

ATLANTA PUBLIC SCHOOLS

WEST MANOR ELEMENTARY

PROJECT COMMITTEE MEETING #3

December 7, 2020



Owner: Atlanta Public Schools

Theondrae Reid- Project Manager
Cherrie Wutke- Relocation & FF&E Manager
Jere Smith- Director of Capital Improvements
Daniel Drake- Executive Director, Facilities Services

Architect: Collins Cooper Carusi

Caren Innis- Project Manager
Brett Norton- Lead Designer
Chamberlaine Beard- Project Architect
Sandy Cooper- Principal

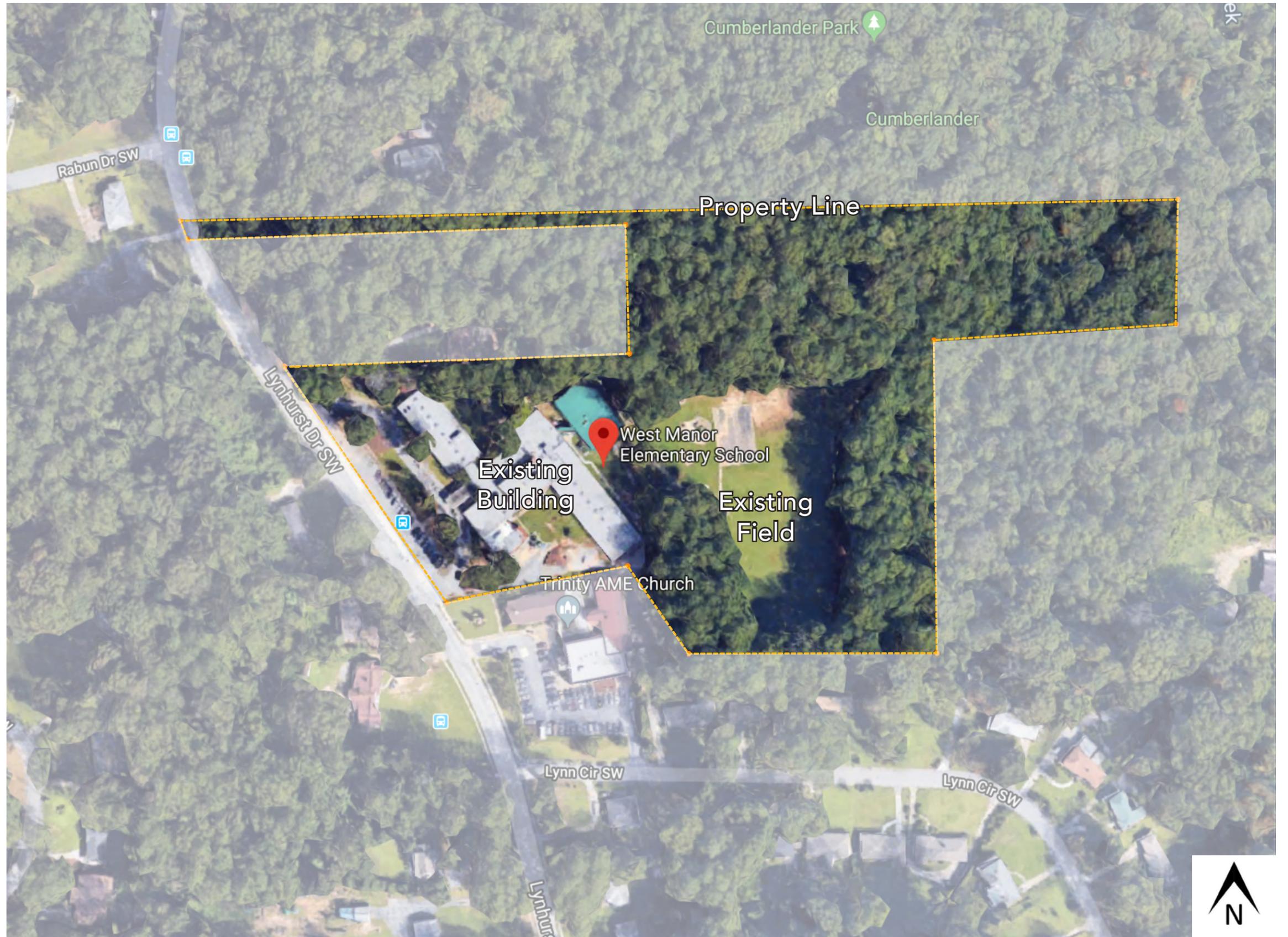
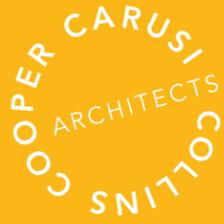
Contractor: Balfour Beatty Construction

Matt Albright- Project Manager
Matt Seek- Superintendent
Cedric Genwright- Assistant Project Manager
Jared Baker- Senior Project Engineer

Project Team



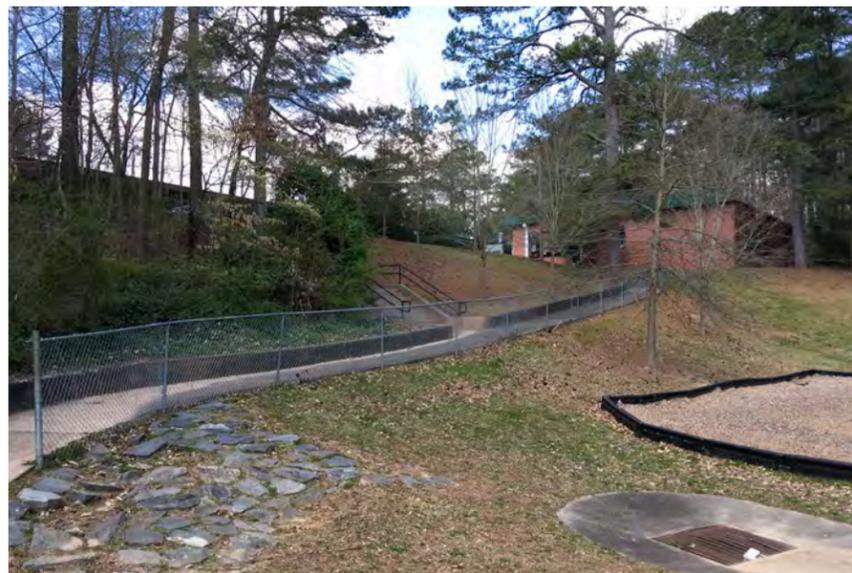
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Project Context

