

**APPLICATION FOR ZONING AMENDMENT
TO THE CITY OF SMYRNA**

Please Type or Print Clearly

(To be completed by City)

Ward: 7

Application No: 216-019

Hearing Date: ~~11/15/16~~

APPLICANT: J & A CONSTRUCTION & HOMEBUILDERS

11/21/16

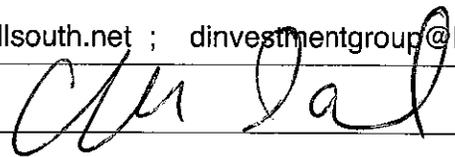
Name: CHRIS DANIEL

(Representative's name, printed)

Address: 1 POWERSPORTS CIRCLE, CARTERSVILLE, GA 30121

Business Phone: 770-382-2583 Cell Phone: 678-859-4591 Fax Number: 770-382-2775

E-Mail Address: jdaniel99@bellsouth.net ; dinvestmentgroup@bellsouth.net

Signature of Representative: 

TITLEHOLDER:

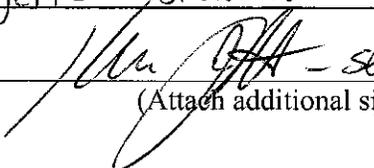
Name: WestSide Bank

(Titleholder's name, printed)

Address: 56 Hiram Drive, Hiram, GA 30141

Business Phone: 770-445-1855 Cell Phone: — Home Phone: —

E-mail Address: Kisgette@westsidebank.net (Kevin Isgette)

Signature of Titleholder:  - Senior Vice President - WestSide Bank
(Attach additional signatures, if needed)

(To be completed by City)

Received: 10/14/16

Heard by P&Z Board: ~~11/15/16~~ N/A

P&Z Recommendation: N/A

Advertised: —

Posted: 10/28/16

Approved/Denied: —

ZONING:

RM -12
Present Zoning

LAND USE:

Townhomes
Present Land Use

For the Purpose of _____

Size of Tract 17.77 acres

Location Veterans Memorial Hwy
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 168 & 178 District 18TH

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no X there are such assets. If any, they are as follows:

DESCRIPTION OF PROPOSED ZONING AMENDMENT:

We hereby request to amend the zoning condition/ stipulation of the zoning approval letter dated 10-11-06 condition #10 regarding the swimming pool & clubhouse to

allow us to construct a swimming pool & cabana comparable to the plans attached to this request.

CONTIGUOUS ZONING

North: _____

East: _____

South: _____

West: _____

CONTIGUOUS LAND USE

North: _____

East: _____

South: _____

West: _____

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

TRANSPORTATION

Access to Property? _____

Improvements proposed by developer? _____

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for zoning amendment, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council who will consider this application?

NO

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council during the two years immediately preceding the filing of this application, and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council during the two years immediately preceding the filing of this application:

Does the Mayor or any member of the City Council have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

If so, describe the natural and extent of such interest: _____

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

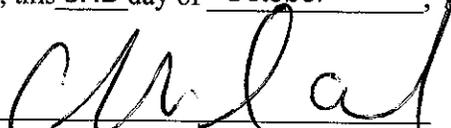
If so, describe the nature and extent of such interest:

Does the Mayor or any member of the City Council have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

If so, describe the relationship and the nature and extent of such interest:

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 3RD day of October, 2016.


(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for zoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

ZONING AMENDMENT ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Mayor and Council when considering a zoning amendment request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the zoning amendment request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

N/A

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

N/A

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

N/A

ZONING AMENDMENT ANALYSIS (CONTINUED)

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

N/A

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

YES

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

N/A

ZONING AMENDMENT ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

N/A

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

N/A

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

N/A

Legal Description

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 168 AND 178 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING THAT CERTAIN 17.77 ACRE TRACT MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION

WESTSIDE BANK

BY: KEVIN W. ISGETTE

ITS: SENIOR VICE PRESIDENT

Owner's Printed Name

Owner's Printed Name

P.O. BOX 1810, HIRAM, GA 30141

Address

Telephone#

Address

Telephone#

Kevin W. Isgette

Witness the hands and seals of 100% of the record title holders of the land described above:

Kevin W. Isgette - 10.8.15

Owner's Legal Signature/Date

Owner's Legal Signature/Date

ATTORNEY'S CONTACT INFORMATION:

