City of Dunwoody Georgia
Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

MEMORANDUM

To: Mayor & City Council

From: Allegra DeNooyer, Planner II

Date: September 8, 2025

Subject: ZBA 25-16 – 4770 N Peachtree Road, Parcel ID # 18 354 01 005

REQUEST

The City of Dunwoody seeks a variance from Chapter 16, Section 78 to allow the replacement of a City of Dunwoody maintenance facility and associated improvements in the 75-foot stream buffer.

CITY COUNCIL, 8.25.25

Mayor and City Council held a public hearing regarding the subject case on August 25, 2025. At that meeting, Councilman Heneghan requested an updated analysis of the percentage of greenspace at Brook Run Park. The updated percentage of greenspace at Brook Run Park is 86%, which meets the requirement of the deed restriction for a minimum of 70% of the property to be greenspace.

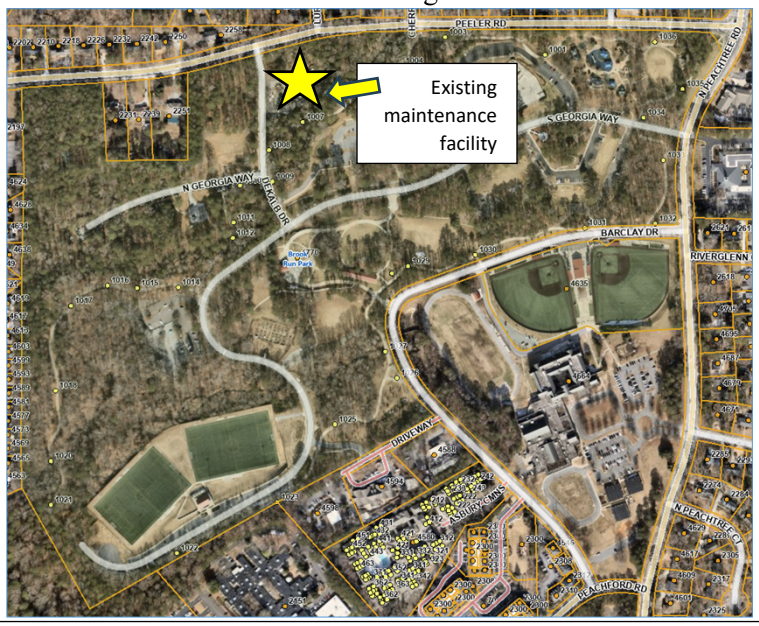
APPLICANT

Property Owner:
City of Dunwoody

BACKGROUND & PROPOSED DEVELOPMENT

The subject lot, 4770 N Peachtree Road, Brook Run Park, is zoned Single-dwelling Residential-85 (R-85) and abuts R-100 to the north and east, R-85 to the east and south, O-I to the south, and RA-5 to the west. The subject lot is 110 acres and is currently developed as Brook Run Park.

Aerial image:

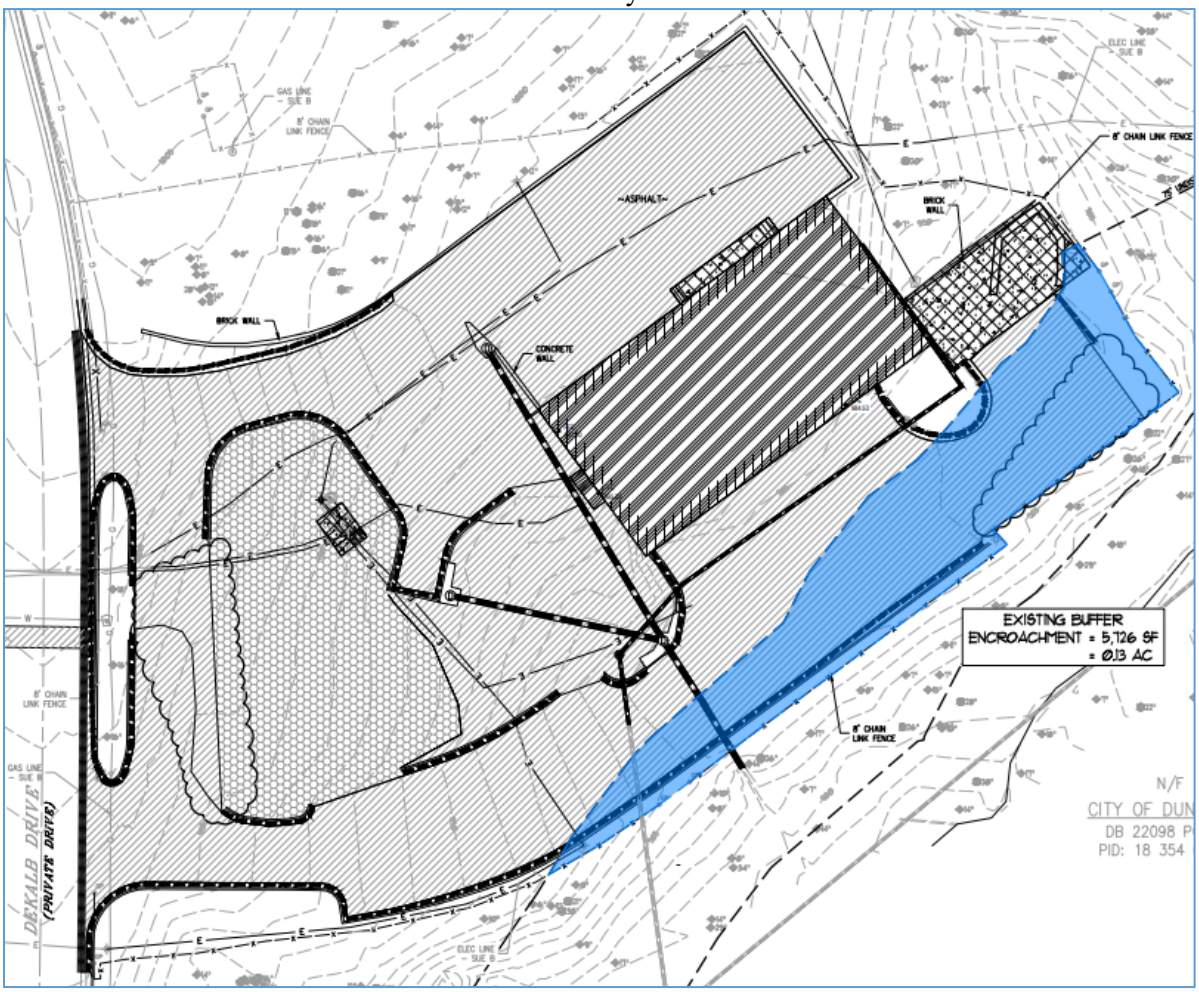


Zoning map:



There are two streams that cross through the property on its western half. In 2019, a variance, MC 19-01, was issued to the property in order to encroach into the 75-foot stream buffer for construction and grading associated with the construction of two soccer fields and associated improvements. The existing City of Dunwoody maintenance facility that is proposed to be replaced is located in Brook Run Park off of DeKalb Drive. In 2022, there was a fire that damaged the building. A portion of the asphalt (5,726 SF) surrounding the maintenance facility encroaches into the 75-foot stream buffer.

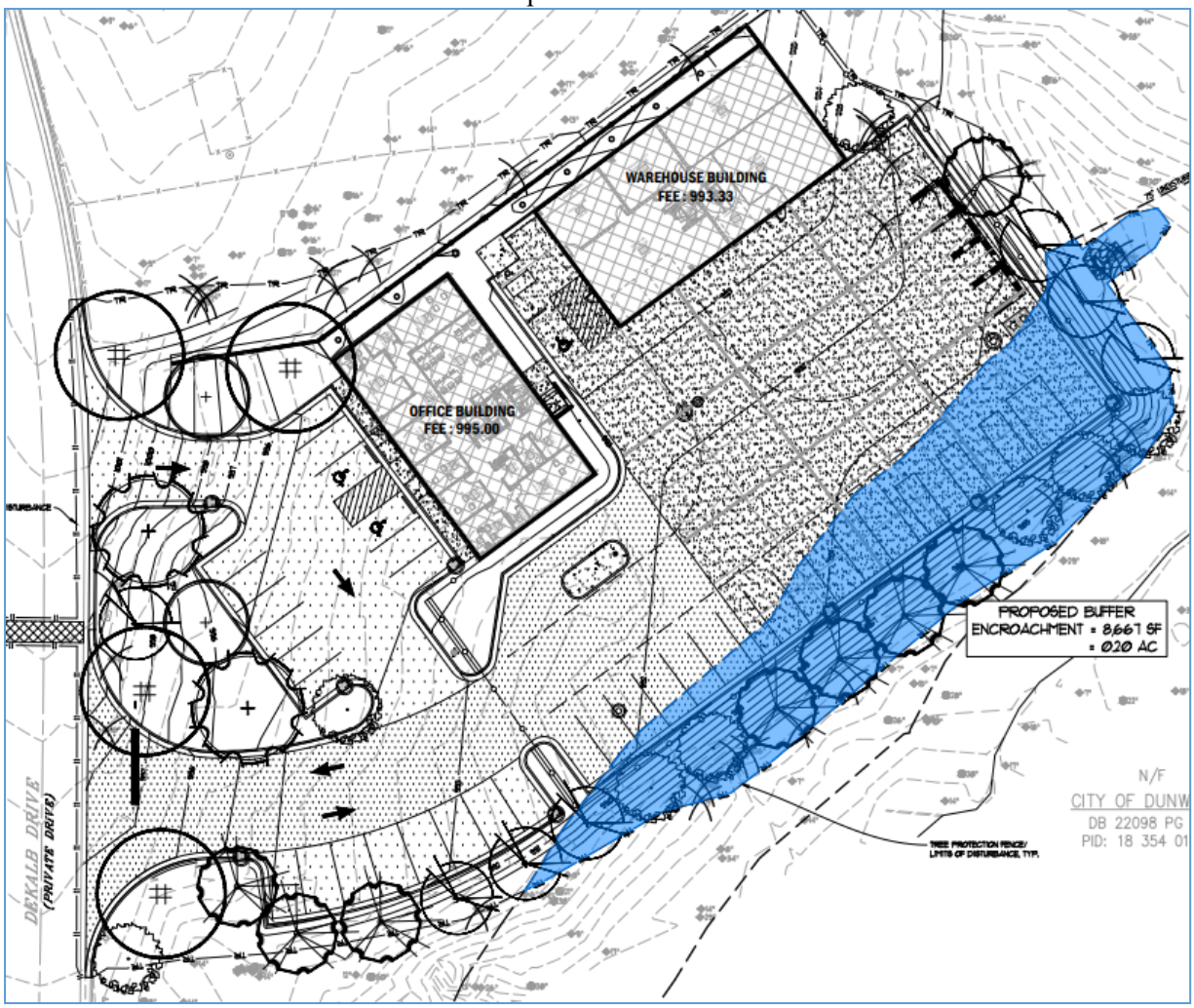
Survey



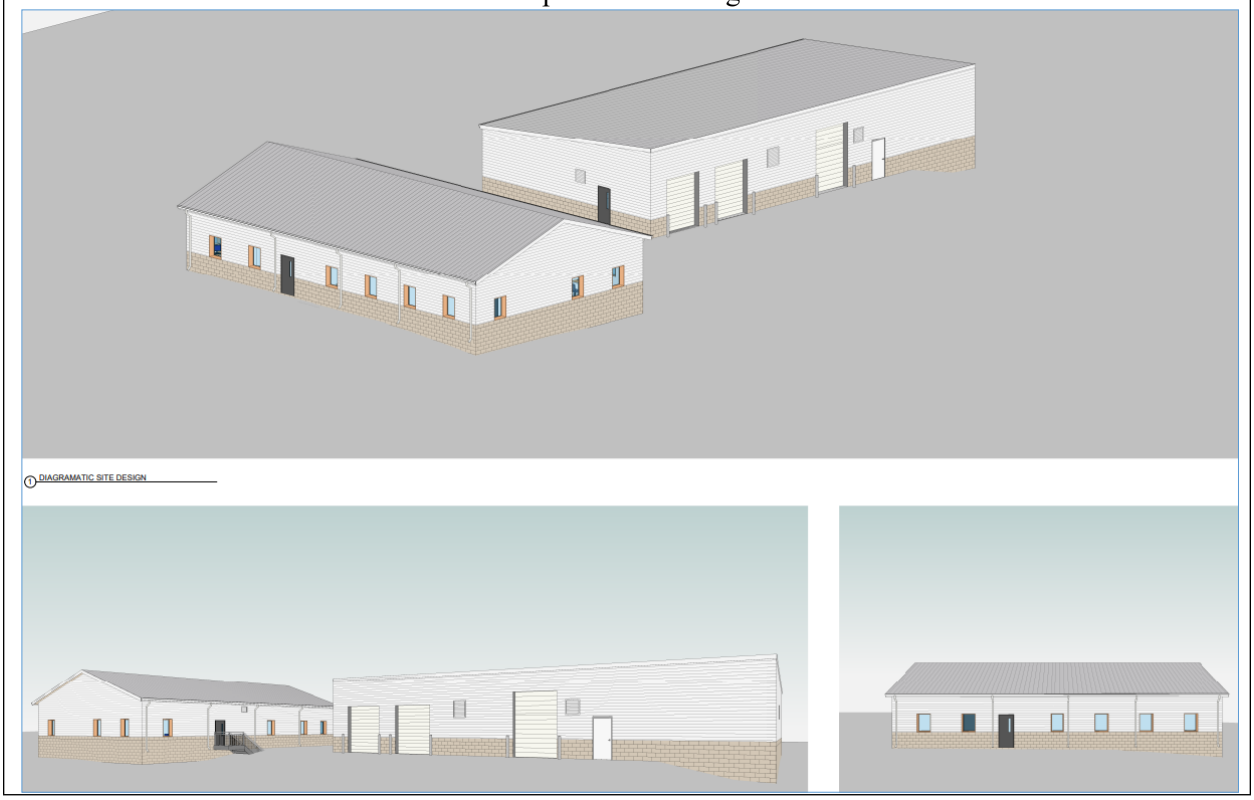
The existing maintenance facility at Brook Run Park is over 50 years old and is not well-suited for the city's maintenance operation, as it was part of the State's original medical campus on the property. On April 28, 2025, the Dunwoody City Council approved a guaranteed maximum price contract with Moeller Purcell to construct a new maintenance facility at Brook Run Park.

The City of Dunwoody proposes to replace the existing maintenance facility with two new buildings. One will contain offices for park maintenance staff and the other will consist of a warehouse for storage of materials and equipment. A paved yard for equipment and bulk material storage is planned adjacent to the warehouse building. As part of this project, the existing asphalt in the yard area will be replaced. The applicant proposes to encroach into the 75-foot stream buffer with 8,667 SF of concrete and fill slope to level the yard area, install stormwater pipes, and construct a parking lot, prompting a variance request. The total impervious surface in the 75-foot stream buffer would decrease by 1,310 SF.

Proposed Site Plan



Proposed Renderings



REVIEW AND APPROVAL CRITERIA

Chapter 16, §16-32 identifies the following criteria for evaluation that should be examined when determining the appropriateness of a steam buffer variance:

(1) The request, while not strictly meeting the requirements of this chapter, will be, in the judgment of the zoning board of appeals, at least as protective of natural resources and the environment as would a plan which met the strict application of these requirements. In making such a judgment, the zoning board of appeals must examine whether the request will be at least as protective of the natural resources and the environment with regard to the following factors:

a. Stream bank or soil stabilization;
b. Trapping of sediment in surface runoff;
c. Removal of nutrients, heavy metals, pesticides and other pollutants from surface runoff;
d. Terrestrial habitat, food chain, and migration corridor;
e. Buffering of flood flows;
f. Infiltration of surface runoff;
g. Noise and visual buffers;
h. Downstream water quality; and
i. Impact on threatened and endangered species, as those species are designated by law or federal or state regulation.

(2) By reason of exceptional topographic or other relevant physical conditions of the subject property that were not created by the owner or applicant, there is no opportunity for any development under any design configuration unless a variance is granted.
(3) The request does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privileges inconsistent with the limitations upon other properties that are similarly situated.
(4) The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the area in which the property is located.
(5) The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause an extreme hardship, provided the hardship was not created by the owner.

The existing parking area for the existing maintenance facility encroaches into the 75-foot stream buffer, making it very challenging for the applicant to make any improvements to the area without encroaching into the buffer. The overall encroachment area in the 75-foot stream buffer is increasing by 2,941 SF due to the fill slope needed to level the yard area and install stormwater pipes. However, the impervious surface in the 75-foot stream buffer will decrease by 1,310 SF and staff finds that the project would not go beyond the minimum necessary to afford relief.

The project is proposed in order to replace an existing maintenance facility with new buildings. The current facility drains directly to the creek – the new project will include an underground stormwater detention system to control runoff from the site. Additionally, the applicant is proposing to plant native vegetation to mitigate negative impacts from stream buffer disturbance. Thus, staff finds there would be no special privileges granted and that denial of the variance could cause an undue hardship by preventing incremental changes to the property. Overall, the requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.

COMMENTS FROM OTHER PARTIES

Correspondence Received: None.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

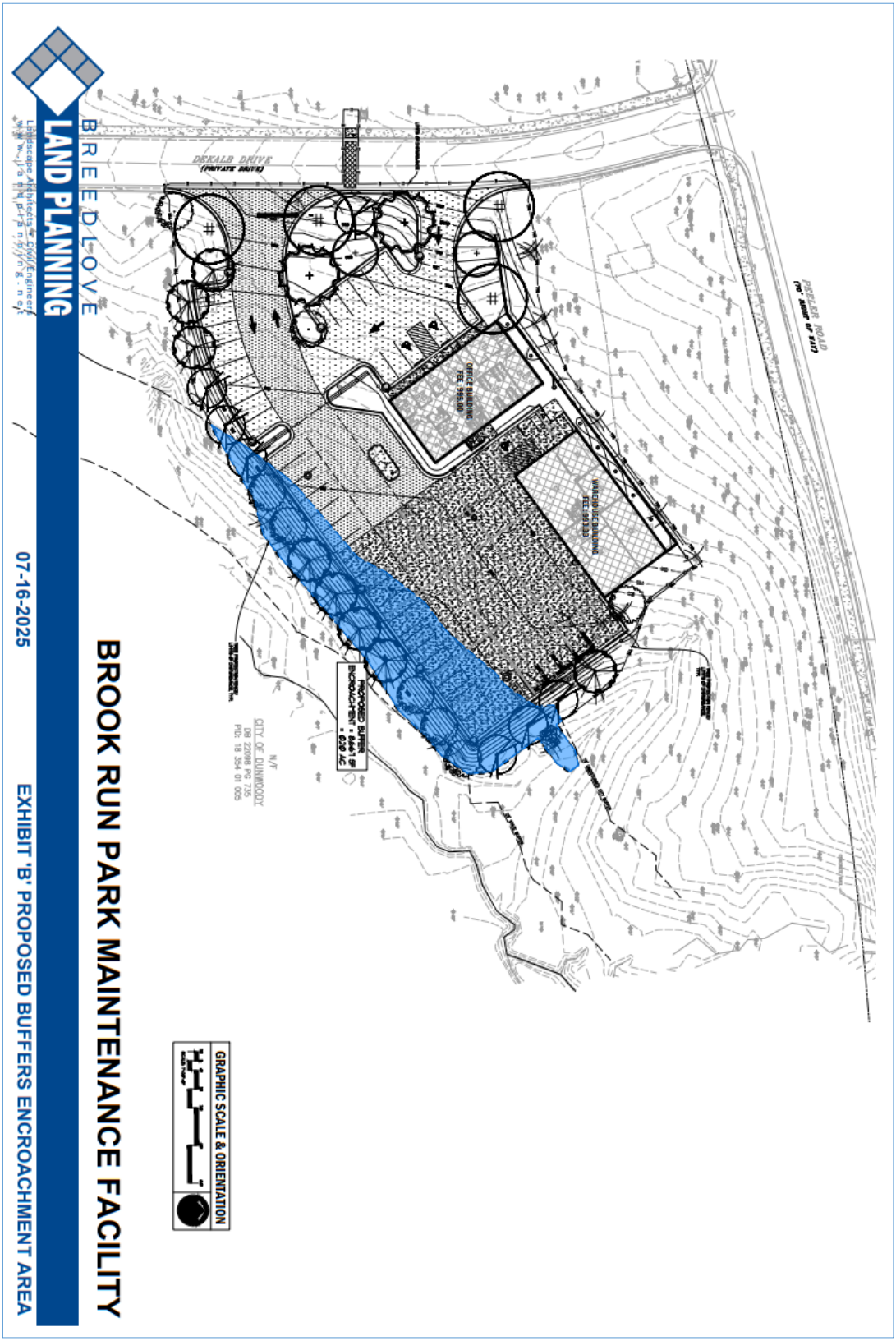
Based on the above analysis and findings staff has determined that the requested variance does meet the requirements of Chapter 16, §16-78; therefore, staff recommends APPROVAL of the request to allow the replacement of a City of Dunwoody maintenance facility and associated improvements in the 75-foot stream buffer with the following conditions:

1. Construction must be in substantial compliance with the submitted site plan, prepared by Breedlove Land Planning, dated 7-16-2025 (See Appendix A).

ATTACHMENTS

- Appendix A, Site Plan, prepared by Breedlove Love Planning and dated 7-16-2025
- Appendix B, Site Photos
- Variance Application

Appendix A, Site Plan


BROOK RUN PARK MAINTENANCE FACILITY
EXHIBIT 'B' PROPOSED BUFFERS ENCROACHMENT AREA
07-16-2025
LAND PLANNING
BREDLOVE
DEKALB DRIVE
(PRIVATE DRIVE)
OFFICE BUILDING
FFE: 985.00
WAREHOUSE BUILDING
FFE: 983.33
PROPOSED BUFFER
ENCROACHMENT: 1.030 AC
N/F
CITY OF DUNWOODY
PID: 18 354 10 005
GRAPHIC SCALE & ORIENTATION

Appendix B, Site Photos





The existing maintenance facility.





The existing asphalt.



ZBA 25-16: 4770 N Peachtree Road
September 8, 2025

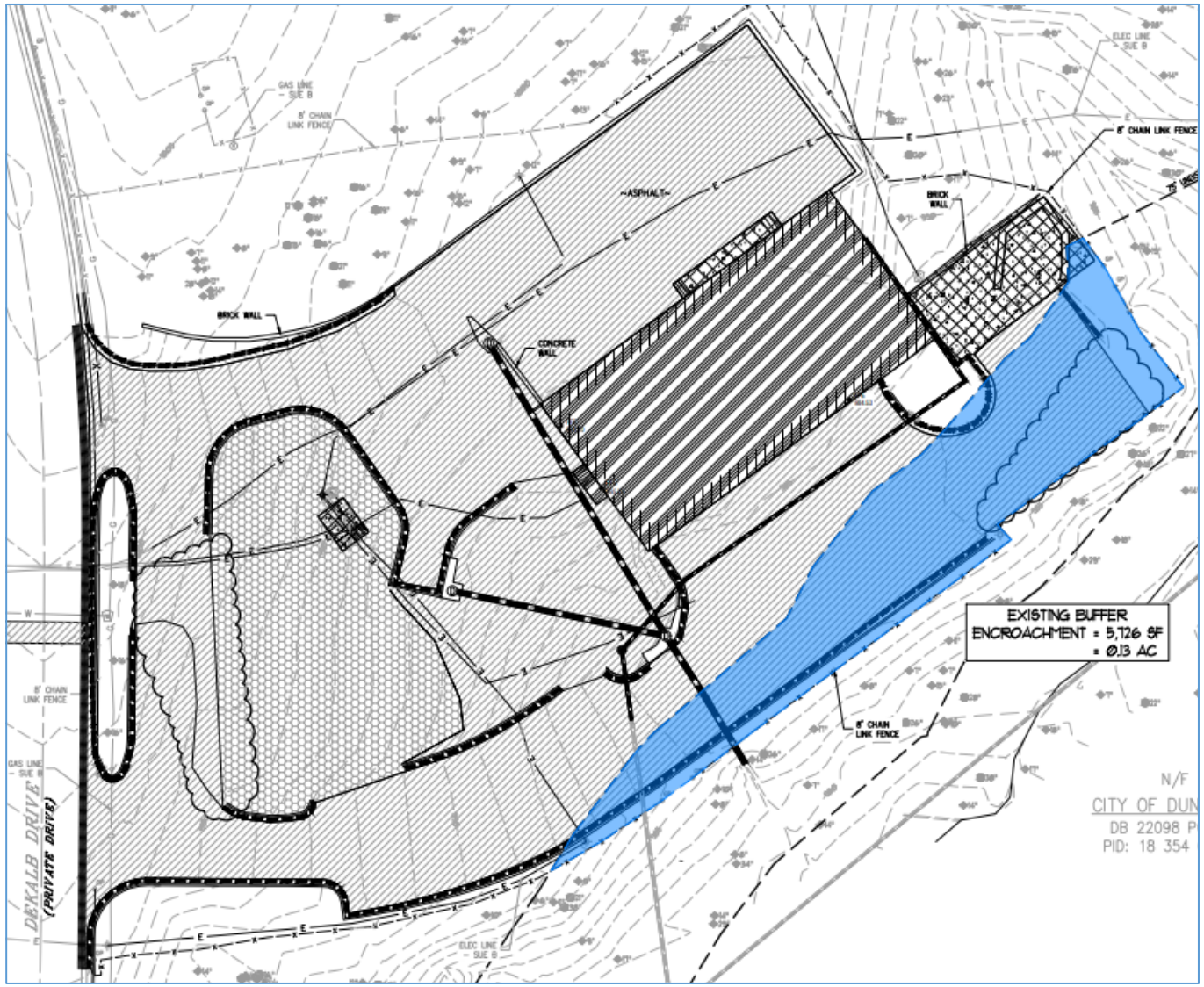
ZBA 25-16

- The City of Dunwoody, property owner at 4770 N Peachtree Road, Dunwoody, GA, 30338, requests a variance from Chapter 16, Section 78 to allow replacement of a City of Dunwoody maintenance facility and associated improvements in the 75-foot stream buffer.

City Council Meeting 8.25.25

- Councilman Heneghan requested an updated analysis of the percentage of greenspace at Brook Run Park
- Updated percentage of greenspace at Brook Run Park is 86%, which meets the requirement of the deed restriction for a minimum of 70% of the property to be greenspace

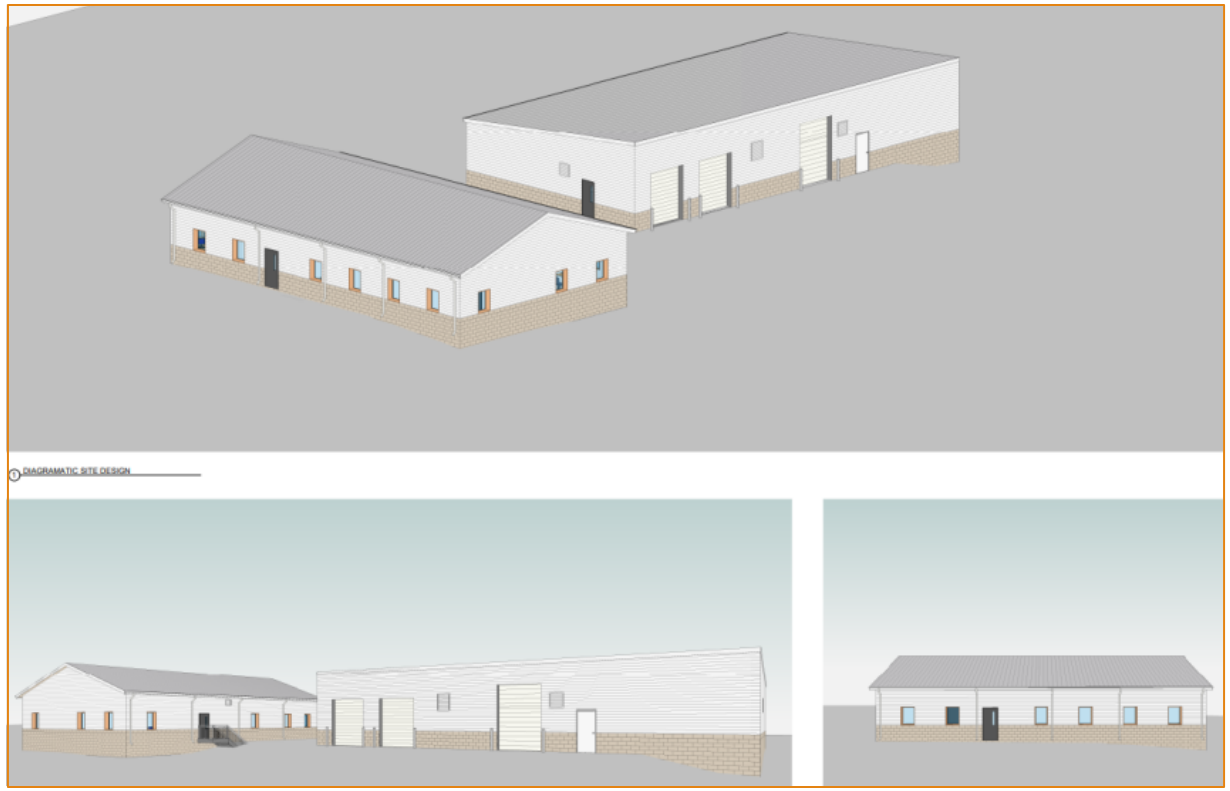
Existing Conditions

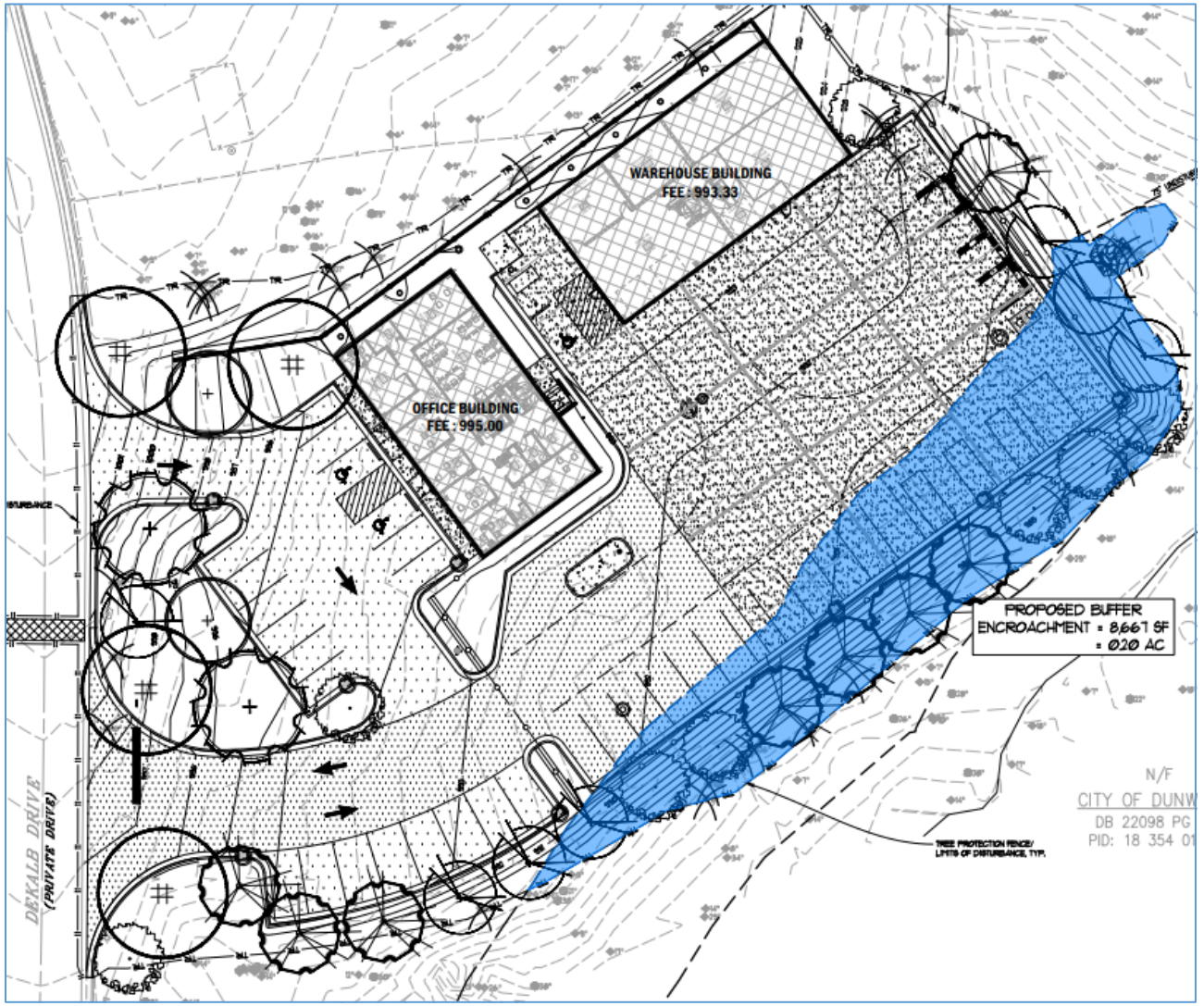






Proposed Project





Review and Approval Criteria

- Existing parking area encroaches into the 75-foot stream buffer
- Impervious surface in the 75-foot stream buffer will decrease by 1,310 SF
- New project will control runoff from the site with underground stormwater detention system and native vegetation
- Denial of the variance could cause undue hardship by preventing incremental changes to the property

Staff Recommendation

Based on the above analysis and findings staff has determined that the requested variance does meet the requirements of Chapter 16, §16-78; therefore staff recommends APPROVAL of the request to allow the replacement of a City of Dunwoody maintenance facility and associated improvements in the 75-foot stream buffer subject to the following conditions:

1. Construction must be in substantial compliance with the submitted site plan, prepared by Breedlove Land Planning, dated 7-16-2025 (See Appendix A).


City of
Dunwoody
Georgia

PEELER ROAD
(70' RIGHT OF WAY)

GAS LINE – SUE B

GAS LINE – SUE B

8' CHAIN LINK FENCE

WATER LINE – SUE B

~ASPHALT~

BRICK WALL

CONCRETE WALL

BRICK WALL

8' CHAIN LINK FENCE

75' UNDISTURBED CITY BUFFER

25' STATE BUFFER

CONCRETE WALL

2.5' X 1.5' INV ELEV:

15" RCP INV ELEV: 992.56'

ELEC LINE SUE B

GAS-LINE – SUE B

EXISTING BUFFER ENCROACHMENT = 5,726 SF = Ø.13 AC

8' CHAIN LINK FENCE

N/F
CITY OF DUNWOODY
DB 22098 PG 735
PID: 18 354 01 005

8' CHAIN LINK FENCE

GAS LINE – SUE B

DEKALB DRIVE (PRIVATE DRIVE)

ELEC LINE – SUE B

ELEC LINE – SUE B

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60
SCALE: 1"=20'-0"

BROOK RUN PARK MAINTENANCE FACILITY

BREEDLOVE
LAND PLANNING
Landscape Architects • Civil Engineers
www.landplanning.net

07-16-2025

EXHIBIT 'A' EXISTING BUFFERS ENCROACHMENT AREA

PEELER ROAD
(70' RIGHT OF WAY)

WAREHOUSE BUILDING
FEE : 993.33

OFFICE BUILDING
FEE : 995.00

TREE PROTECTION FENCE/
LIMITS OF DISTURBANCE,
TYP.

75' UNDISTURBED CITY BUFFER

25' STATE BUFFER

LIMITS OF DISTURBANCE

DEKALB DRIVE
(PRIVATE DRIVE)

PROPOSED BUFFER
ENCROACHMENT = 8667 SF
= 020 AC

N/F
CITY OF DUNWOODY
DB 22098 PG 735
PID: 18 354 01 005

TREE PROTECTION FENCE/
LIMITS OF DISTURBANCE, TYP.

CONCRETE WALL

OHW

TR

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60

SCALE: 1"=20'-0"

BROOK RUN PARK MAINTENANCE FACILITY

BREEDLOVE
LAND PLANNING
Landscape Architects • Civil Engineers
www.landplanning.net

07-16-2025

EXHIBIT 'B' PROPOSED BUFFERS ENCROACHMENT AREA

SITE DATA

PROJECT LOCATION	DUNWOODY, GA 30338
ADDRESS	4770 NORTH PEACHTREE ROAD
ZONING	R-85
PARCEL ID NO.	18 354 01 005
LAND LOT	353
DISTRICT	18TH
TOTAL SITE AREA	102.47 ACRES
DISTURBED AREA	1.27 ACRES

SITE WORK CONSTRUCTION DRAWINGS

FOR:

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

4770 NORTH PEACHTREE ROAD

DUNWOODY, GA 30338

PREPARED FOR:

LDDBLUELINE

PROJECT CONTACTS

DEVELOPER/PRIMARY PERMITTEE:
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY ROAD
DUNWOODY, GEORGIA 30338
CONTACT: MICHAEL SMITH, P.E.
PHONE: 678-382-6850

ARCHITECT:
LDDBLUELINE
1640 POWERS FERRY RD BLDG 1 100
MARIETTA, GEORGIA 30067
CONTACT: DAVE MCCAULEY, AIA
PHONE: 770-850-8494

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
BREEDLOVE LAND PLANNING, INC.
15 SIMPSON ST NW
ATLANTA, GA 30308

LANDSCAPE ARCHITECT: ROGER WELLS, P.L.A.
PHONE: 770.483.1173
EMAIL: RWELLS@LANDPLANNING.NET

CIVIL ENGINEER: CHRISTIAN BOURGUILLON, P.E.
PHONE: 770.483.1173
EMAIL: CBOURGUILLON@LANDPLANNING.NET

"TOPOGRAPHIC & TREE SURVEY" PREPARED BY:
PATRIOT SURVEYING & INFRASTRUCTURE
205 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188
PHONE: 800-270-4229
SURVEY DATED: 01-03-24

BLP JOB No. 23171

PROJECT INFORMATION

GENERAL NOTES

1. NOTIFY ALL UTILITY PROVIDERS 24-HOURS PRIOR TO THE BEGINNING OF UTILITY DEMOLITION AND REMOVAL OR ADJUSTMENTS.

2. NOTIFY CITY/COUNTY INSPECTOR 24 HOURS PRIOR TO BEGINNING EVERY PHASE OF DEMOLITION.

3. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

4. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

5. ACCESS TO SITE DURING CONSTRUCTION SHALL BE MAINTAINED AT ALL TIMES FOR EMERGENCY VEHICLES.

6. TEMPORARY SEDIMENT STORAGE FEATURES AND PERIMETER BMPS SHALL BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

7. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

8. CUT AND FILL SLOPES SHALL NOT EXCEED TWO FEET (2') HORIZONTAL TO ONE FOOT (1') VERTICAL.

9. ANY DISCREPANCY FOUND BETWEEN SHEETS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY.

10. CONTRACTOR SHALL VERIFY ALL BENCH MARKS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITY.

11. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON-SITE. NO TOPSOIL SHALL BE REMOVED FROM SITE.

12. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES AND MINIMUM STANDARDS AND SPECIFICATIONS.

13. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

14. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES.

15. TREES TO BE SAVED SHALL BE PROTECTED BY THE CONTRACTOR.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES AS NECESSARY.

17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE N.P.D.E.S. PERMITS AND CLEAN WATER ACT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE AS THE PRIMARY PERMITTEE AND OPERATOR.

18. COMPACTION OF BACKFILL SHALL BE PER CITY OF DUNWOODY STANDARDS.

19. THERE SHALL BE NO BURIAL OF CONSTRUCTION DEBRIS OR ORGANICS ON THIS SITE. CONTRACTOR SHALL DISPOSE OF DEBRIS IN A MANNER THAT MEETS ALL FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS SET FORTH BY THE GOVERNING AGENCY.

20. CONTRACTOR SHALL PROVIDE ALL RECORD DRAWINGS "AS-BUILTS", HYDROLOGY STUDIES, AND CERTIFICATION AS REQUIRED BY CITY OF DUNWOODY AND THIS CONTRACT

21. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF DUNWOODY 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.

22. ALL CONSTRUCTION TO COMPLY WITH CITY OF DUNWOODY STANDARDS.

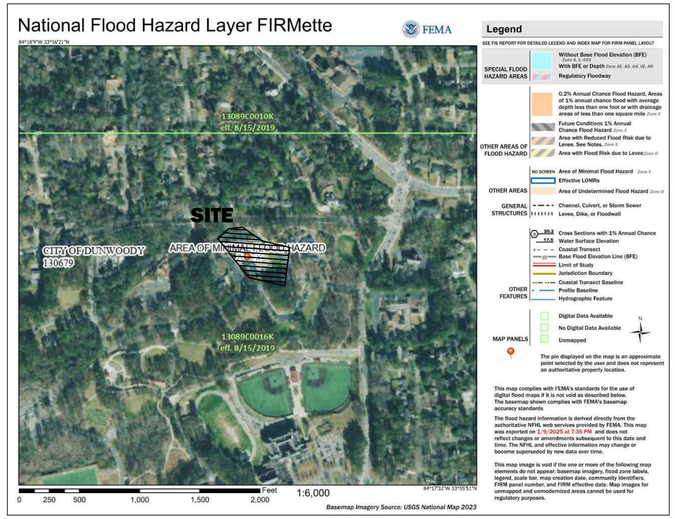
CITY OF DUNWOODY NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, CONTACT LIA FABIAN (LIAFABIAN@DUNWOODYGA.GOV) AND KEVIN MOORE (KEVINMOORE@DUNWOODYGA.GOV) TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER.

Sheet List Table

Sheet Number	Sheet Title
C000	SITE WORK COVER SHEET
--	TOPOGRAPHIC AND TREE SURVEY
C100	SITE DEMOLITION AND REMOVAL PLAN
C200	SITE LAYOUT AND STAKING PLAN
C210	SITE FIRE SITE PLAN
C300	SITE GRADING PLAN
C310	SITE DRAINAGE PLAN
C320	STORM PIPES PROFILES
C321	RETAINING WALL ELEVATION
C400	NPDES NOTES SHEET 1 OF 2
C401	NPDES NOTES SHEET 2 OF 2
C410	ES&PC PLAN - INITIAL PHASE
C420	ES&PC PLAN - INTERMEDIATE PHASE
C430	ES&PC PLAN - FINAL PHASE
C440	ES&PC DETAILS SHEET 1 OF 2
C441	ES&PC DETAILS SHEET 2 OF 2
C500	SITE UTILITY PLAN
C600	TREE PROTECTION AND REMOVAL PLAN
C610	PLANTING PLAN
C700	SITE WORK CONSTRUCTION DETAILS SHEET 1 OF 4
C701	SITE WORK CONSTRUCTION DETAILS SHEET 2 OF 4
C702	SITE WORK CONSTRUCTION DETAILS SHEET 3 OF 4
C703	SITE WORK CONSTRUCTION DETAILS SHEET 4 OF 4

FLOODPLAIN MAP



FLOOD PLAIN STATEMENT:
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13089C0016K, WITH AN EFFECTIVE DATE OF 08/15/2019.

EXCESS CUT

EXCESS CUT MATERIAL: IF QUANTITY OF GRADING MATERIAL IS IN EXCESS OF QUANTITIES NECESSARY TO PROVIDE FINISH GRADE ELEVATIONS INDICATED ON DRAWINGS, EXCESS MATERIAL SHALL BE HAULED OFF SITE. HAULING AND DISPOSAL OF EXCESS MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF EXCESS MATERIAL.

INSUFFICIENT FILL

INSUFFICIENT FILL MATERIAL: IF QUANTITY OF GRADING MATERIAL IS INSUFFICIENT TO PROVIDE FINISHED GRADE ELEVATIONS INDICATED ON DRAWINGS, CONTRACTOR SHALL OBTAIN ADDITIONAL FILL MATERIAL OF SPECIFIED QUALITY FROM AN OFF-SITE SOURCE. OBTAINING, HAULING, PLACEMENT, COMPACTION, AND STABILIZATION OF ADDITIONAL FILL MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN OBTAINING FILL MATERIAL.

GRADING NOTES

NOTE: CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED BUILDINGS DURING CONSTRUCTION. NO EXISTING OR PROPOSED STORM STRUCTURES SHALL BE REMOVED, BLINDED OR COMPROMISED AT ANY TIME DURING THE CONSTRUCTION PERIOD WITHOUT PROVIDING ADEQUATE, TEMPORARY, CONVEYANCE TO THE EXISTING DETENTION POND. AT NO TIME SHALL THE FLOW FROM EXISTING AND/OR PROPOSED STORM SYSTEMS BE INTERRUPTED AND LEFT UNATTENDED BY THE CONTRACTOR.

NOTE

CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES DURING THE DEMOLITION PHASE OF CONSTRUCTION.

GENERAL LAYOUT NOTES

1. PROPOSED WORK: NEW MAINTENANCE FACILITY
2. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE EMORY UNIVERSITY FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
3. CONTRACTOR SHALL STAKE ALL BUILDING CORNERS AND OBTAIN EMORY UNIVERSITY APPROVAL BEFORE POURING ANY FOOTINGS.
4. ALL DIMENSIONS ARE TO THE FACE OF CURBS AND FACE OF WALLS.
5. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
6. CURB AND GUTTER RADII ARE 5' UNLESS OTHERWISE NOTED.

UTILITIES NOTE

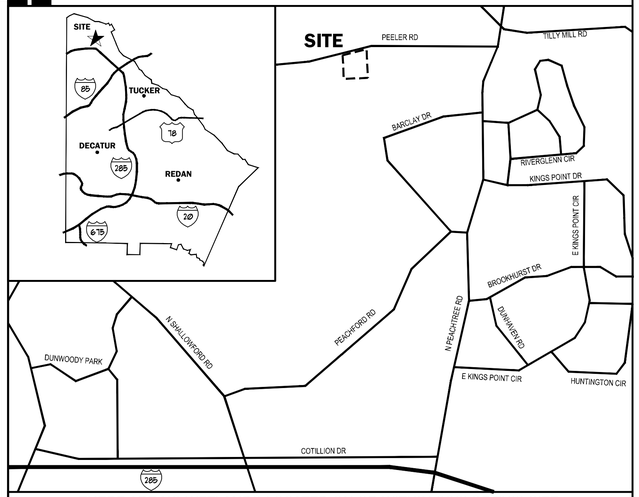
CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF THE WORK. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS WITH EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY NEW UTILITIES. SHOULD CONTRACTOR BEGIN CONSTRUCTION PRIOR TO UTILITY LOCATOR'S INSPECTION ALL DAMAGED UTILITIES SHALL BE REPAIRED, REPLACED, OR RELOCATED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION AND DEPTH OF UTILITIES WITHIN THE PROJECT LIMITS.

ALL SERVICES SHOWN ARE TO ASSIST THE CONTRACTOR IN LOCATING UTILITIES. ITEMS ARE SHOWN SCHEMATICALLY AND NEITHER THE ARCHITECT OR THE OWNER ASSUMES ANY RESPONSIBILITY FOR VARIANCES IN THEIR ACTUAL LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE AS NECESSARY ANY UTILITIES DAMAGED, WHETHER SHOWN OR NOT. ACTIVITIES SUCH AS ABANDONMENT OR RELOCATION OF THE UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.

NOT TO SCALE

VICINITY MAP

10



41 THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200' OF THIS SITE.
THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THIS SITE.

24-HOUR EROSION CONTACT

4

NAME: PERSON
COMPANY: FULTON COUNTY SCHOOLS
EMAIL ADDRESS: PERSON@FULTONGOGA.GOV
PHONE NUMBER: 555-867-5309

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING E-REQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Interior Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY
NEW MAINTENANCE FACILITY
AT BROOK RUN PARK
DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGUILLON
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

SITE WORK COVER SHEET

C000

c:\Users\christianbourguillon\dropbox\clients\2023\2317103-CD's\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM

VICINITY MAP: (NOT TO SCALE)

SITE

GENERAL NOTES:

1. THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY PATRIOT SURVEYING & INFRASTRUCTURE PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN CITY OF DUNWOODY AND PATRIOT SURVEYING & INFRASTRUCTURE, DATED DECEMBER 6, 2023.
2. THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY PATRIOT SURVEYING & INFRASTRUCTURE ON DECEMBER 14, 2023 THRU DECEMBER 22, 20236.
3. NO TITLE SEARCH OR PROPERTY BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. THE COUNTY TAX RECORDS AND GEORGIA DOT RIGHT OF WAY PLANS WERE UTILIZED TO PROVIDE THE TAX MAP BOUNDARIES SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) [GEOID18].
5. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE AS REFERENCED TO NAD83(2011) HORIZONTAL.
6. BEARINGS AND COORDINATES FOR WERE DERIVED FROM NETWORK ADJUSTED REAL TIME KINETIC MEASUREMENTS USING A TRIMBLE R12 GPS RECEIVER. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY BETTER THAN 0.05'.
7. ANGULAR AND LINEAR MEASUREMENTS WERE MADE USING A TRIMBLE S5 TOTAL STATION.
8. THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 13089C0016K, PANEL 16 OF 201, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, DEKALB COUNTY, GEORGIA.
9. FLOOD HAZARD INFORMATION OBTAINED VIA ONLINE FROM THE NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER. (https://www.fema.gov/flood-maps/national-flood-hazard-layer)
10. A SUBSURFACE UTILITY INVESTIGATION HAS BEEN PERFORMED BY PATRIOT SURVEYING & INFRASTRUCTURE PLLC. THIS INFORMATION IS PROVIDED FOR DESIGN PURPOSES ONLY AND GEORGIA 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (800-282-7411).
    a. UTILITIES NOTED AS "SUE D" WERE DERIVED FROM EXISTING RECORDS AND ORAL RECOLLECTIONS.
    b. UTILITIES NOTED AS "SUE C" WERE OBTAINED BY MATCHING THE "SUE D" INFORMATION TO THE ABOVE GROUND, VISIBLE, EVIDENCE OF THE UTILITY.
    c. UTILITIES NOTES AS "SUE B" WERE OBTAINED BY MATCHING THE "SUE C & D" INFORMATION TO MARKINGS PLACED BY GEOPHYSICAL METHODS TO DETERMINE THE HORIZONTAL LOCATION OF THE UTILITY.
    d. THE ACCURACY OF SUBSURFACE UTILITY LOCATION IS LIMITED TO THE CONDUCTIVITY OF THE UTILITY BEING LOCATED. UTILITIES MAY BE ENCOUNTERED THAT ARE NOT A PART OF THIS SURVEY.
11. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITH THE EXPRESSED CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
12. ONLY VISIBLE PAVING LINES AND EDGES ARE SHOWN HEREON. PSI IS UNABLE TO MAP ANY PORTIONS OF THE PAVING COVERED BY MATERIALS AND DEBRIS.

LEGEND:

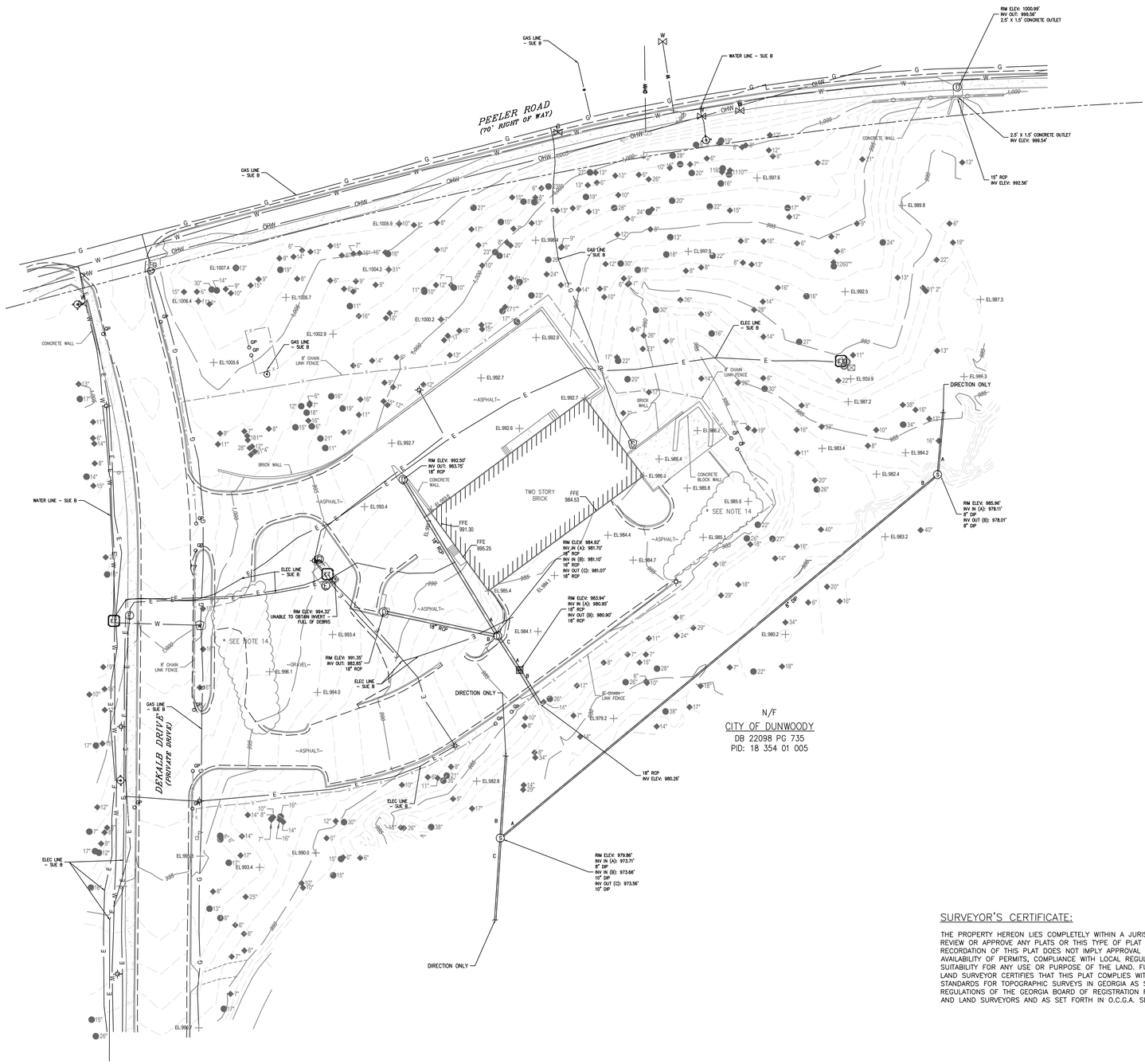
- BUILDING
- COMPILED BOUNDARY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- METAL FENCE
- POST & RAIL FENCE
- EDGE OF CONCRETE
- CURBING
- EDGE OF PAVEMENT
- EDGE OF TRAIL
- STORM DRAIN LINE (D)
- ELECTRIC LINE (E)
- GAS LINE (G)
- WATER LINE (W)
- OVERHEAD WIRE (OHW)
- GATE POST (GP)
- BOLLARD
- SINGLE POST SIGN
- SEWER MANHOLE (S)
- GRATE
- SQUARE CATCH BASIN
- DRAIN MANHOLE (D)
- ELECTRIC MANHOLE (E)
- ELECTRIC METER
- LIGHT POST
- TRANSFORMER (T)
- ELECTRIC ACCESS PANEL
- GAS MARKER
- GAS VALVE
- HYDRANT
- WATER METER (W)
- WATER VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- END OF UNDERGROUND UTILITY INFORMATION (E)

0 15 30 60

1 INCH = 30 FEET

N

GRID NORTH NAD83 2011



811 Know what's below. Call before you dig.

ALL THE IMPROVEMENTS & FACILITIES AND UTILITIES, ABOVE GROUND AND UNDERGROUND SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, ELEVATION, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER IMPROVEMENTS, FACILITIES, OR UTILITIES. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION & ELEVATION OF ALL IMPROVEMENTS, FACILITIES, & UTILITIES, SHOWN OR NOT SHOWN, AND SAID IMPROVEMENTS, FACILITIES, & UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY IMPROVEMENTS.

CALL GEORGIA ONE-CALL, 811 OR 1-800-282-7411

SURVEYOR'S CERTIFICATE:

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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 TOPOGRAPHIC 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.

GEORGIA REGISTERED No. 2986 LAND SURVEYOR MICHAEL G. HIGH

01/03/2024
DATE

MICHAEL G. HIGH
REGISTERED LAND SURVEYOR
NO. 2986 – STATE OF GEORGIA

REVISIONS:

NO.	DATE	
0	—	APPROVED FOR SUBMITTAL

PREPARED FOR:

CITY OF DUNWOODY
4800 ASHFORD DUNWOODY ROAD
DUNWOODY, GA. 30338

PATRIOT SURVEYING & INFRASTRUCTURE

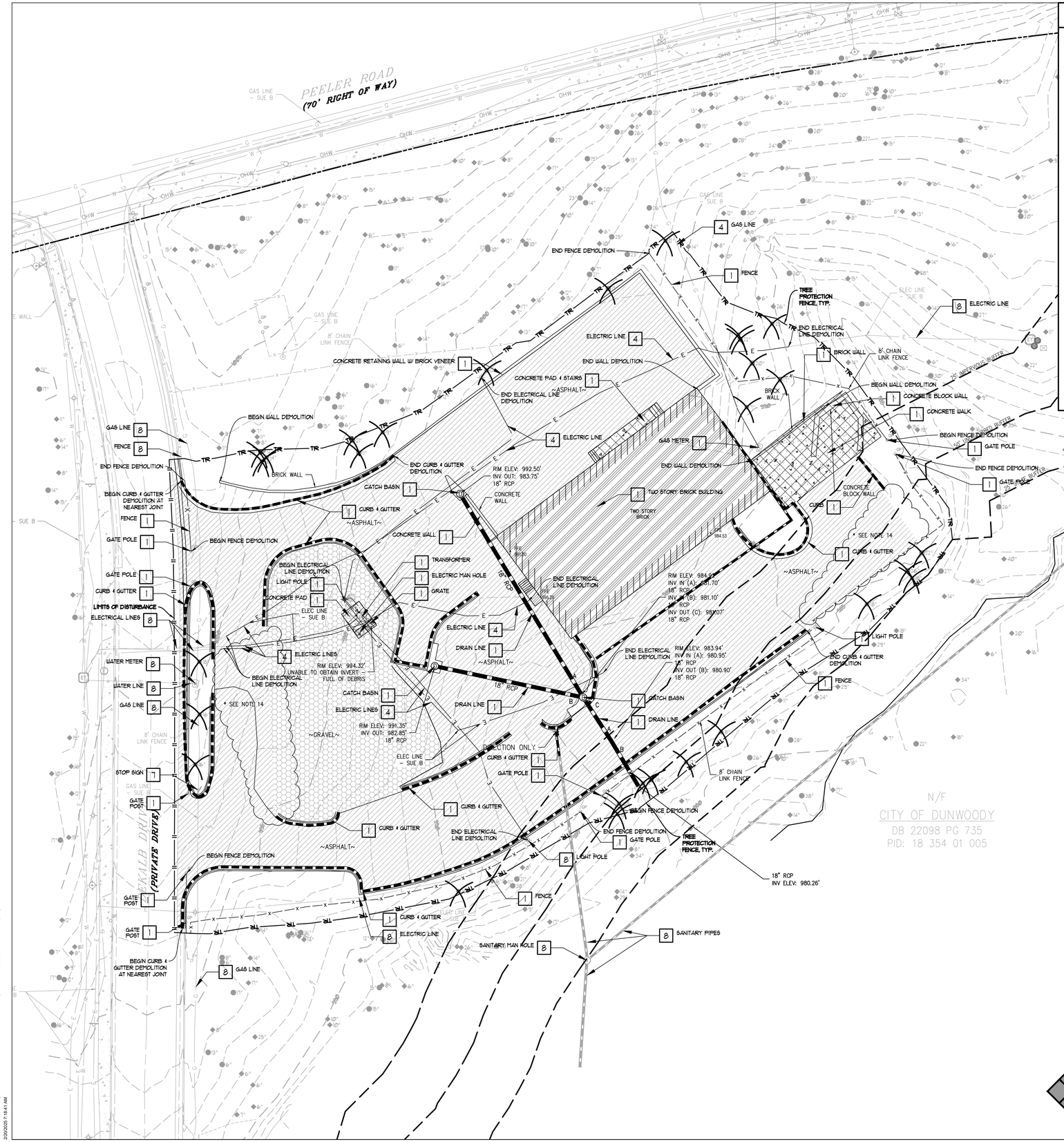
PATRIOT SURVEYING & INFRASTRUCTURE, PLLC.
205 CREEKSTONE RIDGE, WOODSTOCK, GEORGIA 30188 TEL: 1-800-270-4229

DATE: 01-03-24	CALC: KGH	PROJECT: 00530001	SHEET 1 OF 1
SCALE: 1" = 30'	DRAWN: MCS	FILE: 00530001.dwg	
	CHECK: MGH		

TOPOGRAPHIC AND TREESURVEY
OF PROPERTY LOCATED ON

4770 NORTH PEACHTREE ROAD
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

01/03/2024 10:24am – Casey Smith – S:\Shared Folders\Projects\00530001 City of Dunwoody\00530001 Dunwoody Maintenance\DWG\00530001 – Base.dwg



DEMOLITION LEGEND

- 1 TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE
- 2 TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND TURNED OVER TO THE OWNER FOR REUSE
- 3 TO BE REMOVED BY OWNER
- 4 RELOCATE AS NECESSARY (R.A.N.) AND/OR ADJUST AS NECESSARY AT THE CONTRACTORS EXPENSE
- 5 TO BE REMOVED, RELOCATED, MODIFIED OR ADJUSTED BY OTHERS
- 6 SAW CUT LINE
- 7 TO BE REMOVED BY CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND RETAINED FOR REUSE AT THIS SITE
- 8 SAVE & PROTECT DURING CONSTRUCTION

- CONCRETE WALKS, CONCRETE STAIRS, CONCRETE RAMPS, OR OTHER CONC. PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- ASPHALT PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- GRAVEL REMOVAL LIMITS (DEMOLISH & REMOVE TO SUBGRADE)
- BUILDING STRUCTURE DEMOLITION LIMITS (CONTRACTOR SHALL COORDINATE DEMOLITION OF ALL BUILDING UTILITIES WITH ARCHITECT & MEP)
- CONCRETE CURB AND GUTTER REMOVAL (DEMOLISH AND REPAIR TO NEAREST CONSTRUCTION JOINT)
- SAWCUT
- LOC — LIMITS OF CONSTRUCTION ACTIVITY
- TREE REMOVAL AREA
- TREE SAVE AREA
- EXISTING TREE TO BE REMOVED

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL REFER TO PHASING SECTION OF THE SPECIFICATIONS. ALL DEMOLITION SHALL BE COORDINATED WITH PHASING.
2. WORK DONE AHEAD OF SEQUENCE OR FOR TEMPORARY PROVISIONS SHALL HAVE EXISTING DISTURBED SURFACES PATCHED TO MATCH ORIGINAL CONDITIONS UNTIL NEW CONSTRUCTION REPLACES SUCH REPAIRS OR MODIFICATIONS.
3. CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES DURING THE DEMOLITION PHASE OF CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS REMOVED FROM SITE. DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES. THERE SHALL BE NO ON-SITE BURIAL OF DEBRIS GENERATED FROM CONSTRUCTION ACTIVITIES.
5. UNLESS OTHERWISE NOTED, EXISTING ITEMS WITHIN THE PROJECT LIMITS WILL BE RETAINED IN PLACE AND PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PERIOD. ANY FACILITIES THAT ARE DAMAGED WILL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
6. CONTRACTOR SHALL SAVE & PROTECT ALL BUILDINGS, FOUNDATIONS, CANOPIES, FENCES, PLAY EQUIPMENT, ETC. ON THE PROPERTY, UNLESS OTHERWISE NOTED. DAMAGE SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL SAVE AND PROTECT ALL EXISTING STORM DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL FENCING WITHIN LIMITS OF WORK UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL COORDINATE WITH OWNER THE REMOVAL ANY EXISTING LANDSCAPE MATERIALS OR SITE FEATURES WHICH THE OWNER ELECTS TO RETAIN.
10. CONTRACTOR SHALL ACCOMPLISH DEMOLITION WITHIN THE DRIP-LINE OF EXISTING SPECIMEN TREES BY UTILIZING HAND LABOR PROCEDURES WITHOUT DAMAGING THE ROOT SYSTEM OF TREE.
11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN ACCESS ROUTES TO ALL BUILDING ENTRANCES THROUGHOUT ALL PHASES OF CONSTRUCTION.
12. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
13. LIMITS OF CURB AND GUTTER DEMOLITION ARE SUBJECT TO THE NEAREST CONSTRUCTION JOINT.
14. CURB AND GUTTER AND WALKS SHALL BE REPAIRED TO THE NEAREST CONSTRUCTION JOINT.
15. CONTRACTOR SHALL PROVIDE ABRASION SAW CUTS PRIOR TO DEMOLITION ADJACENT TO ALL PAVEMENT AREAS TO BE SAVED FAILURE TO PROVIDE A CLEAN EDGE MAY RESULT IN ADDITIONAL DEMOLITION AND NEW PAVEMENT INSTALLATION PAID FOR AND EXECUTED BY THE CONTRACTOR.
16. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OR RELOCATION (AT HIS/HER EXPENSE) OF EXISTING ITEMS THAT CONFLICT WITH NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL AND/OR RELOCATION OF ALL ITEMS WHERE NEW PAVING IS LOCATED.
18. CONTRACTOR SHALL REPAIR TO EXISTING CONDITIONS ANY PAVING OR SITE FEATURE DEMOLISHED OR DAMAGED DURING INSTALLATION OF NEW RAIN LEADERS, UTILITIES OR OTHER NEW SITE FEATURES.
19. CONTRACTOR SHALL RELOCATE OR ADJUST AS NECESSARY ALL EXISTING UTILITY APPURTENANCES (CLEAN OUTS, VALVE/METER BOXES AND/OR COVERS, MANHOLES, ETC.) LOCATED WITHIN THE LIMITS OF CONSTRUCTION TO FINISHED GRADE AT NO ADDITIONAL COST TO THE OWNER.
20. CONTRACTOR SHALL COORDINATE THE REMOVAL AND OR RELOCATION OF EXISTING GAS AND WATER METERS, VALVES, LINES, POWER, TELEPHONE AND CABLE LINES THAT SERVICE THE EXISTING BUILDINGS WITH THE APPROPRIATE UTILITY COMPANIES.
21. CONTRACTOR IS RESPONSIBLE FOR REPAIRING IMMEDIATELY ANY DAMAGE TO AN ACTIVE UTILITY.
22. REFER TO SITE UTILITY PLANS FOR RELOCATION, REMOVAL, ABANDONMENT, AND/OR MODIFICATION OF ALL EXISTING PLUMBING FEATURES ON SITE.

