

## Amy Kissane

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**From:** Keith.Sanders@athensclarkecounty.com  
**Sent:** Wednesday, January 21, 2015 12:31 PM  
**To:** Amy Kissane  
**Subject:** Fw: Ware Lyndon House Garden Project Update - and Meeting schedule request  
**Attachments:** WLH Garden Pricing Setr.pdf

Keith D. Sanders, SPLOST Project Administrator  
301 S. College Ave, Suite 101, Athens, GA 30601  
Unified Government of Athens-Clarke County, Georgia  
E-mail: keith.sanders@athensclarkecounty.com | Office: (706) 613-3025 | Fax: (706) 613-3944 | Cell  
(706) 621-2577  
Please note my email address has changed: keith.sanders@athensclarkecounty.com

-----Forwarded by Keith Sanders/MGR/ACC on 01/21/2015 12:31PM -----

To: achf@bellsouth.net, Roger Cauthen/CEN/ACC, ron@kgathens.com, Mike Wharton/LES/ACC@ACC,  
Barbara.Andrews@athensclarkecounty.com  
From: Keith Sanders/MGR/ACC  
Date: 01/21/2015 09:58AM  
Subject: Ware Lyndon House Garden Project Update - and Meeting schedule request

To all:

I know it has been a while since the user group has met but as I said at that meeting it is normal at this stage of the project. The project has been moving forward through various design stages and pricing stages since we last met. Below is a brief recap of what has happened since we last met and what are some of the next steps to come:

- The Designers have completed the design package for construction. Attached to this email is a copy of the final design package.
- The attached design package has been submitted and reviewed by ACCUG Planning Department and the only comment left to clear the package for a permit is to have a Certificate of Appropriateness application, for comment only, to the Historic Preservation Commission. That package has been submitted to Planning for the February 18, 2015 meeting of the HPC. Assuming no issues coming out of the HPC review, then we should be ready to have our permits in hand within a few days of the HPC review.
- Pricing was due this week from the State Contractor that we have selected to use for the project. They originally were to have pricing last week but have been delayed trying to get a price from the cistern manufacture.
- If we get pricing that allows us to build everything on the drawings, we could move straight into construction. However, I am not optimistic that we will get pricing that favorable. Once we get pricing we will meet again to go over the items within the budget that may need to be reworked or reduced in order to get the work within budget.
- There are a couple of items that still need some final decision from the user group (e.g. armillary sculpture, benches at front walk, lighting, etc.). We will discuss these after we get pricing and have a better idea what we can and cannot afford. A decision on these items will not hold up the project from continuing to move forward.

- I believe the only item of change from the last meeting in the final set of drawings is the lighting. The lighting presented by the electrical engineer in our review meeting was completely out of our budget. The replacement fixture is a simple pedestal feature illustrated on the electrical sheet. The lighting is higher on the priority listing than some of the other items, such as the cistern or armillary, so when pricing comes back this will be another item that may need to be discussed as to how much lighting is “appropriate” for now and what could be added later.
- The cistern and irrigation details are not a change from the last meeting but the details are now on the drawings; which is something new.

Based on the above and the potential for needing to have some scope reduction to bring the project in budget, I would like to go ahead and schedule a meeting for the week of February 9, 2015.

Could everyone let me know your availability during the week of February 9<sup>th</sup>?

Keith D. Sanders, SPLOST Project Administrator  
301 S. College Ave, Suite 101, Athens, GA 30601  
Unified Government of Athens-Clarke County, Georgia  
E-mail: keith.sanders@athensclarkecounty.com | Office: (706) 613-3025 | Fax: (706) 613-3944 | Cell  
(706) 621-2577

Please note my email address has changed: keith.sanders@athensclarkecounty.com  
(See attached file: *WLH Garden Pricing Setr.pdf*)

# Ware-Lyndon House Historic Garden

Athens-Clarke County, Georgia

Issued: DECEMBER 01, 2014

## Construction Plans - Pricing Set

### OWNER:

Athens-Clarke County  
SPLOST Program Management  
301 College Ave, Rm 101  
Athens, GA 30601

### LANDSCAPE ARCHITECT:



**Root Design Studio, LLC**

5099 Woodridge Way  
Tucker, GA 30084  
404-895-2253  
mkidd@RootDStudio.com

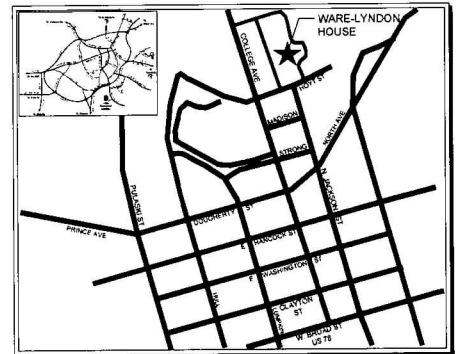
### In Partnership with:

ATHENS DESIGN STUDIO  
109 Westover Drive  
Athens, GA 30606

and

Mack R. Cain, RLA, LEED AP  
3472 Desoto Ridge Trail  
Buford, GA 30519

**24-HOUR CONTACT:**  
Keith Sanders, Project Administrator  
PH: (706) 613-3025



**LOCATION MAP**  
(NOT TO SCALE)

### PROJECT NOTES:

1. Project is located in the City of Athens, Clarke County, Georgia.
2. All work shall be performed in accordance with applicable Federal, State and Local laws, codes, and regulations, as well as the most current version of the ADA Standards for Accessible Design.
3. The Contractor shall secure all necessary permits prior to beginning work.
4. The Contractor shall contact the Utility Protection Service (811) to locate all above and below ground utilities prior to beginning work.

### SHEET INDEX:

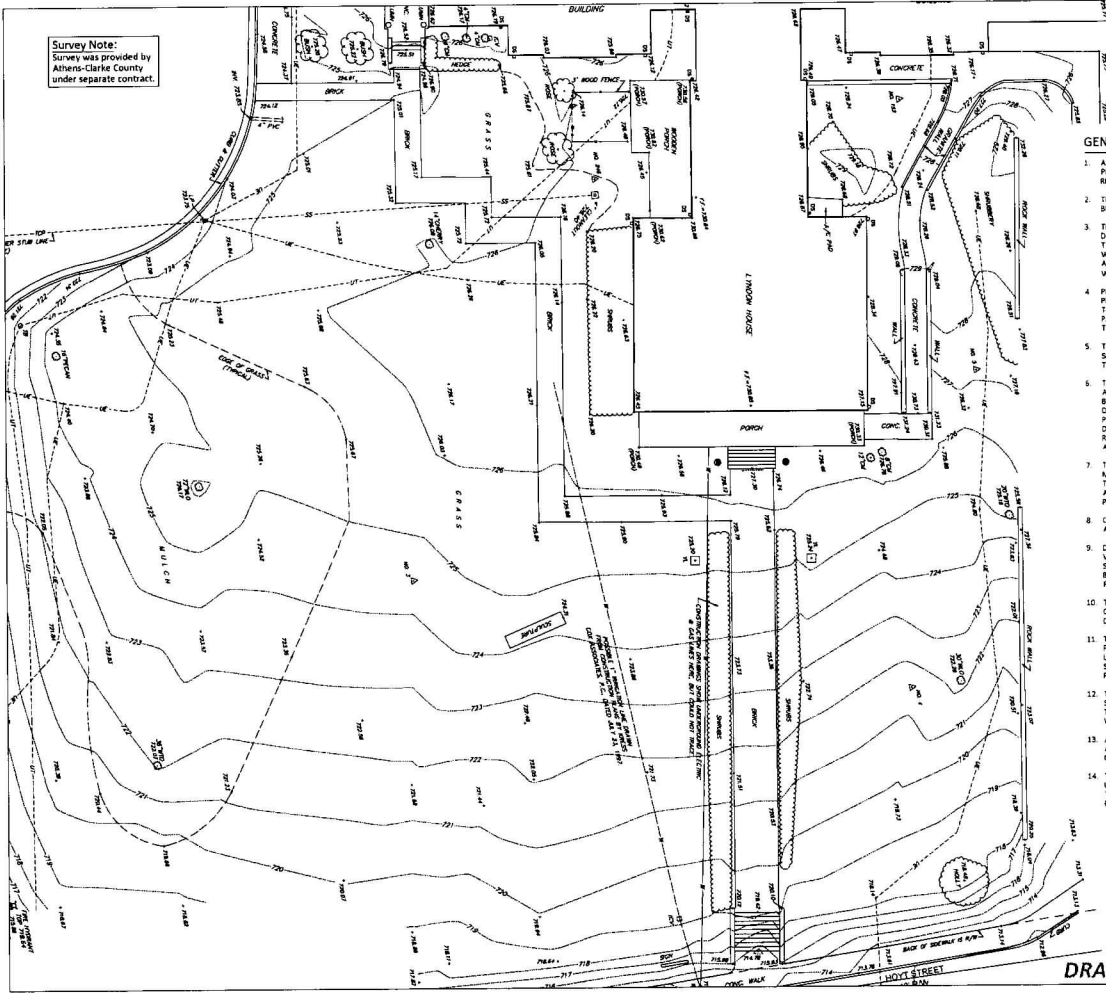
	COVER
L-01	SURVEY / EXISTING CONDITIONS & GENERAL NOTES
L-02	TREE PROTECTION & EROSION CONTROL PLAN
L-03	DEMOLITION PLAN
L-04	GRADING & DRAINAGE PLAN
L-05	LAYOUT PLAN
L-06	CONSTRUCTION DETAILS
L-07	CONSTRUCTION DETAILS
L-08	CONSTRUCTION DETAILS
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I-02	IRRIGATION PLANS
I-03	IRRIGATION PLANS
I-04	IRRIGATION PLANS
I-05	IRRIGATION PLANS

