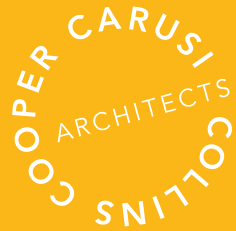


ATLANTA PUBLIC SCHOOLS

# 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

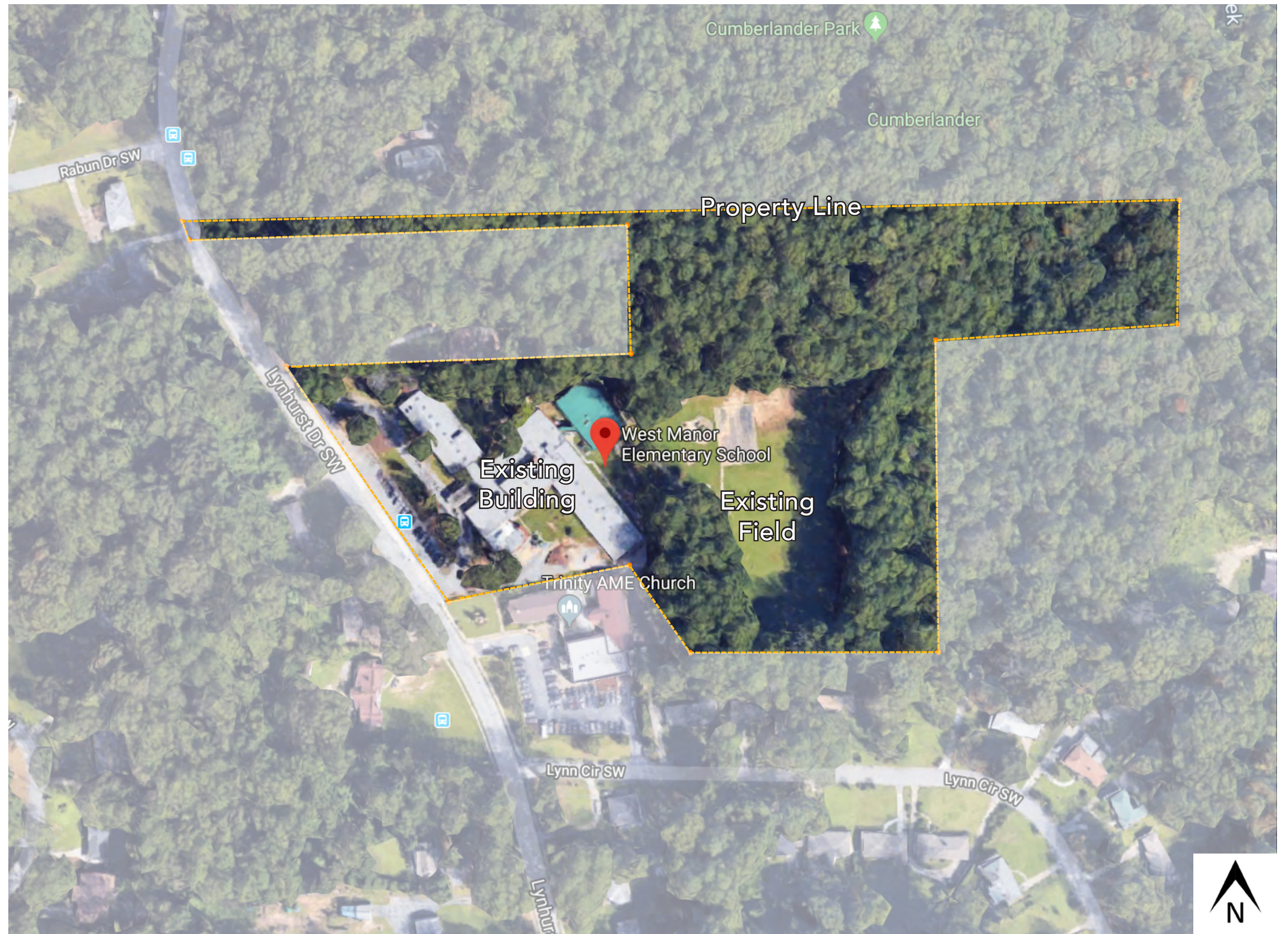
## Project Team





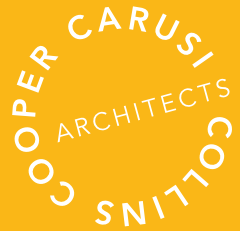
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SCHOOLS

COOPER CARUSI  
ARCHITECTS  
COLLINS



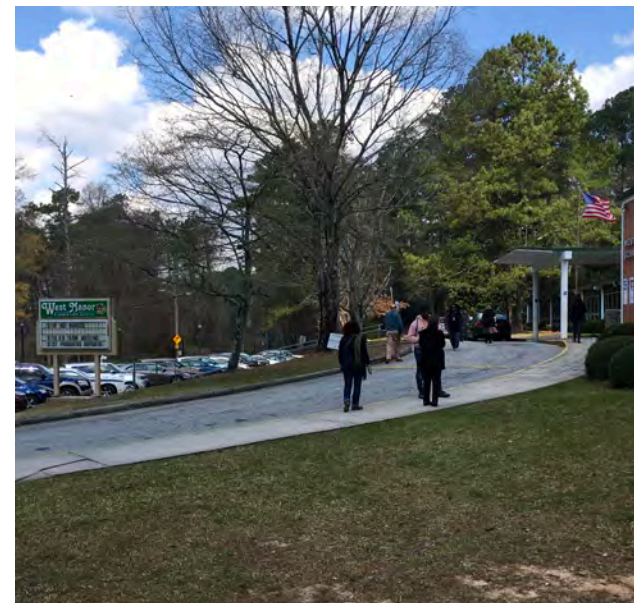
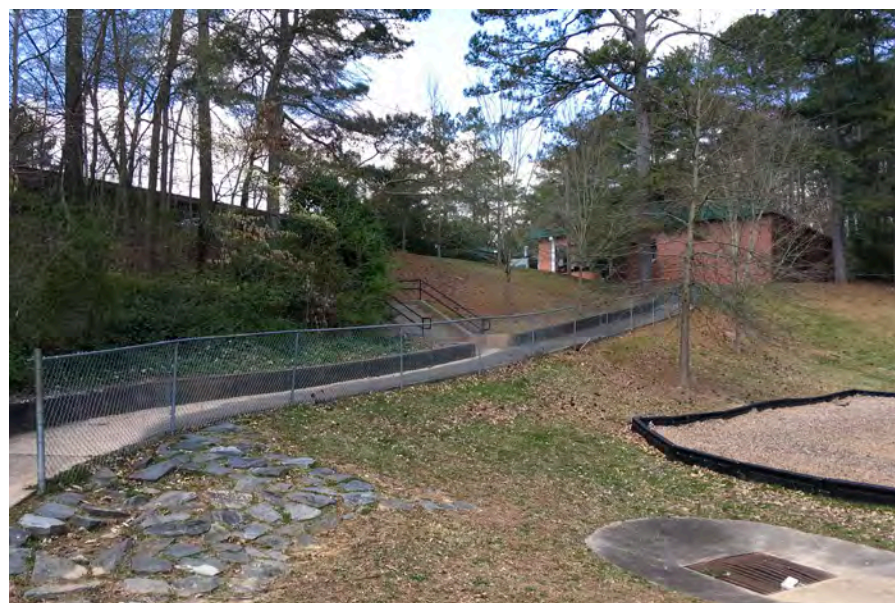
Project Context





