

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: April 1st, 2025

TYPE OF REVIEW: FINAL ☒ COURTESY ☐ CASE #

PROJECT INFORMATION

PROJECT NAME: Northside Hospital Milton Medical Office Building

PROJECT ADDRESS: 15755 Birmingham Hwy, Milton, GA 30004

OVERLAY/FORM BASED CODE: Birmingham Crossroad of the Northwest Fulton Overlay District

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ☒ NO ☐

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE ☒
BUILDING ☐
SALES TRAILER ☐
DEMOLITION ☐
ZONING/USE PERMIT/VARIANCE ☐
OTHER (EXPLAIN)

PROJECT DESCRIPTION: This project consists of a new single story medical office building of 5,100 total gross SF at an existing development site. The work includes new construction of building shell and core space.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Gil May

COMPANY: May Architecture + Interiors, LLC

ADDRESS: 1175 Peachtree Street NE, Colony Square Building 100, Suite 1800, Atlanta, GA 30361

PHONE: 404.614.0700

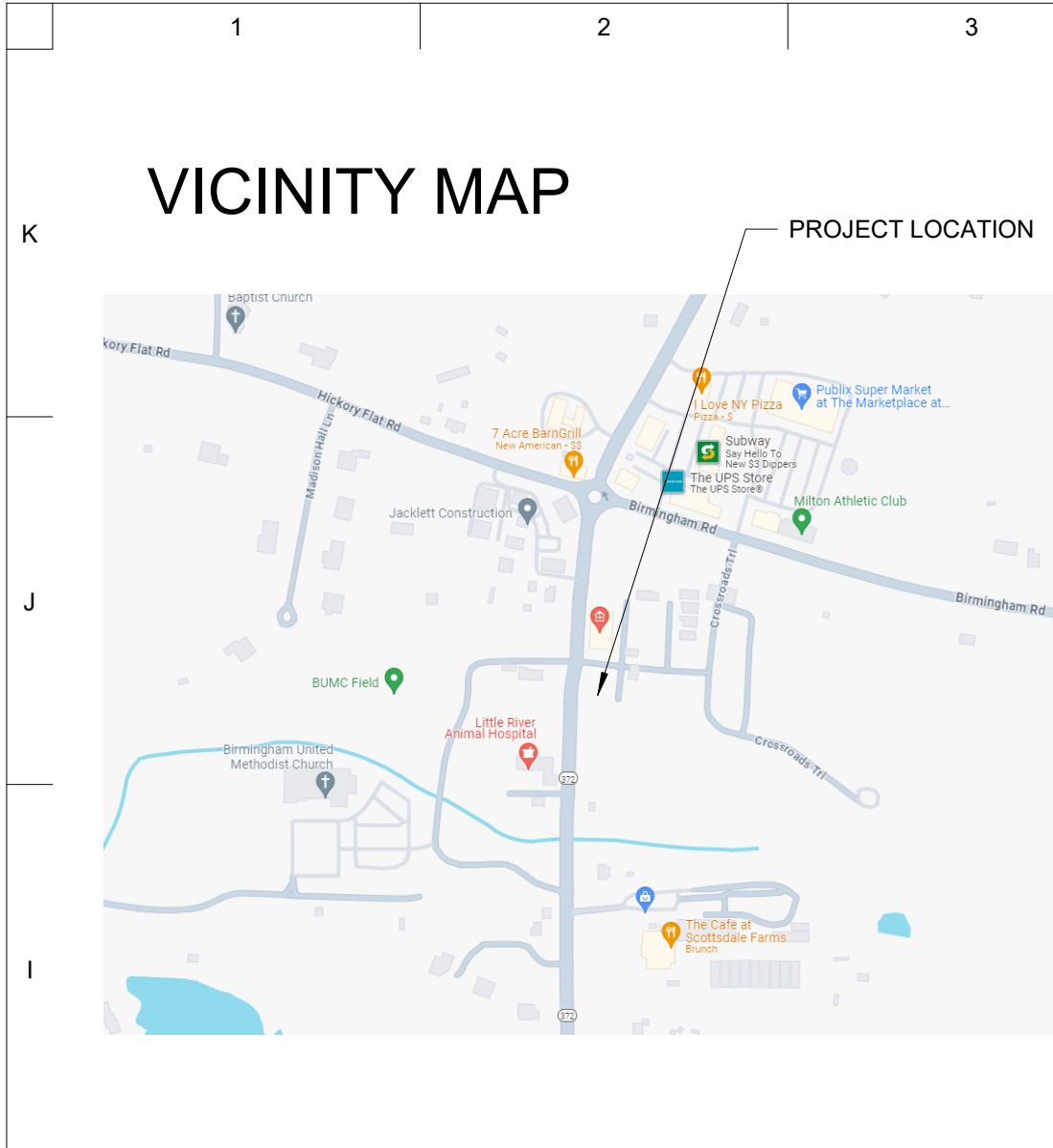
FAX:

EMAIL: gil.may@mayarchitecture.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on April 1st, 2025, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant: 

Date 03.07.25



PROJECT CONTACTS

OWNER:
REALTY TRUST GROUP
CONTACT: LEE WILLIAMS
PHONE: 470.447.6071
EMAIL: L.WILLIAMS@REALTYTRUSTGROUP.COM

ARCHITECT:
MAY ARCHITECTURE
CONTACT: CAITLIN MATONAK
PHONE: 404-614-0700
EMAIL: CAITLIN.MATONAK@MAYARCHITECTURE.COM

CIVIL ENGINEER:
BREEDLOVE LAND PLANNING
CONTACT: ALAN WIECZYNSKI
PHONE: 770.483.1173
EMAIL: ALANW@LANDPLANNING.NET

STRUCTURAL ENGINEER:
SHEAR STRUCTURAL
CONTACT: KAREN JENKINS
PHONE: 678.664.8051
EMAIL: KJENKINS@SHEARSTRUCTURAL.COM

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
NEWCOMB & BOYD
CONTACT: JULI C. JOHNSON
PHONE: 404.730.8592
EMAIL: JJOHNSON@NEWCOMB-BOYD.COM

GENERAL CONTRACTOR:
STUCTOR GROUP
CONTACT: JAMIE MURCHISON
PHONE: 678.322.6586
EMAIL: JAMIE@STRUCTORGROUP.COM

DRAWING SHEET ORGANIZATION LEGEND

DRAWING NUMBER SERIES	SHEET TYPE DESCRIPTION
G.000'S	COVER SHEET AND DRAWING INDEX
G.010'S	GENERAL NOTES AND PROJECT INFORMATION
G.100'S	LIFE SAFETY PLANS
G.200'S	PHASING PLANS & NOTES
..000'S	GENERAL DISCIPLINE NOTES & LEGENDS
..020'S	EXISTING CONDITION / DEMOLITION PLANS
..040'S	SITE PLANS
..060'S	OVERALL PLANS
..100'S	FLOOR PLANS
..200'S	ENLARGED PARTIAL FLOOR PLANS
..300'S	EXTERIOR CONDITIONS / ENVELOPE - EXTERIOR WALL SECTIONS, PLAN, & SECTION DETAILS
..400'S	VERTICAL CIRCULATION - STAIRS, ELEVATORS, & ESCALATORS
..500'S	REFLECTED CEILING PLANS
..520'S	ENLARGED REFLECTED CEILING PLANS
..540'S	CEILING DETAILS AND TRANSITIONS
..600'S	INTERIOR BUILD OUT - INTERIOR ELEVATIONS, CASEWORK DETAILS
..700'S	FINISHES, FURNISHINGS, & EQUIPMENT FLOOR PLANS
..800'S	SCHEDULES & DETAILS
..900'S	ADDITIONAL DESIGN ITEMS - CANOPIES, OUT-BUILDINGS, PYLON SIGNS

DRAWING INDEX

SHEET NUMBER	SHEET NAME	02.13.25 - ISSUED FOR CONSTRUCTION	03.26.25 - PERMIT REVISION
G.000	COVER SHEET	■	■
G.010	GENERAL NOTES	■	■
G.101	LIFE SAFETY PLAN	■	■
C.010	EXISTING CONDITIONS	■	■
C.050	TOPOGRAPHY	■	■
C.100	SITE DEMOLITION & REMOVAL PLAN	■	■
C.200	SITE STAKING & PAVING PLAN	■	■
C.300	SITE GRADING PLAN	■	■
C.400	EROSION CONTROL NOTES & DETAILS	■	■
C.410	EROSION CONTROL PLAN	■	■
C.420	FINAL STABILIZATION PLAN	■	■
C.500	SITE STORM & UTILITY PLAN	■	■
C.600	LANDSCAPE PLAN	■	■
C.700	SITE WORK CONSTRUCTION DETAILS	■	■
C.701	SITE WORK CONSTRUCTION DETAILS	■	■
E.010	ELECTRICAL SITE PLAN	■	■
E.602	ELECTRICAL SCHEDULES	■	■

NORTHSIDE HOSPITAL MILTON MEDICAL OFFICE BUILDING - CORE & SHELL CONSTRUCTION DOCUMENTS FEBRUARY 13, 2024

THE PROJECT CONSISTS OF A NEW SINGLE STORY MEDICAL OFFICE BUILDING OF 5,278 TOTAL GROSS SF AT AN EXISTING DEVELOPMENT SITE. THE WORK INCLUDES NEW CONSTRUCTION OF BUILDING SHELL AND CORE SPACE INCLUDING DOMESTIC WATER, ELECTRICAL, AND IT ROOMS.

CURRENT APPLICABLE CODES

LIFE SAFETY CODE NFPA 101

LIFE SAFETY CODE 2018 EDITION
WITH 2020 GEORGIA STATE FIRE MARSHAL AMENDMENTS

GEORGIA STATE MINIMUM STANDARD BUILDING CODE

INTERNATIONAL BUILDING CODE, 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020, 2022, 2024, & 2025)

GEORGIA STATE MINIMUM STANDARD FIRE CODE

INTERNATIONAL FIRE CODE, 2018 EDITION,

GEORGIA STATE MINIMUM STANDARD PLUMBING CODE

INTERNATIONAL PLUMBING CODE, 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020, 2022, 2023 & 2024)

GEORGIA STATE MINIMUM STANDARD MECHANICAL CODE

INTERNATIONAL MECHANICAL CODE, 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020 & 2024)

GEORGIA STATE MINIMUM STANDARD GAS CODE

INTERNATIONAL FUEL GAS CODE, 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020 & 2022)

GEORGIA STATE MINIMUM STANDARD ELECTRICAL CODE

NATIONAL ELECTRICAL CODE (2023 EDITION) / 1
WITH GEORGIA AMENDMENTS

GEORGIA STATE MINIMUM STANDARD ENERGY CODE

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION,
WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, & 2023)

AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN, 2010

GEORGIA ACCESSIBILITY CODE 120-3-20

GEORGIA STATE MINIMUM FIRE SAFETY STANDARDS 120-3-3 EFFECTIVE 01-01-20

RULES OF THE STATE OF GEORGIA DEPARTMENT OF HUMAN RESOURCES PUBLIC HEALTH, CHAPTER 290-5-14, FOOD SERVICE

OCCUPANCY CLASSIFICATION

PRIMARY - LIFE SAFETY CODE NFPA 101

NEW BUSINESS OCCUPANCY

SUPPLEMENTAL - INTERNATIONAL BUILDING CODE

BUSINESS GROUP B OCCUPANCY

CONSTRUCTION TYPE

PRIMARY - INTERNATIONAL BUILDING CODE

TYPE VB - COMBUSTIBLE, SPRINKLERED

SUPPLEMENTAL - LIFE SAFETY CODE NFPA 101

TYPE V (000), COMBUSTIBLE, SPRINKLERED

ZONING

ZONING ORDINANCE OF THE CITY OF MILTON, GEORGIA DATED JULY 8, 2024

ALLOWABLE HEIGHTS & AREAS

PRIMARY - INTERNATIONAL BUILDING CODE

	ALLOWABLE	ACTUAL
HEIGHT	60'	31'
STORIES	3 STORIES	1 STORY
AREA	36,000 SF	5,278 SF

FIRE SPRINKLER SYSTEM

FIRE SPRINKLER - YES, PER NFPA 13

STRUCTURAL FIRE RESISTANCE

IBC TABLE 601

STRUCTURAL FRAME:	0 HOURS
BEARING WALLS EXTERIOR/INTERIOR:	0 HOURS
NON-BEARING WALLS EXTERIOR/INTERIOR:	0 HOURS IBC TABLE 602 (X>THAN 30')
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS

INTERIOR FINISH LIMITATIONS

ALL FINISHES USED ON THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS
PER NFPA 101: 10.2 AND 38.3.3:

LIFE SAFETY CODE NFPA 101 CHAPTER 10

EXITS AND ACCESS TO EXITS

CLASS A OR B WALL AND CEILING FINISH
CLASS I OR II FLOOR FINISH

OTHER SPACES

CLASS A, B OR C WALL AND CEILING FINISH

EGRESS CAPACITY AND COMPONENTS - LEVEL 1

EGRESS COMPONENT	MIN. / MAX. REQUIRED	CODE REF.	ACTUAL
STAIRWAYS (MIN.)	44"	NFPA 7.2.2.2.1.1 OR 7.2.2.2.1.2	N/A
NUMBER OF EXITS (MIN.)	2	NFPA 7.4.1.2	6
EXIT SEPARATION (MIN.)	39'-8"	NFPA 7.1.3.2.1, 7.5 8.2	75'-0"
COMMON PATH (MAX.)	100'	NFPA TABLE A.7.6	0'-0"
TRAVEL DISTANCE (MAX.)	300'	NFPA TABLE A.7.6	30'-4"
COORIDOR WIDTH (MIN.)	44"	NFPA 7.3.4	N/A
DEAD END CORRIDOR (MAX.)	50'	NFPA TABLE A.7.6	N/A



