

Jackson County NSP3 Program

Invitation to Bid

BID #11-ns-6007

(Troy Street, Single-Family Housing Development)

Bid Release:	(June 24, 2020)
Preconstruction Meeting:	(July 08, 2020, 10:00 AM)
Bid Questions Deadline:	(July 15, 2020, 5:00 PM)
Bid Due Date:	(July 22, 2020, 2:00 PM)

Postal Return Address:

Jackson County NSP3 Program
Attn: Theresa L. Dyer, HDRI
P.O. Box 461
Jefferson, GA 30549

Courier Delivery Address:

Jackson County NSP3 Program
Attn: Theresa L. Dyer, HDRI
545 Cedar Drive
Commerce, GA 30529

Jackson County NSP3 Program

Invitation to Bid

BID #11-ns-6007

(Troy Street, Single-Family Housing Development)

Sealed Bids will be received on behalf of the **Jackson County Board of Commissioners** by **Home Development Resources, Inc.** (hereafter also referred to as “HDRI”) until **(2:00pm.), July 22, 2020**, for a General Contractor, to provide all materials, labor, tools, equipment, permits, licenses, site development, etc. for the construction of two new Single-Family Housing Projects located in Commerce, GA.

OVERVIEW

HDRI seeks bids to provide all materials, labor, tools, equipment, permits licenses, etc. for the construction of two new Single-Family Housing Projects located in Commerce, GA.

- 159 Troy Street, Commerce, GA 30529
- 217 Troy Street, Commerce, GA. 30529

A. Single Family Housing Development

The successful bidder shall be responsible for the turn-key construction of Single-Family Housing Development and Public Facilities Improvements located at 159 Troy Street and 217 Troy Street, Commerce, GA 30529. The proposed developments shall consist of two Single-Family homes. The project area for each of the Single-Family dwellings are 1612 sq. ft. conditioned space and 344 sq. ft. unconditioned space. In addition, there are small porches on each building. The buildings are to be wood frame construction with pre-engineered wood roof and floor trusses. Exterior materials are to be Hardiplank exterior siding and architectural fiberglass shingle roof. Windows will be single hung vinyl with vinyl shutters. Interior finishes will consist of gypsum board walls and ceilings. Floor finishes will include vinyl and carpet. Kitchen and bath cabinets are to be painted with laminated counter tops. Exterior doors are to be insulated metal and interior doors are to be hollow core.

- The successful bidder shall provide all furniture, fixtures, and equipment as shown on the architectural plans titled Troy Street.
- The project must meet all requirements of the International Building Code and the Georgia Accessibility Code. This construction shall be completed in accordance with local building codes, written specifications, and design drawings.

- Georgia Law requires Single-Family affordable housing projects awarded state or federal funds and constructed for individuals and families of low and very-low incomes be constructed to be accessible (**O.C.G.A. §8-3-172**). Successful bidder must agree to adhere to “Visitability” requirements as defined in the bid packet.
- Each of the homes constructed will meet energy-standards such as Earth Craft™, Georgia Power Good Cents Home™, or other similar standards applicable to the style or type of construction, to the greatest extent possible.
- All Universal Design Features must be completed as per architectural plans.

B. Site Preparation and Grading

The project is located on two lots site in Commerce, Georgia. The successful bidder shall be responsible for all site work as shown on the site plans titled: Site Plans for Troy Street. Work shall include, but is not limited to, tree removal, grading, concrete driveway and sidewalks, gravel access road, soil erosion and sedimentation control, storm water infrastructure, water control, and all utility connections. The successful bidder shall be responsible for ensuring all proper construction standards are met including providing proper compaction of soil, aggregate, and pavement. The successful bidder shall ensure that site preparation and grading meet all applicable local, state, and federal soil erosion and sedimentation control requirements and storm water requirements. This construction shall be completed in accordance with local building codes, written specifications, and design drawings.

- The successful bidder shall provide all labor, tools, and equipment to complete all site development as detailed in the site plans for Troy Street.
- The successful bidder shall provide a detailed pricing allowance for each of the houses, infrastructure, and site development.

C. General Requirements

1. The successful bidder shall be responsible for providing an executed E-Verify S.A.V.E. document and all licenses, permits, and inspections (during and final) required of any regulatory agency having jurisdiction over this project.
2. The successful bidder shall be responsible for the maintenance and removal of all debris during and upon completion of the project. Upon completion of the project, the successful bidder shall remove all surplus materials, machinery, and equipment.
3. The successful bidder shall provide safety measures such as fencing, roping, signs, etc. that are required to ensure the public's safety during this project. The successful bidder shall also implement erosion control measures on the job site, as necessary.
4. Each bidder shall provide copies of any serious or willful federal, state, or local regulatory agency worker safety and health, or environmental non-compliance, or other

regulatory agency violation citations issued to any of their firm's operations during the previous thirty-six (36) months. Each bidder shall provide resolution/settlement/notice of contest documentation, if applicable, as well as a summary of policy changes and actions your company has taken as a result of citations.

5. The successful bidder shall ensure that all subcontractors comply fully with the requirements of this RFP.
6. Construction shall be completed on or before **December 31, 2020.**
7. During the construction phase, the successful bidder shall:
 - a. Maintain staff for construction management to include an on-site Superintendent.
 - b. Establish and maintain coordinating procedures.
 - c. Develop and maintain a detailed schedule including delivery, approvals, inspection, testing, construction, and occupancy.
 - d. Conduct and record job progress meetings.
 - e. Prepare and submit change order documentation for review and approval by project manager.
 - f. Maintain records and submit routine reports to reporting agencies.
 - g. Maintain quality control and ensure conformity to contract documents.
 - h. Provide cost control through progress payment review and verification according to the approved schedule and contract amounts.
 - i. Coordinate post completion activities, including the assembly of guarantees, manuals, as-built drawings, and HDRI's final acceptance.
 - j. Implement and coordinate the one (1) year warranty and one (1) year warranty inspection.
8. Interpretations
 - a. Any request for information from HDRI shall be submitted to the Project Manager for clarification. Each request shall be numbered and sequentially dated.
 - b. The Project Manager will interpret and decide matters concerning requirement and performance under the contract documents upon written request of either HDRI or contractor. The response shall be made within responsible promptness and within time limits agreed upon.

Qualification and submittal documents may be obtained by going to the Jackson County website: www.jacksoncountygov.com, under the "Vendor Registry" tab, find Bid# No. 11-ns-6007 Single-Family Housing Development Project. From here you can view and download bid documents (bid documents will not be provided at the meeting). This is the official release site for this request for proposals or any addenda that may be issued for the same.

A mandatory pre-bid conference and facility visit will be conducted on Wednesday, July 8, 2020. The conference will begin at 10:00 AM. The meeting will be conducted at:

- Commerce Civic Center
Commerce Room
110 State Street
Commerce, GA 30529

A site visit will be required immediately following the meeting. This meeting is **mandatory** for bid submission eligibility.

BID CORRESPONDENT

Upon Release of this Bid, all vendor communications concerning this Bid must be directed to the Grant Manager correspondent listed below:

(Theresa Dyer)
Home Development Resources, Inc.
PO Box 461,
Jefferson, GA. 30549
Phone: (706.389.5222)
tdyerhdri@gmail.com

Unauthorized contact regarding the Bid may result in disqualification. Any oral communications will be considered unofficial and non-binding on the Jackson County NSP3 Program. Vendor should rely only on written statements issued by the Bid correspondent.

BID QUESTIONS

All questions must be submitted in writing to the Bid correspondent named above. Questions must be received by **5:00 p.m., (July 15, 2020)**. A list of questions and answers will be provided to all known Bidders. Requests may be made to the Bid correspondent named above.

BID RESPONSE DATE AND LOCATION

HDRI must receive the vendors' Bid in a sealed envelope, in its entirety, not later than **(2:00 p.m.)**, Eastern Standard Time in Commerce, Georgia on **(July 22, 2020)**. Bids arriving after the deadline will be returned unopened to their senders. All Bids and accompanying

documentation will become the property of the Jackson County NSP3 Program and may not be returned. One (1) original and (1) copy of this Bid must be submitted to allow for evaluation. Individual responses are required for each house and site development. Bids must be clearly marked on the outside of the package:

(BID #11-ns-6007 Troy Street, Single-Family Housing Project)

Postal Return Address:

Jackson County NSP3 Program
Attn: Theresa L. Dyer, HDRI
P.O. Box 461
Jefferson, GA 30549

Courier Delivery Address:

Jackson County NSP3 Program
Attn: Theresa L. Dyer, HDRI
545 Cedar Drive
Commerce, GA 30529

Vendors assume the risk of the method of dispatch chosen. HDRI assumes no responsibility for delays caused by any delivery service. Postmarking by the due date will not substitute for actual Bid receipt. Late Bids will not be accepted, nor will additional time be granted to any vendor. Bids may not be delivered by facsimile transmission or other telecommunication or solely by electronic means.

Bid Schedule:

Bid Release:	(June 24, 2020)
Pre-Construction Meeting:	(July 8, 2020 @10:00 AM)
Bid Questions Deadline:	(July 15, 2020 @ 5:00 PM)
Bid Due Date:	(July 22, 2020 @ 2:00 PM)

WAIVER OF TECHNICALITIES

All items must meet or exceed specifications as stated by HDRI. HDRI reserves the right to waive any technicalities and to reject or accept any Bid in its entirety or to accept any portion thereof if it is determined that either method results in lower costs, better service, final satisfaction or is otherwise determined to be in the best interest of the Jackson County NSP3 Program. Award may be made by item number or in total. Determination of best response to Bid will be the sole judgment of HDRI. Bids shall remain valid for ninety days for the date of Bid opening.

BID REJECTION

HDRI reserves the right to reject any or all Bids at any time without penalty.

MODIFICATION OF BIDS

Any clerical mistake that is patently obvious on the face of the Bid may, subject to the limitations described below, be corrected upon written request and verification submitted by the Bidders. A nonmaterial omission in a Bid may be corrected if the HDRI determines that correction to be in the program's best interest. Omissions affecting or relating to any of the following shall be deemed material and shall not be corrected after Bid opening:

- (1) Price Information; and
- (2) Any required Insurance

WITHDRAWAL OF BIDS

Bids may be withdrawn at any time prior to the Bid opening. After Bids have been publicly opened, withdrawal of a Bid shall be based upon the following:

The Bidders shall give notice in writing of his claim of right to withdraw his Bid due to an error within two business days after the conclusion of the Bid opening procedure. Bids may be withdrawn from consideration if the price is substantially lower than the other Bids due solely to a mistake therein, provided the Bid was submitted in good faith, and the mistake was a clerical mistake as opposed to a judgment mistake, and was actually due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of the Bid, which unintentional arithmetical error or unintentional omission can be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the Bid sought to be withdrawn. The Bidder's original papers shall be the sole acceptable evidence of error and mistake if he elects to withdraw his Bid. If a Bid is withdrawn under the authority of this provision, the lowest remaining responsive Bid shall be deemed to be the low Bid.

BIDDERS RESPONSIBILITY

When determining whether a Bidder is responsible, or when evaluating a Bid, the following factors may be considered, any one of which will suffice to determine whether a Bidders is responsible, or the Bid is the most advantageous to the program:

- The ability, capacity, and skill of the Bidders to perform the contract or provide the equipment and/or service required. The character, integrity, reputation, judgment, experience, and efficiency of the Bidders (*qualifications must be submitted with bid response*).

- Whether the Bidders can perform the contract within the time specified.
- The quality of performance of previous public and private contracts or services, including, but not limited to, the Bidder's failure to perform satisfactorily or complete any written contract. The program termination for default of a previous contract with a Bidder, within the past three years, shall be deemed to be such a failure.
- The previous and existing compliance by the Bidders with laws relating to the contract or service.
- Evidence of collusion with any other Bidders, in which case colluding Bidders will be restricted from submitting further Bids on the subject project or future Bids, for a period not less than three years.
- The Bidders has been convicted of a crime of moral turpitude or any felony, excepting convictions that have been pardoned, expunged or annulled, whether in this state, in any other state, by the United States, or in a foreign country, province or municipality. Bidders shall affirmatively disclose to HDRI all such convictions, especially of management personnel or the Bidders as an entity, prior to notice of award or execution of a contract, whichever comes first. Failure to make such affirmative disclosure shall be grounds, in the program sole option and discretion, for termination for default subsequent to award or execution of the contract.
- If the Bidders will be unable, financially, or otherwise, to perform the work.
- At the time of the Bid opening, the Bidder is not authorized to do business in Georgia, or otherwise lacks a necessary license, registration or permit.
- Any other reason deemed proper by HDRI.

NON-ENDORSEMENT

As a result of the selection of a vendor to supply products and/or services to HDRI, HDRI nor the Jackson County NSP3 Program is neither endorsing nor suggesting that the vendor's product is the best or only solution. The vendor agrees to make no reference to HDRI or the Jackson County NSP3 Program in any literature, promotional material, brochures, sales presentation, or the like without the express written consent of HDRI or the Jackson County NSP3 Program.

PROPRIETARY BID MATERIAL

Any information contained in the Bid that is proprietary will be neither accepted nor honored. All information contained in this Bid is subject to public disclosure.

RESPONSE PROPERTY OF THE JACKSON COUNTY NSP3 PROGRAM

All material submitted in response to this request become the property of the Jackson County NSP3 Program. Selection or rejection of a response does not affect his right.

NO OBLIGATION TO BUY

HDRI reserves the right to refrain from contracting with or purchasing from any vendor. The release of this Bid does not compel HDRI to purchase.

COST OF PREPARING BIDS

HDRI is not liable for any cost incurred by vendors in the preparation and presentation of Bids and demonstrations submitted in response to this Bid.

NUMBER OF BID COPIES REQUIRED

Vendors are to submit (1) original Bid and (1) copy. Your submittal must have a signature in its "original form".

ADDENDA

Bidders are responsible to check the Jackson County NSP3 Program's website for the issuance of any addenda prior to submitting a Bid. The address is www.jacksoncountygov.com

BID AWARD AND EXECUTION

HDRI will select the Bid that, in its sole discretion, is the most responsive and responsible Bid to the program. HDRI reserves the right to make any award without further discussion of the Bid submitted; there may be no best and final offer procedure. Therefore, the Bid should be initially submitted on the most favorable terms the vendor can offer. The specification may be altered by HDRI based on the vendor's Bid and an increase or reduction of services with the manufacturer may be negotiated before Bid award and execution.

BID REQUIREMENTS/EVALUATION CRITERIA

HDRI will evaluate all written submittals. It is incumbent upon the Bidders to demonstrate within their Bids how each requirement will be satisfied. All Bids must meet the specification as outlined in this Bid. HDRI reserves the right to investigate the qualifications and experience of the Bidders, or to obtain new Bids. Bids not sufficiently detailed or in an unacceptable form may be rejected by the HDRI. Dates and documentation included in the Bid become public information upon opening the Bids. Interested firms must follow the process outlined in the following pages in submitting their Bid.

The following criteria, not limited to or listed in order of importance, will be used to evaluate Bids.

- Terms, condition, and pricing.
- Cost of amenities available for the product(s).
- Ability to carry out project.
- Experience and capacity to complete project within allowed time frame (firm qualifications should be submitted with bid response).

Bidder Insurance Requirements

- Bidder must provide evidence, satisfactory to HDRI, of the following insurance requirements:
 - HDRI requires the Contractor to have and maintain the following insurance coverage and indemnification provisions with HDRI named as an additional insured hereunder.
 - The successful bidder shall be required to provide a Payment Bond and a Performance Bond, each in an amount not less than 100% of the total bid amount, at the signing of the contract.
 - Contractor shall furnish HDRI with certificates showing the type, amount, class of operations covered, effective dates, and date of expiration of policies. Such certificates shall also contain substantially the following statement: The insurance covered by this certificate will not be cancelled or materially altered, except after thirty (30) days written notice has been received by HDRI.
 - The Contractor agrees to provide and maintain insurance coverage until the contract is completed and to furnish certificates from its insurance carriers showing that it carries insurance in the following minimum limits:

<u>Commercial General Liability</u>	
Each Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Medical Expense Any One Person	\$5,000
Damage to Rented Premises	\$50,000
Products (Completed / Operations Aggregate)	\$5,000,000
<u>Auto Liability (Incl bodily injury & property damage)</u>	
Combined Single Limit per Accident	\$1,000,000

<u>Excess / Umbrella Liability</u>	
Each Occurrence	\$1,000,000
Aggregate	\$1,000,000
<u>Workers Compensation and Employers Liability</u>	
WC - Each Employee	Statutory
Employer's Liability - Each Employee	\$1,000,000
Employer's Liability - Each Accident	\$1,000,000

Responsibilities of the Bidder

The Bidder, at its sole expense shall:

- Deliver, install, test and adjust product.
- If HDRI selects this option, provide routine maintenance and service included replacing all parts of Equipment which are faulty and/or worn out.
- Repair or replace inoperable items within 48 hours of notification by HDRI.
- Comply with all laws, ordinances, regulations, requirements and rules with respect to the maintenance of the (product).
- This is a Section 3 Covered Project under the HUD Act of 1968 and Section 3 Residents and Business Concerns are encouraged to apply –Section 3 preferences and compliance will be discussed in detail at the Mandatory Pre-Bid Meeting. If Section 3 documents are not properly signed and submitted with the bid, the bid will be rejected.
- All contractors must include a completed (as well as signed and notarized) Section 3 Business Concern, Previous Certificate of Compliance and Action Plan with their bid proposal. Any bid proposal that is received without the completed forms both signed and notarized will be considered non-responsive and the response rejected. In reviewing the bid proposals, any contractors that are identified as qualified Section 3 Business Concerns should be reviewed and if legitimate, granted a Preference in contracting, all other things being equal.

HOUSING AND URBAN DEVELOPMENT REQUIREMENTS

Section 3 of the HUD Act of 1968, as amended

- A The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD• assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

- F Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

****HDRI** is an equal opportunity owner/employer and will not discriminate against any vendor because of race, creed, color, religion, sex, national origin, or ADA disability status.

CONTRACTOR ACKNOWLEDGEMENT OF SPECIAL TERMS AND CONDITIONS

Recipient acknowledges that they have reviewed and will comply with the special terms and conditions as stated above.

Signed, sealed, and delivered

In the presence of: (Name of Company)

_____ By: _____
 Unofficial Witness (Person authorized to sign binding contract)

Title: _____

Notary Public Attest: _____
 Commission Expires: _____ (Officer of Company if Corporation)

Title: _____

Bid Packet/Project: Troy Street, Single-Family Housing Project, BID #11-ns-6007

Grant Manager: Theresa L. Dyer
tdyerhdri@gmail.com

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Mandatory Section 3 Packet	Exhibit "A"

Notes: _____

BID OPENING CONDITIONS Bid

BID #11-ns-6007

1. Should you submit a bid, it must be delivered to this location in a ***sealed*** envelope clearly labeled: **Troy Street, Single-Family Housing Project BID #11-ns-6007** and addressed to:

Postal Return Address:

Jackson County NSP3 Program
Attn: Theresa L. Dyer, HDRI
P.O. Box 461
Jefferson, GA 30549

Courier Delivery Address:

Jackson County NSP3 Program
Attn: Theresa L. Dyer, HDRI
545 Cedar Drive
Commerce, GA 30529

No later than 2:00 pm on July 22, 2020, at which time bids will be opened and publicly read.

2. You are requested to complete IN FULL and submit an original copy for each of the enclosed "Bid and Proposal Form".

The apparent low bidder shall be responsible for submitting a detailed unit cost and line item cost/budget analysis, for each task listed on the architectural and site plans. The stated information shall be due upon request, no grace period will be given for response.

Failure to provide unit cost and line item cost for each task will result in the bid being deemed non-responsive and the next lowest bidder will be given the opportunity to provide the information.

3. Please submit copies of a current State of Georgia Contractor's License and proof of insurance.
4. **A mandatory pre-bid conference and facility visit will be conducted on Wednesday, July 8, 2020. The conference will begin at 10:00 AM. The meeting will be conducted at Commerce Civic Center, 110 State Street, Commerce, GA 30529. A site visit will be required immediately following the meeting. This meeting is mandatory for bid submission eligibility. Contact Theresa Dyer confirming attendance tdyerhdri@gmail.com**
5. Under no circumstance will any project information be released prior to the mandatory meeting.

6. After the walk-through, should you have any questions or concerns about any of the items listed on the architectural or site plans, please “Reply All” to the group email PRIOR to bidding. Individual emails or phone calls to the grant manager will receive no response.
7. You are reminded to bid only on the items designated on the architectural plans as well as the site plans titled Troy Street, Single-Family Housing Development.
8. **The Contractor Is Responsible for Verification of All Quantities. The contractor is cautioned to verify site conditions and quantities prior to submitting a price quote. Project change orders will not be approved due to items missed by contractor.**
9. The General Requirements, Universal Design Features, and Visitability Requirements provided, will be applicable to this contract.
10. HDRI reserves the right to accept or reject any-and-all BIDS and waive formalities in the best interest of the Jackson County NSP3 Program and/or Developer. HDRI reserves the right to reject any BIDS that does not represent a complete response.
11. The submitting contractor is solely responsible to ensure timely delivery of its BID package. HDRI will not be responsible for failure of service on the part of the U.S. Postal Service, commercial courier company or other delivery method.
12. HDRI are not liable for any expenses incurred in connection with the preparation of a response to this BID.
13. Once opened, the BID becomes the property of HDRI and will not be returned to the contractor. Upon opening, the proposal becomes public record and shall be subject to public disclosure in accordance with Georgia Open Records Act O.C.G.A. 50-18-70 et seq., or other applicable laws.
14. Bids may be withdrawn at any time prior to the Bid opening. After Bids have been publicly opened, withdrawal of a Bid shall be based upon the following:

The Bidders shall give notice in writing of his claim of right to withdraw his Bid due to an error within two business days after the conclusion of the Bid opening procedure. Bids may be withdrawn from consideration if the price is substantially lower than the other Bids due solely to a mistake therein, provided the Bid was submitted in good faith, and the mistake was a clerical mistake as opposed to a judgment mistake, and was actually due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor

or material made directly in the compilation of the Bid, which unintentional arithmetical error or unintentional omission can be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the Bid sought to be withdrawn. The Bidder's original papers shall be the sole acceptable evidence of error and mistake if he elects to withdraw his Bid. If a Bid is withdrawn under the authority of this provision, the lowest remaining responsive Bid shall be deemed to be the low Bid.

15. All bid prices shall be firm for 90 days.

Jackson County NSP3 Program

Invitation to Bid

BID #11-ns-6007

(Troy Street, Single-Family Housing Development)

Bid Certification)

Bidders must return the following certification with their Bids.

With my signature, I certify that I am authorized to commit my firm to the Bid and that the information herein is valid for 90 days from this date.

I further certify that all information presented herein is accurate and complete and that the scope of work can be performed as presented in this Bid.

Bidders Signature _____ Date _____

Name (printed) _____ Title _____

Unofficial Witness Signature _____ Date _____

Name (printed) _____ Title _____

Company _____

Address _____

Phone _____ Fax _____

Email Address _____

Notary Public
Commission Expires: _____

Jackson County NSP3 Program

Invitation to Bid

BID #11-ns-6007

(Troy Street, Single-Family Housing Development)

Bid Certification)

This form must be completed and signed for bid to be considered.

Postal Return Address:

Jackson County NSP3 Program
NSP3 Program
Attn: Sharroll Fanslau, City Clerk
P.O. Box 130
Pembroke, GA 31321

Courier Delivery Address:

Jackson County
Attn: Sharroll Fanslau, City Clerk
160 North Main Street
Pembroke, GA 31321

Bid Response:

Price: \$_____

Having read and responded to all attached specifications, the undersigned offers the above quoted prices, terms and conditions.

Signed, sealed, and delivered

In the presence of:

(Name of Company)

Unofficial Witness

By: _____
(Person authorized to sign binding contract)

Title: _____

Notary Public
Commission Expires: _____

Attest: _____
(Officer of Company if Corporation)

Title: _____

BID AND PROPOSAL FORM

BID #11-ns-6007

159 Troy Street

Submitted By: _____ Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

GA State Contractors License Number: _____

I, the undersigned contractor, having inspected the property and familiarized myself with the requirements of the architectural plans and understand the extent and character of the work to be performed. I propose to furnish all labor, materials, and equipment necessary to accomplish **ALL HOUSING CONSTRUCTION PER ATTACHED BID DOCUMENT** required by the Jackson County NSP3 Program with the following exceptions:

(If no exceptions, so state)

LABOR COST: _____

MATERIAL COST: _____

I will be using the following subcontractors, if necessary:

Electrical Contractor and License #: _____

Plumbing Contractor and License #: _____

HVAC Contractor and License #: _____

I will commence work within 10 consecutive days from the date of award and/or execution of the contract and will complete the work within 150 calendar days after No Notice of Commencement.

Contractor Signature,

Title

Date

Notary

BID #11-ns-6007

217 Troy Street

Submitted By: _____ Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

GA State Contractors License Number: _____

I, the undersigned contractor, having inspected the property and familiarized myself with the requirements of the architectural plans and understand the extent and character of the work to be performed. I propose to furnish all labor, materials, and equipment necessary to accomplish **ALL HOUSING CONSTRUCTION PER ATTACHED BID DOCUMENT** required by the Jackson County NSP3 Program exceptions:

(If no exceptions, so state)

LABOR COST: _____

MATERIAL COST: _____

I will be using the following subcontractors, if necessary:

Electrical Contractor and License #: _____

Plumbing Contractor and License #: _____

HVAC Contractor and License #: _____

I will commence work within 10 consecutive days from the date of award and/or execution of the contract and will complete the work within 150 calendar days after Notice of Commencement. BID AND PROPOSAL FORM

Contractor Signature, Title Date

Notary

General Requirements

1. The report was prepared for the sole and confidential use of the above client. It may not be duplicated.
2. This write-up is to be completed in its entirety. Everything must be done, or a change order submitted.
3. All work must meet City, County, State of Georgia and Federal Code requirement as well as Manufacturer Installation Instructions.
4. Contractor questions must be in writing. No verbal reports are given for projects.
5. Contact is: Theresa L. Dyer; email: tdyerhdri@gmail.com
6. Abbreviations:
 - a. lf=linear feet
 - b. ea=each
 - c. sf=square feet
 - d. sy=square yard
7. It shall be the responsibility of the contractor to validate exact measurements.
8. All work is to be done during regular work hours unless approved by HDRI.
9. The contractor is required to be present at the final inspection.
10. The contractor shall always keep the entire site free of rubbish and debris .
11. Any new wood, excluding framing members shall be primed before installation and then painted to cover completely and evenly without runs, sags or drips.
12. New pressure treated wood will not be painted.
13. All products installed on the home must be lead free.
14. Personal items should be safeguarded by moving or storing the items during the project.

Universal Design Features

Entrances:

1. Accessible parking convenient to dwelling [covered from the elements],
2. Accessible path of travel to dwelling from parking or drop off area [slope of 1:20 or less eliminates the necessity for handrails, except when needed by a specific individual],
3. At least one entrance without steps and flues or low-profile threshold,
4. Minimum 5 feet X 5 feet maneuvering space at stepless entrance,
5. 36-inch minimum exterior door with lever hardware,
6. Movement sensor light at entrance,
7. A sidelight or a peephole at 42 and 60 inches above the floor,
8. Ambient and focused lighting at keyhole,
9. High visibility address numbers.

General Interior:

1. Hall width 42 inches minimum [interior accessible route is 36 inches],
2. Interior door width 32-inch minimum [requires 34 or 36-inch-wide door], equipped with lever hardware,
3. Flush transitions between floor surfaces [maximum of ½ -inch rise],
4. 5 pounds maximum force to open doors,
5. 18-inch minimum space at latch side of door,
6. 5-feet X 5-feet maneuvering space in each room [after furniture is placed],
7. Increased number of electrical outlets for additional lighting and alarm indicators, especially in bedrooms,
8. Electrical outlets at 18-inch minimum height,
9. Light switches 44 inches maximum above floor,
10. View windows at 36-inches maximum sill height and large enough to use as an escape route in the event of an emergency,

11. Crank operated [casement] or light weight sliding windows,
12. Closet rods adjustable from 30 inches to 66 inches above the floor,
13. Loop or other easy-to-use handle pulls on drawers and cabinets,
14. High contrast, glare free floor surfaces and trim,
15. Low pile carpet or smooth anti-slip flooring,
16. High-speed internet access data connection port and cabling.

Bathrooms:

1. 60-inch diameter turning circle,
2. 30-inch X 48-inch area of approach [forward or parallel, depending on fixture type] in front of all fixtures,
3. Toilet more usable by many if positioned in a 5-feet X 5-feet space with centerline 18 inches from sidewall,
4. 32-inch minimum lavatory counter height with lever faucet control,
5. Adaptable cabinets to reveal knee space under lavatory. Exposed piping in knee space should be padded or concealed,
6. When tub or shower are installed, select models designed to accept a portable bench or bathing seat,
7. Curb less or roll-in shower plus standard tub,
8. Offset single-lever controls in tub and shower to minimize stooping, bending and reaching,
9. Adjustable height hand-held shower head in addition to standard fixed shower head,
10. Anti-scald devices on all plumbing fixtures,
11. Enlarged reinforced areas around toilet and bathing fixture to provide secure mounting locations for grab bars and shower seats,
12. Mirror to backsplash at lavatory,
13. Contrasting color edge border at countertops.

Kitchens:

1. 60-inch diameter turning space,
2. 30-inch X 48-inch area of approach [forward or parallel, depending on fixture type] in front of all appliances,
3. Cooktop or range with front or side-mounted controls and staggered burners to eliminate dangerous reaching,
4. Front-mounted controls on washer and dryer,
5. Adaptable cabinets to reveal knee space [when needed] at sink and under work surface near cooking appliance,
6. Variable height sinks adjustable between 32 and 40 inches,
7. Exposed piping and any sharp or hot elements in any knee space should be padded or concealed,
8. Single-lever faucet controls,
9. Full height pantry cabinets for high and low storage,
10. Adjustable height shelves in wall cabinets,
11. Refrigerator/freezer with frozen food storage in the bottom or side-by-side refrigerator/freezer,
12. Variable height counter surfaces or adjustable through a range of 28 to 40 inches,
13. Base cabinets with pullout shelves or drawers,
14. Contrasting color edge border at countertops,
15. Microwave oven at countertop height with uninterrupted counter surface or pull out shelf to support the safe transfer of hot and /or heavy cookware,
16. Under cabinet glare free task lighting.

VISITABILITY REQUIREMENTS

DCA Requirements: Georgia Single-Family Accessibility (O.C.G.A. §8-3-172)

Georgia Law requires Single-Family affordable housing projects awarded state or federal funds and constructed for individuals and families of low and very low incomes be constructed to be accessible. Specifically, at least one entrance door whether located at the front, side, or back of the building, must be on an accessible route served by a ramp or no- step entrance; and has to have at least a standard 36-inch door. In addition, on the first floor of the building, each interior door must be at least a standard door with 32-inch clearway, unless the door provides access only to a closet of less than 15 square feet in area; each hallway has a width of at least 36 inches and is level, with ramped or beveled changes at each door threshold; each bathroom wall is reinforced for installation of grab bars; **(for this project grab bars will be installed in HDRIs bath and the main bath will be reinforced for future grab bar installation)**; each electrical panel or breaker box, light switch, or thermostat is not higher than 48 inches above the floor; each electrical plug or other receptacle is at least 15 inches above the floor; and the main breaker box is located inside the building on the first floor. Local building codes remain in effect. If a local code requires greater accessibility than those required in state and federal law, then the local code must be followed. However, if a state or local code requires less accessibility than the state or federal law, then the state or federal law will prevail and must be followed.

Mandatory Section 3 Solicitation Package Exhibit “A”

This mandatory solicitation package has been developed in accordance with DCA’s Section 3 Policy for Covered HUD Funded Activities. DCA encourages all recipients, sub-recipients, contractors, and sub-contractors to review this policy prior to completion of the solicitation package. For those solicitations that meet the applicable Section 3 thresholds, this package must be returned in accordance with the applicable instructions to the contracting entity prior to award ***or at the time of submission of a bid/proposal in order to claim a Section 3 preference.*** The Section 3 Clause, required forms, and instructions are included in this package.

To be considered for a contract award exceeding \$100,000, the entire solicitation package must be satisfactorily completed and submitted prior to award. In order to claim a preference for a contract award exceeding \$100,000, the Section 3 Self-Certification and Action Plan and the Section 3 Business Concern Self Certification portions of the solicitation package must be satisfactorily completed and submitted at the time of submission of a bid/proposal.

For Section 3 Covered Assistance of \$100,000 or less, the solicitation package must be made available to bidders/offerors in accordance with DCA’s Section 3 Policy; however, bidders/offerors are not required to submit the solicitation package unless a preference is being claimed. In this case, only the Section 3 Self-Certification and Action Plan and the Section 3 Business Concern Self Certification must be completed at the time of submission of a bid/proposal

Any bid/proposal claiming a preference must include the completed and signed Section 3 Self-Certification and Action Plan and the Section 3 Business Concern Self Certification and be submitted by the bid/proposal deadline.

The following Section 3 forms must be completed and returned as instructed:

- Section 3 Self Certification and Action Plan
- Previous Section 3 Compliance Certification
- Assurance of Compliance Certification

Additionally, if the contractor is claiming certification as a 51% Resident Owned Business (ROB) or is certifying as a 30% employer, the Resident Self-Certification and Skills Data Form must be returned for all employees who meet the low- or very low-income requirement as well as the appropriate Section 3 Business Certification.

Section 3 Solicitation Overview and Instructions for Contractors

The DCA Section 3 Policy requires that, when the **Section 3 regulation is triggered**, every effort within the contractor's disposal must be made, to the greatest extent feasible, to offer all available employment and contracting opportunities to Section 3 residents and Section 3 businesses based on the compliance methods below.

All Contracts and All Contractors must meet Section 3 compliance by:

- A. Giving notice of any and all opportunities for employment and contracting to residents of the local Public Housing Authority (PHA), and other low and very low income area residents and businesses, by posting the opportunity in community sources generally available to low income residents and the general public. Exercising a ***minimum of three (3)*** of the following listed sources must be completed prior to offering employment to anyone not covered by Section 3 requirements:
 - 1. The local community newspaper
 - 2. The most widely distributed newspaper
 - 3. Company or agency website
 - 4. The management office of the local housing authority/homeless service agency/local low income housing community
 - 5. Local Workforce Board (i.e. Department of Labor)
 - 6. Local office of the Georgia Division of Family and Children Services
 - 7. Dodge Room <http://www.construction.com/dodge/dodge.asp>
 - 8. Other locations as approved by DCA
- B. The recipient, sub-recipient or contractor must check the HUD Section 3 Business Registry to determine if there are any Section 3 businesses in the County where the work will be performed. If there are Section 3 businesses in the County that may be able to perform the work, the recipient, sub-recipient or contractor must provide a copy of the contracting opportunity(ies) (e.g., bid notices) to the Section 3 businesses. See the HUD Section 3 Business Registry at: <https://portalapps.hud.gov/Sec3BusReg/BRegistry/What>.
- C. Clearly stating in notices that the position is a "Section 3 covered position under the HUD Act of 1968 and that Section 3 Residents and Business Concerns are encouraged to apply."
- D. Placing the Section 3 Clause provided in Appendix A in ALL solicitations.
- E. When possible, other activities may be done to demonstrate effort to comply with the Safe Harbor Limits. These other efforts are listed in the appendix to part 135 of the Code of Federal Regulations—24 CFR Part 135 and include:
 - 1. Distributing or posting flyers advertising positions to be filled;

2. Contacting the local government or housing authority for a list of residents who have expressed interest in Section 3 employment;
 3. Holding job informational meetings for residents, contractors, etc...;
 4. Contacting agencies administering HUD YouthBuild programs and requesting their assistance in recruiting HUD YouthBuild program participants for training and employment positions.
- F. Linking residents or businesses to local resources that may be available to help prepare them for applying for and achieving the opportunity.
- G. Working with DCA, the recipient, sub-recipient or contractor as applicable in developing a communication and follow up process to track and report all Section 3 applications and hiring activities to ensure the reporting of compliance efforts, and that contracting and sub-contracting are accurate. Provide preference in hiring and contracting to Section 3 applicants and contractors when employment or contracting opportunities are offered and all requirements are met and remain equal. Contractors must:
1. Provide this package to all sub-contractors when soliciting bids for all contracts or sub-contracts;
 2. Meet all the same processes in A-E; and
 3. Provide Preference to all sub-contractors meeting the definitions as stated in Section VI of DCA's Section 3 Policy for Covered HUD Funded Activities.
- H. In order for Preference as a Section 3 Contractor to be factored into the award decision, all elements of the solicitation criteria must be equal between contracts. This means price and all other factors must be equal. Then the contractors that elect Preference on the Certification and Action Plan form that meet that Preference criterion will be provided Preference in the award of the contract as provided in Part VI., Preferences and Eligibility of DCA's Section 3 Policy for Covered HUD Funded Activities.