JEFFREY A. WATKINS, ESQ.
JEFFREY A. WATKINS, P.C.
128 WEST CHEROKEE AVENUE
CARTERSVILLE, GA 30120
PHONE: 770-382-7017
EMAIL: JEFF@JEFFWATKINSLAW.COM



Emma Johnson
My commission expires
12-19-18.
Emma Johnson



EXHIBIT "A"

BK: 15169 PD: 6317-6321
Filed and Recorded Jul-11-2014 03:58:25PM
DCN: D2014-047539
Real Estate Transfer Tax \$0.00
0332014013945

Rebecca Keaton
REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

RETURN RECORDED DOCUMENT TO:

HARTLEY, ROWE & FOWLER, P.C.
Attn: Walter P. Rowe, Esq.
P. O. BOX 489
DOUGLASVILLE, GA 30133-0489
FILE NO. 004247-041

DEED UNDER POWER OF SALE

CROSS REFERENCE DEED BOOK 14453, PAGE 1603 AND DEED BOOK 14458, PAGE 2737, COBB COUNTY, GEORGIA RECORDS

5/18

GEORGIA, PAULDING COUNTY

THIS INDENTURE is made and entered into this 1st day of July, 2014, by and between BV DEVELOPMENT, LLC ("Borrower"), acting by and through its duly appointed agent and attorney-in-fact, WESTSIDE BANK ("Lender"), as party of the first part, and WESTSIDE BANK ("Purchaser") as party of the second part;

WITNESSETH:

WHEREAS, on February 13, 2007 Borrower executed a deed to secure debt (the "Security Deed") to Lender, which was recorded in Deed Book 14453, Page 1603, as re-recorded in Deed Book 14458, Page 2737; as modified by Modification of Deed to Secure Debt dated February 15, 2008, recorded in Deed Book 14583, Page 4346; as modified by Modification of Deed to Secure Debt dated February 15, 2008, recorded in Deed Book 14654, Page 6216; as modified by Modification of Deed to Secure Debt dated February 16, 2009, recorded in Deed Book 14685, Page 1796; as modified by Modification of Deed to Secure Debt dated October 30, 2010, recorded in Deed Book 14810, Page 870, Cobb County, Georgia Records, which deed

conveys the property described below (the "Property"), to secure payment of a note (the "Note") dated February 13, 2007 in the original sum of \$4,496,644.00; and

WHEREAS, default occurred under the Note and the Security Deed and Lender elected, pursuant to the terms of the Note and the Security Deed, to declare the entire principal and interest immediately due and payable; and

WHEREAS, written notice of the initiation of proceedings to exercise the power of sale provided in the Security Deed was duly given to the Borrower by the Lender no later than thirty days prior to the date of the foreclosure sale. Such notice included the name, address and telephone number of the individual or entity with authority to negotiate, amend and modify all terms of the Security Deed with Borrower, was sent by certified mail, return receipt requested, to the Property address (or such other address as the Borrower may have designated by written notice to Lender), and included a copy of the notice of sale submitted to the publisher; and

WHEREAS, Lender, according to the terms of the Security Deed did expose the Property for sale to the highest and best bidder for cash on the first Tuesday in July, 2014 during the legal hours of sale before the courthouse door in Cobb County, Georgia, after first advertising the sale by notice published in the Marietta Daily Journal, once a week for four (4) weeks immediately preceding the sale, and after complying with the terms of the Security Deed and advertisement; and

WHEREAS, the Property was knocked off to the Purchaser, being the highest and best bidder for cash, at and for the sum of \$2,435,000.00.

NOW, THEREFORE, in consideration of the premises and the sum of \$2,435,000.00 cash in hand paid, the receipt of which is hereby acknowledged, Borrower, acting by and through