Design Update: Site Development

- New entry and drop-off canopy
- 18 additional parking spaces
- Service vehicle circulation improved
- Site drainage improved with new grading
- Improved access to lower play field through new addition
- Design provides multiple new outdoor learning opportunities



Existing Site Conditions



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Design Update: Building

- New secure vestibule/Lobby
- Increased Administrative space for teachers & staff
- New Gymnasium & performance platform
- Accessible path to lower play field
- Dedicated Art, Music, and Spanish classrooms
- Increased conference/meeting Spaces
- Increased teacher support & break-out spaces
- Increased Storage
- Updated finishes, lighting, and graphics
- Updated HVAC, plumbing, and electrical systems



Existing School Conditions



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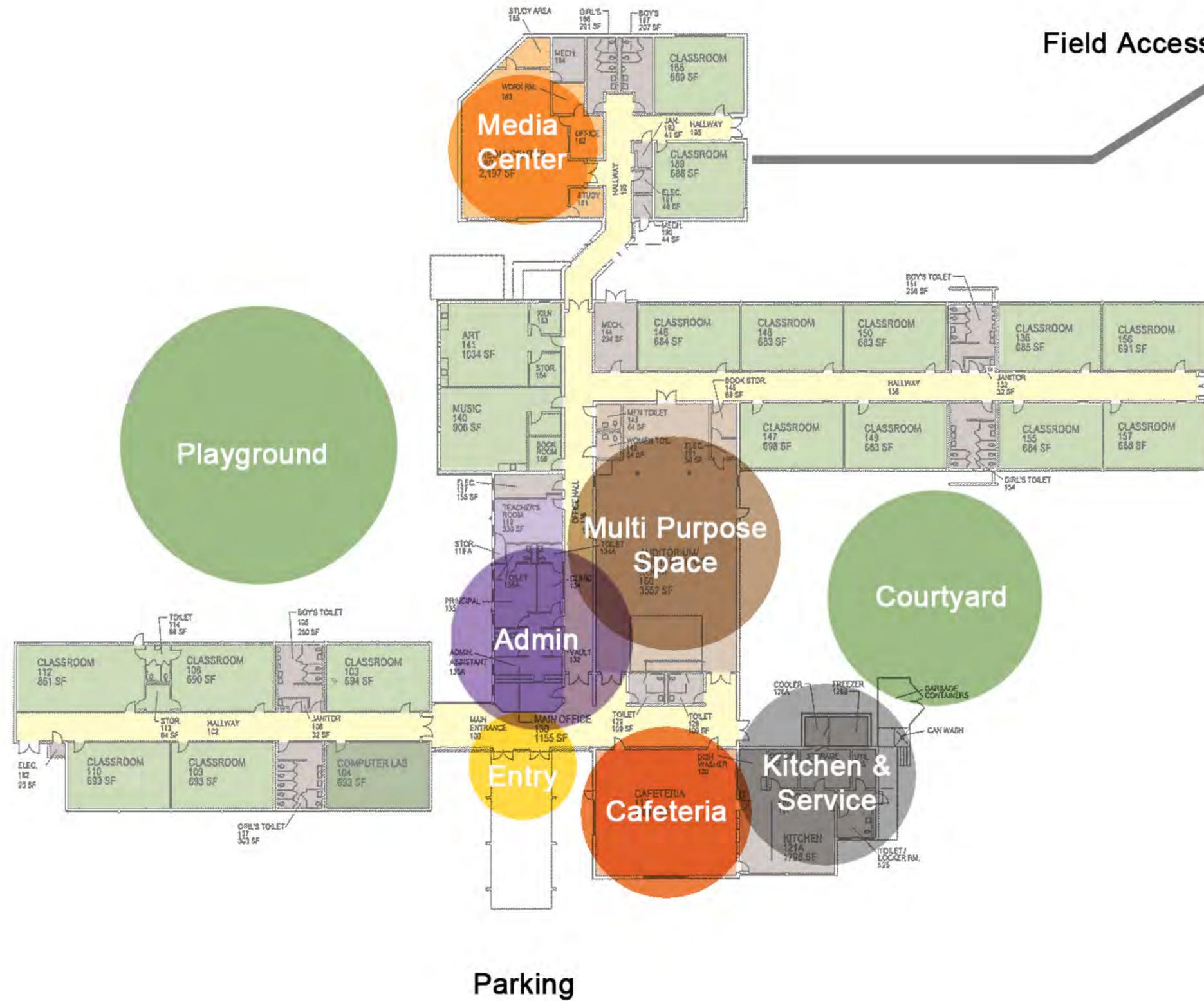
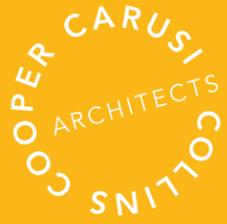
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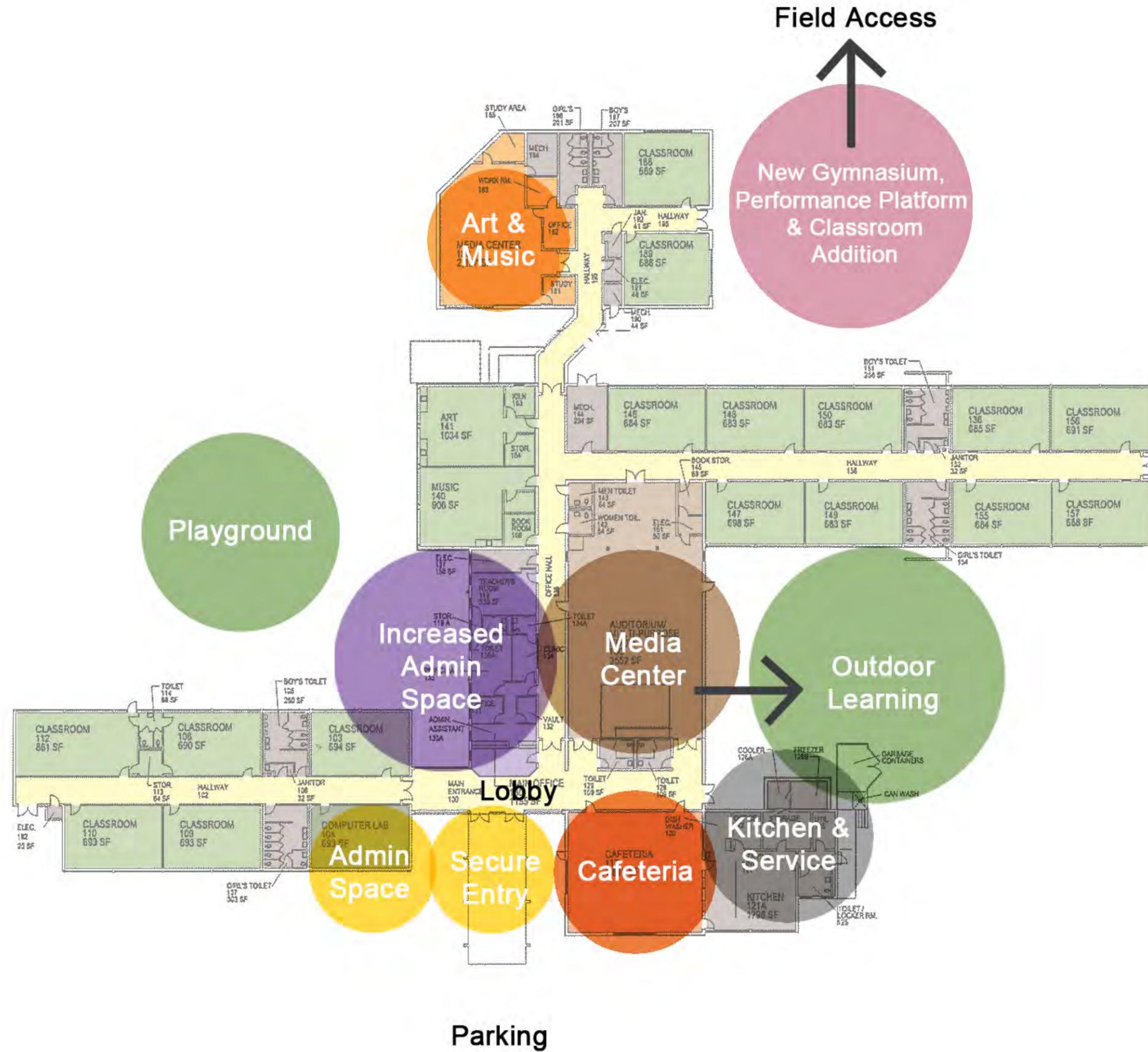
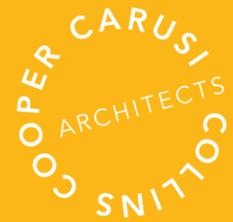
Existing Floor Plan



