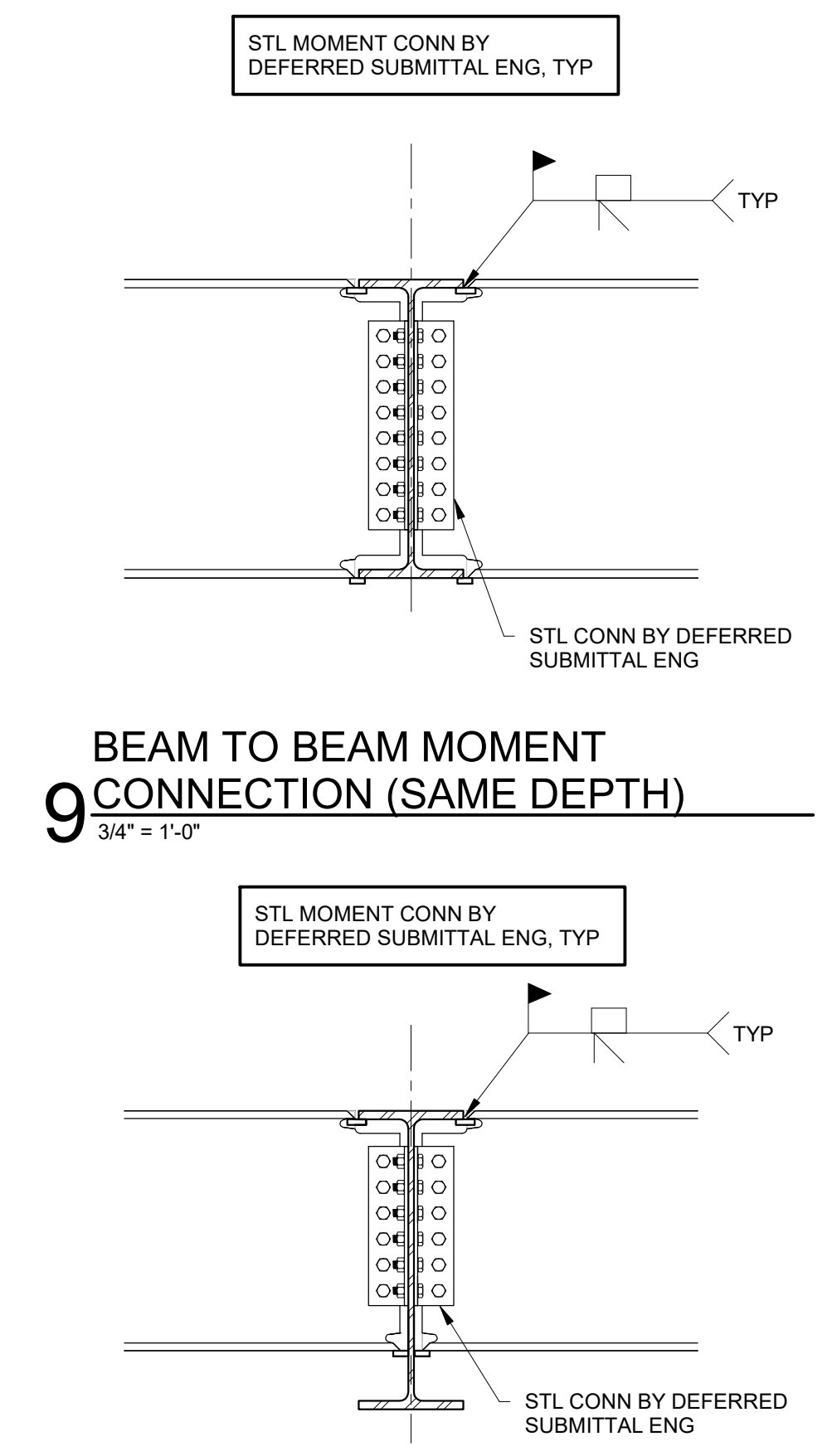


NOTES:
1. MIN BEARING ON LINTEL TO BE TWO-THIRDS THE WIDTH OF THE MASONRY VENEER

13 LOOSE LINTEL ANGLE DETAIL & SCHEDULE
3/4" = 1'-0"

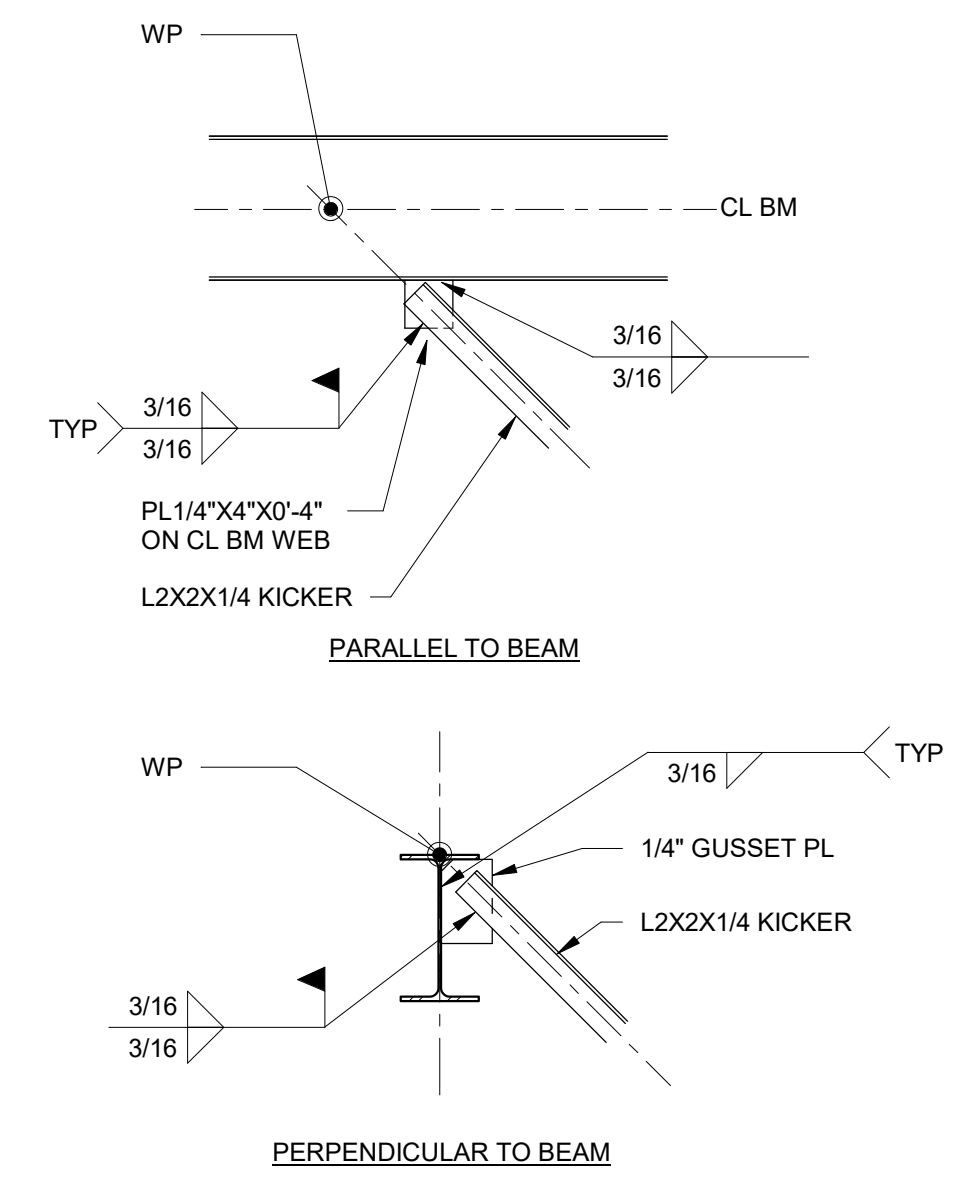


14 TYPICAL CONNECTION AT COLLECTOR ELEMENT
3/4" = 1'-0"



8 BEAM TO BEAM MOMENT CONNECTION (DIFFERENT DEPTH)
3/4" = 1'-0"

7 DIAGONAL BRACE AT BEAM
3/4" = 1'-0"

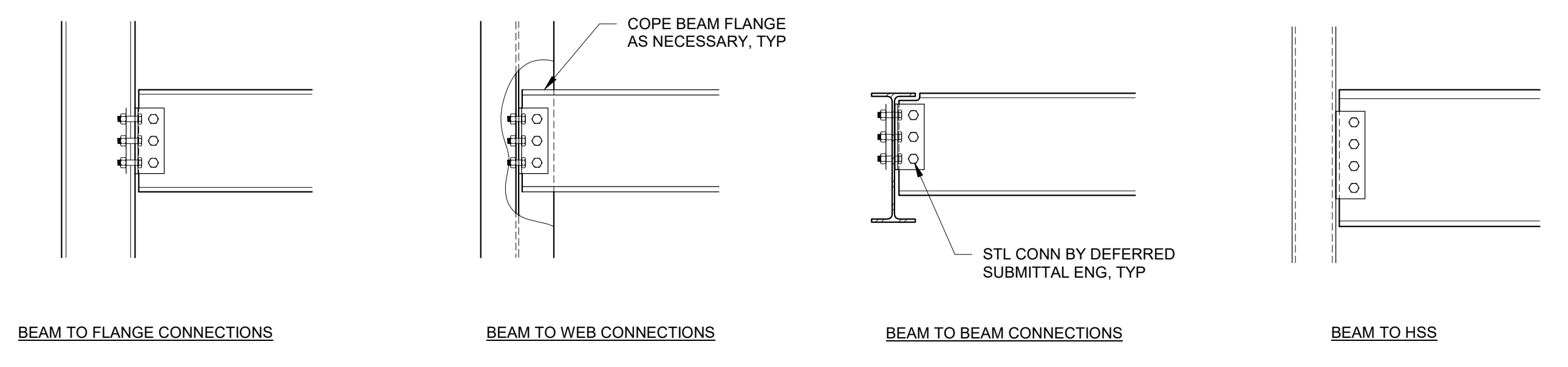


THE STL FABRICATOR SHALL BE RESPONSIBLE FOR DESIGN AND ADEQUACY OF ALL CONNS THAT ARE NOT FULLY DETAILED ON THE CONTRACT DOCUMENTS. REF PLANS, ELEVATIONS, AND SCHED FOR LRFD FACTORED LOADS, AND REF STL BEAM MIN CONN SCHED FOR MIN CONN REQD.

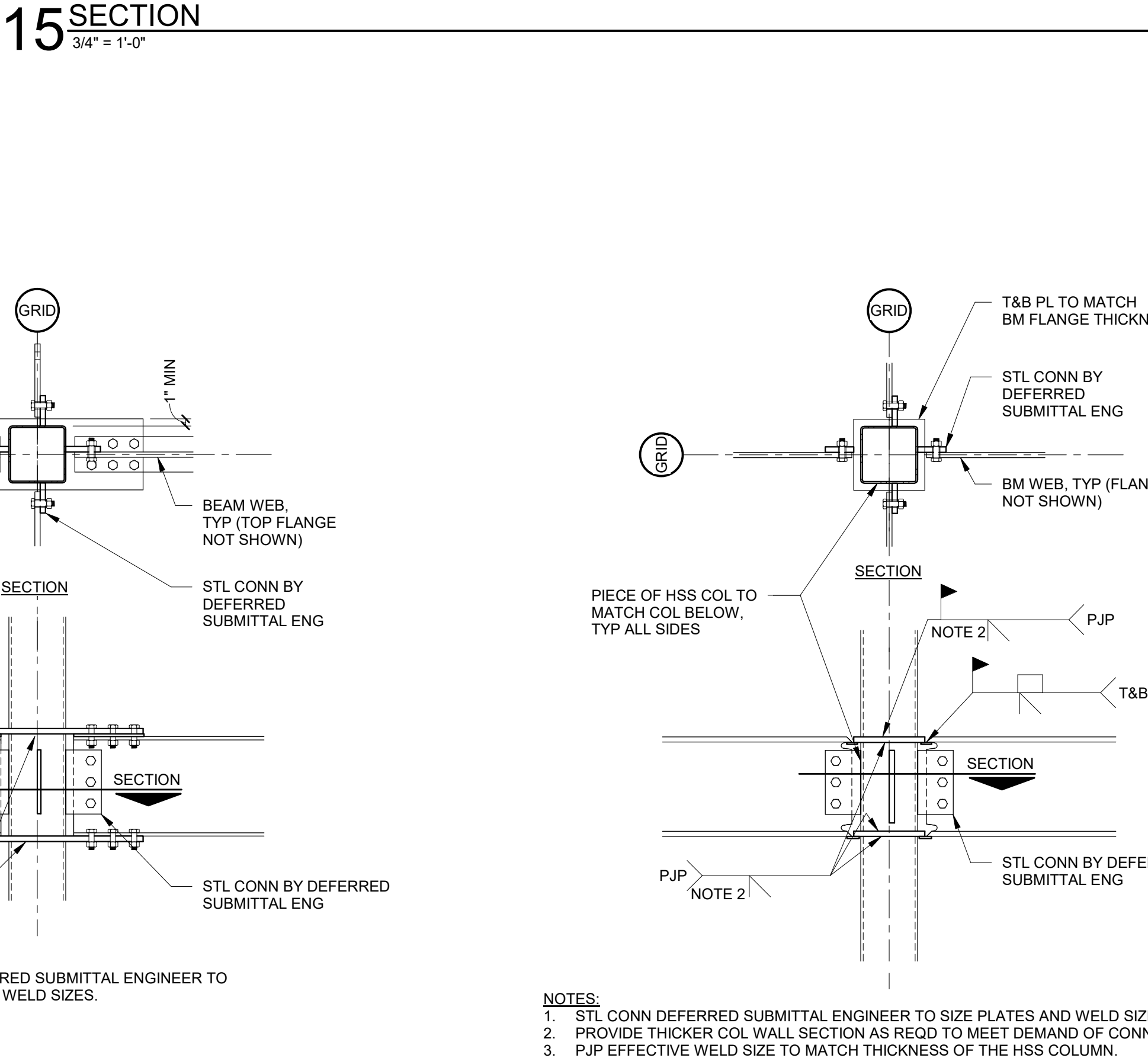
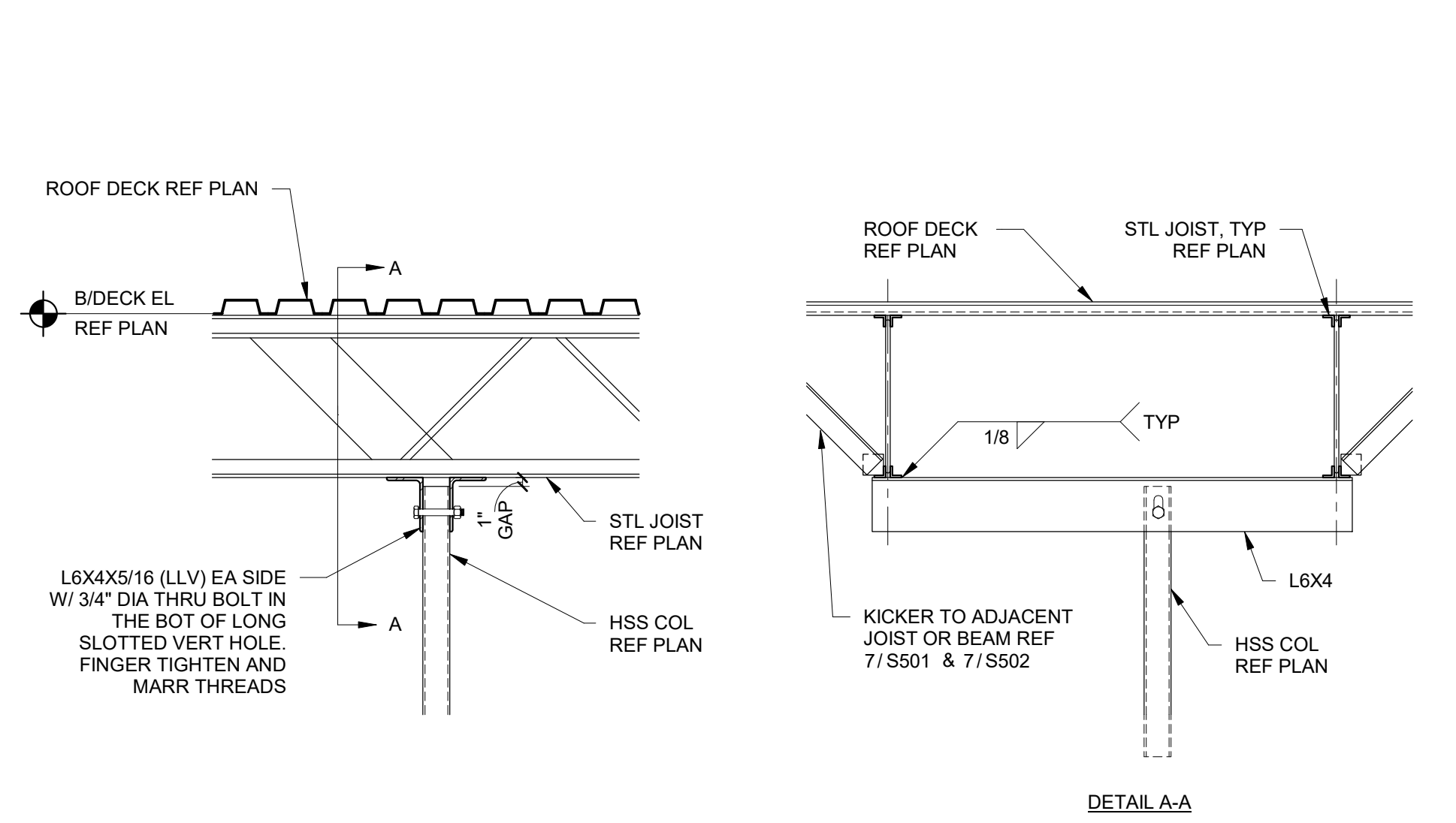
STEEL BEAM MINIMUM CONNECTION SCHEDULE

BEAM	MIN BOLT DIA	MIN NUMBER OF BOLTS	MIN LRFD FACTORED END REACTIONS (KIPS)	NOTES
W8	3/4"	2	24	1,2,3,4
W10	3/4"	2	24	1,2,3,4
W12	3/4"	3	38	1,2,3,4
W14	3/4"	3	38	1,2,3,4
W16	3/4"	4	52	1,3,4
W18	3/4"	4	52	1,3,4
W21	3/4"	5	64	1,3,4
W24	3/4"	6	76	1,3,4
W27	3/4"	7	88	1,3,4
W30	3/4"	8	101	1,3,4
W33	3/4"	8	101	1,3,4
W36	3/4"	9	113	1,3,4
W40	3/4"	9	113	1,3,4

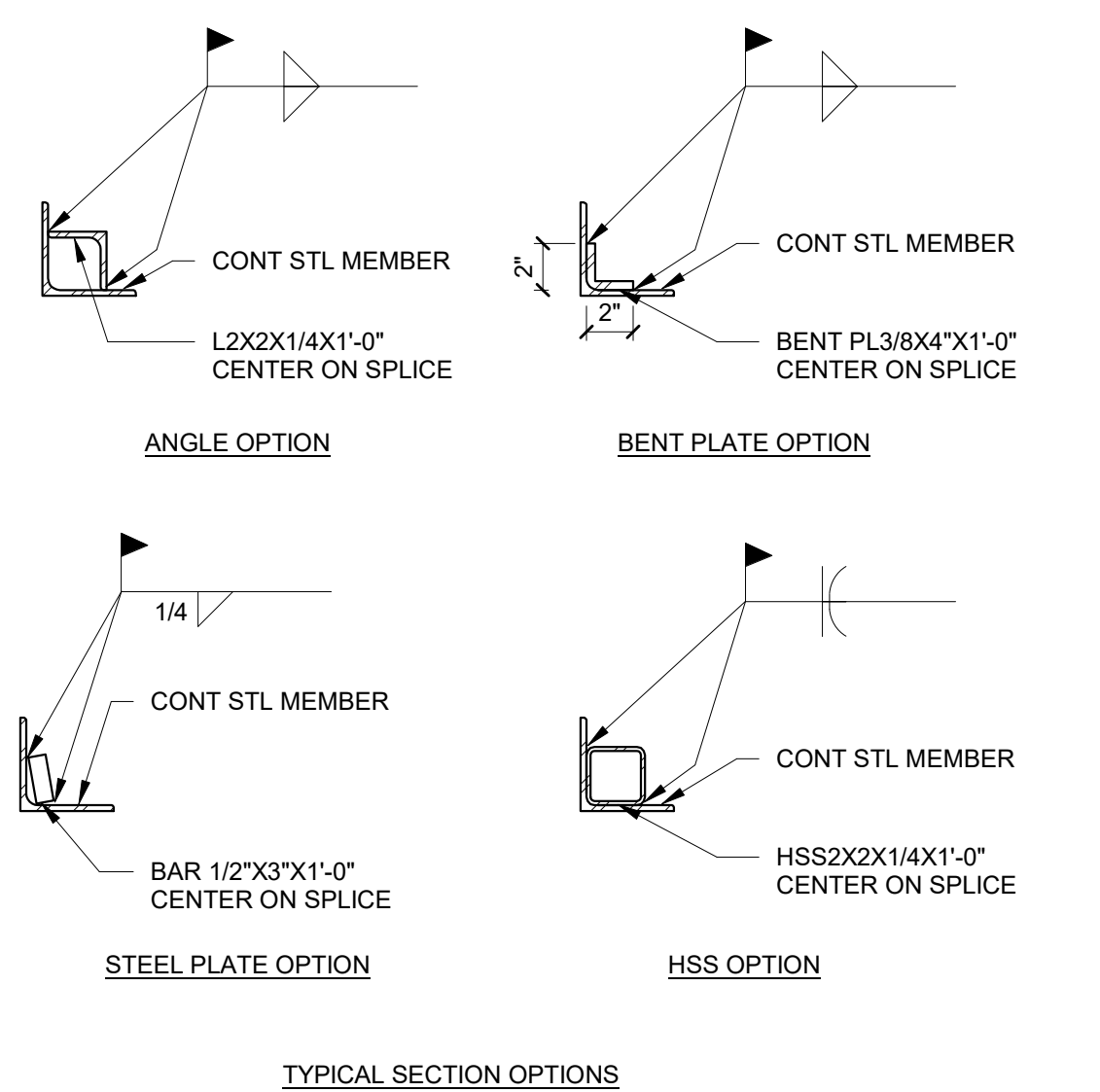
BEAM MINIMUM CONNECTION SCHEDULE NOTES:
1. UNLESS INDICATED ON FRAMING PLAN AND CORRESPONDING DETAILS OR NOTES BELOW, SCHEDULE INDICATES THE MINIMUM NUMBER OF BOLTS ALLOWED FOR BEAM CONNECTIONS.
2. MINIMUM BOLT SCHED APPLIES TO CHANNEL SECTIONS OF SAME NOMINAL DEPTHS, UNO
3. CONNECTIONS SHALL BE DESIGNED FOR LRFD FACTORED END REACTIONS SHOWN ON PLANS, IF NO REACTION IS SHOWN ON PLAN, DESIGN FOR REACTION IN SCHED.
4. REFER TO PLAN FOR REQUIRED MOMENT CONNECTION



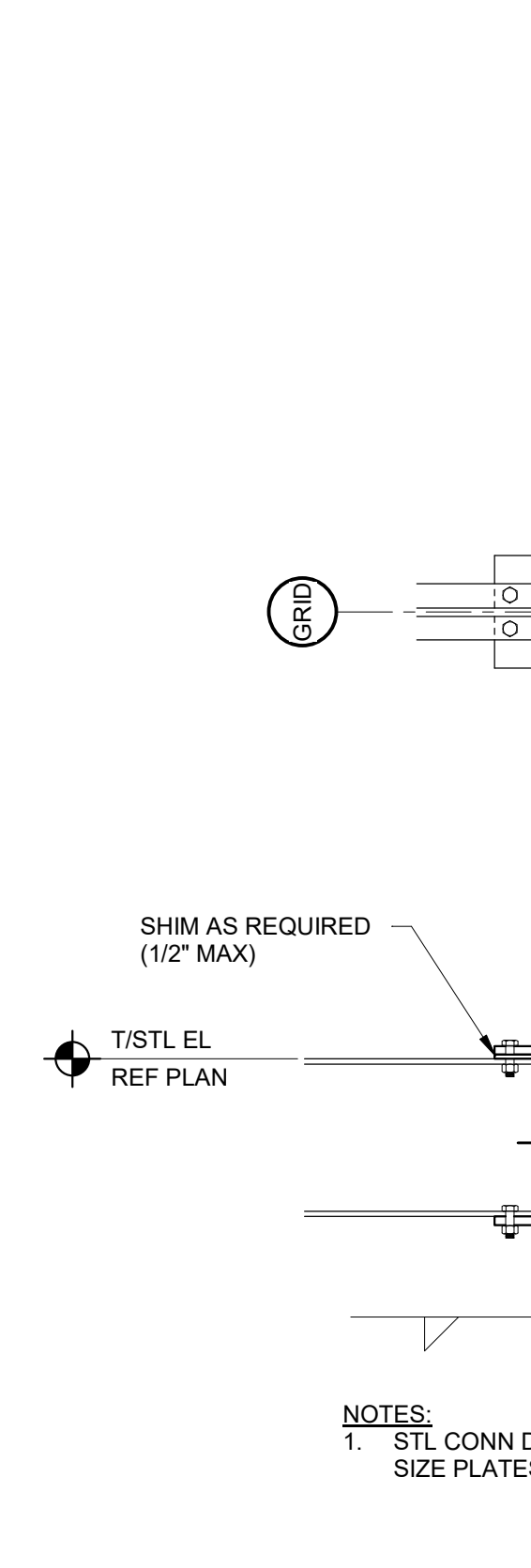
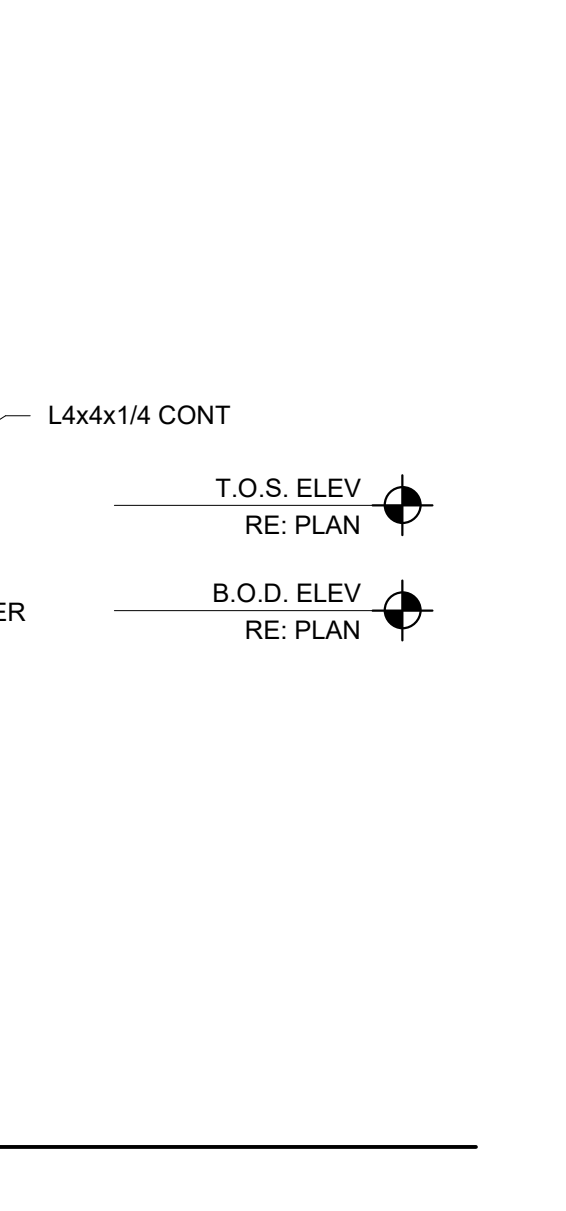
1 STEEL BEAM CONNECTION SCHEDULE AND DETAILS
NTS



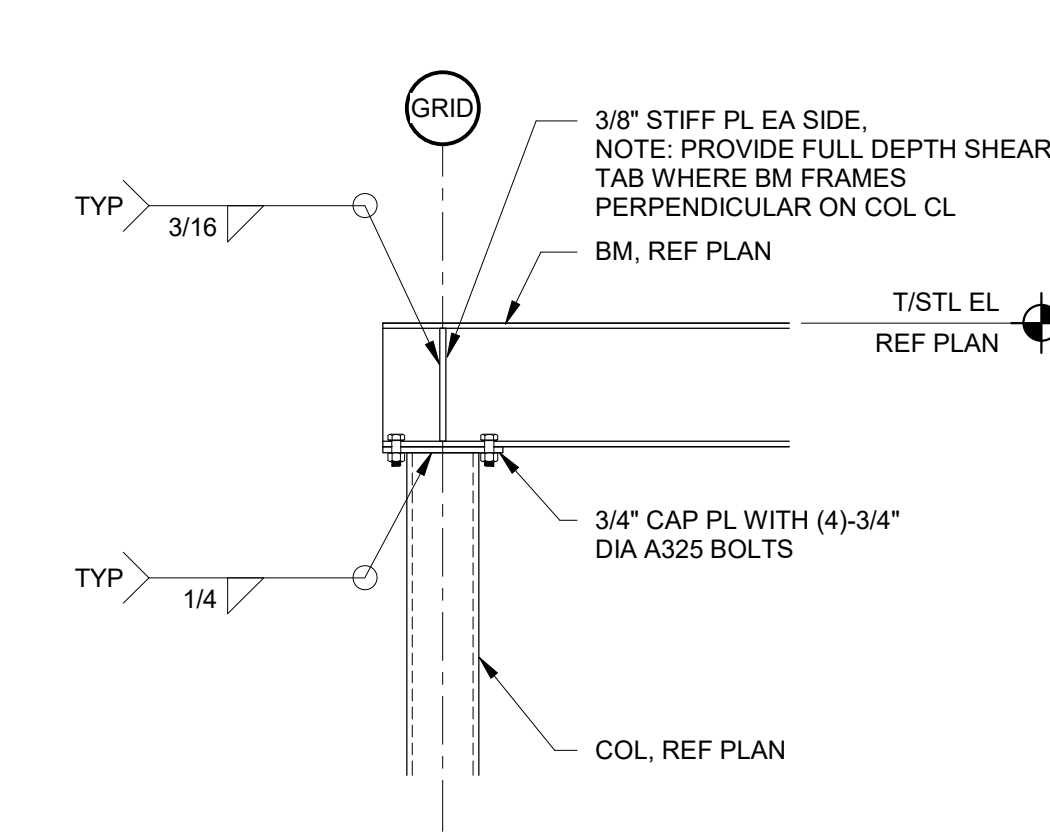
4 INTERIOR COLUMN CAP PLATE CONNECTION
3/4" = 1'-0"



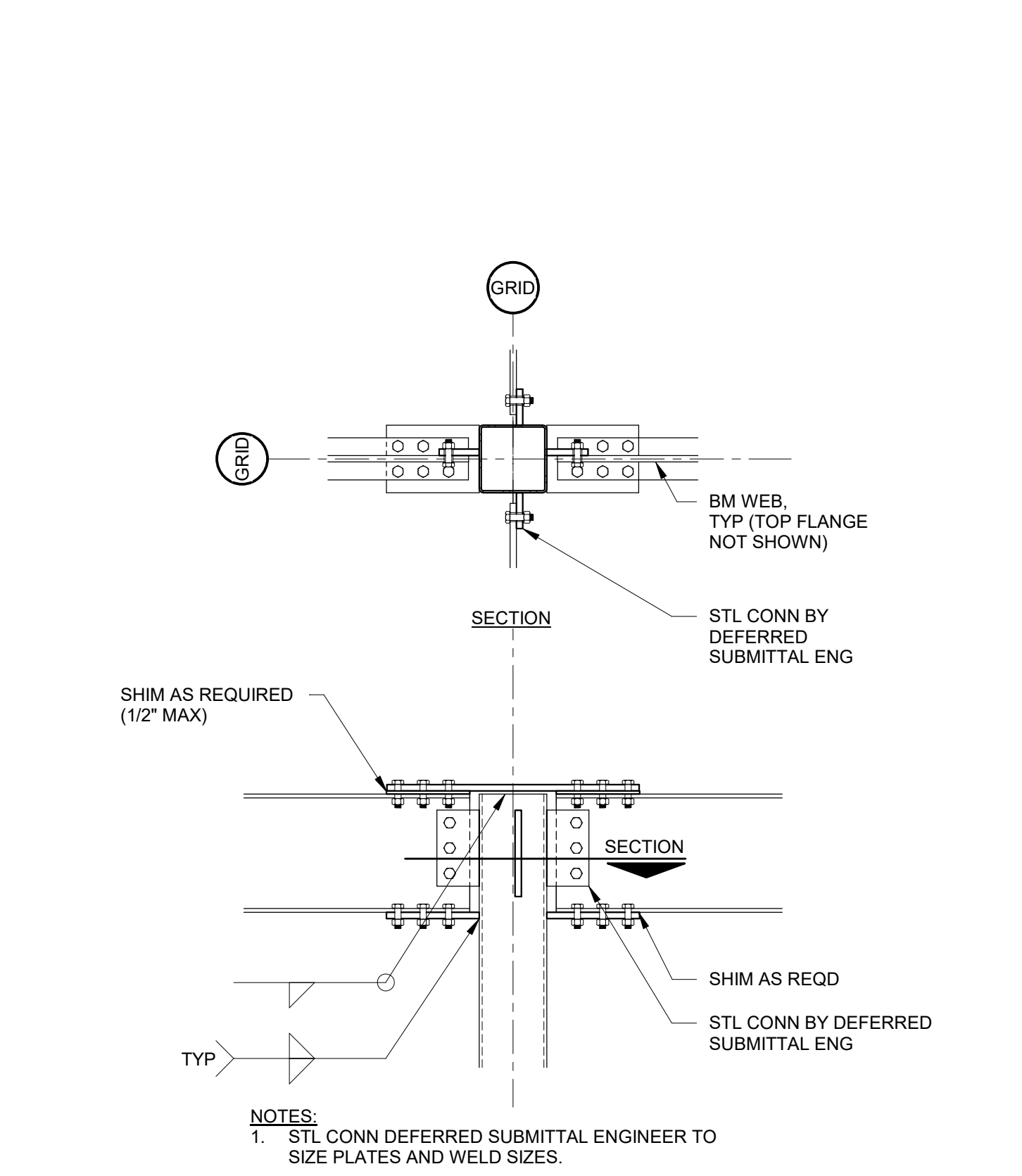
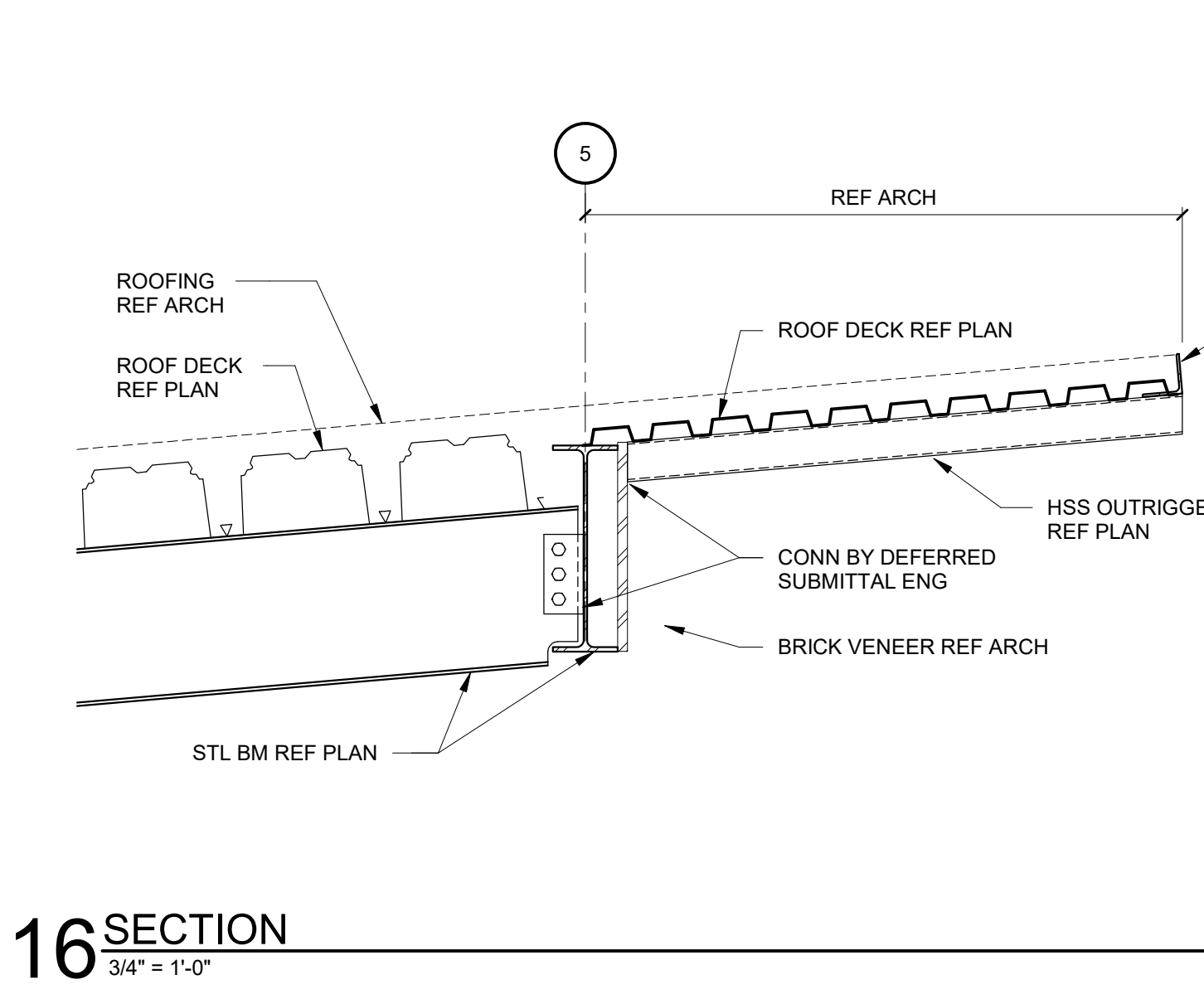
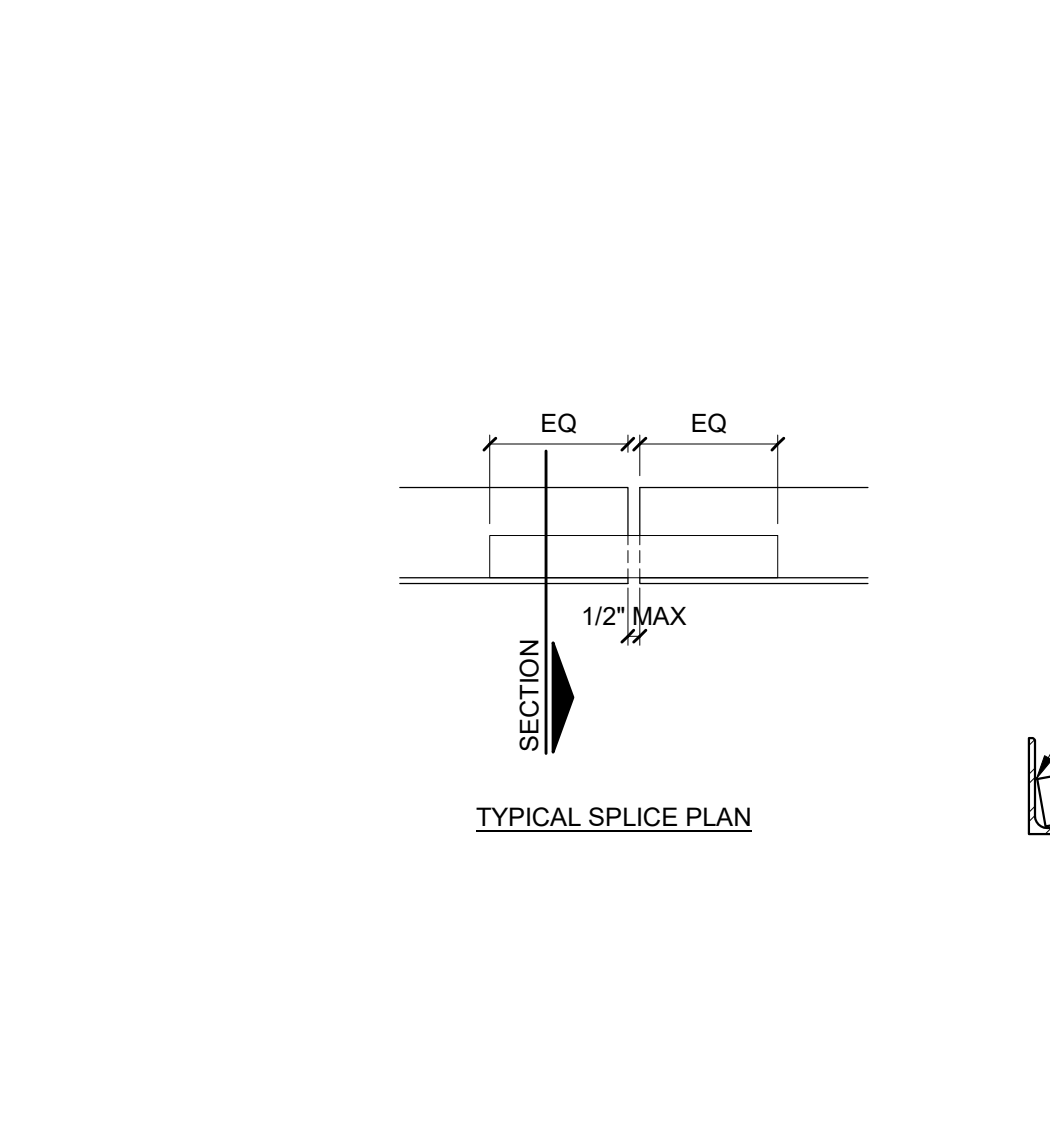
2 ANGLE SPLICE DETAIL
1 1/2" = 1'-0"



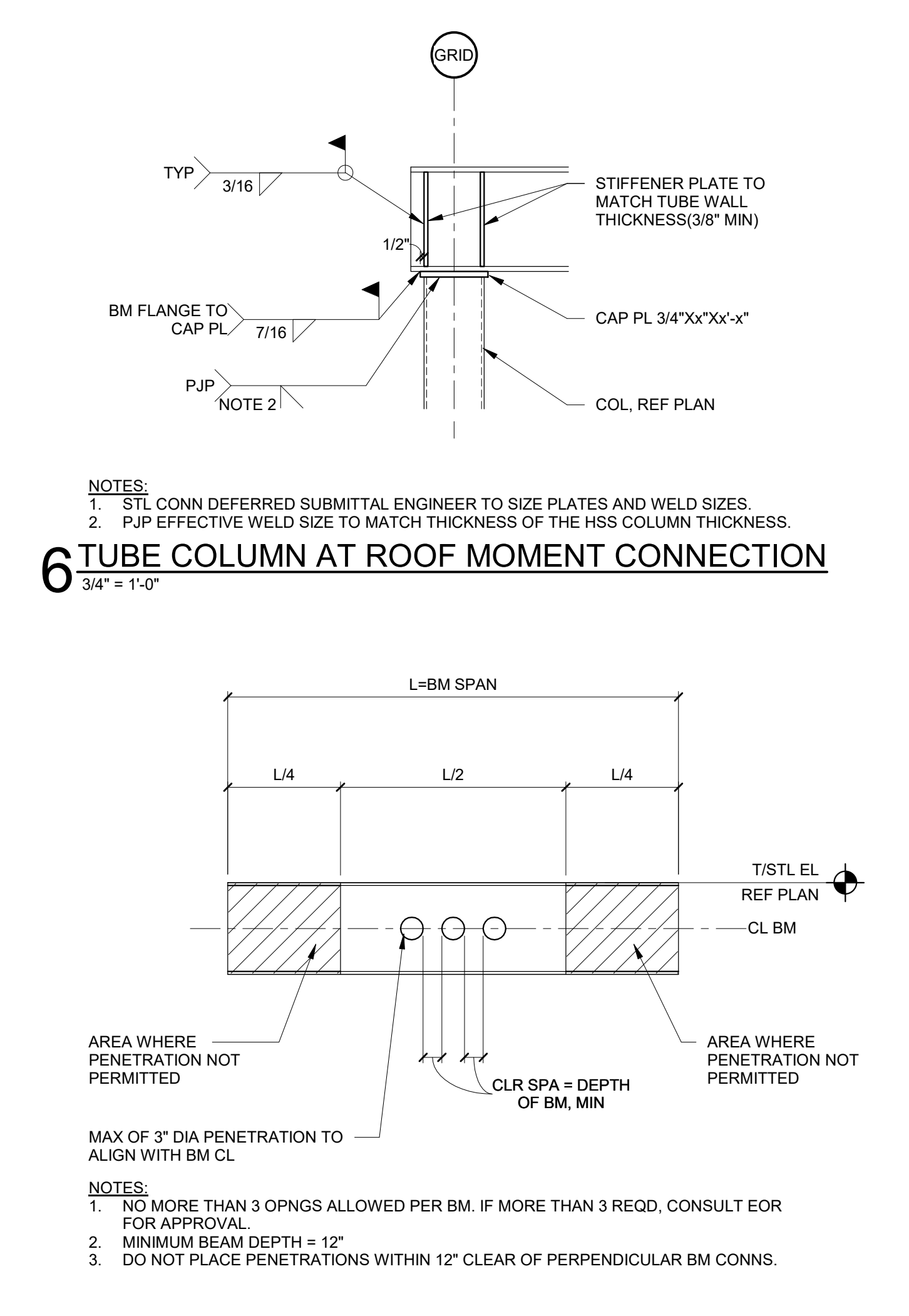
5 END COLUMN CAP PLATE CONNECTION
3/4" = 1'-0"



6 TUBE COLUMN AT ROOF MOMENT CONNECTION
3/4" = 1'-0"

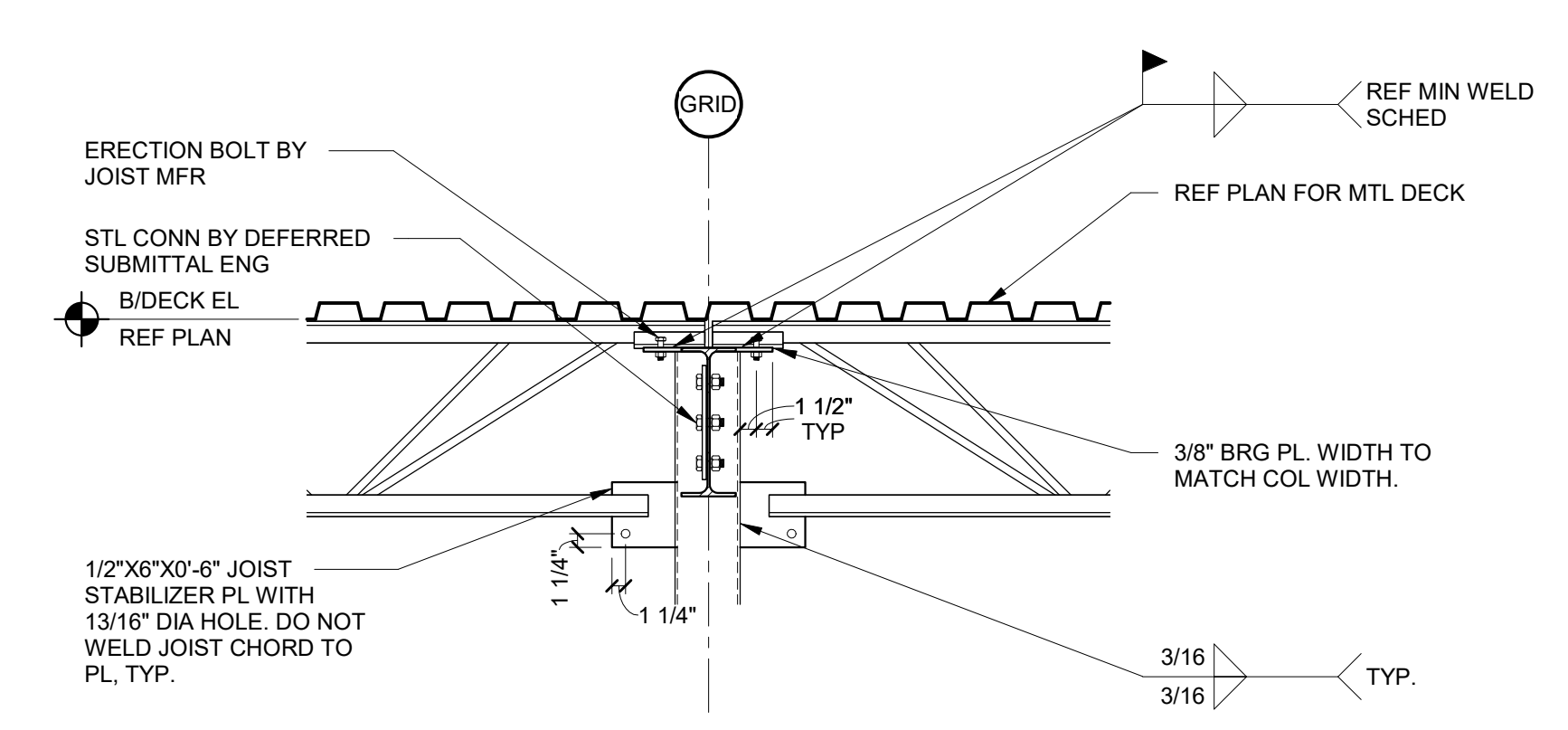


3 STEEL BEAM SHOP PENETRATION DETAIL
3/4" = 1'-0"

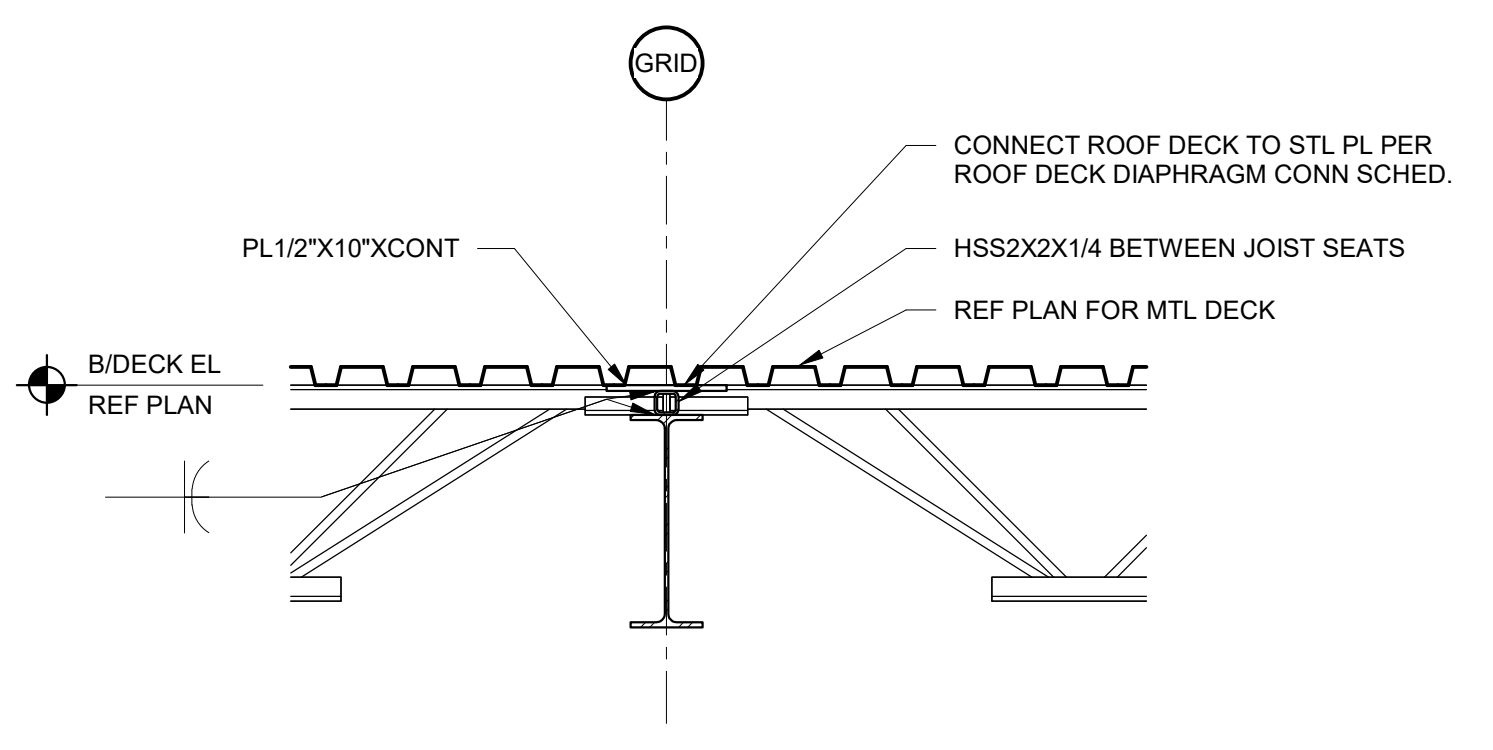


3 STEEL BEAM SHOP PENETRATION DETAIL
3/4" = 1'-0"

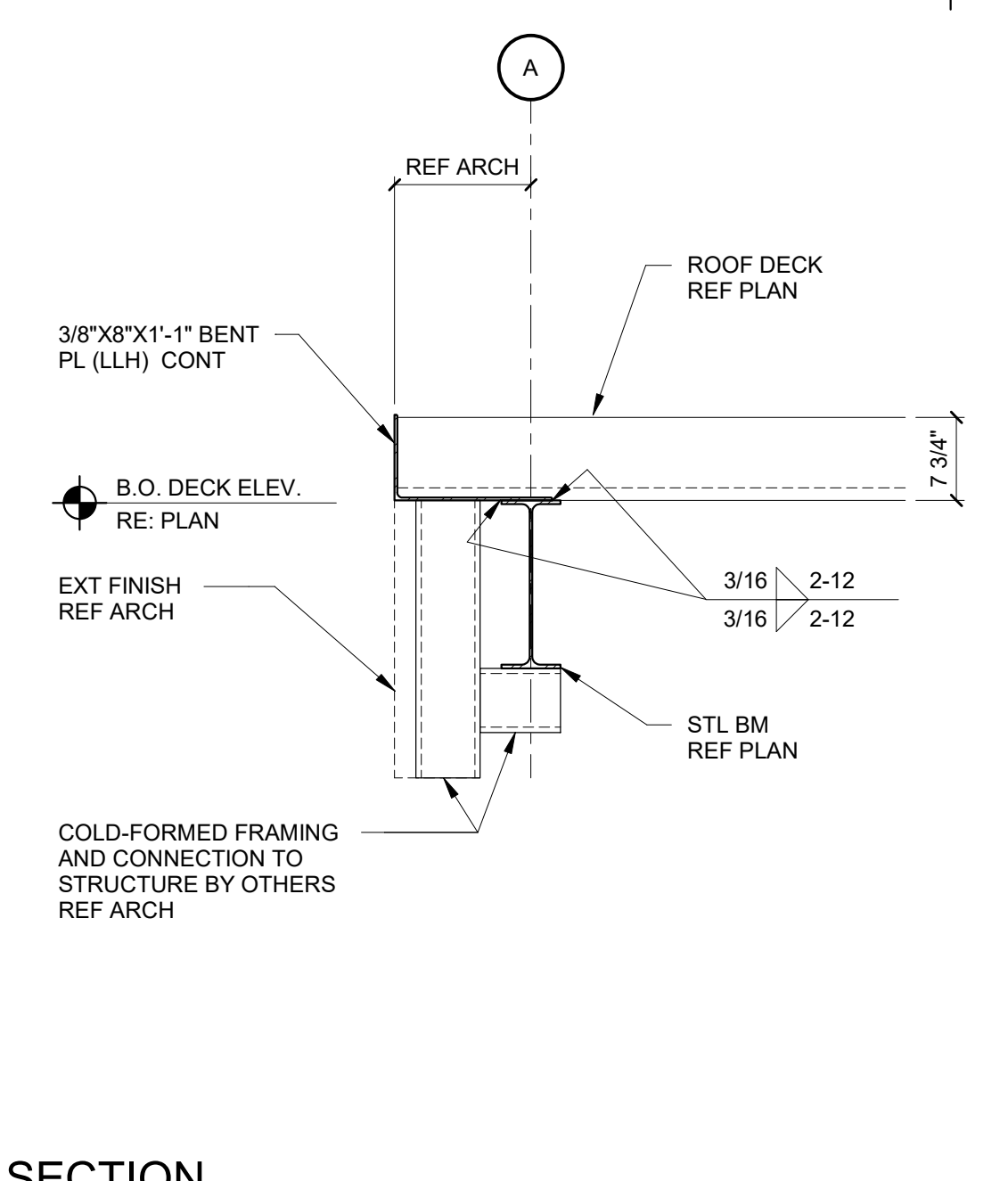
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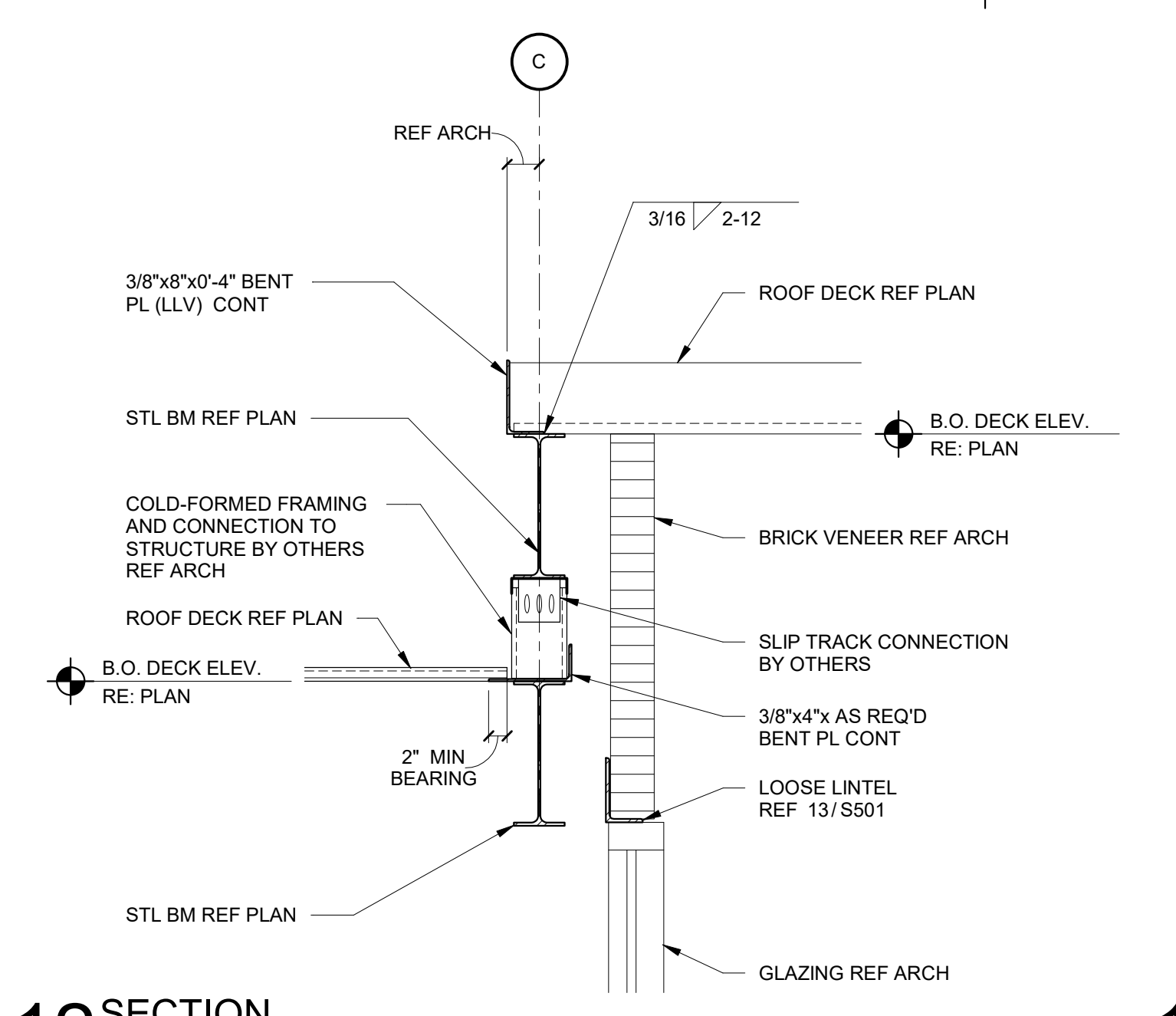
9 STEEL JOIST TO STEEL HSS COLUMN
NTS



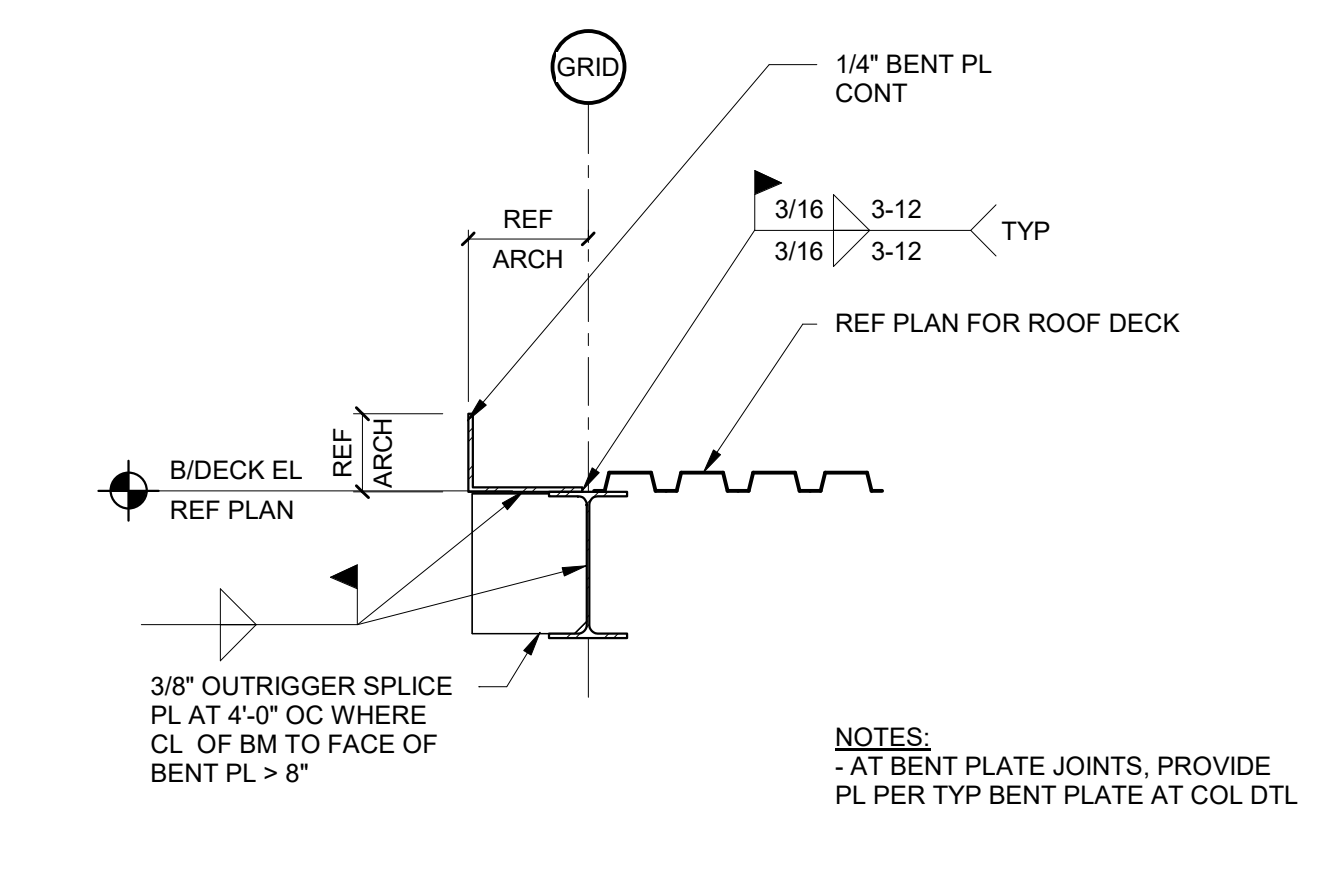
10 STEEL JOIST TO STEEL BEAM
NTS



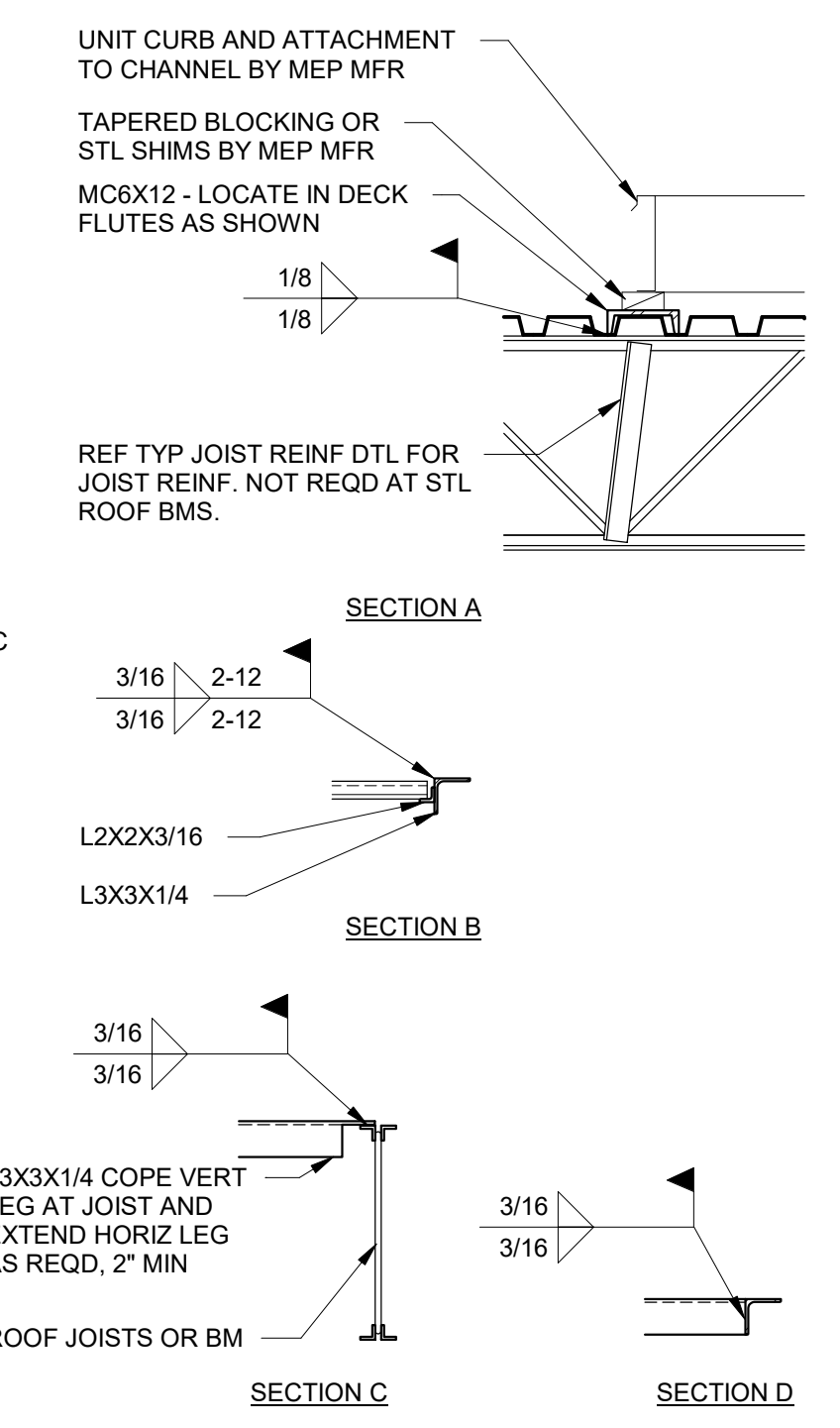
11 SECTION
3/4\" = 1'-0"



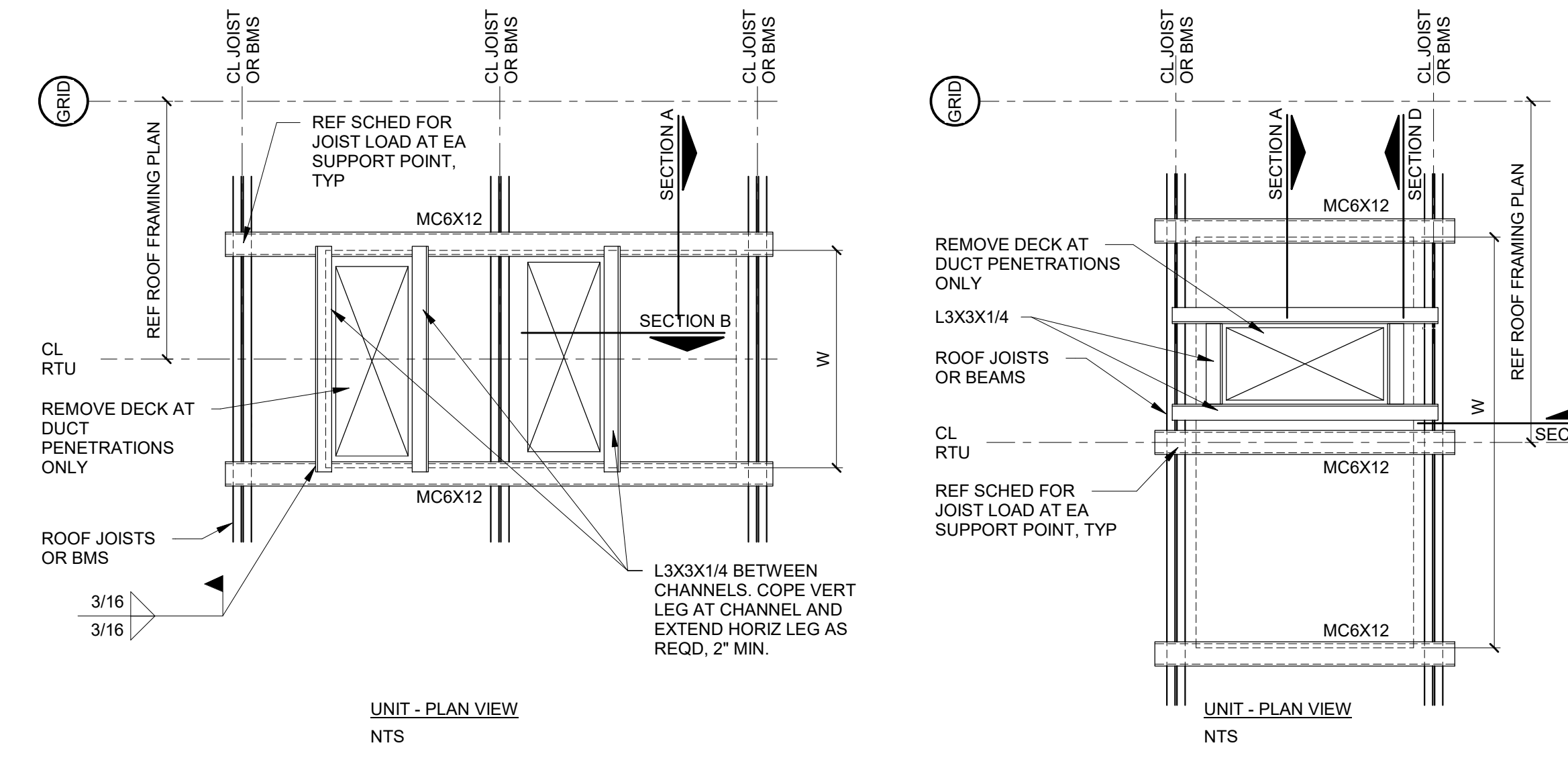
12 SECTION
3/4\" = 1'-0"



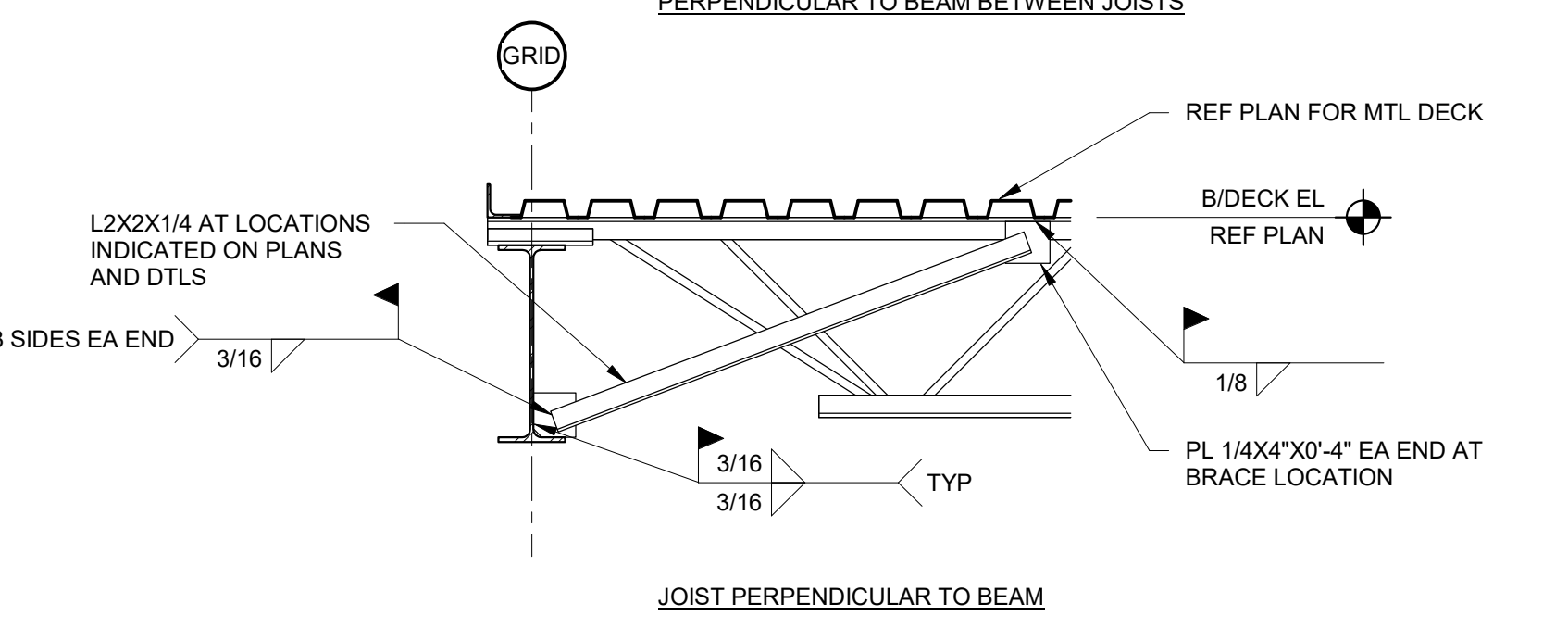
8 EXTERIOR ROOF DECK AT DECK EDGE
NTS



6 ROOF TOP UNIT AND DECK SUPPORT (1.5\"/>



7 KICKER BRACE CONNECTION
NTS



5 ROOF BEAM TO JOIST CONNECTION
NTS

TYPICAL JOIST TO SUPPORT MINIMUM WELD SCHEDULE

JOIST SECTION*	MINIMUM FILLET WELD SIZE	LENGTH	REMARKS
K1-12	1/8"	2 1/2"	
LH02-06	3/16"	2 1/2"	
LH07-17	1/4"	2 1/2"	
LH18-25	1/4"	2 1/2"	
DLH10-17	1/4"	2 1/2"	
DLH18-25	1/4"	2"	

NOTE:
1. JOIST SECTION IS THE LAST DIGIT(S) OF JOIST DESIGNATION
2. WELD IS ON EA SIDE OF JOIST SEAT

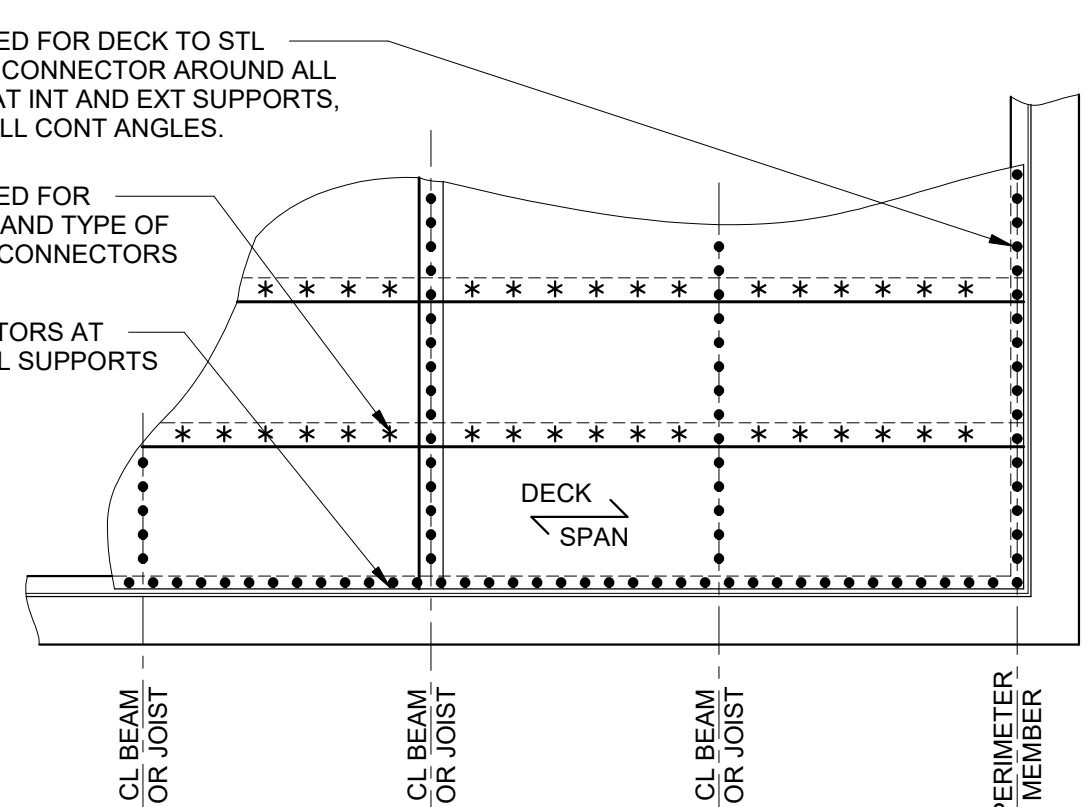
4 JOIST TO SUPPORT MINIMUM WELD SCHEDULE
NTS

MECHANICAL FASTENERS OPTION:
• CONNECTIONS TO STEEL: HILTI X-ENP-19 AND/OR X-HSN 24 PINS FOR APPROPRIATE THICKNESS
• SIDELAPS: HILTI S-SLC 01 M FASTENERS

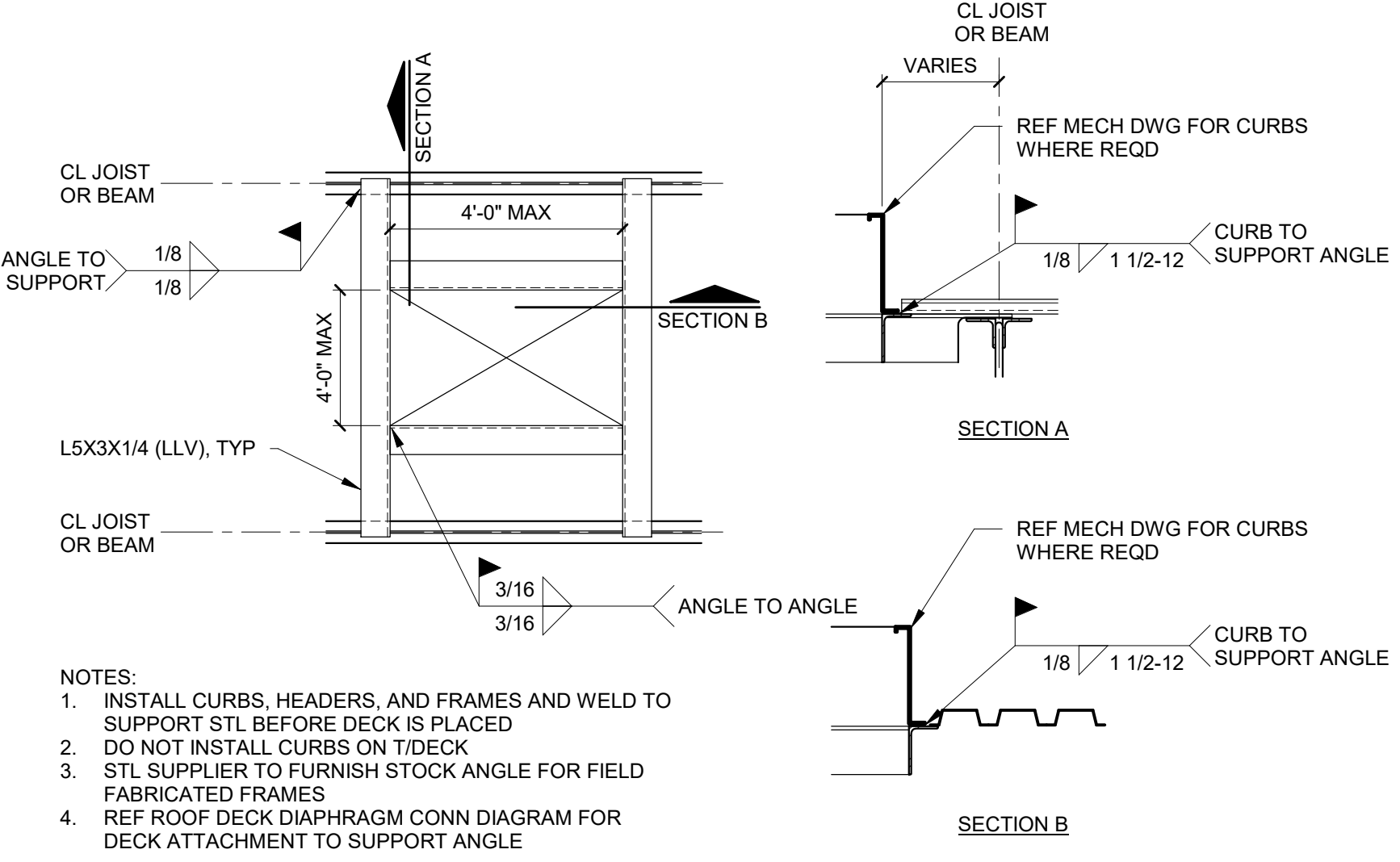
ROOF DECK DIAPHRAGM CONNECTION SCHEDULE

DECK TYPE	(*) DECK TO STEEL MEMBER CONNECTOR PATTERNED AND TYPE	(*) SIDELAP CONNECTOR NUMBER AND TYPE	(*) CONNECTIONS AT PARALLEL SUPPORT
1.5\"/>			

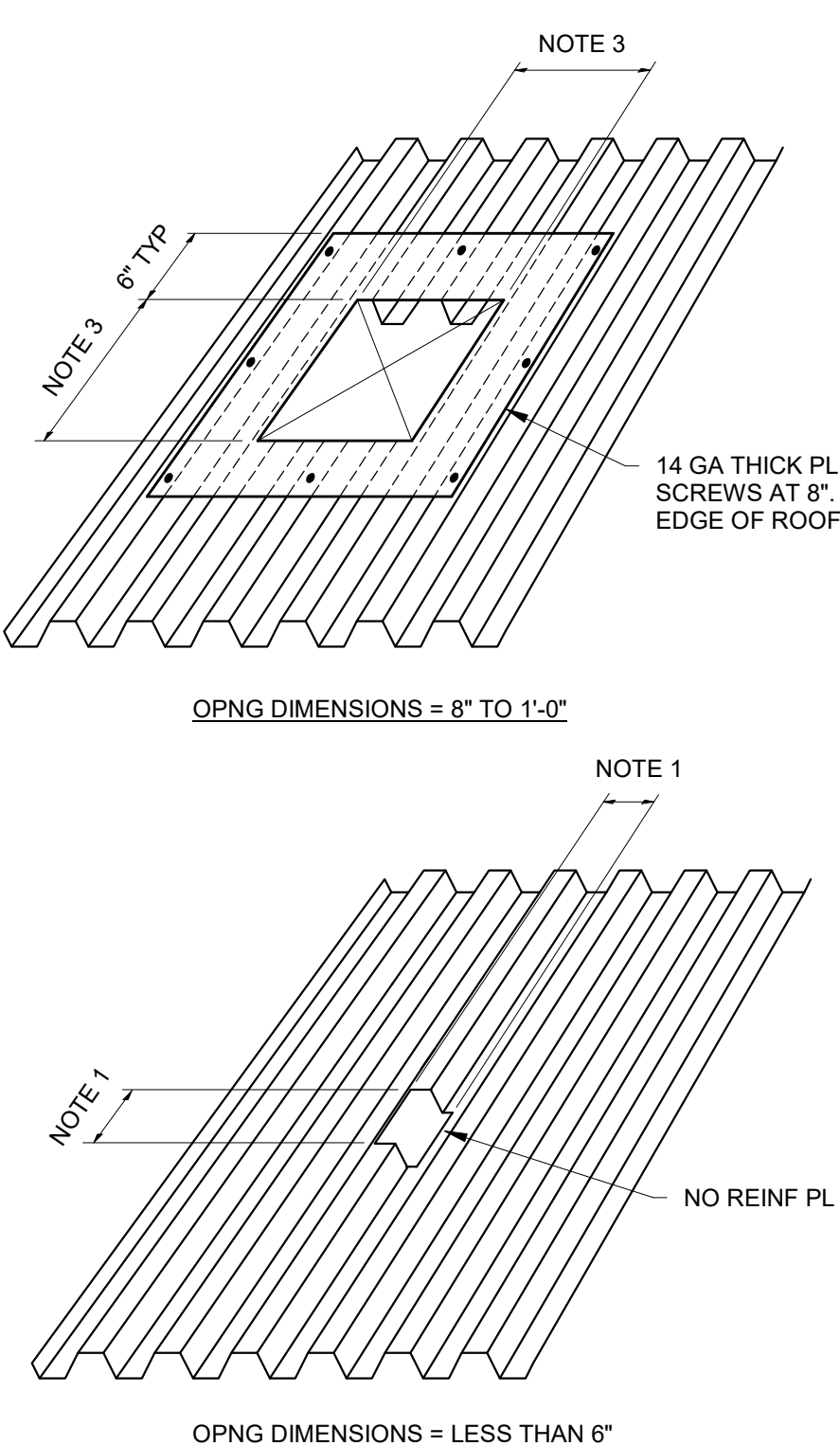
- NOTES:
1. WELDING WASHERS SHALL BE USED WITH DECK THICKNESSES LESS THAN 22 GAGE.
2. COORDINATE REQUIREMENTS FOR VENTED DECK WITH CONCRETE INSULATING FILL.
3. ROOF DECK IS REQUIRED TO ACT AS A DIAPHRAGM. CONNECTION SHALL BE IN ACCORDANCE WITH STEEL DECK INSTITUTE SPECIFICATION AND AS SHOWN IN SCHEDULE AND DETAIL.
4. DECKING SHALL BE CONTINUOUS OVER A MINIMUM OF (3) SPANS, UNLESS NOTED OTHERWISE IN CONTRACT DOCUMENTS. DECK SPLICES ARE TO BE OVER SUPPORTS.
5. NO HANGING LOADS SHALL BE ATTACHED TO ROOF DECK.
6. HILTI PINS AND SIDELAP FASTENERS MAY BE USED AT THE CONTRACTORS SUBSTITUTION REQUEST. SUBMIT DECK CONNECTION CALCULATIONS THAT MEET OR EXCEED THE CAPACITY OF WHAT IS INDICATED IN THE SCHEDULE SIGNED AND SEALED BY AN ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. PERSONNEL INSTALLING HILTI FASTENERS SHALL RECEIVE ON SITE TRAINING FOR PROPER INSTALLATION BY A HILTI FIELD REPRESENTATIVE. CONTACT HILTI FOR ON SITE TRAINING.



1 ROOF DECK DIAPHRAGM CONNECTION DIAGRAM
NTS

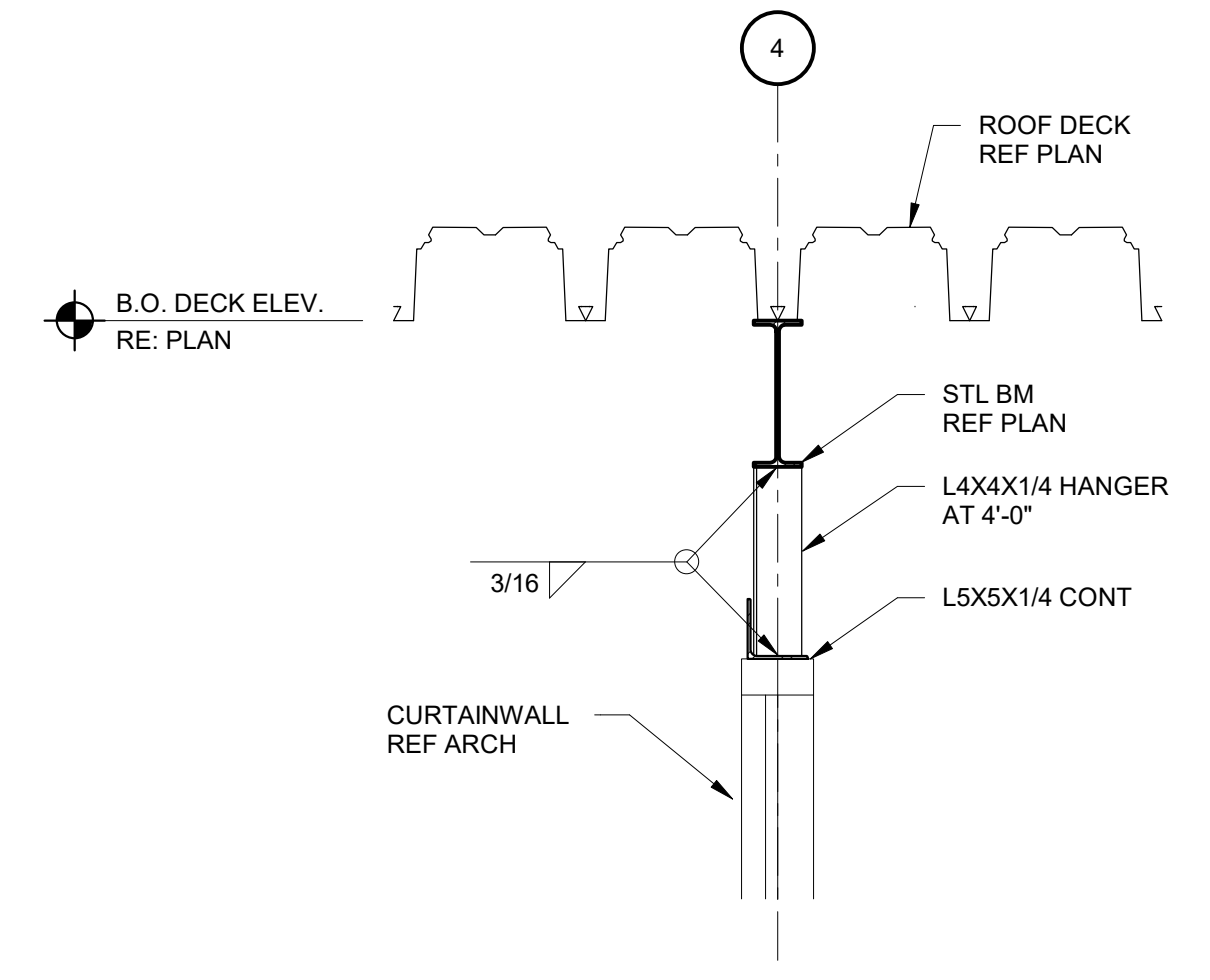


2 OPENING IN ROOF DECK LARGER THAN 12\"/>

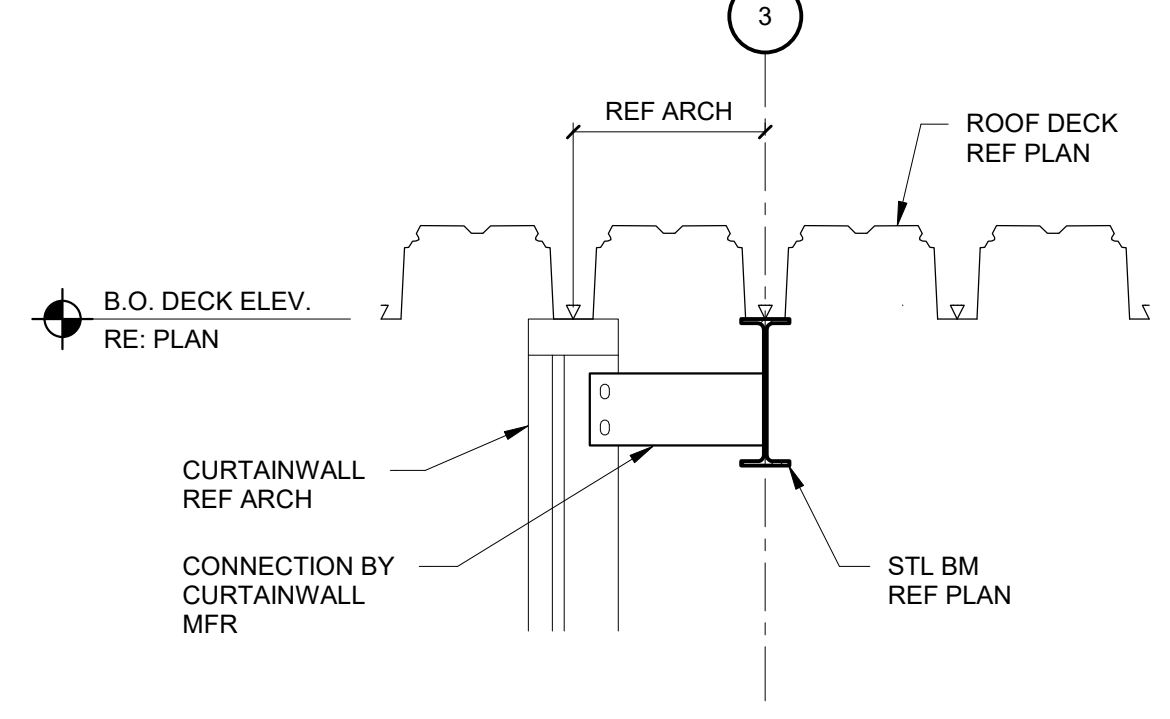


3 ROOF DECK REINFORCEMENT AT UNFRAMED ROOF OPENINGS
NTS

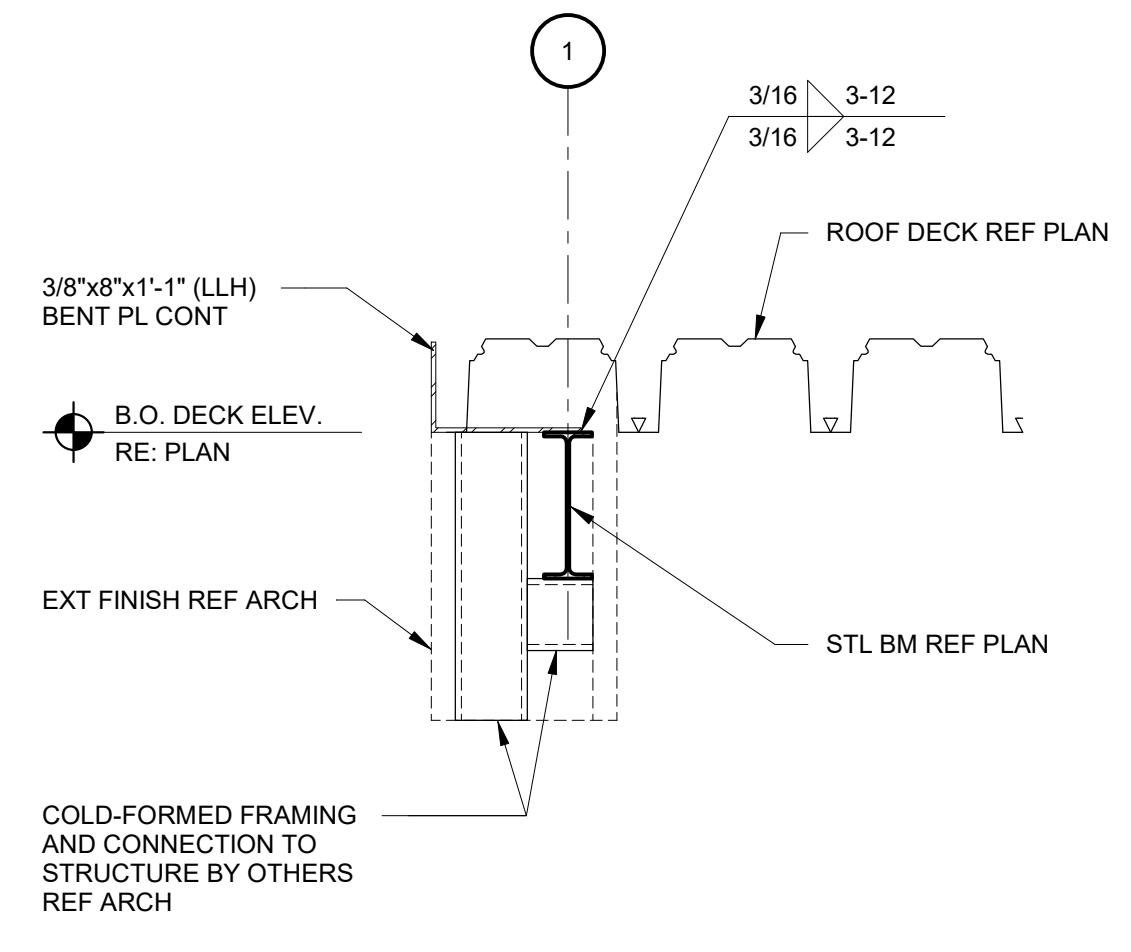
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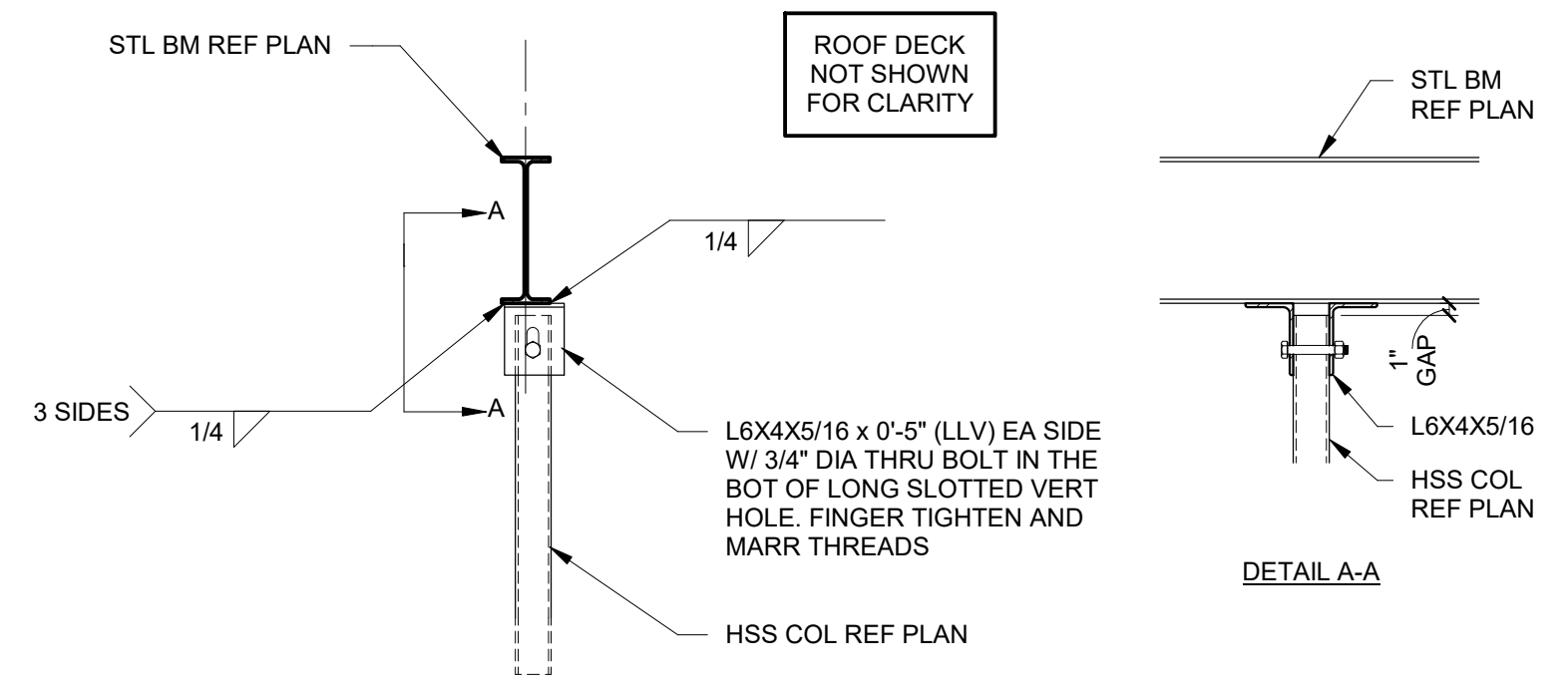
9 SECTION
3/4" = 1'-0"



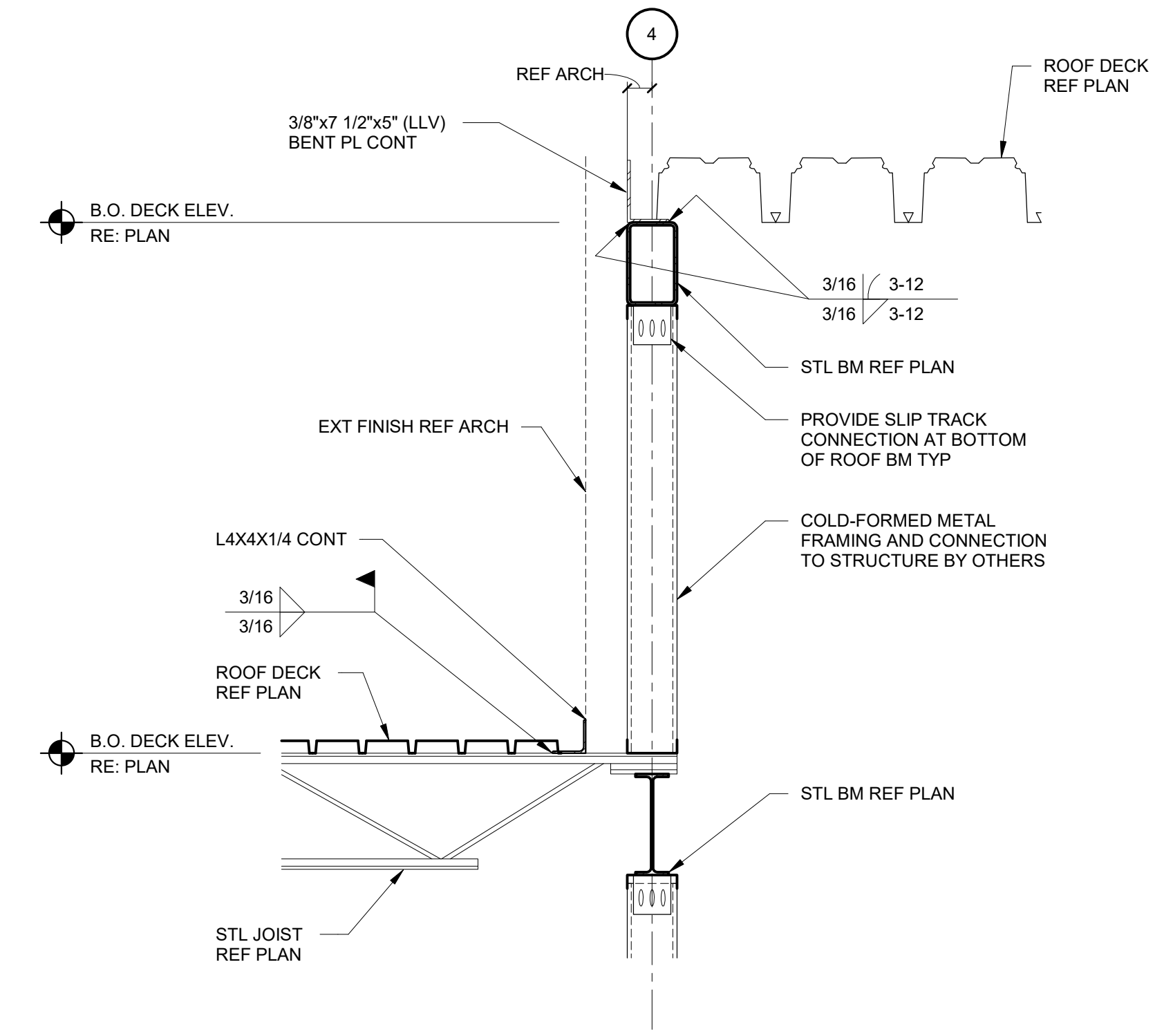
10 SECTION
3/4" = 1'-0"



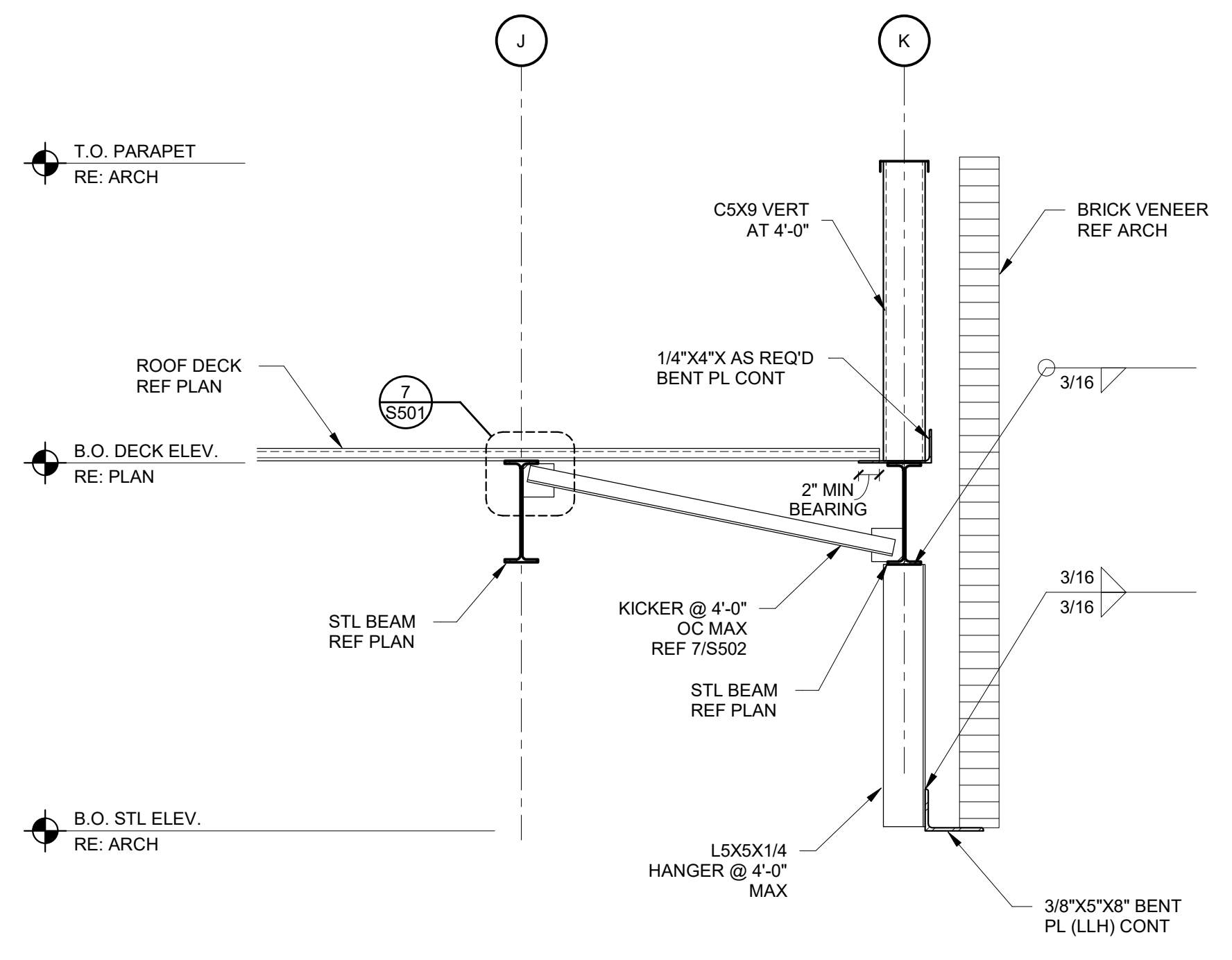
11 SECTION
3/4" = 1'-0"



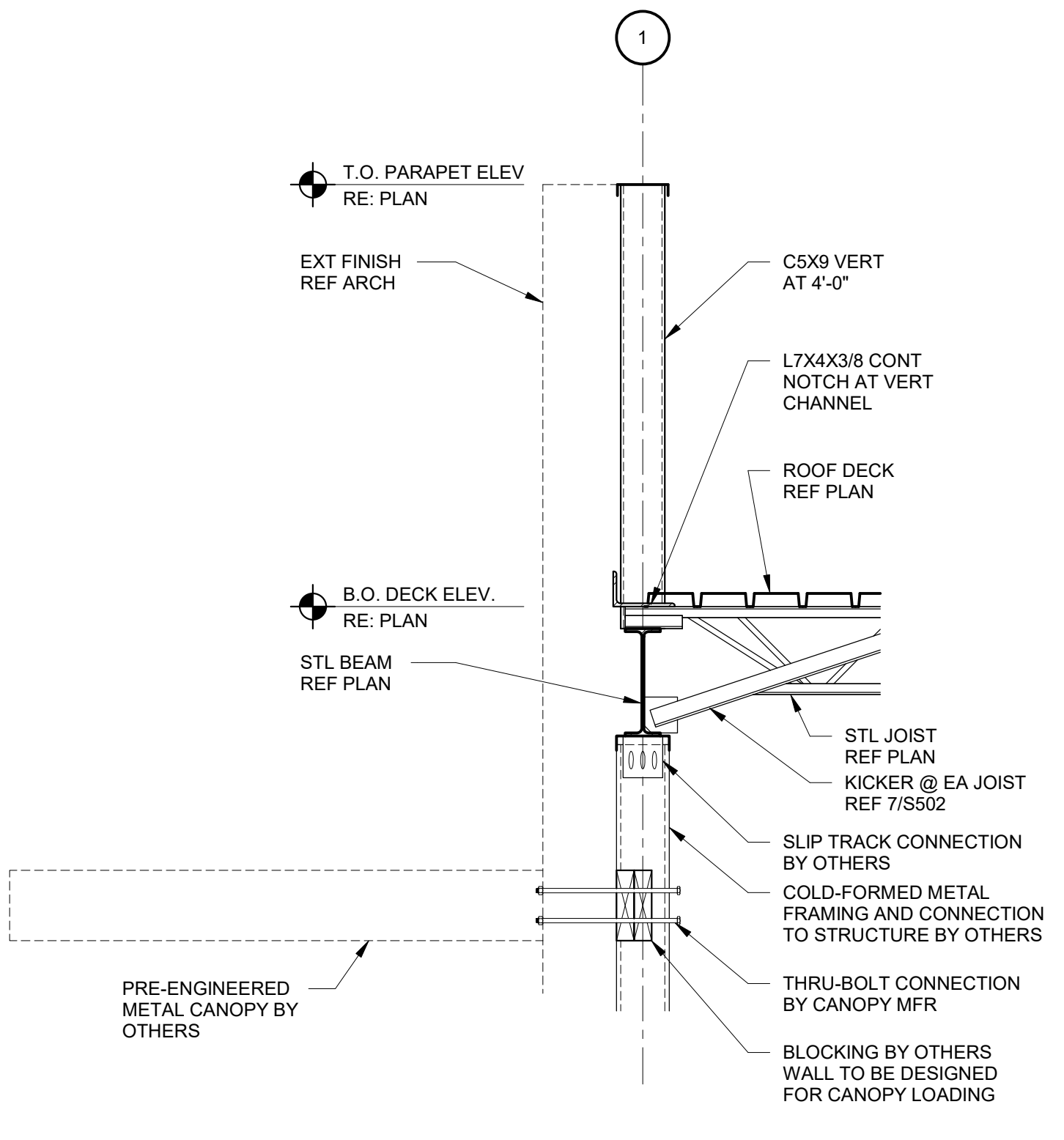
12 SECTION
3/4" = 1'-0"



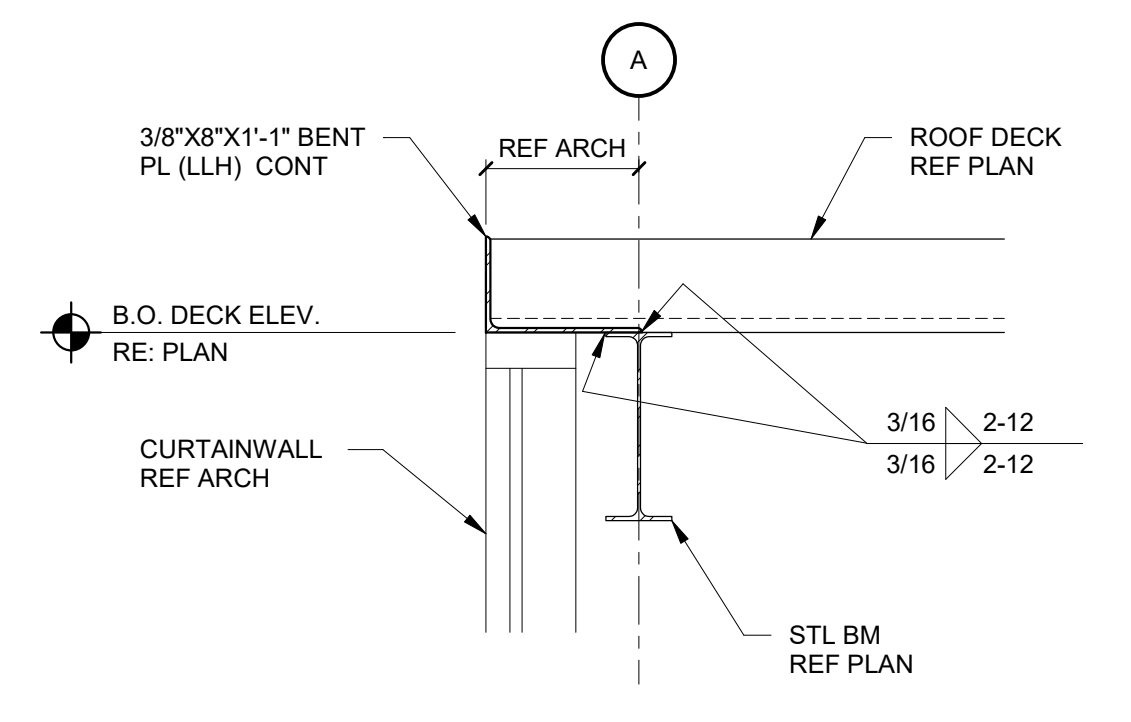
5 SECTION
3/4" = 1'-0"



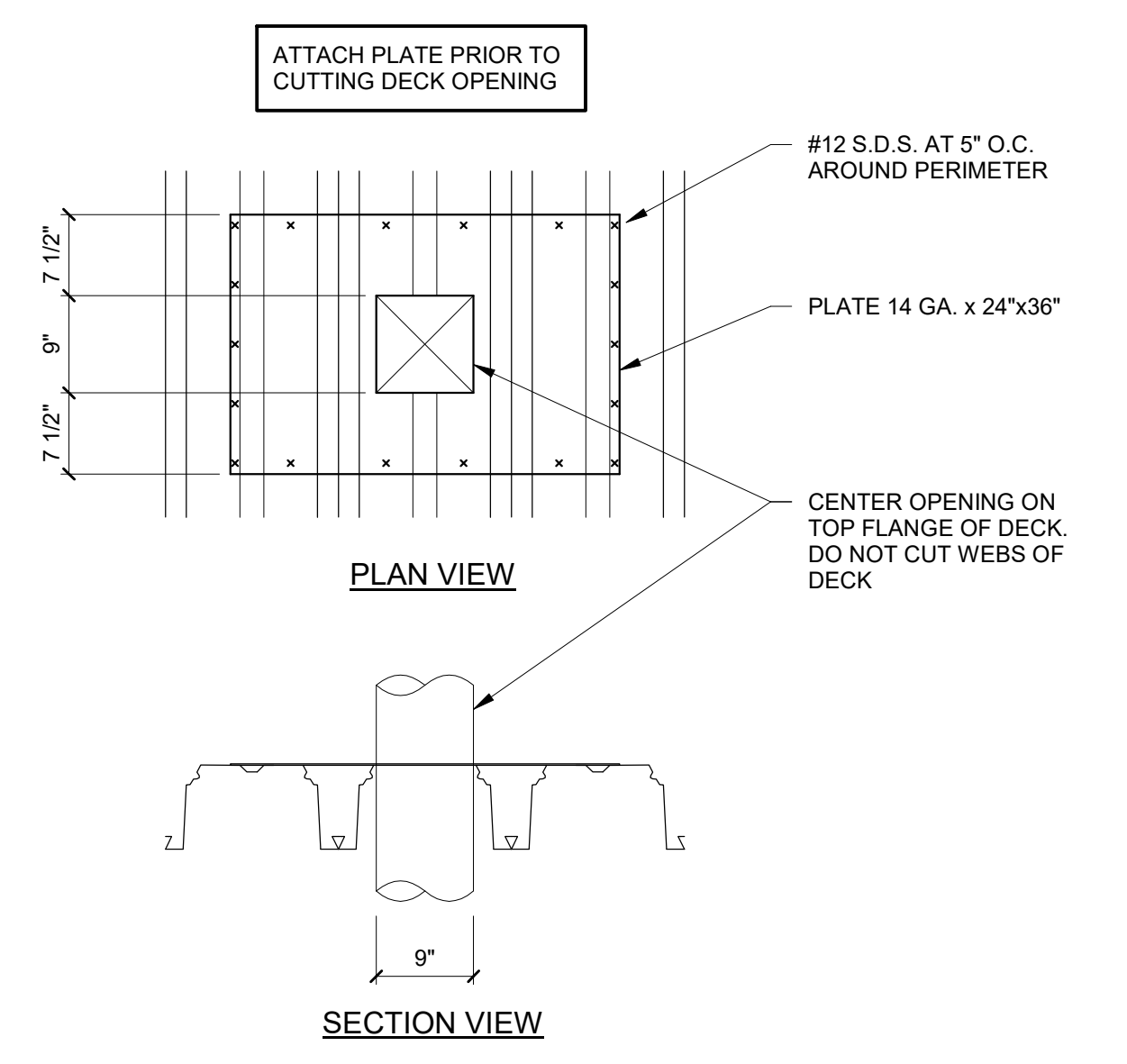
6 SECTION
3/4" = 1'-0"



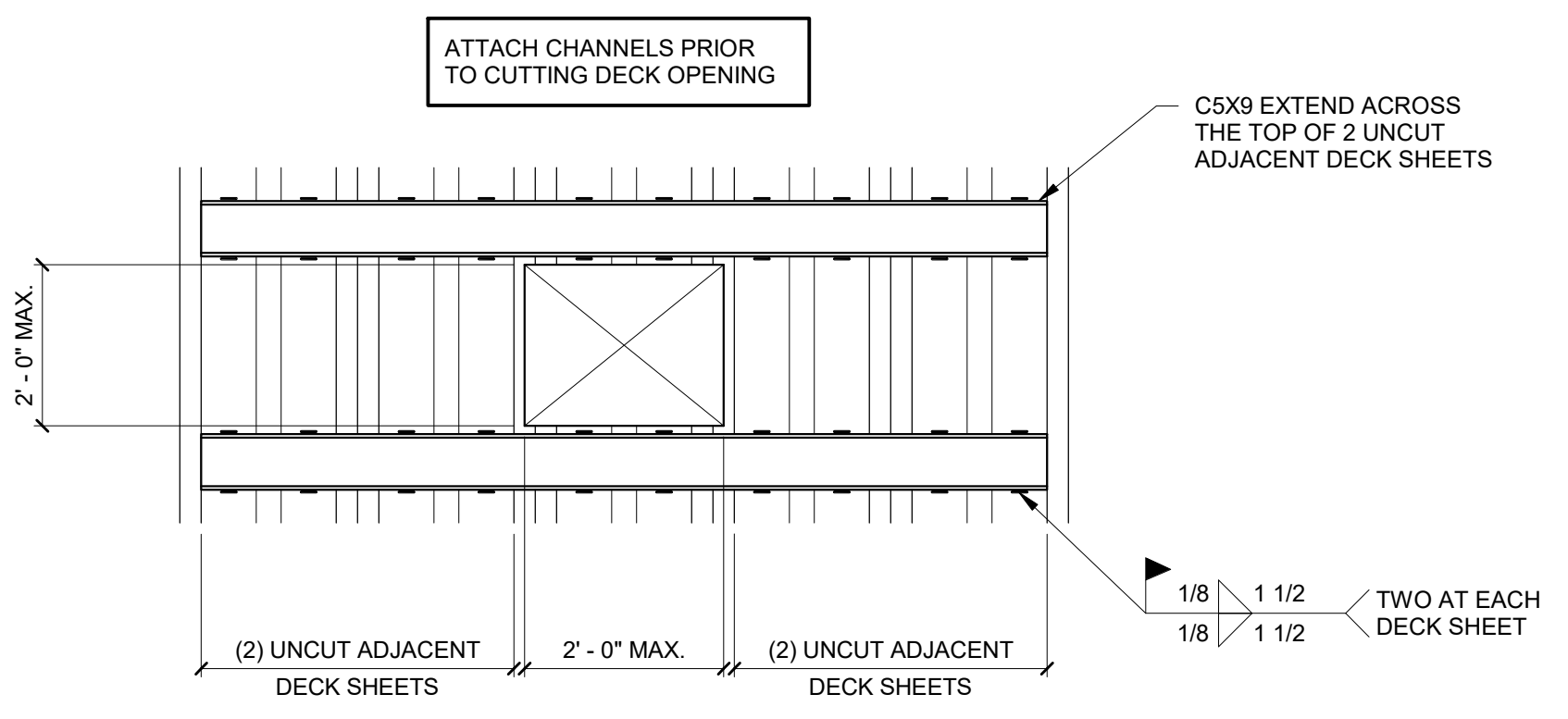
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3/4" = 1'-0"



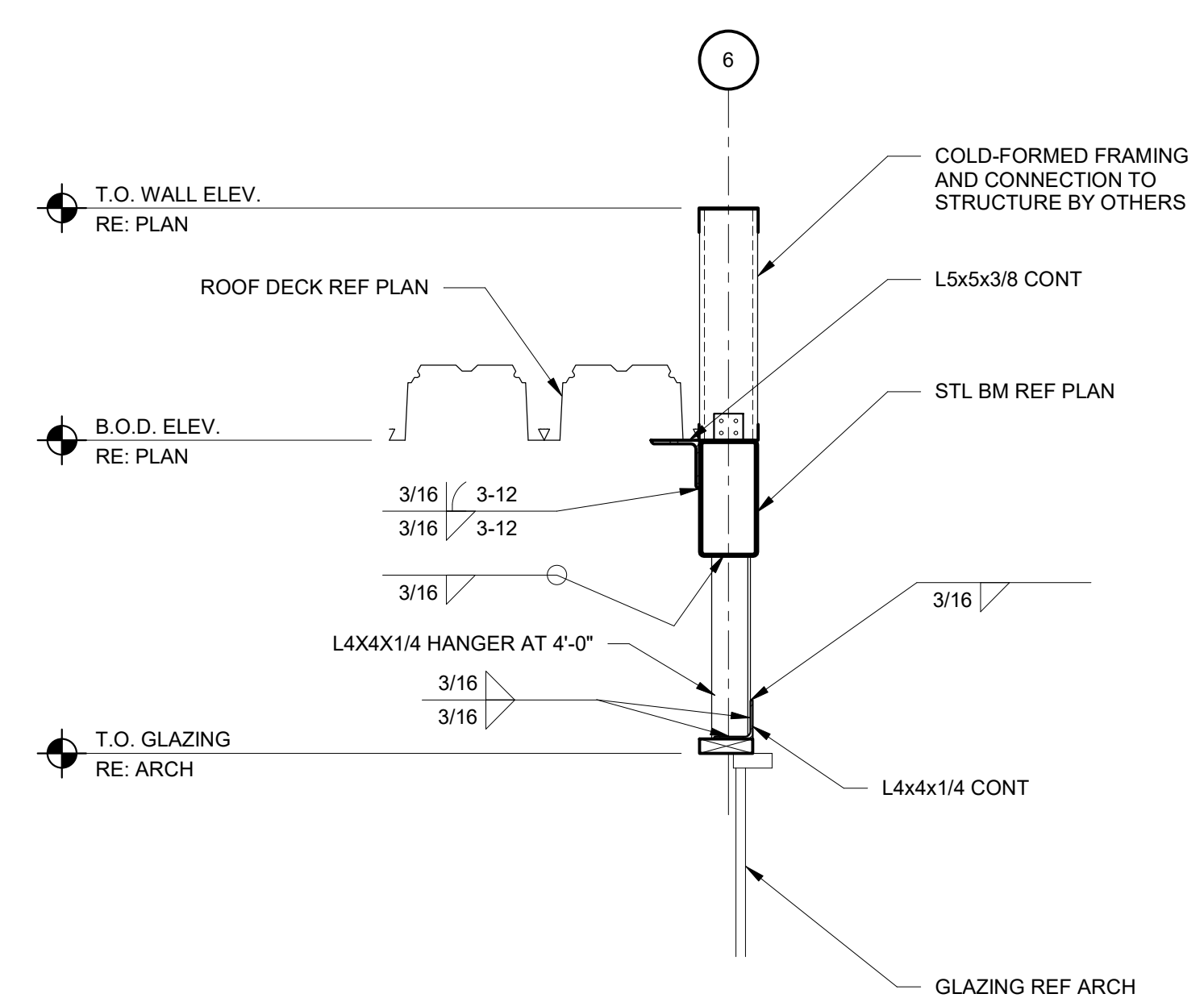
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3/4" = 1'-0"



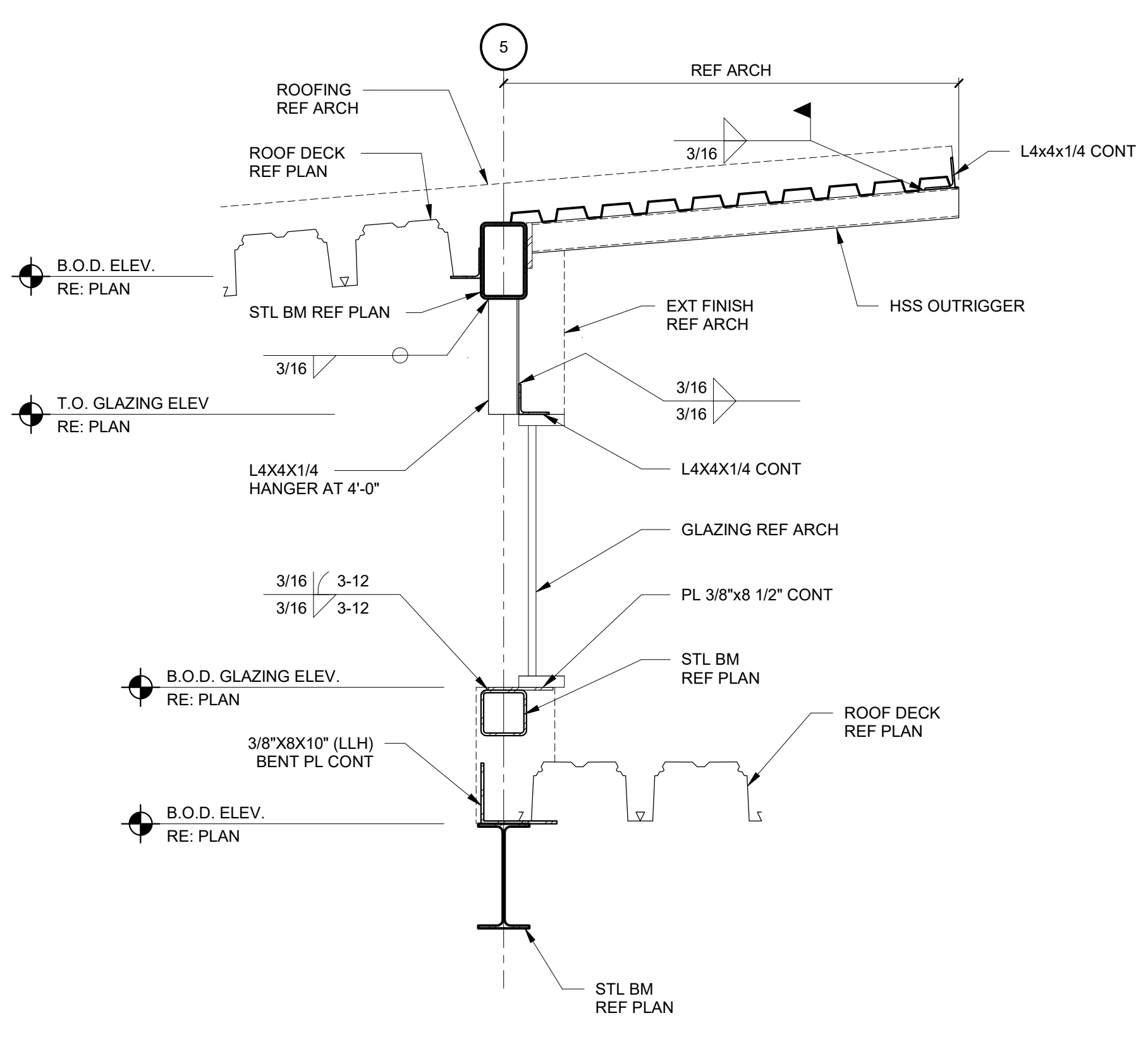
1 TYPICAL OPENING IN ENVISTA DECK LESS THAN 9'x9'
3/4" = 1'-0"



2 TYPICAL OPENING IN ENVISTA DECK LESS THAN 24'x24'
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"

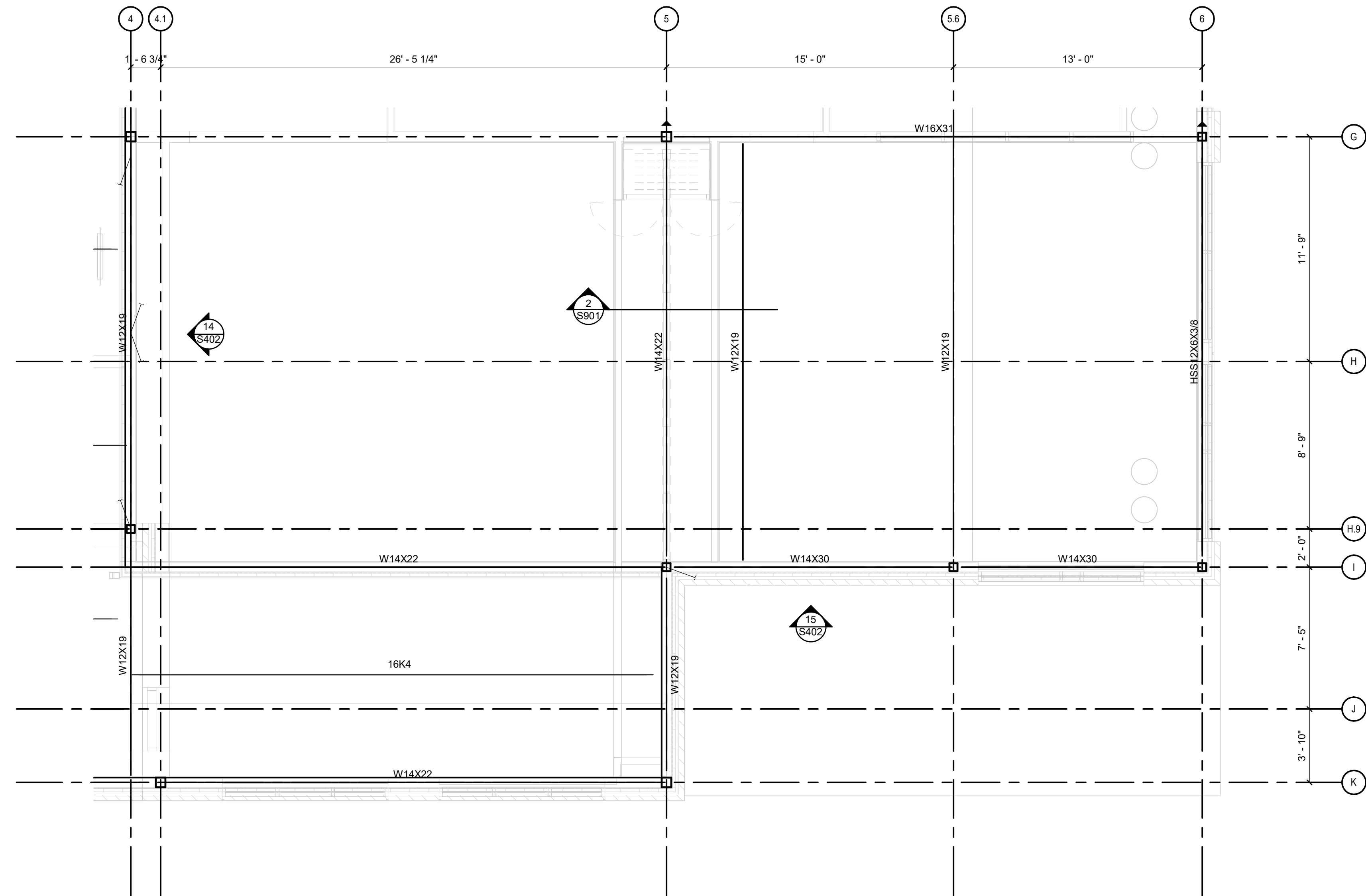
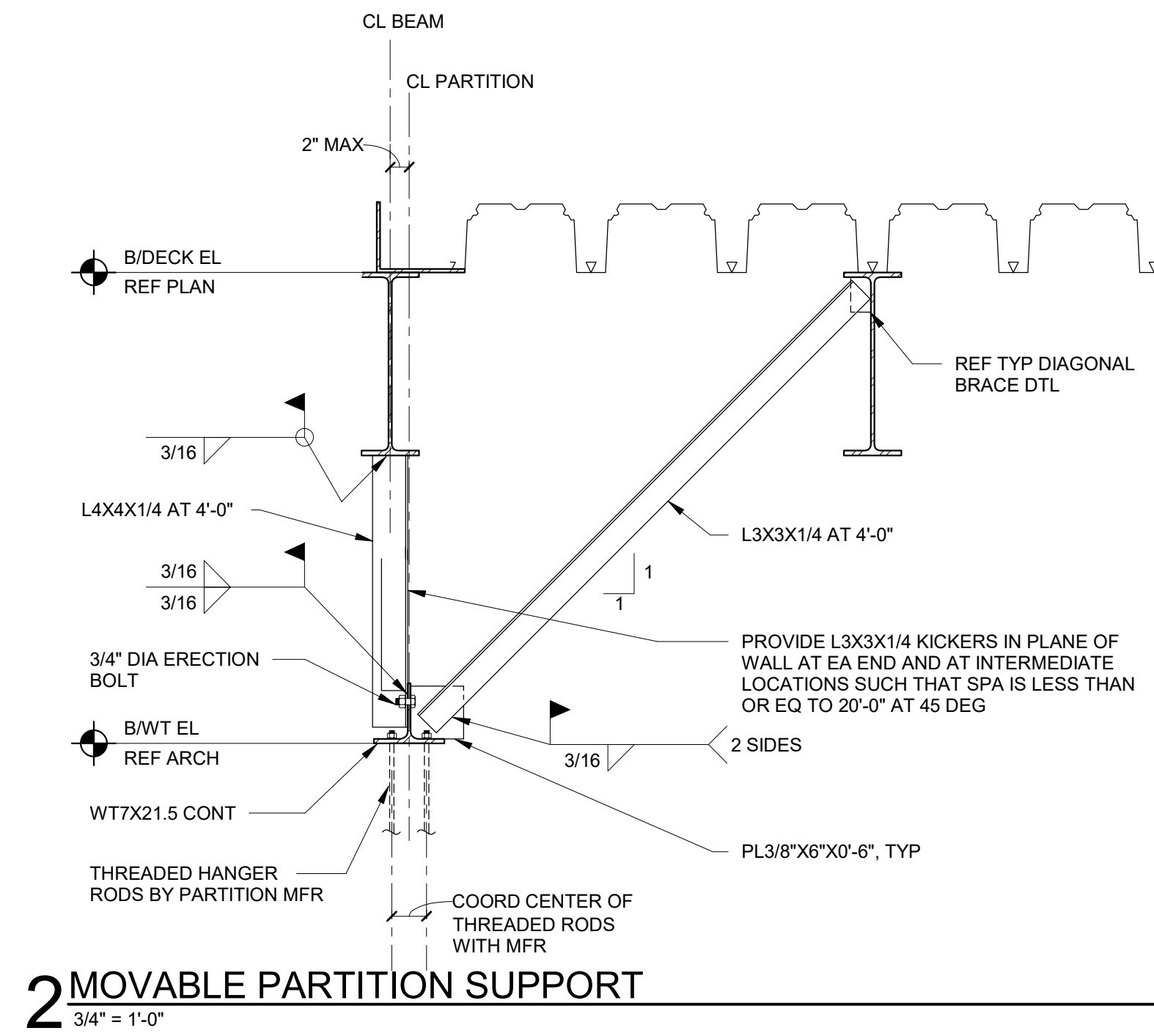


4 SECTION
3/4" = 1'-0"

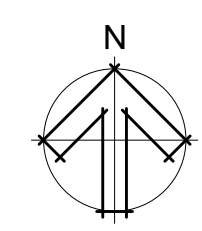
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- STEEL ROOF FRAMING PLAN SHEET NOTES:**
1. SEE PLAN FOR STEEL ELEVATIONS AND DECK BEARING ELEVATIONS.
 2. BEAMS / JOISTS ARE EQUALLY SPACED BETWEEN COL LINES UNO.
 3. REF ARCH DWGS FOR DIMENSIONS NOT INDICATED. COORD ROOF DECK ELEVATIONS, ROOF DECK EDGES, AND ROOF SLOPES WITH ARCH PLANS.
 4. REF MECH AND ARCH DWGS FOR ROOFTOP UNITS AND ROOF DECK PENETRATIONS.
 5. NO HANGING LOADS SHALL BE APPLIED TO THE ROOF DECK.
 6. INDICATES SPAN OF 1/2" METAL ROOF DECK. SEE 1/SS02 FOR ATTACHMENT.
 7. INDICATES SPAN OF ENVISTA FN7.9A ACCOUSTICAL ROOF DECK. SEE 1/SS02 FOR ATTACHMENT.
 8. ALL JOISTS TO HAVE A MINIMUM JOIST ROLLOVER CAPACITY OF 1.5 KIPS (SERVICE).
 9. WHERE INDICATED, PROVIDE HSS 2-2X2-1/2 COLLECTOR ELEMENT PER DETAIL 14/S901.
 10. ——— INDICATES AXIAL TRANSFER FORCE THROUGH BEAM CONNECTION (SERVICE).

