DESIGN REVIEW BOARD
NOVEMBER 19, 2021

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. **Approval of the Design Review Board meeting minutes from September 17th, 2021.**
2. **Approval of Design Review Board meeting minutes from October 15th, 2021.**

VIII. PUBLIC HEARING

1. **DRB210052 Merchantile Social 20 North Main St**
   review signage
2. **DRB210056 Pamelot Farms 54 Roswell St**
   review signage
3. **DRB210057 Parkland Communities 363 South Main St**
   review new building
4. **DRB210058 Brock Built Homes Haynes Bridge @ Morrison Pkwy**
   review new construction
5. **DRB210055 KB Venture Partners (154 Kimball) 154 Kimball Bridge Rd**
   review new construction
6. **DRB210053 Hampton Inn 10740 Westside Way**
   review new exterior

IX. ADJOURNMENT

DESIGN REVIEW BOARD MEETING MINUTES SEPTEMBER 17, 2021

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

Chairman Kramer called the workshop to order at 8:30 a.m.

II. WORKSHOP

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for September 17, 2021.

Chairman Kramer adjourned the workshop at 9:02 a.m. and called for a short recess.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:08 a.m.

IV. ROLL CALL

Design Review Board Members present:

- Richard Kramer, Chair
- Roger Brown
- Pat Corkill
- Frank Schwing
- Holly Palmer
- Katie Rocco

Design Review Board Members absent:

- *Richard Owens*
- *Thom LeCain, Alternate*
- *Kim Matherly, Alternate*

Staff present:

- Kathi Cook, Director of Community Development
- Bret Schroeder, Code Enforcement Manager

- Lauren Shapiro, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- Code Enforcement Manager Shroeder announced that the December Design Review Board meeting will be moved up a week and will take place in the multipurpose room.

VII. ITEMS FROM BOARD MEMBERS

1. Approval of the Design Review Board Meeting Minutes from August 20, 2021.

- Chairman Kramer announced that the Board will postpone approval of the meeting minutes until the next month's Design Review Board meeting.

VIII. PUBLIC HEARING

1. Taffers Tavern 33 South Main St
review signage

- The applicant, Seth Chandlee, came forward to speak on behalf of the application.
  - Blade sign with copper finished letters
  - Sign placed in left hand corner of the building, if you are looking at the front of the building
- The Design Review Board discussed the following:
  - Sign needs scalloped edges
  - Apostrophe location should be removed.
- There were no public comments for this item.

❖ Vice-Chair Brown offered a motion to approve with the following conditions:

1. Applicant must remove the apostrophe from the word "Taffer's;" and
2. Applicant must scallop the top and bottom of the sign to be roughly in line with the window shown in the application.
   - Board Member Rocco seconded the motion.
   - The motion was approved unanimously (6-0).

2. The Cooler 10800 Davis Dr
review exterior modifications and landscape

- Manny Farhan, Ronnie Jackson, John Bartice, and Steve Jacobs came forward to speak on behalf of the application.
  - Building a balcony to a music studio, which is close to completion.
  - There are four steel columns on the ground level will have stone around them
  - Black cable stye railing
  - Steel will be painted dark brown
  - Balcony will be accessed from the inside of the music studio and will create an open-air

space.

- The materials (stone, cinderblock, steel, colors) will match what was used on the office side of the building when that side of the building was renovated about 4 years ago.
- Mullions will be bronze, and the handrail is aluminum.
- The balcony height is higher than the mezzanine, but the balcony will be identical in height to the building on Westside.
- The gutters are bronze (not aluminum) because there are currently dark colors in that area).
- The roof is slightly sloped for draining and the color is dark bronze
- Covering the area in front of the building with smaller shrubs in the front and larger ones with plants and trees.
- May install grass or artificial turf in this area and if real grass is planted, landscape team has vertical mowers.
- Might consider adding a first-floor balcony under the proposed balcony later in the future with a matching glass bottom, but would need to move condensing units to the other side.

- The Design Review Board discussed the following:
  - Renderings do not always show the accurate colors
  - Rendering is deceiving because there are sliding doors
  - Balcony addition should blend in and complement the current building. The balcony architecture should make it look like it was built at the same time as the rest of the building.
  - This is a predominant entrance on Westside Parkway, and the balcony structure does not blend in with the rest of the building.
  - Rooflines do not match.
  - In this rendering, you cannot see what the front of the building looks like.
  - The stone choice is good.
  - Maybe change the dark bronze so that it will blend in with the parapet a little bit more.
  - Be cautious with using a horizontal cabling for your railing, use vertical instead (it often becomes a ladder for children).
  - Design the gutter (on the standing seam) so that it goes into the landscaping.
  - The Board will need to see renderings that match and show the existing condition of the remainder of the building, because the Board is trying to gather how this addition blends into the rest of the building / front office.
  - There has been a lot of difficulties with maintaining the landscaping at this hill on Westside Parkway.

- Concerned with how landscapers will mow the hill.
- Concerned with how the applicant will get mulch to stay on the hill.
- Applicant should keep planting theme by the balcony and plant evergreens under the balcony that grow 3-5 feet tall.

- City Staff discussed the following:
  - Very little distance or width for the roof hanging over the balcony (weather).
- There were no public comments for this item.

❖ Board Member Schwing offered a motion to defer elevations and materials for the applicant to consider comments from today.

- Vice-Chair Brown seconded the motion.
- The motion was approved unanimously (6-0).

❖ Board Member Corkill offered a motion to defer landscaping based on today's comments.

- Board Member Palmer seconded the motion.
- The motion was approved unanimously (6-0).

3. LWV TPA 400 2375 Lakeview
review exterior modifications based on previous meetings

- John Lewis came forward to speak on behalf of the application.
  - Provided a hard copy revision for what was provided in the original submitta.
  - Revisions were made to the entry way and parking deck located in the center tower of the multifamily building
  - Changed color and added more glass to the corners of each building.
- The Design Review Board discussed the following:
  - Not an eyesore.
  - Love the design.
- There were no public comments for this item.

❖ Vice-Chair Brown offered a motion to approve revised elevations, as presented today.

- Board Member Rocco seconded the motion.
- The motion was approved unanimously (6-0).

Chairman Kramer adjourned the meeting for a short recess at 10:13 a.m.

Chairman Kramer reconvened the meeting at 10:18 a.m.

4. SEDG Investments, LLC 119 Roswell St
review new construction

- Kenny Elsworth and Chris Sedgwick came forward to speak on behalf of the application.
  - This application is for a 16-car garage.

- This is a mercantile design with a lot of glass work to display the cars.
- No intentions to sell the cars; they are works of art.
- There will be catwalks on the inside of the garage
- Vehicle lift system is a Chairish System; lifts vehicle up and down on top of each
- other. The lifts are 8 feet tall and are only designed for 4 wheels.
- Lighting will be put on a timer so that they are not on at 2:00 a.m.
- Only vehicles will be stored at this facility (Volkswagon cars).
- There is also retail and office space (retail is about 265 square feet)

- The Design Review Board discussed the following:
  - The fiber cement siding will face the two buildings in the center of this area.
  - Unsure how fiber cement panels fit into the mercantile design.
  - There are blank walls which are 30 feet tall; lack of windows and fenestration.
  - Interested to see if applicant would consider making the entire building brick.
  - Not going to see the fiber cement from Old Milton Parkway.
  - Like the contrast in the building.
  - This building will be 10-15 feet taller than the Empire Homes building.
  - Concerned about what happens if the garage is sold and then someone later wanted to use this as a storage facility or put old worn-down cars or even use it as boat storage.
  - Concerned with 34 feet of blank brick surface
  - Concerned with what you will see through the glass windows and how much of that is not architecturally pleasing.
  - The AC will be on the roof and has a parapet; will be screened on all sides.
- City Staff discussed the following:
  - Lighting will need to be mounted to the walls (not underneath the lifts)
  - Any stormwater will be addressed with LDP.
- There were no public comments for this item.

❖ Board Member Rocco offered a motion to approve the site plan.
  - Board Member Palmer seconded the motion.
  - The motion was approved unanimously (6-0).

❖ Board Member Rocco offered a motion to approve the elevations and materials as presented today.
  - Board Member Palmer seconded the motion.
  - Vice-Chair Brown offered a friendly amendment that the windows on the North Elevation

will have mullions similar to the display area to the cars.

- Board Members Rocco and Palmer accepted the friendly amendment.
- The motion died (3-3).
  - There was discussion during the motion about adding in mullions to the windows on the stairwell side of the garage so that it would match the mullions in the showroom area and for the architecture to have a bit more details.

❖ Board Member Corkill offered a motion to defer the elevations and materials based on the comments of the Board and the friendly amendment.

- Vice-Chair Brown seconded the motion.
- The motion was approved (4-2, with Board Members Palmer and Rocco in opposition).
  - There was discussion during the motion about the concern as to what happens the building in the future and the large brick wall in the back of the building and considering bricked-in faux window treatments.

❖ Board Member Corkill offered a motion to defer until the Board has had a better chance to review plans.

- Board Member Palmer seconded the motion.
- The motion was approved unanimously (6-0).

5. Food Terminal 6360 North Point Parkway

- Tao Lin, partial owner and design team for Sweet Hut bakery, came forward to present this item.
  - The door facing North Point Parkway will mainly be used as an emergency exit; awnings in this area will be removed and will add industrial features instead
  - The main entrance is on the side of the building facing the parking lot.
  - The wood paneling is designed to be weatherproof; easy to maintain
  - Vestibule with a single door
  - Adding more brick to get rid of the stairstep on the front of the building facing North Point Parkway.
- The Design Review Board discussed the following:
  - Concerned with possibility of confusing the emergency door as the main door.
  - Could enhance the doors facing North Point and the idea of maybe painting them yellow or using something unique or wood to stand out.
  - Love the yellow awnings.
  - Opportunity to enhance the posts on the patio.
- City Staff discussed the following:
  - The sidewalk could be designed to go through the parking area.

- The part of the building facing North Point Parkway should have elements that make it look like a front of the building
- Idea of bringing wood element around the front.

- There were no public comments for this item.

❖ Vice-Chair Brown offered a motion to defer in order for the applicant to come back to the next meeting incorporating more eco-district materials to the front and possibly to the side of the building.

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (6-0).

6. Alpharetta Town Commons, LLC 37 Old Roswell St
review exterior modifications and landscape

- Tim Vaccaro, Place Maker Design, came forward to present this item.
  - La Casa Italian is vacating at the end of September.
  - Updating the home to better fit in with the Downtown.
  - The changes are not tenant specific (no signage or furnishings); this will be a new restaurant space.
  - Open, covered patio on the right-hand side of the plan.
  - Building a new deck on the front of the home (organic shape) with existing trees on the property line.
  - Intend to pull out a lot of the old concrete sidewalk and provide a better connection to the center of the City.
  - Enclosing the existing side porch.
  - Historic blue color with white trim and windows all painted black.
  - New landscaping plan with plantings all the way to the edge of the property line.
  - For ADA, there will be a pervious path (getting rid of handrails) that will curve through the garden area to get to the deck entrance (less than 5% slope)
  - Deck = Cumaru; this color will fade out to gray.
  - Signage will be discussed later once a tenant is on board.
  - The 3 poles that are not connected to anything are for future string lighting.
  - Umbrellas on the patio are more predictable and it is difficult to add a square awning of a curved deck.
- The Design Review Board discussed the following:
  - Concerned if the City Architect reviewed the plans
  - This is an old home that and incorporates the Tudor style
  - The sails are too modern for a patio area.

- Sails provide more shade and are better utilized.
- Modifications are wonderful and removing the dormer brings so much character to this house.
- Like the rosemary used; scatter it more throughout the plan.
- Concerned about whether or not the grass and black eyed susans will do well in that area.

- City Staff discussed the following:
  - Sails typically are not in the historic district, but this is really the only place where you would get that feel.
- There were no public comments for this item.

❖ Board Member Schwing offered a motion to approve the elevations and materials, as presented.

- Vice-Chair Brown seconded the motion.
- The motion was approved unanimously (6-0).

❖ Board Member Corkill offered a motion to approve landscaping as submitted today.

- Board Member Rocco seconded the motion.
- The motion was approved unanimously (6-0).
  - There was discussion during the motion about whether or not the wall is currently in place now, and the applicant shared that it is currently already there and it is part of a city park.

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:17 p.m.

Design Review Board Meeting Minutes
October 15, 2021
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

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I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:30 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for October 15, 2021.
- Chairman Kramer adjourned the workshop at 9:02 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:10 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
  - Richard Kramer, Chair
  - Roger Brown, Vice-Chair
  - Pat Corkill
  - Richard Owens
  - Holly Palmer
  - Frank Schwing
  - Katie Rocco
- **Design Review Board Members absent:**
  - Thomas LeCain (alternate)
  - Kim Matherly (alternate)
- **Staff**
  - Kathi Cook, Director of Community Development & Economic Development

- Michael Woodman, Senior Planner
- Bret Schroeder, Code Enforcement Officer
- Lauren Shapiro, City Clerk

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from August 20, 2021.

❖ Board member Owens offered a motion to approve.

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (7-0).

B. Approval of the Design Review Board Meeting Minutes from September 17, 2021

Chairman Kramer announced that the Board would defer approval of the September 17, 2021 Design Review Board Meeting minutes until the next Design Review Board Meeting.

VIII. PUBLIC HEARING

A. DRB210046 - Food Terminal - 6360 North Point Parkway

- The applicant, Tao Lin, came forward to present this item.
  - Last meeting, we were given comments to revise front side of exterior. We focused on this part.
  - We added wood texture materials to the front.
  - Aluminum dark brown color is used to close in the patio area (can open and close)- this is the only material that cannot be customized.
  - Architectural panel- weatherproof- material on front entrance of the building and continuing element to the front of the building facing the street (emergency exit for party room).
  - Brick is dark secret color (dark gray)- light gray is a primer to paint over the building.
- The Design Review Board discussed the following:
  - They are entitled to three signs.
  - Is the railing element see through? The applicant confirmed it is see through.
  - Is there anything going on the roof? The applicant confirmed nothing is going on the roof.
  - Applicant is encouraged to do something with side B so it is not a big blank wall- possibly work with Parks and Rec and Art Commission about doing a mural.
  - Applicant is encouraged to make a meeting with Bret and landlord about landscaping.

Public Comment:

- There were no public comments for this item.

❖ Board Member Schwing offered a motion to approve with the following conditions:

1. The applicant works with the Arts Commission on adding a mural on the side B elevation.

- Board Member Rocco seconded the motion.
- The motion was approved. 6-0-1; as Board Member Owens recused himself since he was not present during the first presentation of this case to the Board.

❖ Board member Corkill offered a motion for the applicant to work with landlord and staff to update landscaping to work with nuances in the building elevations.

- Vice-Chair Brown seconded the motion.
- The motion was approved. 6-0-1; as Board Member Owens recused himself since he was not present during the first presentation of this case to the Board.

B. DRB210047 - Holmes Restaurant – 50 South Main Street

- The applicant, David Neery, came forward to present this item.
  - We are seeking to weatherproof the outdoor seating.
  - The applicant brought on Tarver Seeber and Couch Construction.
  - Copied columns on existing building (heavy bases, tapered columns, heavy cap)
  - Triple hung glass windows on three sides- will still be open to the side of the house
  - Roof has louvres (open and close)- with this, there are some technical things to do: sprinklers, ventilation, electric heaters
  - We are proposing some windows on the front of the porch as well.
  - We looked at fixed panels and a shutter system, but the column profile has affected this.
- The Design Review Board discussed the following:
  - Love the architecture of the house- we are looking to minimize the impact to the look of the house.
  - Triple hung windows are essentially a set of two windows that are side by side.
  - Can the panel be glass instead of a panel- between the rail and the glass?
  - The piece of wood hanging off the column- what are we calling this? We don't want it to look like a piece of plywood hanging off. We can call it a filler panel.
  - The back three columns- do they necessarily have to stay? Yes, there is a big outdoor patio space on that side.
  - Are the windows tinted? They are not tinted.

Public Comment:

- Chris Sedgwick

  The idea of a roll down- we've done that idea at Pure. It's not a very good solution- it allows air to blow through the patio. It is not a solid seal because they roll up and down.

❖ Board Member Schwing offered a motion to approve with the following conditions:

1. The applicant works with staff on the filler panels for decoration or molding on the panels and that

the windows on the porch side be quadruple hung so that they will hide behind the rail entirely.

- Board Member Owens seconded the motion.
- The motion was approved unanimously (7-0).

There was discussion during the motion about the following: Whether the windows will hide behind the railing, distinguishing the old structure from the new structure, not changing the upper roof line area, and adding trim to the outside and inside of the filler piece.

Chairman Kramer adjourned the meeting for a short recess at 10:24 am.

Chairman Kramer reconvened the meeting at 10:29 am.

C. DRB210049 - Brixmor – 7660 North Point Parkway

- The applicant, Scott Hunter, came forward to present this item.
  - No one in the company was aware of the process- started painting before approval.
  - Staff- we do not have a full view, but we will walk you through.

    -Metal roofing will be a tricorn black

    -The trim will be an agreeable gray

    - Storefront pop outs- classic French gray
- The Design Review Board discussed the following:
  - Old Toys R Us is not part of this- that's Burlington
  - Burlington is cream and will clash
  - What's happening to the standing seam metal roofs? All are painted black.
  - Only using four colors: Tricorn Black, Agreeable Gray, Pure White, Classic French Gray

❖ Vice-Chair Brown offered a motion to approve the color scheme as presented today with the following conditions:

1. The applicant finishes replacing the shingle roof and removes the planter beds by the end of 2022.
2. The applicant will continue the same painting scheme on the Macy's side of the building as the front of the building.

- Board member Corkill seconded the motion.
- The motion was approved unanimously (7-0).
- There was discussion during the motion about the following: The awning that is front of Macy's- will that stay white? On the roofs, we will replace the brown to black. On the planters, we are planning on keeping some of them. Any that are not being removed this year, we are painting

the Classic French Gray color.

D. DRB210049 - Morgan & Morgan – 11760 Haynes Bridge Road, Suite A

- The applicant, Corey and Mark Nell, came forward to present this item.
    - Logo and font are consistent in every state.
    - Yellow and black are the colors for the sign.
    - Reverse channel letters.
    - South state has a gold S on their building.
    - Viva Chicken will want to do orange.
    - We can round the edges of the sign and mute the yellow color- we cannot go to black letters.
- The Design Review Board discussed the following:
    - Staff discussed the following:
    - Code Enforcement Manager, Bret- we are sensitive to it being your corporate identity- could it be yellow but a different toned down yellow? The applicant states they have backup colors that are more muted (more of the South State color)
    - In reference to the shape of sign and background- we are making an emphasis on being creative in signage and the cleaver and cork sign is done well on the center.
    - Does this center have sign package? No.
    - The edges can be rounded- scalloped would not tie into the logo, but the rounded would.
    - The scale rendering to staff for staff approval.
    - This is not a true representation of the elevation of the building on the rendering
    - The yellow lettering- is this appropriate for this center?
    - ❖ Board Member Rocco offered a motion to defer the signage presented today.
        - Board Member Palmer seconded the motion.
        - The motion was approved unanimously (7-0).
        - There was discussion during the motion about the following: Bret- Tell them whether you think you are going to go with the color or not. The deferral needs more directions. We would like to see what a silhouette behind the yellow letters would look like. Most of the Board is not comfortable with gold/yellow letters.

E. DRB210049 - SEDG Investments – 119 Roswell Street

- The applicant, Kenny Ellsworth & Chris Sedgwick, came forward to present this item.
    - Deferred last month to review the landscaping.
    - No real changes to the front- small elevation on the left.

- Changes to the back side of the building- put in more decorative infill.
- Long elevation- made window shapes more consistent with the rest of the building.
- Landscape plan- look forward to comments.
- These will be daily drivers- they're not going to be perfect, but they are

- The Design Review Board discussed the following:
  - Is there anything right up against the glass? No, only between the cars on the catwalk.
  - What color are the railings? We are proposing all metals to be black/dark (handrails, lifts).
  - We really want the highlight to be the vehicles.
  - What if this is sold and someone doesn't have nice cars to put in there? How could we condition this?
  - Who gets to park in there? Who is allowed in and out? These are his cars. These are vehicles coming in for his personal use (from Japan). This is not a public parking lot.
  - If this is a museum, this could take away from what is stored there.
  - How does this compliment landscape that is already on site? The applicant states there is not a lot on this part of the site.
  - We don't like the shrub selection and placement- no relation to the architecture- why not have a row of something that relates back to the architecture?
  - Do you know if the railing has to be a safety yellow color or can it be dark? It's not a dense railing.
  - What condition are these cars going to be in?

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Schwing motioned to approve elevations and materials as presented today with the following condition:
    1. The tower will be used only for the display of vintage, restored automobiles.
       - Vice-Chair member Brown seconded the motion.
       - The motion is approved 6-0-1, Board member Owens abstained.
  - ❖ Board Member Corkill offered a motion to defer landscaping per our discussion and to coordinate the design with Staff.
    - Board Member Palmer seconded the motion.
    - The motion is approved. 6-0-1; as Board Member Owens abstained himself since he was not present during the first presentation of this case to the Board.

F. DRB210050 – PRIM Residential – 2001 Commerce Street

- The applicant, Melanie Levy, came forward to present this item.
  - Residents are getting rained on or have dripping water.

- We would like to have union corrugated metal- like what is used at the Maxwell.
- The awnings above can match the color of the brown that is currently there- over double doors and windows to have a consistent look.
- Not changing out the awnings- just adding metal to the top, so it will look like exhibit C.

- The Design Review Board discussed the following:
  - What about cabling? The applicant states it is not going to be there because it is not needed.
  - This won't solve the call box problem.
  - Just adding a top- corrugated metal
  - Set the metal right on top- the picture has about 2 inches solid area- could be drilled into the top, and should not overhang
  - Will look the same, just covered.

Public Comment:

- There were no public comments for this item.

❖ Board Member Schwing offered a motion to approve the addition of standing seam metal with current awnings as presented.

- Board Member Rocco seconded the motion.
- The motion was approved unanimously (7-0).

G. DRB210051 - TPA 400/Toll Residential – 2275 Lakewind Parkway

- The applicant, Matthew Scott, came forward to present this item.
  - Provided an update to page 2 and 3 of what was originally submitted for landscaping.

Public Comment:

- There were no public comments for this item.

❖ Board Member Corkill offered a motion to approve landscape as submitted today.

- Board Member Owens seconded the motion.
- The motion was approved unanimously (7-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 12:03 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: Mercantile Social

Location Address: 20 North Main Street

Mailing Address: 20 North Main Street

City: Alpharetta State: GA Zip Code: 30004 -

Contact For All Notifications: Joe Rampino

Contact Telephone: 470 - 587 - 7496 Mobile Telephone: ___ - ___ - ___

Fax: ___ - ___ - ___ Email: joe7rr@gmail.com

Contact's Relation To Business: Business Owner / Operator

This Application For (Check all that apply):

- ☐ Addition
- ☐ Auxiliary Structure
- ☐ Color Selection
- ☐ Material Selection
- ☐ Modification to Exterior
- ☐ New Construction
- ☑ Signage

This page will be the first page of your completed submittal packet.

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		$175.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: RICHARD DEBBAN (20 N. MAIN L.L.C)

Physical Address: 20 N. MAIN ALPHARETTA, GA 30009

Mailing Address: 231 VAUGHAN DRIVE

City: ALPHARETTA State: GA Zip Code: 30009

Owner Telephone: 770 - 722 - 1965 Contact Fax: ___ - ___ - ___

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property).*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): RICHARD DEBBAN Date: 10.16.2021

Owner Signature:

Property Information:

Address (If Assigned) : 20 N. MAIN

Tax ID or Map Reference Number:

Land Lot(s): 1269 District: 2 Section: 2

Existing Zoning of Property: C-1 Existing Uses of Property: RESTURANT / BAR

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: Date: 10/18/21

Print Form

Design Review Board Review Criteria

How will this proposal be visually compatible with the character of the surrounding areas?

The proposed signage will be visually compatible with the character of Downtown as it will draw attention to this historic building in a visually appealing way, enhancing visibility from the vibrant City Center and expanding foot traffic during dinner hours.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

Design Review Board Review Criteria

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- ☐ Georgian
- ☑ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

The building of Mercantile Social is a historic building in Downtown Alpharetta with Mercantile Architecture. In its 100+ year history, the building has housed the US Post Office, Bates Grocery, Cowart Shoe Shop, Cook Shoe Shop, and the Alpharetta Welcome Center.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

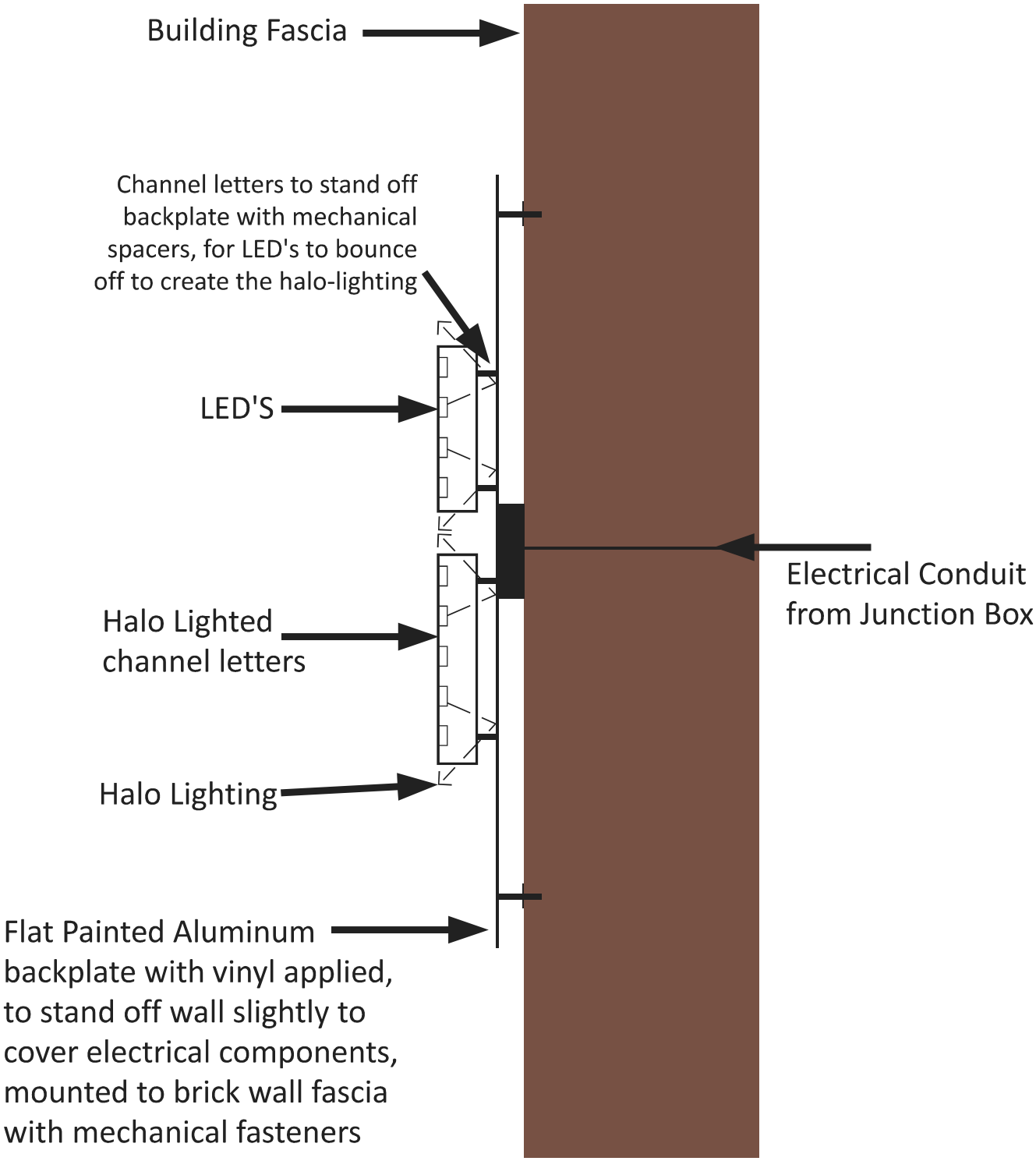
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

As outlined in the guidelines, the intention of our sign is not to achieve uniformity or replication, but to help Mercantile Social achieve individual identity while complimenting the traditional Main Street buildings. The sign will enhance the pedestrian-oriented character of Downtown and contribute to activity by enhancing visibility and expanding evening foot traffic to this area.

Building Sign
Size : 62"h x 83"w overall (36 sq.ft.)
Material : Backplate - Routered Aluminum Panel
painted black with white & digital vinyl Roses applied
"Mercantile Live" - Halo-Lighted Channel letters
White faces and Returns, Mounted to stand
off backplate to create white Halo Lighting effect
Installation : Backplate installed to brick wall with
mechanical fasteners

scale : 1/2" = 1 ft.

SIDE PROFILE/MOUNTING DETAILS



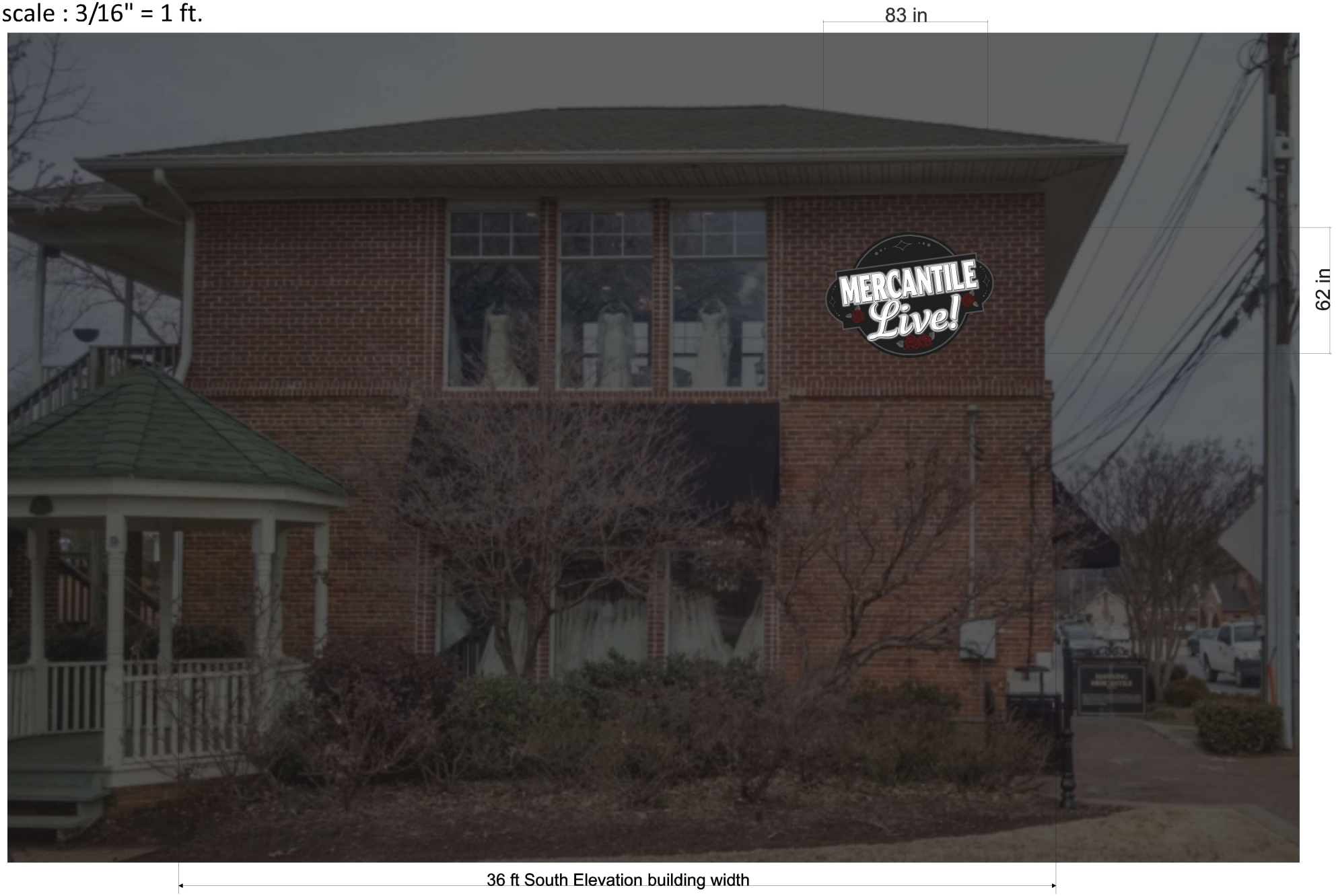
scale : 3/16" = 1 ft.

Building Sign showing lighting effect

Building Sign
Size : 62"h x 83"w overall (36 sq.ft.)
Material : Backplate - Routered Aluminum Panel
painted black with white & digital vinyl Roses applied
"Mercantile Live" - Halo-Lighted Channel letters
White faces and Returns, Mounted to stand
off backplate to create white Halo Lighting effect
Installation : Backplate installed to brick wall with
mechanical fasteners

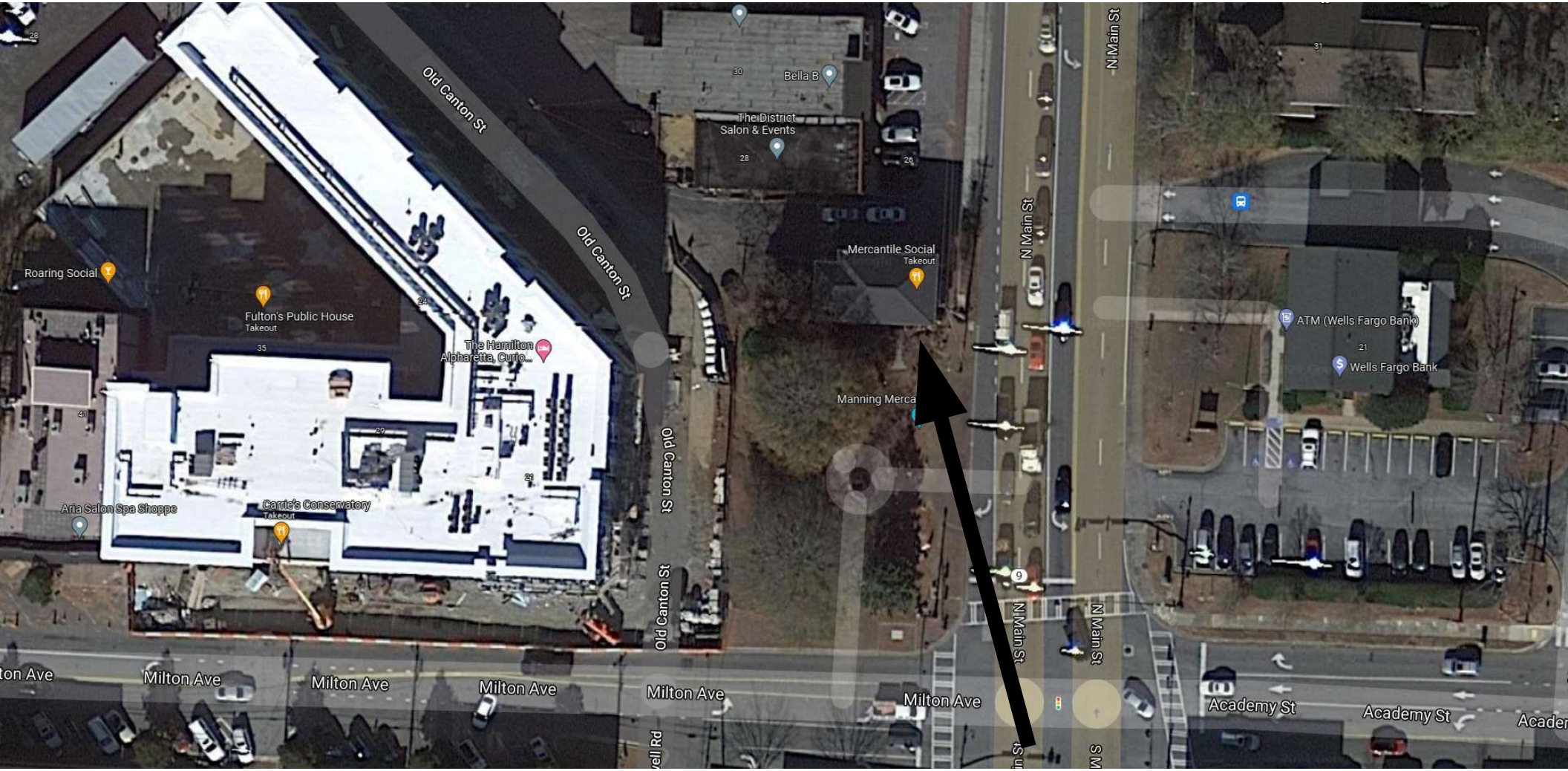
scale : 1/2" = 1 ft.

scale : 3/16" = 1 ft.



Existing Photo of Current Sign

Location of sign on building



Located on this wall facing the intersection of Main Street and Milton Ave

Similar Complimentary Signs

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: September 7, 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 04, 2021	January 15, 2021
February 01, 2021	February 18, 2021
March 01, 2021	March 19, 2021
April 01, 2021	April 16, 2021
May 3, 2021	May 21, 2021
June 01, 2021	June 18, 2021
July 01, 2021	July 16, 2021
August 02, 2021	August 20, 2021
September 01, 2021	September 17, 2021
October 01, 2021	October 15, 2021
November 01, 2021	November 19, 2021
December 01, 2021	December 10, 2021

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: Pamelot Farms

Location Address: 54 Roswell St

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30009 - _____

Contact For All Notifications: Vanessa Jimenez

Contact Telephone: 470 - 440 - 6414 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: signs@alphasign.com

Contact's Relation To Business: Contractor

This Application For (Check all that apply):

- ☐ Addition
- ☐ Auxiliary Structure
- ☐ Color Selection
- ☐ Material Selection
- ☐ Modification to Exterior
- ☐ New Construction
- ☒ Signage

This page will be the first page of your completed submittal packet.

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		_____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Laura Steh

Physical Address: 2105 Bethany Way Alpharetta Georgia 30004 United States

Mailing Address:

City: Alpharetta State: Ga Zip Code: 30004 -

Owner Telephone: 770 - 846 - 1559 Contact Fax: - - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property)*.

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Date:

Owner Signature:

Property Information:

Address (If Assigned) : 54 Roswell Street

Tax ID or Map Reference Number: 22 482312690419

Land Lot(s): 1269 District: C-2 Section:

Existing Zoning of Property: Commercial Existing Uses of Property: Commercial

---

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: Date:

Print Form

Design Review Board Review Criteria

How will this proposal be visually compatible with the character of the surrounding areas?

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

- ☐ Yes
- ☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

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- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

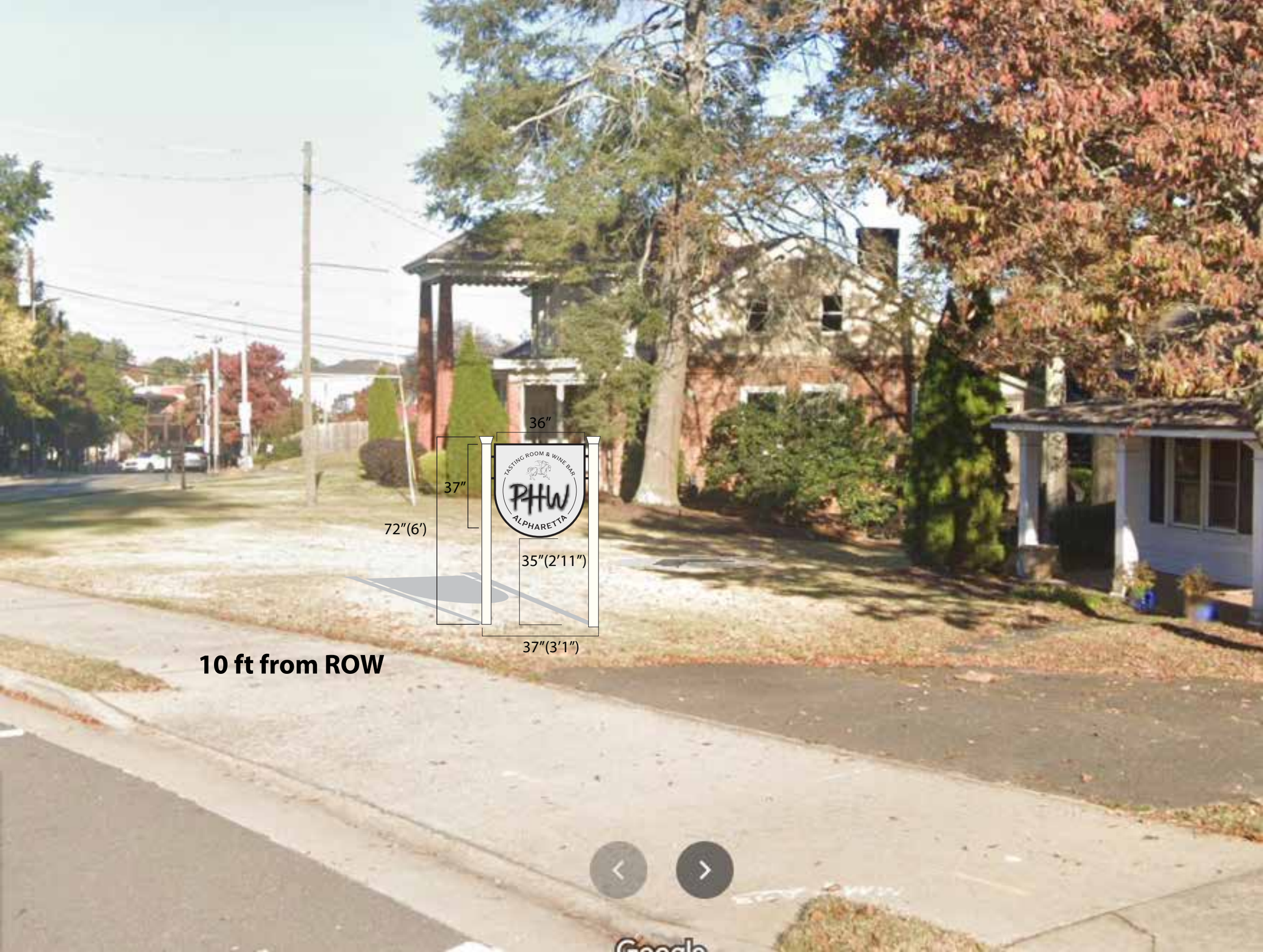
Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

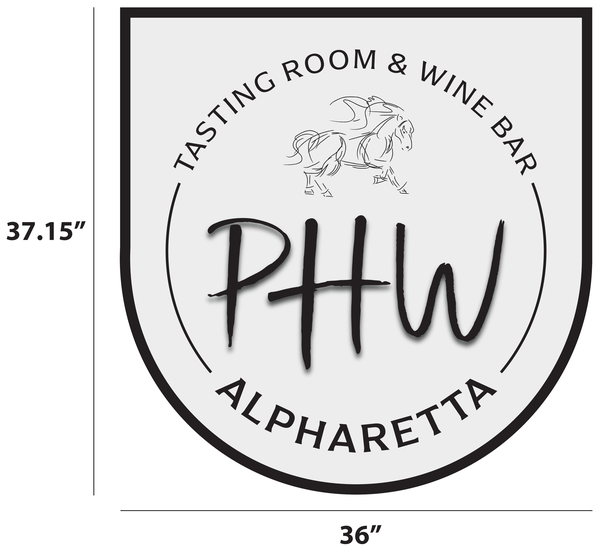
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

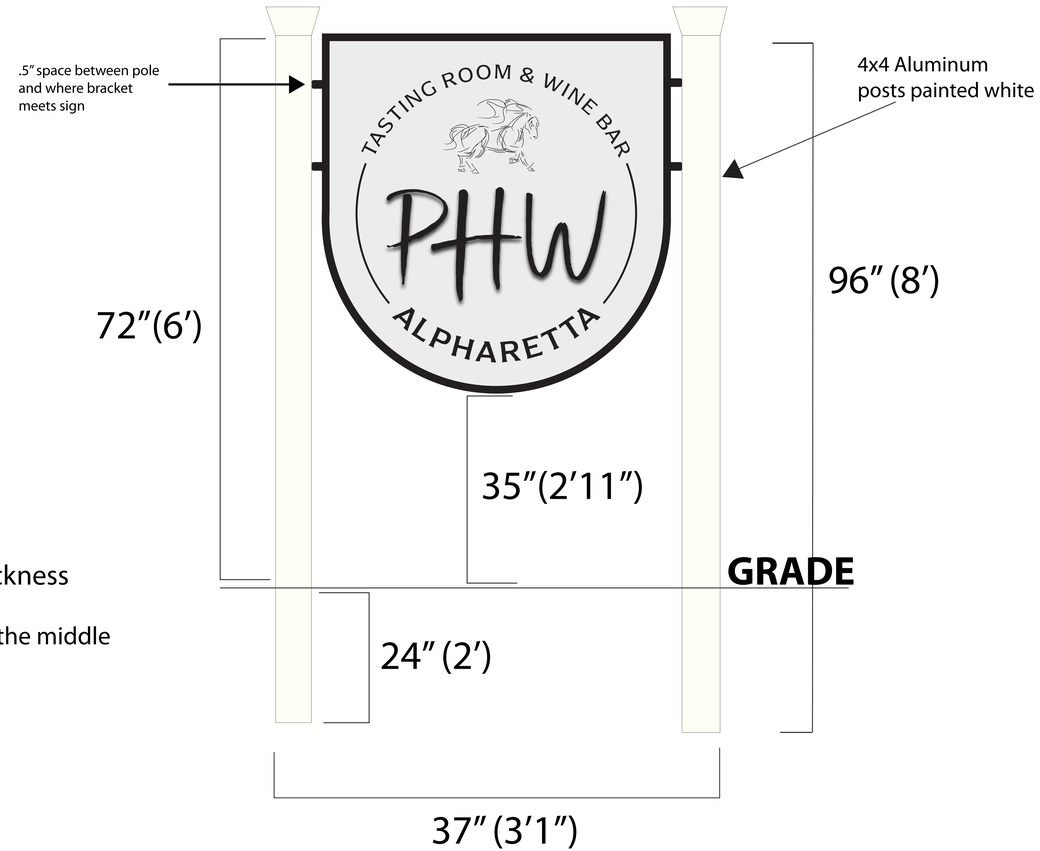
Old Roswell St
Roswell St
Roswell St
Roswell St
Roswell St
The Holbrook
Trinity Life At Home
Sign located here
54 Roswell St,
Alpharetta, GA 30009
Pamelot Farm Tasting Room Location

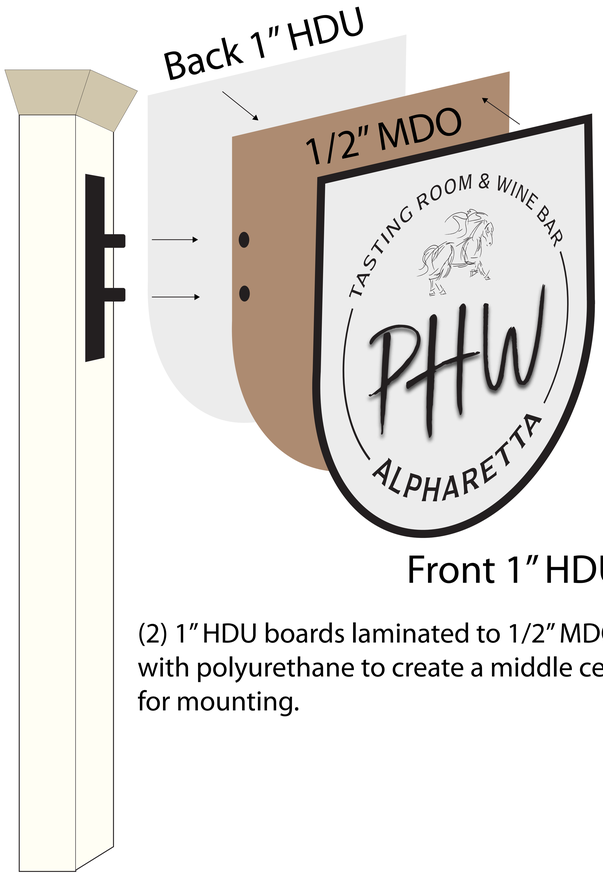

36″
37″
72″(6′)
TASTING ROOM & WINE BAR
PHW
ALPHARETTA
35″(2′11″)
37″(3′1″)
10 ft from ROW

Pamelot Farm Tasting Room Sign

54 Roswell Street, Alpharetta, GA 30004







Material: (2) 1″ Routed HDU, Double-sided 2.5″ overall thickness
Colors: Black and White
Installation: (2) 1″ HDU boards laminated with 1/2 MDO in the middle for mounting onto 4x4 Aluminum posts painted white

(2) 1″ HDU boards laminated to 1/2″ MDO with polyurethane to create a middle center piece for mounting.

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PARKLAND COMMUNITIES OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 30004

PROJECT DESCRIPTION:

THIS PROJECT IS A 1,775 SF RENOVATION OF AN EXISTING, SINGLE-STORY BUILDING. THE EXTERIOR CMU WALLS WILL REMAIN WITH NEW WINDOWS, DOORS, AND EXTERIOR MATERIALS ADDED. NEW INTERIOR WALLS, DOORS, PLUMBING, ELECTRICAL, AND LIGHTING WILL BE INSTALLED IN THE EXISTING SHELL.

CONTACT INFORMATION:

OWNER:
AEP ENTERPRISES, LLC
CONTACT: JIM JACOBI
6845 SHILOH ROAD E, D-2
ALPHARETTA, GA 30005 404.456.5562

ARCHITECT:
TSW, INC.
CONTACT: HEATHER HUBBLE
1447 PEACHTREE ST NE, SUITE 850
ATLANTA, GA. 30309 404.873.6730

STRUCTURAL ENGINEER:
STABILITY ENGINEERING
CONTACT: PIERRE COIRON
431 WEST PONCE DE LEON AVENUE
DECATUR, GA 30300 404.377.9316

MEP ENGINEER:
MARSHALL & BOLLWERK ENGINEERING
CONTACT: TIM BOLLWERK
8861 HWY. 92, SUITE 400
WOODSTOCK, GA 30189 678.795.0333

APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- LIFE SAFETY 2018 CODE
- AMERICANS WITH DISABILITIES ACT

DRAWING INDEX:

CIVIL: UNDER DIFFERENT COVER
LANDSCAPE: UNDER DIFFERENT COVER

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 GENERAL NOTES & SPECIFICATIONS
A0.2 ADA NOTES & SPECIFICATIONS
A0.3 ADA NOTES & SPECIFICATIONS
A0.4 ADA NOTES & SPECIFICATIONS
A0.5 ARCHITECTURAL SITE PLAN
A0.6 LIFE SAFETY PLAN

A1.0 FLOOR PLANS - EXISTING & DEMO
A1.1 FLOOR PLANS - PROPOSED
A1.2 BUILDING RCP / ROOF PLAN
A1.3 BUILDING ELEVATIONS - EXISTING & DEMO
A1.4 BUILDING ELEVATIONS - PROPOSED
A1.5 BUILDING PERSPECTIVES

A2.0 TYP. BUILDING SECTIONS
A2.1 TYP. BUILDING SECTIONS
A2.2 TYP. WALL SECTIONS
A2.3 TYP. DETAILS
A2.4 TYP. DETAILS
A2.5 TYP. INTERIOR ELEVATIONS

A3.0 TYP. WINDOW & DOOR SCHEDULES
A3.1 TYP. ROOF DETAILS
A3.2 TYP. AWNING / LIGHTING SPECS
A3.3 LIGHTING SPECIFICATIONS
A3.4 DUPONT TYVEK SPECIFICATIONS

STRUCTURAL:

S0.0 GENERAL NOTES
S1.0 FOUNDATION & ROOF PLAN
S2.0 BUILDING SECTIONS
S2.1 DETAILS
S2.2 DETAILS
S2.3 DETAILS

MECHANICAL , ELECTRICAL & PLUMBING:

M0.0 MECHANICAL NOTES & LEGEND, & ABBREVIATIONS
M1.1 MECHANICAL PLAN
M2.1 MECHANICAL SCHEDULE & COMCHECK
M2.2 MECHANICAL DETAILS

E0.1 ELECTRICAL SPECIFICATIONS, & NOTES
E0.2 ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM
E0.3 ENERGY CALCULATIONS
E1.1 POWER PLAN
E2.1 LIGHTING PLAN

P0.1 PLUMBING NOTES, LEGEND, & ABBREVIATIONS
P1.1 SANITARY WASTE & VENT PLANS & RISERS
P1.2 DOMESTIC WATER AND GAS PLANS AND RISERS
P2.2 PLUMBING DETAILS

CODE SUMMARY:

		IBC 2012 OR LSC 2012
OCCUPANCY CLASSIFICATION:	B (BUSINESS)	IBC SECTION 304, LSC 6.1.11,
CONSTRUCTION TYPE:	TYPE: V-B	IBC SECTION 602.5 & TABLE 601
AREA:	B (BUSINESS) ALLOWABLE AREA PER FLOOR: 9,000 SF PROPOSED AREA PER FLOOR: 1,775 SF	IBC TABLE 506.2
HEIGHT:	B (BUSINESS) ALLOWABLE HEIGHT: 40 FT ACTUAL HEIGHT: 17'-8"	IBC TABLE 504.3
STORIES:	B (BUSINESS) ALLOWABLE STORIES: 2 ACTUAL STORIES: 1	IBC TABLE 504.4
OCCUPANT LOAD:	B (BUSINESS) TENANT SPACE (SUITE A): 1,775 SF ROOM BY ROOM CALCULATIONS: JIM'S OFFICE 152 SF/100 = 2 PERSONS OFFICE #1 82 SF/100 = 1 PERSONS OFFICE #2 94 SF/100 = 1 PERSONS OFFICE #3 94 SF/100 = 1 PERSONS CONFERENCE: 178 SF/30 = 6 PERSONS OPEN STUDIO: 532 SF/100 = 6 PERSONS WAITING/RECEPTION: 95 SF/50 = 2 PERSONS KITCHENETTE: 86 SF/100 = 1 PERSON COPY AREA: 99 SF/100 = 1 PERSON RESTROOMS (x2) 43 SF/100 = 2 PERSONS **TOTAL: = 23 OCCUPANTS**	LSC TABLE 7.3.1.2
AUTOMATIC SPRINKLER SYSTEM:	AUTOMATIC SPRINKLER SYSTEM NOT TO BE INSTALLED	
FIRE PROTECTION REQUIREMENTS:	PRIMARY STRUCTURAL FRAME 0 HR FIRE RESISTANCE RATING EXT. BEARING WALLS 0 HR FIRE RESISTANCE RATING INT. BEARING WALLS 0 HR FIRE RESISTANCE RATING EXT. NON-BEARING WALLS 0 HR FIRE RESISTANCE RATING INT. NON-BEARING WALLS 0 HR FIRE RESISTANCE RATING FLOOR CONSTRUCTION 0 HR FIRE RESISTANCE RATING ROOF CONSTRUCTION 0 HR FIRE RESISTANCE RATING	IBC TABLE 601, IBC TABLE 10.17.1, IBC SECTION 508, & LSC 7.1.3.1 IBC TABLE 706.4
NUMBER OF EXITS:	(1) ONE EXIT SHALL BE REQUIRED IF COMMON PATH IS UNDER 100'-0" (1) ONE EXIT SHALL BE PROVIDED	LSC 7.4 LSC 38.2.4.3 LSC 39.2.4
TOTAL REQUIRED EXIT WIDTH:	DOORS IN PATH OF TRAVEL SHALL BE NO LESS THAN 32 INCHES CLEAR LEVEL COMPONENTS= 0.2 INCHES PER OCCUPANT	LSC SECTION 7.2.1.2.3 LSC TABLE 7.3.3.1
TRAVEL DISTANCE LIMIT:	B BUSINESS 200'-0"	LSC TABLE A.7.6.1 LSC SECTION 38.2.6.2
DEAD-END LIMIT:	B BUSINESS 20'-0"	LSC TABLE A.7.6.1 LSC SECTION 38.2.5.2.2
COMMON PATH LIMIT:	B BUSINESS 100'-0" 100'-0" IS ALLOWED FOR A SINGLE TENANT SPACE	LSC TABLE A.7.6.1 LSC SECTION 38.2.5.3.2
MINIMUM HEAD CLEARANCE:	INTERIOR ROOM SHALL HAVE A MIN. CEILING HEIGHT NOT LESS THAN 7'-6".	IBC SECTION 1208.2
FIRE ALARMS & PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED		NFPA 10, CHAPTER 6

RELEASED FOR CONSTRUCTION

TSW
PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

ARCHITECTURE
1447 Peachtree Street NE,
Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design.com

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consultant

seal

STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA017705
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

COVER SHEET

sheet number

A0.0

DIVISION 1- GENERAL REQUIREMENTS

1.01 WHEN THE WORD "PROVIDE" IS USED, IT MEANS TO PROVIDE AND INSTALL PER ALL MANUFACTURER'S SPECIFICATIONS, INDUSTRY STANDARDS, AND LOCAL CODES.

1.02 ALL CODES HAVING JURISDICTION SHALL BE STRICTLY ADHERED TO IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONVEY ANY AND ALL DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR APPROPRIATE RESOLUTION.

1.03 ALL WORK SHALL BE PERFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. ALL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WARRANTY REQUIREMENTS, APPLICABLE LAWS AND CODES, AND THE HIGHEST INDUSTRY-ACCEPTED STANDARDS. THE MOST STRINGENT STANDARD THAT DOES NOT VIOLATE ANOTHER STANDARD SHALL APPLY. THE SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN THOSE STANDARDS OR BETWEEN THOSE STANDARDS AND THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR DETERMINATION OF AN ACCEPTABLE RESOLUTION.

1.04 THE CONTRACTOR MUST BE EXPERIENCED IN ALL OF THE PROJECTS TYPES OF INSTALLATION. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR FAILURE TO PROVIDE INSTALLATION PER NATIONAL AND LOCAL CODES.

1.05 THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK FOR THIS CONTRACT BY THE OWNER AND THE ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. DURING THE CONSTRUCTION PERIOD THE OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.

1.06 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF CONSTRUCTION. SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN WRITTEN INSTRUCTIONS PERTAINING TO SUCH WORK BEFORE PROCEEDING WITH RELATED CONSTRUCTION.

1.07 THE ARCHITECT CERTIFIES TO THE ACCURACY OF THE ARCHITECT'S DESIGN ELEMENTS AND THE DIMENSIONS REFLECTED IN THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS BY THE OWNER AND/OR OWNER'S AGENT(S) WHICH ALTER THE ARCHITECT'S DESIGN INTENT AND/OR THE DIMENSIONS INDICATED HEREIN. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED IN WRITING OF ANY SUCH CHANGES AND/OR ADDITIONS

1.08 DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU, CENTERLINE (<) OF FENESTRATION, OR TO STRUCTURAL LINES UNLESS OTHERWISE NOTED. OPENINGS IN MASONRY CONSTRUCTION ARE INDICATED BY "M.O." AND DIMENSIONS TO STRUCTURAL LINES ARE INDICATED BY THE CENTERLINE SYMBOL.

1.09 DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN SHALL GOVERN THE WORK. THE GENERAL CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT ANY DIMENSIONS THAT CONFLICT OR THAT CANNOT BE DETERMINED BY THE INFORMATION GIVEN IN THESE DRAWINGS.

1.10 NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

1.11 DEVIATIONS FROM THE CONTRACT DOCUMENTS AND LOCATIONS OF CONCEALED COMPONENTS SHALL BE NOTED ON A RECORD SET OF DRAWINGS BY THE CONTRACTOR AND PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.

1.12 DETAIL AND SECTION DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS TYPICAL IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN A SIMILAR MANNER.

1.13 CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS FOR ITEMS RELATED TO THEIR WORK.

1.14 WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE SYSTEM SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

1.15 IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.

1.16 FINAL PRODUCT SPECIFICATIONS AND SUBMITTALS FOR ALL MATERIALS USED IN THE BUILDING SHALL BE KEPT ON SITE BY THE CONTRACTOR. ALL INSPECTORS SHALL HAVE ACCESS TO SPECIFICATIONS.

1.17 THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL SURVEYS AND ELEVATION CERTIFICATES, ARCHITECTURAL REVIEW BOARD FEES, AND WATER & SEWER IMPACT FEES, IF APPLICABLE.

DIVISION 2- EXISTING CONDITIONS / SITE WORK

2.01 DISRUPTED EXISTING CONDITIONS, SUCH AS LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS, SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.

2.02 THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCE WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.

2.03 THE CONTRACTOR SHALL PROVIDE ALL SITE REMEDIATION, SITE DEMOLITION, EARTHWORK, UTILITIES, TEMPORARY BARRICADES, TEMPORARY ROADWAYS, STREET CLEANING, SITE CLEAN-UP, AND SITE IMPROVEMENTS REQUIRED FOR THE PROJECT. SEE CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS.

DIVISION 3- CONCRETE

3.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FOOTING WORK, SLAB-ON-GRADE AREAS, INTERIOR CONCRETE CURB, AND MISCELLANEOUS CONCRETE REQUIRED FOR THE PROJECT.

3.02 CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.

3.03 CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C685.

3.04 SAMPLES FOR STRENGTH TEST SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172.

3.05 ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER, AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.

3.06 UNLESS NOTED OTHERWISE, PROVIDE VERTICAL CONTROL JOINTS IN STEP WALLS AND RETAINING WALLS @ 25'-0" O.C. MAXIMUM.

3.07 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

DIVISION 4- MASONRY

4.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STRUCTURAL AND VENEER MASONRY REQUIRED FOR THE PROJECT.

4.02 THE CONSTRUCTION OF MASONRY ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN ACI 530 AND ACI 530.1.

4.03 CONCRETE MASONRY UNITS (CMU), SHALL BE LIGHT WEIGHT CONFORMING TO THE LATEST EDITION OF ASTM C90. BLOCK MASONRY SHALL HAVE A MINIMUM PRISM STRENGTH (F'm) OF 1500 PSI UNLESS OTHERWISE NOTED BY STRUCTURAL.

4.04 UNLESS OTHERWISE NOTED, MORTAR SHALL BE TYPE "S" WITH A MINIMUM 28-DAY COMPRESSION STRENGTH OF 2100 PSI. MORTAR SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C270.ES SHALL BE PROVIDED PER CONSTRUCTION DRAWINGS.

4.05 GROUT FOR MASONRY SHALL CONFORM TO ASTM C476. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404. (GROUT MIX SHALL BE 1 PART PORTLAND CEMENT TO 2.5 PARTS SAND WITH ENOUGH WATER TO PRODUCE SLUMP BETWEEN 6 AND 8 INCHES.

4.06 UNLESS NOTED OTHERWISE, CONSTRUCT MASONRY WALLS WITH 9 GAGE, TRUSS TYPE, GALVANIZED WIRE JOINT REINFORCEMENT AT EVERY OTHER COURSE.

4.07 REINFORCING BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615 (GRADE 60).

4.08 MASONRY ACCESSORIES SHALL BE BY HB, HECKMAN, DUR-O-WAL, OR EQUAL.

4.09 THE CONTRACTOR SHALL PROVIDE ADJUSTABLE GALVANIZED WALL TILES PER CODE, PLASTIC CELL VENT WEEPS AT 24" O.C. AT ALL THRU-WALL FLASHING, AND MORTAR NET AT THRU-WALL FLASHING.

4.10 THE CONTRACTOR SHALL PROVIDE NEOPRENE EXPANSION AND CONTROL JOINTS WHERE INDICATED ON DRAWINGS.

DIVISION 5- METAL

5.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LOAD BEARING STEEL, AND MISCELLANEOUS RED IRON REQUIRED FOR THE PROJECT.

5.02 STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
STRUCTURAL STEEL- ASTM A992 GRADE 50 U.N.
STEEL ANGLES, CHANNELS, & PLATES- ASTM A53 U.N.
STEEL PIPES- ASTM A53, GRADE B
STEEL TUBES (HSS)- ASTM A500, GRADE B
HIGH STRENGTH BOLTS- ASTM A325, GALVANIZED
NUTS- ASTM A563, GALVANIZED
UNFINISHED BOLTS- ASTM A307
WELDING ELECTRODES- AWS CLASS E70

5.03 ALL EXPOSED STEEL SHALL BE FACTORY PRIMED AND FIELD PAINTED AS REQUIRED BY DRAWINGS. ALL METAL SHALL BE PROVIDED IN SIZES SPECIFIED ON THE DRAWINGS.

5.04 ALL GALVANIZED STEEL SHALL HAVE PAINT GRIP FINISH AND PAINTED IN THE FIELD WITH MIN. TWO (2) COATS

DIVISION 6- WOOD, PLASTICS, & COMPOSITES

6.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH AND FINISH CARPENTRY FOR THE PROJECT.

6.02 ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED PER AWPA STANDARD C1, C2, C3, C4, C9, C14, C15, C16, C22, C23, C24, C28, C31, C33, AND M4.

6.03 FIRE-TREATED WOOD SHALL MEET ASTM E 84, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD.

6.04 THE CONTRACTOR SHALL PROVIDE ALL NEW CASEMENT WORK AND COUNTERTOPS.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

7.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FLASHING SYSTEMS, THERMAL INSULATION, AND ACOUSTICAL INSULATION REQUIRED FOR COMPLETION OF THE PROJECT.

7.02 THE CONTRACTOR SHALL INSTALL CAULKING, SEALANT, AND BACKER ROD REQUIRED FOR THE BUILDING. PROPER CAULK JOINT DIMENSIONS SHALL BE 1/2" BY 3/8".

7.03 FABRICATED SHEET METAL FLASHING AND TRIM FOR THE PROJECT SHALL COMPLY WITH RECOMMENDATIONS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS AS LISTED ON SMACNA.

7.04 ALL THERMAL AND SOUND INSULATION MATERIALS SHALL CONFORM TO THE REQUIREMENTS IN IRC SECTION R302.10. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

7.05 ALL FOAM PLASTICS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 2603.

7.06 IN ACCORDANCE WITH IBC SECTION 2603.2: PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH CODE REQUIREMENTS.

7.07 IN ACCORDANCE WITH IBC SECTION 2603.3: UNLESS OTHERWISE INDICATED IN THIS SECTION, FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 75 AND SMOKE DEVELOPED INDEX OF NO MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

EXCEPTIONS: FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION PASSES FM 4450 OR UL 1256. THE SMOKE-DEVELOPED INDEX SHALL NOT BE LIMITED ON ROOF ASSEMBLIES.

7.08 PER IBC SECTION 2603.4, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 0.5" GYPSUM WALLBOARD OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275. COMBUSTIBLE CONCEALED SPACES SHALL COMPLY WITH SECTION 718.

7.09 PER IBC SECTION 2603.4.5.1, FOAM PLASTIC INSULATION UNDER A ROOF ASSEMBLY OR ROOF COVERING THAT IS INSTALLED IN ACCORDANCE WITH THE CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 0.47" IN THICKNESS BONDED WITH EXTERIOR GLUE, WITH EDGES SUPPORTED BY BLOCKING, TONGUE-AND-GROOVE JOINTS OR OTHER APPROVED TYPE OF EDGE SUPPORT, OR AN EQUIVALENT MATERIAL. A THERMAL BARRIER IS NOT REQUIRED FOR FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION SATISFACTORILY PASSES FM 4450 OR UL 1256.

7.10 FOAM PLASTIC INSULATION MEETING THE REQUIREMENTS OF SECTIONS 2603.2, 2603.3 AND 2603.4 SHALL BE PERMITTED AS PART OF A ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION IS CLASS A, B OR C ROOFING ASSEMBLY WHERE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.

7.11 FOAM PLASTIC INSULATION INCLUDING, BUT NOT LIMITED TO, EXTRUDED OR EXPANDED POLYSTYRENE OR POLYISOCYANURATE SHALL NOT BE INSTALLED BELOW GRADE ON FOUNDATION WALLS OR BELOW GRADE ON THE EXTERIOR OF SLAB FOUNDATIONS.

EXCEPTION:WHEN IN ADDITION TO THE REQUIREMENTS OF IBC, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITE DAMAGE IS PROVIDED. CLEARANCE BETWEEN EARTH AND FOAM PLASTICS APPLIED TO THE EXTERIOR WALLS SHALL NOT BE LESS THAN 6 INCHES.

7.12 SEE IECC FOR ALL MINIMUM ENERGY REQUIREMENTS.

DIVISION 8- OPENINGS

8.01 THE CONTRACTOR SHALL PROVIDE ALL WINDOWS AND DOORS REQUIRED FOR THE PROJECT. SEE THE ARCHITECTURAL DRAWINGS FOR WINDOW AND DOORS SPECIFICATIONS.

DIVISION 9- FINISHES

9.01 THE CONTRACTOR SHALL PROVIDE ALL FINISHES REQUIRED FOR COMPLETION OF THE PROJECT. SEE THE FINISH NOTES FOR ADDITIONAL INFORMATION.

9.02 SEE WALL SCHEDULE, STRUCTURAL DRAWINGS, AND RATED WALL ASSEMBLIES FOR GYPSUM BOARD REQUIREMENTS.

9.03 INTERIOR FINISH MATERIALS SHALL BE APPLIED AND FASTENED PER IRC R702.

9.04 PAINT SHALL BE APPLIED AT A MINIMUM OF ONE (1) PRIMER COAT AND TWO (2) FINISH COATS. SEE FINISH SCHEDULE FOR LOCATIONS OF PAINTED AREAS. WALLS AND CEILING SHALL HAVE FLAT PAINT UNLESS OTHERWISE NOTED. MOLDINGS AND TRIMS SHALL HAVE SEMI-GLOSS UNLESS OTHERWISE NOTED. ARCHITECT AND OWNER TO DETERMINE COLORS.

DIVISION 10- FURNISHINGS

10.01 FURNISHINGS SHALL BE BY OWNER.

EXISTING FRONT PERSPECTIVE

EXISTING REAR PERSPECTIVE

EXISTING SIDE PERSPECTIVE

RELEASED FOR CONSTRUCTION

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REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

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for

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drawing information

project numbe18082
contact: BILL TUNNELL
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checked by: HH

drawing date

07/29/2021

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GENERAL NOTES, SPECS, & SITE PHOTOS

sheet number

A0.1

LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH, BUT NO HIGHER THAN 2".

3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE RAISED CHARACTERS 1/32" MIN. ABOVE BACKGROUND, UPPERCASE & SANS SERIF. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I".

5. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NONGLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

6. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE I. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH ANSI A117.1-2003 TABLE 703.2.4.

7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SIGN LOCATIONS:

8. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

9. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH A117.1-2003 SECTION 703.4. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE ENCLOSED POSITION AND 45 DEGREE OPEN POSITION.

10. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18 INCHES MIN. CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

11. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.

12. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.

13. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

14. USE CONTRACTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.

15. 0.2 INCH SPACE BETWEEN CELLS.

16. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

17. BRAILLE SHALL BE 48" MIN. AND 60" MAX. ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE BRAILLE CELLS.

18. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH ANSI A117.1-2003 TABLE 703.4.3. BRAILLE DIMENSIONS - DOTT BASE DIAMETER (0.059" TO 0.063"), DISTANCE BETWEEN TWO DOTS IN THE SAME CELL (0.090" TO 0.100"), DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS (0.241" TO 0.300"), DOT HEIGHT (0.025" TO 0.037"), DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW (0.395" TO 0.400")

FIGURE 1
CHARACTER RAISED REQUIREMENT

FIGURE 2
PROPORTIONS OF THE INTERNATIONAL SIGN OF ACCESSIBILITY

FIGURE 3
INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAY CONDITION #1.

FIGURE 4
INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAY CONDITION #2.

FIGURE 5
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

FIGURE 6
INTERNATIONAL TDD SYMBOL

FIGURE 7
WOMEN'S RESTROOM SIGNAGE

FIGURE 8
MEN'S RESTROOM SIGNAGE

FIGURE 9
MEN'S AND WOMEN'S RESTROOMS SIGNAGE

PROTRUDING OBJECTS CONT.:

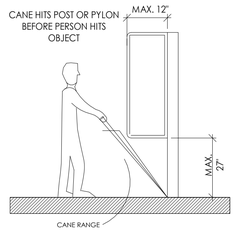


FIGURE 12
OBJECTS MOUNTED FREE-STANDING POST OR PYLONS MAY OVERHAND 12". WITH THEIR LEADING EDGE NO HIGHER THAN 27".

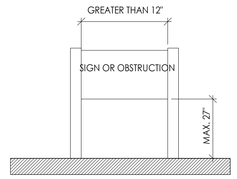


FIGURE 13
OBJECTS MOUNTED BETWEEN TWO POLES OR PYLONS MUST SPAN GREATER THAN 12" AND MUST HAVE THEIR LEADING EDGE NO HIGHER THAN 27".

SPACE ALLOWANCE AND REACH RANGE:

MIN. CLEAR FLOOR SPACE FOR A WHEEL CHAIR AND OCCUPANT IS 30" X 48" AND MAY BE POSITIONED FOR EITHER A FORWARD OR PARALLEL APPROACH TO AN OBJECT.

1. MIN. CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE IS 36".
2. MIN. CLEAR WIDTH FOR TWO WHEELCHAIRS TO PASSES IS 60".
3. SPACE REQUIRED FOR A WHEELCHAIR TO TURN 180-DEGREES IS 60".

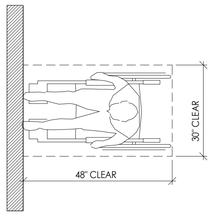


FIGURE 14
FORWARD APPROACH TO OBJECT

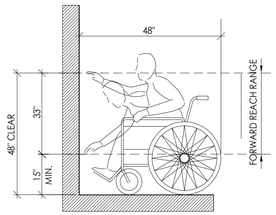
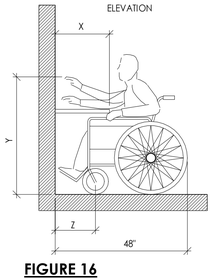


FIGURE 15
THE RANGE OF REACH FOR OBJECTS THAT ONLY HAVE FORWARD APPROACH CLEARANCE SHALL BE MIN. 15" FROM F.F. AND MAX. 48" FROM F.F.



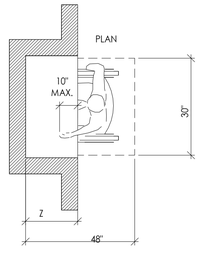


FIGURE 16
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

1. X SHALL BE < 25".
2. Z SHALL BE > X. WHEN X < 20", THEN Y SHALL BE 48" MAX.
3. WHEN X IS 20 TO 25", THEN Y SHALL BE 44" MAX.

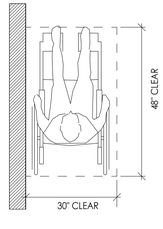


FIGURE 17
PARALLEL APPROACH TO OBJECT

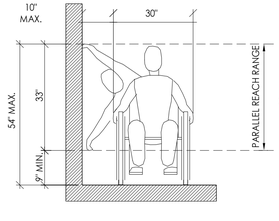


FIGURE 18
THE RANGE OF REACH FOR OBJECTS THAT HAVE A PARALLEL APPROACH CLEARANCE SHALL BE MIN. 9" FROM F.F. AND MAX. 54" FROM F.F.

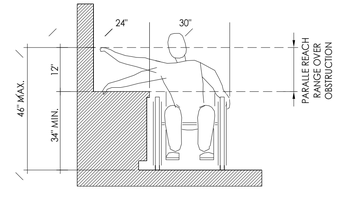


FIGURE 19
THE RANGE OF REACH FOR OBJECTS OVER OBSTRUCTIONS THAT HAVE A PARALLEL APPROACH CLEARANCE SHALL BE MIN. 34" FROM F.F. AND MAX. 46" FROM F.F.

DOOR CLEAR SPACE:

CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.

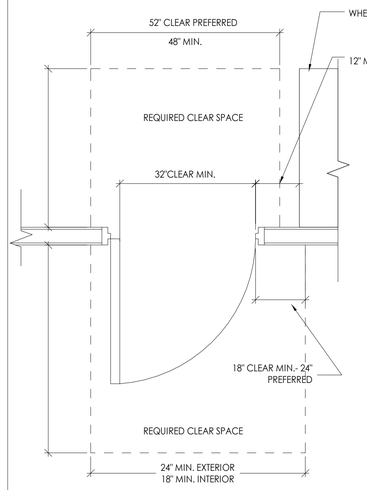


FIGURE 20
DOORWAYS INTENDED FOR FULL USER PASSAGE MUST HAVE A MIN. CLEAR OPENING OF 32" BETWEEN FACE OF DOOR AND OPPOSITE STOP AND OPEN AT LEAST 90-DEGREES.

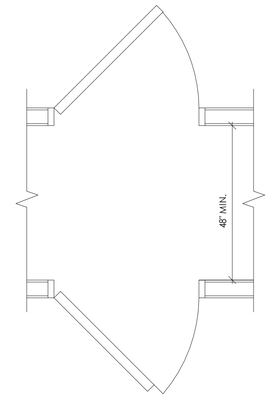


FIGURE 21
MIN. REQUIRED SPACE BETWEEN TO SWINGING DOORS MUST BE 48" PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE.

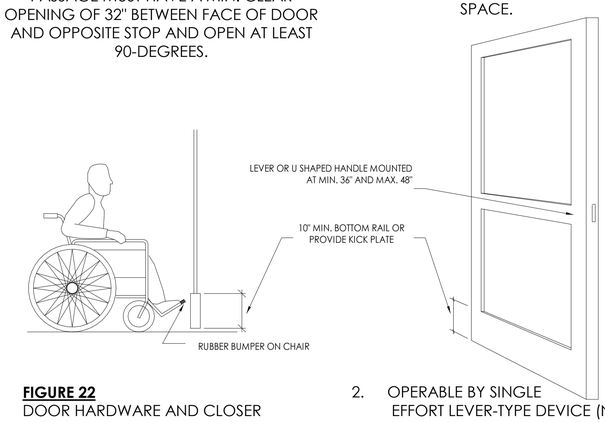


FIGURE 22
DOOR HARDWARE AND CLOSER

NOTE:
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.
2. OPERABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
3. DOOR HARDWARE MOUNTED BETWEEN 36" TO 48" FROM F.F.
4. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR DOORS.

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031705
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

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for

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drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

ADA NOTES & SPECIFICATIONS

sheet number

A0.2

LEVEL CHANGES AND THRESHOLDS (CONT.):

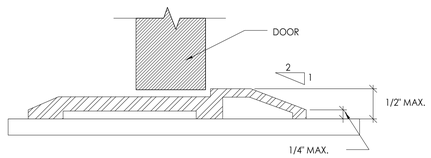

FIGURE 25- THRESHOLD

NOTES:
1. THRESHOLDS AT DOORWAYS MUST NOT EXCEED 1/2" IN HEIGHT.
2. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

STAIR & HANDRAIL REQUIREMENTS:

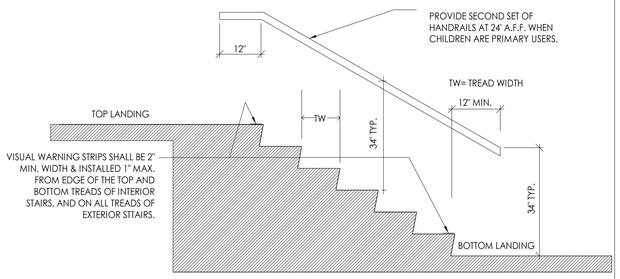

FIGURE 26- STAIR

STAIR NOTES:
1. RISER HEIGHTS AND TREAD WIDTHS MUST BE UNIFORM ON ANY GIVEN STAIR FLIGHT.
2. STAIR TREADS SHALL BE NO LESS THAN 11" WIDE MEASURED FROM TREAD TO TREAD.
3. OPEN TREADS ARE NOT PERMITTED FOR ADA STAIRS.
4. NOSING RADIUS MUST NOT BE GREATER THAN 1/2" AND MUST NOT BE ABRUPT.
5. RISERS MUST BE SLOPED OR UNDERSIDE OF NOSING MUST HAVE AN ANGLE OF AT LEAST 60-DEGREES FROM THE HORIZONTAL.
6. NOSING PROJECTION MUST NOT EXCEED 1 1/2".
7. HANDRAILS MUST BE PROVIDED ON BOTH SIDES OF STAIRS.
8. HANDRAILS MUST EXTEND 12" BEYOND TOP RISER
9. HANDRAILS MUST EXTEND 12" BEYOND THE BOTTOM RISER.
10. TOP HANDRAIL EXTENSION MUST BE PARALLEL TO FLOOR SURFACE.
11. BOTTOM HANDRAIL EXTENSION MUST CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER AND THEN TURN TO RUN PARALLEL WITH THE FLOOR SURFACE.
12. CLEAR SPACE BETWEEN THE HANDRAIL AND WALL MUST BE 1 1/2"
13. HANDRAILS MUST BE UNINTERRUPTED BY CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.
14. TOP OF HANDRAIL MUST BE MOUNTED BETWEEN 34" AND 38" ABOVE STAIR NOSING.
15. END OF HANDRAIL MUST RETURN SMOOTHLY TO THE FLOOR, WALL, OR POST.
16. HANDRAILS MUST NOT ROTATE IN THEIR FITTINGS.

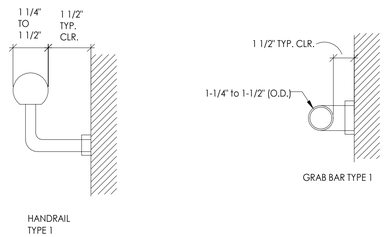

FIGURE 27- HANDRAIL & GRAB BAR PROFILES

RAMPS:

RAMP NOTES:
1. ALL RAMPS MUST MEET HANDRAIL AND CURB REQUIREMENTS.
2. ALL PARTS OF ACCESSIBLE ROUTE WITH SLOPE GREATER 1:20 SHALL BE CONSIDER A RAMP AND MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.
3. MAX. SLOPE OF A RAMP SHALL BE 1:12.
4. MAX. RISE OF ANY RUN SHALL BE 30".
5. MIN. CLEAR WIDTH OF A RAMP SHALL BE 36".
6. RAMPS MUST HAVE LEVEL LANDINGS AT BOTH THE TOP AND BOTTOM OF ALL RUNS.
7. RAMP LANDINGS MUST BE AT LEAST AS WIDE AS THE RAMP.
8. ALL RAMP LANDINGS SHALL BE NO LESS THAN 60" CLEAR, AND THE BOTTOM OF THE RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
9. LANDINGS AT LOCATIONS WHERE THE RAMP IS CHANGE DIRECTIONS SHALL BE NO LESS THAN 60"X60".

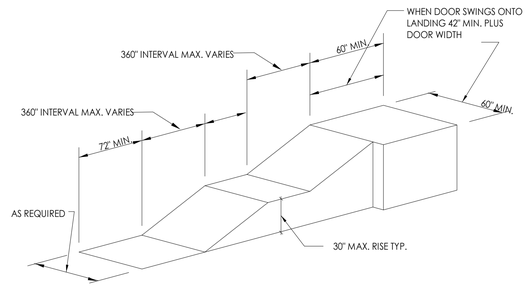

FIGURE 1
STRAIGHT RAMP RUN

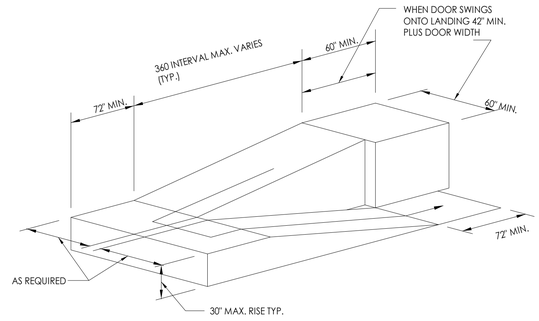

FIGURE 2
RAMP WITH INTERMEDIATE SWITCH BACK PLATFORM

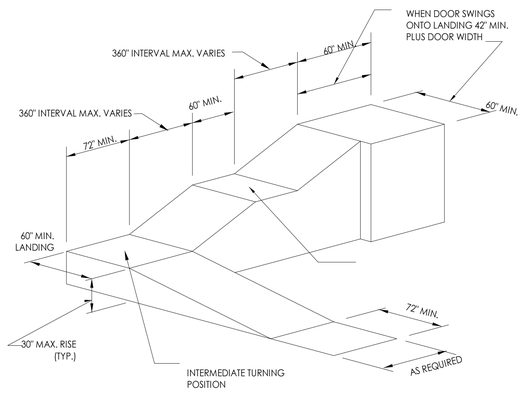

FIGURE 3
RAMP WITH TURNING PLATFORM

LEVEL CHANGES AND THRESHOLDS:

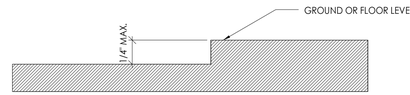

FIGURE 23- LEVEL CHANGE

NOTES:
1. LEVEL CHANGES UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
2. LEVEL CHANGES BETWEEN 1/4" AND 1/2" MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
3. CHANGES IN LEVEL GREATER THAN 1/2" MUST BE ACCOMPLISHED BY MEANS OF A RAMP.

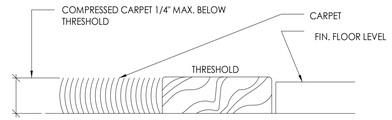

FIGURE 24- CARPET LEVEL CHANGE

NOTES:
1. CARPET MUST BE SECURELY ATTACHED TO SUB-SURFACE.
2. CARPET MUST HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR BACKING.
3. CARPET MUST HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR CUT/UNCUT PILE TEXTURED.
4. MAX. PILE THICKNESS MUST BE 1/2".
5. EXPOSED EDGE OF CARPET MUST BE FASTENED TO THE FLOOR
6. SURFACE AND HAVE TRIM ALONG THE ENTIRE LENGTH OF EXPOSED EDGE.

PROTRUDING OBJECTS:

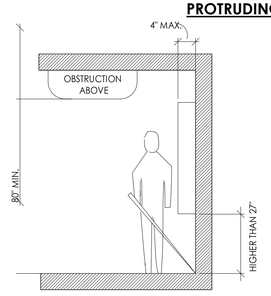

FIGURE 10
WALL OBJECTS MOUNTED WITH THEIR LEADING EDGE HIGHER THAN 27" MUST NOT PROTRUDE MORE THAN 4" FROM THE WALL.

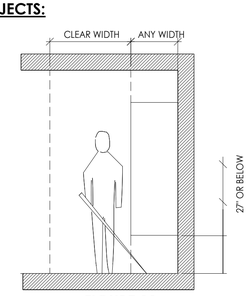

FIGURE 11
WALL OBJECTS MOUNTED WITH THEIR LEADING AT 27" OR BELOW ARE NOT RESTRICTED IN WIDTH ALLOWED TO PROTRUDE FROM THE WALL.

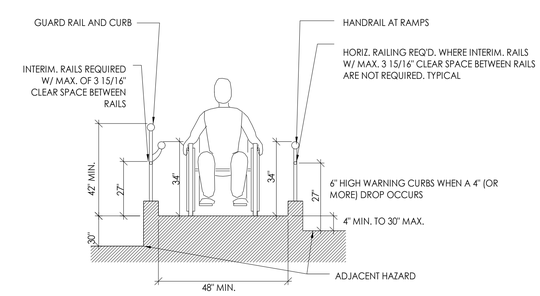

FIGURE 4
RAMP SECTION

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issue date

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project title

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for

PARKLAND COMM.

drawing information

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contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

ADA NOTES & SPECIFICATIONS

sheet number

A0.3

ADA DIAGRAMS AND NOTES ARE REFERENCED FROM THE AMERICANS WITH DISABILITIES ACT 2010

DRINKING FOUNTAINS AND WATER COOLERS:

1. SPOUT MUST BE NO HIGHER THAN 36" FROM F.F.
2. SPOUT MUST BE TO THE FRONT OF THE DRINKING FOUNTAIN OR WATER COOLER WITH A WATER FLOW TRAJECTORY PARALLEL TO THE FRONT OF THE UNIT
3. SPOUT MUST PROVIDE A WATER FLOW AT LEAST 4" HIGH TO ALLOW FOR A DRINKING CUP TO BE FILLED.
4. A ROUND OR OVAL BOWL ON A WATER FOUNTAIN OR WATER COOLER MUST HAVE THE SPOUT POSITIONED SO THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE FOUNTAIN.
5. CANTILEVERED UNITS MUST HAVE CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OF AT LEAST 27" HIGH, 30" WIDE, AND 17" DEEP.
6. CANTILEVERED UNITS MUST HAVE A CLEAR FLOOR SPACE OF 30"X48" TO ALLOW A FORWARD APPROACH TO THE UNIT.
7. FREE-STANDING OR BUILT-IN UNITS WITH NO CLEAR SPACE UNDER THE UNIT MUST HAVE CLEAR SPACE IN FRONT OF THE UNIT THAT ALLOWS FOR A PARALLEL APPROACH. SEE FIGURE 17/ A0.1.

RECESSED FOUNTAINS:

1. WITHIN ALCOVES MIN. 63" WIDE, MIN. 18" DEEP WHEN DOUBLE DRINKING FOUNTAINS ARE REQUIRED AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
2. CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZE ALCOVE ACCORDINGLY COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.

PROJECTED FOUNTAINS:

1. WARNING FOR THE VISION IMPAIRED AT A PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING
2. MEANS: THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY WITH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE, WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ON FOOT BEYOND EACH SIDE OF THE FOUNTAIN, OR INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32"CLEAR BETWEEN THE WING WALLS.

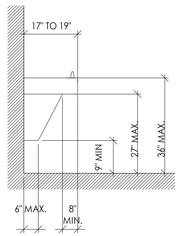


FIGURE 5
FOUNTAIN SECTION

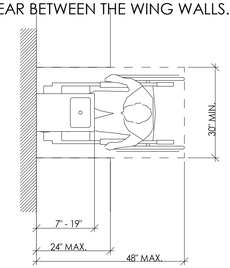


FIGURE 6
FOUNTAIN CLEAR FLOOR SPACE

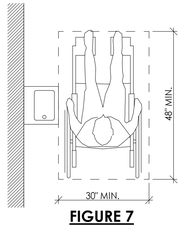


FIGURE 7
FREE=STANDING FOUNTAIN OR COOLER

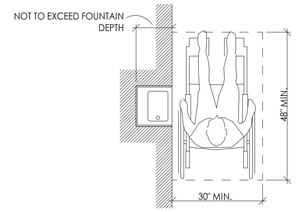


FIGURE 8
BUILT-IN FOUNTAIN OR COOLER

RESTROOMS AND FIXTURES:

WATER CLOSET:

WATER CLOSETS MUST HAVE A CLEAR FLOOR SPACE OF 56" MIN. PERPENDICULAR FROM THE WATER CLOSET AND 48" MIN. CLEAR PARALLEL TO THE WATER CLOSET. A WALL MOUNTED LAVATORY MAY BE POSITIONED OVER THE CLEAR FLOOR SPACE AT A MAX. OF 18" INTO THE PARALLEL REQUIRED CLEAR SPACE. WATER CLOSETS MUST BE 17" TO 19" HEIGHT MEASUREMENT TO THE TOP OF THE TOILET SET. THE GRAB BAR BEHIND THE WATER CLOSET MUST BE A MIN. OF 36" LONG. TOILET CONTROLS MUST BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA AND BE MOUNTED NO MORE THAN 44" A.F.F. TOILET PAPER DISPENSER MUST BE MOUNTED IN REACH OF ADA PERSON AND THE DISPENSER MUST ALLOW FOR CONTINUE PAPER FLOW.

URINALS:

URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAX. 17" A.F.F. CLEAR FLOOR SPACE PROVIDED FOR URINALS MUST BE 30" X 48" TO PROVIDE A FRONT APPROACH FOR AN ADA PERSON. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29" CLEARANCE BETWEEN THEM. URINAL FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, AND MUST BE MOUNTED MAX. 44" A.F.F.

LAVATORIES & MIRRORS:

LAVATORIES MUST BE MOUNTED WITH THE RIM NO HIGHER THAN 34" A.F.F. LAVATORIES MUST HAVE MIN. 29" OF CLEARANCE ABOVE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE SPACE AND AND TOE CLEARANCE MUST ALSO BE PROVIDE, AS SHOWN BELOW. 30" X 48" CLEAR FLOOR SPACE THAT PROVIDES A FORWARD APPROACH MUST BE PROVIDED AT ALL LAVATORIES. THIS CLEAR FLOOR SPACE MAY EXTEND A MAX. OF 19" UNDERNEATH THE LAVATORY. HOT WATER AND DRAIN PIPES UNDER THE LAVATORY MUST INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT. FAUCETS MUST BE LEVER-OPERATED, PUSH-TYPE, OR ELECTRONICALLY CONTROLLED. MIRRORS MUST BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTED SURFACE NO HIGHER THAN 40" A.F.F.

RESTROOMS & FIXTURES (CONT.):

THIS DIAGRAM IS TO SHOW REQUIRE FIXTURE CLEARANCES.
SEE PLAN FOR ACTUAL FIXTURE LOCATIONS

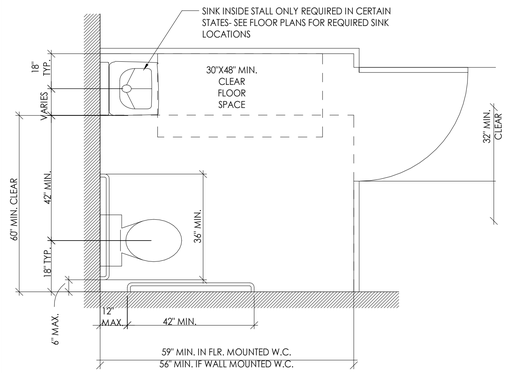


FIGURE 10
TOILET STALL NEW CONSTRUCTION

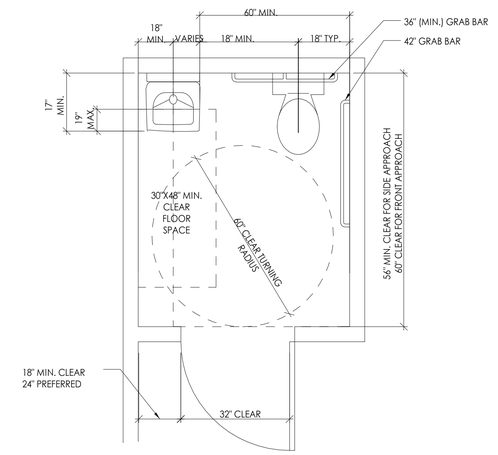


FIGURE 9
PRIVACY TOILET RESTROOM

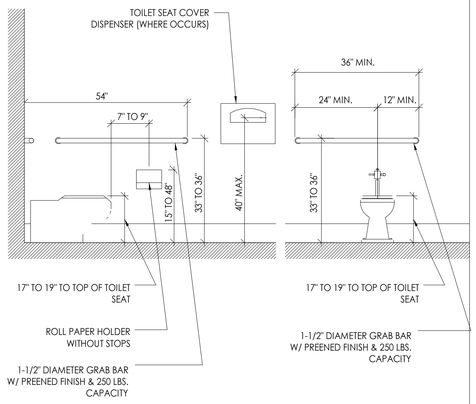


FIGURE 11
GRAB BAR AT WATER CLOSET SIDE WALL

FIGURE 12
GRAB BAR AT WATER CLOSET BACK WALL

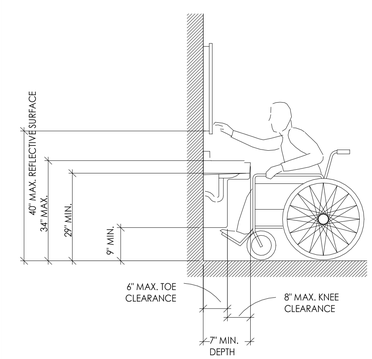


FIGURE 13
LAVATORY CLEARANCES AND MIRROR HEIGHTS

RESTROOMS & FIXTURES (CONT.):

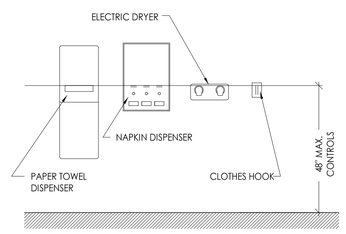


FIGURE 14
RESTROOM FIXTURE ACCESSORY HEIGHTS

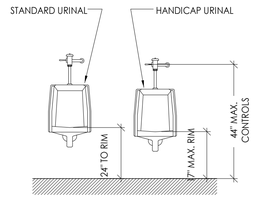
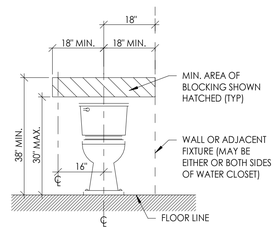
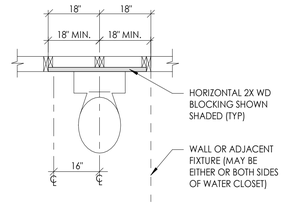


FIGURE 15
URINAL HEIGHTS

BLOCKING AT WATER CLOSET W/O SIDE WALL FOR PULL DOWN CONDITION





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HEATHER LOIS HUBBLE
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REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

ADA NOTES & SPECIFICATIONS

sheet number

A0.4

ARCHITECTURAL SITE PLAN NOTES:

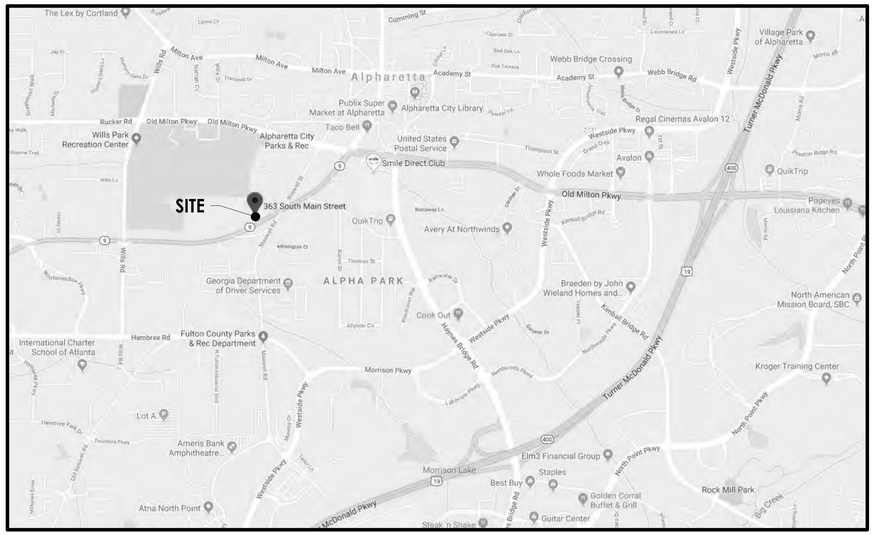
1. THE ARCHITECTURAL SITE PLAN IS INTENDED TO SHOW THE LOCATION AND ORIENTATION OF THE PARKLAND COMMUNITIES OFFICE PROPOSED FOR 363 SOUTH MAIN STREET, ALPHARETTA, GA. 30004.

2. FINISHED FLOOR ELEVATIONS ARE RELATIVE ELEVATIONS. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE FINAL FINISHED FLOOR ELEVATIONS OF THE BUILDING.

3. SEE THE CIVIL ENGINEERING DRAWINGS FOR ROAD AND CURB LOCATIONS AND HEIGHTS.

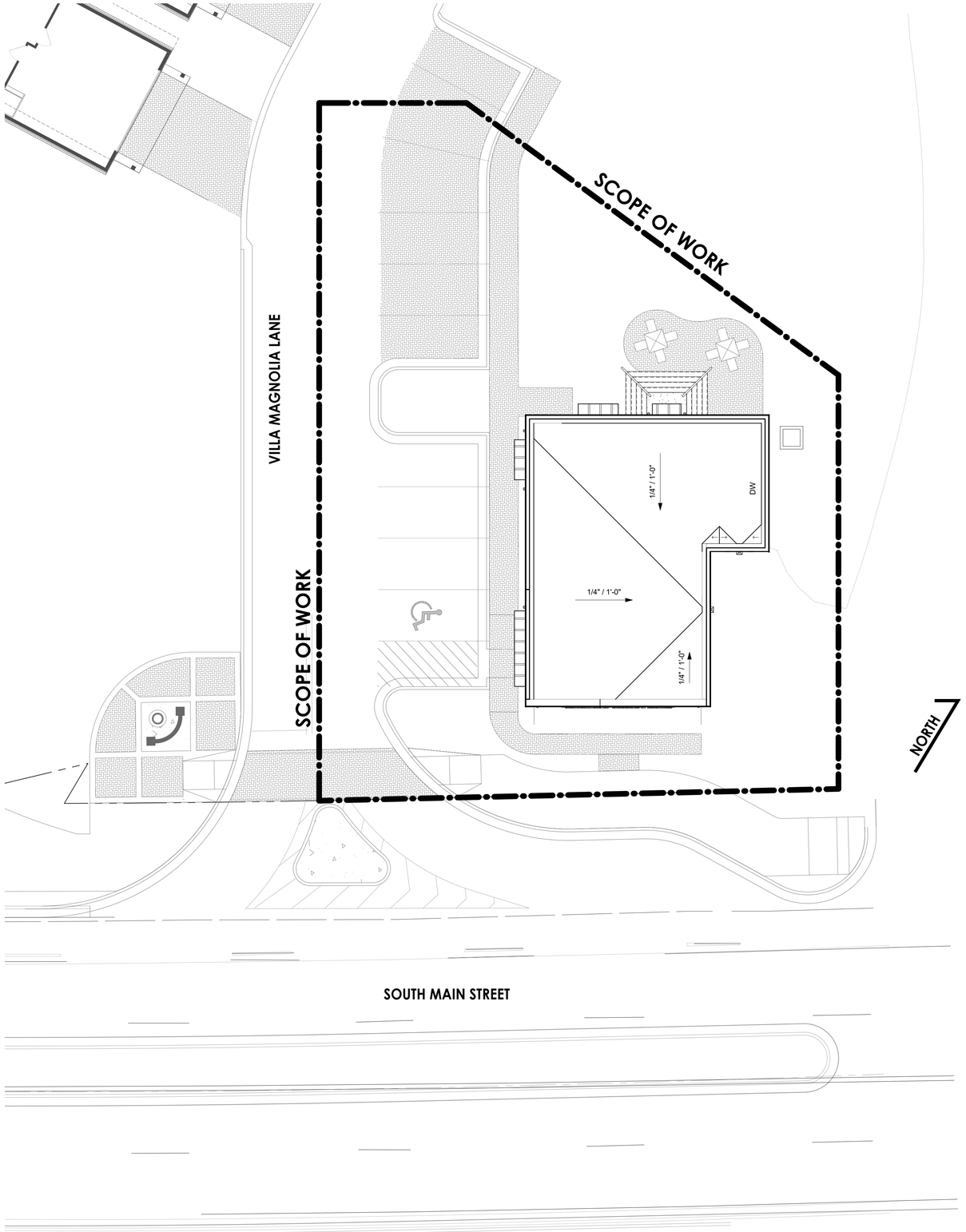
4. SEE THE CIVIL ENGINEERING DRAWINGS FOR LOCATIONS OF TRANSFORMERS AND SITE UTILITY TIE INS.

5. SEE LANDSCAPE DRAWINGS FOR THE LOCATIONS OF PATHWAYS, DRIVEWAYS AND FENCES.



1 A0.5 VICINITY MAP

NOT TO SCALE



2 A0.5 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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ARCHITECTURAL SITE PLAN

sheet number

A0.5

LIFE SAFETY PLAN NOTES:

1. SYMBOLS FOR FIRE EXTINGUISHERS AND FIRE ALARMS ARE SHOWN LARGER THAN ACTUAL SIZE FOR CLARITY.
2. SEE OVERALL FLOOR PLAN ON SHEET A1.1 FOR PROPOSED.

LIFE SAFETY LEGEND:

	AREA TO BE MAINTAINED AS IS WITHOUT CHANGES TO WALLS, ROOMS, OR USAGES.
	TRAVEL DISTANCE
	BUILDING EXIT
	NEW 5LB FIRE EXTINGUISHER THAT MEETS 2-A, 20-B, C REQUIREMENTS. SEE NFPA 10, CHAPTER 6.

OCCUPANT LOAD:

JIM'S OFFICE	152 SF/100	= 2 PERSONS
OFFICE #1	82 SF/100	= 1 PERSONS
OFFICE #2	94 SF/100	= 1 PERSONS
OFFICE #3	94 SF/100	= 1 PERSONS
CONFERENCE:	178 SF/30	= 6 PERSONS
OPEN STUDIO:	532 SF/100	= 6 PERSONS
WAITING/RECEPTION:	95 SF/50	= 2 PERSONS
KITCHENETTE:	86 SF/100	= 1 PERSON
COPY AREA:	99 SF/100	= 1 PERSON
RESTROOMS (x2)	43 SF/100	= 2 PERSONS
TOTAL:		**= 23 OCCUPANTS**

NUMBER OF EXITS REQUIRED:

PER LSC 38.2.4.3., ONLY ONE EXIT SHALL BE PERMITTED FOR AN AREA WITH A TOTAL OCCUPANT LOAD OF LESS THAN 100 PERSONS, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:

1. THE EXIT SHALL DISCHARGE DIRECTLY TO THE OUTSIDE AT THE LEVEL OF EXIT DISCHARGE FOR THE BUILDING.
2. THE TOTAL DISTANCE OF TRAVEL FROM ANY POINT, INCLUDING TRAVEL WITHIN THE EXIT, SHALL NOT EXCEED 100 FT.
3. THE TOTAL DISTANCE OF TRAVEL SPECIFIED IN 38.2.4.3(2) SHALL BE ON THE SAME STORY, OR, IF TRAVERSING OF STAIRS IS NECESSARY, SUCH STAIRS SHALL NOT EXCEED 15 FT IN HEIGHT.

TRAVEL DISTANCE:

A MAX TRAVEL DISTANCE OF 100'-0" IS REQUIRED IF ONLY ONE EXIT IS PROVIDED.

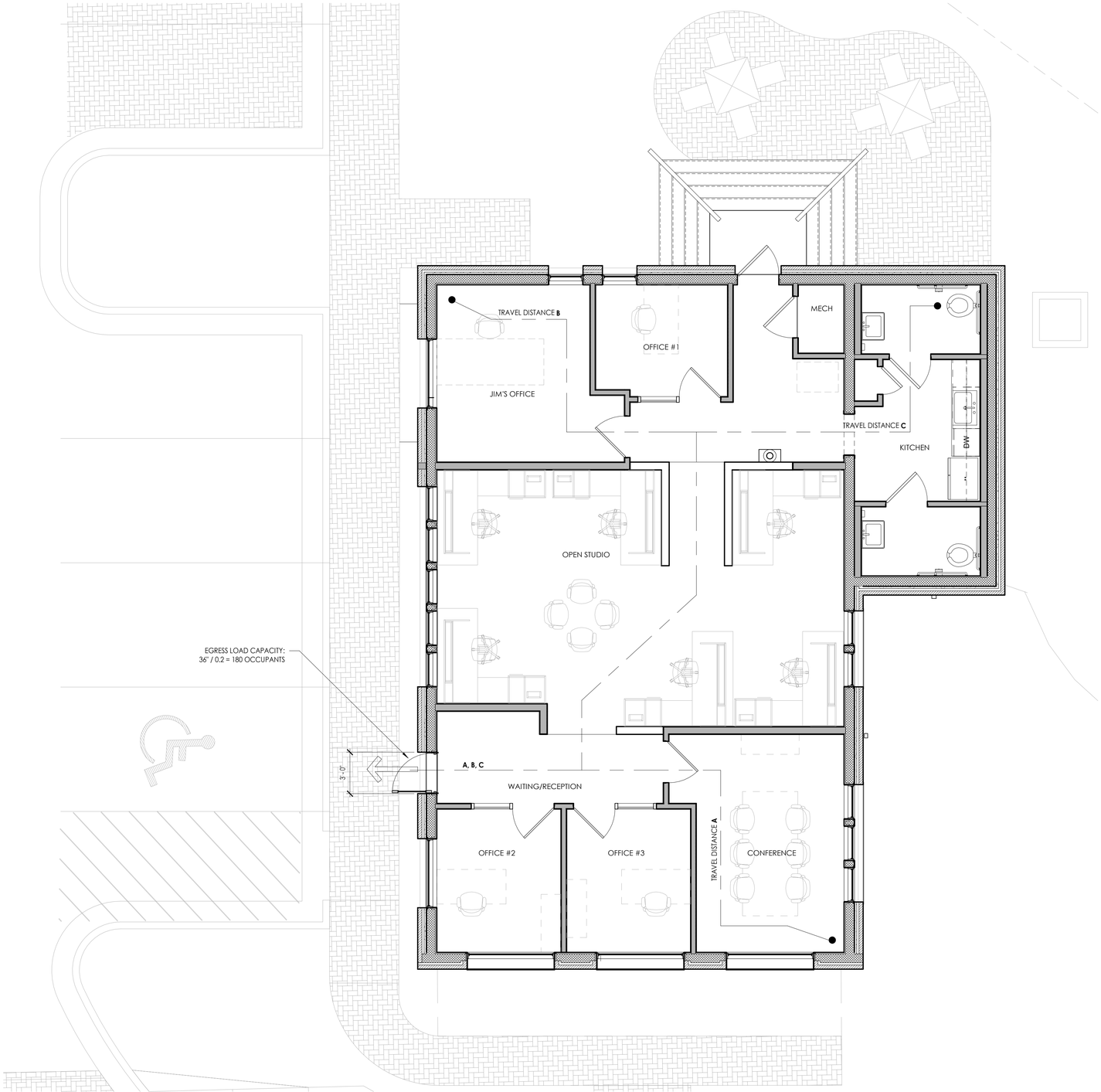
TRAVEL DISTANCE A: 42'-2"

TRAVEL DISTANCE B: 64'-7"

TRAVEL DISTANCE C: 65'-1"

CODES REFERENCE GUIDE

Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE



1 A0.6 LIFE SAFETY

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

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checked by: HH

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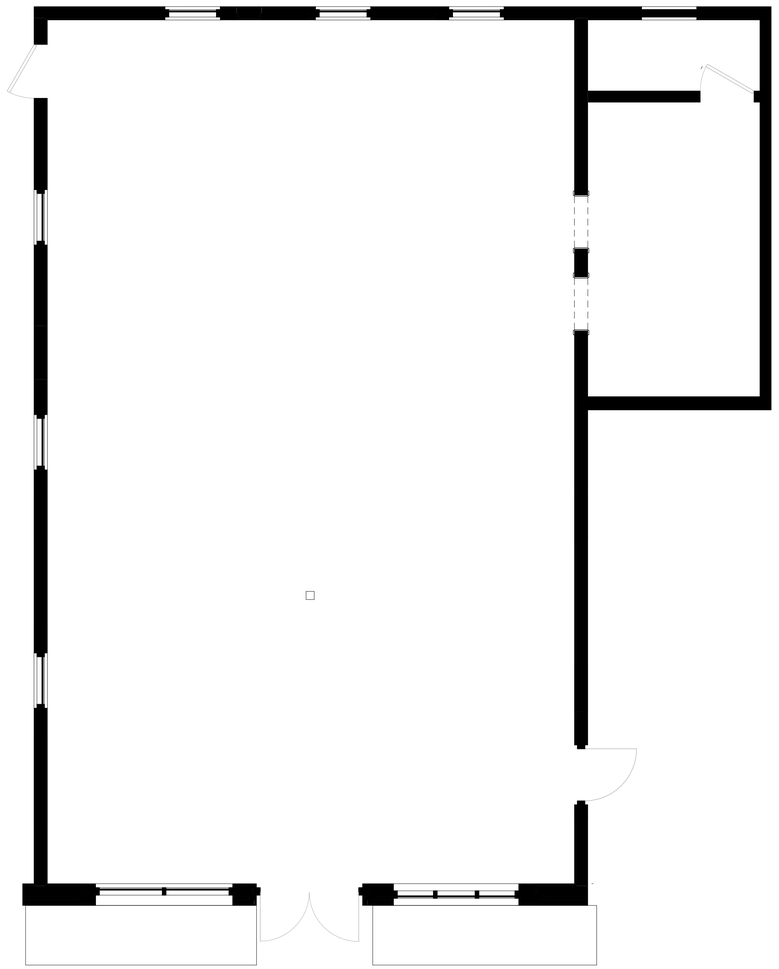
sheet title

LIFE SAFETY PLAN

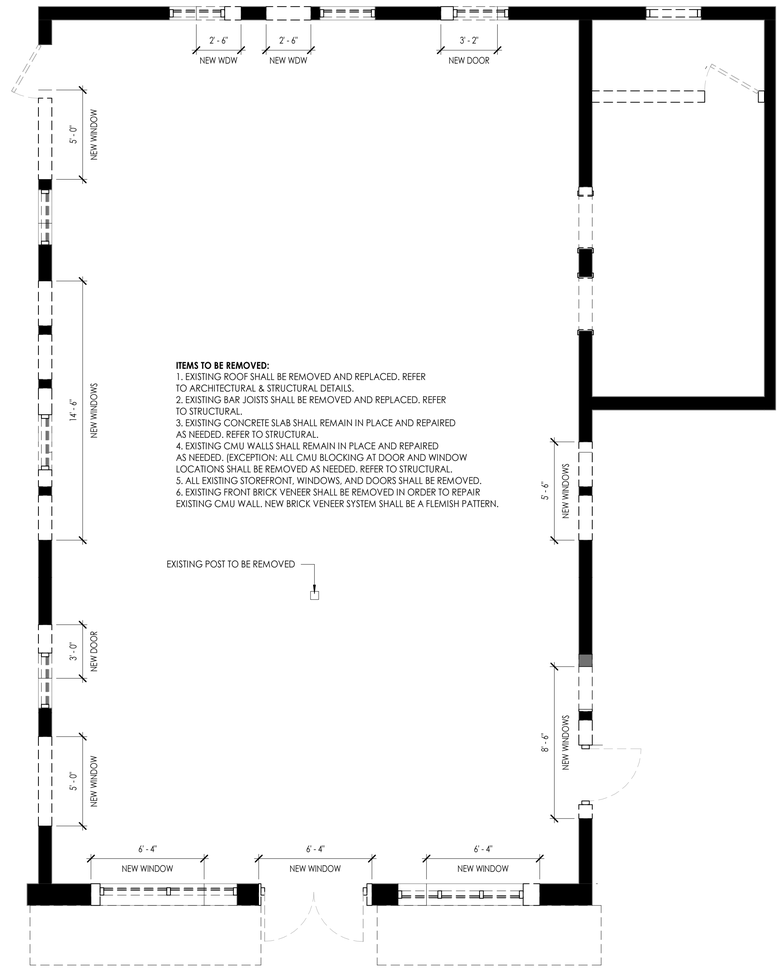
sheet number

A0.6



1 A1.0 EXISTING FLOOR PLAN

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



ITEMS TO BE REMOVED:

1. EXISTING ROOF SHALL BE REMOVED AND REPLACED. REFER TO ARCHITECTURAL & STRUCTURAL DETAILS.
2. EXISTING BAR JOISTS SHALL BE REMOVED AND REPLACED. REFER TO STRUCTURAL.
3. EXISTING CONCRETE SLAB SHALL REMAIN IN PLACE AND REPAIRED AS NEEDED. REFER TO STRUCTURAL.
4. EXISTING CMU WALLS SHALL REMAIN IN PLACE AND REPAIRED AS NEEDED. (EXCEPTION: ALL CMU BLOCKING AT DOOR AND WINDOW LOCATIONS SHALL BE REMOVED AS NEEDED. REFER TO STRUCTURAL.
5. ALL EXISTING STOREFRONT, WINDOWS, AND DOORS SHALL BE REMOVED.
6. EXISTING FRONT BRICK VENEER SHALL BE REMOVED IN ORDER TO REPAIR EXISTING CMU WALL. NEW BRICK VENEER SYSTEM SHALL BE A FLEMISH PATTERN.

2 A1.0 DEMO FLOOR PLAN

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

DEMOLITION PLAN NOTES:

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT WILL MINIMIZE DAMAGE TO THE EXISTING WALLS, CEILINGS, ETC. TO REMAIN.

2. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS TO ADJACENT SPACES.

3. ALL DEBRIS AND MATERIALS FROM THE BUILDING SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.

4. WHERE DEMOLITION AND CUTTING WORK WAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THIS CONTRACT. THE DAMAGED SURFACE/AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, AND FINISHED AS REQUIRED TO MAKE THE DAMAGED AREA/SURFACE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.

5. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS, OR SUPPORTS. REMOVE ONLY INTERIOR PARTITIONS. IF THERE IS ANY CONCERN WHETHER AN ELEMENT IS STRUCTURAL, CONTACT THE ARCHITECT IMMEDIATELY FOR VERIFICATION.

6. NEW WALLS ABUTTING EXISTING WALLS SHALL ALIGN FINISH FACE. IF THERE IS A WALL THICKNESS DIFFERENCE BETWEEN THE EXISTING WALL AND THE NEW WALL, THE ARCHITECT SHALL BE NOTIFIED.

LEGEND:

EXISTING WALL

WALL/WINDOW/DOOR TO BE DEMOLITIONED

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ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

FLOOR PLAN - EXISTING & DEMO

sheet number

A1.0

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CMU.

2. WINDOW TAGS ARE LOCATED ON ELEVATIONS. SEE WINDOW SCHEDULE FOR ALL TYPES AND DIMENSIONS.

3. SEE DETAILS FOR ADDITIONAL DIMENSIONAL INFORMATION.

4. NEW WALLS ABUTTING EXISTING WALLS SHALL ALIGN FINISH FACE WITH FINISH FACE IF THERE IS A WALL THICKNESS DIFFERENCE BETWEEN THE EXISTING WALL AND THE NEW WALL THE ARCHITECT SHALL BE NOTIFIED.

5. NEW DOORS NOT DIMENSIONED SHALL BE LOCATED 6" FROM THE CLOSEST ADJACENT WALL.

6. THE OFFICE AND CONFERENCE ROOM SHALL HAVE SOUND ATTENUATION INSULATION IN ALL INTERIOR WALLS,

7. CONTRACTOR TO V.I.F. WALL TERMINATIONS AT OPENINGS.

8. ADA SIGNAGE IN BRAILLE AT ALL EXITS AND RESTROOMS MOUNTED 60" CENTER A.F.F. PLEASE SEE SHEET A0.2 FOR MORE INFORMATION.

RESTROOM NOTES:

1. ALL RESTROOMS MUST MEET THE ADA ACCESSIBILITY CODE. REFER TO SHEET A0.4 FOR SPECIFIC ADA REQUIREMENTS.

2. THE ADA RESTROOMS ARE DESIGNED TO ALLOW FOR FRONT APPROACH FOR WHEEL CHAIR BOUND INDIVIDUALS TO THE WATER CLOSET.

3. THE LAVATORY MUST BE WALL COUNTER OR WALL MOUNTED AND MUST MEET THE REQUIREMENTS ON SHEET A0.4.

4. PROVIDE BLOCKING FOR ALL GRAB BARS, WALL MOUNTED SINKS, URINALS, BABY CHANGING STATIONS, HAND DRYERS, TOILET PAPER HOLDERS, AND SOAP DISPENSERS.

5. SEE FINISH SCHEDULE ON SHEET A2.6 FOR ADDITIONAL INFORMATION.

6. ADA SIGNAGE IN BRAILLE AT ALL EXITS AND RESTROOMS MOUNTED 60" CENTER A.F.F. PLEASE SEE SHEET A0.2 FOR MORE INFORMATION.

7. IN REFERENCE TO ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 304.3.1 PERMITS THE TURNING SPACE TO INCLUDE KNEE AND TOE CLEARANCE ACCORDING TO 306.