1175 PEACHTREE STREET NE, SUITE 1800
COLONY SQUARE BUILDING 100
ATLANTA, GEORGIA 30361 | 404-614-0700
WWW.MAYARCHITECTURE.COM

CONSULTANTS

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CIVIL ENGINEERING

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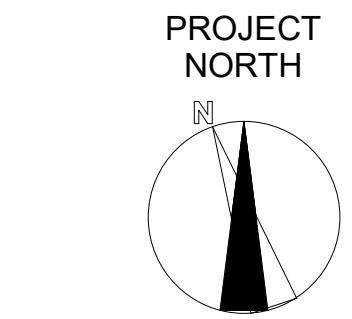
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NHS MILTON
MOB - CORE &
SHELL

15755 BIRMINGHAM HWY
MILTON, GA 30004

PROJECT NO. 2024081



ISSUE DATE 02.13.25
ISSUED FOR CONSTRUCTION

REVISIONS DATE
1 PERMIT REVISION 03.26.25

COVER SHEET

SCALE As indicated

G.000



↑

NOT TO SCALE

VICINITY MAP

PROJECT DATA

PROJECT ADDRESS:	15755 BIRMINGHAM HWY MILTON, GA 30004
PARCEL ID:	22 40600379483
PARCEL SIZE:	0.3 AC
ZONING:	MIX
OVERLAY DISTRICT:	BIRMINGHAM CROSSINGS OVERLAY

BREEDLOVE

LAND PLANNING

Site Design Professionals

GRAPHIC SCALE & ORIENTATION

0 5 10 20 30

SCALE: 1"=10'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.

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MAY

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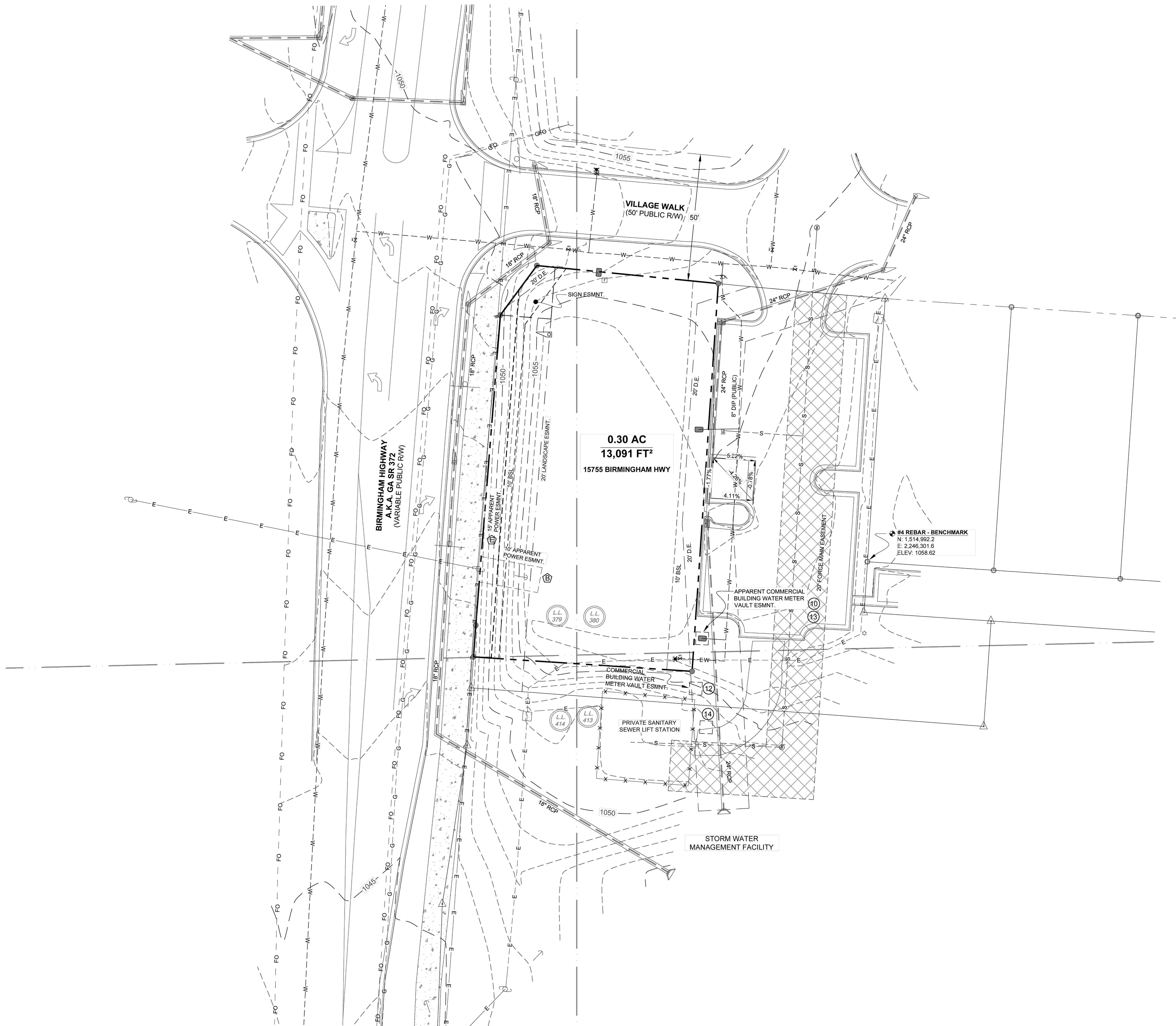


RTG

Complex Challenges, Smart Solutions
For Healthcare Real Estate

NORTHSIDE
HOSPITAL

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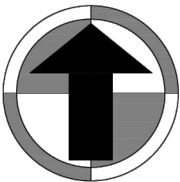
ALTA SURVEY

SITUATED IN
LAND LOTS 379, 380, 413 & 414
2ND DISTRICT - 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

PREPARED FOR

**Signet Clinical, LLC;
First American Title
Insurance Company
& Baker & Hostetler LLP**

STATE PLANE GRID



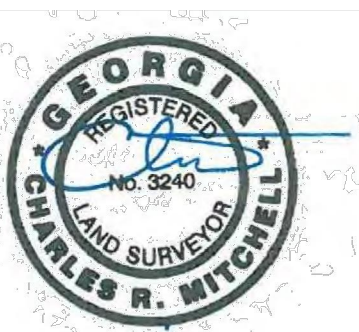
GA WEST
NORTH ARROW

GRAPHIC SCALE



1 inch = 20 ft.

BAR BELOW IS 1" LONG FOR SCALE SHOWN ON THIS SHEET.
IF NOT 1" LONG ON THIS SHEET, ADJUST SCALE
ACCORDINGLY.



4/21/2022

SHEET RECORD

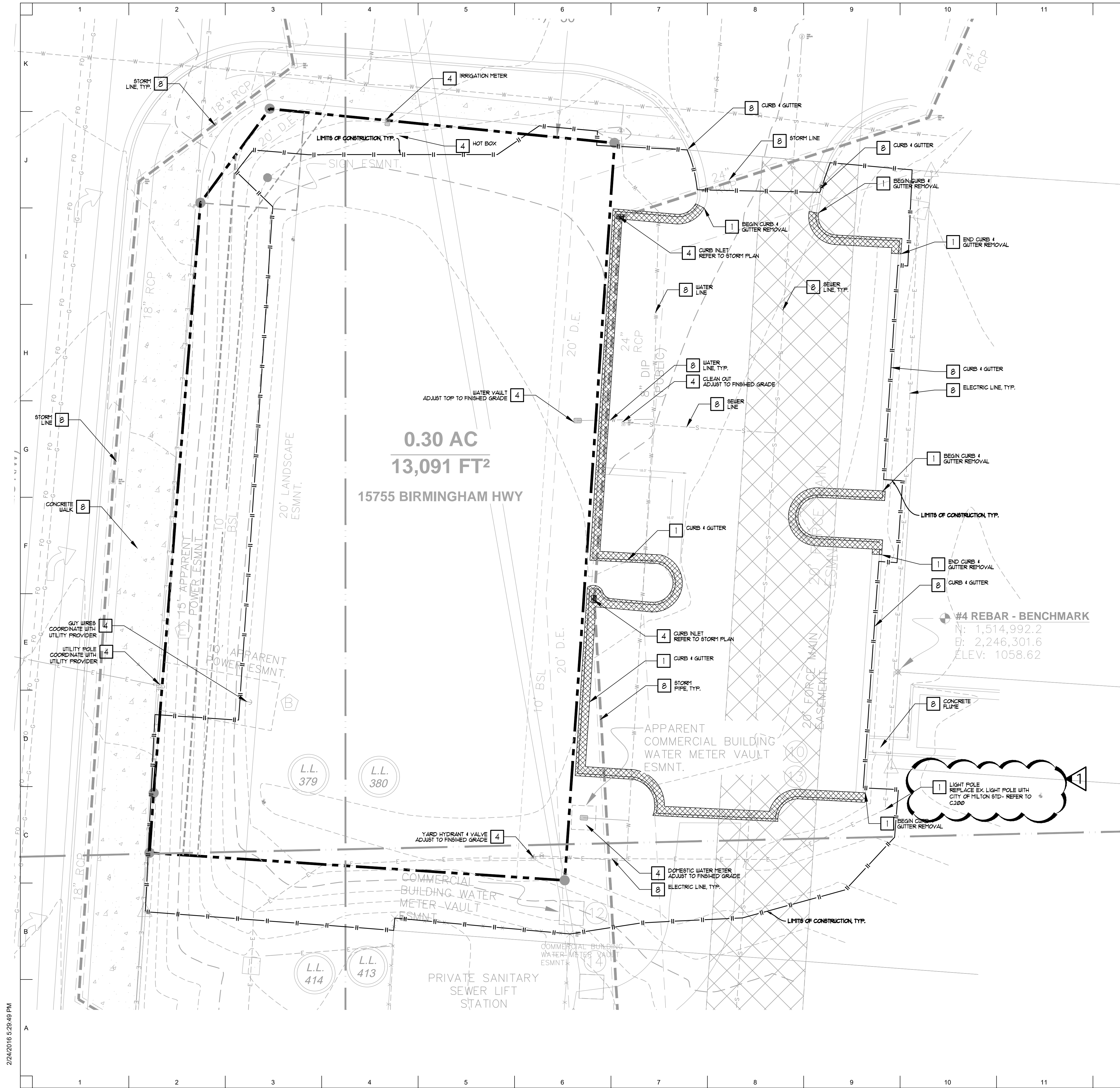
DATE	DESCRIPTION
5/9/2022	ISSUED
6/08/2022	TITLE REVISION
6/20/2022	ZONING NOTE

DRAWING INFORMATION
CAD FILE: 22038-ALTA-1.DWG
DRAWN BY: CRM CHECKED BY: CRM
SHEET NAME:

TOPOGRAPHY

PROJECT: 22038.00 SHEET 3 OF 3

C.050

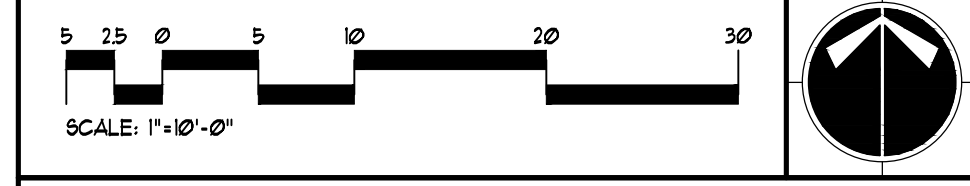


DEMOLITION LEGEND

- 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 (RAIN) 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 RAFTERS, 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)
- TP LIMITS OF CONSTRUCTION ACTIVITY
- TREE REMOVAL AREA
- TREE SAVE AREA
- EXISTING TREE TO BE REMOVED



GRAPHIC SCALE & ORIENTATION



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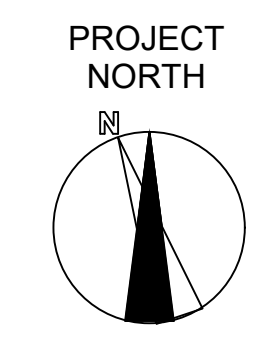
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15755 BIRMINGHAM HWY
MILTON, GA 30004