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Existing Floor Plan



Design Diagram

FOR REFERENCE ONLY

THIS SET REFLECTS A PROJECT THAT WILL RESULT IN THE DEMOLITION, EROSION CONTROL, AND MASS GRADING IN PREPARATION FOR A NEW ELEMENTARY SCHOOL BUILDING ADDITION AND ASSOCIATED SITE WORK. INFORMATION SHOWN ON THIS SHEET DEPICTS THE FUTURE BUILD-OUT OF THE SCHOOL CAMPUS. INFORMATION SHOWN ON THIS SHEET SHALL NOT BE CONSTRUCTED AS PART OF THIS PERMIT.



Site Plan Diagram

SITE PLAN LEGEND	
LAYOUT & STAKING	
⊙	POINT OF BEGINNING
○	DETAIL REFERENCE
→	MANUAL AND/OR SURVEIL
---	GDOT TYPE 400 VEHICULAR GUARDRAIL
PAVEMENT MARKINGS	
→	PARKING ARROW - STRAIGHT, WHITE
↪	PARKING ARROW - TURN, WHITE
▤	PAINTED CROSSWALK - WHITE
▨	ADA PARKING ACCESS AISLE - BLUE
▩	PAINTED WORD "STOP" - WHITE
▪	PAINTED WORD "ONLY" - WHITE
SIGNAGE	
⊙	STOP SIGN - MUTCD STANDARD R8-1
⊙	YIELD SIGN - MUTCD STANDARD R8-2
⊙	NO PARKING SIGN - MUTCD STANDARD R8-3A
⊙	DO NOT ENTER SIGN - MUTCD STANDARD R8-1
⊙	ONE WAY SIGN - MUTCD STANDARD R8-1
SITE GRADING	
---	PROPOSED INTERMEDIATE CONTOURS
---	PROPOSED INDEX CONTOURS
•	SPOT ELEVATION
⊙	HIGH POINT
⊙	LOW POINT
→	FLOW DIRECTION
---	SCALE
---	SLOPE INDICATOR
---	FINISHED GRADE AT TOP OF WALL
---	FINISHED GRADE AT BOTTOM OF WALL
---	TOP OF CURB ELEVATION
SITE UTILITIES	
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
⊙	POST INDICATOR VALVE
⊙	CONCRETE THRUST BLOCKING
⊙	GRAVITY SANITARY SEWER
⊙	FORCE MAIN
GENERAL	
---	TREE PROTECTION FENCE
---	LIMITS OF CONSTRUCTION
---	EXISTING TREE TO BE REMOVED
STORM DRAINAGE STRUCTURES	
---	OUTLET HEADWALL
---	INLET HEADWALL
---	FLARED END SECTION - GDOT STANDARD 103
---	SAFETY END SECTION - GDOT STANDARD 103
---	CATCH BASIN / GRATE INLET
---	DROP INLET - PEDESTAL TOP
---	CURB INLET - GDOT STANDARD 103A w/ TYPE E HOOD
---	SINGLE-SING CATCH BASIN - GDOT STANDARD 103B
---	DOUBLE-SING CATCH BASIN - GDOT STANDARD 103C
---	DOUBLE-SING CATCH BASIN - GDOT STANDARD 103D
---	THROAT OF STRUCTURE ELEVATION
---	HIGH-DENSITY POLYETHYLENE PIPE (SCHEDULE 40)
---	ALUMINIZED STEEL TYPE 2 PIPE
---	REINFORCED CONCRETE PIPE (SCHEDULE 40)
---	REINFORCED CONCRETE PIPE (SCHEDULE 40)
---	ALERT ELEVATION - CUT
---	HYDRAULIC GRADE LINE