LEGEND:

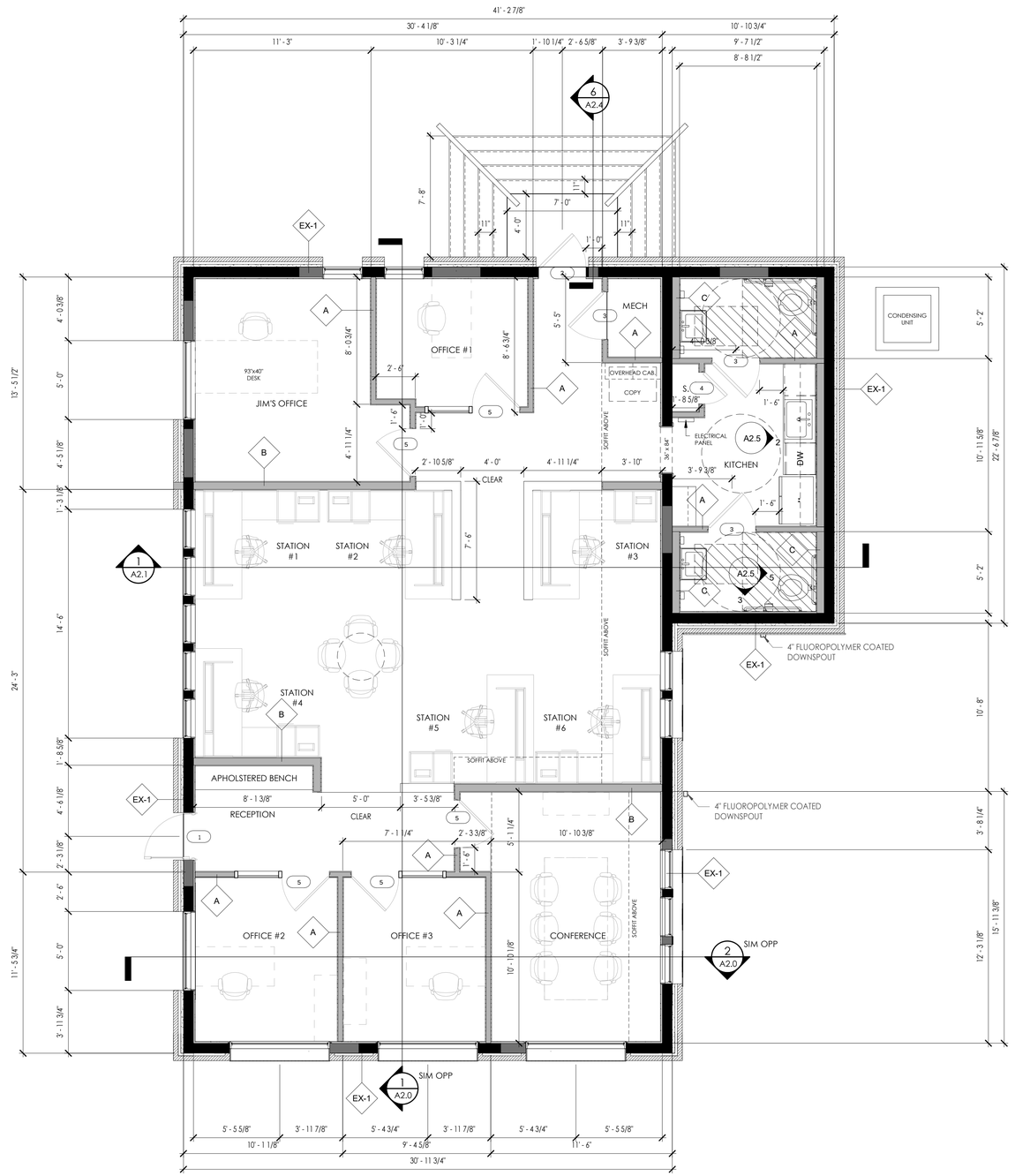
- EXISTING WALL
- NEW WALL

WALL SCHEDULE:

WALL TYPE	RATING	UL NUMBER	DETAIL	DESCRIPTION
A	NONE	N/A		5/8" GYP. BOARD EACH SIDE OF 3-5/8" L.G. STEEL STUDS TO ROOF DECK ABOVE, WITH SOUND ATTENUATION BATTS.
B	NONE	N/A		5/8" GYP. BOARD EACH SIDE OF 5-1/2" L.G. STEEL STUDS TO ROOF DECK ABOVE, WITH SOUND ATTENUATION BATTS.
C	NONE	N/A		5/8" GYP. BOARD ON ONE SIDE OF 5-1/2" L.G. STEEL STUDS TO ROOF DECK ABOVE. IN KITCHEN: REPLACE 5/8" GYP. BD. FOR CEMENTITIOUS TILE BACKER BOARD FOR PROPER THIN BRICK VENEER APPLICATION. THIS WILL SERVE AS BACKSPLASH FINISH.
EX-1	NONE	N/A		EXISTING 7-5/8" CMU WALL WITH NEW FLEMISH BRICK VENEER SYSTEM (SEE ELEVATIONS). FLUID APPLIED AIR & VAPOR BARRIER, R-7.6 CONT. RIGID INSULATION, 2" AIR GAP, BRICK VENEER WITH 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORIZONTAL & VERTICAL). INSIDE OF WALL SHALL CONSIST OF A THIN BRICK VENEER SYSTEM APPLIED DIRECTLY TO THE EXISTING CMU WALL. MORTAR SETTING BED SHALL BE APPLIED AS NEEDED FOR PROPER THIN BRICK APPLICATION PER OWNER'S DIRECTION.

WALL SCHEDULE NOTES:

1. PROVIDE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS WITH SOUND ATTENUTATION INSULATION.
2. PROVIDE ACOUSTICAL PADDING IN ALL ELECTRICAL AND TELEPHONE OUTLETS THAT ARE LOCATED IN WALLS WITH SOUND ATTENUATION BLANKETS.
3. ALL SOUND ATTENUATION SHALL EXTEND TO UNDERSIDE OF STRUCTURE.
4. PROVIDE SMOKE SEAL AND FIRE SAFING AT ALL FLOOR PENESTRATIONS FOR PIPING, CONDUIT, ETC.
5. SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND CONSTRUCTION OF BEARING WALLS.



1 A1.1 FIRST FLOOR PLAN

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

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FLOOR PLAN - PROPOSED

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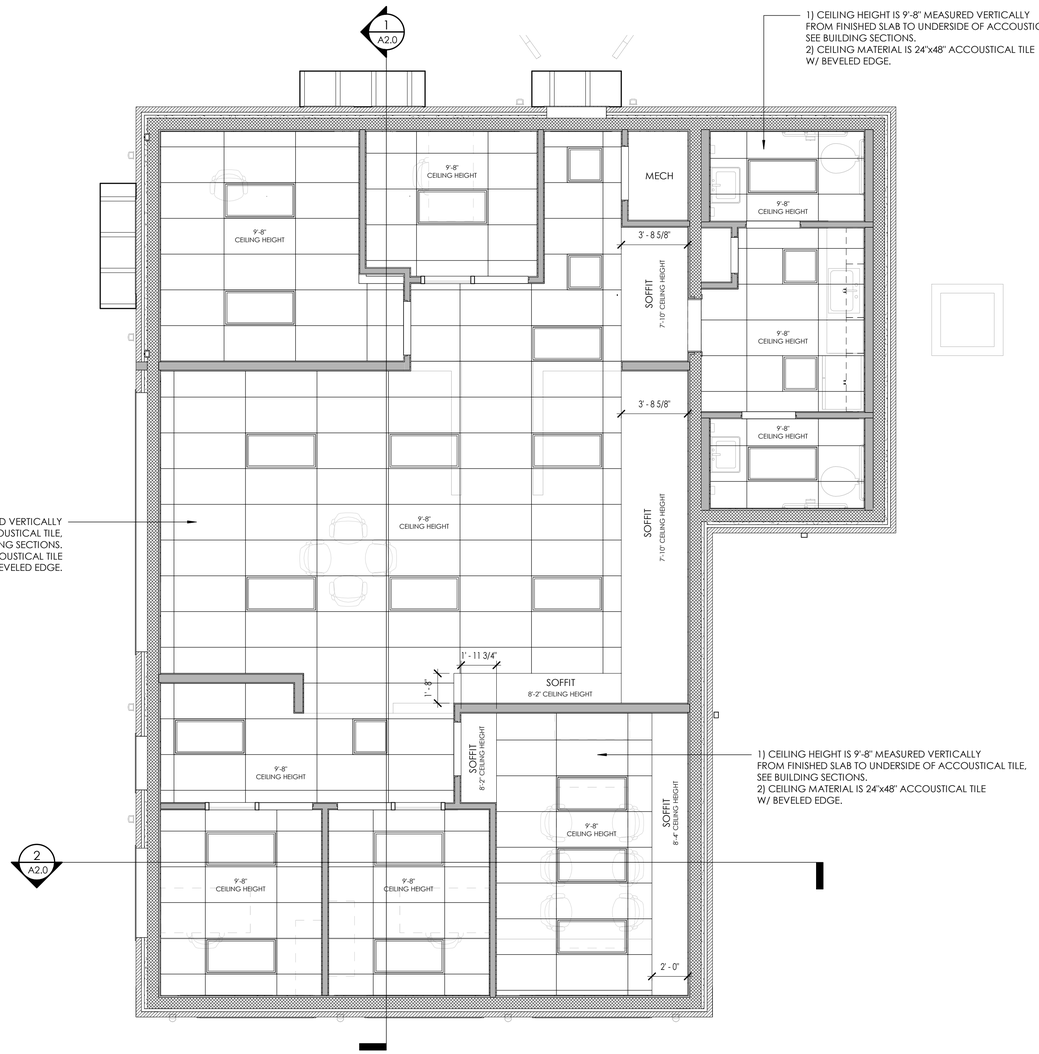
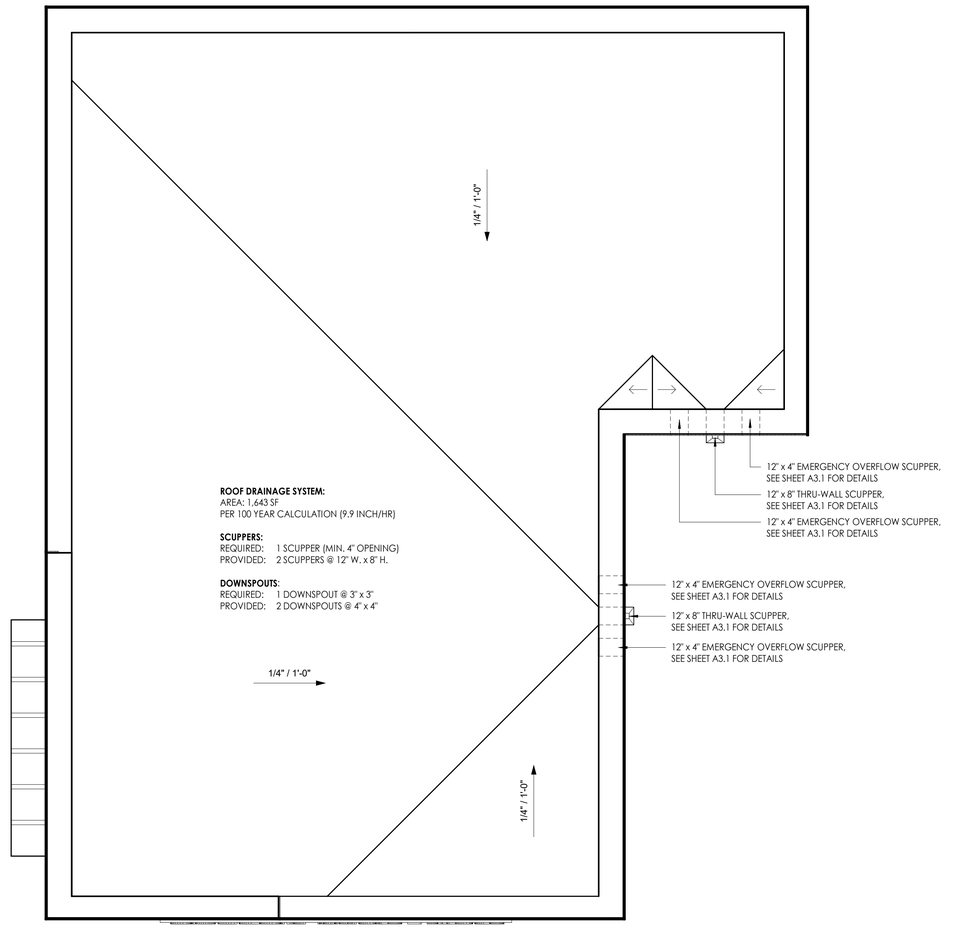
A1.1



1 A1.2 FIRST FLOOR RCP

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



2 A1.2 ROOF PLAN

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

REFLECTED CEILING PLAN NOTES:

1. THE ARCHITECTURAL RCP PLAN IS FOR DIMENSIONAL CONTROL AND DESCRIPTION OF NON-ELECTRICAL CEILING ELEMENTS. REFER TO ELECTRICAL DRAWINGS FOR CIRCUIT, SWITCHING, AND ELECTRICAL PANEL INFORMATION.

2. ALL CONDITIONED SPACES SHALL HAVE A SUSPENDED ACCOUSTICAL CEILING TILE SYSTEM, TYP.

3. DIMENSIONS ARE FROM FACE OF GYP TO CENTERLINE OF LIGHTING FIXTURE.

4. WHERE NO DIMENSIONS, CENTER ON ARCHITECTURAL ELEMENT

5. ALL UPPER CABINETS SHALL HAVE UNDER CABINET LIGHT, CENTERED.

6. CEILING HEIGHTS ARE MEASURED VERTICALLY FROM FACE OF SLAB TO UNDERSIDE FACE OF CEILING FINISH.

LIGHTING NOTES:

1. EXTERIOR SCONCES SHALL BE SPECIFIED BY OWNER. REFER TO SHEETS A3.2 AND A3.3 FOR LIGHTING SPECS.
2. ALL TROFFER FIXTURES SHALL BE THE AT3, OR APPROVED EQUAL. REFER TO SHEET A3.2.

LIGHTING LEGEND:

24"x48" LED TROFFER LIGHT

24"x24" LED TROFFER LIGHT

EXTERIOR LED WALL SCONCE BASIS OF DESIGN COSMO 12

3" UNDER CABINET LIGHT

EXHAUST FAN

ROOF PLAN NOTES:

1. ARCHITECTURAL ROOF DETAILS ARE FOR WATERPROOFING PURPOSES.

2. SEE GENERAL NOTES & SPECIFICATIONS FOR MORE INFORMATION ON THE ROOF SYSTEM AND COMPONENTS.

3. CRICKETS OR COUNTER SLOPES SHALL BE PROVIDED AT ALL PARAPETS OR OTHER ROOF OBSTRUCTION INTERRUPTING A NEGATIVE ROOF SLOPE.

4. ICE & WATER SHIELD SHALL BE INSTALLED AT ALL SLOPE TRANSITIONS AND TERMINATIONS.

5. ROOFING SYSTEMS SHALL BE INSTALLED PER ALL OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

6. STACK OR CROSS VENTING SHALL BE PROVIDED FOR ALL UNCONDITIONED ATTIC AREAS IN BOTH LOW SLOPE AND SLOPED ROOFS. SLOPED ROOFS SHALL BE PROVIDED WITH CONTINOUS SOFFIT VENTS AND RIDGE VENTS. LOW SLOPED ROOFS SHALL BE PROVIDED WITH OPPOSITE WALL VENTS TO ALLOW FOR CROSS VENTILATION.

7. ALL ALUMINUM SCUPPERS, GUTTERS AND DOWNSPOUTS WILL HAVE A FLUOROPOLYMER COATING.

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BUILDING RCP / ROOF PLAN

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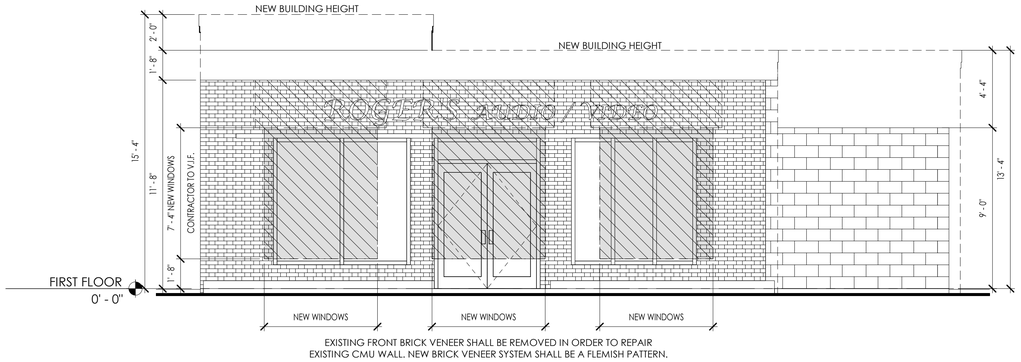
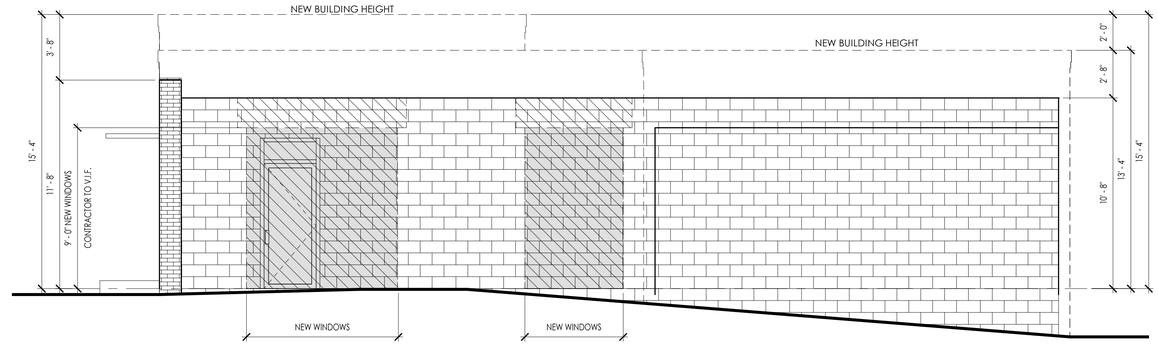
A1.2



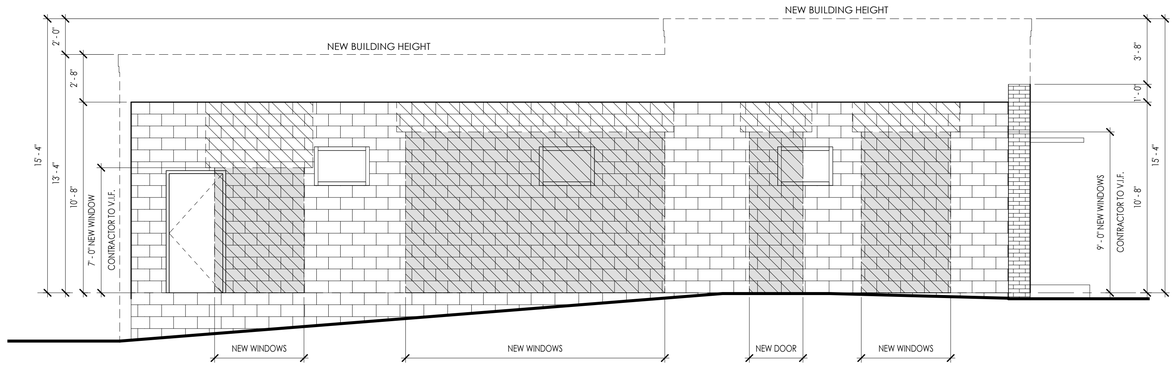
1 A1.3 EXISTING FRONT ELEVATION

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



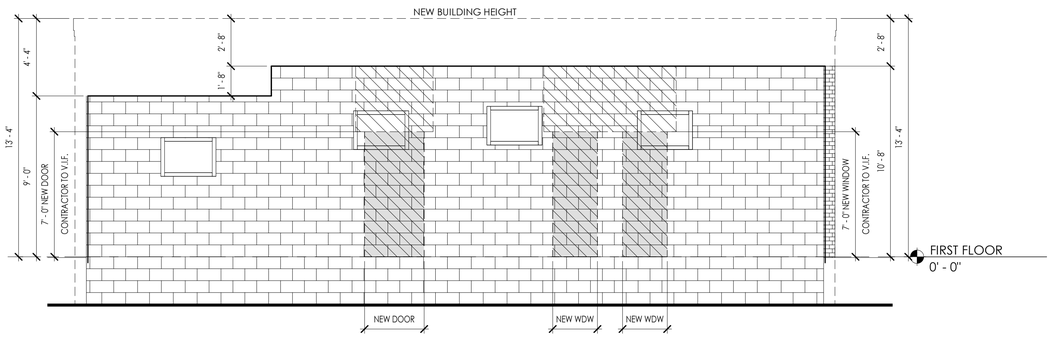
2 A1.3 EXISTING RIGHT ELEVATION

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



3 A1.3 EXISTING LEFT ELEVATION

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



4 A1.3 EXISTING BACK ELEVATION

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

EXISTING ELEVATION NOTES :

1. CONTRACTOR TO V.I.F. EXISTING BUILDING HEIGHT.
2. CONTRACTOR SHALL BUILD ACCORDING TO PROPOSED OVERALL BUILDING HEIGHT.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS FOR PROPER REINFORCEMENT OF NEW CMU BLOCKING TO EXISTING CMU BLOCKING.

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA013795
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

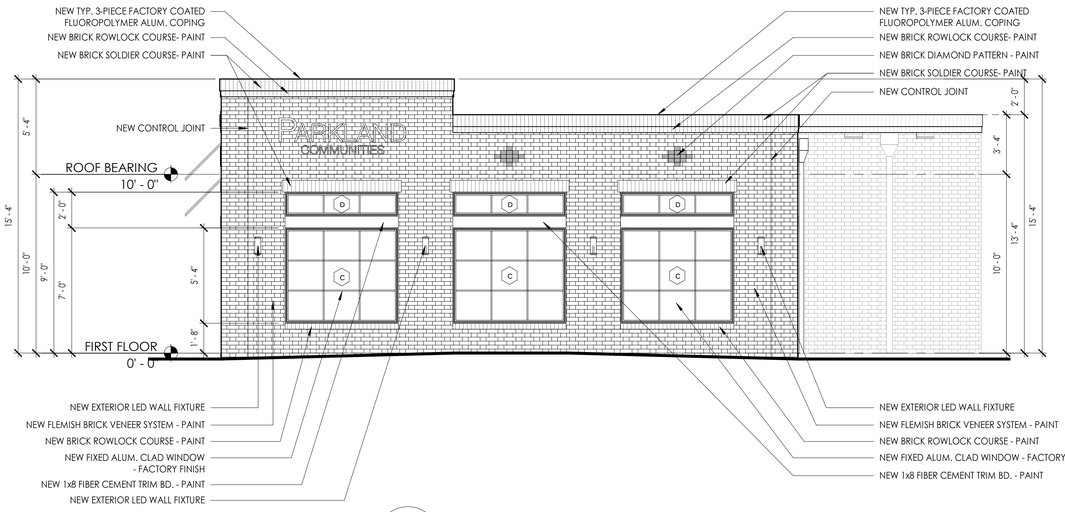
07/29/2021

sheet title

BUILDING ELEVATIONS - EXISTING & DEMO

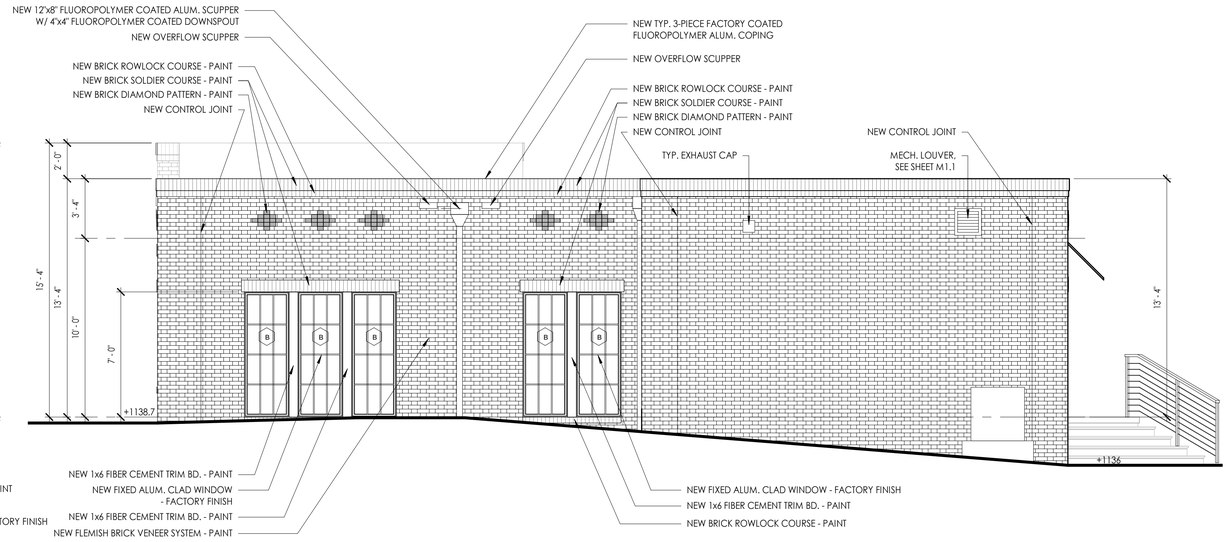
sheet number

A1.3



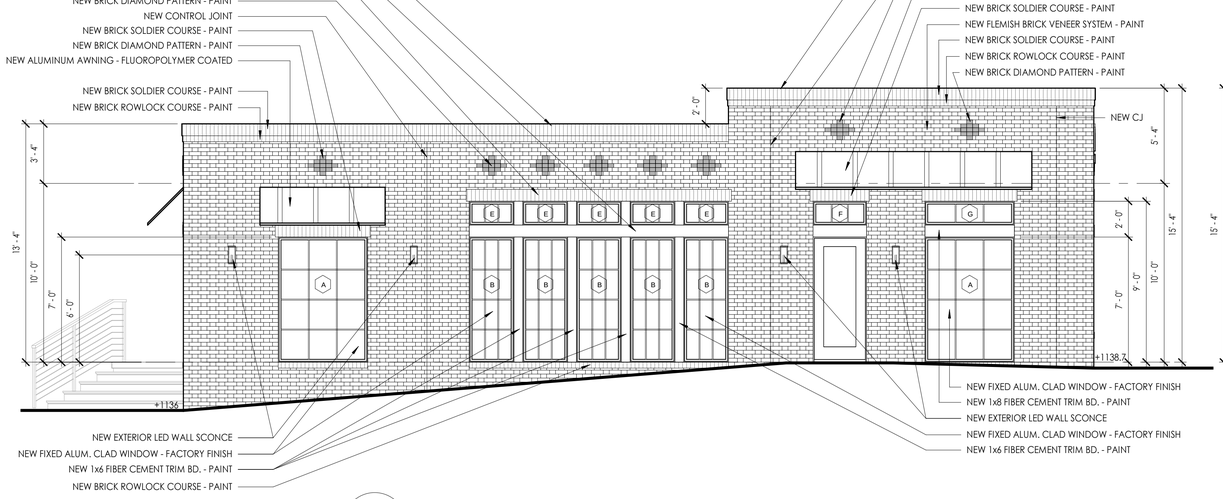
1 A1.4 FRONT ELEVATION

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



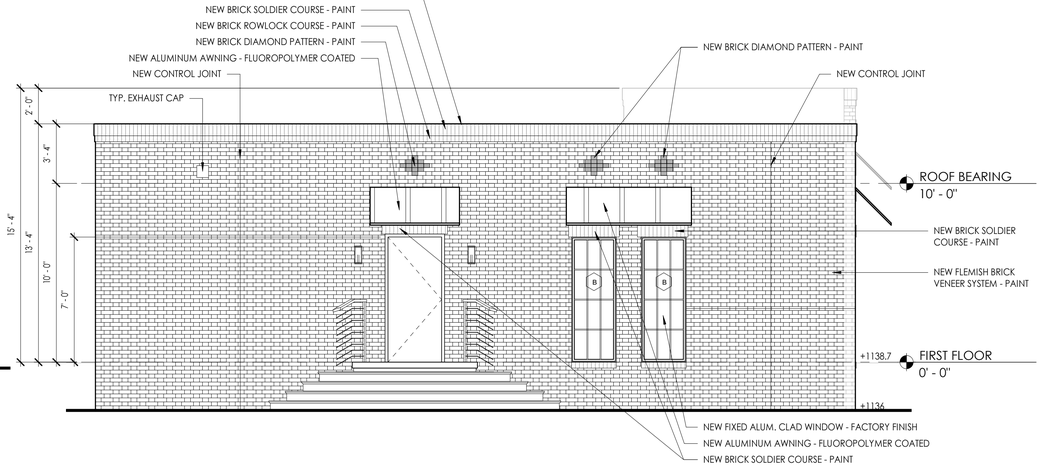
2 A1.4 RIGHT ELEVATION

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



3 A1.4 LEFT ELEVATION

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



4 A1.4 BACK ELEVATION

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

EXPANSION & CONTROL JOINT NOTES:

BRICK INSTITUTE'S RULES FOR PLACING CONTROL JOINTS:

1. SPACING BETWEEN JOINTS SHOULD NOT EXCEED 30'-0".
2. LOCATE CONTROL JOINTS WITHIN 10'-0" OF ONE SIDE OF A CORNER.
3. LOCATE CONTROL JOINTS AS WALL OFFSETS.
4. LOCATE CONTROL JOINTS AT CHANGES IN WALL HEIGHTS.
5. LOCATE CONTROL JOINTS DIRECTLY BELOW SHELF ANGLES.

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checked by: HH

drawing date

07/29/2021

sheet title

BUILDING ELEVATIONS - PROPOSED

sheet number

A1.4

1 A1.5 FRONT PERSPECTIVE

SCALE:

2 A1.5 REAR PERSPECTIVE

SCALE:

3 A1.5 SIDE PERSPECTIVE

SCALE:

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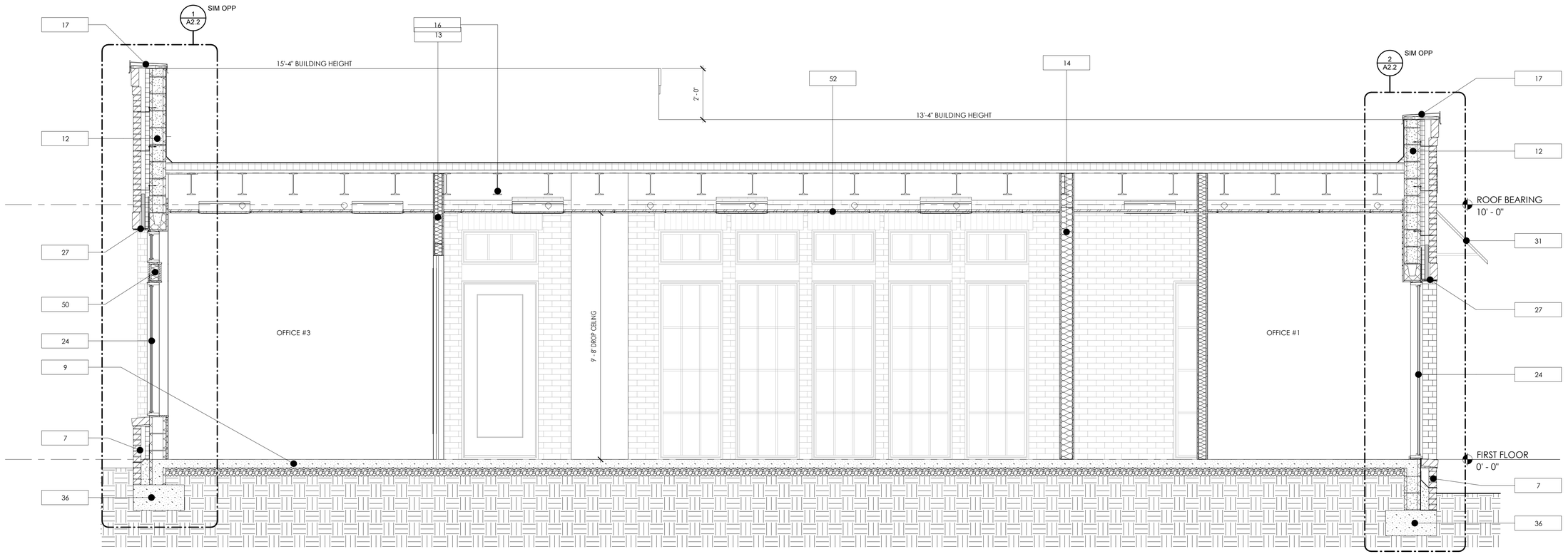
BUILDING PERSPECTIVES

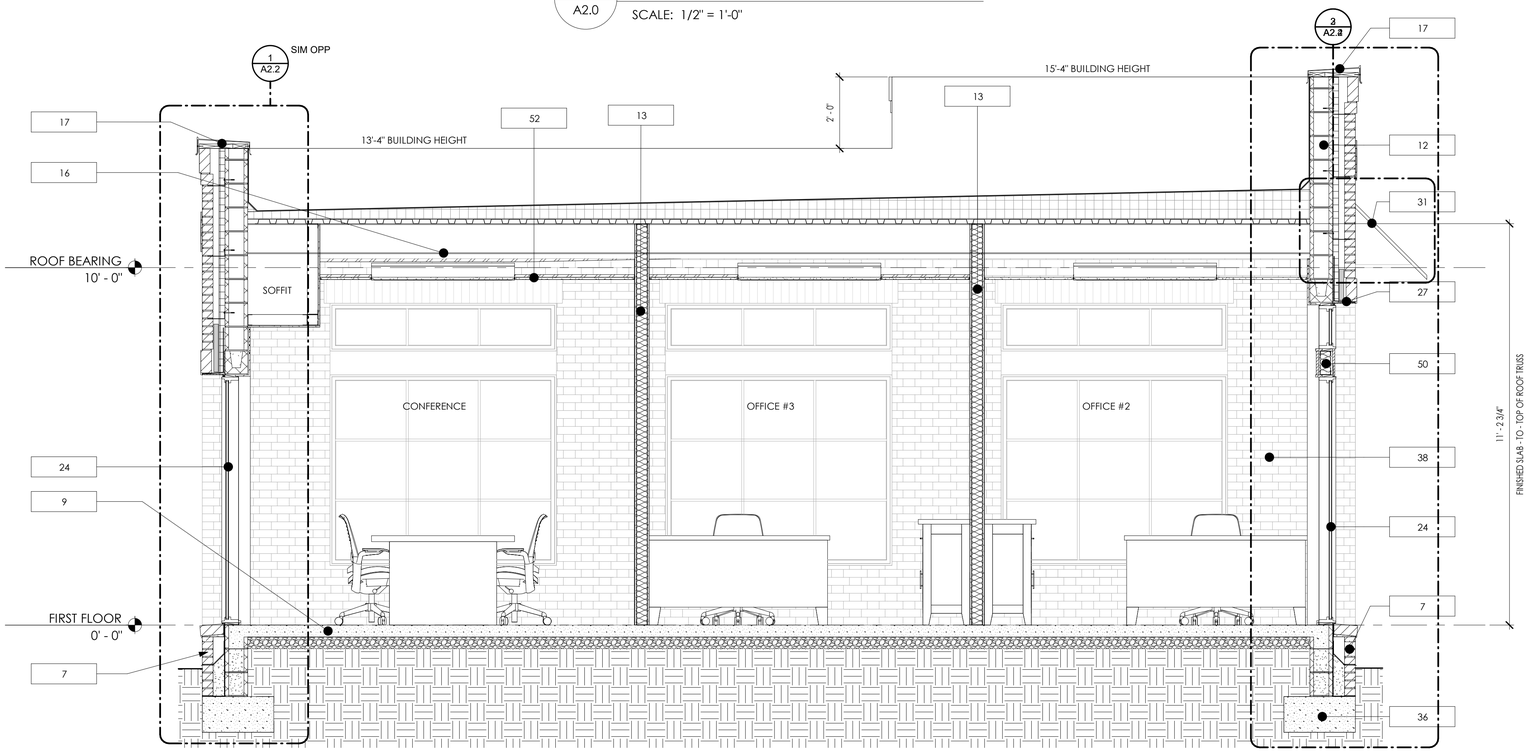
sheet number

A1.5



1 BUILDING SECTION 1

A2.0 SCALE: 1/2" = 1'-0"



2 BUILDING SECTION 2

A2.0 SCALE: 1/2" = 1'-0"

KEYNOTE LEGEND	
7	TYPICAL THRU-WALL FLASHING AT BASE OF BRICK VENEER SYSTEM: WEEPS AT 24" O.C. HORIZ. OVER FLEXIBLE FLASHING. MORTAR NET CONTINUOUS OVER FLASHING. NO VENEER ANCHORS W/I 12" VERT. OF FLASHING. GROUT FILL SOLID & CONTINUOUS BELOW FLASHING.
9	EXISTING REINFORCED CONCRETE SLAB. REPAIRS SHALL BE MADE AS NEEDED PER STRUC.
12	EXISTING CMU WALL WITH NEW BRICK VENEER: EXISTING 7 5/8" CONCRETE MASONRY BLOCK. REPAIR AS NEEDED PER STRUC. ADDITIONAL CMU BLOCKS SHALL BE PLACED ON TOP OF EXISTING CMU BLOCKS AND PROPERLY REINFORCED PER STRUC. NEW CMU BLOCK LOCATIONS ARE BASED ON BUILDING ELEVATIONS. FLUID APPLIED AIR & VAPOR BARRIER (SEE DUPONT TYVEK SPEC.), R-7.6 CONT. RIGID INSULATION ATTACHED TO OUTSIDE OF CMU, 2" AIR GAP, FLEMISH BRICK VENEER SYSTEM WITH GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORZONTAL AND VERTICAL).
13	TYPICAL NON-LOAD BEARING INTERIOR WALL: 3 5/8" METAL STUD WALL, SEE STRUC. (W/ SOUND ATTENUATION AT OFFICES AND CONFERENCE ROOM)
14	TYPICAL NON-LOAD BEARING INTERIOR WALL: 5 1/2" METAL STUD WALL, SEE STRUC. (W/ SOUND ATTENUATION AT OFFICES AND CONFERENCE ROOM)
16	TYPICAL LOW-SLOPE ROOF/CEILING ASSEMBLY: 60 MIL FULLY ADHERED THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM OVER TAPERED RIGID INSULATION. MINIMUM R-20 RIGID CONTINUOUS INSULATION. THE INSULATION IS PLACED ON TOP OF COMPOSITE METAL DECKING AND STRUCTURAL STEEL BEAMS @ 24" O.C. SEE STRUC. ROOF TRUSSES SHALL BE PRIMED AND PAINTED WHITE.
17	MFR. 3-PIECE FACTORY COATED FLUOROPOLYMER ALUMINUM COPING W/ MIN. 6" VERT. EXPOSED FACE, OVER CONTINUOUS TPO ROOFING MEMBRANE. SECURE FRONT AND REAR CONT. W/ HOLD-DOWN CLIPS PER MANUFACTURER'S INSTRUCTIONS.
24	MFR. FIXED ALUMINUM CLAD WINDOW - FACTORY FINISH (SEE ELEVATIONS & WINDOW SCHEDULE)
27	TYP. WINDOW HEADER: ADHESIVE THRU-WALL FLASHING WITH APPROPRIATE TERMINATION BAR & END DAMS APPLIED OVER A BENT STEEL PLATE, SHOP PRIMED & FIELD PAINTED, SEE STRUC. BENT PLATE SUPPORTS A SINGLE BRICK SOLDIER COURSE - PAINT. WEEP HOLES SHALL BE LOCATED 24" O.C. OVER ADHESIVE FLASHING W/ MORTAR NET CONTINUOUS OVER FLASHING.
31	MFR. FLUOROPOLYMER COATED STANDING SEAM METAL AWNING W/ APPROPRIATE ATTACHMENT HARDWARE- BASIS OF DESIGN IS AWNING WORKS INC.
36	EXISTING REINFORCED CONCRETE FOOTING. REPAIR AS NEEDED, SEE STRUC.
38	THIN BRICK APPLIED TO INTERIOR SIDE OF ALL PERMIETER CMU WALLS. SEE PLAN. MORTAR SETTING BED SHALL BE APPLIED TO THE INTERIOR FACE OF CMU WALL AS NEEDED FOR PROPER THIN BRICK APPLICATION. REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION.
50	TYP. WINDOW HEADER: 3-5/8" L.G. STEEL STUD HEADER WITH 1/2" PLYWOOD SHEATHING APPLIED ON THE INTERIOR. 1x8 WOOD TRIM BD. APPLIED TO THE SHEATHING, STAIN. STUDS SHALL BE FILLED WITH MIN. R-13 BATT INSULATION. TYPICAL SHEATHING BOARD SHALL BE ATTACHED TO EXTERIOR FACE OF STUD AND COATED WITH FLUID APPLIED AIR & VAPOR BARRIER. 1x8 FIBER CEMENT TRIM BD. FINISH - PAINTED.
52	24"X48" ACCOUSTICAL CEILING TILE SYSTEM W/ BEVELED EDGE. SEE MANUFACTURER'S INSTRUCTIONS FOR APPROPRIATE DETAILS AND INSTALLATION. PROVIDE MFR. SUSPENSION SYSTEM.

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drawing information

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drawn by: RLV
checked by: HH

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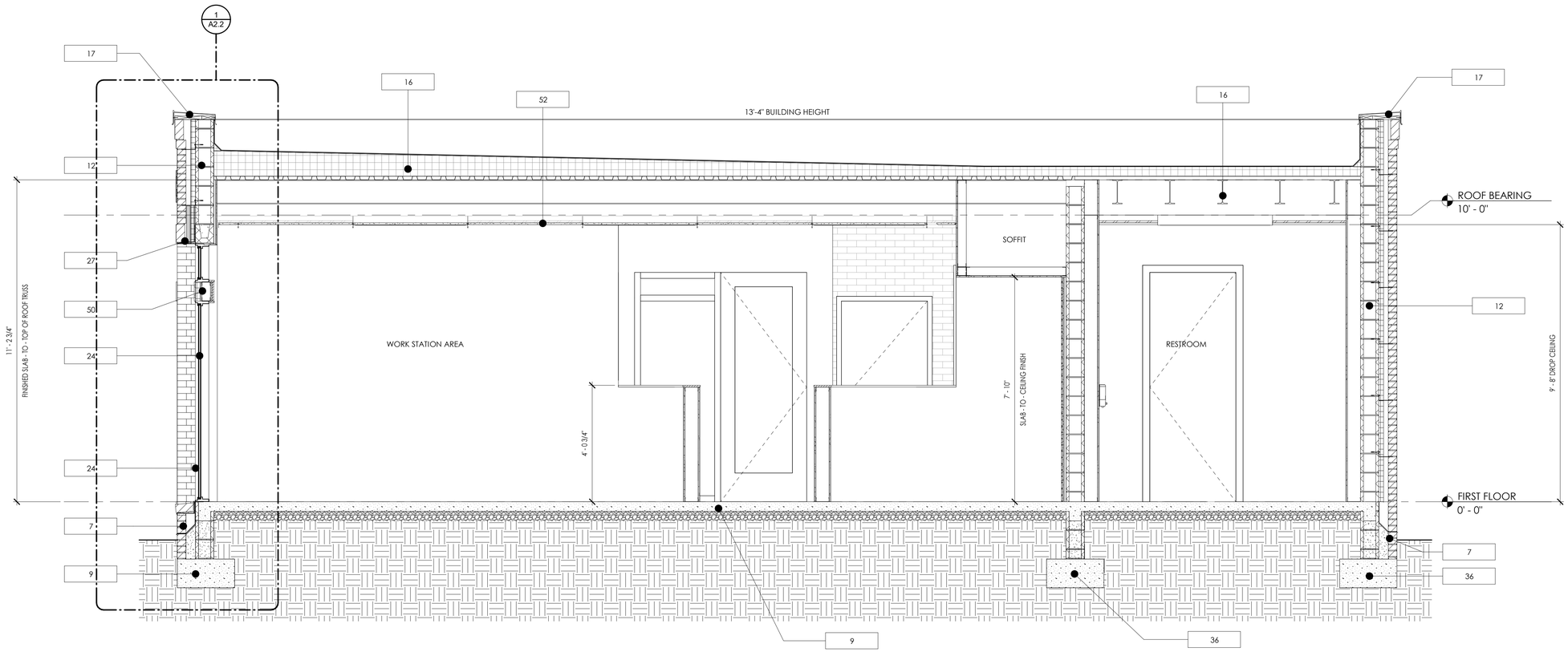
TYP. BUILDING SECTIONS

sheet number

A2.0



1 A2.1 BUILDING SECTION 3

SCALE: 1/2" = 1'-0"

KEYNOTE LEGEND	
7	TYPICAL THRU-WALL FLASHING AT BASE OF BRICK VENEER SYSTEM: WEEPS AT 24" O.C. HORIZ. OVER FLEXIBLE FLASHING. MORTAR NET CONTINUOUS OVER FLASHING. NO VENEER ANCHORS W/I 12" VERT. OF FLASHING. GROUT FILL SOLID & CONTINUOUS BELOW FLASHING.
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16	TYPICAL LOW-SLOPE ROOF/CEILING ASSEMBLY: 60 MIL FULLY ADHERED THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM OVER TAPERED RIGID INSULATION. MINIMUM R-20 RIGID CONTINUOUS INSULATION. THE INSULATION IS PLACED ON TOP OF COMPOSITE METAL DECKING AND STRUCTURAL STEEL BEAMS @ 24" O.C. SEE STRUC. ROOF TRUSSES SHALL BE PRIMED AND PAINTED WHITE.
17	MFR. 3-PIECE FACTORY COATED FLUOROPOLYMER ALUMINUM COPING W/ MIN. 6" VERT. EXPOSED FACE, OVER CONTINUOUS TPO ROOFING MEMBRANE. SECURE FRONT AND REAR CONT. W/ HOLD-DOWN CLIPS PER MANUFACTURER'S INSTRUCTIONS.
24	MFR. FIXED ALUMINUM CLAD WINDOW - FACTORY FINISH (SEE ELEVATIONS & WINDOW SCHEDULE)
27	TYP. WINDOW HEADER: ADHESIVE THRU-WALL FLASHING WITH APPROPRIATE TERMINATION BAR & END DAMS APPLIED OVER A BENT STEEL PLATE, SHOP PRIMED & FIELD PAINTED, SEE STRUC. BENT PLATE SUPPORTS A SINGLE BRICK SOLDIER COURSE - PAINT. WEEP HOLES SHALL BE LOCATED 24" O.C. OVER ADHESIVE FLASHING W/ MORTAR NET CONTINUOUS OVER FLASHING.
36	EXISTING REINFORCED CONCRETE FOOTING. REPAIR AS NEEDED, SEE STRUC.
50	TYP. WINDOW HEADER: 3-5/8" L.G. STEEL STUD HEADER WITH 1/2" PLYWOOD SHEATHING APPLIED ON THE INTERIOR. 1x8 WOOD TRIM BD. APPLIED TO THE SHEATHING, STAIN. STUDS SHALL BE FILLED WITH MIN. R-13 BATT INSULATION. TYPICAL SHEATHING BOARD SHALL BE ATTACHED TO EXTERIOR FACE OF STUD AND COATED WITH FLUID APPLIED AIR & VAPOR BARRIER. 1x8 FIBER CEMENT TRIM BD. FINISH - PAINTED.
52	24"X48" ACCOUSTICAL CEILING TILE SYSTEM W/ BEVELED EDGE. SEE MANUFACTURER'S INSTRUCTIONS FOR APPROPRIATE DETAILS AND INSTALLATION. PROVIDE MFR. SUSPENSION SYSTEM.

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PARKLAND COMM. OFFICE

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ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: Designer
drawn by: Author
checked by: Checker

drawing date

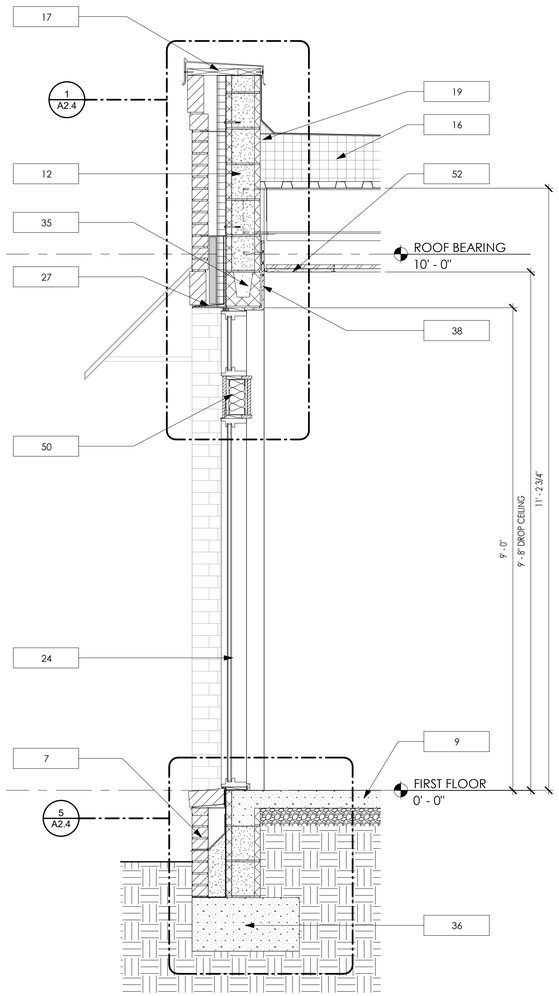
07/29/2021

sheet title

TYP. BUILDING SECTIONS

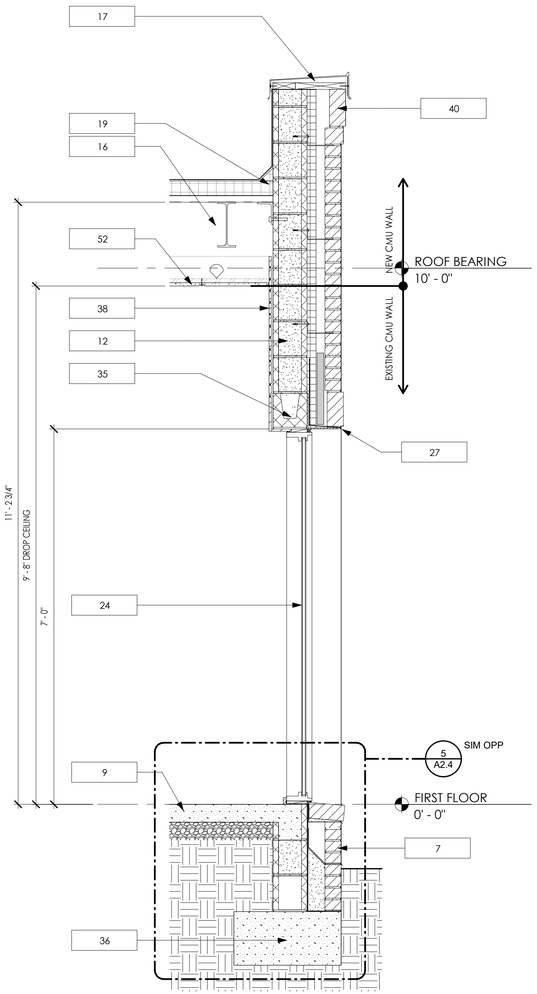
sheet number

A2.1



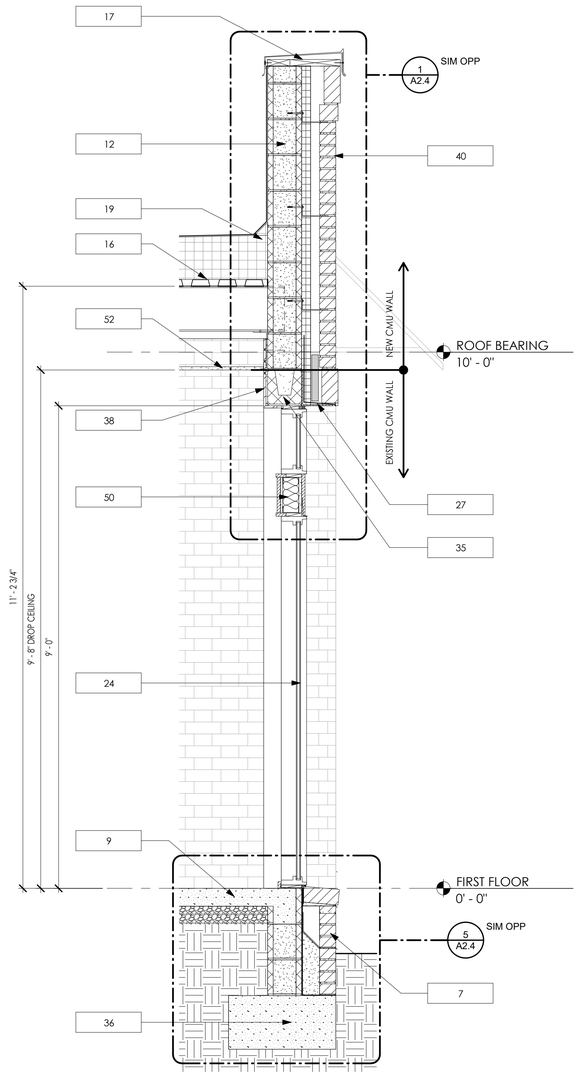
1 A2.2 TYP. WALL SECTION W/ SHORT PARAPET

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



2 A2.2 TYP. WALL SECTION @ REAR

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



3 A2.2 TYP. WALL SECTION W/ TALL PARAPET

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

KEYNOTE LEGEND

7	TYPICAL THRU-WALL FLASHING AT BASE OF BRICK VENEER SYSTEM: WEEPS AT 24" O.C. HORIZ. OVER FLEXIBLE FLASHING. MORTAR NET CONTINUOUS OVER FLASHING. NO VENEER ANCHORS W/I 12' VERT. OF FLASHING. GROUT FILL SOLID & CONTINUOUS BELOW FLASHING.
9	EXISTING REINFORCED CONCRETE SLAB. REPAIRS SHALL BE MADE AS NEEDED PER STRUC.
12	EXISTING CMU WALL WITH NEW BRICK VENEER: EXISTING 7 5/8" CONCRETE MASONRY BLOCK. REPAIR AS NEEDED PER STRUC. ADDITIONAL CMU BLOCKS SHALL BE PLACED ON TOP OF EXISTING CMU BLOCKS AND PROPERLY REINFORCED PER STRUC. NEW CMU BLOCK LOCATIONS ARE BASED ON BUILDING ELEVATIONS. FLUID APPLIED AIR & VAPOR BARRIER (SEE DUPONT TYVEK SPEC.), R-7.6 CONT. RIGID INSULATION ATTACHED TO OUTSIDE OF CMU, 2" AIR GAP, FLEMISH BRICK VENEER SYSTEM WITH GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORZONTAL AND VERTICAL).
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17	MFR. 3-PIECE FACTORY COATED FLUOROPOLYMER ALUMINUM COPING W/ MIN. 6" VERT. EXPOSED FACE, OVER CONTINUOUS TPO ROOFING MEMBRANE. SECURE FRONT AND REAR CONT. W/ HOLD-DOWN CLIPS PER MANUFACTURER'S INSTRUCTIONS.
19	RIGID INSULATION CANT STRIP
24	MFR. FIXED ALUMINUM CLAD WINDOW - FACTORY FINISH (SEE ELEVATIONS & WINDOW SCHEDULE)
27	TYP. WINDOW HEADER: ADHESIVE THRU-WALL FLASHING WITH APPROPRIATE TERMINATION BAR & END DAMS APPLIED OVER A BENT STEEL PLATE, SHOP PRIMED & FIELD PAINTED, SEE STRUC. BENT PLATE SUPPORTS A SINGLE BRICK SOLDIER COURSE - PAINT. WEEP HOLES SHALL BE LOCATED 24" O.C. OVER ADHESIVE FLASHING W/ MORTAR NET CONTINUOUS OVER FLASHING.
35	REINFORCED CMU BOND BEAM, SEE STRUC.
36	EXISTING REINFORCED CONCRETE FOOTING. REPAIR AS NEEDED, SEE STRUC.
38	THIN BRICK APPLIED TO INTERIOR SIDE OF ALL PERMIETER CMU WALLS. SEE PLAN. MORTAR SETTING BED SHALL BE APPLIED TO THE INTERIOR FACE OF CMU WALL AS NEEDED FOR PROPER THIN BRICK APPLICATION. REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION.
40	SINGLE BRICK SOLDIER COURSE - PAINT, SEE BUILDING ELEVATIONS. BRICK SOLDIERS SHALL BE ATTACHED W/ GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS @ 16" O.C.
50	TYP. WINDOW HEADER: 3-5/8" L.G. STEEL STUD HEADER WITH 1/2" PLYWOOD SHEATHING APPLIED ON THE INTERIOR. 1x8 WOOD TRIM BD. APPLIED TO THE SHEATHING, STAIN. STUDS SHALL BE FILLED WITH MIN. R-13 BATT INSULATION. TYPICAL SHEATHING BOARD SHALL BE ATTACHED TO EXTERIOR FACE OF STUD AND COATED WITH FLUID APPLIED AIR & VAPOR BARRIER. 1x8 FIBER CEMENT TRIM BD. FINISH - PAINTED.
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drawing information

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drawn by: RLV
checked by: HH

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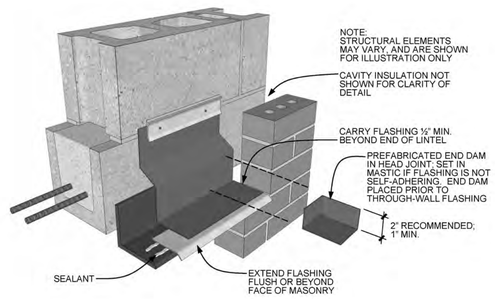
TYP. WALL SECTIONS

sheet number

A2.2



END DAM DIAGRAM PREFABRICATED FLASHING END DAM

DIAGRAM 01.410.0202 REV. 02/04/11

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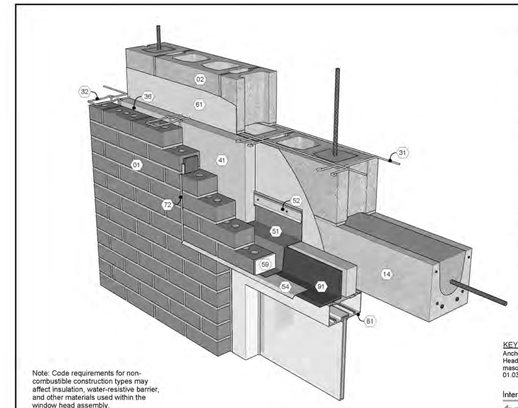

KEY NOTES

01 Brick veneer
02 Concrete masonry w/ grout & reinforcement as req'd
14 Precast concrete U-lintel, grouted
31 Horizontal joint reinforcement
32 Veneer anchor
36 Drainage cavity
41 Insulation
51 Thru-wall flashing (end dams not shown)
52 Termination bar w/ cont. bead of sealant @ top
54 Drip Edge
59 Weep vent
61 Air/moisture/vapor barrier as req'd
72 Masonry expansion joint as req'd
81 Window assembly
91 Steel lintel angle

Note: Code requirements for non-combustible construction types may affect insulation, water-resistive barrier, and other materials used within the window head assembly.

KEY WORDS
Anchored veneer, CMU, Cavity wall, Head, Lintel, End dam, Flashing, masonry lintel, bond beam, 01.030.0605

Window Head | Brick veneer, CMU backup, precast concrete lintel

Detail 01.030.0605 Rev. 10/13/17

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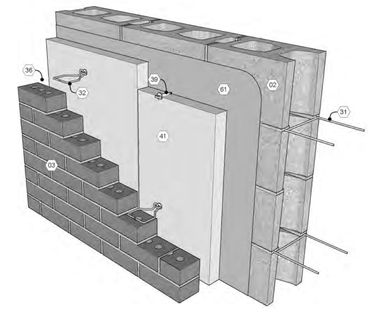

KEY NOTES

02 Concrete masonry backup
03 Brick veneer
31 Horizontal joint reinforcement
32 Veneer tie
36 Air space
39 Fastener for wall tie, thermally broken (opt.)
41 Rigid insulation
61 Air/moisture/vapor barrier as req'd

KEY WORDS
Anchored veneer, CMU, cavity wall, drainage wall, 01.030.0202, fluid-applied air barrier

WALL SYSTEM Brick veneer, CMU backup, rigid insul. fluid-applied AB, veneer ties

Detail 01.030.0202 Rev. 11/29/15

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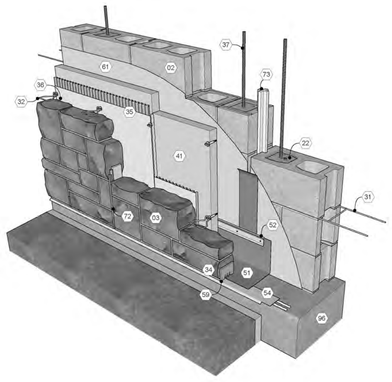

KEY NOTES

02 Concrete masonry backup
03 Stone veneer
22 Grout per structural design
31 Horizontal joint reinforcement
32 Wall tie
35 Drainage mat w/ filter fabric
36 Air space: 2" recommended, 1" min. req'd by code
37 Reinforcement per structural design
41 Cavity insulation
51 Thru-wall flashing
52 Termination bar w/ cont. bead of sealant @ top
54 Drip edge: seal and adhere to foundation
59 Weep vents
61 Air/moisture/vapor barrier as req'd
72 Movement joint
73 Control joint
96 Foundation

KEY WORDS
Base of wall, Foundation, Veneer, Stone, Flashing, Drainage, Weeps, High-performing, 03.030.0101

BASE OF WALL Flexible flashing, drip edge, termination bar, drainage mat

Detail 03.030.0101 7/28/16

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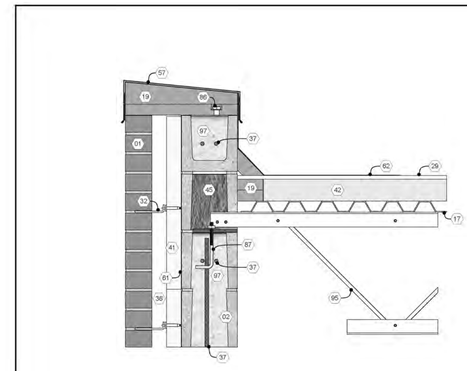

KEY NOTES

01 Face brick veneer
02 Concrete masonry
17 Roof Decking
19 Wood blocking
29 Cover board
31 Horizontal joint reinforcement
32 Veneer tie
36 Air space
37 Steel reinforcement
41 Rigid insulation in cavity
42 Roof insulation insulation insert in CMU
57 Formed metal coping
59 Cont. metal cleat w/ slotted holes @ 24" o.c.
61 Air/moisture/vapor barrier as req'd
62 Roof membrane
86 Anchor bolt
87 Truss anchor bolt
95 Roof structure
97 Bond beam

KEY WORDS
Anchored veneer, CMU, Cavity wall, top of wall, storm shelter, shelter, roof, structural, 01.030.0804

ROOF-WALL DETAIL Brick veneer, CMU backup

Detail 01.030.0804.2D Scale: 1 1/2" = 1'-0" Rev. 2/29/16

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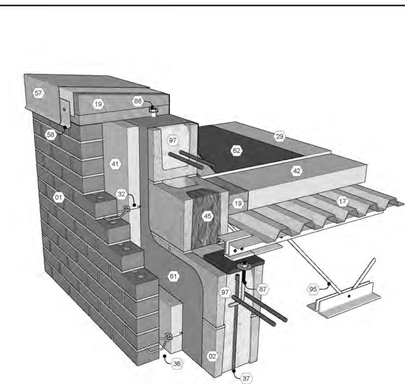

KEY NOTES

01 Face brick veneer
02 Concrete masonry
17 Roof Decking
19 Wood blocking
29 Cover board
31 Horizontal joint reinforcement
32 Veneer tie
36 Air space
37 Steel reinforcement
41 Rigid insulation in cavity
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61 Air/moisture/vapor barrier as req'd
62 Roof membrane
86 Anchor bolt
87 Truss anchor bolt
95 Roof structure
97 Bond beam

KEY WORDS
Anchored veneer, CMU, Cavity wall, top of wall, storm shelter, shelter, roof, structural, 01.030.0804

ROOF-WALL DETAIL Brick veneer, CMU backup

Detail 01.030.0804 Rev. 2/29/16

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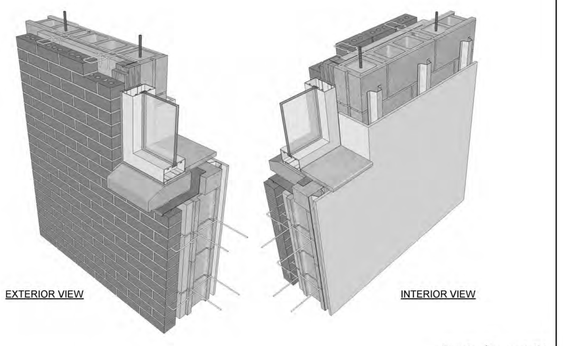
EXPANSION & CONTROL JOINT NOTES:

BRICK INSTITUTE'S RULES FOR PLACING CONTROL JOINTS:

1. SPACING BETWEEN JOINTS SHOULD NOT EXCEED 30'-0".
2. LOCATE CONTROL JOINTS WITHIN 10'-0" OF ONE SIDE OF A CORNER.
3. LOCATE CONTROL JOINTS AS WALL OFFSETS.
4. LOCATE CONTROL JOINTS AT CHANGES IN WALL HEIGHTS.
5. LOCATE CONTROL JOINTS DIRECTLY BELOW SHELF ANGLES.



WINDOW JAMB & SILL DETAILS

DETAIL 01.030.0502 REV. 02/19/08

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031795
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

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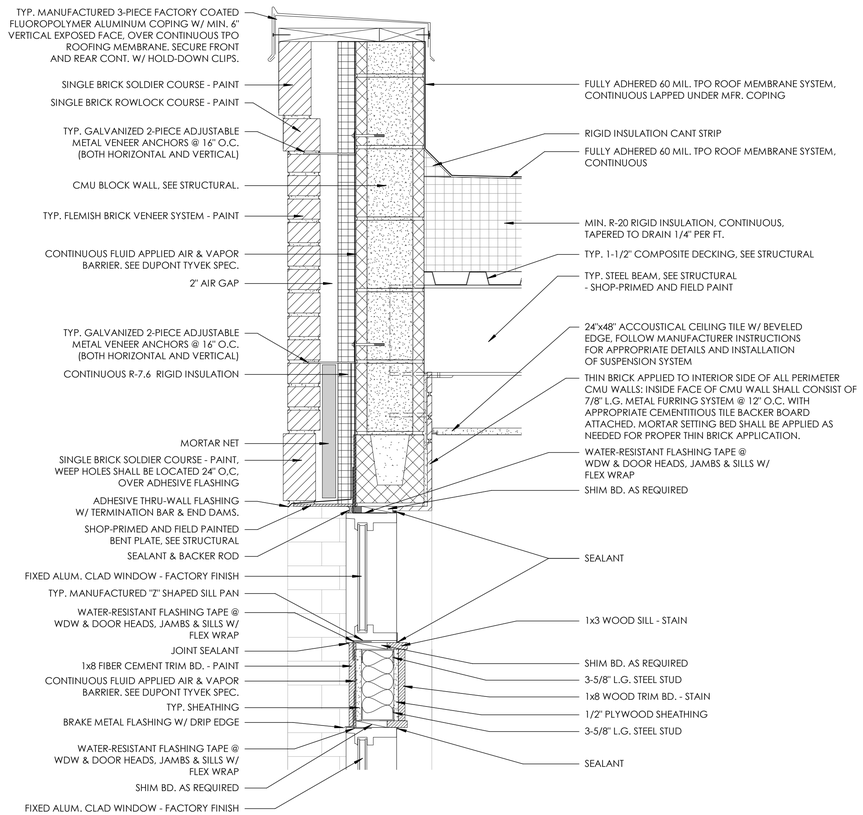
07/29/2021

sheet title

TYP. DETAILS

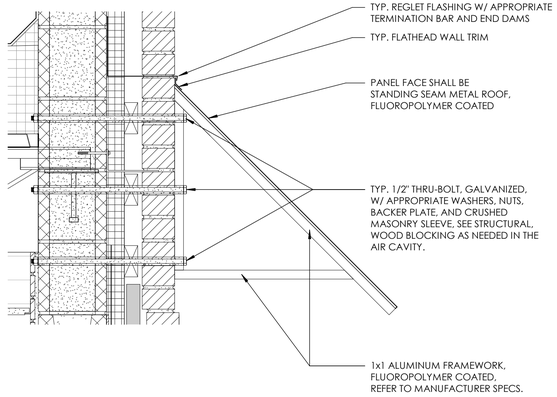
sheet number

A2.3



1 TYP. HEADER & PARAPET DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"



2 TYP. AWNING DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"

EXPANSION & CONTROL JOINT NOTES:

BRICK INSTITUTE'S RULES FOR PLACING CONTROL JOINTS:
1. SPACING BETWEEN JOINTS SHOULD NOT EXCEED 30'-0".
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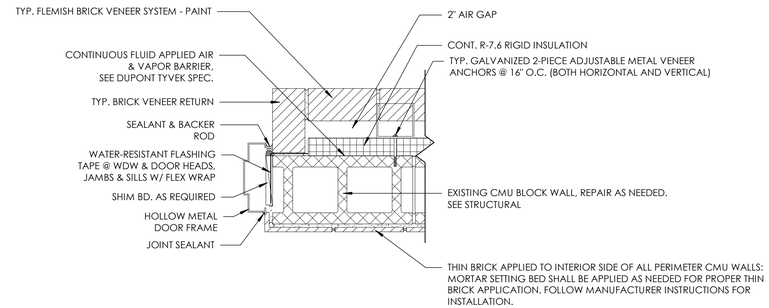
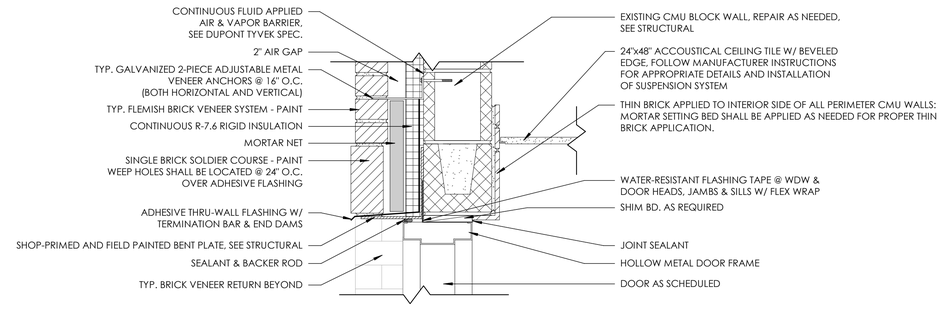


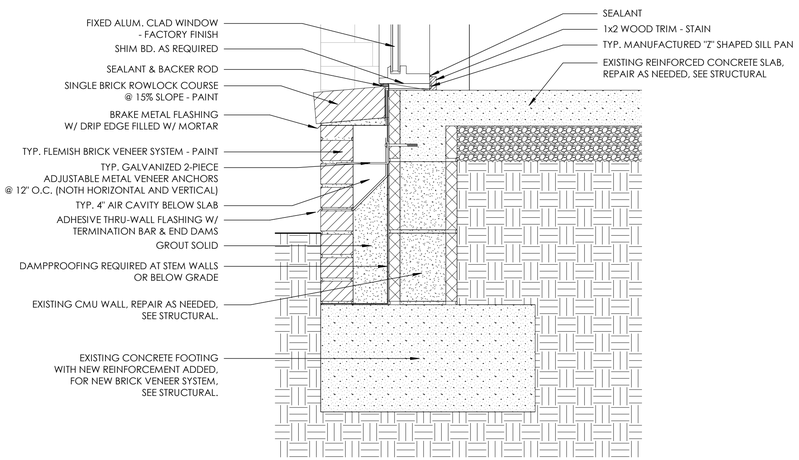
3 TYP. EXTERIOR DOOR JAMB
A2.4

SCALE: 1 1/2" = 1'-0"



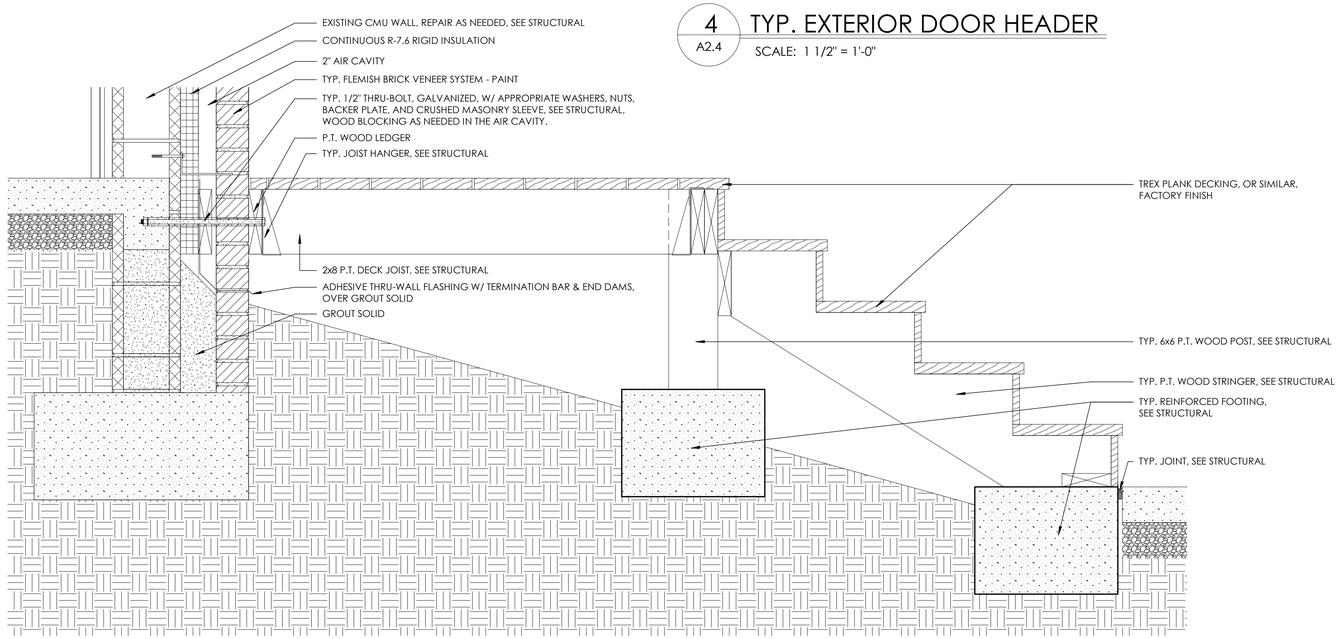
4 TYP. EXTERIOR DOOR HEADER
A2.4

SCALE: 1 1/2" = 1'-0"



5 TYP. FOOTING DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"



6 TYP. STAIR DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"

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HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031798
REGISTERED ARCHITECT

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project title

PARKLAND COMM. OFFICE

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ALPHARETTA, GA 3004

for

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checked by: HH

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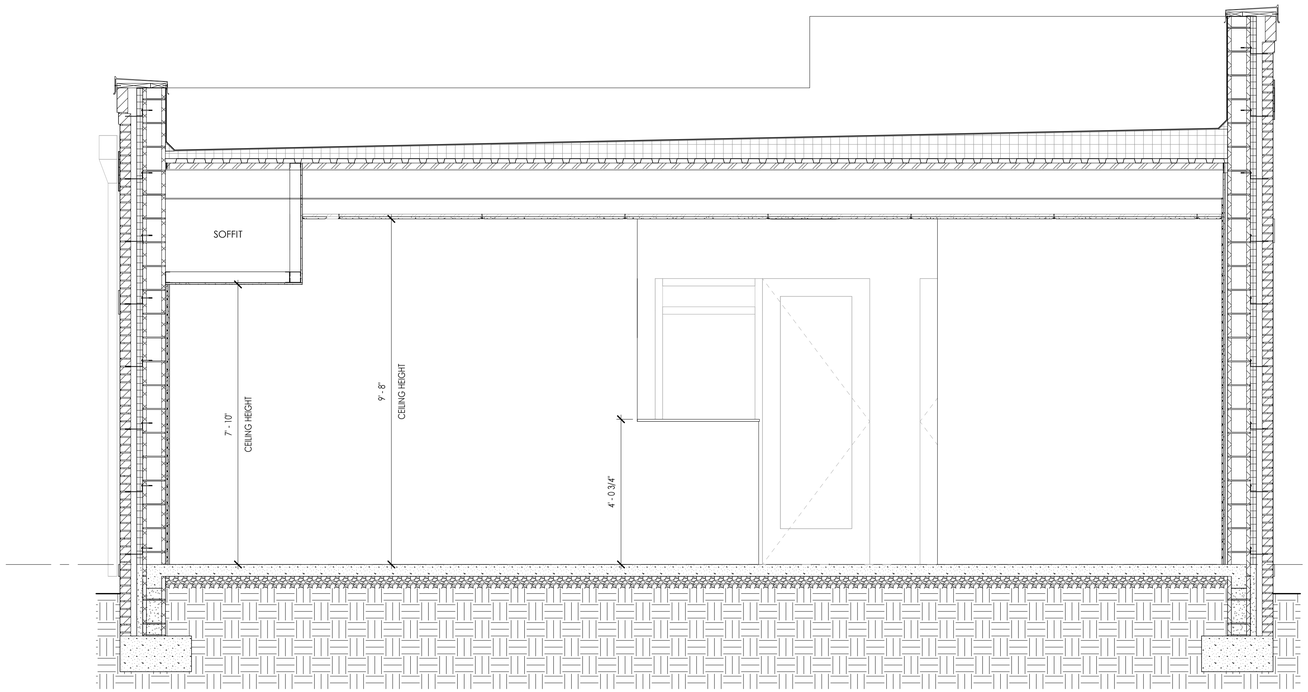
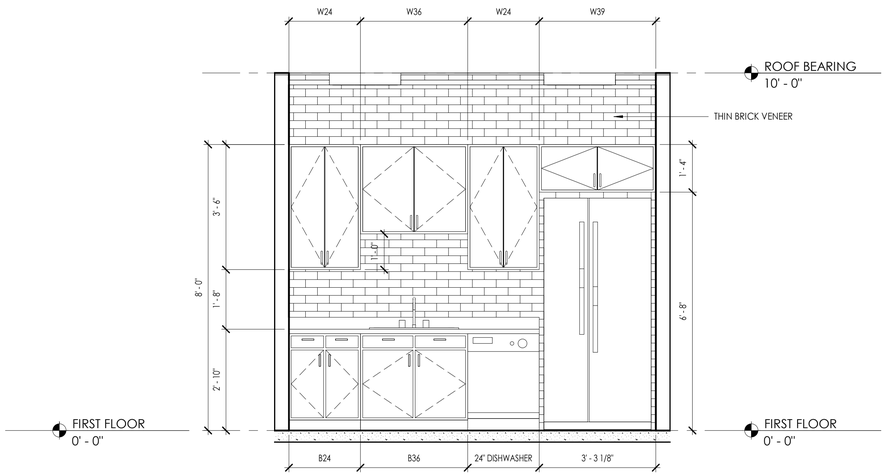
A2.4



1 INTERIOR ELEVATION - WORKSTATION AREA

A2.5

SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION - KITCHENETTE

A2.5

SCALE: 1/2" = 1'-0"

RESTROOM NOTES:

1. ALL RESTROOMS MUST MEET THE ADA ACCESSIBILITY CODE. REFER TO SHEET A0.4 FOR SPECIFIC ADA REQUIREMENTS.

2. THE ADA RESTROOMS ARE DESIGNED TO ALLOW FOR FRONT APPROACH FOR WHEEL CHAIR BOUND INDIVIDUALS TO THE WATER CLOSET.

3. THE LAVATORY MUST BE WALL COUNTER OR WALL MOUNTED AND MUST MEET THE REQUIREMENTS ON SHEET A0.4.

4. PROVIDE BLOCKING FOR ALL GRAB BARS, WALL MOUNTED SINKS, URINALS, BABY CHANGING STATIONS, HAND DRYERS, TOILET PAPER HOLDERS, AND SOAP DISPENSERS.

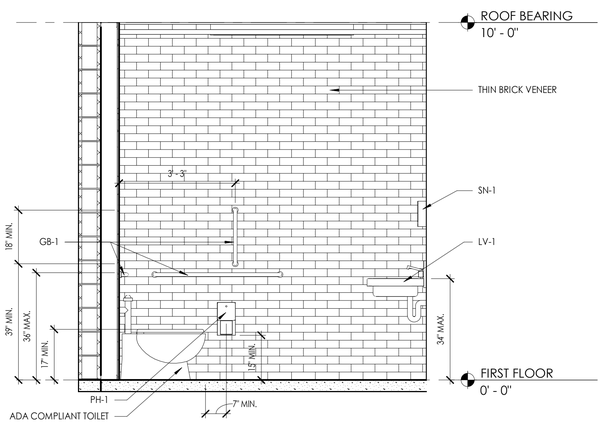
5. SEE FINISH SCHEDULE ON SHEET A2.6 FOR ADDITIONAL INFORMATION.

6. ADA SIGNAGE IN BRAILLE AT ALL EXITS AND RESTROOMS MOUNTED 60" CENTER A.F.F. PLEASE SEE SHEET A0.2 FOR MORE INFORMATION.

7. IN REFERENCE TO ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 304.3.1 PERMITS THE TURNING SPACE TO INCLUDE KNEE AND TOE CLEARANCE ACCORDING TO 306.

INTERIOR FINISH SCHEDULE:

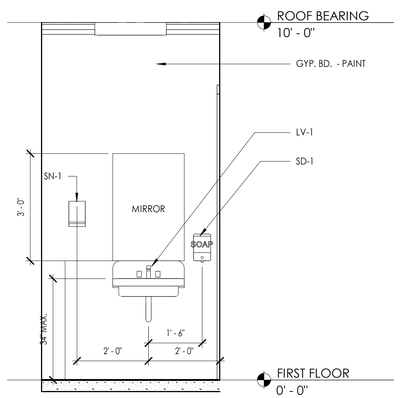
GB-1	1 1/4" PEENED STAINLESS STEEL ADA 3-PIECE GRAB BAR SET
LT-1	LED FLUSH CEILING MOUNTED FIXTURE
LT-2	LED WALL MOUNTED VANITY FIXTURE
LV-1	ADA COMPLIANT WALL MOUNTED SINK FIXTURE
PH-1	TOILET PAPER HOLDER
SD-1	SOAP DISPENSER
SN-1	SANITARY NAPKIN DISPENSER
TL-1	12x12 PORCELAIN TILE



3 INTERIOR ELEVATION - RESTROOM 1

A2.5

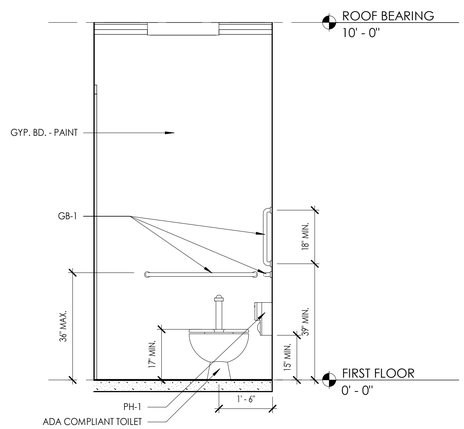
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION - RESTROOM 2

A2.5

SCALE: 1/2" = 1'-0"



5 INTERIOR ELEVATION - RESTROOM 3

A2.5

SCALE: 1/2" = 1'-0"

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA013788
REGISTERED ARCHITECT

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project title

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for

PARKLAND COMM.

drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

TYP. INTERIOR ELEVATIONS

sheet number

A2.5

DOOR SCHEDULE:

TYPE	WIDTH	HEIGHT	MATERIAL	FINISH COLOR	CLOSER	HARDWARE	COMMENTS
01	36"	84"	ALUM.	BLACK	YES	ENTRY SET & LOCK	GLASS INFILL SHALL BE TEMPERED. CONSULT ARCHITECT OR OWNER IF NOT ACHIEVABLE.
02	36"	84"	ALUM.	BLACK	YES	ENTRY SET & LOCK	LOCK SET TO OWNERS DISCRETION
03	36"	96"	WOOD	STAINED TBD	RESTROOM ONLY	RESTROOM/PRIVACY LEVER SET	LOCK SET TO OWNERS DISCRETION
04	24"	96"	WOOD	STAINED TBD	YES	PASSAGE LEVER SET	LOCK SET TO OWNERS DISCRETION
05	36"	96"	WOOD	STAINED TBD	YES	OFFICE FUNCTION LEVER SET	LOCK SET TO OWNERS DISCRETION. GLASS INFILL SHALL BE TEMPERED. CONSULT ARCHITECT OR OWNER IF NOT ACHIEVABLE.

****EXISTING REAR EXIT TO HAVE PANIC HARDWARE**

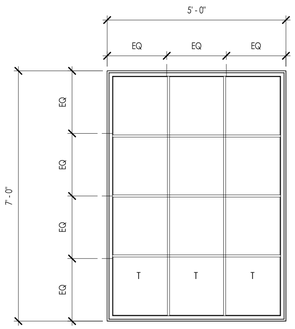
WINDOW SCHEDULE:

TYPE	WIDTH	HEIGHT	EXT. COLOR	INT. COLOR	OPERATION	LITES	COMMENTS
A	60"	84"	BLACK	BLACK	FIXED	12	TEMPERED PANELS, SEE WINDOW ELEVATION
B	30"	84"	BLACK	BLACK	FIXED	12	TEMPERED PANELS, SEE WINDOW ELEVATION
C	76"	64"	BLACK	BLACK	FIXED	9	
D	76"	18"	BLACK	BLACK	FIXED	3	
E	30"	18"	BLACK	BLACK	FIXED	3	
F	36"	18"	BLACK	BLACK	FIXED	3	
G	60"	18"	BLACK	BLACK	FIXED	3	

WINDOW NOTES:

BASIS OF DESIGN:
A. BASIS OF DESIGN FOR ALUMINUM CLAD WOOD WINDOWS SHALL BE MARVIN SIGNATURE ULTIMATE.
B. BASIS OF DESIGN FOR ALUMINUM STOREFRONT SHALL BE KAWNEER.

1. ALL WINDOW GLAZING SHALL BE LOW-E.
2. MANUFACTURER'S STANDARD HARDWARE SHALL BE USED ON OPERABLE WINDOWS UNLESS NOTED OTHERWISE.
3. COORDINATE WINDOW SIZES, DETAILS, AND ROUGH OPENING REQUIREMENTS OF WINDOW MANUFACTURER.
4. ALL WOOD WINDOW MUNTINS SHALL BE "SIMULATED DIVIDED LITE" WITH FIXED GRILLS ON THE EXTERIOR AND INTERIOR.
5. ALL SAFETY GLAZING SHALL MEET THE TEST REQUIREMENTS FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
6. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING HAZARDOUS LOCATIONS:
   a. ALL GLAZING IN SWING DOORS EXCEPT JALOUSIES
   b. ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
   c. ALL GLAZING IN STORM DOORS
   d. ALL GLAZING IN UNFRAMED SWING DOORS
   e. ALL GLAZING IN DOORS, AND ENCLOSURES OF HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
   f. ALL GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE GREATER THAN 9 S.F. AND WHERE THE BOTTOM EDGE IS 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE IS 36 INCHES ABOVE THE FLOOR AND IS WITHIN 36 INCHES OF WALKING SURFACES MEASURE HORIZONTALLY.
   g. ALL GLAZING IN HANDRAILS
   h. ALL GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS
   i. ALL GLAZING WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF A WALKING SURFACE, OF A STAIRWAY, LANDING OR RAMP
7. THRU-WALL FLASHING SHOULD EXTEND UP THE WALL CAVITY AT LEAST 8" AND SHOULD BE EXTENDED HIGHER IF MORTAR NET IS USED. MORTAR NETS SHOULD BE USED AT THE BASE OF ALL WALLS, AS WELL AS AT ANY INTERRUPTION IN THE MASONRY CAVITY (SUCH AS- LINTELS, SHELF ANGLES, WINDOWS, OR DOORS). KEEP CAVITY CLEAN, AS THE MORTAR NET'S EFFECTIVENESS IS REDUCED BY EXCESSIVE MORTAR FALLING ON TOP OF IT.
8. WEEPS SHOULD BE LOCATED AT 24" O.C. FOR FULL HEAD JOINT SIZED WEEPS, AND SHOULD CONTAIN SCREENS MADE OF NON-CORROSIVE METALS OR PLASTICS. IN MASONRY SILLS (SUCH AS WINDOWS), TUBE OR WICK WEEPS SHOULD BE USED 16" O.C. MAXIMUM.
9. STONE SILLS SHOULD SLOPE AT A MINIMUM OF 15 DEGREES, AND OVERHANG AT LEAST 1.5"
10. MASONRY TIES, AND ANCHORS SHOULD BE OF NON-CORROSIVE METALS, SUCH AS STAINLESS STEEL, ZINC-COATED, HOT DIPPED GALVANIZED, AND EPOXY-COATED.
11. SEALANT JOINTS SHOULD BE A MINIMUM OF 3/8" WIDE AND SHOULD HAVE A 2:1 RELATIONSHIP OF WIDTH TO DEPTH.
12. IN OCCUPANCY GROUPS R-2 AND R-3, ONE AND TWO-FAMILY AND MULTI-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITH 36 INCHES OF THE FINISHED FLOOR UNLESS WINDOW OPENING CONTROL DEVICE IS USED THAT COMPLIES WITH ASTM F 2090.
13. PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES. BASEMENT AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



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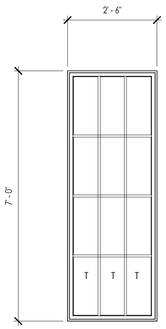

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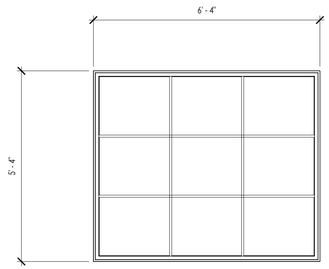

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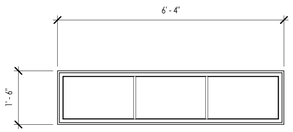

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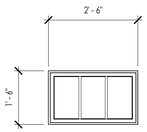

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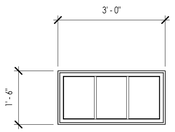

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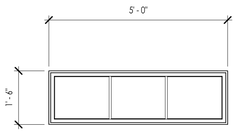

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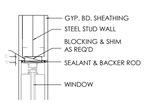
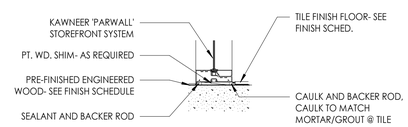


A A3.0 INT. STOREFRONT WDW JAMB & HEADER @ STEEL STUD
SCALE: 1" = 1'-0"



B A3.0 INT. STOREFRONT SILL @ INT. FLOOR SYSTEM
SCALE: 1" = 1'-0"

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ARCHITECTS
LANDSCAPE ARCHITECTS

ARCHITECTURE
1447 Peachtree Street NE,
Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design.com

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consultant

seal

STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031795
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

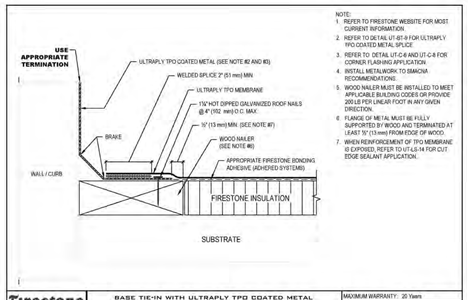
07/29/2021

sheet title

TYP. WINDOW & DOOR SCHEDULES

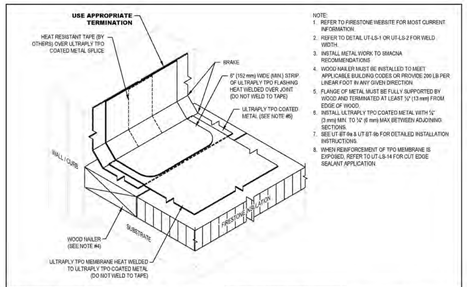
sheet number

A3.0



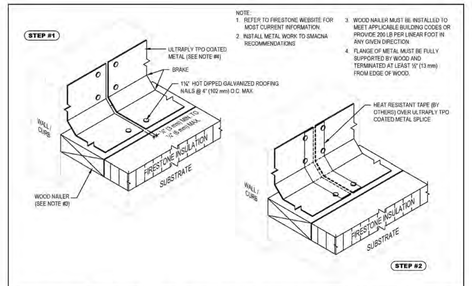
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-ES-1 FOR ULTRAPLY TPO COATED METAL SPLICE
3. REFER TO DETAIL UT-C-9 AND UT-C-8 FOR CORNER FLASHING APPLICATIONS
4. INSTALL METAL/WORK TO SMACNA RECOMMENDATIONS
5. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LB PER LINEAR FOOT IN ANY GIVEN DIRECTION.
6. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.
7. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE)		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-8



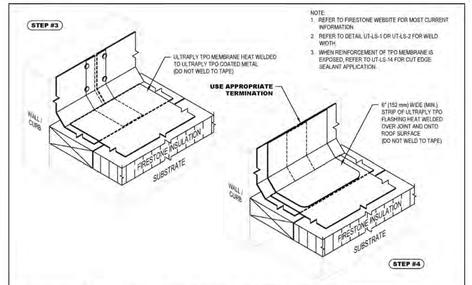
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR UT-LS-2 FOR WELD WIDTH.
3. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS
4. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LB PER LINEAR FOOT IN ANY GIVEN DIRECTION
5. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.
6. INSTALL ULTRAPLY TPO COATED METAL WITH ½" (3 mm) MIN. TO 3/4" (6 mm) MAX BETWEEN ADJOINING SECTIONS.
7. SEE UT-BT-9a & UT-BT-9b FOR DETAILED INSTALLATION INSTRUCTIONS.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE) SPLICE		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-9



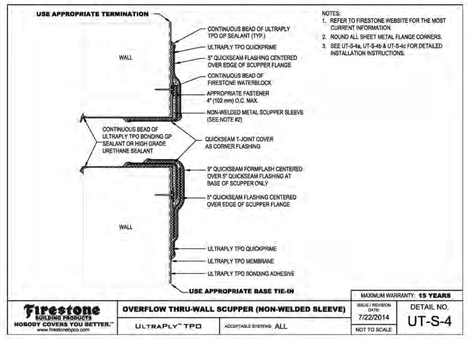
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS
3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LB PER LINEAR FOOT IN ANY GIVEN DIRECTION
4. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE) SPLICE • INSTALLATION STEPS 1 & 2		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-9A



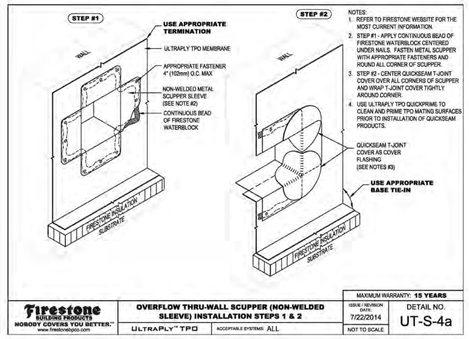
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR UT-LS-2 FOR WELD WIDTH.
3. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE) SPLICE • INSTALLATION STEPS 3 & 4		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-9B



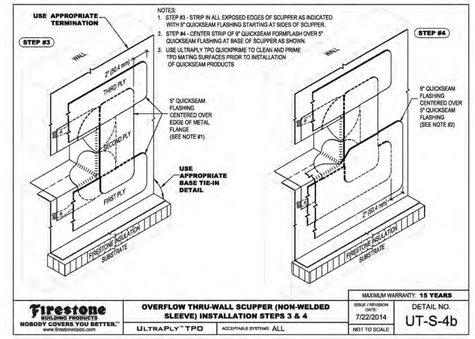
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. ROUND ALL SHEET METAL FLANGE CORNERS.
3. SEE UT-S-4a, UT-S-4b & UT-S-4c FOR DETAILED INSTALLATION INSTRUCTIONS.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE)		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4



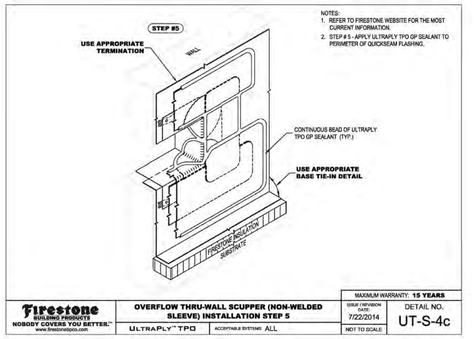
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. STEP #1 - APPLY CONTINUOUS BEAD OF FIRESTONE WATERBLOCK CENTERED UNDER NAILS. FASTEN METAL SCUPPER WITH APPROPRIATE FASTENERS AND ROUND ALL CORNERS OF SCUPPER.
3. STEP #2 - CENTER STRIP OF 9" QUICKSEAM T-JOINT COVER OVER ALL CORNERS OF SCUPPER AND WRAP T-JOINT COVER TIGHTLY AROUND CORNER.
4. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE) INSTALLATION STEPS 1 & 2		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4a



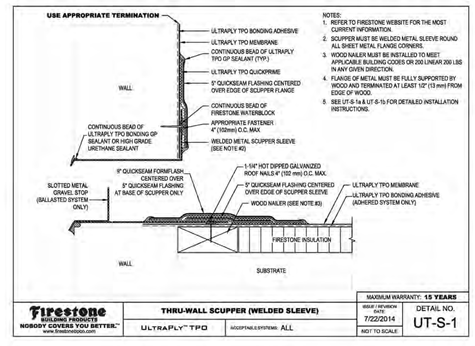
NOTES:
1. STEP #3 - STRIP IN ALL EXPOSED EDGES OF SCUPPER AS INDICATED WITH 9" QUICKSEAM FLASHING STARTING AT SIDES OF SCUPPER.
2. STEP #4 - CENTER STRIP OF 9" QUICKSEAM FORMFLASH OVER 5" QUICKSEAM FLASHING AT BASE OF SCUPPER AS SHOWN.
3. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE) INSTALLATION STEPS 3 & 4		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4b



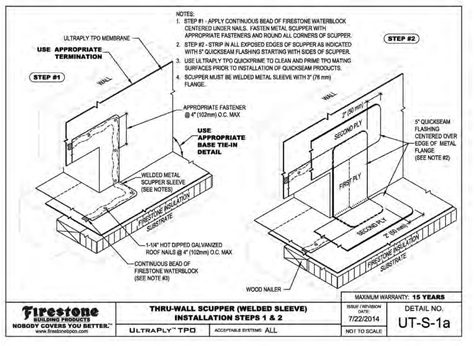
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. STEP #5 - APPLY ULTRAPLY TPO GP SEALANT TO PERIMETER OF QUICKSEAM FLASHING.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE) INSTALLATION STEP 5		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4c



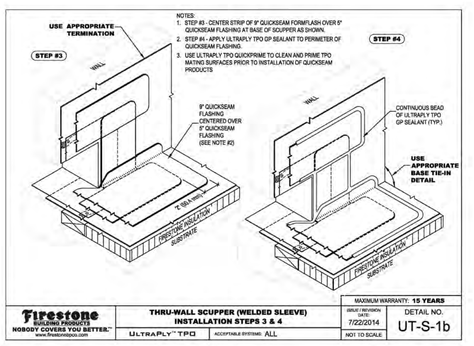
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. SCUPPER MUST BE WELDED METAL SLEEVE ROUND ALL SHEET METAL FLANGE CORNERS.
3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LINEAR 200 LBS IN ANY GIVEN DIRECTION.
4. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.
5. SEE UT-S-1a & UT S-1b FOR DETAILED INSTALLATION INSTRUCTIONS.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	THRU-WALL SCUPPER (WELDED SLEEVE)		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-1



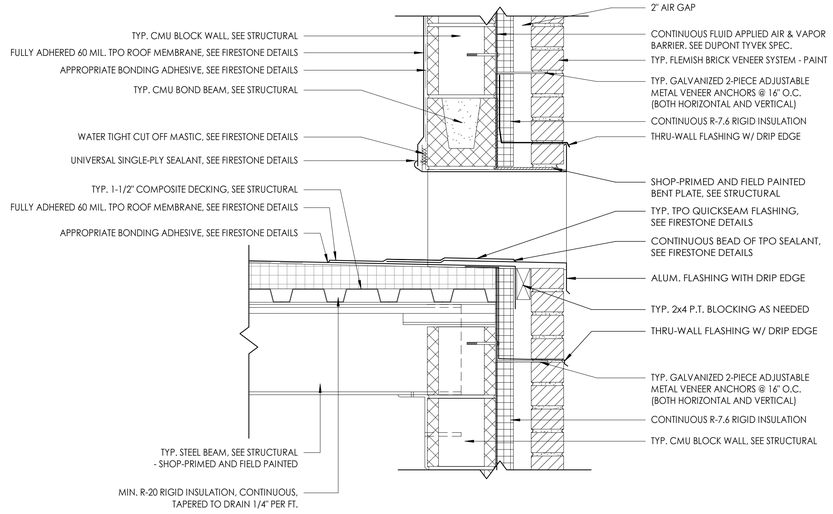
NOTES:
1. STEP #1 - APPLY CONTINUOUS BEAD OF FIRESTONE WATERBLOCK CENTERED UNDER NAILS. FASTEN METAL SCUPPER WITH APPROPRIATE FASTENERS AND ROUND ALL CORNERS OF SCUPPER.
2. STEP #2 - STRIP IN ALL EXPOSED EDGES OF SCUPPER AS INDICATED WITH 9" QUICKSEAM FLASHING STARTING WITH SIDES OF SCUPPER.
3. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS.
4. SCUPPER MUST BE WELDED METAL SLEEVE WITH 3" (76 mm) FLANGE.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	THRU-WALL SCUPPER (WELDED SLEEVE) INSTALLATION STEPS 1 & 2		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-1a



NOTES:
1. STEP #3 - CENTER STRIP OF 9" QUICKSEAM FORMFLASH OVER 5" QUICKSEAM FLASHING AT BASE OF SCUPPER AS SHOWN.
2. STEP #4 - APPLY ULTRAPLY TPO GP SEALANT TO PERIMETER OF QUICKSEAM FLASHING.
3. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	THRU-WALL SCUPPER (WELDED SLEEVE) INSTALLATION STEPS 3 & 4		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-1b



1 / A3.1 TYP. SCUPPER DETAIL

SCALE: 1 1/2" = 1'-0"

RELEASED FOR CONSTRUCTION

TSW
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ARCHITECTS
LANDSCAPE ARCHITECTS

ARCHITECTURE
1447 Peachtree Street NE, Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design.com

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consultant

seal

STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA017985
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

TYP. ROOF DETAILS

sheet number

A3.1

Awning Works Inc

Metal Awning Specification

CSI- Division 10

Metal Awning Specification

1.1 Description of Work

A. Work in this section includes fabrication and installation of extruded aluminum overhead. Diagonal support arm, cantilever and mono-slope design canopies as manufactured by Awning Works Inc.

B. Design Considerations

1. Flashing of various configurations as required by the attachment design approach
2. Determine wall construction and blocking requirements
3. Site Specific Engineering per local codes
4. Direction of water drainage and method
5. Field verification of dimensions, existing structures, obstructions or materials

1.2 Quality Assurance

A. Products meeting these specifications as established by standard of quality required as manufactured by Awning Works Inc, Florida, Phone: 1.866.873.2941

1.3 Field Measurement

A. Confirm site dimensions prior to manufacturing

B. If requested, supply manufacturer's standard literature and specifications for canopies.

C. When specified by contract; submit engineered shop drawings showing structural component locations/positions, material dimensions and details of construction and assembly.

1.4 Performance Requirements

A. Canopy must conform to FBC 2010, minimum 140MPH, Exposure B and local building codes.

B. Determine if specific load requirements have been established for canopies and if stamped. Engineering calculations are required for location in which canopy is installed.

1.5 Deliver, Storage, Handling

A. Deliver and store all canopy components in protected areas defined by the customer or general contractor.

Part 2 Products

2.1 Manufacturer

A. Awning Works Inc., www.awningworksinc.com
10820 US Hwy 19 N, Clearwater Florida 33764
Phone: 1.866.873.2941, Fax: 727-524-3110
Email: awnings@awningworksinc.com

2.2 Materials

A. Perimeter framing (fascia), bracing and diagonal support arms shall be minimum extruded aluminum, alloy 6063-T5, in profile and thickness as determined by the engineering requirements.

B. Inset paneling, decking, standing seam panels or louvers shall be the style, material and thicknesses as specified on the drawing

C. All attachment hardware shall be rust resistant or stainless steel as specified

2.3 Finishes

A. Standard options are mill, anodized, Kynar 500, marine grade powder coat, automotive grade acrylic enamel. Steel panels are available in 20 year Kynar and Galvalume finishes. Roll formed panels are available as stock factory ESP baked enamel finish in white, bronze or ivory.

2.4 Fabrication

A. All framework connections shall be MIG or TIG welded. Mechanical connections shall be used for panel integration and support members. Locknuts shall be used exclusively.

B. Panels shall be designed as interlocking aluminum members, except for sheet designs and louvers with mechanical fasteners shop applied whenever possible to provide structural integrity for the completed assembly. Completed sections will be field assembled.

C. Drainage. Water shall drain from covered surfaces to the front edge of the canopy, into integral fascia gutter or directed to the rear for ground level discharge via one or more designated downspouts.

Part 3 Execution

3.1 Inspection

A. Confirm that surrounding area is ready for the canopy installation.

B. Installer shall confirm dimensions and elevations to be as shown on drawings provided by Awning Works Inc.

C. Erection shall be performed by an approved installer and scheduled after all painting, concrete, masonry
and roofing in the area is completed

3.2 Installation

A. Installation shall be in strict accordance with manufacturer's shop drawings. Particular attention should be given to protecting the finish during handling and erection. Field touch up paint will be applied to any marred areas.

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TSW
PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS
ARCHITECTURE
1447 Peachtree Street NE, Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design.com

consultant

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

TYP. AWNING / LIGHTING SPECS

sheet number

A3.2

RELEASED FOR CONSTRUCTION

AT3 LED Architectural Troffer – Straight Floating Center

Williams

CATALOG #

TYPE:

PROJECT:

FEATURES

- Available with BIOS® SkyBlue® technology to support proper daytime circadian stimulus
- Backlit curved lens provides uniform illumination for visual comfort
- Distinct straight floating center detail creates a highly-aesthetic presence
- Sleek, extruded center complements MX4 continuous light series
- Maximize energy savings with efficacies as high as 113 lm/w
- Hinged door frame with optical assembly swings down to allow easy access from room side of fixture
- Optional gasketed acrylic lens helps protect against contaminants
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Precision die-formed 22-gauge C.R.S.
- DOOR FRAME – Hinged, flat, extruded aluminum door frame with optical assembly.
- SHIELDING – Diffuse polycarbonate lens and acrylic center standard.
- FINISH – 95% reflective white polyester powder coat bonded to phosphate-free, multi-stage pretreated metal. All parts painted after fabrication to facilitate installation, increase efficiency, and inhibit corrosion.
- ELECTRICAL – High quality mid-power LED boards. L70 >60,000 hours per IES TM-21.
- MOUNTING – Designed for NEMA Type "G" T" grid ceiling standard. For NEMA Type "NFG" and "SG" 9/16" grid installations, specify EGCLIPS option. NEMA Type "F" available, see options.
- LISTINGS –
  - cETLus conforms to UL STD 1598 and UL STD 8750.
  - Certified to CAN/CSA STD C22.2 No. 250.0.
  - Suitable for damp locations.
  - IC-rated for direct contact with insulation.
  - DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
  - City of Chicago Environmental Air approved when specified with CP option.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

Available with BIOS® consult factory

ORDERING EXAMPLE: AT3 - 2 4 - L70/835 - D - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	WIDTH	LENGTH	LUMENS [1]	CRI	CCT	SHIELDING
AT3	1 1'	2 2'[2]	1x4	8 80	27 2700K	D Diffuse matte acrylic center
	2 2'	4 4'	L30 3,000lm	9 90 [3]	30 3000K	P Perforated center [4]
			L50 5,000lm		35 3500K	
			L63 6,300lm		40 4000K	
			2x2		50 5000K	
			L30 3,000lm			
			L40 4,000lm			
			L50 5,000lm			
			2x4			
			L40 4,000lm			
			L55 5,500lm			
			L70 7,000lm			
			L100 10,000lm			

OPTIONS		CONTROL [10]		VOLTAGE	
EM/7W	7-watt emergency LED battery [8]	DIM	Dimming driver	120	120V
EM/10W	10-watt emergency LED battery [7]	DRV	Non-dimming driver	277	277V
EM/10WLP	Low-profile 10-watt emergency LED battery [8]	VDO/DSR	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC) and sensor-ready driver [11]	UNV	120-277V
EM/12W	12-watt emergency LED battery [9]			347	347V [12]
EQCLIPS	Earthquake clips [13]	VRF/DSR	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and sensor-ready driver		
(L___)	Additional lower lumen packages available. [14] Example: (L050) nominal lumens: AT3-24-L50/835-D-(L50)				
SS	Sani-shield acrylic cover with double gasket. [15]				
SS/PC	Sani-shield polycarbonate cover with double gasket. [16]				
AMW	Anti-microbial white finish				
NEMA F	NEMA Type "T" flange kit [14]				
CP	Chicago Plenum (CCEA) [5]				

NOTES

1. Lumen output based on 3500 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen package available, see options.
2. 2' width only.
3. Extended lead times may apply. Consult factory for availability.
4. Decreases lumen output by 15%.
5. See page 3 for ADDITIONAL CONTROL OPTIONS.
6. 120V-277V only.
7. 120V-277V only; 2x2, 2x4 only.
8. 120V-277V only; 1x4 only.
9. 120V-277V only; 2x2, 2x4 only.
10. 4 per fixture. Optional for 1" grid installations. Required for 9/16" grid mounting. Not available with NEMA F Option.
11. Specify in increments of 100 nominal lumens. Option must be specified with next higher lumen package.
12. Reduces lumen output by 10%.
13. Reduces lumen output by 10%.
14. Factory-installed. See page 3 for NEMA TYPE "F" INSTALLATION.
15. Not available with SS Option.
16. Not available with EM drivers.

AT3 LED Architectural Troffer – Straight Floating Center

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
1x4	L30	2816	29.5	95.5
	L50	4702	48.3	97.3
	L63	5876	62.4	94.2
2x2	L30	2816	29.5	95.5
	L40	3831	37.2	103.1
	L50	4701	48.3	97.3
2x4	L40	3874	34.2	113.4
	L55	5302	48.0	110.4
	L70	6722	63.3	106.1
	L100	9720	86.9	111.9

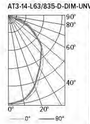
MULTIPLIER TABLE

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.97
	3000K	0.99
	3500K	1.00
	4000K	1.03
	5000K	1.06
90 CRI	2700K	0.80
	3000K	0.82
	3500K	0.83
	4000K	0.86
	5000K	0.89

- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is average for 120V through 277V input.
- Results based on 3500K, 80 CRI, actual lumens may vary +/-5%.
- Use multiplier table to calculate additional options.

PHOTOMETRY

AT3-14-L63/835-D-DIM-UNV Total Luminaire Output: 5876 lumens; 62.4 Watts | Efficacy: 94.0 lm/W | 82 CRI; 3500K CCT



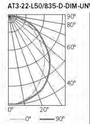
CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	2679	2679	2679	
5	2651	2643	2637	251
15	2510	2475	2441	697
25	2344	2081	2038	968
35	1786	1718	1691	1081
45	1450	1400	1387	1070
55	1000	976	939	871
65	655	635	619	582
75	319	227	208	281
85	88	61	45	75
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	1916	33
0 - 40	2997	51
0 - 60	4938	84
0 - 90	5876	100
0 - 180	5876	100

AT3-24-L50/835-D-DIM-UNV Total Luminaire Output: 4701 lumens; 48 Watts | Efficacy: 97 lm/W | 82 CRI; 3500K CCT



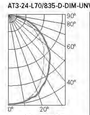
CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	1831	1831	1831	
5	1831	1822	1820	173
15	1719	1735	1762	490
25	1514	1590	1654	730
35	1253	1359	1461	852
45	984	1094	1191	838
55	696	820	892	716
65	431	546	613	532
75	214	313	332	305
85	48	41	30	64
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	1393	30
0 - 40	2246	48
0 - 60	3800	81
0 - 90	4701	100
0 - 180	4701	100

AT3-24-L70/835-D-DIM-UNV Total Luminaire Output: 6722 lumens; 63 Watts | Efficacy: 106 lm/W | 82 CRI; 3500K CCT



CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	2628	2628	2628	
5	2664	2665	2662	253
15	2514	2536	2569	715
25	2175	2246	2318	1038
35	1762	1886	2010	1182
45	1379	1587	1692	1192
55	981	1157	1250	1004
65	656	802	861	768
75	342	462	467	457
85	102	73	68	112
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	2006	30
0 - 40	3188	47
0 - 60	5384	80
0 - 90	6722	100
0 - 180	6722	100

AT3 LED Architectural Troffer – Straight Floating Center

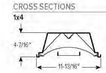
ADDITIONAL CONTROL OPTIONS

Note: Lumen restrictions apply, consult product builder at hew.com/product-builder.

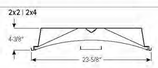
CATALOG NUMBER	DESCRIPTION
DRV	Driver prewired for non-dimming applications
DIM	Dimming driver prewired for 0-10V low voltage applications
DIM1	1% dimming driver prewired for 0-10V low voltage applications
DIM LINE	Line voltage dimming driver (TRIAC and ELV compatible, 120V only)
DIM TRC	Line voltage dimming driver (TRIAC compatible, 120V or 277V only)
DSR	Sensor ready driver
SD40	40% step-dimming driver
SD50	50% step-dimming driver
DALI	DALI dimming driver
LTE LINE	Lutron Hi-lume 1% 2-wire dimming driver forward phase line voltage controls (120V only)
LDE1	Lutron Hi-lume 1% EcoSystem dimming LED driver
VDO/DSR	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC) and sensor ready driver
VRF/DSR	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and sensor ready driver
VDO/DBILDE1	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC), Lutron Hi-lume 1% EcoSystem dimming LED driver, and digital link interface
VRF/DBILDE1	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF), Lutron Hi-lume 1% EcoSystem dimming LED driver, and digital link interface
ELDO SOLOB	EldoLED Solodrive, 0.1% dimming driver for 0-10V controls
ELDO SOLOB DALI	EldoLED Solodrive, 0.1% dimming driver for DALI controls
ELDO ECO1	EldoLED Ecodrive, 1% dimming driver for 0-10V controls
ELDO ECO1 DALI	EldoLED Ecodrive, 1% dimming driver for DALI controls

CROSS SECTIONS

1x4



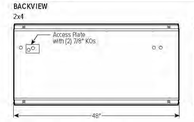
2x2 | 2x4



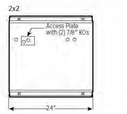
FIXTURE DETAILS

BACKVIEW

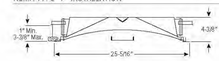
2x4



2x2



NEMA TYPE "F" INSTALLATION



Note: Maximum recommended ceiling op-ening is 24-3/8" x 24-3/8" for 2'x2' and 24-3/8"x 48-3/8" for 2'x4'. For continuous row mounting, add 49 5/16" for each additional fixture to obtain ceiling opening. 1-5/16" between end plates.

CHLORIDE
by signify

Exit/Emergency

Compac

Emergency unit CLU

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Chloride Compac LED emergency unit CLU features a low-profile, contemporary design with aesthetic appeal for many commercial applications. It was designed to be unobtrusive, but also deliver optimum performance in treacherous situations. The two high-output LED lamps are fully adjustable to meet your requirements.

Ordering guide

Example: CLUNW

Series	Battery	Color	Options
CLU	N		
Compac LED emergency unit	**N** Nickel Cadmium battery	**W** White finish **B** Black finish	No optional features offered, specify the **CLU2** for optional features

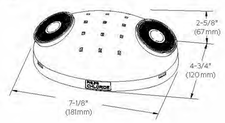
Accessories (order separately)

- **WGS** - Wire guard (for **CLU** emergency unit mounted flat against the wall)

CLU Compac emergency unit

Dimensions

CLU

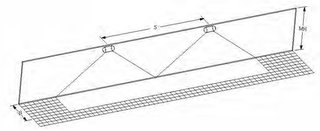


Performance

Meets Life Safety Code illumination standard; average of 1.0 FC., no point less than 0.1 FC., max to min ratio of 40:1. Assumes open space with no obstructions.

	Compac CLU emergency unit performance			
	80/50/20 Reflectance[1]		10/10/10 Reflectance[2]	
	3' Path	6' Path	3' Path	6' Path
Center-to center spacing	40'	36'	32'	28'
Single Coverage	12'	12'	8'	8'

†Based on 6ft corridor and 9ft ceiling height and a mounting height of 7.5ft.
‡Based on 200ft by 200ft open area and 30ft ceiling height.



CLU Compac emergency unit

Codes and standards

- NFPA 70 (National Electric Code)
- NFPA 101 (Life Safety Code)
- ETL listed to Standard 924
- UL Listed for damp locations

Construction

- Wall or ceiling mounted
- UL 94 V-0 5VA Flame rated, UV stable thermoplastic housing
- Provisions for surface mounted conduit to top of wall mounted unit
- Back plate keyhole slots are easily removable knockouts for securing to single gang boxes, 3" J-boxes and 4" J-boxes for easy mounting

Installation

- Designed for wall or ceiling mount with a universal J-box pattern on back plate
- Surface conduit entry on top of housing in center of backplate
- **CLU** unit mounts to a standard single gang boxes, 3" J-boxes and 4" J-boxes for easy mounting

Electronics

- 120/277VAC, 50-60Hz dual voltage selectable input
- Surge protected, solid state circuitry
- Charging systems are complete with low voltage disconnect (prevents deep discharge of battery), battery lockout (prevents discharge of battery during installation), and brownout protection

Power consumption

CLU 120V = 0.027
CLU 277V = 0.026

Lamps

- **CLU** unit contains 2 - 1W adjustable LED lamp heads (5000k)

Battery

- Maintenance-free sealed 3.6V Nickel Cadmium battery
- Manual test switch and LED light indicator
- Supplies emergency illumination for a minimum of 90 minutes
- Operating temperature range: Batteries have an approximated service life of 6 to 8 years at a operating temperature range of 15°C to 40°C (59°F to 104°F)

Remote capability

The **CLU** Series units do not have the capacity for remote capability.

Listings

- California Energy Commission, Title 20 compliant (Battery Charger)

Warranty

- Five year full warranty on unit.

Self-diagnostics/Self-test

The **CLU** units contain self-diagnostic/self-test electronics as a standard feature. An automatic self-test is performed every month for 3 minutes, and a 30 minute self-test every six months. A manual test may also be performed at anytime by pressing the manual test button.

Manual testing:

Test button	Length of test
1 press	30 seconds
2 presses	3 minutes
3 presses	30 minutes
4 presses	90 minutes

Self-Diagnostic Red status indicator:

Indicator	Status
One blink	Battery is not connected
Two blinks	Battery voltage has dropped below acceptable value
Three blinks	Charger board or fault
Four blinks	Transfer fault
Five blinks	Lamp fault
Six blinks	Remote lamp head fault
Seven blinks	EXIT Led strip fault

The Self-diagnostic/self-test electronics meets the requirements of the National Electric Code and/or the National Fire Protection Association.

The information presented in this document is not intended as an commercial offer and does not form part of any quotation or contract.

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CHLORIDE
by signify

Exit/Emergency

Value+ LED

Exit/unit combo VLTC

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Chloride Value+ LED exit/unit combo (VLTC) is an economically oriented combo that features a low profile design and offers a stylish appeal, making it an ideal solution for any general purpose application. The VLTC's compact housing is very small compared to traditional combos and offers excellent performance with its long life LEDs, providing excellent emergency illumination at a reasonable price.

LED exit/unit combo - ordering guide

Model number	Voltage	Letter color	Housing color	LED lamps	Remote capability
VLTCR3R	3.6V	Red	White	2 - 1W	2 - 1W or 1 - 2W heads
VLTCG3R	3.6V	Green	White	2 - 1W	2 - 1W or 1 - 2W heads

Accessories (order separately)

- **WG4** - Wire guard

VLT1R

VLT2R

VLL1RGO

VLL2RGO

LED remote lamp heads - ordering guide

Model number	Voltage		Housing color	LED lamps	Application
VLT1R	3.6V		White	1 - 1W	Indoor
VLT2R	3.6V		White	2 - 1W	Indoor
VLL1RGO	3.6V, 6V, 9.6V, or 12V		Gray	1 - 1W	Outdoor
VLL2RGO	3.6V, 6V, 9.6V, or 12V		Gray	2 - 1W	Outdoor

VLTC Value+ LED exit/unit combo

Economy grade

Specifications

Codes and standards

- UL Listed to Standard 924
- cUL Listed
- NFPA 101 (Life Safety Code)
- NFPA 70 (National Electric Code
- Suitable for damp locations

Lamps

- VLTC combo (red or green) contains two 3.6VDC - 1W longlife LED lamp sources (6000K)
- Fully adjustable LED lamp heads can provide forward or backward emergency illumination.

Power consumption

- VLTGR/VLTCG (120V) – 3W
- VLTGR/VLTCG (277V)– 3W

Construction

- Thermoplastic (off-white) ABS housing
- cUL 94V-0 flame rating
- Contractor friendly snap together design
- Pop-out direction chevrons are easily removed
- Extra stencil face plate provided for double face applications
- Wall or ceiling mounted - canopy provided for ceiling and end mount applications
- Back plate keyhole slots are easily removable knockouts for securing to 4" jbox for easy mounting

Battery

- Maintenance-free sealed 3.6V nickel cadmium
- Manual test switch and LED light indicator
- Supplies emergency illumination for a minimum of 90 minutes
- Operating temperature range: 10°C (50°F) to 40°C (104°F)

Electronics

- 120/277VAC, 60Hz dual voltage selectable input
- Surge protected, solid state circuitry
- Charging systems are complete with low voltage disconnect (prevents deep discharge of battery),battery lockout (prevents discharge of battery during installation), and brownout protection

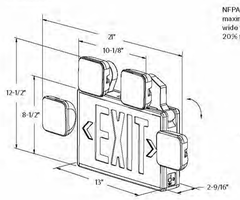
Remote capability

- VLTCR or VLTGR unit provides enough remote capability to supply 3.6V DC power to 2-1W (VLT1R) LED remote lamp heads or 1-2W (VLT2R) LED remote lamp head.
- VLTCR or VLTGR unit provides enough remote capability to supply 3.6V DC power to 2-1W (VLL1RGO) LED remote lamps heads or 1-2W (VLL2RGO) LED remote lamp head.

Warranty

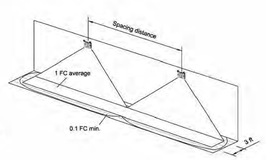
- Three year limited warranty on electronics, LEDs, and battery.

Dimensions



Spacing information

NFPA 101 requires 1.0 foot-candle average and 0.1 foot-candle minimum with a 40:1 maximum/minimum ratio. The corridor used is 100 feet long, 9 feet ceiling with a 6 feet wide walkway and 3 feet path of egress. The reflectance is 80% ceiling, 50% walls and 20% floors. The fixture mounting height is 7.5 feet.