PROJECT NO. 2024081



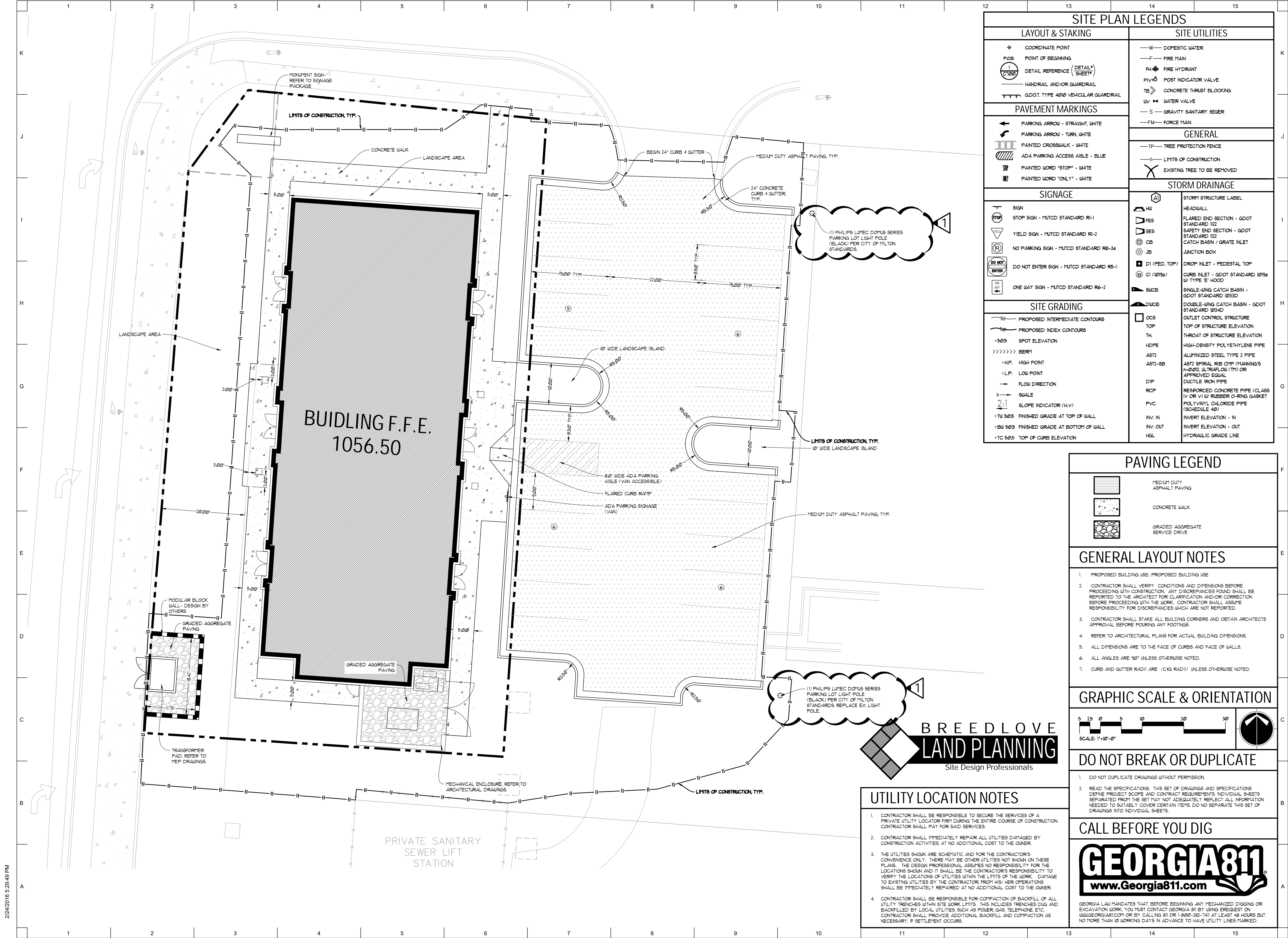
ISSUE DATE 02.13.25
ISSUED FOR CONSTRUCTION

REVISIONS DATE
PERMIT REVISION 03.26.2025

SITE DEMOLITION &
REMOVAL PLAN

SCALE AS INDICATED

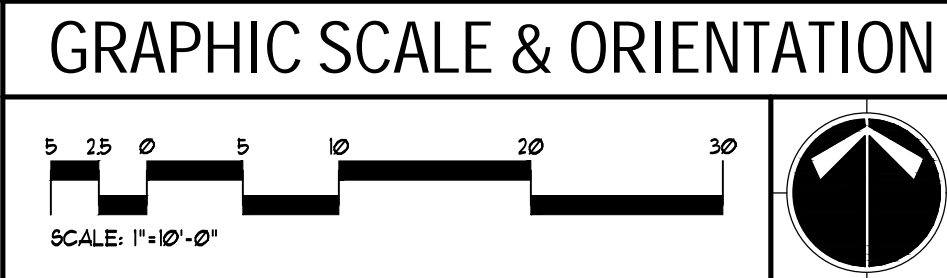
C.100



SITE PLAN LEGENDS	
LAYOUT & STAKING	SITE UTILITIES
COORDINATE POINT	—W— DOMESTIC WATER
POINT OF BEGINNING	—F— FIRE MAIN
DETAIL REFERENCE (DETAIL SHEET)	FH FIRE HYDRANT
HANDRAIL AND/OR GUARDRAIL	PIV POST INDICATOR VALVE
GDOT TYPE 4010 VEHICULAR GUARDRAIL	TB CONCRETE THRUST BLOCKING
PAVEMENT MARKINGS	WV WATER VALVE
PARKING ARROW - STRAIGHT, WHITE	—S— GRAVITY SANITARY SEWER
PARKING ARROW - TURN, WHITE	—FM— FORCE MAIN
PAINTED CROSSWALK - WHITE	GENERAL
ADA PARKING ACCESS AISLE - BLUE	—TP— TREE PROTECTION FENCE
PAINTED WORD "STOP" - WHITE	—LI— LIMITS OF CONSTRUCTION
PAINTED WORD "ONLY" - WHITE	EXISTING TREE TO BE REMOVED
SIGNAGE	STORM DRAINAGE
SIGN	STORM STRUCTURE LABEL
STOP SIGN - MUTCD STANDARD R1-1	HEADWALL
YIELD SIGN - MUTCD STANDARD R1-2	FLARED END SECTION - GDOT STANDARD 112
NO PARKING SIGN - MUTCD STANDARD R8-3a	SAFETY END SECTION - GDOT STANDARD 112
DO NOT ENTER SIGN - MUTCD STANDARD R5-1	CATCH BASIN / GRATE INLET
ONE WAY SIGN - MUTCD STANDARD R6-2	JUNCTION BOX
SITE GRADING	DI (PED. TOP)
PROPOSED INTERMEDIATE CONTOURS	DI (1013a)
PROPOSED INDEX CONTOURS	50CB
SPOT ELEVATION	50CB
BERM	DOUBLE-WING CATCH BASIN - GDOT STANDARD 1034D
HIGH POINT	OUTLET CONTROL STRUCTURE
LOW POINT	TOP OF STRUCTURE ELEVATION
FLOW DIRECTION	TH
SWALE	HDPE
SLOPE INDICATOR (4:1)	AST2
FINISHED GRADE AT TOP OF WALL	AST2-SB
FINISHED GRADE AT BOTTOM OF WALL	DIP
TOP OF CURB ELEVATION	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
	CONCRETE WALK
	GRADED AGGREGATE SERVICE DRIVE

- ### GENERAL LAYOUT NOTES
- PROPOSED BUILDING USE, PROPOSED BUILDING USE
 - CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
 - CONTRACTOR SHALL STAKE ALL BUILDING CORNERS AND OBTAIN ARCHITECTS APPROVAL BEFORE POURING ANY FOOTINGS.
 - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURBS AND FACE OF WALLS.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - CURB AND GUTTER RADII ARE (CAG RADII) UNLESS OTHERWISE NOTED.



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- ### UTILITY LOCATION NOTES
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRST DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
 - CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
 - THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.



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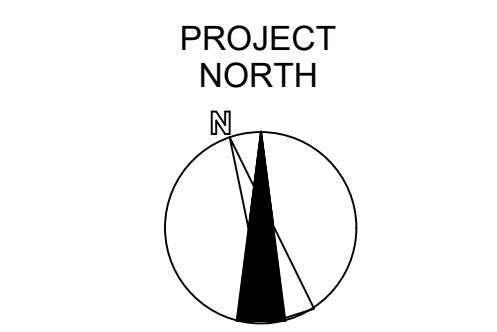
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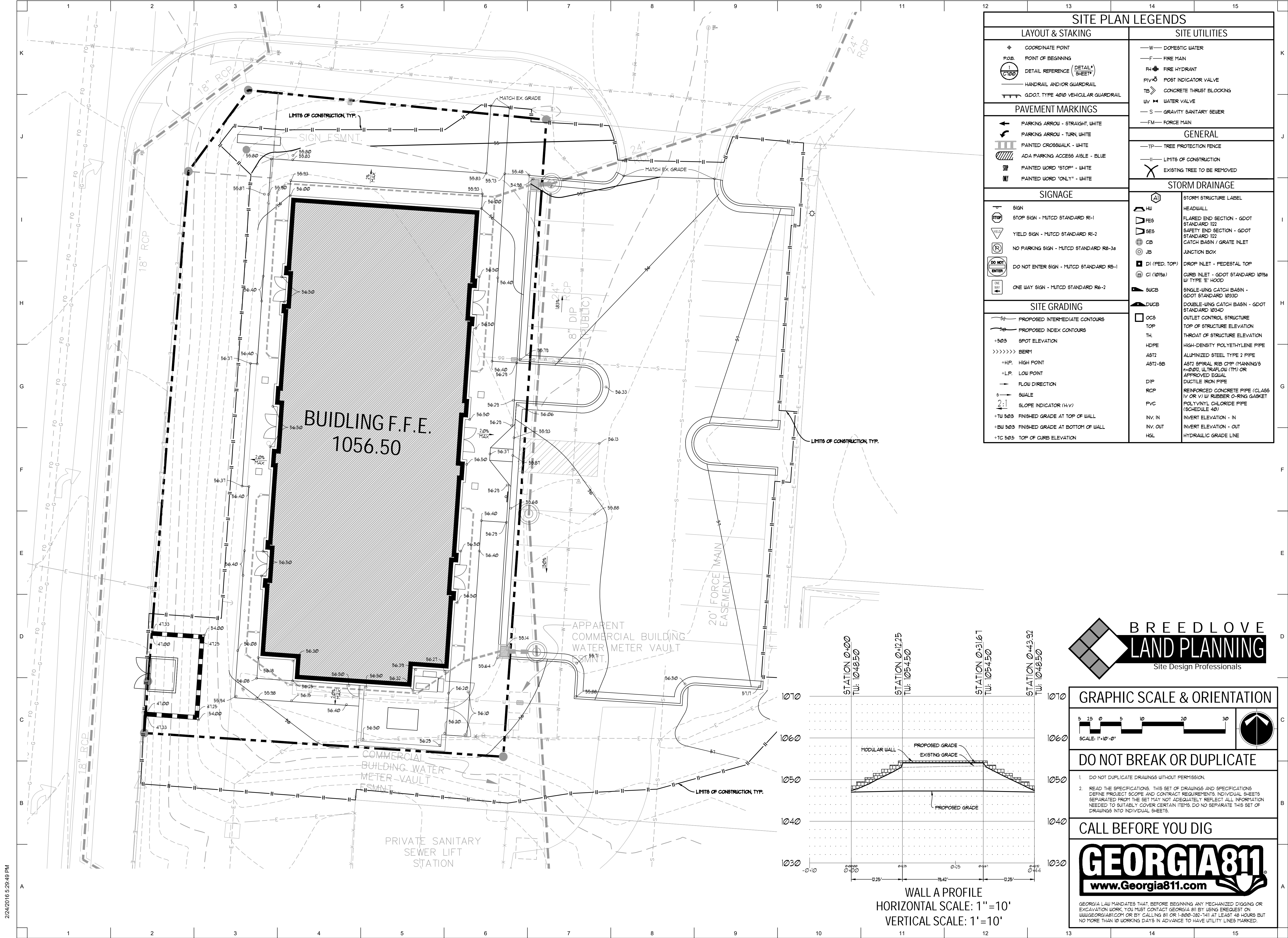
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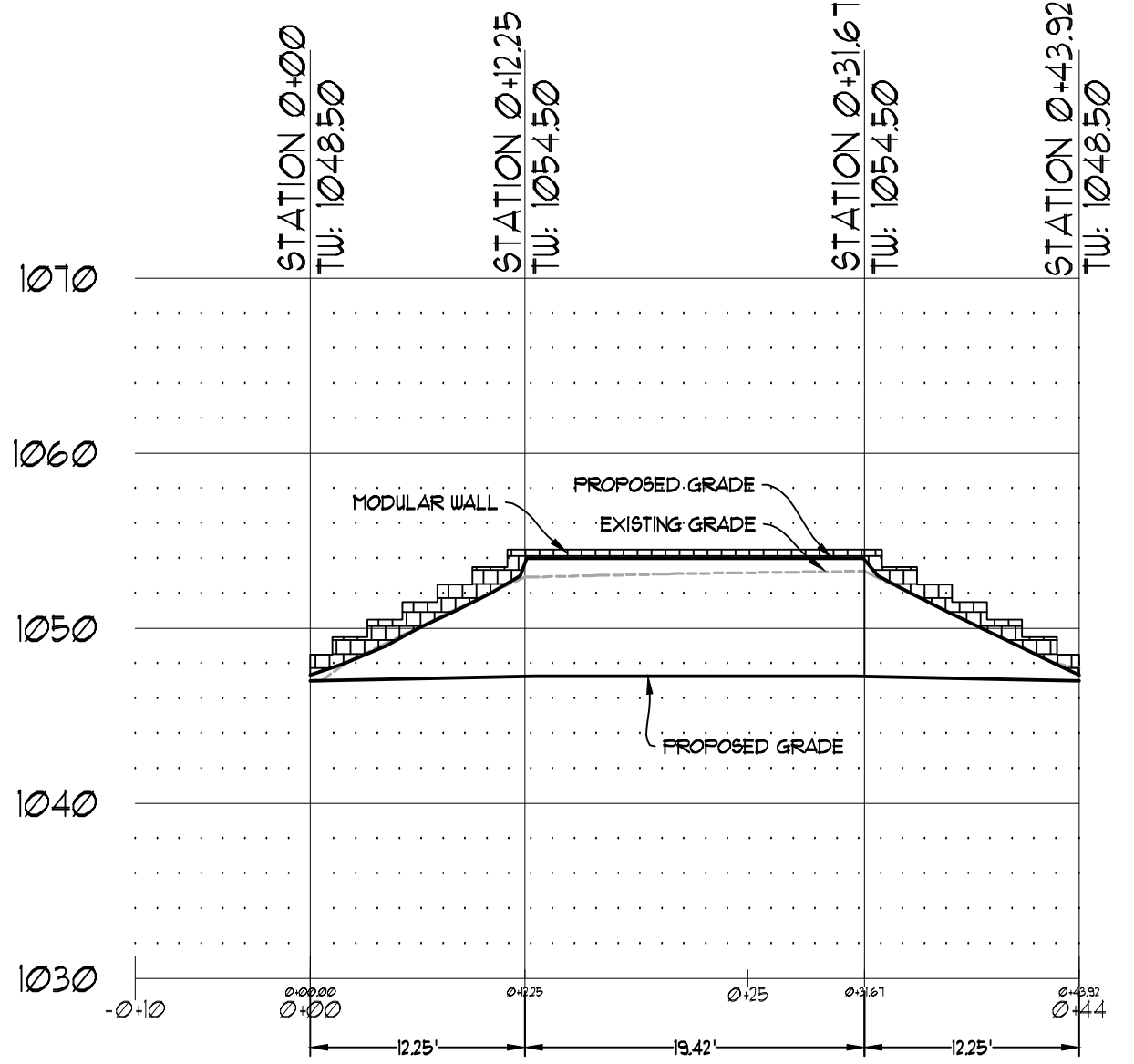
SITE STAKING &
PAVING PLAN