Example:

Bill's electrical and Sue's Electrical bid a job where the housing authority has a budget of \$500,000. Bill bids \$480,000 and elects a Preference as a Section 3 business concern because he qualifies as a 51% Resident Owned Business. Sue bids \$450,000 but does not elect any Preference. Both companies met all the other requirements. Sue will be awarded the contract because Bill's bid was higher.

Important items to remember about receiving Preferences in contract award:

All contractors and/or subcontractors that elect a Preference and are awarded a contract must be in compliance prior to the issuance of a Notice to Proceed by DCA, the recipient, sub-recipient, or the contractor based on the policies established for the applicable DCA funding program. The contractor and/or subcontractor must maintain the elected Preference standard during the entire contract or risk having the contract terminated for failure to comply. **See Appendix B for further details.**

When a contractor and/or subcontractor that elected a Preference is unable to identify a Section 3 resident or a Section 3 business for employment or contracting opportunities, the contractor then ***must*** offer employment related training to the Section 3 residents in the county. The training must be provided according to Part VII – Other Economic Opportunities in DCA’s Section 3 Policy.

Appendix A

Section 3 Clause

Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 135)

(a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of Section 3 apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

(e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.

(f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

Appendix B

Section 3 Contract Non-Compliance Cure /Termination Processes

This language is a component of contract compliance with the work to which you are responding in this solicitation. The full requirements are provided in the Section 3 Clause found elsewhere in this package and in DCA's Section 3 Policy for Covered HUD Funded Activities.

Any recipient, sub-recipient or contractor claiming Preference **must be in compliance prior to issuance of a notice to proceed by DCA, recipient, sub-recipient, or contractor based on the policies established for the applicable DCA funding program. This preference can be met by any of the three qualifications:**

1. Resident Owned Businesses (ROBs) owned and operated at 51% by Section 3 Residents.
2. Businesses that employ Section 3 residents at no less than 30% of the contractors aggregate full time staff.
3. Contractors that at the time of bid show evidence (meaning the specific name and preference met) of their intent to award no less than 25% of their total award to Section 3 business concerns.

The recipient, sub-recipient or contractor must maintain compliance throughout the life of the contract. The contractor understands and agrees that a compliance management firm may be used to conduct routine and certified payroll reviews to ensure compliance. The Contractor agrees to provide the payroll data in an Excel or Word format each time the payroll is processed throughout the contract.

Failure to meet the Section 3 requirements will result in penalties up to and including contract termination. Any contractor triggering the regulation by doing any hiring or contracting once they are awarded the contract through execution must comply with the Section 3 requirements by executing the efforts on their Certification and Action Plan in accordance with DCA's Section 3 Policy.

DCA, the recipient, sub-recipient or contractor shall execute these remedies to achieve compliance in this order:

NON-COMPLIANCE CURE PROCESS

- A. Based on the first observation or report of non-compliance with Section 3, the recipient, sub-recipient or contractor will be sent an e-mail by the compliance manager notifying them of their non-compliance issue. The recipient, sub-recipient or contractor will have until the next payroll or 10 business days, whichever is less, to bring the contract into compliance and/or justify in writing why they cannot meet compliance requirements.
- B. DCA, the recipient, sub-recipient or contractor must render a response to the violating party within 10 business days of receipt of the violating party's letter of reason for non-compliance. If DCA, the recipient, sub-recipient, or the contractor deems the reason to

be unacceptable, at its option, DCA, the recipient, sub-recipient, or the contractor can extend the response period one time for up to 5 business days to allow the violating party to identify and secure other compliance options.

NON-COMPLIANCE TERMINATION PROCESS

If the violating party fails to take any corrective action to bring the contract into compliance within the allotted time, or DCA, the recipient, sub-recipient, or the contractor rejects any of the corrective plans and justifications for non-compliance, DCA, the recipient, sub-recipient, or the contractor will either terminate the contract immediately or impose liquidated damages equal to \$100 a day for every day out of compliance. At DCA's determination, any liquidated damages received must be paid to the recipient, sub-recipient or DCA, at DCA's determination, and be used to promote economic opportunities for Section 3 Residents and Business Concerns.

DCA, the recipient, sub-recipient, or the contractor will hold **all funds due to the violating party until such time that a financial workout is completed.**

Additionally the violating party may be banned by DCA, the recipient, sub-recipient, and the contractor on future HUD funded projects.

Appendix C
Section 3 Forms

Georgia Department of Community Affairs

Required Submittal - Section 3 Self-Certification and Action Plan

All firms and individuals intending to do business with DCA, its recipients, sub-recipients and contractors **MUST** complete and submit this Action Plan and submit it with the bid, offer, or proposal in order to claim a preference on any contract or prior to award of a contract exceeding \$100,000 if no preference is claimed. ***For contracts exceeding \$100,000, this document (signed, and notarized) must be satisfactorily completed to be eligible for award.***

Business Name:			
D.B.A. (if different from above):			
Address:		City:	State/Zip:
Business Phone: ()		Fax: ()	
E-Mail:		Business Website:	
Federal Employer Identification Number:		Owner Social Security Number (if no EIN):	
Contact Person & Title:		Contact Phone:	
Trade Description: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 25%;"><input type="checkbox"/> Carpentry</div> <div style="width: 25%;"><input type="checkbox"/> Heating (HVAC)</div> <div style="width: 25%;"><input type="checkbox"/> Electrical</div> <div style="width: 25%;"><input type="checkbox"/> Painting</div> <div style="width: 25%;"><input type="checkbox"/> Masonry Restoration</div> <div style="width: 25%;"><input type="checkbox"/> Asbestos</div> <div style="width: 25%;"><input type="checkbox"/> Plumbing</div> <div style="width: 25%;"><input type="checkbox"/> Roofing</div> <div style="width: 25%;"><input type="checkbox"/> Lead (Abatement)</div> <div style="width: 25%;"><input type="checkbox"/> General Contractor</div> <div style="width: 25%;"><input type="checkbox"/> Concrete</div> <div style="width: 25%;"><input type="checkbox"/> Ironwork</div> <div style="width: 25%;"><input type="checkbox"/> Carpet/Flooring</div> <div style="width: 25%;"><input type="checkbox"/> Rubbish Removal/Hauling</div> <div style="width: 25%;"><input type="checkbox"/> Appraisal Services</div> <div style="width: 25%;"><input type="checkbox"/> Landscaping</div> <div style="width: 25%;"><input type="checkbox"/> Demolition</div> <div style="width: 25%;"><input type="checkbox"/> Other: _____</div> </div>			
Date Business was established (MM/DD/YYYY): _____			
Type of Business (Check One): <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Limited Liability Corporation (LLC) <input type="checkbox"/> Limited Liability Partnership (LLP) <input type="checkbox"/> Joint Venture <input type="checkbox"/> Other (Describe): _____			
Number of employees: Full-time: _____ Part-time: _____ Contract: _____ Total: _____			
Section 3 employees: Full-time: _____ Part-time: _____ Contract: _____ Total: _____			

I am Certifying as a Section 3 Business Concern and requesting Preference accordingly (Select only One Option):

Option 1

- ☐ A business claiming status as a Section 3 Resident-Owned Business Concern (ROB) entity:

_____ Initial here to confirm selection of this option

Option 2

- ☐ A business claiming Section 3 status, because at least 30% of the existing or newly hired workforce for this specific contract will be Section 3 residents throughout the entire contract period. If a Prime or General Contractor is electing this option, the 30% employment requirement will be for the entire project including all the sub-contractors' employees:

Check all methods you will employ to secure Section 3 Residents/Persons

Posting the position in community sources that are generally available to low income residents and the general public is a standard requirement. **Check at least three (3) methods you will employ:**

- ☐ The local community newspaper
- ☐ The most widely distributed newspaper
- ☐ Company or agency website
- ☐ The management office of the local housing authority, or homeless service agency, or local low income housing community
- ☐ Local Workforce Board (i.e., Department of Labor)
- ☐ Local office of the Georgia Division of Family and Children Services
- ☐ Local office of the Georgia Department of Public Health
- ☐ Dodge Room <http://www.construction.com/dodge/dodge.asp>
- ☐ Other locations identified below and subject to DCA approval:

_____ Initial here to confirm selection of this option

I anticipate my total number of employees for this contract to be _____ and _____ will be qualified Section 3 Residents/persons.

Option 3

- ☐ A business claiming Section 3 status by subcontracting 25% of the dollar award to qualified Section 3 Business:

Attach a list of intended subcontract Section 3 business(es) with subcontract amount.

Attach certification & all supporting documentation for each planned subcontract Section 3 Business.

_____ Initial here to confirm selection of this option

I am NOT Requesting Preference under Section 3:

- ☐ I am **NOT** certifying as a qualified Section 3 Business Concern and I am not requesting a preference. However **if** I do trigger the regulation by doing any sub-contracting or hiring, I will comply by meeting all requirements of DCA's Section 3 policy and am committing to do the outreach as specified below.

Check all methods you will employ to secure Section 3 Residents/Businesses

Posting the position/contract opportunity in community sources that are generally available to low income residents and Section 3 Businesses and the general public is a standard requirement. **Check at least three (3) methods you will employ:**

- ☐ The local community newspaper
- ☐ The most widely distributed newspaper
- ☐ Company or agency website
- ☐ The management office of the local housing authority, or homeless service agency, or local low income housing community
- ☐ Local Workforce Board (i.e., Department of Labor)
- ☐ Local office of the Georgia Division of Family and Children Services
- ☐ Local office of the Georgia Department of Public Health
- ☐ Dodge Room <http://www.construction.com/dodge/dodge.asp>
- ☐ Other locations identified below and subject to DCA approval:

_____Initial here to confirm selection of this option

Signature: _____

Printed/Typed Name: _____

Title: _____

Date: _____

Notarial Affidavit

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

Signature of Notary Public

Printed Name of Notary Public

Commission Expiration Date: _____

(Notarial Seal)

**Housing and Urban Development Act of 1968
(12 U.S.C. 1701 U)**

Contract/Solicitation Name or Number:

DCA Funding

Program: _____

Entity Receiving DCA Funding Award: _____

Purpose: To ensure that regulations promulgated under 24 CFR Part 135 Employment Opportunities for Businesses and Lower Income Persons in Connection with Assisted Projects and the Section 3 Policy of DCA, its recipients, sub-recipients and contractors to the greatest extent feasible is adhered to, and to serve as the “assurance of compliance” certification and action plan as required in the bid documents, supplemental general conditions, and required forms for the contract for any HUD work funded by DCA.

Description of the project’s work detail: The project work will be as listed in the final scope of work in the contract with DCA, its recipients, sub-recipients and contractors including any change orders. List all known subcontractors below:

Subcontractor(s): _____

Subcontractor(s): _____

Subcontractor(s): _____

Subcontractor(s): _____

Subcontractor(s): _____

Subcontractor(s): _____

Subcontractor(s): _____

Subcontractor(s): _____

Use an additional sheet if required.

Note: If subcontractors are unknown at this time, print UNKNOWN on the line above. Also, the contractor must notify DCA or recipient or sub-recipient if subcontractors are added or changed during the contract.

Any changes to this certification requires a resubmission of this form to DCA or recipient or sub-recipient.

Preliminary Statement for Work Force Needs:

DCA intends to meet Section 3 compliance at the highest level and it is our intent to identify any short-term and long-term employment or contracting opportunities for qualified Section 3 persons and Business Concerns during the course of the contract funded by DCA via its recipients or sub-recipients and contractors. Please list the status of all planned employment positions and opportunities for this contract. **Preference for all opportunities must be given to low and very low-income residents if they qualify. If awarded a contract, regardless of whether your firm has elected a preference, you are required to provide a list of your aggregate workforce on this project. Any changes to that workforce during the project will constitute NEW hires. You must notify DCA, its recipient, sub-recipient or contractor (respectively) overseeing your contract of any new hire opportunities that arise during the life of your contract.** *The anticipated workforce list may be provided on a separate sheet or in a different format.*

<u>List All Employees</u>	<u>Date Hired</u>	<u>Section 3 Resident (Yes/No)</u>	<u>Job Title/Trade</u>	<u>Salary Range</u>
Name: Address: City, ZIP:				
Name: Address: City, Zip Code:				
Name: Address: City, Zip Code:				
Name: Address: City, Zip Code:				

Use additional pages as needed.

“To the Greatest Extent Feasible”:

The Contractor has identified ____ # of **OPEN** positions with respect to this contract. The positions are filled by the _____ (Position title) of the Contractor.

Should the scope of work or duties of the contractor change to a degree requiring a modification of the work force needs, the contractor shall put forth a reasonable effort to fill vacant positions with eligible Section 3 residents.

Documentation of “To the Greatest Extent Feasible”:

The contractor will work with DCA, its recipients, sub-recipients, and contractors staff to notify residents of any opportunities afforded under the contract. The contractor will partner with DCA, its recipients, sub-recipients, and contractors by giving preference of any employment opportunities to the Section 3 persons or businesses.

The contractor shall recruit or attempt to recruit from the Section 3 area the necessary number of low-income and very low-income residents and Section 3 businesses, as applicable. The contractor must also document their recruiting efforts and any impediments to compliance with DCA’s Section 3 policy and the requirements of this solicitation package. This documentation must be submitted to the recipient or sub-recipient.

1. DCA, its sub-recipients and contractors shall: Maintain a list of all low-income area residents who have applied, either on their own or from referral from any source, and employ such person if otherwise eligible and if a trainee vacancy exists.
2. Conduct solicitation in accordance with DCA’s Section 3 policy and the requirements outlined in the solicitation package.

The contractor shall review all employment applications and determine if low-income and very low-income residents or Section 3 businesses meet minimum hiring or contracting qualifications. If these applicants meet such minimum qualifications, but are not hired due to lack of employment opportunities or for other reasons, they will be placed on a priority list and offered positions/contracts upon the occurrence of the first available appropriate opening.

Utilization of Section 3 Businesses Located Within the County:

The recipient, sub-recipient or contractor does ____ does not ____ intend to subcontract any of the work identified in the scope of work cited in the bid specifications, scope of work or General Conditions. Should the scope of work or needs of the contractor change, the contractor shall, to the greatest extent feasible, assure that subcontracts be awarded to business concerns within the Section 3 covered area, or to business concerns owned in the substantial part (at least 51%) by persons residing in the Section 3 covered area.

Record Keeping:

The recipient, sub-recipient, contractor or subcontractor, as applicable, shall maintain on file all records related to employment and job training of low-income and very low-income residents or other such records, advertisements, legal notices, brochures, flyers, publications, assurances of compliance from sub-contractors, etc., in connection with this contract. If a report is needed in the future, the recipient,

sub-recipient, contractor or subcontractor, as applicable, agrees to provide all records upon request. The contractor shall, upon request, provide such records or copies of records to HUD, DCA, their recipients, sub-recipients, contractors, staff, or agents. Records shall be maintained for at least three (3) years after the close of the contract.

Reports:

The recipient, sub-recipient or contractor shall provide reports as required in connection with the contractor specifications. All certified and regular payrolls shall clearly detail which employees qualify under Section 3.

Certification:

The recipient, sub-recipient or contractor will certify that any vacant employment positions, including training positions that filled:

- 1) After the recipient, sub-recipient or contractor is selected but before the contract is executed, and
- 2) With persons other than those to who the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the subcontractor's obligations under 24 CFR Part 135.

Grievance and Compliance:

The recipient, sub-recipient, contractor or subcontractor hereby acknowledges that they understand that any low-income and very low-income resident of the project area, for him/her or as representatives of persons similarly situated, seeking employment or job training opportunities in the project area, or any eligible business concerns seeking contract opportunities may file a grievance if efforts to the greatest extent feasible were not executed. The grievance must be filed with HUD not later than one hundred eighty (180) calendar days from the date of the action (or omission) upon which the grievance is based.

I attest that the information on the preceding pages is true and correct.

Signature

Date

Print Name

Title

**RESIDENT SECTION 3 SELF-CERTIFICATION
AND SKILLS DATA FORM**



The purpose of this form is to comply with HUD Section 3 administration and certification regulations.

Certification for Section 3 Residents or other Low-Income Persons Seeking Employment, Training or Contracting

I, _____, am a legal resident of the United States and meet the income eligibility and federal guidelines for a Section 3 Resident as defined within this Certification.

My home address is: _____
Must be a **Street** address not a P O Box # Apt Number

City State Zip Home # Cell #

County of Residence _____

Graduated High School or GED (month/year): _____ I Read and Speak English Fluently: Yes or No

Attended College, Trade, or Technical School: Yes or No Graduated? Yes or No Year Graduated: _____

Check the Skills, Trades, and/or Professions in which you have been employed or contracted to do for others:

- | | | | |
|------------------------------------------|--------------------------------------------------|------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Drywall Hanging | <input type="checkbox"/> Drywall Finishing | <input type="checkbox"/> Interior Painting | <input type="checkbox"/> Framing |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Electrical | <input type="checkbox"/> Interior Plumbing | <input type="checkbox"/> Exterior Plumbing |
| <input type="checkbox"/> Siding | <input type="checkbox"/> Cabinet Hanging | <input type="checkbox"/> Door Replacement | <input type="checkbox"/> Trim/Carpentry |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Construction Cleaning | <input type="checkbox"/> Exterior Framing |
| <input type="checkbox"/> Data Entry | <input type="checkbox"/> Receptionist | <input type="checkbox"/> Sales | <input type="checkbox"/> Telephone Customer Service |
| <input type="checkbox"/> Administrative | <input type="checkbox"/> Teaching/Training | <input type="checkbox"/> Personal Care Aide | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> CDL License | <input type="checkbox"/> Roofing | <input type="checkbox"/> Concrete/Asphalt Work | <input type="checkbox"/> Heavy Equipment Operator |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Metal/Steel Work | <input type="checkbox"/> Welding | |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Other | |

I am certifying as a Section 3 Resident: ☐ **Person seeking Training** or ☐ **Person seeking employment**

(Check all that apply):

☐ I am a public housing or section 8 Leaseholder ☐ I live in the service area

My total annual household income is \$ _____. There are a total of _____ people living in my household.

I certify that all of the information given on this Certification is true and correct. If found to be inaccurate, I understand that I may be disqualified as an applicant and/or a certified Section 3 individual which may be grounds for termination of training, employment, or contracts that resulted from this certification. I attest under penalty of perjury that my total household income annually, based on my total household size as listed above is at or below the income amount for that specific size at the time of this document is being signed and notarized. I understand that proof of this statement may be requested in the future.

Signature _____

Date _____

Printed Name: _____

Purpose:

The purpose of Section 3 of the Housing and Urban Development of 1968 (12 U.S.C. 1701u) (Section 3) is to ensure that employment and other economic and business opportunities generated by HUD Financial Assistance shall be directed to the Authority Residents and other low- and very low-income persons, particularly those who are recipients of government housing assistance and to business concerns which provide economic opportunities to Residents and other low- and very low-income persons.

Section 3 resident means:

- (1) A public housing resident; or
- (2) An individual who resides in the metropolitan area or non-metropolitan county in which the section 3 covered assistance is expended, and who is:
 - I. A low-income person, as this term is defined in section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937 Act defines this term to mean families (including single persons) whose incomes do not exceed 80% of the median family income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80% of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families; or
 - II. A very low-income person, as this term is defined in section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2) defines this term to mean families (including single persons) whose incomes do not exceed 50% of the median family income for the area, as determined by the Secretary with adjustments made for smaller or larger families, except that the Secretary may establish income ceilings higher or lower than 50% of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.
- (3) A person seeking the training and employment preference provided by section 3 bears the responsibility of providing evidence (if requested) that the person is eligible for the preference.

Service area means the geographical area in which the persons benefiting from the Section 3-covered project reside.

The figures below represent very low-income families; bottom figures represent low-income families. The most recent income limits established for each county may be found at:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/>.

Subrecipient or Contractor to Insert 2013 Income Limits for Project Location

FY 20XX Income Limit Area	Median Income	FY 20XX Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
		Very Low (50%) Income Limits								
		Low (80%) Income Limits								

**RESIDENT SECTION 3 SELF-CERTIFICATION
AND SKILLS DATA FORM
AFFADAVIT**

STATE OF _____

County of _____

I, _____, a Notary Public of the City/County of _____,
State of _____, do hereby certify that, _____, whose
name is signed to the writing above bearing date on the _____ Day of _____,
20____, has acknowledged the same before me in my State aforesaid.

Given under my hand and official seal, this the _____ day of _____, 20____.

Signature of Notary Public

Printed Name of Notary Public

Commission Expiration Date: _____

(Notarial Seal)

SECTION 3 BUSINESS CONCERN SELF CERTIFICATION

The Georgia Department of Community Affairs (DCA) is seeking to extend the benefits of and to promote compliance with Section 3 by identifying Section 3 Business Concerns and targeting Section 3 Business Concerns for business opportunities, events and educational programs.

In an effort to comply with Federal Section 3 Regulations which promote contract, employment and training opportunities for State of Georgia residents, DCA has instituted a Section 3 Self Certification process.

Businesses seeking certification must complete and submit the attached Section 3 Business Concern Self Certification forms as follow:

1. If your company is qualified because it is owned (51% or more) by one or more Section 3 residents, then complete **Form A, "Section 3 Business Concern – Resident Business Owner(s) Verification"**;

OR

2. If your company is qualified because 30% or more of its full time permanent workforce are Section 3 Residents*, then complete **Form B, "Section 3 Business Concern – 30% + Workforce"**.

OR

3. If more than 25% of all subcontract work to be awarded shall be performed by Section 3 business concerns as described above, then complete **Form C, "Section 3 Business Concern-Subcontractor"**.

Please answer all questions, sign the completed forms, and notarize the affidavit.

Completed packets must be returned to the sub-recipient or contractor as follows:

Name of sub-recipient/contractor: _____

Attn: _____

Mailing Address: _____

If you have any questions or require assistance, please contact:

Name: _____

Phone Number: _____

Email Address: _____

Form A
SECTION 3 BUSINESS CONCERN
Resident Business Owner(s) Verification

A business can be certified as a Section 3 Business Concern if the business is owned (51% or more) by Georgia Section 3 Resident(s).

Name of Owner: _____

Home Street Address: _____

Home City, County, & Zip Code: _____

Name of Business: _____

Percentage of Ownership: _____ %

Low- to – Moderate Income (80% of Median)

Check the appropriate box for your family size and income *if your total household income is equal to or less than the Gross Household Income Maximum amount listed for your appropriate household size:*

Check Box	# of Persons in Household	Gross Household Income Maximum
<input type="checkbox"/>	1 Individual	
<input type="checkbox"/>	2 Individuals	
<input type="checkbox"/>	3 Individuals	
<input type="checkbox"/>	4 Individuals	
<input type="checkbox"/>	5 Individuals	
<input type="checkbox"/>	6 Individuals	
<input type="checkbox"/>	7 Individuals	
<input type="checkbox"/>	8 Individuals	

(Effective _____, 2013)

If the business is owned by more than one Section 3 resident, list each owner below and each should submit a separate Resident Business Owner Verification Form (Form A).

Please list additional Section 3 Resident owners of the business below:

Name	Position	% Percentage of Ownership

I certify that I am a resident of the State of Georgia and my total household income last year was not more than the amount shown above for my family size. I further certify the information provided is true and accurate and agree to provide upon request, documents verifying the information submitted to qualify as a Section 3 Business Concern.

Print: _____ **Signature:** _____ **Date:** _____

Form B
SECTION 3 BUSINESS CONCERN
30% + Workforce

A business can be certified as a Section 3 Business Concern if at least 30% of its permanent, full-time employees are Section 3 residents, or were Section 3 residents within three years of the date of the first employment with the business. You may also certify as a Section 3 Business Concern if, for this award, you will hire Section 3 residents for at least 30% of your permanent, full-time employees for this specific project. For your firm to be eligible UNDER THIS CRITERIA, you must provide the following information for **all permanent, full-time employees**.

You may attach additional copies of this chart, if necessary.

List All Employees	Date Hired	Section 3 Resident	Job Title/Trade	Salary Range
Name: Address: City/Zip:				
Name: Address: City/Zip:				
Name: Address: City/Zip:				
Name: Address: City/Zip:				
Name: Address: City/Zip:				
Name: Address: City/Zip:				
Total Number of Employees:	Full-Time: _____	Part-Time: _____	Contract: _____	
Number of Section 3 Residents:				
Section 3 % of Total Workforce:				

I certify that the information provided is true and accurate and agree to provide upon request, any/all documents verifying the information submitted to qualify as a Section 3 Business Concern.

Print Name: _____

Title: _____

Company Name: _____

Signature: _____

Date: _____

Form C
SECTION 3 BUSINESS CONCERN
Subcontractor Awarded

A business can be certified as a Section 3 Business Concern if the firm makes a commitment to subcontract in excess of twenty-five percent (25%) of the total amount of subcontracts to be awarded to: A) Section 3 Resident Owned Businesses; or B) Businesses for which 30% or more of their permanent full-time workforce is comprised of Section 3 Residents.

List all work performed by Section 3 Business Concerns Identified (This Form is to be updated as Section 3 Business Concerns are awarded through the completion of the project):

Name of Business	Qualifying Conditions	Total Contract Award

All identified Section 3 Business Concerns listed above are required to complete a Section 3 Self Certification Application (Forms A – C as appropriate) or provide proof of Section 3 Certification status. Attach all required documents to this form.

I certify that the information provided is true and accurate and agree to provide upon request, any/all documents verifying the information submitted to qualify as a Section 3 business concern.

Print Name: _____

Title: _____

Company Name: _____

Signature: _____

Date: _____

PROPOSED RESIDENCE FOR
SINGLE FAMILY HOUSING DEVELOPMENT
PROTOTYPE "A"

BAILEY ASSOCIATES, ARCHITECTS • P.O. BOX 3392 • GAINESVILLE, GEORGIA 30503 • (770) 534 0612

TRINITY ENGINEERING GROUP P.C. • 1081 THOMPSON BRIDGE RD • GAINESVILLE, GEORGIA 30501 • (770) 535 1044

WHICH THEY WERE PREPARED IS EXECUTED & CONSIDERED THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION.	INDEX OF DRAWINGS				
	<u>COVER</u> CS COVER SHEET	<u>ARCHITECTURAL</u> A-0.1 SCHEDULES AND DETAILS A-1.1 ARCHITECTURAL PLAN A-2.1 BUILDING ELEVATIONS S-1.1 BUILDING FOUNDATION PLAN	<u>ELECTRICAL</u> E-0.1 LEGEND, NOTES AND RISER E-1.1 ELECTRICAL POWER AND LIGHTING PLAN	<u>MECHANICAL</u> M-0.1 MECHANICAL PLAN, SCHEDULES, NOTES, AND DETAILS	<u>PLUMBING</u> P-0.1 SCHEDULE, NOTES AND DETAILS P-1.1 PLUMBING SANITARY AND WATER PLAN

<p>ERING GROUP INC. WHETHER THE PROJECT FOR W NSIONS OR ALTERATIONS TO THE O</p>	<p>CODES</p> <p>INTERNATIONAL BUILDING CODE 2012 EDITION INTERNATIONAL RESIDENTIAL CODE 2012 EDITION LIFE SAFETY CODE NFPA 101 2012 EDITION INTERNATIONAL FIRE CODE 2012 EDITION INTERNATIONAL PLUMBING CODE 2012 EDITION WITH GEORGIA AMENDMENTS INTERNATIONAL MECHANICAL CODE 2012 EDITION WITH GEORGIA AMENDMENTS NATIONAL ELECTRICAL CODE 2017 EDITION WITH GEORGIA AMENDMENTS INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION, WITH GEORGIA AMENDMENTS OCGA TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE</p>
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DEVELOPER

HOME DEVELOPMENT
RESOURCES INC.
PO BOX 461
JEFFERSON GA 30549
TEL (706) 369-5222
CONTACT THERESA DYER
TDYERHDRI@GMAIL.COM

PROJECT CRITERIA	
A. OCCUPANCY CLASSIFICATION:	CLASS R
B. TYPE OF CONSTRUCTION:	TYPE II
C. SPRINKLERED:	NO
D. ONE HOUR PROTECTED:	NO
E. BUILDING AREA IN SQUARE FEET:	1,392 SQUARE FEET Correction: 1,612 SQUARE FEET
F. BUILDING HEIGHT IN FEET:	8' 0"
G. NUMBER OF STORIES:	ONE

LIFE SAFETY & ACCESSIBILITY NOTES

1. DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE.
2. THE FLOOR LEVEL SHALL BE THE SAME ON BOTH SIDES OF THE DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF OF THE DOORS. NFPA 101 LIFE SAFETY CODE.
3. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. RULE 120-3-20-24 (9) SHALL BE PROVIDED. GEORGIA ACCESSIBILITY CODE.

PRINCIPLES OF UNIVERSAL DESIGN
1. BUILDING AND STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PRINCIPLES OF THE UNIVERSAL DESIGN. THE DESIGN OF PRODUCTS AND ENVIRONMENTS TO BE USABLE BY ALL PEOPLE, TO THE GREATEST EXTENT POSSIBLE, WITHOUT THE NEED FOR ADAPTATION OR SPECIALIZED DESIGN.

DIRECTORY: F:\2018-100 Jackson County NSP3 Program\ARCH\

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ARCHITECT

ENGINEER

PROPOSED

JOB NUMBER

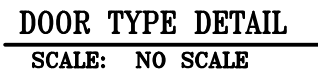
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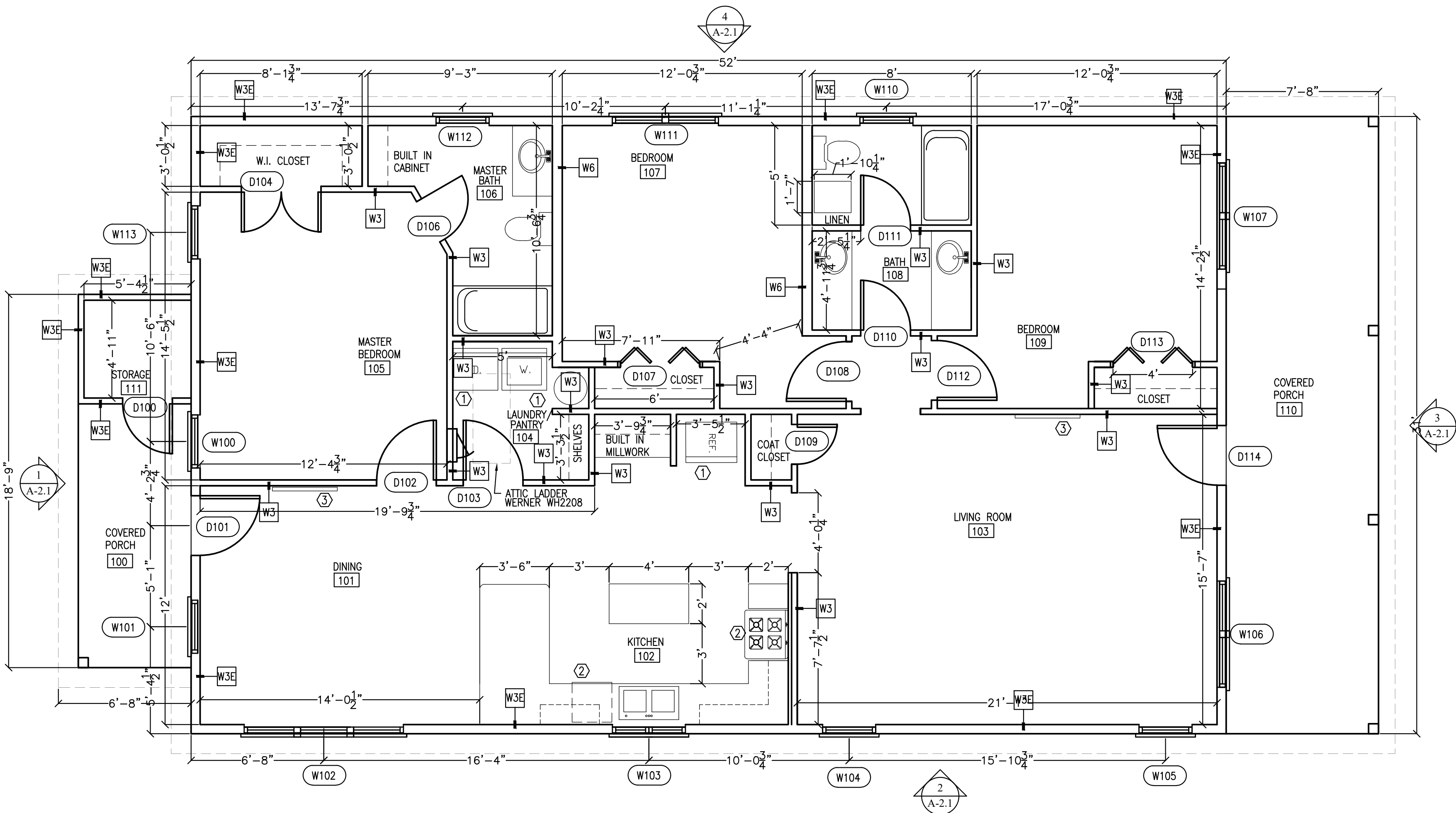


STFT- STOREFRONT GLASS WD- WOOD CONSTRUCTION
HSG- HINGED SWING DOOR ALUM- ALUMINUM
FL- FLAT FINISH DOOR HC- HOLLOW CORE

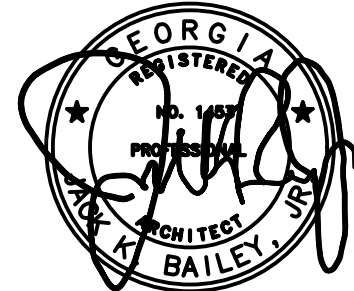
STFT- STOREFRONT GLASS WD- WOOD CONSTRUCTION
HSG- HINGED SWING DOOR ALUM- ALUMINUM
FL- FLAT FINISH DOOR HC- HOLLOW CORE

BASE-3:

- KEYNOTES: (X)
- EQUIPMENT/FURNITURE SUPPLIED BY RESIDENT.
 - OVEN/RANGE SUPPLIED BY GAINESVILLE NON PROFIT DEVELOPMENT FOUNDATION, INC.
 - WALL MOUNTED TV BY TENANT. PROVIDE DEADWOOD BLOCKING WITHIN WALL FOR MOUNTING.
 - PROVIDE DEADWOOD BLOCKING WITHIN WALL FOR MOUNTING OF SHELVING.
 - PROVIDE DEADWOOD BLOCKING WITHIN WALL FOR ADA ADAPTION.
 - PROVIDE ONE PIECE TUB/SHOWER UNIT WITH GRAB BARS.