### REVISIONS:

No.	Date	Description

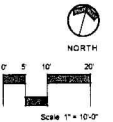


**Survey Note:**  
Survey was provided by  
Athens-Clarke County  
under separate contract.



**GENERAL PROJECT NOTES:**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATIONS AND APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS AND STANDARDS.
2. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO BEGINNING ANY WORK.
3. THE CONTRACTOR SHALL CHECK AND VERIFY PROPOSED GRADES, DIMENSIONS, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH WORK. WORK STARTED WITHOUT DIRECTION FROM THE LANDSCAPE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE CORRECTED IF NECESSARY AT HIS/HER EXPENSE.
4. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINAL GRADE. PROPOSED GRADE ELEVATIONS SHOWN WITHIN PAVED AREAS REPRESENT TOP OF PAVEMENT ELEVATIONS. CONTRACTOR SHALL ALLOW FOR PAVEMENT THICKNESS, TOPSOIL, BASE COURSE, SLABS, ETC. WHEN GRADING TO SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL CONTACT THE ONE CALL UTILITY LOCATION SERVICE (811) TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO BEGINNING WORK.
6. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. IF UNCHARTED UTILITIES ARE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS. ANY DAMAGE OR INTERRUPTION OF EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED PROMPTLY AT THE CONTRACTOR'S EXPENSE.
7. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES, LIGHTS, WARNING SIGNS AND OTHER TRAFFIC CONTROL METHODS ADJACENT TO EXISTING ROADWAYS, PARKING AREAS AND PEDESTRIAN THOROUGHFARES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC.
8. CONSTRUCTION ACCESS POINTS AND STAGING AREAS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BEFORE USE BY CONTRACTOR.
9. DEMOLITION DEBRIS SHALL BECOME PROPERTY OF THE CONTRACTOR. WASTE SOILS, WASTE VEGETATION AND OTHER DILETTIOUS MATERIALS SHALL BE HAULED OFF-SITE AND BE DISPOSED OF AT A LOCATION THAT HAS BEEN APPROVED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. BURNING WILL NOT BE ALLOWED ON THIS PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL CONSTRUCTION ELEMENTS, WITH FIELD ADJUSTMENTS AS NECESSARY AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
11. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND COURTEOUS WORK SITE FOR THE DURATION OF THE PROJECT. TRASH AND DEBRIS SHALL BE PICKED UP AND PROPERLY DISPOSED OF EACH DAY. VEHICLES AND EQUIPMENT SHALL BE CLEANED AND MAINTAINED REGULARLY SO AS NOT TO DRIP ANY FLUIDS OR TRUCK AND SEDIMENT WITHIN THE PROPERTY.
12. THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENT LEAVES THE WORK SITE DURING CONSTRUCTION. ANY SEDIMENT THAT ACCUMULATES ALONG THE CURB OR ON THE ROADWAY SHALL BE SWEEPED UP AT THE END OF EACH WORK DAY AND PRIOR TO EACH RAIN EVENT.
13. ANY PROPERTY THAT IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES FROM THIS PROJECT SHALL BE REPLACED OR REPAIRED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL LEAVE THE PROJECT SITE IN A PRISTINE CONDITION UPON COMPLETION OF THE WORK. REMOVE AND PROPERLY DISPOSE OF ALL TRASH, DEBRIS, EXCESS SOIL, ETC. CLEAN ALL VISIBLE SURFACES SO THEY ARE FREE FROM DIRT, SLAGS, STAINS, ETC.



**DRAFT NOT FOR CONSTRUCTION**



Sheet	
Date	11.03.2024
Project No.	2304-011
Drawn by	ML
Checked by	ML

**Ware-Lyndon House Front Landscape**  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606  
Phone: 706.533.2623 Fax: 706.533.6666

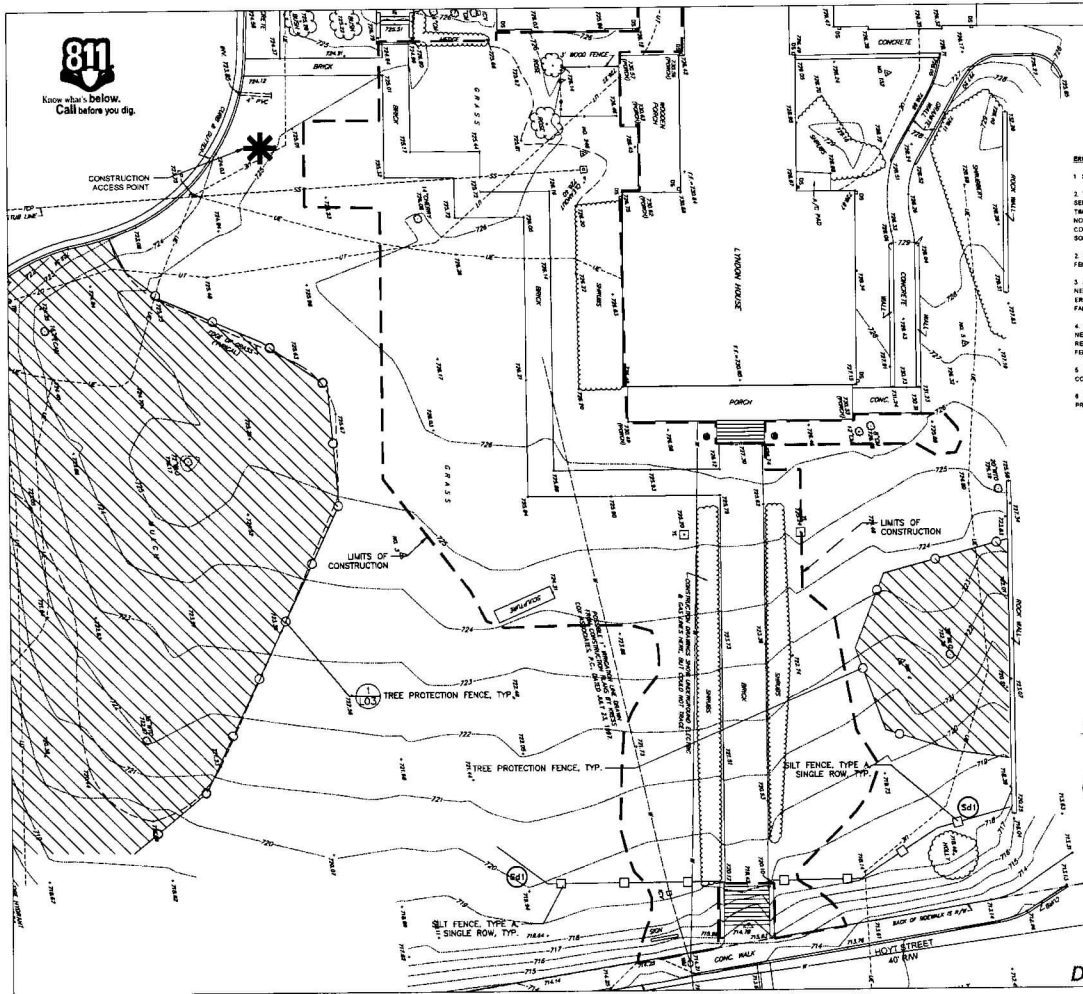
Revisions		
No.	DATE	DESCRIPTION

Sheet 109  
**Survey/  
Ex. Conditions  
& General Notes**

Sheet No: **L-01**



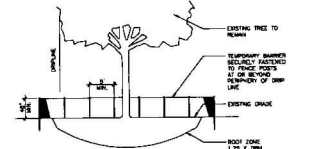
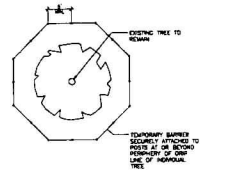
Know what's below.  
Call before you dig.