SCALE AS INDICATED

C.200



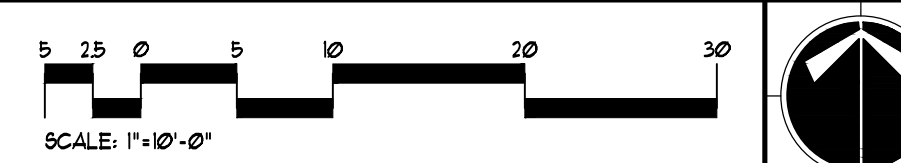
SITE PLAN LEGENDS	
LAYOUT & STAKING	SITE UTILITIES
COORDINATE POINT	DOMESTIC WATER
POINT OF BEGINNING	FIRE MAIN
DETAIL REFERENCE (DETAIL SHEET)	FIRE HYDRANT
HANDRAIL AND/OR GUARDRAIL	POST INDICATOR VALVE
GDOT TYPE 4010 VEHICULAR GUARDRAIL	CONCRETE THRUST BLOCKING
PAVEMENT MARKINGS	WATER VALVE
PARKING ARROW - STRAIGHT, WHITE	GRAVITY SANITARY SEWER
PARKING ARROW - TURN, WHITE	FORCE MAIN
PAINTED CROSSWALK - WHITE	GENERAL
ADA PARKING ACCESS AISLE - BLUE	TREE PROTECTION FENCE
PAINTED WORD "STOP" - WHITE	LIMITS OF CONSTRUCTION
PAINTED WORD "ONLY" - WHITE	EXISTING TREE TO BE REMOVED
SIGNAGE	STORM DRAINAGE
SIGN	STORM STRUCTURE LABEL
STOP SIGN - MUTCD STANDARD R1-1	HEADWALL
YIELD SIGN - MUTCD STANDARD R1-2	FLARED END SECTION - GDOT STANDARD 112
NO PARKING SIGN - MUTCD STANDARD R8-3a	SAFETY END SECTION - GDOT STANDARD 112
DO NOT ENTER SIGN - MUTCD STANDARD R5-1	CATCH BASIN / GRATE INLET
ONE WAY SIGN - MUTCD STANDARD R6-2	JUNCTION BOX
	DROP INLET - PEDESTAL TOP
	CURB INLET - GDOT STANDARD 1013a
	W/ TYPE "E" HOOD
	SINGLE-WING CATCH BASIN - GDOT STANDARD 1033D
	DOUBLE-WING CATCH BASIN - GDOT STANDARD 1034D
	OUTLET CONTROL STRUCTURE
	TOP OF STRUCTURE ELEVATION
	TH
	THROAT OF STRUCTURE ELEVATION
	HDPPE
	HIGH-DENSITY POLYETHYLENE PIPE
	AST7
	ALUMINIZED STEEL TYPE 2 PIPE
	AST7-SB
	AST7 SPIRAL RIB CHIP (MANNING'S n=0.012, ULTRAPLOW (TM) OR APPROVED EQUAL)
	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



WALL A PROFILE
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1' = 10'



GRAPHIC SCALE & ORIENTATION



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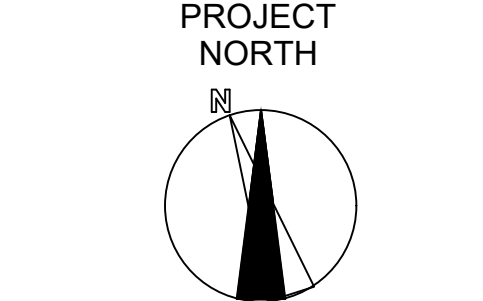
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MOB - CORE & SHELL

15755 BIRMINGHAM HWY
MILTON, GA 30004

PROJECT NO. 2024081



ISSUE DATE 02.13.25
ISSUED FOR CONSTRUCTION

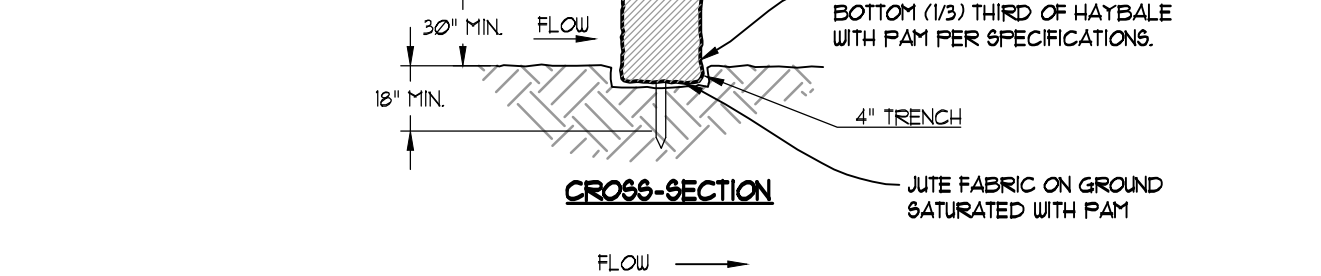
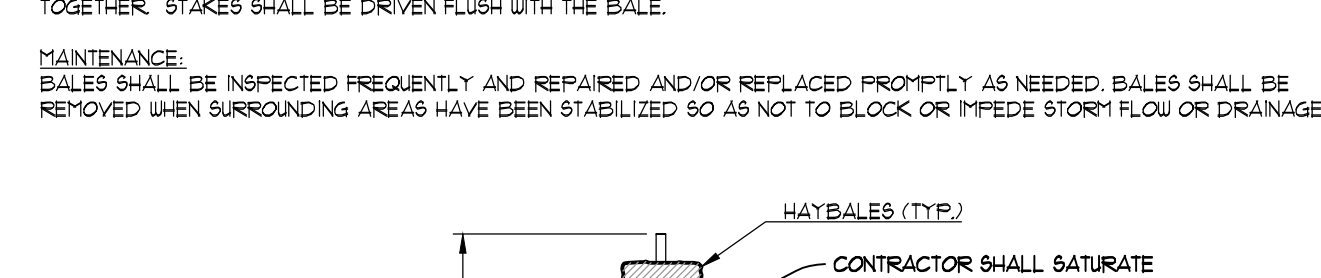
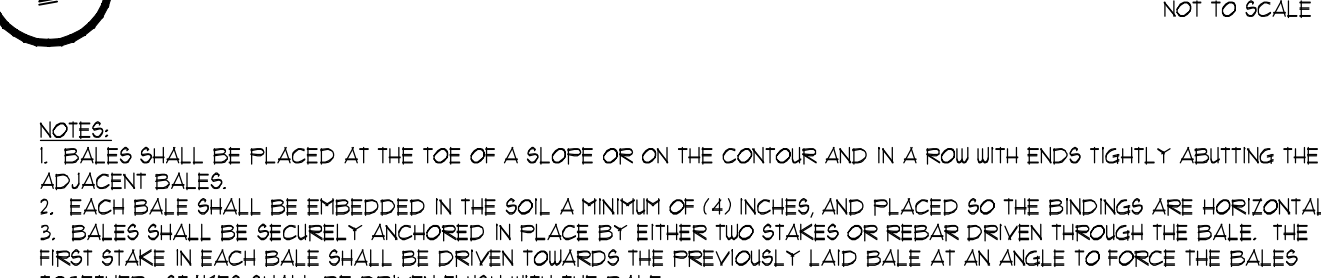
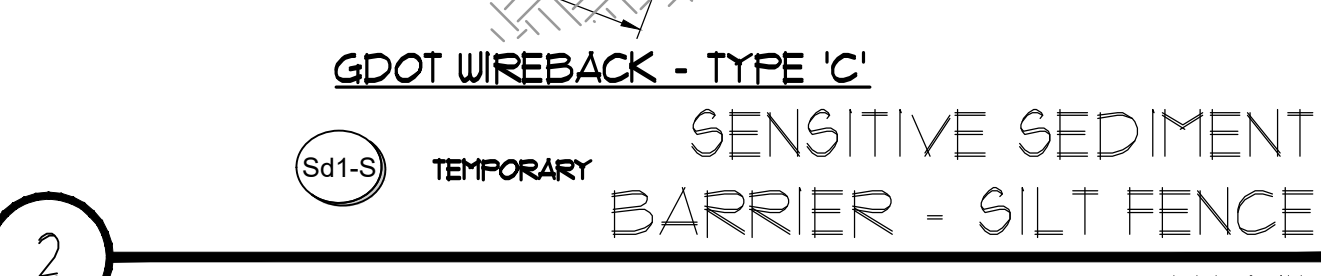
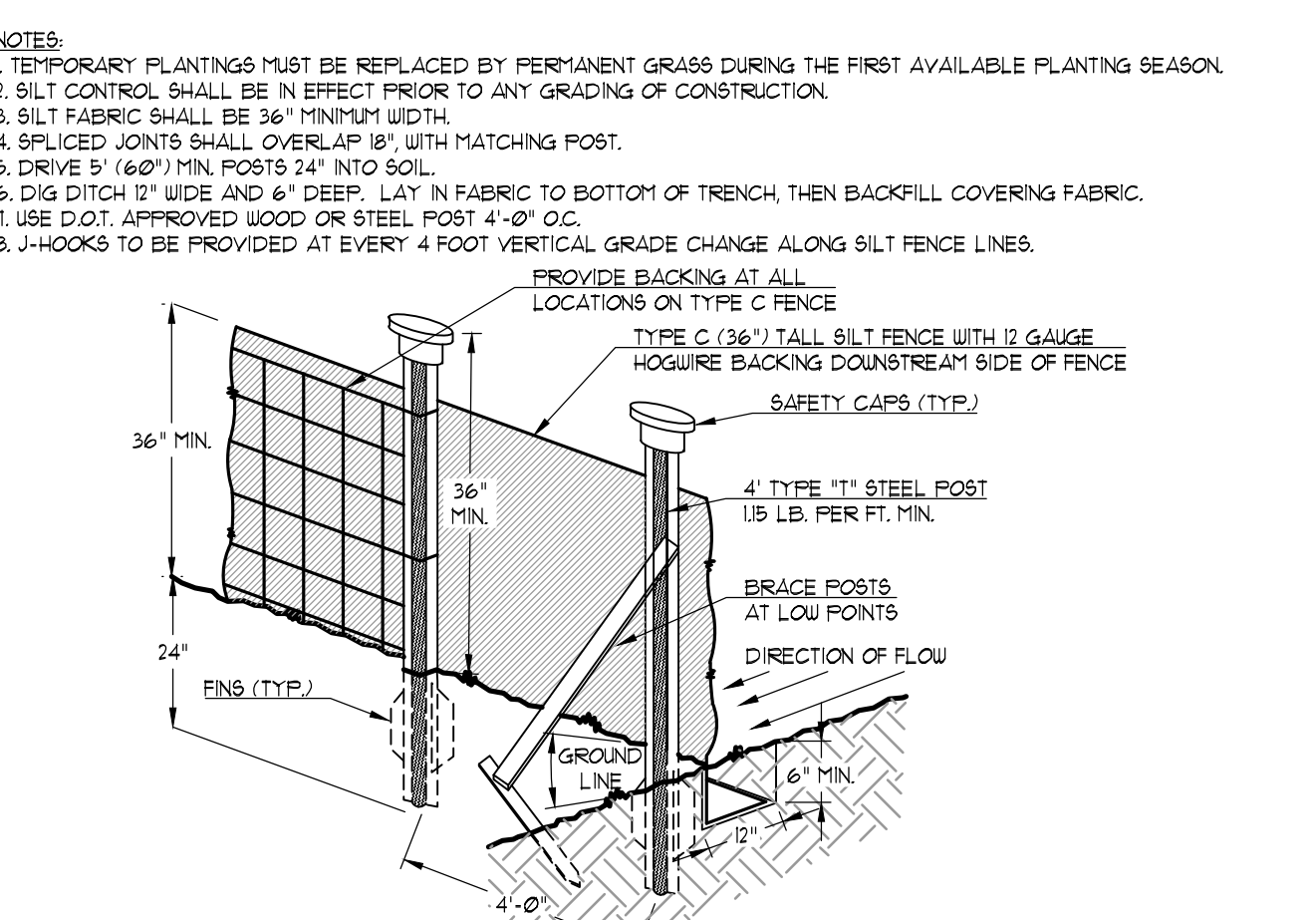
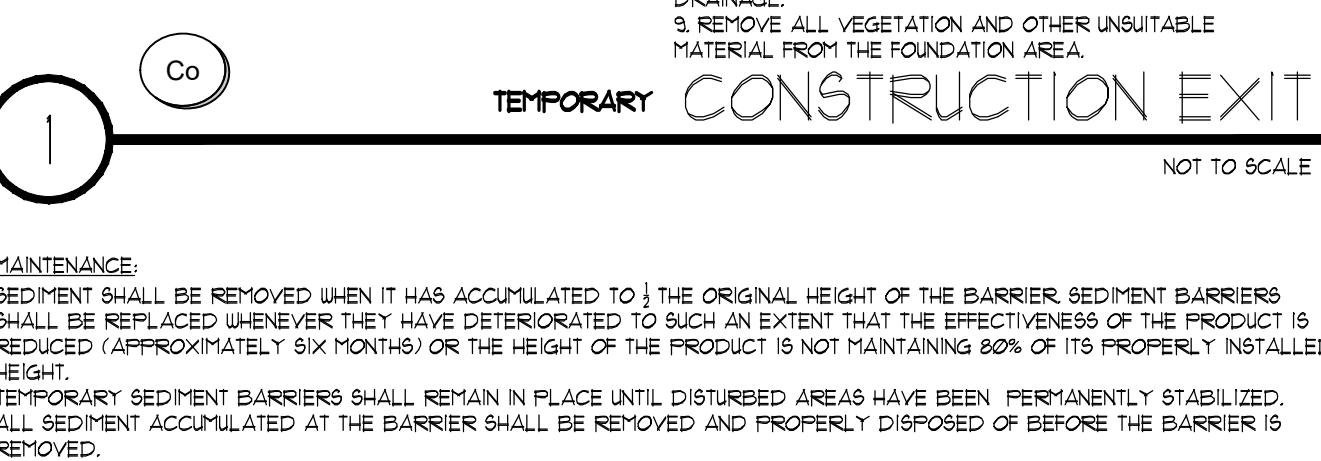
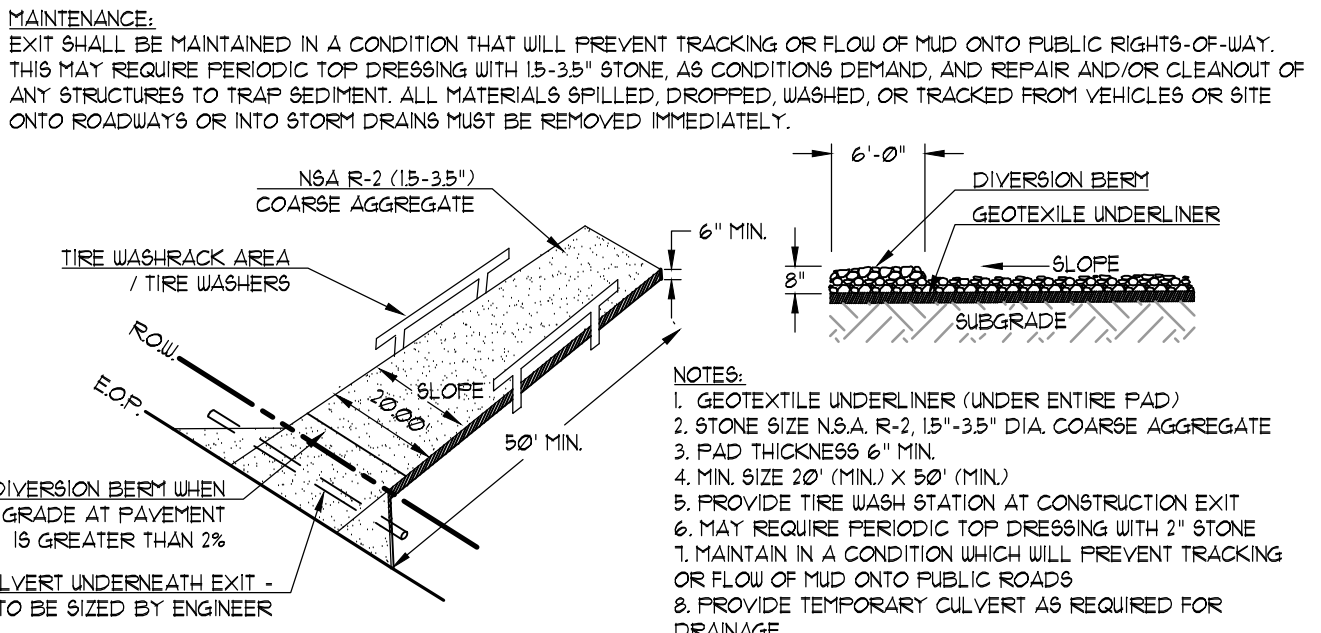
REVISIONS DATE
PERMIT REVISION 03.26.2025