its duly appointed agent and attorney-in-fact, pursuant to the provisions of the Security Deed, does hereby bargain, sell, transfer and convey unto Purchaser, its successors and assigns, the following described Property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 168 and 178 of the 18th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a Concrete Monument Found at the intersection of the northerly right-of-way line of Veterans Memorial Hwy a.k.a. State Route 8, U.S. 78 and 278 (variable R/W) and the Land Lot Line common to Land Lots 177 and 178; thence along said right-of-way line the following courses and distances: North 61 degrees 49 minutes 10 seconds West a distance of 2.56 feet to a Concrete Monument Found; thence North 67 degrees 31 minutes 15 seconds West a distance of 88.80 feet to a Concrete Monument Found (Disturbed); thence North 69 degrees 30 minutes 55 seconds West a distance of 100.13 feet to a Concrete Monument Found; thence North 70 degrees 21 minutes 03 seconds West a distance of 85.88 feet to an Iron Pin Found (Disturbed); thence leaving said right-of-way line North 06 degrees 51 minutes 14 seconds West a distance of 213.55 feet to an Iron Pin Found on the southerly right-of-way line of Brookside Court (50' R/W); thence along said right-of-way line the following courses and distances: North 60 degrees 53 minutes 46 seconds West a distance of 66.14 feet to an Iron Pin Found; thence 69.23 feet along an arc of a curve to the left, said curve having a radius of 547.96 feet and a chord bearing and distance of North 63 degrees 41 minutes 14 seconds West 69.18 feet to an Iron Pin Found; thence North 68 degrees 12 minutes 12 seconds West a distance of 110.81 feet to an Iron Pin Found; thence 228.43 feet along an arc of a curve to the right, said curve having a radius of 418.69 feet and a chord bearing and distance of North 52 degrees 16 minutes 41 seconds West 225.60 feet to an Iron Pin Found; thence 160.49 feet along an arc of a curve to the left, said curve having a radius of 522.64 feet and a chord bearing and distance of North 46 degrees 31 minutes 35 seconds West 159.86 feet to an Iron Pin Found on the easterly right-of-way line of Brookside Village Parkway (60' R/W); thence along said right-of-way line the following courses and distances: 98.10 feet along an arc of a curve to the right, said curve having a radius of 592.11 feet and a chord bearing and distance of South 30 degrees 15 minutes 15 seconds West 97.99 feet to an Iron Pin Found; thence South 35 degrees 07 minutes 00 seconds West a distance of 138.95 feet to a PK Nail Found at the intersection of said right-of-way line of Brookside Village Parkway with said northerly right-of-way line of Veterans Memorial Highway; thence along said right-of-way line of Veterans Memorial Highway North 56 degrees 46 minutes 18 seconds West a distance of 9.86 feet to a point; thence along said right-of-way line North 56 degrees 46 minutes 18 seconds West a distance of 44.31 feet to an Iron Pin Set on the westerly right-of-way line of Brookside Village Parkway (60' R/W); thence along said right-of-way line of Brookside Village Parkway the following courses and distances: North 35 degrees 04 minutes 26 seconds East a distance of 142.58 feet to an

Iron Pin Set; thence 412.70 feet along an arc of a curve to the left, said curve having a radius of 532.12 feet and a chord bearing and distance of North 12 degrees 51 minutes 04 seconds East 402.43 feet to an Iron Pin Set; thence North 09 degrees 21 minutes 54 seconds West a distance of 125.89 feet to an Iron Pin Set on the northerly right-of-way line of Brookside Trace (60' R/W); thence along said right-of-way line the following courses and distances: North 80 degrees 05 minutes 27 seconds East a distance of 72.88 feet to a point; thence 270.90 feet along an arc of a curve to the left, said curve having a radius of 346.89 feet and a chord bearing and distance of North 57 degrees 50 minutes 57 seconds East 264.07 feet to an Iron Pin Set; thence North 35 degrees 23 minutes 00 seconds East a distance of 138.12 feet to an Iron Pin Set; thence 104.23 feet along an arc of a curve to the right, said curve having a radius of 611.05 feet and a chord bearing and distance of North 40 degrees 16 minutes 34 seconds East 104.11 feet to an Iron Pin Set on the northerly right-of-way line of Village Court (50' R/W); thence along said right-of-way line the following courses and distances: South 44 degrees 29 minutes 27 seconds East a distance of 212.22 feet to an Iron Pin Set; thence 235.73 feet along an arc of a curve to the right, said curve having a radius of 325.00 feet and a chord bearing and distance of South 23 degrees 08 minutes 51 seconds East 230.60 feet to an Iron Pin Set; thence South 01 degrees 45 minutes 32 seconds East a distance of 4.89 feet to an Iron Pin Set; thence leaving said right-of-way line South 89 degrees 25 minutes 30 seconds East a distance of 161.05 feet to an Iron Pin Set on the Land Lot Line common to Land Lots 168 and 169; thence along said Land Lot Line South 00 degrees 41 minutes 02 seconds West a distance of 36.99 feet to an Iron Pin Found at the Land Lot Corner common to Land Lots 168, 169, 177, and 178; thence along said Land Lot Line common to Land Lots 177 and 178 the following courses and distances: South 01 degrees 55 minutes 35 seconds West a distance of 198.07 feet to an Iron Pin Found (1.5" Open Top Pipe Disturbed); thence South 00 degrees 38 minutes 14 seconds West a distance of 202.91 feet to an Iron Pin Found (1" Open Top Pipe); thence South 00 degrees 00 minutes 23 seconds East a distance of 101.13 feet to an Iron Pin Found (1" Open Top Pipe); thence South 02 degrees 00 minutes 31 seconds West a distance of 95.75 feet to an Iron Pin Found (#2 Rebar); thence South 00 degrees 38 minutes 26 seconds West a distance of 468.27 feet to a Concrete Monument Found on the northerly right-of-way line of Veterans Memorial Hwy and the TRUE POINT OF BEGINNING.