- STEEL ROOF FRAMING PLAN REFERENCE NOTES:**
- A. REF FDN PLAN FOR STL COL SIZES
 - B. REF S500 SERIES DRAWINGS FOR TYP ROOF FRAMING DTLS.
 - C. REF S500 SERIES DRAWINGS FOR CONN SCHED.



1 ALTERNATE PLAN - OPERABLE PARTITION
1/4" = 1'-0"



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PRINCIPAL IN CHARGE: KJS
PROJECT ARCHITECT: AC
DRAWN BY: JM

SHEET TITLE:
ALTERNATE

SHEET NO. PROJ. NO.
023432

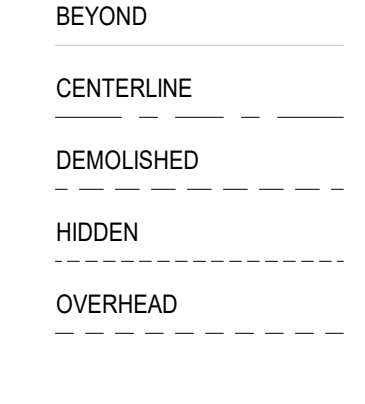
S901

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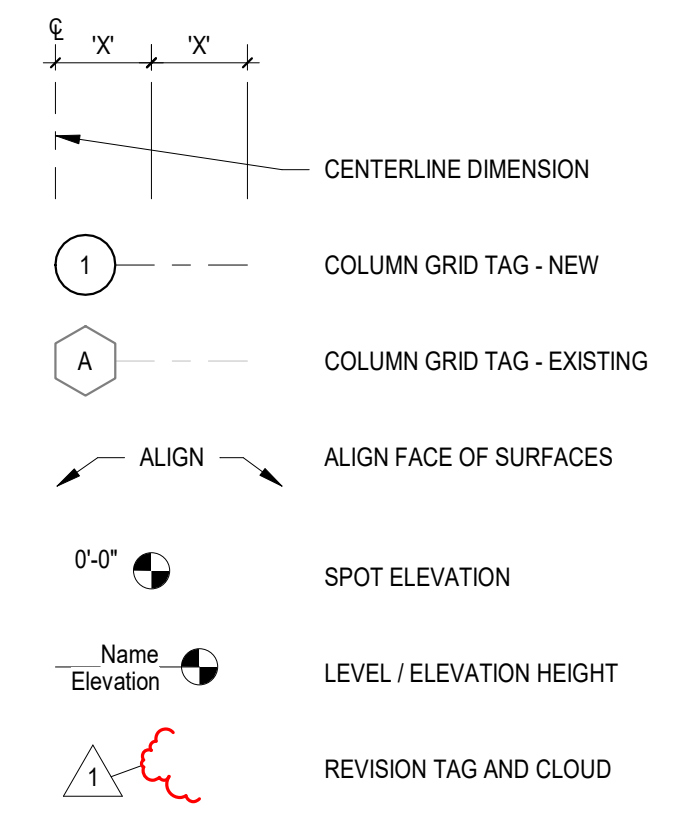
ABBREVIATION NOTES:
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2. REFER TO FINISH SCHEDULE FOR FINISH MATERIAL ABBREVIATIONS NOT SHOWN.

Table with 4 columns of abbreviations and their corresponding full names, including terms like AIR CONDITION, ARCHITECT/ENGINEER, ACQUISITION, etc.

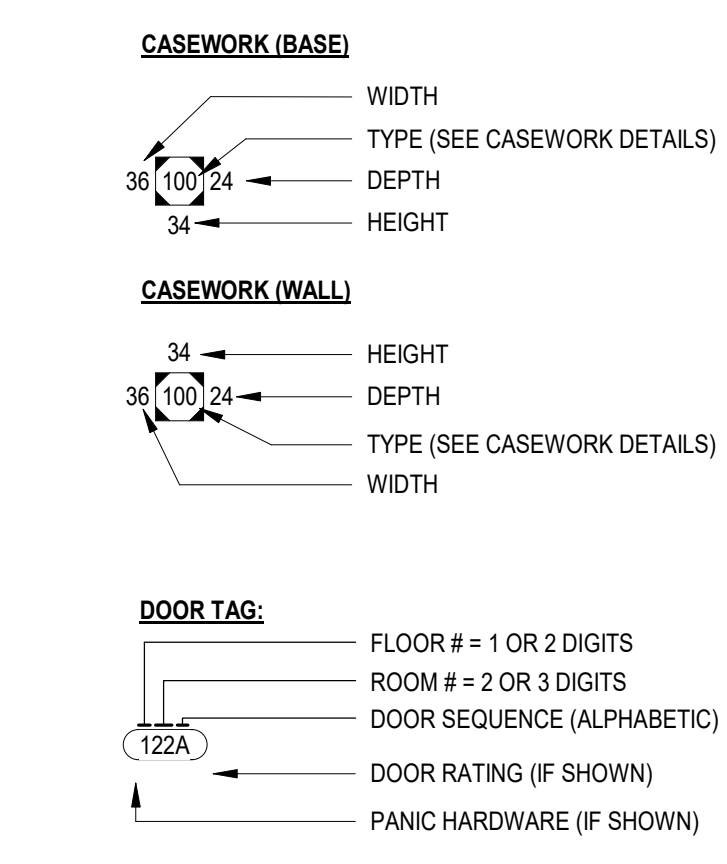
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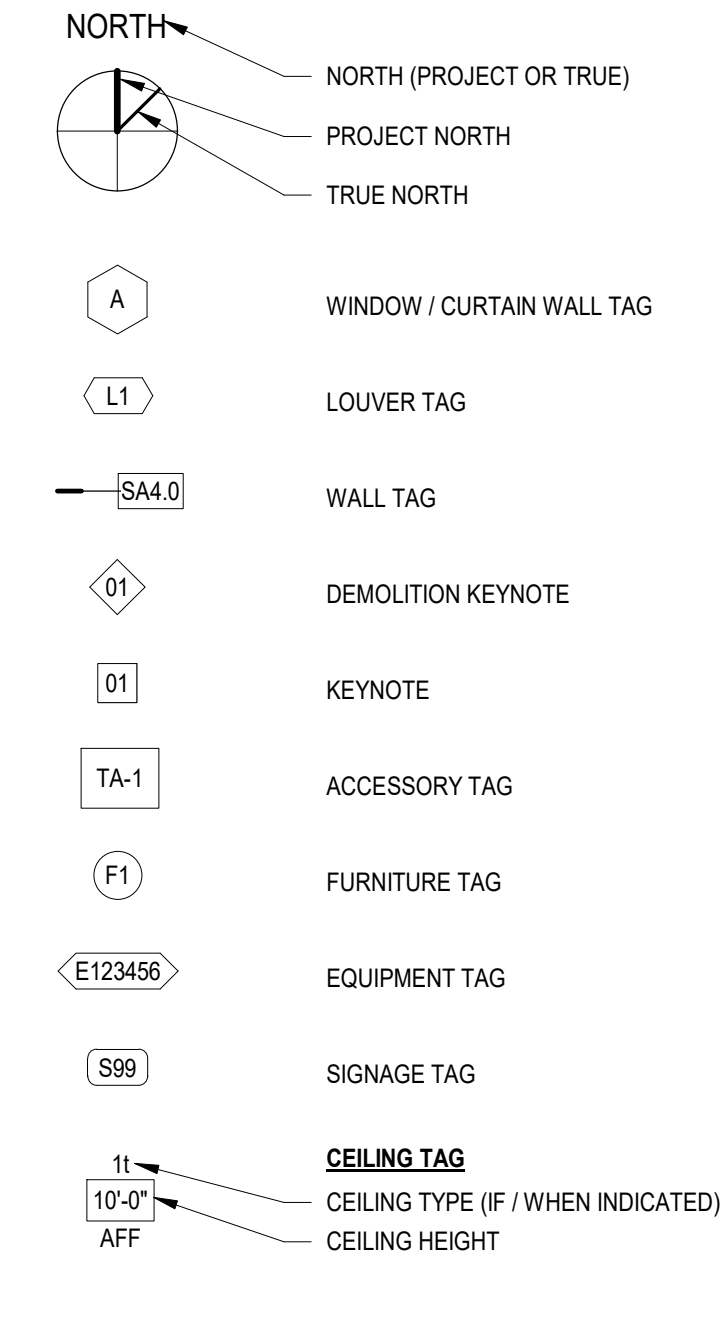
ANNOTATIONS



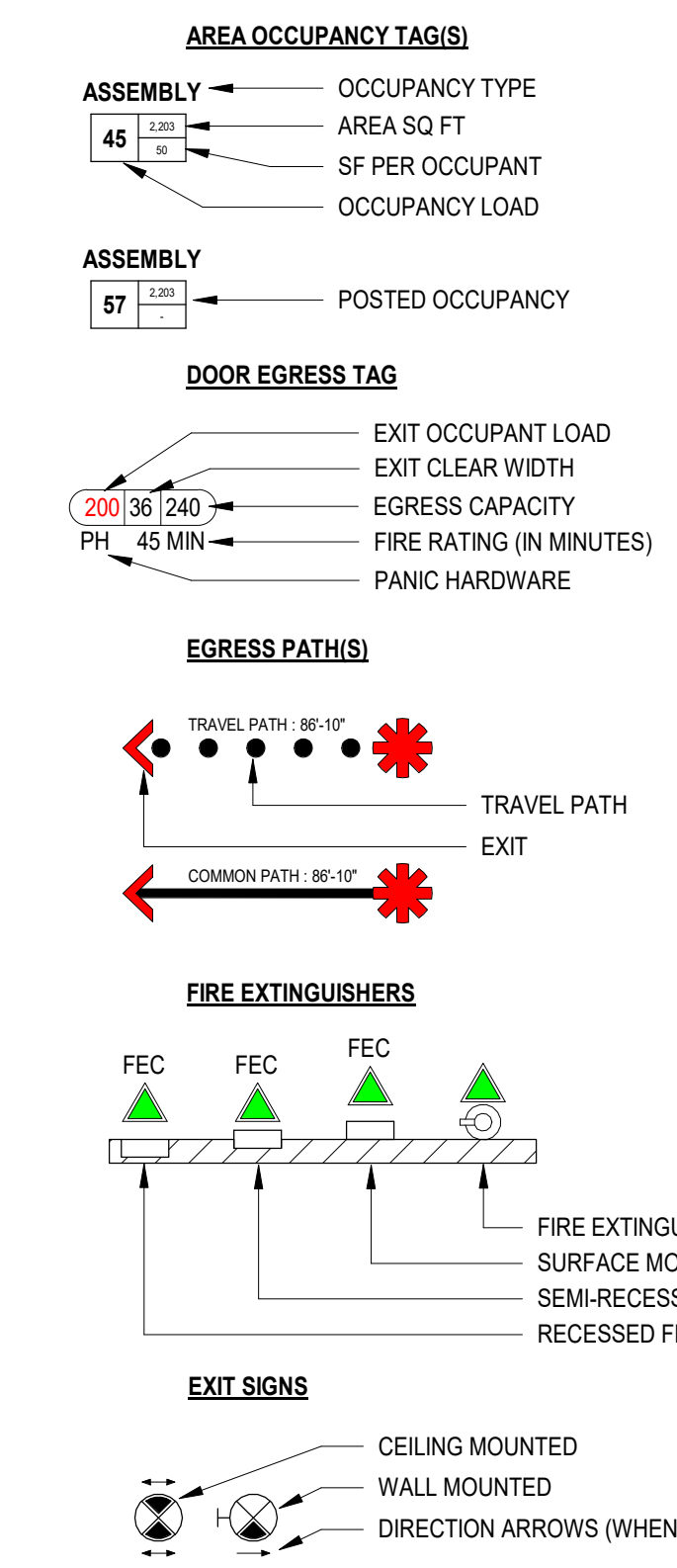
ANNOTATIONS AND TAGS



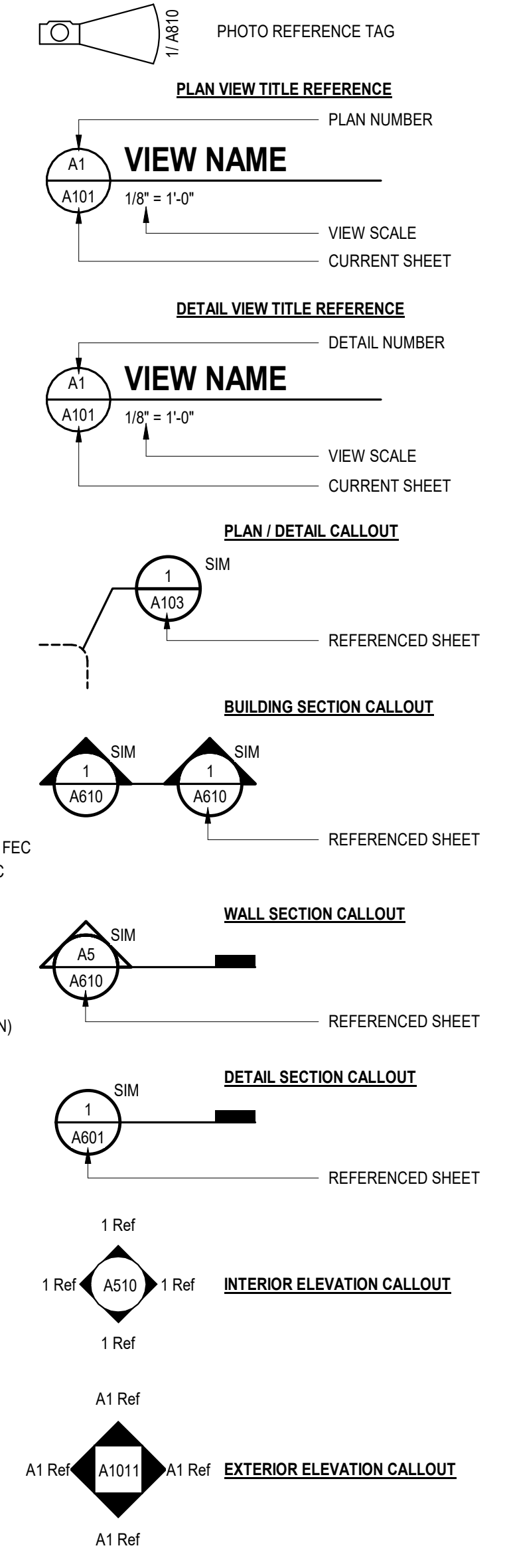
ANNOTATIONS AND TAGS



LIFE SAFETY ANNOTATIONS

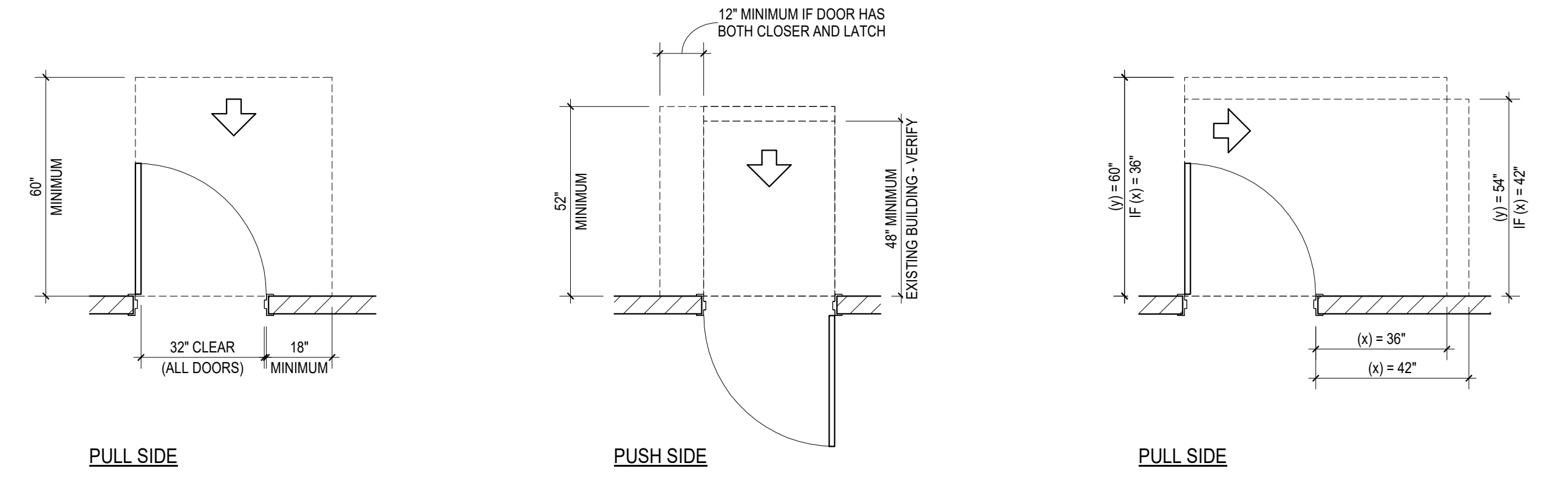


VIEW REFERENCE



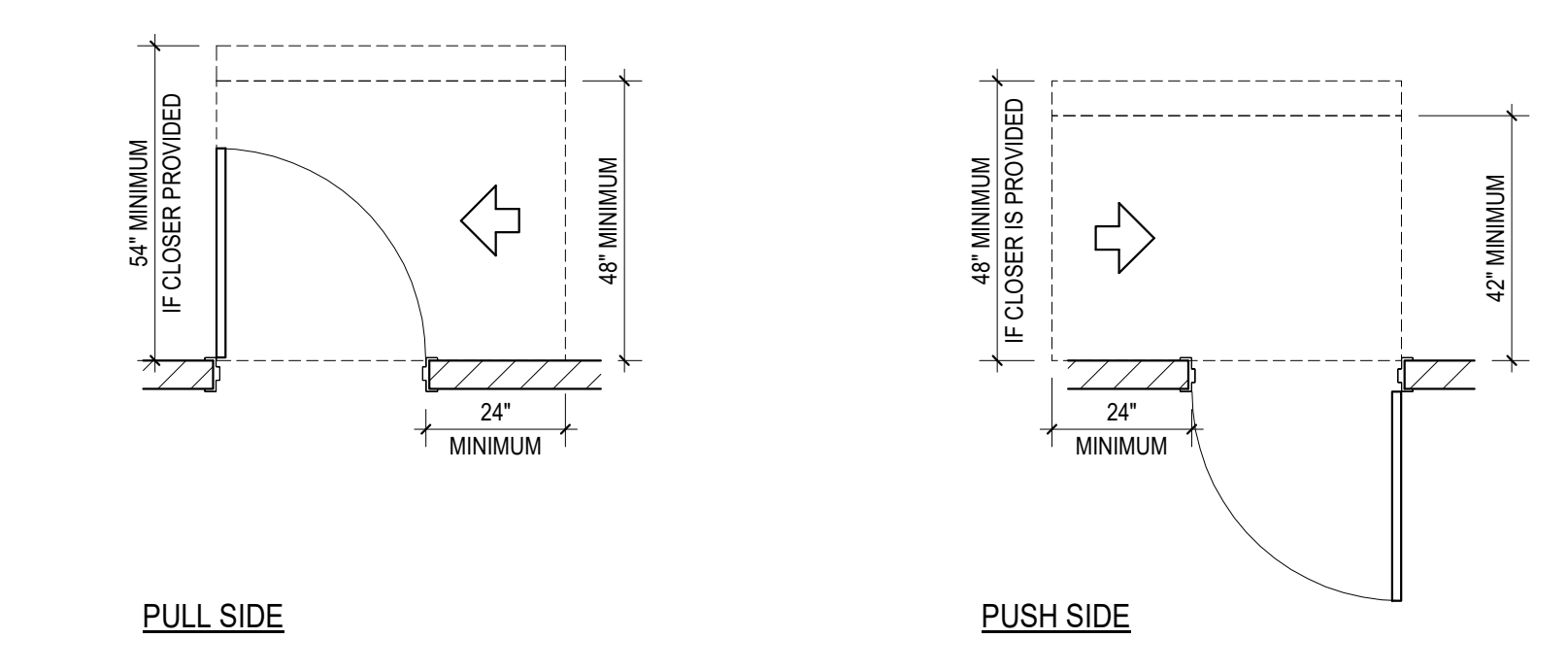
ABBREVIATIONS LIST

STANDARD GRAPHICS AND SYMBOLS

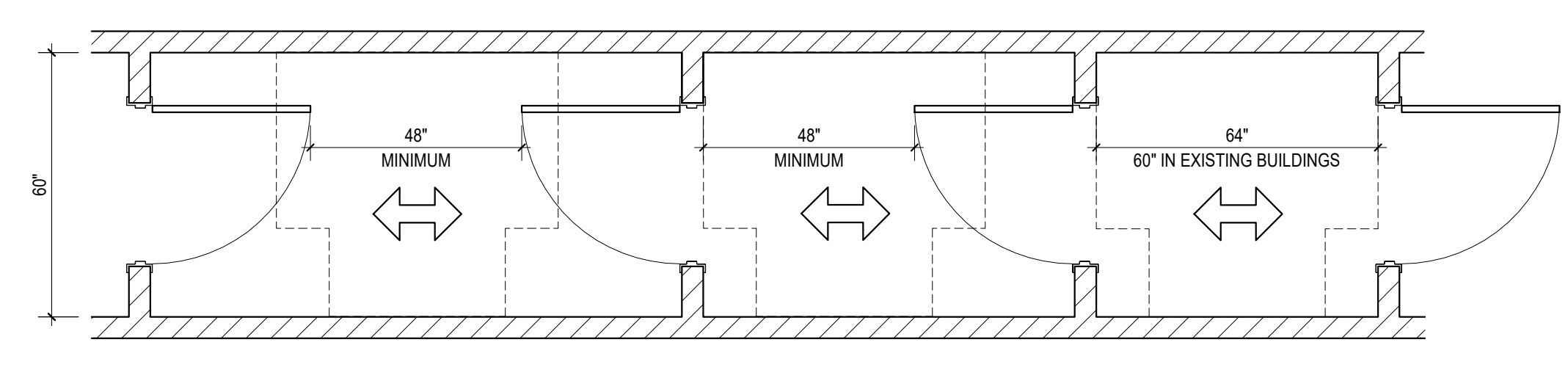


FRONT APPROACHES

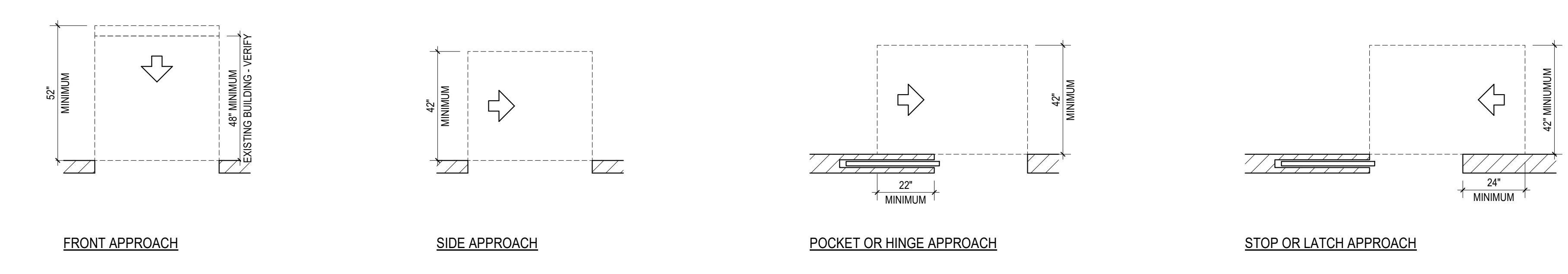
HINGE SIDE APPROACHES



LATCH SIDE APPROACHES



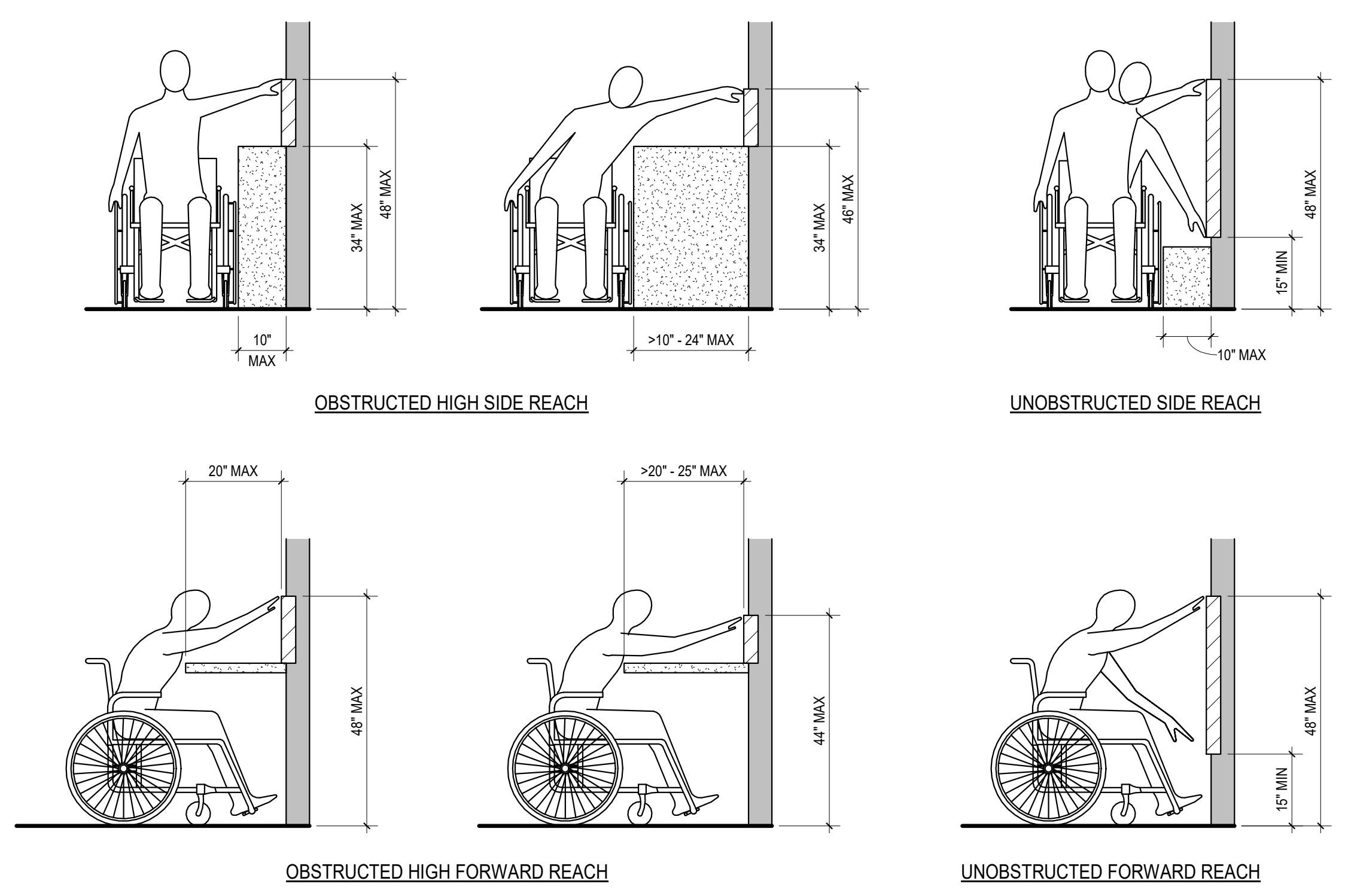
DOORS IN A SERIES



DOORWAY W/O DOORS, SLIDING DOORS, AND FOLDING DOORS

MANEUVERING CLEARANCES AT DOORS (ICC/ANSI-2017)

NOTE:
1. ALL DIMENSIONS SHOWN ARE MINIMUMS. NO CONSTRUCTION, INCLUDING APPLIED WALL BASE OR PROTRUSIONS / ENCROACHMENTS RESULTING FROM CONSTRUCTION TOLERANCES, WILL BE ACCEPTED WITHIN DASHED REGIONS.
2. DIMENSIONS AND CLEARANCES SHOWN MUST BE PROVIDED AT ALL DOORS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REVIEW FIELD LAYOUT AND CONFIRM THAT ALL OF THE APPROPRIATE CLEARANCES ARE PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY REMEDIAL WORK THAT SHOULD HAVE BEEN AVOIDED BY BRINGING DISCREPANCIES TO THE ARCHITECT'S ATTENTION SHALL BE AT THE CONTRACTOR'S EXPENSE.



REACH RANGES

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PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: KW

SHEET TITLE:
WALL AND ROOF ASSEMBLIES

SHEET NO. PROJ. NO. 023432

A003

GENERAL PARTITION NOTES

- A. PLAN DIMENSIONS ARE FACE OF STUD, CMU OR FINISH FACE OF EXISTING WALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. GYPSUM WALL BOARD LAYERS ON RATED WALLS SHALL BE CONTINUOUS THROUGH ALL INTERSECTIONS WITH NON-RATED WALLS. REFER TO FIRE WALL PRIORITY DIAGRAM.
- C. REFERENCE ALL FLOOR PLANS AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS AND RATINGS.
- D. PROVIDE TYPE X, MOLD AND MOISTURE RESISTANT GYPSUM WALL BOARD IN ALL TOILET AND JANITOR ROOMS.
- E. PROVIDE CEMENT BOARD IN ALL WET SHOWER AREA WALLS WITH TILE FINISH.
- F. PROVIDE IMPACT RESISTANT GYPSUM WALL BOARD UP TO 4'-0" IN ALL LOBBIES, CORRIDORS, AND STAIRWELLS.
- G. AT ALL JOINTS AT TOP OF ALL FIRE RATED PARTITIONS, PROVIDE COMPLETE UL LISTED FIRE RESISTIVE JOINT SYSTEM TO MATCH FIRE RESISTANCE OF WALL ASSEMBLY AND THAT IS ALSO COMPATIBLE WITH JOINT SUBSTRATES.
- H. ANY PORTION OF GYPSUM WALL BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, IS TO BE REMOVED IMMEDIATELY AND REPLACED WITH NEW DRY GYPSUM WALL BOARD.
- I. INTERIOR PARTITIONS MAY HAVE ADDITIONAL FINISHES. REFERENCE FINISH SCHEDULE AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- J. PROVIDE PROJECT SPECIFIC DELEGATED DESIGN DATA INCLUDING STUD SPACING, STUD GAUGE, BRACING AND DEFLECTION.
- K. SOUND ATTENUATION BLANKET IS REQUIRED AT ALL INTERIOR PARTITIONS AND SHALL RUN FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. SOUND ATTENUATION BATT SHALL BE AS FOLLOWS:
 - a. FIRE RESISTANT PARTITIONS: MINERAL WOOL SOUND ATTENUATION FIRE BLANKET (SABF) - FULL STUD DEPTH
 - b. NON-RATED PARTITIONS: UNFACED FIBERGLASS SOUND ATTENUATION BATTS (SAB) - FULL STUD DEPTH
- L. MINOR WALLS OR OTHER WALLS NOT TAGGED WILL BE OF THE SAME WALL TYPE AS ADJACENT WALLS (UNLESS OTHERWISE NOTED).
- M. COORDINATE AND PROVIDE ALL REQUIRED BLOCKING WITHIN THE WALLS. THIS INCLUDES BUT IS NOT LIMITED TO, ALL MILLWORK, CASEWORK, GRAB BARS, MONITORS, AND TOILET PARTITIONS.
- N. INSTALL GYPSUM WALL BOARD ON INTERIOR PARTITIONS WITH A MINIMUM 1/4" GAP BETWEEN THE GYPSUM WALL BOARD AND THE FINISHED FLOOR.
- O. AT RATED PARTITIONS AND CEILINGS, INSTALL CONTROL JOINTS PER THE TESTED ASSEMBLIES.

CONTROL JOINT NOTES

GYPSUM WALL BOARD:

LOCATE CONTROL JOISTS AS FOLLOWS:

- A. PROVIDE CONTROL JOISTS IN WIDTHS NO GREATER THAN 30'-0" OC, BUT NO LESS THAN 16'-0".
- B. INSTALL CONTROL JOISTS ACCORDING TO ASTM C 840 AND IN SPECIFIC LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT.
- C. SUBMIT CONTROL JOINT LOCATION PLAN TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- D. PROVIDE CONTROL JOISTS ABOVE DOOR JAMBS WHENEVER POSSIBLE.

S 'X' FB

ROOF CONSTRUCTION ABOVE

CONTINUOUS SEALANT PER UL AND OR STC ASSEMBLY

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

FACE BRICK

MASONRY TIE

DAMP PROOFING MOISTURE BARRIER

1/2" GYPSUM SHEATHING

RIGID INSULATION

BATT INSULATION (FULL CAVITY WIDTH)

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

STEEL RUNNER, FASTENED TO SUB FLOOR

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	11 1/8"	1' 0 1/4"	1' 0 5/8"	1' 2 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	1 & 2 HR UL - (NO.?)	1 & 2 HR UL - (NO.?)	-
ACOUSTICAL RATING	-	-	-	-

S 'X' MP

ROOF CONSTRUCTION ABOVE

CONTINUOUS SEALANT PER UL AND OR STC ASSEMBLY

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

1" HORIZONTAL FLUSH METAL PANEL AND Z GIRT SYSTEM

1/2" GYPSUM SHEATHING

DAMP PROOFING MOISTURE BARRIER

RIGID INSULATION

BATT INSULATION (FULL CAVITY WIDTH)

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

STEEL RUNNER, FASTENED TO SUB FLOOR

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	11 1/8"	1' 0 1/4"	1' 0 5/8"	1' 2 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	1 & 2 HR UL - (NO.?)	1 & 2 HR UL - (NO.?)	-
ACOUSTICAL RATING	-	-	-	-

RF-1

FULLY ADHERED TPO ROOFING SYSTEM

1/2" COVERBOARD

R-30 POLYISO RIGID INSULATION

ACOUSTICAL ROOF DECK, REF STRUCTURAL

RF-2

FULLY ADHERED TPO ROOFING SYSTEM

1/2" COVERBOARD

R-30 POLYISO RIGID INSULATION

METAL ROOF DECK, REF STRUCTURAL

SA

SLAB STRUCTURE OR DECKING ABOVE, FILL FLUTES IF METAL DECK - REFERENCE STRUCTURAL

CONTINUOUS SEALANT PER UL AND OR STC ASSEMBLY

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

REFERENCE REFLECTED CEILING PLAN AND/OR ROOM FINISH PLAN FOR CEILING HEIGHT/ELEVATION

BATT INSULATION (FULL CAVITY WIDTH)

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE OF STUD

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

STEEL RUNNER, FASTENED TO SUB FLOOR

FINISH FLOORING AND WALL BASE - REFERENCE FINISH SCHEDULE

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	3 3/4"	4 7/8"	5 1/4"	7 1/4"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SB

SLAB STRUCTURE OR DECKING ABOVE

DIAGONAL BRACING PER SPECIFICATION

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

REFERENCE REFLECTED CEILING PLAN AND/OR ROOM FINISH PLAN FOR CEILING HEIGHT/ELEVATION

BATT INSULATION (FULL CAVITY WIDTH)

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE OF STUD

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

STEEL RUNNER, FASTENED TO SUB FLOOR

FINISH FLOORING AND WALL BASE - REFERENCE FINISH SCHEDULE

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	3 3/4"	4 7/8"	5 1/4"	7 1/4"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SC

SLAB STRUCTURE OR DECKING ABOVE, FILL FLUTES IF METAL DECK - REFERENCE STRUCTURAL

CONTINUOUS SEALANT PER UL AND OR STC ASSEMBLY

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

REFERENCE REFLECTED CEILING PLAN AND/OR ROOM FINISH PLAN FOR CEILING HEIGHT/ELEVATION

ACOUSTICAL BATT INSULATION (FULL CAVITY WIDTH)

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD AT ONE SIDE OF STUD - REFERENCE PLAN

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

STEEL RUNNER, FASTENED TO SUB FLOOR

FINISH FLOORING AND WALL BASE - REFERENCE FINISH SCHEDULE

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	3 1/8"	4 1/4"	4 5/8"	6 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SD

SLAB STRUCTURE OR DECKING ABOVE

DIAGONAL BRACING PER SPECIFICATION

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

REFERENCE REFLECTED CEILING PLAN AND/OR ROOM FINISH PLAN FOR CEILING HEIGHT/ELEVATION

BATT INSULATION (FULL CAVITY WIDTH)

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD AT ONE SIDE OF STUD - REFERENCE PLAN

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

STEEL RUNNER, FASTENED TO SUB FLOOR

FINISH FLOORING AND WALL BASE - REFERENCE FINISH SCHEDULE

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	3 1/8"	4 1/4"	4 5/8"	6 5/8"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SE

SLAB STRUCTURE OR DECKING ABOVE, FILL FLUTES IF METAL DECK

CONTINUOUS SEALANT PER UL AND OR STC ASSEMBLY

DEFLECTION TRACK PACKED WITH COMPRESSIBLE 4PCF MINERAL WOOL, 1/4" MAXIMUM JOINT

REFERENCE REFLECTED CEILING PLAN AND/OR ROOM FINISH PLAN FOR CEILING HEIGHT/ELEVATION

BATT INSULATION (FULL CAVITY WIDTH)

5/8" TYPE X GYPSUM WALL BOARD EXTERIOR SIDE OF EACH STUD

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

12" AIR SPACE

STEEL RUNNER, FASTENED TO SUB FLOOR

FINISH FLOORING AND WALL BASE - REFERENCE FINISH SCHEDULE

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	3 5/8"	-	-	-
ACTUAL DIMENSION 'X'	9"	-	-	-
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

SG

WALL CAP - REFERENCE INTERIOR ELEVATIONS OR FINISH SCHEDULE FOR MATERIAL

1/2" MILLWORK FRY REGLET REVEAL

METAL J-BEAD

(1) LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE OF STUD

METAL STUD FRAMING - REFERENCE CHART BELOW FOR STUD SIZE

KNEE WALL REINFORCEMENT NEEDED - REFERENCE STRUCTURAL WHERE NEEDED

STEEL RUNNER, FASTENED TO SUB FLOOR

FINISH FLOORING AND WALL BASE - REFERENCE FINISH SCHEDULE

SUB FLOOR - REFERENCE STRUCTURAL

STUD SIZE	2 1/2"	3 5/8"	4"	6"
ACTUAL DIMENSION 'X'	3 3/4"	4 7/8"	5 1/4"	7 1/4"
FIRE RESISTANCE AND DESIGN NUMBER (SEE LIFE SAFETY FOR RATED ASSEMBLY LOCATIONS)	-	-	-	-
ACOUSTICAL RATING	-	-	-	-

WALL TAG LEGEND

WALL VARIANT ALPHABETICALLY SEQUENTIAL

WALL TYPE
M - MASONRY
S - STEEL STUD
W - WOOD STUD

MEMBER THICKNESS SEE BELOW

WALL RATING (IN HOURS)

FURRING	STEEL STUD	WOOD STUD	SHAFT WALL	MASONRY
L - LAMINATED	1 - 1 5/8" STUD	2 - 1 1/2" x 1 1/2" MAILER	2 - 2 1/2" SHAFT STUD	4 - 3 5/8" CMU
0 - 7/8" HAT	2 - 2 1/2" STUD	4 - 1 1/2" x 3 1/2" STUD	4 - 4" SHAFT STUD	6 - 5 5/8" CMU
1 - 1 1/2" HAT	3 - 3 5/8" STUD	6 - 1 1/2" x 5 1/2" STUD	6 - 6" SHAFT STUD	8 - 7 5/8" CMU
	4 - 4" STUD	8 - 1 1/2" x 7 1/4" STUD		10 - 9 5/8" CMU
	6 - 6" STUD	12 - 1 1/2" x 11 1/4" STUD		12 - 11 5/8" CMU
	8 - 8" STUD			

WALL FRAMING PRIORITY

- A. PARTITIONS SHALL BE PRIORITIZED BASED ON FIRE AND SMOKE RATING.
- B. PARTITIONS SHALL BE CONSTRUCTED SUCH THAT HIGHER PRIORITY IS FRAMED BEFORE LOWER PRIORITY.
- C. LOWER PRIORITY PARTITIONS SHALL BE FRAMED TIGHT TO, BUT NOT INTERRUPT HIGHER PRIORITY CONSTRUCTION. (SEE THE EXAMPLE BELOW)

2 HOUR FIRE RATED WITH SMOKE BARRIER	PRIORITY 1 (HIGHEST)
2 HOUR FIRE RATED	PRIORITY 2
1 HOUR FIRE RATED WITH SMOKE BARRIER	PRIORITY 3
1 HOUR FIRE RATED	PRIORITY 4
NONE RATED	PRIORITY 5 (LOWEST)

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PROJECT ARCHITECT: AMG
DRAWN BY: KW

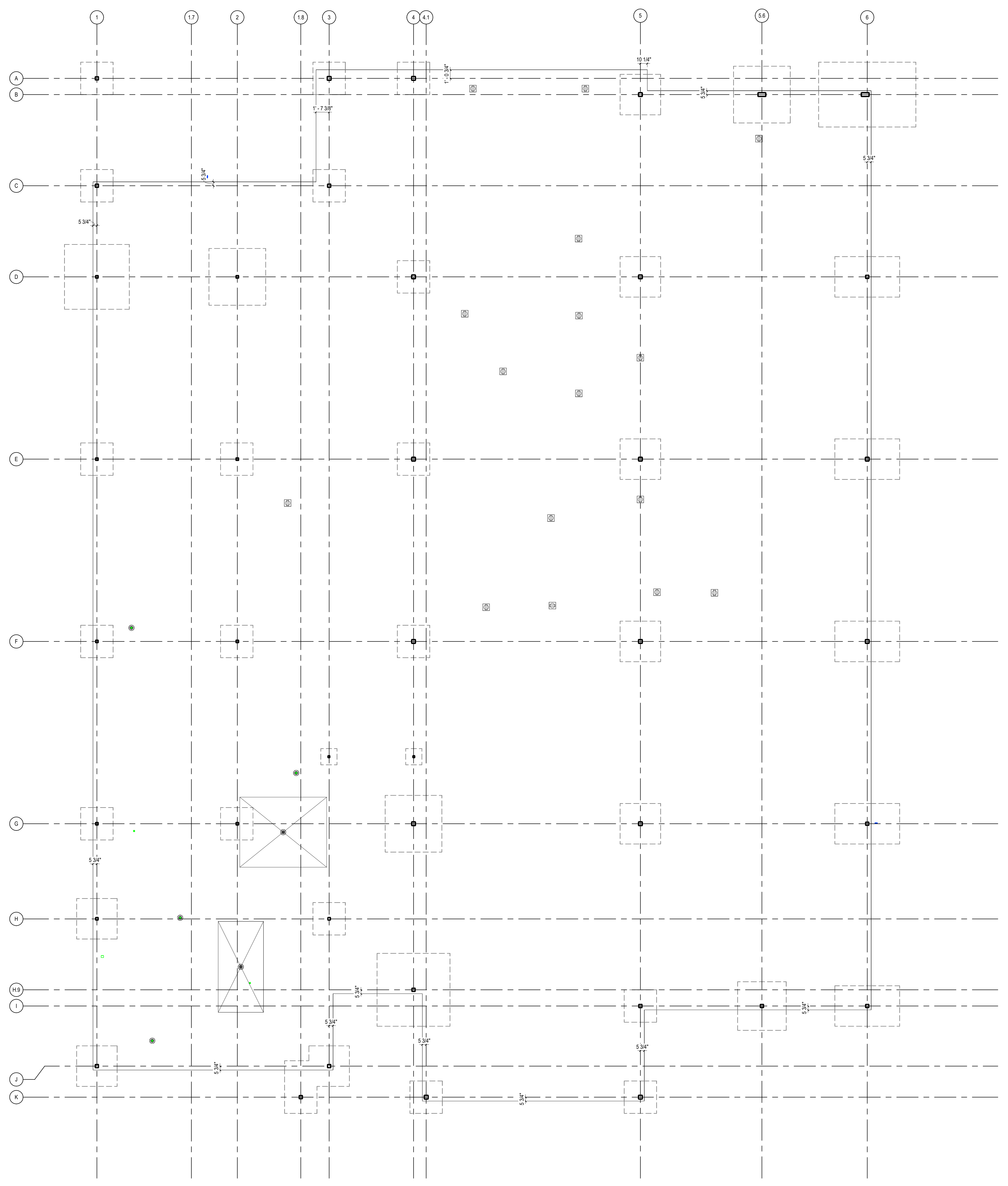
SHEET TITLE:
EDGE OF SLAB PLAN

SHEET NO. PROJ. NO. 023432

A100

EDGE OF SLAB LEGEND

- SLOPE TO DRAIN FROM 1/8" PER 12"
- FLOOR DRAIN, CENTERED TO ROOM UNLESS OTHERWISE NOTED
- FLOOR BOX LOCATIONS TO BE FINALIZED WITH INTERIORS FINAL FURNITURE AND EQUIPMENT PACKAGE. REFER TO ELECTRICAL FOR TYPES



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A5
A100
EDGE OF SLAB PLAN
3/16" = 1'-0"

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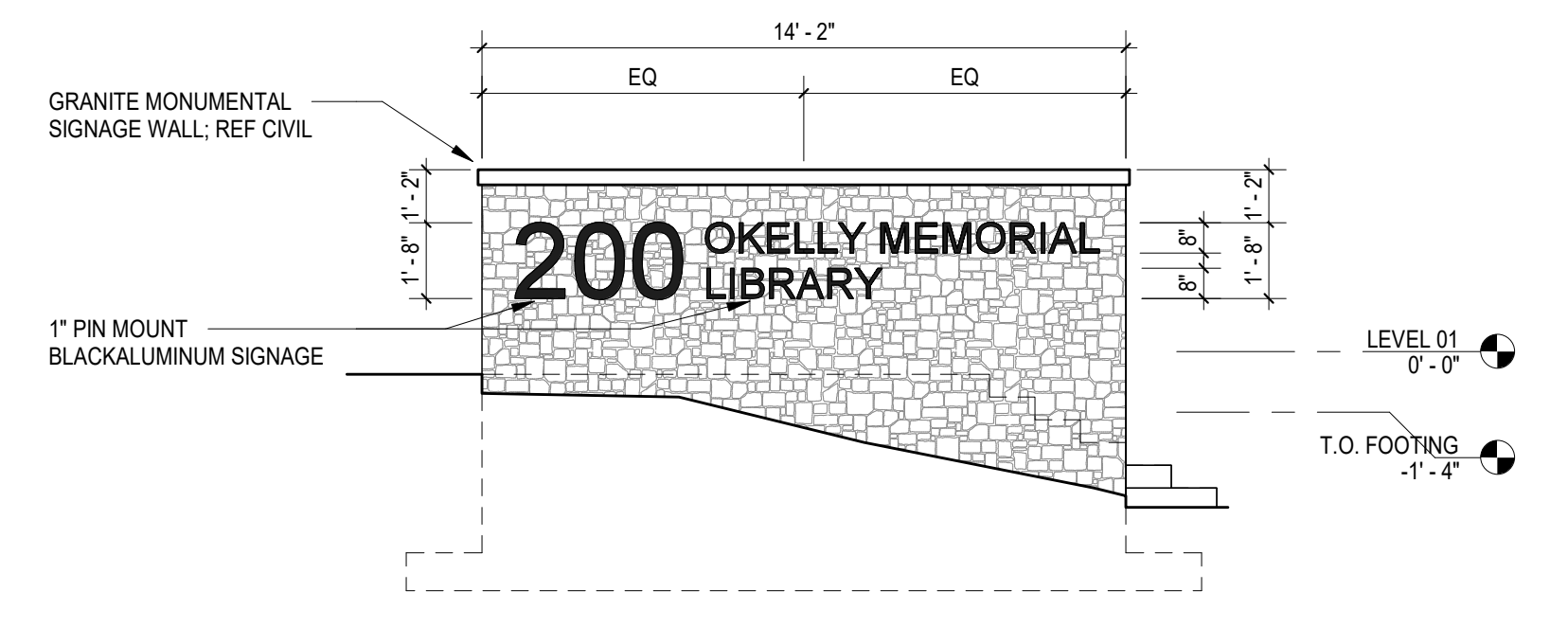
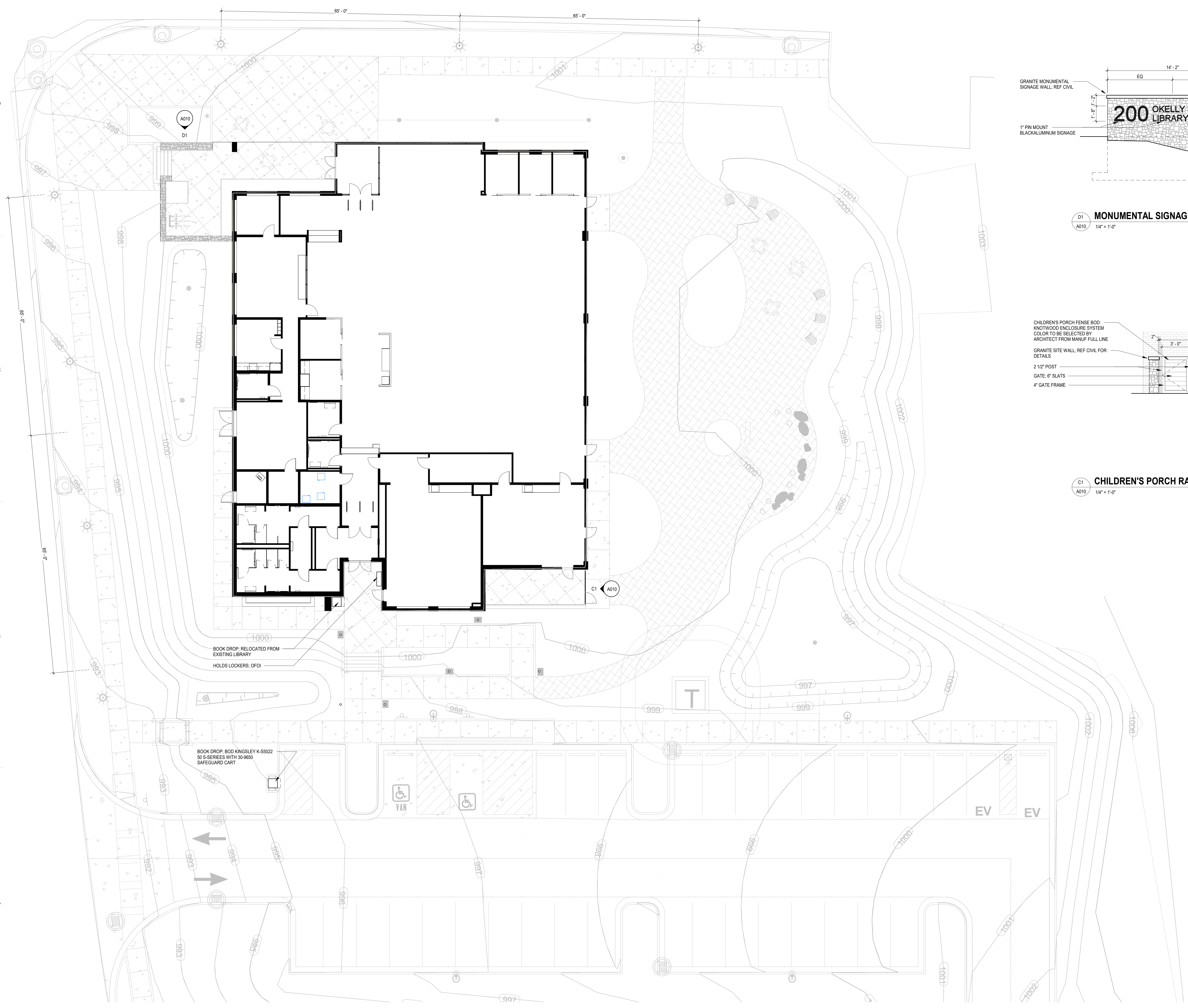
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PHASE:	CONSTRUCTION DOCUMENTS	
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NO.	DATE	DESCRIPTION
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C	2024.06.28	CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: KW

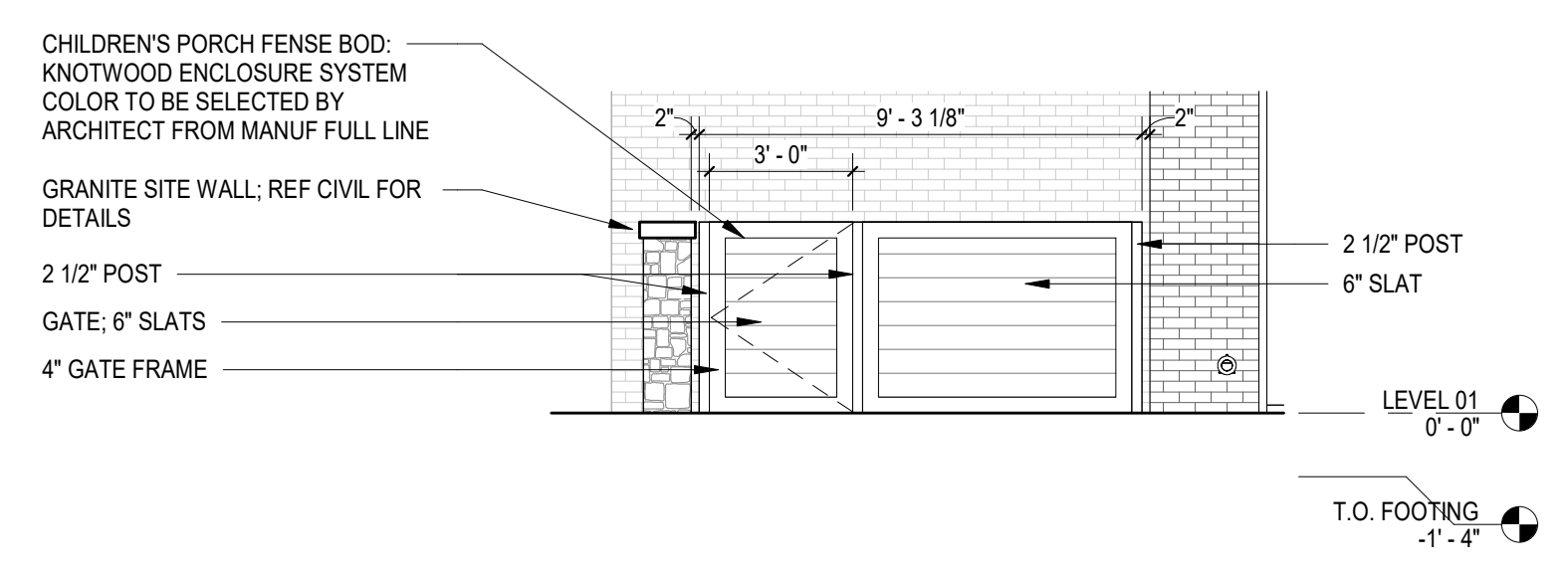
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO. PROJ. NO.
023432

A010



D1 MONUMENTAL SIGNAGE ELEVATION
A010 1/4" = 1'-0"



C1 CHILDREN'S PORCH RAILING ELEVATION
A010 1/4" = 1'-0"

GENERAL NOTES

- ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE APPLICABLE CODES, AS INDICATED ON THIS SHEET AND ALL OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
- DIMENSION SHOWN FOR EXTERIOR DOORS AND WINDOWS ARE TO EDGE OF FRAME UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS GIVEN ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10; REFERENCE SPECIFICATIONS: INSTALL FIRE EXTINGUISHERS FEW FEET AT 4'-0" AFF TO TOP OF CABINET. GENERAL CONTRACTOR TO COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL AND ARCHITECT.
- DO NOT SCALE DRAWINGS. CLARIFY ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
- CLARIFY ANY COORDINATION DISCREPANCIES BETWEEN ENGINEER DRAWINGS AND ARCHITECTURAL DRAWINGS WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
- ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.
- ALL WOOD BLOCKING SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.
- ALL INTERIOR WALLS TO BE 5/8" UNLESS NOTED OTHERWISE.

SHEET KEYNOTES

- METAL STUD TO BE CENTERED ON COLUMN LINE.
- ALIGN FINISH FACE OF ADJACENT WALLS.
- METAL STUD TO BE CENTERED ON MULLION.
- ARCHITECTURAL WALL BY FURNITURE VENDOR; WALLS, DOORS, AND HARDWARE NOT IN SCOPE. GC TO INSTALL FINISH OPENING AS DRAWN.
- SECURITY GRILLE.
- GC TO COORDINATE RECESSED AND SEMIRECESSED TLT ACCESSORIES WITH FRAMER AND ACCESSORY INSTALLER.
- KNOX BOX, COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT.
- FRY RIGLET.
- RFD GATES NOT IN GC SCOPE; GC SHALL COORDINATE REQUIREMENT PRIOR TO SLAB POUR.

ALTERNATES

- MEETING ROOM OPERABLE PARTITION**
BASE BID: INSTALL WALL SA6 BETWEEN MEETING ROOM AND PROGRAM ROOM.
ALTERNATE: INSTALL OPERABLE PARTITION, REQUIRED STRUCTURE, AND CEILING SOUND Baffles AS INDICATED ON DRAWINGS, REF SHEET A910, S901, AND CONTROLS ON E110.
- WEST SIDE CANOPY**
BASE BID: OMIT PREMANUFACTURED CANOPY AT WEST SIDE OF BUILDING.
ALTERNATE: INSTALL PREMANUFACTURED CANOPY ALONG WEST SIDE OF THE BUILDING AS DRAWN.
- CLERESTORY WINDOWS**
BASE BID: OMIT CLERESTORY WINDOWS SF8 AND SF9 FROM SCOPE; INSTALL METAL PANEL FINISH TO MATCH ADJACENT CONSTRUCTION.
ALTERNATE: PROVIDE AND INSTALL CLERESTORY WINDOWS SF8 AND SF9 AS DRAWN.
- CHILDREN'S PORCH FLOORING**
BASE BID: INSTALL SLAB ON GRADE AS INDICATED IN CIVIL DRAWINGS, NO ADDITIONAL FINISH TO BE PROVIDED.
ALTERNATE: ARCHITECT AND CIVIL ENGINEER TO COORDINATE SLAB HEIGHT TO ACCOMMODATE RUBBER FLOORING INSTALLATION AT CHILDREN'S PORCH AREA; REFERENCE D880 FOR PRODUCT INFORMATION.



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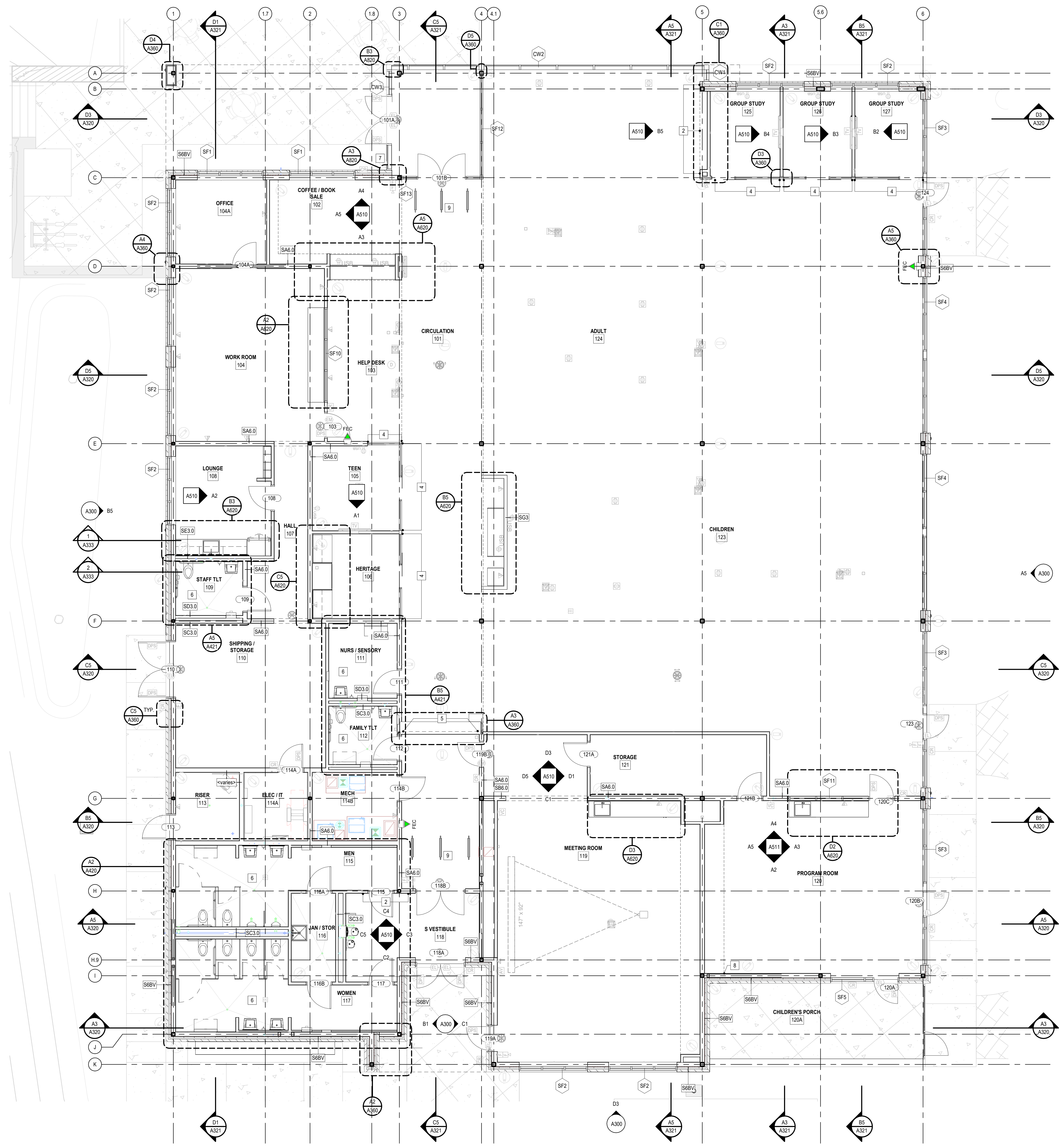
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PRINCIPAL IN CHARGE: DRM
 PROJECT ARCHITECT: AMG
 DRAWN BY: AMG

SHEET TITLE: ANNOTATION PLAN

SHEET NO. PROJ. NO. 023432

A110



A5 ANNOTATION PLAN
 A110 3/16" = 1'-0"



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 DRAWN BY: KW

SHEET TITLE:
DIMENSION PLAN

SHEET NO. PROJ. NO.
 214 023432

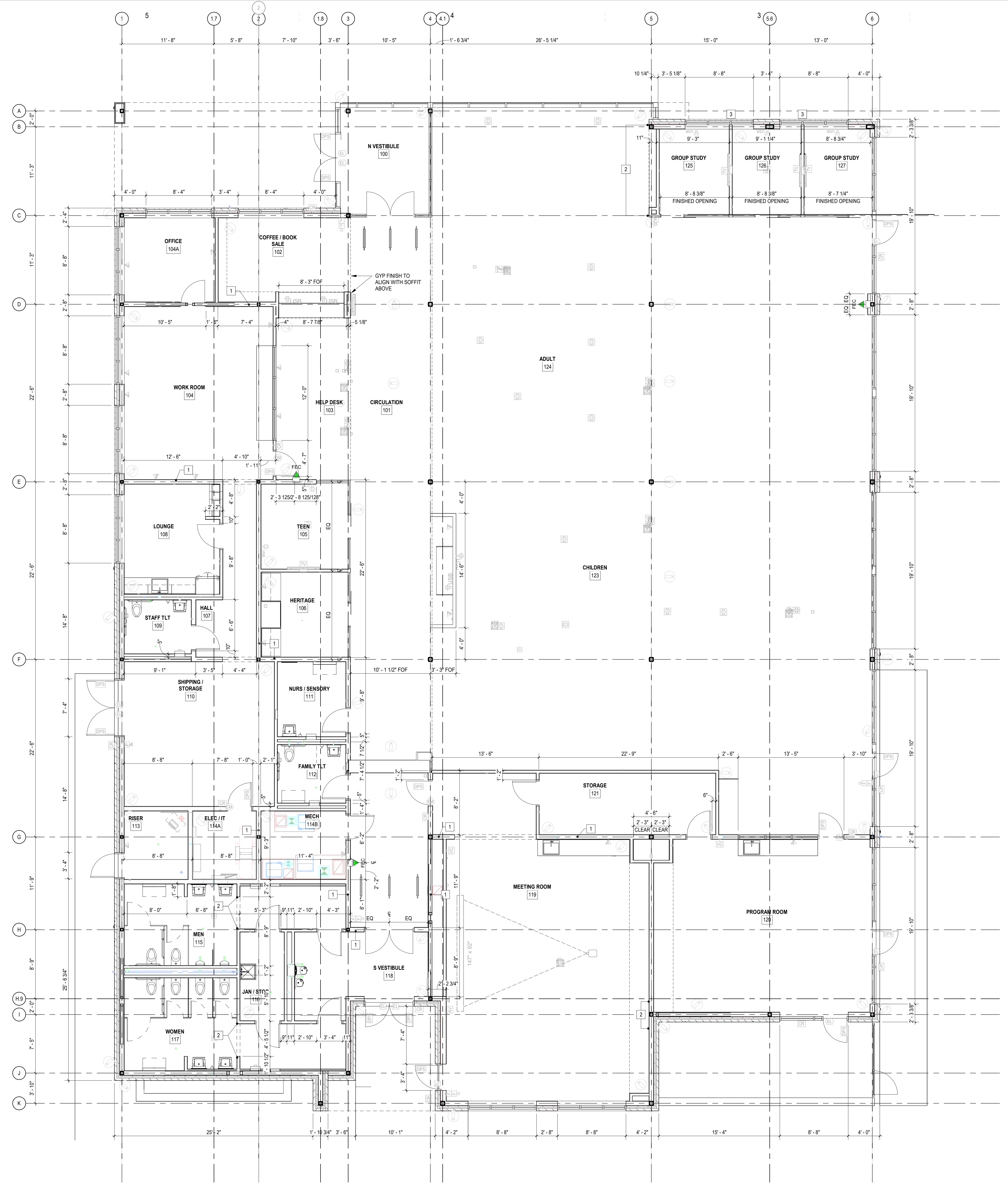
A111

GENERAL NOTES

- ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE APPLICABLE CODES, AS INDICATED ON THIS SHEET AND ALL OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
- DIMENSION SHOWN FOR EXTERIOR DOORS AND WINDOWS ARE TO EDGE OF FRAME UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS GIVEN ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE W/ NFPA 10; REFERENCE SPECIFICATIONS: INSTALL FIRE EXTINGUISHERS (FEW/FEC) AT 4'-0" AFF TO TOP OF CABINET. GENERAL CONTRACTOR TO COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL AND ARCHITECT.
- DO NOT SCALE DRAWINGS. CLARIFY ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
- CLARIFY ANY COORDINATION DISCREPANCIES BETWEEN ENGINEER DRAWINGS AND ARCHITECTURAL DRAWINGS WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
- ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.
- ALL WOOD BLOCKING SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.
- ALL INTERIOR WALLS TO BE S4S UNLESS NOTED OTHERWISE.

SHEET KEYNOTES

- METAL STUD TO BE CENTERED ON COLUMN LINE.
- ALIGN FINISH FACE OF ADJACENT WALLS.
- METAL STUD TO BE CENTERED ON MULLION.
- ARCHITECTURAL WALL BY FURNITURE VENDOR; WALLS, DOORS, AND HARDWARE NOT IN SCOPE. GC TO INSTALL FINISH OPENING AS DRAWN.
- SECURITY GRILLE
- GC TO COORDINATE RECESSED AND SEMIRECESSED TLT ACCESSORIES WITH FRAMER AND ACCESSORY INSTALLER
- KNOX BOX, COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT
- FRY REGLET.
- RFD GATES NOT IN GC SCOPE. GC SHALL COORDINATE REQUIREMENT PRIOR TO SLAB POUR.



DIMENSION PLAN
 3/16" = 1'-0"



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PRINCIPAL IN CHARGE: DRM
 PROJECT ARCHITECT: AMG
 DRAWN BY: AMG

SHEET TITLE: ROOF PLAN

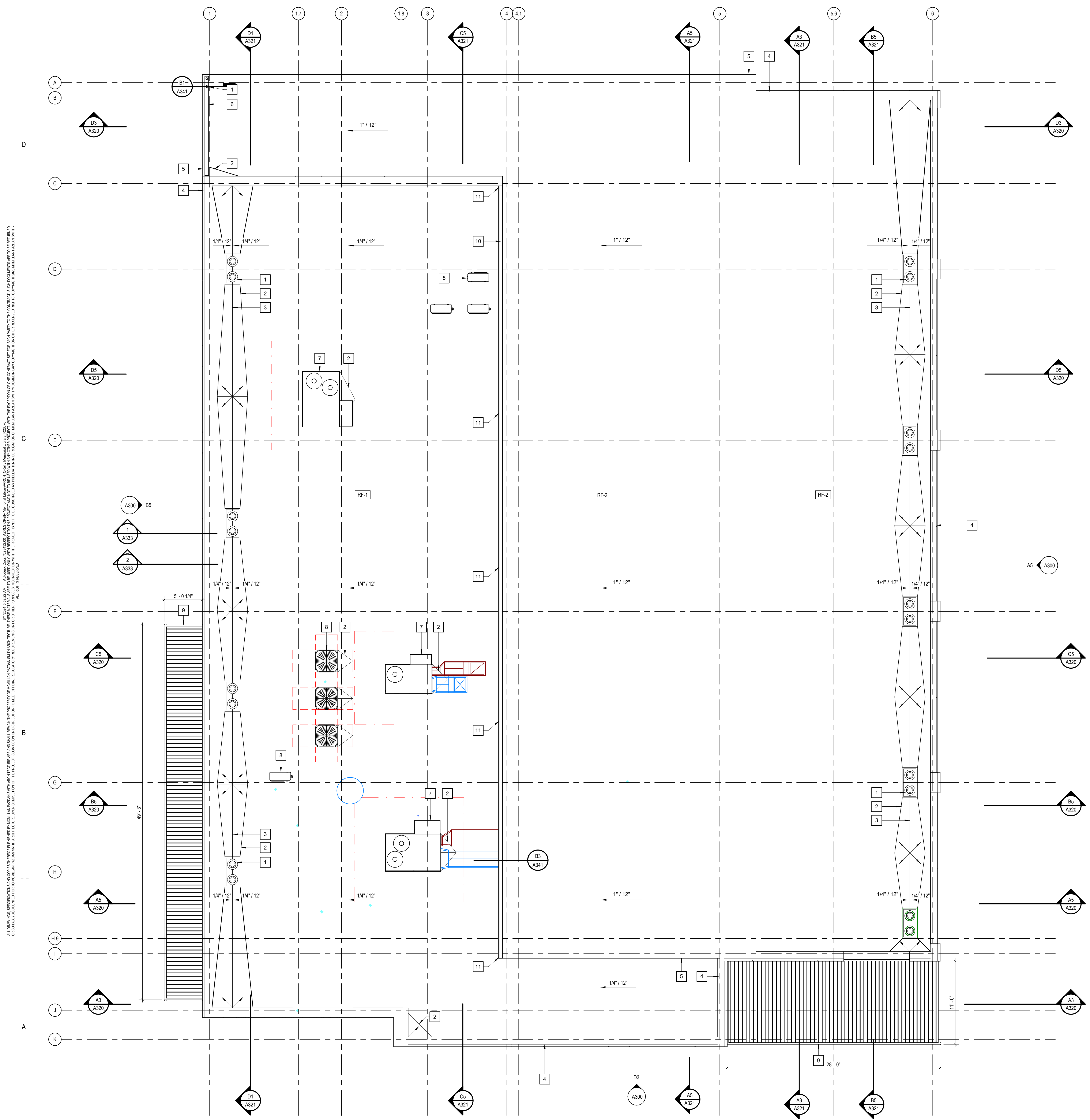
SHEET NO. PROJ. NO.
 A120 023432

GENERAL NOTES

- COORDINATE WITH PLUMBING AND MECHANICAL DRAWINGS FOR ROOF PENETRATIONS.
- COORDINATE WITH PLAN AND ELEVATION DRAWINGS FOR LOCATION OF DOWNSPOUTS.
- ALL VENTS THROUGH ROOF SHALL BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR AND FLASHED BY ROOFING CONTRACTOR.

SHEET KEYNOTES

KEY	DESCRIPTION
1	COMBINATION ROOF DRAIN WITH SECONDARY OVERFLOW DRAIN. SEE PLUMBING, TYPICAL.
2	TAPERED INSULATION ROOF CRICKET, TYPICAL.
3	VALLEY LINE CENTERED TO ROOF DRAINS, TYPICAL.
4	PREFABRICATED METAL COPING.
5	GRAVEL STOP METAL EDGE SYSTEM.
6	CONCEALED GUTTER.
7	MECHANICAL UNIT ON PREMANUFACTURED CURB, SEE MECHANICAL.
8	MECHANICAL UNIT ON PREMANUFACTURED EQUIPMENT PAD, SEE MECHANICAL, TYPICAL.
9	PRE-FABRICATED ANODIZED ALUMINUM CANOPY.
10	GUTTER WITH END CAP AND DEBRIS GUARD.
11	DOWNSPOUT.



1 ROOF PLAN
 A120 3/16" = 1'-0"

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REFLECTED CEILING PLAN NOTES

1. REFERENCE ELECTRICAL DRAWINGS FOR WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
2. CONTRACTOR TO CENTER SUSPENDED ACOUSTICAL CEILING GRIDS IN ROOMS AS INDICATED ON THE DRAWINGS.
3. ALL CEILING DEVICES SMALLER THAN 2' X 2' WHICH ARE LOCATED IN SUSPENDED ACOUSTICAL TILE CEILINGS SHALL BE CENTERED WITHIN THE TILE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY SYSTEMS WITH THE ARCHITECTURAL DRAWINGS. THESE SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO MECHANICAL DUCTWORK, GRILLS, DIFFUSERS, ELECTRICAL CONDUIT, CEILING MOUNTED DEVICES, PIPING, EQUIPMENT, AND FIXTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE FOR REVIEW AND APPROVAL TO ANY CONSTRUCTION OR INSTALLATION OF ANY SYSTEM COMPONENTS IN THE SUSPENDED ACOUSTICAL CEILING GRID. COORDINATION DRAWINGS OF ALL ASSOCIATED SYSTEMS, LOCATIONS OF COMPONENTS INDICATED ON THE DRAWINGS ARE APPROXIMATE. IS IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LOCATIONS WITH ALL SUBCONTRACTORS AND ASSOCIATED TRADES DURING THE SUBMITTAL PROCESS AND BEFORE THE COMMENCEMENT OF ANY COMPONENT INSTALLATION. THE ARCHITECT MUST APPROVE ANY MODIFICATIONS TO COMPONENT LOCATIONS PRIOR TO CONSTRUCTION.



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CEILING LEGEND

- CLG-1 ACOUSTIC CEILING GRID AND TILE, 2x2 AS DRAWN REF INTERIOR FINISH SCHEDULE
- CLG-2 ACOUSTIC CEILING GRID AND TILE, 24" X 96" REF INTERIOR FINISH SCHEDULE
- CLG-3 GYPSUM BOARD ON METAL STUD FRAMING REF INTERIOR FINISH SCHEDULE
- EXPOSED ROOF DECK ABOVE
- SUPPLY GRILLE, SEE MECHANICAL DWGS.
- RETURN GRILLE, SEE MECHANICAL DWGS.
- EXHAUST GRILLE, SEE MECHANICAL DWGS.
- LINEAR SLOT DIFFUSER, SEE MECHANICAL DWGS.
- 1x4 LED TROFFER, SEE ELECTRICAL DWGS.
- LED LINEAR, RECESSED SEE ELECTRICAL DWGS.
- LED SUSPENDED SEE ELECTRICAL DWGS.
- T-MOUNTED LINEAR SEE ELECTRICAL DWGS.
- HIGH BAY PENDANT SEE ELECTRICAL DWGS.
- SURFACE MOUNT EXTERIOR SEE ELECTRICAL DWGS.
- DOWNLIGHT, RECESSED SEE ELECTRICAL DWGS.
- EXIT SIGNAGE, SEE ELECTRICAL DWGS.

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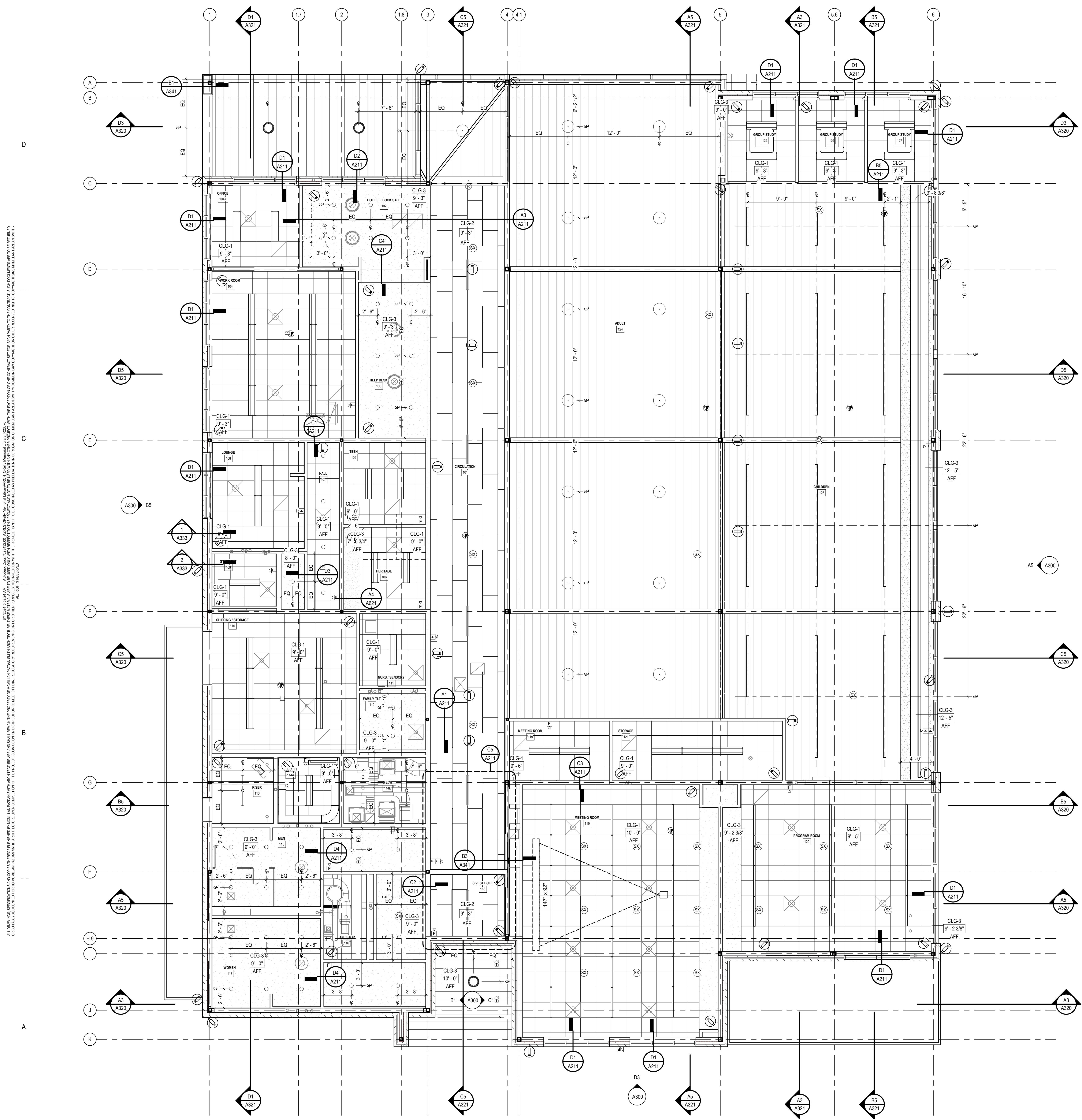
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 PROJECT ARCHITECT: AMG
 DRAWN BY: AMG

SHEET TITLE:
REFLECTED CEILING PLAN

SHEET NO. PROJ. NO.
 023432

A210



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REFLECTED CEILING PLAN
 3/16" = 1'-0"

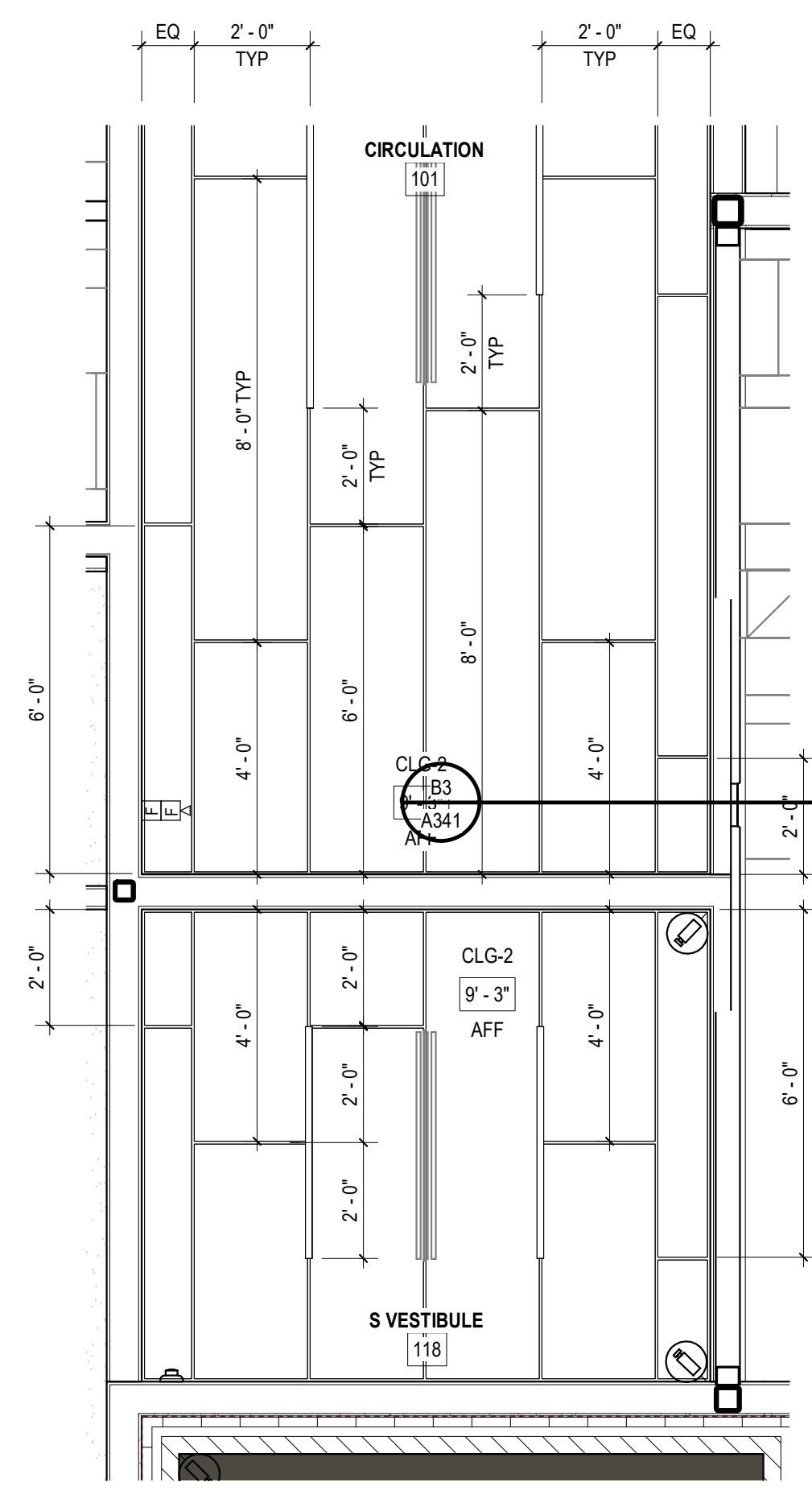
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 DRAWN BY: KW

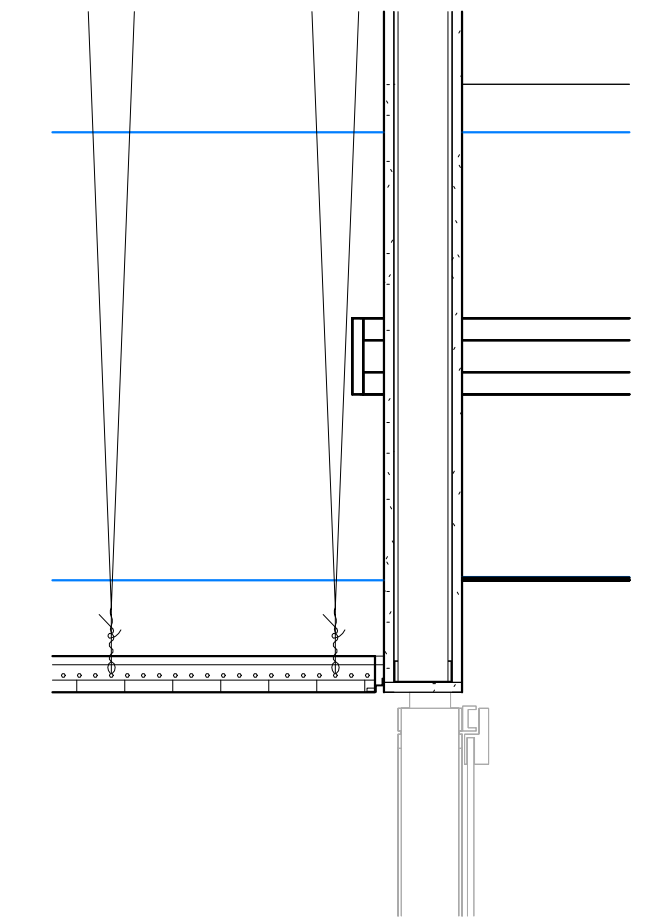
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SHEET NO. PROJ. NO.
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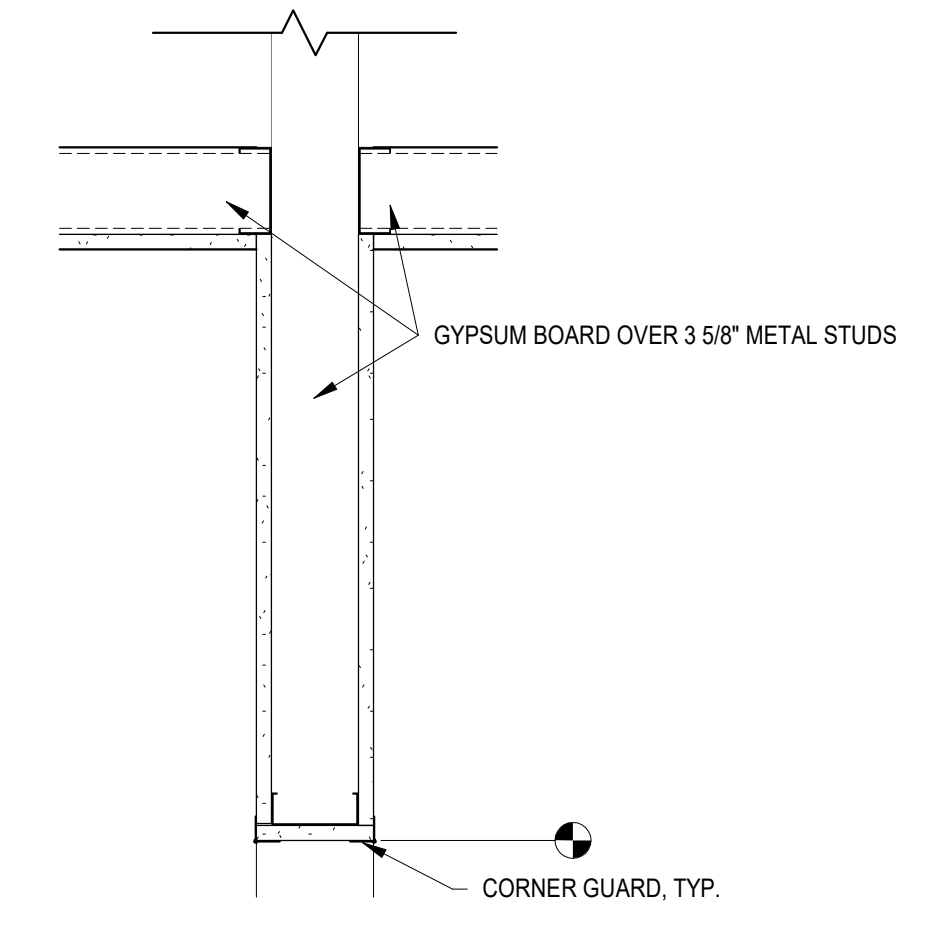
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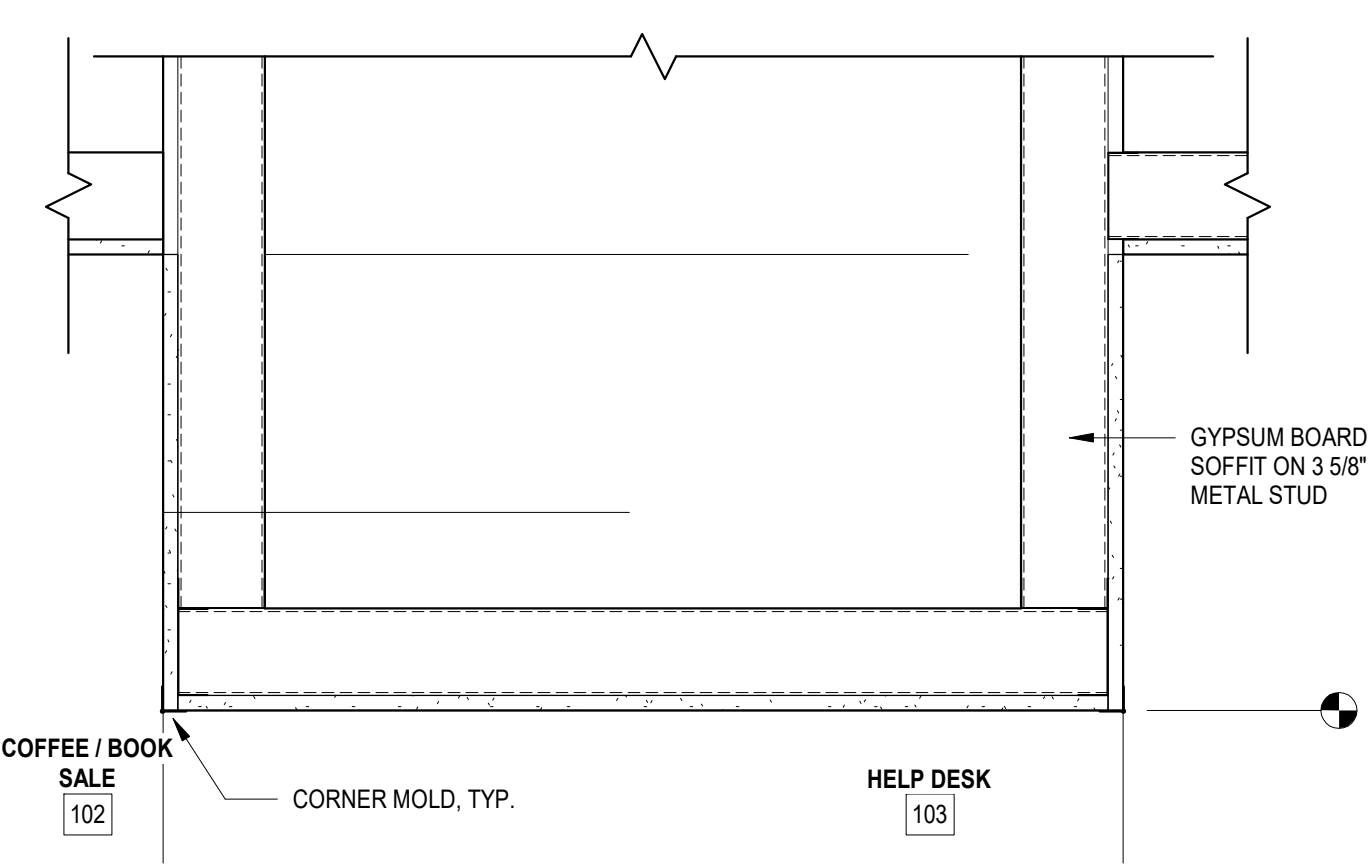
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 3/8" = 1'-0"



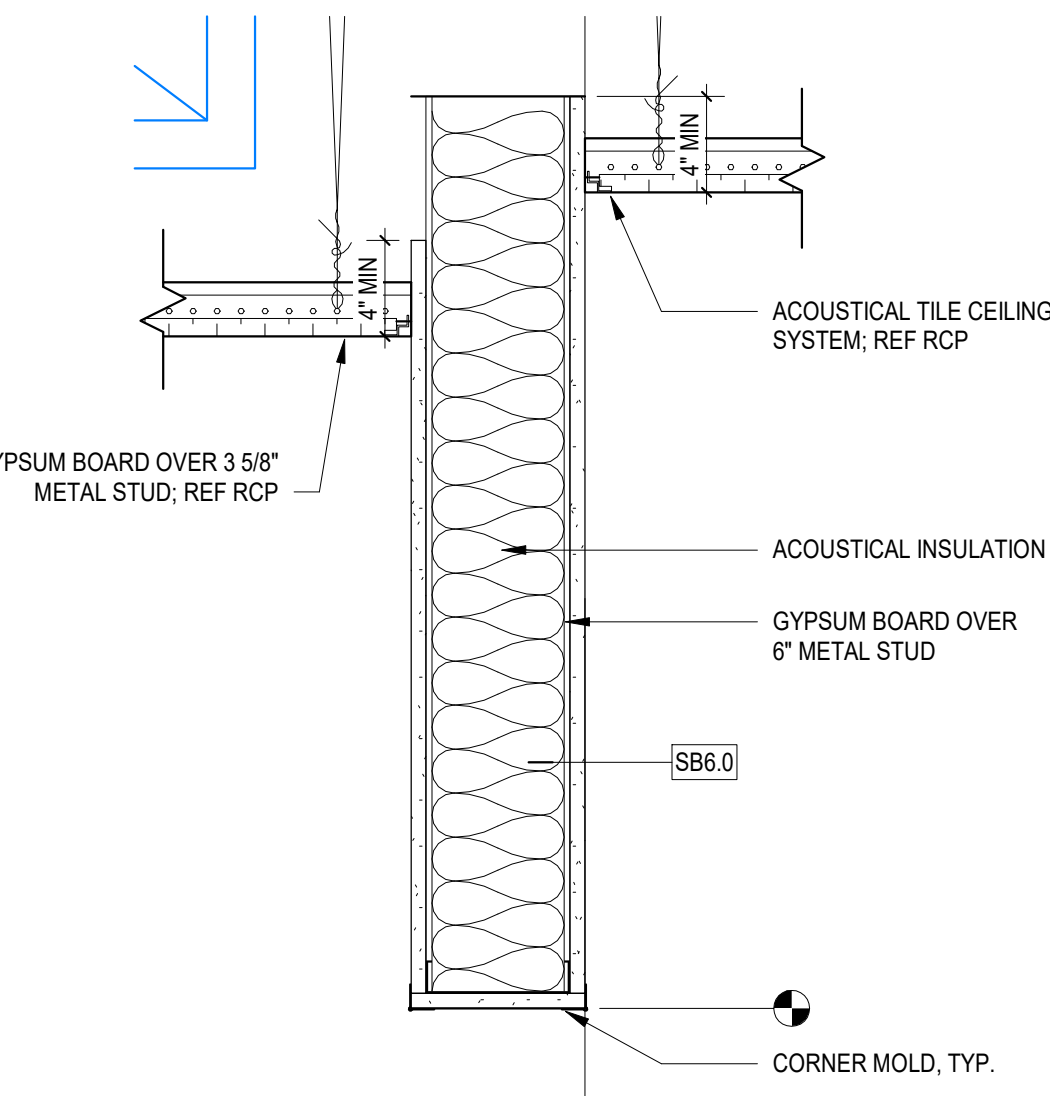
TYPICAL HEAD DETAIL AT ARCHITECTURAL WALL
 1" = 1'-0"



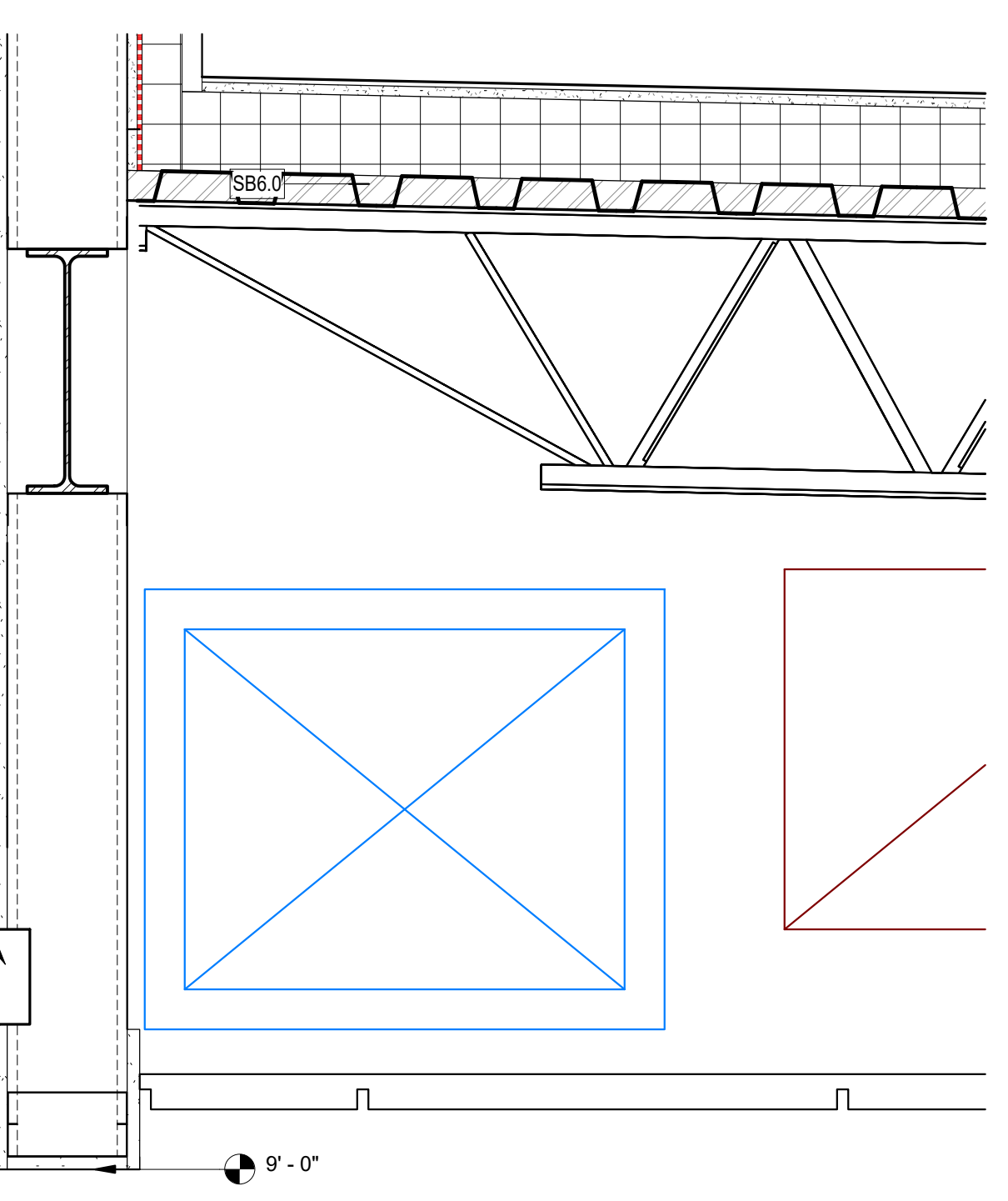
BULKHEAD DETAIL - RESTROOM
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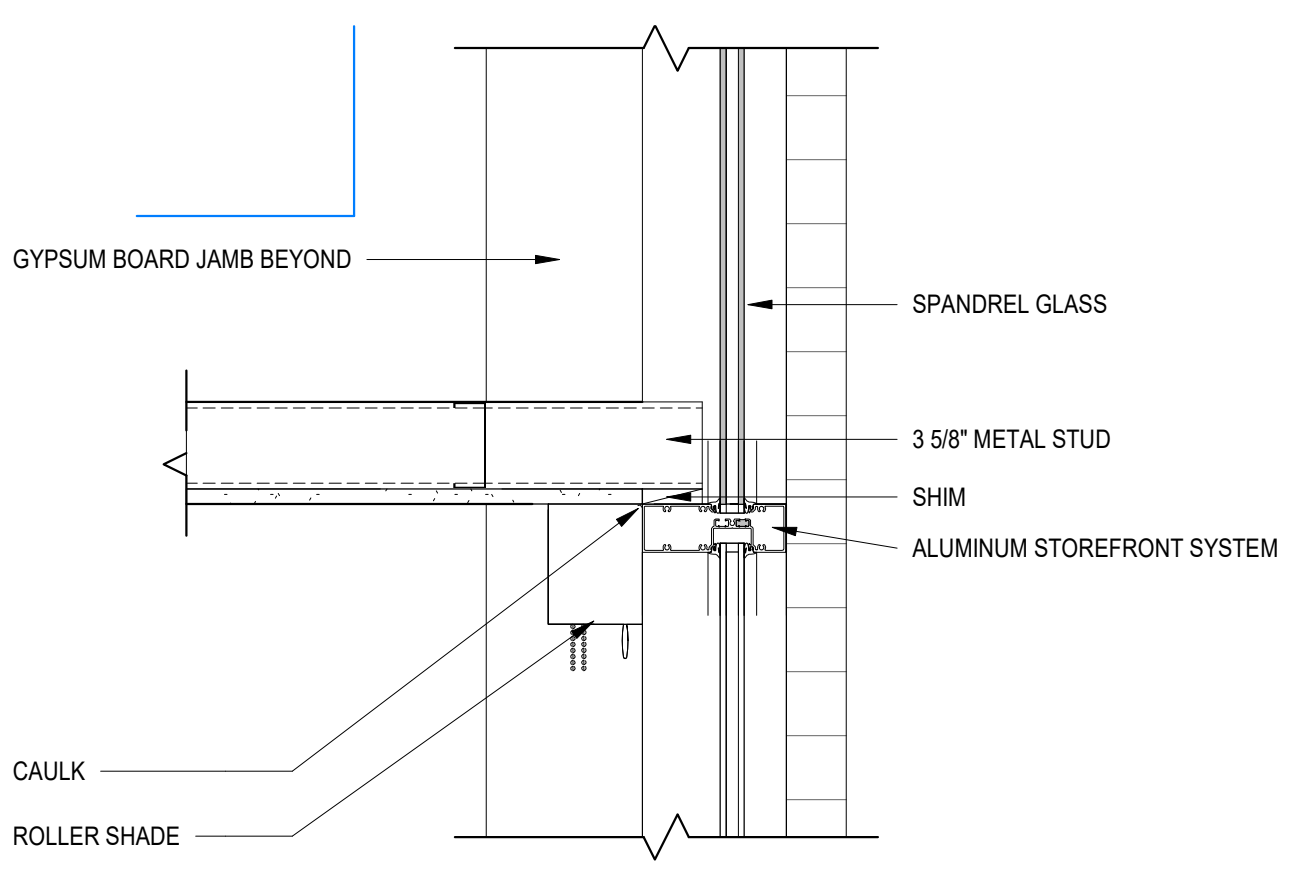
CEILING DETAIL - HELP DESK SOFFIT
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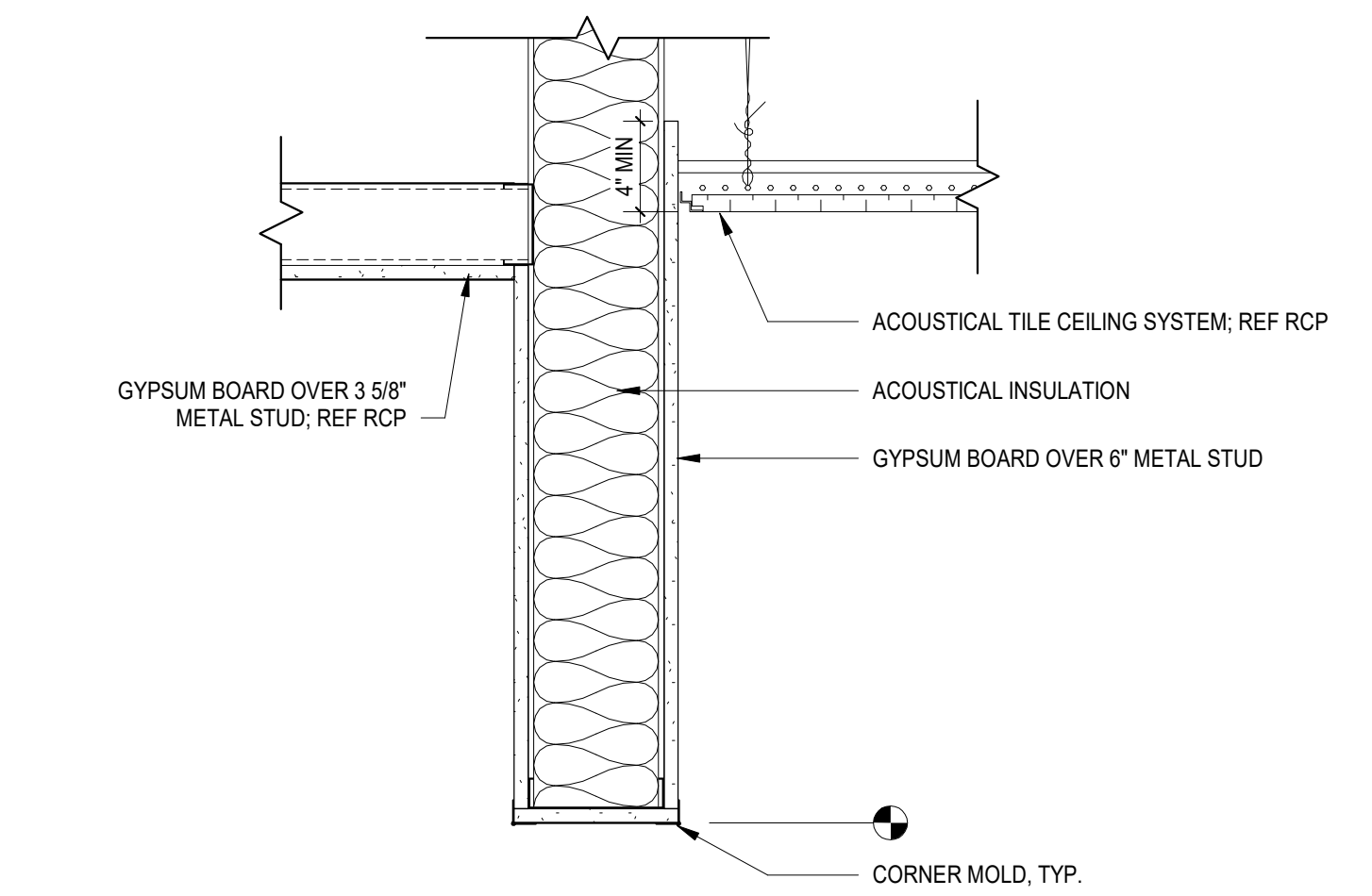
BULKHEAD DETAIL - MEETING ROOM
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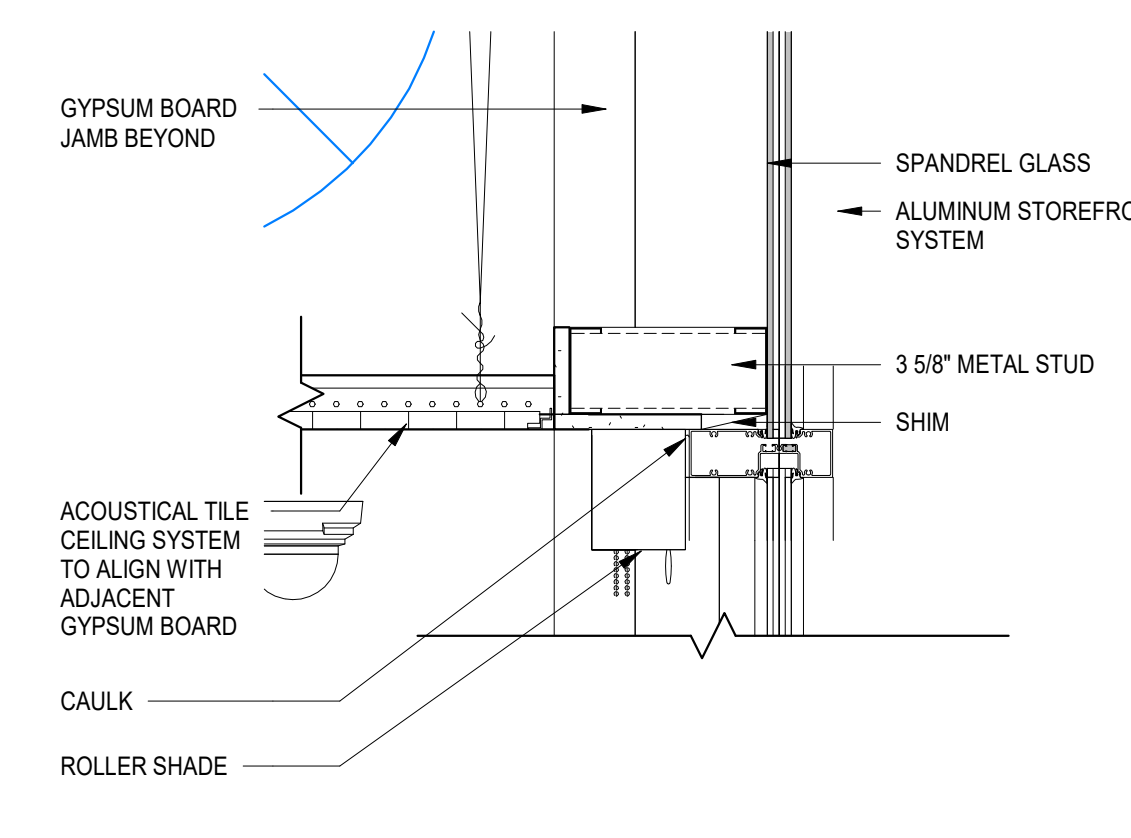
CEILING DETAIL - NORTH ENTRY
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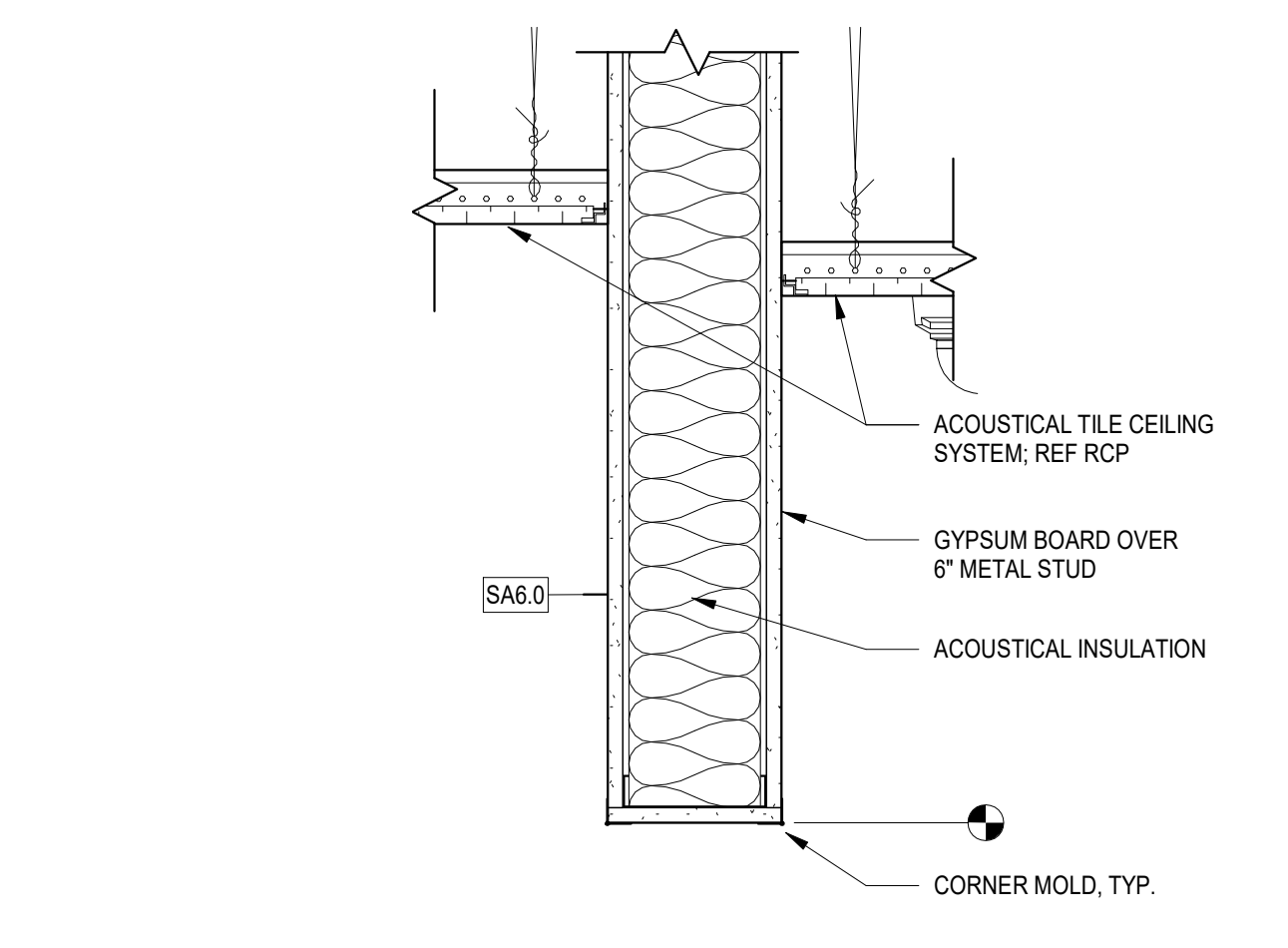
CEILING DETAIL - ROLLER SHADE AT GYP BD CEILING
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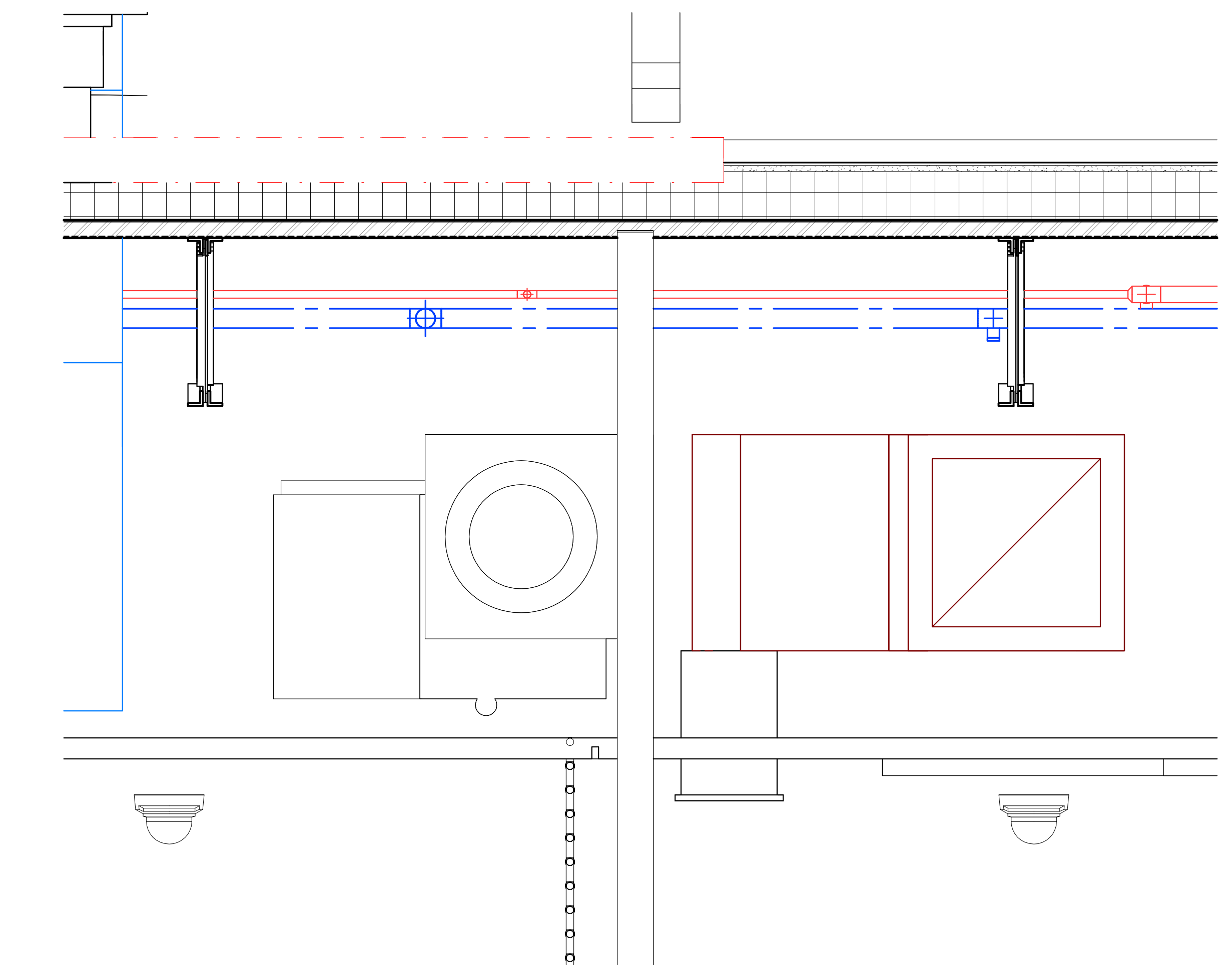
BULKHEAD DETAIL - S VESTIBULE
 1 1/2" = 1'-0"



CEILING DETAIL - ROLLER SHADE AT ACT CEILING
 1 1/2" = 1'-0"



BULKHEAD DETAIL - WORKROOM
 1 1/2" = 1'-0"



CEILING DETAIL AT SECURITY GRILL
 1 1/2" = 1'-0"

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PROJECT ARCHITECT: AMG
DRAWN BY: AMG

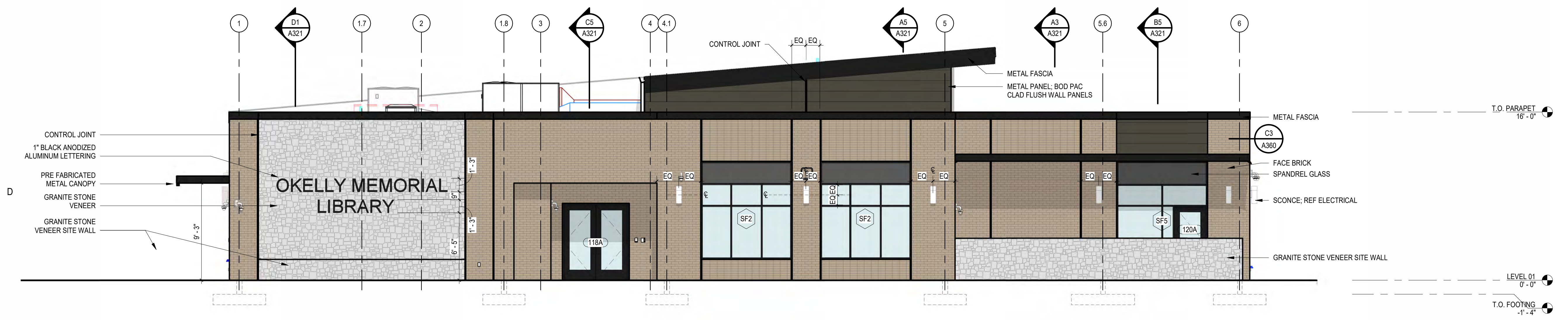
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**BUILDING
ELEVATIONS**

SHEET NO. PROJ. NO.
A300 025432

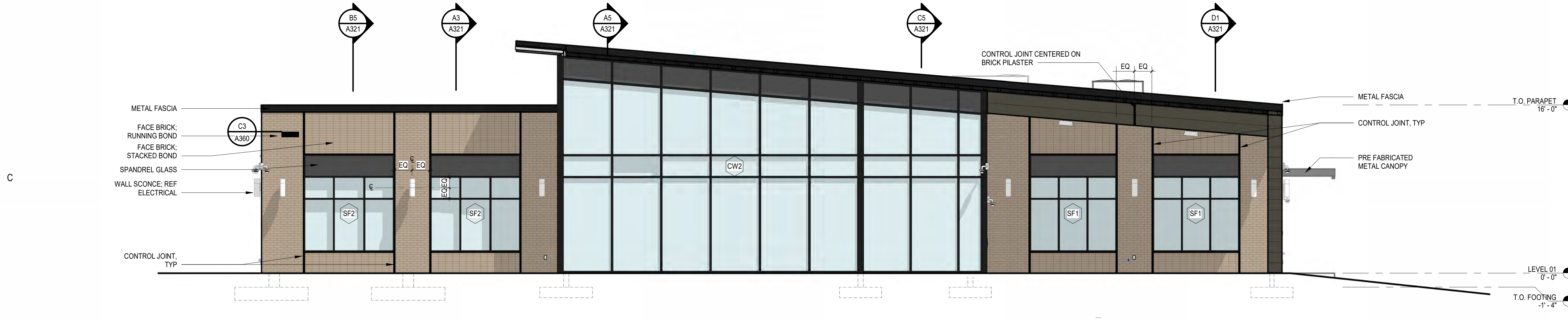
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EXTERIOR FINISH LEGEND