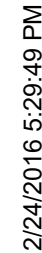
SITE GRADING
PLAN

SCALE AS INDICATED

C.300

	1	2	3	4	5	6	7	8		
	Maintenance and Inspection Procedures				Controls - Erosion & Sedimentation Controls cont'd					
K	<p>The following are the maintenance and inspection procedures that shall be used to maintain erosion and sediment controls:</p> <ul style="list-style-type: none">> All perimeter sediment controls shall be inspected and repaired or replaced on a daily basis.> All interior sediment controls shall be inspected weekly, at a minimum, and following any storm event of one-half inch or greater.> Accumulated sediment shall be removed from the silt fence when it reaches a depth of one-third (1/3) the height of the silt fence.> The temporary sediment basin(s) shall have painted gauge stakes, or markings on the outlet control structure(s) representing the cleanout and minimum storage volume as per the plan(s) and detail(s).> Temporary diversion berm(s)/ditch(es) shall be inspected and any breach or damage repaired immediately.> Temporary and permanent seeding and planting shall be inspected for bare spots, washouts, and healthy growth.> A maintenance inspection report shall be made after each inspection.> The General Contractor shall select the individual(s) who will be responsible for inspections, maintenance, repair activities, completing, and filing the inspection and maintenance reports.> Personnel selected for inspection and maintenance responsibilities shall receive training from an individual designated by the General Contractor. They shall be trained in all of the inspection and maintenance practices necessary for keeping the erosion, sedimentation, and pollution control measures in good working order.				<p>Structural Practices</p> <p>Temporary Construction Entrance – A stabilized, stone aggregate construction entrance shall be constructed, as per the detail set forth in the "Manual for Erosion and Sediment Control in Georgia, Latest Edition". The temporary construction entrance shall reduce vehicle tracking of sediments. Outgoing trucks shall have the tires washed prior to exiting the site onto any public street or right-of-way. Any mud, dirt, or rock that is tracked onto public streets shall be swept immediately and the removed material placed within the site perimeter controls.</p> <p>Silt Barriers – Silt fence and other approved barriers shall be installed as per the plan(s), detail(s), and the "Manual for Erosion and Sediment Control in Georgia, Latest Edition".</p> <p>Temporary Diversion Berms and Ditches – Temporary diversion berms and ditches shall be constructed as per the plan(s), detail(s), and the "Manual for Erosion and Sediment Control in Georgia, Latest Edition". Diversion berms and ditches shall be constructed so as to intercept and redirect runoff to the temporary sediment basin(s) prior to the runoff reaching the perimeter sediment controls.</p> <p>Storm Drain Outlet Protection – Headwall outlets shall be protected by storm drain outlet protection. The storm drain outlet protection shall be constructed as per the plan(s), detail(s), and the "Manual for Erosion and Sediment Control in Georgia, Latest Edition".</p>					
J	<p>Non-Storm Water Discharges</p> <p>All non-storm water discharges shall be directed to the sediment basin prior to discharge from the site.</p> <ul style="list-style-type: none">> Uncontaminated ground water from dewatering excavation.> Flushing and testing of fountain, potable, fire, and irrigation systems> Fire fighting activities> Foundation or footing drains where flows are not contaminated with processed materials or pollutants.> Air conditioning condensate> Springs				<p>Wetland Protection Practices</p> <p>Wetlands, if present on site, are subject to U.S. Army Corps of Engineers (U.S.A.C.E.) regulations and restrictions and shall be clearly identified by flagging, fencing, and/or signage at a maximum of fifty (50) foot intervals. The disturbance of any designated wetland is prohibited unless otherwise allowed by U.S.A.C.E. permit(s).</p>					
	Inventory for Pollution Prevention Plan				ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OR GRADING.					
I	<p>The following materials and substances are expected to be present on-site during construction activities:</p> <table><tr><td><ul style="list-style-type: none">> Concrete> Detergents> Paints and Stains (enamel and latex)> Steel structure members> Tar</td><td><ul style="list-style-type: none">> Fertilizers> Petroleum-based Products> Cleaning Solvents> Wood> Masonry Block</td></tr></table>				<ul style="list-style-type: none">> Concrete> Detergents> Paints and Stains (enamel and latex)> Steel structure members> Tar	<ul style="list-style-type: none">> Fertilizers> Petroleum-based Products> Cleaning Solvents> Wood> Masonry Block	<p>NOTE:</p> <p>REFER TO EROSION, SEDIMENT AND POLLUTION CONTROL PLANS FOR EROSION CONTROL MEASURES. MEASURES SHALL BE INSTALLED AS DETAILED PRIOR TO COMMENCEMENT OF DEMOLITION.</p>			
<ul style="list-style-type: none">> Concrete> Detergents> Paints and Stains (enamel and latex)> Steel structure members> Tar	<ul style="list-style-type: none">> Fertilizers> Petroleum-based Products> Cleaning Solvents> Wood> Masonry Block									
	<p>Spill Prevention</p> <p>Material Management Practices</p> <p>The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.</p> <p>Good Housekeeping:</p> <ul style="list-style-type: none">> The following good housekeeping practices shall be followed on-site during the construction project:<ul style="list-style-type: none">> An effort shall be made to store only enough product on-site to do the job.> All materials stored on-site shall be stored in a neat, orderly manner in their appropriate containers, and if possible under a roof or other enclosure.> Products shall be kept in their original containers with the original manufacturer's label.> Substances shall not be mixed with one another unless recommended by the manufacturer.> Whenever possible, all of a product shall be used up before disposing of the container.> Manufacturer's recommendations for proper use and disposal shall be followed.> The site superintendent shall inspect daily to ensure proper use and disposal of materials on-site. <p>Hazardous Products:</p> <ul style="list-style-type: none">> The following practices shall be followed on-site to reduce the risks associated with hazardous materials:<ul style="list-style-type: none">> Products shall be kept in original containers unless they are not resalable.> Original labels and material safety data information shall be retained; they contain important product information.> If surplus product must be disposed of, Local and State recommended methods for proper disposal shall be followed.									
H	<p>Product Specific Practices</p> <p>The following are the product specific practices that shall be followed for products stored on-site:</p> <p>Petroleum Based Products – Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, 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 disposal as required by local and State regulations.</p> <p>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.</p> <p>Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water on-site.</p>				<p>Certification of Compliance with Federal, State, and Local Regulations</p> <p>The storm water pollution prevention plan reflects the governing authorities requirements for storm water management and erosion and sediment control. To ensure compliance, this plan was prepared by a Georgia Registered Professional Landscape Architect, in accordance with the "Manual for Erosion and Sediment Control in Georgia, Latest Edition", published by the Georgia State and Local Government Commission (GSLGCC). As necessary and applicable, State Water Buffer Encroachment Variances, U.S.A.C.E. Wetland Disturbance Permits, etc., have been prepared, reviewed, and approved by the governing authorities. There are no other applicable State or Federal requirements for erosion and sediment site plans (or permits), or storm water management site plans (or permits).</p>					
G	<p>Spill Control Practices</p> <p>In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following are the spill control practices that shall be followed for spill prevention and cleanup:</p> <p>Soil Cleanup and Control Practices</p> <ul style="list-style-type: none">–Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel–Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.–Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.–All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.–FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.–FOR SPILLS OF UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.–FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.–FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS. THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.				<p>Storm Water Controls</p> <p>Storm Water Management</p> <p>Curb and gutter, storm sewers, overflow flow and detention basins for the developed areas shall provide storm water pollution management after construction operations have been completed.</p> <p>Storm Water Runoff Quality Controls</p> <p>The contractor shall conform to the phasing, sequencing, installation, inspection, maintenance, and stabilization requirements of the "Erosion, Sedimentation, and Pollution Control Plan". The contractor shall educate all construction personnel of the importance of limiting the area of construction disturbance through appropriate phasing and intermediate stabilization of areas that have reached appropriate grades. This includes installing perimeter areas of pavement and walks, proper and rapid seeded preparation and installation of vegetation. The contractor shall work diligently to develop, and maintain, a construction approach that will focus on the daily reduction of exposed land disturbance. The intent is to reverse the current construction mindset, from the "building – first" to the "site – stabilization – first" and then completion of the building construction. This will improve storm water runoff quality through vegetative stabilization and will allow for more efficient activity during the winter "wet" season. "BE PREPARED" is an appropriate motto for improving the storm water runoff quality during the construction period. This motto will require enhanced communication efforts between the Owner, Design Team, Contractor, and Sub-Contractors. Proper design, installation, inspection, and maintenance of the Best Management Practices (BMP's) will result in a more successful project for all parties involved.</p>					
F	<p>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.</p>				<p>Other Controls</p> <p>Offsite Vehicle Tracking:</p> <p>A stabilized construction exit has been provided to help reduce vehicle tracking of sediment. See sheets C-400-C430 & C-450 for construction exit locations and details. The paved street adjacent to the site exit will be inspected daily for tracking of dust, mud, dirt or rock. Sump trucks hauling material from the construction site will be covered with a tarpaulin.</p> <p>Sweeping of Paved Areas:</p> <p>Provide and maintain a mechanical street sweeper. All asphalt areas shall be swept at a minimum of once every 7 calendar days. Accumulated sweepings shall be distributed on areas to be planted and shall be stabilized with PAM, mulch and appropriate grass seed.</p> <p>Recycling and Refuse Collection Centers (Waste Materials):</p> <p>The Contractor shall provide appropriate refuse collection centers, which allow for glass, paper, and plastic separation. Said refuse collection centers shall be maintained on a weekly basis and transferred to an Owner-approved recycling and refuse center. The Contractor shall also provide appropriate refuse containers for construction debris. Construction debris shall be recycled as possible and practical, especially in demolition and renovation situations (i.e., copper pipe, steel, concrete, glass, etc.). Illegal disposal of solid materials (including littering) is subject to fines and penalties. The Contractor shall establish construction site policy and educate all construction personnel.</p> <p>All waste materials shall be collected and stored in a securely lined, metal dumpster. The dumpster shall be rented from and emptied by a licensed solid waste management company. The dumpster shall meet all City/County, and State Solid Waste Management regulations and ordinances. The dumpster shall be emptied as necessary, and the material shall be hauled to a State licensed landfill. No construction debris shall be buried on the construction site. All personnel shall be informed and instructed regarding the correct procedure for waste disposal. Notices stating these procedures shall be posted in the construction office and the construction superintendent shall be responsible for insuring that these procedures are followed.</p> <p>Hazardous Waste:</p> <p>All hazardous waste materials will be disposed of in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The job site superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. AN MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the ESDCP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.</p> <p>The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within the ESDCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials or hazardous waste will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.</p>					
E	<p>The Contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes copacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.</p>				<p>Sanitary Waste:</p> <p>A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.</p> <p>All sanitary waste units will be located in and area where the likelihood of the unit contributing to stormwater discharge is negligible. Additional Container BMP's must be implemented, such as gravel bags or specially designed plastic skid containers around the base to prevent wastes from contributing to stormwater discharges. The location of sanitary waste units must be identified on the Erosion Control Plan Grading Phase. Sheet G-4b, by the contractor once the locations have been determined.</p> <p>Sanitary sewer will be provided by Municipal Authority Septic System at the completion of this project.</p>					
D	<p>Controls</p> <p>Erosion and Sedimentation Controls</p> <p>Stabilization Practices</p> <p>Mulching – Contractor shall apply dry straw or hay and/or wood chip mulch to disturbed areas at a depth of two to three inches. Said mulch shall be uniformly applied by hand or mechanical equipment. Straw or hay mulch shall be pressed into the soil with a disk harrow with disk set straight or with a special "Packer Disk". The edge of the disk should be dull enough not to cut the mulch but press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.</p> <p>Polyacrylamide (PAM) – Contractor shall utilize an ionic polyacrylamide as a temporary soil binding agent to reduce soil erosion. PAM is available in emulsions, powders, and flake lumps. PAM shall be utilized in conjunction with other Best Management Practices (BMP's). PAM shall be utilized in direct soil surface applications where the timely establishment of vegetation is not feasible (including building pad and parking lot areas). PAM may be applied in conjunction with temporary seeding efforts. PAM shall be applied via hydrosized type application once every 14 calendar days at the rate of 7.5 Lbs/Acre. The maximum application of PAM, in pure form, shall not exceed 200 pounds per acre per year. The contractor shall install a PAM gel bar or log in each storm structure (secured with a rope) and replace at the manufacturer's recommended intervals.</p> <p>Temporary Stabilization – Topsoil stockpiles and disturbed areas of the site, where construction activities have ceased for at least fourteen (14) calendar days, shall be stabilized with a season appropriate temporary seeding and/or mulch. The temporary seed shall be types as shown in Piedmont Vegetative Covers chart and applied as indicated in the Piedmont Vegetative Covers chart. Prior to seeding, two-thousand six-hundred (2600) pounds per acre or ground agricultural limestone, one-thousand seven-hundred (1700) pounds per acre of 6-12-12 fertilizer, and three-hundred (300) pounds per acre of Ammonia Nitrate shall be applied to the disturbed areas. After seeding, all slopes that exceed 3' (H): 1' (V) shall be covered with erosion control matting and/or blankets. The mats and/or blankets shall be installed as per the manufacturer's recommendations and specifications and shall be secured with the recommended fastening hardware. Areas of the site that are to be paved shall be stabilized through the proper compaction of the soil and placement of a graded, stone aggregate base.</p> <p>Permanent Stabilization Disturbed areas of the site where finished grades have been achieved, and construction activity has ceased for at least fourteen (14) calendar days, shall be stabilized with vegetation per planting plan.</p>				<p>Equipment Maintenance Area</p> <p>Discharge of new or used oil, fuel, lubricants, etc. is prohibited. Utilize containment/capture systems. Recycle used oils, contaminated fuels and lubricants. Illegal discharges are subject to fines and penalties.</p>					
C	<p>Protection Practices</p> <p>Stream Buffers (State Water Buffers) shall be appropriately flagged and protected. Said buffers shall be identified with signage during the construction period. Said signage shall read as shown on the left. Signs shall be placed at forty (40) foot intervals parallel with any State Water Buffer identified on the plan(s). Signs shall be weatherproof and shall be a minimum of 11" x 17".</p>				<p>Sign shall be weatherproof and have a minimum size of 36" x 36".</p>					
B	<p>STATE WATER BUFFER</p> <p>Do Not Disturb</p>				<p>Equipment Maintenance Area</p>					
A	<p>17"</p> <p>11"</p>				<p>36"</p>					
	1	2	3	4	5	6	7	8		