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Interior Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGEOIS
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

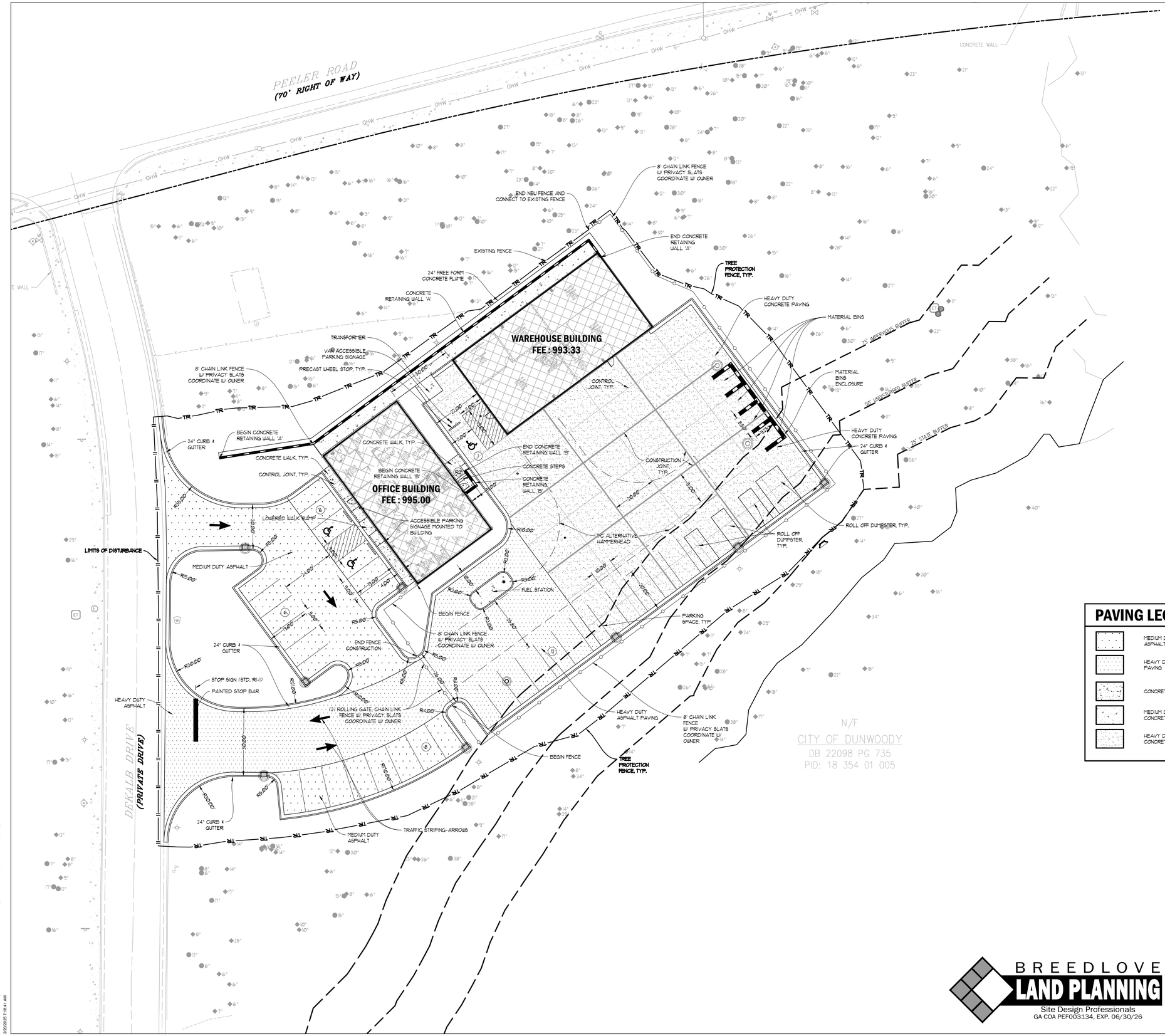
PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE DEMOLITION AND REMOVAL PLAN

C100

c:\Users\chrisbourgeois\Box\Breedlove Land Planning\Projects\2023\2023117.00 CDV\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:16:41 AM



SITE PLAN LEGEND

LAYOUT & STAKING

- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4090 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS

- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE

- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING

- 50 PROPOSED INTERMEDIATE CONTOURS
- 55.0 PROPOSED INDEX CONTOURS
- +505 SPOT ELEVATION
- BERM
- +H.P. HIGH POINT
- +L.P. LOW POINT
- FLOW DIRECTION
- SWALE
- 2:1 SLOPE INDICATOR
- +TW 505 FINISHED GRADE AT TOP OF WALL
- +BW 505 FINISHED GRADE AT BOTTOM OF WALL
- +TC 505 TOP OF CURB ELEVATION

SITE UTILITIES

- W DOMESTIC WATER
- F FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL

- TP TREE PROTECTION FENCE
- LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1122
SES	SAFETY END SECTION - GDOT STANDARD 1121
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (1018A)	CURB INLET - GDOT STANDARD 1018A W/ TYPE 'E' HOOD
SGCB	SINGLE-GRATE CATCH BASIN - GDOT STANDARD 1033D
DGCB	DOUBLE-GRATE CATCH BASIN - GDOT STANDARD 1034D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH.	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AST2	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

PAVING LEGEND

- MEDIUM DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE WALK
- MEDIUM DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE
LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Texas
Virginia
www.LDDBlueline.com
Architecture
Architectural Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL CHRISTIAN R. BOURGOIN ENGINEER
07-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE LAYOUT AND STAKING PLAN

C200

c:\Users\cbreedlove\gurulbrity dropbox\Jobs\2023\231710\CD\VDrawings\Plans\Dunwoody Maintenance Facility.dwg
2/5/2025 7:18:41 AM

DEKALB CO. FIRE LINE NOTES

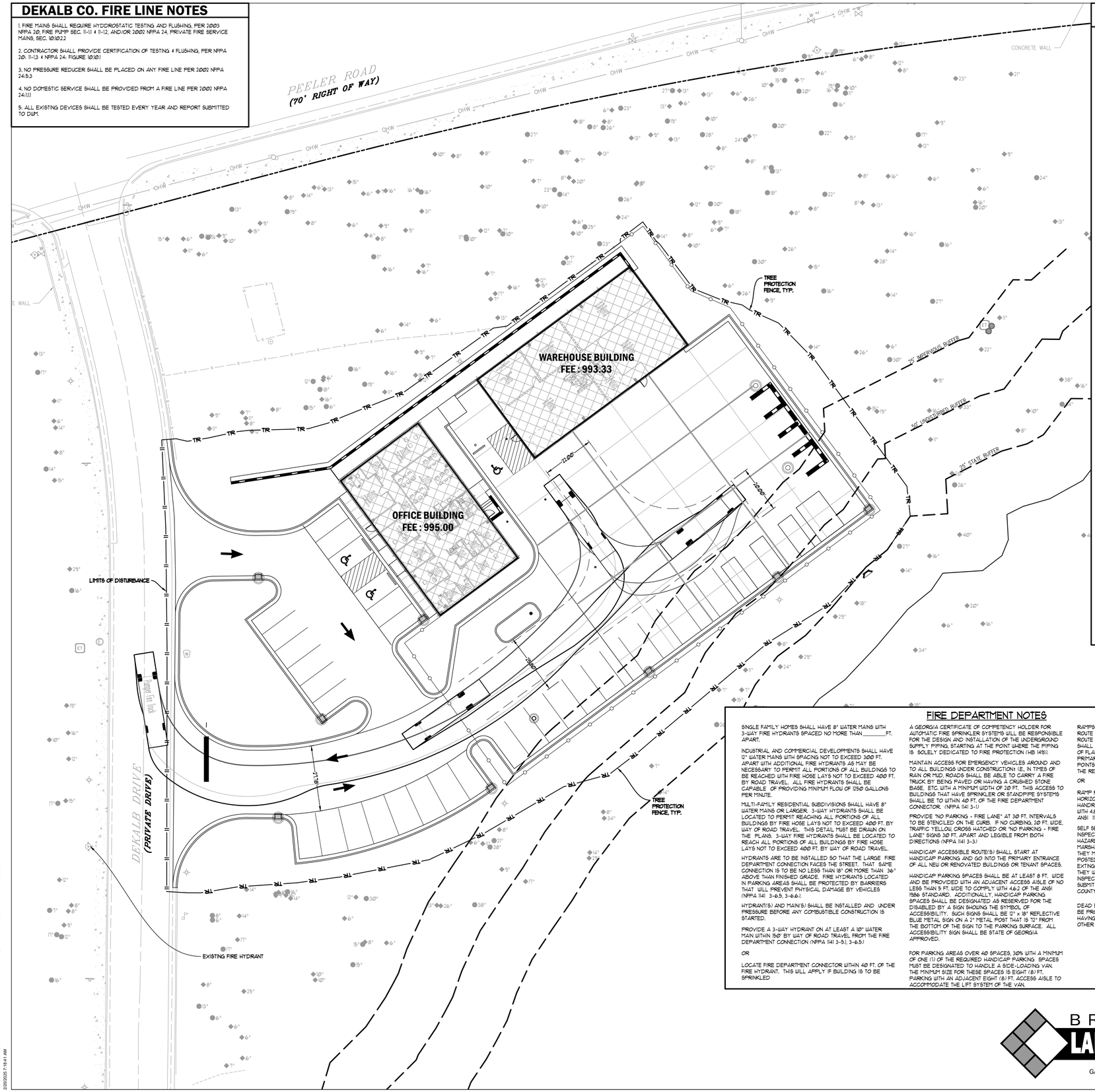
1. FIRE MAINS SHALL REQUIRE HYDROSTATIC TESTING AND FLUSHING, PER 2003 NFPA 20, FIRE PUMP SEC. 11-1 & 11-12, AND/OR 2002 NFPA 24, PRIVATE FIRE SERVICE MAINS, SEC. 10.10.2.2

2. CONTRACTOR SHALL PROVIDE CERTIFICATION OF TESTING & FLUSHING, PER NFPA 20: 11-13 & NFPA 24: FIGURE 10.10.1

3. NO PRESSURE REDUCER SHALL BE PLACED ON ANY FIRE LINE PER 2002 NFPA 24:5.3.3

4. NO DOMESTIC SERVICE SHALL BE PROVIDED FROM A FIRE LINE PER 2002 NFPA 24:11.1.1

5. ALL EXISTING DEVICES SHALL BE TESTED EVERY YEAR AND REPORT SUBMITTED TO DLM.



FIRE DEPARTMENT NOTES

SINGLE FAMILY HOMES SHALL HAVE 8" WATER MAINS WITH 3-WAY FIRE HYDRANTS SPACED NO MORE THAN _____FT. APART.

INDUSTRIAL AND COMMERCIAL DEVELOPMENTS SHALL HAVE 12" WATER MAINS WITH SPACING NOT TO EXCEED 300 FT. APART WITH ADDITIONAL FIRE HYDRANTS AS MAY BE NECESSARY TO PERMIT ALL PORTIONS OF ALL BUILDINGS TO BE REACHED WITH FIRE HOSE LAYS NOT TO EXCEED 400 FT, BY ROAD TRAVEL. ALL FIRE HYDRANTS SHALL BE CAPABLE OF PROVIDING MINIMUM FLOW OF 1250 GALLONS PER MINUTE.

MULTI-FAMILY RESIDENTIAL SUBDIVISIONS SHALL HAVE 8" WATER MAINS OR LARGER. 3-WAY HYDRANTS SHALL BE LOCATED TO PERMIT REACHING ALL PORTIONS OF ALL BUILDINGS BY FIRE HOSE LAYS NOT TO EXCEED 400 FT, BY WAY OF ROAD TRAVEL. THIS DETAIL MUST BE DRAWN ON THE PLANS. 3-WAY FIRE HYDRANTS SHALL BE LOCATED TO REACH ALL PORTIONS OF ALL BUILDINGS BY FIRE HOSE LAYS NOT TO EXCEED 400 FT, BY WAY OF ROAD TRAVEL.

HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE THAN FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES (NFPA 1141 3-6.5, 3-6.6).

HYDRANT(S) AND MAIN(S) SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

PROVIDE A 3-WAY HYDRANT ON AT LEAST A 10" WATER MAIN WITHIN 150' BY WAY OF ROAD TRAVEL FROM THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-5.1, 3-6.5)

OR

LOCATE FIRE DEPARTMENT CONNECTOR WITHIN 40 FT. OF THE FIRE HYDRANT. THIS WILL APPLY IF BUILDING IS TO BE SPRINKLED

A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING, STARTING AT THE POINT WHERE THE PIPING IS SOLELY DEDICATED TO FIRE PROTECTION (HB 1491).

MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION: I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FT. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FT. OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)

PROVIDE "NO PARKING - FIRE LANE" AT 30 FT. INTERVALS TO BE STENCILED ON THE CURB. IF NO CURBING, 20 FT WIDE. TRAFFIC YELLOW CROSS HATCHED OR "NO PARKING - FIRE LANE" SIGNS 30 FT. APART AND LEGIBLE FROM BOTH DIRECTIONS (NFPA 1141 3-3)

HANDICAP ACCESSIBLE ROUTE(S) SHALL START AT HANDICAP PARKING AND GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES.

HANDICAP PARKING SPACES SHALL BE AT LEAST 8 FT. WIDE AND BE PROVIDED WITH AN ADJACENT ACCESS AISLE OF NO LESS THAN 5 FT, WIDE TO COMPLY WITH 4.6.2 OF THE ANSI 1986 STANDARD. ADDITIONALLY, HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE 12" x 18" REFLECTIVE BLUE METAL SIGN ON A 2" METAL POST THAT IS 72" FROM THE BOTTOM OF THE SIGN TO THE PARKING SURFACE. ALL ACCESSIBILITY SIGN SHALL BE STATE OF GEORGIA APPROVED.

FOR PARKING AREAS OVER 40 SPACES, 30% WITH A MINIMUM OF ONE (1) OF THE REQUIRED HANDICAP PARKING SPACES MUST BE DESIGNATED TO HANDLE A SIDE-LOADING VAN. THE MINIMUM SIZE FOR THESE SPACES IS EIGHT (8) FT. PARKING WITH AN ADJACENT EIGHT (8) FT. ACCESS AISLE TO ACCOMMODATE THE LIFT SYSTEM OF THE VAN.

RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB OR IS PART OF AN ACCESSIBLE ROUTE THAT HAS A SLOPE OF GREATER THAN 1:20. RAMPS SHALL HAVE A MINIMUM WIDTH OF THREE (3) FT EXCLUSIVE OF FLARED SIDES AND A MAXIMUM SLOPE OF 1:12. ALL PRIMARY ENTRANCES USUALLY CONSIDERED AS MAJOR POINTS OF PEDESTRIAN FLOW MUST BE ACCESSIBLE TO MEET THE REQUIREMENTS OF H.B. #751.

OR

RAMP RUNS HAVING A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 6 FT. SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH 4.8.3 AND HAVE FEATURES OUTLINED IN 4.8.5 OF THE ANSI 117.1-1986 STANDARD.

SELF SERVICE GASOLINE OPERATIONS MUST BE REVIEWED, INSPECTED, APPROVED AND PERMITTED BY THE HAZARDOUS MATERIALS SECTION OF THE STATE FIRE MARSHAL'S OFFICE IN DOUNTOUN ATLANTA (CONTACT THEM); THEY MAY LOOK FOR AUTOMATIC EMERGENCY GUARDS, POSTED INSTRUCTIONS AND NO SMOKING SIGNS, FIRE EXTINGUISHERS, PROPER VENT PIPE ARRANGEMENT, ETC.; THEY WILL WANT TO REVIEW PLANS AS WELL AS MAKE INSPECTIONS OF THE COMPLETED STRUCTURES. PLEASE SUBMIT A COPY OF THE STATE APPROVED PLANS TO THE COUNTY BUILDING DEPARTMENT.

DEAD END ROADWAYS MORE THAN 150 FT. IN LENGTH SHALL BE PROVIDED AT THE CLOSED END WITH A CUL-DE-SAC HAVING A 50 FT. RADIUS AT THE OUTSIDE CURBLINE OR OTHER APPROVED MEANS FOR TURNING AROUND.

RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB OR IS PART OF AN ACCESSIBLE ROUTE THAT HAS A SLOPE OF GREATER THAN 1:20. RAMPS SHALL HAVE A MINIMUM WIDTH OF THREE (3) FT. EXCLUSIVE OF FLARED SIDES AND A MAXIMUM SLOPE OF 1:12. ALL PRIMARY ENTRANCES USUALLY CONSIDERED AS MAJOR POINTS OF PEDESTRIAN FLOW MUST BE ACCESSIBLE TO MEET THE REQUIREMENTS OF H.B. #751.

OR

RAMP RUNS HAVING A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 6 FT. SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH 4.8.3 AND HAVE FEATURES OUTLINED IN 4.8.5 OF THE ANSI 117.1-1986 STANDARD.

SELF SERVICE GASOLINE OPERATIONS MUST BE REVIEWED, INSPECTED, APPROVED AND PERMITTED BY THE HAZARDOUS MATERIALS SECTION OF THE STATE FIRE MARSHAL'S OFFICE IN DOUNTOUN ATLANTA (CONTACT THEM); THEY MAY LOOK FOR AUTOMATIC EMERGENCY GUARDS, POSTED INSTRUCTIONS AND NO SMOKING SIGNS, FIRE EXTINGUISHERS, PROPER VENT PIPE ARRANGEMENT, ETC.; THEY WILL WANT TO REVIEW PLANS AS WELL AS MAKE INSPECTIONS OF THE COMPLETED STRUCTURES. PLEASE SUBMIT A COPY OF THE STATE APPROVED PLANS TO THE COUNTY BUILDING DEPARTMENT.

DEAD END ROADWAYS MORE THAN 150 FT. IN LENGTH SHALL BE PROVIDED AT THE CLOSED END WITH A CUL-DE-SAC HAVING A 50 FT. RADIUS AT THE OUTSIDE CURBLINE OR OTHER APPROVED MEANS FOR TURNING AROUND.

FIRE DEPARTMENT NOTES

SINGLE FAMILY HOMES SHALL HAVE 8" WATER MAINS WITH 3-WAY FIRE HYDRANTS SPACED NO MORE THAN _____FT. APART.

INDUSTRIAL AND COMMERCIAL DEVELOPMENTS SHALL HAVE 12" WATER MAINS WITH SPACING NOT TO EXCEED 300 FT. APART WITH ADDITIONAL FIRE HYDRANTS AS MAY BE NECESSARY TO PERMIT ALL PORTIONS OF ALL BUILDINGS TO BE REACHED WITH FIRE HOSE LAYS NOT TO EXCEED 400 FT, BY ROAD TRAVEL. ALL FIRE HYDRANTS SHALL BE CAPABLE OF PROVIDING MINIMUM FLOW OF 1250 GALLONS PER MINUTE.

MULTI-FAMILY RESIDENTIAL SUBDIVISIONS SHALL HAVE 8" WATER MAINS OR LARGER. 3-WAY HYDRANTS SHALL BE LOCATED TO PERMIT REACHING ALL PORTIONS OF ALL BUILDINGS BY FIRE HOSE LAYS NOT TO EXCEED 400 FT, BY WAY OF ROAD TRAVEL. THIS DETAIL MUST BE DRAWN ON THE PLANS. 3-WAY FIRE HYDRANTS SHALL BE LOCATED TO REACH ALL PORTIONS OF ALL BUILDINGS BY FIRE HOSE LAYS NOT TO EXCEED 400 FT, BY WAY OF ROAD TRAVEL.

HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE THAN FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES (NFPA 1141 3-6.5, 3-6.6).

HYDRANT(S) AND MAIN(S) SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

PROVIDE A 3-WAY HYDRANT ON AT LEAST A 10" WATER MAIN WITHIN 150' BY WAY OF ROAD TRAVEL FROM THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-5.1, 3-6.5)

OR

LOCATE FIRE DEPARTMENT CONNECTOR WITHIN 40 FT. OF THE FIRE HYDRANT. THIS WILL APPLY IF BUILDING IS TO BE SPRINKLED

A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING, STARTING AT THE POINT WHERE THE PIPING IS SOLELY DEDICATED TO FIRE PROTECTION (HB 1491).

MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION: I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FT. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FT. OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)

PROVIDE "NO PARKING - FIRE LANE" AT 30 FT. INTERVALS TO BE STENCILED ON THE CURB. IF NO CURBING, 20 FT. WIDE, TRAFFIC YELLOW CROSS HATCHED OR "NO PARKING - FIRE LANE" SIGNS 30 FT. APART AND LEGIBLE FROM BOTH DIRECTIONS (NFPA 1141 3-3)

HANDICAP ACCESSIBLE ROUTE(S) SHALL START AT HANDICAP PARKING AND GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES.

HANDICAP PARKING SPACES SHALL BE AT LEAST 8 FT. WIDE AND BE PROVIDED WITH AN ADJACENT ACCESS AISLE OF NO LESS THAN 5 FT, WIDE TO COMPLY WITH 4.6.2 OF THE ANSI 1986 STANDARD. ADDITIONALLY, HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE 12" x 18" REFLECTIVE BLUE METAL SIGN ON A 2" METAL POST THAT IS 72" FROM THE BOTTOM OF THE SIGN TO THE PARKING SURFACE. ALL ACCESSIBILITY SIGN SHALL BE STATE OF GEORGIA APPROVED.

FOR PARKING AREAS OVER 40 SPACES, 30% WITH A MINIMUM OF ONE (1) OF THE REQUIRED HANDICAP PARKING SPACES MUST BE DESIGNATED TO HANDLE A SIDE-LOADING VAN. THE MINIMUM SIZE FOR THESE SPACES IS EIGHT (8) FT. PARKING WITH AN ADJACENT EIGHT (8) FT. ACCESS AISLE TO ACCOMMODATE THE LIFT SYSTEM OF THE VAN.

RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB OR IS PART OF AN ACCESSIBLE ROUTE THAT HAS A SLOPE OF GREATER THAN 1:20. RAMPS SHALL HAVE A MINIMUM WIDTH OF THREE (3) FT. EXCLUSIVE OF FLARED SIDES AND A MAXIMUM SLOPE OF 1:12. ALL PRIMARY ENTRANCES USUALLY CONSIDERED AS MAJOR POINTS OF PEDESTRIAN FLOW MUST BE ACCESSIBLE TO MEET THE REQUIREMENTS OF H.B. #751.

OR

RAMP RUNS HAVING A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 6 FT. SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH 4.8.3 AND HAVE FEATURES OUTLINED IN 4.8.5 OF THE ANSI 117.1-1986 STANDARD.

SELF SERVICE GASOLINE OPERATIONS MUST BE REVIEWED, INSPECTED, APPROVED AND PERMITTED BY THE HAZARDOUS MATERIALS SECTION OF THE STATE FIRE MARSHAL'S OFFICE IN DOUNTOUN ATLANTA (CONTACT THEM); THEY MAY LOOK FOR AUTOMATIC EMERGENCY GUARDS, POSTED INSTRUCTIONS AND NO SMOKING SIGNS, FIRE EXTINGUISHERS, PROPER VENT PIPE ARRANGEMENT, ETC.; THEY WILL WANT TO REVIEW PLANS AS WELL AS MAKE INSPECTIONS OF THE COMPLETED STRUCTURES. PLEASE SUBMIT A COPY OF THE STATE APPROVED PLANS TO THE COUNTY BUILDING DEPARTMENT.

DEAD END ROADWAYS MORE THAN 150 FT. IN LENGTH SHALL BE PROVIDED AT THE CLOSED END WITH A CUL-DE-SAC HAVING A 50 FT. RADIUS AT THE OUTSIDE CURBLINE OR OTHER APPROVED MEANS FOR TURNING AROUND.

SITE PLAN LEGEND

LAYOUT & STAKING

- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4@10 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS

- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE

- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING

- 52 PROPOSED INTERMEDIATE CONTOURS
- 150 PROPOSED INDEX CONTOURS
- +50.5 SPOT ELEVATION
- SWALE
- 2:1 SLOPE INDICATOR
- +TW 50.5 FINISHED GRADE AT TOP OF WALL
- +BW 50.5 FINISHED GRADE AT BOTTOM OF WALL
- +TC 50.5 TOP OF CURB ELEVATION

SITE UTILITIES

- W DOMESTIC WATER
- F FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL

- TP TREE PROTECTION FENCE
- LOD LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1321
SES	SAFETY END SECTION - GDOT STANDARD 1321
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (1015a)	CURB INLET - GDOT STANDARD 1015a W/ TYPE 'E' HOOD
SJCB	SINGLE-WING CATCH BASIN - GDOT STANDARD 1033D
DJCB	DOUBLE-WING CATCH BASIN - GDOT STANDARD 1034D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AS72	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR VI W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING E-REQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Landscape Architecture
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGEOIS
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

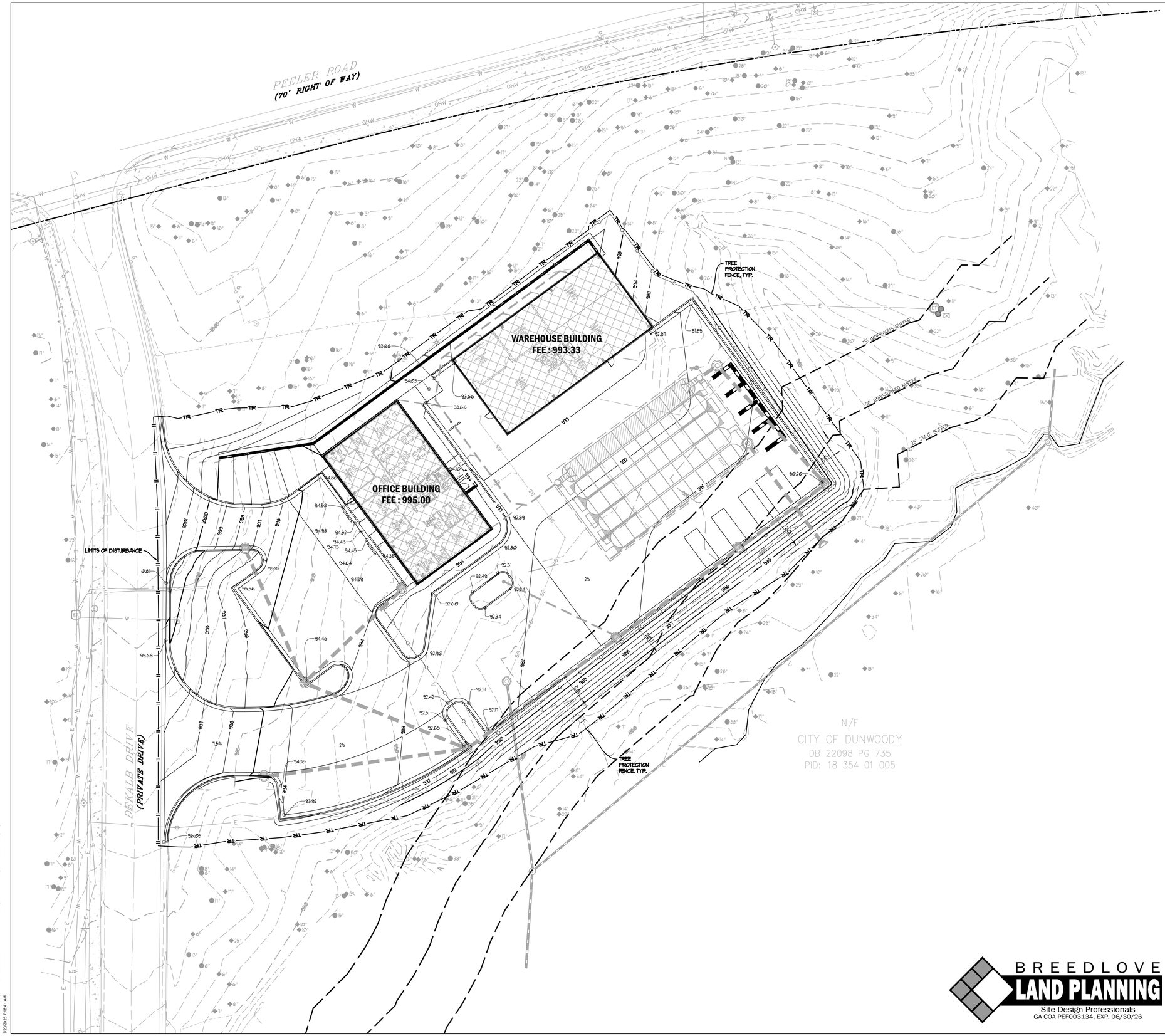
PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE FIRE SITE PLAN

C210

C:\Users\christianbourgeois\ldp dropbox\Jobs\2023\231103.CDY\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



SITE PLAN LEGEND

LAYOUT & STAKING

- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4090 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS

- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE

- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING

- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- +SØ.Ø SPOT ELEVATION
- BERM
- +H.P. HIGH POINT
- +L.P. LOW POINT
- FLOW DIRECTION
- SWALE
- 2:1 SLOPE INDICATOR
- +TW SØ.Ø FINISHED GRADE AT TOP OF WALL
- +BW SØ.Ø FINISHED GRADE AT BOTTOM OF WALL
- +TC SØ.Ø TOP OF CURB ELEVATION

SITE UTILITIES

- W DOMESTIC WATER
- F FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL

- TP TREE PROTECTION FENCE
- LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1122
SES	SAFETY END SECTION - GDOT STANDARD 1121
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (1Ø17A)	CURB INLET - GDOT STANDARD 1Ø17A W/ TYPE 'E' HOOD
SGCB	SINGLE-GRATE CATCH BASIN - GDOT STANDARD 1Ø13D
DGCB	DOUBLE-GRATE CATCH BASIN - GDOT STANDARD 1Ø13D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH.	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AST2	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

GRAPHIC SCALE & ORIENTATION

Ø 5 Ø 1Ø 2Ø 4Ø 6Ø

SCALE: 1"=2Ø'-Ø"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON UWUGEORGIA811.COM OR BY CALLING 811 OR 1-8ØØ-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 1Ø WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Texas
Virginia
www.LDDBlueline.com
Architecture
Architectural Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGEOIS
07-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

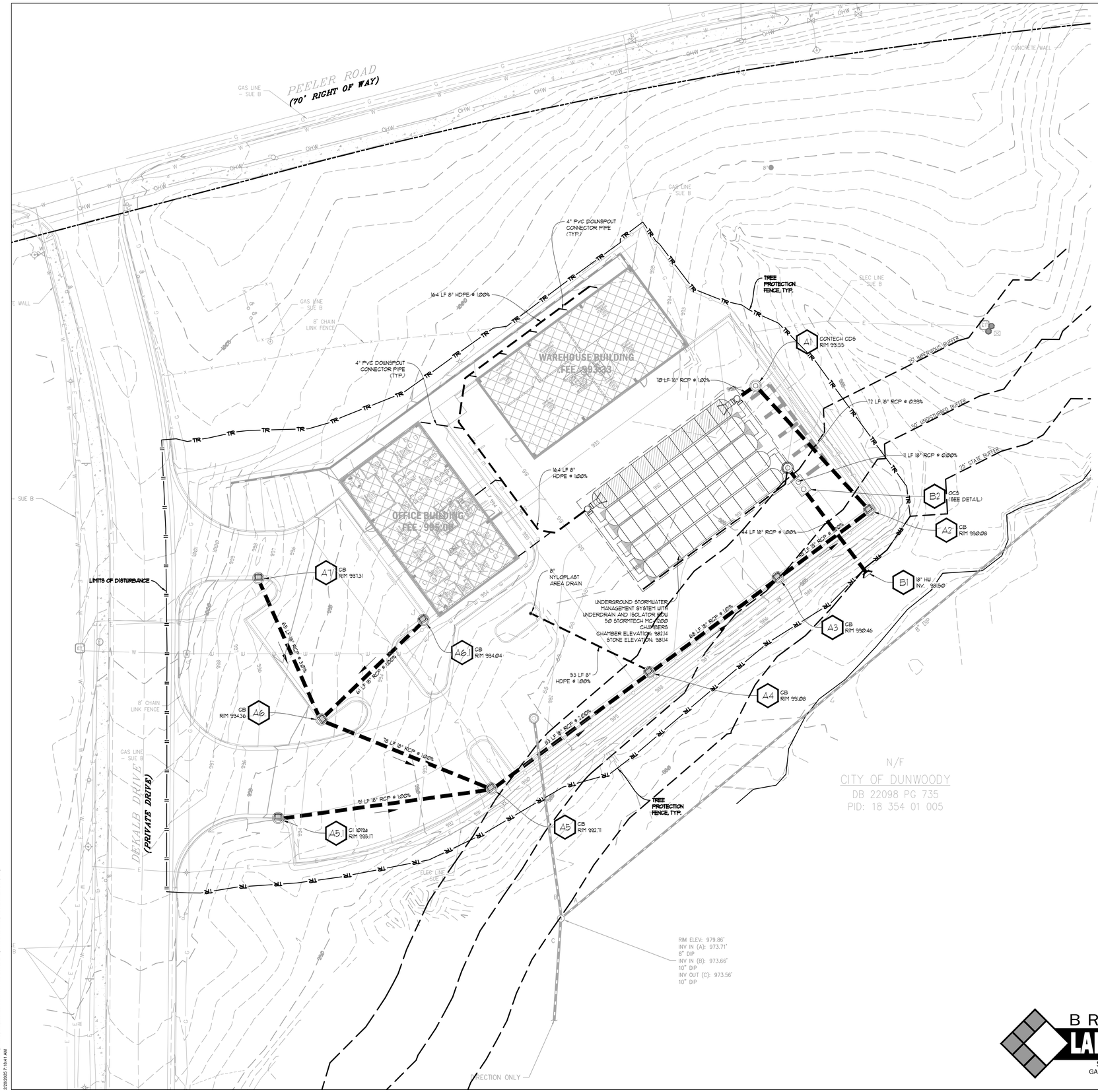
PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE GRADING PLAN

C300

c:\Users\cbreedlove\gurubility dropbox\Jobs\2023\231710\CD\1\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/5/2025 7:18:41 AM



SITE PLAN LEGEND

LAYOUT & STAKING

- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4090 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS

- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE

- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING

- 5x PROPOSED INTERMEDIATE CONTOURS
- 950 PROPOSED INDEX CONTOURS
- +505 SPOT ELEVATION
- >>>>>>> BERM
- +H.P. HIGH POINT
- +L.P. LOW POINT
- FLOW DIRECTION
- SWALE
- 2:1 SLOPE INDICATOR
- +TW 505 FINISHED GRADE AT TOP OF WALL
- +BW 505 FINISHED GRADE AT BOTTOM OF WALL
- +TC 505 TOP OF CURB ELEVATION

SITE UTILITIES

- W DOMESTIC WATER
- F FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL

- TP TREE PROTECTION FENCE
- LOC LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1121
SES	SAFETY END SECTION - GDOT STANDARD 1122
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (10136)	CURB INLET - GDOT STANDARD 10136 W/ TYPE 'E' HOOD
SLCB	SINGLE-WING CATCH BASIN - GDOT STANDARD 1033D
DWCB	DOUBLE-WING CATCH BASIN - GDOT STANDARD 1033D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
ASTZ	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCH-40/SDR 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

GRAPHIC SCALE & ORIENTATION

0 5 0 10 20 40 60

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING ENREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Texas
Virginia
www.LDDBlueline.com
Architecture
Landscape Architecture
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE048192 CHRISTIAN R. BOURGEOIS
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

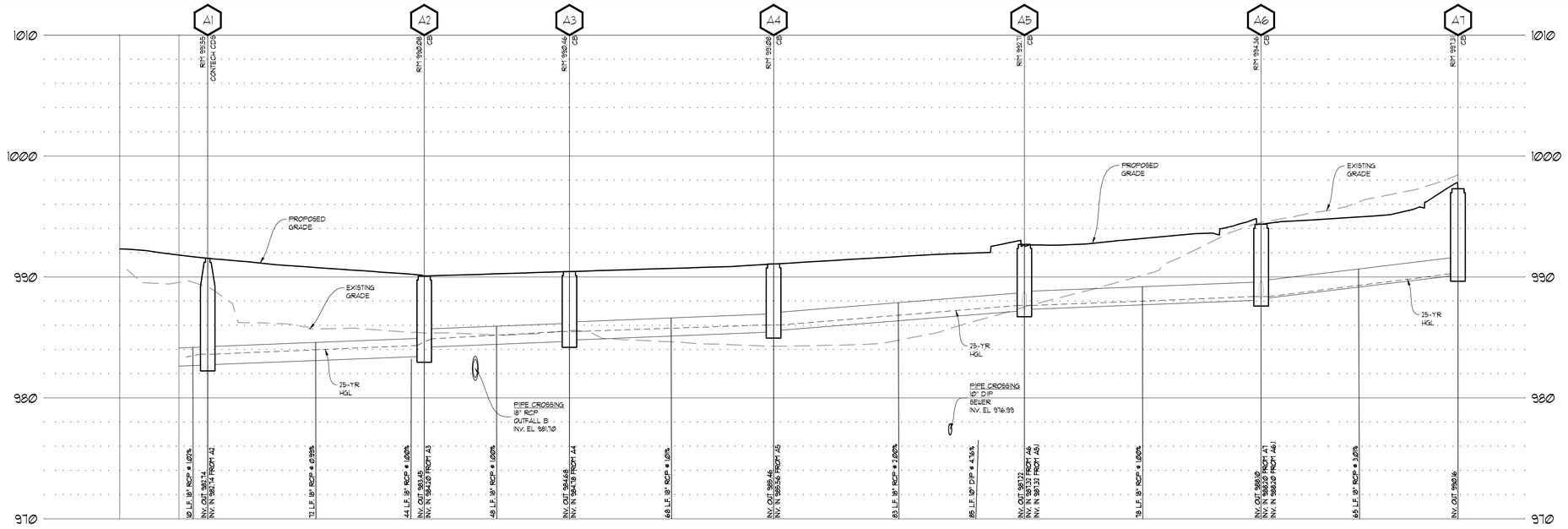
PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE DRAINAGE PLAN

C310

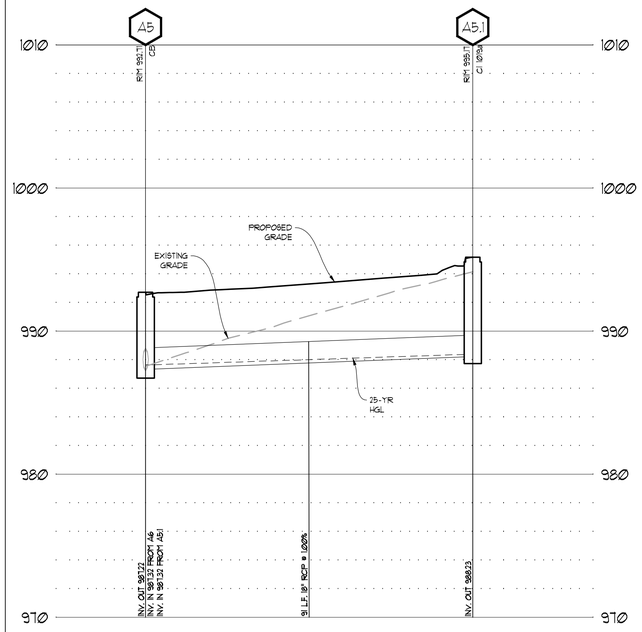
c:\Users\christian\bourgeois@lp-dropbox\Jobs\2023\2317103-02\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



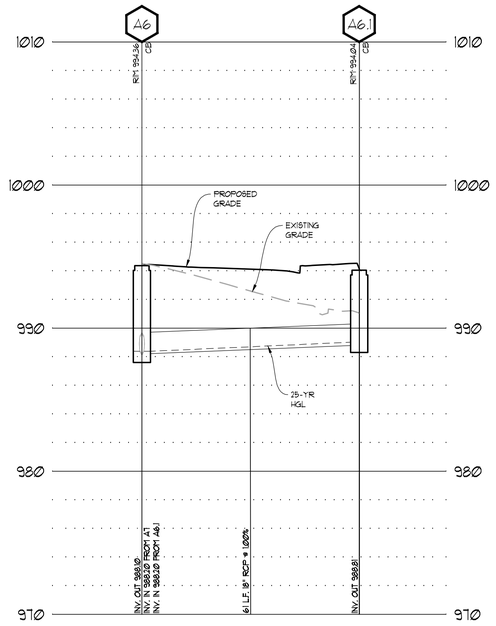
POND - A7 STORM PROFILE
H: 1" = 20'; V: 1" = 5'

BREEDLOVE LAND PLANNING, INC. PIPECHART							PROJECT: DUNWOODY MAINTENANCE FACILITY									
YEAR STORM EVENT: 25 YEAR							PROJECT LOCATION: CITY OF DUNWOODY, GA									
	Upstream Structure	Downstream Structure	Drainage Area	c-factor	Inlet Time	Q	Total Q	Capacity	Pipe Size	Slope	n-value	Velocity	Depth	Inv. Up	Inv. Dn	HGL Up	HGL Dn
			(ac)	(C)	(min)	(cfs)	(cfs)	(cfs)	(in)	(%)		(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)
A	A5.1	5	0.02	0.95	5	0.16	0.16	10.48	18	1	0.013	1.16	0.33	988.23	987.32	988.38 j	987.65
	A6.1	6	0.04	0.95	5	0.31	0.31	10.53	18	1	0.013	2.32	0.18	988.81	988.2	989.02	988.38
	A7	6	0.01	0.95	5	0.08	0.08	18.22	18	3.01	0.013	1.06	0.18	990.16	988.2	990.26 j	988.38
	A6	5	0.06	0.45	5	0.22	0.59	10.48	18	1	0.013	2.29	0.33	988.1	987.32	988.38 j	987.65
	A5	4	0.08	0.95	5	0.63	1.32	14.85	18	2	0.013	2.92	0.48	987.22	985.56	987.65 j	986.04
	A4	3	0.15	0.93	5	1.15	2.36	10.53	18	1.01	0.013	3.28	0.72	985.46	984.78	986.04 j	985.5
	A3	2	0.31	0.95	5	2.43	4.56	10.49	18	1	0.013	5.17	0.69	984.68	984.2	985.5	984.89
	A2	1	0.13	0.88	5	0.94	5.4	10.45	18	0.99	0.013	4.93	0.89	983.45	982.74	984.34	983.63
	A1	Outfall	0	0	0	0	5.35	10.61	18	1.02	0.013	5.45	0.75	982.74	982.64	983.63	983.39
B	B3	10	0	0	5	1.72	1.72	0	18	0	0.013	2.97	0.49	982.14	982.14	982.75	982.63
	B2	Outfall	0	0	0	0	1.72	10.5	18	1	0.013	3.41	0.49	981.94	981.5	982.43	981.99

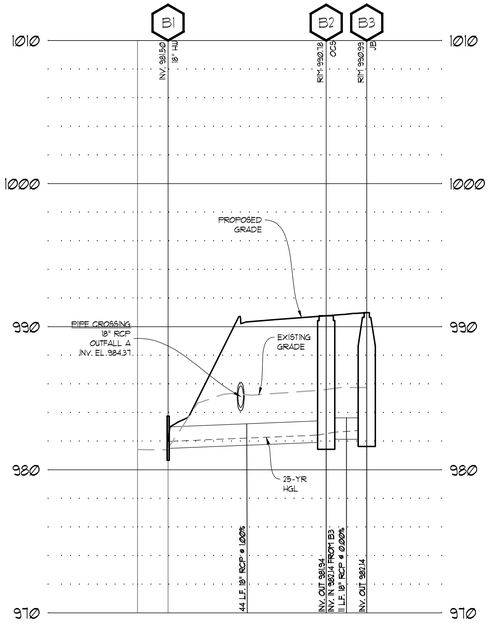
Notes: j-Line contains hyd. jump



A5 - A5.1 STORM PROFILE
H: 1" = 20'; V: 1" = 5'



A6 - A6.1 STORM PROFILE
H: 1" = 20'; V: 1" = 5'



B1 - POND STORM PROFILE
H: 1" = 20'; V: 1" = 5'

PIPE PROFILE LEGEND

	EXISTING GRADE
	PROPOSED GRADE
	25-YEAR HGL
	100-YEAR HGL
HW	HEADWALL
FES	FLARED END SECTION
SES	SAFETY END SECTION
DI	DROP INLET (PEDESTAL TOP)
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CB	CATCH BASIN
AD	AREA DRAIN (NYLOPLAST OR EQUAL)
BH	BEE HIVE CATCH BASIN
CI	CURB INLET (GA. D.O.T. STD.)
OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE (CLASS IV)
DIP	DUCTILE IRON PIPE (CLASS 50)
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AST-2	ALUMINIZED STEEL TYPE 2
AST2-SB	ALUMINIZED STEEL TYPE 2 SMOOTH BORE (MANNING'S n=.012)
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV.	INVERT ELEVATION
HGL	HYDRAULIC GRADE LINE

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON UUIGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Texas
Virginia
www.LDDBlueline.com
Architecture
Interior Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURQUELON
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

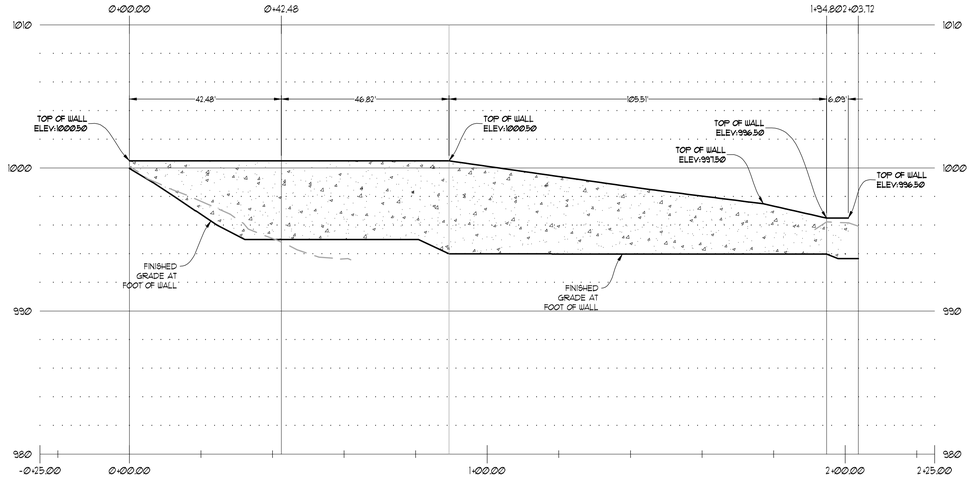
MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

STORM PIPES PROFILES

C320

c:\Users\christianbourquelon\dropbox\Lddbx\2023\231103-CD's\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



WALL A ELEVATION
H: 1" = 20' ; V: 1" = 5'

BREEDLOVE
LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

LDDBlueline™

Georgia
Texas
Virginia
www.LDDBlueline.com

Architecture
Interior Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA
REGISTERED
No. PE048192
PROFESSIONAL
ENGINEER
CHRISTIAN R. BOURGEOIS
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

RETAINING WALL ELEVATION

C321

c:\Users\chrisbourgeois\ftp drop\box\cloud\2023\2311\03-CD's\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM

1 EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS
SWCD: CITY OF DUNWOODY

Project Name: NEW MAINTENANCE FACILITY AT BROOK RUN PARK | **Address:** 4770 NORTH PEACHTREE ROAD

City/County: DUNWOODY, DEKALB | **Date on Plans:** 03-18-25

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN	
C400	YES	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)
ALL ESPC	YES	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. The Level II certification must be issued to the Design Professional, after completion of a GSWCC approved course, and whose signature and seal are on the Plan.)
N/A	N/A	3	Limits of disturbance shall be less than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD 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.* (A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)
ALL ESPC	YES	4	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
C000	YES	5	Provide the name, address, email address, and phone number of primary permittee.
C000, 410-30	YES	6	Note total and disturbed acreage of the project or phase under construction.
C410	YES	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
C400	YES	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C400	YES	9	Description of the nature of construction activity and existing site conditions.
C000	YES	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C400, C401	YES	11	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
ALL ESPC	YES	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.
ALL ESPC	YES	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. *
C400,C410	YES	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect and certify 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.*
C400	YES	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 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."
N/A	N/A	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C400	YES	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." *
C400	YES	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." *
C400, C410-C430	YES	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."
C400, C410-C430	YES	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."
C400, C410-C430	YES	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."
C401	YES	22	Any construction activity which discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Biota Impaired Stream Segment, must comply with Part III.C. of the permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
N/A	N/A	23	If a TMDL Implementation Plan for sediment has been finalized for the Biota 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.*
C440	YES	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited.*
C400	YES	25	Provide BMPs for the remediation of all petroleum spills and leaks.
C400	YES	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.*
C400	YES	27	Description of practices to provide cover for building materials and building products on site.*
C400	YES	28	Description of the practices that will be used to reduce the pollutants in storm water discharges.*
C401	YES	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).
C400	YES	30	Provide complete requirements of Inspections and record keeping by the primary permittee.*
C400	YES	31	Provide complete requirements of Sampling Frequency and Reporting of sampling results.*
C400	YES	32	Provide complete details for Retention of Records as per Part IV.F. of the permit. *
C401	YES	33	Description of analytical methods to be used to collect and analyze the samples from each location.*
C400	YES	34	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
C410-30	YES	35	Delineate all sampling locations on all phases of the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged.*
C410-30	YES	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.*
ALL ESPC	YES	37	Graphic scale and North arrow.
ALL ESPC C300	YES	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: (Map Scale: 1 inch = 100ft or larger scale; Ground Slope: Flat 0 - 2% / Rolling 2 - 8% / Steep 8% +; Contour Intervals, ft.: 0.5 or 1 / 1 or 2 / 2.5 or 10)
N/A	N/A	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 EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
N/A	N/A	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.*
N/A	N/A	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.
N/A	N/A	42	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
HYDRO	HYDRO	43	Delineation and acreage of contributing drainage basins on the project site.
HYDRO	HYDRO	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
C310	YES	45	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.
C310	YES	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
C401	YES	47	Soil series for the project site and their delineation.
ALL ESPC	YES	48	The limits of disturbance for each phase of construction.
C410-30	YES	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, permitees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasable, a written justification explaining this decision must be included in the Plan.
ALL ESPC	YES	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.
C440	YES	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.
C430 & C610	YES	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, 2025

c:\Users\chrisbourgu\Box\Bp dropbox\Kirk\20250331T100-CityOfDunwoody\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM

GSWCC LEVEL 2 CERTIFICATION

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.

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) AS 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 BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

Christian Bourguillon

DATE: 03-18-25
CERTIFIED DESIGN PROFESSIONAL: CHRISTIAN BOURGUILLON
GSWCC CERTIFICATION NO. LEVEL II # 0000081705
EXPIRATION DATE: 04-26-2025
COMPANY: BREEDLOVE LAND PLANNING, INC.

2 12 13

24-HOUR ES&PC CONTACTS 4

NAME: MICHAEL SMITH, P.E.
COMPANY: CITY OF DUNWOODY
EMAIL ADDRESS: MICHAELSMITH@DUNWOODYGAGOV
PHONE NUMBER: 6783826850

CONTRACTOR'S CONSTRUCTION SITE CONTACT:TBD
COMPANY POSITION:
NAME:
GSWCC LEVEL 1A CERTIFICATION NO:
EXPIRATION DATE:
COMPANY:
EMAIL ADDRESS:
PHONE NUMBER:

PRIMARY PERMITTEE 5

CONTACT NAME: MICHAEL SMITH, P.E.
CONTACT TITLE: PUBLIC WORKS DIRECTOR
REPRESENTING: CITY OF DUNWOODY
EMAIL ADDRESS: MICHAELSMITH@DUNWOODYGAGOV
PHONE NUMBER: 6783826850

PLAN SUBMITTAL SUMMARY 8

DESCRIPTION:	DATE:	ENTITY REQUESTING REVISION:
1. LDP INITIAL SUBMITTAL	03-18-2025	CITY OF DUNWOODY
2.		
3.		
4.		
5.		
6.		
7.		
8.		

CONSTRUCTION ACTIVITY 9

EXISTING CONDITIONS SUMMARY:
THE EXISTING SITE IS CONSIST OF THE EXISTING MAINTENANCE FACILITY BUILDING, ITS SUPPORTING STRUCTURES TO HOUSE MATERIALS, ASPHALT DRIVE, AND ASSOCIATED SITE UTILITIES.

PROPOSED CONDITIONS SUMMARY:
THIS PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW OFFICE BUILDING AND MAINTENANCE WAREHOUSE, REMOVAL OF THE EXISTING MAINTENANCE FACILITY BUILDING, REMOVE AND REPLACE THE EXISTING BROOK RETAINING WALL NORTH OF THE SITE, REMOVAL OF ASPHALT PAVING AND GRAVEL IN THE SITE, REPLACE AND IMPROVE ASPHALT DRIVE, ADDING ADA PARKING SPACES, PUBLIC PARKING SPACES, AND CITY WORKER PARKING SPACES, REMOVAL AND REROUTE PART OF EXISTING UTILITIES.

PROJECT RECEIVING WATERS 11

INITIAL PROJECT RECEIVING WATERS: NANCY CREEK
RECEIVING WATERS SUPPORT: WARM WATER FISHERIES
SUMMARY OF NEIGHBORING AREAS AND PROJECT EFFECTS:
POST-DEVELOPED RUNOFF FROM THE PROJECT SITE WILL BE CHANGED BY THE PROPOSED DEVELOPMENT. A PROPOSED UNDERGROUND DETENTION FACILITY WILL BE CONSTRUCTED. WATER QUALITY MEASURES WILL BE EMPLOYED TO ACHIEVE 80% TSS REMOVAL AS REQUIRED BY CITY OF DUNWOODY PRIOR TO BEING DISCHARGED DOWNSTREAM TO A SWALE THAT FLOWS INTO NANCY CREEK. NO ADVERSE IMPACTS ARE ANTICIPATED AS A RESULT OF THE PROJECT DEVELOPMENT.

INITIAL EROSION INSPECTION 14

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.

THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND E.P.D. HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL TO INSPECT THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS.

THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAIN AS DESIGNED.

THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE (AND OPERATOR) WITHIN SEVEN (7) DAYS AND THE PERMITTEE (AND OPERATOR) MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

STREAM BUFFERS 15 16

NON-EXEMPT 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.

DESCRIPTION OF BUFFER ENCROACHMENTS:
THIS PROJECT DOES NOT PROPOSED ANY BUFFER ENCROACHMENTS. NO VARIANCES FROM E.P.D. OR THE U.S.A.C.O.E. ARE REQUESTED.

PLAN REVISIONS 17

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.

SEE PART IV. C. KEEPING PLANS CURRENT. THE PRIMARY PERMITTEE SHALL AMEND APPROVED PLANS WHERE THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT (IE., THOSE BMPS WHERE THE DESIGN IS BASED UPON RAINFALL INTENSITY, DURATION AND FREQUENCY OF STORMS) OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART IV.D.3. AMENDMENTS TO THE PLAN MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

GSWCC REQUIRED NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT 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.

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.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

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.

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.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

14 15 17 18 19 20 21

SPILL PREVENTION & CONTROL

- LOCAL, STATE, 4 MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED 4 PROCEDURES SHALL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL 4 EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS 4 EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS DISTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST 4 PROPERLY LABELED PLASTIC 4 METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES 4 PROCEDURES SHALL BE REVIEWED AFTER A SPILL 4 ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS SHALL BE REPORTED AS REQUIRED BY LOCAL, STATE 4 FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS GREATER THAN 25 GALLONS 4 NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. SHALL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS 4 NO SURFACE WATER IMPACTS OCCUR, THE SPILL SHALL BE CLEANED UP 4 LOCAL AGENCIES SHALL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF ANY EQUIPMENT IN WHICH A SINGLE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR SHALL NEED A SPILL PREVENTION CONTAINMENT 4 COUNTERMEASURES PLAN PREPARED BY THE LICENSED PROFESSIONAL.

25

POST-CONSTR. STORMWATER 26

CONSTRUCTION OF THE PROPOSED PROJECT WILL YIELD AN INCREASE IN IMPERVIOUS AREA AND FLOWS COMPARED TO EXISTING CONDITIONS.

THEREFORE THIS PROJECTS WILL INCLUDE THE CONSTRUCTION OF AN UNDERGROUND DETENTION POND TO REDUCE THE POST-DEVELOPED STORMWATER DISCHARGES TO LESS THAN PRE-DEVELOPED CONDITIONS.

ADDITIONALLY, INFILTRATION TRENCH AND A PROPRIETARY WATER QUALITY DEVICE WILL BE CONSTRUCTED TO PROVIDE WATER QUALITY TREATMENT 4 RUNOFF REDUCTION.

OUTFALLS WILL BE PROTECTED FROM EXCESSIVE DISCHARGE VELOCITIES BY USING PIPES AT 1.0% SLOPE OR LESS WITH STORM DRAIN OUTLET PROTECTION.

CONSTR. MATERIAL STORAGE 27

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE SITE, CONTRACTOR SHALL PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS, OR OTHER METHODS TO THE SATISFACTION OF THE INSPECTOR) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR SHALL PROVIDE A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MATERIALS SHALL BE STORED IN LOCATIONS WHICH ARE PROTECTED DOWNSTREAM BY BMPs INCLUDED ON THE EROSION PLANS PRIOR TO DISCHARGE FROM THE CONSTRUCTION SITE. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

PRODUCT SPECIFIC PRACTICES

- PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
- PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
- FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.
- BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

28

INSPECTION & RECORD KEEPING

INSPECTION AND RECORD KEEPING REQUIREMENTS BELOW ARE LISTED IN ACCORDANCE WITH PART IV, D, 4, a OF THE GAR 100001 STAND-ALONE PERMIT.

1. 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) LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS (EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY, THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. 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 WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. 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 HAS BEEN SUBMITTED) 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 WATER(S.) 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 WATER(S).

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 (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, AND THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND ACTIONS TAKEN IN ACCORDANCE WITH IV.D.4.A(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

30

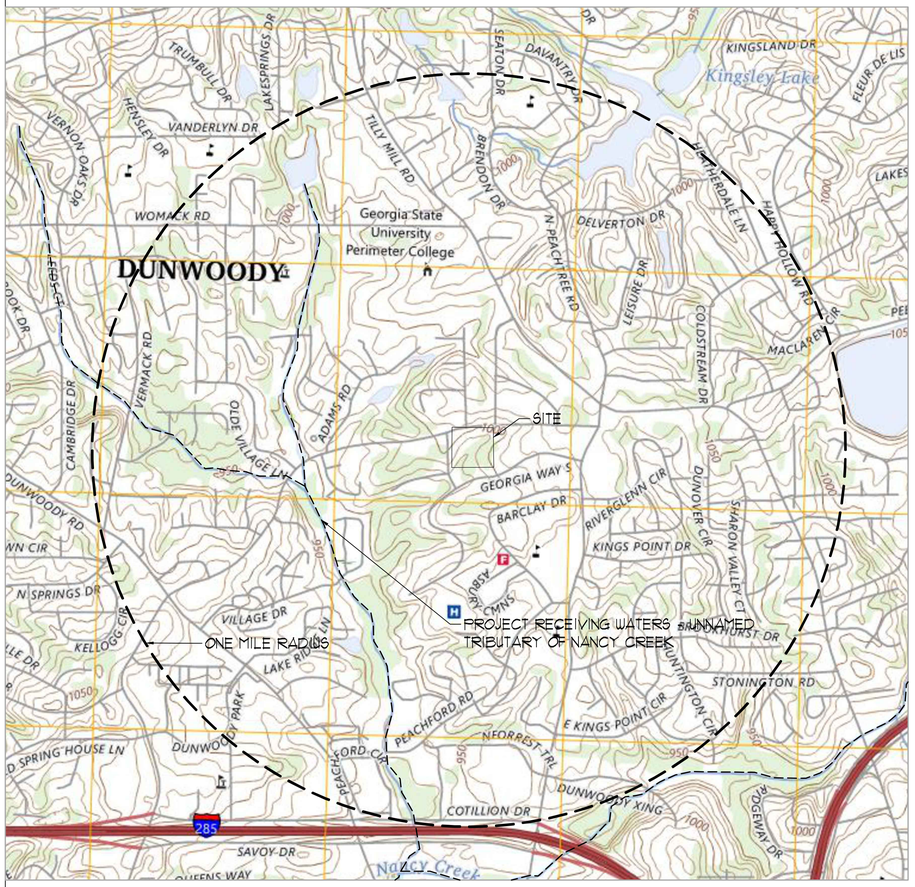
SAMPLING FREQUENCY 31

REQUIREMENTS FOR SAMPLING FREQUENCY ARE LISTED BELOW IN ACCORDANCE WITH PART IV. C. 6. d OF THE GAR 100001 STAND-ALONE PERMIT.

A. 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 STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION 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 P

N.P.D.E.S. IMPAIRED STREAM MAP (1 MILE RADIUS FROM SITE LIMITS)



TAKEN FROM USGS MAPS CHAMBLEE, GA 2024 — NORTH — SCALE: 1"=1000'

IMPAIRED STREAM SEGMENT 22

THIS SITE WILL / WILL NOT DISCHARGE STORM WATER FROM ANY CONSTRUCTION ACTIVITY INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A 303D IMPAIRED STREAM SEGMENT.

IF ANY STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES DISCHARGED INTO AN IMPAIRED STREAM SEGMENT THAT HAS BEEN LISTED FOR THE CRITERIA VIOLATED, 303 'F' (IMPAIRED FISH COMMUNITY) AND / OR '303 M' (IMPAIRED MACROVERTEBRATE COMMUNITY) WITHIN CATEGORY 4A, 4B, OR 5, AND THE POTENTIAL CAUSE IS EITHER "NP" (NONPOINT SOURCE) OR "UR" (URBAN RUNOFF), THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE BMPS LISTED IN PART III.C.2 (A) THRU (T) OF THE PERMIT.

SEE APPENDIX I INCLUDED WITH THESE PLANS FOR FOUR (4) ADDITIONAL BMPS TO BE IMPLEMENTED WITH THIS PROJECT.

THE NEAREST IMPAIRED STREAM DOWNSTREAM OF THE PROJECT SITE IS NANCY CREEK, BUT SEGMENT IS BEYOND THE LIMITS OF THIS PROJECT

CONSTRUCTION SCHEDULE 29

PROJECT NAME: NEW MAINTENANCE FACILITY AT BROOK RUN PARK
MAJOR SOIL-DISTURBING ACTIVITY

1. PRE-CONSTRUCTION MEETING WITH OWNER/LA
2. INSTALL CONSTRUCTION ENTRANCE/EXIT
3. FENCE TREE SAVE AREAS 4 LIMITS OF WORK
4. INSTALL INITIAL EROSION CONTROL MEASURES
5. INITIAL BMP INSPECTION (E-MAIL ISSUE 7-DAY LETTER)
6. SITE PREPARATION 4 DEMOLITION
7. INSTALL INTERMEDIATE EROSION CONTROL MEASURES
8. GRADING OPERATIONS
9. STORM DRAIN 4 UTILITY INSTALLATION
10. CURB AND PAVING INSTALLATION
11. BUILDING DEMOLITION 4 CONSTRUCTION
12. INSTALL FINAL EROSION CONTROL MEASURES
13. FINE-GRADING 4 TOPSOIL DISTRIBUTION
14. SITE LANDSCAPING
15. FINAL GRASSING
16. SITE CLEANUP
17. PUNCH-LIST 4 FINAL INSPECTIONS
18. MAINTAIN ALL EROSION CONTROL BMPs
19. REMOVAL OF TEMPORARY EROSION CONTROL MEASURES

GSWCC LEVEL 2 CERTIFICATION

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.

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) AS 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 BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

DATE: 03-18-25
CERTIFIED DESIGN PROFESSIONAL: CHRISTIAN BOURGUILLON
GSWCC CERTIFICATION NO. LEVEL II # 0000008710S
EXPIRATION DATE: 04-26-2025
COMPANY: BREEDLOVE LAND PLANNING, INC.

2 12 13

GSWCC REQUIRED NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF UNDISTURBED 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.

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.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

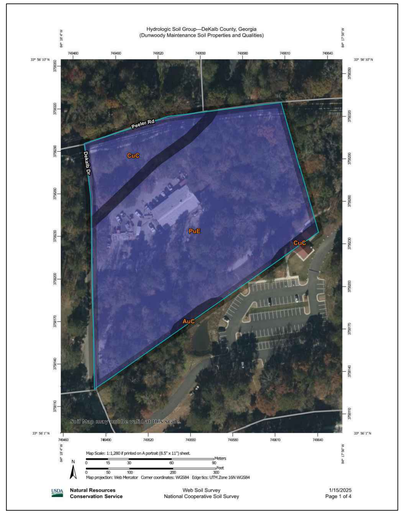
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

14 15 17 18 19 20 21

SOIL SURVEY MAP 47



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AuC	Appling-Urban land complex, 2 to 10 percent slopes	B	0.0	0.4%
CuC	Cecil-Urban land complex, 2 to 10 percent slopes	B	0.7	13.8%
PuE	Pacolet-Urban land complex, 10 to 25 percent slopes	B	4.5	85.8%
Totals for Area of Interest			5.2	100.0%

SAMPLE METHODS 33

b. SAMPLING TYPES
ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES SHALL 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 STORMWATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
1. SAMPLE CONTAINERS SHALL BE LABELED PRIOR TO COLLECTING THE SAMPLES.
2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHALL BE USED FOR COLLECTING SAMPLES. THE JARS SHALL BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHALL BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS SHALL BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF THE SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
5. 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.E.

c. SAMPLING POINTS
1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE 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 STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:
   - 1a. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER 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.
   - 1b. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER DISCHARGE 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.
   - 1c. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).
   - 1d. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.
   - 1e. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
   - 1f. THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
   - 1g. 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)
   - 1h. 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 STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.4. OR III.D.5, WHICHEVER IS APPLICABLE.

PRE- vs. POST RUNOFF 45

REFER TO STORMWATER MANAGEMENT REPORT FOR DETAILED ANALYSIS OF PRE-DEVELOPED RUNOFF CONDITIONS, POST-DEVELOPED RUNOFF CONDITIONS, AND CONTROLS DESIGNED TO CHANGES IN SITE CONDITIONS DUE TO DEVELOPMENT (I.E. WATER QUALITY, CHANNEL PROTECTION, AND / OR DETENTION).

PRE-DEVELOPED RUNOFF CURVE NUMBER: 55

POST-DEVELOPED RUNOFF CURVE NUMBER: 84

SUMMARY OF POST-DEVELOPMENT STORMWATER CONTROLS USED:
AN UNDERGROUND DETENTION CHAMBER SYSTEM WILL BE INSTALLED TO PROVIDE PEAK FLOW REDUCTION AND RUNOFF REDUCTION.