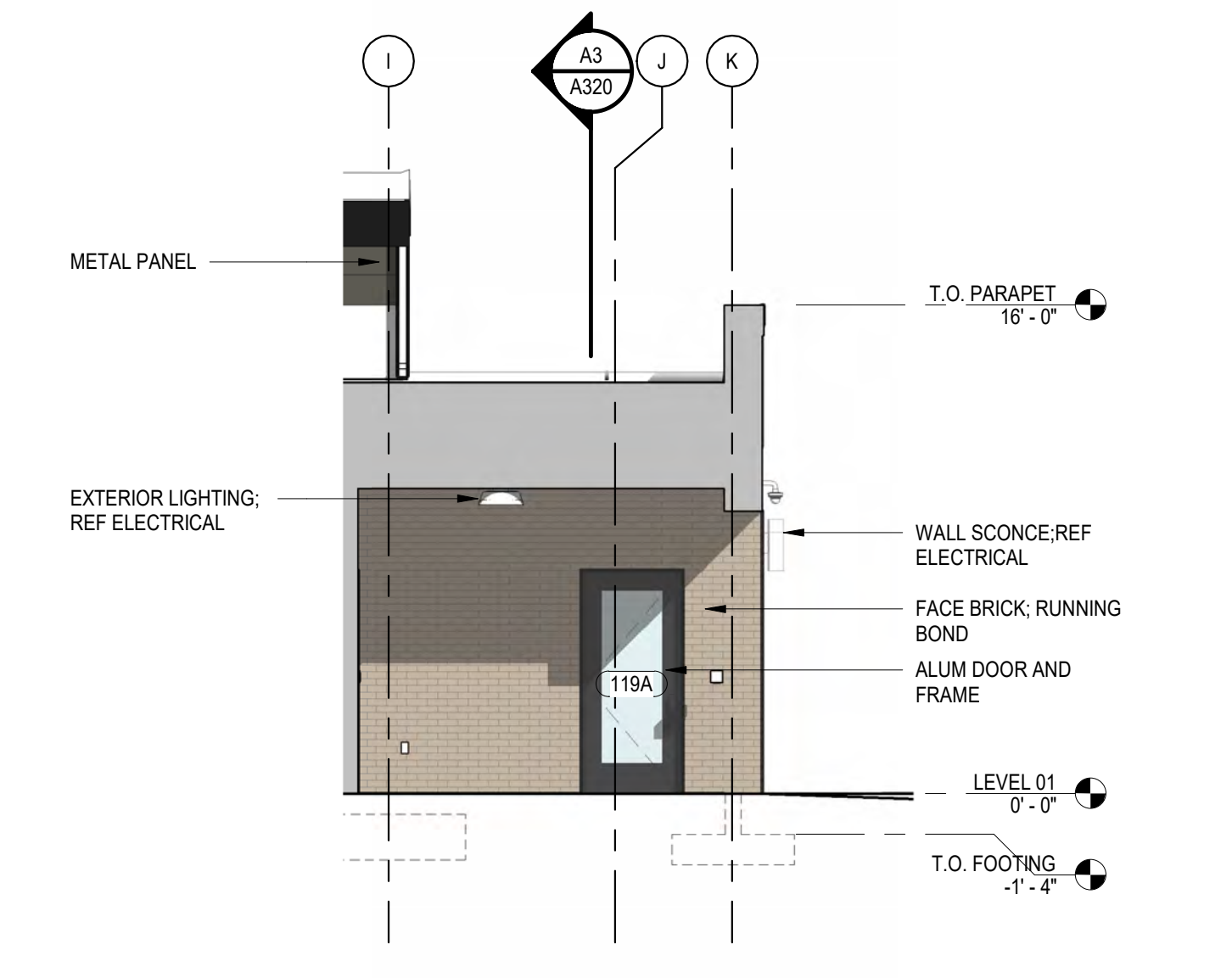
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MP-1	MATERIAL: METAL PANEL BASIS OF DESIGN: PAC-CLAD FLUSH WALL PANELS COLOR: BURNISHED SLATE SIZE / PATTERN: 12" HORIZONTAL FLUSH PANEL; 24 GA. STEEL SPECIFICATION: 07 42 13 13
FS-1	MATERIAL: METAL FASCIA COLOR: BLACK ANODIZED ALUM TO MATCH STOREFRONT SPECIFICATION: 7B0
CP-1	MATERIAL: METAL COPING BASIS OF DESIGN: PAC-CLAD COLOR: BLACK ANODIZED ALUM TO MATCH STOREFRONT SIZE / PATTERN: D40 SPECIFICATION: 7B0



D3 SOUTH ELEVATION
A300 3/16" = 1'-0"



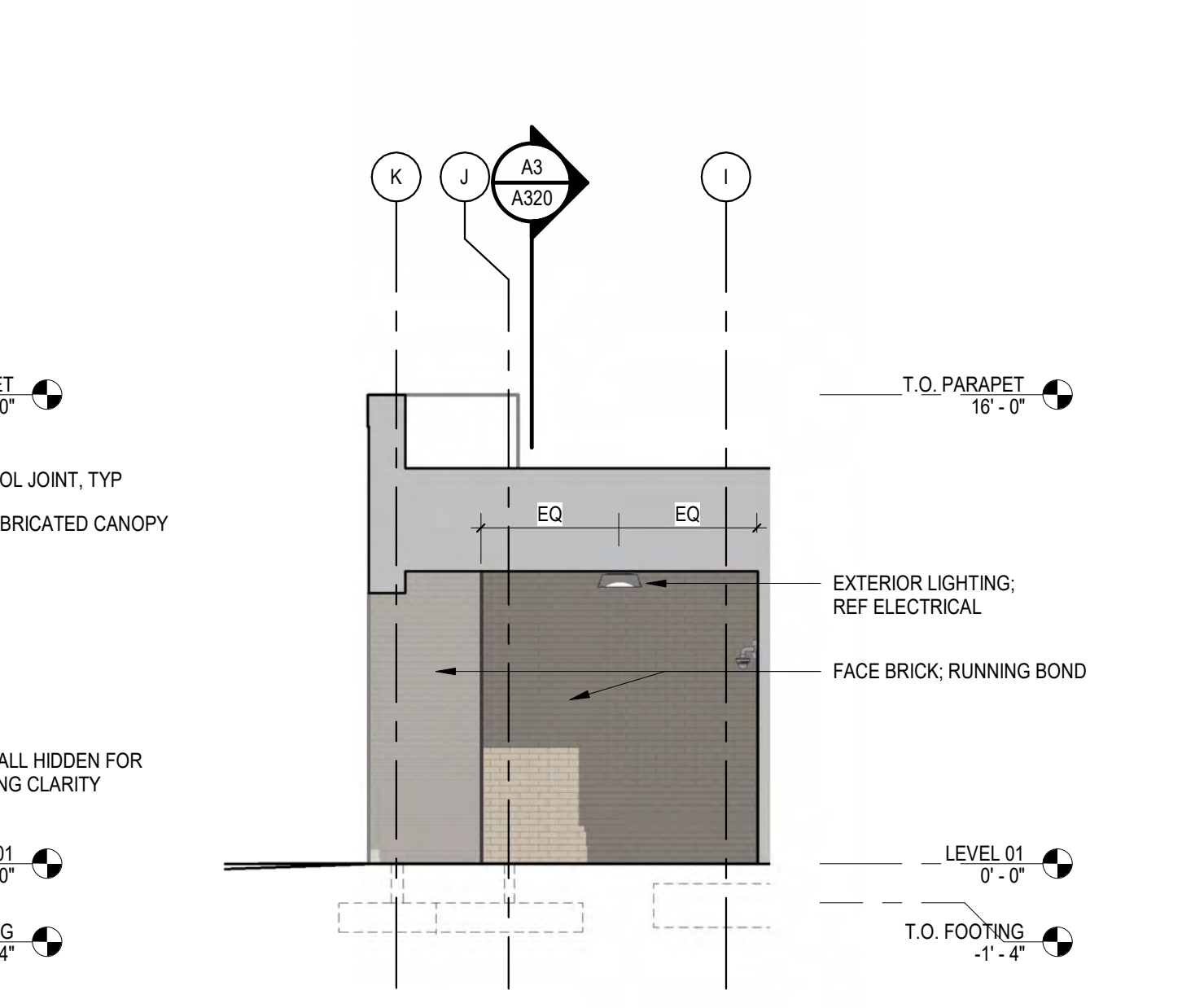
C5 NORTH ELEVATION
A300 3/16" = 1'-0"



C1 SOUTH VESTIBULE ELEVATION - EAST
A300 3/16" = 1'-0"



B5 WEST ELEVATION
A300 3/16" = 1'-0"

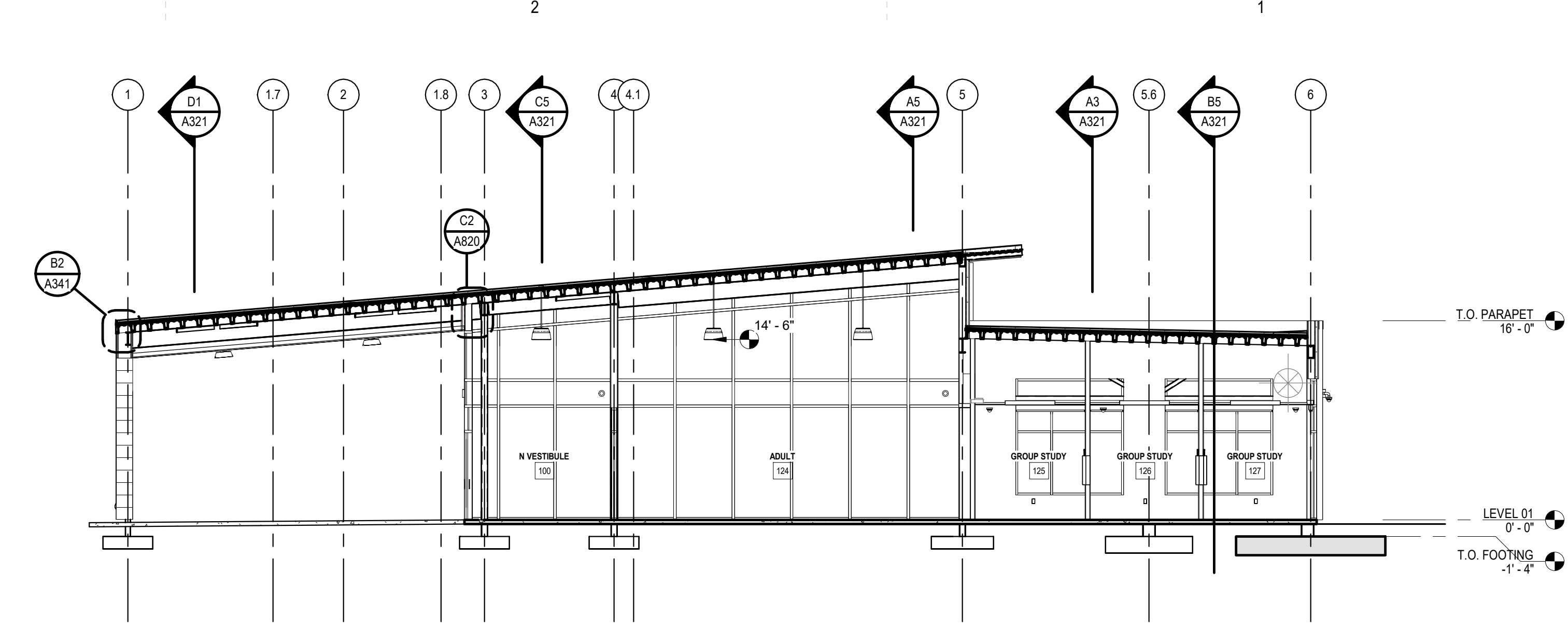


B1 SOUTH VESTIBULE ELEVATION - WEST
A300 3/16" = 1'-0"

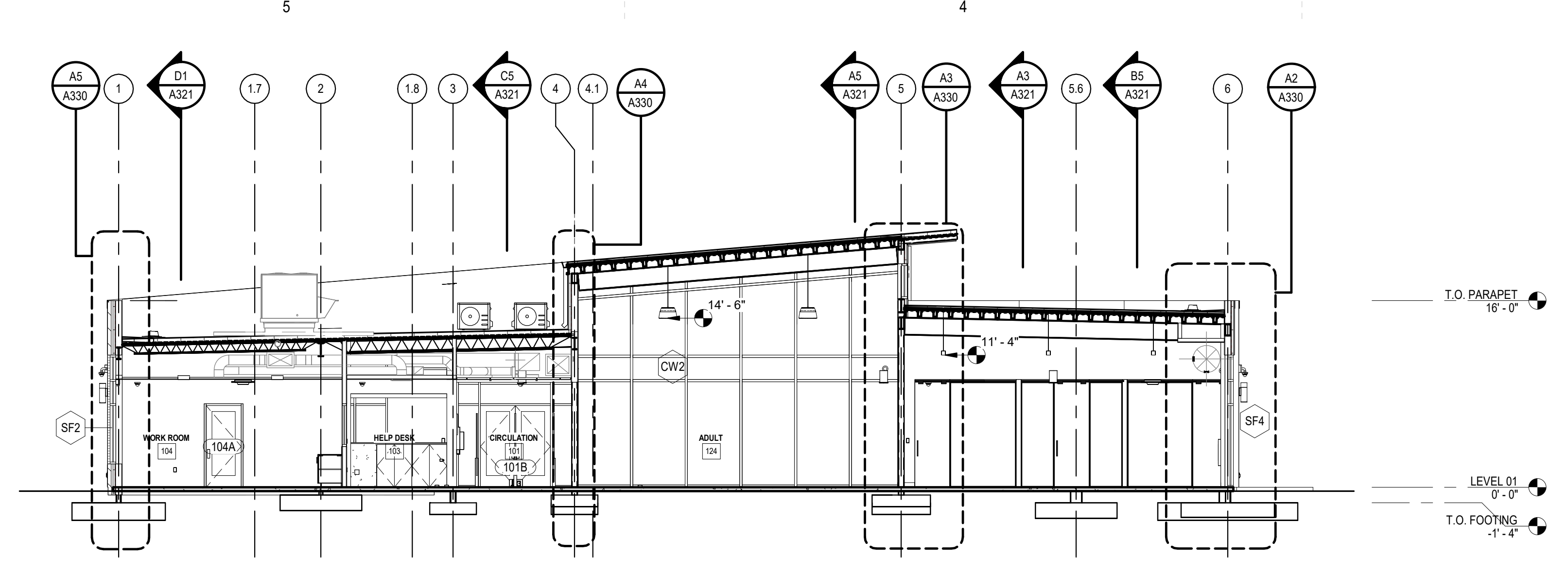


A5 EAST ELEVATION
A300 3/16" = 1'-0"

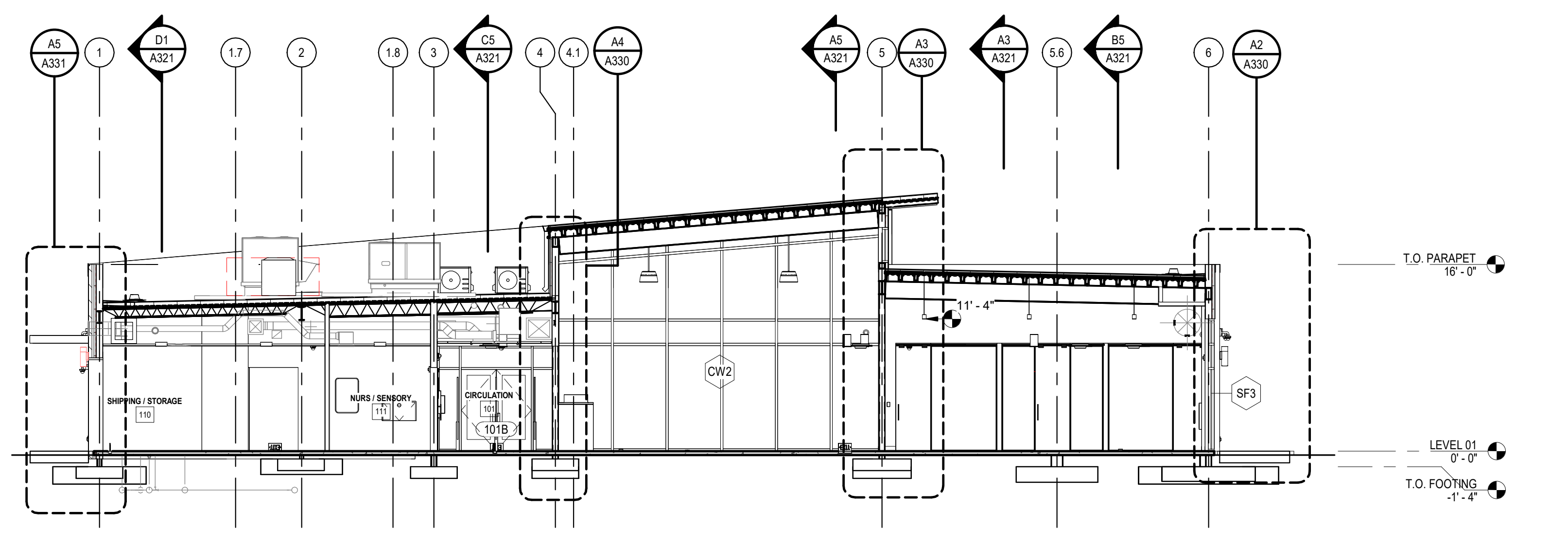
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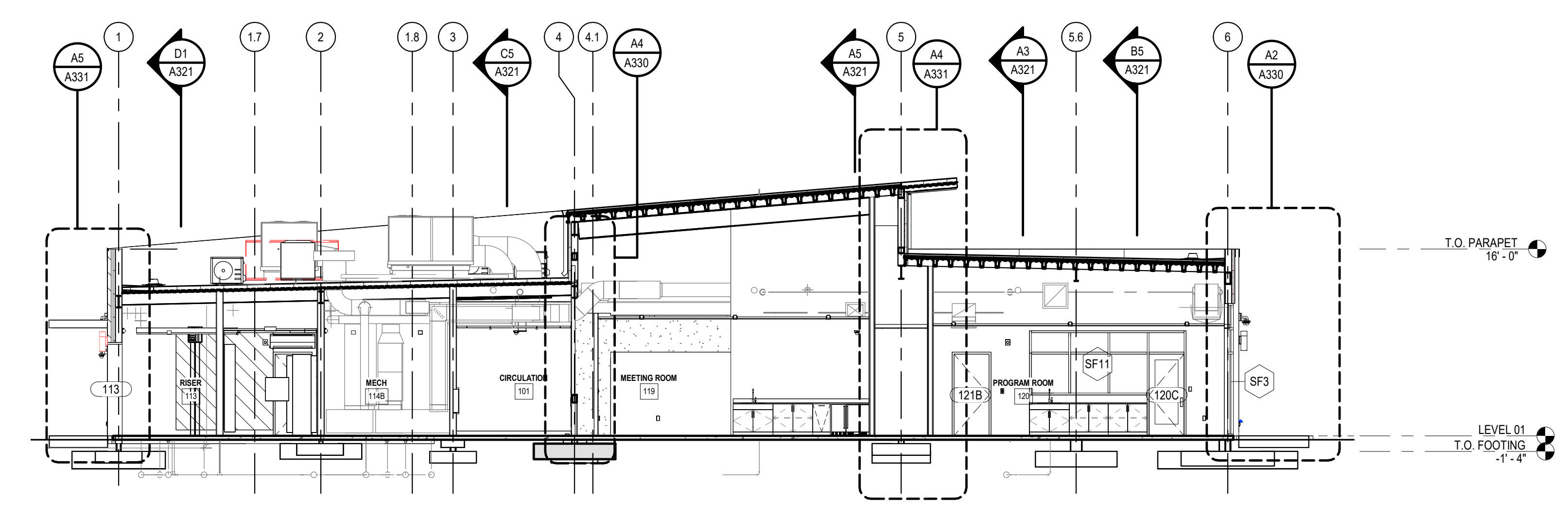
D3 BUILDING SECTION 0
A320 1/8" = 1'-0"



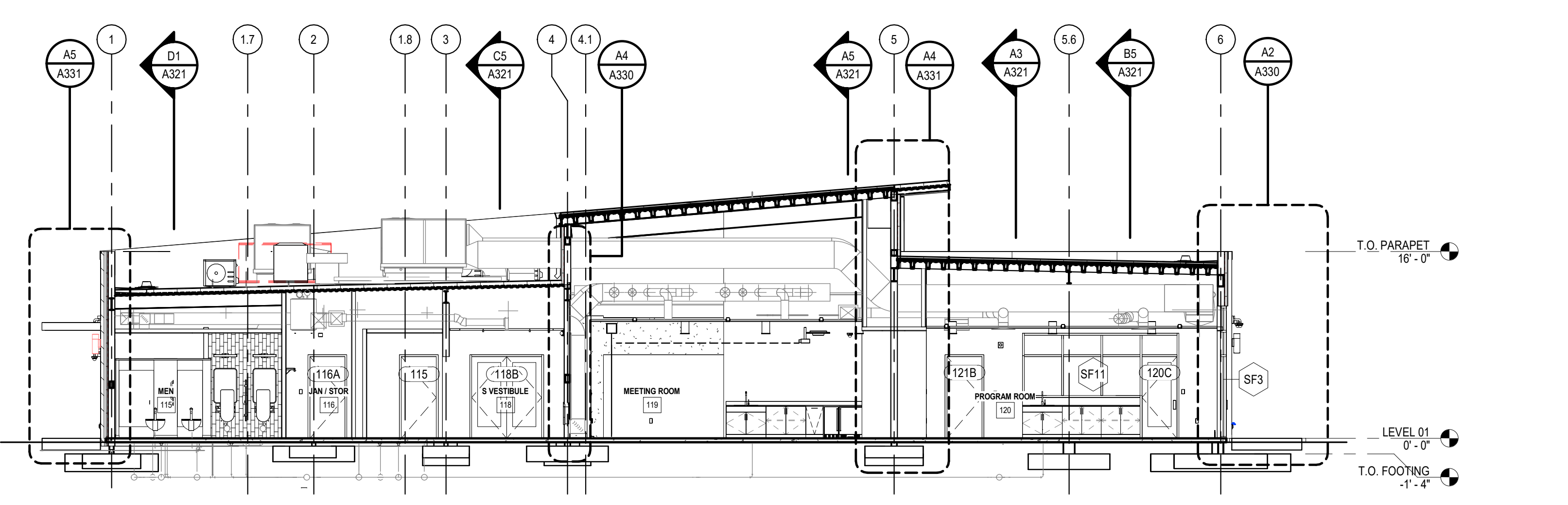
D5 BUILDING SECTION 1
A320 1/8" = 1'-0"



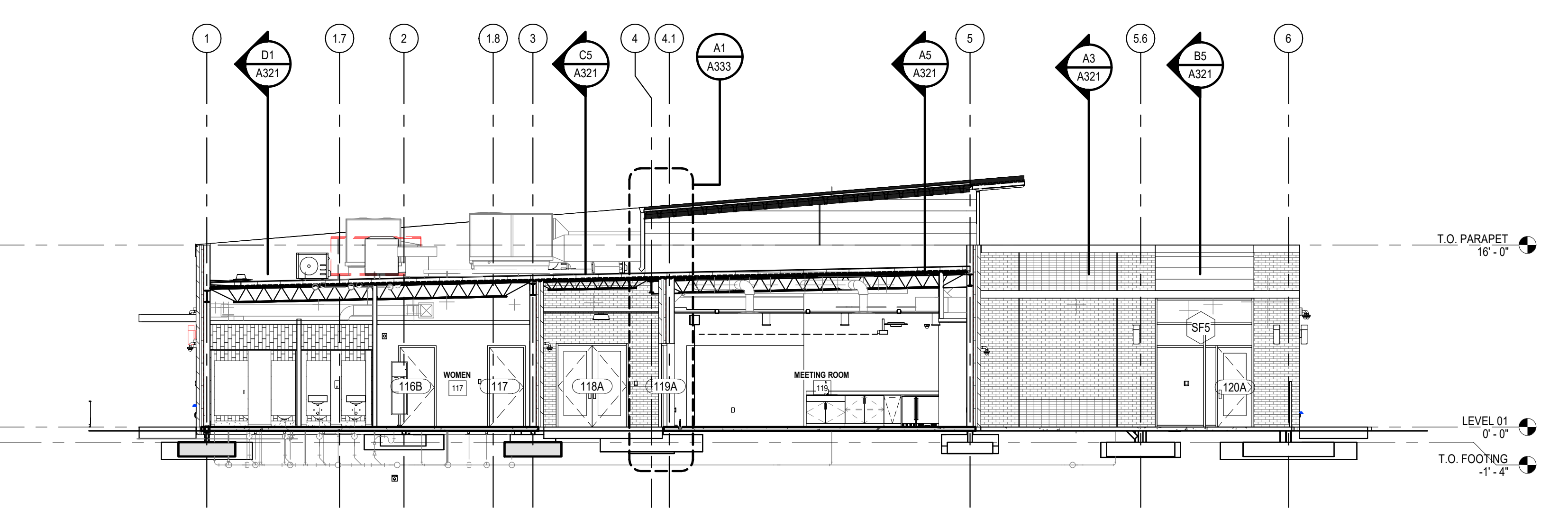
C5 BUILDING SECTION 2
A320 1/8" = 1'-0"



B5 BUILDING SECTION 3
A320 1/8" = 1'-0"



A5 BUILDING SECTION 4
A320 1/8" = 1'-0"



A3 BUILDING SECTION 5
A320 1/8" = 1'-0"

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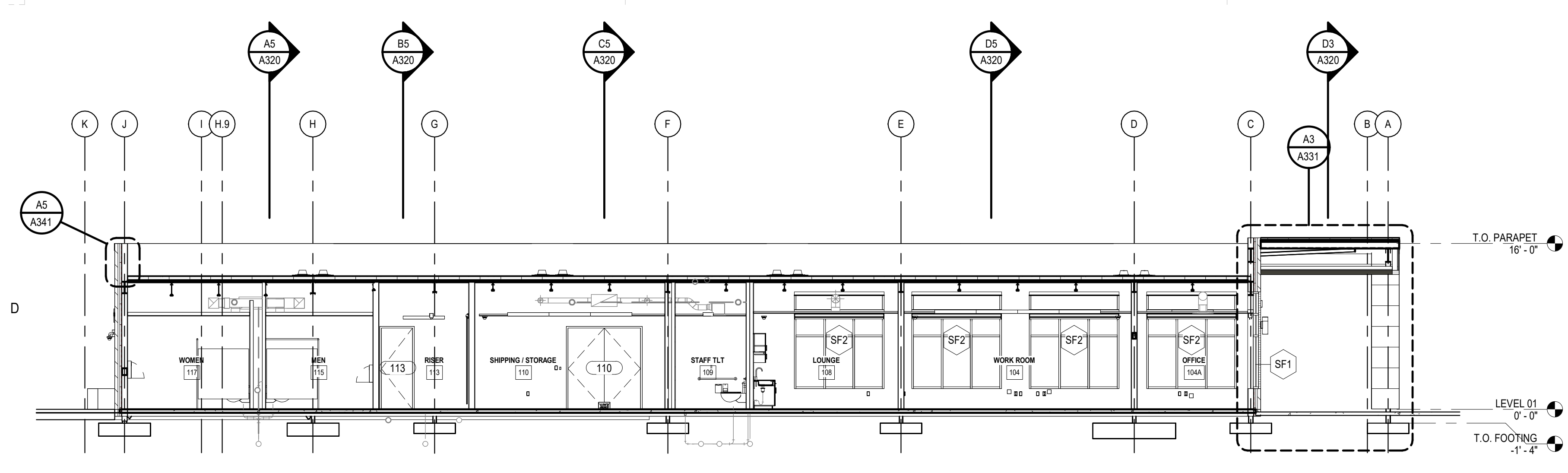
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 B 2024.04.10 DESIGN DEVELOPMENT
 C 2024.06.28 CONSTRUCTION DOCS PRICING

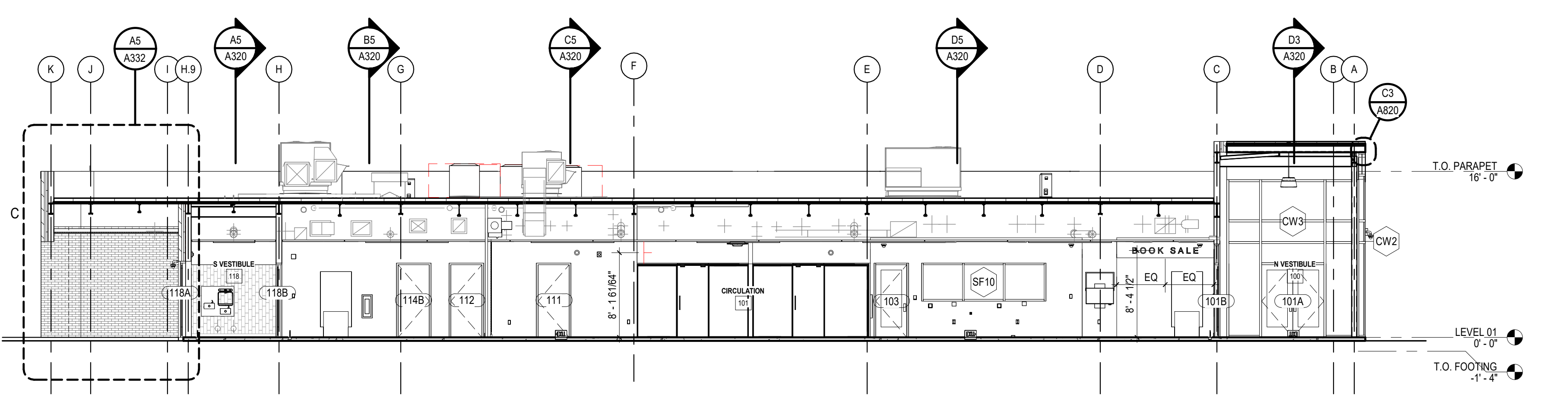
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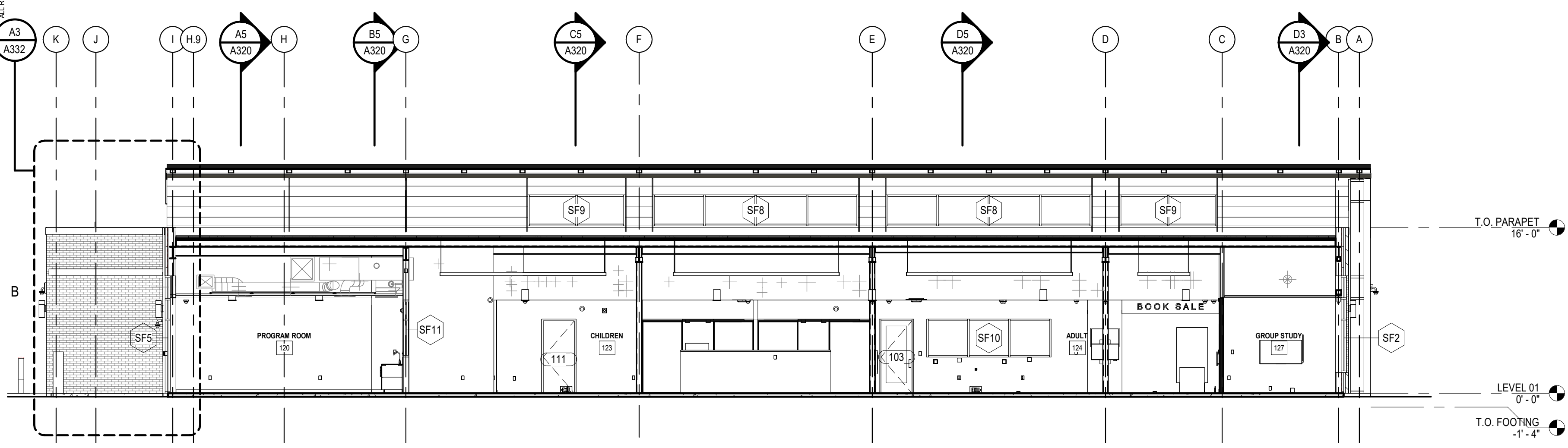
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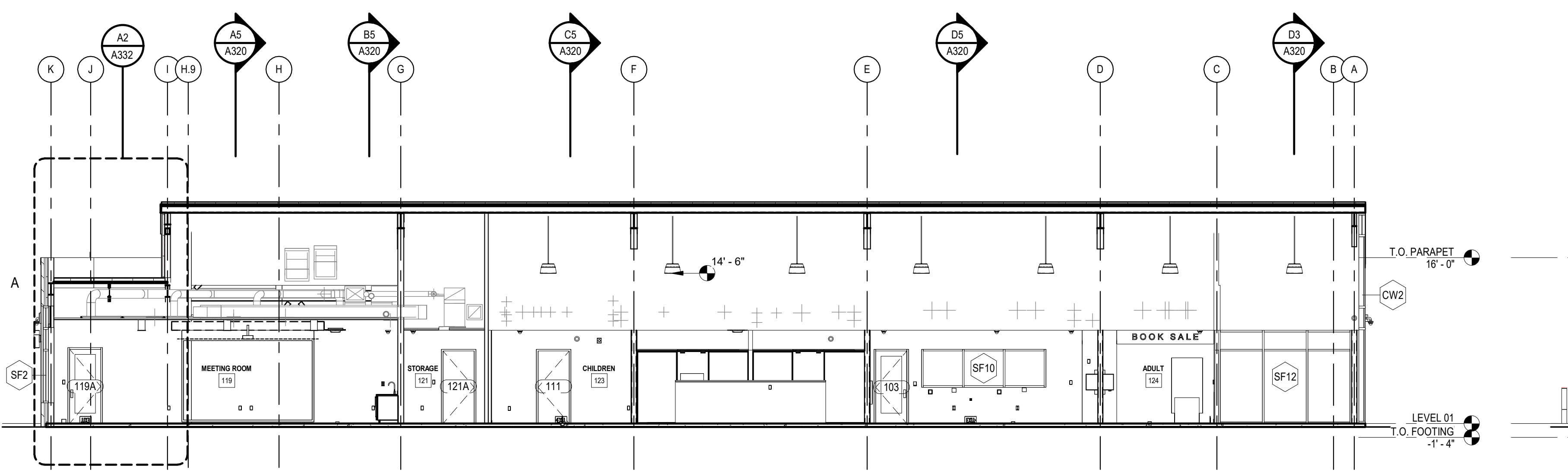
D1 BUILDING SECTION 6
1/8" = 1'-0"



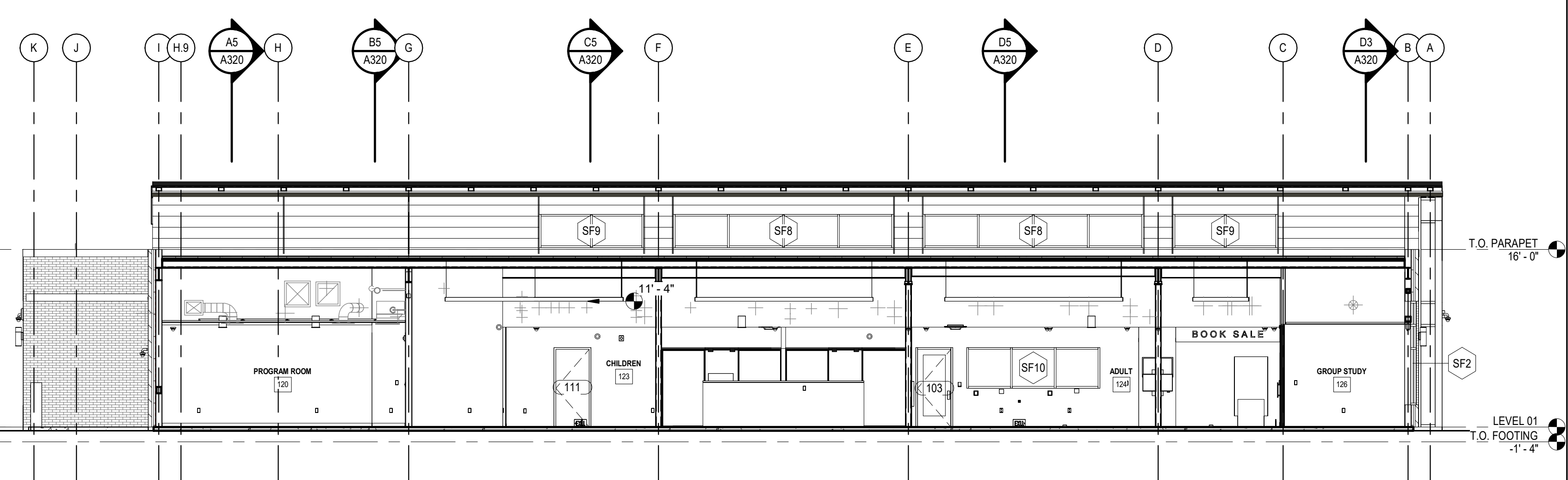
C5 BUILDING SECTION 7
1/8" = 1'-0"



B5 BUILDING SECTION 8
1/8" = 1'-0"



A5 BUILDING SECTION 9
1/8" = 1'-0"



A3 BUILDING SECTION 10
1/8" = 1'-0"

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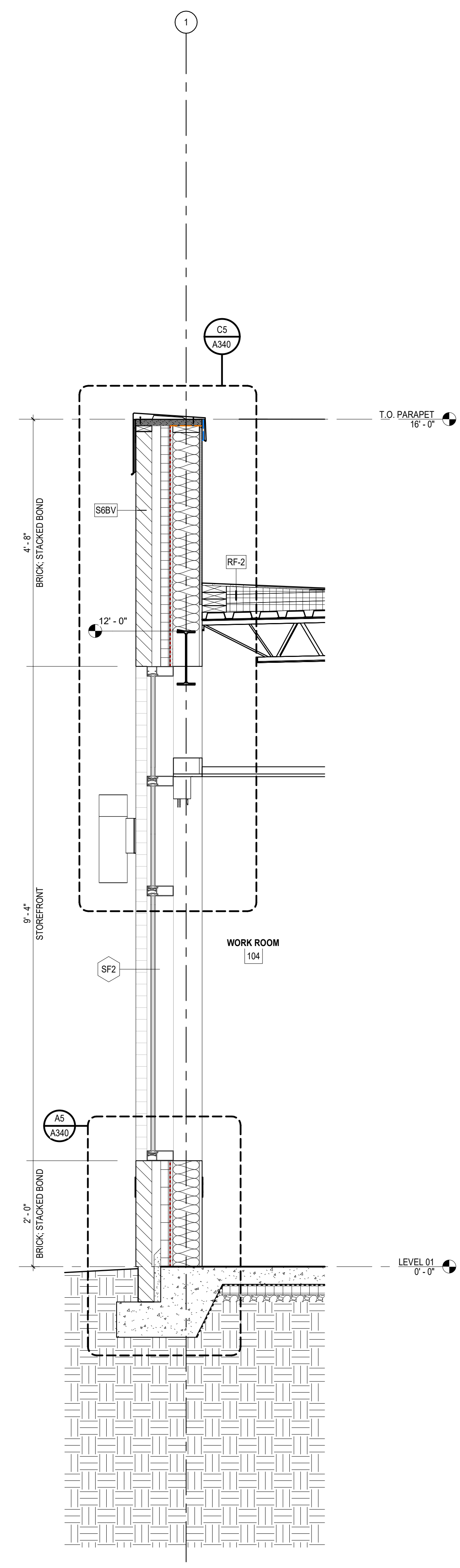
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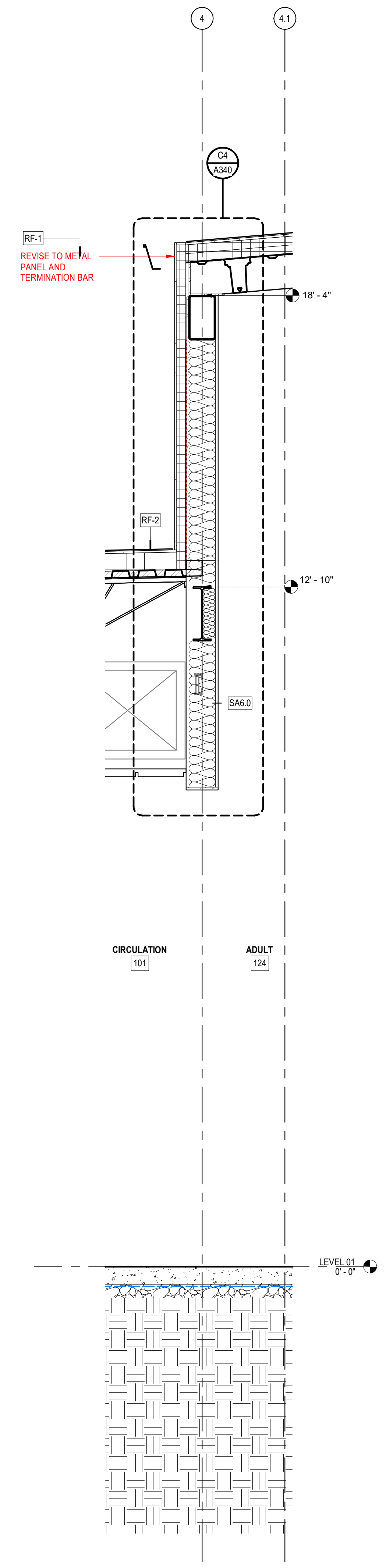
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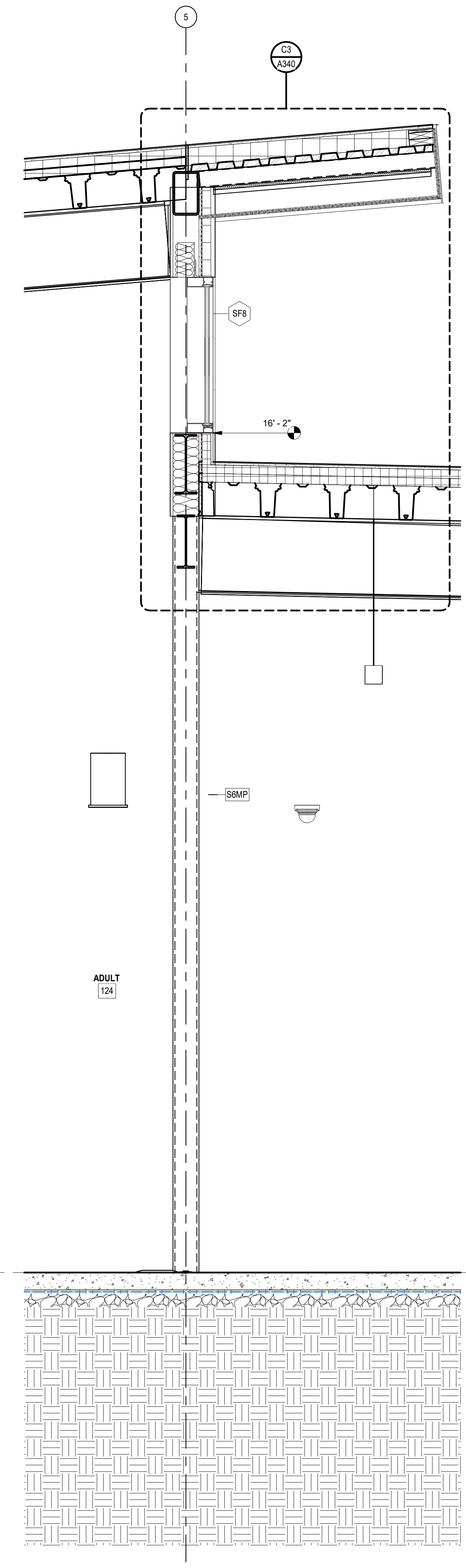
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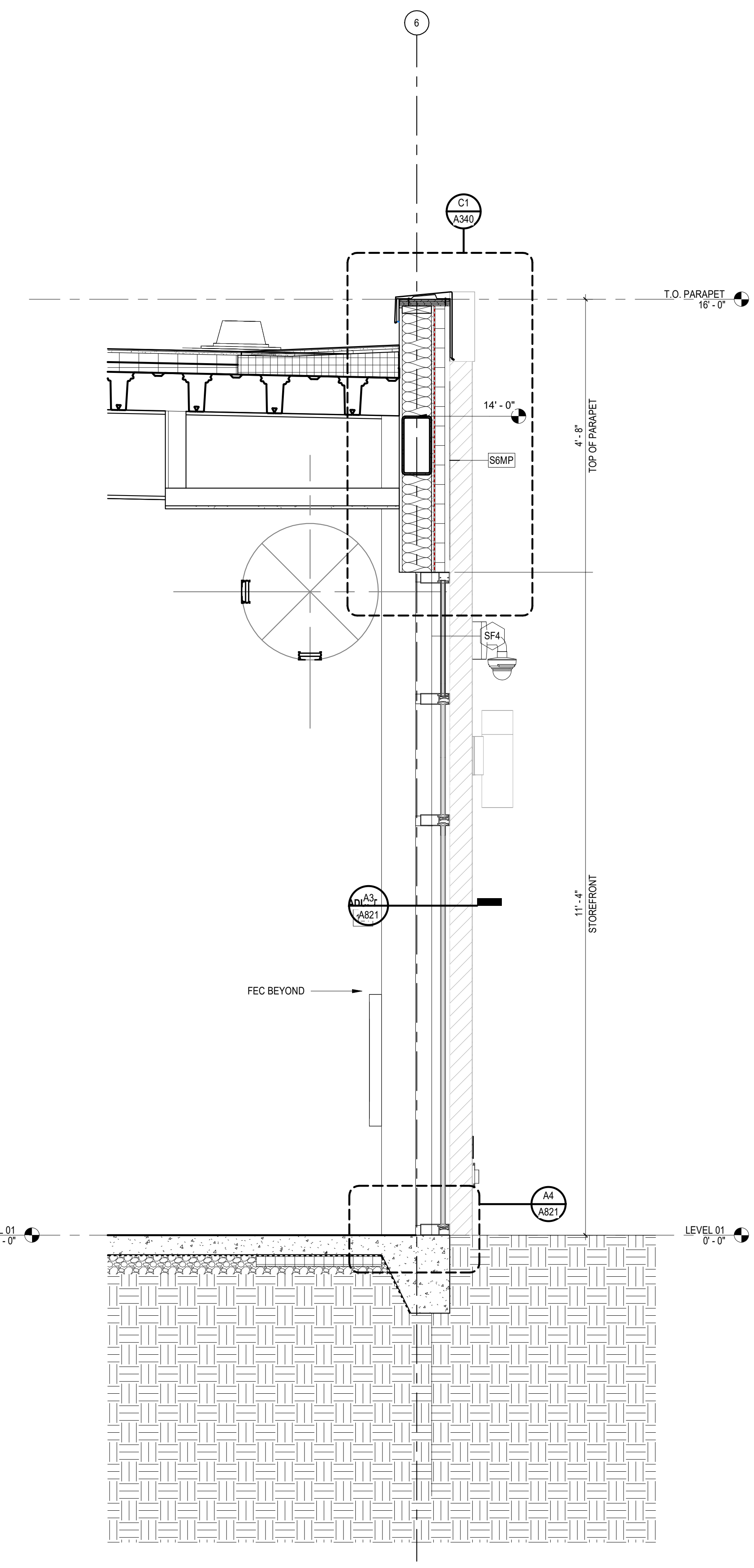
A5 WALL SECTION 1
3/4" = 1'-0"



A4 WALL SECTION 2
3/4" = 1'-0"



A3 WALL SECTION 3
3/4" = 1'-0"



A2 WALL SECTION 4
3/4" = 1'-0"

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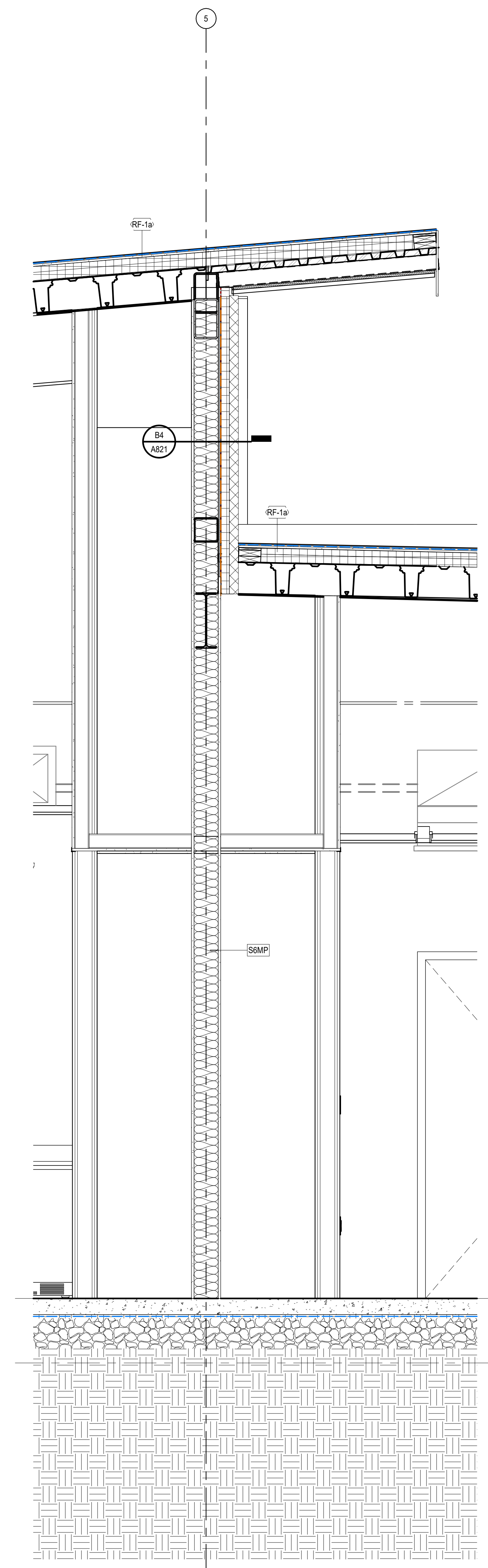
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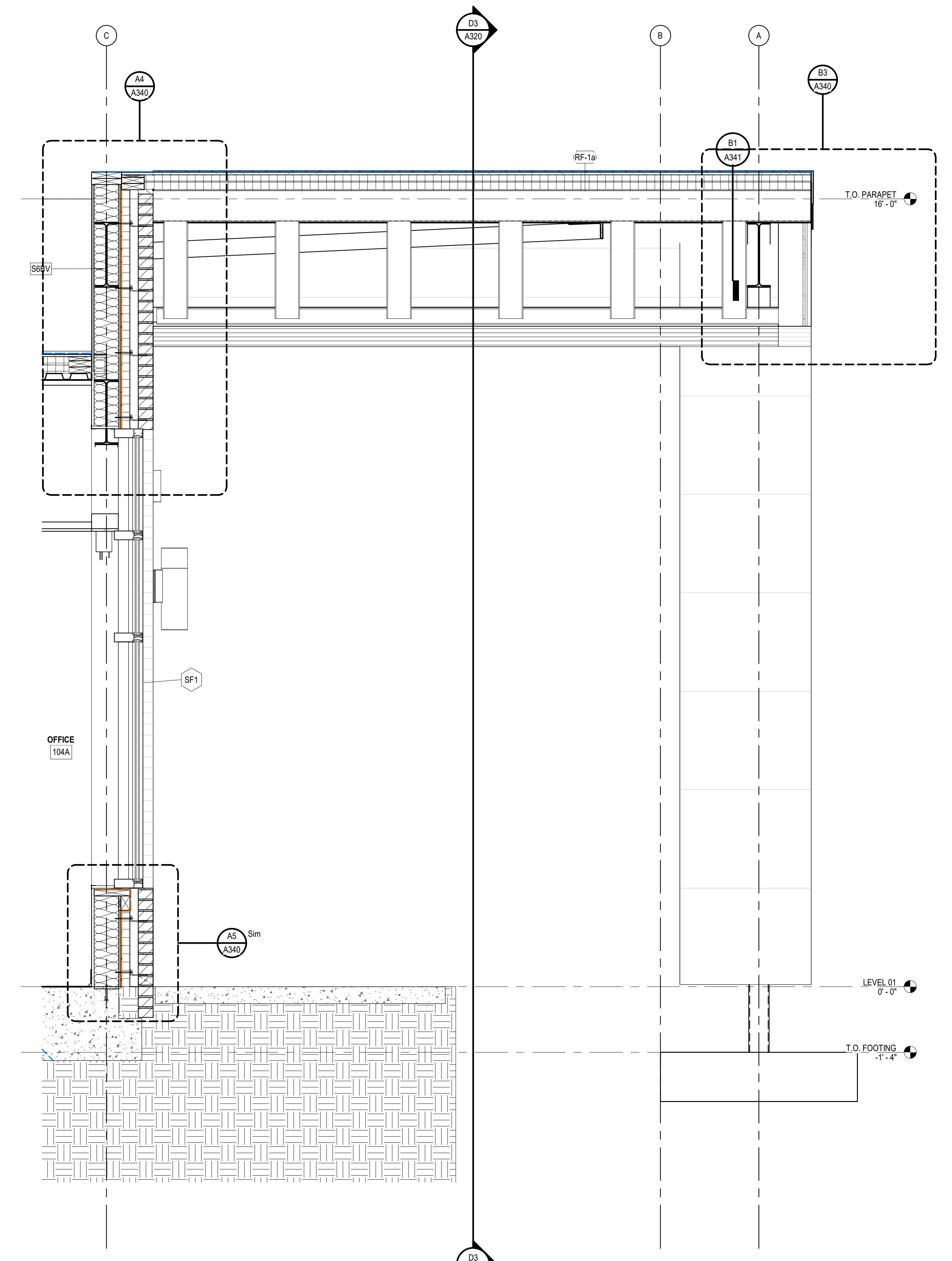
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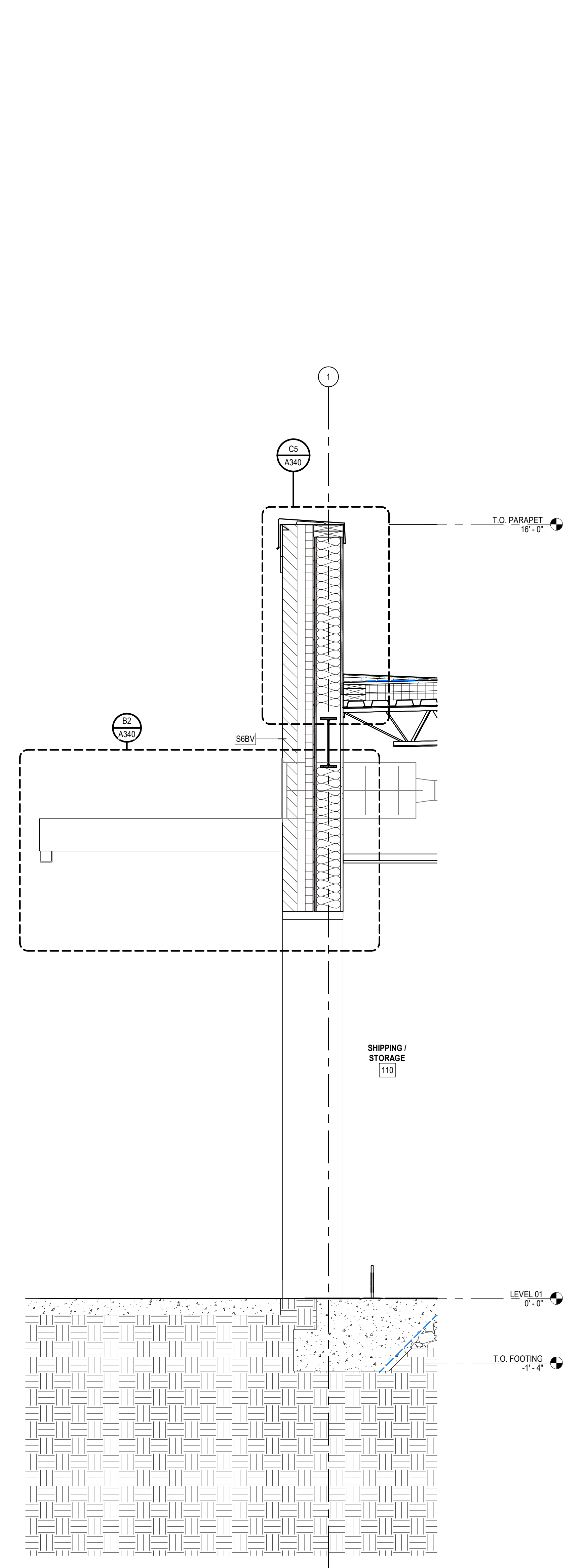
A331



A4 WALL SECTION 6
3/4" = 1'-0"



A3 WALL SECTION 7
3/4" = 1'-0"



A5 WALL SECTION 5
3/4" = 1'-0"

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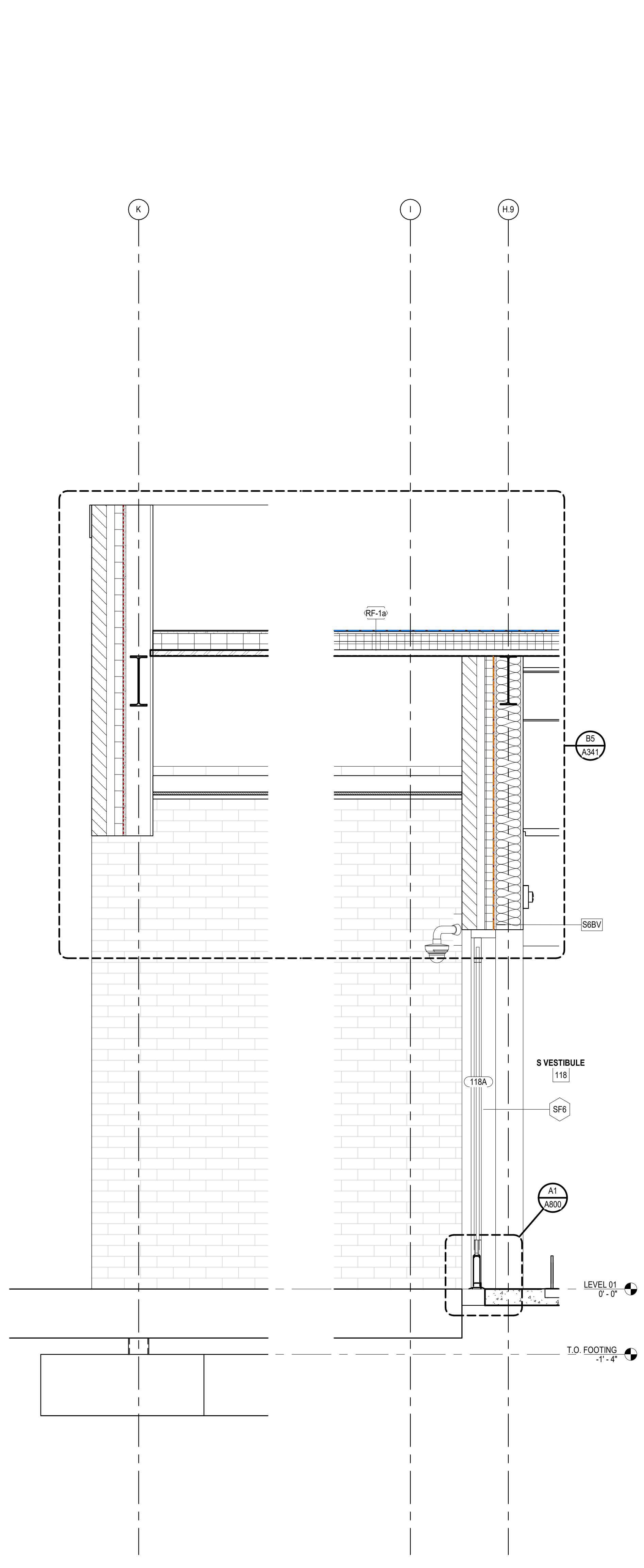
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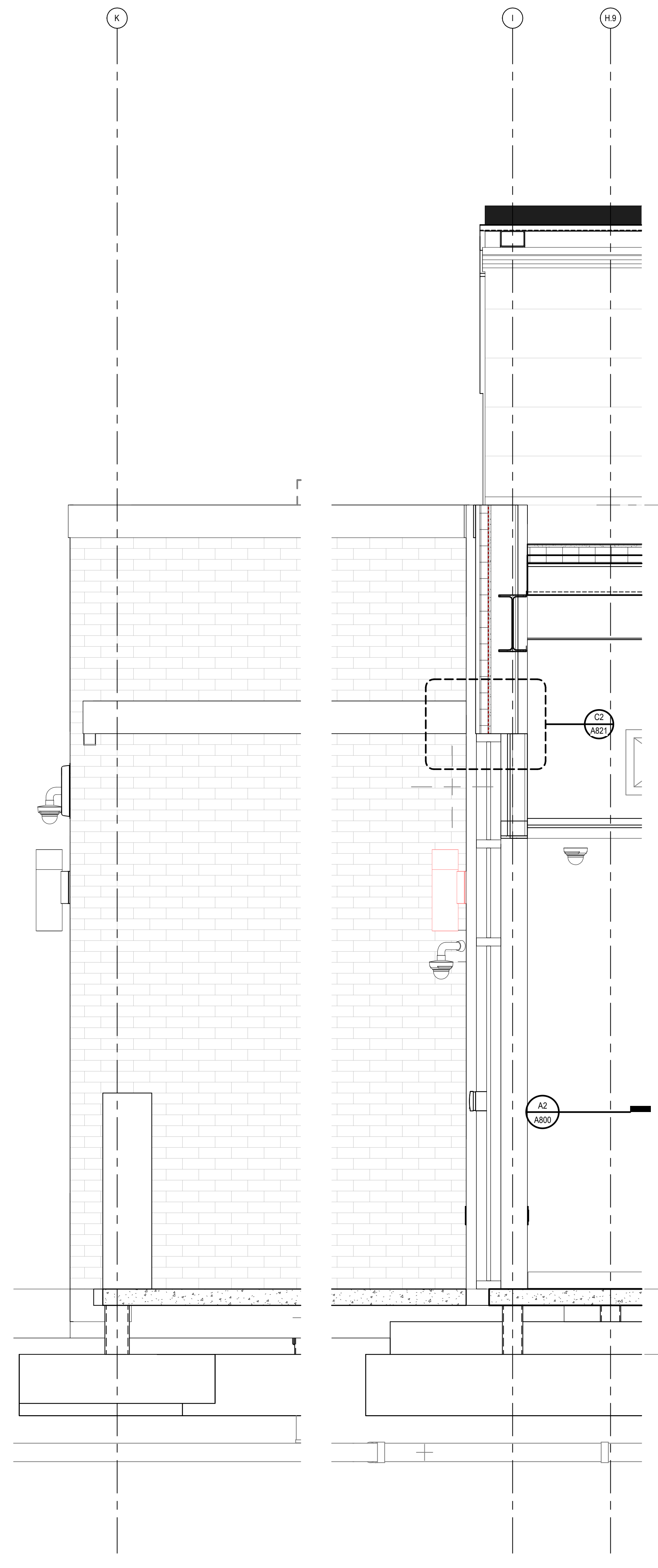
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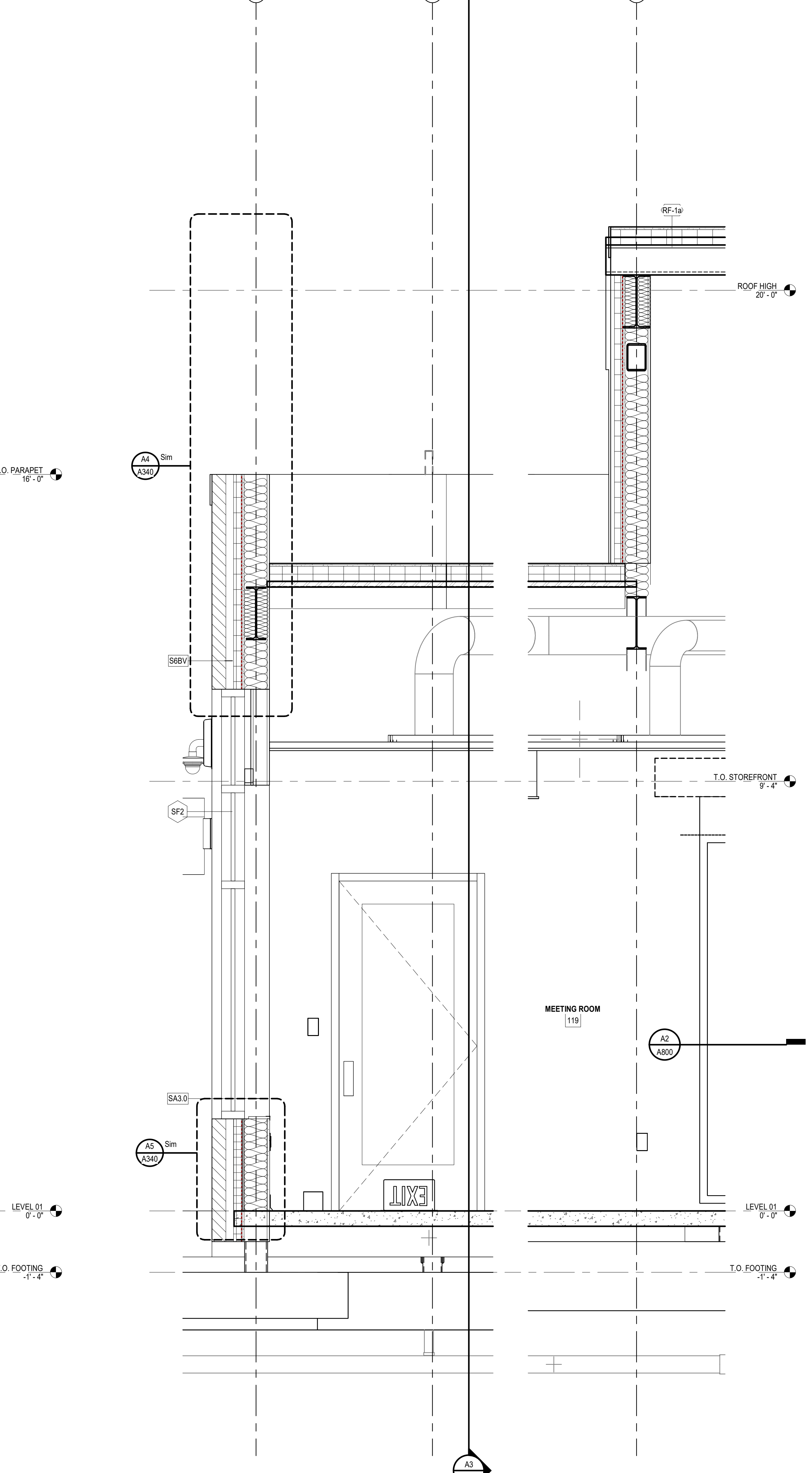
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A5 WALL SECTION 8
3/4" = 1'-0"



A3 WALL SECTION 9
3/4" = 1'-0"



A2 WALL SECTION 10
3/4" = 1'-0"

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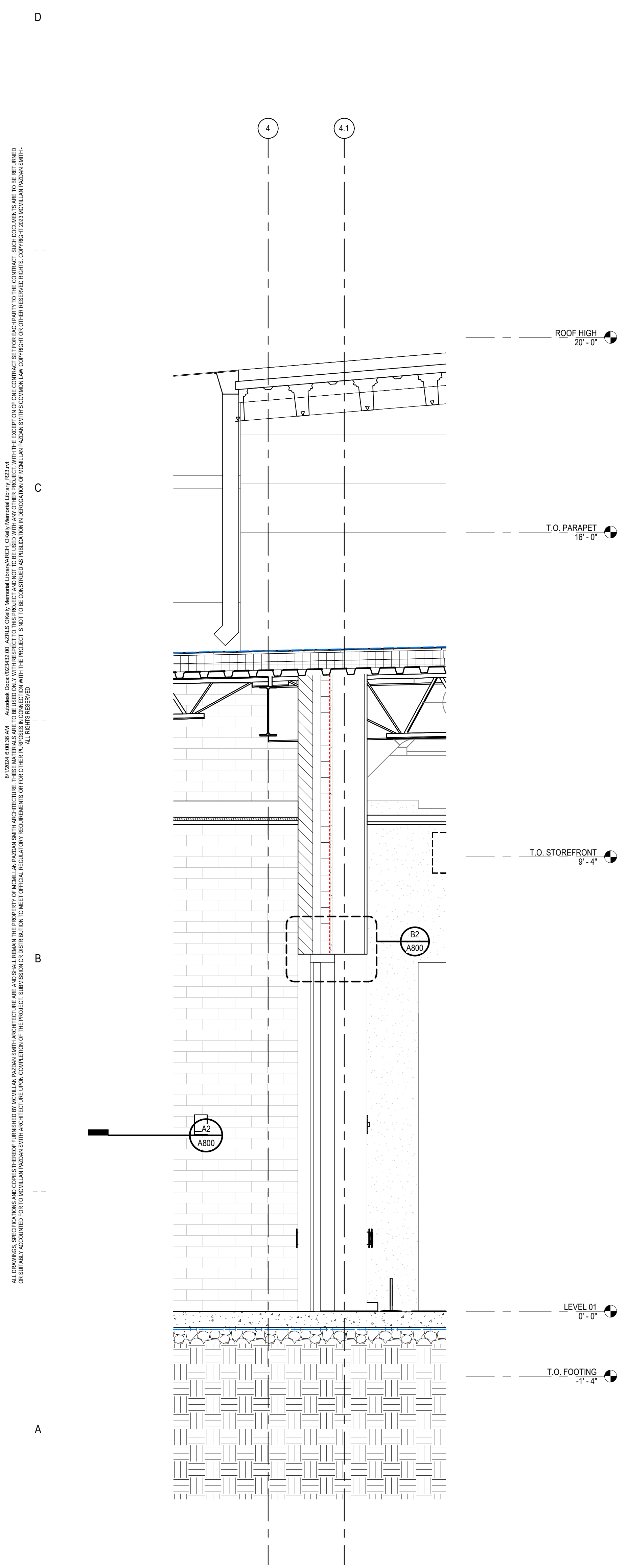
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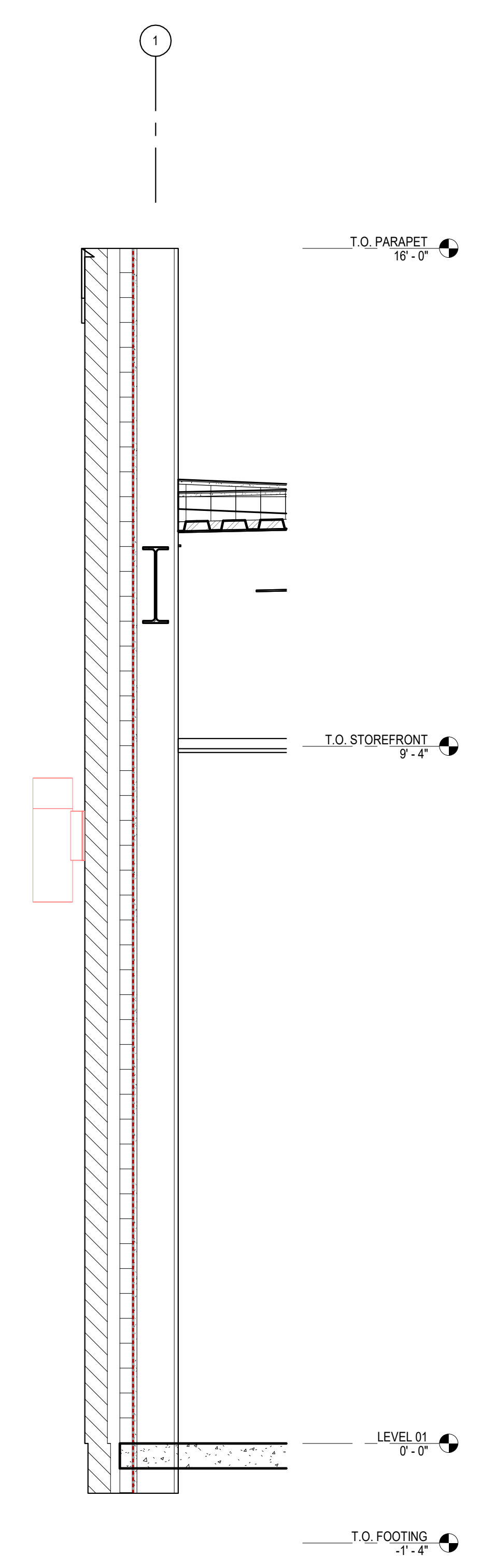
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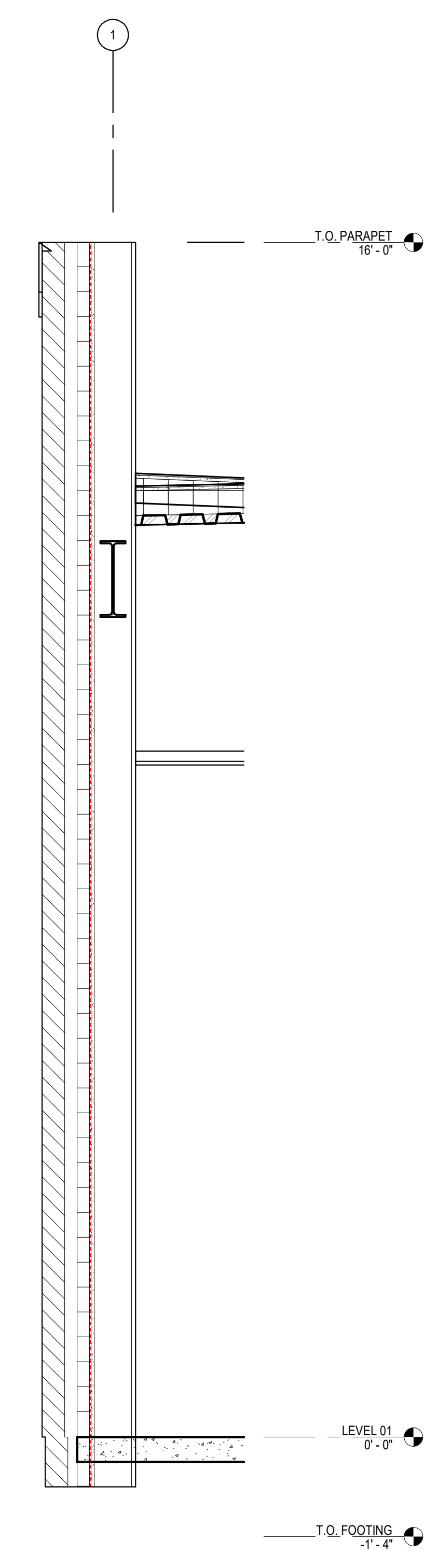
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11 WALL SECTION 11
3/4" = 1'-0"

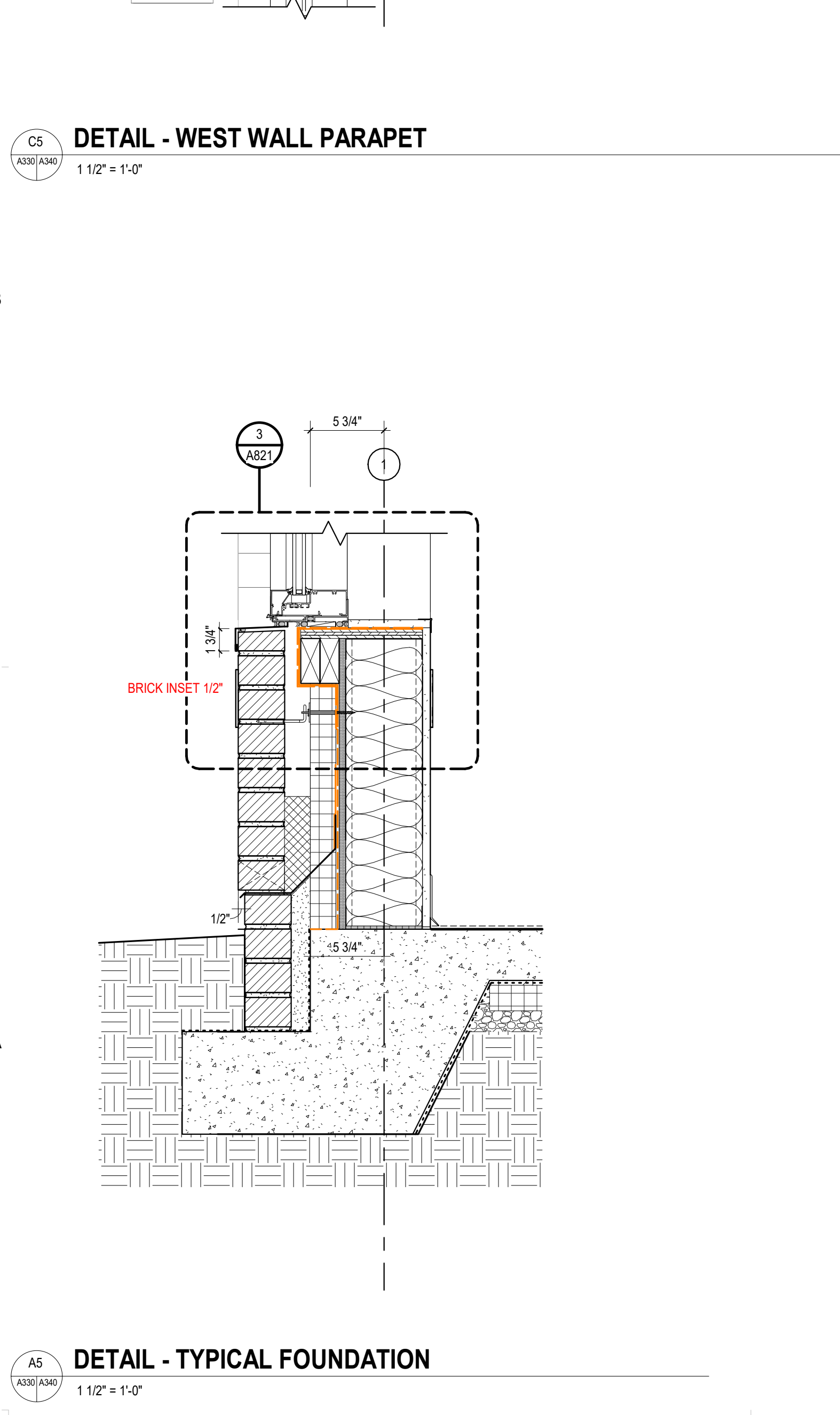
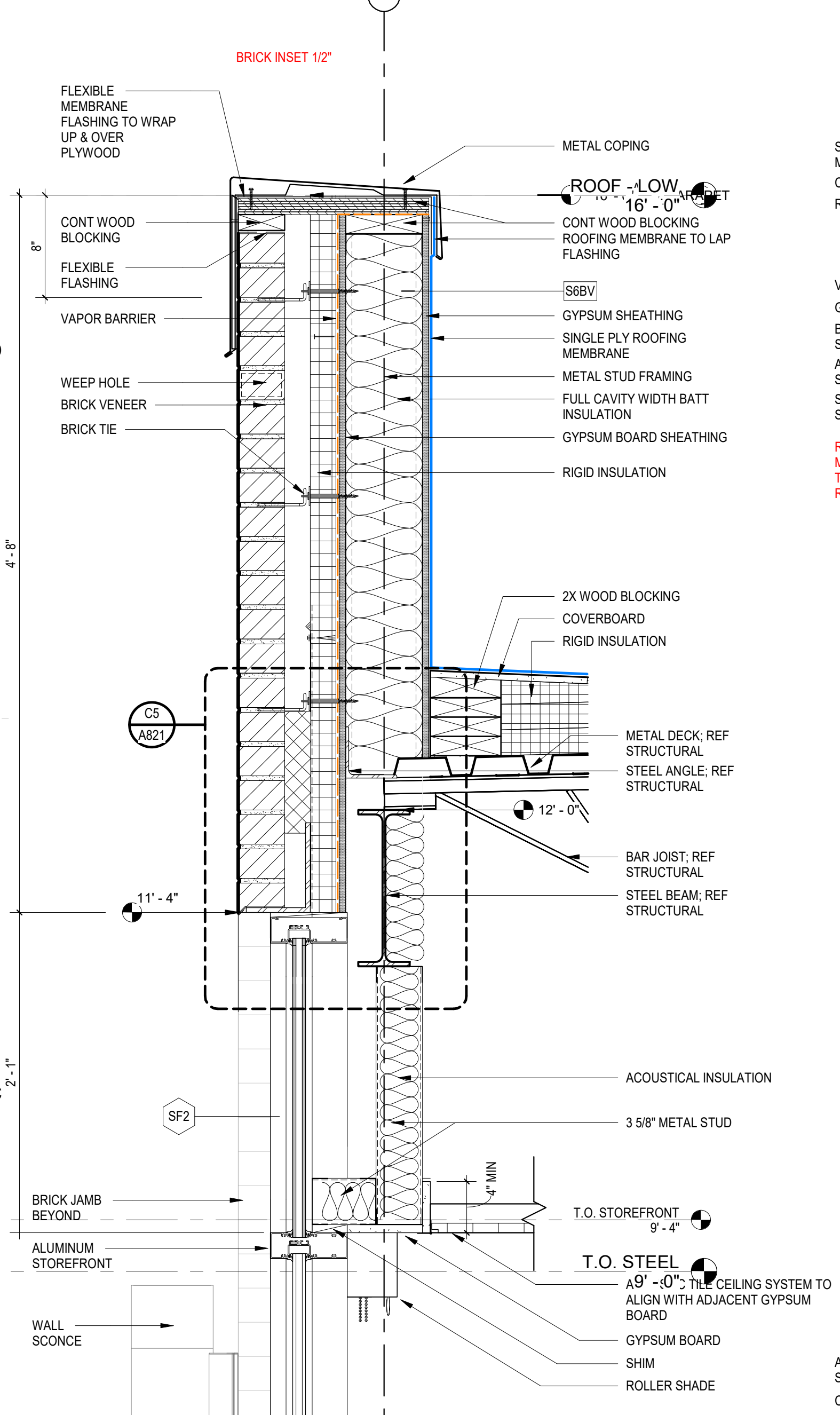
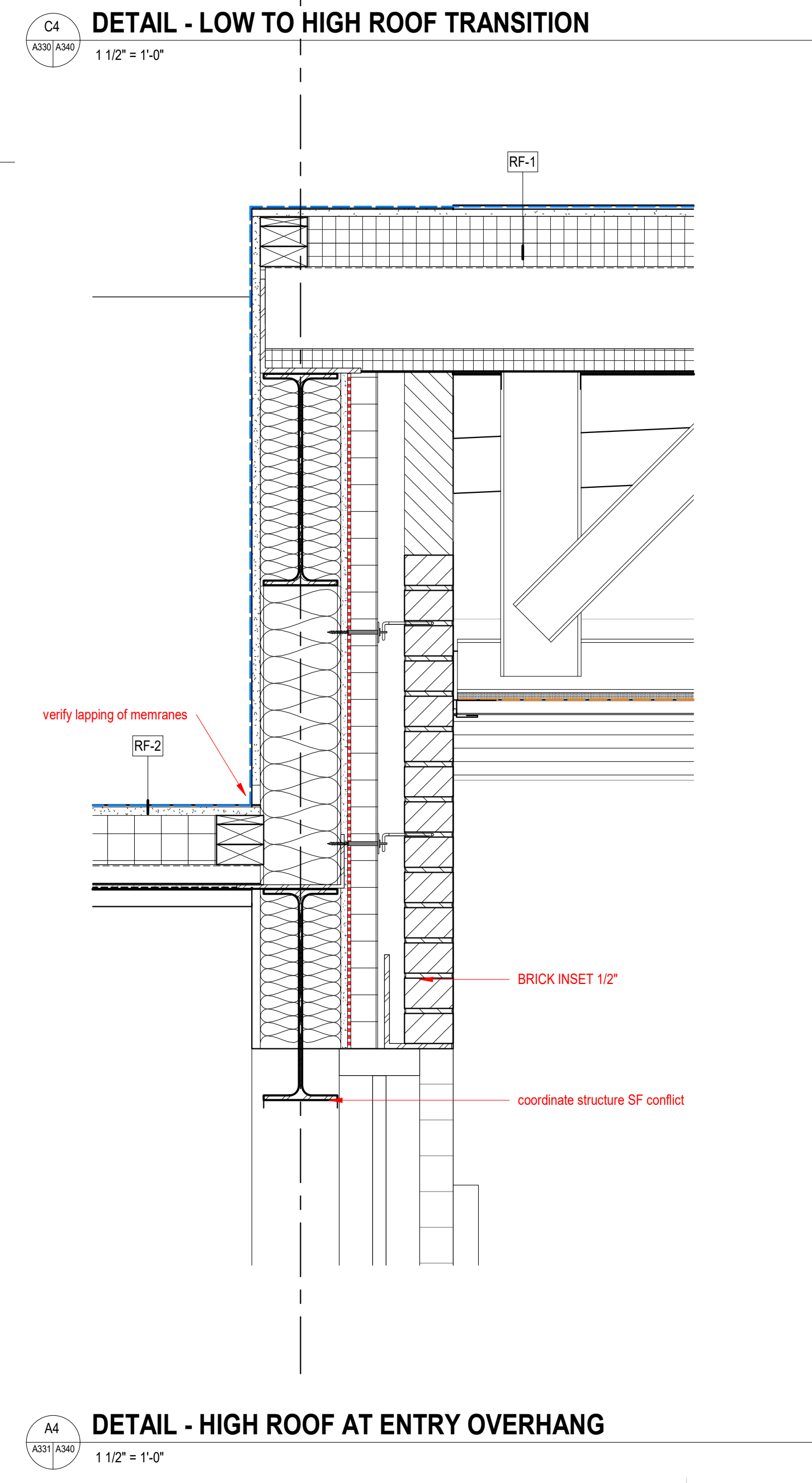
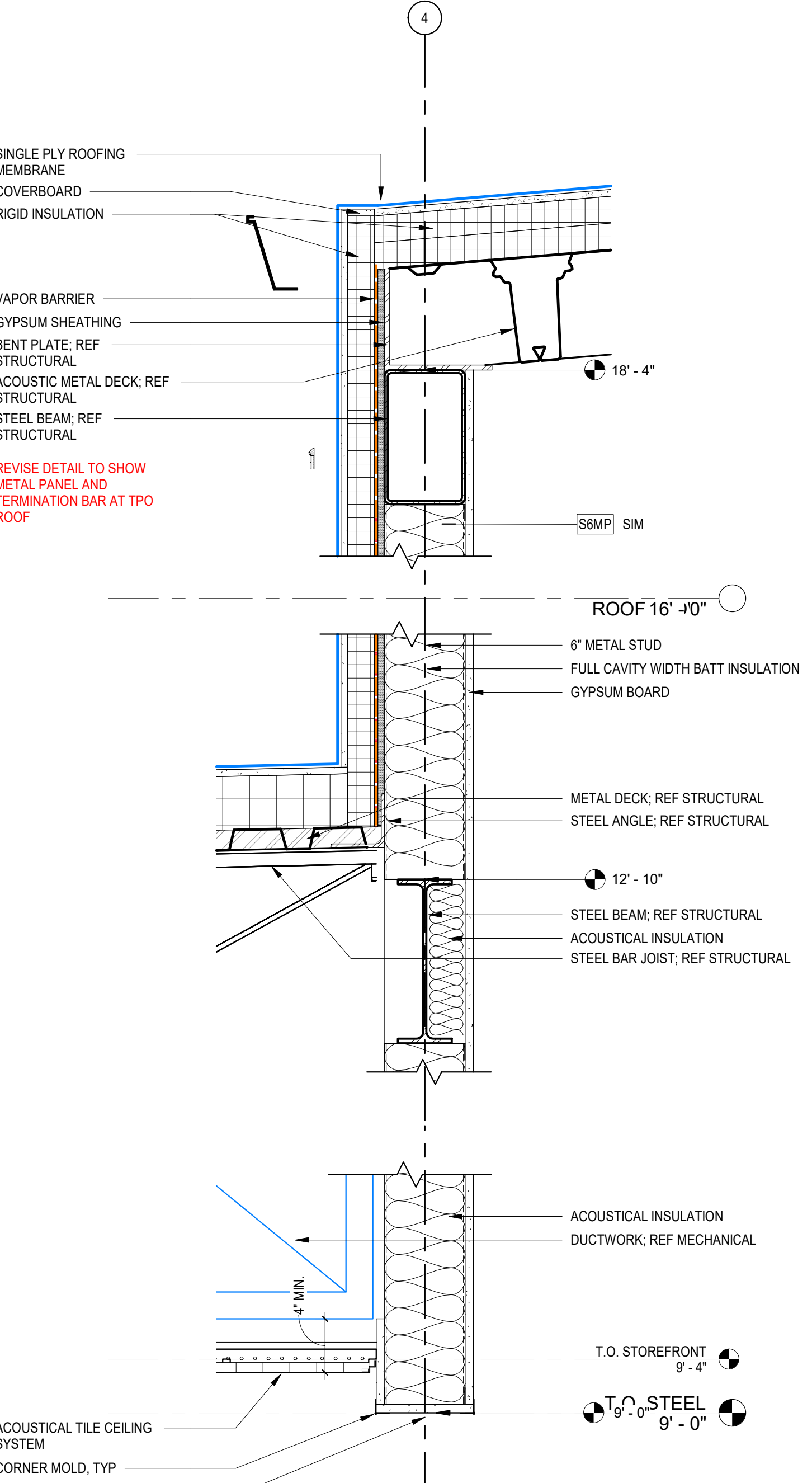
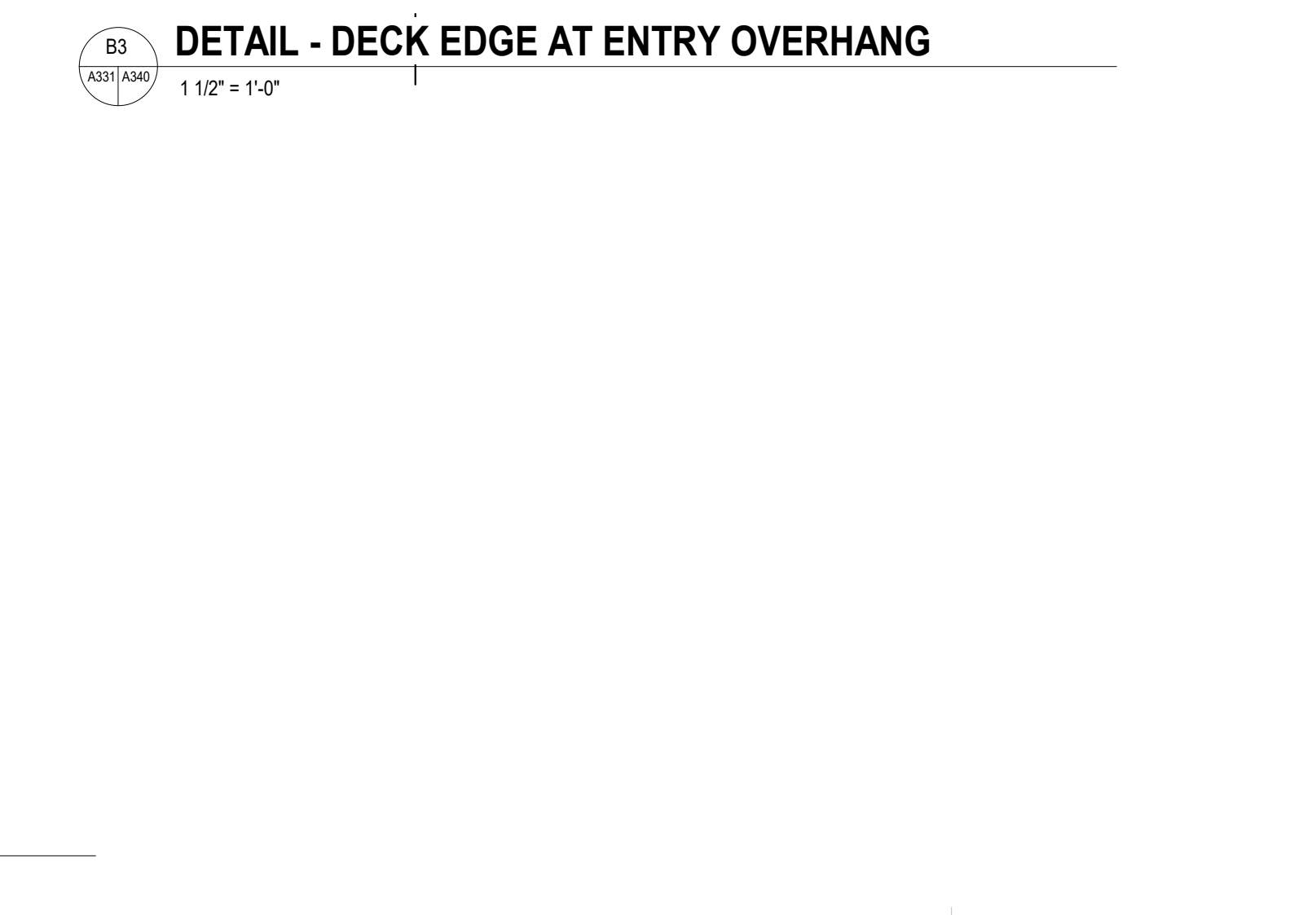
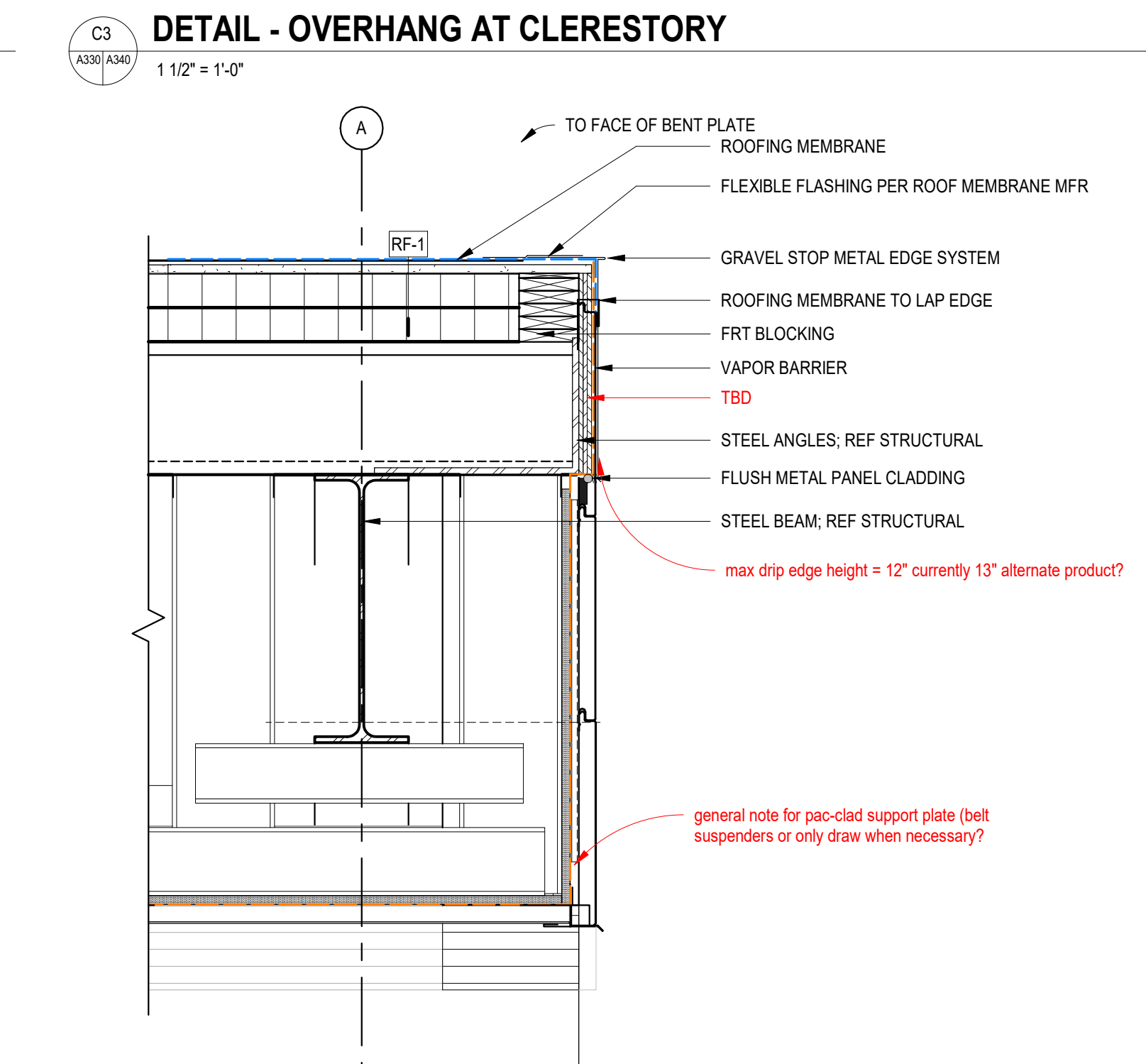
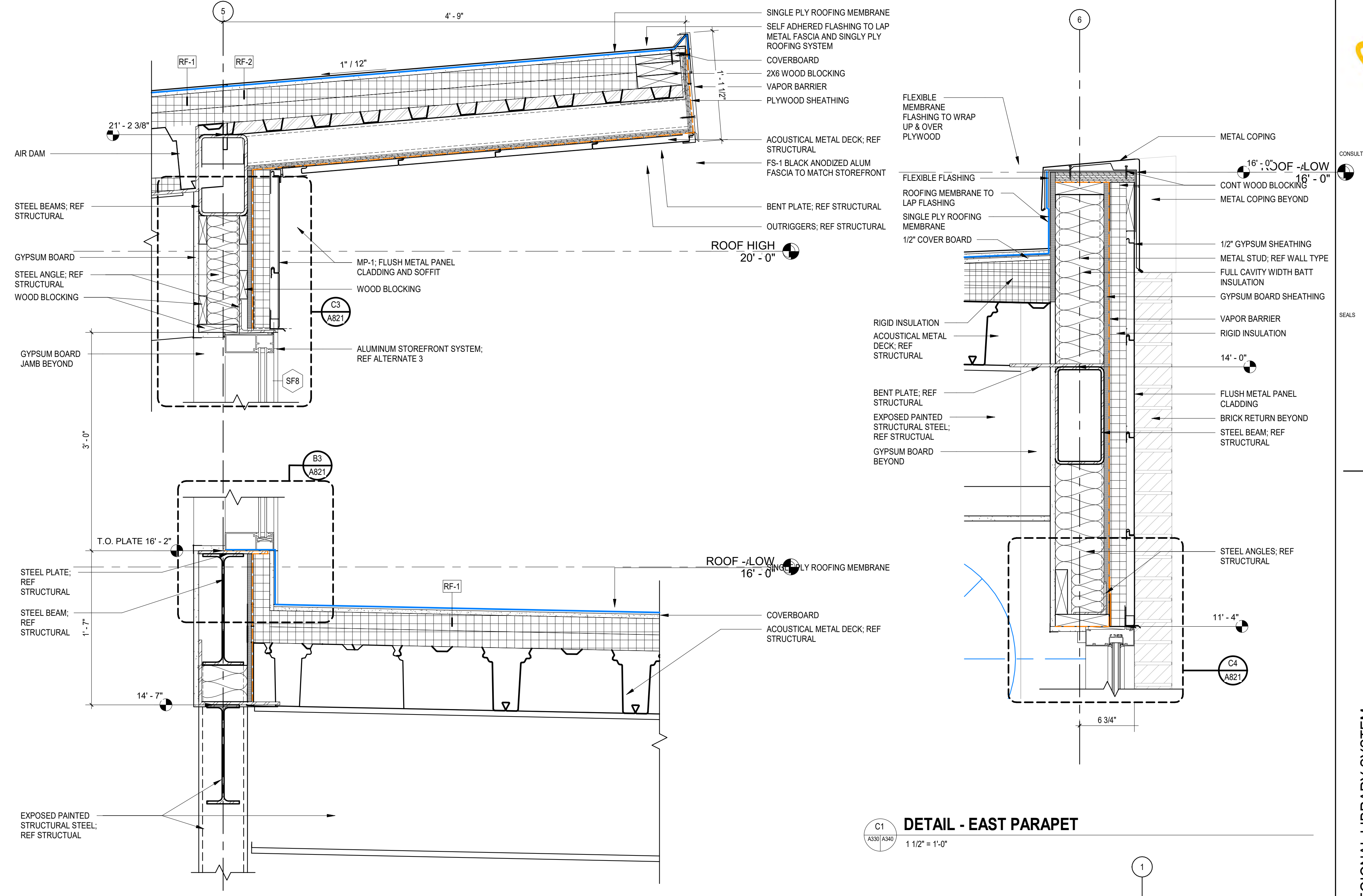


1 WALL SECTION - TYPICAL BRICK INSTALLATION AT BRICK PILASTER
3/4" = 1'-0"

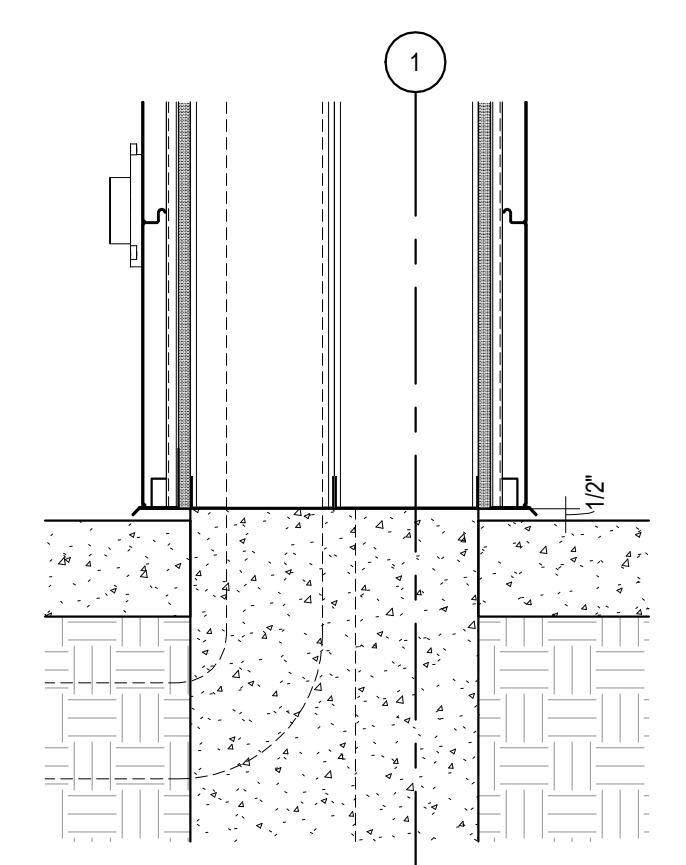


2 WALL SECTION - TYPICAL BAY BRICK INSTALLATION
3/4" = 1'-0"

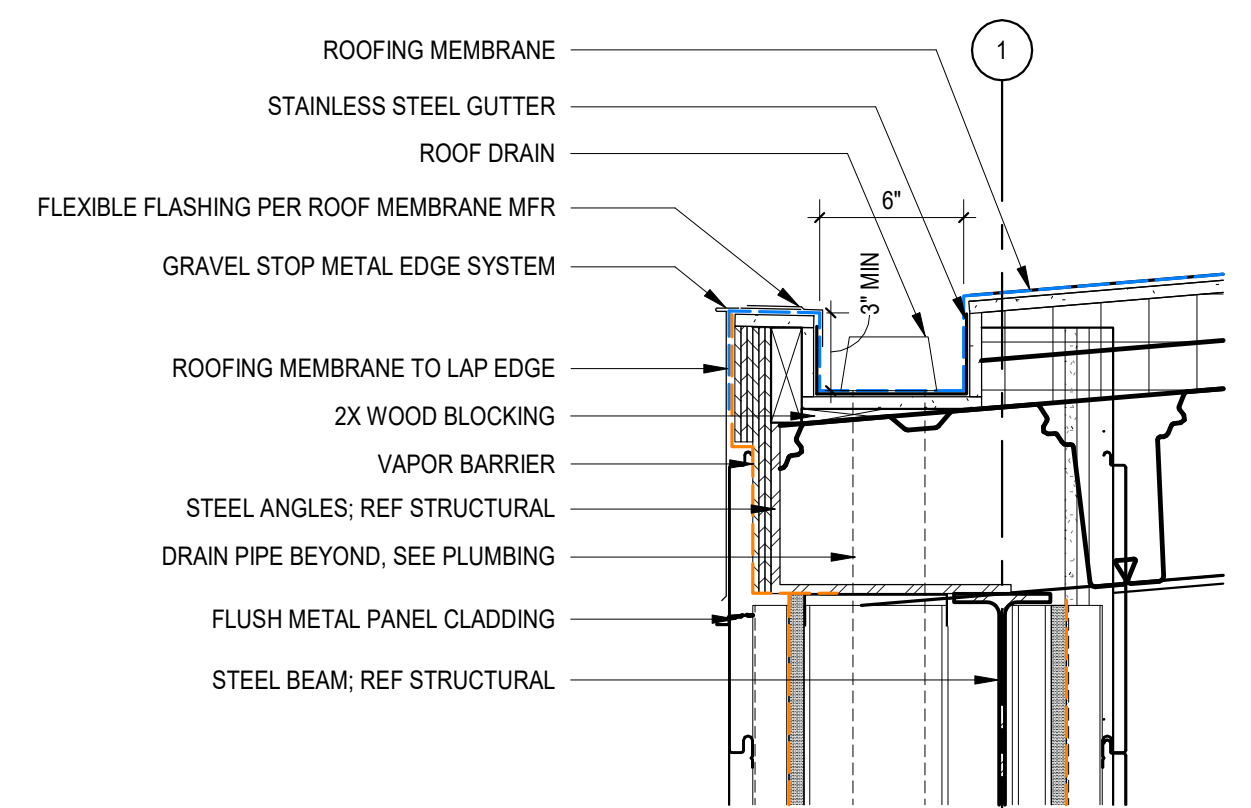
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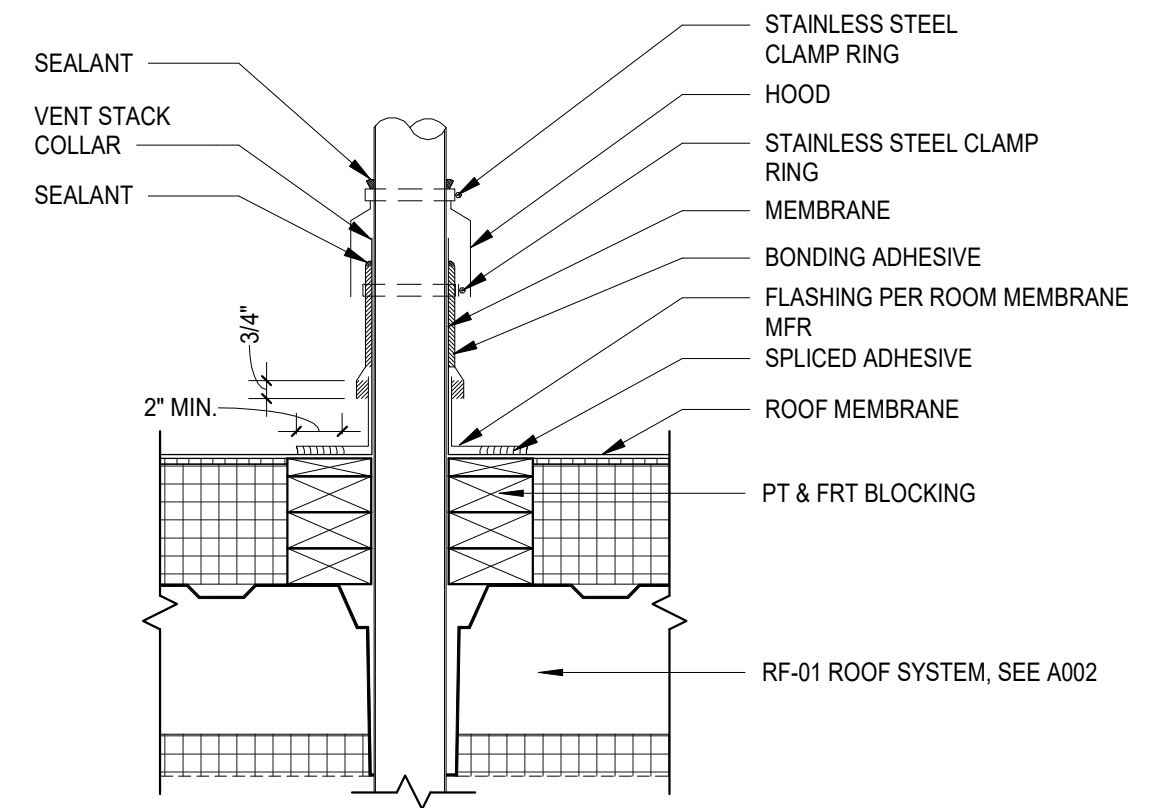
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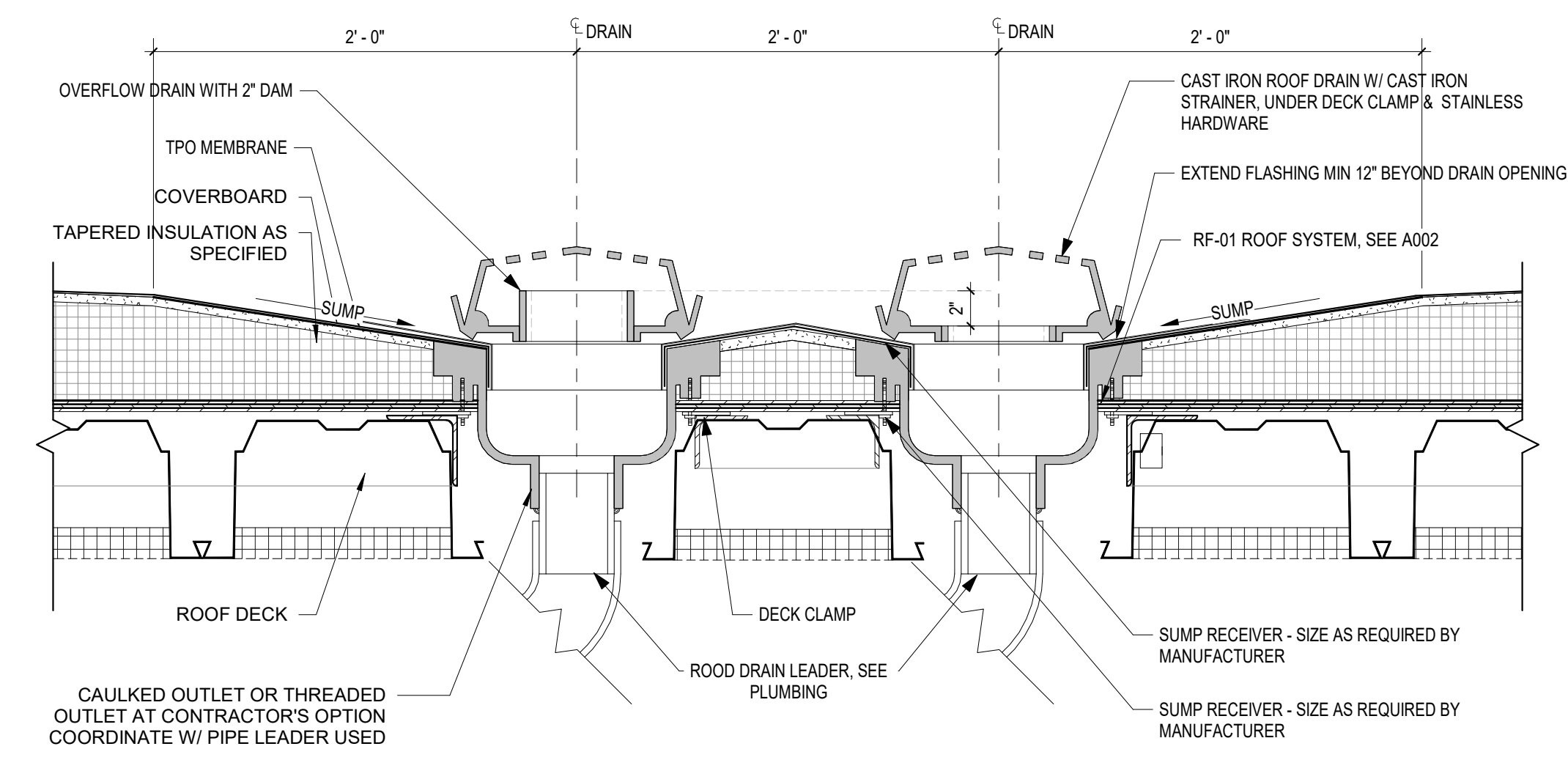
A1 **DETAIL - COLUMN WRAP AT GRADE**
A341 1 1/2" = 1'-0"



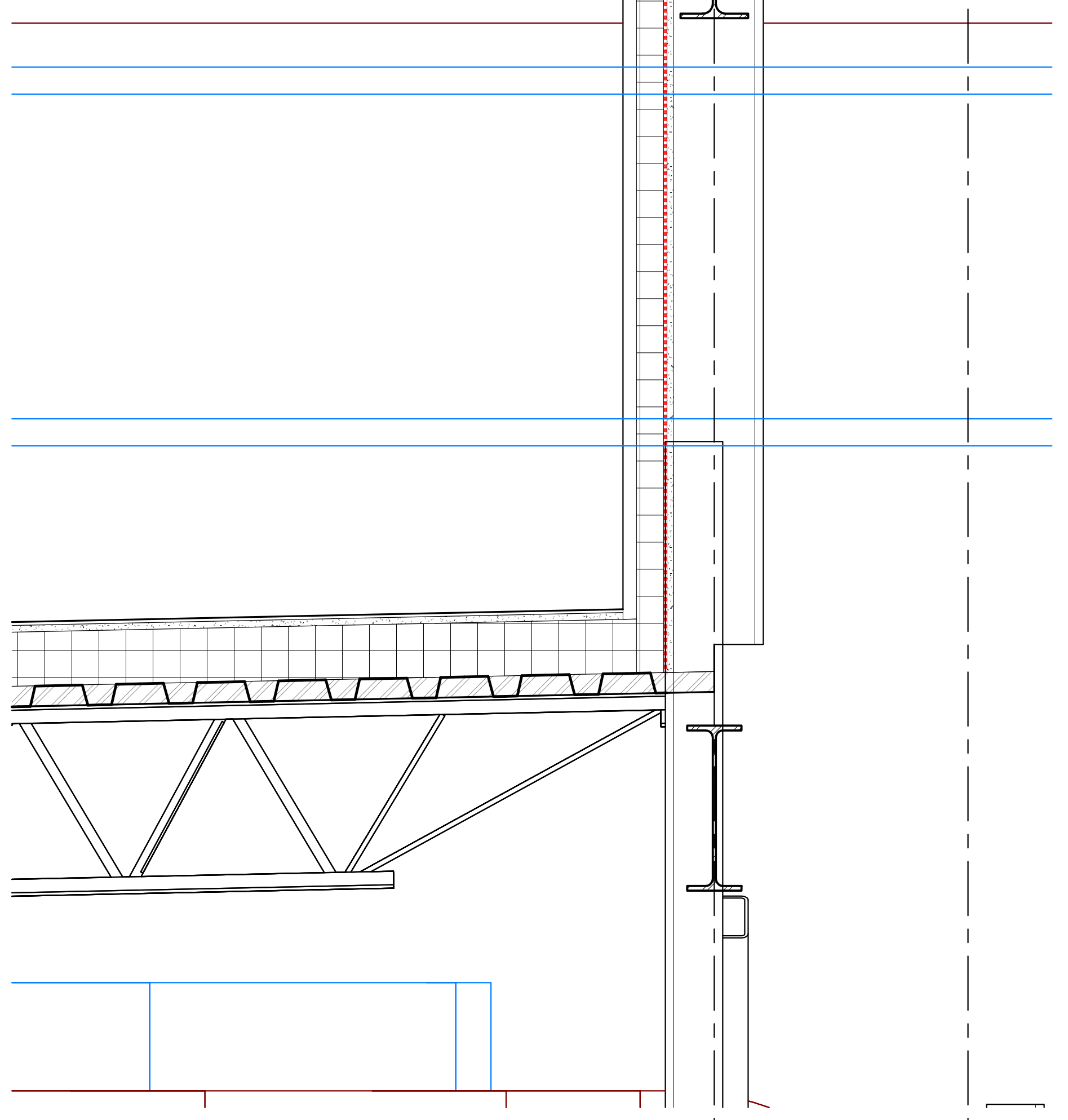
B1 **DETAIL - COLUMN WRAP AT CONCEALED GUTTER**
A341 1 1/2" = 1'-0"



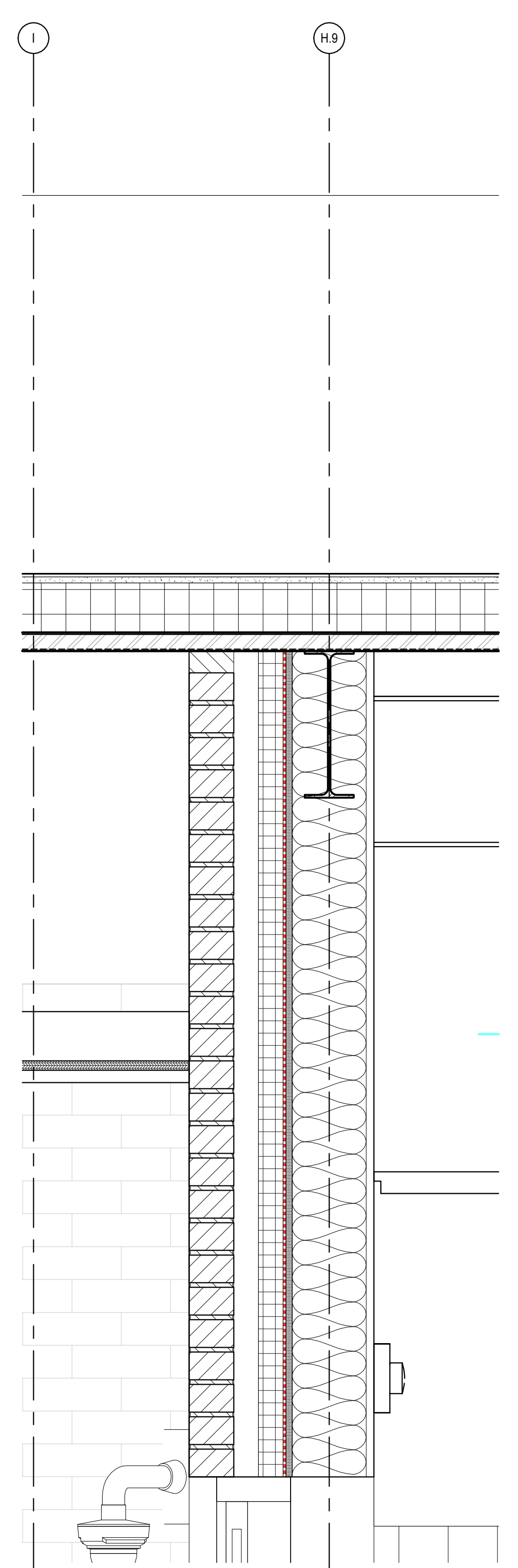
D3 **VENT STACK FLASHING DETAIL**
A341 1 1/2" = 1'-0"



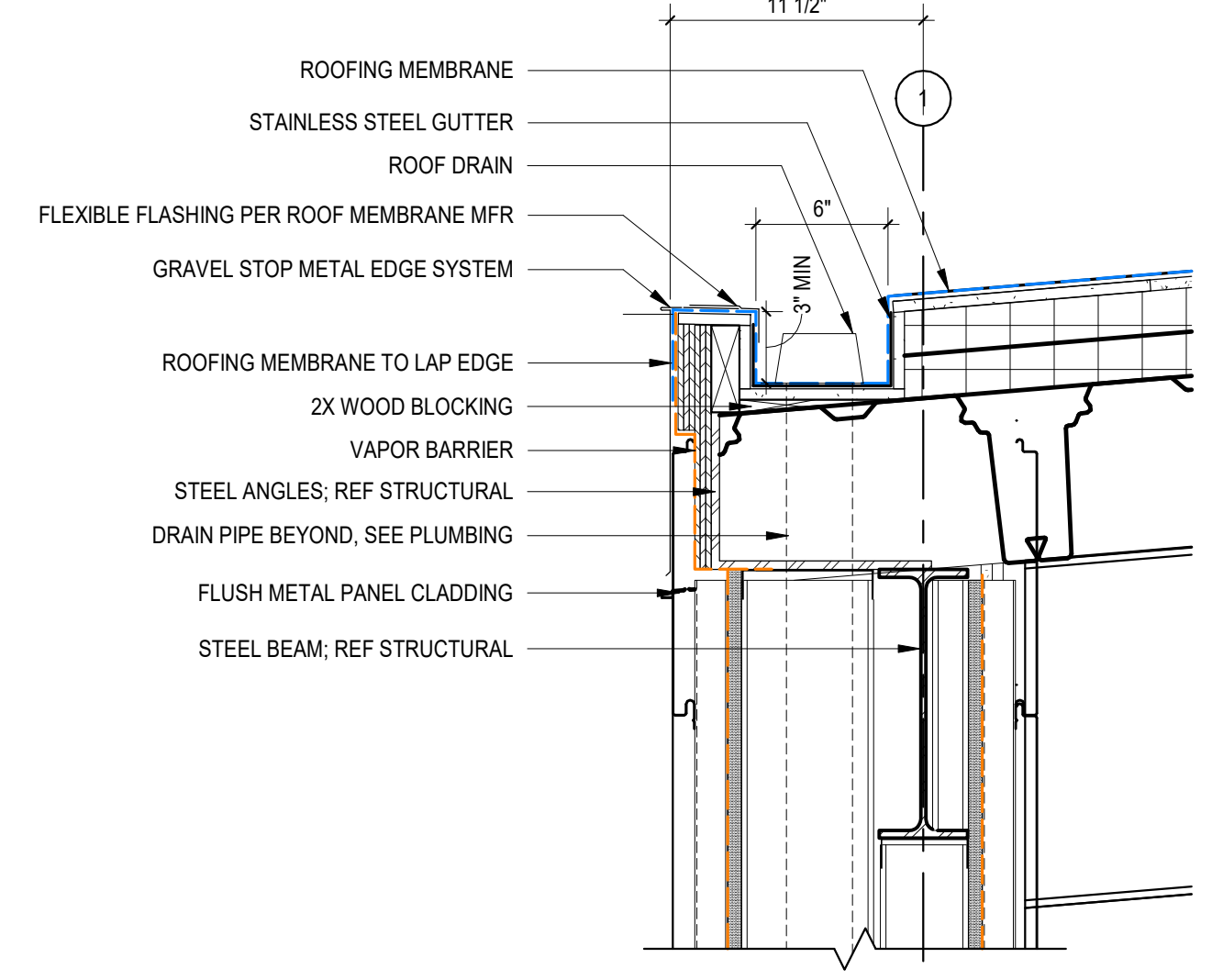
D2 **ROOF DRAIN**
A341 1 1/2" = 1'-0"



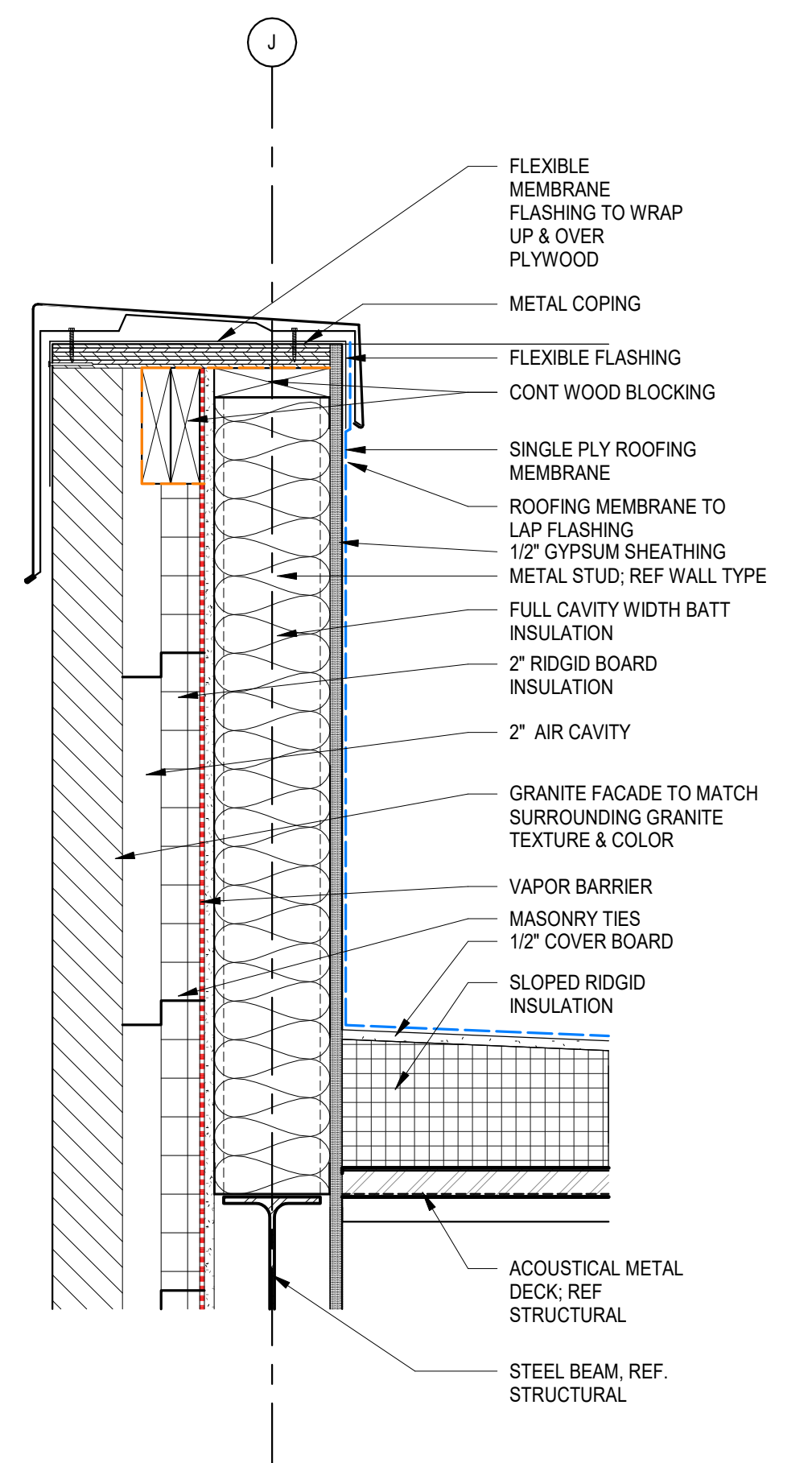
B3 **MECHANICAL WALL PENETRATION DETAIL**
A341 1 1/2" = 1'-0"



B5 **DETAIL - ENTRY AT SOUTH VESTIBULE**
A341 1 1/2" = 1'-0"



B2 **DETAIL - CONCEALED GUTTER AT EAVE**
A341 1 1/2" = 1'-0"



A5 **GRANITE PARAPET DETAIL**
A341 1 1/2" = 1'-0"

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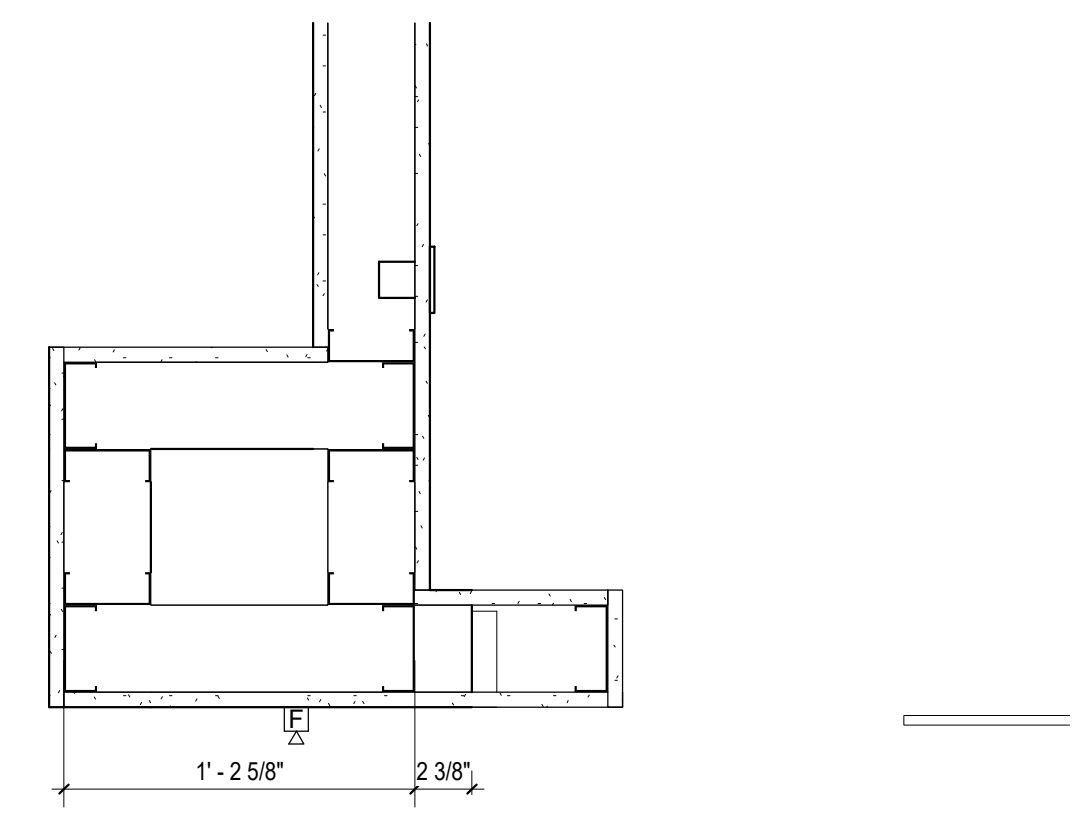
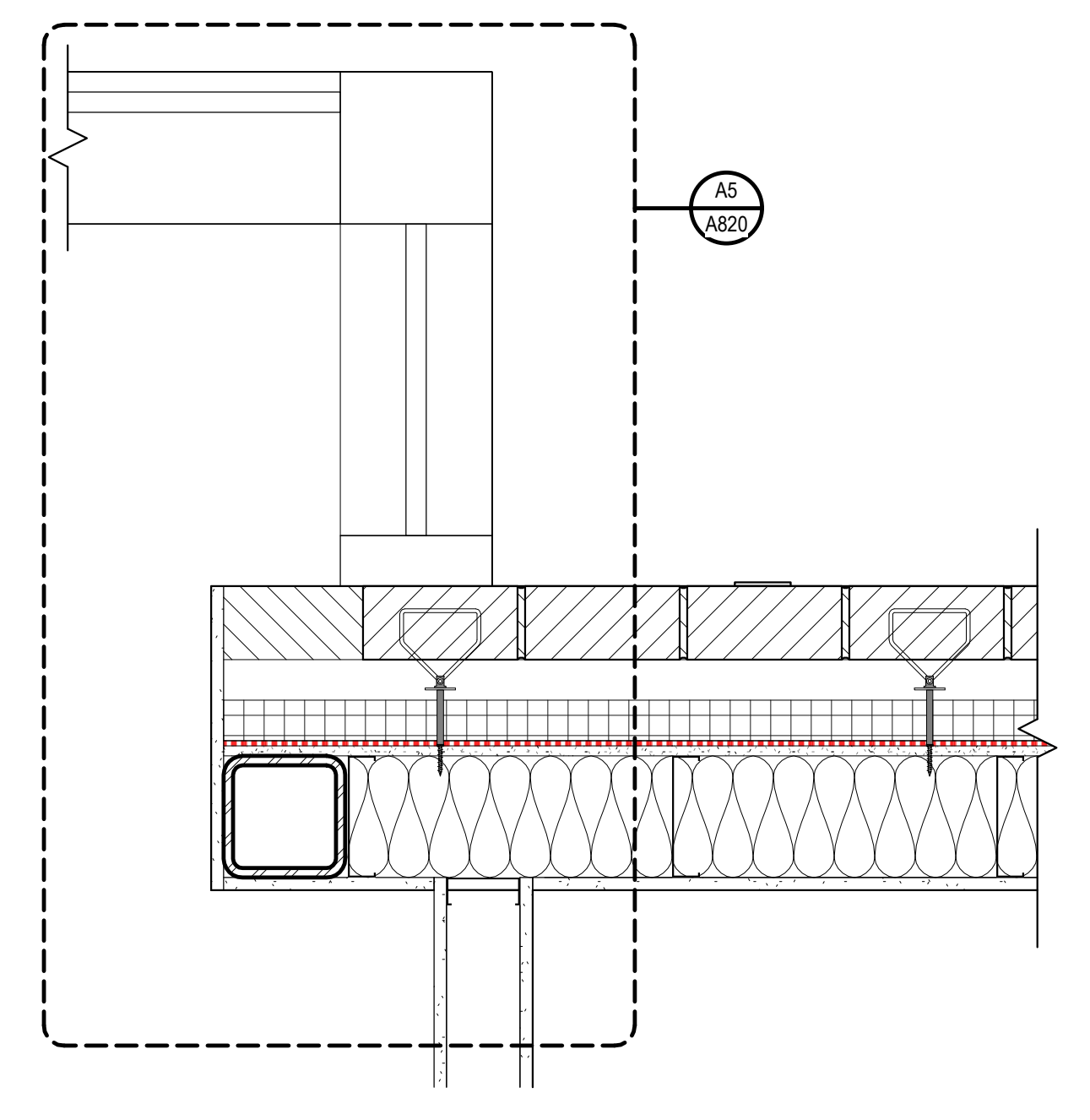
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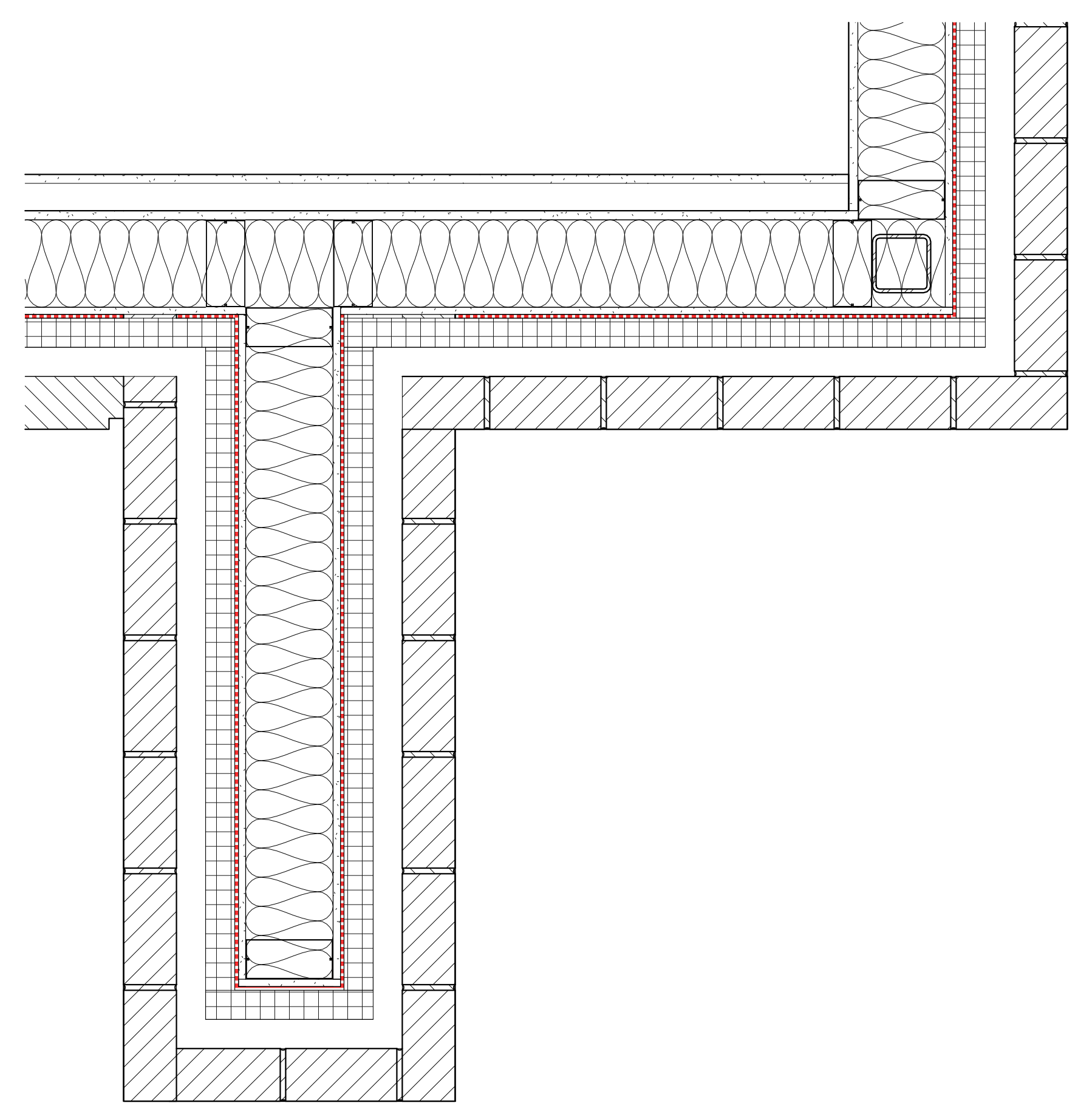
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SHEET NO. PROJ. NO.
023432