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3391 Peachtree Rd NE, Suite 400
Atlanta, Georgia 30328
404-873-0001

BREEDLOVE LAND PLANNING
www.breedlove.com

ATLANTA PUBLIC SCHOOLS
Making A Difference

West Manor Elementary
570 Lynhurst Drive SW
Atlanta, GA 30311
1902700

GEORGIA DEPARTMENT OF TRANSPORTATION
08.25.2020

RELEASED FOR

SCHEMATIC DESIGN	11.25.18
PERMIT SUBMITTAL	12.12.19
DESIGN DEVELOPMENT/IMP	8.18.20
ISSUED FOR BUILDING PERMIT	5.18.22
ISSUED FOR CONSTRUCTION	8.23.22

24-HOUR CONTACT
BILL ROBINSON
APS FACILITIES CONSTRUCTION
EMAIL: brobinson@atlanta.k12.ga.us
404-802-3716

DO NOT INDICATE GRADING - THIS IS WRITTEN PERMISSON

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DEPTH OF UTILITIES UNLESS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UTILITIES IS WITHIN THE LIMITS OF THE WORK. DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR OR HIS EMPLOYEES OR AGENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING OF BACKFILL OF ALL UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

NOTE: READ THE SPECIFICATIONS TO THE PERMIT AND CONTRACT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES UNLESS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UTILITIES IS WITHIN THE LIMITS OF THE WORK. DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR OR HIS EMPLOYEES OR AGENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

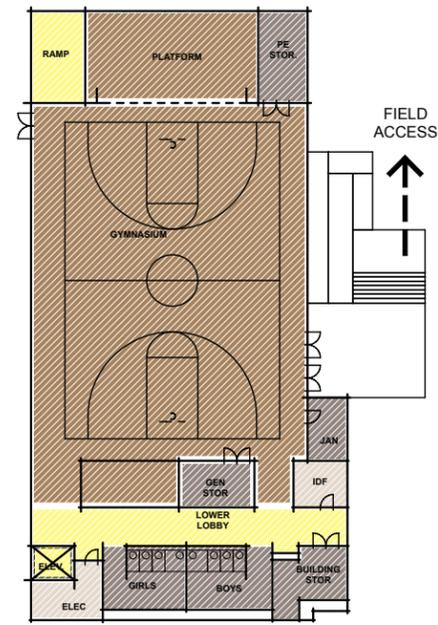
SHEET TITLE
FUTURE BUILD-OUT
OVERALL SITE PLAN
C050

Small vertical text at the bottom left corner, likely a reference or version number.



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2 LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

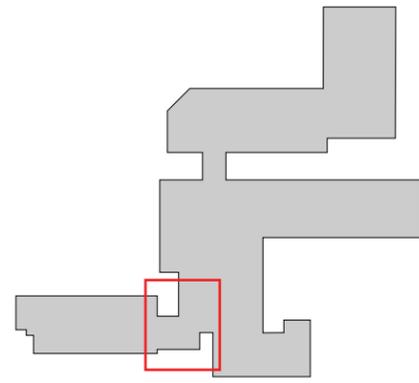
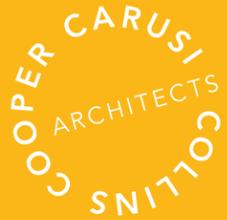