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SCALE: 1"=10°-0"

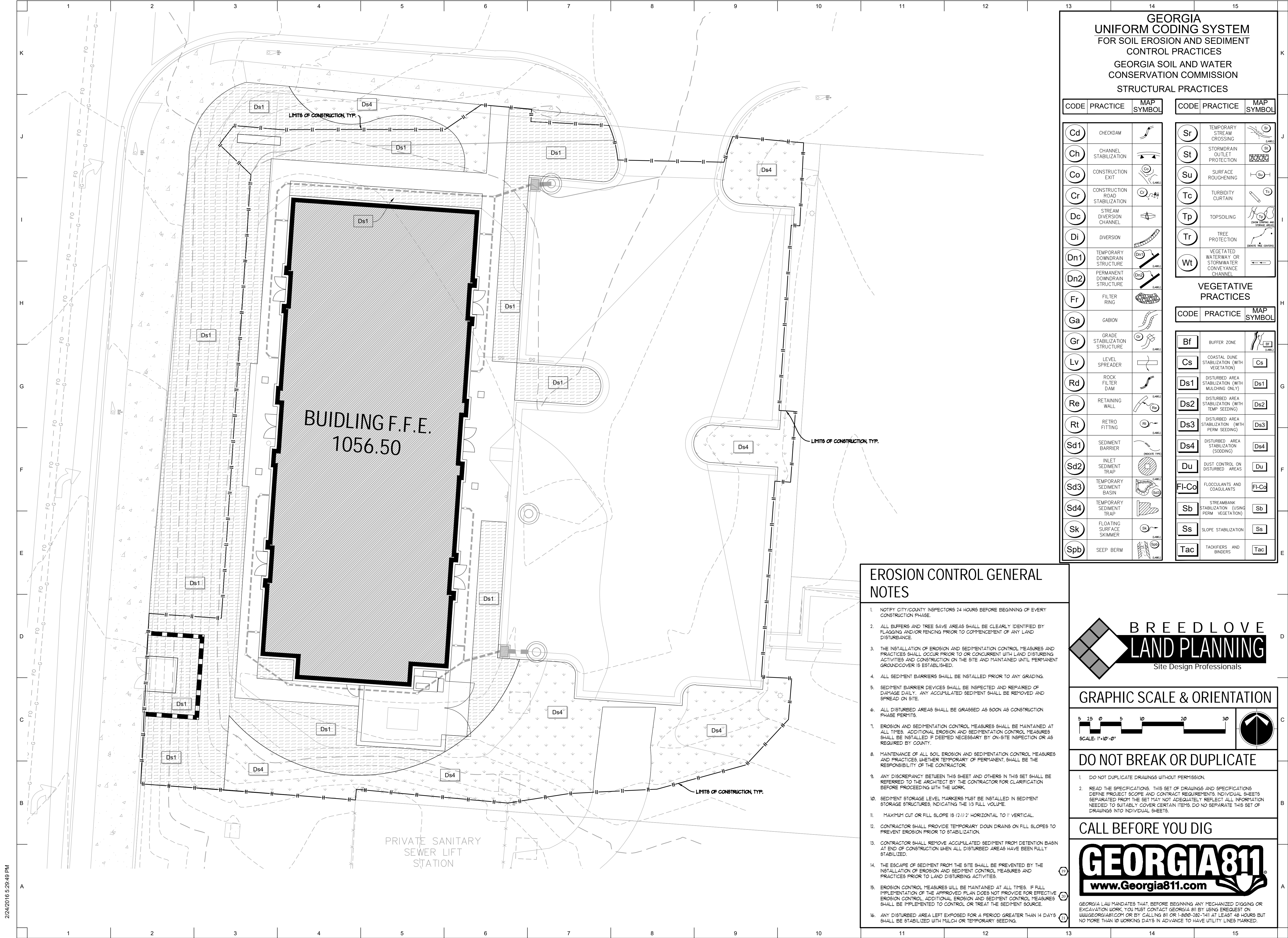
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21

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREES 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 GROUND COVER 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 GRASSSED 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 INSPECTOR 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) HORIZONTAL TO 1 VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DRAIN 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.
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.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

C.410



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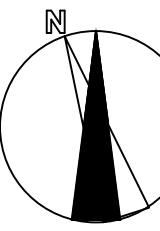


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PROJECT NO. 2024081

PROJECT
NORTH



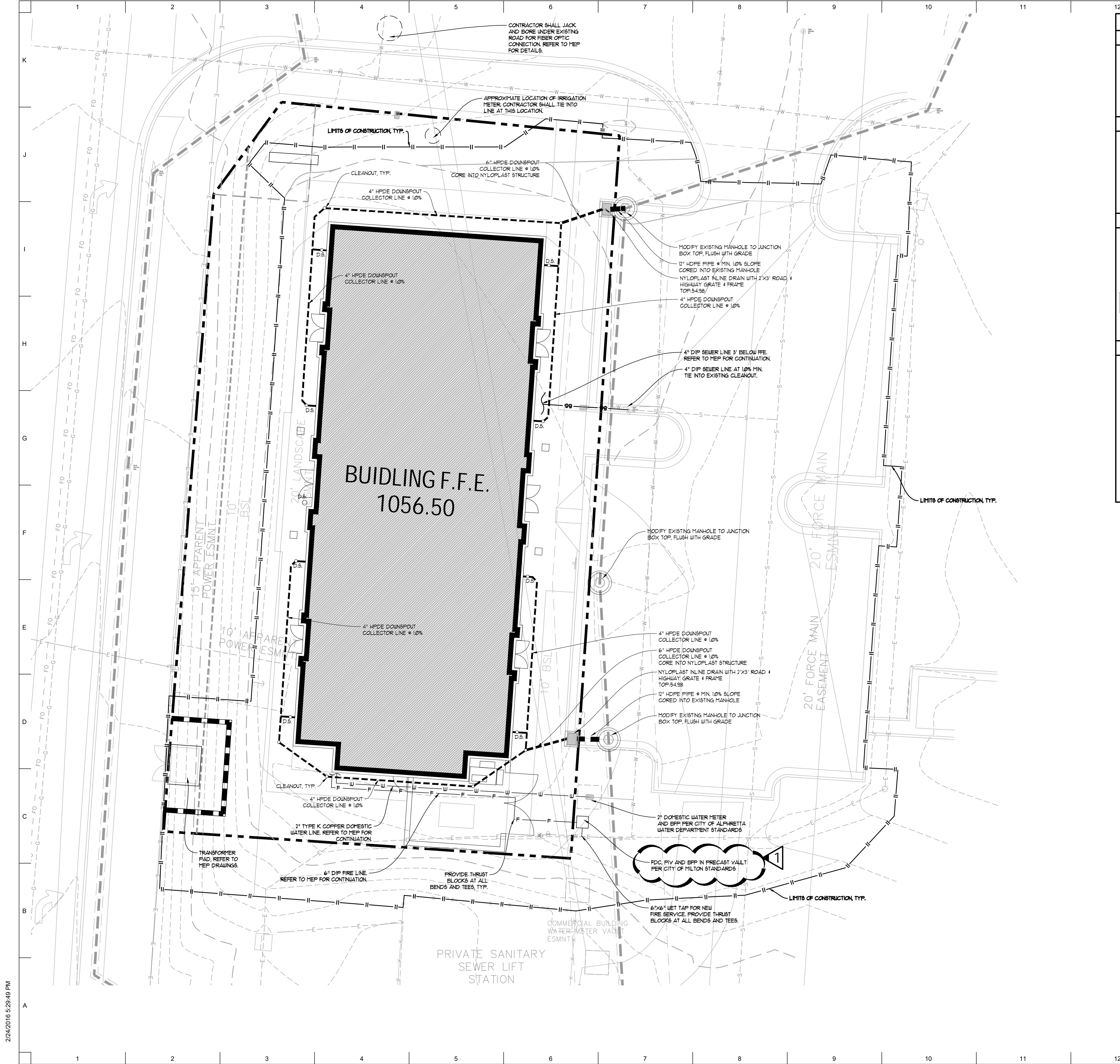
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REVISIONS DATE
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FINAL
STABILIZATION
PLAN