Said tract containing 17.770 acres as shown on ALTA/ACSM Survey prepared for Westside Bank, BV Development, LLC and First American Title Insurance Company, by Planners and Engineers Collaborative, by Jonathan N. Howard, G.R.L.S No. 3008, dated October 30, 2006, last revised on February 14, 2007.

Together with all and singular the rights, members and appurtenances thereto appertaining, and all estate, right, title, interest, claim or demand of Borrower, Borrower's

representatives, heirs, successors and assigns, legal or equitable or otherwise whatsoever, in and to the same.

To have and to hold the Property unto the party of the second part, its successors and assigns in fee simple, in as full and ample a manner as Borrower or Borrower's representatives, heirs, successors or assigns did hold and enjoy the same.

This conveyance is made subject to (i) ad valorem taxes which may constitute a lien against the Property; and (ii) all easements and restrictions of record, if any, having priority over the Security Deed.

IN WITNESS of all of which, Lender, as attorney in fact for Borrower, has hereto set its hand and affixed its seal and delivered this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Ben Pappalardo
Witness

Amanda Johnson
Notary Public



WESTSIDE BANK
As Attorney in Fact for
BV DEVELOPMENT, LLC

By: [Signature] (SEAL)
Printed Name: Kevin Foyette
Title: General Vice President

(AFFIX CORPORATE SEAL)



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 168 AND
178 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA.



COBB COUNTY TAX BILL 2016

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information



Scan to
pay online!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

WESTSIDE BANK

BROOKSIDE VILLAGE PKWY

YOUR PAYMENT IS DUE October 17, 2016

Late fees apply October 18, 2016

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
18017801520	1,510,450	604,180	17.77	6 - City of Smyrna	NONE

Taxing Authority	Assessed Value	Exemption	Net Assessment	Millage Rate	Taxes Due
STATE	604,180	0	604,180	0.000000	\$0.00

The Governor and General Assembly passed a tax relief act eliminating your state property tax.

SCHOOL	604,180	0	604,180	0.018900	\$11,419.00
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Levied by the Cobb County Board of Education representing approximately 73.28% of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately 26.72% of your taxes due.

County General	604,180	0	604,180	0.006660	\$4,023.84
County Bond	604,180	0	604,180	0.000230	\$138.96
County Fire	N/A	N/A	N/A	N/A	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	18017801520	10/17/2016	Pay: N/A	or \$0.00

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	18017801520	10/17/2016	Pay: N/A	or \$0.00

IS YOUR INFORMATION UP TO DATE?

My mailing address
has changed.

I want to remove
homestead
exemptions.

Date Moved: _____

New Mailing Address: _____

Signature : _____

2016 COBB COUNTY TAX BILL

WESTSIDE BANK
PO BOX 1810
HIRAM, GA 30141





Printed: 10/14/2016

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
WESTSIDE BANK

WESTSIDE BANK

Payment Date: 10/3/2016

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	18017801520	10/17/2016	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$15,581.80	\$0.00



Scan this code with your mobile phone to view this bill!