1 ARCHITECTURAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



Bailey Associates
 Architects
 Gainesville, Georgia 30501
 770.534.0612

ARCHITECT

TRINITY
 ENGINEERING
 GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30601
 TEL. (770) 535-1044

ENGINEER

HOME
 DEVELOPMENT
 RESOURCES INC.
 EXEC. DIRECTOR
 THERESA DYER

PROPOSED
 SINGLE FAMILY
 HOUSING DEVELOPMENT
 PROTOTYPE "A"
 ARCHITECTURAL PLAN

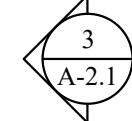
REVISION / ISSUE

JOB NUMBER
 2018-100

DRAWN
 KAH

DATE
 11/01/2019

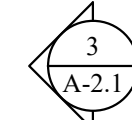
SHEET
 A-1.1



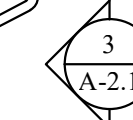
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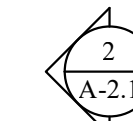
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

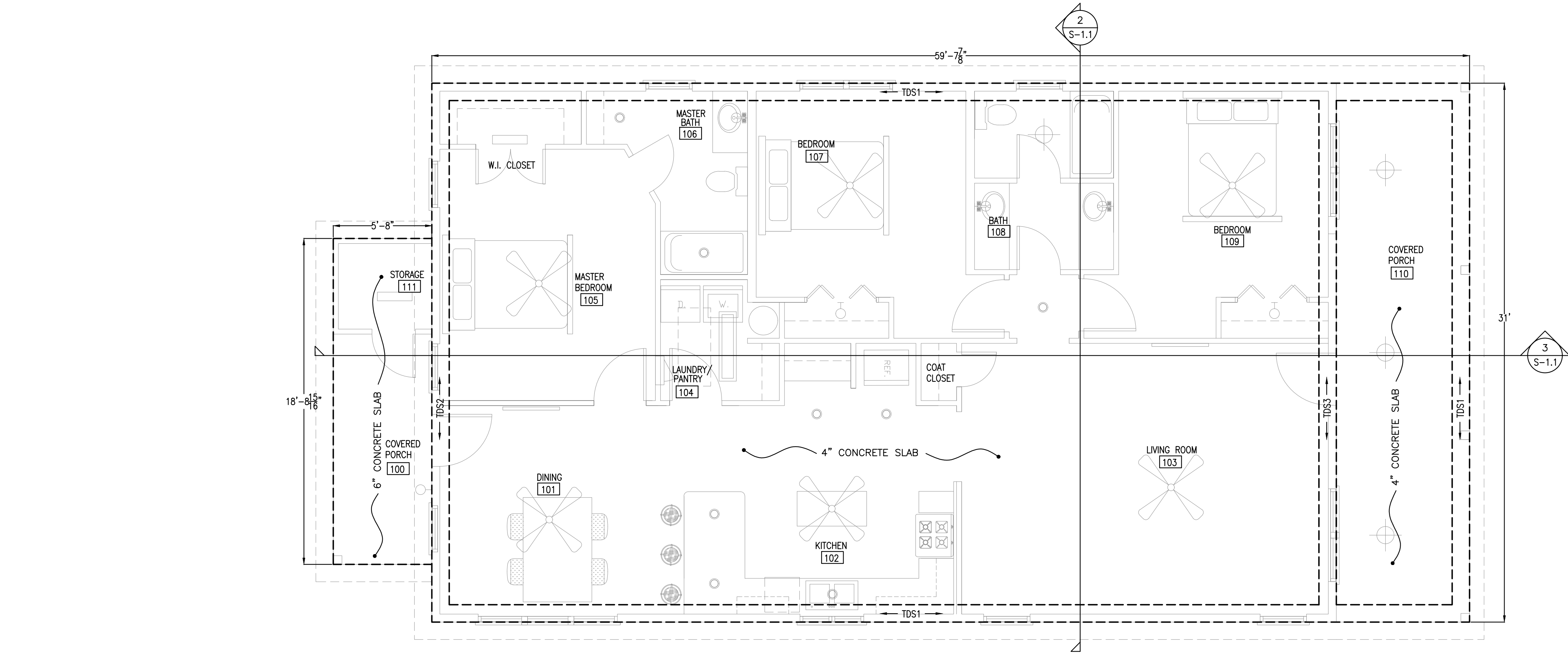


SCALE: 1/4" = 1'-0"

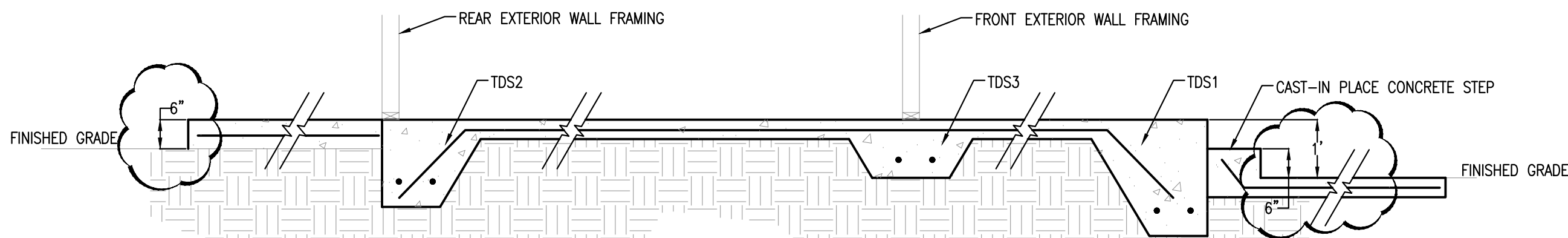
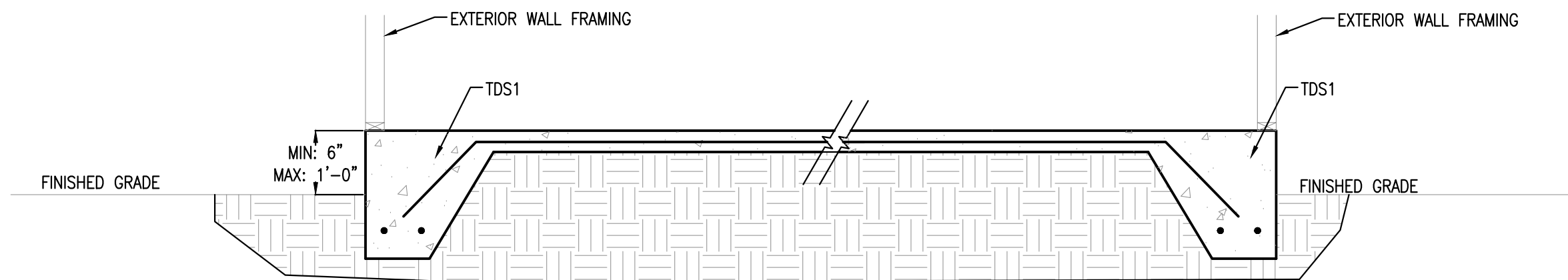
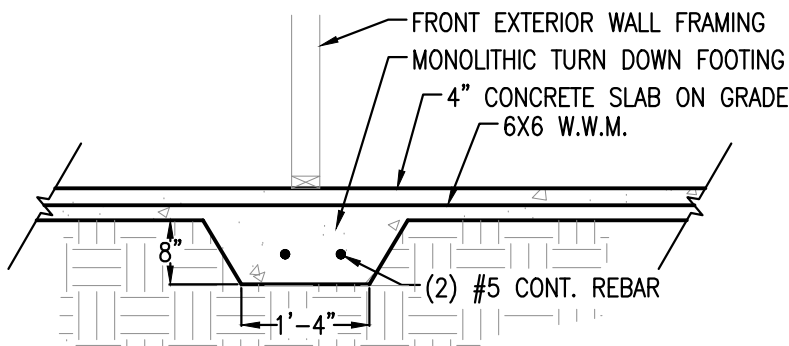
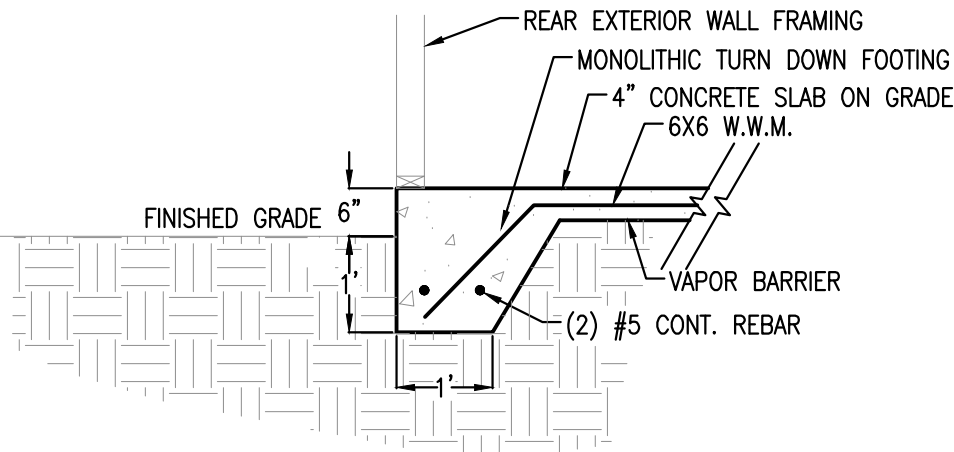
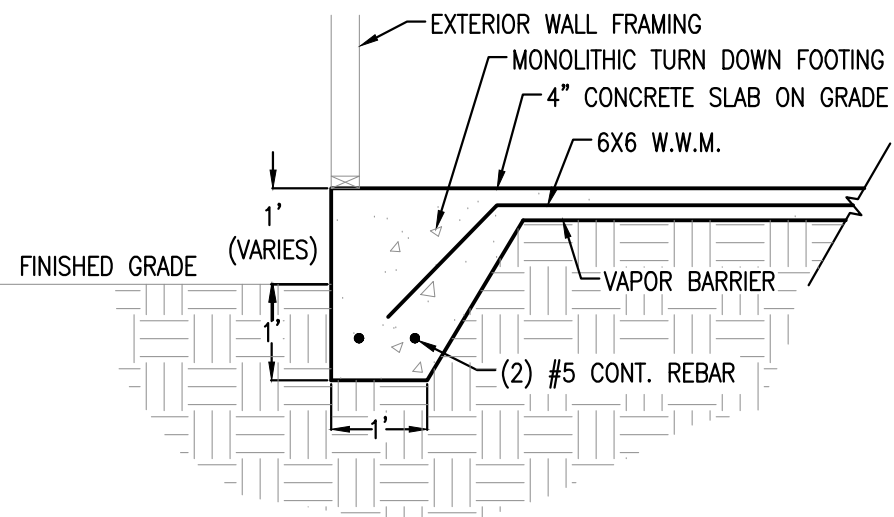


SCALE: 1/4" = 1'-0"

A-2.1



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL MATERIALS & METHODS:

INSTRUCTION TO BIDDERS:

1. CONTRACTOR SHALL BASE HIS PROPOSAL FOR HIS WORK ONLY AFTER VISITING THE JOBSITE FOR ACTUAL JOB CONDITIONS WHICH MAY AFFECT WORK COVERED BY THESE SPECIFICATIONS.

SUBMITTALS:

1. SUBMIT SHOP DRAWINGS & PRODUCT INFORMATION FOR THE FOLLOWING:
- * SERVICE & DISTRIBUTION EQUIPMENT
 - * PROTECTIVE DEVICES
 - * LIGHTING FIXTURES AND LAMPS
 - * WIRING DEVICES AND COVER PLATES

DISTRIBUTION EQUIPMENT:

- DISTRIBUTION EQUIPMENT; RATED FOR 240 OR 600 VAC, 60 HZ, FAULT CURRENT INTERRUPTING CAPACITY AS INDICATED, IN AMPERES, RMS, SYMMETRICAL, BUT NOT LESS THAN 22,000 AMPS, WITH SOLID NEUTRAL GROUND (S/N); GENERAL ELECTRIC (G.E.), WESTINGHOUSE, SQUARE-D, SIEMENS-ALLEN ILE PRODUCTS, CUTLER HAMMER.
2. DISTRIBUTION EQUIPMENT USING CIRCUIT BREAKER TYPE PROTECTIVE DEVICES; BOLTED-ON OR 'SQUARE D'-I-LINE DEVICES.
3. PANELBOARDS; FACTORY ASSEMBLED, MINIMUM WIDTH OF 20 INCHES, A MINIMUM DEPTH OF 5-3/4 INCHES, AND MINIMUM MAINS RATED 100 AMPERES, WITH POLE 'SPACES'; BUSSED AND READY FOR INSTALLATION OF PROTECTIVE DEVICES. CABINETS; FULL SIZE SINGLE DOORS WITH CHROMIUM PLATED COMATION CYLINDER LOCK AND CATCH AND TWO KEYS. "GENERAL ELECTRIC" OR EQUAL: TYPE "NLAB" W/ Q-LINE BRANCH CIRCUIT BREAKERS; TYPE "HMB" WITH E-FRAME BREAKERS.
4. PANELBOARD MAINS; COPPER WITH BRANCH CONNECTIONS. IN VERTICALLY DISTRIBUTED CONSECUTIVE PHASE SEQUENCE SUCH THAT ONE OR MULTIPLE POLE BREAKERS CAN BE MOUNTED IN ANY POSITION. SOLID NEUTRAL BUS; WITH A FEEDER LUG AND WITH A SEPARATE SET-SCREW TERMINAL FOR EACH BRANCH CIRCUIT POLE.
5. PANELBOARD MOUNTING; TOP OF ENCLOSURE 78 INCHES ABOVE THE FINISHED FLOOR/GRADE, WITH THE BOTTOM OF THE CABINET NOT CLOSER THAN 6 INCHES TO THE FLOOR/GRADE, PROPERLY ALIGNED AND SUPPORTED INDEPENDENTLY OF THE CONNECTING RACEWAYS. COMPLETE INSIDE CIRCUIT DIRECTORY CARD USING A TYPEWRITER.
6. DISCONNECT SWITCHES; 'HEAVY-DUTY' RATED WITH QUICK-MAKE AND QUICK-BREAK MECHANISMS. PROVIDE GROUND LUGS AND CODE REQUIRED ACCESSORIES. SWITCHES LOCATED OUTSIDE; 'NEMA-3R' ENCLOSED TYPE WITH LOCKING HATCH. PROVIDE AN ENCLOSED SWITCH FOR ELECTRICALLY SERVED EQUIPMENT. PROVIDE SWITCHES & FUSES, INCLUDING HEATER ELEMENTS, RATED PER THE CHARACTERISTICS AND NAMEPLATE RATINGS OF EQUIPMENT IN ACCORDANCE WITH CODE REQUIREMENTS, MANUFACTURER'S RECOMMENDATIONS AND CHARTS. PROVIDE SWITCHES WITH CODE REQUIRED ACCESSORIES.
- FUSED SWITCHES IN BRANCH CIRCUITS; NON-RENEWABLE CARTRIDGE FUSES RATED 250 OR 400 AMP, AS FOLLOWS:
- * SIZES 1 - 200 AMPS; DUAL ELEMENT, CURRENT LIMITING FUSES,
 - * CLASS 'RK-1', OR 'RK-5', SELECTED TO PROVIDE STARTING AND LIMIT LET-THRU CURRENT.
 - * OTHER RATINGS, SIZES OR SPECIAL APPLICATIONS AS INDICATED.
7. PROVIDE STARTER WITH OVERCURRENT PROTECTION AND DISCONNECTING MEANS WHEN NOT INTEGRALLY PROVIDED WITH THE EQUIPMENT.
8. STARTERS AND DISCONNECT SWITCHES; ENCLOSED QUICK-MAKE AND QUICK-BREAK MECHANISMS.
9. BRANCH CIRCUIT BREAKERS; MOLDED CASE, AUTOMATIC TRIPPING TYPE, 'BOLT-ON' OR 'I-LINE' CONSTRUCTION, MINIMUM FRAME SIZE OF 100 AMPS AND A MINIMUM TRIP SIZE OF 15 AMPS, CALIBRATED FOR 400c. PROVIDE SUITABLE TYPE BREAKERS SERVING HIGH INRUSH CIRCUITS FOR INCANDESCENT LIGHTING.
10. GROUP SINGLE-POLE BREAKERS USED FOR MULTI-WIRE CIRCUITS CONSECUTIVELY ON THE SAME SIDE OF THE CABINET.
11. MULTIWIRE BRANCH CIRCUIT DISCONNECTING MEANS-EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES AS PER (ARTICLE 210.4(B)) OF THE N.E.C.
12. MULTIWIRE BRANCH CIRCUIT GROUPING-THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGIN. AS PER (ARTICLE 210.4(D)) OF THE N.E.C.
- CONDUCTORS:
1. CONDUCTORS; SOFT DRAWN, ANNEALED COPPER WITH CONDUCTIVITY OF NOT LESS THAN 98 % BY 'ASTM' STANDARDS.
2. CONDUCTOR SIZE NUMBERS; AMERICAN WIRE GAUGE (AWG. SYSTEM, STANDARD TRADE SIZES.
3. CONDUCTORS; COLOR CODED PER CODE AND UTILITY CO.
4. CONDUCTORS;
- * No.12 AWG SIZE AND SMALLER; SOLID.
 - * No.10 AWG SIZE; SOLID
 - * No.8 AWG SIZE AND LARGER; STRANDED. STRANDED CONDUCTORS; CLASS 'B' OR 'C'.
 - * CONTROL CIRCUITS; MINIMUM AWG No.14.
 - * POWER AND LIGHTING BRANCH CIRCUITS; AWG # 12 FOR GENERAL CIRCUITS NOT REQUIRING DERATING OR SIZE INCREASE TO REDUCE VOLTAGE DROP.
 - * CODING AS INDICATED:
120/208 VOLT SYSTEM:
PHASE A-BLACK
PHASE B-RED
PHASE C-BLUE
NEUTRAL-WHITE
GROUND-GREEN
5. USE A SPERATE LUG FOR EACH CONDUCTOR WHERE MULTIPLE CONDUCTORS ARE CONNECTED TO THE SAME ELECTRICAL TERMINAL POSITION
6. FEEDER CONDUCTORS (TO INCLUDE SUB-FEEDER); UNSPLICED THROUGHOUT THEIR LENGTH.
7. BRANCH CIRCUIT CONDUCTORS; UNSPLICED EXCEPT WHERE CIRCUITS ARE SHOWN TO DIVERGE BY THE PLANS.
8. GENERAL WIRING CONDUCTORS OPERATING AT 600 VOLTS AND BELOW; RATED 60 HERTZ, 600 VOLTS, WITH 900c INSULATION AS FOLLOWS:
- A. FEEDER CONDUCTORS: RATED FOR WET LOCATIONS OF 'THHN', 'THWN'.
- B. BRANCH CONDUCTORS RATED FOR:
- * WET LOCATIONS, OR LOCATIONS LOCATED BELOW GRADE OR ENCASED IN SLAB ON GRADE, OF 'XHHN', 'XHHW-2'.
 - * DRY LOCATIONS OF 'XHHN', 'XHHW-2'.

- C. RATED LIGHTING CONDUCTORS FOR CIRCUITS REQUIRING 90°C RATING; 'THHN' OR 'THWN', OR OTHER APPROVED TYPE.
- D. JOINTS ON CONDUCTORS RATED ABOVE 75°C; TAPED OR MADE-UP WITH MATERIALS HAVING A SUITABLE HIGH TEMPERATURE RATING.

RACEWAYS:

1. INSTALL WIRING IN METALLIC, RIGID TYPE RACEWAYS.
2. RUN RACEWAYS AND CABLE CONCEALED, EXCEPT RACEWAYS IN EQUIPMENT ROOMS RUN EXPOSED.
3. RACEWAYS IN ORDINARY LOCATIONS:
 - * INSIDE (NOT IN WET OR DAMP LOCATIONS OR EXPOSED TO MECHANICAL INJURY); STEEL, ELECTRICAL METALLIC TUBING (EMT).
 - * EXPOSED OUTSIDE, THROUGH OUTSIDE WALL OR ROOF, OR THROUGH TWO-HOUR OR MORE RATED FIRE BARRIERS; GALVANIZED RIGID STEEL (GRS) CONDUIT MADE UP WATER TIGHT.
 - * FINAL CONNECTION IN DRY LOCATIONS SERVING LIGHTING FIXTURES; LIQUIDTIGHT FLEXIBLE METAL CONDUIT OR FLEXIBLE METALLIC TUBING.
 - * CONNECTIONS TO MOTORS, OR TO COMPONENTS IN WET OR DAMP LOCATIONS; LIQUIDTIGHT FLEXIBLE METAL CONDUIT (6" MAX. LENGTH).
4. RIGID STEEL GRS; HOT DIP GALVANIZED
5. STEEL EMT; HOT DIP GALVANIZED OUTSIDE, AND ENAMEL OR GALVANIZED FINISHED INSIDE.
6. EMT COUPLINGS AND CONNECTORS; METAL AS FOLLOWS:
 - * RANTIGHT, HEAT, AND EXPANSION-GLAND COMPRESSION STEEL, FOR ANY WET OR DAMP LOCATION OR FEEDER (OR SUB-FEEDER).
 - * COMPRESSION TYPE COUPLINGS.
7. CIRCULAR RACEWAYS; MINIMUM TRADE SIZE AS FOLLOWS:
 - * 3/4-INCH; "HOMERUN" CIRCUIT WIRING; MORE THAN (3) CONDUCTORS.
8. SIZE RACEWAYS PER THE LATEST ADOPTED NEC.
9. PROVIDE JUNCTION OR PULL BOXES TO AVOID EXCESSIVE RUNS OR BENDS BETWEEN OUTLETS, AND AT LOW POINTS IN RACEWAY RUNS PER THE LATEST ADOPTED NEC.
10. SUPPORT CONCEALED CONDUIT ABOVE THE CEILING INDEPENDENTLY OF CEILING CONSTRUCTION. INSTALL CONDUITS HIGH ABOVE LAY-IN CEILINGS TO PERMIT REMOVAL OF CEILING PANELS OR EQUIPMENT.
11. INSTALL EXPOSED RACEWAYS PARALLEL OR PERPENDICULAR TO STRUCTURAL MEMBERS ARCHITECTURAL FEATURES. INSTALL CONCEALED CONDUIT RACEWAYS WITH AS FEW BENDS AS FEASIBLE, COORDINATED WITH STRUCTURAL, MECHANICAL AND ARCHITECTURAL REQUIREMENTS. ROUTE RACEWAYS TO AVOID "TRAPPING" WHERE PRACTICABLE.
12. CONTRACTOR SHALL IDENTIFY INSTALLED RACEWAYS AND CONDUIT IN THE TENANT SPACE AS FOLLOWS: PREPRINTED, FLEXIBLE, SELF-ADHESIVE LABELS WITH LEGEND INDICATING VOLTAGE AND SERVICE. SIZE 1-1/8" H x 4" L FOR 1" DIAMETER OR LESS, 1-1/8" H x 8" L FOR OVER 1" DIAMETER RACEWAY. COLOR: BLACK LEGG ON ORANGE BACKGROUND.

ENCLOSURES AND BOXES:

1. EQUIPMENT ENCLOSURES, BOXES, & COVERS; GALVANIZED STEEL, MALLEABLE IRON, GRAY IRON, OR COPPER-FREE ALUMINUM. SCREWS; STAINLESS STEEL; ALUMINUM FOR ALUMINUM BOXES.
2. ENCLOSURES:
 - * FLUSH MOUNTED WITH CONCEALED RACEWAYS OR FLUSH MOUNTED DEVICES.
 - * SURFACE MOUNTED TYPE IN EQUIPMENT ROOMS, WITH EXPOSED RACEWAYS AND OTHER SURFACE MOUNTED DEVICES.
3. BOXES FOR USE WITH GENERAL RACEWAY SYSTEMS; 4 INCHES SQUARE OR OCTAGONAL, SIZE, NOT BE LESS THAN 1-1/2 INCHES DEEP, EXCEPT WHERE SHALLOWER BOXES ARE REQUIRED BY STRUCTURAL CONDITIONS. 4 BY 2 INCH BOXES; WHERE ONLY ONE RACEWAY ENTERS AN OUTLET BOX, OR WHERE NEEDED TO MATCH DEVICES AND/OR MOUNTING HARDWARE.
4. DO NOT USE SUSPENDED CEILING CONSTRUCTION TO SUPPORT RACEWAYS, BOXES OR OTHER ITEMS, EXCEPT AS ALLOWED BY CODE AND ACCEPTED BY THE ARCHITECT IN WRITING.

DEVICES:

1. SWITCHES; STANDARD LINE STYLE, MAINTAINED, 20 AMPS, 120-277 VAC, QUET OPERATING, FLUSH MOUNTING, BY LEVITON, "SPEC-MASTER, COMMERCIAL SPEC. GRADE" SERIES, HUBBELL OR ARROW HART.
2. RECEPTACLES; STANDARD LINE STYLE, STRAIGHT BLADE, 2-POLE, 3-WIRE GROUNDING TYPE, RATED 125 VAC, 20 AMPS, BY LEVITON, "SPECMASTER, COMM. SPEC. GRADE" SERIES, HUBBELL OR ARROW HART.
3. DIMMER SWITCHES; RATED FOR FULL RANGE DIMMING OF 120 VAC LAMPS, EITHER FLUORESCENT OR INCANDESCENT, KNOB OR SLIDE CONTROLLED W/ FULL OFF POSITION, FLUSH MOUNTABLE IN STANDARD 1-GANG OR 2-GANG BOXES, ARCHITECTURAL TYPE, TUN PROFILES TYPES, BY LEVITON, "COMM. SPEC. GRADE" SERIES, LUTRON OR LYTHENA.
4. GROUND FAULT CIRCUIT INTERRUPTED (GFCI) RECEPTACLES; U.L. LISTED FOR PERSONNEL PROTECTION AGAINST LINE-TO-GROUND SHOCK HAZARD, GFCI RECEPTS; DUPLEX, "DECORA STYLE" BY LEVITON, "COMM. SPEC. GRADE" HUBBELL OR ARROW HART.
5. KEYLESS LAMPHOLDER; WHITE PORCELAIN, 660 WATTS AT 250 VOLTS; LEVITON, CAT. NO. 9875-2.
6. COVER PLATES FOR FLUSH, IN-BOX MOUNTING DEVICES; LEVITON.
7. INSTALL WIRING DEVICES WITH TOP-OF-WALL MOUNTING HEIGHTS ABOVE FINISHED FLOORS AS FOLLOWS: FOR RECEPTACLES 18 INCHES AND 48 INCHES FOR SWITCHES AS REQUIRED BY HANDICAPPED CODES.

LIGHTING:

1. FLUORESCENT BALLASTS; HIGH POWER FACTOR (HPF) TYPE, CLASS 'P' PROTECTED, SOUND RATING 'A', AND ENERGY SAVING TYPE.
2. FLUORESCENT BALLASTS FOR THE MINI-LAMPS; U.L. LABELED OR ACCEPTABLE TO BUILDING OFFICIALS, ENCAPSULATED, QUIET OPERATING DESIGN IF AVAILABLE.
3. ORIENT FLUORESCENT LAMPS WITHIN THE SAME VISUAL SPACE IN THE SAME DIRECTION.

GROUNDING:

1. GROUND ELECTRICAL SYSTEMS, EQUIPMENT, AND SUPPORTING STRUCTURES. PROVIDE BONDING JUMPERS WHERE NECESSARY. MECHANICALLY AND ELECTRICALLY SECURE METAL RACEWAYS AND FITTINGS, JOINTS AND CONNECTIONS AT EQUIPMENT TO PROVIDE AN GROUNDING MEANS. METAL RACEWAYS; ELECTRICALLY CONTINUOUS THROUGHOUT THEIR LENGTH FOR AN EFFECTIVE GROUNDING PATH TO THE POWER SERVICE DISCONNECT SWITCH.

2. INSTALL GROUNDING CONDUCTORS WITHOUT JOINT OR SPLICE TO THE GREATEST PRACTICAL EXTENT.
3. PROVIDE FOR EACH RACEWAY A GREEN #12 GROUNDING CONDUCTOR IN ADDITION TO BRANCH CONDUCTORS INDICATED.
4. DO NOT SPLICE MAIN BONDING JUMPER. CONFIRM THAT A MAIN BONDING JUMPER IS PROVIDED AT THE POINT OF SERVICE ONLY.
5. GROUND BOTH NEUTRAL AND GREEN ISOLATED GROUNDING TYPE CONDUCTORS FOR ISOLATED GROUNDING CIRCUITS AT ONE POINT OF GROUND OF SEPARATELY DERIVED ELECTRICAL SYSTEM.

TESTING:

1. TEST INDIVIDUAL SYSTEMS AND COMPONENTS FOR FULL FUNCTIONAL REQUIREMENTS. PERFORM TESTS AS REQUIRED BY CODE, LOCAL PRACTICES, OR AS REASONABLY REQUIRED BY THE OWNER'S REPRESENTATIVE WHERE A QUESTION ARISES AS TO THE PROPER INSTALLATION OR OPERATION OF MATERIALS.

MISCELLANEOUS:

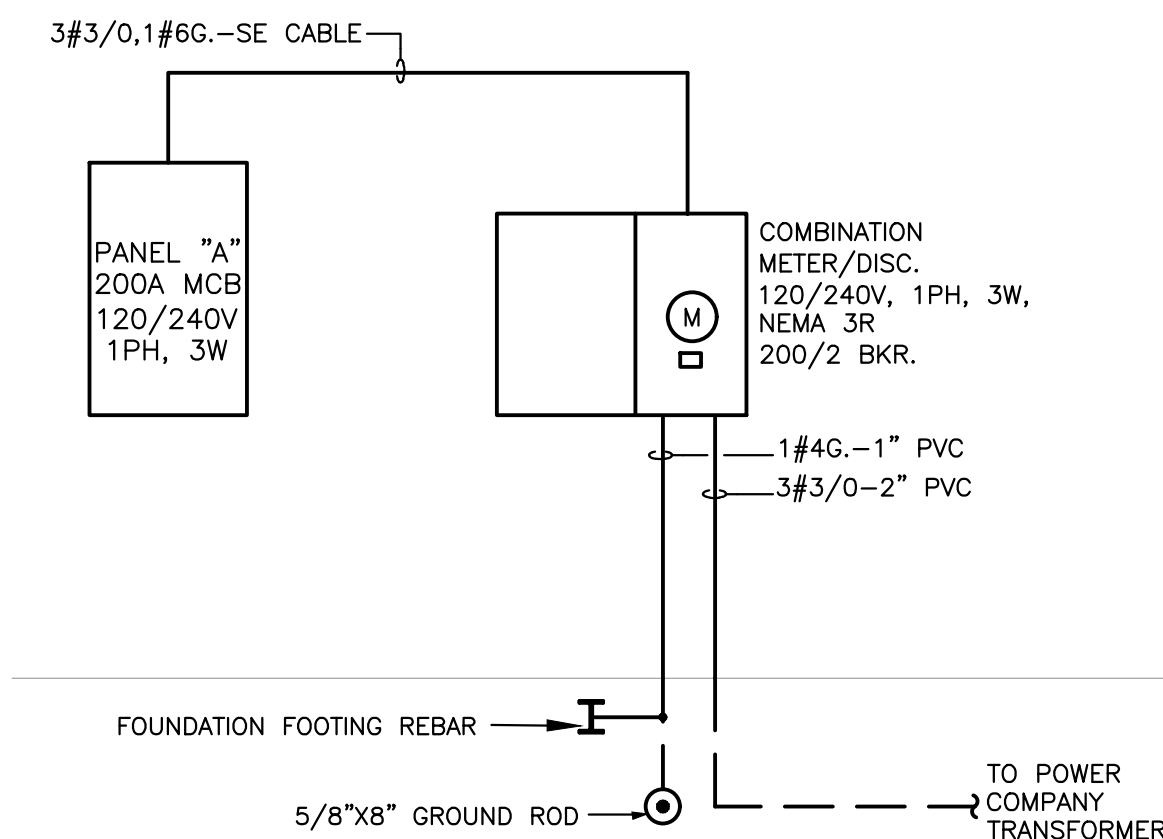
1. MAJOR COMPONENTS OF THE DISTRIBUTION SYSTEM SUCH AS THE PANELBOARD, DISCONNECT SWITCHES, ETC. SHALL HAVE PERMANENT NAMEPLATES FOR EQUIPMENT IDENTIFICATION. PROVIDE NAMEPLATE ON SERVICE DISCONNECT IN TOP OF PANEL AND PROVIDE COMPANY METER TO INDICATE TENANT SPACE NUMBER AND SPACE LEVEL.
2. INSTALL RACEWAY OR CABLE, ETC. THAT PENETRATES A FIRE BARRIER, WITH MATERIALS AND METHODS APPROVED FOR APPLICATION BY BUILDING OFFICIALS. INSTALL FIRE BARRIER FROM THE ARCHITECTURAL PLANS, AND FOR SECURE APPROVAL OF MATERIALS AND METHODS FOR EACH TYPE PENETRATION.
3. ROOF PENETRATIONS SHALL BE COORDINATED WITH LANDLORD'S REPRESENTATIVE. ALL ROOF CUTTING/PATCHING SHALL BE BY LANDLORD'S ROOFING CONTRACTOR AT TENANT'S EXPENSE.
4. PROVIDE APPROVED "MEANS OF DISCONNECT" FOR STOREFRONT SIGN(S).
5. PROVIDE NAMEPLATES FOR ALL ROOF MOUNTED DISCONNECT SWITCHES, WITH SPACE NAME, NUMBER AND MAIL. LEVEL INFORMATION.
6. PROVIDE ACCESS PANELS AT ALL LANDLORD INSTALLED ELECTRICAL DEVICES AND EQUIPMENT ABOVE HARD CEILINGS. ACCESS PANELS TO BE SIZED IN THE FIELD FOR EACH APPLICATION.

TELEPHONE SYSTEM ROUGH-IN:

1. PROVIDE COMPLETE ENCLOSED RACEWAYS WITH MEASURED PULL CORDS FOR FUTURE USE BY OTHERS. PROVIDE A 1" CONDUIT FROM LANDLORD'S MAIN TERMINAL LOCATION TO TENANT'S SPACE.

TEMPORARY WIRING DURING CONSTRUCTION:

1. PROVIDE TEMPORARY ELECTRICAL DISTRIBUTION WIRING AND RELATED SERVICES AS REQUIRED.



ELECTRICAL RISER

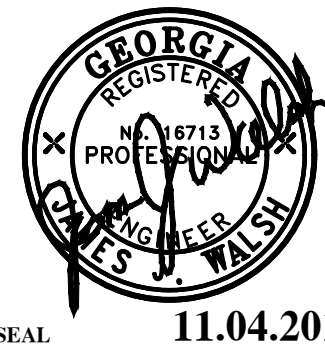
SCALE: N.T.S.