GEORGIA UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM	
Ch	CHANNEL STABILIZATION	
Co	CONSTRUCTION EXIT	Co (LABEL)
Cr	CONSTRUCTION ROAD STABILIZATION	Cr (LABEL)
Dc	STREAM DIVERSION CHANNEL	
Di	DIVERSION	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1 (LABEL)
Dn2	PERMANENT DOWNDRAIN STRUCTURE	Dn2 (LABEL)
Fr	FILTER RING	
Ga	GABION	
Gr	GRADE STABILIZATION STRUCTURE	Gr (LABEL)
Lv	LEVEL SPREADER	
Rd	ROCK FILTER DAM	
Re	RETAINING WALL	(LABEL) Re
Rt	RETRO FITTING	Rt (LABEL)
Sd1	SEDIMENT BARRIER	(INDICATE TYPE)
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	(LABEL) Sd3
Sd4	TEMPORARY SEDIMENT TRAP	
Sk	FLOATING SURFACE SKIMMER	Sk (LABEL)
Spb	SEEP BERM	(LABEL) Spb

CODE	PRACTICE	MAP SYMBOL
Sr	TEMPORARY STREAM CROSSING	Sr (LABEL)
St	STORMDRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Tc	TURBIDITY CURTAIN	Tc
Tp	TOPSOILING	Tp (SHOW STRIPPING AND STORAGE AREAS)
Tr	TREE PROTECTION	(DENOTE TREE CENTERS)
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	

VEGETATIVE PRACTICES

CODE	PRACTICE	MAP SYMBOL
Bf	BUFFER ZONE	Bf (LABEL)
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	Cs
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	Ds2
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	Ds3
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du
Fl-Cc	FLOCCULANTS AND COAGULANTS	Fl-Cc
Sb	STREAMBANK STABILIZATION (USING PERM. VEGETATION)	Sb
Ss	SLOPE STABILIZATION	Ss
Tac	TACKIFIERS AND BINDERS	Tac

GSWCC CHECKLIST LEGEND

55 GSWCC CHECKLIST ITEM NUMBER

24-HOUR EROSION CONTACT 4

NAME: MICHAEL SMITH, P.E.
COMPANY: CITY OF DUNWOODY
EMAIL ADDRESS: MICHAEL.SMITH@DUNWOODYGA.GOV
PHONE NUMBER: 678.382.6850

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON LUUGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Landscape Architecture
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE048192 CHRISTIAN R. BOURGUILLON
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

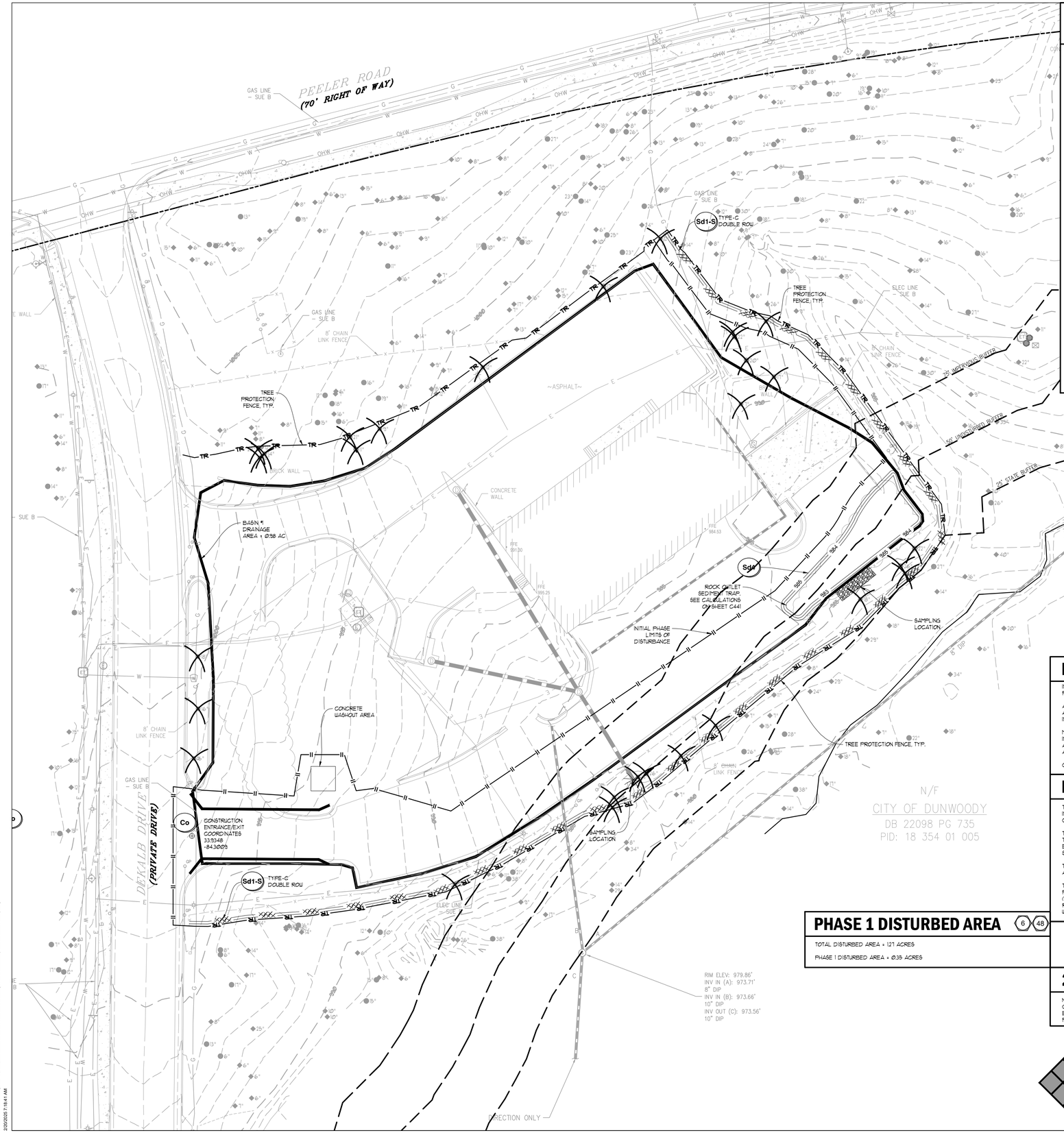
MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

NPDES NOTES
SHEET 2 OF 2

C401

C:\Users\christian.bourguillon\Dropbox\Jobs\2023\2317103-CDV\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM



EROSION CONTROL GENERAL NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY COUNTY.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
11. MAXIMUM CUT OR FILL SLOPE IS (2:1) 2' HORIZONTAL TO 1' VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED. (10)
14. 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.
15. 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. (10)
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. (11)

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM	
Ch	CHANNEL STABILIZATION	
Co	CONSTRUCTION EXIT	Co (LABEL)
Cr	CONSTRUCTION ROAD STABILIZATION	Cr (LABEL)
Dc	STREAM DIVERSION CHANNEL	
Di	DIVERSION	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1 (LABEL)
Dn2	PERMANENT DOWNDRAIN STRUCTURE	Dn2 (LABEL)
Fr	FILTER RING	
Ga	GABION	
Gr	GRADE STABILIZATION STRUCTURE	Gr (LABEL)
Lv	LEVEL SPREADER	
Rd	ROCK FILTER DAM	
Re	RETAINING WALL	(LABEL) Re
Rt	RETRO FITTING	Rt (LABEL)
Sd1	SEDIMENT BARRIER	(INDICATE TYPE)
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	(LABEL) Sd3
Sd4	TEMPORARY SEDIMENT TRAP	
Sk	FLOATING SURFACE SKIMMER	Sk (LABEL)
Spb	SEEP BERM	(LABEL) Spb

CODE	PRACTICE	MAP SYMBOL
Sr	TEMPORARY STREAM CROSSING	Sr (LABEL)
St	STORMDRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Tc	TURBIDITY CURTAIN	Tc
Tp	TOPSOILING	Tp (SHOW STAGING AND STORAGE AREAS) (DENOTE TREE CENTERS)
Tr	TREE PROTECTION	
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	

VEGETATIVE PRACTICES

CODE	PRACTICE	MAP SYMBOL
Bf	BUFFER ZONE	Bf (LABEL)
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	Cs
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	Ds2
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	Ds3
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du
Fl-Co	FLOCCULANTS AND COAGULANTS	Fl-Co
Sb	STREAMBANK STABILIZATION (USING PERM. VEGETATION)	Sb
Ss	SLOPE STABILIZATION	Ss
Tac	TACKIFIERS AND BINDERS	Tac

INITIAL EROSION SUMMARY

INSTALL INITIAL PERIMETER CONTROL BMP'S (SILT FENCE) CONSTRUCTION EXIT, TREE PROTECTION FENCING AND TEMPORARY SEDIMENT BASINS.

ALL SPECIFIED BMPs FROM ON THIS PLANS SHALL BE INSTALLED AND APPROPRIATELY STABILIZED (IF APPLICABLE) PRIOR TO REQUESTING THE NPDES INITIAL INSPECTION FROM THE DESIGN PROFESSIONAL.

MINIMIZE LAND DISTURBANCE TO THE AREAS SHOWN ON THIS PLAN UNTIL THE INITIAL INSPECTION HAS OCCURRED AND INSTALLATION OF THE INITIAL BMPs HAVE BEEN APPROVED. AFTER INITIAL BMPs HAVE BEEN APPROVED, DEMOLITION, CLEARING, AND GRADING MAY COMMENCE.

CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INITIAL BMPs AS PHASING REQUIRES.

INITIAL EROSION INSPECTION (14)

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.

THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND E.P.D. HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL TO INSPECT THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS.

THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAIN AS DESIGNED.

THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE (AND OPERATOR) WITHIN SEVEN (7) DAYS AND THE PERMITTEE (AND OPERATOR) MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

PHASE 1 DISTURBED AREA (6) (48)

TOTAL DISTURBED AREA = 1.21 ACRES

PHASE 1 DISTURBED AREA = Ø.35 ACRES

Ds1 | Ds2 | Du

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

24-HOUR EROSION CONTACT (4)

NAME: MICHAEL SMITH, P.E.
COMPANY: CITY OF DUNWOODY
EMAIL ADDRESS: MICHAELSMITH@DUNWOODYGA.GOV
PHONE NUMBER: 6783816850

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

GSWCC LEVEL 2 CERTIFICATION

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.

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 BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

Christian Bourguillon
DATE: 03-18-25
CERTIFIED DESIGN PROFESSIONAL: CHRISTIAN BOURGUILLON
GSWCC CERTIFICATION NO. LEVEL II # 0000081105
EXPIRATION DATE: 04-26-2029
COMPANY: BREEDLOVE LAND PLANNING, INC.

(2) (12) (13)

GRAPHIC SCALE & ORIENTATION

Ø 5 Ø 10 20 40 60
SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON LUUGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

LDDBlueline™
Georgia
Alabama
Virginia
www.LDDBlueline.com
Architecture
Architectural Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGUILLON
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

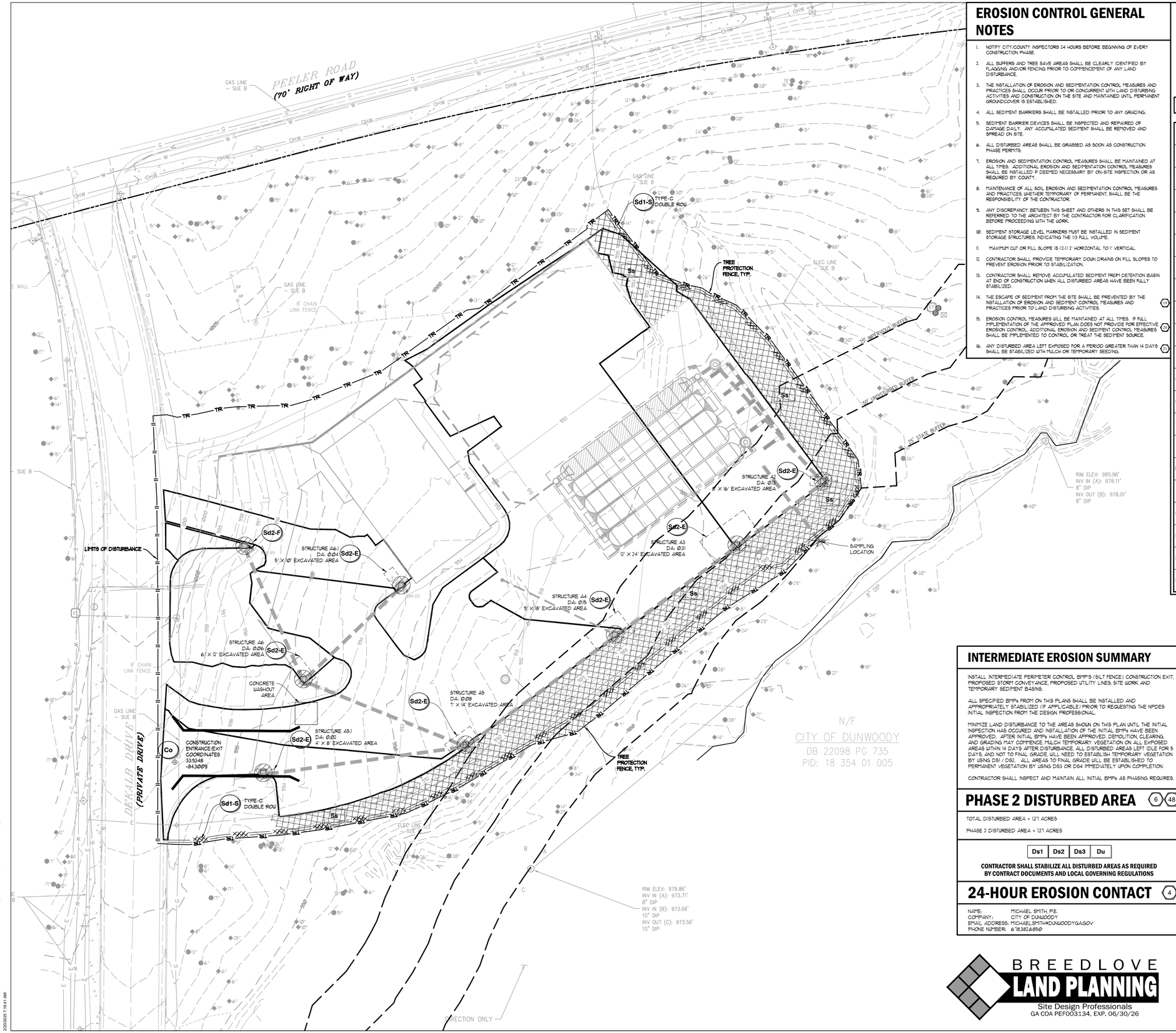
MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

ES&PC PLAN - INITIAL PHASE

C410

C:\Users\christianbourguillon\dp-dropbox\Jobs\2023\2317103-CDY\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



EROSION CONTROL GENERAL NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGED DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY COUNTY.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
11. MAXIMUM CUT OR FILL SLOPE IS (2:1) 2' HORIZONTAL TO 1' VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED. (10)
14. 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. (10)
15. 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. (10)
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. (11)

INTERMEDIATE EROSION SUMMARY

INSTALL INTERMEDIATE PERIMETER CONTROL BMP'S (SILT FENCE) CONSTRUCTION EXIT, PROPOSED STORM CONVEYANCE, PROPOSED UTILITY LINES, SITE WORK AND TEMPORARY SEDIMENT BASINS.

ALL SPECIFIED BMPs FROM ON THIS PLANS SHALL BE INSTALLED AND APPROPRIATELY STABILIZED (IF APPLICABLE) PRIOR TO REQUESTING THE NPDES INITIAL INSPECTION FROM THE DESIGN PROFESSIONAL.

MINIMIZE LAND DISTURBANCE TO THE AREAS SHOWN ON THIS PLAN UNTIL THE INITIAL INSPECTION HAS OCCURED AND INSTALLATION OF THE INITIAL BMPs HAVE BEEN APPROVED. AFTER INITIAL BMPs HAVE BEEN APPROVED, DEMOLITION, CLEARING, AND GRADING MAY COMMENCE. MULCH TEMPORARY VEGETATION ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL DISTURBED AREAS LEFT IDLE FOR 5 DAYS AND NOT TO FINAL GRADE WILL NEED TO ESTABLISH TEMPORARY VEGETATION BY USING DS1 / DS2. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION BY USING DS3 OR DS4 IMMEDIATELY UPON COMPLETION.

CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INITIAL BMPs AS PHASING REQUIRES.

PHASE 2 DISTURBED AREA (6) (48)

TOTAL DISTURBED AREA = 1.27 ACRES

PHASE 2 DISTURBED AREA = 1.27 ACRES

Ds1	Ds2	Ds3	Du

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

24-HOUR EROSION CONTACT (4)

NAME: MICHAEL SMITH, P.E.
COMPANY: CITY OF DUNWOODY
EMAIL ADDRESS: MICHAEL.SMITH@DUNWOODYGA.GOV
PHONE NUMBER: 6783816850

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM	
Ch	CHANNEL STABILIZATION	
Co	CONSTRUCTION EXIT	Co (LABEL)
Cr	CONSTRUCTION ROAD STABILIZATION	Cr (LABEL)
Dc	STREAM DIVERSION CHANNEL	
Di	DIVERSION	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1 (LABEL)
Dn2	PERMANENT DOWNDRAIN STRUCTURE	Dn2 (LABEL)
Fr	FILTER RING	
Ga	GABION	
Gr	GRADE STABILIZATION STRUCTURE	Gr (LABEL)
Lv	LEVEL SPREADER	
Rd	ROCK FILTER DAM	
Re	RETAINING WALL	(LABEL) Re
Rt	RETRO FITTING	Rt (LABEL)
Sd1	SEDIMENT BARRIER	(INDICATE TYPE)
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	(LABEL) Sd3
Sd4	TEMPORARY SEDIMENT TRAP	
Sk	FLOATING SURFACE SKIMMER	Sk (LABEL)
Spb	SEEP BERM	(LABEL) Spb

CODE	PRACTICE	MAP SYMBOL
Sr	TEMPORARY STREAM CROSSING	Sr (LABEL)
St	STORMDRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Tc	TURBIDITY CURTAIN	Tc
Tp	TOPSOILING	Tp (SHOW STORING AND STORAGE AREAS)
Tr	TREE PROTECTION	(DENOTE TREE CENTERS)
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	

VEGETATIVE PRACTICES

CODE	PRACTICE	MAP SYMBOL
Bf	BUFFER ZONE	Bf (LABEL)
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	Cs
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	Ds2
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	Ds3
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du
Fl-Co	FLOCCULANTS AND COAGULANTS	Fl-Co
Sb	STREAMBANK STABILIZATION (USING PERM. VEGETATION)	Sb
Ss	SLOPE STABILIZATION	Ss
Tac	TACKIFIERS AND BINDERS	Tac

GSWCC LEVEL 2 CERTIFICATION

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.

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 BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

DATE: 03-18-25
CERTIFIED DESIGN PROFESSIONAL: CHRISTIAN BOURGUILLON
GSWCC CERTIFICATION NO. LEVEL II # 0000081105
EXPIRATION DATE: 04-26-2025
COMPANY: BREEDLOVE LAND PLANNING, INC.

(2) (12) (13)

GRAPHIC SCALE & ORIENTATION

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON LUIGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

LDDBlueline™
Georgia
Arkansas
Virginia
www.LDDBlueline.com
Architecture
Asset Preservation
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGUILLON

03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

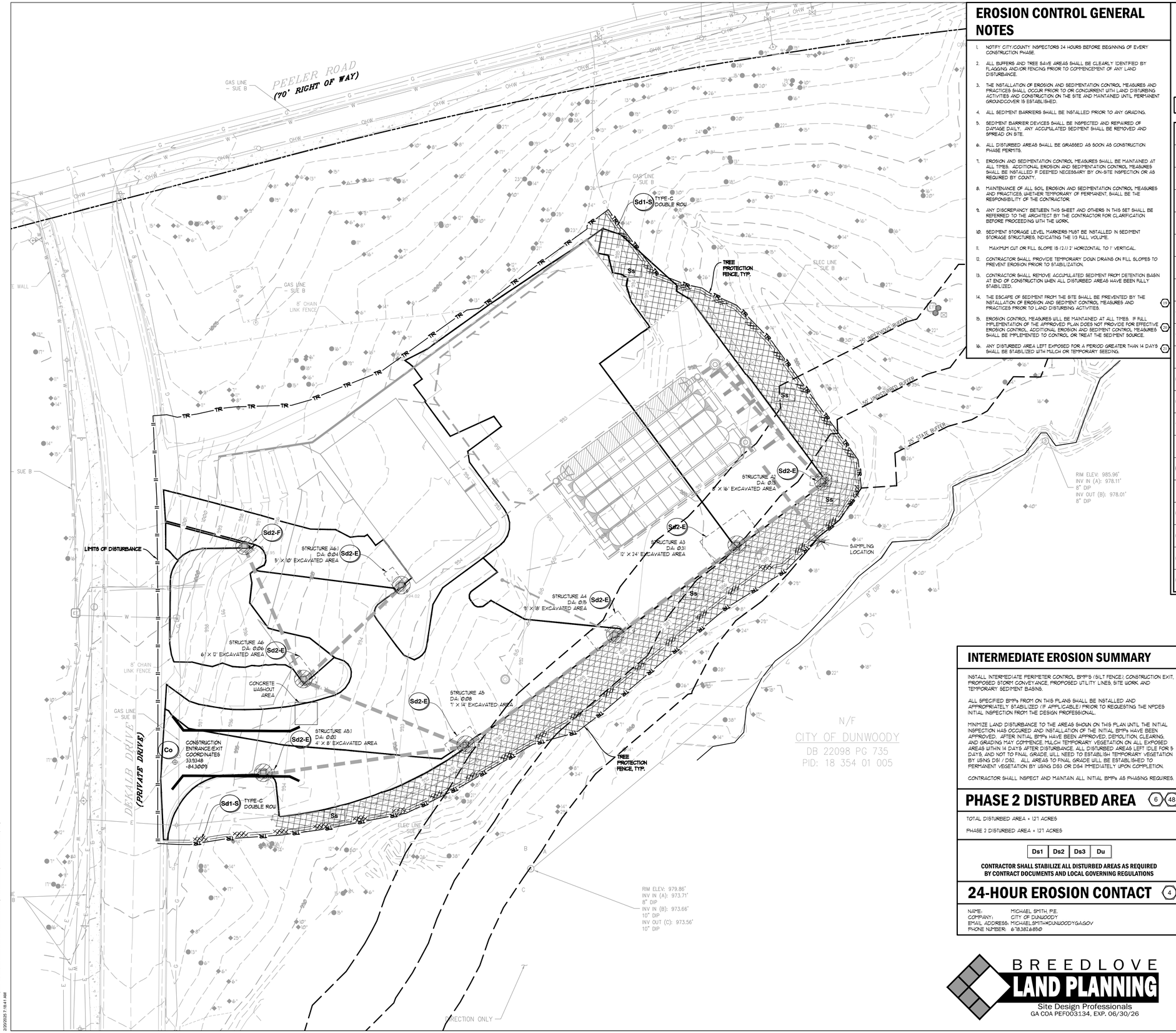
PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

ES&PC PLAN - INTERMEDIATE PHASE

C420

C:\Users\christianbourguillon\Bg-dropbox\Jobs\2023\2317-103-CDV\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



EROSION CONTROL GENERAL NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGED DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY COUNTY.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
11. MAXIMUM CUT OR FILL SLOPE IS (2:1) 2' HORIZONTAL TO 1' VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED. (10)
14. 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. (10)
15. 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. (10)
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. (11)

INTERMEDIATE EROSION SUMMARY

INSTALL INTERMEDIATE PERIMETER CONTROL BMP'S (SILT FENCE) CONSTRUCTION EXIT, PROPOSED STORM CONVEYANCE, PROPOSED UTILITY LINES, SITE WORK AND TEMPORARY SEDIMENT BASINS.

ALL SPECIFIED BMPs FROM ON THIS PLANS SHALL BE INSTALLED AND APPROPRIATELY STABILIZED (IF APPLICABLE) PRIOR TO REQUESTING THE NPDES INITIAL INSPECTION FROM THE DESIGN PROFESSIONAL.

MINIMIZE LAND DISTURBANCE TO THE AREAS SHOWN ON THIS PLAN UNTIL THE INITIAL INSPECTION HAS OCCURED AND INSTALLATION OF THE INITIAL BMPs HAVE BEEN APPROVED. AFTER INITIAL BMPs HAVE BEEN APPROVED, DEMOLITION, CLEARING, AND GRADING MAY COMMENCE. MULCH TEMPORARY VEGETATION ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL DISTURBED AREAS LEFT IDLE FOR 5 DAYS AND NOT TO FINAL GRADE WILL NEED TO ESTABLISH TEMPORARY VEGETATION BY USING DS1 / DS2. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION BY USING DS3 OR DS4 IMMEDIATELY UPON COMPLETION.

CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INITIAL BMPs AS PHASING REQUIRES.

PHASE 2 DISTURBED AREA (6) (48)

TOTAL DISTURBED AREA = 1.27 ACRES

PHASE 2 DISTURBED AREA = 1.27 ACRES

Ds1	Ds2	Ds3	Du

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

24-HOUR EROSION CONTACT (4)

NAME: MICHAEL SMITH, P.E.
COMPANY: CITY OF DUNWOODY
EMAIL ADDRESS: MICHAEL.SMITH@DUNWOODYGA.GOV
PHONE NUMBER: 6783816850

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM	
Ch	CHANNEL STABILIZATION	
Co	CONSTRUCTION EXIT	Co (LABEL)
Cr	CONSTRUCTION ROAD STABILIZATION	Cr (LABEL)
Dc	STREAM DIVERSION CHANNEL	
Di	DIVERSION	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1 (LABEL)
Dn2	PERMANENT DOWNDRAIN STRUCTURE	Dn2 (LABEL)
Fr	FILTER RING	
Ga	GABION	
Gr	GRADE STABILIZATION STRUCTURE	Gr (LABEL)
Lv	LEVEL SPREADER	
Rd	ROCK FILTER DAM	
Re	RETAINING WALL	(LABEL) Re
Rt	RETRO FITTING	Rt (LABEL)
Sd1	SEDIMENT BARRIER	(INDICATE TYPE)
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	(LABEL) Sd3
Sd4	TEMPORARY SEDIMENT TRAP	
Sk	FLOATING SURFACE SKIMMER	Sk (LABEL)
Spb	SEEP BERM	(LABEL) Spb

CODE	PRACTICE	MAP SYMBOL
Sr	TEMPORARY STREAM CROSSING	Sr (LABEL)
St	STORMDRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Tc	TURBIDITY CURTAIN	Tc
Tp	TOPSOILING	Tp (SHOW STORING AND STORAGE AREAS)
Tr	TREE PROTECTION	(DENOTE TREE CENTERS)
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	

VEGETATIVE PRACTICES

CODE	PRACTICE	MAP SYMBOL
Bf	BUFFER ZONE	Bf (LABEL)
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	Cs
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	Ds2
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	Ds3
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du
Fl-Co	FLOCCULANTS AND COAGULANTS	Fl-Co
Sb	STREAMBANK STABILIZATION (USING PERM. VEGETATION)	Sb
Ss	SLOPE STABILIZATION	Ss
Tac	TACKIFIERS AND BINDERS	Tac

GSWCC LEVEL 2 CERTIFICATION

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.

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 BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

DATE: 03-18-25
CERTIFIED DESIGN PROFESSIONAL: CHRISTIAN BOURGUILLON
GSWCC CERTIFICATION NO. LEVEL II # 0000081105
EXPIRATION DATE: 04-26-2025
COMPANY: BREEDLOVE LAND PLANNING, INC.

(2) (12) (13)

GRAPHIC SCALE & ORIENTATION

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON LUIGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

LDDBlueline™
Georgia
Arkansas
Virginia
www.LDDBlueline.com
Architecture
Asset Preservation
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGUILLON

03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00

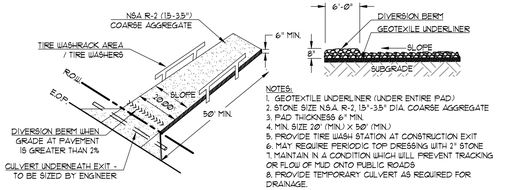
DRAWN BY: CRB QC: AAW

ES&PC PLAN - INTERMEDIATE PHASE

C420

C:\Users\christianbourguillon\Bg-dropbox\Jobs\2023\2317-103-CDV\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM

MAINTENANCE:
EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

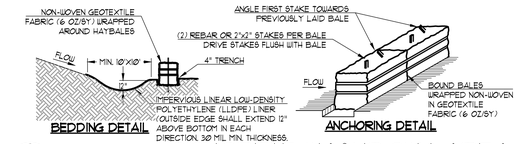


NOTES:
1. GEOTEXTILE UNDERLINER (UNDER ENTIRE PAD)
2. STONE SIZE NSA R-2, 1.5"-3.5" DIA. COARSE AGGREGATE
3. PAD THICKNESS 6" MIN.
4. MIN. SIZE 20' (MIN.) X 50' (MIN.)
5. PROVIDE TIRE WASH STATION AT CONSTRUCTION EXIT
6. MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE
7. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS
8. PROVIDE TEMPORARY CULVERT AS REQUIRED FOR DRAINAGE.
9. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA.

1 — Co — TEMPORARY — CONSTRUCTION EXIT
NOT TO SCALE

NOTES:
1. CONTRACTORS OPTION TO GRADE OUT CONTAINMENT AREA WITH DIVERSION BERMS OR CONSTRUCT WITH HAY BALES. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBAR DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. CONTRACTOR SHALL PROVIDE AND INSTALL 36" X 36" SIGN IDENTIFIED IDENTIFYING CONCRETE WASHDOWN AREA
5. CONTRACTOR SHALL USE HIGH PRESSURE LOW VOLUME NOZZLE FOR WASHING.
6. NO CONCRETE DRUM WASHOUT IS ALLOWED ON SITE.

MAINTENANCE:
BALES SHALL BE INSPECTED FREQUENTLY AND REPAIRED AND/OR REPLACED PROMPTLY AS NEEDED. BALES SHALL BE REMOVED WHEN SURROUNDING AREAS HAVE BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



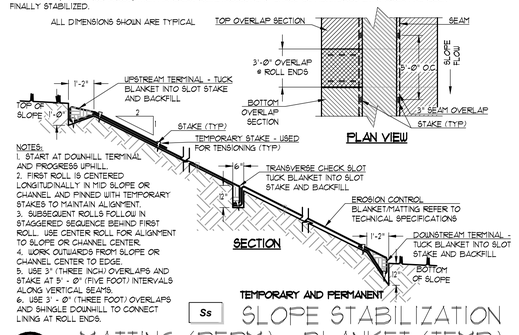
2 — TEMPORARY — CONCRETE WASHDOWN AREA
NOT TO SCALE



CONTRACTOR SHALL PROVIDE WATER PROOF TEMPORARY CONCRETE WASHOUT AREA SIGN. SIGN SHALL BE INSTALLED NEAR CONSTRUCTION ENTRANCE/EXIT, REMOTE FROM WATERWAYS, AND AS IDENTIFIED ON ES&PC PLANS. PROVIDE 2 GALVANIZED "U" CHANNEL POSTS WITH 6 - 3/8 ø" NYLON LOCK NUT, FLAT WASHERS AND BOLT CONNECTIONS. DO NOT NAIL SIGN TO TREE. COLOR SHALL BE WHITE BACKGROUND WITH KELLY GREEN LETTERING. PROVIDE SUBMITTAL FOR DESIGN PROFESSIONAL APPROVAL PRIOR TO INSTALLATION. UPON COMPLETION OF CONSTRUCTION PROJECT, REMOVE SIGN AND POST FROM SITE.

3 — CONCRETE TRUCK WASHOUT AREA SIGN - TEMPORARY
NOT TO SCALE

MAINTENANCE:
INSPECT BLANKETS AND MATTING PERIODICALLY FOLLOWING INSTALLATION, ESPECIALLY AFTER RAIN EVENTS. ANY DISLOCATION OR FAILURE SHALL BE REPAIRED IMMEDIATELY. IF WASHOUT OR BREAKAGE OCCURS, MATERIAL SHALL BE UNINSTALLED, SLOPE REPAIRED, THEN MATERIAL REINSTALLED. BMP SHALL BE MONITORED UNTIL AREA HAS BEEN FINALLY STABILIZED.

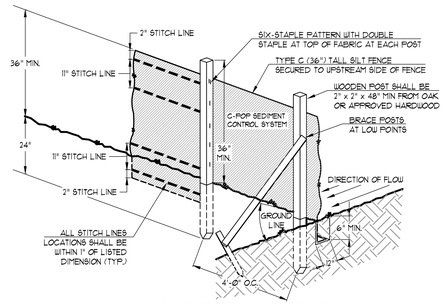


NOTES:
1. START AT DOWNHILL TERMINAL AND PROGRESS UPHILL.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID SLOPE OR CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. USE CENTER ROLL FOR ALIGNMENT TO SLOPE OR CHANNEL CENTER.
4. WORK OUTWARDS FROM SLOPE OR CHANNEL CENTER TO EDGE.
5. USE 3" (THREE INCH) OVERLAPS AND STAKE AT 5' - 0" (FIVE FOOT) INTERVALS ALONG VERTICAL SEAMS.
6. USE 3' - 0" (THREE FOOT) OVERLAPS AND SHINGLE DOWNHILL TO CONNECT LINNG AT ROLL ENDS.

4 — Ss — TEMPORARY AND PERMANENT — SLOPE STABILIZATION MATTING (PERM) - BLANKET (TEMP)
NOT TO SCALE

MAINTENANCE:
SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO ½ THE ORIGINAL HEIGHT OF THE BARRIER. SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

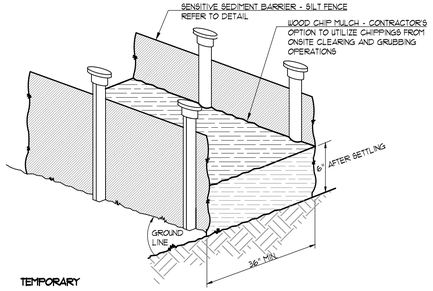
NOTES:
1. TEMPORARY PLANTINGS MUST BE REPLACED BY PERMANENT GRASS DURING THE FIRST AVAILABLE PLANTING SEASON.
2. SILT CONTROL SHALL BE IN EFFECT PRIOR TO ANY GRADING OF CONSTRUCTION.
3. SILT FABRIC SHALL BE 36" MINIMUM WIDTH.
4. SPLICED JOINTS SHALL OVERLAP 18" WITH MATCHING POST.
5. DRIVE 5' (60") MIN. POSTS 24" INTO SOIL.
6. DIG DITCH 12" WIDE AND 6" DEEP. LAY IN FABRIC TO BOTTOM OF TRENCH, THEN BACKFILL COVERING FABRIC.
7. USE D.O.T. APPROVED WOOD OR STEEL POST 4'-0" O.C.
8. J-HOOKS TO BE PROVIDED AT EVERY 4 FOOT VERTICAL GRADE CHANGE ALONG SILT FENCE LINES.



C-POP SYSTEM - TYPE 'C'

Sd1-S — TEMPORARY — SENSITIVE SEDIMENT BARRIER - SILT FENCE
NOT TO SCALE

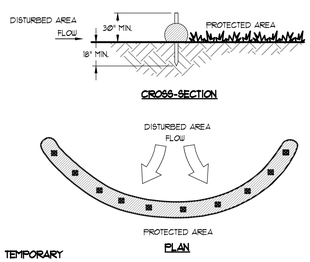
MAINTENANCE:
REFER TO SENSITIVE SEDIMENT BARRIER - SILT FENCE DETAIL FOR SILT FENCE MAINTENANCE.
MULCH SHALL BE ADDED BETWEEN ROWS AS NECESSARY TO MAINTAIN 6" DEPTH.



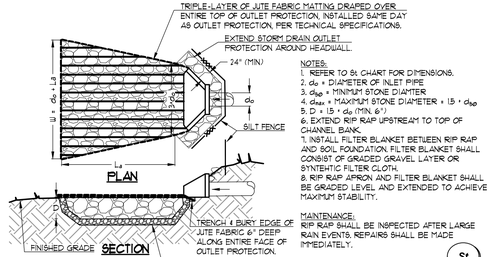
TEMPORARY
SENSITIVE SEDIMENT BARRIER - SILT FENCE WITH DOUBLE ROW MULCH
6
NOT TO SCALE

MAINTENANCE:
SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO ½ THE ORIGINAL HEIGHT OF THE BARRIER. SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

NOTES:
1. SEDIMENT BARRIER SHALL BE IN EFFECT PRIOR TO ANY GRADING OF CONSTRUCTION.



Sd1-NS — TEMPORARY — NON-SENSITIVE SEDIMENT BARRIER COMPOST FILTER SOCK
7
NOT TO SCALE



NOTES:
1. REFER TO SI CHART FOR DIMENSIONS.
2. d_o = DIAMETER OF INLET PIPE
3. d_{50} = MINIMUM STONE DIAMETER
4. d_{max} = MAXIMUM STONE DIAMETER = 1.5 * d_{50}
5. D = 1.5 * d_o (MIN. 6")
6. EXTEND RIP RAP UPSTREAM TO TOP OF CHANNEL BANK.
7. INSTALL FILTER BLANKET BETWEEN RIP RAP AND SOIL FOUNDATION. FILTER BLANKET SHALL CONSIST OF GRADED GRAVEL LAYER OR SYNTHETIC FILTER CLOTH.
8. RIP RAP APRON AND FILTER BLANKET SHALL BE GRADED LEVEL AND EXTENDED TO ACHIEVE MAXIMUM STABILITY.

MAINTENANCE:
RIP RAP SHALL BE INSPECTED AFTER LARGE RAIN EVENTS. REPAIRS SHALL BE MADE IMMEDIATELY.

St — TEMPORARY AND PERMANENT — STORM DRAIN OUTLET PROTECTION MINIMUM TAILWATER CONDITION
8
NOT TO SCALE

R100A

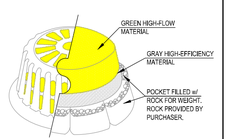
SILT-SAVER
EROSION AND SEDIMENT CONTROL PRODUCTS



FILTER OPTIONS FOR ASSEMBLIES:
1) R100A-HF (HIGH-FLOW FILTER) GREEN HIGH FLOW MATERIAL THROUGHOUT THE TOP OF THE FILTER EXTENDING TO ROCK BAG PLATFORM.
2) R100A-DOT (DOT FILTER) GREEN HIGH FLOW MATERIAL ALLOWS FOR STORM WATER OVERFLOW AT THE TOP OF THE FILTER WHILE THE GRAY HIGH EFFICIENCY SEDIMENT FILTRATION FABRIC COVERS THE BOTTOM HALF OF THE FILTER EXTENDING TO THE ROCK BAG PLATFORM. IT IS THE PURCHASERS RESPONSIBILITY TO SELECT APPROPRIATE FILTER.

FILTER INSTALLATION
FILTER SHOULD BE PLACED OVER FRAME. POCKETS ON THE EDGES OF THE FILTER SHOULD BE FILLED WITH ROCK. INSTALLER SHALL PROVIDE ROCK FOR FILTER POCKETS

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.



ISOMETRIC ASSEMBLY VIEW
OF R100A-DOT

Sd2-F

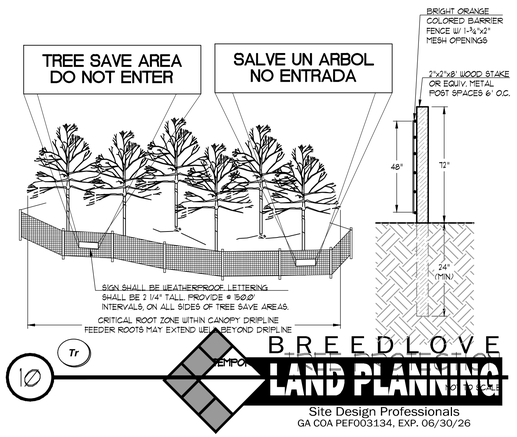
REPLACEMENT FILTERS: MODEL # R-140HF OR R-140DOT

ROUND BASE FRAME & FILTER ASSEMBLY	FRAME MATERIAL: BLACK PE
60" DIAMETER AKA "SS-100A (Round)"	FILTER FABRIC MATERIAL: REFER TO SPEC
Model # R-100A	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2021

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458) www.siltsaver.com

NOTE:
REFER TO PLANS AND CALCULATIONS SHEET FOR SEDIMENT STORAGE PROVISIONS FOR EACH SPECIFIC APPLICATION OF THIS BEST MANAGEMENT PRACTICE (BMP)

9 — TEMPORARY — "SILT-SAVER"™ INLET SEDIMENT TRAP
NOT TO SCALE



Tr — TEMPORARY — TREE PROTECTION FENCE
10
NOT TO SCALE

BREEDLOVE
LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Texas
Virginia
www.LDDBlueline.com
Architecture
Landscape Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGOIN
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

ES&PC DETAILS
SHEET 1 OF 2
C440

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

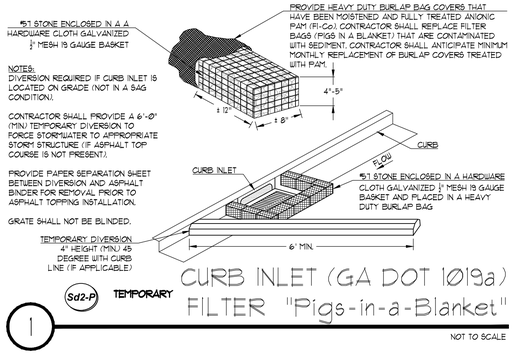
GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON LUIGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

C:\Users\christian.bourgoin\Box\Box-dropbox\Jobs\2023\2317103-CDV\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM

MAINTENANCE:
CONTRACTOR SHALL INSPECT TRAP DAILY AND MAKE NECESSARY REPAIRS IMMEDIATELY. CONTRACTOR SHALL CLEAN OUT ACCUMULATED SEDIMENT AFTER EACH MAJOR RAIN EVENT. CONTRACTOR SHALL REMOVE TRAP ONCE DISTURBED AREAS ARE STABILIZED.

ALTERNATE PRODUCTS:
CONTRACTOR MAY SUBMIT MANUFACTURED FILTER PRODUCTS IN LIEU OF HARDWARE CLOTH/BURLAP/STONE BAGS FOR CONSIDERATION. PROVIDED PRODUCT IS DESIGNED FOR INLET PROTECTION AND CONTAINS PAM OR CAN BE TREATED WITH PAM, SUBMITTAL SHALL BE APPROVED IN WRITING BY DESIGN PROFESSIONAL PRIOR TO USE AND AT NO ADDITIONAL COST TO THE OWNER.



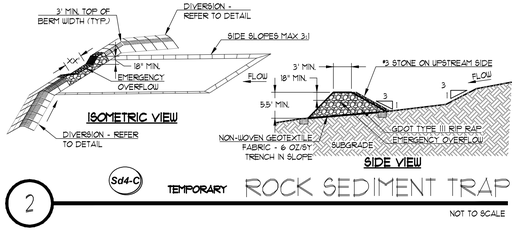
Sd2-P TEMPORARY

1 CURB INLET (GA DOT 1019a) FILTER "Pigs-in-a-Blanket"

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL PROVIDE SEDIMENT DEPTH MARKER IN TRAP. REFER TO DETAIL.
2. MAXIMUM LIFE OF SEDIMENT TRAP IS 12 MONTHS.

MAINTENANCE:
TRAP SHALL BE INSPECTED REGULARLY AND AFTER LARGE RAIN EVENTS. SEDIMENT SHALL BE REMOVED WHEN TRAP IS ½ FULL. ROCK SHALL BE INSPECTED FREQUENTLY AND REPAIRED AND/OR REPLACED PROMPTLY AS NEEDED. ROCK SHALL BE REMOVED WHEN SURROUNDING AREAS HAVE BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



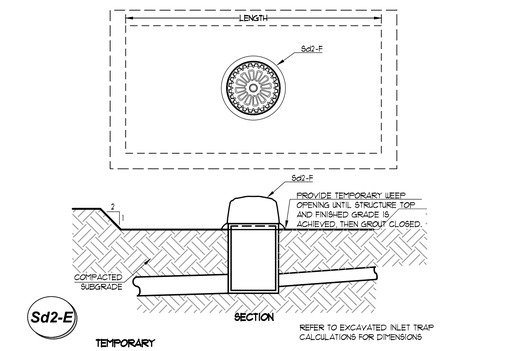
Sd4-C TEMPORARY

2 ROCK SEDIMENT TRAP

NOT TO SCALE

MAINTENANCE:
CONTRACTOR SHALL INSPECT TRAP DAILY AND MAKE NECESSARY REPAIRS IMMEDIATELY. CONTRACTOR SHALL CLEAN OUT ACCUMULATED SEDIMENT WHEN ½ OF THE BASIN IS FULL AND/OR AFTER EACH MAJOR RAIN EVENT. CONTRACTOR SHALL REMOVE TRAP ONCE DISTURBED AREAS ARE STABILIZED.

NOTE:
REFER TO PLANS AND CALCULATIONS SHEET FOR SEDIMENT STORAGE PROVISIONS FOR EACH SPECIFIC APPLICATION OF THIS BEST MANAGEMENT PRACTICE (BMP)



Sd2-E TEMPORARY

REFER TO EXCAVATED INLET TRAP CALCULATIONS FOR DIMENSIONS

3 EXCAVATED INLET SEDIMENT TRAP

NOT TO SCALE

Structural BMP: Sediment Trap (Sd4)

Basin#:	1			
Drainage Area:	0.98	acres		
Storage Calculations:				
1. Required sediment storage	67	cy/acre	=	65.66 cy
			=	1772.82 cf
2. Surface area			=	984.00 sf
3a. Top of storage elevation			=	985.00
3b. Bottom of trap elevation			=	983.00
4. Depth of basin			=	2.00 ft
5. Provided sediment storage			=	73.96 cy
Top of overflow elevation			=	985.50
Minimum top of berm elevation			=	986.00
Actual top of berm elevation			=	986.00

Structural BMP: Excavated Inlet Sediment Trap (Sd2-E)

Temporary Excavated Inlet Sediment Trap Calculations (SD2-E)
Information below provided as required by page 6-155, GSWCC 2016 Edition

Drainage Structure ID No.	Plan Sheet Reference	1 Drainage Area (acres)	2 Req. Sediment Storage (cy)	3 Assumed Excavation Depth (ft)	4 Assumed Side Slope (X : 1)	5 Min. Surface Area (sf)	6a Excavation Shape	6b Excavation Width (ft)	6c Excavation Length (ft)	7 Storage Provided (cy)
A2	C420	0.13	8.978662	2	2	121.21	Rectangular	8	16	9.48
A3	C420	0.31	20.78308	2	2	280.57	Rectangular	12	24	21.33
A4	C420	0.15	9.916887	2	2	133.88	Rectangular	9	18	12.00
A5	C420	0.08	5.582022	2	2	75.36	Rectangular	7	14	7.26
A5.1	C420	0.02	1.358803	2	2	18.34	Rectangular	4	8	2.37
A6	C420	0.06	3.792234	2	2	51.20	Rectangular	6	12	5.33
A6.1	C420	0.04	3.010008	2	2	40.64	Rectangular	5	10	3.70

[1] Min. Required Storage is 67 CY per Acre of Drainage Area

Structural BMP: Rip Rap Outlet Protection (St)

Structure	Diameter (in)	Q25 (cfs)	V25 (fps)	Yc (in)	Tailwater Condition	Figure	La (ft)	W_1 (ft)	W_2 (ft)	d50 (ft)	dMAX (ft)	D (ft)
B1	18	1.72	3.41	0.49	MINIMUM	6-34.1	10	4.5	11.50	0.50	0.75	1.13

SLOPE GRASSING

Ds3

MONTH	PERMANENT	MIX RATIO	RATE / ACRE	BOTANICAL NAME
OCTOBER, NOVEMBER, MARCH	VIRGINIA WILD RYE	40%	100 LBS	ELYMUS VIRGINICUS
	BOTTLE-BRUSH GRASS	20%		HYSTRIX PATULA
	RIVER OATS	20%		CHASMANTHIUM LATIFOLIUM
	SWITCHGRASS	10%		PANICUM VIRGATUM
	LITTLE BLUESTEM	10%		SCHIZACHYRIUM SCOPARIUM (ANDROPOGON SCOPARIUS)
APRIL-SEPTEMBER	SWITCHGRASS	40%		PANICUM VIRGATUM
	LITTLE BLUESTEM	20%		SCHIZACHYRIUM SCOPARIUM (ANDROPOGON SCOPARIUS)
	INDIANGRASS	20%		SORGASTRUM NUTANS
	VIRGINIA WILD RYE	10%		ELYMUS VIRGINICUS
	BOTTLE-BRUSH GRASS	10%		HYSTRIX PATULA

1. SEED SHALL BE SCARIFIED.
2. SEED SHALL BE INOCULATED.
3. SEED SHALL NOT BE INSTALLED DURING THE MONTHS OF DECEMBER OR JANUARY, OR WHEN DAILY (NIGHTTIME) TEMPERATURE LOWS ARE BELOW 50 DEG. FAHRENHEIT. A MINIMUM 21 DAY PERIOD OF TEMPERATURES ABOVE 50 DEGREES WILL BE NEEDED FOR SEED TO GERMINATE AND TAKE ROOT. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY STRUCTURAL EROSION CONTROL BMPs UNTIL PROPER SEEDING TIMEFRAME AT NO ADDITIONAL COST TO OWNER.
4. SEED SHALL BE INSTALLED V/A HYDROSEED TECHNIQUES WITH BONDED FIBER MATRIX. HYDROSEED MIX SHALL PROVIDE COMPLETE SOIL COVERAGE. NO VISIBLE BARE SOIL SHALL BE PROVIDED.
5. IF COOL SEASON MIX IS CHOSEN, CONTRACTOR SHALL CUT DOWN VEGETATION AND OVERSEED WITH SWITCHGRASS AT A RATE OF 40 LBS/ACRE DURING THE FOLLOWING MAY (EVEN IF SUBSTANTIAL COMPLETION HAS OCCURRED).

SOD APPLICATION

Ds4 (1)

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON	M-L,P,C	WARM WEATHER
	TIFWAY	P,C	
	TIFGREEN	P,C	
	TIFLAWN	P,C	
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE		P,C	WARM WEATHER
ST. AUGUSTINE	COMMON	C	WARM WEATHER
	BITTERBLUE	C	
	RALEIGH	C	
ZOYSIA	EMERALD	P,C	WARM WEATHER
	MYER	P,C	
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

FERTILIZER REQUIREMENTS

SPECIES	PLANTING YEAR	FERTILIZER N-P-K	RATE LBS/AC	NITROGEN TOP DRESS
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	- -
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE	SEASON
10-10-10	1000 LBS/AC 0025 LBS/SF	FALL

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Landscape Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOOD, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGEOIS
03-18-2025

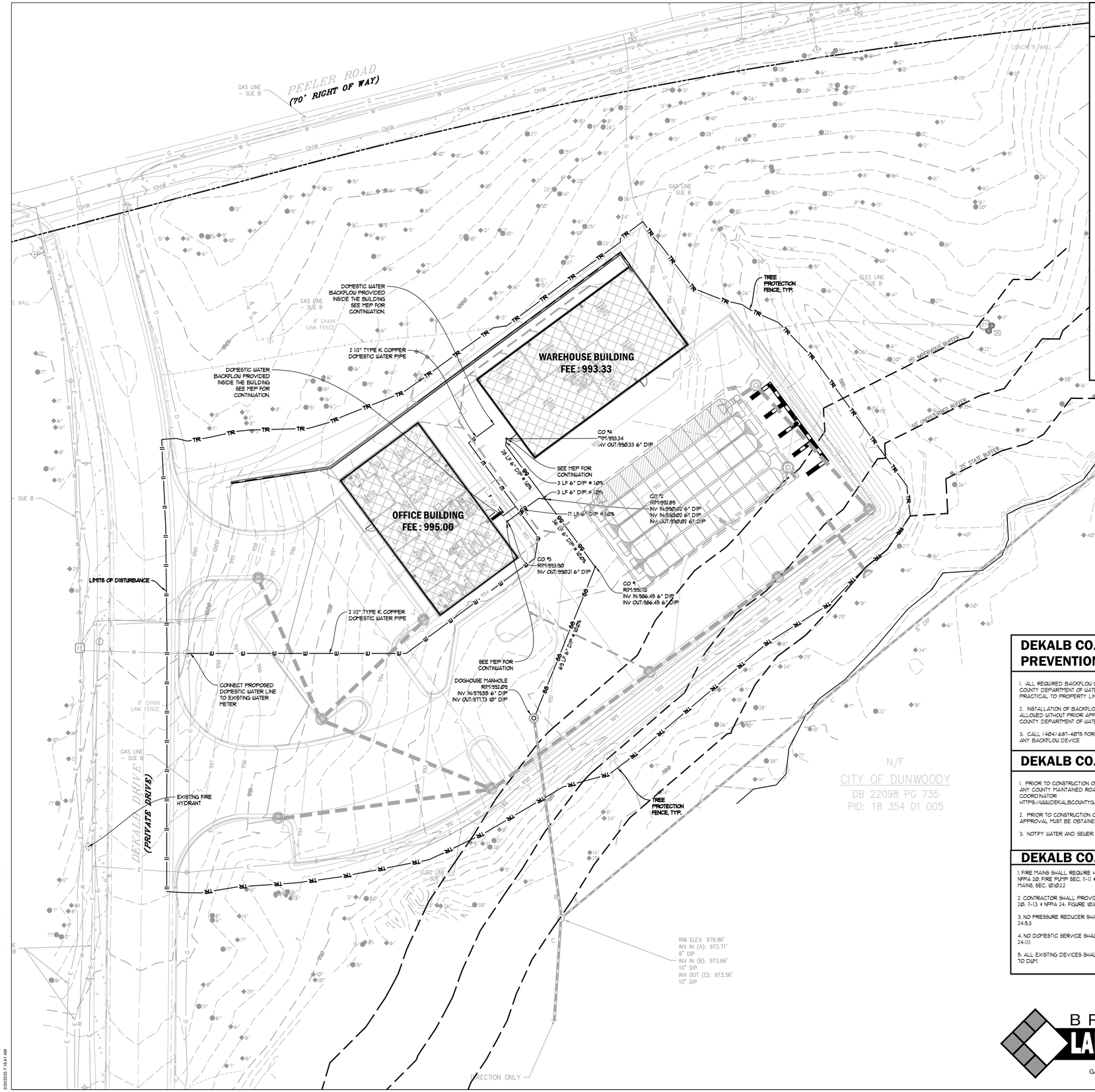
ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

ES&PC DETAILS
SHEET 2 OF 2
C441

c:\Users\chrisbabcock\gdlfunrbjb dropbox\cbabcock\2023\23117.03-CD's\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM



DEKALB CO. WATER & SEWER NOTES

1. ALL DESIGN AND CONSTRUCTION FOR WATER, SEWER, FIRE LINES, LIFT STATIONS, & BACKFLOW PREVENTION SHALL COMPLY WITH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT DESIGN STANDARDS 2009 EDITION, VERSION 1.0. ACTUAL FIELD CONDITIONS MAY DICTATE MORE STRINGENT REQUIREMENTS IF DEEMED NECESSARY BY THE CONSTRUCTION INSPECTOR.

2. DEVELOPER SHALL PROVIDE RECORD DRAWINGS "AS-BUILT PLANS" AND "FINAL PLATS" (IF APPLICABLE) IN HARD COPY AND ELECTRONIC FORMAT, AS WELL AS, RECORD ALL EASEMENTS THAT WILL BE DEDICATED TO DEKALB COUNTY IN THE COURT HOUSE, PRIOR TO APPROVAL OF AS-BUILT PLANS.

3. F.O.G. COMPLIANCE (GREASE TRAP) REVIEW AND APPROVAL REQUIRED. CALL (404) 681-1151.

4. FIELD CHANGES DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY WATER AND SEWER ENGINEER BEFORE CHANGES ARE IMPLEMENTED.

5. FOR PROJECTS WITHIN CITIES, CONTRACTOR SHALL PROVIDE A MAINTENANCE BOND TO DEKALB COUNTY FOR WATERSHED UTILITIES PRIOR TO APPROVAL OF AS-BUILT PLANS.

6. CONTRACTOR MUST JET CLEAN AND T.V. SANITARY SEWER LINES AFTER CONNECTIONS ARE MADE TO THE EXISTING SEWER TIE-IN POINTS. TRACER WIRE TO BE INSTALLED FOR PVC PIPES.

7. CONTRACTOR MUST NOTIFY THE WATER & SEWER CONSTRUCTION INSPECTOR FOR AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTACT LONNIE KELLEY (DISTRICT 18) (PHONE) 404-371-4164.

8. THRUST BLOCKS ARE REQUIRED WHEREVER PIPE CHANGES DIRECTION (TEES, BENDS, ETC.)

9. GRAVITY SEWER LINE MATERIAL SHALL BE PVC (SDR35) OR DIP (CLASS 350).

10. PROVIDE EASEMENT PLAT & DEED FOR REVIEW FOR ALL SANITARY SEWER AND WATER EASEMENTS (AFTER CONSTRUCTION AND WITH AS-BUILTS.

11. WATER AND SEWER ACCESS FEES NEED TO BE PAID UNDER THE FOLLOWING CIRCUMSTANCES: NEW CONSTRUCTION, RE-DEVELOPMENT, ADDITIONS, CHANGE OF USE, ETC. THESE FEES ARE TO BE PAID AT 3330 W. PONCE DE LEON AVE, 3RD FLOOR, DECATUR, GEORGIA 30030. FAILURE TO SETTLE THESE FEES WILL RESULT IN DELAYS FOR OBTAINING WATER & SEWER PLAN APPROVAL, AS WELL AS CERTIFICATE OF OCCUPANCY/COMPLETION. FOR FEE CALCULATIONS OR ANY QUESTIONS E-MAIL MICHELLE OTTS: MLOTTS@DEKALBCOUNTYGA.GOV

12. FIRE LINES, F.O.G., BACKFLOW PREVENTION, AND LIFT STATIONS REQUIRE SEPARATE REVIEW.

13. TO PURCHASE A COPY OF THE DESIGN STANDARDS, PLEASE CALL (770) 414-2383 OR (770) 621-7212.

DEKALB CO. BACKFLOW PREVENTION NOTES

1. ALL REQUIRED BACKFLOW DEVICES MUST BE INSTALLED PER DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT STANDARDS AS CLOSE AS PRACTICAL TO PROPERTY LINE AND OUT OF RIGHT-OF-WAY.

2. INSTALLATION OF BACKFLOW DEVICES INSIDE THE BUILDING IS NOT ALLOWED WITHOUT PRIOR APPROVAL FROM BACKFLOW SECTION OF DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT.

3. CALL (404) 681-4875 FOR BACKFLOW INSPECTION PRIOR TO INSTALLING ANY BACKFLOW DEVICE.

DEKALB CO. REQUIRED NOTES

1. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING

2. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.

3. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411

DEKALB CO. FIRE LINE NOTES

1. FIRE MAINS SHALL REQUIRE HYDROSTATIC TESTING AND FLUSHING, PER 2003 NFPA 20, FIRE PUMP SEC. 11-1 & 11-2, AND/OR 2002 NFPA 24, PRIVATE FIRE SERVICE MAINS, SEC. 10.10.2.2

2. CONTRACTOR SHALL PROVIDE CERTIFICATION OF TESTING & FLUSHING, PER NFPA 20: 11-3 & NFPA 24: FIGURE 10.10

3. NO PRESSURE REDUCER SHALL BE PLACED ON ANY FIRE LINE PER 2002 NFPA 24:5.3

4. NO DOMESTIC SERVICE SHALL BE PROVIDED FROM A FIRE LINE PER 2002 NFPA 24:10

5. ALL EXISTING DEVICES SHALL BE TESTED EVERY YEAR AND REPORT SUBMITTED TO DWM.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

SITE PLAN LEGEND

LAYOUT & STAKING
- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4@10 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS
- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE
- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING
- 50 PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- +505 SPOT ELEVATION
- BERM
- +H.P. HIGH POINT
- +L.P. LOW POINT
- FLOW DIRECTION
- SWALE
- 2:1 SLOPE INDICATOR
- +TW 505 FINISHED GRADE AT TOP OF WALL
- +BW 505 FINISHED GRADE AT BOTTOM OF WALL
- +TC 505 TOP OF CURB ELEVATION

SITE UTILITIES
- W DOMESTIC WATER
- F FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL
- TP TREE PROTECTION FENCE
- LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1122
SES	SAFETY END SECTION - GDOT STANDARD 1121
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (curb)	CURB INLET - GDOT STANDARD 1015B W/ TYPE 'E' HOOD
SLCB	SINGLE-LING CATCH BASIN - GDOT STANDARD 1033D
DLICB	DOUBLE-LING CATCH BASIN - GDOT STANDARD 1034D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH.	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
ASTP	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60
SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING E-REQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

LDD Blueline™
Georgia
Virginia
www.LDDBlueline.com
Architecture
Engineering
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGEOIS
07-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

SITE UTILITY PLAN

C500

c:\Users\cbeldenbourgu\Bonterra dropbox\Jobs\2023\231710\CD\VDrawings\Plans\Dunwoody Maintenance Facility.dwg
2/5/2025 7:18:41 AM

PEELER ROAD
(70' RIGHT OF WAY)

DEKALB DRIVE
(PRIVATE DRIVE)

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE, TYP.

TREE PROTECTION FENCE, TYP.

~ASPHALT~

CONCRETE WALL

6' CHAIN LINK FENCE

75' UNDISTURBED BUFFER

50' UNDISTURBED BUFFER

25' STATE BUFFER

N/F
CITY OF DUNWOODY
DB 22098 PG 735
PID: 18 354 01 005

SITE PLAN LEGEND

LAYOUT & STAKING
- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4090 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS
- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE
- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- +SP.S SPOT ELEVATION
- BERM
- +H.P. HIGH POINT
- +L.P. LOW POINT
- FLOW DIRECTION
- SWALE
- SLOPE INDICATOR
- +TW SP.S FINISHED GRADE AT TOP OF WALL
- +BW SP.S FINISHED GRADE AT BOTTOM OF WALL
- +TC SP.S TOP OF CURB ELEVATION

SITE UTILITIES
- DOMESTIC WATER
- FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL
- TP TREE PROTECTION FENCE
- LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1122
SES	SAFETY END SECTION - GDOT STANDARD 1122
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (1018A)	CURB INLET - GDOT STANDARD 1018A W/ TYPE 'E' HOOD
SWCB	SINGLE-WING CATCH BASIN - GDOT STANDARD 1033D
DWCB	DOUBLE-WING CATCH BASIN - GDOT STANDARD 1034D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH.	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AST2	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60

SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON UUUEGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE
LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Architectural Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE048192
CHRISTIAN R. BOURGOIN
07-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

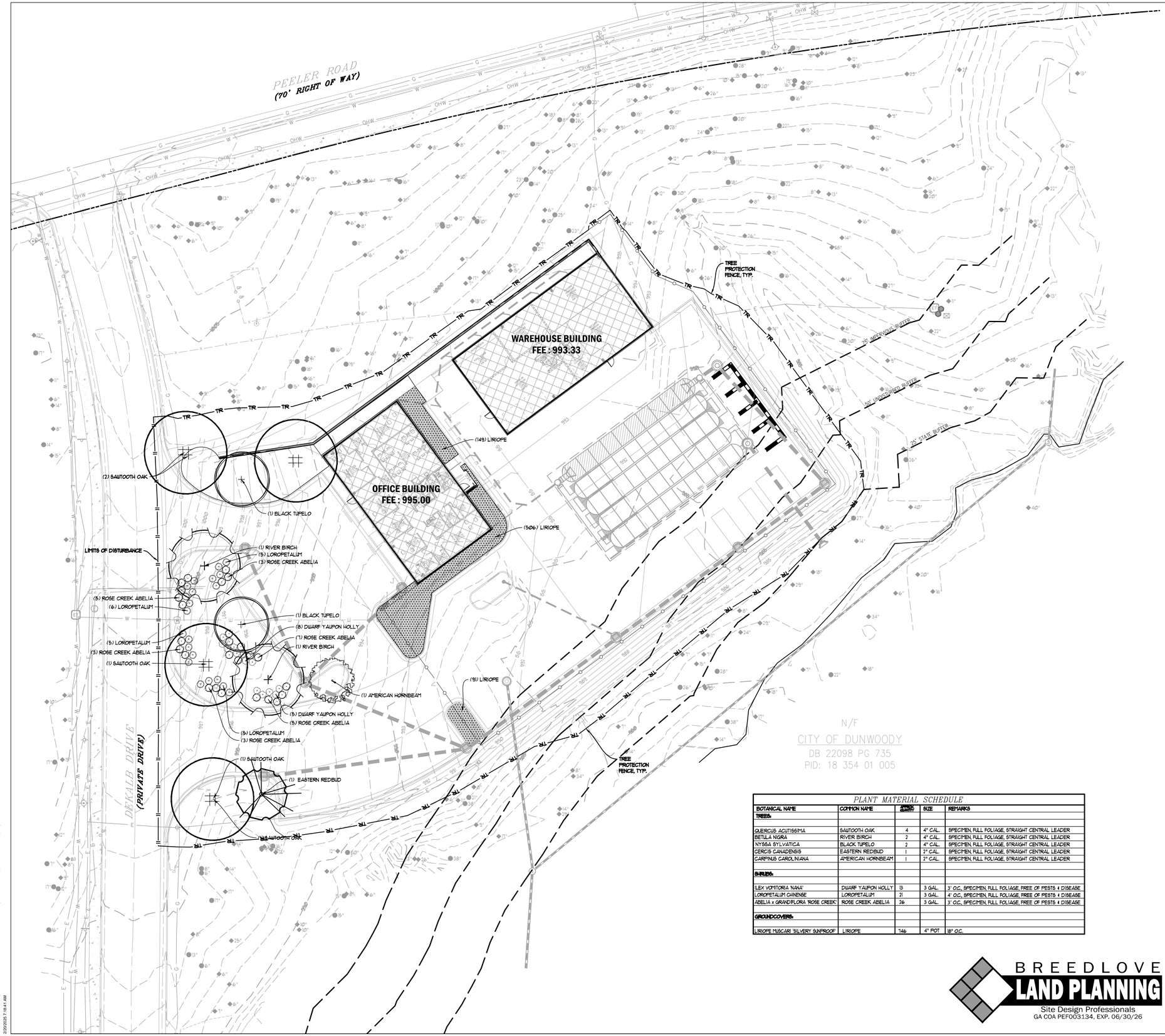
PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

TREE PROTECTION AND REMOVAL PLAN

C600

C:\Users\christianbourgoin\Box - dropbox\Jobs\2023\2317103-CD's\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



SITE PLAN LEGEND

LAYOUT & STAKING

- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- DETAIL REFERENCE
- HANDRAIL AND/OR GUARDRAIL
- G.D.O.T. TYPE 4090 VEHICULAR GUARDRAIL

PAVEMENT MARKINGS

- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESS AISLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

SIGNAGE

- SIGN
- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-3a
- DO NOT ENTER SIGN - MUTCD STANDARD R5-1
- ONE WAY SIGN - MUTCD STANDARD R6-2

SITE GRADING

- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- +SØ.Ø SPOT ELEVATION
- BERM
- +H.P. HIGH POINT
- +L.P. LOW POINT
- FLOW DIRECTION
- SWALE
- 2:1 SLOPE INDICATOR
- +TW SØ.Ø FINISHED GRADE AT TOP OF WALL
- +BW SØ.Ø FINISHED GRADE AT BOTTOM OF WALL
- +TC SØ.Ø TOP OF CURB ELEVATION

SITE UTILITIES

- W DOMESTIC WATER
- F FIRE MAIN
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- TB CONCRETE THRUST BLOCKING
- WV WATER VALVE
- SS GRAVITY SANITARY SEWER
- FM FORCE MAIN

GENERAL

- TP TREE PROTECTION FENCE
- LIMITS OF CONSTRUCTION
- EXISTING TREE TO BE REMOVED

STORM DRAINAGE STRUCTURES

A1	STORM STRUCTURE LABEL
HW (OUTLET)	OUTLET HEADWALL
HW (INLET)	INLET HEADWALL
FES	FLARED END SECTION - GDOT STANDARD 1122
SES	SAFETY END SECTION - GDOT STANDARD 1121
CB	CATCH BASIN / GRATE INLET
JB	JUNCTION BOX
DI (PED. TOP)	DROP INLET - PEDESTAL TOP
CI (1019A)	CURB INLET - GDOT STANDARD 1019A W/ TYPE 'E' HOOD
SGCB	SINGLE-WING CATCH BASIN - GDOT STANDARD 1033D
DWCB	DOUBLE-WING CATCH BASIN - GDOT STANDARD 1034D
OCS	OUTLET CONTROL STRUCTURE
TOP	TOP OF STRUCTURE ELEVATION
TH.	THROAT OF STRUCTURE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AST2	ALUMINIZED STEEL TYPE 2 PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
INV. IN	INVERT ELEVATION - IN
INV. OUT	INVERT ELEVATION - OUT
HGL	HYDRAULIC GRADE LINE

PLANT MATERIAL SCHEDULE

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES:				
QUERCUS ACUTISSIMA	SAWTOOTH OAK	4	4" CAL.	SPECIMEN, FULL FOLIAGE, STRAIGHT CENTRAL LEADER
BETULA NIGRA	RIVER BIRCH	2	4" CAL.	SPECIMEN, FULL FOLIAGE, STRAIGHT CENTRAL LEADER
NYSSA SYLVATICA	BLACK TUPELO	2	4" CAL.	SPECIMEN, FULL FOLIAGE, STRAIGHT CENTRAL LEADER
CERCIS CANADENSIS	EASTERN REDBUD	1	2" CAL.	SPECIMEN, FULL FOLIAGE, STRAIGHT CENTRAL LEADER
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1	2" CAL.	SPECIMEN, FULL FOLIAGE, STRAIGHT CENTRAL LEADER
SHRUBS:				
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	13	3 GAL.	3' O.C., SPECIMEN, FULL FOLIAGE, FREE OF PESTS & DISEASE
LOROPETALUM CHINENSE	LOROPETALUM	21	3 GAL.	4' O.C., SPECIMEN, FULL FOLIAGE, FREE OF PESTS & DISEASE
ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	26	3 GAL.	3' O.C., SPECIMEN, FULL FOLIAGE, FREE OF PESTS & DISEASE
GROUNDCOVERS:				
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	LIRIOPE	746	4" POT	18" O.C.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60
SCALE: 1"=20'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON UUUGEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Landscape Architecture
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURGEOIS
07-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

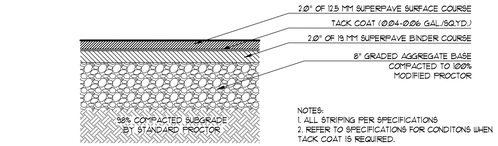
MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

PLANTING PLAN

C610

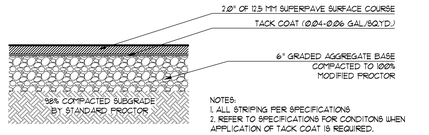
c:\Users\cheldenburg\dbrtrdp dropbox\Jobs\2023\231710\CD\Drawings\Plans\Dunwoody Maintenance Facility.dwg
2/20/2025 7:18:41 AM



NOTES:
1. ALL STRIPING PER SPECIFICATIONS
2. REFER TO SPECIFICATIONS FOR CONDITONS WHEN TACK COAT IS REQUIRED.