1 MAIN LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Plan Diagram



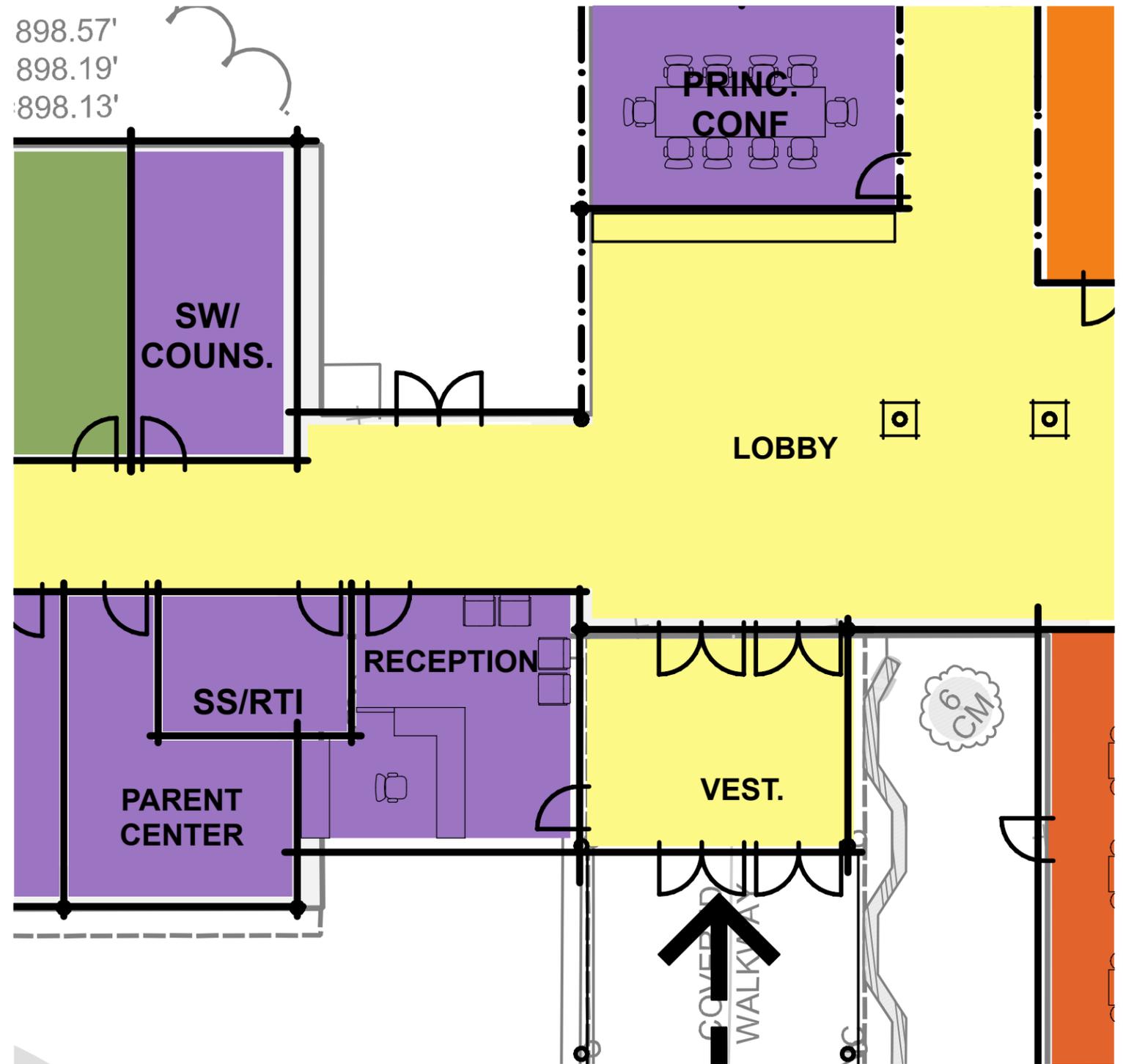
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Key Plan

Design Features:

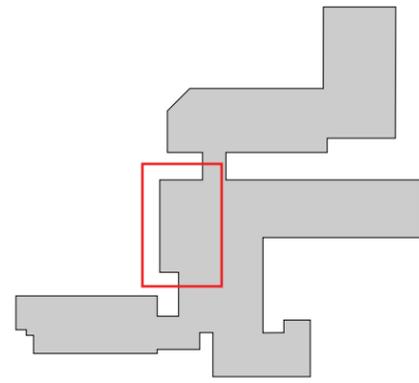
- New secure vestibule
- New Admin space centered around parent-school interaction
- New PEC classroom space
- Enlarged entry lobby
- New display area in Entry lobby



Plan Diagram: Entry & Parent "One Stop Shop"



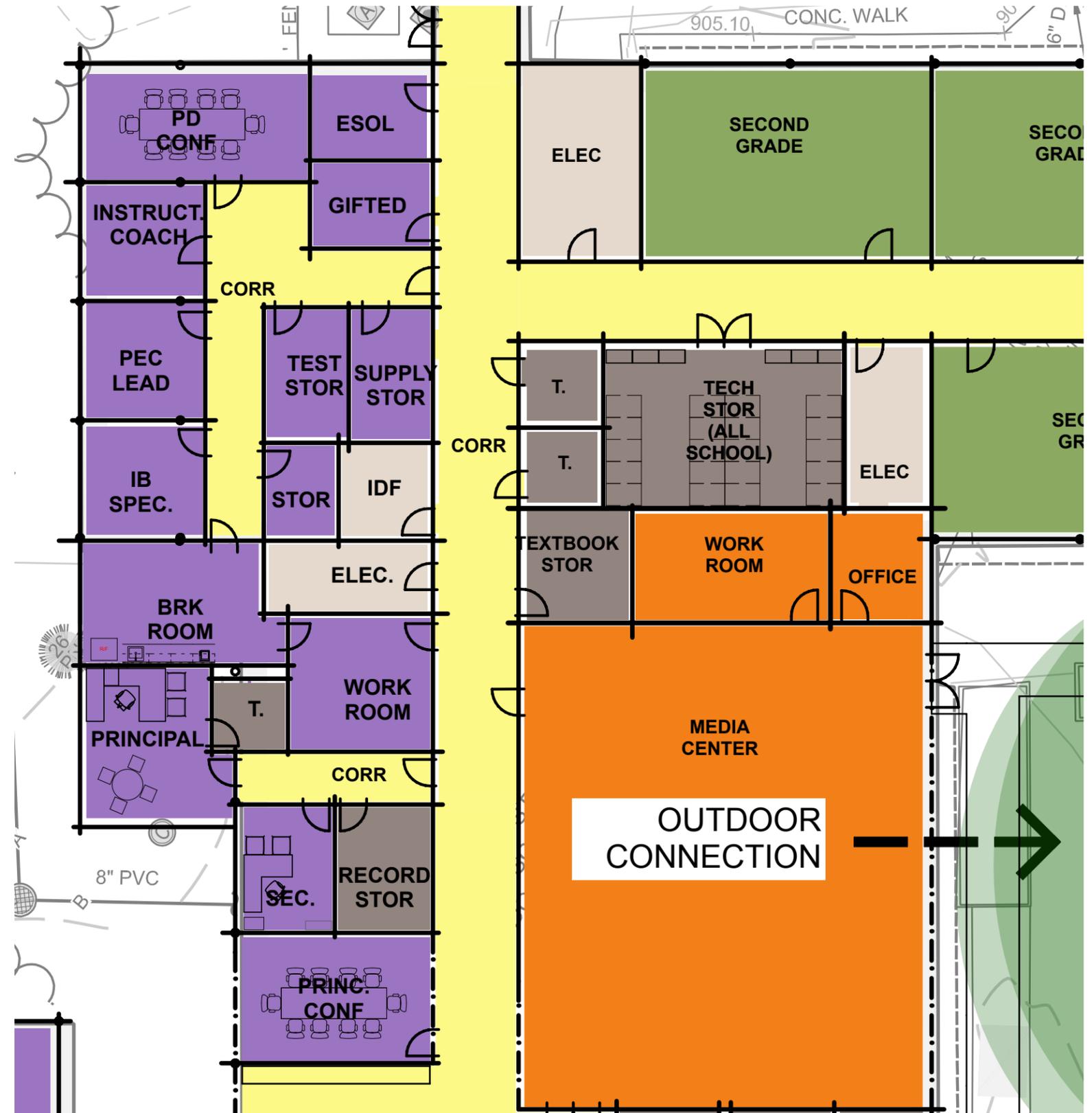
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Key Plan