ELECTRICAL NOTES:

1. ALL WORK SHALL BE INSTALLED PER THE STATE ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, NFPA 13, 72 AND ALL LOCALLY ADOPTED CODES AND AMENDMENTS IN ENFORCEMENT.
2. CONTRACTOR SHALL PROVIDE FOR ALL PERMITS, INSPECTIONS, FEES AND OTHER EXPENSES FOR FINAL INSPECTION AND ACCEPTANCE OF HIS WORK BY LOCAL CODE AUTHORITIES.
3. ALL WIRE SHALL BE NM CABLE (ROMEX); SERVICE LATERAL TO BE INSTALLED WITHIN PVC RACEWAY IN AREAS SUBJECT TO PHYSICAL DAMAGE.
4. CONTRACTOR SHALL PROVIDE FOR ALL FINAL EQUIPMENT CONNECTIONS FOR EQUIPMENT AS INDICATED ON THE PLANS. OTHER OWNER PROVIDED EQUIPMENT NOT INDICATED SHALL BE INSTALLED ONLY AFTER WRITTEN AGREEMENT IS RECEIVED FROM THE OWNER.
5. ALL MATERIAL SHALL BE NEW, CLEAN AND RATED FOR USE IN THE AREA IN WHICH IT IS TO BE INSTALLED.
6. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS TO THE BEST OF HIS ABILITY PRIOR TO COMMENCEMENT OF WORK AND SHOULD HE FIND ADDITIONAL WORK REQUIRED TO COMPLETE HIS PORTION OF THE WORK, NOTIFY THE ARCHITECT IN WRITING OF SUCH.
7. UPON COMPLETION OF WORK, ALL BREAKER PANELS SHALL BE LABELED WITH NEW TYPED SCHEDULES AND AFFIXED TO THE INSIDE COVER OF THEIR RESPECTIVE PANELS.
8. DIMMER SWITCHES SHALL BE COMPATIBLE WITH THE CONNECTED LAMP SOURCE AND CONNECTED LOAD OF THE LIGHTING ZONE.
9. ALL CONDUCTORS SHALL BE COPPER. NO ALUMINUM WIRE IS ACCEPTABLE.
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE MECHANICAL CONTRACTOR FOR FINAL CONNECTION AND CONTROL. CONTRACTOR SHALL ADVISE MECHANICAL CONTRACTOR OF VOLTAGE REQUIREMENTS FOR NEW MECHANICAL EQUIPMENT TO BE PROVIDED.
11. ALL DEVICES SHALL BE RATED FOR THE CIRCUIT IN WHICH IT IS ATTACHED AND SHALL BE WHITE PLASTIC MID-SIZED COVER PLATES, EXCEPT THOSE IN UNFINISHED AREAS SHALL BE PROVIDED WITH GALVANIZED STEEL COVER PLATES. DEVICES WITHIN DAMP/WET LOCATIONS SHALL BE PROVIDED WITH WEATHER-PROOF IN-USE COVER PLATES.
12. PROVIDE AND INSTALL WATER BONDING, BUILDING FOOTING REBAR AND SERVICE GROUND ROD BONDING TO THE BUILDING GROUND SYSTEM PER NEC SECTION 220.
13. ALL DISCONNECT SWITCHES SHALL BE RATED AT OR ABOVE THE RATING OF THE CIRCUIT. ALL EXTERIOR DISCONNECT SWITCHES OR EQUIPMENT SHALL BE NEMA-3R RATED.
14. PROVIDE ARC-FAULT CIRCUIT INTERRUPTING AND GROUND FAULT INTERRUPTING BREAKERS WITHIN ELECTRICAL PANEL AS REQUIRED BY THE NEC.

ELECTRICAL SYMBOL LEGEND:

- HOMERUN CIRCUIT TO PANEL AS INDICATED. HATCH MARKS INDICATE QUANTITY OF CONDUCTORS. NO MATCH MARKS INDICATE 2#12, 1#12G UNLESS OTHERWISE NOTED. EQUIPMENT GROUNDING CONDUCTORS ARE NOT INDICATED; HOWEVER, CONTRACTOR SHALL PROVIDE EACH FEEDER WITH A GREEN/BARE EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH THE N.E.C. (TABLE 250.122), UNLESS OTHERWISE INDICATED.
- WIRING/FEEDER INSTALLED CONCEALED IN FINISHED SPACES, EXPOSED IN UNFINISHED SPACES.
- WIRING/FEEDER INSTALLED CONCEALED IN SLAB OR BELOW GRADE. INSTALLATION DEPTH AS NOTED.
- ① — JUNCTION BOX INSTALLED FLUSH OR ABOVE CEILING.
- ② — JUNCTION BOX MOUNTED FLUSH IN WALL. ELEVATION AS NOTED OR COORDINATED WITH ARCHITECTURAL ELEVATIONS.
- ③ — JUNCTION BOX MOUNTED FLUSH WITH FINISHED FLOOR. VERIFY FLOOR FINISH AND COVERPLATE REQUIREMENTS WITH ARCHITECTURAL FLOOR FINISH AND ELEVATION PRIOR TO ROUGH-IN OF JUNCTION BOX AND RACEWAYS.
- — FLUORESCENT TROFFER FIXTURE, REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- — INCANDESCENT/H.I.D./FLUORESCENT DOWNLIGHT FIXTURE, REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- ⊙ — INCANDESCENT/H.I.D./FLUORESCENT WALL MOUNTED FIXTURE, REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL REQUIREMENTS. COORDINATE MOUNTING HEIGHT WITH BUILDING ELEVATIONS AND PLANS AS NOTED.
- S — SINGLE POLE TOGGLE SWITCH, MOUNTED AT 4'-0" A.F.F., HUBBELL #HBL1221.
- S₃ — THREE-WAY TOGGLE SWITCH, MOUNTED AT 4'-0" A.F.F., HUBBELL #HBL1223.
- S₄ — DOUBLE POLE (MOTOR-RATED) MANUAL STARTER WITH OVERLOAD, 240V, 30A UNLESS NOTED OTHERWISE.
- ⊗ — DUPLEX RECEPTACLE, 20A., 120V., MOUNTED AT 18" A.F.F., HUBBELL #5362.
 "GF" — GROUND FAULT CIRCUIT INTERRUPTER, HUBBELL #GF-5362
 "WP" — DEVICE PROVIDED WITH A WEATHER-PROOF DEVICE COVERPLATE
- ⊗ — TWO (2) DUPLEX RECEPTACLES UNDER COMMON PLATE, 18" A.F.F., OR ABOVE COUNTER WHEN SHOWN, HUBBELL #5362.
- ⊗ — SPECIAL RECEPTACLE. REFER TO PLANS FOR VOLTAGE, AMPERAGE AND CONFIGURATION TYPE.
- ▽ — TELEPHONE/DATA OUTLET BOX, 4" SQUARE TRIM RING, INSTALL (1) CAT 5E CABLE FROM OUTLET BACK TO TELEPHONE DEMARC ON EXTERIOR OF STRUCTURE. PROVIDE FACEPLATE FOR OUTLET AS DESIGNATED.
TV — OUTLET WITH TELE/DATA AND COAX TV OUTLET. EXTEND
- ⊗ — COMBINATION SMOKE & CARBON MONOXIDE DETECTOR. 120V UNIT SHALL BE PROVIDED WITH BATTERY BACK-UP. WALL/CEILING MOUNTED. ACTIVATION OF A SINGLE DETECTOR SHALL INITIATE ALL DETECTORS WITHIN UNIT TO ANNUNCIATE. KIDDE #KN-COPE-1 (OR EQUAL).
- ⊗ — MOTOR, RATINGS (HP, VOLTAGE, PHASE, AMPERAGE) SIZE AS NOTED ON PLANS.
- — DISCONNECT SWITCH, AMPACITY/POLES/FUSING AS NOTED. NEMA 1 ENCLOSURE UNLESS OTHERWISE NOTED.
- PANELBOARD, SEE SCHEDULE AND RISER DIAGRAM FOR VOLTAGE, PHASE, AND AMPACITY.
- WP — WEATHERPROOF GASKETED ENCLOSURE AND COVER.
- AF — ABOVE FINISHED FLOOR.



Bailey
Associates
Architects
Gainesville
Georgia 30501
770 534 0612

**TRINITY
ENGINEERING
GROUP INC.**
1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30501
TEL. (770) 535-1044

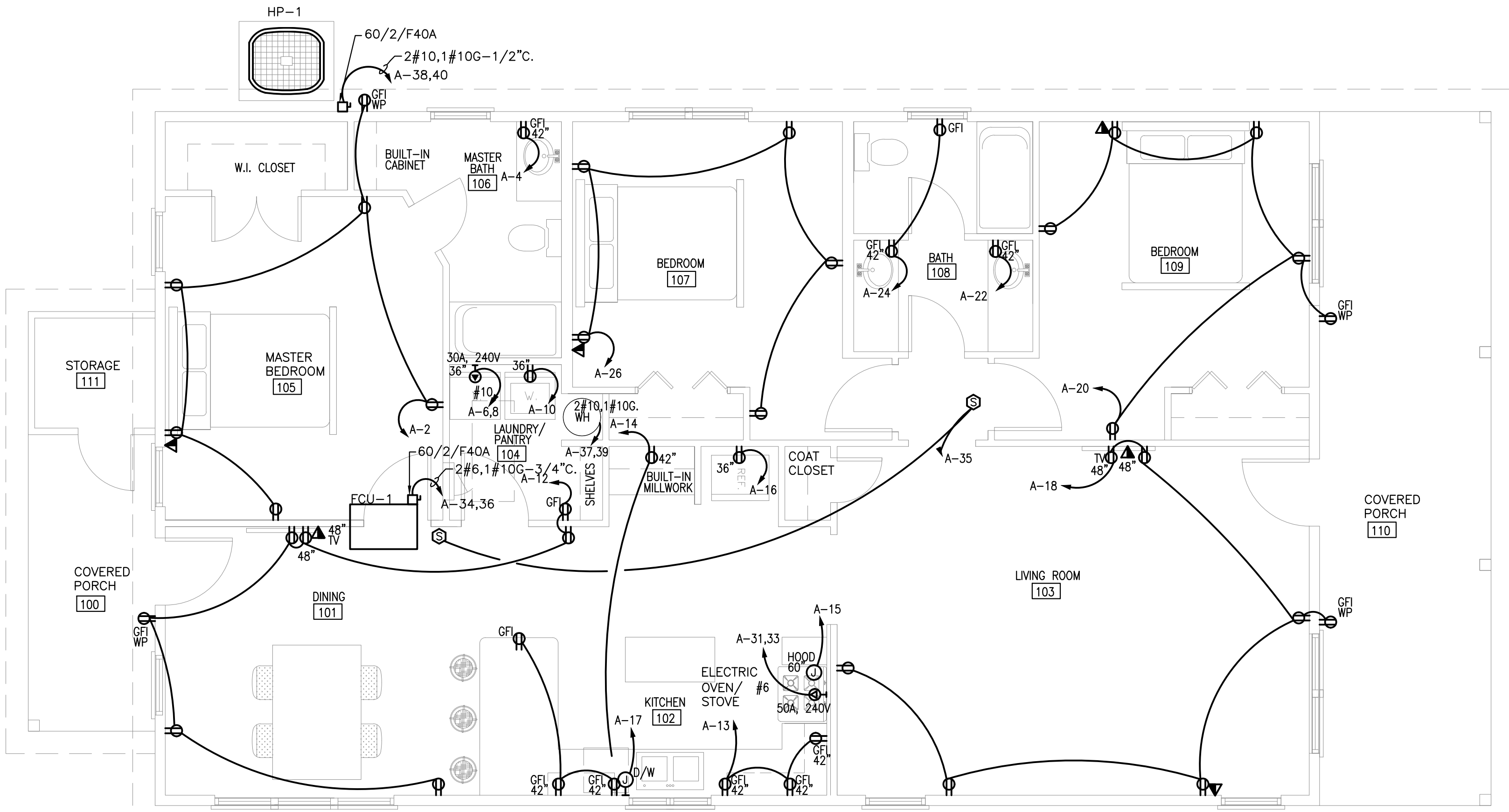
**HOME
DEVELOPMENT
RESOURCES INC.
EXEC. DIRECTOR
THERESA DYER**

**PROPOSED
SINGLE FAMILY
HOUSING DEVELOPMENT
PROTOTYPE "A"
ELECTRICAL NOTES, RISER AND
LEGEND**

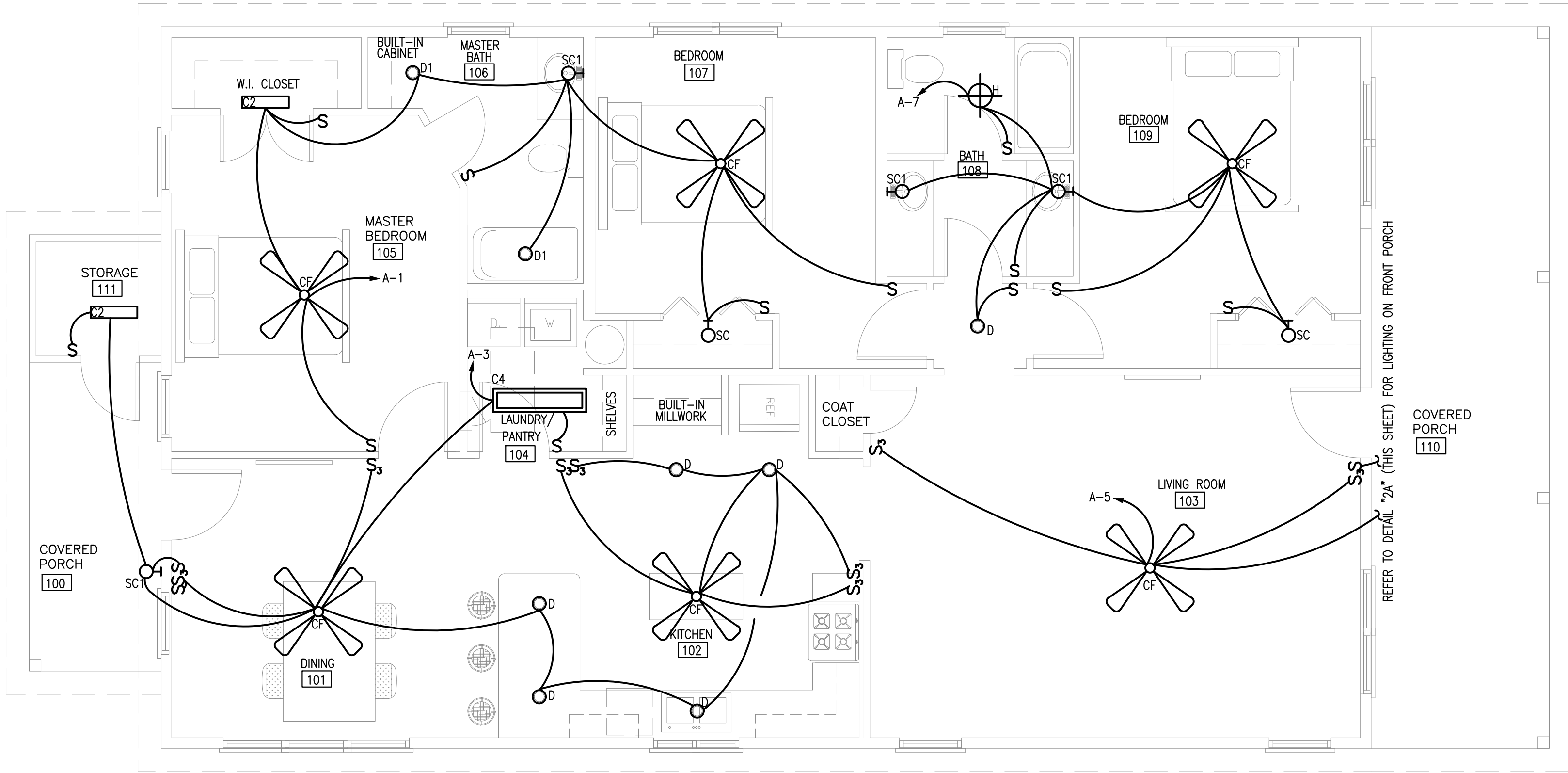
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JOB NUMBER	2018-100
DRAWING	KAH
DATE	11/01/2019
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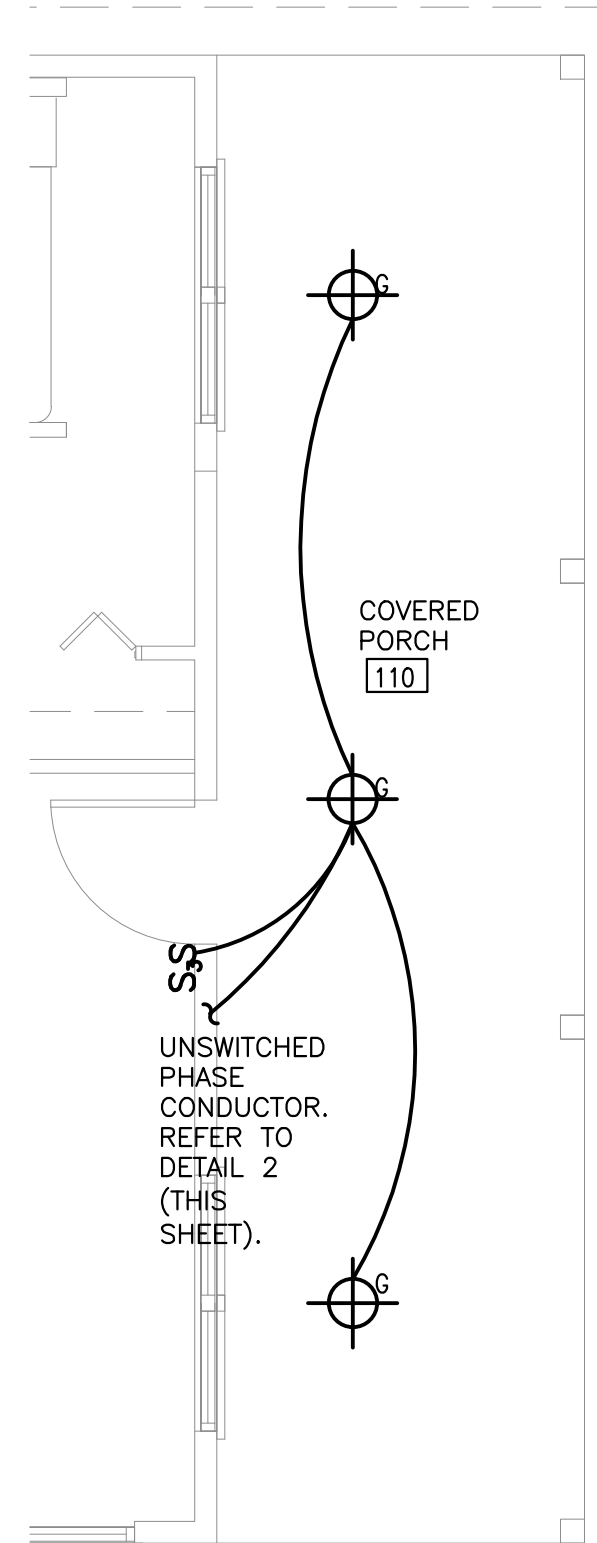
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1 ELECTRICAL POWER PLAN
 SCALE: 1/4" = 1'-0"



2 ELECTRICAL LIGHTING PLAN
 SCALE: 1/4" = 1'-0"



2A PORCH LIGHTING PLAN
 SCALE: 1/4" = 1'-0"

ELECTRICAL-MECHANICAL EQUIPMENT SCHEDULE

DEVICE	VOLTAGE	HP	HEAT KW	FLA	MCA	MOCP	CKT. #	LOAD (KVA)	FEEDERS	DISCONNECT	NOTES
FCU-1	240/1	1/3		45.7	50	50	SEE PANEL SCHEDULE	9.5	2#6, 1#10G. -3/4"C.	60/2/F50A	
HP-1	240/1			19.3	23.8	35	SEE PANEL SCHEDULE	4.0	2#10, 1#10G. -1/2"C.	60/2/F35A/WP	3 TON

NOTES:
 1. X

MAINS: 200A MCB VOLTAGE: 120/240V PHASE/WIRE: 1PH,3W MIN. AIC RATING: 10,000			PANEL SCHEDULE "A"				MAIN BUS: COPPER MOUNTING: SURFACE LOCATION: X		
AMPS TRIP	POLES	DESCRIPTION	CKT.	PHASE LOAD (K.V.A.)		CKT.	DESCRIPTION	POLES	AMPS TRIP
				#A	#B				
20	1	LIGHTS	1	1.1	1.2	2	RECEPT.-MASTERBEDROOM	1	20
20	1	LIGHTS	3		1.3	4	RECEPT.-MASTER BATH	1	20
20	1	LIGHTS	5	0.9	-	6	RECEPT.-DRYER		30
20	1	LIGHTS	7		0.9	8		2	
20	1	X	9	-	1.0	10	RECEPT.-WASHER	1	20
20	1	X	11		-- / 1.2	12	RECEPT.-DINING ROOM/LAUNDRY	1	20
20	1	RECEPT.-KITCHEN	13	0.6	0.6	14	RECEPT.-KITCHEN	1	20
20	1	RANGE HOOD	15		-- / 1.0	16	RECEPT.-REFRIGERATOR	1	20
20	1	DISHWASHER	17	1.0	1.2	18	RECEPT.-LIVING ROOM	1	20
20	1	X	19		-- / 1.0	20	RECEPT.-BEDROOM	1	20
20	1	X	21	-	/ 0.2	22	RECEPT.-BATH	1	20
20	1	X	23		-- / 0.2	24	RECEPT.-BATH	1	20
20	1	X	25	-	/ 1.0	26	RECEPT.-BEDROOM	1	20
20	1	X	27		-- / -	28	SPARE	1	20
20	1	X	29	-	/ -	30	SPARE	1	20
50	2	OVEN/RANGE	31		4.5 / -	32	SPARE	1	20
			33	4.5 / 4.8	34				50
20	1	SMOKE DETECTORS (LOCK-ON)	35		0.2 / 4.8	36	FCU-1	2	
30	2	EWH-1	37	2.3 / 2.0		38	HP-1		35
			39		2.3 / 2.0	40		2	
NOTES:			TOTALS		22.4	19.4			
1.							CONNECTED LOAD: 41.8 KVA (174.1 AMPS)		
							DEMAND LOAD: 41.8 KVA (174.1 AMPS)		

NOTES:
 1.

LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	MOUNTING	VOLTS	INPUT WATTS	LAMPS	MANUFACTURER	REMARKS
C2	1'X2' LIGHT FIXTURE	RECESS	120	75		TO BE SPECIFIED BY OWNER. ALLOWANCE \$75	
C4	1'X4' LIGHT FIXTURE	RECESS	120	75		TO BE SPECIFIED BY OWNER. ALLOWANCE \$100	
D	6" FLUORESCENT CAN LIGHT	RECESS CEILING	120	100		TO BE SPECIFIED BY OWNER. ALLOWANCE \$50	
D1	6" DIA. SHOWER DOWN LIGHT, WHITE PAINTED FLANGE, CLEAR LENS, IC RATED HOUSING, WET LOCATION LISTED	RECESS CEILING	120	120	(1) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$50	
G	CLOSE TO CEILING LIGHT FIXTURE	SURFACE CEILING	120	180	(3) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$75	
H	CLOSE TO CEILING LIGHT FIXTURE, WET LISTED	SURFACE CEILING	120	180	(3) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$75	
SC	VANITY LIGHT (WALL MOUNTED)	SURFACE WALL	120	120		TO BE SPECIFIED BY OWNER. ALLOWANCE \$125	
SC1	WALL SCONCE, WET LOCATION LISTED. FINISH BY OWNER.	SURFACE WALL	120	120	(2) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$150	
CF	CEILING FAN W/ LIGHT KIT	SURFACE CEILING	120	300		TO BE SPECIFIED BY OWNER. ALLOWANCE \$250	

NOTES:
 1. SPECIFIED LIGHT FIXTURES SHALL BE USED AS A BASIS OF DESIGN. OWNER SHALL APPROVE EXACT LIGHTING FIXTURE PACKAGE PRIOR TO BID SUBMITTAL.



SEAL 11.04.2019

Bailey Associates
 Architects
 Gainesville, Georgia 30501
 TEL. (770) 534-0612
 ARCHITECT

TRINITY ENGINEERING GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30601
 TEL. (770) 535-1044
 ENGINEER

HOME DEVELOPMENT RESOURCES INC.
 EXEC. DIRECTOR
 THERESA DYER

PROPOSED
SINGLE FAMILY HOUSING DEVELOPMENT
 PROTOTYPE "A"
ELECTRICAL POWER AND LIGHTING PLAN

REVISION / ISSUE

JOB NUMBER
 2018-100

DRAWN
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DATE
 11/01/2019

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IONS AS INSTRUMENTS OF SERVICE ARE EXCLUSIVE PROPERTY OF TRINITY ENGINEERING GROUP INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED & CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION & PERMISSION FROM AND AGREEMENT WITH TRINITY ENGINEERING GROUP INC.

HVAC SPECIFICATIONS:

SCOPE OF WORK:

1. SCOPE OF WORK FOR THE PROJECT SHALL CONSIST OF PROVIDING ALL LABOR, MATERIAL, EQUIPMENT, HOISTING AND OTHER ITEMS AS NECESSARY FOR A COMPLETE OPERATIONAL HVAC SYSTEM.
2. ALL WORK SHALL CONFORM TO THE 2014 INTERNATIONAL MECHANICAL AND BUILDING CODES WITH THE 2012 GEORGIA STATE AMENDMENTS AND THE 2012 GEORGIA STATE ENERGY CODE. CONTRACTOR SHALL PROVIDE FOR ALL PERMITS, FEES AND OTHER COSTS ASSOCIATED WITH LOCAL JURISDICTION HAVING AUTHORITY.
3. DRAWINGS ARE GENERALLY INDICATIVE OF DESIGN INTENT; THEREFORE, ANY OFFSETS OR ADDITIONAL MATERIAL REQUIRED AS A RESULT OF BUILDING CONDITIONS OR COORDINATION WITH THE WORK OF OTHER TRADES SHALL BE PROVIDED FOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. NO EQUIPMENT SHALL BE OPERATED DURING CONSTRUCTION UNTIL SUCH TIME AS CONTRACTOR IS NOTIFIED THAT SYSTEMS ARE READY TO BE STARTED FOR FINAL DELIVERY TO THE OWNER.

PRODUCTS:

1. PRODUCTS FOR THE LAYOUT BASIS HAVE BEEN SELECTED FROM A SINGLE MANUFACTURER. CONTRACTOR MAY AT HIS OPTION PROVIDE EQUIPMENT OF ANOTHER MANUFACTURER PROVIDED HE ENSURES THAT HIS SELECTION IS EQUAL TO THE MANUFACTURER OF THE SPECIFIED EQUIPMENT AND WILL FIT WITHIN THE SPACE PROVIDED.

2. ALL EQUIPMENT SHALL BE NEW AND SHALL BE PROVIDED WITH A FULL MANUFACTURER'S WARRANTY EXTENDED TO THE OWNER.

AIR DISTRIBUTION:

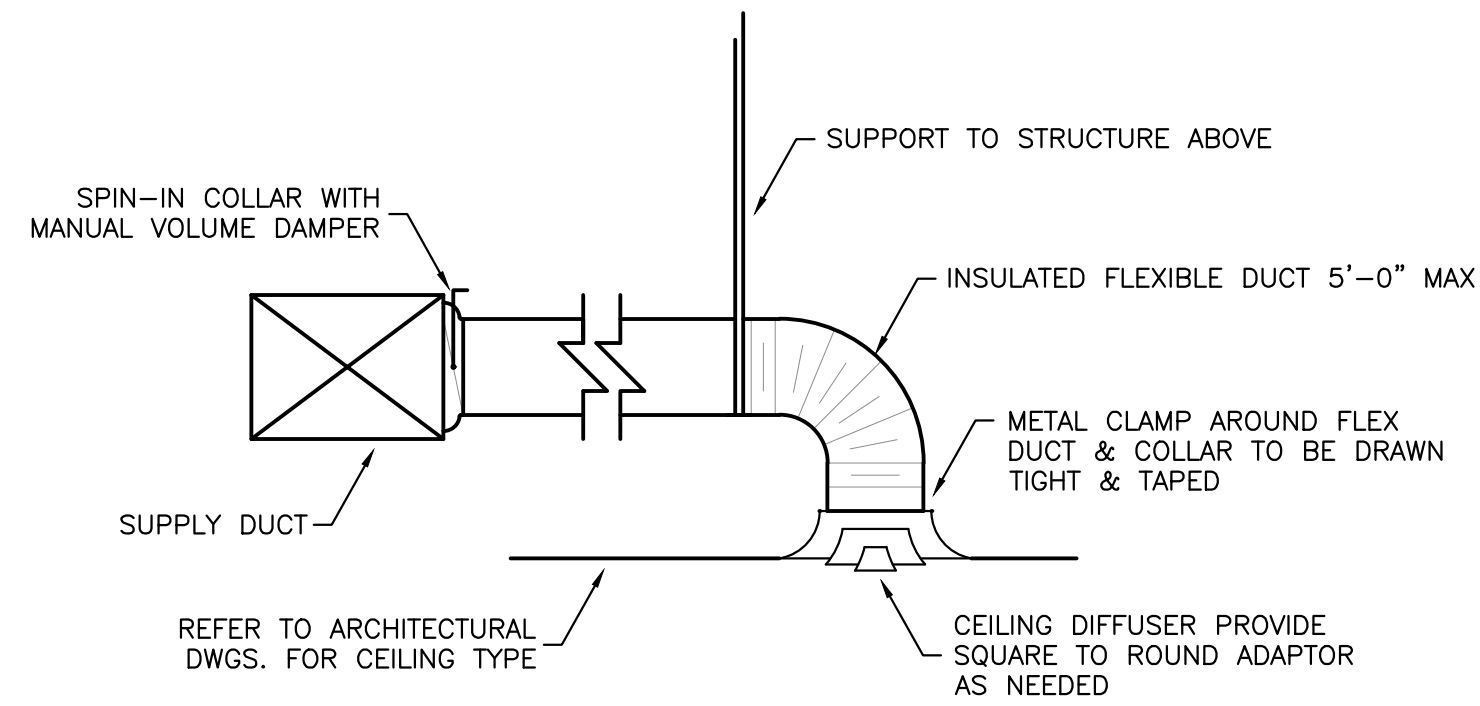
1. INSTALL A NEW AIR DISTRIBUTION SYSTEM PER PLANS AND SPECIFICATIONS. DUCTWORK SHALL BE GALVANIZED SHEET METAL WITH JOINTS SEALED WITH DUCT MASTIC PER MANUFACTURER RECOMMENDATIONS. AT THE OPTION OF THE OWNER, 2" THICK (R-6) FIBERGLASS DUCTBOARD MAY BE USED.
2. WRAP ALL DUCTWORK WHICH WILL BE CONCEALED AFTER BUILDING FINISHES WITH FOIL-FACE 2" THICK DUCT-WRAP, WITH JOINTS LAPPED AND STAPLED.
3. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK IS 15'-0"
4. AIR DISTRIBUTION DEVICES SHALL BE ALL SELECTED FROM THE SAME MANUFACTURER AND SHALL BE PROPERLY SELECTED FOR CEILING OR WALL FINISH. COORDINATE FINISHES WITH ARCHITECTURAL DRAWINGS. PRIOR TO INSTALLING FACE PLATES, SPRAY PAINT ALL PARTS VISIBLE THRU THE FACE FLAT BLACK.

HVAC EQUIPMENT:

1. CEILING EXHAUST FANS SHALL BE STEEL HOUSING WITH FAN STATICALLY AND DYNAMICALLY BALANCED, PERMANENTLY LUBRICATED MOTOR, DISCONNECT MEANS, BACKDRAFT DAMPER AND DECORATIVE CEILING GRILLE. SECURE FAN TO STRUCTURE INDEPENDENT OF CEILING GRID SYSTEM. FANS SHALL BE ACME, COOK, GREENHECK, PENN OR OWNER APPROVED EQUAL.
2. FAN COIL UNIT SHALL BE COMPLETE WITH FAN AND MOTOR, CONTROL BOARD, COPPER TUBE EVAPORATOR COIL WITH ALUMINUM FINS, REFRIGERANT EXPANSION DEVICE, TRANSFORMER, FAN CONTROL CENTER, ELECTRIC STRIP HEATER AS SCHEDULED. AN INSULATED FACTORY BAKED ENAMEL FINISH CABINET. UNIT SHALL BE OF THE SAME MANUFACTURER AS THE OUT-DOOR HEAT PUMP/CONDENSING UNIT.
3. HEAT PUMP CONDENSING UNIT (OUTDOOR UNIT) SHALL BE COMPLETE WITH HERMITIC COMPRESSOR FAN AND MOTOR, REFRIGERANT SERVICE PORTS, EXPANSION DEVICE, REVERSING VALVE, LOW VOLTAGE CONTROL BOARD, DEFROST TIMER, ALUMINUM OR COPPER COILS, COPPER TUBE COIL GUARDS ALL ENCLOSED IN A FACTORY BAKED ENAMEL FINISH HOUSING SUITABLE FOR OUTDOOR USE. UNIT SHALL BE PLACED ON FIBERGLASS PAD PROVIDED BY MECHANICAL CONTRACTOR.