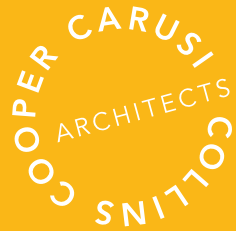
## Design Update: Site Development

- 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





## 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



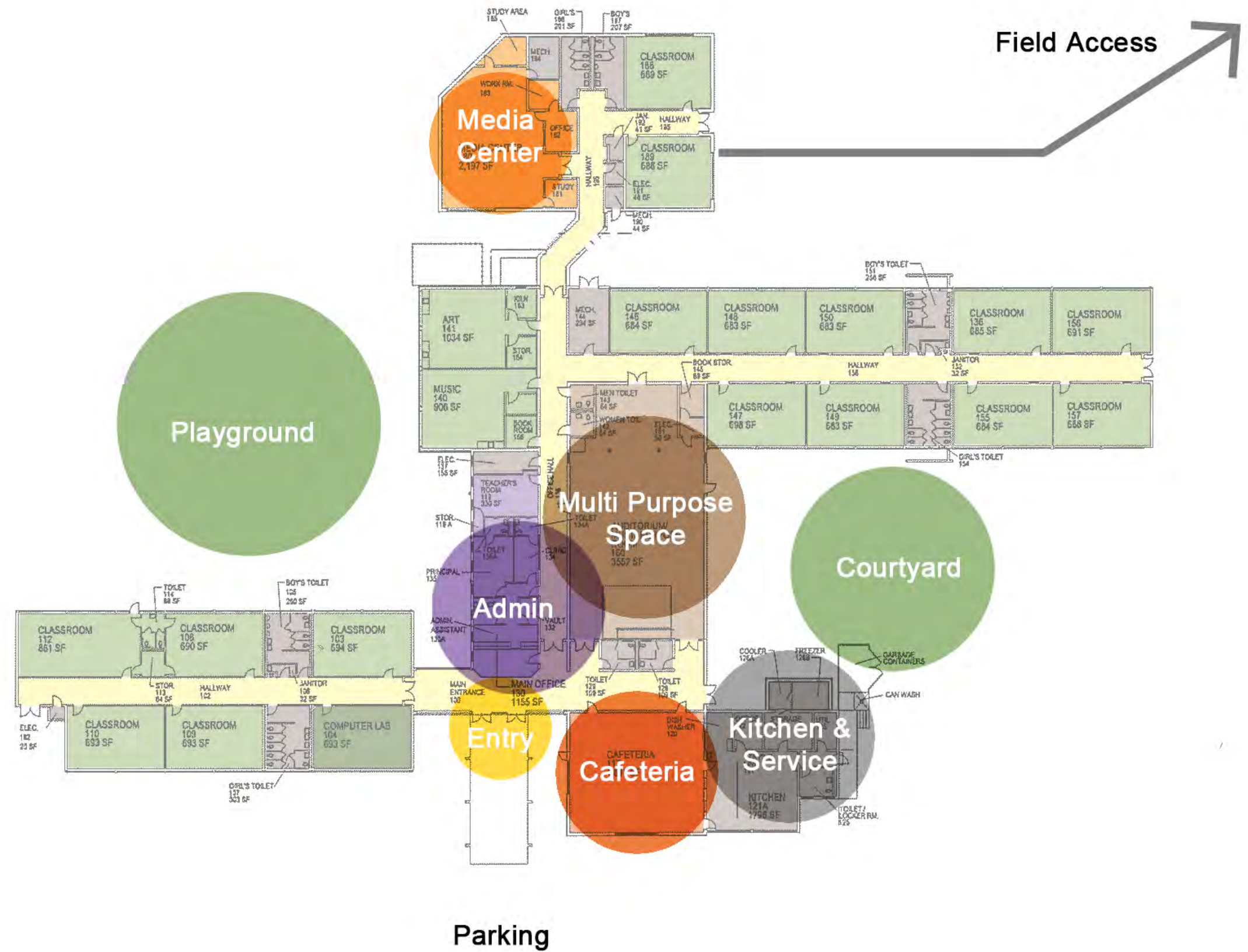
Existing School Conditions





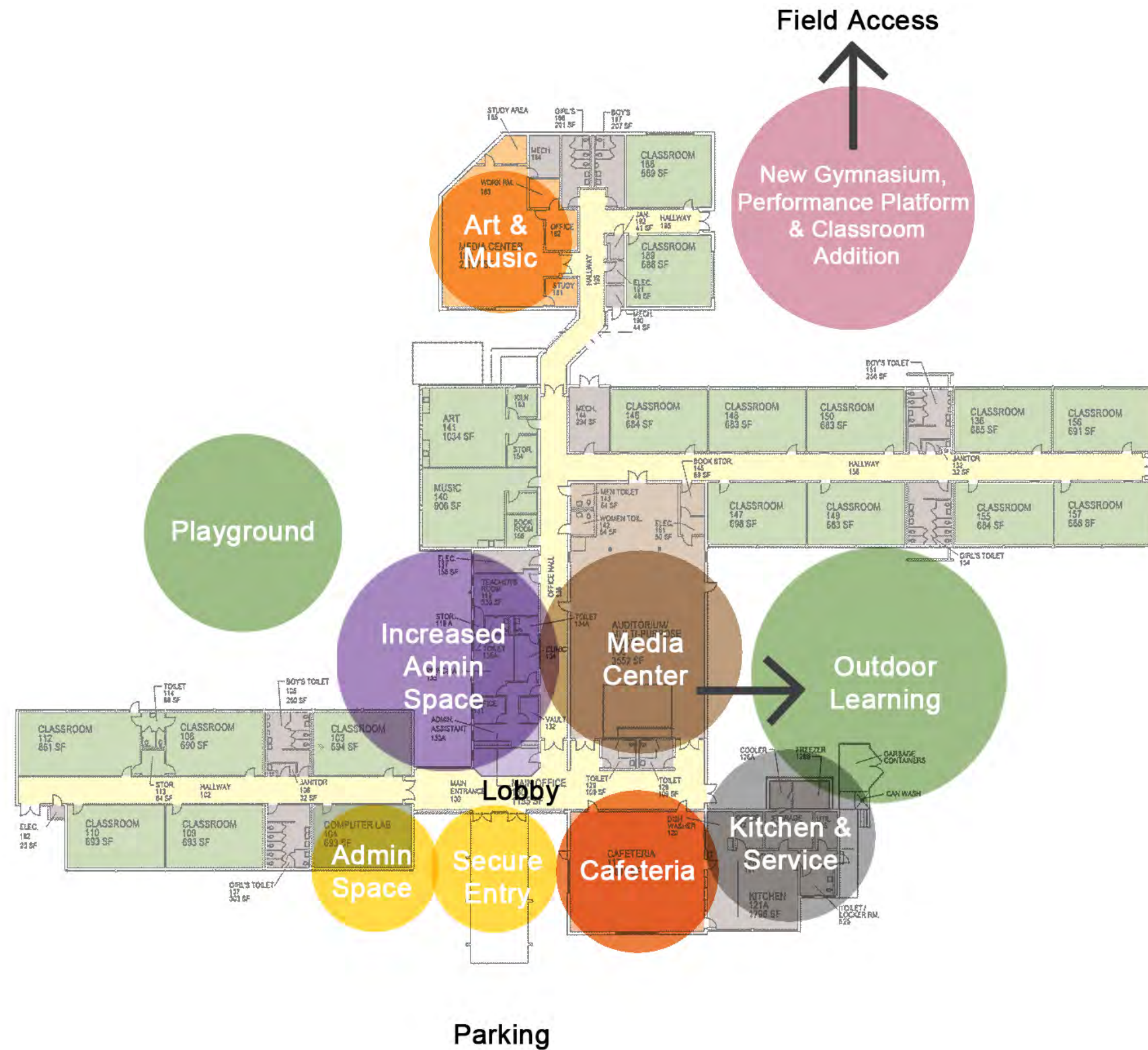
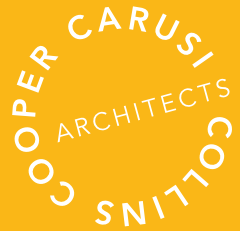
Existing Floor Plan





Existing Floor Plan



