

Entrance Construction Documents

The Village at Herrington

Land Lots 448, 449, 488 & 489
 2nd District, 1st Section
 Forsyth County, Georgia

Prepared for:

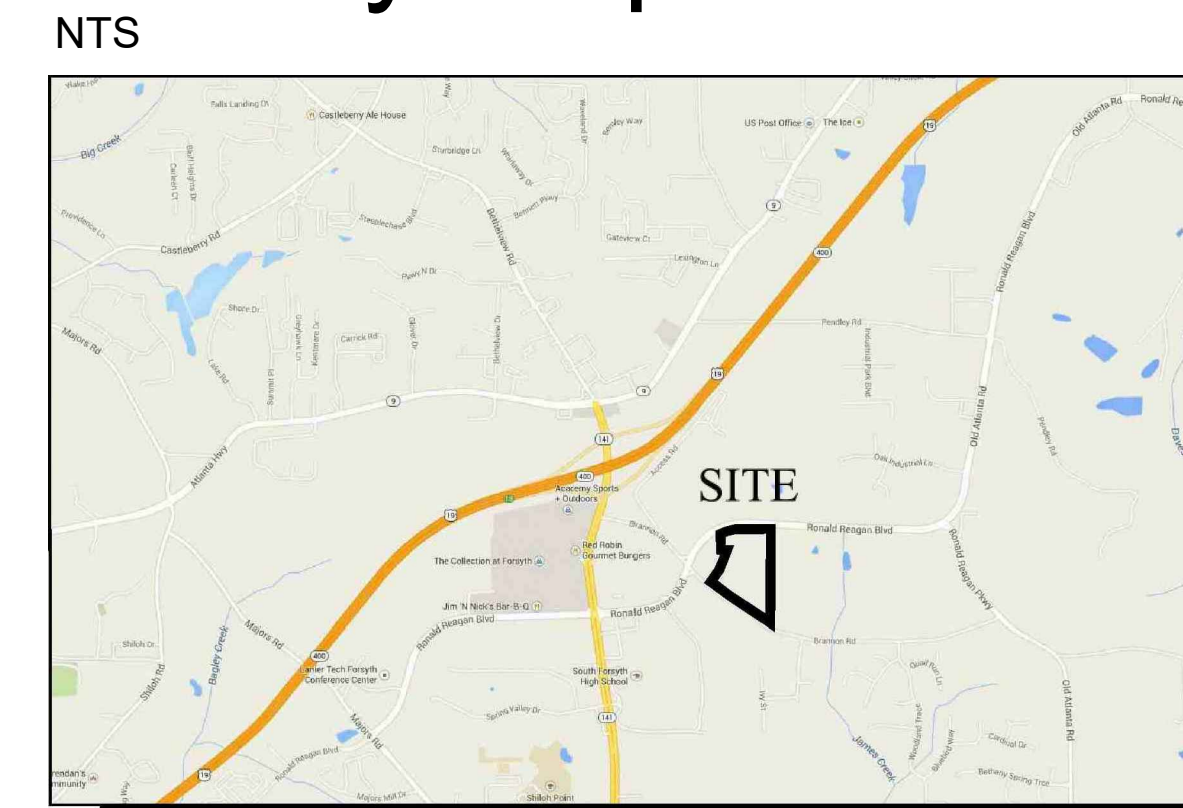


Atlanta Division
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 Alpharetta, Georgia 30005
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Sheet Index:

	COVER SHEET
H1	HARDSCAPE PLAN
H2	DETAILS

Vicinity Map



General Notes:

1. A separate permit may be required for each sign.
2. A building permit may be required for each sign with a foundation.
3. The 2012 IBC w/ Georgia amendments 2014 & 2015 shall apply.
4. Concrete to have a 28 day compressive strength F'c of 3,000 psi w/ max. slump of 4"=-1". Exposed concrete shall be air entrained.
5. Steel bar reinforcement to be ASTM A615 grade 60 (footings and reinforced cmu).
6. Provide standard horizontal joint reinforcement at 16" o.c. vertically (dur-c-wal) or equal.
7. CMU to be ASTM C-90 w/ prism strength (F'm)=1500 psi.
8. Mortar shall be type M or S (not type N) and conform to ASTM C270.
9. Masonry for this project to have periodic inspections. The allowable stresses have been reduced by half.
10. All concrete construction to conform to ACI 318-11 construction code.
11. Contractor is responsible for notifying utility companies and have them mark or re-mark their facilities.
12. Contractor is responsible for structural integrity of all elements.
13. Landscape architect shall be contacted immediately for any and all field conflicts or concerns.
14. Upon request from contractor, LA will provide surveyor a cad file for staking and layout of all walls and columns.

Masonry Notes:

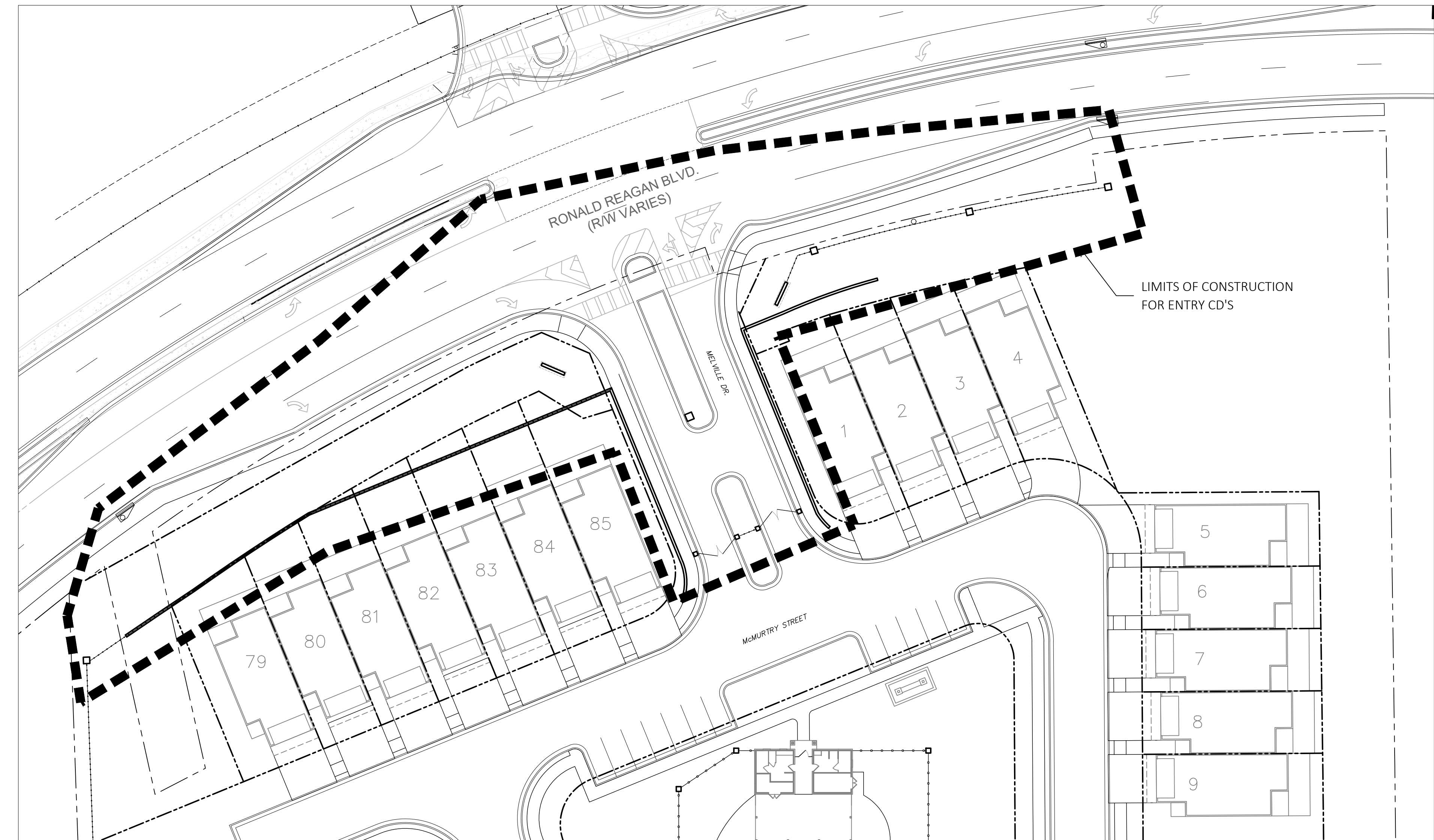
1. Ashlar stone to be "ashlar squared fieldstone" by Fieldstone Center of Georgia' or equal; contractor to provide samples for LA approval.
2. Stone banding, framing & cap selection samples to be provided to LA for approval.

Lighting Notes:

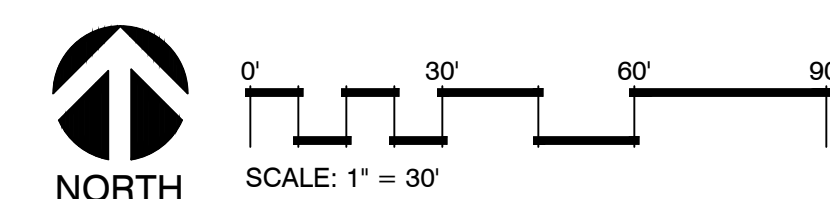
1. Contractor to provide samples and/or shop drawings for low voltage lighting; lights to be warm color LED.
2. 100 amp/120 volt gfci circuit breaker per sign.
3. (2) outlets, (1) being constant and (1) being being run by a photo cell.
4. Contractor responsible for obtaining all electrical inspections & permits.
5. UDC Section 16-4.21
 - (A) Fixture Type
 - (1) Commercial and Industrial Zoning Districts. All outdoor lighting shall be Full Cutoff Fixtures except the following:
 - (a) Pedestrian light fixtures fourteen (14) feet in height or less may be Cutoff or Semi-Cutoff Fixtures.
 - (b) Uplighting of flags, steeples, monuments buildings and landscaping must be narrow beam, shielded luminaries. Illuminance at the level of the illuminated objects shall not exceed ten (10) foot-candles.

Sign Notes:

1. HDU sign panel.
2. Sign contractor to provide sign panel template prior to monument construction.
3. Signage shown on plans is for design purposes, sign contractor to provide mounting and lighting drawings.



Site Plan



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SEAL		

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REVISIONS		
REV.	DATE	REMARKS

PROJECT TITLE
<p>The Village at Herrington Land Lots 448, 449, 488 & 489 2nd District, 1st Section Cumming, Georgia 30041 Prepared for: Beazer Homes</p>

SHEET TITLE
Cover Sheet

DRAWN: MD
CHECKED: CS

DATE
September 18, 2018

<input type="checkbox"/> CLIENT REVIEW
<input type="checkbox"/> FOR PERMIT / REVIEW
<input type="checkbox"/> BID SET
<input checked="" type="checkbox"/> CONSTRUCTION

SHEET NUMBER