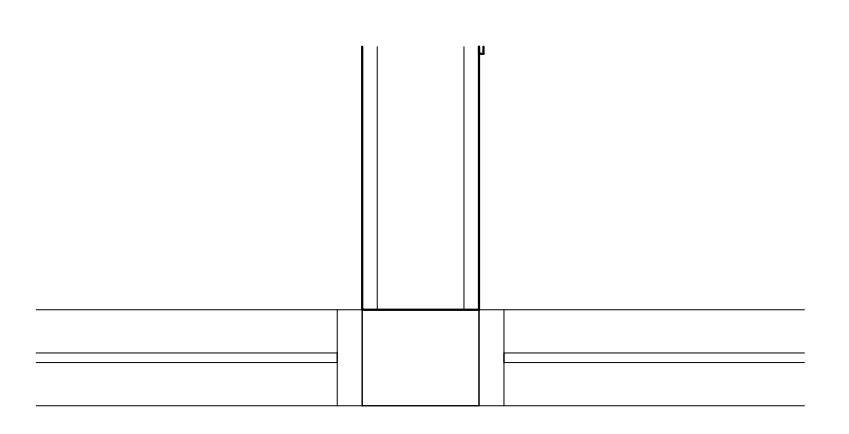
A360



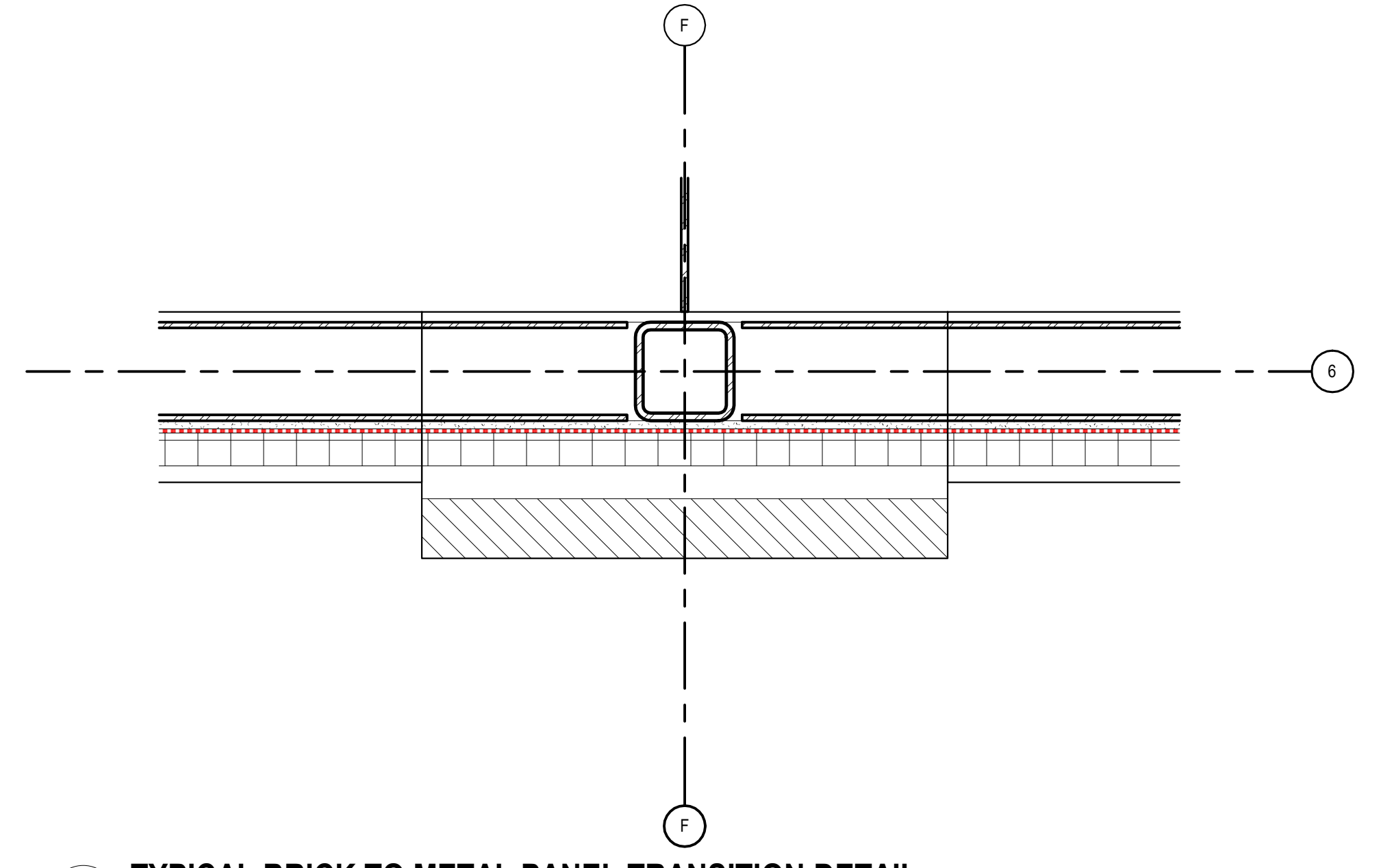
C1 PLAN DETAIL - GROUP STUDY EXTERIOR
A110/A360 1 1/2" = 1'-0"



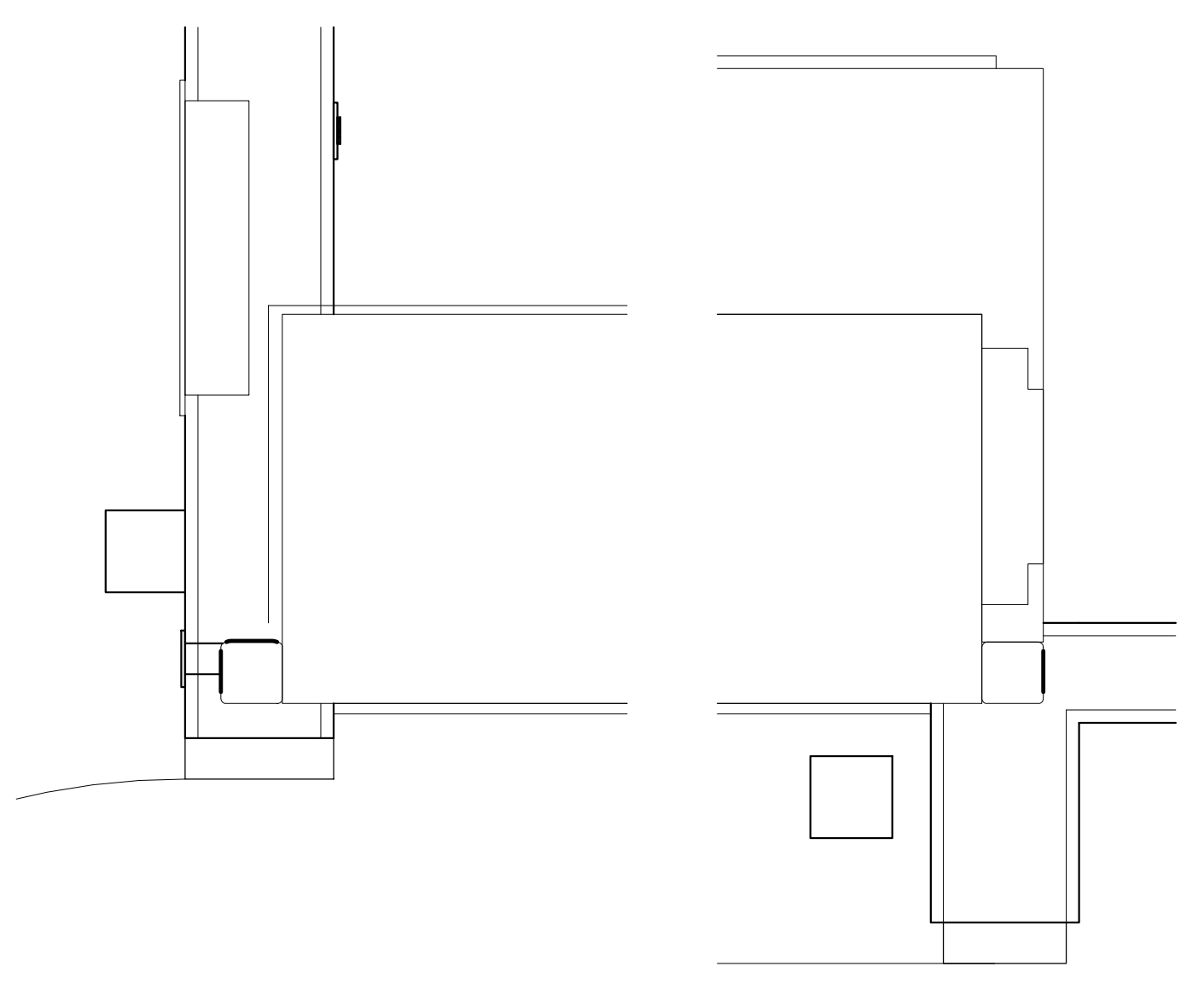
A2 PLAN DETAIL - SOUTH ENTRY
A110/A360 1 1/2" = 1'-0"



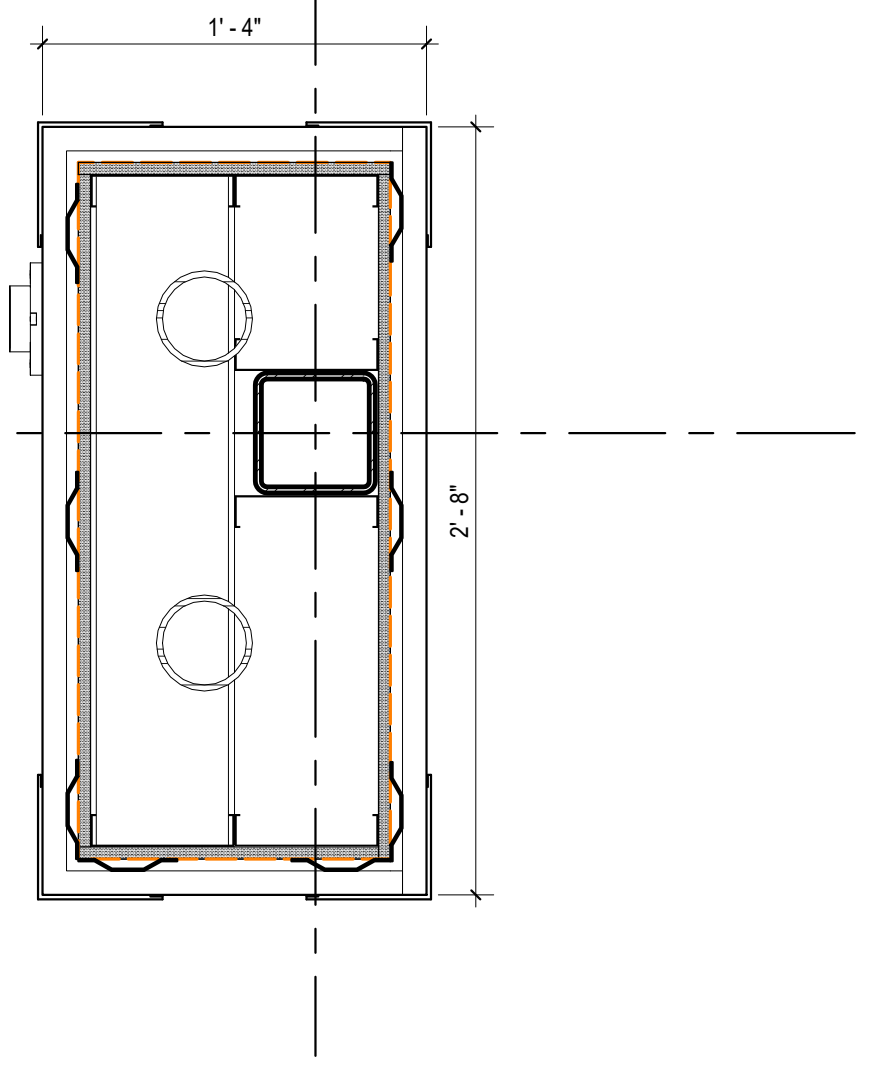
D3 JAMB DETAIL AT ARCHITECTURAL WALLS
A360 1 1/2" = 1'-0"



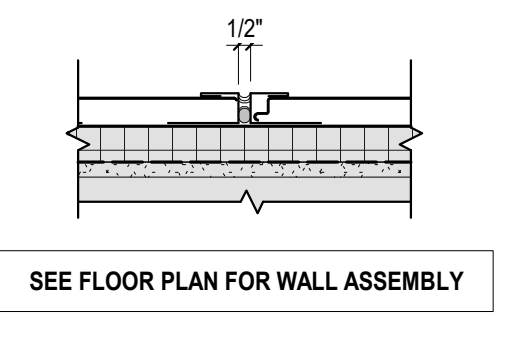
C3 TYPICAL BRICK TO METAL PANEL TRANSITION DETAIL
A360/A360 1 1/2" = 1'-0"



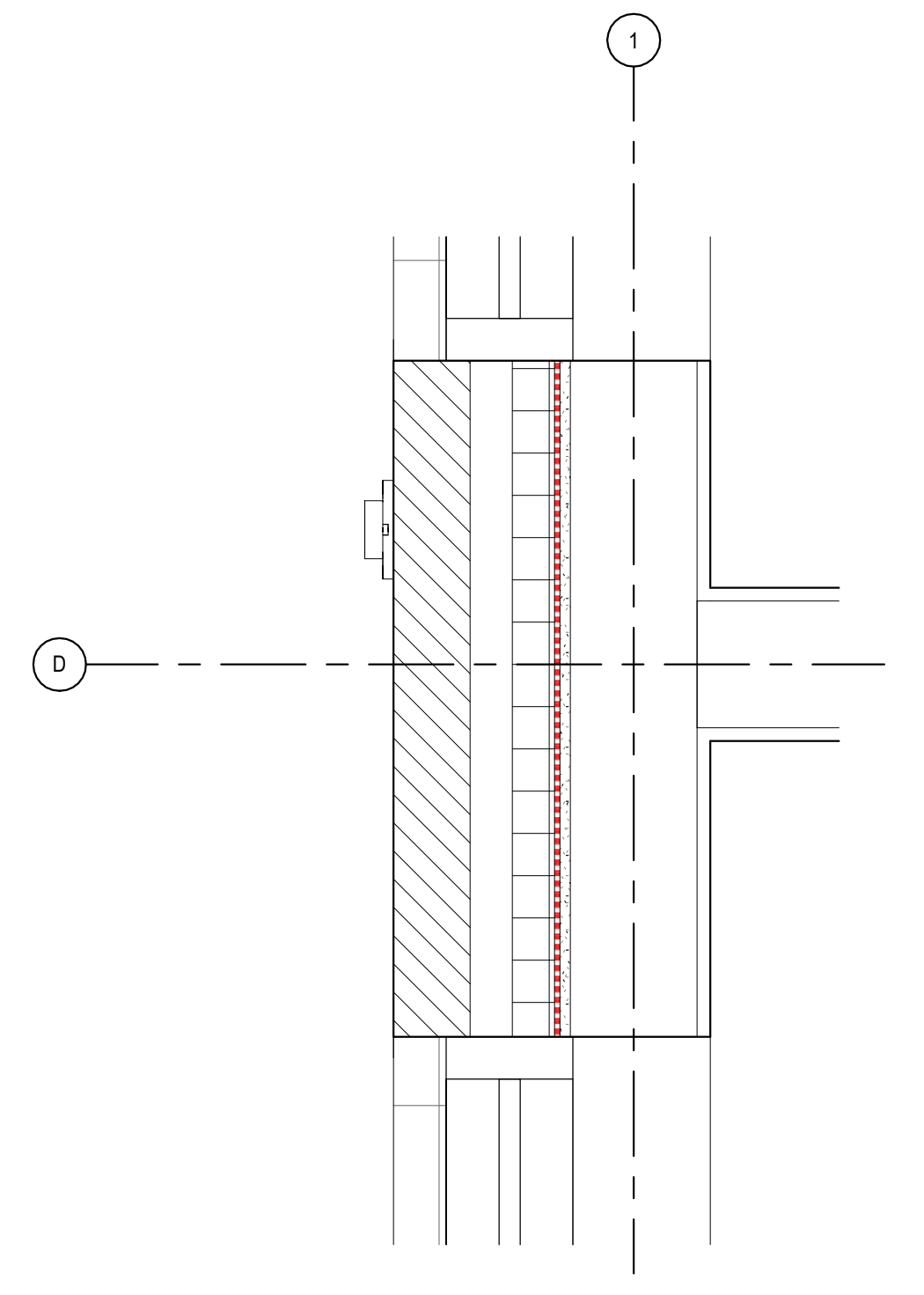
A3 SECURITY GRILL JAMB
A110/A360 1 1/2" = 1'-0"



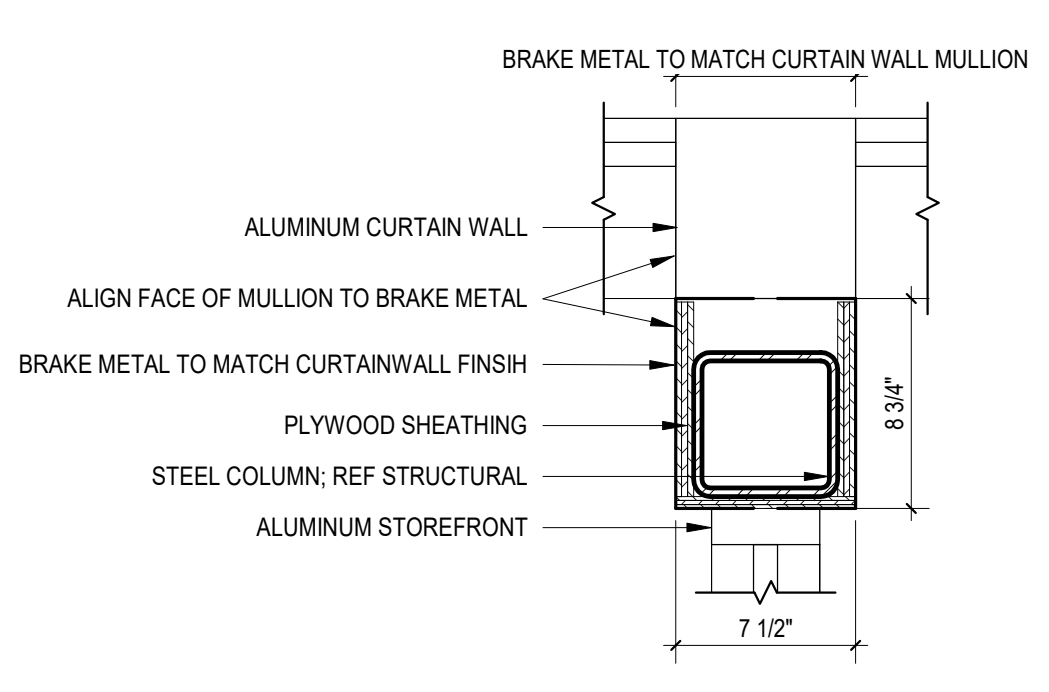
D4 PLAN DETAIL - COLUMN
A360 1 1/2" = 1'-0"



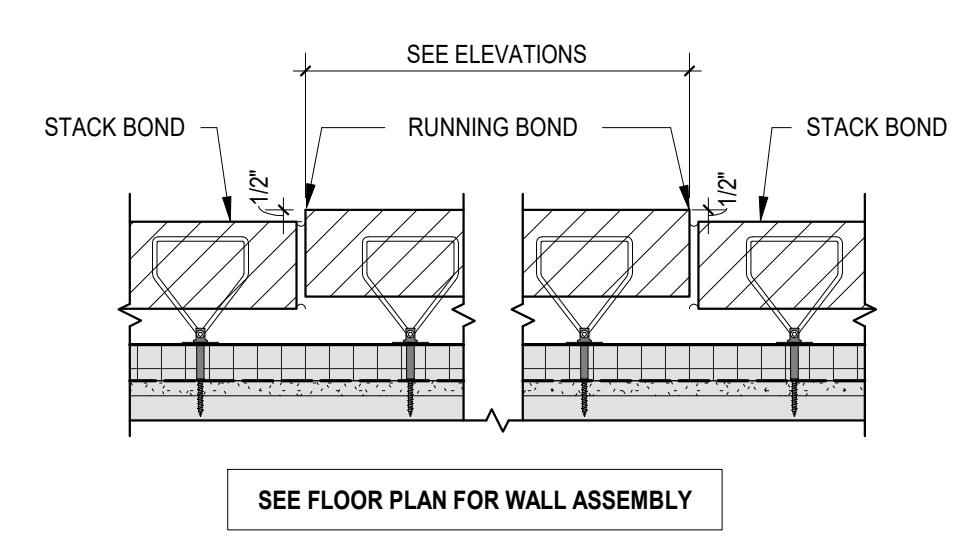
C4 VET - PLAN DETAIL - METAL PANEL JOINTS
A360 1 1/2" = 1'-0"



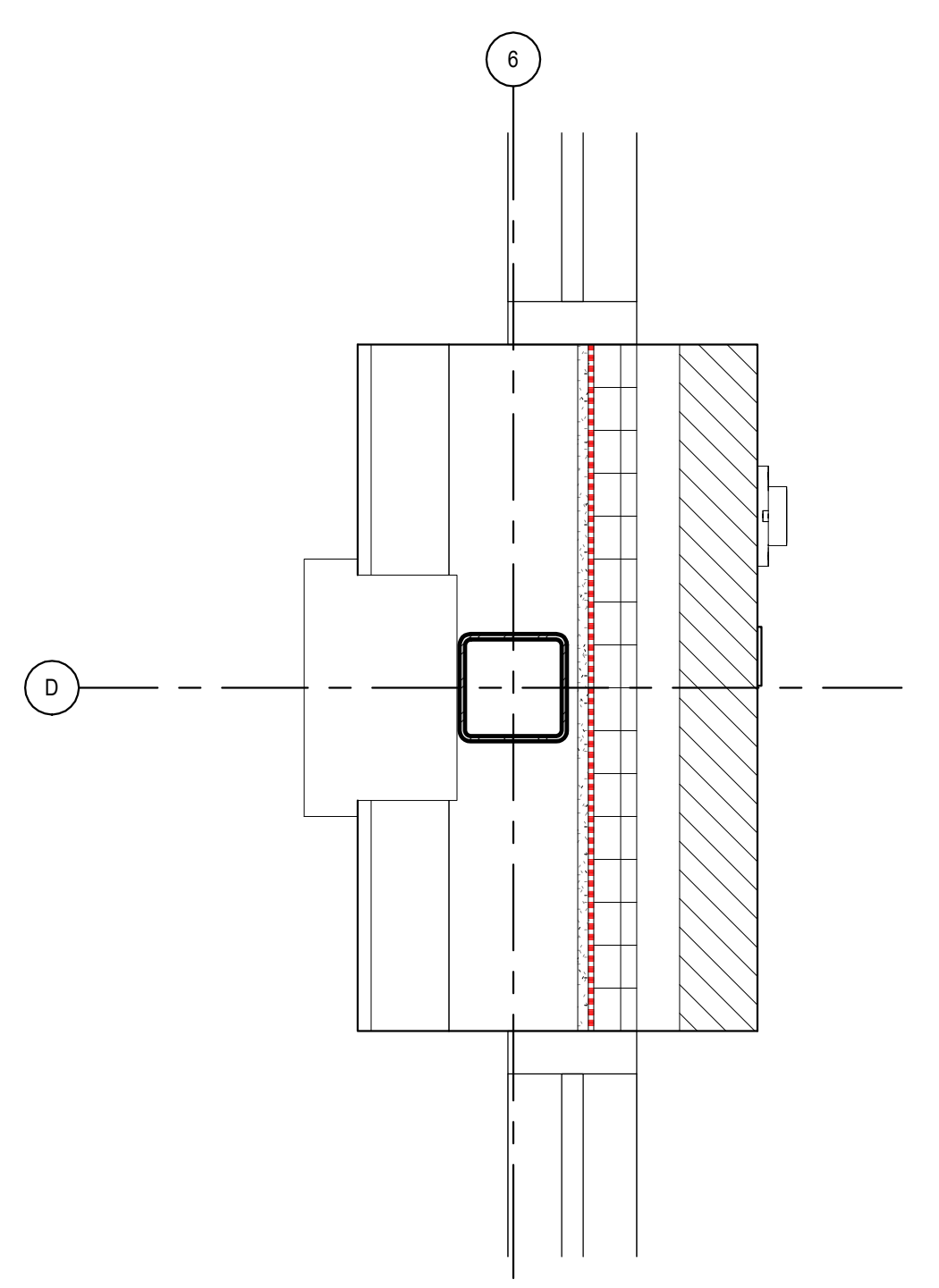
A4 PLAN DETAIL AT SITEWALL
A110/A360 1 1/2" = 1'-0"



D5 PLAN DETAIL - COLUMN AT CURTAIN WALL
A360 1 1/2" = 1'-0"

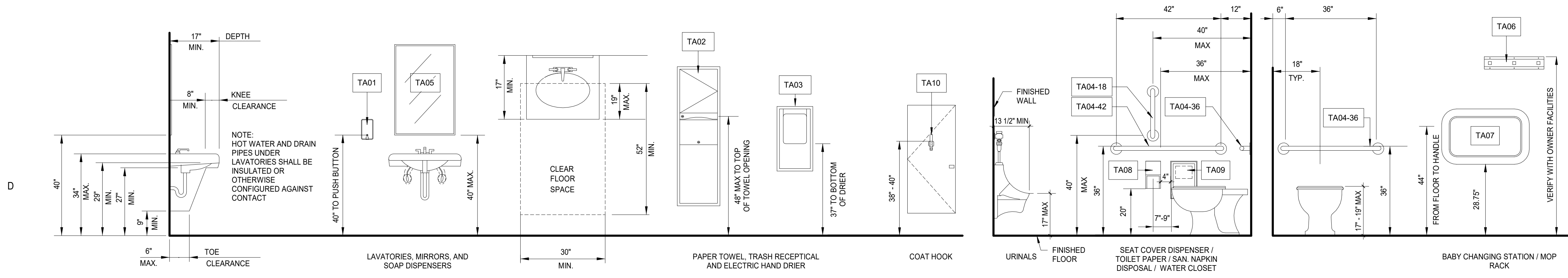


C5 VET - PLAN DETAIL - BRICK CORBEL
A360 1 1/2" = 1'-0"



A5 WALL FURRING AT FEC PLAN DETAIL
A110/A360 1 1/2" = 1'-0"

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RESTROOM ACCESSORY LEGEND		
NO.	ACCESSORY	DESCRIPTION / BASIS OF DESIGN
TA01	SOAP DISPENSER	BRADLEY 6562 SURFACE MOUNT
TA02	TOWEL & WASTE RECEPTACLE	BRADLEY 236 RECESSED
TA03	HAND DRIER	XLERATOR HAND DRIER WITH ADA RECESS KIT
TA04	GRAB BARS	BRADLEY 632-2 18, 36, 42 REF PLACEMENT ON TYPICAL MOUNTING HEIGHT LEGEND
TA05	MIRROR	BRADLEY 781 24 x 36 BRUSHED BLACK
TA06	MOP RACK AND SHELF	BRADLEY 9984
TA07	BABY CHANGING STATION W SAFETY STRAP	KOALA KARE KB310-SSWM SURFACE MOUNT
TA08	TOILET TISSUE DISPENSER	BRADLEY 5402 SURFACE MOUNT
TA09	FEMININE HYGIENE DISPOSAL	BRADLEY 4722-15 SURFACE MOUNT
TA10	COAT HOOK	BY PARTITION MANUF TYP ALL PARTITION DOORS

NOTE: MODEL #'S SHOWN ARE BASIS OF DESIGN PRODUCTS. EQUAL CAN BE USED WITH APPROVAL FROM THE ARCHITECT. SEE MOUNTING HEIGHT DETAIL FOR ADDITIONAL INFORMATION.

- CONTRACTOR SHALL INSTALL BLOCKING IN WALLS AT LOCATIONS OF TOILET ACCESSORIES.
- CONTRACTOR SHALL INSTALL EQUIPMENT PER MANUFACTURERS SPECIFICATIONS (CONTRACTOR SHALL INSTALL PER A.D.A. MOUNTING HEIGHTS, REFER TO MANUFACTURER SPECIFICATION SHEETS).
- CONTRACTOR SHALL PROVIDE AND INSTALL UNDER-SINK PIPE INSULATION - PLUMBEREX HANDY-SHIELD MAXX OR EQUAL.
- SEE ENLARGED TOILET PLANS FOR EXACT FIXTURE LOCATIONS.



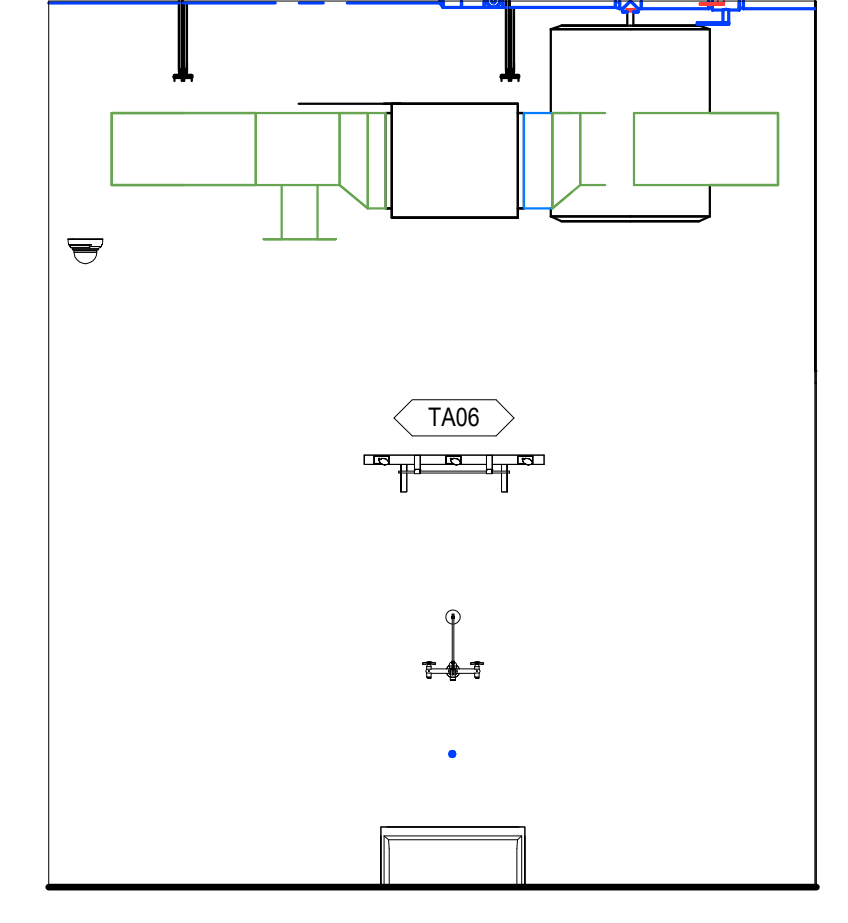
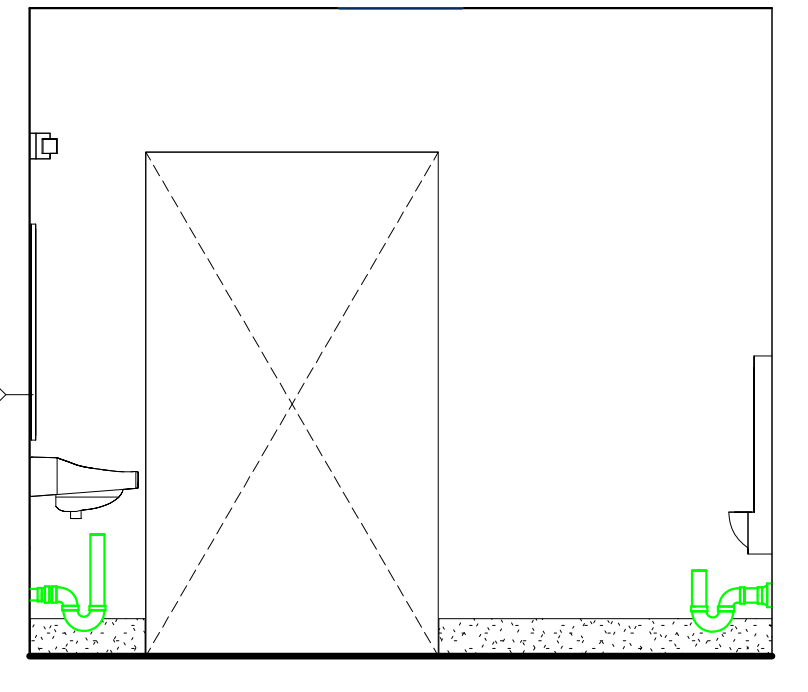
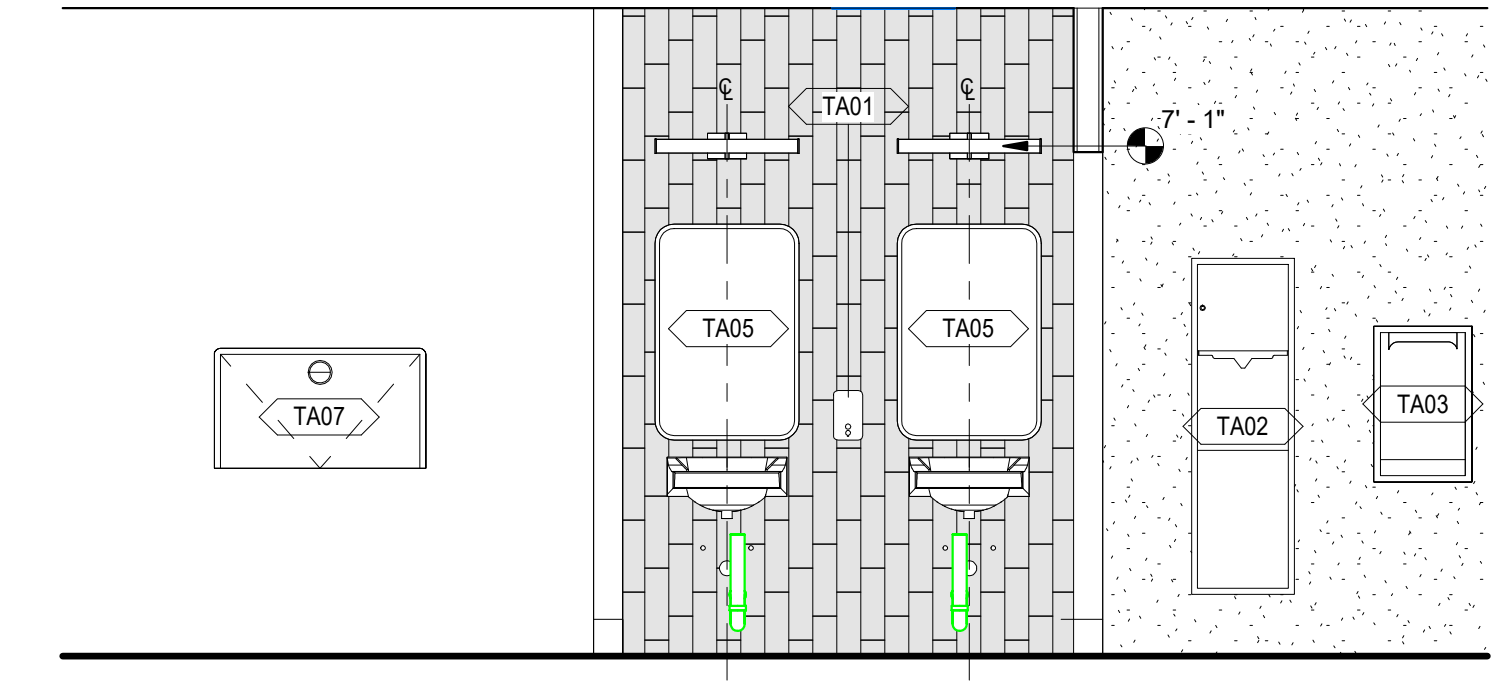
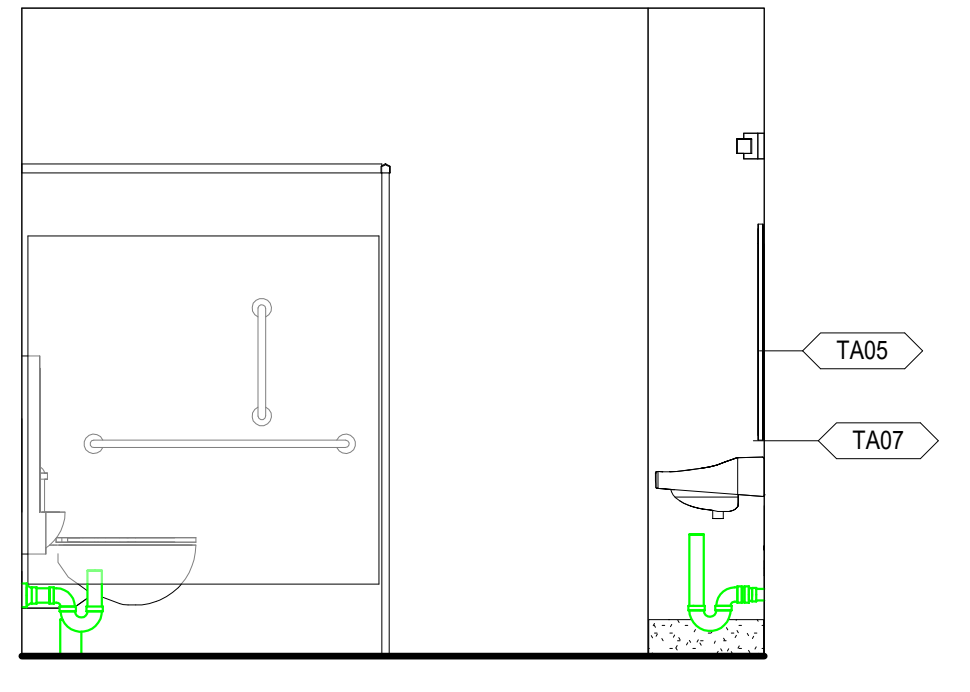
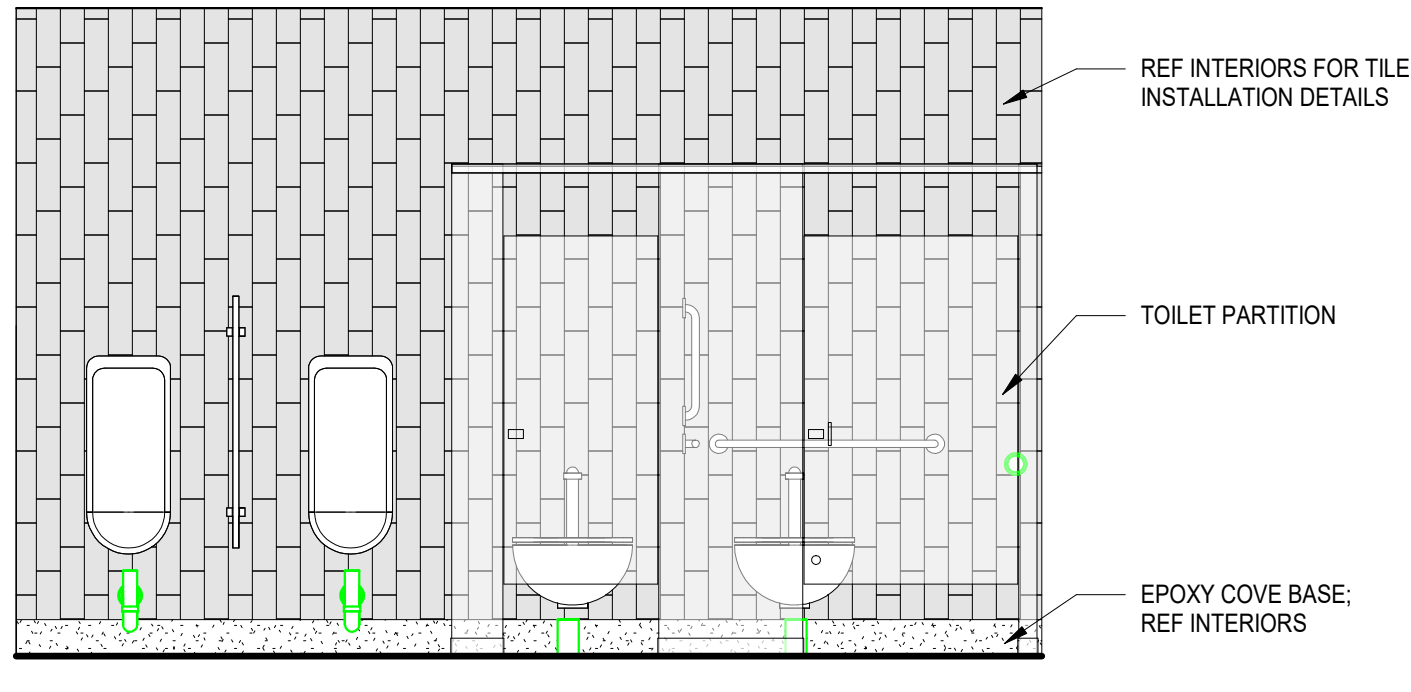
CONSULTANT LOGO

SEALS

TYPICAL MOUNTING HEIGHTS

1/2" = 1'-0"

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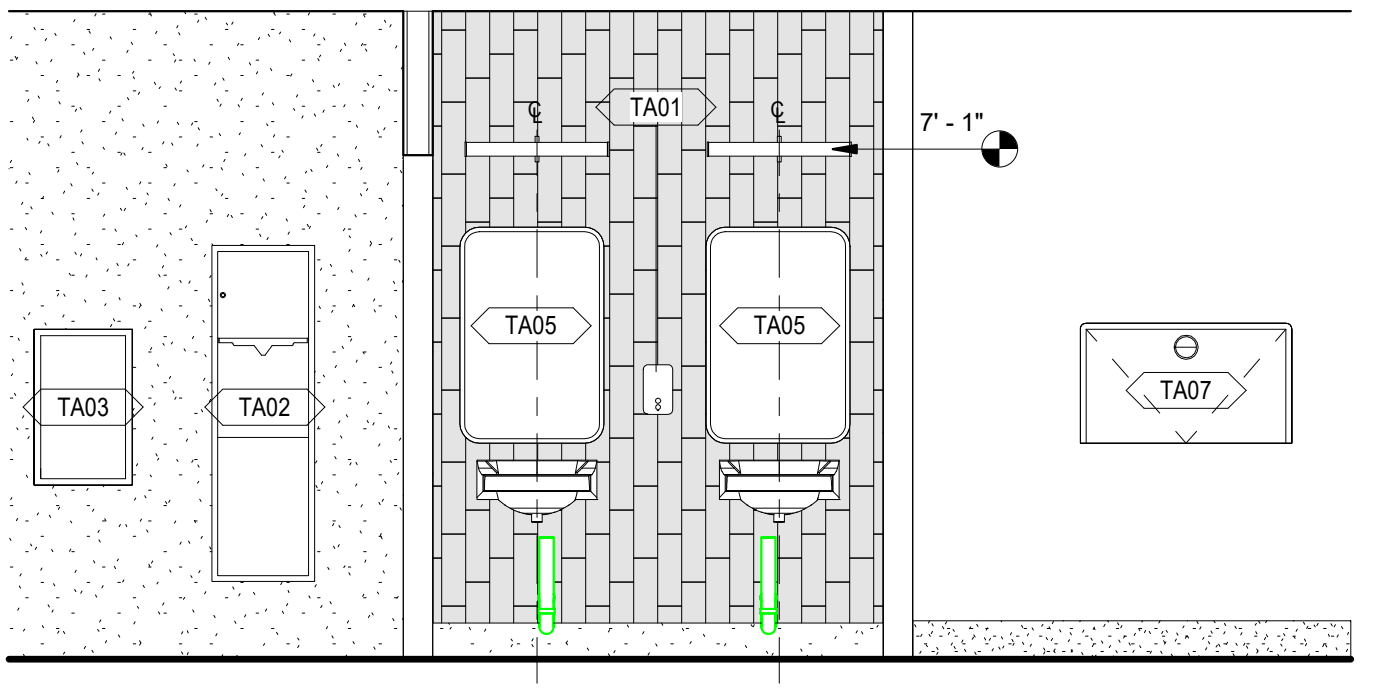
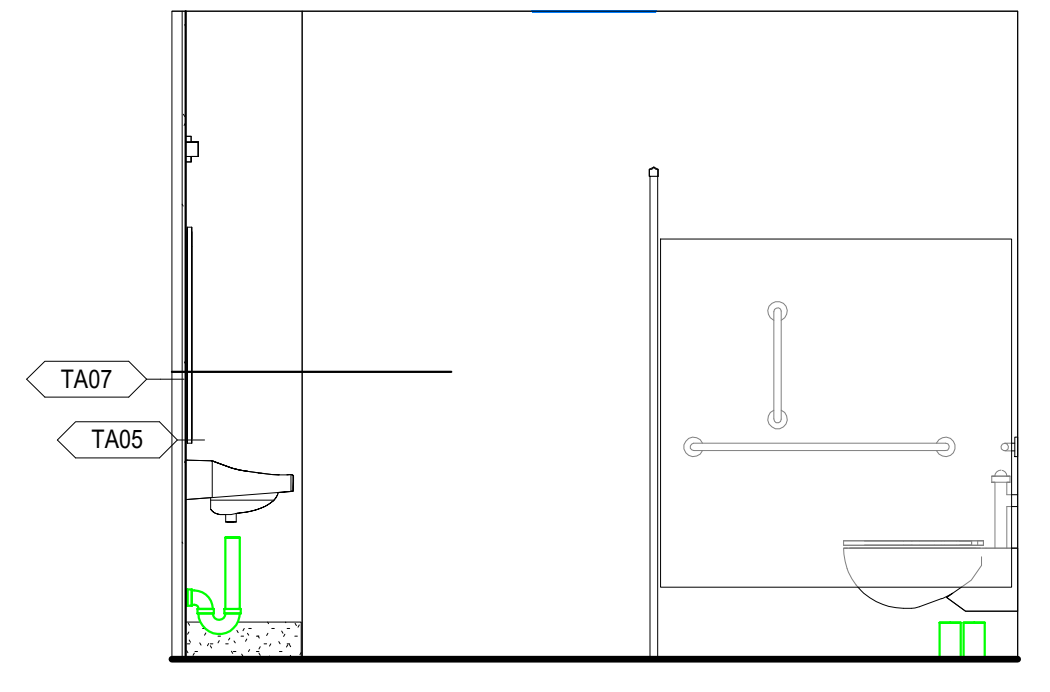
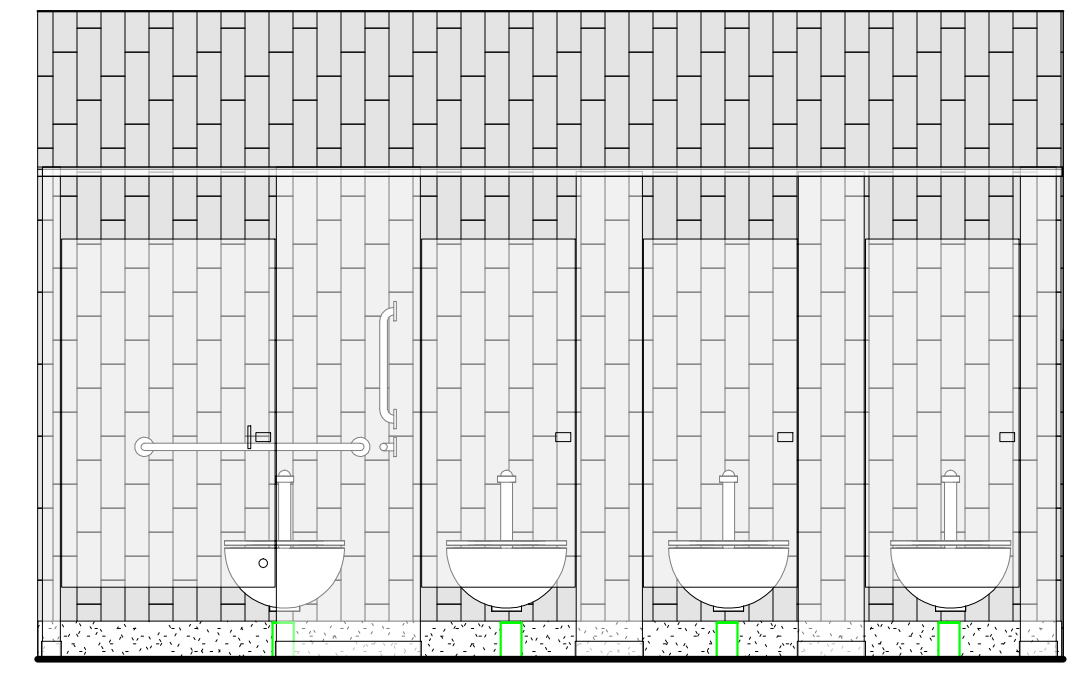
C5 INTERIOR ELEVATION - MENS RR - 1

C4 INTERIOR ELEVATION - MENS RR - 2

C3 INTERIOR ELEVATION - MENS RR - 3

C2 INTERIOR ELEVATION - MENS RR - 4

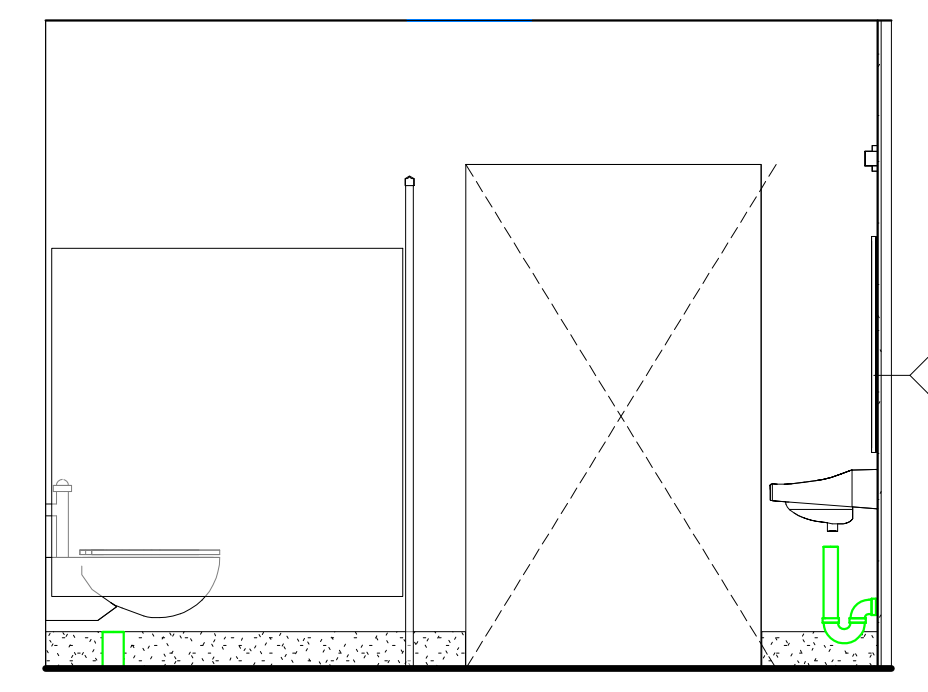
C1 INTERIOR ELEVATION - JANITOR



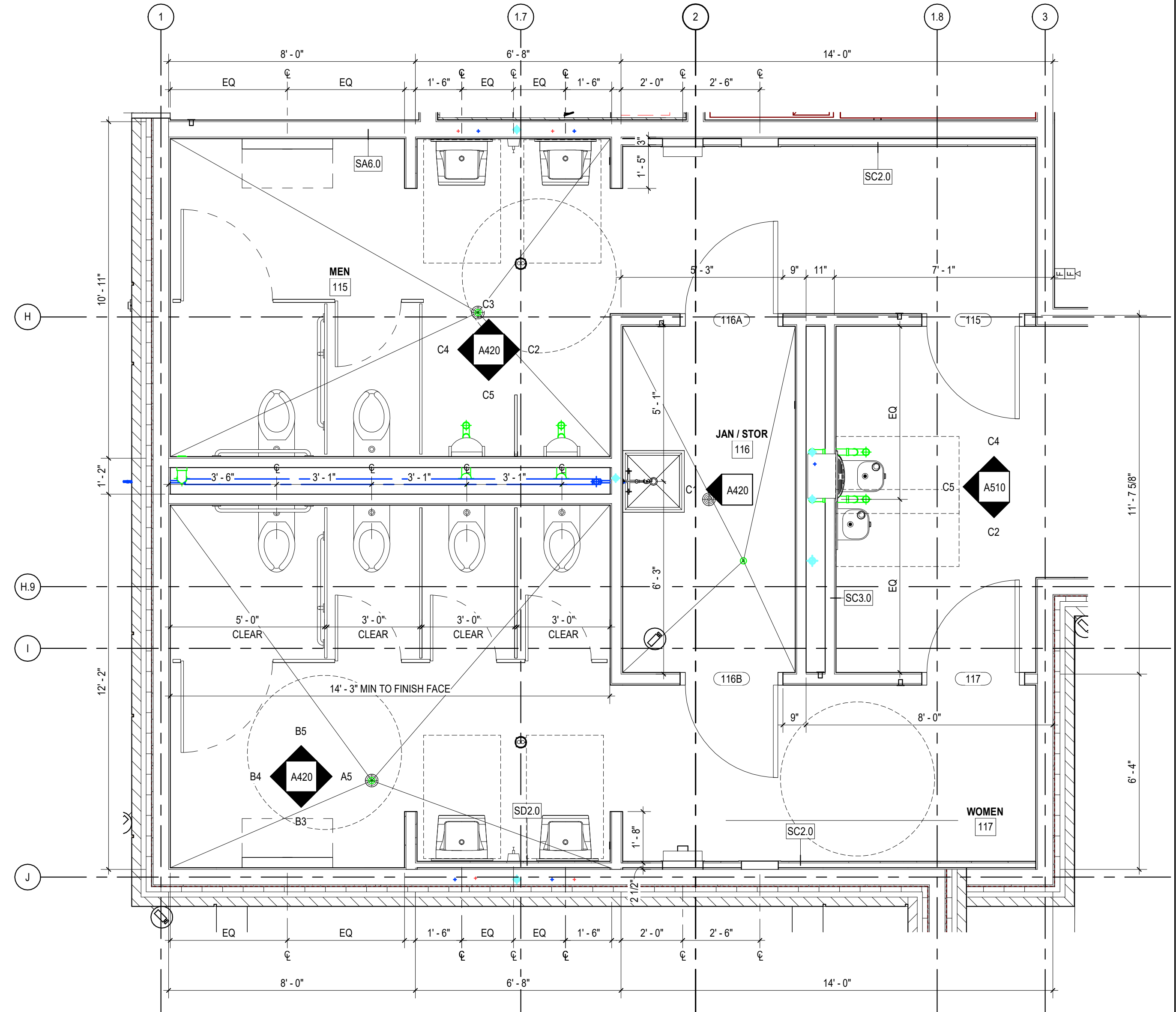
B5 INTERIOR ELEVATION - WOMENS RR - 1

B4 INTERIOR ELEVATION - WOMENS RR - 2

B3 INTERIOR ELEVATION - WOMENS RR - 3



A5 INTERIOR ELEVATION - WOMENS RR - 4



A2 ENLARGED PLAN - RESTROOMS

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LOGANVILLE, GEORGIA

ISSUE DATE: 2024.06.28
 PHASE: CONSTRUCTION DOCUMENTS
 SHEET ISSUE:
 NO. DATE DESCRIPTION
 B 2024.04.10 DESIGN DEVELOPMENT
 C 2024.06.28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: DRM
 PROJECT ARCHITECT: AMG
 DRAWN BY: KW

SHEET TITLE: ENLARGED RESTROOM PLANS & ELEVATIONS

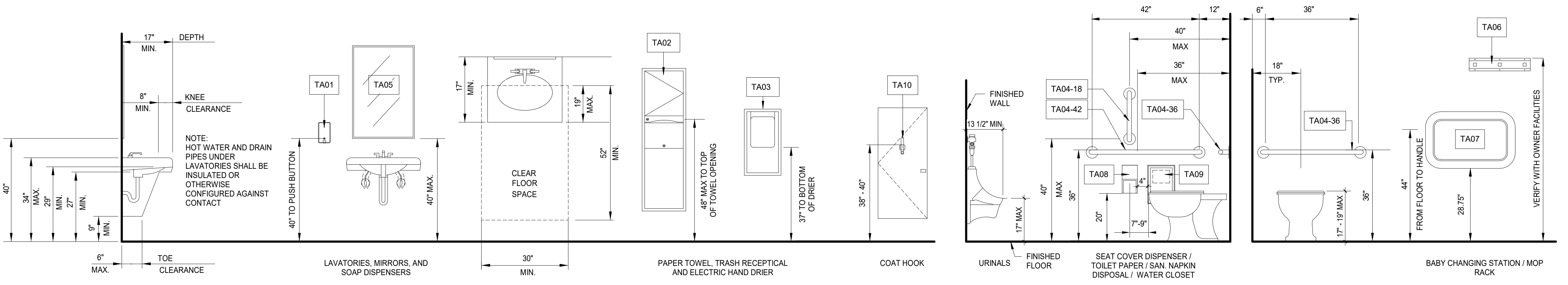
SHEET NO. PROJ. NO. 023432

A420

RESTROOM ACCESSORY LEGEND		
NO.	ACCESSORY	DESCRIPTION / BASIS OF DESIGN
TA01	SOAP DISPENSER	BRADLEY 6562 SURFACE MOUNT
TA02	TOWEL & WASTE RECEPTACLE	BRADLEY 236 RECESSED
TA03	HAND DRIER	XLERATOR HAND DRIER WITH ADA RECESS KIT
TA04	GRAB BARS	BRADLEY 632-2 18, 36, 42 REF PLACEMENT ON TYPICAL MOUNTING HEIGHT LEGEND
TA05	MIRROR	BRADLEY 781 24 x 36 BRUSHED BLACK
TA06	MOP RACK AND SHELF	BRADLEY 9984
TA07	BABY CHANGING STATION W SAFETY STRAP	KOALA KARE KB310-SSWM SURFACE MOUNT
TA08	TOILET TISSUE DISPENSER	BRADLEY 5402 SURFACE MOUNT
TA09	FEMINE HYGIENE DISPOSAL	BRADLEY 4722-15 SURFACE MOUNT
TA10	COAT HOOK	BY PARTITION MANUF TYP ALL PARTITION DOORS

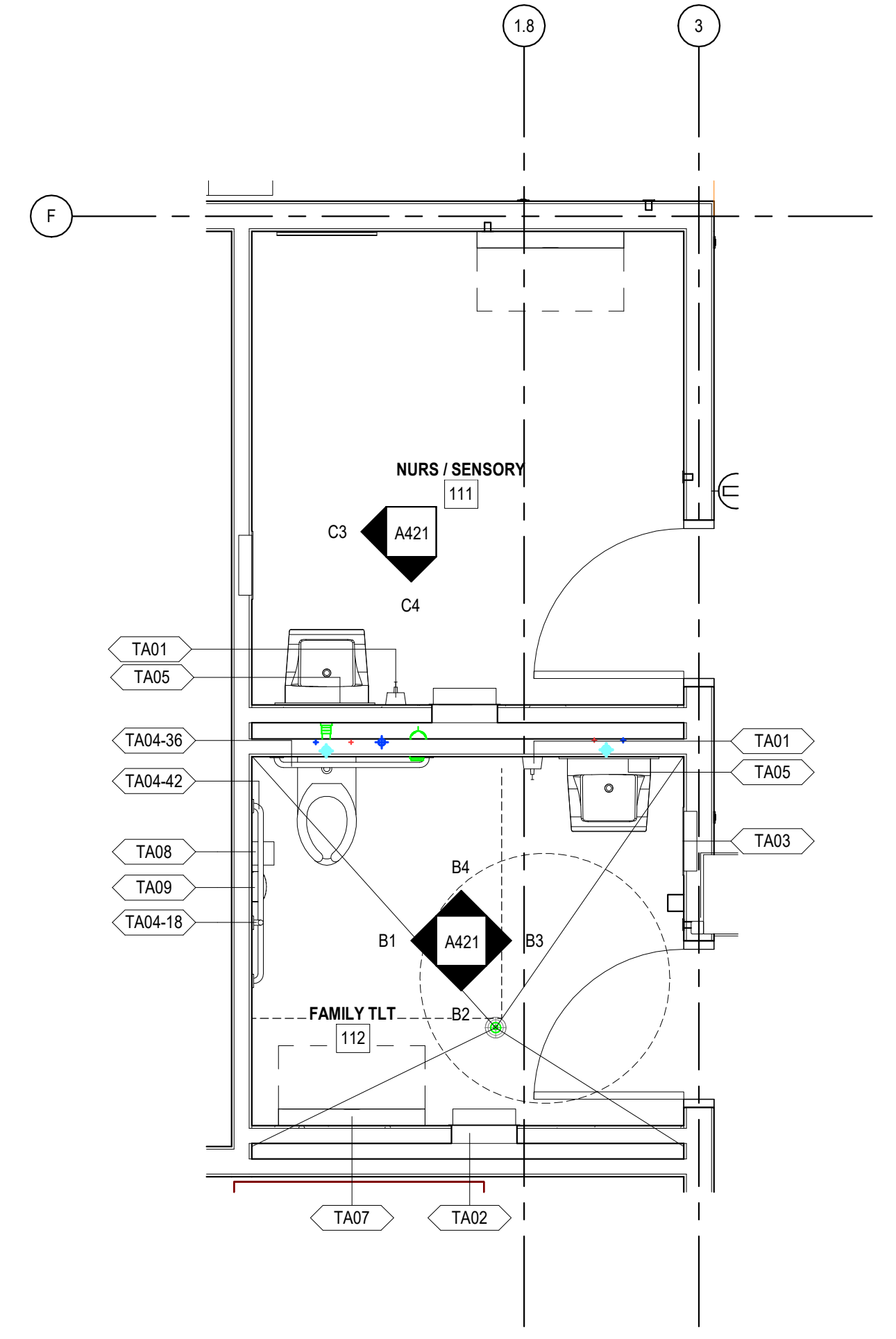
NOTE: MODEL #'S SHOWN ARE BASIS OF DESIGN PRODUCTS. EQUAL CAN BE USED WITH APPROVAL FROM THE ARCHITECT. SEE MOUNTING HEIGHT DETAIL FOR ADDITIONAL INFORMATION.

- CONTRACTOR SHALL INSTALL BLOCKING IN WALLS AT LOCATIONS OF TOILET ACCESSORIES.
- CONTRACTOR SHALL INSTALL EQUIPMENT PER MANUFACTURERS SPECIFICATIONS (CONTRACTOR SHALL INSTALL PER A.D.A. MOUNTING HEIGHTS; REFER TO MANUFACTURERS SPECIFICATION SHEETS).
- CONTRACTOR SHALL PROVIDE AND INSTALL UNDER-SINK PIPE INSULATION - PLUMEREX HANDY-SHIELD MAXX OR EQUAL.
- SEE ENLARGED TOILET PLANS FOR EXACT FIXTURE LOCATIONS.

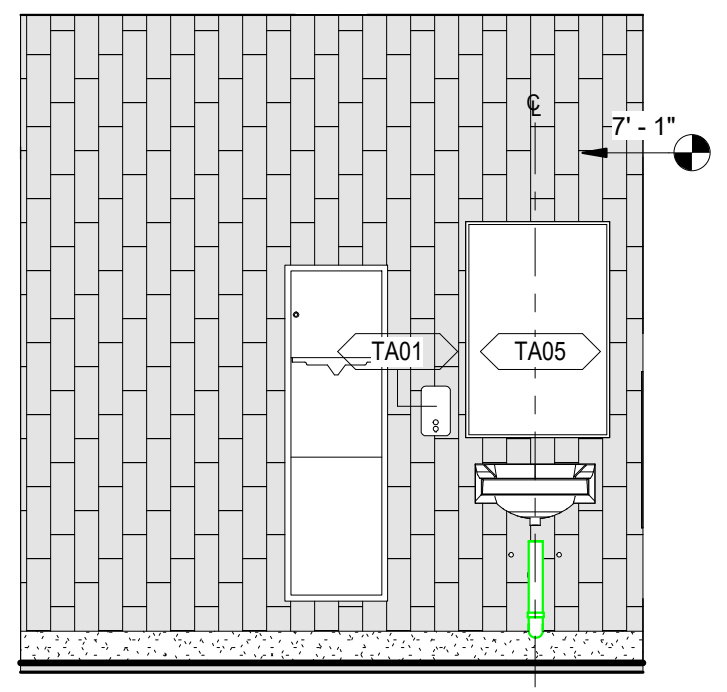


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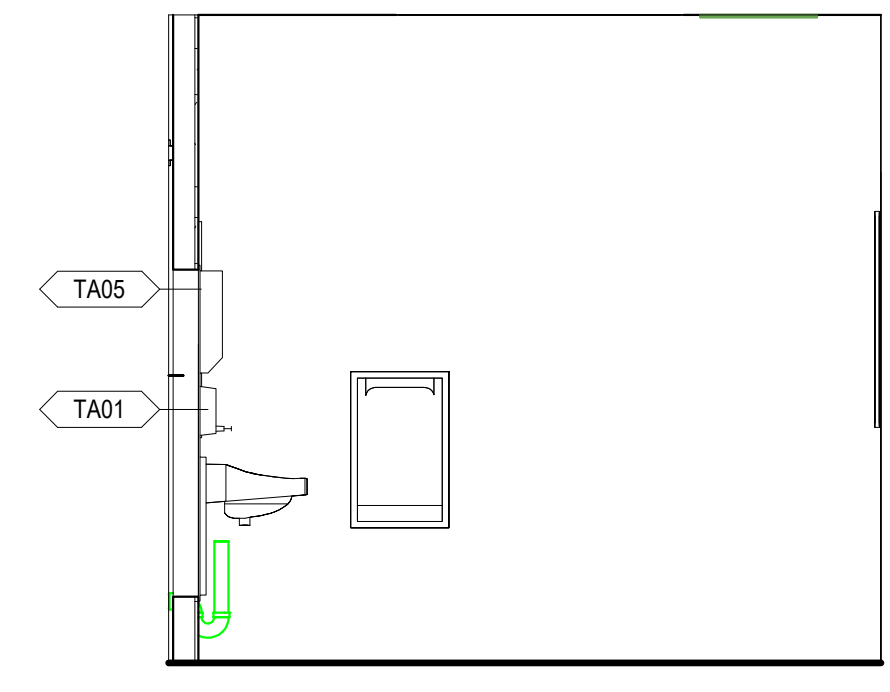
TYPICAL MOUNTING HEIGHTS



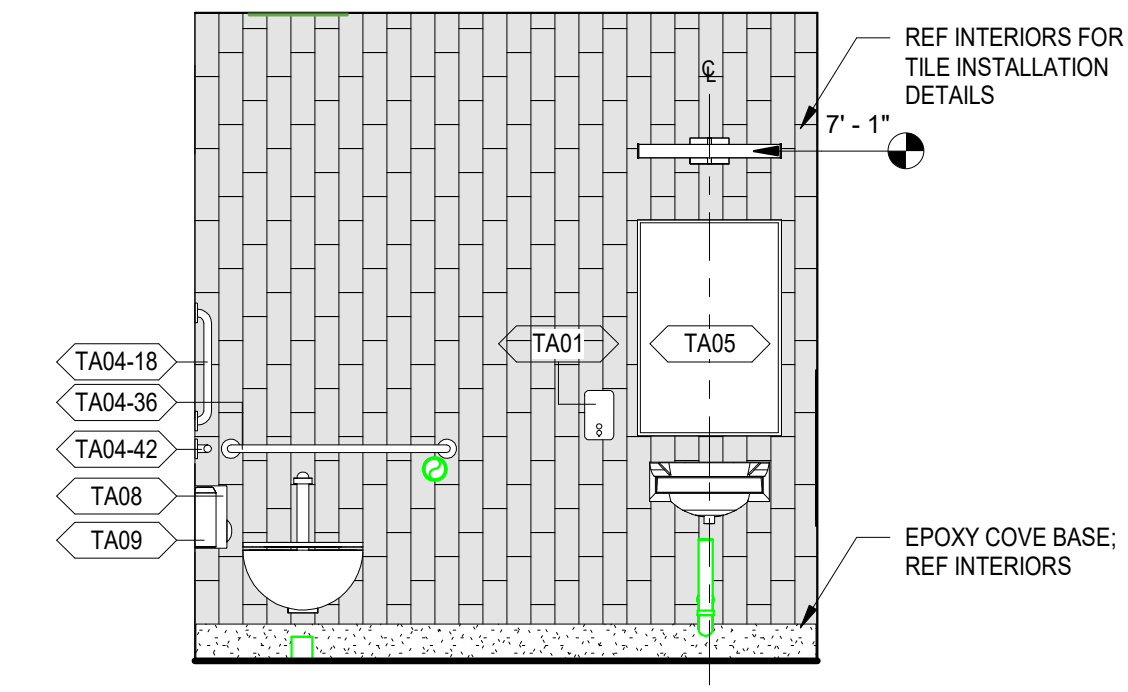
C4 INTERIOR ELEVATION - NURSING - 1



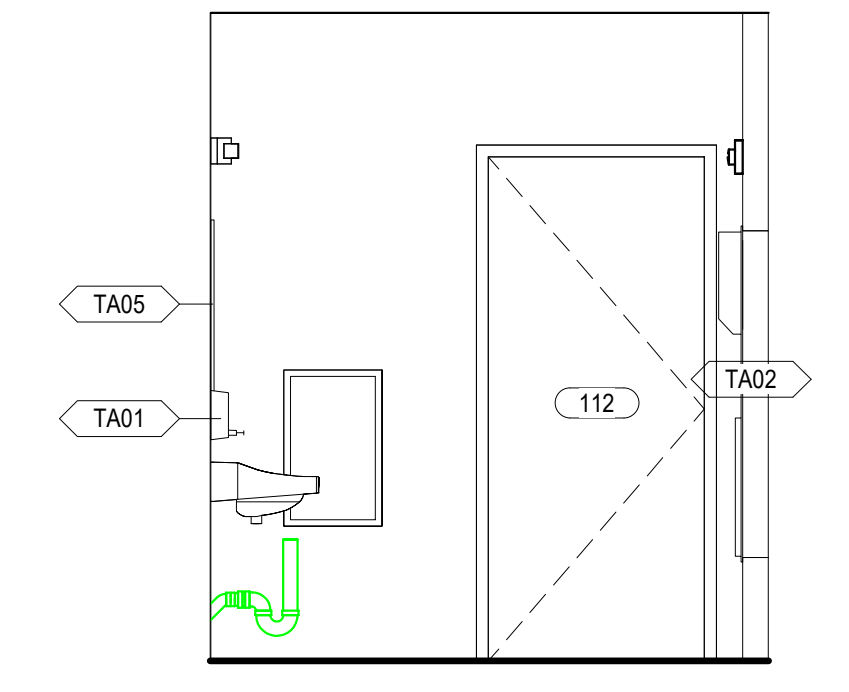
C3 INTERIOR ELEVATION - NURSING - 2



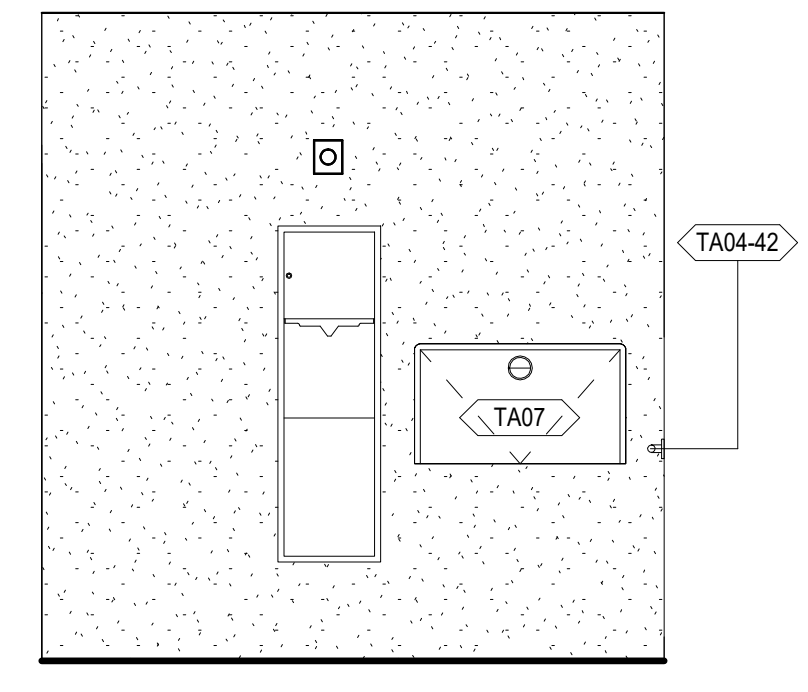
B4 INTERIOR ELEVATION - FAM RR - 1



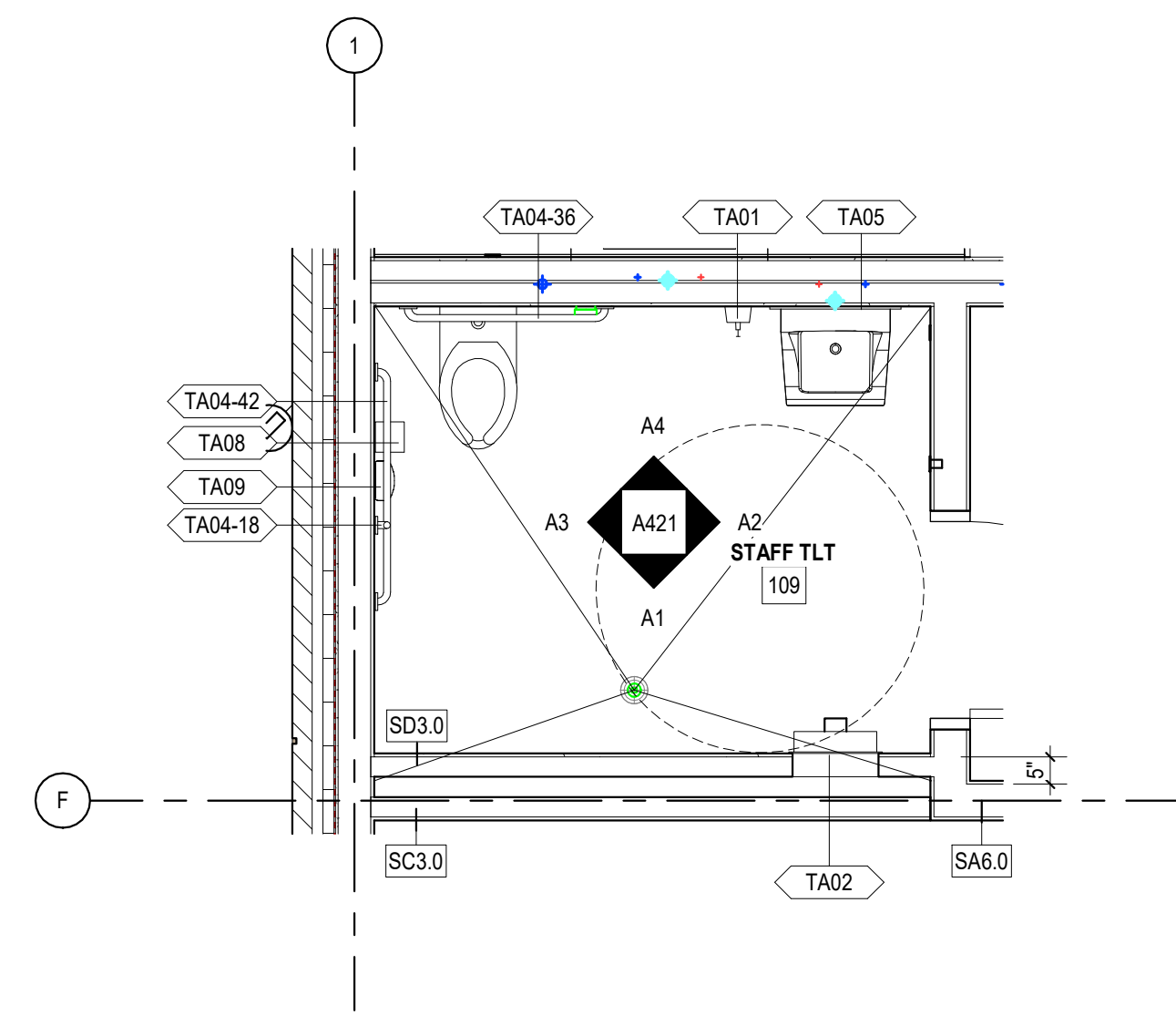
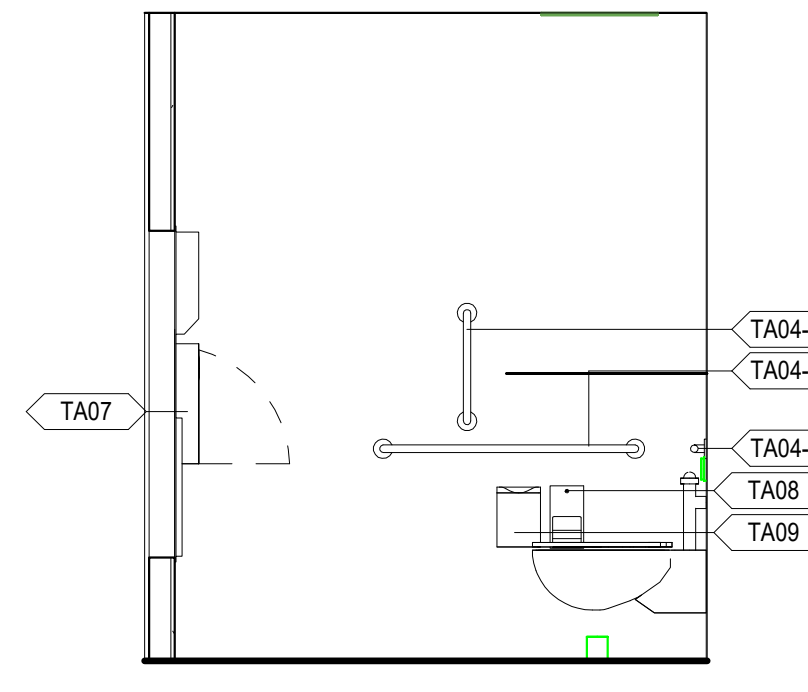
B3 INTERIOR ELEVATION - FAM RR - 2



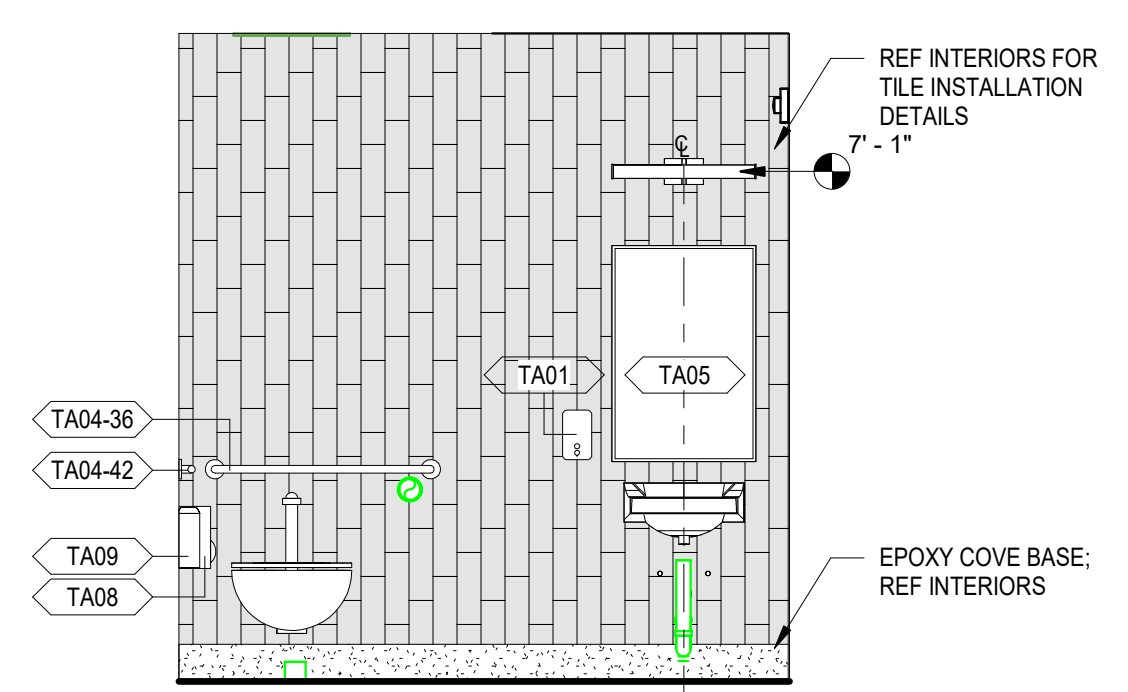
B2 INTERIOR ELEVATION - FAM RR - 3



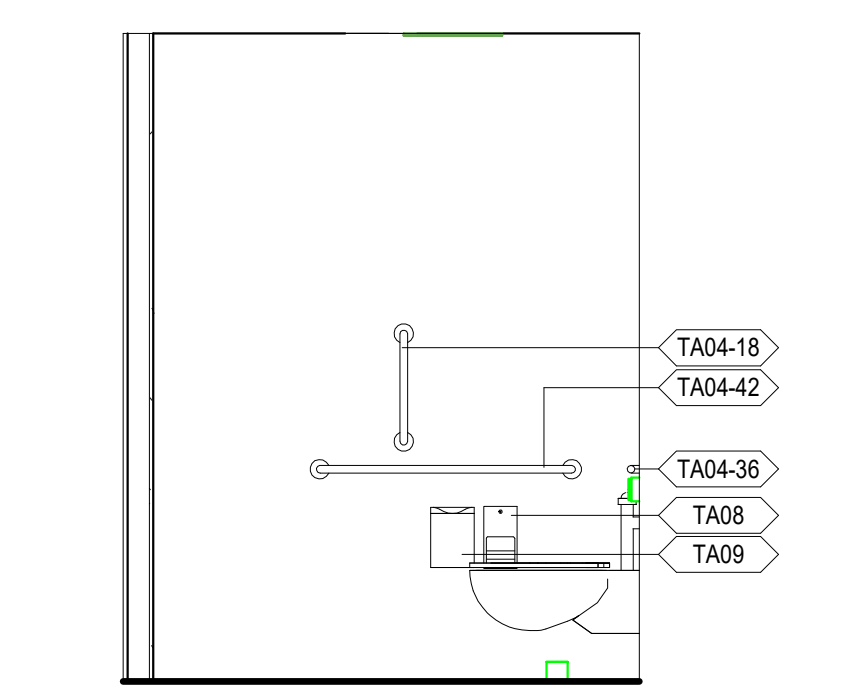
B1 INTERIOR ELEVATION - FAM RR - 4



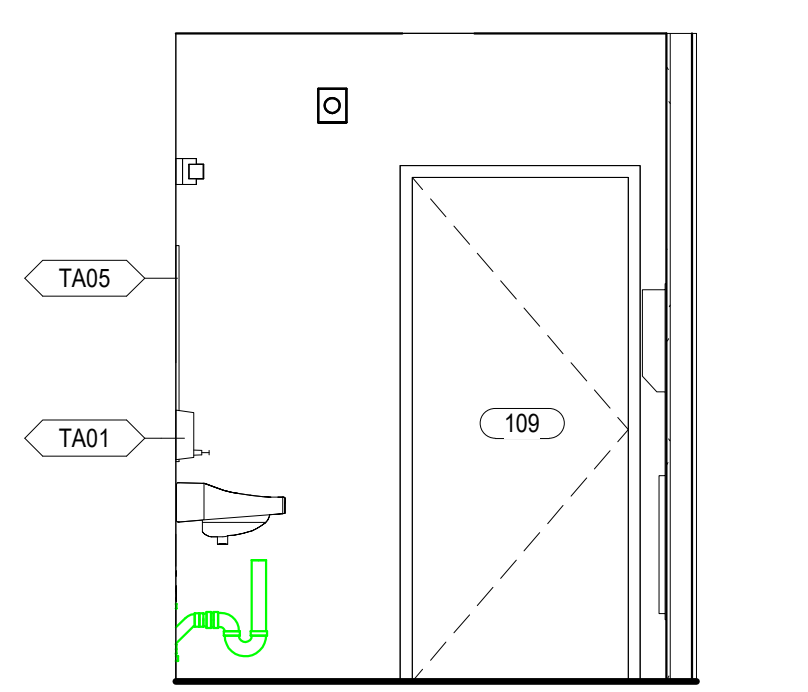
A4 INTERIOR ELEVATION - STAFF RR - 1



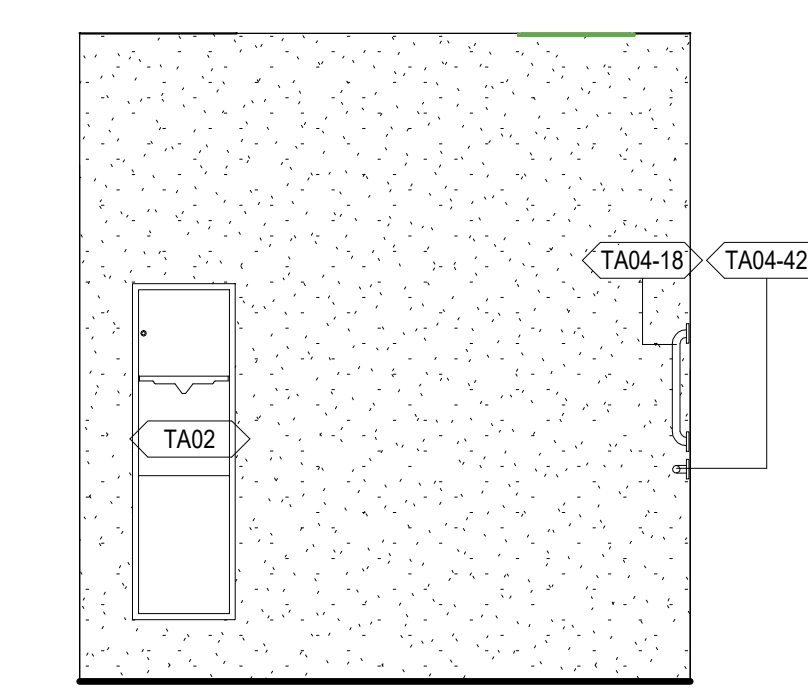
A3 INTERIOR ELEVATION - STAFF RR - 2



A2 INTERIOR ELEVATION - STAFF RR - 3



A1 INTERIOR ELEVATION - STAFF RR - 4



CONSULTANT LOGO

SEALS

AZALEA REGIONAL LIBRARY SYSTEM

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LOGANVILLE, GEORGIA

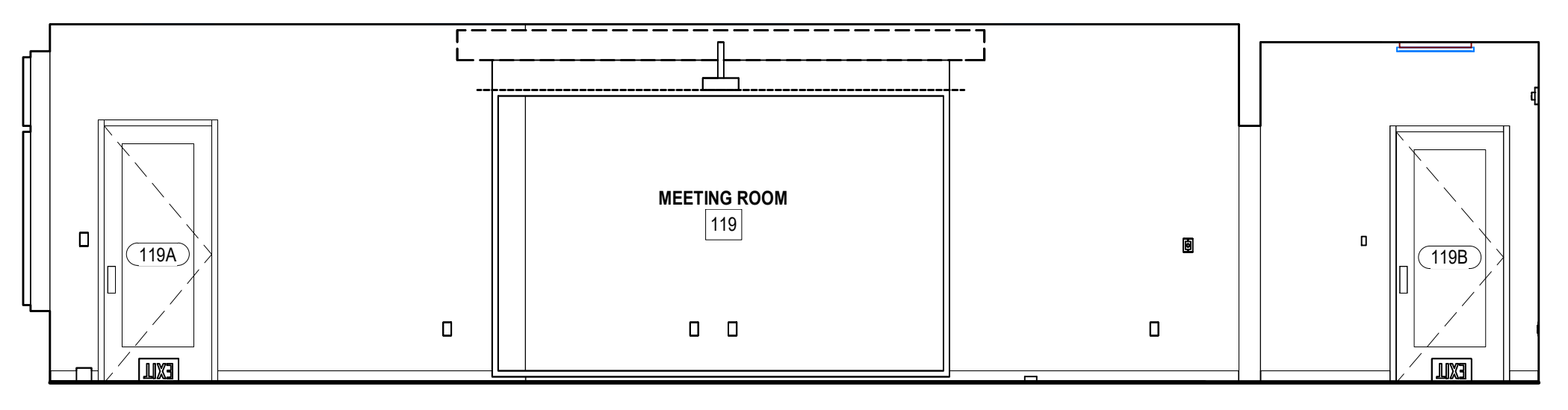
ISSUE DATE: 2024.06.28
PHASE: CONSTRUCTION DOCUMENTS
SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: AMG

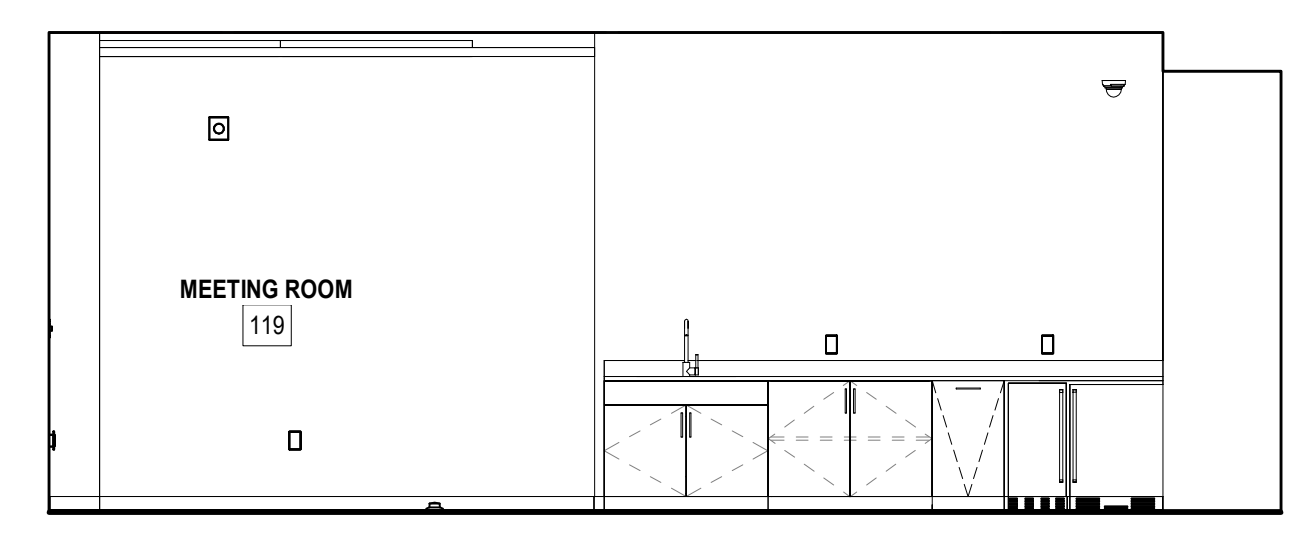
SHEET TITLE:
INTERIOR
ELEVATIONS

SHEET NO. PROJ. NO.
A510 023432

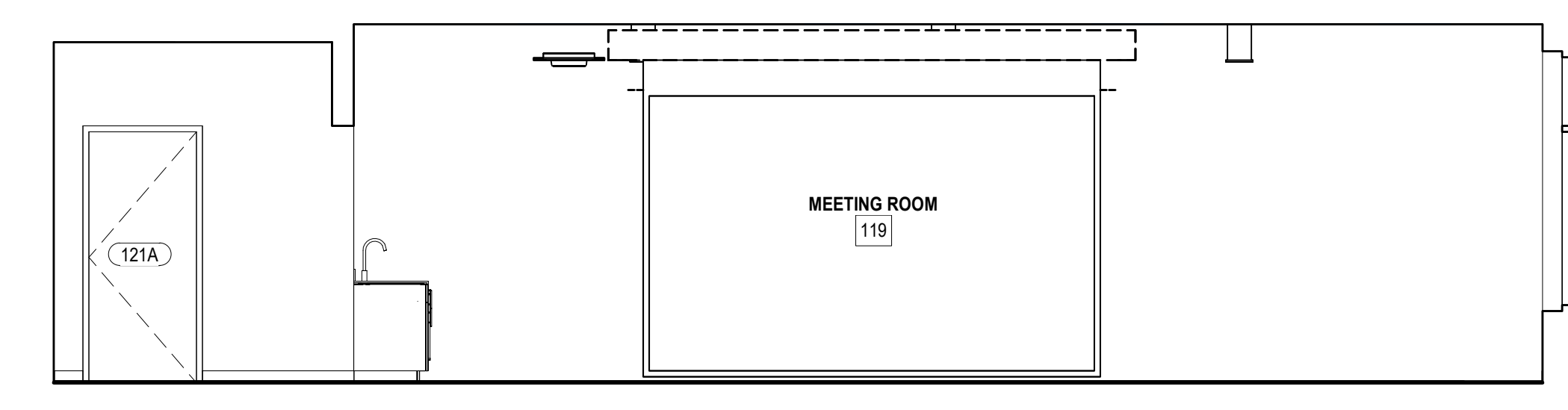
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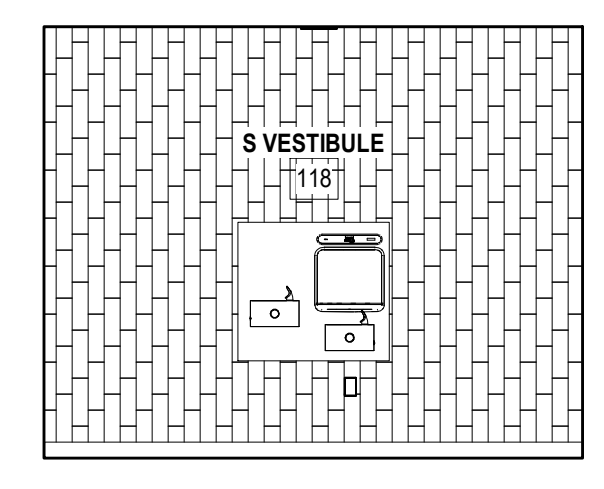
D5 MEETING 119 WEST ELEVATION
A510 1/4" = 1'-0"



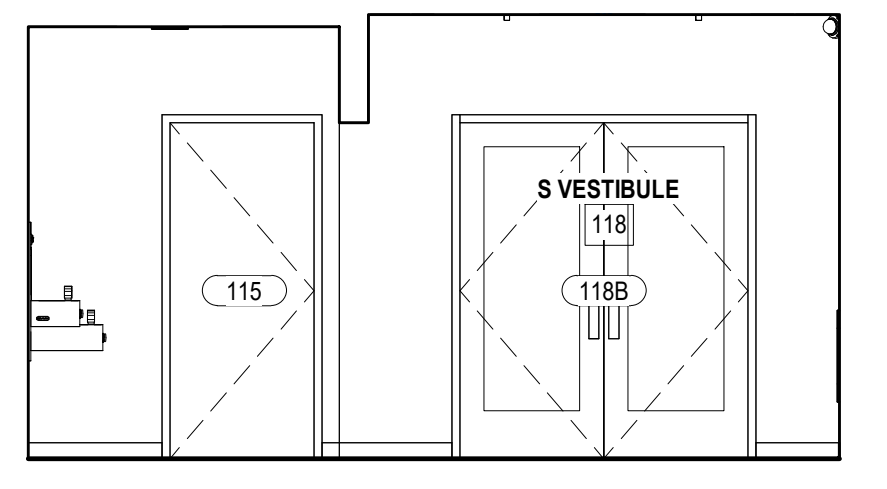
D3 MEETING 119 NORTH ELEVATION
A510 1/4" = 1'-0"



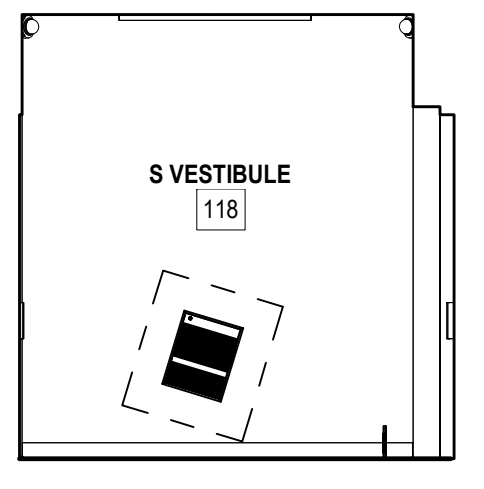
D1 MEETING 119 EAST ELEVATION
A510 1/4" = 1'-0"



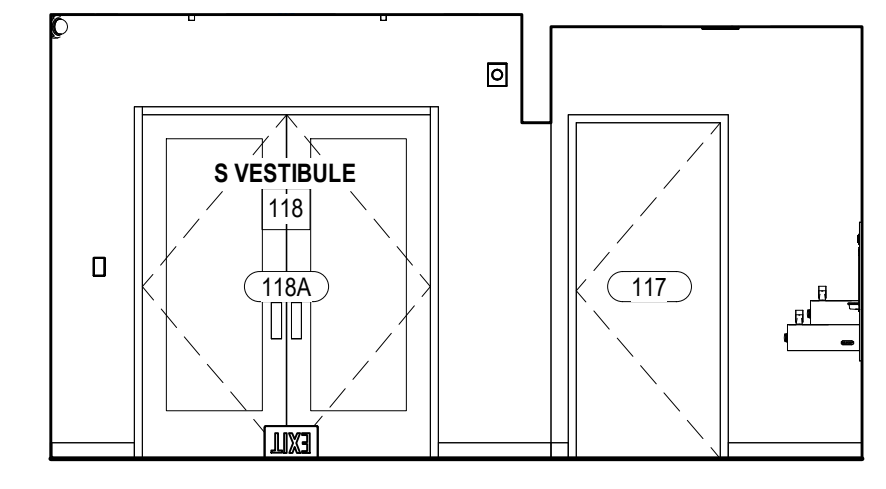
C5 S VESTIBULE 118 WEST ELEVATION
A510 1/4" = 1'-0"



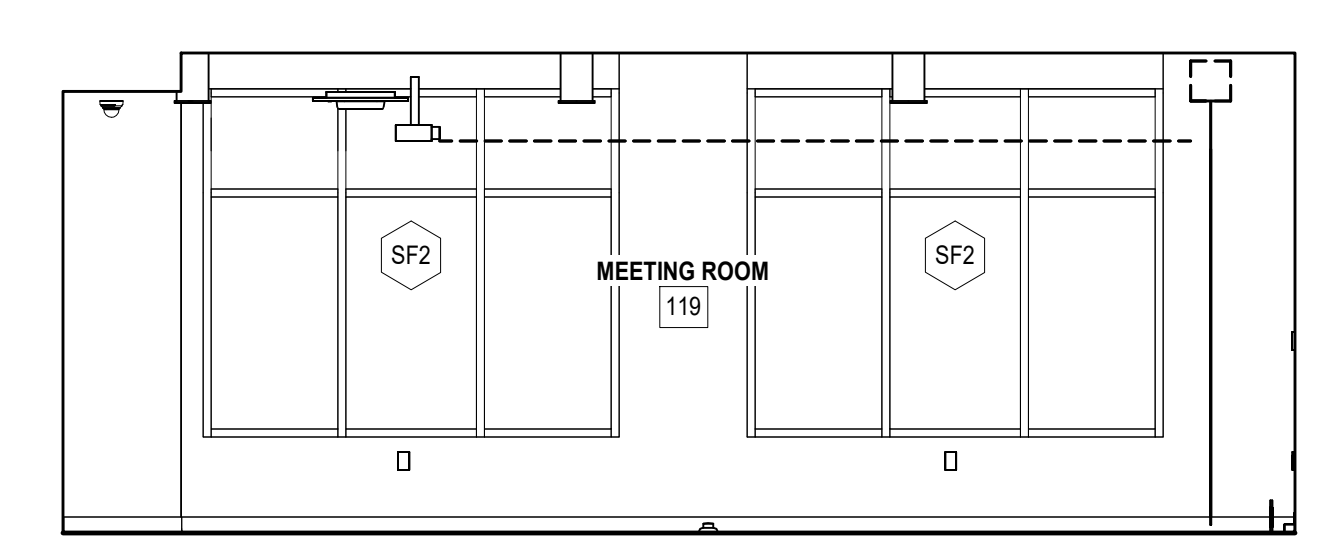
C4 S VESTIBULE 118 NORTH ELEVATION
A510 1/4" = 1'-0"



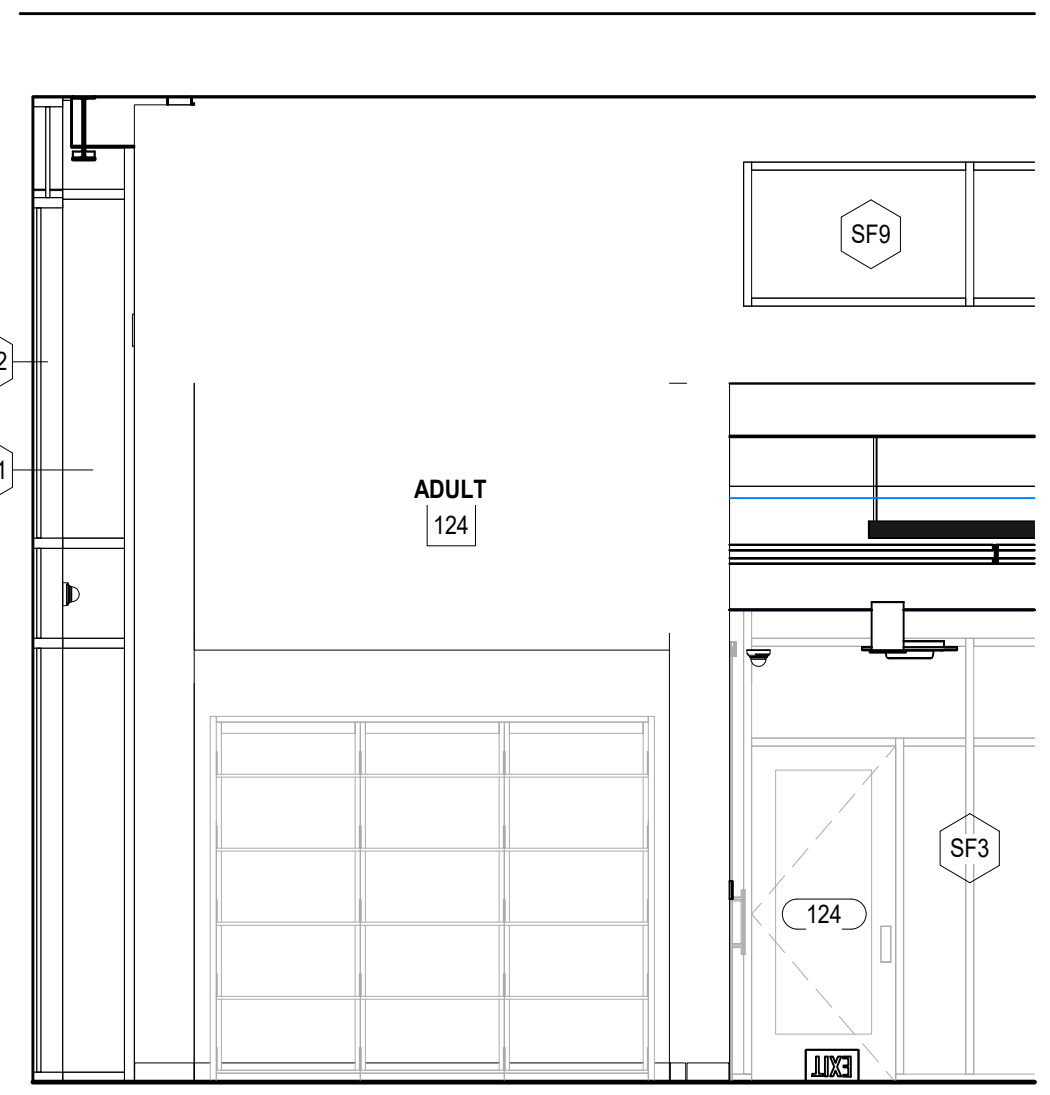
C3 S VESTIBULE 118 EAST ELEVATION
A510 1/4" = 1'-0"



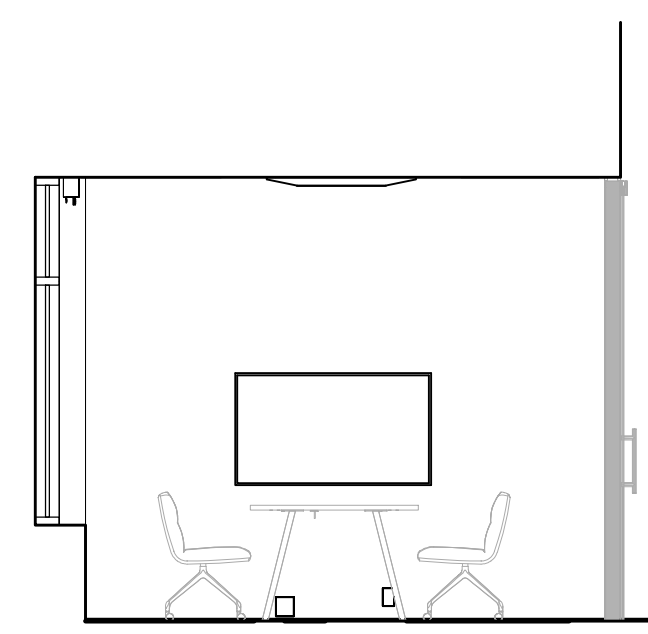
C2 S VESTIBULE 118 SOUTH ELEVATION
A510 1/4" = 1'-0"



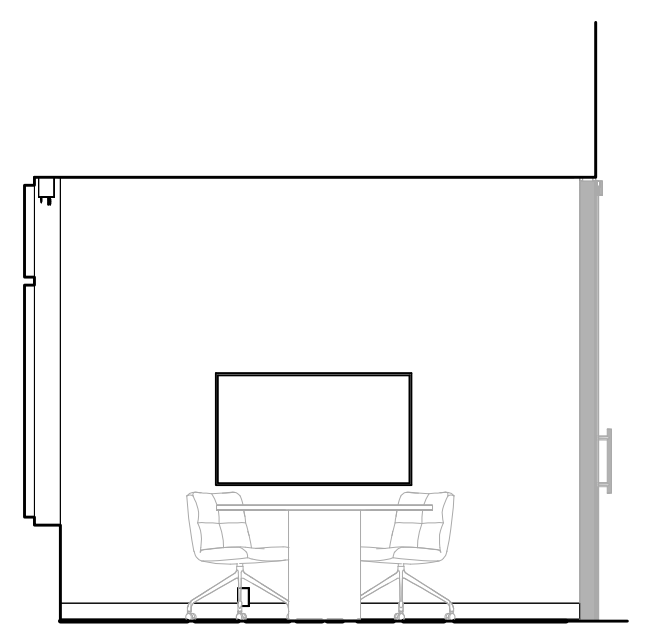
C1 MEETING 119 SOUTH ELEVATION
A510 1/4" = 1'-0"



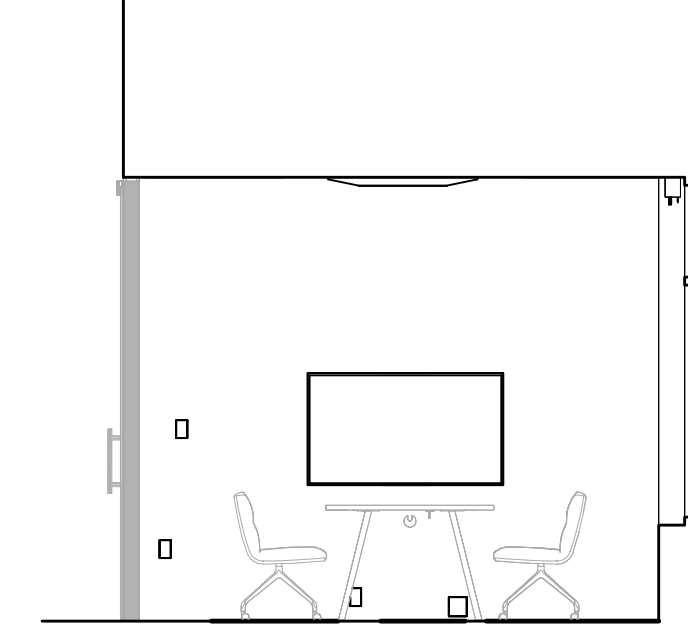
B5 ADULT 124 SHELVING NOOK ELEVATION
A510 1/4" = 1'-0"



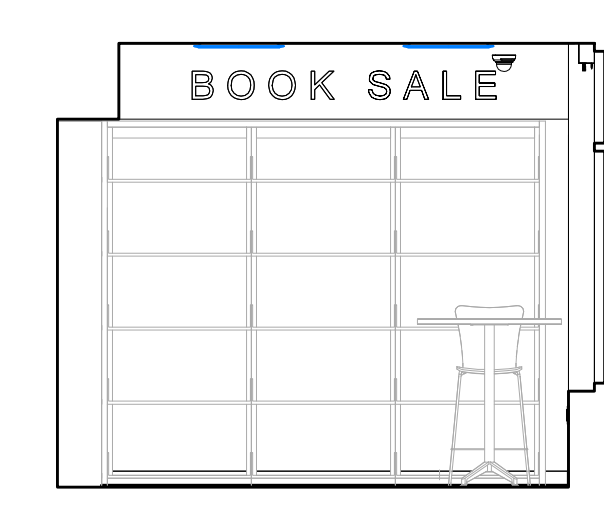
B4 GROUP STUDY 125 ELEVATION
A510 1/4" = 1'-0"



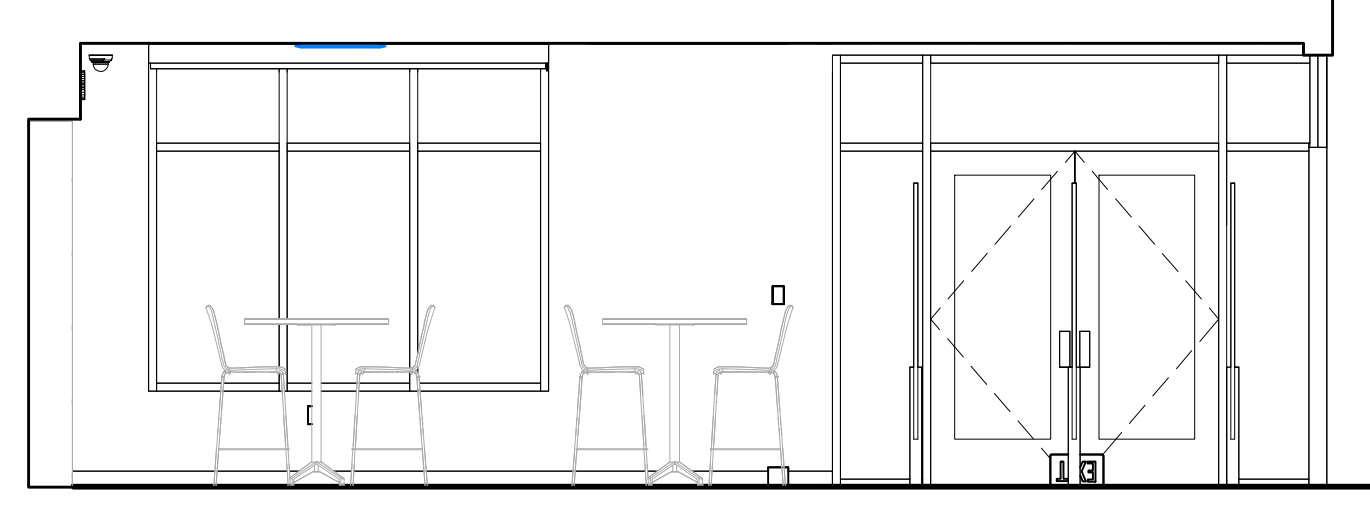
B3 GROUP STUDY 126 ELEVATION
A510 1/4" = 1'-0"



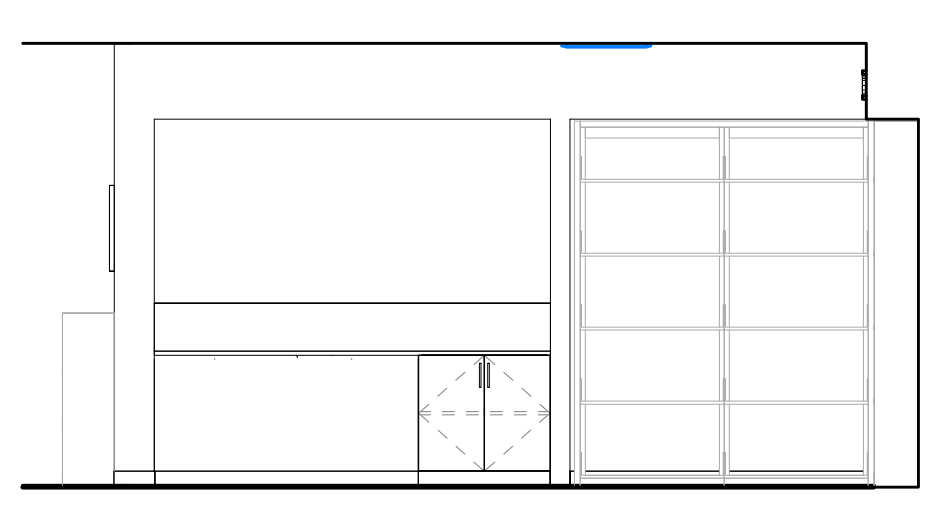
B2 GROUP STUDY 127 ELEVATION
A510 1/4" = 1'-0"



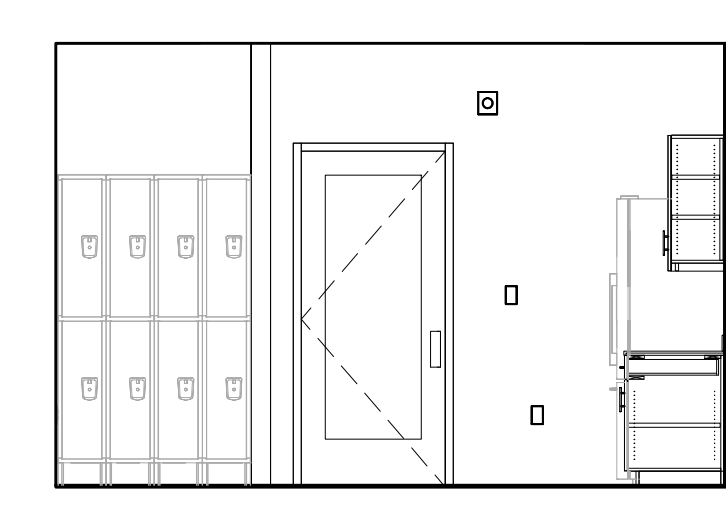
A5 COFFEE / BOOK SALE 102 WEST ELEVATION
A510 1/4" = 1'-0"



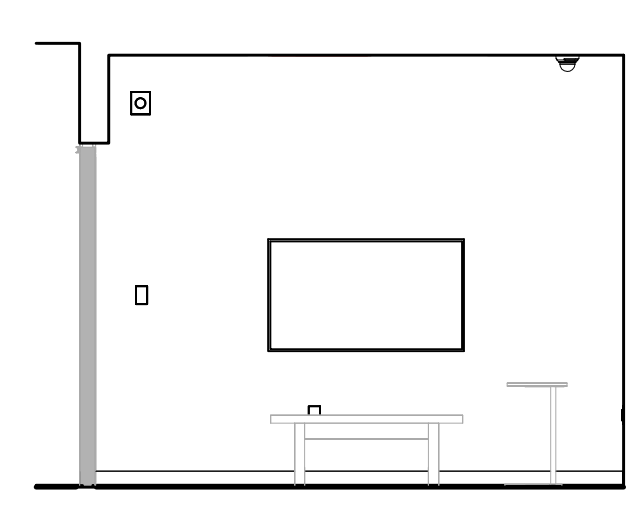
A4 COFFEE / BOOK SALE 102 NORTH ELEVATION
A510 1/4" = 1'-0"



A3 COFFEE BOOK SALE 102 SOUTH ELEVATION
A510 1/4" = 1'-0"



A2 LOUNGE 108 ELEVATION
A510 1/4" = 1'-0"



A1 TEEN 108 ELEVATION
A510 1/4" = 1'-0"

CONSULTANT LOGO

SEALS

AZALEA REGIONAL LIBRARY SYSTEM
O'KELLY MEMORIAL LIBRARY
LOGANVILLE, GEORGIA

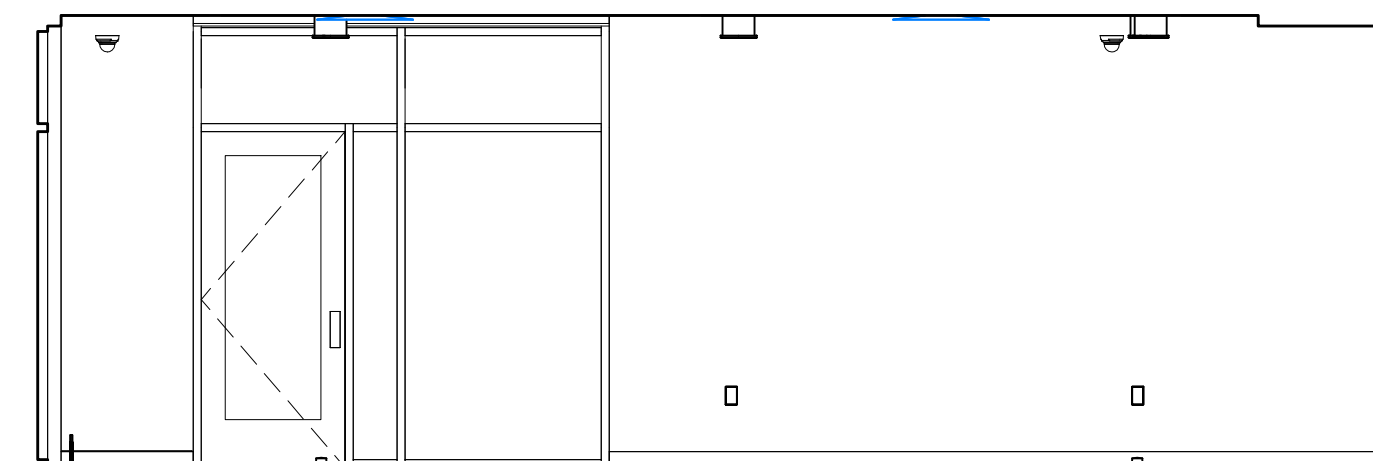
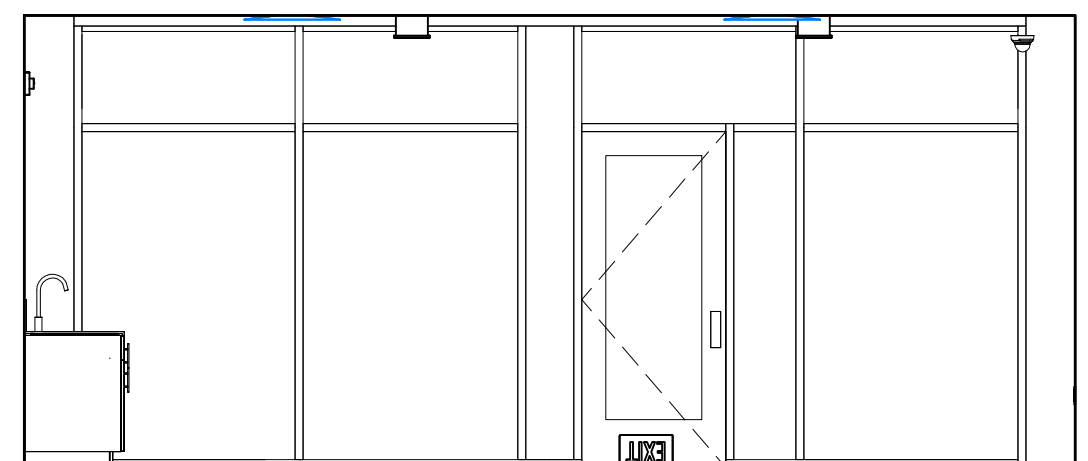
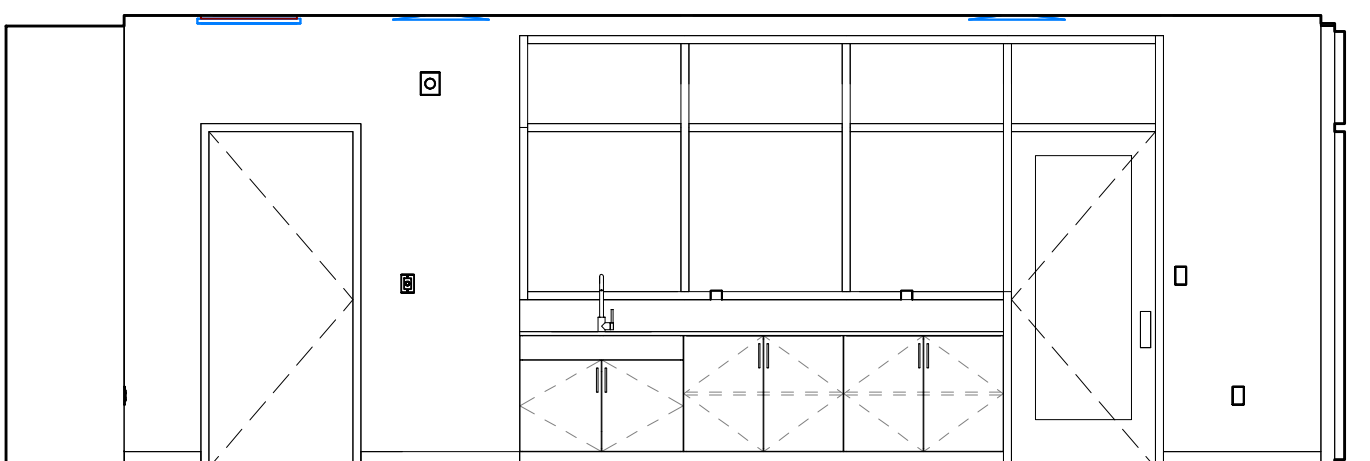
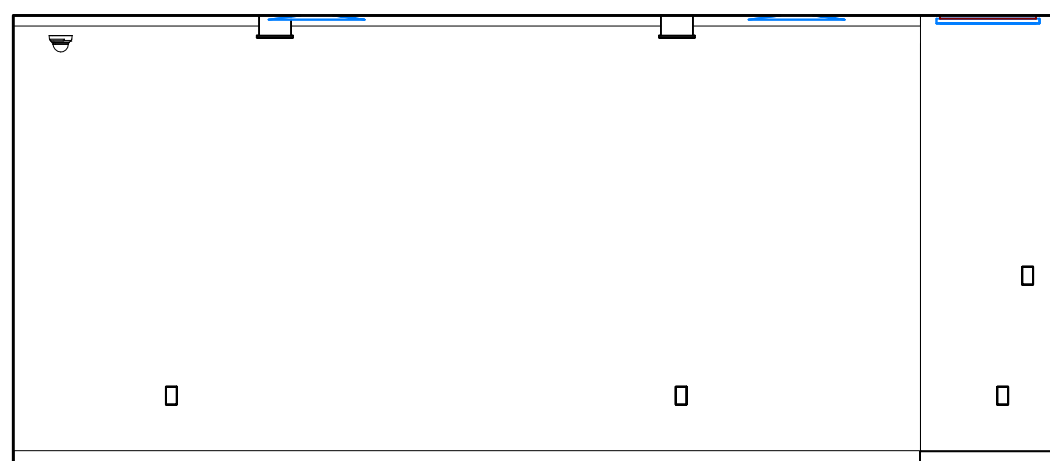
ISSUE DATE: 2024.06.28
PHASE: CONSTRUCTION DOCUMENTS
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PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: AMG

SHEET TITLE:
**INTERIOR
ELEVATIONS**

SHEET NO. PROJ. NO.
A511 023432

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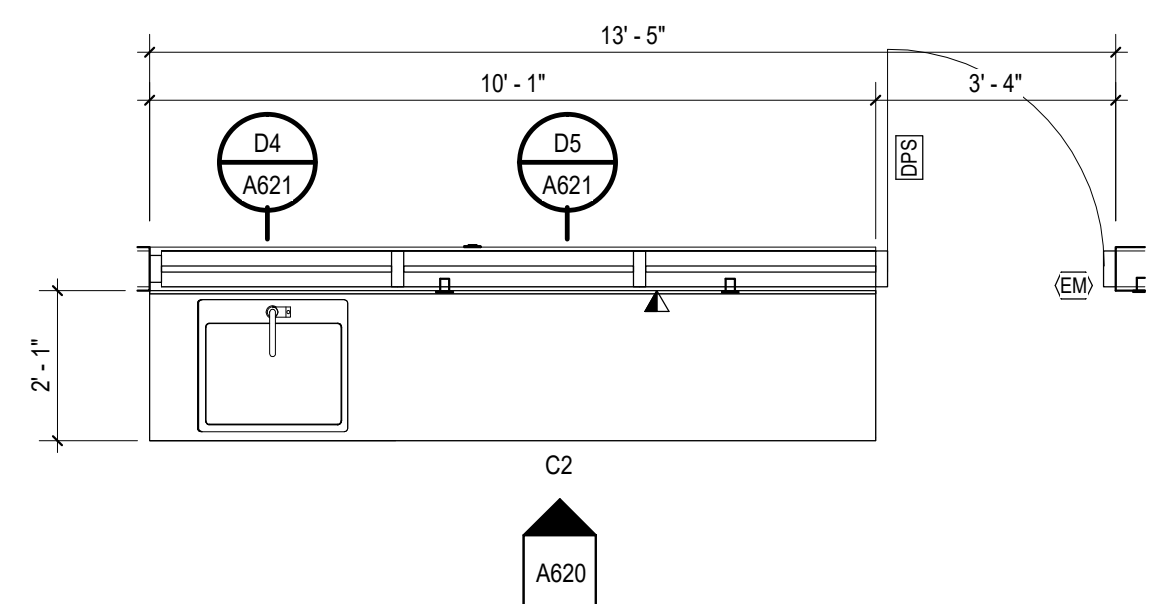
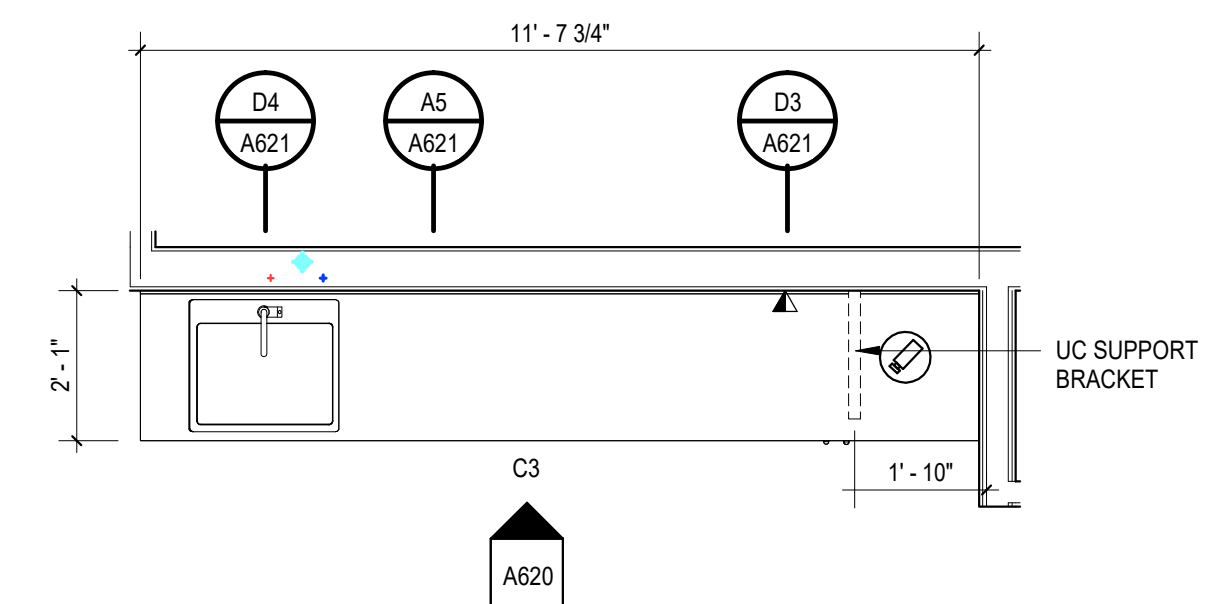