1 HEAVY DUTY ASPHALT PAVING

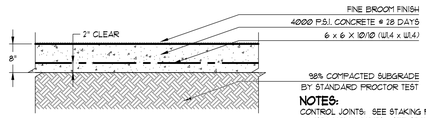
NOT TO SCALE



NOTES:
1. ALL STRIPING PER SPECIFICATIONS
2. REFER TO SPECIFICATIONS FOR CONDITONS WHEN APPLICATION OF TACK COAT IS REQUIRED.

2 STANDARD DUTY ASPHALT PAVING

NOT TO SCALE



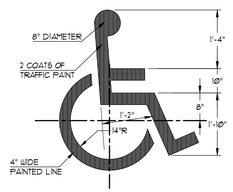
NOTES:
CONTROL JOINTS: SEE STAKING PLAN
CONSTRUCTION JOINTS: SEE STAKING PLAN

3 HEAVY DUTY CONCRETE PAVING

NOT TO SCALE

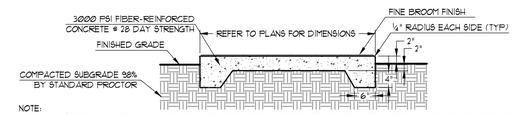
4 CONCRETE WALK

NOT TO SCALE



5 INTERNATIONAL SYMBOL FOR ACCESSIBILITY (ISA)

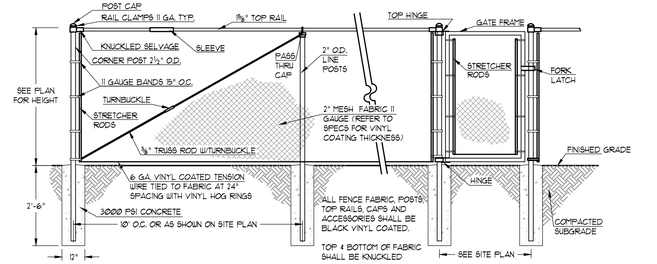
NOT TO SCALE



NOTE:
CONCRETE SHALL BE REINFORCED WITH 100% VIRGIN POLYPROPYLENE FIBRILLATED FIBERS ADDED AT A RATE OF 1.5 LBS/C.Y.

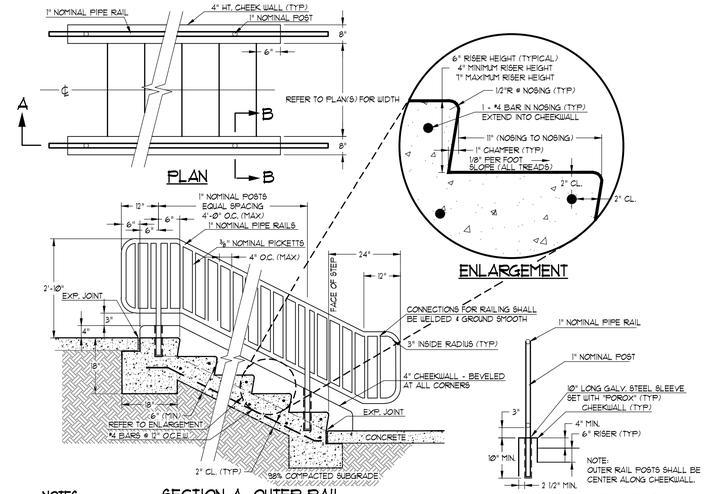
6 CONCRETE UTILITY PAD

NOT TO SCALE



7 VINYL COATED CHAIN LINK FENCE

NOT TO SCALE



NOTES:

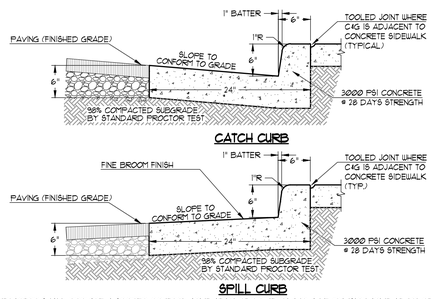
SECTION A: OUTER RAIL

SECTION B: OUTER RAIL

1. REFER TO PLAN(S) FOR NUMBER OF RISERS AND WIDTH.
2. CONTRACTOR SHALL MAKE FIELD MEASUREMENTS OF AS-BUILT STEPS PRIOR TO FABRICATION OF HANDRAILS.
3. STEP TREADS AND LANDINGS SHALL HAVE A FINE BROOM FINISH.
3. RAILING SHALL BE FABRICATED FROM 1" NOMINAL (1.315" EXTERNAL DIA.) SCHEDULE 40 (1.68#/FT.) STEEL PIPE.
4. POST SHALL BE FABRICATED FROM 1" NOMINAL (1.315" EXTERNAL DIA.) EXTRA STRONG SCHEDULE 80 (2.17#/FT.) STEEL PIPE.
5. INTERMEDIATE RAILS (PICKETS) SHALL BE FABRICATED FROM ⅜" NOMINAL (0.675" EXTERNAL DIA.) SCHEDULE 40 (0.74#/FT.)
6. STICK WELD ALL JOINTS. GRIND WELDS SMOOTH. EDGES SHALL HAVE 1/8" MIN RADIUS.
7. PRIME AREA WITH GRAY RUST-OLEUM PRIMER, MODEL # 9261 OR APPROVED EQUAL.
8. APPLY FINISH COAT USING SYSTEM RUST-OLEUM #9366 OR APPROVED EQUAL COORDINATE COLOR WITH ARCHITECT.
9. THE FINISH COATING ON THE RAILING SHALL COORDINATE WITH THE TECHNICAL SPECIFICATIONS.
10. CONTINUE RAILING THROUGH LANDINGS.
11. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
12. CONTRACTOR HAS THE OPTION TO PROVIDE SLEEVES OR CORE FOR HANDRAIL POSTS.

8 CONCRETE STEPS w/ HANDRAILS

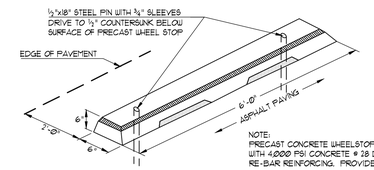
NOT TO SCALE



CONTRACTOR SHALL PROVIDE A SCORED CONTROL JOINT AT 10'-0" O.C. (TYP) AND AN EXPANSION JOINT AT 40'-0" O.C. (TYP). CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ALL RADIUS RETURNS AND AT THE MIDPOINT OF THE CURVE. CURB & GUTTER SHALL BE ACCURATELY FORMED TO THE RADIUS AS INDICATED ON PLANS.

9 24" CONCRETE CURB & GUTTER

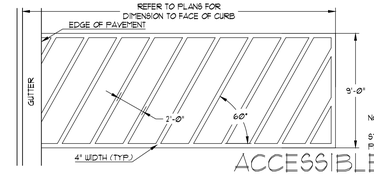
NOT TO SCALE



NOTE:
PRECAST CONCRETE WHEELSTOPS SHALL BE CONSTRUCTED WITH 4,000 PSI CONCRETE @ 28 DAY STRENGTH WITH STEEL RE-BAR REINFORCING. PROVIDE STEEL ATTACHMENT SPIKES.

10 PRECAST WHEEL STOP

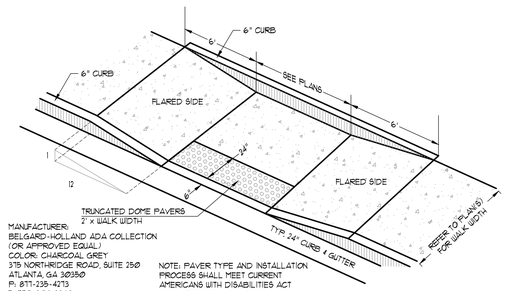
NOT TO SCALE



NOTE:
STRIPING PAINT SHALL BE AS PER TECHNICAL SPECIFICATIONS.

11 ACCESSIBLE PARKING (9'-Ø") ACCESS MEDIAN STRIPING

NOT TO SCALE

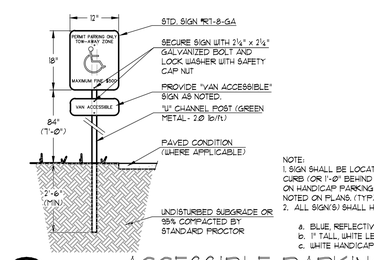


MANUFACTURER:
BELGARD-HOLLAND ADA COLLECTION
(OR APPROVED EQUAL)
COLOR: CHARCOAL GREY
375 NORTHRIDGE ROAD, SUITE 250
ATLANTA, GA 30350
P: 877-235-4273
F: 770-804-3369

NOTE: PAVER TYPE AND INSTALLATION PROCESS SHALL MEET CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

12 LOWERED WALK RAMP

NOT TO SCALE



NOTE:
1. SIGN SHALL BE LOCATED 3'-0" FROM FACE OF CURB (OR 1'-0" BEHIND SIDEWALK) AND CENTERED ON HANDICAP PARKING STALL, UNLESS OTHERWISE NOTED ON PLANS. (TYP.)
2. ALL SIGN(S) SHALL HAVE:
   a. BLUE, REFLECTIVE BACKGROUND
   b. 1" TALL, WHITE LETTERING (MIN)
   c. WHITE HANDICAPPED SYMBOL

13 ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE

LDDBlueline™
Georgia
Florida
Virginia
www.LDDBlueline.com
Architecture
Landscape Architecture
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BOURQUIN
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE WORK CONSTRUCTION DETAILS SHEET 1 OF 4

C700

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

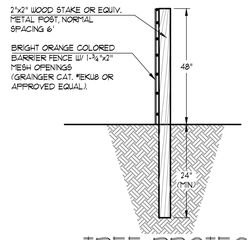
CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

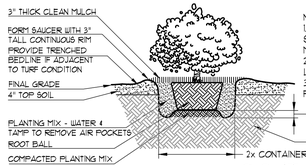
BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

c:\Users\chrisbourquin\Dropbox (Breedlove Land Planning)\2023\2023177.00-CityOfDunwoody\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM



1 TREE PROTECTION FENCING

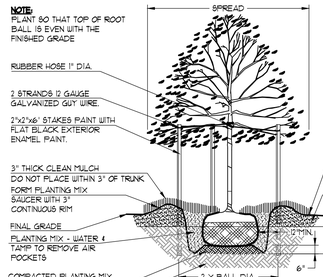
NOT TO SCALE



NOTES:
1. REFER TO DRAWINGS AND SPECIFICATIONS FOR TYPE OF MULCH.
2. REFER TO DRAWINGS FOR LIMITS OF MULCH.
3. REFER TO SPECIFICATIONS FOR PLANTING MIX.

2 CONTAINER SHRUB

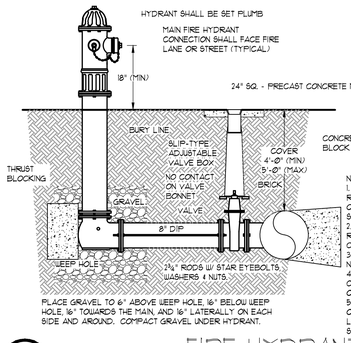
NOT TO SCALE



NOTES:
1. REFER TO DRAWINGS AND SPECIFICATIONS FOR TYPE OF MULCH.
2. REFER TO DRAWINGS FOR LIMITS OF MULCH.
3. REFER TO SPECIFICATIONS FOR PLANTING MIX.
4. REMOVE WIRE BASKET AND TOP ⅓ OF BURLAP FOR ALL BALL & BURLAP TREES.
5. EXPOSE ROOT FLARE, AND SET SLIGHTLY ABOVE ADJACENT GRADE.

3 DECIDUOUS TREE PLANTING/STAKING

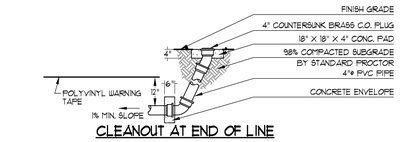
NOT TO SCALE



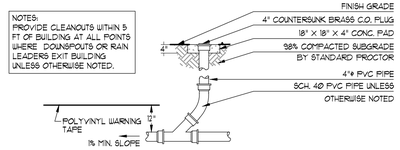
NOTES:
1. RODS TO BE HIGH TENSILE, HOT ROLLED STEEL WITH TENSILE STRENGTH OF 105,000 PSI AND A MINIMUM YIELD STRENGTH OF 95,000 PSI.
2. FOR ALL WATER MAINS IN PUBLIC RIGHT-OF-WAY MAINTAIN 4'-0" OF COVER.
3. IF REGULAR TEE IS USED, MINIMUM NIPPLE LENGTHS SHALL BE 12".
4. IF SUITABLE LENGTH ANCHOR COUPLINGS ARE USED RODS MAY BE OMITTED.
5. HYDRANT SIZE, TYPE, COLOR, AND OPENING SIZE(S) SHALL MEET MINIMUM LOCAL CODES, STANDARDS AND SPECIFICATIONS.

4 FIRE HYDRANT ASSEMBLY

NOT TO SCALE

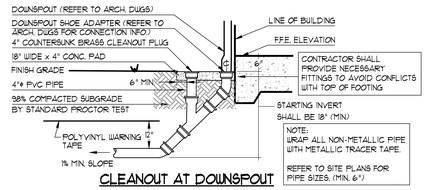


CLEANOUT AT END OF LINE



NOTES:
PROVIDE CLEANOUTS WITHIN 5 FT OF BUILDING AT ALL POINTS WHERE DOWNSPOUTS OR RAIN LEADERS EXIT BUILDING UNLESS OTHERWISE NOTED.

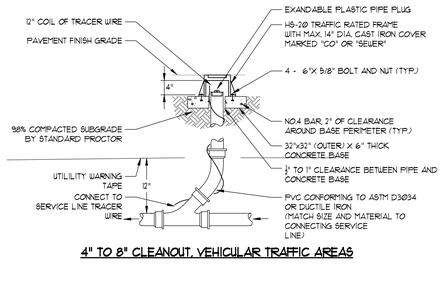
CLEANOUT UP TO GRADE



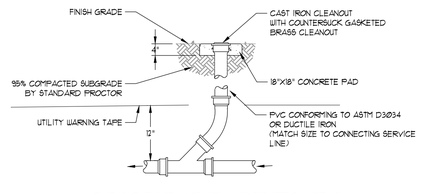
CLEANOUT AT DOWNSPOUT

5 DOWNSPOUT/RAINLEADER CLEANOUT

NOT TO SCALE



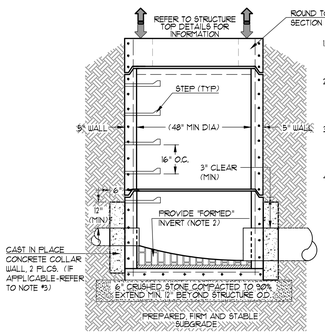
4" TO 8" CLEANOUT, VEHICULAR TRAFFIC AREAS



CLEANOUT, NON-VEHICULAR TRAFFIC AREAS

6 SANITARY CLEANOUT

NOT TO SCALE



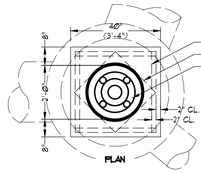
1. REFER TO STORM DRAINAGE UTILITY SPECIFICATIONS FOR MANHOLE MATERIAL AND CONSTRUCTION REQUIREMENTS.
2. UNLESS A STRUCTURE IS SPECIFICALLY NOTED TO HAVE A BUMP, PROVIDE A CAST IN PLACE CONCRETE FORMED INVERT IN THE FIELD FOR ALL STORM MANHOLE STRUCTURES.
3. CONCRETE COLLAR WALL SHALL BE REQUIRED AT ALL MANHOLES WHERE PIPE ENTERS/EXITS THE MANHOLE STRUCTURE AND WHEN GAPS BETWEEN THE OUTSIDE OF PIPE AND MANHOLE EXCEED 3".
4. CONTRACTOR MAY USE BRICK, OR POURED-IN-PLACE STORM STRUCTURES ONLY WITH WRITTEN APPROVAL FROM DESIGN PROFESSIONAL.

MANHOLE DIAMETERS v. PIPE SIZE

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DIAMETER OF THE STRUCTURES WITH THE SIZE AND/OR NUMBER OF PIPE PENETRATIONS IN THE STRUCTURE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STRUCTURES LOCATED ON PIPE LARGER THAN 72" IN DIAMETER.

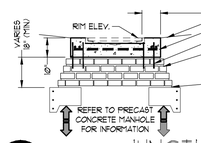
7 PRE-CAST CONCRETE MANHOLE

NOT TO SCALE



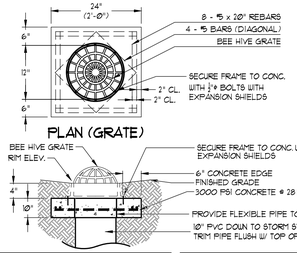
MANHOLE COVER NOTE:
ALL JUNCTION BOX/MANHOLES LOCATED WITHIN THE LIMITS OF VEHICULAR PAVING AREAS SHALL HAVE HEAVY DUTY, TRAFFIC RATED RINGS & COVERS. (H-20 LOADING/TRAFFIC RATING).

ALL JUNCTION BOX/MANHOLES NOT SUBJECT TO VEHICULAR LOADS MAY UTILIZE NON-TRAFFIC RATED RINGS & COVERS.



8 JUNCTION BOX / MANHOLE TOP

NOT TO SCALE

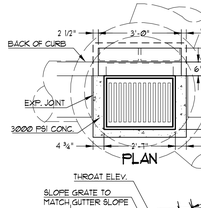


PIPE-TO-MANHOLE CONNECTOR
CONNECTOR SHALL BE MODEL # I3A PSX MANUFACTURED BY PRESS-SEAL GASKET CORP.
P: 800-348-1325
F: 260-436-1908
W: WWW.PRESS-SEAL.COM OR APPROVED EQUAL

GRATE & FRAME PRODUCT #
BEE HIVE GRATE SHALL BE NEENAH CATALOG # R-2560-A WITH R-1191-A FRAME OR APPROVED EQUAL.
MINIMUM OPEN AREA = 0.3 SQFT.
MINIMUM WEIR PERIMETER = 3.1 L.F.
NEENAH FOUNDRY: 1-800-558-5015.

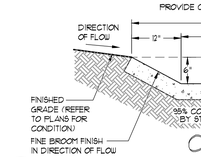
9 AREA DRAIN W/ BEE HIVE GRATE

NOT TO SCALE



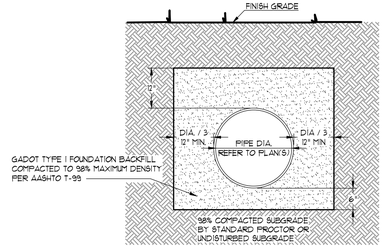
10 G.D.O.T. STANDARD 1019A CURB INLET - TYPE "E" WITH HOOD

NOT TO SCALE



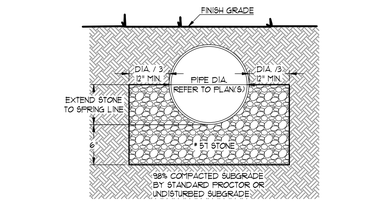
11 CONCRETE FREE-FORMED FLUME-BEHIND WALL

NOT TO SCALE



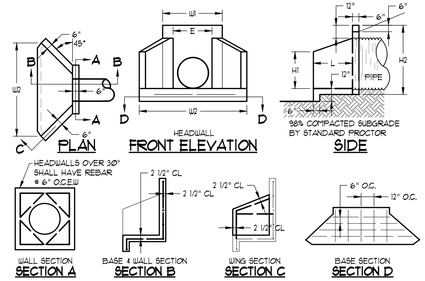
12 REINFORCED CONCRETE PIPE RCP STORM PIPE BEDDING

NOT TO SCALE



13 HIGH DENSITY POLYETHYLENE PIPE (HDPE) STORM PIPE BEDDING

NOT TO SCALE



HEADWALL DIMENSIONS FOR METAL PIPE

PIPE DIA. (in)	W1	W2	H1	H2	L	E	WEIGHT	BASE
15", 18"	3'-2"	4'-10"	1'-3"	3'-2"	1'-3"	1'-9"	850#	7.34#
21", 24"	3'-8"	6'-1"	1'-9"	3'-8"	1'-6"	2'-3"	2100#	9.98#
30"	4'-2"	7'-2"	2'-0"	4'-2"	1'-10"	2'-9"	2850#	13.50#
36"	4'-8"	8'-4"	2'-4"	4'-8"	2'-2"	3'-3"	3700#	17.65#
42", 48"	5'-8"	10'-10"	3'-3"	5'-8"	2'-11"	4'-3"	5600#	28.60#
54", 60"	6'-10"	11'-9"	3'-6"	6'-8"	3'-4"	5'-3"	7500#	36.21#
72"	8'-5"	12'-7"	5'-7"	8'-0"	3'-5"	7'-0"	10600#	

NOTES:
1. ALL CONCRETE SHALL BE 4000 PSI.
2. REINFORCING STEEL SHALL BE 1/2" INTERMEDIATE GRADE.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. RIP-RAP SHALL BE PER STORM DRAIN OUTLET PROTECTION.

USE NEXT LARGER SIZE WHEN INSTALLING ON REINFORCED CONCRETE PIPE.

14 HEADWALL (HW)

NOT TO SCALE

LDDBlueline™
Georgia
Alabama
Virginia
www.LDDBlueline.com
Architecture
Architectural Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE048192 CHRISTIAN R. BOURGEOIS
07-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00

DRAWN BY: CRB QC: AAW

SITE WORK CONSTRUCTION DETAILS SHEET 2 OF 4

C701

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

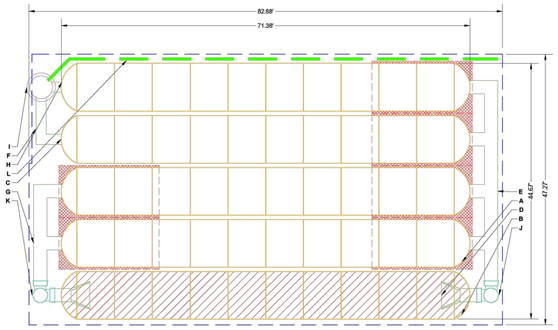
GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

c:\Users\christianbourgeois\Dropbox\Jobs\2023\2317103-CD's\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER
50	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	993.70	
10	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	989.20	
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	988.70	
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	988.70	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	988.70	
16429	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	987.70	
		TOP OF MC-7200 CHAMBER:	986.70	
		24" x 24" TOP MANIFOLD INVERT:	983.67	
		24" x 24" TOP MANIFOLD INVERT:	983.67	
5898	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	981.83	
229.9	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	981.83	
		18" x 18" BOTTOM MANIFOLD INVERT:	981.83	
		18" BOTTOM CONNECTION INVERT:	981.83	
		TOP OF MC-7200 CHAMBER:	980.70	
		UNDERDRAIN INVERT:	980.70	
		BOTTOM OF STONE:	980.70	

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" TOP PARTIAL CUT END CAP, PART#: MC7200EPP24T (TYP OF ALL 24" TOP CONNECTIONS	23.05"	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC7200EPP24B (TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
PREFABRICATED END CAP	C	18" BOTTOM PARTIAL CUT END CAP, PART#: MC7200EPP18B (TYP OF ALL 18" BOTTOM CONNECTIONS	1.97"	
	D	INSTALL FLAMP ON 24" ACCESS PIPE (PART#: MCFLAMP) (TYP 2 PLACES)		
	E	24" x 24" TOP MANIFOLD, ADS N-12	23.05"	
MANIFOLD	F	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.97"	
MANIFOLD	G	24" x 24" TOP MANIFOLD, ADS N-12	23.05"	
PIPE CONNECTION	H	18" BOTTOM CONNECTION	1.97"	
CONCRETE STRUCTURE	I	DCS (DESIGN BY ENGINEER) PROVIDED BY OTHERS)		8.0 CFS OUT
NYLOFLAST (INLET W/ ISO PLUS ROW)	J	30" DIAMETER (24.00" SUMP MIN)		33.2 CFS IN
NYLOFLAST (INLET W/ ISO PLUS ROW)	K	30" DIAMETER (24.00" SUMP MIN)		19.0 CFS IN
UNDERDRAIN	L	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

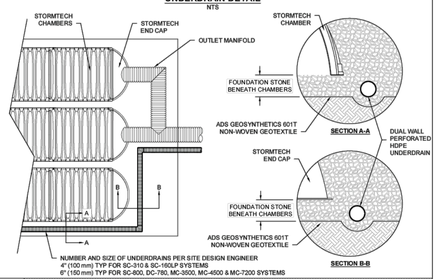


NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

UNDERDRAIN DETAIL

NTS

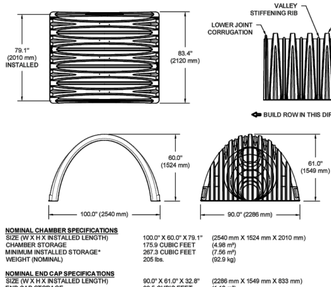


4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X L INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

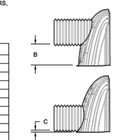
SIZE (W X H X L INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

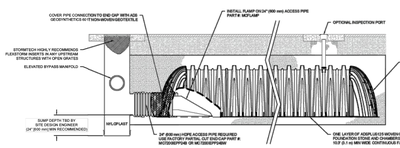
PART #	STUB	B	C
MC7200EPP06T	6" (150 mm)	42.54" (1081 mm)	—
MC7200EPP06B		—	0.86" (22 mm)
MC7200EPP08T	8" (200 mm)	40.50" (1029 mm)	—
MC7200EPP08B		—	1.01" (26 mm)
MC7200EPP10T	10" (250 mm)	38.37" (975 mm)	—
MC7200EPP10B		—	1.33" (34 mm)
MC7200EPP12T	12" (300 mm)	35.69" (907 mm)	—
MC7200EPP12B		—	1.55" (39 mm)
MC7200EPP15T	15" (375 mm)	32.72" (831 mm)	—
MC7200EPP15B		—	1.70" (43 mm)
MC7200EPP18T	18" (450 mm)	29.36" (746 mm)	—
MC7200EPP18TW			
MC7200EPP18B		—	1.97" (50 mm)
MC7200EPP18BW			
MC7200EPP24T	24" (600 mm)	23.05" (585 mm)	—
MC7200EPP24TW			
MC7200EPP24B		—	2.26" (57 mm)
MC7200EPP24BW			
MC7200EPP30BW	30" (750 mm)	—	2.95" (75 mm)
MC7200EPP36BW	36" (900 mm)	—	3.25" (83 mm)
MC7200EPP42BW	42" (1050 mm)	—	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATION



MC-7200 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOFLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

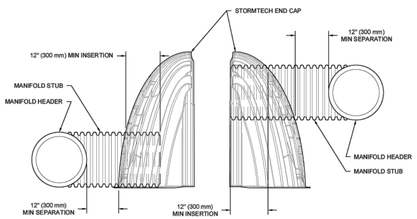
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-7200 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL

NTS



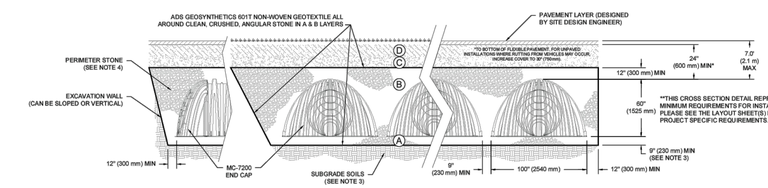
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[2] A-1, A-2-4, A-3 OR AASHTO M43[2] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-7200 CROSS SECTION DETAIL

DUNWOODY MAINTENANCE FACILITY
DUNWOODY, GA, USA

DRAWN: CB | DATE: 03/17/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

SHEET 1 OF 1

StormTech® Chamber System
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
1-800-821-6710 | WWW.STORMTECH.COM

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") FOR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

LDDBlueline™
Georgia
Alabama
Virginia
www.LDDBlueline.com
Architecture
Facility Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE048192 CHRISTIAN R. BOURGEOIS
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

SITE WORK CONSTRUCTION DETAILS SHEET 3 OF 4

C702

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26

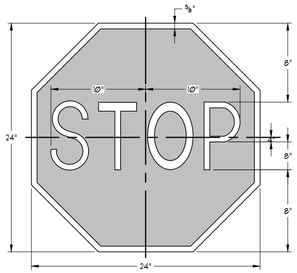
c:\Users\christianbourg\Box\Bg-dropbox\Jobs\2023\2317103-CDV\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM



NOTES:
1. STOP BAR SHALL BE WHITE IN COLOR.
2. PAINT SHALL BE AS PER TECHNICAL SPECIFICATIONS.
3. ASPHALT TOP COURSE SHALL CURE FOR FOURTEEN (14) DAYS MINIMUM PRIOR TO PAINTING.

1 PAINTED STOP BAR

NOT TO SCALE

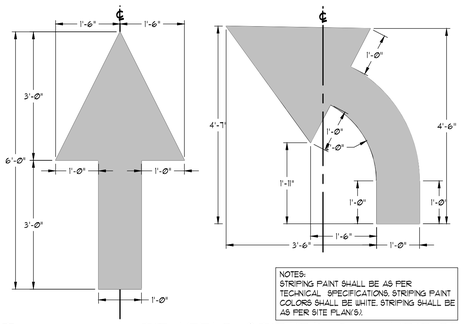


COLORS
LEGEND - WHITE (REFL.)
BACKGROUND - RED (REFL.)

NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.

2 STOP SIGN (STD. R1-1)

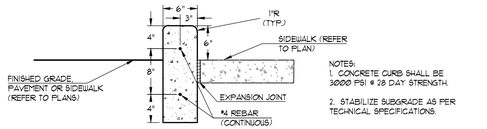
NOT TO SCALE



NOTES:
STRIPING PAINT SHALL BE AS PER TECHNICAL SPECIFICATIONS. STRIPING PAINT COLORS SHALL BE WHITE. STRIPING SHALL BE AS PER SITE PLAN(S).

3 TRAFFIC STRIPING - ARROWS

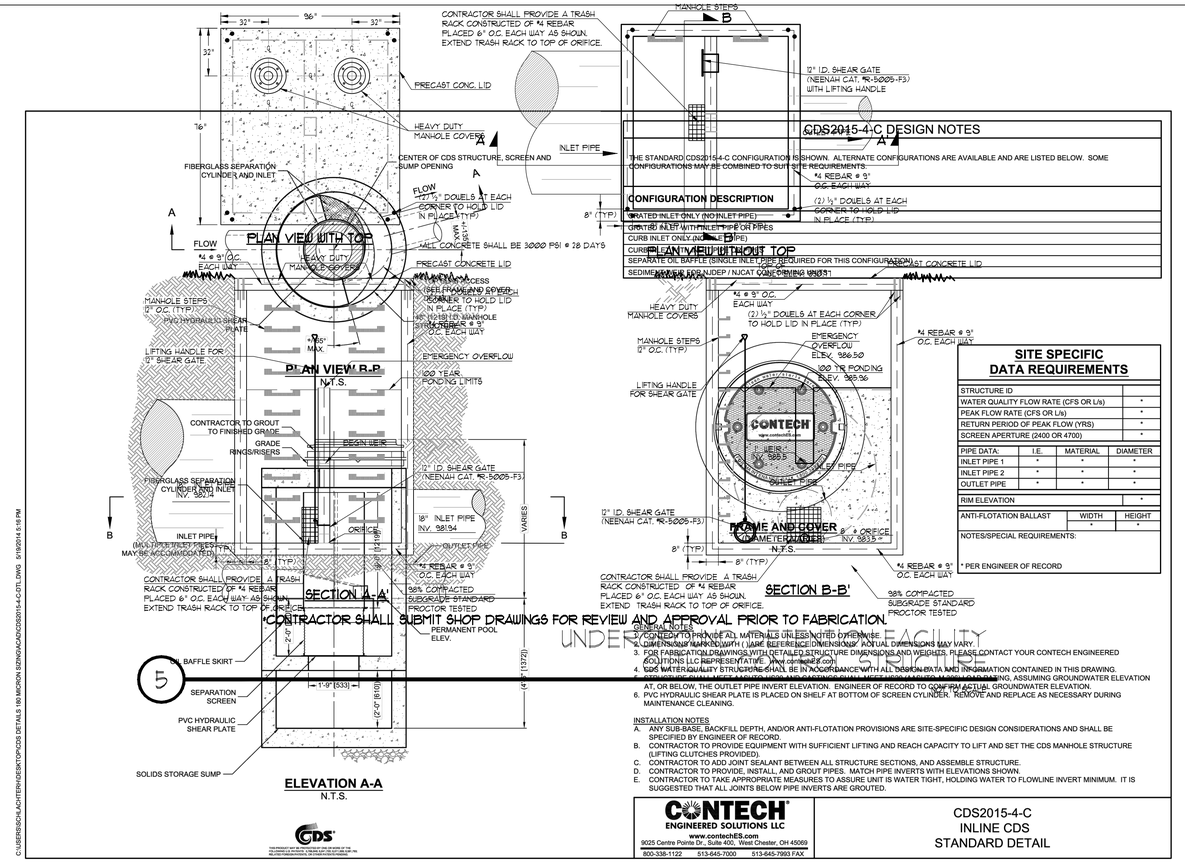
NOT TO SCALE



NOTES:
1. CONCRETE CURB SHALL BE 3000 PSI @ 28 DAY STRENGTH.
2. STABILITE SUBGRADE AS PER TECHNICAL SPECIFICATIONS.

4 CONCRETE FREESTANDING HEADER CURB

NOT TO SCALE



CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET ONLY REQUIRED FOR THIS CONFIGURATION)
SEDIMENT STORAGE FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

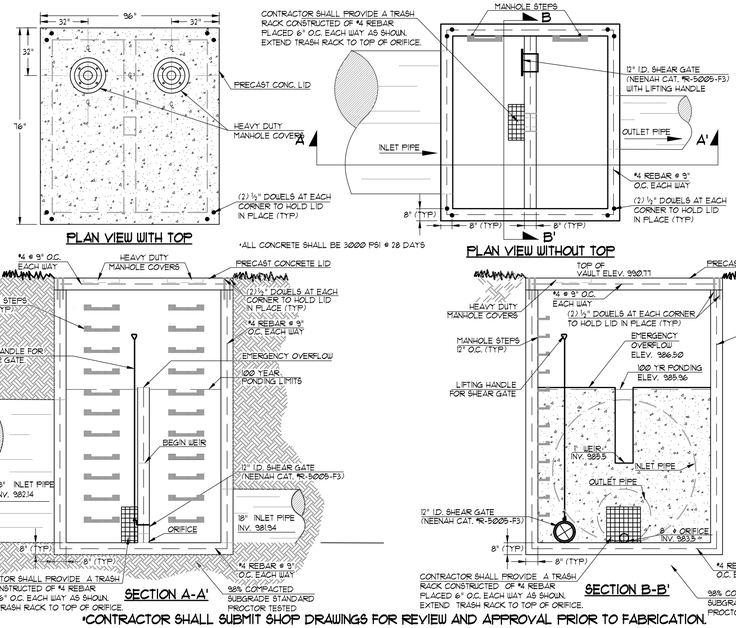
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD



C:\USERS\CHRISTIANBORGUIG\APPDATA\ROAMING\AUTODESK\AUTOCAD CIVIL 3D 2021\SUPPORT\EN-US\DATA\1 180 MICRON SIZING\ACADISO2015-4-C-DTL.DWG 5/19/2014 4:18 PM

C:\Users\christianborguig\Box\Bldg docs\box\2023\23171\03-CDs\Drawings\Details\Dunwoody Maintenance Facility Details.dwg
2/20/2025 7:18:41 AM

LDDBlueline™
Georgia
Virginia
Texas
www.LDDBlueline.com
Architecture
Architectural Design
Strategic Planning
Sustainable Design

CITY OF DUNWOODY

NEW MAINTENANCE FACILITY AT BROOK RUN PARK

DUNWOODY, GEORGIA

GEORGIA REGISTERED No. PE048192 PROFESSIONAL ENGINEER CHRISTIAN R. BORRGUIG
03-18-2025

ALL DESIGNS, GRAPHICS AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2023

MARK	DATE	ISSUED FOR:
	08.08.24	Schematic Design
	01.17.25	Design Development
	03.18.25	LDP Submittal

PROJECT NO.: 1023037.00
DRAWN BY: CRB QC: AAW

SITE WORK CONSTRUCTION DETAILS SHEET 4 OF 4

C703

DO NOT BREAK OR DUPLICATE

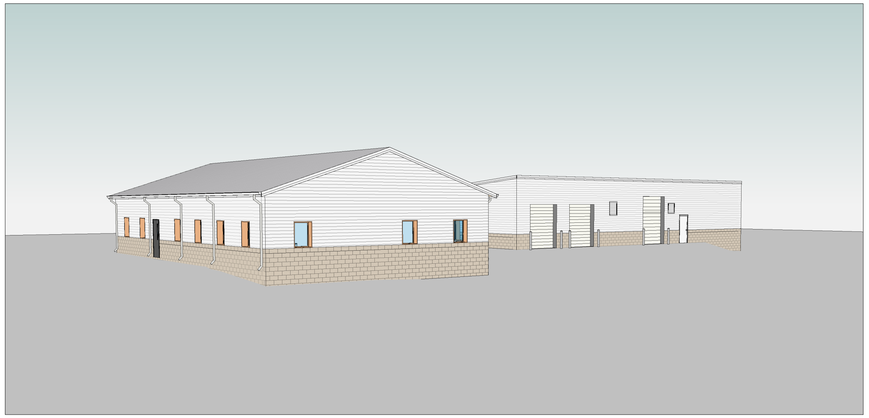
1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NO SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811 www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

BREEDLOVE LAND PLANNING
Site Design Professionals
GA COA PEF003134, EXP. 06/30/26



(SCHEMATIC RENDERING FOR VISUALIZATION PURPOSES ONLY - NOT FOR CONSTRUCTION)

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

LDP # : 20250293

ABBREVIATIONS

ACM	ALUMINUM COMPOSITE PANEL	LAV	LAVATORY
ACT	ACOUSTICAL CEILING TILE	LED	LIGHT EMITTING DIODE
ADJ	ADJUSTABLE	LF	LINEAR FEET
ADDL	ADDITIONAL	LVT	LUXURY VINYL TILE
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MBM	METAL BUILDING MANUFACTURER
ANOD	ANODIZED	MECH	MECHANICAL
APPROX	APPROXIMATE	MEZZ	MEZZANINE
ARCH	ARCHITECT(URAL)	MFR	MANUFACTURER
AUTO	AUTOMATIC	MIN	MINIMUM
AV	AUDIO VISUAL	MISC	MISCELLANEOUS
		MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BL	BUILDING LINE	MTG	MOUNTING
BO	BOTTOM OF	MTL	METAL
BOS	BOTTOM OF STEEL		
BTWN	BETWEEN	N/A	NOT APPLICABLE
		NIC	NOT IN CONTRACT
CAB	CABINET	NO	NUMBER
CI	CONTINUOUS INSULATION	NTS	NOT TO SCALE
CJ	CONTROL JOINT		
CL	CENTERLINE	OC	ON CENTER
CLG	CEILING	OD	OUTSIDE DIAMETER /
CLR	CLEAR(ANCE)		OVERFLOW DRAIN
CMU	CONCRETE MASONRY UNIT(S)	OH	OPPOSITE HAND
C.O.	CASED OPENING	OPP	OPPOSITE
COL	COLUMN		
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONT	CONTINUE / CONTINUOUS	POLYISO	POLYISOCYANURATE
CORR	CORRIDOR	PR	PAIR
CPT	CARPET	PREFAB	PREFABRICATED
CT	CERAMIC TILE	PREFIN	PREFINISHED
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CW	CURTAIN WALL	PT	PRESSURE TREATED / POINT
		PTD	PAINTED
DEPT	DEPARTMENT	PVC	POLYVINYL CHLORIDE (PLASTIC)
DIA	DIAMETER		
DIAG	DIAGONAL	QTY	QUANTITY
DIM	DIMENSION	R	RADIUS / RISER /
DN	DOWN		RESISTANCE VALUE
DS	DOWNSPOUT	RCP	REFLECTED CEILING PLAN
		RD	ROOF DRAIN
EA	EACH	RE	REFER(ANCE)
EDF	ELECTRIC DRINKING FOUNTAIN	REF	REFRIGERATOR
EIFS	EXTERIOR INSULATION &	REINF	REINFORCED
	FINISH SYSTEM	REQD	REQUIRED
EJ	EXPANSION JOINT	RESIL	RESILIENT
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATOR / ELEVATION	ROW	RIGHT OF WAY
EOS	EDGE OF SLAB		
EQ	EQUAL	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULED
EWC	ELECTRIC WATER COOLER	SF	SQUARE FEET / STOREFRONT
EXIST	EXISTING	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
		SPEC	SPECIFICATION
FD	FLOOR DRAIN	SQ	SQUARE
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL / SOLID SURFACE
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FIN FLR	FINISHED FLOOR	STL	STEEL
FOB	FACE OF BRICK	STOR	STORAGE
FR	FIRE RESISTANCE	STRUCT	STRUCTURAL
FRT	FIRE RETARDANT TREATED	SUSP	SUSPENDED
FRP	FIBER REINFORCED PLASTIC		
FT	FOOT / FEET	TEMP	TEMPORARY
FTG	FOOTING	TFF	TOP OF FINISHED FLOOR
FURN	FURNITURE / FURNISH	T&G	TONGUE & GROOVE
		THK	THICK(NESS)
GA	GAUGE	TO	TOP OF
GALV	GALVANIZED	TOB	TOP OF BEAM
GC	GENERAL CONTRACTOR	TOC	TOP OF CONCRETE / TOP OF CURB
GFRC	GLASS FIBER REINFORCED CONCRETE	TPO	THERMOPLASTIC POLYOLEFIN
GFRG	GLASS FIBER REINFORCED GYPSUM	TV	TELEVISION
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
HC	HANDICAP	UC	UNDER COUNTER
HDWD	HARDWOOD	UL	UNDERWRITER'S LABORATORY
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL		
HT	HEIGHT	VCT	VINYL COMPOSITION TILE
HVAC	HEATING, VENTILATION, &	VERT	VERTICAL
	AIR CONDITIONING	VEST	VESTIBULE
		VIF	VERIFY IN FIELD
IBC	INTERNATIONAL BUILDING CODE	W/	WITH
ID	INSIDE DIAMETER	W/O	WITHOUT
INFO	INFORMATION	WC	WATER CLOSET
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	WP	WORKING POINT
		WRB	WATER RESISTIVE BARRIER
JAN	JANITOR / CUSTODIAL	WT	WEIGHT
LAM	LAMINATE	YD	YARD

THE ABOVE LISTING OF ABBREVIATIONS ARE INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED AS A COMPLETE LISTING OF ALL ABBREVIATIONS USED IN THE CONTRACT DOCUMENTS. OTHER ABBREVIATIONS MAY BE USED AND SHALL HAVE THE SAME MEANING AS IN COMMON OR NORMAL TECHNICAL LANGUAGE.

GENERAL NOTES

PURPOSE OF DOCUMENTS:

- THESE DRAWINGS ARE THE WRITTEN AND GRAPHIC DOCUMENTS PREPARED FOR COMMUNICATING THE PROJECT DESIGN AND ADMINISTERING THE CONSTRUCTION CONTRACT. THEY CONSIST OF THE DRAWINGS, SPECIFICATIONS, CONTRACTING REQUIREMENTS, PROCUREMENT REQUIREMENTS, MODIFICATIONS, AND ADDENDA.
- THESE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY, AND ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE DRAWINGS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR ENGAGED UPON THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL COORDINATION.
- THESE DRAWINGS AND SPECIFICATIONS ARE AN OUTLINE OF THE MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATIONS AND REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATIONS, SHALL CONTROL.
- THESE DRAWINGS ARE THE PROPERTY OF LDDBLUELINE AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. THEY ARE A COMPOSITE SET AND MAY NOT BE SEPARATED FOR DISTRIBUTION.
- THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND SHALL NOT BE USED ON ANY OTHER PROJECT.

PROJECT REQUIREMENTS:

- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODE REQUIREMENTS, INCLUDING THE 2018 INTERNATIONAL BUILDING CODE.
- ALL CONSTRUCTION SHALL BE EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, AND SHALL CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER, THE ARCHITECT, AND THE AUTHORITIES HAVING JURISDICTION.

VERIFICATION:

- BEFORE COMMENCING WORK, CONTRACTOR SHALL PERFORM A SURVEY OF EXISTING CONDITIONS TO VERIFY THEIR ACCURACY AND COMPATIBILITY WITH DIMENSIONS AND CONDITIONS SHOWN ON THE CONSTRUCTION DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, IN WRITING, OF ALL DISCREPANCIES FOUND WHICH MAY AFFECT THE WORK, AND SHALL NOT PROCEED UNTIL ALL DISCREPANCIES ARE RESOLVED TO THE SATISFACTION OF ALL PARTIES. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT THE CONDITIONS ARE CORRECT, AT WHICH POINT THEY SHALL ASSUME FULL RESPONSIBILITY, INCLUDING THE COSTS OF CORRECTIVE WORK, FOR ANY ERRORS RESULTING FROM THEIR FAILURE TO EXERCISE SUCH VERIFICATION.
- IF WRITTEN (SPECIFICATIONS) AND GRAPHIC DOCUMENTS (DRWGS) PROVIDE CONFLICTING INFORMATION, CONTRACTOR SHALL ISSUE A 'REQUEST FOR INFORMATION' (RFI) TO THE ARCHITECT TO CLARIFY THE CONFLICT.
- CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS WITH THE ARCHITECT PRIOR TO COMMENCING THE WORK. ANY REQUESTS FOR SUBSTITUTIONS OF ANY SPECIFIED ITEM ARE TO BE SUBMITTED TO THE ARCHITECT IN WRITING AND WILL BE CONSIDERED ONLY IF THE ALTERNATE PROPOSED IS PROVEN TO BE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY, OR COST.

MISC:

- THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY WITH RESPECT TO SAME.
- MECHANICAL REPRODUCTION ERRORS MAY CAUSE DRAWING SCALES TO BECOME INACCURATE.
- DO NOT SCALE DRAWINGS.

CONTRACTOR RESPONSIBILITIES:

- BY ENTERING INTO CONTRACT, EACH CONTRACTOR AFFIRMS THAT THEY HAVE THE SKILL AND EXPERTISE NECESSARY TO EXECUTE THE WORK REQUIRED, AND THAT THEY ARE
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, INCLUDING TEMPORARY STRUCTURES AND FACILITIES.
- GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND DISTRIBUTE THE ENTIRE SET TO EACH SUBCONTRACTOR.
- GENERAL CONTRACTOR SHALL ENSURE THE PROCUREMENT OF REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK, AS WELL AS A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH PROCURING SUCH DOCUMENTS AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS, AND CERTIFICATES TO THE OWNER.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS OF THE CONSTRUCTION DOCUMENTS, UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSTALL ANY OWNER-FURNISHED ITEMS, INCLUDING THE NECESSARY BLOCKING, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL INCLUDE ANY ITEM IN THESE DOCUMENTS IN THE PROJECT WITHOUT ADDITIONAL COST UNLESS A SPECIFIC CLARIFICATION HAS BEEN MADE IN THE OWNER-CONTRACTOR AGREEMENT. IF AN ITEM IS ONLY NOTED IN THE WRITTEN DOCUMENTS AND NOT THE GRAPHIC DOCUMENTS, OR VICE VERSA, THE CONSTRUCTION DOCUMENTS AS A WHOLE STILL INCLUDE THE PROVISION FOR THE ITEM AND THE GENERAL CONTRACTOR SHOULD INCLUDE THE ITEM WITHOUT ADDITIONAL COST.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND SECURITY, MEETING OSHA REGULATIONS, AND CONSULTING WITH LOCAL FIRE AUTHORITIES TO ASCERTAIN REQUIREMENTS FOR FIRE SUPPRESSION AND SAFETY DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTING BUILDING MATERIALS AND INSTALLED CONSTRUCTION FROM INCLEMENT WEATHER, THEFT, AND OTHER HAZARDS. GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR STORAGE OF MATERIALS. PARTIALLY COMPLETED WALLS SHALL BE COVERED TO PROTECT FROM WATER INTRUSION. DAMAGE RESULTING FROM WATER INTRUSTION DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MOLD, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, EMPLOYING ENGINEERING EXPERTISE AND SHORING AS NEEDED.
- GENERAL CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE DISRUPTION OF EXISTING OPERATIONS.
- CONTRACTOR SHALL REMOVE ALL TRASH & DEBRIS FROM THE JOBSITE ON A DAILY BASIS AND LEAVE THE WORK IN AN ORDERLY AND BROOM-CLEAN CONDITION.

PROJECT TEAM

OWNER
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY ROAD
DUNWOODY, GA 30338
(678) 382-6852
CONTACT: MICHAEL SMITH
MICHAEL.SMITH@DUNWOODYGA.GOV

ARCHITECT
LDDBLUELINE
1640 POWERS FERRY RD, BUILDING 1, SUITE 100
MARIETTA, GA 30067
(770) 850-8494
CONTACT: DAVE McCAULEY
DAVE.MCCAULEY@LDDBLUELINE.COM

STRUCTURAL ENGINEER
SHEAR STRUCTURAL
931 MONROE DRIVE
ATLANTA, GA 30308
(678) 664-8051
CONTACT: HOLLY JEFFREYS
HJEFFREYS@SHEARSTRUCTURAL.COM

CIVIL ENGINEER
BREEDLOVE LAND PLANNING
15 SIMPSON ST NW
ATLANTA, GA 30308
(770) 483-1173
CONTACT: CHRISTIAN BOURGUILLON
CHRISTIANB@LANDPLANNING.NET

MEP ENGINEER
COVALENT
5256 PEACHTREE RD
CHAMBLEE, GA 30341
(404) 355-9334
CONTACT: FRED GORDON
FGORDON@COVALENTCONSULTING.COM

BUILDING DATA

OFFICE BUILDING

	REQUIRED	PROVIDED	REFERENCE
CHAPTER 3 - USE & OCCUPANCY			
OCCUPANCY CLASSIFICATION	-	B	IBC 302.1
CHAPTER 5 - HEIGHTS & AREAS			
ALLOWABLE BUILDING HEIGHT	40'	19'-0"	IBC TABLE 504.3
ALLOWABLE BUILDING STORIES	2	1	IBC TABLE 504.4
ALLOWABLE AREA	9,000 SF	2,494 SF TOTAL	IBC TABLE 506.2
CHAPTER 6 - CONSTRUCTION TYPES			
CONSTRUCTION TYPE	-	TYPE VB	IBC TABLE 601
CHAPTER 9 - FIRE PROTECTION			
SPRINKLER	NO	NOT PROVIDED	IBC 903
FIRE ALARM	NO	NOT PROVIDED	IBC 907
CHAPTER 10 - EGRESS			
OCCUPANT LOAD	-	40 OCCS TOTAL	IBC TABLE 1004.5
EXITS	2	2	IBC TABLE 1006.2.1
COMMON PATH OF TRAVEL	MAXIMUM 75'	35'-11"	IBC TABLE 1006.2.1
EXIT TRAVEL DISTANCE	MAXIMUM 200'	59'-11"	IBC TABLE 1017.2
CHAPTER 16 - STRUCTURAL DESIGN			
BUILDING RISK CATEGORY	-	II	IBC TABLE 1604.5
CHAPTER 29 - PLUMBING			
WATER CLOSETS	2 MEN; 1 WOMEN	2 MEN; 1 WOMEN	IBC TABLE 2902.1
LAVATORIES	2 MEN; 1 WOMEN	2 MEN; 1 WOMEN	IBC TABLE 2902.1
DRINKING FOUNTAINS	1	1	IBC TABLE 2902.1
SERVICE SINKS	1	1	IBC TABLE 2902.1

WAREHOUSE BUILDING

	REQUIRED	PROVIDED	REFERENCE
CHAPTER 3 - USE & OCCUPANCY			
OCCUPANCY CLASSIFICATION	-	S-1	IBC 302.1
CHAPTER 5 - HEIGHTS & AREAS			
ALLOWABLE BUILDING HEIGHT	40'	15'-2"	IBC TABLE 504.3
ALLOWABLE BUILDING STORIES	1	1	IBC TABLE 504.4
ALLOWABLE AREA	9,000 SF	3,048 SF TOTAL	IBC TABLE 506.2
CHAPTER 6 - CONSTRUCTION TYPES			
CONSTRUCTION TYPE	-	TYPE VB	IBC TABLE 601
CHAPTER 9 - FIRE PROTECTION			
SPRINKLER	NO	NOT PROVIDED	IBC 903
FIRE ALARM	NO	NOT PROVIDED	IBC 907
CHAPTER 10 - EGRESS			
OCCUPANT LOAD	-	10 OCCS TOTAL	IBC TABLE 1004.5
EXITS	1	2	IBC TABLE 1006.2.1
COMMON PATH OF TRAVEL	MAXIMUM 75'	24'-10"	IBC TABLE 1006.2.1
EXIT TRAVEL DISTANCE	MAXIMUM 200'	75'-1"	IBC TABLE 1017.2
CHAPTER 16 - STRUCTURAL DESIGN			
BUILDING RISK CATEGORY	-	II	IBC TABLE 1604.5
CHAPTER 29 - PLUMBING			
WATER CLOSETS	1 MEN; 1 WOMEN	1 MEN; 1 WOMEN	IBC TABLE 2902.1
LAVATORIES	1 MEN; 1 WOMEN	1 MEN; 1 WOMEN	IBC TABLE 2902.1
DRINKING FOUNTAINS	1	1	IBC TABLE 2902.1
SERVICE SINKS	1	1	IBC TABLE 2902.1

DRAWING INDEX

		REV 1	REV 2	REV 3
1. GENERAL				
G-001	COVER			
G-100	LIFE SAFETY PLAN			
2. CIVIL				
C-000	Civil package previously submitted to City of Dunwoody - LDP# 20250293			
3. STRUCTURAL				
S-001	GENERAL NOTES			
S-002	ABBREVIATIONS, WIND DIAGRAM & LEGEND			
S-003	SPECIAL INSPECTIONS			
S-004	SPECIAL INSPECTIONS			
S-005	SPECIAL INSPECTIONS			
S-101	FOUNDATION PLAN			
S-301	FOUNDATION DETAILS			
S-302	FOUNDATION DETAILS			
S-401	MASONRY DETAILS			
5. ARCHITECTURAL				
A-101	FLOOR PLAN - OFFICE			
A-102	FLOOR PLAN - WAREHOUSE			
A-111	LEVEL 1 RCP			
A-130	ROOF PLAN			
A-201	EXTERIOR ELEVATIONS			
A-301	BUILDING SECTIONS			
A-311	WALL SECTIONS			
A-321	SECTION DETAILS			
A-401	ENLARGED PLANS			
A-421	INTERIOR ELEVATIONS			
A-601	DOORS & WINDOWS			
A-901	3D VIEWS			
7. PLUMBING				
P-001	SCHEDULES, NOTES, AND DETAILS - PLUMBING			
P-002	RISER DIAGRAMS - PLUMBING			

		REV 1	REV 2	REV 3
P-101	OFFICE - PLUMBING - SUPPLY			
P-102	WAREHOUSE - PLUMBING - SUPPLY			
P-201	OFFICE - PLUMBING - WASTE			
P-202	WAREHOUSE - PLUMBING - WASTE			
8. MECHANICAL				
M-001	SCHEDULES, NOTES, AND LEGENDS			
M-002	DETAILS - MECHANICAL			
M-101	HVAC PLAN - OFFICE			
M-102	HVAC PLAN - WAREHOUSE			
M-201	GAS PLAN - OFFICE			
M-202	GAS PLAN - WAREHOUSE			
9. ELECTRICAL				
E-001	LEGEND, SCHEDULES - ELECTRICAL			
E-100	SITE PLAN - ELECTRICAL			
E-101	FLOOR PLAN - OFFICE - POWER			
E-102	FLOOR PLAN - WAREHOUSE - POWER			
E-111	FLOOR PLAN - LIGHTING			

VICINITY MAP



THIS PROJECT WILL SEEK TO ACHIEVE EARTHCRAFT LIGHT COMMERCIAL CERTIFICATION. REFER TO EARTHCRAFT LITERATURE FOR SPECIFIC SYSTEM COMMISSIONING REQUIREMENTS.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
w/ GEORGIA AMENDMENTS (2020, 2022, 2024)
2018 INTERNATIONAL FIRE CODE (IFC)
w/ 2020 OCGA 120-3-3 AMENDMENT
2018 INTERNATIONAL PLUMBING CODE (IPC)
w/ GEORGIA AMENDMENTS (2020, 2022, 2023, 2024)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
w/ GEORGIA AMENDMENTS (2020, 2024)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
w/ GEORGIA AMENDMENTS (2020, 2022)
2020 NATIONAL ELECTRIC CODE (NEC)
w/ GEORGIA AMENDMENTS (2021)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
w/ GEORGIA AMENDMENTS (2020, 2022, 2023)
2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC)
w/ GEORGIA AMENDMENTS (2020)
2018 NFPA 101 LIFE SAFETY CODE
w/ 2020 OCGA 120-3-3 AMENDMENT
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SYMBOL LEGEND

- 101 — DOOR TAG
- A — WINDOW TAG
- 1 — PARTITION TAG
- 1 — KEYNOTE
- X — GRID HEAD
- 1 — REVISION TAG
- LEVEL NAME 0'-0" — LEVEL
- 1 / A-101 — SIM — CALLOUT
- 1 / A-401 / 1 — ELEVATION
- 1 / A-101 — SIM — SECTION

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY
BROOK RUN PARK MAINTENANCE FACILITY
2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA — DAVID CARROLL McCAULEY — 3/20/2025 — CERTIFICATE NO. 027744 — REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: OB QC: DCM

COVER

G-001

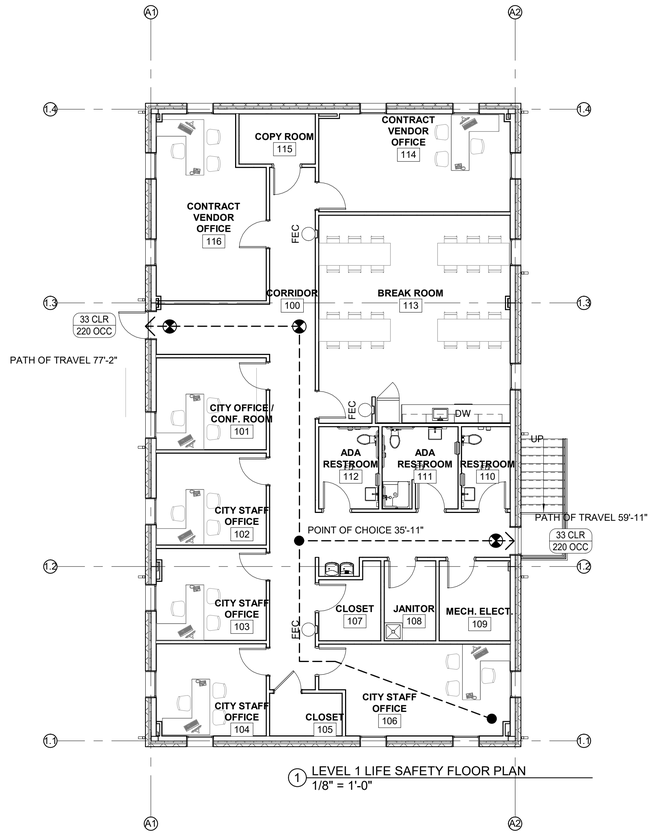
ISSUED FOR CONSTRUCTION

3/20/2025 2:30:39 PM J:\Architect Docs\Revit Files\Brook Run Park_8341\25020700 Brook Run Park_8341_obrien.brown@LDDBlue

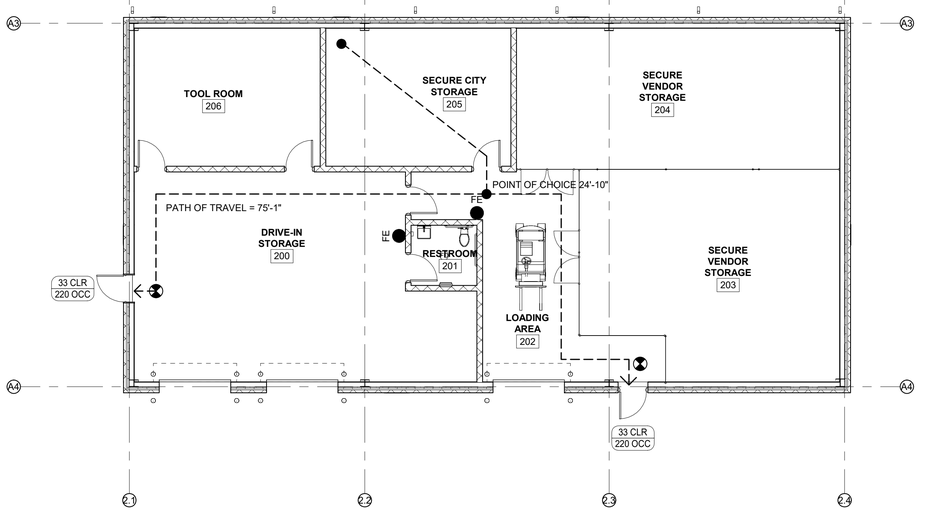
OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA	FUNCTION (TABLE 1004.5)	SF/OCC	CALC LOAD	FIXED LOAD	OCC TOTAL
100	CORRIDOR	487 SF	N-S (NON-SIMULTANEOUS)				
101	CITY OFFICE / CONF. ROOM	126 SF	BUSINESS	150	1		1
102	CITY STAFF OFFICE	126 SF	BUSINESS	150	1		1
103	CITY STAFF OFFICE	126 SF	BUSINESS	150	1		1
104	CITY STAFF OFFICE	126 SF	BUSINESS	150	1		1
105	CLOSET	38 SF	ACCESSORY STORAGE, MECH EQUIP	300	1		1
106	CITY STAFF OFFICE	203 SF	BUSINESS	150	2		2
107	CLOSET	51 SF	ACCESSORY STORAGE, MECH EQUIP	300	1		1
108	JANITOR	51 SF	ACCESSORY STORAGE, MECH EQUIP	300	1		1
109	MECH. ELECT.	71 SF	ACCESSORY STORAGE, MECH EQUIP	300	1		1
110	RESTROOM	50 SF	N-S (NON-SIMULTANEOUS)				
111	ADA RESTROOM	76 SF	N-S (NON-SIMULTANEOUS)				
112	ADA RESTROOM	61 SF	N-S (NON-SIMULTANEOUS)				
113	BREAK ROOM	383 SF	ASSEMBLY - UNCONC'D (TABLES & CHAIRS)	15	26		26
114	CONTRACT VENDOR OFFICE	232 SF	BUSINESS	150	2		2
115	COPY ROOM	48 SF	BUSINESS	150	1		1
116	CONTRACT VENDOR OFFICE	235 SF	BUSINESS	150	2		2
200	DRIVE-IN STORAGE	794 SF	WAREHOUSE	500	2		2
201	RESTROOM	50 SF	BUSINESS	150	1		1
202	LOADING AREA	349 SF	WAREHOUSE	500	1		1
203	SECURE VENDOR STORAGE	643 SF	WAREHOUSE	500	2		2
204	SECURE VENDOR STORAGE	571 SF	WAREHOUSE	500	2		2
205	SECURE CITY STORAGE	320 SF	WAREHOUSE	500	1		1
206	TOOL ROOM	321 SF	WAREHOUSE	500	1		1
TOTAL		5538 SF					51

OFFICE BUILDING	2,494 SF	40 OCCUPANTS
WAREHOUSE BUILDING	3,048 SF	10 OCCUPANTS



1 LEVEL 1 LIFE SAFETY FLOOR PLAN
1/8" = 1'-0"



LIFE SAFETY KEYNOTES
(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

LEGEND

- ROOM NAME / XX / XXXX SF AT XXX SF/OCC — FLOOR AREA (SQUARE FEET); OCCUPANT LOAD FACTOR PER IBC TABLE 1004.5; CALCULATED OCCUPANT LOAD
- 33" CLR / 165 OCC — CLEAR WIDTH AT EXIT DOOR (*MIN. TO BE PROVIDED @ 36" DOOR = 33" CLEAR NET WIDTH*); CALCULATED MAX EGRESS CAPACITY PER CLEAR WIDTH
- LONGEST LENGTH OF TRAVEL DISTANCE PER IBC TABLE 1016.2
- EXIT SIGN (WITH DIRECTIONALITY)
- FE FE — FIRE EXTINGUISHER
- FEC FEC — FIRE EXTINGUISHER CABINET
- EGRESS PATH
- ADA CLEARANCES

LIFE SAFETY GENERAL NOTES

FIRE-RATED CONSTRUCTION
- CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL RATINGS AT RATED PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES BY EITHER INSTALLING SIGNS OR STENCIL PAINTING IN CONCEALED SPACES PER FIRE MARSHAL AND IBC 703.7
- INSULATING MATERIALS INSTALLED IN ANY CONSTRUCTION TYPE, CONCEALED OR EXPOSED, SHALL HAVE A FLAMESPREAD RATING NO GREATER THAN 25 AND A SMOKE DEVELOPED RATING NO GREATER THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84

LIGHTING
- EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE FACILITY TO MEET THE REQUIREMENTS OF THE APPLICABLE CHAPTER OF THE CURRENTLY ADOPTED NFPA 101. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS

FIRE EXTINGUISHERS
- FIRE EXTINGUISHERS SHALL BE PROVIDED PER IFC 906 AND PER THE AHJ.
- FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. WHERE VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, PROVIDE MEANS TO INDICATE LOCATIONS OF EXTINGUISHERS

DOORS
- PANIC HARDWARE SHALL BE INSTALLED AT ALL DOOR LOCATIONS SERVING AN OCCUPANT LOAD OF MORE THAN 100 PERSONS
- CONTRACTOR TO CONFIRM KNOX BOX LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL MCCULLOUGH
CERTIFICATE NO. 3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

LIFE SAFETY PLAN

G-100

ISSUED FOR CONSTRUCTION

3/20/2025 2:26:19 PM Autodesk Docs://Brook Run Park_R24-102303700 (Brook Run Park_R24_sheet model).rvt

PROJECT SCOPE

1. STRUCTURAL SCOPE IS LIMITED TO DESIGN OF RETAINING WALLS, PEMB BUILDING FOUNDATIONS, AND PEMB BUILDING SLABS.

GENERAL

1. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, DESIGN PROFESSIONAL, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE DESIGN PROFESSIONAL OF RECORD OR ANY OF THE DESIGN PROFESSIONAL OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.

2. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.

3. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.

4. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.

5. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.

6. CONTRACTOR SHALL COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS. DESIGN PROFESSIONAL SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SEE THE ARCHITECTURAL DRAWINGS.

7. CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. DESIGN PROFESSIONAL SHALL BE NOTIFIED OF ANY DISCREPANCY.

8. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

9. THE STRUCTURE IS STABLE ONLY IN ITS COMPLETED FORM. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE DESIGNED, FURNISHED, AND INSTALLED BY THE CONTRACTOR.

10. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.

11. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.

12. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE DESIGN PROFESSIONAL DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE DESIGN PROFESSIONAL. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.

13. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THE TYPICAL DETAILS UNLESS THOSE LOCATIONS ARE SPECIFICALLY DETAILED OTHERWISE.

14. STRUCTURAL DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE DESIGN OF CURTAIN WALL/WINDOW WALL SYSTEMS, COLD-FORMED METAL FRAMING, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.

15. SUBMITTALS

    15.1 SUBMITTALS BY THE CONTRACTOR ARE NOT A PART OF THE CONTRACT DOCUMENTS. PRIOR TO THE INITIAL SUBMITTAL, CONTRACTOR SHALL SUBMIT TO THE DESIGN PROFESSIONAL A SCHEDULE OF SUBMITTED INFORMATION.

    15.2 SUBMITTALS SHALL BE ACCOMPANIED BY A TRANSMITTAL LETTER WITH THE FOLLOWING INFORMATION:

    - PROJECT NAME
    - CONTRACTOR'S NAME
    - DATE SUBMITTED
    - DESCRIPTION OF ITEMS SUBMITTED. IDENTIFY WORK AND PRODUCT BY SPECIFICATION SECTION
    - NUMBER OF DRAWINGS AND OTHER PERTINENT DATA.

    15.3 CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION ON THE SUBMITTAL TO ANY DEVIATION FROM THE CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP AND SIGN EACH SHEET OF SHOP DRAWINGS AND PRODUCT DATA, AND SIGN OR INITIAL EACH SAMPLE TO CERTIFY COMPLIANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS. SUBMITTALS RECEIVED WITHOUT THE CONTRACTOR'S STAMP OF REVIEW WILL BE RETURNED TO THE CONTRACTOR FOR REVIEW AND RESUBMITTAL.

    15.4 WORK REQUIRING SHOP DRAWINGS, WHETHER CALLED FOR BY THE CONTRACT DOCUMENTS OR REQUESTED BY THE CONTRACTOR, SHALL NOT COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGN PROFESSIONAL. WORK MAY COMMENCE IF THE CONTRACTOR VERIFIES THE ACCURACY OF THE DESIGN PROFESSIONAL'S CORRECTIONS AND NOTATIONS AND COMPLIES WITH THEM WITHOUT EXCEPTION AND WITHOUT REQUESTING CHANGE IN CONTRACT SUM OR CONTRACT TIME AT COPY OF THE MARKED STRUCTURAL SHOP DRAWINGS WITH THE DESIGN PROFESSIONAL'S REVIEW STAMP IS TO BE MAINTAINED AT THE JOB SITE.

CODE/DESIGN CRITERIA

1. STRUCTURES ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

   - INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS.

2. GRAVITY LOADS

   2.1 UNIFORM FLOOR LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):

   - SLAB ON GRADE (OFFICE) 100 PSF
   - SLAB ON GRADE (WAREHOUSE) 250 PSF

   2.2 UNIFORM ROOF LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):

   - ROOF, L_r 20 PSF
   - GROUND SNOW LOAD, P_g 5 PSF
     - SNOW EXPOSURE FACTOR, C_e = 1.0
     - SNOW LOAD IMPORTANCE FACTOR, I = 1.0
     - THERMAL FACTOR, C_t = 1.0
   - 15-MIN PRECIPITATION INTENSITY 7.03 IN/HR

3. WIND LOADS:

   - BASIC DESIGN WIND SPEED, V = 107 MPH
   - ALLOWABLE DESIGN WIND SPEED, V_{ASD} = 83 MPH
   - RISK CATEGORY: II
   - EXPOSURE C

   OFFICE BUILDING
   - INTERNAL PRESSURE COEFFICIENT = ±0.18

   WAREHOUSE
   - INTERNAL PRESSURE COEFFICIENT = ±0.55

   SEE COMPONENT AND CLADDING DESIGN WIND PRESSURE DIAGRAM ON S-002

4. EARTHQUAKE LOADS:

   - RISK CATEGORY: II
   - SEISMIC IMPORTANCE FACTOR: I = 1.0
   - SHORT PERIOD MAPPED SPECTRAL RESPONSE COEFFICIENT, S_S = 0.197
   - 1 SECOND PERIOD MAPPED SPECTRAL RESPONSE COEFFICIENT, S_1 = 0.087
   - SITE CLASS D
   - SHORT PERIOD DESIGN SPECTRAL RESPONSE COEFFICIENT, S_{DS} = 0.21
   - 1 SECOND PERIOD DESIGN SPECTRAL RESPONSE COEFFICIENT, S_{D1} = 0.14
   - SEISMIC DESIGN CATEGORY: C
   - SEE PRE-ENGINEERED METAL BUILDING DRAWINGS FOR:
     1. BASE SEISMIC-FORCE RESISTING SYSTEM
     2. DESIGN BASE SHEAR
     3. SEISMIC RESPONSE COEFFICIENT, Cs
     4. RESPONSE MODICATION FACTOR, R
     5. ANALYSIS PROCEDURE

5. SPECIAL INSPECTIONS:

   5.1 THE STRUCTURAL TESTING/INSPECTION AGENCY, SEE SPECIFICATION SECTION 014525, WILL PERFORM SPECIAL INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE BUILDING CODE. MATERIALS AND WORK TO BE INSPECTED INCLUDE:
   1. STRUCTURAL STEEL
   2. CONCRETE CONSTRUCTION
   3. SOILS
   4. PRE-ENGINEERED METAL BUILDING

   5.2 SPECIAL INSPECTION 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 STRUCTURAL STEEL FRAMING.

   5.3 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 INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND BY PERIODIC AUDITING 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 STATES THAT THE FABRICATION WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

   5.4 THE PROJECT OWNER WILL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PERFORM INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE BUILDING CODE DURING CONSTRUCTION OF THE PROJECT. DOCUMENTATION THAT SUMMARIZES THE QUALIFICATION AND CREDENTIALS OF EACH SPECIAL INSPECTOR AND 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.

   5.5 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.

   5.6 SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY.

6. NO PROVISIONS HAVE BEEN MADE FOR FUTURE HORIZONTAL OR VERTICAL EXPANSION.

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY NOVA ENGINEERING AND ENVIRONMENTAL, REPORT NUMBER 10103-2024073 DATED AUGUST 14, 2024. DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT TO THOSE ASSUMED FOR DESIGN.

2. STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM.

3. INDIVIDUAL SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUPPORTING 2000 PSF.

   3.1 NO FOOTINGS SHALL BEAR ON ROCK. UNDERCUT ROCK A MINIMUM OF 2 FEET BELOW BOTTOM OF FOOTING AND REPLACE WITH STRUCTURAL FILL.

4. RETAINING WALLS ARE DESIGNED FOR THE FOLLOWING SOIL PROPERTIES:

   - SOIL DENSITY: 120 PSF
   - AT-REST EQUIVALENT EARTH PRESSURE: 60 PCF
   - ACTIVE EQUIVALENT EARTH PRESSURE 40 PCF
   - PASSIVE EQUIVALENT EARTH PRESSURE 150 PSF/FT
   - SLIDING COEFFICIENT OF FRICTION 0.35

5. BACKFILL PLACED AGAINST EXTERIOR OR RETAINING WALLS SHALL NOT EXCEED 120 PCF WEIGHT FOR WET UNIT WEIGHT OF SOIL.

6. PROOF ROLL BUILDING AREAS WITH TWO COMPLETE COVERAGES OF A LOADED DUMP-TRUCK OR SCRAPER. REPLACE SOFT AREAS WITH COMPACTED STRUCTURAL FILL AS REQUIRED BY THE SPECIFICATIONS.

7. STRUCTURAL FILL SHALL CONTAIN NO ORGANIC MATERIAL AND BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. STRUCTURAL FILL UNDER SLABS AND WITHIN 10'-0" OF THE BUILDING FOOTPRINT SHALL BE PLACED IN LIFTS OF THICKNESS DETERMINED BY THE INDEPENDENT TESTING AGENCY AND COMPACTED TO AT LEAST 95% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698. THE TOP 12" SUB-BASE UNDER SLABS ON GRADE SHALL BE COMPACTED TO AT LEAST 98% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY. ALL BACKFILL, COMPACTION AND PROOF ROLLING OPERATIONS SHALL BE OBSERVED BY AN INDEPENDENT TESTING LABORATORY. STRUCTURAL FILL SOIL DENSITY SHALL BE 120 PCF.

8. SLABS-ON-GRADE SHALL BE PLACED ON A 4" GRANULAR BASE, COMPACTED TO 98% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698, AND COVERED WITH A CONTINUOUSLY SEALED VAPOR BARRIER. SEE ARCHITECT FOR THICKNESS OF VAPOR BARRIER THE BASE FOR SLABS-ON-GRADE SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO EACH PLACEMENT OF CONCRETE.

9. FOOTINGS SHALL BE CENTERED ABOUT COLUMN LINES UNLESS NOTED OTHERWISE.

10. BACKFILL SHALL NOT BE PLACED AGAINST EXTERIOR OR RETAINING WALLS UNTIL THE WALLS HAVE ACHIEVED THEIR DESIGN STRENGTH AND THEIR LATERAL SUPPORT ELEMENTS ARE INSTALLED PROVIDE ADEQUATE DRAINAGE AT BASEMENT AND RETAINING WALLS (SEE ARCHITECTURAL).

11. ALL FOOTINGS AND TURN DOWN SLAB EDGES SHALL PENETRATE TO A MINIMUM DEPTH OF 12" BELOW FINISHED GRADE.

CAST-IN-PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

2. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM SPECIFIED 28-DAY COMPRESSIVE STRENGTH:

   2.1 NORMAL WEIGHT STRUCTURAL CONCRETE:

   - FOOTINGS 3000 PSI F0
   - SLABS-ON-GRADE 4000 PSI F0
   - PEDESTALS 4000 PSI F0
   - RETAINING WALLS 4500 PSI F2

3. PIPES OR DUCTS SHALL NOT EXCEED ONE-THIRD THE SLAB OR WALL THICKNESS INCLUDING CROSSING UNLESS SPECIFICALLY DETAILED IN THE STRUCTURAL DOCUMENTS. ALL PIPES AND DUCTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE SLAB OR WALL THICKNESS UNLESS SPECIFICALLY DETAILED OTHERWISE IN THE STRUCTURAL DOCUMENTS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.

4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.

5. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE DESIGN PROFESSIONAL. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.

6. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.016 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE DESIGN PROFESSIONAL.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.

2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064 AND HAVE MINIMUM SIDE AND END LAPS OF 8".

3. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.

4. SPLICES SHALL BE CLASS B IN ACCORDANCE WITH ACI 318, UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE DESIGN PROFESSIONAL.

5. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE.

6. PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

   6.1 CONCRETE REINFORCEMENT COVER

   EXPOSED TO EARTH OR WEATHER:
   - UNFORMED CAST AGAINST EARTH 3" CLEAR
   - FORMED #6 AND LARGER 2" CLEAR
   - FORMED #5 AND SMALLER 1-1/2" CLEAR

   NOT EXPOSED TO EARTH OR WEATHER:
   - WALLS 1" CLEAR
   - SLABS 3/4" CLEAR

7. REINFORCING STEEL DESIGNATED CONTINUOUS SHALL BE LAPPED AS FOLLOWS:

   - CONCRETE REINFORCEMENT: CLASS B TENSION LAP
   - MASONRY REINFORCEMENT: SEE DETAIL 1/S-401

8. ADHESIVE FOR REINFORCING DOWELS IN EXISTING CONCRETE SHALL CONFORM TO ASTM C881-02, TYPE IV, GRADE 3, CLASS A, B, & C EXCEPT GEL TIMES AND EPOXY CONTENT. ADHESIVE SHALL CONSIST OF A TWO COMPONENT ADHESIVE SYSTEM CONTAINED IN SIDE BY SIDE PACKAGING CONNECTED TO A MIXING NOZZLE WHICH THOROUGHLY MIXES THE COMPONENTS AS IT IS INJECTED INTO THE HOLE. ADHESIVE SHALL HAVE PASSED ICC EVALUATION SERVICES, INC (ICC-ES) ACCEPTANCE CRITERIA 308 FOR LONG TERM CREEP. REINFORCING INSTALLED IN CONCRETE THAT MAY BECOME CRACKED UNDER SERVICE LOADS SHALL BE EVALUATED BY ICC-ES ACCEPTANCE CRITERIA 308 AND BE SPECIFICALLY APPROVED FOR USE IN CRACKED CONCRETE. CONTACT DESIGN PROFESSIONAL FOR DETERMINATION OF CRACKED OR UNCRACKED CONCRETE CONDITION UNLESS CONDITION IS NOTED ON THE DRAWINGS. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM EMBEDMENT LENGTH SHALL BE 12 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

9. ALL DOWELS AND TERMINATING BARS SHALL HAVE A STANDARD 90 DEGREE HOOK.

10. ALL HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL AND/OR CONSTRUCTION JOINTS AND AROUND CORNERS, UNLESS SHOWN OTHERWISE IN DETAILS.

CONCRETE MASONRY

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH OF ASTM C90 CONCRETE MASONRY UNITS SHALL BE F'M = 2000 PSI.

2. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY = 2000 PSI.

3. MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND ASTM C270. MORTAR SHALL BE OF THE FOLLOWING TYPE:

   - WALLS BELOW GRADE TYPE M
   - BEARING WALLS TYPE M OR S

4. CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT FOR REINFORCED AND NONREINFORCED MASONRY SHALL CONFORM TO ASTM C476.

5. PROVIDE HORIZONTAL LADDER-TYPE JOINT REINFORCEMENT WITH NO. 9 GAGE DEFORMED LONGITUDINAL WIRES AT 16" C/C VERTICALLY AND AT 8" BELOW GRADE, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC. LONGITUDINAL WIRES SHALL BE PLACED IN THE MORTAR JOINTS.

6. PROVIDE OPEN BOTTOM BEAM BLOCK UNITS WITH 3" DEEP MINIMUM WEB OPENINGS AT HORIZONTAL REINFORCEMENT LOCATIONS. A MINIMUM CLEAR SPACE OF ONE BAR DIAMETER SHALL BE PROVIDED BETWEEN THE REINFORCING BARS AND THE FACE OF MASONRY UNITS.

7. PROVIDE CONTROL JOINTS IN ALL CONCRETE MASONRY WALLS AT LOCATIONS APPROVED BY THE DESIGN PROFESSIONAL AT A MAXIMUM SPACING OF 3 TIMES THE WALL HEIGHT OR 25'-0", WHICHEVER IS LESS.

8. PROVIDE DOVETAIL ANCHORS AT 16" C/C, UNLESS NOTED OTHERWISE, WHERE MASONRY WALLS ABUT CONCRETE SURFACES.

9. SUBMIT WRITTEN CONSTRUCTION PROCEDURES PRIOR TO THE START OF MASONRY CONSTRUCTION.

10. MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #4@48" CENTERED, UNLESS NOTED OTHERWISE.

11. MINIMUM VERTICAL WALL REINFORCEMENT FOR INTERIOR NON-LOAD BEARING PARTITION WALLS SHALL BE #4@48" CENTERED, UNLESS NOTED OTHERWISE.

12. SUBMIT SHOP DRAWINGS FOR MASONRY REINFORCEMENT IN ACCORDANCE WITH SPECIFICATION SECTION 032000.

METAL BUILDING SYSTEM

1. THE PRE-ENGINEERED BUILDINGS SHOWN ARE SINGLE-SPAN, CONTINUOUS FRAME-TYPE METAL BUILDINGS OF THE NOMINAL LENGTH, WIDTH, EAVE HEIGHT, AND ROOF PITCH INDICATED. EXTERIOR WALLS ARE COVERED WITH FACTORY UN-INSULATED METAL WALL PANELS.

2. SUBMIT COMPLETE STRUCTURAL ANALYSIS AND DESIGN CALCULATIONS, AND FRAME REACTION LOADS FOR THE DESIGN OF FOUNDATIONS.

3. PREPARE SHOP DRAWINGS AND CALCULATIONS UNDER SEAL OF A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA.

4. CERTIFICATION: SUBMIT WRITTEN CERTIFICATION PREPARED AND SIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN GEORGIA, VERIFYING THAT BUILDING DESIGN MEETS INDICATED LOADING REQUIREMENTS AND CODES OF AUTHORITIES HAVING JURISDICTION.

5. STRUCTURAL FRAMING: DESIGN PRIMARY AND SECONDARY STRUCTURAL MEMBERS AND EXTERIOR COVERING MATERIALS FOR APPLICABLE LOADS AND COMBINATIONS OF LOADS IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

6. SERVICEABILITY REQUIREMENTS:
   A. FRAMES
      - VERTICAL L/240 (DEAD+LIVE/SNOW)
      - HORIZONTAL(DRIFT) MAIN FRAME SIDESWAY H/400 (10 YEAR WIND LOAD)
        MAIN FRAME SIDESWAY H/120 (SERVICE LEVEL SEISMIC)

   B. PURLINS
      - VERTICAL L/240 (DEAD+LIVE/SNOW)

   C. GIRTS
      - VERTICAL L/600 (WIND OR SEISMIC) (1" MAX)

7. STRUCTURAL STEEL: FOR DESIGN OF STRUCTURAL STEEL MEMBERS, COMPLY WITH REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S (AISC) "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" FOR DESIGN REQUIREMENTS AND ALLOWABLE STRESSES.

8. LIGHT GAUGE STEEL: FOR DESIGN OF LIGHT GAUGE STEEL MEMBERS, COMPLY WITH REQUIREMENTS OF THE AMERICAN IRON AND STEEL INSTITUTE'S (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" AND "DESIGN OF LIGHT GAUGE STEEL DIAPHRAGMS" FOR DESIGN REQUIREMENTS AND ALLOWABLE STRESSES.

9. WELDED CONNECTIONS: ALL STRUCTURAL WELDED JOINTS SHALL CONFORM TO THE PROVISIONS OF AWS D1.1-10, STRUCTURAL WELDING CODE BY AMERICAN WELDING SOCIETY. THE PROOF OF WELDER CERTIFICATION SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

10. BOLTED CONNECTION: ALL BOLTED CONNECTIONS SHALL BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC-2014 (SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.

11. ROOF STRUCTURE SHALL BE DESIGNED FOR SELF WEIGHT PLUS A MINIMUM OF 5 PSF MISCELLANEOUS LOAD TO ACCOUNT FOR MECHANICAL DUCTWORK, PIPING, ETC.

12. THE BASE OF THE RIGID FRAME COLUMNS ARE ASSUMED TO BE A PINNED CONNECTION WITH NO BENDING MOMENTS TRANSFERRED TO THE FOUNDATIONS.

13. METAL ROOF DOES NOT PROVIDE LATERAL BRACING FOR THE PURLINS, THUS BRACING SHALL BE DESISGN AND SUPPLIED BY THE PURLIN MANUFACTURER. WHERE PURLIN SPAN EXCEEDS 15 FEET, PROVIDE A MINIMUM OF 2 ROWS OF BRIDGING.

14. METAL ROOF DOES NOT PROVIDE A DIAPHRAGM TO TRANSFER LATERAL LOADS TO FRAMES. THUS HORIZONTAL ROD BRACING SHALL BE DESIGNED AND SUPPLIED BY THE METAL BUILDING MANUFACTURER. STEEL PURLIN TYPE AND SPACING AND STEEL DECK SELECTION SHALL BE THE OPTION OF THE PRE-ENGINEERED BUILDING MANUFACTURER WITH APPROVAL OF ARCHITECT. MAXIMUM SPACING OF PURLINS = 5'-0" UNLESS NOTED OTHERWISE.

15. PEMB MANUFACTURER SHALL DESIGN AND SUPPLY ALL REQUIRED SUB-FRAMING FOR ROOF AND WALL OPENINGS, INCLUDING FRAMING TO SUPPORT THE WEIGHT OF MECHANICAL EQUIPMENT AND ALL WINDOW OPENINGS. GC TO COORDINATE.

16. METAL BUILDING ENGINEER SHALL DESIGN ANY CMU WALL BRACING REQUIRED FOR INTERIOR PARTITION WALLS.

17. METAL BUILDING ENGINEER SHALL INSPECT COMPLETED BUILDING FRAME AND COMPONENTS TO ENSURE COMPLIANCE WITH DESIGN. VERIFICATION OF COMPLIANCE SHALL BE SUBMITTED IN WRITING TO ENGINEER.

DEFERRED SUBMITTALS

1. DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF PERMIT APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

2. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD THROUGH THE ARCHITECT AND GENERAL CONTRACTOR. ONCE THE SUBMITTAL DOCUMENTS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS, THE ENGINEER OF RECORD WILL FORWARD THEM TO THE ARCHITECT WITH A NOTATION INDICATING THAT THEY ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE ARCHITECT WILL FORWARD THE DEFERRED SUBMITTAL DOCUMENTS TO THE GENERAL CONTRACTOR WHO WILL MAINTAIN ONE SET ON SITE FOR REFERENCE BY THE BUILDING INSPECTOR. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

3. DEFERRED SUBMITTALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, CALCULATIONS, DESIGN LOAD DATA AND SUPPORT REACTIONS OF THE COMPONENTS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE.

4. ITEMS THAT ARE SUBMITTED FOR CONSIDERATION AS DEFERRED SUBMITTALS ARE AS FOLLOWS:

   a. STEEL CONNECTION DESIGN
   b. PREFABRICATED STEEL BUILDINGS

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338

GEORGIA REGISTERED No. 36003134 STRUCTURAL ENGINEER HOLLY C JEFFRIES

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

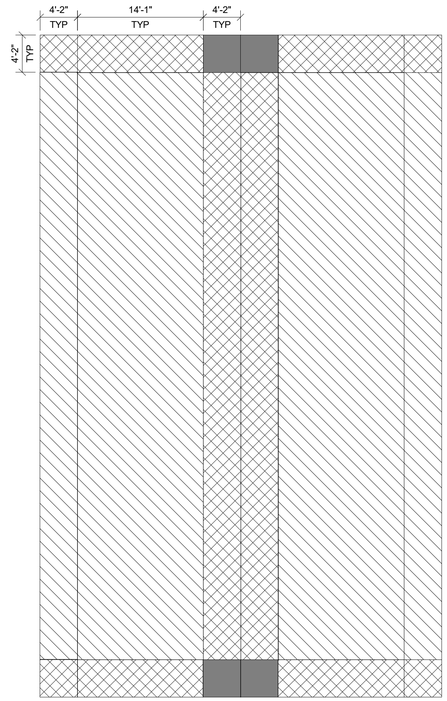
PROJECT NO.: 102303700
DRAWN BY: KH QC: HJ

GENERAL NOTES

S-001

ISSUED FO

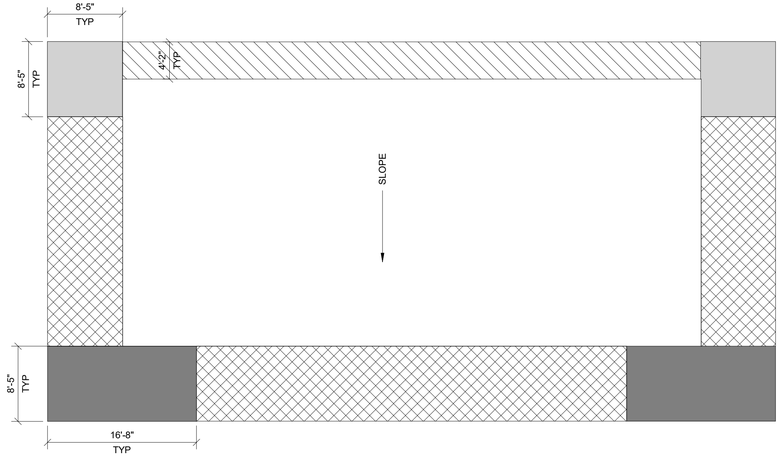
SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM



OFFICE COMPONENTS AND CLADDING ULTIMATE WIND PRESSURE SCHEDULE (PSF)

EFFECTIVE WIND AREA	ROOF			ROOF OVERHANG				WALL	
	ZONE 1 &2e	ZONE 2n, 2r & 3e	ZONE 3r	ZONE 1 & 2e	ZONE 2n & 2r	ZONE 3e	ZONE 3r	ZONE 4	ZONE 5 (NOTE 2)
25 SF	-42.8/+16	-56.6/+16	-66.4/+16	-51/+16	-66.6/+16	-72.9/+16	-81.2/+16	-26.2/+24.1	-31.2/+24.1

SCHEDULE NOTES:
1. (+) AND (-) SIGNS INDICATE PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACE, RESPECTIVELY.
2. PRESSURES APPLY **4'-2"** FROM PROMINENT BUILDING CORNER IN EACH DIRECTION.
3. JOIST MANUFACTURER MAY DEVELOP WIND PRESSURES BASED ON LARGER TRIBUTARY AREAS, DEAD LOAD FOR UPLIFT CALCULATION TO BE 5 PSF.



WAREHOUSE COMPONENTS AND CLADDING ULTIMATE WIND PRESSURE SCHEDULE (PSF)

EFFECTIVE WIND AREA	ROOF					WALL	
	ZONE 1	ZONE 2	ZONE 2'	ZONE 3	ZONE 3'	ZONE 4	ZONE 5 (NOTE 2)
25 SF	-34.9/+17	-38.3/+17	-44.6/+17	-44.6/+17	-58.2/+17	-31.2/+29.3	-35.6/+29.3

SCHEDULE NOTES:
1. (+) AND (-) SIGNS INDICATE PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACE, RESPECTIVELY.
2. PRESSURES APPLY **8'-5"** FROM PROMINENT BUILDING CORNER IN EACH DIRECTION.
3. JOIST MANUFACTURER MAY DEVELOP WIND PRESSURES BASED ON LARGER TRIBUTARY AREAS, DEAD LOAD FOR UPLIFT CALCULATION TO BE 5 PSF.

ABBREVIATIONS

ABT	ABOUT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL/ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWS	AMERICAN WELDING SOCIETY
B	BOTTOM OF
BLDG	BUILDING
BM	BEAM
BOTT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C/C	CENTER TO CENTER
CALC	CALCULATION(S)
CHKD	CHECKED
CIP	CAST-IN-PLACE CONCRETE
CJ	CONSTRUCTION CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR, CLEARANCE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
COORD	COORDINATE
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CTR	CENTER
CTRD	CENTERED
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEG	DEGREES
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DL	DEAD LOAD
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ENGR	ENGINEER
EOD	EDGE OF DECK
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FIN	FINISH
FLG	FLANGE
FLR	FLOOR
FRMG	FRAMING
FRP	FIBER REINFORCED PLASTIC
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAGE, GAUGE
GALV	GALVANIZED (HOT DIP)
GRTG	GRATING
(H)	HORIZONTAL BEAM ORIENTATION
HCA	HEADED CONCRETE ANCHOR
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL
HSB	HIGH STRENGTH BOLT
IF	INSIDE FACE
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INT	INTERIOR
JT	JOINT
K	KIP(S)
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
(LLH)	LONG LEG HORIZONTAL (ANGLE)
(LLV)	LONG LEG VERTICAL (ANGLE)
(LSH)	LONG SIDE HORIZONTAL (HSS)
(LSV)	LONG SIDE VERTICAL (HSS)
LB	POUND
LF	LINEAR FEET
LL	LIVE LOAD
LOC	LOCATION
LONG	LONGITUDINAL
LP	LOW POINT
LSH	LONG SLOTTED HOLE
LWC	LIGHT WEIGHT CONCRETE
M	MOMENT
MAX	MAXIMUM
MC	MOMENT CONNECTION
MECH	MECHANICAL
MFC	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N&F	NEAR AND FAR
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO/NO.	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OSH	OVERSIZED HOLE
PCF	POUNDS PER CUBIC FOOT
PE	PROFESSIONAL ENGINEER
PERIM	PERIMETER
PJF	PREMOLDED JOINT FILLER
PL	PLATE
PLCS	PLACES
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PEMB	PRE-ENGINEERED METAL BUILDING
R	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
RET	RETURN
REV	REVISION
RO	ROUGH OPENING
RTU	ROOFTOP UNIT
SC	SLIP CRITICAL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SPCS	SPACES
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
SSH	SHORT SLOTTED HOLE
STD	STANDARD
STIF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T/O	TOP OF
THK	THICK
THRU	THROUGH
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WITH
W/O	WITHOUT
WP	WORKING POINT
WS	WATERSTOP
WWF	WELDED WIRE FABRIC

STEEL COLUMN/FOOTING TYPE INDICATOR

COL	SIZE STEEL COLUMN SIZE
BP-X	BASE PLATE MARK
FX.X (-0'-0")	FOOTING MARK (T/FTG ELEVATION)
P-X (-0'-0")	PEDESTAL MARK (T/PEDESTAL ELEVATION)

FOUNDATION STEP INDICATOR

(-x'-x") T/FOOTING ELEVATION
(-x'-x") T/FOOTING ELEVATION

OPENING IN FLOOR OR ROOF

RECESS/DEPRESSION INDICATOR

STRUCTURAL STEEL CONNECTION AXIAL FORCE

(xxk)

SLOPE INDICATOR

Y
X

CONCRETE SLAB/METAL DECK SPAN INDICATOR

STRUCTURAL STEEL MOMENT CONNECTION

STRUCTURAL STEEL BEAM DESIGNATION

W8x10 (XX) c=x"
(XXk) (XXk)

BEAM SIZE
NUMBER OF STUDS UNIFORMLY SPACED ALONG BEAM
BEAM CAMBER
BEAM SERVICE REACTION

STRUCTURAL STEEL BEAM SPLICE DESIGNATION

CL
SPLICE

STRUCTURAL CONCRETE BEAM DESIGNATION

CB XXX PB XXX

CBX INDICATES CONVENTIONALLY REINFORCED CONCRETE BEAM MARK
BEAM WIDTH MAY VARY BASED UPON EDGE OF SLAB DIMENSION

PBX INDICATES POST-TENSIONED CONCRETE BEAM MARK, BEAM WIDTH MAY VERY BASED UPON EDGE OF SLAB DIMENSION

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338

GEORGIA REGISTERED No. PE0001174 STRUCTURAL ENGINEER HOLLY C JETT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

PROJECT NO.: 102303700
DRAWN BY: KH QC: HJ

ABBREVIATIONS, WIND DIAGRAM & LEGEND

S-002

ISSUED FOR CONSTRUCTION

3/20/2025 1:39:00 PM Autodesk Docs://Dunwoody Maintenance Facility/S-002 Dunwoody Maintenance Facility_R24.rvt

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: BROOK RUN PARK MAINTENANCE FACILITY
LOCATION: 4770 N PEACHTREE RD, DUNWOODY, GA 30338
PERMIT APPLICANT: CITY OF DUNWOODY
APPLICANT'S ADDRESS: 2341 PEELER RD #100, DUNWOODY, GA 30338
ARCHITECT OF RECORD: DAVE MCCAULEY, LDDBLUELINE
STRUCTURAL ENGINEER OF RECORD: HOLLY JEFFREYS, SE, PE SHEAR STRUCTURAL
MECHANICAL ENGINEER OF RECORD: FRED GORDON, COVALENT CONSULTING
ELECTRICAL ENGINEER OF RECORD: CHRISTIAN AYBAR, COVALENT CONSULTING
REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: DAVE MCCAULEY, LDDBLUELINE

This Statement of Special Inspections is submitted in accordance with Section 1704.3 of the 2018 International Building Code. It includes a *Schedule of Special Inspection Services* applicable to the above-referenced Project as well as the identity of the individuals, agencies, or firms intended to be retained for conducting these inspections. If applicable, it includes *Requirements for Seismic Resistance* and/or *Requirements for Wind Resistance*.

Are *Requirements for Seismic Resistance* included in the *Statement of Special Inspections*? N

Are *Requirements for Wind Resistance* included in the *Statement of Special Inspections*? N

The Special Inspector(s) shall keep records of all inspections and shall furnish interim inspection reports to the Building Official and to the Registered Design Professional in Responsible Charge at a frequency agreed upon by the Design Professional and the Building Official prior to the start of work. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge prior to completion of that phase of work. A *Final Report of Special Inspections* documenting required special inspections and corrections of any discrepancies noted in the inspections shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge at the conclusion of the project.

Frequency of interim report submittals to the Registered Design Professional in Responsible Charge:

__Weekly x Bi-Weekly __Monthly Other; specify:_____

The Special Inspection program does not relieve the Contractor of the responsibility to comply with the Contract Documents. Jobsite safety and means and methods of construction are solely the responsibility of the Contractor.

Statement of Special Inspections Prepared by:

Holly Jeffreys
Type or print name

SEE TITLEBLOCK
Signature Date

Building Official's Acceptance:

Signature Date
Permit Number:

Frequency of interim report submittals to the Building Official:

__Monthly __Bi- Monthly __Upon Completion Other; specify:_____

Special Inspections for Seismic Resistance

See the Schedule of Special Inspections for inspection and testing requirements

Seismic Design Category: C

Statement of Special Inspection for Seismic Resistance Required (Yes/No): NO

Description of seismic force-resisting system subject to special inspection and testing for seismic resistance:
(Where required per IBC Sections 1705.12.1, 1705.12.2, and 1705.12.3) (Special inspections for seismic resistance of structural steel, where required, shall be in accordance with AISC 341)

Description of designated seismic systems subject to special inspection and testing for seismic resistance:
(Required for architectural, electrical and mechanical systems and their components that require design in accordance with Chapter 13 of ASCE 7, have a component importance factor, *Ip*, greater than one and are in Seismic Design Categories C, D, E or F.)

Description of additional seismic systems and components requiring special inspections:
(Required for systems noted in IBC Section 1705.12.5, 1705.12.6, 1705.12.7, and 1705.12.8.)

Description of additional seismic systems and components requiring testing:
(Where required per IBC Section 1705.13)

Statement of Responsibility:
Each contractor responsible for the construction or fabrication of a system or component described above must submit a Statement of Responsibility.

Special Inspections for Wind Resistance

See the Schedule of Special Inspections for inspection and testing requirements

Allowable Stress Design Wind Speed, V_{asd}: 83 **m.p.h.**

Wind Exposure Category: C

Statement of Special Inspection for Wind Resistance Required (Yes/No): N
(Required in wind exposure Category B, where the allowable stress design wind speed, V_{asd}, is 120 miles per hour or greater. Required in wind exposure Category C or D, where the allowable stress design wind speed, V_{asd}, is 110 miles per hour or greater.)

Description of structural wood and cold-formed steel light frame construction main windforce-resisting system subject to special inspections for wind resistance:
(Required for systems noted in IBC Section 1705.11.1 and 1705.11.2).

Description of windforce-resisting components subject to special inspections for wind resistance:
(Required for systems and components noted in IBC Section 1705.11.3)

Statement of Responsibility:
Each contractor responsible for the construction or fabrication of a system or component described above must submit a Statement of Responsibility.

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS

Category of Testing and Inspection	Minimum Qualifications (refer to key at end of Table)		
	Shop Testing or Inspection	Field Testing or Inspection	Review Testing, Certification& Lab Reports
1704.2.5 Inspection of Fabricators			
Pre-cast concrete	A, C, E		
Structural steel construction	C, F, G		
Wood construction	A		
Cold formed metal construction	A		
1705.2, 1705.10, 1705.11& 1705.12 Steel Construction			
Verification of welding consumables, filler metals, procedure specifications, procedure qualification records and personnel performance qualification records			C, F
Nondestructive testing of welding	G	G	
Inspection of welding	C, F	C, F	
Verification of fabricator and erector documents as listed in AISC 360, chapter N, paragraph 3.2			A, C
Material verification of weld filler materials			C, F
Inspection of high strength bolting and steel frame joint details		A, C	
Inspection of embedment		A, C, F	
Inspection of steel elements of composite construction		A, C, F	
Verification of reinforcing steel, cold formed steel deck and truss materials			A, C, F
Inspection of reinforcing steel, cold formed steel deck and trusses		A, C	
1705.3 & 1705.12 Concrete Construction			
Reinforcing placement, cast-in-place bolts, post installed anchors concrete and shotcrete placement and curing operations. Inspection of formwork for shape, location, and dimensions.		A, C, H	
Pre-stressing steel installation		A, C, D, E	
Erection of pre-cast concrete members		A, C, H	
Concrete field sampling and field testing		A, J	
Concrete strength testing		P	
Review certified mill reports			A, C
Verify use of required design mix		A, I, J, H, C	
Pre-stressed (pre-tensioned) concrete force application	A, C, E		
Post-tensioned concrete force application		A, C, D	
Review of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.		A, C, D, H	
Reinforcing steel weldability, reinforcing welding, weld filler material		C, F	
Testing of welding of reinforcing steel		G	
1705.4 Masonry			
Verification of f'm and f'AAC		A, C, L, M	
Mortar joint construction, grout protection and placement, materials proportion, type/size/location of reinforcement, structural elements, anchorage, and connectors		A, C, K	
Sampling/testing of grout/mortar specimens		A, C, L, M	
Observe preparation of masonry prisms for testing of compressive strength of masonry, f'_m and f'_{AAC}		A, C, K, L, M	
Inspection of welding of reinforcing steel		C, F	
Testing of welding of reinforcing steel		G	
1705.6 & 1804 Soils			
Observe site preparation, fill placement testing of compaction for compliance with the construction documents for the project		A, C, I, N	
Observe test bearing materials below shallow foundations for ability to achieve design bearing capacity		A, C, I, N (Level III)	
Review compaction testing for compliance with the construction documents for the project			A
1705.5, 1705.10, 1705.11 & 1705.12 Wood Construction			
Observe structural panel sheathing, size of framing members, nail or staple diameter and length, number of fastener lines, and spacing of fastener lines and fasteners for compliance with construction documents for the project		A	
Observe temporary and permanent truss member restraint/bracing, field gluing of elements. Observe bolting, anchoring or other fastening of: shear walls, diaphragms, drag struts, braces and hold-downs		A	

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS

Category of Testing and Inspection	Minimum Qualifications (refer to key at end of Table)		
	Shop Testing or Inspection	Field Testing or Inspection	Review Testing, Certification& Lab Reports
1705.7, 1705.8, 1705.9 & 1810 Pile and Pier Foundations			
Observe installation		A, N	
Observe load tests		A	
1705.13 Sprayed Fire-Resistant Materials			
Observe surface conditions, application, average thickness and density of applied material, and cohesive/adhesive bond		A, C	
1705.14 Mastic and Intumescent Fire-Resistant Coatings			
Observe application compliance with AWCI 12-B		A, C	
1705.15 Exterior Insulation and Finish Systems			
Inspect EIFS systems		A, B, C, O	
1705.1 Special Cases			
Work of unusual or special nature		A, B, O	
1705.16 Fire-Restraint Penetrations and Joints	*See Requirements of IBC Sections 1705.16.1 and 1705.16.2*		
1705.17 Smoke Control	*See Requirements of IBC Section 1705.17.2*		
1705.10, 1705.11 & 1705.12 Seismic and Wind Resistance			
Periodic inspection of fabrication, installation and/or anchorage of building systems and components		A	

KEY:
A. Georgia Professional Engineer (GA PE) competent in the specific task area or graduate of accredited engineering/engineering technology program under the direct supervision of a GA PE.
B. Georgia Registered Architect (GA RA) or graduate of accredited architecture/architecture technology program under the direction of a GA RA.
C. International Code Council (ICC) Special Inspector Certification specific to the particular material and testing methodology applicable to each Category of Testing and Inspection listed in the table.
D. Post-tensioning Institute (PTI) Certification, Level 2, bonded or unbonded as applicable.
E. Pre-stressed Concrete Institute (PCI) Certified Inspector.
F. American Welding Society (AWS) Certified Welding Inspector (CWI) or AWS Certified Associate Welding Inspector working under the direct on-site supervision of a CWI.
G. American Society for Nondestructive Testing (ASNT) Level II certification, or a Level III certification if previously certified as a Level II in the particular material and testing methodology applicable to each Category of Testing and Inspection listed in the table.
H. American Concrete Institute (ACI) Concrete Construction Special Inspector.
I. National Institute for Certification in Engineering Technologies (NICET) Level II or higher certification specific to the particular material and testing methodology applicable to each Category of Testing and Inspection listed in the table.
J. ACI Concrete Field Testing Technician with Grade 1 certification.
K. Georgia Concrete and Products Association (GC&PA) – Masonry Association of Georgia (MAG) Masonry Construction Inspector Certification.
L. National Concrete Masonry Association (NCMA) Concrete Masonry Testing Procedures certification.
M. GC&PA – MAG Masonry Testing Technician certification.
N. NICET Certified Engineering Technologist (CT).
O. Other Qualified Special Inspector as approved by the Building Official.
P. American Concrete Institute (ACI) Strength Testing Technician.

Notes:
1. The Special Inspector shall meet one of the minimum qualifications listed for the applicable Category of Testing and Inspection.
2. Materials testing shall be done by an Approved Testing Agency meeting the requirements of IBC Section 1703 and ASTM E 329.

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY
BROOK RUN PARK MAINTENANCE FACILITY
4770 N PEACHTREE RD, DUNWOODY, GA 30338

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

PROJECT NO.: 102303700
DRAWN BY: KH QC: HJ

SPECIAL INSPECTIONS

S-003

ISSUED FOR CONSTRUCTION

3/20/2025 1:30:33 PM J:\Active Docs (Dave)\Dunwoody Maintenance Facility\01 Drawings\Maintenance Facility_R24.rvt

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY					
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT				
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.1.1 Special Cases (work unusual in nature, including but not limited to alternative materials and systems, unusual design applications, materials and systems with special manufacturer's requirements - add additional rows as needed.)	Submittal review, shop (3) and/or field inspection	N			
1. Inspection of anchors post-installed in solid grouted masonry: Per research reports including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, masonry unit, grout, masonry compressive strength, anchor embedment and tightening torque	Field inspection	N	Periodic or as required by the research report issued by an approved source		
2. Aggregate Pier Inspection: The special inspector's responsibilities include, but are not limited to, review of the aggregate pier designer's use of soil parameters as presented in the project soils report, and during construction, verification of aggregate properties, type and number of lifts of aggregate, hole size and depths and top elevations of the pier elements, and applied energy. Additionally, results of qualitative tests on production aggregate pier elements such as modulus load testing, uplift pull-out testing, bottom stabilization tests and dynamic cone penetration tests, shall be reviewed to verify compliance with design specifications.	Field inspection	N	Periodic or as required by the research report issued by an approved source		
1705.2.1 Structural Steel Construction					
1. Fabricator and erector documents (Verify reports and certificates as listed in AISC 360, chapter N, paragraph 3.2 for compliance with construction documents)	Submittal Review	Y	Each submittal		
2. Material verification of structural steel	Shop (3) and field inspection	Y	Periodic		
3. Structural steel welding:					
a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	Shop (3) and field inspection	Y	Observe or Perform as noted (4)		
b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-2)	Shop (3) and field inspection	Y	Observe (4)		
c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	Shop (3) and field inspection	Y	Observe or Perform as noted (4)		
d. Nondestructive testing (NDT) of welded joints: see Commentary		Y			
1) Complete penetration groove welds 5/16" or greater in risk category III or IV	Shop (3) or field ultrasonic testing - 100%	N	Periodic		
2) Complete penetration groove welds 5/16" or greater in risk category II	Shop (3) or field ultrasonic testing - 10% of welds minimum	Y	Periodic		
3) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	Shop (3) or field radiographic or Ultrasonic testing	N	Periodic		
4) Fabricator's NDT reports when fabricator performs NDT	Verify reports	Y	Each submittal (5)		
4. Structural steel bolting:	Shop (3) and field inspection	Y			
a. Inspection tasks Prior to Bolting (Observe, or perform tasks for each bolted connection, in accordance with QA tasks listed in AISC 360, Table N5.6-1)		Y	Observe or Perform as noted (4)		
b.Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)		Y	Observe (4)		
1) Pre-tensioned and slip-critical joints		N			
a) Turn-of-nut with matching markings		N	Periodic		
b) Direct tension indicator		N	Periodic		
c) Twist-off type tension control bolt		N	Periodic		
d) Turn-of-nut without matching markings		N	Continuous		
e) Calibrated wrench		N	Continuous		
2) Snug-tight joints		Y	Periodic		
c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)		Y	Perform (4)		
5. Visual inspection of exposed cut surfaces of galvanized structural steel main members and exposed corners of the rectangular HSS for cracks subsequent to galvanizing	Shop (3) and field inspection and testing	N	Periodic		

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
6. Embedments (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors)	Field inspection	Y	Periodic		
7. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents	Field inspection	Y	Periodic		
1705.2.2 Cold-Formed Steel Deck					
1. Manufacturer documents (Verify reports and certificates as listed in SDI QA/QC, Section 2, Paragraphs 2.1 and 2.2 for compliance with construction documents)	Submittal Review	Y	Each submittal		
2. Material verification of steel deck, mechanical fasteners and welding materials:	Shop (3) and field inspection	Y	Periodic		
3. Cold-formed steel deck placement:	Shop (3) and field inspection	Y			
a. Inspection tasks Prior to Deck Placement (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.1)		Y	Perform (4)		
b. Inspection tasks After Deck Placement (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.2)		Y	Perform (4)		
4. Cold-formed steel deck welding:	Shop (3) and field inspection	Y			
a. Inspection tasks Prior to Welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.3)		Y	Observe (4)		
b. Inspection tasks During Welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.4)		Y	Observe (4)		
c. Inspection tasks After Welding (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.5)		Y	Perform (4)		
5. Cold-formed steel deck mechanical fastening:	Shop (3) and field inspection	Y			
a. Inspection tasks Prior to Mechanical Fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.6)		Y	Observe (4)		
b. Inspection tasks During Mechanical Fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.7)		Y	Observe (4)		
c. Inspection tasks After Mechanical Fastening (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.8)		Y	Perform (4)		
1705.2.3. Open-Web Steel Joists and Joist Girders					
1. Installation of open-web steel joists and joist girders.		N			
a. End connections - welding or bolted.	per SJI CJ or SJI 100	N	Periodic		
b. Bridging - horizontal or diagonal.		N			
1) Standard bridging.	per SJI CJ or SJI 100	N	Periodic		
2) Bridging that differs from the specifications listed in SJI CJ or SJI 100.		N	Periodic		
1705.2.4. Cold-Formed Steel Trusses Spanning 60 feet or Greater					
Verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	Field inspection	N			
1705.3 Concrete Construction					
1. Inspection and placement verification of reinforcing steel and prestressing tendons.	Shop (3) and field inspection	Y	Periodic		
2. Reinforcing bar welding:		N			
a. Verification of weldability of bars other than ASTM A706.		N	Periodic		
b. Inspection of single-pass fillet welds 5/16 or less in size.		N	Periodic		
c. Inspection of all other welds.		N	Continuous		
3. Inspection of anchors cast in concrete.	Shop (3) and field inspection	Y	Periodic		
4. Inspection of anchors post-installed in hardened concrete members per research reports, or, if no specific requirements are provided, requirements shall be provided by the registered design professional and approved by the building official, including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque	Field inspection	Y	Periodic or as required by the research report issued by an approved source		
a. Adhesive anchors installed in horizontal or upward-inclined orientation that resist sustained tension loads.		N	Continuous		
b. Mechanical and adhesive anchors not defined in 4a.		Y	Periodic		
5. Verify use of approved design mix	Shop (3) and field inspection	Y	Periodic		
6. Prior to placement, fresh concrete sampling, perform slump and air content tests and determine temperature of concrete and perform any other tests as specified in construction documents.	Shop (3) and field inspection	Y	Continuous		

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
7. Inspection of concrete and shotcrete placement for proper application techniques	Shop (3) and field inspection	Y	Continuous		
8. Verify maintenance of specified curing temperature and techniques	Shop (3) and field inspection	Y	Periodic		
9. Inspection of prestressed concrete:	Shop (3) and field inspection	N			
a. Application of prestressing force		N	Continuous		
b. Grouting of bonded prestressing tendons		N	Continuous		
10. Inspect erection of precast concrete members		N	Periodic		
11. Verification of in-situ concrete strength, prior to stressing of tendons in post tensioned concrete and prior to removal of shores and forms from beams and structural slabs	Review field testing and laboratory reports	N	Periodic		
12. Inspection of formwork for shape, lines, location and dimensions	Field inspection	Y	Periodic		
13. Concrete strength testing and verification of compliance with construction documents	Field testing and review of laboratory reports	Y	Periodic		
1705.4 Masonry Construction					
MINIMUM VERIFICATION REQUIREMENTS					
(A) Level 1, 2 and 3 Quality Assurance:					
1. Prior to construction, verification of compliance of submittals	Submittal Review	N	Prior to Construction		
(B) Level 2 & 3 Quality Assurance:					
1. Prior to construction verification of f'm and f'AAC except where specifically required by the code	Testing by unit strength method or prism test method	N	Prior to Construction		
2. During construction, verification of Slump Flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to project site.	Testing by unit strength method or prism test method	N	Periodic		
(C) Level 3 Quality Assurance:					
1. During construction, verification of f'm and f'AAC for every 5,000 SF	Testing by unit strength method or prism test method	N	Periodic		
2. During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout.	Field inspection	N	Periodic		
MINIMUM SPECIAL INSPECTION REQUIREMENTS					
(D) Levels 2 and 3 Quality Assurance:					
1. As masonry construction begins, verify that the following are in					
a. Proportions of the site-prepared mortar	Field inspection	N	Periodic		
b. Grade and size of prestressing tendons and anchorages	Field inspection	N	Periodic		
c. Grade, type, and size of reinforcement, anchor bolts, and prestressing tendons and anchorages	Field inspection	N	Periodic		
d. Prestressing technique	Field inspection	N	Periodic		
e. Properties of thin-bed mortar for AAC masonry	Field inspection	N	Level 2 - Continuous (b) Level 2 - Periodic (c)		
(b) Required for the first 5,000 square feet (c) Required after the first 5,000 square feet		N	Level 3 - Continuous		
f. Sample panel construction	Field inspection	N	Level 2 - Periodic		
		N	Level 3 - Continuous		
2. Prior to grouting, verify that the following are in compliance:					
a. Grout space	Field inspection	N	Level 2 - Periodic		
		N	Level 3 - Continuous		
b. Placement of prestressing tendons and anchorages	Field inspection	N	Periodic		
c. Placement of reinforcement, connectors, and anchor bolts	Field inspection	N	Level 2 - Periodic		
		N	Level 3 - Continuous		
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	Field inspection	N	Periodic		
3. Verify compliance of the following during construction:					
a. Materials and procedures with the approved submittals	Field inspection	N	Periodic		
b. Placement of masonry units and mortar joint construction	Field inspection	N	Periodic		
c. Size and location of structural members	Field inspection	N	Periodic		
d. Type, size, location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	Field inspection	N	Level 2 - Periodic		
		N	Level 3 - Continuous		
e. Welding of reinforcement	Field inspection	N	Continuous		

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40(F) or hot weather (temperature above 90(F)	Field inspection	N	Periodic		
g. Application and measurement of prestressing force	Field testing	N	Continuous		
h. Placement of grout and prestressing grout for bonded tendons is in compliance	Field inspection	N	Continuous		
i. Placement of AAC masonry units and construction of thin-bed mortar joints (b) Required for the first 5,000 square feet (c) Required after the first 5,000 square feet	Field inspection	N	Level 2 - Continuous (b) Level 2 - Periodic (c)		
		N	Level 3 - Continuous		
4. Observe preparation of grout specimens, mortar specimens, and/or prisms	Field inspection	N	Level 2 - Periodic		
		N	Level 3 - Continuous		
1705.5 Wood Construction					
1. For prefabricated wood structural elements, inspection of the fabrication process and assemblies in accordance with Section 1704.2.5.	In-plant review (3)	N	Periodic		
2. For high-load diaphragms, verify grade and thickness of structural panel sheathing agree with approved building plans.	Field inspection	N	Periodic		
3. For high-load diaphragms, verify nominal size of framing members at adjoining panel edges, nail or staple diameter and length, number of fastener lines, and that spacing between fasteners in each line and at edge margins agree with approved building plans	Field inspection	N	Periodic		
4. Metal-plate-connected wood trusses:		N			
a. Verification that permanent individual truss member restraint/bracing has been installed in accordance with the approved truss submittal package when the truss height is greater than or equal to 60".	Field inspection	N	Periodic		
b. For trusses spanning 60 feet or greater: verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	Field inspection	N	Periodic		
1705.6 Soils					
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Field inspection	Y	Periodic		
2. Verify excavations are extended to proper depth and have reached proper material.	Field inspection	Y	Periodic		
3. Perform classification and testing of controlled fill materials.	Field inspection	Y	Periodic		
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill	Field inspection	Y	Continuous		
5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly	Field inspection	Y	Periodic		
1705.7 Driven Deep Foundations					
1. Verify element materials, sizes and lengths comply with requirements	Field inspection	N	Continuous		
2. Determine capacities of test elements and conduct additional load tests, as required	Field inspection	N	Continuous		
3. Observe driving operations and maintain complete and accurate records for each element	Field inspection	N	Continuous		
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	Field inspection	N	Continuous		
5. For steel elements, perform additional inspections per Section 1705.2	See Section 1705.2	N	See Section 1705.2		
6. For concrete elements and concrete-filled elements, perform additional inspections per Section 1705.3	See Section 1705.3	N	See Section 1705.3		
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	Field inspection	N	In accordance with construction documents		

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338



ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

PROJECT NO.: 102303700
DRAWN BY: KH QC: HJ

SPECIAL INSPECTIONS

S-004

ISSUED FOR CONSTRUCTION

3/20/2025, 9:30:33 PM J:\Projects Docs\Dunwoody Maintenance Facility\01\2025 Dunwoody Maintenance Facility_R24.rvt

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY					
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT				
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.8 Cast-in-Place Deep Foundations					
1.Inspect drilling operations and maintain complete and accurate records for each element	Field inspection	N	Continuous		
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	Field inspection	N	Continuous		
3. For concrete elements, perform additional inspections in accordance with Section 1705.3	See Section 1705.3	N	See Section 1705.3		
1705.9 Helical Pile Foundations					
Verify installation equipment, pile dimensions, tip elevations, final depth, final installation torque and other installation data as required by construction documents.	Field inspection	N	Continuous		
1705.10 Fabricated items					
1. List of fabricated items requiring special inspection during fabrication:	Shop inspection	Y	As noted in each applicable shop activity		
2. List of fabricated items to be fabricated on the premises of a fabricator approved to perform such work without special inspection (including name of approved agency providing periodic auditing):		Y			
Pre-fabricated Building	Shop inspection not required where the fabricator is approved per IAS			As noted in each applicable shop activity	
1705.11.1 Structural Wood Special Inspections For Wind Resistance					
1. Inspection of field gluing operations of elements of the main windforce-resisting system	Field inspection	N	Continuous		
2. Inspection of nailing, bolting, anchoring and other fastening of components within the main windforce-resisting system	Shop (3) and field inspection	N	Periodic		
1705.11.2 Cold-formed Steel Special Inspections For Wind Resistance					
1.Inspection during welding operations of elements of the main windforce-resisting system	Shop (3) and field inspection	N	Periodic		
2.Inspection of screw attachment, bolting, anchoring and other fastening of components within the main windforce-resisting system, including shear walls, braces, diaphragms, collectors (drag struts) and hold-downs.	Shop (3) and field inspection	N	Periodic		
1705.11.3 Wind-resisting Components					
1. Roof covering, roof deck and roof framing connections.	Shop (3) and field inspection	N	Periodic		
2. Exterior wall covering and wall connections to roof and floor diaphragms.	Shop (3) and field inspection	N	Periodic		
1705.12.1 Structural Steel Special Inspections for Seismic Resistance					
1. Seismic force-resisting systems in SDC B, C, D, E, or F.	Shop (3) and field inspection	N	In accordance with AISC 341		
2. Structural steel elements in SDC B, C, D, E, or F other than those in Item 1. including struts, collectors, chords and foundation elements.	Shop (3) and field inspection	N	In accordance with AISC 341		
1705.12.2 Structural Wood Special Inspections for Seismic Resistance					
1. Field gluing operations of elements of the seismic-force resisting system for SDC C, D, E or F.	Field inspection	N	Continuous		
2. Nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system including wood shear walls, wood diaphragms, drag struts, shear panels and hold-downs for SDC C, D, E or F.	Shop (3) and field inspection	N	Periodic		
1705.12.3 Cold-formed Steel Light-Frame Construction Special Inspections for Seismic Resistance					
1. During welding operations of elements of the seismic-force-resisting system for SDC C, D, E or F.	Shop (3) and field inspection	N	Periodic		
2. Screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system including shear walls, braces, diaphragms, collectors (drag struts) and hold-downs for SDC C, D, E or F.	Shop (3) and field inspection	N	Periodic		
1705.12.4 Designated Seismic Systems Verification					
For SDC C, D, E or F, inspect and verify that that the component label, anchorage or mounting conforms to the certificate of compliance in accordance with ASCE 7 Section 13.2.2.	Field inspection	N	Periodic		
1705.12.5 Architectural Components Special Inspections for Seismic Resistance					
1. For SDC D, E or F, inspection during the erection and fastening of exterior cladding and interior or exterior veneer more than 30 feet above grade or walking surface and weighing more than 5 psf.	Field inspection	N	Periodic		
2. For SDC D, E or F, inspection during the erection and fastening of interior nonbearing walls more than 30 feet above grade or walking surface and weighing more than 15 psf.	Field inspection	N	Periodic		

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
3. For SDC D, E or F, inspection during the erection and fastening of exterior nonbearing walls more than 30 feet above grade or walking surface.		N			
4. For SDC D, E or F, inspection during anchorage of access floors	Field inspection	N	Periodic		
1705.12.6 Mechanical and Electrical Components Special Inspections for Seismic Resistance					
1. Inspection during the anchorage of electrical equipment for emergency or standby power systems in SDC C, D, E or F	Field inspection	N	Periodic		
2. Inspection during the anchorage of other electrical equipment in SDC E or F	Field inspection	N	Periodic		
3. Inspection during installation and anchorage of piping systems designed to carry hazardous materials, and their associated mechanical units in SDC C, D, E or F	Field inspection	N	Periodic		
4. Inspection during the installation and anchorage of HVAC ductwork that will contain hazardous materials SDC C, D, E or F	Field inspection	N	Periodic		
5. Inspection during the installation and anchorage of vibration isolation systems in SDC C, D, E or F where nominal clearance of 1/4 inch or less is required by the approved construction documents	Field inspection	N	Periodic		
6. Inspection during installation of mechanical and electrical equipment, including duct work, piping systems and their structural supports, where automatic fire sprinkler systems are installed in structures assigned to SDC C, D, E, or F to verify one of the following unless flexible sprinkler hose fittings are used:		N			
a. ASCE/SEI 7, Section 13.2.3 minimum required clearances have been provided.	Field inspection	N	Periodic		
b. A three inch or greater nominal clearance has been provided between fire protection sprinkler system drops and sprigs and; structural members not used collectively or independently to support the sprinklers; equipment attached to the building structure; and other systems' piping.	Field inspection	N	Periodic		
1705.12.7 Storage Racks Special Inspections for Seismic Resistance					
Inspection during the anchorage of storage racks 8 feet or greater in height in structures assigned to SDC D, E or F.	Field inspection	N	Periodic		
1705.12.8 Seismic Isolation Systems					
Inspection during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system in structures assigned to SDC B, C, D, E or F.	Shop and field inspection	N	Periodic		
1705.12.9 Cold-formed Steel Special Bolted Moment Frames					
Inspection of installation of cold-formed steel special bolted moment frames in the seismic force-resisting systems in structures assigned to SDC D, E or F.	Field inspection	N	Periodic		
1705.13.1 Structural Steel Testing for Seismic Resistance					
1. Nondestructive testing of structural steel in the seismic force-resisting systems in accordance with AISC 341 in structures assigned to SDC B, C, D, E or F.	Field test	N	Periodic		
2. Nondestructive testing of structural steel elements in the seismic force-resisting systems not covered in 1 above including struts, collectors, chords and foundation elements in accordance with AISC 341 in structures assigned to SDC B, C, D, E or F.	Field test	N	Periodic		
1705.13.2 Seismic Certification of Nonstructural Components					
Review certificate of compliance for designated seismic system components in structures assigned to SDC B, C, D, E or F.	Certificate of compliance review	N	Each submittal		
1705.13.3 Seismic Certification of Designated Seismic Systems					
Review certificate of compliance for designated seismic system components in structures assigned to SDC B, C, D, E or F.	Certificate of compliance review	N	Each submittal		
1705.13.4 Seismic Isolation Systems					
Test seismic isolation system in accordance with ASCE 7 Section 17.8 in structures assigned to SDC B, C, D, E or F.	Prototype testing	N	Per ASCE 7		
1705.14 Sprayed Fire-resistant Materials					
1. Verify surface condition preparation of structural members	Field inspection	N	Periodic		
2. Verify minimum thickness of sprayed fire-resistant materials applied to structural members	Field inspection	N	Periodic		
3. Verify density of the sprayed fire-resistant material complies with approved fire-resistant design	Field inspection and testing	N	Per IBC Section 1705.13.5		
4. Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material	Field inspection and testing	N	Per IBC Section 1705.13.6		
5. Condition of finished application	Field inspection	N	Periodic		

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT	BROOK RUN PARK MAINTENANCE FACILITY				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.15 Mastic and Intumescent Fire-Resistant Coatings					
Inspect and test mastic and intumescent fire-resistant coatings applied to structural elements and decks per AWCI 12-B	Field inspection	N	Periodic		
1705.16 Exterior Insulation and Finish Systems (EIFS)					
Inspection of water-resistive barrier over sheathing substrate	Field inspection	N	Periodic		
1705.17 Fire-Resistant Penetrations and Joints					
1. Inspect penetration firestop	Field testing	N	Per ASTM E2174		
2. Inspect fire-resistant joint systems	Field testing	N	Per ASTM E2393		
1705.18 Smoke Control Systems					
1. Leakage testing and recording of device locations prior to concealment	Field testing	N	Periodic		
2. Prior to occupancy and after sufficient completion, pressure difference testing, flow measurements, and detection and control verification	Field testing	N	Periodic		

*** INSPECTION AGENTS**

FIRM	ADDRESS	TELEPHONE NO.
1. UNITED CONSULTING	625 HOLCOMB BRIDGE RD, NORCROSS, GA	(770) 209-0029
2. GEOHYDRO ENGINEERS	1000 COBB PL BLVD #290, KENNESAW, GA	(770) 426-7100
3. TERRACON	2105 NEWPOINT PL #600, LAWRENCEVILLE, GA	(770) 623-0755
4.		

Notes:
1. The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agencies may be subject to the approval of the Building Official and/or the Design Professional.
2. The list of Special Inspectors may be submitted as a separate document, if noted so above.
3. Special Insepctions as required by Section 1704.2.5 are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.2.
4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element.
5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator when approved by the AHJ. Refer to AISC 360, N7.

Are Requirements for Seismic Resistance included in the Statement of Special Inspections	N	No
Are Requirements for Wind Resistance included in the Statement of Special Inspections	N	No

DATE: SEE TITLEBLOCK

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338



ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

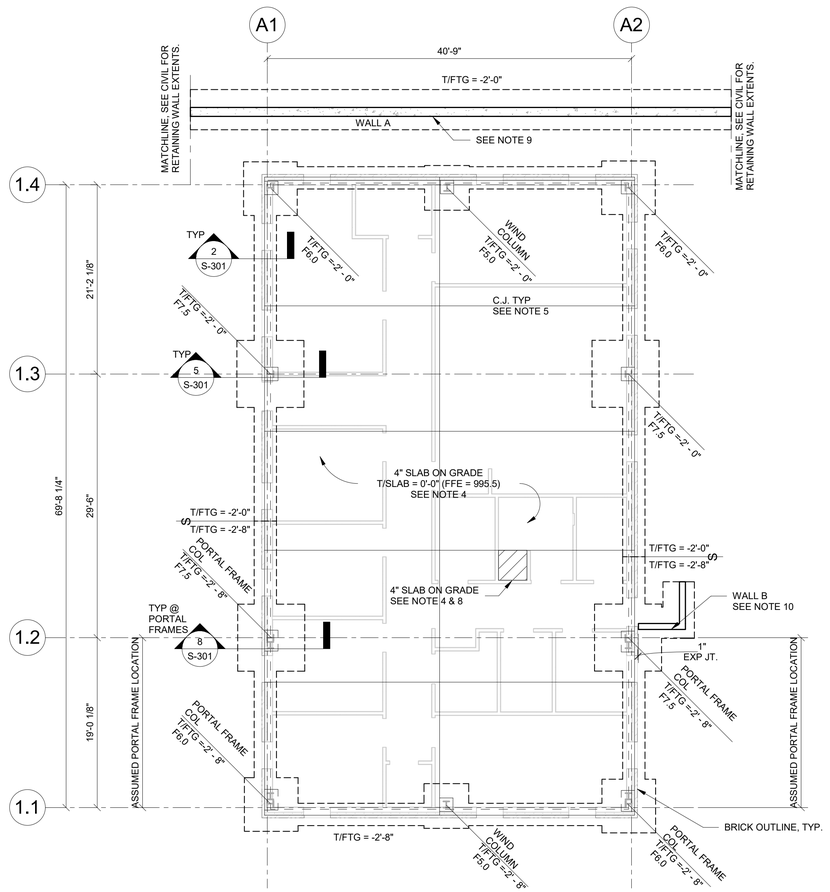
PROJECT NO.: 102303700
DRAWN BY: Author QC: Checker

SPECIAL INSPECTIONS

S-005

ISSUED FOR CONSTRUCTION

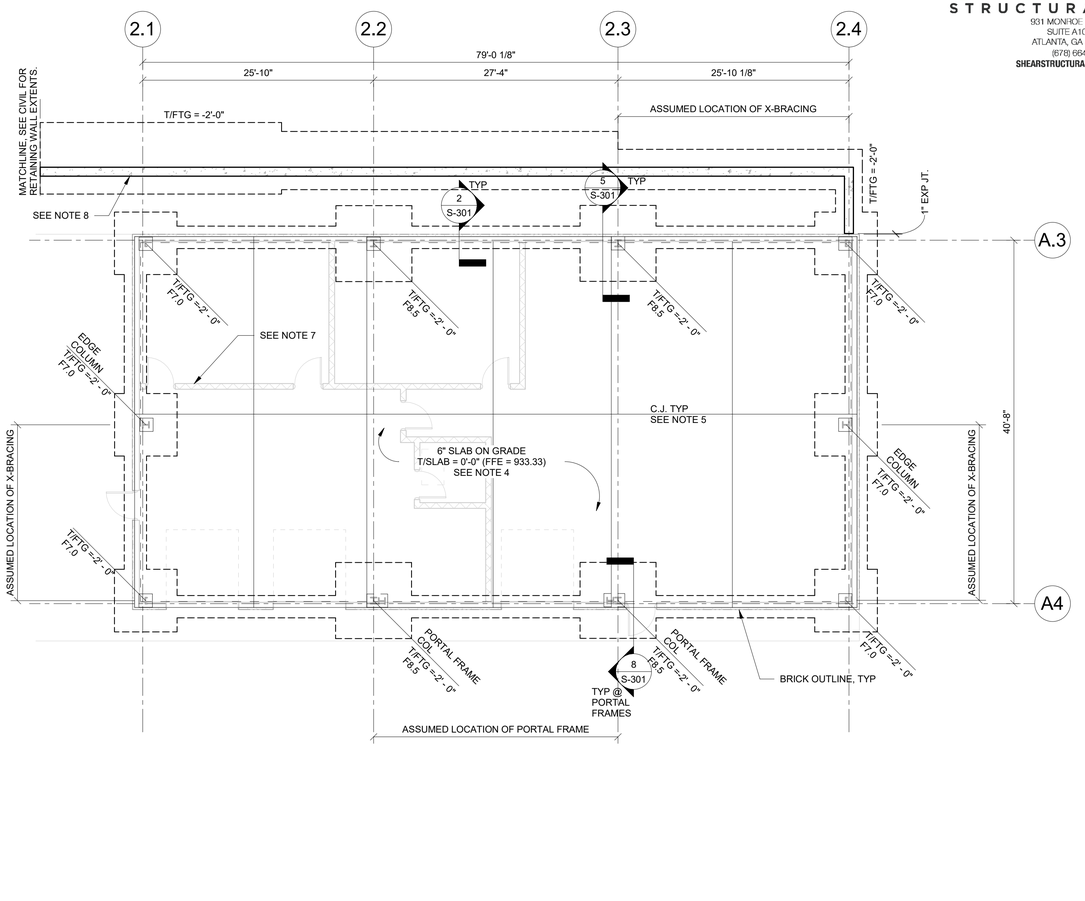
X:\000\03-19-04.Rvt Autodesk Docs://Dunwoody Maintenance Facility/21-2303_Dunwoody Maintenance Facility_R24.rvt



1 S-101 OFFICE FOUNDATION PLAN
1/8" = 1'-0"

NOTES:
1. SEE S-001 FOR STRUCTURAL GENERAL NOTES.
2. SEE ARCH FOR ADDITIONAL INFORMATION AND DIMENSIONS.
3. Fx INDICATES COLUMN FOOTING. SEE 6/S-301 SEE PLAN FOR T/FTG, BASED ON T/SLAB REFERENCE ELEVATION = 0'-0" (CORRESPONDS TO CIVIL FFE OF 995.5)
4. PROVIDE 4" SLAB ON GRADE REINFORCED WITH WWF 6x6 W2.9xW2.9 ON VAPOR BARRIER AND 4" GRANULAR BASE.
5. C.J. INDICATES SLAB CONTROL JOINT. SEE 1/S-301 AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY AND PLUMBING LINES. SEE 7/S-301 .
7. INDICATES STEP IN FOOTING. SEE 9/S-301 .
8. INDICATES SLAB DEPRESSION. SEE 11/S-301. SEE ARCH FOR DIMENSIONS, EXTENTS AND ANY REQUIRED SLOPE.
9. INDICATES RETAINING WALL A. SEE DETAIL 1/S-302
10. INDICATES RETAINING WALL B. SEE DETAIL 3/S-302
11. SEE 2/S-401 FOR MASONRY LINTEL SCHEDULE.
12. SEE 4/S-401FOR ADDITIONAL REINFORCEMENT AT MASONRY JAMBS, BEAM/JOIST BEARINGS, CORNERS, CONTROL JOINTS, AND INTERSECTIONS.