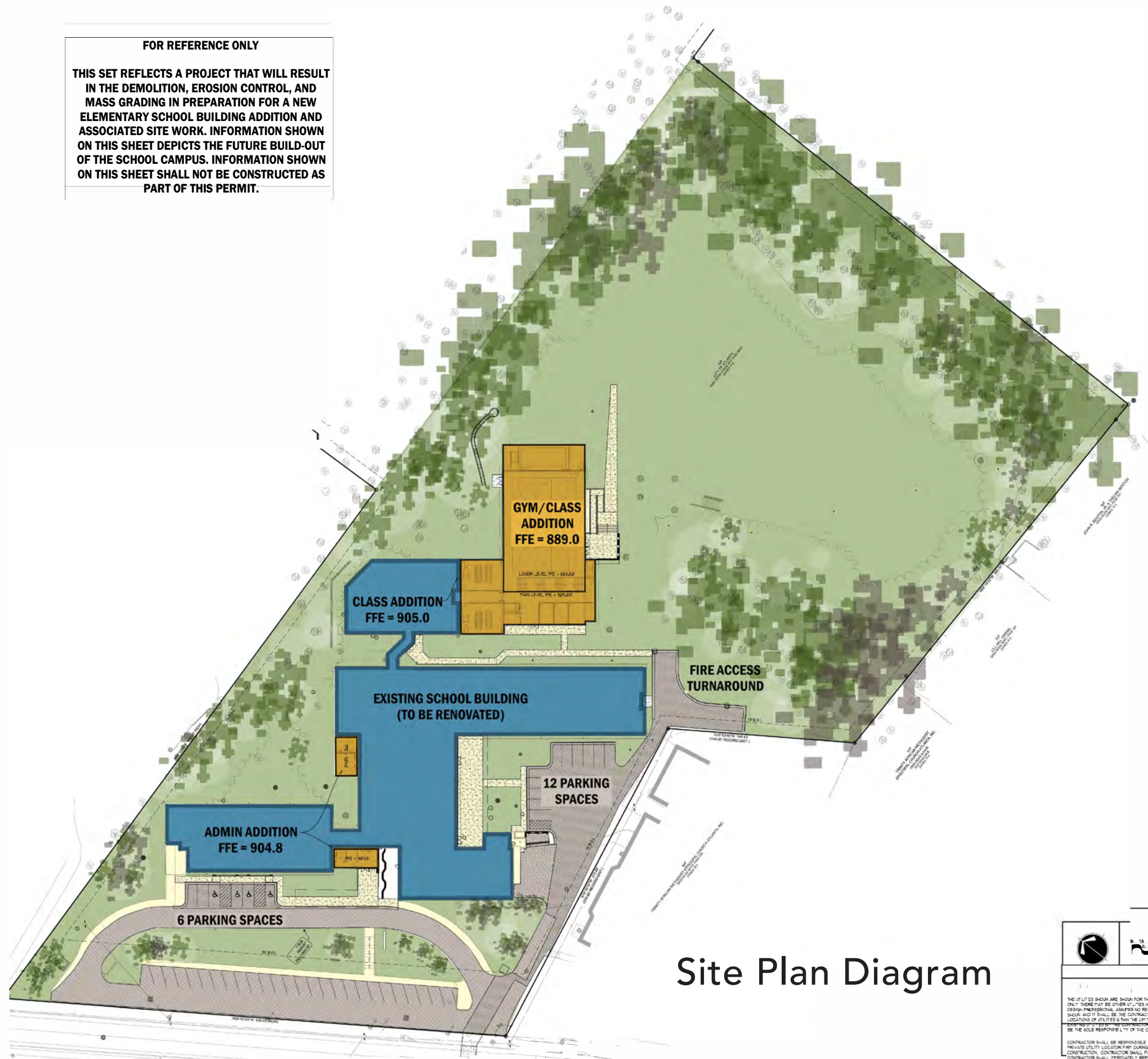


## Design Diagram



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
- HANDRAIL, AND/OR GUARDRAIL
- GDOT TYPE A1010 VEHICULAR GUARDRAIL

### PAVEMENT MARKINGS

- PARKING ARROW - STRAIGHT, WHITE
- PARKING ARROW - TURN, WHITE
- PAINTED CROSSWALK - WHITE
- ADA PARKING ACCESSIBLE - BLUE
- PAINTED WORD "STOP" - WHITE
- PAINTED WORD "ONLY" - WHITE