**EROSION AND SEDIMENT CONTROL LEGEND**

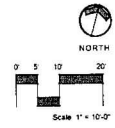
CODE	PRACTICE	DETAILS	MAP SYMBOL	DESCRIPTION
SD1	SILT FENCE			SILT FENCE, TYPE A, SINGLE ROW, TYP.
	TREE PROTECTION			TREE PROTECTION FENCE, TYP.

- EROSION AND SEDIMENT CONTROL NOTES**
- SILT FENCE SHALL BE TYPE A SINGLE ROW.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCES.
  - EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING GRAVEL ACCESS ROADS AND SILT FENCES SHALL BE IN PLACE PRIOR TO BEGINNING ANY EARTHWORK OPERATIONS.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL EROSION CONTROL MEASURES AS DESIGNED. SILT FENCES SHALL BE REPLACED WHEN FABRIC FALLS TEARS OR BECOMES INEFFECTIVE.
  - REMOVE SEDIMENT DEPOSITS AS NEEDED TO PROVIDE REQUIRED STORAGE VOLUME FOR THE NEXT RAIN EVENT AND TO REDUCE PRESSURE ON THE FENCE. IN GENERAL, SEDIMENT SHALL BE REMOVED FROM SILT FENCE AREAS WHEN IT BECOMES ABOUT ONE FOOT DEEP. REPLACE ANY FENCE DAMAGED DURING SEDIMENT REMOVAL.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING MEANS NECESSARY TO PREVENT CONSTRUCTION EQUIPMENT FROM TRACKING DIRT ONTO PUBLIC ROADS.
  - REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR EROSION CONTROL AND TREE PROTECTION MEASURES.



1 TREE PROTECTION DETAILS

**GENERAL NOTE:**  
CONSTRUCTION ACCESS POINT AND STAGING AREAS SHALL BE COORDINATED AND CONFIRMED WITH THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



**DRAFT NOT FOR CONSTRUCTION**



Date: 12.08.2014  
Project No: 1204-011  
Drawn By: ML  
Checked By: ML

**Ware-Lyndon House Front Landscape**  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606

Revisions

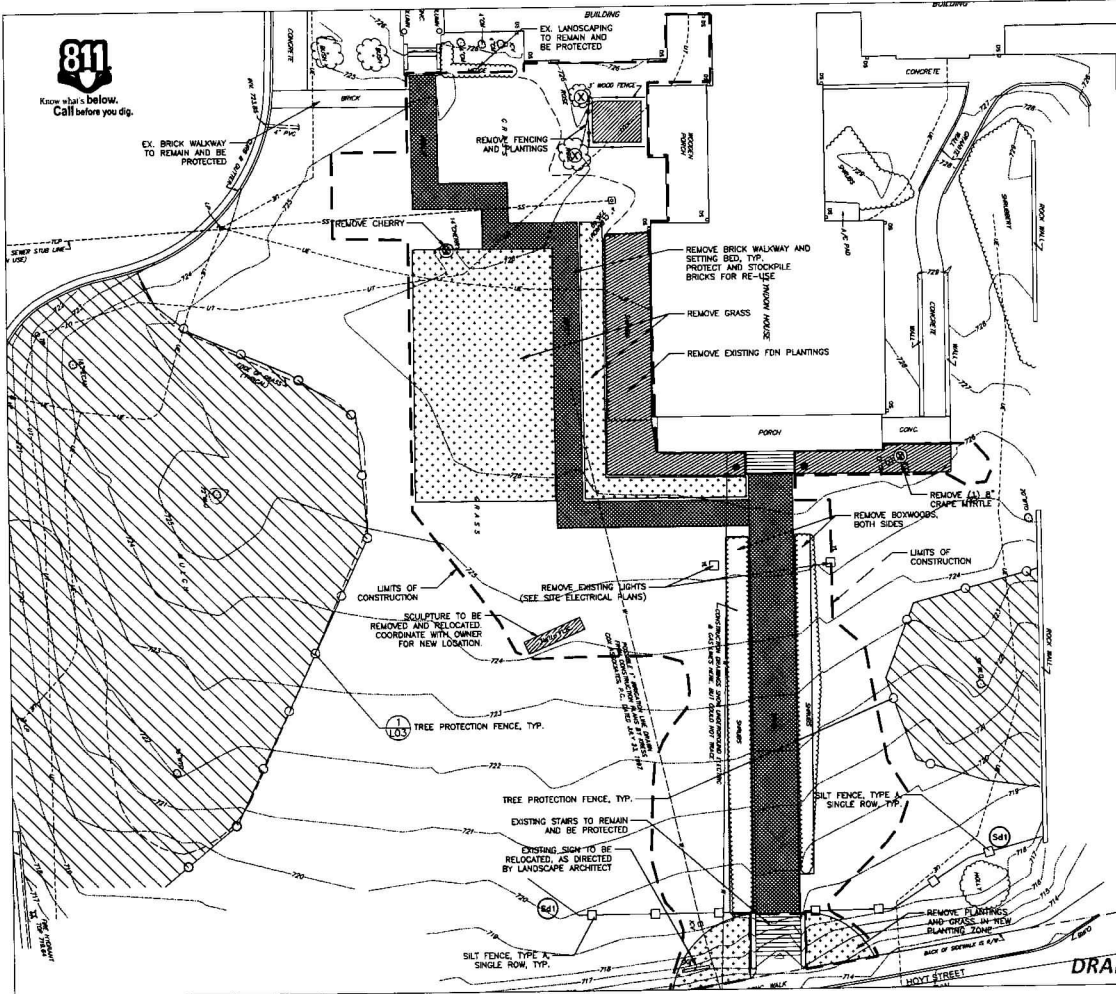
No.	Date	Description

Sheet No: **Tree Protection Erosion Control**

Sheet No: **L-02**




Know what's below.  
Call before you dig.



DEMOLITION NOTE:  
AS PART OF GENERAL DEMOLITION WORK,  
CONTRACTOR SHALL REMOVE ALL SITE  
DEBRIS AND ANY OBJECTS THAT INTERFERE  
WITH CONSTRUCTION ACTIVITIES.

- DEMOLITION LEGEND:
- REMOVE TREE/SHRUB
  - REMOVE PLANTINGS
  - REMOVE BRICKS



Root  
design studio  
ARCHITECTS & PLANNERS  
404.896.2147

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Date: 11 01 2014  
Project No: 2014 013  
Drawn By: ML  
Checked By: ML

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Per: 10/10/2014

**Ware-Lyndon House Front Landscape**  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606

per: 10/10/2014

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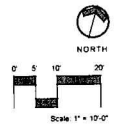
Revisions	NO.	DATE	DESCRIPTION

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Sheet No: **Demolition Plan**

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Sheet No: **L-03**



**DRAFT NOT FOR CONSTRUCTION**



Know what's below.  
Call before you dig.

BRICK WALKWAY SHALL BE  
FLUSH WITH EX. PAVING

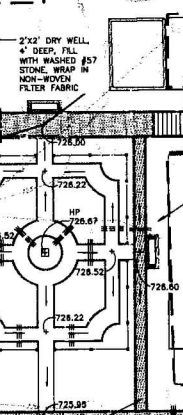
RELOCATE  
UNDERGROUND  
TELEPHONE  
(APPROX. 40 LF)

(3) SPARE SLEEVES,  
SCH. 40 PVC, SOLID WALL,  
EXTEND 12" MIN.  
BEYOND PATHWAY EDGE,  
CAP W/TRACER WIRE, TYP.