EXECUTION:

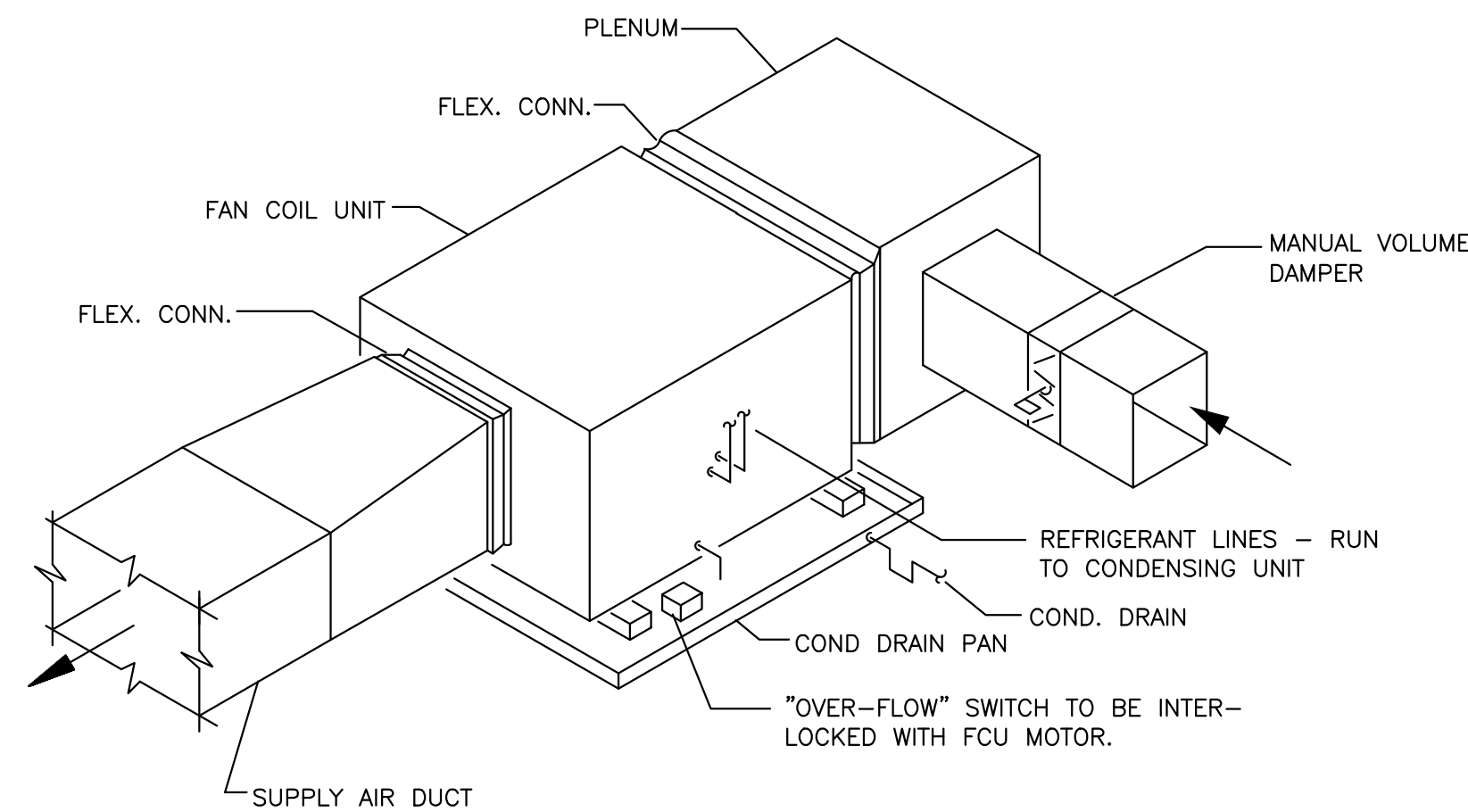
1. CONTRACTOR SHALL EXECUTE HIS WORK AS FAST AS THE JOB SCHEDULE PERMITS WITHOUT DISRUPTING THE WORK OF OTHER TRADES. COORDINATE CONTROL AND POWER WIRING WITH DIVISION 16.
2. ALL WORK SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR WITH AN ADDITIONAL 4 YEAR WARRANTY ON THE AIR CONDITIONING UNIT COMPRESSOR(S) MANUFACTURER.
3. UPON COMPLETION OF WORK AND START-UP OF HVAC UNITS, ALL EXTERIOR CONDENSING UNITS SHALL BE LABELED TO INDICATE THE ADDRESS/UNIT NUMBER OF THE RESPECTIVE UNIT IT SERVES.



NOTE:
1. METHOD OF INSTALLATION FOR AIRTIGHT SEAL IS TYPICAL
FOR ALL FLEX CONNECTIONS TO AIR DISTRIBUTION DEVICES.

DIFFUSER CONNECTION DETAIL

NTS









HORIZONTAL FAN COIL UNIT DETAIL

NTS

HEAT PUMP SPLIT SYSTEM SCHEDULE														
UNIT	FAN			COOLING					HEATING		BASIS OF DESIGN CARRIER		ELECTRICAL	NOTES
	TOTAL CFM	O.A. CFM	E.S.P. (IN W.C.)	MOTOR HP	SENSIBLE (MBH)	TOTAL (MBH)	HTG. (MBH)	MIN. SEER	AUX.	HEAT	FCU	HP		
									(KW)	STAGES				
FCU-1 / HP-1	1500	150	0.6	3/4	34.6	46.8	26.5	14.0	15.0	1	FX4DNF49L	25HCE448A003	208V, 1PH.	1 - 4
NOTES: 1. PROVIDE THERMOSTAT TO BE COMPATIBLE WITH SYSTEM. 2. FAN COIL UNIT SHALL COME COMPLETE WITH INTEGRAL CONTROL BOARD, INSULATED CABINET, FAN AND MOTOR AND COIL AND ELECTRIC HEAT. 3. PROVIDE RETURN AIR PLENUM FOR CONNECTION OF RETURN AIR GRILLE, IF REQUIRED. 4. ROUTE PRIMARY CONDENSATE DRAIN TO EXTERIOR DRAIN AS REQUIRED. 5. UNIT TO BE A HORIZONTAL TYPE UNIT.														

HVAC SYMBOLS AND ABBREVIATIONS

	NEW DUCTWORK	EF→*	EXHAUST FAN
	FLEXIBLE DUCT	FCU→*	FAN COIL UNIT
	VOLUME DAMPER	CFM	CUBIC FEET PER MINUTE
	SUPPLY DIFFUSER		DIFFUSER DESIGNATION
	RETURN OR EXHAUST GRILLE	①	THERMOSTAT
HP→*	HEAT PUMP CONDENSER		

FAN SCHEDULE

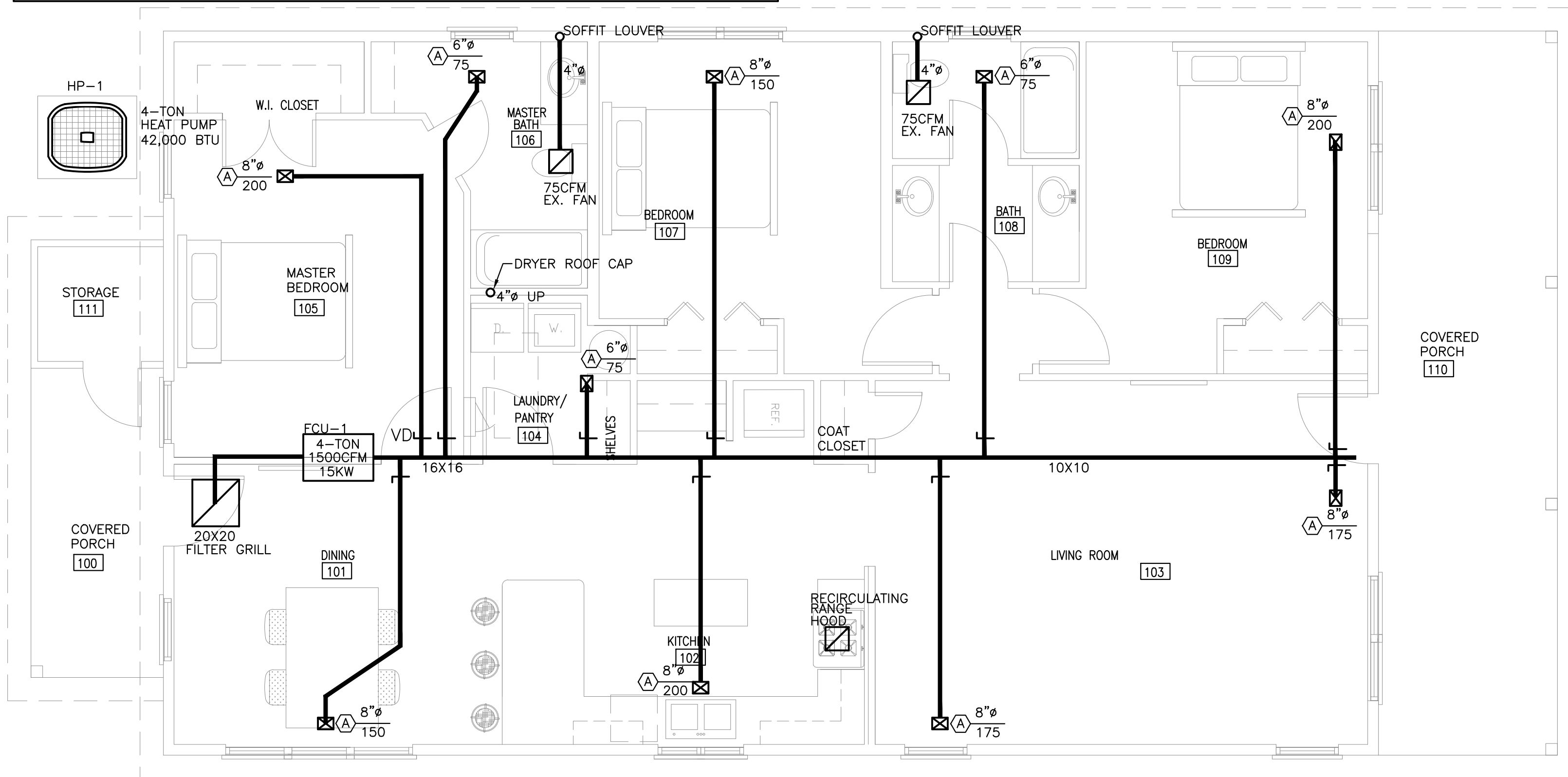
[illegible]

DIFFUSER SCHEDULE

The diagram shows a hexagonal diffuser frame. The top horizontal edge is labeled with a dimension of 8" ± 0.150. To the right of the hexagon, there are two labels: 'NECK' and 'CFM'. Below the diagram is a table with four columns: MARK, TYPE, FACE, and BASIS OF DESIGN. The table has two rows of data. Below the table is a list of two items: 1. DIFFUSER FRAME TYPES SHALL BE COMPATIBLE WITH ARCHITECTURAL CEILING TYPES IN WHICH IT IS INSTALLED. 2. ALL TO BE OFF-WHITE FINISH, UNLESS NOTED OTHERWISE.

MARK	TYPE	FACE	BASIS OF DESIGN
A	SUPPLY	6 X 8	TITUS, PRICE OR EQUAL
B	RETURN	20 X 20	TITUS, PRICE OR EQUAL

1. DIFFUSER FRAME TYPES SHALL BE COMPATIBLE WITH ARCHITECTURAL CEILING TYPES IN WHICH IT IS INSTALLED.
2. ALL TO BE OFF-WHITE FINISH, UNLESS NOTED OTHERWISE.



1 MECHANICAL PLAN

SCALE: 1/4" = 1'-0"



SEAL **11.04.2019**

**Bailey
Associates**
Architects
Gainesville Georgia 30501
770 534 0612

**TRINITY
ENGINEERING
GROUP INC.**
1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30501
TEL. (770) 535-1044

**HOME
DEVELOPMENT
RESOURCES INC.
EXEC. DIRECTOR
THERESA DYER**

**PROPOSED
SINGLE FAMILY
HOUSING DEVELOPMENT
PROTOTYPE "A"**

REVISION / ISSUE	

JOB NUMBER
2018-2010

DRAWN
KAH

DATE
11/01/2019

SHEET
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M1.1

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PLUMBING SPECIFICATIONS

PART I – GENERAL

- A. FURNISH AND INSTALL ALL EQUIPMENT, FIXTURES AND DISTRIBUTION SYSTEMS SHOWN ON THE DRAWINGS AND/OR DESCRIBED WITHIN THESE SPECIFICATIONS. ITEMS LABELLED AS 'OWNER-FURNISHED' SHALL BE INSTALLED BY OWNER UNLESS OTHERWISE NOTED, BUT CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK ADJACENT TO OWNER'S ITEMS. CONTRACTOR SHALL OBTAIN CUT SHEET OR SIMILAR DESCRIPTION OF OWNER-FURNISHED ITEM FOR PURPOSES OF COORDINATION PRIOR TO STARTING WORK.

B. MANUFACTURER'S WRITTEN RECOMMENDATIONS SHALL BE FOLLOWED FOR INSTALLATION OF WORK. WHERE MANUFACTURER'S INSTRUCTIONS DIFFER FROM THESE DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO STARTING WORK. TYPICALLY THE MOST RESTRICTIVE INSTRUCTION SHALL APPLY. IN ADDITION, ALL WORK SHALL COMPLY WITH THE CODE REQUIREMENTS FOR THIS PROJECT. SEE GENERAL NOTES FOR LIST OF APPLICABLE CODES.

C. DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED BY THE CONTRACTOR. CONTRACTOR SHALL PERFORM MEASUREMENTS IN THE FIELD AND USE ACTUAL CHARACTERISTICS OF FURNISHED EQUIPMENT AND FIXTURES. OFFSETS AND CONNECTIONS SHALL BE PROVIDED WHERE REQUIRED AT NO ADDITIONAL COST. SPECIFICATIONS SHALL COMPLEMENT THE INFORMATION PROVIDED ON THE DRAWINGS AND SHALL DEFINE CONSTRUCTION STANDARDS AND QUALITY OF EQUIPMENT TO BE USED. WHERE DRAWINGS AND SPECIFICATIONS PROVIDE CONFLICTING INFORMATION, THE SPECIFICATIONS SHALL GOVERN.

D. DESIGN SHOWN ON PLANS IS BASED UPON ONE MANUFACTURER'S EQUIPMENT AND FIXTURES. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ACCOMMODATE THE EQUIPMENT AND FIXTURES ACTUALLY INSTALLED ON SITE. ALL WORK REQUIRING SUBMITTAL & REVIEW SHALL BE SUBMITTED FOR REVIEW PRIOR TO PURCHASE, OR INSTALLATION. SEE GENERAL CONDITIONS FOR SUBMITTAL REQUIREMENTS.

E. CONTRACTOR SHALL THOROUGHLY CLEAN ALL EQUIPMENT AND SYSTEMS PRIOR TO REQUESTING FINAL INSPECTION. ALL SCRATCHES AND DENTS SHALL BE CORRECTED PRIOR TO CLEANING. ALL DEBRIS SHALL BE REMOVED FROM SITE PRIOR TO REQUESTING FINAL INSPECTION. ALL EQUIPMENT WITH FILTERS SHALL HAVE NEW FILTERS INSTALLED PRIOR TO REQUESTING FINAL INSPECTION.

F. ALL PIPING SYSTEMS SHALL BE PROTECTED FROM WATER, DIRT, SCALE, AND DAMAGE DURING CONSTRUCTION. OPEN ENDS SHALL BE COVERED OR CAPPED AND SEALED UNTIL READY FOR FINAL CONNECTION AND USE.

G. EQUIPMENT AND MATERIALS STORED SHALL BE PROTECTED FROM THE ELEMENTS BY MEANS OF 30 MIL BLACK PLASTIC AND SHALL REST ABOVE GRADE OR FLOOR ON PALLETS UNTIL READY FOR USE. EQUIPMENT AND MATERIALS THAT BECOME DAMAGED BY THE ELEMENTS SHALL BE REPAIRED OR REPLACED.

H. CONTRACTOR SHALL TURN OVER TO OWNER SPARE PARTS, METER KITS, AND OTHER SUCH ITEMS AT TIME OF FINAL INSPECTION. CERTIFICATES OF DISINFECTION, AND O&M MANUALS SHALL BE SUBMITTED MINIMUM OF ONE WEEK PRIOR TO CONTRACTOR'S REQUEST FOR FINAL INSPECTION.

I. CONTRACTOR SHALL EXAMINE THE PREMISES AND VERIFY ANY AND ALL OF THE EXISTING CONDITIONS UNDER WHICH WILL BE REQUIRED TO OPERATE PRIOR TO ORDERING OR PURCHASING ANY PLUMBING EQUIPMENT OR MATERIALS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATION FROM CONTRACT DOCUMENTS.

2. DOMESTIC COLD AND HOT WATER SYSTEMS ABOVE GRADE, TWO INCHES AND SMALLER, FOR WORKING PRESSURES 125 PSIG.

PIPE:

HARD DRAWN COPPER TUBING TYPE L ASTM B88.
MALLEABLE COPPER TUBING TYPE K FOR SUB GRADE INSTALLATIONS

FITTINGS:

WROUGHT COPPER OR BRASS

JOINTS:

SOLDERED WITH 95/5 TIN/SILVER TYPE
TAPE SHALL BE USED ON THREADED JOINTS.

VALVES:

GATE VALVE MILWAUKEE FIG. 149 OR APPROVED EQUAL
GLOBE VALVE MILWAUKEE FIG. 502 OR APPROVED EQUAL
CHECK VALVE MILWAUKEE FIG. 509 OR APPROVED EQUAL

3. SANITARY WASTE AND VENT SYSTEMS BELOW GRADE AND BELOW FLOOR TO 5'-0" OUTSIDE BUILDING.

PIPE:

SCHEDULE 40 DWV PVC PER ASTM F 1488

FITTINGS:

SCHEDULE 40 DWV PVC FITTINGS

JOINTS:

PVC SHALL BE SOLVENT JOINTS.

B. MISCELLANEOUS PRODUCTS (SUBMITTAL REQUIRED)

1. PRODUCTS:

FD FLOOR DRAIN – JAY R. SMITH FIG. 2110 WITH
PO50 TRAP PRIMER CONNECTION.

NFGH NON-FREEZE GROUND HYDRANT – 24" DEPTH OF BURY,
3/4 ", J. R. SMITH FIG. 5810-W-N.

2. CLEANOUTS:

PROVIDE CLEANOUTS AS SHOWN ON DRAWINGS AND AS REQUIRED BY CODE. ACCEPTABLE MANUFACTURERS ARE JAY R. SMITH, JOSAM CO., WADE, AND ZURN OR APPROVED EQUAL.

3. FLOOR DRAINS:

PLUMBING CONTRACTOR SHALL COORDINATE TOP OF DRAIN WITH FINISH GRADE AND EXACT LOCATION BEFORE SETTING ANY DRAINS. ALL FLOOR DRAINS SHALL BE SIZED AS SHOWN ON DRAWINGS. ACCEPTABLE MANUFACTURERS ARE JAY R. SMITH, JOSAM CO., WADE, AND ZURN OR APPROVED EQUAL.

4. INSULATION:

A. ALL DOMESTIC COLD AND HOT WATER BELOW GRADE AND ENCASED IN SLEEVE SHALL BE INSUTATED WITH 1/2" THICK FOAMED PLASTIC INSULATION.

B. ALL DOMESTIC COLD AND HOT WATER ABOVE GRADE SHALL BE INSULATED WITH 1/2" NOMINAL THICKNESS INSULATION AND SHALL BE HEAVY DENSITY GLASS FIBER WITH ALL SERVICE JACKETS HAVING SELF SEALING LAP.

5. PIPE SUPPORTS AND HANGERS:

ALL PIPING SHALL BE SUPPORTED BY THE BUILDING STRUCTURE BY MEANS OF PIPE HANGERS AND HANGER ROOS. INSULATED WATER PIPE SHALL BE SUPPORTED BY B-LINE SYSTEMS B3100 WITH B3153 PIPE SHIELD. MINIMUM SPACING SHALL BE 4'-0" O.C. FOR PLASTIC PIPE. (OR APPROVED EQUAL)

6. WATER HEATERS:

WATER HEATERS SHALL BE AS SPECIFIED ON THE DRAWINGS AND SHALL FIT THE SPACE PROVIDED. CONTRACTOR SHALL PROVIDE AMTROL EXTROL THERMAL EXPANSION TANK OR APPROVED EQUAL AND METAL DRIP PAN.

7. FLASHING:

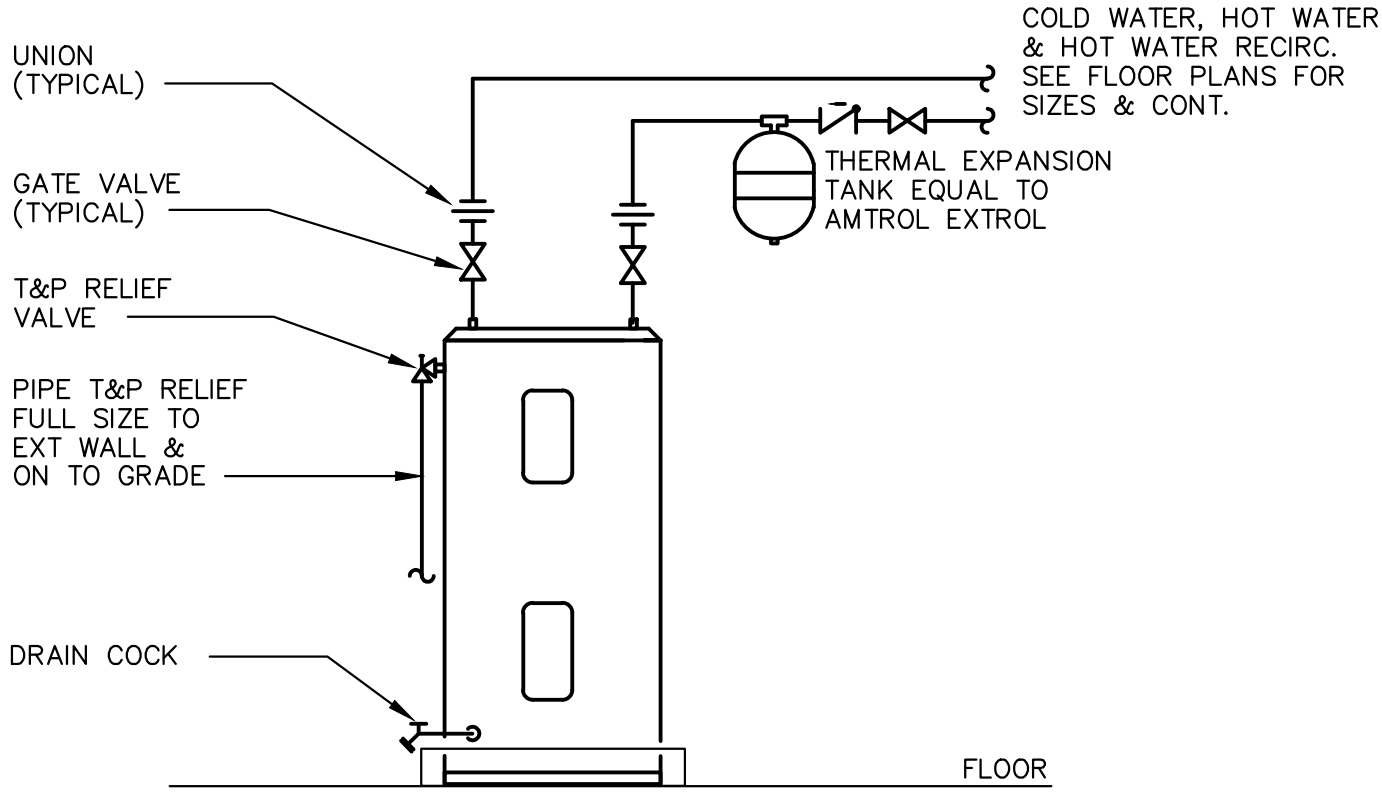
VENT PIPING SHALL BE ROUTED TO THE ATTIC AND OFFSET TO PENETRATE ROOF AT BACKSIDE OF BUILDING. COORDINATE PENETRATION THROUGH ROOF WITH ROOF EQUIPMENT. VENT PIPING PASSING THROUGH ROOF SHALL BE FLASHED WATER TIGHT AND SHALL BE INSTALLED PER WRITTEN RECOMMENDATIONS OF THE ROOFING MANUFACTURER.

8. WATER HAMMER ARRESTORS:

WATER HAMMER ARRESTORS SHALL BE LOCATED AS PER CONTRACT DRAWINGS. ARRESTORS SHALL BE IN COMPLIANCE WITH P.D.I. WH-201. JAY R. SMITH FIG. 5020 PDI SYMBOL "C" OR APPROVED EQUAL.

9. TRAP PRIMERS:

TRAP PRIMERS SHALL BE LOCATED AS PER CONTRACT DRAWINGS AND SHALL BE READILY ACCESSIBLE. PRECISION PLUMBING PRODUCTS PR-500 OR APPROVED EQUAL.



PLUMBING LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
----	ABV	ABOVE
---	A/F	ABOVE FLOOR
----	AFF	ABOVE FINISHED FLOOR
----	A/C	ABOVE CEILING
----	BEL	BELOW
---	B/F	BELOW FLOOR
----	BFF	BELOW FINISHED FLOOR
---	B/G	BELOW GRADE
----	CO	CLEANOUT
----	CW	COLD WATER PIPE
----	DN	DOWN
----	FCO	FLOOR CLEANOUT
----	HW	HOT WATER PIPE
----	---	P-TRAP
----	S,W	SANITARY SEWER PIPE (BELOW GRADE)
----	V	VENT PIPE
----	DGCO	DOUBLE GRADE CLEANOUT

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	DESCRIPTION	MANUFACTURER	WASTE CONN.	C.W. SUPPLY	H.W. SUPPLY
PF1	WATER CLOSET	ELONGATED FLUSH TANK TOILET, 1.28 GPF, CADET WHITE VITREOUS CHINA TOILET, SIPHON ACTION, 17" HIGH BOWL, WHITE SOLID PLASTIC OPEN FRONT HEAVY DUTY SEAT.	AMERICAN STANDARD TOILET: #215AA.004 SEAT: #5321.110	3"	1/2"	---
PF2	TUB/SHOWER	FIBERGLASS TUB/SHOWER, ANTI-SCALD THERMOSTATIC MIXING VALVE. SHOWER HEAD		2"	1/2"	1/2"
PF3	LAVATORY – DROP IN,	SINGLE FAUCET LAVATORY 4" O.C., 20"x17", SINGLE LEVER FAUCET WITH 0.5 GPM AERATOR, WHITE VITREOUS CHINA FINISH, 1 1/4" P-TRAP W/ CLEAN-OUT DRAIN, 1/2"MALE THREADED CONNECTIONS. MCGUIRE 170 SUPPLY VALVE W/ WHEEL HANDLE STOP	AMERICAN STANDARD LAV: #3004.207 FAUCET: #501LF-HGMHDF	1 1/4"	1/2"	1/2"
PF4	KITCHEN SINK	21"x33", 20 GA SELF-RIMMING, DOUBLE BOWL, #EBC TA150 P-TRAP W/ CLEAN-OUT, WHEEL HANDLE STOPS, #J35 BASKET STRAINER,	JUST MANUFACTURING LAV: #DL-2133-B-GR FAUCET: #100LF-HDF	2"	1/2"	1/2"
PWMB	WASHING MACHINE BOX	REVERSIBLE DRAIN METAL WASHING MACHINE OUTLET BOX, WATER HAMMER ARRESTOR, 1/4" TURN BRASS HAMMER BALL VALVE, BACKFLOW PREVENTER ON SUPPLY. LINT INTERCEPTOR PREVENT PASSAGE OF SOLIDS 1/2" OR LARGER.	OATEY #83694	2"	1/2"	1/2"
FD	FD	JOSAM 30000-A SERIES CAST IRON FLOOR DRAIN, TWO-PIECE BODY WITH DOUBLE DRAINAGE FLANGE AND 1/2" PRIMER TAP, WEULOC INVERTIBLE FLASHING COLLAR, WEEPHOLES, BOTTOM OUTLET CONNECTION AND NIKALOY ADJUSTABLE ROUND SUPER-FLO STRAINER.	JOSAM 30005-A	3"	---	---
1. FIXTURES SPECIFIED AS A BASIS OF DESIGN, SIMILAR PLUMBING FIXTURES SELECTED BY THE CONTRACTOR SHALL BE ACCEPTABLE.						

WATER HEATER SCHEDULE						
MARK	MANUF./MODEL	STORAGE	RECOVERY	ELEC. KW	INLET/OUTLET	ELECTRICAL
EWH-1	A.O.SMITH	50	–	4.5	3/4"	240/1
REMARKS						



SEAL
 11.04.2019

Bailey Associates
 Architects
 Gainesville, Georgia 30501
 770 534-10612

ARCHITECT

TRINITY
 ENGINEERING
 GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30601
 TEL. (770) 535-1044

ENGINEER

HOME
 DEVELOPMENT
 RESOURCES INC.
 EXEC. DIRECTOR
 THERESA DYER

PROPOSED

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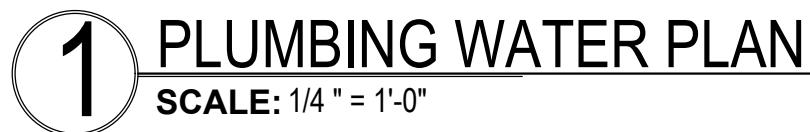
PROTOTYPE "A"

PLUMBING SPECIFICATIONS AND DETAILS

REVISION / ISSUE	
JOB NUMBER	
2018-100	
DRAWN	
KAH	
DATE	
11/01/2019	
SHEET	

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PLOT DATE: Nov 04, 2019



P-1.1

PLOT DATE: Nov 04, 2019
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PROPOSED RESIDENCE FOR SINGLE FAMILY HOUSING DEVELOPMENT PROTOTYPE "C"

BAILEY ASSOCIATES, ARCHITECTS • P.O. BOX 3392 • GAINESVILLE, GEORGIA 30503 • (770) 534 0612

TRINITY ENGINEERING GROUP P.C. • 1081 THOMPSON BRIDGE RD • GAINESVILLE, GEORGIA 30501 • (770) 535 1044

INDEX OF DRAWINGS

COVER	ARCHITECTURAL	ELECTRICAL	MECHANICAL	PLUMBING
CS COVER SHEET	A-0.1 SCHEDULES AND DETAILS A-1.1 ARCHITECTURAL PLAN A-2.1 BUILDING ELEVATIONS S-1.1 BUILDING FOUNDATION PLAN	E-0.1 LEGEND, NOTES AND RISER E-1.1 ELECTRICAL POWER AND LIGHTING PLAN	M-0.1 MECHANICAL PLAN, SCHEDULES, NOTES, AND DETAILS	P-0.1 SCHEDULE, NOTES AND DETAILS P-1.1 PLUMBING SANITARY AND WATER PLAN

CODES

INTERNATIONAL BUILDING CODE 2012 EDITION
 INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
 LIFE SAFETY CODE NFPA 101 2012 EDITION
 INTERNATIONAL FIRE CODE 2012 EDITION
 INTERNATIONAL PLUMBING CODE 2012 EDITION WITH GEORGIA AMENDMENTS
 INTERNATIONAL MECHANICAL CODE 2012 EDITION WITH GEORGIA AMENDMENTS
 NATIONAL ELECTRICAL CODE 2017 EDITION WITH GEORGIA AMENDMENTS
 INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION, WITH GEORGIA AMENDMENTS
 OCGA TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE

DEVELOPER

HOME DEVELOPMENT
 RESOURCES INC.
 PO BOX 461
 JEFFERSON GA 30549
 TEL: (706) 389-5222
 CONTACT: THERESA DYER
 TDYERHDR1@GMAIL.COM

PROJECT CRITERIA

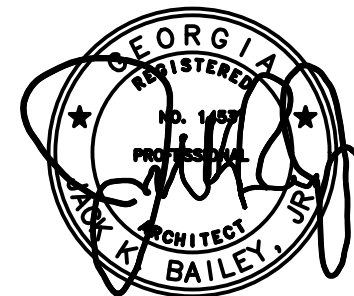
A. OCCUPANCY CLASSIFICATION:	CLASS R
B. TYPE OF CONSTRUCTION:	TYPE II
C. SPRINKLERED:	NO
D. ONE HOUR PROTECTED:	NO
E. BUILDING AREA IN SQUARE FEET:	-1,392 SQUARE-FEET CORRECTION: 1,612 SQUARE FEET
F. BUILDING HEIGHT IN FEET:	8' 0"
G. NUMBER OF STORIES:	ONE

LIFE SAFETY & ACCESSIBILITY NOTES

- DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE.
- THE FLOOR LEVEL SHALL BE THE SAME ON BOTH SIDES OF THE DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF OF THE DOORS. NFPA 101 LIFE SAFETY CODE.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. RULE 120-3-20-24 (9) SHALL BE PROVIDED. GEORGIA ACCESSIBILITY CODE.

PRINCIPLES OF UNIVERSAL DESIGN

- BUILDING AND STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PRINCIPLES OF THE UNIVERSAL DESIGN. THE DESIGN OF PRODUCTS AND ENVIRONMENTS TO BE USABLE BY ALL PEOPLE TO THE GREATEST EXTENT POSSIBLE, WITHOUT THE NEED FOR ADAPTATION OR SPECIALIZED DESIGN.