CITY OF SMYRNA
 Tax Department
 PO Box 1226
 Smyrna, GA 30081-1226
 770-434-6600

2016 Property Tax Notice

WESTSIDE BANK
 PO BOX 1810
 HIRAM, GA 30141

Please Make Check or Money Order Payable to:
 City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2016 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
17085	BROOKSIDE VILLAGE PKWY	18-0178-0-1520	1,510,450	604,180		604,180	8.990000	5431.58

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	5,431.58
DATE DUE	11/15/2016

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

WESTSIDE BANK
 PO BOX 1810
 HIRAM, GA 30141

← If this address is incorrect, please write the correct address on this portion.

PAYMENT INSTRUCTIONS

- | Please write the bill number(s) on your check
- | For a receipt, please include a stamped, self-addressed envelope.
- | We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- | If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
17085	18-0178-0-1520	5431.58
DATE DUE		TOTAL DUE
11/15/2016		5431.58

CITY OF SMYRNA
 Tax Department
 PO Box 1226
 Smyrna, GA 30081-1226

Real Estate

[Return to view bill](#)

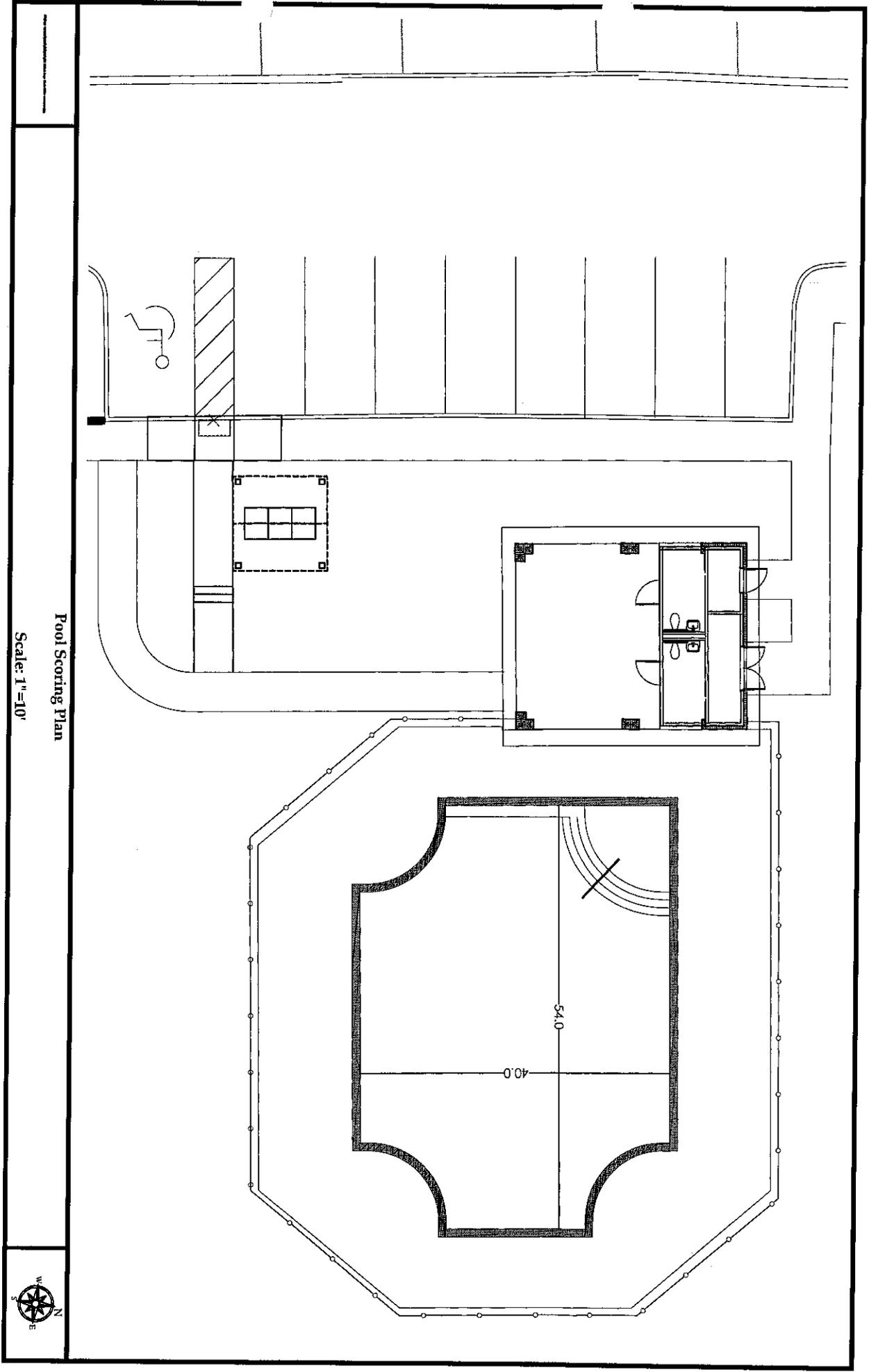
Payments/Adjustments

As of 10/14/2016

Bill Year	2016
Bill	17085

Activity	Posted	Paid By/Reference	Amount
Payment	9/30/2016	WESTSIDE BANK	\$5,431.58

[Return to view bill](#)

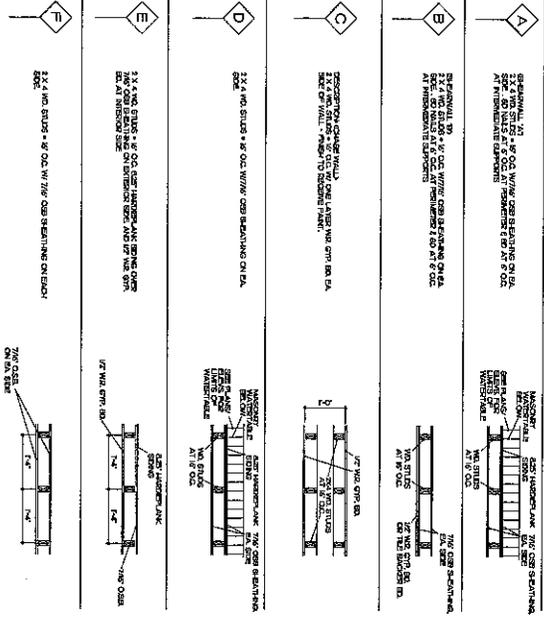


Pool Scoring Plan

Scale: 1"=10'

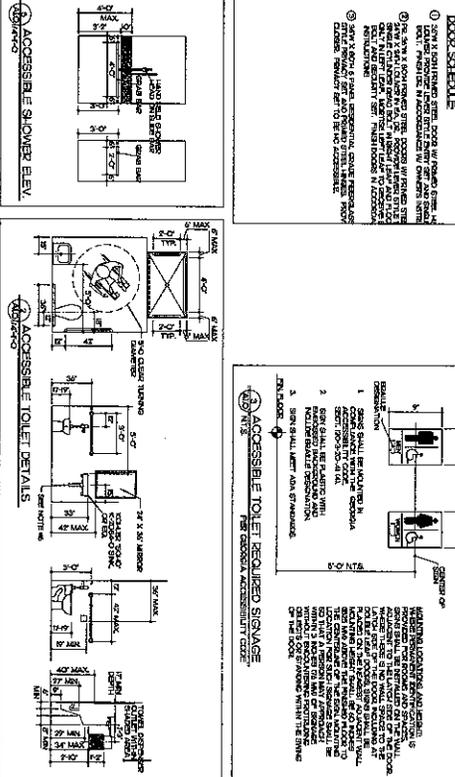
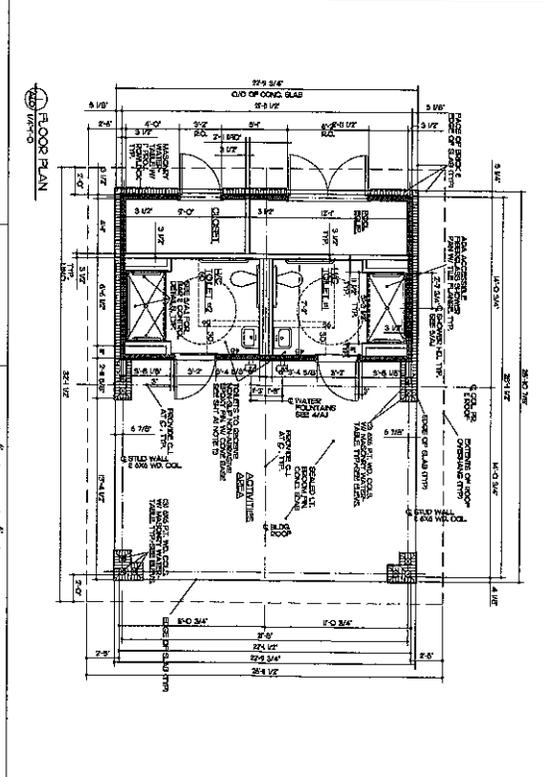
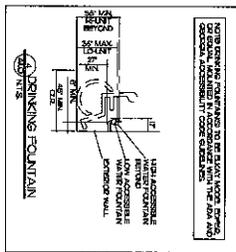