### SIGNAGE

- STOP SIGN - MUTCD STANDARD R1-1
- YIELD SIGN - MUTCD STANDARD R1-2
- NO PARKING SIGN - MUTCD STANDARD R8-34
- DO NOT ENTER SIGN - MUTCD STANDARD R8-1
- ONE WAY SIGN - MUTCD STANDARD R8-2

### 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 TRUST BLOOMING
- 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 10
- SAFETY END SECTION - GDOT STANDARD 10
- CATCH BASIN / GRATE INLET
- DROP INLET - PEDESTAL TOP
- CURB INLET - GDOT STANDARD 1015A
- SHRINK-WING CATCH BASIN - GDOT STANDARD 1015B
- DOUBLE-WING CATCH BASIN - GDOT STANDARD 1015C
- THROAT OF STRUCTURE ELEVATION
- HIGH-DENSITY POLYETHYLENE PIPE
- ALUMINUM STEEL TYPE 2 PIPE
- REINFORCED CONCRETE PIPE (CLASS V OR VI) - SCHED. 40
- ALERT ELEVATION - OUT
- HYDRAULIC GRADE LINE

24-HOUR CONTACT  
BILL ROBINSON  
APS FACILITIES CONSTRUCTION  
EMAIL: [BRROBINSON@ATLANTA.K12.GA.US](mailto:BRROBINSON@ATLANTA.K12.GA.US)  
404-802-3716

DO NOT REPLICATE DRAWINGS - THOUGHT  
WRITTEN PERMISSION



### CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.



West Manor Elementary

570 Lynhurst Drive SW

Atlanta, GA 30311

19027.00



05.25.2020

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

RELEASED FOR

SCHEMATIC DESIGN 11.28.19

PERMIT SUBMITTAL 12.12.19

PERMIT SUBMITTAL 12.12.19

ISSUED FOR BUILDING PERMIT 5.18.20

ISSUED FOR CONSTRUCTION 8.20.20

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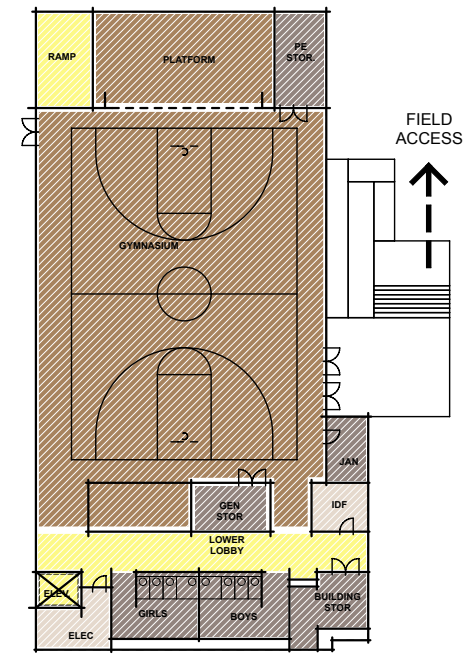
ISSUED FOR CONSTRUCTION 8.20.20





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SNITTON



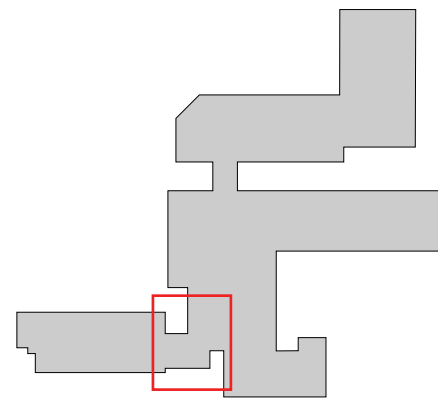
2 LOWER LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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