Bailey Associates
 Architects
 Gainesville, Georgia 30501
 770 534 0612

ARCHITECT

TRINITY
 ENGINEERING
 GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30501
 TEL: (770) 535-1044

ENGINEER

HOME
 DEVELOPMENT
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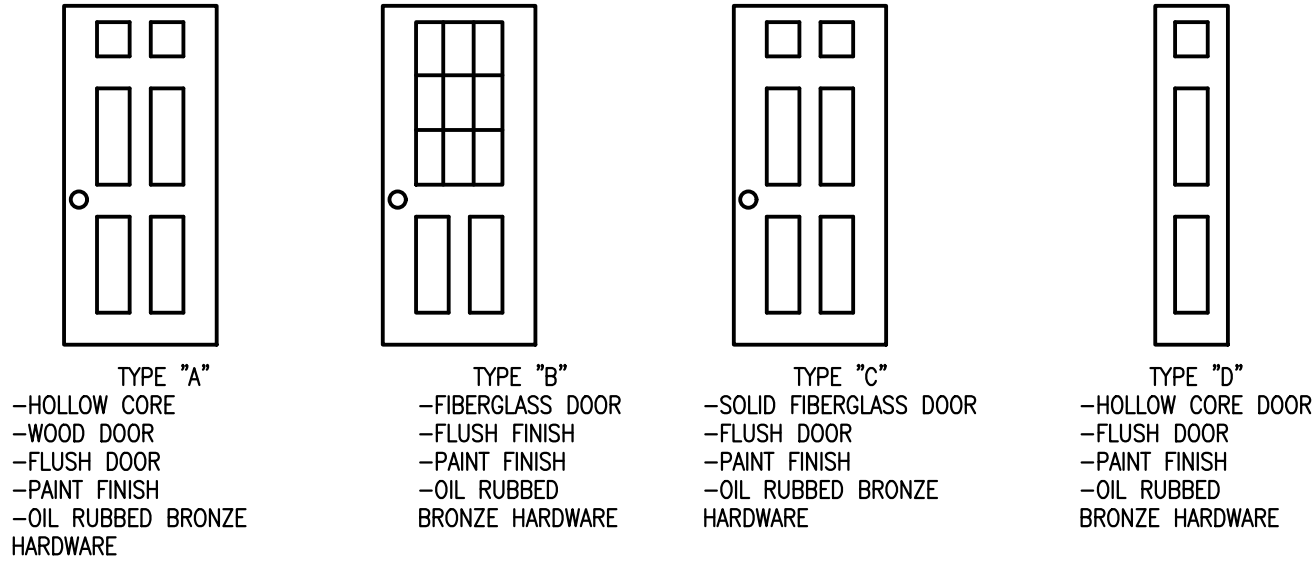
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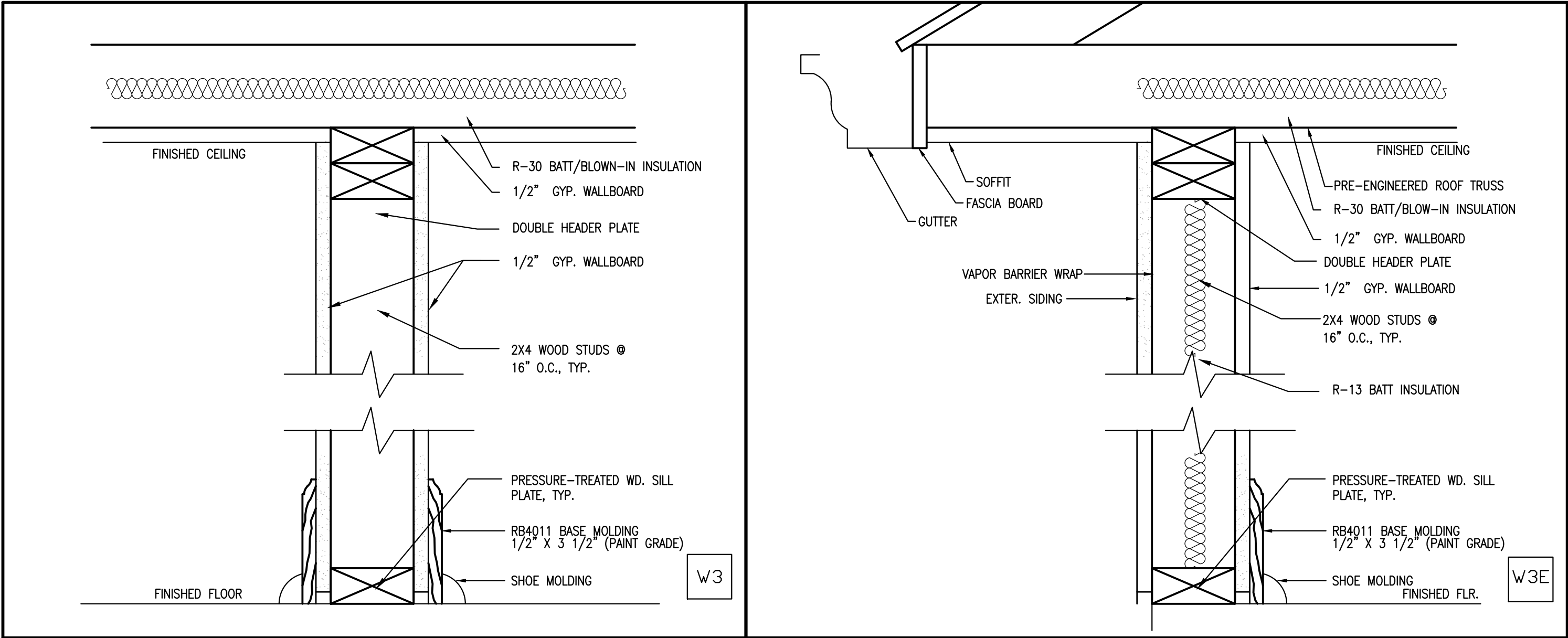
SHEET

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DOOR TYPE DETAIL
SCALE: NO SCALE



WALL FRAMING DETAILS
SCALE: NTS

DOOR SCHEDULE

NO.	DOOR					THRES.	CLOSER	FRAME MAT.	NOTES
	WIDTH	HGT.	THK.	MAT.	TYPE				
D100	3'-0"	6'-8"	1 3/4"	FIBERGLASS	C	YES		HOL. MTL.	
D101	3'-0"	6'-8"	1 3/4"	FIBERGLASS	B	YES		HOL. MET.	
D102	3'-0"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D103	3'-0"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D104	4'-0"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D105									NOT USED
D106	2'-4"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D107	4'-0"	6'-8"	1 3/4"	HOLLOW WOOD	D			WOOD FRAME	BI-FOLD DOOR SECTION
D108	3'-0"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D109	2'-0"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D110	2'-6"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D111	2'-6"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D112	3'-0"	6'-8"	1 3/4"	HOLLOW WOOD	A			WOOD FRAME	
D113	4'-0"	6'-8"	1 3/4"	HOLLOW WOOD	D			WOOD FRAME	BI-FOLD DOOR SECTION
D114	3'-0"	6'-8"	1 3/4"	FIBERGLASS	B			WOOD FRAME	

STFT- STOREFRONT GLASS
HSG- HINGED SWING DOOR
FL- FLAT FINISH DOOR

WD- WOOD CONSTRUCTION
ALUM- ALUMINUM
HC- HOLLOW CORE

WINDOW SCHEDULE

NO.	WINDOW					FRAME			NOTES
	WIDTH	HGT.	THK.	MAT.	TYPE	THRES.	CLOSER	MAT.	
W100	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W101	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W102	8'-4"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W103	3'-0"	3'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W104	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W105	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W106	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W107	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W108	NOT USED								
W109	NOT USED								
W110	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W111	5'-8"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W112	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	
W113	3'-0"	5'-0"	1 3/4"	VINYL	-	YES	YES	WOOD	

STFT- STOREFRONT GLASS
HSG- HINGED SWING DOOR
FL- FLAT FINISH DOOR

WD- WOOD CONSTRUCTION
ALUM- ALUMINUM
HC- HOLLOW CORE

FINISH SCHEDULE

NO.	SPACE NAME	FLOOR		BASE		WALL					CEILING		NOTES
		MAT.	FIN.	MAT.	FIN.	MAT.	NORTH	EAST	SOUTH	WEST	MAT.	HGT.	
100	COVERED PORCH	CONCRETE		--	PAINT	GYP.BD.	PAINT	PAINT	PAINT	PAINT	GYP.BD.	8'-0"	
101	DINING	VCT		BASE-2	PAINT	GYP.BD.					GYP.BD.	8'-0"	
102	KITCHEN	VCT		BASE-2	PAINT	GYP.BD.					GYP.BD.	8'-0"	
103	LIVING ROOM	VCT		BASE-2	PAINT	GYP.BD.					GYP.BD.	8'-0"	
104	LAUNDRY/PANTRY	VCT		BASE-2	PAINT	GYP.BD.					GYP.BD.	8'-0"	
105	MASTER BEDROOM	CARPET		BASE-1	PAINT	GYP.BD.					GYP.BD.	8'-0"	
106	MASTER BATH	VCT		BASE-2	PAINT	GYP.BD.					GYP.BD.	8'-0"	
107	BEDROOM	CARPET		BASE-1	PAINT	GYP.BD.					GYP.BD.	8'-0"	
108	BATH	VCT		BASE-2	PAINT	GYP.BD.	↓	↓	↓	↓	GYP.BD.	8'-0"	
109	BEDROOM	CARPET		BASE-1	PAINT	GYP.BD.	-	-	-	-	GYP.BD.	8'-0"	
110	COVERED PORCH	CONCRETE		--	PAINT	H. PLANK	PAINT	PAINT	-	-	B&B	8'-0"	
111	STORAGE	CONCRETE		BASE-3	PAINT	1/2" OSB	PAINT	PAINT	PAINT	PAINT	B&B	8'-0"	

NOTES:
FLOORS:
VCT-1:

VCT-2:

CER. TILE:

CONCRETE: SEALED CONCRETE FLOOR, SMOOTH FINISH

WALLS:
WALL-1: 1/2" GYP.BD.:

WALL-2: HARDI PLANK SIDING

WALL-3: 1/2" OSB PANELING, PRIMED AND PAINTED.

BASE:
BASE-1: WM623 (9/16" X 3 1/4"), PRIMED, PAINTED FINISH, CAULKED JOINTS
BASE-2: WM623 (9/16" X 3 1/4") & SHOE MOLD, PRIMED, PAINTED FINISH, CAULKED JOINTS
BASE-3: 5/4" BOARD, TREATED PINE, PRIMED & PAINTED.



Bailey Associates
Architects
Gainesville Georgia 30501
770 534 0612
ARCHITECT

TRINITY ENGINEERING GROUP INC.
1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30601
TEL. (770) 535-1044
ENGINEER

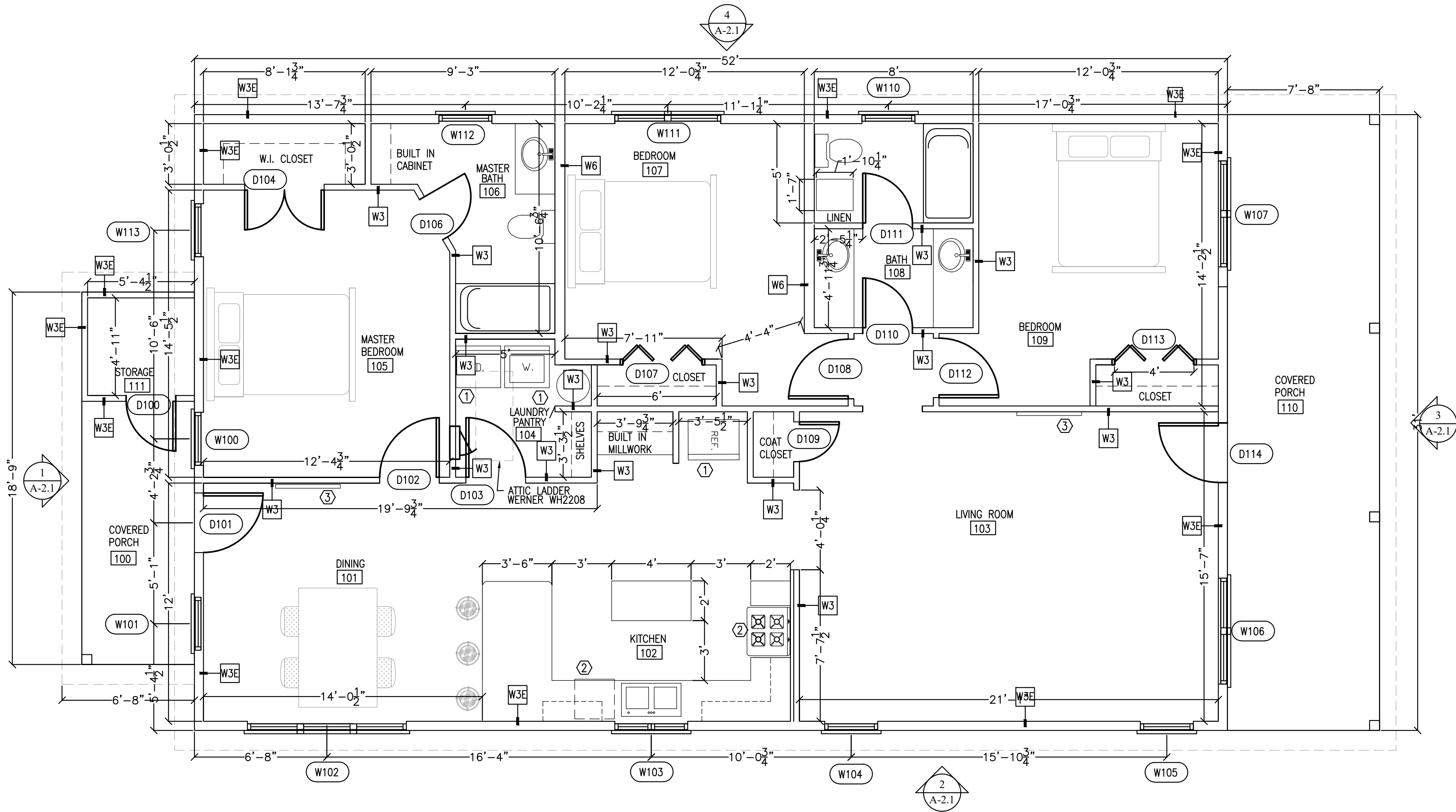
HOME DEVELOPMENT RESOURCES INC.
EXEC. DIRECTOR
THERESA DYER

PROPOSED
SINGLE FAMILY
HOUSING DEVELOPMENT
PROTOTYPE "C"
SCHEDULES AND DETAILS

REVISION / ISSUE

JOB NUMBER
2018-100
DRAWN
KAH
DATE
11/01/2019
SHEET
A-0.1

- KEYNOTES: (X)
- EQUIPMENT/FURNITURE SUPPLIED BY RESIDENT.
 - OVEN/RANGE SUPPLIED BY GAINESVILLE NON-PROFIT DEVELOPMENT FOUNDATION, INC.
 - WALL MOUNTED TV BY TENANT. PROVIDE DEADWOOD BLOCKING WITHIN WALL FOR MOUNTING.



1 ARCHITECTURAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SEAL 11.04.2019

Bailey Associates
 Architects
 Gainesville
 Georgia 30501
 770 534 0612

ARCHITECT

TRINITY
 ENGINEERING
 GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30601
 TEL. (770) 535-1044

ENGINEER

HOME
 DEVELOPMENT
 RESOURCES INC.
 EXEC. DIRECTOR
 THERESA DYER

PROPOSED
 SINGLE FAMILY
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 PROTOTYPE "C"
 ARCHITECTURAL PLAN

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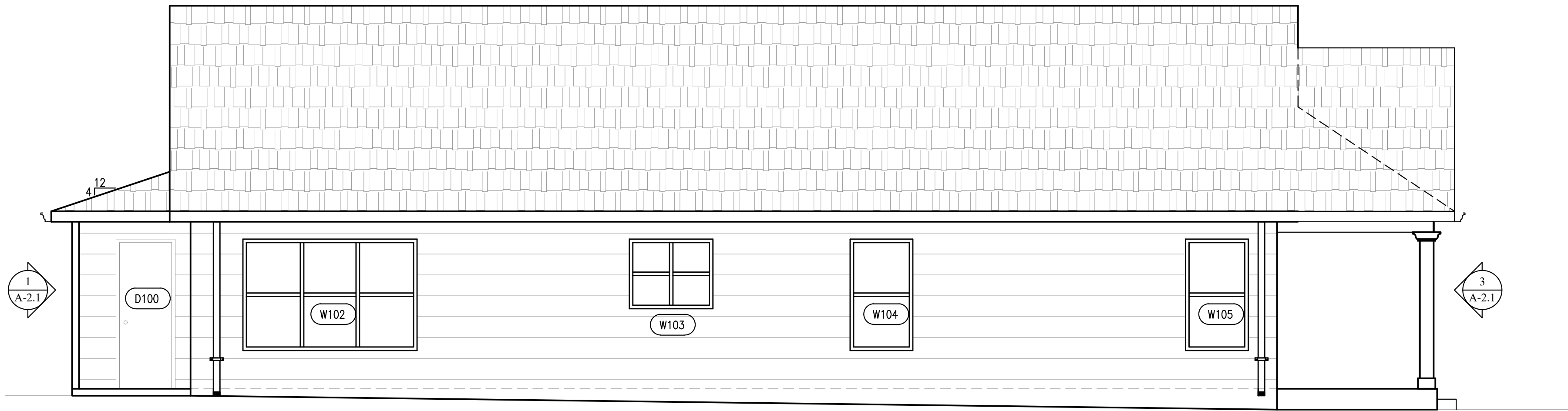
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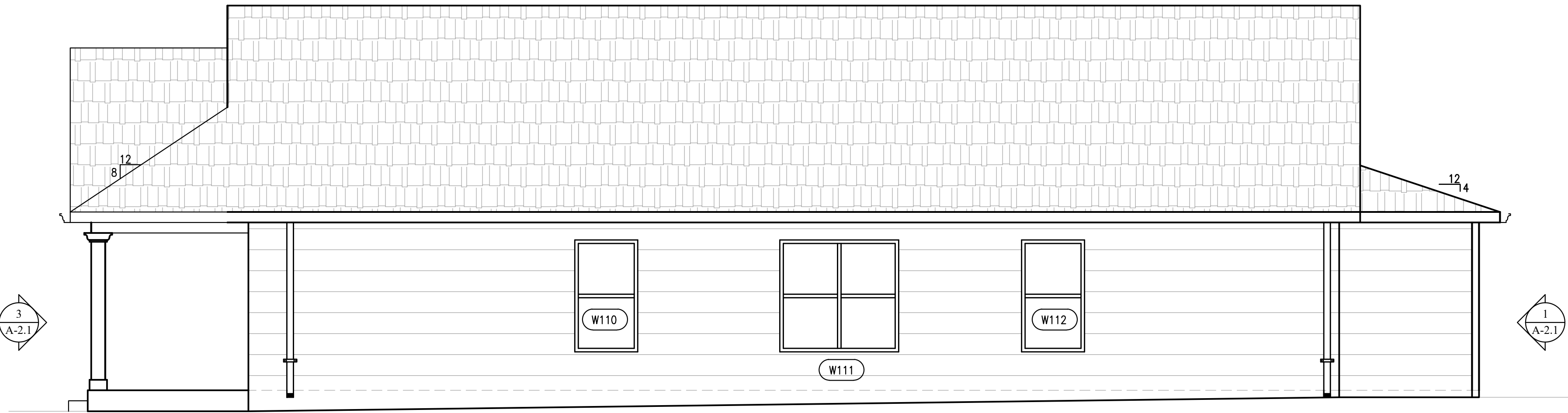
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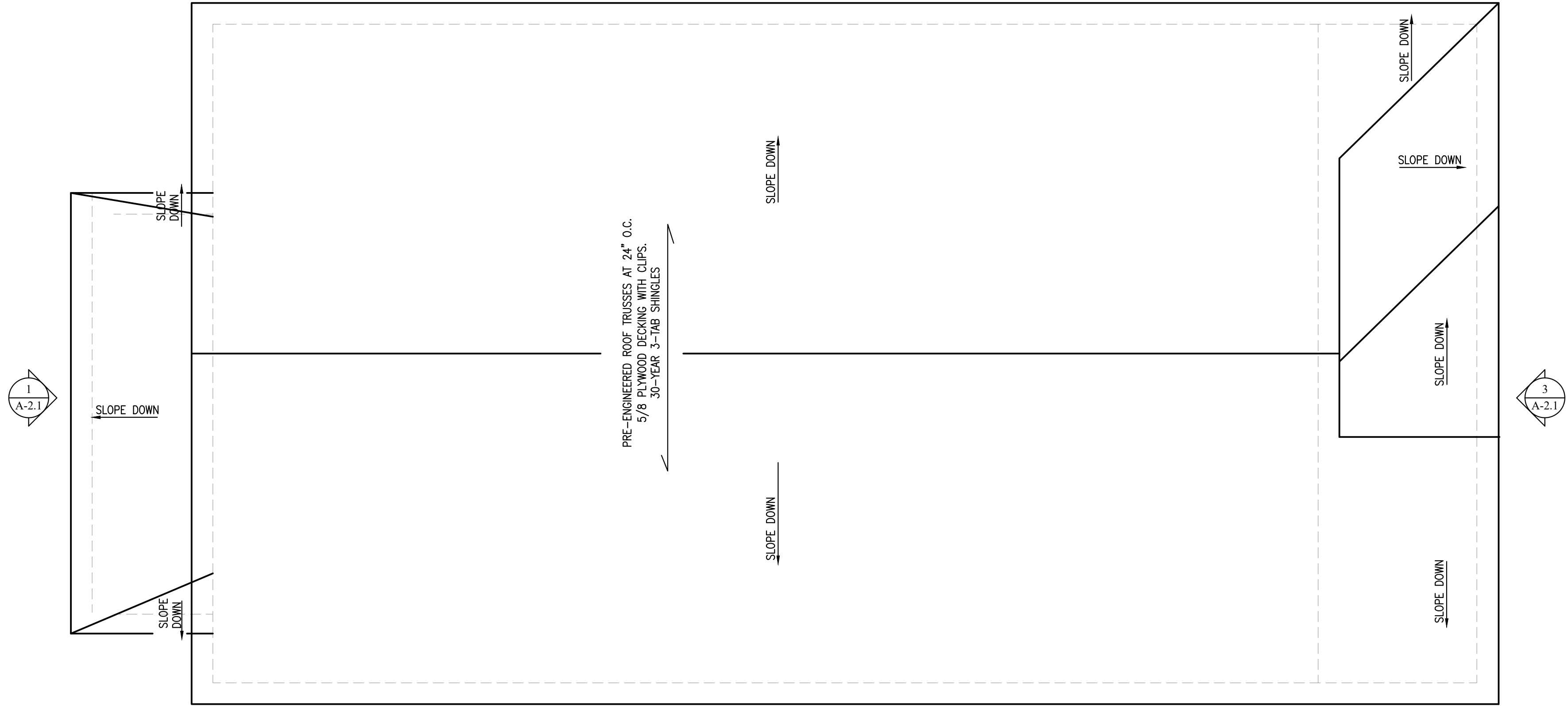
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2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



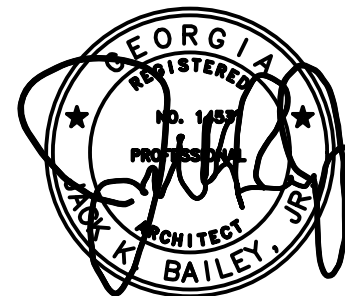
5 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



Bailey Associates
Architects
Gainesville, Georgia 30501
770.534.0612

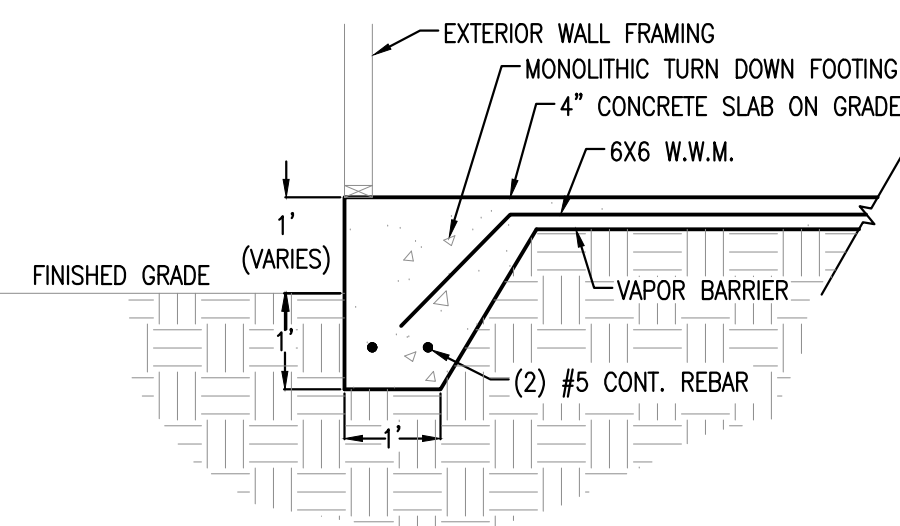
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1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30601
TEL. (770) 534-1044

HOME DEVELOPMENT RESOURCES INC.
EXEC. DIRECTOR
THERESA DYER

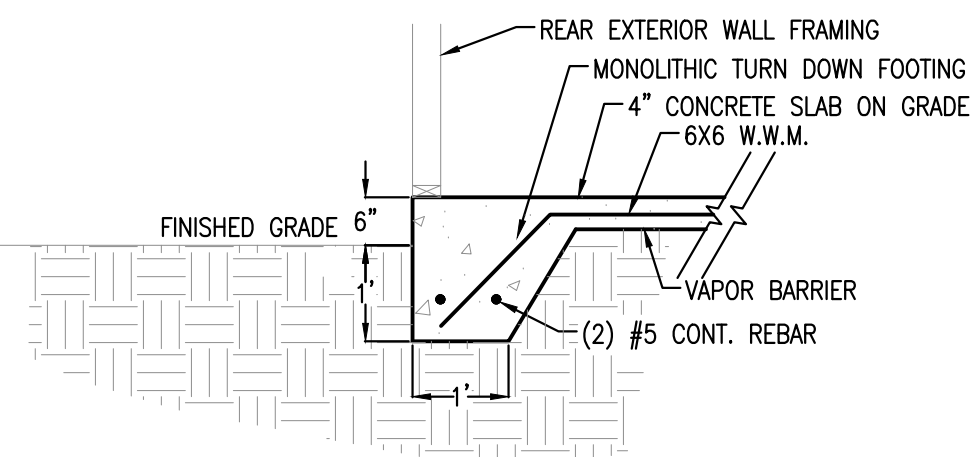
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ROOF PLAN & EXTERIOR ELEVATIONS

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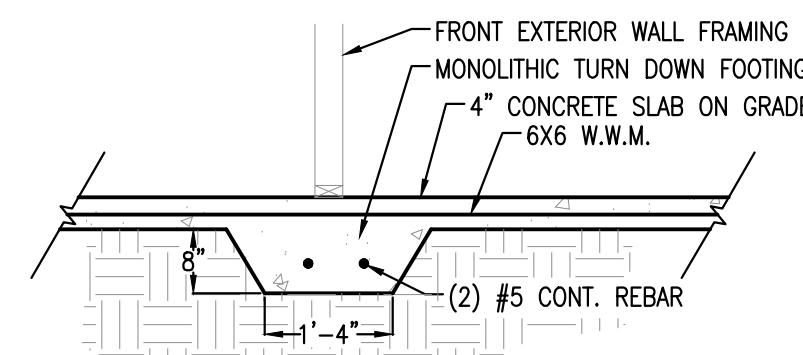
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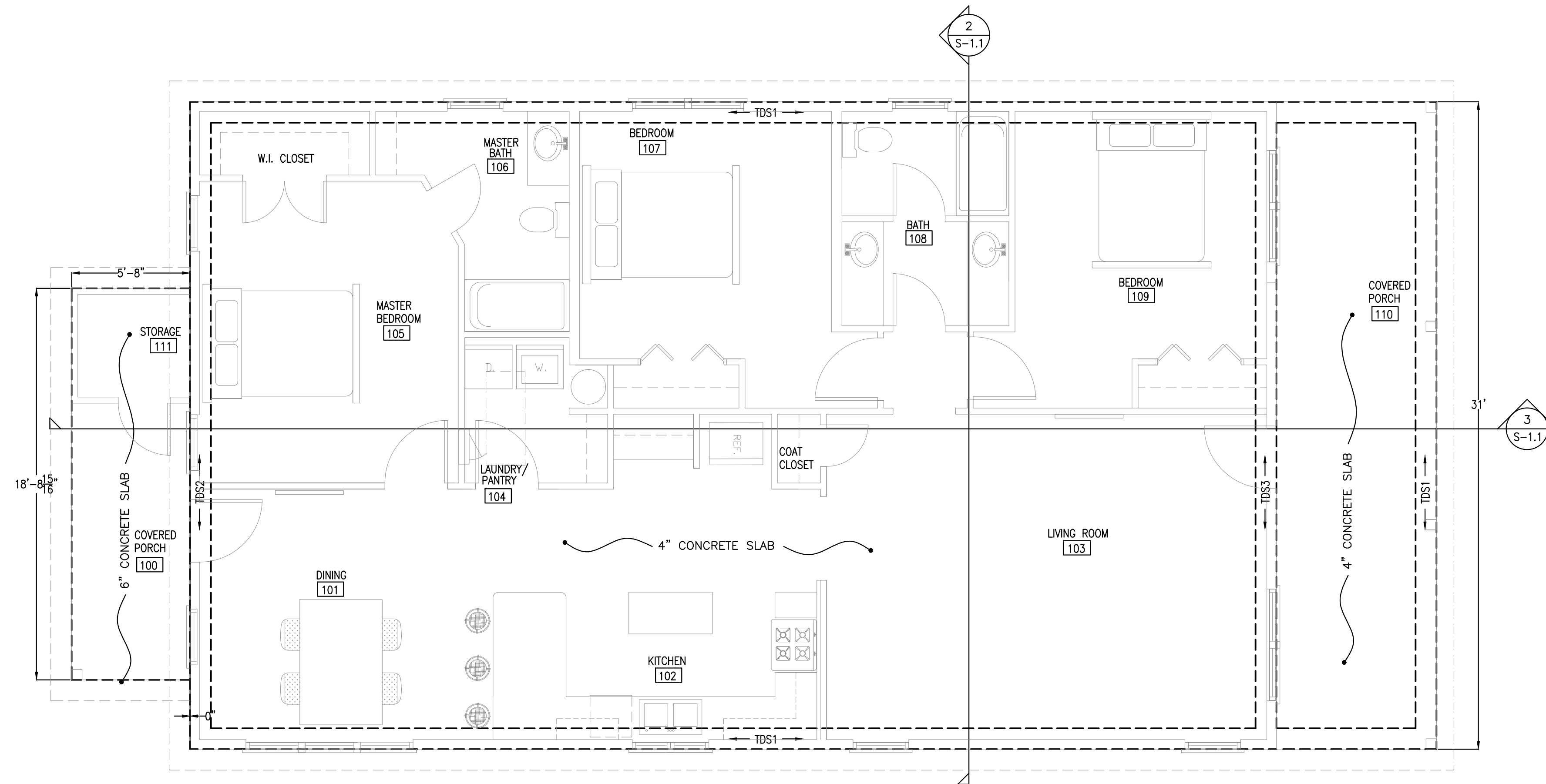
"TDS1" FOOTING DETAIL
SCALE: 1/2" = 1'-0"



"TDS2" FOOTING DETAIL
SCALE: 1/2" = 1'-0"

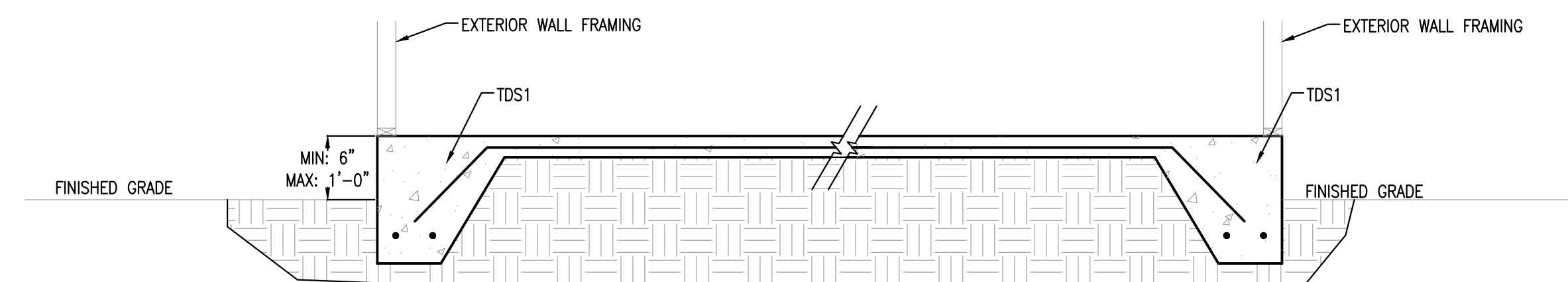


"TDS3" FOOTING DETAIL
SCALE: 1/2" = 1'-0"

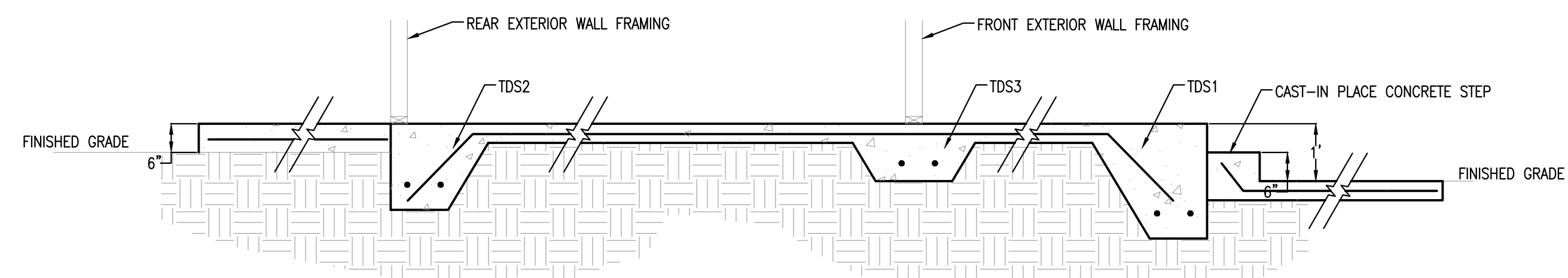


1 FOUNDATION PLAN

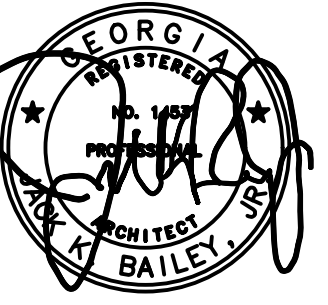
SCALE: 1/4" = 1'-0"