Design Features:

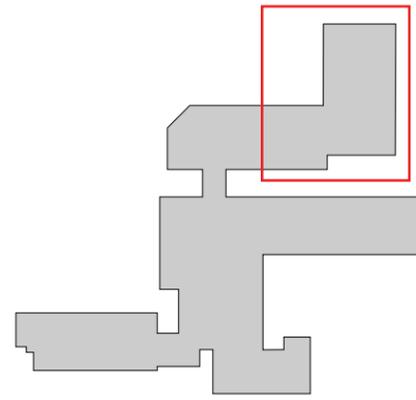
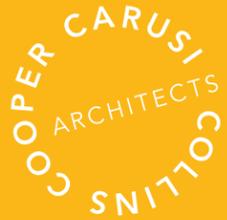
- New & enlarged Admin spaces
- New meeting spaces
- New Storage (including Technology cart storage)
- Centrally relocated and enlarged Media Center with courtyard views and access



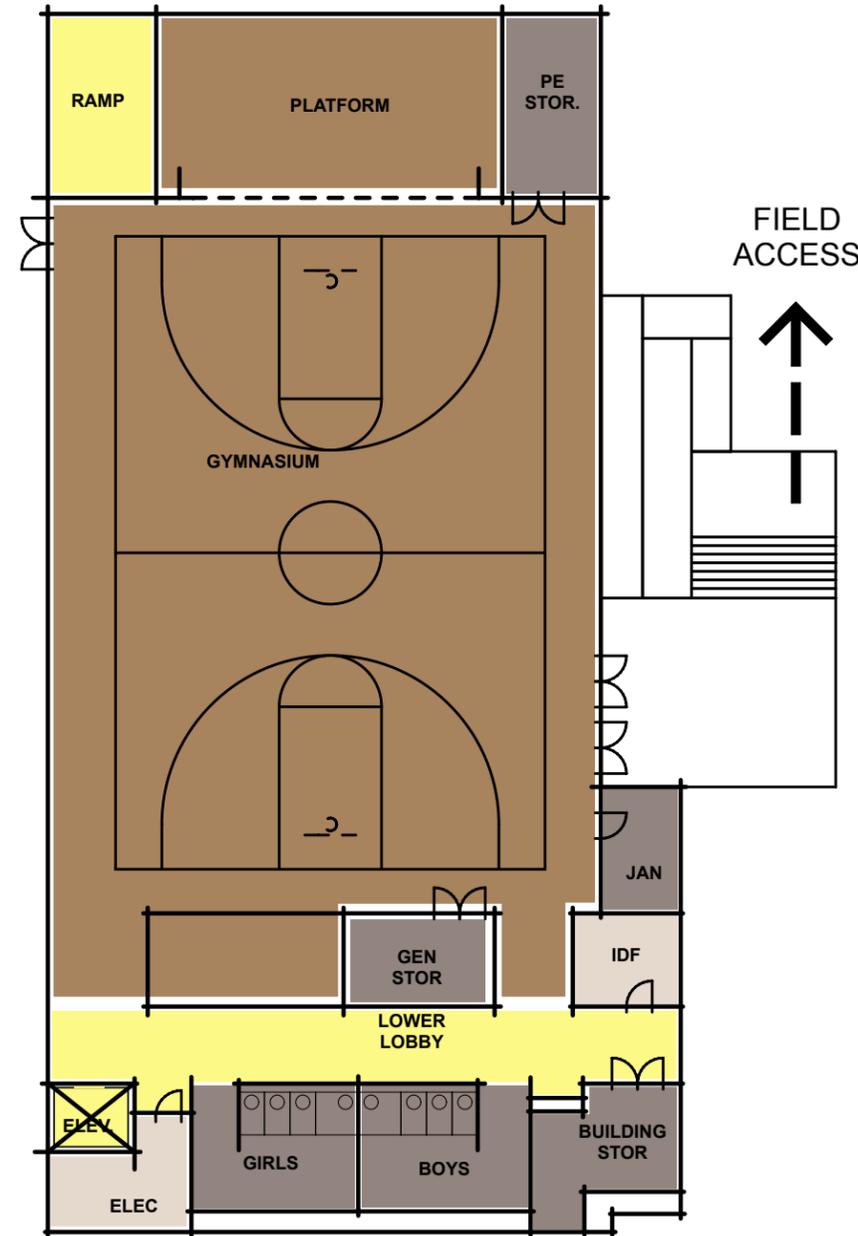
Plan Diagram: Admin & Media Center



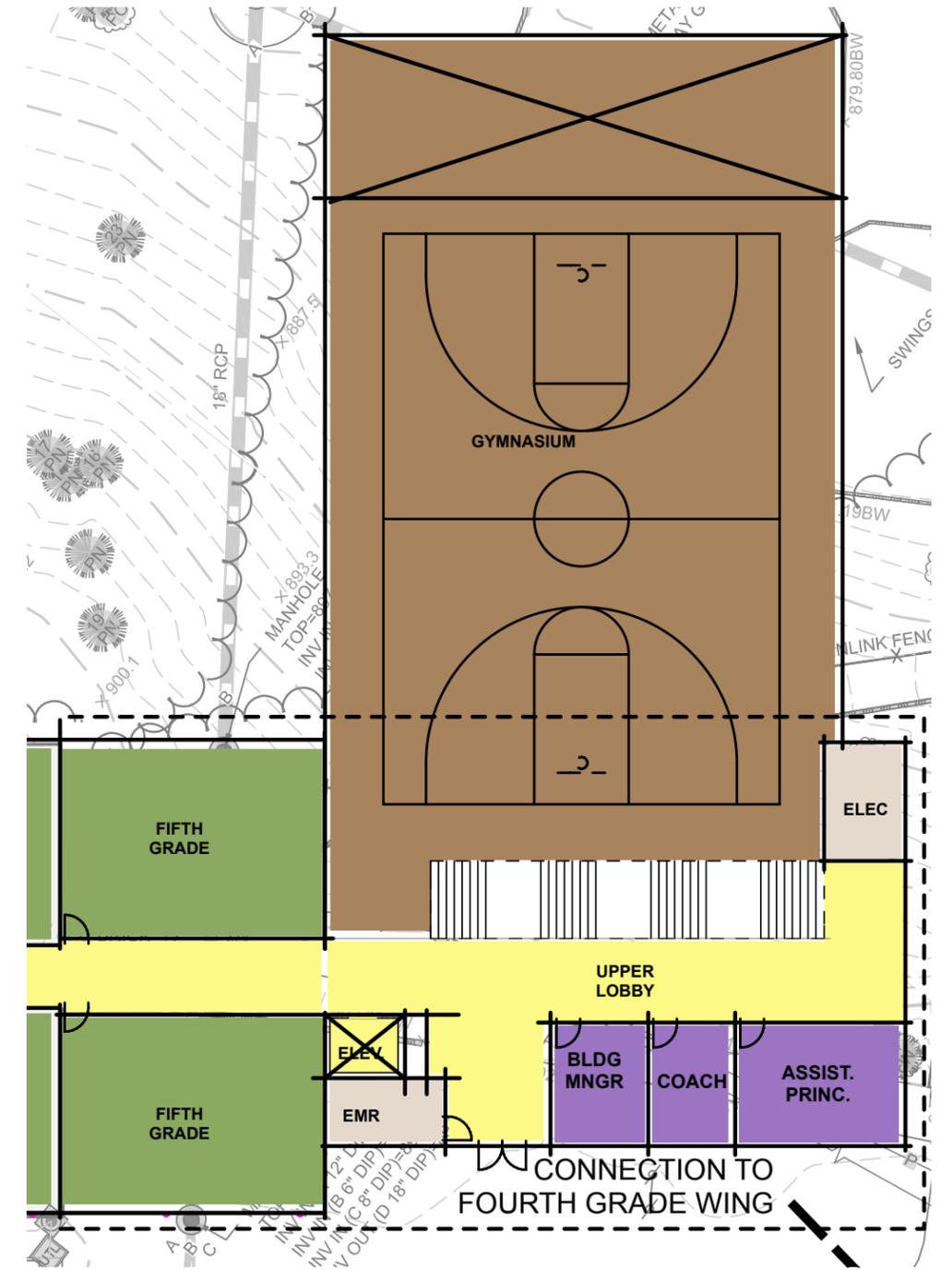
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Key Plan



Field Level



Main Level

Design Features:

- Field access thru building
- New Gymnasium
- New performance platform
- Remote Admin presence
- Two new classrooms
- Additional Storage

Plan Diagram: Gymnasium, Platform & Associated Spaces



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Front Entry Addition & Drop-Off Canopy