A5 PROGRAM 120 WEST ELEVATION
1/4" = 1'-0"

A4 PROGRAM 120 NORTH ELEVATION
1/4" = 1'-0"

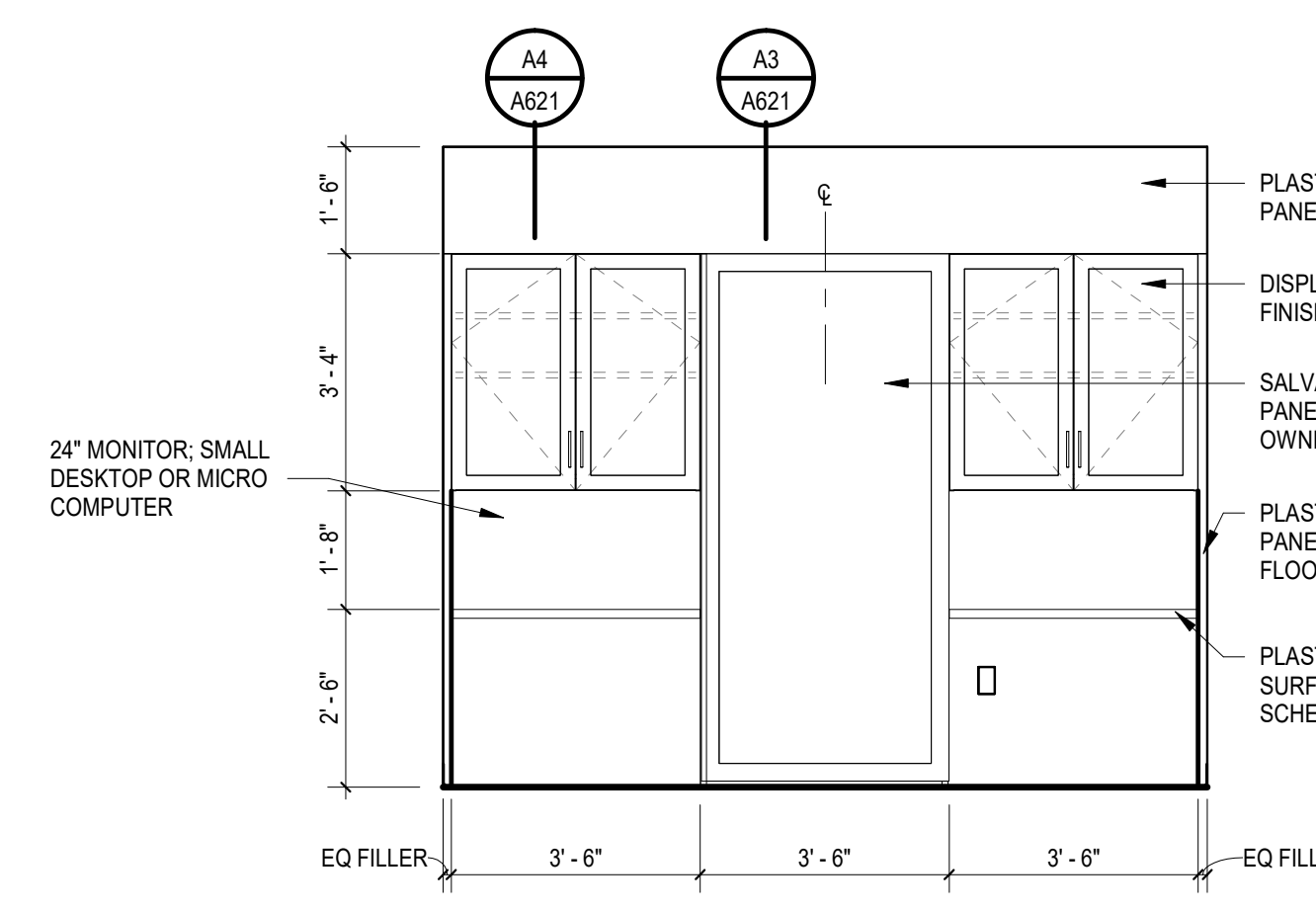
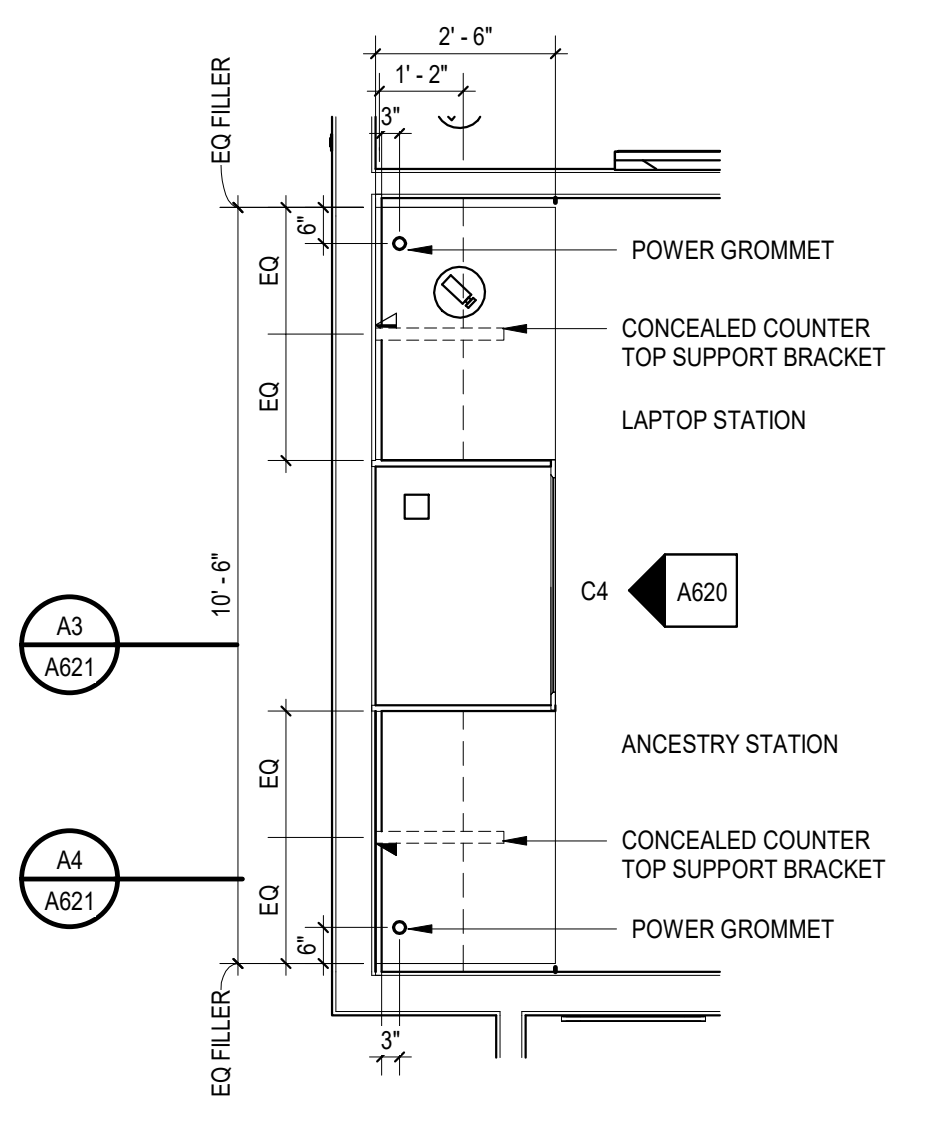
A3 PROGRAM 120 EAST ELEVATION
1/4" = 1'-0"

A2 PROGRAM 120 SOUTH ELEVATION
1/4" = 1'-0"



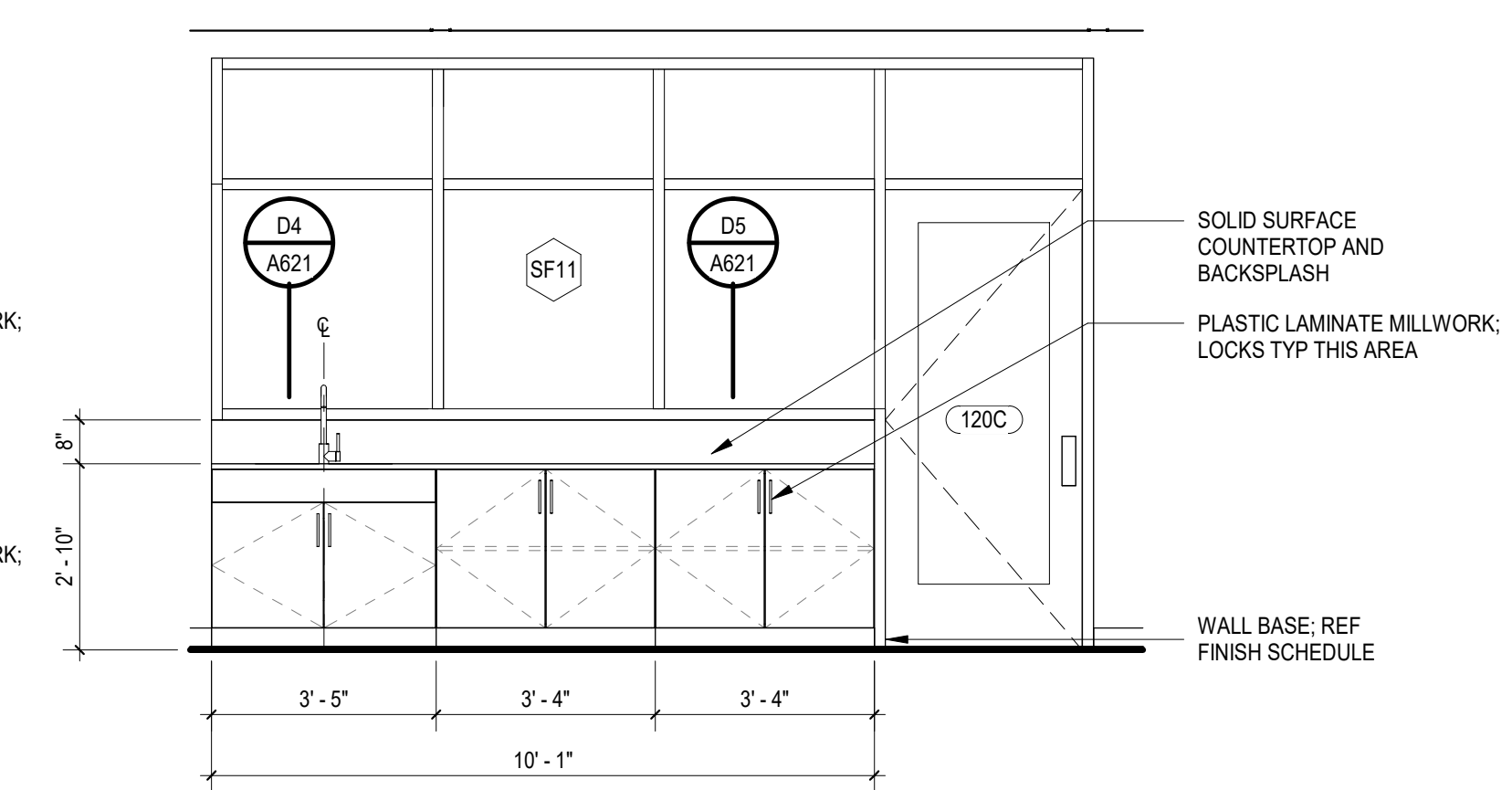
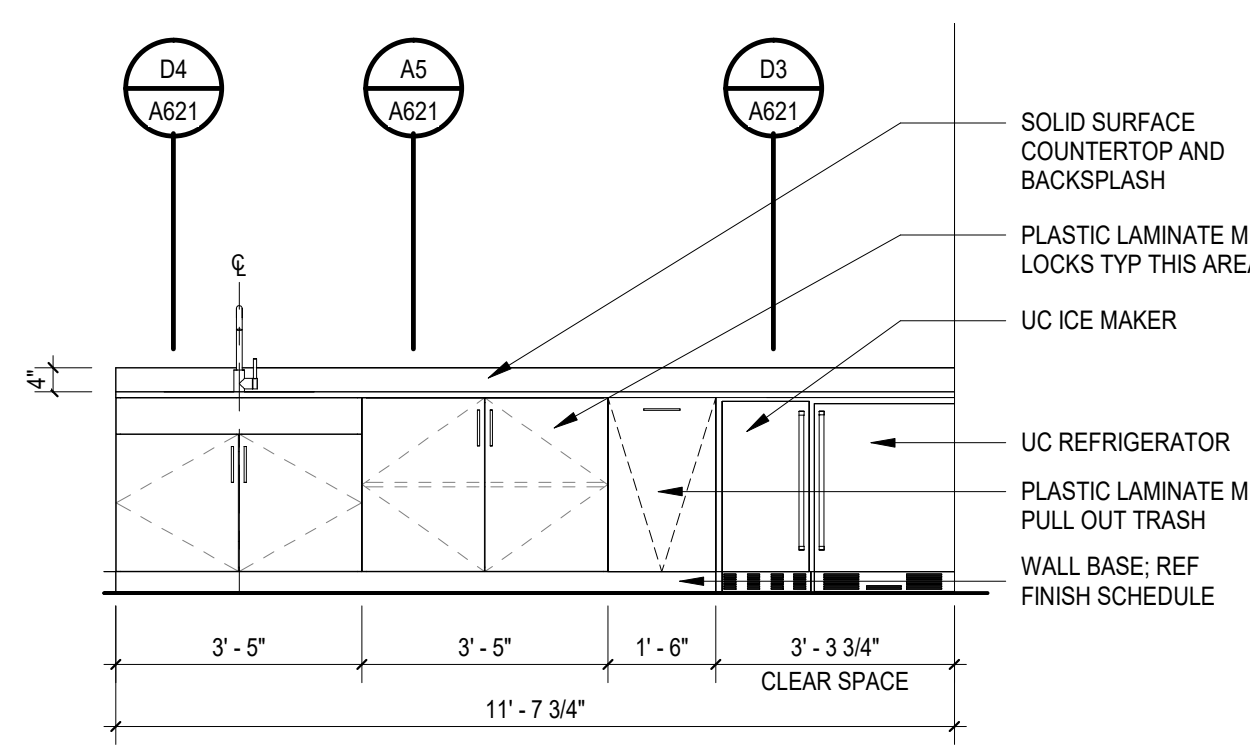
D3 ENLARGED PLAN - MILLWORK - MEETING ROOM
A620 3/8" = 1'-0"

D2 ENLARGED PLAN - MILLWORK - PROGRAM ROOM
A620 3/8" = 1'-0"



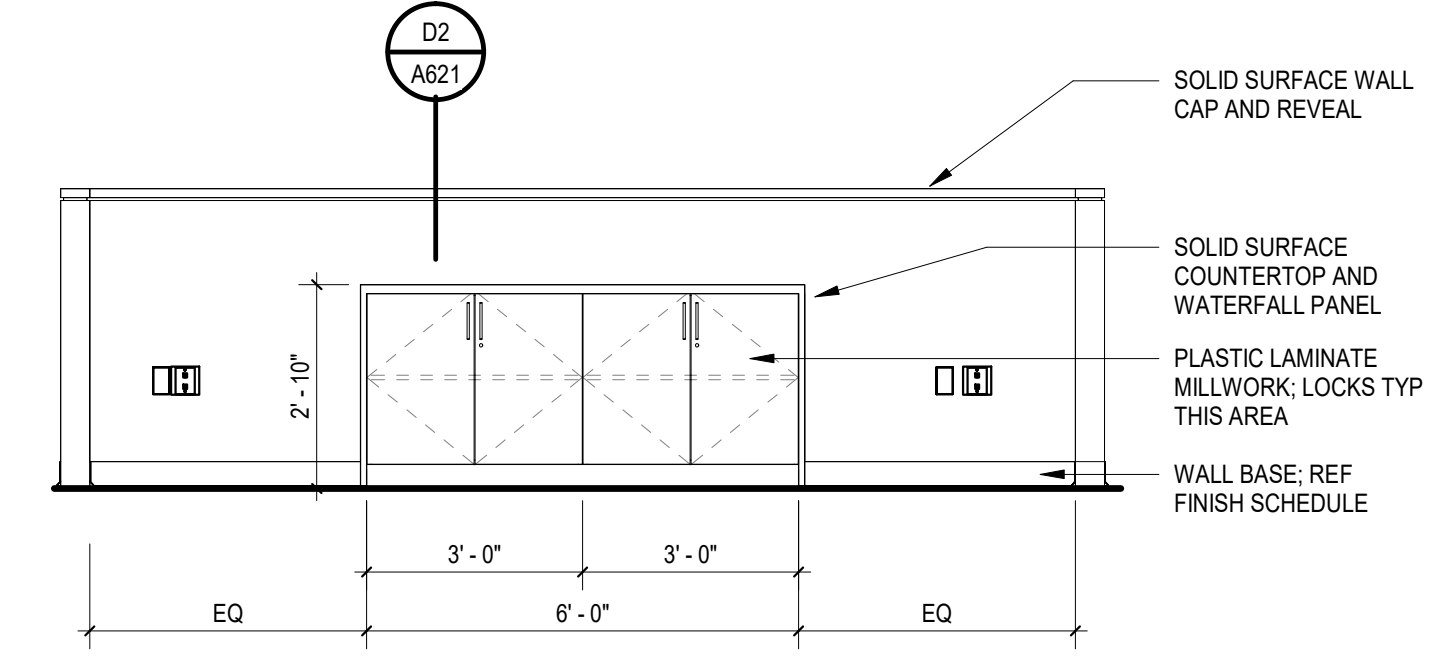
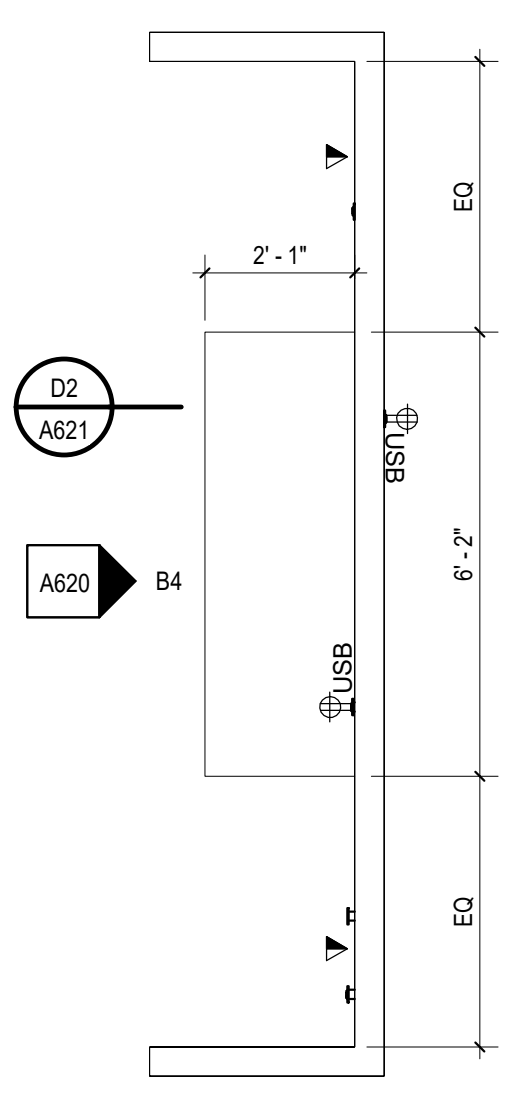
C5 ENLARGED PLAN - MILLWORK - HERITAGE
A620 3/8" = 1'-0"

C4 ELEVATION - MILLWORK - HERITAGE
A620 3/8" = 1'-0"

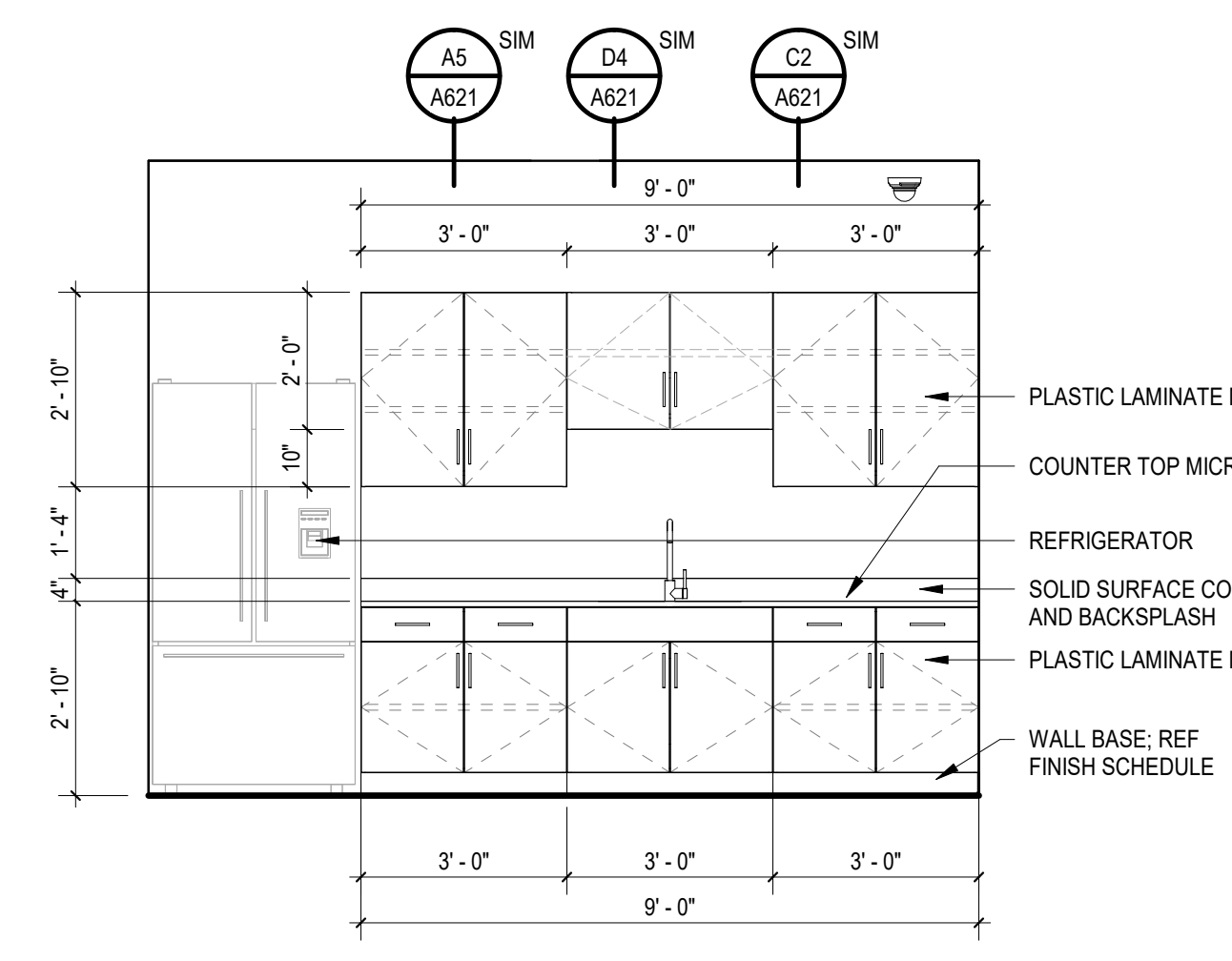


C3 ELEVATION - MILLWORK - MEETING ROOM
A620 3/8" = 1'-0"

C2 ELEVATION - MILLWORK - PROGRAM ROOM
A620 3/8" = 1'-0"



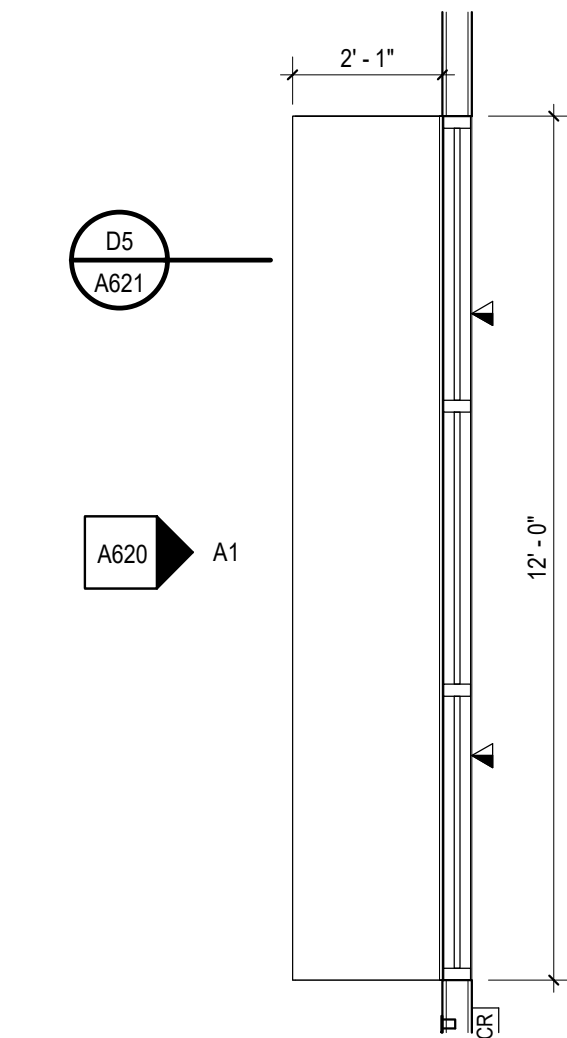
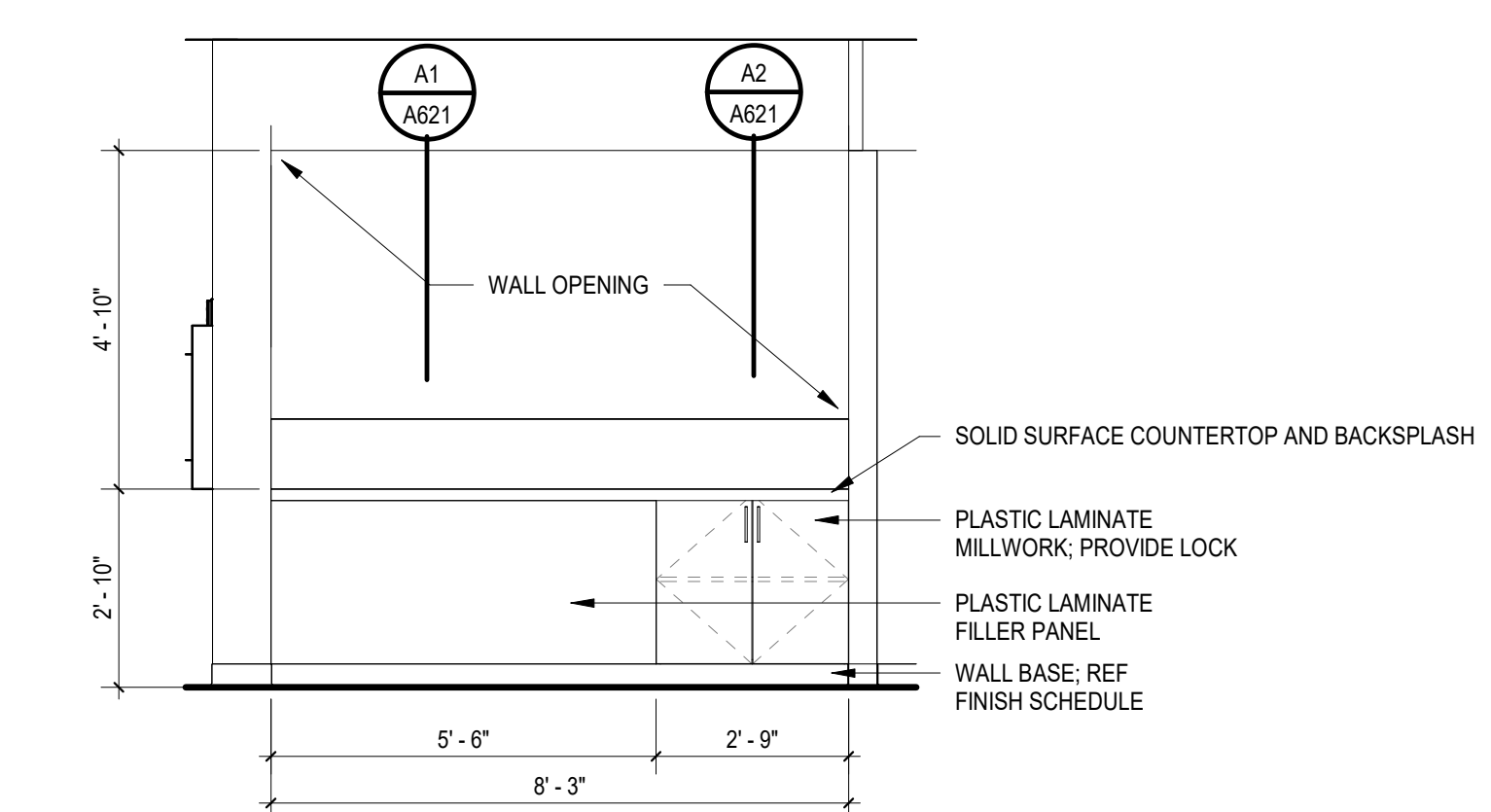
C1 ELEVATION - MILLWORK - MEETING ROOM
A620 3/8" = 1'-0"



B5 ENLARGED PLAN - MILLWORK - SELF SERVICE
A620 3/8" = 1'-0"

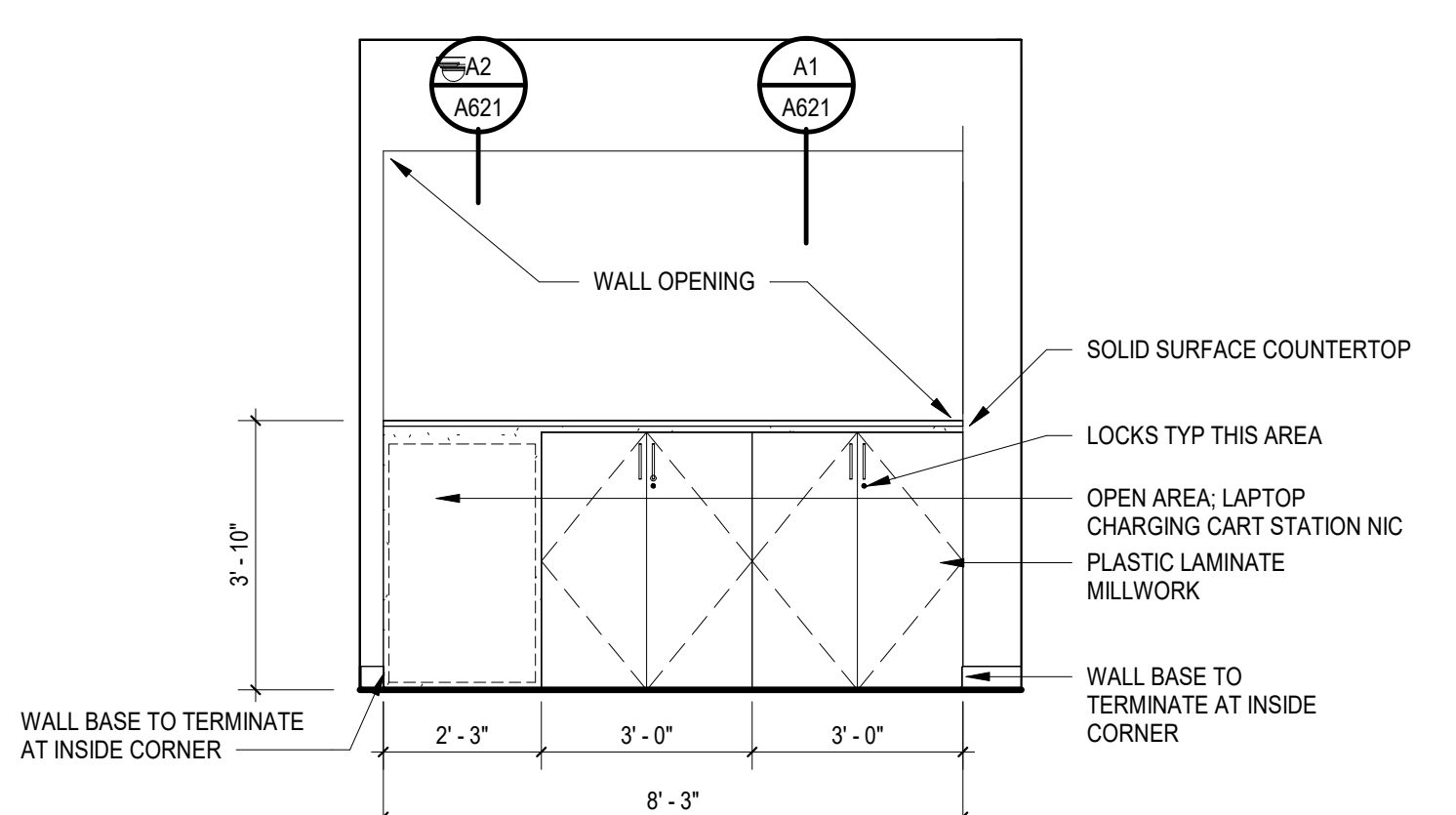
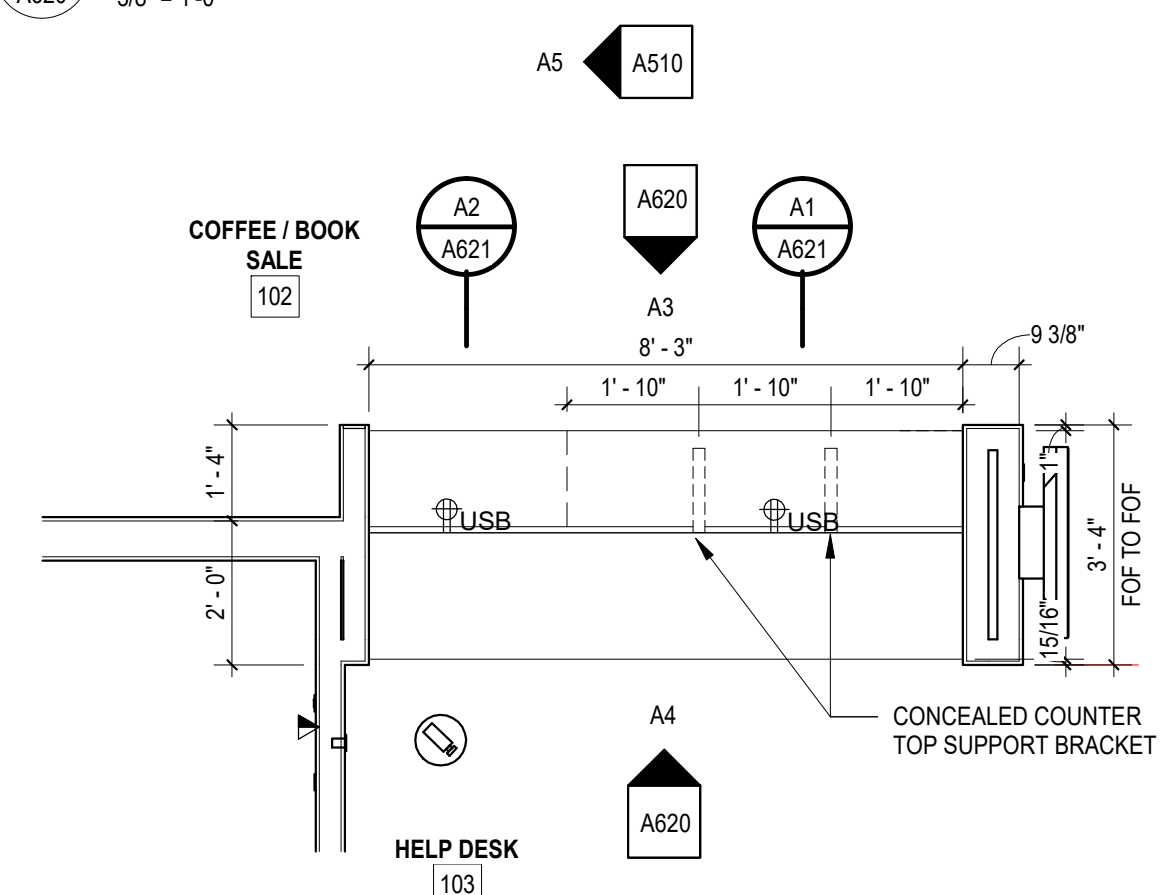
B4 ELEVATION - MILLWORK - SELF SERVICE
A620 3/8" = 1'-0"

B2 ELEVATION - MILLWORK - LOUNGE
A620 3/8" = 1'-0"



B3 ENLARGED PLAN - MILLWORK - LOUNGE
A620 3/8" = 1'-0"

B1 ELEVATION - MILLWORK - LOUNGE
A620 3/8" = 1'-0"

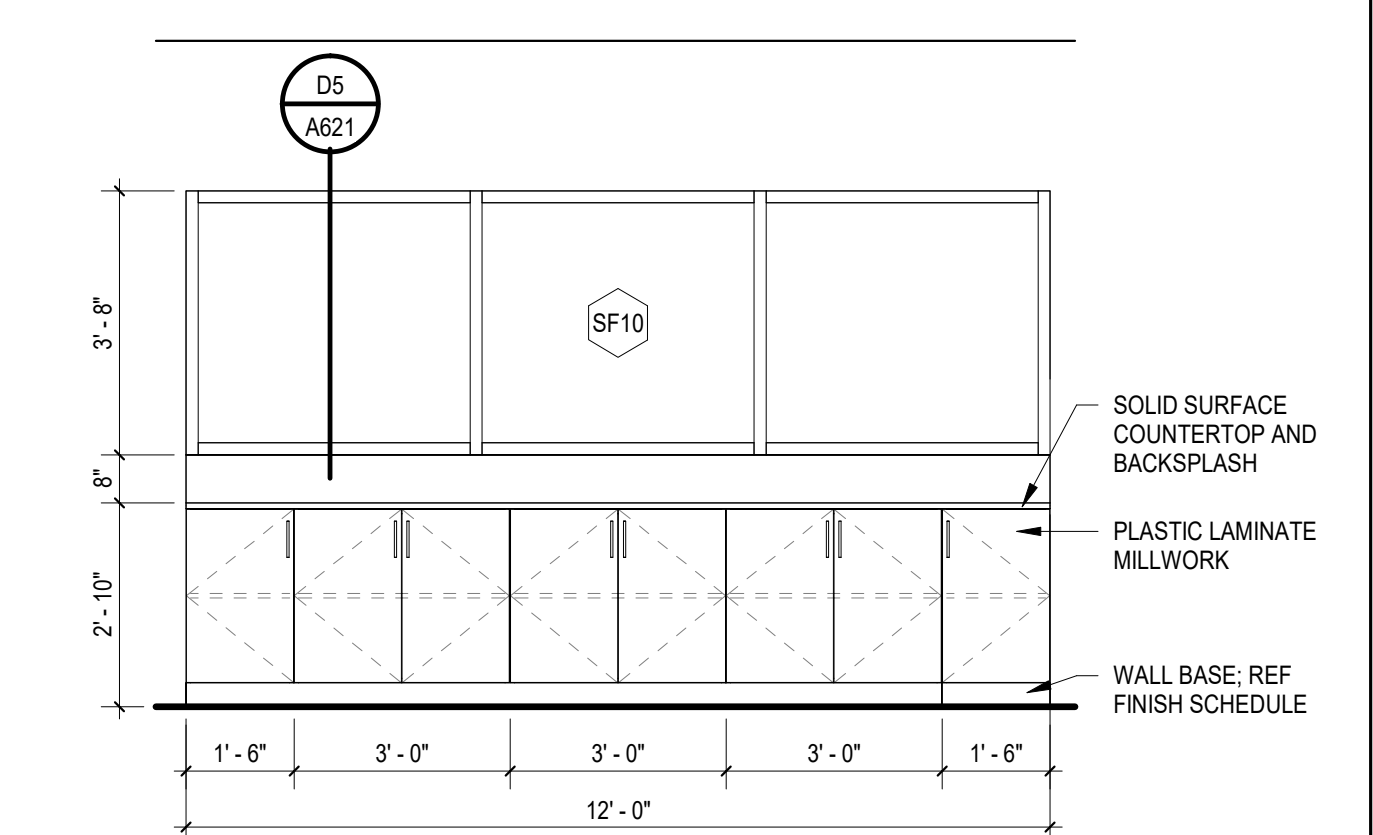


A5 ENLARGED PLAN - MILLWORK - BOOK SALE
A620 3/8" = 1'-0"

A4 ELEVATION - MILLWORK - HELP DESK
A620 3/8" = 1'-0"

A3 ELEVATION - MILLWORK - BOOK SALE
A620 3/8" = 1'-0"

A2 ENLARGED PLAN - MILLWORK - WORKROOM
A620 3/8" = 1'-0"



A1 ELEVATION - MILLWORK - WORKROOM
A620 3/8" = 1'-0"

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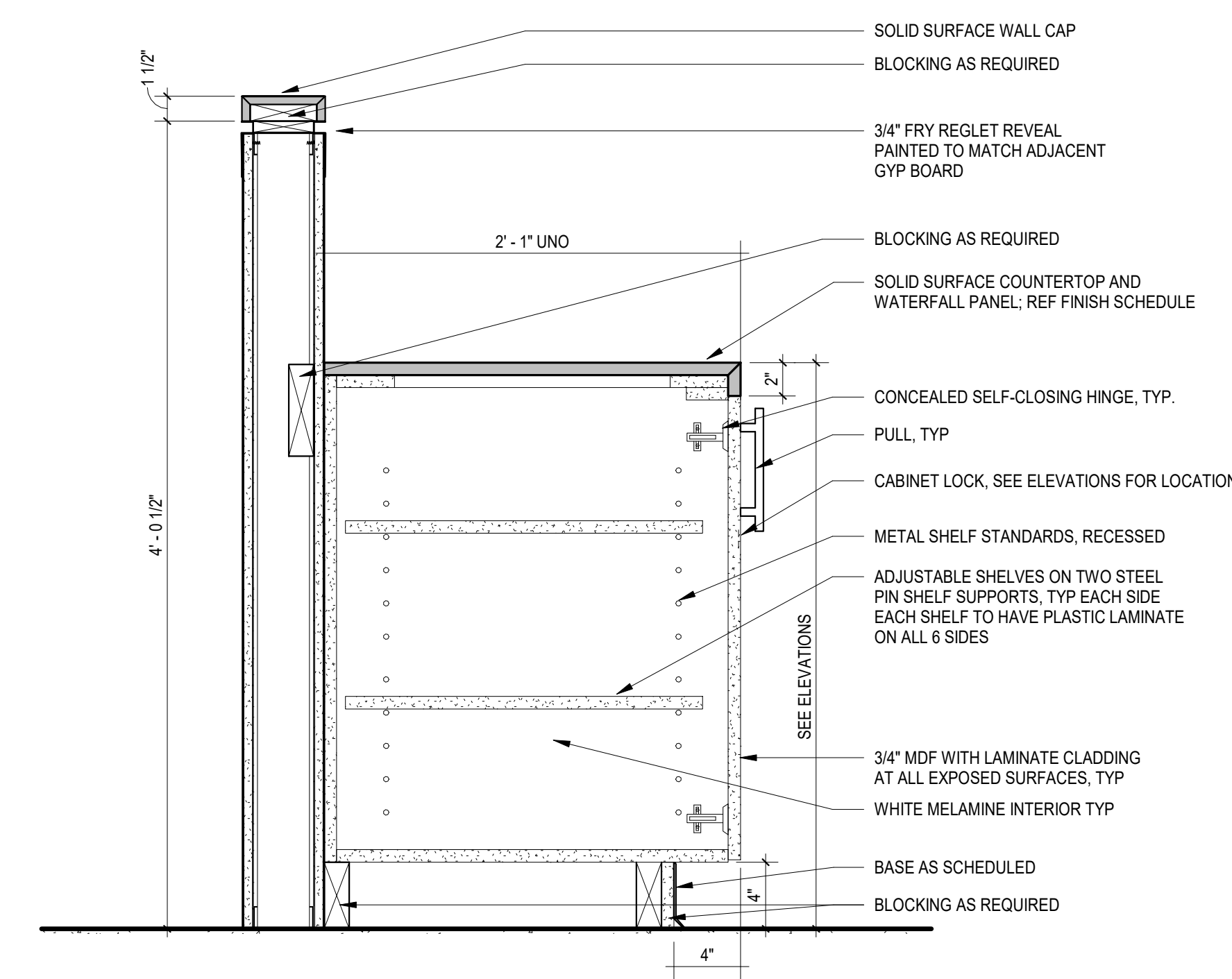
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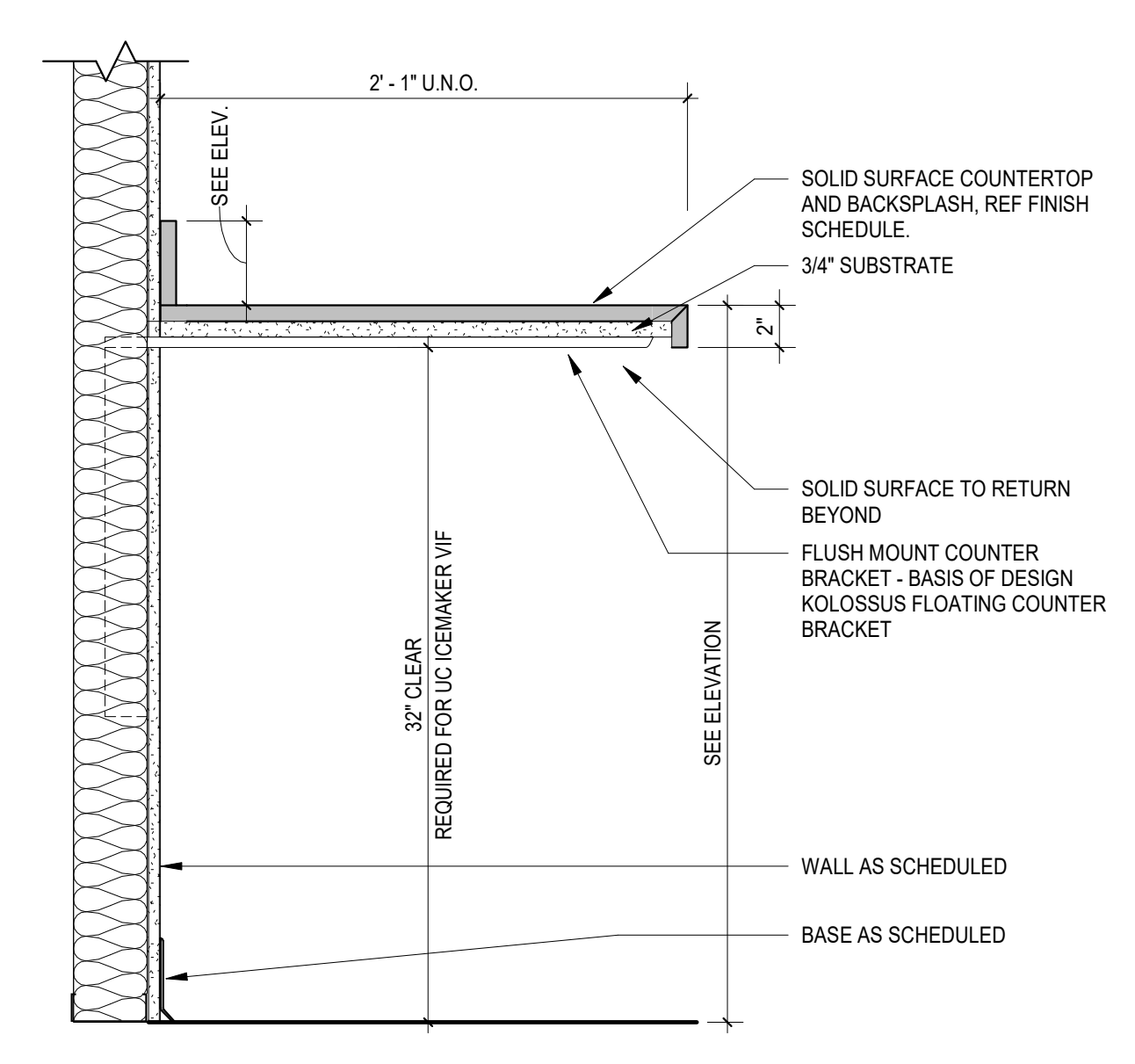
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PROJECT ARCHITECT: AMG
DRAWN BY: AMG

SHEET TITLE: MILLWORK DETAILS
SHEET NO. PROJ. NO. 023432

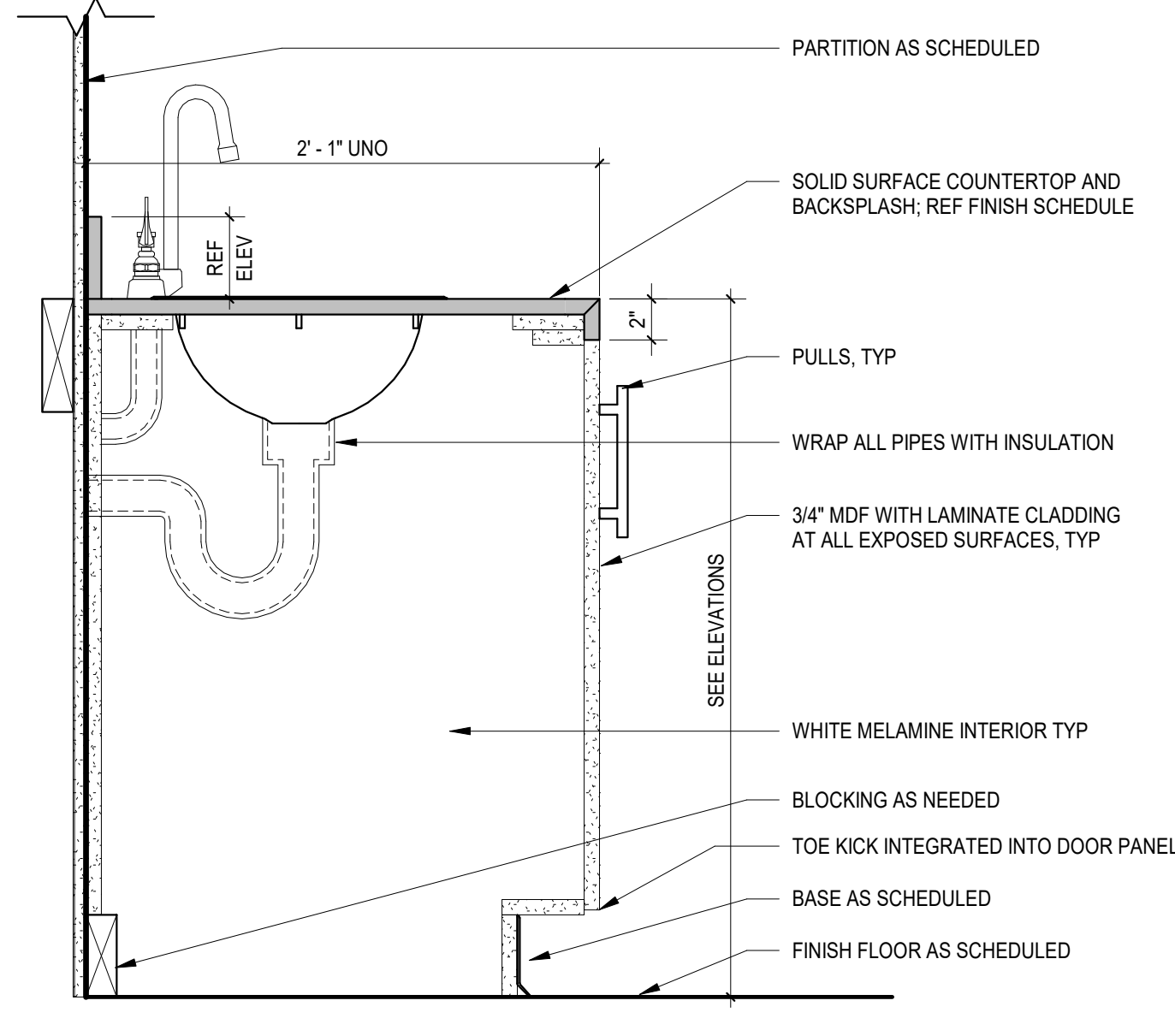
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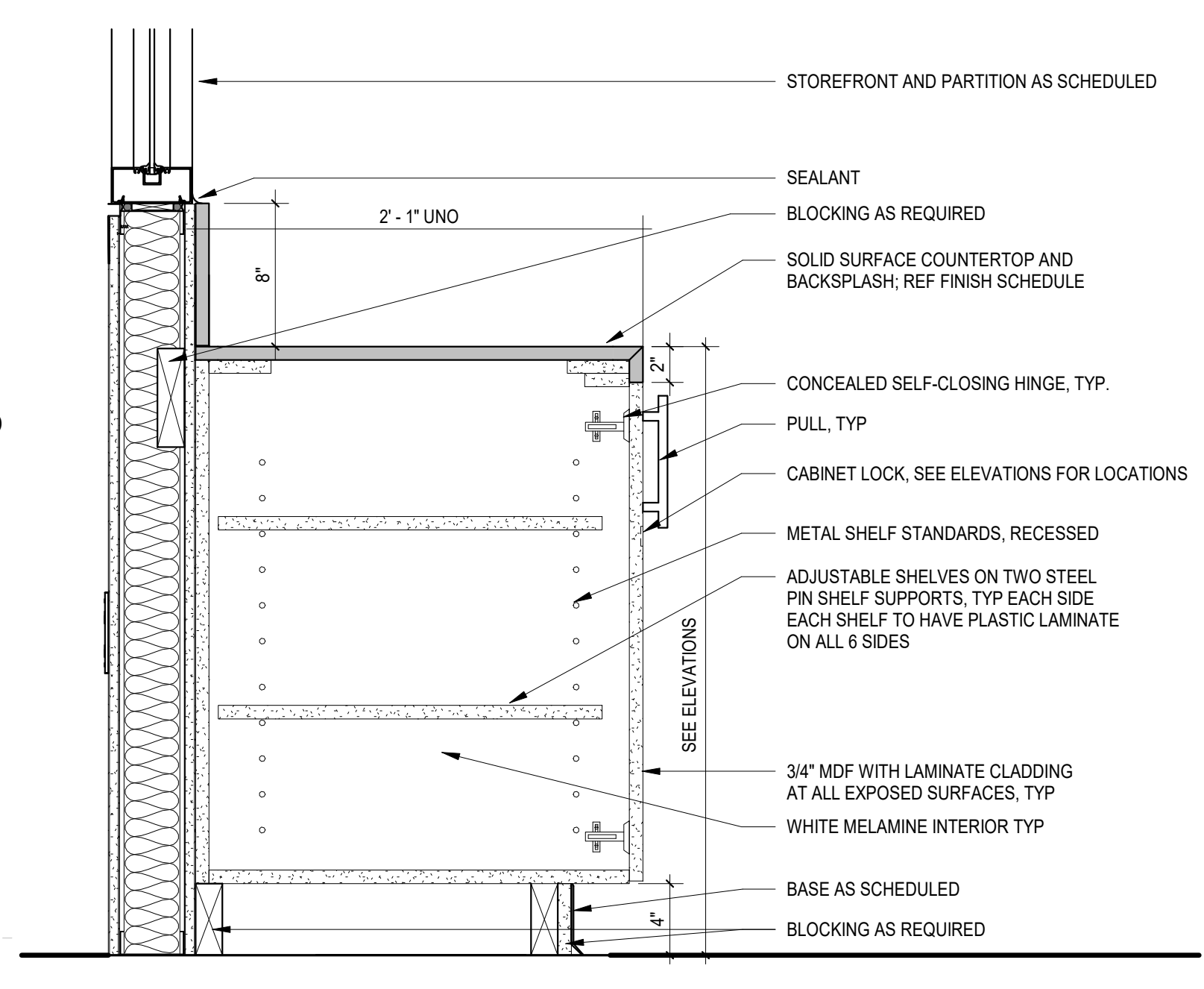
D2 MILLWORK SECTION - SELF SERVICE
A621 1 1/2\"/>



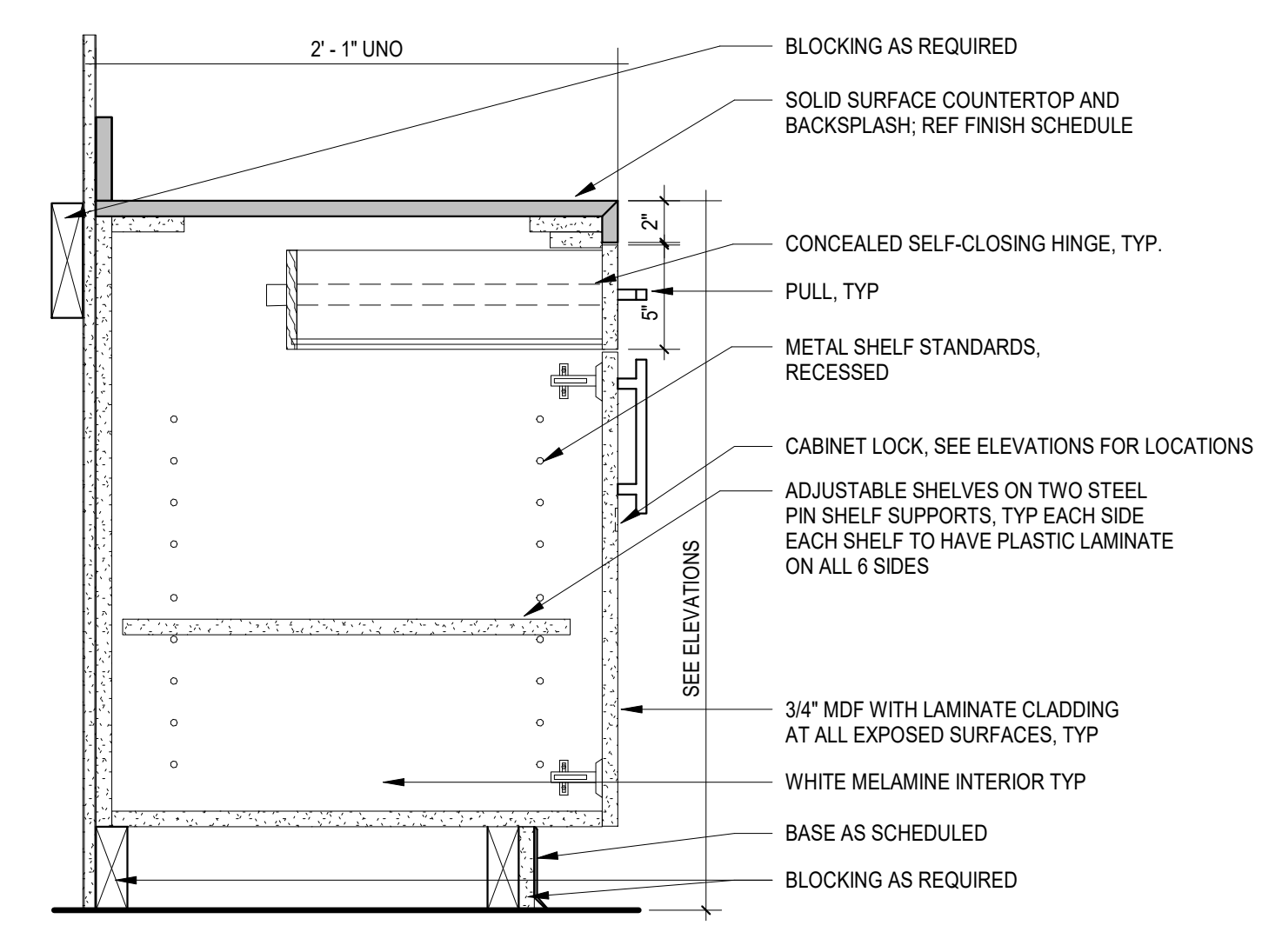
D3 COUNTER SUPPORT AT MEETING ROOM
A621 1 1/2\"/>



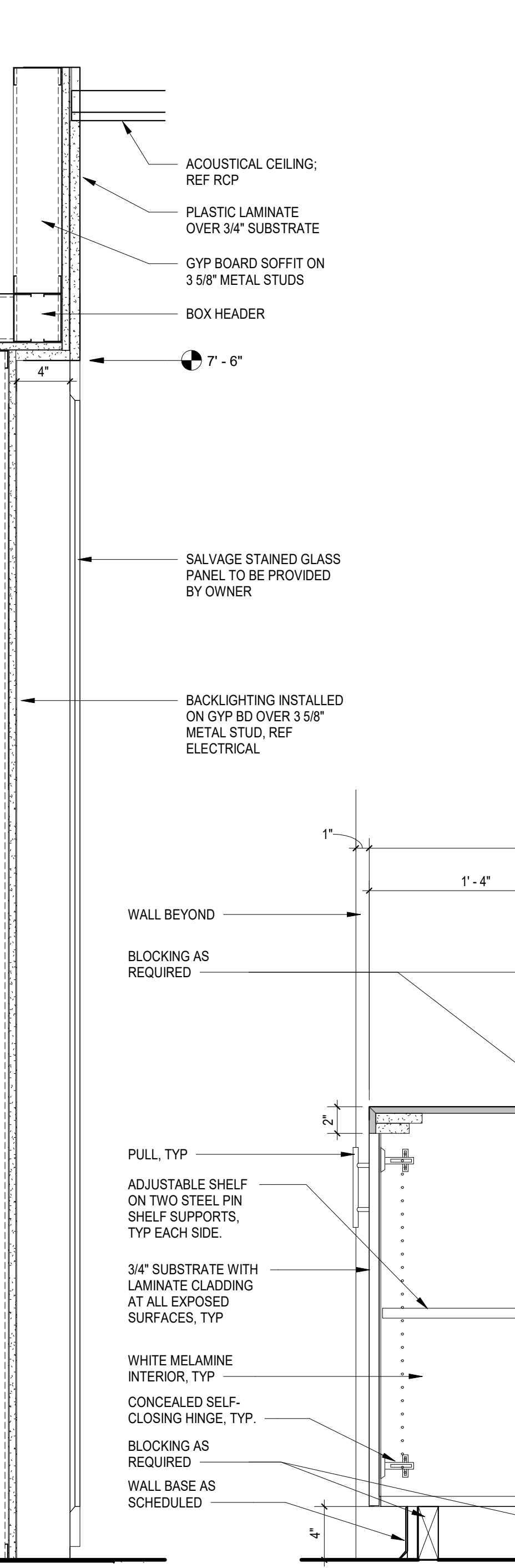
D4 TYPICAL BASE CABINET WITH SINK
A621 1 1/2\"/>



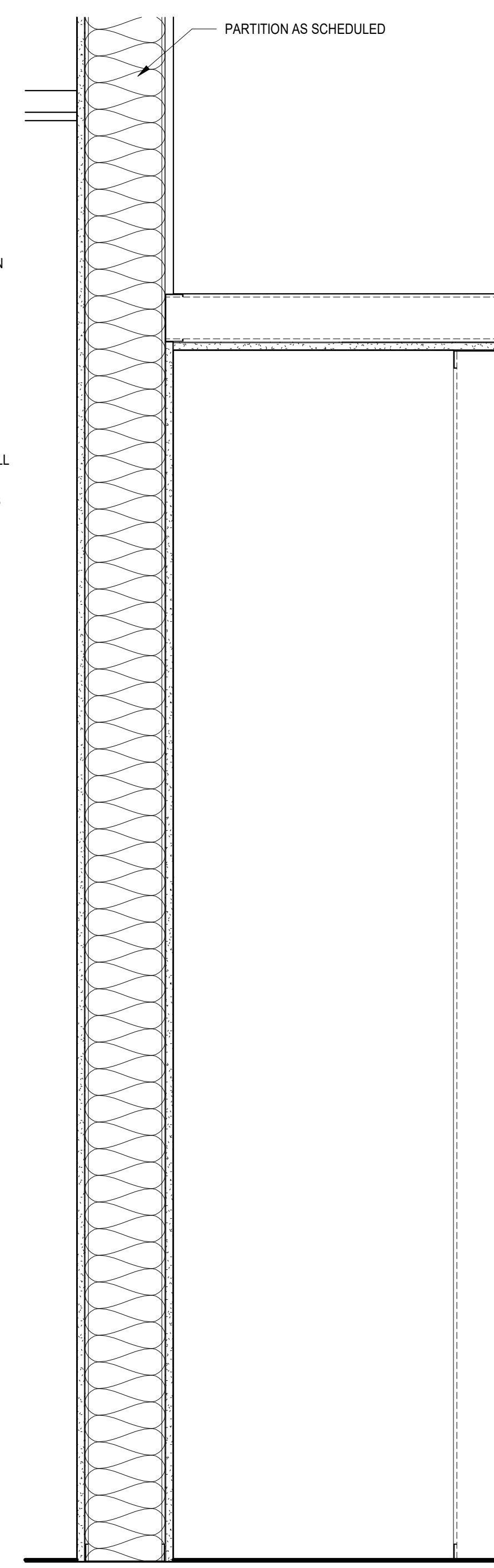
D5 TYPICAL BASE CABINET AT STOREFRONT SILL
A621 1 1/2\"/>



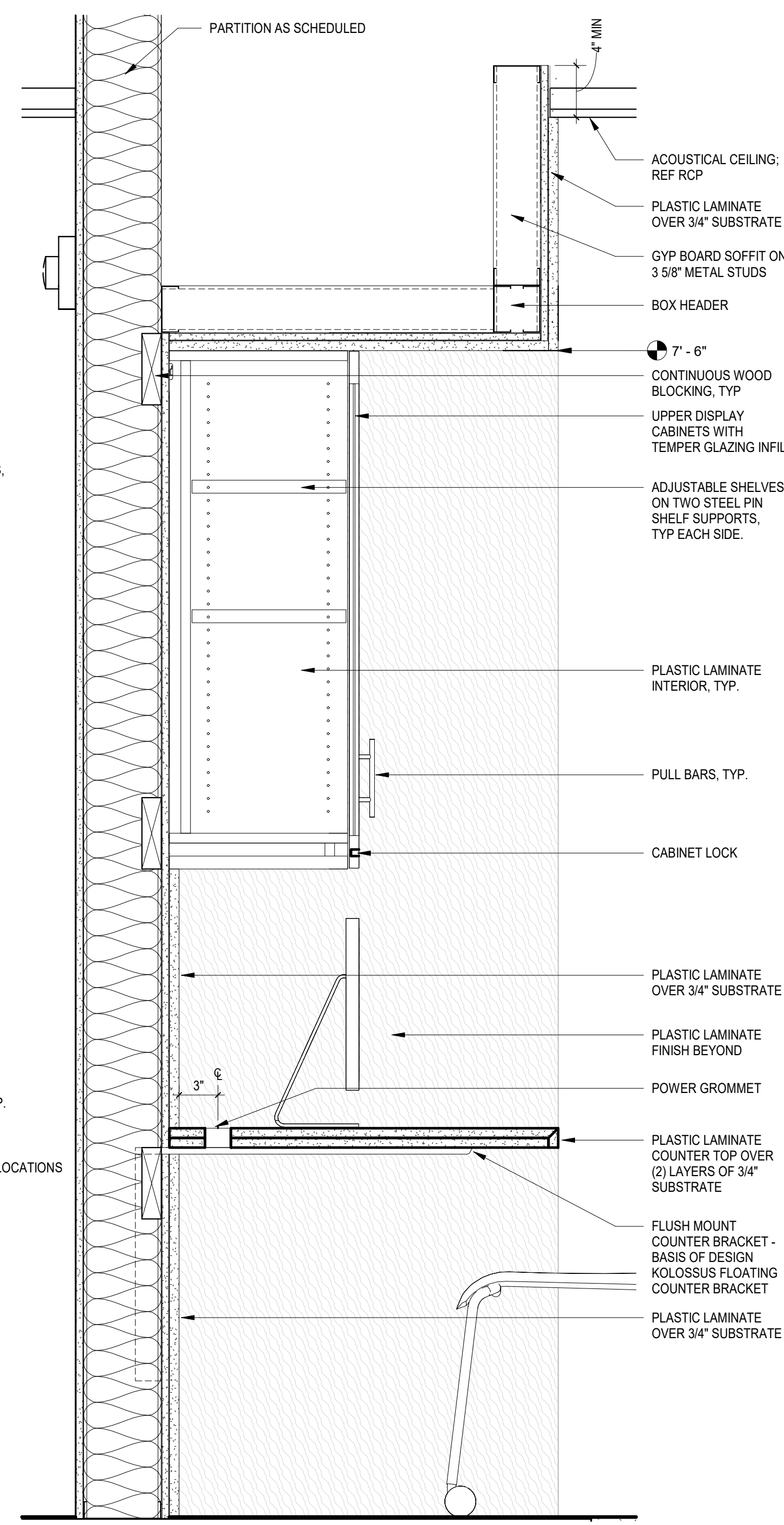
C2 BASE CABINET WITH DRAWER
A621 1 1/2\"/>



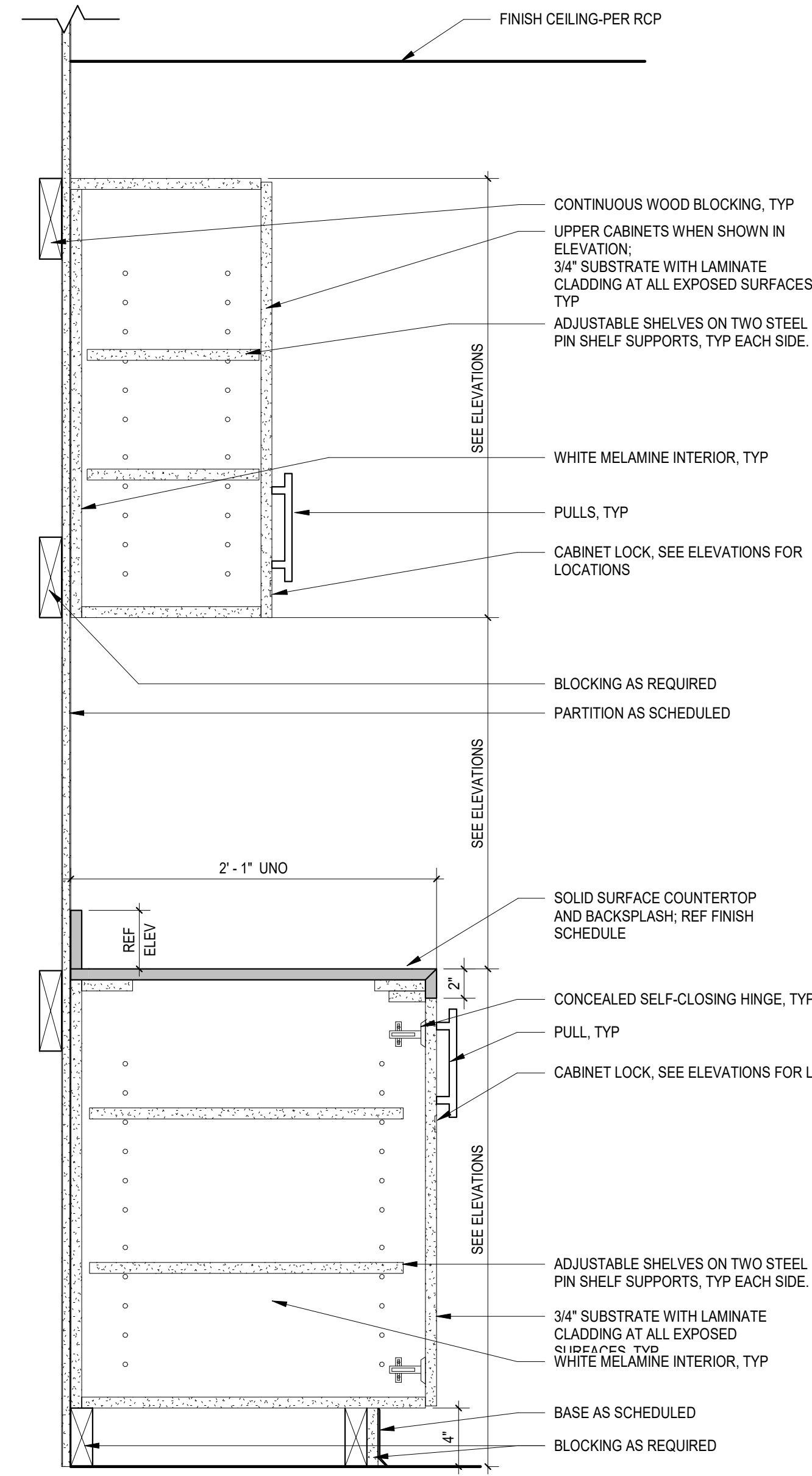
A2 MILLWORK SECTION - HELP DESK 1
A621 1 1/2\"/>



A3 MILLWORK SECTION - HERITAGE RM STAINED GLASS
A621 1 1/2\"/>



A4 MILLWORK SECTION - HERITAGE RM COUNTER
A621 1 1/2\"/>



A5 TYPICAL BASE AND UPPER CABINET
A621 1 1/2\"/>

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FLOOR	DOOR NO.	ROOM NO.	DOOR					DOOR		FRAME		DETAILS		REMARKS
			WIDTH	HEIGHT	THK	TYPE	RATING	MATERIAL	HARDWARE TYPE	TYPE	MATERIAL	HEAD	JAMB	
LEVEL 01	101A		6'-0"	7'-0"	0'-1 3/4"	F2	NA	ALUM / GLASS	REF SPECS	CW3	ALUM	PER MANUF	PER MANUF	
LEVEL 01	101B	101	6'-0"	7'-0"	0'-1 3/4"	E2	NA	ALUM / GLASS	REF SPECS	SF13	ALUM	H4	J4	
LEVEL 01	103	103	3'-0"	7'-0"	0'-1 3/4"	E1	NA	ALUM / GLASS	REF SPECS	SF14	ALUM	H3	J3	
LEVEL 01	104A	104A	3'-0"	7'-0"	0'-1 3/4"	E1	NA	ALUM / GLASS	REF SPECS	SF14	ALUM	H3	J3	
LEVEL 01	108	108	3'-0"	7'-0"	0'-1 3/4"	E1	NA	ALUM / GLASS	REF SPECS	SF14	ALUM	H3	J3	
LEVEL 01	109	107	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	110		7'-0"	7'-10"	0'-1 3/4"	G2	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	111	101	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	112	101	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	113		3'-0"	7'-10"	0'-1 3/4"	G1	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	114A	110	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	114B	114B	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	115	115	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	116A	115	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	116B	116	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	117	118	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	118A		6'-0"	7'-2"	0'-1 3/4"	F2	NA	ALUM / GLASS	REF SPECS	SF6	ALUM	B2/A800	A2/A800	
LEVEL 01	118B	118	6'-0"	7'-0"	0'-1 3/4"	E2	NA	ALUM / GLASS	REF SPECS	SF15	ALUM	H4	J4	
LEVEL 01	119A	119	3'-0"	7'-2"	0'-1 3/4"	F1	NA	ALUM / GLASS	REF SPECS	SF7	ALUM	B2/A800	A2/A800	
LEVEL 01	119B	119	3'-0"	7'-0"	0'-1 3/4"	E1	NA	ALUM / GLASS	REF SPECS	SF14	ALUM	H3	J3	
LEVEL 01	119C	101	9'-9 3/4"	9'-3"		H	NA	MTL	REF SPECS	--	--	A1/A211	A3/A300	OVERHEAD SECURITY GRILLE
LEVEL 01	120A	120A	3'-0"	7'-0"	0'-1 3/4"	F1	NA	ALUM / GLASS	REF SPECS	SF5	ALUM	PER MANUF	A2/A800	
LEVEL 01	120B	120	3'-0"	7'-0"	0'-1 3/4"	F1	NA	ALUM / GLASS	REF SPECS	SF3	ALUM	PER MANUF	PER MANUF	
LEVEL 01	120C	120	3'-0"	7'-0"	0'-1 3/4"	E1	NA	ALUM / GLASS	REF SPECS	SF11	ALUM	H4	J4	
LEVEL 01	121A	119	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	121B	120	3'-0"	7'-0"	0'-1 3/4"	A	NA	HM	REF SPECS	A	HM	H1	J1	
LEVEL 01	123	123	3'-0"	7'-0"	0'-1 3/4"	F1	NA	ALUM / GLASS	REF SPECS	SF3	ALUM	PER MANUF	PER MANUF	
LEVEL 01	124	124	3'-0"	7'-0"	0'-1 3/4"	F1	NA	ALUM / GLASS	REF SPECS	SF3	ALUM	PER MANUF	PER MANUF	

GENERAL DOOR AND FRAME NOTES

- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO MANUFACTURE OF FRAMES, DOORS, STOREFRONTS, WINDOWS, ETC.
- PROVIDE DOOR SWINGS AS REPRESENTED, UNLESS NOTED OTHERWISE
- ALL DOOR NUMBERS ARE LABELED PER THEIR ROOM NUMBERS, THEN A SUFFIX 'A, B, C, ...' ETC.
- ALL HINGED DOORS TO HAVE HOLLOW METAL FRAMES WITH 2" HEADS AS INDICATED IN THE SCHEDULE AND PER THE DETAILS. OTHER CRITERIA (RATINGS, ETC) AS SCHEDULED.

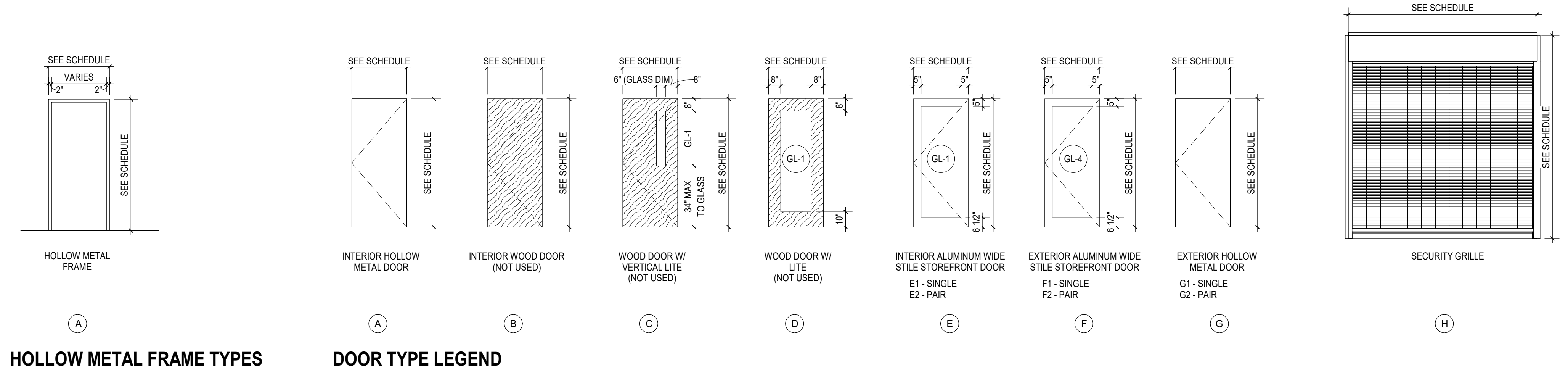
GLASS LEGEND

- GL-1 1/4" FULLY-TEMPERED MONOLITHIC FLOAT GLASS
- GL-2 1/4" CLEAR ANNEALED FLOAT GLASS
- GL-3 1" LOW-E COATED INSULATING GLASS
- GL-4 1" LOW-E COATED FULLY-TEMPERED INSULATING GLASS
- GL-5 1" SPANDREL GLASS



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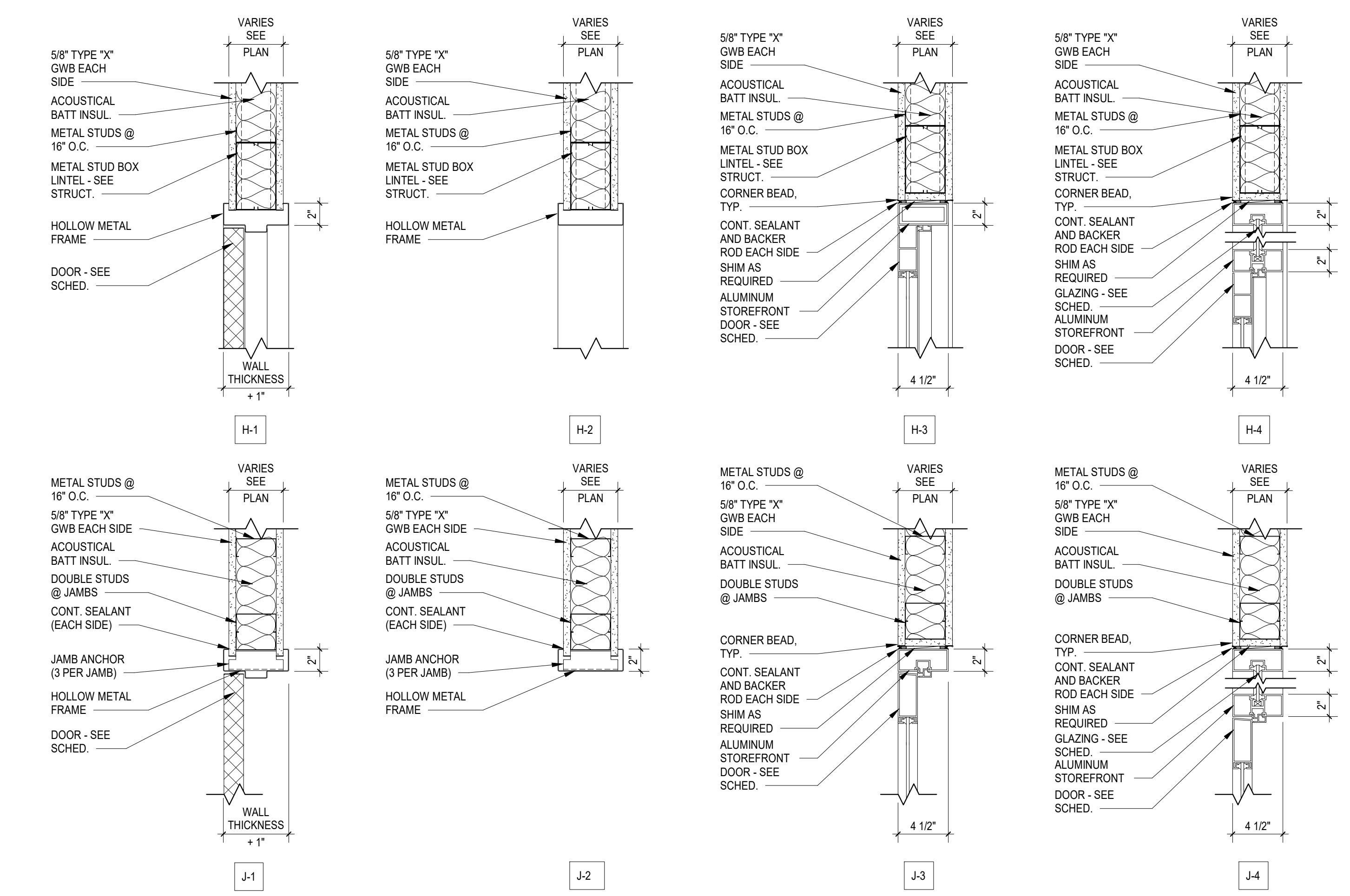
RELS



HOLLOW METAL FRAME TYPES

DOOR TYPE LEGEND

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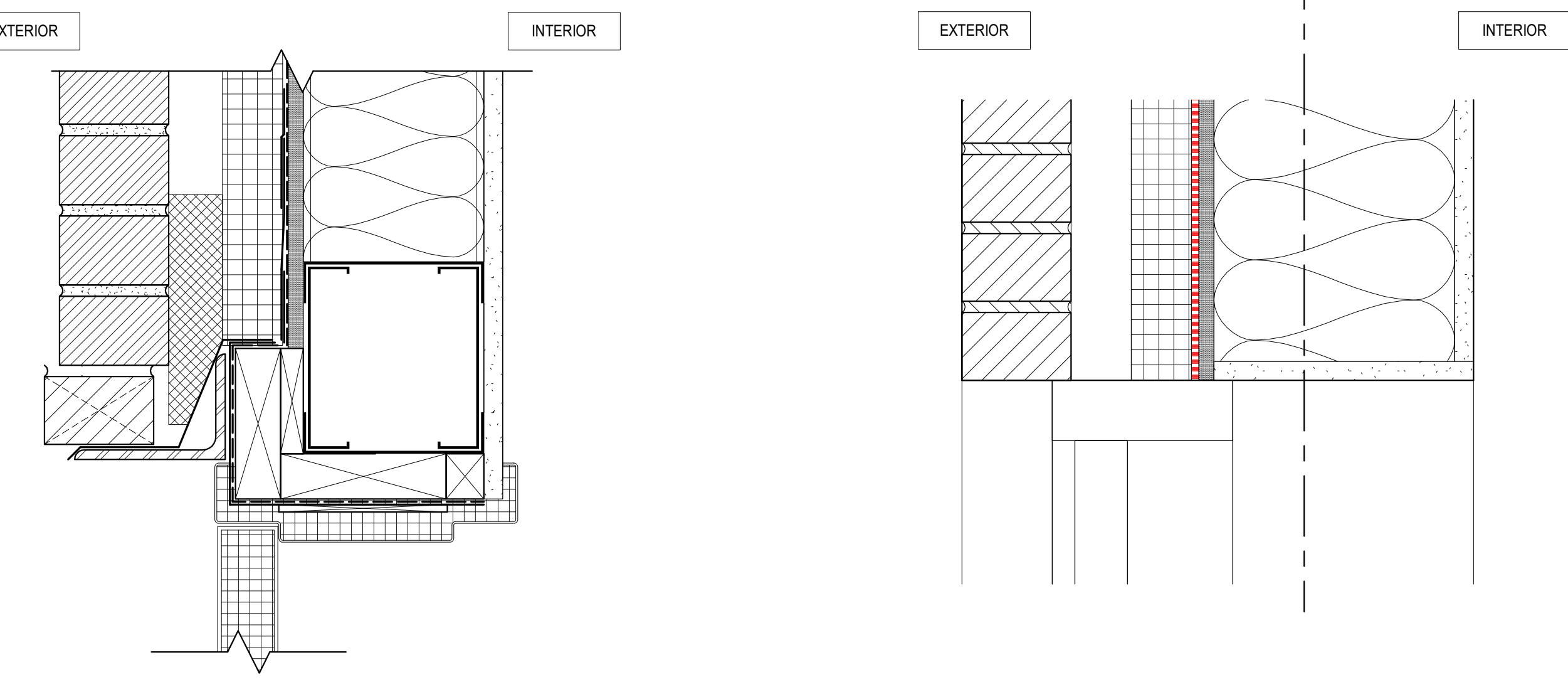


A5 DOOR HEAD AND JAMB DETAILS

A3 HM DOOR - JAMB - BRICK

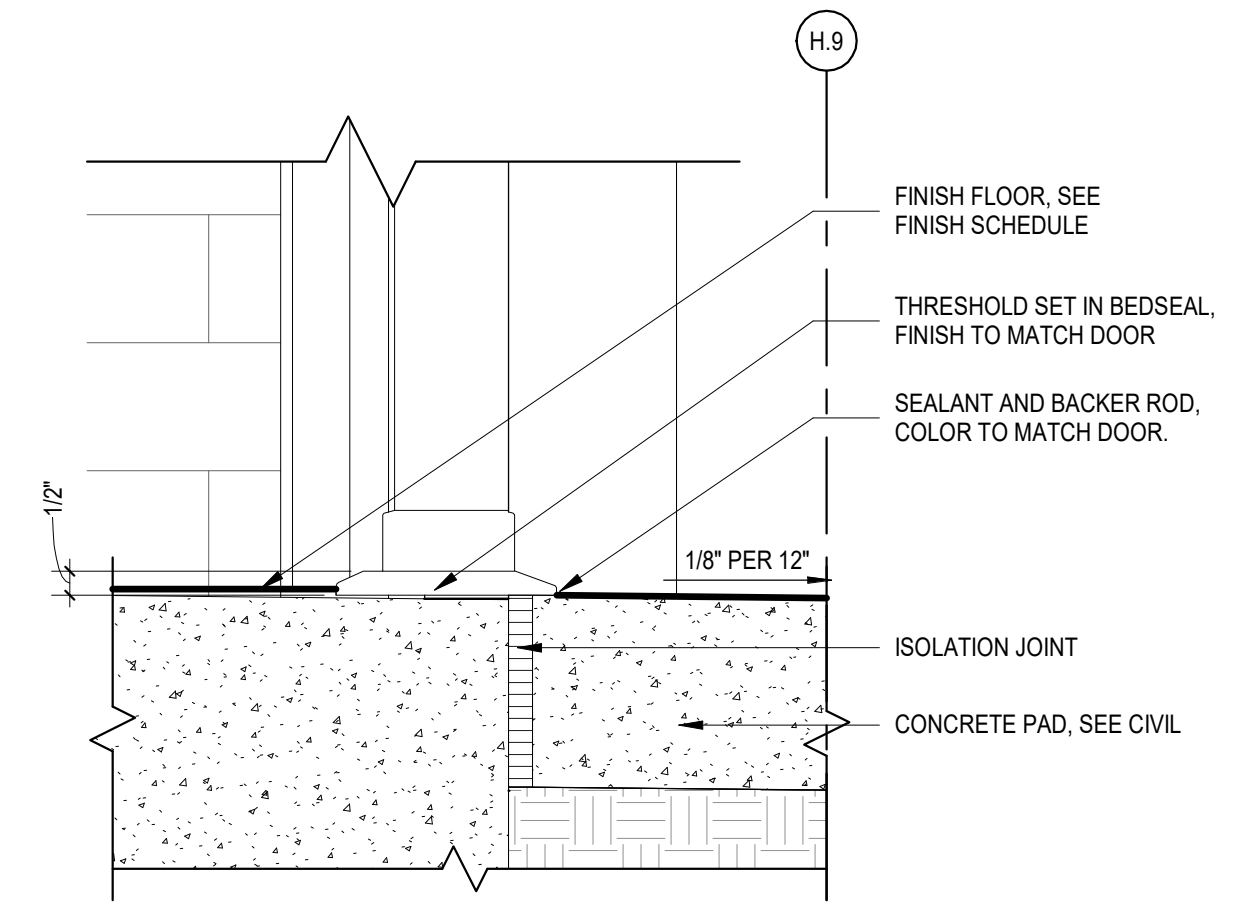
A2 ALUM DOOR - JAMB - BRICK

A1 STOREFRONT DOOR SILL



B3 HM DOOR - HEAD - BRICK

B2 ALUM DOOR - HEAD - BRICK



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 PROJECT ARCHITECT:
 DRAWN BY:
 SHEET TITLE:
**DOOR SCHEDULE
 FRAMES & TYPES**

SHEET NO. PROJ. NO. 023432

A800

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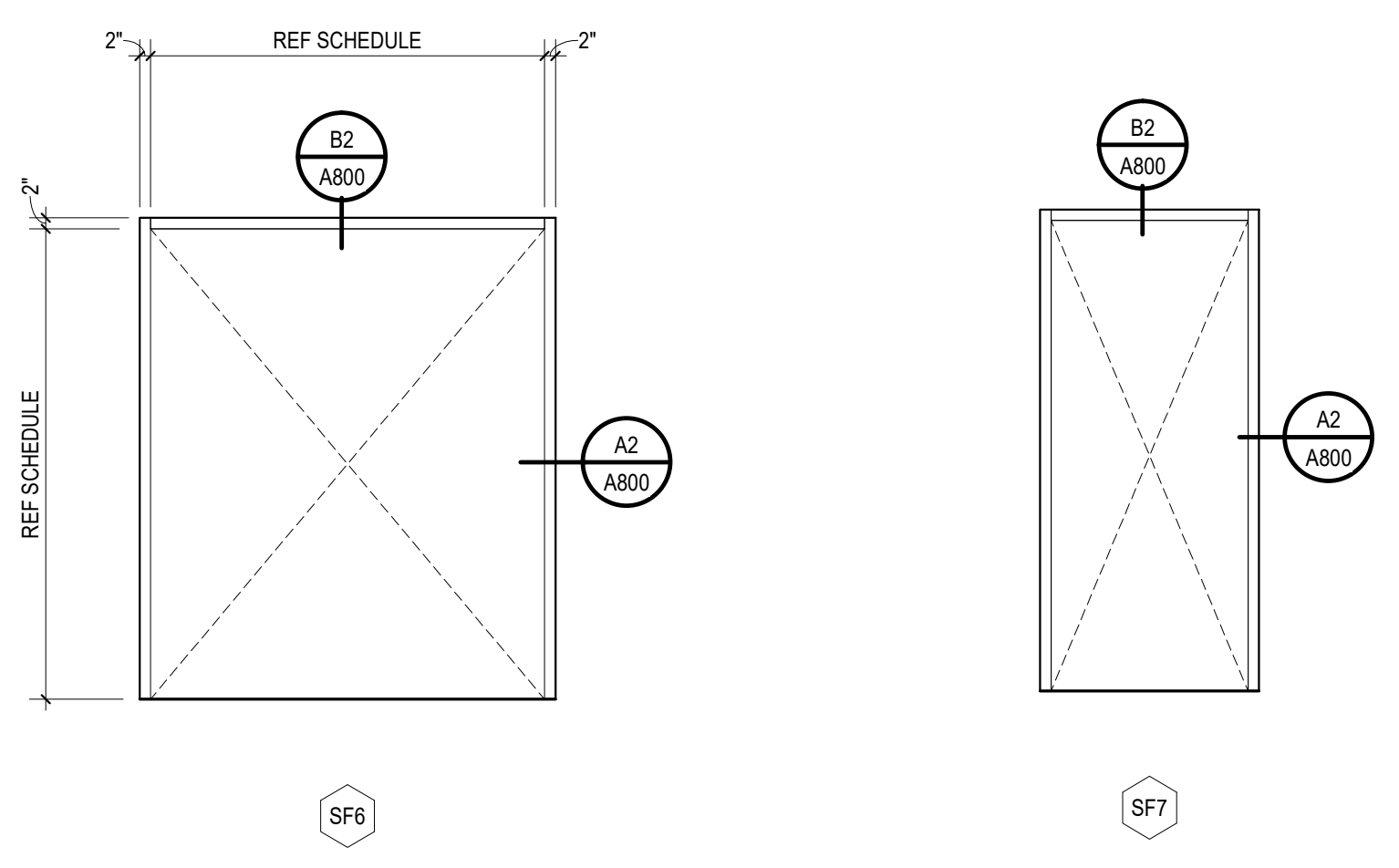
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DRAWN BY: KW
SHEET TITLE:
EXTERIOR ALUMINUM
FRAMES

SHEET NO. PROJ. NO.
023432

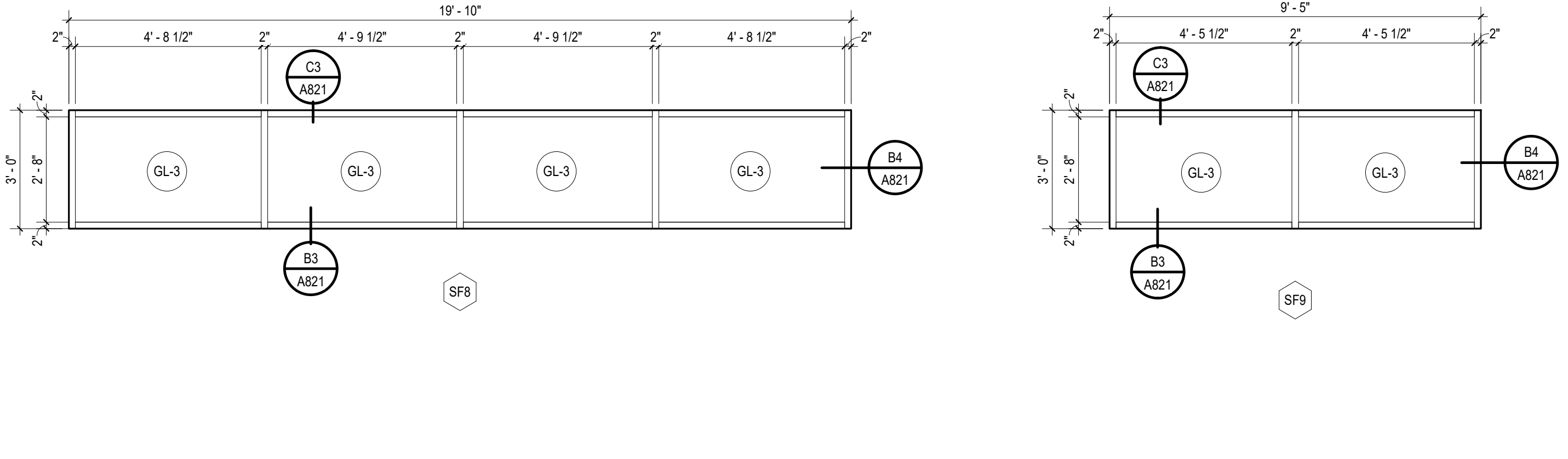
A810

GLASS LEGEND

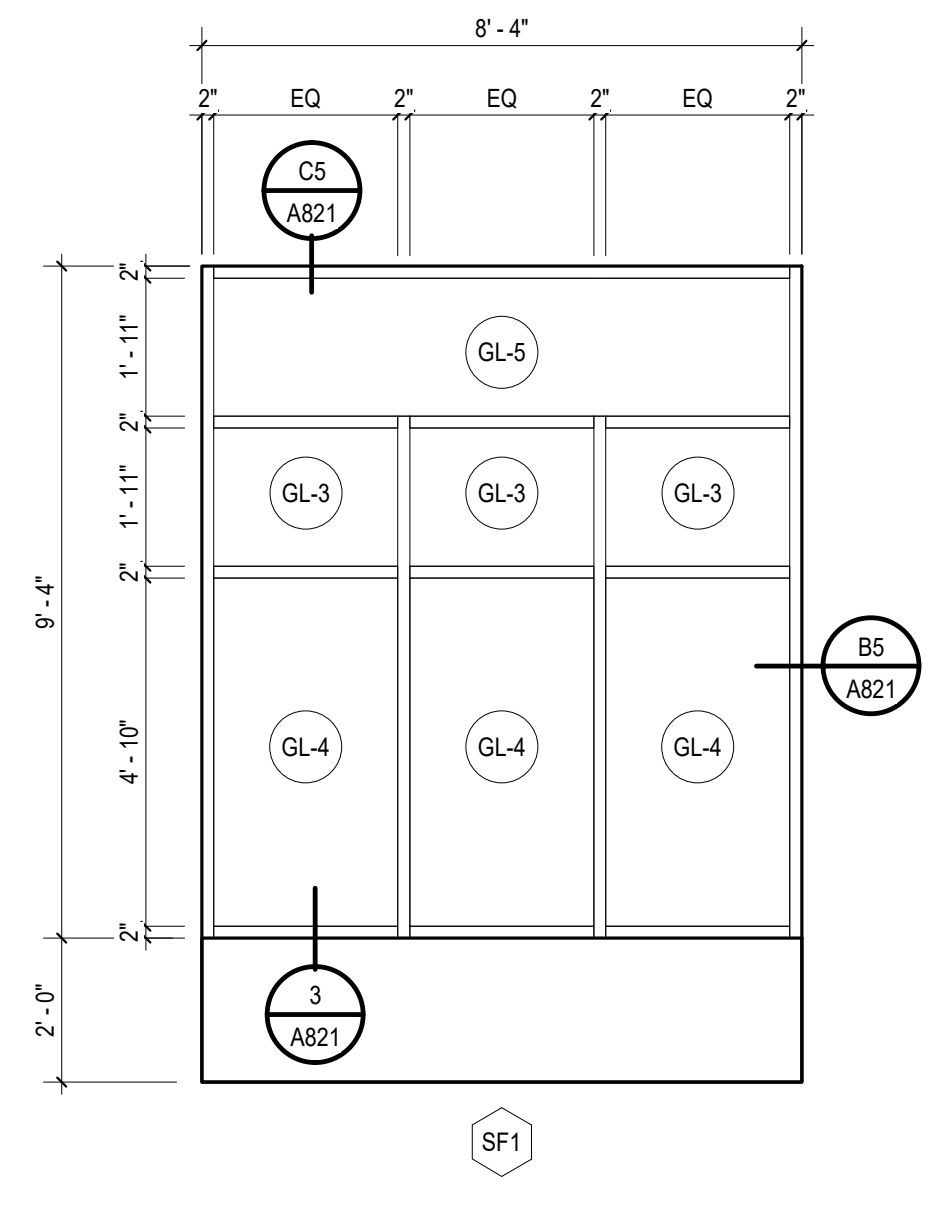
- GL-1 1/4" FULLY-TEMPERED MONOLITHIC FLOAT GLASS
- GL-2 1/4" CLEAR ANNEALED FLOAT GLASS
- GL-3 1" LOW-E COATED INSULATING GLASS
- GL-4 1" LOW-E COATED FULLY-TEMPERED INSULATING GLASS
- GL-5 1" SPANDREL GLASS



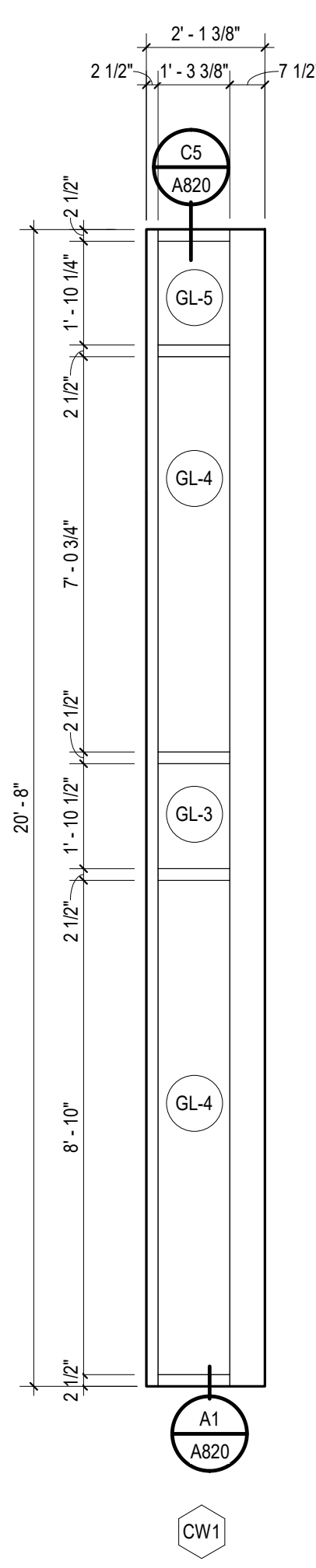
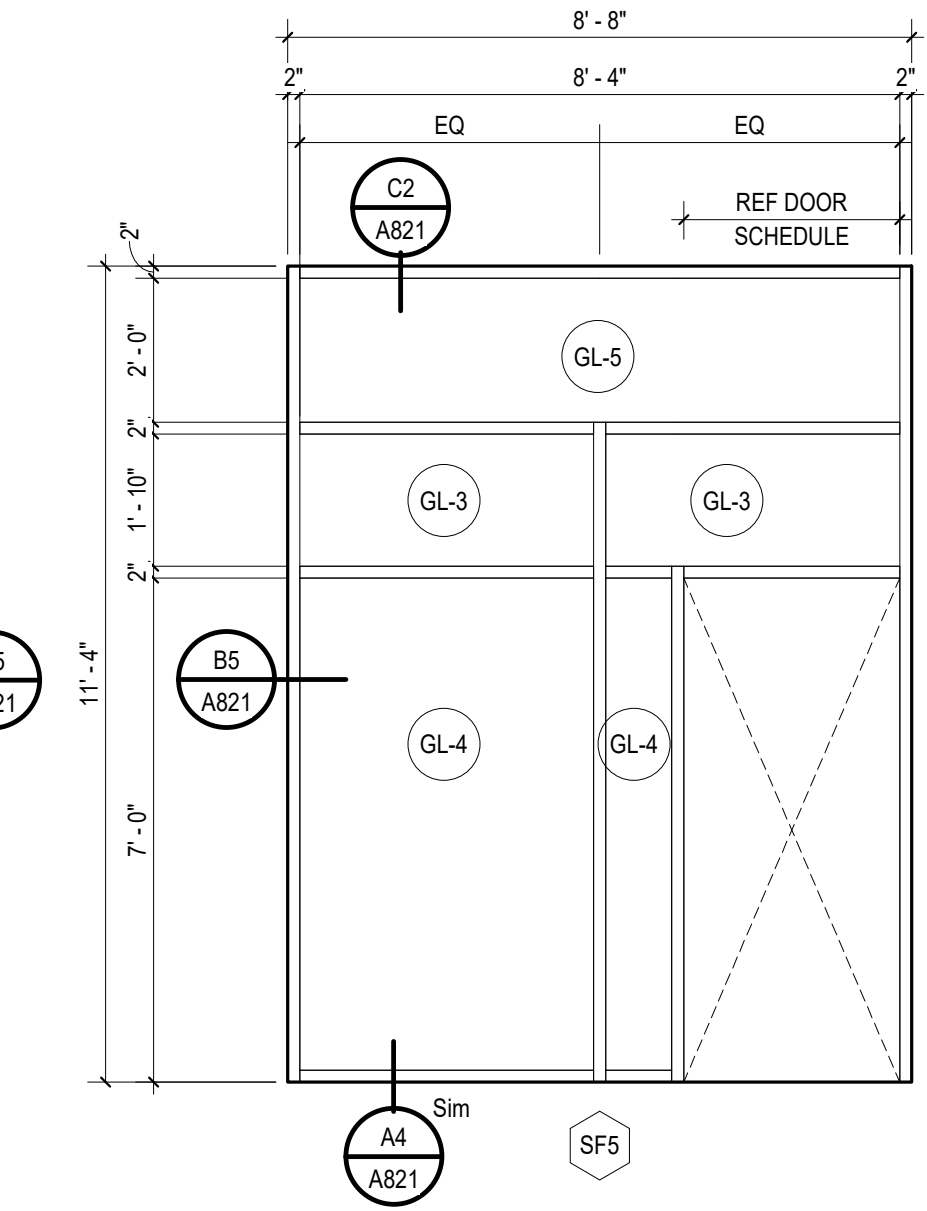
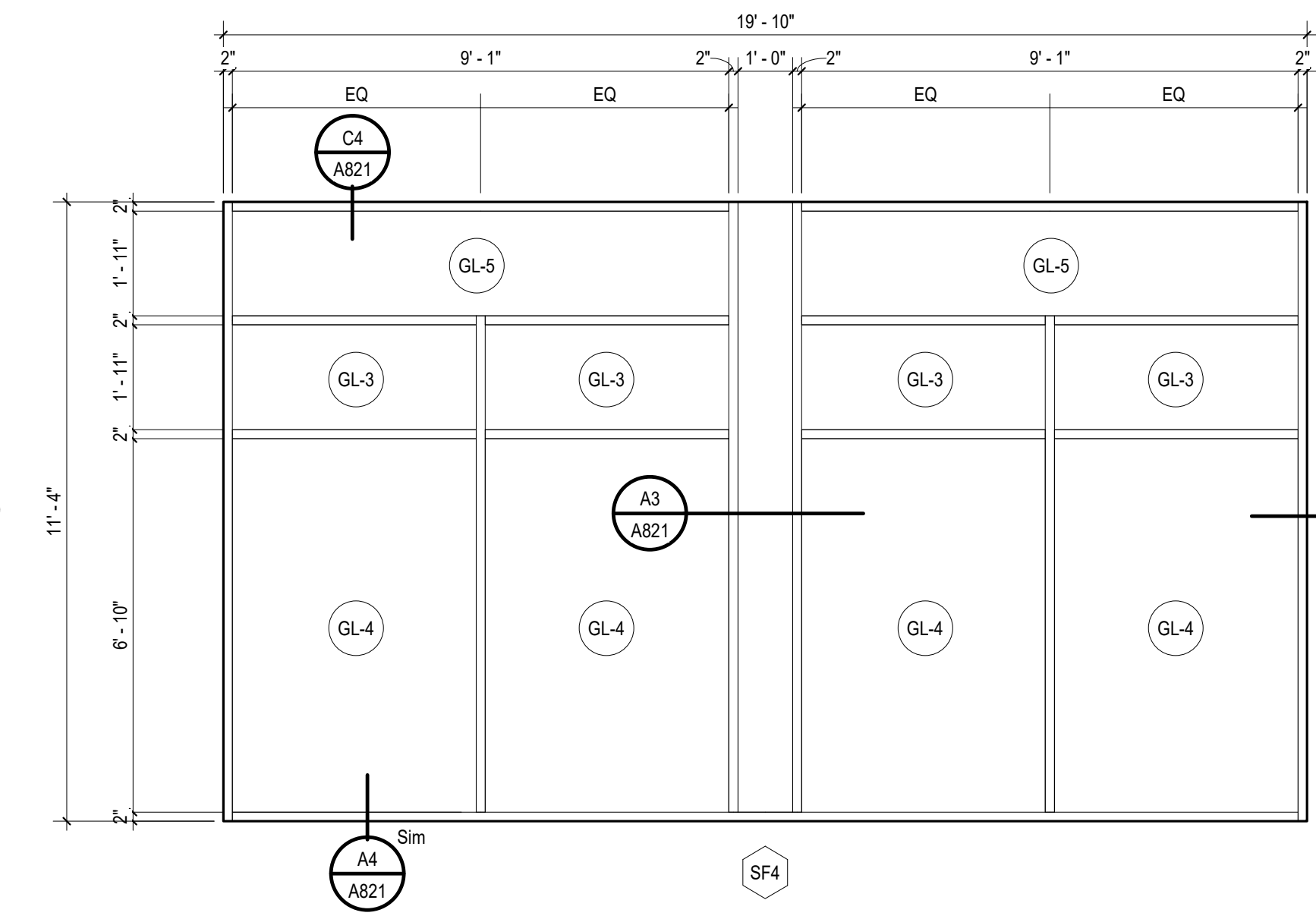
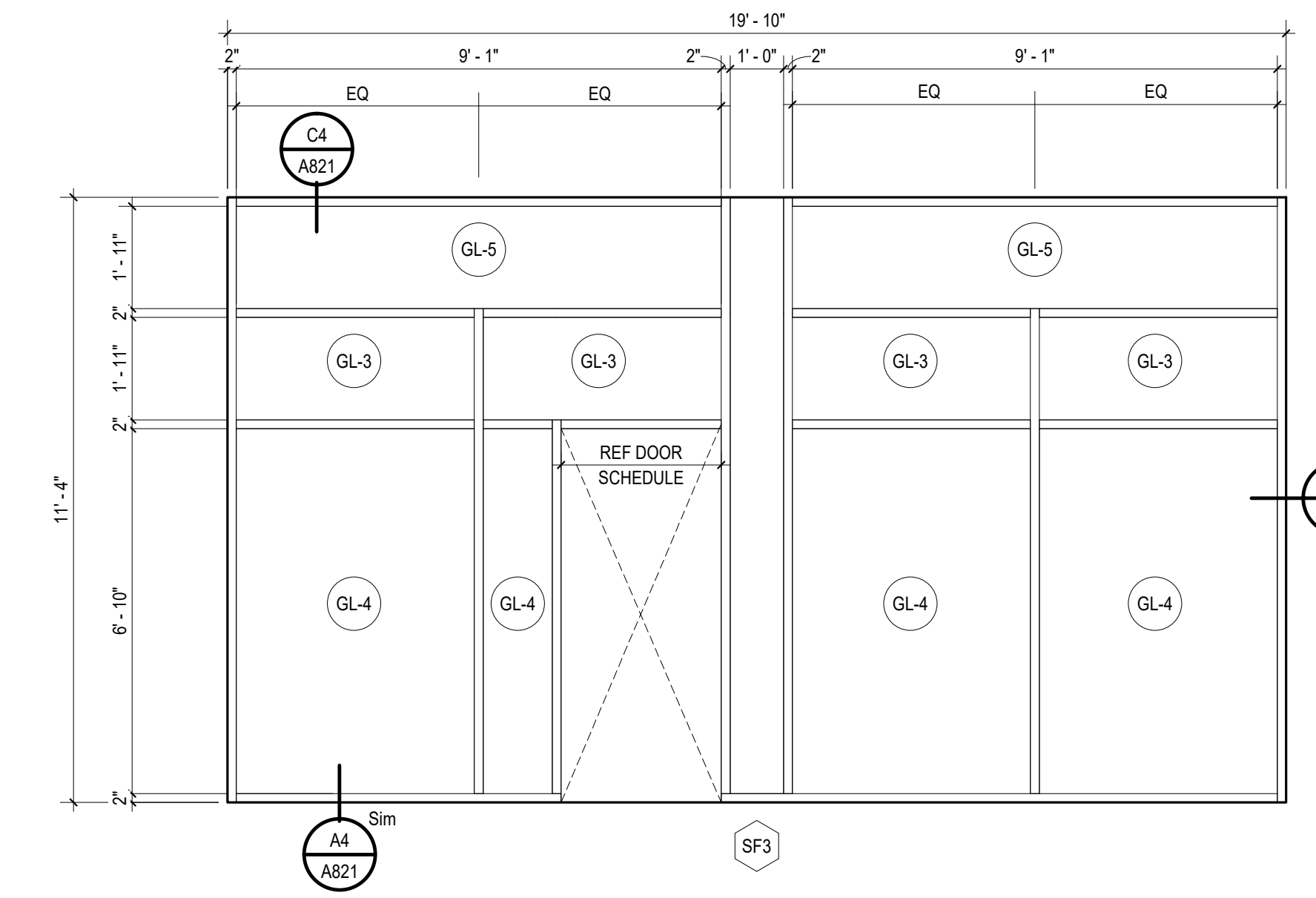
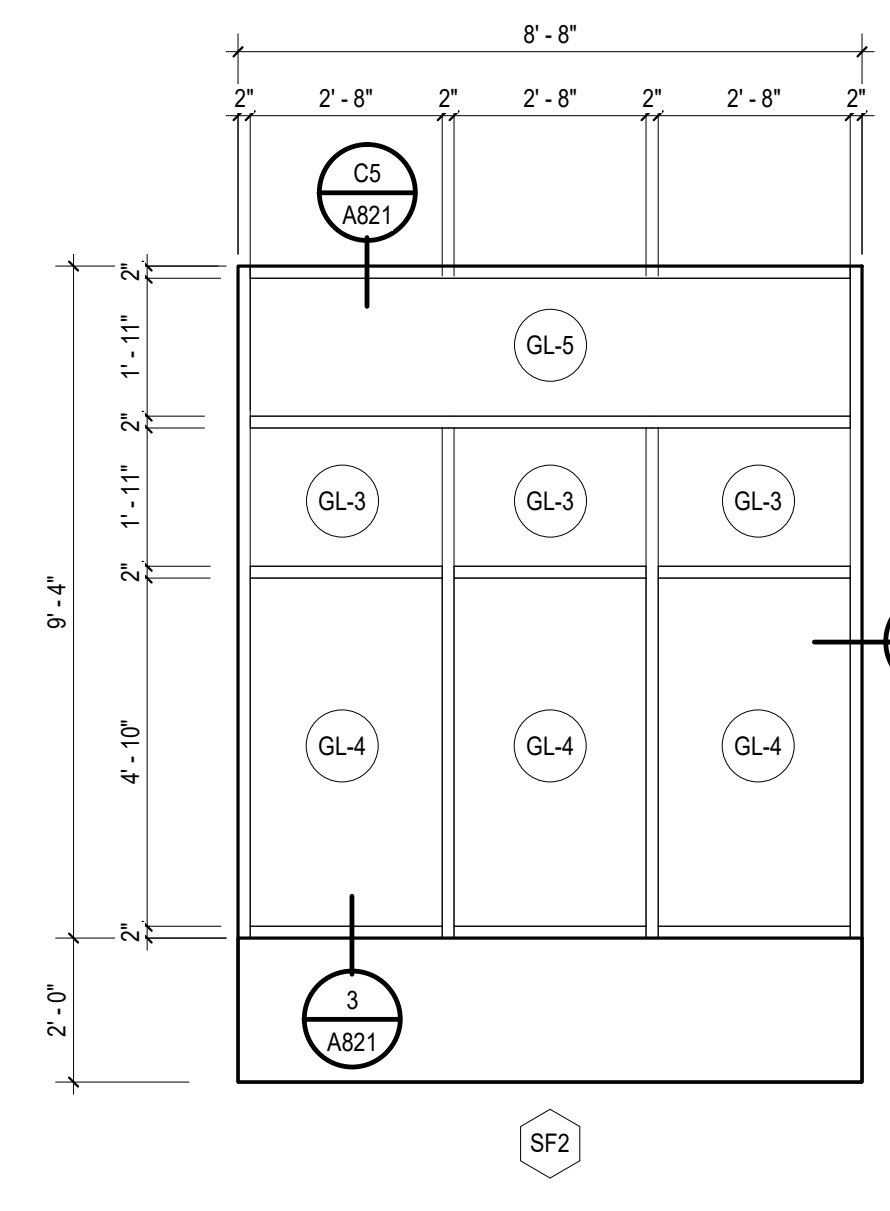
D5 EXTERIOR ALUMINUM FRAMES
A810 38" = 1'-0"



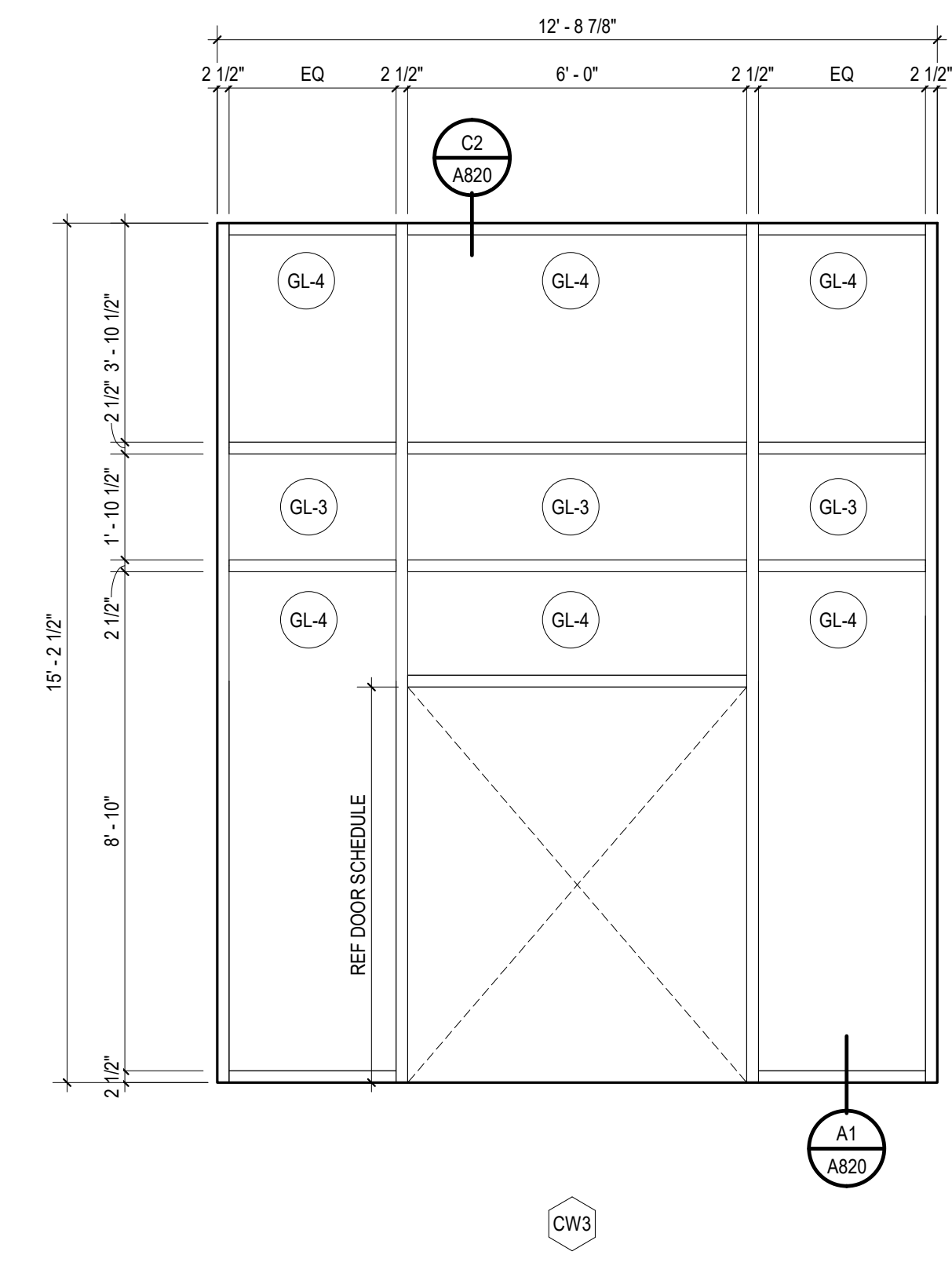
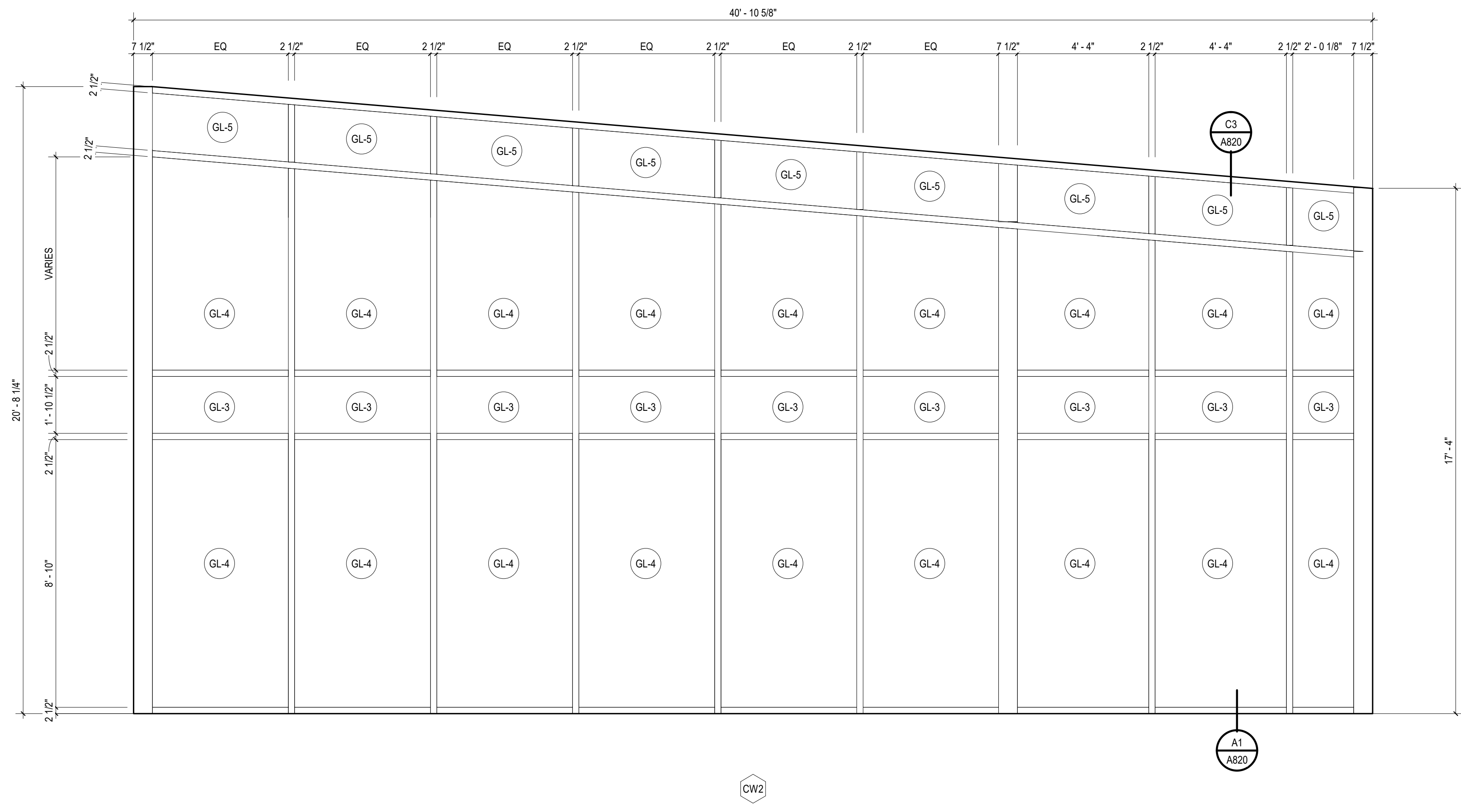
D3 EXTERIOR CLERESTORY FRAMES
A810 38" = 1'-0"



A1 EXTERIOR ALUMINUM FRAMES
A810 38" = 1'-0"



A5 EXTERIOR CURTAIN WALL FRAMES
A810 38" = 1'-0"