2 FOUNDATION SECTION
SCALE: 1/4" = 1'-0"



3 FOUNDATION SECTION



**Bailey
Associates**
Architects
Gainesville
Georgia 30501
770 534 0612

**TRINITY
ENGINEERING
GROUP INC.**
1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30501
TEL. (770) 535-1044

**HOME
DEVELOPMENT
RESOURCES INC.
EXEC. DIRECTOR
THERESA DYER**

**PROPOSED
SINGLE FAMILY
HOUSING DEVELOPMENT'
PROTOTYPE "C"
FOUNDATION PLAN, DETAILS AND NOTES**

REVISION / ISSUE	

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2018-100

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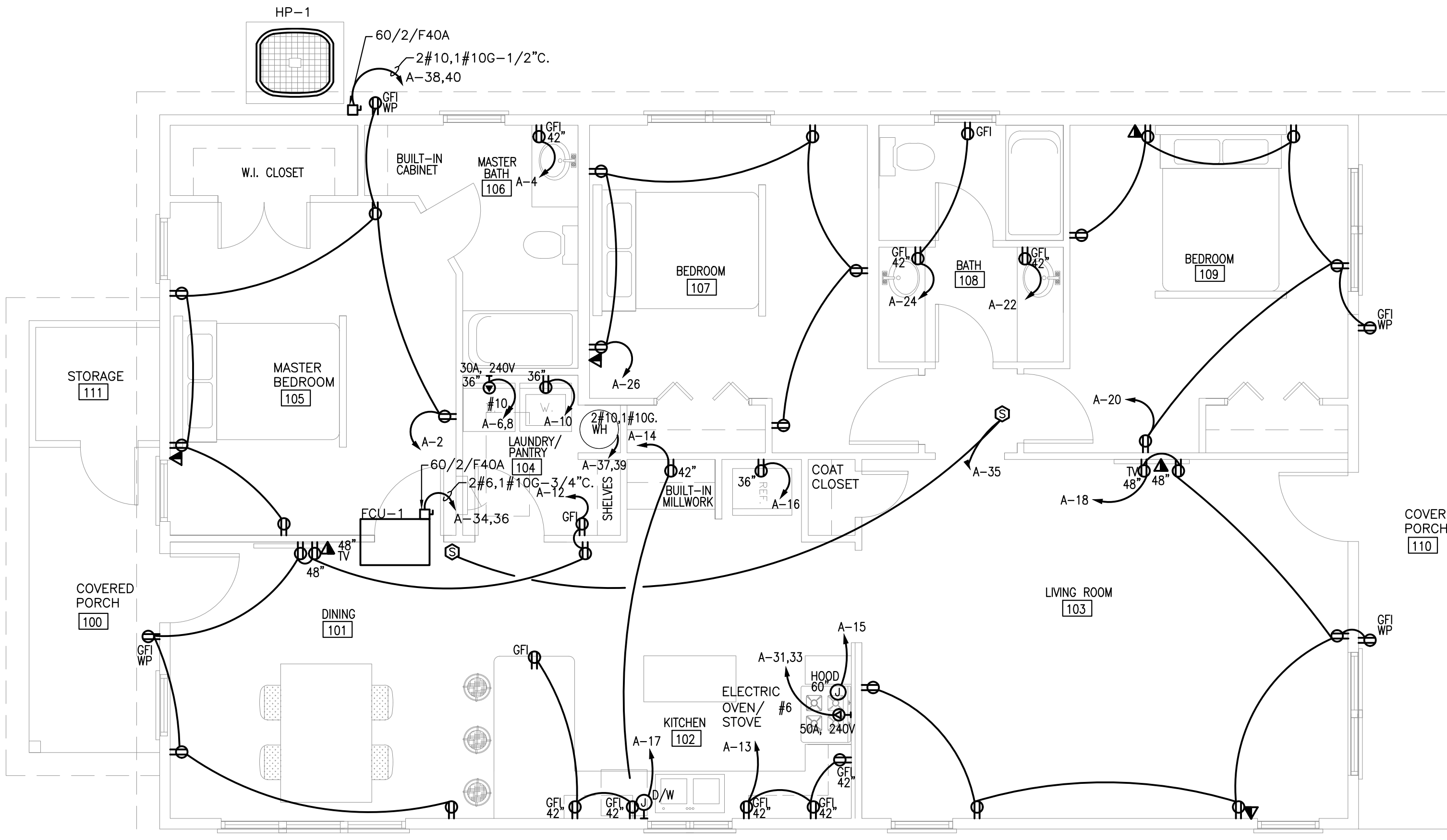
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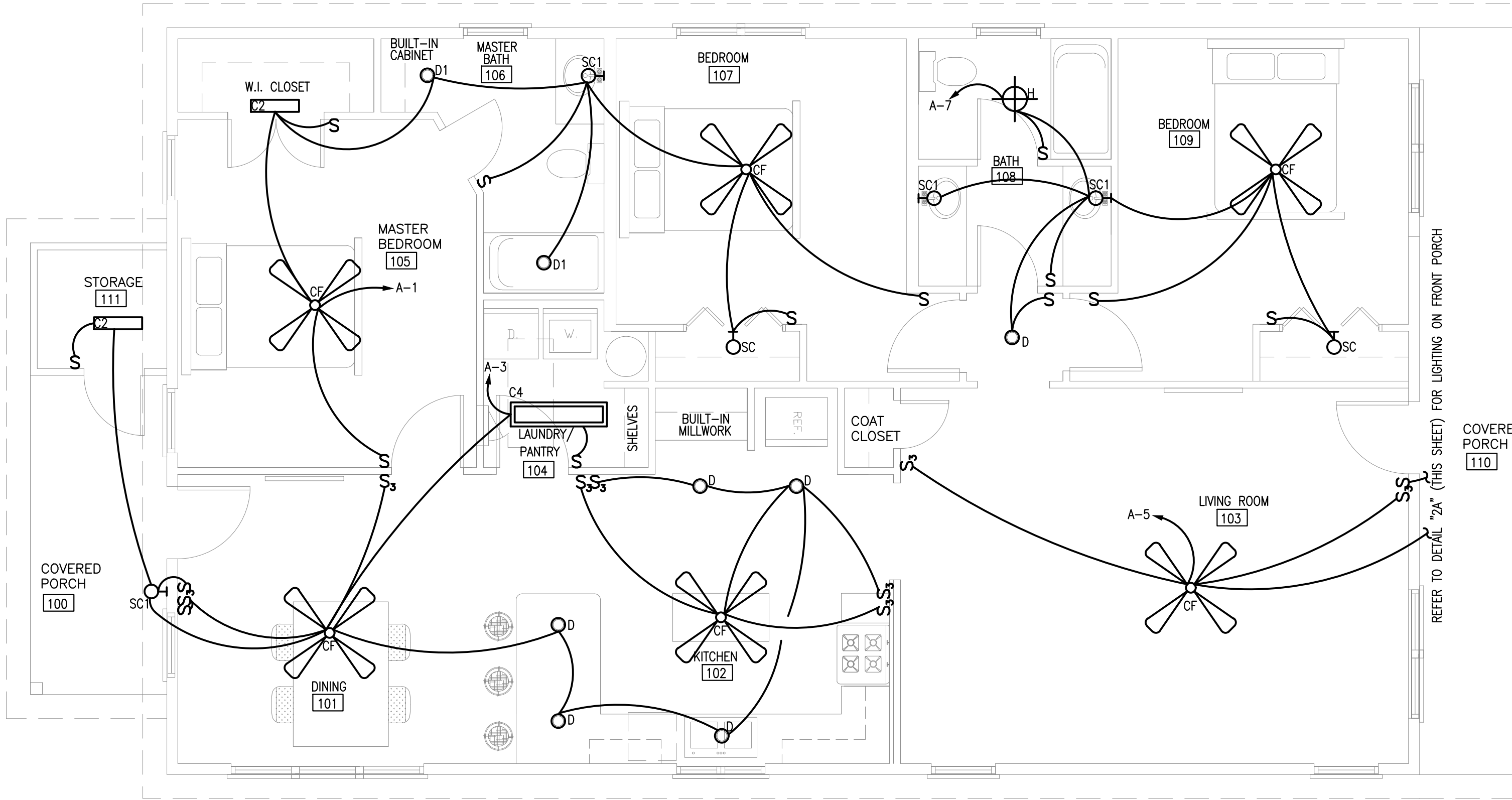
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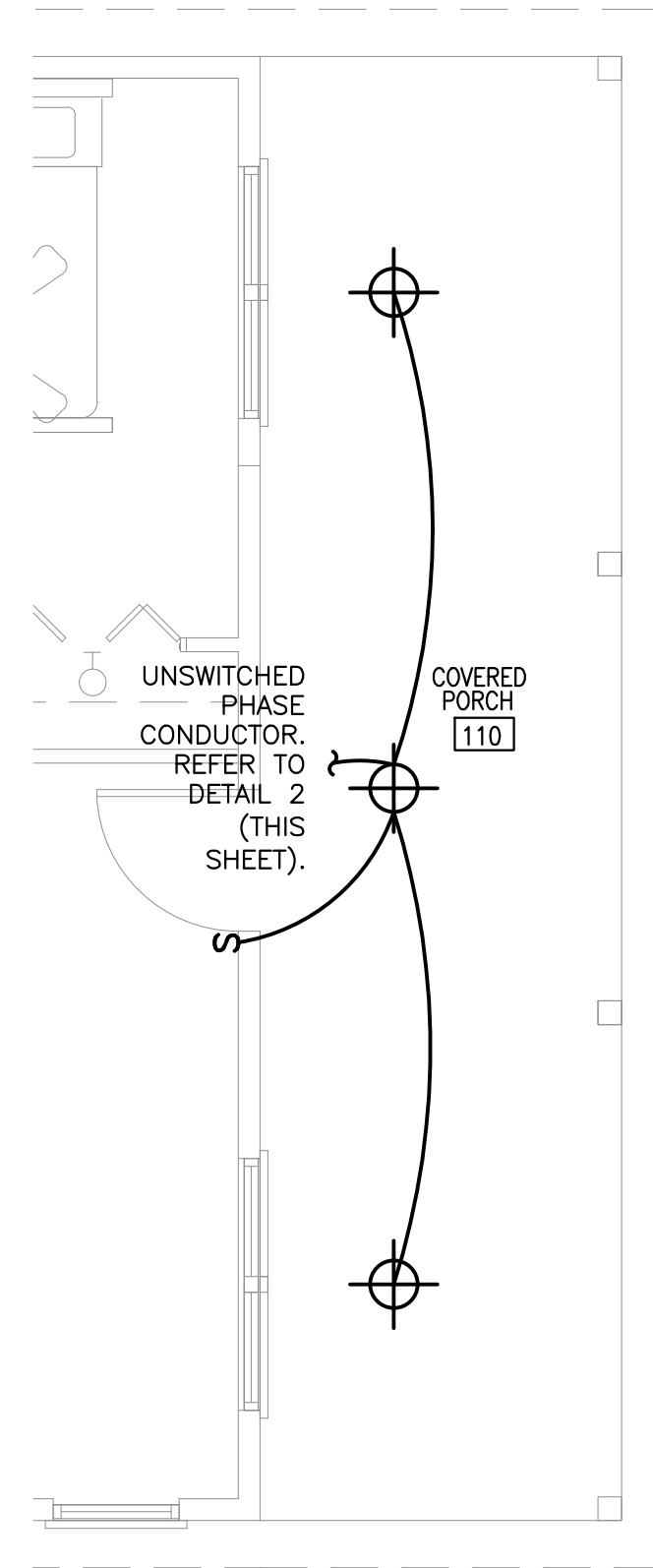
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1 ELECTRICAL POWER PLAN
 SCALE: 1/4" = 1'-0"



2 ELECTRICAL LIGHTING PLAN
 SCALE: 1/4" = 1'-0"



2C PORCH LIGHTING PLAN
 SCALE: 1/4" = 1'-0"

ELECTRICAL-MECHANICAL EQUIPMENT SCHEDULE

DEVICE	VOLTAGE	HP	HEAT KW	FLA	MCA	MOCP	CKT. #	LOAD (KVA)	FEEDERS	DISCONNECT	NOTES
FCU-1	240/1	1/3		45.7	50	50	SEE PANEL SCHEDULE	9.5	2#6, 1#10G. -3/4"C.	60/2/F50A	
HP-1	240/1			19.3	23.8	35	SEE PANEL SCHEDULE	4.0	2#10, 1#10G. -1/2"C.	60/2/F35A/WP	3 TON

NOTES:
 1. X

MAINS: 200A MCB VOLTAGE: 120/240V PHASE/WIRE: 1PH,3W MIN. AIC RATING: 10,000				PANEL SCHEDULE "A"				MAIN BUS: COPPER MOUNTING: SURFACE LOCATION: X			
AMPS TRIP	POLES	DESCRIPTION	CKT.	PHASE LOAD (K.V.A.)		CKT.	DESCRIPTION	POLES	AMPS TRIP		
				ØA	ØB						
20	1	LIGHTS	1	1.1	1.2	2	RECEPT.-MASTERBEDROOM	1	20		
20	1	LIGHTS	3		1.3	4	RECEPT.-MASTER BATH	1	20		
20	1	LIGHTS	5	0.9	-	6	RECEPT.-DRYER		30		
20	1	LIGHTS	7		0.9	8		2			
20	1	X	9	-	1.0	10	RECEPT.-WASHER	1	20		
20	1	X	11		-- / 1.2	12	RECEPT.-DINING ROOM/LAUNDRY	1	20		
20	1	RECEPT.-KITCHEN	13	0.6	0.6	14	RECEPT.-KITCHEN	1	20		
20	1	RANGE HOOD	15		-- / 1.0	16	RECEPT.-REFRIGERATOR	1	20		
20	1	DISHWASHER	17	1.0	1.2	18	RECEPT.-LIVING ROOM	1	20		
20	1	X	19		-- / 1.0	20	RECEPT.-BEDROOM	1	20		
20	1	X	21	-	/ 0.2	22	RECEPT.-BATH	1	20		
20	1	X	23		-- / 0.2	24	RECEPT.-BATH	1	20		
20	1	X	25	-	/ 1.0	26	RECEPT.-BEDROOM	1	20		
20	1	X	27		-- / -	28	SPARE	1	20		
20	1	X	29	-	/ -	30	SPARE	1	20		
50	2	OVEN/RANGE	31		4.5	-	32	SPARE	1	20	
			33	4.5	4.8		34			50	
20	1	SMOKE DETECTORS (LOCK-ON)	35		0.2	4.8	FCU-1	2			
30	2	EWH-1	37	2.3	2.0		HP-1		35		
			39		2.3	2.0		40	2		
NOTES:			TOTALS		22.4	19.4					
1.							CONNECTED LOAD: 41.8 KVA (174.1 AMPS)				
							DEMAND LOAD: 41.8 KVA (174.1 AMPS)				

NOTES:
 1.

LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	MOUNTING	VOLTS	INPUT WATTS	LAMPS	MANUFACTURER	REMARKS
C2	1'X2' LIGHT FIXTURE	RECESS	120	75		TO BE SPECIFIED BY OWNER. ALLOWANCE \$75	
C4	1'X4' LIGHT FIXTURE	RECESS	120	75		TO BE SPECIFIED BY OWNER. ALLOWANCE \$100	
D	6" FLUORESCENT CAN LIGHT	RECESS CEILING	120	100		TO BE SPECIFIED BY OWNER. ALLOWANCE \$50	
D1	6" DIA. SHOWER DOWN LIGHT, WHITE PAINTED FLANGE, CLEAR LENS, IC RATED HOUSING, WET LOCATION LISTED	RECESS CEILING	120	120	(1) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$50	
G	CLOSE TO CEILING LIGHT FIXTURE	SURFACE CEILING	120	180	(3) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$75	
H	CLOSE TO CEILING LIGHT FIXTURE, WET LISTED	SURFACE CEILING	120	180	(3) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$75	
SC	VANITY LIGHT (WALL MOUNTED)	SURFACE WALL	120	120		TO BE SPECIFIED BY OWNER. ALLOWANCE \$125	
SC1	WALL SCONCE, WET LOCATION LISTED. FINISH BY OWNER.	SURFACE WALL	120	120	(2) 60W A19	TO BE SPECIFIED BY OWNER. ALLOWANCE \$150	
CF	CEILING FAN W/ LIGHT KIT	SURFACE CEILING	120	300		TO BE SPECIFIED BY OWNER. ALLOWANCE \$250	

NOTES:
 1. SPECIFIED LIGHT FIXTURES SHALL BE USED AS A BASIS OF DESIGN. OWNER SHALL APPROVE EXACT LIGHTING FIXTURE PACKAGE PRIOR TO BID SUBMITTAL.



Bailey Associates
 Architects
 Gainesville, Georgia 30501
 770 534 0612
 ARCHITECT

TRINITY ENGINEERING GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30501
 TEL. (770) 535-1044
 ENGINEER

HOME DEVELOPMENT RESOURCES INC.
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PROPOSED
 SINGLE FAMILY
 HOUSING DEVELOPMENT
 PROTOTYPE "C"
 ELECTRICAL POWER AND LIGHTING PLAN

REVISION / ISSUE
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 2018-100
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 E-1.1

FILE NAME: M1.1.dwg
PLOT DATE: Nov 04, 2019
DIRECTOR: F:\2018-100 Jackson County NSP3 Program\ARCH\
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HVAC SPECIFICATIONS:

SCOPE OF WORK:

- SCOPE OF WORK FOR THE PROJECT SHALL CONSIST OF PROVIDING ALL LABOR, MATERIAL, EQUIPMENT, HOISTING AND OTHER ITEMS AS NECESSARY FOR A COMPLETE OPERATIONAL HVAC SYSTEM.
- ALL WORK SHALL CONFORM TO THE 2014 INTERNATIONAL MECHANICAL AND BUILDING CODES WITH THE 2012 GEORGIA STATE AMENDMENTS AND THE 2012 GEORGIA STATE ENERGY CODE. CONTRACTOR SHALL PROVIDE FOR ALL PERMITS, FEES AND OTHER COSTS ASSOCIATED WITH LOCAL JURISDICTION HAVING AUTHORITY.
- DRAWINGS ARE GENERALLY INDICATIVE OF DESIGN INTENT; THEREFORE, ANY OFFSETS OR ADDITIONAL MATERIAL REQUIRED AS A RESULT OF BUILDING CONDITIONS OR COORDINATION WITH THE WORK OF OTHER TRADES SHALL BE PROVIDED FOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- NO EQUIPMENT SHALL BE OPERATED DURING CONSTRUCTION UNTIL SUCH TIME AS CONTRACTOR IS NOTIFIED THAT SYSTEMS ARE READY TO BE STARTED FOR FINAL DELIVERY TO THE OWNER.

PRODUCTS:

- PRODUCTS FOR THE LAYOUT BASIS HAVE BEEN SELECTED FROM A SINGLE MANUFACTURER. CONTRACTOR MAY AT HIS OPTION PROVIDE EQUIPMENT OF ANOTHER MANUFACTURER PROVIDED HE ENSURES THAT HIS SELECTION IS EQUAL TO THE MANUFACTURER OF THE SPECIFIED EQUIPMENT AND WILL FIT WITHIN THE SPACE PROVIDED.
- ALL EQUIPMENT SHALL BE NEW AND SHALL BE PROVIDED WITH A FULL MANUFACTURER'S WARRANTY EXTENDED TO THE OWNER.

AIR DISTRIBUTION:

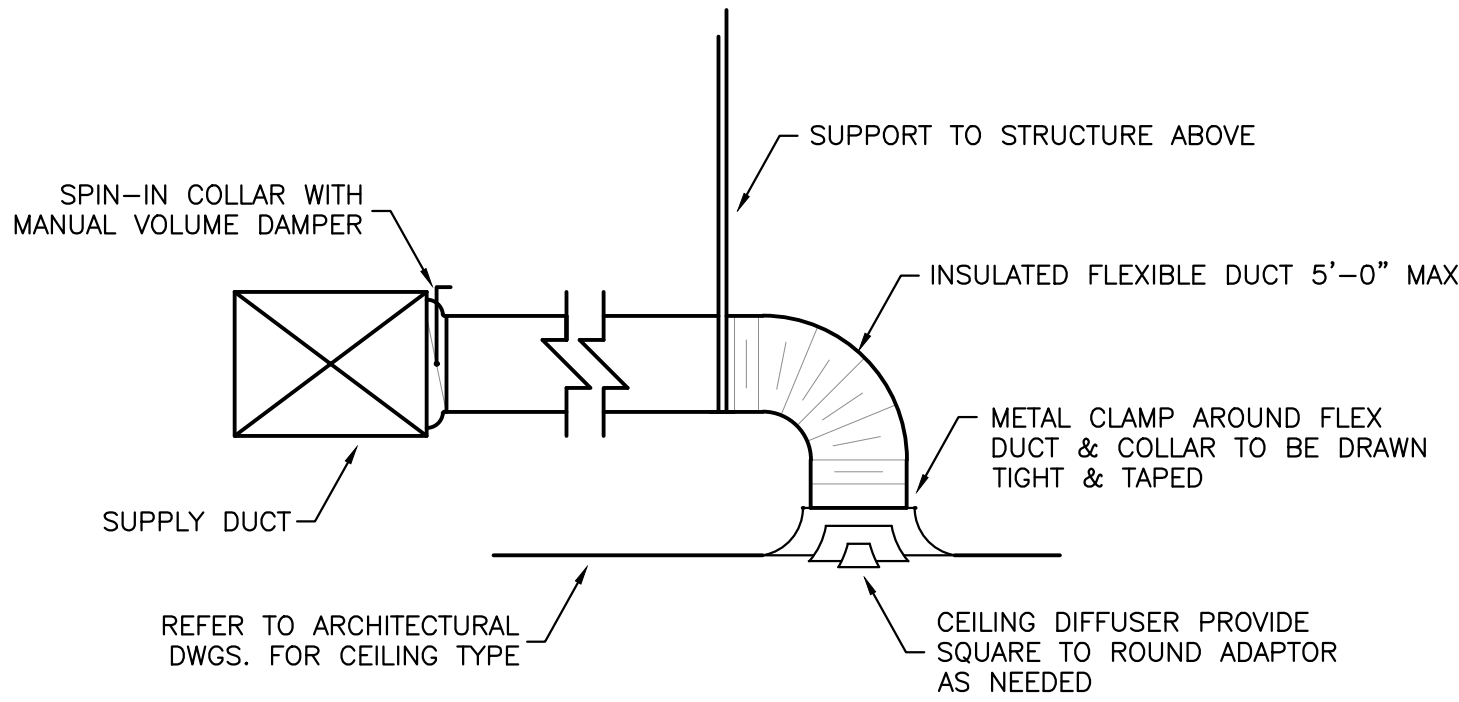
- INSTALL A NEW AIR DISTRIBUTION SYSTEM PER PLANS AND SPECIFICATIONS. DUCTWORK SHALL BE GALVANIZED SHEET METAL WITH JOINTS SEALED WITH DUCT MASTIC PER MANUFACTURER RECOMMENDATIONS. AT THE OPTION OF THE OWNER, 2" THICK (R-6) FIBERGLASS DUCTBOARD MAY BE USED.
- WRAP ALL DUCTWORK WHICH WILL BE CONCEALED AFTER BUILDING FINISHES WITH FOIL-FACE 2" THICK DUCT-WRAP, WITH JOINTS LAPPED AND STAPLED.
- MAXIMUM LENGTH OF FLEXIBLE DUCTWORK IS 15'-0"
- AIR DISTRIBUTION DEVICES SHALL BE ALL SELECTED FROM THE SAME MANUFACTURER AND SHALL BE PROPERLY SELECTED FOR CEILING OR WALL FINISH. COORDINATE FINISHES WITH ARCHITECTURAL DRAWINGS. PRIOR TO INSTALLING FACE PLATES, SPRAY PAINT ALL PARTS VISIBLE THRU THE FACE FLAT BLACK.

HVAC EQUIPMENT:

- CEILING EXHAUST FANS SHALL BE STEEL HOUSING WITH FAN STATICALLY AND DYNAMICALLY BALANCED, PERMANENTLY LUBRICATED MOTOR, DISCONNECT MEANS, BACKDRAFT DAMPER AND DECORATIVE CEILING GRILLE. SECURE FAN TO STRUCTURE INDEPENDENT OF CEILING GRID SYSTEM. FANS SHALL BE ACME, COOK, GREENHECK, PENN OR OWNER APPROVED EQUAL.
- FAN COIL UNIT SHALL BE COMPLETE WITH FAN AND MOTOR, CONTROL BOARD, COPPER TUBE EVAPORATOR COIL WITH ALUMINUM FINIS, REFRIGERANT EXPANSION DEVICE, TRANSFORMER, FAN CONTROL CENTER, ELECTRIC STRIP HEATER AS SCHEDULED, AN INSULATED FACTORY BAKED ENAMEL FINISH CABINET. UNIT SHALL BE OF THE SAME MANUFACTURER AS THE OUT-DOOR HEAT PUMP/CONDENSING UNIT.
- HEAT PUMP CONDENSING UNIT (OUTDOOR UNIT) SHALL BE COMPLETE WITH HERMITIC COMPRESSOR FAN AND MOTOR, REFRIGERANT SERVICE PORTS, EXPANSION DEVICE, REVERSING VALVE, LOW VOLTAGE CONTROL BOARD, DEFROST TIMER, ALUMINUM OR COPPER TUBE COIL, COIL GUARDS ALL ENCLOSED IN A FACTORY BAKED ENAMEL FINISH HOUSING SUITABLE FOR OUTDOOR USE. UNIT SHALL BE PLACED ON FIBERGLASS PAD PROVIDED BY MECHANICAL CONTRACTOR.

EXECUTION:

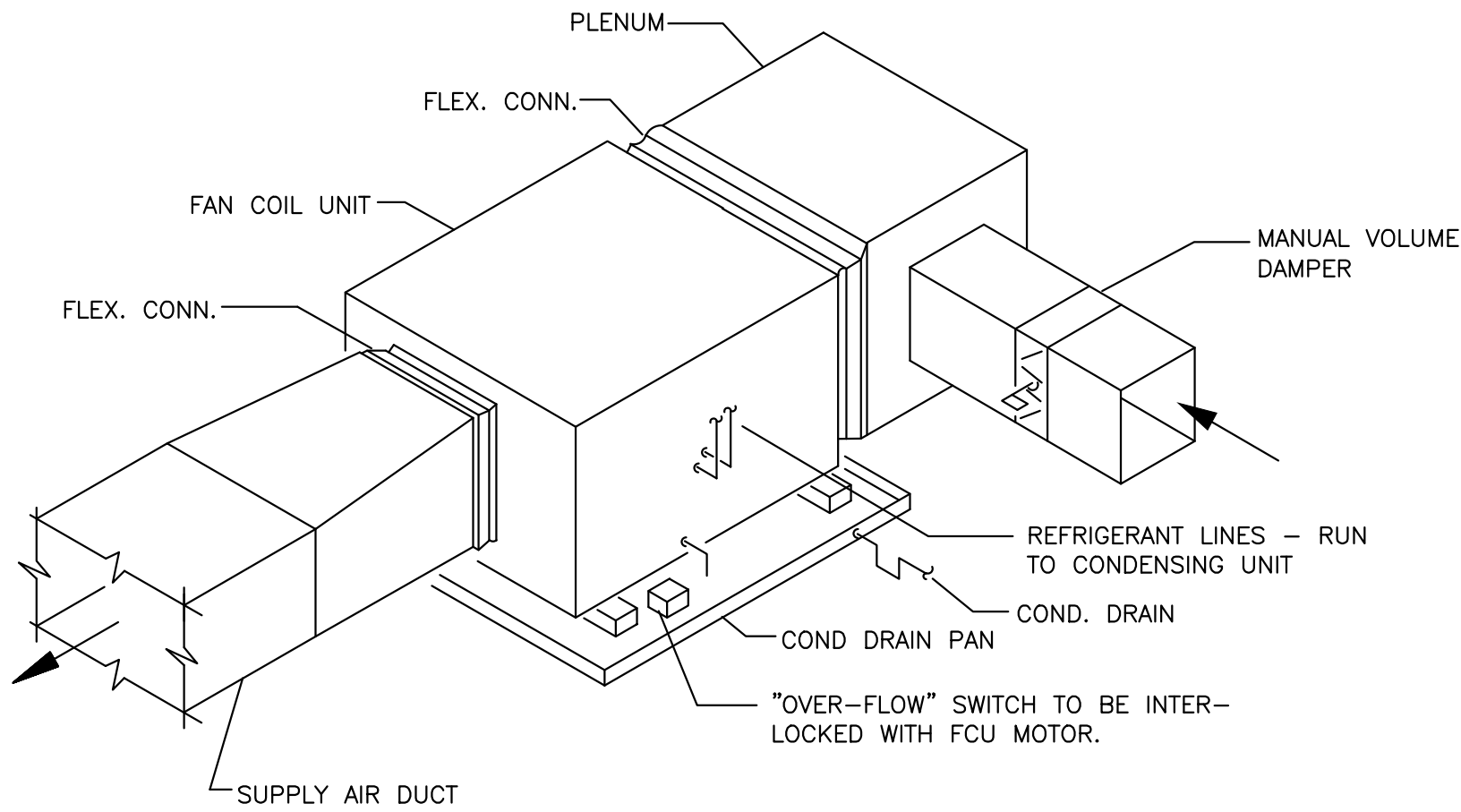
- CONTRACTOR SHALL EXECUTE HIS WORK AS FAST AS THE JOB SCHEDULE PERMITS WITHOUT DISRUPTING THE WORK OF OTHER TRADES. COORDINATE CONTROL AND POWER WIRING WITH DIVISION 16.
- ALL WORK SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR WITH AN ADDITIONAL 4 YEAR WARRANTY ON THE AIR CONDITIONING UNIT COMPRESSOR(S) MANUFACTURER.
- UPON COMPLETION OF WORK AND START-UP OF HVAC UNITS, ALL EXTERIOR CONDENSING UNITS SHALL BE LABELED TO INDICATE THE ADDRESS/UNIT NUMBER OF THE RESPECTIVE UNIT IT SERVES.



NOTE:
1. METHOD OF INSTALLATION FOR AIRTIGHT SEAL IS TYPICAL FOR ALL FLEX CONNECTIONS TO AIR DISTRIBUTION DEVICES.

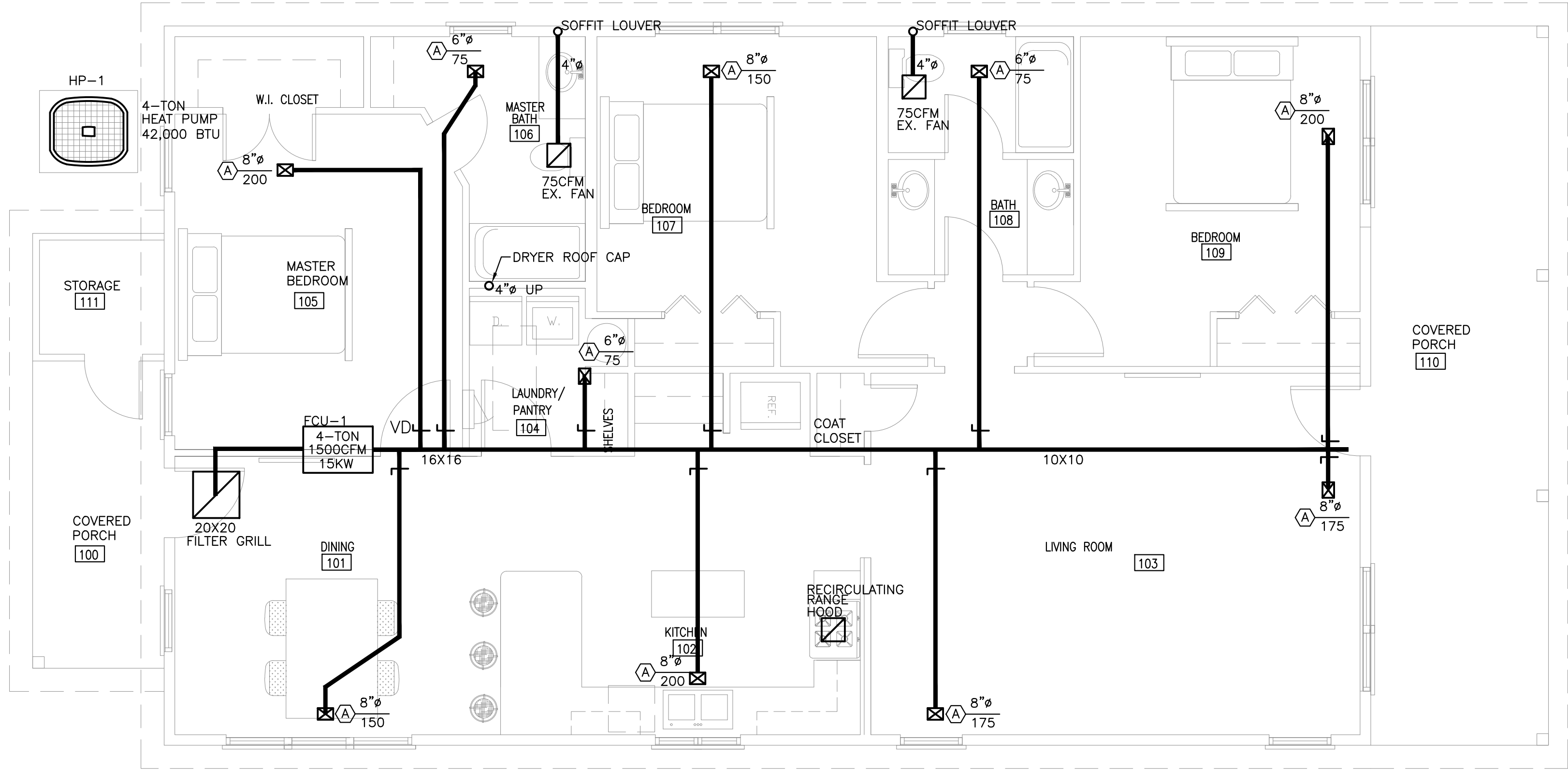
DIFFUSER CONNECTION DETAIL

NTS



HORIZONTAL FAN COIL UNIT DETAIL

NTS



1 MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

HEAT PUMP SPLIT SYSTEM SCHEDULE

UNIT	FAN				COOLING				HEATING		BASIS OF DESIGN CARRIER		ELECTRICAL	NOTES
	TOTAL CFM	O.A. CFM	E.S.P. (IN W.C.)	MOTOR HP	SENSIBLE (MBH)	TOTAL (MBH)	HTG. (MBH)	MIN. SEER	AUX. HEAT (KW)	STAGES	FCU	HP		
FCU-1 / HP-1	1500	150	0.6	3/4	34.6	46.8	26.5	14.0	15.0	1	FX4DNF49L	25HCE448A003	208V, 1PH,	1 - 4

NOTES:
1. PROVIDE THERMOSTAT TO BE COMPATIBLE WITH SYSTEM.
2. FAN COIL UNIT SHALL COME COMPLETE WITH INTEGRAL CONTROL BOARD, INSULATED CABINET, FAN AND MOTOR AND COIL AND ELECTRIC HEAT.
3. PROVIDE RETURN AIR PLENUM FOR CONNECTION OF RETURN AIR GRILLE, IF REQUIRED.
4. ROUTE PRIMARY CONDENSATE DRAIN TO EXTERIOR DRAIN AS REQUIRED.
5. UNIT TO BE A HORIZONTAL TYPE UNIT.

HVAC SYMBOLS AND ABBREVIATIONS

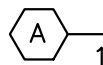
NEW DUCTWORK	EF-*	EXHAUST FAN
FLEXIBLE DUCT	FCU-*	FAN COIL UNIT
VOLUME DAMPER	CFM	CUBIC FEET PER MINUTE
SUPPLY DIFFUSER	○	DIFFUSER DESIGNATION
RETURN OR EXHAUST GRILLE	Ⓢ	THERMOSTAT
HP-*		HEAT PUMP CONDENSER

FAN SCHEDULE

LABEL	TYPE	CFM	E.S.P. IN W.C.	MOTOR HP	DRIVE	BASIS OF DESIGN	NOTES
EF-1	CEILING	80	0.125	48W	DIRECT	BROAN 684	1,2

NOTES:
1. SWITCHED IN BATHROOM UNDER DIVISION 16.
2. FAN SHALL COME COMPLETE WITH DISCONNECT, BACKDRAFT DAMPER AND REMOVABLE GRILLE.
(EQUALS BY DIFFERENT MANUFACTURERS ACCEPTED.)

DIFFUSER SCHEDULE

MARK  8"ø				NECK
				150
				CFM
MARK	TYPE	FACE	BASIS OF DESIGN	
A	SUPPLY	6 X 8	TITUS, PRICE OR EQUAL	
B	RETURN	20 X 20	TITUS, PRICE OR EQUAL	

1. DIFFUSER FRAME TYPES SHALL BE COMPATIBLE WITH ARCHITECTURAL CEILING TYPES IN WHICH IT IS INSTALLED.
2. ALL TO BE OFF-WHITE FINISH, UNLESS NOTED OTHERWISE.