GARDEN PATHWAYS SHALL BE  
GRADED TO SHED WATER  
AWAY FROM THE GARDEN,  
2% MAX. SLOPES THROUGHOUT

PROPOSED BRICK WALKWAYS  
TO MAINTAIN EXISTING  
GRADE AS FEASIBLE

LIMITS OF CONSTRUCTION

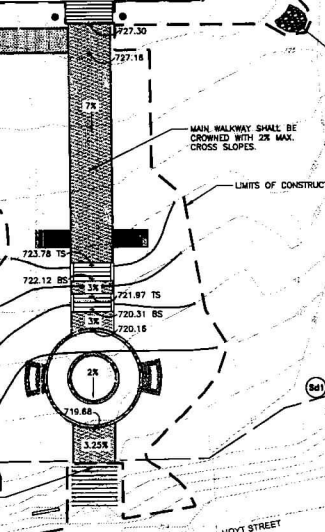


CONTRACTOR TO  
ENSURE POSITIVE  
DRAINAGE AWAY  
FROM ALL SIDES  
OF HOUSE

PLACE 50 SF OF  
SMOOTH RIVER ROCK,  
SMALL AND MEDIUM,  
AT OUTFALL OF 2  
DRAINAGES BELOW  
PORCH. FIELD VERIFY  
FINAL LOCATION WITH  
LANDSCAPE ARCHITECT.

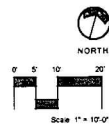
MAIN WALKWAY SHALL BE  
CROWNED WITH 2% MAX.  
CROSS SLOPES.

LIMITS OF CONSTRUCTION



BRICK WALKWAY SHALL BE  
FLUSH WITH TOP OF STAIRS

HOYT STREET  
40' R/W



**DRAFT NOT FOR CONSTRUCTION**



Date:	11/03/2016
Project No.:	2934-011
Drawn By:	ML
Checked By:	ML

**Ware-Lyndon House Front Landscape**  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606

Revisions

Sheet Title:  
**Grading & Drainage Plan**

Sheet No.  
**L-04**



Know what's below. Call before you dig.



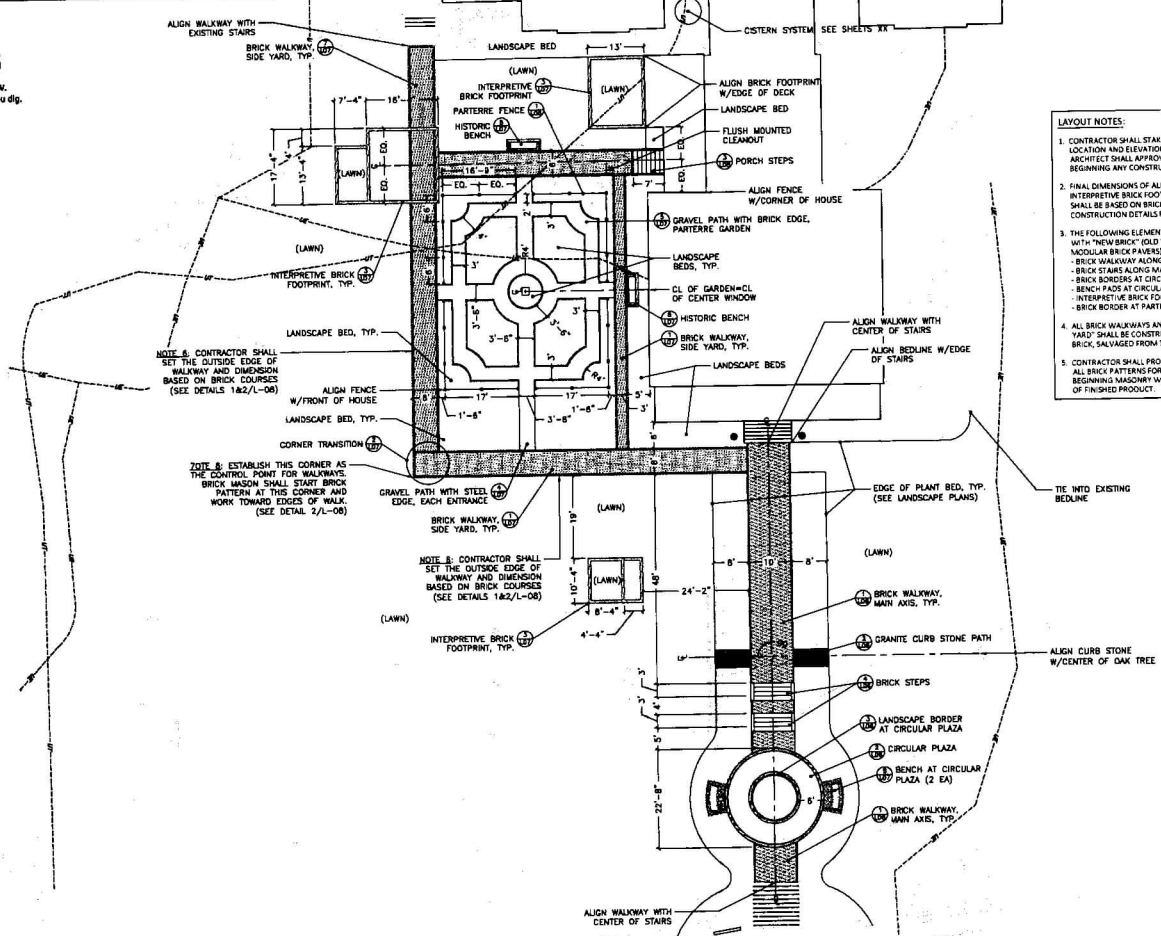
Date: 11.02.2014  
 Project No: 2014-011  
 Drawn By: ML  
 Checked By: ML

Ware-Lyndon House Front Landscape  
 Athens, Georgia  
 Athens-Clarke County Unified Government  
 293 Hoyt Street  
 Athens, GA 30606

Revisions	No.	Date	Description

Sheet Title  
 Layout Plan

Sheet No  
 L-05



- LAYOUT NOTES:**
1. CONTRACTOR SHALL STAKE THE ENTIRE DESIGN FOR LOCATION AND ELEVATION. THE PROJECT LANDSCAPE ARCHITECT SHALL APPROVE THE STAKEOUT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
  2. FINAL DIMENSIONS OF ALL BRICK WALKWAYS, INTERPRETIVE BRICK FOOTPRINTS, AND BENCH PADS SHALL BE BASED ON BRICK COURSES. REFER TO CONSTRUCTION DETAILS FOR MORE INFORMATION.
  3. THE FOLLOWING ELEMENTS SHALL BE CONSTRUCTED WITH "NEW BRICK" (OLD VIRGINIA MONTICELLO MODULAR BRICK PAVES):
    - BRICK WALKWAY ALONG MAIN AXIS
    - BRICK STAIRS ALONG MAIN AXIS
    - BRICK BORDERS AT CIRCULAR PLAZA
    - BENCH PADS AT CIRCULAR PLAZA
    - INTERPRETIVE BRICK FOOTPRINTS
    - BRICK BORDER AT PARTEARE GARDEN
  4. ALL BRICK WALKWAYS AND BENCH PADS IN THE "SIDE YARD" SHALL BE CONSTRUCTED WITH EXISTING BRICK, SALVAGED FROM THE SITE.
  5. CONTRACTOR SHALL PROVIDE IN-FIELD SAMPLES OF ALL BRICK PATTERNS FOR APPROVAL PRIOR TO BEGINNING MASONRY WORK. SAMPLES MAY BE PART OF FINISHED PRODUCT.