## Plan Diagram

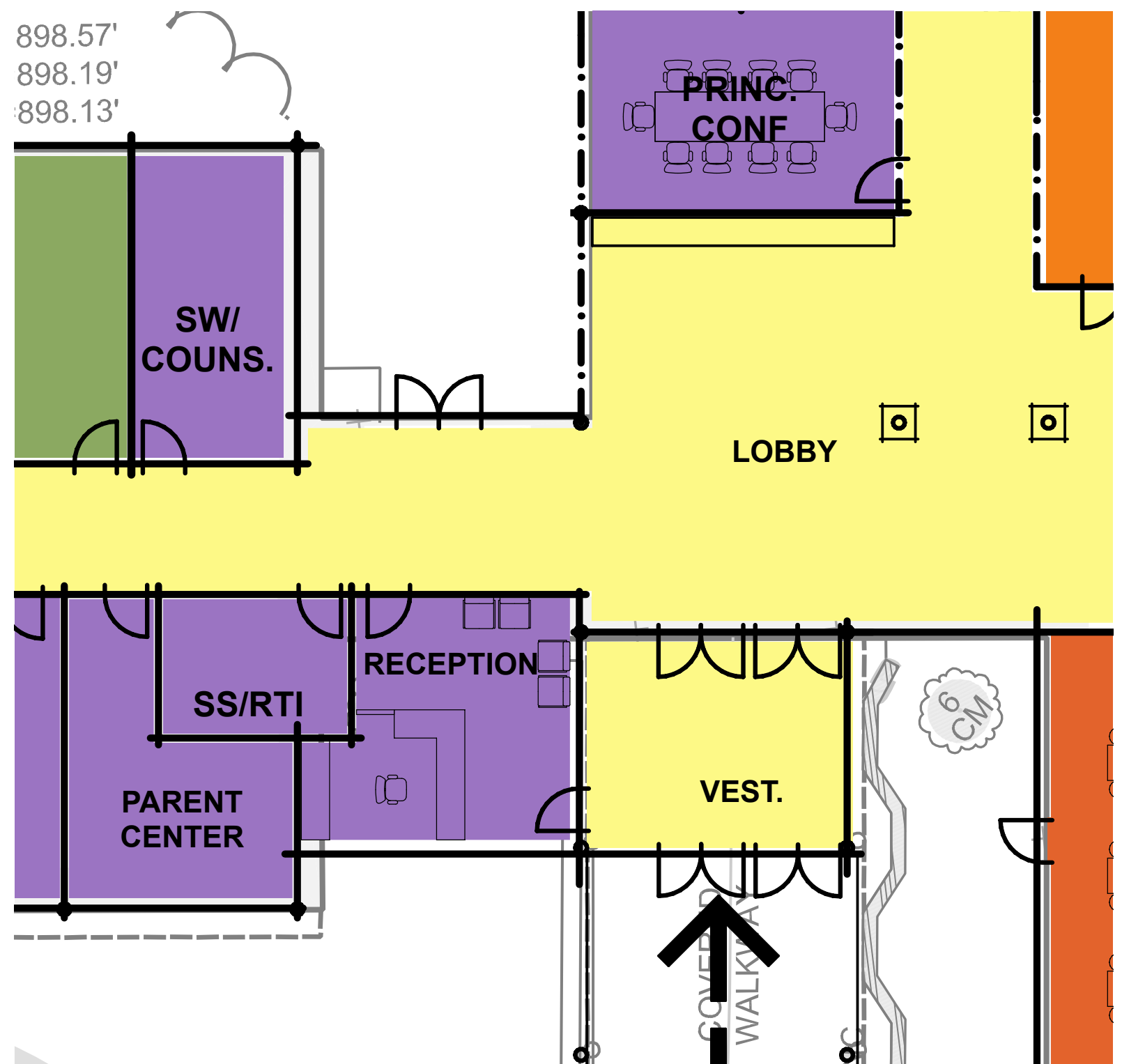




Key Plan

### 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

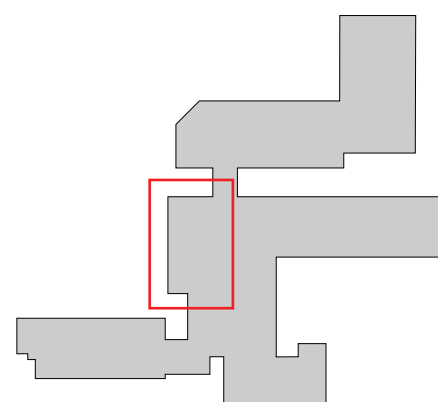
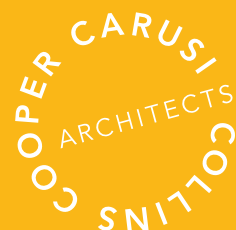


Plan Diagram: Entry & Parent "One Stop Shop"





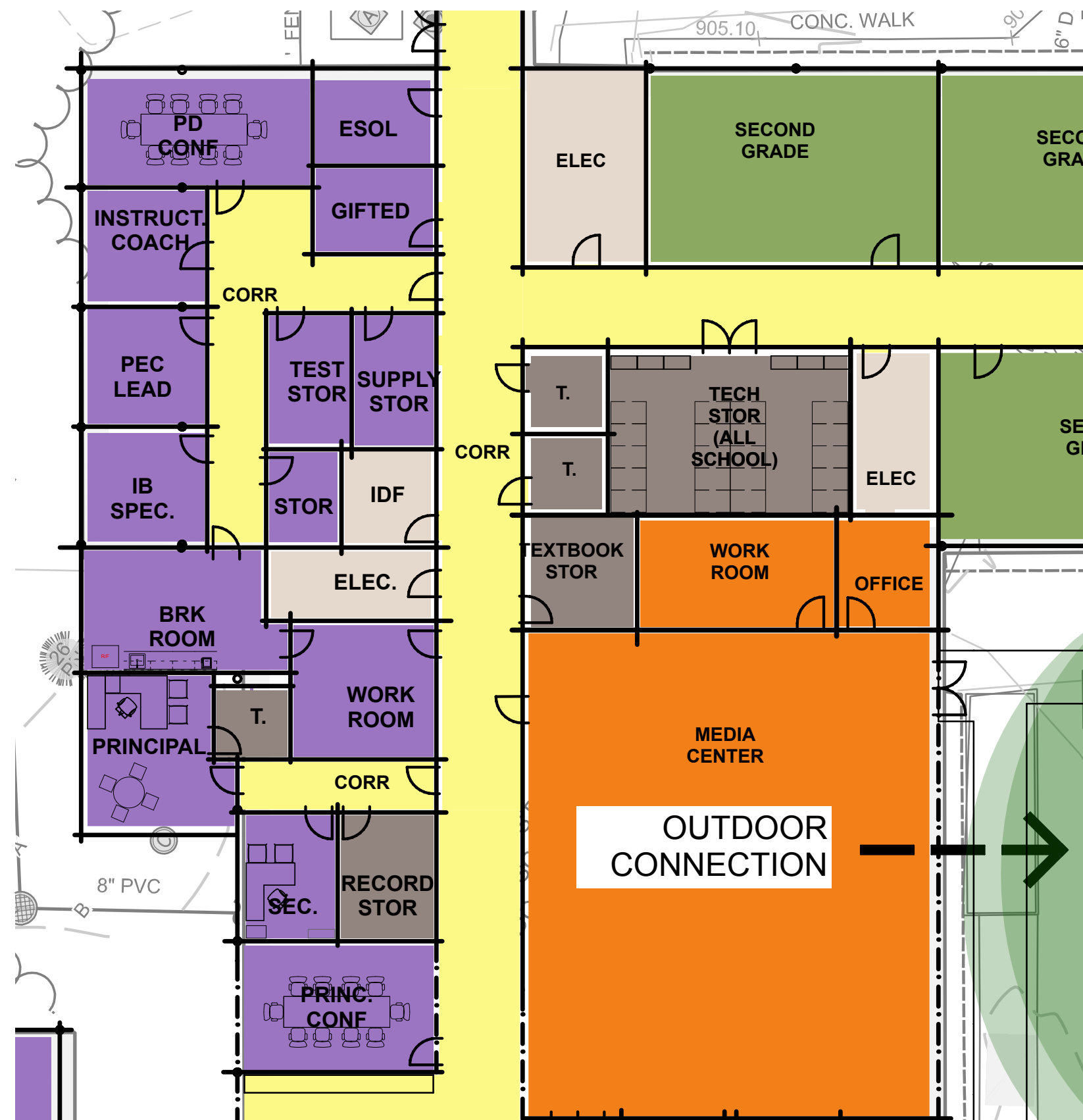
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Key Plan