WALL FINISHES



TOILET ACCESSIBILITY NOTES

1. TOILET SHALL BE LOCATED AT END OF CORRIDOR OR OFFICE SHALL BE AT LEAST 6\"/>



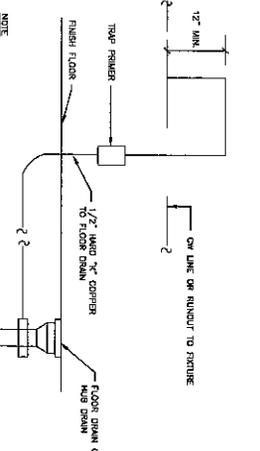
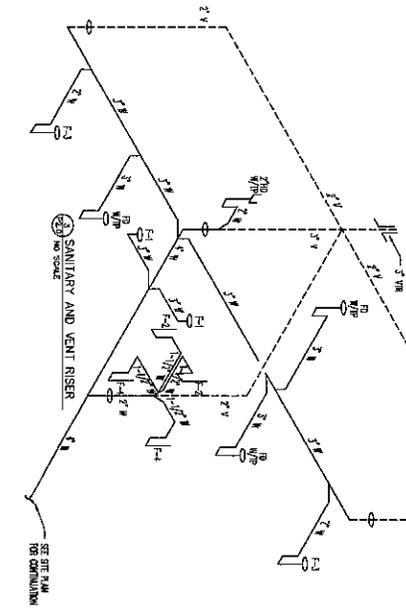
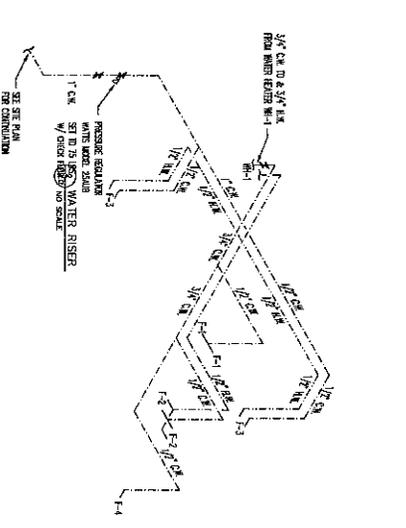
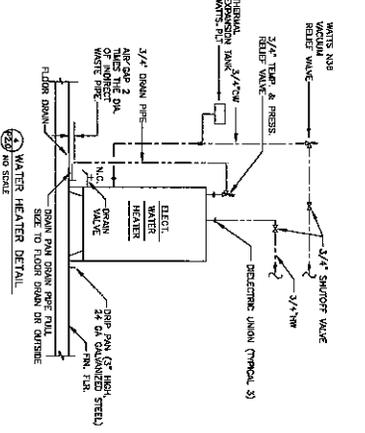
NO.	DATE	BY	DESCRIPTION

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MIN CONNECTION SIZE	MAX CONNECTION SIZE	UNIT	REMARKS	DESCRIPTION
F-1	WATER CLOSET-HANDICAP	3"	1/2"	17"		WATER CLOSET
F-2	WATER CLOSET	2"	1/2"	17"		WATER CLOSET
F-3	SINK	1 1/2"	1/2"	17"		SINK
F-4	WATER COOLER	1 1/2"	1/2"	17"		WATER COOLER
F-5	FLOOR DRAIN	3"	1/2"	17"		FLOOR DRAIN
F-6	ELECTRIC WATER HEATER	3/4"	3/4"	3/4"		ELECTRIC WATER HEATER

NOTES: 1) ALL FIXTURES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2) PLUMBING FIXTURES SHALL BE INSTALLED PER SCHEDULE 405 (304-304-270) OF THE SPEC.
 3) WATER CLOSET 14 GPF FLUSH LAVATORY 2.0 GPF FLUSH TOILET 2.0 GPF, SET ON PLUMBING CODE APPROVED ACCESS PANEL. 14" MIN. HANGING HEIGHT FROM FINISH FLOOR TO CENTER OF THE BOWL.