Model	Spacing distance	Lumen output
VLTC Series	24 feet	200 lm

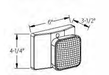
VLTC Value+ LED exit/unit combo

Economy grade

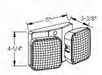
Indoor LED remote lamp heads

- VLT1R single LED remote lamp head contains a 3.6VDC 1W LED light source
- VLT2R dual LED remote lamp heads, each contain a 3.6VDC 1W LED light source
- VLT1R and VLT2R indoor LED remote lamp heads have an off-white finish
- Each VLT1R and VLT2R indoor LED remote lamp heads can accept power only from a VLTUR unit, VLTCR2R combo or VLTCG2R combo

VLT1R dimensions



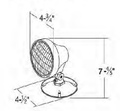
VLT2R dimensions



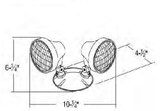
Outdoor LED remote lamp heads

- VLL1RGO single outdoor LED remote lamp head contains a 1W LED light source
- VLL2RGO dual outdoor LED remote lamp heads, each contain a 1W LED light source
- VLL1RGO and VLL2RGO power source can be either a 3.6, 6, 9.6 or 12VDC
- VLL1RGO and VLL2RGO outdoor LED remote lamp heads have a gray finish

VLL1RGO dimension



VLL2RGO dimensions



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LIGHTING NOTES:

1. EXTERIOR SCONCES SHALL BE SPECIFIED BY OWNER. REFER TO SHEETS A3.2 & A3.3.
2. ALL TROFFER FIXTURES SHALL BE THE AT3, OR APPROVED EQUAL. REFER TO SHEET A3.2.

RELEASED FOR CONSTRUCTION

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consultant

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

LIGHTING SPECIFICATIONS

sheet number

A3.3

DUPONT™ TYVEK® COMMERCIAL SOLUTIONS

DUPONT™ TYVEK® FLUID APPLIED WB+™

FOR USE ON MOST COMMERCIAL WALL SUBSTRATES INCLUDING CMU AND GYPSUM SHEATHING

- By helping to effectively seal the building envelope and reducing air leakage, the DuPont™ Tyvek® Fluid Applied system helps reduce the amount of energy required for heating and cooling.
- Low VOC. < 2% (by wt.)

Complete System

- Part of a complete, integrated fluid applied weather barrier system, all backed by a limited warranty from DuPont. For best results, use with DuPont™ Tyvek® Fluid Applied Flashing & Joint Compound+ and DuPont™ Sealant for Tyvek® Fluid Applied System.

DESCRIPTION

DuPont™ Tyvek® Fluid Applied WB+™ is based on a unique formulation using silyl-terminated polyether polymer technology. It offers low shrinkage during curing, superior elongation and recovery and can be easily applied in one coat.

PRODUCT INFORMATION–FEATURES/BENEFITS

Air and Water Barrier Performance

- Offers an ideal combination of air and water holdout with vapor permeability.
- Air Barrier Association of America evaluated to exceed ASAA, ASHRAE 90.1 and IECC air leakage requirements when tested in accordance with ASTM E2357.

Ease of Installation

- Single component, one-coat application.
- Offers 2 to 3 times the coverage of competitive products. Approximately 50 to 65 sq. ft./gallon in one coat, depending on substrate conditions (temperature and moisture), substrate porosity, and uniformity of application.
- Spray or pressure roll for fast and easy application.
- Installation temperature range 25°F ambient (-4°C) to a maximum surface temperature 140°F (60°C). Do not install once ambient temperature exceeds 85°F (25°C), unless surface is shaded. Max in-service temperature 190°F (82°C)
- Exhibits low shrinkage during curing, helping to minimize the risk of cracking and pin-holing.

High Performance Durability

- The formulation of Tyvek® Fluid Applied is not water soluble and will not wash off the wall when exposed to liquid water, even before curing. DuPont™ Tyvek® Fluid Applied WB+™ can be installed on damp surfaces which is defined as when no moisture is transferred to the skin when the substrate is touched.
- The cured membrane exhibits exceptional elongation and recovery properties. When stretched it acts like a rubber band allowing the membrane to move with the building.
- Withstands 9 months of UV exposure.

Sustainable Solutions

- DuPont™ Tyvek® Fluid Applied products may contribute toward LEED® points in the areas of Energy and Atmosphere (EA) Optimizing the Building Envelope and Indoor Environmental Air Quality (EQ) Construction IAQ Management Plan and Low Emitting Materials In addition, the use of a continuous air barrier is a prerequisite for LEED applications requiring compliance with ASHRAE 90.1-2010.

TYPICAL PROPERTIES

Please contact your local DuPont™ Tyvek® Specialist before writing specifications around this product. Product properties are as follows:

Test Method	Property	Typical Value	Units
ASTM D2369	Solids	98	%
ASTM D378	Skinover Time @50% R.H. 70 deg F	1 to 2	Hrs
ASTM E2178	Air Permeance Resistance	0.0002	cfm/ft² @ 75 Pa (1.57 psf)
Gurley Hill (Tappi T 460)	Air Permeance Resistance	>10,000	sec / 100 cc
ASTM E2357	Wall Assembly Air Permeance Resistance	<0.0002	cfm/ft² @ 75 Pa
ASTM E283	Wall Assembly Air Permeance Resistance	<0.0002	cfm/ft² @ 75 Pa
ASTM E1677	Wall Assembly Air & Water Leakage	Type I	Type
AATCC 127	Water Penetration Resistance	>1000	cm
ASTM E331	Wall Assembly Water Penetration Resistance	No Leakage	Tested to 15 psf
ASTM E96-00	Water Vapor Transmission	22-29 25 mils Thick	Method B Perms
ASTM C1305	Low Temperature Crack Bridging	PASS	No Cracking at 25 mil Thickness
ASTM D7234	Adhesion Strength – Concrete	>33	psi
ASTM D4541	Adhesion Strength - Exterior Gypsum (delaminated fiber glass top sheet)	>25	psi
ASTM D903	Peel Strength	13 Cohesive Failure	lbf/in (aluminum)
ASTM C794	Adhesion - In - Peel	PASS	lbf/in (mortar)
ASTM D412	Tensile	140	psi
ASTM D412	Elongation at Break	320	%
ASTM D412	Recovery (held at 300% elongation)	99	%
ASTM D2240	Hardness	34	Shore A

Continued on next page.

Test Method	Property	Typical Value	Units
Accelerated Weathering (ASTM G155)	Ultraviolet Light Exposure (UV)	9	Months
ASTM D1970	Nail Sealability	PASS	No Leakage
NFPA 285	Flame Propagation - Multiple Assemblies	PASS	
ASTM E84	Surface Burning Characteristics	Class A	Class
		25	Flame Spread Index
		25	Smoke Developed Index
ASTM D1250	VOC	<2 - 25-30	% (by wt) g/L
AC 212	Acceptance Criteria for Water Resistive Barriers over Exterior Sheathing	Pass	

Test results shown represent averages. Individual results may vary either above or below averages due to normal manufacturing variations, while continuing to meet product specifications.

APPLICATION/USE INSTRUCTIONS

Please refer to DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines and DuPont Tyvek Fluid Applied Flashing Installation Guidelines.

Use Conditions

DuPont™ Tyvek® Fluid Applied WB+™ is intended to be installed on a membrane drainage wall system. Do not install on a wall that does not feature a continuous path for moisture drainage. Stirring is not necessary. If separation should occur, you can gently fold material until mixture is uniform. Avoid any type of mixing that will introduce air into the product. At temperatures below 50°F (10°C), product will thicken and may become difficult to spray. Avoid spraying in very windy conditions. Consider covering surrounding area to protect from overspray. Avoid spraying in very dusty conditions. See *DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines* for detailed application instructions.

Precautionary Statements

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Avoid breathing dust/ fume/ gas/ mist/ vapours/spray. Contaminated work clothing should not be allowed out of the workplace. Wear protective gloves/ protective clothing/ eye protection/ face protection. IF ON SKIN: Wash with plenty of soap and water. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. IF exposed or concerned: Get medical advice/attention. Immediately call a POISON CENTER/doctor. If skin irritation or rash occurs: Get medical advice/ attention. Wash contaminated clothing before reuse. Store locked up. Dispose of contents/container to an approved waste disposal plant. Vapor and aerosols are harmful if using spray application. Use in a well-ventilated area. Use NIOSH approved respirator. If vapors are inhaled, immediately move from exposure to fresh air and contact a physician. Avoid contact with eyes and skin

Danger

- KEEP OUT OF REACH OF CHILDREN.
- USE ONLY AS DIRECTED.
- AVOID INHALATION OF VAPOR AEROSOL.

Hazard Statement

May cause an allergic skin reaction. May cause serious eye damage. May cause genetic defects. May cause cancer. May damage fertility or the unborn child.

Preparation

Remove all surface dust, dirt, fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, recessed mortar joints and other voids in concrete with substrate-patching material. Surface must be clean, free from frost, grease, dirt, or other contaminants and must be reasonably smooth. Mortar joints in concrete block and voids in poured concrete shall be filled flush and smooth and allowed to cure for a minimum of 48 hours. Product can be installed on damp surfaces provided no moisture is transferred to the skin when the substrate is touched. This flexibility reduces substrate preparation and protection requirements.

Application

Complete all joint treatment and flashing prior to any spraying or rolling of DuPont™ Tyvek® Fluid Applied WB+™. DuPont™ Tyvek® Fluid Applied WB+™ can be applied in a single application at 25 mils thick; spot check with a wet mil gauge. Inspect surface for voids and pinholes and repair as necessary. Refer to the *Wall and Substrate Guidelines* for complete information.

Curing

DuPont™ Tyvek® Fluid Applied WB+™ skins over and is tack free or dry to touch within 2 hours at 70°F and 50% relative humidity. Tack free time and complete cure can vary with temperature, humidity and substrate conditions. Uncured DuPont™ Tyvek® Fluid Applied products should not come in contact with DuPont™ Tyvek® Wrap products. Performance testing should be done after product is fully cured (~14 days). See curing table in *DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines* (K23998), page 11 for details.

Clean-Up

Clean tools with mineral spirits, naphtha, citrus-based cleaners, or gel-based paint stripper. Material should not be left in the pump, hose, gun, or orifice. After applying, flush system with a citrus-based cleaner, or mineral spirits until the system is clean. Avoid using water for cleanup. Low pressure portions of the system should be taken apart and cleaned by hand. Before the next usage, flush any remaining solvent out of the system before applying DuPont™ Tyvek® Fluid Applied WB+™ to the wall. Be sure that system is fully clean of any product before introducing a different product. If system is not fully clean, products can react and cause products to cure in the system. Spray tips can be cleaned in mineral spirits or naphtha using airbrush cleaning tools

Equipment

DuPont™ Tyvek® Fluid Applied WB+™ may be sprayed using a high pressure air powered, airless sprayer or applied using a pressure roller in conjunction with a variety of pumps. See *DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines* (K23998), page 13, for pump, equipment and tip configurations. All manufacturer's limitations should be followed.

TESTING/CODE COMPLIANCE

MOISTURE PROTECTION – WEATHER-RESISTANT BARRIERS

The 2012/2015 International Building Code (IBC, Section 1403.2 Weather Protection) requires that exterior walls shall provide the building with a weather-resistant exterior wall envelope. This shall include flashing as described in Section 1405.4. Tyvek® Fluid Applied System products have been tested and meet weather-resistant barrier codes and standards requirements. The following test methodologies were used

- ASTM E96-00, Standard Test Methods for Water Vapor Transmission of Materials; Water resistive barriers are typically vapor permeable, which is generally desirable because it allows for drying of incidental moisture intrusion into the wall assembly
- AATCC-127, Hydrostatic Head Test for WRB Materials, measuring pressure to failure or time of failure at a given pressure
- ASTM E331, Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, And Curtain Walls by Uniform Static Pressure.

AIR LEAKAGE CONTROL – AIR BARRIERS

ASHRAE 90.1 2010 (American Society of Heating, Refrigeration and Air-Conditioning Engineers) requires that the entire building envelope shall be designed and constructed with a continuous air barrier. This is a mandatory provision for the building envelope. IECC 2009/2012/2015 (International Energy Conservation Code) for commercial buildings also requires a continuous air barrier. These codes are being adopted in many states across the United States. Tyvek® Fluid Applied System products have been tested and meet air barrier codes and standard requirements. The following test methodologies were used:

- ASTM E2178, Standard Test Method for Air Permeance of Building Materials
- ASTM E283, Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
- ASTM E2357 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
- ASTM E1677, Standard Specification for Air Barrier (AB) Material or System for Low-Rise Framed Building Walls
- ASTM E779-10 Standard Test Method for Determining Air Leakage Rate by Fan Pressurization (whole building)
- ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials

Other

- ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials
- NFPA 285 Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components
- AC 212 Acceptance Criteria for Water Resistive Coatings used as Water Resistive Barriers over Exterior Sheathing

Tyvek® Fluid Applied System products have been evaluated according to Air Barrier Association of America (ABAA) protocol and are listed at the ABAA website under "ABAA evaluated Air Barrier Assemblies"

NOTICE

DuPont™ Tyvek® Fluid Applied WB+™ should be covered with the façade within 9 months to limit UV exposure. Follow façade manufacturer's installation and maintenance requirements in order to maintain water holdout. Depending on job site conditions, stains may appear, but will not alter the performance of the product.

MATERIAL STORAGE/DISPOSAL

Tyvek® Fluid Applied products should be stored in a clean, dry environment, 50°- 80°F, (10°- 27°C). Dispose per local codes and regulations.

SHELF LIFE AND STORAGE

The shelf life is 12 months for an unopened container from the date of manufacture. Reference the "Use By" date printed on the container. Store previously opened containers with a plastic protective liner placed directly over top of the remaining product, and apply bucket lid. Before reusing a previously opened container, first remove any cured material that may have formed at the top.

PACKAGING

DuPont™ Tyvek® Fluid Applied WB+™ is available in 5 gallon pails or 55 gallon drums. The lid contains a reclosable integrated pouring spout / hose inlet designed to assist with spraying and pressure rolling applications while minimizing waste generation.

WARRANTY

Backed by a limited product warranty, see www.weatherization.tyvek.com

LIMITATION

DuPont™ Tyvek® Fluid Applied WB+™ should not be used for below grade applications or in applications in which it will be permanently exposed. Asphalt based adhesives and/or mastics are not recommended for use with this product.

SUPPLEMENTAL INFORMATION

May cause irritation. Repeated or prolonged skin contact may cause allergic reactions with susceptible persons. May cause irritation of respiratory tract. This product is a mixture. Health Hazard information is based on its components. Refer to Safety Data Sheet (SDS) for further information. For more information, visit us at www.fluidapplied.tyvek.com or call 1-800-44-Tyvek.

DUPONT™ TYVEK® FLUID APPLIED WB+™

For more information visit us at www.fluidapplied.tyvek.com or call 1-800-44-Tyvek

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consultant

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

**363 SOUTH MAIN STREET
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for

PARKLAND COMM.

drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

DUPONT TYVEK SPECIFICATIONS

sheet number

A3.4

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT DIMENSIONS AND WEIGHTS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND REVIEWED SHOP DRAWINGS.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
6. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
7. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL BUILDING CODE 2018.
9. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS
10. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

STRUCTURAL DESIGN LOAD INFORMATION:

(PER IBC 2018 & ASCE7-16)

1. LIVE LOAD:
   ROOF = 20 PSF
2. WIND LOAD:
   BASIC DESIGN WIND SPEED V = 106 MPH
   ALLOWABLE STRESS DESIGN WIND SPEED Vasd = 82 MPH
   RISK CATEGORY = II
   IMPORTANCE FACTOR, Iw = 1.0
   EXPOSURE = B
   INTERNAL PRESSURE COEFFICIENT = ±0.18
   MAIN WIND FORCE RESISTING SYS. PRESSURE = 23 PSF
   DESIGN ROOF UPLIFT (UNFACTORED) = 18 PSF
3. SEISMIC LOAD:
   RISK CATEGORY = II
   IMPORTANCE FACTOR, Ie = 1.0
   Ss = 0.213g Fa = 1.6
   S1 = 0.09g Fv = 2.4
   SITE CLASS = D (ASSUMED)
   Sds = 0.227g
   Sd1 = 0.144g
   SEISMIC DESIGN CATEGORY = C
   BASIC SEISMIC FORCE RESISTING SYSTEM = INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
   RESPONSE MODIFICATION FACTOR, R = 3.5
   SEISMIC RESPONSE COEFFICIENT, Cs = 0.065
   EQUIVALENT LATERAL FORCE ANALYSIS USED
   DESIGN BASE SHEAR = 20.5 KIP
   RIGID DIAPHRAGM USED AT ROOF

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS
ARCH.	=	ARCHITECT
C.J.	=	CONTROL JOINT
C.I.P.	=	CAST IN PLACE
CFR	=	CARBON FIBER REINFORCEMENT
CONC.	=	CONCRETE
CONT.	=	CONTINUOUS
CONX.	=	CONNECTION
COORD.	=	COORDINATE
D&E	=	DRILL & EPOXY
E.O.C.	=	EDGE OF CONCRETE
E.W.	=	EACH WAY
EX.	=	EXISTING
EXP.	=	EXPANSION
EXT.	=	EXTERIOR
F.F.E.	=	FINISH FLOOR ELEVATION
FLR.	=	FLOOR
FTG.	=	FOOTING
GPR	=	GROUND-PENETRATING RADAR
GYP.	=	GYPSUM BOARD
H.R.	=	HANDRAIL
HDR.	=	HEADER
HORZ.	=	HORIZONTAL
INT.	=	INTERIOR
MAX.	=	MAXIMUM
MANF.	=	MANUFACTURER
M.C.	=	MOMENT CONNECTION
MIN.	=	MINIMUM
O.C.	=	ON CENTER
P.A.F.	=	POWDER ACTUATED FASTENER
REINF.	=	REINFORCEMENT
REQ.	=	REQUIRED
SIM.	=	SIMILAR
S.O.G.	=	SLAB ON GRADE
STD.	=	STANDARD
STL.	=	STEEL
SQ.	=	SQUARE
T&B	=	TOP & BOTTOM
TYP.	=	TYPICAL
U.N.	=	UNLESS NOTED
U.N.O.	=	UNLESS NOTED OTHERWISE
VERT.	=	VERTICAL
W.W.M.	=	WELDED WIRE MESH

MASONRY:

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF TMS 602, "SPECIFICATION FOR MASONRY STRUCTURES" EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. ALL MASONRY SHALL HAVE STANDARD HORIZONTAL REINFORCING PLACED @ 16" O.C. VERTICAL SPACING UNLESS NOTED OTHERWISE. JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS SHALL BE LOX ALL LADDER-MESH AS MANUFACTURED BY HOHMANN & BARNARD, INC., HAUPPAUGE, NY, OR APPROVED EQUAL. REINFORCEMENT SHALL BE FABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A951 WITH SMOOTH 9GA CROSS RODS BUTT WELDED NOT MORE THAN 16" O.C. TO DEFORMED 9GA SIDE RODS. FACTORY PREFABRICATED CORNERS AND TEES SHALL BE USED AT ALL CORNERS AND INTERSECTING WALLS AND SHALL BE OF THE SAME GAUGE, FINISH AND DESIGN AS THE CONTINUOUS JOINT REINFORCEMENT.
3. MINIMUM VERTICAL REINFORCING TO BE #5 @ 48" O.C. UNLESS NOTED OTHERWISE. PROVIDE ONE #5 BAR VERTICAL (FULL WALL HEIGHT) AT EACH CORNER AND TWO #5 BARS VERTICAL (FROM FOOTING TO BEARING) IN FIRST CELL WITHIN 16" OF OPENINGS, WITHIN 8" OF EACH SIDE OF A CONTROL JOINT/EXPANSION JOINT. AT ALL VERTICAL MASONRY REBARS, LAP SAME SIZE HOOKED DOWELS INTO FOUNDATION AND FILL CELLS CONTAINING REBARS SOLID WITH 3000 PSI GROUT.
4. AT TOP COURSE OF ALL MASONRY WALLS, PROVIDE A MINIMUM OF 8" BOND BEAM WITH (2) #5 CONTINUOUS REBARS. FILL BOND BEAM SOLID WITH 3000 PSI GROUT.
5. PROVIDE VERTICAL CONTROL JOINT @ 25'-0" O.C. MAXIMUM.
6. REQUIRED 28 DAY COMPRESSIVE STRENGTH OF MASONRY, f'm SHALL BE 1500 PSI MIN. SPECIAL INSPECTION REQUIRED U.N.
7. MASONRY IS TO BE 8"x8"x16" CONCRETE MASONRY STACKED IN RUNNING BOND UNLESS NOTED.
8. MASONRY LAP SPLICE AS DETERMINED BY IBC 2018 SECTION 2107.2.1.
9. HORIZONTAL REINFORCEMENT AT THE TOP AND BOTTOM OF WALL OPENINGS SHALL EXTEND 24" MIN AND NOT < 40 BAR DIAMETERS BEYOND OPENINGS.
10. ALL LEVELING GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000-PSI. EXPOSED GROUT SHALL BE NON-STAINING.
11. USE TYPE 'S' MORTAR CEMENT FOR VERTICAL AND HORIZONTAL JOINTS PER ASTM C 270.
12. ALL MASONRY GROUT SHALL CONFORM WITH ASTM C 476.
13. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW.

BAR SIZE	SPLICE LENGTH
#4	32"
#5	40"
#6	48"

14. BOND BEAMS WILL HAVE A MAX VERTICAL SPACING 10'-0".
15. HALF OF THE EQUIVALENT AREA OF VERTICAL REINFORCEMENT INTERRUPTED BY OPENINGS SHALL BE PLACED AT EACH SIDE OF THE OPENING.
16. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. TIES TO BE EITHER:
    -22GA x 7/8" WIDE GALVANIZED CORRUGATED TIES (WOOD TO MASONRY)
    -9GA GALVANIZED WIRE TIES (MASONRY TO MASONRY)
    -STAINLESS FLEXIBLE CHANNEL SLOT ANCHORS (MASONRY TO MASONRY)

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS OF 3000 PSI WITH A 4" (±1") SLUMP UNLESS NOTED OTHERWISE.
3. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".
4. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.
5. THE CLEAR DISTANCE BETWEEN REINFORCING BARS, BUNDLED BARS, PRE-STRESSING TENDONS, AND DUCTS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS OF ACI 318.
6. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3

FOUNDATION:

1. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THIS VALUE SHALL BE VERIFIED BY A REGISTERED SOIL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. IF ACTUAL VALUES VARY BY MORE THAN TEN PERCENT FROM DESIGN BEARING PRESSURE, FOOTINGS SHALL BE REDESIGNED. ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED ORIGINAL SOIL OR COMPACTED FILL.

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"
#6	56"	43"

4. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND HAVE 90-DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS AS SHOWN ON TYPICAL BAR PLACING DETAILS UNLESS OTHERWISE SHOWN. ALL WALLS SHALL HAVE FOLLOWING REINFORCING UNLESS OTHERWISE NOTED:

   8" OR LESS - #5 @ 18" O.C. EACH WAY @ WALL CENTERLINE
   10" WALLS - #5 @ 16" O.C. EACH WAY EACH FACE
   12" WALLS - #5 @ 12" O.C. EACH WAY EACH FACE
   14" WALLS - #5 @ 10" O.C. EACH WAY EACH FACE
5. LAPS IN W.W.F. SHOULD BE ONE MESH PLUS TWO INCHES AT SPLICES.
6. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS, INCLUDING DOOR OPENINGS: TWO #5 BARS AT ALL FOUR SIDES OF EACH OPENING AND EXTEND 2'-0" BEYOND THE CORNERS OF THE OPENING. ADD TWO #5 BARS 4'-0" LONG AS DIAGONAL BARS AT EACH CORNER.
7. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. SEE SECTIONS 19.3 & 20.6 OF ACI 318-14 FOR CONDITIONS NOT NOTED.
9. DESIGN OF STRUCTURAL ELEMENTS INCLUDING WALLS, FORMED SLABS, BEAMS AND COLUMNS IS IN ACCORDANCE WITH ACI 318

STRUCTURAL STEEL:

1. STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

STRUCTURAL STEEL	ASTM A992 GRADE 50 U.N.
STEEL ANGLES, CHANNELS & PLATES	ASTM A36 U.N.
STEEL PIPES	ASTM A53, GRADE B
STEEL TUBES (HSS)	ASTM A500, GRADE C
HIGH STRENGTH BOLTS	ASTM A325, GALVANIZED
NUTS	ASTM A563, GALVANIZED
UNFINISHED BOLTS	ASTM A307
WELDING ELECTRODES	AWS CLASS E70
ANCHOR BOLTS	F1554, GR. 36

2. THE STRUCTURAL STEEL FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS NOT DETAILED HEREIN. SHOP DRAWINGS SHALL BE FULLY APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION. DESIGN OF SPECIAL CONNECTIONS BETWEEN STEEL FRAMING COMPONENTS BY OTHER THAN THE PROJECT STRUCTURAL ENGINEER-OF-RECORD SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT. CONNECTION DESIGN INCLUDING BUT NOT LIMITED TO BRACE END CONNECTIONS, MOMENT-RESISTING CONNECTIONS, MODIFIED BEAM SEAT CONNECTIONS, AND MEMBER SPLICE CONNECTIONS. INDICATE DESIGN FORCES AND REACTIONS FOR EACH APPLICABLE CONNECTION.
3. SHOP CONNECTIONS MAY BE WELDED OR BOLTED.
4. FIELD CONNECTIONS SHALL BE BOLTED USING HIGH STRENGTH BOLTS EXCEPT WHERE FIELD WELDING IS SHOWN ON THE DRAWINGS.
5. BOLTED CONNECTIONS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE AND SHALL BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC-2009, "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS".
6. HIGH STRENGTH BOLTS SHALL BE ⅞" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
7. THE STRUCTURAL STEEL FRAME SHALL BE BRACED IN TWO DIRECTIONS DURING CONSTRUCTION, INCLUDING HORIZONTAL BRACING AT CONCRETE FLOORS, UNTIL ALL FINAL CONNECTIONS HAVE BEEN MADE.
8. ALL STRUCTURAL WELDED JOINTS SHALL CONFORM TO THE PROVISIONS OF AWS D1.1, STRUCTURAL WELDING CODE BY AMERICAN WELDING SOCIETY.
9. PROOF OF WELDER CERTIFICATIONS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.
10. ALL EXTERIOR AND EXPOSED STEEL SHALL BE EPOXY COATED, GALVANIZED, OR OTHERWISE PROTECTED AGAINST CORROSION AND EXPOSURE EFFECTS. COORDINATE W/ ARCH. FOR FINISH.

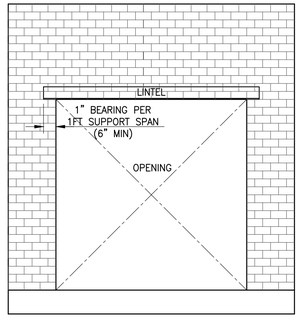
STEEL DECK:

1. ALL STEEL DECKS SHALL COMPLY WITH THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.
2. ALL ROOF DECKS SHALL BE 1½" x 22-GAUGE INTERMEDIATE RIB DECK. ATTACHMENT SHALL BE 36/7 WELD PATTERN WITH 5/8" PUDDLE WELDS AND SIDE-LAP (2) #10 SCREWS.

MASONRY VENEER LOOSE LINTEL SCHEDULE

CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3½x3½x¼"
5'-1" TO 7'-0"	L5x3½x¼"
7'-1" TO 8'-0"	L5x3½x⅜"
8'-1" TO 10'-0"	L6x4x⅜"
10'-1" TO 13'-0"	L8x4x7/16"
13'-1" TO 16'-6"	10x5½" BENT PLATE
16'-7" AND OVER	REQUIRES SPECIAL ANALYSIS

NOTE: LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE ¾" OF BEARING ON EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" ON EACH SIDE OF OPENINGS IS REQUIRED. USE THIS SCHEDULE UNLESS NOTED OTHERWISE. PAINT LINTEL TO MATCH BRICK.

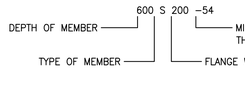


BRICK LINTEL ELEVATION

LIGHT GAUGE METAL STUD:

1. MINIMUM YIELD STRENGTH (Fy) FOR STUDS IS 33,000 PSI FOR 18 GA. AND 20 GA. MATERIALS, AND 50,000 PSI FOR 16 GA, 14 GA. , AND 12 GA. MATERIALS.
2. ALL STUDS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF A.S.T.M. A525.
3. BOTH STUD FLANGES SHALL BE ATTACHED TO THE TOP AND BOTTOM TRACK WITH A MINIMUM OF (1) #10 SCREW EACH SIDE.
4. MINIMUM TRACK FASTENING SHALL BE 0.145" DIAMETER POWDER ACTUATED FASTENERS SPACED AT 8" O.C. FOR ALL EXTERIOR WALLS, AND 12" O.C. FOR INTERIOR BEARING WALLS, AND 16" O.C. FOR INTERIOR NON-LOAD BEARING WALLS (U.N.O.), WITH 1½" MINIMUM PENETRATION INTO CONCRETE.
5. REFER TO ARCHITECTURAL PLANS TO VERIFY ALL WALL DIMENSIONS.

LIGHT GAUGE STEEL FRAMING, INDUSTRY-STANDARD NOMENCLATURE:



MILS	GAGE
33	20
43	18
54	16
68	14
97	12
118	10

1. THE FIRST NUMBERS REPRESENT THE DEPTH OF THE MEMBER TO TWO (2) DECIMAL PLACES WITHOUT THE USE OF A DECIMAL POINT. IE: 600=6.00", 1000=10.00", 550=5.50", 362=3.62"
2. THE ALPHA CHARACTER REPRESENTS THE TYPE OF MEMBER. THERE ARE ONLY FOUR ALPHA CHARACTERS USED, THEY ARE S="C" MEMBER, T=TRACK, F=FURRING CHANNEL AND U="U" CHANNEL.
3. THE SECOND SET OF NUMBERS REPRESENTS THE MEMBERS FLANGE WIDTH TO TWO (2) DECIMAL PLACES WITHOUT THE USE OF A DECIMAL POINT. IE: 162=1.62", 200=2.00", 125=1.25"
4. THE LAST SET OF NUMBERS IS THE MINIMUM UNCOATED METAL THICKNESS EXPRESSED IN MILS (0.001"). THESE THICKNESSES CORRESPOND TO REFERENCE GAUGES AS FOLLOWS: -18 (25GA), -27 (22GA), -33 (20GA), -43 (18GA), -54 (16GA), -68 (14GA) & -97 (12GA). THE MILS DEFINE THE MINIMUM ALLOWABLE UNCOATED THICKNESS AND ARE 5% LESS THAN THE DESIGN THICKNESS. THE 5% VARIANCE IN METAL THICKNESS IS PERMITTED PER SECTION A3.4 OF THE AISI SPECIFICATION.

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.
2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.
3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.
4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

SPECIAL INSPECTIONS:

1. STATEMENT AND SCHEDULE OF SPECIAL INSPECTIONS REQUIREMENTS IN ACCORDANCE WITH IBC SECTION 1704.3 ARE PROVIDED ON SEPARATE DOCUMENTS.
2. SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY.

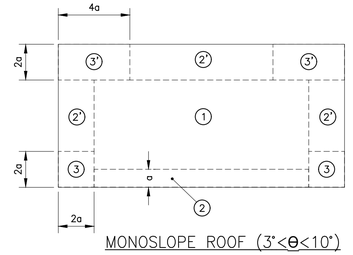
MINIMUM REQUIRED SUBMITTALS

	EPOXY & MECHANICAL ANCHORS	MISC. CONC. PRODUCTS	CONC. MIX DESIGN	LIGHT GAUGE FRAMING	MASONRY PRODUCTS	STRUCTURAL STEEL & CONNECTIONS	REBAR
PRODUCT LITERATURE	✓	✓	✓	✓	✓		
SHOP DRAWINGS						✓	✓
SHOP DRAWINGS (SIGNED & SEALED)							
CALCULATIONS (SIGNED & SEALED)							
SHOP DRAWINGS & CALCULATIONS (SIGNED & SEALED)						*	

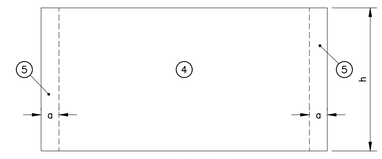
* SIGNED & SEALED CALCULATIONS ARE REQUIRED IF MANUFACTURER/PROVIDER MAKES PRODUCT SUBSTITUTIONS FOR ITEMS SHOWN IN THESE DRAWINGS.

DELEGATED (SPECIALTY) ENGINEERING REQUIREMENTS:

1. SEE "MINIMUM REQUIRED SUBMITTALS" TABLE IN THESE DRAWINGS FOR STRUCTURAL ELEMENTS/PRODUCTS WHICH REQUIRE SUBMITTALS.
2. DEFINITION OF DELEGATED (SPECIALTY) ENGINEER: A PROFESSIONAL ENGINEER, WHO IS LICENSED IN THE SAME STATE AS THE PROJECT, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS PREPARED FOR THIS PROJECT.
3. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD CARRYING ITEMS, AND CUSTOM FABRICATED ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES, AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.
4. FOR EACH CATEGORY OF SUBMITTAL REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING: "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND CONTRACT DRAWINGS.
5. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO THE FOLLOWING:
   a. THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   b. THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   c. THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAIL CHECK OF CALCULATIONS WILL BE MADE.
   d. THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. NOT DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.



MONOSLOPE ROOF (3°<Θ<10°)



WALL ELEVATION

COMPONENTS AND CLADDING PRESSURES, FLAT ROOF (PSF)

ENCLOSED STRUCTURE; EXPOSURE 'B'; V_{ult}= 106 MPH; MEAN ROOF HEIGHT< 30 FT				
Ae (EFFECTIVE AREA)	ZONE 1	ZONE 1'	ZONE 2	ZONE 3
ROOF PITCH 1:12 (0 TO 7 DEGREES)				
Ae = 10 SQ. FT.	+16.0, -26.2	+16.0, -26.2	+16.0, -34.6	+16.0, -34.6
Ae = 20 SQ. FT.	+16.0, -23.9	+16.0, -23.9	+16.0, -31.6	+16.0, -31.6
Ae = 50 SQ. FT.	+16.0, -22.2	+16.0, -22.2	+16.0, -29.4	+16.0, -29.4
Ae = 100 SQ. FT.	+16.0, -20.5	+16.0, -20.5	+16.0, -27.2	+16.0, -27.2

COMPONENTS AND CLADDING PRESSURES, WALLS (PSF)

ENCLOSED STRUCTURE; EXPOSURE 'B'; V_{ult} = 106 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae = 10 SQ. FT.	+15.1, -16.3	+15.1, -20.1
Ae = 20 SQ. FT.	+13.5, -14.8	+13.5, -17.0
Ae = 50 SQ. FT.	+12.2, -13.4	+12.2, -14.3
Ae = 100 SQ. FT.	+11.3, -12.5	+11.3, -12.5

NOTES:
1. 'a'= VARIES BY BUILDING; 10% OF LEAST HORIZONTAL BUILDING DIMENSION OR 0.4h, WHICHEVER IS SMALLER. NOT TO BE TAKEN AS SMALLER THAN 4% OF LEAST HORIZONTAL BUILDING DIMENSION OR 3ft.
2. LOADS AND DIAGRAMS ARE BASED ON THE IBC 2018 AND ASCE 7-16. PRESSURES SHOWN ARE ULTIMATE LOADS. TO CONVERT TO ALLOWABLE (ASD) LOAD, MULTIPLY VALUES BY 0.6 FACTOR.
3. INTERPOLATION MAY BE UTILIZED FOR EFFECTIVE AREAS THAT OCCUR BETWEEN VALUES SHOWN IN THE TABLE.
4. 4. PLUS AND MINUS SIGN INDICATES THE PRESSURE ACTING TOWARDS AND AWAY FROM THE SURFACES, RESPECTIVELY.

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SE #18471

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: Se#18471
contact: Pierre Coiron
drawn by: ILK
checked by: PDC

drawing date

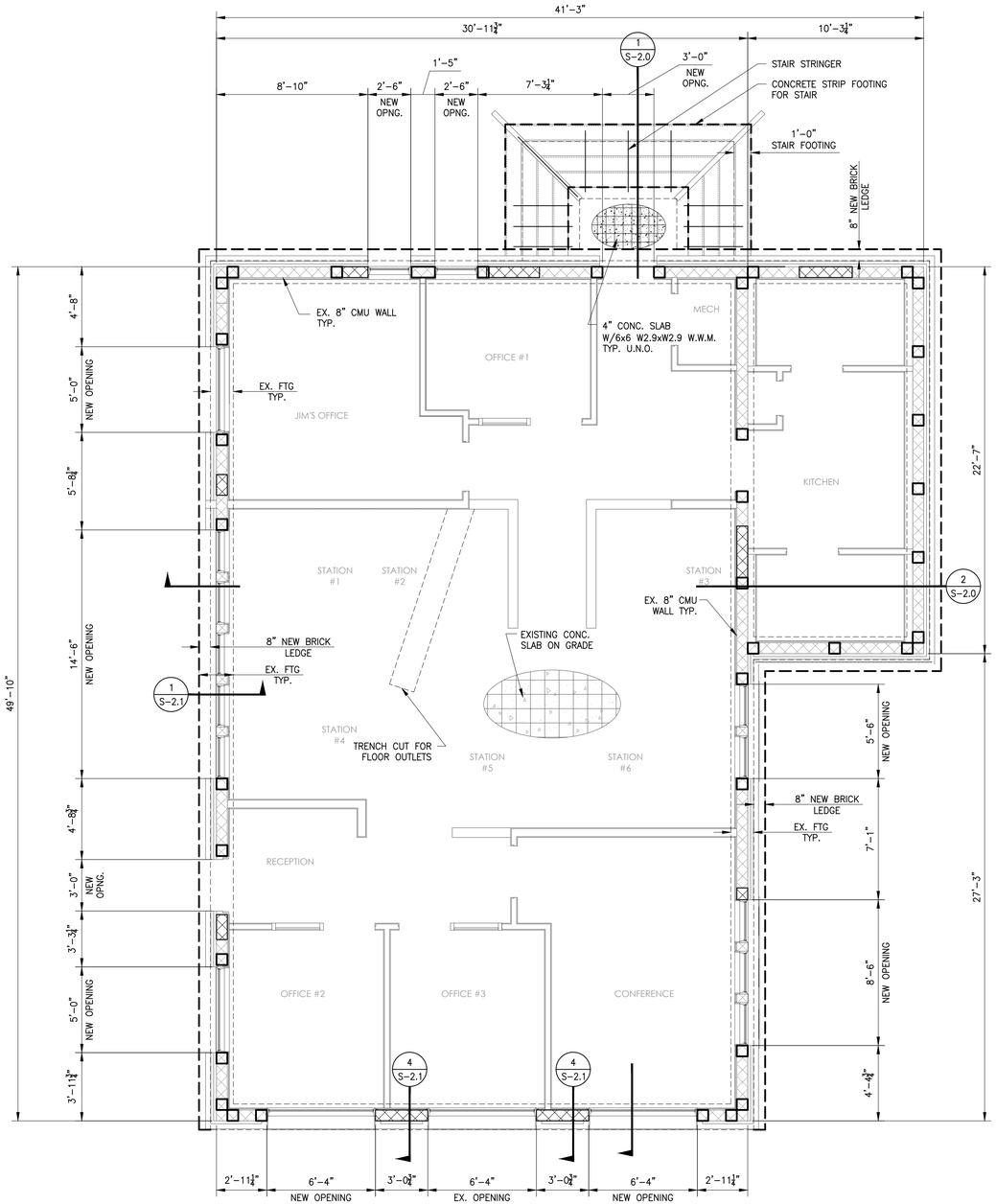
07/29/2021

sheet title

GENERAL NOTES

sheet number

S-0.0

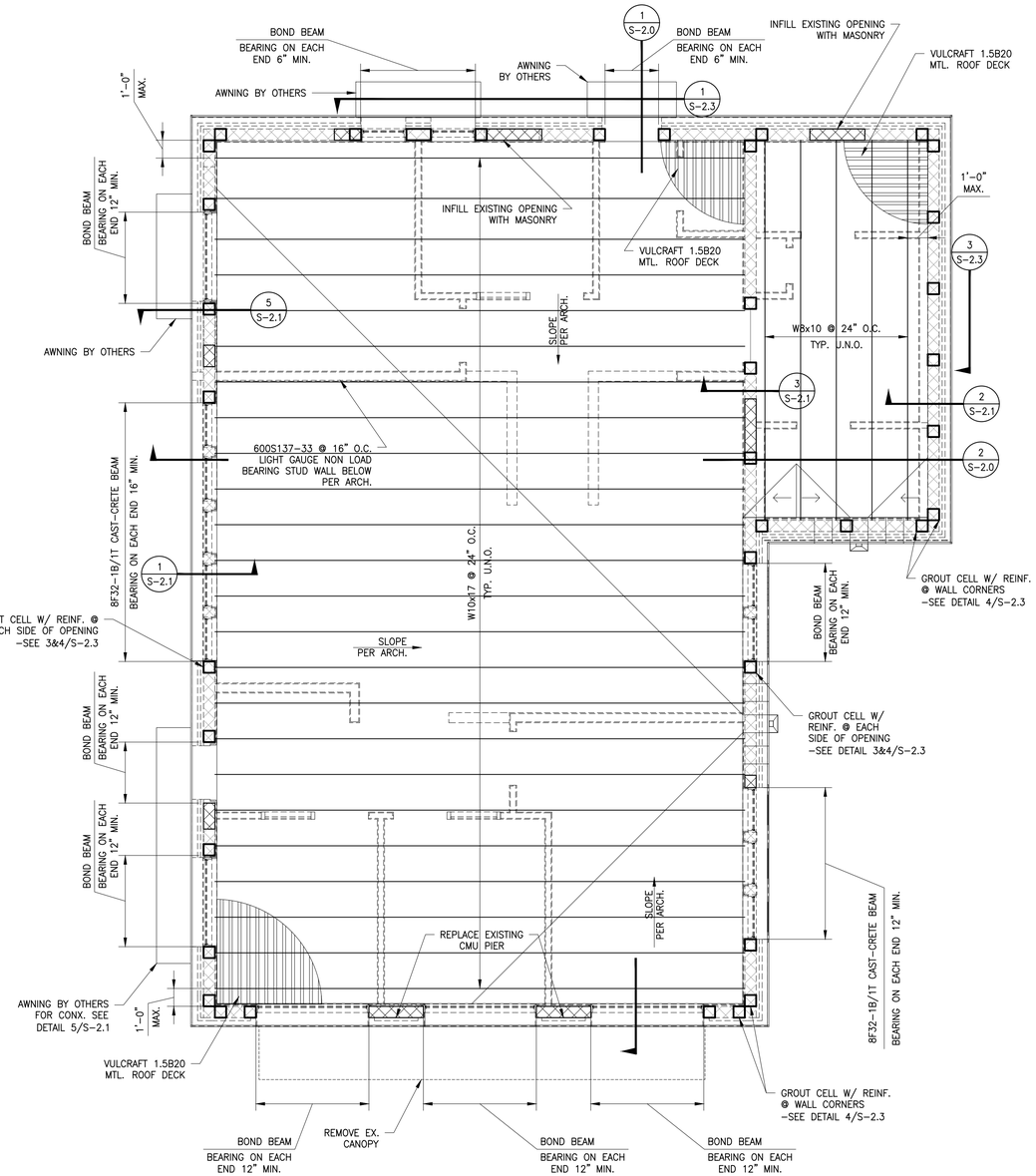


FOUNDATION PLAN

SCALE: ¼"=1'-0"

NOTE:

1. SEE SHEET S-0.0 FOR GENERAL NOTES.
2. DIMENSIONS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS W/ARCH.
3. ARCH. BACKGROUNDS ARE SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH. FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
4. NEW FOOTINGS LOCATED NEXT TO THE EXISTING ONES SHOULD BE DOWELED WITH REINF. INTO EXISTING FOOTING WITH MIN. 5 INCHES OF EMBEDMENT.
5. G.C. TO CONTACT STABILITY ENGINEERING IF EXISTING CONDITION DIFFERENT THAN SHOWN ON PLANS.



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ARCH. BACKGROUNDS ARE SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH. FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
3. G.C. TO PROVIDE AND MAINTAIN SHORING TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
4. G.C. TO CONTACT STABILITY ENGINEERING IF EXISTING CONDITION DIFFERENT THAN SHOWN ON PLANS.

GEORGIA REGISTERED PROFESSIONAL ENGINEER PIERRE D. COIRON ID# 13721

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SE #18471

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: Se#18471
contact: Pierre Coiron
drawn by: ILK
checked by: PDC

drawing date

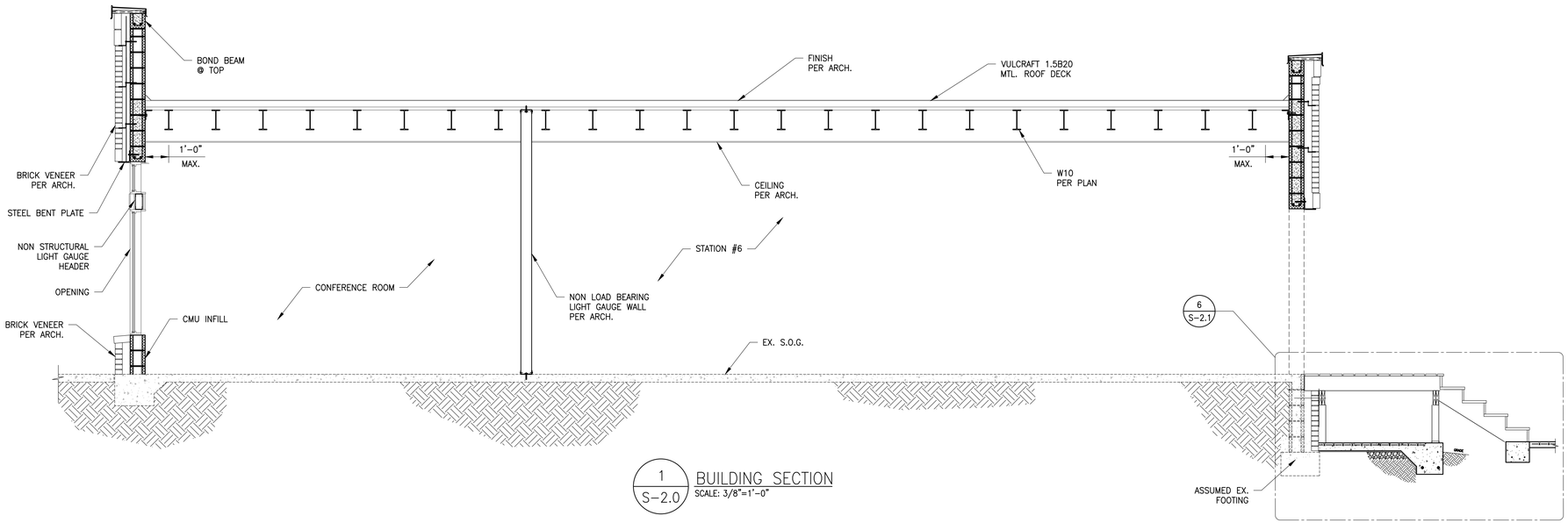
07/29/2021

sheet title

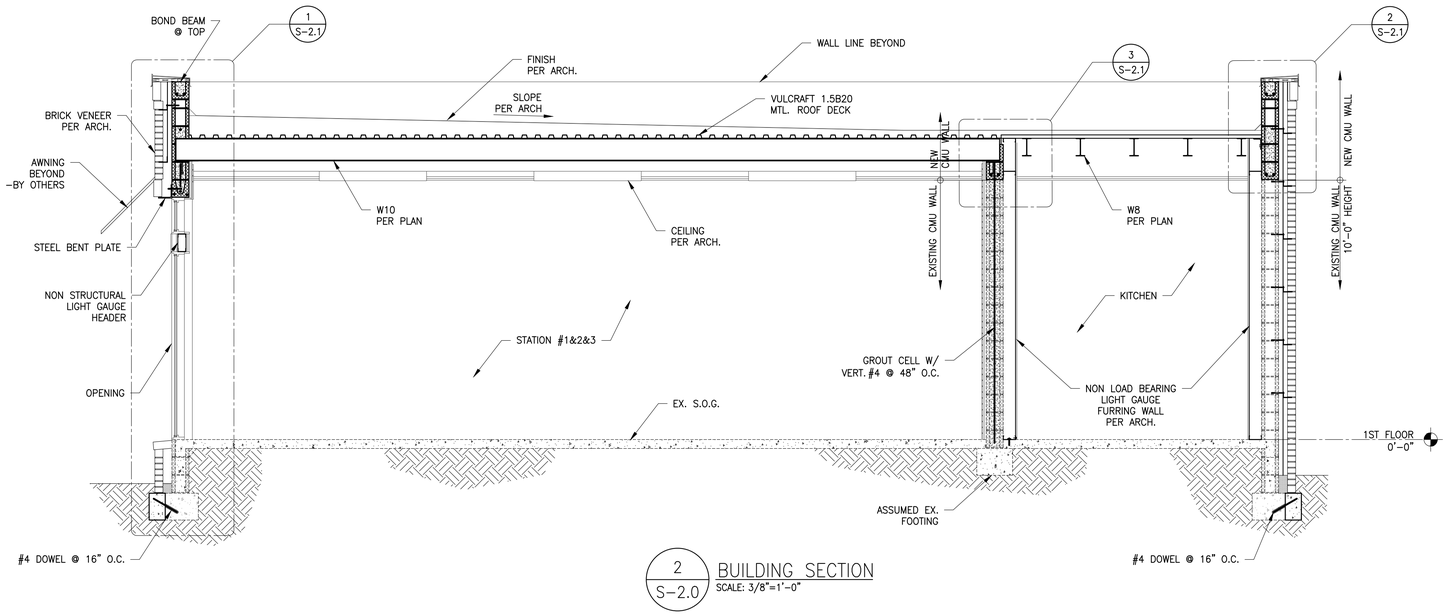
FOUNDATION & ROOF PLAN

sheet number

S-1.0



1 S-2.0 BUILDING SECTION
SCALE: 3/8"=1'-0"



2 S-2.0 BUILDING SECTION
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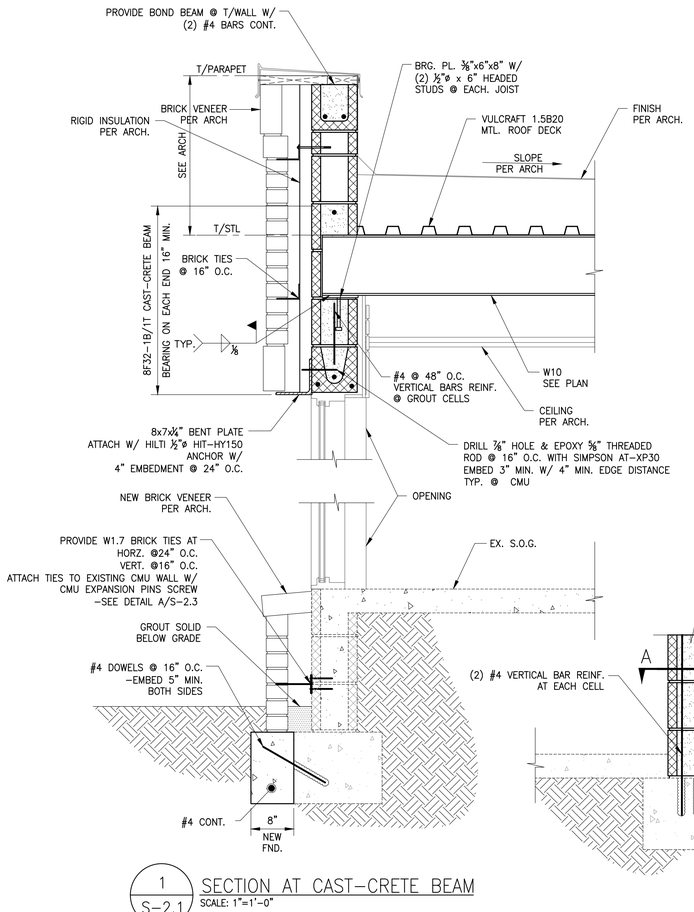
sheet title

BUILDING SECTIONS

sheet number

S-2.0



1 S-2.1 SECTION AT CAST-CRETE BEAM
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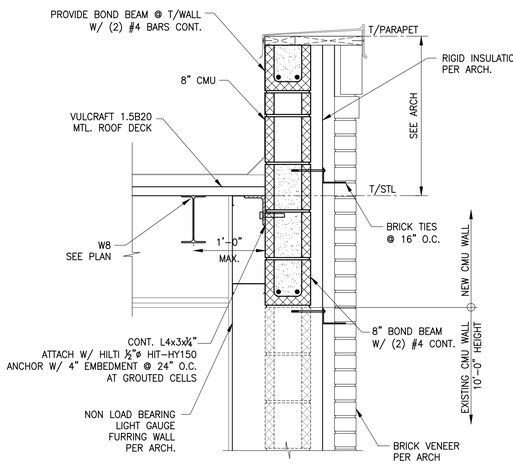

2 S-2.1 SECTION AT PARAPET WALL
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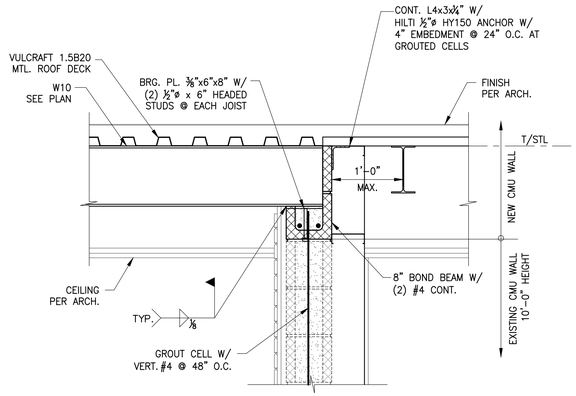

3 S-2.1 SECTION AT ROOF TRANSITION
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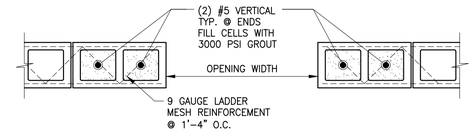
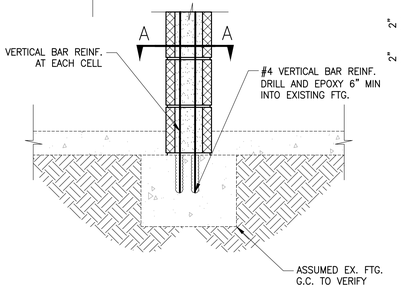


TYP. WALL END/DOOR JAMB/WINDOW JAMB



4 S-2.1 SECTION AT FRONT CMU PIER
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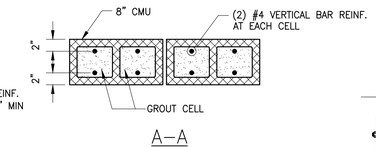
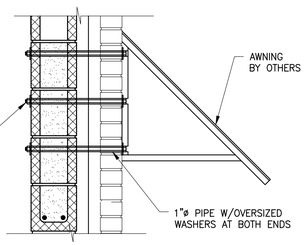


A-A SECTION



5 S-2.1 AWNING CONNECTION
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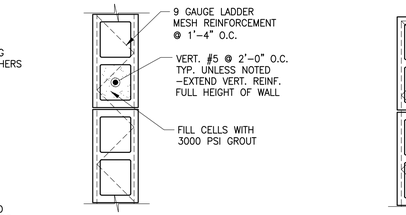
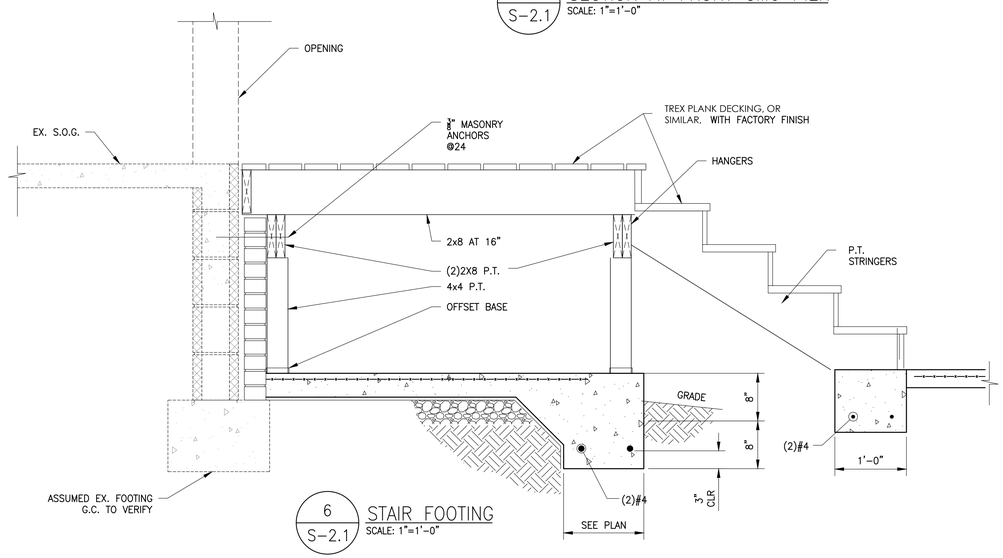


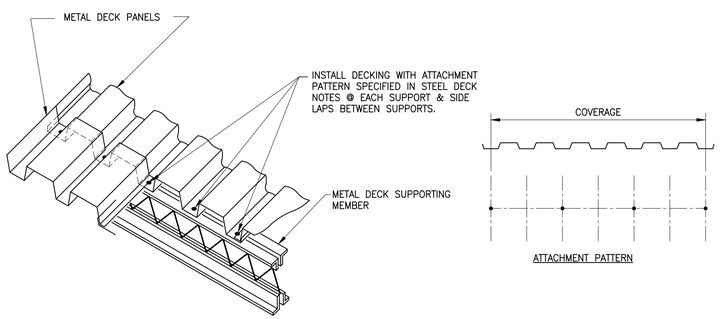
TYP. CMU WALL REINFORCING

TYP. CORNER REINFORCING

A S-2.1 TYPICAL MASONRY DETAILS
SCALE: 1"=1'-0"

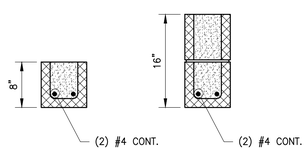


6 S-2.1 STAIR FOOTING
SCALE: 1"=1'-0"



B S-2.2 TYPICAL METAL DECK ATTACHMENT
SCALE: 1"=1'-0"

ATTACHMENT PATTERN



8" BOND BEAM 16" BOND BEAM

C S-2.1 TYP. MASONRY BOND BEAM
SCALE: 1"=1'-0"

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SE #18471

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: Se#18471
contact: Pierre Coiron
drawn by: ILK
checked by: PDC

drawing date

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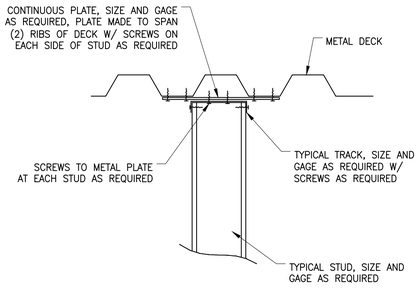
DETAILS

sheet number

S-2.1



1 S-2.2 CONNECTION TO METAL DECK
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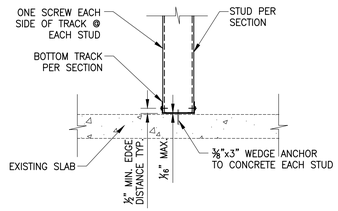

2 S-2.2 TRACK CONNECTION TO S.O.G.
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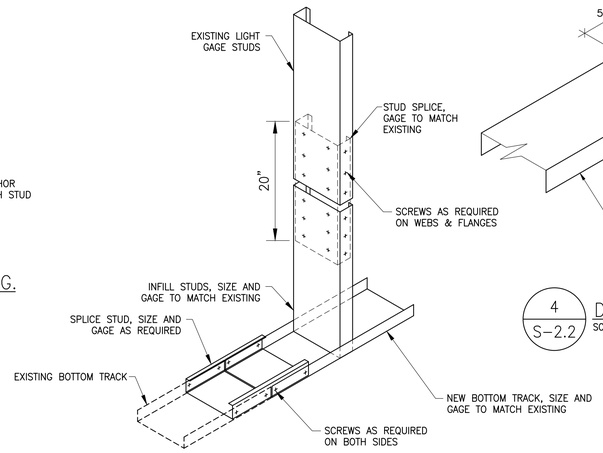

3 S-2.2 TRACK & STUD SPLICE DETAIL
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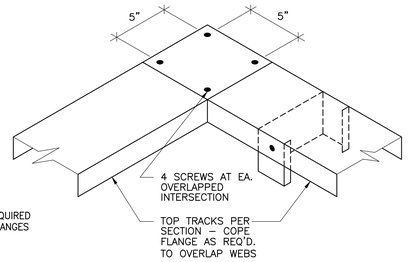

4 S-2.2 DETAIL AT TRACK CONNECTION
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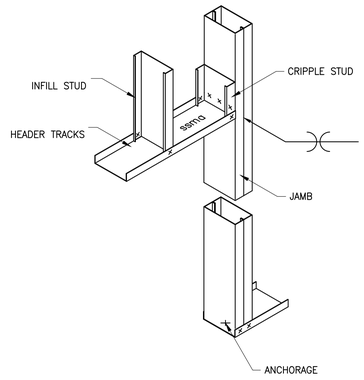

5 S-2.2 DOOR–NON–LOAD BEARING SINGLE TRACK HEADER BOXED JAMB
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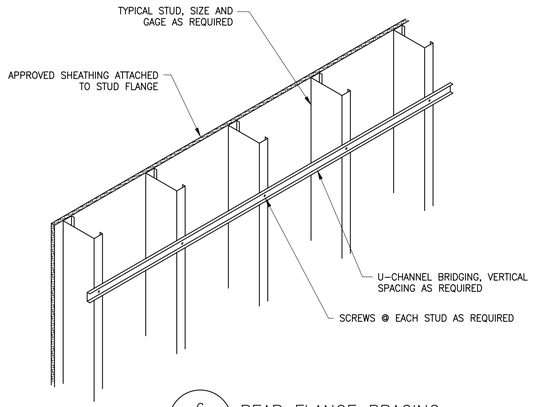

6 S-2.2 REAR FLANGE BRACING
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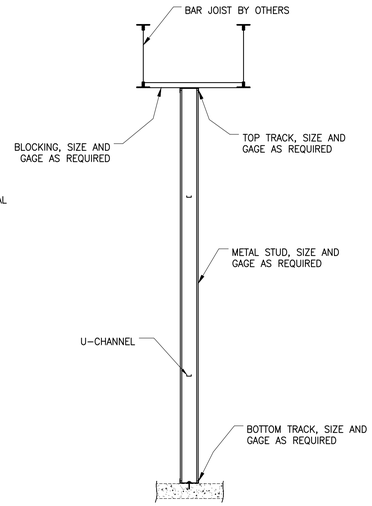

7 S-2.2 NON–STRUCTURAL SECTION
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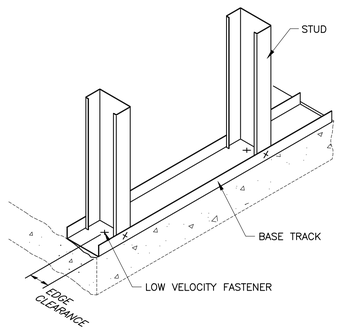

8 S-2.2 BOTTOM TRACK ANCHORAGE LOW VELOCITY FASTENER
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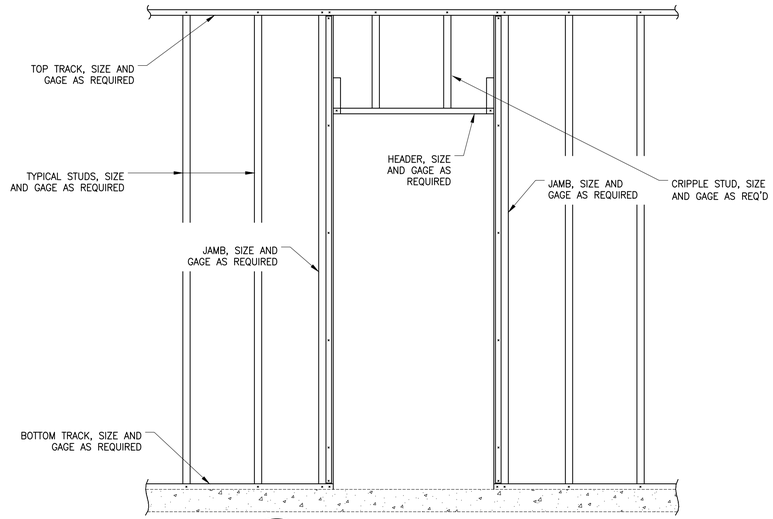

9 S-2.2 NON–LOAD BEARING DOOR ELEVATION
SCALE: 1"=1'-0"

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for

PARKLAND COMM.

drawing information

project number:	Se#18471
contact:	Pierre Coiron
drawn by:	ILK
checked by:	PDC

drawing date

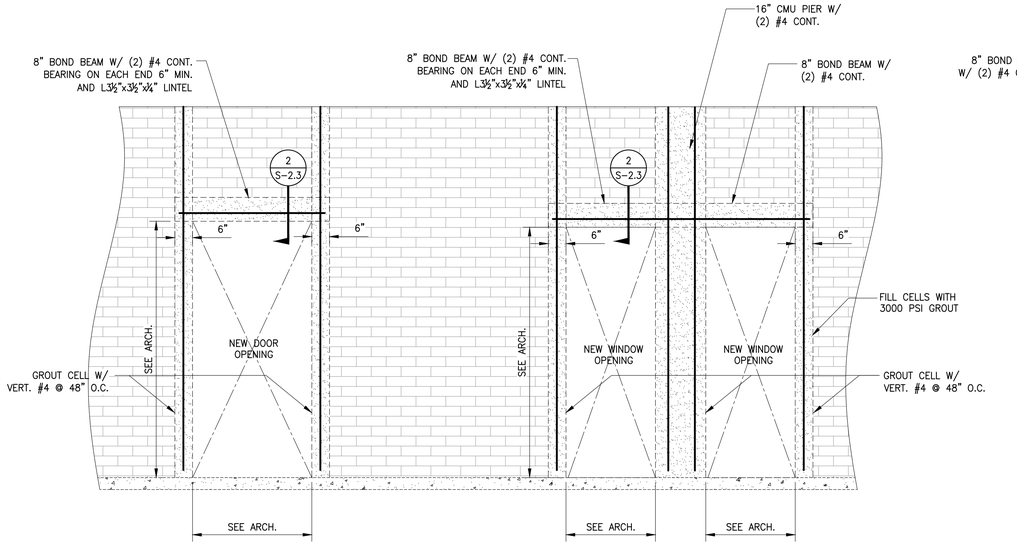
07/29/2021

sheet title

LIGHT GAUGE DETAILS

sheet number

S-2.2



1 S-2.3 ELEVATION AT OPENINGS
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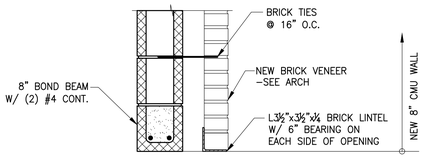

2 S-2.3 SECTION AT NEW CMU OPENING
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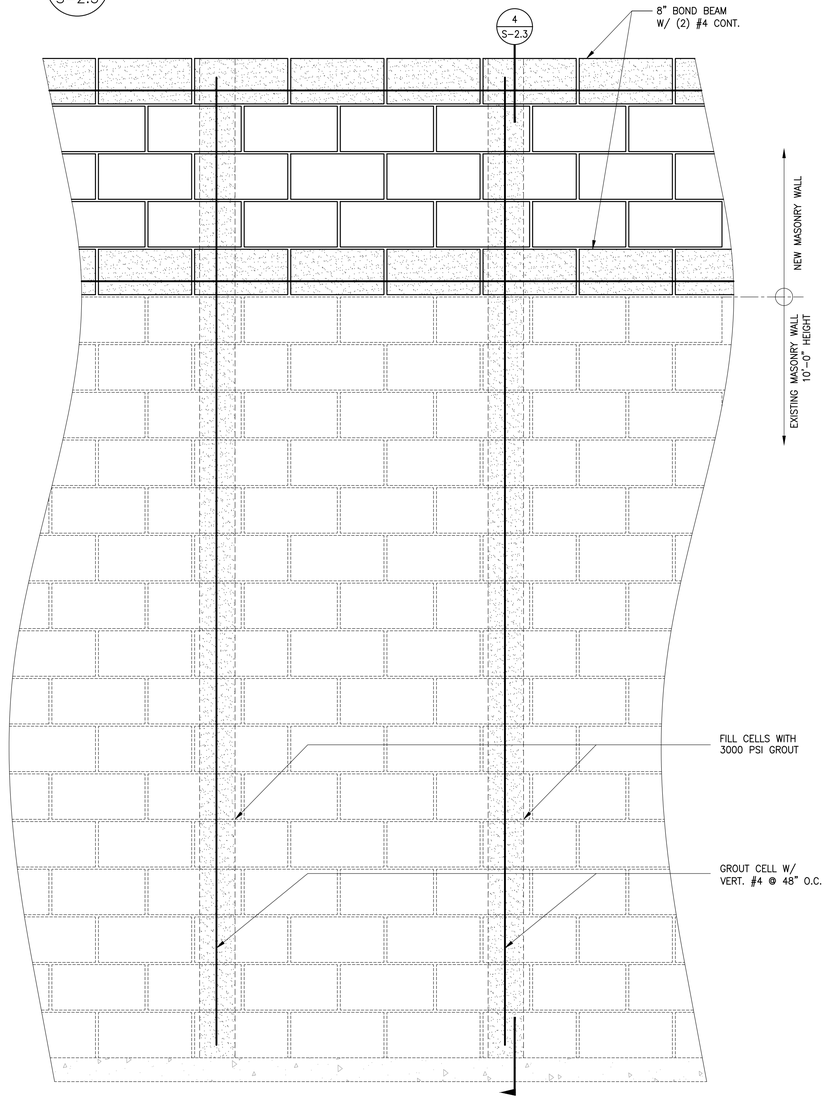

3 S-2.3 REINFORCED WALL ELEVATION
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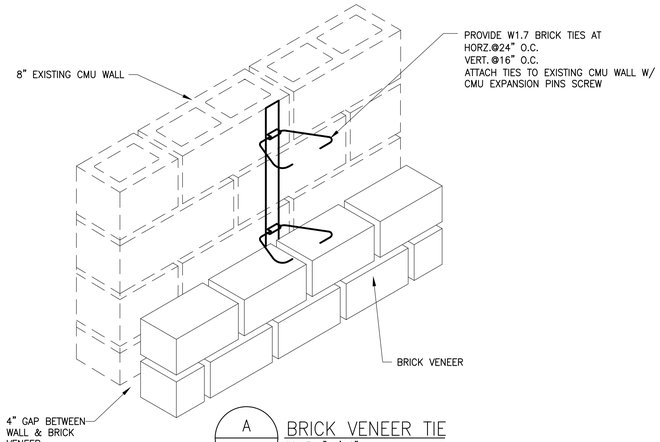

A S-2.3 BRICK VENEER TIE
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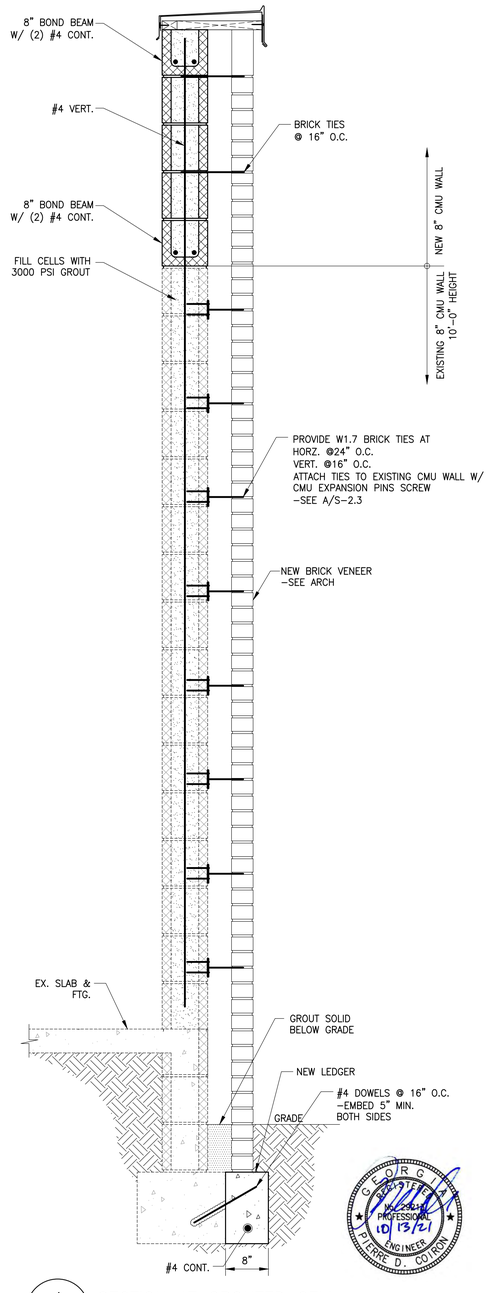

4 S-2.3 SECTION AT GROUTED CELL
SCALE: 1"=1'-0"

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GEORGIA REGISTERED PROFESSIONAL ENGINEER PIERRE D. COIRON 10/13/21

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DETAILS

sheet number

S-2.3

MECHANICAL NOTES:

GENERAL:

1. "VERIFY" SHALL MEAN CHECK CONDITIONS ON SITE AGAINST DRAWINGS AND SPECIFICATION AND ADJUST WORK TO MATCH EXISTING. OBTAIN RULING FROM OWNER ON ANY ITEMS REQUIRING CLARIFICATION
2. PROVIDE A COMPLETE FUNCTIONAL HVAC SYSTEM WITH ALL ACCESSORIES REQUIRED FOR PROPER OPERATION ALL IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL AUTHORITY CODES, LAWS & ORDINANCES AND STATE AND LOCAL AUTHORITY ACCESSIBILITY LAWS AND ORDINANCES.
3. THE SYSTEMS SHALL BE FREE FROM ANY OBJECTIONABLE NOISES AND VIBRATIONS.
4. ALL MECHANICAL WORK & EQUIPMENT SHALL CONFORM TO THE CURRENT REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. MECHANICAL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL MECHANICAL CODE, STATE & LOCAL AMENDMENTS, NFPA-54, NFPA-90A, SMACNA & ASHRAE GUIDELINES.
5. CONTRACTOR SHALL SECURE ALL PERMITS, INSPECTION CERTIFICATES, AUTHORITY APPROVALS AND PAY ALL RELATED FEES AND CHARGES.
6. ALL NEW MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER. COMPRESSORS SHALL HAVE AN EXTENDED 4 YEAR COMPRESSOR (ONLY) WARRANTY.
7. THE CONTRACTOR SHALL CONFIRM AND ENSURE THAT ALL MECHANICAL WORK CONFORMS TO THE CURRENT REQUIREMENTS OF THE LOCAL BUILDING INSPECTION DEPARTMENT.
8. ALL MECHANICAL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
9. THE CONTRACTOR SHALL PREPARE DUCT CONSTRUCTION SHOP DRAWINGS, TO SCALE, (MIN. SCALE 1/4" =1 FT). SUBMIT TO THE OWNER FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION. DUCT SHOP DRAWINGS SHALL BE UPDATED, DURING CONSTRUCTION, TO SHOW ANY CHANGES MADE DURING CONSTRUCTION AND SUBMITTED TO THE OWNER AT THE END OF THE PROJECT FOR "AS-BUILT" RECORD.
10. THE MECHANICAL (SUB)CONTRACTOR SHALL COORDINATE THE SPACE REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK WITH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING AND FABRICATION OF STRUCTURAL ELEMENTS, INCLUDING ROOF TRUSSES, TO SUIT THE PROPOSED ROUTING OF THE DUCTWORK AND LOCATION OF EQUIPMENT. PROVIDE ADEQUATE CLEARANCES AROUND, AND ACCESS TO, ALL EQUIPMENT FOR MAINTENANCE.
11. WALL, FLOOR OR CEILING SURFACES DISTURBED DURING THE COURSE OF THE MECHANICAL WORK SHALL BE REPAIRED TO MATCH NEW &/OR EXISTING SURROUNDING CONDITIONS.
12. REFER TO ARCHITECT'S REFLECTED CEILING PLANS FOR LOCATION OF LIGHTS AND OTHER CEILING MOUNTED DEVICES. COORDINATE AIR DISTRIBUTION DEVICES WITH THIS REFLECTED CEILING PLAN. IF A PARTICULAR ITEM CANNOT BE LOCATED APPROXIMATELY AS SHOWN ON THE HVAC LAYOUT THE CONTRACTOR SHALL PREPARE A DRAWING SHOWING A PROPOSED LOCATION AND SHALL SUBMIT IT TO THE OWNER FOR APPROVAL.
13. COORDINATE THE INSTALLATION OF THE DUCTWORK, EQUIPMENT, PIPING, ETC., TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL & STRUCTURAL CONDITIONS. CUTTING OR ALTERING ANY STRUCTURAL MEMBER SHALL NOT BE PERMITTED.
14. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL SIZES, MATERIALS, TEMPERATURES AND PRESSURES BEFORE ORDERING OR FABRICATION OF ANY MATERIALS.
15. WHERE DUCT OR PIPE SECTION SIZE IS NOT INDICATED, IT SHALL BE THE SAME SIZE AS THE LAST SIZED UPSTREAM SECTION.
16. ALL PENETRATIONS THROUGH FIRE RATED FLOORS, CEILINGS, WALLS AND PARTITIONS SHALL BE FIRE STOPPED TO COMPLY WITH THE APPLICABLE EDITION, INCLUDING REVISIONS, OF THE STANDARD BUILDING CODE, STANDARD MECHANICAL CODE AND LOCAL FIRE MARSHALL REQUIREMENTS. FIRE STOP SYSTEM USED SHALL BE UL LISTED AND SHALL BE SUITABLE FOR THE PENETRATING AND PENETRATED MATERIALS. THE WORK SHALL BE INSPECTED AND CERTIFIED BY THE MANUFACTURER'S AUTHORIZED REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF OWN PERSONNEL EMPLOYED ON THIS PROJECT AND IN PARTICULAR WHEN WORKING IN CONFINED SPACES AND SHALL COMPLY WITH OSHA REQUIREMENTS.
18. SOLVENTS, PAINTS, ADHESIVES, SEALANTS AND OTHER MATERIALS THAT EMIT POLLUTANTS THAT COULD CAUSE IRRITATION OR HEALTH PROBLEMS FOR OCCUPANTS SHALL NOT BE USED UNLESS THE WORK IS DONE AFTER-HOURS AND ADEQUATE VENTILATION IS PROVIDED DURING CONSTRUCTION AND AS LONG AFTER WARDS AS REQUIRED TO KEEP THE POLLUTANTS WITHIN EPA/OSHA APPROVED LIMITS.
19. PIPING, CONDUITS, CABLES, ETC. SHALL BE RUN NEATLY, PARALLEL TO NEW PIPING AND TO BUILDING (WALLS, FLOOR).
20. THE SCHEDULED "BASIS OF DESIGN" IS INTENDED TO INDICATE THE PERFORMANCE REQUIRED FOR THE PARTICULAR ITEM OF EQUIPMENT. SUBSTITUTIONS WILL BE PERMITTED. SUBSTITUTIONS SHALL BE DEEMED TO INCLUDE ALL ASSOCIATED CHANGES TO BUILDING, STRUCTURE & OTHER SERVICES WITHOUT ANY ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT SUBSTITUTIONS SHALL FIT INTO THE SPACE AVAILABLE WITH PROVISIONS FOR PROPER ACCESS, MAINTENANCE, PARTS REPLACEMENT, WEIGHT ALLOWANCE & FOR COORDINATION WITH OTHER TRADES (INCLUDING ELECTRICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL).
21. MANUFACTURER CATALOG SHOP DRAWINGS SUBMITTED SHALL BE MARKED TO INDICATE PROJECT SPECIFIC INFORMATION. FULL MODEL NUMBERS; IDENTIFY AND HIGHLIGHT SCHEDULED ITEM CAPACITIES; HIGHLIGHT INCLUDED OPTIONS AND EDIT OUT THOSE THAT ARE NOT PROVIDED; CLEARLY IDENTIFY DEVIATIONS FROM SPECIFIED AND SCHEDULED CAPACITIES.
22. A TECHNICIAN, FACTORY TRAINED AND CERTIFIED BY THE MANUFACTURER OF THE HVAC EQUIPMENT PROVIDED SHALL PERFORM PRE START-UP CHECKS AND SHALL SUBMIT A REPORT TO THE OWNER ON EACH AIR HANDLING UNIT SPLIT SYSTEM. THIS REPORT SHALL INCLUDE CERTIFICATION, IN WRITING, THAT EQUIPMENT IS CORRECTLY INSTALLED, INCLUDING PROPER DRAINAGE FROM DRAIN PANS AND SEALING OF ALL AIR LEAKS, ELECTRICAL CONNECTIONS AND TERMINALS TIGHTNESS, INDOOR FILTER ARE CLEAN, IN PLACE AND EASILY REPLACEABLE, FANS AND COMPRESSORS ROTATE CORRECTLY, ELECTRICAL AMP DRAWS SHALL BE RECORDED AND CERTIFIED WITHIN MANUFACTURERS RECOMMENDED LIMITS, REFRIGERANT SUCTION AND DISCHARGE PRESSURES FOR ALL CIRCUITS WITH STATEMENT THAT SYSTEMS ARE CORRECTLY CHARGED.

ELECTRICAL/CONTROLS:

23. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SUPPLY VOLTAGES AND PHASES ON THE ELECTRICAL PLANS AND ON SITE BEFORE ORDERING ANY ELECTRICALLY OPERATED EQUIPMENT. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE PROVIDED & INSTALLED WITH SUITABLY PROTECTED AND RATED DISCONNECT SWITCHES.
24. MOUNT THERMOSTATS AS INDICATED ON PLANS 48" A.F.F. UNLESS OTHERWISE NOTED OR AS REQUIRED FOR ACCESSIBILITY CODE COMPLIANCE. COORDINATE LOCATION OF THERMOSTATS WITH CABINETRY AND OTHER SERVICES. THE THERMOSTATS SHALL NOT BE INSTALLED ON OUTSIDE WALLS, IN THE DIRECT AIR STREAM FROM ANY DIFFUSER OR WHERE IT MAY BE INFLUENCED BY HEAT GIVEN OFF FROM EQUIPMENT.
25. ALL CONTROL WIRING & TRANSFORMERS SHALL BE SUPPLIED UNDER THE MECHANICAL CONTRACT. ALL MECHANICAL CONTROLS SHALL BE SUPPLIED BY THE MECHANICAL CONTRACTOR.

DUCTWORK:

26. SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL, FABRICATED AND INSTALLED PER THE LATEST ISSUE OF THE SMACNA DUCT HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, CURRENT EDITION, CONSTRUCTION MANUAL. SEAL ALL SUPPLY AIR DUCT JOINTS TO SMACNA SEAL CLASS "A". DUCT LEAKAGE SHALL NOT EXCEED 1 PERCENT OF THE SPECIFIED AIR FLOWS WHEN TESTED AT 1" WG.
27. SEAL ALL LONGITUDINAL & TRANSVERSE SEAMS ON ALL DUCTWORK WITH UL 181A OR 181B TAPES AND MASTICS.
28. ALL ROUND DUCTWORK SHALL COMPLY WITH THE STANDARD GAUGE AS LISTED BELOW:

DIAMETER	SPIRAL PIPE	LONG SEAM PIPE	FITTINGS
3" – 14"	28	26	26
15" – 26"	26	24	24

29. MANUAL VOLUME DAMPERS:

    A. DAMPERS WITH LOCKING AND INDICATING QUADRANTS TO BE INSTALLED IN EACH BRANCH OF DUCTS INDICATED ON THE DRAWINGS IN ADDITION TO VOLUME CONTROL AT OUTLETS.
    B. AFTER FINAL ADJUSTMENT OF SYSTEM, LOCK QUADRANTS AND MARK CLEARLY SHOWING DAMPER POSITION, (OPEN AND SHUT POSITIONS).
    C. DAMPERS IN ROUND DUCT SHALL BE SINGLE BLADE TYPE.
    D. DAMPERS IN RECTANGULAR DUCTS: DUCTS EQUAL TO OR LESS THAN 11" SHALL BE SINGLE BLADE; DUCTS 12" AND LARGER IN HEIGHT SHALL BE OPPOSED BLADE TYPE.

30. DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
31. ALL DUCTWORK, AND EQUIPMENT SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURAL MEMBERS. PROVIDE ADDITIONAL SUPPORT MEMBERS WHERE REQUIRED TO ACHIEVE SMACNA RECOMMENDED SUPPORT SPACING.
32. PROVIDE TURNING VANES AT ALL 90-DEGREE ELEBOWS IN DUCTWORK EXCEEDING 20" WIDTH, 45 DEGREE SIDE TAKEOFF (STO) AT BRANCH DUCTS WITH VOLUME CONTROL (ONLY AS SHOWN ON DRAWINGS), SPLITTER DAMPERS, & ANY OTHER APPLICABLE DEVICES NECESSARY FOR MINIMUM DUCT RESISTANCE & PROPER AIR BALANCING. ALL DAMPERS OR SPLITTERS SHALL SUFFICIENTLY STIFFENED TO PREVENT NOISE OR VIBRATION & SHALL BE FITTED WITH ACCESSIBLY LOCATED ADJUSTER..
33. ALL DUCT TRANSITION FROM SQUARE TO ROUND SHALL BE SMOOTH SQUARE TO ROUND TRANSITIONS. SPIN-IN FITTINGS AT THE END OF CAPPED DUCTS ARE NOT ACCEPTABLE.
34. DUCTWORK SHALL BE RIGID SHEETMETAL EXCEPT FOR 8 FOOT MAXIMUM FLEXIBLE DUCTS AT AIR REGISTERS.
35. WHERE FLEXIBLE DUCT IS CONNECTED TO CEILING DIFFUSERS, THE CONTRACTOR SHALL USE ONE OF THESE THREE METHODS:
    A. INSULATED FLEXIBLE DUCT WITH TITUS FLEXRIGHT FLEXIBLE DUCT SUPPORT, UL LISTED, TO FORM DUCT ELBOW.
    B. A SHEET METAL ELBOW, EXTERNALLY INSULATED.
    C. INSULATED FLEXIBLE METAL DUCT CONSISTING OF FLEXIBLE METAL CORE OF CORRUGATED ALUMINUM WITH EXTERNAL INSULATION. IN ALL CASES DUCT CONNECTION/ELBOW SHALL BE MADE WITH A BEND THAT HAS NOT LESS THAN ONE DUCT DIAMETER CENTERLINE REDIAL.
36. TRANSITION RECTANGULAR DUCTWORK ON THE BOTTOM AND THE SIDES. MAINTAIN DUCTWORK LEVEL AND AS HIGH AS POSSIBLE UNLESS NOTED OTHERWISE.
37. THE FINISH ON DIFFUSERS, REGISTERS, GRILLES, LOUVERS, ETC., SHALL BE APPROVED BY THE ARCHITECT.
38. DUCTING EXPOSED TO VIEW SHALL BE SPIRAL LOCK SEAM, ROUND DUCT INSTALLED NEATLY TO ARCHITECT'S APPROVAL; CLEAN AND FACTORY PRIME AND FIELD PAINT TO ARCHITECT SPECIFIED COLOR; THE SUPPORTS USED SHALL NOT DEFORM THE DUCT OUT-OF-ROUND. HANGERS SHALL BE APPROVED BY THE ARCHITECT. ROUND DUCT SHALL BE SINGLE/DOUBLE WALL DUCT SYSTEM, INCLUDING MANUFACTURER MADE DUCT FITTINGS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
39. CHANGES IN ELEVATION, ACCESS DOORS AND TRANSITIONS IN DUCT SIZES ARE, OR MAY NOT, ALL BE SHOWN ON THE DRAWINGS. DUCT CROSS-OVERS IMPLY CHANGES IN ELEVATION IN ONE OR BOTH DUCTS; TRANSITIONS IN DUCT SIZE AND SHAPE ARE IMPLIED BY SIZES SHOWN ON DRAWINGS. BIDDERS SHALL MAKE ALLOWANCE FOR THESE IN THEIR PRICE.
40. TRANSFORM DUCT SIZE SHOWN TO SUIT EQUIPMENT CONNECTION SIZE AT CONNECTIONS TO EQUIPMENT.
41. ALL DUCTWORK CONNECTED TO FAN OR VIBRATING EQUIPMENT SHALL BE FITTED WITH FLEXIBLE CANVASS CONNECTION, WHICH WILL PROVIDE MINIMUM 1" SPACE BETWEEN THE EQUIPMENT & THE DUCTWORK. FLEXIBLE CANVASS CONNECTORS SHALL BE SECURED IN PLACE WITH IRON BANDS WITH ROLL LOCK SEAM, & SHALL BE AIR LEAK TIGHT.
42. ALL NEW RIGID SHEETMETAL SUPPLY, RETURN AND OUTDOOR AIR DUCTWORK, SHALL BE INSULATED WITH 2" THICK, 1 LB DENSITY DUCT INSULATION WITH FIRE RATED VAPOR BARRIER (INSTALLED R=6).
43. ALL INSULATION SHALL HAVE FLAME AND SMOKE RATING OF 25 AND 50 RESPECTIVELY. OVERLAP BUTTING EDGES, FOLD, SEAL AND TAPE AND PROVIDE A CONTINUOUS VAPOR BARRIER.
44. RETURN AIR DUCT INSIDE THE AIR CONDITIONED SPACE NEED NOT BE EXTERNALLY INSULATED. ALL SHEETMETAL SURFACES, INCLUDING THE TOPS OF SUPPLY AIR DIFFUSERS EXPOSED ABOVE THE CEILING SHALL BE INSULATED.
45. EXHAUST DUCT SHALL NOT BE INSULATED UNLESS OTHERWISE NOTED.
46. FLEXIBLE DUCT BE UL LISTED, CLASSIFIED AS A CLASS 1 AIR DUCT, TESTED UNDER UL STANDARD 181 AND MEET LOCAL CODE REQUIREMENTS. FLEXIBLE SUPPLY DUCTS SHALL HAVE FACTORY INSTALLED FIBER GLASS INSULATION AND A FIRE RETARDANT VAPOR BARRIER JACKET WITH A PERM RATING OF NOT OVER 0.1, A MINIMUM "R" VALUE OF 6, AND WHICH COMPLY WITH NFPA STANDARD 90A.
47. SPIN-IN COLLARS SHALL BE PROVIDED AT ALL ROUND TAPPINGS FROM RECTANGULAR DUCTS; SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND SHALL BE CONICAL TYPE EQUIPPED WITH A MANUAL BALANCING DAMPER. DO NOT PROVIDE AIR SCOOP.
48. DUCT BRANCH RUN-OUTS TO THE DIFFUSERS UNLESS OTHERWISE NOTED SHALL BE THE SAME AS THE DIFFUSER NECK SIZES.
49. THE CONTRACTOR SHALL PROVIDE ALL FRAMING REQUIRED FOR THE INSTALLATION OF CEILING, WALL AND FLOOR AIR REGISTERS TO SUIT THE CONSTRUCTION.
50. THE TOTAL CFMS AT DIFFUSERS MAY NOT ADD UP TO THE TOTAL CFM'S SCHEDULED FOR THE RTUS IN ALL CASES. WHERE THIS OCCURS ADJUST THE FAN DRIVES TO ACHIEVE THE DESIGN CFM'S AT THE REGISTERS.
51. PRIOR TO FINAL CONNECTION TO EQUIPMENT, BRANCH DUCTS, DIFFUSERS, ETC. ALL OPENINGS IN DUCTWORK SHALL BE SEALED TO PREVENT DIRT, DUST, DEBRIS FROM ENTERING THE AIR DISTRIBUTION SYSTEM.

PIPING:

52. REFRIGERANT PIPING SHALL BE HARD-DRAWN TYPE K SEAMLESS COPPER TUBING, ASTM B88-74. FITTINGS SHALL BE WROUGHT, ANSI B16-22-63, COPPER WITH A WORKING PRESSURE OF NOT LESS THAN 300 PSIG. REFRIGERANT PIPING SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION FORM EQUIPMENT MANUFACTURER AS TO THE CORRECTNESS OF THE LINE SIZES.
53. INSULATE ALL SUCTION LINES AND FITTINGS WITH PRE-FORMED ARMAFLEX AP INSULATION, 1/2" THICK. USE ARMAFLEX 520 ADHESIVE ON ALL JOINTS. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED PER ASTM E 84 & THERMAL CONDUCTIVITY OF NO GREATER THAN 0.27 (BTU*IN)/(HR*FT2* F) PER ASTM C
54. PROVIDE PIPE SLEEVES FOR REFRIGERANT AND CONDENSATE LINES PENETRATING EXTERIOR WALLS. SEAL VOIDS WATER-TIGHT AROUND PIPING WITH A WEATHER TIGHT PERMANENT NON-SHRINKING SEALANT.
55. REFRIGERANT LINE SETS TO BE RUN CONTINUOUSLY BETWEEN FLOORS AND EXIST OUT OF BUILDING THROUGH EXTERIOR WALL.
56. CONDENSATE DRAIN PIPING AND FITTINGS SHALL BE PVC. THE CONDENSATE DRAIN SHALL BE THE SAME SIZE AS THE UNIT DRAIN CONNECTION BUT SHALL NOT BE LESS THAN 3/4" DIAMETER PIPE.
57. ENSURE PROPER CONDENSATE REMOVAL FROM ALL FURNACE UNIT DRAINS. INSTALL WITHOUT ANY SAGGING TO ENSURE COMPLETE DRAINAGE. SLOPE CONDENSATE DRAIN PIPING MIN. 1/8" PER FOOT TOWARD DRAIN. (VERIFY WITH PLUMBING CONTRACTOR LOCATION OF DRAIN).
58. SUPPORT CONDENSATE PIPING WITH SUPPORT HEIGHTS GRADED TO PROVIDE A TOTAL PITCH OF 6" FROM TRAP TO ROOF DRAIN OR GUTTER. DO NOT DISCHARGE CONDENSATE ONTO THE ROOF.
59. PROVIDE MIN. 1-1/2" SECONDARY DRAIN PANS UNDER EACH AIR HANDLING UNIT. PROVIDE A FLOAT SWITCH THAT WILL SHUT-DOWN UNIT IF CONDENSATE REACHES MAXIMMUM ½" IN PAN.

MISCELLANEOUS:

60. PROVIDE COMBUSTION AND VENTILATION AIR OPENINGS FOR ALL GAS APPLIANCES, INCLUDING WATER HEATERS, IN ACCORDANCE WITH NFPA 54 AND THE APPLICABLE STATE GAS CODE FOR ALL GAS FIRED APPLIANCES. IF NOT SHOWN ON THE DRAWINGS VERIFY SIZE AND LOCATION WITH ENGINEER.
61. PROVIDE FLUES FOR ALL GAS FIRED APPLIANCES IN ACCORDANCE WITH NFPA 54, ASHRAE.
62. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE BUILDING ENVELOPE AROUND THE AIR CONDITIONED SPACE IS SEALED. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT RETURN AND EXHAUST AIR DUCT LOCATED OUTSIDE THE AIR CONDITIONED ENVELOPE, WHICH INCLUDES VERTICAL CHASES, CEILING SPACES, ATTICS, ETC., ARE SEALED.

OWNERS MANUAL:

63. FOUR COPIES OF AN OWNERS MANUAL SHALL BE FORWARDED TO THE OWNER WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTABLE. OWNERS MANUAL SHALL INCLUDE AS MINIMUM:

    a. DATA STATING EQUIPMENT SIZE AND ALL INSTALLED OPTIONS FOR EACH ITEM OF MECHANICAL EQUIPMENT PROVIDED.
    b. COPIES OF THE INSTALLATION & PERFORMANCE REPORT BY THE REPRESENTATIVE OF THE ROOF TOP UNITS PROVIDED.
    c. COPIES OF THE TEST & BALANCE REPORT. NOTATIONS OF CORRECTIVE ACTION SHALL BE INCLUDED.
    d. COPIES OF THE MECHANICAL SUBCONTRACTOR'S FIRST YEAR INSTALLATION AND EQUIPMENT WARRANTIES. NOTATION SHALL BE INCLUDED TO SHOW THE EXPIRATION OF THE FIRST YEAR PARTS & LABOR GUARANTEE, & OF THE EXTENDED 4-YEAR COMPRESSOR (ONLY) WARRANTY.
    e. OPERATION AND MAINTENANCE MANUALS FOR EACH ITEM OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT FOR EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED
    f. NAMES AND ADDRESS OF AT LEAST ONE SERVICE AGENCY.
    g. HVAC CONTROLS SYSTEMS MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS AND CONTROL SEQUENCE DIAGRAM. DESIRED OR FIELD DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR FOR DIGITAL CONTROL SYSTEMS, IN THE PROGRAMMING COMMENTS.

TEST AND BALANCE:

65. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF AN INDEPENDENT TEST, ADJUSTMENT AND BALANCE (TAB) AND COMMISSIONING AGENCY TO TEST, ADJUST, BALANCE AND COMMISSION:

    A. EACH SUPPLY AIR, & RETURN AIR DISTRIBUTION SYSTEM,
    B. OVERALL BUILDING AIR BALANCE
    C. REPORT ON ALL OF THE ABOVE.

66. TESTING AND BALANCING OF AIR DISTRIBUTION SYSTEMS SHALL BE PERFORMED, AT MINIMUM, IN ACCORDANCE WITH AABC NATIONAL STANDARDS, CURRENT EDITION. TEST AND BALANCE SHALL INCLUDE ALL EQUIPMENT AND DISTRIBUTION SYSTEMS AND SHALL BE REPORTED, AS A MINIMUM, ON FORMS AS PUBLISHED BY THE AABC; NEBB EQUIVALENT OR OTHER APPROVED EQUAL.
67. THE AGENCY SHALL, UNLESS APPROVED OTHERWISE BY THE OWNER, BE AN AABC OR NEBB MEMBER AND THE TAB WORK SHALL BE DONE BY AN AABC OR NEBB CERTIFIED TEST AND BALANCE TECHNICIAN AND COMMISSIONING AGENT.
68. THE TAB AGENCY SHALL CHECK ALL THE SYSTEMS OPERATING TOGETHER TO ENSURE THAT THE AIR CONDITIONED SPACES ARE UNDER AN OVERALL POSITIVE PRESSURE; SHALL CHECK AND REPORT THAT THE BUILDING ENVELOPE IS PROPERLY SEALED AND UNCONTROLLED AIR LEAKAGE INTO THE BUILDING DOES NOT OCCUR; SHALL CHECK THAT RETURN AND EXHAUST DUCTS LOCATED OUTSIDE THE AIR CONDITIONED SPACE ARE SEALED; SHALL CHECK SUPPLY AIR DUCTS FOR LEAKS TO ENSURE THAT COLD AIR LEAKAGE DOES NOT CAUSE CONDENSATION ON DUCT, EQUIPMENT AND BUILDING SURFACES ABOVE THE CEILING (DURING SUMMER TAB); SHALL CHECK RETURN AND EXHAUST GRILLES FOR PROPER SEAL AT DUCT CONNECTIONS TO ENSURE THAT AIR DOES NOT ENTER THESE DUCTS THROUGH UNCONDITIONED WALLS, CHASES, ETC.
69. THE CONTRACTOR AND THE TAB AGENCY SHALL REVIEW THE PROPOSED SYSTEMS INSTALLATIONS AND DETERMINE ALL MEASURING AND BALANCING DEVICES REQUIRED FOR PROPER TEST AND BALANCE OF THE SYSTEMS. THESE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, MANUAL AIR VOLUME BALANCING DAMPERS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THESE IN THE LOCATIONS RECOMMENDED BY THE TAB AGENCY, IN ADDITION TO ANY SHOWN ON THE DRAWINGS. THESE DEVICES SHALL BE PROVIDED UNDER THE CONTRACT.
70. THE TAB AGENCY SHALL CHECK ALL REFRIGERATION LINES FOR COMPLIANCE WITH THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, SHALL CHECK SUPERHEAT SETTINGS ON ALL SYSTEMS WITH LINES LONGER THAN 50 FEET.
71. INSTRUMENTS USED FOR TESTING AND BALANCING SHALL HAVE BEEN CALIBRATED WITHIN A PERIOD OF SIX MONTHS OF THE TIME OF THE TESTING AND BALANCING AND SUCH INSTRUMENTS SHALL BE CHECKED FOR ACCURACY PRIOR TO START OF WORK. SUBMIT VERIFICATION OF CERTIFICATION TO THE OWNER.
72. FOUR COPIES OF THE COMPLETE TEST REPORT SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL INSPECTION OF THE PROJECT.
73. THE TAB REPORT SHALL INCLUDE A LIST OF ALL DEFICIENCIES FOUND DURING THE PRELIMINARY TESTING AND A CONTRACTOR RESPONSE INDICATING REMEDIAL ACTION TAKEN FOR EACH ITEM. THE TAB WORK SHALL NOT BE DEEMED DONE WITHOUT THIS REPORT.

SYMBOL	MECHANICAL LEGEND
	RETURN AIR GRILLE
	SUPPLY AIR DIFFUSER
	WALL MOUNTED RETURN GRILLE
WxD	RIGID RECTANGULAR DUCTWORK (WIDTHxDEPTH)
10"ø	RIGID ROUND DUCTWORK
	FLEXIBLE DUCT
	DUCT TAP WITH MANUAL VOLUME DAMPER
T	DIGITAL PROGRAMMABLE THERMOSTAT – LOCATE OUT OF DIRECT AIRSTREAM & INFLUENCE OF HEAT SOURCES.
S	REMOTE TEMPERATURE SENSOR – LOCATE OUT OF DIRECT AIRSTREAM & INFLUENCE OF HEAT SOURCES.
A 150 / 12x6	REGISTER DESIGNATION, AIRFLOW & FACE/NECK SIZE SEE GRILLE & DIFFUSER SCHEDULE ON M3. (TAG – AIRFLOW (CFM) / FACE/NECK SIZE)
	CEILING MOUNTED EXHAUST FAN
—c—	CONDENSATE DRAIN PIPING
	EXHAUST/INTAKE LOUVER
	MANUAL VOLUME DAMPER

ABBREVIATIONS

AFF	=	ABOVE FINISHED FLOOR
AH	=	AIR HANDLING UNIT
BFC	=	BELOW FINISHED CEILING
BTUH	=	BRITISH THERMAL UNITS PER HOUR
CFM	=	CUBIC FEET PER MINUTE
DB	=	DRY BULB
°F	=	DEGREES FAHRENHEIT
DIA	=	DIAMETER
EF	=	EXHAUST FAN
ESP	=	EXTERNAL STATIC PRESSURE
FLA	=	FULL LOAD AMPS
HP	=	HORSEPOWER
HSPF	=	HEATING SEASONAL PERFORMANCE FACTOR
HZ	=	HERTZ
MBH	=	1000 BTUH
MCA	=	MINIMUM CIRCUIT AMPS
MOCP	=	MAXIMUM OVERCURRENT PROTECTION
MOD	=	MOTOR OPERATED DAMPER
OA	=	OUTDOOR AIR
PH	=	PHASE
RA	=	RETURN AIR
SA	=	SUPPLY AIR
TAB	=	TEST AND BALANCE
V	=	VOLTS
W	=	WATTS
WB	=	WET BULB
ø	=	PHASE OR DIAMETER
EA	=	EXHAUST AIR
SEER	=	SEASONAL ENERGY EFFICIENCY RATIO
UNO	=	UNLESS NOTED OTHERWISE

FOR CONSTRUCTION

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seal

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

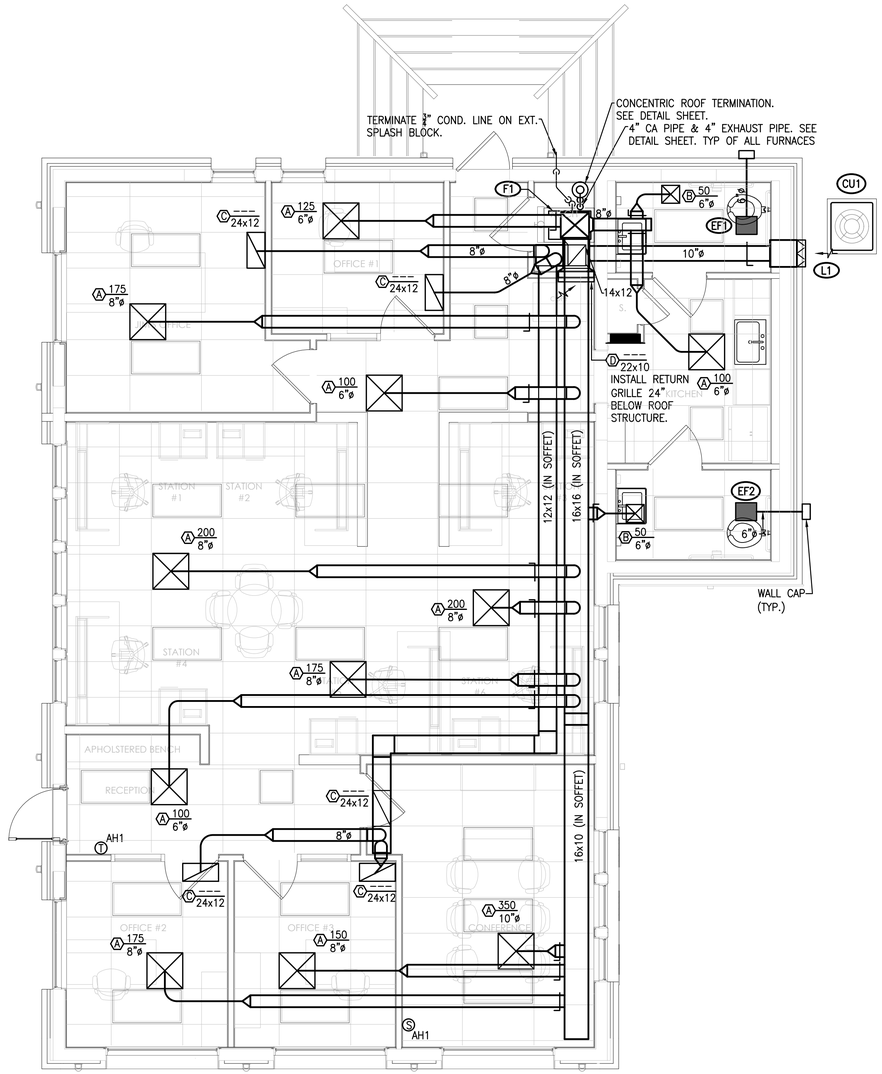
5/31/2021

sheet title

MECHANICAL NOTES, LEGEND, & ABBREVIATIONS

sheet number

M0.1



MECHANICAL PLAN

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

FOR CONSTRUCTION

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seal

GEORGIA
No.PE038052
PROFESSIONAL
ENGINEER
MATTHEW R. MERCER
10-8-21

issue date

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	For Const.	10.08.21

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MECHANICAL PLAN

sheet number

M1.1

FURNACE SCHEDULE

MARK	SUPPLY CFM	O.A. CFM	FAN DATA		HEATING DATA				COOLING DATA					ELECTRICAL DATA			NOTES
			ESP IN. WG	MOTOR HP	INPUT CAPACITY MBH	OUTPUT CAPACITY MBH	GAS CONN SIZE	AFUE	COIL MODEL	TOTAL RESISTANCE IN WG	TOTAL CAPACITY MBH	SENSIBLE CAPACITY MBH	CARRIER BASIS OF DESIGN	V/PH/HZ	MCA	MOCP	
F1	1950	255	0.80	3/4	80	78	1/2"	92.1%	CNPV6024	0.283	57.0	43.4	59SC2A080-20	115/1/60	14.5	20	1,2,3,4,5,6,7,8

NOTES

1. SPECIFIED CAPACITIES ARE BASED ON 80°F DB/67°F WB ENTERING AIR AND 95°F OUTDOOR AMBIENT TEMPERATURE.
2. COMPLY WITH THE EQUIPMENT MANUFACTURERS "LONG LINE" INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ALL ACCESSORIES RECOMMENDED.
3. STATIC PRESSURE (SP) SHOWN IS EXTERNAL TO FURNACE'S, FOR SUPPLY & RETURN AIR DUCTING AND REGISTERS ONLY. COOLING COIL, FILTER PRESSURE DROP TO BE INCLUDED IN THE TOTAL PRESSURE DROP FOR EQUIPMENT PROVIDED TO ACHIEVE THE CFM'S SPECIFIED (AS MINIMUM).
4. COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR FLUE VENT SIZING, ROUTING AND MATERIALS.
5. PROVIDE INTERNALLY, ACOUSTICALLY, LINED RETURN AIR INTAKE PLENUMS FOR ALL UNITS. PLENUMS SHALL MATCH THE CROSS SECTIONAL SIZE OF THE UNITS AND SHALL BE 24" HIGH MINIMUM, OR AS REQUIRED TO SUIT THE RETURN AIR DUCT CONNECTIONS. MOUNT ENTIRE ASSEMBLY OVER A 2" DEEP DRIP TRAY.
6. CONTRACTOR SHALL VERIFY SELECTION OF MODELS SELECTIONS FOR FURNACE, COOLING COILS & CONDENSING UNITS WITH THE MANUFACTURERS REPRESENTATIVE TO ENSURE CORRECT MATCH. ADVISE OWNER OF ANY DISCREPANCY. PROVIDE DUCT ADAPTERS BETWEEN FURNACE & COIL CASINGS AS REQUIRED & AS RECOMMENDED BY THE MANUFACTURER.
7. PROVIDE WITH CONCENTRIC VENT & CONDENSATE TRAP.
8. THERMOSTAT – ELECTRONIC PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR & CLEAR LOCKING COVER.

SELECTIONS ARE BASED ON CARRIER
EQUAL PRODUCTS: LENNOX & TRANE

CONDENSING UNIT SCHEDULE

MARK	TONS	TOTAL COOLING MBH	SUCTION TEMP F	SEER	VOLTS/ /HZ	MCA	MOCP	CARRIER BASIS OF DESIGN	NOTES
CU1	5	57.0	45	14.0	208/1/60	27.5	40	24ACC460	1,2

NOTES:

1. ALL CONDENSING UNITS SHALL BE PROVIDED WITH CYCLE PROTECTOR, HIGH PRESSURE SWITCH, TIME DELAY RELAY, CRANKCASE HEATER, THERMOSTATIC EXPANSION VALVE & SUPPORT FEET.
2. PROVIDE WITH APR CONTROL. (www.Rawal.com)

SELECTIONS ARE BASED ON CARRIER
EQUAL PRODUCTS: LENNOX & TRANE

GRILLE & DIFFUSER SCHEDULE

TAG	DUTY	FACE SIZE OR LENGTH	TYPE	MVD	MODEL	NOTES
A	SUPPLY	24x24	4-WAY SUPPLY	YES	TMS	A,B,C,D
B	SUPPLY	12x12	4-WAY SUPPLY	YES	TMS	A,B,C,D
C	RETURN	AS NOTED	LAY-IN	NO	50F	B,C
D	RETURN	AS NOTED	SURFACE MOUNT	YES	350F	B,C,E

NOTES:

A. SEE PLANS FOR NECK SIZES, SQUARE SUPPLY DIFFUSERS NECK SIZE SHALL BE SAME AS BRANCH DUCT.
B. VERIFY FRAME TYPE WITH ARCH REFLECTED CEILING PLAN.
C. COORDINATE FINISH WITH ARCHITECT.
D. PROVIDE WITH FACTORY APPLIED FOIL-FACED, R-6 INSULATION FORMED TO FIT CONTOUR OF DIFFUSER BACK. INSULATION SHALL BE CONTINUOUSLY GLUED & SEALED AROUND OUTER PERIMETER OF OUTER CONE TO FORM VAPOR SEAL.
E. ALUMINUM CONSTRUCTION

SELECTIONS ARE BASED ON PRODUCTS BY TITUS
EQUAL PRODUCTS: METAL-AIRE, KRUEGER, PRICE

LOUVER SCHEDULE

MARK	SERVICE	CFM	MIN. FREE AREA (SF)	SIZE (WxH)	MODEL	NOTES
L1	OA	265	0.93	18x18	ELF6375DX	

NOTES:

1. PROVIDE WITH INSECT SCREEN.
2. VERIFY FINISH WITH ARCHITECT.

SELECTIONS ARE BASED ON RUSKIN
EQUAL PRODUCTS: ARROW, NAILOR PENN

EXHAUST FAN SCHEDULE

MARK	FAN CFM	ESP	WATTS/HP	VOLTS/PH/HZ	MODEL	NOTES
EF1	75	.375	39	115/1/60	Z3H	1,2,3
EF2	75	.375	39	115/1/60	Z3H	1,2,3

NOTES:

1. PROVIDE WITH ROUND DUCT ADAPTER, VIBRATION ISOLATORS & SPEED CONTROLLER.
2. INTERLOCK WITH ROOM LIGHTS
3. PROVIDE WITH WALL CAP SL20.

SELECTIONS ARE BASED ON PRODUCTS BY PENN VENTILATOR. EQUAL PRODUCTS: GREENHECK , COOK

COMcheck Software Version 4.1.1.0

Mechanical Compliance Certificate

Project Information

Energy Code:	90.1 (2007) Standard
Project Title:	Parkland Comm. Office
Location:	Alpharetta, Georgia
Climate Zone:	3a
Project Type:	Alteration

Construction Site:
363 South Main Street
Alpharetta, GA 30004

Owner/Agent:

Designer/Contractor:
MATTHEW MERCER
MBE ENG. INC.
8681 HWY. 92 SUITE 400
WOODSTOCK, GA 30189
678-795-0333
MMERCER@MBEINC.NET

Mechanical Systems List

Quantity System Type & Description

1 HVAC System 1
Heating: 1 each - Central Furnace, Gas, Capacity = 80 kBtu/h
Proposed Efficiency = 92.00% Et, Required Efficiency: 80.00 % Et (or 78% AFUE)
Cooling: 1 each - Split System, Capacity = 57 kBtu/h, Air-Cooled Condenser
Proposed Efficiency = 14.00 SEER, Required Efficiency: 13.00 SEER
Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 1 Supply, Constant Volume, 1950 CFM, 0.5 motor nameplate hp

SYSTEM VERIFICATION REQUIRED.

1 Water Heater
Gas Storage Water Heater, Capacity: 0 gallons, Input Rating: 75 kBtu/h
No minimum efficiency requirement applies

SWH COMPLIANCE REQUIRED.

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2007) Standard requirements in COM*check* Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Matthew Mercer — Name - Title
Signature
6/5/2019 — Date

FOR CONSTRUCTION

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consultant

GEORGIA No.PE038052 PROFESSIONAL MATTHEW R. MERCER 5-8-21

seal

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

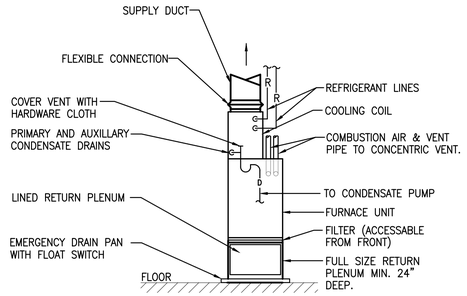
5/31/2021

sheet title

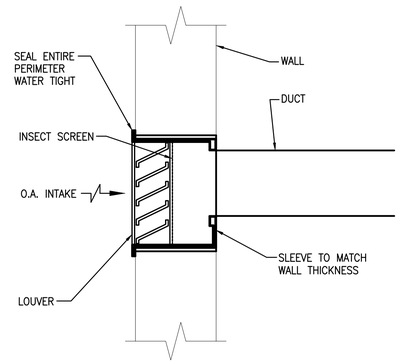
MECHANICAL SCHEDULES & COMCHECK

sheet number

M2.1



FURNACE UNIT DETAIL:
NOT TO SCALE



LOUVER INSTALLATION:
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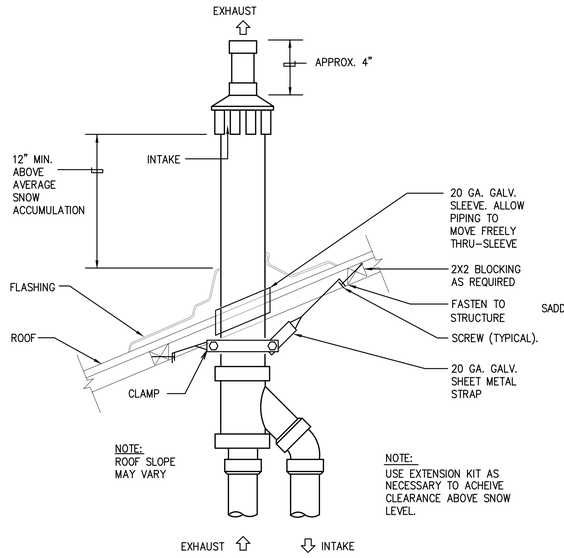
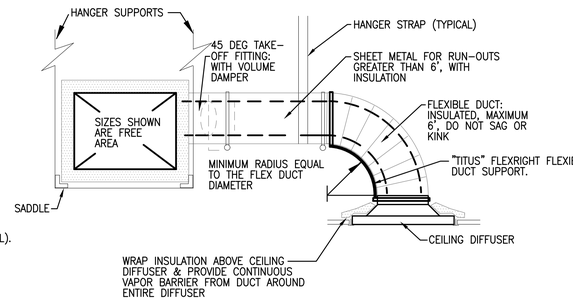
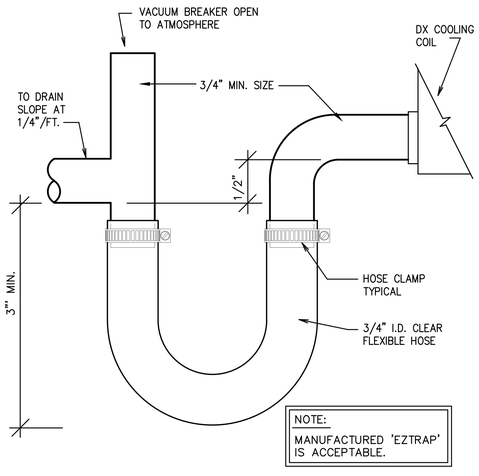


CONCENTRIC ROOF TERMINATION DETAIL
SCALE: NONE

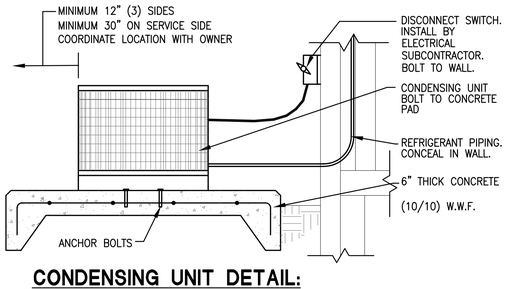


NOTE:
1. HANGER SUPPORTS SHALL BE PER SMACNA AND APPLICABLE SPECIFICATIONS.
2. ELBOWS SHALL BE SQUARE NECK (SAME IN AND OUT DIMENSION) WITH 2" DOUBLE THICKNESS TURNING VANES.
3. OFFSETS SHALL NOT EXCEED 30° ANGLE, AND SHALL NOT REDUCE THE FREE AREA OF THE DUCT.
4. TRANSITIONS SHALL NOT EXCEED 1:3 RATIO (4" TRANSITION PER FOOT SINGLE SIDED TRANSITION, AND 8" PER FOOT DOUBLE SIDED TRANSITION).
5. RECTANGULAR BRANCH CONNECTIONS SHALL BE 45° ENTRY TYPE, WITH METAL SLEEVE AND CLINCH LOCK CONNECTION. ENTRY LENGTH SHALL BE 25% OF BRANCH DUCT WIDTH.
6. ROUND BRANCH DUCT CONNECTIONS SHALL BE SPIN-IN FITTINGS, DAMPER AND HANDLE.