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DRAWN BY: AMG
SHEET TITLE:
INTERIOR ALUMINUM
FRAMES

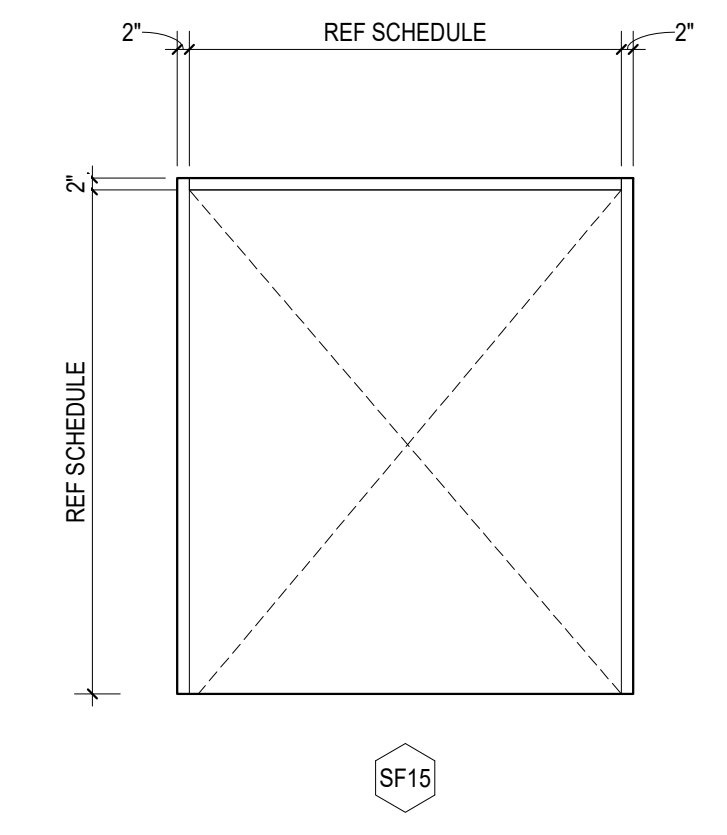
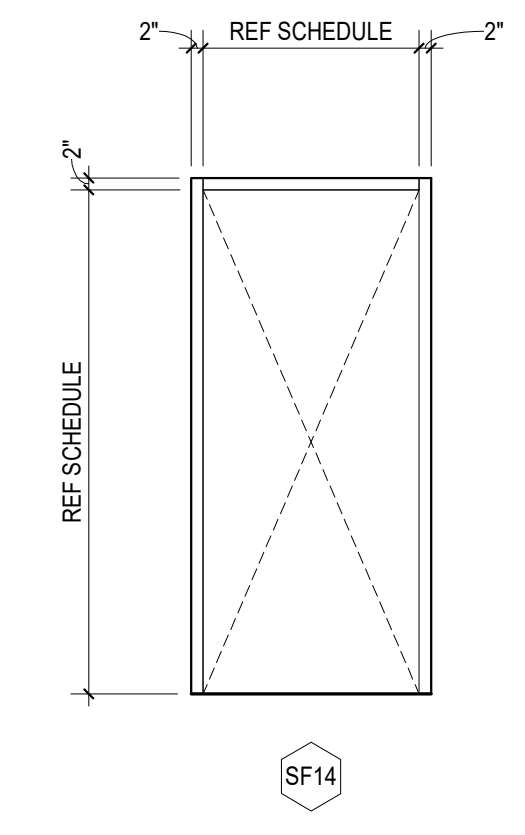
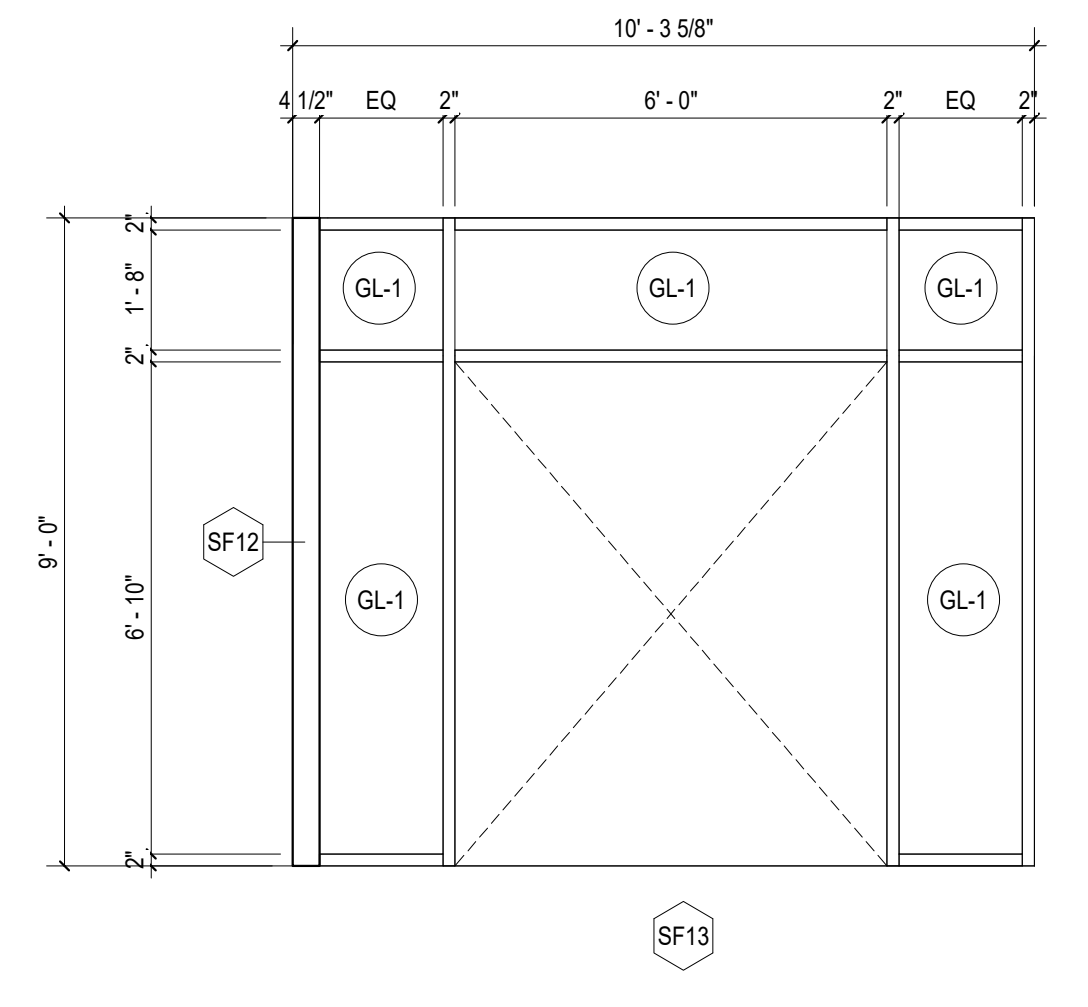
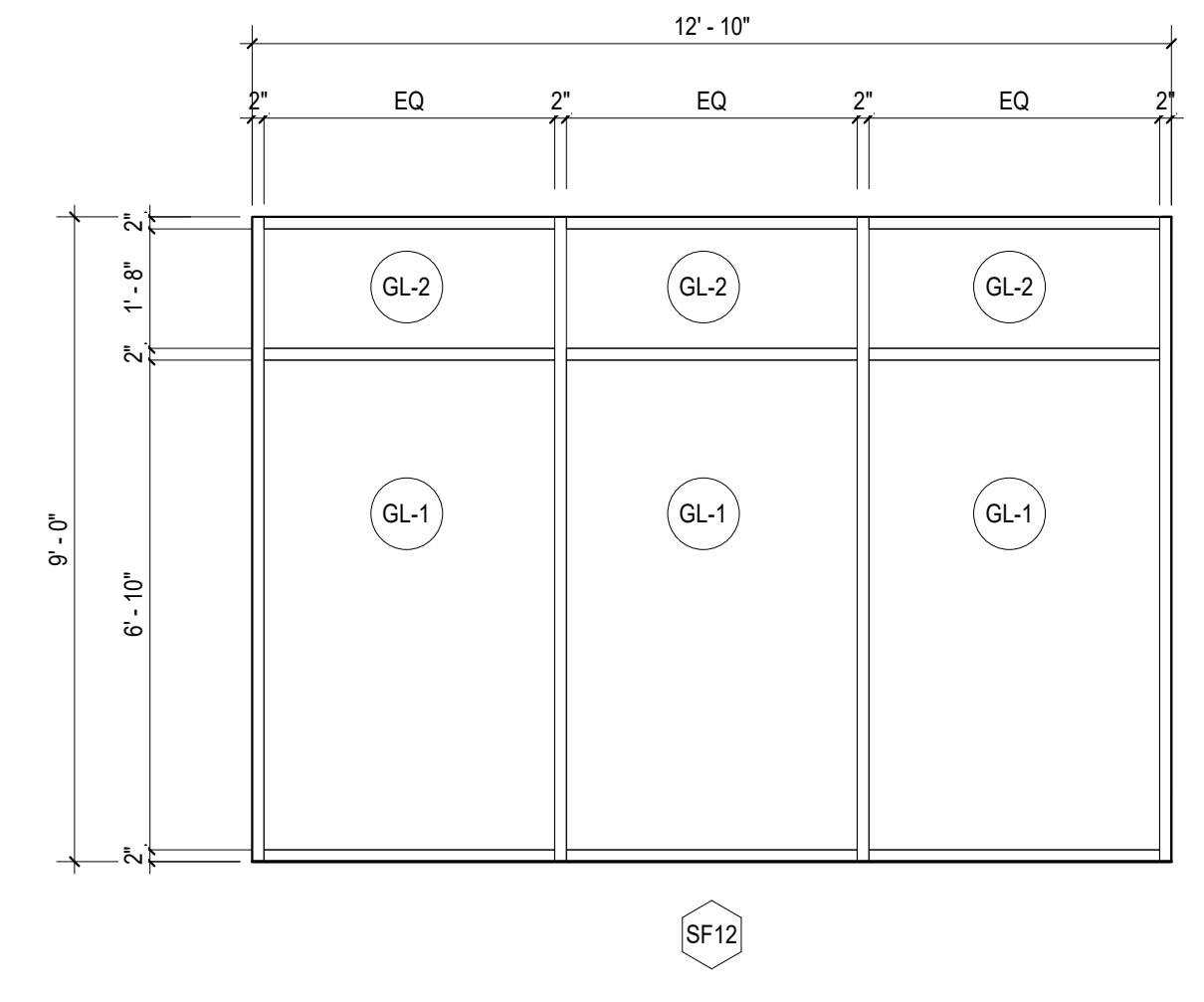
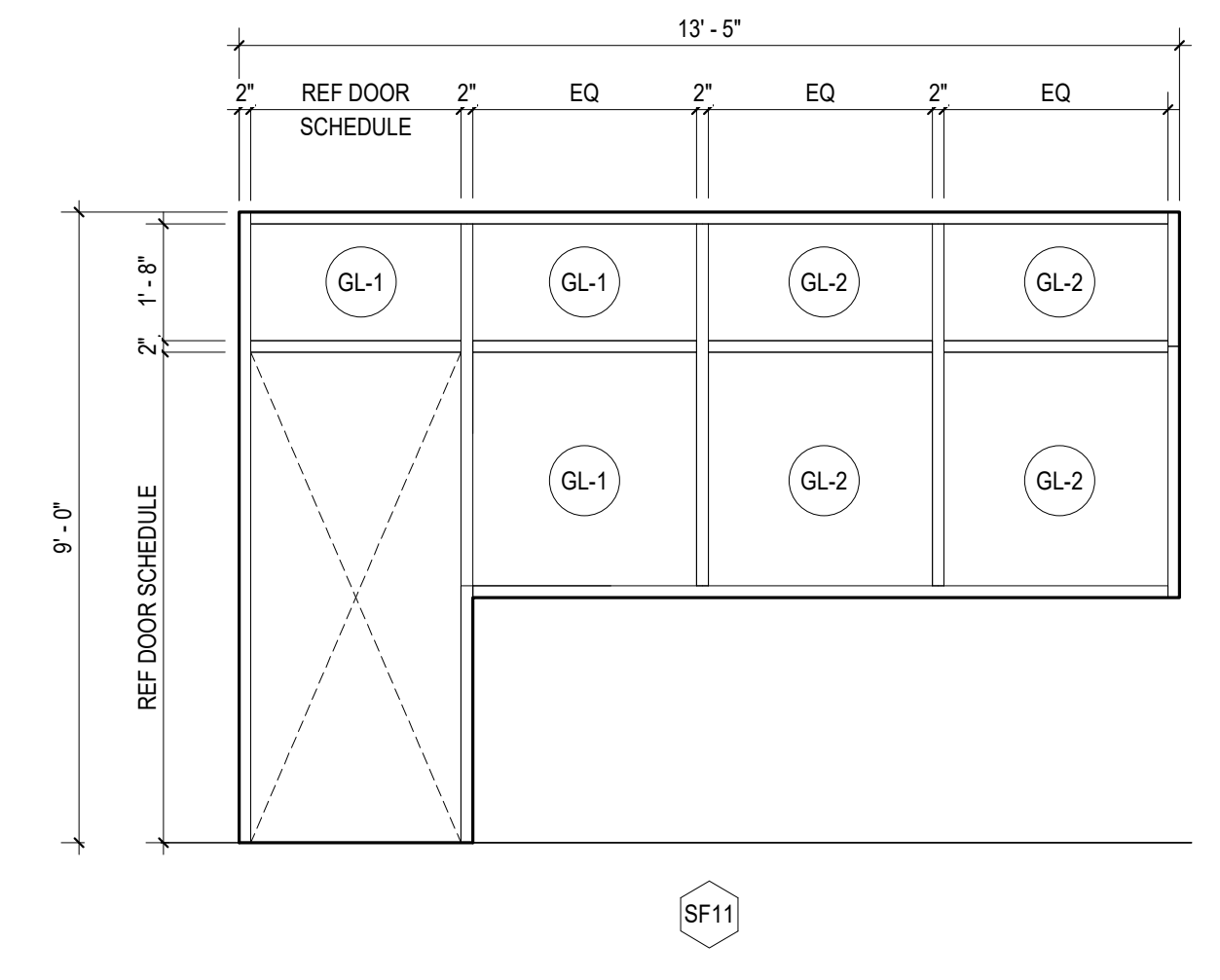
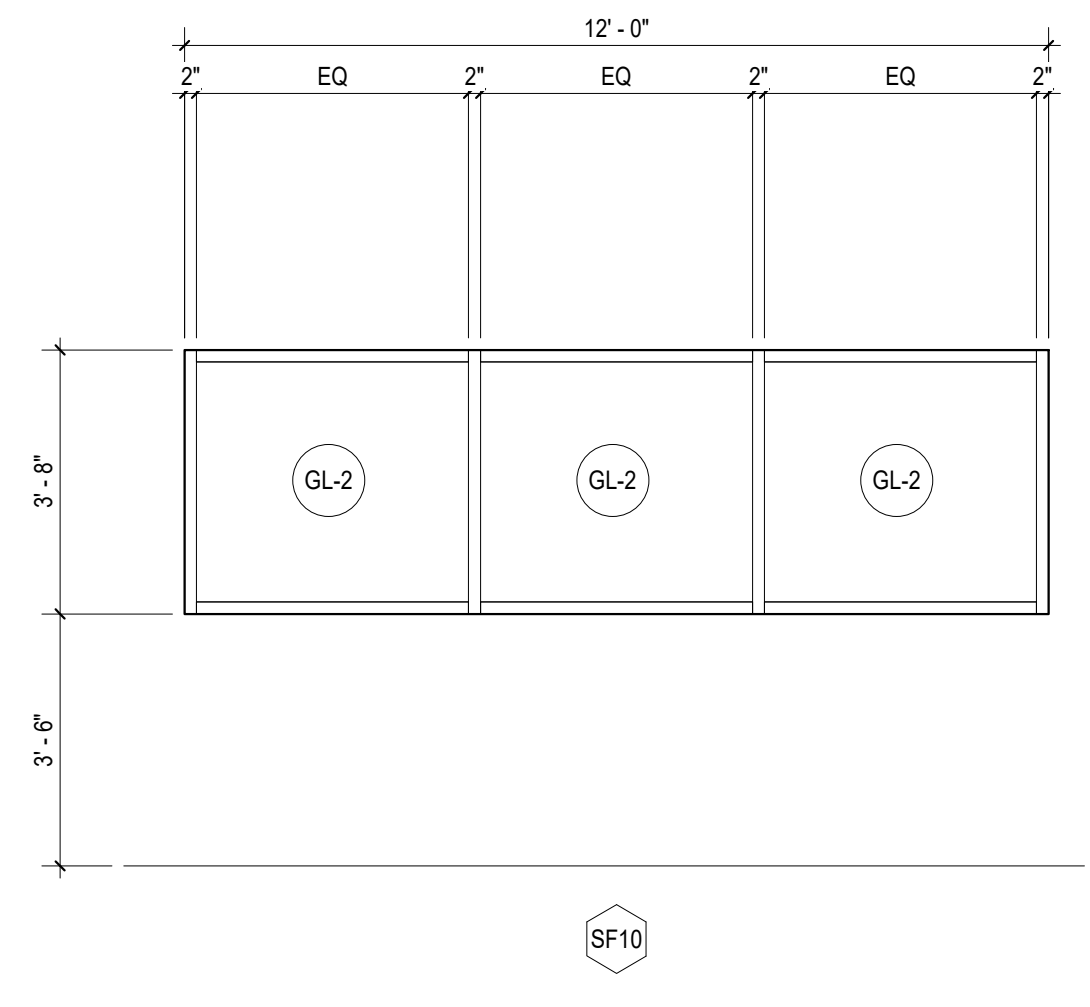
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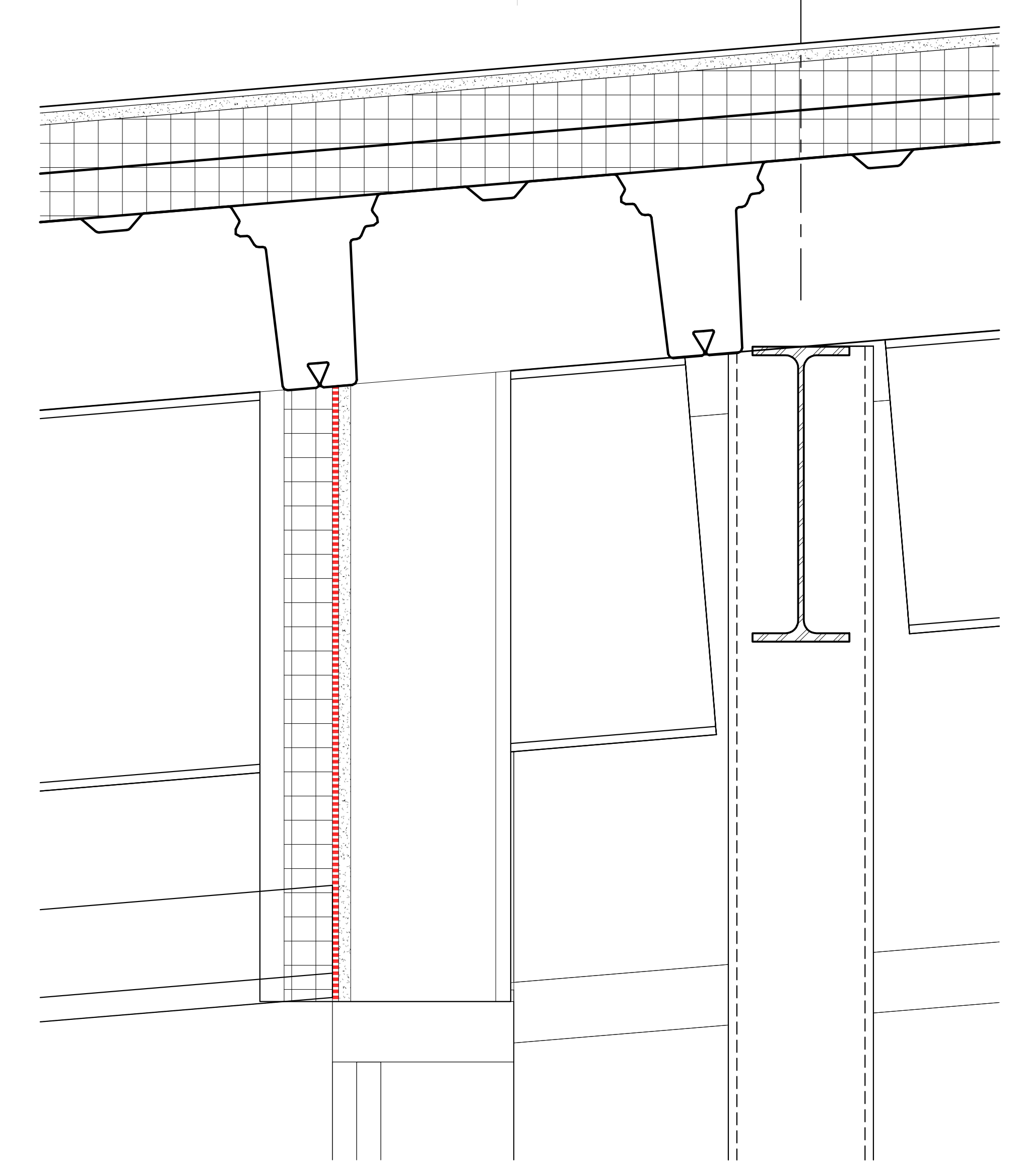
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GLASS LEGEND

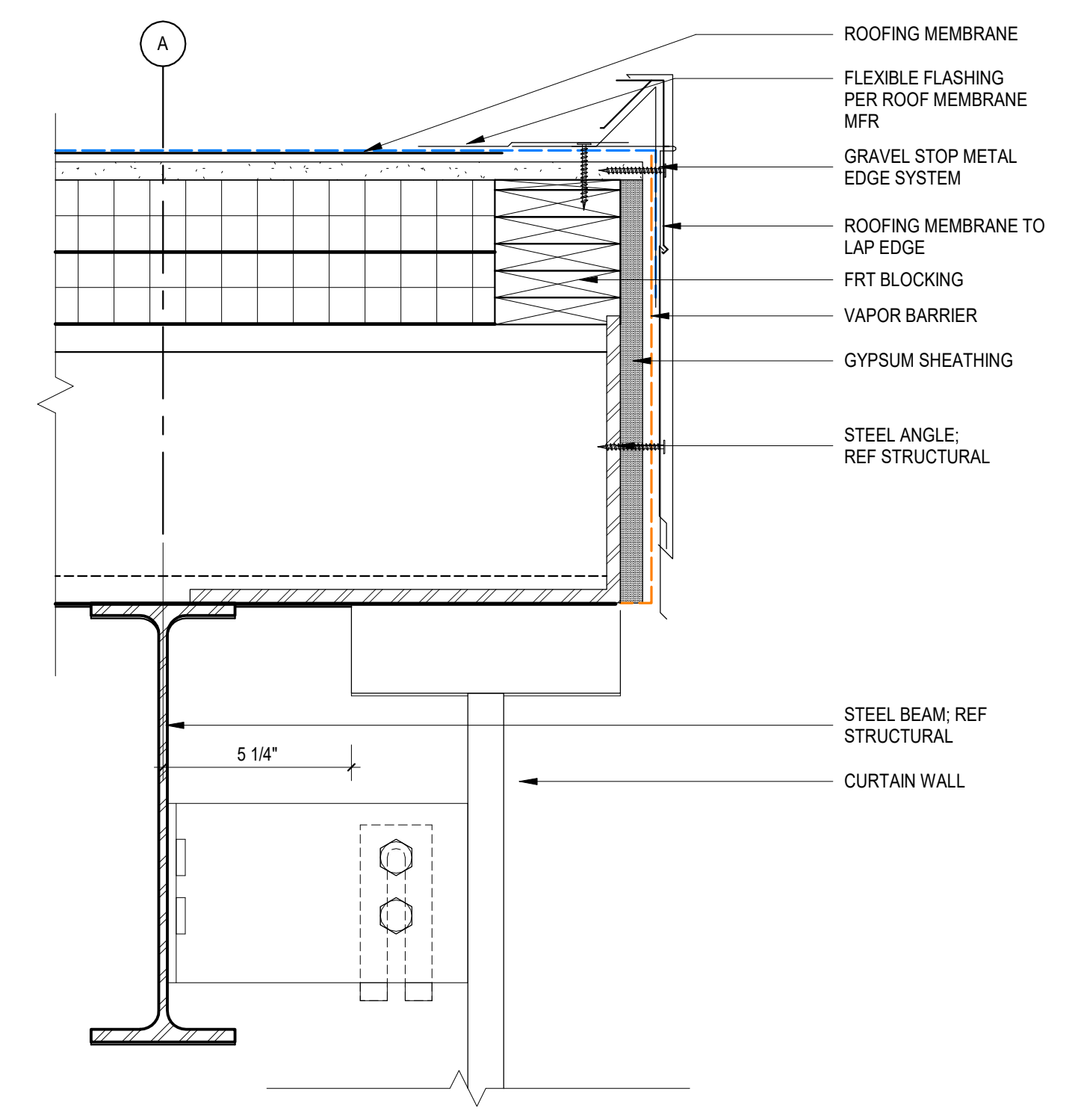
- GL-1 1/4" FULLY-TEMPERED MONOLITHIC FLOAT GLASS
- GL-2 1/4" CLEAR ANNEALED FLOAT GLASS
- GL-3 1" LOW-E COATED INSULATING GLASS
- GL-4 1" LOW-E COATED FULLY-TEMPERED INSULATING GLASS
- GL-5 1" SPANDREL GLASS

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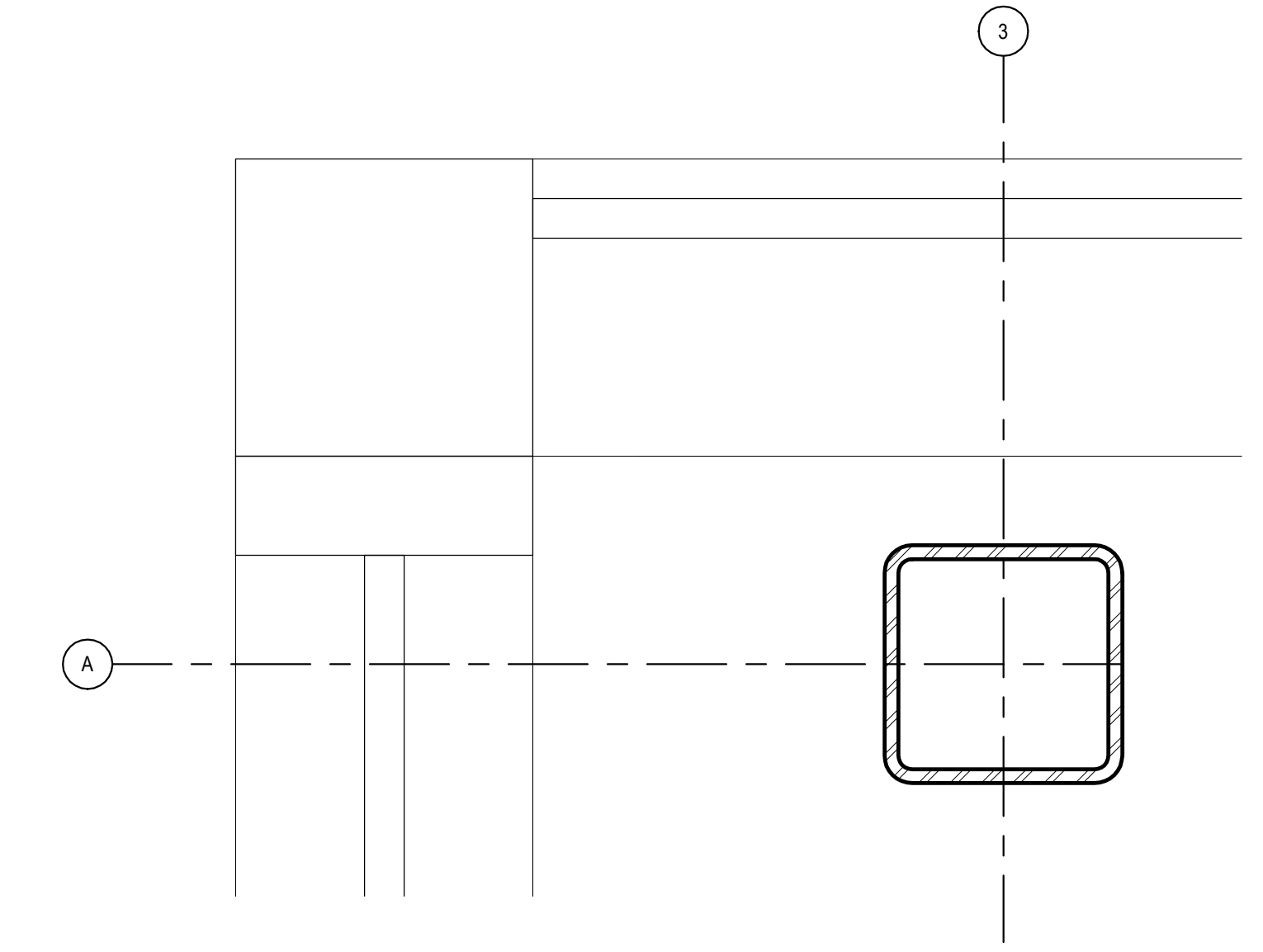




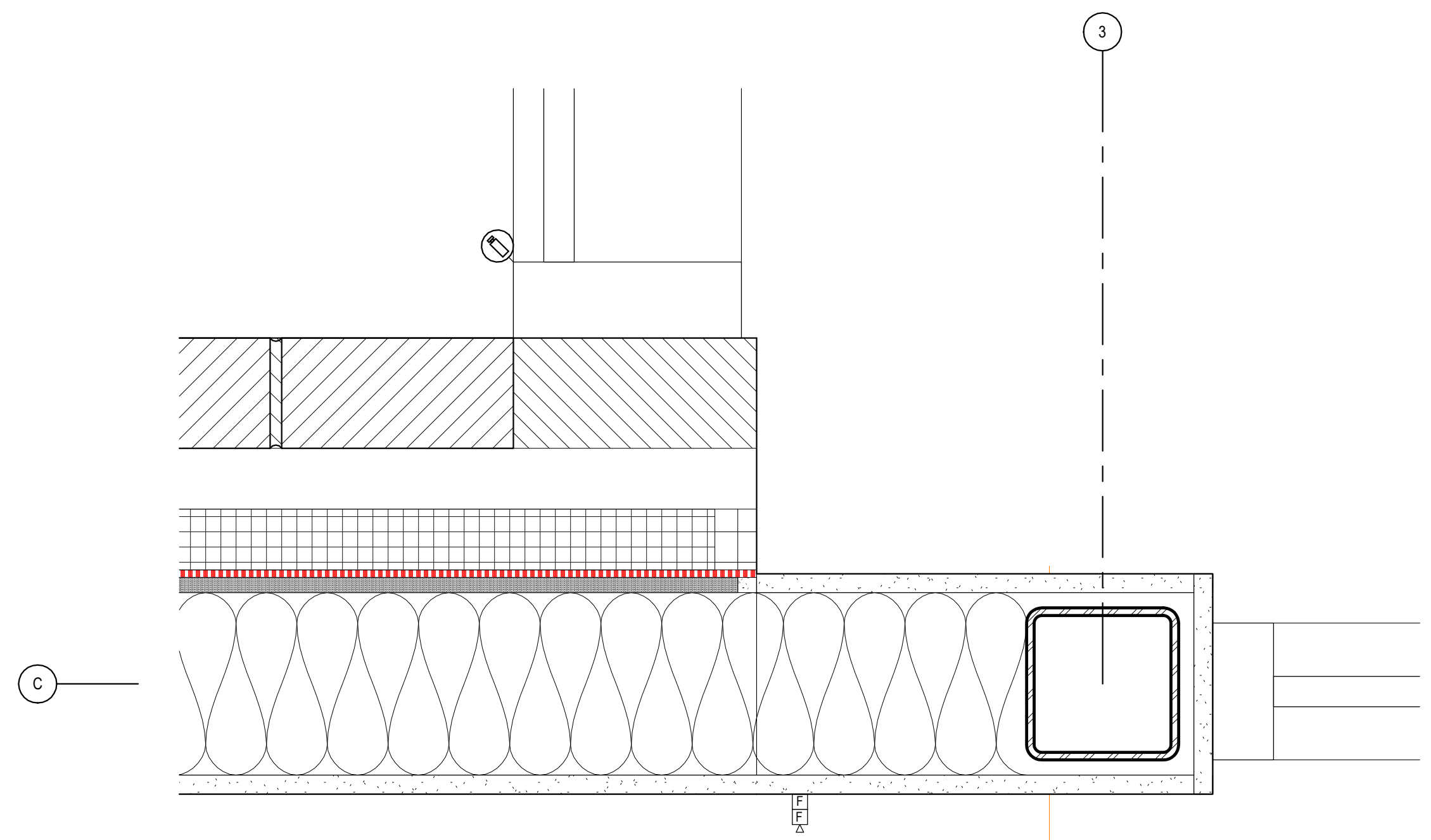
C2 CURTAINWALL 3 HEAD DETAIL AT METAL SOFFIT
3" = 1'-0"



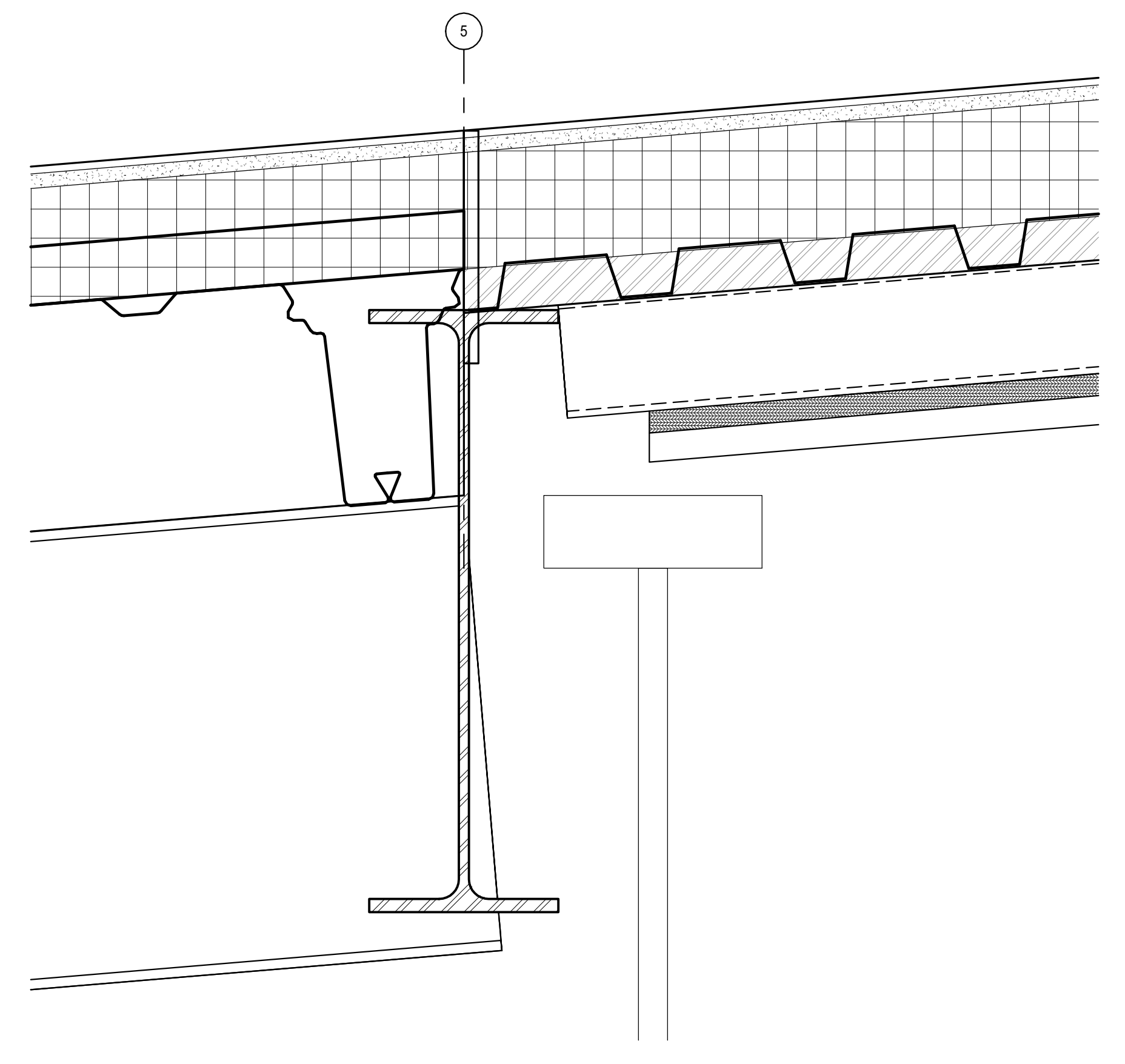
C3 CURTAIN WALL 2 HEAD DETAIL
3" = 1'-0"



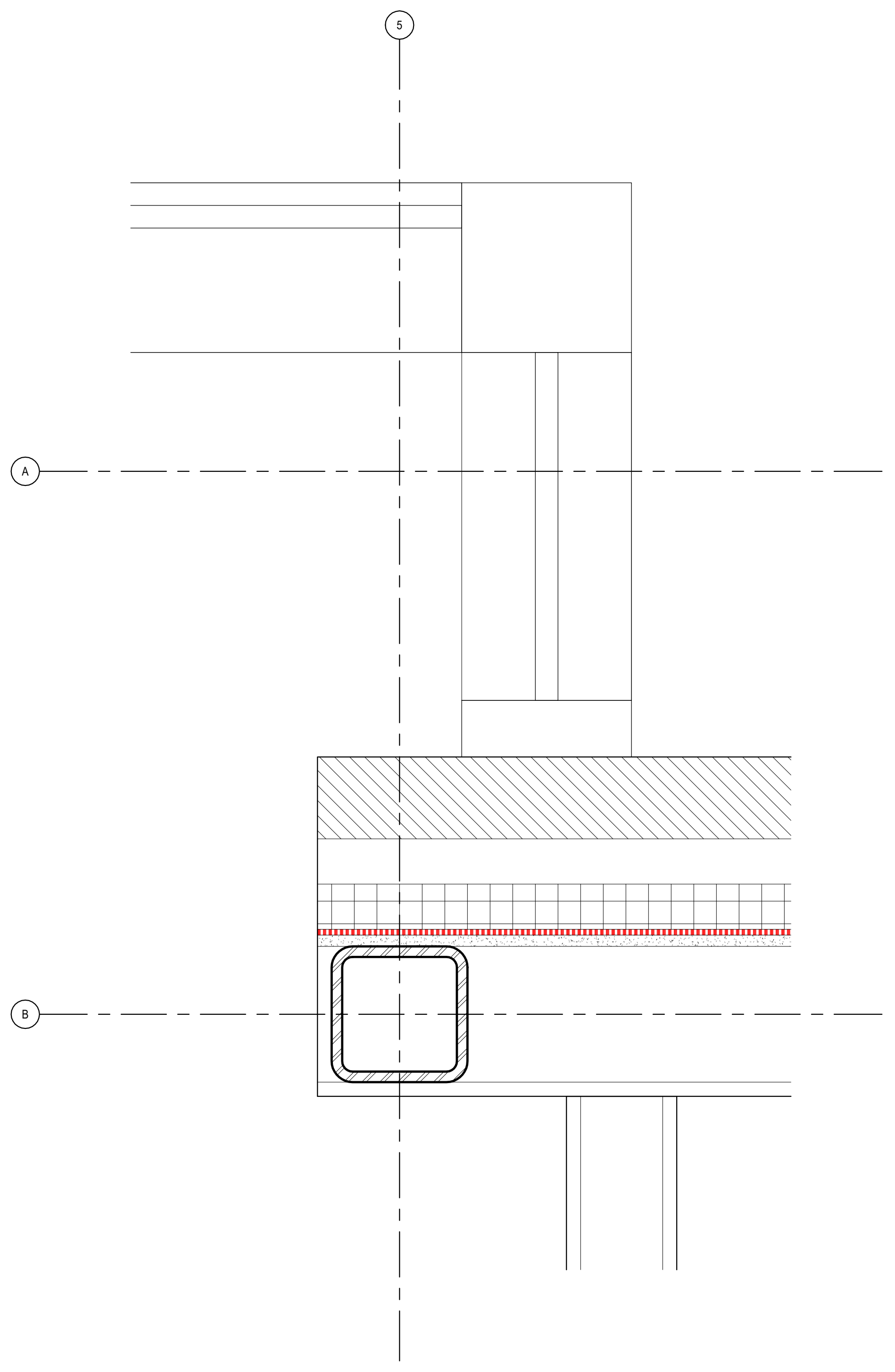
B3 CURTAIN WALL 2 & 3 JAMB DETAIL
3" = 1'-0"



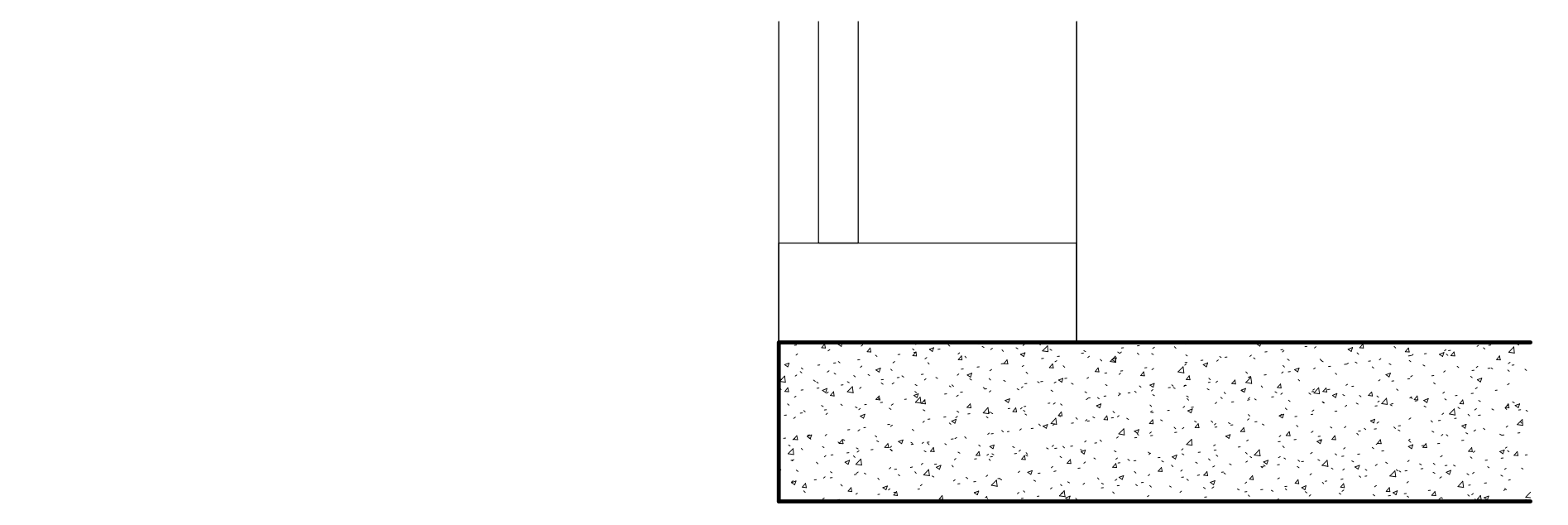
A3 CURTAIN WALL 3 JAMB DETAIL AT BRICK
3" = 1'-0"



C5 CURTAIN WALL 1 HEAD DETAIL
3" = 1'-0"



A5 CURTAIN WALL 1 & 2 JAMB DETAIL
3" = 1'-0"



A1 CURTAINWALL SILL AT SLAB ON GRADE
3" = 1'-0"

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PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: AMG

SHEET TITLE:
**HEAD, JAMB, SILL
DETAILS**

SHEET NO. PROJ. NO.
023432

A821

5

4

3

2

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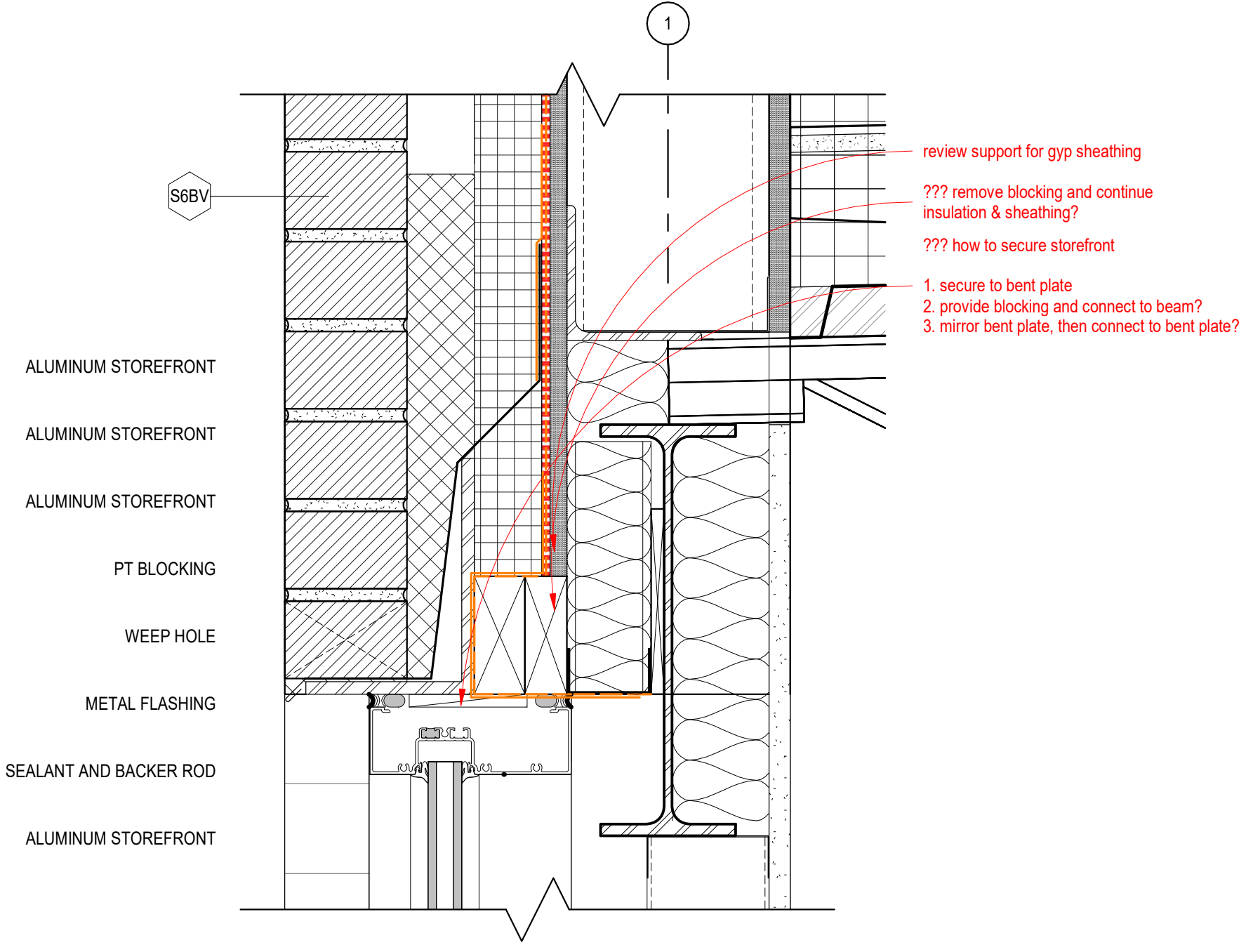
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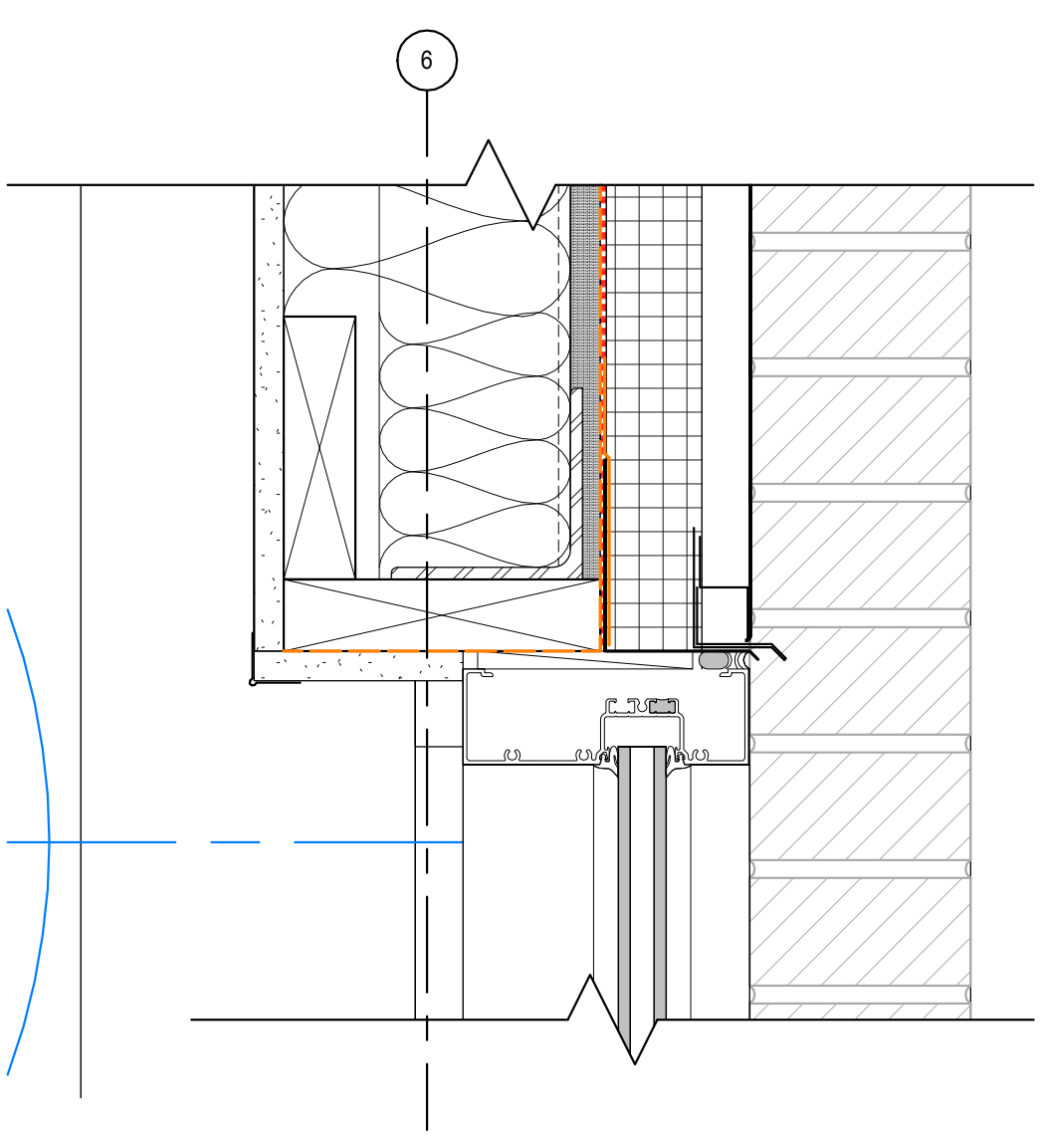
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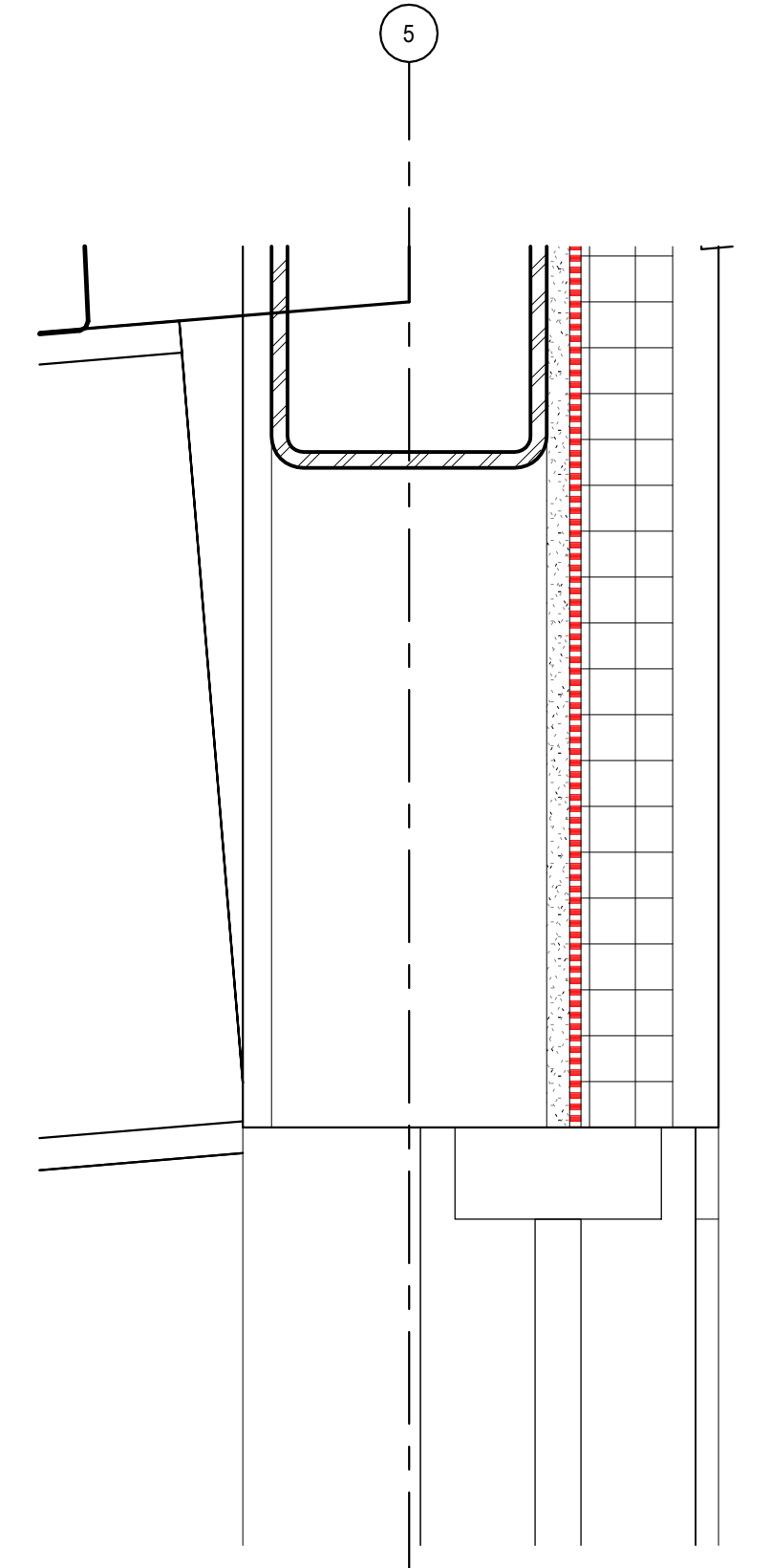
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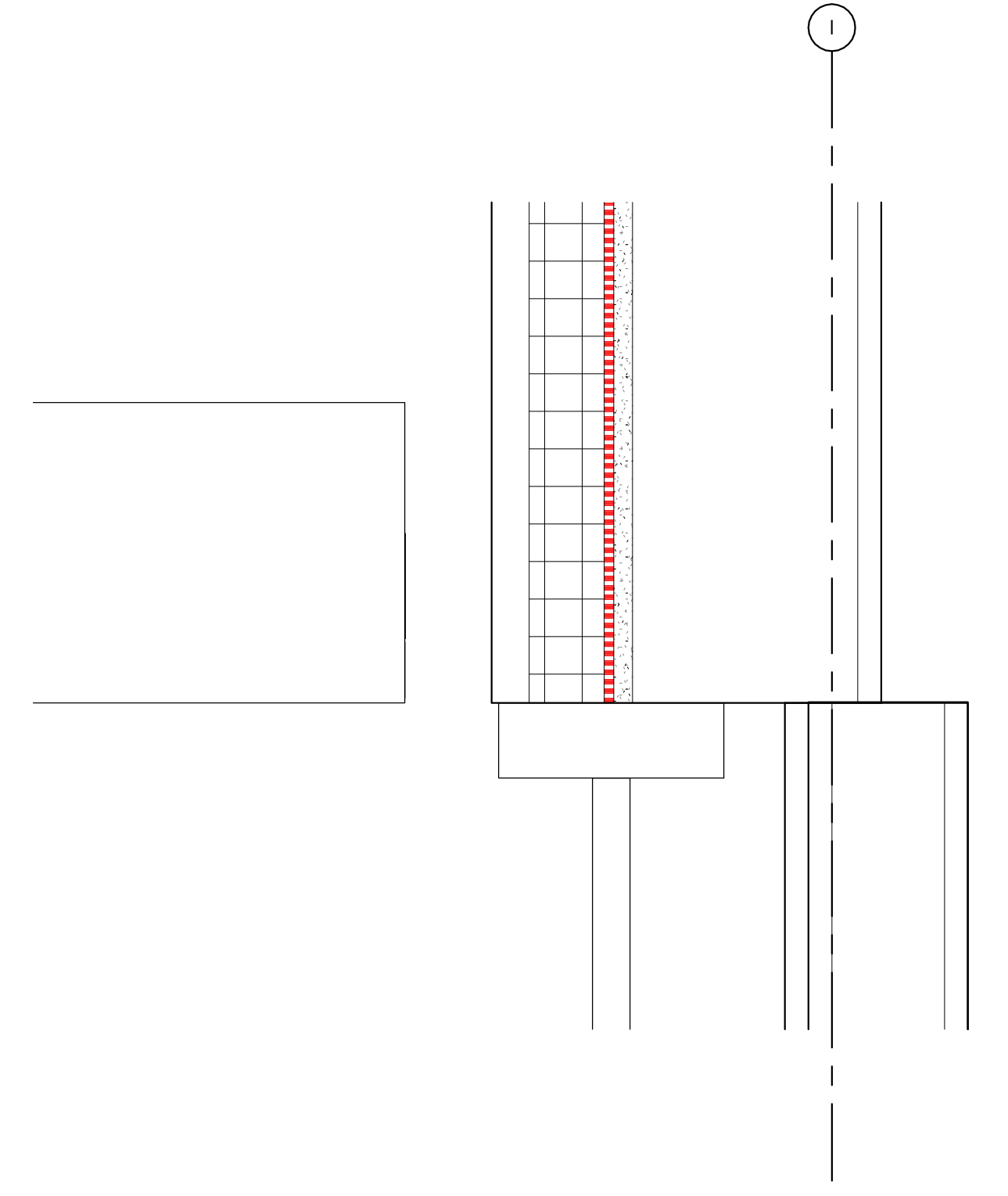
ALUM FRAME HEAD DETAIL - BRICK
3" = 1'-0"



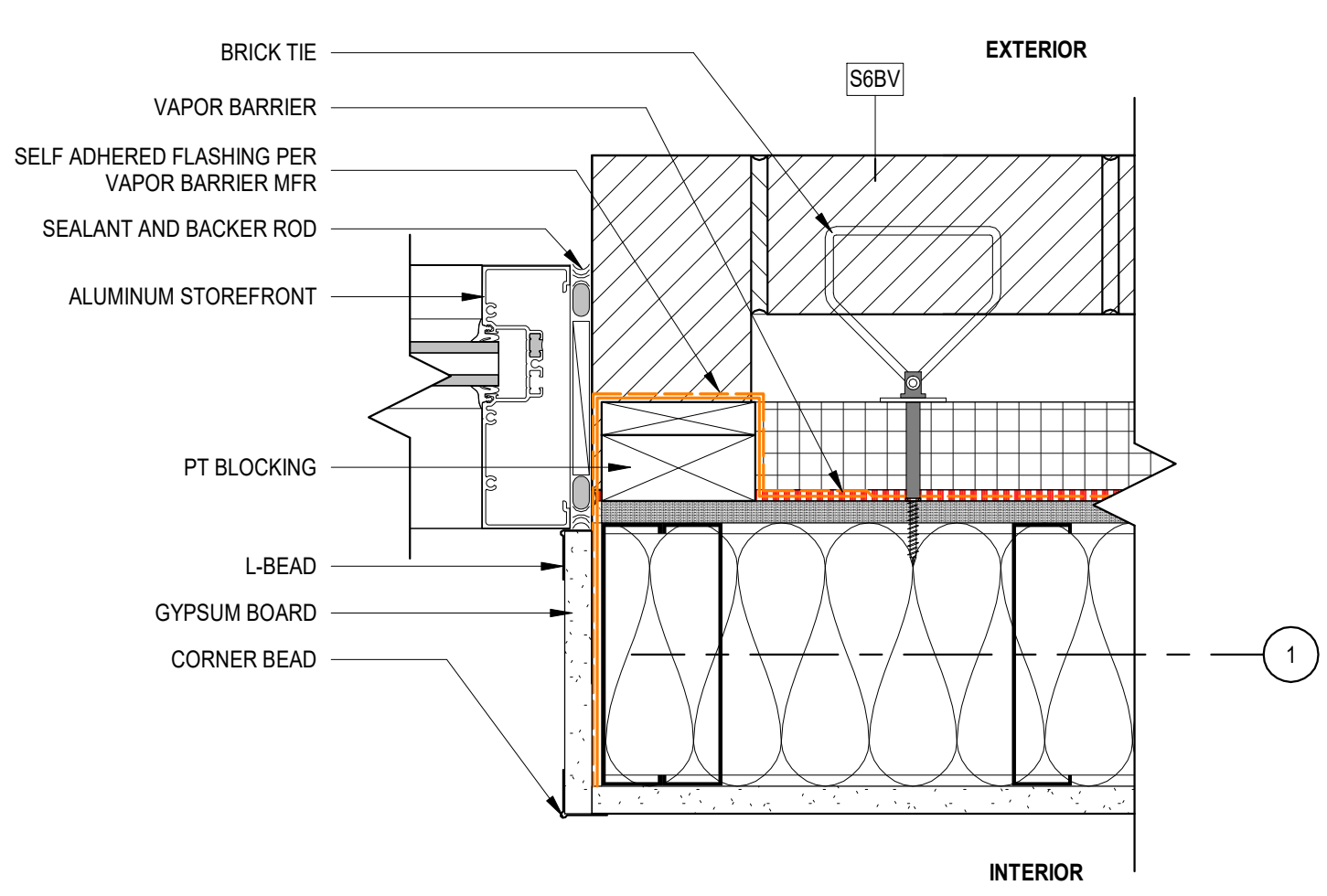
ALUM FRAME HEAD DETAIL - METAL PANEL
3" = 1'-0"



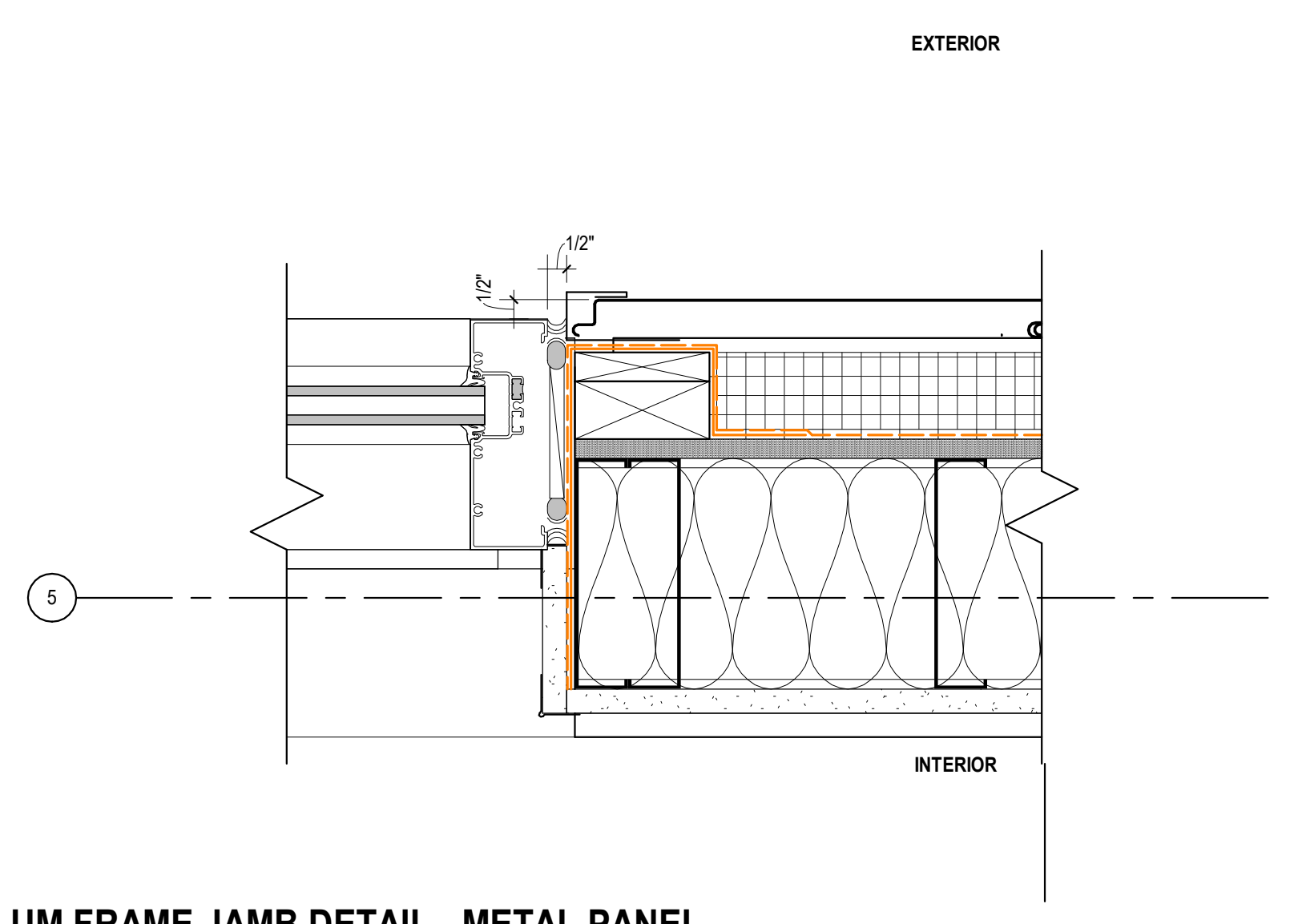
ALUM FRAME HEAD DETAIL AT CLERESTORY
3" = 1'-0"



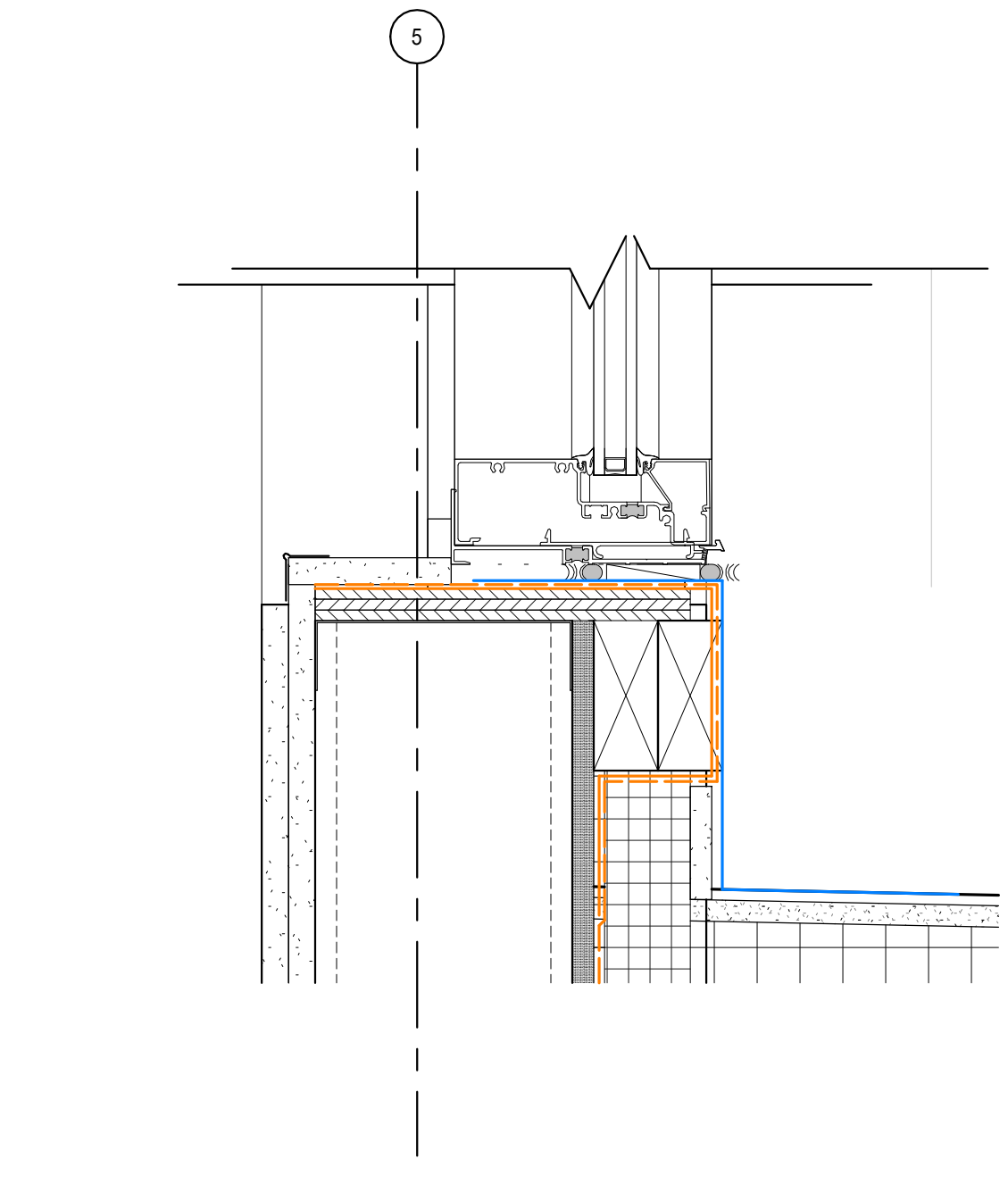
ALUM FRAME HEAD DETAIL AT CHILDREN'S CANOPY
3" = 1'-0"



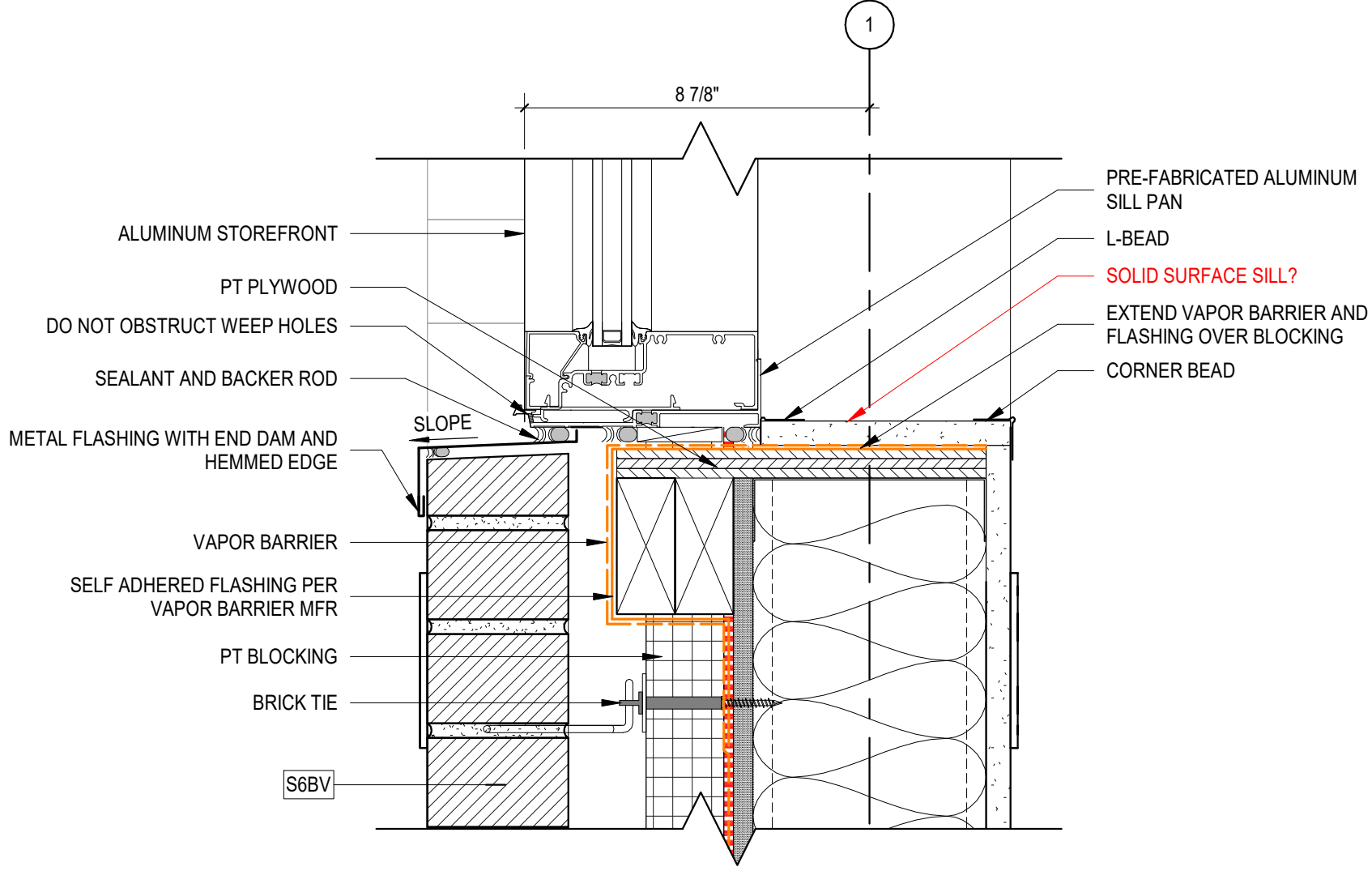
ALUM FRAME JAMB DETAIL - BRICK
3" = 1'-0"



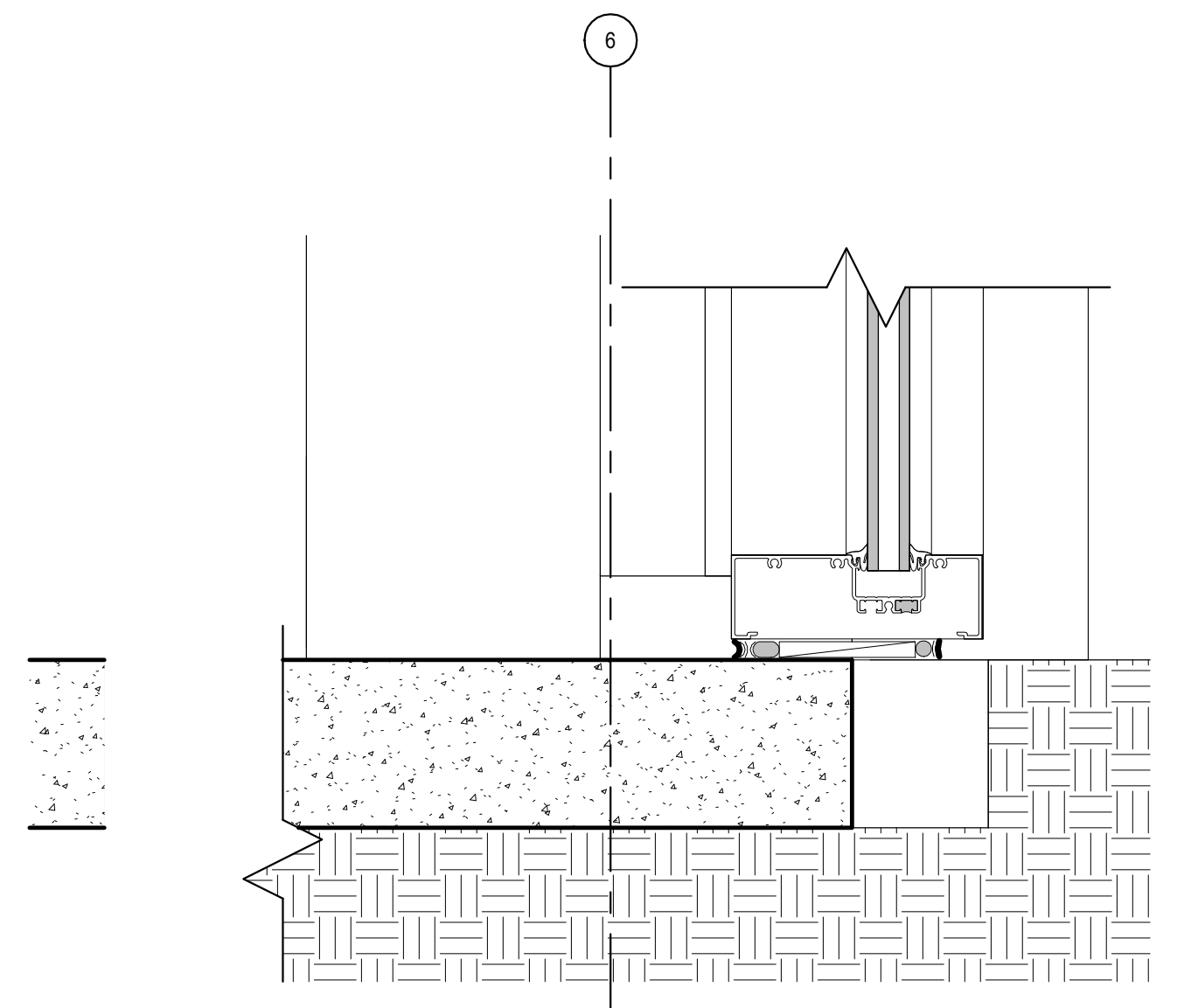
ALUM FRAME JAMB DETAIL - METAL PANEL
3" = 1'-0"



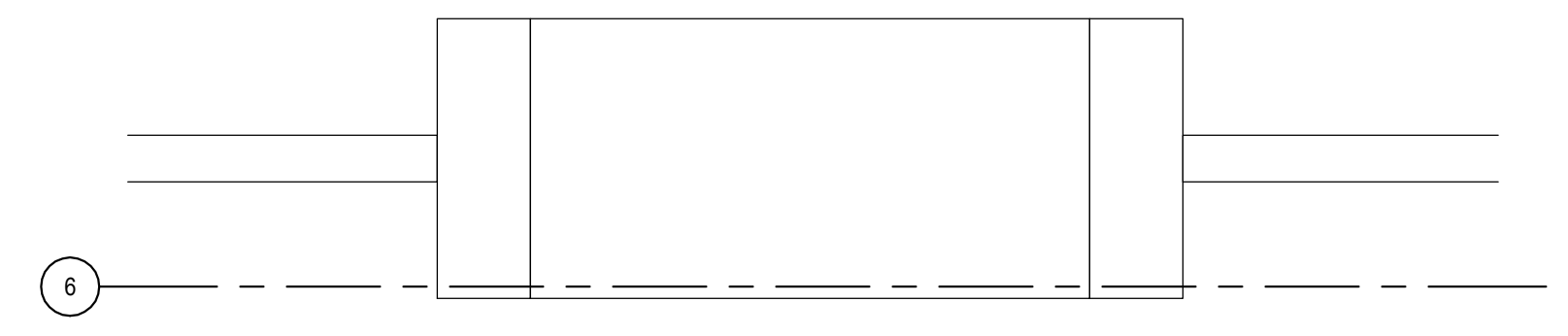
ALUM FRAME SILL DETAIL - CLERESTORY
3" = 1'-0"



ALUM FRAME SILL DETAIL - BRICK
3" = 1'-0"



ALUM FRAME SILL - GRADE
3" = 1'-0"



VARIABLE WIDTH MULLION JAMB DETAIL
3" = 1'-0"

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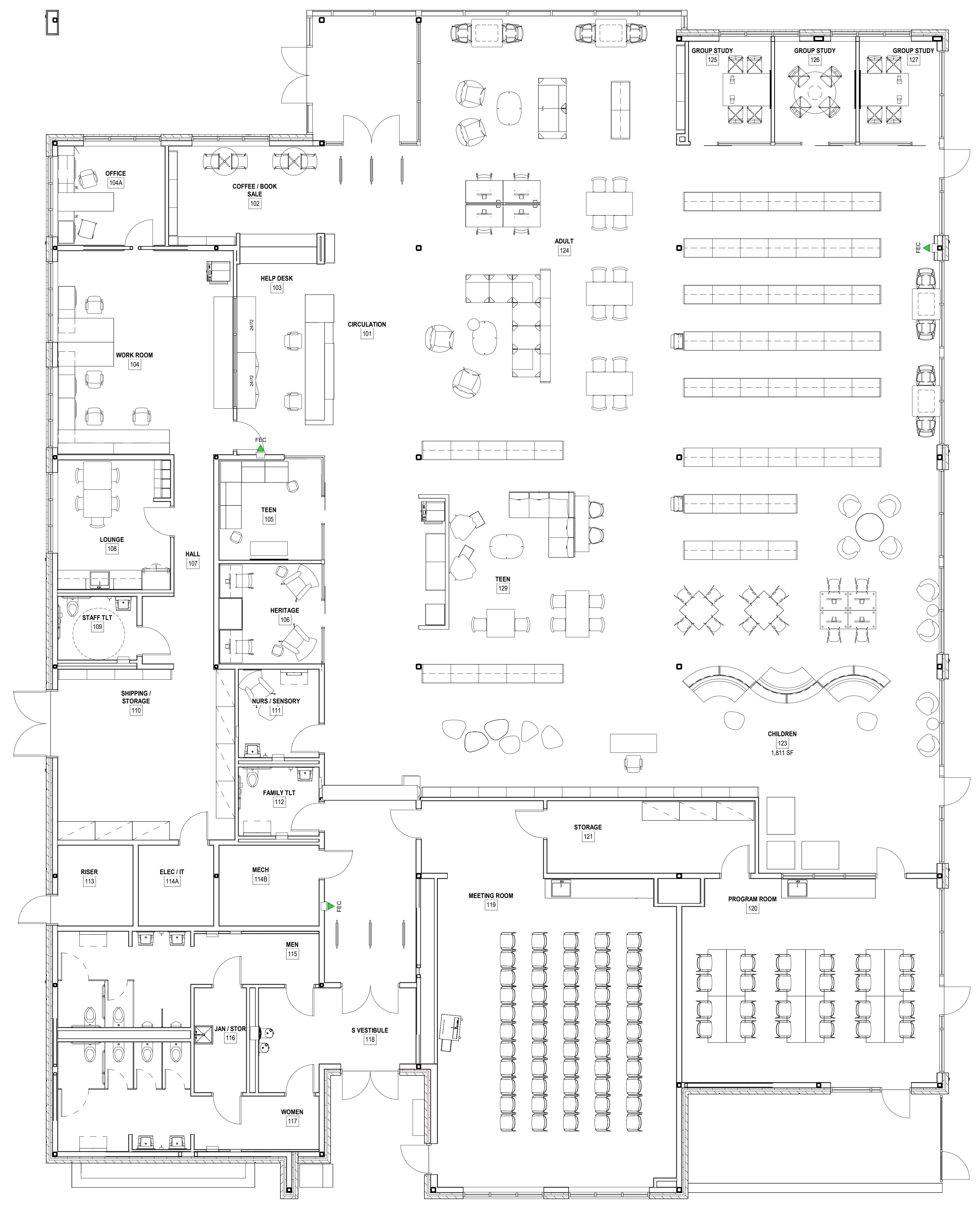
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DRAWN BY: AKH

SHEET TITLE:
FF&E PLAN

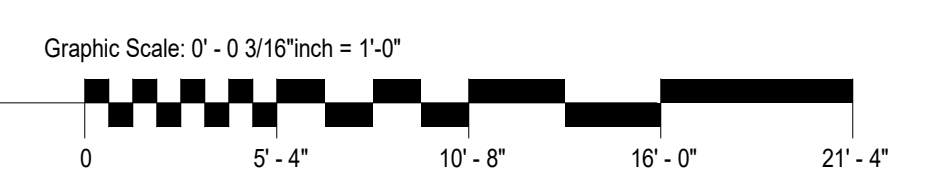
SHEET NO. PROJ. NO.
ID120 023432

ID120

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AS FF&E PLAN
ID120 3/16" = 1'-0"



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PROJECT ARCHITECT: AMG
DRAWN BY: Author

SHEET TITLE:
FF&E COORDINATION
PLAN

SHEET NO. PROJ. NO.
023432

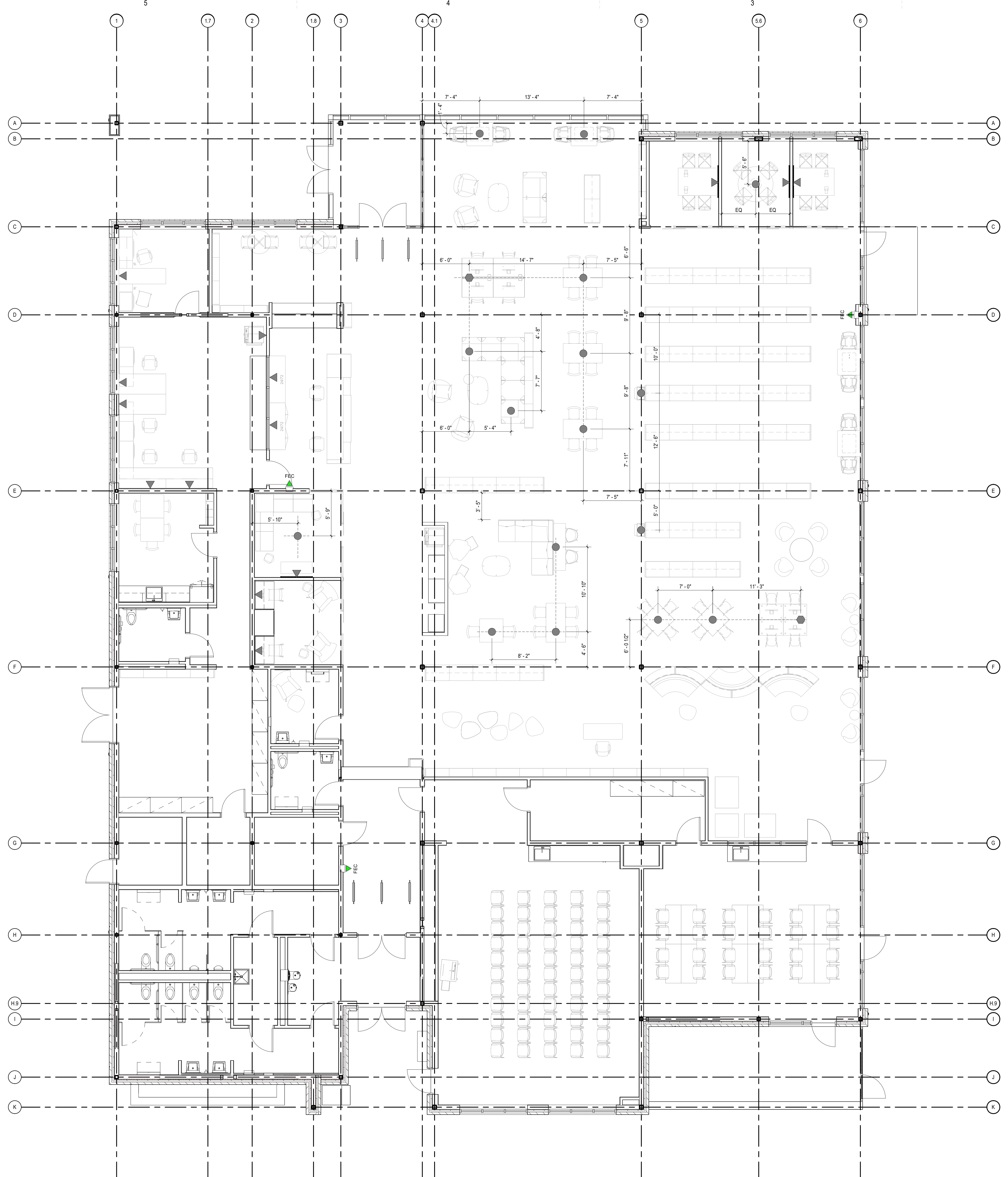
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FURNITURE COORDINATION NOTES

- A. FURNITURE IS NIC AND PLAN IS PROVIDED TO FACILITATE COORDINATION ONLY; REF SPECIFIC DISCIPLINE FOR DETAILS AND SPECIFICATIONS.
- B. POWER AND DATA LOCATIONS ARE NOTED TO FACILITATE COORDINATION ONLY; REFERENCE SPECIFIC DISCIPLINE FOR EXACT REQUIREMENTS.
- C. FOR ALL LOCATIONS NOTED TO RECEIVE HARDWIRED FURNITURE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE AN ELECTRICIAN ON SITE TO CONNECT THE FURNITURE WHIP (PROVIDED BY FURNITURE DEALER) TO BUILDING POWER.

LEGEND

- FURNITURE, EQUIPMENT OR FUTURE PLANNING WITH MODULAR POWER
- ▲ FURNITURE OR EQUIPMENT WITH MODULAR POWER AND DATA
- FURNITURE WITH HARD-WIRE POWER AND DATA



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1 FF&E COORDINATION PLAN

ID130 3/16" = 1'-0"

Graphic Scale: 0' - 0 3/16" inch = 1'-0"
0 5'-4" 10'-8" 16'-0" 21'-4"

FLOOR FINISH NOTES

- A. REF ROOM FINISH SCHEDULE FOR FLOOR FINISH SELECTIONS. FLOOR FINISH PLAN CLARIFIES MATERIAL/COLOR EXTENT AND TERMINATION LOCATIONS NOT EVIDENT IN SCHEDULE.
- B. INSTALL ADA COMPLIANT TRANSITIONS STRIPS AT THRESHOLD BETWEEN DIFFERING FLOOR MATERIALS. UNO
- C. FLOOR MATERIAL TRANSITIONS BETWEEN ROOMS SHALL OCCUR AT THE CENTERLINE OF THE OPENING OR DOOR WHILE IN THE CLOSED POSITION. UNO
- D. USE APPROPRIATE SUBFLOOR LEVELER WHERE FLOORING MATERIAL TRANSITION DOES NOT MEET FLUSH AND/OR WHEN MATERIAL HEIGHT DOES NOT SATISFY TRANSITION STRIP TOLERANCE.
- E. WALK-OFF FLOORING SHALL BE LOCATED AT ALL COMMON ENTRIES TO INTERIOR OF BUILDINGS. REF FINISHES AND MATERIALS SCHEDULE FOR DETAILS.
- F. CONTINUE ALL SCHEDULED FLOORING MATERIALS UNDER MILLWORK AND INTO ALL RECESSES. UNO
- G. MINIMIZE FLOORING SEAMS AND PLACE IN INCONSPICUOUS AND LOW TRAFFIC AREAS WHERE POSSIBLE. CONTRACTOR TO PROVIDE ARCHITECT WITH SEAMING DIAGRAM AND INSTALLATION PLAN FOR ALL FLOORING PRIOR TO INSTALLATION OF ALL FLOOR COVERINGS.
- H. REF FLOORING DIRECTION SYMBOL ON FLOOR FINISH PLANS FOR INSTALLATION DIRECTION. DO NOT FOLLOW HATCH PATTERN DIRECTION SHOWN ON PLANS. HATCH PATTERNS INDICATE MATERIAL LOCATION AND TRANSITION ONLY.

FLOOR FINISH LEGEND

	CPT-1		EPX-1		INDICATES INSTALLATION DIRECTION OF PLANKS
	CPT-2		FRT-1		
	CPT-3		FRT-2		
	CPT-4		LVT-1		
	CPT-5		SC		
	CPT-6		WCT-1		

SHEET KEYNOTES

- 1. ALIGN
- 2. TRANSITION TR-1
- 3. TRANSITION TR-2
- 4. CPT-1
- 5. CPT-4
- 6. CPT-5
- 7. FRT-2
- 8. FRT-1



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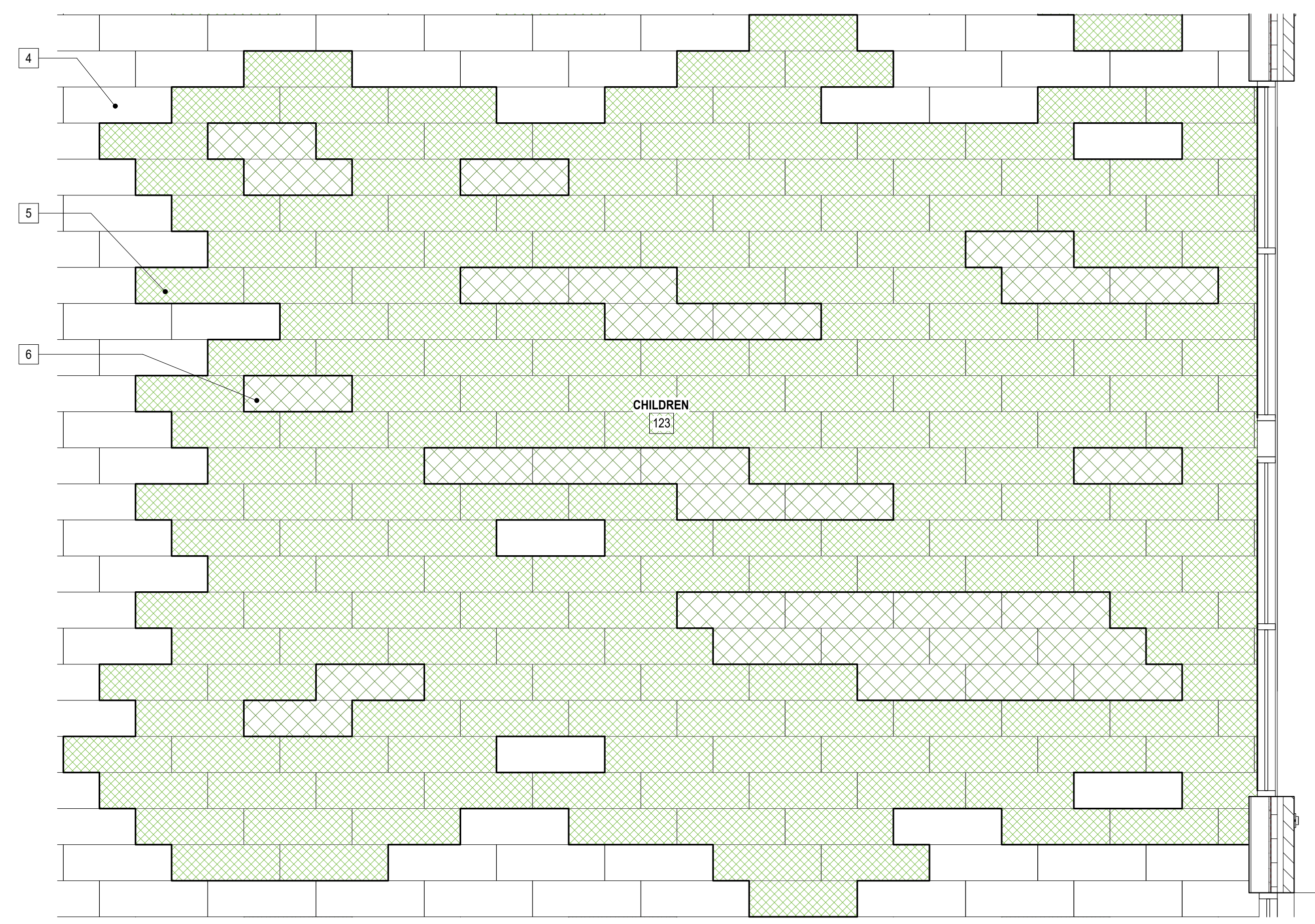
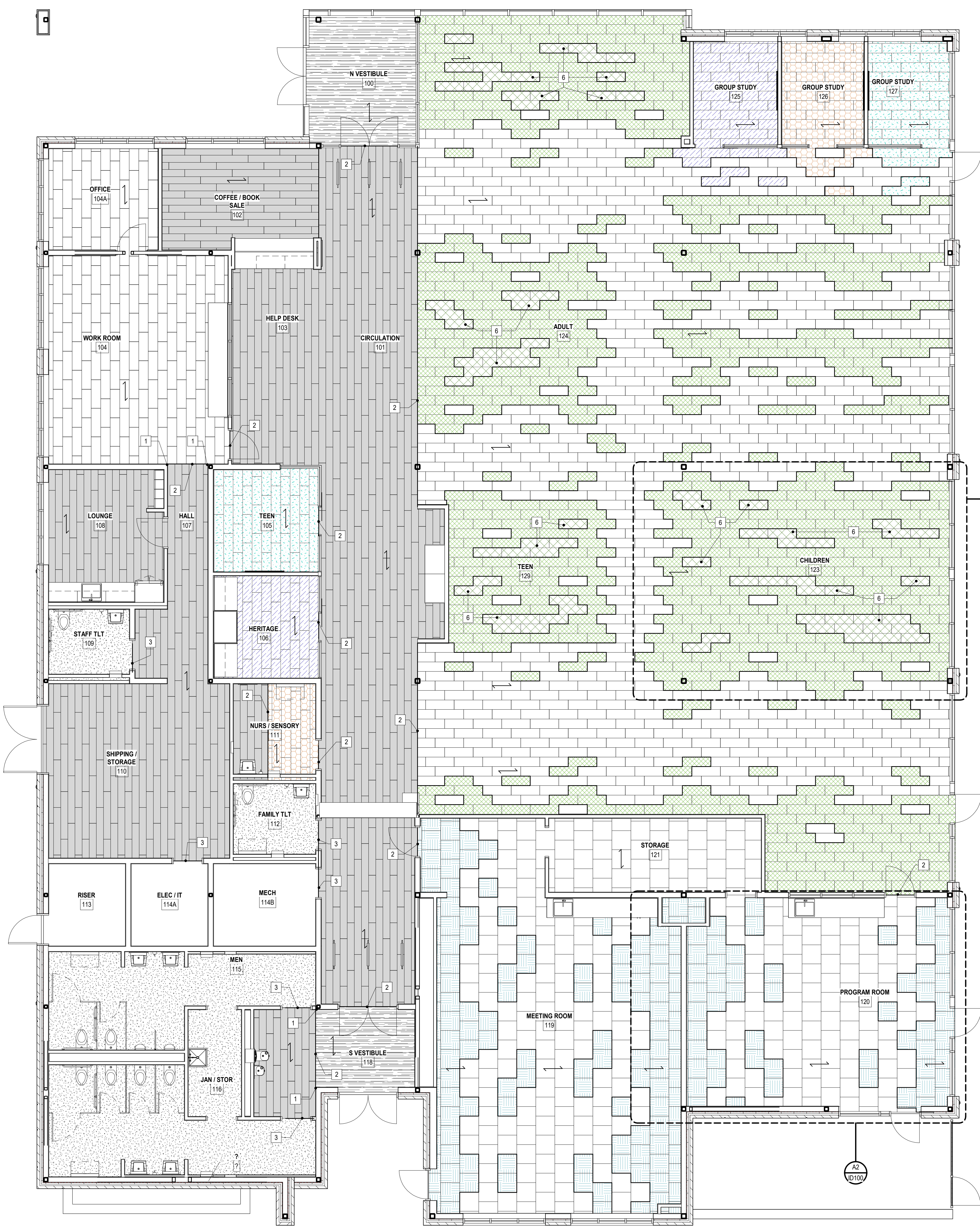
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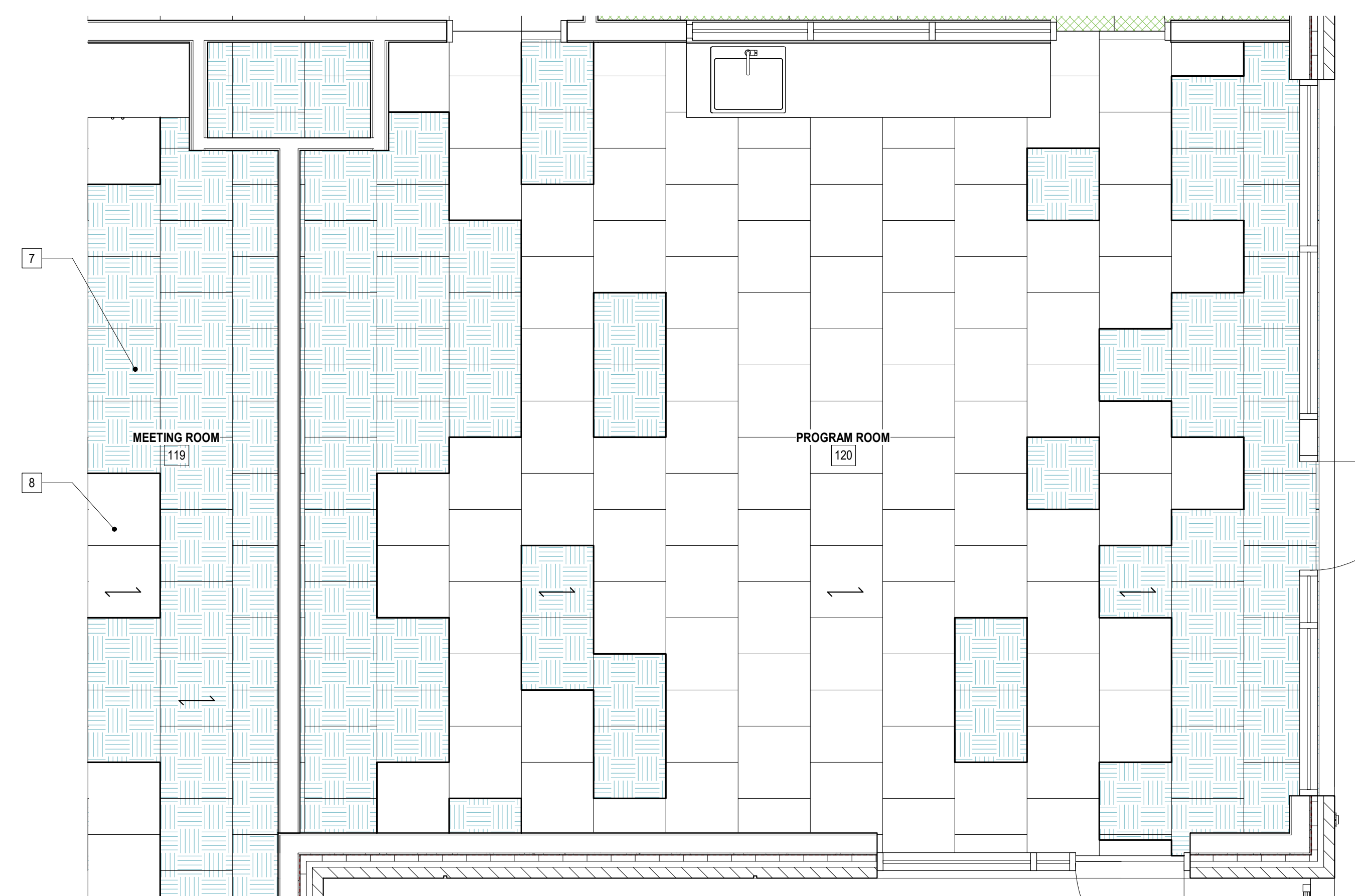
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 PROJECT ARCHITECT: AMG
 DRAWN BY: AKH
 SHEET TITLE:
FLOOR FINISH PLAN

SHEET NO. PROJ. NO. 023432

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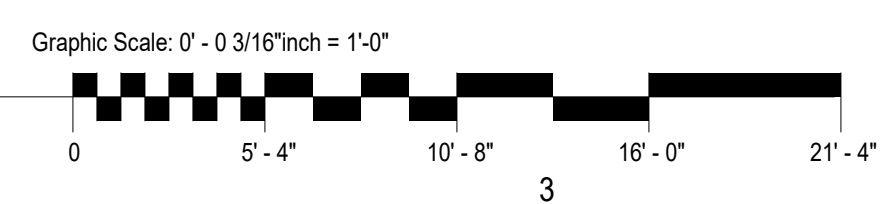


CHILDREN'S AREA - TYPICAL CARPET LAYOUT
 3/8" = 1'-0"



MEETING AND PROGRAM ROOM - TYPICAL CARPET LAYOUT
 3/8" = 1'-0"

LEVEL 01 - FLOOR FINISH PLAN
 3/16" = 1'-0"



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WALL FINISH NOTES

- A. REF ROOM FINISH SCHEDULE FOR WALL FINISH SELECTIONS. WALL FINISH PLAN CLARIFIES MATERIAL/COLOR EXTENT AND TERMINATION LOCATIONS NOT EVIDENT IN SCHEDULE.
- B. ALL HORIZONTAL AND VERTICAL SURFACES OF SOFFITS TO MATCH ADJACENT WALLS, UNO.
- C. ALL DOORS, DOOR FRAMES, AND MULLIONS DESIGNATED TO RECEIVE PAINT SHALL HAVE SEMI-GLOSS FINISH. ALL WALLS, COLUMNS AND CEILINGS SCHEDULED TO RECEIVE PAINT SHALL BE EGGSHELL PAINT FINISH, UNO.
- D. RESTROOM WALLS SELECTED TO RECEIVE WALL TILE SHALL HAVE WALL TILE FULL HEIGHT, UNO.
- E. ALL RESTROOM WALLS AND CEILINGS SELECTED TO RECEIVE PAINT SHALL BE EPOXY SEMI-GLOSS, EP-1 AND EP-2.
- F. ALL GWB WALLS SHALL BE P-1. IF NOT IDENTIFIED IN WALL FINISH PLAN WITH ACCENT MATERIAL/COLOR.
- G. ALL ACCESS PANELS, SPRINKLER HEADS, RECESSED WIREWAYS, GRILLES, ELECTRICAL PANELS, AND OTHER SIMILAR ARCHITECTURAL, MECHANICAL, AND ELECTRICAL ITEMS SHALL BE PAINTED TO MATCH THE COLOR OF THE SURROUNDING WALL OR CEILING, UNO.

WALL FINISH LEGEND

- INDICATES EXTENT, MATERIAL, AND COLOR OF WALL SURFACE ACCENT
- INDICATES EXTENT, MATERIAL, AND COLOR OF OVERHEAD VERTICAL SURFACE ACCENT
- INDICATES EXTENT, MATERIAL, AND COLOR OF CEILING GWB ACCENT

SHEET KEYNOTES

- 1. RS-1 AT STOREFRONT. REFER TO FINISH SCHEDULE.
- 2. TERMINATE FINISH WITH FRY REGLET
- 3. CG-1
- 4. STRUCTURAL COLUMNS TO BE PAINTED: P-1
- 5. T-1
- 6. SPX-1 WITH A 6 INCH HIGH COVE BASE. BASE IS CAPPED OFF WITH TOP CAP TRIM (TR-3).
- 7. RB-1
- 8. COLUMN TO BE WRAPPED IN BRAKE METAL



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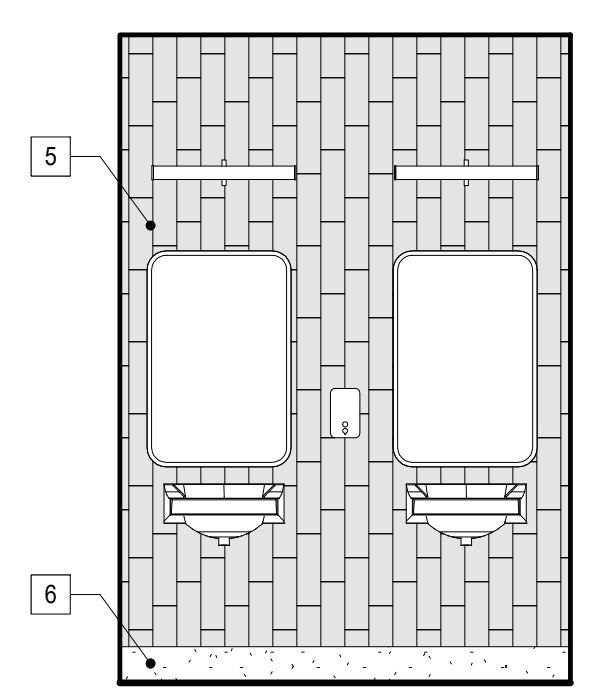
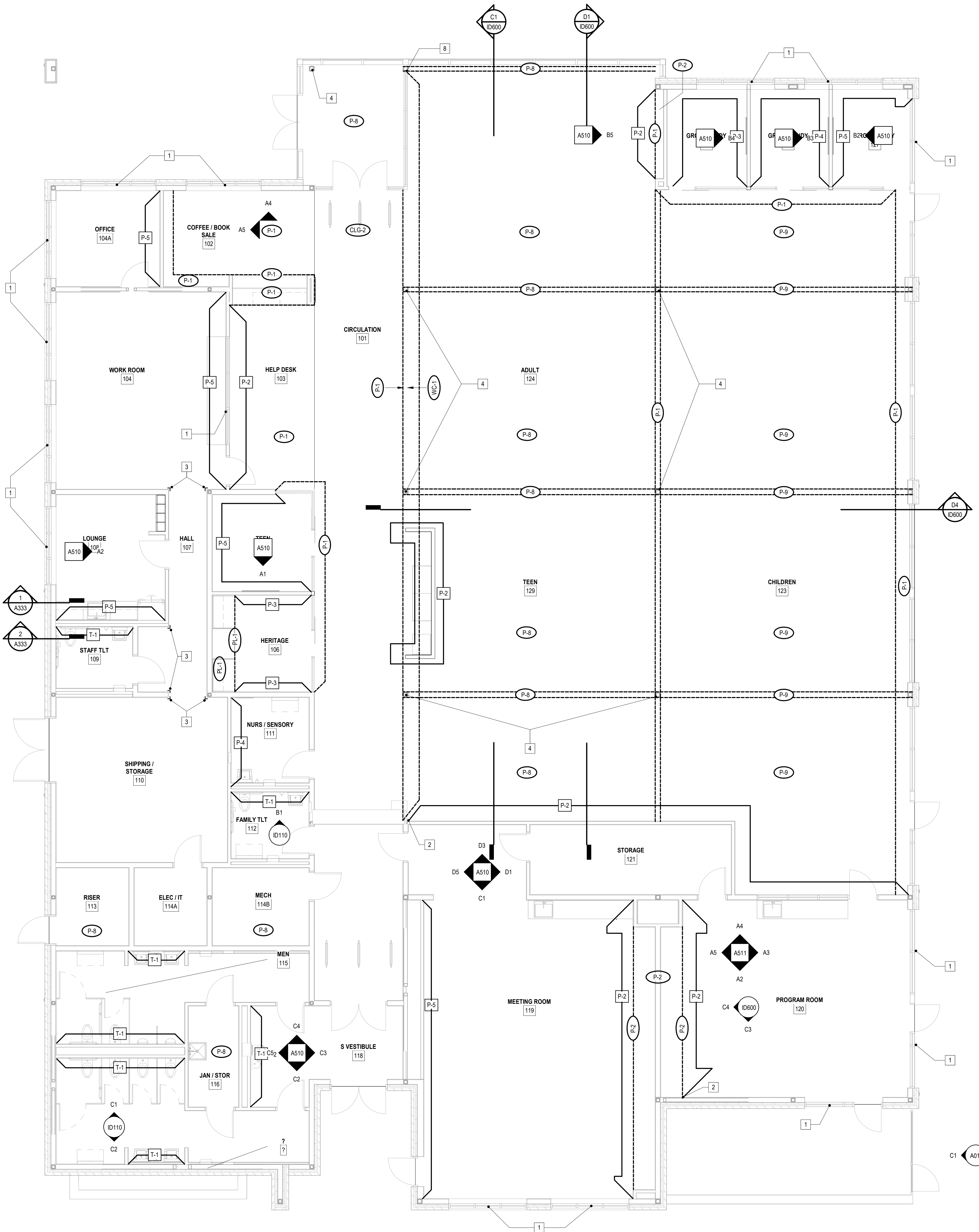
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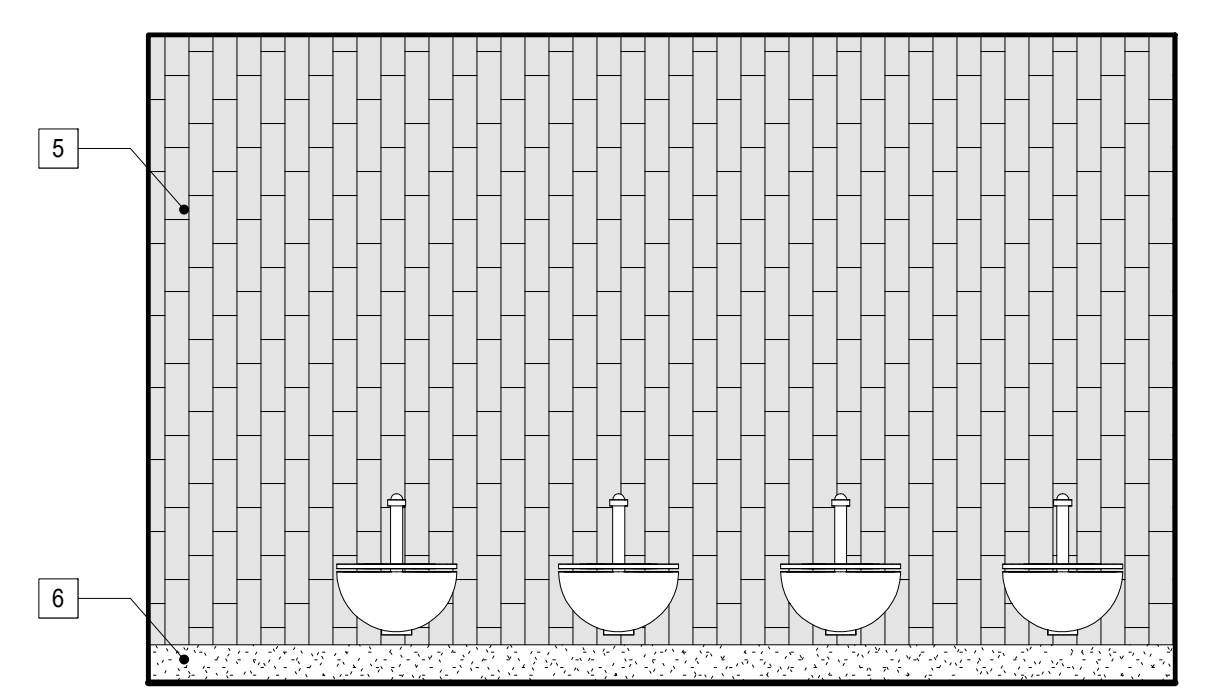
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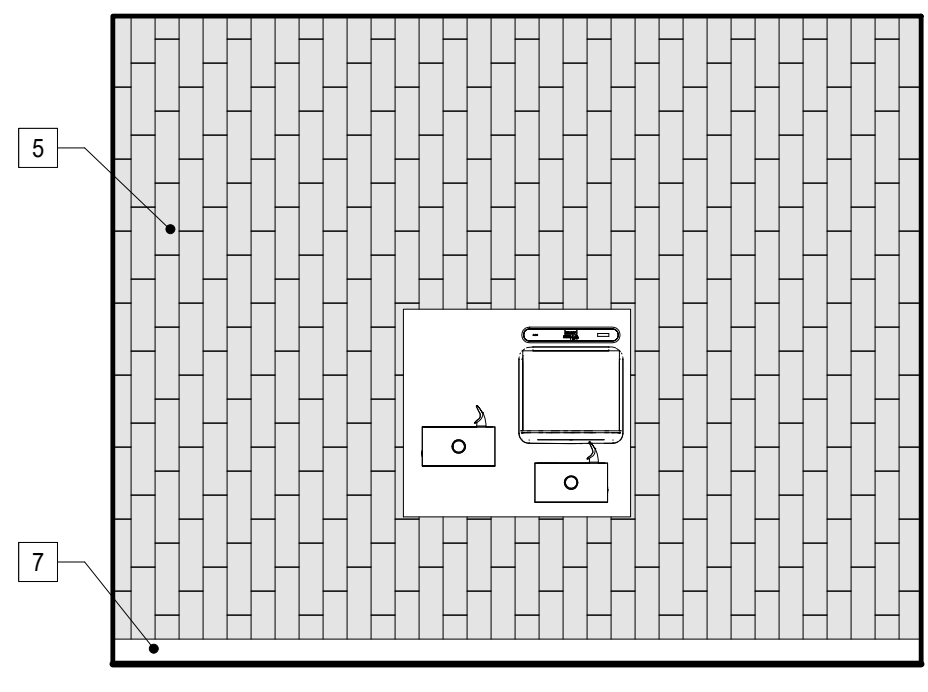
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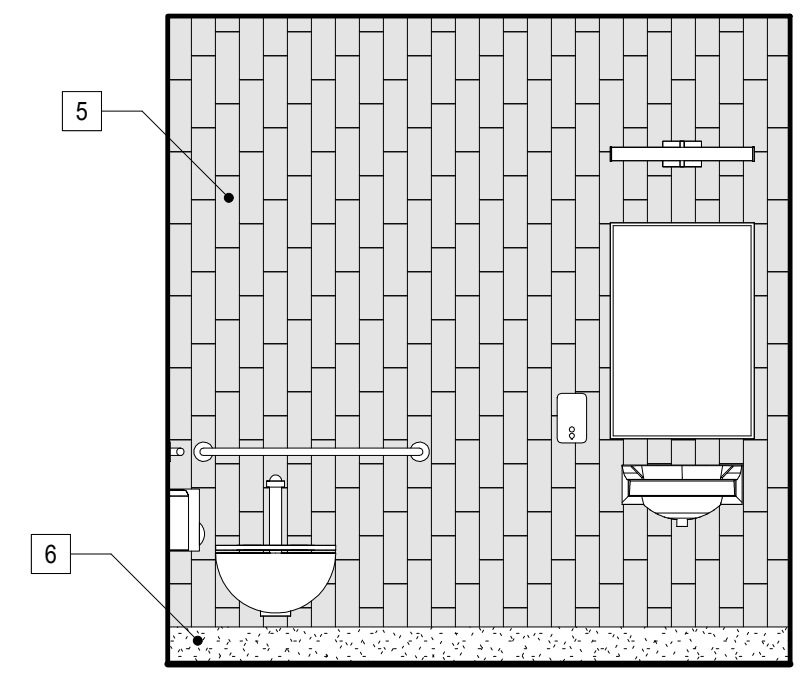
C2 TYP. TILE PATTERN @ RESTROOM LAVATORIES 3/8" = 1'-0"



C1 TYP. TILE PATTERN @ RESTROOM STALLS 3/8" = 1'-0"

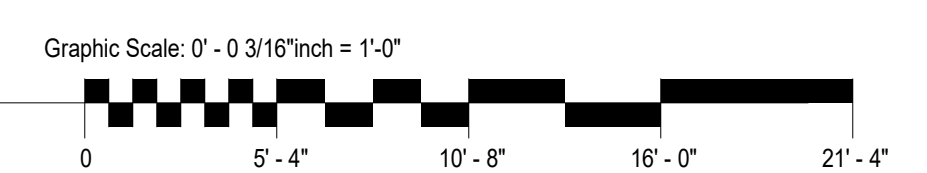


B2 TILE PATTERN @ WATER FOUNTAIN 3/8" = 1'-0"



B1 TYP. TILE PATTERN @ WET WALL OF SINGLE RESTROOMS 3/8" = 1'-0"

A5 LEVEL 01 - WALL FINISH PLAN 3/16" = 1'-0"



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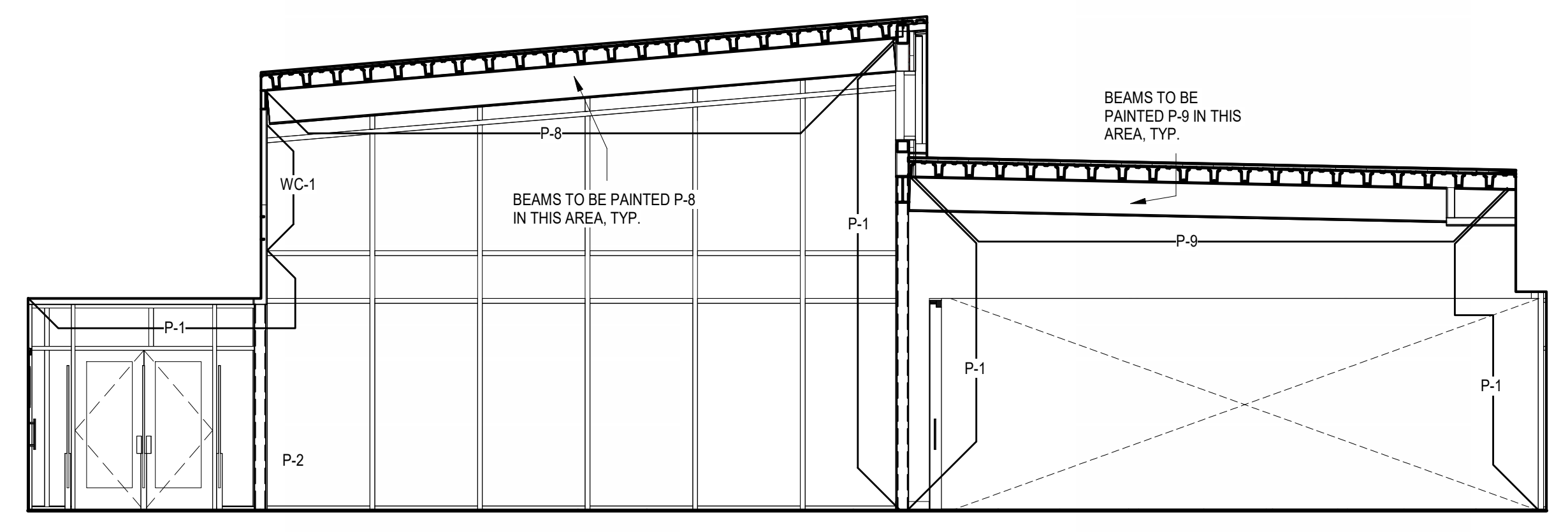
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PRINCIPAL IN CHARGE: DRM
 PROJECT ARCHITECT: AMG
 DRAWN BY: AKH

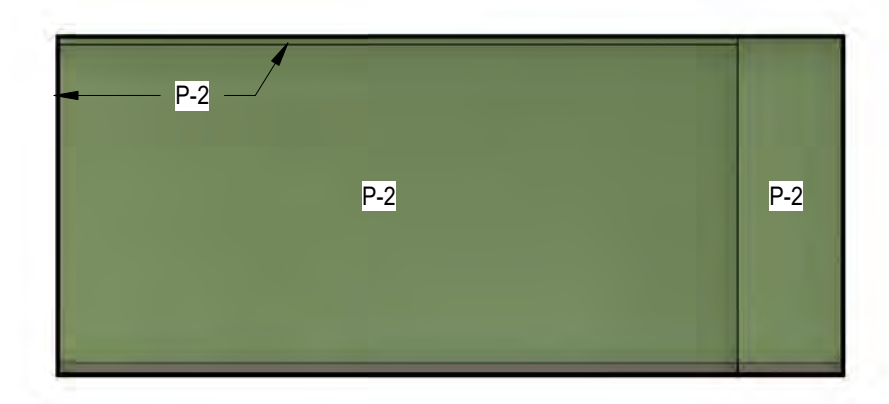
SHEET TITLE:
WALL FINISH DETAILS

SHEET NO. PROJ. NO.
 023432

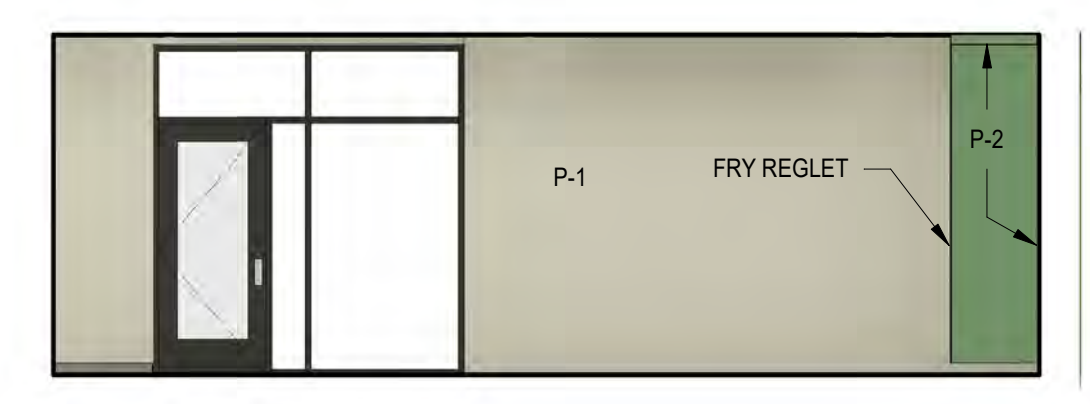
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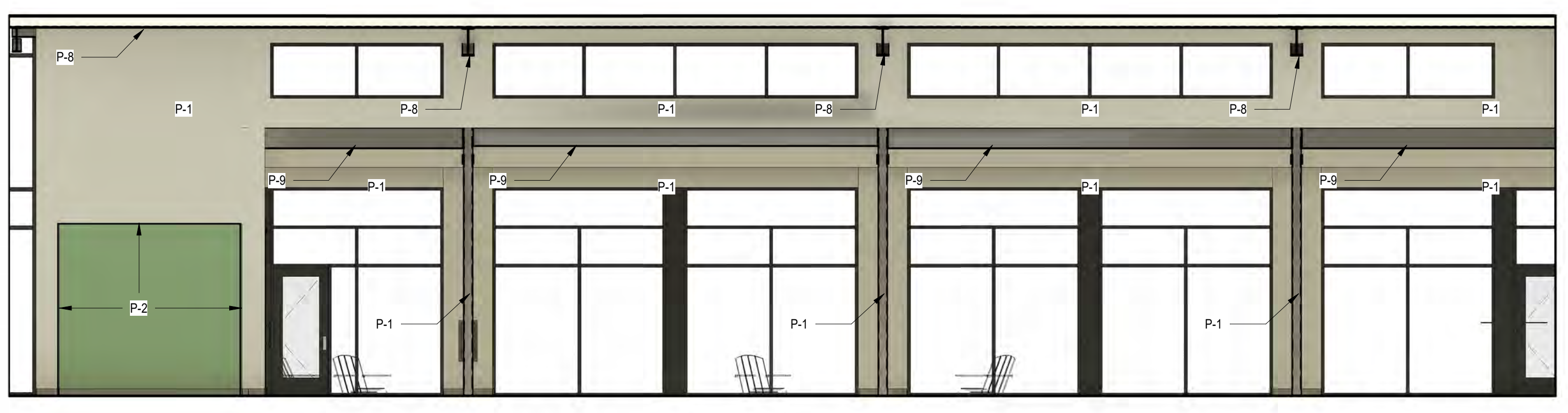
D4 PAINT PLACEMENT AT LIBRARY NORTH VIEW
 3/16" = 1'-0"



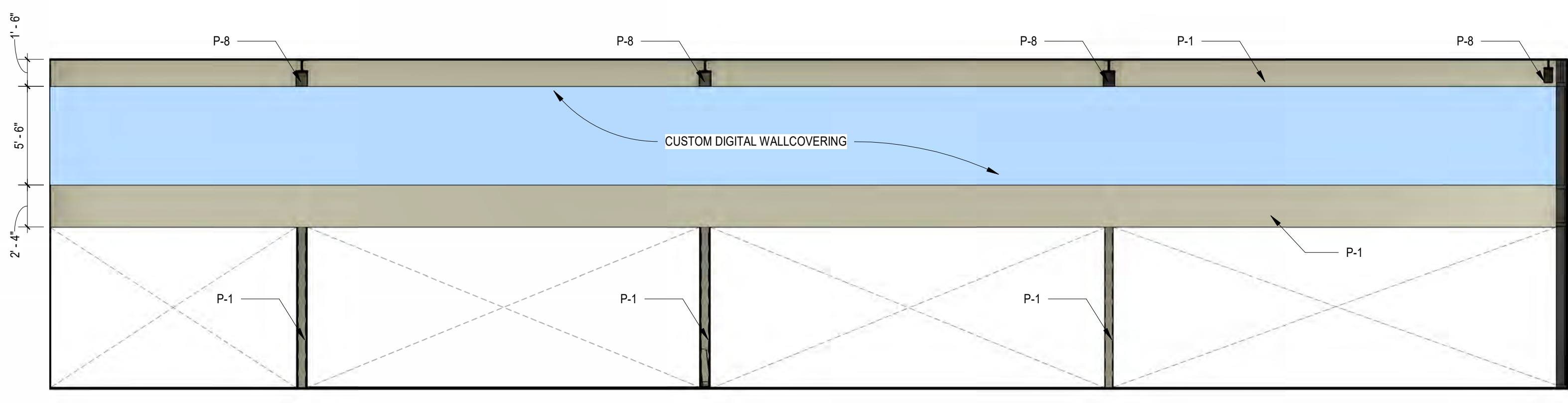
C4 PAINT PLACEMENT AT PROGRAM ROOM WEST VIEW
 3/16" = 1'-0"



C3 PAINT PLACEMENT AT PROGRAM ROOM SOUTH VIEW
 3/16" = 1'-0"



D1 PAINT PLACEMENT AT LIBRARY EAST VIEW
 3/16" = 1'-0"



C1 EXTENT OF CUSTOM WALLCOVERING AT LIBRARY WEST BULKHEAD
 3/16" = 1'-0"

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FINISHES AND MATERIALS SCHEDULE

Table with columns: KEY, MANUFACTURER, PATTERN / ITEM NO, COLOR, SIZE, FINISH, APPLICATION, NOTES, CONTACT. Includes items like 03 00 00 CONCRETE, 06 41 16 PLASTIC LAMINATE ARCHITECTURAL CABINETS, 09 30 13 TILING, etc.

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CONSULTANT LOGO

SEALS

AZALEA REGIONAL LIBRARY SYSTEM

O'KELLY MEMORIAL LIBRARY

LOGANVILLE, GEORGIA

ROOM FINISH SCHEDULE

Table with columns: ROOM NO., ROOM NAME, FLOOR (FINISH, BASE), WALLS (N, E, S, W), CEILING (MATERIAL, FINISH), MILLWORK (COUNTERTOPS, CABINETS), COMMENTS. Includes rooms like 100 N VESTIBULE, 101 CIRCULATION, 102 COFFEE / BOOK SALE, etc.

GENERAL FINISH NOTES

- A. ALL FINISHES ARE BASED ON PLAN NORTH.
B. SEE 'FINISHES AND MATERIALS SCHEDULE' FOR FINISH MATERIAL INFORMATION AND 'ROOM FINISH SCHEDULE' FOR SECTIONS. REFER TO FINISH PLANS FOR EXTENT OF FLOOR AND WALL FINISH ACCENT LOCATIONS AND PATTERNS.
C. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXPOSED SURFACE NOT HAVING A FINISH SPECIFIED BEFORE STARTING CONSTRUCTION.
D. ALL ITEMS EXPOSED TO VIEW SHALL BE PAINTED OR STAINED UNLESS PREFINISHED BY MANUFACTURER OR UNO.
E. INSTALLATION OF FINISHES SHALL COMPLY WITH MANUFACTURERS' INSTALLATION SPECIFICATION REQUIREMENTS.
F. PRODUCTS INDICATED ARE BASIS OF DESIGN. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PER PRODUCT TYPE INDICATED.
G. CONTRACTOR IS RESPONSIBLE FOR CHECKING LEAD TIMES ON ALL FINISHES AS TO NOT DELAY WORK OR WORK OF OTHER TRADES.
H. CONTRACTOR TO PROVIDE MINIMUM 3% ATTIC STOCK OF ALL MATERIALS TO OWNER. MATERIAL TO BE PROVIDED IN UNOPENED BOXES.
I. REFER TO RCP FOR CEILING TYPES AND EXTENTS. REF. CEILING COLUMN IN ROOM FINISH SCHEDULE FOR APPLICABLE CEILING, SOFFIT, AND BULKHEAD FINISHES.
J. REF ELECTRICAL INFORMATION FOR LIGHTING ALLOWANCES AND TYPES TO BE INCLUDED.
K. CAULK AT BASE OF DOOR FRAME BETWEEN FRAME AND FLOORING WITH COLOR MATCHED CAULK TO MATCH DOOR FRAME COLOR. TYP ALL LOCATIONS, UNO.
L. MILLWORK: ALL EXPOSED SURFACE OF MILLWORK TO BE COVERED WITH LAMINATE, UNO. NO MELAMINE OR UNFINISHED SURFACE WILL BE ACCEPTED. ALL WOOD GRAIN FINISHES SHALL BE INSTALLED WITH GRAINING RUNNING VERTICALLY, UNO. ALL MILLWORK TOE KICKS TO RECEIVE RESILIENT BASE, UNO. REF ELEVATIONS AND SECTIONS FOR NOTED EXCEPTIONS.

ISSUE DATE: 2024 06 28
PHASE: CONSTRUCTION DOCUMENTS
SHEET ISSUE:
NO. DATE DESCRIPTION
C 2024 06 28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: DRM
PROJECT ARCHITECT: AMG
DRAWN BY: AKH

SHEET TITLE: FINISH SCHEDULES / LEGENDS

SHEET NO. PROJ. NO. 023432

ID800

WATER HEATER SCHEDULE										
MARK	TYPE	SERVICE	STORAGE CAPACITY (GAL)	RECOVERY @ 90 F RISE (GPH)	ELECTRICAL HEATER		GAS HEATER		BASIS OF DESIGN	NOTES
					ELEMENT KW	NUMBER OF ELEMENTS	INPUT BTUH	EFFICIENCY		
WH-1	ELECTRIC TANK	RESTROOMS & SINKS	36	20	4.5	2	-	0.92	A.O. SMITH DEL-30	1 - 5

NOTES:

- PROVIDE T&P RELIEF VALVE AND VACUUM RELIEF VALVE.
- PROVIDE GATEBALL VALVES WITH UNIONS AND DI-ELECTRIC FITTINGS ON WATER INLET AND OUTLET.
- ALL WATER HEATERS MUST COMPLY WITH CURRENT NAECA EFFICIENCY STANDARDS.
- ALL DRAIN PANS INSTALLED IN RETURN AIR PLENUMS SHALL BE METALLIC.
- PROVIDE EXPANSION TANK SIZED PER THE WATER HEATER MANUFACTURER'S RECOMMENDATION.

FLOW TEST DATA SCHEDULE	
UPON AWARD OF THE CONTRACT, THE FIRE PROTECTION (AND OR PLUMBING CONTRACTOR) SHALL PERFORM A FLOW TEST OF THE TWO HYDRANTS NEAREST THE SITE AND FORWARD THE TEST DATA TO THE ENGINEER AND ARCHITECT OF RECORD. THE FOLLOWING WATER PRESSURE FLOW DATA WAS RECEIVED FROM:	
STATIC PRESSURE:	60 PSI
RESIDUAL PRESSURE:	48 PSI
FLOW:	1060 GPM
FLOW HYDRANT ID:	LUCY ST & COVINGTON ST
RESIDUAL HYDRANT ID:	LUCY ST & CHURCH ST
DATE OF THE TEST:	03-21-2024
TIME OF DAY OF THE TEST:	-

RECIRCULATION PUMP SCHEDULE						
MARK	TYPE	MOTOR POWER (HP)	GPM	PRESSURE F.T. HD.	BASIS OF DESIGN	NOTES
RP-1	REMOTE RESTROOMS	1/25	8	15	TACO SERIES 008	-

NOTES:
N/A

BRANCHING PIPING CHART SIZING									
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"
GPM	3	8	17	28	44	77	119	170	299
FU - FV			6	11	36	141	358	698	1765
FU - FT	2	6	20	46	103	261	474	749	1765

PLUMBING SHEET LIST	
P001	SCHEDULES, LEGENDS & NOTES - PLUMBING
P002	DETAILS - PLUMBING
P110	OVERALL FLOOR PLAN - PLUMBING
P310	ROOF PLAN - PLUMBING

FIRE PROTECTION GENERAL NOTES	
1.	ALL SPRINKLERS IN SPACES VISIBLE TO PUBLIC VIEW SHALL BE CONCEALED TYPE AND LOCATED SYMMETRICALLY IN RELATION TO CEILING DESIGN ELEMENTS, LIGHTING FIXTURES, SPEAKERS, DIFFUSERS, ETC. ALL CEILING COMPONENTS ARE TO BE INDICATED ON THE SUBMITTAL DRAWINGS AS NOTED PREVIOUSLY TO INSURE COORDINATION WITH ALL CEILING ELEMENTS AND DEVICES. PIPING TO SPRINKLERS IN THESE AREAS IS TO BE PROVIDED WITH RETURN BENDS IF REQUIRED TO ALLOW FOR EXACT PLACEMENT.
2.	SPRINKLER HEADS INSTALLED IN LAY IN ACOUSTICAL TILE CEILINGS SHALL BE CONCEALED TYPE AND CENTERED IN THE CEILING TILES OR INSTALLED ON QUARTER POINTS OF THE FOUR FOOT DIMENSIONS OF 2' X 4' TILES.
3.	ALL FIRE PROTECTION WORK SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA STANDARDS AND SHALL MEET THE APPROVAL OF THE OWNERS INSURANCE UNDERWRITER, AND LOCAL AUTHORITIES HAVING JURISDICTION.
4.	SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY FIRE PROTECTION EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: SPRINKLER DRAWINGS AND CALCULATIONS BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER OR EQUIVALENT CONTRACTORS FIRE SPRINKLER CERTIFICATE SEAL AND APPROVAL STAMP OF LOCAL CODE AUTHORITY; SPRINKLER PIPING; SPRINKLER HEADS; HOSE RACKS; HYDRANTS AND VALVES; PUMPS, CONTROLLERS AND ACCESSORIES; TANKS AND ACCESSORIES. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNERS INSURANCE UNDERWRITER PRIOR TO BEING SUBMITTED TO THE ARCHITECT.
5.	CONTRACTOR SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL FIRE PROTECTION EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN.
6.	ALL FIRE PROTECTION EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
7.	ALL PIPING ABOVE GRADE SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. PIPING HUNG FROM JOISTS SHALL BE HUNG FROM THE TOP CHORDS OF THE JOISTS.
8.	ALL SPRINKLER SYSTEM SHALL BE DESIGNED TO THE AVAILABLE CITY WATER SUPPLY. CONTRACTOR SHALL HAVE CURRENT FLOW TEST PERFORMED PRIOR TO DESIGN.
9.	ALL SPRINKLER SYSTEM RISERS SHALL INCLUDE AN ALARM CHECK VALVE, WATER MOTOR GONG, FLOW SWITCH, ETC.
10.	HYDRAULIC CALCULATIONS SHALL INCLUDE AN ALLOWANCE FOR INSIDE AND OUTSIDE HOSE STREAMS.
11.	ALL MAJOR VALVES SHALL HAVE U.L. LISTED SUPERVISORY SWITCHES COMPATIBLE WITH THE OWNERS CENTRAL ALARM SYSTEM. WIRING OF THE SWITCHES SHALL BE BY OTHERS.
12.	GROOVED (VICTAULIC) COUPLINGS SHALL NOT BE USED OVER OR NEAR ELECTRICAL SWITCHGEAR, PANELS, TRANSFORMERS, ETC.
13.	ALL SPRINKLER PIPING SHALL BE ROUTED TO MAINTAIN MINIMUM CLEAR HEIGHTS INDICATED ON ARCHITECTURAL DRAWINGS.