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- PLUMBING GENERAL NOTES**
1. PLUMBING SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PLUMBING CODE.
 2. ALL PLUMBING SHALL BE INSTALLED PER SCHEDULE 405 (304-304-270) OF THE SPEC.
 3. WATER CLOSET 14 GPF FLUSH LAVATORY 2.0 GPF FLUSH TOILET 2.0 GPF, SET ON PLUMBING CODE APPROVED ACCESS PANEL. 14" MIN. HANGING HEIGHT FROM FINISH FLOOR TO CENTER OF THE BOWL.
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 31. PLUMBING SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PLUMBING CODE.

LIGHT FIXTURE SCHEDULE

- A. SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES, 2x4 W/40W, 4-10' SHALL BE PROVIDED WITH LAMPS, SUSPENDED STYLE.
- B. SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES, 2x4 W/40W, 4-10' TO INCLUDE FINNISH COOL WHITE REFLECTOR LAMPS, 2x4 W/40W, FINNISH LAMPS.
- C. PENDULUMS MOUNTED AT THE CORNERS OF THE GARAGE, FINNISH LAMPS.
- D. CEILING MOUNTED PENDULUM Pendants WITH LIGHT OR, 120 VOLTS, FINNISH LAMPS LOCATIONS, (4) 80 WATT LAMPS MAXIMUM.
- E. GARAGE MOUNTED PENDULUM LIGHT WITH (2) 60W, 120 VOLTS.

GROUNDING NOTES

- 1. ALL ELECTRICAL SYSTEMS SHALL BE GROUNDED TO THE MAIN BONDING JUNCTION.
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POOL EQUIPMENT NOTES

ELECTRICAL CONTRACTOR SHALL HAVE A MIN. OF 100' TO 150' OF 1/2" COPPER BONDING WIRE TO BE CONNECTED WITH THE MAIN BONDING JUNCTION. ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED TO THE MAIN BONDING JUNCTION. ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED TO THE MAIN BONDING JUNCTION.

BOLLARD INSTALLATION

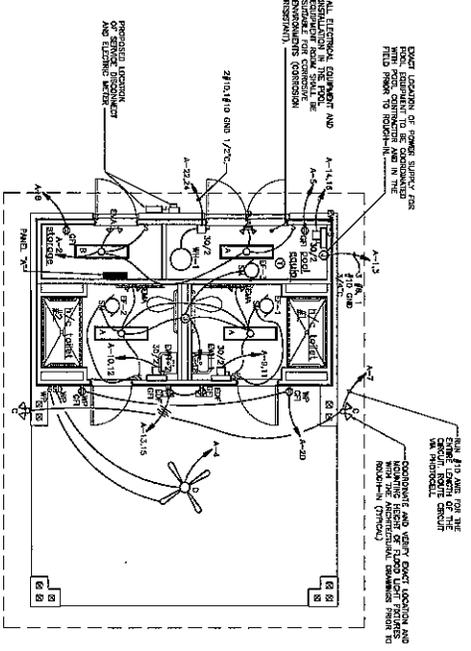
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NOTES (POWER)

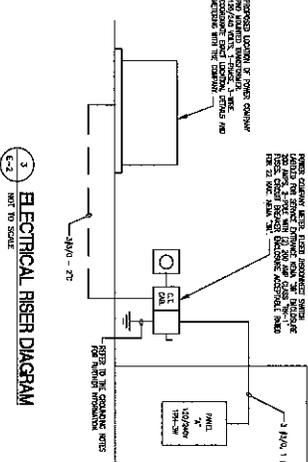
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RISER DIAGRAM NOTES

- 1. RISER DIAGRAM SHALL BE PROVIDED FOR PANELS & TRANSFORMERS.
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ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM
NOT TO SCALE

DATE: 04/15/2016
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