DUCT DETAIL
NOT TO SCALE



COOLING COIL CONDENSATE DRAIN DETAIL
NOT TO SCALE



CONDENSING UNIT DETAIL:
NOT TO SCALE

NOTE:
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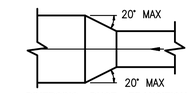
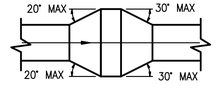
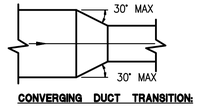
DUCT DETAIL
NOT TO SCALE



DIVERGING DUCT TRANSITION:
UNLESS NOTED OTHERWISE ON PLANS, ANGLES SHOWN SHALL APPLY

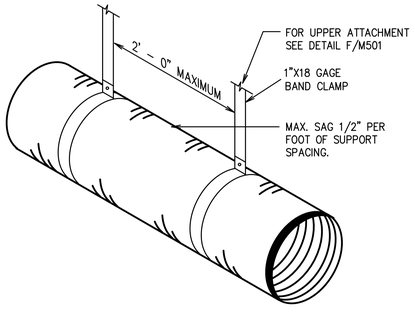


TRANSITION AT EQUIPMENT:
UNLESS NOTED OTHERWISE ON PLANS, ANGLES SHOWN SHALL APPLY

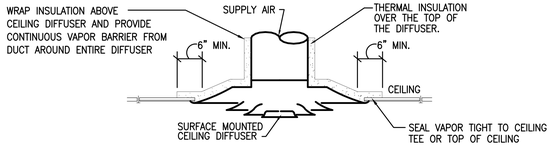


CONVERGING DUCT TRANSITION:
UNLESS NOTED OTHERWISE ON PLANS, ANGLES SHOWN SHALL APPLY

DUCT TRANSITIONS:
NOT TO SCALE



FLEXIBLE DUCT SUPPORT DETAIL
NOT TO SCALE



DIFFUSER DETAIL:
NOT TO SCALE

FOR CONSTRUCTION

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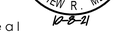
consultant



seal

issue date

No.	Description	Date
	For Const.	10.08.21
No.	Description	Date
1	CITY COMMENTS	4/8/2019

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
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for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

5/31/2021

sheet title

MECHANICAL DETAILS

sheet number

M2.2

ELECTRICAL SPECIFICATIONS AND NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NFPA 70), AS MODIFIED BY THE STATE, COUNTY, CITY AND/OR OTHER LOCAL CODES. THE SERVICE AND METERING SHALL COMPLY WITH THE REQUIREMENTS OF THE ELECTRICAL UTILITY. PRIOR TO DISTURBING THE SOIL, CONTACT THE UNDERGROUND UTILITY LOCATION SERVICE TO LOCATE AND FLAG ALL EXISTING UNDERGROUND PIPING, COMMUNICATION AND ELECTRICAL DISTRIBUTION CABLES/CONDUIT.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, AND EQUIPMENT NECESSARY TO FURNISH A COMPLETE AND OPERABLE ELECTRICAL SYSTEM. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER.
3. THE CONTRACTOR SHALL VERIFY THE FOLLOWING ITEMS WITH THE ELECTRICAL UTILITY AND THE OWNER AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE START OF WORK:
   A. AVAILABLE VOLTAGE, PHASE, AND CAPACITY
   B. AVAILABLE FAULT CURRENT AT RATED VOLTAGE, SUBMIT THIS INFORMATION WITH THE SHOP DRAWINGS ON PANELBOARDS, ALONG WITH LETTER FROM THE POWER COMPANY. THIS INFORMATION SHALL BE USED FOR LABELING OF PANELBOARDS PER NEC 110.24(A).
   C. METERING EQUIPMENT
   D. WORK REQUIRED BY THE CONTRACTOR, IF ANY, TO MEET THE NEEDS AND/OR REQUIREMENTS OF THE UTILITY COMPANY FOR THIS PROJECT]
   E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING THE COST FOR ALL NECESSARY TEMPORARY ELECTRICAL POWER FOR CONSTRUCTION USE.
4. THE CONTRACTOR SHALL OBTAIN, PURCHASE, AND MAINTAIN ALL PERMITS, AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE DURATION OF THIS PROJECT.
5. THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS, AND MAKE ALL FINAL CONNECTIONS, TO EQUIPMENT FURNISHED BY OTHER TRADES. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE COMPLETED PROJECT.
6. PANELBOARDS AND OTHER ELECTRICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE. WORKING CLEARANCES SHALL BE 36" (FOR 208 VOLT SYSTEMS) MINIMUM, AND WIDTH OF EQUIPMENT OR 30" MINIMUM, WHICHEVER IS GREATER, WIDE, PER NEC ARTICLE 110.26T.
7. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH OTHER TRADES THE INSTALLATION OF ALL OVERCURRENT DEVICES COMPLY WITH NEC 240.24. THE CONTRACTOR SHALL TAKE THE PROPER ACTION AS REQUIRED TO COMPLY WITH THIS REQUIREMENT.
8. THE CONTRACTOR SHALL COORDINATE THE WIDTH, DEPTH, HEIGHT, DOOR SWINGS, AND NEC ARTICLE 110.26 CLEARANCES FOR ALL PANELS AND SAFETY SWITCHES TO INSURE THAT ALL EQUIPMENT FITS WITHIN THE SPACE ALLOWED.
9. IDENTIFY PANELBOARDS, SAFETY SWITCHES, STARTERS, CONTROLS, AND OTHER ELECTRICAL EQUIPMENT WITH ENGRAVED PLASTIC NAMEPLATES HAVING CONTRASTING 1/4" HIGH (OR LARGER) LETTERS, WITH NAMES TO MATCH THE SCHEDULES OR OTHER DRAWING REFERENCES. TYPEWRITTEN PANEL DIRECTORIES SHALL BE PROVIDED IN ALL PANELBOARDS IN ACCORDANCE w/ NEC 408.4(A), AND SHALL REFLECT AS-BUILT CONDITIONS.
10. ALL WIRING, CONSISTING OF INDIVIDUAL CONDUCTORS, SHALL BE INSTALLED IN CONDUIT, EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. ALL EXTERIOR CONDUITS AND EXPOSED CONDUITS SHALL BE RIGID GALVANIZED STEEL, OR INTERMEDIATE METAL CONDUIT, BUT THEY SHALL NOT BE MIXED ON THIS PROJECT. WHERE USED INDOORS MAY BE EMT. CONCEALED CIRCUITS MAY BE RUN IN EMT OR BE TYPE MC CABLE (BX). NON-METALLIC SHEATHED (TYPE NM) CABLE IS NOT PERMITTED ON THIS PROJECT. IN FINISHED AREAS WITH CAVITY TYPE WALL CONSTRUCTION, ALL CONDUIT SHALL BE CONCEALED, UNLESS NOTED OTHERWISE. IN FINISHED AREAS WITH NON-CAVITY TYPE WALL CONSTRUCTION, SURFACE MOUNTED GRS, IMC, OR EMT SHALL BE USED. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A NYLON PULL CORD RATED FOR 200 POUND TENSION. ANY OF THE FOLLOWING TYPES OF RACEWAYS MAY BE USED, SUBJECT TO THE NEC AND THE ADDITIONAL RESTRICTIONS LISTED, IF ANY.
    A. CONCEALED:
        1). GRS, OR IMC.
        2). EMT. COMPRESSION, OR SET SCREW FITTINGS, BUT NOT BOTH TYPES.
        3). PVC. SCHEDULE 40. SCHEDULE 80 WHERE INDICATED ON THE DRAWINGS. UNDERGROUND ONLY.
        4). TYPE MC CABLE. ONLY ABOVE ACCESSIBLE CEILINGS, IN WALL CAVITIES, AND ADDITIONAL USAGES AS APPROVED BY AUTHORITY HAVING JURISDICTION, AND OWNER.
    B. EXPOSED:
        1). GRS, OR IMC.
        2). EMT. COMPRESSION, OR SET SCREW FITTINGS. ONLY WHERE USED INDOORS AND NOT SUBJECT TO PHYSICAL DAMAGE.
        3). FLEXIBLE METAL CONDUIT.
        4). LIQUIDTIGHT FLEXIBLE METAL CONDUIT, OUTSIDE AND WHERE MOISTURE IS PRESENT.
11. PROVIDE EXPANSION FITTINGS IN ALL RIGID RACEWAYS CROSSING STRUCTURAL EXPANSION JOINTS. FURNISH AND INSTALL ALL SUPPORTS REQUIRED FOR CONDUIT, MATERIALS, DEVICES, EQUIPMENT AND THE LIKE, WHERE THE BUILDING STRUCTURE IS NOT ADAPTED OR SUITABLE FOR MOUNTING SAME DIRECTLY THEREON. RACEWAYS SHALL NOT BE USED AS SUPPORTS FOR BOXES OR OTHER ELECTRICAL EQUIPMENT. PLENUM CABLE SUPPORT BRACKETS SHALL BE OPEN ON ONE SIDE, AND CABLES SHALL BE ATTACHED WITH PLASTIC CABLE TIES. ALL RACEWAY PENETRATIONS, THROUGH FIREWALLS, SHALL BE SEALED WITH UL LISTED SEALING COMPOUNDS TO MAINTAIN THE FIRE RATING OF THE WALL. ALL RACEWAYS/SLEEVES PASSING THROUGH AREAS OF DIFFERENT TEMPERATURES, I.E. FROM INSIDE TO OUTSIDE OF BUILDINGS, SHALL BE SEALED WITH AN APPROVED PUTTY OR DUCT-SEAL TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY OR SLEEVE. ALL RACEWAY PENETRATIONS THROUGH EXTERIOR AND INTERIOR WALLS SHALL BE PROPERLY SEALED.
12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF RACEWAY SYSTEMS AND ROUGHING-IN FOR ALL LOW VOLTAGE (LV) EQUIPMENT [COMPUTER, DATA, SECURITY, POINT-OF-SALE (POS), MUSIC, PAGING, INTERCOM, FIRE DETECTION, TV, AND TELEPHONE] WITH THE OWNER AND EQUIPMENT SUPPLIER(S) PRIOR TO THE INSTALLATION OF CONDUITS, JUNCTION BOXES, WIRING DEVICES, AND WIRING. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A NYLON PULL CORD. ALL PULL BOXES, DEVICE BOXES, AND JUNCTION BOXES SHALL BE SIZED PER JIC, NEMA, AND THE NATIONAL ELECTRICAL CODE. ALL WIRING WITHIN BOXES SHALL BE TAGGED WITH PANEL AND CIRCUIT NUMBERS.
13. TWENTY AMP BRANCH CIRCUITS MAY BE SHOWN WITH EITHER SINGLE CIRCUIT, OR THREE CIRCUIT (MULTIWIRE BRANCH CIRCUIT) HOME RUNS. THREE CIRCUIT HOME RUNS SHARE A COMMON NEUTRAL, UNLESS NOTED OTHERWISE AND GROUND IN A SINGLE CONDUIT. THE CONTRACTOR MAY ELECT TO COMBINE SINGLE CIRCUIT HOME RUNS TO MAKE THREE CIRCUIT HOME RUNS, OR TO CHANGE THREE CIRCUIT HOME RUNS TO SINGLE CIRCUIT HOME RUNS. ALL MULTIWIRE BRANCH CIRCUITS SHALL HAVE A MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE PANEL TO COMPLY w/ NEC 210.4(B).
14. VOLTAGE DROP: THE CONTRACTOR FIELD VERIFY ACTUAL CONDUCTOR LENGTHS FOR FEEDERS AND BRANCH CIRCUITS AND IF NECESSARY ADJUST THE WIRE GAGE SUCH THAT THE VOLTAGE DROP ON FEEDERS DOES NOT EXCEED 2% AND THE VOLTAGE DROP ON BRANCH CIRCUITS DOES NOT EXCEED 3%.
15. ALL WIRING SHALL BE 600 VOLT, COPPER, STRANDED, WITH TYPE XHHW OR THHN/THWN INSULATION. MINIMUM SIZE FOR POWER AND LIGHTING CIRCUITS BE 12 AWG. SIZES 10 AWG AND SMALLER SHALL BE SOLID. PROVIDE AN EQUIPMENT GROUND WIRE IN ALL RACEWAYS, AND CABLE ASSEMBLIES. SIZE EQUIPMENT GROUNDS PER TABLE 250.122 OF THE NATIONAL ELECTRICAL CODE.
16. CONDUCTOR COLOR CODES SHALL MATCH EXISTING FACILITY.

    USE CONDUCTORS #8 AND SMALLER WITH COLOR FACTORY-APPLIED THE ENTIRE LENGTH OF THE CONDUCTORS. COLOR CODING FOR THE LARGER SIZES MAY BE ACCOMPLISHED BY USING COLORED, 1 INCH WIDE, PRESSURE-SENSITIVE PLASTIC TAPE IN HALF-LAPPED TURN FOR A DISTANCE OF 6 INCHES FROM TERMINAL POINTS. APPLY THE LAST TWO LAPS OF TAPE WITH NO TENSION TO PREVENT POSSIBLE UNWINDING.

    POST IDENTIFICATION MEANS IN ACCORDANCE WITH NEC 210.5 (C).

17. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES (OR OTHER INDEPENDENT NATIONALLY RECOGNIZED TESTING AGENCY, WHERE APPLICABLE), AND SHALL BE RATED FOR THE MAXIMUM AVAILABLE VOLTAGE AND AVAILABLE FAULT CURRENT FOR THIS PROJECT.
18. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH, AND CONDUITS RUN CONCEALED IN FINISHED AREAS, EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE. VERIFY ALL DOOR SWINGS BEFORE INSTALLING SWITCH BOXES. SEE ARCHITECTURAL DRAWINGS FOR CABINET WORK, WALL SECTIONS, ELEVATIONS, AND OTHER DETAILS AFFECTING THE MOUNTING HEIGHT AND LOCATION OF OUTLET BOXES. FLOOR BOXES SHALL BE ROUND CAST IRON BOX, WHERE INSTALLED ON OR BELOW GRADE AND STAMPED STEEL WHERE INSTALLED ABOVE GRADE. BOXES SHALL BE FULLY ADJUSTABLE WITH BRASS DUPLEX COVER WITH BRASS DUPLEX FLAP. HUBBELL B2500 SERIES BOX (MODEL DEPENDS ON POUR DEPTH) OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA.
19. WIRING DEVICES: DUPLEX RECEPTACLES SHALL BE 20A., 125 VOLTS, COMMERCIAL SERIES, HEAVY DUTY, SPECIFICATION GRADE, BACK AND SIDE WIRED, WITH GROUNDING TERMINAL AND SHALL BE IVORY UNLESS NOTED OTHERWISE, HUBBELL 5362I OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA. AC TOGGLE SWITCHES SHALL BE 20A., 120-277 VOLTS, COMMERCIAL SERIES, HEAVY DUTY, SPECIFICATION GRADE, BACK AND SIDE WIRED, WITH GROUNDING TERMINAL AND SHALL BE IVORY UNLESS NOTED OTHERWISE, HUBBELL CSB120I, THREE WAY, HUBBELL CSB320I, FOUR WAY, HUBBELL CSB420I OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE 20A., 125 VOLTS, COMMERCIAL SPECIFICATION GRADE, HUBBELL GF20ILA OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL NOT BE THE FEED THROUGH TYPE, BUT STAND ALONE GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES. NEW INTERIOR EXPOSED DEVICE PLATES, IN ALL LOCATIONS SHALL BE NYLON, STANDARD SIZE, AND GANGED FOR MULTIPLE DEVICES AT A SINGLE LOCATION. VERIFY THE DECOR THEME WITH THE ARCHITECT AND COORDINATE COLOR AS REQUIRED. WHERE USED OUTDOORS OR IN WET LOCATIONS ALL 15 OR 20A 125 OR 250V NON-LOCKING RECEPTACLES SHALL BE WEATHER-RESISTANT LISTED, IN DAMP AREAS, THE OUTLET COVERS FOR 15 OR 20A, 125 OR 250V DEVICES SHALL BE "WEATHERPROOF WHILE IN USE", HUBBELL WP26E OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA.
20. ALL WALL OUTLETS THAT ARE SHOWN BACK TO BACK, IN FIRE RATED WALLS, SHALL BE INSTALLED WITH A MINIMUM OF 24" OF HORIZONTAL SEPARATION (TWO STUDS) PER NEC ARTICLE 300.21, AND UL REQUIREMENTS. IN WALL SPACES WHERE THE 24" SEPARATION IS NOT POSSIBLE, BLOCKING AND GYPSUM BOARD PROVISIONS, TO MAINTAIN THE FIRE RATING OF THE WALL, SHALL BE PROVIDED BY OTHERS, NOT BY THIS CONTRACTOR.
21. ALL 125 VOLT, 15 OR 20 AMP NON-LOCKING RECEPTACLES WITHIN 6'-0" OF ANY PLUMBING FIXTURE, AND/OR WHERE INDICATED, SHALL BE 20A, 125 VOLTS, COMMERCIAL SERIES, HEAVY DUTY, SPECIFICATION GRADE, BACK AND SIDE WIRED, WITH GROUNDING TERMINAL GROUND FAULT INTERRUPTER OUTLETS, HUBBELL GF20ILA, OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA.
22. ALL 125 VOLT THRU 250 VOLT, RECEPTACLES MOUNTED WITHIN 6'-0" OF ANY PLUMBING FIXTURE, AND/OR WHERE INDICATED, SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED IN ACCORDANCE w/ NEC 210.8 (A)(7).
23. ALL 125 VOLT THRU 250 VOLT CIRCUITS SERVING A DISHWASHER, VENDING MACHINE, OR ELECTRIC DRINKING FOUNTAIN SHALL BE PROTECTED WITH A GROUND FAULT TYPE BRANCH CIRCUIT BREAKER.
24. ALL SINGLE-PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERES OR LESS INSTALLED IN NON-DWELLING UNIT KITCHENS SHALL BE GROUND FAULT PROTECTED AS REQUIRED BY NEC 210.8(B).
25. ALIGN ALL SIMILAR WIRING DEVICES IN THE SAME ROOM AT THE SAME HEIGHTS AND DISTANCES FROM ARCHITECTURAL FEATURES, UNLESS NOTED OTHERWISE. GANG ALL DEVICE BOXES AT THE SAME LOCATION, WHERE ALLOWED BY CODE. PROVIDE DIVIDERS TO SEPARATE LOW VOLTAGE (I.E., THERMOSTAT) DEVICES FROM POWER DEVICES (I.E., SWITCHES). ALL EXTERIOR WIRING DEVICES SHALL BE BLACK, OR GRAY, OR BROWN, UNLESS NOTED OTHERWISE.
26. ALL EXIT LIGHTING AND UNIT EQUIPMENT FOR EMERGENCY LIGHTING SHALL BE CONNECTED TO BRANCH CIRCUITS FOR NORMAL LIGHTING IN THE SAME AREA, UNLESS NOTED OTHERWISE, AHEAD OF ANY LOCAL SWITCHES OR CONTACTORS PER NEC ARTICLE 700.12(F).
27. LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE IC RATED, AND INSTALLED PER THE LUMINAIRE MANUFACTURER'S AND UL LISTING REQUIREMENTS.
28. LUMINAIRES RECESSED IN FIRE RATED CEILINGS SHALL HAVE AN UL LISTED ASSEMBLY AROUND THE FIXTURE HOUSING THAT MEETS OR EXCEEDS THE RATING OF THE CEILING. THE FIXTURE SHALL BE INSTALLED PER THE LUMINAIRE MANUFACTURER'S AND UL LISTING REQUIREMENTS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT PRIOR TO BID THE LOCATION OF ALL FIRE RATED ASSEMBLIES.
29. THIS PROJECT MAY UTILIZE BOTH ACCESSIBLE AND NON-ACCESSIBLE TYPE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL CEILING TYPES IN EACH AREA. LIGHTING CIRCUITS IN NON-ACCESSIBLE CEILINGS MUST UTILIZE FIXTURE-MOUNTED JUNCTION BOXES WHICH ARE USUALLY LIMITED TO EIGHT (8) WIRES IN THEIR CAPACITY. CIRCUITING FOR THE LIGHTING IS SCHEMATIC, BUT GENERALLY ATTEMPTS TO SHOW THESE CONSIDERATIONS. HOWEVER, CONTRACTOR MAY WANT TO PROVIDE SUPPLEMENTARY JUNCTION BOXES IN ACCESSIBLE AREAS, OR OVERSIZE FIXTURE BOXES TO OPTIMIZE THE WIRING.
30. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. LOCATE LIGHTING FIXTURES SYMMETRICALLY OR IN PROPER RELATION TO FINISHED AREAS UNLESS OTHERWISE DIMENSIONED OR DETAILED. THE CONTRACTOR SHALL COORDINATE ALL LUMINAIRE LOCATIONS AND CLEARANCES WITH THE DUCTWORK, THE REFLECTED CEILING PLAN, HVAC PLAN, AND OTHER DRAWINGS TO AVOID CONFLICTS.
31. A NUMERAL BESIDE BRANCH CIRCUIT OUTLET INDICATES PANELBOARD CIRCUIT CONNECTION. UPPER-CASE LETTER OR LETTER-GROUP BESIDE LIGHTING FIXTURE INDICATES FIXTURE TYPE. LOWER-CASE LETTER BESIDE LIGHTING FIXTURE OUTLET INDICATES LOCAL SWITCH LEG CONNECTION. ELECTRICAL SYMBOLS USED ARE APPLICABLE GENERALLY; FOR EXACT REQUIREMENTS REFER TO APPLICABLE SCHEDULES AND DETAILS AND TO THE SPECIFICATIONS. HOWEVER, COMBINING OF CIRCUITS IN RACEWAYS, OTHER THAN DETAILED, WILL NOT BE PERMITTED. RUNNING OF BRANCH CIRCUITS, OTHER THAN THE ONE SERVING THE FIXTURE, THROUGH LIGHTING FIXTURE CHANNELS OR HOUSINGS WILL NOT BE PERMITTED.
32. ALL SAFETY SWITCHES SHALL BE FURNISHED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE AND SHALL NOT BE MOUNTED ON ACCESS PANELS OF EQUIPMENT. SAFETY SWITCHES SHALL BE GENERAL ELECTRIC, SQUARE D, CUTLER-HAMMER, SIEMENS ENERGY & AUTOMATION, OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA, AND SHALL BE FUSED AND/OR NOT FUSED AS INDICATED. 600 OR 240 VOLT, THREE OR TWO POLE, HEAVY DUTY, IN A NEMA 3R ENCLOSURE FOR OUTDOOR USE OR WHERE MOISTURE IS PRESENT, AND NEMA 1 ENCLOSURE FOR INDOOR USE. UNLESS NOTED OTHERWISE, ALL FUSES SHALL BE NON-RENEWABLE, DUAL ELEMENT, TIME DELAY, CURRENT LIMITING, CLASS J, L, RK-5, OR RK-1, WITH A 200,000 AMP AC RMS INTERRUPTING RATING, AND SHALL MEET UL STANDARD 198E.
33. ALL PANELBOARDS SHALL BE CIRCUIT BREAKER TYPE, AS MANUFACTURED BY SQUARE D, EATON CORP., ABB-GENERAL ELECTRIC, OR SIEMENS ENERGY & AUTOMATION.
    A. LIGHTING AND APPLIANCE PANELBOARDS SHALL BE OF PANELBOARD CONSTRUCTION, 20 INCHES WIDE (MINIMUM), 5-3/4" TO 6-1/2" DEEP, UL LISTED, AND MEET UL 67, UL 50, UL CLASS CTL, AND FEDERAL SPECIFICATION W-P-115B AS TYPE 1, CLASS 1, WITH SERIES RATED, BOLT-ON CIRCUIT BREAKERS, ALL BUS BARS (POWER BUS, NEUTRAL BUS, GROUND BUS, & ISOLATED GROUND BUS (WHERE REQUIRED)) SHALL BE EITHER SOLID COPPER OR TIN-PLATED SOLID ALUMINUM, AND A HINGED LOCKABLE DOOR.THE BRANCH CIRCUITS SHALL BE PHASE ADJUSTED TO PROVIDE APPROXIMATE BALANCED LOADING ON EACH PANEL, AND THE SERVICE.

    UNLESS OTHERWISE STATED THE AMP INTERRUPTING CAPACITY (AIC) RATING OF THE PANELS SHALL BE 65kAIC. WHEN PANEL SHOP DRAWING ARE SUBMITTED WITH A FAULT CURRENT LETTER FROM THE UTILITY THE RATING MAY BE REDUCED TO THE NEXT AIC RATING ABOVE THE AVAILABLE FAULT CURRENT.

    PROVIDE THE NUMBER OF SPACES AND SPARE CIRCUIT BREAKERS AS SHOWN IN THE PANELBOARD SCHEDULES.
34. RECORDS AND SUBMITTALS: PROVIDE THE OWNER A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS WITH TECHNICAL DATA HIGH-LIGHTED, INDICATING THAT IT MEETS THE REQUIREMENTS FOR ELECTRICAL EQUIPMENT INSTALLED ON THIS PROJECT. SHOP DRAWINGS ARE REQUIRED FOR: SAFETY SWITCHES, LUMINAIRES, EMERGENCY LIGHTING EQUIPMENT, RACEWAYS, CONDUCTORS, LIGHTING CONTROLS AND WIRING DEVICES.
35. SUBSTITUTIONS: ALL COSTS INCURRED BY THE ACCEPTANCE OF SUBSTITUTIONS SHALL BE BORNE BY THE CONTRACTOR. THE ONUS SHALL BE ON THE CONTRACTOR TO PROVE THAT THE SUBSTITUTIONS ARE EQUAL TO THE BASIS OF DESIGN SPECIFIED.
36. MAINTAIN AS-BUILT DRAWINGS, UPDATED DAILY DURING CONSTRUCTION, AND PRESENT THE OWNER, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, WITH TWO SETS OF AS-BUILT DRAWINGS. PROVIDE THE OWNER'S PERSONNEL WITH ON-SITE INSTRUCTION IN THE OPERATION AND MAINTENANCE OF THE COMPLETED ELECTRICAL SYSTEM PRIOR TO SYSTEM ACCEPTANCE.
37. PROVIDE THE OWNER WITH TWO SETS OF OPERATIONS AND MAINTENANCE (O & M) MANUALS IN ACCORDANCE WITH ASHRAE/IESNA STANDARD 90.1-2001. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
    A. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH
    B. PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
    C. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF
    D. EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS
    E. SHALL BE CLEARLY IDENTIFIED.
    F. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
    G. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
    H. EQUIPMENT FOR CONSIDERATION, BUT NOT LIMITED TO, IS AS FOLLOWS:
        EMERGENCY LIGHTING EQUIPMENT, AND LIGHTING CONTROLS.
37. ALL COMMUNICATIONS [CONDUITS] CABLES SHALL BE ROUTED AND SECURED AT LEAST 12" FROM FLUORESCENT FIXTURES AND POWER CIRCUITS. CROSS OTHER CIRCUITS AT 90 DEGREE ANGLE.
38. MOUNT OUTLET BOXES, ABOVE ACCESSIBLE CEILINGS FOR RECESSED LUMINAIRES, ON THE BOTTOM OF BAR JOISTS, WOOD JOISTS, OR BEAMS, AND ROUTE FOUR TO SIX FOOT (4' TO 6'), TYPE MC CABLE WHIPS TO EACH FIXTURE, AS REQUIRED. COORDINATE THE LOCATIONS OF OUTLET/JUNCTION BOXES WITH THE HVAC CONTRACTOR AND OTHER TRADES TO AVOID INTERFERENCE WITH THE INSTALLATION OF DUCT WORK.
39. WHERE RECESSED, OUTLET BOXES ARE INDICATED LOCATED IN FIRE RATED CEILINGS, COORDINATE THE LOCATIONS OF OUTLETS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN, CEILING FINISH PLAN, HVAC CONTRACTOR AND OTHER TRADES TO AVOID INTERFERENCE WITH THE INSTALLATION OF DUCT WORK. PROVIDE FIRE RATED ENCLOSURES LOCATED OVER THE OUTLET TO MAINTAIN THE SPECIFIED FIRE RATING OF THE CEILING.
40. VERIFY THE AMPACITY REQUIREMENTS (FLA, MCA, AND MOCP), POLES (1, 2, OR 3), AND VOLTAGE FOR ALL EQUIPMENT FURNISHED BY OTHERS WITH THE CONTRACTOR OR VENDOR SUPPLYING THE EQUIPMENT PRIOR TO THE PURCHASE AND INSTALLATION OF THE SAFETY SWITCHES, RACEWAYS, WIRING, AND BRANCH CIRCUIT BREAKERS.
41. PRIOR TO THE START OF ANY CORING OPERATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT TO DETERMINE EXACT LOCATIONS OF STRUCTURAL CONCRETE INTERNAL COMPONENTS. THE CONTRACTOR SHALL ADJUST CONDUIT/CONDUCTOR LENGTH AS REQUIRED TO SATISFY CORED HOLE LOCATION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING ANY STRUCTURAL CONCRETE INTERNAL COMPONENT(S) WITHOUT OBTAINING AUTHORIZATION FROM THE ARCHITECT.
42. THE CONTRACTOR'S ATTENTION IS PARTICULARLY DIRECTED TO REQUIREMENTS REGARDING: SEALING OF RACEWAYS; APPROVED TYPES OF RACEWAY FITTINGS; SUPPORT OF RACEWAYS, BOXES, AND OTHER SYSTEM COMPONENTS; TAGGING OF CIRCUITS; GROUNDING JUMPERS FOR FLEXIBLE CONDUIT; IDENTIFICATION OF REMOTE CONTROL DEVICES, PANELBOARDS, ETC.; FILLING-IN OF PANELBOARD DIRECTORIES; MOUNTING HEIGHTS OF OUTLETS, CABINETS, ETC.; BUILDING AND SYSTEM GROUNDING; AND CHECKING, TESTING, AND PLACING IN SERVICE OF ALL ELECTRICAL SYSTEMS AND COMPONENTS.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF ALL ELECTRICAL EQUIPMENT AND SYSTEMS WITH-IN TEN (10) BUSINESS DAYS OF RECEIVING THEIR "NOTICE TO PROCEED" ON THIS PROJECT. IF ANY DISCREPANCIES ARE FOUND THEY SHALL NOTIFY THE OWNER AND ENGINEER WITH-IN THE FIRST FIFTEEN (15) DAYS) AND PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION.
2. CONTRACTOR TO VERIFY THAT ALL EXISTING AND RELOCATED FIXTURES ARE IN PROPER WORKING CONDITION; REPAIR AND/OR REPLACE AS NECESSARY.
3. ELECTRICAL DEVICES, CONDUIT, AND CONDUCTORS SHALL BE REMOVED COMPLETE FROM EXISTING WALLS THAT ARE TO BE DEMOLISHED. REMOVE CIRCUITS BACK TO NEAREST DEVICE ON SAME CIRCUIT THAT SHALL REMAIN IN TACT OR COMPLETELY BACK TO PANELBOARD. RECONNECT NEW WIRING TO EXISTING DEVICES ON SAME CIRCUIT "DOWNSTREAM" IN ORDER THAT THEY OPERATE IN SAME MANNER AS BEFORE RENOVATION.
4. ELECTRICAL EQUIPMENT REMOVED AS PART OF REQUIRED DEMOLITION SHALL BE TURNED OVER TO OWNER.
5. ALL JUNCTION BOXES COVERPLATES SHALL BE PAINTED AND LABELED OR MARKED WITH PERMANENT MARKER INDICATING THE CIRCUIT NUMBERS ASSOCIATED WITH THE CONDUCTORS CONTAINED WITHIN BOX.
6. CONTRACTOR SHALL REMOVE AND/OR RELOCATE AS DIRECTED ALL ELECTRICAL APPURTENANCES ASSOCIATED WITH NEW CONSTRUCTION. DIVERT, EXTEND, REPLACE, RECONNECT, OR OTHERWISE MAKE GOOD REROUTE AND LEAVE IN SAFE WORKING ORDER ALL PORTIONS OF THE EXISTING ELECTRICAL INSTALLATION REQUIRED TO REMAIN IN USE DURING AND AFTER THE COMPLETION OF THE ALTERATION WORK. COORDINATE THE REMOVAL AND DISPOSAL OF ALL EXISTING ELECTRICAL MATERIAL WHICH IS NOT TO BE REUSED ON THE PROJECT WITH THE LANDLORD/OWNER.
7. CONTRACTOR SHALL REMOVE AND STORE ANY ELECTRICAL MATERIAL IF SO DIRECTED BY OWNER. PATCH AND PAINT WALLS AND CEILINGS AS REQUIRED BY REMOVALS OF APPURTENANCES. REMOVE AND STORE ALL LIGHTING FIXTURES TO BE RELOCATED.
8. WORK IS TO BE CARRIED OUT WITHOUT ANY UNNECESSARY INTERFERENCE WITH OWNER'S EXISTING FACILITIES AND OPERATIONS. POWER INTERRUPTIONS SHALL BE SCHEDULED WITH OWNER AND SHALL BE TAKEN ONLY DURING THOSE PERIODS WHICH HE HAS APPROVED IN WRITING.
9. CONTRACTOR MAY REUSE EXISTING RACEWAYS FOR INSTALLATION OF NEW CIRCUITS IF RACEWAY IS IN COMPLIANCE WITH N.E.C. AND FOLLOWS APPROPRIATE ROUTE.

SHOP DRAWING SUBMITTAL NOTE:

THE SHOP DRAWING SUBMITTAL SHALL INCLUDE AS A MINIMUM THE FOLLOWING:

- A TABLE OF CONTENTS OF ALL ITEMS INCLUDED IN THE SUBMITTAL. THIS SHALL BE SUB-DIVIDED BY CATEGORY OF DEVICES / EQUIPMENT.
- A LETTER, ON THE CONTRACTORS LETTERHEAD, WITH STATEMENTS ANY OF DEVIATIONS FROM THE DESIGN DOCUMENTS WITH EXPLANATIONS & SKETCHES AS NEEDED.
- A LETTER FROM THE UTILITY ON THEIR LETTERHEAD STATING THE AVAILABLE FAULT CURRENT AT THE SECONDARY OF THE UTILITY TRANSFORMER.
- HIGH-LIGHTED SUPPORTING DATA TO INDICATE COMPLIANCE WITH THE DESIGN DOCUMENTS.

THE SUBMITTALS SHALL NOT INCLUDE "TERM & CONDITIONS", INSTALLATION INSTRUCTIONS, OR ANY EXTRANEOUS INFORMATION THAT DOES NOT SHOW COMPLIANCE WITH THE SPECIFICATIONS. (THIS INFORMATION MAY BE SUBMITTED AS A SEPARATE DOCUMENT.)

ALL ITEMS REQUIRING SUBMITTALS SHALL BE SUBMITTED IN ONE COMPLETE DOCUMENT PER DISCIPLINE.

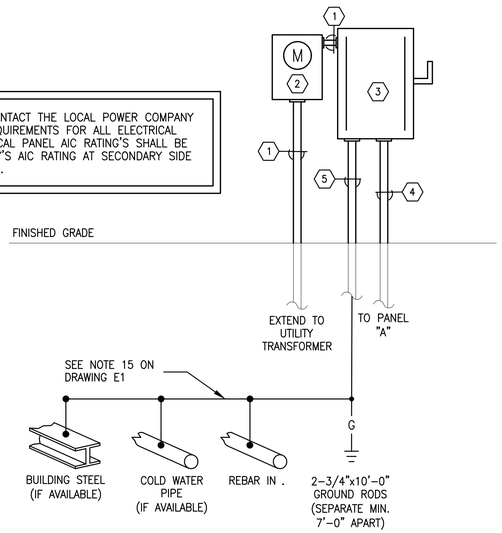
NOTE:

IF THE CONTRACTOR ELECTS TO PROVIDE AND/OR INSTALL ELECTRICAL SYSTEMS, INCLUDING LOW VOLTAGE SYSTEMS, AND EQUIPMENT FOR THIS PROJECT, DIFFERENTLY FROM THESE CONTRACT DOCUMENTS, WHICH REQUIRES AN APPROVAL LETTER OR DRAWING REVISIONS FROM THE ENGINEER OF RECORD, TO THE AUTHORITY HAVING JURISDICTION, THERE WILL BE A MINIMUM FEE OF $1,000.00, MADE PAYABLE TO MARSHALL & BOLLWERK ENGINEERING, INC. IN ADVANCE BY THE CONTRACTOR. ACTUAL FEE WILL DEPEND ON THE COMPLEXITY OF THE DEVIATION. ALLOW MINIMUM OF TEN(10) WORKING DAYS FOR LETTER AND/OR REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION BEFORE ANY EVALUATION WILL BE STARTED.

GENERAL NOTES:

ELECTRICAL CONTRACTOR SHALL REFER TO THE LANDLORDS, ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND

ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY TO DETERMINE THE AIC RATING REQUIREMENTS FOR ALL ELECTRICAL PANELS AND EQUIPMENT. ELECTRICAL PANEL AIC RATING'S SHALL BE SIZED PER LOCAL POWER COMPANY'S AIC RATING AT SECONDARY SIDE OF POWER COMPANY TRANSFORMER.



ONE-LINE DIAGRAM

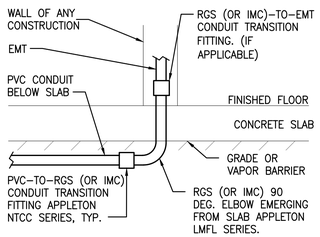
NOT TO SCALE

GENERAL NOTES:

1. ROUTE FEEDER UNDERGROUND FROM THE METER TO THE PANELBOARD LOCATION.
2. HORIZONTAL RUNS BELOW GRADE SHALL BE SCHEDULE 40 PVC CONDUIT w/ RIGID STEEL ELBOWS AND VERTICAL RUNS.
3. WHERE STEEL CONDUIT IS IN CONTACT WITH THE EARTH OR INCASED IN CONCRETE IT SHALL BE COATED w/ A CORROSION RESISTANT COATING.

KEYED NOTES:

1. 4 #3/0 (CU), 2"C., TO UTILITY TRANSFORMER.
2. 200 AMP, 208/120 VOLT, 3ø, 4 WIRE UTILITY METER PER UTILITY'S REQUIREMENTS.
3. 200A/240V/3P/SE/3R/ DISCONNECT SWITCH, FUSED AT 200A w/ CLASS RK1 FUSES.
4. 4#3/0 (CU), 1#6G. (CU), 2" C.
5. #4 SOLID BARE CU IN 1" SCH 80 PVC CONDUIT TO 6' BELOW FINISHED GRADE.



NOTE:

ALL METAL CONDUIT IN DIRECT CONTACT w/ EARTH OR CONCRETE SHALL BE COATED w/ AN APPROVED CORROSION RESISTANCE COATING. THE COATING SHALL COVER THE ENTIRE LENGTH OF CONDUIT IN CONTACT w/ THE EARTH OR CONCRETE AND EXTEND 2" BEYOND IN FREE AIR.

CONDUIT TRANSITION: PVC-TO-RGS BELOW SLAB

SCALE: NONE

PANEL: "A" (NEW) — PANELBOARD

MOUNTING: FLUSH
LOCATION: KITCHEN
TYPE: BOLT ON w/ GROUND BUS
NEMA RATING: 1

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

208Y/120V, 3ϕ, 4W
200A M.L.O.
VERIFY w/ UTILITY :AIC
GROUND BUS

	BRKR	DESCRIPTION	WIRE	BKR	PL	kVA A	kVA B	kVA C	PL	BKR	WIRE	DESCRIPTION	BRKR	
	1	INTERIOR LIGHTS	12	20	1	1.05	1.20		1	20	12	RECPT.- KIT. COUNTER	2	
#	3	EXTERIOR LIGHTS	12	20	1		0.00	1.20	1	20	12	RECPT.- KIT. COUNTER	4	
	5	COPIER	12	20	1			1.80	1.20	1	20	12	DISWASHER	6	##
	7	RECEPT. - OFFICE #1	12	20	1	0.72	0.60		1	20	12	REFRIGERATOR	8	##
	9	RECEPT. - JIM'S OFFICE	12	20	1		0.72	0.42	2	15	12	TANKLESS WATER HEATER - "TWH"	10	
	11	RECEPT. - OPEN OFFICE	12	20	1			0.90	0.42				12	
	13	RECEPT. - OPEN OFFICE	12	20	1	0.90	1.74		1	20	12	FURNACE - "F1"	14	
	15	RECEPT. - OPEN OFFICE	12	20	1		0.72	2.29	2	40	8	CONDENSING UNIT - "CU1"	16	
	17	RECEPT. - CONF. ROOM	12	20	1			1.26	2.29				18	
	19	RECEPT. - OFFICE #3	12	20	1	0.72	1.50		1	20	12	RECEPT. @ "CU1"	20	
	21	RECEPT. - OFFICE #2	12	20	1		0.72	0.00	1	20	-	SPARE	22	
	23	SPARE	-	20	1			0.00	0.00	1	20	-	SPARE	24
	25	SPARE	-	20	1	0.00	0.00		1	20	-	SPARE	26	
#	27	SPARE	-	20	1		0.00	3.12	2	40	8	*(FUTURE EV CHARGING STATION)*	28	##
#	29	STORE SIGN *(FUTURE)*	12	20	1			1.20	3.12				30	
	31	SPACE	-	-	-	0.00	0.00		-	-	-	SPACE	32	
	33	SPACE	-	-	-		0.00	0.00	-	-	-	SPACE	34	
	35	SPACE	-	-	-			0.00	0.00	-	-	-	SPACE	36
	37	SPACE	-	-	-	0.00	0.00		-	-	-	SPACE	38	
	39	SPACE	-	-	-		0.00	0.00	-	-	-	SPACE	40	
	41	SPACE	-	-	-			0.00	0.00	-	-	-	SPACE	42
				TOTAL		8.43	9.18	12.18	kVA					
						70.27	76.53	101.53	AMPS					
		PER NEC ARTICLE 220		TOTAL LOAD		29.80	kVA	82.78	AMPS					
				FEEDER LOAD		24.62	kVA	68.39	AMPS					

NOTES: FURNISH w/ SOILD GROUND BUS
ROUTE THRU LIGHTING CONTROLS.
PROVIDE A GFI TYPE BREAKER.

PANEL "A" LOAD CALCULATIONS

CONNECTED KVA	TOTAL KVA	DEMAND FACTOR		ESTIMATED DEMAND
RECEPT. 1st 10kVA	10.00	1.00	(Per NEC220.44)	10.00
- RECEPT. > 10kVA	4.45	0.50	(Per NEC220.44)	2.23
KITCHEN EQUIPMENT	0.00	0.65	(Per NEC220.56)	0.00
REFRIGERATION	0.00	1.00		0.00
LIGHTING	1.05	1.00	(Per Table 220.42)	1.05
LIGHTING - WAREHOUSE 1st12.5kVA	0.00	1.00	(Per Table 220.42)	0.00
- WAREHOUSE >12.5kVA	0.00	0.50	(Per Table 220.42)	0.00
HVAC	4.58	1.00		4.58
MOTORS	1.74	1.00		1.74
LARGEST MOTOR	1.74	0.25		0.44
MISC.	0.00	1.00		0.00
NON-COINCIDENT	0.00	1.00		0.00
TOTALS	23.56	-		20.03 KVA / 55.64 AMPS

MECHANICAL EQUIPMENT SCHEDULE

NOTE: FIELD VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS FOR MECHANICAL AND PLUMBING EQUIPMENT w/ APPROVED MECHANICAL AND PLUMBING SHOP DRAWINGS OR DELIVERED EQUIPMENT PRIOR TO STARTING WORK.

ID/ITEM#	QTY	DESCRIPTION	CIRCUIT	FEEDER	VOLT/ϕ	DISCONNECT	STARTER	HP/VA	MCA	NOTES
CU1	–	CONDENSING UNIT	A-16,18	2#8,1#10G., 3/4"C.	208/1	60A/240V/3R/ FUSED AT 40 A	–	–	27.5A	–
–	–	–	–	–	–	–	–	–	–	–
F1	–	FURNACE	A-14	2#12,1#12G., 3/4"C.	120/1	20A MOTOR RATED SWITCH	–	–	14.5A	–
–	–	–	–	–	–	–	–	–	–	
TWH	–	TANKLESS WATER HEATER	A-10,12	2#12,1#12G., 1/2"C.	208/1	15A BREAKER IN PANEL	–	–	4.0	PROVIDE A LOCK OUT TYPE DEVICE ON THE BREAKER IN PANEL.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER/MODEL #	LAMP TYPE/WATTAGE	NOTES
A	2'x4' LED TROFFER	H.E. WILLIAMS AT3-24-L55/835-D-DIM-120	(1) 48.0W (5,302 lm) LED DRIVER 3,500K CCT	
A1	2'x4' LED TROFFER	H.E. WILLIAMS AT3-24-L40/835-D-DIM-120	(1) 34.2W (3,874 lm) LED DRIVER 3,500K CCT	
B	2'x2' LED TROFFER	H.E. WILLIAMS AT3-22-L30/835-D-DIM-120	(1) 29.5W (2,816 lm) LED DRIVER 3,500K CCT	
C	2' LED STRIP	H.E. WILLIAMS 75R-2-L15/835-DIM-120	(1) 10.8W (1,511 lm) LED DRIVER 3,500K CCT	WALL MOUNTED CENTERED 1'-0" ABOVE DOOR.
S	DECORATIVE EXTERIOR WALL SCONCE	SELECTED BY OWNER	(1) 45W MAXIMUM 2,000 Lumen MINIMUM 3,500K CCT LED	SEE ARCH. FOR MOUNTING HEIGHT.
X	EXIT LIGHT WITH 2-LED EMERGENCY EGRESS HEADS	CHLORIDE by SIGNIFY VLTCR3R	(2) 1W LED FURNISHED w/ UNIT	WALL MOUNTED 8'-0" AFF
EM	LED 2-HEAD EMERGENCY LIGHTING UNIT	CHLORIDE by SIGNIFY CLUNW	(2) 1W LED FURNISHED w/ UNIT	WALL MOUNTED 8'-0" AFF
EX	REMOTE LED 2-HEAD EMERGENCY LIGHTING UNIT	CHLORIDE by SIGNIFY VLL2RGO	(2) 1W LED FURNISHED w/ UNIT	WET LISTED. WALL MOUNTED 8'-0" AFF

FOR CONSTRUCTION

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consultant

seal

GEORGIA REGISTERED NO. 030016 PROFESSIONAL ENGINEER MICHAEL JONES 5-28-2021

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: JMJ
checked by:

drawing date

5/31/2021

sheet title

ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM

sheet number

E0.2

COMcheck Software Version 4.1.5.1

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Parkland Comm. Office
Project Type: Alteration

Construction Site:
363 South Main Street
Alpharetta, GA 30004

Owner/Agent:

Designer/Contractor:
J. Michael Jones, P.E.
Marshall & Bollwerk Engineering, Inc.
8681 Highway 92
Suite 400
Woodstock, GA 30189
(678) 795-0333
mjones@mbeinc.net

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Common Space Types:Conference/Meeting/Multipurpose	194	1.23	239
2-Common Space Types:Corridor/Transition <8 ft wide	205	0.66	135
3-Common Space Types:Electrical/Mechanical	21	0.95	20
4-Common Space Types:Lounge/Breakroom	112	0.73	82
5-Common Space Types:Office - Enclosed	447	1.11	496
6-Common Space Types:Office - Open Plan	568	0.98	557
7-Common Space Types:Restrooms	106	0.98	104
		Total Allowed Watts =	1632

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types:Conference/Meeting/Multipurpose (194 sq.ft.)				
LED 1: Type "A": LED Panel 44W:	1	3	48	144
Common Space Types:Corridor/Transition <8 ft wide (205 sq.ft.)				
LED 2: Type "B": LED Panel 33W:	1	2	29	58
LED 5: Type "A1": LED Panel 33W:	1	2	34	68
Common Space Types:Electrical/Mechanical (21 sq.ft.)				
LED 8: Type "C": LED Linear 11W:	1	1	11	11
Common Space Types:Lounge/Breakroom (112 sq.ft.)				
LED 2 copy 1: Type "B": LED Panel 33W:	1	2	29	58
Common Space Types:Office - Enclosed (447 sq.ft.)				
LED 1 copy 1: Type "A": LED Panel 44W:	1	7	48	336
Common Space Types:Office - Open Plan (568 sq.ft.)				
LED 1 copy 1: Type "A": LED Panel 44W:	1	3	48	144

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types:Restrooms (106 sq.ft.)				
LED 5 copy 1: Type "A1": LED Panel 33W:	1	2	34	68
			Total Proposed Watts =	888

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

J. Michael Jones, PE — 5-27-2021
Name - Title — Signature — Date

COMcheck Software Version 4.1.5.1

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Parkland Comm. Office
Project Type: Alteration
Exterior Lighting Zone: 4 (High activity metropolitan commercial district)

Construction Site:
363 South Main Street
Alpharetta, GA 30004

Owner/Agent:

Designer/Contractor:
J. Michael Jones, P.E.
Marshall & Bollwerk Engineering, Inc.
8681 Highway 92
Suite 400
Woodstock, GA 30189
(678) 795-0333
mjones@mbeinc.net

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	580 ft2	0.2	No	116
Main entry	3 ft of door	30	Yes	90
Other door (not main entry)	3 ft of door	20	Yes	60
			Total Tradable Watts (a) =	150
			Total Allowed Watts =	266
			Total Allowed Supplemental Watts (b) =	1300

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (580 ft2): Non-tradable Wattage				
LED 1: Type "S": Other:	1	6	45	270
Main entry (3 ft of door width): Tradable Wattage				
LED 1 copy 1: Type "S": Other:	1	2	45	90
Other door (not main entry) (3 ft of door width): Tradable Wattage				
LED 1 copy 1: Type "S": Other:	1	2	45	90
			Total Tradable Proposed Watts =	180

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

J. Michael Jones, PE — 5-27-2021
Name - Title — Signature — Date

COMcheck Software Version 4.1.5.1

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 93.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.2.3 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.5 [EL25][null]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][3]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

FOR CONSTRUCTION

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consultant

GEORGIA REGISTERED NO. 22016 PROFESSIONAL ENGINEER MICHAEL JONES 5-28-2021

seal

issue date

No.	Description	Date
	For Const.	10.08

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing informat

project number: 18082
contact:
drawn by: JMJ
checked by: JMJ

drawing date

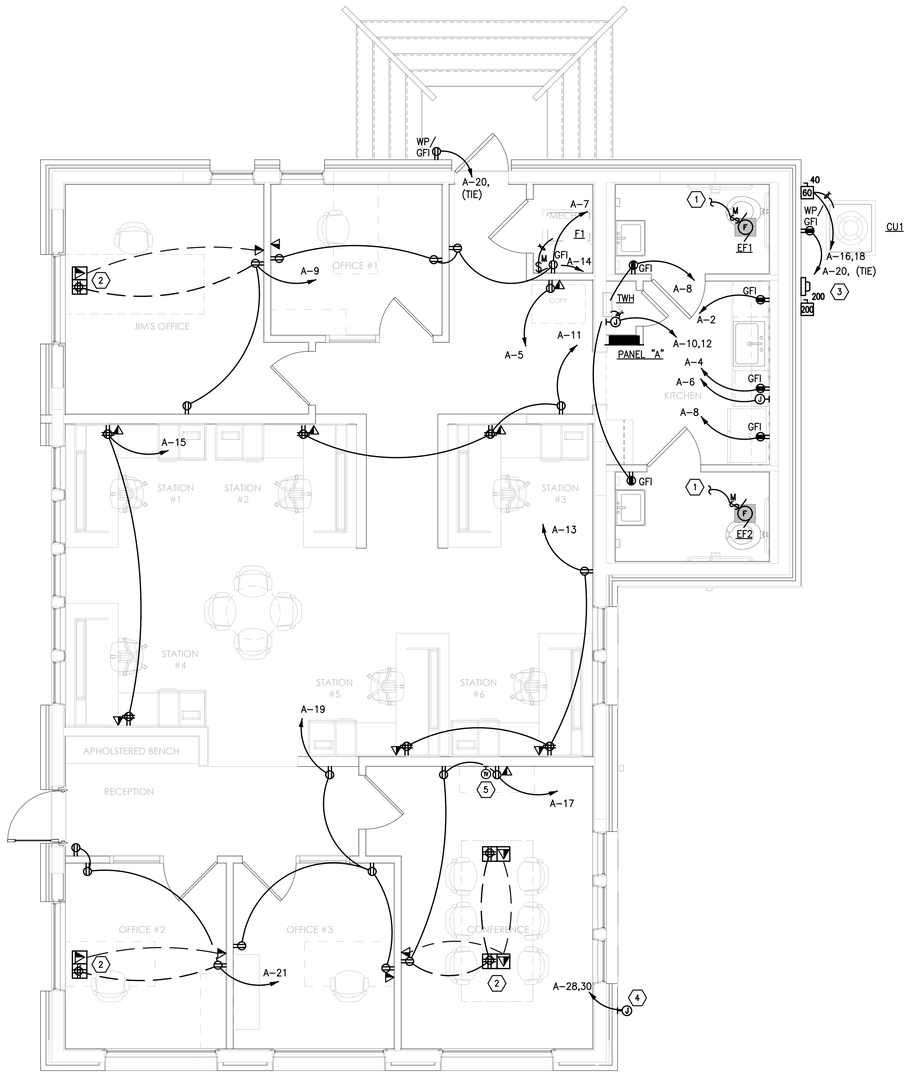
5/31/2021

sheet title

ENERGY CALCULATIONS

sheet number

E0.3



POWER PLAN

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

ABBREVIATIONS:

AFG	ABOVE FINISH GRADE	GFI	GROUND FAULT CIRCUIT INTERRUPTER
RTU	ROOF TOP UNIT	UNO	UNLESS NOTED OTHERWISE
EF	EXHAUST FAN	WP	WEATHERPROOF
NTS	NOT TO SCALE	AFF	ABOVE FINISHED FLOOR
CM	CEILING MOUNTED		

POWER LEGEND

	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	FLOOR BOX w/ QUAD RECEPTACLE & DATA. SEE SPECIFICATION NOTE 18. ON SHEET E0.1 FOR ADDITIONAL INFORMATION.
GFI	DUPLEX RECEPTACLE MOUNTED 42" AFF OR 6" ABOVE COUNTER. GFI = GROUND FAULT CIRCUIT INTERRUPTER
J	JUNCTION BOX (FLUSH, SURFACE OR WALL MOUNTED)
30 NF	DISCONNECT SWITCH. DISCONNECT RATING AND FUSE SIZE GIVEN, NF = NON-FUSED.
F	MOTOR (HORSEPOWER INDICATED) F = FRACTIONAL
	FLUSH MOUNTED 120/208 VOLT PANELBOARD
	CONDUIT, OR CABLE, CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT, OR CABLE, CONCEALED below slab / floor
A-2	HOME RUN TO PANEL AND CIRCUIT INDICATED
	FLEXIBLE CONDUIT NOT TO EXCEED 6 FEET IN LENGTH
	DATA/PHONE OUTLET: PROVIDE JUNCTION BOX w/ 1 1/4" STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING TERMINATED w/ AN INSULATED BUSHING.
TV	TV OUTLET: PROVIDE JUNCTION BOX w/ 1 1/4" STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING TERMINATED w/ AN INSULATED BUSHING.

MOUNTING HEIGHTS SHOWN ARE MAXIMUM/MINIMUM HANDICAPPED ACCESSIBILITY STANDARDS - THEY SHALL NOT BE ALTERED WITHOUT WRITTEN AUTHORIZATION.

NOTE: MOUNTING HEIGHTS NOTED ARE TO CENTERLINE OF DEVICE SHOWN. U.N.O.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IN WRITING WITH-IN 15 DAYS OF RECEIVING THE "NOTICE TO PROCEED" OF ANY DEVIATIONS FROM THESE PLANS THAT MAY AFFECT THE DESIGN.
2. SEE MECHANICAL EQUIPMENT SCHEDULE SHEET E0.2 FOR FEEDER, CIRCUIT NUMBER AND DISCONNECT INFORMATION FOR ALL HVAC AND PLUMBING EQUIPMENT.
3. COORDINATE WITH OTHER TRADES TO MAINTAIN CODE REQUIRED CLEARANCES FOR ELECTRICAL EQUIPMENT.

KEYED NOTES:

1. CONNECT TO LIGHTING CIRCUIT, SEE SHEET E2.1 FOR CONTINUATION. ALSO, SEE MECHANICAL PLANS FOR CONTROL INFORMATION.
2. FLOOR BOX w/ QUAD RECEPTACLE & DATA. ROUTE 2#12, 1#12G., 1"C. BELOW SLAB/FLOOR TO RECEPTACLE ON WALL & AN EMPTY 1"C. w/ PULL CORD TO DATA OUTLET. SEE DETAIL THIS SHEET FOR TURNING UP CONDUIT INTO WALL.
3. NEW UTILITY METER & SERVICE DISCONNECT, SEE ONE-LINE DIAGRAM ON E0.2.
4. PROVIDE A FLUSH MOUNTED WEATHER PROOF JUNCTION BOX w/ 2 #8, 1 #10G., 3/4"C. CAPPED IN PANEL "A" & THE J-BOX FOR FUTURE EV CHARGING STATION. FIELD COORDINATE THE FINAL LOCATION w/ OWNER PRIOR TO ROUGH-IN.
5. PROVIDE A TV OUTLET, RECEPTACLE, & DATA OUTLET MOUNTED 84" AFF OR AS DIRECTED BY THE OWNER.

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PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: JMJ
checked by: JMJ

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5/31/2021

sheet title

POWER PLAN

sheet number

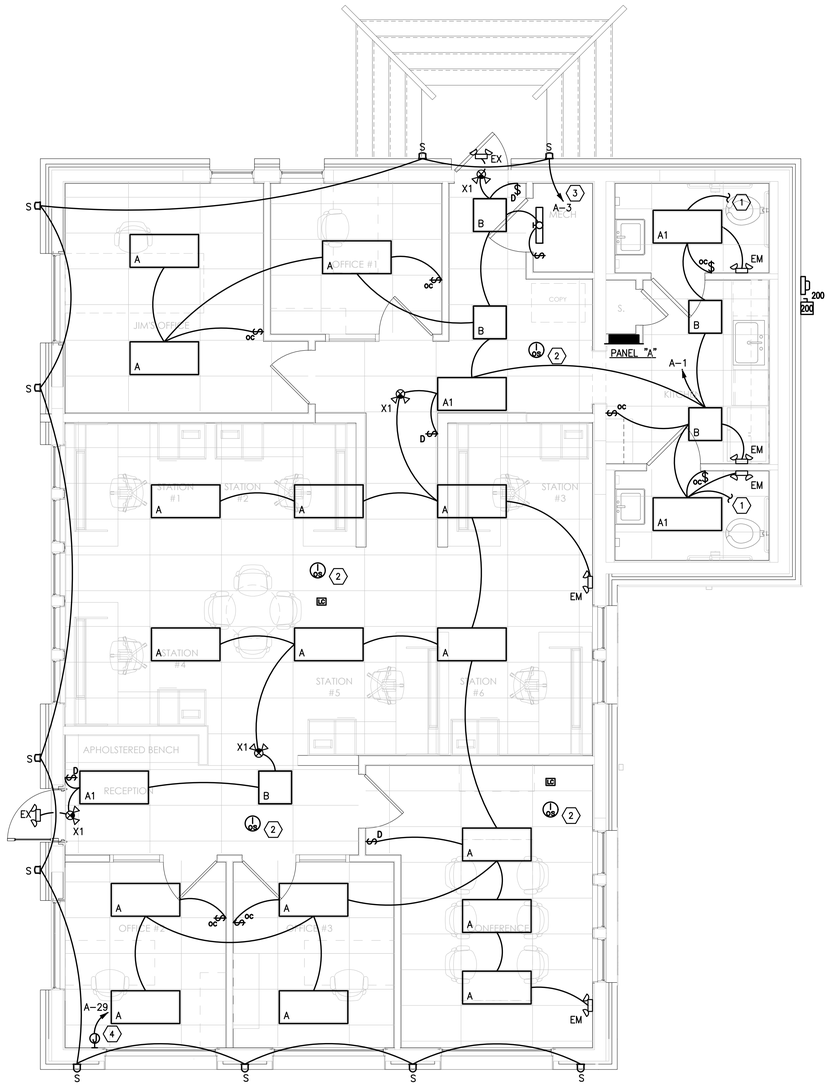
E1.1

LIGHTING CONTROL SEQUENCE OF OPERATIONS:

1. THE EXTERIOR LIGHTING CIRCUIT SHALL BE ROUTED THRU AN IECC 2015 COMPLIANT TIME CLOCK CONTROL PANEL (IECC C405.2.2.2). THE CONTROL PANEL SHALL HAVE A PHOTO CONTROL INPUT FROM A PHOTOCELL LOCATED ON THE ROOF WITH A CLEAR VIEW OF THE NORTHEAST SKY WITH OUT THE INTERFERENCE OF ARTIFICIAL LIGHT SOURCES. THE CONTROLS SHALL BE SET TO TURN THE LIGHTS ON AT DUSK AND TURN THE LIGHTS OFF AT DAWN WITH A TIME CLOCK SCHEDULE TO TURN THE LIGHT OFF OVER NIGHT PER THE SCHEDULE SET BY THE OWNER.

2. THE SMALL OFFICES, RESTROOMS, AND THE BREAK AREA SHALL BE CONTROLLED THRU DIMMING WALL SWITCH OCCUPANCY SENSORS THAT ARE TO BRING ON THE LIGHT ON TO NO GREATER THAN 50% LIGHT OUTPUT w/ MANUAL CONTROLS TO BRING LIGHTS UP TO 100%.

3. THE CONFERENCE ROOM AND THE OPEN OFFICE w/ HALLS SHALL BE CONTROLLED THRU A ROOM LIGHTING CONTROLLER, CEILING MOUNTED OCCUPANCY SENSOR, AND DIMMER–LOOKING KEY PADS. THE SYSTEM SHALL BE SET–UP FOR THE OCCUPANCY SENSOR TO BRING THE LIGHTS ON TO NO MORE THAN 50% AND THE DIMMERS TO BRING THE LIGHTS UP TO 100%.



LIGHTING PLAN
SCALE: 1/4" = 1'–0"

ABBREVIATIONS:

AFG	ABOVE FINISH GRADE	GFI	GROUND FAULT CIRCUIT INTERRUPTER
RTU	ROOF TOP UNIT	UNO	UNLESS NOTED OTHERWISE
EF	EXHAUST FAN	WP	WEATHERPROOF
NTS	NOT TO SCALE	AFF	ABOVE FINISHED FLOOR
CM	CEILING MOUNTED		

LIGHTING LEGEND

$	SINGLE POLE TOGGLE SWITCH, MOUNT 48" A.F.F. U.N.O.
$D	DIMMING WALL SWITCH, MOUNT 48" A.F.F. U.N.O. BASIS OF DESIGN WATTSTOPPER LMDM–101.
$OC	OCCUPANCY SENSOR WALL SWITCH, MOUNT 48" A.F.F. U.N.O. BASIS OF DESIGN WATTSTOPPER DW–311 DUAL TECHNOLOGY 0–10V DIMMING.
OC	CEILING MOUNTED OCCUPANCY SENSOR. BASIS OF DESIGN WATTSTOPPER LMDC–100.
LC	ROOM LIGHTING CONTROLLER BASIS OF DESIGN WATTSTOPPER LMRC–111.
	FLUSH MOUNTED 120/208 VOLT PANELBOARD
	CONDUIT, OR CABLE, CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT, OR CABLE, CONCEALED below slab / floor
A–2	HOME RUN TO PANEL AND CIRCUIT INDICATED
	FLEXIBLE CONDUIT NOT TO EXCEED 6 FEET IN LENGTH
	2'x4' LAY–IN FIXTURE
	2'x2' LAY–IN FIXTURE
EM	EXIT SIGN w/ EMERGENCY
	EMERGENCY LIGHT

MOUNTING HEIGHTS SHOWN ARE MAXIMUM/MINIMUM HANDICAPPED ACCESSIBILITY STANDARDS – THEY SHALL NOT BE ALTERED WITHOUT WRITTEN AUTHORIZATION.

NOTE: MOUNTING HEIGHTS NOTED ARE TO CENTERLINE OF DEVICE SHOWN. U.N.O.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IN WRITING WITH–IN 15 DAY OF RECEIVING THE "NOTICE TO PROCEED" OF ANY DEVIATIONS FROM THESE PLANS THAT MAY AFFECT THE DESIGN.
2. PROVIDE TYPED DIRECTORY, IN ALL PANELBOARDS, SHOWING AS–BUILT CONDITIONS.
3. PROVIDE GROUNDED CIRCUIT CONDUCTOR AT EACH LIGHT SWITCH PER NEC 404.2(C).
4. CONNECT ALL EXIT AND EMERGENCY BATTERIES AHEAD OF ALL SWITCHES & CONTROLS.
5. FIELD VERIFY EMERGENCY EGRESS LIGHTING LEVELS PROVIDED COMPLY w/ NFPA 101 7.9.2.1, 1.0 FOOT–CANDLE AVERAGE & 0.1 FOOT–CANDLE MINIMUM. PROVIDE ADDITIONAL FIXTURES AS REQUIRED TO MEET THIS REQUIREMENT OR AS DIRECTED BY THE AHJ.
6. COORDINATE THE LOCATIONS OF OCCUPANCY & VACANCY SENSORS FOR LIGHTING CONTROL WITH THE VENDOR PRIOR TO ROUGH–IN.
7. COORDINATE WITH OTHER TRADES TO MAINTAIN CODE REQUIRED CLEARANCES FOR ELECTRICAL EQUIPMENT.
8. PRIOR TO THE PROJECT CLOSEOUT THE CONTRACTOR SHALL HAVE THE REGISTERED LIGHTING DESIGN PROFESSIONAL PROVIDE EVIDENCE THE LIGHTING CONTROL SYSTEM HAS BEEN TESTED IN ACCORDANCE w/ IECC C408.3.1.

KEYED NOTES:

1. CONNECT TO EXHAUST FAN, SEE SHEET E1.1 FOR CONTINUATION.
2. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, ROOM LIGHTING CONTROLLER ABOVE THE CEILING, AND DIMMING WALL SWITCH TO CONTROL LIGHTS IN THIS ROOM.
3. ROUTE THRU LIGHTING CONTROL PANEL, SEE SEQUENCE OF OPERATIONS THIS SHEET.
4. PROVIDE A JUNCTION BOX MOUNTED ON THE INSIDE FACE OF THE WALL OR PARAPET WITH A 3/4" RIGID STEEL CONDUIT STUBBED THRU WALL AND CAPPED FOR FUTURE SIGN. IF MOUNTED ON PARAPET PROVIDE A CAST METAL BOX w/ WEATHER PROOF COVER. FIELD COORDINATE THE FINAL LOCATION OF JUNCTION BOX w/ SIGN VENDOR PRIOR TO ROUGH–IN.

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PARKLAND COMM. OFFICE

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for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: JMJ
checked by: JMJ

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5/31/2021

sheet title

LIGHTING PLAN

sheet number

E2.1

PLUMBING NOTES:

GENERAL:

1. VERIFY" SHALL MEAN CHECK CONDITIONS ON SITE AGAINST DRAWINGS AND SPECIFICATION AND ADJUST WORK TO MATCH EXISTING. OBTAIN RULING FROM OWNER ON ANY ITEMS REQUIRING CLARIFICATION
2. THE NEW PLUMBING SYSTEMS (DOMESTIC COLD & HOT WATER, SANITARY WASTE, VENT AND GAS) SHALL BE INSTALLED COMPLETE AND IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS, LOCAL HEALTH DEPARTMENT STANDARDS AND THE OWNER'S REQUIREMENTS.
3. THE SYSTEMS SHALL BE FREE OF ANY NOISE AND VIBRATIONS.
4. THE PLUMBING WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL PLUMBING & GAS CODES, GA STATE AMENDMENTS, THE GEORGIA STATE ACCESSIBILITY CODE & ALL APPLICABLE SECTIONS OF NFPA AND ANSI AND THE GUIDELINES OF ASPE.
5. THE CONTRACTOR SHALL CONFIRM AND ENSURE THAT ALL PLUMBING WORK CONFORMS TO THE CURRENT REQUIREMENTS OF THE LOCAL BUILDING INSPECTION DEPARTMENT.
6. ALL PLUMBING EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
7. ALL FIXTURES AND EQUIPMENT SHALL BE INSTALLED LEVEL, PLUMB AND RUN PARALLEL OR PERPENDICULAR TO THE BUILDING WALLS UNLESS INDICATED OTHERWISE.
8. CONTRACTOR SHALL SECURE ALL PERMITS, INSPECTION CERTIFICATES, AUTHORITY APPROVALS AND PAY ALL RELATED FEES AND CHARGES.
9. ALL NEW PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
10. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE OR MATERIAL WHICH MAY BE NECESSARY TO MAKE THE WORK COMPLETE AND FULLY OPERATIONAL, EVEN IF NOT EXPLICITLY STATED, SHALL BE PROVIDED FOR BY THE CONTRACTOR.
11. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ALL ELECTRICAL AND MECHANICAL WORK AND STRUCTURAL MEMBERS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL AREAS WHICH WERE DAMAGED BY HIS OPERATION.
13. ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT THE HIGHEST POSSIBLE ELEVATION AND NOT LESS THAN 6" ABOVE FINISHED FLOOR TO PROVIDE CLEARANCE FOR CLEANING.
14. EXACT LOCATIONS & ROUGH-IN REQUIREMENTS FOR ALL FIXTURES & EQUIPMENT SHALL BE DETERMINED FORM ARCHITECTURAL DRAWINGS. LARGE SCALE ARCHITECTURAL DETAILS & APPROVED MANUFACTURER'S SHOP DRAWINGS. PARTICULAR ATTENTION SHALL BE DIRECTED TO FIXTURES OR EQUIPMENT FURNISHED BY OTHER TRADES.
15. PIPING IS SHOWN IN ITS GENERAL LOCATION (UNLESS DIMENSIONED). EXACT LOCATIONS SHALL BE DETERMINED BY JOB CONDITIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HIS WORK WITH THAT OF OTHER TRADES & ARRANGE PIPING TO CLEAR STRUCTURAL MEMBERS & DUCTWORK. DO NOT RESTRICT ACCESS TO ANY EQUIPMENT.

SANITARY WASTE WATER & VENT PIPING:

16. ALL SANITARY WASTE & VENT PIPING & FITTINGS INSIDE THE BUILDING, ABOVE & BELOW GRADE, SHALL BE SOLID WALL SCHEDULE 40 PVC DWV AS MANUFACTURED BY CHARLOTTE PIPE & MEET ASTM D-1784, D-1785 & D-2665.
17. FOAM CORE &/OR CELLULAR CORE PVC PIPING SHALL NOT BE ALLOWED.
18. PVC PIPING OUTSIDE THE BUILDING, BELOW GRADE, SHALL BE TYPE PVC SDR-35 MEETING ASTM-D3034.
19. PVC-DWV FITTINGS FOR PIPING SHALL BE SOLVENT WELD TYPE INSIDE & UNDERSLAB MEETING ASTM D-1784, D-2665 & D-3311. CEMENTS SHALL MEET ASTM D-2565 & PRIMER MEETING ASTM F-656. CURE TIME MUST COMPLY WITH MANUFACTURER'S RECOMMENDATIONS. EXTERIOR PIPING JOINTS SHALL BE NEOPRENE PUSH-ON TYPE.
20. PROVIDE MINIMUM COVER OF 30" FOR ALL LINES OR AS OTHERWISE NOTED ON THE DRAWINGS.
21. COORDINATE WITH THE MECHANICAL CONTRACTOR TO ENSURE THAT SANITARY VENTS THROUGH ROOF MAINTAIN A MINIMUM OF 12" FROM ANY VERTICAL SURFACE AND 10'-0" FROM ANY FRESH AIR INTAKE TO THE BUILDING.
22. INVERT ELEVATIONS OF THE SANITARY PIPING SHOWN ON THE CIVIL UTILITY PLANS SHALL BE VERIFIED ON THE JOB BEFORE INSTALLING ANY PIPE.
23. REFER TO ARCHITECTURAL FINISH SCHEDULE & ELEVATIONS FOR DETAILS OF FLOORS WHERE FLOOR DRAINS & CLEAN-OUTS ARE LOCATED.
24. ALL CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND ARCHITECT PRIOR TO INSTALLATION.

DOMESTIC WATER PIPING:

25. DOMESTIC WATER PIPING BELOW GRADE SHALL BE TYPE "K" COPPER TUBING, WITH NO PIPE JOINTS BELOW GRADE. UNDERGROUND PIPES SHALL BE INSIDE A PVC PIPE LINER AND INSTALL A UNION ABOVE GRADE AT EACH END OF THE BURIED PIPE. UNDERGROUND PIPE SHALL BE DRAWN EXCEPT ANNEALED (SOFT) PIPE MAY BE USED WHERE INDICATED.
26. DOMESTIC (CLOD, HOT & CIRCULATING HOT) WATER PIPING ABOVE GRADE SHALL BE TYPE "L" COPPER TUBING. FITTINGS SHALL BE WROUGHT COPPER WITH LEAD FREE SOLDER. PIPING SHALL NOT TOUCH FERROUS MATERIALS. FIRMLY SUPPORT PIPING USING NON FERROUS PIPE SUPPORTS.
27. IF APPROVED BY OWNER, DOMESTIC WATER PIPING ABOVE GRADE MAY BE CPVC PER ASTM D2846; ASTM F 441; ASTM F442; CSA B137.6. FITTINGS MAY BE CPVC PER ASSE 1061; ASTM D2846; ASTM F 437 ASTM F 438, ASTM F 439; CSA B137.6.
28. SHUT-OFF VALVES SHALL BE FULL PORT, THREADED OR SOLDER-END TYPE, RATED AT NOT LESS THAN 200 LB. NON-SHOCK COLD WATER WORKING PRESSURE. PROVIDE VALVES IN EACH BRANCH LINE WHETHER SHOWN ON THE DRAWINGS OR NOT.
29. PROVIDE A BALL-COCK STOP ON WATER SUPPLY IN BRANCH PIPE TO EACH PLUMBING FIXTURE WHETHER SHOWN ON THE DRAWINGS OR NOT.
30. UNIONS SHALL BE PROVIDED AFTER EACH SCREW TYPE VALVE AND AT EQUIPMENT CONNECTIONS. PROVIDE ISOLATION UNIONS ON ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
31. COLD & HOT WATER RISERS FOR FIXTURES, UNLESS NOTED OTHERWISE SHALL BE CONCEALED IN WALLS OR PIPE CHASES.
32. EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
33. ALL DOMESTIC WATER PIPING (HOT, COLD, HOT WATER CIRCULATION) SHALL BE LOCATED WITH THE BUILDING ENVELOPE. PIPING LOCATED ABOVE CEILING SHALL BE LOCATED BETWEEN THE CEILING & ROOF/CEILING INSULATION. PIPING LOCATED IN EXTERIOR WALL SHALL BE LOCATED BETWEEN THE WALL INSULATION & INTERIOR SHEATHING

GAS:

34. GAS PIPING: PIPE SHALL BE CODE APPROVED BLACK IRON, SCHEDULE 40, ASTM A120 OR A53, WITH THREADED JOINTS, AND A MINIMUM PRESSURE RATING OF 250 PSI. FITTINGS SHALL BE SCREWED END.
35. PROVIDE A GAS COCK AT EACH PIECE OF GAS EQUIPMENT AND ONE MAIN SHUT-OFF GAS COCK AT THE GAS METER. COORDINATE LOCATION, LEAVING GAS PRESSURE AND GAS METER WITH THE LOCAL NATURAL GAS SUPPLY COMPANY.

INSULATION:

36. INSULATE ALL ABOVE GROUND HOT AND COLD WATER PIPING AND FITTINGS WITH:
    A. PRE-FORMED ARMAFLEX AP INSULATION, 1" THICK. USE ARMAFLEX 520 ADHESIVE ON ALL JOINTS. INSULATION CONDUCTIVITY SHALL BE MAXIMUM 0.27 (BTU*IN)/(HR*FT2*?F) PER ASTM C 177.
    B. PRE-FORMED NOMALOCK EPFI INSULATION INSULATION, 1" THICK. WITH A PRE-GLUED PRESSURE SENSITIVE ADHESIVE CLOSURE SYSTEM. INSULATION CONDUCTIVITY SHALL BE MAXIMUM 0.27 (BTU*IN)/(HR*FT2*?F) PER ASTM C 177.
    C. PRE-FORMED MICRO-LOK FIBER GLASS INSULATION, 1" THICK. WITH FACTORY APPLIED LONGITUDINAL ACRYLIC CLOSURE SYSTEM & FACTORY SUPPIED BUTT STRIPS. INSULATION CONDUCTIVITY SHALL BE MAXIMUM 0.24 (BTU*IN)/(HR*FT2*?F) PER ASTM C 177.
37. THE DRAINAGE, HOT AND COLD PIPEWORK BELOW ALL LAVATORIES IN THE TOILETS WILL BE INSULATED WITH "HANDI-LAV" GUARD" INSULATING KITS AS MANUFACTURED BY TRUEBRO, INC (203) 875-2868 OR EQUAL.
38. INSULATE ALL RAIN LEADER PIPING INSIDE THE BUILDING WITH ARMAFLEX AP INSULATION, MINIMUM 1" THICK, USE ARMAFLEX 520 ADHESIVE ON ALL JOINTS. THERMAL CONDUCTIVITY SHALL NOT EXCEED 0.27 BTU-IN/HR-SQ. FT.- DEG F AT 75 DEG F. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, SMOKE DEVELOPED RATING OF 50 OR LESS.

SUPPORT SPACING:

39. SPACING OF HANGERS AND SUPPORTS FOR ABOVEGROUND HORIZONTAL PIPING AND TUBING SHALL NOT EXCEED THE FOLLOWING:

	PIPE SIZE	MAX. SPACING (FT)
A.	COPPER TUBING	
	3/4 " & SMALLER	5
	1 IN. THRU 3 IN	6
B.	PVC PIPE	4
C.	GAS PIPING (STEEL):	
	1/2"	6
	3/4" - 1"	8
	1-1/4"- LARGER	10

    D. SEE 2012 INTERNATIONAL PLUMBING CODE, TABLE 308.5, FOR PIPE HANGER SPACING FOR OTHER MATERIALS
40. SUPPORT PIPES FROM STRUCTURE. WHERE SPACING OF STRUCTURAL MEMBERS EXCEEDS THE MAXIMUM SPACING NOTED ABOVE PROVIDE ADDITIONAL SUPPORTS OF SUFFICIENT SIZE TO SUPPORT PIPES WITHOUT EXCESSIVE DEFLECTION.
41. ADJUST HANGERS AND SUPPORTS TO SLOPE PIPE TO CODE OR AS OTHERWISE REQUIRED FOR PROPER OPERATION OF THE SYSTEM(S).
42. UNDERGROUND PIPING SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH.

MISCELLANEOUS:

43. THE SCHEDULED "BASIS OF DESIGN" IS INTENDED TO INDICATE THE PERFORMANCE REQUIRED FOR THE PARTICULAR ITEM OF EQUIPMENT. SUBSTITUTIONS WILL BE PERMITTED. SUBSTITUTIONS SHALL BE DEEMED TO INCLUDE ALL ASSOCIATED CHANGES TO BUILDING, STRUCTURE & OTHER SERVICES WITHOUT ANY ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT SUBSTITUTIONS SHALL FIT INTO THE SPACE AVAILABLE WITH PROVISIONS FOR PROPER ACCESS, MAINTENANCE, PARTS REPLACEMENT, WEIGHT ALLOWANCE & FOR COORDINATION WITH OTHER TRADES (INCLUDING ELECTRICAL, MECHANICAL, STRUCTURAL AND ARCHITECTURAL).
44. NON-FREEZE HOSE BIBBS SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR OR AS OTHERWISE NOTED ON THE DRAWINGS. VERIFY PRIOR TO INSTALLATIONS.
45. PROVIDE SLEEVES FOR PIPES THRU FLOORS, MASONRY WALLS & FIRE OR SMOKE PARTITIONS. PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND PARTITIONS SHALL BE FIRE STOPPED TO COMPLY WITH THE APPLICABLE EDITION, INCLUDING REVISIONS, OF THE STANDARD BUILDING CODE, STANDARD MECHANICAL CODE AND LOCAL FIRE MARSHALL REQUIREMENTS. FIRE STOP SYSTEM USED SHALL BE UL LISTED AND SHALL BE SUITABLE FOR THE PENETRATING AND PENETRATED MATERIALS. THE WORK SHALL BE INSPECTED AND CERTIFIED BY THE MANUFACTURER'S AUTHORIZED REPRESENTATIVE. PENETRATIONS THROUGH WALLS AND FLOORS BELOW GRADE AND OUTSIDE WALLS SHALL BE SEALED AND CAULKED WATER, MOISTURE AND AIR TIGHT TO ARCHITECT APPROVAL.
46. THE PRV PROVIDED SHALL BE SUITABLE FOR THE APPLICATION. THE PLUMBER SHALL CHECK THE PREVAILING MAINS WATER PRESSURE AND SHALL CONSULT THE MANUFACTURER'S ENGINEERING DEPARTMENT TO VERIFY THE CORRECT SELECTION OF THE PRV PROVIDED IRRESPECTIVE OF ANY MODEL SPECIFIED ON THE DRAWINGS.
47. BACK FLOW PREVENTORS SHALL BE PROVIDED ON ALL BEVERAGE MACHINES AND ICE MAKERS WHETHER SHOWN ON THE DRAWINGS OR NOT.
48. EXISTING BFP 'S TO BE REUSED SHALL BE TESTED BY A CERTIFIED BACK FLOW PREVENTER TECHNICIAN AND A LETTER OF COMPLIANCE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE LOCAL AUTHORITY AS PART OF THE CONTRACT.

SLOPE OF HORIZONTAL DRAINAGE PIPE (TABLE 704.1, 2012 IPC)	
SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

PLUMBING FIXTURE SCHEDULE

TAG	BASIS OF DESIGN	MODEL	DESCRIPTION	ACCESSORIES
HWC	MANSFIELD	4137-3121	"ALTO" FLOOR MOUNTED (1.28 GPF) FLUSH TANK HANDICAPPED TOILET WITH ELONGATED BOWL: WATER CLOSET RIM TO BE 16 3/4" AFF.	PROVIDE WITH ELONGATED OPEN FRONT SEAT WITHOUT LID. FLUSH HANDLES SHALL BE ON WIDE SIDE OF WATER CLOSET COMPARTMENT
LAV	MANSFIELD	2018HBNS	"GRAND ISLE" ADA COMPLIANT, WALL HUNG LAVATORY. CONCEALED FRONT OVERFLOW, VITREOUS CHINA, WITH FAUCET HOLES ON 4" CENTERS.	PROVIDE WITH CHICAGO FAUCET MODEL: 802-1000CP LAVATORY FAUCET WITH LEVER HANDLES, 4" SPOUT, 1/4 TURN OPERATING CARTRIDGE, 0.5 GPM AERATOR, McGUIRE 1-1/4" PTRAP, SUPPLIES & STOPS.
MV	LAWLER	TMM-1000	UNDER-THE-COUNTER THERMOSTATIC MIXING VALVE WITH A THERMOSTATIC HIGH TEMPERATURE LIMIT STOP @ 110'F.	3/8" INLETS & 3/8" OUTLET INTEGRAL RUBBER DUCK-BILL CHECKS SET TO DELIVER MAX. 105'F TEMPERED WATER
SCS	DAYTON	DSESR12722	18 GAUGE-TYPE 304 STAINLESS STEEL SELF-RIMING, SINGLE BOWL SINK. 3- 4" CENTER 1-1/2"ø FAUCET HOLES. OVERALL DIMENSIONS 27"x22", BOWLS TO BE 8" DEEP.	PROVIDE WITH ELKAY FAUCET MODEL: LK800GN05T4; TWO HANDLE, DECK MOUNT FAUCET WITH RIGID GOOSENECK SPOUT. OVERALL HEIGHT 8". PROVIDE WITH LK35 STAINLESS STEEL CONICAL STRAINER BASKET WITH FLEX STEM & RUBBER STOPPER. McGUIRE 1-1/2" P-TRAP & SUPPLIES AND STOPS.
FCO GCO	ZURN	Z-1400	ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, WITH GAS & WATER TIGHT ABS TAPERED THREAD PLUG & ROUND SCORIATED TOP ADJUSTABLE TO FINISHED FLOOR.	PROVIDE WITH CARPET MARKER TOP OR RECESSED SQUARE TOP FOR TILE AS REQUIRED.
NFHB	WOODFORD	65	ANTI-SIPHON, AUTOMATIC DRAINING, FREEZELESS WALL HYDRANT.	PROVIDE WITH ADDITIONAL OPERATING KEY.
IM	IPS	88080	"WATER-TITE" RECESSED ICE MAKER BOX WITH INTEGRAL HAMMER ARRESTOR VALVE.	

WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	CAPACITY (GAL)	GAS INPUT (BTUH)	GPM (@ 90'F RISE)	ENERGY FACTOR	ELECTRICAL V/PH/HZ	ELECTRICAL FLA	NOTES:
TWH	RINNAI	VR75i	---	180,000	3.5	.81	208/1/60	4	1,2,3

NOTES:
1. PROVIDE WITH 4" PVC INTAKE & EXHAUST PIPES & CONCENTRIC VENT. VERIFY EXHAUST & VENT PIPE TERMINATION WITH MANUFACTURER.
2. PROVIDE EXPANSION TANK & T & P VALVE.
3. 57'F TEMP RISES @ 0.5 GPM FLOW RATE.

SYMBOL	PLUMBING LEGEND
	DOMESTIC (COLD) WATER PIPING
	HOT WATER PIPING
	CIRCULATING HOT WATER PIPING
	SANITARY PIPING
	VENT PIPING
G	GAS PIPING
	BELOW FLOOR DOMESTIC WATER PIPING
	PIPING TURNING DOWN
	P-TRAP
	VENT THROUGH ROOF
	SHUT-OFF VALVE
	FLOOR/GRADE CLEAN OUT
	FLOOR DRAIN W/ TRAP PRIMER LINE
	WALL CLEANOUT
	GAS SHUT-OFF VALVE
	NEW-TO-EXISTING CONNECTION

ABBREVIATIONS:

AFF	=	ABOVE FINISHED FLOOR
BFP	=	BACK FLOW PREVENTER
CMP	=	COMPRESSOR
CW	=	COLD WATER
°F	=	DEGREES FAHRENHEIT
DIA	=	DIAMETER
FD	=	FLOOR DRAIN
FS	=	FLOOR SINK
HD	=	HUB DRAIN
HP	=	HORSEPOWER
HW	=	HOT WATER
IPC	=	INTERNATIONAL PLUMBING CODE
LAV	=	LAVATORY
PRV	=	PRESSURE REDUCING VALVE
SAN	=	SANITARY
TYP	=	TYPICAL
VTR	=	VENT THROUGH ROOF
WHA	=	WATER HAMMER ARRESTOR

FOR CONSTRUCTION

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seal
GEORGIA
No.PE038052
PROFESSIONAL
ENGINEER
MATTHEW R. MERKER
10-8-21

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

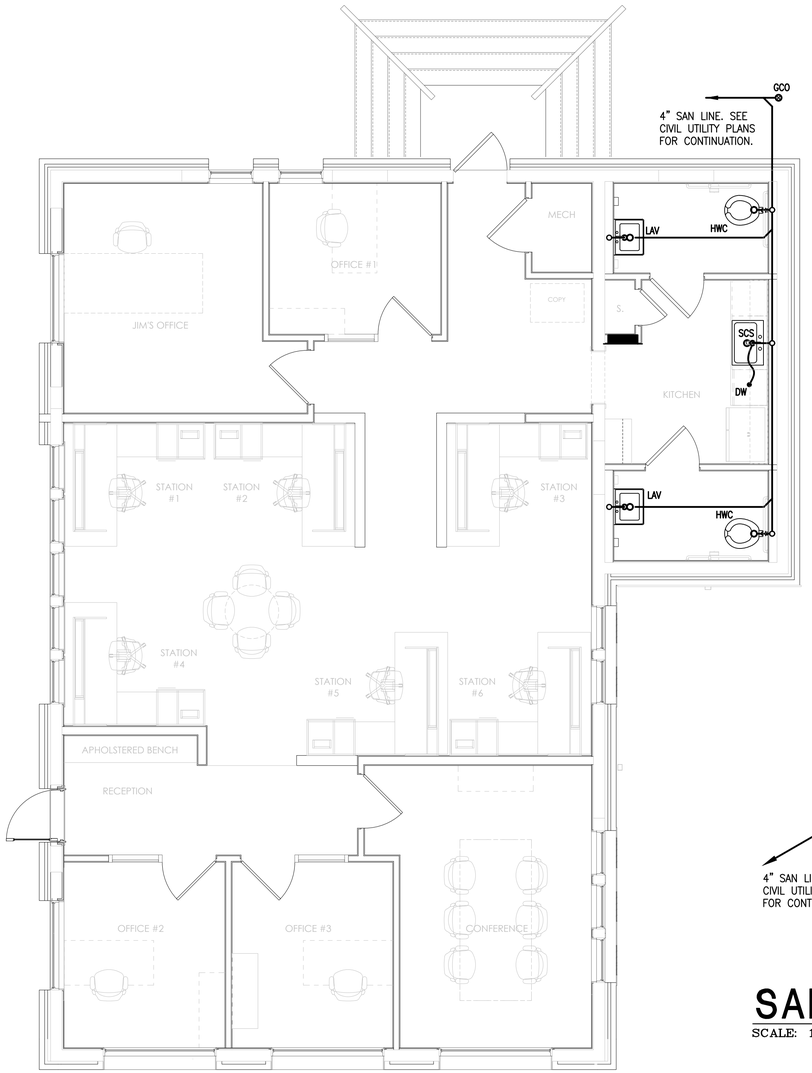
5/31/2021

sheet title

PLMBING NOTES, LEGEND, & ABBREVIATIONS

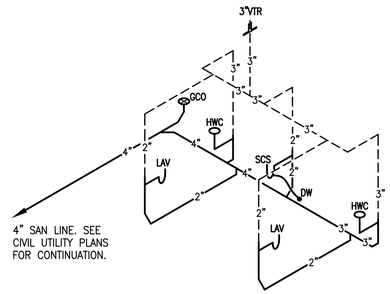
sheet number

P0.1



SANITARY WASTE & VENT PLAN

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



SANITARY WASTE & VENT RISER

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

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sheet title

SANITARY WASTE & VENT PLANS & RISERS

sheet number

P1.1

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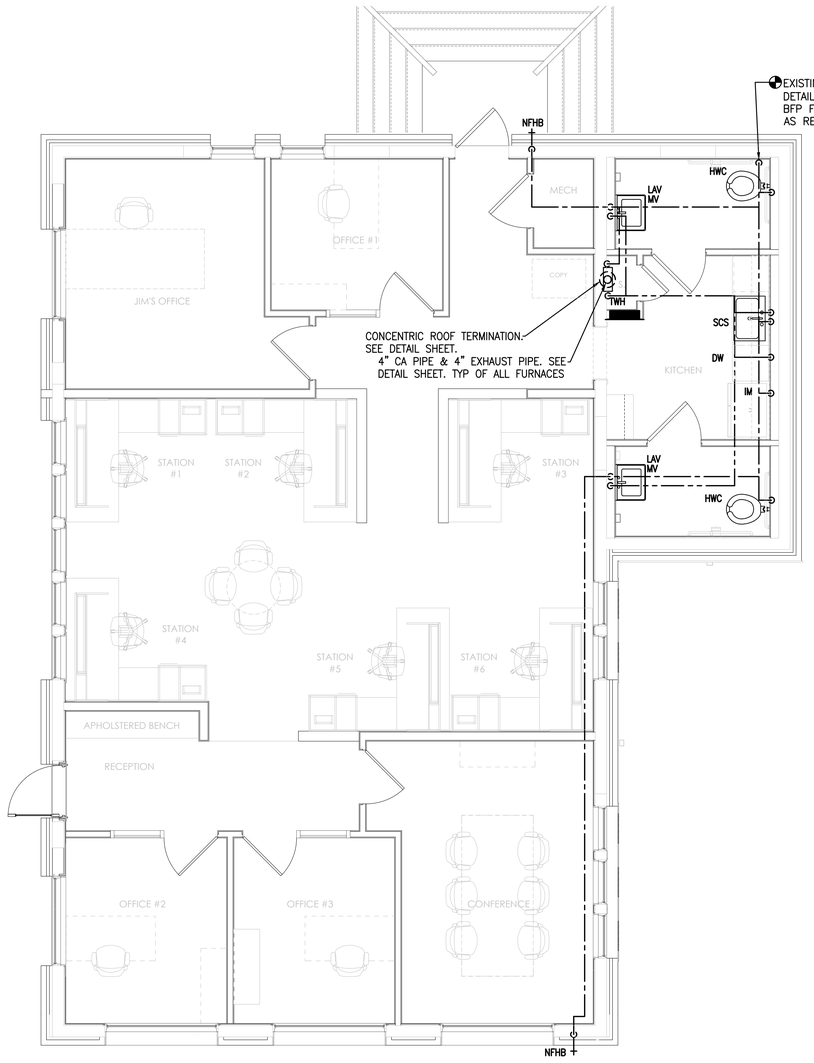
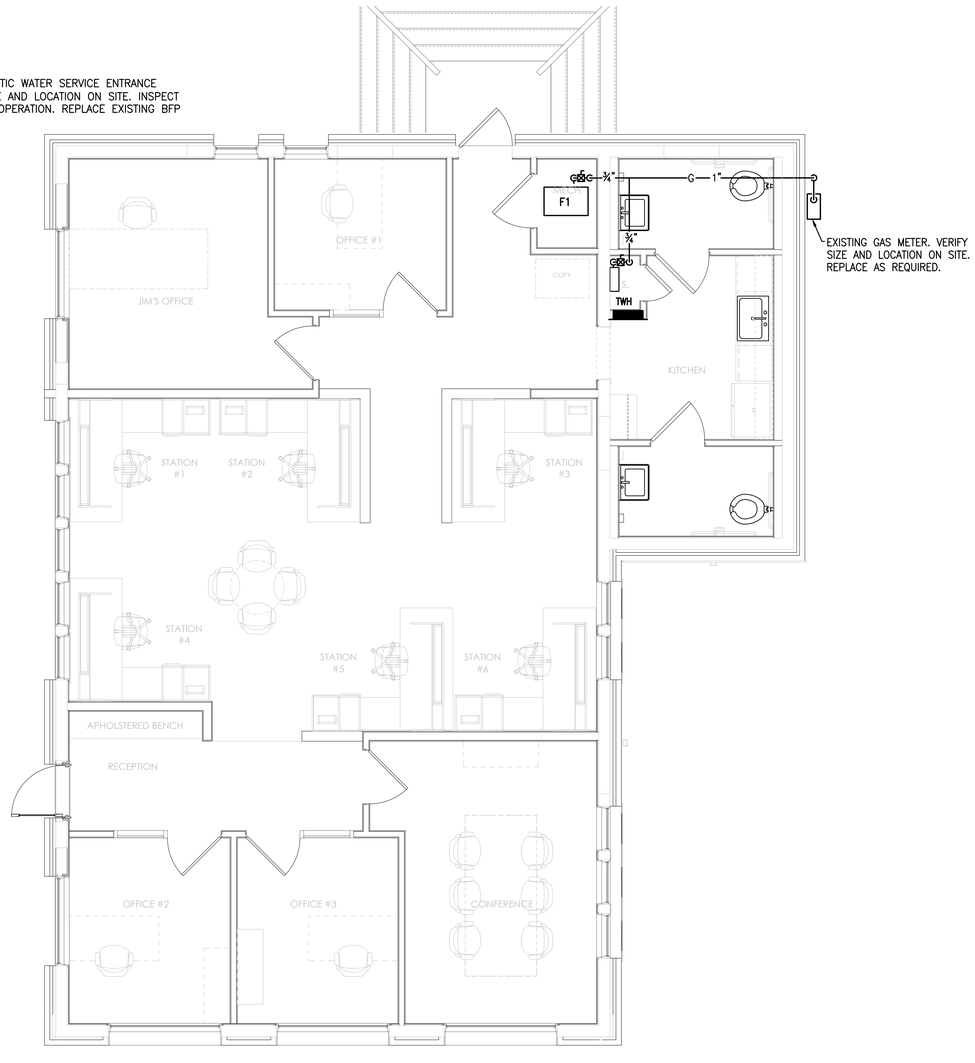
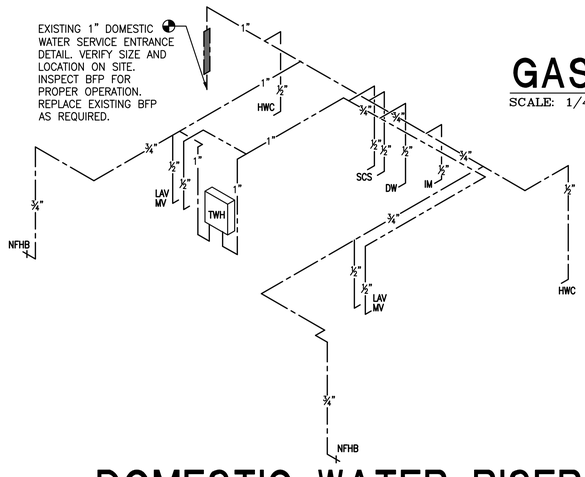




DOMESTIC WATER PLAN

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



DOMESTIC WATER RISER

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

GAS PLAN

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

GAS LOAD SCHEDULE	
EQUIPMENT	**BTUH INPUT**
(F1)	80,000
TWH	180,000
TOTAL USAGE	260,000
APPROX. DISTANCE FROM REGULATOR TO FARTHEST TAKE OFF 50' (VERIFY ON SITE)	
GAS TYPE:	NATURAL GAS
DELIVERY PRESSURE	7" W.C.

GAS LINE SIZING NOTES:

1. GAS LINES HAVE BEEN SIZED PER TABLE 402.4(2) OF THE 2012 INTERNATIONAL GAS CODE – FUEL GAS FOR PRESSURES LESS THAN 2 PSI, A PRESSURE DROP OF 0.5" WATER COLUMN AND 0.6 SPECIFIC GRAVITY.

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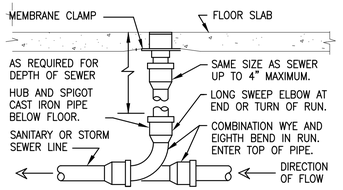
sheet title

DOMESTIC WATER AND GAS PLANS AND RISERS

sheet number

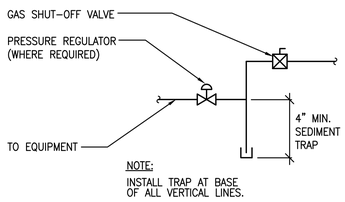
P1.2

ROUND SECURED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS). PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY. USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION.



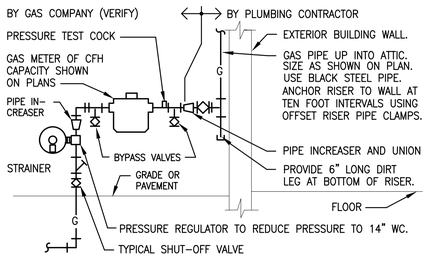
LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

FLOOR CLEAN OUT:
NOT TO SCALE



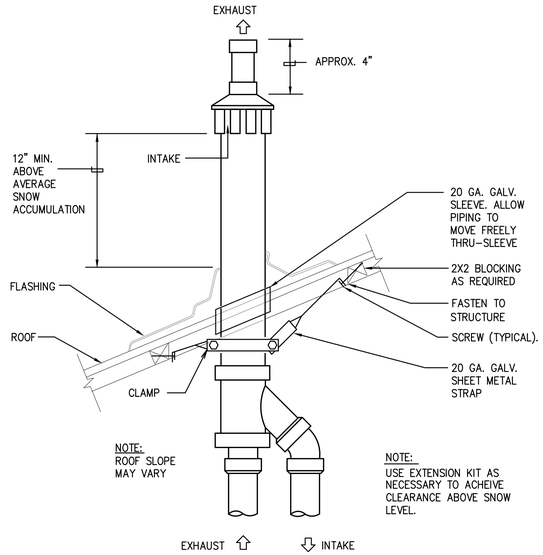
NOTE:
INSTALL TRAP AT BASE OF ALL VERTICAL LINES.

GAS CONNECTION DETAIL
NOT TO SCALE

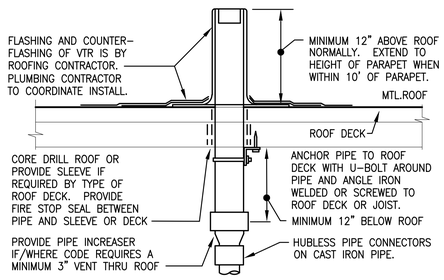


VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION. USE WELDED OR SCREWED PIPE AND FITTINGS PER PLUMBING SPECS. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING.

GAS SERVICE:
NOT TO SCALE

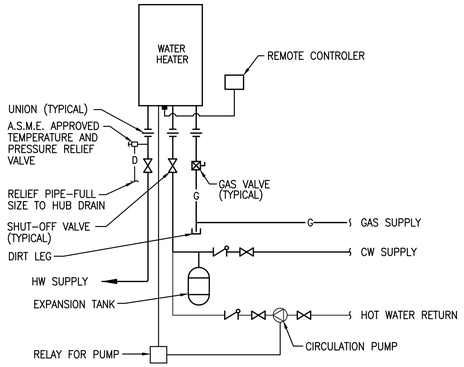


CONCENTRIC ROOF TERMINATION DETAIL
SCALE: NONE



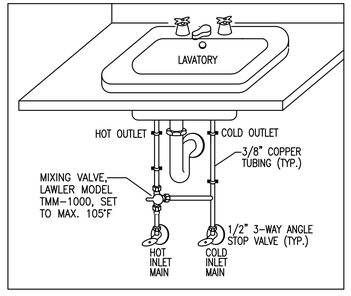
REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VTR MINIMUM THREE FEET FROM PROPERTY LINE, OR TEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, OR ONE FOOT FROM ANY VERTICAL SURFACE. LOCATE VTR MINIMUM 18" FROM PARAPET, EXPANSION JOINT, EQUIPMENT CURB, ETC. OFFSET IN CEILING SPACE WHERE REQUIRED TO MEET THESE CONDITIONS.

VENT THRU ROOF (VTR):
NOT TO SCALE



NOTES:
1. PUMP CONTROLL SIGNAL IS THE PREFERRED METHOD TO CONTROL THE RECIRCULATION PUMP. IF THE PUMP
2. IF THE PUMP IS LARGER THAN 85 W, A RELAY CONNECTION MUST BE USED.
3. IF THE PUMP CONTROL SIGNAL IS NOT USED, AN AQUASTAT MAY BE USED TO CONTROL THE PUMP. SET THE AQUASTAT TO 10°F BELOW THE SET OUTPUT TEMPERATURE.

TANKLESS WATER HEATER PIPING & VENT DETAIL
NOT TO SCALE



UNDER-THE-COUNTER MIXING VALVE DETAIL
NOT TO SCALE

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GEORGIA
No.PE038057
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ENGINEER
MATTHEW R. MERCER
10-8-21

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

5/31/2021

sheet title

PLUMBING DETAILS

sheet number

P2.2

FOR CONSTRUCTION

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PARKLAND COMMUNITIES OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 30004

PROJECT DESCRIPTION:

THIS PROJECT IS A 1,775 SF RENOVATION OF AN EXISTING, SINGLE-STORY BUILDING. THE EXTERIOR CMU WALLS WILL REMAIN WITH NEW WINDOWS, DOORS, AND EXTERIOR MATERIALS ADDED. NEW INTERIOR WALLS, DOORS, PLUMBING, ELECTRICAL, AND LIGHTING WILL BE INSTALLED IN THE EXISTING SHELL.

CONTACT INFORMATION:

OWNER:
AEP ENTERPRISES, LLC
CONTACT: JIM JACOBI
6845 SHILOH ROAD E, D-2
ALPHARETTA, GA 30005 404.456.5562

ARCHITECT:
TSW, INC.
CONTACT: HEATHER HUBBLE
1447 PEACHTREE ST NE, SUITE 850
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STRUCTURAL ENGINEER:
STABILITY ENGINEERING
CONTACT: PIERRE COIRON
431 WEST PONCE DE LEON AVENUE
DECATUR, GA 30300 404.377.9316

MEP ENGINEER:
MARSHALL & BOLLWERK ENGINEERING
CONTACT: TIM BOLLWERK
8861 HWY. 92, SUITE 400
WOODSTOCK, GA 30189 678.795.0333

APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- LIFE SAFETY 2018 CODE
- AMERICANS WITH DISABILITIES ACT

DRAWING INDEX:

CIVIL: UNDER DIFFERENT COVER
LANDSCAPE: UNDER DIFFERENT COVER

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 GENERAL NOTES & SPECIFICATIONS
A0.2 ADA NOTES & SPECIFICATIONS
A0.3 ADA NOTES & SPECIFICATIONS
A0.4 ADA NOTES & SPECIFICATIONS
A0.5 ARCHITECTURAL SITE PLAN
A0.6 LIFE SAFETY PLAN

A1.0 FLOOR PLANS - EXISTING & DEMO
A1.1 FLOOR PLANS - PROPOSED
A1.2 BUILDING RCP / ROOF PLAN
A1.3 BUILDING ELEVATIONS - EXISTING & DEMO
A1.4 BUILDING ELEVATIONS - PROPOSED
A1.5 BUILDING PERSPECTIVES

A2.0 TYP. BUILDING SECTIONS
A2.1 TYP. BUILDING SECTIONS
A2.2 TYP. WALL SECTIONS
A2.3 TYP. DETAILS
A2.4 TYP. DETAILS
A2.5 TYP. INTERIOR ELEVATIONS

A3.0 TYP. WINDOW & DOOR SCHEDULES
A3.1 TYP. ROOF DETAILS
A3.2 TYP. AWNING / LIGHTING SPECS
A3.3 LIGHTING SPECIFICATIONS
A3.4 DUPONT TYVEK SPECIFICATIONS

STRUCTURAL:

S0.0 GENERAL NOTES
S1.0 FOUNDATION & ROOF PLAN
S2.0 BUILDING SECTIONS
S2.1 DETAILS
S2.2 DETAILS
S2.3 DETAILS

MECHANICAL , ELECTRICAL & PLUMBING:

M0.0 MECHANICAL NOTES & LEGEND, & ABBREVIATIONS
M1.1 MECHANICAL PLAN
M2.1 MECHANICAL SCHEDULE & COMCHECK
M2.2 MECHANICAL DETAILS

E0.1 ELECTRICAL SPECIFICATIONS, & NOTES
E0.2 ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM
E0.3 ENERGY CALCULATIONS
E1.1 POWER PLAN
E2.1 LIGHTING PLAN

P0.1 PLUMBING NOTES, LEGEND, & ABBREVIATIONS
P1.1 SANITARY WASTE & VENT PLANS & RISERS
P1.2 DOMESTIC WATER AND GAS PLANS AND RISERS
P2.2 PLUMBING DETAILS

CODE SUMMARY:

		IBC 2012 OR LSC 2012
OCCUPANCY CLASSIFICATION:	B (BUSINESS)	IBC SECTION 304, LSC 6.1.11,
CONSTRUCTION TYPE:	TYPE: V-B	IBC SECTION 602.5 & TABLE 601
AREA:	B (BUSINESS) ALLOWABLE AREA PER FLOOR: 9,000 SF PROPOSED AREA PER FLOOR: 1,775 SF	IBC TABLE 506.2
HEIGHT:	B (BUSINESS) ALLOWABLE HEIGHT: 40 FT ACTUAL HEIGHT: 17'-8"	IBC TABLE 504.3
STORIES:	B (BUSINESS) ALLOWABLE STORIES: 2 ACTUAL STORIES: 1	IBC TABLE 504.4
OCCUPANT LOAD:	B (BUSINESS) TENANT SPACE (SUITE A): 1,775 SF ROOM BY ROOM CALCULATIONS: JIM'S OFFICE 152 SF/100 = 2 PERSONS OFFICE #1 82 SF/100 = 1 PERSONS OFFICE #2 94 SF/100 = 1 PERSONS OFFICE #3 94 SF/100 = 1 PERSONS CONFERENCE: 178 SF/30 = 6 PERSONS OPEN STUDIO: 532 SF/100 = 6 PERSONS WAITING/RECEPTION: 95 SF/50 = 2 PERSONS KITCHENETTE: 86 SF/100 = 1 PERSON COPY AREA: 99 SF/100 = 1 PERSON RESTROOMS (x2) 43 SF/100 = 2 PERSONS **TOTAL: = 23 OCCUPANTS**	LSC TABLE 7.3.1.2
AUTOMATIC SPRINKLER SYSTEM:	AUTOMATIC SPRINKLER SYSTEM NOT TO BE INSTALLED	
FIRE PROTECTION REQUIREMENTS:	PRIMARY STRUCTURAL FRAME 0 HR FIRE RESISTANCE RATING EXT. BEARING WALLS 0 HR FIRE RESISTANCE RATING INT. BEARING WALLS 0 HR FIRE RESISTANCE RATING EXT. NON-BEARING WALLS 0 HR FIRE RESISTANCE RATING INT. NON-BEARING WALLS 0 HR FIRE RESISTANCE RATING FLOOR CONSTRUCTION 0 HR FIRE RESISTANCE RATING ROOF CONSTRUCTION 0 HR FIRE RESISTANCE RATING	IBC TABLE 601, IBC TABLE 10.17.1, IBC SECTION 508, & LSC 7.1.3.1 IBC TABLE 706.4
NUMBER OF EXITS:	(1) ONE EXIT SHALL BE REQUIRED IF COMMON PATH IS UNDER 100'-0" (1) ONE EXIT SHALL BE PROVIDED	LSC 7.4 LSC 38.2.4.3 LSC 39.2.4
TOTAL REQUIRED EXIT WIDTH:	DOORS IN PATH OF TRAVEL SHALL BE NO LESS THAN 32 INCHES CLEAR LEVEL COMPONENTS= 0.2 INCHES PER OCCUPANT	LSC SECTION 7.2.1.2.3 LSC TABLE 7.3.3.1
TRAVEL DISTANCE LIMIT:	B BUSINESS 200'-0"	LSC TABLE A.7.6.1 LSC SECTION 38.2.6.2
DEAD-END LIMIT:	B BUSINESS 20'-0"	LSC TABLE A.7.6.1 LSC SECTION 38.2.5.2.2
COMMON PATH LIMIT:	B BUSINESS 100'-0" 100'-0" IS ALLOWED FOR A SINGLE TENANT SPACE	LSC TABLE A.7.6.1 LSC SECTION 38.2.5.3.2
MINIMUM HEAD CLEARANCE:	INTERIOR ROOM SHALL HAVE A MIN. CEILING HEIGHT NOT LESS THAN 7'-6".	IBC SECTION 1208.2
FIRE ALARMS & PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED		NFPA 10, CHAPTER 6

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA017705
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

COVER SHEET

sheet number

A0.0

DIVISION 1- GENERAL REQUIREMENTS

1.01 WHEN THE WORD "PROVIDE" IS USED, IT MEANS TO PROVIDE AND INSTALL PER ALL MANUFACTURER'S SPECIFICATIONS, INDUSTRY STANDARDS, AND LOCAL CODES.

1.02 ALL CODES HAVING JURISDICTION SHALL BE STRICTLY ADHERED TO IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONVEY ANY AND ALL DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR APPROPRIATE RESOLUTION.

1.03 ALL WORK SHALL BE PERFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. ALL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WARRANTY REQUIREMENTS, APPLICABLE LAWS AND CODES, AND THE HIGHEST INDUSTRY-ACCEPTED STANDARDS. THE MOST STRINGENT STANDARD THAT DOES NOT VIOLATE ANOTHER STANDARD SHALL APPLY. THE SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN THOSE STANDARDS OR BETWEEN THOSE STANDARDS AND THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR DETERMINATION OF AN ACCEPTABLE RESOLUTION.

1.04 THE CONTRACTOR MUST BE EXPERIENCED IN ALL OF THE PROJECTS TYPES OF INSTALLATION. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR FAILURE TO PROVIDE INSTALLATION PER NATIONAL AND LOCAL CODES.

1.05 THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK FOR THIS CONTRACT BY THE OWNER AND THE ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. DURING THE CONSTRUCTION PERIOD THE OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.

1.06 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF CONSTRUCTION. SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN WRITTEN INSTRUCTIONS PERTAINING TO SUCH WORK BEFORE PROCEEDING WITH RELATED CONSTRUCTION.

1.07 THE ARCHITECT CERTIFIES TO THE ACCURACY OF THE ARCHITECT'S DESIGN ELEMENTS AND THE DIMENSIONS REFLECTED IN THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS BY THE OWNER AND/OR OWNER'S AGENT(S) WHICH ALTER THE ARCHITECT'S DESIGN INTENT AND/OR THE DIMENSIONS INDICATED HEREIN. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED IN WRITING OF ANY SUCH CHANGES AND/OR ADDITIONS

1.08 DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU, CENTERLINE (<) OF FENESTRATION, OR TO STRUCTURAL LINES UNLESS OTHERWISE NOTED. OPENINGS IN MASONRY CONSTRUCTION ARE INDICATED BY "M.O." AND DIMENSIONS TO STRUCTURAL LINES ARE INDICATED BY THE CENTERLINE SYMBOL.

1.09 DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN SHALL GOVERN THE WORK. THE GENERAL CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT ANY DIMENSIONS THAT CONFLICT OR THAT CANNOT BE DETERMINED BY THE INFORMATION GIVEN IN THESE DRAWINGS.

1.10 NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

1.11 DEVIATIONS FROM THE CONTRACT DOCUMENTS AND LOCATIONS OF CONCEALED COMPONENTS SHALL BE NOTED ON A RECORD SET OF DRAWINGS BY THE CONTRACTOR AND PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.

1.12 DETAIL AND SECTION DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS TYPICAL IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN A SIMILAR MANNER.

1.13 CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS FOR ITEMS RELATED TO THEIR WORK.

1.14 WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE SYSTEM SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

1.15 IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.

1.16 FINAL PRODUCT SPECIFICATIONS AND SUBMITTALS FOR ALL MATERIALS USED IN THE BUILDING SHALL BE KEPT ON SITE BY THE CONTRACTOR. ALL INSPECTORS SHALL HAVE ACCESS TO SPECIFICATIONS.

1.17 THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL SURVEYS AND ELEVATION CERTIFICATES, ARCHITECTURAL REVIEW BOARD FEES, AND WATER & SEWER IMPACT FEES, IF APPLICABLE.

DIVISION 2- EXISTING CONDITIONS / SITE WORK

2.01 DISRUPTED EXISTING CONDITIONS, SUCH AS LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS, SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.

2.02 THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCE WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.

2.03 THE CONTRACTOR SHALL PROVIDE ALL SITE REMEDIATION, SITE DEMOLITION, EARTHWORK, UTILITIES, TEMPORARY BARRICADES, TEMPORARY ROADWAYS, STREET CLEANING, SITE CLEAN-UP, AND SITE IMPROVEMENTS REQUIRED FOR THE PROJECT. SEE CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS.

DIVISION 3- CONCRETE

3.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FOOTING WORK, SLAB-ON-GRADE AREAS, INTERIOR CONCRETE CURB, AND MISCELLANEOUS CONCRETE REQUIRED FOR THE PROJECT.

3.02 CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.

3.03 CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C685.

3.04 SAMPLES FOR STRENGTH TEST SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172.

3.05 ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER, AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.

3.06 UNLESS NOTED OTHERWISE, PROVIDE VERTICAL CONTROL JOINTS IN STEP WALLS AND RETAINING WALLS @ 25'-0" O.C. MAXIMUM.

3.07 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

DIVISION 4- MASONRY

4.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STRUCTURAL AND VENEER MASONRY REQUIRED FOR THE PROJECT.

4.02 THE CONSTRUCTION OF MASONRY ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN ACI 530 AND ACI 530.1.

4.03 CONCRETE MASONRY UNITS (CMU), SHALL BE LIGHT WEIGHT CONFORMING TO THE LATEST EDITION OF ASTM C90. BLOCK MASONRY SHALL HAVE A MINIMUM PRISM STRENGTH (F'm) OF 1500 PSI UNLESS OTHERWISE NOTED BY STRUCTURAL.

4.04 UNLESS OTHERWISE NOTED, MORTAR SHALL BE TYPE "S" WITH A MINIMUM 28-DAY COMPRESSION STRENGTH OF 2100 PSI. MORTAR SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C270.ES SHALL BE PROVIDED PER CONSTRUCTION DRAWINGS.

4.05 GROUT FOR MASONRY SHALL CONFORM TO ASTM C476. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404. (GROUT MIX SHALL BE 1 PART PORTLAND CEMENT TO 2.5 PARTS SAND WITH ENOUGH WATER TO PRODUCE SLUMP BETWEEN 6 AND 8 INCHES.

4.06 UNLESS NOTED OTHERWISE, CONSTRUCT MASONRY WALLS WITH 9 GAGE, TRUSS TYPE, GALVANIZED WIRE JOINT REINFORCEMENT AT EVERY OTHER COURSE.

4.07 REINFORCING BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615 (GRADE 60).

4.08 MASONRY ACCESSORIES SHALL BE BY HB, HECKMAN, DUR-O-WAL, OR EQUAL.

4.09 THE CONTRACTOR SHALL PROVIDE ADJUSTABLE GALVANIZED WALL TILES PER CODE, PLASTIC CELL VENT WEEPS AT 24" O.C. AT ALL THRU-WALL FLASHING, AND MORTAR NET AT THRU-WALL FLASHING.

4.10 THE CONTRACTOR SHALL PROVIDE NEOPRENE EXPANSION AND CONTROL JOINTS WHERE INDICATED ON DRAWINGS.

DIVISION 5- METAL

5.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LOAD BEARING STEEL, AND MISCELLANEOUS RED IRON REQUIRED FOR THE PROJECT.

5.02 STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
STRUCTURAL STEEL- ASTM A992 GRADE 50 U.N.
STEEL ANGLES, CHANNELS, & PLATES- ASTM A53 U.N.
STEEL PIPES- ASTM A53, GRADE B
STEEL TUBES (HSS)- ASTM A500, GRADE B
HIGH STRENGTH BOLTS- ASTM A325, GALVANIZED
NUTS- ASTM A563, GALVANIZED
UNFINISHED BOLTS- ASTM A307
WELDING ELECTRODES- AWS CLASS E70

5.03 ALL EXPOSED STEEL SHALL BE FACTORY PRIMED AND FIELD PAINTED AS REQUIRED BY DRAWINGS. ALL METAL SHALL BE PROVIDED IN SIZES SPECIFIED ON THE DRAWINGS.

5.04 ALL GALVANIZED STEEL SHALL HAVE PAINT GRIP FINISH AND PAINTED IN THE FIELD WITH MIN. TWO (2) COATS

DIVISION 6- WOOD, PLASTICS, & COMPOSITES

6.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH AND FINISH CARPENTRY FOR THE PROJECT.

6.02 ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED PER AWPA STANDARD C1, C2, C3, C4, C9, C14, C15, C16, C22, C23, C24, C28, C31, C33, AND M4.

6.03 FIRE-TREATED WOOD SHALL MEET ASTM E 84, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD.

6.04 THE CONTRACTOR SHALL PROVIDE ALL NEW CASEMENT WORK AND COUNTERTOPS.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

7.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FLASHING SYSTEMS, THERMAL INSULATION, AND ACOUSTICAL INSULATION REQUIRED FOR COMPLETION OF THE PROJECT.

7.02 THE CONTRACTOR SHALL INSTALL CAULKING, SEALANT, AND BACKER ROD REQUIRED FOR THE BUILDING. PROPER CAULK JOINT DIMENSIONS SHALL BE 1/2" BY 3/8".

7.03 FABRICATED SHEET METAL FLASHING AND TRIM FOR THE PROJECT SHALL COMPLY WITH RECOMMENDATIONS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS AS LISTED ON SMACNA.

7.04 ALL THERMAL AND SOUND INSULATION MATERIALS SHALL CONFORM TO THE REQUIREMENTS IN IRC SECTION R302.10. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

7.05 ALL FOAM PLASTICS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 2603.

7.06 IN ACCORDANCE WITH IBC SECTION 2603.2: PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH CODE REQUIREMENTS.

7.07 IN ACCORDANCE WITH IBC SECTION 2603.3: UNLESS OTHERWISE INDICATED IN THIS SECTION, FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 75 AND SMOKE DEVELOPED INDEX OF NO MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

EXCEPTIONS: FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION PASSES FM 4450 OR UL 1256. THE SMOKE-DEVELOPED INDEX SHALL NOT BE LIMITED ON ROOF ASSEMBLIES.

7.08 PER IBC SECTION 2603.4, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 0.5" GYPSUM WALLBOARD OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275. COMBUSTIBLE CONCEALED SPACES SHALL COMPLY WITH SECTION 718.

7.09 PER IBC SECTION 2603.4.5.1, FOAM PLASTIC INSULATION UNDER A ROOF ASSEMBLY OR ROOF COVERING THAT IS INSTALLED IN ACCORDANCE WITH THE CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 0.47" IN THICKNESS BONDED WITH EXTERIOR GLUE, WITH EDGES SUPPORTED BY BLOCKING, TONGUE-AND-GROOVE JOINTS OR OTHER APPROVED TYPE OF EDGE SUPPORT, OR AN EQUIVALENT MATERIAL. A THERMAL BARRIER IS NOT REQUIRED FOR FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION SATISFACTORILY PASSES FM 4450 OR UL 1256.

7.10 FOAM PLASTIC INSULATION MEETING THE REQUIREMENTS OF SECTIONS 2603.2, 2603.3 AND 2603.4 SHALL BE PERMITTED AS PART OF A ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION IS CLASS A, B OR C ROOFING ASSEMBLY WHERE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.

7.11 FOAM PLASTIC INSULATION INCLUDING, BUT NOT LIMITED TO, EXTRUDED OR EXPANDED POLYSTYRENE OR POLYISOCYANURATE SHALL NOT BE INSTALLED BELOW GRADE ON FOUNDATION WALLS OR BELOW GRADE ON THE EXTERIOR OF SLAB FOUNDATIONS.

EXCEPTION:WHEN IN ADDITION TO THE REQUIREMENTS OF IBC, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITE DAMAGE IS PROVIDED. CLEARANCE BETWEEN EARTH AND FOAM PLASTICS APPLIED TO THE EXTERIOR WALLS SHALL NOT BE LESS THAN 6 INCHES.

7.12 SEE IECC FOR ALL MINIMUM ENERGY REQUIREMENTS.

DIVISION 8- OPENINGS

8.01 THE CONTRACTOR SHALL PROVIDE ALL WINDOWS AND DOORS REQUIRED FOR THE PROJECT. SEE THE ARCHITECTURAL DRAWINGS FOR WINDOW AND DOORS SPECIFICATIONS.

DIVISION 9- FINISHES

9.01 THE CONTRACTOR SHALL PROVIDE ALL FINISHES REQUIRED FOR COMPLETION OF THE PROJECT. SEE THE FINISH NOTES FOR ADDITIONAL INFORMATION.