### 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



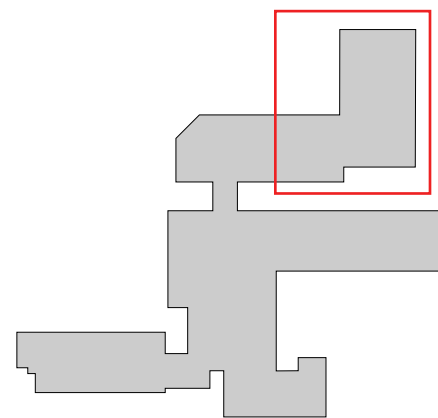
Plan Diagram: Admin & Media Center



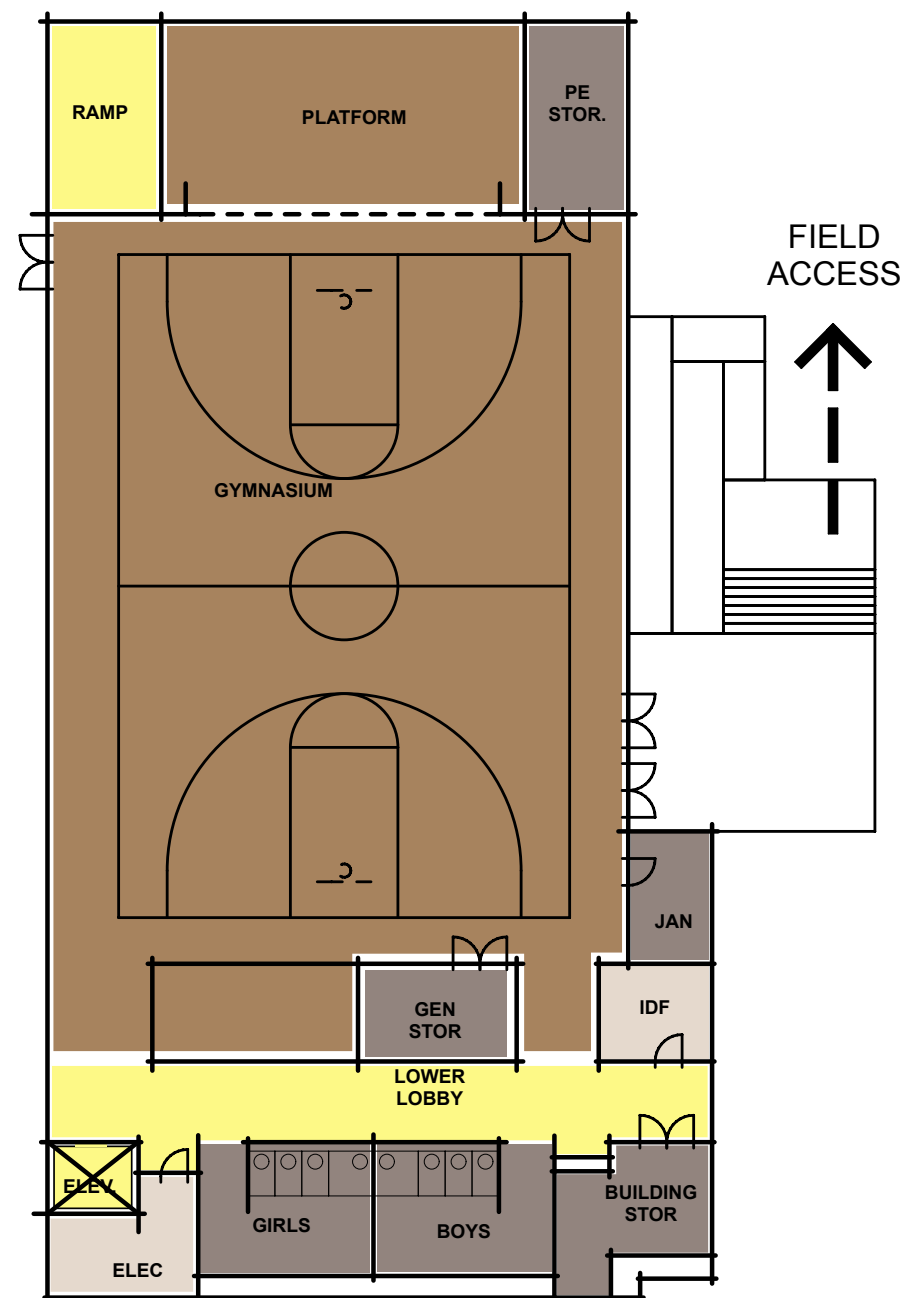


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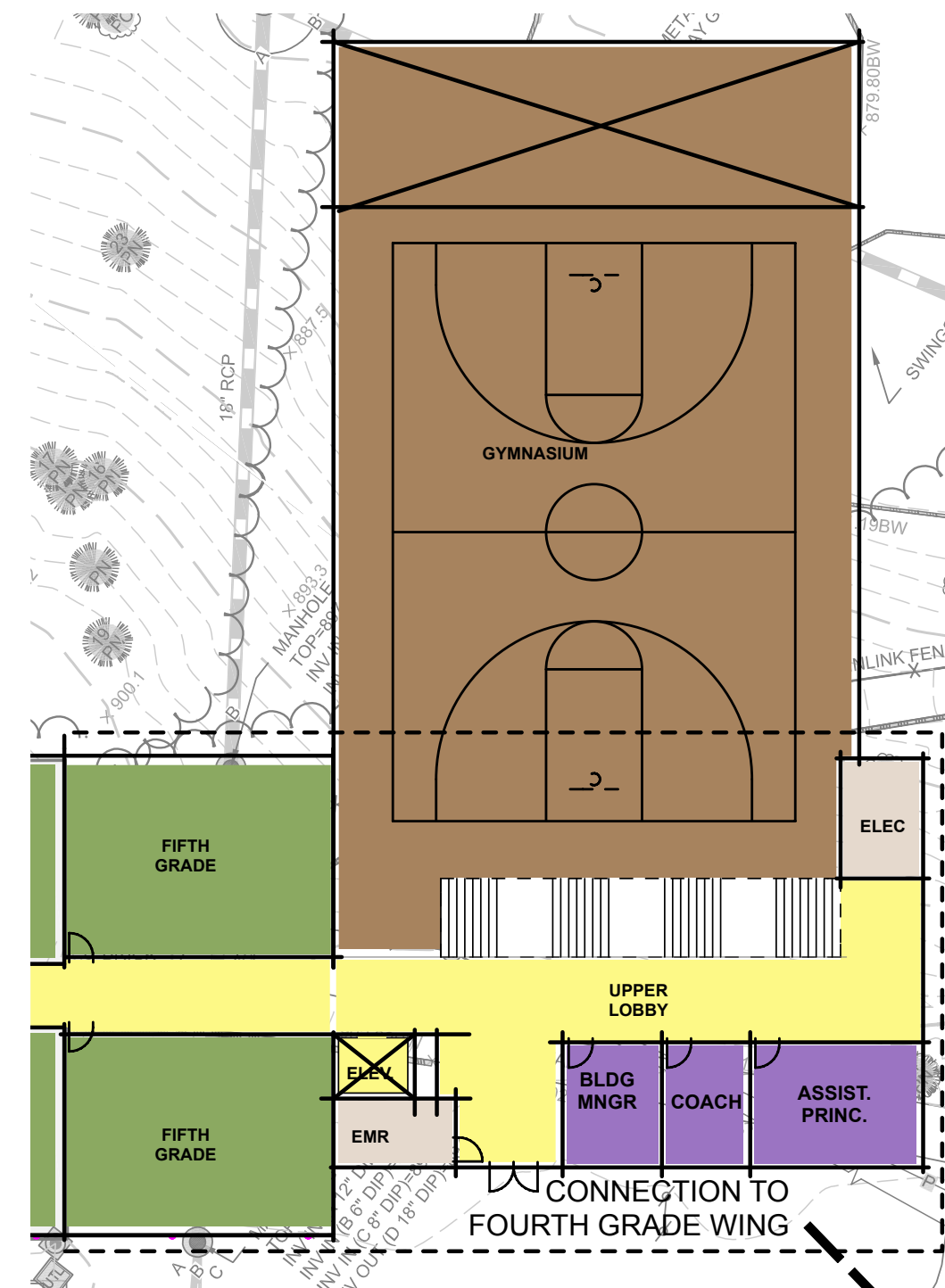
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ARCHITECTS  
COLLINS