PLUMBING ABBREVIATIONS			
A/C	ABOVE CEILING	LWT	LEAVING WATER TEMPERATURE
AG	ABOVE GRADE	MAX	MAXIMUM
AHU	AIR HANDLING UNIT	MBH	ONE THOUSAND BTU'S PER HOUR
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS	MHP	MOTOR HORSEPOWER
BFF	BELOW FINISHED FLOOR	MIN	MINIMUM
BLDG	BUILDING	MOD	MOTOR OPERATED DAMPER
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA, NORMALLY CLOSED
CFCT	CONTRACTOR FURNISHED AND INSTALLED	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CLNG	CEILING	OA	OUTSIDE AIR
CO	CLEANOUT	OC	ON CENTER
COND	CONDENSATE	OFCT	OWNER FURNISHED, CONTRACTOR INSTALLED
CRD	CEILING RADIATION DAMPER	PC	PUMPED CONDENSATE
CW	CONDENSER WATER	PD	PRESSURE DROP
DB	DEGREE	PH	PHASE
DEG	DEGREE	PIU	POWERED INDUCTION UNIT
DIA	DIAMETER	RA	RETURN AIR
DN	DOWN	(R)	RELOCATED (EQUIPMENT)
DWG	DRAWING	RPM	REVOLUTIONS PER MINUTE
DPT	DIFFERENTIAL PRESSURE TRANSMITTER	RTU	ROOFTOP UNIT
(E)	EXISTING	SA	SUPPLY AIR
EA	EXHAUST AIR OR EACH (AS APPLICABLE)	SEER	SEASONAL ENERGY EFFICIENCY RATIO
EAT	ENTERING AIR TEMPERATURE	SL	SOUND LINING
EER	ENERGY EFFICIENCY RATING	SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
EF	EXHAUST FAN	SP	STATIC PRESSURE
(ER)	EXISTING TO BE REMOVED	SS	STAINLESS STEEL
(ERR)	EXISTING TO BE REMOVED AND RELOCATED	TYP	TYPICAL
ESP	EXTERNAL STATIC PRESSURE	UH	UNIT HEATER
F	DEGREES FAHRENHEIT	UL	UNDERWRITER'S LABORATORIES
FCU	FAN COIL UNIT	UNON	UNLESS OTHERWISE NOTED
FFE	FINISHED FLOOR ELEVATION	V	VENT OR VOLTS (AS APPLICABLE)
FFM	FEET PER MINUTE	VAV	VARIABLE AIR VOLUME
FT	FOOT OR FEET	VD	VOLUME DAMPER
GA	GAUGE	VFD	VARIABLE FREQUENCY DRIVE
GF	GAS FURNACE	VIF	VERIFY IN FIELD
GPM	GALLONS PER MINUTE	VTR	VENT THROUGH ROOF
HAF	HIGH AS POSSIBLE	W	WASTE
HP	HORSEPOWER	W/	WITH
HW	HOT WATER	WB	WET BULB
HZ	HERTZ	WG	WATER GAUGE
IN	INCH OR INCHES	WPD	WATER PRESSURE DROP
KW	KILOWATT	Ø	DIAMETER
LAT	LEAVING AIR TEMPERATURE		
LBS	POUNDS		

FIRE PROTECTION REQUIREMENTS	
1.	SPRINKLER SYSTEM SHALL BE INSTALLED IN STRICT CONFORMITY WITH ALL LATEST REQUIREMENTS OF THE STATE BUILDING CODE, THE LOCAL FIRE DEPARTMENT, AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
2.	PROVIDE A COMPLETE FIRE PROTECTION SYSTEM HYDRAULICALLY CALCULATED IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF NFPA 12, 13, 14, 20, 24, 70, 101 AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
3.	PROVIDE A COMPLETE 100% FULLY SPRINKLED, HYDRAULICALLY CALCULATED, AUTOMATIC WET PIPE SPRINKLER SYSTEM THROUGHOUT THE ENTIRE BUILDING.
4.	SPRINKLER PIPING SHALL BE SLOPED TO DRAIN BACK TO THE MAIN. PROVIDE DRAIN VALVES AND CAPS WITH HOSE END THREADS FOR TRAPPED PIPING.
5.	FIRE PROTECTION PIPING AND EQUIPMENT SHALL BE RATED FOR THE EXPECTED MAXIMUM WORKING PRESSURE.
6.	PROVIDE PRESSURE REGULATING VALVES AND SPRINKLER FLOOR CONTROL ASSEMBLIES AND FIRE DEPARTMENT HOSE CONNECTIONS WHERE PRESSURES EXCEED 175 PSIG. PRESSURE REDUCING TYPE VALVES SHALL ONLY BE PERMITTED WHERE SOLELY REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
7.	ALL FIRE DEPARTMENT CONNECTION THREADS SHALL CONFORM TO THE LOCAL FIRE DEPARTMENT STANDARDS.
8.	ALL FLOOR CONTROL ASSEMBLIES LOCATED ABOVE FINISHED CEILINGS SHALL BE ACCESSIBLE AND HAVE A NOTIFICATION MARKING TAB AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION FOR INSPECTION VERIFICATIONS.
9.	ALL ELECTRICAL ROOMS AND TELECOMMUNICATIONS ROOMS SHALL BE PROVIDED WITH SPRINKLER FIRE PROTECTION PER NFPA 13.
10.	ELEVATOR MACHINE ROOMS, TOP AND BOTTOM OF ELEVATOR SHAFTS SHALL BE PROVIDED WITH SPRINKLER FIRE PROTECTION PER NFPA 13, ANSI 17.1, AND LOCAL REQUIREMENTS.
11.	STAIRWELLS SHALL BE PROVIDED WITH SPRINKLER COVERAGE IN ACCORDANCE WITH NFPA 13 INCLUDING COVERAGE AT THE TOP AND BOTTOM OF STAIRWELLS AND BELOW THE LOWEST LANDING.
12.	SPRINKLER CONTROL VALVES SHALL BE 175 PSI, UL APPROVED, OS&Y GATE VALVES.
13.	CONTROL VALVE LOCATIONS SHALL BE AS INDICATED BY APPROVED ARROWS AND SIGNS.
14.	CONTROL VALVES MORE THAN 7'-0" ABOVE THE FLOOR SHALL BE ACCESSIBLE BY MEANS OF PERMANENT IRON LADDERS AS PER NFPA NO. 13.
15.	SPRINKLER PIPE SYSTEM SHALL BE MARKED AND IDENTIFIED IN ACCORDANCE WITH NFPA NO. 13.
16.	CONTROL VALVES SHALL BE SEALED IN OPEN POSITION AS PER NFPA NO. 13.
17.	ALARM-ACTUATING DEVICES SHALL BE FIRE DEPARTMENT AND UL APPROVED TYPE AS PER NFPA NO. 13.
18.	ALARM-ACTUATING DEVICES SHALL BE CONNECTED TO SUPERVISED ALARM SYSTEM IN ACCORDANCE WITH NFPA NO. 13.
19.	INSPECTOR'S TEST CONNECTION SHALL BE IN ACCORDANCE WITH NFPA NO. 13.
20.	PIPE SHALL BE PROTECTED AGAINST FREEZING IN ACCORDANCE WITH NFPA NO. 13.
21.	PIPE HANGERS SHALL BE IN ACCORDANCE WITH NFPA NO. 13.
22.	TEST OF SYSTEM SHALL BE IN ACCORDANCE WITH NFPA NO. 13.
23.	SPARE SPRINKLERS SHALL BE STOCKED IN ACCORDANCE WITH NFPA NO. 13.
24.	WATER LINES SHALL BE INSTALLED SO AS TO NOT INTERFERE WITH THE OPERATION OF EQUIPMENT OR OTHER APPURTENANCES.
25.	INSPECTOR'S TEST FOR THE DRY PIPE SYSTEM MUST BE AT THE MOST REMOTE SPRINKLER PIPE.
26.	CONTRACTOR SHALL PERFORM ALL EXCAVATION WITH CAUTION SO AS TO NOT DAMAGE OR DISRUPT SERVICE OF EXISTING SEWERS, GAS MAINS, ELECTRICAL CABLES OR OTHER SUBSURFACE UTILITIES OR APPURTENANCES.
27.	PROVIDE HEAT TRACE AND INSULATION, 5 W/IF, FOR FREEZE PROTECTION FOR WET PIPE DISTRIBUTION PIPING IN UNCONDITIONED AREAS.
28.	PROVIDE DRY SPRINKLER HEADS WITHIN TRASH CHUTES, AT THE TOP SERVICE OPENING AND AT A MINIMUM OF EVERY OTHER FLOOR, IN COMPLIANCE WITH NFPA 82.5.2.6.

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE DESCRIPTION	FIXTURE CONNECTIONS				REMARKS
		CW	HW	W	V	
WATER CLOSETS						
WC-1	FLOOR MOUNTED, FLUSH VALVE WATER CLOSET	1-1/2"	-	3"	1-1/2"	1,2,4
WC-1A	FLOOR MOUNTED, FLUSH VALVE WATER CLOSET, ADA	1-1/2"	-	3"	2"	1,2,4
LAVATORIES						
L-1	LAVATORY	1/2"	1/2"	2"	1-1/2"	1,2,3,5,8
L-1A	LAVATORY ADA	1/2"	1/2"	2"	1-1/2"	1,2,3,5,8
URINALS						
U-1	URINAL	1"	-	2"	1-1/2"	1,2
U-1A	URINAL ADA	1"	-	2"	1-1/2"	1,2
SINKS						
KS-1	ONE COMPARTMENT SINK	1/2"	1/2"	2"	1-1/2"	1,2,3,5,8,9
MS-1	MOP SINK	3/4"	3/4"	3"	1-1/2"	1,2,3,5
DRAINS						
FD-1	FLOOR DRAIN	-	-	2"	-	-
RD-1	ROOF DRAIN	-	-	3"	-	-
OD-1	OVERFLOW ROOF DRAIN	-	-	3"	-	-
RD-2	ROOF DRAIN	-	-	4"	-	-
OD-2	OVERFLOW ROOF DRAIN	-	-	4"	-	-
MISC.						
IMB-1	ICE MAKER BOX	1/2"	-	-	-	1,2,4
FPWH-1	FREEZE PROOF WALL HYDRANT	3/4"	-	-	-	1
FPYH-1	FREEZE PROOF YARD HYDRANT	3/4"	-	-	-	1
DF-1	DRINKING FOUNTAIN	1/2"	-	2"	1-1/4"	1,7

REMARKS:	
1.	CONNECTIONS TO PLUMBING FIXTURE SHALL BE PROVIDED WITH INDIVIDUAL ISOLATION VALVES.
2.	ALL ISOLATION VALVES SHALL BE QUARTER TURN BALL TYPE VALVES.
3.	CONNECTIONS SHALL BE BRAIDED LINES WITH SCREW END TYPE VALVES.
4.	ONLY WATER CLOSETS WITH 4" SANITARY CONNECTION ARE ACCEPTABLE. NO SUBSTITUTIONS.
5.	HOT WATER SUPPLY TEMPERATURE TO FIXTURE SHALL BE 115 - 120F.
6.	PROVIDE TRAP GUARD.
7.	PROVIDE BACKFLOW PREVENTOR, WATTS MODEL 98D OR APPROVED EQUAL.
8.	PROVIDE TEMPERATURE LIMITING DEVICE AT FIXTURE PER ASSE 1070.
9.	PROVIDE DISHWASHER CONNECTION TO WASTE PIPE.

NOTES APPLICABLE TO ALL FIXTURES:

- ALL PLUMBING FIXTURE SHALL BE SUBMITTED TO THE OWNER AND DESIGN TEAM FOR APPROVAL.
- EXACT LOCATION OF FIXTURE SHALL BE LOCATED ON ARCHITECTURAL DRAWINGS.
- ROUGH IN FIXTURE PER MANUFACTURER'S BFFS REQUIREMENTS, PROVIDE ALL REQUIRED COMPONENTS REQUIRED PER MANUFACTURER, PLUMBING CODE, AND CONTRACT DOCUMENTS AND MAKE FINAL CONNECTIONS TO FIXTURE.

WC-1: WATER CLOSET - PUBLIC AMERICA STANDARD MADERA FLOWISE FLOOR MOUNTED, #2234.001, WHITE ELONGATED RIM AND 1-1/2" TOP SPUD, DIRECT-FED SIPHON JET ACTION, VITREOUS CHINA, OPEN FRONT SEAT JONES STEPHENS C106CHPM-00, 16-1/2" HEIGHT, COMFORT SEAT C106CHPM, FLUSH VALVE MOEN #8311, 1.28GPF, EXPOSED, BATTERY POWERED, SENSOR OPERATED.
WC-1A: ADA WATER CLOSET - PUBLIC AMERICA STANDARD MADERA FLOWISE FLOOR MOUNTED, #3043.001, WHITE ELONGATED RIM AND 1-1/2" TOP SPUD, DIRECT-FED SIPHON JET ACTION, VITREOUS CHINA, OPEN FRONT SEAT JONES STEPHENS C106CHPM-00, 16-1/2" HEIGHT, MUST MEET A.D.A. CODE, COMFORT SEAT C106CHPM, FLUSH VALVE MOEN #8311, 1.28GPF, EXPOSED, BATTERY POWERED, SENSOR OPERATED.
L-1: LAVATORY - PUBLIC KOHLER MORNINGSIDE K-12638 WALL-MOUNT SINK ADA ADA HEIGHT, FAUCET SYMMONS SLS3512PP MATTE BLACK FINISH, 0.5GPM. PROVIDE WITH BELOW DECK MIXING VALVE ZURN MODEL ZW3870XL1.
L-1A: LAVATORY ADA - PUBLIC KOHLER SOHO K-2084-N WALL-MOUNT SINK, FAUCET SYMMONS SLS3512PP MATTE BLACK FINISH, 0.5GPM. PROVIDE WITH BELOW DECK MIXING VALVE ZURN MODEL ZW3870XL1.
U-1: URINAL - PUBLIC WHITE URINAL POLISHED CHROME FLUSH VALVE.
KS-1: ONE COMPARTMENT SINK UNDERMOUNTED SINGLE BOWL, ELKAY MODEL ECTSRAD25226TBG, 18 GAUGE TYPE 304 STAINLESS STEEL, OVERALL DIMENSIONS 25"X22"X6", BOWL DIMENSIONS 22-1/2"X22"X6". PROVIDE SINGLE HOLE CONFIGURATION. FAUCET SHALL BE KOHLER MODEL GRUE K-22972-CP WITH SINGLE LEVER HANDLE AND THREE-FUNCTION PULL-DOWN SPRAYHEAD WITH TOUCH CONTROL, 1.5GPM FLOW RATE.
MS-1: MOP SINK FIAT PRODUCTS 24"x24"x10" #MSBID2424-100 MOP BASIN, DELTA MODEL #28T9 ROUGH CHROME FAUCET.
IMB-1: ICE MACHINE BOX GUY GRAY BIM 875AB, 1/2" CW CONNECTION, FIRE RATED OPTION: WHEN BOX LOCATED IN FIRE WALL, PROVIDE GUY GRAY FRB12, 1/2" CW CONNECTION.
FD-1: FLOOR DRAIN JAY R. SMITH, MODEL 2010-B-P050 OR EQUAL ZURN, JOSAM OR WADE. 2" DRAIN. PROVIDE WITH TRAP GUARD WITH CHROME FINISH.
WCO: WALL CLEANOUT JAY R. SMITH, MODEL 9776, ROUGH FINISH STAINLESS STEEL PLUG WITH POLISHED STAINLESS STEEL COVER PLATE.
DF-1: DRINKING FOUNTAIN WALL MOUNTED, B.LEVEL DRINKING FOUNTAIN WITH BOTTLE FILLER, ELKAY MODEL EZWS-EDFP217K, NON-FILTERED, NON-REFRIGERATED, LIGHT GRAY GRANITE FINISH.
FPWH-1: FREEZE PROOF WALL HYDRANT FREEZE PROOF WALL HYDRANT WITH INTEGRAL VACUUM BREAKER, 1/4 TURN, LOOSE KEY, JAY R. SMITH MODEL 5619.
RD/OD-1: ROOF DRAIN ZURN MODEL Z163 COMBINATION MAIN ROOF AND OVERFLOW DRAIN WITH LOW SILHOUETTE DOMES AND DOUBLE TOP-SET DECK PLATE, 1.5" DIAMETER, 3" OUTLET DRAIN SIZE.
RD/OD-2: OVERFLOW ROOF DRAIN ZURN MODEL Z163 COMBINATION MAIN ROOF AND OVERFLOW DRAIN WITH LOW SILHOUETTE DOMES AND DOUBLE TOP-SET DECK PLATE, 1.5" DIAMETER, 4" OUTLET DRAIN SIZE.



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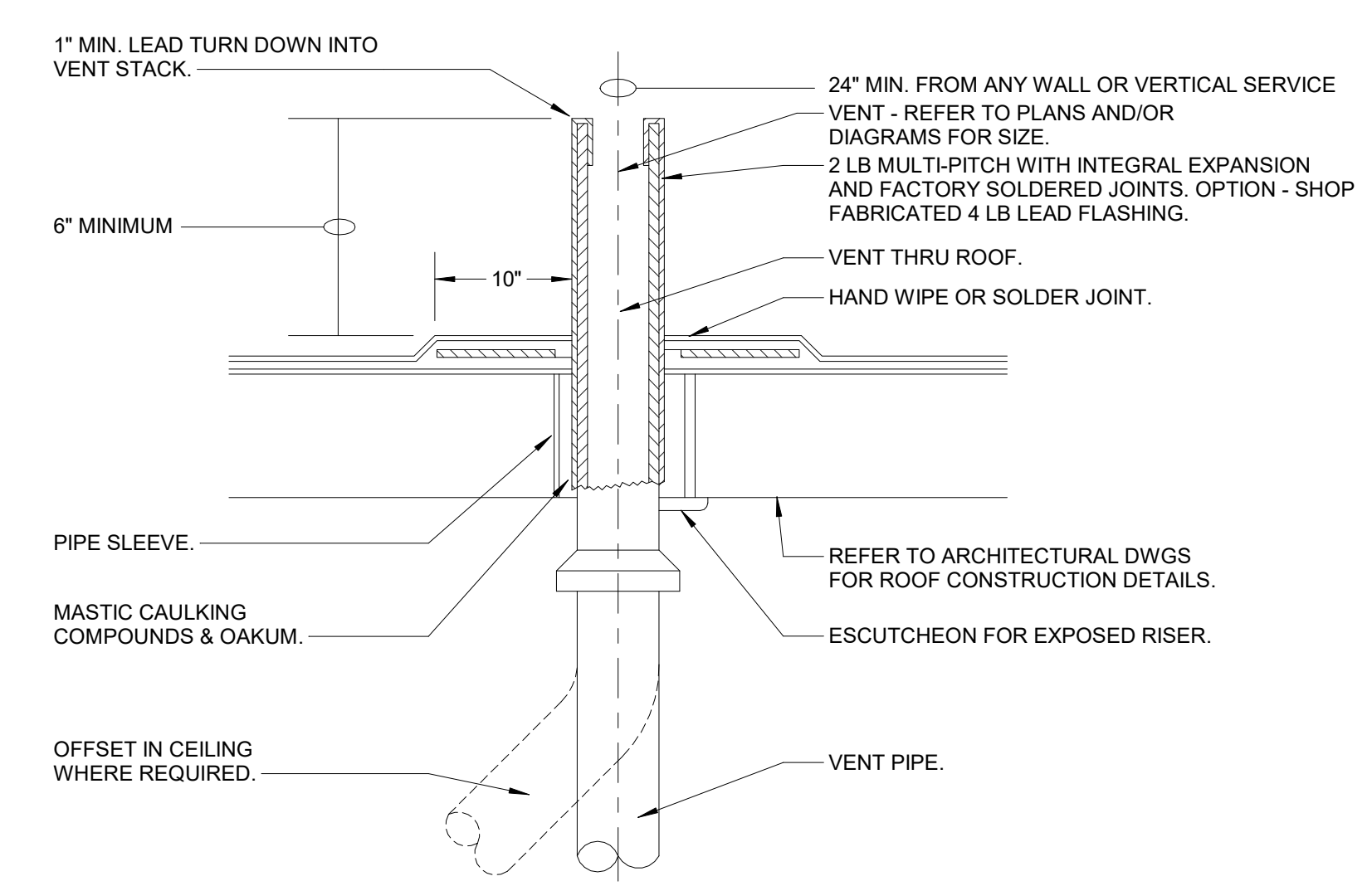
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PHASE:	CONSTRUCTION DOCUMENTS	
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
C	2024 06 28	CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE:
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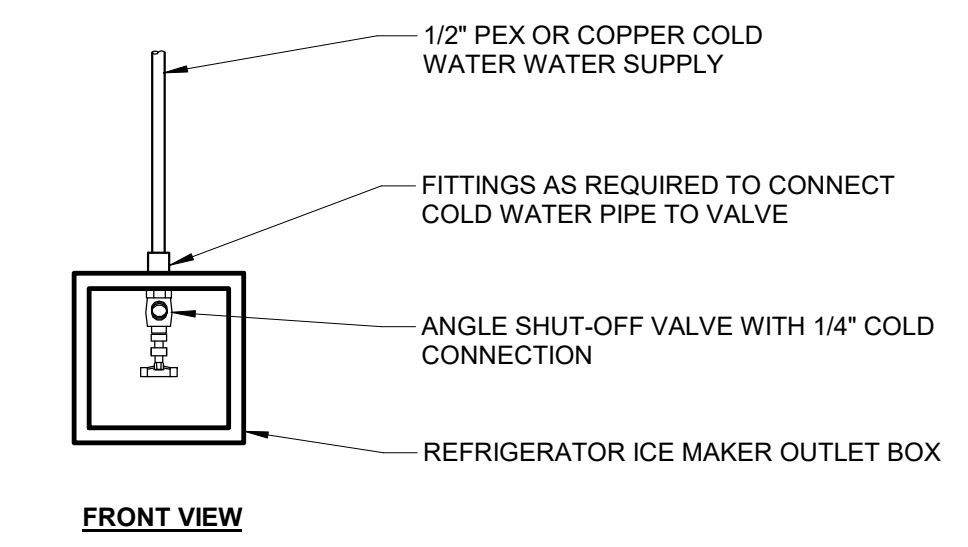
SHEET TITLE:
**SCHEDULES,
LEGENDS & NOTES -
PLUMBING**

SHEET NO.	PROJ. NO. 023432
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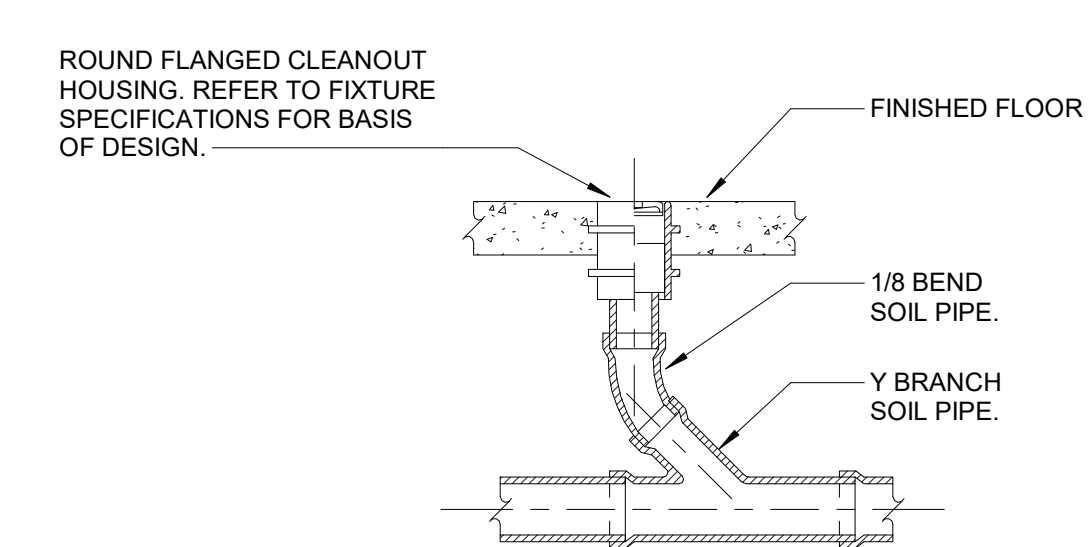
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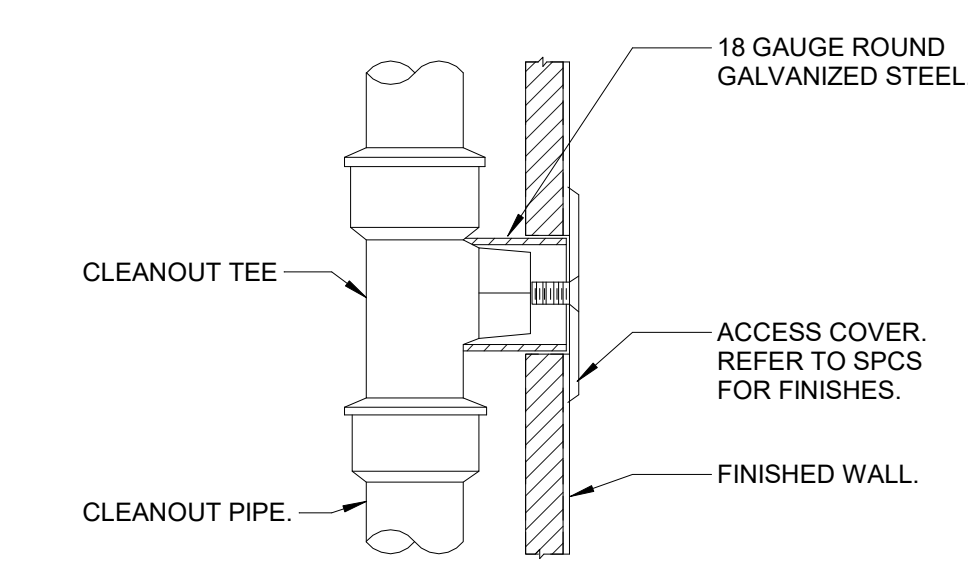
4 VENT THRU ROOF DETAIL
12" = 1'-0"



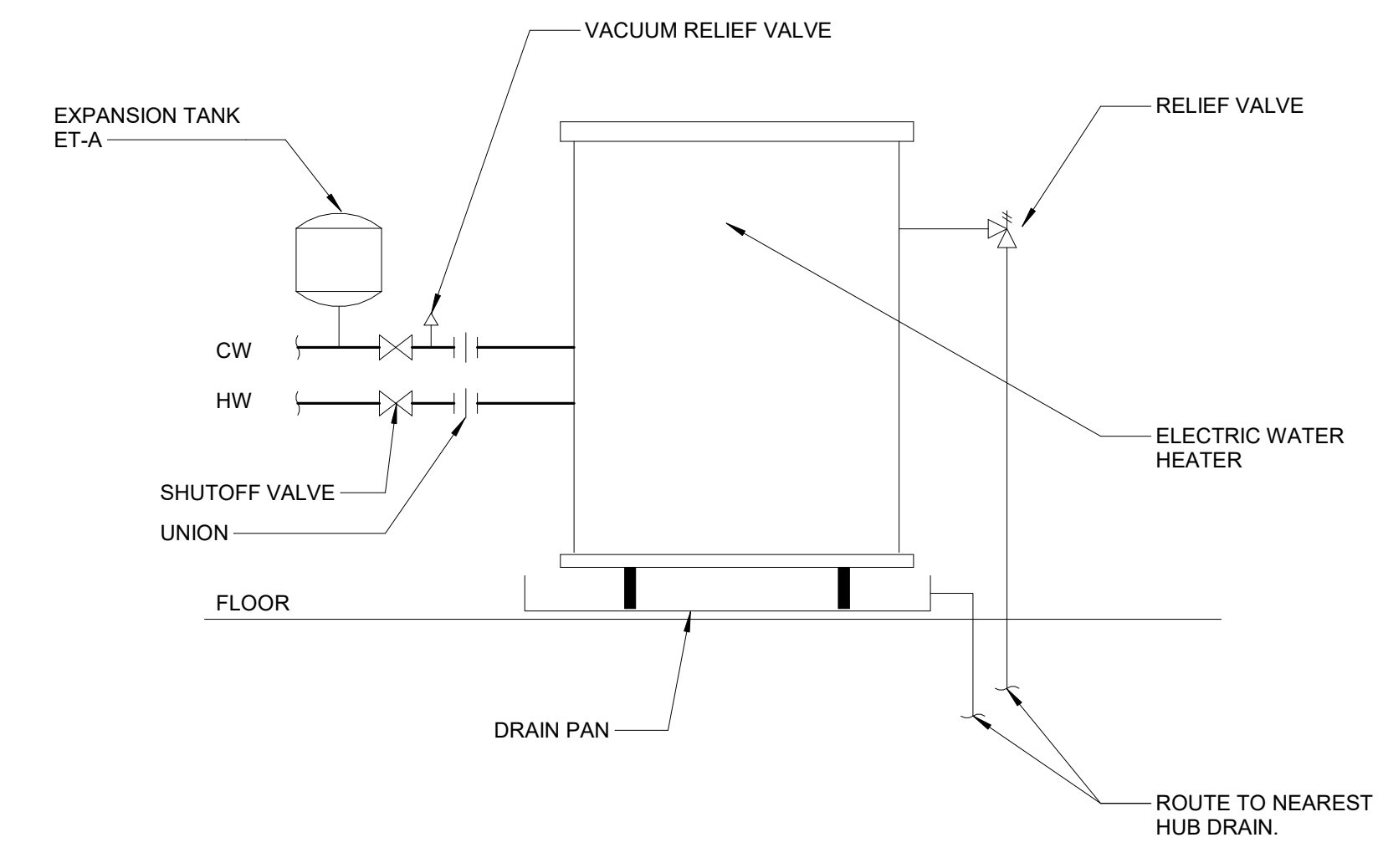
7 REFRIGERATOR ICE MAKER CONNECTION BOX
12" = 1'-0"



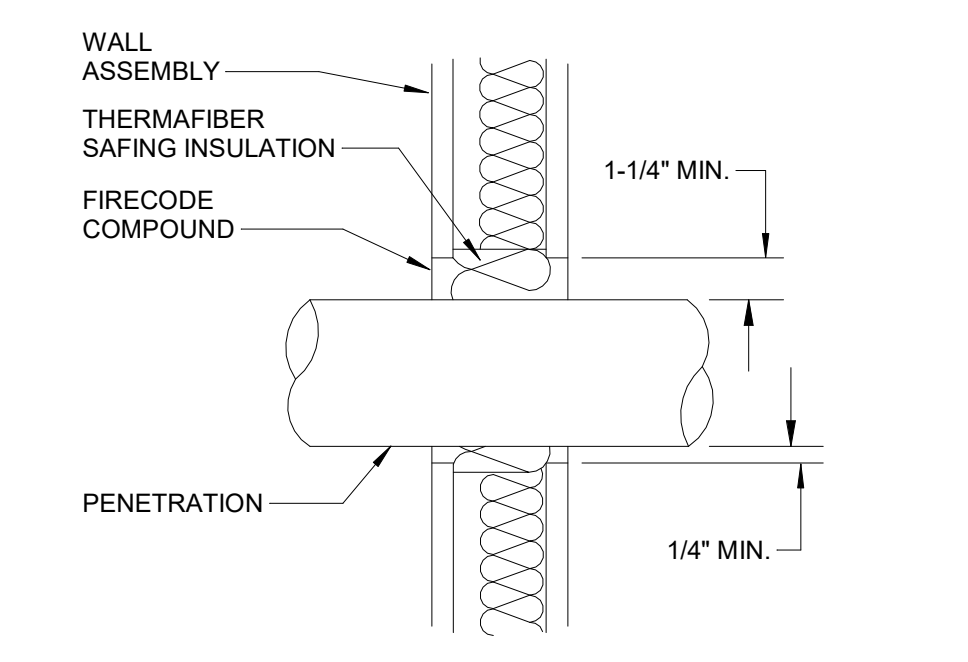
3 SANITARY CLEANOUT DETAIL
12" = 1'-0"



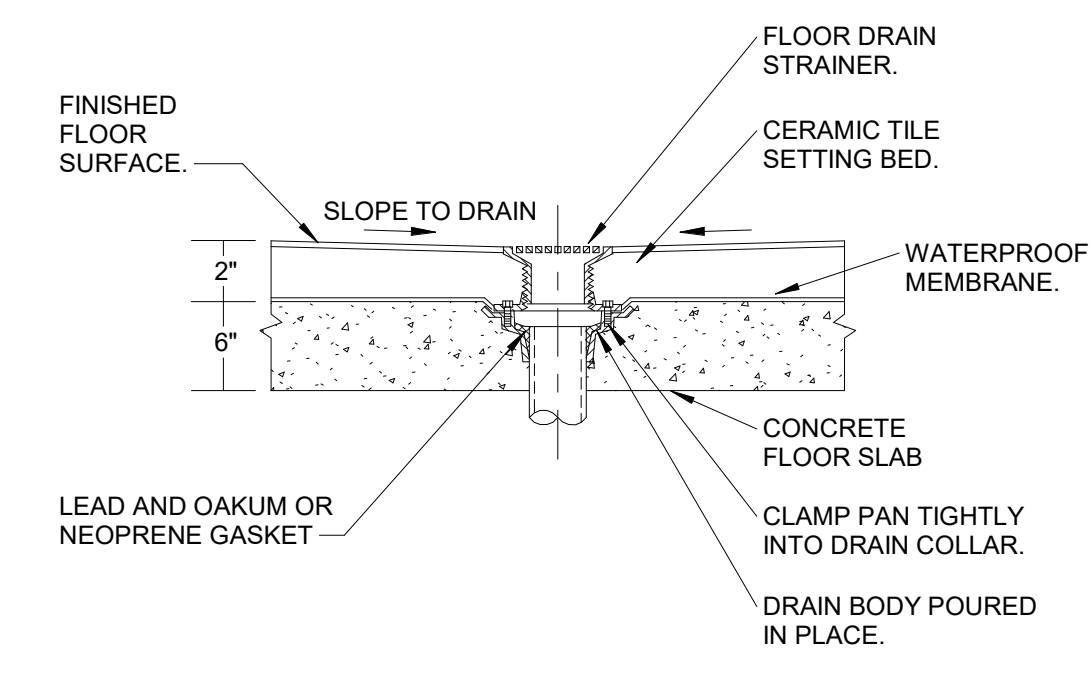
6 WALL CLEANOUT DETAIL
12" = 1'-0"



2 LOWBOY ELECTRIC WATER HEATER DETAIL
12" = 1'-0"



5 WALL ASSEMBLY PENETRATION DETAIL
12" = 1'-0"



1 FLOOR DRAIN DETAIL
12" = 1'-0"

GENERAL NOTES

1. ALL PIPING TO BE RUN AS HIGH AS POSSIBLE AND TIGHT TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED.



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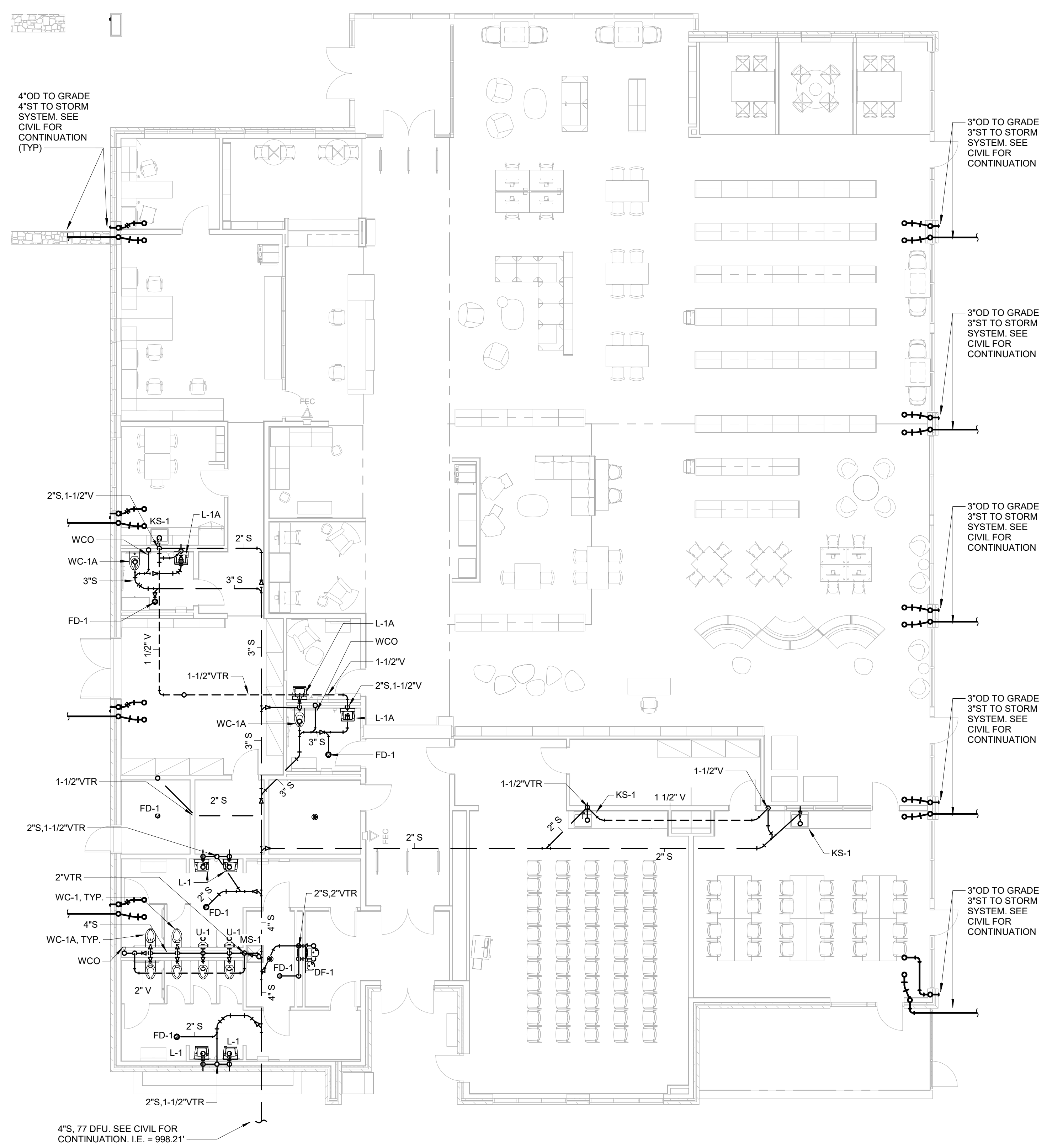
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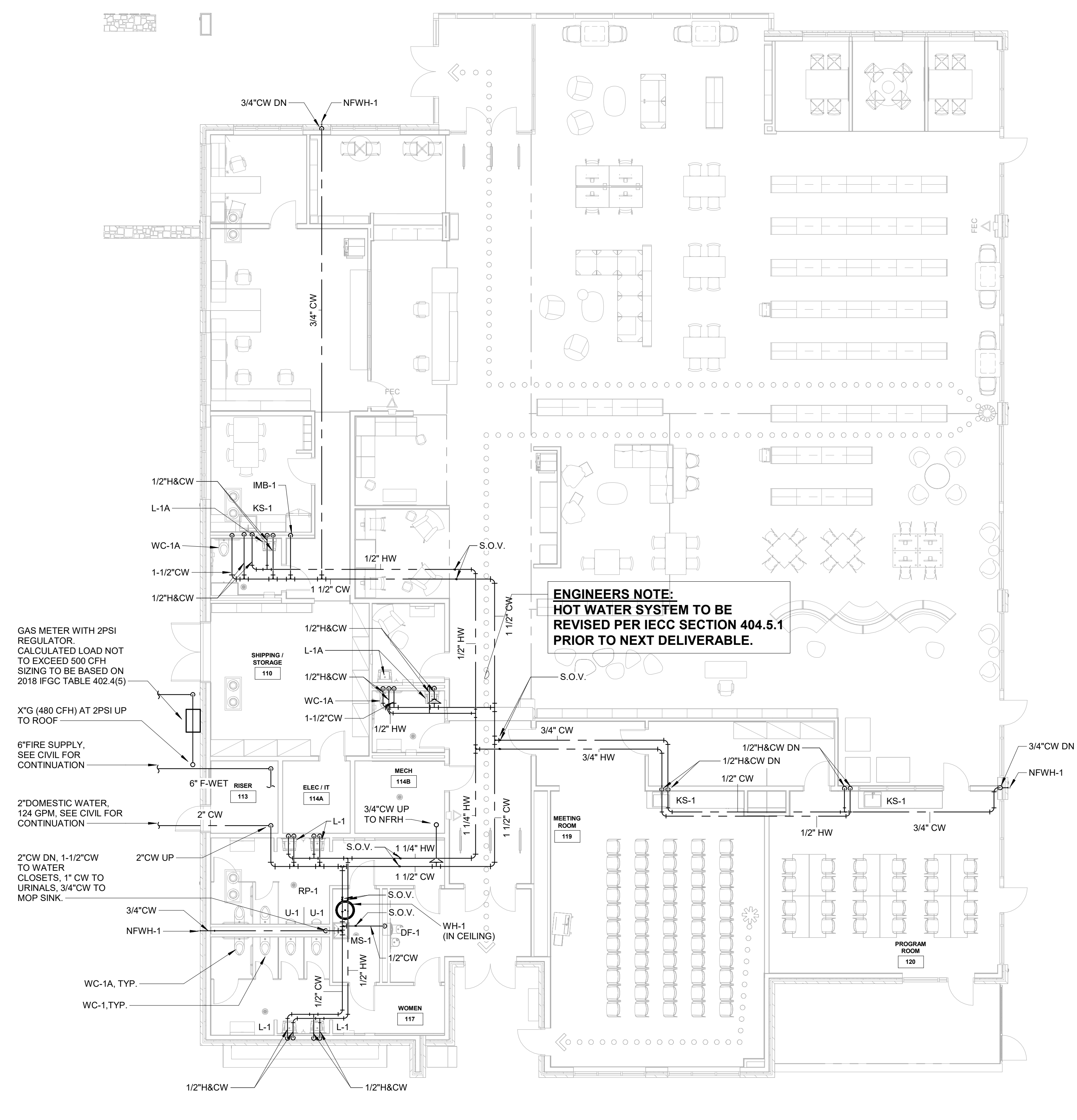
SHEET TITLE:
OVERALL FLOOR PLAN - PLUMBING

SHEET NO. PROJ. NO. 023432

P110



2 LEVEL 01 OVERALL FLOOR PLAN - PLUMBING - S,W&V
1/8" = 1'-0"



1 LEVEL 01 OVERALL FLOOR PLAN - PLUMBING - WATER
1/8" = 1'-0"

GENERAL NOTES

1. ALL PIPING TO BE RUN AS HIGH AS POSSIBLE AND TIGHT TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED.



SEALS

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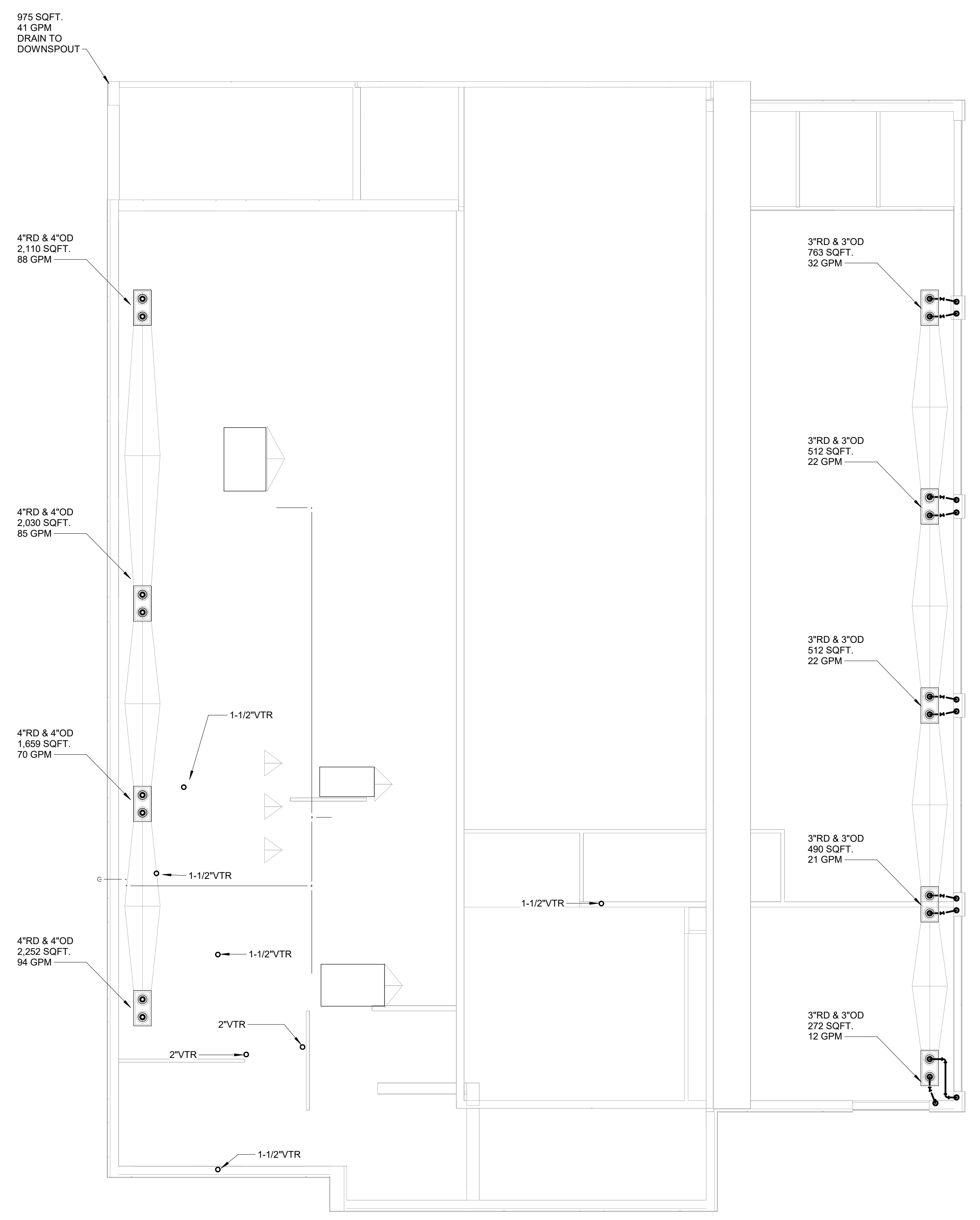
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SHEET TITLE:
ROOF PLAN - PLUMBING

SHEET NO. PROJ. NO. 023432

P310



1 ROOF PLAN - PLUMBING
1/8" = 1'-0"

DESIGN CONDITION

LOCATION : ATLANTA, GA
WEATHER DATA : ATLANTA HARTSFIELD-JACKSON, GA
LAT : 33.630N LONG : 84.442W
CLIMATE ZONE : 3A
SUMMER DESIGN CONDITION DRY BULB/WET BULB(0.4%) : 93.7/73.8
WINTER DESIGN CONDITION DRY BULB(99.6%) : 21.7
SUMMER DESIGN INDOOR BULB/GRH : 75/50%
WINTER DESIGN INDOOR BULB: 70

BASED ON 2021 ASHRAE HANDBOOK FUNDAMENTALS

GENERAL NOTES

DUCTWORK:

- ALL DUCTWORK DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. INCREASE SHEET METAL FABRICATION DIMENSIONS TO ACCOUNT FOR DUCT LINER WHERE INDICATED ON PLANS.
- SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR DUCT SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL CONFORMING WITH ASTM A90, A92S, AND A92T RATINGS AND A G90 COATING DESIGNATION. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE. FIBERGLASS DUCT BOARD SHALL NOT BE USED.
- LOW PRESSURE DUCTWORK SHALL BE CONSTRUCTED TO 2 IN. W.G. PRESSURE CLASSIFICATIONS, WITH SEAL 'C' AND A LEAKAGE RATE OF 12 FOR RECTANGULAR DUCTWORK.
- MITERED AND RADIUS ELBOWS SHALL HAVE A MINIMUM 1.5 RADIUS, UNLESS NOTED OTHERWISE.
- PROVIDE SINGLE THICKNESS TURNING VANES FOR ALL MITERED TURNS, ELBOWS, AND RADIUS ELBOWS LESS THAN 1.5 RADIUS.
- DUCTWORK SEAMS AND JOINTS SHALL BE SEALED WITH SOLVENT BASED SEAM AND JOINT SEALANT. FLANGED JOINTS SHALL BE SEALED WITH MASTIC, ONE PART, ACID-CURING, ELASTOMERIC JOINT SEALANT COMPLIANT WITH ASTM C20. DUCT TAPE SHALL NOT BE USED.
- ALL SUPPLY AIR AND OUTDOOR AIR DUCT BRANCH DUCTS SHALL INCLUDE MANUAL BALANCING DAMPERS AT CONNECTION TO MAIN DUCTS. IF MANUAL VOLUME DAMPERS ARE INSTALLED IN INACCESSIBLE CEILING OR SIMILAR SPACE, PROVIDE REMOTE DAMPER CONTROLLER AND VOLUME DAMPER, YOUNG REGULATOR BOWDEN CABLE CONTROLLER 270-894C CONCEALED CLIP AND COVER, DAMPER MODEL 830A-CC, OR EQUAL.
- SPIN-IN FITTINGS SHALL BE 26 GAUGE GALVANIZED G90 SHEET METAL WITH INTEGRAL DAMPER AND SCOOP.
- FLEXIBLE DUCTWORK SHALL BE UL 181 CLASS 1 RATED, FLEXMASTER TYPE 6M OR APPROVED EQUAL. FLEXIBLE DUCTWORK SHALL NOT BE USED IN NEGATIVE PRESSURE APPLICATIONS.
- ACCESS DOORS SHALL BE DOUBLE WALL, DUCT MOUNTED, ROUND WITH CAM LOCKS AND CABLES, FABRICATED OF GALVANIZED SHEET METAL WITH INSULATION FILL AND THICKNESS FOR CLASS 1 DUCTWORK.
- INSULATE ALL SUPPLY AIR AND OUTDOOR AIR DUCTWORK AND RETURN AIR DUCTWORK WITH INTEGRAL VAPOR BARRIER. INSULATION SHALL BE WITH UNBROKEN VAPOR SEALS. THE INSULATION SHALL BE CONTINUOUS THROUGH WALL OPENINGS AND SLEEVES. ALL DUCT HANGERS SHALL BE INSTALLED OUTSIDE OF DUCT INSULATION. ALL APPURTENANCES CONNECTED TO COLD SURFACES SHALL BE INSULATED TO PREVENT CONDENSATION.
- SUPPLY AND RETURN DUCTWORK LOCATED EXTERIOR TO THE BUILDING ENVELOPE SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL (G90 MIN.) WITH ALL SEAMS CAULKED AND SEALED WEATHERTIGHT AND COATED WITH A RUST PREVENTIVE COATING OVER THE ENTIRE DUCT SURFACE. DUCTWORK TO BE SLOPED MIN. 1/4" PER FOOT. PROVIDE MIN. R-8, (2" THICK) RIGID INSULATION BOARD, JOHNS MANVILLE 800 SERIES SPIN-GLAS OR EQUAL. PROVIDE WEATHER-PROOF CLADDING JACKET ON EXTERIOR OF ASSEMBLY, JOHN MANVILLE ALUMAGUARD OR EQUAL.

REFRIGERANT PIPING:

- REFRIGERANT PIPING TO BE TYPE ACR COPPER TUBING CONFORMING TO ASTM B280.
- REFRIGERANT SUCTION LINES TO BE SLOPED 1/8" PER 10 LINEAR FEET OF HORIZONTAL RUN TOWARD COMPRESSOR WITH NO LONG TRAPS OR DEAD ENDS THAT MAY CAUSE OIL SEPARATION.
- REFRIGERANT PIPING TO BE SIZED AND INSTALLED TO MEET WITH ALL MANUFACTURER REQUIREMENTS FOR VERTICAL AND TOTAL MAXIMUM LENGTH REQUIREMENTS.
- REFRIGERANT CHARGING VALVE CONNECTIONS TO BE PROVIDED IN LIQUID LINE BETWEEN RECEIVER SHUTOFF VALVE AND EXPANSION VALVE.
- REFRIGERANT LINES TO BE INSULATED TO MINIMUM ENERGY CODE REQUIREMENTS. INSULATION INSTALLED ON EXTERIOR OF THE BUILDING SHALL BE COVERED WITH AN ASPHALT SATURATED VAPOR BARRIER AND PAINTED WITH TWO (2) COATS OF ASPHALTIC WATER PROOFING COMPOUND.

CONDENSATE:

- CONDENSATE DRAIN PIPING SHALL BE SLOPED AT A MINIMUM 1/8" PER LINEAR FOOT OF HORIZONTAL RUN. CONDENSATE LINES SHALL INCLUDE TRAP WITH CLEANOUT PLUG AT EACH EQUIPMENT CONDENSATE CONNECTION.
- CONDENSATE PIPING SHALL BE INSULATED WITH 1/2" ARMAFLEX INSULATION OR APPROVED EQUAL.
- AIR HANDLING UNITS WITH COOLING COILS SHALL BE PROVIDED WITH A WATER DETECTION DEVICE, CONFORMING WITH UL 508, INSTALLED IN EITHER THE UNIT PRIMARY DRAIN PAN OR OVERFLOW DRAIN LINE CONNECTION. WATER LEVEL DETECTION DEVICES SHALL BE WIRED TO SHUTDOWN AIR HANDLING UNIT.

HANGERS AND SUPPORTS:

- MAXIMUM PIPE HANGER SPACING SHALL BE IN ACCORDANCE WITH ANSI/MSS-58.
- DUCTWORK SHALL BE SUPPORTED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARD - METAL AND FLEXIBLE. MAXIMUM SPACING OF DUCTWORK HANGERS SHALL BE 8'-0" O.C. FOR HORIZONTAL RUNS AND 10'-0" FOR VERTICAL RUNS.

CONTROLS:

- PROVIDE LOW VOLTAGE CONTROL WIRING, AS NEEDED, FOR ALL MECHANICAL SYSTEMS. THERMOSTATS TO BE ADA AND ENERGY CODE COMPLIANT, 7-DAY PROGRAMMABLE TYPE. PROVIDE VENTED, LOCKABLE COVER FOR THERMOSTATS LOCATED IN PUBLIC AREAS.
- INSTALL THERMOSTATS/SENSORS AT 48" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE STATED, AND CAREFULLY COORDINATE ALL LOCATIONS WITH INTERIOR FINISHES AND ELEVATIONS, AS APPLICABLE.

GENERAL:

- CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, CODES, AMENDMENTS, AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION AND THE NATIONAL FIRE PROTECTION ASSOCIATION. ALL MECHANICAL EQUIPMENT, COMPONENTS, INSTALLATIONS, AND CONTROLS TO COMPLY WITH THE FOLLOWING:
 - THE SUBMISSION OF A BID OR PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR IS FAMILIAR WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS OR LABOR DUE TO DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, UNLESS THESE DIFFICULTIES COULD NOT HAVE BEEN FORESEEN EVEN THOUGH PROPER EXAMINATION HAD BEEN MADE.
 - PROVIDE ALL EQUIPMENT AND MATERIALS AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY CODE.
 - PROVIDE EQUIPMENT AND MATERIAL SUBMITTALS FOR APPROVAL INDICATING COMPLIANCE WITH CONTRACT REQUIREMENTS PRIOR TO ORDERING EQUIPMENT & MATERIALS. SUBMITTALS SHALL BE SUBMITTED TO THE OWNER OR ARCHITECT, AS APPLICABLE, AND SHALL BE APPROVED PRIOR TO PURCHASE OR FABRICATION OF SUBMITTED ITEMS. SUBMITTALS SHALL INCLUDE MANUFACTURER AND MODEL NUMBER, SCHEDULED INFORMATION, ELECTRICAL CHARACTERISTICS, ACCESSORIES AND OPTIONS, INSTALLATION INSTRUCTIONS, AND LIST ANY DEVIATIONS FROM REQUIREMENTS.
 - ALL EQUIPMENT & MATERIALS SHALL BE NEW (UNLESS OTHERWISE INDICATED), AND THE CURRENT MODEL FOR WHICH REPLACEMENT PARTS ARE AVAILABLE. SUBSTITUTIONS WILL ONLY BE ACCEPTED AT THE DISCRETION OF THE ENGINEER.
 - WHERE TWO OR MORE ITEMS OF THE SAME TYPE OF EQUIPMENT ARE REQUIRED, THE PRODUCT OF ONE MANUFACTURER SHALL BE USED.
 - IF THE CONTRACTOR SUBSTITUTES EQUIPMENT OR MATERIALS DIFFERENT FROM THE EQUIPMENT & MATERIALS SPECIFIED, THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY CHANGES OR INCREASE IN COSTS TO INCLUDING BUT NOT LIMITED TO ELECTRICAL DISTRIBUTION SYSTEMS, STRUCTURAL SUPPORTS, ARCHITECTURAL CHANGES, ETC. TO ACCOMMODATE THE SUBSTITUTED EQUIPMENT.
 - THE CONTRACTOR SHALL WARRANT TO THE OWNER THAT ALL WORK SHALL BE FREE FROM DEFECTS AND WILL CONFORM TO THE CONTRACT DOCUMENTS. THIS WARRANTY SHALL EXTEND NOT LESS THAN ONE (1) YEAR FROM THE DATE OF BENEFICIAL OCCUPANCY FOR WORKMANSHIP AND MATERIALS. COMPRESSORS SHALL INCLUDE MANUFACTURER EXTENDED FOUR (4) YEAR WARRANTY IN ADDITION TO INITIAL CONTRACTOR ONE (1) YEAR WARRANTY.
 - THE CONTRACTOR SHALL PROVIDE OPERATION & MAINTENANCE (OBM) MANUALS THAT SHALL, AS A MINIMUM, INCLUDE PARTS LISTS FOR INDIVIDUAL COMPONENTS OF EACH PIECE OF EQUIPMENT, MANUFACTURER'S NAME AND ADDRESS, LOCATION OF LOCAL PARTS SUPPLIER, MANUFACTURER'S PUBLISHED OPERATION AND MAINTENANCE INSTRUCTIONS, DATA SHEETS HIGHLIGHTING EQUIPMENT DESIGNATIONS AND MODEL NUMBERS. DATA SHEETS FOR FANS SHALL INCLUDE FAN CURVE OR PERFORMANCE DATA FOR THE FULL RANGE OF STATIC PRESSURE AND CFM CAPABILITIES.
 - THE CONTRACTOR SHALL PROVIDE OPERATION & MAINTENANCE (OBM) MANUALS THAT SHALL, AS A MINIMUM, INCLUDE PARTS LISTS FOR INDIVIDUAL COMPONENTS OF EACH PIECE OF EQUIPMENT, MANUFACTURER'S NAME AND ADDRESS, LOCATION OF LOCAL PARTS SUPPLIER, MANUFACTURER'S PUBLISHED OPERATION AND MAINTENANCE INSTRUCTIONS, DATA SHEETS HIGHLIGHTING EQUIPMENT DESIGNATIONS AND MODEL NUMBERS. DATA SHEETS FOR FANS SHALL INCLUDE FAN CURVE OR PERFORMANCE DATA FOR THE FULL RANGE OF STATIC PRESSURE AND CFM CAPABILITIES.
 - UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CONTRACT AREA AND ALL OTHER AREAS USED FOR STORAGE, STAGING, ETC.. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, WASHING AND REPAIRING GLASS, REMOVING SPOTS AND STAINS, CLEANING ALL FIXTURES AND WASHING ALL FLOORS, WALLS, AND CEILINGS, AS APPLICABLE TO THE WORK AREA.
 - ANY BUILDING SURFACE, INCLUDING BUT NOT LIMITED TO WALL, FLOOR, DOORS, WINDOWS, AND CEILINGS, DAMAGED DURING THE INSTALLATION, FABRICATION, OR MOVING OF MECHANICAL EQUIPMENT AND ACCESSORIES SHALL BE REPAIRED TO MATCH NEW OR EXISTING CONDITIONS.
 - CONSTRUCTION DOCUMENTS ARE BASED UPON A FIELD EXAMINATION OF THE SITE AND AVAILABLE EXISTING BUILDING PLANS, AND THEREFORE, MAY NOT INDICATE ALL EXISTING ITEMS AND SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE WORK AREAS AND SCOPE OF WORK OF THE PROJECT PRIOR TO BID. ADDITIONALLY, PRIOR TO THE ORDERING OR PURCHASING OF ANY EQUIPMENT OR MATERIALS AND PRIOR TO THE INSTALLATION OF ANY NEW WORK, THE CONTRACTOR SHALL EXAMINE THE PREMISES OF WHERE THE WORK WILL BE DONE AND VERIFY IF EXISTING CONDITIONS WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT. ANY EXISTING CONDITIONS WHICH ARE APPARENT OR COULD BE REASONABLY INFERRED FROM A VISIT TO THE SITE SHALL NOT BE THE BASIS FOR A CHANGE IN THE CONTRACT AMOUNT.
 - VERIFY EXISTING LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, AND SYSTEM COMPONENTS PRIOR TO DEMOLITION. IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS INDICATED ON THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER/ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NEEDED TO REMOVE EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC.. NOT REQUIRED FOR THE PROPER OPERATION OF THE NEW SYSTEMS OR EXISTING TO REMAIN SYSTEMS. REMOVAL WILL BE CONSISTENT WITH THE FINAL CONFIGURATION OF THE SYSTEMS INDICATED ON THE NEW WORK PLANS. ALL ITEMS THAT ARE DEMOLISHED OR DAMAGED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UPON REMOVAL. THE MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE SITE AND SHALL NOT BE REUSED. DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - PRIOR TO REMOVAL OF ANY MECHANICAL EQUIPMENT, ENSURE THAT ANY ASSOCIATED POWER, GAS, AND CONTROL WIRING HAS BEEN SAFELY DISCONNECTED.
 - PROTECT OPENINGS OF DUCTWORK, PIPING, CONDUIT, ETC. FROM ENTRANCE OF FOREIGN MATERIALS AT ALL TIMES DURING CONSTRUCTION.
 - UNLESS SPECIFICALLY NOTED TO BE REMOVED, EXISTING EQUIPMENT, DUCTWORK PIPING, ETC. IS TO REMAIN. EXISTING ITEMS TO REMAIN AND EXISTING BUILDING SURFACES SHALL BE ADEQUATELY PROTECTED FROM DEMOLITION AND NEW CONSTRUCTION WORK, AS NEEDED. ANY ITEMS DAMAGED SHALL BE ADEQUATELY CLEANED OR REPLACED TO THE OWNER'S SATISFACTION TO ORIGINAL CONDITION BEFORE CONSTRUCTION.
 - PATCH ANY HOLES IN STRUCTURE CREATED BY REMOVAL OF DUCTWORK, PIPING, CONDUITS, ETC. ABANDONED ITEMS, ANCHORS, INSERTS, PIPE STUBS, AND OTHER SIMILAR PROJECTIONS NOT BEING CONCEALED BY NEW CONSTRUCTION SHALL BE REMOVED TO A MINIMUM OF 1" BELOW THE ADJACENT FINISHED SURFACE AND THE DISTURBED AREA PATCHED.
 - REINSULATE DUCTWORK OR PIPING WHERE EXISTING INSULATED DUCTWORK OR PIPING IS PATCHED, CAPPED, ETC. WITH NEW INSULATION MATERIALS THAT MATCH THE EXISTING INSULATION MATERIALS AND R-VALUES.

COORDINATION:

- THE DRAWINGS SHALL BE CONSIDERED AS DIAGRAMMATIC. ATTENTION IS CALLED TO THE FACT THAT WHILE THE DRAWINGS ARE GENERALLY TO SCALE AND ARE ACCURATE AS THE SCALE WILL PERMIT. DO NOT SCALE DRAWINGS. THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS MUST BE DETERMINED BY THE PROJECT SITE CONDITIONS AND SHALL HAVE THE APPROVAL OF THE ENGINEER BEFORE BEING INSTALLED. CUTTING OR ALTERING ANY STRUCTURAL MEMBERS MUST NOT BE PERMITTED WITHOUT WRITTEN APPROVAL OF ARCHITECT OR STRUCTURAL ENGINEER, AS APPLICABLE. ADDITIONALLY, THE DRAWINGS DO NOT INDICATE EVERY FITTING, ELBOW, OFFSET, OR SIMILAR COMPONENTS WHICH ARE REQUIRED TO COMPLETE THE WORK.
- COORDINATE CONSTRUCTION OF ALL MECHANICAL WORK WITH ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL WORK, AS APPLICABLE, SHOWN ON OTHER CONTRACT DOCUMENT DRAWINGS. ALL REQUIRED CLEARANCES SHALL BE PROVIDED.
- LOCATIONS OF EXTERIOR PENETRATIONS (I.E. LOUVERS OR WALLCAPS) AND INDOOR EXPOSED MECHANICAL EQUIPMENT AND ACCESSORIES SHALL BE FACTORY COATED TO MATCH BUILDING EXTERIOR FINISH. COLOR SHALL BE APPROVED BY THE ARCHITECT AND/OR OWNER REPRESENTATIVE, AS APPLICABLE, PRIOR TO PURCHASE.
- ALL MATERIALS INSTALLED WITHIN HVAC AIR PLENUMS SHALL BE RATED WITH A MAXIMUM FLAME-SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 50.
- REFER TO ARCHITECTURAL PLANS FOR FIRE AND SMOKE RESISTANCE RATINGS OF ALL WALLS, FLOORS, CEILINGS, OR AND PARTITIONS. ALL OPENINGS IN RATED WALLS DUE TO PIPING, CONDUIT, ETC., SHALL BE FIRE STOPPED WITH A PRODUCT SIMILAR TO 3M OR APPROVED EQUAL TO MAINTAIN THE DESIGNATED RATING OF THE ASSEMBLY.
- DUCTWORK AND PIPING SHALL NOT BE INSTALLED IN ROOMS DESIGNATED TO CONTAIN ELECTRICAL EQUIPMENT (I.E. ELECTRICAL, IT, ELEVATOR ROOMS) UNLESS SERVING THE RESPECTIVE ROOM. DUCTWORK AND PIPING SHALL NOT BE INSTALLED DIRECTLY OVER ELECTRICAL EQUIPMENT OR PANELS.

TESTING, ADJUSTING, AND BALANCING:

- TESTING, ADJUSTING, AND BALANCING (TAB) SHALL BE PERFORMED ON ALL SCHEDULED EQUIPMENT AND DEVICES BEFORE ANY INSULATION IS APPLIED AND INCLUDE SUPPLY AIR, EXHAUST AIR, AND OUTDOOR AIR VALVES INDICATED FOR EACH SYSTEM. TAB AGENCY SHALL BE A MEMBER OF THE ASSOCIATED AIR BALANCE COUNCIL (AA&C) OR THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB).
- SUBMIT THE TEST AND BALANCE REPORT TO THE OWNER OR ARCHITECT, AS APPLICABLE, FOR APPROVAL. REPORT SHALL INCLUDE ALL APPLICABLE AIR AND HYDRAULIC BALANCING DATA AND PROVIDE A SUMMARY OF INSTRUMENTS USED WITH LATEST CALIBRATION DATES. REPORTS SHALL BEAR THE SEAL OF THE TAB SUPERVISOR IN CHARGE AND INCLUDE A WRITTEN GUARANTEE THAT ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE CERTIFYING AGENCY STANDARDS.

EQUIPMENT

- ALL MECHANICAL EQUIPMENT AND ACCESSORIES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS, CONTRACT DOCUMENTS, AND ALL APPLICABLE CODES AND REGULATIONS. COORDINATE EQUIPMENT CONNECTIONS AND REQUIRED CLEARANCES WITH MANUFACTURER CERTIFIED DRAWINGS. PROVIDE DUCTWORK AND PIPING TRANSITIONS, AS REQUIRED.
- PROVIDE ACCESS PANELS FOR INSTALLATIONS IN WALLS AND CEILINGS, WHERE REQUIRED, TO SERVICE DAMPERS, VALVES, AND OTHER CONCEALED MECHANICAL EQUIPMENT THAT REQUIRE ACCESS FOR ADJUSTMENT OR MAINTENANCE. ACCESS PANELS SHALL BE TURNED OVER TO GENERAL CONTRACTOR FOR INSTALLATION.
- ALL EQUIPMENT, PIPING, ETC., SHALL BE SUPPORTED AS REQUIRED TO PROVIDE A VIBRATION FREE INSTALLATION.
- ALL EQUIPMENT AND PIPING INSULATION BE RATED WITH A MAXIMUM FLAME-SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 50, AS REGULATED BY ASTM E-84, NFPA 255, OR UL 723.
- ELECTRICAL WIRING, CONTROLS, AND CONNECTIONS TO EQUIPMENT TO BE IN ACCORDANCE WITH NFPA 70. ALL ELECTRICALLY POWERED MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH A DISCONNECT AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL CONTROL WIRE AND CONDUIT SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND DIVISION 16 REQUIREMENTS.
- COORDINATE LOCATION OF ALL GRADE MOUNTED MECHANICAL EQUIPMENT WITH ARCHITECTURAL AND/OR CIVIL PLANS, AS APPLICABLE. GRADE MOUNTED MECHANICAL EQUIPMENT TO BE INSTALLED LEVEL ON 4" THICK CONCRETE PAD THAT EXTENDS 4" FURTHER THAN ALL SIDES OF EQUIPMENT FOOTPRINT.
- FOR CURB-MOUNTED ROOFTOP EQUIPMENT, ROOF CURBS SHALL BE PROVIDED WITH EQUIPMENT, UNLESS NOTED OTHERWISE. PROVIDE ROOF OPENINGS AND ANY SUPPLEMENTAL STRUCTURE, AS NEEDED, TO LEVEL EQUIPMENT.
- COORDINATE LOCATION OF ALL ROOF MOUNTED MECHANICAL EQUIPMENT WITH ARCHITECTURAL AND PLANS, AS APPLICABLE. ROOF MOUNTED MECHANICAL EQUIPMENT SHAL BE INSTALLED LEVEL ON EQUIPMENT PAD, DIVERSITECH CLADLITE OR EQUAL, THAT EXTENDS 4" FURTHER THAN ALL SIDES OF EQUIPMENT FOOTPRINT WITH 1/2" THICK NEOPRENE PADS (MINIMUM FOUR (4) PER UNIT).



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SEALS

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SHEET TITLE:
GENERAL NOTES -
MECHANICAL

SHEET NO. PROJ. NO.
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SEALS

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**LEGENDS &
ABBREVIATIONS -
MECHANICAL**

SHEET NO. PROJ. NO.
023432

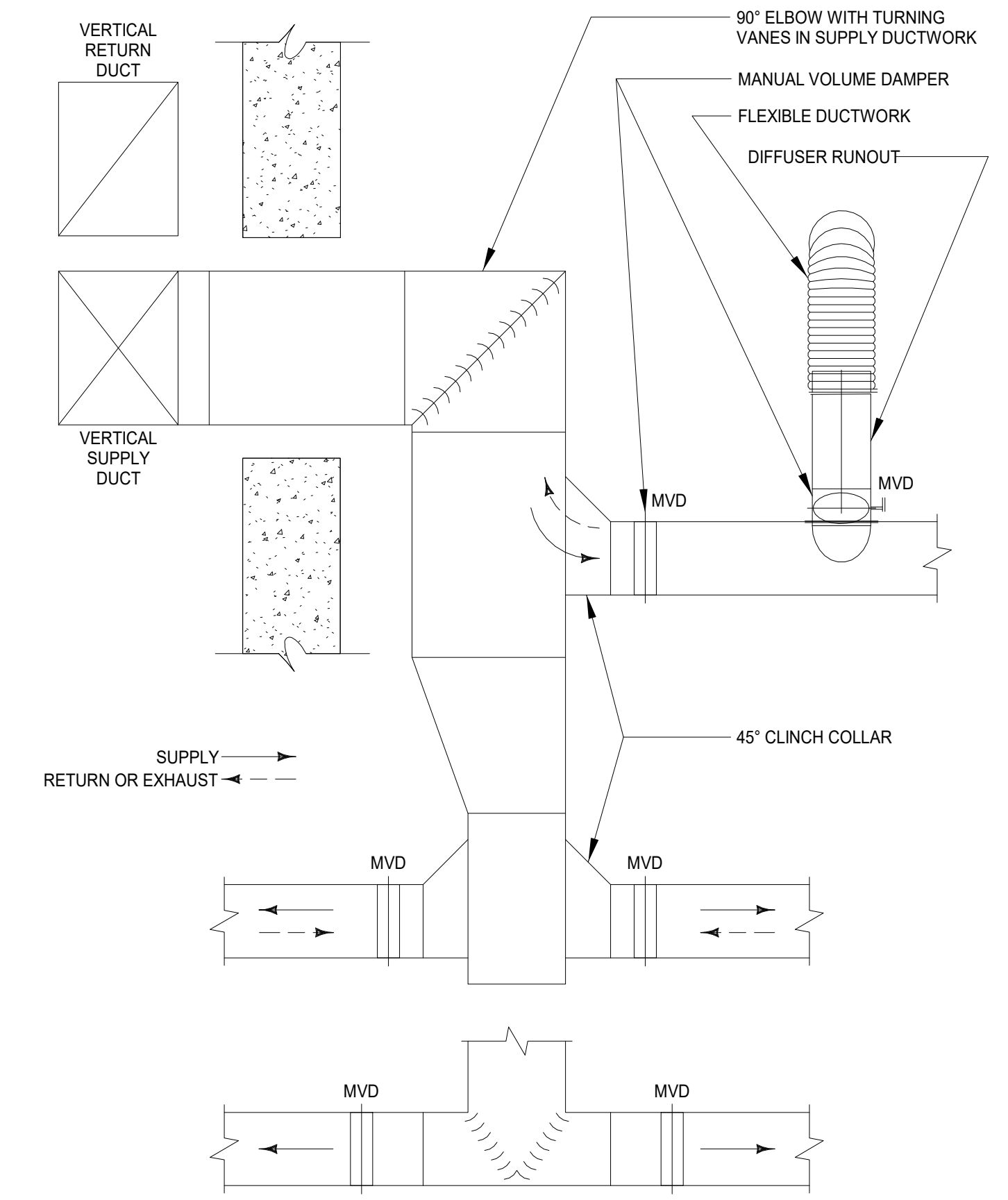
M002

MECHANICAL ABBREVIATIONS

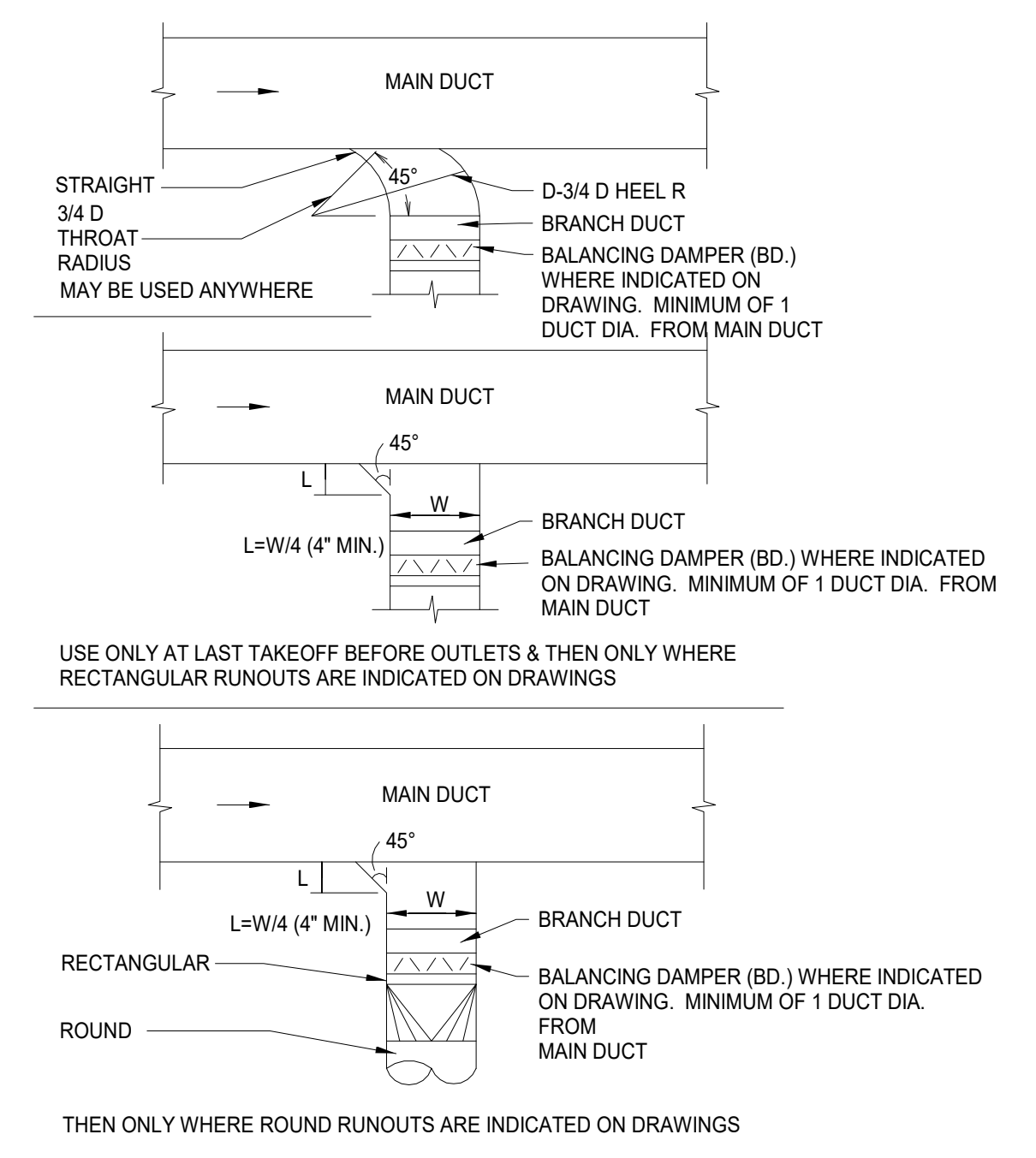
A/C	ABOVE CEILING	LWT	LEAVING WATER TEMPERATURE
AG	ABOVE GRADE	MAX	MAXIMUM
AHU	AIR HANDLING UNIT	MBH	ONE THOUSAND BTU'S PER HOUR
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS	MHP	MOTOR HORSEPOWER
BFF	BELOW FINISHED FLOOR	MIN	MINIMUM
BLDG	BUILDING	MOD	MOTOR OPERATED DAMPER
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA, NORMALLY CLOSED
CFI	CONTRACTOR FURNISHED AND INSTALLED	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CLNG	CEILING	OA	OUTSIDE AIR
CO	CLEANOUT	OC	ON CENTER
COND	CONDENSATE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CRD	CEILING RADIATION DAMPER	PC	PUMPED CONDENSATE
CW	CONDENSER WATER	PD	PRESSURE DROP
DB	DECIBEL	PH	PHASE
DEG	DEGREE	PIU	POWERED INDUCTION UNIT
DIA	DIAMETER	RA	RETURN AIR
DN	DOWN	(R)	RELOCATED (EQUIPMENT)
DWG	DRAWING	RPM	REVOLUTIONS PER MINUTE
DPT	DIFFERENTIAL PRESSURE TRANSMITTER	RTU	ROOFTOP UNIT
(E)	EXISTING	SA	SUPPLY AIR
EA	EXHAUST AIR OR EACH (AS APPLICABLE)	SEER	SEASONAL ENERGY EFFICIENCY RATIO
EAT	ENTERING AIR TEMPERATURE	SL	SOUND LINING
EER	ENERGY EFFICIENCY RATING	SMAcNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
EF	EXHAUST FAN	SP	STATIC PRESSURE
(ER)	EXISTING TO BE REMOVED	SS	STAINLESS STEEL
(ERR)	EXISTING TO BE REMOVED AND RELOCATED	TYP	TYPICAL
ESP	EXTERNAL STATIC PRESSURE	UH	UNIT HEATER
F	DEGREES FAHRENHEIT	UL	UNDERWRITER'S LABORATORIES
FCU	FAN COIL UNIT	UON	UNLESS OTHERWISE NOTED
FFE	FINISHED FLOOR ELEVATION	V	VENT OR VOLTS (AS APPLICABLE)
FPM	FEET PER MINUTE	VAV	VARIABLE AIR VOLUME
FT	FOOT OR FEET	VD	VOLUME DAMPER
GA	GAUGE	VFD	VARIABLE FREQUENCY DRIVE
GF	GAS FURNACE	VIF	VERIFY IN FIELD
GPM	GALLONS PER MINUTE	VTR	VENT THROUGH ROOF
HAF	HIGH AS POSSIBLE	W	WASTE
HP	HORSEPOWER	W/	WITH
HW	HOT WATER	WB	WET BULB
HZ	HERTZ	Ø	DIAMETER
IN	INCH OR INCHES		
KW	KILOWATT		
LAT	LEAVING AIR TEMPERATURE		
LBS	POUNDS		

MECHANICAL LEGEND

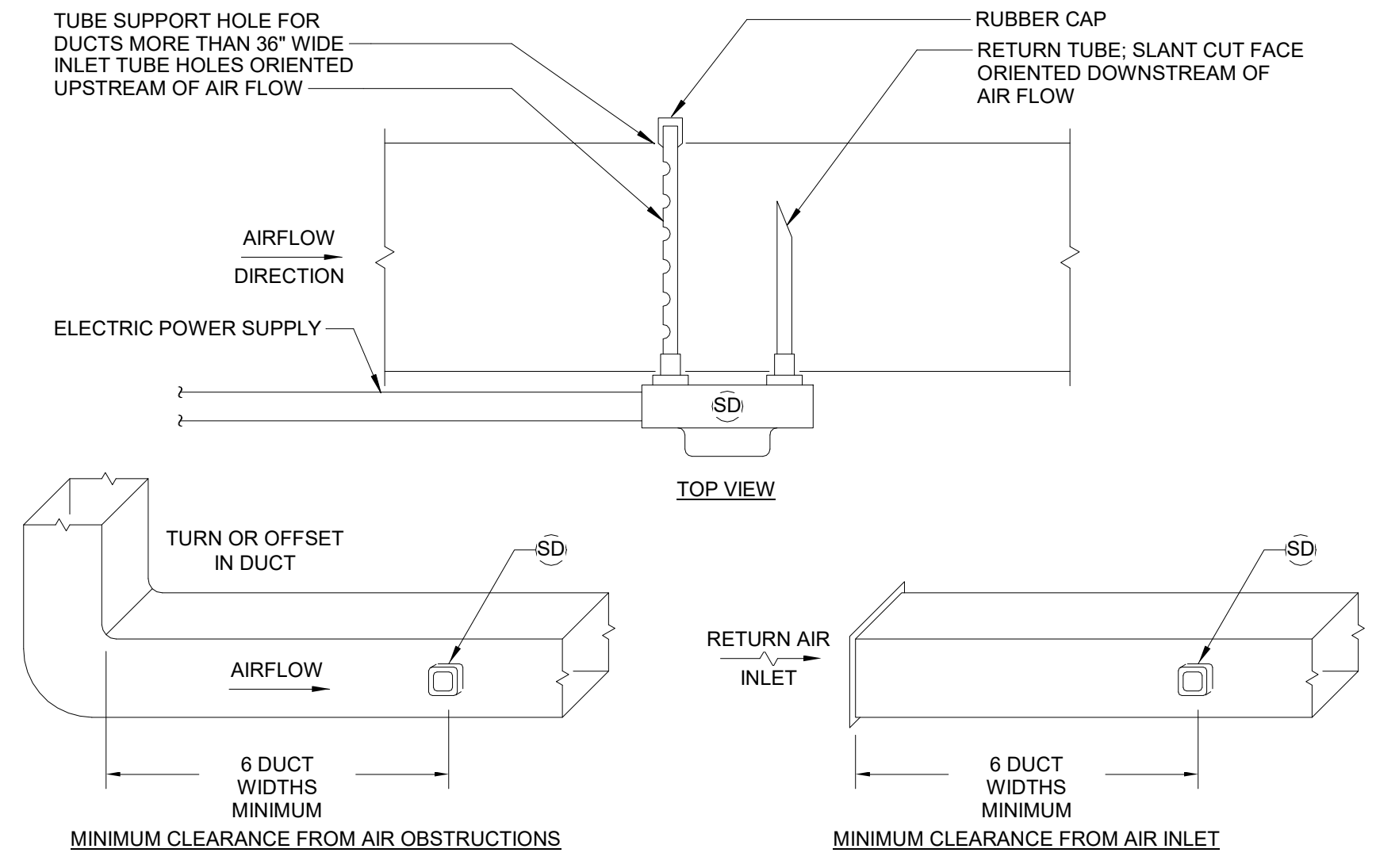
	EXISTING TO BE REMOVED
	EXISTING DUCTWORK OR EQUIPMENT TO REMAIN
	NEW DUCTWORK (FIRST FIGURE = SIDE SHOWN) DIMENSIONS SHOWN ARE CLEAR INSIDE DUCT REQUIREMENTS
	DUCT UNDER POSITIVE PRESSURE
	DUCT UNDER NEGATIVE PRESSURE
	POSITIVE PRESSURE DUCT TURNING UP
	NEGATIVE PRESSURE DUCT TURNING UP
	POSITIVE PRESSURE DUCT TURNING DOWN
	NEGATIVE PRESSURE DUCT TURNING DOWN
	RISE IN DUCT (ARROW INDICATES AIRFLOW DIRECTION)
	DROP IN DUCT (ARROW INDICATES AIRFLOW DIRECTION)
	TRANSITION IN DUCT, SQUARE TO SQUARE
	TRANSITION IN DUCT, SQUARE TO ROUND
	DUCT CAPPED AND SEALED
	INTERNALLY LINED DUCT
	SQUARE THROAT ELBOW WITH TURNING VANES
	SQUARE THROAT ELBOW WITHOUT TURNING VANES
	FULL RADIUS ELBOW
	45 DEGREE TAP WITHOUT BALANCING DAMPER
	45 DEGREE TAP WITH BALANCING DAMPER
	CONICAL TAP WITHOUT BALANCING DAMPER
	SPIN-IN RUNOUT FITTING WITH BALANCING DAMPER AND SCOOP
	FC FLEXIBLE DUCT CONNECTION
	MVD MANUAL BALANCING DAMPER
	RDD COUNTERBALANCED BACKDRAFT DAMPER
	FD FIRE DAMPER
	FSD COMBINATION FIRE AND SMOKE DAMPER
	MOTORIZED DAMPER
	CD SUPPLY AIR DIFFUSER
	CG RETURN AIR GRILLE
	ROOM OR SPACE THERMOSTAT
	ROOM OR SPACE HUMIDISTAT
	CARBON DIOXIDE SENSOR
	REMOTE ROOM OR SPACE TEMPERATURE SENSOR
	SMOKE DETECTOR, DUCT OR EQUIPMENT MOUNTED
	DIFFUSER/GRILLE AIR QUANTITY & TYPE DESIGNATION SYMBOL (IN CFM)
	EQUIPMENT TAG
	POINT OF CONNECTION, NEW TO EXISTING
	POINT OF LIMIT OF DEMOLITION
	PIPE ELBOW DOWN
	PIPE ELBOW UP
	TEE DOWN
	TEE UP
	MANUAL ISOLATION VALVE
	CHECK VALVE
	PRESSURE REGULATING VALVE
	MOTORIZED CONTROL VALVE



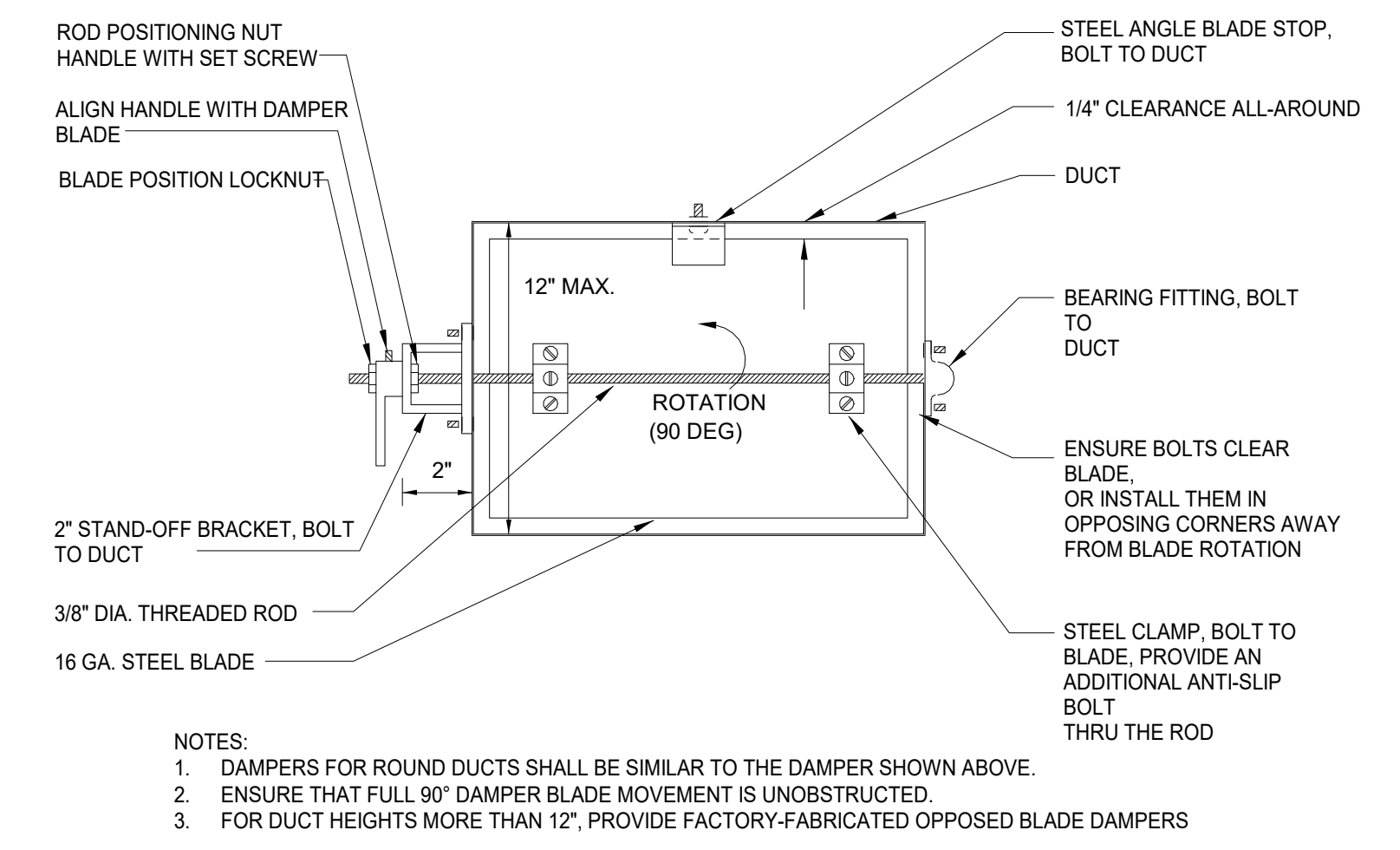
1 DUCT CONSTRUCTION DETAIL NOT TO SCALE



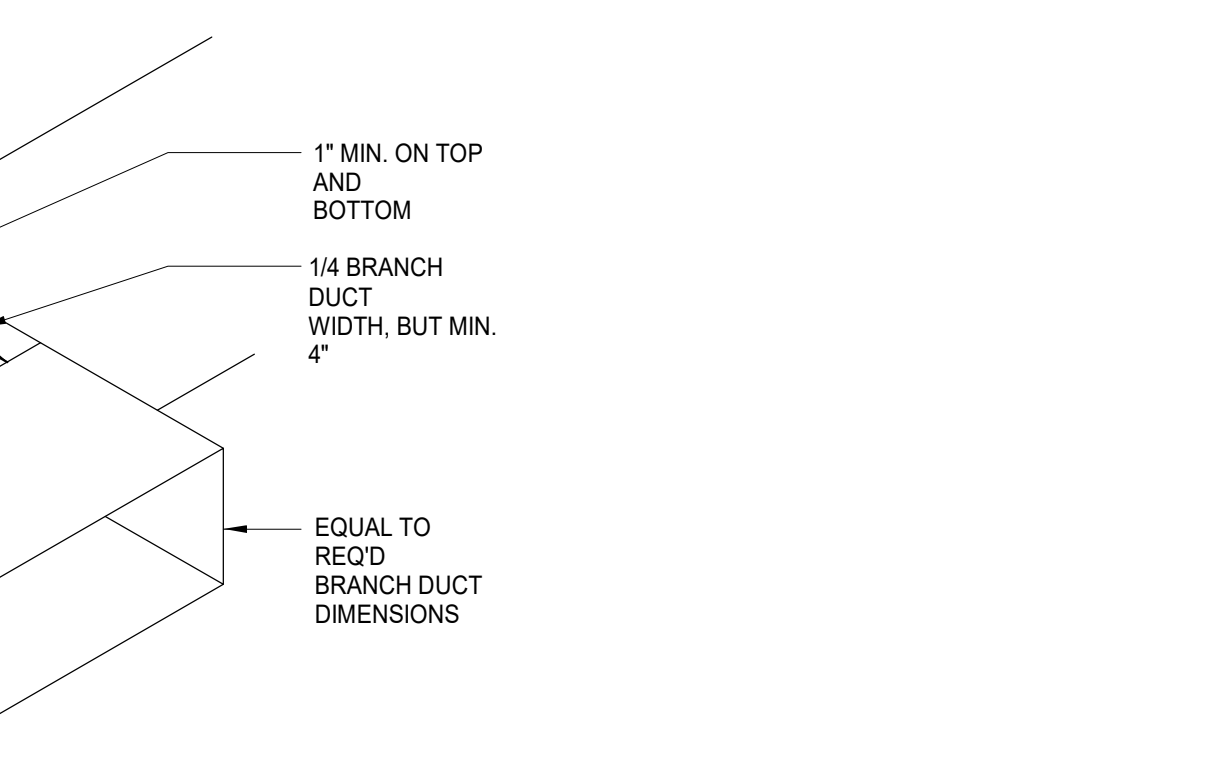
5 TYPICAL MAIN TO BRANCH DUCT CONNECTIONS NOT TO SCALE



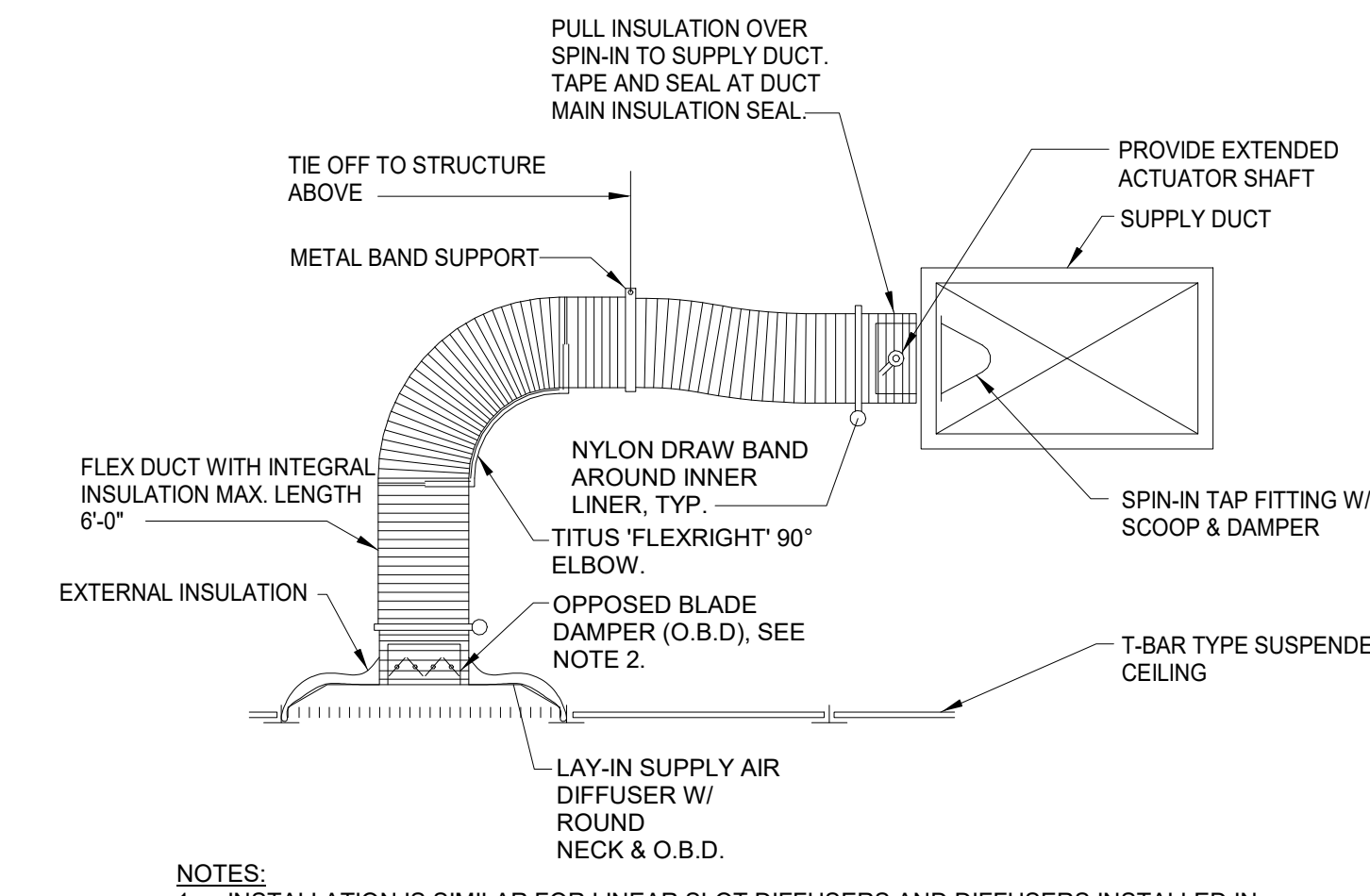
9 DUCT MOUNTED SMOKE DETECTOR DETAIL NOT TO SCALE



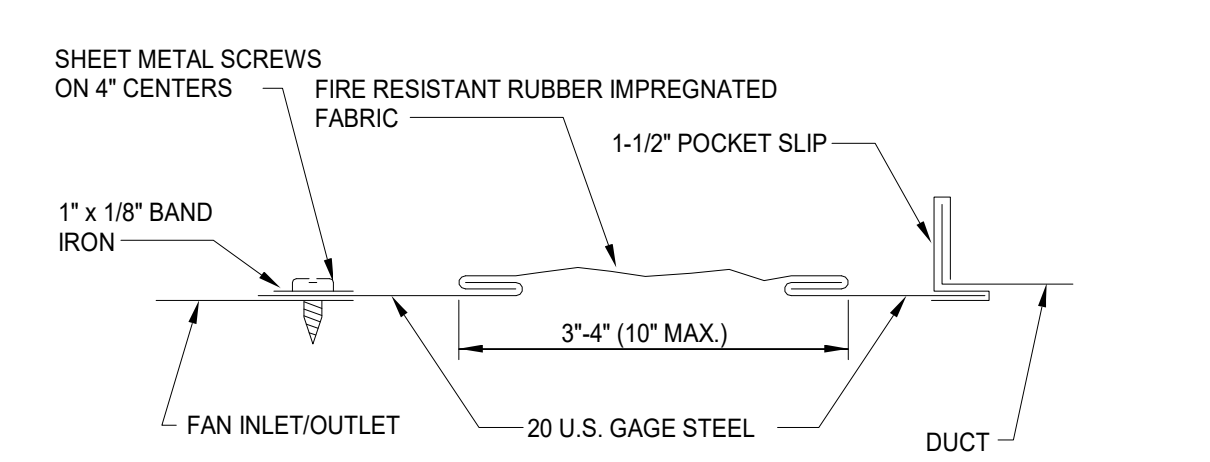
2 MANUAL SINGLE BLADE BALANCING DAMPER DETAIL NOT TO SCALE



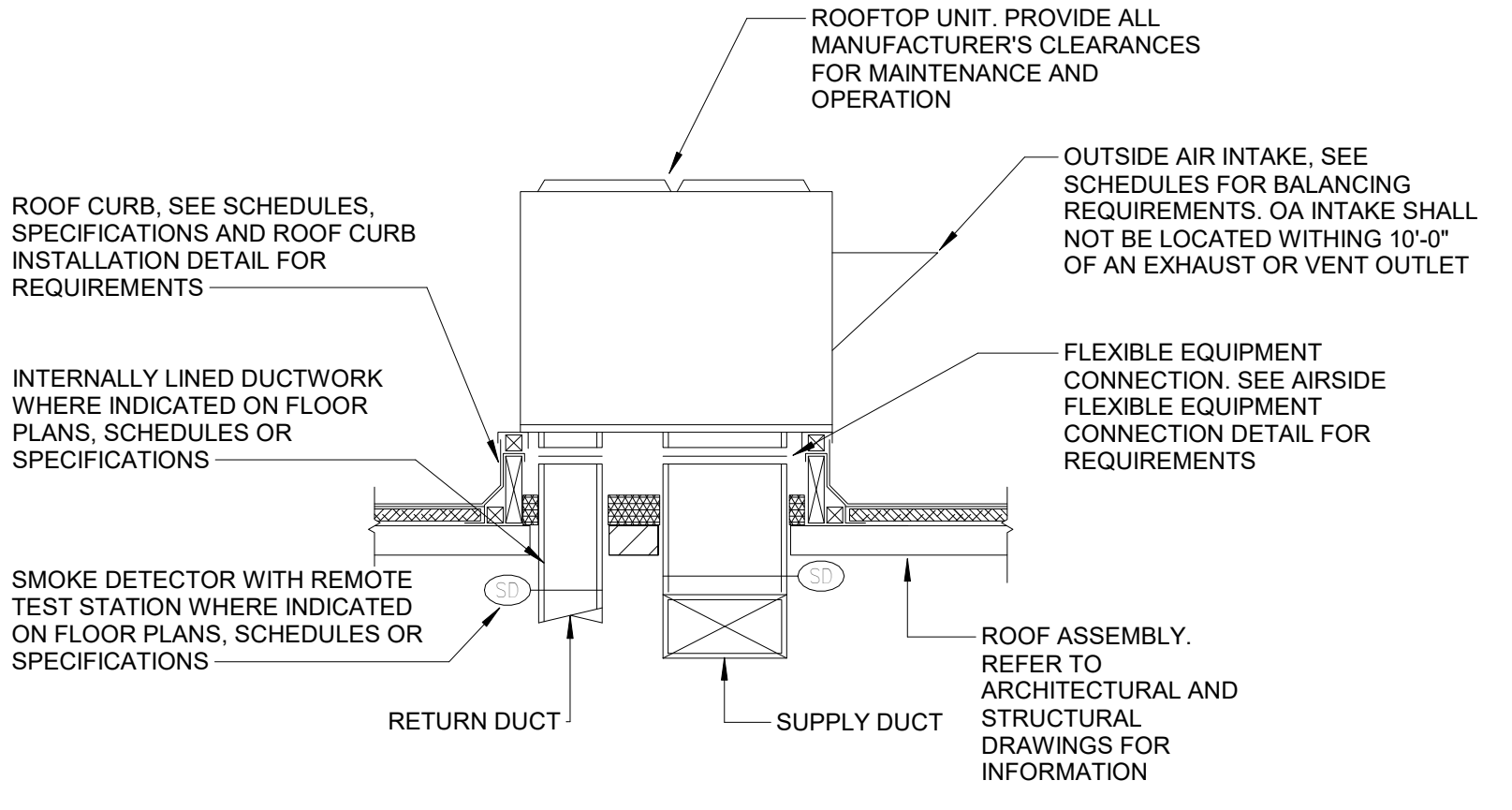
6 TYPICAL BRANCH TAKE-OFF FITTING NOT TO SCALE



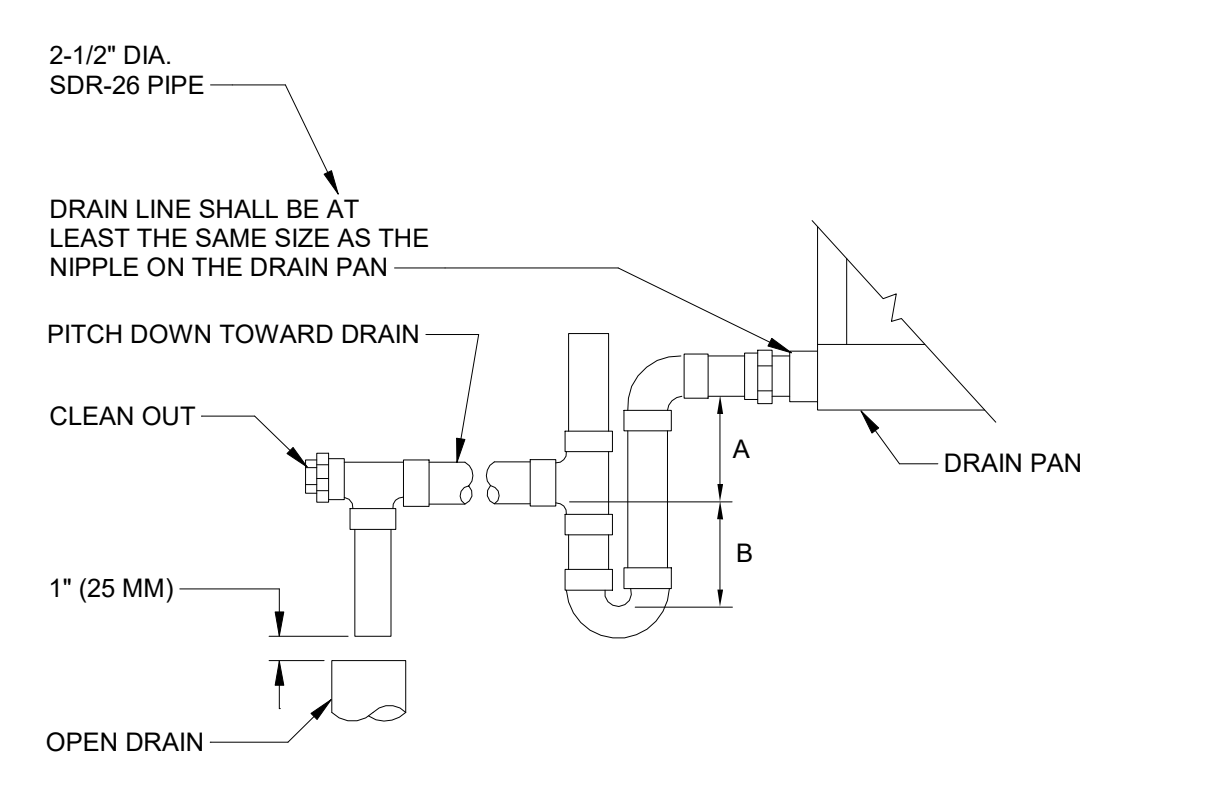
3 SUPPLY AIR DIFFUSER DETAIL NOT TO SCALE



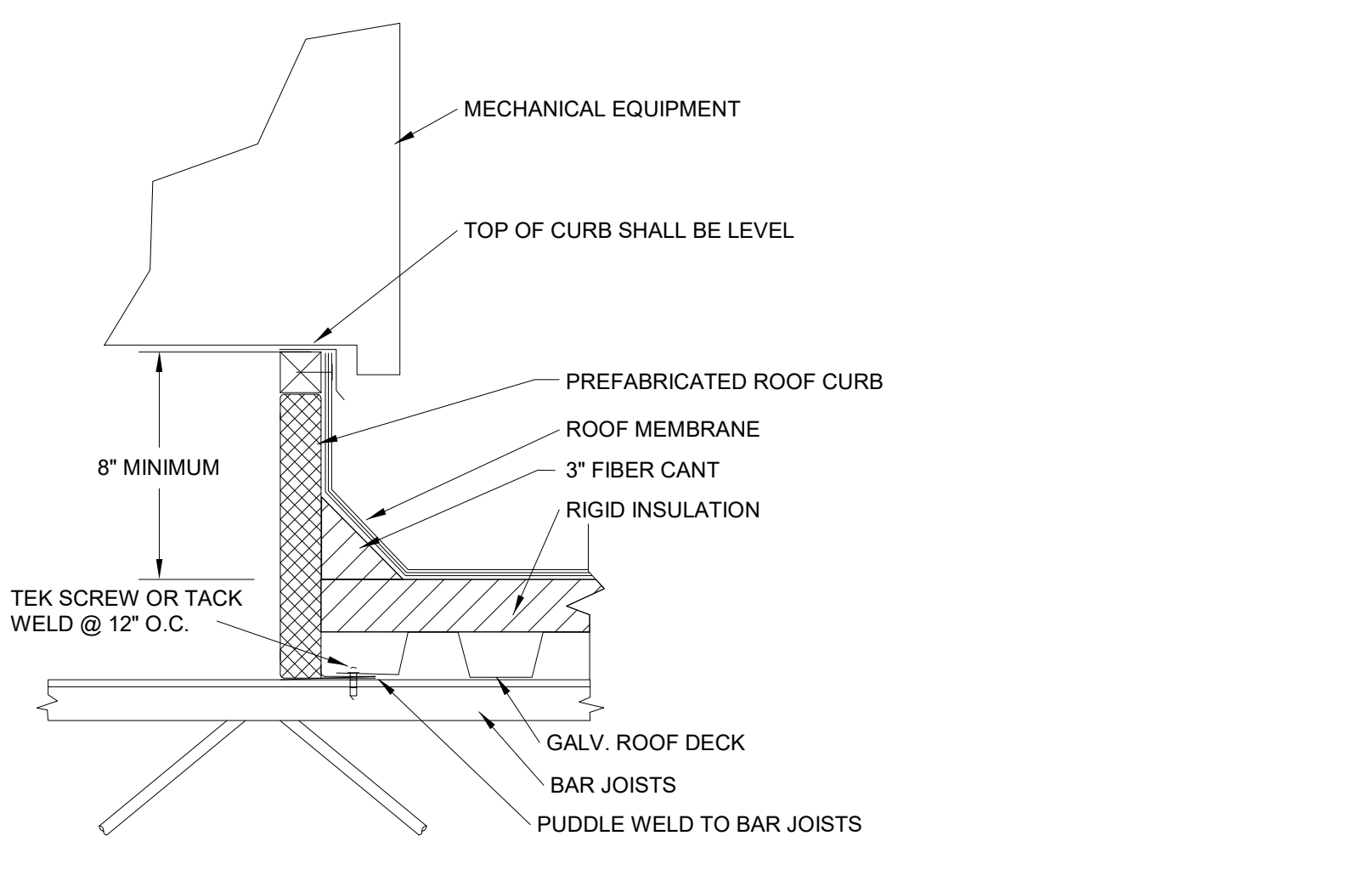
7 TYPICAL AIRSIDE FLEXIBLE EQUIPMENT CONNECTION DETAIL NOT TO SCALE



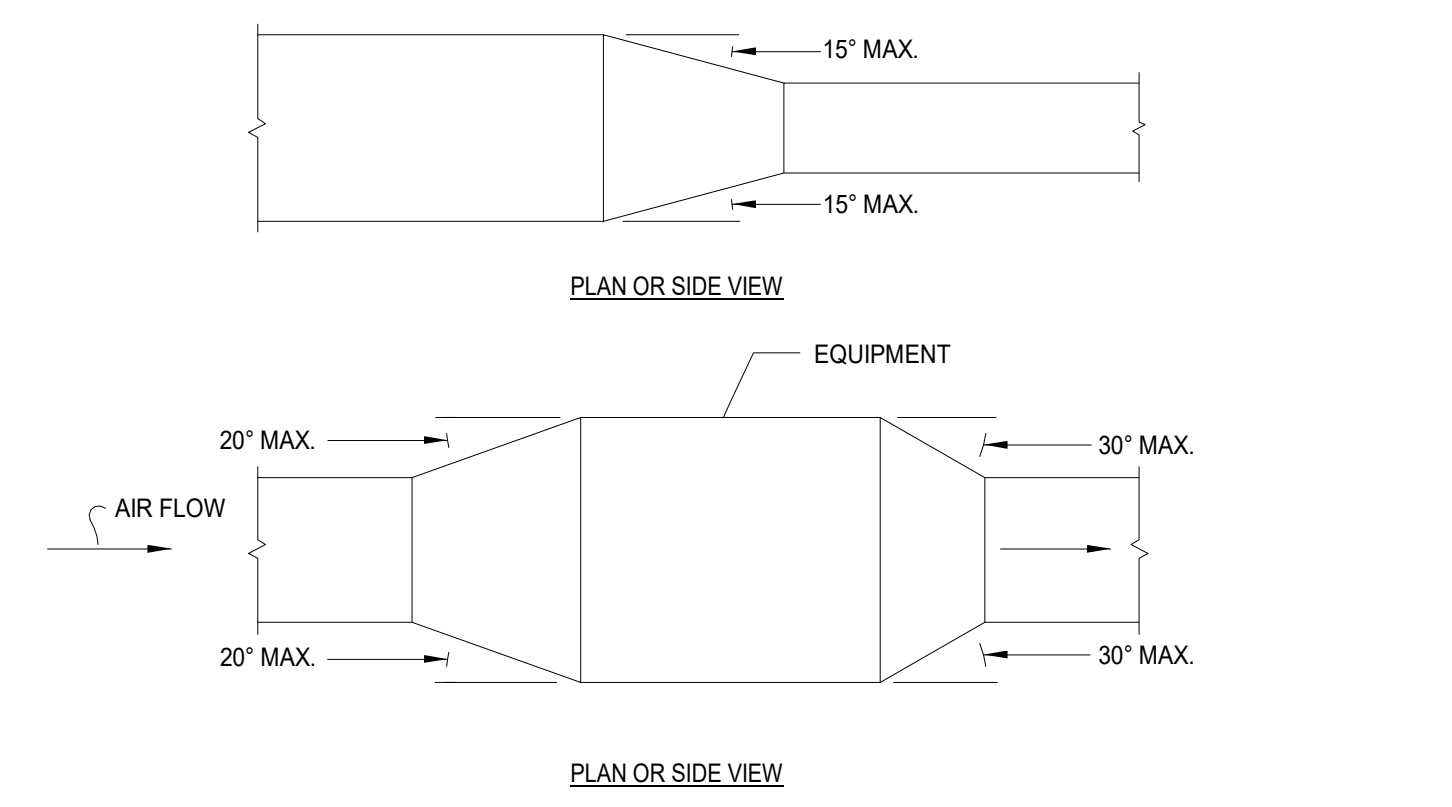
10 ROOFTOP DX UNIT INSTALLATION DETAIL NOT TO SCALE



8 RTU CONDENSATE DRAIN TRAP NOT TO SCALE



11 ROOF CURB INSTALLATION DETAIL NOT TO SCALE



4 TYPICAL DUCT ENLARGEMENT/REDUCTION TRANSITION NOT TO SCALE

DESIGNER'S NOTE: UNIT TYPE A B DRAW THRU 2\" (50 MM) PLUS X X BLOW THRU 1\" (25 MM) MINIMUM 2X WHERE X = STATIC PRESSURE IN PAN

NOTE: 1. UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN SHALL APPLY.



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PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:
SCHEDULES - MECHANICAL

SHEET NO. PROJ. NO. 023432

M004

PACKAGED ROOFTOP UNIT SCHEDULE

MARK	SERVICE	NOMINAL TONS	SUPPLY (CFM)	OUTDOOR (CFM)	ESP (IN WC)	FAN MOTOR (HP)	COOLING CAPACITY					HOT GAS REHEAT		HEATING CAPACITY				WEIGHT (LBS)	MODEL	NOTES	
							EAT (DB °F)	EAT (WB °F)	LAT (DB/WB °F)	TOTAL (BTUH)	SENSIBLE (BTUH)	EFFICIENCY (EER/IEER/SEER)	TOTAL (MBH)	LAT (DB °F)	INPUT (MBH)	OUTPUT (MBH)	EAT (°F)				LAT (°F)
RTU-1	LIBRARY	7.5	2,730	490	1.0	3.0	77.3	64.9	57.0/54.7	84.2	59.9	11.2/15.0/-	25.8	71.7	125.0	103.0	59.5	94.400	1070	48FC	1.2,3,4,5,6,7,8,9
RTU-2	OFFICE	8.5	3,150	440	1.0	3.0	79.8	64.1	55.7/53.9	94.9	81.9	11.2/15.0/-	41.8	72.4	120.0/180.0	98.0/148.0	61.3	104.8	1175	48FC	1.2,3,4,5,6,7,8,9
RTU-3	LIBRARY	6.5	2,300	415	1.0	2.0	76.6	64.6	55.7/54.6	69.3	51.9	11.0/15.0/-	16.7	75.0	110.0	88.0	59.5	94.9	900	48FC	1.2,3,4,5,6,7,8,9

BASIS OF DESIGN: CARRIER
ACCEPTABLE EQUALS: TRANE, LENNOX, AAO, DAIKIN

GENERAL NOTES APPLICABLE TO ALL:

A. COOLING CAPACITY AND EFFICIENCY RATINGS BASED ON AHRI VALUES FOR EAT LISTED AND OUTDOOR UNIT EAT OF 95 °F.
B. PROVIDED WITH ELECTRICAL DISCONNECT AND SINGLE POINT, THRU-THE-CURB CONNECTION REFER TO ELECTRICAL PLANS FOR VOLTAGE AND PHASE.
C. R410A REFRIGERANT, INTEGRAL FILTER DRYER, AND HIGH/LOW PRESSURE SWITCHES.
D. REFER TO FLOOR PLANS FOR SYSTEM ORIENTATIONS.
E. CONDENSATE PIPING TO BE SIZED BASED ON UNIT CONNECTION, TRAPPED, AND ROUTED PER PLANS.
F. PROVIDED WITH FILTER RACK WITH MERV 8 FILTER.
G. PROVIDED WITH CRANKCASE HEATER, HARD START CAPACITOR AND RELAY
H. PROVIDED WITH HINGED ACCESS DOORS.
I. PROVIDED WITH POWERED CONVENIENCE OUTLET, COORDINATE WITH ELECTRICAL.

NUMBERED NOTES:

1. PROVIDE ENERGY CODE COMPLIANT, 7-DAY PROGRAMMABLE NEST THERMOSTAT WITH MANUAL CHANGEVER CONTROL, TIME-DELAY RELAY, AND ANTI-SHORT CYCLE CONTROLS.
2. LAT IS MEASURED AT COIL DISCHARGE.
3. PROVIDE CONDENSER COIL HAIL GUARDS.
4. 14" HIGH ROOF CURB, MANUFACTURER'S SUPPLIED.
5. PROVIDE WITH SMOKE DETECTOR IN SUPPLY AIR STREAM.
6. PROVIDE WITH ENTHALPY ECONOMIZER AND POWER EXHAUST, PROVIDE AIR-SIDE ECONOMIZER CONTROLS INCLUDING IECC COMPLIANT HIGH LIMIT CUTOFF AND FAULT DETECTION AND DIAGNOSTICS SYSTEM.
7. TWO STAGE COOLING CONTROL.
8. PROVIDE POWER EXHAUST.
9. PROVIDE MODULATING HOT GAS REHEAT.

ELECTRIC HEATER SCHEDULE

MARK	SERVICE	TYPE	CAPACITY @ 208V (KW)	NUMBER OF STAGES	MODEL	NOTES
EWH 1-1	VESTIBULE	WALL HEATER	3.0	1	AFA	1.2
EUH 1-1	RISER ROOM	UNIT HEATER	5.0	1	MJH	1.3

BASIS OF DESIGN: QMARK
ACCEPTABLE EQUALS: RAYWALL, INDECCO, BERKO, MARLEY

GENERAL NOTES APPLICABLE TO ALL:

A. HEATER TO BE UL TESTED AND APPROVED
B. HEATER TO BE PROVIDED WITH THERMAL OVERLOAD PROTECTION
C. PROVIDED WITH ELECTRICAL DISCONNECT, REFER TO ELECTRICAL PLANS FOR VOLTAGE AND PHASE.

NUMBERED NOTES:

1. PROVIDED WITH INTEGRAL THERMOSTAT
2. PROVIDED WITH WALL MOUNTING HARDWARE
3. PROVIDED WITH STRUCTURAL MOUNTING BRACKETS

SPLIT SYSTEM HEAT PUMP SCHEDULE

MARK (INDOOR/OUTDOOR)	SERVICE	INDOOR UNIT				COOLING CAPACITY						HEATING CAPACITY				ELECTRIC HEAT			WEIGHT (LBS) (INDOOR/OUTDOOR)	MODEL (INDOOR/OUTDOOR)	NOTES	
		SUPPLY (CFM)	OUTDOOR (CFM)	ESP (IN WC)	FAN MOTOR (HP)	TOTAL (MBH)	SENSIBLE (MBH)	EAT (DB °F)	EAT (WB °F)	LAT (DB/WB °F)	SEER2	STAGES	TOTAL (MBH)	AMBIENT (DB °F)	EAT (DB °F)	HSPF2	KW @ 208V	KW @ 240V				STEPS
FCUHP-1	MEETING	1,575	320	1.0	3/4	53.4	32.0	76.4	65.4	54.5/54.1	16.0	2	58.2	47.0	59.8	8.1	11.30	-	2	210/340	FV4C25TPA	1.2,3,4,5,6,7,8,9,10
FCUHP-2	PROGRAM ROOM	1,020	230	1.0	1/2	32.5	22.3	76.0	65.4	55.7/55.0	15.0	2	34.7	47.0	58.2	8.8	7.50	-	2	275/150	FV4C25TPA	1.2,3,4,5,6,7,8,9,10
FCUHP-3	RESTROOM	550	100	0.75	1/3	16.4	14.6	82.2	64.8	57.7/55.0	14.3	2	17.5	47.0	58.2	7.5	15.00	-	2	120/190	FJ4D25SPA	1.2,3,4,5,6,7,8,9,10

BASIS OF DESIGN: CARRIER
ACCEPTABLE EQUALS: TRANE, LENNOX, CARRIER, YORK, DAIKIN, AAO

GENERAL NOTES APPLICABLE TO ALL:

A. COOLING CAPACITY AND EFFICIENCY RATINGS BASED ON AHRI VALUES FOR EAT LISTED AND OUTDOOR UNIT EAT OF 95 °F. HEATING CAPACITY BASED ON OUTDOOR UNIT EAT OF 47 °F. PROVIDED WITH TXV, AS NEEDED, TO MEET SCHEDULED EFFICIENCIES.
B. R-410A, PROVIDE AND INSTALL REFRIGERANT SUPPLY AND RETURN LINES PER MANUFACTURERS RECOMMENDATIONS.
C. REFER TO FLOOR PLANS FOR SYSTEM ORIENTATIONS.
D. CONDENSATE PIPING TO BE SIZED BASED ON UNIT CONNECTION, TRAPPED, AND ROUTED PER PLANS.
E. PROVIDED WITH ELECTRICAL DISCONNECT FOR INDOOR UNIT, PROVIDE ELECTRICAL DISCONNECT FOR OUTDOOR UNIT TO BE INSTALLED BY ELECTRICAL CONTRACTOR, REFER TO ELECTRICAL PLANS FOR VOLTAGE AND PHASE.
F. PROVIDED WITH CRANKCASE HEATER, HARD START CAPACITOR AND RELAY
G. ELECTRIC HEAT TO BE LOCKED OUT WHEN THE HEAT PUMP CAN MEET THE LOAD, EXCEPT DURING DEFROST.

NUMBERED NOTES:

1. PROVIDE ENERGY CODE COMPLIANT, 7-DAY PROGRAMMABLE NEST THERMOSTAT WITH MANUAL CHANGEVER CONTROL, TIME-DELAY RELAY, AND ANTI-SHORT CYCLE CONTROLS. PROVIDE WITH VENTED, LOCKING COVER FOR THERMOSTATS LOCATED IN PUBLIC AREAS.
2. PROVIDED WITH MANUFACTURER LONG LINE REFRIGERANT KIT.
3. CRANKCASE HEATER.
4. LAT IS MEASURED AT COIL DISCHARGE.
5. PROVIDE STAINLESS STEEL DRAIN PAN.
6. PROVIDE CONDENSER COIL HAIL GUARDS.
7. PROVIDED WITH LOW AMBIENT CONTROLLER KIT AND EVAPORATOR FREEZE/STAT.
8. TWO-STAGE SCROLL COMPRESSOR.
9. MOTORS ARE PREMIUM EFFICIENCY.
10. REFER TO ELECTRICAL SHEETS FOR VOLTAGE AND PHASE.

DUCTLESS SPLIT SYSTEM SCHEDULE

MARK (INDOOR/OUTDOOR)	SERVICE	INDOOR UNIT			COOLING CAPACITY			HEAT PUMP CAPACITY			MAX. REFRIGERANT LENGTH		WEIGHT (LBS) (INDOOR/OUTDOOR)	MODEL (INDOOR/OUTDOOR)	NOTES	
		TYPE	SUPPLY (CFM)	OUTDOOR (CFM)	FAN MOTOR (W)	TOTAL (BTUH)	EAT (DB/WB °F)	EFFICIENCY (SEER)	TOTAL (BTUH)	EAT (DB/WB °F)	EFFICIENCY (HSPF)	TOTAL (FT)				VERTICAL (FT)
DFCUDHP-1	GROUP STUDY	CEILING CASSETTE	547	-	-	24.0	80.0	20.0	24.0	70.0	11.6	164.0	82.0	50/150	40MBCAQ24/38MARBG24	1.2,3
DFCUDHP-2	GROUP STUDY	CEILING CASSETTE	547	-	-	24.0	80.0	20.0	24.0	70.0	11.6	164.0	82.0	50/150	40MBCAQ24/38MARBG24	1.2,3
DFCUDHP-3	GROUP STUDY	CEILING CASSETTE	547	-	-	24.0	80.0	20.0	24.0	70.0	11.6	164.0	82.0	50/150	40MBCAQ24/38MARBG24	1.2,3
DFCUDHP-4	GROUP STUDY	WALL MOUNTED	870	-	-	30.0	80.0	16.5	32.0	70.0	9.6	164.0	82.0	55/175	40MAQB30 / 38MAQB30	1.2,3

BASIS OF DESIGN: CARRIER
ACCEPTABLE EQUALS: MITSUBISHI, DAIKIN, SANYO, SAMSUNG, LG, TRANE

GENERAL NOTES APPLICABLE TO ALL:

A. COOLING CAPACITY AND EFFICIENCY RATINGS BASED ON AHRI VALUES FOR EAT LISTED AND OUTDOOR UNIT EAT OF 95 °F. HEAT PUMP HEATING CAPACITY BASED ON OUTDOOR UNIT EAT OF 47 °F. SUPPLY AIRFLOW REFLECTED FOR HIGH SPEED OPERATION.
B. INVERTER COMPRESSOR, R-410A, PROVIDE AND INSTALL REFRIGERANT SUPPLY AND RETURN LINES PER MANUFACTURERS RECOMMENDATIONS.
C. REFER TO FLOOR PLANS FOR SYSTEM ORIENTATIONS.
D. CONDENSATE PIPING TO BE SIZED BASED ON UNIT CONNECTION, TRAPPED, AND ROUTED PER PLANS.
E. PROVIDED WITH ELECTRICAL DISCONNECT FOR INDOOR UNIT, PROVIDE ELECTRICAL DISCONNECT FOR OUTDOOR UNIT TO BE INSTALLED BY ELECTRICAL CONTRACTOR, REFER TO ELECTRICAL PLANS FOR VOLTAGE AND PHASE.

NUMBERED NOTES:

1. PROVIDED WITH WALL MOUNTED WIRED/WIRELESS CONTROLLER, PROVIDE WITH VENTED, LOCKING COVER.
2. PROVIDED WITH CONDENSATE PUMP AND FAIL SAFE ALARM WIRED TO SHUTOFF DFCU WHEN CONDENSATE REACHES CRITICAL POINT. CONDENSATE PUMP WILL CONTINUE TO RUN AND ACTIVATE AUDIOVISUAL ALARM.
3. PROVIDED WITH CRANKCASE HEATER AND BASE PAN HEATER.



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SCHEDULES - MECHANICAL

SHEET NO. PROJ. NO. 023432

M005

FAN SCHEDULE

MARK	SERVICE	TYPE	CFM	ESP (IN WC)	MAX RPM	MAX HP	DRIVE	BASIS OF DESIGN: GREENHECK	NOTES
EF 1	STAFF RESTROOMS	CEILING	50	0.5"	730	80 Watts	DIRECT	SP-B110	1,2,3,4,5,6
EF 2	NURS/SENSORY	CEILING	50	0.5"	730	80 Watts	DIRECT	SP-B110	1,2,3,4,5,6
EF 3	FAMILY RESTROOM	CEILING	50	0.5"	730	80 Watts	DIRECT	SP-B110	1,2,3,4,5,6
EF 4	RESTROOM	INLINE	700	0.5"	1,080	1/2	DIRECT	SQ-120-VG	1,2,3,4,5,6

BASIS OF DESIGN: GREENHECK
 APPROVED EQUALS: PENN. COOK

NOTES:

- REFER TO ELECTRICAL SHEETS FOR VOLTAGE AND PHASE.
- MANUFACTURER-PROVIDED DISCONNECT.
- BACKDRAFT DAMPER
- PROVIDE VIBRATION ISOLATION SUPPORTS.
- SPEED CONTROLLER.
- TIME CLOCK.

AIR DISTRIBUTION DEVICES SCHEDULE

MARK	SERVICE	FACE SIZE	NECK SIZE	NC	BASIS OF DESIGN	NOTES
A	SUPPLY	24" x 24"	SEE DWGS	<25	TITUS OMNI-AA	1,2,3
B	SUPPLY	48"	SEE DWGS	<25	TITUS FL-20	1,2,3
C	SUPPLY	SEE DWGS	SEE DWGS	<25	TITUS FL-20	1,2,3
D	SUPPLY	SEE DWGS	SEE DWGS	<25	TITUS FL-20	1,2,3
E	RETURN/EXHAUST/TRANSFER	24" x 24"	SEE DWGS	<25	TITUS 50F	1,2,3
F	RETURN/EXHAUST/TRANSFER	12" x 12"	SEE DWGS	<25	TITUS 50F	1,2,3
G	SUPPLY	SEE DWGS	SEE DWGS	<25	TITUS R-OMNI	1,2,3

BASIS OF DESIGN: TITUS
 ACCEPTABLE EQUALS: PRICE, NAILOR, TUTTLE & BAILEY, METALAIRE

GENERAL NOTES:

- FACE AND NECK SIZES ARE NOMINAL DIMENSIONS. ACTUAL DIMENSIONS SHALL BE VERIFIED WITH MANUFACTURER'S LITERATURE.
- NC VALUES ARE BASED UPON MAXIMUM CFM SHOWN ON FLOOR PLANS.
- NECK SIZE SHALL BE FULL SIZE OF CONNECTING DUCTWORK. REFER TO FLOOR PLAN FOR SIZES.
- REFER TO ARCHITECTURAL AND ID DRAWINGS FOR CEILING TYPE TO DETERMINE DIFFUSER INSTALLATION REQUIREMENT.

NUMBERED NOTES:

- FINISH TO BE APPROVED BY ARCHITECT AND ID. PAINTED TO MATCH THE SURFACE THEY ARE MOUNTED ON, U.N.O.
- ALUMINUM CONSTRUCTION
- DUCT RUNOUT SIZE TO BE THE SAME AS NECK SIZE UNLESS OTHERWISE NOTED.