9.02 SEE WALL SCHEDULE, STRUCTURAL DRAWINGS, AND RATED WALL ASSEMBLIES FOR GYPSUM BOARD REQUIREMENTS.

9.03 INTERIOR FINISH MATERIALS SHALL BE APPLIED AND FASTENED PER IRC R702.

9.04 PAINT SHALL BE APPLIED AT A MINIMUM OF ONE (1) PRIMER COAT AND TWO (2) FINISH COATS. SEE FINISH SCHEDULE FOR LOCATIONS OF PAINTED AREAS. WALLS AND CEILING SHALL HAVE FLAT PAINT UNLESS OTHERWISE NOTED. MOLDINGS AND TRIMS SHALL HAVE SEMI-GLOSS UNLESS OTHERWISE NOTED. ARCHITECT AND OWNER TO DETERMINE COLORS.

DIVISION 10- FURNISHINGS

10.01 FURNISHINGS SHALL BE BY OWNER.

EXISTING FRONT PERSPECTIVE

EXISTING REAR PERSPECTIVE

EXISTING SIDE PERSPECTIVE

RELEASED FOR CONSTRUCTION

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issue date

No.	Description	Date

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for

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drawing information

project numbe18082
contact: BILL TUNNELL
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drawing date

07/29/2021

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GENERAL NOTES, SPECS, & SITE PHOTOS

sheet number

A0.1

LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH, BUT NO HIGHER THAN 2".

3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE RAISED CHARACTERS 1/32" MIN. ABOVE BACKGROUND, UPPERCASE & SANS SERIF. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I".

5. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NONGLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

6. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE I. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH ANSI A117.1-2003 TABLE 703.2.4.

7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SIGN LOCATIONS:

8. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

9. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH A117.1-2003 SECTION 703.4. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE ENCLOSED POSITION AND 45 DEGREE OPEN POSITION.

10. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18 INCHES MIN. CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

11. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.

12. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.

13. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

14. USE CONTRACTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.

15. 0.2 INCH SPACE BETWEEN CELLS.

16. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

17. BRAILLE SHALL BE 48" MIN. AND 60" MAX. ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE BRAILLE CELLS.

18. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH ANSI A117.1-2003 TABLE 703.4.3. BRAILLE DIMENSIONS - DOTT BASE DIAMETER (0.059" TO 0.063"), DISTANCE BETWEEN TWO DOTS IN THE SAME CELL (0.090" TO 0.100"), DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS (0.241" TO 0.300"), DOT HEIGHT (0.025" TO 0.037"), DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW (0.395" TO 0.400")

FIGURE 1
CHARACTER RAISED REQUIREMENT

FIGURE 2
PROPORTIONS OF THE INTERNATIONAL SIGN OF ACCESSIBILITY

FIGURE 3
INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAY CONDITION #1.

FIGURE 4
INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAY CONDITION #2.

FIGURE 5
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

FIGURE 6
INTERNATIONAL TDD SYMBOL

FIGURE 7
WOMEN'S RESTROOM SIGNAGE

FIGURE 8
MEN'S RESTROOM SIGNAGE

FIGURE 9
MEN'S AND WOMEN'S RESTROOMS SIGNAGE

PROTRUDING OBJECTS CONT.:

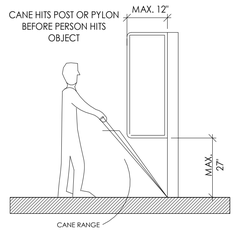


FIGURE 12
OBJECTS MOUNTED FREE-STANDING POST OR PYLONS MAY OVERHAND 12". WITH THEIR LEADING EDGE NO HIGHER THAN 27".

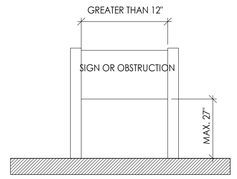


FIGURE 13
OBJECTS MOUNTED BETWEEN TWO POLES OR PYLONS MUST SPAN GREATER THAN 12" AND MUST HAVE THEIR LEADING EDGE NO HIGHER THAN 27".

SPACE ALLOWANCE AND REACH RANGE:

MIN. CLEAR FLOOR SPACE FOR A WHEEL CHAIR AND OCCUPANT IS 30" X 48" AND MAY BE POSITIONED FOR EITHER A FORWARD OR PARALLEL APPROACH TO AN OBJECT.

1. MIN. CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE IS 36".
2. MIN. CLEAR WIDTH FOR TWO WHEELCHAIRS TO PASSES IS 60".
3. SPACE REQUIRED FOR A WHEELCHAIR TO TURN 180-DEGREES IS 60".

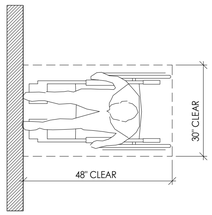


FIGURE 14
FORWARD APPROACH TO OBJECT

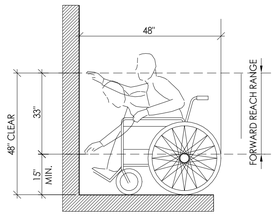
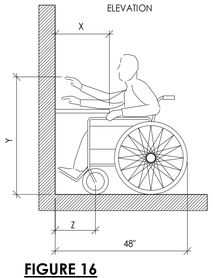


FIGURE 15
THE RANGE OF REACH FOR OBJECTS THAT ONLY HAVE FORWARD APPROACH CLEARANCE SHALL BE MIN. 15" FROM F.F. AND MAX. 48" FROM F.F.



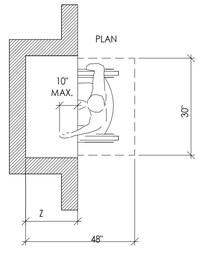


FIGURE 16
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

1. X SHALL BE < 25".
2. Z SHALL BE > X. WHEN X < 20", THEN Y SHALL BE 48" MAX.
3. WHEN X IS 20 TO 25", THEN Y SHALL BE 44" MAX.

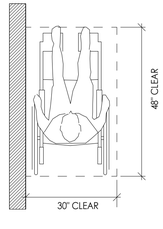


FIGURE 17
PARALLEL APPROACH TO OBJECT

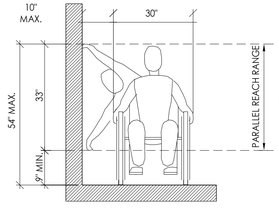


FIGURE 18
THE RANGE OF REACH FOR OBJECTS THAT HAVE A PARALLEL APPROACH CLEARANCE SHALL BE MIN. 9" FROM F.F. AND MAX. 54" FROM F.F.

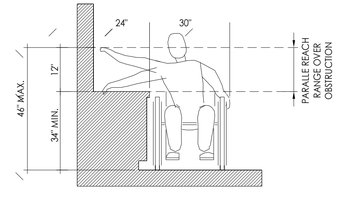


FIGURE 19
THE RANGE OF REACH FOR OBJECTS OVER OBSTRUCTIONS THAT HAVE A PARALLEL APPROACH CLEARANCE SHALL BE MIN. 34" FROM F.F. AND MAX. 46" FROM F.F.

DOOR CLEAR SPACE:

CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.

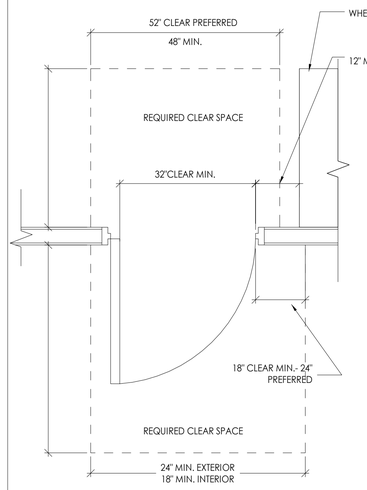


FIGURE 20
DOORWAYS INTENDED FOR FULL USER PASSAGE MUST HAVE A MIN. CLEAR OPENING OF 32" BETWEEN FACE OF DOOR AND OPPOSITE STOP AND OPEN AT LEAST 90-DEGREES.

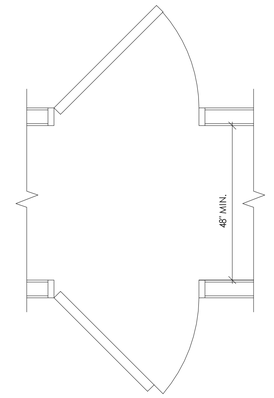


FIGURE 21
MIN. REQUIRED SPACE BETWEEN TO SWINGING DOORS MUST BE 48" PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE.

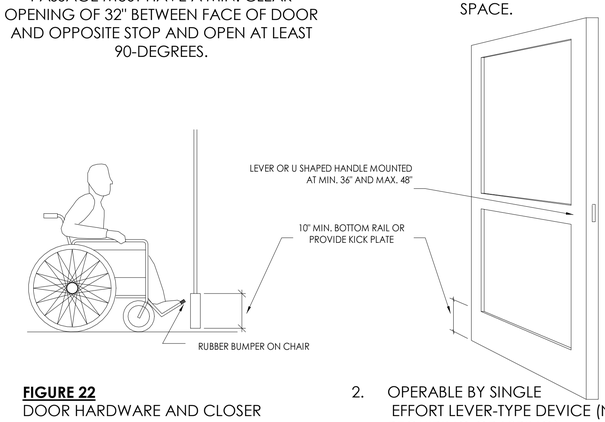


FIGURE 22
DOOR HARDWARE AND CLOSER

NOTE:
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.
2. OPERABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
3. DOOR HARDWARE MOUNTED BETWEEN 36" TO 48" FROM F.F.
4. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR DOORS.

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seal

STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031705
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

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for

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drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

ADA NOTES & SPECIFICATIONS

sheet number

A0.2

LEVEL CHANGES AND THRESHOLDS (CONT.):

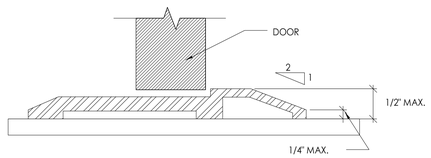

FIGURE 25- THRESHOLD

NOTES:
1. THRESHOLDS AT DOORWAYS MUST NOT EXCEED 1/2" IN HEIGHT.
2. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

STAIR & HANDRAIL REQUIREMENTS:

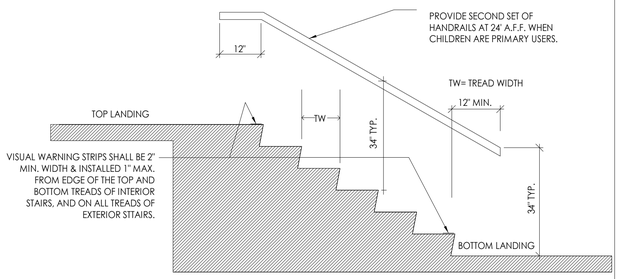

FIGURE 26- STAIR

STAIR NOTES:
1. RISER HEIGHTS AND TREAD WIDTHS MUST BE UNIFORM ON ANY GIVEN STAIR FLIGHT.
2. STAIR TREADS SHALL BE NO LESS THAN 11" WIDE MEASURED FROM TREAD TO TREAD.
3. OPEN TREADS ARE NOT PERMITTED FOR ADA STAIRS.
4. NOSING RADIUS MUST NOT BE GREATER THAN 1/2" AND MUST NOT BE ABRUPT.
5. RISERS MUST BE SLOPED OR UNDERSIDE OF NOSING MUST HAVE AN ANGLE OF AT LEAST 60-DEGREES FROM THE HORIZONTAL.
6. NOSING PROJECTION MUST NOT EXCEED 1 1/2".
7. HANDRAILS MUST BE PROVIDED ON BOTH SIDES OF STAIRS.
8. HANDRAILS MUST EXTEND 12" BEYOND TOP RISER
9. HANDRAILS MUST EXTEND 12" BEYOND THE BOTTOM RISER.
10. TOP HANDRAIL EXTENSION MUST BE PARALLEL TO FLOOR SURFACE.
11. BOTTOM HANDRAIL EXTENSION MUST CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER AND THEN TURN TO RUN PARALLEL WITH THE FLOOR SURFACE.
12. CLEAR SPACE BETWEEN THE HANDRAIL AND WALL MUST BE 1 1/2"
13. HANDRAILS MUST BE UNINTERRUPTED BY CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.
14. TOP OF HANDRAIL MUST BE MOUNTED BETWEEN 34" AND 38" ABOVE STAIR NOSING.
15. END OF HANDRAIL MUST RETURN SMOOTHLY TO THE FLOOR, WALL, OR POST.
16. HANDRAILS MUST NOT ROTATE IN THEIR FITTINGS.

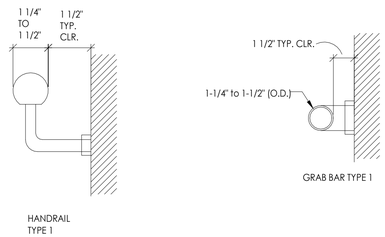

FIGURE 27- HANDRAIL & GRAB BAR PROFILES

RAMPS:

RAMP NOTES:
1. ALL RAMPS MUST MEET HANDRAIL AND CURB REQUIREMENTS.
2. ALL PARTS OF ACCESSIBLE ROUTE WITH SLOPE GREATER 1:20 SHALL BE CONSIDER A RAMP AND MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.
3. MAX. SLOPE OF A RAMP SHALL BE 1:12.
4. MAX. RISE OF ANY RUN SHALL BE 30".
5. MIN. CLEAR WIDTH OF A RAMP SHALL BE 36".
6. RAMPS MUST HAVE LEVEL LANDINGS AT BOTH THE TOP AND BOTTOM OF ALL RUNS.
7. RAMP LANDINGS MUST BE AT LEAST AS WIDE AS THE RAMP.
8. ALL RAMP LANDINGS SHALL BE NO LESS THAN 60" CLEAR, AND THE BOTTOM OF THE RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
9. LANDINGS AT LOCATIONS WHERE THE RAMP IS CHANGE DIRECTIONS SHALL BE NO LESS THAN 60"X60".

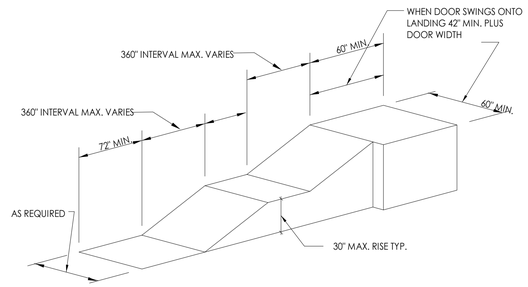

FIGURE 1
STRAIGHT RAMP RUN

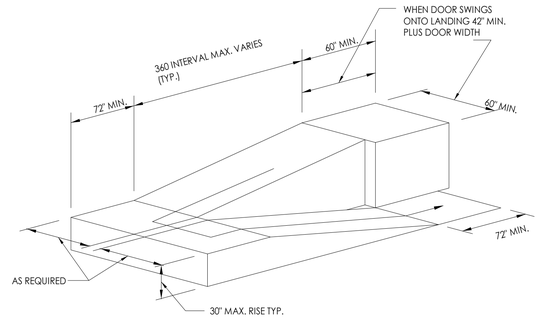

FIGURE 2
RAMP WITH INTERMEDIATE SWITCH BACK PLATFORM

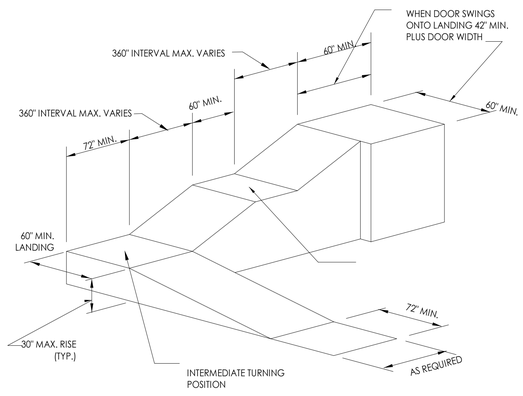

FIGURE 3
RAMP WITH TURNING PLATFORM

LEVEL CHANGES AND THRESHOLDS:

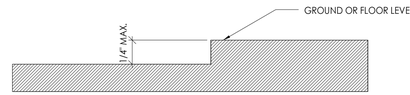

FIGURE 23- LEVEL CHANGE

NOTES:
1. LEVEL CHANGES UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
2. LEVEL CHANGES BETWEEN 1/4" AND 1/2" MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
3. CHANGES IN LEVEL GREATER THAN 1/2" MUST BE ACCOMPLISHED BY MEANS OF A RAMP.

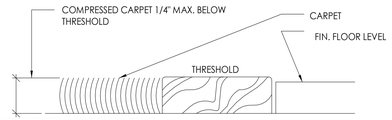

FIGURE 24- CARPET LEVEL CHANGE

NOTES:
1. CARPET MUST BE SECURELY ATTACHED TO SUB-SURFACE.
2. CARPET MUST HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR BACKING.
3. CARPET MUST HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR CUT/UNCUT PILE TEXTURED.
4. MAX. PILE THICKNESS MUST BE 1/2".
5. EXPOSED EDGE OF CARPET MUST BE FASTENED TO THE FLOOR
6. SURFACE AND HAVE TRIM ALONG THE ENTIRE LENGTH OF EXPOSED EDGE.

PROTRUDING OBJECTS:

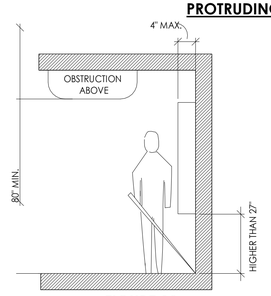

FIGURE 10
WALL OBJECTS MOUNTED WITH THEIR LEADING EDGE HIGHER THAN 27" MUST NOT PROTRUDE MORE THAN 4" FROM THE WALL.

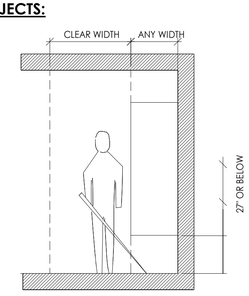

FIGURE 11
WALL OBJECTS MOUNTED WITH THEIR LEADING AT 27" OR BELOW ARE NOT RESTRICTED IN WIDTH ALLOWED TO PROTRUDE FROM THE WALL.

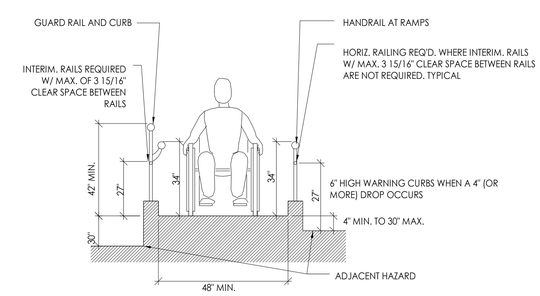

FIGURE 4
RAMP SECTION

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issue date

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project title

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PARKLAND COMM.

drawing information

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contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

ADA NOTES & SPECIFICATIONS

sheet number

A0.3

ADA DIAGRAMS AND NOTES ARE REFERENCED FROM THE AMERICANS WITH DISABILITIES ACT 2010

DRINKING FOUNTAINS AND WATER COOLERS:

1. SPOUT MUST BE NO HIGHER THAN 36" FROM F.F.
2. SPOUT MUST BE TO THE FRONT OF THE DRINKING FOUNTAIN OR WATER COOLER WITH A WATER FLOW TRAJECTORY PARALLEL TO THE FRONT OF THE UNIT
3. SPOUT MUST PROVIDE A WATER FLOW AT LEAST 4" HIGH TO ALLOW FOR A DRINKING CUP TO BE FILLED.
4. A ROUND OR OVAL BOWL ON A WATER FOUNTAIN OR WATER COOLER MUST HAVE THE SPOUT POSITIONED SO THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE FOUNTAIN.
5. CANTILEVERED UNITS MUST HAVE CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OF AT LEAST 27" HIGH, 30" WIDE, AND 17" DEEP.
6. CANTILEVERED UNITS MUST HAVE A CLEAR FLOOR SPACE OF 30"X48" TO ALLOW A FORWARD APPROACH TO THE UNIT.
7. FREE-STANDING OR BUILT-IN UNITS WITH NO CLEAR SPACE UNDER THE UNIT MUST HAVE CLEAR SPACE IN FRONT OF THE UNIT THAT ALLOWS FOR A PARALLEL APPROACH. SEE FIGURE 17/ A0.1.

RECESSED FOUNTAINS:

1. WITHIN ALCOVES MIN. 63" WIDE, MIN. 18" DEEP WHEN DOUBLE DRINKING FOUNTAINS ARE REQUIRED AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
2. CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZE ALCOVE ACCORDINGLY COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.

PROJECTED FOUNTAINS:

1. WARNING FOR THE VISION IMPAIRED AT A PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING
2. MEANS: THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY WITH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE, WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ON FOOT BEYOND EACH SIDE OF THE FOUNTAIN, OR INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32"CLEAR BETWEEN THE WING WALLS.

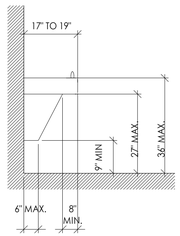


FIGURE 5
FOUNTAIN SECTION

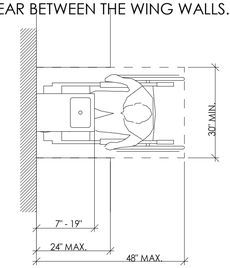


FIGURE 6
FOUNTAIN CLEAR FLOOR SPACE

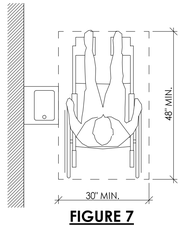


FIGURE 7
FREE=STANDING FOUNTAIN OR COOLER

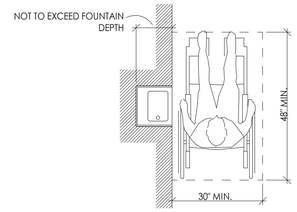


FIGURE 8
BUILT-IN FOUNTAIN OR COOLER

RESTROOMS AND FIXTURES:

WATER CLOSET:

WATER CLOSETS MUST HAVE A CLEAR FLOOR SPACE OF 56" MIN. PERPENDICULAR FROM THE WATER CLOSET AND 48" MIN. CLEAR PARALLEL TO THE WATER CLOSET. A WALL MOUNTED LAVATORY MAY BE POSITIONED OVER THE CLEAR FLOOR SPACE AT A MAX. OF 18" INTO THE PARALLEL REQUIRED CLEAR SPACE. WATER CLOSETS MUST BE 17" TO 19" HEIGHT MEASUREMENT TO THE TOP OF THE TOILET SET. THE GRAB BAR BEHIND THE WATER CLOSET MUST BE A MIN. OF 36" LONG. TOILET CONTROLS MUST BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA AND BE MOUNTED NO MORE THAN 44" A.F.F. TOILET PAPER DISPENSER MUST BE MOUNTED IN REACH OF ADA PERSON AND THE DISPENSER MUST ALLOW FOR CONTINUE PAPER FLOW.

URINALS:

URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAX. 17" A.F.F. CLEAR FLOOR SPACE PROVIDED FOR URINALS MUST BE 30" X 48" TO PROVIDE A FRONT APPROACH FOR AN ADA PERSON. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29" CLEARANCE BETWEEN THEM. URINAL FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, AND MUST BE MOUNTED MAX. 44" A.F.F.

LAVATORIES & MIRRORS:

LAVATORIES MUST BE MOUNTED WITH THE RIM NO HIGHER THAN 34" A.F.F. LAVATORIES MUST HAVE MIN. 29" OF CLEARANCE ABOVE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE SPACE AND AND TOE CLEARANCE MUST ALSO BE PROVIDE, AS SHOWN BELOW. 30" X 48" CLEAR FLOOR SPACE THAT PROVIDES A FORWARD APPROACH MUST BE PROVIDED AT ALL LAVATORIES. THIS CLEAR FLOOR SPACE MAY EXTEND A MAX. OF 19" UNDERNEATH THE LAVATORY. HOT WATER AND DRAIN PIPES UNDER THE LAVATORY MUST INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT. FAUCETS MUST BE LEVER-OPERATED, PUSH-TYPE, OR ELECTRONICALLY CONTROLLED. MIRRORS MUST BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTED SURFACE NO HIGHER THAN 40" A.F.F.

RESTROOMS & FIXTURES (CONT.):

THIS DIAGRAM IS TO SHOW REQUIRE FIXTURE CLEARANCES.
SEE PLAN FOR ACTUAL FIXTURE LOCATIONS

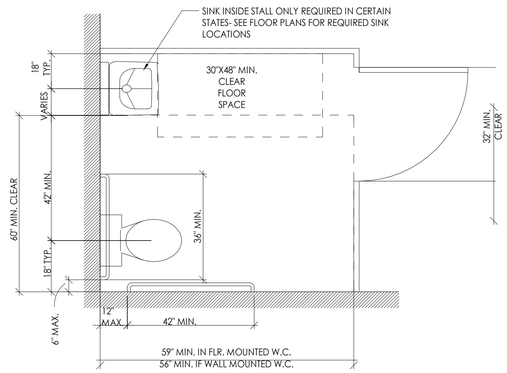


FIGURE 10
TOILET STALL NEW CONSTRUCTION

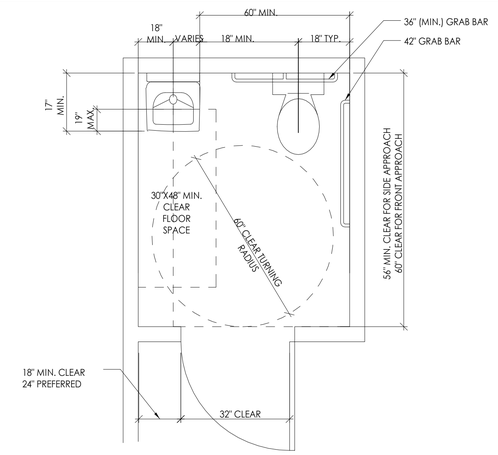


FIGURE 9
PRIVACY TOILET RESTROOM

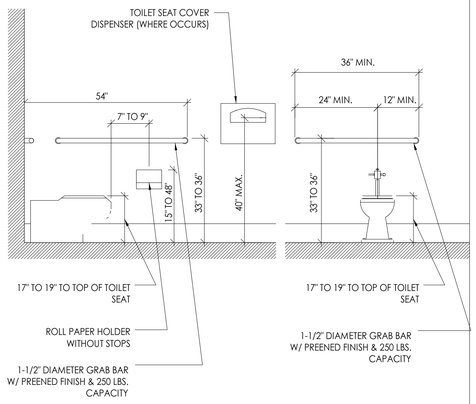


FIGURE 11
GRAB BAR AT WATER CLOSET SIDE WALL

FIGURE 12
GRAB BAR AT WATER CLOSET BACK WALL

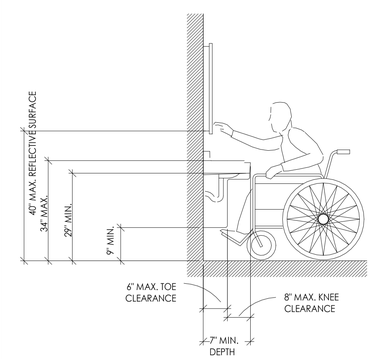


FIGURE 13
LAVATORY CLEARANCES AND MIRROR HEIGHTS

RESTROOMS & FIXTURES (CONT.):

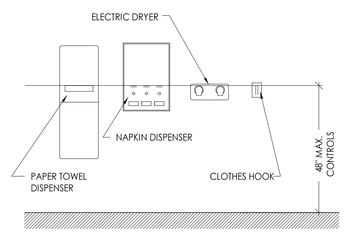


FIGURE 14
RESTROOM FIXTURE ACCESSORY HEIGHTS

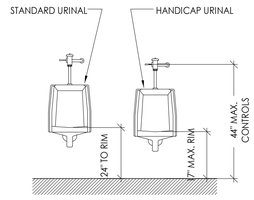
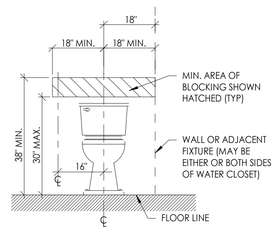
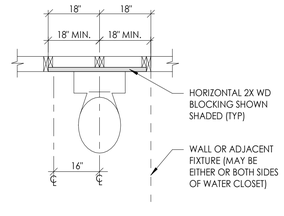


FIGURE 15
URINAL HEIGHTS

BLOCKING AT WATER CLOSET W/O SIDE WALL FOR PULL DOWN CONDITION





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HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031798
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

ADA NOTES & SPECIFICATIONS

sheet number

A0.4

ARCHITECTURAL SITE PLAN NOTES:

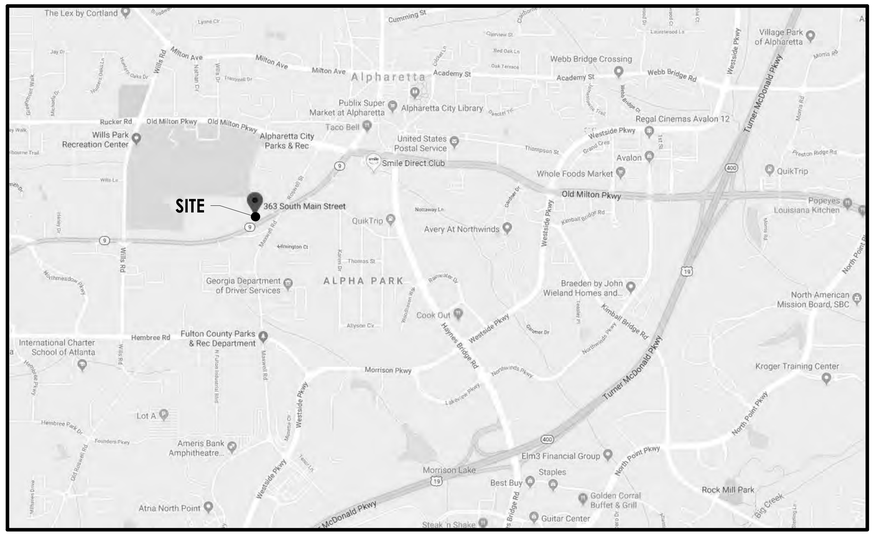
1. THE ARCHITECTURAL SITE PLAN IS INTENDED TO SHOW THE LOCATION AND ORIENTATION OF THE PARKLAND COMMUNITIES OFFICE PROPOSED FOR 363 SOUTH MAIN STREET, ALPHARETTA, GA. 30004.

2. FINISHED FLOOR ELEVATIONS ARE RELATIVE ELEVATIONS. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE FINAL FINISHED FLOOR ELEVATIONS OF THE BUILDING.

3. SEE THE CIVIL ENGINEERING DRAWINGS FOR ROAD AND CURB LOCATIONS AND HEIGHTS.

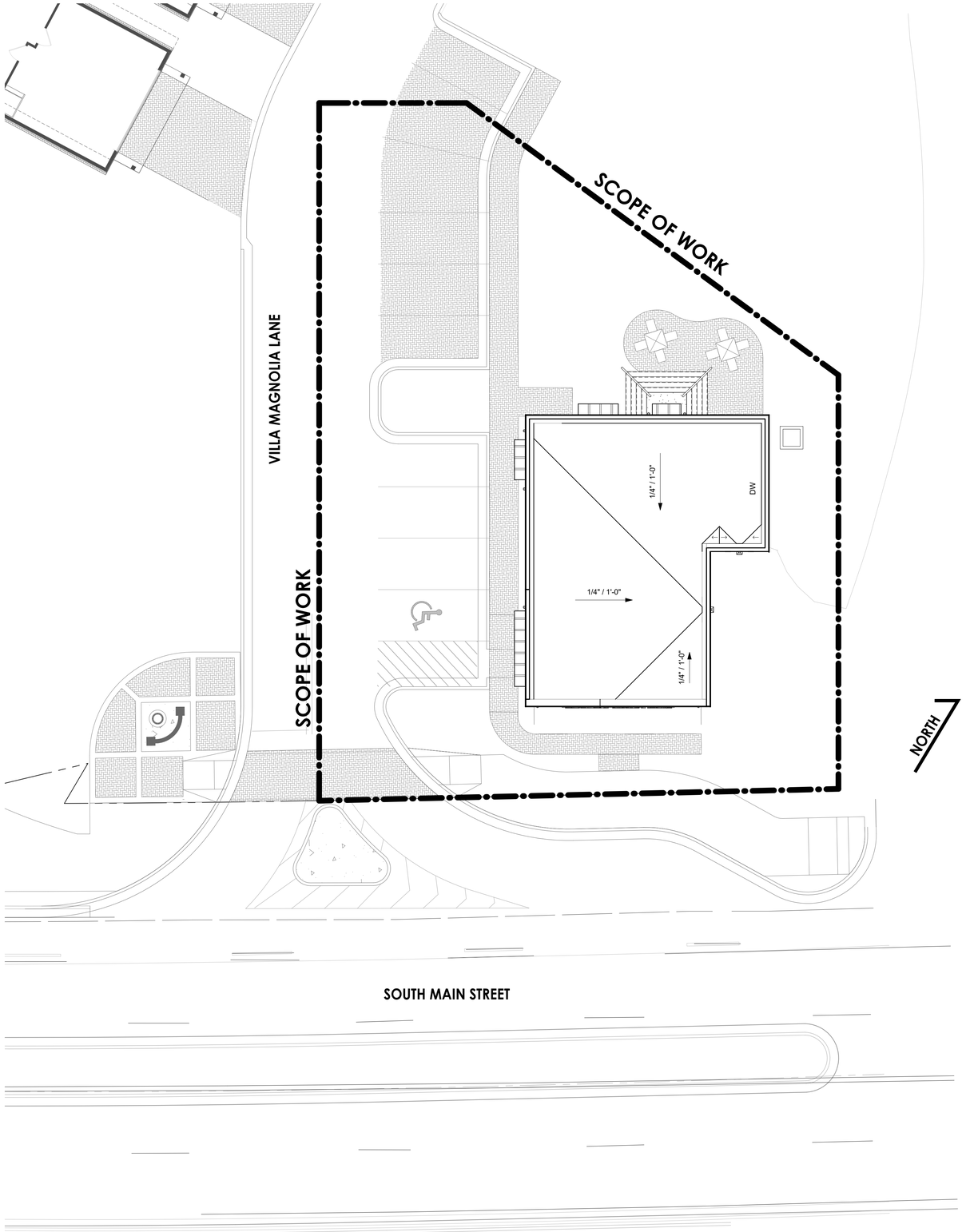
4. SEE THE CIVIL ENGINEERING DRAWINGS FOR LOCATIONS OF TRANSFORMERS AND SITE UTILITY TIE INS.

5. SEE LANDSCAPE DRAWINGS FOR THE LOCATIONS OF PATHWAYS, DRIVEWAYS AND FENCES.



1 A0.5 VICINITY MAP

NOT TO SCALE



2 A0.5 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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checked by: HH

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ARCHITECTURAL SITE PLAN

sheet number

A0.5

LIFE SAFETY PLAN NOTES:

1. SYMBOLS FOR FIRE EXTINGUISHERS AND FIRE ALARMS ARE SHOWN LARGER THAN ACTUAL SIZE FOR CLARITY.
2. SEE OVERALL FLOOR PLAN ON SHEET A1.1 FOR PROPOSED.

LIFE SAFETY LEGEND:

	AREA TO BE MAINTAINED AS IS WITHOUT CHANGES TO WALLS, ROOMS, OR USAGES.
	TRAVEL DISTANCE
	BUILDING EXIT
	NEW 5LB FIRE EXTINGUISHER THAT MEETS 2-A, 20-B, C REQUIREMENTS. SEE NFPA 10, CHAPTER 6.

OCCUPANT LOAD:

JIM'S OFFICE	152 SF/100	= 2 PERSONS
OFFICE #1	82 SF/100	= 1 PERSONS
OFFICE #2	94 SF/100	= 1 PERSONS
OFFICE #3	94 SF/100	= 1 PERSONS
CONFERENCE:	178 SF/30	= 6 PERSONS
OPEN STUDIO:	532 SF/100	= 6 PERSONS
WAITING/RECEPTION:	95 SF/50	= 2 PERSONS
KITCHENETTE:	86 SF/100	= 1 PERSON
COPY AREA:	99 SF/100	= 1 PERSON
RESTROOMS (x2)	43 SF/100	= 2 PERSONS
TOTAL:		**= 23 OCCUPANTS**

NUMBER OF EXITS REQUIRED:

PER LSC 38.2.4.3., ONLY ONE EXIT SHALL BE PERMITTED FOR AN AREA WITH A TOTAL OCCUPANT LOAD OF LESS THAN 100 PERSONS, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:

1. THE EXIT SHALL DISCHARGE DIRECTLY TO THE OUTSIDE AT THE LEVEL OF EXIT DISCHARGE FOR THE BUILDING.
2. THE TOTAL DISTANCE OF TRAVEL FROM ANY POINT, INCLUDING TRAVEL WITHIN THE EXIT, SHALL NOT EXCEED 100 FT.
3. THE TOTAL DISTANCE OF TRAVEL SPECIFIED IN 38.2.4.3(2) SHALL BE ON THE SAME STORY, OR, IF TRAVERSING OF STAIRS IS NECESSARY, SUCH STAIRS SHALL NOT EXCEED 15 FT IN HEIGHT.

TRAVEL DISTANCE:

A MAX TRAVEL DISTANCE OF 100'-0" IS REQUIRED IF ONLY ONE EXIT IS PROVIDED.

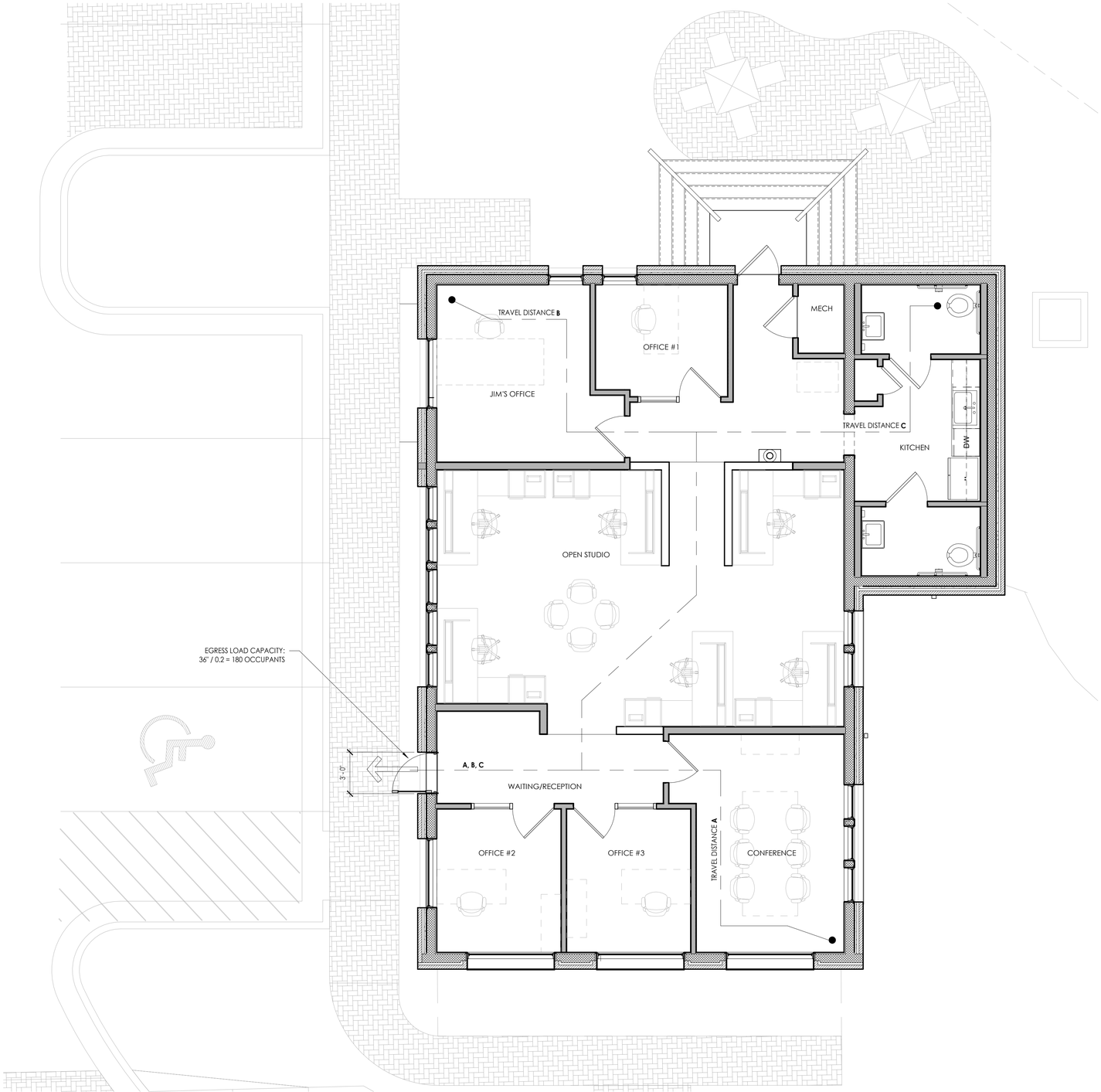
TRAVEL DISTANCE A: 42'-2"

TRAVEL DISTANCE B: 64'-7"

TRAVEL DISTANCE C: 65'-1"

CODES REFERENCE GUIDE

Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE



1 A0.6 LIFE SAFETY

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

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checked by: HH

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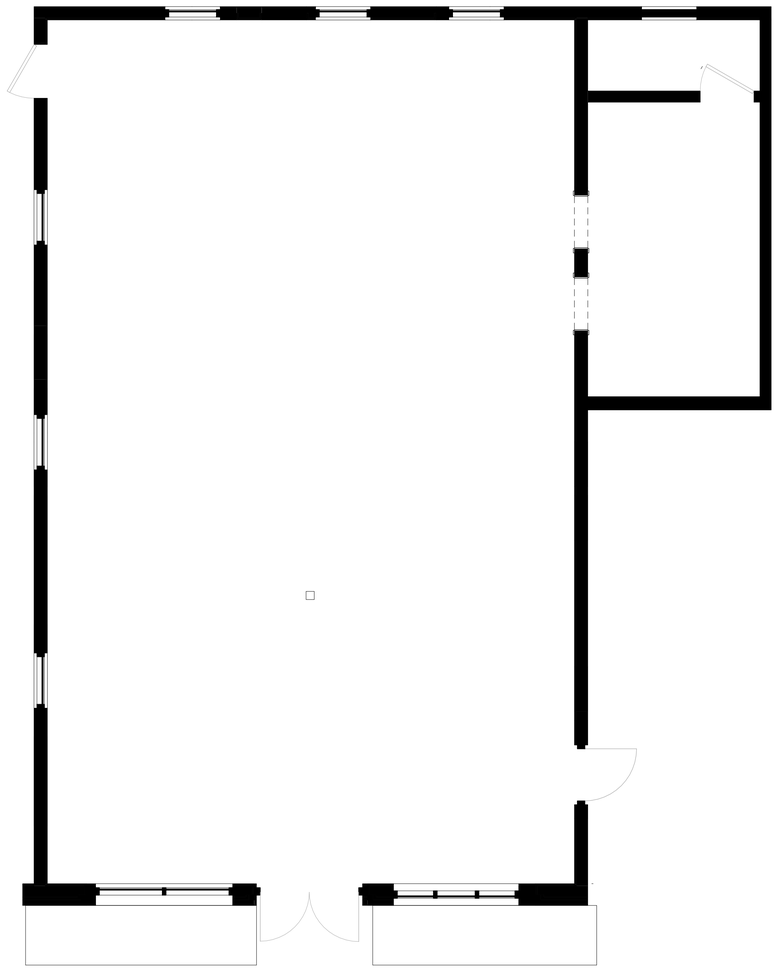
sheet title

LIFE SAFETY PLAN

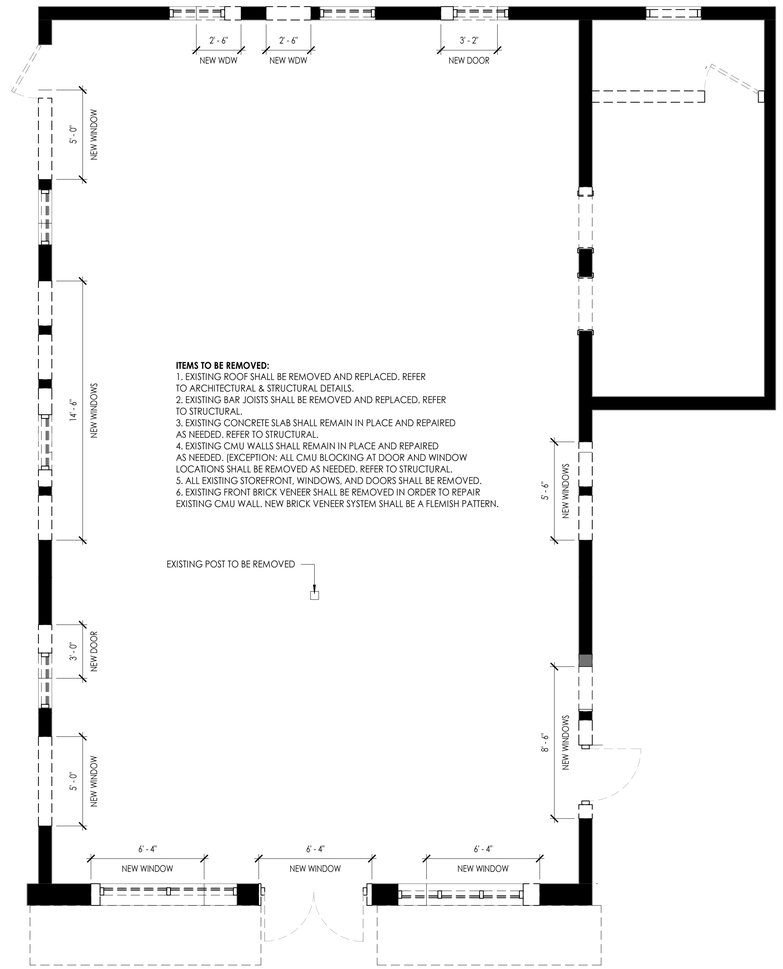
sheet number

A0.6



1 A1.0 EXISTING FLOOR PLAN

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



ITEMS TO BE REMOVED:

1. EXISTING ROOF SHALL BE REMOVED AND REPLACED. REFER TO ARCHITECTURAL & STRUCTURAL DETAILS.
2. EXISTING BAR JOISTS SHALL BE REMOVED AND REPLACED. REFER TO STRUCTURAL.
3. EXISTING CONCRETE SLAB SHALL REMAIN IN PLACE AND REPAIRED AS NEEDED. REFER TO STRUCTURAL.
4. EXISTING CMU WALLS SHALL REMAIN IN PLACE AND REPAIRED AS NEEDED. (EXCEPTION: ALL CMU BLOCKING AT DOOR AND WINDOW LOCATIONS SHALL BE REMOVED AS NEEDED. REFER TO STRUCTURAL.
5. ALL EXISTING STOREFRONT, WINDOWS, AND DOORS SHALL BE REMOVED.
6. EXISTING FRONT BRICK VENEER SHALL BE REMOVED IN ORDER TO REPAIR EXISTING CMU WALL. NEW BRICK VENEER SYSTEM SHALL BE A FLEMISH PATTERN.

2 A1.0 DEMO FLOOR PLAN

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

DEMOLITION PLAN NOTES:

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT WILL MINIMIZE DAMAGE TO THE EXISTING WALLS, CEILINGS, ETC. TO REMAIN.

2. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS TO ADJACENT SPACES.

3. ALL DEBRIS AND MATERIALS FROM THE BUILDING SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.

4. WHERE DEMOLITION AND CUTTING WORK WAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THIS CONTRACT. THE DAMAGED SURFACE/AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, AND FINISHED AS REQUIRED TO MAKE THE DAMAGED AREA/SURFACE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.

5. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS, OR SUPPORTS. REMOVE ONLY INTERIOR PARTITIONS. IF THERE IS ANY CONCERN WHETHER AN ELEMENT IS STRUCTURAL, CONTACT THE ARCHITECT IMMEDIATELY FOR VERIFICATION.

6. NEW WALLS ABUTTING EXISTING WALLS SHALL ALIGN FINISH FACE. IF THERE IS A WALL THICKNESS DIFFERENCE BETWEEN THE EXISTING WALL AND THE NEW WALL, THE ARCHITECT SHALL BE NOTIFIED.

LEGEND:

EXISTING WALL

WALL/WINDOW/DOOR TO BE DEMOLITIONED

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ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

FLOOR PLAN - EXISTING & DEMO

sheet number

A1.0

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CMU.

2. WINDOW TAGS ARE LOCATED ON ELEVATIONS. SEE WINDOW SCHEDULE FOR ALL TYPES AND DIMENSIONS.

3. SEE DETAILS FOR ADDITIONAL DIMENSIONAL INFORMATION.

4. NEW WALLS ABUTTING EXISTING WALLS SHALL ALIGN FINISH FACE WITH FINISH FACE IF THERE IS A WALL THICKNESS DIFFERENCE BETWEEN THE EXISTING WALL AND THE NEW WALL THE ARCHITECT SHALL BE NOTIFIED.

5. NEW DOORS NOT DIMENSIONED SHALL BE LOCATED 6" FROM THE CLOSEST ADJACENT WALL.

6. THE OFFICE AND CONFERENCE ROOM SHALL HAVE SOUND ATTENUATION INSULATION IN ALL INTERIOR WALLS,

7. CONTRACTOR TO V.I.F. WALL TERMINATIONS AT OPENINGS.

8. ADA SIGNAGE IN BRAILLE AT ALL EXITS AND RESTROOMS MOUNTED 60" CENTER A.F.F. PLEASE SEE SHEET A0.2 FOR MORE INFORMATION.

RESTROOM NOTES:

1. ALL RESTROOMS MUST MEET THE ADA ACCESSIBILITY CODE. REFER TO SHEET A0.4 FOR SPECIFIC ADA REQUIREMENTS.

2. THE ADA RESTROOMS ARE DESIGNED TO ALLOW FOR FRONT APPROACH FOR WHEEL CHAIR BOUND INDIVIDUALS TO THE WATER CLOSET.

3. THE LAVATORY MUST BE WALL COUNTER OR WALL MOUNTED AND MUST MEET THE REQUIREMENTS ON SHEET A0.4.

4. PROVIDE BLOCKING FOR ALL GRAB BARS, WALL MOUNTED SINKS, URINALS, BABY CHANGING STATIONS, HAND DRYERS, TOILET PAPER HOLDERS, AND SOAP DISPENSERS.

5. SEE FINISH SCHEDULE ON SHEET A2.6 FOR ADDITIONAL INFORMATION.

6. ADA SIGNAGE IN BRAILLE AT ALL EXITS AND RESTROOMS MOUNTED 60" CENTER A.F.F. PLEASE SEE SHEET A0.2 FOR MORE INFORMATION.

7. IN REFERENCE TO ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 304.3.1 PERMITS THE TURNING SPACE TO INCLUDE KNEE AND TOE CLEARANCE ACCORDING TO 306.

LEGEND:

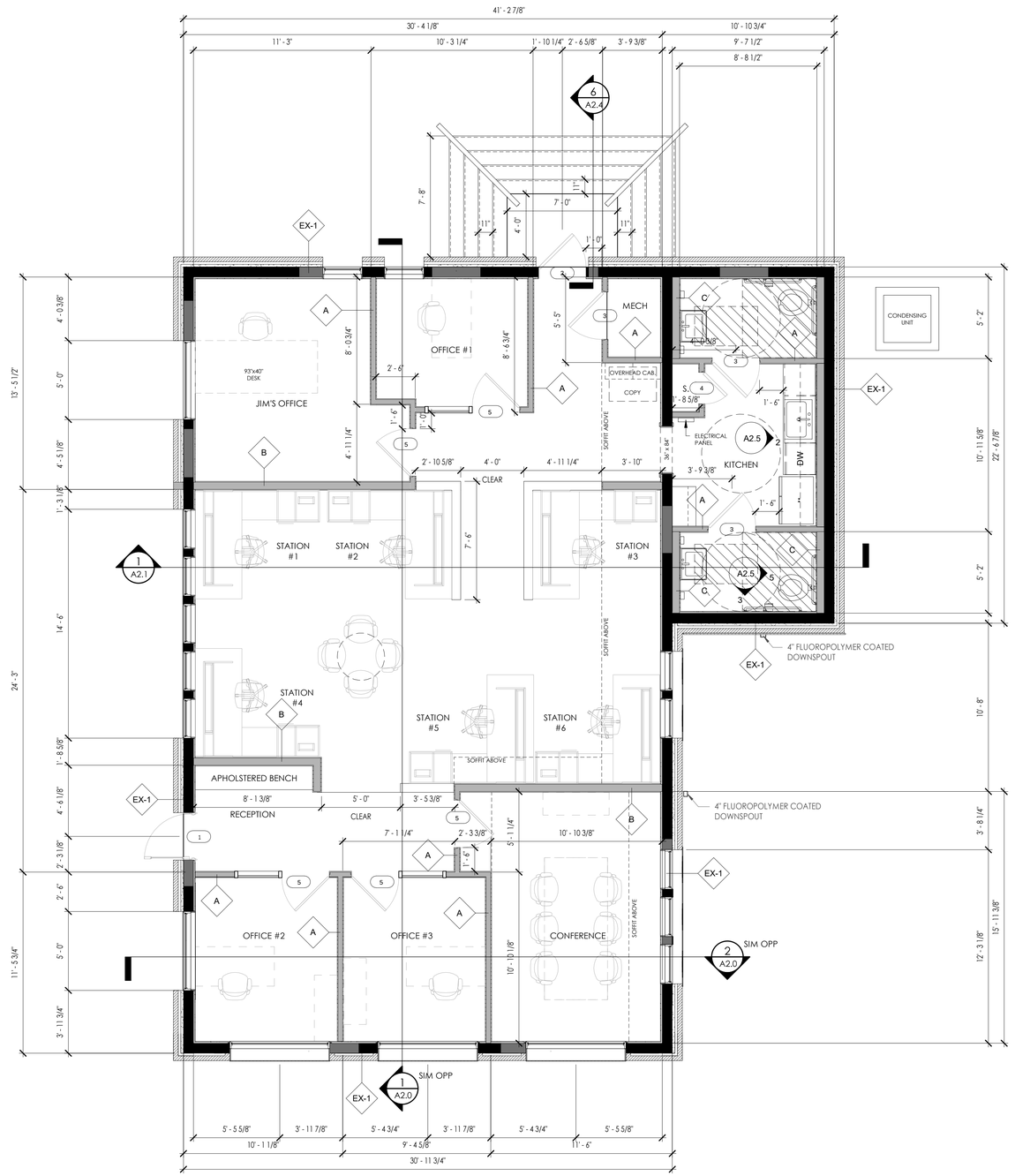
- EXISTING WALL
- NEW WALL

WALL SCHEDULE:

WALL TYPE	RATING	UL NUMBER	DETAIL	DESCRIPTION
A	NONE	N/A		5/8" GYP. BOARD EACH SIDE OF 3-5/8" L.G. STEEL STUDS TO ROOF DECK ABOVE, WITH SOUND ATTENUATION BATTS.
B	NONE	N/A		5/8" GYP. BOARD EACH SIDE OF 5-1/2" L.G. STEEL STUDS TO ROOF DECK ABOVE, WITH SOUND ATTENUATION BATTS.
C	NONE	N/A		5/8" GYP. BOARD ON ONE SIDE OF 5-1/2" L.G. STEEL STUDS TO ROOF DECK ABOVE. IN KITCHEN: REPLACE 5/8" GYP. BD. FOR CEMENTITIOUS TILE BACKER BOARD FOR PROPER THIN BRICK VENEER APPLICATION. THIS WILL SERVE AS BACKSPLASH FINISH.
EX-1	NONE	N/A		EXISTING 7-5/8" CMU WALL WITH NEW FLEMISH BRICK VENEER SYSTEM (SEE ELEVATIONS). FLUID APPLIED AIR & VAPOR BARRIER, R-7.6 CONT. RIGID INSULATION, 2" AIR GAP, BRICK VENEER WITH 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORIZONTAL & VERTICAL). INSIDE OF WALL SHALL CONSIST OF A THIN BRICK VENEER SYSTEM APPLIED DIRECTLY TO THE EXISTING CMU WALL. MORTAR SETTING BED SHALL BE APPLIED AS NEEDED FOR PROPER THIN BRICK APPLICATION PER OWNER'S DIRECTION.

WALL SCHEDULE NOTES:

1. PROVIDE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS WITH SOUND ATTENUTATION INSULATION.
2. PROVIDE ACOUSTICAL PADDING IN ALL ELECTRICAL AND TELEPHONE OUTLETS THAT ARE LOCATED IN WALLS WITH SOUND ATTENUATION BLANKETS.
3. ALL SOUND ATTENUATION SHALL EXTEND TO UNDERSIDE OF STRUCTURE.
4. PROVIDE SMOKE SEAL AND FIRE SAFING AT ALL FLOOR PENESTRATIONS FOR PIPING, CONDUIT, ETC.
5. SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND CONSTRUCTION OF BEARING WALLS.



1 A1.1 FIRST FLOOR PLAN

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

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FLOOR PLAN - PROPOSED

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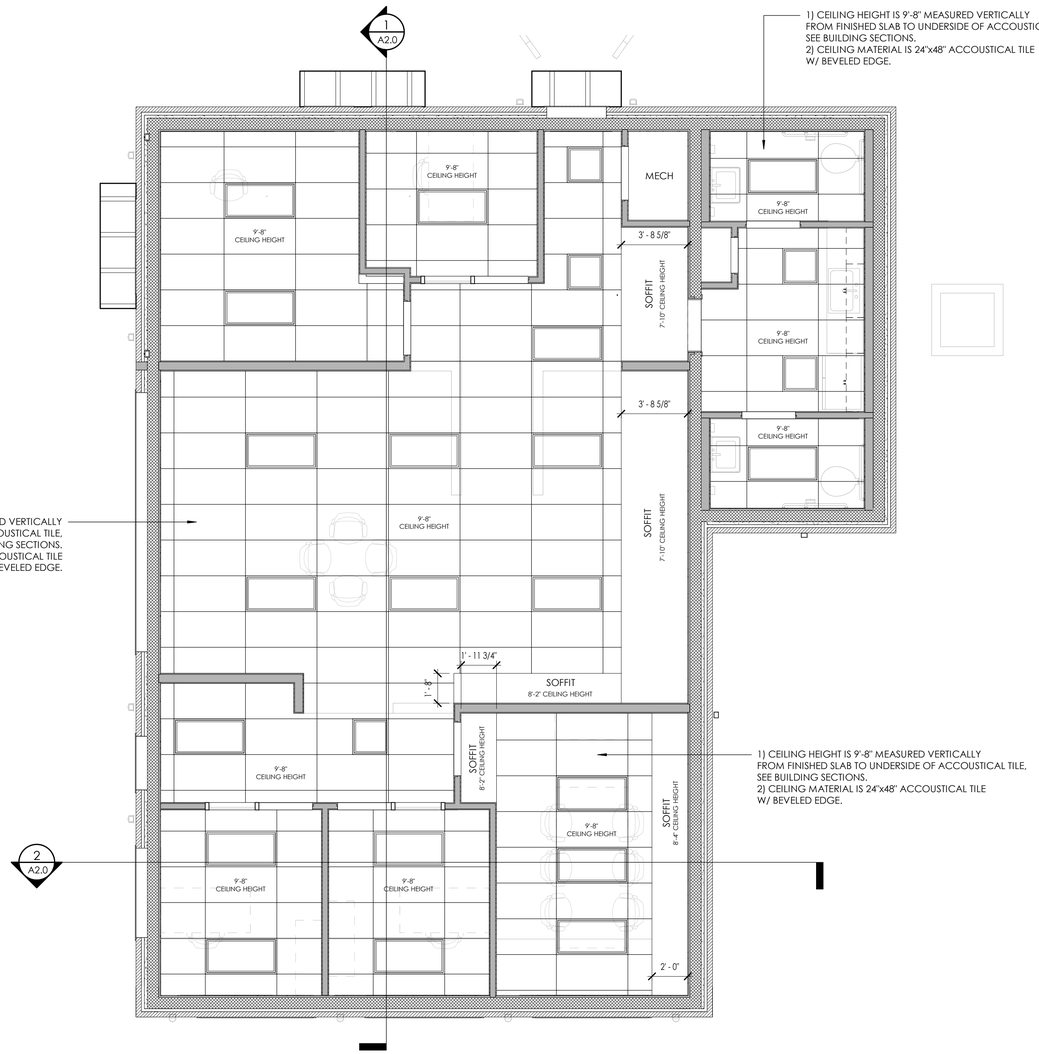
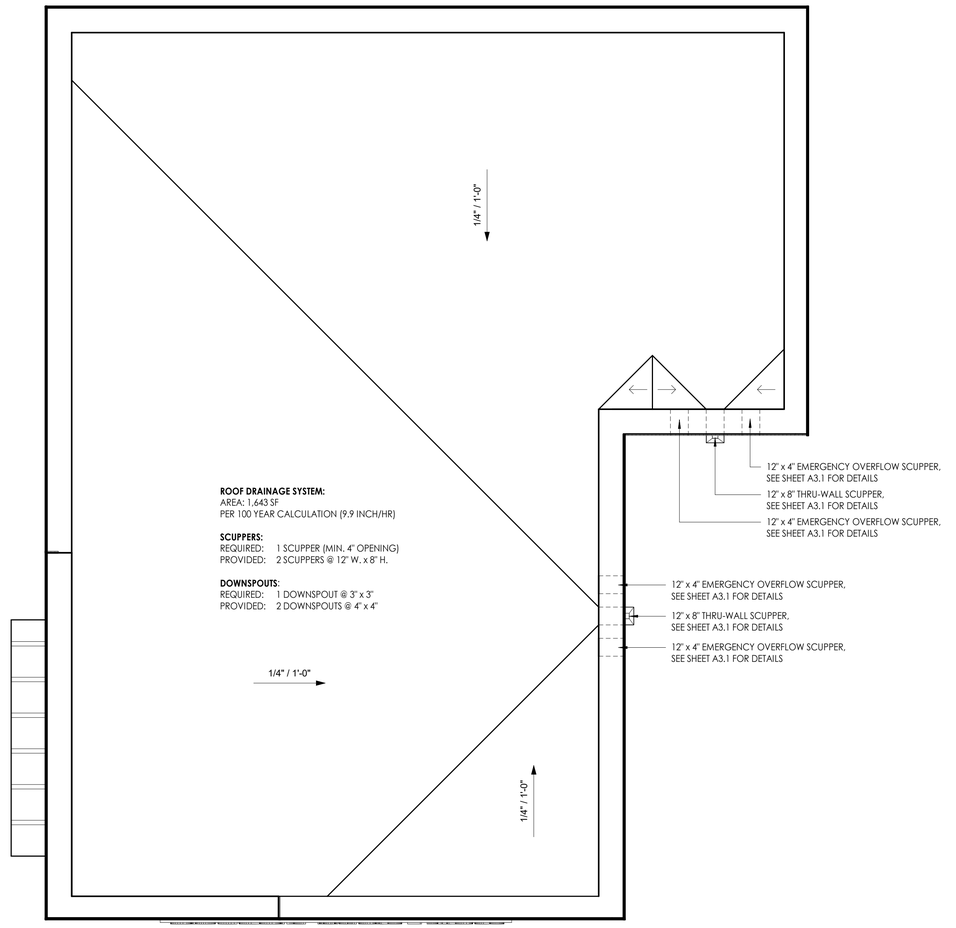
A1.1



1 A1.2 FIRST FLOOR RCP

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



2 A1.2 ROOF PLAN

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

REFLECTED CEILING PLAN NOTES:

1. THE ARCHITECTURAL RCP PLAN IS FOR DIMENSIONAL CONTROL AND DESCRIPTION OF NON-ELECTRICAL CEILING ELEMENTS. REFER TO ELECTRICAL DRAWINGS FOR CIRCUIT, SWITCHING, AND ELECTRICAL PANEL INFORMATION.

2. ALL CONDITIONED SPACES SHALL HAVE A SUSPENDED ACCOUSTICAL CEILING TILE SYSTEM, TYP.

3. DIMENSIONS ARE FROM FACE OF GYP TO CENTERLINE OF LIGHTING FIXTURE.

4. WHERE NO DIMENSIONS, CENTER ON ARCHITECTURAL ELEMENT

5. ALL UPPER CABINETS SHALL HAVE UNDER CABINET LIGHT, CENTERED.

6. CEILING HEIGHTS ARE MEASURED VERTICALLY FROM FACE OF SLAB TO UNDERSIDE FACE OF CEILING FINISH.

LIGHTING NOTES:

1. EXTERIOR SCONCES SHALL BE SPECIFIED BY OWNER. REFER TO SHEETS A3.2 AND A3.3 FOR LIGHTING SPECS.
2. ALL TROFFER FIXTURES SHALL BE THE AT3, OR APPROVED EQUAL. REFER TO SHEET A3.2.

LIGHTING LEGEND:

24"x48" LED TROFFER LIGHT

24"x24" LED TROFFER LIGHT

EXTERIOR LED WALL SCONCE BASIS OF DESIGN COSMO 12

3" UNDER CABINET LIGHT

EF EXHAUST FAN

ROOF PLAN NOTES:

1. ARCHITECTURAL ROOF DETAILS ARE FOR WATERPROOFING PURPOSES.

2. SEE GENERAL NOTES & SPECIFICATIONS FOR MORE INFORMATION ON THE ROOF SYSTEM AND COMPONENTS.

3. CRICKETS OR COUNTER SLOPES SHALL BE PROVIDED AT ALL PARAPETS OR OTHER ROOF OBSTRUCTION INTERRUPTING A NEGATIVE ROOF SLOPE.

4. ICE & WATER SHIELD SHALL BE INSTALLED AT ALL SLOPE TRANSITIONS AND TERMINATIONS.

5. ROOFING SYSTEMS SHALL BE INSTALLED PER ALL OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

6. STACK OR CROSS VENTING SHALL BE PROVIDED FOR ALL UNCONDITIONED ATTIC AREAS IN BOTH LOW SLOPE AND SLOPED ROOFS. SLOPED ROOFS SHALL BE PROVIDED WITH CONTINOUS SOFFIT VENTS AND RIDGE VENTS. LOW SLOPED ROOFS SHALL BE PROVIDED WITH OPPOSITE WALL VENTS TO ALLOW FOR CROSS VENTILATION.

7. ALL ALUMINUM SCUPPERS, GUTTERS AND DOWNSPOUTS WILL HAVE A FLUOROPOLYMER COATING.

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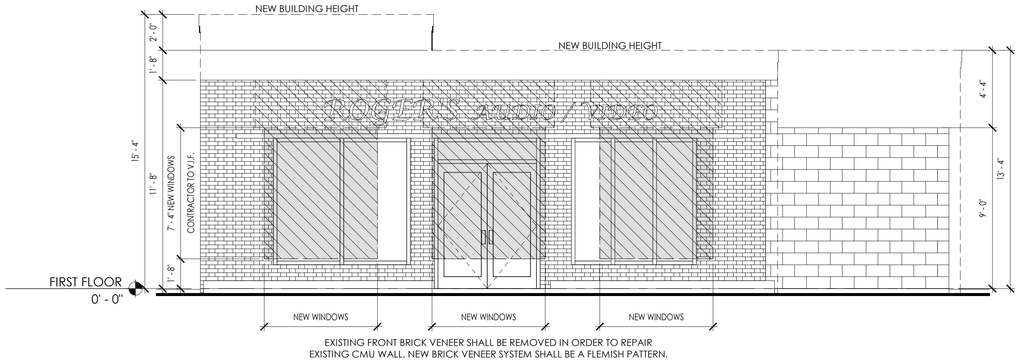
sheet title

BUILDING RCP / ROOF PLAN

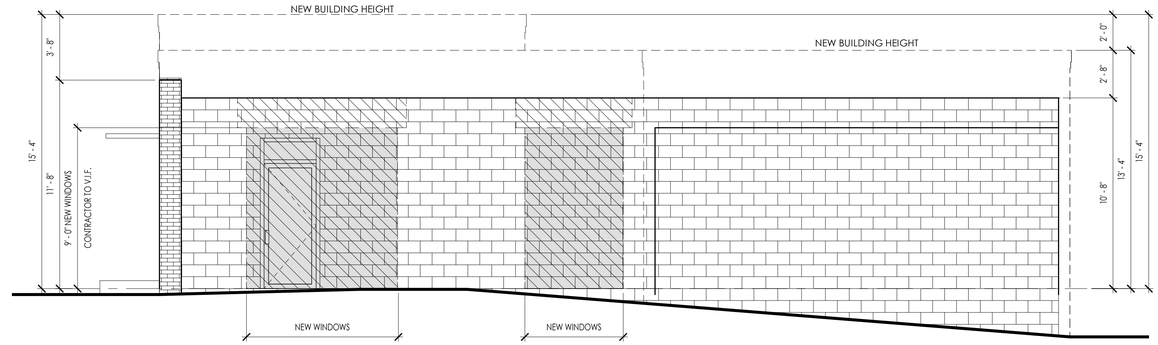
sheet number

A1.2



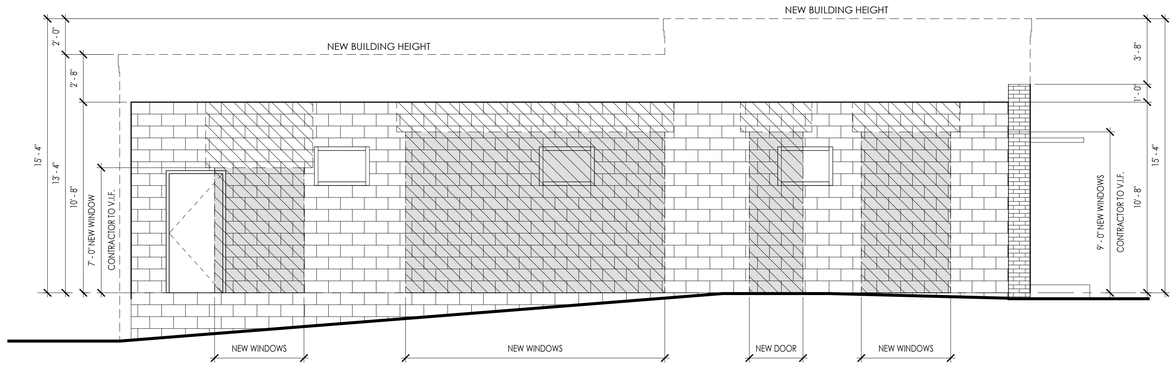
1 A1.3 EXISTING FRONT ELEVATION

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



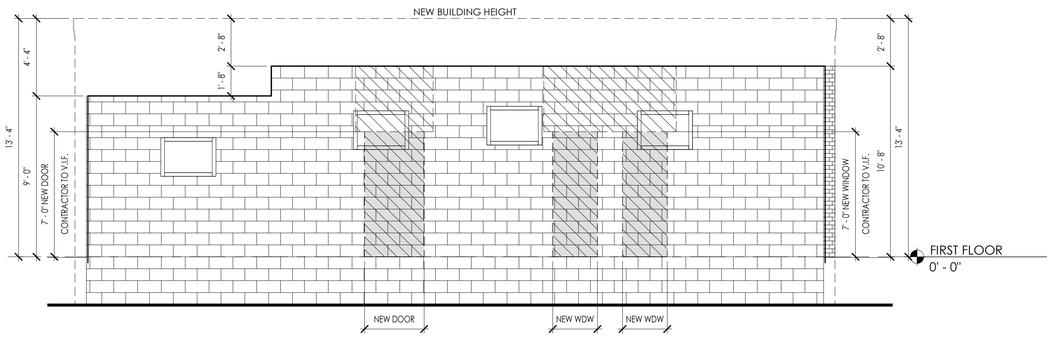
2 A1.3 EXISTING RIGHT ELEVATION

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



3 A1.3 EXISTING LEFT ELEVATION

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



4 A1.3 EXISTING BACK ELEVATION

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

EXISTING ELEVATION NOTES :

1. CONTRACTOR TO V.I.F. EXISTING BUILDING HEIGHT.
2. CONTRACTOR SHALL BUILD ACCORDING TO PROPOSED OVERALL BUILDING HEIGHT.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS FOR PROPER REINFORCEMENT OF NEW CMU BLOCKING TO EXISTING CMU BLOCKING.

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA013795
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

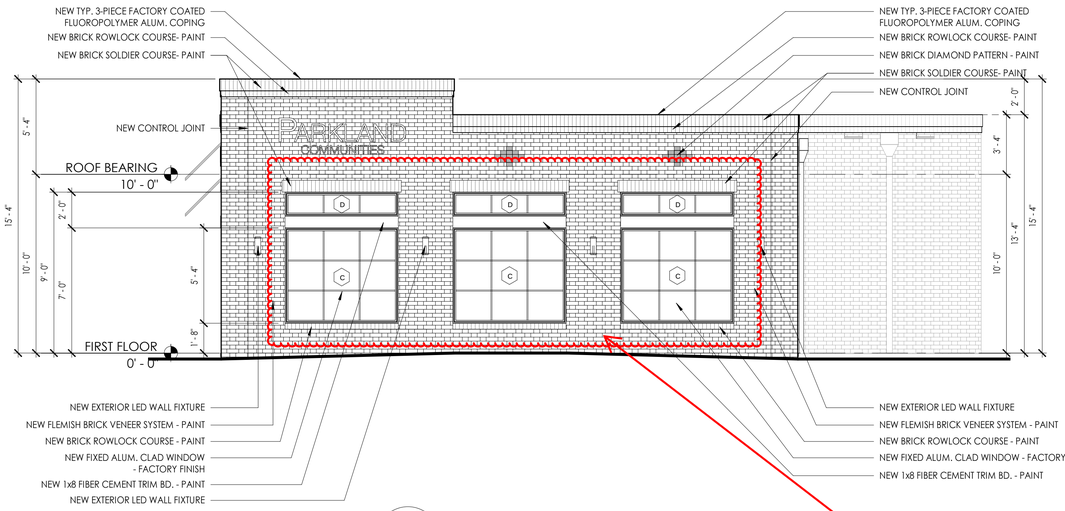
07/29/2021

sheet title

BUILDING ELEVATIONS - EXISTING & DEMO

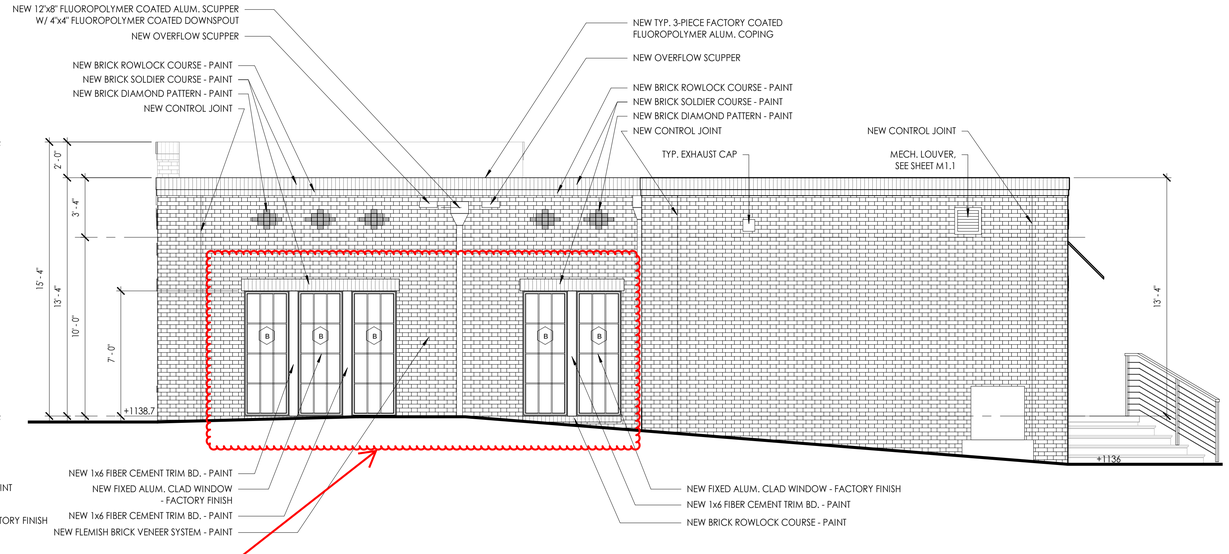
sheet number

A1.3



1 A1.4 FRONT ELEVATION

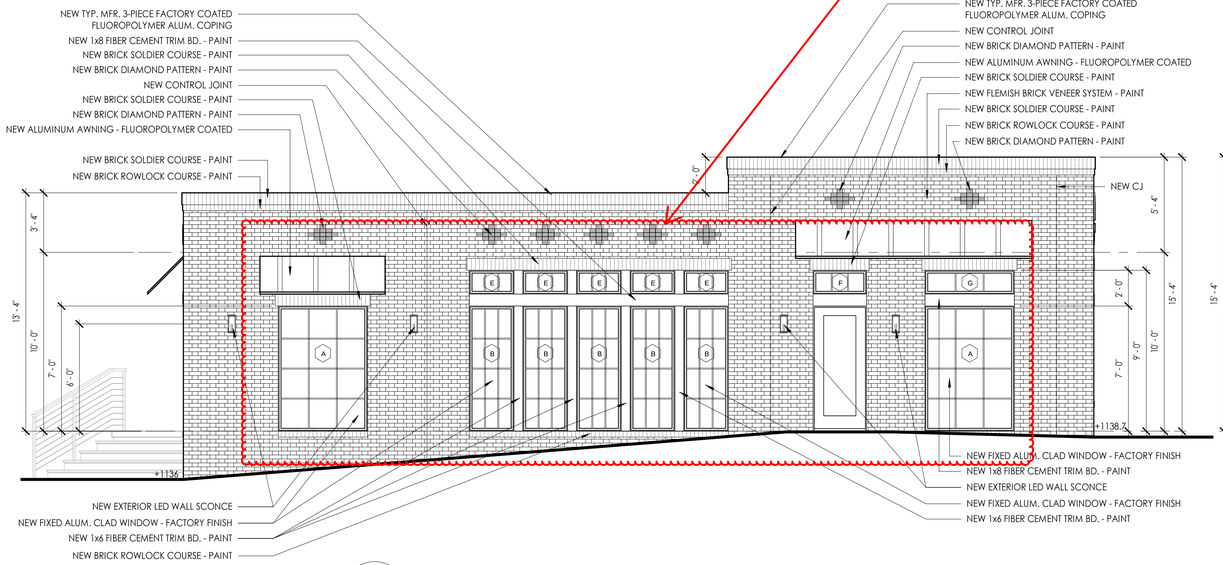
SCALE: 1/4" = 1'-0"



2 A1.4 RIGHT ELEVATION

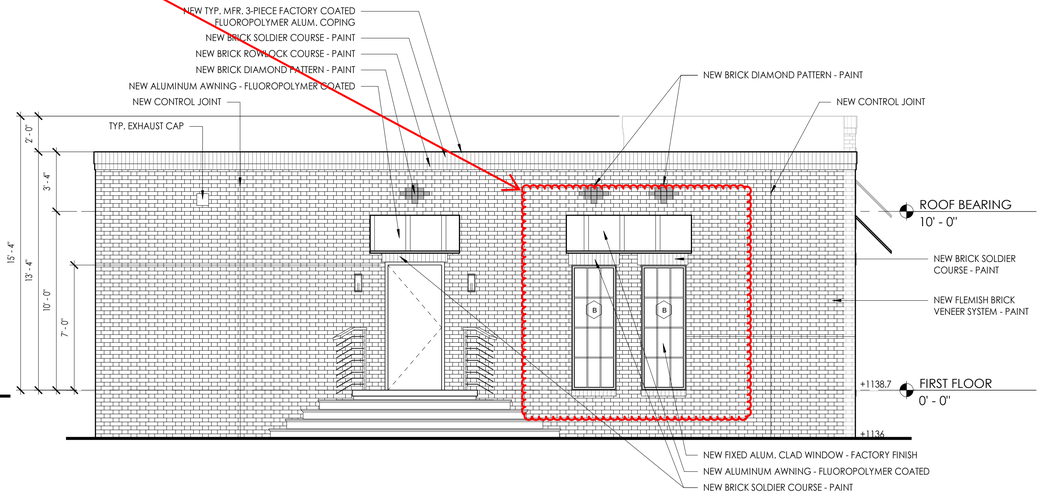
SCALE: 1/4" = 1'-0"

SEE WINDOW DIVIDED LITE MARKUPS ON SHEET A3.0



3 A1.4 LEFT ELEVATION

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



4 A1.4 BACK ELEVATION

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

EXPANSION & CONTROL JOINT NOTES:

BRICK INSTITUTE'S RULES FOR PLACING CONTROL JOINTS:

1. SPACING BETWEEN JOINTS SHOULD NOT EXCEED 30'-0".
2. LOCATE CONTROL JOINTS WITHIN 10'-0" OF ONE SIDE OF A CORNER.
3. LOCATE CONTROL JOINTS AS WALL OFFSETS.
4. LOCATE CONTROL JOINTS AT CHANGES IN WALL HEIGHTS.
5. LOCATE CONTROL JOINTS DIRECTLY BELOW SHELF ANGLES.

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checked by: HH

drawing date

07/29/2021

sheet title

BUILDING ELEVATIONS - PROPOSED

sheet number

A1.4

1 A1.5 FRONT PERSPECTIVE

SCALE:

2 A1.5 REAR PERSPECTIVE

SCALE:

3 A1.5 SIDE PERSPECTIVE

SCALE:

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BUILDING PERSPECTIVES

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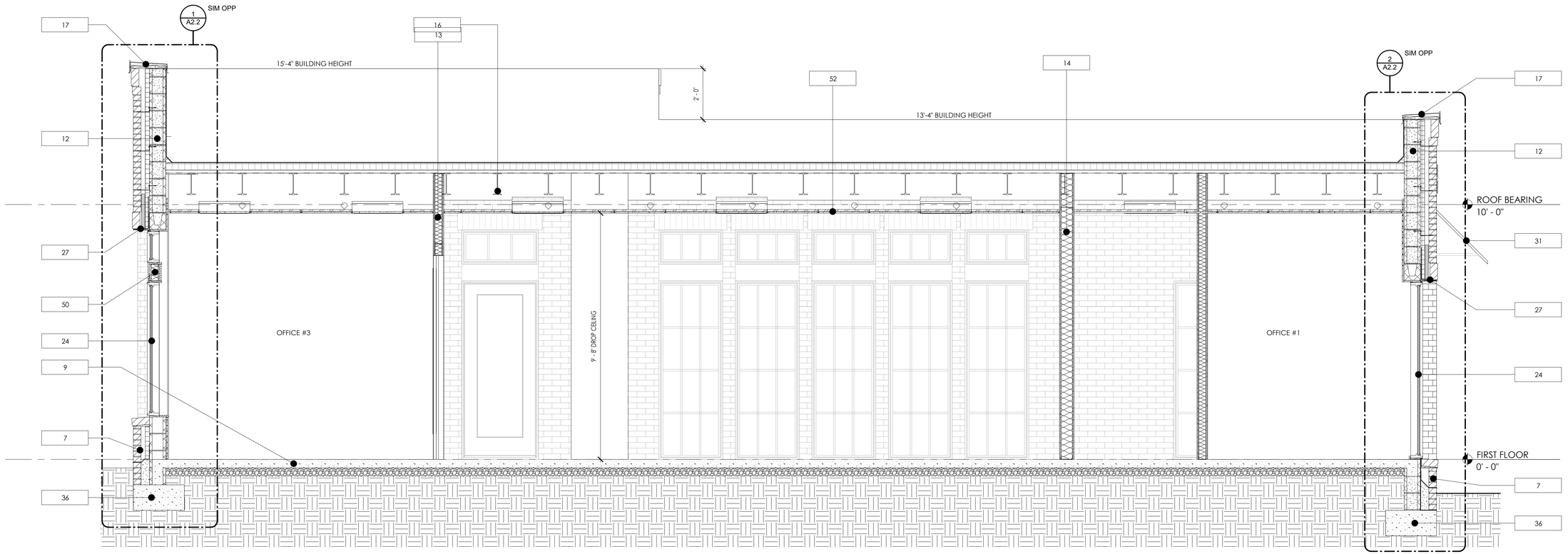
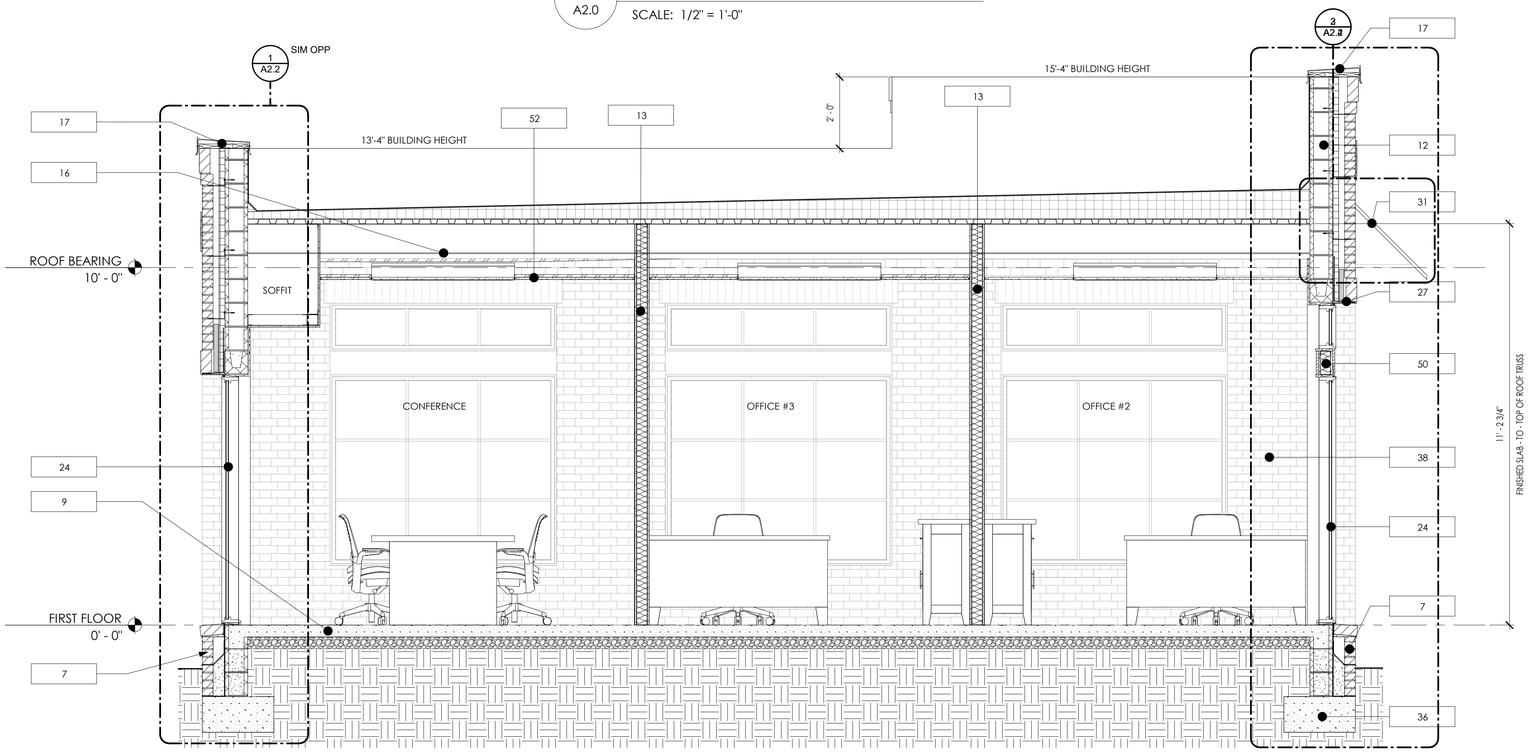
A1.5



1 BUILDING SECTION 1

A2.0 SCALE: 1/2" = 1'-0"



2 BUILDING SECTION 2

A2.0 SCALE: 1/2" = 1'-0"

KEYNOTE LEGEND	
7	TYPICAL THRU-WALL FLASHING AT BASE OF BRICK VENEER SYSTEM: WEEPS AT 24" O.C. HORIZ. OVER FLEXIBLE FLASHING. MORTAR NET CONTINUOUS OVER FLASHING. NO VENEER ANCHORS W/I 12" VERT. OF FLASHING. GROUT FILL SOLID & CONTINUOUS BELOW FLASHING.
9	EXISTING REINFORCED CONCRETE SLAB. REPAIRS SHALL BE MADE AS NEEDED PER STRUC.
12	EXISTING CMU WALL WITH NEW BRICK VENEER: EXISTING 7 5/8" CONCRETE MASONRY BLOCK. REPAIR AS NEEDED PER STRUC. ADDITIONAL CMU BLOCKS SHALL BE PLACED ON TOP OF EXISTING CMU BLOCKS AND PROPERLY REINFORCED PER STRUC. NEW CMU BLOCK LOCATIONS ARE BASED ON BUILDING ELEVATIONS. FLUID APPLIED AIR & VAPOR BARRIER (SEE DUPONT TYVEK SPEC.), R-7.6 CONT. RIGID INSULATION ATTACHED TO OUTSIDE OF CMU, 2" AIR GAP, FLEMISH BRICK VENEER SYSTEM WITH GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORZONTAL AND VERTICAL).
13	TYPICAL NON-LOAD BEARING INTERIOR WALL: 3 5/8" METAL STUD WALL, SEE STRUC. (W/ SOUND ATTENUATION AT OFFICES AND CONFERENCE ROOM)
14	TYPICAL NON-LOAD BEARING INTERIOR WALL: 5 1/2" METAL STUD WALL, SEE STRUC. (W/ SOUND ATTENUATION AT OFFICES AND CONFERENCE ROOM)
16	TYPICAL LOW-SLOPE ROOF/CEILING ASSEMBLY: 60 MIL FULLY ADHERED THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM OVER TAPERED RIGID INSULATION. MINIMUM R-20 RIGID CONTINUOUS INSULATION. THE INSULATION IS PLACED ON TOP OF COMPOSITE METAL DECKING AND STRUCTURAL STEEL BEAMS @ 24" O.C. SEE STRUC. ROOF TRUSSES SHALL BE PRIMED AND PAINTED WHITE.
17	MFR. 3-PIECE FACTORY COATED FLUOROPOLYMER ALUMINUM COPING W/ MIN. 6" VERT. EXPOSED FACE, OVER CONTINUOUS TPO ROOFING MEMBRANE. SECURE FRONT AND REAR CONT. W/ HOLD-DOWN CLIPS PER MANUFACTURER'S INSTRUCTIONS.
24	MFR. FIXED ALUMINUM CLAD WINDOW - FACTORY FINISH (SEE ELEVATIONS & WINDOW SCHEDULE)
27	TYP. WINDOW HEADER: ADHESIVE THRU-WALL FLASHING WITH APPROPRIATE TERMINATION BAR & END DAMS APPLIED OVER A BENT STEEL PLATE, SHOP PRIMED & FIELD PAINTED, SEE STRUC. BENT PLATE SUPPORTS A SINGLE BRICK SOLDIER COURSE - PAINT. WEEP HOLES SHALL BE LOCATED 24" O.C. OVER ADHESIVE FLASHING W/ MORTAR NET CONTINUOUS OVER FLASHING.
31	MFR. FLUOROPOLYMER COATED STANDING SEAM METAL AWNING W/ APPROPRIATE ATTACHMENT HARDWARE- BASIS OF DESIGN IS AWNING WORKS INC.
36	EXISTING REINFORCED CONCRETE FOOTING. REPAIR AS NEEDED, SEE STRUC.
38	THIN BRICK APPLIED TO INTERIOR SIDE OF ALL PERMIETER CMU WALLS. SEE PLAN. MORTAR SETTING BED SHALL BE APPLIED TO THE INTERIOR FACE OF CMU WALL AS NEEDED FOR PROPER THIN BRICK APPLICATION. REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION.
50	TYP. WINDOW HEADER: 3-5/8" L.G. STEEL STUD HEADER WITH 1/2" PLYWOOD SHEATHING APPLIED ON THE INTERIOR. 1x8 WOOD TRIM BD. APPLIED TO THE SHEATHING, STAIN. STUDS SHALL BE FILLED WITH MIN. R-13 BATT INSULATION. TYPICAL SHEATHING BOARD SHALL BE ATTACHED TO EXTERIOR FACE OF STUD AND COATED WITH FLUID APPLIED AIR & VAPOR BARRIER. 1x8 FIBER CEMENT TRIM BD. FINISH - PAINTED.
52	24"X48" ACCOUSTICAL CEILING TILE SYSTEM W/ BEVELED EDGE. SEE MANUFACTURER'S INSTRUCTIONS FOR APPROPRIATE DETAILS AND INSTALLATION. PROVIDE MFR. SUSPENSION SYSTEM.

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drawing information

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drawn by: RLV
checked by: HH

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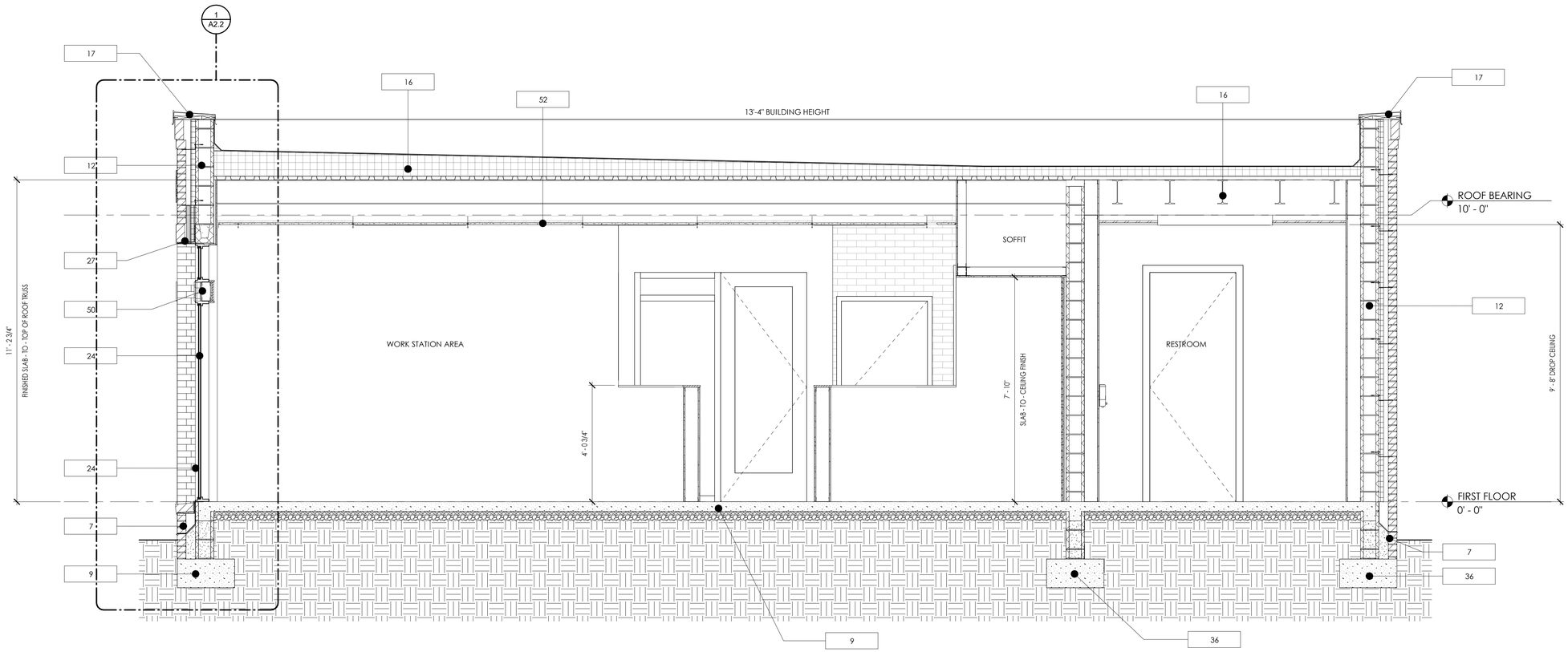
TYP. BUILDING SECTIONS

sheet number

A2.0



1 A2.1 BUILDING SECTION 3

SCALE: 1/2" = 1'-0"

KEYNOTE LEGEND	
7	TYPICAL THRU-WALL FLASHING AT BASE OF BRICK VENEER SYSTEM: WEEPS AT 24" O.C. HORIZ. OVER FLEXIBLE FLASHING. MORTAR NET CONTINUOUS OVER FLASHING. NO VENEER ANCHORS W/I 12" VERT. OF FLASHING. GROUT FILL SOLID & CONTINUOUS BELOW FLASHING.
9	EXISTING REINFORCED CONCRETE SLAB. REPAIRS SHALL BE MADE AS NEEDED PER STRUC.
12	EXISTING CMU WALL WITH NEW BRICK VENEER: EXISTING 7 5/8" CONCRETE MASONRY BLOCK. REPAIR AS NEEDED PER STRUC. ADDITIONAL CMU BLOCKS SHALL BE PLACED ON TOP OF EXISTING CMU BLOCKS AND PROPERLY REINFORCED PER STRUC. NEW CMU BLOCK LOCATIONS ARE BASED ON BUILDING ELEVATIONS. FLUID APPLIED AIR & VAPOR BARRIER (SEE DUPONT TYVEK SPEC.), R-7.6 CONT. RIGID INSULATION ATTACHED TO OUTSIDE OF CMU, 2" AIR GAP, FLEMISH BRICK VENEER SYSTEM WITH GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORZONTAL AND VERTICAL).
16	TYPICAL LOW-SLOPE ROOF/CEILING ASSEMBLY: 60 MIL FULLY ADHERED THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM OVER TAPERED RIGID INSULATION. MINIMUM R-20 RIGID CONTINUOUS INSULATION. THE INSULATION IS PLACED ON TOP OF COMPOSITE METAL DECKING AND STRUCTURAL STEEL BEAMS @ 24" O.C. SEE STRUC. ROOF TRUSSES SHALL BE PRIMED AND PAINTED WHITE.
17	MFR. 3-PIECE FACTORY COATED FLUOROPOLYMER ALUMINUM COPING W/ MIN. 6" VERT. EXPOSED FACE, OVER CONTINUOUS TPO ROOFING MEMBRANE. SECURE FRONT AND REAR CONT. W/ HOLD-DOWN CLIPS PER MANUFACTURER'S INSTRUCTIONS.
24	MFR. FIXED ALUMINUM CLAD WINDOW - FACTORY FINISH (SEE ELEVATIONS & WINDOW SCHEDULE)
27	TYP. WINDOW HEADER: ADHESIVE THRU-WALL FLASHING WITH APPROPRIATE TERMINATION BAR & END DAMS APPLIED OVER A BENT STEEL PLATE, SHOP PRIMED & FIELD PAINTED, SEE STRUC. BENT PLATE SUPPORTS A SINGLE BRICK SOLDIER COURSE - PAINT. WEEP HOLES SHALL BE LOCATED 24" O.C. OVER ADHESIVE FLASHING W/ MORTAR NET CONTINUOUS OVER FLASHING.
36	EXISTING REINFORCED CONCRETE FOOTING. REPAIR AS NEEDED, SEE STRUC.
50	TYP. WINDOW HEADER: 3-5/8" L.G. STEEL STUD HEADER WITH 1/2" PLYWOOD SHEATHING APPLIED ON THE INTERIOR. 1x8 WOOD TRIM BD. APPLIED TO THE SHEATHING, STAIN. STUDS SHALL BE FILLED WITH MIN. R-13 BATT INSULATION. TYPICAL SHEATHING BOARD SHALL BE ATTACHED TO EXTERIOR FACE OF STUD AND COATED WITH FLUID APPLIED AIR & VAPOR BARRIER. 1x8 FIBER CEMENT TRIM BD. FINISH - PAINTED.
52	24"X48" ACCOUSTICAL CEILING TILE SYSTEM W/ BEVELED EDGE. SEE MANUFACTURER'S INSTRUCTIONS FOR APPROPRIATE DETAILS AND INSTALLATION. PROVIDE MFR. SUSPENSION SYSTEM.

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for

PARKLAND COMM.

drawing information

project numbe18082
contact: Designer
drawn by: Author
checked by: Checker

drawing date

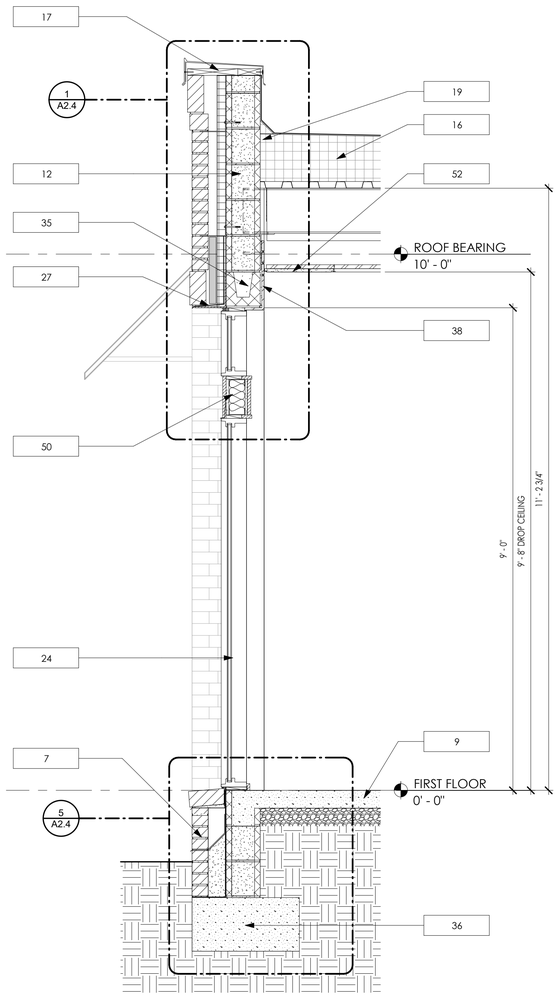
07/29/2021

sheet title

TYP. BUILDING SECTIONS

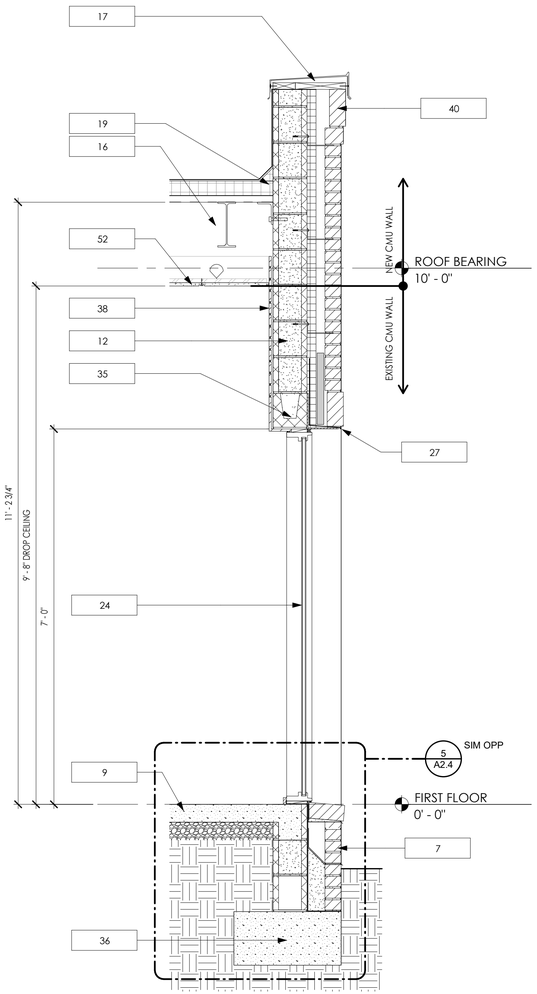
sheet number

A2.1



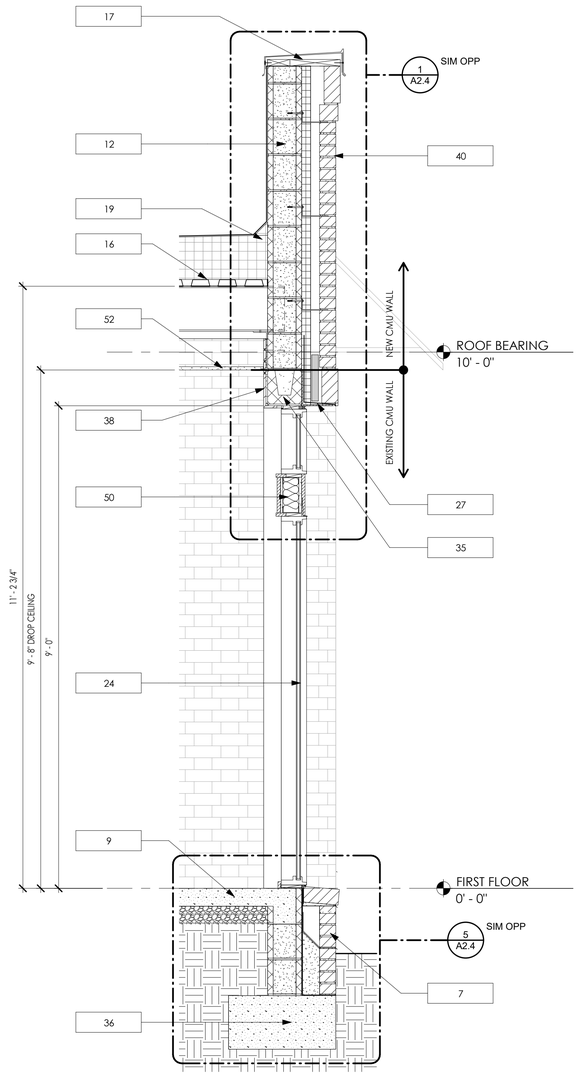
1 A2.2 TYP. WALL SECTION W/ SHORT PARAPET

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



2 A2.2 TYP. WALL SECTION @ REAR

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



3 A2.2 TYP. WALL SECTION W/ TALL PARAPET

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

KEYNOTE LEGEND

7	TYPICAL THRU-WALL FLASHING AT BASE OF BRICK VENEER SYSTEM: WEEPS AT 24" O.C. HORIZ. OVER FLEXIBLE FLASHING. MORTAR NET CONTINUOUS OVER FLASHING. NO VENEER ANCHORS W/I 12' VERT. OF FLASHING. GROUT FILL SOLID & CONTINUOUS BELOW FLASHING.
9	EXISTING REINFORCED CONCRETE SLAB. REPAIRS SHALL BE MADE AS NEEDED PER STRUC.
12	EXISTING CMU WALL WITH NEW BRICK VENEER: EXISTING 7 5/8" CONCRETE MASONRY BLOCK. REPAIR AS NEEDED PER STRUC. ADDITIONAL CMU BLOCKS SHALL BE PLACED ON TOP OF EXISTING CMU BLOCKS AND PROPERLY REINFORCED PER STRUC. NEW CMU BLOCK LOCATIONS ARE BASED ON BUILDING ELEVATIONS. FLUID APPLIED AIR & VAPOR BARRIER (SEE DUPONT TYVEK SPEC.), R-7.6 CONT. RIGID INSULATION ATTACHED TO OUTSIDE OF CMU, 2" AIR GAP, FLEMISH BRICK VENEER SYSTEM WITH GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS AT 16" O.C. (BOTH HORZONTAL AND VERTICAL).
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17	MFR. 3-PIECE FACTORY COATED FLUOROPOLYMER ALUMINUM COPING W/ MIN. 6" VERT. EXPOSED FACE, OVER CONTINUOUS TPO ROOFING MEMBRANE. SECURE FRONT AND REAR CONT. W/ HOLD-DOWN CLIPS PER MANUFACTURER'S INSTRUCTIONS.
19	RIGID INSULATION CANT STRIP
24	MFR. FIXED ALUMINUM CLAD WINDOW - FACTORY FINISH (SEE ELEVATIONS & WINDOW SCHEDULE)
27	TYP. WINDOW HEADER: ADHESIVE THRU-WALL FLASHING WITH APPROPRIATE TERMINATION BAR & END DAMS APPLIED OVER A BENT STEEL PLATE, SHOP PRIMED & FIELD PAINTED, SEE STRUC. BENT PLATE SUPPORTS A SINGLE BRICK SOLDIER COURSE - PAINT. WEEP HOLES SHALL BE LOCATED 24" O.C. OVER ADHESIVE FLASHING W/ MORTAR NET CONTINUOUS OVER FLASHING.
35	REINFORCED CMU BOND BEAM, SEE STRUC.
36	EXISTING REINFORCED CONCRETE FOOTING. REPAIR AS NEEDED, SEE STRUC.
38	THIN BRICK APPLIED TO INTERIOR SIDE OF ALL PERMIETER CMU WALLS. SEE PLAN. MORTAR SETTING BED SHALL BE APPLIED TO THE INTERIOR FACE OF CMU WALL AS NEEDED FOR PROPER THIN BRICK APPLICATION. REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION.
40	SINGLE BRICK SOLDIER COURSE - PAINT, SEE BUILDING ELEVATIONS. BRICK SOLDIERS SHALL BE ATTACHED W/ GALVANIZED 2-PIECE ADJUSTABLE METAL VENEER ANCHORS @ 16" O.C.
50	TYP. WINDOW HEADER: 3-5/8" L.G. STEEL STUD HEADER WITH 1/2" PLYWOOD SHEATHING APPLIED ON THE INTERIOR. 1x8 WOOD TRIM BD. APPLIED TO THE SHEATHING, STAIN. STUDS SHALL BE FILLED WITH MIN. R-13 BATT INSULATION. TYPICAL SHEATHING BOARD SHALL BE ATTACHED TO EXTERIOR FACE OF STUD AND COATED WITH FLUID APPLIED AIR & VAPOR BARRIER. 1x8 FIBER CEMENT TRIM BD. FINISH - PAINTED.
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for

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drawing information

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contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

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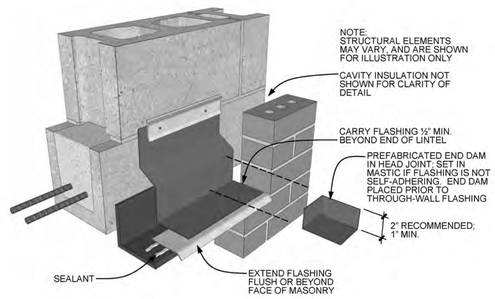
TYP. WALL SECTIONS

sheet number

A2.2



END DAM DIAGRAM PREFABRICATED FLASHING END DAM

DIAGRAM 01.410.0202 REV. 02/04/11

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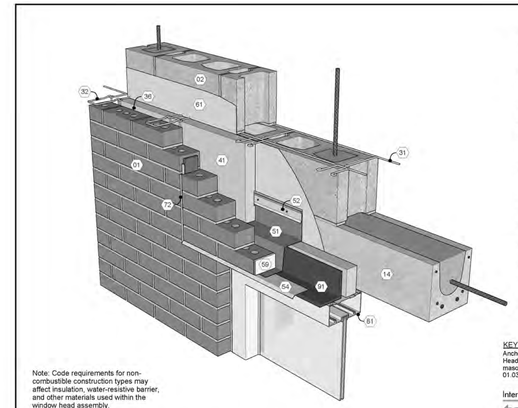

KEY NOTES

01 Brick veneer
02 Concrete masonry w/ grout & reinforcement as req'd
14 Precast concrete U-lintel, grouted
31 Horizontal joint reinforcement
32 Veneer anchor
36 Drainage cavity
41 Insulation
51 Thru-wall flashing (end dams not shown)
52 Termination bar w/ cont. bead of sealant @ top
54 Drip Edge
59 Weep vent
61 Air/moisture/vapor barrier as req'd
72 Masonry expansion joint as req'd
81 Window assembly
91 Steel lintel angle

Note: Code requirements for non-combustible construction types may affect insulation, water-resistive barrier, and other materials used within the window head assembly.

KEY WORDS
Anchored veneer, CMU, Cavity wall, Head, Lintel, End dam, Flashing, masonry lintel, bond beam, 01.030.0605

Window Head | Brick veneer, CMU backup, precast concrete lintel

Detail 01.030.0605 Rev. 10/13/17

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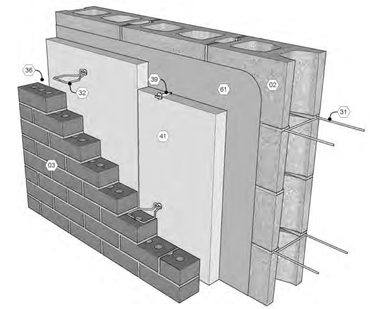

KEY NOTES

02 Concrete masonry backup
03 Brick veneer
31 Horizontal joint reinforcement
32 Veneer tie
36 Air space
39 Fastener for wall tie, thermally broken (opt.)
41 Rigid insulation
61 Air/moisture/vapor barrier as req'd

KEY WORDS
Anchored veneer, CMU, cavity wall, drainage wall, 01.030.0202, fluid-applied air barrier

WALL SYSTEM Brick veneer, CMU backup, rigid insul. fluid-applied AB, veneer ties

Detail 01.030.0202 Rev. 11/29/15

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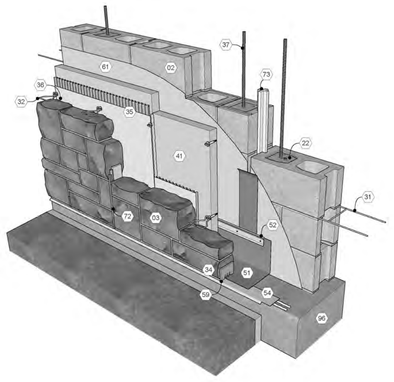

KEY NOTES

02 Concrete masonry backup
03 Stone veneer
22 Grout per structural design
31 Horizontal joint reinforcement
32 Wall tie
35 Drainage mat w/ filter fabric
36 Air space: 2" recommended, 1" min. req'd by code
37 Reinforcement per structural design
41 Cavity insulation
51 Thru-wall flashing
52 Termination bar w/ cont. bead of sealant @ top
54 Drip edge: seal and adhere to foundation
59 Weep vents
61 Air/moisture/vapor barrier as req'd
72 Movement joint
73 Control joint
96 Foundation

KEY WORDS
Base of wall, Foundation, Veneer, Stone, Flashing, Drainage, Weeps, High-performing, 03.030.0101

BASE OF WALL Flexible flashing, drip edge, termination bar, drainage mat

Detail 03.030.0101 7/28/16

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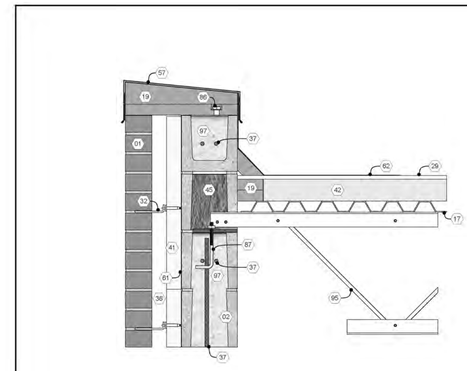

KEY NOTES

01 Face brick veneer
02 Concrete masonry
17 Roof Decking
19 Wood blocking
29 Cover board
31 Horizontal joint reinforcement
32 Veneer tie
36 Air space
37 Steel reinforcement
41 Rigid insulation in cavity
42 Roof insulation insulation insert in CMU
57 Formed metal coping
59 Cont. metal cleat w/ slotted holes @ 24" o.c.
61 Air/moisture/vapor barrier as req'd
62 Roof membrane
86 Anchor bolt
87 Truss anchor bolt
95 Roof structure
97 Bond beam

KEY WORDS
Anchored veneer, CMU, Cavity wall, top of wall, storm shelter, shelter, roof, structural, 01.030.0804

ROOF-WALL DETAIL Brick veneer, CMU backup

Detail 01.030.0804.2D Scale: 1 1/2" = 1'-0" Rev. 2/29/16

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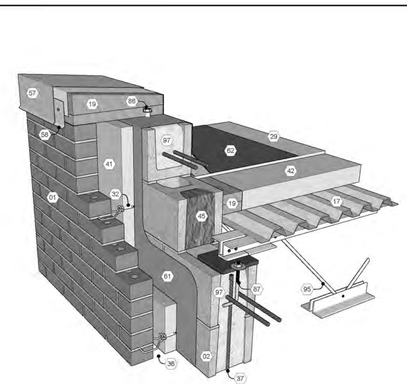

KEY NOTES

01 Face brick veneer
02 Concrete masonry
17 Roof Decking
19 Wood blocking
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31 Horizontal joint reinforcement
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86 Anchor bolt
87 Truss anchor bolt
95 Roof structure
97 Bond beam

KEY WORDS
Anchored veneer, CMU, Cavity wall, top of wall, storm shelter, shelter, roof, structural, 01.030.0804

ROOF-WALL DETAIL Brick veneer, CMU backup

Detail 01.030.0804 Rev. 2/29/16

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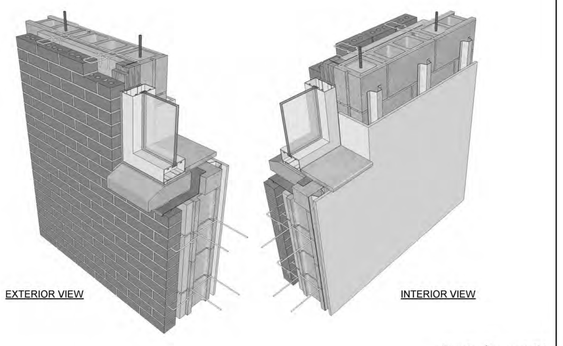
EXPANSION & CONTROL JOINT NOTES:

BRICK INSTITUTE'S RULES FOR PLACING CONTROL JOINTS:

1. SPACING BETWEEN JOINTS SHOULD NOT EXCEED 30'-0".
2. LOCATE CONTROL JOINTS WITHIN 10'-0" OF ONE SIDE OF A CORNER.
3. LOCATE CONTROL JOINTS AS WALL OFFSETS.
4. LOCATE CONTROL JOINTS AT CHANGES IN WALL HEIGHTS.
5. LOCATE CONTROL JOINTS DIRECTLY BELOW SHELF ANGLES.