SEAL 11.04.2019

Bailey Associates
Architects
Gainesville, Georgia 30501
770 534 0612
ARCHITECT

TRINITY ENGINEERING GROUP INC.
1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30601
TEL. (770) 535-1044
ENGINEER

HOME DEVELOPMENT RESOURCES INC.
EXEC. DIRECTOR
THERESA DYER

PROPOSED
SINGLE FAMILY
HOUSING DEVELOPMENT
PROTOTYPE "C"
MECHANICAL PLAN, NOTES AND DETAILS

REVISION / ISSUE

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DRAWN
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SHEET

M1.1

PLUMBING SPECIFICATIONS

PART I – GENERAL

- FURNISH AND INSTALL ALL EQUIPMENT, FIXTURES AND DISTRIBUTION SYSTEMS SHOWN ON THE DRAWINGS AND/OR DESCRIBED WITHIN THESE SPECIFICATIONS. ITEMS LABELLED AS 'OWNER-FURNISHED' SHALL BE INSTALLED BY OWNER UNLESS OTHERWISE NOTED, BUT CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK ADJACENT TO OWNER'S ITEMS. CONTRACTOR SHALL OBTAIN CUT SHEET OR SIMILAR DESCRIPTION OF OWNER-FURNISHED ITEM FOR PURPOSES OF COORDINATION PRIOR TO STARTING WORK.
- MANUFACTURER'S WRITTEN RECOMMENDATIONS SHALL BE FOLLOWED FOR INSTALLATION OF WORK. WHERE MANUFACTURER'S INSTRUCTIONS DIFFER FROM THESE DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO STARTING WORK. TYPICALLY THE MOST RESTRICTIVE INSTRUCTION SHALL APPLY. IN ADDITION, ALL WORK SHALL COMPLY WITH THE CODE REQUIREMENTS FOR THIS PROJECT. SEE GENERAL NOTES FOR LIST OF APPLICABLE CODES.
- DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED BY THE CONTRACTOR. CONTRACTOR SHALL PERFORM MEASUREMENTS IN THE FIELD AND USE ACTUAL CHARACTERISTICS OF FURNISHED EQUIPMENT AND FIXTURES. OFFSETS AND CONNECTIONS SHALL BE PROVIDED WHERE REQUIRED AT NO ADDITIONAL COST. SPECIFICATIONS SHALL COMPLEMENT THE INFORMATION PROVIDED ON THE DRAWINGS AND SHALL DEFINE CONSTRUCTION STANDARDS AND QUALITY OF EQUIPMENT TO BE USED. WHERE DRAWINGS AND SPECIFICATIONS PROVIDE CONFLICTING INFORMATION, THE SPECIFICATIONS SHALL GOVERN.
- DESIGN SHOWN ON PLANS IS BASED UPON ONE MANUFACTURER'S EQUIPMENT AND FIXTURES. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ACCOMMODATE THE EQUIPMENT AND FIXTURES ACTUALLY INSTALLED ON SITE. ALL WORK REQUIRING SUBMITTAL & REVIEW SHALL BE SUBMITTED FOR REVIEW PRIOR TO PURCHASE, OR INSTALLATION. SEE GENERAL CONDITIONS FOR SUBMITTAL REQUIREMENTS.
- CONTRACTOR SHALL THOROUGHLY CLEAN ALL EQUIPMENT AND SYSTEMS PRIOR TO REQUESTING FINAL INSPECTION. ALL SCRATCHES AND DENTS SHALL BE CORRECTED PRIOR TO CLEANING. ALL DEBRIS SHALL BE REMOVED FROM SITE PRIOR TO REQUESTING FINAL INSPECTION. ALL EQUIPMENT WITH FILTERS SHALL HAVE NEW FILTERS INSTALLED PRIOR TO REQUESTING FINAL INSPECTION.
- ALL PIPING SYSTEMS SHALL BE PROTECTED FROM WATER, DIRT, SCALE, AND DAMAGE DURING CONSTRUCTION. OPEN ENDS SHALL BE COVERED OR CAPPED AND SEALED UNTIL READY FOR FINAL CONNECTION AND USE.
- EQUIPMENT AND MATERIALS STORED SHALL BE PROTECTED FROM THE ELEMENTS BY MEANS OF 30 MIL BLACK PLASTIC AND SHALL REST ABOVE GRADE OR FLOOR ON PALLETS UNTIL READY FOR USE. EQUIPMENT AND MATERIALS THAT BECOME DAMAGED BY THE ELEMENTS SHALL BE REPAIRED OR REPLACED.
- CONTRACTOR SHALL TURN OVER TO OWNER SPARE PARTS, METER KITS, AND OTHER SUCH ITEMS AT TIME OF FINAL INSPECTION. CERTIFICATES OF DISINFECTION, AND O&M MANUALS SHALL BE SUBMITTED MINIMUM OF ONE WEEK PRIOR TO CONTRACTOR'S REQUEST FOR FINAL INSPECTION.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND VERIFY ANY AND ALL OF THE EXISTING CONDITIONS UNDER WHICH WILL BE REQUIRED TO OPERATE PRIOR TO ORDERING OR PURCHASING ANY PLUMBING EQUIPMENT OR MATERIALS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATION FROM CONTRACT DOCUMENTS.

PART II – PRODUCTS

- PIPING SYSTEMS
 - DOMESTIC COLD AND HOT WATER SYSTEMS BELOW GRADE AND BELOW FLOOR, TWO AND ONE-HALF INCHES AND SMALLER, FOR WORKING PRESSURES 125 PSIG TO 5'-0" OUTSIDE BUILDING.

PIPE:

SOFT ANNEALED COPPER TYPE K CONFORMING TO FEDERAL SPECIFICATION WWT-799

HARD TEMPERED COPPER TYPE K CONFORMING TO FEDERAL SPECIFICATION WWT-799.

FITTINGS:

FITTINGS ARE NOT PERMITTED BELOW FLOOR SLABS WITH SOFT ANNEALED TYPE K COPPER PIPE.

CAST BRONZE FITTINGS PER FEDERAL SPECIFICATION WWT-799 WITH SOLDERED JOINTS.

JOINTS:

JOINTS ARE NOT PERMITTED BELOW FLOOR SLABS WITH SOFT ANNEALED TYPE K COPPER PIPE.

ALL JOINTS SHALL BE SOLDERED WITH THE EXCEPTION OF UNIONS, VALVES, SPECIALTIES AND DISCONNECT POINTS. SOLDER SHALL BE LEAD-FREE EQUAL TO J.W. HARRIS "BRIDGIT".

VALVES:

GATE VALVE CLOW AWWA OR APPROVED EQUAL

CHECK VALVE MILWAUKEE FIG. 509 OR APPROVED EQUAL

MILWAUKEE FIG. F-2974 OR APPROVED EQUAL

SLEEVES:

SCHEDULE 40 PVC PIPE AT A MINIMUM OF 3" DIAMETER OR TWO PIPE SIZES LARGER THAN INSULATED WATER PIPING.
 - DOMESTIC COLD AND HOT WATER SYSTEMS ABOVE GRADE, TWO INCHES AND SMALLER, FOR WORKING PRESSURES 125 PSIG.

PIPE:

HARD DRAWN COPPER TUBING TYPE L ASTM B88.

MALLEABLE COPPER TUBING TYPE K FOR SUB GRADE INSTALLATIONS

FITTINGS:

WROUGHT COPPER OR BRASS

JOINTS:

SOLDERED WITH 95/5 TIN/SILVER TYPE TAPE SHALL BE USED ON THREADED JOINTS.

VALVES:

GATE VALVE MILWAUKEE FIG. 149 OR APPROVED EQUAL

GLOBE VALVE MILWAUKEE FIG. 502 OR APPROVED EQUAL

CHECK VALVE MILWAUKEE FIG. 509 OR APPROVED EQUAL
 - SANITARY WASTE AND VENT SYSTEMS BELOW GRADE AND BELOW FLOOR TO 5'-0" OUTSIDE BUILDING.

PIPE:

SCHEDULE 40 DWV PVC PER ASTM F 1488

FITTINGS:

SCHEDULE 40 DWV PVC FITTINGS

JOINTS:

PVC SHALL BE SOLVENT JOINTS.
- MISCELANEOUS PRODUCTS (SUBMITTAL REQUIRED)
 - PRODUCTS:

FD FLOOR DRAIN – JAY R. SMITH FIG. 2110 WITH P050 TRAP PRIMER CONNECTION.

NFGH NON-FREEZE GROUND HYDRANT – 24" DEPTH OF BURY, 3/4 ", J. R. SMITH FIG. 5810-W-N.
 - CLEANOUTS:

PROVIDE CLEANOUTS AS SHOWN ON DRAWINGS AND AS REQUIRED BY CODE. ACCEPTABLE MANUFACTURERS ARE JAY R. SMITH, JOSAM CO., WADE, AND ZURN OR APPROVED EQUAL.
 - FLOOR DRAINS:

PLUMBING CONTRACTOR SHALL COORDINATE TOP OF DRAIN WITH FINISH GRADE AND EXACT LOCATION BEFORE SETTING ANY DRAINS. ALL FLOOR DRAINS SHALL BE SIZED AS SHOWN ON DRAWINGS. ACCEPTABLE MANUFACTURERS ARE JAY R. SMITH, JOSAM CO., WADE, AND ZURN OR APPROVED EQUAL.
 - INSULATION:
 - ALL DOMESTIC COLD AND HOT WATER BELOW GRADE AND ENCASED IN SLEEVE SHALL BE INSUTATED WITH 1/2" THICK FOAMED PLASTIC INSULATION.
 - ALL DOMESTIC COLD AND HOT WATER ABOVE GRADE SHALL BE INSULATED WITH 1/2" NOMINAL THICKNESS INSULATION AND SHALL BE HEAVY DENSITY GLASS FIBER WITH ALL SERVICE JACKETS HAVING SELF SEALING LAP.
 - PIPE SUPPORTS AND HANGERS:

ALL PIPING SHALL BE SUPPORTED BY THE BUILDING STRUCTURE BY MEANS OF PIPE HANGERS AND HANGER RODS. INSULATED WATER PIPE SHALL BE SUPPORTED BY B-LINE SYSTEMS B3100 WITH B3153 PIPE SHIELD. MINIMUM SPACING SHALL BE 4'-0" O.C. FOR PLASTIC PIPE. (OR APPROVED EQUAL)
 - WATER HEATERS:

WATER HEATERS SHALL BE AS SPECIFIED ON THE DRAWINGS AND SHALL FIT THE SPACE PROVIDED. CONTRACTOR SHALL PROVIDE AMTROL EXTROL THERMAL EXPANSION TANK OR APPROVED EQUAL AND METAL DRIP PAN.
 - FLASHING:

VENT PIPING SHALL BE ROUTED TO THE ATTIC AND OFFSET TO PENETRATE ROOF AT BACKSIDE OF BUILDING. COORDINATE PENETRATION THROUGH ROOF WITH ROOF EQUIPMENT. VENT PIPING PASSING THROUGH ROOF SHALL BE FLASHED WATER TIGHT AND SHALL BE INSTALLED PER WRITTEN RECOMMENDATIONS OF THE ROOFING MANUFACTURER.
 - WATER HAMMER ARRESTORS:

WATER HAMMER ARRESTORS SHALL BE LOCATED AS PER CONTRACT DRAWINGS. ARRESTORS SHALL BE IN COMPLIANCE WITH P.D.I. WH-201. JAY R. SMITH FIG. 5020 PDI SYMBOL "C" OR APPROVED EQUAL.
 - TRAP PRIMERS:

TRAP PRIMERS SHALL BE LOCATED AS PER CONTRACT DRAWINGS AND SHALL BE READILY ACCESSIBLE. PRECISION PLUMBING PRODUCTS PR-500 OR APPROVED EQUAL.

- DOMESTIC COLD AND HOT WATER SYSTEMS ABOVE GRADE, TWO INCHES AND SMALLER, FOR WORKING PRESSURES 125 PSIG.

PIPE:

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 - PIPE SUPPORTS AND HANGERS:

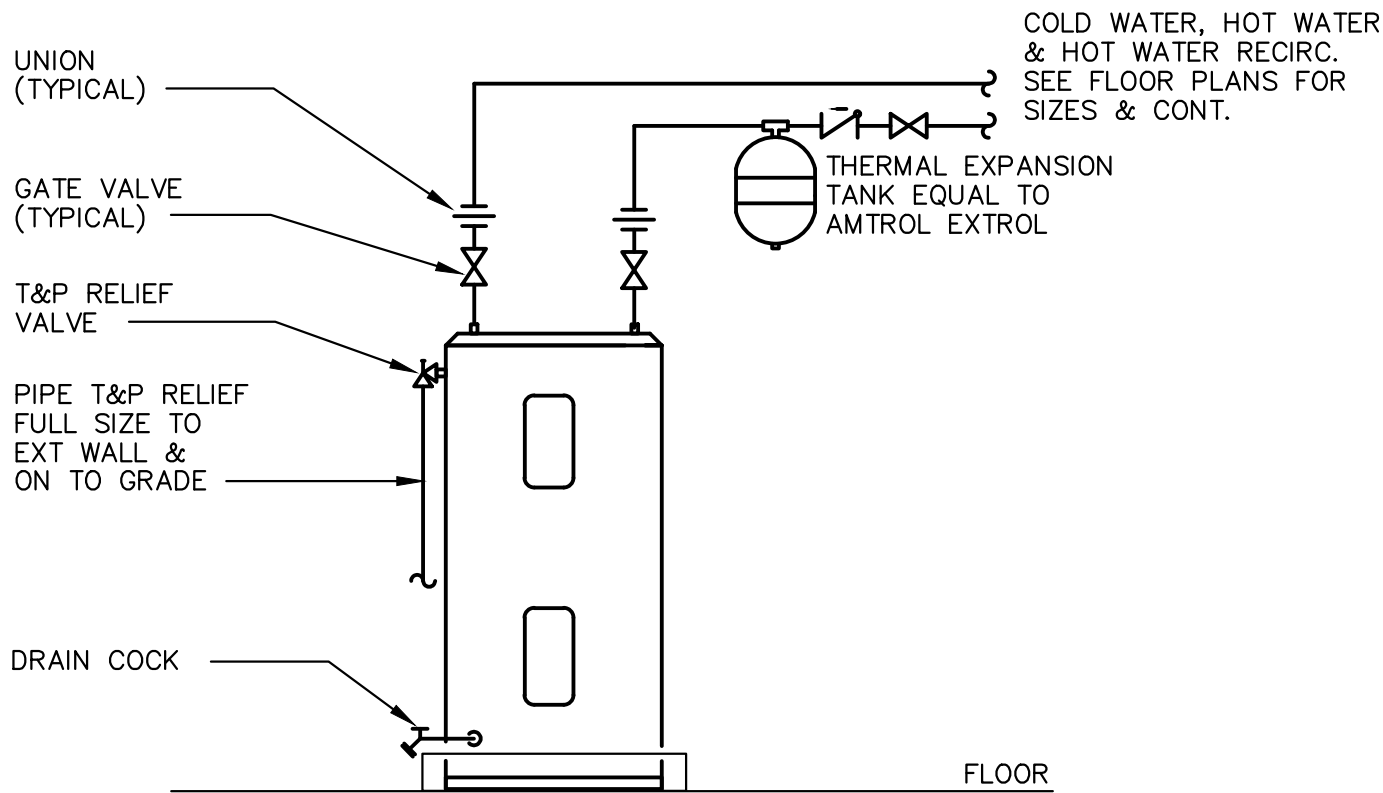
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PLUMBING LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
----	ABV	ABOVE
---	A/F	ABOVE FLOOR
---	AFF	ABOVE FINISHED FLOOR
---	A/C	ABOVE CEILING
---	BEL	BELOW
---	B/F	BELOW FLOOR
---	BFF	BELOW FINISHED FLOOR
---	B/G	BELOW GRADE
=====	CO	CLEANOUT
=====	CW	COLD WATER PIPE
---	DN	DOWN
=====	FCO	FLOOR CLEANOUT
=====	HW	HOT WATER PIPE
-----o-----	---	P-TRAP
=====	S,W	SANITARY SEWER PIPE (BELOW GRADE)
=====	V	VENT PIPE
=====	DGCO	DOUBLE GRADE CLEANOUT

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	DESCRIPTION	MANUFACTURER	WASTE CONN.	C.W. SUPPLY	H.W. SUPPLY
PF1	WATER CLOSET	ELONGATED FLUSH TANK TOILET, 1.28 GPF, CADET WHITE VITREOUS CHINA TOILET, SIPHON ACTION, 17" HIGH BOWL, WHITE SOLID PLASTIC OPEN FRONT HEAVY DUTY SEAT.	AMERICAN STANDARD TOILET: #215AA.004 SEAT: #5321.110	3"	1/2"	--
PF2	TUB/SHOWER	FIBERGLASS TUB/SHOWER, ANTI-SCALD THERMOSTATIC MIXING VALVE. SHOWER HEAD		2"	1/2"	1/2"
PF3	LAVATORY – DROP IN,	SINGLE FAUCET LAVATORY 4" O.C., 20"x17", SINGLE LEVER FAUCET WITH 0.5 GPM AERATOR, WHITE VITREOUS CHINA FINISH, 1 1/4" P-TRAP W/ CLEAN-OUT DRAIN, 1/2"MALE THREADED CONNECTIONS. MCGUIRE 170 SUPPLY VALVE W/ WHEEL HANDLE STOP	AMERICAN STANDARD LAV: #3004.207 FAUCET: #501LF-HGMHDF	1 1/4"	1/2"	1/2"
PF4	KITCHEN SINK	21"x33", 20 GA SELF-RIMMING, DOUBLE BOWL, #EBC TA150 P-TRAP W/ CLEAN-OUT, WHEEL HANDLE STOPS, #J35 BASKET STRAINER,	JUST MANUFACTURING LAV: #DL-2133-B-GR FAUCET: #100LF-HDF	2"	1/2"	1/2"
PWMB	WASHING MACHINE BOX	REVERSIBLE DRAIN METAL WASHING MACHINE OUTLET BOX, WATER HAMMER ARRESTOR, 1/4" TURN BRASS HAMMER BALL VALVE, BACKFLOW PREVENTER ON SUPPLY, LINT INTERCEPTOR PREVENT PASSAGE OF SOLIDS 1/2" OR LARGER.	OATEY #83694	2"	1/2"	1/2"
FD	FD	JOSAM 30000-A SERIES CAST IRON FLOOR DRAIN, TWO-PIECE BODY WITH DOUBLE DRAINAGE FLANGE AND 1/2" PRIMER TAP, WELOC INVERTIBLE FLASHING COLLAR, WEEPHOLES, BOTTOM OUTLET CONNECTION AND NIKALOY ADJUSTABLE ROUND SUPER-FLO STRAINER.	JOSAM 30005-A	3"	--	--
1. FIXTURES SPECIFIED AS A BASIS OF DESIGN, SIMILAR PLUMBING FIXTURES SELECTED BY THE CONTRACTOR SHALL BE ACCEPTABLE.						

WATER HEATER SCHEDULE						
MARK	MANUF./MODEL	STORAGE	RECOVERY	ELEC. KW	INLET/OUTLET	ELECTRICAL
EWH-1	A.O.SMITH	50	-	4.5	3/4"	240/1
REMARKS						



SEAL
 11.04.2019

Bailey Associates
 Architects
 Gainesville, Georgia 30501
 770 534 0612

ARCHITECT

TRINITY
 ENGINEERING
 GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30501
 TEL. (770) 534-1044

ENGINEER

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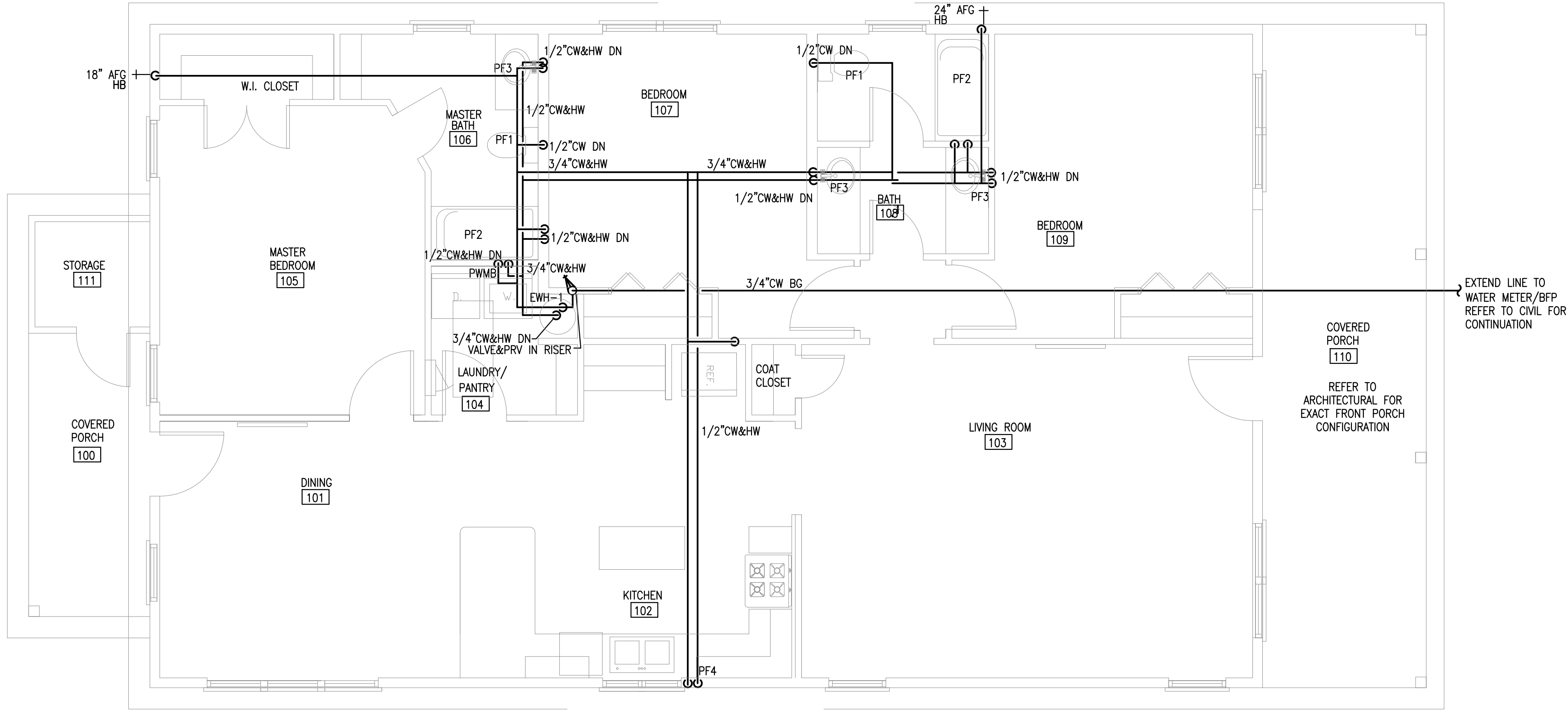
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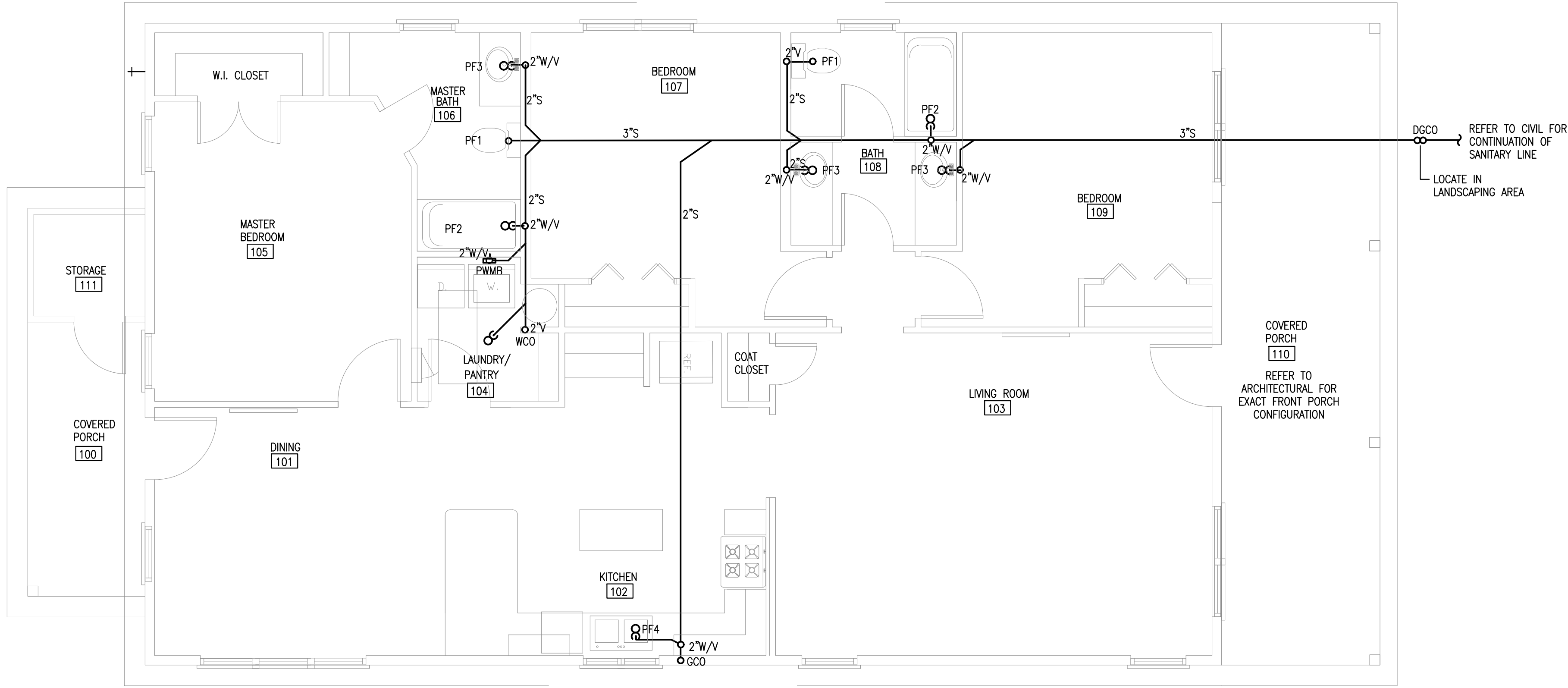
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PLOT DATE: Nov 04, 2019 DIRECTORY: F:\2018-100 Jackson County NSP3 Program\ARCH\ FILE NAME: P1.1.dwg
 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE EXCLUSIVE PROPERTY OF TRINITY ENGINEERING GROUP INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON OTHER PROJECTS OR FOR ANY EXTENSIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION & PERMISSION FROM AND AGREEMENT WITH TRINITY ENGINEERING GROUP INC.



1 PLUMBING WATER PLAN
 SCALE: 1/4" = 1'-0"



2 PLUMBING SANITARY PLAN
 SCALE: 1/4" = 1'-0"



Bailey Associates
 Architects
 Gainesville, Georgia 30501
 770 534 0612
 ARCHITECT

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 ENGINEERING
 GROUP INC.
 1081 THOMPSON BRIDGE RD
 GAINESVILLE, GA 30501
 TEL. (770) 535-1044
 ENGINEER

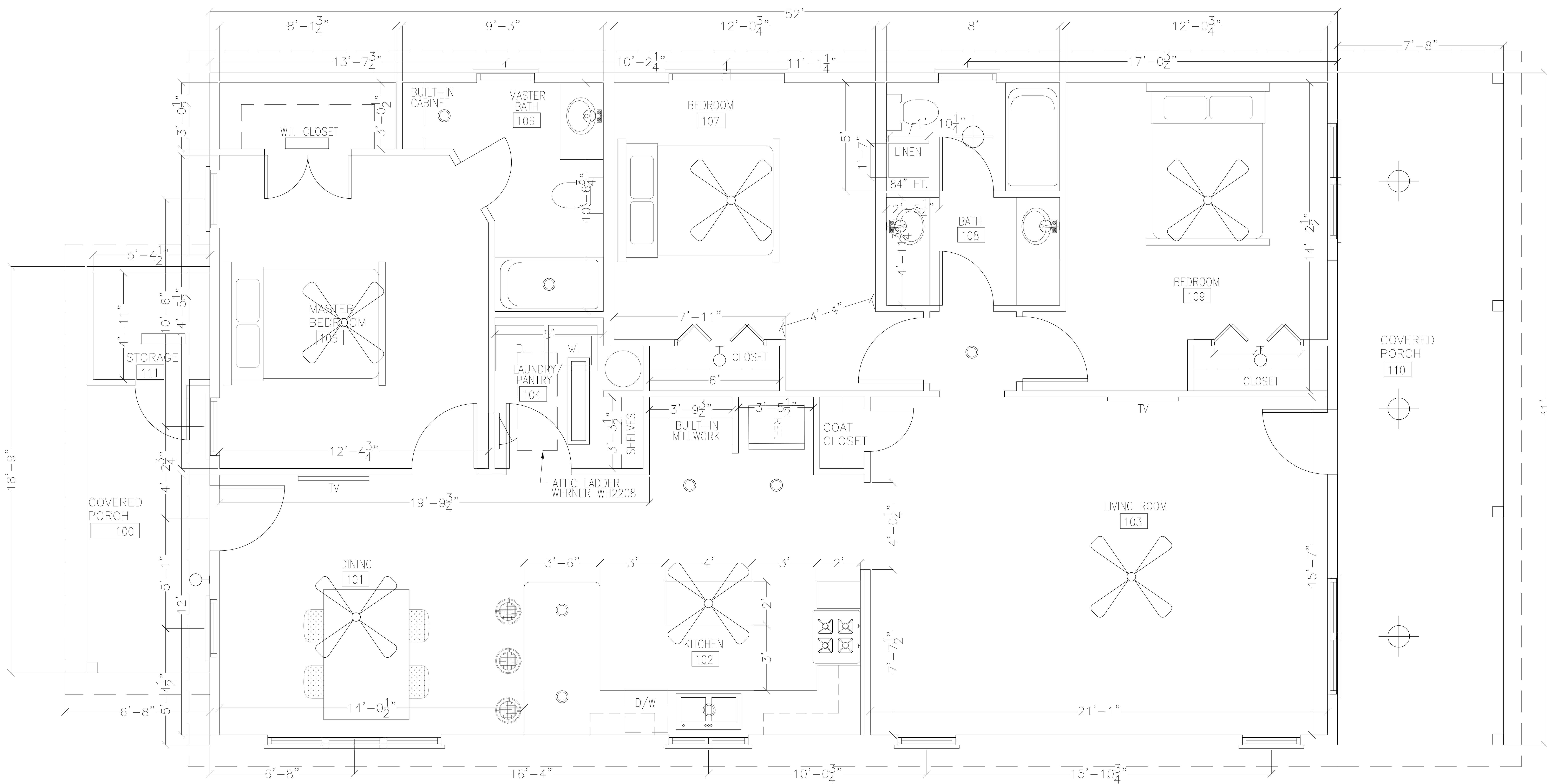
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P-1.1

CONDITIONED: 1612 SQ. FT.
UNCONDITIONED: 343.6 SQ. FT.



**** LEGEND ****

IPF = IRON PIN FOUND
IPS = IRON PIN SET
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
BL = BUILDING LINE
LL = LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
NTS = NOT TO SCALE
CL = CENTER LINE
BM = BENCH MARK
TBM = TEMPORARY BENCH MARK
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
R = RADIUS
CH = CHORD
IE = INVERT ELEVATION
-T- = TELEPHONE LINE
-W- = WATER LINE
-G- = GAS LINE
-S- = SEWER LINE
-P- = POWER LINE
MH = MAN HOLE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
CE = CONSTRUCTION EASEMENT
CB = CATCH BASIN
JB = JUNCTION BOX
DI = DROP INLET
HW = HEAD WALL
FH = FIRE HYDRANT
RCP = REINFORCED CONCRETE PIPE

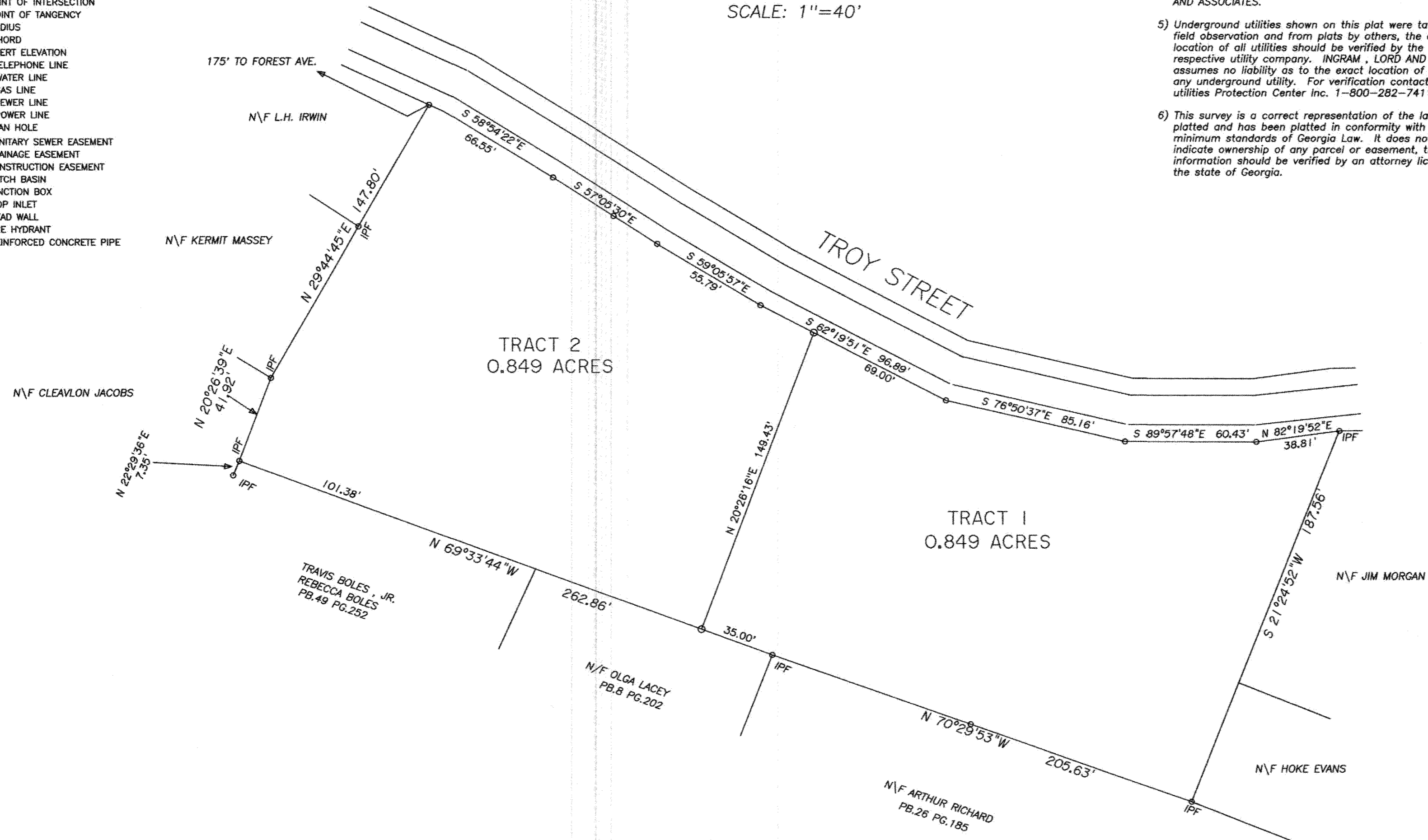
SITE PLAN FOR:

JACKSON COUNTY
1.698 ACRES
GMD NO.255
JACKSON COUNTY, GEORGIA
CITY OF COMMERCE
SCALE: 1"=40'

GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 15,000+ feet and an angular error of 03" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 100,000+ feet.
- 3) Field equipment used for this survey was a Topcon GTS-313.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to INGRAM, LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of title is made by INGRAM, LORD AND ASSOCIATES.
- 5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. INGRAM, LORD AND ASSOCIATES assumes no liability as to the exact location of any underground utility. For verification contact the utilities Protection Center Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.

MAGNETIC NORTH



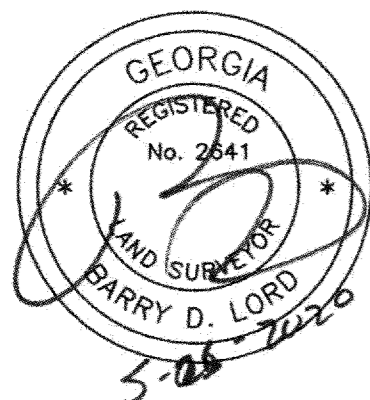
Plat Doc: PLAT
Recorded 05/07/2020 03:11PM
Camie W. Thomas
Clerk Superior Court, JACKSON County,
Ga.
Bk 00081 Pg 0247

Penalty: \$0.00
Interest: \$0.00

Participants: 8568410216

APPROVED
TO BE RECORDED
CITY OF COMMERCE, PLANNING & ZONING

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approval or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

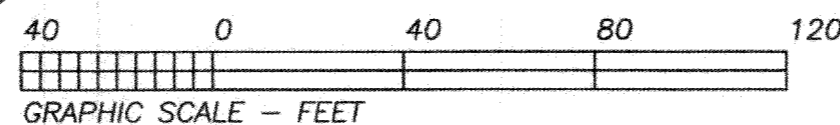


CITY OF COMMERCE

DATE

BARRY D. LORD GA RLS #2641

DATE



INGRAM, LORD & ASSOCIATES
LAND SURVEYING AND PLANNING

437 SAM BROWN BLVD.
COMMERCE, GEORGIA 30529
706-335-9069

IL1031

FILE NO.