PRE-ENGINEERED METAL BUILDING ALLOWABLE COLUMN FOOTING REACTION DESIGN LOADS				
COLUMN	GRAVITY (KIPS)	UPLIFT (KIPS)	SHEAR (X) PARALLEL TO NUMERIC GRIDS (KIPS)	SHEAR (Z) PARALLEL TO ALPHABETIC GRIDS (KIPS)
A1/1.2, A1/1.3, A2/1.2, A2/1.3	10.1	-0.8	3.5	3.5
A1/1.1, A1/1.4, A2/1.1, A2/1.4	6.0	-2.5	1.9	1.9
WIND COLUMNS	0.3	0.0	3.54	3.54
COLUMN FOOTING REACTION LOADS ARE PRELIMINARY AND WILL NEED TO BE VERIFIED WITH THE PRE-ENGINEERED BUILDING MANUFACTURER PRIOR TO CONSTRUCTION.				



2 S-101 WAREHOUSE FOUNDATION PLAN
1/8" = 1'-0"

NOTES:
1. SEE S-001 FOR STRUCTURAL GENERAL NOTES.
2. SEE ARCH FOR ADDITIONAL INFORMATION AND DIMENSIONS.
3. Fx INDICATES COLUMN FOOTING. SEE 6/S-301 . T/FTG = -2'-0" UNO, BASED ON T/SLAB REFERENCE ELEVATION = 0'-0" (CORRESPONDS TO CIVIL FFE OF 993.33)
4. PROVIDE 6" SLAB ON GRADE REINFORCED WITH WWF 6x6 W2.9xW2.9 ON VAPOR BARRIER AND 4" GRANULAR BASE.
5. C.J. INDICATES SLAB CONTROL JOINT W/ DOWELS. SEE 7/S-302 AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY AND PLUMBING LINES. SEE 7/S-301.
7. PROVIDE THICKENED SLAB AT ALL MASONRY PARTITION WALLS, SEE 10/S-301. COORDINATE LOCATION OF MASONRY PARTITION WALLS WITH ARCH.
8. INDICATES RETAINING WALL A. SEE DETAIL 1/S-302. T/FTG IS BASED ON OFFICE T/SLAB REFERENCE ELEVATION = 0'-0" (CORRESPONDS TO CIVIL FFE OF 995.5)
9. SEE 2/S-401 FOR MASONRY LINTEL SCHEDULE.
10. SEE 4/S-401 FOR ADDITIONAL REINFORCEMENT AT MASONRY JAMBS, BEAM/JOIST BEARINGS, CORNERS, CONTROL JOINTS, AND INTERSECTIONS.

PRE-ENGINEERED METAL BUILDING ALLOWABLE COLUMN FOOTING REACTION DESIGN LOADS				
COLUMN	GRAVITY (KIPS)	UPLIFT (KIPS)	SHEAR (X) PARALLEL TO NUMERIC GRIDS (KIPS)	SHEAR (Z) PARALLEL TO ALPHABETIC GRIDS (KIPS)
A3/2.2, A3/2.3, A4/2.2, A4/2.3	11.5	-1.0	4.0	4.0
A3/2.1, A3/2.4, A4/2.1, A4/2.4	6.6	-2.9	2.2	2.2
EDGE COLUMNS	0.34	0.0	4.0	4.0
COLUMN FOOTING REACTION LOADS ARE PRELIMINARY AND WILL NEED TO BE VERIFIED WITH THE PRE-ENGINEERED BUILDING MANUFACTURER PRIOR TO CONSTRUCTION.				

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY
BROOK RUN PARK MAINTENANCE FACILITY
4770 N PEACHTREE RD, DUNWOODY, GA 30338



ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

PROJECT NO.: 102303700
DRAWN BY: KH QC: HJ

FOUNDATION PLAN

S-101

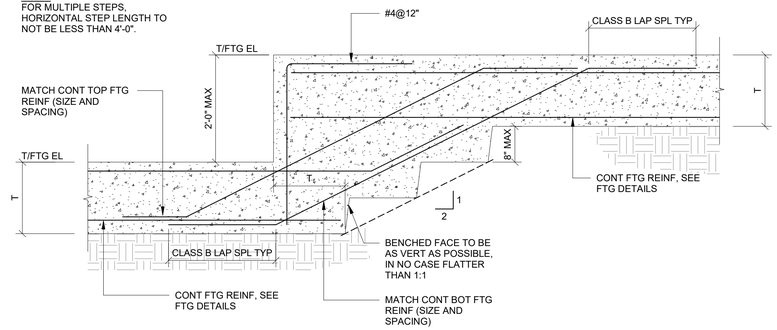
ISSUED FOR CONSTRUCTION

3/20/2025 1:39:09 PM Autodesk Docs://Dunwoody Maintenance Facility/21 25101 Dunwoody Maintenance Facility_R24.rvt

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

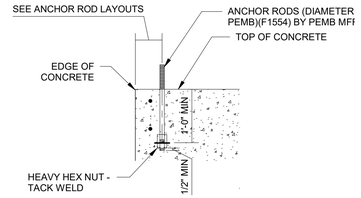
NOTE:
FOR MULTIPLE STEPS, HORIZONTAL STEP LENGTH TO NOT BE LESS THAN 4'-0".



9 S-301 TYPICAL CONTINUOUS STEPPED FOOTING (DOUBLE REINFORCING)
3/4" = 1'-0"

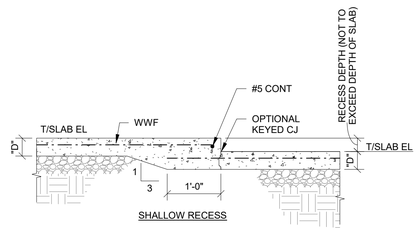
FOOTING SCHEDULE			
MARK	SIZE (WxLxT)	REINF	REMARKS
F6.0	6'-0"x6'-0"x12"	6#5 EW	TOP & BOTTOM
F7.0	7'-0"x7'-0"x14"	7#5 EW	TOP & BOTTOM
F7.5	7'-6"x7'-6"x15"	7#6 EW	TOP & BOTTOM
F8.5	8'-6"x8'-6"x17"	8#6 EW	TOP & BOTTOM

6 S-301 FOOTING SCHEDULE
3/4" = 1'-0"



NOTES:
1. SIZES AND DIMENSIONS SHOWN ARE MINIMUMS. EXACT SIZE AND LOCATIONS OF ANCHOR RODS TO BE DETERMINED BY PEMB MFR.
2. CONTRACTOR TO COORDINATE ROD EXTENSIONS AND THREADED LENGTHS.
3. COORDINATE PIER LOCATION TO ACHIEVE MINIMUM ANCHOR EDGE DISTANCE.

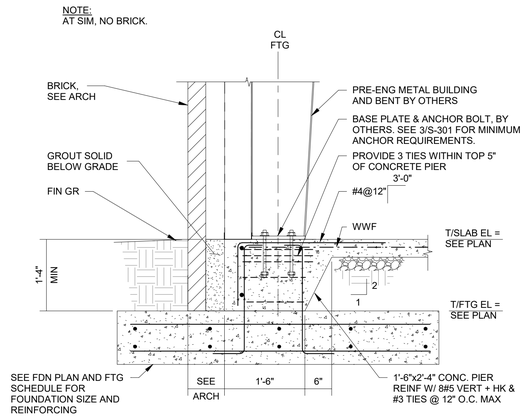
3 S-301 STEEL COLUMN ANCHOR RODS
3/4" = 1'-0"



SHALLOW RECESS

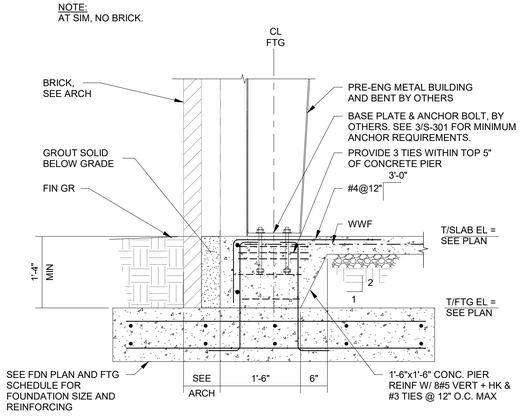
11 S-301 TYPICAL GRADE SUPPORTED SLAB AT RECESS
3/4" = 1'-0"

NOTE:
AT SIM, NO BRICK.

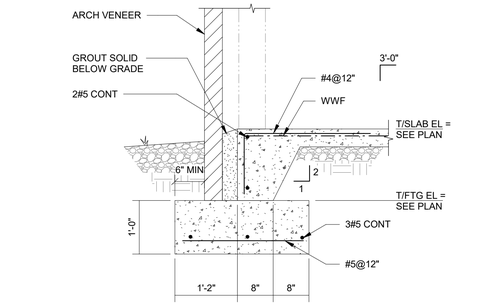


8 S-301 PORTAL FRAME FOOTING AT PRE-ENGINEERED METAL BUILDING W/BRICK
3/4" = 1'-0"

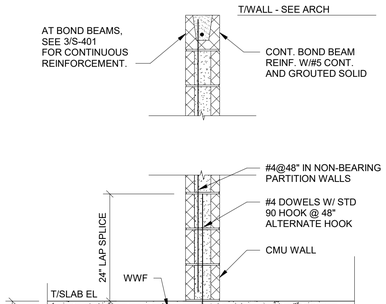
NOTE:
AT SIM, NO BRICK.



5 S-301 EXTERIOR FOOTING AT PRE-ENGINEERED METAL BUILDING W/ BRICK
3/4" = 1'-0"



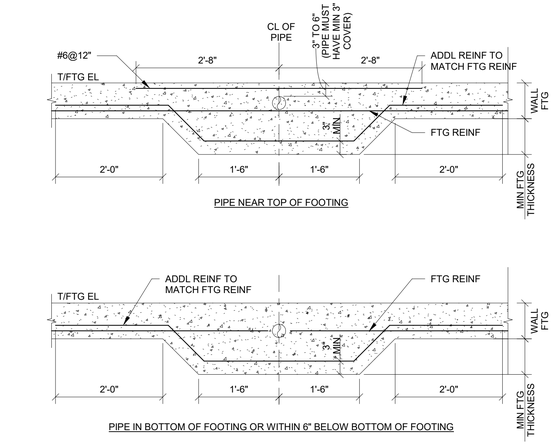
2 S-301 TYPICAL TURN DOWN FOOTING W/BRICK
3/4" = 1'-0"



NON-BEARING WALLS

NOTE: THIS SECTION APPLIES AT ALL INTERIOR 8" CMU WALLS UNLESS SHOWN OTHERWISE ON PLANS.

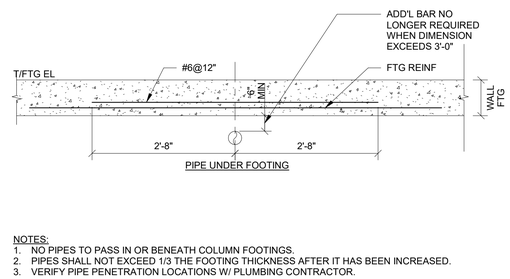
10 S-301 TYPICAL GRADE SUPPORTED SLAB AT CMU WALL
3/4" = 1'-0"



PIPE NEAR TOP OF FOOTING

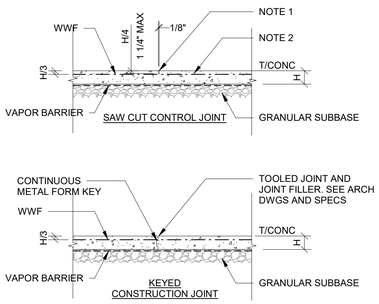
PIPE IN BOTTOM OF FOOTING OR WITHIN 6" BELOW BOTTOM OF FOOTING

7 S-301 TYPICAL THICKENED FOOTING AT UNDERGROUND PIPING
3/4" = 1'-0"



PIPE UNDER FOOTING

NOTES:
1. NO PIPES TO PASS IN OR BENEATH COLUMN FOOTINGS.
2. PIPES SHALL NOT EXCEED 1/3 THE FOOTING THICKNESS AFTER IT HAS BEEN INCREASED.
3. VERIFY PIPE PENETRATION LOCATIONS W/ PLUMBING CONTRACTOR.



NOTE:
1. SAW CUT SHALL BE MADE SOON ENOUGH TO PREVENT CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING. FOR JOINT FILLER, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. FOR JOINT SPACING, SEE STRUCTURAL SPECIFICATIONS.
2. SAW CUT OR DISCONTINUE REINF AT CONSTRUCTION JT.
3. KEYED CONSTRUCTION JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING.
4. WHERE REQUIRED FOR SUCCESSFUL INSTALLATION OF FLOOR FINISH SLAB SHALL BE WET CURED AND BE PLACED A MINIMUM OF 90 DAYS PRIOR TO INSTALLATION OF FLOOR FINISHES. AT CONTRACTOR'S OPTION DIAMOND DOWELS MAY BE USED IN LIEU OF CONTINUOUS CONCRETE KEY AT KEYED JOINT.
5. PROVIDE SLAB BOLSTERS A MAX 2'-0" APART FOR WWF SUPPORT

1 S-301 TYPICAL GRADE SUPPORTED SLAB AT JOINTS
3/4" = 1'-0"

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338

GEORGIA REGISTERED No. PE0030174 STRUCTURAL ENGINEER HOLLY C JEFFRIES

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

PROJECT NO.: 102303700
DRAWN BY: KH QC: HJ

FOUNDATION DETAILS

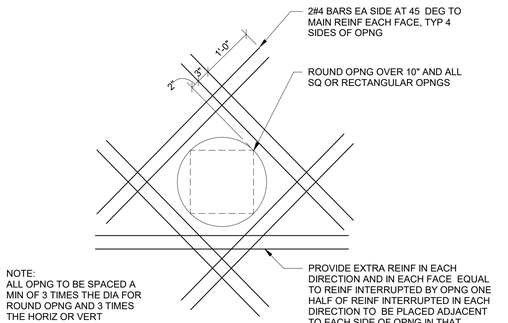
S-301

ISSUED FOR CONSTRUCTION

X:\2023\03-1 2303.RM Autodesk Docs://Dunwoo Maintenance Facility/23 03 03_Dunwoo Maintenance Facility_R24.rvt

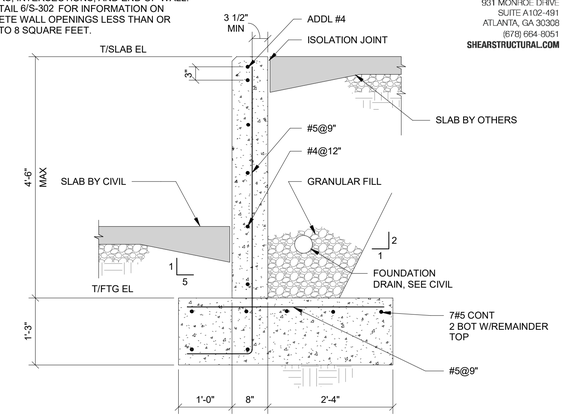
SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

NOTES:
1. SEE DETAIL 5/S-302 & 4/S-302 FOR ADDITIONAL REINFORCEMENT AT JOINTS, CORNERS, INTERSECTIONS, AND END OF WALL.
2. SEE DETAIL 6/S-302 FOR INFORMATION ON CONCRETE WALL OPENINGS LESS THAN OR EQUAL TO 8 SQUARE FEET.

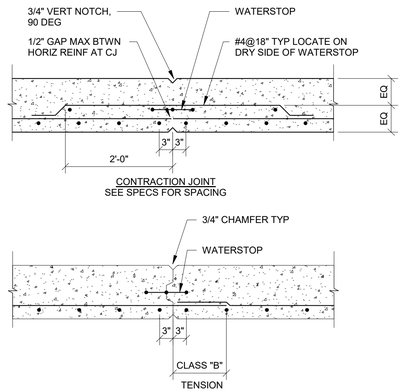


NOTE:
ALL OPNG TO BE SPACED A MIN OF 3 TIMES THE DIA FOR ROUND OPNG AND 3 TIMES THE HORIZ OR VERT DIMENSION OF SQ OR RECTANGULAR OPNG

6 S-302 TYPICAL CONCRETE WALL AT OPENING (AREA <= 8 SF)
3/4" = 1'-0"



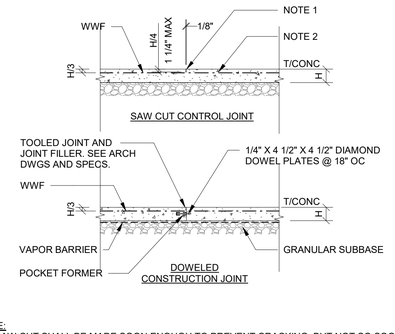
3 S-302 TYPICAL RETAINING WALL WITH ELEVATED SLAB 4'-6" MAX
3/4" = 1'-0"



5 S-302 TYPICAL CONCRETE WALL AT JOINTS (SINGLE LAYER)
3/4" = 1'-0"

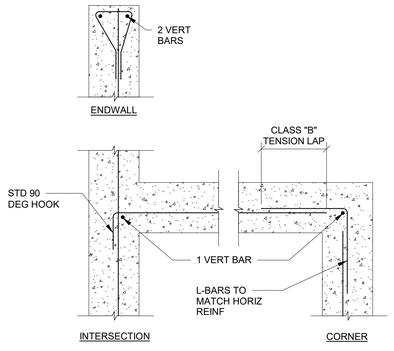
WALL A REINFORCING SCHEDULE										
MAX HEIGHT	BASE					REINFORCING BARS				
	W	A	B	C	D	DOWELS	M	TEMP	P	L
10'-0"	8'-0"	1'-0"	2'-0"	5'-0"	1'-8"	#6@12"	#6@12"	#4@12"	#6@12"	10#6
8'-0"	6'-0"	1'-0"	1'-0"	4'-0"	1'-8"	#6@12"	#6@12"	#4@12"	#6@12"	8#6
6'-0"	4'-6"	1'-0"	1'-6"	2'-0"	1'-8"	#6@12"	#6@12"	#4@12"	#6@12"	7#6
<4'-0"	3'-0"	1'-0"	1'-0"	1'-0"	1'-3"	#5@9"	#5@9"	#4@12"	#5@9"	6#5

NOTES:
1. FOR INFORMATION NOT SHOWN, SEE ARCH AND CIVIL
2. SEE DETAIL 5/S-302 & 4/S-302 FOR ADDITIONAL REINFORCEMENT AT JOINTS, CORNERS, INTERSECTIONS, AND END OF WALL.
3. SEE DETAIL 6/S-302 FOR INFORMATION ON CONCRETE WALL OPENINGS LESS THAN OR EQUAL TO 8 SQUARE FEET.

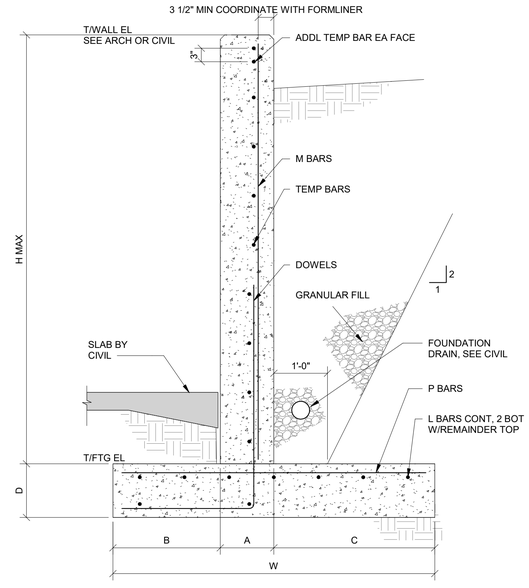


NOTE:
1. SAW CUT SHALL BE MADE SOON ENOUGH TO PREVENT CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING. FOR JOINT FILLER, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. FOR JOINT SPACING, SEE STRUCTURAL SPECIFICATIONS.
2. SAW CUT OR DISCONTINUE REINF AT CONSTRUCTION JT.
3. DOWELED CONSTRUCTION JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING.
4. PROVIDE SLAB BOLSTERS A MAX 2'-0" APART FOR WWF SUPPORT.

7 S-302 TYPICAL GRADE SUPPORTED SLAB AT JOINTS
3/4" = 1'-0"



4 S-302 TYPICAL REINFORCING AT CONCRETE WALL INTERSECTIONS (SINGLE LAYER)
3/4" = 1'-0"



1 S-302 TYPICAL RETAINING WALL
3/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338

GEORGIA REGISTERED No. PE000174 STRUCTURAL ENGINEER HOLLY C JEFFRIES

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

PROJECT NO.: 102303700
DRAWN BY: Author QC: Checker

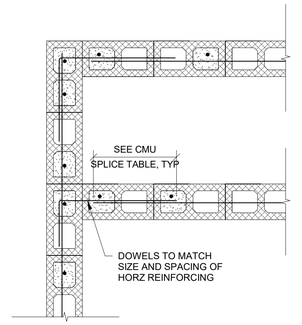
FOUNDATION DETAILS

S-302

ISSUED FOR CONSTRUCTION

3/20/2025 1:30:06 PM Autodesk Docs://Dunwoody Maintenance Facility/21215_Dunwoody Maintenance Facility_R24.rvt

SHEAR STRUCTURAL
931 MONROE DRIVE
SUITE A102-491
ATLANTA, GA 30308
(678) 664-8051
SHEARSTRUCTURAL.COM

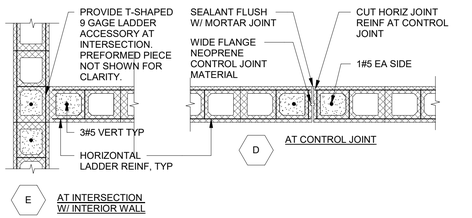


SINGLE LAYER REINFORCING

3 / S-401 TYPICAL MASONRY BOND BEAM REINFORCING DETAIL
3/4" = 1'-0"

STANDARD LINTEL SCHEDULE		
WALL SIZE	LINTEL TYPE	REMARKS
OPENINGS UP TO 6'-0"		
4" BRICK	5/16"x5"xHORZ LEG BENT PL	ARCH TO PROVIDE HORZ DIM.
8" BLOCK	8"x8" CONC W/ 2#4 T&B 8"x8" U-BLOCK W/ 1#5 T&B	

NOTES:
1. ALL STEEL LINTELS TO BE GALVANIZED.
2. PROVIDE MINIMUM OF 6" BEARING FOR BRICK LINTELS.
3. MINIMUM 2'-0" BEARING FOR BLOCK LINTELS.
4. ALL OPENINGS ARE TO BE SHORED UNTIL THE MASONRY HAS CURED FOR A MINIMUM OF 72 HOURS.

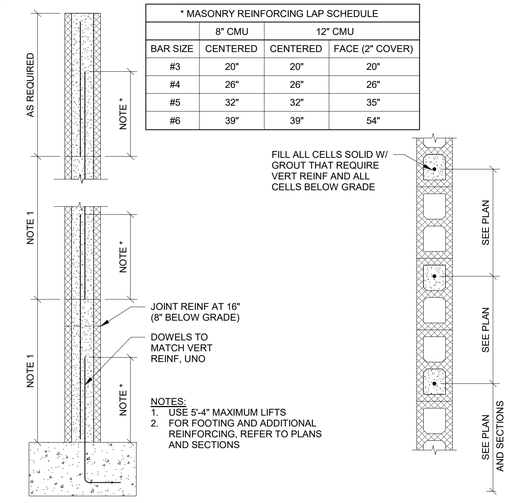


NOTES:
1. LAP HORIZONTAL LADDER REINFORCEMENT 12" MINIMUM.
2. ALTERNATE CMU COURSES, TYP.

4 / S-401 TYPICAL REINFORCING AT 8" NON-LOADING BEARING CMU WALL
3/4" = 1'-0"

2 / S-401 STANDARD LINTEL SCHEDULE
12" = 1'-0"

* MASONRY REINFORCING LAP SCHEDULE			
	8" CMU	12" CMU	
BAR SIZE	CENTERED	CENTERED	FACE (2" COVER)
#3	20"	20"	20"
#4	26"	26"	26"
#5	32"	32"	35"
#6	39"	39"	54"



NOTES:
1. USE 5'-4" MAXIMUM LIFTS
2. FOR FOOTING AND ADDITIONAL REINFORCING, REFER TO PLANS AND SECTIONS

1 / S-401 TYPICAL REINFORCED CMU WALL
3/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 N PEACHTREE RD, DUNWOODY, GA 30338

GEORGIA REGISTERED No. SP000174 STRUCTURAL ENGINEER HOLLY C JEFFRIES

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/2025	100% CD

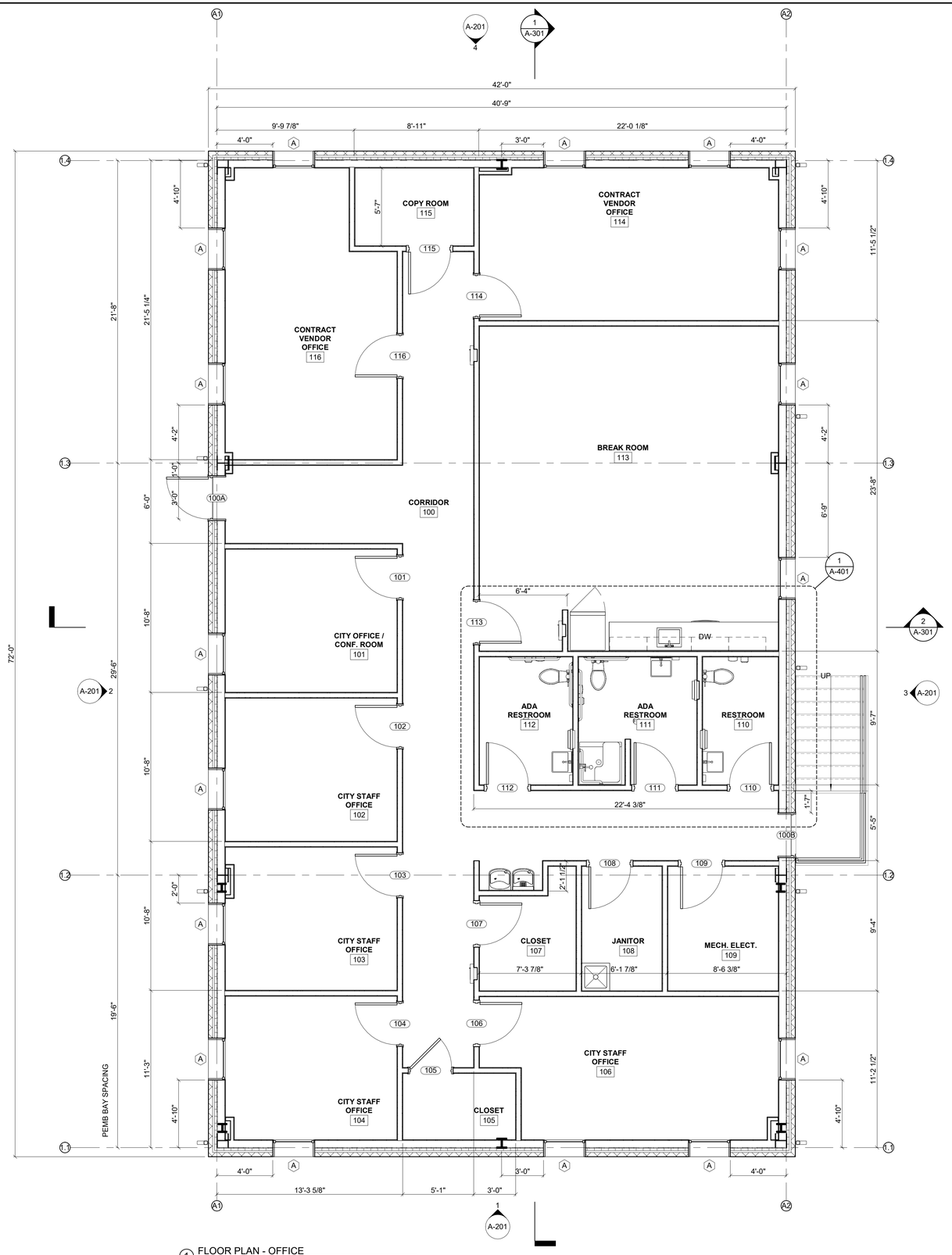
PROJECT NO.: 102303700
DRAWN BY: Author QC: Checker

MASONRY DETAILS

S-401

ISSUED FOR CONSTRUCTION

3/20/2025 1:30:18 PM J:\Projects Docs\Dunwoody Maintenance Facility\01\Z\R01 Dunwody Maintenance Facility_R24.rvt



1 FLOOR PLAN - OFFICE
1/4" = 1'-0"

PLAN KEYNOTES
(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

LEGEND

101	DOOR TAG; SEE SHEET A-601
A	WINDOW TAG; SEE SHEET A-601
1	3 5/8" METAL STUD W/ 5/8" GYP ON BOTH SIDES. TYP.

INT. FINISH SCHEDULE

THE FOLLOWING FINISHES SHOULD BE USED AS BASIS OF DESIGN U.N.O.

WALL PAINT (TYP.) - SHERWIN WILLIAMS - COLOR T.B.D. (LATEX SATIN FINISH)

DOORS & TRIM PAINT (TYP.) - SHERWIN WILLIAMS - COLOR T.B.D. (SEMI-GLOSS)

SOLID SURFACE WALL PANELS (RESTROOM) - 1/4" THICK PANELS, ALL WALLS FLOOR TO CEILING, AVONITE - SANDSTORM F1-9036. LONG LENGTH OF PANELS RUNNING HORIZONTALLY WITH SOLID SURFACE BATTENS COVERING SEAMS, MINIMIZING NUMBER OF PIECES AND JOINTS. CAULK PER MANUFACTURER'S SPECIFICATIONS.

EPOXY QUARTZ FLOORING (RESTROOM) - KEY RESIN B-125 - COLOR T.B.D. - W/ 4" INTEGRAL BASE.

LVT FLOORING (TYP.) - 5MM OVERALL THICKNESS, 20MIL WEAR-LAYER, 6" X 48" GLUE DOWN - COLOR T.B.D.

RUBBER BASE (TYP.) - 4" RUBBER COVE - COLOR T.B.D. - USE IN AREAS TO RECEIVE LVT FLOORING.

COUNTERTOP (BREAKROOM) - SOLID SURFACE - STARON - COLOR TO BE SELECTED FROM THE PEBBLE RANGE.

MILLWORK (BREAKROOM) - PLASTIC LAMINATE - WILSONART - COLOR T.B.D.

FLOOR PLAN GENERAL NOTES

- VERIFY ALL INFORMATION WITH CIVIL, STRUCTURAL, MEP AND ALL OTHER CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION - IF ANY DISCREPANCIES EXIST, CONSULT THE ARCHITECT
- STRUCTURAL COLUMNS ARE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
- INTERIOR DIMENSIONS ARE TO FACE OF GYP.
- REFER TO ENLARGED PLANS & DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS
- ALL EXPOSED STEEL TO BE PAINTED, U.N.O.
- PROVIDE MASONRY CONTROL JOINTS AS NOTED IN SPECIFICATIONS.

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL McCULLOUGH
CERTIFICATE NO. 027
3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

FLOOR PLAN - OFFICE

A-101

ISSUED FOR CONSTRUCTION

INT. FINISH SCHEDULE

THE FOLLOWING FINISHES SHOULD BE USED AS BASIS OF DESIGN U.N.O.

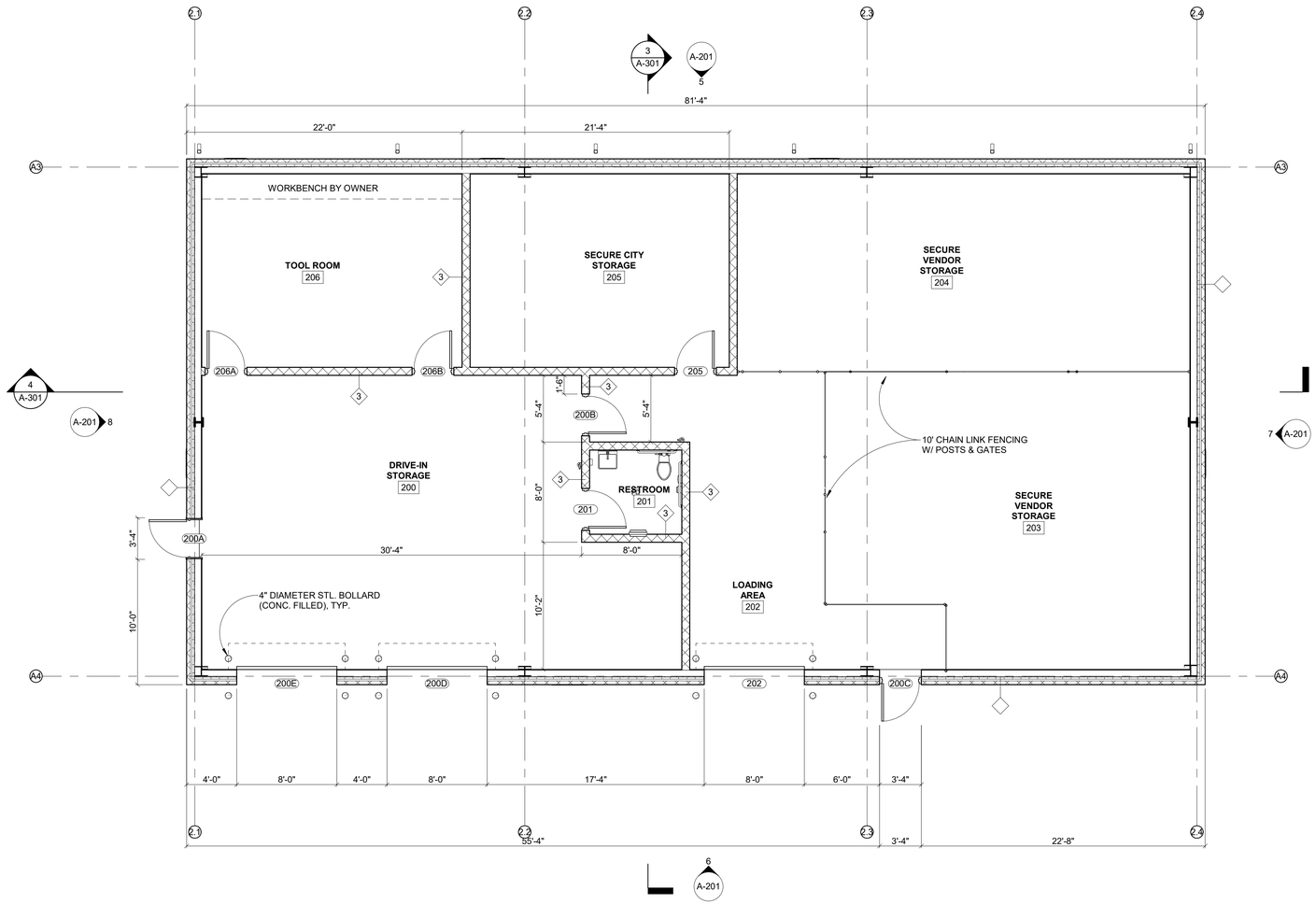
WALL PAINT (TYP.) - SHERWIN WILLIAMS - COLOR T.B.D. (LATEX SATIN FINISH)

DOORS & TRIM PAINT (TYP.) - SHERWIN WILLIAMS - COLOR T.B.D. (SEMI-GLOSS)

SOLID SURFACE WALL PANELS (RESTROOM) - 1/4" THICK PANELS, ALL WALLS FLOOR TO CEILING, AVONITE - SANDSTORM F1-9036. LONG LENGTH OF PANELS RUNNING HORIZONTALLY WITH SOLID SURFACE BATTENS COVERING SEAMS, MINIMIZING NUMBER OF PIECES AND JOINTS. CAULK PER MANUFACTURER'S SPECIFICATIONS.

EPOXY QUARTZ FLOORING (RESTROOM) - KEY RESIN B-125 - COLOR T.B.D. - W/ 4" INTEGRAL BASE.

SEALED CONCRETE (WAREHOUSE) - ALL INTERIOR CONCRETE SLAB FLOORS NOT SPECIFIED TO RECEIVE ANY OTHER FLOOR FINISH. - SEE SPECIFICATIONS



1 FLOOR PLAN - WAREHOUSE
3/16" = 1'-0"

PLAN KEYNOTES

(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

LEGEND

- 101 DOOR TAG; SEE SHEET A-601
- A WINDOW TAG; SEE SHEET A-601
- 3 8" CMU TO STRUCTURE

FLOOR PLAN GENERAL NOTES

- VERIFY ALL INFORMATION WITH CIVIL, STRUCTURAL, MEP AND ALL OTHER CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION - IF ANY DISCREPANCIES EXIST, CONSULT THE ARCHITECT
- STRUCTURAL COLUMNS ARE SHOWN FOR REFERENCE ONLY; REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
- INTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD SHEATHING OR CMU
- REFER TO ENLARGED PLANS & DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS
- ALL EXPOSED STEEL TO BE PAINTED, U.N.O.
- PROVIDE MASONRY CONTROL JOINTS AS NOTED IN SPECIFICATIONS.

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL McCAULEY
CERTIFICATE NO. 3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

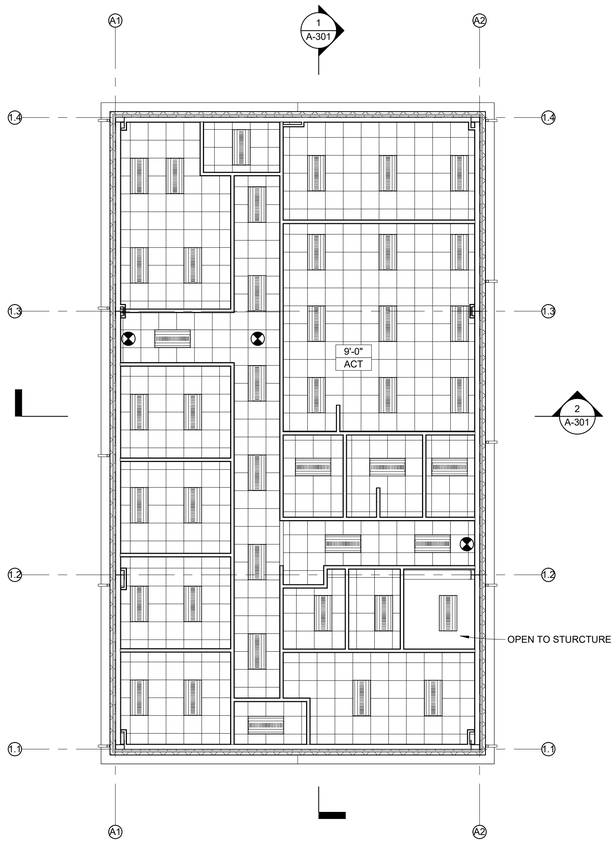
PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

FLOOR PLAN - WAREHOUSE

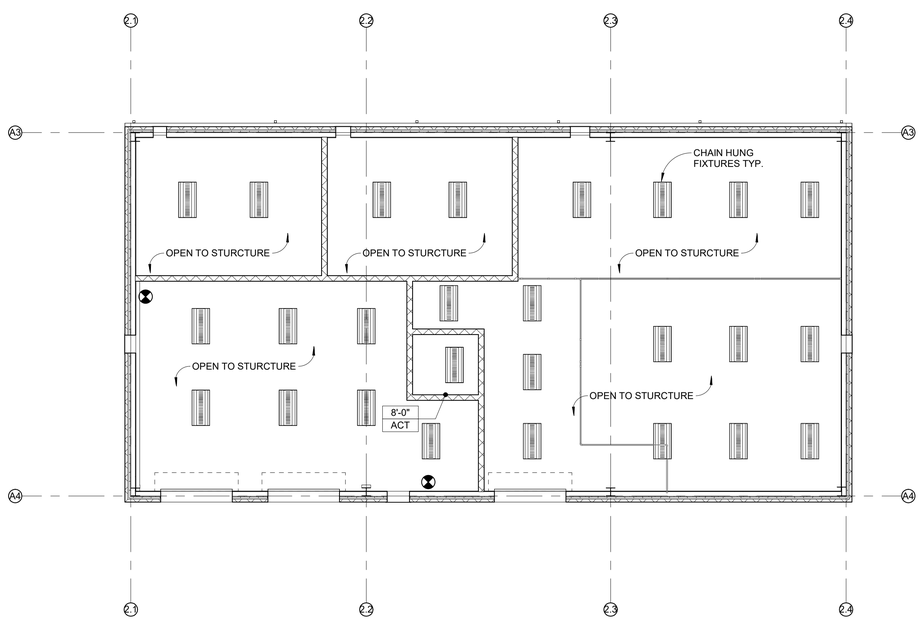
A-102

ISSUED FOR CONSTRUCTION

3/20/2025 2:55:11 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_detail-brown%20.rvt



1 LEVEL 1 RCP
1/8" = 1'-0"



RCP KEYNOTES
(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

LEGEND

- 12' - 0" / MAT — CEILING ELEVATION & MATERIAL
- EMERGENCY ILLUMINATED EXIT SIGNAGE
- EMERGENCY LIGHTING
- 2' X 4' LAY-IN LED FIXTURE
- LED SURFACE MOUNTED CAN LIGHT FIXTURE
- WALL-MOUNTED FIXTURE
- EXHAUST FAN
- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE & GRID
- PAINTED GYPSUM BOARD CEILING
- PAINTED EXPOSED CEILING

RCP GENERAL NOTES

- REFLECTED CEILING PLAN INDICATES LAYOUT & ARRANGEMENT OF MOST MECHANICAL & ELECTRICAL DEVICES ON CEILINGS AS WELL AS OF BASIC CEILING MATERIALS.
- SEE ELECTRICAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON CEILING DEVICES & COMPONENTS WHICH MAY NOT BE SHOWN ON REFLECTED CEILING PLAN.
- REVIEW LAYOUT & COORDINATE LOCATION OF ALL EQUIPMENT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO ARCHITECT & ENGINEER.
- ALL CEILING PENETRATIONS SUCH AS, BUT NOT LIMITED TO LIGHT FIXTURES, SPRINKLER HEADS & EXIT SIGNS SHALL BE CENTERED IN CEILING TILE.
- PROVIDE EMERGENCY LIGHTING, STROBES, ALARMS, FIRE PULLS, AND SMOKE DETECTORS AS REQUIRED BY CODE.

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY
BROOK RUN PARK
MAINTENANCE FACILITY
2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL MCCULLOUGH
CERTIFICATE NO. 037777
REGISTERED ARCHITECT
3/20/2025

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

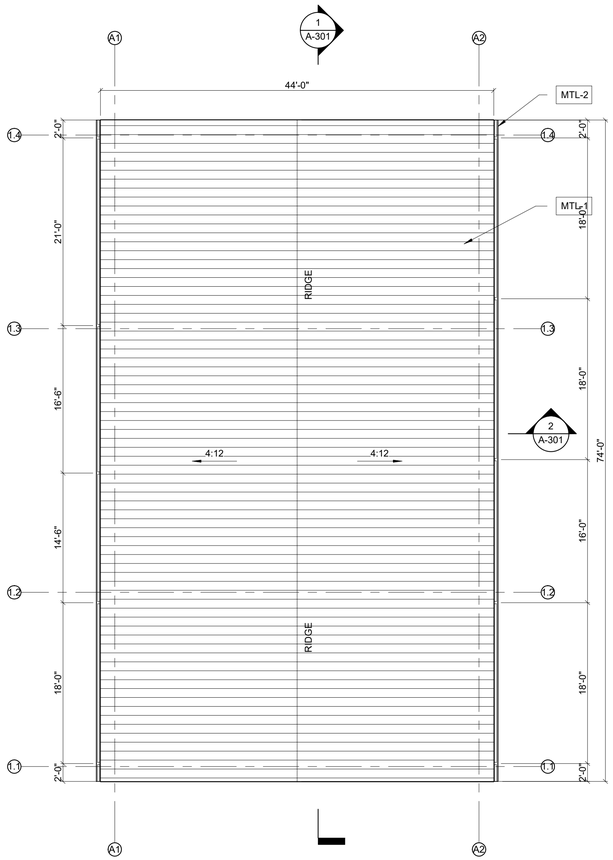
PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

LEVEL 1 RCP

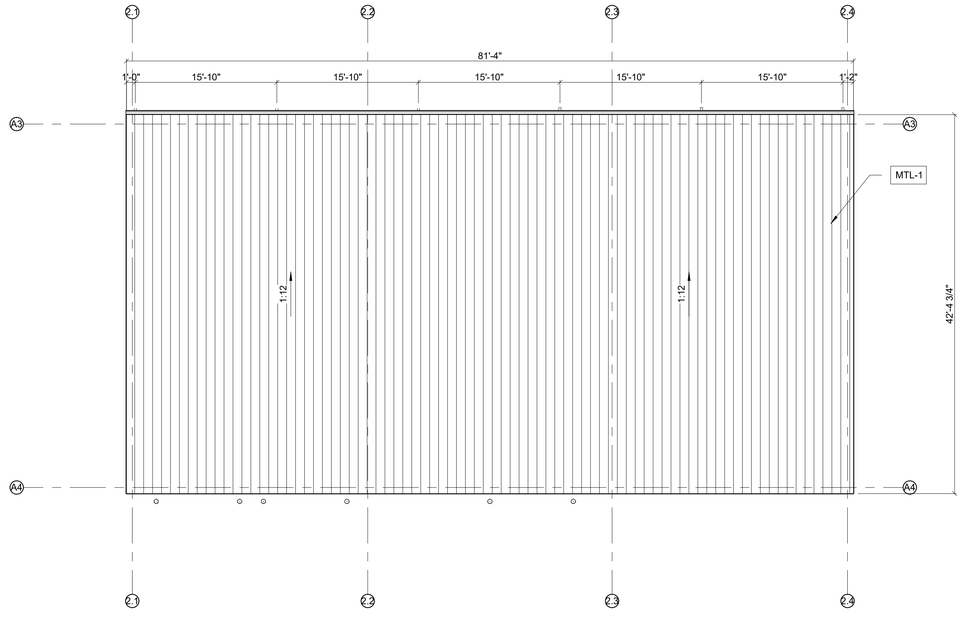
A-111

ISSUED FOR CONSTRUCTION

3/20/2025 2:35:12 PM Autodesk Docs://Brook Run Park_8341025203700 Brook Run Park_R24_ulker.brown@LCDB.rvt



1 ROOF PLAN
1/8" = 1'-0"



ROOF KEYNOTES
(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

LEGEND

X:X ROOF SLOPE ARROW

ROOF PLAN GENERAL NOTES

- VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS
- PROVIDE CRICKETS TO DIVERT WATER FROM ANY ROOFTOP EQUIPMENT
- ALL ROOFS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT; ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER FOOT
- PROVIDE PRE-FINISHED METAL GUTTERS & DOWNSPOUTS IN SIZES AND PROFILES INDICATED
- COORDINATE DOWNSPOUT DRAINAGE, PER LOCATIONS INDICATED, WITH CIVIL DRAWINGS
- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED
- SEE MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL NOTES AND DETAILS.

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL McCAULEY
CERTIFICATE NO. 031324
3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

ROOF PLAN

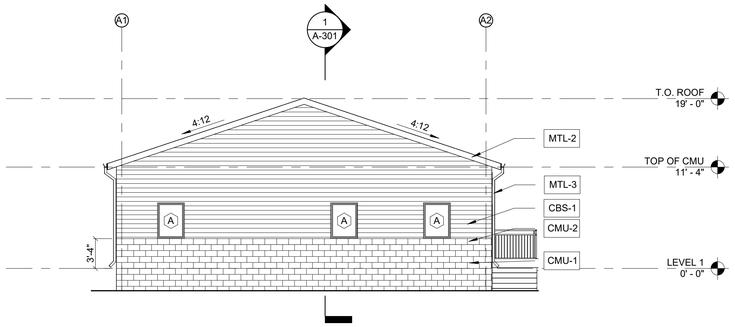
A-130

ISSUED FOR CONSTRUCTION

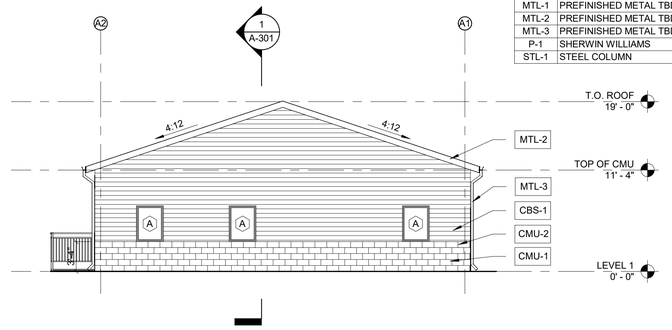
3/20/2025 2:55:12 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_cbarbosa@LDDBLUELINE.COM.rvt

EXTERIOR FINISH SCHEDULE

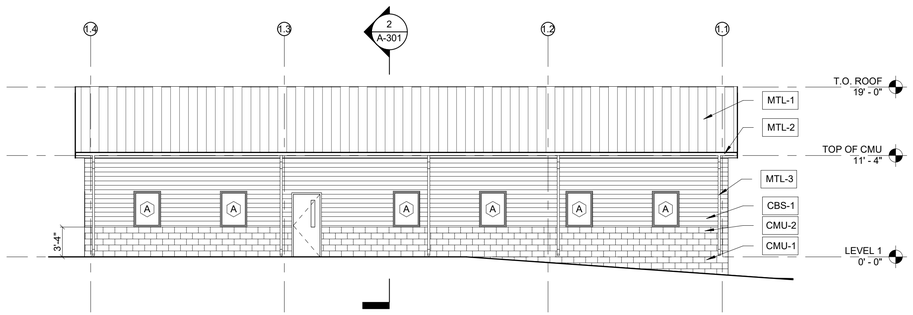
MARK	MANUFACTURER	DESCRIPTION
CBS-1	TBD	CEMENT BOARD SIDING
CMU	TBD	CMU
CMU-1	TBD	SPLITFACE CMU, INTEGRAL COLOR
CMU-2	TBD	SMOOTH FACE CMU, INTEGRAL COLOR
MTL-1	PREFINISHED METAL TBD	STANDING SEAM METAL ROOF
MTL-2	PREFINISHED METAL TBD	METAL GUTTER
MTL-3	PREFINISHED METAL TBD	METAL DOWNPOUT
P-1	SHERWIN WILLIAMS	DARK GRAY PAINT
STL-1	STEEL COLUMN	STEEL



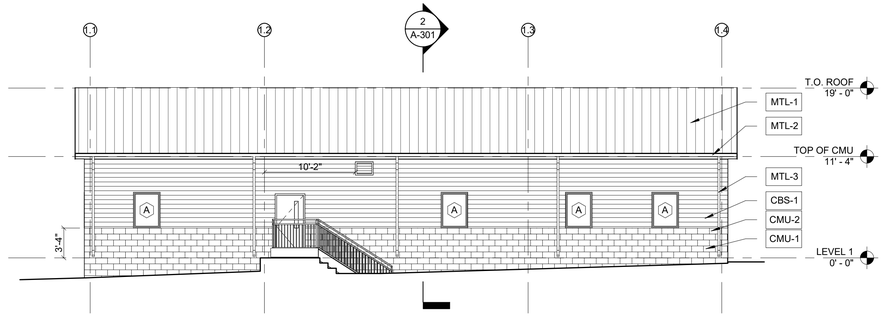
1 OFFICE - SOUTH ELEVATION
1/8" = 1'-0"



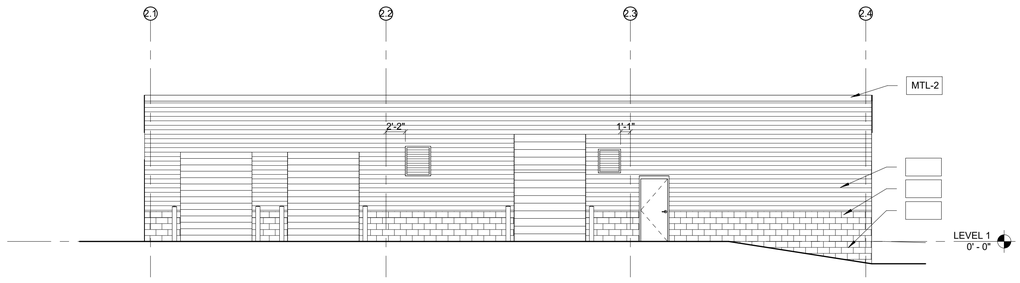
4 OFFICE - NORTH ELEVATION
1/8" = 1'-0"



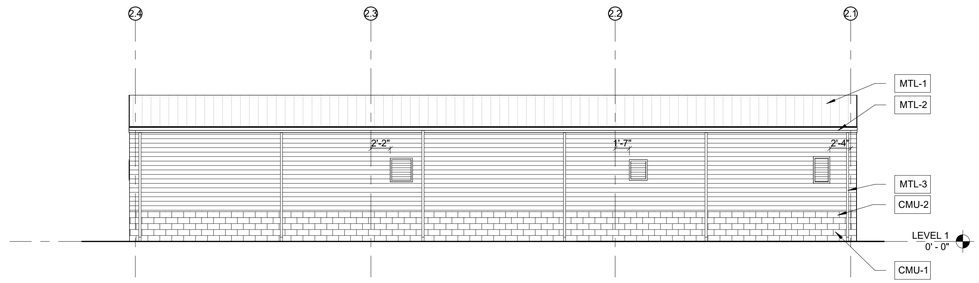
2 OFFICE - WEST ELEVATION (FRONT)
1/8" = 1'-0"



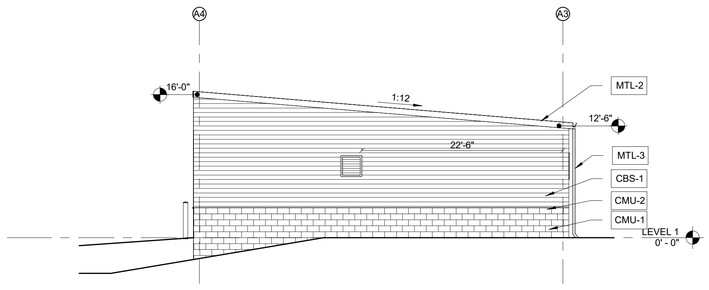
3 OFFICE - EAST ELEVATION (BACK)
1/8" = 1'-0"



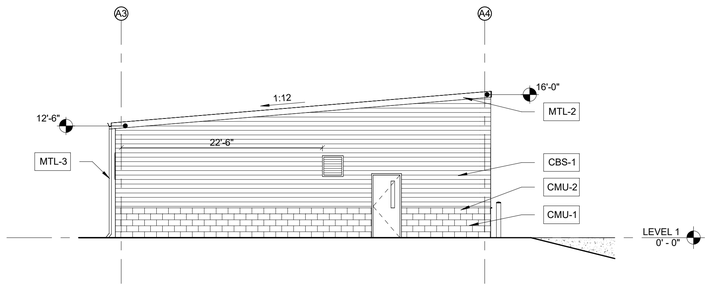
6 WAREHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



5 WAREHOUSE - NORTH ELEVATION
1/8" = 1'-0"



7 WAREHOUSE - EAST ELEVATION
1/8" = 1'-0"



8 WAREHOUSE - WEST ELEVATION
1/8" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL
CERTIFICATE NO. 027776
3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

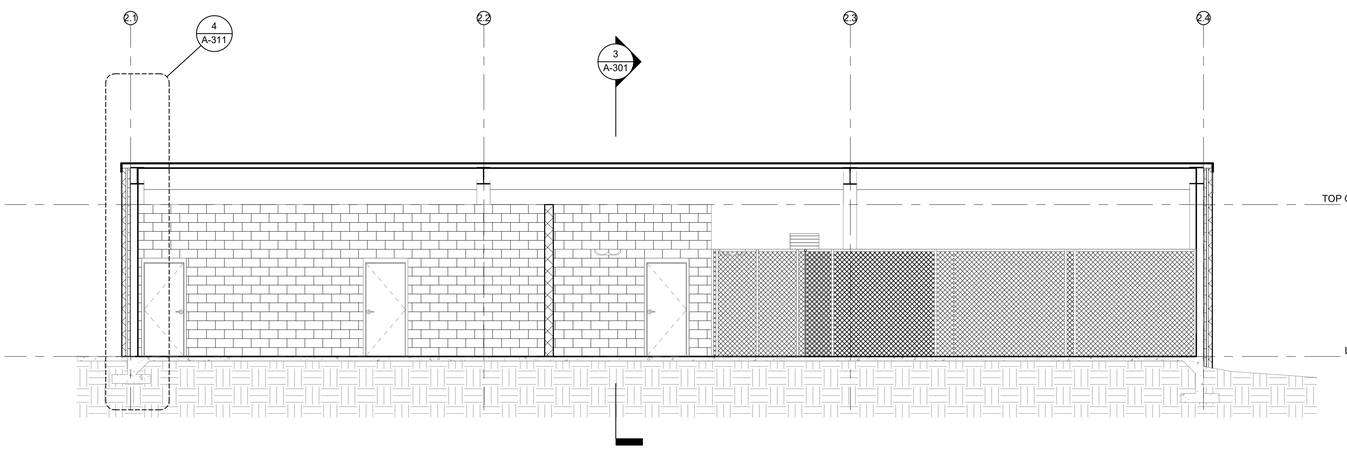
PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

EXTERIOR ELEVATIONS

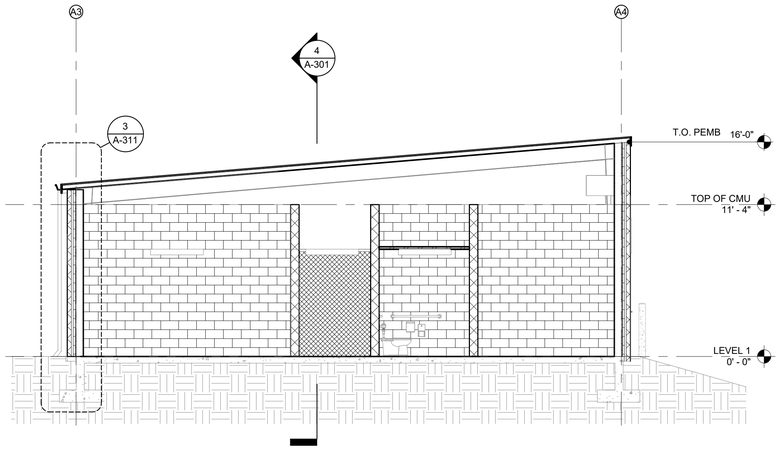
A-201

ISSUED FOR CONSTRUCTION

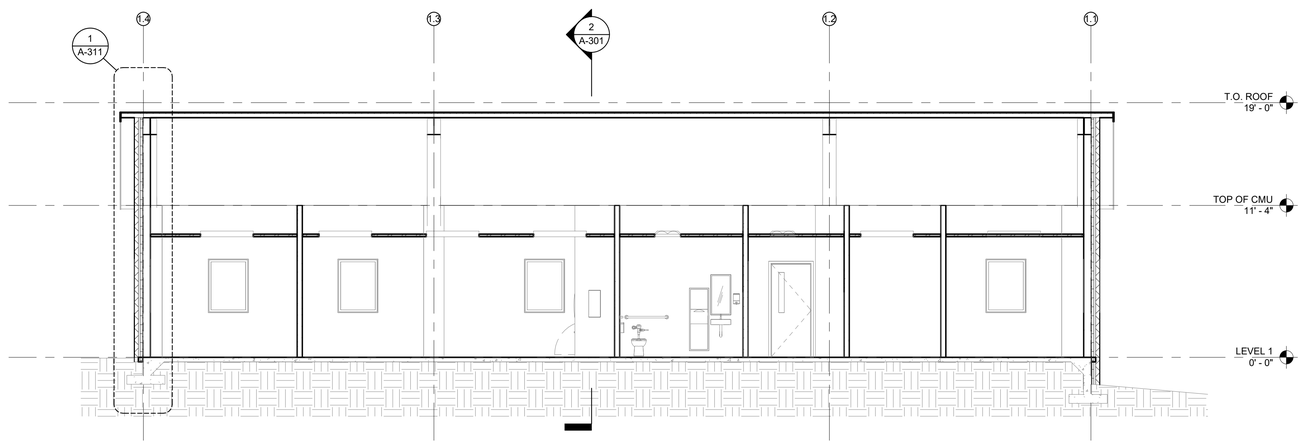
3/20/2025 2:35:14 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_clarel.bimwork.CS24.rvt



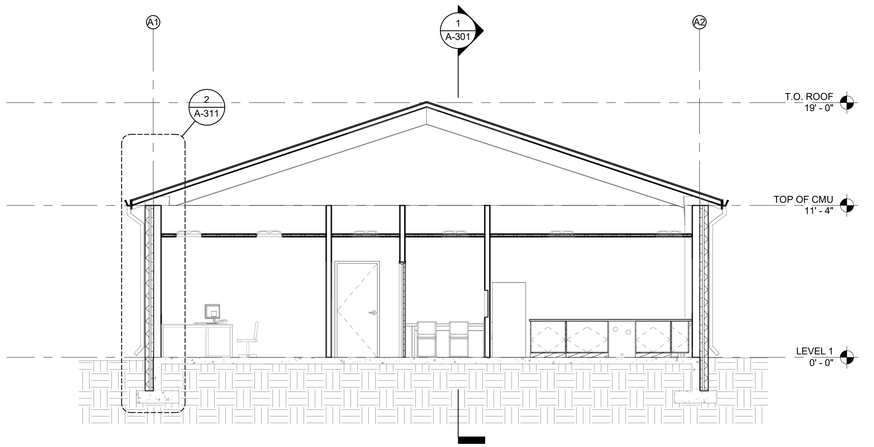
4 EAST/WEST WAREHOUSE BUILDING SECTION
3/16" = 1'-0"



3 NORTH/SOUTH WAREHOUSE BUILDING SECTION
3/16" = 1'-0"



1 NORTH/SOUTH OFFICE BUILDING SECTION
3/16" = 1'-0"



2 EAST / WEST OFFICE BUILDING SECTION
3/16" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL MCCAULEY
3/20/2025
CERTIFICATE NO.
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

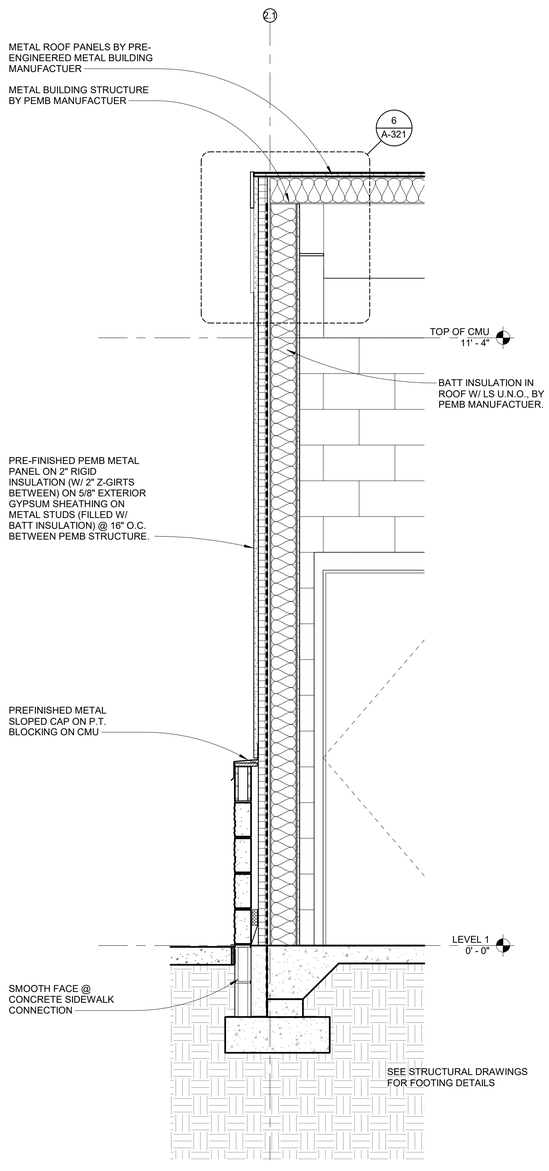
PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