SCALE AS INDICATED

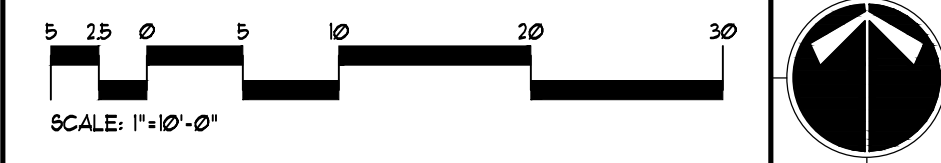
C.420



SITE PLAN LEGENDS	
LAYOUT & STAKING	SITE UTILITIES
<ul style="list-style-type: none">COORDINATE POINTPOINT OF BEGINNINGDETAIL REFERENCE (DETAIL SHEET)HANDRAIL AND/OR GUARDRAILG.DOT. TYPE 4010 VEHICULAR GUARDRAIL	<ul style="list-style-type: none">DOMESTIC WATERFIRE MAINFIRE HYDRANTPOST INDICATOR VALVECONCRETE THRUST BLOCKINGWATER VALVEGRAVITY SANITARY SEWERFORCE MAIN
PAVEMENT MARKINGS	GENERAL
<ul style="list-style-type: none">PARKING ARROW - STRAIGHT, WHITEPARKING ARROW - TURN, WHITEPAINTED CROSSWALK - WHITEADA PARKING ACCESS AISLE - BLUEPAINTED WORD "STOP" - WHITEPAINTED WORD "ONLY" - WHITE	<ul style="list-style-type: none">TREE PROTECTION FENCELIMITS OF CONSTRUCTIONEXISTING TREE TO BE REMOVED
SIGNAGE	STORM DRAINAGE
<ul style="list-style-type: none">SIGNSTOP SIGN - MUTCD STANDARD R1-1YIELD SIGN - MUTCD STANDARD R1-2NO PARKING SIGN - MUTCD STANDARD R8-3aDO NOT ENTER SIGN - MUTCD STANDARD R8-1ONE WAY SIGN - MUTCD STANDARD R6-2	<ul style="list-style-type: none">STORM STRUCTURE LABELHEADWALLFLARED END SECTION - GDOT STANDARD 112SAFETY END SECTION - GDOT STANDARD 112CATCH BASIN / GRATE INLETJUNCTION BOXDROP INLET - PEDESTAL TOPCURB INLET - GDOT STANDARD 1013a W/ TYPE "E" HOODSINGLE-WING CATCH BASIN - GDOT STANDARD 1033DDOUBLE-WING CATCH BASIN - GDOT STANDARD 1034DOUTLET CONTROL STRUCTURETOP OF STRUCTURE ELEVATIONTHROAT OF STRUCTURE ELEVATIONHDPPEALUMINIZED STEEL TYPE 2 PIPEAST2 SPIRAL RIB CMP (MANNING'S n=0.012, ULTRAFLOW (TM) OR APPROVED EQUAL)DUCTILE IRON PIPEREINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKETPVCPOLYVINYL CHLORIDE PIPE (SCHEDULE 40)INVERT ELEVATION - ININVERT ELEVATION - OUTHGLHYDRAULIC GRADE LINE
SITE GRADING	
<ul style="list-style-type: none">PROPOSED INTERMEDIATE CONTOURSPROPOSED INDEX CONTOURSSPOT ELEVATIONBERMHIGH POINTLOW POINTFLOW DIRECTIONSWALESLOPE INDICATOR (4:1)FINISHED GRADE AT TOP OF WALLFINISHED GRADE AT BOTTOM OF WALLTOP OF CURB ELEVATION	



GRAPHIC SCALE & ORIENTATION



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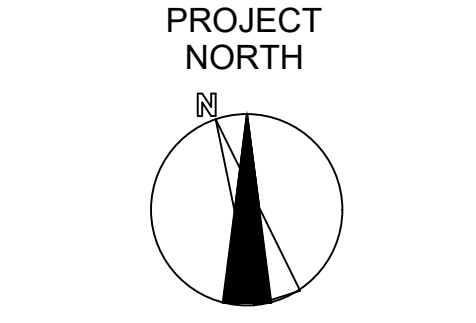
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SITE STORM & UTILITY PLAN

SCALE AS INDICATED

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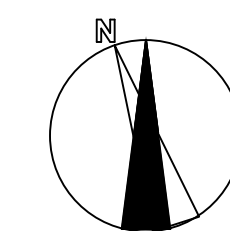
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PROJECT NO. 2024081

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LANDSCAPE PLAN

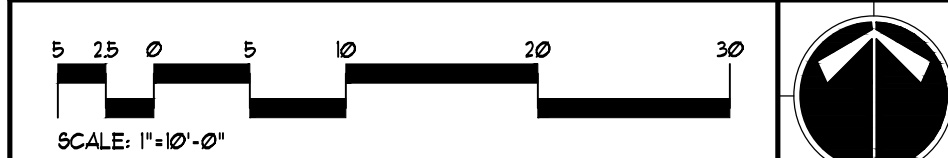
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PLANTING NOTES

1. PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS AS SET FORTH IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.
2. PLANTS SHALL BE HEALTHY, VIGOROUS SPECIMENS, FREE OF PESTS AND DISEASE.
3. PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR OWNER BEFORE, DURING AND AFTER INSTALLATION.
4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
5. DO NOT BREAK ROOTBALL.
6. IMMEDIATELY SOAK NEW PLANTINGS WITH WATER.
7. STAKE TREES IMMEDIATELY AFTER PLANTING AS INDICATED IN DETAILS OR AS DIRECTED BY THE ARCHITECT.
8. CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING, WEEDING, BETTLING, FRUING OF THIS WORK THROUGHOUT THE MAINTENANCE PERIOD AS INDICATED IN THE SPECIFICATIONS OR UNTIL SUBSTANTIAL COMPLETION (WHICHEVER IS GREATER).
9. THE CONTRACTOR IS ADVISED OF THE UNDERGROUND UTILITIES AND SHALL CHECK LOCATION OF SAME BEFORE COMMENCING DIGGING OPERATIONS.
10. CONTRACTOR SHALL FULLY GUARANTEE PLANTS FOR THIS JOB FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR HIGHER OWN TAKEOFF QUANTITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
12. CONTRACTOR SHALL FLAG LOCATION OF PLANT MATERIAL FOR APPROVAL BY ARCHITECT BEFORE INSTALLATION.
13. PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" OF CLEAN FRESH PINE STRAW.
14. AREAS DESIGNATED AS FLOWER BEDS SHALL RECEIVE 12" OF PLANTING MIXTURE TOPPED WITH 2" OF PINE BARK CHIP CHIPS.
15. PLANTING MIXTURE SHALL BE PER SPECIFICATIONS.

GRAPHIC SCALE & ORIENTATION
















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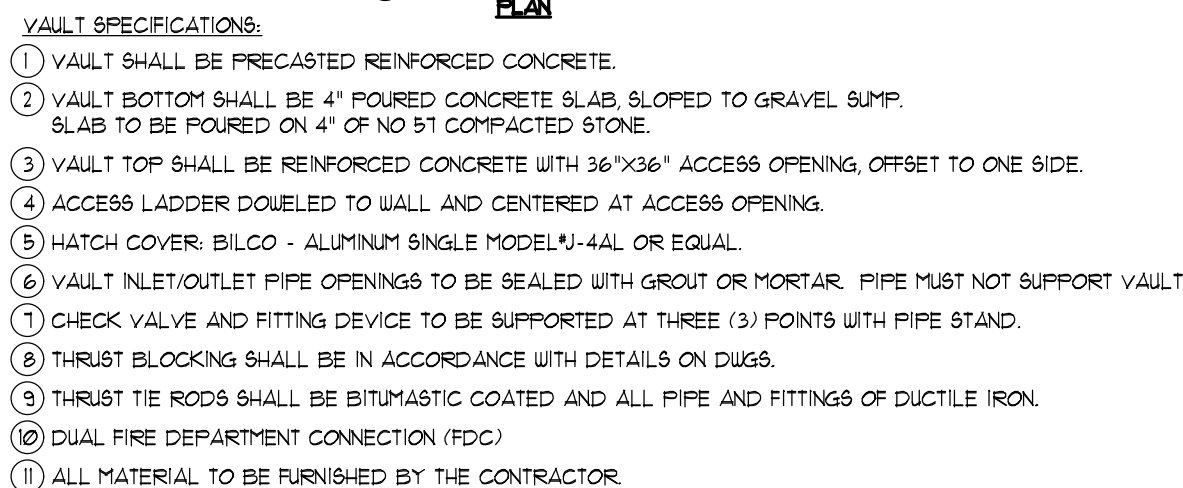


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PLANT MATERIAL SCHEDULE						
LEGEND	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS
	TREES:					
	CERCIS CANADENSIS	EASTERN REDBUD	5	2" CAL. F.	PER PLAN	EMB FULL FOLIAGE, STRONG STRAIGHT CENTRAL LEAD
	QUERCUS SHUMARDII	SHUMARD OAK	2	1" CAL. F.	PER PLAN	EMB FULL FOLIAGE, STRONG STRAIGHT CENTRAL LEAD
	SHRUBS:					
	MYRTA CERIFERA	SOUTHERN WAX MYRTLE	19	1 GAL	5/8" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	ILEX VOMITORIA 'NANA'	DWARF YAWPON HOLLY	65	3 GAL	3/8" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	36	3 GAL	3/8" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	82	3 GAL	3/8" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	ILEX CRENATA 'HELLERI'	HELLERI HOLLY	18	3 GAL	4/8" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	DISTYLUM 'PIDIST-II' PP24409	BLUE CASCADE DISTYLUM	34	3 GAL	3/8" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	GROUNDCOVERS/GRASSES:					
	ASPIDISTRA ELATOR	CAST IRON PLANT	83	1 GAL	18" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	11	3 GAL	48" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN
	MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	126	1 GAL	24" O.C.	CONTAINER FULL FOLIAGE, SPECIMEN