HOYT STREET  
 40' RW  
**DRAFT NOT FOR CONSTRUCTION**





Root  
design studio  
1285 S. ZEPHYRUS  
ATLANTA, GA 30329  
404.525.1212

Date: 11.09.2014  
Project No: 2014-011  
Drawn By: MAF  
Checked By: MAF

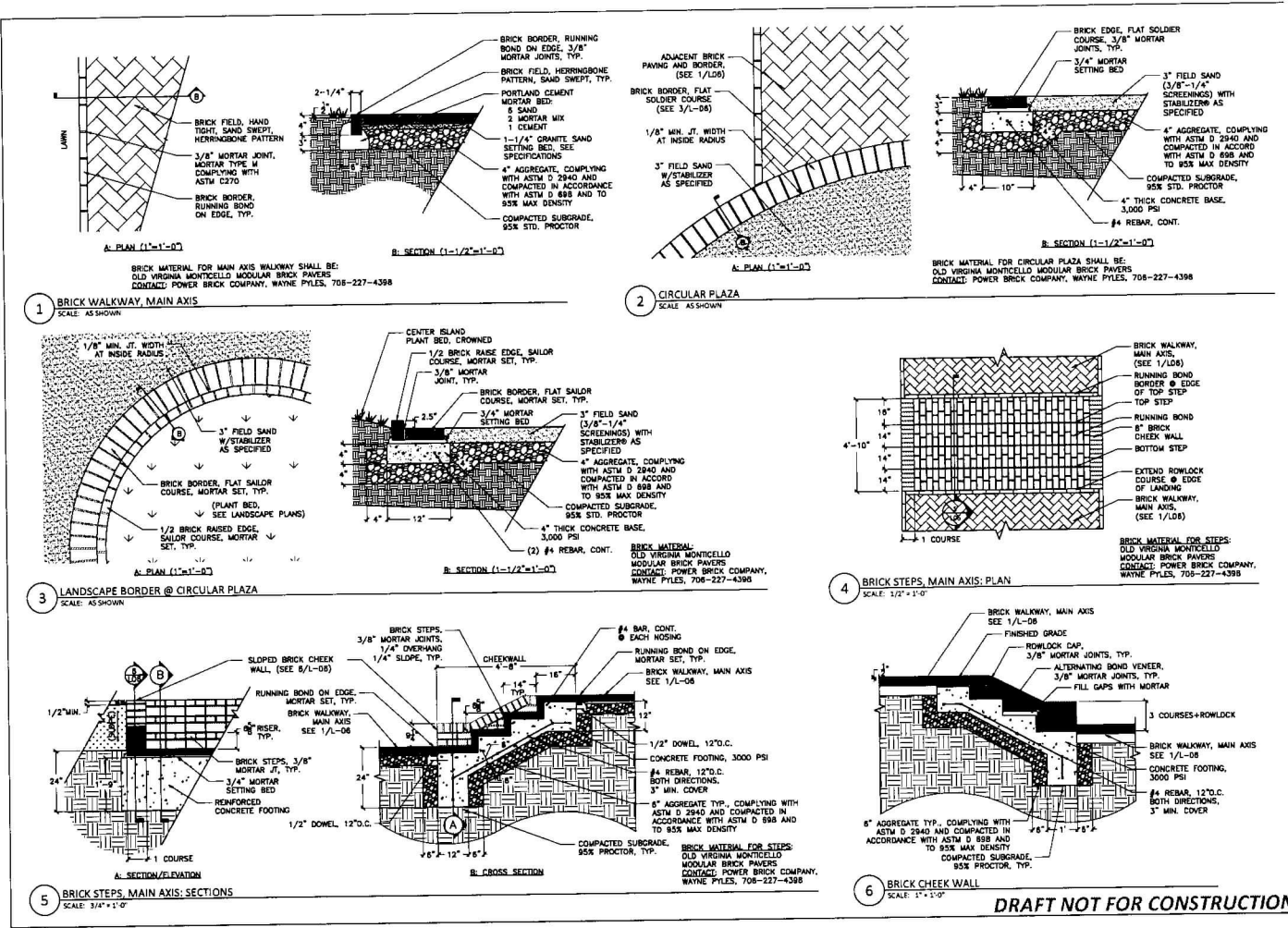
Ware-Lyndon House Front Landscape  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606

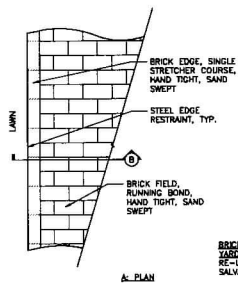
BRICK MATERIAL FOR MAIN AXIS WALKWAY SHALL BE:  
OLD VIRGINIA MONTICELLO MODULAR BRICK PAVERS  
CONTACT: POWER BRICK COMPANY, WAYNE PYLES, 708-227-4398

REV.	DATE	DESCRIPTION

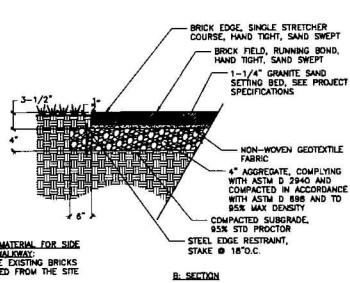
Sheet Title:  
Construction  
Details

Sheet No:  
L-06

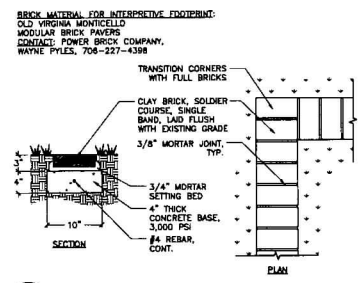




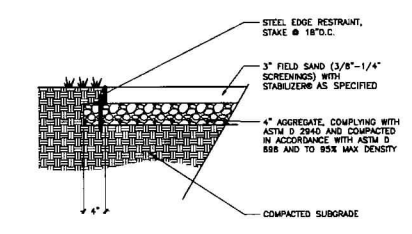
1 BRICK WALKWAY, SIDE YARD  
SCALE: 1" = 1'-0"



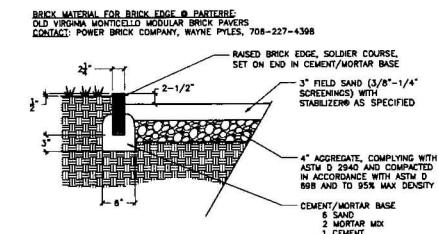
2 BRICK WALKWAY, SIDE YARD: CORNER TRANSITION  
SCALE: N.T.S.



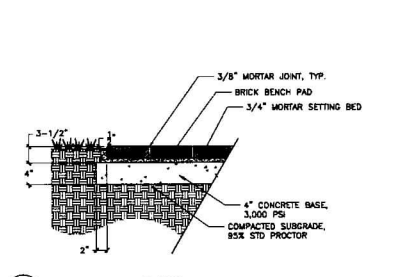
3 INTERPRETIVE BRICK FOOTPRINT  
SCALE: 1-1/2" = 1'-0"



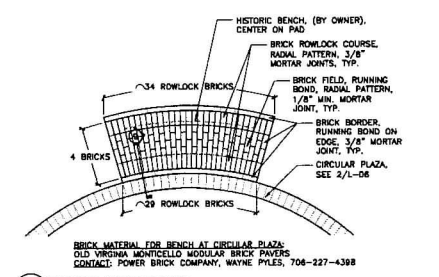
4 GRAVEL PATH WITH STEEL EDGE  
SCALE: 1-1/2" = 1'-0"



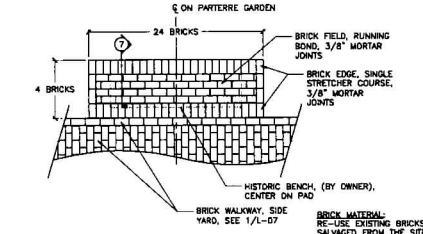
5 GRAVEL PATH WITH BRICK EDGE, PATERRE GARDEN  
SCALE: 1-1/2" = 1'-0"



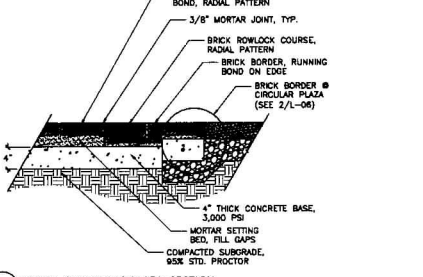
7 HISTORIC BENCH: SECTION  
SCALE: 1-1/2" = 1'-0"