WINDOW JAMB & SILL DETAILS

DETAIL 01.030.0502 REV. 02/19/08

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STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA031795
REGISTERED ARCHITECT

issue date

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PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

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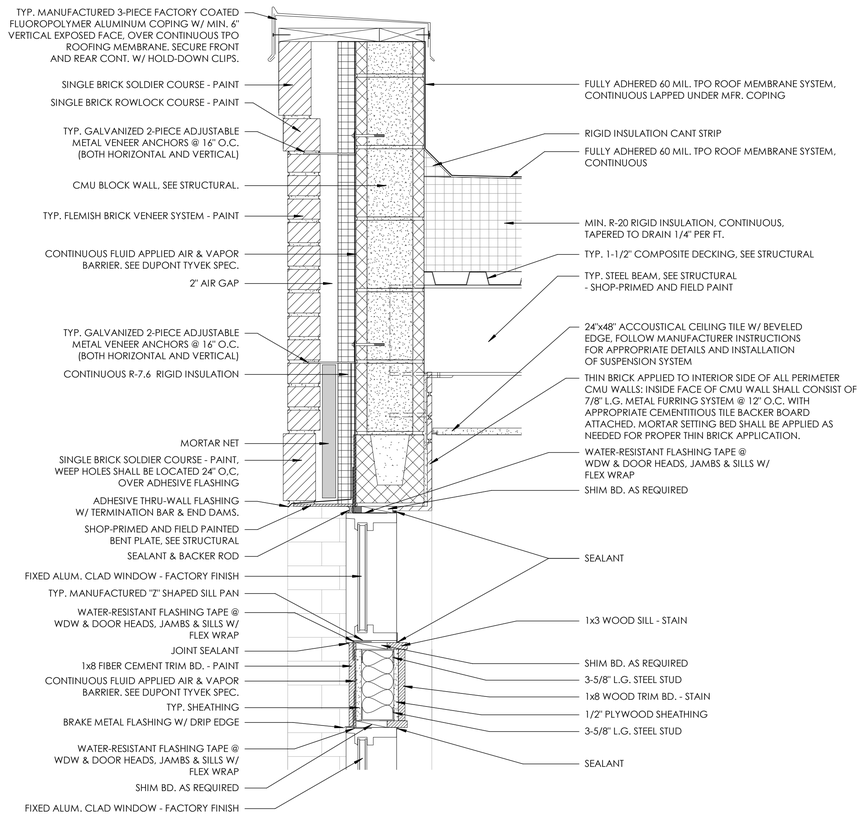
07/29/2021

sheet title

TYP. DETAILS

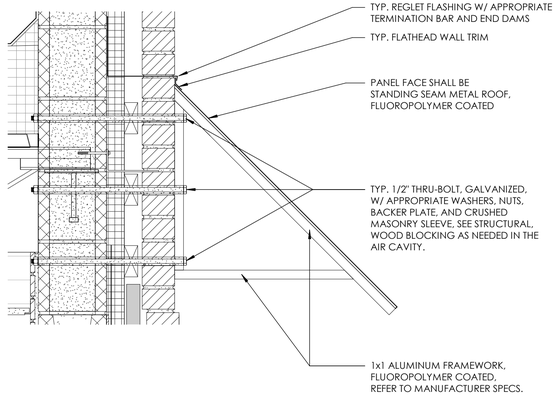
sheet number

A2.3



1 TYP. HEADER & PARAPET DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"



2 TYP. AWNING DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"

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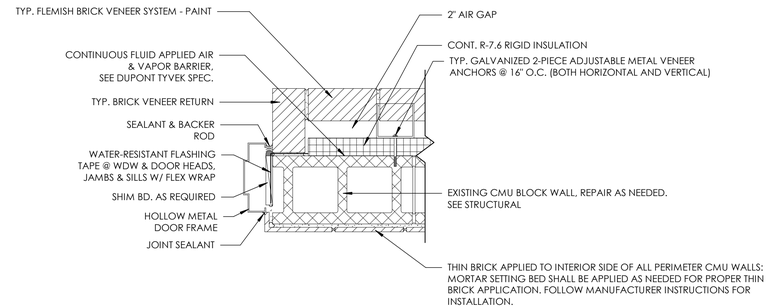
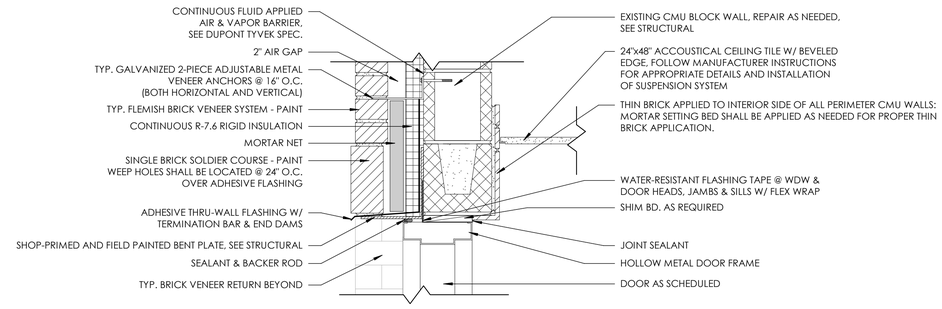


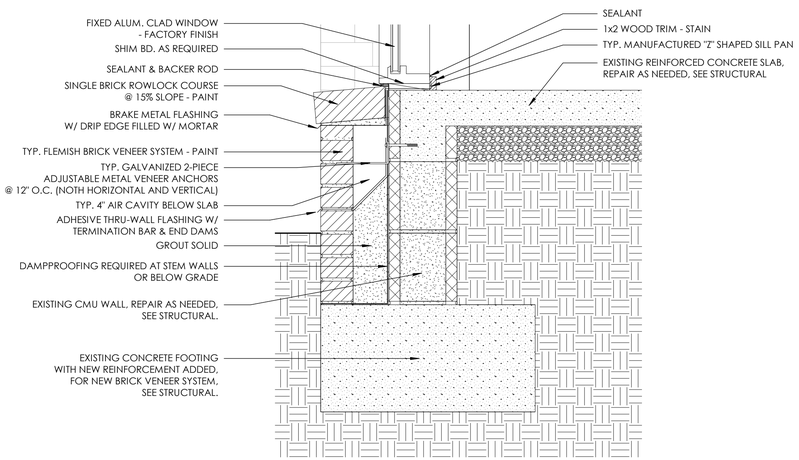
3 TYP. EXTERIOR DOOR JAMB
A2.4

SCALE: 1 1/2" = 1'-0"



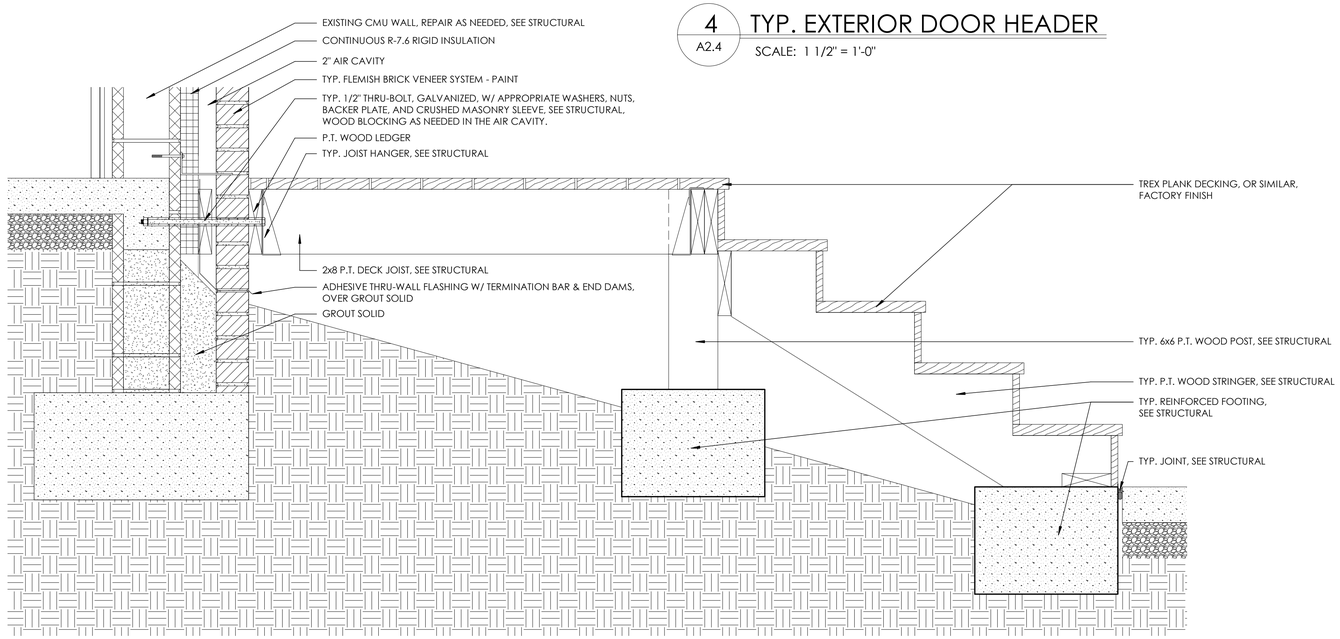
4 TYP. EXTERIOR DOOR HEADER
A2.4

SCALE: 1 1/2" = 1'-0"



5 TYP. FOOTING DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"



6 TYP. STAIR DETAIL
A2.4

SCALE: 1 1/2" = 1'-0"

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HEATHER LOIS HUBBLE
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TYP. DETAILS

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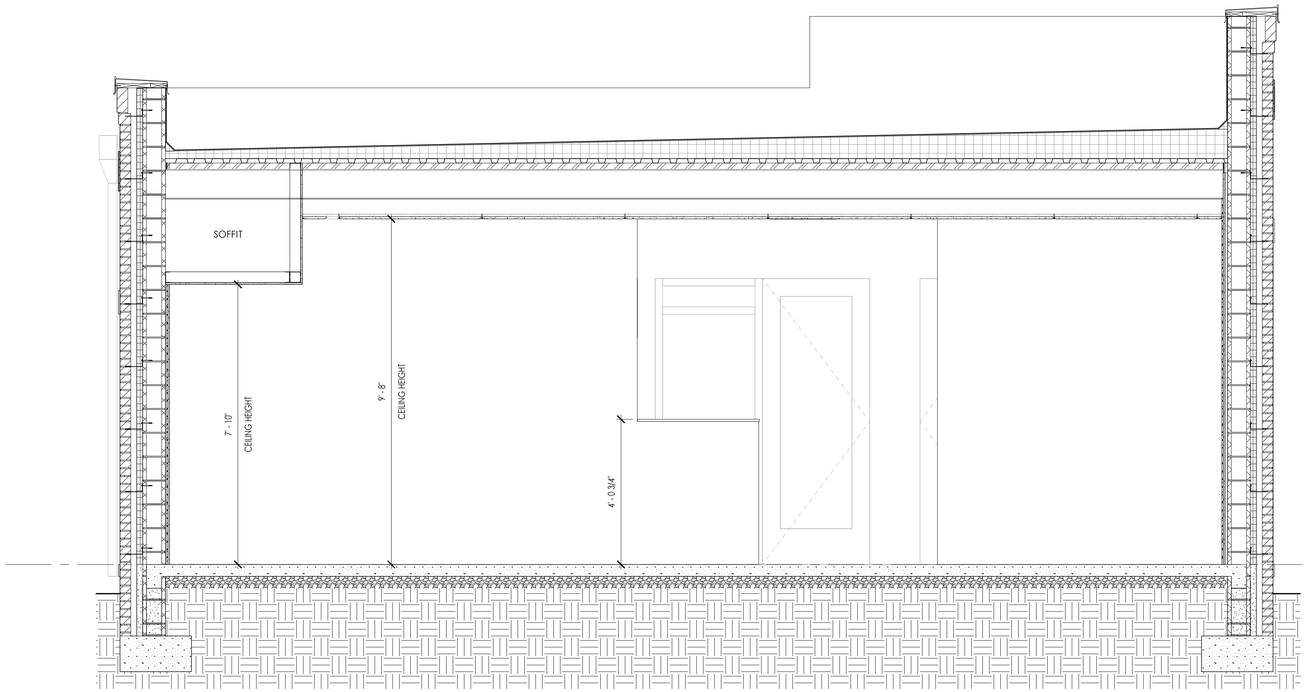
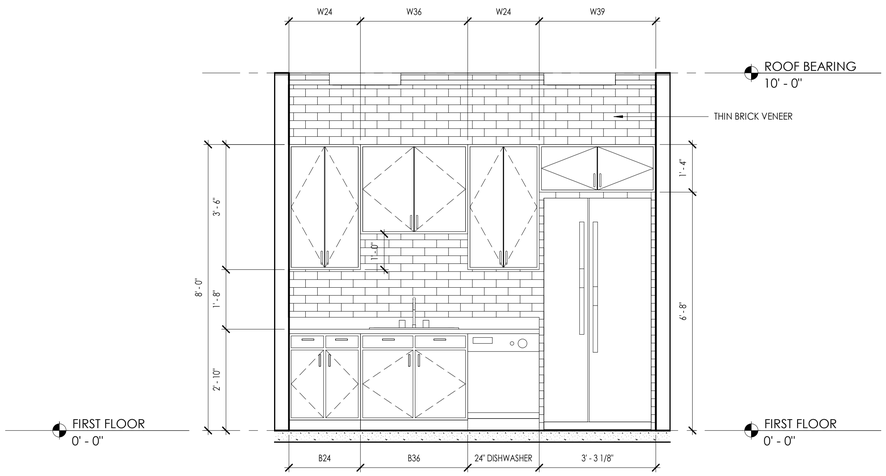
A2.4



1 INTERIOR ELEVATION - WORKSTATION AREA

A2.5

SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION - KITCHENETTE

A2.5

SCALE: 1/2" = 1'-0"

RESTROOM NOTES:

1. ALL RESTROOMS MUST MEET THE ADA ACCESSIBILITY CODE. REFER TO SHEET A0.4 FOR SPECIFIC ADA REQUIREMENTS.

2. THE ADA RESTROOMS ARE DESIGNED TO ALLOW FOR FRONT APPROACH FOR WHEEL CHAIR BOUND INDIVIDUALS TO THE WATER CLOSET.

3. THE LAVATORY MUST BE WALL COUNTER OR WALL MOUNTED AND MUST MEET THE REQUIREMENTS ON SHEET A0.4.

4. PROVIDE BLOCKING FOR ALL GRAB BARS, WALL MOUNTED SINKS, URINALS, BABY CHANGING STATIONS, HAND DRYERS, TOILET PAPER HOLDERS, AND SOAP DISPENSERS.

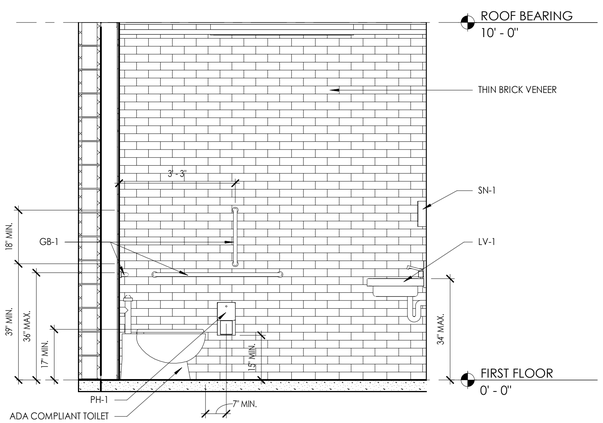
5. SEE FINISH SCHEDULE ON SHEET A2.6 FOR ADDITIONAL INFORMATION.

6. ADA SIGNAGE IN BRAILLE AT ALL EXITS AND RESTROOMS MOUNTED 60" CENTER A.F.F. PLEASE SEE SHEET A0.2 FOR MORE INFORMATION.

7. IN REFERENCE TO ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 304.3.1 PERMITS THE TURNING SPACE TO INCLUDE KNEE AND TOE CLEARANCE ACCORDING TO 306.

INTERIOR FINISH SCHEDULE:

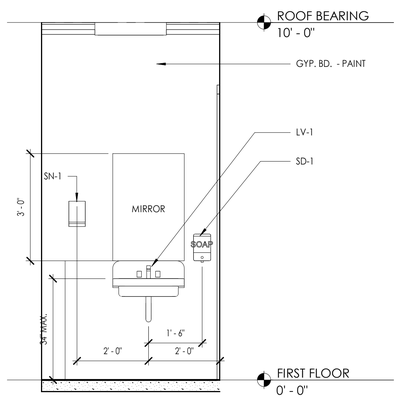
GB-1	1 1/4" PEENED STAINLESS STEEL ADA 3-PIECE GRAB BAR SET
LT-1	LED FLUSH CEILING MOUNTED FIXTURE
LT-2	LED WALL MOUNTED VANITY FIXTURE
LV-1	ADA COMPLIANT WALL MOUNTED SINK FIXTURE
PH-1	TOILET PAPER HOLDER
SD-1	SOAP DISPENSER
SN-1	SANITARY NAPKIN DISPENSER
TL-1	12x12 PORCELAIN TILE



3 INTERIOR ELEVATION - RESTROOM 1

A2.5

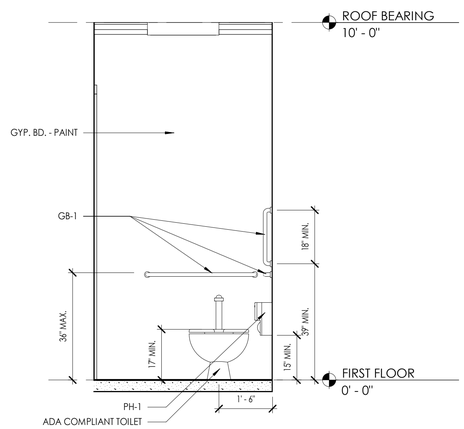
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION - RESTROOM 2

A2.5

SCALE: 1/2" = 1'-0"



5 INTERIOR ELEVATION - RESTROOM 3

A2.5

SCALE: 1/2" = 1'-0"

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HEATHER LOIS HUBBLE
CERTIFICATE NO. RA013788
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363 SOUTH MAIN STREET
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contact: BILL TUNNELL
drawn by: RLV
checked by: HH

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sheet title

TYP. INTERIOR ELEVATIONS

sheet number

A2.5

DOOR SCHEDULE:

TYPE	WIDTH	HEIGHT	MATERIAL	FINISH COLOR	CLOSER	HARDWARE	COMMENTS
01	36"	84"	ALUM.	BLACK	YES	ENTRY SET & LOCK	GLASS INFILL SHALL BE TEMPERED. CONSULT ARCHITECT OR OWNER IF NOT ACHIEVABLE.
02	36"	84"	ALUM.	BLACK	YES	ENTRY SET & LOCK	LOCK SET TO OWNERS DISCRETION
03	36"	96"	WOOD	STAINED TBD	RESTROOM ONLY	RESTROOM/PRIVACY LEVER SET	LOCK SET TO OWNERS DISCRETION
04	24"	96"	WOOD	STAINED TBD	YES	PASSAGE LEVER SET	LOCK SET TO OWNERS DISCRETION
05	36"	96"	WOOD	STAINED TBD	YES	OFFICE FUNCTION LEVER SET	LOCK SET TO OWNERS DISCRETION. GLASS INFILL SHALL BE TEMPERED. CONSULT ARCHITECT OR OWNER IF NOT ACHIEVABLE.

****EXISTING REAR EXIT TO HAVE PANIC HARDWARE**

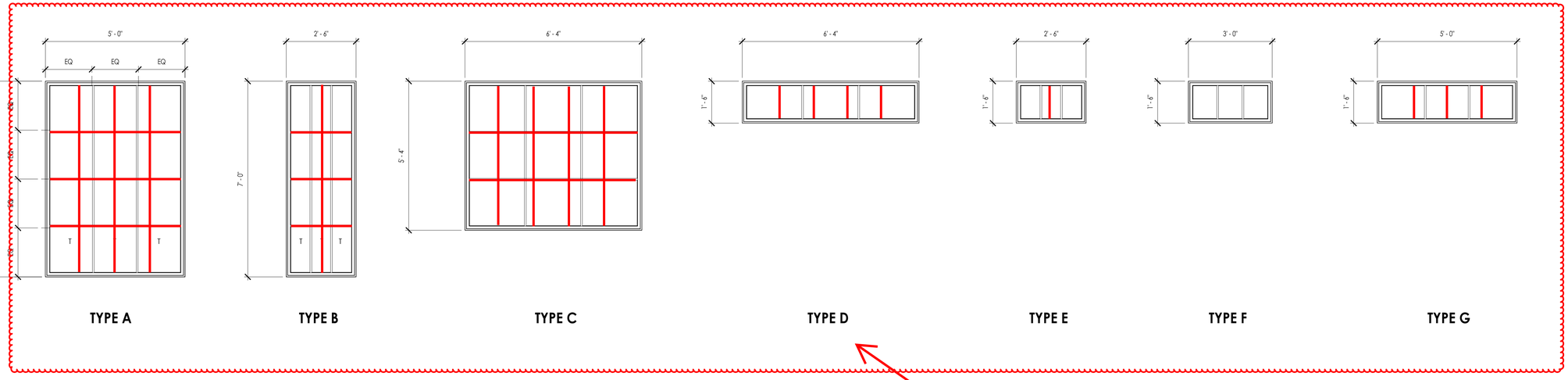
WINDOW SCHEDULE:

TYPE	WIDTH	HEIGHT	EXT. COLOR	INT. COLOR	OPERATION	LITES	COMMENTS
A	60"	84"	BLACK	BLACK	FIXED	12	TEMPERED PANELS, SEE WINDOW ELEVATION
B	30"	84"	BLACK	BLACK	FIXED	12	TEMPERED PANELS, SEE WINDOW ELEVATION
C	76"	64"	BLACK	BLACK	FIXED	9	
D	76"	18"	BLACK	BLACK	FIXED	3	
E	30"	18"	BLACK	BLACK	FIXED	3	
F	36"	18"	BLACK	BLACK	FIXED	3	
G	60"	18"	BLACK	BLACK	FIXED	3	

WINDOW NOTES:

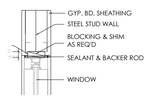
BASIS OF DESIGN:
A. BASIS OF DESIGN FOR ALUMINUM CLAD WOOD WINDOWS SHALL BE MARVIN SIGNATURE ULTIMATE.
B. BASIS OF DESIGN FOR ALUMINUM STOREFRONT SHALL BE KAWNEER.

1. ALL WINDOW GLAZING SHALL BE LOW-E.
2. MANUFACTURER'S STANDARD HARDWARE SHALL BE USED ON OPERABLE WINDOWS UNLESS NOTED OTHERWISE.
3. COORDINATE WINDOW SIZES, DETAILS, AND ROUGH OPENING REQUIREMENTS OF WINDOW MANUFACTURER.
4. ALL WOOD WINDOW MUNTINS SHALL BE "SIMULATED DIVIDED LITE" WITH FIXED GRILLS ON THE EXTERIOR AND INTERIOR.
5. ALL SAFETY GLAZING SHALL MEET THE TEST REQUIREMENTS FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
6. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING HAZARDOUS LOCATIONS:
   a. ALL GLAZING IN SWING DOORS EXCEPT JALOUSIES
   b. ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
   c. ALL GLAZING IN STORM DOORS
   d. ALL GLAZING IN UNFRAMED SWING DOORS
   e. ALL GLAZING IN DOORS, AND ENCLOSURES OF HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
   f. ALL GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE GREATER THAN 9 S.F. AND WHERE THE BOTTOM EDGE IS 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE IS 36 INCHES ABOVE THE FLOOR AND IS WITHIN 36 INCHES OF WALKING SURFACES MEASURE HORIZONTALLY.
   g. ALL GLAZING IN HANDRAILS
   h. ALL GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS
   i. ALL GLAZING WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF A WALKING SURFACE, OF A STAIRWAY, LANDING OR RAMP
7. THRU-WALL FLASHING SHOULD EXTEND UP THE WALL CAVITY AT LEAST 8" AND SHOULD BE EXTENDED HIGHER IF MORTAR NET IS USED. MORTAR NETS SHOULD BE USED AT THE BASE OF ALL WALLS, AS WELL AS AT ANY INTERRUPTION IN THE MASONRY CAVITY (SUCH AS- LINTELS, SHELF ANGLES, WINDOWS, OR DOORS). KEEP CAVITY CLEAN, AS THE MORTAR NET'S EFFECTIVENESS IS REDUCED BY EXCESSIVE MORTAR FALLING ON TOP OF IT.
8. WEEPS SHOULD BE LOCATED AT 24" O.C. FOR FULL HEAD JOINT SIZED WEEPS, AND SHOULD CONTAIN SCREENS MADE OF NON-CORROSIVE METALS OR PLASTICS. IN MASONRY SILLS (SUCH AS WINDOWS), TUBE OR WICK WEEPS SHOULD BE USED 16" O.C. MAXIMUM.
9. STONE SILLS SHOULD SLOPE AT A MINIMUM OF 15 DEGREES, AND OVERHANG AT LEAST 1.5"
10. MASONRY TIES, AND ANCHORS SHOULD BE OF NON-CORROSIVE METALS, SUCH AS STAINLESS STEEL, ZINC-COATED, HOT DIPPED GALVANIZED, AND EPOXY-COATED.
11. SEALANT JOINTS SHOULD BE A MINIMUM OF 3/8" WIDE AND SHOULD HAVE A 2:1 RELATIONSHIP OF WIDTH TO DEPTH.
12. IN OCCUPANCY GROUPS R-2 AND R-3, ONE AND TWO-FAMILY AND MULTI-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITH 36 INCHES OF THE FINISHED FLOOR UNLESS WINDOW OPENING CONTROL DEVICE IS USED THAT COMPLIES WITH ASTM F 2090.
13. PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES. BASEMENT AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

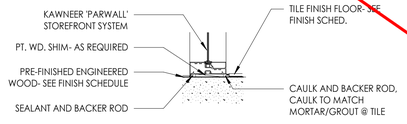


TYPE A **TYPE B** **TYPE C** **TYPE D** **TYPE E** **TYPE F** **TYPE G**

INDIVIDUAL WINDOW LITES SHOULD BE SIMILAR PROPORTION AND SIZE REGARDLESS OF OVERLL WINDOW SIZE. REWORK WINDOW GRID PATTERN PER MARKUPS



A3.0 — INT. STOREFRONT WDW JAMB & HEADER @ STEEL STUD
SCALE: 1" = 1'-0"



A3.0 — INT. STOREFRONT SILL @ INT. FLOOR SYSTEM
SCALE: 1" = 1'-0"

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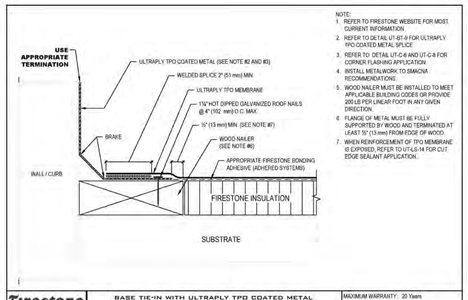
TYP. WINDOW & DOOR SCHEDULES

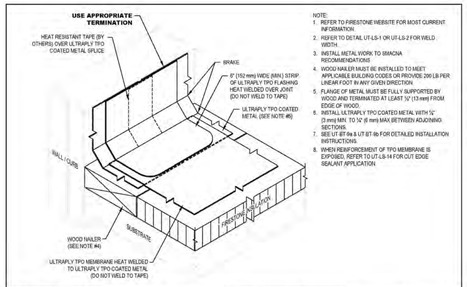
sheet number

A3.0



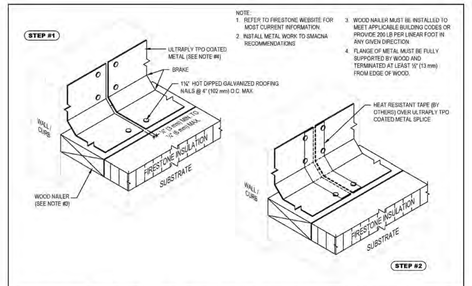
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-ES-1 FOR ULTRAPLY TPO COATED METAL SPLICE
3. REFER TO DETAIL UT-C-9 AND UT-C-8 FOR CORNER FLASHING APPLICATIONS
4. INSTALL METAL/WORK TO SMACNA RECOMMENDATIONS
5. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LB PER LINEAR FOOT IN ANY GIVEN DIRECTION.
6. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.
7. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE)		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-8



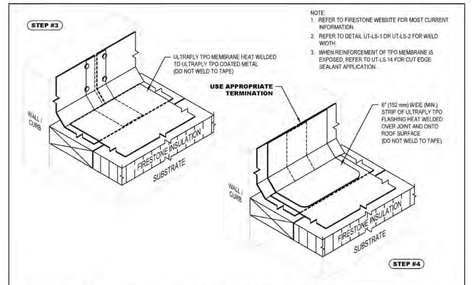
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR UT-LS-2 FOR WELD WIDTH.
3. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS
4. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LB PER LINEAR FOOT IN ANY GIVEN DIRECTION
5. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.
6. INSTALL ULTRAPLY TPO COATED METAL WITH ½" (3 mm) MIN. TO 3/4" (6 mm) MAX BETWEEN ADJOINING SECTIONS.
7. SEE UT-BT-9a & UT-BT-9b FOR DETAILED INSTALLATION INSTRUCTIONS.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE) SPLICE		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-9



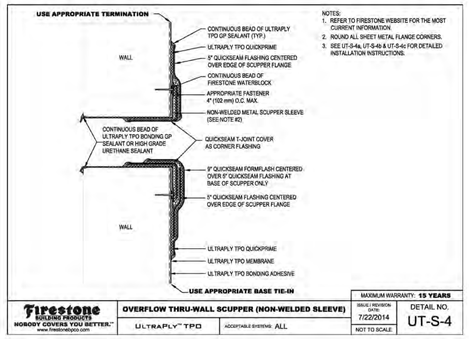
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS
3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LB PER LINEAR FOOT IN ANY GIVEN DIRECTION
4. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE) SPLICE • INSTALLATION STEPS 1 & 2		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-9A



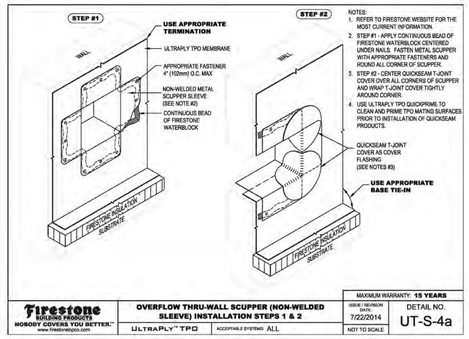
NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR UT-LS-2 FOR WELD WIDTH.
3. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

Firestone Building Products	BASE TIE-IN WITH ULTRAPLY TPO COATED METAL (WITH BRAKE) SPLICE • INSTALLATION STEPS 3 & 4		MAXIMUM WARRANTY: 20 Years
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 3/28/2019
Firestone Building Products | Sales: (800- 428-4442) Technical (800) 428-4511 | www.firestonetpo.com		NOT TO SCALE	DETAIL NO. UT-BT-9B



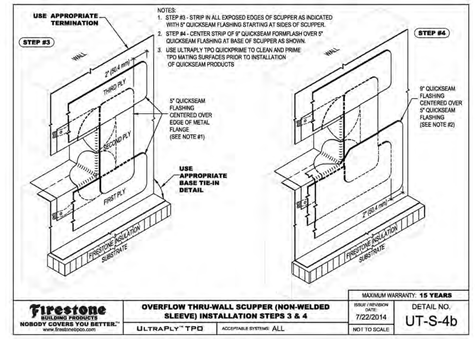
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. ROUND ALL SHEET METAL FLANGE CORNERS.
3. SEE UT-S-4a, UT-S-4b & UT-S-4c FOR DETAILED INSTALLATION INSTRUCTIONS.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE)		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4



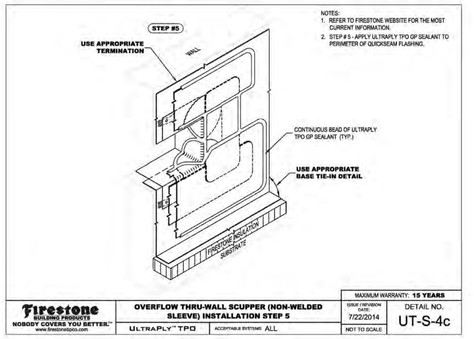
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. STEP #1 - APPLY CONTINUOUS BEAD OF FIRESTONE WATERBLOCK CENTERED UNDER NAILS. FASTEN METAL SCUPPER WITH APPROPRIATE FASTENERS AND ROUND ALL CORNERS OF SCUPPER.
3. STEP #2 - CENTER STRIP OF 9" QUICKSEAM T-JOINT COVER OVER ALL CORNERS OF SCUPPER AND WRAP T-JOINT COVER TIGHTLY AROUND CORNER.
4. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE) INSTALLATION STEPS 1 & 2		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4a



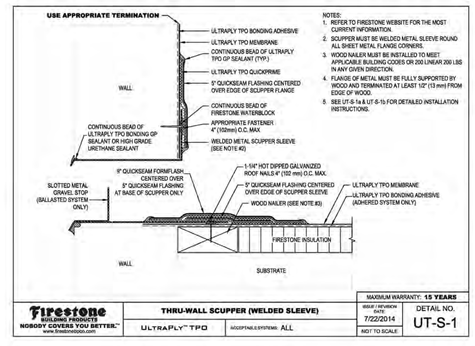
NOTES:
1. STEP #3 - STRIP IN ALL EXPOSED EDGES OF SCUPPER AS INDICATED WITH 9" QUICKSEAM FLASHING STARTING AT SIDES OF SCUPPER.
2. STEP #4 - CENTER STRIP OF 9" QUICKSEAM FORMFLASH OVER 9" QUICKSEAM FLASHING AT BASE OF SCUPPER AS SHOWN.
3. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE) INSTALLATION STEPS 3 & 4		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4b



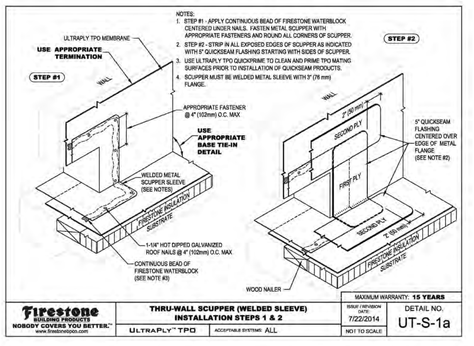
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. STEP #5 - APPLY ULTRAPLY TPO GP SEALANT TO PERIMETER OF QUICKSEAM FLASHING.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	OVERFLOW THRU-WALL SCUPPER (NON-WELDED SLEEVE) INSTALLATION STEP 5		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-4c



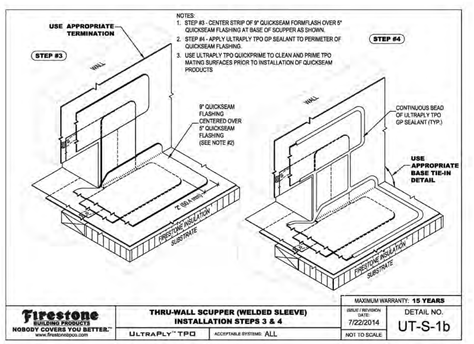
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. SCUPPER MUST BE WELDED METAL SLEEVE ROUND ALL SHEET METAL FLANGE CORNERS.
3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LINEAR 200 LBS IN ANY GIVEN DIRECTION.
4. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 10" (13 mm) FROM EDGE OF WOOD.
5. SEE UT-S-1a & UT S-1b FOR DETAILED INSTALLATION INSTRUCTIONS.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	THRU-WALL SCUPPER (WELDED SLEEVE)		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-1



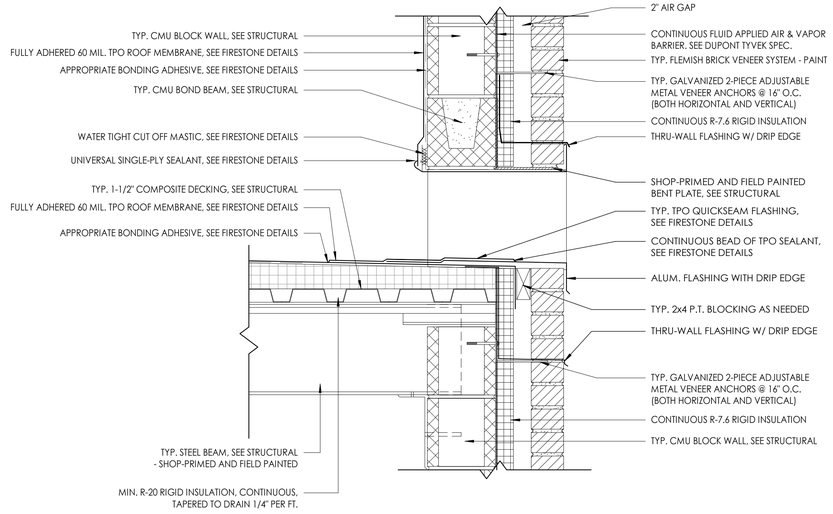
NOTES:
1. STEP #1 - APPLY CONTINUOUS BEAD OF FIRESTONE WATERBLOCK CENTERED UNDER NAILS. FASTEN METAL SCUPPER WITH APPROPRIATE FASTENERS AND ROUND ALL CORNERS OF SCUPPER.
2. STEP #2 - STRIP IN ALL EXPOSED EDGES OF SCUPPER AS INDICATED WITH 9" QUICKSEAM FLASHING STARTING WITH SIDES OF SCUPPER.
3. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS.
4. SCUPPER MUST BE WELDED METAL SLEEVE WITH 3" (76 mm) FLANGE.

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	THRU-WALL SCUPPER (WELDED SLEEVE) INSTALLATION STEPS 1 & 2		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-1a



NOTES:
1. STEP #3 - CENTER STRIP OF 9" QUICKSEAM FORMFLASH OVER 9" QUICKSEAM FLASHING AT BASE OF SCUPPER AS SHOWN.
2. STEP #4 - APPLY ULTRAPLY TPO GP SEALANT TO PERIMETER OF QUICKSEAM FLASHING.
3. USE ULTRAPLY TPO QUICKPRIME TO CLEAN AND PRIME TPO MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS

Firestone BUILDING PRODUCTS "NOBODY COVERS YOU BETTER." www.firestonepds.com	THRU-WALL SCUPPER (WELDED SLEEVE) INSTALLATION STEPS 3 & 4		MAXIMUM WARRANTY: 15 YEARS
	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE	DETAIL NO. UT-S-1b



1 / A3.1 TYP. SCUPPER DETAIL

SCALE: 1 1/2" = 1'-0"

RELEASED FOR CONSTRUCTION

TSW
PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

ARCHITECTURE
1447 Peachtree Street NE, Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design.com

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consultant

seal

STATE OF GEORGIA
HEATHER LOIS HUBBLE
CERTIFICATE NO. RA017985
REGISTERED ARCHITECT

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

TYP. ROOF DETAILS

sheet number

A3.1

Awning Works Inc

Metal Awning Specification

CSI- Division 10

Metal Awning Specification

1.1 Description of Work

A. Work in this section includes fabrication and installation of extruded aluminum overhead. Diagonal support arm, cantilever and mono-slope design canopies as manufactured by Awning Works Inc.

B. Design Considerations

1. Flashing of various configurations as required by the attachment design approach
2. Determine wall construction and blocking requirements
3. Site Specific Engineering per local codes
4. Direction of water drainage and method
5. Field verification of dimensions, existing structures, obstructions or materials

1.2 Quality Assurance

A. Products meeting these specifications as established by standard of quality required as manufactured by Awning Works Inc, Florida, Phone: 1.866.873.2941

1.3 Field Measurement

A. Confirm site dimensions prior to manufacturing

B. If requested, supply manufacturer's standard literature and specifications for canopies.

C. When specified by contract; submit engineered shop drawings showing structural component locations/positions, material dimensions and details of construction and assembly.

1.4 Performance Requirements

A. Canopy must conform to FBC 2010, minimum 140MPH, Exposure B and local building codes.

B. Determine if specific load requirements have been established for canopies and if stamped. Engineering calculations are required for location in which canopy is installed.

1.5 Deliver, Storage, Handling

A. Deliver and store all canopy components in protected areas defined by the customer or general contractor.

Part 2 Products

2.1 Manufacturer

A. Awning Works Inc., www.awningworksinc.com
10820 US Hwy 19 N, Clearwater Florida 33764
Phone: 1.866.873.2941, Fax: 727-524-3110
Email: awnings@awningworksinc.com

2.2 Materials

A. Perimeter framing (fascia), bracing and diagonal support arms shall be minimum extruded aluminum, alloy 6063-T5, in profile and thickness as determined by the engineering requirements.

B. Inset paneling, decking, standing seam panels or louvers shall be the style, material and thicknesses as specified on the drawing

C. All attachment hardware shall be rust resistant or stainless steel as specified

2.3 Finishes

A. Standard options are mill, anodized, Kynar 500, marine grade powder coat, automotive grade acrylic enamel. Steel panels are available in 20 year Kynar and Galvalume finishes. Roll formed panels are available as stock factory ESP baked enamel finish in white, bronze or ivory.

2.4 Fabrication

A. All framework connections shall be MIG or TIG welded. Mechanical connections shall be used for panel integration and support members. Locknuts shall be used exclusively.

B. Panels shall be designed as interlocking aluminum members, except for sheet designs and louvers with mechanical fasteners shop applied whenever possible to provide structural integrity for the completed assembly. Completed sections will be field assembled.

C. Drainage. Water shall drain from covered surfaces to the front edge of the canopy, into integral fascia gutter or directed to the rear for ground level discharge via one or more designated downspouts.

Part 3 Execution

3.1 Inspection

A. Confirm that surrounding area is ready for the canopy installation.

B. Installer shall confirm dimensions and elevations to be as shown on drawings provided by Awning Works Inc.

C. Erection shall be performed by an approved installer and scheduled after all painting, concrete, masonry
and roofing in the area is completed

3.2 Installation

A. Installation shall be in strict accordance with manufacturer's shop drawings. Particular attention should be given to protecting the finish during handling and erection. Field touch up paint will be applied to any marred areas.

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TSW
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1447 Peachtree Street NE, Suite 850
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phone: 404.873.6730
www.tsw-design.com

consultant

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

TYP. AWNING / LIGHTING SPECS

sheet number

A3.2

RELEASED FOR CONSTRUCTION

AT3 LED Architectural Troffer – Straight Floating Center

Williams

CATALOG #

TYPE:

PROJECT:

FEATURES

- Available with BIOS® SkyBlue® technology to support proper daytime circadian stimulus
- Backlit curved lens provides uniform illumination for visual comfort
- Distinct straight floating center detail creates a highly-aesthetic presence
- Sleek, extruded center complements MX4 continuous light series
- Maximize energy savings with efficacies as high as 113 lm/w
- Hinged door frame with optical assembly swings down to allow easy access from room side of fixture
- Optional gasketed acrylic lens helps protect against contaminants
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Precision die-formed 22-gauge C.R.S.
- DOOR FRAME – Hinged, flat, extruded aluminum door frame with optical assembly.
- SHIELDING – Diffuse polycarbonate lens and acrylic center standard.
- FINISH – 95% reflective white polyester powder coat bonded to phosphate-free, multi-stage pretreated metal. All parts painted after fabrication to facilitate installation, increase efficiency, and inhibit corrosion.
- ELECTRICAL – High quality mid-power LED boards. L70 >60,000 hours per IES TM-21.
- MOUNTING – Designed for NEMA Type "G" T" grid ceiling standard. For NEMA Type "NFG" and "SG" 9/16" grid installations, specify EGCLIPS option. NEMA Type "F" available, see options.
- LISTINGS –
  - cETLus conforms to UL STD 1598 and UL STD 8750.
  - Certified to CAN/CSA STD C22.2 No. 250.0.
  - Suitable for damp locations.
  - IC-rated for direct contact with insulation.
  - DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
  - City of Chicago Environmental Air approved when specified with CP option.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

Available with BIOS® consult factory

ORDERING EXAMPLE: AT3 - 2 4 - L70/835 - D - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	WIDTH	LENGTH	LUMENS [1]	CRI	CCT	SHIELDING
AT3	1 1'	2 2'[2]	1x4	8 80	27 2700K	D Diffuse matte acrylic center
	2 2'	4 4'	L30 3,000lm	9 90 [3]	30 3000K	P Perforated center [4]
			L50 5,000lm		35 3500K	
			L63 6,300lm		40 4000K	
			2x2		50 5000K	
			L30 3,000lm			
			L40 4,000lm			
			L50 5,000lm			
			2x4			
			L40 4,000lm			
			L55 5,500lm			
			L70 7,000lm			
			L100 10,000lm			

OPTIONS		CONTROL [10]		VOLTAGE	
EM/7W	7-watt emergency LED battery [8]	DIM	Dimming driver	120	120V
EM/10W	10-watt emergency LED battery [7]	DRV	Non-dimming driver	277	277V
EM/10WLP	Low-profile 10-watt emergency LED battery [8]	VDO/DSR	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC) and sensor-ready driver [11]	UNV	120-277V
EM/12W	12-watt emergency LED battery [9]			347	347V [12]
EQCLIPS	Earthquake clips [13]	VRF/DSR	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and sensor-ready driver		
(L___)	Additional lower lumen packages available. [14] Example: (L050) nominal lumens: AT3-24-L50/835-D-(L50)				
SS	Sani-shield acrylic cover with double gasket. [15]				
SS/PC	Sani-shield polycarbonate cover with double gasket. [16]				
AMW	Anti-microbial white finish				
NEMA F	NEMA Type "T" flange kit [14]				
CP	Chicago Plenum (CCEA) [5]				

NOTES

1. Lumen output based on 3500 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen package available, see options.
2. 2' width only.
3. Extended lead times may apply. Consult factory for availability.
4. Decreases lumen output by 15%.
5. See page 3 for ADDITIONAL CONTROL OPTIONS.
6. 120V-277V only.
7. 120V-277V only; 2x2, 2x4 only.
8. 120V-277V only; 1x4 only.
9. 120V-277V only; 2x2, 2x4 only.
10. 4 per fixture. Optional for 1" grid installations. Required for 9/16" grid mounting. Not available with NEMA F Option.
11. Specify in increments of 100 nominal lumens. Option must be specified with next higher lumen package.
12. Reduces lumen output by 10%.
13. Reduces lumen output by 10%.
14. Factory-installed. See page 3 for NEMA TYPE "F" INSTALLATION.
15. Not available with SS Option.
16. Not available with EM drivers.

AT3 LED Architectural Troffer – Straight Floating Center

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
1x4	L30	2816	29.5	95.5
	L50	4702	48.3	97.3
	L63	5876	62.4	94.2
2x2	L30	2816	29.5	95.5
	L40	3831	37.2	103.1
	L50	4701	48.3	97.3
2x4	L40	3874	34.2	113.4
	L55	5302	48.0	110.4
	L70	6722	63.3	106.1
	L100	9720	86.9	111.9

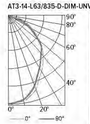
MULTIPLIER TABLE

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.97
	3000K	0.99
	3500K	1.00
	4000K	1.03
	5000K	1.06
90 CRI	2700K	0.80
	3000K	0.82
	3500K	0.83
	4000K	0.86
	5000K	0.89

- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is average for 120V through 277V input.
- Results based on 3500K, 80 CRI, actual lumens may vary +/-5%.
- Use multiplier table to calculate additional options.

PHOTOMETRY

AT3-14-L63/835-D-DIM-UNV Total Luminaire Output: 5876 lumens; 62.4 Watts | Efficacy: 94.0 lm/W | 82 CRI; 3500K CCT



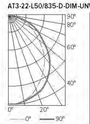
CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	2679	2679	2679	
5	2651	2643	2637	251
15	2510	2475	2441	697
25	2344	2081	2038	968
35	1786	1718	1691	1081
45	1450	1400	1387	1070
55	1000	976	939	871
65	655	635	619	582
75	319	227	208	281
85	88	61	45	75
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	1916	33
0 - 40	2997	51
0 - 60	4938	84
0 - 90	5876	100
0 - 180	5876	100

AT3-24-L50/835-D-DIM-UNV Total Luminaire Output: 4701 lumens; 48 Watts | Efficacy: 97 lm/W | 82 CRI; 3500K CCT



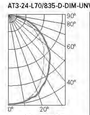
CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	1831	1831	1831	
5	1831	1822	1820	173
15	1719	1735	1762	490
25	1514	1590	1654	730
35	1253	1359	1461	852
45	984	1094	1191	838
55	696	820	892	716
65	431	546	613	532
75	214	313	332	305
85	48	41	30	64
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	1393	30
0 - 40	2246	48
0 - 60	3800	81
0 - 90	4701	100
0 - 180	4701	100

AT3-24-L70/835-D-DIM-UNV Total Luminaire Output: 6722 lumens; 63 Watts | Efficacy: 106 lm/W | 82 CRI; 3500K CCT



CANDLEPOWER DISTRIBUTION

VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	2628	2628	2628	
5	2664	2665	2662	253
15	2514	2536	2569	715
25	2175	2246	2318	1038
35	1762	1886	2010	1182
45	1379	1587	1692	1192
55	981	1157	1250	1004
65	656	802	861	768
75	342	462	467	457
85	102	73	68	112
90	0	0	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 30	2006	30
0 - 40	3188	47
0 - 60	5384	80
0 - 90	6722	100
0 - 180	6722	100

AT3 LED Architectural Troffer – Straight Floating Center

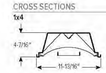
ADDITIONAL CONTROL OPTIONS

Note: Lumen restrictions apply, consult product builder at hew.com/product-builder.

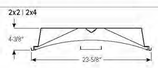
CATALOG NUMBER	DESCRIPTION
DRV	Driver prewired for non-dimming applications
DIM	Dimming driver prewired for 0-10V low voltage applications
DIM1	1% dimming driver prewired for 0-10V low voltage applications
DIM LINE	Line voltage dimming driver (TRIAC and ELV compatible, 120V only)
DIM TRC	Line voltage dimming driver (TRIAC compatible, 120V or 277V only)
DSR	Sensor ready driver
SD40	40% step-dimming driver
SD50	50% step-dimming driver
DALI	DALI dimming driver
LTE LINE	Lutron Hi-lume 1% 2-wire dimming driver forward phase line voltage controls (120V only)
LDE1	Lutron Hi-lume 1% EcoSystem dimming LED driver
VDO/DSR	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC) and sensor ready driver
VRF/DSR	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and sensor ready driver
VDO/DBILDE1	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC), Lutron Hi-lume 1% EcoSystem dimming LED driver, and digital link interface
VRF/DBILDE1	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF), Lutron Hi-lume 1% EcoSystem dimming LED driver, and digital link interface
ELDO SOLOB	EldoLED Solodrive, 0.1% dimming driver for 0-10V controls
ELDO SOLOB DALI	EldoLED Solodrive, 0.1% dimming driver for DALI controls
ELDO ECO1	EldoLED Ecodrive, 1% dimming driver for 0-10V controls
ELDO ECO1 DALI	EldoLED Ecodrive, 1% dimming driver for DALI controls

CROSS SECTIONS

1x4



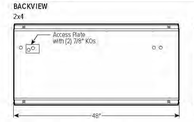
2x2 | 2x4



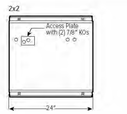
FIXTURE DETAILS

BACKVIEW

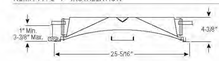
2x4



2x2



NEMA TYPE "F" INSTALLATION



Note: Maximum recommended ceiling op-ening is 24-3/8" x 24-3/8" for 2'x2' and 24-3/8"x 48-3/8" for 2'x4'. For continuous row mounting, add 49 5/16" for each additional fixture to obtain ceiling opening. 1-5/16" between end plates.

CHLORIDE
by signify

Exit/Emergency

Compac

Emergency unit CLU

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Chloride Compac LED emergency unit CLU features a low-profile, contemporary design with aesthetic appeal for many commercial applications. It was designed to be unobtrusive, but also deliver optimum performance in treacherous situations. The two high-output LED lamps are fully adjustable to meet your requirements.

Ordering guide

Example: CLUNW

Series	Battery	Color	Options
CLU	N		
Compac LED emergency unit	**N** Nickel Cadmium battery	**W** White finish **B** Black finish	No optional features offered, specify the **CLU2** for optional features

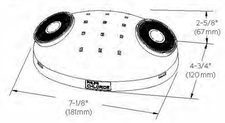
Accessories (order separately)

- **WGS** - Wire guard (for **CLU** emergency unit mounted flat against the wall)

CLU Compac emergency unit

Dimensions

CLU

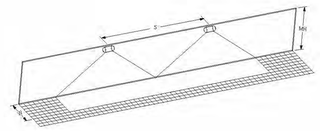


Performance

Meets Life Safety Code illumination standard; average of 1.0 FC., no point less than 0.1 FC., max to min ratio of 40:1. Assumes open space with no obstructions.

	Compac CLU emergency unit performance			
	80/50/20 Reflectance[1]		10/10/10 Reflectance[2]	
	3' Path	6' Path	3' Path	6' Path
Center-to center spacing	40'	36'	32'	28'
Single Coverage	12'	12'	8'	8'

†Based on 6ft corridor and 9ft ceiling height and a mounting height of 7.5ft.
‡Based on 200ft by 200ft open area and 30ft ceiling height.



CLU Compac emergency unit

Codes and standards

- NFPA 70 (National Electric Code)
- NFPA 101 (Life Safety Code)
- ETL listed to Standard 924
- UL Listed for damp locations

Construction

- Wall or ceiling mounted
- UL 94 V-0 5VA Flame rated, UV stable thermoplastic housing
- Provisions for surface mounted conduit to top of wall mounted unit
- Back plate keyhole slots are easily removable knockouts for securing to single gang boxes, 3" J-boxes and 4" J-boxes for easy mounting

Installation

- Designed for wall or ceiling mount with a universal J-box pattern on back plate
- Surface conduit entry on top of housing in center of backplate
- **CLU** unit mounts to a standard single gang boxes, 3" J-boxes and 4" J-boxes for easy mounting

Electronics

- 120/277VAC, 50-60Hz dual voltage selectable input
- Surge protected, solid state circuitry
- Charging systems are complete with low voltage disconnect (prevents deep discharge of battery), battery lockout (prevents discharge of battery during installation), and brownout protection

Power consumption

CLU 120V = 0.027
CLU 277V = 0.026

Lamps

- **CLU** unit contains 2 - 1W adjustable LED lamp heads (5000k)

Battery

- Maintenance-free sealed 3.6V Nickel Cadmium battery
- Manual test switch and LED light indicator
- Supplies emergency illumination for a minimum of 90 minutes
- Operating temperature range: Batteries have an approximated service life of 6 to 8 years at a operating temperature range of 15°C to 40°C (59°F to 104°F)

Remote capability

The **CLU** Series units do not have the capacity for remote capability.

Listings

- California Energy Commission, Title 20 compliant (Battery Charger)

Warranty

- Five year full warranty on unit.

Self-diagnostics/Self-test

The **CLU** units contain self-diagnostic/self-test electronics as a standard feature. An automatic self-test is performed every month for 3 minutes, and a 30 minute self-test every six months. A manual test may also be performed at anytime by pressing the manual test button.

Manual testing:

Test button	Length of test
1 press	30 seconds
2 presses	3 minutes
3 presses	30 minutes
4 presses	90 minutes

Self-Diagnostic Red status indicator:

Indicator	Status
One blink	Battery is not connected
Two blinks	Battery voltage has dropped below acceptable value
Three blinks	Charger board or fault
Four blinks	Transfer fault
Five blinks	Lamp fault
Six blinks	Remote lamp head fault
Seven blinks	EXIT Led strip fault

The Self-diagnostic/self-test electronics meets the requirements of the National Electric Code and/or the National Fire Protection Association.

The information presented in this document is not intended as an commercial offer and does not form part of any quotation or contract.

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CHLORIDE
by signify

Exit/Emergency

Value+ LED

Exit/unit combo VLTC

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Chloride Value+ LED exit/unit combo (VLTC) is an economically oriented combo that features a low profile design and offers a stylish appeal, making it an ideal solution for any general purpose application. The VLTC's compact housing is very small compared to traditional combos and offers excellent performance with its long life LEDs, providing excellent emergency illumination at a reasonable price.

LED exit/unit combo - ordering guide

Model number	Voltage	Letter color	Housing color	LED lamps	Remote capability
VLTCR3R	3.6V	Red	White	2 - 1W	2 - 1W or 1 - 2W heads
VLTCG3R	3.6V	Green	White	2 - 1W	2 - 1W or 1 - 2W heads

Accessories (order separately)

- **WG4** - Wire guard

VLT1R

VLT2R

VLL1RGO

VLL2RGO

LED remote lamp heads - ordering guide

Model number	Voltage		Housing color	LED lamps	Application
VLT1R	3.6V		White	1 - 1W	Indoor
VLT2R	3.6V		White	2 - 1W	Indoor
VLL1RGO	3.6V, 6V, 9.6V, or 12V		Gray	1 - 1W	Outdoor
VLL2RGO	3.6V, 6V, 9.6V, or 12V		Gray	2 - 1W	Outdoor

VLTC Value+ LED exit/unit combo

Economy grade

Specifications

Codes and standards

- UL Listed to Standard 924
- cUL Listed
- NFPA 101 (Life Safety Code)
- NFPA 70 (National Electric Code
- Suitable for damp locations

Lamps

- VLTC combo (red or green) contains two 3.6VDC - 1W longlife LED lamp sources (6000K)
- Fully adjustable LED lamp heads can provide forward or backward emergency illumination.

Power consumption

- VLTGR/VLTCG (120V) – 3W
- VLTGR/VLTCG (277V)– 3W

Construction

- Thermoplastic (off-white) ABS housing
- cUL 94V-0 flame rating
- Contractor friendly snap together design
- Pop-out direction chevrons are easily removed
- Extra stencil face plate provided for double face applications
- Wall or ceiling mounted - canopy provided for ceiling and end mount applications
- Back plate keyhole slots are easily removable knockouts for securing to 4" jbox for easy mounting

Battery

- Maintenance-free sealed 3.6V nickel cadmium
- Manual test switch and LED light indicator
- Supplies emergency illumination for a minimum of 90 minutes
- Operating temperature range: 10°C (50°F) to 40°C (104°F)

Electronics

- 120/277VAC, 60Hz dual voltage selectable input
- Surge protected, solid state circuitry
- Charging systems are complete with low voltage disconnect (prevents deep discharge of battery),battery lockout (prevents discharge of battery during installation), and brownout protection

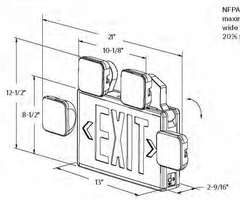
Remote capability

- VLTCR or VLTGR unit provides enough remote capability to supply 3.6V DC power to 2-1W (VLT1R) LED remote lamp heads or 1-2W (VLT2R) LED remote lamp head.
- VLTCR or VLTGR unit provides enough remote capability to supply 3.6V DC power to 2-1W (VLL1RGO) LED remote lamps heads or 1-2W (VLL2RGO) LED remote lamp head.

Warranty

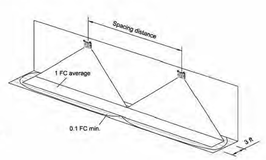
- Three year limited warranty on electronics, LEDs, and battery.

Dimensions



Spacing information

NFPA 101 requires 1.0 foot-candle average and 0.1 foot-candle minimum with a 40:1 maximum/minimum ratio. The corridor used is 100 feet long, 9 feet ceiling with a 6 feet wide walkway and 3 feet path of egress. The reflectance is 80% ceiling, 50% walls and 20% floors. The fixture mounting height is 7.5 feet.



Model	Spacing distance	Lumen output
VLTC Series	24 feet	200 lm

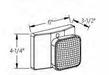
VLTC Value+ LED exit/unit combo

Economy grade

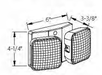
Indoor LED remote lamp heads

- VLT1R single LED remote lamp head contains a 3.6VDC 1W LED light source
- VLT2R dual LED remote lamp heads, each contain a 3.6VDC 1W LED light source
- VLT1R and VLT2R indoor LED remote lamp heads have an off-white finish
- Each VLT1R and VLT2R indoor LED remote lamp heads can accept power only from a VLTUR unit, VLTCR2R combo or VLTCG2R combo

VLT1R dimensions



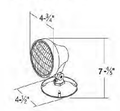
VLT2R dimensions



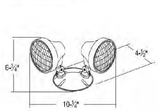
Outdoor LED remote lamp heads

- VLL1RGO single outdoor LED remote lamp head contains a 1W LED light source
- VLL2RGO dual outdoor LED remote lamp heads, each contain a 1W LED light source
- VLL1RGO and VLL2RGO power source can be either a 3.6, 6, 9.6 or 12VDC
- VLL1RGO and VLL2RGO outdoor LED remote lamp heads have a gray finish

VLL1RGO dimension



VLL2RGO dimensions



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LIGHTING NOTES:

1. EXTERIOR SCONCES SHALL BE SPECIFIED BY OWNER. REFER TO SHEETS A3.2 & A3.3.
2. ALL TROFFER FIXTURES SHALL BE THE AT3, OR APPROVED EQUAL. REFER TO SHEET A3.2.

RELEASED FOR CONSTRUCTION

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consultant

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project numbe18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

LIGHTING SPECIFICATIONS

sheet number

A3.3

DUPONT™ TYVEK® COMMERCIAL SOLUTIONS

DUPONT™ TYVEK® FLUID APPLIED WB+™

FOR USE ON MOST COMMERCIAL WALL SUBSTRATES INCLUDING CMU AND GYPSUM SHEATHING

- By helping to effectively seal the building envelope and reducing air leakage, the DuPont™ Tyvek® Fluid Applied system helps reduce the amount of energy required for heating and cooling.
- Low VOC. < 2% (by wt.)

Complete System

- Part of a complete, integrated fluid applied weather barrier system, all backed by a limited warranty from DuPont. For best results, use with DuPont™ Tyvek® Fluid Applied Flashing & Joint Compound+ and DuPont™ Sealant for Tyvek® Fluid Applied System.

DESCRIPTION

DuPont™ Tyvek® Fluid Applied WB+™ is based on a unique formulation using silyl-terminated polyether polymer technology. It offers low shrinkage during curing, superior elongation and recovery and can be easily applied in one coat.

PRODUCT INFORMATION–FEATURES/BENEFITS

Air and Water Barrier Performance

- Offers an ideal combination of air and water holdout with vapor permeability.
- Air Barrier Association of America evaluated to exceed ASAA, ASHRAE 90.1 and IECC air leakage requirements when tested in accordance with ASTM E2357.

Ease of Installation

- Single component, one-coat application.
- Offers 2 to 3 times the coverage of competitive products. Approximately 50 to 65 sq. ft./gallon in one coat, depending on substrate conditions (temperature and moisture), substrate porosity, and uniformity of application.
- Spray or pressure roll for fast and easy application.
- Installation temperature range 25°F ambient (-4°C) to a maximum surface temperature 140°F (60°C). Do not install once ambient temperature exceeds 85°F (25°C), unless surface is shaded. Max in-service temperature 190°F (82°C)
- Exhibits low shrinkage during curing, helping to minimize the risk of cracking and pin-holing.

High Performance Durability

- The formulation of Tyvek® Fluid Applied is not water soluble and will not wash off the wall when exposed to liquid water, even before curing. DuPont™ Tyvek® Fluid Applied WB+™ can be installed on damp surfaces which is defined as when no moisture is transferred to the skin when the substrate is touched.
- The cured membrane exhibits exceptional elongation and recovery properties. When stretched it acts like a rubber band allowing the membrane to move with the building.
- Withstands 9 months of UV exposure.

Sustainable Solutions

- DuPont™ Tyvek® Fluid Applied products may contribute toward LEED® points in the areas of Energy and Atmosphere (EA) Optimizing the Building Envelope and Indoor Environmental Air Quality (EQ) Construction IAQ Management Plan and Low Emitting Materials In addition, the use of a continuous air barrier is a prerequisite for LEED applications requiring compliance with ASHRAE 90.1-2010.

TYPICAL PROPERTIES

Please contact your local DuPont™ Tyvek® Specialist before writing specifications around this product. Product properties are as follows:

Test Method	Property	Typical Value	Units
ASTM D2369	Solids	98	%
ASTM D378	Skinover Time @50% R.H. 70 deg F	1 to 2	Hrs
ASTM E2178	Air Permeance Resistance	0.0002	cfm/ft² @ 75 Pa (1.57 psf)
Gurley Hill (Tappi T 460)	Air Permeance Resistance	>10,000	sec / 100 cc
ASTM E2357	Wall Assembly Air Permeance Resistance	<0.0002	cfm/ft² @ 75 Pa
ASTM E283	Wall Assembly Air Permeance Resistance	<0.0002	cfm/ft² @ 75 Pa
ASTM E1677	Wall Assembly Air & Water Leakage	Type I	Type
AATCC 127	Water Penetration Resistance	>1000	cm
ASTM E331	Wall Assembly Water Penetration Resistance	No Leakage	Tested to 15 psf
ASTM E96-00	Water Vapor Transmission	22-29 25 mils Thick	Method B Perms
ASTM C1305	Low Temperature Crack Bridging	PASS	No Cracking at 25 mil Thickness
ASTM D7234	Adhesion Strength – Concrete	>33	psi
ASTM D4541	Adhesion Strength - Exterior Gypsum (delaminated fiber glass top sheet)	>25	psi
ASTM D903	Peel Strength	13 Cohesive Failure	lbf/in (aluminum)
ASTM C794	Adhesion - In - Peel	PASS	lbf/in (mortar)
ASTM D412	Tensile	140	psi
ASTM D412	Elongation at Break	320	%
ASTM D412	Recovery (held at 300% elongation)	99	%
ASTM D2240	Hardness	34	Shore A

Continued on next page.

Test Method	Property	Typical Value	Units
Accelerated Weathering (ASTM G155)	Ultraviolet Light Exposure (UV)	9	Months
ASTM D1970	Nail Sealability	PASS	No Leakage
NFPA 285	Flame Propagation - Multiple Assemblies	PASS	
ASTM E84	Surface Burning Characteristics	Class A	Class
		25	Flame Spread Index
		25	Smoke Developed Index
ASTM D1250	VOC	<2 - 25-30	% (by wt) g/L
AC 212	Acceptance Criteria for Water Resistive Barriers over Exterior Sheathing	Pass	

Test results shown represent averages. Individual results may vary either above or below averages due to normal manufacturing variations, while continuing to meet product specifications.

APPLICATION/USE INSTRUCTIONS

Please refer to DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines and DuPont Tyvek Fluid Applied Flashing Installation Guidelines.

Use Conditions

DuPont™ Tyvek® Fluid Applied WB+™ is intended to be installed on a membrane drainage wall system. Do not install on a wall that does not feature a continuous path for moisture drainage. Stirring is not necessary. If separation should occur, you can gently fold material until mixture is uniform. Avoid any type of mixing that will introduce air into the product. At temperatures below 50°F (10°C), product will thicken and may become difficult to spray. Avoid spraying in very windy conditions. Consider covering surrounding area to protect from overspray. Avoid spraying in very dusty conditions. See *DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines* for detailed application instructions.

Precautionary Statements

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Avoid breathing dust/ fume/ gas/ mist/ vapours/spray. Contaminated work clothing should not be allowed out of the workplace. Wear protective gloves/ protective clothing/ eye protection/ face protection. IF ON SKIN: Wash with plenty of soap and water. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. IF exposed or concerned: Get medical advice/attention. Immediately call a POISON CENTER/doctor. If skin irritation or rash occurs: Get medical advice/ attention. Wash contaminated clothing before reuse. Store locked up. Dispose of contents/container to an approved waste disposal plant. Vapor and aerosols are harmful if using spray application. Use in a well-ventilated area. Use NIOSH approved respirator. If vapors are inhaled, immediately move from exposure to fresh air and contact a physician. Avoid contact with eyes and skin

Danger

- KEEP OUT OF REACH OF CHILDREN.
- USE ONLY AS DIRECTED.
- AVOID INHALATION OF VAPOR AEROSOL.

Hazard Statement

May cause an allergic skin reaction. May cause serious eye damage. May cause genetic defects. May cause cancer. May damage fertility or the unborn child.

Preparation

Remove all surface dust, dirt, fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, recessed mortar joints and other voids in concrete with substrate-patching material. Surface must be clean, free from frost, grease, dirt, or other contaminants and must be reasonably smooth. Mortar joints in concrete block and voids in poured concrete shall be filled flush and smooth and allowed to cure for a minimum of 48 hours. Product can be installed on damp surfaces provided no moisture is transferred to the skin when the substrate is touched. This flexibility reduces substrate preparation and protection requirements.

Application

Complete all joint treatment and flashing prior to any spraying or rolling of DuPont™ Tyvek® Fluid Applied WB+™. DuPont™ Tyvek® Fluid Applied WB+™ can be applied in a single application at 25 mils thick; spot check with a wet mil gauge. Inspect surface for voids and pinholes and repair as necessary. Refer to the *Wall and Substrate Guidelines* for complete information.

Curing

DuPont™ Tyvek® Fluid Applied WB+™ skins over and is tack free or dry to touch within 2 hours at 70°F and 50% relative humidity. Tack free time and complete cure can vary with temperature, humidity and substrate conditions. Uncured DuPont™ Tyvek® Fluid Applied products should not come in contact with DuPont™ Tyvek® Wrap products. Performance testing should be done after product is fully cured (~14 days). See curing table in *DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines* (K23998), page 11 for details.

Clean-Up

Clean tools with mineral spirits, naphtha, citrus-based cleaners, or gel-based paint stripper. Material should not be left in the pump, hose, gun, or orifice. After applying, flush system with a citrus-based cleaner, or mineral spirits until the system is clean. Avoid using water for cleanup. Low pressure portions of the system should be taken apart and cleaned by hand. Before the next usage, flush any remaining solvent out of the system before applying DuPont™ Tyvek® Fluid Applied WB+™ to the wall. Be sure that system is fully clean of any product before introducing a different product. If system is not fully clean, products can react and cause products to cure in the system. Spray tips can be cleaned in mineral spirits or naphtha using airbrush cleaning tools

Equipment

DuPont™ Tyvek® Fluid Applied WB+™ may be sprayed using a high pressure air powered, airless sprayer or applied using a pressure roller in conjunction with a variety of pumps. See *DuPont™ Tyvek® Fluid Applied WB+™ Wall and Substrate Guidelines* (K23998), page 13, for pump, equipment and tip configurations. All manufacturer's limitations should be followed.

TESTING/CODE COMPLIANCE

MOISTURE PROTECTION – WEATHER-RESISTANT BARRIERS

The 2012/2015 International Building Code (IBC, Section 1403.2 Weather Protection) requires that exterior walls shall provide the building with a weather-resistant exterior wall envelope. This shall include flashing as described in Section 1405.4. Tyvek® Fluid Applied System products have been tested and meet weather-resistant barrier codes and standards requirements. The following test methodologies were used

- ASTM E96-00, Standard Test Methods for Water Vapor Transmission of Materials; Water resistive barriers are typically vapor permeable, which is generally desirable because it allows for drying of incidental moisture intrusion into the wall assembly
- AATCC-127, Hydrostatic Head Test for WRB Materials, measuring pressure to failure or time of failure at a given pressure
- ASTM E331, Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, And Curtain Walls by Uniform Static Pressure.

AIR LEAKAGE CONTROL – AIR BARRIERS

ASHRAE 90.1 2010 (American Society of Heating, Refrigeration and Air-Conditioning Engineers) requires that the entire building envelope shall be designed and constructed with a continuous air barrier. This is a mandatory provision for the building envelope. IECC 2009/2012/2015 (International Energy Conservation Code) for commercial buildings also requires a continuous air barrier. These codes are being adopted in many states across the United States. Tyvek® Fluid Applied System products have been tested and meet air barrier codes and standard requirements. The following test methodologies were used:

- ASTM E2178, Standard Test Method for Air Permeance of Building Materials
- ASTM E283, Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
- ASTM E2357 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
- ASTM E1677, Standard Specification for Air Barrier (AB) Material or System for Low-Rise Framed Building Walls
- ASTM E779-10 Standard Test Method for Determining Air Leakage Rate by Fan Pressurization (whole building)
- ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials

Other

- ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials
- NFPA 285 Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components
- AC 212 Acceptance Criteria for Water Resistive Coatings used as Water Resistive Barriers over Exterior Sheathing

Tyvek® Fluid Applied System products have been evaluated according to Air Barrier Association of America (ABAA) protocol and are listed at the ABAA website under "ABAA evaluated Air Barrier Assemblies"

NOTICE

DuPont™ Tyvek® Fluid Applied WB+™ should be covered with the façade within 9 months to limit UV exposure. Follow façade manufacturer's installation and maintenance requirements in order to maintain water holdout. Depending on job site conditions, stains may appear, but will not alter the performance of the product.

MATERIAL STORAGE/DISPOSAL

Tyvek® Fluid Applied products should be stored in a clean, dry environment, 50°- 80°F, (10°- 27°C). Dispose per local codes and regulations.

SHELF LIFE AND STORAGE

The shelf life is 12 months for an unopened container from the date of manufacture. Reference the "Use By" date printed on the container. Store previously opened containers with a plastic protective liner placed directly over top of the remaining product, and apply bucket lid. Before reusing a previously opened container, first remove any cured material that may have formed at the top.

PACKAGING

DuPont™ Tyvek® Fluid Applied WB+™ is available in 5 gallon pails or 55 gallon drums. The lid contains a reclosable integrated pouring spout / hose inlet designed to assist with spraying and pressure rolling applications while minimizing waste generation.

WARRANTY

Backed by a limited product warranty, see www.weatherization.tyvek.com

LIMITATION

DuPont™ Tyvek® Fluid Applied WB+™ should not be used for below grade applications or in applications in which it will be permanently exposed. Asphalt based adhesives and/or mastics are not recommended for use with this product.

SUPPLEMENTAL INFORMATION

May cause irritation. Repeated or prolonged skin contact may cause allergic reactions with susceptible persons. May cause irritation of respiratory tract. This product is a mixture. Health Hazard information is based on its components. Refer to Safety Data Sheet (SDS) for further information. For more information, visit us at www.fluidapplied.tyvek.com or call 1-800-44-Tyvek.

DUPONT™ TYVEK® FLUID APPLIED WB+™

For more information visit us at www.fluidapplied.tyvek.com or call 1-800-44-Tyvek

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consultant

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

**363 SOUTH MAIN STREET
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for

PARKLAND COMM.

drawing information

project numbe 18082
contact: BILL TUNNELL
drawn by: RLV
checked by: HH

drawing date

07/29/2021

sheet title

DUPONT TYVEK SPECIFICATIONS

sheet number

A3.4

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT DIMENSIONS AND WEIGHTS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND REVIEWED SHOP DRAWINGS.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
6. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
7. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL BUILDING CODE 2018.
9. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS
10. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

STRUCTURAL DESIGN LOAD INFORMATION:

(PER IBC 2018 & ASCE7-16)

1. LIVE LOAD:
   ROOF = 20 PSF
2. WIND LOAD:
   BASIC DESIGN WIND SPEED V = 106 MPH
   ALLOWABLE STRESS DESIGN WIND SPEED Vasd = 82 MPH
   RISK CATEGORY = II
   IMPORTANCE FACTOR, Iw = 1.0
   EXPOSURE = B
   INTERNAL PRESSURE COEFFICIENT = ±0.18
   MAIN WIND FORCE RESISTING SYS. PRESSURE = 23 PSF
   DESIGN ROOF UPLIFT (UNFACTORED) = 18 PSF
3. SEISMIC LOAD:
   RISK CATEGORY = II
   IMPORTANCE FACTOR, Ie = 1.0
   Ss = 0.213g Fa = 1.6
   S1 = 0.09g Fv = 2.4
   SITE CLASS = D (ASSUMED)
   Sds = 0.227g
   Sd1 = 0.144g
   SEISMIC DESIGN CATEGORY = C
   BASIC SEISMIC FORCE RESISTING SYSTEM = INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
   RESPONSE MODIFICATION FACTOR, R = 3.5
   SEISMIC RESPONSE COEFFICIENT, Cs = 0.065
   EQUIVALENT LATERAL FORCE ANALYSIS USED
   DESIGN BASE SHEAR = 20.5 KIP
   RIGID DIAPHRAGM USED AT ROOF

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS
ARCH.	=	ARCHITECT
C.J.	=	CONTROL JOINT
C.I.P.	=	CAST IN PLACE
CFR	=	CARBON FIBER REINFORCEMENT
CONC.	=	CONCRETE
CONT.	=	CONTINUOUS
CONX.	=	CONNECTION
COORD.	=	COORDINATE
D&E	=	DRILL & EPOXY
E.O.C.	=	EDGE OF CONCRETE
E.W.	=	EACH WAY
EX.	=	EXISTING
EXP.	=	EXPANSION
EXT.	=	EXTERIOR
F.F.E.	=	FINISH FLOOR ELEVATION
FLR.	=	FLOOR
FTG.	=	FOOTING
GPR	=	GROUND-PENETRATING RADAR
GYP.	=	GYPSUM BOARD
H.R.	=	HANDRAIL
HDR.	=	HEADER
HORZ.	=	HORIZONTAL
INT.	=	INTERIOR
MAX.	=	MAXIMUM
MANF.	=	MANUFACTURER
M.C.	=	MOMENT CONNECTION
MIN.	=	MINIMUM
O.C.	=	ON CENTER
P.A.F.	=	POWDER ACTUATED FASTENER
REINF.	=	REINFORCEMENT
REQ.	=	REQUIRED
SIM.	=	SIMILAR
S.O.G.	=	SLAB ON GRADE
STD.	=	STANDARD
STL.	=	STEEL
SQ.	=	SQUARE
T&B	=	TOP & BOTTOM
TYP.	=	TYPICAL
U.N.	=	UNLESS NOTED
U.N.O.	=	UNLESS NOTED OTHERWISE
VERT.	=	VERTICAL
W.W.M.	=	WELDED WIRE MESH

MASONRY:

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF TMS 602, "SPECIFICATION FOR MASONRY STRUCTURES" EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. ALL MASONRY SHALL HAVE STANDARD HORIZONTAL REINFORCING PLACED @ 16" O.C. VERTICAL SPACING UNLESS NOTED OTHERWISE. JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS SHALL BE LOX ALL LADDER-MESH AS MANUFACTURED BY HOHMANN & BARNARD, INC., HAUPPAUGE, NY, OR APPROVED EQUAL. REINFORCEMENT SHALL BE FABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A951 WITH SMOOTH 9GA CROSS RODS BUTT WELDED NOT MORE THAN 16" O.C. TO DEFORMED 9GA SIDE RODS. FACTORY PREFABRICATED CORNERS AND TEES SHALL BE USED AT ALL CORNERS AND INTERSECTING WALLS AND SHALL BE OF THE SAME GAUGE, FINISH AND DESIGN AS THE CONTINUOUS JOINT REINFORCEMENT.
3. MINIMUM VERTICAL REINFORCING TO BE #5 @ 48" O.C. UNLESS NOTED OTHERWISE. PROVIDE ONE #5 BAR VERTICAL (FULL WALL HEIGHT) AT EACH CORNER AND TWO #5 BARS VERTICAL (FROM FOOTING TO BEARING) IN FIRST CELL WITHIN 16" OF OPENINGS, WITHIN 8" OF EACH SIDE OF A CONTROL JOINT/EXPANSION JOINT. AT ALL VERTICAL MASONRY REBARS, LAP SAME SIZE HOOKED DOWELS INTO FOUNDATION AND FILL CELLS CONTAINING REBARS SOLID WITH 3000 PSI GROUT.
4. AT TOP COURSE OF ALL MASONRY WALLS, PROVIDE A MINIMUM OF 8" BOND BEAM WITH (2) #5 CONTINUOUS REBARS. FILL BOND BEAM SOLID WITH 3000 PSI GROUT.
5. PROVIDE VERTICAL CONTROL JOINT @ 25'-0" O.C. MAXIMUM.
6. REQUIRED 28 DAY COMPRESSIVE STRENGTH OF MASONRY, f'm SHALL BE 1500 PSI MIN. SPECIAL INSPECTION REQUIRED U.N.
7. MASONRY IS TO BE 8"x8"x16" CONCRETE MASONRY STACKED IN RUNNING BOND UNLESS NOTED.
8. MASONRY LAP SPLICE AS DETERMINED BY IBC 2018 SECTION 2107.2.1.
9. HORIZONTAL REINFORCEMENT AT THE TOP AND BOTTOM OF WALL OPENINGS SHALL EXTEND 24" MIN AND NOT < 40 BAR DIAMETERS BEYOND OPENINGS.
10. ALL LEVELING GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000-PSI. EXPOSED GROUT SHALL BE NON-STAINING.
11. USE TYPE 'S' MORTAR CEMENT FOR VERTICAL AND HORIZONTAL JOINTS PER ASTM C 270.
12. ALL MASONRY GROUT SHALL CONFORM WITH ASTM C 476.
13. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW.

BAR SIZE	SPLICE LENGTH
#4	32"
#5	40"
#6	48"

14. BOND BEAMS WILL HAVE A MAX VERTICAL SPACING 10'-0".
15. HALF OF THE EQUIVALENT AREA OF VERTICAL REINFORCEMENT INTERRUPTED BY OPENINGS SHALL BE PLACED AT EACH SIDE OF THE OPENING.
16. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. TIES TO BE EITHER:
    -22GA x 7/8" WIDE GALVANIZED CORRUGATED TIES (WOOD TO MASONRY)
    -9GA GALVANIZED WIRE TIES (MASONRY TO MASONRY)
    -STAINLESS FLEXIBLE CHANNEL SLOT ANCHORS (MASONRY TO MASONRY)

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS OF 3000 PSI WITH A 4" (±1") SLUMP UNLESS NOTED OTHERWISE.
3. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".
4. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.
5. THE CLEAR DISTANCE BETWEEN REINFORCING BARS, BUNDLED BARS, PRE-STRESSING TENDONS, AND DUCTS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS OF ACI 318.
6. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3

FOUNDATION:

1. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THIS VALUE SHALL BE VERIFIED BY A REGISTERED SOIL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. IF ACTUAL VALUES VARY BY MORE THAN TEN PERCENT FROM DESIGN BEARING PRESSURE, FOOTINGS SHALL BE REDESIGNED. ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED ORIGINAL SOIL OR COMPACTED FILL.

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"
#6	56"	43"

4. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND HAVE 90-DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS AS SHOWN ON TYPICAL BAR PLACING DETAILS UNLESS OTHERWISE SHOWN. ALL WALLS SHALL HAVE FOLLOWING REINFORCING UNLESS OTHERWISE NOTED:

   8" OR LESS - #5 @ 18" O.C. EACH WAY @ WALL CENTERLINE
   10" WALLS - #5 @ 16" O.C. EACH WAY EACH FACE
   12" WALLS - #5 @ 12" O.C. EACH WAY EACH FACE
   14" WALLS - #5 @ 10" O.C. EACH WAY EACH FACE
5. LAPS IN W.W.F. SHOULD BE ONE MESH PLUS TWO INCHES AT SPLICES.
6. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS, INCLUDING DOOR OPENINGS: TWO #5 BARS AT ALL FOUR SIDES OF EACH OPENING AND EXTEND 2'-0" BEYOND THE CORNERS OF THE OPENING. ADD TWO #5 BARS 4'-0" LONG AS DIAGONAL BARS AT EACH CORNER.
7. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. SEE SECTIONS 19.3 & 20.6 OF ACI 318-14 FOR CONDITIONS NOT NOTED.
9. DESIGN OF STRUCTURAL ELEMENTS INCLUDING WALLS, FORMED SLABS, BEAMS AND COLUMNS IS IN ACCORDANCE WITH ACI 318

STRUCTURAL STEEL:

1. STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

STRUCTURAL STEEL	ASTM A992 GRADE 50 U.N.
STEEL ANGLES, CHANNELS & PLATES	ASTM A36 U.N.
STEEL PIPES	ASTM A53, GRADE B
STEEL TUBES (HSS)	ASTM A500, GRADE C
HIGH STRENGTH BOLTS	ASTM A325, GALVANIZED
NUTS	ASTM A563, GALVANIZED
UNFINISHED BOLTS	ASTM A307
WELDING ELECTRODES	AWS CLASS E70
ANCHOR BOLTS	F1554, GR. 36

2. THE STRUCTURAL STEEL FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS NOT DETAILED HEREIN. SHOP DRAWINGS SHALL BE FULLY APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION. DESIGN OF SPECIAL CONNECTIONS BETWEEN STEEL FRAMING COMPONENTS BY OTHER THAN THE PROJECT STRUCTURAL ENGINEER-OF-RECORD SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT. CONNECTION DESIGN INCLUDING BUT NOT LIMITED TO BRACE END CONNECTIONS, MOMENT-RESISTING CONNECTIONS, MODIFIED BEAM SEAT CONNECTIONS, AND MEMBER SPLICE CONNECTIONS. INDICATE DESIGN FORCES AND REACTIONS FOR EACH APPLICABLE CONNECTION.
3. SHOP CONNECTIONS MAY BE WELDED OR BOLTED.
4. FIELD CONNECTIONS SHALL BE BOLTED USING HIGH STRENGTH BOLTS EXCEPT WHERE FIELD WELDING IS SHOWN ON THE DRAWINGS.
5. BOLTED CONNECTIONS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE AND SHALL BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC-2009, "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS".
6. HIGH STRENGTH BOLTS SHALL BE ⅞" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
7. THE STRUCTURAL STEEL FRAME SHALL BE BRACED IN TWO DIRECTIONS DURING CONSTRUCTION, INCLUDING HORIZONTAL BRACING AT CONCRETE FLOORS, UNTIL ALL FINAL CONNECTIONS HAVE BEEN MADE.
8. ALL STRUCTURAL WELDED JOINTS SHALL CONFORM TO THE PROVISIONS OF AWS D1.1, STRUCTURAL WELDING CODE BY AMERICAN WELDING SOCIETY.
9. PROOF OF WELDER CERTIFICATIONS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.
10. ALL EXTERIOR AND EXPOSED STEEL SHALL BE EPOXY COATED, GALVANIZED, OR OTHERWISE PROTECTED AGAINST CORROSION AND EXPOSURE EFFECTS. COORDINATE W/ ARCH. FOR FINISH.

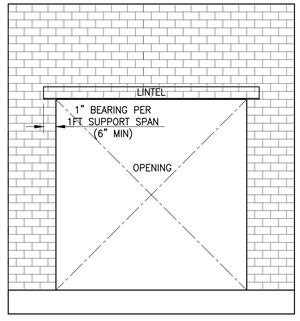
STEEL DECK:

1. ALL STEEL DECKS SHALL COMPLY WITH THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.
2. ALL ROOF DECKS SHALL BE 1½" x 22-GAUGE INTERMEDIATE RIB DECK. ATTACHMENT SHALL BE 36/7 WELD PATTERN WITH 5/8" PUDDLE WELDS AND SIDE-LAP (2) #10 SCREWS.

MASONRY VENEER LOOSE LINTEL SCHEDULE

CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3½x3½x¼"
5'-1" TO 7'-0"	L5x3½x¼"
7'-1" TO 8'-0"	L5x3½x⅜"
8'-1" TO 10'-0"	L6x4x⅜"
10'-1" TO 13'-0"	L8x4x7/16"
13'-1" TO 16'-6"	10x5½" BENT PLATE
16'-7" AND OVER	REQUIRES SPECIAL ANALYSIS

NOTE: LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE ¾" OF BEARING ON EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" ON EACH SIDE OF OPENINGS IS REQUIRED. USE THIS SCHEDULE UNLESS NOTED OTHERWISE. PAINT LINTEL TO MATCH BRICK.

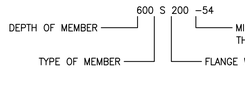


BRICK LINTEL ELEVATION

LIGHT GAUGE METAL STUD:

1. MINIMUM YIELD STRENGTH (Fy) FOR STUDS IS 33,000 PSI FOR 18 GA. AND 20 GA. MATERIALS, AND 50,000 PSI FOR 16 GA, 14 GA. , AND 12 GA. MATERIALS.
2. ALL STUDS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF A.S.T.M. A525.
3. BOTH STUD FLANGES SHALL BE ATTACHED TO THE TOP AND BOTTOM TRACK WITH A MINIMUM OF (1) #10 SCREW EACH SIDE.
4. MINIMUM TRACK FASTENING SHALL BE 0.145" DIAMETER POWDER ACTUATED FASTENERS SPACED AT 8" O.C. FOR ALL EXTERIOR WALLS, AND 12" O.C. FOR INTERIOR BEARING WALLS, AND 16" O.C. FOR INTERIOR NON-LOAD BEARING WALLS (U.N.O.), WITH 1½" MINIMUM PENETRATION INTO CONCRETE.
5. REFER TO ARCHITECTURAL PLANS TO VERIFY ALL WALL DIMENSIONS.

LIGHT GAUGE STEEL FRAMING, INDUSTRY-STANDARD NOMENCLATURE:



MILS	GAGE
33	20
43	18
54	16
68	14
97	12
118	10

1. THE FIRST NUMBERS REPRESENT THE DEPTH OF THE MEMBER TO TWO (2) DECIMAL PLACES WITHOUT THE USE OF A DECIMAL POINT. IE: 600=6.00", 1000=10.00", 550=5.50", 362=3.62"
2. THE ALPHA CHARACTER REPRESENTS THE TYPE OF MEMBER. THERE ARE ONLY FOUR ALPHA CHARACTERS USED, THEY ARE S="C" MEMBER, T=TRACK, F=FURRING CHANNEL AND U="U" CHANNEL.
3. THE SECOND SET OF NUMBERS REPRESENTS THE MEMBERS FLANGE WIDTH TO TWO (2) DECIMAL PLACES WITHOUT THE USE OF A DECIMAL POINT. IE: 162=1.62", 200=2.00", 125=1.25"
4. THE LAST SET OF NUMBERS IS THE MINIMUM UNCOATED METAL THICKNESS EXPRESSED IN MILS (0.001"). THESE THICKNESSES CORRESPOND TO REFERENCE GAUGES AS FOLLOWS: -18 (25GA), -27 (22GA), -33 (20GA), -43 (18GA), -54 (16GA), -68 (14GA) & -97 (12GA). THE MILS DEFINE THE MINIMUM ALLOWABLE UNCOATED THICKNESS AND ARE 5% LESS THAN THE DESIGN THICKNESS. THE 5% VARIANCE IN METAL THICKNESS IS PERMITTED PER SECTION A3.4 OF THE AISI SPECIFICATION.

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.
2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.
3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.
4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

SPECIAL INSPECTIONS:

1. STATEMENT AND SCHEDULE OF SPECIAL INSPECTIONS REQUIREMENTS IN ACCORDANCE WITH IBC SECTION 1704.3 ARE PROVIDED ON SEPARATE DOCUMENTS.
2. SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY.

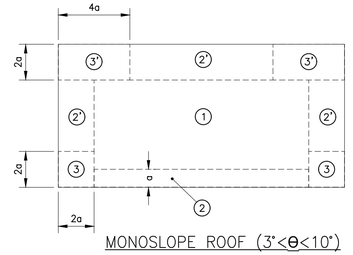
MINIMUM REQUIRED SUBMITTALS

	EPOXY & MECHANICAL ANCHORS	MISC. CONC. PRODUCTS	CONC. MIX DESIGN	LIGHT GAUGE FRAMING	MASONRY PRODUCTS	STRUCTURAL STEEL & CONNECTIONS	REBAR
PRODUCT LITERATURE	✓	✓	✓	✓	✓		
SHOP DRAWINGS						✓	✓
SHOP DRAWINGS (SIGNED & SEALED)							
CALCULATIONS (SIGNED & SEALED)							
SHOP DRAWINGS & CALCULATIONS (SIGNED & SEALED)						*	

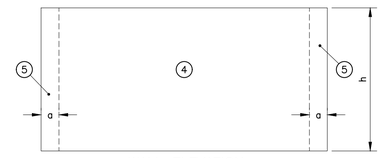
* SIGNED & SEALED CALCULATIONS ARE REQUIRED IF MANUFACTURER/PROVIDER MAKES PRODUCT SUBSTITUTIONS FOR ITEMS SHOWN IN THESE DRAWINGS.

DELEGATED (SPECIALTY) ENGINEERING REQUIREMENTS:

1. SEE "MINIMUM REQUIRED SUBMITTALS" TABLE IN THESE DRAWINGS FOR STRUCTURAL ELEMENTS/PRODUCTS WHICH REQUIRE SUBMITTALS.
2. DEFINITION OF DELEGATED (SPECIALTY) ENGINEER: A PROFESSIONAL ENGINEER, WHO IS LICENSED IN THE SAME STATE AS THE PROJECT, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS PREPARED FOR THIS PROJECT.
3. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD CARRYING ITEMS, AND CUSTOM FABRICATED ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES, AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.
4. FOR EACH CATEGORY OF SUBMITTAL REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING: "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND CONTRACT DRAWINGS.
5. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO THE FOLLOWING:
   a. THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   b. THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   c. THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAIL CHECK OF CALCULATIONS WILL BE MADE.
   d. THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. NOT DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.



MONOSLOPE ROOF (3°<Θ<10°)



WALL ELEVATION

COMPONENTS AND CLADDING PRESSURES, FLAT ROOF (PSF)

ENCLOSED STRUCTURE; EXPOSURE 'B'; V_{ult}= 106 MPH; MEAN ROOF HEIGHT< 30 FT				
Ae (EFFECTIVE AREA)	ZONE 1	ZONE 1'	ZONE 2	ZONE 3
ROOF PITCH 1:12 (0 TO 7 DEGREES)				
Ae = 10 SQ. FT.	+16.0, -26.2	+16.0, -26.2	+16.0, -34.6	+16.0, -34.6
Ae = 20 SQ. FT.	+16.0, -23.9	+16.0, -23.9	+16.0, -31.6	+16.0, -31.6
Ae = 50 SQ. FT.	+16.0, -22.2	+16.0, -22.2	+16.0, -29.4	+16.0, -29.4
Ae = 100 SQ. FT.	+16.0, -20.5	+16.0, -20.5	+16.0, -27.2	+16.0, -27.2

COMPONENTS AND CLADDING PRESSURES, WALLS (PSF)

ENCLOSED STRUCTURE; EXPOSURE 'B'; V_{ult} = 106 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae = 10 SQ. FT.	+15.1, -16.3	+15.1, -20.1
Ae = 20 SQ. FT.	+13.5, -14.8	+13.5, -17.0
Ae = 50 SQ. FT.	+12.2, -13.4	+12.2, -14.3
Ae = 100 SQ. FT.	+11.3, -12.5	+11.3, -12.5

NOTES:
1. 'a'= VARIES BY BUILDING; 10% OF LEAST HORIZONTAL BUILDING DIMENSION OR 0.4h, WHICHEVER IS SMALLER. NOT TO BE TAKEN AS SMALLER THAN 4% OF LEAST HORIZONTAL BUILDING DIMENSION OR 3ft.
2. LOADS AND DIAGRAMS ARE BASED ON THE IBC 2018 AND ASCE 7-16. PRESSURES SHOWN ARE ULTIMATE LOADS. TO CONVERT TO ALLOWABLE (ASD) LOAD, MULTIPLY VALUES BY 0.6 FACTOR.
3. INTERPOLATION MAY BE UTILIZED FOR EFFECTIVE AREAS THAT OCCUR BETWEEN VALUES SHOWN IN THE TABLE.
4. 4. PLUS AND MINUS SIGN INDICATES THE PRESSURE ACTING TOWARDS AND AWAY FROM THE SURFACES, RESPECTIVELY.

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SE #18471

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: Se#18471
contact: Pierre Coiron
drawn by: ILK
checked by: PDC

drawing date

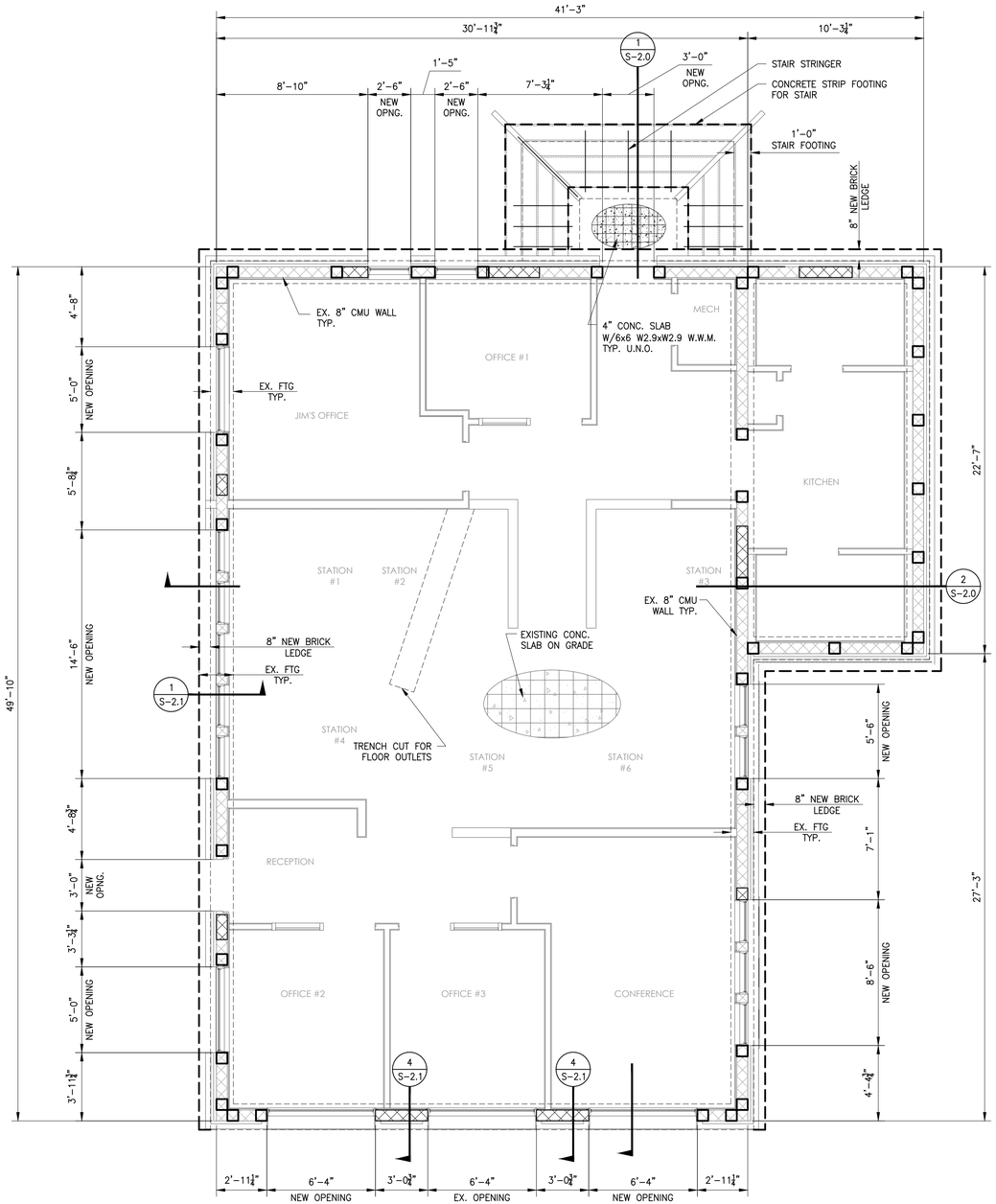
07/29/2021

sheet title

GENERAL NOTES

sheet number

S-0.0

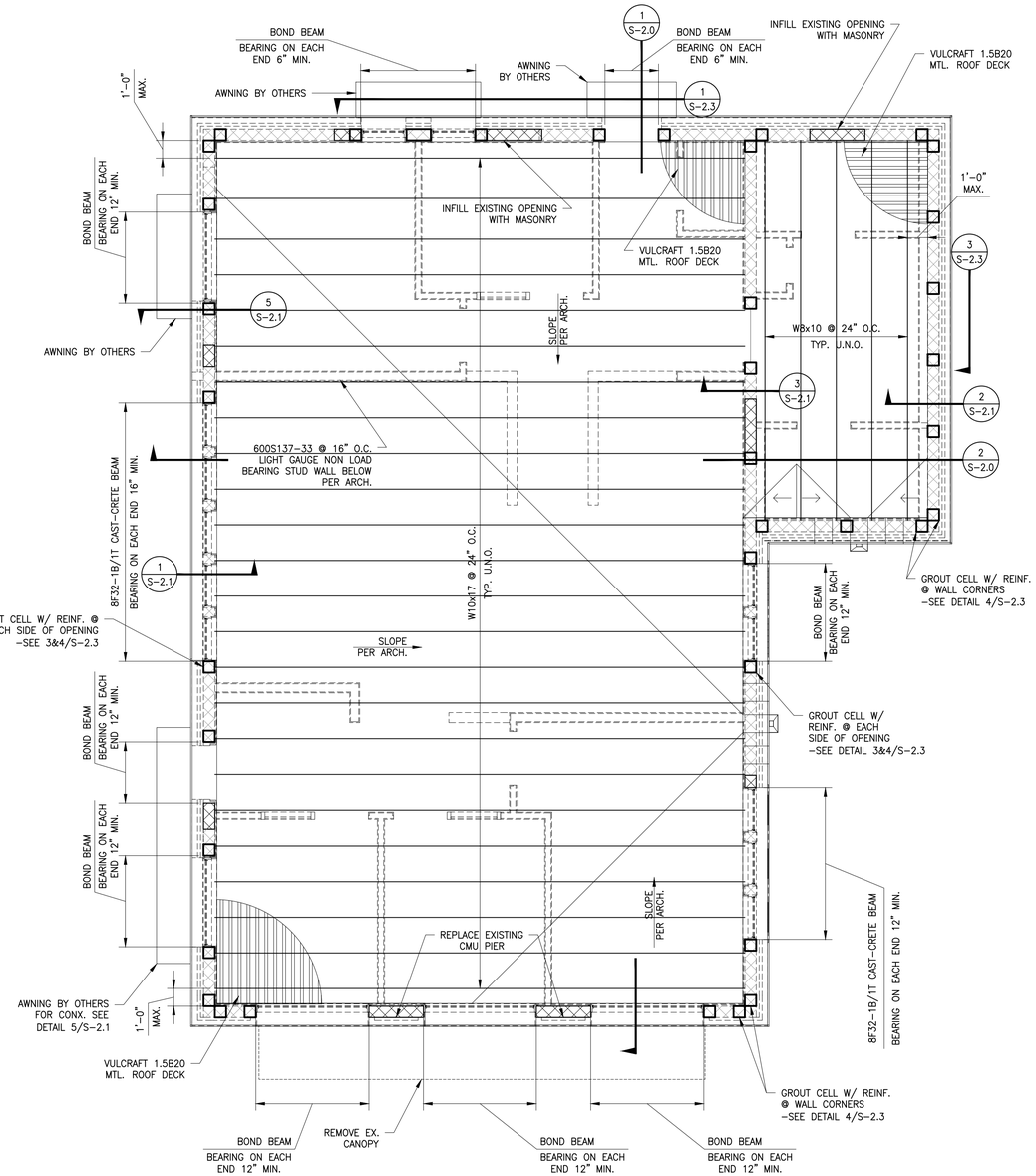


FOUNDATION PLAN

SCALE: ¼"=1'-0"

NOTE:

1. SEE SHEET S-0.0 FOR GENERAL NOTES.
2. DIMENSIONS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS W/ARCH.
3. ARCH. BACKGROUNDS ARE SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH. FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
4. NEW FOOTINGS LOCATED NEXT TO THE EXISTING ONES SHOULD BE DOWELED WITH REINF. INTO EXISTING FOOTING WITH MIN. 5 INCHES OF EMBEDMENT.
5. G.C. TO CONTACT STABILITY ENGINEERING IF EXISTING CONDITION DIFFERENT THAN SHOWN ON PLANS.



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ARCH. BACKGROUNDS ARE SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH. FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
3. G.C. TO PROVIDE AND MAINTAIN SHORING TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
4. G.C. TO CONTACT STABILITY ENGINEERING IF EXISTING CONDITION DIFFERENT THAN SHOWN ON PLANS.

GEORGIA REGISTERED PROFESSIONAL ENGINEER PIERRE D. COIRON ID# 13721

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drawing information

project number: Se#18471
contact: Pierre Coiron
drawn by: ILK
checked by: PDC

drawing date

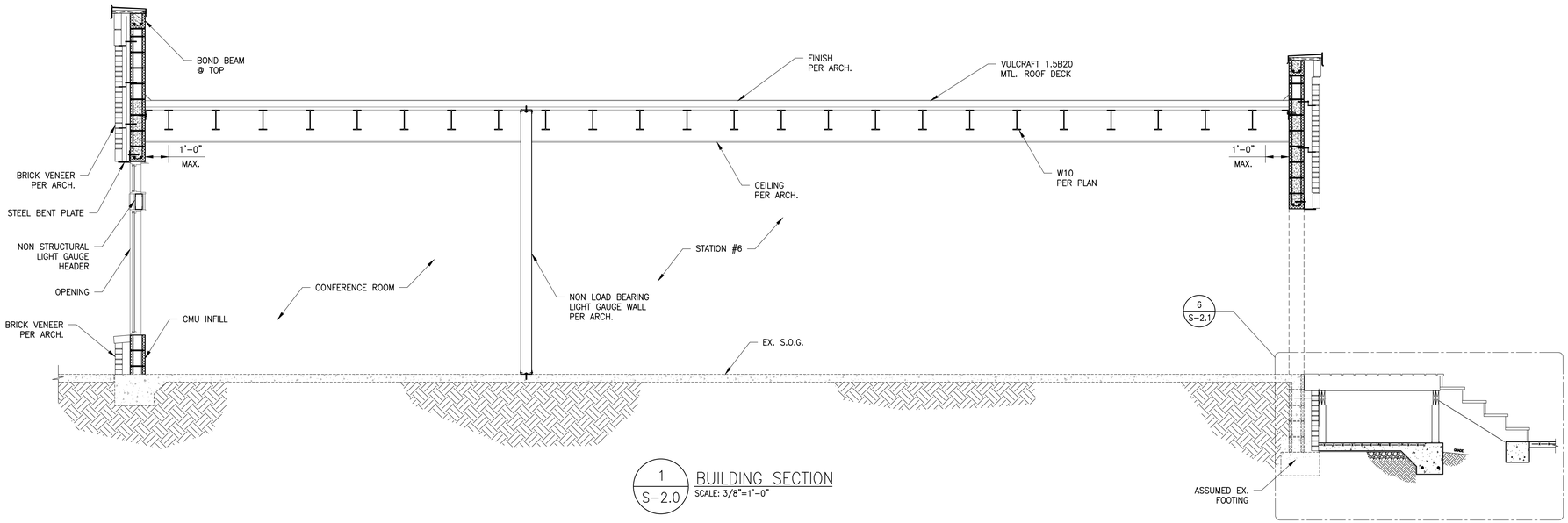
07/29/2021

sheet title

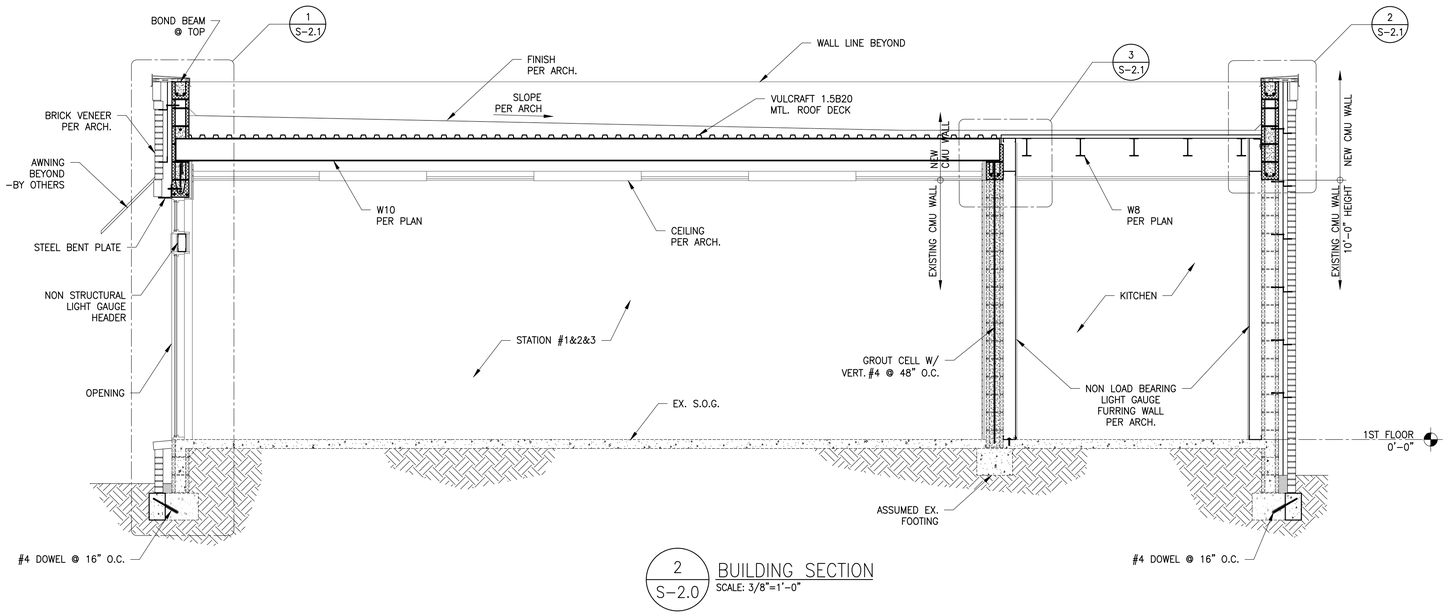
FOUNDATION & ROOF PLAN

sheet number

S-1.0



1 S-2.0 BUILDING SECTION
SCALE: 3/8"=1'-0"



2 S-2.0 BUILDING SECTION
SCALE: 3/8"=1'-0"

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BUILDING SECTIONS

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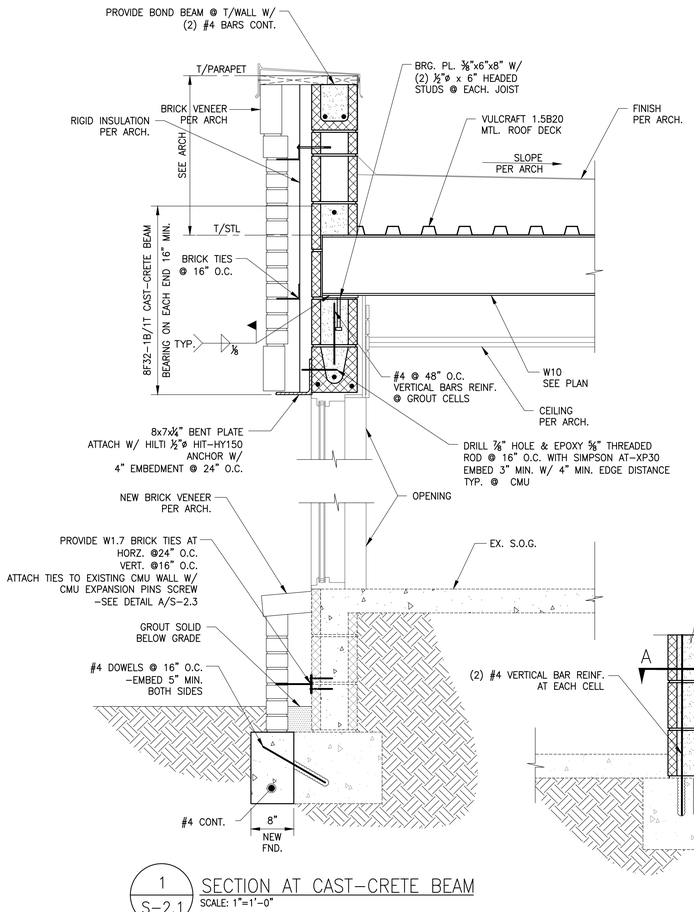
S-2.0



1 S-2.1 SECTION AT CAST-CRETE BEAM
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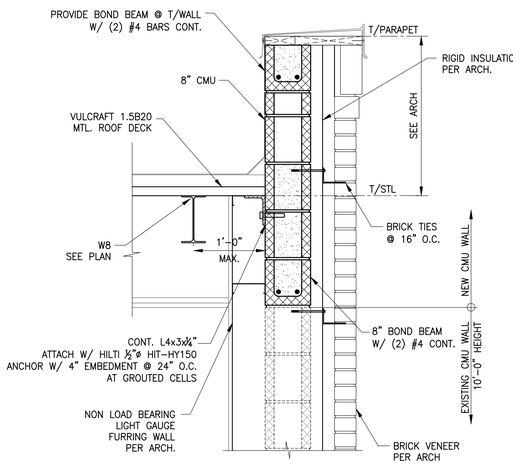

2 S-2.1 SECTION AT PARAPET WALL
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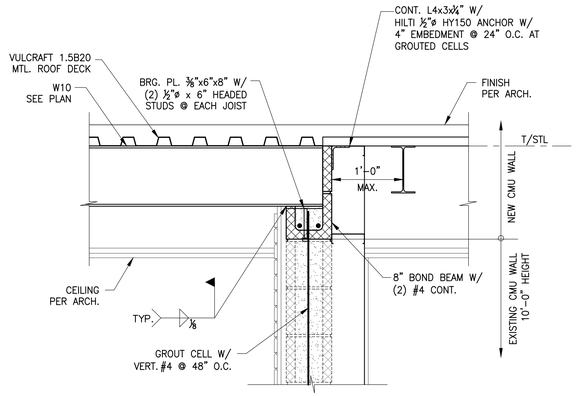

3 S-2.1 SECTION AT ROOF TRANSITION
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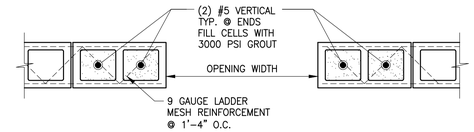
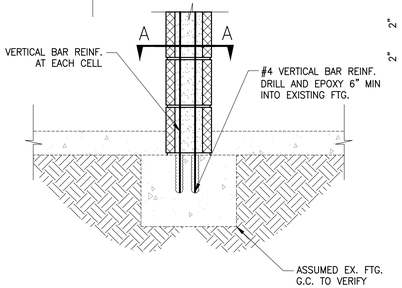


TYP. WALL END/DOOR JAMB/WINDOW JAMB



4 S-2.1 SECTION AT FRONT CMU PIER
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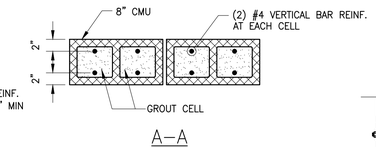
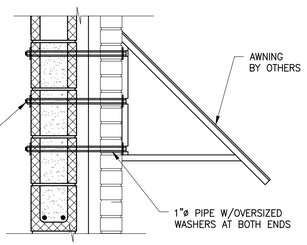


A-A SECTION



5 S-2.1 AWNING CONNECTION
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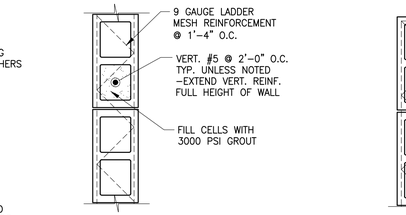
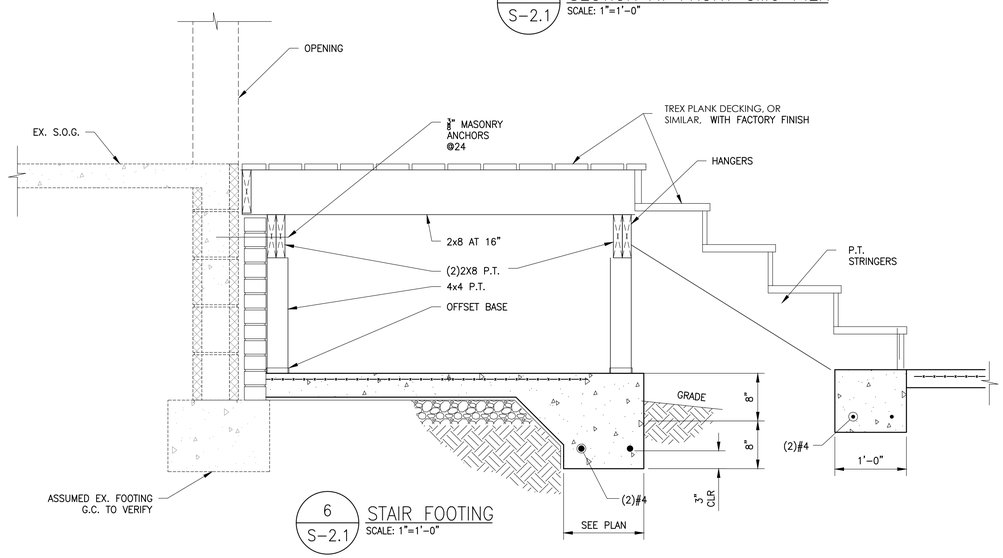


TYP. CMU WALL REINFORCING

TYP. CORNER REINFORCING

A S-2.1 TYPICAL MASONRY DETAILS
SCALE: 1"=1'-0"



6 S-2.1 STAIR FOOTING
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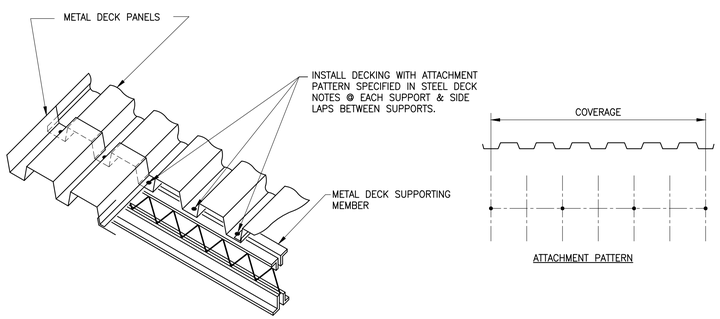
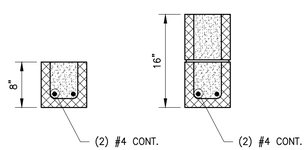


B S-2.2 TYPICAL METAL DECK ATTACHMENT
SCALE: 1"=1'-0"

ATTACHMENT PATTERN



8" BOND BEAM 16" BOND BEAM

C S-2.1 TYP. MASONRY BOND BEAM
SCALE: 1"=1'-0"

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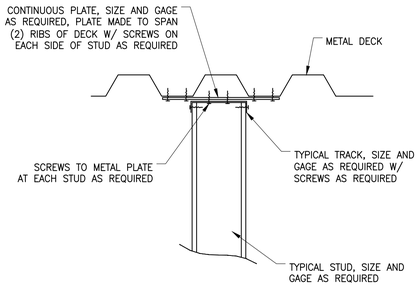
sheet title

DETAILS

sheet number

S-2.1



1 S-2.2 CONNECTION TO METAL DECK
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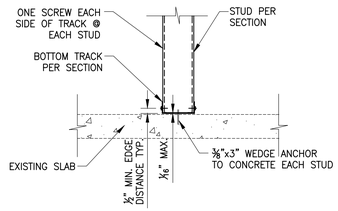
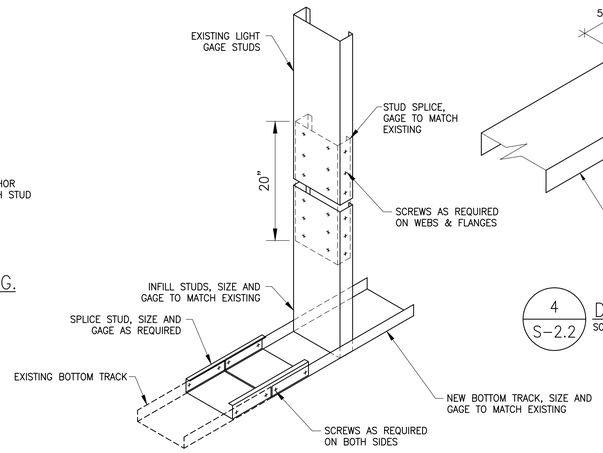


2 S-2.2 TRACK CONNECTION TO S.O.G.
SCALE: 1"=1'-0"



3 S-2.2 TRACK & STUD SPLICE DETAIL
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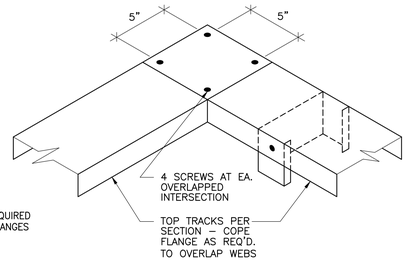
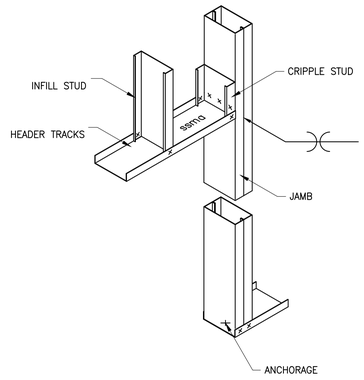
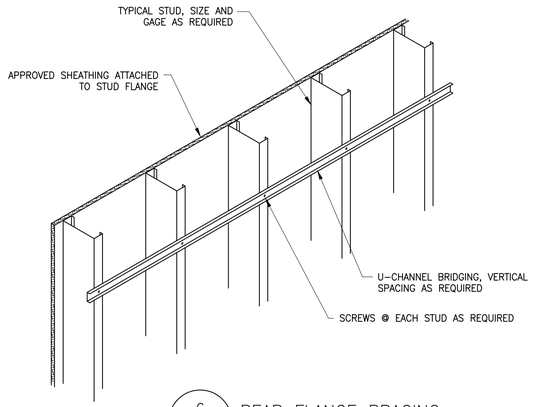


4 S-2.2 DETAIL AT TRACK CONNECTION
SCALE: NTS



5 S-2.2 DOOR–NON–LOAD BEARING SINGLE TRACK HEADER BOXED JAMB
SCALE: 1"=1'-0"



6 S-2.2 REAR FLANGE BRACING
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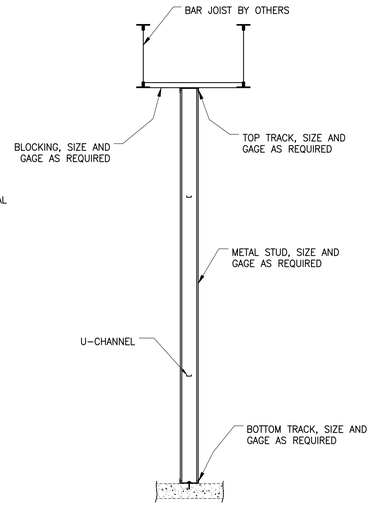

7 S-2.2 NON–STRUCTURAL SECTION
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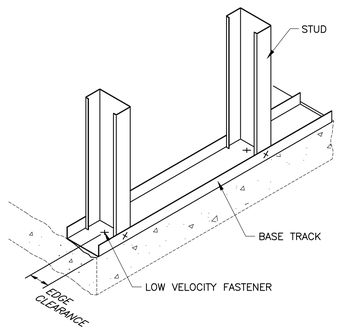
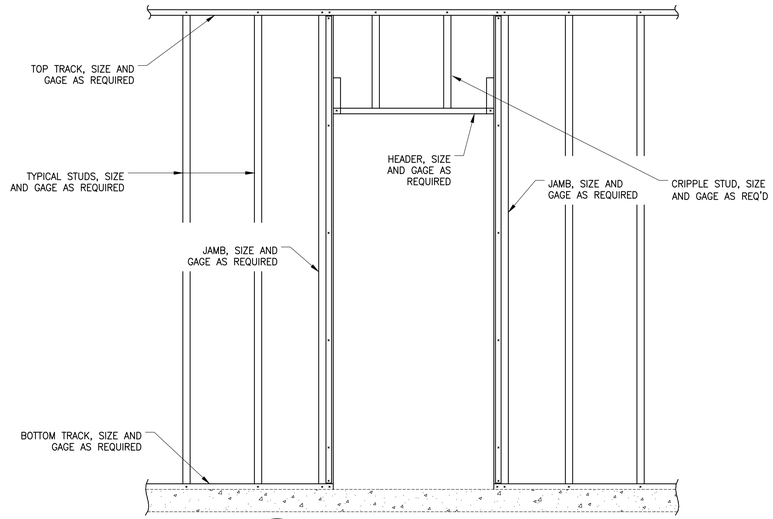


8 S-2.2 BOTTOM TRACK ANCHORAGE LOW VELOCITY FASTENER
SCALE: 1"=1'-0"



9 S-2.2 NON–LOAD BEARING DOOR ELEVATION
SCALE: 1"=1'-0"

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SE #18471

seal

issue date

No.	Description	Date

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number:	Se#18471
contact:	Pierre Coiron
drawn by:	ILK
checked by:	PDC

drawing date

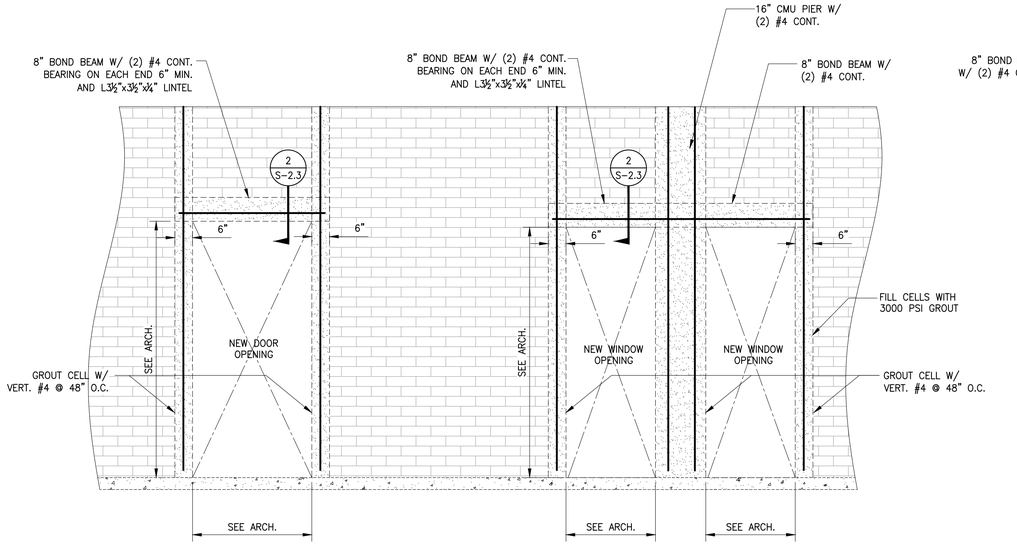
07/29/2021

sheet title

LIGHT GAUGE DETAILS

sheet number

S-2.2



1 S-2.3 ELEVATION AT OPENINGS
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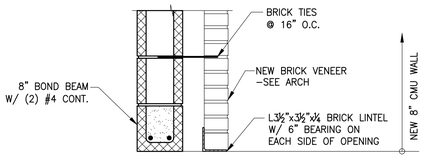

2 S-2.3 SECTION AT NEW CMU OPENING
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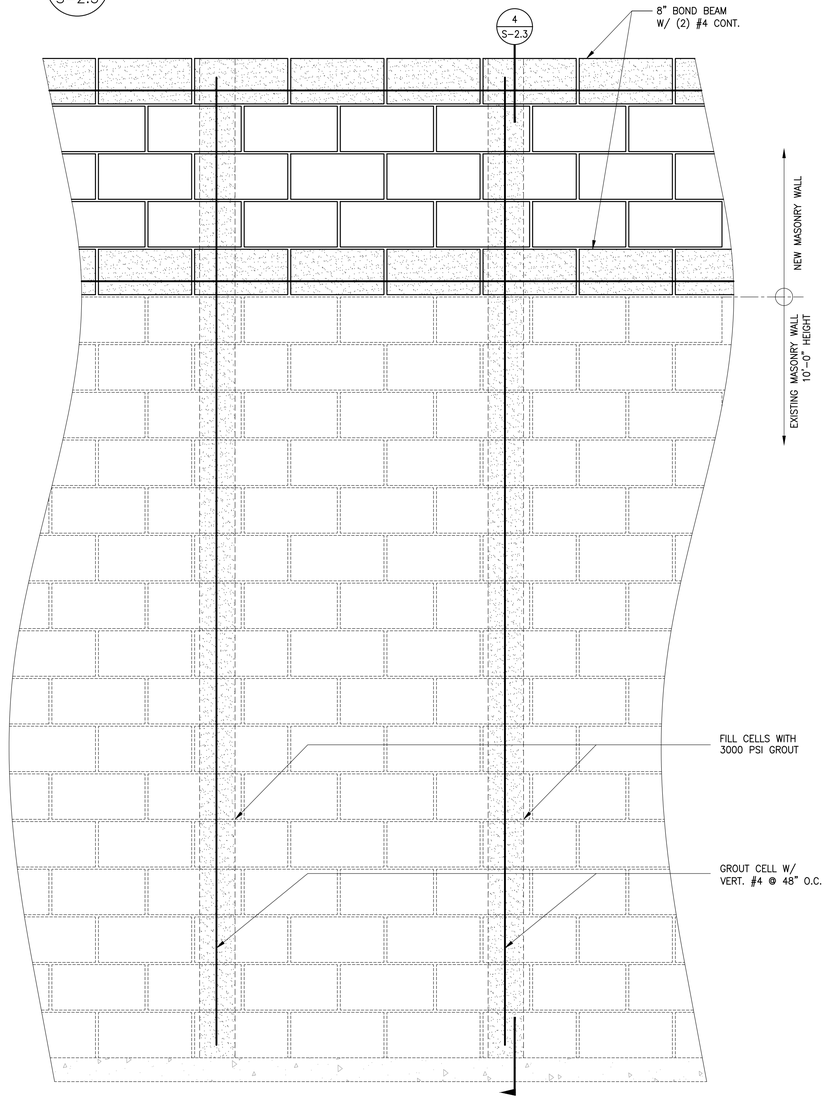

3 S-2.3 REINFORCED WALL ELEVATION
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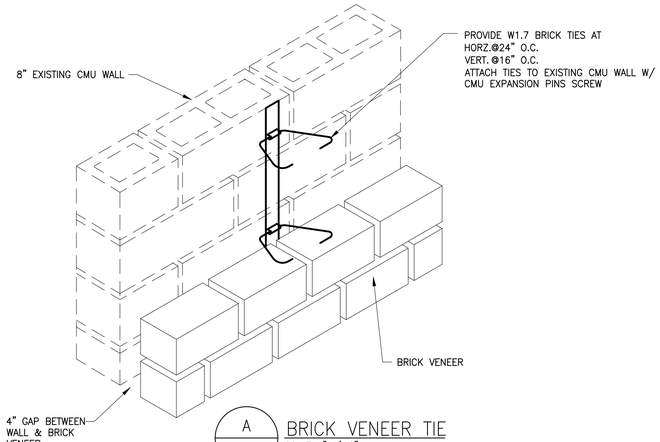
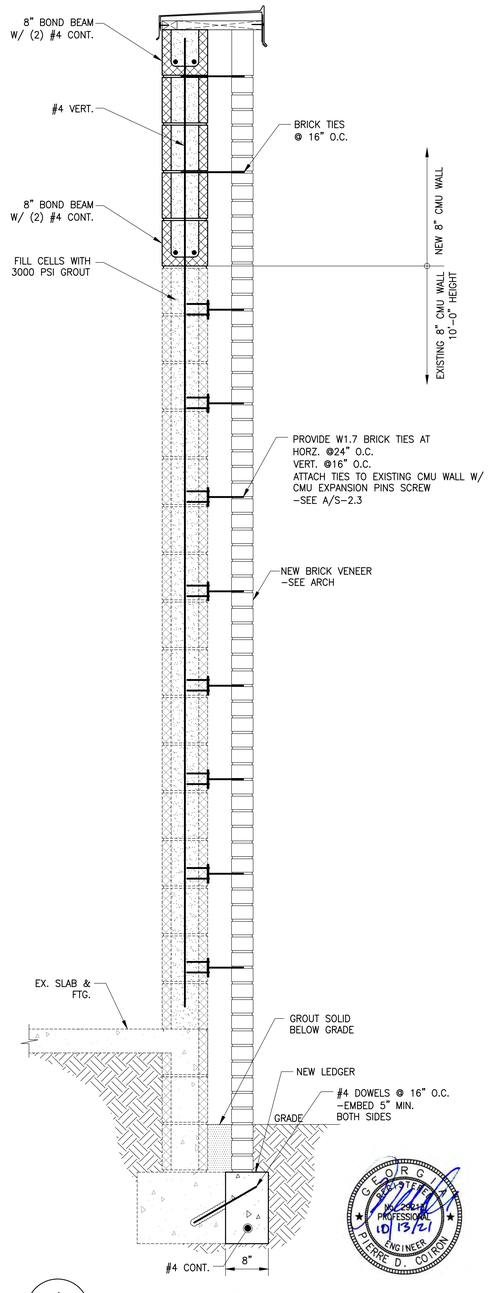


A S-2.3 BRICK VENEER TIE
SCALE: 1"=1'-0"



4 S-2.3 SECTION AT GROUTED CELL
SCALE: 1"=1'-0"

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GEORGIA REGISTERED PROFESSIONAL ENGINEER PIERRE D. COIRON 10/13/21

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sheet title

DETAILS

sheet number

S-2.3

MECHANICAL NOTES:

GENERAL:

1. "VERIFY" SHALL MEAN CHECK CONDITIONS ON SITE AGAINST DRAWINGS AND SPECIFICATION AND ADJUST WORK TO MATCH EXISTING. OBTAIN RULING FROM OWNER ON ANY ITEMS REQUIRING CLARIFICATION
2. PROVIDE A COMPLETE FUNCTIONAL HVAC SYSTEM WITH ALL ACCESSORIES REQUIRED FOR PROPER OPERATION ALL IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL AUTHORITY CODES, LAWS & ORDINANCES AND STATE AND LOCAL AUTHORITY ACCESSIBILITY LAWS AND ORDINANCES.
3. THE SYSTEMS SHALL BE FREE FROM ANY OBJECTIONABLE NOISES AND VIBRATIONS.
4. ALL MECHANICAL WORK & EQUIPMENT SHALL CONFORM TO THE CURRENT REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. MECHANICAL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL MECHANICAL CODE, STATE & LOCAL AMENDMENTS, NFPA-54, NFPA-90A, SMACNA & ASHRAE GUIDELINES.
5. CONTRACTOR SHALL SECURE ALL PERMITS, INSPECTION CERTIFICATES, AUTHORITY APPROVALS AND PAY ALL RELATED FEES AND CHARGES.
6. ALL NEW MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER. COMPRESSORS SHALL HAVE AN EXTENDED 4 YEAR COMPRESSOR (ONLY) WARRANTY.
7. THE CONTRACTOR SHALL CONFIRM AND ENSURE THAT ALL MECHANICAL WORK CONFORMS TO THE CURRENT REQUIREMENTS OF THE LOCAL BUILDING INSPECTION DEPARTMENT.
8. ALL MECHANICAL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
9. THE CONTRACTOR SHALL PREPARE DUCT CONSTRUCTION SHOP DRAWINGS, TO SCALE, (MIN. SCALE 1/4" =1 FT). SUBMIT TO THE OWNER FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION. DUCT SHOP DRAWINGS SHALL BE UPDATED, DURING CONSTRUCTION, TO SHOW ANY CHANGES MADE DURING CONSTRUCTION AND SUBMITTED TO THE OWNER AT THE END OF THE PROJECT FOR "AS-BUILT" RECORD.
10. THE MECHANICAL (SUB)CONTRACTOR SHALL COORDINATE THE SPACE REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT AND DUCTWORK WITH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING AND FABRICATION OF STRUCTURAL ELEMENTS, INCLUDING ROOF TRUSSES, TO SUIT THE PROPOSED ROUTING OF THE DUCTWORK AND LOCATION OF EQUIPMENT. PROVIDE ADEQUATE CLEARANCES AROUND, AND ACCESS TO, ALL EQUIPMENT FOR MAINTENANCE.
11. WALL, FLOOR OR CEILING SURFACES DISTURBED DURING THE COURSE OF THE MECHANICAL WORK SHALL BE REPAIRED TO MATCH NEW &/OR EXISTING SURROUNDING CONDITIONS.
12. REFER TO ARCHITECT'S REFLECTED CEILING PLANS FOR LOCATION OF LIGHTS AND OTHER CEILING MOUNTED DEVICES. COORDINATE AIR DISTRIBUTION DEVICES WITH THIS REFLECTED CEILING PLAN. IF A PARTICULAR ITEM CANNOT BE LOCATED APPROXIMATELY AS SHOWN ON THE HVAC LAYOUT THE CONTRACTOR SHALL PREPARE A DRAWING SHOWING A PROPOSED LOCATION AND SHALL SUBMIT IT TO THE OWNER FOR APPROVAL.
13. COORDINATE THE INSTALLATION OF THE DUCTWORK, EQUIPMENT, PIPING, ETC., TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL & STRUCTURAL CONDITIONS. CUTTING OR ALTERING ANY STRUCTURAL MEMBER SHALL NOT BE PERMITTED.
14. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL SIZES, MATERIALS, TEMPERATURES AND PRESSURES BEFORE ORDERING OR FABRICATION OF ANY MATERIALS.
15. WHERE DUCT OR PIPE SECTION SIZE IS NOT INDICATED, IT SHALL BE THE SAME SIZE AS THE LAST SIZED UPSTREAM SECTION.
16. ALL PENETRATIONS THROUGH FIRE RATED FLOORS, CEILINGS, WALLS AND PARTITIONS SHALL BE FIRE STOPPED TO COMPLY WITH THE APPLICABLE EDITION, INCLUDING REVISIONS, OF THE STANDARD BUILDING CODE, STANDARD MECHANICAL CODE AND LOCAL FIRE MARSHALL REQUIREMENTS. FIRE STOP SYSTEM USED SHALL BE UL LISTED AND SHALL BE SUITABLE FOR THE PENETRATING AND PENETRATED MATERIALS. THE WORK SHALL BE INSPECTED AND CERTIFIED BY THE MANUFACTURER'S AUTHORIZED REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF OWN PERSONNEL EMPLOYED ON THIS PROJECT AND IN PARTICULAR WHEN WORKING IN CONFINED SPACES AND SHALL COMPLY WITH OSHA REQUIREMENTS.
18. SOLVENTS, PAINTS, ADHESIVES, SEALANTS AND OTHER MATERIALS THAT EMIT POLLUTANTS THAT COULD CAUSE IRRITATION OR HEALTH PROBLEMS FOR OCCUPANTS SHALL NOT BE USED UNLESS THE WORK IS DONE AFTER-HOURS AND ADEQUATE VENTILATION IS PROVIDED DURING CONSTRUCTION AND AS LONG AFTER WARDS AS REQUIRED TO KEEP THE POLLUTANTS WITHIN EPA/OSHA APPROVED LIMITS.
19. PIPING, CONDUITS, CABLES, ETC. SHALL BE RUN NEATLY, PARALLEL TO NEW PIPING AND TO BUILDING (WALLS, FLOOR).
20. THE SCHEDULED "BASIS OF DESIGN" IS INTENDED TO INDICATE THE PERFORMANCE REQUIRED FOR THE PARTICULAR ITEM OF EQUIPMENT. SUBSTITUTIONS WILL BE PERMITTED. SUBSTITUTIONS SHALL BE DEEMED TO INCLUDE ALL ASSOCIATED CHANGES TO BUILDING, STRUCTURE & OTHER SERVICES WITHOUT ANY ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT SUBSTITUTIONS SHALL FIT INTO THE SPACE AVAILABLE WITH PROVISIONS FOR PROPER ACCESS, MAINTENANCE, PARTS REPLACEMENT, WEIGHT ALLOWANCE & FOR COORDINATION WITH OTHER TRADES (INCLUDING ELECTRICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL).
21. MANUFACTURER CATALOG SHOP DRAWINGS SUBMITTED SHALL BE MARKED TO INDICATE PROJECT SPECIFIC INFORMATION. FULL MODEL NUMBERS; IDENTIFY AND HIGHLIGHT SCHEDULED ITEM CAPACITIES; HIGHLIGHT INCLUDED OPTIONS AND EDIT OUT THOSE THAT ARE NOT PROVIDED; CLEARLY IDENTIFY DEVIATIONS FROM SPECIFIED AND SCHEDULED CAPACITIES.
22. A TECHNICIAN, FACTORY TRAINED AND CERTIFIED BY THE MANUFACTURER OF THE HVAC EQUIPMENT PROVIDED SHALL PERFORM PRE START-UP CHECKS AND SHALL SUBMIT A REPORT TO THE OWNER ON EACH AIR HANDLING UNIT SPLIT SYSTEM. THIS REPORT SHALL INCLUDE CERTIFICATION, IN WRITING, THAT EQUIPMENT IS CORRECTLY INSTALLED, INCLUDING PROPER DRAINAGE FROM DRAIN PANS AND SEALING OF ALL AIR LEAKS, ELECTRICAL CONNECTIONS AND TERMINALS TIGHTNESS, INDOOR FILTER ARE CLEAN, IN PLACE AND EASILY REPLACEABLE, FANS AND COMPRESSORS ROTATE CORRECTLY, ELECTRICAL AMP DRAWS SHALL BE RECORDED AND CERTIFIED WITHIN MANUFACTURERS RECOMMENDED LIMITS, REFRIGERANT SUCTION AND DISCHARGE PRESSURES FOR ALL CIRCUITS WITH STATEMENT THAT SYSTEMS ARE CORRECTLY CHARGED.

