

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. Reinforced masonry grout for filling cells to meet ASTM C-476 w/ slump of 11".
8. CMU to be ASTM C-90 w/ prism strength (F'm)=1500 psi.
9. Mortar shall be type M or S (not type N) and conform to ASTM C270.
10. Masonry for this project to have periodic inspections. The allowable stresses have been reduced by half.
11. All concrete construction to conform to ACI 318-11 construction code.
12. Contractor is responsible for notifying utility companies and have them mark or re-mark their facilities.
13. Contractor is responsible for structural integrity of all elements.
14. Landscape architect shall be contacted immediately for any and all field conflicts or concerns.
15. 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:

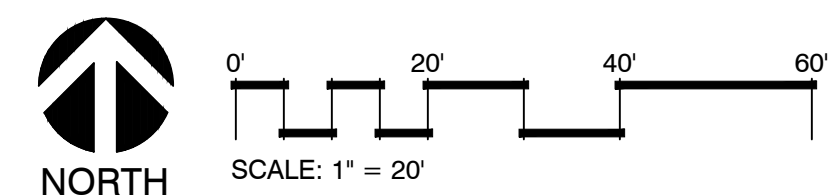
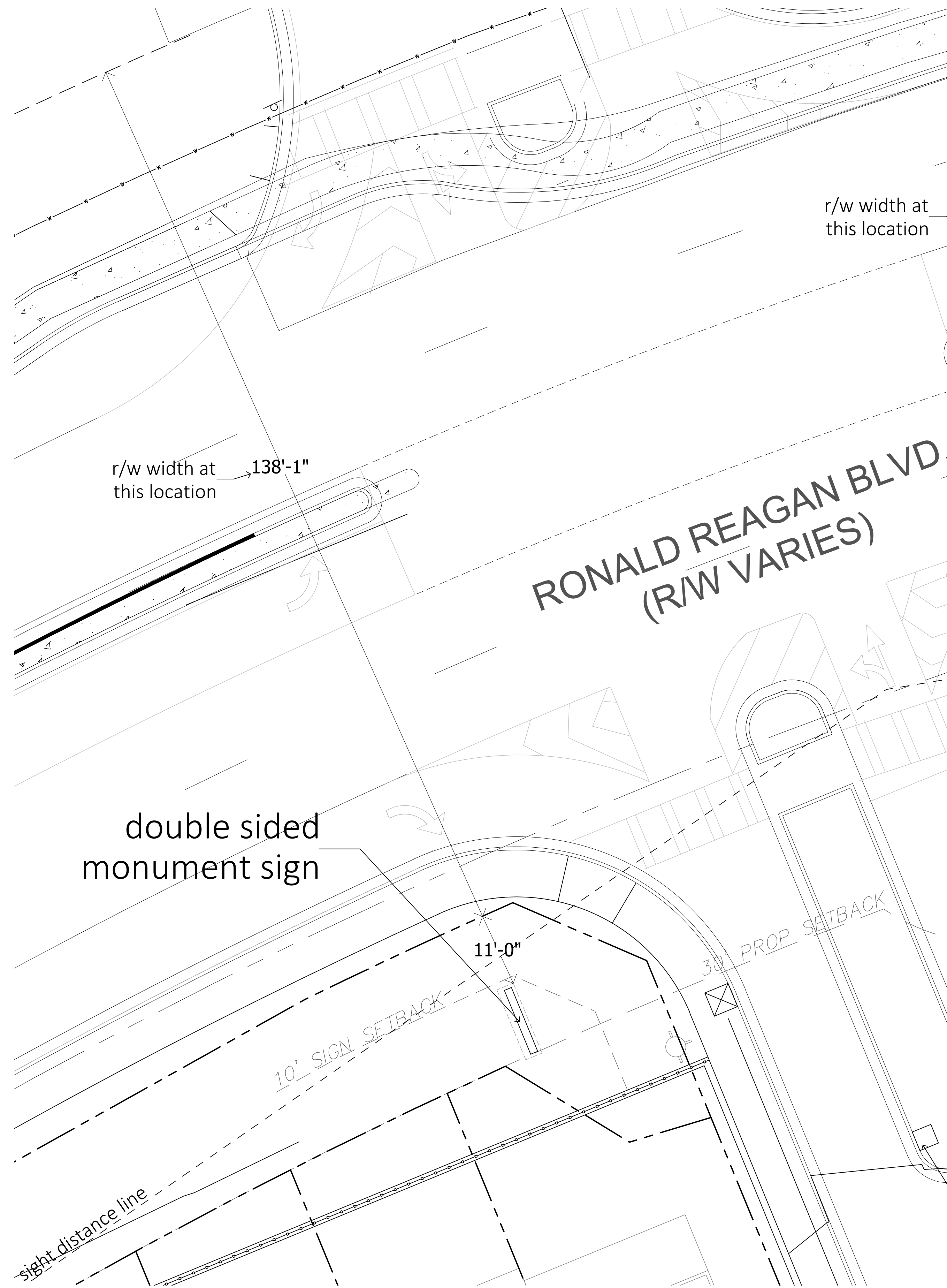
1. Contractor to provide samples and/or shop drawings for low voltage lighting; lights to be warm color LED.
2. 100 amp/120 volt gfci circuit breaker per sign.
3. (2) outlets, (1) being constant and (1) being being run by a photo cell.
4. Contractor responsible for obtaining all electrical inspections & 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, sheilded luminaries. Illuminance at the level of the illuminated objects shall not exceed ten (10) foot-candles.
6. Light Spillage
 - (1) Commercial and Industrial Zoning Districts. Outdoor Lighting shall be designed so as to minimize light spillage to not more than one (1) foot-candle along any residential or agricultural property line and two (2) foot-candles at any public street right-of-way, commercial, or industrial property line.
 - (2) Residential and Agricultural Zoning Districts. Street lights, amenity area lighting, and lighting for non-residential uses shall be designed so as to minimize light spillage along the exterior of the development to not more than one (1) foot-candle along any residential or agricultural property line and two (2) foot-candles at any public street right-of-way, commercial, or industrial property line.

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.



Right of Way must be clearly marked and labeled on site.
Monument signs must be 10' off the Right of Way.



SEAL

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REVISIONS		
REV.	DATE	REMARKS
1	12.19.18	per county comments
2	1.18.19	per monument location

PROJECT TITLE

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

SHEET TITLE

Monument Sign West - Site Plan Survey

DRAWN: MD
CHECKED: CS

DATE

September 18, 2018

- CLIENT REVIEW
- FOR PERMIT / REVIEW
- BID SET
- CONSTRUCTION

SHEET NUMBER