8 BENCH @ CIRCULAR PLAZA  
SCALE: 1/2" = 1'-0"



6 HISTORIC BENCH  
SCALE: 1/2" = 1'-0"



9 BENCH @ CIRCULAR PLAZA: SECTION  
SCALE: 1-1/2" = 1'-0"

DRAFT NOT FOR CONSTRUCTION

**Root design studio**  
1200 W. Peachtree Street, N.W.  
Atlanta, GA 30309  
Tel: 404.525.8800

**Ware-Lyndon House Front Landscape**  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606  
Phone: 706.533.3333

Date: 12.01.2014  
Project No: 2014-031  
Created By: MS  
Checked By: MS  
Scale: 1/2" = 1'-0"

Revisions:

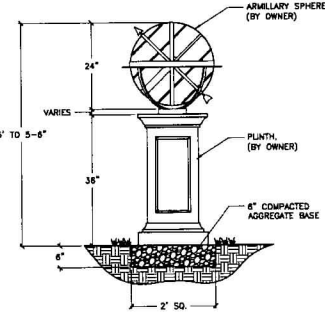
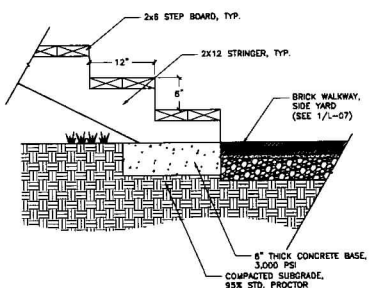
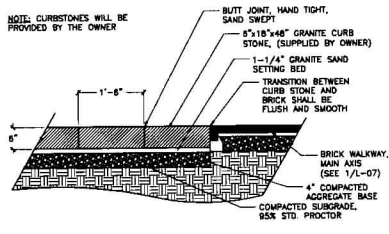
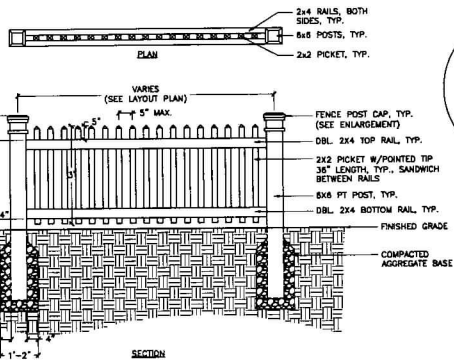
No.	Date	Description

Sheet No: Construction Details  
Sheet No: L-07

Rev.	Date	Description

Sheet Title  
**Construction Details**

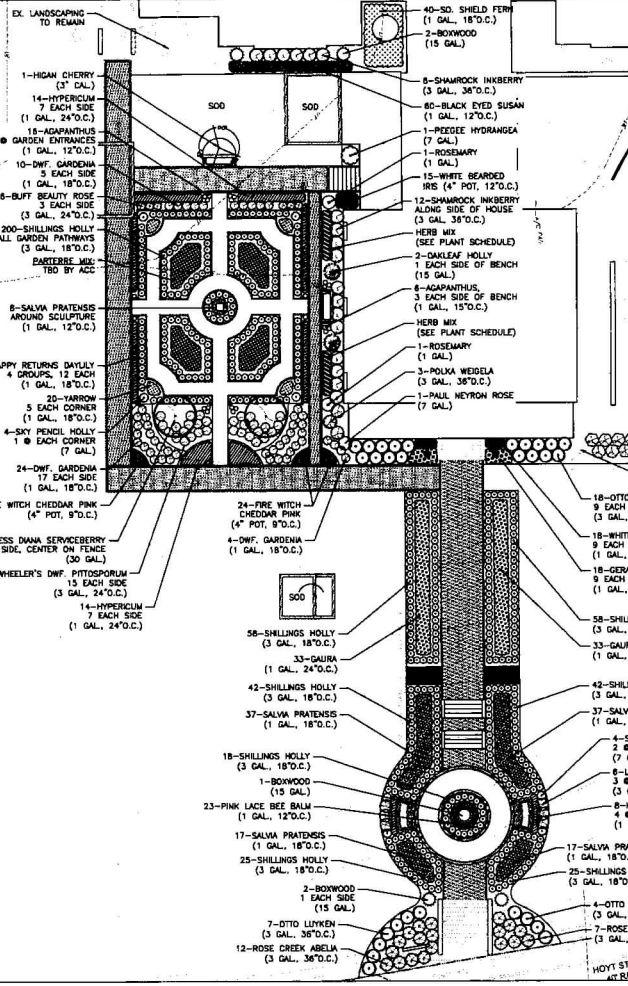
Sheet No.  
**L 09**



**DRAFT NOT FOR CONSTRUCTION**

**PLANTING NOTES:**

- PLANT MATERIAL TO BE INSTALLED BY ATHENS-CLARKE COUNTY STAFF PER ACC STANDARDS.
- HERB MIX TO BE Laid OUT WITH LANDSCAPE ARCHITECT.



**Plant Schedule:**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	NOTES
1	Prunus pennsylvanica	Black Cherry	2\"/>		

**Root design studio**  
500 NORTH AVENUE  
ATHENS, GA 30606  
TEL: 706.533.7333

---

**Client:** Ware-Lyndon House Front Landscape  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hwy Street  
Athens, GA 30606

**Date:** 11.25.2016  
**Project No.:** 1016-011  
**Drawn by:** MAM  
**Checked by:** MAM  
**Reviewed by:** MAM

**Scale:** 1\"/>

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

**Scale: 1" = 10'**

**ISSUED FOR CONSTRUCTION**

**Planting Plan**

**L 09**





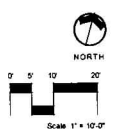
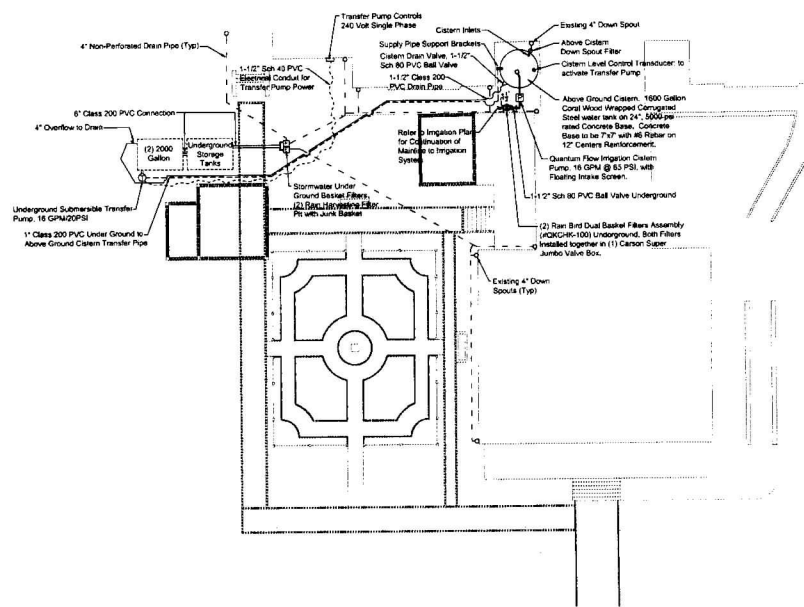
Date: 11.15.14  
 Project No: 2014.011  
 Drawn By: K.L.  
 Checked By: M.L.