BUILDING SECTIONS

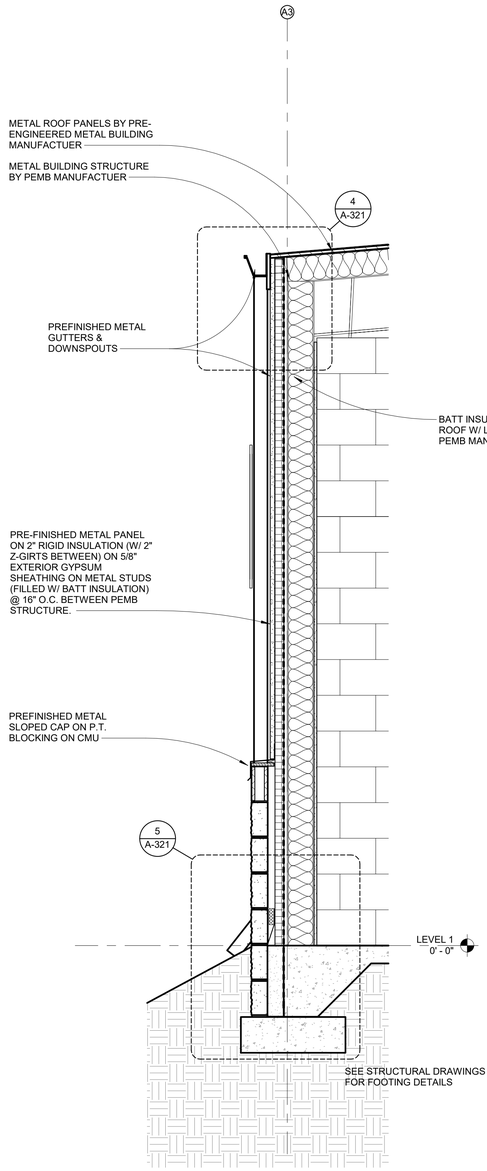
A-301

ISSUED FOR CONSTRUCTION

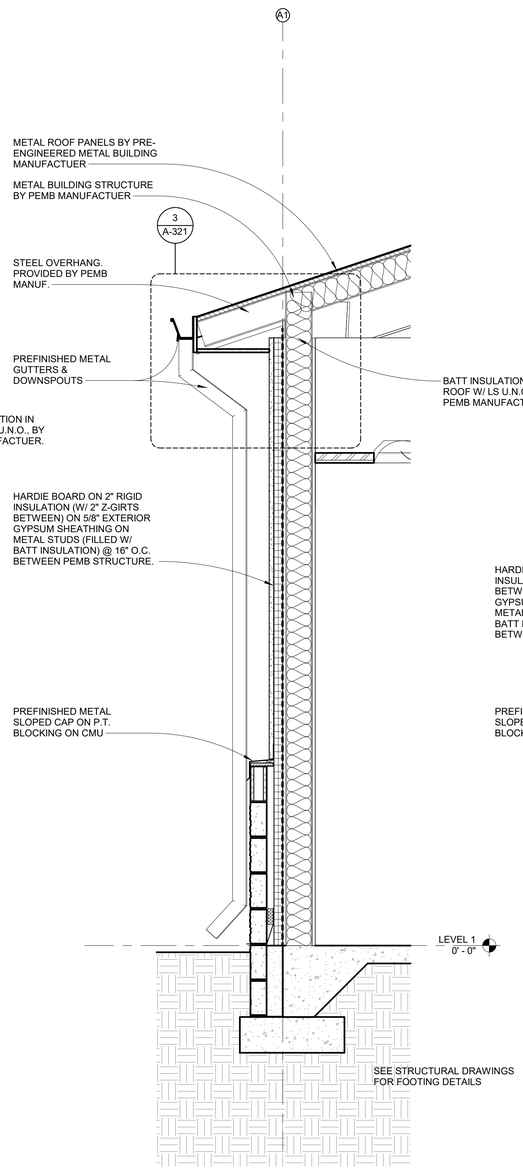
3/20/2025 2:34:34 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_sheet (shared)R.C24.rvt



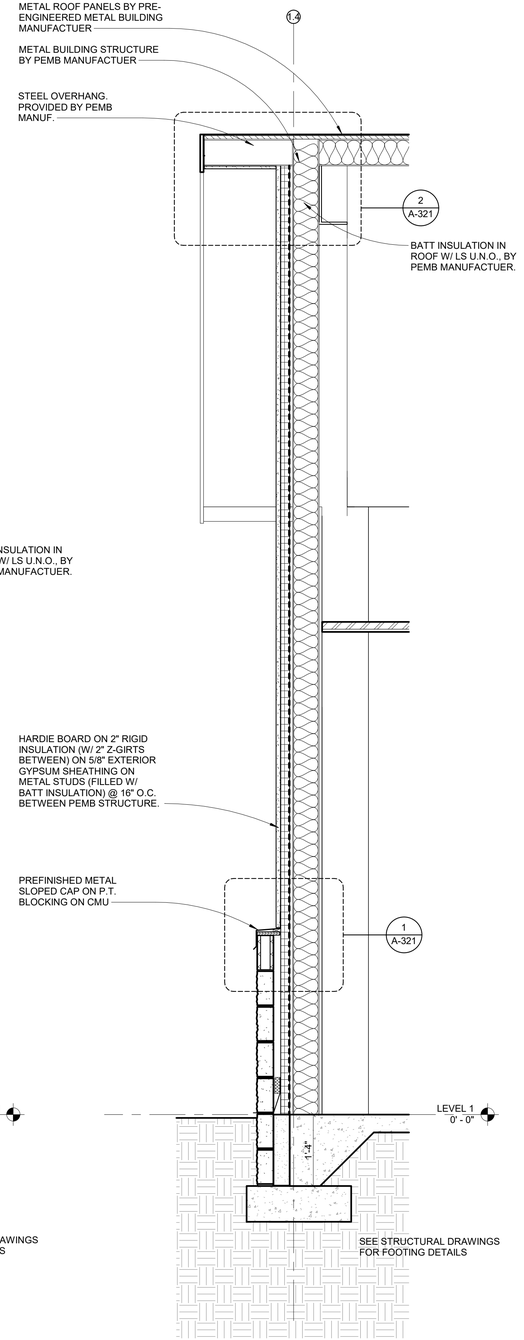
4 WAREHOUSE SOUTH WALL SECTION
3/4" = 1'-0"



3 WAREHOUSE WEST WALL SECTION
3/4" = 1'-0"



2 OFFICE EAST WALL SECTION
3/4" = 1'-0"



1 OFFICE NORTH WALL SECTION
3/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL McCULLOUGH
CERTIFICATE NO. 031746
3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

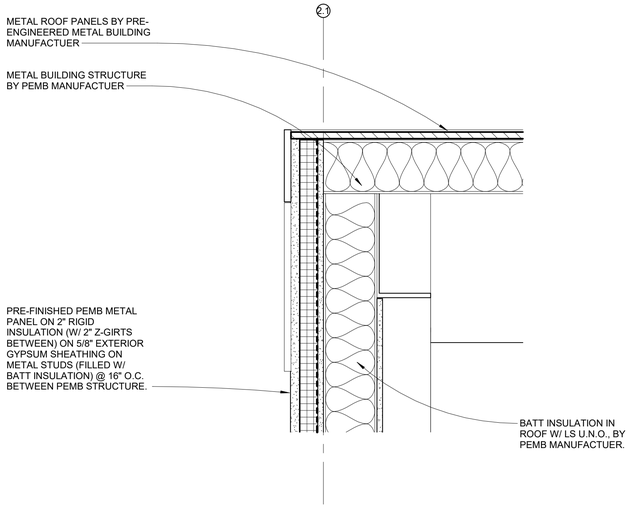
PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

WALL SECTIONS

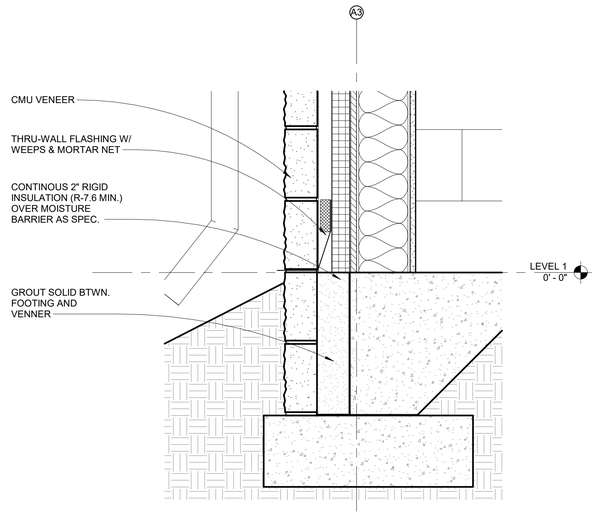
A-311

ISSUED FOR CONSTRUCTION

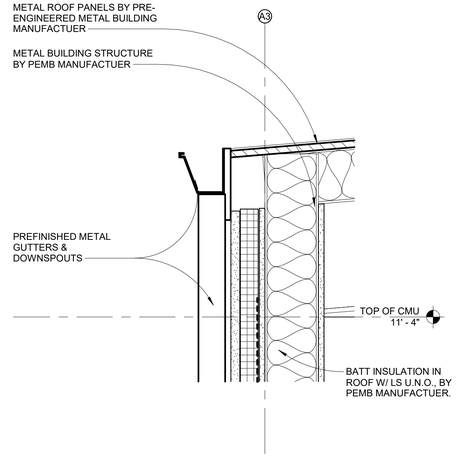
3/20/2025 2:35:15 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_shawn.brown@LDDB.rvt



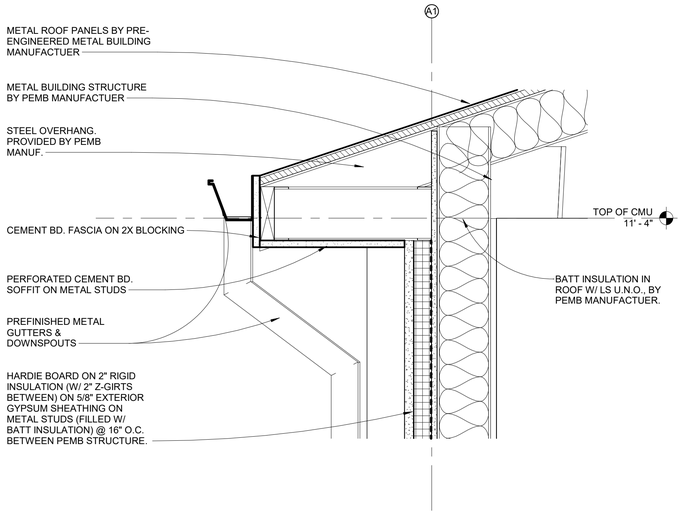
6 SECTION DETAIL @ WAREHOUSE WEST EAVE
1 1/2" = 1'-0"



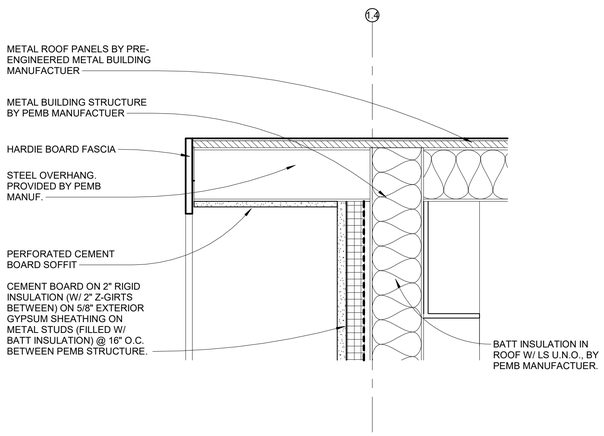
5 SECTION DETAIL @ WAINSCOT GROUND LEVEL
1 1/2" = 1'-0"



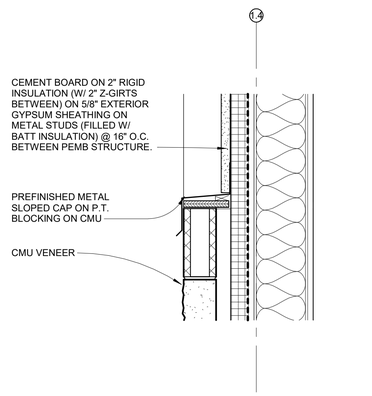
4 SECTION DETAIL @ WAREHOUSE EAVE
1 1/2" = 1'-0"



3 SECTION DETAIL @ OFFICE EAVE
1 1/2" = 1'-0"



2 SECTION DETAIL @ OFFICE RIDGE
1 1/2" = 1'-0"



1 SECTION DETAIL @ WAINSCOT
1 1/2" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY
BROOK RUN PARK MAINTENANCE FACILITY
2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL
CERTIFICATE NO. 3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

SECTION DETAILS

A-321

ISSUED FOR CONSTRUCTION

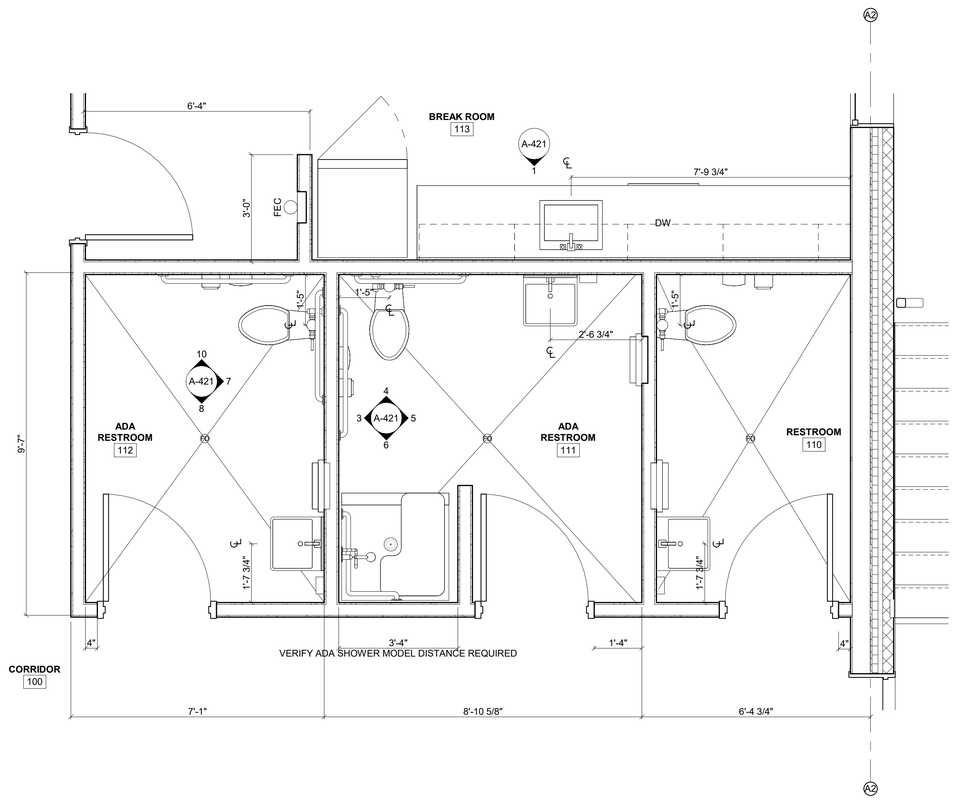
3/20/2025 2:35:5 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_clarel.bianchi.C26.rvt

TOILET ACCESSORY SCHEDULE

MARK	ACCESSORY TYPE	MODEL	COMMENTS
A	GRAB BARS	B-6806 x 36	
B	GRAB BARS	B-6806 x 42	
C	PAPER TOWEL DISPENSER AND RECEPTACLE	B-3942	
D1	TOILET PAPER DISPENSER	B-4288	
E	SANITARY DISPOSAL	B-270	
H	MIRROR	B-290 1836	
J2			

THE BASIS OF DESIGN MANUFACTURER FOR THE TOILET ACCESSSORIES IS BOBRICK WASHROOM EQUIPMENT, INC.

2 ENLARGED FLOOR PLAN - WAREHOUSE
1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - OFFICE
1/2" = 1'-0"

LEGEND

ENLARGED PLAN GENERAL NOTES

- REFER TO OVERALL FLOOR PLANS FOR ADDITIONAL INFORMATION
- INTERIOR DIMENSIONS ARE TO FACE OF GYP. AND TO CENTERLINE OF COLUMNS U.N.O.
- REQUIRED CLEARANCES SHALL BE TO FACE OF FINISH
- USE WATER RESISTANT GYPSUM WALL BOARD AT ALL WET WALLS, WALLS w/ PORCELAIN TILE, AND WALLS w/ FRP (TYPICAL THROUGHOUT)
- VERIFY ALL INFORMATION WITH CIVIL, STRUCTURAL, MEP AND ALL OTHER CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION - IF ANY DISCREPANCIES EXIST, CONSULT THE ARCHITECT

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY
BROOK RUN PARK MAINTENANCE FACILITY
2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL MCCULLOUGH
CERTIFICATE NO. 3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

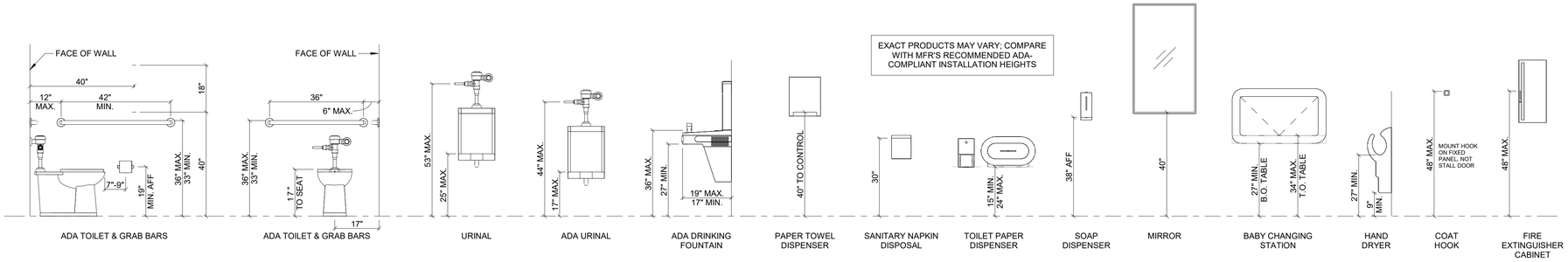
REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

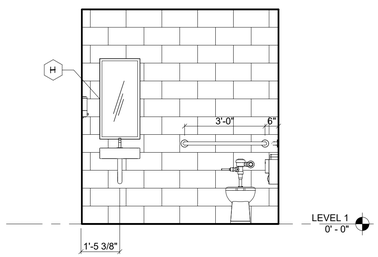
ENLARGED PLANS
A-401

ISSUED FOR CONSTRUCTION

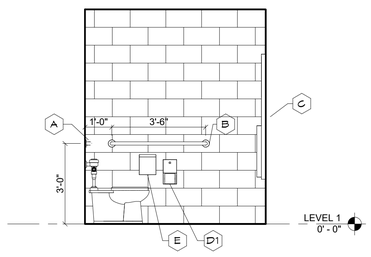
3/20/2025 2:36:18 PM Autodesk Docs://Brook Run Park_R24-102303700 (Brook Run Park_R24_sheet (new)5).CDR.rvt



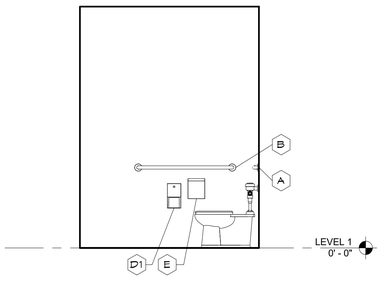
ADA MOUNTING HEIGHTS
NOT TO SCALE



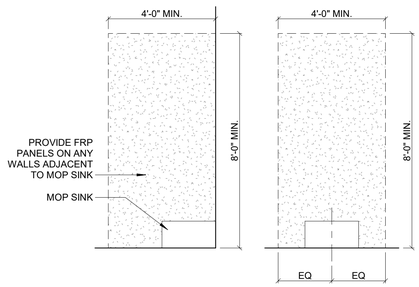
12 ADA RESTROOM 201 - INT. ELEV. NORTH
3/8" = 1'-0"



11 ADA RESTROOM 201 - INT. ELEV. EAST
3/8" = 1'-0"



10 ADA RESTROOM 112 - INT. ELEV. NORTH
3/8" = 1'-0"



MOP SINK ELEVATION
3/8" = 1'-0"

ADA SIGNAGE MOUNTING

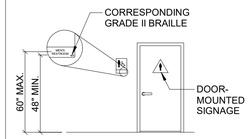


WALL-MOUNTED SIGNAGE (TYP.)

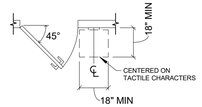


DOOR-MOUNTED SIGNAGE (TYP.)

PICTOGRAMS AND/OR LETTERING ARE NOT REQ'D ON DOOR-MOUNTED SIGNAGE.



INSTALLATION HEIGHT



LOCATION

ADA SIGNAGE GENERAL NOTES

GENERAL:
ANY ADDITIONAL TEXT REQUIRED DUE TO LOCAL ORDINANCES (FINES FOR PARKING IN ACCESSIBLE SPACES, ETC.) SHALL COMPLY WITH THE SIGNAGE REQUIREMENTS BELOW.

CHARACTER PROPORTIONS:
LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPERCASE 'X' FOR MEASUREMENT.

CHARACTER HEIGHT:
WHERE THE HEIGHT ABOVE FLOOR OR GROUND LEVEL IS MORE THAN 120", THE MINIMUM CHARACTER HEIGHT SHALL BE 3". WHERE HEIGHT ABOVE FLOOR OR GROUND IS MORE THAN 70" BUT NOT MORE THAN 120", THE MINIMUM CHARACTER HEIGHT SHALL BE 2". WHERE HEIGHT ABOVE FLOOR OR GROUND IS MORE THAN 40" BUT NOT MORE THAN 70", THE MINIMUM CHARACTER HEIGHT SHALL BE 5/8". EXCEPTION: CHARACTER HEIGHT SHALL BE 5/8" HIGH MINIMUM FOR BUILDING DIRECTORIES

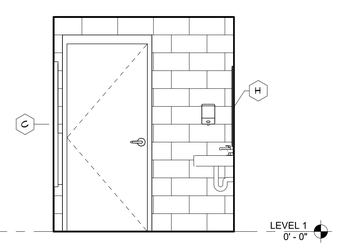
PICTOGRAMS:
WHERE PICTOGRAMS ARE REQUIRED, THEY SHALL HAVE A 6" MINIMUM SIZE MEASURED AT THE BORDER. WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL COMPLY WITH THE TACTILE CHARACTER PROVISIONS OF RAISED CHARACTERS AND SYMBOLS, BRAILLE, AND LOCATION OF TACTILE SIGNAGE PORTIONS BELOW.

FINISH AND CONTRAST:
THE CHARACTERS, SYMBOLS, AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

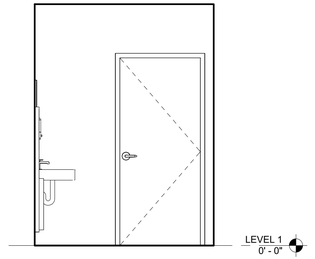
RAISED CHARACTERS AND SYMBOLS:
CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MINIMUM, SHALL BE IN UPPERCASE CHARACTERS, SHALL BE 5/8" HIGH MINIMUM AND 2" MAXIMUM, AND SHALL BE ACCOMPANIED BY BRAILLE IN ACCORDANCE WITH THE PROVISIONS OUTLINED BELOW.

BRAILLE:
BRAILLE SHALL BE SEPARATED 1/2" MINIMUM FROM THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS. BRAILLE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS FOR ELEVATOR CONTROLS SHALL BE PLACED 3/16" MINIMUM BELOW THE CORRESPONDING CHARACTERS OR SYMBOLS. BRAILLE SHALL BE GRADE II AND SHALL CONFORM TO SPECIFICATION #800, NATIONAL LIBRARY SERVICE, LIBRARY OF CONGRESS.

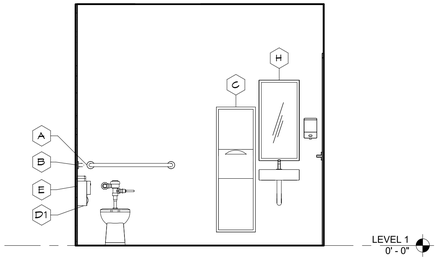
LOCATION OF TACTILE SIGNAGE:
TACTILE SIGNAGE SHALL BE LOCATED ALONGSIDE THE DOOR ON THE LATCH SIDE AND SHALL BE MOUNTED AS SHOWN IN DIAGRAM. IN LOCATIONS HAVING DOUBLE DOORS, TACTILE SIGNS SHALL BE MOUNTED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTICLE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



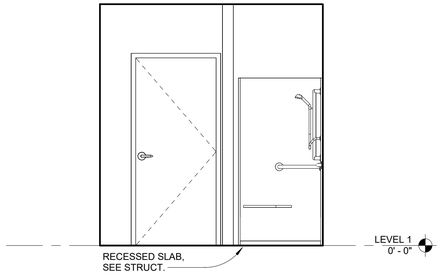
9 ADA RESTROOM 201 - INT. ELEV. WEST
3/8" = 1'-0"



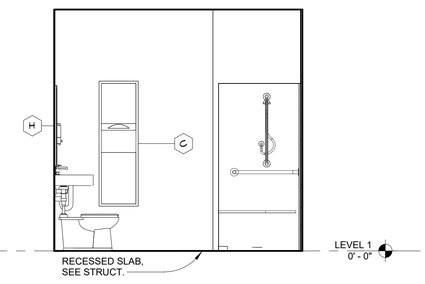
8 ADA RESTROOM 112 - INT. ELEV. SOUTH
3/8" = 1'-0"



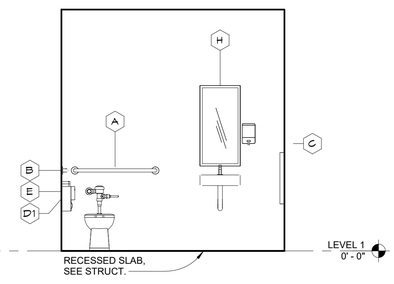
7 ADA RESTROOM 112 - INT. ELEV. EAST
3/8" = 1'-0"



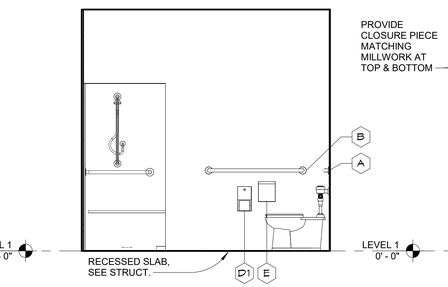
6 ADA RESTROOM 111 - INT. ELEV. SOUTH
3/8" = 1'-0"



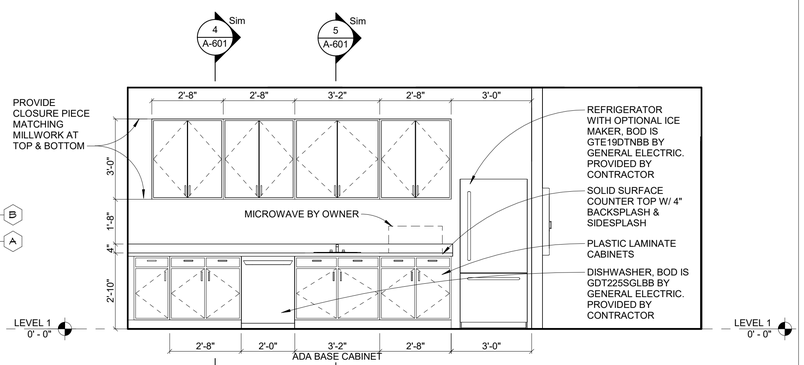
5 ADA RESTROOM 111 - INT. ELEV. EAST
3/8" = 1'-0"



4 ADA RESTROOM 111 - INT. ELEV. NORTH
3/8" = 1'-0"



3 ADA RESTROOM 111 - INT. ELEV. WEST
3/8" = 1'-0"



1 BREAKROOM - INT. ELEV.
3/8" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338



ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

INTERIOR ELEVATIONS

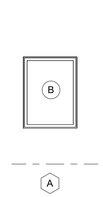
A-421

ISSUED FOR CONSTRUCTION

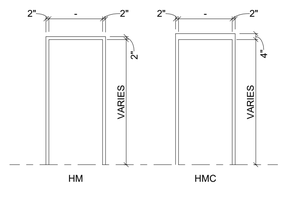
3/20/2025 2:35:17 PM Autodesk Docs://Brook Run Park_8241/102303700 Brook Run Park_8241_shaun.tarpenR23.rvt

DOOR SCHEDULE

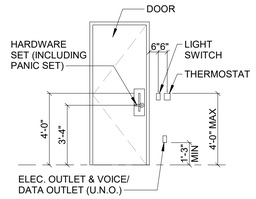
NO.	ROOM	SIZE		DOOR			FRAME		DETAIL		HARDWARE			NO.
		WIDTH	HEIGHT	TYPE	MAT.	FIN.	TYPE	FIN.	HEAD	JAMB	TYPE	ACCESS CTRL	REMARKS	
100A	CORRIDOR	3'-0"	7'-0"	NL	HM	P-1	HM	P-1	8/A-601	9/A-601		X	EXTERIOR	100A
100B	CORRIDOR	3'-0"	7'-0"	NL	HM	P-1	HM	P-1	8/A-601	9/A-601		X	EXTERIOR	100B
101	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		101
102	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		102
103	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		103
104	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		104
105	CLOSET	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		105
106	CITY STAFF OFFICE	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		106
107	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		107
108	JANITOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		108
109	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		109
110	RESTROOM	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		110
111	ADA RESTROOM	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		111
112	ADA RESTROOM	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		112
113	BREAK ROOM	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		113
114	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		114
115	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		115
116	CORRIDOR	3'-0"	7'-0"	F	HM	P-1	HM	P-1	8/A-601	9/A-601		-		116
200A	DRIVE-IN STORAGE	3'-0"	7'-0"	NL	HM	P-1	HM	P-1	6/A-601	7/A-601		X	EXTERIOR	200A
200B	DRIVE-IN STORAGE	3'-0"	7'-0"	F	HM	P-1	HMC	P-1	6/A-601	7/A-601		-		200B
200C	LOADING AREA	3'-0"	7'-0"	F	HM	P-1	HMC	P-1	6/A-601	7/A-601		X	EXTERIOR	200C
200D	DRIVE-IN STORAGE	8'-0"	10'-0"			MANUF.		MANUF.	-	-		-	W/ TYP. BOLLARDS	200D
200E	DRIVE-IN STORAGE	8'-0"	10'-0"			MANUF.		MANUF.	-	-		-	W/ TYP. BOLLARDS	200E
201	RESTROOM	3'-0"	7'-0"	F	HM	P-1	HMC	P-1	6/A-601	7/A-601		-		201
202	LOADING AREA	8'-0"	12'-0"			MANUF.		MANUF.	-	-		-	W/ TYP. BOLLARDS	202
205	SECURE CITY STORAGE	3'-0"	7'-0"	F	HM	P-1	HMC	P-1	6/A-601	7/A-601		-		205
206A	TOOL ROOM	3'-0"	7'-0"	F	HM	P-1	HMC	P-1	6/A-601	7/A-601		-		206A
206B	TOOL ROOM	3'-0"	7'-0"	F	HM	P-1	HMC	P-1	6/A-601	7/A-601		-		206B



WINDOW TYPES



DOOR FRAME TYPES



DOOR HARDWARE MOUNTING

GLAZING SCHEDULE

- (A) 1" INSULATED LOW-E, TEMPERED SAFETY GLASS
- (B) 1" INSULATED LOW-E GLASS

DOOR SCHEDULE ABBREVIATIONS

AL - ALUMINUM	LV - LOUVERED
AN - ANODIZED	NL - NARROW LITE
AP - ACCESS PANEL	OC - OHD COILING
CL - CHAIN LINK	OS - OHD SECTIONAL
CO - CASED OPENING	P - POCKET
D - DUTCH	PF - PREFINISHED
DA - DOUBLE-ACTING	PN - PANELED
DE - DOUBLE EGRESS	PT - PAINTED
DG - DUMPSTER GATE	SF - STOREFRONT
F - FLUSH	SL - SLIDING
FL - FULL LITE	SN - STAINED
HL - HALF LITE	ST - STEEL
HM - HOLLOW METAL	WD - WOOD

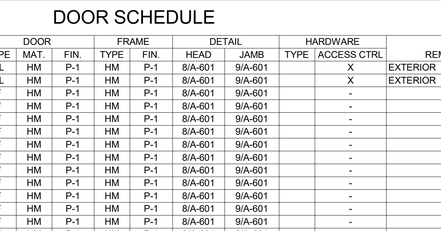
DOOR SCHEDULE REMARKS

1. PREPARE FRAME FOR ELECTRONIC STRIKE BY OWNER'S SECURITY CONTRACTOR; PROVDE POWER FOR OWNER'S ACCESS CONTROL SYSTEM

9 JAMB DETAIL
1 1/2" = 1'-0"

8 HEAD DETAIL
1 1/2" = 1'-0"

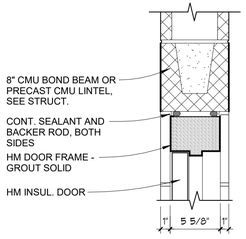
7 JAMB DETAIL @ CMU
1 1/2" = 1'-0"



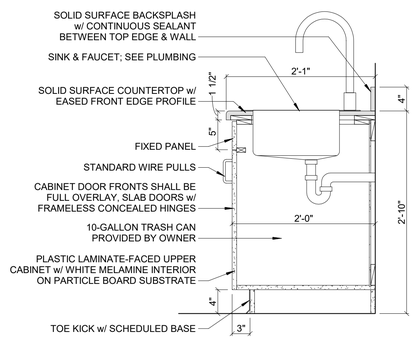
DOOR TYPES

WINDOW GENERAL NOTES

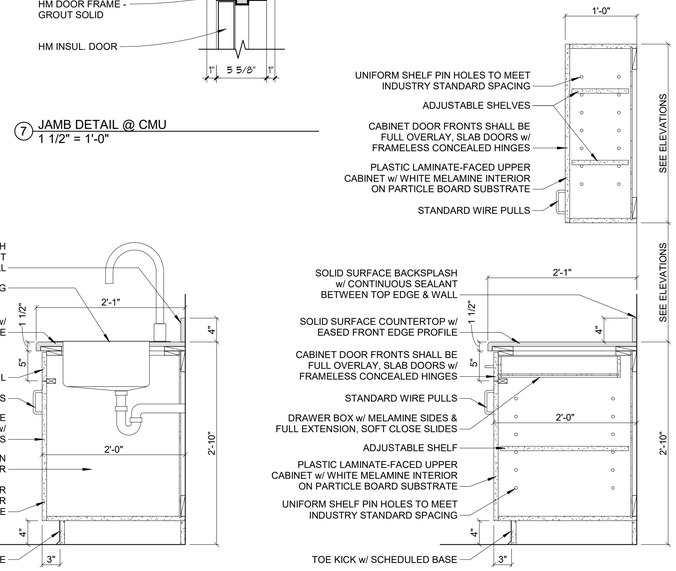
1. OVERALL DIMENSIONS INDICATE ROUGH OPENINGS. ACTUAL WINDOW UNIT SIZE SHALL BE 3/4" LESS ON ALL SIDES TO ACCOMMODATE THE CONTINUOUS BACKER ROD AND SEALANT JOINTS.
2. FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING.
3. INCLUDE LOCATIONS OF TEMPERED GLAZING ON SHOP DRAWINGS.
4. ALL STOREFRONT FRAMING TO HAVE CLOSURE PANELS.
5. ALL STOREFRONT TO HAVE HIGH PREFORMANCE STILL FLASHING WITH END DAMS.
6. DO NOT ATTACH ANY ITEM TO STOREFRONT MULLIONS WITHOUT WRITTEN PERMISSION FROM THE STOREFRONT MANUFACTURER.



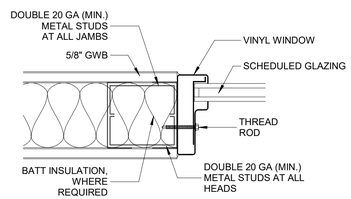
6 HEAD DETAIL @ CMU
1 1/2" = 1'-0"



5 BASE CABINET - SINK UNIT
1" = 1'-0"



4 BASE & UPPER CABINETS
1" = 1'-0"



3 VINYL WINDOW JAMB/HEAD
3" = 1'-0"

TEMPERED GLAZING GENERAL NOTES

IN ACCORDANCE WITH IBC 2406.4, TEMPERED GLAZING SHALL BE PROVIDED IN:

1. ALL FIXED AND OPERABLE DOOR PANELS
2. INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
3. INDIVIDUAL FIXED OR OPERABLE WINDOW PANELS THAT MEET ALL OF THE FOLLOWING CONDITIONS:
   A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET;
   B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
   C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
   D. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
4. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS.
5. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

DOOR SCHEDULE GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE ALL JAMB DEPTHS, SWING HANDING, AND QUANTITIES
- ALL EXTERIOR FRAMES TO BE SEALED WITH BACKER ROD AND SEALANT
- SEE CODE COMPLIANCE SECTION FOR U-FACTOR AND SHGC REQUIREMENTS FOR EXTERIOR DOORS
- ALL GLAZING IN EXTERIOR DOORS TO BE INSULATED
- GLAZING IN ALL DOORS TO BE TEMPERED
- GENERAL CONTRACTOR TO COORDINATE KEYING SYSTEM WITH OWNER
- PROVIDE SOLID BLOCKING AT ALL WALL STOPS, USE FIRE RETARDANT TREATED WOOD WHERE REQUIRED
- STOREFRONT CONTRACTOR TO PROVIDE HARDWARE FOR STOREFRONT DOORS U.N.O.
- ALL HOLLOW METAL FRAMES TO BE FACE WELDED, RE: SPECS
- SEE HARDWARE SET AND SPECIFICATIONS FOR SPECIFIC DOOR AND HARDWARE PRODUCTS
- DOOR HARDWARE TO COMPLY WITH GRASPABILITY AND MOUNTING REQUIREMENTS OF IBC SECTION 1008

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL MCCULLOUGH
CERTIFICATE NO. 3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

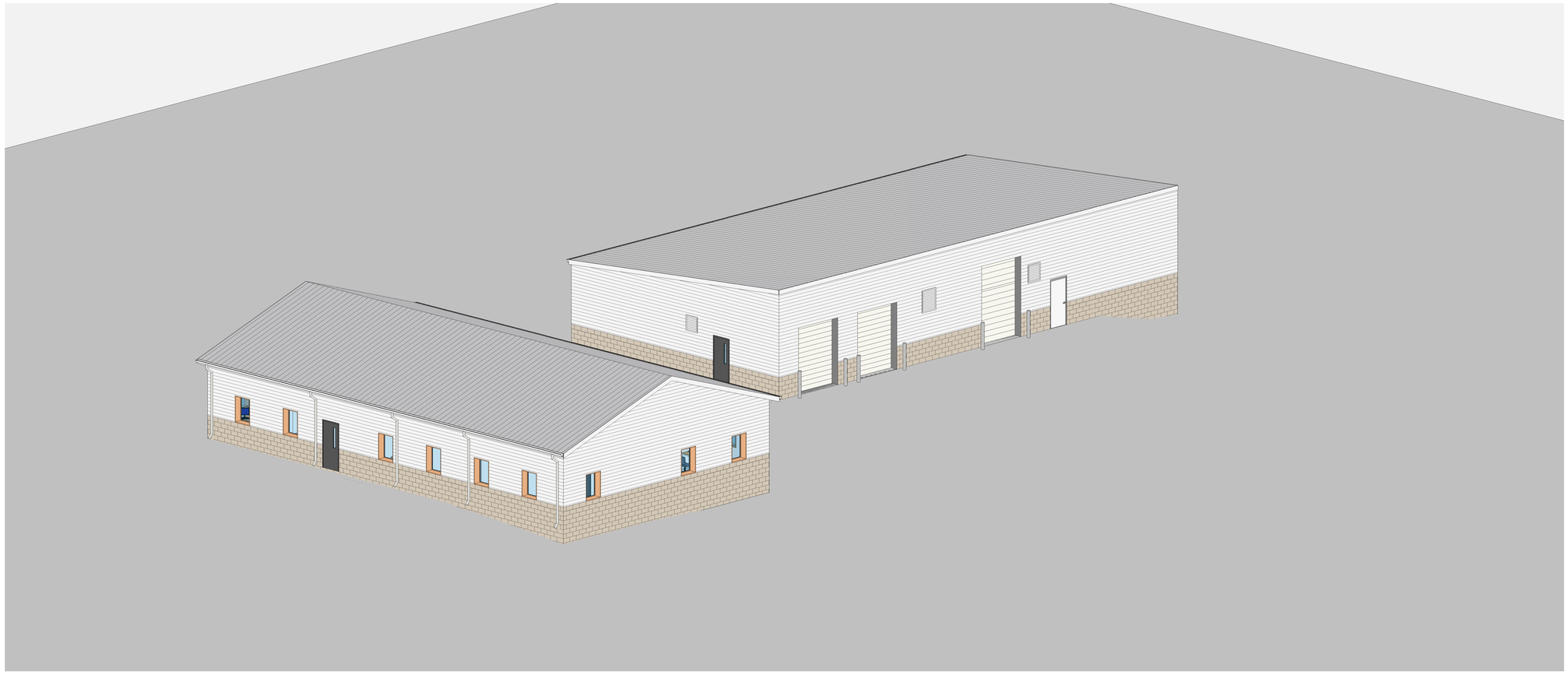
PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

DOORS & WINDOWS

A-601

ISSUED FOR CONSTRUCTION

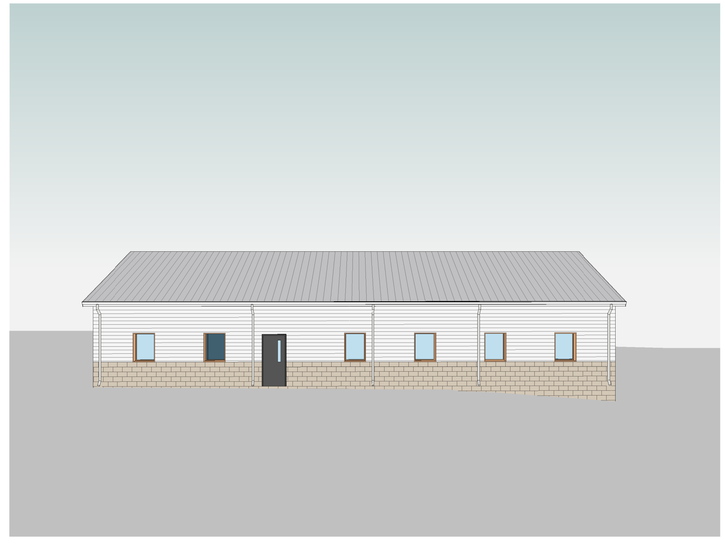
3/20/2025 2:26:18 PM Autodesk Docs://Brook Run Park_R24/102303700 Brook Run Park_R24_silver.rvt



1 DIAGRAMATIC SITE DESIGN



2 3D View 2



3 3D View 3

SCHEMATIC MASSING RENDERINGS FOR VISUALIZATION PURPOSES ONLY - NOT FOR CONSTRUCTION

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

2341 Peeler Rd #100, Dunwoody, GA 30338

STATE OF GEORGIA
DAVID CARROLL
CERTIFICATE NO. 3/20/2025
REGISTERED ARCHITECT

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: XXX QC: XXX

3D VIEWS

A-901

ISSUED FOR CONSTRUCTION

FIXTURE CONNECTION SCHEDULE

TYPE MARK	DESCRIPTION	CW SIZE	HW SIZE	WATER USAGE	SAN SIZE	MOUNTING HEIGHT	BASIS OF DESIGN	
							TRIM/FAUCET	FIXTURE
P-1	WATER CLOSET - FM, FV, FO, ADA	1"		1.28 GPF	3"	RIM AT 17"	SLOAN: 111-1.28	AMERICAN STANDARD: 2857.128 (*1)
P-2	LAVATORIES - WH, ADA	1/2"	1/2"	0.5 GPM	1 1/4"	RIM AT 34"	DELTA: 3549LF-WFLGHDF W/ 061203A	AMERICAN STANDARD: 0356.015
P-3	MOP BASIN	3/4"	3/4"	N/A	3"	RIM AT 12"	DELTA: 28T9	WILLIAMS: HL-1800
P-4	WATER COOLER - WH, ADA	1/2"		N/A	1 1/4"	LOW SPOUT AT 33"	PROVIDE W/ P-TRAP	OASIS: PG8ACSL
P-5	SINK - SINGLE COMP., ADA	1/2"	1/2"	1.5 GPM	1 1/2"	SEE ARCH.	DELTA: 100LF-HDF	JUST: SL-ADA-2225
P-6	SHOWER - ADA	1/2"	1/2"	2.5 GPM	2"	RIM AT 2"	DELTA: T13H152	CLARION BATHWARE: MF3940RKD34CD (*2)
P-7	ICE MAKER UTILITY BOX	1/2"		N/A		SEE ARCH.	---	GUY GRAY: BIM875

NOTES:

1. WATER CLOSETS: CONTROLS FOR FLUSH VALVES (TANK OR FV) SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE THE FLOOR. COORDINATE VALVE HEIGHT WITH GRAB BAR HEIGHT.
2. PROVIDE SHOWER WITH COLLAPSIBLE THRESHOLD OPTION.

WATER HEATER SCHEDULE

MARK	BASIS OF DESIGN	STORAGE CAPACITY (GALS.)	INPUT (KW)	VOLTAGE	PHASE	GPH RECOVERY @60° RISE	MINIMUM ACTIVATION GPM	MAXIMUM FLOW RATE GPM	ACCESSORIES
WH-O	RHEEM ELD52	50	4.5	208	1	30	N/A	N/A	1-4
WH-W	CHRONOMITE CM-20L	NONE	4.2	208	1	30	0.35	0.5	5

ACCESSORIES:
1. TEMPERATURE & PRESSURE RELIEF VALVE. SPILL IN DRAIN PAN.
2. DIELECTRIC FITTINGS ON INLET & OUTLET.
3. GATE VALVES WITH UNIONS ON WATER INLET & OUTLET.
4. PROVIDE EXPANSION TANK OR THERMAL EXPANSION RELIEF VALVE.
5. INSTALL WATER HEATER BELOW LAVATORY PER MANUFACTURER'S RECOMMENDATIONS AND PER PLUMBING CODE.

FLOOR DRAIN SCHEDULE

MARK	AREA SERVING	TYPE	DRAIN SIZE	BASIS OF DESIGN	ACCESSORIES
FD-1	TOILET ROOM	FLOOR DRAIN	3"	J.R. SMITH 2010	1,2,3
FD-2	MECH ROOM	FLOOR DRAIN	3"	J.R. SMITH 2110	1,4,5

ACCESSORIES:
1. TRAP PRIMER CONNECTION
2. LIGHT DUTY GRATE
3. SQUARE TOP
4. MEDIUM DUTY GRATE
5. ROUND TOP

PLUMBING PIPE TYPES

- COLD WATER (CW)
- HOT WATER (HW)
- SANITARY (S)
- VENT (V)
- PIPING BELOW FLOOR/GRADE

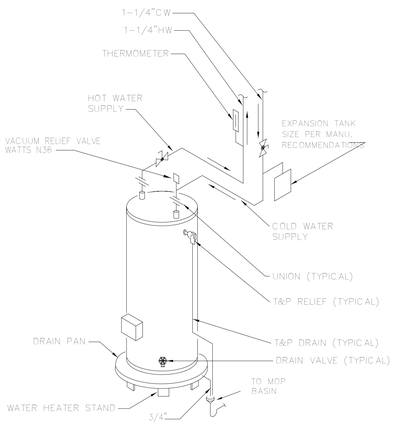
PLUMBING GENERAL NOTES

1. COORDINATE WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL TRADES. PIPE ROUTING SHOWN IS DIAGRAMMATIC, PROVIDE OFFSETS, ETC., TO AVOID INTERFERENCES WITH EQUIPMENT, PIPING, DUCTWORK, LIGHTS, CONDUIT, ETC..
2. COORDINATE FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS POSSIBLE.
3. RUN VENT PIPING CONCEALED ABOVE CEILINGS OR IN ATTIC SPACES UNLESS NOTED OTHERWISE ON DRAWINGS.
4. PIPING SHALL BE SLOPED AS PER THE PLUMBING CODE UNLESS NOTED OTHERWISE ON DRAWINGS.
5. CONTRACTOR SHALL EXTEND WATER, AND SANITARY SEWER PIPING TO UTILITIES OUTSIDE BUILDING. REFER TO SITE PLAN FOR CONTINUATION & LOCATION OF OUTSIDE UTILITIES.
6. WALL HYDRANTS SHALL BE MOUNTED 1'-6" ABOVE FINISHED FLOOR.
7. COORDINATE UNDERGROUND PIPING WITH GRADE BEAMS AND WALL FOOTINGS.
8. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES. EXACT LOCATION OF FIXTURES MUST BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION. FINAL LOCATION SHALL BE AS DIRECTED BY ARCHITECT.
9. DO NOT RUN PLUMBING PIPING THROUGH ELECTRICAL ROOMS OR DIRECTLY ABOVE ELECTRICAL PANELS.
10. INSTALL WATER HAMMER ARRESTORS (PDI'S) ON DOMESTIC COLD & HOT WATER LINES AT EACH FIXTURE OR BATTERY OF FIXTURES AS INDICATED ON THE DRAWINGS & IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE. ARRESTORS SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. PROVIDE 14x14" ACCESS DOOR AT ARRESTORS, ACCESS DOORS TO BE LOCATED SO THAT ARRESTORS ARE EASILY ACCESSIBLE FOR MAINTENANCE. ACCESS DOORS SHALL BE 16 GA. STEEL PRIMED AND PAINTED, CONCEALED HINGED ON ONE SIDE WITH KEYED CAM LOCK, COLOR AS SELECTED BY ARCHITECT.
11. PLUMBING VENTS EXTENDING THROUGH ROOF SHALL TERMINATE AT 1'-0" ABOVE ROOF AND AT A MINIMUM DISTANCE OF 12'-0" HORIZONTALLY FROM ANY AIR INTAKE OR OPERABLE WINDOW.
12. ALL OPEN DRAIN TRAPS SUBJECT TO EVAPORATION SHALL BE PROVIDED WITH TRAP PRIMER OR TRAP GUARD PROTECTION.

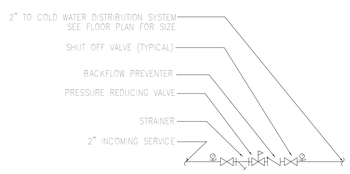
PLUMBING ABBREVIATIONS

ABBREVIATION	DEFINITION
A/C	ABOVE CEILING
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AV	ACID VENT
AW	ACID WASTE
B/F	BELOW FLOOR
B/G	BELOW GRADE
BLDG	BUILDING
CB	CATCH BASIN
CI	CAST IRON
CL	CENTER LINE
CO	CLEANOUT
CONT	CONTINUATION
CONTR	CONTRACTOR
CW	COLD WATER
D	DRAIN
DN	DOWN
DT	EMERGENCY ROOF DRAIN TERMINATION (COW'S TONGUE)
DWGS	DRAWINGS
DWR	CHILLED DRINKING WATER RETURN
DWS	CHILLED DRINKING WATER SUPPLY
ERD	EMERGENCY ROOF DRAIN (SECONDARY)
EWC	ELEC. WATER COOLER
FAV	FRESH AIR VENT
FCO	FLOOR CLEANOUT
FLR	FLOOR
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
GCO	GRADE CLEANOUT
SP/FDV	STAND PIPE / FIRE DEPT. VALVE
FF	FINISHED FLOOR
G	LOW PRESSURE GAS
GEN	GENERAL
HB	HOSE BIBB
HD	HUB DRAIN (OPEN PIPE HUB)
HCWH	HOT & COLD WATER HYDRANT
HWR	HOT WATER RETURN
HW	HOT WATER
IW	INDIRECT WASTE
IE	INVERT ELEVATION
LP	LIQUIFIED PETROLEUM GAS (PROPANE)
MPG	MEDIUM PRESSURE GAS
NIC	NOT IN CONTRACT
OXY	MEDICAL OXYGEN
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
SAN	SANITARY
SD	STORM DRAIN
SP	SPRINKLER
STR	STRAINER
SV	SANITARY VENT
SW	SAFE WASTE
TP	TRAP PRIMER
VAC	MEDICAL VACUUM
VTR	VENT THROUGH ROOF
W	WASTE
W/	WITH
WCO	WALL CLEANOUT
NFWH	NON-FREEZE WALL HYDRANT

NOTE: THESE ARE STANDARD ABBREVIATIONS, ALL ABBREVIATIONS SHOWN ABOVE MAY NOT APPEAR ON DRAWINGS.



1 P-001 WATER HEATER PIPING DETAIL
SCALE: NOT TO SCALE



2 P-001 DOMESTIC WATER ENTRANCE DETAIL
SCALE: NOT TO SCALE

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

4770 North Peachtree Road
DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 16640 PROFESSIONAL PATRICK D. VOSS

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

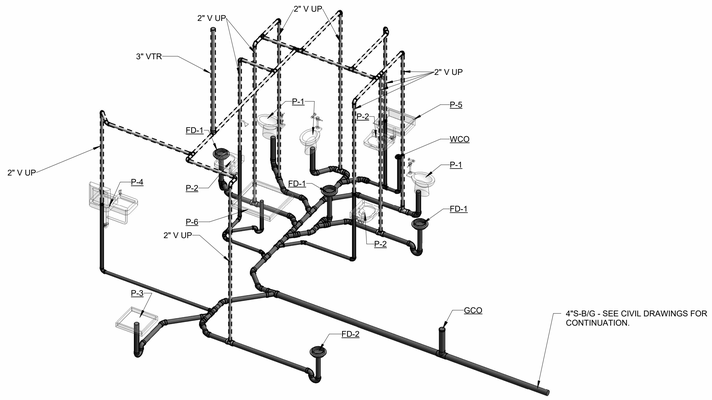
REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

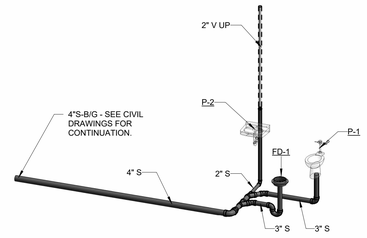
SCHEDULES, NOTES, & DETAILS - PLUMBING

P001

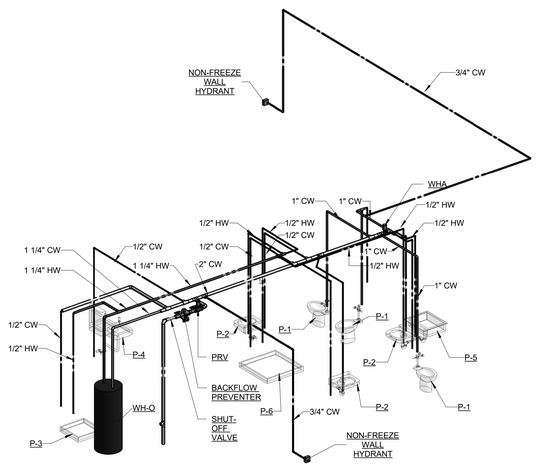
3/20/2025 12:29:05 PM Z:\Shared\Projects\2-500 Brook Run Maintenance Facility Building\Drawings\Brook Run P Covalent R24.rvt



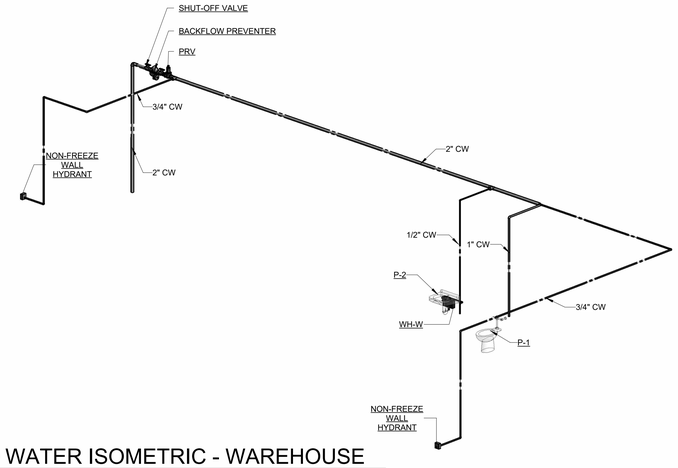
2 P002 3D SANITARY ISOMETRIC - OFFICE



1 P002 3D SANITARY ISOMETRIC - WAREHOUSE



3 P002 3D WATER ISOMETRIC - OFFICE



4 P002 3D WATER ISOMETRIC - WAREHOUSE

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 16640 PROFESSIONAL ENGINEER FREDERICK D. GRAY

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

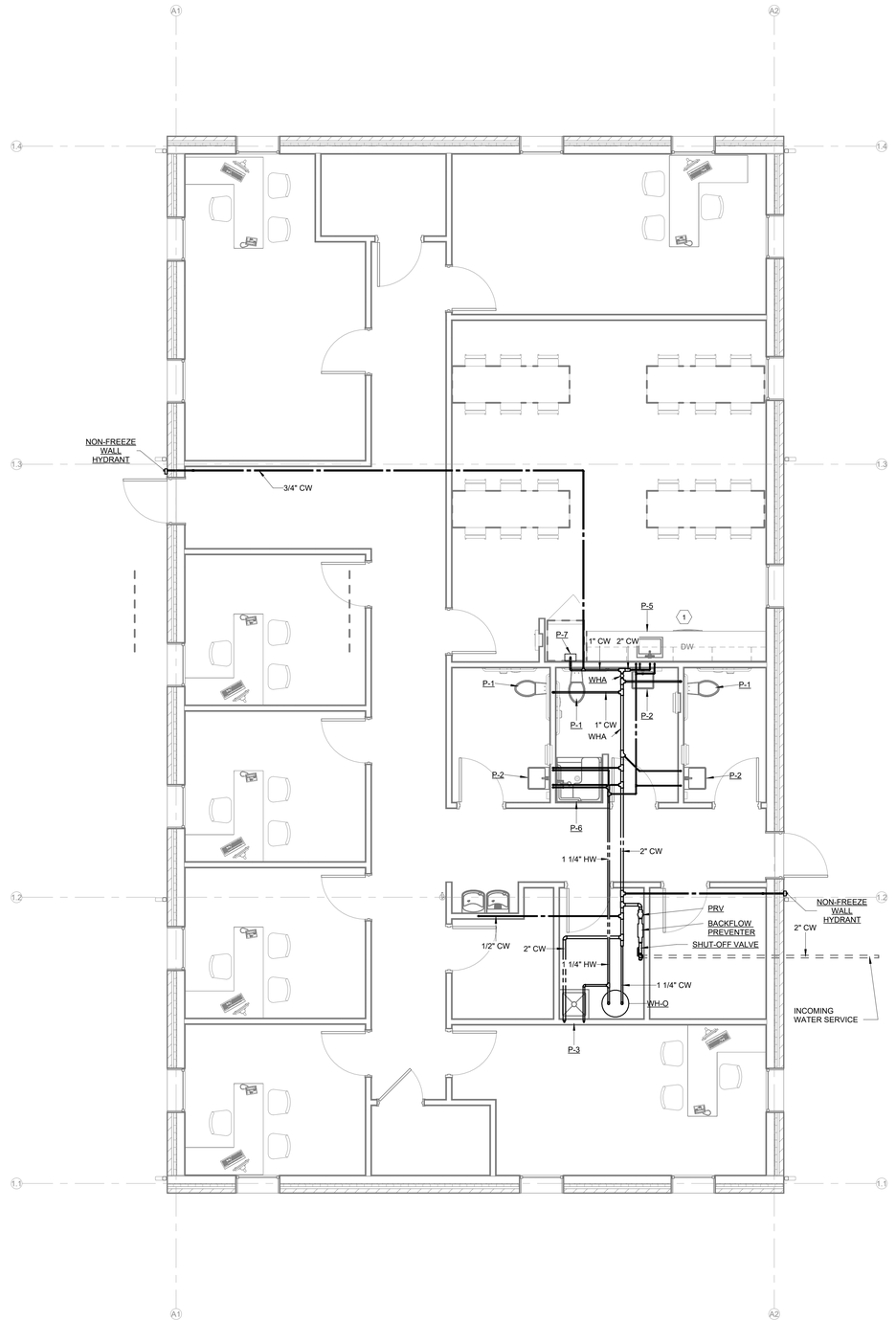
RISER DIAGRAMS - PLUMBING

P002

3/20/2025 12:29:59 PM Z:\Shared\Projects\25-020 Brook Run Maintenance Facility Building\Drawings\Brook Run P Covalent 024.rvt

KEY NOTES

1. PROVIDE 1/2"HW FOR DISHWASHER SUPPLY FROM SINK SERVICE. SEE ARCHITECTURAL DRAWINGS FOR DISHWASHER DETAILS.



1 P101 OFFICE SUPPLY PLAN

1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC

5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

Project page: DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 16640 PROFESSIONAL PATRICK D. GRIFFIN

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

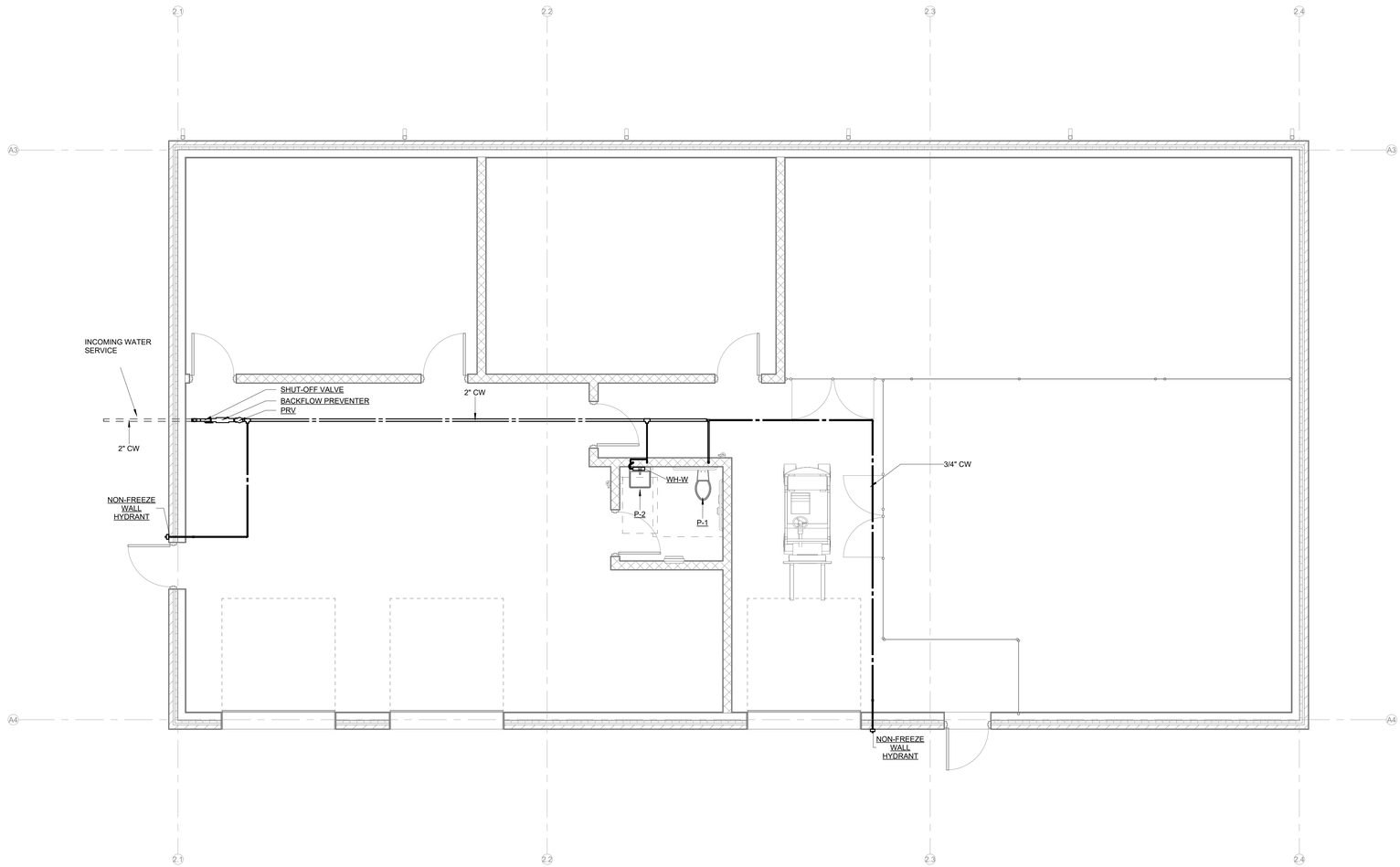
REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

OFFICE - PLUMBING - SUPPLY

P101

3/20/2025 12:20:20 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawings\Brook Run P Covalent R24.rvt



1 P102 WAREHOUSE SUPPLY PLAN

1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 18640 PROFESSIONAL ENGINEER FREDERICK D. GRAY

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

WAREHOUSE - PLUMBING - SUPPLY

P102

3/20/2025 12:30:00 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawing\Brook Run P Covalent R24.rvt

KEY NOTES

1. PROVIDE WASTE CONNECTION ON SINK TAIL PIPE FOR DISHWASHER DRAIN LINE. SEE ARCHITECTURAL DRAWINGS FOR DISHWASHER INFORMATION.
2. PROVIDE TEMPERATURE MAINTENANCE HEAT TRACING ON HW PIPING FROM WATER HEATER TO WITHIN 2' OF LAVATORY FAUCET CONNECTION PER THE ENERGY CODE.