Key Plan



Field Level



Main Level

**Design Features:**

- Field access thru building
- New Gymnasium
- New performance platform

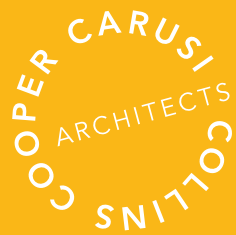
- Remote Admin presence
- Two new classrooms
- Additional Storage

Plan Diagram: Gymnasium, Platform & Associated Spaces





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Front Entry Addition & Drop-Off Canopy



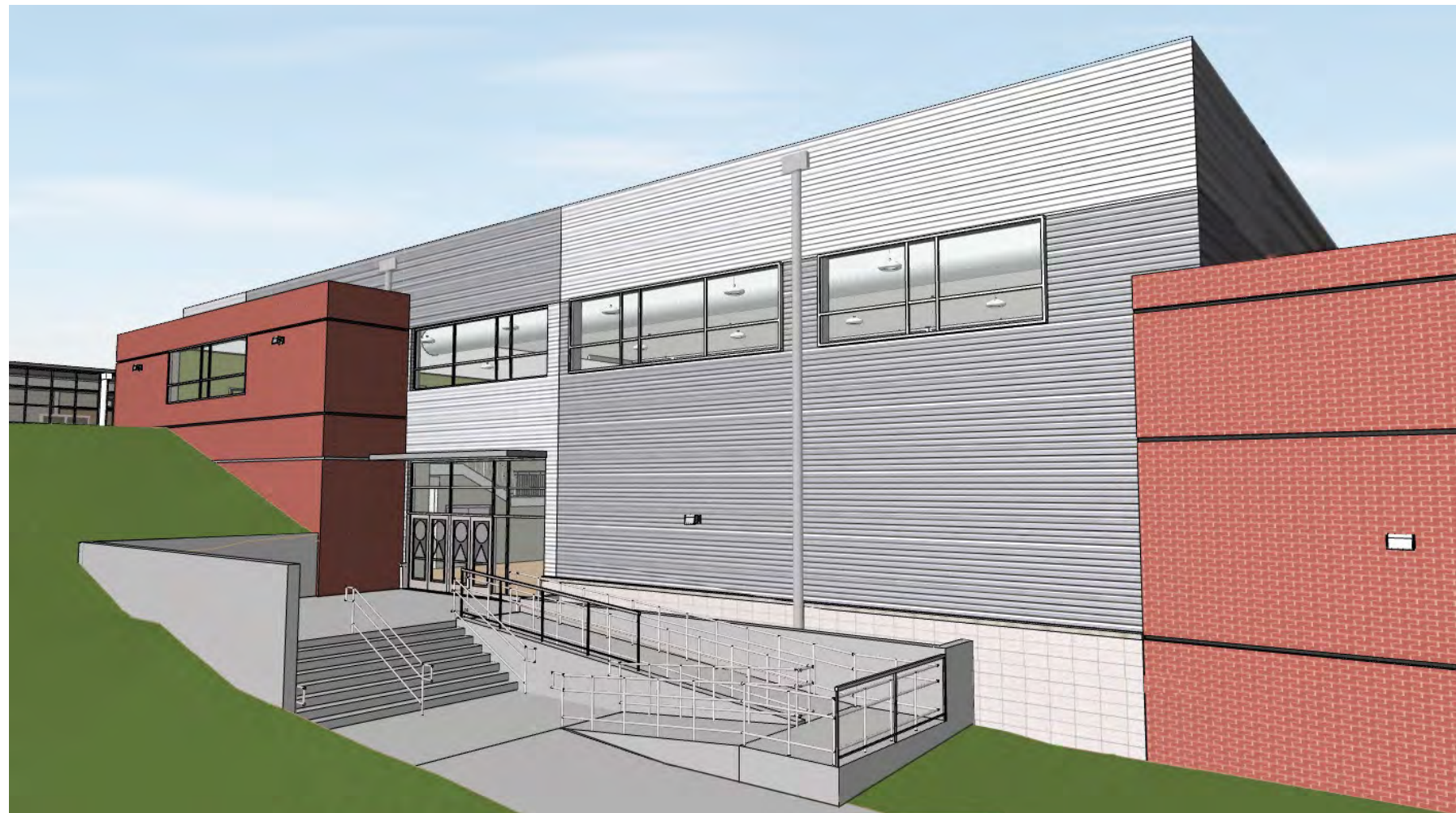
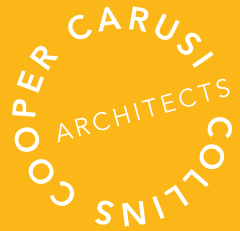
Front Entry Addition & Drop-Off Canopy

## Conceptual Building Views- Exterior





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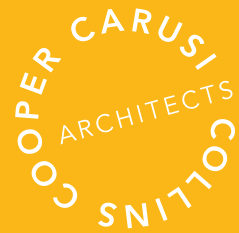
Gym Building Addition- East Lower  
Level Entry and Stairs to Field



Gym Building Addition- Main Level Entry

Conceptual Building Views- Exterior





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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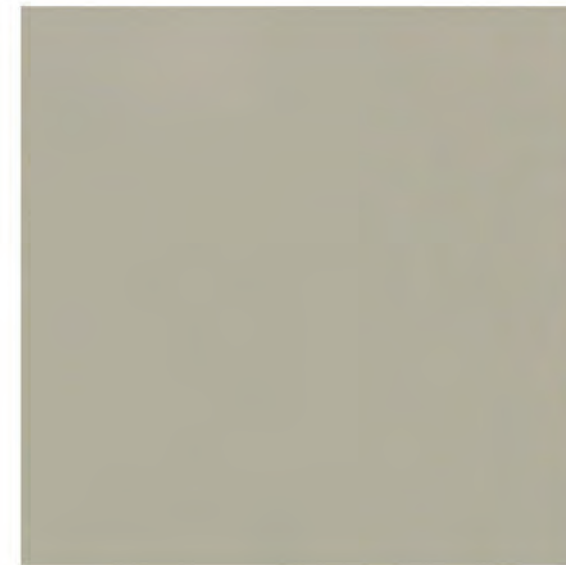
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ARCHITECTS  
SNITTO