ELECTRICAL/CONTROLS:

23. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SUPPLY VOLTAGES AND PHASES ON THE ELECTRICAL PLANS AND ON SITE BEFORE ORDERING ANY ELECTRICALLY OPERATED EQUIPMENT. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE PROVIDED & INSTALLED WITH SUITABLY PROTECTED AND RATED DISCONNECT SWITCHES.
24. MOUNT THERMOSTATS AS INDICATED ON PLANS 48" A.F.F. UNLESS OTHERWISE NOTED OR AS REQUIRED FOR ACCESSIBILITY CODE COMPLIANCE. COORDINATE LOCATION OF THERMOSTATS WITH CABINETRY AND OTHER SERVICES. THE THERMOSTATS SHALL NOT BE INSTALLED ON OUTSIDE WALLS, IN THE DIRECT AIR STREAM FROM ANY DIFFUSER OR WHERE IT MAY BE INFLUENCED BY HEAT GIVEN OFF FROM EQUIPMENT.
25. ALL CONTROL WIRING & TRANSFORMERS SHALL BE SUPPLIED UNDER THE MECHANICAL CONTRACT. ALL MECHANICAL CONTROLS SHALL BE SUPPLIED BY THE MECHANICAL CONTRACTOR.

DUCTWORK:

26. SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL, FABRICATED AND INSTALLED PER THE LATEST ISSUE OF THE SMACNA DUCT HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, CURRENT EDITION, CONSTRUCTION MANUAL. SEAL ALL SUPPLY AIR DUCT JOINTS TO SMACNA SEAL CLASS "A". DUCT LEAKAGE SHALL NOT EXCEED 1 PERCENT OF THE SPECIFIED AIR FLOWS WHEN TESTED AT 1" WG.
27. SEAL ALL LONGITUDINAL & TRANSVERSE SEAMS ON ALL DUCTWORK WITH UL 181A OR 181B TAPES AND MASTICS.
28. ALL ROUND DUCTWORK SHALL COMPLY WITH THE STANDARD GAUGE AS LISTED BELOW:

DIAMETER	SPIRAL PIPE	LONG SEAM PIPE	FITTINGS
3" – 14"	28	26	26
15" – 26"	26	24	24

29. MANUAL VOLUME DAMPERS:

    A. DAMPERS WITH LOCKING AND INDICATING QUADRANTS TO BE INSTALLED IN EACH BRANCH OF DUCTS INDICATED ON THE DRAWINGS IN ADDITION TO VOLUME CONTROL AT OUTLETS.
    B. AFTER FINAL ADJUSTMENT OF SYSTEM, LOCK QUADRANTS AND MARK CLEARLY SHOWING DAMPER POSITION, (OPEN AND SHUT POSITIONS).
    C. DAMPERS IN ROUND DUCT SHALL BE SINGLE BLADE TYPE.
    D. DAMPERS IN RECTANGULAR DUCTS: DUCTS EQUAL TO OR LESS THAN 11" SHALL BE SINGLE BLADE; DUCTS 12" AND LARGER IN HEIGHT SHALL BE OPPOSED BLADE TYPE.

30. DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
31. ALL DUCTWORK, AND EQUIPMENT SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURAL MEMBERS. PROVIDE ADDITIONAL SUPPORT MEMBERS WHERE REQUIRED TO ACHIEVE SMACNA RECOMMENDED SUPPORT SPACING.
32. PROVIDE TURNING VANES AT ALL 90-DEGREE ELEBOWS IN DUCTWORK EXCEEDING 20" WIDTH, 45 DEGREE SIDE TAKEOFF (STO) AT BRANCH DUCTS WITH VOLUME CONTROL (ONLY AS SHOWN ON DRAWINGS), SPLITTER DAMPERS, & ANY OTHER APPLICABLE DEVICES NECESSARY FOR MINIMUM DUCT RESISTANCE & PROPER AIR BALANCING. ALL DAMPERS OR SPLITTERS SHALL SUFFICIENTLY STIFFENED TO PREVENT NOISE OR VIBRATION & SHALL BE FITTED WITH ACCESSIBLY LOCATED ADJUSTER..
33. ALL DUCT TRANSITION FROM SQUARE TO ROUND SHALL BE SMOOTH SQUARE TO ROUND TRANSITIONS. SPIN-IN FITTINGS AT THE END OF CAPPED DUCTS ARE NOT ACCEPTABLE.
34. DUCTWORK SHALL BE RIGID SHEETMETAL EXCEPT FOR 8 FOOT MAXIMUM FLEXIBLE DUCTS AT AIR REGISTERS.
35. WHERE FLEXIBLE DUCT IS CONNECTED TO CEILING DIFFUSERS, THE CONTRACTOR SHALL USE ONE OF THESE THREE METHODS:
    A. INSULATED FLEXIBLE DUCT WITH TITUS FLEXRIGHT FLEXIBLE DUCT SUPPORT, UL LISTED, TO FORM DUCT ELBOW.
    B. A SHEET METAL ELBOW, EXTERNALLY INSULATED.
    C. INSULATED FLEXIBLE METAL DUCT CONSISTING OF FLEXIBLE METAL CORE OF CORRUGATED ALUMINUM WITH EXTERNAL INSULATION. IN ALL CASES DUCT CONNECTION/ELBOW SHALL BE MADE WITH A BEND THAT HAS NOT LESS THAN ONE DUCT DIAMETER CENTERLINE REDIAL.
36. TRANSITION RECTANGULAR DUCTWORK ON THE BOTTOM AND THE SIDES. MAINTAIN DUCTWORK LEVEL AND AS HIGH AS POSSIBLE UNLESS NOTED OTHERWISE.
37. THE FINISH ON DIFFUSERS, REGISTERS, GRILLES, LOUVERS, ETC., SHALL BE APPROVED BY THE ARCHITECT.
38. DUCTING EXPOSED TO VIEW SHALL BE SPIRAL LOCK SEAM, ROUND DUCT INSTALLED NEATLY TO ARCHITECT'S APPROVAL; CLEAN AND FACTORY PRIME AND FIELD PAINT TO ARCHITECT SPECIFIED COLOR; THE SUPPORTS USED SHALL NOT DEFORM THE DUCT OUT-OF-ROUND. HANGERS SHALL BE APPROVED BY THE ARCHITECT. ROUND DUCT SHALL BE SINGLE/DOUBLE WALL DUCT SYSTEM, INCLUDING MANUFACTURER MADE DUCT FITTINGS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
39. CHANGES IN ELEVATION, ACCESS DOORS AND TRANSITIONS IN DUCT SIZES ARE, OR MAY NOT, ALL BE SHOWN ON THE DRAWINGS. DUCT CROSS-OVERS IMPLY CHANGES IN ELEVATION IN ONE OR BOTH DUCTS; TRANSITIONS IN DUCT SIZE AND SHAPE ARE IMPLIED BY SIZES SHOWN ON DRAWINGS. BIDDERS SHALL MAKE ALLOWANCE FOR THESE IN THEIR PRICE.
40. TRANSFORM DUCT SIZE SHOWN TO SUIT EQUIPMENT CONNECTION SIZE AT CONNECTIONS TO EQUIPMENT.
41. ALL DUCTWORK CONNECTED TO FAN OR VIBRATING EQUIPMENT SHALL BE FITTED WITH FLEXIBLE CANVASS CONNECTION, WHICH WILL PROVIDE MINIMUM 1" SPACE BETWEEN THE EQUIPMENT & THE DUCTWORK. FLEXIBLE CANVASS CONNECTORS SHALL BE SECURED IN PLACE WITH IRON BANDS WITH ROLL LOCK SEAM, & SHALL BE AIR LEAK TIGHT.
42. ALL NEW RIGID SHEETMETAL SUPPLY, RETURN AND OUTDOOR AIR DUCTWORK, SHALL BE INSULATED WITH 2" THICK, 1 LB DENSITY DUCT INSULATION WITH FIRE RATED VAPOR BARRIER (INSTALLED R=6).
43. ALL INSULATION SHALL HAVE FLAME AND SMOKE RATING OF 25 AND 50 RESPECTIVELY. OVERLAP BUTTING EDGES, FOLD, SEAL AND TAPE AND PROVIDE A CONTINUOUS VAPOR BARRIER.
44. RETURN AIR DUCT INSIDE THE AIR CONDITIONED SPACE NEED NOT BE EXTERNALLY INSULATED. ALL SHEETMETAL SURFACES, INCLUDING THE TOPS OF SUPPLY AIR DIFFUSERS EXPOSED ABOVE THE CEILING SHALL BE INSULATED.
45. EXHAUST DUCT SHALL NOT BE INSULATED UNLESS OTHERWISE NOTED.
46. FLEXIBLE DUCT BE UL LISTED, CLASSIFIED AS A CLASS 1 AIR DUCT, TESTED UNDER UL STANDARD 181 AND MEET LOCAL CODE REQUIREMENTS. FLEXIBLE SUPPLY DUCTS SHALL HAVE FACTORY INSTALLED FIBER GLASS INSULATION AND A FIRE RETARDANT VAPOR BARRIER JACKET WITH A PERM RATING OF NOT OVER 0.1, A MINIMUM "R" VALUE OF 6, AND WHICH COMPLY WITH NFPA STANDARD 90A.
47. SPIN-IN COLLARS SHALL BE PROVIDED AT ALL ROUND TAPPINGS FROM RECTANGULAR DUCTS; SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND SHALL BE CONICAL TYPE EQUIPPED WITH A MANUAL BALANCING DAMPER. DO NOT PROVIDE AIR SCOOP.
48. DUCT BRANCH RUN-OUTS TO THE DIFFUSERS UNLESS OTHERWISE NOTED SHALL BE THE SAME AS THE DIFFUSER NECK SIZES.
49. THE CONTRACTOR SHALL PROVIDE ALL FRAMING REQUIRED FOR THE INSTALLATION OF CEILING, WALL AND FLOOR AIR REGISTERS TO SUIT THE CONSTRUCTION.
50. THE TOTAL CFMS AT DIFFUSERS MAY NOT ADD UP TO THE TOTAL CFM'S SCHEDULED FOR THE RTUS IN ALL CASES. WHERE THIS OCCURS ADJUST THE FAN DRIVES TO ACHIEVE THE DESIGN CFM'S AT THE REGISTERS.
51. PRIOR TO FINAL CONNECTION TO EQUIPMENT, BRANCH DUCTS, DIFFUSERS, ETC. ALL OPENINGS IN DUCTWORK SHALL BE SEALED TO PREVENT DIRT, DUST, DEBRIS FROM ENTERING THE AIR DISTRIBUTION SYSTEM.

PIPING:

52. REFRIGERANT PIPING SHALL BE HARD-DRAWN TYPE K SEAMLESS COPPER TUBING, ASTM B88-74. FITTINGS SHALL BE WROUGHT, ANSI B16-22-63, COPPER WITH A WORKING PRESSURE OF NOT LESS THAN 300 PSIG. REFRIGERANT PIPING SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION FORM EQUIPMENT MANUFACTURER AS TO THE CORRECTNESS OF THE LINE SIZES.
53. INSULATE ALL SUCTION LINES AND FITTINGS WITH PRE-FORMED ARMAFLEX AP INSULATION, 1/2" THICK. USE ARMAFLEX 520 ADHESIVE ON ALL JOINTS. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED PER ASTM E 84 & THERMAL CONDUCTIVITY OF NO GREATER THAN 0.27 (BTU*IN)/(HR*FT2* F) PER ASTM C
54. PROVIDE PIPE SLEEVES FOR REFRIGERANT AND CONDENSATE LINES PENETRATING EXTERIOR WALLS. SEAL VOIDS WATER-TIGHT AROUND PIPING WITH A WEATHER TIGHT PERMANENT NON-SHRINKING SEALANT.
55. REFRIGERANT LINE SETS TO BE RUN CONTINUOUSLY BETWEEN FLOORS AND EXIST OUT OF BUILDING THROUGH EXTERIOR WALL.
56. CONDENSATE DRAIN PIPING AND FITTINGS SHALL BE PVC. THE CONDENSATE DRAIN SHALL BE THE SAME SIZE AS THE UNIT DRAIN CONNECTION BUT SHALL NOT BE LESS THAN 3/4" DIAMETER PIPE.
57. ENSURE PROPER CONDENSATE REMOVAL FROM ALL FURNACE UNIT DRAINS. INSTALL WITHOUT ANY SAGGING TO ENSURE COMPLETE DRAINAGE. SLOPE CONDENSATE DRAIN PIPING MIN. 1/8" PER FOOT TOWARD DRAIN. (VERIFY WITH PLUMBING CONTRACTOR LOCATION OF DRAIN).
58. SUPPORT CONDENSATE PIPING WITH SUPPORT HEIGHTS GRADED TO PROVIDE A TOTAL PITCH OF 6" FROM TRAP TO ROOF DRAIN OR GUTTER. DO NOT DISCHARGE CONDENSATE ONTO THE ROOF.
59. PROVIDE MIN. 1-1/2" SECONDARY DRAIN PANS UNDER EACH AIR HANDLING UNIT. PROVIDE A FLOAT SWITCH THAT WILL SHUT-DOWN UNIT IF CONDENSATE REACHES MAXIMMUM ½" IN PAN.

MISCELLANEOUS:

60. PROVIDE COMBUSTION AND VENTILATION AIR OPENINGS FOR ALL GAS APPLIANCES, INCLUDING WATER HEATERS, IN ACCORDANCE WITH NFPA 54 AND THE APPLICABLE STATE GAS CODE FOR ALL GAS FIRED APPLIANCES. IF NOT SHOWN ON THE DRAWINGS VERIFY SIZE AND LOCATION WITH ENGINEER.
61. PROVIDE FLUES FOR ALL GAS FIRED APPLIANCES IN ACCORDANCE WITH NFPA 54, ASHRAE.
62. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE BUILDING ENVELOPE AROUND THE AIR CONDITIONED SPACE IS SEALED. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT RETURN AND EXHAUST AIR DUCT LOCATED OUTSIDE THE AIR CONDITIONED ENVELOPE, WHICH INCLUDES VERTICAL CHASES, CEILING SPACES, ATTICS, ETC., ARE SEALED.

OWNERS MANUAL:

63. FOUR COPIES OF AN OWNERS MANUAL SHALL BE FORWARDED TO THE OWNER WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTABLE. OWNERS MANUAL SHALL INCLUDE AS MINIMUM:

    a. DATA STATING EQUIPMENT SIZE AND ALL INSTALLED OPTIONS FOR EACH ITEM OF MECHANICAL EQUIPMENT PROVIDED.
    b. COPIES OF THE INSTALLATION & PERFORMANCE REPORT BY THE REPRESENTATIVE OF THE ROOF TOP UNITS PROVIDED.
    c. COPIES OF THE TEST & BALANCE REPORT. NOTATIONS OF CORRECTIVE ACTION SHALL BE INCLUDED.
    d. COPIES OF THE MECHANICAL SUBCONTRACTOR'S FIRST YEAR INSTALLATION AND EQUIPMENT WARRANTIES. NOTATION SHALL BE INCLUDED TO SHOW THE EXPIRATION OF THE FIRST YEAR PARTS & LABOR GUARANTEE, & OF THE EXTENDED 4-YEAR COMPRESSOR (ONLY) WARRANTY.
    e. OPERATION AND MAINTENANCE MANUALS FOR EACH ITEM OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT FOR EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED
    f. NAMES AND ADDRESS OF AT LEAST ONE SERVICE AGENCY.
    g. HVAC CONTROLS SYSTEMS MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS AND CONTROL SEQUENCE DIAGRAM. DESIRED OR FIELD DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR FOR DIGITAL CONTROL SYSTEMS, IN THE PROGRAMMING COMMENTS.

TEST AND BALANCE:

65. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF AN INDEPENDENT TEST, ADJUSTMENT AND BALANCE (TAB) AND COMMISSIONING AGENCY TO TEST, ADJUST, BALANCE AND COMMISSION:

    A. EACH SUPPLY AIR, & RETURN AIR DISTRIBUTION SYSTEM,
    B. OVERALL BUILDING AIR BALANCE
    C. REPORT ON ALL OF THE ABOVE.

66. TESTING AND BALANCING OF AIR DISTRIBUTION SYSTEMS SHALL BE PERFORMED, AT MINIMUM, IN ACCORDANCE WITH AABC NATIONAL STANDARDS, CURRENT EDITION. TEST AND BALANCE SHALL INCLUDE ALL EQUIPMENT AND DISTRIBUTION SYSTEMS AND SHALL BE REPORTED, AS A MINIMUM, ON FORMS AS PUBLISHED BY THE AABC; NEBB EQUIVALENT OR OTHER APPROVED EQUAL.
67. THE AGENCY SHALL, UNLESS APPROVED OTHERWISE BY THE OWNER, BE AN AABC OR NEBB MEMBER AND THE TAB WORK SHALL BE DONE BY AN AABC OR NEBB CERTIFIED TEST AND BALANCE TECHNICIAN AND COMMISSIONING AGENT.
68. THE TAB AGENCY SHALL CHECK ALL THE SYSTEMS OPERATING TOGETHER TO ENSURE THAT THE AIR CONDITIONED SPACES ARE UNDER AN OVERALL POSITIVE PRESSURE; SHALL CHECK AND REPORT THAT THE BUILDING ENVELOPE IS PROPERLY SEALED AND UNCONTROLLED AIR LEAKAGE INTO THE BUILDING DOES NOT OCCUR; SHALL CHECK THAT RETURN AND EXHAUST DUCTS LOCATED OUTSIDE THE AIR CONDITIONED SPACE ARE SEALED; SHALL CHECK SUPPLY AIR DUCTS FOR LEAKS TO ENSURE THAT COLD AIR LEAKAGE DOES NOT CAUSE CONDENSATION ON DUCT, EQUIPMENT AND BUILDING SURFACES ABOVE THE CEILING (DURING SUMMER TAB); SHALL CHECK RETURN AND EXHAUST GRILLES FOR PROPER SEAL AT DUCT CONNECTIONS TO ENSURE THAT AIR DOES NOT ENTER THESE DUCTS THROUGH UNCONDITIONED WALLS, CHASES, ETC.
69. THE CONTRACTOR AND THE TAB AGENCY SHALL REVIEW THE PROPOSED SYSTEMS INSTALLATIONS AND DETERMINE ALL MEASURING AND BALANCING DEVICES REQUIRED FOR PROPER TEST AND BALANCE OF THE SYSTEMS. THESE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, MANUAL AIR VOLUME BALANCING DAMPERS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THESE IN THE LOCATIONS RECOMMENDED BY THE TAB AGENCY, IN ADDITION TO ANY SHOWN ON THE DRAWINGS. THESE DEVICES SHALL BE PROVIDED UNDER THE CONTRACT.
70. THE TAB AGENCY SHALL CHECK ALL REFRIGERATION LINES FOR COMPLIANCE WITH THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, SHALL CHECK SUPERHEAT SETTINGS ON ALL SYSTEMS WITH LINES LONGER THAN 50 FEET.
71. INSTRUMENTS USED FOR TESTING AND BALANCING SHALL HAVE BEEN CALIBRATED WITHIN A PERIOD OF SIX MONTHS OF THE TIME OF THE TESTING AND BALANCING AND SUCH INSTRUMENTS SHALL BE CHECKED FOR ACCURACY PRIOR TO START OF WORK. SUBMIT VERIFICATION OF CERTIFICATION TO THE OWNER.
72. FOUR COPIES OF THE COMPLETE TEST REPORT SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL INSPECTION OF THE PROJECT.
73. THE TAB REPORT SHALL INCLUDE A LIST OF ALL DEFICIENCIES FOUND DURING THE PRELIMINARY TESTING AND A CONTRACTOR RESPONSE INDICATING REMEDIAL ACTION TAKEN FOR EACH ITEM. THE TAB WORK SHALL NOT BE DEEMED DONE WITHOUT THIS REPORT.

SYMBOL	MECHANICAL LEGEND
	RETURN AIR GRILLE
	SUPPLY AIR DIFFUSER
	WALL MOUNTED RETURN GRILLE
WxD	RIGID RECTANGULAR DUCTWORK (WIDTHxDEPTH)
10"ø	RIGID ROUND DUCTWORK
	FLEXIBLE DUCT
	DUCT TAP WITH MANUAL VOLUME DAMPER
T	DIGITAL PROGRAMMABLE THERMOSTAT – LOCATE OUT OF DIRECT AIRSTREAM & INFLUENCE OF HEAT SOURCES.
S	REMOTE TEMPERATURE SENSOR – LOCATE OUT OF DIRECT AIRSTREAM & INFLUENCE OF HEAT SOURCES.
A 150 / 12x6	REGISTER DESIGNATION, AIRFLOW & FACE/NECK SIZE SEE GRILLE & DIFFUSER SCHEDULE ON M3. (TAG – AIRFLOW (CFM) / FACE/NECK SIZE)
	CEILING MOUNTED EXHAUST FAN
—c—	CONDENSATE DRAIN PIPING
	EXHAUST/INTAKE LOUVER
	MANUAL VOLUME DAMPER

ABBREVIATIONS

AFF	=	ABOVE FINISHED FLOOR
AH	=	AIR HANDLING UNIT
BFC	=	BELOW FINISHED CEILING
BTUH	=	BRITISH THERMAL UNITS PER HOUR
CFM	=	CUBIC FEET PER MINUTE
DB	=	DRY BULB
°F	=	DEGREES FAHRENHEIT
DIA	=	DIAMETER
EF	=	EXHAUST FAN
ESP	=	EXTERNAL STATIC PRESSURE
FLA	=	FULL LOAD AMPS
HP	=	HORSEPOWER
HSPF	=	HEATING SEASONAL PERFORMANCE FACTOR
HZ	=	HERTZ
MBH	=	1000 BTUH
MCA	=	MINIMUM CIRCUIT AMPS
MOCP	=	MAXIMUM OVERCURRENT PROTECTION
MOD	=	MOTOR OPERATED DAMPER
OA	=	OUTDOOR AIR
PH	=	PHASE
RA	=	RETURN AIR
SA	=	SUPPLY AIR
TAB	=	TEST AND BALANCE
V	=	VOLTS
W	=	WATTS
WB	=	WET BULB
ø	=	PHASE OR DIAMETER
EA	=	EXHAUST AIR
SEER	=	SEASONAL ENERGY EFFICIENCY RATIO
UNO	=	UNLESS NOTED OTHERWISE

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issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

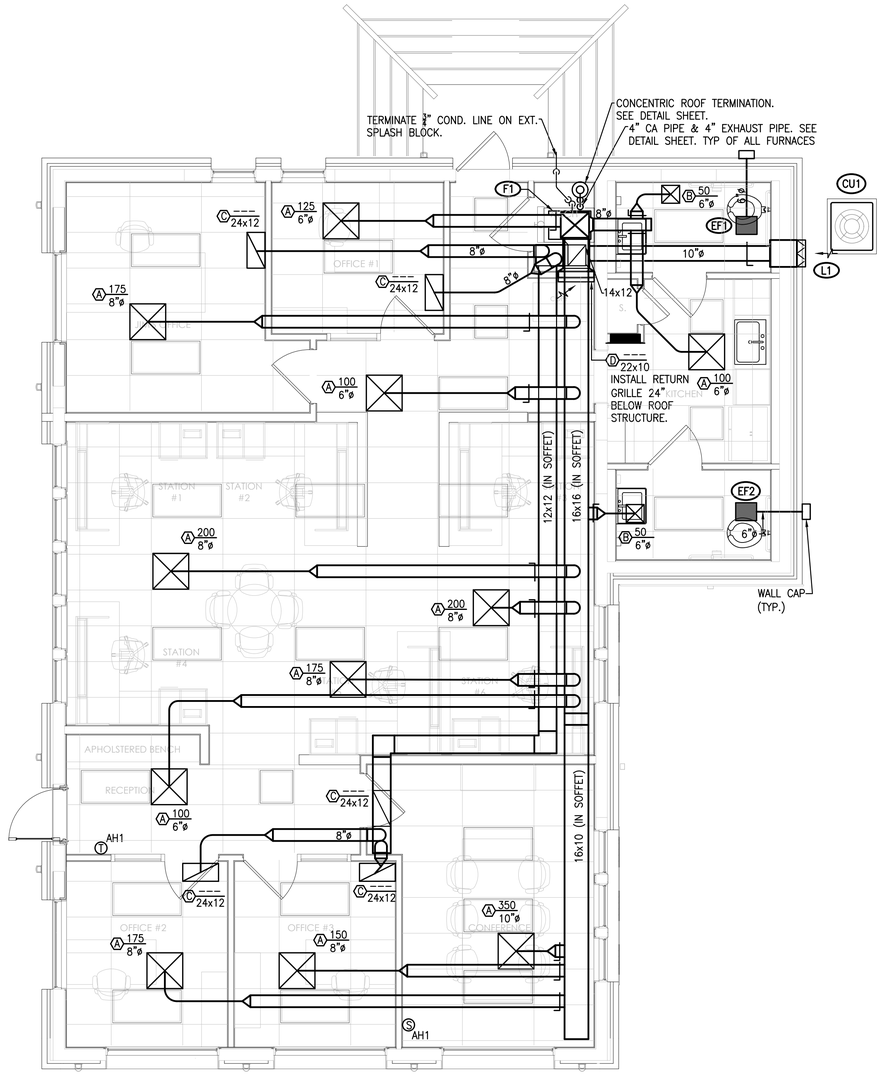
5/31/2021

sheet title

MECHANICAL NOTES, LEGEND, & ABBREVIATIONS

sheet number

M0.1



MECHANICAL PLAN

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

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GEORGIA
No.PE038052
PROFESSIONAL
ENGINEER
MATTHEW R. MERCER
10-8-21

issue date

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	For Const.	10.08.21

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5/31/2021

sheet title

MECHANICAL PLAN

sheet number

M1.1

FURNACE SCHEDULE

MARK	SUPPLY CFM	O.A. CFM	FAN DATA		HEATING DATA				COOLING DATA					ELECTRICAL DATA			NOTES
			ESP IN. WG	MOTOR HP	INPUT CAPACITY MBH	OUTPUT CAPACITY MBH	GAS CONN SIZE	AFUE	COIL MODEL	TOTAL RESISTANCE IN WG	TOTAL CAPACITY MBH	SENSIBLE CAPACITY MBH	CARRIER BASIS OF DESIGN	V/PH/HZ	MCA	MOCP	
F1	1950	255	0.80	3/4	80	78	1/2"	92.1%	CNPV6024	0.283	57.0	43.4	59SC2A080-20	115/1/60	14.5	20	1,2,3,4,5,6,7,8

NOTES

1. SPECIFIED CAPACITIES ARE BASED ON 80°F DB/67°F WB ENTERING AIR AND 95°F OUTDOOR AMBIENT TEMPERATURE.
2. COMPLY WITH THE EQUIPMENT MANUFACTURERS "LONG LINE" INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ALL ACCESSORIES RECOMMENDED.
3. STATIC PRESSURE (SP) SHOWN IS EXTERNAL TO FURNACE'S, FOR SUPPLY & RETURN AIR DUCTING AND REGISTERS ONLY. COOLING COIL, FILTER PRESSURE DROP TO BE INCLUDED IN THE TOTAL PRESSURE DROP FOR EQUIPMENT PROVIDED TO ACHIEVE THE CFM'S SPECIFIED (AS MINIMUM).
4. COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR FLUE VENT SIZING, ROUTING AND MATERIALS.
5. PROVIDE INTERNALLY, ACOUSTICALLY, LINED RETURN AIR INTAKE PLENUMS FOR ALL UNITS. PLENUMS SHALL MATCH THE CROSS SECTIONAL SIZE OF THE UNITS AND SHALL BE 24" HIGH MINIMUM, OR AS REQUIRED TO SUIT THE RETURN AIR DUCT CONNECTIONS. MOUNT ENTIRE ASSEMBLY OVER A 2" DEEP DRIP TRAY.
6. CONTRACTOR SHALL VERIFY SELECTION OF MODELS SELECTIONS FOR FURNACE, COOLING COILS & CONDENSING UNITS WITH THE MANUFACTURERS REPRESENTATIVE TO ENSURE CORRECT MATCH. ADVISE OWNER OF ANY DISCREPANCY. PROVIDE DUCT ADAPTERS BETWEEN FURNACE & COIL CASINGS AS REQUIRED & AS RECOMMENDED BY THE MANUFACTURER.
7. PROVIDE WITH CONCENTRIC VENT & CONDENSATE TRAP.
8. THERMOSTAT – ELECTRONIC PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR & CLEAR LOCKING COVER.

SELECTIONS ARE BASED ON CARRIER
EQUAL PRODUCTS: LENNOX & TRANE

CONDENSING UNIT SCHEDULE

MARK	TONS	TOTAL COOLING MBH	SUCTION TEMP F	SEER	VOLTS/ /HZ	MCA	MOCP	CARRIER BASIS OF DESIGN	NOTES
CU1	5	57.0	45	14.0	208/1/60	27.5	40	24ACC460	1,2

NOTES:

1. ALL CONDENSING UNITS SHALL BE PROVIDED WITH CYCLE PROTECTOR, HIGH PRESSURE SWITCH, TIME DELAY RELAY, CRANKCASE HEATER, THERMOSTATIC EXPANSION VALVE & SUPPORT FEET.
2. PROVIDE WITH APR CONTROL. (www.Rawal.com)

SELECTIONS ARE BASED ON CARRIER
EQUAL PRODUCTS: LENNOX & TRANE

GRILLE & DIFFUSER SCHEDULE

TAG	DUTY	FACE SIZE OR LENGTH	TYPE	MVD	MODEL	NOTES
A	SUPPLY	24x24	4-WAY SUPPLY	YES	TMS	A,B,C,D
B	SUPPLY	12x12	4-WAY SUPPLY	YES	TMS	A,B,C,D
C	RETURN	AS NOTED	LAY-IN	NO	50F	B,C
D	RETURN	AS NOTED	SURFACE MOUNT	YES	350F	B,C,E

NOTES:

A. SEE PLANS FOR NECK SIZES, SQUARE SUPPLY DIFFUSERS NECK SIZE SHALL BE SAME AS BRANCH DUCT.
B. VERIFY FRAME TYPE WITH ARCH REFLECTED CEILING PLAN.
C. COORDINATE FINISH WITH ARCHITECT.
D. PROVIDE WITH FACTORY APPLIED FOIL-FACED, R-6 INSULATION FORMED TO FIT CONTOUR OF DIFFUSER BACK. INSULATION SHALL BE CONTINUOUSLY GLUED & SEALED AROUND OUTER PERIMETER OF OUTER CONE TO FORM VAPOR SEAL.
E. ALUMINUM CONSTRUCTION

SELECTIONS ARE BASED ON PRODUCTS BY TITUS
EQUAL PRODUCTS: METAL-AIRE, KRUEGER, PRICE

LOUVER SCHEDULE

MARK	SERVICE	CFM	MIN. FREE AREA (SF)	SIZE (WxH)	MODEL	NOTES
L1	OA	265	0.93	18x18	ELF6375DX	

NOTES:

1. PROVIDE WITH INSECT SCREEN.
2. VERIFY FINISH WITH ARCHITECT.

SELECTIONS ARE BASED ON RUSKIN
EQUAL PRODUCTS: ARROW, NAILOR PENN

EXHAUST FAN SCHEDULE

MARK	FAN CFM	ESP	WATTS/HP	VOLTS/PH/HZ	MODEL	NOTES
EF1	75	.375	39	115/1/60	Z3H	1,2,3
EF2	75	.375	39	115/1/60	Z3H	1,2,3

NOTES:

1. PROVIDE WITH ROUND DUCT ADAPTER, VIBRATION ISOLATORS & SPEED CONTROLLER.
2. INTERLOCK WITH ROOM LIGHTS
3. PROVIDE WITH WALL CAP SL20.

SELECTIONS ARE BASED ON PRODUCTS BY PENN VENTILATOR. EQUAL PRODUCTS: GREENHECK , COOK

COMcheck Software Version 4.1.1.0

Mechanical Compliance Certificate

Project Information

Energy Code:	90.1 (2007) Standard
Project Title:	Parkland Comm. Office
Location:	Alpharetta, Georgia
Climate Zone:	3a
Project Type:	Alteration

Construction Site:
363 South Main Street
Alpharetta, GA 30004

Owner/Agent:

Designer/Contractor:
MATTHEW MERCER
MBE ENG. INC.
8681 HWY. 92 SUITE 400
WOODSTOCK, GA 30189
678-795-0333
MMERCER@MBEINC.NET

Mechanical Systems List

Quantity System Type & Description

1 HVAC System 1
Heating: 1 each - Central Furnace, Gas, Capacity = 80 kBtu/h
Proposed Efficiency = 92.00% Et, Required Efficiency: 80.00 % Et (or 78% AFUE)
Cooling: 1 each - Split System, Capacity = 57 kBtu/h, Air-Cooled Condenser
Proposed Efficiency = 14.00 SEER, Required Efficiency: 13.00 SEER
Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP method) : Passes

Fans:
FAN 1 Supply, Constant Volume, 1950 CFM, 0.5 motor nameplate hp

SYSTEM VERIFICATION REQUIRED.

1 Water Heater
Gas Storage Water Heater, Capacity: 0 gallons, Input Rating: 75 kBtu/h
No minimum efficiency requirement applies

SWH COMPLIANCE REQUIRED.

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2007) Standard requirements in COM*check* Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Matthew Mercer — Name - Title
Signature
6/5/2019 — Date

FOR CONSTRUCTION

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GEORGIA No.PE038052 PROFESSIONAL MATTHEW R. MERCER 5-8-21

seal

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

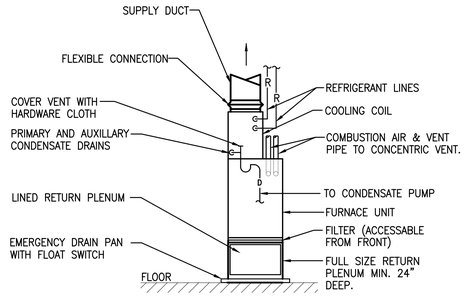
5/31/2021

sheet title

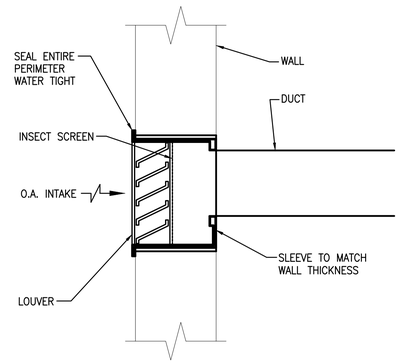
MECHANICAL SCHEDULES & COMCHECK

sheet number

M2.1



FURNACE UNIT DETAIL:
NOT TO SCALE



LOUVER INSTALLATION:
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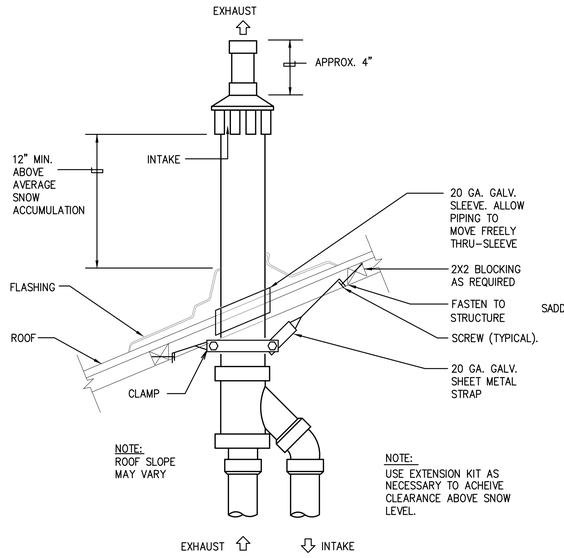

CONCENTRIC ROOF TERMINATION DETAIL
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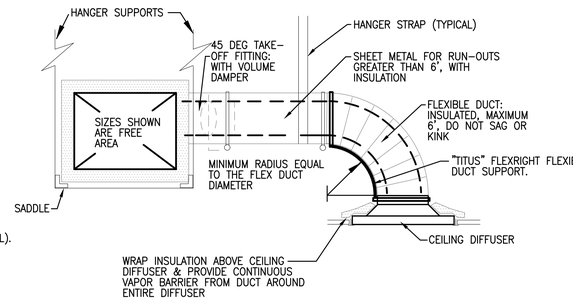
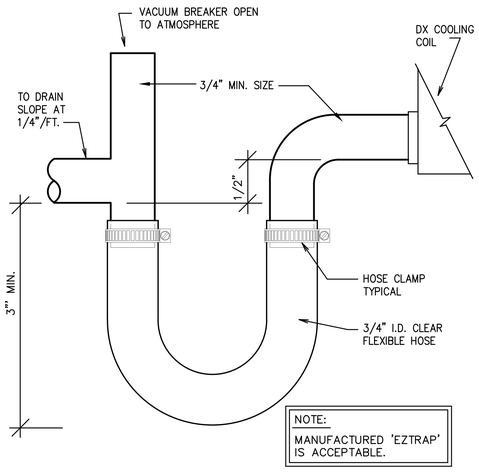
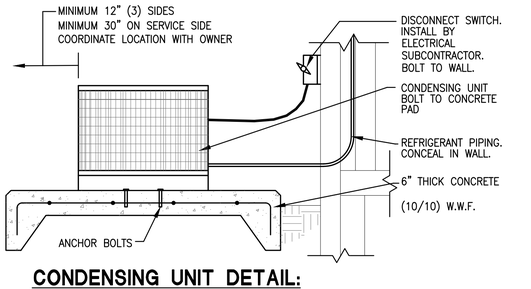


NOTE:
1. HANGER SUPPORTS SHALL BE PER SMACNA AND APPLICABLE SPECIFICATIONS.
2. ELBOWS SHALL BE SQUARE NECK (SAME IN AND OUT DIMENSION) WITH 2" DOUBLE THICKNESS TURNING VANES.
3. OFFSETS SHALL NOT EXCEED 30° ANGLE, AND SHALL NOT REDUCE THE FREE AREA OF THE DUCT.
4. TRANSITIONS SHALL NOT EXCEED 1:3 RATIO (4" TRANSITION PER FOOT SINGLE SIDED TRANSITION, AND 8" PER FOOT DOUBLE SIDED TRANSITION).
5. RECTANGULAR BRANCH CONNECTIONS SHALL BE 45° ENTRY TYPE, WITH METAL SLEEVE AND CLINCH LOCK CONNECTION. ENTRY LENGTH SHALL BE 25% OF BRANCH DUCT WIDTH.
6. ROUND BRANCH DUCT CONNECTIONS SHALL BE SPIN-IN FITTINGS, DAMPER AND HANDLE.

DUCT DETAIL
NOT TO SCALE



COOLING COIL CONDENSATE DRAIN DETAIL
NOT TO SCALE



CONDENSING UNIT DETAIL:
NOT TO SCALE

NOTE:
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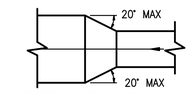
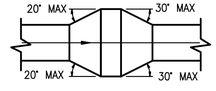
6. ROUND BRANCH DUCT CONNECTIONS SHALL BE SPIN-IN FITTINGS, DAMPER AND HANDLE.

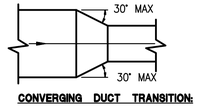
DUCT DETAIL
NOT TO SCALE



DIVERGING DUCT TRANSITION:
UNLESS NOTED OTHERWISE ON PLANS, ANGLES SHOWN SHALL APPLY

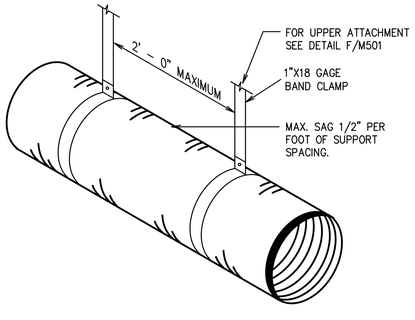


TRANSITION AT EQUIPMENT:
UNLESS NOTED OTHERWISE ON PLANS, ANGLES SHOWN SHALL APPLY



CONVERGING DUCT TRANSITION:
UNLESS NOTED OTHERWISE ON PLANS, ANGLES SHOWN SHALL APPLY

DUCT TRANSITIONS:
NOT TO SCALE



FLEXIBLE DUCT SUPPORT DETAIL
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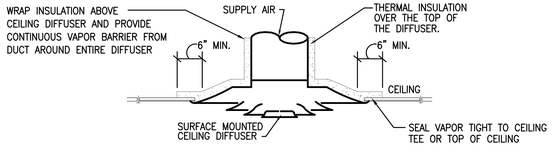

DIFFUSER DETAIL:
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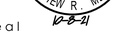

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issue date

No.	Description	Date
	For Const.	10.08.21
No.	Description	Date
1	CITY COMMENTS	4/8/2019

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

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MECHANICAL DETAILS

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M2.2

ELECTRICAL SPECIFICATIONS AND NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NFPA 70), AS MODIFIED BY THE STATE, COUNTY, CITY AND/OR OTHER LOCAL CODES. THE SERVICE AND METERING SHALL COMPLY WITH THE REQUIREMENTS OF THE ELECTRICAL UTILITY. PRIOR TO DISTURBING THE SOIL, CONTACT THE UNDERGROUND UTILITY LOCATION SERVICE TO LOCATE AND FLAG ALL EXISTING UNDERGROUND PIPING, COMMUNICATION AND ELECTRICAL DISTRIBUTION CABLES/CONDUIT.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, AND EQUIPMENT NECESSARY TO FURNISH A COMPLETE AND OPERABLE ELECTRICAL SYSTEM. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER.
3. THE CONTRACTOR SHALL VERIFY THE FOLLOWING ITEMS WITH THE ELECTRICAL UTILITY AND THE OWNER AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE START OF WORK:
   A. AVAILABLE VOLTAGE, PHASE, AND CAPACITY
   B. AVAILABLE FAULT CURRENT AT RATED VOLTAGE, SUBMIT THIS INFORMATION WITH THE SHOP DRAWINGS ON PANELBOARDS, ALONG WITH LETTER FROM THE POWER COMPANY. THIS INFORMATION SHALL BE USED FOR LABELING OF PANELBOARDS PER NEC 110.24(A).
   C. METERING EQUIPMENT
   D. WORK REQUIRED BY THE CONTRACTOR, IF ANY, TO MEET THE NEEDS AND/OR REQUIREMENTS OF THE UTILITY COMPANY FOR THIS PROJECT]
   E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING THE COST FOR ALL NECESSARY TEMPORARY ELECTRICAL POWER FOR CONSTRUCTION USE.
4. THE CONTRACTOR SHALL OBTAIN, PURCHASE, AND MAINTAIN ALL PERMITS, AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE DURATION OF THIS PROJECT.
5. THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS, AND MAKE ALL FINAL CONNECTIONS, TO EQUIPMENT FURNISHED BY OTHER TRADES. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE COMPLETED PROJECT.
6. PANELBOARDS AND OTHER ELECTRICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE. WORKING CLEARANCES SHALL BE 36" (FOR 208 VOLT SYSTEMS) MINIMUM, AND WIDTH OF EQUIPMENT OR 30" MINIMUM, WHICHEVER IS GREATER, WIDE, PER NEC ARTICLE 110.26T.
7. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH OTHER TRADES THE INSTALLATION OF ALL OVERCURRENT DEVICES COMPLY WITH NEC 240.24. THE CONTRACTOR SHALL TAKE THE PROPER ACTION AS REQUIRED TO COMPLY WITH THIS REQUIREMENT.
8. THE CONTRACTOR SHALL COORDINATE THE WIDTH, DEPTH, HEIGHT, DOOR SWINGS, AND NEC ARTICLE 110.26 CLEARANCES FOR ALL PANELS AND SAFETY SWITCHES TO INSURE THAT ALL EQUIPMENT FITS WITHIN THE SPACE ALLOWED.
9. IDENTIFY PANELBOARDS, SAFETY SWITCHES, STARTERS, CONTROLS, AND OTHER ELECTRICAL EQUIPMENT WITH ENGRAVED PLASTIC NAMEPLATES HAVING CONTRASTING 1/4" HIGH (OR LARGER) LETTERS, WITH NAMES TO MATCH THE SCHEDULES OR OTHER DRAWING REFERENCES. TYPEWRITTEN PANEL DIRECTORIES SHALL BE PROVIDED IN ALL PANELBOARDS IN ACCORDANCE w/ NEC 408.4(A), AND SHALL REFLECT AS-BUILT CONDITIONS.
10. ALL WIRING, CONSISTING OF INDIVIDUAL CONDUCTORS, SHALL BE INSTALLED IN CONDUIT, EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. ALL EXTERIOR CONDUITS AND EXPOSED CONDUITS SHALL BE RIGID GALVANIZED STEEL, OR INTERMEDIATE METAL CONDUIT, BUT THEY SHALL NOT BE MIXED ON THIS PROJECT. WHERE USED INDOORS MAY BE EMT. CONCEALED CIRCUITS MAY BE RUN IN EMT OR BE TYPE MC CABLE (BX). NON-METALLIC SHEATHED (TYPE NM) CABLE IS NOT PERMITTED ON THIS PROJECT. IN FINISHED AREAS WITH CAVITY TYPE WALL CONSTRUCTION, ALL CONDUIT SHALL BE CONCEALED, UNLESS NOTED OTHERWISE. IN FINISHED AREAS WITH NON-CAVITY TYPE WALL CONSTRUCTION, SURFACE MOUNTED GRS, IMC, OR EMT SHALL BE USED. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A NYLON PULL CORD RATED FOR 200 POUND TENSION. ANY OF THE FOLLOWING TYPES OF RACEWAYS MAY BE USED, SUBJECT TO THE NEC AND THE ADDITIONAL RESTRICTIONS LISTED, IF ANY.
    A. CONCEALED:
        1). GRS, OR IMC.
        2). EMT. COMPRESSION, OR SET SCREW FITTINGS, BUT NOT BOTH TYPES.
        3). PVC. SCHEDULE 40. SCHEDULE 80 WHERE INDICATED ON THE DRAWINGS. UNDERGROUND ONLY.
        4). TYPE MC CABLE. ONLY ABOVE ACCESSIBLE CEILINGS, IN WALL CAVITIES, AND ADDITIONAL USAGES AS APPROVED BY AUTHORITY HAVING JURISDICTION, AND OWNER.
    B. EXPOSED:
        1). GRS, OR IMC.
        2). EMT. COMPRESSION, OR SET SCREW FITTINGS. ONLY WHERE USED INDOORS AND NOT SUBJECT TO PHYSICAL DAMAGE.
        3). FLEXIBLE METAL CONDUIT.
        4). LIQUIDTIGHT FLEXIBLE METAL CONDUIT, OUTSIDE AND WHERE MOISTURE IS PRESENT.
11. PROVIDE EXPANSION FITTINGS IN ALL RIGID RACEWAYS CROSSING STRUCTURAL EXPANSION JOINTS. FURNISH AND INSTALL ALL SUPPORTS REQUIRED FOR CONDUIT, MATERIALS, DEVICES, EQUIPMENT AND THE LIKE, WHERE THE BUILDING STRUCTURE IS NOT ADAPTED OR SUITABLE FOR MOUNTING SAME DIRECTLY THEREON. RACEWAYS SHALL NOT BE USED AS SUPPORTS FOR BOXES OR OTHER ELECTRICAL EQUIPMENT. PLENUM CABLE SUPPORT BRACKETS SHALL BE OPEN ON ONE SIDE, AND CABLES SHALL BE ATTACHED WITH PLASTIC CABLE TIES. ALL RACEWAY PENETRATIONS, THROUGH FIREWALLS, SHALL BE SEALED WITH UL LISTED SEALING COMPOUNDS TO MAINTAIN THE FIRE RATING OF THE WALL. ALL RACEWAYS/SLEEVES PASSING THROUGH AREAS OF DIFFERENT TEMPERATURES, I.E. FROM INSIDE TO OUTSIDE OF BUILDINGS, SHALL BE SEALED WITH AN APPROVED PUTTY OR DUCT-SEAL TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY OR SLEEVE. ALL RACEWAY PENETRATIONS THROUGH EXTERIOR AND INTERIOR WALLS SHALL BE PROPERLY SEALED.
12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF RACEWAY SYSTEMS AND ROUGHING-IN FOR ALL LOW VOLTAGE (LV) EQUIPMENT [COMPUTER, DATA, SECURITY, POINT-OF-SALE (POS), MUSIC, PAGING, INTERCOM, FIRE DETECTION, TV, AND TELEPHONE] WITH THE OWNER AND EQUIPMENT SUPPLIER(S) PRIOR TO THE INSTALLATION OF CONDUITS, JUNCTION BOXES, WIRING DEVICES, AND WIRING. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A NYLON PULL CORD. ALL PULL BOXES, DEVICE BOXES, AND JUNCTION BOXES SHALL BE SIZED PER JIC, NEMA, AND THE NATIONAL ELECTRICAL CODE. ALL WIRING WITHIN BOXES SHALL BE TAGGED WITH PANEL AND CIRCUIT NUMBERS.
13. TWENTY AMP BRANCH CIRCUITS MAY BE SHOWN WITH EITHER SINGLE CIRCUIT, OR THREE CIRCUIT (MULTIWIRE BRANCH CIRCUIT) HOME RUNS. THREE CIRCUIT HOME RUNS SHARE A COMMON NEUTRAL, UNLESS NOTED OTHERWISE AND GROUND IN A SINGLE CONDUIT. THE CONTRACTOR MAY ELECT TO COMBINE SINGLE CIRCUIT HOME RUNS TO MAKE THREE CIRCUIT HOME RUNS, OR TO CHANGE THREE CIRCUIT HOME RUNS TO SINGLE CIRCUIT HOME RUNS. ALL MULTIWIRE BRANCH CIRCUITS SHALL HAVE A MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE PANEL TO COMPLY w/ NEC 210.4(B).
14. VOLTAGE DROP: THE CONTRACTOR FIELD VERIFY ACTUAL CONDUCTOR LENGTHS FOR FEEDERS AND BRANCH CIRCUITS AND IF NECESSARY ADJUST THE WIRE GAGE SUCH THAT THE VOLTAGE DROP ON FEEDERS DOES NOT EXCEED 2% AND THE VOLTAGE DROP ON BRANCH CIRCUITS DOES NOT EXCEED 3%.
15. ALL WIRING SHALL BE 600 VOLT, COPPER, STRANDED, WITH TYPE XHHW OR THHN/THWN INSULATION. MINIMUM SIZE FOR POWER AND LIGHTING CIRCUITS BE 12 AWG. SIZES 10 AWG AND SMALLER SHALL BE SOLID. PROVIDE AN EQUIPMENT GROUND WIRE IN ALL RACEWAYS, AND CABLE ASSEMBLIES. SIZE EQUIPMENT GROUNDS PER TABLE 250.122 OF THE NATIONAL ELECTRICAL CODE.
16. CONDUCTOR COLOR CODES SHALL MATCH EXISTING FACILITY.

    USE CONDUCTORS #8 AND SMALLER WITH COLOR FACTORY-APPLIED THE ENTIRE LENGTH OF THE CONDUCTORS. COLOR CODING FOR THE LARGER SIZES MAY BE ACCOMPLISHED BY USING COLORED, 1 INCH WIDE, PRESSURE-SENSITIVE PLASTIC TAPE IN HALF-LAPPED TURN FOR A DISTANCE OF 6 INCHES FROM TERMINAL POINTS. APPLY THE LAST TWO LAPS OF TAPE WITH NO TENSION TO PREVENT POSSIBLE UNWINDING.

    POST IDENTIFICATION MEANS IN ACCORDANCE WITH NEC 210.5 (C).

17. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES (OR OTHER INDEPENDENT NATIONALLY RECOGNIZED TESTING AGENCY, WHERE APPLICABLE), AND SHALL BE RATED FOR THE MAXIMUM AVAILABLE VOLTAGE AND AVAILABLE FAULT CURRENT FOR THIS PROJECT.
18. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH, AND CONDUITS RUN CONCEALED IN FINISHED AREAS, EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE. VERIFY ALL DOOR SWINGS BEFORE INSTALLING SWITCH BOXES. SEE ARCHITECTURAL DRAWINGS FOR CABINET WORK, WALL SECTIONS, ELEVATIONS, AND OTHER DETAILS AFFECTING THE MOUNTING HEIGHT AND LOCATION OF OUTLET BOXES. FLOOR BOXES SHALL BE ROUND CAST IRON BOX, WHERE INSTALLED ON OR BELOW GRADE AND STAMPED STEEL WHERE INSTALLED ABOVE GRADE. BOXES SHALL BE FULLY ADJUSTABLE WITH BRASS DUPLEX COVER WITH BRASS DUPLEX FLAP. HUBBELL B2500 SERIES BOX (MODEL DEPENDS ON POUR DEPTH) OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA.
19. WIRING DEVICES: DUPLEX RECEPTACLES SHALL BE 20A., 125 VOLTS, COMMERCIAL SERIES, HEAVY DUTY, SPECIFICATION GRADE, BACK AND SIDE WIRED, WITH GROUNDING TERMINAL AND SHALL BE IVORY UNLESS NOTED OTHERWISE, HUBBELL 5362I OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA. AC TOGGLE SWITCHES SHALL BE 20A., 120-277 VOLTS, COMMERCIAL SERIES, HEAVY DUTY, SPECIFICATION GRADE, BACK AND SIDE WIRED, WITH GROUNDING TERMINAL AND SHALL BE IVORY UNLESS NOTED OTHERWISE, HUBBELL CSB120I, THREE WAY, HUBBELL CSB320I, FOUR WAY, HUBBELL CSB420I OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE 20A., 125 VOLTS, COMMERCIAL SPECIFICATION GRADE, HUBBELL GF20ILA OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL NOT BE THE FEED THROUGH TYPE, BUT STAND ALONE GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES. NEW INTERIOR EXPOSED DEVICE PLATES, IN ALL LOCATIONS SHALL BE NYLON, STANDARD SIZE, AND GANGED FOR MULTIPLE DEVICES AT A SINGLE LOCATION. VERIFY THE DECOR THEME WITH THE ARCHITECT AND COORDINATE COLOR AS REQUIRED. WHERE USED OUTDOORS OR IN WET LOCATIONS ALL 15 OR 20A 125 OR 250V NON-LOCKING RECEPTACLES SHALL BE WEATHER-RESISTANT LISTED, IN DAMP AREAS, THE OUTLET COVERS FOR 15 OR 20A, 125 OR 250V DEVICES SHALL BE "WEATHERPROOF WHILE IN USE", HUBBELL WP26E OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA.
20. ALL WALL OUTLETS THAT ARE SHOWN BACK TO BACK, IN FIRE RATED WALLS, SHALL BE INSTALLED WITH A MINIMUM OF 24" OF HORIZONTAL SEPARATION (TWO STUDS) PER NEC ARTICLE 300.21, AND UL REQUIREMENTS. IN WALL SPACES WHERE THE 24" SEPARATION IS NOT POSSIBLE, BLOCKING AND GYPSUM BOARD PROVISIONS, TO MAINTAIN THE FIRE RATING OF THE WALL, SHALL BE PROVIDED BY OTHERS, NOT BY THIS CONTRACTOR.
21. ALL 125 VOLT, 15 OR 20 AMP NON-LOCKING RECEPTACLES WITHIN 6'-0" OF ANY PLUMBING FIXTURE, AND/OR WHERE INDICATED, SHALL BE 20A, 125 VOLTS, COMMERCIAL SERIES, HEAVY DUTY, SPECIFICATION GRADE, BACK AND SIDE WIRED, WITH GROUNDING TERMINAL GROUND FAULT INTERRUPTER OUTLETS, HUBBELL GF20ILA, OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA.
22. ALL 125 VOLT THRU 250 VOLT, RECEPTACLES MOUNTED WITHIN 6'-0" OF ANY PLUMBING FIXTURE, AND/OR WHERE INDICATED, SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED IN ACCORDANCE w/ NEC 210.8 (A)(7).
23. ALL 125 VOLT THRU 250 VOLT CIRCUITS SERVING A DISHWASHER, VENDING MACHINE, OR ELECTRIC DRINKING FOUNTAIN SHALL BE PROTECTED WITH A GROUND FAULT TYPE BRANCH CIRCUIT BREAKER.
24. ALL SINGLE-PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERES OR LESS INSTALLED IN NON-DWELLING UNIT KITCHENS SHALL BE GROUND FAULT PROTECTED AS REQUIRED BY NEC 210.8(B).
25. ALIGN ALL SIMILAR WIRING DEVICES IN THE SAME ROOM AT THE SAME HEIGHTS AND DISTANCES FROM ARCHITECTURAL FEATURES, UNLESS NOTED OTHERWISE. GANG ALL DEVICE BOXES AT THE SAME LOCATION, WHERE ALLOWED BY CODE. PROVIDE DIVIDERS TO SEPARATE LOW VOLTAGE (I.E., THERMOSTAT) DEVICES FROM POWER DEVICES (I.E., SWITCHES). ALL EXTERIOR WIRING DEVICES SHALL BE BLACK, OR GRAY, OR BROWN, UNLESS NOTED OTHERWISE.
26. ALL EXIT LIGHTING AND UNIT EQUIPMENT FOR EMERGENCY LIGHTING SHALL BE CONNECTED TO BRANCH CIRCUITS FOR NORMAL LIGHTING IN THE SAME AREA, UNLESS NOTED OTHERWISE, AHEAD OF ANY LOCAL SWITCHES OR CONTACTORS PER NEC ARTICLE 700.12(F).
27. LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE IC RATED, AND INSTALLED PER THE LUMINAIRE MANUFACTURER'S AND UL LISTING REQUIREMENTS.
28. LUMINAIRES RECESSED IN FIRE RATED CEILINGS SHALL HAVE AN UL LISTED ASSEMBLY AROUND THE FIXTURE HOUSING THAT MEETS OR EXCEEDS THE RATING OF THE CEILING. THE FIXTURE SHALL BE INSTALLED PER THE LUMINAIRE MANUFACTURER'S AND UL LISTING REQUIREMENTS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT PRIOR TO BID THE LOCATION OF ALL FIRE RATED ASSEMBLIES.
29. THIS PROJECT MAY UTILIZE BOTH ACCESSIBLE AND NON-ACCESSIBLE TYPE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL CEILING TYPES IN EACH AREA. LIGHTING CIRCUITS IN NON-ACCESSIBLE CEILINGS MUST UTILIZE FIXTURE-MOUNTED JUNCTION BOXES WHICH ARE USUALLY LIMITED TO EIGHT (8) WIRES IN THEIR CAPACITY. CIRCUITING FOR THE LIGHTING IS SCHEMATIC, BUT GENERALLY ATTEMPTS TO SHOW THESE CONSIDERATIONS. HOWEVER, CONTRACTOR MAY WANT TO PROVIDE SUPPLEMENTARY JUNCTION BOXES IN ACCESSIBLE AREAS, OR OVERSIZE FIXTURE BOXES TO OPTIMIZE THE WIRING.
30. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. LOCATE LIGHTING FIXTURES SYMMETRICALLY OR IN PROPER RELATION TO FINISHED AREAS UNLESS OTHERWISE DIMENSIONED OR DETAILED. THE CONTRACTOR SHALL COORDINATE ALL LUMINAIRE LOCATIONS AND CLEARANCES WITH THE DUCTWORK, THE REFLECTED CEILING PLAN, HVAC PLAN, AND OTHER DRAWINGS TO AVOID CONFLICTS.
31. A NUMERAL BESIDE BRANCH CIRCUIT OUTLET INDICATES PANELBOARD CIRCUIT CONNECTION. UPPER-CASE LETTER OR LETTER-GROUP BESIDE LIGHTING FIXTURE INDICATES FIXTURE TYPE. LOWER-CASE LETTER BESIDE LIGHTING FIXTURE OUTLET INDICATES LOCAL SWITCH LEG CONNECTION. ELECTRICAL SYMBOLS USED ARE APPLICABLE GENERALLY; FOR EXACT REQUIREMENTS REFER TO APPLICABLE SCHEDULES AND DETAILS AND TO THE SPECIFICATIONS. HOWEVER, COMBINING OF CIRCUITS IN RACEWAYS, OTHER THAN DETAILED, WILL NOT BE PERMITTED. RUNNING OF BRANCH CIRCUITS, OTHER THAN THE ONE SERVING THE FIXTURE, THROUGH LIGHTING FIXTURE CHANNELS OR HOUSINGS WILL NOT BE PERMITTED.
32. ALL SAFETY SWITCHES SHALL BE FURNISHED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE AND SHALL NOT BE MOUNTED ON ACCESS PANELS OF EQUIPMENT. SAFETY SWITCHES SHALL BE GENERAL ELECTRIC, SQUARE D, CUTLER-HAMMER, SIEMENS ENERGY & AUTOMATION, OR APPROVED EQUAL, CONTINGENT UPON FULL COMPLIANCE WITH ALL CRITERIA, AND SHALL BE FUSED AND/OR NOT FUSED AS INDICATED. 600 OR 240 VOLT, THREE OR TWO POLE, HEAVY DUTY, IN A NEMA 3R ENCLOSURE FOR OUTDOOR USE OR WHERE MOISTURE IS PRESENT, AND NEMA 1 ENCLOSURE FOR INDOOR USE. UNLESS NOTED OTHERWISE, ALL FUSES SHALL BE NON-RENEWABLE, DUAL ELEMENT, TIME DELAY, CURRENT LIMITING, CLASS J, L, RK-5, OR RK-1, WITH A 200,000 AMP AC RMS INTERRUPTING RATING, AND SHALL MEET UL STANDARD 198E.
33. ALL PANELBOARDS SHALL BE CIRCUIT BREAKER TYPE, AS MANUFACTURED BY SQUARE D, EATON CORP., ABB-GENERAL ELECTRIC, OR SIEMENS ENERGY & AUTOMATION.
    A. LIGHTING AND APPLIANCE PANELBOARDS SHALL BE OF PANELBOARD CONSTRUCTION, 20 INCHES WIDE (MINIMUM), 5-3/4" TO 6-1/2" DEEP, UL LISTED, AND MEET UL 67, UL 50, UL CLASS CTL, AND FEDERAL SPECIFICATION W-P-115B AS TYPE 1, CLASS 1, WITH SERIES RATED, BOLT-ON CIRCUIT BREAKERS, ALL BUS BARS (POWER BUS, NEUTRAL BUS, GROUND BUS, & ISOLATED GROUND BUS (WHERE REQUIRED)) SHALL BE EITHER SOLID COPPER OR TIN-PLATED SOLID ALUMINUM, AND A HINGED LOCKABLE DOOR.THE BRANCH CIRCUITS SHALL BE PHASE ADJUSTED TO PROVIDE APPROXIMATE BALANCED LOADING ON EACH PANEL, AND THE SERVICE.

    UNLESS OTHERWISE STATED THE AMP INTERRUPTING CAPACITY (AIC) RATING OF THE PANELS SHALL BE 65kAIC. WHEN PANEL SHOP DRAWING ARE SUBMITTED WITH A FAULT CURRENT LETTER FROM THE UTILITY THE RATING MAY BE REDUCED TO THE NEXT AIC RATING ABOVE THE AVAILABLE FAULT CURRENT.

    PROVIDE THE NUMBER OF SPACES AND SPARE CIRCUIT BREAKERS AS SHOWN IN THE PANELBOARD SCHEDULES.
34. RECORDS AND SUBMITTALS: PROVIDE THE OWNER A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS WITH TECHNICAL DATA HIGH-LIGHTED, INDICATING THAT IT MEETS THE REQUIREMENTS FOR ELECTRICAL EQUIPMENT INSTALLED ON THIS PROJECT. SHOP DRAWINGS ARE REQUIRED FOR: SAFETY SWITCHES, LUMINAIRES, EMERGENCY LIGHTING EQUIPMENT, RACEWAYS, CONDUCTORS, LIGHTING CONTROLS AND WIRING DEVICES.
35. SUBSTITUTIONS: ALL COSTS INCURRED BY THE ACCEPTANCE OF SUBSTITUTIONS SHALL BE BORNE BY THE CONTRACTOR. THE ONUS SHALL BE ON THE CONTRACTOR TO PROVE THAT THE SUBSTITUTIONS ARE EQUAL TO THE BASIS OF DESIGN SPECIFIED.
36. MAINTAIN AS-BUILT DRAWINGS, UPDATED DAILY DURING CONSTRUCTION, AND PRESENT THE OWNER, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, WITH TWO SETS OF AS-BUILT DRAWINGS. PROVIDE THE OWNER'S PERSONNEL WITH ON-SITE INSTRUCTION IN THE OPERATION AND MAINTENANCE OF THE COMPLETED ELECTRICAL SYSTEM PRIOR TO SYSTEM ACCEPTANCE.
37. PROVIDE THE OWNER WITH TWO SETS OF OPERATIONS AND MAINTENANCE (O & M) MANUALS IN ACCORDANCE WITH ASHRAE/IESNA STANDARD 90.1-2001. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
    A. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH
    B. PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
    C. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF
    D. EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS
    E. SHALL BE CLEARLY IDENTIFIED.
    F. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
    G. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
    H. EQUIPMENT FOR CONSIDERATION, BUT NOT LIMITED TO, IS AS FOLLOWS:
        EMERGENCY LIGHTING EQUIPMENT, AND LIGHTING CONTROLS.
37. ALL COMMUNICATIONS [CONDUITS] CABLES SHALL BE ROUTED AND SECURED AT LEAST 12" FROM FLUORESCENT FIXTURES AND POWER CIRCUITS. CROSS OTHER CIRCUITS AT 90 DEGREE ANGLE.
38. MOUNT OUTLET BOXES, ABOVE ACCESSIBLE CEILINGS FOR RECESSED LUMINAIRES, ON THE BOTTOM OF BAR JOISTS, WOOD JOISTS, OR BEAMS, AND ROUTE FOUR TO SIX FOOT (4' TO 6'), TYPE MC CABLE WHIPS TO EACH FIXTURE, AS REQUIRED. COORDINATE THE LOCATIONS OF OUTLET/JUNCTION BOXES WITH THE HVAC CONTRACTOR AND OTHER TRADES TO AVOID INTERFERENCE WITH THE INSTALLATION OF DUCT WORK.
39. WHERE RECESSED, OUTLET BOXES ARE INDICATED LOCATED IN FIRE RATED CEILINGS, COORDINATE THE LOCATIONS OF OUTLETS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN, CEILING FINISH PLAN, HVAC CONTRACTOR AND OTHER TRADES TO AVOID INTERFERENCE WITH THE INSTALLATION OF DUCT WORK. PROVIDE FIRE RATED ENCLOSURES LOCATED OVER THE OUTLET TO MAINTAIN THE SPECIFIED FIRE RATING OF THE CEILING.
40. VERIFY THE AMPACITY REQUIREMENTS (FLA, MCA, AND MOCP), POLES (1, 2, OR 3), AND VOLTAGE FOR ALL EQUIPMENT FURNISHED BY OTHERS WITH THE CONTRACTOR OR VENDOR SUPPLYING THE EQUIPMENT PRIOR TO THE PURCHASE AND INSTALLATION OF THE SAFETY SWITCHES, RACEWAYS, WIRING, AND BRANCH CIRCUIT BREAKERS.
41. PRIOR TO THE START OF ANY CORING OPERATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT TO DETERMINE EXACT LOCATIONS OF STRUCTURAL CONCRETE INTERNAL COMPONENTS. THE CONTRACTOR SHALL ADJUST CONDUIT/CONDUCTOR LENGTH AS REQUIRED TO SATISFY CORED HOLE LOCATION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING ANY STRUCTURAL CONCRETE INTERNAL COMPONENT(S) WITHOUT OBTAINING AUTHORIZATION FROM THE ARCHITECT.
42. THE CONTRACTOR'S ATTENTION IS PARTICULARLY DIRECTED TO REQUIREMENTS REGARDING: SEALING OF RACEWAYS; APPROVED TYPES OF RACEWAY FITTINGS; SUPPORT OF RACEWAYS, BOXES, AND OTHER SYSTEM COMPONENTS; TAGGING OF CIRCUITS; GROUNDING JUMPERS FOR FLEXIBLE CONDUIT; IDENTIFICATION OF REMOTE CONTROL DEVICES, PANELBOARDS, ETC.; FILLING-IN OF PANELBOARD DIRECTORIES; MOUNTING HEIGHTS OF OUTLETS, CABINETS, ETC.; BUILDING AND SYSTEM GROUNDING; AND CHECKING, TESTING, AND PLACING IN SERVICE OF ALL ELECTRICAL SYSTEMS AND COMPONENTS.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF ALL ELECTRICAL EQUIPMENT AND SYSTEMS WITH-IN TEN (10) BUSINESS DAYS OF RECEIVING THEIR "NOTICE TO PROCEED" ON THIS PROJECT. IF ANY DISCREPANCIES ARE FOUND THEY SHALL NOTIFY THE OWNER AND ENGINEER WITH-IN THE FIRST FIFTEEN (15) DAYS) AND PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION.
2. CONTRACTOR TO VERIFY THAT ALL EXISTING AND RELOCATED FIXTURES ARE IN PROPER WORKING CONDITION; REPAIR AND/OR REPLACE AS NECESSARY.
3. ELECTRICAL DEVICES, CONDUIT, AND CONDUCTORS SHALL BE REMOVED COMPLETE FROM EXISTING WALLS THAT ARE TO BE DEMOLISHED. REMOVE CIRCUITS BACK TO NEAREST DEVICE ON SAME CIRCUIT THAT SHALL REMAIN IN TACT OR COMPLETELY BACK TO PANELBOARD. RECONNECT NEW WIRING TO EXISTING DEVICES ON SAME CIRCUIT "DOWNSTREAM" IN ORDER THAT THEY OPERATE IN SAME MANNER AS BEFORE RENOVATION.
4. ELECTRICAL EQUIPMENT REMOVED AS PART OF REQUIRED DEMOLITION SHALL BE TURNED OVER TO OWNER.
5. ALL JUNCTION BOXES COVERPLATES SHALL BE PAINTED AND LABELED OR MARKED WITH PERMANENT MARKER INDICATING THE CIRCUIT NUMBERS ASSOCIATED WITH THE CONDUCTORS CONTAINED WITHIN BOX.
6. CONTRACTOR SHALL REMOVE AND/OR RELOCATE AS DIRECTED ALL ELECTRICAL APPURTENANCES ASSOCIATED WITH NEW CONSTRUCTION. DIVERT, EXTEND, REPLACE, RECONNECT, OR OTHERWISE MAKE GOOD REROUTE AND LEAVE IN SAFE WORKING ORDER ALL PORTIONS OF THE EXISTING ELECTRICAL INSTALLATION REQUIRED TO REMAIN IN USE DURING AND AFTER THE COMPLETION OF THE ALTERATION WORK. COORDINATE THE REMOVAL AND DISPOSAL OF ALL EXISTING ELECTRICAL MATERIAL WHICH IS NOT TO BE REUSED ON THE PROJECT WITH THE LANDLORD/OWNER.
7. CONTRACTOR SHALL REMOVE AND STORE ANY ELECTRICAL MATERIAL IF SO DIRECTED BY OWNER. PATCH AND PAINT WALLS AND CEILINGS AS REQUIRED BY REMOVALS OF APPURTENANCES. REMOVE AND STORE ALL LIGHTING FIXTURES TO BE RELOCATED.
8. WORK IS TO BE CARRIED OUT WITHOUT ANY UNNECESSARY INTERFERENCE WITH OWNER'S EXISTING FACILITIES AND OPERATIONS. POWER INTERRUPTIONS SHALL BE SCHEDULED WITH OWNER AND SHALL BE TAKEN ONLY DURING THOSE PERIODS WHICH HE HAS APPROVED IN WRITING.
9. CONTRACTOR MAY REUSE EXISTING RACEWAYS FOR INSTALLATION OF NEW CIRCUITS IF RACEWAY IS IN COMPLIANCE WITH N.E.C. AND FOLLOWS APPROPRIATE ROUTE.

SHOP DRAWING SUBMITTAL NOTE:

THE SHOP DRAWING SUBMITTAL SHALL INCLUDE AS A MINIMUM THE FOLLOWING:

- A TABLE OF CONTENTS OF ALL ITEMS INCLUDED IN THE SUBMITTAL. THIS SHALL BE SUB-DIVIDED BY CATEGORY OF DEVICES / EQUIPMENT.
- A LETTER, ON THE CONTRACTORS LETTERHEAD, WITH STATEMENTS ANY OF DEVIATIONS FROM THE DESIGN DOCUMENTS WITH EXPLANATIONS & SKETCHES AS NEEDED.
- A LETTER FROM THE UTILITY ON THEIR LETTERHEAD STATING THE AVAILABLE FAULT CURRENT AT THE SECONDARY OF THE UTILITY TRANSFORMER.
- HIGH-LIGHTED SUPPORTING DATA TO INDICATE COMPLIANCE WITH THE DESIGN DOCUMENTS.

THE SUBMITTALS SHALL NOT INCLUDE "TERM & CONDITIONS", INSTALLATION INSTRUCTIONS, OR ANY EXTRANEOUS INFORMATION THAT DOES NOT SHOW COMPLIANCE WITH THE SPECIFICATIONS. (THIS INFORMATION MAY BE SUBMITTED AS A SEPARATE DOCUMENT.)

ALL ITEMS REQUIRING SUBMITTALS SHALL BE SUBMITTED IN ONE COMPLETE DOCUMENT PER DISCIPLINE.

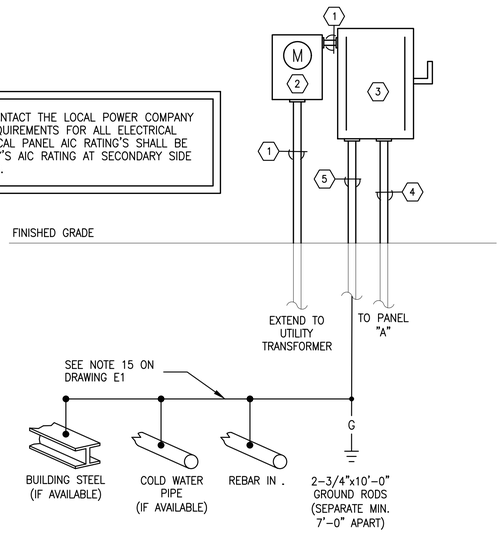
NOTE:

IF THE CONTRACTOR ELECTS TO PROVIDE AND/OR INSTALL ELECTRICAL SYSTEMS, INCLUDING LOW VOLTAGE SYSTEMS, AND EQUIPMENT FOR THIS PROJECT, DIFFERENTLY FROM THESE CONTRACT DOCUMENTS, WHICH REQUIRES AN APPROVAL LETTER OR DRAWING REVISIONS FROM THE ENGINEER OF RECORD, TO THE AUTHORITY HAVING JURISDICTION, THERE WILL BE A MINIMUM FEE OF $1,000.00, MADE PAYABLE TO MARSHALL & BOLLWERK ENGINEERING, INC. IN ADVANCE BY THE CONTRACTOR. ACTUAL FEE WILL DEPEND ON THE COMPLEXITY OF THE DEVIATION. ALLOW MINIMUM OF TEN(10) WORKING DAYS FOR LETTER AND/OR REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION BEFORE ANY EVALUATION WILL BE STARTED.

GENERAL NOTES:

ELECTRICAL CONTRACTOR SHALL REFER TO THE LANDLORDS, ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND

ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY TO DETERMINE THE AIC RATING REQUIREMENTS FOR ALL ELECTRICAL PANELS AND EQUIPMENT. ELECTRICAL PANEL AIC RATING'S SHALL BE SIZED PER LOCAL POWER COMPANY'S AIC RATING AT SECONDARY SIDE OF POWER COMPANY TRANSFORMER.



ONE-LINE DIAGRAM

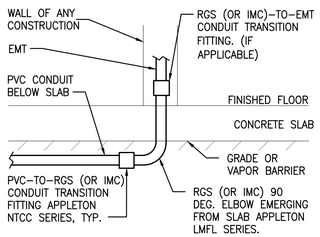
NOT TO SCALE

GENERAL NOTES:

1. ROUTE FEEDER UNDERGROUND FROM THE METER TO THE PANELBOARD LOCATION.
2. HORIZONTAL RUNS BELOW GRADE SHALL BE SCHEDULE 40 PVC CONDUIT w/ RIGID STEEL ELBOWS AND VERTICAL RUNS.
3. WHERE STEEL CONDUIT IS IN CONTACT WITH THE EARTH OR INCASED IN CONCRETE IT SHALL BE COATED w/ A CORROSION RESISTANT COATING.

KEYED NOTES:

1. 4 #3/0 (CU), 2"C., TO UTILITY TRANSFORMER.
2. 200 AMP, 208/120 VOLT, 3ø, 4 WIRE UTILITY METER PER UTILITY'S REQUIREMENTS.
3. 200A/240V/3P/SE/3R/ DISCONNECT SWITCH, FUSED AT 200A w/ CLASS RK1 FUSES.
4. 4#3/0 (CU), 1#6G. (CU), 2" C.
5. #4 SOLID BARE CU IN 1" SCH 80 PVC CONDUIT TO 6' BELOW FINISHED GRADE.



NOTE:

ALL METAL CONDUIT IN DIRECT CONTACT w/ EARTH OR CONCRETE SHALL BE COATED w/ AN APPROVED CORROSION RESISTANCE COATING. THE COATING SHALL COVER THE ENTIRE LENGTH OF CONDUIT IN CONTACT w/ THE EARTH OR CONCRETE AND EXTEND 2" BEYOND IN FREE AIR.

CONDUIT TRANSITION: PVC-TO-RGS BELOW SLAB

SCALE: NONE

PANEL: "A" (NEW) — PANELBOARD

MOUNTING: FLUSH
LOCATION: KITCHEN
TYPE: BOLT ON w/ GROUND BUS
NEMA RATING: 1

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

208Y/120V, 3ϕ, 4W
200A M.L.O.
VERIFY w/ UTILITY :AIC
GROUND BUS

	BRKR	DESCRIPTION	WIRE	BKR	PL	kVA A	kVA B	kVA C	PL	BKR	WIRE	DESCRIPTION	BRKR	
	1	INTERIOR LIGHTS	12	20	1	1.05	1.20		1	20	12	RECPT.- KIT. COUNTER	2	
#	3	EXTERIOR LIGHTS	12	20	1		0.00	1.20	1	20	12	RECPT.- KIT. COUNTER	4	
	5	COPIER	12	20	1			1.80	1.20	1	20	12	DISWASHER	6	##
	7	RECEPT. - OFFICE #1	12	20	1	0.72	0.60		1	20	12	REFRIGERATOR	8	##
	9	RECEPT. - JIM'S OFFICE	12	20	1		0.72	0.42	2	15	12	TANKLESS WATER HEATER - "TWH"	10	
	11	RECEPT. - OPEN OFFICE	12	20	1			0.90	0.42				12	
	13	RECEPT. - OPEN OFFICE	12	20	1	0.90	1.74		1	20	12	FURNACE - "F1"	14	
	15	RECEPT. - OPEN OFFICE	12	20	1		0.72	2.29	2	40	8	CONDENSING UNIT - "CU1"	16	
	17	RECEPT. - CONF. ROOM	12	20	1			1.26	2.29				18	
	19	RECEPT. - OFFICE #3	12	20	1	0.72	1.50		1	20	12	RECEPT. @ "CU1"	20	
	21	RECEPT. - OFFICE #2	12	20	1		0.72	0.00	1	20	-	SPARE	22	
	23	SPARE	-	20	1			0.00	0.00	1	20	-	SPARE	24
	25	SPARE	-	20	1	0.00	0.00		1	20	-	SPARE	26	
#	27	SPARE	-	20	1		0.00	3.12	2	40	8	*(FUTURE EV CHARGING STATION)*	28	##
#	29	STORE SIGN *(FUTURE)*	12	20	1			1.20	3.12				30	
	31	SPACE	-	-	-	0.00	0.00		-	-	-	SPACE	32	
	33	SPACE	-	-	-		0.00	0.00	-	-	-	SPACE	34	
	35	SPACE	-	-	-			0.00	0.00	-	-	-	SPACE	36
	37	SPACE	-	-	-	0.00	0.00		-	-	-	SPACE	38	
	39	SPACE	-	-	-		0.00	0.00	-	-	-	SPACE	40	
	41	SPACE	-	-	-			0.00	0.00	-	-	-	SPACE	42
				TOTAL		8.43	9.18	12.18	kVA					
						70.27	76.53	101.53	AMPS					
		PER NEC ARTICLE 220		TOTAL LOAD		29.80	kVA	82.78	AMPS					
				FEEDER LOAD		24.62	kVA	68.39	AMPS					

NOTES: FURNISH w/ SOILD GROUND BUS
ROUTE THRU LIGHTING CONTROLS.
PROVIDE A GFI TYPE BREAKER.

PANEL "A" LOAD CALCULATIONS

CONNECTED KVA	TOTAL KVA	DEMAND FACTOR		ESTIMATED DEMAND
RECEPT. 1st 10kVA	10.00	1.00	(Per NEC220.44)	10.00
- RECEPT. > 10kVA	4.45	0.50	(Per NEC220.44)	2.23
KITCHEN EQUIPMENT	0.00	0.65	(Per NEC220.56)	0.00
REFRIGERATION	0.00	1.00		0.00
LIGHTING	1.05	1.00	(Per Table 220.42)	1.05
LIGHTING - WAREHOUSE 1st12.5kVA	0.00	1.00	(Per Table 220.42)	0.00
- WAREHOUSE >12.5kVA	0.00	0.50	(Per Table 220.42)	0.00
HVAC	4.58	1.00		4.58
MOTORS	1.74	1.00		1.74
LARGEST MOTOR	1.74	0.25		0.44
MISC.	0.00	1.00		0.00
NON-COINCIDENT	0.00	1.00		0.00
TOTALS	23.56	-		20.03 KVA / 55.64 AMPS

MECHANICAL EQUIPMENT SCHEDULE

NOTE: FIELD VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS FOR MECHANICAL AND PLUMBING EQUIPMENT w/ APPROVED MECHANICAL AND PLUMBING SHOP DRAWINGS OR DELIVERED EQUIPMENT PRIOR TO STARTING WORK.

ID/ITEM#	QTY	DESCRIPTION	CIRCUIT	FEEDER	VOLT/ϕ	DISCONNECT	STARTER	HP/VA	MCA	NOTES
CU1	–	CONDENSING UNIT	A-16,18	2#8,1#10G., 3/4"C.	208/1	60A/240V/3R/ FUSED AT 40 A	–	–	27.5A	–
–	–	–	–	–	–	–	–	–	–	–
F1	–	FURNACE	A-14	2#12,1#12G., 3/4"C.	120/1	20A MOTOR RATED SWITCH	–	–	14.5A	–
–	–	–	–	–	–	–	–	–	–	
TWH	–	TANKLESS WATER HEATER	A-10,12	2#12,1#12G., 1/2"C.	208/1	15A BREAKER IN PANEL	–	–	4.0	PROVIDE A LOCK OUT TYPE DEVICE ON THE BREAKER IN PANEL.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER/MODEL #	LAMP TYPE/WATTAGE	NOTES
A	2'x4' LED TROFFER	H.E. WILLIAMS AT3-24-L55/835-D-DIM-120	(1) 48.0W (5,302 lm) LED DRIVER 3,500K CCT	
A1	2'x4' LED TROFFER	H.E. WILLIAMS AT3-24-L40/835-D-DIM-120	(1) 34.2W (3,874 lm) LED DRIVER 3,500K CCT	
B	2'x2' LED TROFFER	H.E. WILLIAMS AT3-22-L30/835-D-DIM-120	(1) 29.5W (2,816 lm) LED DRIVER 3,500K CCT	
C	2' LED STRIP	H.E. WILLIAMS 75R-2-L15/835-DIM-120	(1) 10.8W (1,511 lm) LED DRIVER 3,500K CCT	WALL MOUNTED CENTERED 1'-0" ABOVE DOOR.
S	DECORATIVE EXTERIOR WALL SCONCE	SELECTED BY OWNER	(1) 45W MAXIMUM 2,000 Lumen MINIMUM 3,500K CCT LED	SEE ARCH. FOR MOUNTING HEIGHT.
X	EXIT LIGHT WITH 2-LED EMERGENCY EGRESS HEADS	CHLORIDE by SIGNIFY VLTCR3R	(2) 1W LED FURNISHED w/ UNIT	WALL MOUNTED 8'-0" AFF
EM	LED 2-HEAD EMERGENCY LIGHTING UNIT	CHLORIDE by SIGNIFY CLUNW	(2) 1W LED FURNISHED w/ UNIT	WALL MOUNTED 8'-0" AFF
EX	REMOTE LED 2-HEAD EMERGENCY LIGHTING UNIT	CHLORIDE by SIGNIFY VLL2RGO	(2) 1W LED FURNISHED w/ UNIT	WET LISTED. WALL MOUNTED 8'-0" AFF

FOR CONSTRUCTION

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consultant

seal

GEORGIA REGISTERED NO. 030016 PROFESSIONAL ENGINEER MICHAEL JONES 5-28-2021

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: JMJ
checked by:

drawing date

5/31/2021

sheet title

ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM

sheet number

E0.2

COMcheck Software Version 4.1.5.1

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Parkland Comm. Office
Project Type: Alteration

Construction Site:
363 South Main Street
Alpharetta, GA 30004

Owner/Agent:

Designer/Contractor:
J. Michael Jones, P.E.
Marshall & Bollwerk Engineering, Inc.
8681 Highway 92
Suite 400
Woodstock, GA 30189
(678) 795-0333
mjones@mbeinc.net

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Common Space Types:Conference/Meeting/Multipurpose	194	1.23	239
2-Common Space Types:Corridor/Transition <8 ft wide	205	0.66	135
3-Common Space Types:Electrical/Mechanical	21	0.95	20
4-Common Space Types:Lounge/Breakroom	112	0.73	82
5-Common Space Types:Office - Enclosed	447	1.11	496
6-Common Space Types:Office - Open Plan	568	0.98	557
7-Common Space Types:Restrooms	106	0.98	104
		Total Allowed Watts =	1632

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types:Conference/Meeting/Multipurpose (194 sq.ft.)				
LED 1: Type "A": LED Panel 44W:	1	3	48	144
Common Space Types:Corridor/Transition <8 ft wide (205 sq.ft.)				
LED 2: Type "B": LED Panel 33W:	1	2	29	58
LED 5: Type "A1": LED Panel 33W:	1	2	34	68
Common Space Types:Electrical/Mechanical (21 sq.ft.)				
LED 8: Type "C": LED Linear 11W:	1	1	11	11
Common Space Types:Lounge/Breakroom (112 sq.ft.)				
LED 2 copy 1: Type "B": LED Panel 33W:	1	2	29	58
Common Space Types:Office - Enclosed (447 sq.ft.)				
LED 1 copy 1: Type "A": LED Panel 44W:	1	7	48	336
Common Space Types:Office - Open Plan (568 sq.ft.)				
LED 1 copy 1: Type "A": LED Panel 44W:	1	3	48	144

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types:Restrooms (106 sq.ft.)				
LED 5 copy 1: Type "A1": LED Panel 33W:	1	2	34	68
			Total Proposed Watts =	888

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

J. Michael Jones, PE — 5-27-2021
Name - Title — Signature — Date

COMcheck Software Version 4.1.5.1

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Parkland Comm. Office
Project Type: Alteration
Exterior Lighting Zone: 4 (High activity metropolitan commercial district)

Construction Site:
363 South Main Street
Alpharetta, GA 30004

Owner/Agent:

Designer/Contractor:
J. Michael Jones, P.E.
Marshall & Bollwerk Engineering, Inc.
8681 Highway 92
Suite 400
Woodstock, GA 30189
(678) 795-0333
mjones@mbeinc.net

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	580 ft2	0.2	No	116
Main entry	3 ft of door	30	Yes	90
Other door (not main entry)	3 ft of door	20	Yes	60
			Total Tradable Watts (a) =	150
			Total Allowed Watts =	266
			Total Allowed Supplemental Watts (b) =	1300

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (580 ft2): Non-tradable Wattage				
LED 1: Type "S": Other:	1	6	45	270
Main entry (3 ft of door width): Tradable Wattage				
LED 1 copy 1: Type "S": Other:	1	2	45	90
Other door (not main entry) (3 ft of door width): Tradable Wattage				
LED 1 copy 1: Type "S": Other:	1	2	45	90
			Total Tradable Proposed Watts =	180

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

J. Michael Jones, PE — 5-27-2021
Name - Title — Signature — Date

COMcheck Software Version 4.1.5.1

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 93.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.2.3 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.5 [EL25][null]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][3]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

FOR CONSTRUCTION

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consultant

GEORGIA REGISTERED NO. 22016 PROFESSIONAL ENGINEER MICHAEL JONES 5-28-2021

seal

issue date

No.	Description	Date
	For Const.	10.08

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing informat

project number: 18082
contact:
drawn by: JMJ
checked by: JMJ

drawing date

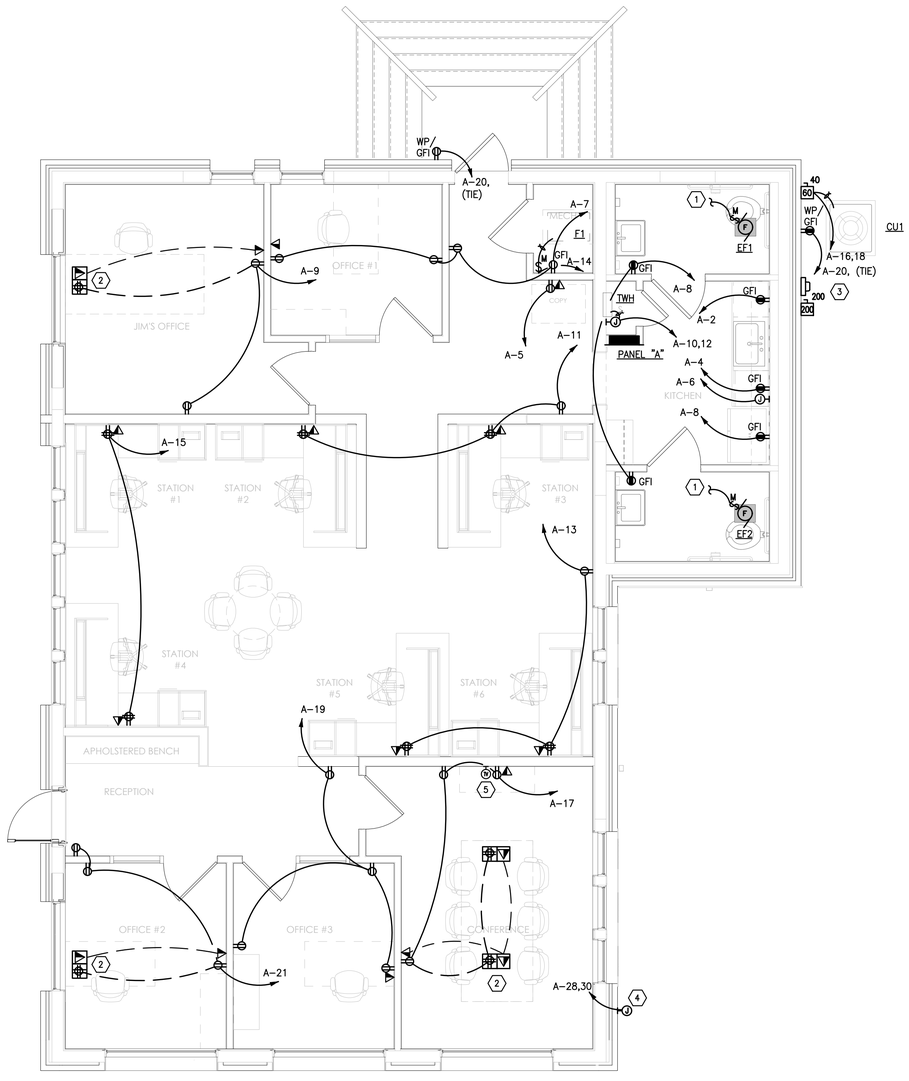
5/31/2021

sheet title

ENERGY CALCULATIONS

sheet number

E0.3



POWER PLAN

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

ABBREVIATIONS:

AFG	ABOVE FINISH GRADE	GFI	GROUND FAULT CIRCUIT INTERRUPTER
RTU	ROOF TOP UNIT	UNO	UNLESS NOTED OTHERWISE
EF	EXHAUST FAN	WP	WEATHERPROOF
NTS	NOT TO SCALE	AFF	ABOVE FINISHED FLOOR
CM	CEILING MOUNTED		

POWER LEGEND

	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	FLOOR BOX w/ QUAD RECEPTACLE & DATA. SEE SPECIFICATION NOTE 18. ON SHEET E0.1 FOR ADDITIONAL INFORMATION.
GFI	DUPLEX RECEPTACLE MOUNTED 42" AFF OR 6" ABOVE COUNTER. GFI = GROUND FAULT CIRCUIT INTERRUPTER
J	JUNCTION BOX (FLUSH, SURFACE OR WALL MOUNTED)
30 NF	DISCONNECT SWITCH. DISCONNECT RATING AND FUSE SIZE GIVEN, NF = NON-FUSED.
F	MOTOR (HORSEPOWER INDICATED) F = FRACTIONAL
	FLUSH MOUNTED 120/208 VOLT PANELBOARD
	CONDUIT, OR CABLE, CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT, OR CABLE, CONCEALED below slab / floor
A-2	HOME RUN TO PANEL AND CIRCUIT INDICATED
	FLEXIBLE CONDUIT NOT TO EXCEED 6 FEET IN LENGTH
	DATA/PHONE OUTLET: PROVIDE JUNCTION BOX w/ 1 1/4" STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING TERMINATED w/ AN INSULATED BUSHING.
TV	TV OUTLET: PROVIDE JUNCTION BOX w/ 1 1/4" STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING TERMINATED w/ AN INSULATED BUSHING.

MOUNTING HEIGHTS SHOWN ARE MAXIMUM/MINIMUM HANDICAPPED ACCESSIBILITY STANDARDS - THEY SHALL NOT BE ALTERED WITHOUT WRITTEN AUTHORIZATION.

NOTE: MOUNTING HEIGHTS NOTED ARE TO CENTERLINE OF DEVICE SHOWN. U.N.O.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IN WRITING WITH-IN 15 DAYS OF RECEIVING THE "NOTICE TO PROCEED" OF ANY DEVIATIONS FROM THESE PLANS THAT MAY AFFECT THE DESIGN.
2. SEE MECHANICAL EQUIPMENT SCHEDULE SHEET E0.2 FOR FEEDER, CIRCUIT NUMBER AND DISCONNECT INFORMATION FOR ALL HVAC AND PLUMBING EQUIPMENT.
3. COORDINATE WITH OTHER TRADES TO MAINTAIN CODE REQUIRED CLEARANCES FOR ELECTRICAL EQUIPMENT.

KEYED NOTES:

1. CONNECT TO LIGHTING CIRCUIT, SEE SHEET E2.1 FOR CONTINUATION. ALSO, SEE MECHANICAL PLANS FOR CONTROL INFORMATION.
2. FLOOR BOX w/ QUAD RECEPTACLE & DATA. ROUTE 2#12, 1#12G., 1"C. BELOW SLAB/FLOOR TO RECEPTACLE ON WALL & AN EMPTY 1"C. w/ PULL CORD TO DATA OUTLET. SEE DETAIL THIS SHEET FOR TURNING UP CONDUIT INTO WALL.
3. NEW UTILITY METER & SERVICE DISCONNECT, SEE ONE-LINE DIAGRAM ON E0.2.
4. PROVIDE A FLUSH MOUNTED WEATHER PROOF JUNCTION BOX w/ 2 #8, 1 #10G., 3/4"C. CAPPED IN PANEL "A" & THE J-BOX FOR FUTURE EV CHARGING STATION. FIELD COORDINATE THE FINAL LOCATION w/ OWNER PRIOR TO ROUGH-IN.
5. PROVIDE A TV OUTLET, RECEPTACLE, & DATA OUTLET MOUNTED 84" AFF OR AS DIRECTED BY THE OWNER.

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GEORGIA REGISTERED NO. 32016 PROFESSIONAL ENGINEER MICHAEL JONES 5-28-2021

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PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: JMJ
checked by: JMJ

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sheet title

POWER PLAN

sheet number

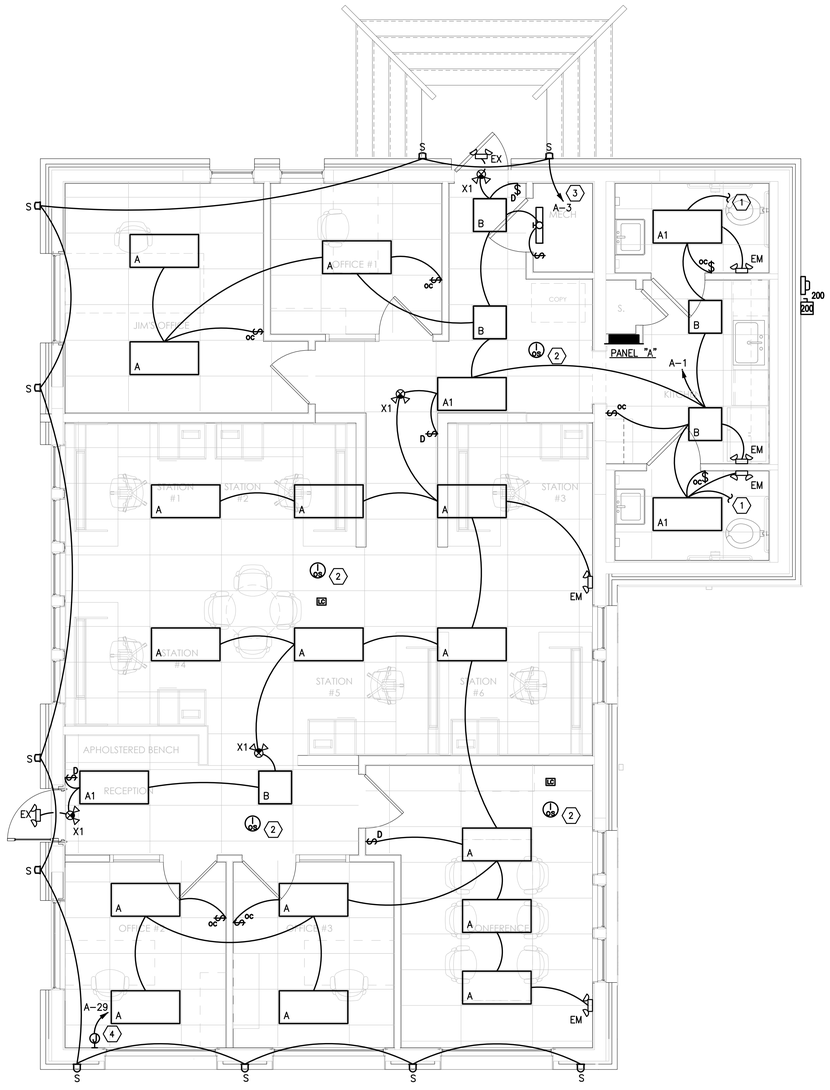
E1.1

LIGHTING CONTROL SEQUENCE OF OPERATIONS:

1. THE EXTERIOR LIGHTING CIRCUIT SHALL BE ROUTED THRU AN IECC 2015 COMPLIANT TIME CLOCK CONTROL PANEL (IECC C405.2.2.2). THE CONTROL PANEL SHALL HAVE A PHOTO CONTROL INPUT FROM A PHOTOCELL LOCATED ON THE ROOF WITH A CLEAR VIEW OF THE NORTHEAST SKY WITH OUT THE INTERFERENCE OF ARTIFICIAL LIGHT SOURCES. THE CONTROLS SHALL BE SET TO TURN THE LIGHTS ON AT DUSK AND TURN THE LIGHTS OFF AT DAWN WITH A TIME CLOCK SCHEDULE TO TURN THE LIGHT OFF OVER NIGHT PER THE SCHEDULE SET BY THE OWNER.

2. THE SMALL OFFICES, RESTROOMS, AND THE BREAK AREA SHALL BE CONTROLLED THRU DIMMING WALL SWITCH OCCUPANCY SENSORS THAT ARE TO BRING ON THE LIGHT ON TO NO GREATER THAN 50% LIGHT OUTPUT w/ MANUAL CONTROLS TO BRING LIGHTS UP TO 100%.

3. THE CONFERENCE ROOM AND THE OPEN OFFICE w/ HALLS SHALL BE CONTROLLED THRU A ROOM LIGHTING CONTROLLER, CEILING MOUNTED OCCUPANCY SENSOR, AND DIMMER–LOOKING KEY PADS. THE SYSTEM SHALL BE SET–UP FOR THE OCCUPANCY SENSOR TO BRING THE LIGHTS ON TO NO MORE THAN 50% AND THE DIMMERS TO BRING THE LIGHTS UP TO 100%.



LIGHTING PLAN
SCALE: 1/4" = 1'–0"

ABBREVIATIONS:

AFG	ABOVE FINISH GRADE	GFI	GROUND FAULT CIRCUIT INTERRUPTER
RTU	ROOF TOP UNIT	UNO	UNLESS NOTED OTHERWISE
EF	EXHAUST FAN	WP	WEATHERPROOF
NTS	NOT TO SCALE	AFF	ABOVE FINISHED FLOOR
CM	CEILING MOUNTED		

LIGHTING LEGEND

$	SINGLE POLE TOGGLE SWITCH, MOUNT 48" A.F.F. U.N.O.
$D	DIMMING WALL SWITCH, MOUNT 48" A.F.F. U.N.O. BASIS OF DESIGN WATTSTOPPER LMDM–101.
$OC	OCCUPANCY SENSOR WALL SWITCH, MOUNT 48" A.F.F. U.N.O. BASIS OF DESIGN WATTSTOPPER DW–311 DUAL TECHNOLOGY 0–10V DIMMING.
OC	CEILING MOUNTED OCCUPANCY SENSOR. BASIS OF DESIGN WATTSTOPPER LMDC–100.
LC	ROOM LIGHTING CONTROLLER BASIS OF DESIGN WATTSTOPPER LMRC–111.
	FLUSH MOUNTED 120/208 VOLT PANELBOARD
	CONDUIT, OR CABLE, CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT, OR CABLE, CONCEALED below slab / floor
A–2	HOME RUN TO PANEL AND CIRCUIT INDICATED
	FLEXIBLE CONDUIT NOT TO EXCEED 6 FEET IN LENGTH
	2'x4' LAY–IN FIXTURE
	2'x2' LAY–IN FIXTURE
EM	EXIT SIGN w/ EMERGENCY
	EMERGENCY LIGHT

MOUNTING HEIGHTS SHOWN ARE MAXIMUM/MINIMUM HANDICAPPED ACCESSIBILITY STANDARDS – THEY SHALL NOT BE ALTERED WITHOUT WRITTEN AUTHORIZATION.

NOTE: MOUNTING HEIGHTS NOTED ARE TO CENTERLINE OF DEVICE SHOWN. U.N.O.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IN WRITING WITH–IN 15 DAY OF RECEIVING THE "NOTICE TO PROCEED" OF ANY DEVIATIONS FROM THESE PLANS THAT MAY AFFECT THE DESIGN.
2. PROVIDE TYPED DIRECTORY, IN ALL PANELBOARDS, SHOWING AS–BUILT CONDITIONS.
3. PROVIDE GROUNDED CIRCUIT CONDUCTOR AT EACH LIGHT SWITCH PER NEC 404.2(C).
4. CONNECT ALL EXIT AND EMERGENCY BATTERIES AHEAD OF ALL SWITCHES & CONTROLS.
5. FIELD VERIFY EMERGENCY EGRESS LIGHTING LEVELS PROVIDED COMPLY w/ NFPA 101 7.9.2.1, 1.0 FOOT–CANDLE AVERAGE & 0.1 FOOT–CANDLE MINIMUM. PROVIDE ADDITIONAL FIXTURES AS REQUIRED TO MEET THIS REQUIREMENT OR AS DIRECTED BY THE AHJ.
6. COORDINATE THE LOCATIONS OF OCCUPANCY & VACANCY SENSORS FOR LIGHTING CONTROL WITH THE VENDOR PRIOR TO ROUGH–IN.
7. COORDINATE WITH OTHER TRADES TO MAINTAIN CODE REQUIRED CLEARANCES FOR ELECTRICAL EQUIPMENT.
8. PRIOR TO THE PROJECT CLOSEOUT THE CONTRACTOR SHALL HAVE THE REGISTERED LIGHTING DESIGN PROFESSIONAL PROVIDE EVIDENCE THE LIGHTING CONTROL SYSTEM HAS BEEN TESTED IN ACCORDANCE w/ IECC C408.3.1.

KEYED NOTES:

1. CONNECT TO EXHAUST FAN, SEE SHEET E1.1 FOR CONTINUATION.
2. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, ROOM LIGHTING CONTROLLER ABOVE THE CEILING, AND DIMMING WALL SWITCH TO CONTROL LIGHTS IN THIS ROOM.
3. ROUTE THRU LIGHTING CONTROL PANEL, SEE SEQUENCE OF OPERATIONS THIS SHEET.
4. PROVIDE A JUNCTION BOX MOUNTED ON THE INSIDE FACE OF THE WALL OR PARAPET WITH A 3/4" RIGID STEEL CONDUIT STUBBED THRU WALL AND CAPPED FOR FUTURE SIGN. IF MOUNTED ON PARAPET PROVIDE A CAST METAL BOX w/ WEATHER PROOF COVER. FIELD COORDINATE THE FINAL LOCATION OF JUNCTION BOX w/ SIGN VENDOR PRIOR TO ROUGH–IN.