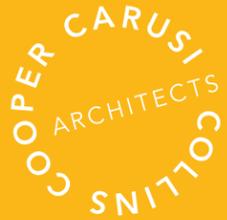


Front Entry Addition & Drop-Off Canopy

Conceptual Building Views- Exterior



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Gym Building Addition- East Lower Level Entry and Stairs to Field

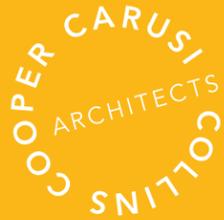


Gym Building Addition- Main Level Entry

Conceptual Building Views- Exterior



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Gym Addition- Looking down into Gym from Main Level



Media Center- Looking out to Learning Courtyard

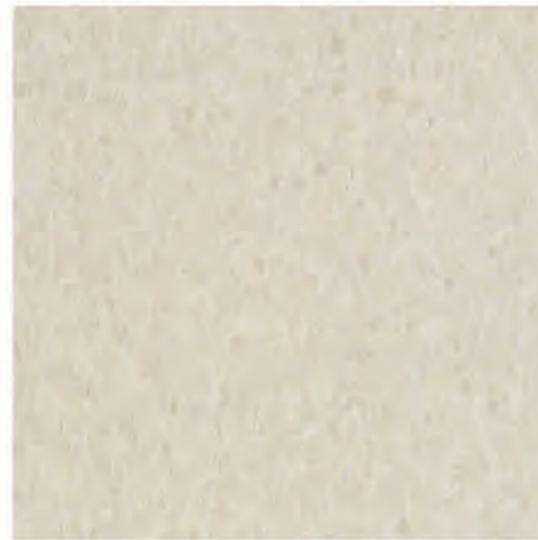
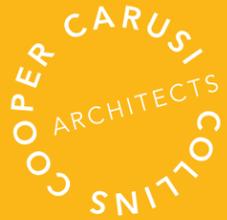


Entry Lobby

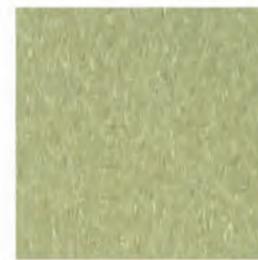
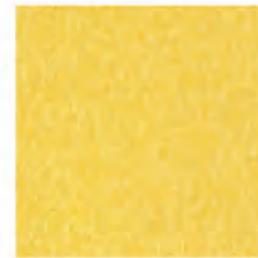
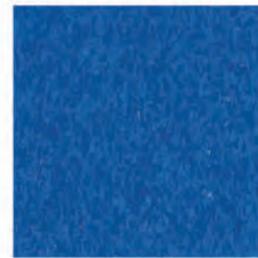
Conceptual Building Views- Interior