**Ware-Lyndon House Front Landscape**  
 Athens, Georgia  
 Athens-Clarke County Unified Government  
 783 Hoyt Street  
 Athens, GA 30606

Revision	NO.	DATE	DESCRIPTION

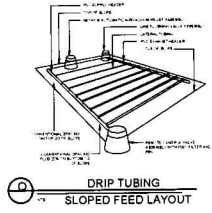
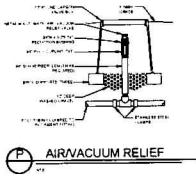
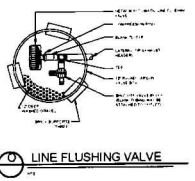
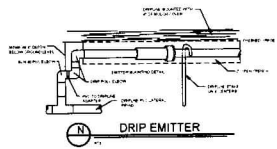
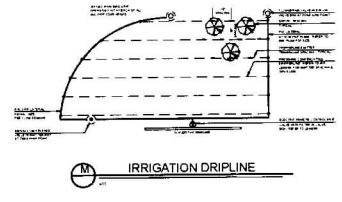
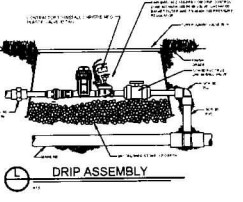
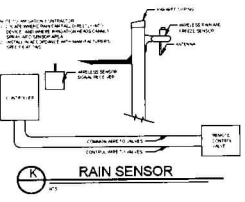
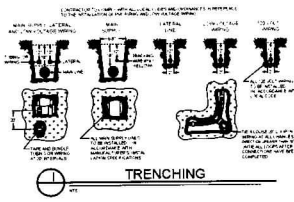
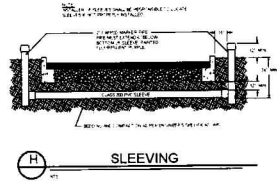
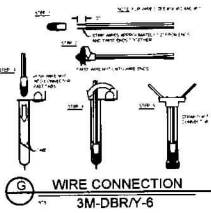
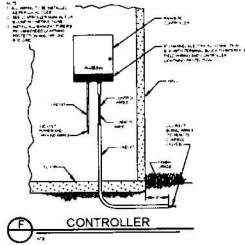
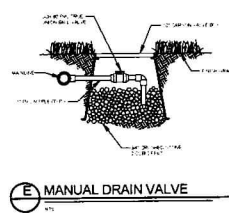
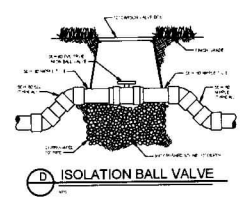
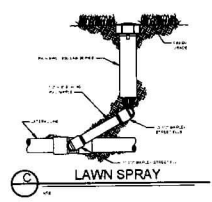
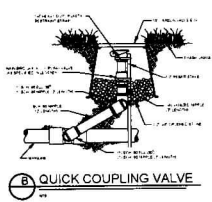
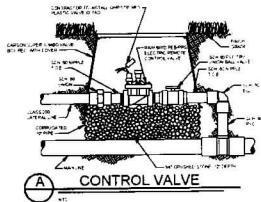
Sheet Title:  
**Irrigation Water Harvesting Plan**

Sheet No:  
**102**

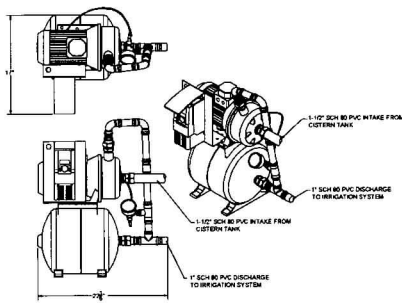


Revisions	DATE	BY	REVISION

Sheet Title:  
**Irrigation Details**



NOTE: DETAILS ARE NOT DRAWN TO SCALE AND ARE DIAGRAMMATIC FOR READABILITY PURPOSES



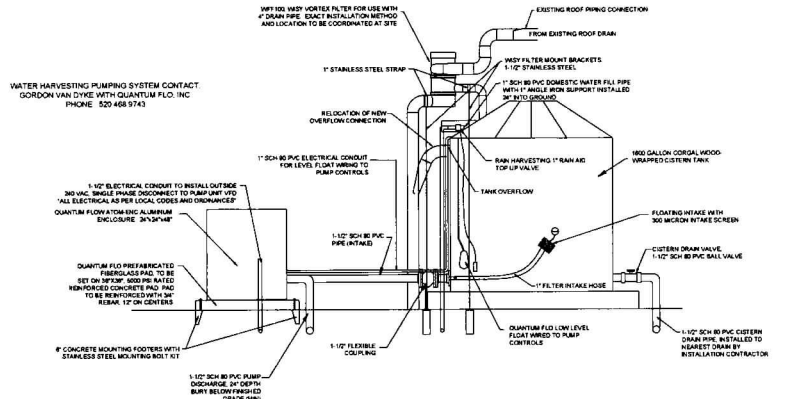
VARIOUS VIEWS OF PUMP UNIT LOCATED INSIDE ENCLOSURE

QUANTUM FLO MODEL NOFA 120208  
240 VAC SINGLE PHASE POWER

WATER HARVESTING PUMPING SYSTEM CONTACT:  
GORDON VAN DYKE WITH QUANTUM FLO, INC.  
PHONE: 520 468 9743

**RAIN HARVESTING RAIN AID TOP UP VALVE NOTE**

IRRIGATION INSTALLER SHALL INSTALL A 1" UNDERGROUND CISTERN TRANSFER WATER PIPE TO THE ABOVE GROUND CISTERN WATER HARVESTING TANK. THEN INSTALL A RAIN HARVEST SYSTEM 1" RAIN AID TOP UP VALVE TO TURN ON THE UNDERGROUND CISTERN TRANSFER PUMP 6" FROM THE BOTTOM OF THE TANK. THEN ALSO TURN OFF THE TRANSFER WATER 24" FROM THE BOTTOM OF THE TANK.  
INSTALLER SHALL INSTALL A TOP UP VALVE IN THE TANK ON TOP OF THE TANK TOP ACCESS COVER. THIS WILL QUIT THE INSTALLATION A 4" AIR GAP FOR UNDERGROUND CISTERN TRANSFER WATER.



**CISTERN PUMPING UNIT (ABOVE GROUND)**

RTS

1" UNDERGROUND CISTERN FILL PIPE LINE TO BE SCH 80 PVC PIPE BELOW GROUND AND SCH 80 PVC PIPE ABOVE GROUND

RAIN HARVESTING 1" RAIN AID TOP UP VALVE

FROM TANK



Root  
design studio  
ARCHITECTS  
PLANNERS  
ENGINEERS

---

Client: 1125-14  
Project No: 2004-001  
Drawn By: K.S.  
Checked By: ABE

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Ware-Lyndon House Front Landscape  
Athens, Georgia  
Athens-Clarke County Unified Government  
283 Hoyt Street  
Athens, GA 30606

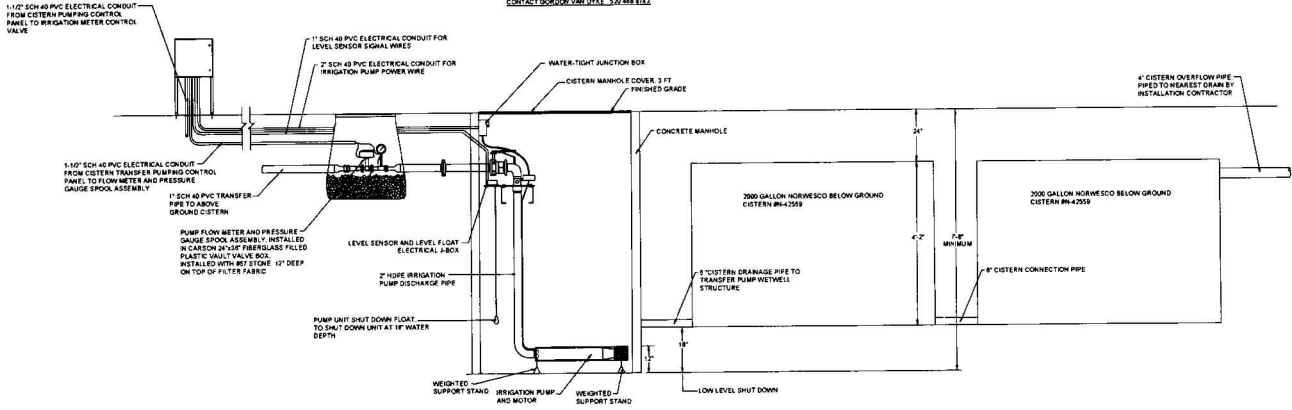
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Sheet No: 104




NOTE  
 DETAILS ARE NOT DRAWN TO SCALE AND ARE DIAGRAMMATIC FOR READABILITY  
 PURPOSES

**PUMP UNIT INFORMATION**  
 QUANTITY: 1 UNITS  
 ALL SS PUMP MOTOR AND SUPPORT SKID WITH HDPE DRAIN PIPE  
 CLEAR FRONT KEYS IN CONTROL CABINET INSTALLED LOCALLY  
 CONTACT: GORDON VAN DYKE 570.488.8743



**CISTERN TRANSFER PUMPING UNIT**



**Root**  
 design studio  
 1285 E. 22nd St  
 Atlanta, GA 30316

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Scale: \_\_\_\_\_

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Date: 11.26.14  
 Project No: 1404-001  
 Drawn By: KS  
 Checked By: MK