VCT - FIELD



VCT - ACCENT



TILE - FIELD



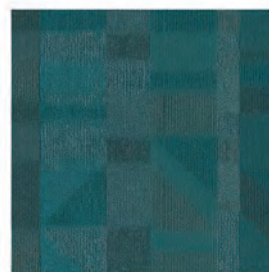
TILE -  
ACCENT



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





South 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



West Side of Gym Addition- Waterproofing



North Side of Gym Addition





Entry Canopy and Front Windows Demolished

### Updates:

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

## Construction Update: Exterior



Exterior Wall Demolished



Openings for New Windows Cut in Existing Walls





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Overhead Rough-in at Classrooms

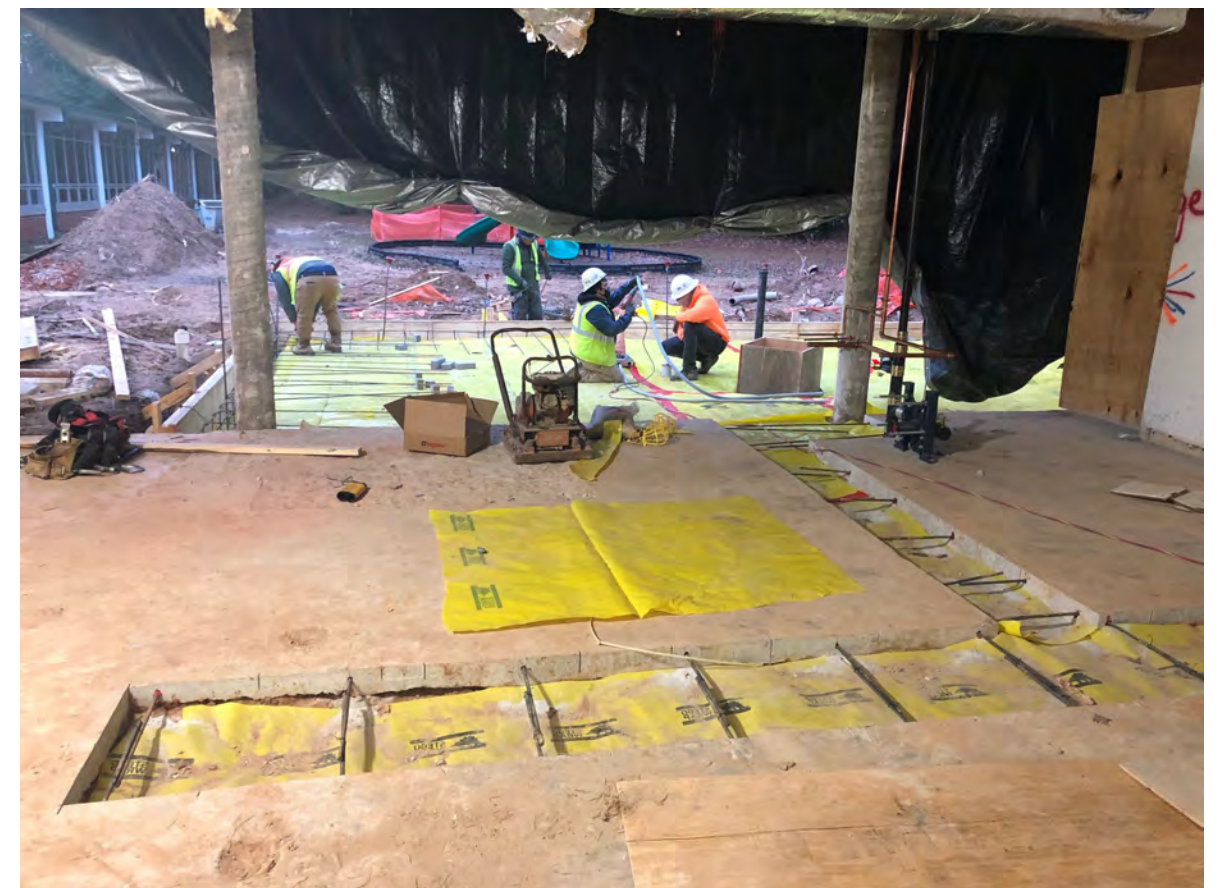
### Updates:

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

## Construction Update: Interior

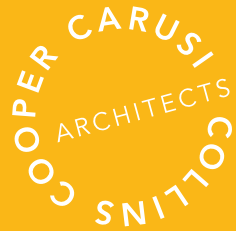


Overhead Rough-in at Admin Area



Admin Addition





## Reminder:

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

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

A screenshot of the 'APS FACILITIES' website page. The header is blue with the APS logo and navigation links: 'E-SPLOST', 'MISSION &amp; VISION', and 'VENDOR'. Below the header is a grey navigation bar with 'District Home', 'Schools', and a search icon. The main content area has a breadcrumb trail: 'Home &gt; About Facilities &gt; Facilities Services &gt; Mays Cluster'. The left sidebar, titled 'FACILITIES SERVICES', lists various links including 'Overview', 'Executive Director, Daniel Drake', 'Leadership and Administration', 'Management, Administration &amp; Field Services Dream Team', 'General Services Schedules', 'E-SPLOST', 'E-SPLOST Fact Sheets &amp; Additional Information', 'Resources/Standards', 'Request For Proposals (RFPs)', 'Capital Improvement Request Forms', 'School Renovations and Relocations', 'History', 'Bulletins', 'AIM - Facilities Customer Service Request &amp; Tutorials', and 'Facility Assessment REPORTS'. The main content area features three sections: 'PROJECT OVERVIEW' with a link to 'Plans are underway for the renovations to West Manor Elementary. Proposal presentations follow:', 'ARCHITECTURAL DESIGN SERVICES', and 'PROJECT COMMITTEE MEETING PRESENTATIONS' with two links: 'West Manor ES - Project Committee Meeting Presentation #1 - September 18, 2019' and 'West Manor ES - Project Committee Meeting Presentation #2 - October 16, 2019'. At the bottom, there is a section for 'CONSTRUCTION PROGRESS REPORTS' with a link to 'West Manor ES - Construction Progress Report 11.13.20'.