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1056.50



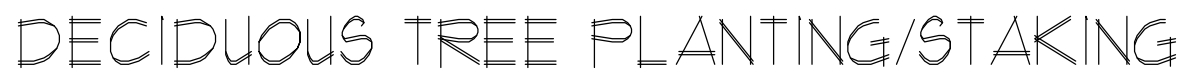
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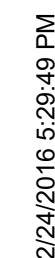
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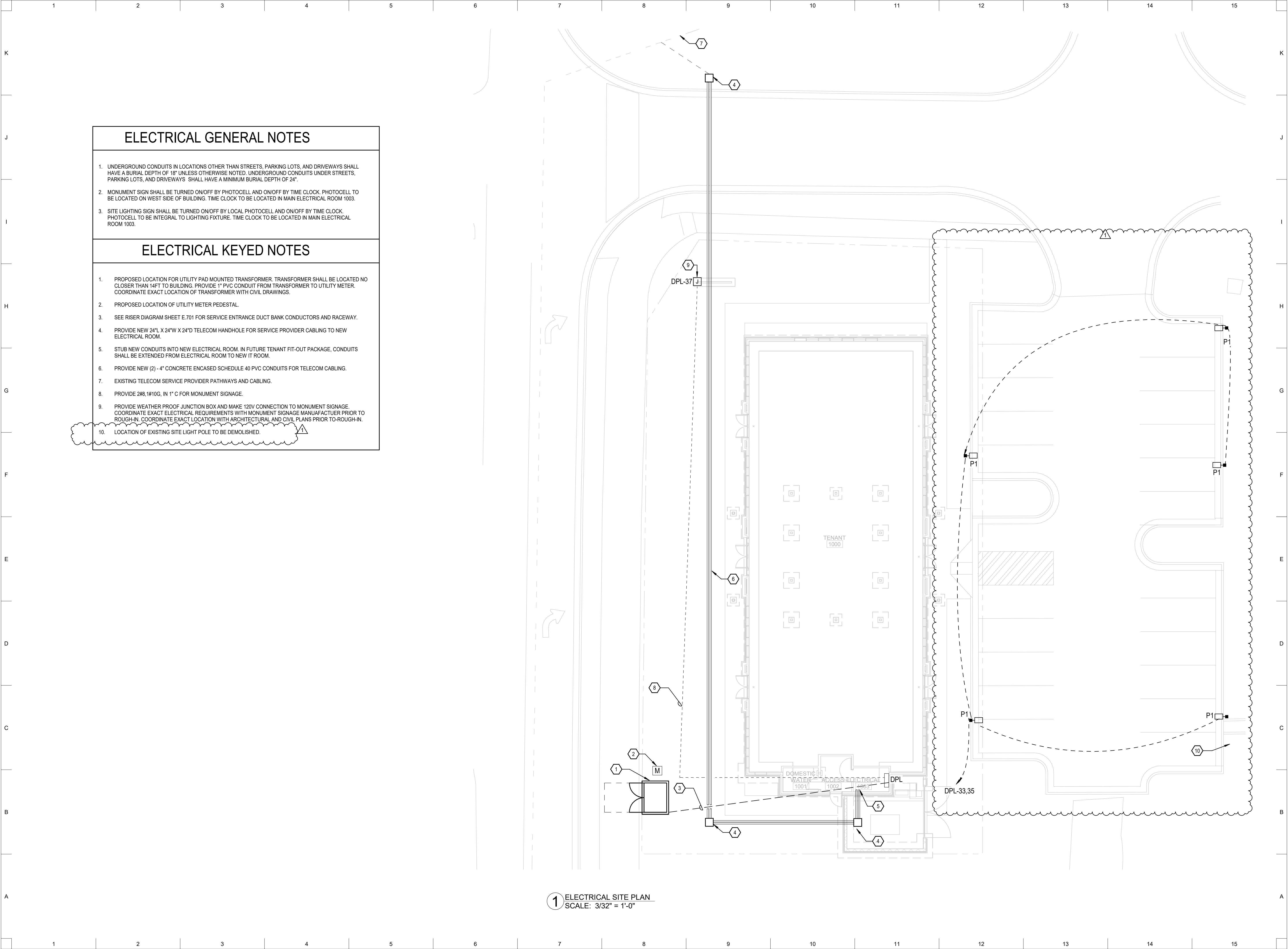


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LEGEND	PLANT MATERIAL SCHEDULE					
	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS
TREES:						
	CERCIS CANADENSIS	EASTERN REDBUD	5	2" CALIP.	PER PLAN	B4B, FULL FOLIAGE, STRONG STRAIGHT CENTRAL LEADER
	QUERCUS SHUMARDII	SHUMARD OAK	9	4" CALIP.	PER PLAN	B4B, FULL FOLIAGE, STRONG STRAIGHT CENTRAL LEADER
SHRUBS:						
	MYRTICA CERIFERA	SOUTHERN WAX MYRTLE	19	1 GAL.	5'0" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	65	3 GAL.	3'0" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	96	3 GAL.	3'0" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	82	3 GAL.	3'0" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	ILEX CRENATA 'HELLERI'	HELLERI HOLLY	18	3 GAL.	4'0" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	DISTYLUM 'DIST-11' PP14409	BLUE CASCADE DISTYLUM	34	3 GAL.	3'0" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
GROUNDCOVERS/GRASSES:						
	ASPIDISTRA ELATOR	CAST IRON PLANT	83	1 GAL.	18" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	71	3 GAL.	48" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
	MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	186	1 GAL.	24" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN



ELECTRICAL GENERAL NOTES

- UNDERGROUND CONDUITS IN LOCATIONS OTHER THAN STREETS, PARKING LOTS, AND DRIVEWAYS SHALL HAVE A BURIAL DEPTH OF 18" UNLESS OTHERWISE NOTED. UNDERGROUND CONDUITS UNDER STREETS, PARKING LOTS, AND DRIVEWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 24".
- MONUMENT SIGN SHALL BE TURNED ON/OFF BY PHOTOCELL AND ON/OFF BY TIME CLOCK. PHOTOCELL TO BE LOCATED ON WEST SIDE OF BUILDING. TIME CLOCK TO BE LOCATED IN MAIN ELECTRICAL ROOM 1003.
- SITE LIGHTING SIGN SHALL BE TURNED ON/OFF BY LOCAL PHOTOCELL AND ON/OFF BY TIME CLOCK. PHOTOCELL TO BE INTEGRAL TO LIGHTING FIXTURE. TIME CLOCK TO BE LOCATED IN MAIN ELECTRICAL ROOM 1003.

ELECTRICAL KEYED NOTES

- PROPOSED LOCATION FOR UTILITY PAD MOUNTED TRANSFORMER. TRANSFORMER SHALL BE LOCATED NO CLOSER THAN 14FT TO BUILDING. PROVIDE 1" PVC CONDUIT FROM TRANSFORMER TO UTILITY METER. COORDINATE EXACT LOCATION OF TRANSFORMER WITH CIVIL DRAWINGS.
- PROPOSED LOCATION OF UTILITY METER PEDESTAL.
- SEE RISER DIAGRAM SHEET E.701 FOR SERVICE ENTRANCE DUCT BANK CONDUCTORS AND RACEWAY.
- PROVIDE NEW 24"L X 24"W X 24"D TELECOM HANDHOLE FOR SERVICE PROVIDER CABLING TO NEW ELECTRICAL ROOM.
- STUB NEW CONDUITS INTO NEW ELECTRICAL ROOM. IN FUTURE TENANT FIT-OUT PACKAGE, CONDUITS SHALL BE EXTENDED FROM ELECTRICAL ROOM TO NEW IT ROOM.
- PROVIDE NEW (2) - 4" CONCRETE ENCASED SCHEDULE 40 PVC CONDUITS FOR TELECOM CABLING.
- EXISTING TELECOM SERVICE PROVIDER PATHWAYS AND CABLING.
- PROVIDE 2#8, 1#10G, IN 1" C FOR MONUMENT SIGNAGE.
- PROVIDE WEATHER PROOF JUNCTION BOX AND MAKE 120V CONNECTION TO MONUMENT SIGNAGE. COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH MONUMENT SIGNAGE MANUFACTURER PRIOR TO ROUGH-IN. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND CIVIL PLANS PRIOR TO ROUGH-IN.
- LOCATION OF EXISTING SITE LIGHT POLE TO BE DEMOLISHED.

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NB Contact: Andrew Bryant
N&B PROJECT: 24-0385
Georgia Certificate of Authorization: PEF000476
COA EXP: 06/30/2025
Newcomb & Boyd, LLP

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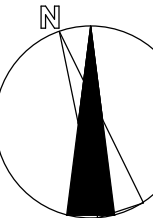
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**ELECTRICAL SITE
PLAN**

SCALE 3/32" = 1'-0"

E.010

LUMINAIRE SCHEDULE											
TYPE	MANUFACTURER	MODEL	SOURCE INFORMATION			ELECTRICAL INFORMATION		MOUNTING	FINISH	DESCRIPTION	
			MIN CRI	LUMEN OUTPUT	COLOR TEMP (K)	VOLTAGE	LOAD (W)				
F1	LITHONIA OR APPROVED EQUAL	ZL1N-L48-SMR-3500LM-FST-MVOLT-40K-80CRI-WH	80	3500	4000	MVOLT	31	SUSPENDED CHAIN HUNG	WHITE	2" X 4' PENDANT MOUNTED LED STRIP, WITH HANGER CHAIN, SUSPENDED FROM STRUCTURE.	
F1E	LITHONIA OR APPROVED EQUAL	ZL1N-L48-SMR-3500LM-FST-MVOLT-40K-80CRI-WH-E15WLCP	80	3500	4000	MVOLT	31	SUSPENDED CHAIN HUNG	WHITE	EMERGENCY 2" X 4' PENDANT MOUNTED LED STRIP, WITH HANGER CHAIN, SUSPENDED FROM STRUCTURE AND INTEGRAL BATTERY BACKUP.	
F2	COOPER OR APPROVED EQUAL	XVML L48 3500LM MVOLT 40K 80CRI	80	3500	3500	MVOLT	33	WALL / SURFACE MOUNTED	WHITE	3" X 4' WALL MOUNTED LED STRIP, WET LOCATION RATED.	
GN	BARN LIGHT ELECTRIC	BLE-G-ASFC12-250-G10-980-NA-LED11-3500K-DL	90	735	3500	120	11	WALL MOUNTED		LED GOOSENECK FIXTURE	
P1	LUMEC DOMUS	DOS-24W16LED3K-G3-LE4F-HS	70	3108	3000	MVOLT	28.7	POLE - AT 15FT A.F.G	BLACK	CLASSIC POLE MOUNTED PARKING LOT LIGHTING FIXTURE. WITH TYPE IV DISTRIBUTION.	
WS	LEDA	3-713-224 3ZR9G	90	2436	3500	120	10.5	WALL MOUNTED		ARCHITECTURAL WALL SCONCE WITH 90 MINUTE EMERGENCY BATTERY AND AT LEAST (2) LED LAMPS	
X	LITHONIA OR APPROVED EQUAL	EDGR-2-R	N/A	N/A	RED	120	3	CEILING	N/A	LED EDGE-LIT EXIT SIGN WITH INTEGRAL BATTERY BACKUP	

MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE								
DESIGNATION	KW	MCA	CONNECTION INFO				FEEDER	DISCONNECT SIZE
			VOLTAGE	NUMBER OF POLES	PANEL	CIRCUIT		
DSS-IU-1	1.5 kVA	9	208 V	2	DPL	12,14	2#12, 1#12G, IN 3/4"C	30/2/3R
DSS-OU-1	3.4 kVA	20	208 V	2	DPL	8,10	2#12, 1#12G, IN 3/4"C	30/2/3R
DSS-OU-2	4.0 kVA	24	208 V	2	DPL	19,21	2#12, 1#12G, IN 3/4"C	30/2/3R
EF-1	1.6 kVA	16.2	120 V	1	DPL	17	2#12, 1#12G, IN 1/2"C	MOTOR-RATED SWITCH
SSAC-OU-1	40.5 kVA	159	208 V	3	DPL	16,18,20	3#3/0, 1#6G, IN 2"C	200/3/3R
SSAC-UI-1 CIRCUIT 1	13.4 kVA	43	208 V	3	DPL	22,24,26	3#6, 1#10G, IN 1"C	60/3/3R
SSAC-UI-1 CIRCUIT 2	20.0 kVA	70	208 V	3	DPL	28,30,32	3#4, 1#8G, IN 1-1/4"C	100/3/3R
UH-1	3.3 kVA	12.3	208 V	2	DPL	13,15	3#12, 1#12G, IN 3/4"C	INTEGRAL



COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: New Construction
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

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Health care clinic (Health Care-Clinic)	6081	0.81	4926
Total Allowed Watts = 4926			

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-Health care clinic (Health Care-Clinic)				
LED 1: F1: 2" X 4' PENDANT MOUNTED STRIP; Other:	1	6	31	186
LED 1 copy 1: F1E: EMERGENCY 2"X4' PENDANT STRIP; Other:	1	13	31	403
LED 1 copy 2: F2: 3" X 4' WALL MOUNTED LED STRIP; Other:	1	2	33	66
Total Proposed Watts =				655

Interior Lighting PASSES: Design 87% 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 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

RANDOLPH PARKER - ELECTRICAL DESIGNER
Name - Title


Signature

02-13-2025
Date



COMcheck Software Version 4.1.5.5

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: New Construction
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
entrance/exit (Entry canopy)	600 ft2	0.25	Yes	150
Parking lot (Parking near 24-hour retail entrance)	9513 main	800	No	7610400
Total Tradable Watts (a) =				150
Total Allowed Watts =				7610550
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power


A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
entrance/exit (Entry canopy 600 ft2): Tradable Wattage				
LED 1: WS: WALL SCONCES; Other:	1	12	10	126
LED 3: GN: LED GOOSENECK FIXTURES; Other:	1	3	23	69
Parking lot (Parking near 24-hour retail entrance 9513 main entry): Non-tradable Wattage				
LED 2: P1: POLE MOUNTED PARKING LOT LED; Other:	1	9	23	207
Total Tradable Proposed Watts =				195

Exterior Lighting PASSES: Design 74% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

RANDOLPH PARKER - ELECTRICAL DESIGNER
Name - Title


Signature

12-13-2025
Date

Project Title:

Data filename: C:\Users\ogomes\OneDrive - Newcomb & Boyd\Desktop\miltonNHS.cck

Report date: 02/13/25

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N&B PROJECT: 24-0385
Georgia Certificate of Authorization: PEF000476
COA EXP: 06/30/2025
Newcomb & Boyd, LLP

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Signed on 03/26/2025
using a Digital Signature.

NHS MILTON
MOB - CORE &
SHELL

15755 BIRMINGHAM HWY
MILTON, GA 30004

PROJECT NO. 2024081

ISSUE DATE 02.13.25
ISSUED FOR CONSTRUCTION

REVISIONS DATE
1 PERMIT REVISION 03.26.25

ELECTRICAL
SCHEDULES

SCALE
E.602