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VCT - FIELD



VCT - ACCENT



TILE - FIELD



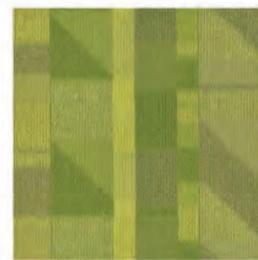
TILE -
ACCENT



FLOORING -
MISC



CARPET - FIELD



CARPET -
ACCENT



PAINT -
GENERAL



PAINT - ACCENT



PLASTIC
LAMINATE

Finish Palette



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Finish Pattern Floor Plan- North



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Finish Pattern Floor Plan- South



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South Side of Gym Addition



West Side of Gym Addition- Waterproofing



North Side of Gym Addition

Updates:

- Site has been cleared
- Underground utility work is completed
- Grading is in progress
- Foundation work is in progress

Construction Update: Site



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Entry Canopy and Front Windows Demolished



Exterior Wall Demolished



Openings for New Windows Cut in Existing Walls

Updates:

- Exterior building demolition complete
- New openings cut into existing walls
- Entry canopy demolished

Construction Update: Exterior



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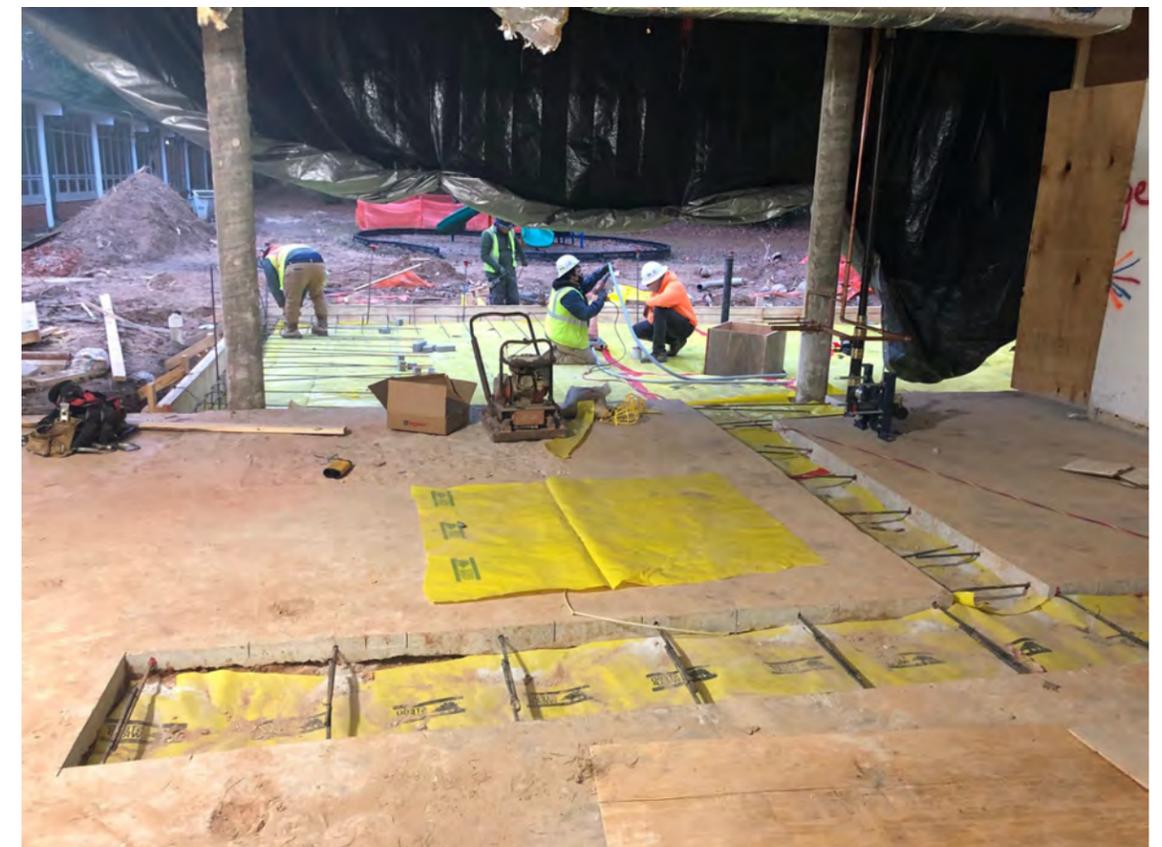
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Overhead Rough-in at Classrooms



Overhead Rough-in at Admin Area



Admin Addition

Updates:

- Interior demolition complete
- Under slab plumbing in process
- Slabs for additions are being poured

Construction Update: Interior



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Reminder:

Weekly construction reports can be accessed on the Atlanta Public Schools website here:

<https://www.atlantapublicschools.us/Page/43745>

The screenshot shows the 'APS FACILITIES' website for Atlanta Public Schools. The header includes the APS logo, navigation links for 'E-SPLOST', 'MISSION & VISION', and 'VENDOR', and a search bar. The main content area is titled 'FACILITIES SERVICES' and lists various links such as 'Overview', 'Executive Director, Daniel Drake', 'Leadership and Administration', 'Management, Administration & Field Services Dream Team', 'General Services Schedules', 'E-SPLOST', 'E-SPLOST Fact Sheets & Additional Information', 'Resources/Standards', 'Request For Proposals (RFPs)', 'Capital Improvement Request Forms', 'School Renovations and Relocations', 'History', 'Bulletins', 'AIM - Facilities Customer Service Request & Tutorials', and 'Facility Assessment REPORTS'. A 'PROJECT OVERVIEW' section states that plans are underway for renovations to West Manor Elementary and lists two project committee meeting presentations: 'West Manor ES - Project Committee Meeting Presentation #1 - September 18, 2019' and 'West Manor ES - Project Committee Meeting Presentation #2 - October 16, 2019'. A 'CONSTRUCTION PROGRESS REPORTS' section lists 'West Manor ES - Construction Progress Report 11.13.20'.