LOUVER SCHEDULE

MARK	SERVICE	WIDTH (IN)	HEIGHT (IN)	FREE AREA (SQ. FT.)	STYLE	BASIS OF DESIGN	NOTES
WL 1	EXHAUST	30	14	0.85	STATIONARY	ESD-635D	1,2,3
WL 2	EXHAUST	30	14	0.85	STATIONARY	ESD-635D	1,2,3

BASIS OF DESIGN: GREENHECK
 ACCEPTABLE EQUALS: RUSKIN, POTTORFF

GENERAL NOTES APPLICABLE TO ALL:

- FREE AREA VELOCITY OF EACH LOUVER TO BE AT LEAST 20% LESS THAN BEGINNING POINT OF TESTED WATER PENETRATION VELOCITY, IN ACCORDANCE WITH AMCA 500-L WATER PENETRATION AND AIR PERFORMANCE TESTING REQUIREMENTS AND AMCA 511.

NUMBERED NOTES:

- PROVIDE WITH BIRD SCREEN AND EXTENDED SILL
- MIAMI-DADE APPROVED LOUVER
- INSECT SCREEN.



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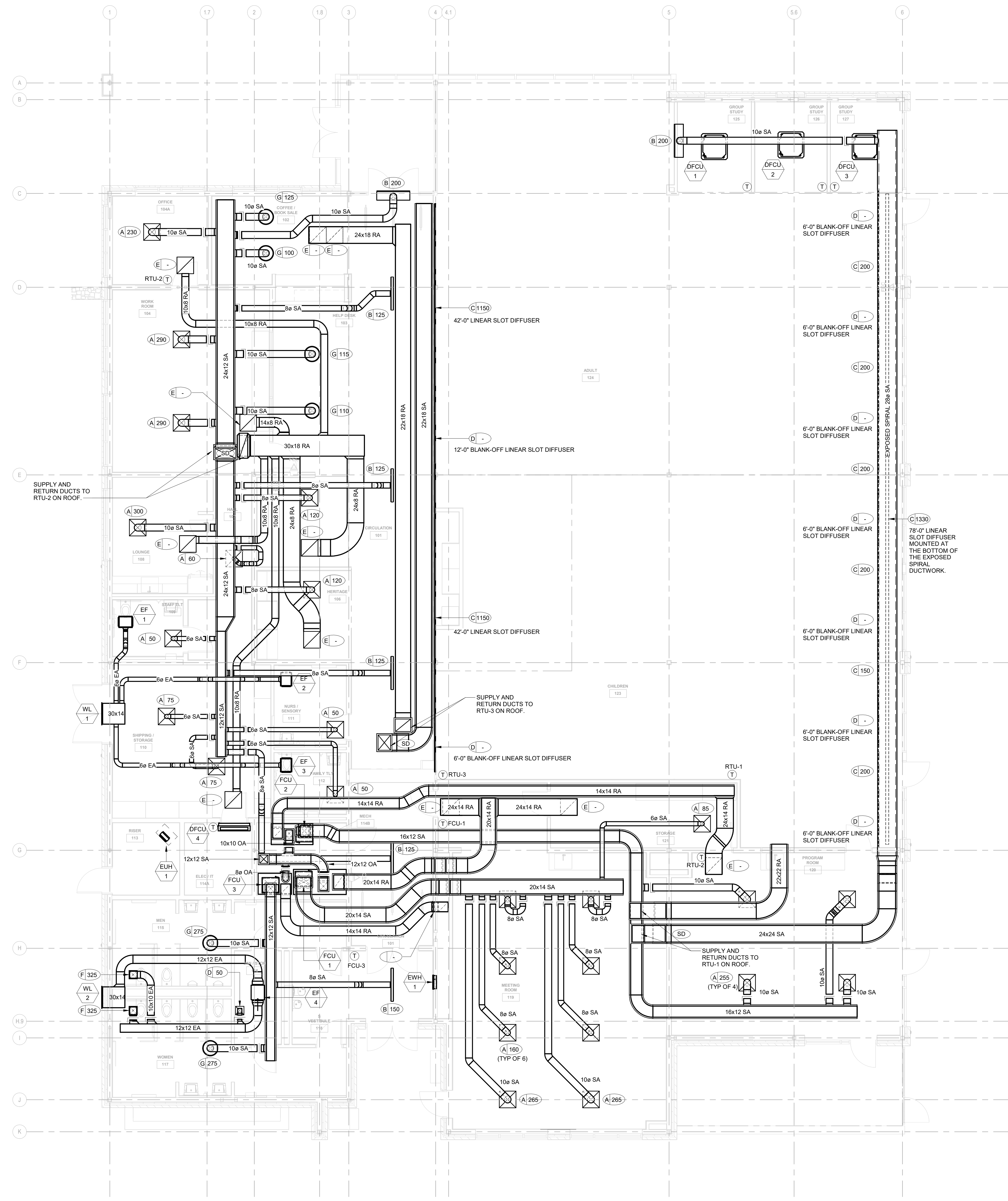
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SHEET TITLE:
FLOOR PLAN - MECHANICAL

SHEET NO. PROJ. NO. 023432

M110



1 LEVEL 01 - MECHANICAL
3/16" = 1'-0"



SEALS

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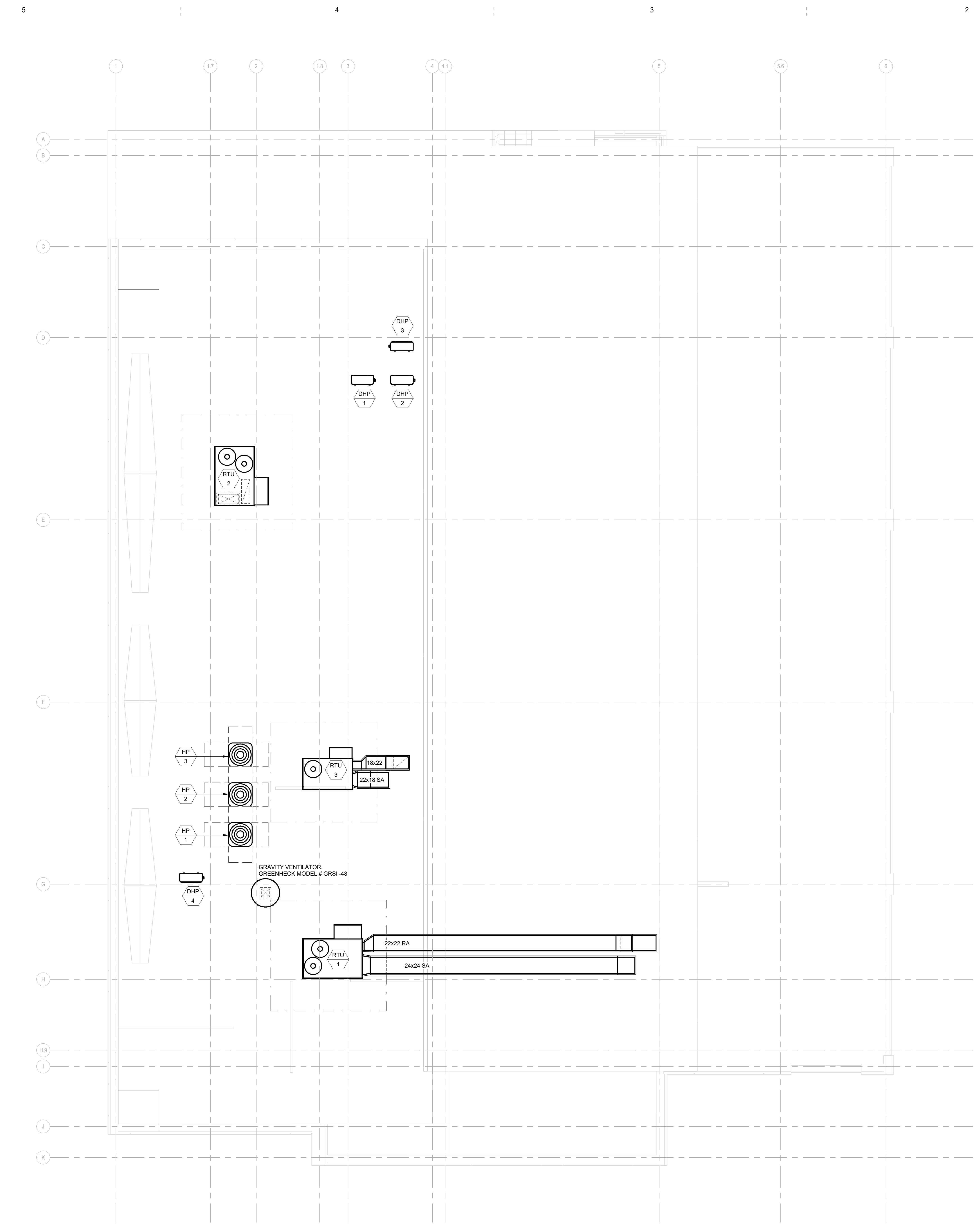
ISSUE DATE:	2024 06 28	
PHASE:	CONSTRUCTION DOCUMENTS	
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
C	2024 06 28	CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: Author

SHEET TITLE:
ROOF PLAN - MECHANICAL

SHEET NO. PROJ. NO. 023432

M120



1 ROOF - MECHANICAL
3/16" = 1'-0"

ABBREVIATIONS

Table with 4 columns: Symbol, Description, Symbol, Description. Includes entries for AMPERE, ALTERNATING CURRENT, AMPERE FRAME, etc.

ELECTRICAL LEGEND

Table with 2 columns: Symbol, Description. Includes entries for HOMERUN TO PANELBOARD, TWO (2) CIRCUIT HOMERUN TO PANELBOARD, THREE (3) CIRCUIT HOMERUN TO PANELBOARD, CONDUIT CONCEALED ABOVE CEILING, etc.

- NOTES: 1. PROVIDE HEAVY DUTY PULL WIRE IN ALL SERVICE AND DISTRIBUTION CONDUITS. 2. PROVIDE PULL STRING IN ALL BRANCH CIRCUIT CONDUITS.

LIGHTING AND CONTROLS NOTES

- 1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL LIGHTING LAYOUTS AND CEILING TYPE/ELEVATIONS. 2. REFER TO LIGHTING DESIGNER DRAWINGS, SCHEDULES, AND SPECIFICATIONS FOR LIGHT FIXTURES AND CONTROLS REQUIREMENTS.

INTERIOR AND LANDSCAPE

- 1. PRIOR TO ROUGH-IN, REFER TO INTERIOR DESIGN (ID) AND LANDSCAPE (L) DRAWINGS, SCHEDULES AND ELEVATIONS FOR LOCATION OF OUTLETS/DEVICES, MOUNTING HEIGHTS AND ADDITIONAL INFORMATION, AND PROVIDE ACCORDINGLY.

DECORATIVE LIGHTING NOTES

- 1. REFER TO INTERIOR AND LIGHTING DESIGNER DRAWINGS AND SCHEDULES FOR EXACT LOCATION, FIXTURE TYPE, ROUGH-INS, MOUNTING, CIRCUITRY, CONTROLS AND ASSOCIATED PROVISIONS. CONTRACTOR SHALL REVIEW AND COORDINATE DECORATIVE LIGHTING CONTROLS AND WIRING WITH LIGHTING DESIGNER, AND PROVIDE ACCORDINGLY.

SITE AND LANDSCAPE LIGHTING NOTES

- 1. REFER TO LANDSCAPE DRAWINGS AND SCHEDULES FOR EXACT LOCATION AND REQUIREMENTS OF ALL FIXTURE TYPES, ROUGH-INS, BRANCH CIRCUITRY, CONTROLS AND ASSOCIATED PROVISIONS. CONTRACTOR SHALL REVIEW AND COORDINATE ALL UNDER SLAB/GROUND ROUGH-INS, STUB-UP LOCATIONS, AND MOUNTING REQUIREMENTS WITH LANDSCAPE CONSULTANT, AND PROVIDE ACCORDINGLY.

DIV. 23 & DIV.22 EQUIPMENT NOTES

- 1. ALL EQUIPMENT DISCONNECTS ARE TO BE VERIFIED WITH APPROVED SHOP DRAWINGS AND ITS RESPECTIVE TRADE DRAWINGS/SCHEDULES. UNO. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL AND FIRE ALARM REQUIREMENTS WITH EACH DISCIPLINE'S CONTRACTOR, AND PROVIDE ACCORDINGLY.

ELECTRICAL LEGEND

Table with 2 columns: Symbol, Description. Includes entries for LIGHT FIXTURE SUBSCRIPTS, LINEAR LIGHT FIXTURE, EMERGENCY LINEAR LIGHT FIXTURE, WALL-MOUNTED LIGHT FIXTURE, EMERGENCY WALL-MOUNTED LIGHT FIXTURE, LIGHTING TRACK AND TRACK LIGHTING, WALL-MOUNTED LIGHT FIXTURE, EMERGENCY WALL-MOUNTED LIGHT FIXTURE, DOWNLIGHT, EMERGENCY DOWNLIGHT, EXIT SIGN, COMBINATION EXIT SIGN AND EMERGENCY LIGHT, WALL-MOUNTED EMERGENCY BATTERY BACKUP FIXTURE, SWITCH, SPST FOR TOGGLE SWITCHES AND DIGITAL FOR LOW VOLTAGE SWITCHES, ANY COMBINATION OF SWITCH TYPES CAN BE USED, DUAL ZONE CEILING-MOUNTED DAYLIGHT SENSOR.

- NOTES: 1. ALL LIGHTING BRANCH CIRCUITS SHALL BE MINIMUM #10 AWG. UNLESS NOTED OTHERWISE OR REQUIRING UPSIZE CONDUCTORS TO ACCOMMODATE VOLTAGE DROP. 2. PROVIDE DEDICATED PHASE CONDUCTOR FOR ALL EXIT SIGNS, EMERGENCY BATTERY BACKUP FIXTURES AND LIGHT FIXTURES WITH BATTERY BACKUP. 3. NOT ALL LIGHTING CONTROL DEVICES ARE NOTED WITH LIGHTING ZONES. REFER TO LIGHTING PLANS FOR ALL LIGHTING ZONES INDICATED WITH LOW-CASE LETTER AS PART OF BRANCH CIRCUIT DESIGNATION.

ELECTRICAL LEGEND

Table with 2 columns: Symbol, Description. Includes entries for LIGHT FIXTURE SUBSCRIPTS, LINEAR LIGHT FIXTURE, EMERGENCY LINEAR LIGHT FIXTURE, WALL-MOUNTED LIGHT FIXTURE, EMERGENCY WALL-MOUNTED LIGHT FIXTURE, LIGHTING TRACK AND TRACK LIGHTING, WALL-MOUNTED LIGHT FIXTURE, EMERGENCY WALL-MOUNTED LIGHT FIXTURE, DOWNLIGHT, EMERGENCY DOWNLIGHT, EXIT SIGN, COMBINATION EXIT SIGN AND EMERGENCY LIGHT, WALL-MOUNTED EMERGENCY BATTERY BACKUP FIXTURE, SWITCH, SPST FOR TOGGLE SWITCHES AND DIGITAL FOR LOW VOLTAGE SWITCHES, ANY COMBINATION OF SWITCH TYPES CAN BE USED, DUAL ZONE CEILING-MOUNTED DAYLIGHT SENSOR.

- NOTES: 1. ALL LIGHTING BRANCH CIRCUITS SHALL BE MINIMUM #10 AWG. UNLESS NOTED OTHERWISE OR REQUIRING UPSIZE CONDUCTORS TO ACCOMMODATE VOLTAGE DROP. 2. PROVIDE DEDICATED PHASE CONDUCTOR FOR ALL EXIT SIGNS, EMERGENCY BATTERY BACKUP FIXTURES AND LIGHT FIXTURES WITH BATTERY BACKUP. 3. NOT ALL LIGHTING CONTROL DEVICES ARE NOTED WITH LIGHTING ZONES. REFER TO LIGHTING PLANS FOR ALL LIGHTING ZONES INDICATED WITH LOW-CASE LETTER AS PART OF BRANCH CIRCUIT DESIGNATION.

ELECTRICAL LEGEND

Table with 2 columns: Symbol, Description. Includes entries for FIRE ALARM CONTROL PANEL, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM PULL STATION, FIRE ALARM HORN/STROBE, FIRE ALARM HORN/STROBE - CEILING-MOUNTED, FIRE ALARM STROBE ONLY - CEILING-MOUNTED, FIRE ALARM PHOTOELECTRIC SMOKE DETECTOR, FIRE ALARM HEAT DETECTOR, SPRINKLER SYSTEM FLOW SWITCH, SPRINKLER VALVE SUPERVISORY SWITCH, FIRE ALARM DUCT SMOKE DETECTOR, FIRE ALARM WALL-MOUNTED MAGNETIC DOOR HOLDER, SPRINKLER SYSTEM POST INDICATOR VALVE.

- NOTES: 1. FIRE ALARM IS DESIGN BUILT UNDER ELECTRICAL CONTRACTOR EXPENSE. 2. CONTRACTOR SHALL INSTALL ALL FIRE ALARM SYSTEMS, DEVICES AND FIXTURES PER FIRE ALARM ENGINEER STAMPED AND SEALED DRAWINGS. 3. CONTRACTOR SHALL SECURE ALL PERMITS AND AHJ REQUIRED DOCUMENTS TO ACCOMMODATE COMPLETE AND CODE COMPLIANT SYSTEM.

GENERAL NOTES

- 1. THE WORD "PROVIDE" MEANS TO FURNISH, INSTALL, AND CONNECT WHERE USED ON THE DRAWINGS. 2. ALL WORK SHALL CONFORM WITH CODES AND EDITION YEAR ADOPTED BY THIS JURISDICTION. 3. REFER TO ONE-LINE (OR RISER) DIAGRAM FOR FEEDER SIZES FOR PANELBOARDS. 4. WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOMERUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE ENTIRETY OF CIRCUIT. 5. REFER TO THE APPROPRIATE DRAWINGS (INCLUDING ARCHITECTURAL DRAWINGS) FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER TRADES AND DIVISIONS OF THE DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE AND ROUGH-INS. 6. OVERCURRENT PROTECTION, WIRE SIZE AND NUMBER OF CONNECTION POINTS FOR MECHANICAL HVAC EQUIPMENT IS FOR ITEMS AS SPECIFIED. COORDINATE WITH MECHANICAL CONTRACTOR AND MAKE NECESSARY CHANGES PRIOR TO INSTALLATION FOR ACTUAL EQUIPMENT FURNISHED AT NO COST TO OWNER. 7. ALL JUNCTION BOX COVERPLATES SHALL BE LABELED. 8. ALL RECEPTACLES WITHIN SIX (6) FEET OF PLUMBING FIXTURES SHALL BE BRANCH CIRCUIT CONDUCTORS. 9. EDGE OF LIGHT SWITCH WALL PLATE SHALL BE NOT MORE THAN 4" AWAY FROM METAL/WOOD DOOR FRAME. 10. BRANCH CIRCUIT CONDUCTORS SHALL BE NO. 10 MINIMUM AND FOR THE ENTIRE LENGTH OF THE CIRCUIT. 11. CONFIRM MOUNTING HEIGHTS AND COORDINATE LOCATION OF ALL OUTLETS, SWITCHES AND OTHER DEVICES WITH ARCHITECTURAL AND INTERIOR DESIGN ELEVATIONS OR FINISH LAYOUT PRIOR TO ROUGH-IN. 12. ALL MULTI-WIRE BRANCH CIRCUITS SHALL BE FED FROM BRANCH CIRCUIT BREAKERS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED EQUIPMENT. 13. PROVIDE A NEUTRAL CONDUCTOR IN EVERY SWITCH-LEG FOR CURRENT OR AMPERES IDENTIFIED REPLACEMENT COMPONENTS REQUIRED. 14. PROVIDE SEAL FOR PENETRATION OF FIRE-RATED WALLS BY CONDUIT. SEE ARCHITECTURAL PLAN FOR RATED WALL LOCATIONS. 15. BACKUP BATTERY FOR OCCUPANCY SENSORS OR DIMMER SWITCHES. 16. FIRE ALARM SYSTEM FOR THIS PROJECT SHALL BE PROVIDED BY BIDDER DESIGN SUB-CONTRACTOR AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR. 17. FIRE ALARM SYSTEM SHALL BE PROVIDED BY BIDDER DESIGN SUB-CONTRACTOR AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR. 18. GROUND RODS SHALL BE 3/4" COPPER CLAD STEEL RODS 10'-0" IN LENGTH. 19. SERVICE-ENTRANCE CONDUCTORS SHALL BE CONCRETE ENCASED WITH A MINIMUM OF 7 1/2" (ON CENTER) BETWEEN CONDUITS AND 3" OF CONCRETE ON ALL SIDES OF CONDUITS. 20. REFER TO ARCHITECTURAL DOOR SCHEDULES FOR DOORS REQUIRING FIRE ALARM SYSTEM INTERFACE AND SMOKE OPERATION. 21. 120V/AC BRANCH CIRCUIT AND FIRE ALARM CONNECTION TO ALL FIRE/SMOKE AND SMOKE DAMPERS SHALL BE NO. 10 MINIMUM AND FOR THE ENTIRE LENGTH OF THE CIRCUIT. 22. 208/120V CONDUCTORS SHALL BE COLOR-CODED WITH JACKET OR MARKING TAPE AS FOLLOWS: PHASE A - BLACK, PHASE B - RED, PHASE C - BLUE, NEUTRAL - WHITE, GROUND - GREEN. 23. 480/277V CONDUCTORS SHALL BE COLOR-CODED WITH JACKET OR MARKING TAPE AS FOLLOWS: PHASE A - BROWN, PHASE B - ORANGE, PHASE C - YELLOW, NEUTRAL - GRAY, GROUND - GREEN. 24. THE NEUTRAL OF ALL DRY-TYPE TRANSFORMERS SHALL BE GROUNDED. THE CONNECTION TO BUILDING STEEL SHALL BE MADE WITH A MECHANICAL TYPE CONNECTOR IN AN ACCESSIBLE LOCATION WHERE THE CONNECTION WILL NOT BE SUBJECT TO PHYSICAL ABUSE. GROUNDING CONDUCTOR SHALL BE INSULATED COPPER, SIZED AS SHOWN ON THE DRAWINGS.



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ISSUE DATE: 2024 06 28 PHASE: CONSTRUCTION DOCUMENTS SHEET ISSUE: NO. DATE DESCRIPTION C 2024 06 28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE: PROJECT ARCHITECT: DRAWN BY: EM SHEET TITLE: SHEET TITLE

SHEET NO. PROJ. NO. 025432

E001

Branch Panel: DP													
Location: ELEC / IT 114A				Volts: 120/208 Wye				A.I.C. Rating: 65,000					
Supply From: UTILITY TRANSFORMER				Phases: 3				Mains Type: MCB					
Mounting: FREE STANDING				Wires: 4				Mains Rating: 800 A					
Enclosure: NEMA 1								MCB Rating: 100% RATED					

Notes:

NOTES	CKT	Load Name	Trip	Poles	A	B	C	Poles	Trip	Load Name	CKT	NOTES	
	1												
	3	Panel L1	400 A	3	12100	864			1	20 A	RP-1	2	
	5											4	
	7	DFCU/DHP-3	35 A	2	2600	2600			2	35 A	DFCU/DHP-2	6	
	9											8	
	11											10	
	13											12	
	15											14	
	17	HP-1	60 A	2		3651						16	
	19											18	
	21	HP-3	20 A	2	1394	2621			2	40 A	HP-2	20	
	23											22	
	25	RTU-1 GH	50 A	3	4680	4680						24	
	27											26	
	29											28	
	31	RTU-3 GH	45 A	3	4240				3	50 A	RTU-2 GH	30	
	33											32	
	35											34	
	37											36	
	39											38	
	41											40	
	43											42	
	45											44	
	47											46	
	49											48	
	51											50	
	53											52	
	55											54	
	57											56	
	59											58	
												60	
Total Load:					35779 VA	35775 VA	37502 VA						
Total Amps:					298 A	298 A	313 A						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Cooling	66531 VA	100.00%	66531 VA	
Heating	4500 VA	100.00%	4500 VA	Total Conn. Load: 109055 VA
Motor	864 VA	125.00%	1080 VA	Total Est. Demand: 94955 VA
Other	180 VA	100.00%	180 VA	Total Conn.: 303 A
Power	5500 VA	35.00%	1925 VA	Total Est. Demand: 264 A
Receptacle	31480 VA	65.88%	20740 VA	

Notes:

- PROVIDE A 100% RATED BREAKER. 2. INIDE UNIT IS POWERED FROM OUTSIDE UNIT.

Branch Panel: L1													
Location: ELEC / IT 114A				Volts: 120/208 Wye				A.I.C. Rating:					
Supply From: DP				Phases: 3				Mains Type: M.L.O.					
Mounting: Surface				Wires: 4				Mains Rating: 400 A					
Enclosure: Type 1								MCB Rating:					

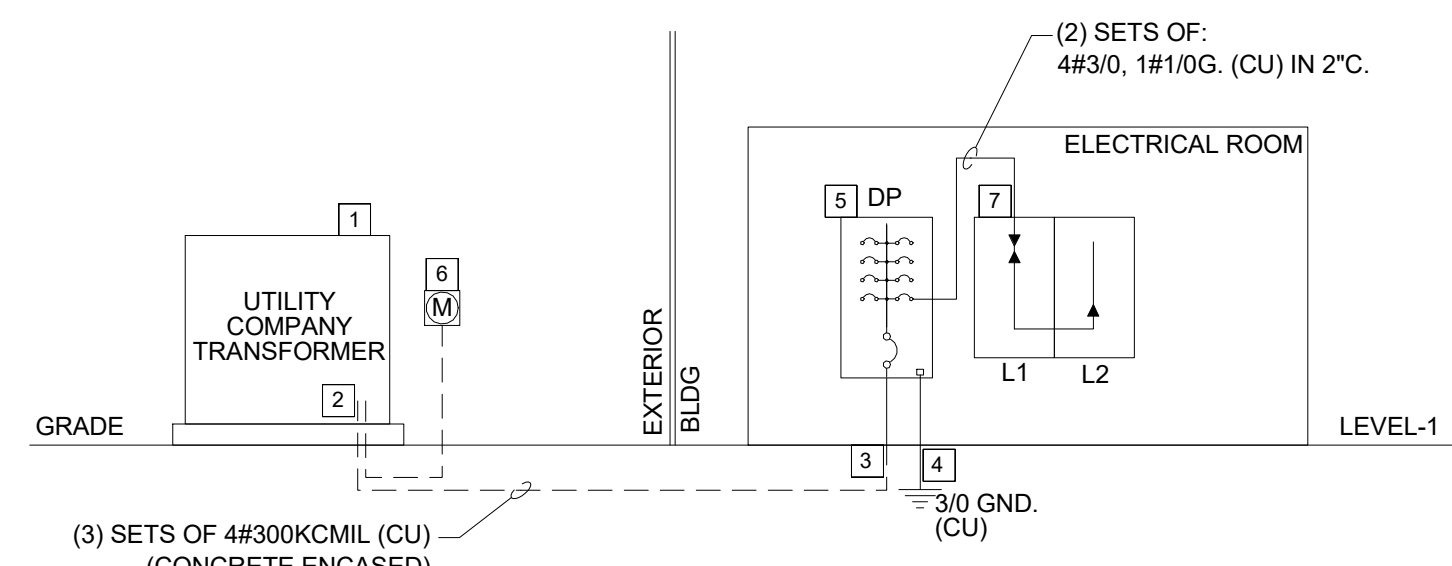
Notes:

NOTES	CKT	Load Name	Trip	Poles	A	B	C	Poles	Trip	Load Name	CKT	NOTES	
	1	Receptacle - Office 104A	20 A	1	1260	360			1	20 A	Recepts Fir - Adult	2	
	3	Receptacle - Coffee/Book Sale 102	20 A	1		360	720		1	20 A	Recepts - Group Study 125	4	
	5	Receptacle - Workroom Printer	20 A	1				2160	900	1	20 A	Recepts - Kiosk/Group Study 126	6
	7	Receptacle - Workroom Lobby	20 A	1	720	720			1	20 A	Recepts - Group Study 127	8	
	9	Receptacle - Workroom Cubicle A	20 A	1		720	860		1	20 A	Power - Floor outlet Adult 124	10	
	11	Receptacle - Workroom Cubicle B	20 A	1			720	540	1	20 A	Receptacle - Floor outlet Adult 124	12	
	13	Receptacle - Workroom countertop	20 A	1	360	360			1	20 A	Recepts Fir - Adult & Children	14	
	15	Recepts - Loungie	20 A	1			540	1800	1	20 A	Receptacle - Near Copier	16	
	17	Recept - Loungie Refrigerator	20 A	1				180	180	1	20 A	Recepts - Copier	18
	19	Recepts - Lounge Coffee Maker	20 A	1	3000	900			1	20 A	Recepts - Teen	20	
	21	Recept - Staff Tit	20 A	1		500	860		1	20 A	Power - Floor outlet Children 123	22	
	23	Receptacles - Help Desk 103	20 A	1		900	540		1	20 A	Receptacle - East wall	24	
	25	Receptacles - Heritage 106	20 A	1	180	540			1	20 A	Recepts - Children	26	
	27	Recepts - Nurs/Sensory	20 A	1		360	1260		1	20 A	Recepts - Meeting Rm/Storage	28	
	29	Recepts - Teen Rm	20 A	1			1900	850	1	20 A	Projector/Projector Screen	30	
	31	Receptacle - Mech/Elec/Jani	20 A	1	720	360			1	20 A	Recept - Mtg Rm (Sink)	32	
	33	Power - Family Tit	20 A	1		500	360		1	20 A	Receptacle - Program Room Countertop	34	
	35	Drinking Fountain	20 A	1			1200	1080	1	20 A	Recepts - Program Rm	36	
	37	Power - Men 115	20 A	1	500	500			1	20 A	Power - All-1 Divider	38	
	39	Power - Women 117	20 A	1			500	500	1	20 A	Power - Motorroad Grille	40	
	41	Recepts - GFCI RR	20 A	1			720	360	1	20 A	Receptacle - GFCI outdoor South	42	
	43	Recepts - Entry/Mech Rm	20 A	1	540	360			1	20 A	Receptacle - GFCI outdoor West	44	
	45	Receptacle - Charging Station	20 A	1		360	360		1	20 A	Receptacle - GFCI outdoor North	46	
	47	Receptacle - Coffee/Book Sale USB	20 A	1			180	360	1	20 A	Receptacle - GFCI outdoor East	48	
	49	Receptacle - Locker	20 A	1	180	540			1	20 A	Receptacles - Roof	50	
	51	Power - Help Desk	20 A	1		1720						52	
	53											54	
	55											56	
	57											58	
	59											60	
Total Load:					12100 VA	12280 VA	12780 VA						
Total Amps:					101 A	103 A	107 A						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Other	180 VA	100.00%	180 VA	
Power	5500 VA	35.00%	1925 VA	Total Conn. Load: 37160 VA
Receptacle	31480 VA	65.88%	20740 VA	Total Est. Demand: 22845 VA
				Total Conn.: 103 A
				Total Est. Demand: 63 A

Notes:



1 ELECTRICAL RISER DIAGRAM SCHEMATIC - NO SCALE

- ### GENERAL NOTES
- ONE LINE IS DIAGRAMMATIC AND INTENDED TO SHOW ELECTRICAL CONNECTIVITY OF MAJOR COMPONENTS. DIAGRAM IS NOT INTENDED TO SHOW EVERY CONNECTION, SPARE PROVISIONS, PHYSICAL ORIENTATION OF EQUIPMENT OR ACTUAL ROUTING OF CONDUIT AND CONDUCTORS. DIAGRAM MAY NOT SHOW ALL DEVICES WITHIN EACH PANELBOARD. REFER TO PANEL SCHEDULES FOR COMPLETE CONFIGURATION AND LISTING OF ALL DEVICES AND ASSOCIATED PROVISIONS.
 - THE ELECTRICAL SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH THE UTILITY COMPANY THE AVAILABLE FAULT CURRENT AT THE SECONDARY OF UTILITY TRANSFORMER. DETERMINE THE SERVICE LATERAL SIZE/ROUTE/LENGTH. PROVIDE AND PERFORM FAULT CURRENT CALCULATIONS TO ACCOMMODATE NEW ELECTRICAL SERVICE AND DISTRIBUTION SYSTEM IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS AND AHJ.
 - THE ELECTRICAL SERVICE SHUNT TRIP KEYED CONTROL SWITCH OR ANY OTHER INITIATING SERVICE DEVICES ARE TO BE APPROVED BY UTILITY AND AHJ, INCLUDING LOCATION AND ACCESSIBILITY BY CITY FIRE DEPARTMENT.
 - ALL DISTRIBUTION EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED IN COMPLIANCE WITH CODE.
 - CONDUCTORS IN VERTICAL RACEWAYS SHALL BE SUPPORTED IN ACCORDANCE WITH NEC.
 - WHERE CIRCUIT BREAKERS OR FUSES ARE SERIES CONNECTED RATED, THE ENCLOSURE FOR THE OVERCURRENT DEVICES SHALL BE CLEARLY AND LEGIBLY MARKED IN THE FIELD TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWINGS: CAUTION - SERIES COMBINATION SYSTEM RATED ____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.
 - PROVIDE METERING AND ASSOCIATED PROVISIONS PER UTILITY COMPANY STANDARDS. CLEARLY LABEL, IDENTIFY, AND INCLUDE PERMANENT SIGNAGE PER CODE AND AHJ.
 - CONTRACTOR SHALL PROVIDE A SHORT CIRCUIT AND PROTECTIVE STUDY TO VERIFY THE PROPOSED EQUIPMENT RATINGS AND PROTECTIVE DEVICE RATINGS. CONTRACTOR SHALL OBTAIN, IN WRITING, THE SHORT CIRCUIT VALUE AT THE MAIN SERVICE SWITCHBOARD FOR THE SPECIFIC PROJECT LOCATION FROM THE UTILITY.
 - PROVIDE ARC-FLASH STUDY, WARNING MARKING, AND ARC ENERGY REDUCING FOR SERVICE EQUIPMENT, FUSES, AND CIRCUIT BREAKERS EXCEEDING 1200-AMPS OR HIGHER RATING OR ADJUSTABLE-TRIP IN ACCORDANCE WITH CODE AND AHJ.
 - PRIOR TO START OF WORK, VERIFY PHYSICAL DIMENSIONS AND AVAILABLE SPACE/AREA AT EACH ELECTRICAL EQUIPMENT AND PANELBOARD ROOM/SPACE, INCLUDING BUT NOT LIMITED TO ELECTRICAL AND EQUIPMENT ROOMS, PER PROPOSED MANUFACTURER SHOP DRAWINGS AND REPORT BACK TO EOR WITH ANY DISCREPANCIES OR CODE REQUIRED WORKING SPACE CONFLICTS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES AND UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND GAS INSTALLATIONS, AND PROVIDE COMPLETE SERVICE LATERAL(S) IN ACCORDANCE WITH AHJ.
 - ALL WORK SHALL CONFORM TO UL, NEC, NFPA, AND OTHER ADOPTED CODES AND REQUIREMENTS PER AHJ.
 - CONFIRM FIRE RATING WALLS AND ASSEMBLIES WITH ARCHITECTURAL AND STRUCTURAL PLANS AND SCHEDULES, AND PROVIDE ALL PENETRATIONS IN ACCORDANCE WITH CODE AND AHJ.
 - VOLTAGE DROP CALCULATIONS SHOWN ON SCHEDULES ON THIS SHEET ARE PRELIMINARY AND ACTUAL VOLTAGE DROP MAY DIFFER IN FIELD. CONTRACTOR SHALL VERIFY ALL VOLTAGE DROP VALUES PER ACTUAL FIELD INSTALLED LENGTH AND PROVISIONS, AND ADJUST FEEDERS AND BRANCH CIRCUITRY ACCORDINGLY TO MAINTAIN A 5% VOLTAGE DROP.

- ### KEYED NOTES
- UTILITY COMPANY TRANSFORMER/Vault. PRIOR TO START OF WORK, COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY COMPANY AND PROVIDE ACCORDINGLY.
 - ELECTRICAL SERVICE LATERAL TO UTILITY COMPANY TRANSFORMER PER UTILITY STANDARDS. PRIOR TO START OF WORK, COORDINATE SERVICE LATERAL PATHWAY AND ROUTING WITH ARCHITECTURAL AND STRUCTURAL. CONFIRM ALL REQUIREMENTS WITH UTILITY COMPANY ENGINEER, AND PROVIDE ACCORDINGLY. (CONCRETE ENCASED PER UTILITY AND AHJ.)
 - CONTRACTOR SHALL FURNISH, INSTALL AND TERMINATE SERVICE LATERAL FROM UTILITY TRANSFORMER TO SERVICE ENTRANCE EQUIPMENT PER UTILITY STANDARDS AND AHJ. REQUIREMENTS.
 - INSTALL GROUNDING SYSTEM PER CODE AND AHJ.
 - SERVICE ENTRANCE LISTED WITH SURGE SUPPRESSOR DEVICE, DIGITAL ENERGY METER (EXTERNAL E-MON-D-MON OR INTEGRAL MANUFACTURER) IN COMPLIANCE WITH CODE AND UTILITY COMPANY REQUIREMENTS AND STANDARDS.
 - PRIOR TO START OF WORK, CONFIRM UTILITY METER LOCATION AND REQUIREMENTS WITH UTILITY COMPANY, AND PROVIDE ACCORDINGLY.
 - PROVIDE WITH FEED THRU LUGS.

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PRINCIPAL IN CHARGE:
 PROJECT ARCHITECT:
 DRAWN BY: EM

SHEET TITLE:
ELECTRICAL ONE-LINE & SCHEDULES

SHEET NO. PROJ. NO. 023432

E002



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SEALS

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SHEET TITLE:
ELECTRICAL SCHEDULES

SHEET NO. PROJ. NO. 023432

E003

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	WATTAGE	VOLTAGE
A	LUMINIS	HC1600 L4L90 UL420 VOLTAGE WHT	130W	UNV
B4	VOODE	707-Z2 SL 4 48 MOUNTING /Z SO 40 F6 WH	27W	UNV
B8	VOODE	707-Z2 SL 8 96 MOUNTING /Z SO 40 F6 WH	52W	UNV
C16	LUMENWERX	VIA3R D HLO FH SW 80CRI 500 40K 16FT UNV D1 1C XX W	65W	UNV
C28	LUMENWERX	VIA3R D HLO FH SW 80CRI 500 40K 28FT UNV D1 1C XX W	114W	UNV
D5	LUMENWERX	VIA3 P DI HLO FH WIO2 SE 80CRI 500LMF 350LMF 40K 5' UNV D1 1C ACSXX B	27W	UNV
D8	LUMENWERX	VIA3 P DI HLO FH WIO2 SE 80CRI 500LMF 350LMF 40K 8' UNV D1 1C ACSXX B	52W	UNV
D16	LUMENWERX	VIA3 P DI HLO FH WIO2 SE 80CRI 500LMF 350LMF 40K 20' UNV D1 1C ACSXX B	104W	UNV
F1	LUMENWERX	AE4RR TLMP SW OF ASB UNV 14W D1 /AE4RRB SW 14W 50DEG 2STP 90CRI 40K LSDL TLMP FTMW	14W	UNV
F2	LUMENWERX	AE4RR TRM SW OF ASB UNV 14W D1 /AE4RRB SW 14W 50DEG 2STP 90CRI 40K LSDL TRM FTMW	14W	UNV
G	OXYGEN	3-5004-15	16W	UNV
J	LITHONIA	STAK 1X4 5000LM 90CRI 40K COL MIN10 MVOLT	42W	UNV
K	LITHONIA	CSS L48 ALO3 MVOLT SWW3 80CR /5000LM 4000K	42W	UNV
OA	LUMINIS	SYP402-L1L30-*OPTICS*-K40-277V-*FINISH*	30W	277V
OB	LUMINIS	CT180-L2L55	65W	UNV
X	LIGHTALARMS	6UENGM	5W	UNV

MECHANICAL EQUIPMENT SCHEDULE

TAG	DESCRIPTION	VOLTS	PH	PANEL DESIGNATION	BRANCH CIRCUIT	DISCONNECT	NOTES
DFCU/DHP-1	FAN COIL/HEAT-PUMP	208	1	SEE PANEL SCHEDULES	2#8,1#10G,-1°C.	60/2/3R	
DFCU/DHP-2	FAN COIL/HEAT-PUMP	208	1	SEE PANEL SCHEDULES	2#8,1#10G,-1°C.	60/2/3R	
DFCU/DHP-3	FAN COIL/HEAT-PUMP	208	1	SEE PANEL SCHEDULES	2#8,1#10G,-1°C.	60/2/3R	
FCU-1	FAN COIL UNIT	208	1	SEE PANEL SCHEDULES	2#3,1#8G,-2°C.	100/2	
FCU-2	FAN COIL UNIT	208	1	SEE PANEL SCHEDULES	2#4,1#10G,-1.5°C.	80/2	
FCU-3	FAN COIL UNIT	208	1	SEE PANEL SCHEDULES	2#8,1#10G,-1°C.	60/2	
HP-1	HEAT PUMP	208	1	SEE PANEL SCHEDULES	2#4,1#10G,-1°C.	60/2/3R	
HP-2	HEAT PUMP	208	1	SEE PANEL SCHEDULES	2#8,1#10G,-1°C.	60/2/3R	
HP-3	HEAT PUMP	208	1	SEE PANEL SCHEDULES	2#10,1#10G,-0.75°C.	30/2/3R	
RP-1	RECIRC. PUMP	120	1	SEE PANEL SCHEDULES	2#12,1#12G,-0.75°C.	Sm	
RTU-1 GH	ROOF TOP UNIT	208	3	SEE PANEL SCHEDULES	3#4,1#10G,-1.5°C.	60/3/3R	
RTU-2 GH	ROOF TOP UNIT	208	3	SEE PANEL SCHEDULES	3#4,1#10G,-1.5°C.	60/3/3R	
RTU-3 GH	ROOF TOP UNIT	208	3	SEE PANEL SCHEDULES	3#4,1#10G,-1.5°C.	60/3/3R	
WH-1	WATER HEATER	208	1	SEE PANEL SCHEDULES	2#10,1#10G,-0.75°C.	30/2	

MECHANICAL EQUIPMENT SCHEDULE GENERAL NOTES:

- REFER TO MECHANICAL AND PLUMBING DRAWING AND SCHEDULES FOR EXACT LOCATION OF EQUIPMENT AND ROUGH-IN REQUIREMENTS. PRIOR TO ROUGH-IN, COORDINATE WITH DIVISION 22 AND DIVISION 23 CONTRACTOR, AND PROVIDE ACCORDINGLY.
- PROVIDE HACR RATED CIRCUIT BREAKER FOR ALL MECHANICAL EQUIPMENT.
- REFER TO MECHANICAL DRAWINGS AND SCHEDULES FOR TYPE OF CONTROL(S) FOR ALL FANS INCLUDING WALL MOUNTED CONTROLS.
- PROVIDE NEMA-3R (WEATHER-PROOF) UL LISTED DISCONNECT AND ELECTRICAL COMPONENTS FOR ALL EXTERIOR AND ROOF MOUNTED EQUIPMENT.
- PRIOR TO ROUGH-IN, VERIFY ALL EQUIPMENT ELECTRICAL REQUIREMENTS AND BRANCH CIRCUITRY WITH ACTUAL NAME-PLATE AND APPROVED SHOP DRAWINGS. ADJUST CIRCUIT BREAKER AND BRANCH CIRCUITRY PER MANUFACTURER'S RECOMMENDATIONS TO ACCOMMODATE COMPLETE AND FUNCTIONAL SYSTEM.
- PROVIDE LOCAL DISCONNECT SWITCH SIZED AND RATED FOR ASSOCIATED EQUIPMENT PER CODE AND MANUFACTURER'S RECOMMENDATIONS. MAKE FINAL CONNECTION TO ALL EQUIPMENT AND ASSOCIATED COMPONENTS TO ACCOMMODATE COMPLETE INSTALLATION.
- PRIOR TO ROUGH-IN, COORDINATE ALL EQUIPMENT WITH ITS RESPECTIVE DIVISION CONSULTANT FOR MANUFACTURER FURNISHED DISCONNECT, 120VAC SERVICE RECEPTACLE, ETC., AND PROVIDE ACCORDINGLY.

MECHANICAL EQUIPMENT SCHEDULE NOTES:

- DISCONNECT FINISHED BY MANUFACTURER, INSTALLED BY DIVISION 26. COORDINATE WITH ITS RESPECTIVE DIVISION CONTRACTOR.
- CONFIRM FIRE ALARM DEVICE REQUIREMENTS WITH MECHANICAL DRAWINGS AND APPROVED SHOP DRAWINGS. PRIOR TO ROUGH-IN, COORDINATE WITH DIVISION 23 AND DIVISION 23 CONTRACTORS, AND PROVIDE ACCORDINGLY.
- EQUIPMENT FINISHED WITH 120VAC SERVICE RECEPTACLE. PRIOR TO ROUGH-IN, CONFIRM SERVICE RECEPTACLE BRANCH CIRCUITRY REQUIREMENTS, AND PROVIDE ACCORDINGLY. IN THE EVENT SERVICE RECEPTACLE IS NOT SERVED VIA EQUIPMENT, PROVIDE A SEPARATE 120VAC BRANCH CIRCUIT AND CONNECT TO NEAREST NON-DEDICATED RECEPTACLE BRANCH CIRCUIT IN SAME AREA.
- CONFIRM ECM/VFD WITH DIVISION 23 AND PROVIDE ELECTRICAL DISCONNECT AND ASSOCIATED PROVISIONS ACCORDINGLY.

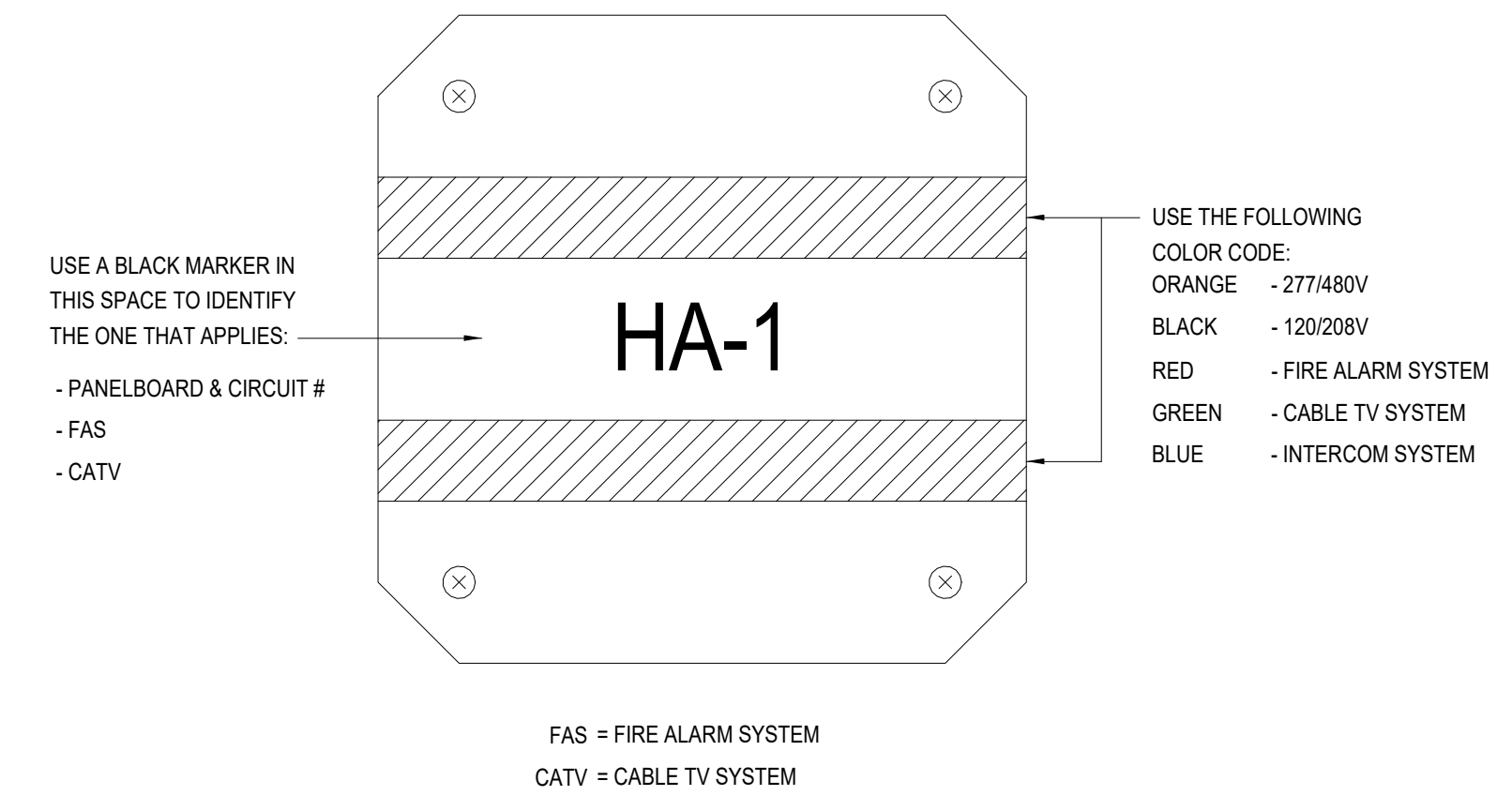
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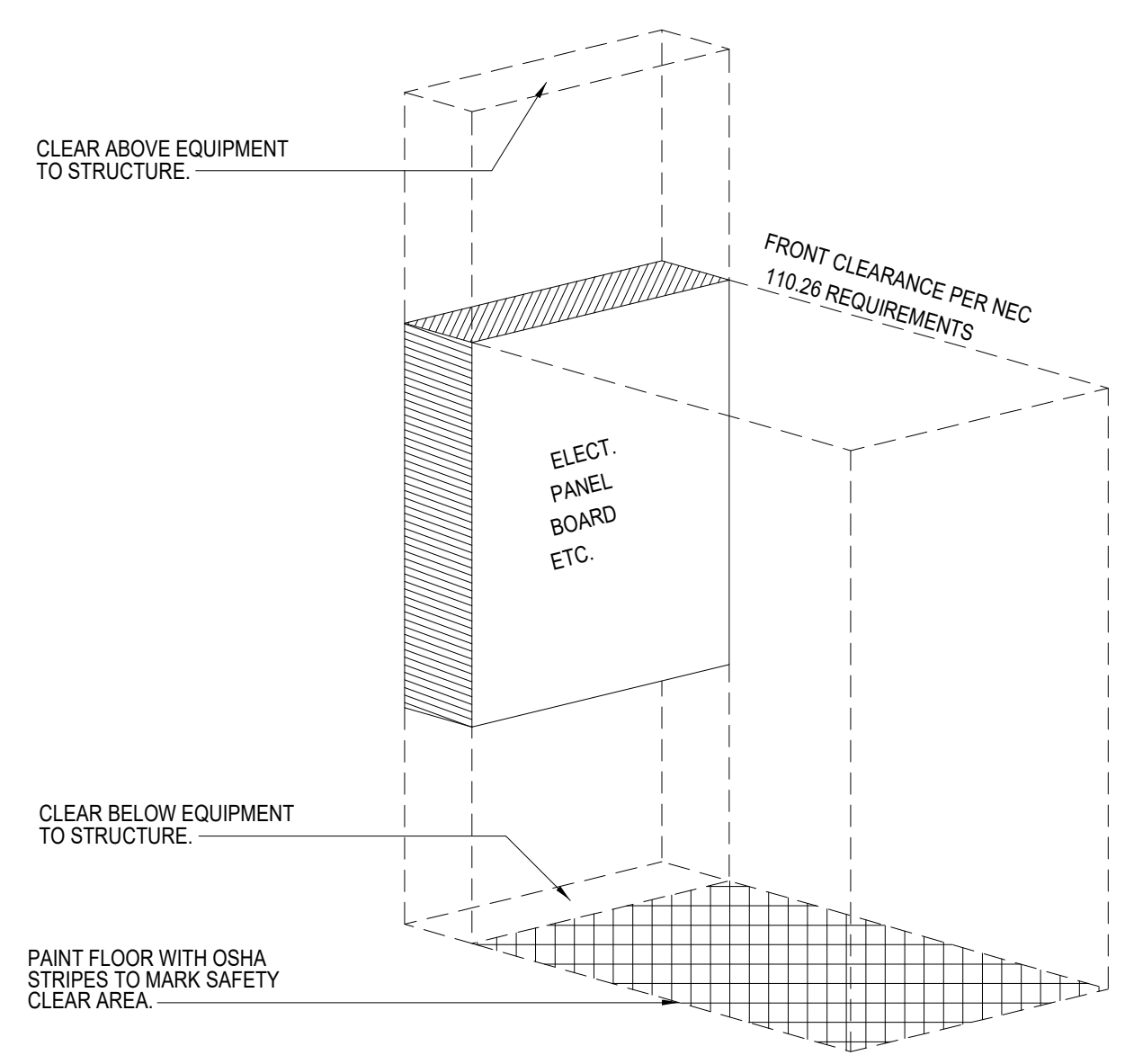
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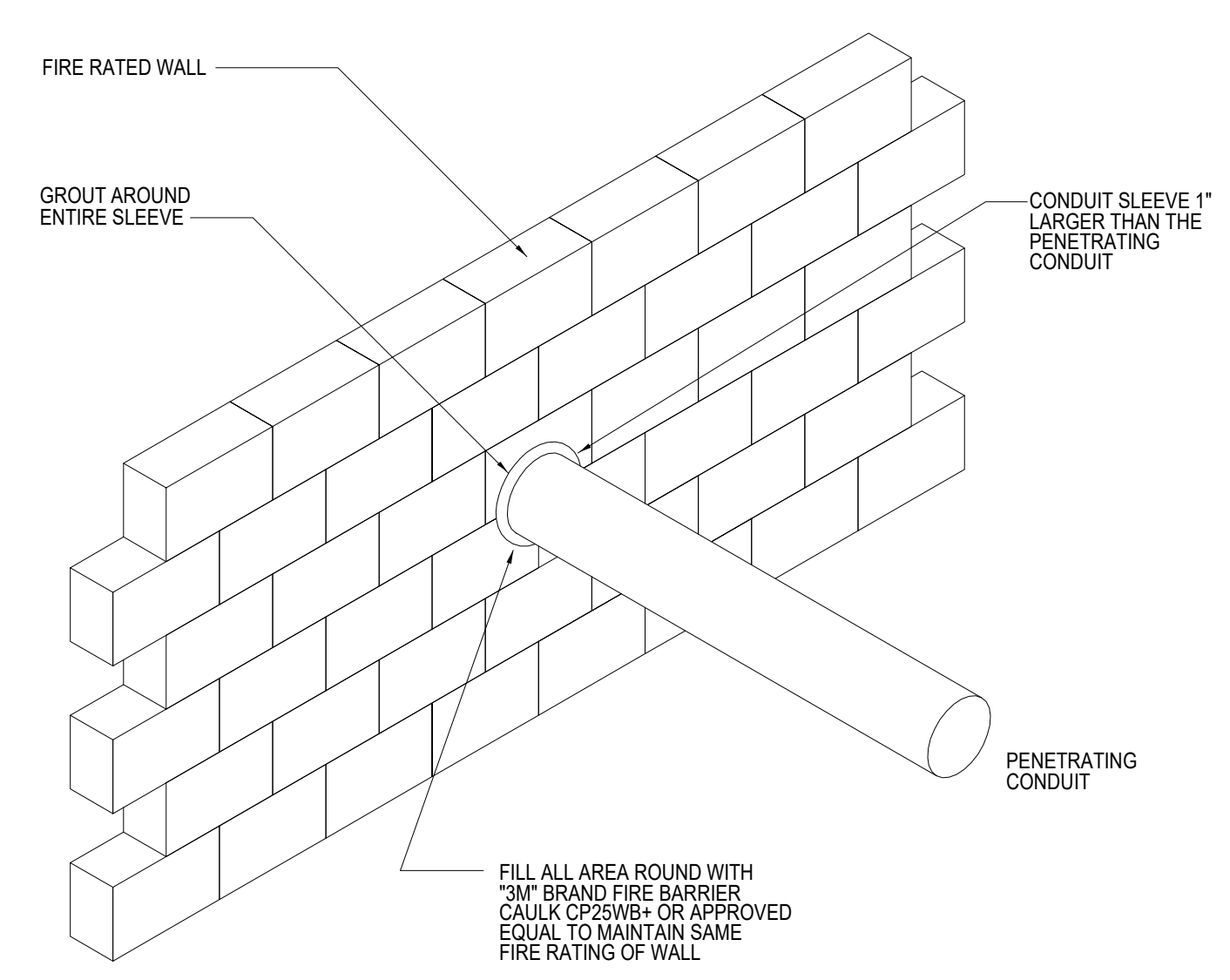
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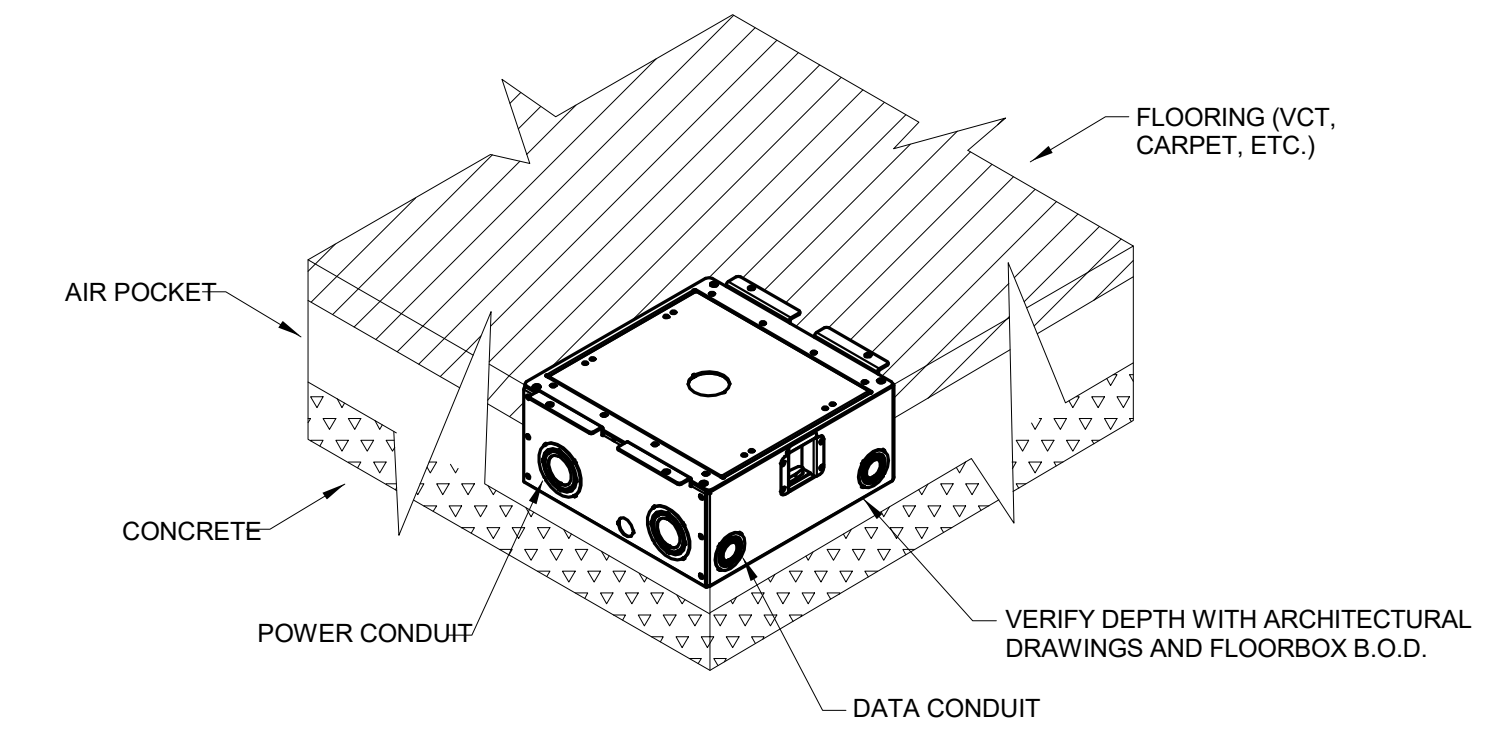
1 JUNCTION BOX COVER PLATE DETAIL
SCALE: NONE



2 ELECTRICAL EQUIPMENT CLEARANCE DETAIL
SCALE: NONE



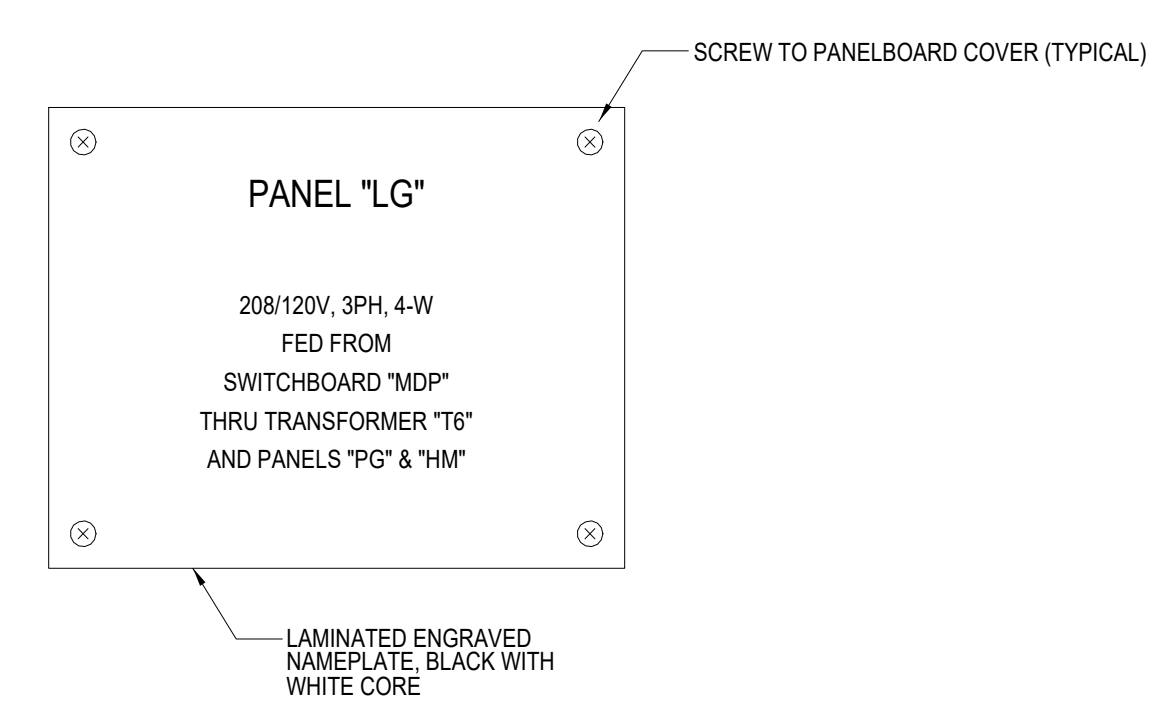
3 TYPICAL CONDUIT PENETRATION THROUGH FIRE RATED WALL DETAIL
SCALE: NONE



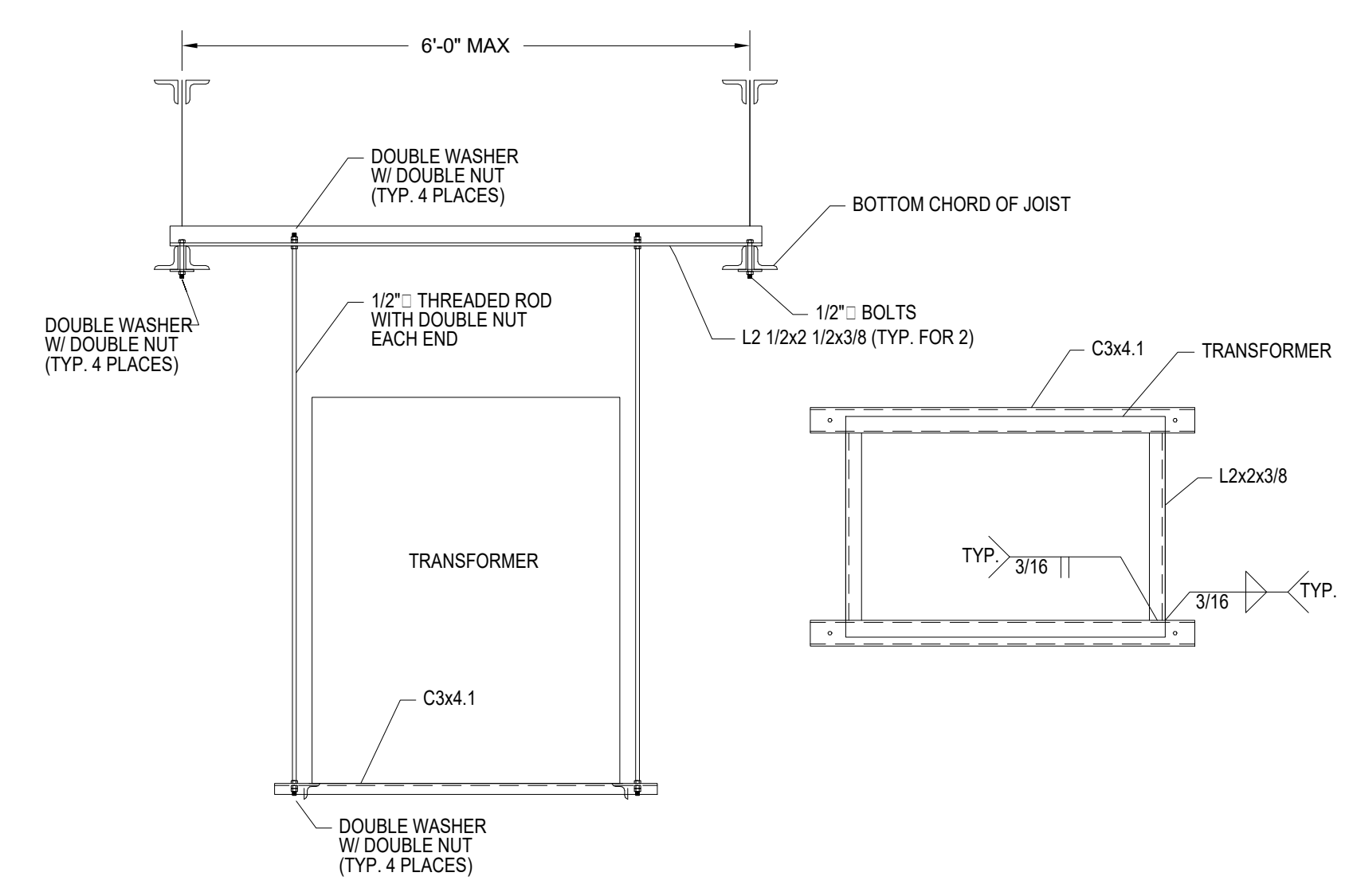
4 TYPICAL RAISED FLOOR FLOOR-BOX INSTALLATION DETAIL
SCALE: NONE

NOTES:

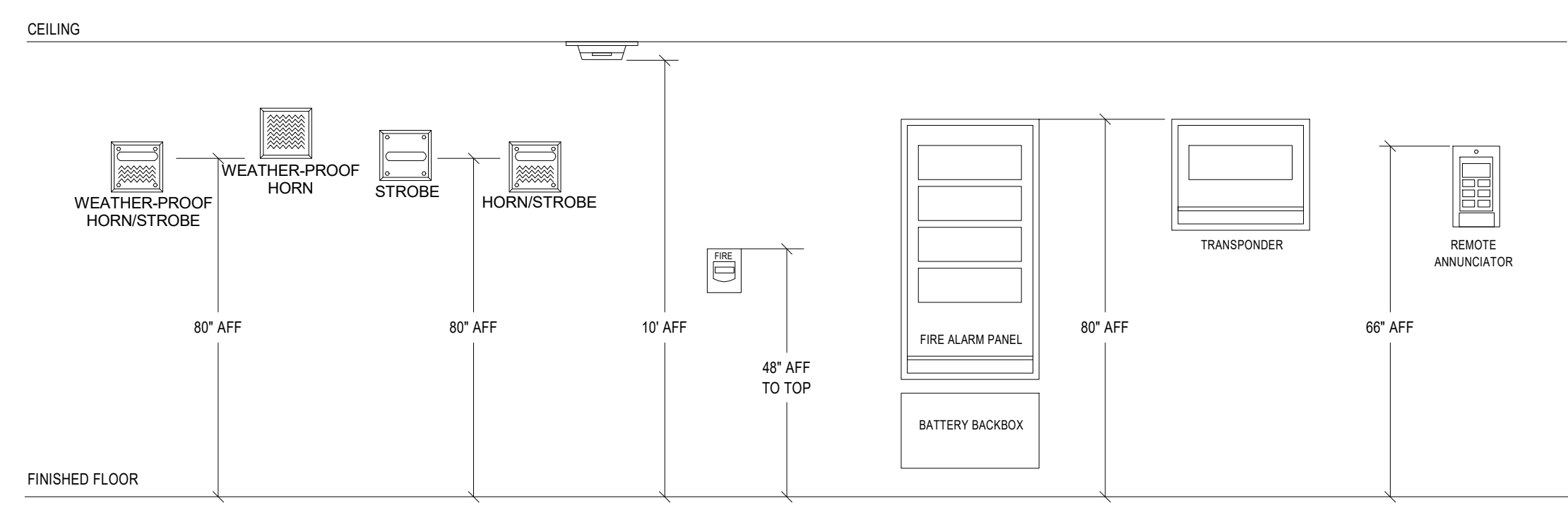
- REFER TO POWER RISER DIAGRAM FOR PROPER LABELING OF PANEL SWITCHBOARD AND TRANSFORMER.
- FOR 208/120V PANELS, PROVIDE BLACK LABELS WITH WHITE CORE.
- FOR 480/277V PANELS, PROVIDE GREEN LABELS WITH WHITE CORE.
- SUBMIT CUT SHEETS OF LABELS TO ELECTRICAL ENGINEER FOR APPROVAL.
- LETTERS SHALL BE A MINIMUM OF 3/8" HIGH.
- FOR PANELBOARDS SERVED FROM THE GENERATOR, PROVIDE RED LABELS WITH WHITE CORE.



5 SAMPLE PANELBOARD LABEL DETAIL
SCALE: NONE

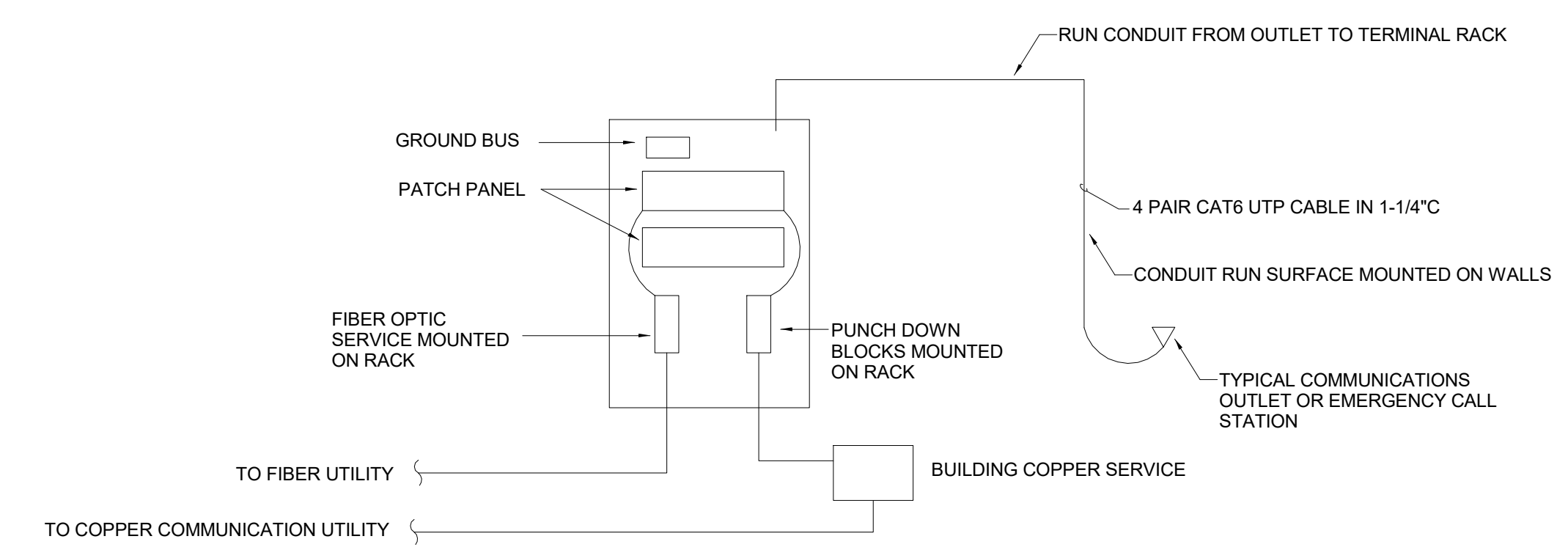


6 SUSPENDED TRANSFORMER DETAIL
SCALE: NONE

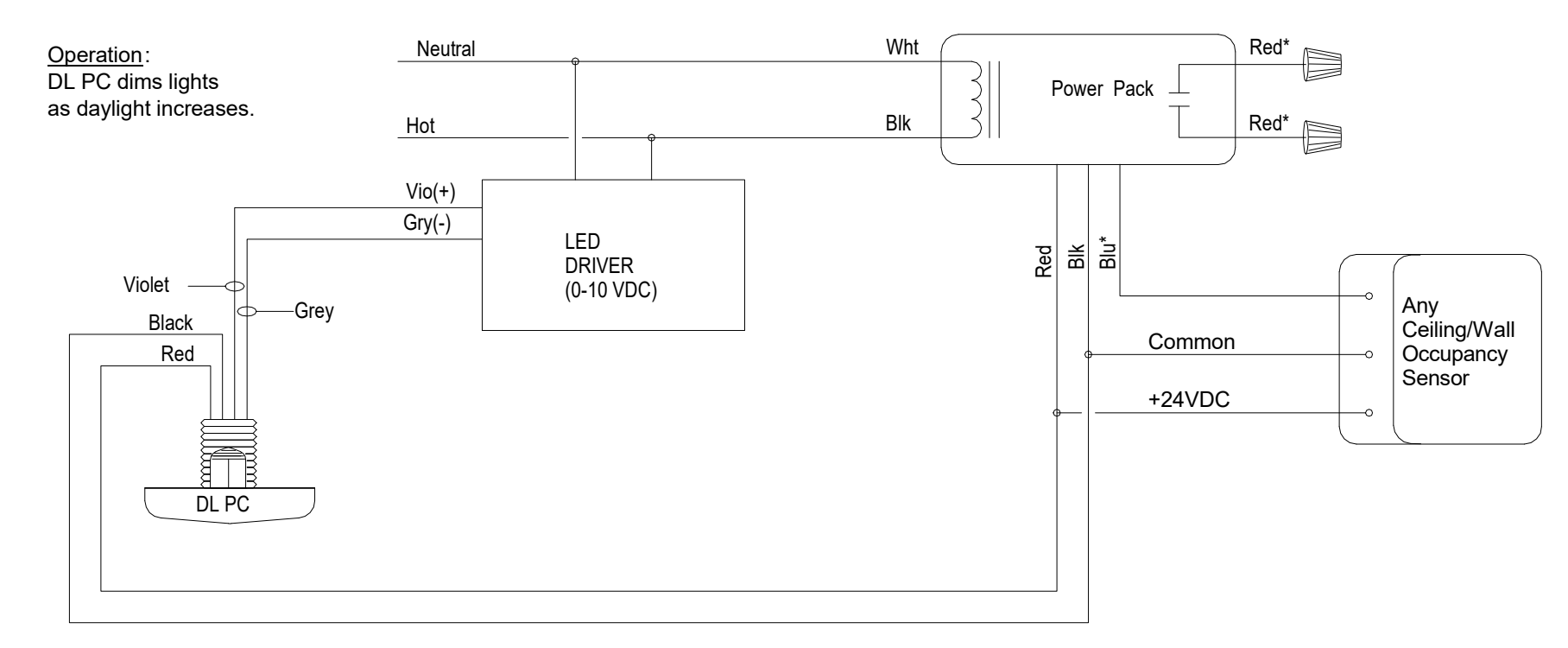


- NOTES:
- STROBES AND HORN/STROBES SHALL BE WALL MOUNTED A MAXIMUM OF 80" ABOVE THE FLOOR TO THE BOTTOM OF THE STROBE OR 6" MINIMUM BELOW THE CEILING, WHICHEVER IS LOWER. MEASUREMENTS ARE TO BE TAKEN FROM THE BOTTOM OF THE STROBE LENS.
 - MANUAL STATION SHALL BE INSTALLED AT 48" TO TOP OF DEVICE ABOVE FINISHED FLOOR.
 - WEATHER-PROOF HORN/STROBE SHALL BE WALL MOUNTED A MINIMUM OF 80" ABOVE FLOOR OR 6" MINIMUM BELOW THE CEILING, WHICHEVER IS LOWER. MEASUREMENTS ARE TO BE TAKEN FROM THE BOTTOM OF THE STROBE LENS.
 - MEASUREMENT TOLERANCES ARE ± 1/2" UND.

7 FIRE ALARM DEVICE MOUNTING HEIGHTS DETAIL
SCALE: NONE

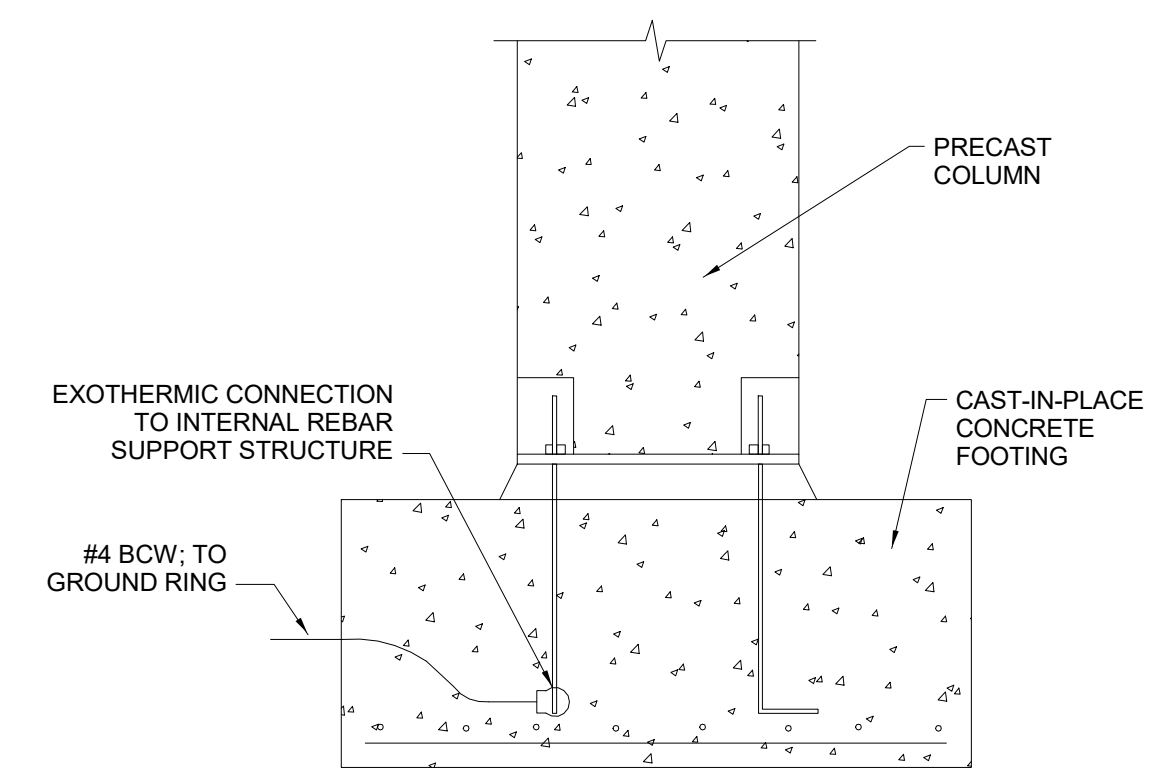


8 TEL/DATA RISER DETAIL
SCALE: NONE

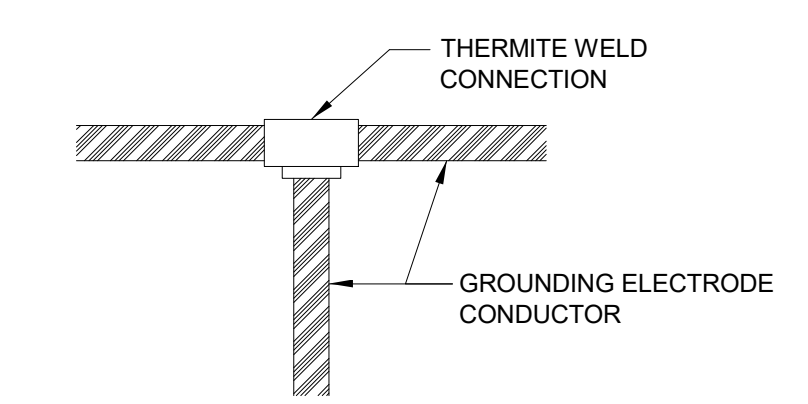


9 DAYLIGHT SENSOR DIAGRAM DETAIL
SCALE: NONE

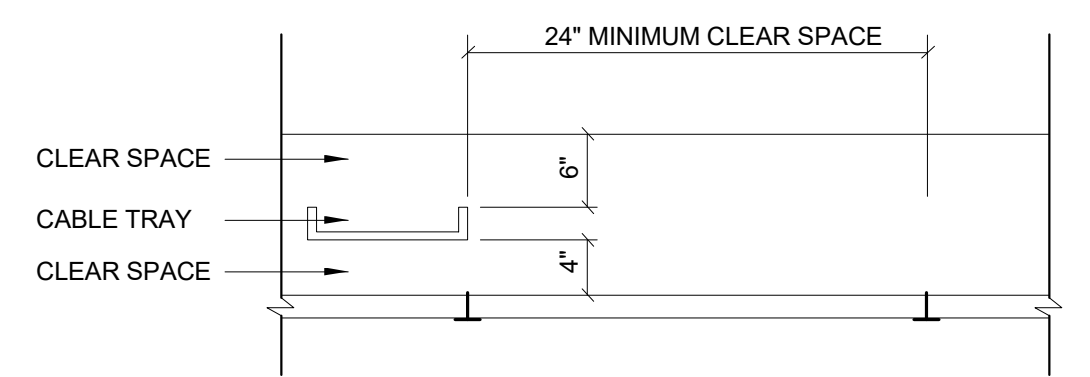
ALL FUNCTIONING, TESTING AND COMMISSIONING PER ENERGY CODE ADOPTED BY AHL.



10 TYPICAL COLUMN GROUND DETAIL
SCALE: NONE



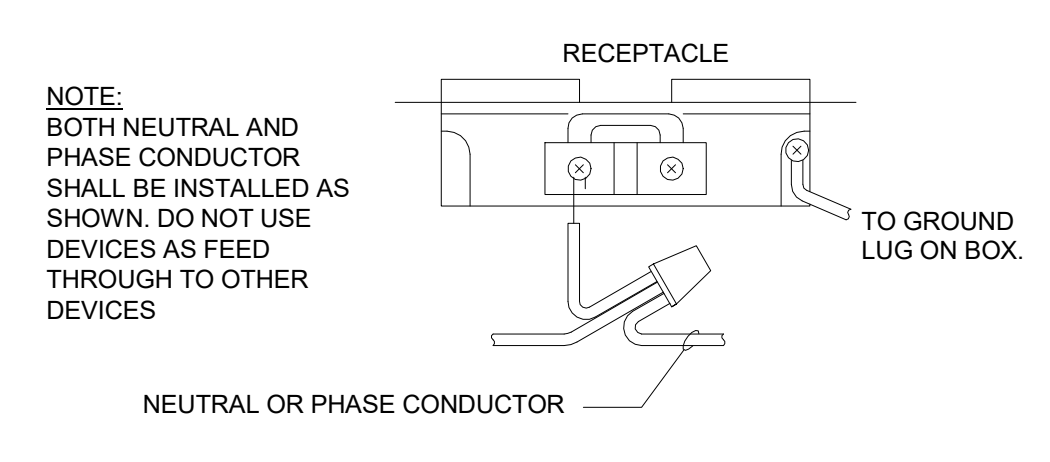
11 TYPICAL EXOTHERMIC WELD DETAIL
SCALE: NONE



- NOTES:
- CABLE TRAY SYSTEM SHALL BE INSTALLED SO THAT THERE IS AT LEAST 8 INCHES CLEAR SPACE ABOVE THE CABLE TRAY AND 4 INCHES CLEAR SPACE BELOW THE CABLE TRAY TO THE NEAREST CEILING ELEMENT (STRUCTURE, DUCTWORK, VAV BOX, LIGHTING, SPRINKLER, ETC.).
 - WHERE POSSIBLE, ALIGN EDGE OF CEILING TILE WITH EDGE OF CABLE TRAY TO ALLOW FOR EASY ACCESS.
 - HORIZONTAL PLACEMENT OF THE CABLE TRAY SHALL MAXIMIZE ACCESS TO IT, WHERE POSSIBLE, MAINTAIN A 24" HORIZONTAL CLEARANCE ON ONE SIDE OF THE TRAY TO ALLOW FOR CABLE INSTALLATION AND ACCESS. PROVIDE REMOVABLE CEILING PANELS FULL WIDTH AND CONTINUOUS LENGTH OF THIS CLEAR SPACE TO PROVIDE ACCESS FROM SPACE BELOW.

FINAL REQUIREMENTS AND LAYOUT PER OWNER DIVISION 27 CONTRACTOR VENDOR

12 TYPICAL CABLE TRAY DETAIL
SCALE: NONE



PROVIDE IDENTIFICATION AND BREAKER PROVISIONS PER NEC-210.4

13 TYPICAL MULTI-WIRE BRANCH CIRCUIT RECEPTACLE DETAIL
SCALE: NONE



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PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: EM
SHEET TITLE:
SITE PLAN - ELECTRICAL

SHEET NO. PROJ. NO. 023432

ESP-01

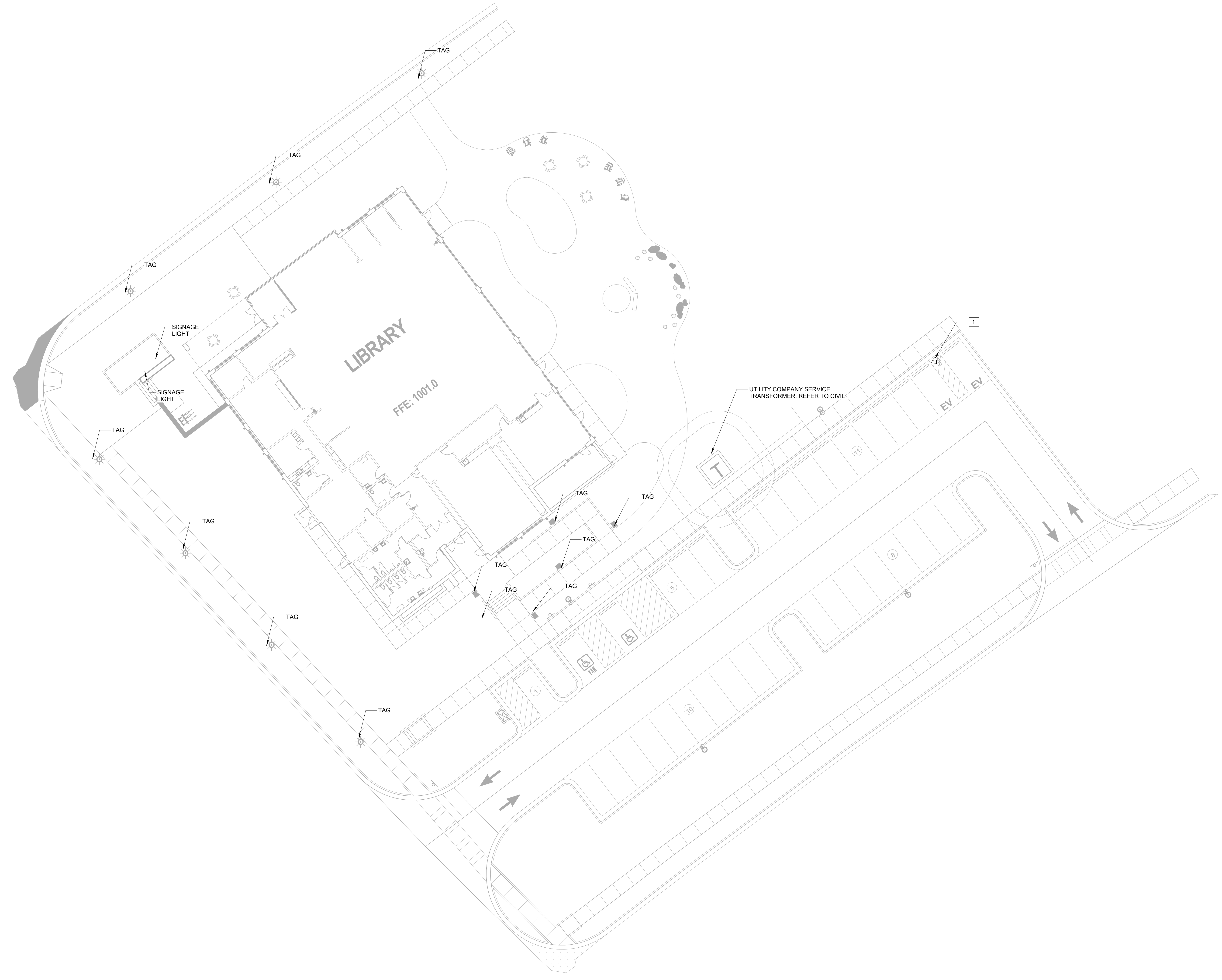
GENERAL NOTES

- CONTRACTOR TO READ THIS PLAN IN CONJUNCTION WITH CIVIL, LANDSCAPE, AND ARCHITECTURAL PLANS.
- REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL SITE INFRASTRUCTURE AND ALL UTILITY SERVICE LINES, INCLUDING WATER, STORM, AND SEWER, TO AVOID CONFLICTS AND MAINTAIN CLEARANCES. PROVIDE IN ACCORDANCE WITH UTILITY SERVICE PROVIDERS' REQUIREMENTS.
- ALL CONDUIT PATHWAYS AND LOCATIONS SHOWN ON THIS PLAN ARE DIAGRAMMATIC. PRIOR TO START OF WORK, FIELD COORDINATE ALL CONDUIT PATHWAYS AND STUB-UP/HEAD-END LOCATIONS WITH ITS RESPECTIVE SUPPLIER/VENDOR AND APPROVED ROOM LAYOUT(S), AND PROVIDE ACCORDINGLY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BUILDING(S) AND SITE UTILITIES BETWEEN CIVIL, LANDSCAPE, AND MEP DRAWINGS. CONTRACTOR SHALL CONTACT AND PERFORM ON-SITE SERVICE COORDINATION WITH ALL APPLICABLE SERVICE PROVIDERS INCLUDING POWER AND LOW VOLTAGE UTILITY COMPANIES AND PROVIDE CONDUIT(S) AND OTHER FACILITIES AS REQUIRED TO ACCOMMODATE COMPLETE INSTALLATION IN ACCORDANCE WITH SERVICE PROVIDER STANDARDS AND AHJ.
- COORDINATE ALL UNDER-GROUND SERVICE LATERALS AND ROUGH-INS WITH CIVIL, LANDSCAPE, AND ITS RESPECTIVE UTILITY PROVIDER.
- COORDINATE ALL SITE AND ROADWAY LIGHTING LOCATIONS AND ROUGH-IN REQUIREMENTS WITH ARCHITECT, OWNER PM AND CIVIL, AND PROVIDE ACCORDINGLY.
- REFER TO ELECTRICAL RISER DIAGRAM SHEETS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL PROVIDE UNDER GROUND/SLAB SERVICE AND BRANCH FEEDERS TO EACH SERVICE MAIN ENTRANCE OR HEAD-END LOCATIONS, OVERHEAD AND THROUGH BUILDING FIRE RATED/RESISTIVE CABLES/CONDUCTORS ARE ACCEPTABLE WHERE ALLOWED BY AHJ VIA WRITTEN APPROVAL LETTER.
- CONTRACTOR SHALL SUBMIT PROPOSED ELECTRICAL EQUIPMENT SHOP DRAWINGS, AND INCLUDE DIMENSIONED LAYOUT PLAN OF PROPOSED ELECTRICAL EQUIPMENT SERVICE AND METERING EQUIPMENT PER MANUFACTURER PRODUCT DATA SHEETS SHOWING ACTUAL PHYSICAL SIZES AND CODE REQUIRED CLEARANCES AT EACH SERVICE LOCATION. REPORT BACK EOR WITH ANY CONFLICTS.

KEYNOTES

- DUAL-PORT VEHICLE CHARGER STATION. PROVIDE IN-GRADE WEATHER-PROOF JUNCTION BOX AND HOMERUN WITH #8B-2#10G, IN 1.25' UNDER GROUND/SLAB CONDUIT TO PANEL 'L1'. PROVIDE (2)AIA BREAKERS WITH GFCI IN PANEL 'L1'. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.

- SITE LIGHTING AND SIGNAGE NOTES:**
- NOT ALL SCOPE OF WORK UNDER OTHER CONSULTANTS ARE SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO REVIEW AND COORDINATE WITH OWNER PM.
 - COORDINATE SITE LIGHTING ELECTRICAL REQUIREMENTS AND ASSOCIATED PROVISIONS WITH UTILITY COMPANY AND OWNER PM, AND PROVIDE ACCORDINGLY.
 - ALL UNDER GROUND/SLAB CONDUIT ROUTINGS AND STUB-UP LOCATIONS SHALL BE COORDINATED WITH CIVIL, ARCHITECTURAL, AND STRUCTURAL.
 - REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR EXACT LOCATION AND REQUIREMENTS OF FIXTURES AND DEVICES WITH ELECTRICAL BRANCH CIRCUITRY AND ASSOCIATED PROVISIONS.
 - PRIOR TO START OF WORK, CONFIRM ALL SIGNAGE INCLUDING EXTERIOR WALL MOUNTED, MONUMENT AND PYLON SIGNS' ELECTRICAL ROUGH-INS AND BRANCH CIRCUITRIES WITH SIGNAGE VENDOR AND ARCHITECTURAL DRAWINGS.
 - ALL SITE LIGHTING AND SIGNAGE SERVED VIA BUILDING ELECTRICAL PANELBOARD SHALL BE PROVIDED WITH MINIMUM 1" CONDUIT WITH #10 AWG.



1 SITE PLAN - ELECTRICAL
1/16" = 1'-0"

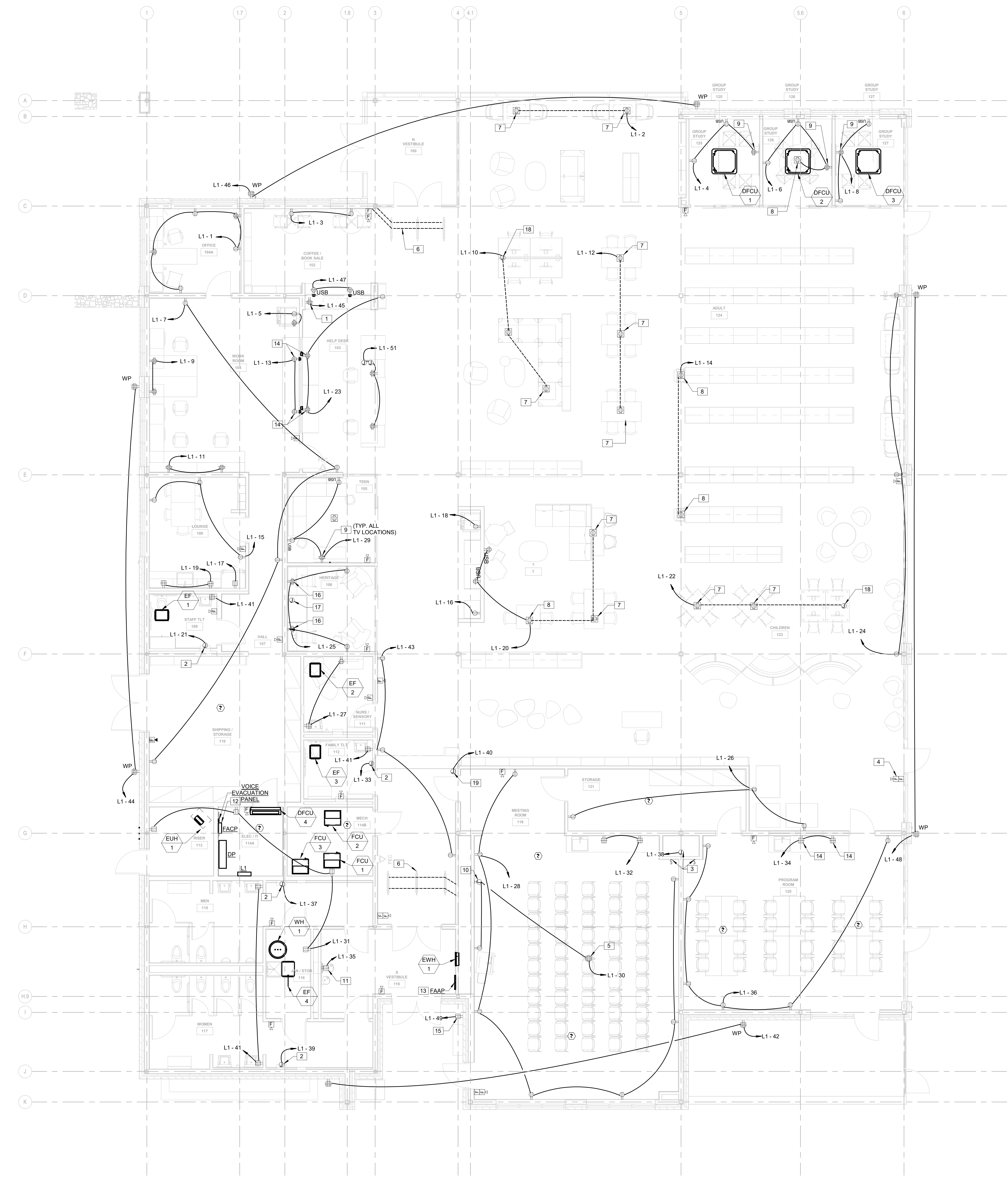


GENERAL NOTES

- REFER TO OTHER DISCIPLINES' DRAWINGS AND SCHEDULES FOR EXACT LOCATION OF EQUIPMENT AND ADDITIONAL ROUGH-IN REQUIREMENTS INCLUDING FSD AND MOD DEVICES.
- PRIOR TO ROUGH-IN, COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF ALL OUTLETS, DEVICES AND FIXTURES WITH ARCHITECT.
- PRIOR TO ROUGH-IN, CONFIRM ALL FLOOR OUTLET AND STUB-UP LOCATIONS WITH ARCHITECTURAL AND FURNITURE DIMENSIONED DRAWINGS.
- COORDINATE ALL COMMUNICATION REQUIREMENTS WITH LOW VOLTAGE CONSULTANT AND DIVISIONS 27 & 28 CONTRACTORS. CONFIRM EXACT LOCATION AND TYPE OF BOXES, OUTLETS, AND EQUIPMENT PRIOR TO ROUGH-IN.
- COORDINATE ALL LOW VOLTAGE INCLUDING COMMUNICATION, PHONE, SECURITY AND FIRE ALARM WITH DIVISION 27 AND DIVISION 28 CONTRACTORS, AND PROVIDE ALL ROUGH-INS AND ASSOCIATED PROVISIONS ACCORDINGLY.
- COORDINATE ELECTRICAL WORK WITH EXISTING CONDITIONS AND THAT OF OTHER TRADES. REFER TO MECHANICAL, PLUMBING, ARCHITECTURAL, AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. COORDINATION SHALL OCCUR PRIOR TO FABRICATION, PURCHASE, AND INSTALLATION OF WORK.
- PRIOR TO ROUGH-IN, COORDINATE ALL EQUIPMENT AND DEVICE REQUIREMENTS WITH OWNER'S SUPPLIER(S) AND PROVIDE ACCORDINGLY.
- CONFIRM ALL OUTLET/DEVICE AND PLATE COLOR/FINISH WITH ARCHITECT. COLOR AND FINISH SHALL MATCH SURROUNDING FINISHES, UNLESS APPROVED BY ARCHITECT AND OWNER PM.
- TECHNICAL RECEPTACLES NOT ASSOCIATED WITH MODULAR FURNITURE SHALL BE DARK GRAY. PRIOR TO PURCHASE, CONTRACTOR SHALL SUBMIT ALL OUTLETS, DEVICES, AND COVER-PLATES COLOR/FINISH WITH ARCHITECT AND OWNER PM, AND PROVIDE ACCORDINGLY.
- THE LOW VOLTAGE CABLING SUPPORT SYSTEM PATHWAY IS TO BE ADJUSTED TO AVOID CONFLICTS WITH OTHER TRADES. PRIOR TO INSTALLATION, FULLY COORDINATE WITH OTHER TRADES SUCH AS MECHANICAL TO AVOID CONFLICTS WITH DUCTWORK AND PIPING AS THOSE SYSTEMS TAKE PRECEDENT. ALSO COORDINATE WITH THE LIGHTING SYSTEM AS THAT SYSTEM TAKES PRECEDENT. INDEPENDENTLY SUPPORT THIS PATHWAY SYSTEM FROM STRUCTURE ABOVE NOT SIDE WALLS OR FRAMING, AND NOT OTHERS SYSTEMS SUCH AS DUCTWORK OR PIPING.
- COORDINATE SECURITY DEVICES AND ASSOCIATED POWER SUPPLIES/COMPONENTS WITH OWNER'S SECURITY CONSULTANT AND VENDOR/CONSULTANT.
- PROVIDE ALL NECESSARY ROUGH-INS AND ASSOCIATED PROVISIONS TO ACCOMMODATE ALL LOW VOLTAGE DEVICE. IN ADDITION, COORDINATE WITH OWNER'S SECURITY CONSULTANT FOR EXACT LOCATION, HEIGHT, MOUNTING TYPE, AND ALL REQUIREMENTS, PRIOR TO ROUGH-IN.
- REFER TO HVAC/PLUMBING SHEETS FOR FINAL LOCATIONS OF EQUIPMENT/DEVICES AND QUANTITIES OF THERMOSTATS AND SENSORS, AND PROVIDE ACCORDINGLY. COORDINATE WITH HVAC/PLUMBING CONTRACTORS FOR EXACT REQUIREMENTS AND PROVIDE ACCORDINGLY.
- PRIOR TO ROUGH-IN, COORDINATE MOUNTING HEIGHT/LOCATION OF ALL RECEPTACLES AND LOW VOLTAGE OUTLET/DEVICES IN ALL AREAS INCLUDING OFFICES AND MULTI-PURPOSE ROOMS WITH OWNER'S PROJECT MANAGER.
- ALL LOW VOLTAGE AND SECURITY ROOMS INCLUDING DATA CENTER AND IT ROOMS ARE TO BE APPROVED BY OWNER LOW VOLTAGE CONTRACTOR AND IN ACCORDANCE WITH OWNER STANDARDS, DESIGN GUIDES AND REQUIREMENTS. PRIOR TO START OF WORK, CONTRACTOR SHALL PERFORM ON SITE MEETING WITH OWNER LOW VOLTAGE CONTRACTOR AND REVIEW ALL ELECTRICAL AND LOW VOLTAGE ROUGH-INS AND REQUIREMENTS, AND PROVIDE ACCORDINGLY. EQUIPMENT, DEVICES AND FIXTURES SHOWN ON THESE PLANS ARE SYMBOLIC. ACTUAL ROOM LAYOUT AND ELECTRICAL REQUIREMENTS MAY DIFFER.
- CONFIRM ALL FLOOR OUTLET AND POKE THRU DEVICE LOCATIONS WITH DIMENSIONED ARCHITECTURAL AND FURNITURE DRAWINGS. LOCATIONS SHOWN ON THESE PLANS ARE DIAGRAMMATIC.

ELECTRICAL KEYNOTES

NO.	NOTE
1	PROVIDE RECEPTACLE WITH SHALLOW BACKBOX INSIDE CABINET/CASEWORK. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION AND ROUGH-IN REQUIREMENTS WITH ARCHITECT AND CASEWORK VENDOR, AND PROVIDE ACCORDINGLY.
2	HAND DRYER. PRIOR TO ROUGH-IN, COORDINATE EXACT LOCATION AND ROUGH-IN REQUIREMENTS INCLUDING MOUNTING HEIGHT WITH ARCHITECTURAL, AND PROVIDE ACCORDINGLY.
3	BID ALTERNATE-1. OPERABLE PARTITION. INCLUDE IN BID ALL COST FOR ELECTRICAL AND CONTROL CONSOLE ROUGH-INS, BRANCH CIRCUITRY, CABLING AND ASSOCIATED PROVISIONS TO ACCOMMODATE COMPLETE AND FULLY FUNCTIONAL SYSTEM. PRIOR TO BID, CONFIRM EXACT LOCATIONS AND REQUIREMENTS WITH ARCHITECT AND OPERABLE PARTITION VENDOR.
4	DEVICE/OUTLET MOUNTED ON GLASS. PROVIDE ROUGH-IN AND CABLING PRIOR TO ROUGH-IN. CONFIRM EXACT LOCATION AND REQUIREMENTS WITH ARCHITECTURAL AND RESPECTIVE DIVISION CONTRACTOR, AND PROVIDE ACCORDINGLY.
5	CEILING MOUNTED PROJECTOR. PROVIDE CEILING MOUNTED DUPLEX RECEPTACLE AND LOW VOLTAGE OUTLET. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION WITH ARCHITECT AND OWNER PM.
6	RFID GATE. PROVIDE FLUSH FLOOR BOX AND CONDUIT TO HEAD-END CONTROL BOX. PRIOR TO START OF WORK, COORDINATE EXACT REQUIREMENTS AND STUB-UP LOCATIONS WITH ARCHITECT AND OWNER SECURITY VENDOR, AND PROVIDE ACCORDINGLY.
7	PROVIDE FLUSH FLOOR-BOX WITH (2) DUPLEX RECEPTACLES. PROVIDE (1)3/4" UNDER SLAB CONDUIT TO NEAREST WALL/COLUMN, IN THE DIRECTION OF ELECTRICAL PANELBOARD. PRIOR TO START OF WORK, CONFIRM EXACT STUB-UP LOCATION, CORE SIZE/SHAPE, MATERIAL (DEVICE AND FLOOR SYSTEM) AND COLOR/FINISH WITH ARCHITECT AND INTERIOR DESIGNER, AND PROVIDE ACCORDINGLY. MODULAR FURNITURE WITH PRE-WIRED OUTLETS, LOCATE FLOOR BOX AT LEG/BASE.
8	PROVIDE FLUSH 2-COMPARTMENT FLOOR-BOX WITH (1) DUPLEX RECEPTACLE AND (2) LOW VOLTAGE OUTLETS WITH (4) PORTS. PROVIDE (1)3/4" CONDUIT FOR POWER AND (2) CONDUIT FOR LOW VOLTAGE UNDER SLAB TO NEAREST WALL/COLUMN, IN THE DIRECTION OF ELECTRICAL PANELBOARD FOR POWER AND MDF/IDF ROOM FOR LOW VOLTAGE. STUB-UP LOW VOLTAGE CONDUIT TO 6" ABOVE FINISHED CEILING. PRIOR TO START OF WORK, CONFIRM EXACT STUB-UP LOCATION, CORE SIZE/SHAPE, MATERIAL (DEVICE AND FLOOR SYSTEM) AND COLOR/FINISH WITH ARCHITECT AND INTERIOR DESIGNER, AND PROVIDE ACCORDINGLY. MODULAR FURNITURE WITH PRE-WIRED OUTLETS, LOCATE FLOOR BOX AT LEG/BASE.
9	TV/MONITOR DISPLAY. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION, MOUNTING HEIGHT, AND ROUGH-IN REQUIREMENTS WITH ARCHITECT AND LOW VOLTAGE, AND PROVIDE ACCORDINGLY.
10	PROVIDE 3-BUTTON SWITCH CONTROLLING MOTORIZED PROJECTOR SCREEN. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION AND WIRING REQUIREMENTS WITH ARCHITECT AND OWNER PM.
11	WATER FOUNTAIN. PRIOR TO ROUGH-IN, COORDINATE LOCATION WITH PLUMBING CONTRACTOR, AND PROVIDE ACCORDINGLY.
12	LOCATION OF FIRE ALARM AND PA SYSTEM CONTROL PANEL. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION AND REQUIREMENTS WITH OWNER PM, FIRE ALARM ENGINEER, AND LOW VOLTAGE CONTRACTOR, AND PROVIDE ACCORDINGLY.
13	FIRE ALARM PANEL. LOCATION ON THIS PLAN IS SYMBOLIC. CONFIRM EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT AND FIRE ALARM ENGINEER, AND PROVIDE ACCORDINGLY.
14	MOUNT RECEPTACLE HORIZONTALLY ABOVE COUNTER-TOP. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL.
15	PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION & REQUIREMENTS WITH LOCKER VENDOR.
16	PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION, MOUNTING HEIGHT & REQUIREMENTS WITH ARCHITECTURAL & FURNITURE VENDOR TO PROVIDE ACCORDINGLY.
17	PROVIDE CONNECTION TO BACKLIT LIGHTING. PRIOR TO ROUGH-IN, CONFIRM EXACT LOCATION & REQUIREMENT WITH CIVIL PLANS. CONFIRM SWITCHING WITH SUPPLIER. PROVIDE CONTROL SWITCH AS NEEDED.
18	PROVIDE FLUSH 2-COMPARTMENT FLOOR-BOX WITH (2) DUPLEX RECEPTACLE AND (2) LOW VOLTAGE OUTLETS WITH (4) PORTS. PROVIDE (1)3/4" CONDUIT FOR POWER AND (1)2" CONDUIT FOR LOW VOLTAGE UNDER SLAB TO NEAREST WALL/COLUMN, IN THE DIRECTION OF ELECTRICAL PANELBOARD FOR POWER AND MDF/IDF ROOM FOR LOW VOLTAGE. STUB-UP LOW VOLTAGE CONDUIT TO 6" ABOVE FINISHED CEILING. PRIOR TO START OF WORK, CONFIRM EXACT STUB-UP LOCATION, CORE SIZE/SHAPE, MATERIAL (DEVICE AND FLOOR SYSTEM) AND COLOR/FINISH WITH ARCHITECT AND INTERIOR DESIGNER, AND PROVIDE ACCORDINGLY. MODULAR FURNITURE WITH PRE-WIRED OUTLETS, LOCATE FLOOR BOX AT LEG/BASE.
19	PROVIDE JUNCTION BOX TO POWER MOTORIZED SECURITY GRILLE. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH MOTORIZED SECURITY PROVIDER PRIOR TO ROUGH-IN.



1 LEVEL 1 PLAN - ELECTRICAL
3/16" = 1'-0"

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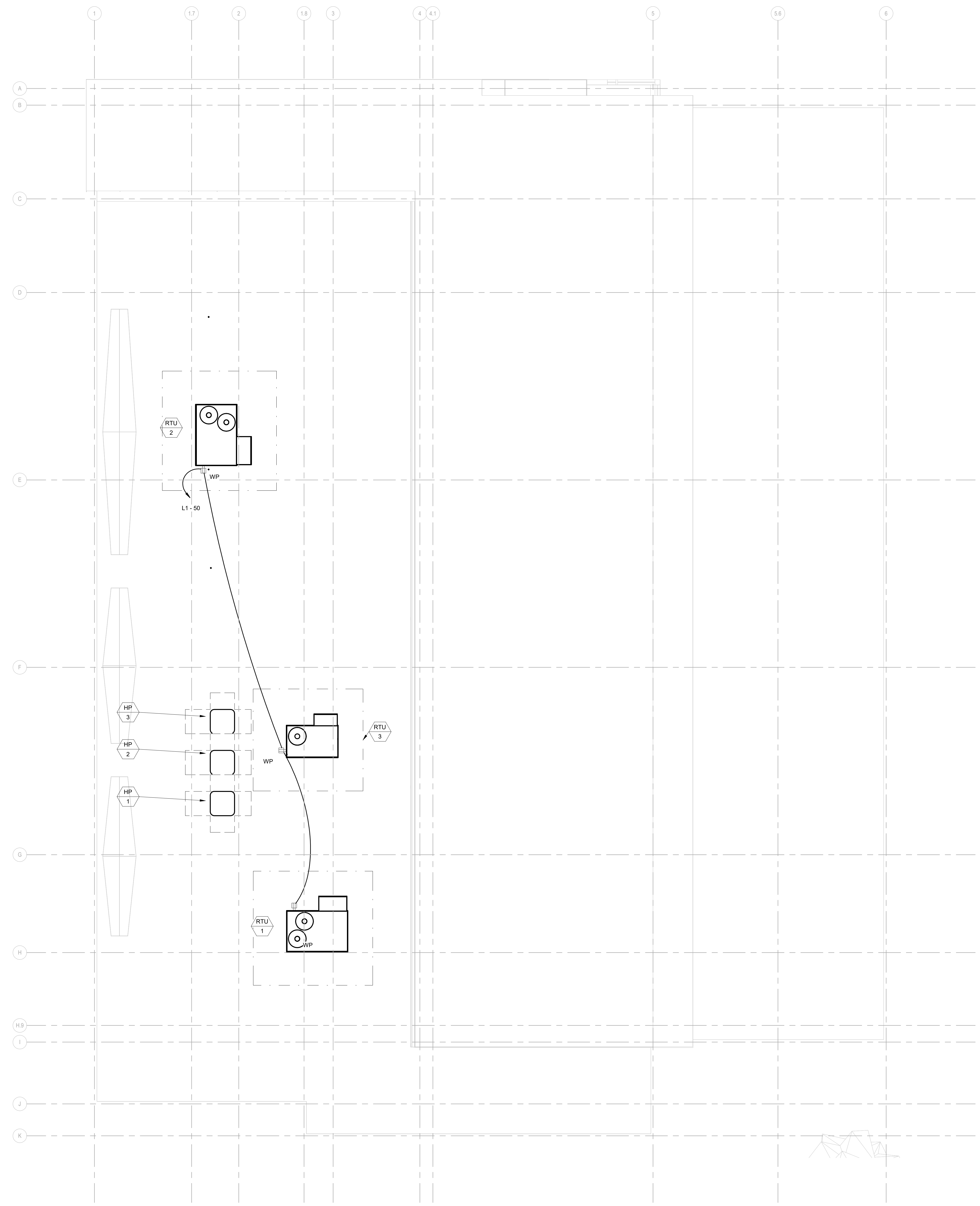
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E110



- GENERAL NOTES**
1. REFER TO OTHER DISCIPLINES' DRAWINGS AND SCHEDULES FOR EXACT LOCATION OF EQUIPMENT AND ADDITIONAL ROUGH-IN REQUIREMENTS INCLUDING FSD AND MOD DEVICES.
 2. PRIOR TO ROUGH-IN, COORDINATE ALL DUCT AND SMOKE DETECTORS WITH MECHANICAL DRAWINGS AND DIVISION-28 CONTRACTOR. PROVIDE ALL ROUGH-INS AND ASSOCIATED PROVISIONS TO ACCOMMODATE COMPLETE AND CODE COMPLIANT INSTALLATION.
 3. PRIOR TO ROUGH-IN, COORDINATE EXACT LOCATION OF ALL OUTLETS AND DISCONNECT SWITCHES WITH ARCHITECT AND ITS RESPECTIVE DISCIPLINE. CONTRACTOR SHALL PROVIDE ALL SUPPORTS AND ASSOCIATED PROVISIONS TO ACCOMMODATE COMPLETE AND CODE COMPLIANT INSTALLATION.
 4. MAINTAIN CODE REQUIRED CLEARANCES AND WORKING SPACE TO ALL DISCONNECT SWITCHES AND ELECTRICAL COMPONENTS PER CODE.
 5. ALL RECEPTACLES SHALL BE GFCI WITH IN-USE WEATHER-PROOF COVER.
 6. ALL DISCONNECTS SHALL BE NEMA-3R LISTED.
 7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS OF ALL ELECTRICAL OUTLETS, DEVICES AND DISCONNECTS. REPLACE DAMAGED WITH NEW.
 8. PROVIDE ADDITIONAL SERVICE RECEPTACLES AS NEEDED TO MEET NEC 210.63. PROVIDE ALL SUPPORTS AND ASSOCIATED PROVISIONS NECESSARY TO ACCOMMODATE CODE COMPLIANT INSTALLATION OF ALL RECEPTACLES ON ROOF.



1 ROOF PLAN - ELECTRICAL
3/16" = 1'-0"

AZALEA REGIONAL LIBRARY SYSTEM
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ISSUE DATE: 2024.06.28
 PHASE: CONSTRUCTION DOCUMENTS
 SHEET ISSUE:
 NO. DATE DESCRIPTION
 C 2024.06.28 CONSTRUCTION DOCS PRICING

PRINCIPAL IN CHARGE:
 PROJECT ARCHITECT:
 DRAWN BY: EM
 SHEET TITLE:
ROOF PLAN - POWER & SYSTEMS

SHEET NO. PROJ. NO.
 023432

E111



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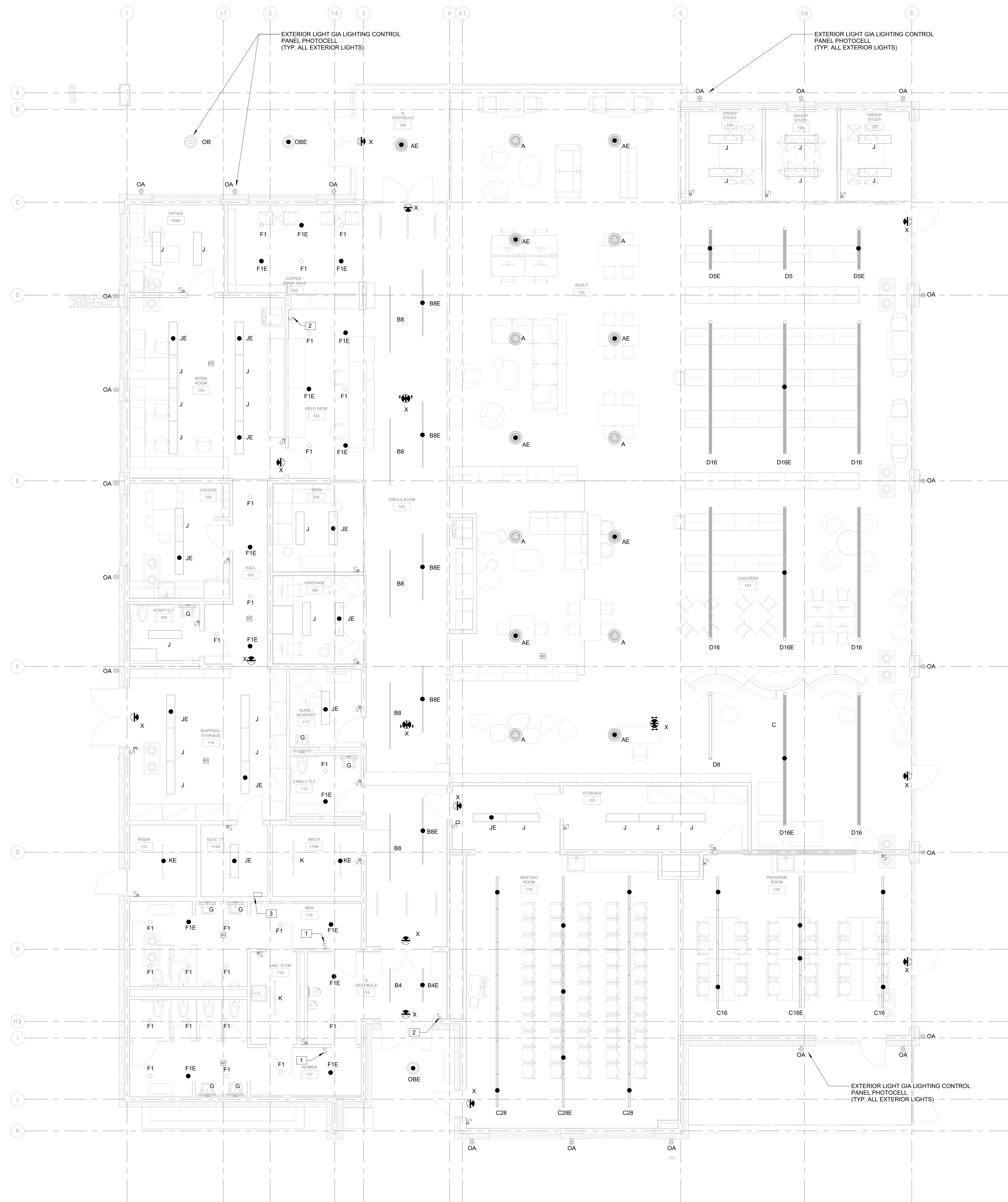
GENERAL NOTES

- REFER TO ARCHITECTURAL LIFE SAFETY PLANS FOR PATH OF EGRESS AND PROVIDE EMERGENCY LIGHTING BRANCH CIRCUIT ACCORDINGLY TO ACCOMMODATE CODE REQUIRED EMERGENCY ILLUMINATION.
- REFER TO LIGHTING DESIGNER DRAWINGS AND SCHEDULES FOR LOCATION AND REQUIREMENTS OF ALL LIGHTING CONTROLS, LIGHTING ZONES, CABLING, AND ASSOCIATED PROVISIONS, AND PROVIDE ACCORDINGLY.
- MINIMUM LIGHTING BRANCH CIRCUITS SHALL BE #10, 1410G-3/4" UNO. MAINTAIN 3% VOLTAGE DROP PER EACH LIGHTING BRANCH CIRCUIT. UPSIZE BRANCH CIRCUIT CONDUCTORS AND PROVIDE BREAKER WITH APPROPRIATE LUG-SIZE TO ACCOMMODATE UPSIZED BRANCH CIRCUITRY.
- PROVIDE HOMERUN FOR EACH LIGHTING BRANCH CIRCUIT NOTED ON THESE PLANS. COMBINE NO MORE THAN (3) BRANCH CIRCUITS IN SAME RACEWAY, UNLESS CONDUCTOR RATING ARE ADJUSTED IN ACCORDANCE WITH CODE.
- REFER TO ARCHITECTURAL CEILING REFLECTED DRAWINGS AND SCHEDULES FOR EXACT LOCATION OF LIGHT FIXTURES, MOUNTING REQUIREMENTS PER CEILING TYPE, AND PROVIDE ACCORDINGLY.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS AND SCHEDULES AND PROVIDE ALL PARTS/ACCESSORIES REQUIRED TO ACCOMMODATE COMPLETE FIXTURE INSTALLATION PER CEILING TYPE.
- REFER TO LIGHTING DESIGNER DRAWINGS, CONTROLS, AND SCHEDULES FOR EXACT LIGHTING REQUIREMENTS, AND PROVIDE ACCORDINGLY.
- PROVIDE DEDICATED PHASE CONDUCTOR FOR ALL EXIT SIGNS AND BATTERY BACK FIXTURES/COMPONENT OF EMERGENCY LIGHTING. CONNECT TO NEAREST LIGHTING BRANCH CIRCUIT IN SAME AREA/SPACE, AND CONNECT AHEAD OF LIGHTING CONTROLS.
- WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING.
- NOT ALL ROOMS ARE SHOWN WITH INTERIOR SUCH AS SHELVING. CONTRACTOR SHALL ADJUST ALL LIGHTING MOTION SENSORS IN EACH AREA/SPACE IN A FASHION TO COVER ENTIRE AREA/SPACE.
- ALL LIGHTING MOTION SENSORS SHALL BE DUAL TECHNOLOGY.
- PROVIDE DUAL ZONE DAYLIGHT SENSORS. ALL LIGHT FIXTURES IN DAYLIGHT ZONES SHALL BE DIMMABLE AND IN ACCORDANCE WITH ENERGY CODE OR LEED CERTIFICATION, WHICHEVER IS MORE RESTRICTING.
- PROVIDE ALL TESTING, COMMISSIONING, AND CERTIFICATION OF LIGHTING CONTROLS IN ACCORDANCE WITH ENERGY CODE AND LEED CERTIFICATION.

REFER TO LIGHTING DESIGNER DRAWINGS FOR ALL LIGHTING ZONES, CONTROLS LOCATIONS AND WIRING INCLUDING DIMMING, DAYLIGHTING, OCCUPANCY SENSORS, ETC.

ELECTRICAL KEYNOTES

NO.	NOTE
1	PROVIDE KEYED SWITCH OR WITH LOCKABLE COVER. CONFIRM WITH OWNER PM, AND PROVIDE ACCORDINGLY.
2	MASTER LIGHTING CONTROL HUB AND OVERRIDE. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH LIGHTING DESIGNER, AND PROVIDE ACCORDINGLY.
3	LIGHTING CONTROL PANEL. PROVIDE 120VAC BRANCH CIRCUIT. PRIOR TO START OF WORK, CONFIRM EXACT LOCATION AND REQUIREMENTS WITH LIGHTING DESIGNER, AND PROVIDE ACCORDINGLY.



1 LEVEL 1 PLAN - LIGHTING
3/16" = 1'-0"

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PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY: EM
SHEET TITLE:
REFLECTED CEILING PLAN - ELECTRICAL

SHEET NO. PROJ. NO. 023432

E210

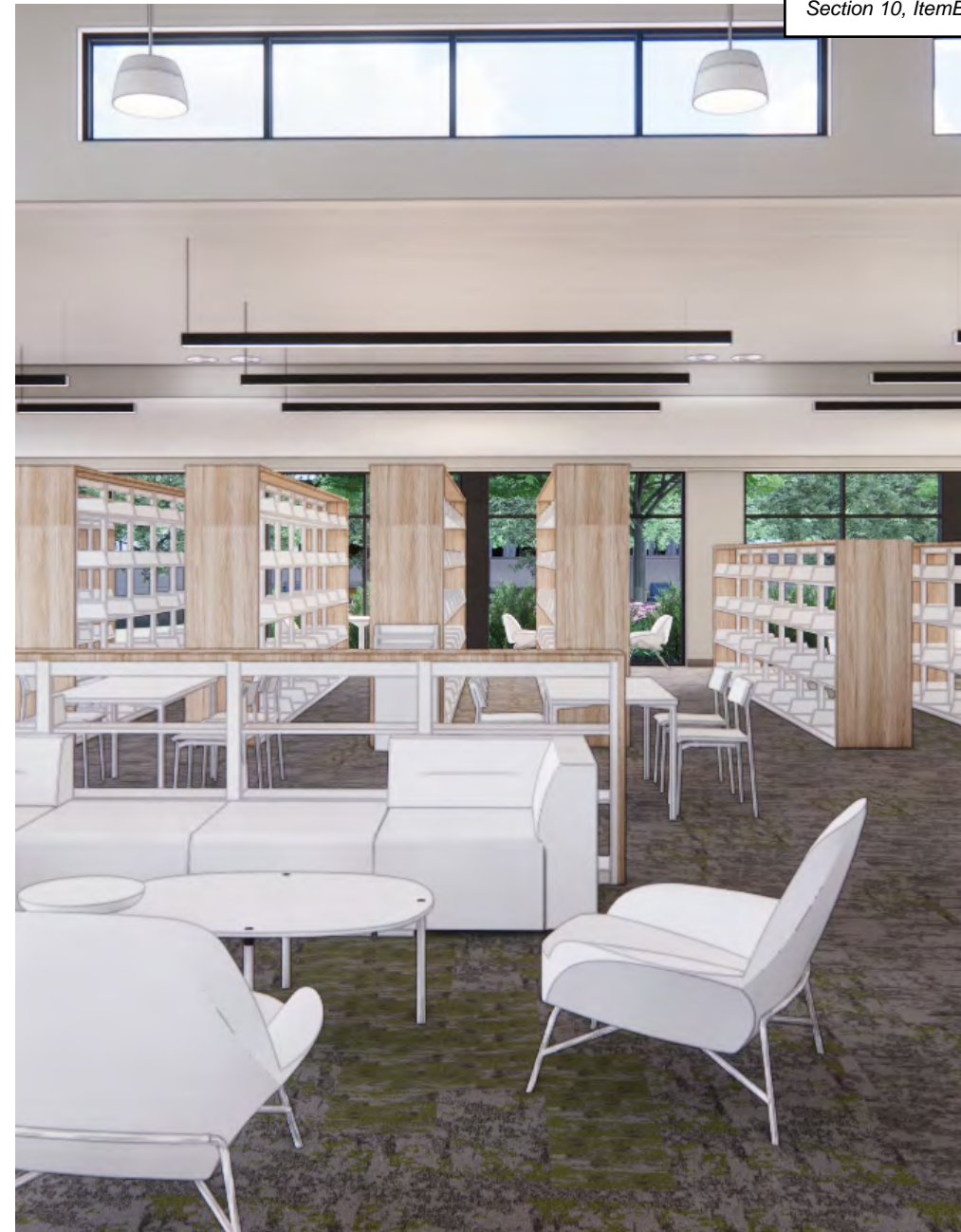


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**mcmillan
pazdan
smith**

ARCHITECTURE

MPS project # 023432

EXHIBIT "E"

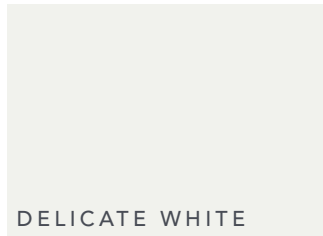
PAINT

FIELD



HIKERS PARADISE

CEILING



DELICATE WHITE

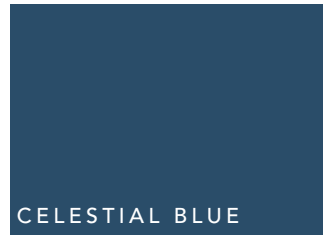
ACCENT COLORS



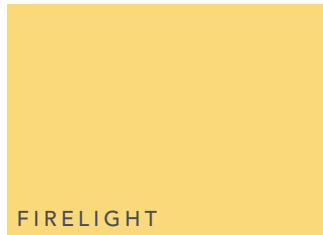
MOSS RING



AQUA BLUE



CELESTIAL BLUE



FIRELIGHT

CARPET - ADULT, TEEN, AND CHILDREN'S SPACES

FIELD



MOHAWK | BARK COMMUNITY

ACCENT FIELD



MOHAWK | MACRO - JEWEL



MOHAWK | MICRO - JEWEL

LVT - CORRIDORS AND BREAK ROOM



MOHAWK | REFORESTATION - YOSEMITE



RENDERING VIEW FROM CHILDREN'S AREA

CARPET - GROUP STUDY



MOHAWK | MACRO - SKY SHIELD



MOHAWK | MACRO - FELTED FRINGE



MOHAWK | MACRO - GOLD DUST

FLOCKED FLOORING - PROGRAM + MEETING RM



J+J | CARBON COPY



J+J | DIGITAL - COMPASS

WALK-OFF



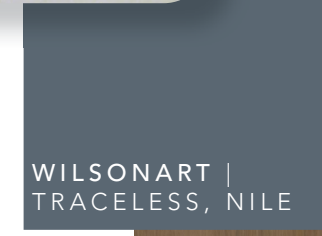
J+J | INCOGNITO

LAMINATE & SOLID SURFACE

Section 10, Item B.



HIMACS | GRAY TEAK



WILSONART | TRACELESS, NILE



WILSONART | FRENCH PEAR

ACCENT WALL TILE



STUDIO COLLECTION | FORM 4X12

EPOXY FLOORING



RESUFLOL | DECO QUARTZ BC23



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ENTRY



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BOOK SALE