1 P201 OFFICE WASTE PLAN
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 14640 PROFESSIONAL ENGINEER FREDERICK D. GRIDER

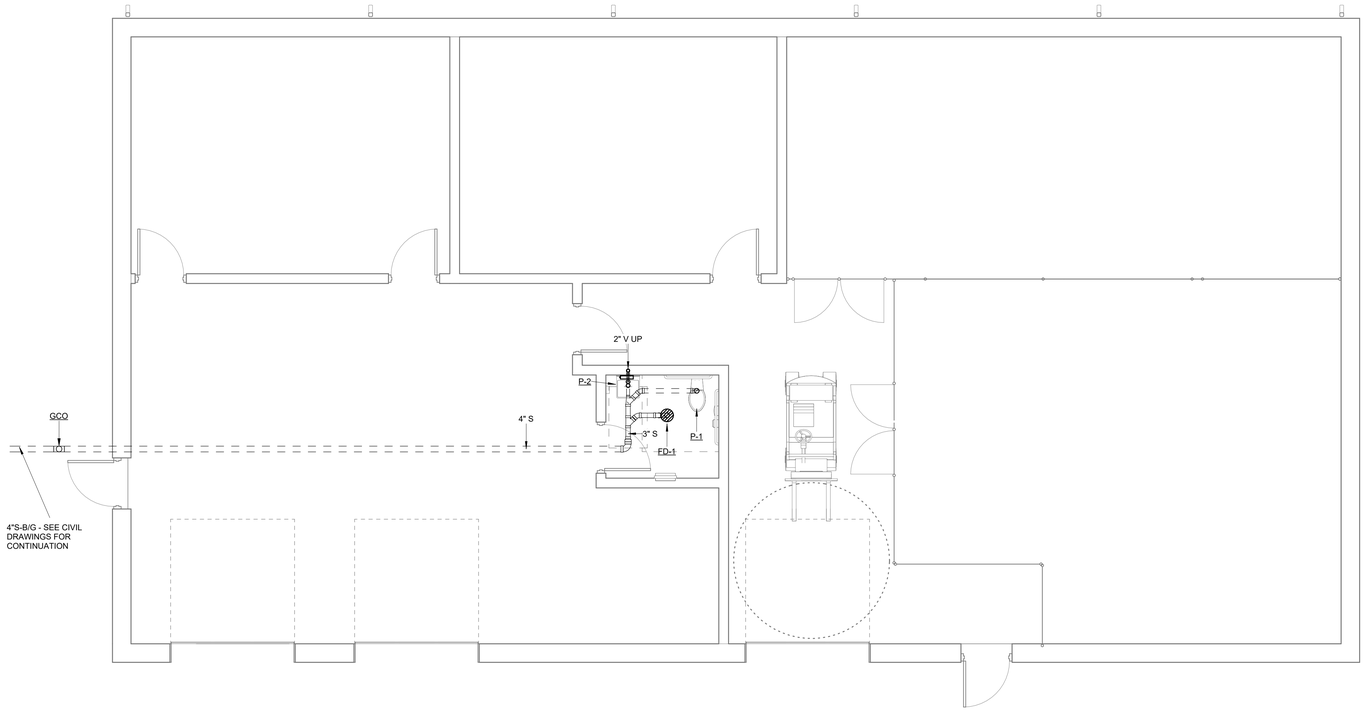
ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. THEY SHALL NOT BE USED IN WHOLE OR BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

OFFICE - PLUMBING - WASTE

P201



1 P202 WAREHOUSE WASTE PLAN
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC

5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 16640 PROFESSIONAL FREDERICK D. LUDEN

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

WAREHOUSE - PLUMBING - WASTE

P202

3/20/2025 12:33:01 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawing\Brook Run P Covalent R24.rvt

SPLIT SYSTEM HVAC UNITS - GAS HEAT

	AIR UNIT			COOLING CYLE					HEAT			
MARK	CFM	ESP (IN WC)	OA CFM	SENSIBLE CAPACITY (BTU/HR)	TOTAL CAPACITY (BTU/HR)	EAT DB (°F)	EAT WB (°F)	MIN. SEER	INPUT (BTU/HR)	OUTPUT (BTU/HR)	MIN AFUE	REMARKS
AU-1/CU-1	1000	0.7	150	23000	29000	80	67	15	60000	56000	93	1
AU-2/CU-2	1200	0.5	200	28000	35000	80	67	15	60000	56000	93	1

1. FAN TOTAL STATIC PRESSURE SHALL INCLUDE ESP INDICATED, PLUS INTERNAL LOSSES INCLUDING COILS, CASINGS, AND FILTERS.

FANS

MARK	TYPE	CFM	ESP (IN WC)	MOTOR H.P. OR (WATTS)	DRIVE	MAX NOISE (SONES)	BASIS OF DESIGN	REMARKS
EF-1	CEILING MOUNTED	70	0.2	(50)	DIRECT	2	GREENHECK SP	1
EF-2	CEILING MOUNTED	70	0.2	(50)	DIRECT	2	GREENHECK SP	1
EF-3	CEILING MOUNTED	70	0.2	(50)	DIRECT	2	GREENHECK SP	1
EF-4	CEILING MOUNTED	50	0.2	(50)	DIRECT	2	GREENHECK SP	1
EF-W1	CEILING MOUNTED	70	0.2	(50)	DIRECT	2	GREENHECK SP	2
EF-W2	ROOFTOP CENTRIFUGAL	900	0.2	1/8	DIRECT	4.6	GREENHECK G-095	3
EF-W3	ROOFTOP CENTRIFUGAL	600	0.2	1/15	DIRECT	4.6	GREENHECK G-090	3
EF-W4	WALL PROPELLOR	2200	0.2	.75	DIRECT	4.6	GREENHECK SEI-16	4
EF-W5	WALL PROPELLOR	2000	0.2	.75	DIRECT	4.6	GREENHECK SEI-16	4

1. PROVIDE SPEED CONTROLLER, BACK-DRAFT DAMPER & SMART SWITCH TO OPERATE FAN WITH ROOM LIGHTS AND REMAIN ON FOR ADJUSTABLE TIME PERIOD.
2. PROVIDE WALL CAP.
3. PROVIDE SPEED CONTROLLER, BACKDRAFT DAMPER AND ROOF CURB.
4. PROVIDE WALL SLEEVE, INLET GUARD AND WEATHER HOOD.

GAS UNIT HEATERS

MARK	INPUT (BTU/HR)	OUTPUT (BTU/HR)	FAN CFM	THROW (FT.)	MOTOR H.P.	VENT SIZE (EX/IN)	VOLT/PHASE	MOUNTING HEIGHT TO BOTTOM (FT)	BASIS OF DESIGN (MAKE & MODEL)	REMARKS
GUH-1	55000	51150	967	33	1/8	2 / 2	115 / 1	10	REZNOR UEZ	1-5
GUH-2	55000	51150	967	33	1/8	2 / 2	115 / 1	10	REZNOR UEZ	1-5
GUH-3	55000	51150	967	33	1/8	2 / 2	115 / 1	10	REZNOR UEZ	1-5

1. THERMOSTAT SHALL BE MOUNTED 12" BELOW UNIT ON RIGID CONDUIT.
2. HORIZONTAL CONCENTRIC INTAKE & EXHAUST KIT.
3. SPARK IGNITION.
4. OPERATING AND SAFETY CONTROLS AND CONTROL TRANSIFORMER.
5. ADJUSTABLE NOZZLE. POSITION AT 35 DEG TOWARD FLOOR.

ELECTRIC UNIT HEATERS

MARK	Type	KW	CFM	THROW (FT.)	MOUNTING HEIGHT TO BOTTOM (FT)	BASIS OF DESIGN (MAKE & MODEL)	REMARKS
EUH-1	3.3KW - 208V	3	125	8	6	REZNOR EUH	1
EUH-2	3.3KW - 208V	3	125	8	6	REZNOR EUH	1

1. PROVIDE WITH WALL MOUNTING BRACKET AND THERMOSTAT.

AIR DISTRIBUTION DEVICE

MARK	BASIS OF DESIGN (MAKE & MODEL)	DESCRIPTION	NOTES
D	TITUS TMS	DIFFUSER, CONE FACE 24x24, LAY IN	1
R	TITUS 50F	24x24 FACE, EGGCRATE RETURN GRILLE	2

NOTES:

1. PROVIDE WITH OPPOSED BLADE BALANCING DAMPER WHERE INSTALLED OR SERVED FROM GYPSUM BOARD CEILINGS. PROVIDE SPIN-IN COLLAR BALANCING DAMPER AT FLEXIBLE DUCT TAKE-OFF FOR LAY-IN CEILING.
2. PROVIDE WITH ROUND NECK CONNECTION.

ROOF HOOD SCHEDULE

MARK	SERVICE	CFM	MAX P.D. (IN W.C.)	THROAT SIZE	BASIS OF DESIGN (MAKE & MODEL)	REMARKS
RH-1	INTAKE	350	0.05	10"Ø	GREENHECK GRSI 10	1,2

REMARKS:

1. PROVIDE WITH MATCHING ROOF CURB.
2. PROVIDE WITH BACKDRAFT DAMPER

LOUVERS

MARK	SERVICE	CFM	ESP (IN WC)	MAX. FACE VELOCITY FPM	MIN. FREE AREA SQ. FT.	SIZE "W x "H	MAKE/MODEL	REMARKS
L-O1	EXHAUST	260	0.05	460	0.7	20 x 14	GREENHECK EDJ-401	1,2,3
L-W1	EF-W2 INTAKE	900	0.05	560	1.6	18 x 32	GREENHECK ECD-601	1,2,3
L-W2	EF-W3 INTAKE	600	0.05	490	1.2	20 x 24	GREENHECK ECD-601	1,2,3
L-W3	EF-W4 PARTIAL INTAKE	1100	0.05	600	1.9	26 x 28	GREENHECK ECD-601	1,2,3
L-W4	EF-W4 PARTIAL INTAKE	1100	0.05	600	1.9	26 x 28	GREENHECK ECD-601	1,2,3
L-W5	EF-W5 INTAKE	2000	0.06	630	3.2	30 x 36	GREENHECK ECD-601	1,2,3

REMARKS:

1. PROVIDE WITH PVC COATED BIRD SCREEN.
2. FINISH SELECTED BY ARCHITECT.
3. REFER TO ARCHITECTURAL DRAWINGS FROM HEIGHTS & INSTALLATION DETAILS.

GENERAL NOTES

1. COORDINATE WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
2. INSTALL SPACE THERMOSTATS AND SENSORS 48" ABOVE FINISHED FLOOR.
3. DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
4. PROVIDE DUCT ACCESS DOORS FOR ACCESS TO FIRE DAMPERS, DUCT MOUNTED SMOKE DETECTORS, AND CONTROL DEVICES. PROVIDE CEILING ACCESS DOORS DIRECTLY BELOW DUCT ACCESS DOORS WHERE DEVICES ARE LOCATED ABOVE INACCESSIBLE CEILINGS.
5. CEILING DIFFUSERS SHALL BE 4-WAY BLOW UNLESS NOTED OTHERWISE.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF LOUVERS.
7. BLANK-OFF UNUSED LOUVERS WITH 2" 3 PCF RIGID BOARD FIBERGLASS ATTACHED TO 18 GAUGE GALVANIZED STEEL OUTER PANEL AND 22 GAUGE GALVANIZED STEEL INNER PANEL. BOLT AND SEAL TO LOUVER MULLIONS.
8. PROVIDE PREFABRICATED INSULATED CURBS FOR ROOF DUCT PENETRATIONS.
9. CONDENSATE FROM AHU SHALL BE TRAPPED AND ROUTED TO FLOOR DRAIN. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DUCT TRANSITION
A B C	AIR DISTRIBUTION TAG A. TYPE B. SIZE C. CFM
MARK	EQUIPMENT DESIGNATION
	RETURN AIR DISTRIBUTION DEVICE
	SUPPLY AIR DISTRIBUTION DEVICE
T	THERMOSTAT OR TEMPERATURE SENSOR
	WALL LOUVER
	CONNECT TO EXISTING
	EXHAUST AIR DISTRIBUTION DEVICE
	BALANCING DAMPER
G	GAS PIPING (G)
	PIPING BELOW FLOOR/GRADE

MECHANICAL ABBREVIATIONS

ABBREVIATION	DEFINITION
A/C	ABOVE CEILING
AFF	ABOVE FINISHED DOOR
AU	AIR UNIT
CFM	CUBIC FEET PER MINUTE
CHP	CHILLED WATER PUMP
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
C.T.E.	CONNECT TO EXISTING
CWP	CONDENSER WATER PUMP
D	CONDENSATE DRAIN
DB	DRY BULB TEMPERATURE (°F)
EAT	ENTERING AIR TEMPERATURE (°F)
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
FD	FIRE DAMPER
HP	HEAT PUMP
HWC	HOT WATER COIL
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
IN. WC	INCHES WATER COLUMN
L	WALL LOUVER
LAT	LEAVING AIR TEMPERATURE (°F)
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MD	MANUAL DAMPER
MOD	MOTOR OPERATED DAMPER
MU	MAKE-UP WATER
OA	OUTSIDE AIR
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RH	ROOF HOOD
SB	SECURITY BARS
SMD	SMOKE DAMPER
SPS	DUCT MOUNTED STATIC PRESSURE SENSOR
SPD	SPLITTER DAMPER
VFD	VARIABLE FREQUENCY DRIVE
WB	WET BULB TEMPERATURE (°F)
W.O.	WALL OPENING

NOTE: THESE ARE STANDARD ABBREVIATIONS, ALL ABBREVIATIONS SHOWN ABOVE MAY NOT APPEAR ON DRAWINGS.

MECHANICAL VENTILATION

SYSTEM	OCCUPANTS	IMC AIRFLOW RATE (CFM/OCC.)	AREA (FT2)	IMC AIRFLOW RATE (CFM/FT2)	OA REQUIRED (CFM)	OA PROVIDED (CFM)
AU-1	7	5	1200	0.06	107	150
AU-2	24	5	1660	0.06	220	200
BUILDING TOTAL:					327	350

DUCTLESS SPLIT SYSTEM

MARK	AREA SERVED	AIR UNIT CFM	COOLING CYCLE			HEATING CYCLE			REMARKS
			COOLING TOTAL (BTU/HR)	COOLING AMBIENT TEMP (°F)	SEER2	HEATING TOTAL (BTU/HR)	HEATING AMBIENT TEMP (°F)	MIN. HSPF	
AU-3/CU-3	IT CLOSET	500	18000	95	16.9				1,2

REMARKS:

1. BASIS OF DESIGN: DAIKIN FAQ (INDOOR UNIT) AND RZR (OUTDOOR UNIT).
2. INDOOR UNIT WILL BE MOUNTED ON WALL ABOVE DOOR, OUTDOOR UNITS ON GRADE.

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

Inset page:
DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 16640 PROFESSIONAL ENGINEER FREDERICK D. GRAY

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

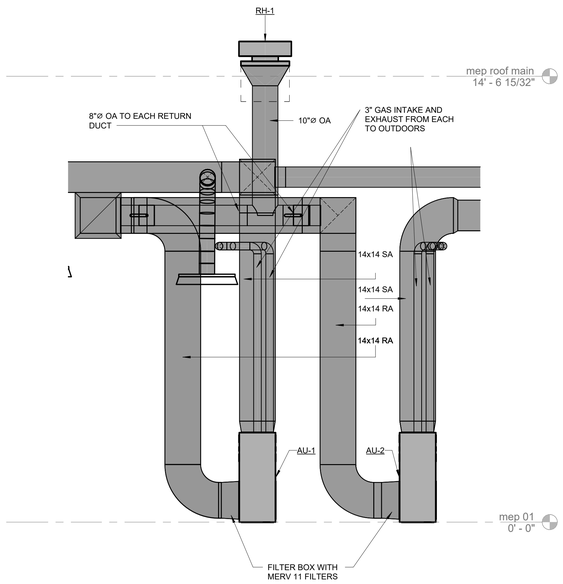
REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

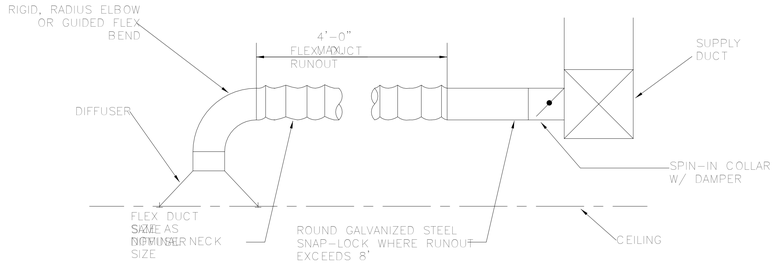
SCHEDULES, NOTES, AND LEGENDS

M001

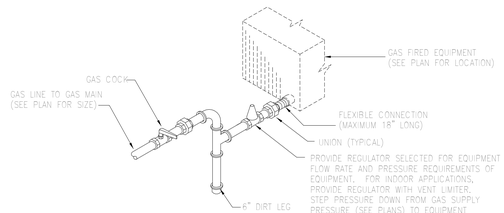
3/20/2025 12:19:01 PM Z:\Shared\Projects\25-000 Brook Run Maintenance Facility\Building\Drawings\Brook Run M Covalent f24.rvt



1 M002 MECH ROOM AIR UNIT DETAIL
1/2" = 1'-0"



2 M002 DIFFUSER RUNOUT DETAIL
Scale: NOT TO SCALE



3 M002 GAS CONNECTION DETAIL
Scale: NOT TO SCALE

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

Sheet page:

GEORGIA REGISTERED NO. 16640 PROFESSIONAL PATRICK D. MAY

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

DETAILS - MECHANICAL

M002

3/20/2025 12:19:01 PM Z:\Shared\Projects\2-500 Brook Run Maintenance Facility Building\Drawings\Brook Run M Covalent R24.rvt

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code:	2015 IECC
Project Title:	Brook Run Park Maintenance Facilities
Location:	Dunwoody, Georgia
Climate Zone:	3a
Project Type:	New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)
Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Mechanical Systems List

Quantity System Type & Description

1 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 60 kBtu/h
Proposed Efficiency = 92.00% Et, Required Efficiency: 80.00 % Et or 78% AFUE
Cooling: 1 each - Split System, Capacity = 29 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.00 SEER, Required Efficiency = 13.00 SEER
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 1 | Office Zone 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
Fans:
FAN 1 Supply, Constant Volume, 1000 CFM, 1.0 motor nameplate hp, 0.0 fan efficiency grade, 0.0 total fan efficiency, 0.0 design fan efficiency , fan exception: Single fan <= 5HP

1 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 60 kBtu/h
Proposed Efficiency = 92.00% Et, Required Efficiency: 80.00 % Et or 78% AFUE
Cooling: 1 each - Split System, Capacity = 35 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.00 SEER, Required Efficiency = 13.00 SEER
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 1 | Office Zone 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
Fans:
FAN 1 Supply, Constant Volume, 1000 CFM, 1.0 motor nameplate hp, 0.0 fan efficiency grade, 0.0 total fan efficiency, 0.0 design fan efficiency , fan exception: Single fan <= 5HP

1 HVAC System (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Gas, Capacity = 55 kBtu/h
Proposed Efficiency = 92.00% Ec, Required Efficiency: 80.00 % Ec

1 HVAC System (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Gas, Capacity = 55 kBtu/h
Proposed Efficiency = 92.00% Ec, Required Efficiency: 80.00 % Ec

1 HVAC System (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Gas, Capacity = 55 kBtu/h
Proposed Efficiency = 92.00% Ec, Required Efficiency: 80.00 % Ec

1 HVAC System (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Electric, Capacity = 10 kBtu/h
No minimum efficiency requirement applies

1 HVAC System (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Electric, Capacity = 10 kBtu/h

Quantity System Type & Description

No minimum efficiency requirement applies

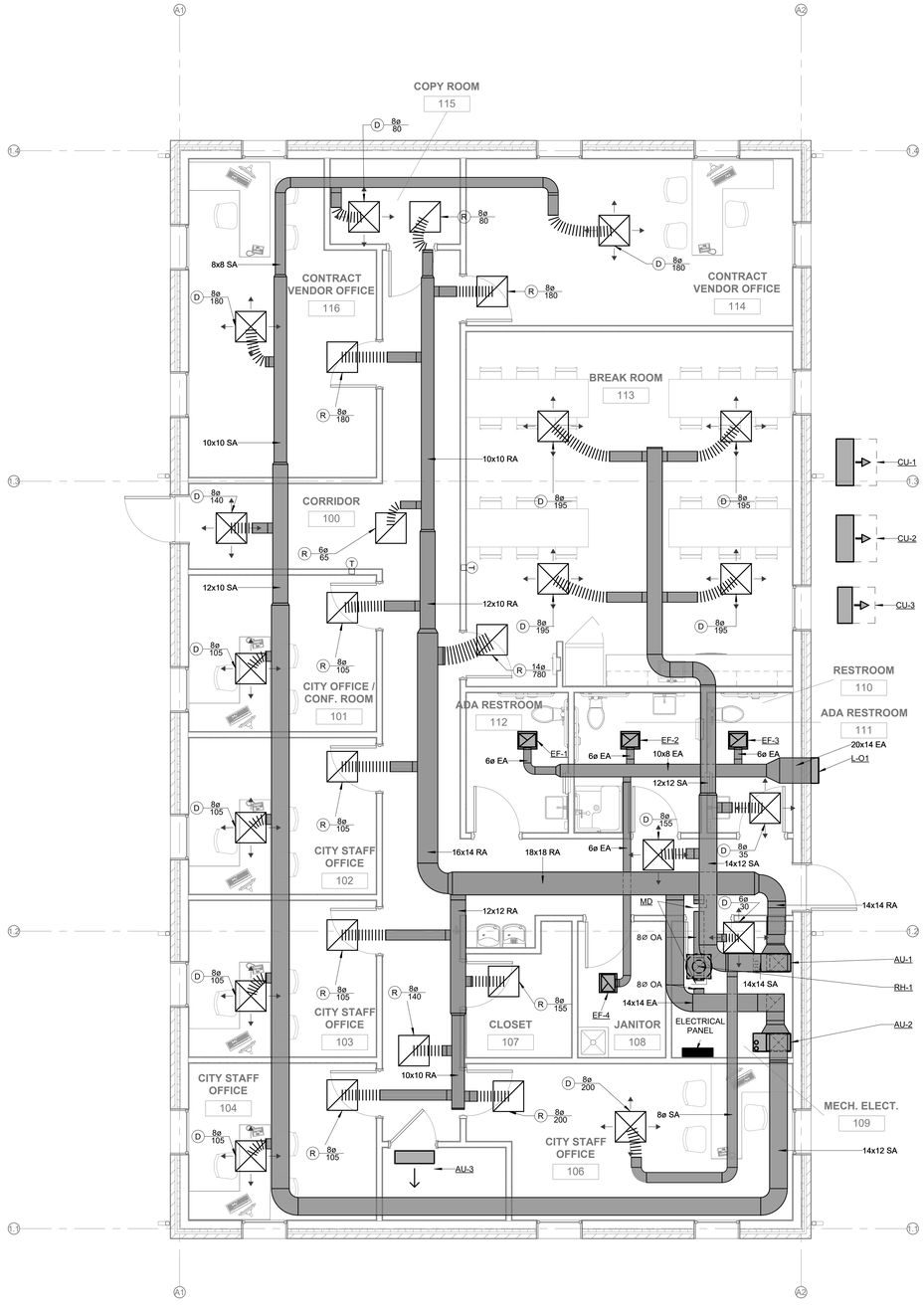
1 Water Heater:
Electric Storage Water Heater, Capacity: 50 gallons w/ Heat Trace Tape Installed
No minimum efficiency requirement applies

1 Water Heater:
Electric Instantaneous Water Heater, Capacity: 0 gallons
Proposed Efficiency: 0.97 SL, %/h (if > 12 kW), Required Efficiency: inf SL, %/h (if > 12 kW)

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Fred Gordon - Engineer — Signature — 3/20/2025
Name - Title — Date



1 M101 OFFICE HVAC PLAN
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY
DUNWOODY, GEORGIA

BROOK RUN PARK MAINTENANCE FACILITY

Sheet page:

GEORGIA REGISTERED NO. 14640 PROFESSIONAL Fred Gordon FREDERICK D. GORDON

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. THEY SHALL NOT BE USED IN WHOLE OR BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

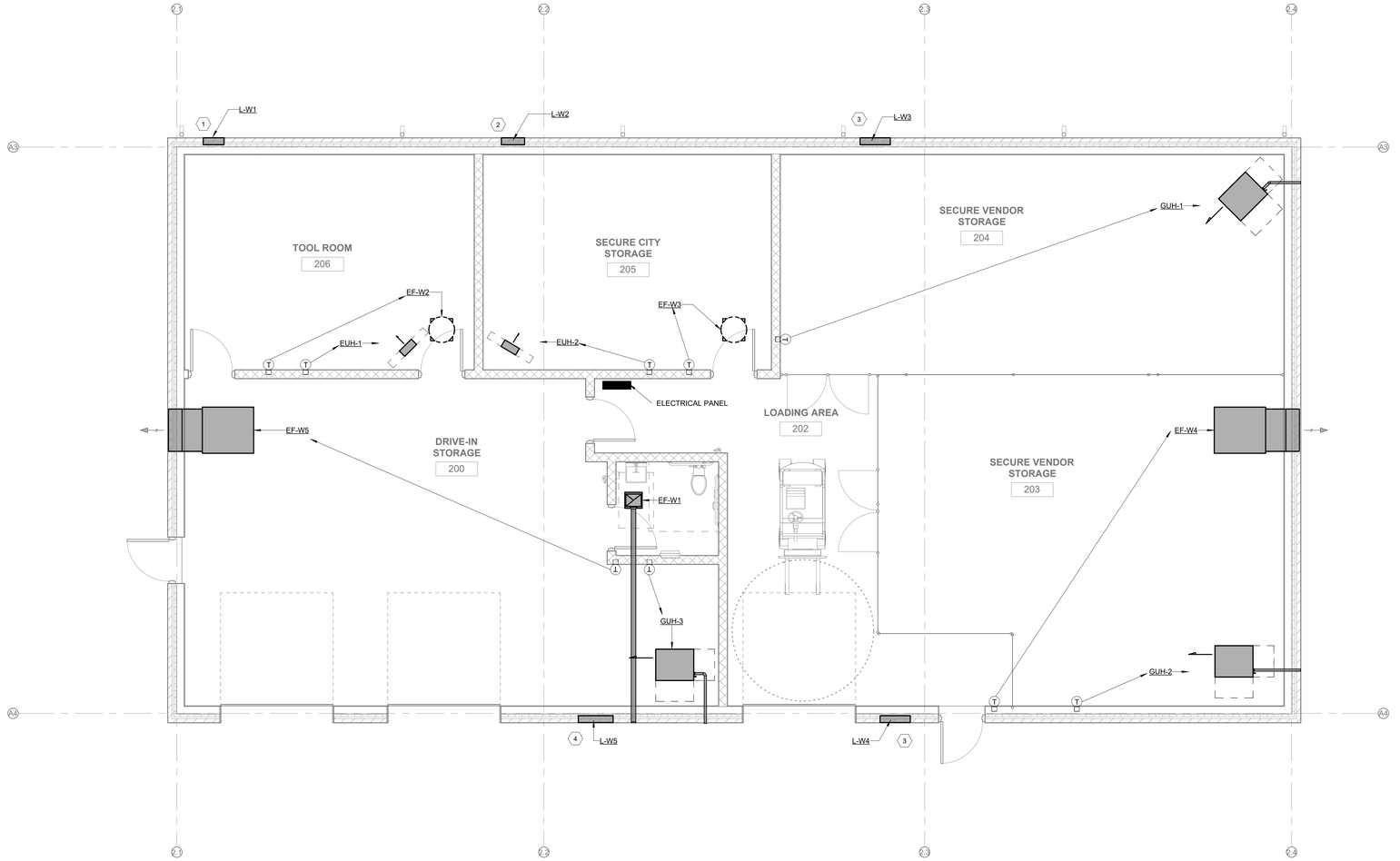
HVAC PLAN - OFFICE

M101

3/20/2025 12:19:02 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawings\Brook Run A1 Covered 024.rvt

KEY NOTES

1. INTERLOCK TO OPEN WHEN EF-W2 IS RUNNING.
2. INTERLOCK TO OPEN WHEN EF-W3 IS RUNNING.
3. INTERLOCK TO OPEN WHEN EF-W4 IS RUNNING.
4. INTERLOCK TO OPEN WHEN EF-W5 IS RUNNING.



1 M102 WAREHOUSE HVAC PLAN
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

Next page:

GEORGIA REGISTERED NO. 18640 PROFESSIONAL FREDERICK D. LDDBLUELINE

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

HVAC PLAN - WAREHOUSE

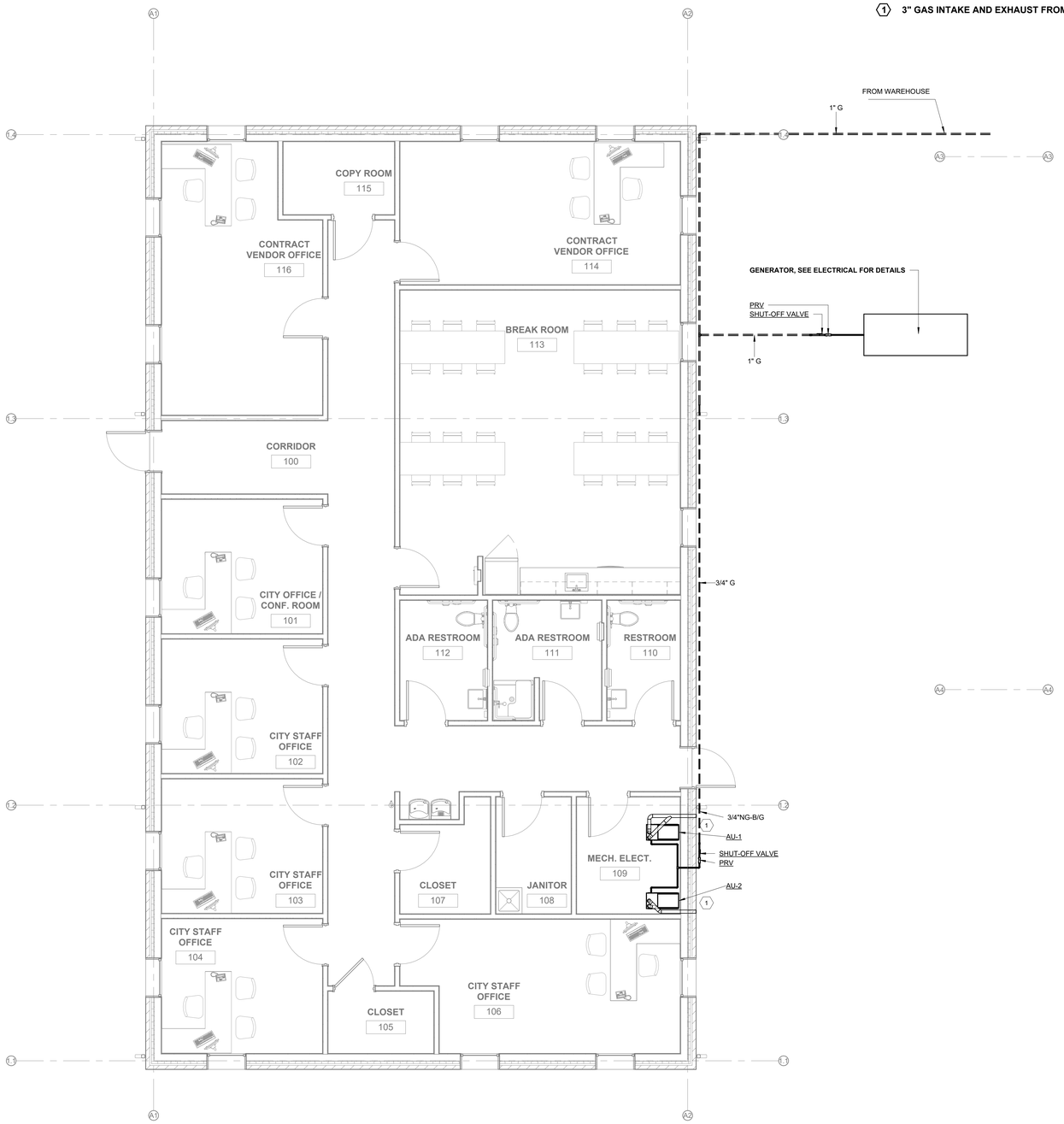
M102

3/20/2025 12:19:02 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawing\Brook Run M Covalent R24.rvt

Meter Total	**1449**	**CFH**	**1-1/2"**			
OFFICE				Load	Capacity	Size
Pipe Size				120 CFH	247	3/4"
Based on:						
IFGC Table	402.4(2)					
Length	20'					

KEY NOTES

1. 3" GAS INTAKE AND EXHAUST FROM EACH TO OUTDOORS.



1 M201 OFFICE GAS PLAN

1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

Project page: DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 16640 PROFESSIONAL PATRICK D. MAY

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

GAS PLAN - OFFICE

M201

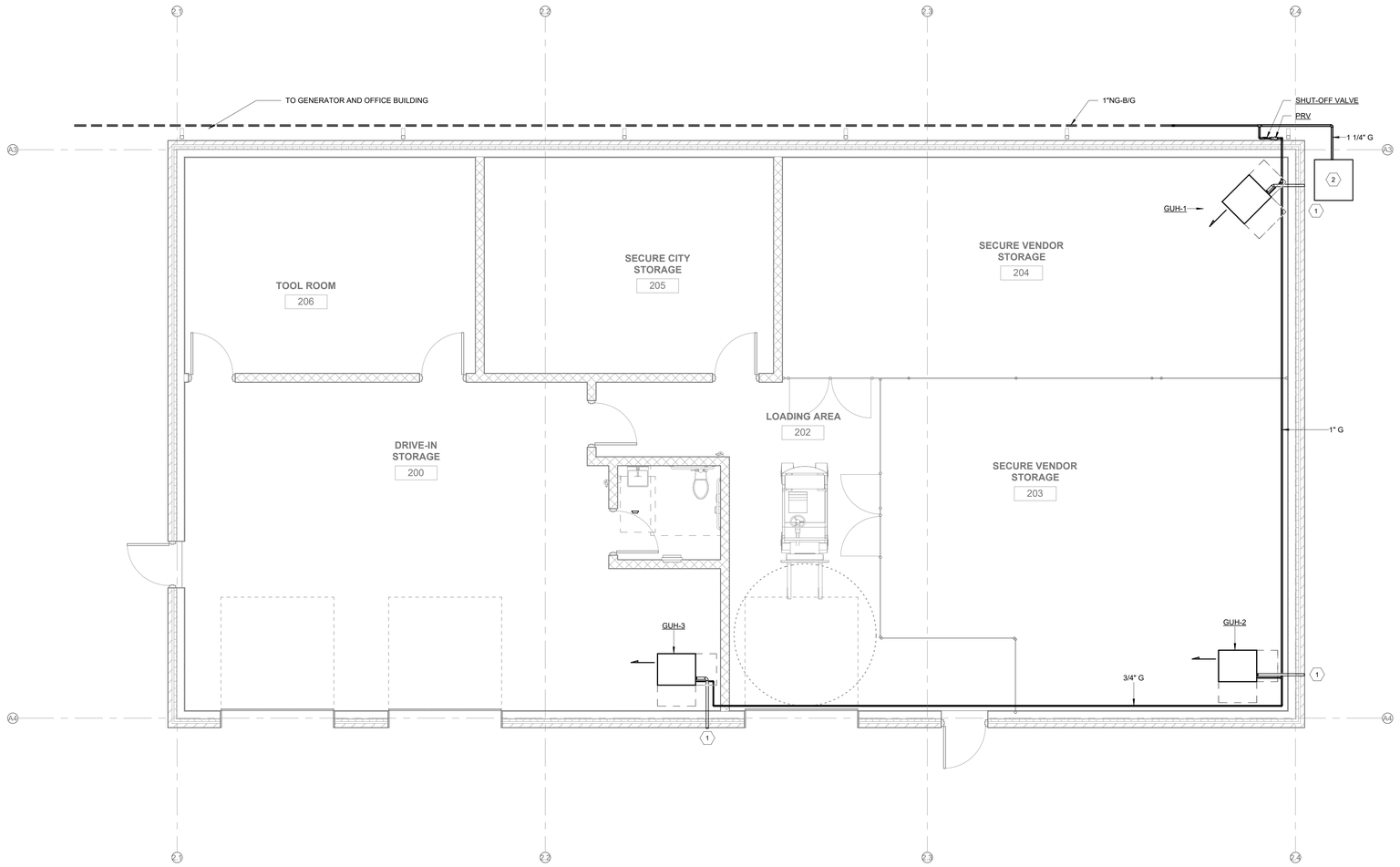
3/20/2025 12:19:02 PM Z:\Shared\Projects\2-500 Brook Run Maintenance Facility Building\Drawings\Brook Run M Covered R24.rvt

Meter Total	1449	CFH	1-1/2"			
WH				Load	Capacity	Size
Pipe Size					92	3/4"
Based on:				165 CFH	173	1"
IFGC Table	402.4(2)			Meter Total		
Length	125'					

Meter Total	1449	CFH	1-1/2"			
SITE				Load	Capacity	Size
Pipe Size					583	3/4"
Based on:					1040	1"
IFGC Table	402.4(5)			1449 CFH	2140	1-1/4"
Length	250'				3210	1-1/2"

KEY NOTES

1. 2" GAS INTAKE AND EXHAUST FROM EACH TO OUTDOORS.
2. GAS METER - COORDINATE SERVICE MODIFICATIONS REQUIRED WITH GAS COMPANY



1 M202 WAREHOUSE GAS PLAN
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 18640 PROFESSIONAL FREDERICK D. LUDLUM

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: BMS QC: FDG

GAS PLAN - WAREHOUSE

M202

3/20/2025 12:19:02 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawing\Brook Run M Covelnt R24.rvt

ELECTRICAL ABBREVIATIONS

ABBREVIATION/DEFINITION		ABBREVIATION/DEFINITION	
A	AMPERE, AMMETER	LV	LOW VOLTAGE
AFF	ABOVE FINISHED FLOOR	MB	MAIN BREAKER
AIC	AMPERE, AMMETER	MCC	MOTOR CONTROL CENTER
C	CONDUIT	MLO	MAIN LUGS ONLY
CU	COPPER	NIC	NOT IN CONTRACT
E	EXISTING	NTS	NOT TO SCALE
EMER	EMERGENCY	OC	OVER COUNTER
G,GND	GROUND	P	POLE, PHASE
GFI	GROUND FAULT INTERRUPTER	P,PNL	PANELBOARD
HP	HORSEPOWER	R	RELOCATE
HZ	HERTZ	TYP	TYPICAL
IG	ISOLATED GROUND	UG	UNDERGROUND
J	JUNCTION BOX	UNO	UNLESS NOTED OTHERWISE
KVA	KILOVOLT-AMPERES	V	VOLT
KW	KILOWATTS	WP	WEATHERPROOF
LC	LIGHTING CONTACTOR	XFMR	TRANSFORMER
LTG	LIGHTING		

NOTE: THESE ARE STANDARD ABBREVIATIONS, ALL ABBREVIATIONS SHOWN ABOVE MAY NOT APPEAR ON DRAWINGS.

ELECTRICAL LEGEND

A-1,3,5

A-1,3,5, ADJACENT TO ARROW INDICATED HOMERUN OF CIRCUITS 1,3,5 TO PANEL A. MARKS ACROSS RACEWAY RUNS INDICATE THE NUMBER OF #12 CONDUCTORS. UNLESS NOTED, NO MARKS INDICATE TWO #12 CONDUCTORS. NUMERAL AND LOWER CASE LETTER INDICATES CIRCUIT CONNECTION AND SWITCH LEG DESIGN RESPECTIVELY. UPPER CASE LETTER INDICATES FIXTURE TYPE.

INFORMATION NOTES:
1. ALL DIMENSIONS INDICATED IN LEGEND ARE TO CENTERLINE OF OUTLET OR EQUIPMENT AND SHALL BE THE DIMENSIONS USED UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT BE USED ON THE PLANS.
3. DEVICE PLATES FOR RECEPTACLES AND SWITCHES SHALL BE SELECTED BY ARCHITECT.
4. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES.
5. MOUNTING HEIGHTS FOR LIGHT SWITCHES, RECEPTACLES, FIRE ALARM BREAK-GLASS STATIONS, ETC., AND AUDIO-VISUAL ALARM DEVICES COMPLY WITH A.D.A. DO NOT VARY THESE DIMENSIONS.
6. ALL RECEPTACLES WITHIN 6' OF A SINK SHALL BE GFI TYPE.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH 48" AFF		CEILING OR WALL OUTLET AND FIXTURE
S_3	THREE-WAY TOGGLE SWITCH 48" AFF		WITH EMERGENCY BATTERY BALLAST
S_D	SINGLE POLE DIMMER SWITCH 48" AFF (****)		WALL MOUNTED EMERGENCY FIXTURE
S_M	MOTOR RATED SWITCH W/ OVERLOAD PROTECTION		OUTLET AND FLUORESCENT FIXTURE
S_{OC}	OCCUPANCY SWITCH 48"AFF WATTSTOPPER CU-250 (VACANCY SWITCH)		CEILING OUTLET AND FLUORESCENT FIXTURE
	CEILING MOUNTED OCCUPANCY SWITCH WATTSTOPPER DT-355		WITH EMERGENCY BATTERY BALLAST
	DUPLEX RECEPTACLE 18"AFF (NEMA-5-20R)		CEILING OR WALL MOUNTED EXIT SIGN (ARROWS DENOTE DIRECTION OF EGRESS)
	DUPLEX SWITCHED RECEPTACLE 18" AFF		
	DOUBLE DUPLEX RECEPTACLE 18" AFF UNLESS NOTED OTHERWISE ON PLANS.		CEILING OR WALL MOUNTED JUNCTION BOX
+XX	"XX" DESIGNATES OUTLETS TO BE INSTALLED ABOVE COUNTER TOPS. INSTALL SUCH DEVICES HORIZONTALLY 4" ABOVE COUNTER TOP TO CENTER OF OUTLET BOX, OR AS INDICATED ON ARCHITECTURAL DRAWINGS. "USB" INDICATES DUPLEX REC. WITH 2 USB LEGRAND RADIA SERIES FLOOR BOX WITH REC. SHOWN AND DATA AS REQUIRED. REFER TO ARCH FOR COLOR.		SPECIAL RECEPTACLE AS NOTED 18" AFF
			VOICE/DATA OUTLET 18" AFF (*)
			TELEPHONE OUTLET 18" AFF (*)
		TV	TELEVISION OUTLET 18" AFF (*)
		FACP	FIRE ALARM CONTROL PANEL
		FAAN	FIRE ALARM ANNUNCIATOR PANEL
F	FIRE ALARM SYSTEM PULL STATION 48" AFF	FDH	FIRE ALARM DOOR HOLD OPEN DEVICE (***)
F	FIRE ALARM SYSTEM STROBE-ONLY SIGNAL (**)		WALL/CEILING MOUNTED SMOKE DETECTOR (***)
F	FIRE ALARM SYSTEM HORN/STROBE SIGNAL (**)		DUCT MOUNTED SMOKE DETECTOR- COORDINATE WITH MECHANICAL ENGINEER (***)
	PANELBOARD (FLUSH OR SURFACE MOUNTED)		WALL/CEILING MOUNTED HEAT DETECTOR (***)
	FLEXIBLE METALLIC RACEWAY (6' MAXIMUM LENGTH)		SPRINKLER FLOW SWITCH (***)
	RACEWAY INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING		SPRINKLER TAMPER SWITCH (***)
	TERMINATE CONDUIT ABOVE CEILING (PROVIDE INSULATED THROAT BUSHING)	FDH	FIRE ALARM DOOR HOLD OPEN DEVICE (***)
	MOTOR		FUSED/NON-FUSED DISCONNECT SWITCH (RATING/POLES/ENCLOSURE AS INDICATED)

* PROVIDE 4"X4" BOX, PLASTER RING, AND 3/4" (OR SIZE AS INDICATED ON THE DRAWINGS) CONDUIT FROM OUTLET ABOVE CEILING AREA WITH PULLSTRING WIRE FOR CABLING BY OWNER'S VENDOR.
** 80" AFF OR 6" BELOW FINISHED CEILING. ALIGN WITH WALL SWITCH WHERE APPLICABLE.
*** TIE INTO FIRE ALARM PANEL.
**** COORDINATE AND VERIFY THAT LIGHTING FIXTURE PACKAGE IS COMPATIBLE WITH DIMMING DEVICE BEING PROVIDED.

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

UNIT	LOCATION	VOLTS	PHASE	CKT BREAKER	DISCONNECT	LOAD (KVA)	COND./WIRE	CIRCUIT	NOTE
CU-1	SEE DRAWING	208	1	25/2	30/2/3R/25	4.16	2#10, #10(G), 3/4"C.	A-22,24	1,2
CU-2	SEE DRAWING	208	1	25/2	30/2/3R/25	4.16	2#10, #10(G), 3/4"C.	A-26,30	1,2
CU-3	SEE DRAWING	208	1	20/2	30/2/3R/20	3.19	2#12, #12(G), 3/4"C.	A-25,27	1,2
AU-1	SEE DRAWING	120	1	15/1	30/1/1	0.97	2#12, #12(G), 3/4"C.	A-8	1,2
AU-2	SEE DRAWING	120	1	15/1	30/1/1	0.97	2#12, #12(G), 3/4"C.	A-10	1,2
AU-3	SEE DRAWING	208	1	15/2	30/2/1	0.83	2#12, #12(G), 3/4"C.	A-21,23	1,2
WH-O	SEE DRAWING	208	1	30/2	30/2/1	4.50	2#10, #10(G), 3/4"C.	A-31,33	1,2
WH-W	SEE DRAWING	208	1	25/2	30/2/1	4.16	2#10, #10(G), 3/4"C.	B-12,14	1,2
EF-1	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	50W	2#12, #12(G), 3/4"C.	A-15	1,2,4
EF-2	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	50W	2#12, #12(G), 3/4"C.	A-15	1,2,4
EF-3	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	50W	2#12, #12(G), 3/4"C.	A-15	1,2,4
EF-4	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	50W	2#12, #12(G), 3/4"C.	A-15	1,2,4
EF-W1	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	50W	2#12, #12(G), 3/4"C.	B-15	1,2,4
EF-W2	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	0.20	2#12, #12(G), 3/4"C.	B-3	1,2
EF-W3	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	0.15	2#12, #12(G), 3/4"C.	B-1	1,2
EF-W4	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	1.66	2#12, #12(G), 3/4"C.	B-16	1,2
EF-W5	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	1.66	2#12, #12(G), 3/4"C.	B-6	1,2
EUH-1	SEE DRAWING	208	1	20/2	30/2/1	2.30	2#12, #12(G), 3/4"C.	B-19,21	1,2
EUH-2	SEE DRAWING	208	1	20/2	30/2/1	2.30	2#12, #12(G), 3/4"C.	B-11,13	1,2
GUH-1	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	0.48	2#12, #12(G), 3/4"C.	B-7	1,2
GUH-2	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	0.48	2#12, #12(G), 3/4"C.	B-22	1,2
GUH-3	SEE DRAWING	120	1	20/1	MOTOR RATED SWITCH	0.48	2#12, #12(G), 3/4"C.	B-17	1,2

NOTES:
1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT DESCRIBED. REFER TO PANELBOARD SCHEDULES FOR CIRCUIT CONNECTIONS. WHERE FUSIBLE DISCONNECT SWITCHES ARE SPECIFIED, PROVIDE FUSING PER EQUIPMENT MANUFACTURER RECOMMENDATIONS OR U.L. LISTING REQUIREMENTS.
2. COORDINATE DISCONNECT AND/OR STARTER REQUIREMENTS WITH MECHANICAL CONTRACTOR.
3. PROVIDE INDIVIDUAL OVERLOAD PROTECTION PER MANUFACTURERS RECOMMENDATION.
4. INTERCONNECT EF WITH LIGHTS IN RESPECTIVE ROOMS.

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	LAMP	MAKE: MODEL
A	2x4 LAY-IN LED TROFFER, BASKET LENS, 35K, 120V, 3000 LUMENS --	LED 22W	LITHONIA LIGHTING 2BLT4 TUWH PROR 30L ADP 35K
AE	SAME AS TYPE A EXCEPT PROVIDE EMERGENCY BATTERY PACK --		
B	LED WALL MOUNTED FULL CUT-OFF WALL PACK WITH EMERGENCY BATTERY PACK	LED 24W	LITHONIA LIGHTING WPX1 P2
C	LED WALL MOUNTED FULL CUT-OFF WALL PACK WITH EMERGENCY BATTERY PACK	LED 47W	LITHONIA LIGHTING WPX2
X	LED EXIT SIGN, FACES AS SHOWN, BATTERY PACK	LED 3W	LITHONIA LIGHTING LQM-S-W-3-R-120/277-EL N

THE ABOVE FIXTURES LISTED ARE THE BASIS OF DESIGN. ANY ALTERNATE MANUFACTURER MUST BE EQUAL OR BETTER THAN THE BASIS OF DESIGN FIXTURES WITH RESPECT TO CONSTRUCTION, AESTHETICS, AND PHOTOMETRIC VALUES. WHERE NOT DEEMED EQUAL BY THE ENGINEER AND/OR ARCHITECT, THE BASIS OF DESIGN FIXTURES SHALL BE SUPPLIED AND INSTALLED. FOR EMERGENCY FIXTURES CONNECT UNSWITCHED CIRCUIT TO BATTERY-INVERTER UNIT AND SWITCHED CIRCUIT TO FIXTURE BALLAST. VERIFY UNSWITCHED NIGHT LIGHT REQUIREMENTS WITH OWNER.

COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2013) Standard
Project Title: Brook Run Park Maintenance Facility Office
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	2900	0.82	2378
		Total Allowed Watts =	2378

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office				
LED 1: A: LED Panel 19W:	1	43	22	946
		Total Proposed Watts =		946

Interior Lighting PASSES: Design 60% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2013) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Ellen Wheelock - Electrical designer — Name - Title
Ellen Wheelock — Signature
March 20, 2025 — Date

Project Title: Brook Run Park Maintenance Facility Office — Report date: 03/20/25
Data filename: Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Buildings\Design\Elec\Brook Run Office.cck — Page 1 of 5

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

Project page: DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 34114 PROFESSIONAL ENGINEER CHRISTIAN R. ABBOTT

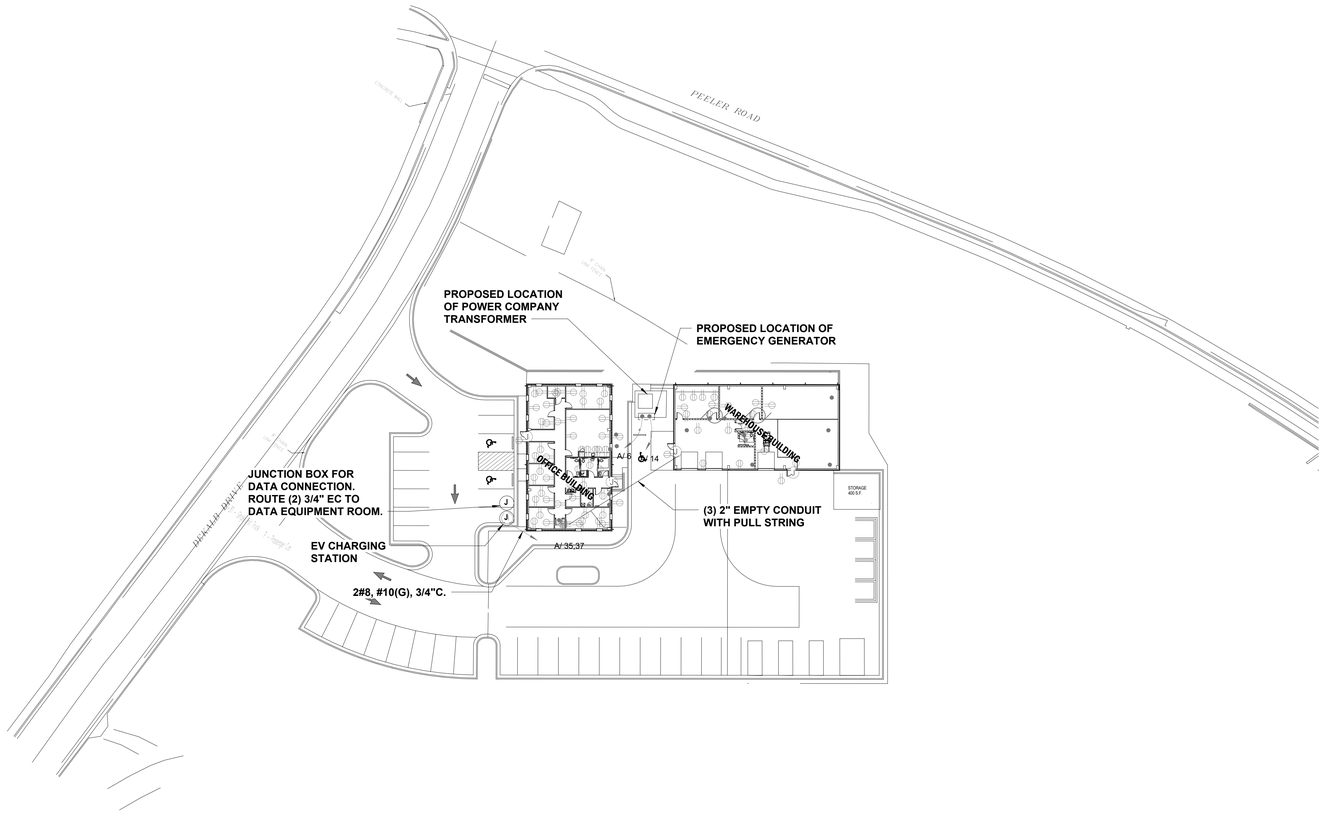
ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: EMW QC: CRA

LEGEND, SCHEDULES - ELECTRICAL

E001



1 SITE ELECTRICAL
1" = 30'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

Project page:
DUNWOODY, GEORGIA

GEORGIA
CHRISTIAN E. ARP
NO. 34114
REGISTERED
PROFESSIONAL
ENGINEER

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: EMW QC: CRA

SITE PLAN - ELECTRICAL

E100

3/20/2025 1:56:49 PM Z:\Shared Projects\25-020 Brook Run Maintenance Facility Building\Drawings\Brook Run E Covered 024.rvt

GENERAL NOTES:

1. PROVIDE GFCI PROTECTION FOR ALL DEVICES LOCATED WITHIN 6' OF A SINK. WHERE GFCI DEVICES ARE PROVIDED, THEY SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

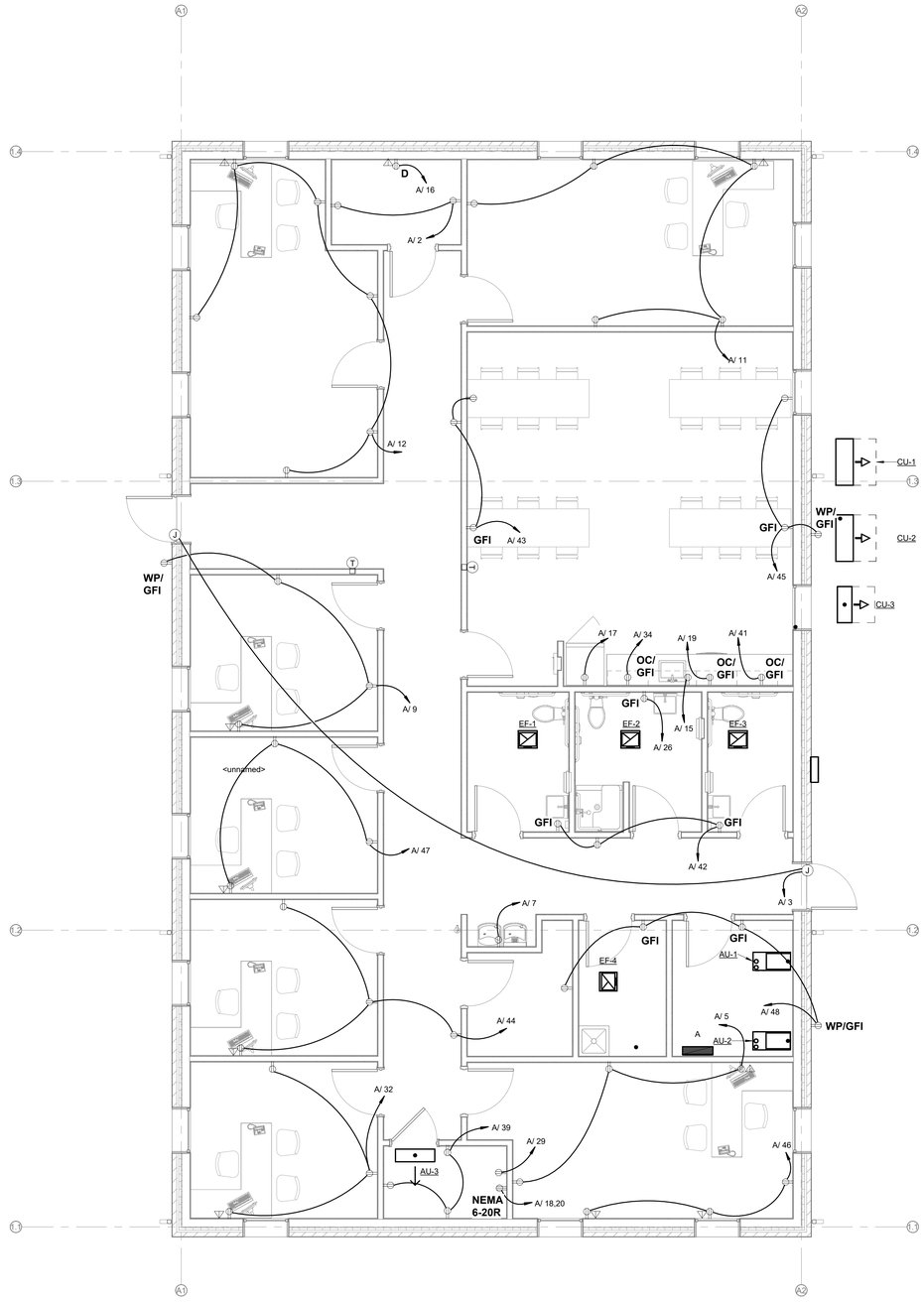
2. REFER TO MECHANICAL EQUIPMENT CONNECTION SCHEDULE FOR CIRCUITING REQUIREMENTS OF ALL MECHANICAL EQUIPMENT.

3. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT.

4. VERIFY VOLTAGES OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL SHOP DRAWINGS PRIOR TO ROUGH-IN.

5. ALL 125V THROUGH 250V RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50 AMPERES OR LESS AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 100 AMPERES OR LESS IN THE KITCHEN AND BAR AREAS SHALL BE GFI PROTECTED. ALL GFCI DEVICES SHALL BE READILY ACCESSIBLE.

6. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY NEC 406.12.



1 POWER 01 OFFICE
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

Next page:

GEORGIA
No. 34114
PROFESSIONAL
ENGINEER

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: EMW QC: CRA

FLOOR PLAN - OFFICE - POWER

E101

3/20/2025 1:06:48 PM Z:\Shared\Projects\25-002 Brook Run Maintenance Facility Building\Drawings\Brook Run E Covalent R24.rvt

GENERAL NOTES:

1. PROVIDE GFCI PROTECTION FOR ALL DEVICES LOCATED WITHIN 6' OF A SINK. WHERE GFCI DEVICES ARE PROVIDED, THEY SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

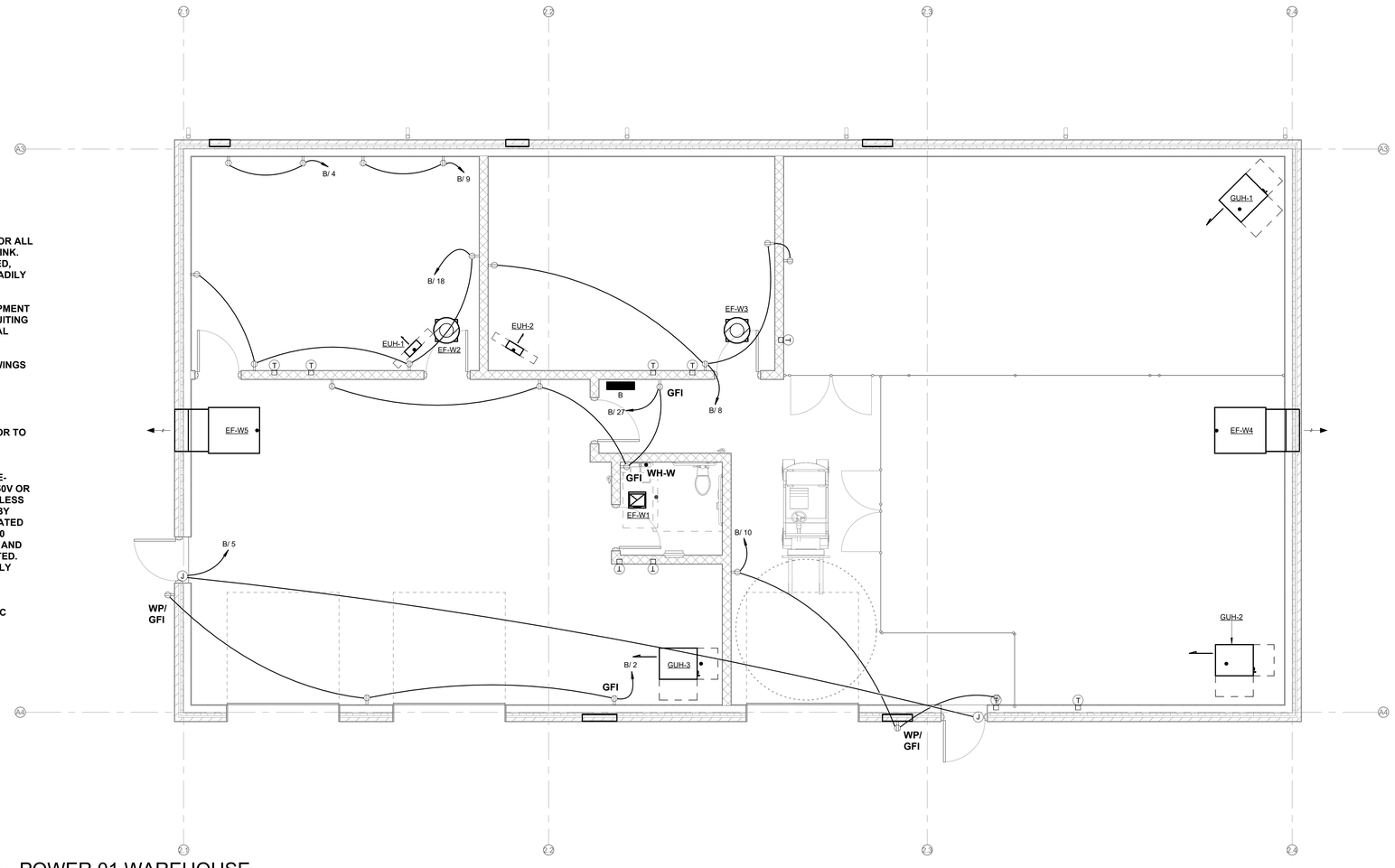
2. REFER TO MECHANICAL EQUIPMENT CONNECTION SCHEDULE FOR CIRCUITING REQUIREMENTS OF ALL MECHANICAL EQUIPMENT.

3. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT.

4. VERIFY VOLTAGES OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL SHOP DRAWINGS PRIOR TO ROUGH-IN.

5. ALL 125V THROUGH 250V RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V OR LESS TO GROUND, 50 AMPERES OR LESS AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 100 AMPERES OR LESS IN THE KITCHEN AND BAR AREAS SHALL BE GFI PROTECTED. ALL GFCI DEVICES SHALL BE READILY ACCESSIBLE.

6. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY NEC 406.12.



1 POWER 01 WAREHOUSE
1/4" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA
CHRISTIAN A. RAY
NO. 34114
REGISTERED PROFESSIONAL
ARCHITECT

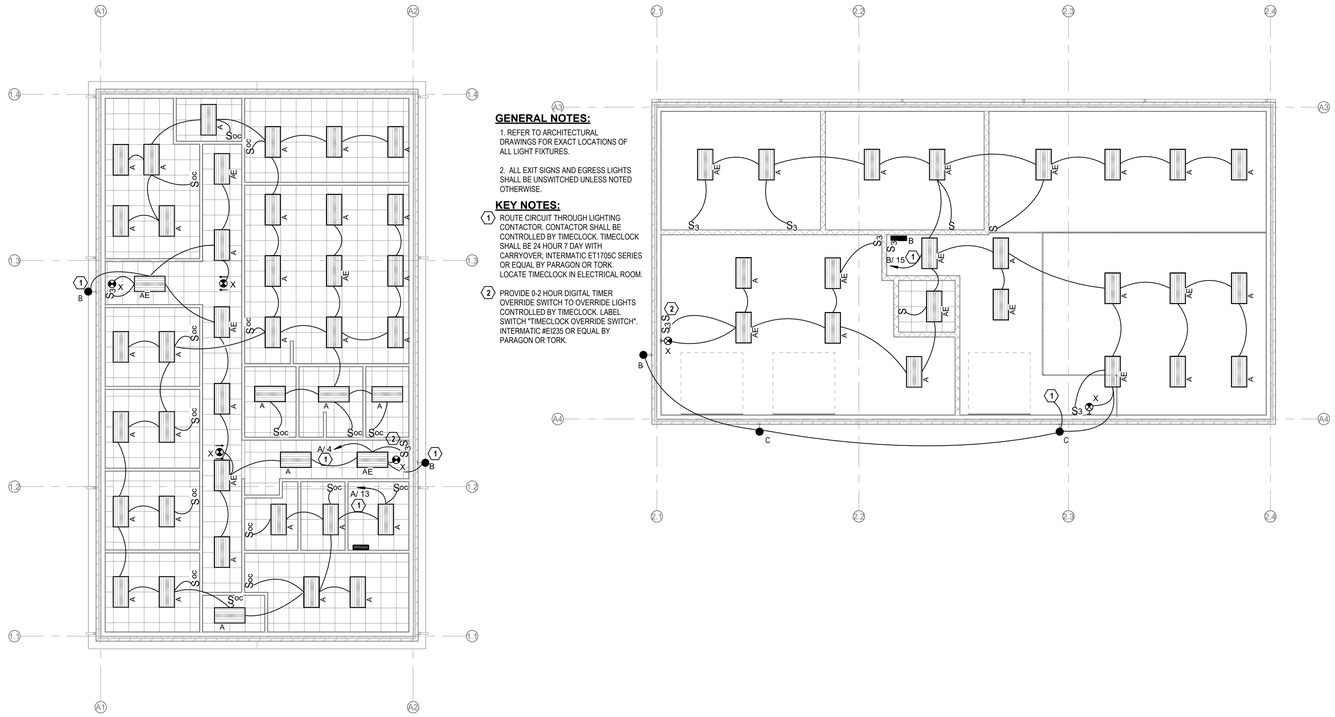
ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: EMW QC: CRA

FLOOR PLAN - WAREHOUSE - POWER

E102



GENERAL NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL LIGHT FIXTURES.

2. ALL EXIT SIGNS AND EGRESS LIGHTS SHALL BE UNSWITCHED UNLESS NOTED OTHERWISE.

KEY NOTES:

1. ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR. CONTACTOR SHALL BE CONTROLLED BY TIMECLOCK. TIMECLOCK SHALL BE 24 HOUR 7 DAY WITH CARRYOVER; INTERMATIC ET1705C SERIES OR EQUAL BY PARAGON OR TORK. LOCATE TIMECLOCK IN ELECTRICAL ROOM.
2. PROVIDE 0-2 HOUR DIGITAL TIMER OVERRIDE SWITCH TO OVERRIDE LIGHTS CONTROLLED BY TIMECLOCK. LABEL SWITCH "TIMECLOCK OVERRIDE SWITCH". INTERMATIC #EE25 OR EQUAL BY PARAGON OR TORK.

1 LIGHTING RCP 01

1/8" = 1'-0"

LDDBlueline™
Discover | Design | Deliver
Architecture · Interior Design
Strategic Planning · Sustainable Design
www.lddblueline.com

Covalent Consulting,LLC
5256 Peachtree Rd.
Suite 160
Atlanta, GA 30341
404-355-9334 main

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

GEORGIA REGISTERED NO. 34114 PROFESSIONAL CHRISTIAN R. ANDERSON

ALL DESIGNS, GRAPHICS, AND DATA ON THIS SET OF DRAWINGS ARE THE INTELLECTUAL PROPERTY OF LDDBLUELINE, PC D.B.A. LDDBLUELINE, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT. USE OF ALL INTELLECTUAL PROPERTY BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE IS UNAUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BLUE RIDGE ARCHITECTS, PC D.B.A. LDDBLUELINE, INC. IF DISCREPANCIES ARE FOUND BETWEEN ANY ELECTRONIC FILES AND THE SEALED ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.
COPYRIGHT: 2024

REV	DATE:	ISSUED FOR:
	03/20/25	ISSUED FOR PERMIT

PROJECT NO.: 102303700
DRAWN BY: EMW QC: CRA

FLOOR PLAN - LIGHTING

E111

3/20/2025 1:06:49 PM Z:\Shared\Projects\2-500 Brook Run Maintenance Facility Building\Drawings\Brook Run E Covalent R24.rvt