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**Ware-Lyndon House Front Landscape**  
 Athens, Georgia  
 Athens-Clarke County Unified Government  
 299 Hoyt Street  
 Athens, GA 30606

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Revision:

NO.	DATE	DESCRIPTION

---

Sheet Title:  
**Irrigation Water Harvesting Details**

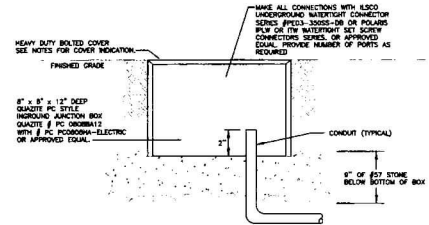
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Sheet No:  
**105**

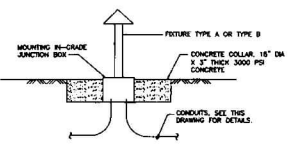
- LEGEND**
- UNDERGROUND CONDUIT
  - PANELBOARD
  - TRPC TYPICAL FOR REMAINDER OF CIRCUIT

**LIGHTING FIXTURE SCHEDULE**

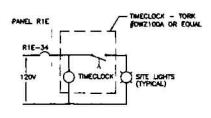
TYPE	MANUFACTURER & MODEL NUMBER	MOUNTING	N.O. LAMPS	LOAD
A	KIM LIGHTING #EL185-3L3K-LV-08-H800B-BH-3	20" STEM	3/LED	5W
<b>ALTERNATE #1:</b>				
B	KIM LIGHTING #EL185-3L3K-LV-08-H800B-BH-3	20" STEM	3/LED	5W



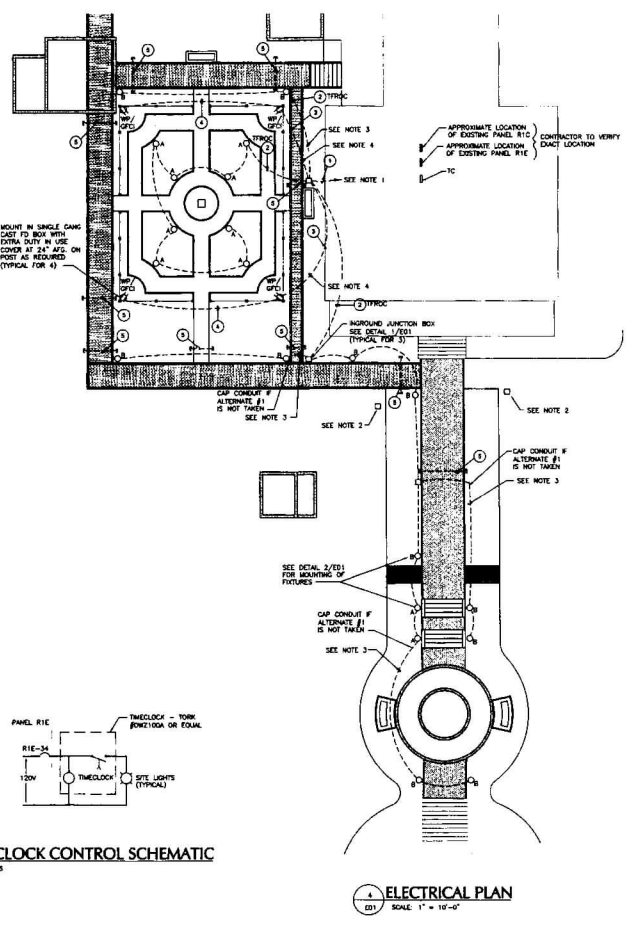
**1 IN GROUND JUNCTION BOX DETAIL**  
SCALE: NTS



**2 FIXTURE TYPE A & B MOUNTING DETAIL**  
SCALE: NTS



**3 TIMECLOCK CONTROL SCHEMATIC**  
SCALE: NTS



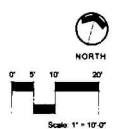
**4 ELECTRICAL PLAN**  
SCALE: 1" = 10'-0"

**NOTES**

- CONTRACTOR TO RUN NEW WIRING INTO THE EXISTING HOUSE IN THE CRAWL SPACE UNDER THE FIRST FLOOR AND TURN UP TO THE ELECTRICAL CLOSET WITH EXISTING PANEL R1C AND R1E. TERMINATE THE OUTLET CIRCUITS IN PANEL R1E UNDER SPARE 20A/1POLE CIRCUIT BREAKER. CIRCLES R1E-C-01,02,03,04 TERMINATE THE LIGHTING CIRCUIT UNDER SPARE 20A/1POLE CIRCUIT BREAKER R1E-34 IN NEW TIMECLOCK. LOCATE NEW TIMECLOCK BESIDE EXISTING PANEL R1E. NOTE ADDITIONS TO THE PANELBOARD SCHEDULE.
- CONTRACTOR SHALL REMOVE THE EXISTING GROUND MOUNTED FLOOD LIGHT FIXTURE, GAGE AND CONCRETE FOUNDATION. CUT THE CONDUIT/CONDUCTOR TO BELOW GRADE AND ABANDON. REMOVE THE CONDUCTORS FROM THE PANEL. FEEDING THESE FIXTURES AND BURN IN SPARE IN THE PANEL SCHEDULE. REMOVE THE CONDUCTOR/CONDUIT FROM THE PANEL AND ABANDON BELOW THE FLOOR. SEAL THE PENETRATION IN THE FLOOR WITH WOOD TO PREVENT RODENTS FROM ENTERING THE ROOM FROM THE CRAWL SPACE AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE AN ADDITIVE COST FOR ALTERNATE #1 WHICH WILL INCLUDE THE TOTAL COST FOR INSTALLATION OF ALL TYPE B FIXTURES INCLUDING CONDUITS (COST FOR THE WIRING AND CONDUIT MATERIAL AND COMPLETE COST FOR THE FIXTURES TYPE B WITH INSTALLATION. IF ALTERNATE #1 IS NOT TAKEN, REFER TO THE DOCUMENTS AS TO WHERE THE EMPTY CONDUITS WILL BE INSTALLED AND CAPPED FOR THE FUTURE.
- THE CONTRACTOR SHALL PROVIDE AN ADDITIVE COST FOR THE INSTALLATION ON ALTERNATE #2 WHICH WILL INCLUDE THE TOTAL COST OF THE FOUR 120V GFI OUTLETS AND WIRING FROM THE IN-GROUND JUNCTION BOX TO THE GFI OUTLET LOCATIONS. COST TO BE COMPLETE FOR WIRING (CONDUCTORS/CONDUITS) AND THE GFI OUTLET BOXES AND COVERS. IF ALTERNATE #2 IS NOT TAKEN BY THE CONTRACTOR, THE CONDUITS SHALL STUB OUT OF THE IN-GROUND JUNCTION BOX WITH 2 - 3/4" EMPTY CONDUITS (EACH CONDUIT) TO APPROXIMATELY 3' IF OFF THE EDGE OF THE BOX FOR FUTURE EXTENSIONS OF THE POWER OUTLET CIRCUITRY.

**WIRING SCHEDULE**

- ① 1088 = 1800 W 1 1/4" C
  - ② 2812 = 18120 W 3/4" C
  - ③ 488 = 1800 W 3/4" C
  - ④ 288 = 1800 W 3/4" C
  - ⑤ 2" EMPTY CONDUITS (EACH BOTH ENDS REMOVABLE) RUN 2' OFF EDGE OF BOXES
- ALL CONDUCTORS ARE TO BE COPPER



WFA PROJECT NUMBER: 14000

**WOMACK**  
CONSTRUCTION

2302 Lake Park Drive, Suite 210  
Dunwoody, Georgia 30088  
Phone: 770-458-8900 Fax: 770-458-8300  
P.L.L.C. No. 511

**Root design studio**  
ARCHITECTS P.A.C.  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 404.525.8800

01-05-2015

Date: 01-05-2015  
Project No: 2014011  
Drawn By: AVCP  
Checked By: WPMW

**Ware-Lyndon House Front Landscape**  
Athens, Georgia  
Athens-Clarke County Unified Government  
293 Hoyt Street  
Athens, GA 30606

Sheet No: **F01**

Scale: 1" = 10'-0"