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seal
GEORGIA REGISTERED NO. 33016 PROFESSIONAL ENGINEER MICHAEL JONES 5-28-2021

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drawing information

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checked by: JMJ

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5/31/2021

sheet title

LIGHTING PLAN

sheet number

E2.1

PLUMBING NOTES:

GENERAL:

1. VERIFY" SHALL MEAN CHECK CONDITIONS ON SITE AGAINST DRAWINGS AND SPECIFICATION AND ADJUST WORK TO MATCH EXISTING. OBTAIN RULING FROM OWNER ON ANY ITEMS REQUIRING CLARIFICATION
2. THE NEW PLUMBING SYSTEMS (DOMESTIC COLD & HOT WATER, SANITARY WASTE, VENT AND GAS) SHALL BE INSTALLED COMPLETE AND IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS, LOCAL HEALTH DEPARTMENT STANDARDS AND THE OWNER'S REQUIREMENTS.
3. THE SYSTEMS SHALL BE FREE OF ANY NOISE AND VIBRATIONS.
4. THE PLUMBING WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL PLUMBING & GAS CODES, GA STATE AMENDMENTS, THE GEORGIA STATE ACCESSIBILITY CODE & ALL APPLICABLE SECTIONS OF NFPA AND ANSI AND THE GUIDELINES OF ASPE.
5. THE CONTRACTOR SHALL CONFIRM AND ENSURE THAT ALL PLUMBING WORK CONFORMS TO THE CURRENT REQUIREMENTS OF THE LOCAL BUILDING INSPECTION DEPARTMENT.
6. ALL PLUMBING EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
7. ALL FIXTURES AND EQUIPMENT SHALL BE INSTALLED LEVEL, PLUMB AND RUN PARALLEL OR PERPENDICULAR TO THE BUILDING WALLS UNLESS INDICATED OTHERWISE.
8. CONTRACTOR SHALL SECURE ALL PERMITS, INSPECTION CERTIFICATES, AUTHORITY APPROVALS AND PAY ALL RELATED FEES AND CHARGES.
9. ALL NEW PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
10. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE OR MATERIAL WHICH MAY BE NECESSARY TO MAKE THE WORK COMPLETE AND FULLY OPERATIONAL, EVEN IF NOT EXPLICITLY STATED, SHALL BE PROVIDED FOR BY THE CONTRACTOR.
11. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ALL ELECTRICAL AND MECHANICAL WORK AND STRUCTURAL MEMBERS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL AREAS WHICH WERE DAMAGED BY HIS OPERATION.
13. ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT THE HIGHEST POSSIBLE ELEVATION AND NOT LESS THAN 6" ABOVE FINISHED FLOOR TO PROVIDE CLEARANCE FOR CLEANING.
14. EXACT LOCATIONS & ROUGH-IN REQUIREMENTS FOR ALL FIXTURES & EQUIPMENT SHALL BE DETERMINED FORM ARCHITECTURAL DRAWINGS. LARGE SCALE ARCHITECTURAL DETAILS & APPROVED MANUFACTURER'S SHOP DRAWINGS. PARTICULAR ATTENTION SHALL BE DIRECTED TO FIXTURES OR EQUIPMENT FURNISHED BY OTHER TRADES.
15. PIPING IS SHOWN IN ITS GENERAL LOCATION (UNLESS DIMENSIONED). EXACT LOCATIONS SHALL BE DETERMINED BY JOB CONDITIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HIS WORK WITH THAT OF OTHER TRADES & ARRANGE PIPING TO CLEAR STRUCTURAL MEMBERS & DUCTWORK. DO NOT RESTRICT ACCESS TO ANY EQUIPMENT.

SANITARY WASTE WATER & VENT PIPING:

16. ALL SANITARY WASTE & VENT PIPING & FITTINGS INSIDE THE BUILDING, ABOVE & BELOW GRADE, SHALL BE SOLID WALL SCHEDULE 40 PVC DWV AS MANUFACTURED BY CHARLOTTE PIPE & MEET ASTM D-1784, D-1785 & D-2665.
17. FOAM CORE &/OR CELLULAR CORE PVC PIPING SHALL NOT BE ALLOWED.
18. PVC PIPING OUTSIDE THE BUILDING, BELOW GRADE, SHALL BE TYPE PVC SDR-35 MEETING ASTM-D3034.
19. PVC-DWV FITTINGS FOR PIPING SHALL BE SOLVENT WELD TYPE INSIDE & UNDERSLAB MEETING ASTM D-1784, D-2665 & D-3311. CEMENTS SHALL MEET ASTM D-2565 & PRIMER MEETING ASTM F-656. CURE TIME MUST COMPLY WITH MANUFACTURER'S RECOMMENDATIONS. EXTERIOR PIPING JOINTS SHALL BE NEOPRENE PUSH-ON TYPE.
20. PROVIDE MINIMUM COVER OF 30" FOR ALL LINES OR AS OTHERWISE NOTED ON THE DRAWINGS.
21. COORDINATE WITH THE MECHANICAL CONTRACTOR TO ENSURE THAT SANITARY VENTS THROUGH ROOF MAINTAIN A MINIMUM OF 12" FROM ANY VERTICAL SURFACE AND 10'-0" FROM ANY FRESH AIR INTAKE TO THE BUILDING.
22. INVERT ELEVATIONS OF THE SANITARY PIPING SHOWN ON THE CIVIL UTILITY PLANS SHALL BE VERIFIED ON THE JOB BEFORE INSTALLING ANY PIPE.
23. REFER TO ARCHITECTURAL FINISH SCHEDULE & ELEVATIONS FOR DETAILS OF FLOORS WHERE FLOOR DRAINS & CLEAN-OUTS ARE LOCATED.
24. ALL CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND ARCHITECT PRIOR TO INSTALLATION.

DOMESTIC WATER PIPING:

25. DOMESTIC WATER PIPING BELOW GRADE SHALL BE TYPE "K" COPPER TUBING, WITH NO PIPE JOINTS BELOW GRADE. UNDERGROUND PIPES SHALL BE INSIDE A PVC PIPE LINER AND INSTALL A UNION ABOVE GRADE AT EACH END OF THE BURIED PIPE. UNDERGROUND PIPE SHALL BE DRAWN EXCEPT ANNEALED (SOFT) PIPE MAY BE USED WHERE INDICATED.
26. DOMESTIC (CLOD, HOT & CIRCULATING HOT) WATER PIPING ABOVE GRADE SHALL BE TYPE "L" COPPER TUBING. FITTINGS SHALL BE WROUGHT COPPER WITH LEAD FREE SOLDER. PIPING SHALL NOT TOUCH FERROUS MATERIALS. FIRMLY SUPPORT PIPING USING NON FERROUS PIPE SUPPORTS.
27. IF APPROVED BY OWNER, DOMESTIC WATER PIPING ABOVE GRADE MAY BE CPVC PER ASTM D2846; ASTM F 441; ASTM F442; CSA B137.6. FITTINGS MAY BE CPVC PER ASSE 1061; ASTM D2846; ASTM F 437 ASTM F 438, ASTM F 439; CSA B137.6.
28. SHUT-OFF VALVES SHALL BE FULL PORT, THREADED OR SOLDER-END TYPE, RATED AT NOT LESS THAN 200 LB. NON-SHOCK COLD WATER WORKING PRESSURE. PROVIDE VALVES IN EACH BRANCH LINE WHETHER SHOWN ON THE DRAWINGS OR NOT.
29. PROVIDE A BALL-COCK STOP ON WATER SUPPLY IN BRANCH PIPE TO EACH PLUMBING FIXTURE WHETHER SHOWN ON THE DRAWINGS OR NOT.
30. UNIONS SHALL BE PROVIDED AFTER EACH SCREW TYPE VALVE AND AT EQUIPMENT CONNECTIONS. PROVIDE ISOLATION UNIONS ON ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
31. COLD & HOT WATER RISERS FOR FIXTURES, UNLESS NOTED OTHERWISE SHALL BE CONCEALED IN WALLS OR PIPE CHASES.
32. EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
33. ALL DOMESTIC WATER PIPING (HOT, COLD, HOT WATER CIRCULATION) SHALL BE LOCATED WITH THE BUILDING ENVELOPE. PIPING LOCATED ABOVE CEILING SHALL BE LOCATED BETWEEN THE CEILING & ROOF/CEILING INSULATION. PIPING LOCATED IN EXTERIOR WALL SHALL BE LOCATED BETWEEN THE WALL INSULATION & INTERIOR SHEATHING

GAS:

34. GAS PIPING: PIPE SHALL BE CODE APPROVED BLACK IRON, SCHEDULE 40, ASTM A120 OR A53, WITH THREADED JOINTS, AND A MINIMUM PRESSURE RATING OF 250 PSI. FITTINGS SHALL BE SCREWED END.
35. PROVIDE A GAS COCK AT EACH PIECE OF GAS EQUIPMENT AND ONE MAIN SHUT-OFF GAS COCK AT THE GAS METER. COORDINATE LOCATION, LEAVING GAS PRESSURE AND GAS METER WITH THE LOCAL NATURAL GAS SUPPLY COMPANY.

INSULATION:

36. INSULATE ALL ABOVE GROUND HOT AND COLD WATER PIPING AND FITTINGS WITH:
    A. PRE-FORMED ARMAFLEX AP INSULATION, 1" THICK. USE ARMAFLEX 520 ADHESIVE ON ALL JOINTS. INSULATION CONDUCTIVITY SHALL BE MAXIMUM 0.27 (BTU*IN)/(HR*FT2*?F) PER ASTM C 177.
    B. PRE-FORMED NOMALOCK EPFI INSULATION INSULATION, 1" THICK. WITH A PRE-GLUED PRESSURE SENSITIVE ADHESIVE CLOSURE SYSTEM. INSULATION CONDUCTIVITY SHALL BE MAXIMUM 0.27 (BTU*IN)/(HR*FT2*?F) PER ASTM C 177.
    C. PRE-FORMED MICRO-LOK FIBER GLASS INSULATION, 1" THICK. WITH FACTORY APPLIED LONGITUDINAL ACRYLIC CLOSURE SYSTEM & FACTORY SUPPIED BUTT STRIPS. INSULATION CONDUCTIVITY SHALL BE MAXIMUM 0.24 (BTU*IN)/(HR*FT2*?F) PER ASTM C 177.
37. THE DRAINAGE, HOT AND COLD PIPEWORK BELOW ALL LAVATORIES IN THE TOILETS WILL BE INSULATED WITH "HANDI-LAV" GUARD" INSULATING KITS AS MANUFACTURED BY TRUEBRO, INC (203) 875-2868 OR EQUAL.
38. INSULATE ALL RAIN LEADER PIPING INSIDE THE BUILDING WITH ARMAFLEX AP INSULATION, MINIMUM 1" THICK, USE ARMAFLEX 520 ADHESIVE ON ALL JOINTS. THERMAL CONDUCTIVITY SHALL NOT EXCEED 0.27 BTU-IN/HR-SQ. FT.- DEG F AT 75 DEG F. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, SMOKE DEVELOPED RATING OF 50 OR LESS.

SUPPORT SPACING:

39. SPACING OF HANGERS AND SUPPORTS FOR ABOVEGROUND HORIZONTAL PIPING AND TUBING SHALL NOT EXCEED THE FOLLOWING:

	PIPE SIZE	MAX. SPACING (FT)
A.	COPPER TUBING	
	3/4 " & SMALLER	5
	1 IN. THRU 3 IN	6
B.	PVC PIPE	4
C.	GAS PIPING (STEEL):	
	1/2"	6
	3/4" - 1"	8
	1-1/4"- LARGER	10

    D. SEE 2012 INTERNATIONAL PLUMBING CODE, TABLE 308.5, FOR PIPE HANGER SPACING FOR OTHER MATERIALS
40. SUPPORT PIPES FROM STRUCTURE. WHERE SPACING OF STRUCTURAL MEMBERS EXCEEDS THE MAXIMUM SPACING NOTED ABOVE PROVIDE ADDITIONAL SUPPORTS OF SUFFICIENT SIZE TO SUPPORT PIPES WITHOUT EXCESSIVE DEFLECTION.
41. ADJUST HANGERS AND SUPPORTS TO SLOPE PIPE TO CODE OR AS OTHERWISE REQUIRED FOR PROPER OPERATION OF THE SYSTEM(S).
42. UNDERGROUND PIPING SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH.

MISCELLANEOUS:

43. THE SCHEDULED "BASIS OF DESIGN" IS INTENDED TO INDICATE THE PERFORMANCE REQUIRED FOR THE PARTICULAR ITEM OF EQUIPMENT. SUBSTITUTIONS WILL BE PERMITTED. SUBSTITUTIONS SHALL BE DEEMED TO INCLUDE ALL ASSOCIATED CHANGES TO BUILDING, STRUCTURE & OTHER SERVICES WITHOUT ANY ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT SUBSTITUTIONS SHALL FIT INTO THE SPACE AVAILABLE WITH PROVISIONS FOR PROPER ACCESS, MAINTENANCE, PARTS REPLACEMENT, WEIGHT ALLOWANCE & FOR COORDINATION WITH OTHER TRADES (INCLUDING ELECTRICAL, MECHANICAL, STRUCTURAL AND ARCHITECTURAL).
44. NON-FREEZE HOSE BIBBS SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR OR AS OTHERWISE NOTED ON THE DRAWINGS. VERIFY PRIOR TO INSTALLATIONS.
45. PROVIDE SLEEVES FOR PIPES THRU FLOORS, MASONRY WALLS & FIRE OR SMOKE PARTITIONS. PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND PARTITIONS SHALL BE FIRE STOPPED TO COMPLY WITH THE APPLICABLE EDITION, INCLUDING REVISIONS, OF THE STANDARD BUILDING CODE, STANDARD MECHANICAL CODE AND LOCAL FIRE MARSHALL REQUIREMENTS. FIRE STOP SYSTEM USED SHALL BE UL LISTED AND SHALL BE SUITABLE FOR THE PENETRATING AND PENETRATED MATERIALS. THE WORK SHALL BE INSPECTED AND CERTIFIED BY THE MANUFACTURER'S AUTHORIZED REPRESENTATIVE. PENETRATIONS THROUGH WALLS AND FLOORS BELOW GRADE AND OUTSIDE WALLS SHALL BE SEALED AND CAULKED WATER, MOISTURE AND AIR TIGHT TO ARCHITECT APPROVAL.
46. THE PRV PROVIDED SHALL BE SUITABLE FOR THE APPLICATION. THE PLUMBER SHALL CHECK THE PREVAILING MAINS WATER PRESSURE AND SHALL CONSULT THE MANUFACTURER'S ENGINEERING DEPARTMENT TO VERIFY THE CORRECT SELECTION OF THE PRV PROVIDED IRRESPECTIVE OF ANY MODEL SPECIFIED ON THE DRAWINGS.
47. BACK FLOW PREVENTORS SHALL BE PROVIDED ON ALL BEVERAGE MACHINES AND ICE MAKERS WHETHER SHOWN ON THE DRAWINGS OR NOT.
48. EXISTING BFP 'S TO BE REUSED SHALL BE TESTED BY A CERTIFIED BACK FLOW PREVENTER TECHNICIAN AND A LETTER OF COMPLIANCE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE LOCAL AUTHORITY AS PART OF THE CONTRACT.

SLOPE OF HORIZONTAL DRAINAGE PIPE (TABLE 704.1, 2012 IPC)	
SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

PLUMBING FIXTURE SCHEDULE

TAG	BASIS OF DESIGN	MODEL	DESCRIPTION	ACCESSORIES
HWC	MANSFIELD	4137-3121	"ALTO" FLOOR MOUNTED (1.28 GPF) FLUSH TANK HANDICAPPED TOILET WITH ELONGATED BOWL: WATER CLOSET RIM TO BE 16 3/4" AFF.	PROVIDE WITH ELONGATED OPEN FRONT SEAT WITHOUT LID. FLUSH HANDLES SHALL BE ON WIDE SIDE OF WATER CLOSET COMPARTMENT
LAV	MANSFIELD	2018HBNS	"GRAND ISLE" ADA COMPLIANT, WALL HUNG LAVATORY. CONCEALED FRONT OVERFLOW, VITREOUS CHINA, WITH FAUCET HOLES ON 4" CENTERS.	PROVIDE WITH CHICAGO FAUCET MODEL: 802-1000CP LAVATORY FAUCET WITH LEVER HANDLES, 4" SPOUT, 1/4 TURN OPERATING CARTRIDGE, 0.5 GPM AERATOR, McGUIRE 1-1/4" PTRAP, SUPPLIES & STOPS.
MV	LAWLER	TMM-1000	UNDER-THE-COUNTER THERMOSTATIC MIXING VALVE WITH A THERMOSTATIC HIGH TEMPERATURE LIMIT STOP @ 110'F.	3/8" INLETS & 3/8" OUTLET INTEGRAL RUBBER DUCK-BILL CHECKS SET TO DELIVER MAX. 105'F TEMPERED WATER
SCS	DAYTON	DSESR12722	18 GAUGE-TYPE 304 STAINLESS STEEL SELF-RIMING, SINGLE BOWL SINK. 3- 4" CENTER 1-1/2"ø FAUCET HOLES. OVERALL DIMENSIONS 27"x22", BOWLS TO BE 8" DEEP.	PROVIDE WITH ELKAY FAUCET MODEL: LK800GN05T4; TWO HANDLE, DECK MOUNT FAUCET WITH RIGID GOOSENECK SPOUT. OVERALL HEIGHT 8". PROVIDE WITH LK35 STAINLESS STEEL CONICAL STRAINER BASKET WITH FLEX STEM & RUBBER STOPPER. McGUIRE 1-1/2" P-TRAP & SUPPLIES AND STOPS.
FCO GCO	ZURN	Z-1400	ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, WITH GAS & WATER TIGHT ABS TAPERED THREAD PLUG & ROUND SCORIATED TOP ADJUSTABLE TO FINISHED FLOOR.	PROVIDE WITH CARPET MARKER TOP OR RECESSED SQUARE TOP FOR TILE AS REQUIRED.
NFHB	WOODFORD	65	ANTI-SIPHON, AUTOMATIC DRAINING, FREEZELESS WALL HYDRANT.	PROVIDE WITH ADDITIONAL OPERATING KEY.
IM	IPS	88080	"WATER-TITE" RECESSED ICE MAKER BOX WITH INTEGRAL HAMMER ARRESTOR VALVE.	

WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	CAPACITY (GAL)	GAS INPUT (BTUH)	GPM (@ 90'F RISE)	ENERGY FACTOR	ELECTRICAL V/PH/HZ	ELECTRICAL FLA	NOTES:
TWH	RINNAI	VR75i	---	180,000	3.5	.81	208/1/60	4	1,2,3

NOTES:
1. PROVIDE WITH 4" PVC INTAKE & EXHAUST PIPES & CONCENTRIC VENT. VERIFY EXHAUST & VENT PIPE TERMINATION WITH MANUFACTURER.
2. PROVIDE EXPANSION TANK & T & P VALVE.
3. 57'F TEMP RISES @ 0.5 GPM FLOW RATE.

SYMBOL	PLUMBING LEGEND
	DOMESTIC (COLD) WATER PIPING
	HOT WATER PIPING
	CIRCULATING HOT WATER PIPING
	SANITARY PIPING
	VENT PIPING
G	GAS PIPING
	BELOW FLOOR DOMESTIC WATER PIPING
	PIPING TURNING DOWN
	P-TRAP
	VENT THROUGH ROOF
	SHUT-OFF VALVE
	FLOOR/GRADE CLEAN OUT
	FLOOR DRAIN W/ TRAP PRIMER LINE
	WALL CLEANOUT
	GAS SHUT-OFF VALVE
	NEW-TO-EXISTING CONNECTION

ABBREVIATIONS:

AFF	=	ABOVE FINISHED FLOOR
BFP	=	BACK FLOW PREVENTER
CMP	=	COMPRESSOR
CW	=	COLD WATER
°F	=	DEGREES FAHRENHEIT
DIA	=	DIAMETER
FD	=	FLOOR DRAIN
FS	=	FLOOR SINK
HD	=	HUB DRAIN
HP	=	HORSEPOWER
HW	=	HOT WATER
IPC	=	INTERNATIONAL PLUMBING CODE
LAV	=	LAVATORY
PRV	=	PRESSURE REDUCING VALVE
SAN	=	SANITARY
TYP	=	TYPICAL
VTR	=	VENT THROUGH ROOF
WHA	=	WATER HAMMER ARRESTOR

FOR CONSTRUCTION

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consultant

seal
GEORGIA
No.PE038052
PROFESSIONAL
ENGINEER
MATTHEW R. MERKER
10-8-21

issue date

No.	Description	Date
	For Const.	10.08.21

project title

PARKLAND COMM. OFFICE

363 SOUTH MAIN STREET
ALPHARETTA, GA 3004

for

PARKLAND COMM.

drawing information

project number: 18082
contact:
drawn by: MM
checked by: MM

drawing date

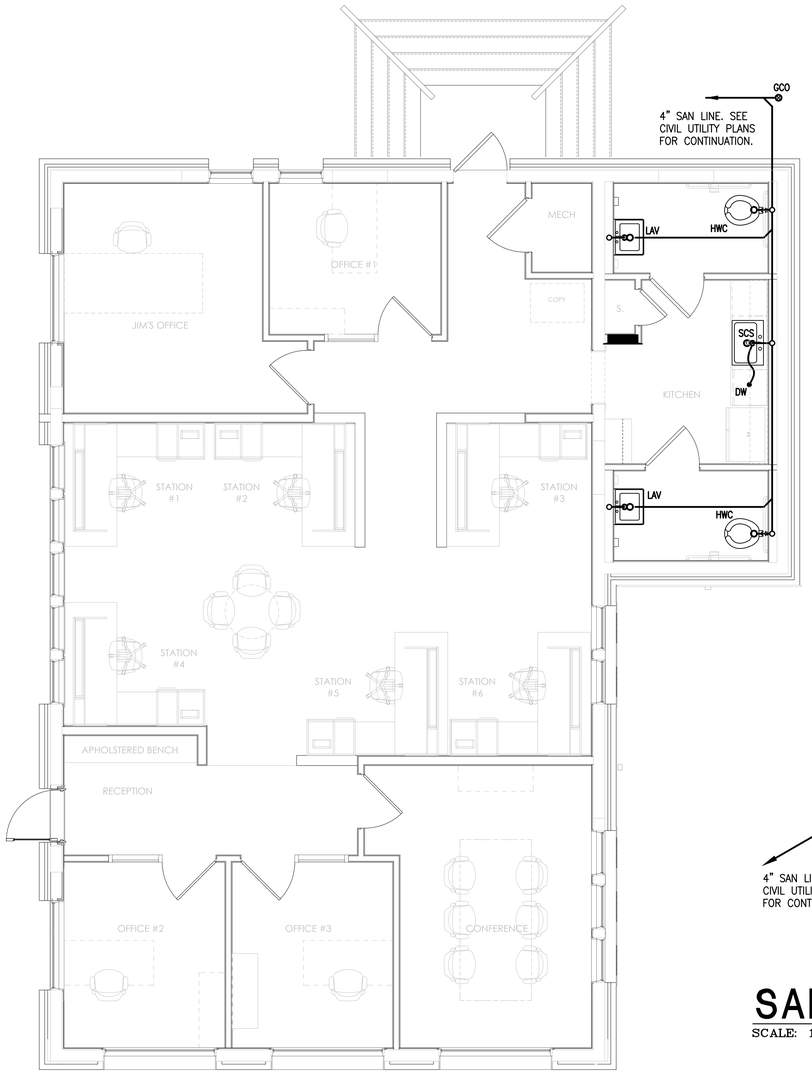
5/31/2021

sheet title

PLMBING NOTES, LEGEND, & ABBREVIATIONS

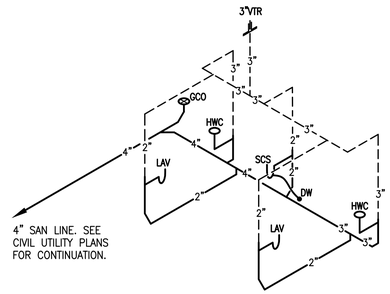
sheet number

P0.1



SANITARY WASTE & VENT PLAN

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



SANITARY WASTE & VENT RISER

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

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SANITARY WASTE & VENT PLANS & RISERS

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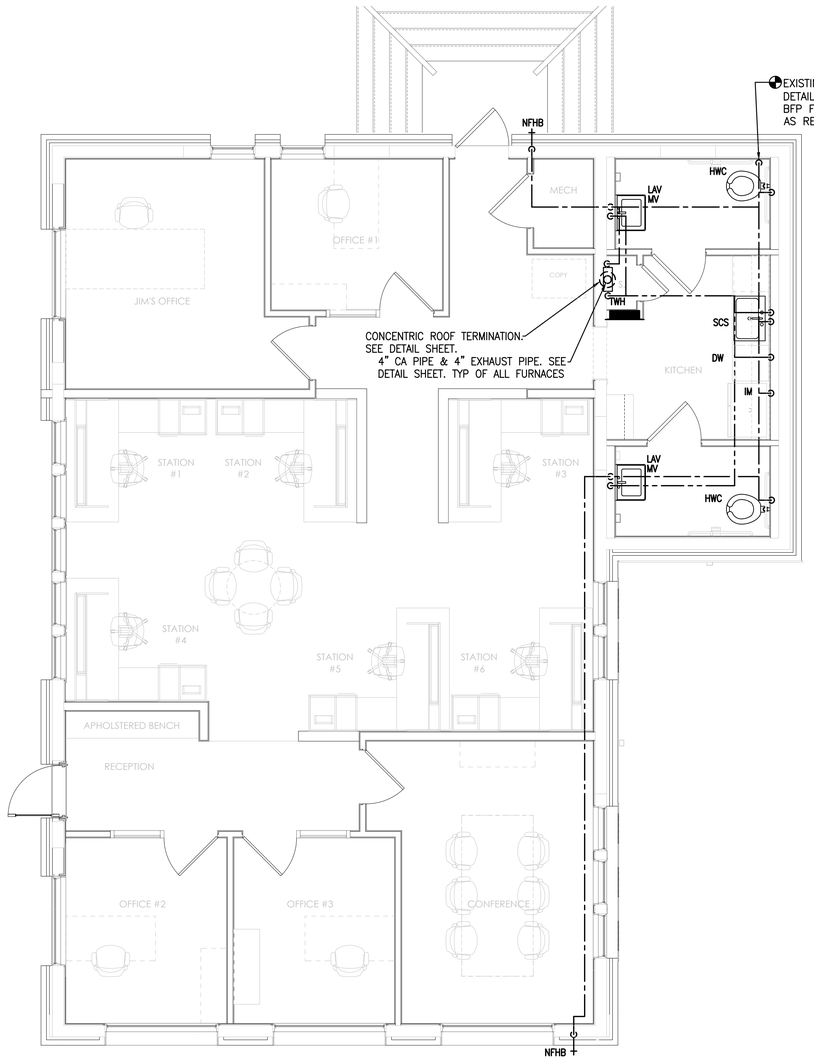
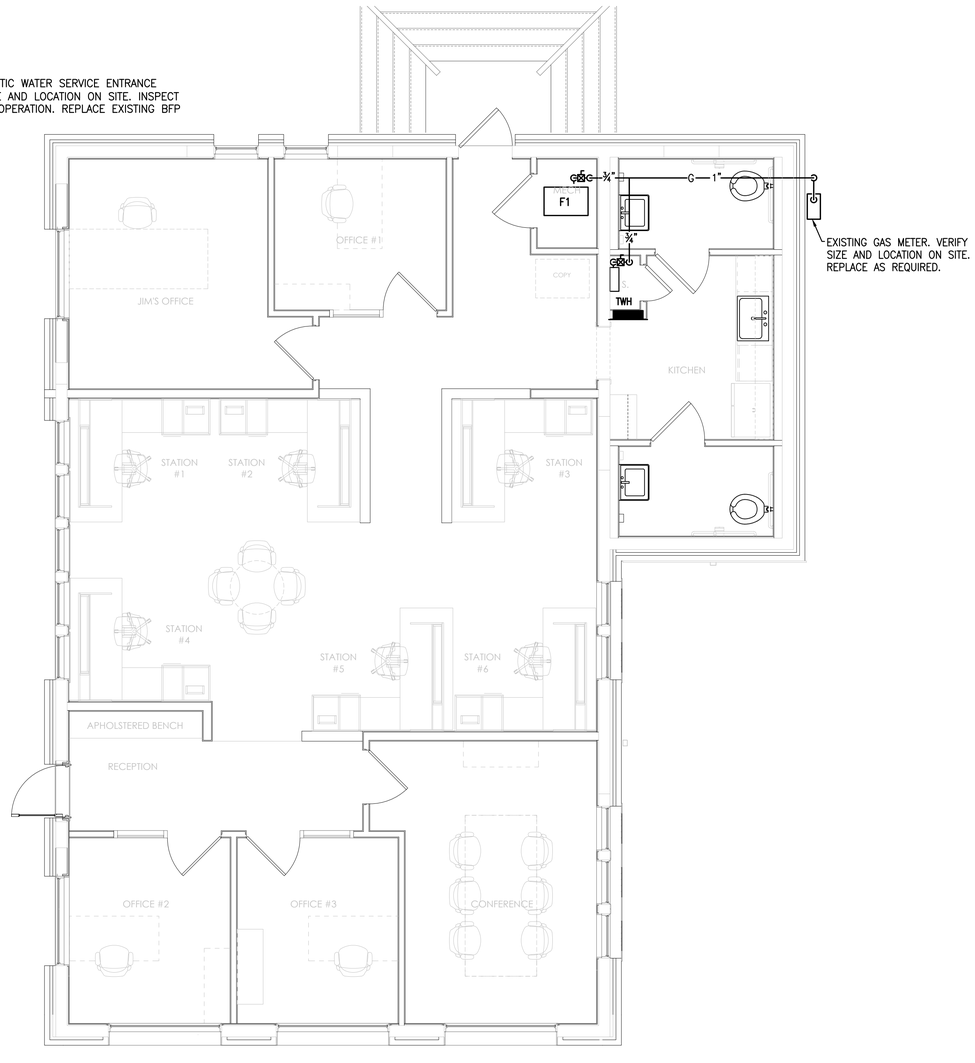
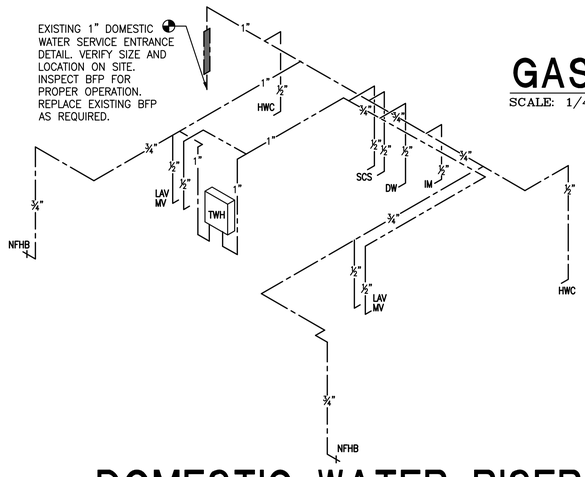




DOMESTIC WATER PLAN

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



DOMESTIC WATER RISER

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

GAS PLAN

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

GAS LOAD SCHEDULE	
EQUIPMENT	**BTUH INPUT**
(F1)	80,000
TWH	180,000
TOTAL USAGE	260,000
APPROX. DISTANCE FROM REGULATOR TO FARTHEST TAKE OFF 50' (VERIFY ON SITE)	
GAS TYPE:	NATURAL GAS
DELIVERY PRESSURE	7" W.C.

GAS LINE SIZING NOTES:

1. GAS LINES HAVE BEEN SIZED PER TABLE 402.4(2) OF THE 2012 INTERNATIONAL GAS CODE – FUEL GAS FOR PRESSURES LESS THAN 2 PSI, A PRESSURE DROP OF 0.5" WATER COLUMN AND 0.6 SPECIFIC GRAVITY.

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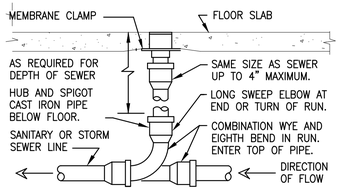
DOMESTIC WATER AND GAS PLANS AND RISERS

sheet number

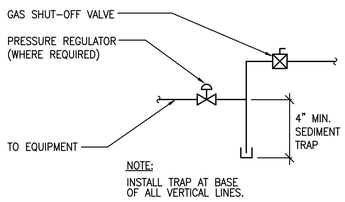
P1.2

ROUND SECURED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS). PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY. USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION.



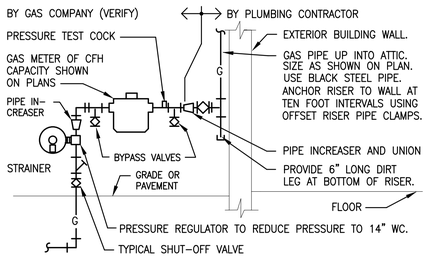
LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

FLOOR CLEAN OUT:
NOT TO SCALE



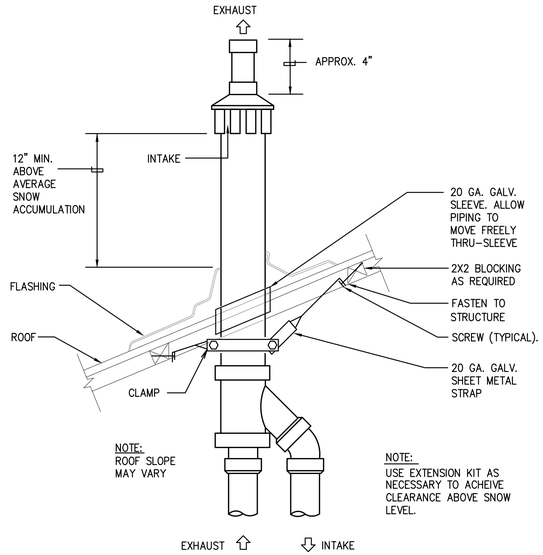
NOTE:
INSTALL TRAP AT BASE OF ALL VERTICAL LINES.

GAS CONNECTION DETAIL
NOT TO SCALE

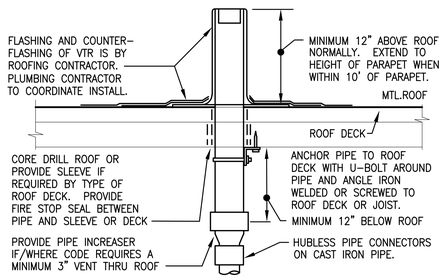


VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION. USE WELDED OR SCREWED PIPE AND FITTINGS PER PLUMBING SPECS. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING.

GAS SERVICE:
NOT TO SCALE

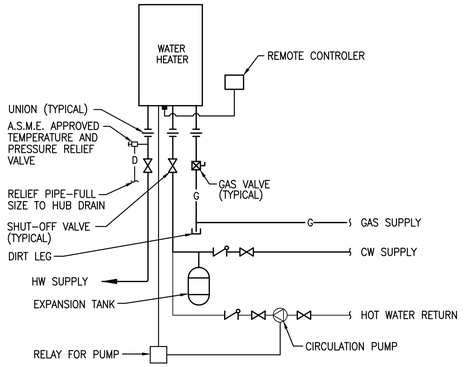


CONCENTRIC ROOF TERMINATION DETAIL
SCALE: NONE



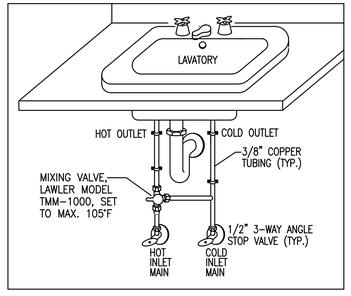
REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VTR MINIMUM THREE FEET FROM PROPERTY LINE, OR TEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, OR ONE FOOT FROM ANY VERTICAL SURFACE. LOCATE VTR MINIMUM 18" FROM PARAPET, EXPANSION JOINT, EQUIPMENT CURB, ETC. OFFSET IN CEILING SPACE WHERE REQUIRED TO MEET THESE CONDITIONS.

VENT THRU ROOF (VTR):
NOT TO SCALE



NOTES:
1. PUMP CONTROLL SIGNAL IS THE PREFERRED METHOD TO CONTROL THE RECIRCULATION PUMP. IF THE PUMP
2. IF THE PUMP IS LARGER THAN 85 W, A RELAY CONNECTION MUST BE USED.
3. IF THE PUMP CONTROL SIGNAL IS NOT USED, AN AQUASTAT MAY BE USED TO CONTROL THE PUMP. SET THE AQUASTAT TO 10°F BELOW THE SET OUTPUT TEMPERATURE.

TANKLESS WATER HEATER PIPING & VENT DETAIL
NOT TO SCALE



UNDER-THE-COUNTER MIXING VALVE DETAIL
NOT TO SCALE

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sheet title

PLUMBING DETAILS

sheet number

P2.2

FOR CONSTRUCTION

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e: mbe@mbeinc.net

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: Brock Built Homes, LLC

Location Address: 0 Haynes Bridge Rd. Alpharetta, GA 30009

Mailing Address: 280 Interstate North Circle, Ste. 400

City: Atlanta State: GA Zip Code: 30339 -

Contact For All Notifications: Matt Brock

Contact Telephone: 678 - 471 - 9835 Mobile Telephone: 678 - 471 - 9835

Fax: - - Email: MattBrock@brockbuilt.com

Contact's Relation To Business: Manager

This Application For (Check all that apply):

- ☐ Addition
- ☐ Auxiliary Structure
- ☐ Color Selection
- ☐ Material Selection
- ☐ Modification to Exterior
- ☒ New Construction
- ☒ Signage

This page will be the first page of your completed submittal packet.

Application Fees:		
Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		$475.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Ralph Morrison

Physical Address:

Mailing Address: 1180 Peachtree St. NE, Suite 2050

City: Atlanta State: GA Zip Code: 30309 -

Owner Telephone: 404 - 872 - 8156 Contact Fax: - - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property).*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Ralph R. Morrison individually and as Executor u/w W. Lee Morrison Jr. and as Executor u/w Anne R. Morrison Date: October 29, 202

Owner Signature: in all three above capacities

Property Information:

Address (If Assigned) : 0 Haynes Bridge Rd. Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 271 007 450325

Land Lot(s): 745 and 746 District: 1st Section: 2nd

Existing Zoning of Property: Mixed Use Existing Uses of Property: Raw land

---

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: Date: 11/01/2024

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Because this is a 25 acre mixed use development with adjacency to a mixture of existing uses it is hard to define the existing character. The existing character includes traditional office buildings surrounded by surface parking to the south and traditionally laid out retail with front loaded parking across Haynes Bridge Road. To the north is a traditional old style townhome community. The proposed MU development will be compatible with the character of these existing uses but using a layout and architectural theme that is encouraged with new development. The homes and commercial uses will face the adjacent roadways and create an attractive streetscape to encourage walking. The biggest impact for the surrounding area is the completion of the Alpha Loop through the development. This component is critical for the development and the existing surrounding uses.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

We have not included a site-line study in this DRB submittal, as we are not currently seeking Exterior Elevation review. Exterior elevations have been included as a part of other renderings for the Site Plan, Landscape, and Signage Review, however they have been included to provide perspective and context relative to the DRB's contemplations for the categories in which the applicant has submitted for.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

The development team has reviewed the North Point Overlay standards and met with City of Alpharetta staff in order to create a cohesive plan that implements the NPO site design and streetscape standards along with the zoning conditions assigned to the Morrison Park development. Based on our understanding of the NPO standards as well as direction from City staff it is our belief that the proposed streetscapes are indicative of the overall intent and fabric of the NPO criteria. Any instances of deviation from NPO criteria has been fully vetted and presented to City Staff for prior approval. All streetscape conditions are fully explained in section details within the DRB submittal documents.

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

All fenestrations for Residential and Commercial components are indicative of the existing conditions of similar development in the immediate areas. The floor to glass ratios have been audited for compliance and early visioning samples were supplied to City Staff for question and comment. All Residential units facing the exterior roads have direct access to the fronts of units. In fact, 100% of residential units on site are rear-loaded with front porches facing streets or green corridors.

Commercial Buildings are designed with a dual front face conditions to eliminate a "back of house" condition facing either approach. All commercial buildings will be able to be direct accessed from the municipal connective sidewalks and multi-Use trail systems. This also applies to the immediate civil spaces in the vicinity.

Building materials have been selected based upon NPO criteria and are utilized in a visual hierarchy to eliminate visually heavy facades from manifesting above visually lighter facades. Structural massing and elevations have been conditioned to create breaks in the facades to eliminate long runs of singular planes of fit and finish.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

This site utilizes a multitude of interactive spaces to help create a destination for it residents and transient users. This site is required to have 2.49 acres of CIVIL Space and 1.24 acres of AMENITY Space.
Our plans have accounted for 2.49 acres of Civil Space and 1.66 Acres of AMENITY Space. We view this as a minimum and will attempt to increase the scope of these areas are move into final design sets.The breakdown of space is as follows:

Civic Space: 2.49 Acres
- Pocket Parks
- Exercise Loop 0.15 acres (6,500 SF)
- Flex-Play Area 0.09 acres (4,000 SF)
- Flex-Turf Courtyard 0.63 acres (27,300 SF)
- Plazas
- Outdoor Work Pavilion Plaza 0.25 acres (11,000 SF)
- Dog Park & Concessions 0.45 acres (19,750 SF)
- Retail Plaza Area 0.30 acres (13,100 SF)
- Alpha Loop Trail 0.60 acres (26,650 SF)

Amenity Space:1.66 Acres
- Community Garden 0.10 acres (4,500 SF)
- Patios & Porches 0.15 acres (6,500 SF)
- Yards & Lawns 0.68 acres (29,700 SF)
- Outdoor Dining 0.07 acres (3,000 SF)
- Ponds & Habitats 0.65 acres (28,500 SF)

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

Please review our Eco-District exhibit attached in this response. It demonstrates our sought-after point breakdown and exactly how we will attempt to satisfy each criteria. This exhibit also indicates where on the site these points will manifest.

SEE ECO-DISTRICT MEASURES May 2021 supplied by ADG.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

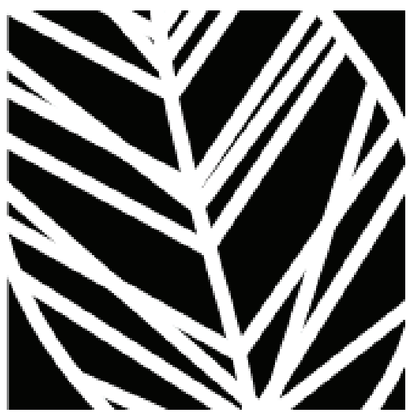
Describe how your application meets one (or more) of the above architectural design styles.

N/A

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

N/A



morrison park

SHEET INDEX

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L-1.01 SHEET INDEX
L-1.02 MASTER PLAN
L-1.03 ECO-DISTRICT POINTS
L-1.04 CIVIL & AMENITY SPACES
L-1.05 HAYNES BRIDGE STREETSCAPE PERSPECTIVE
L-1.06 HAYNES BRIDGE STREETSCAPE PLAN
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L-1.08 MORRISON PKWY STREETSCAPE PLAN
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L-1.10 INTERIOR STREET SECTION 'A'
L-1.11 INTERIOR STREET SECTION 'B'
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L-1.13 EXTERIOR STREET SECTION
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L-1.15 VANTAGE POINT BUFFER PLAN
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L-1.18 CROSSING & PAVER EXHIBIT-1
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L-1.21 NORTHPOINT OVERLAY REQUIRED STREETSCAPE
L-1.22 CORNER PLAZA PLAN
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L-1.31 TYP ADELINE LANDSCAPE PLAN
L-1.32 TYP ANNISTON LANDSCAPE PLAN
L-1.33 TYP CHARLESTON LANDSCAPE PLAN
L-1.34 TYP EMERY CONTEMPORARY LANDSCAPE PLAN
L-1.35 TYP EMERY GABLE LANDSCAPE PLAN
L-1.36 LIGHTING PLAN
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S-1.01 SIGNAGE & BRANDING
S-1.02 SIGNAGE & BRANDING
S-1.03 SIGNAGE & BRANDING
S-1.04 SIGNAGE & BRANDING
C-1.00 OVERALL SITE PLAN
C-1.01 DETAILED SITE PLAN
C-1.02 DETAILED SITE PLAN
C-1.03 DETAILED SITE PLAN
C-1.04 DETAILED SITE PLAN
C-1.05 DETAILED SITE PLAN
C-1.06 DETAILED SITE PLAN
C-2.00 MORRISON PKWY INTERSECTION IMPROVEMENTS
C-3.00 HAYNES BRIDGE RD INTERSECTION IMPROVEMENTS

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A-1.01 ANNISTON REAR
A-1.02 ANNISTON LEFT
A-1.03 ANNISTON RIGHT
A-1.04 ANNISTON PERSPECTIVE
A-1.05 ANNISTON PERSPECTIVE
A-2.00 ADELINE FRONT
A-2.01 ADELINE REAR
A-2.02 ADELINE SIDES
A-2.03 ADELINE PERSPECTIVE
A-2.04 ADELINE PERSPECTIVE
A-3.00 CHARLESTON FRONT
A-3.01 CHARLESTON REAR
A-3.02 CHARLESTON SIDES
A-3.03 CHARLESTON PERSPECTIVE
A-3.04 CHARLESTON PERSPECTIVE
A-4.00 EMERY ELEVATIONS
A-4.01 EMERY ELEVATIONS
A-4.02 EMERY PERSPECTIVES
A-5.00 EMERY B ELEVATIONS
A-5.01 EMERY B ELEVATIONS
A-5.02 EMERY B PERSPECTIVES

VICINITY MAP

0 50 100 200 400

SCALE: 1"= 200'-0"

MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

Site Criteria - 24.75 acres

Commercial "A"	19.2k sqft. +/-
Commercial "B"	8.5k sqft. +/-
Commercial "C"	8.2k sqft. +/-
Commercial "D"	6.0k sqft. +/-
Tot. Commercial	41.9k sqft. +/-

21.5' Townhomes: 52 units
Rear-load w/ rooftop access
Garage Parked with 18' driveways

20.5' Townhomes: 36 units
Rear-load (typ)
Garage Parked with 18' driveways

14.2' Townhomes: 52 units
Rear-load (typ)
Garage Parked with 18' driveways

Residential Lots: 35 units
45'x80' min. Rear-load (typ)
Garage Parked with 18' driveways

Tot. Residential (175) Units

Outdoor Work Pavilion

Restaurant/ Brewery & Courtyard

Chill Zones w/ Funky Seating & Art Installations

Ancillary Areas:

Alpha Loop - Expansion
26,650 sqft. dedicated to the 12' path thru commercial and commons areas.

Dog Park & Concession Zone
19,750 sqft. dog runs, beer bar, eateries and seating/ music area

Outdoor Work Pavilion
5,000 sqft. dedicated to flex-office and cyber activities.

Exercise Loop
6,500 sqft. open-use park w/ stations

Flex-Play Area
4,000 sqft. Fenced Area

Community Gardens
4,500 sqft. w/ planter boxes & sheds

Courtyards & Flex-Lawns
35,000 sqft. (includes water quality zone)

TOTAL OPENSPACE:
118k sqft. or 2.70 acres +/-

Food Truck Courtyard

Community Gardens

Bike Rental & Convenience Station

0 50 100 200 400
SCALE: 1"= 200'-0"

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MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

MASTER PLAN L-1.02

FITNESS LOOP, LINEAR PARK AND TRAILS - add. 1/2 acreage = (1 points requested)
Additional Landscaped Civic Space Measure (1 to 5 points).a.Minimum Requirement.
Provision of additional landscaped civic space or a multi-use trail over the requirement over the amount required by this overlay or the underlying district, whichever is greater. Additional civic space must be landscaped with lawns, ground cover, shrubs, or woodlands and may not be paved or otherwise impervious except for paths and trails.
One point shall be available for each one additional percent of gross acreage provided as civic space, up to five total points for this measure.

TREES IN DRIVES AND PARKING AREAS THROUGHOUT SITE
(2 points requested)
Heat Island Reduction Measure (2 points).
a.Minimum Requirements. Use any combination of the following strategies for 35% of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveways.
i.Tree Canopy Cover. Coverage of the surface at canopy tree maturity in 15 years.
ii.Solar reflective paving and roofing with a SRI (solar reflectance index) of at least 29.

BICYCLE FACILITIES ALONG ALPHA LOOP (2 points requested)
Enhanced Bicycle Amenities Measure (1—2 points).
a. Minimum Requirements. Provision of two of the following shall be awarded one point and provision of three or more of the following shall be awarded two points:
i.Lockable enclosed bicycle storage. Provide one secure, enclosed bicycle storage space per 20 employees.
ii.For office or commercial space, employee shower facilities. Provide a minimum of one shower facility plus one additional shower per 150 employees.
iii.Repair Center. Provide a designated bicycle repair center open to the public and consisting of an air pump, water, and tools at a minimum.
iv.Bicycle parking spaces. Provide at least 200% of the bicycle parking requirements of UDC Sec. 2.5.8.
v.Bicycle paths.
vi.Bicycle rental stations..

CURRENT PROGRAM WILL ATTEMPT TO CAPTURE MIN. (11) POINTS
Additional points may include:
- Green Building Practices
- Renewable Energy Sources
- Building Energy Efficiency

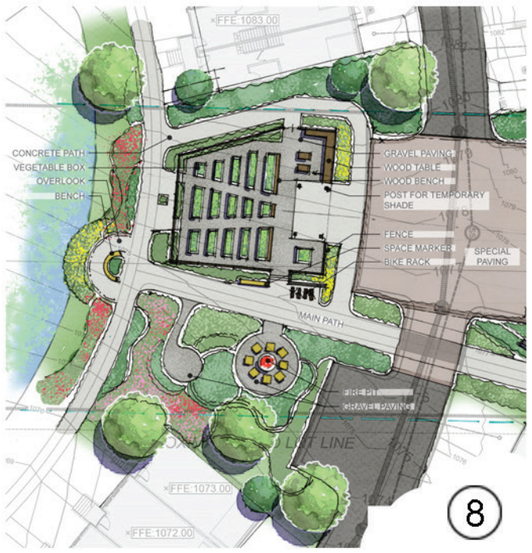
DOG PARKS, PLAYGROUND, COM. GARDEN (2 points requested)
Connected Open Space (2 points)
.a.Minimum Requirements. Provision of all of the following:
i.All required open space within an interconnected network with no dimension less than 40 feet;
ii.Required open spaces may extend across public and private streets and multi-use trails, but street area may not be counted towards open space;
iii.All required open space provided at ground level;
iv.Minimum size of 2 acres,

BIO-PONDS & INFILTRATION AREAS (2 points requested)
Bio-Retention (2 points)
.a.Minimum Requirement.i.Provide landscaped bio-retention areas in the interior of the parking lots, in streetscape planters, and on-street parking landscaping; and
ii.Incorporate inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs;
iii.Landscape bio-retention areas with species tolerant to frequent induration;
iv.Provided wheel stops adjacent to parking and flush or permeable curbing adjacent to driving areas.

RIDE AND VAN SHARE SPACES (2 points requested)
Alternative Transportation Measure (1—2 points).
Minimum requirement. One point shall be available for the provision of each of the following, up to two total points for this measure:Ride-Sharing. Provide at least one on- or off-street pick-up/drop-off zone per 100 new or added vehicular parking spaces for the exclusive use of passengers arriving by taxi, ride-sharing, or shuttle. No project using this measure shall have less than one such space.
Van Pools - Provide at least one van pool space per 200 new or added vehicular parking spaces.

MORRISON PARK

1



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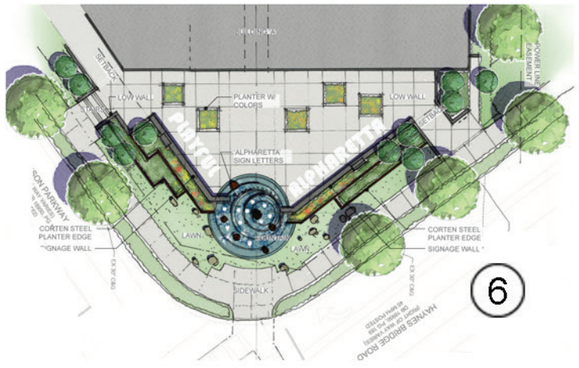

6

Civic Spaces - 2.48 acres:

Pocket Parks
1. Exercise Loop - 0.15 acres (6,500 sf)
2. Flex-Play Area - 0.09 acres (4,000 sf)
3. Flex-Turf Courtyard - 0.63 acres (27,300 sf)

Plazas
4. Work Pavilion Plaza - 0.25 acres (11,000 sf)
5. Dog Park & Concession - 0.45 acres (19,750 sf)
6. Retail Plaza - 0.60 acres (26,650 sf)

Alpha Loop
7. Alpha Loop Trail - 0.60 acres (26,650 sf)

Amenity Spaces - 1.66 acres:

Community Garden
8. Veg Garden & Fire pit - 0.10 acres (4,500 sf)

Patios & Porches
Private Spaces - 0.15 acres (6,500 sf)

Community Lawns
9. Private greenspaces - 0.68 acres (29,700 sf)

Outdoor Dining
10. Courtyard Exterior Node - 0.07 acres (3,000 sf)

Learning Environments
11. Infiltration and Bio Pond - 0.68 acres (28,500 sf)

0 50 100 200 400

SCALE: 1"= 200'-0"

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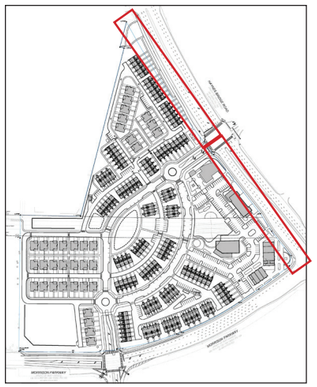
MORRISON PARK

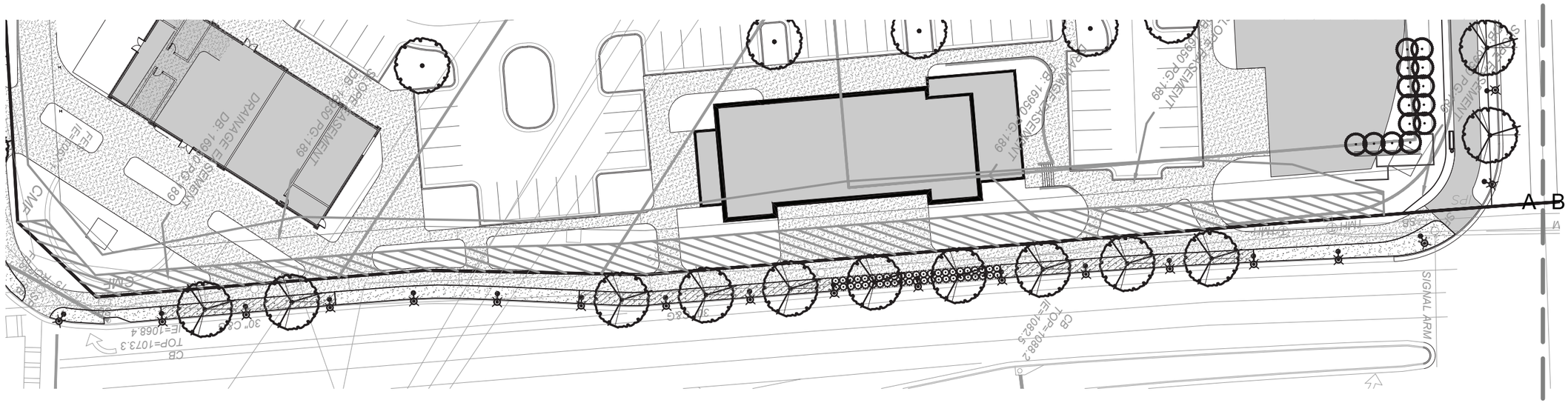
MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

HAYNES BRIDGE STREETSCAPE PERSPECTIVE L-1.05



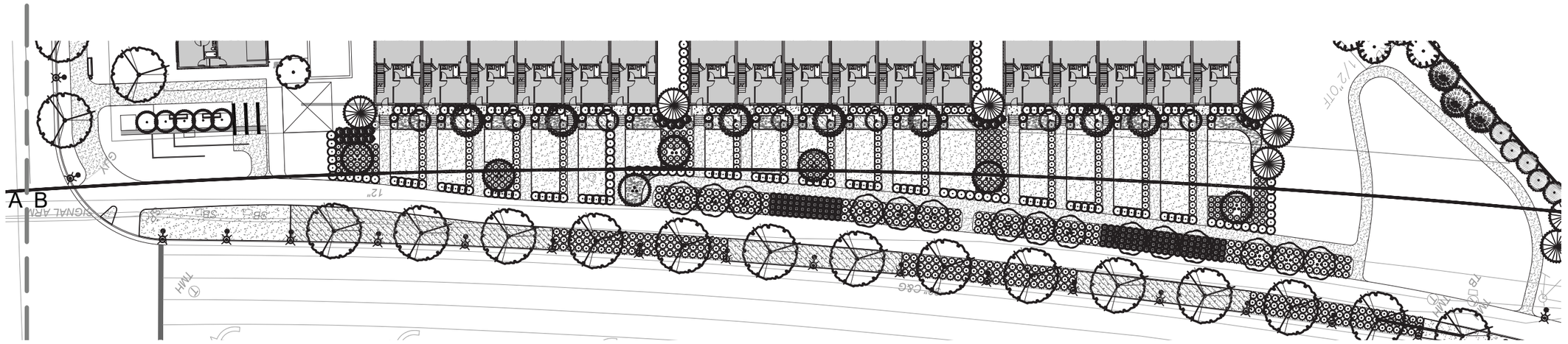
PLANT SCHEDULE HAYNESBRIDGE RD	
TREES	COMMON NAME
	DOWNY SERVICEBERRY
	PYRAMIDAL EUROPEAN HORNBEAM
	WINTER KING HAWTHORN
	FASTIGIATE MAIDENHAIR TREE
	WILLOW OAK
	GREEN GIANT ARBORVITAE
SHRUBS	COMMON NAME
	KOREAN BOXWOOD
	EMERALD HEIGHTS DISTYLIUM
	LIMELIGHT HYDRANGEA
	DWARF BURFORD HOLLY
	CARISSA HOLLY
	INKBERRY
	CAROLINA MOONLIGHT FRINGE FLOWER
	PINK MUHLY GRASS
	BLUE SWITCH GRASS
	GOLDEN GLOBE CEDAR
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	CREEPING LILYTURF
	MEXICAN FEATHERGRASS



A
L-1.06

HAYNES BRIDGE RD. LANDSCAPE

1" = 50'-0"



MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

0 25 50 100

SCALE: 1"= 50'-0"

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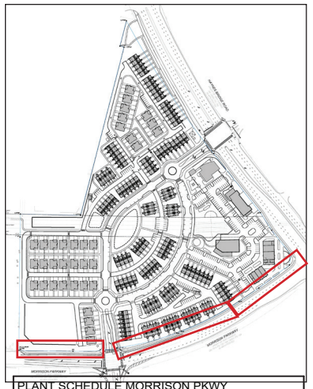
HAYNES BRIDGE STREETSCAPE PLAN L-1.06

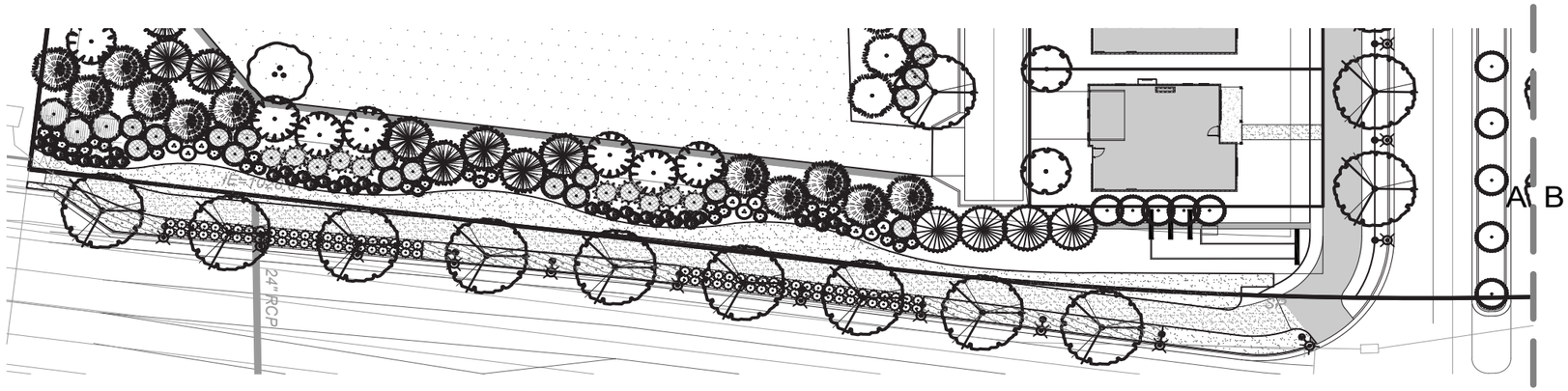
MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

MORRISON PKWY STREETSCAPE PERSPECTIVE L-1.07



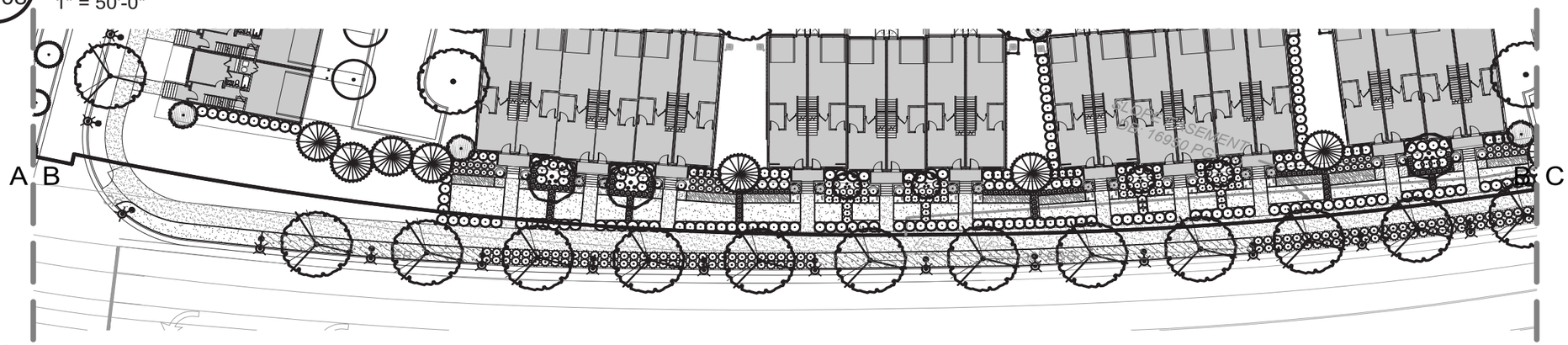
PLANT SCHEDULE MORRISON PKWY	
TREES	COMMON NAME
	PYRAMIDAL EUROPEAN HORNBEAM
	BLUE ICE DEODAR CEDAR
	YOSHINO CRYPTOMERIA
	EMILY BRUNER HOLLY
	WHITE CRAPE MYRTLE MULTI-TRUNK
	BRACKEN`S SOUTHERN MAGNOLIA
	STAR MAGNOLIA
	WILLOW OAK
	GREEN GIANT ARBORVITAE
	AMERICAN ELM
SHRUBS	COMMON NAME
	DWARF BUTTERFLY BUSH
	KOREAN BOXWOOD
	KOREAN BOXWOOD
	SHISHIGASHIRA CAMELLIA
	EMERALD HEIGHTS DISTYLIUM
	LIMELIGHT HYDRANGEA
	LITTLE LIME HYDRANGEA
	DWARF BURFORD HOLLY
	CARISSA HOLLY
	CAROLINA MOONLIGHT FRINGE FLOWER
	WAX MYRTLE
	SWEET OLIVE
	BLUE SWITCH GRASS
	GOLDEN GLOBE CEDAR
	CHINDO VIBURNUM
GROUND COVERS	COMMON NAME
	WHITE CATMINT
	BERMUDA GRASS
	CREEPING LILYTURF
	MEXICAN FEATHERGRASS
	WALKER'S LOW CATMINT



A L-1.08

MORRISON PKWY. LANDSCAPE

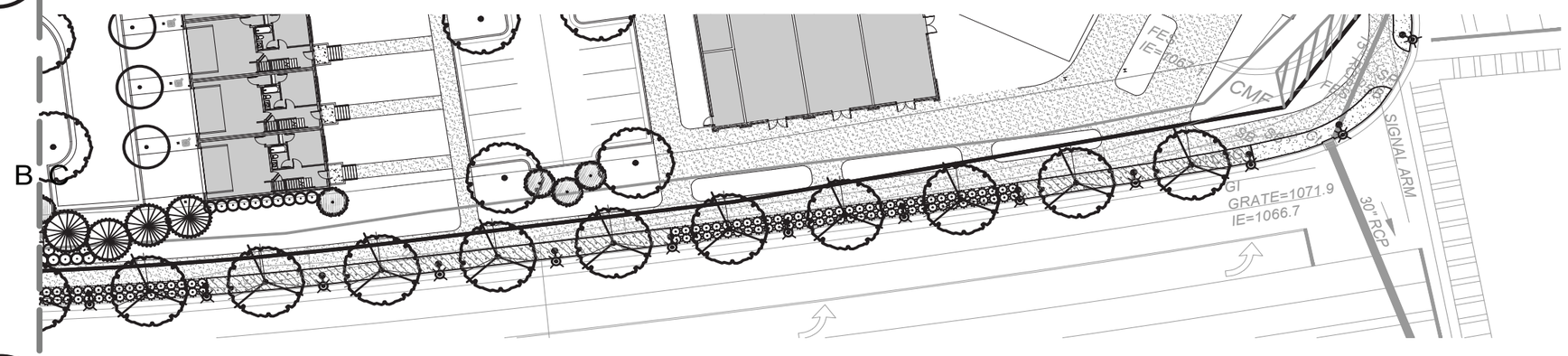
1" = 50'-0"



B L-1.08

MORRISON PKWY. LANDSCAPE

1" = 50'-0"



C L-1.08

MORRISON PKWY. LANDSCAPE

1" = 50'-0"

0 25 50 100

SCALE: 1"= 50'-0"

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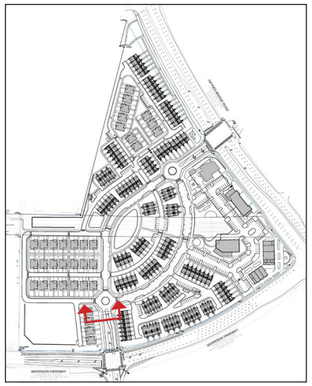
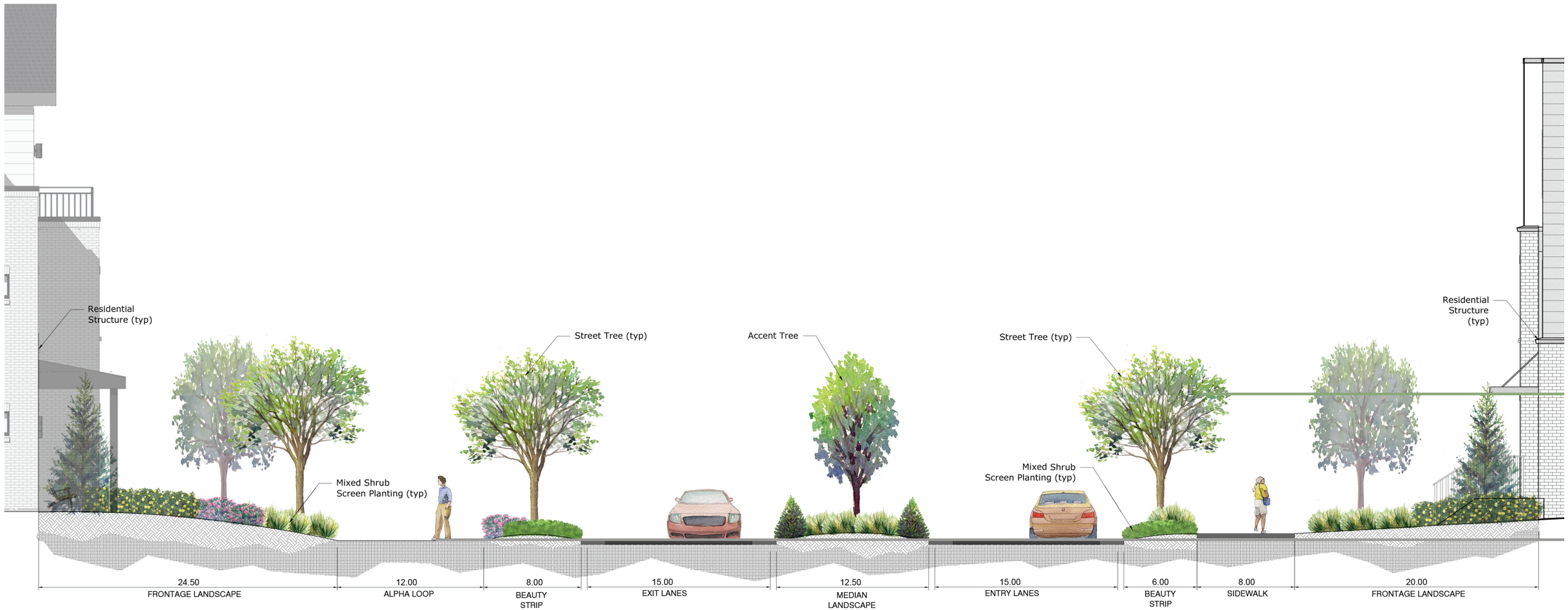
MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

MORRISON PKWY STREETSCAPE PLAN L-1.08





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BROCK BUILT HOMES | 11-1-2021

0 4 8 16

SCALE: 1/8"= 1'-0"

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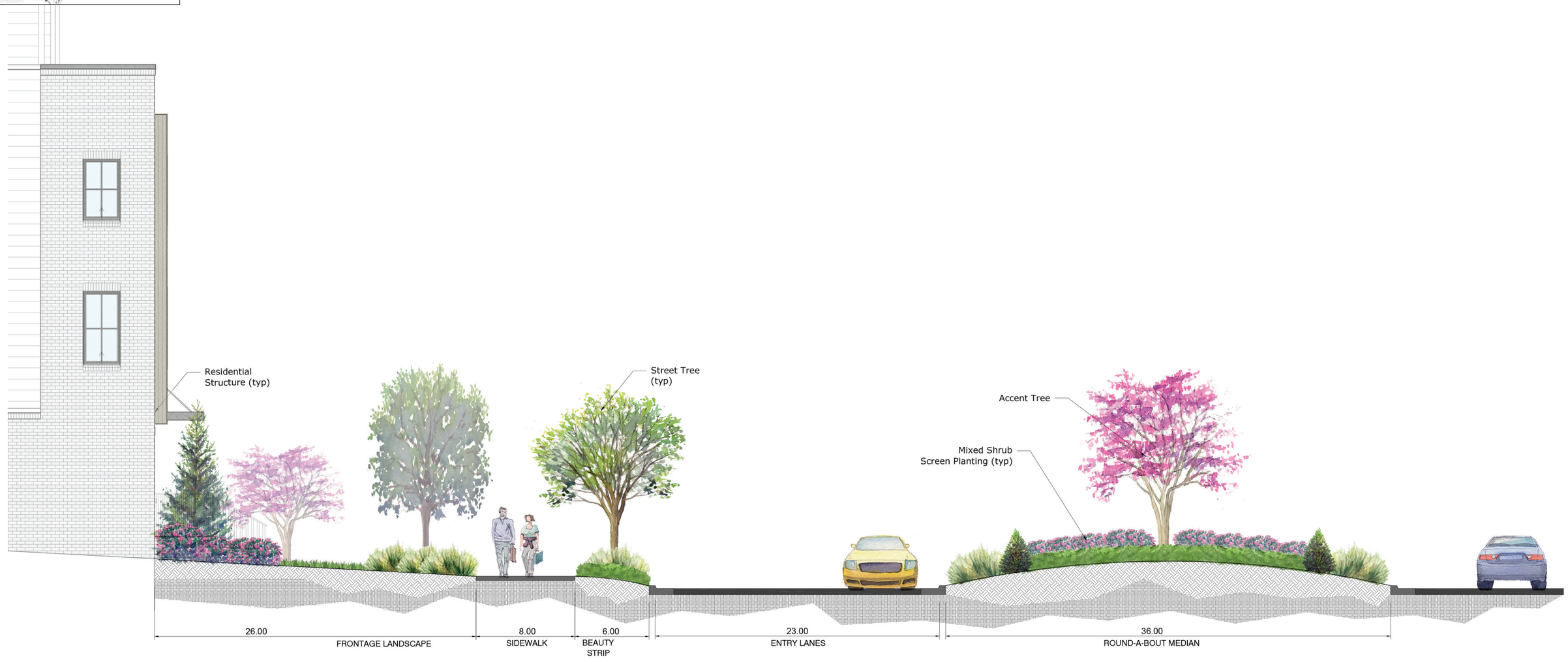
INTERIOR STREET 'A' SECTION L-1.09



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BROCK BUILT HOMES I 11-1-2021

0 4 8 16

SCALE: 1/8"= 1'-0"

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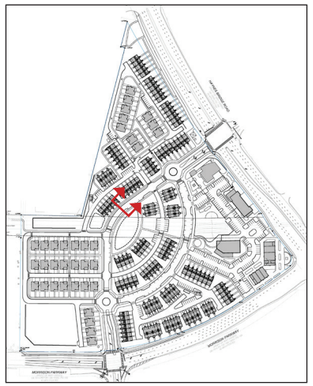
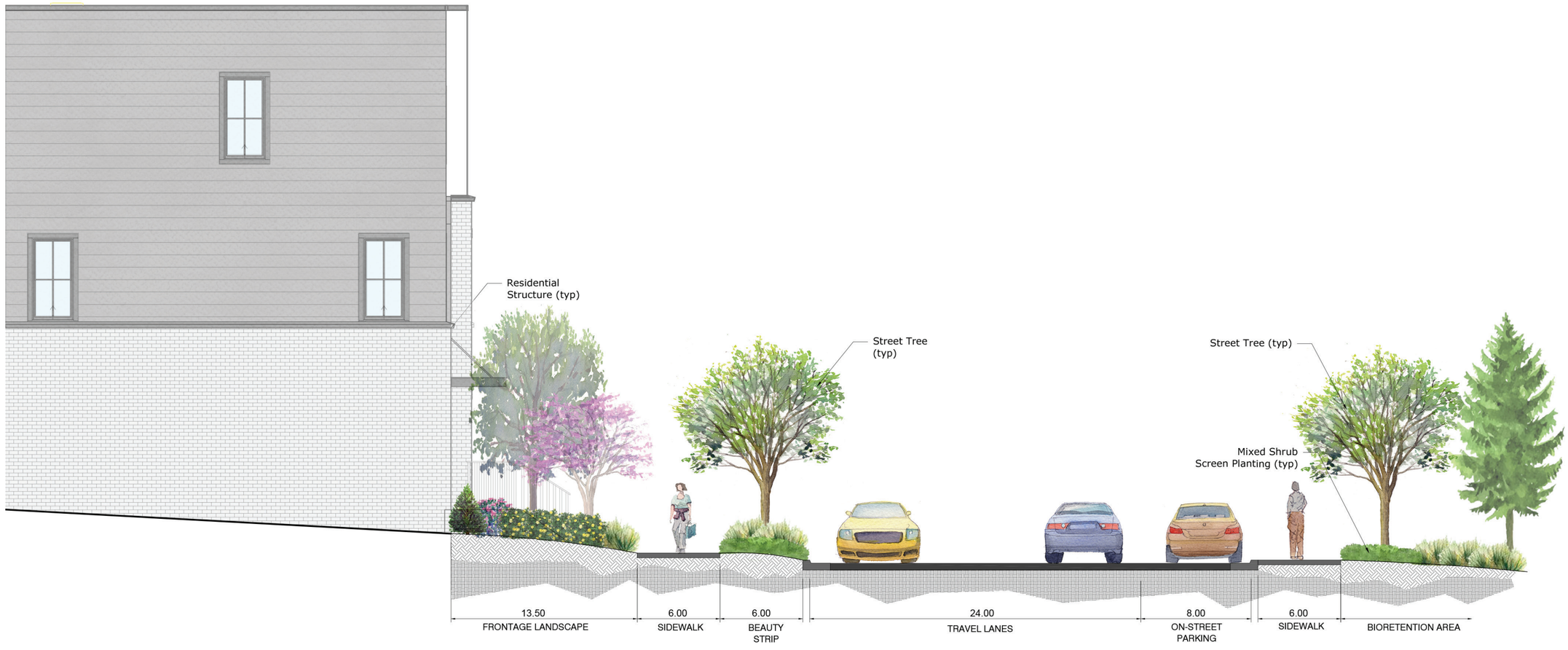
INTERIOR STREET SECTION 'A' L-1.10





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BROCK BUILT HOMES I 11-1-2021

0 4 8 16

SCALE: 1/8"= 1'-0"

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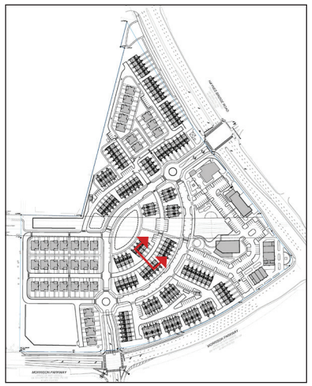
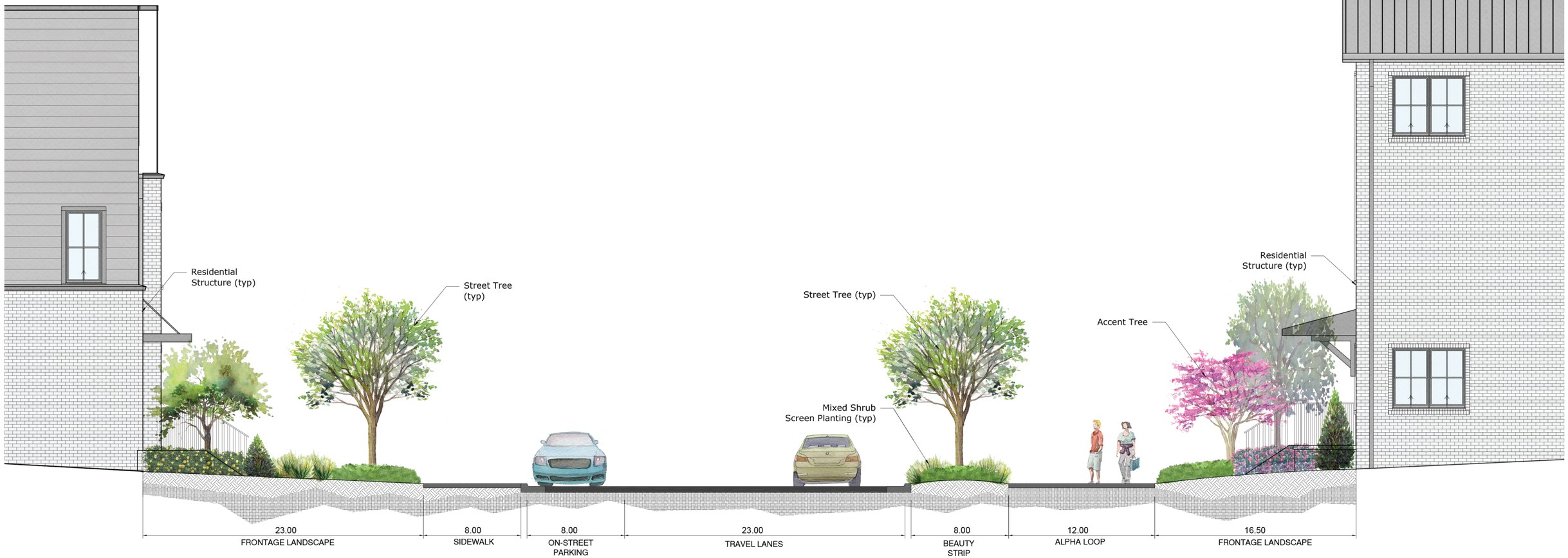
INTERIOR STREET SECTION 'B' L-1.11





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BROCK BUILT HOMES | 11-1-2021

0 4 8 16

SCALE: 1/8"= 1'-0"

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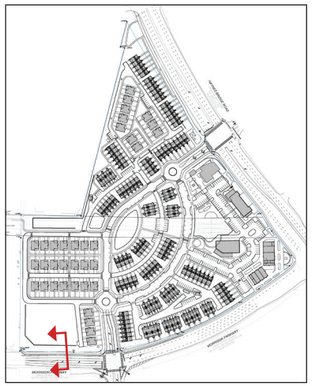
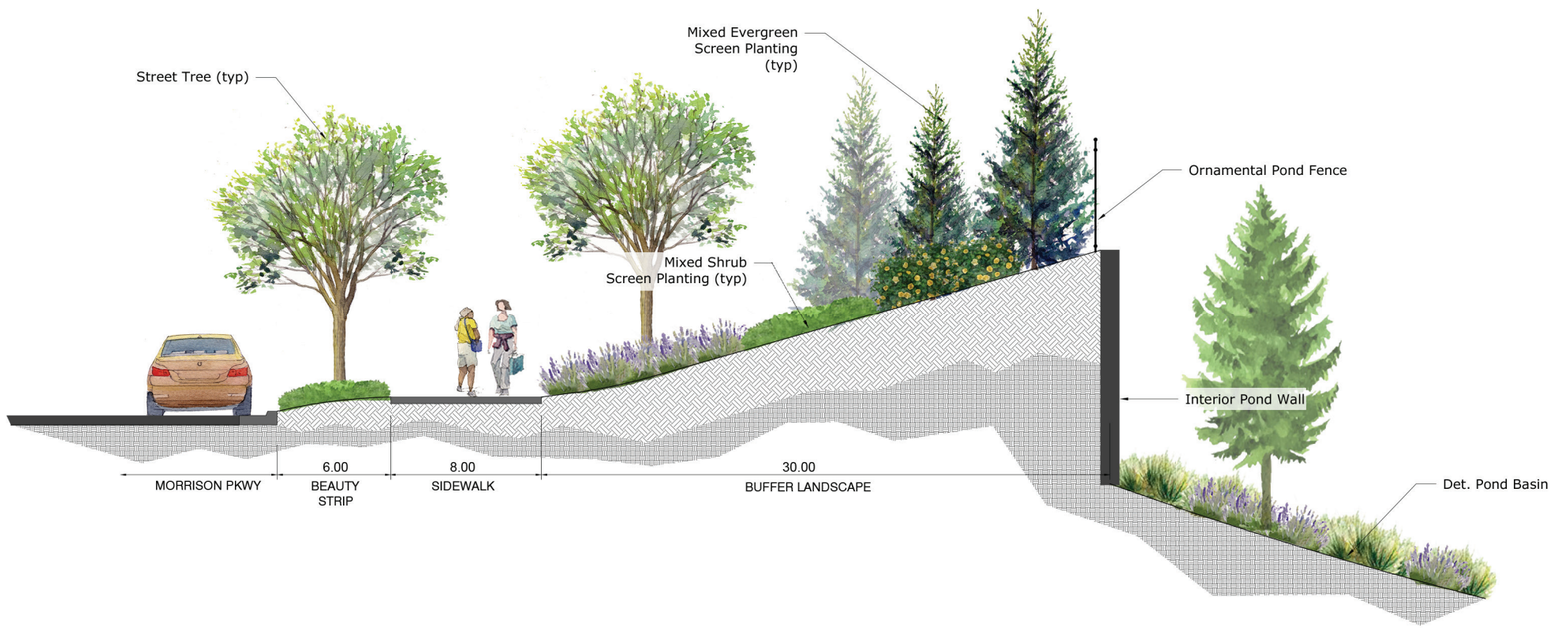
INTERIOR STREET SECTION 'C' L-1.12





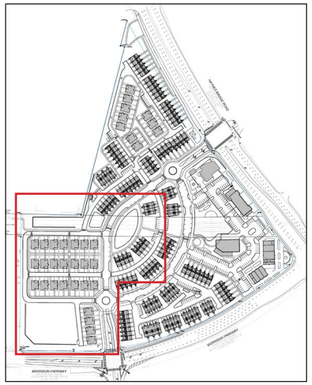
MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

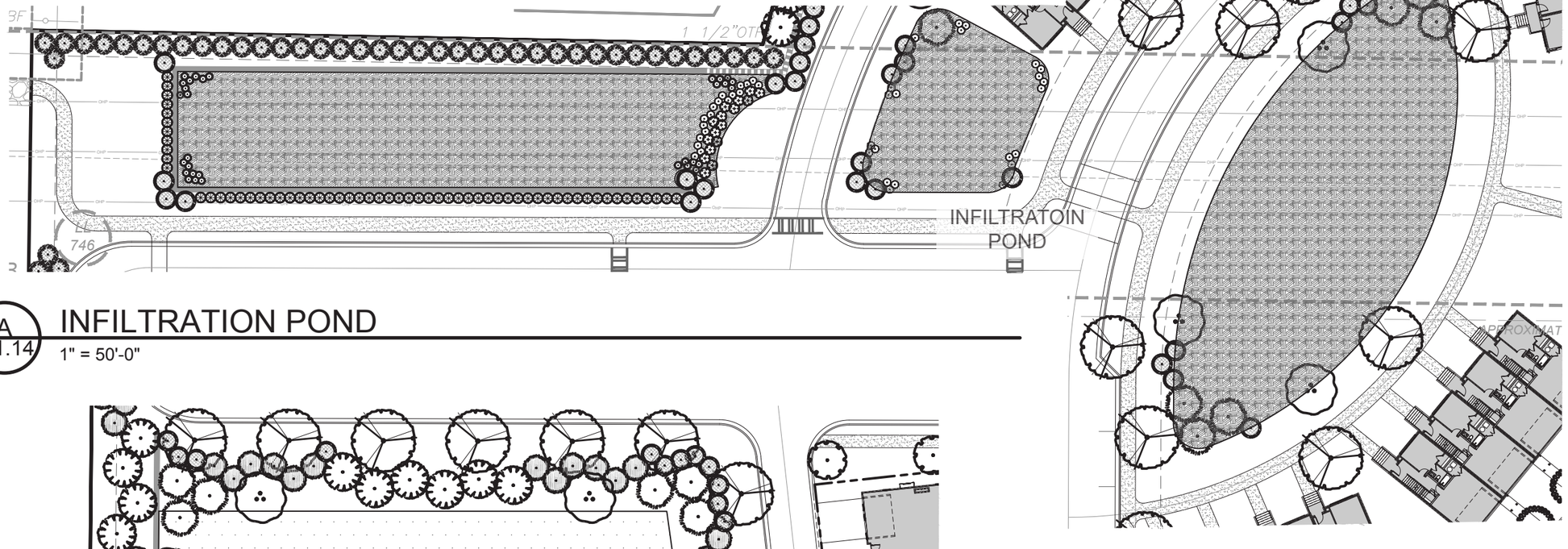
0 4 8 16

SCALE: 1/8"= 1'-0"

EXTERIOR STREET SECTION L-1.13



PLANT SCHEDULE INFILTRATION PONDS	
TREES	COMMON NAME
	RIVER BIRCH
	BLUE ICE DEODAR CEDAR
	YOSHINO CRYPTOMERIA
	EMILY BRUNER HOLLY
	BRACKEN'S SOUTHERN MAGNOLIA
	WILLOW OAK
	AUTUMN GOLD BALD CYPRESS
SHRUBS	COMMON NAME
	LIMELIGHT HYDRANGEA
	NEEDLEPOINT HOLLY
	INKBERRY
	VIRGINIA SWEETSPIRE
	CAROLINA MOONLIGHT FRINGE FLOWER
	WAX MYRTLE
	SWEET OLIVE
	BLUE SWITCH GRASS
	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY
	CHINDO VIBURNUM
GROUND COVERS	COMMON NAME
	TUSSOCK SEDGE
	BERMUDA GRASS (HYDROSEED)



A
L-1.14

INFILTRATION POND

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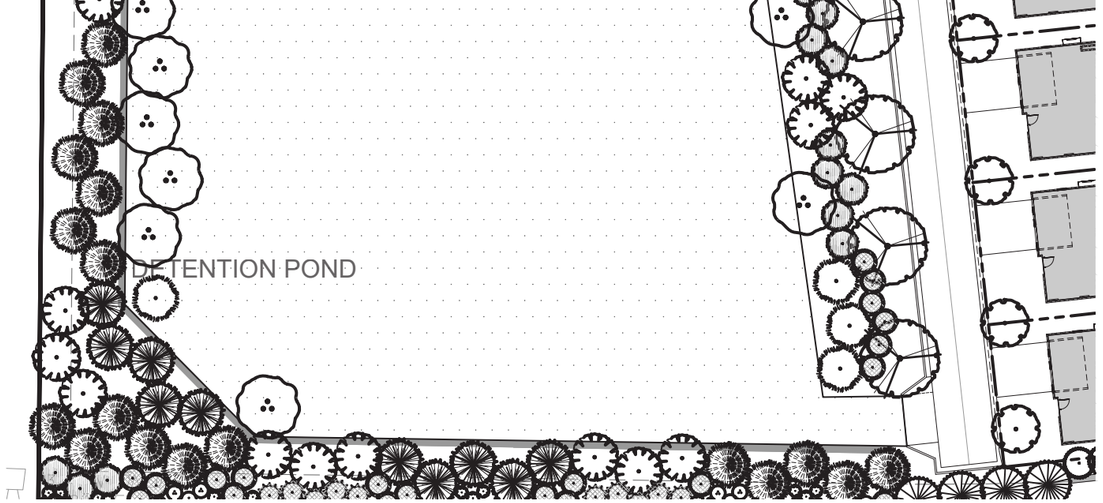

B
L-1.14

DETENTION POND

1" = 50'-0"

MORRISON PARK

0 25 50 100

SCALE: 1"= 50'-0"

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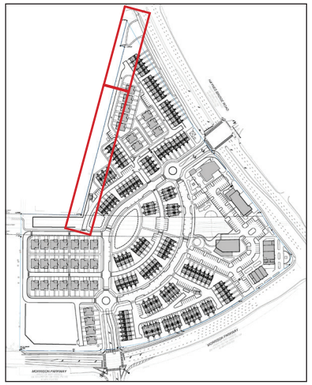
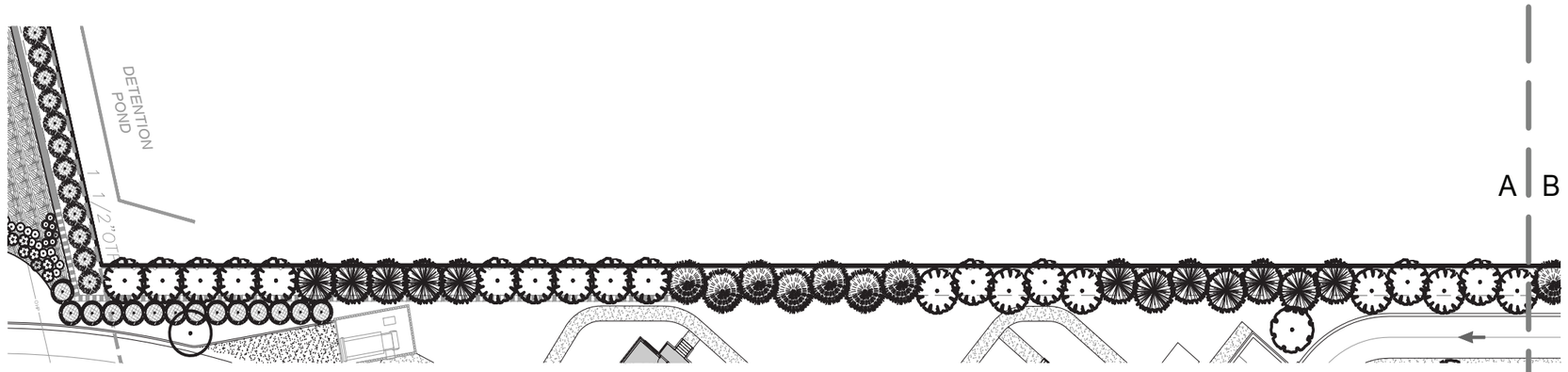


PLANT SCHEDULE VANTAGE POINT BUFFER	
TREES	COMMON NAME
	BLUE ICE DEODAR CEDAR
	YOSHINO CRYPTOMERIA
	EMILY BRUNER HOLLY
	BRACKEN`S SOUTHERN MAGNOLIA
	GREEN GIANT ARBORVITAE
SHRUBS	COMMON NAME
	SWEET OLIVE
	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY



A
L-1.15

VANTAGE POINT BUFFER

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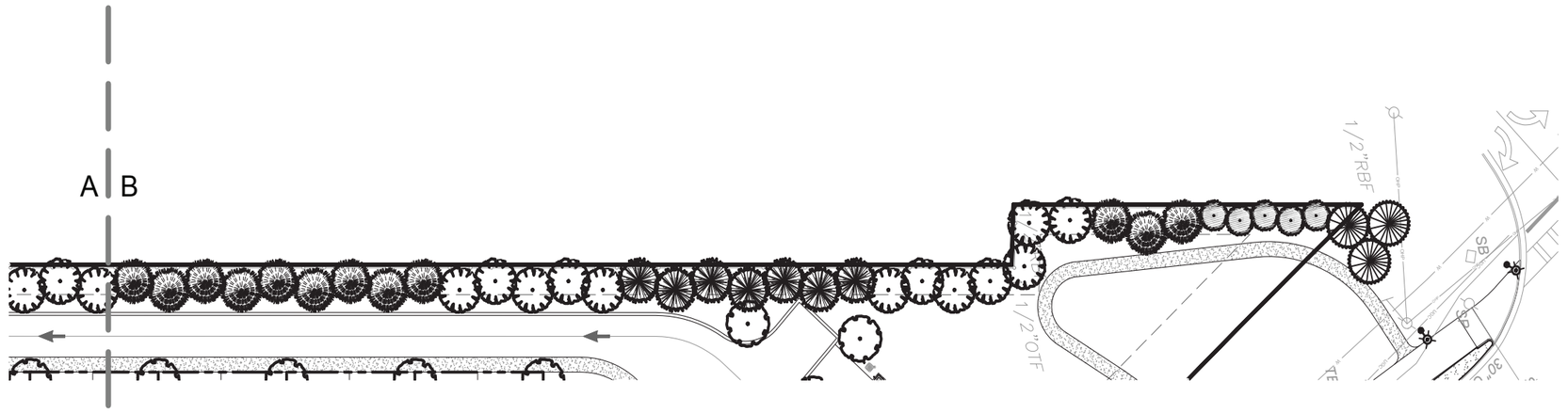

B
L-1.15

VANTAGE POINT BUFFER

1" = 50'-0"

MORRISON PARK

0 25 50 100

SCALE: 1"= 50'-0"

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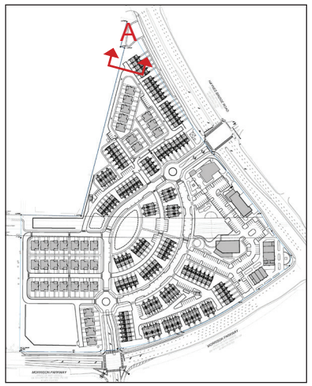

VANTAGE POINT BUFFER SECTION A

MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

0 4 8 16

SCALE: 1/8"= 1'-0"

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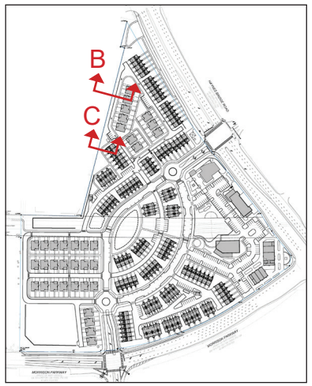
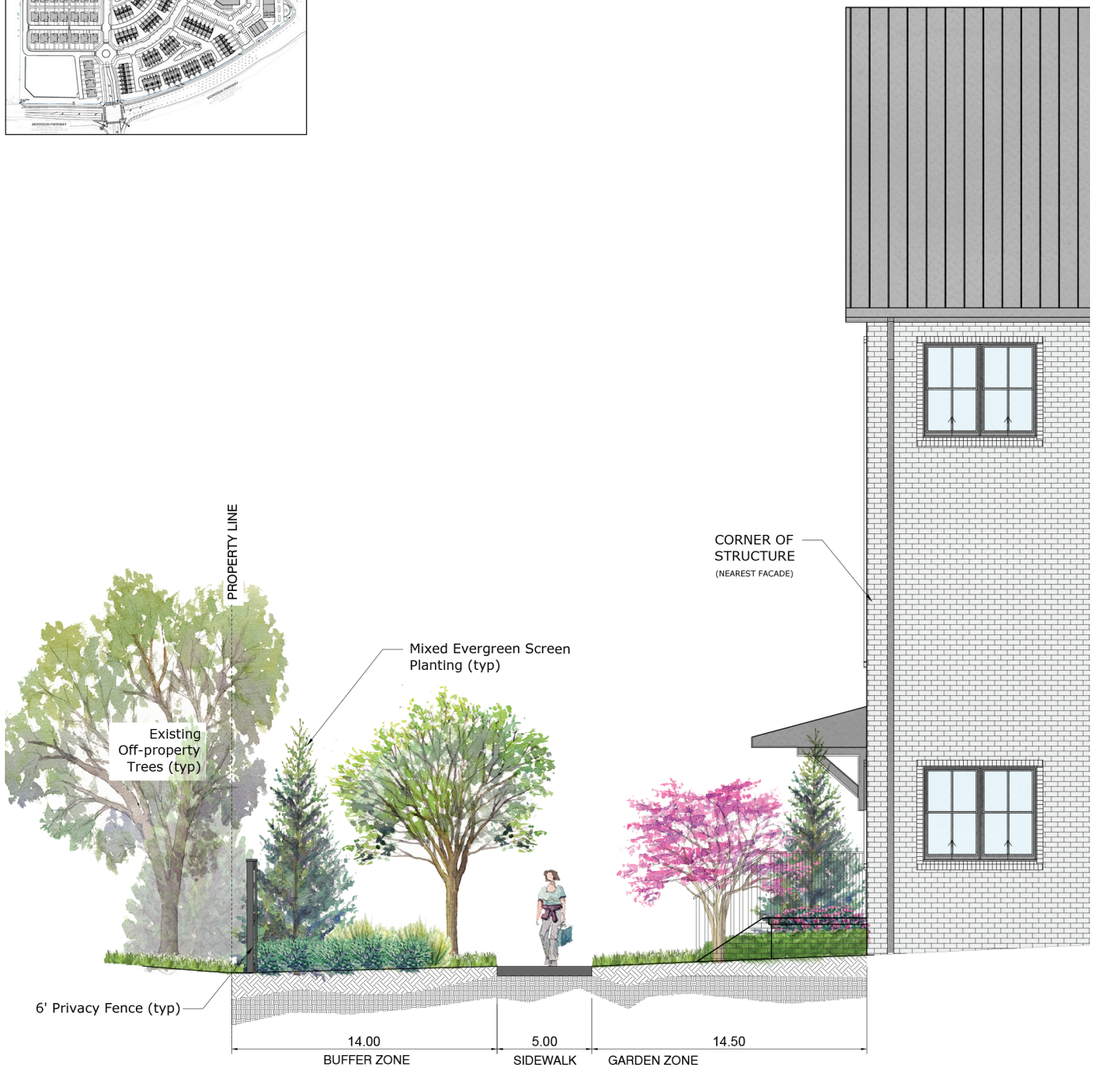
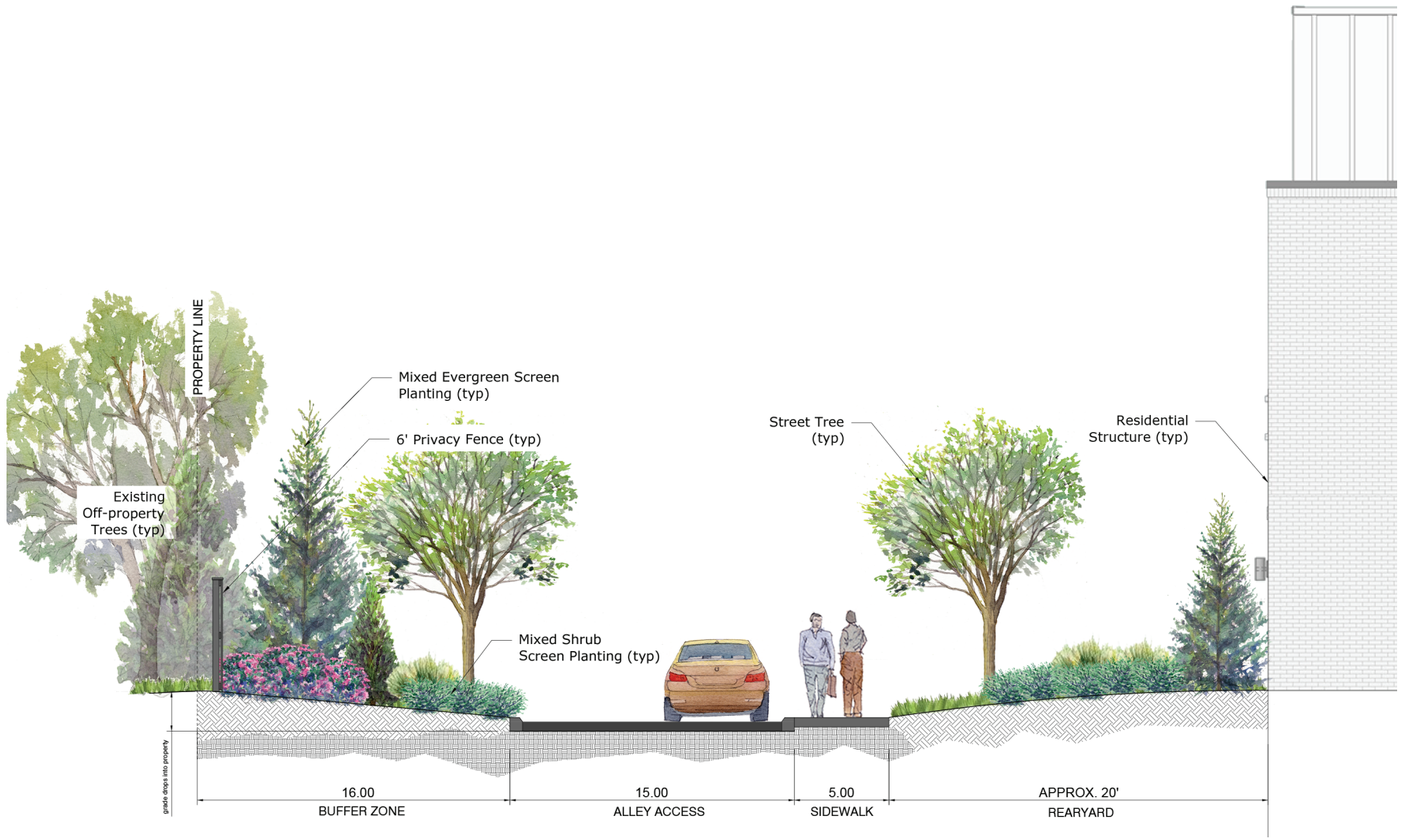




VANTAGE POINT BUFFER SECTION B



VANTAGE POINT BUFFER SECTION C

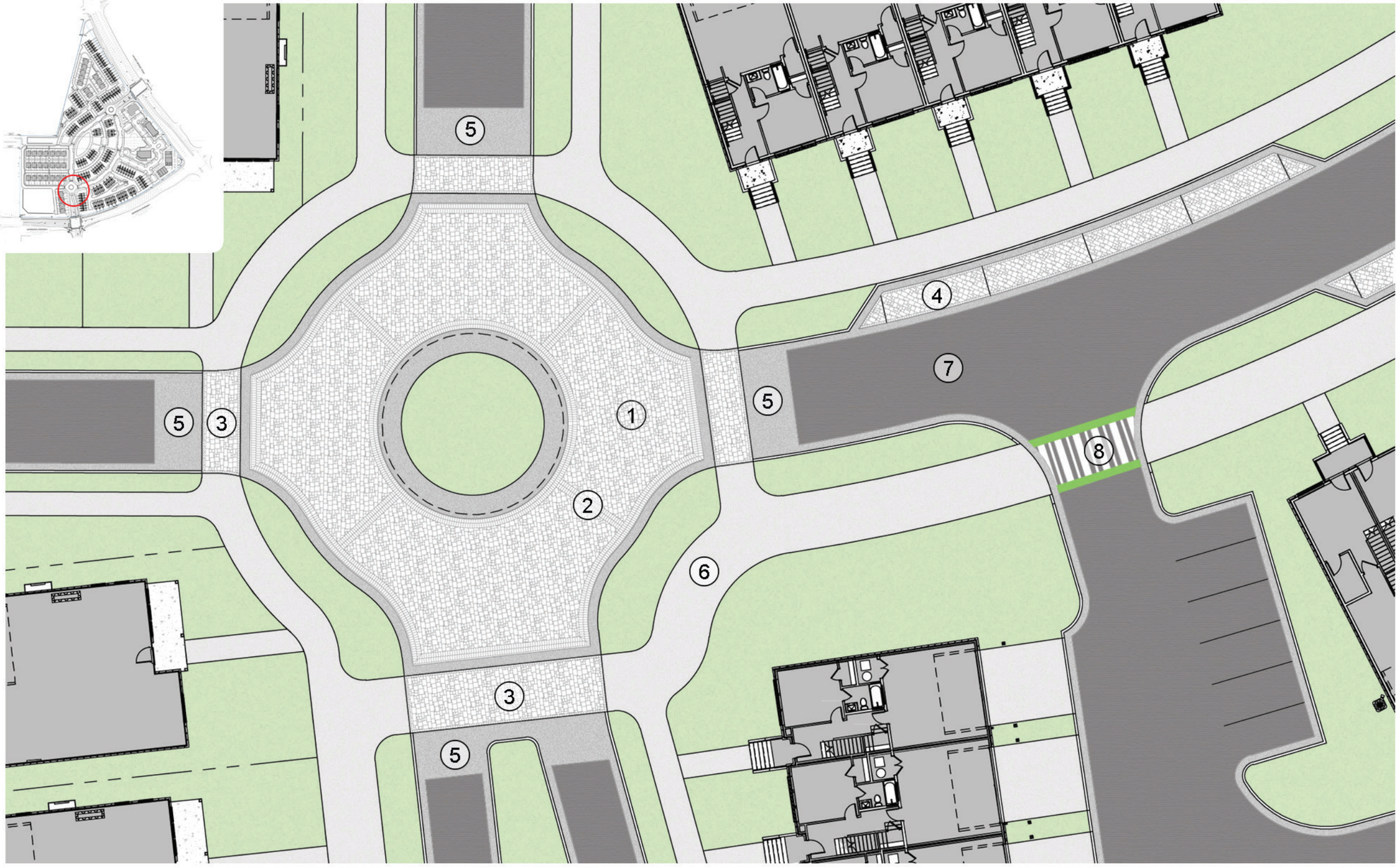
0 4 8 16

SCALE: 1/8"= 1'-0"

MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

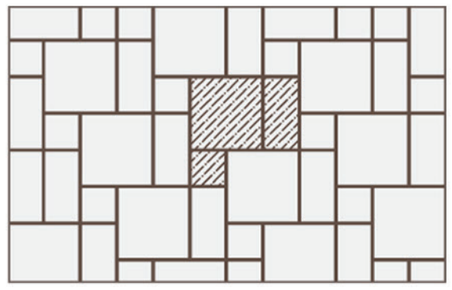
VANTAGE POINT BUFFER SECTION B & C L-1.17



Linen

Suede

Truffle



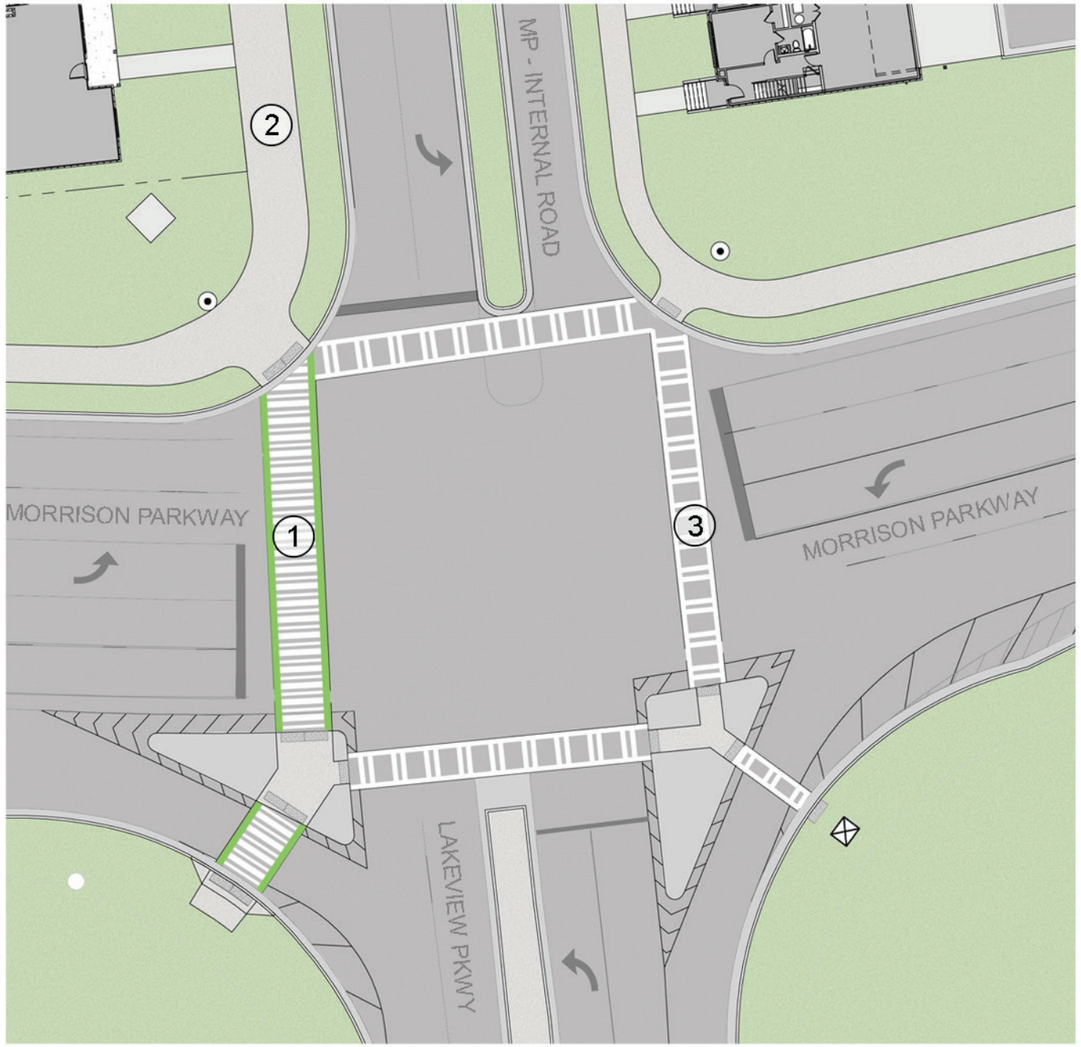
BOX PATTERN 2

1-6 x 6 (14%), 1-6 x 12 (29%),
1-12 x 12 (57%)

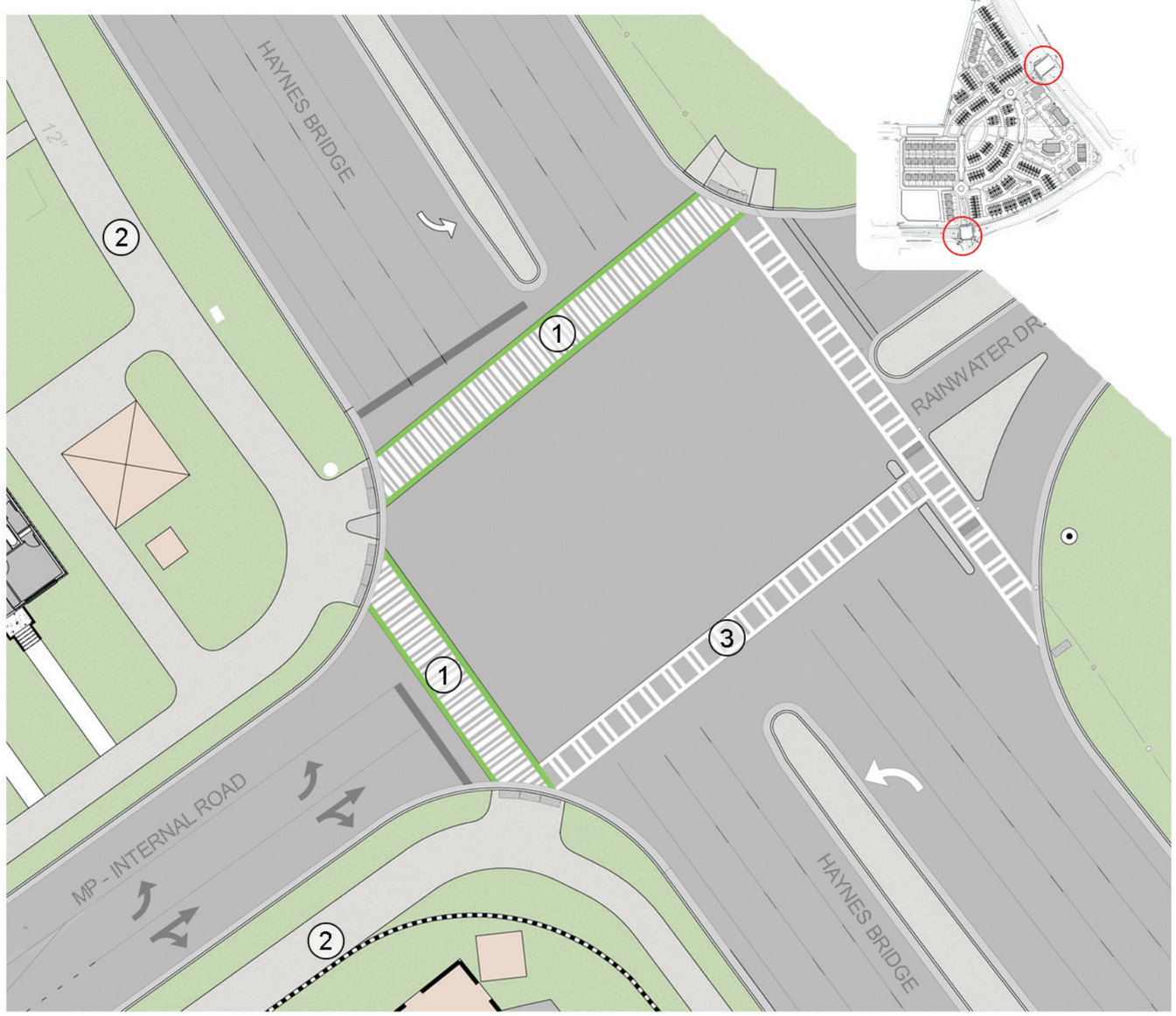
Vehicular and Crossing Pavers will consist of a 3-color blend of the shown samples. In all cases, pavers will be surrounded by a concrete frame consisting of and expanded gutter condition.

1. Box Pattern Pavers in 3-color blend 2. Double Band Pavers in “Truffle” 3. Pedestrian tabled crossing with 6” exterior banding 4. Parallel Parking Pavers, Box Pattern on 45
5. Concrete ramp to tabled paver condition (typ) 6. Alpha Loop, Concrete (typ) 7. Asphalt Paving 8. Alpha Loop Crossing, 18” green bands with alternating width piano key striping

MORRISON PARK



MORRISON PARKWAY: Alpha Loop Crossings



HAYNES BRIDGE: Alpha Loop Crossings

Upgraded Pedestrian & Alpha Loop Crossings

1. 12' Alpha Loop Crosswalk, 18" green exterior banding with alternating width piano key striped interior
2. Alpha Loop Sidewalk (typ)
3. GDOT standard piano key crosswalk (typ)

MORRISON PARK

1 EXERCISE HUB
FITNESS STATION & LINEAR PARK

2 CONVENIENCE PAVILION

3 AMENITY
COMMUNITY GARDEN
& PLAYGROUND

4 WORK HUB
OUTDOOR WORK PAVILION

5 AMENITY
DOG PARK

6 ART HUB

7 BIKE RENTAL

SCALE: 1"= 200'-0"

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BROCK BUILT HOMES | 11-1-2021

ALPHA LOOP PLAN L-1.20

PEDESTRIAN LIGHT:
LUMENPULSE ALLEGRA - ‘TYPE G’

POLE TYPE
‘QB6-QB8’

BIKE RACK
LANDSCAPE FORMS - LOOP BIKE RACK

TRASH RECEPTACLE - FORMS AND SURFACES -
UNIVERSAL LITTER & RECYCLING

BENCH: ‘VECTOR SEATING SYSTEM’
FORMS AND SURFACES

ALPHA LOOP

0 50 100 200 400
SCALE: 1”= 200’-0”

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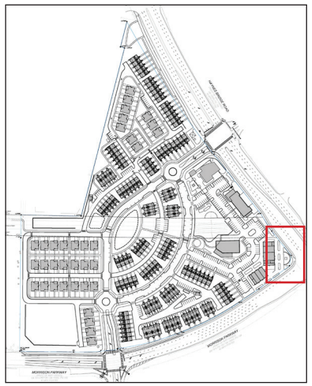
BROCK BUILT HOMES I 11-1-2021

NORTHPOINT OVERLAY REQUIRED STREETSCAPE L-1.21



BUILDING 'A'

SETBACK

STAIRS

LOW WALL

SETBACK

LOW WALL

POWER LINE EASEMENT

'ALPHARETTA' SIGN LETTERS

FOUNTAIN

LAWN

LAWN

SIDEWALK

CORTEN STEEL PLANTER EDGE

SIGNAGE WALL

CORTEN STEEL PLANTER EDGE

SIGNAGE WALL

EX 30" C&G

EX 30" C&G

HAYNES BRIDGE ROAD
(RIGHT OF WAY VARIES)
DB 16950, PG 189
45 MPH POSTED

SON PARKWAY
- WAY VARIES)
g 16950, PG
TED

EXISTI
CROSS

0 5 10 20 40

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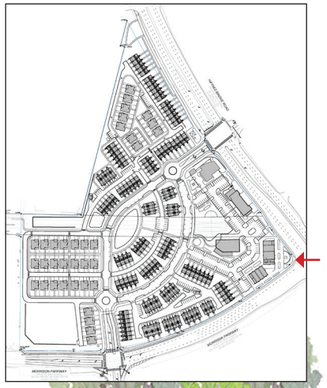
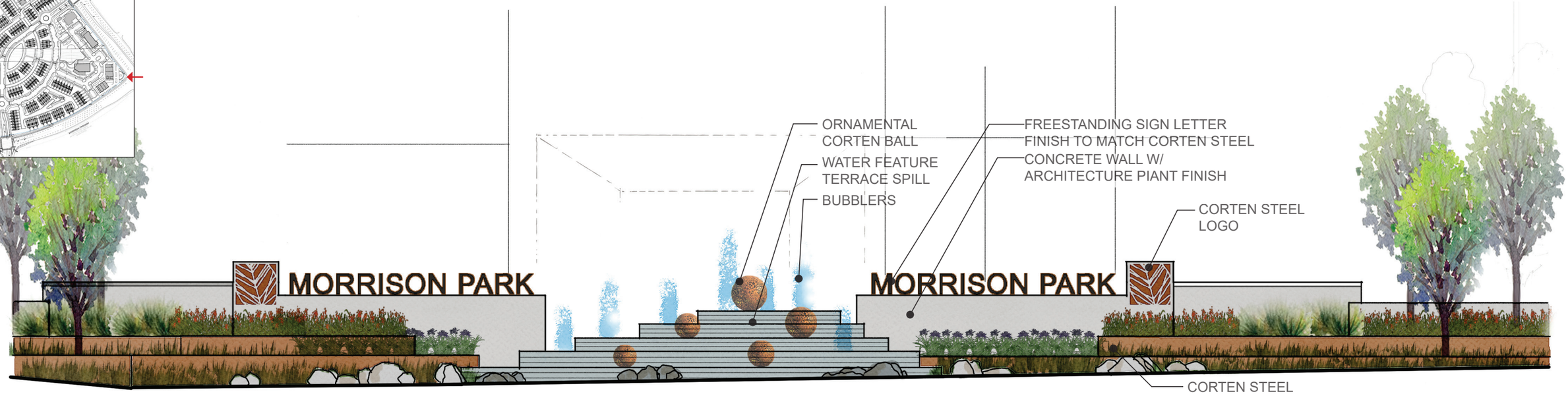
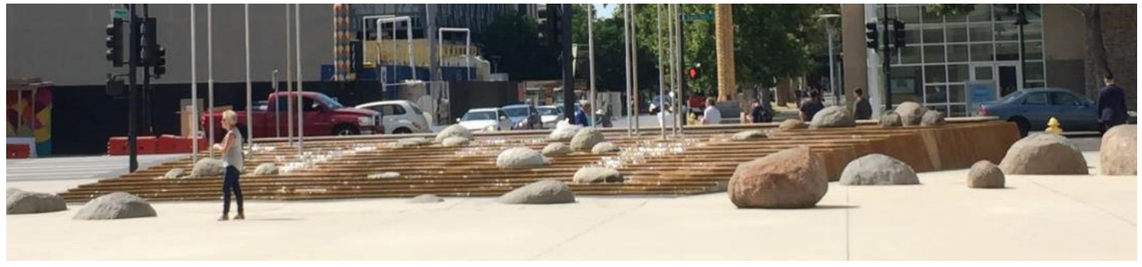
BROCK BUILT HOMES | 11-1-2021

CORNER PLAZA PLAN L-1.22







MORRISON PARK

0 3 6 12

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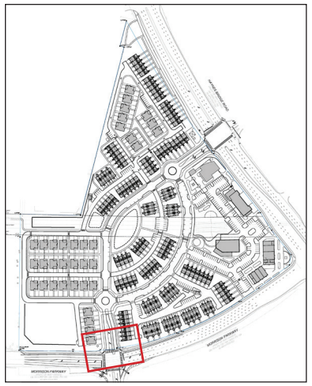
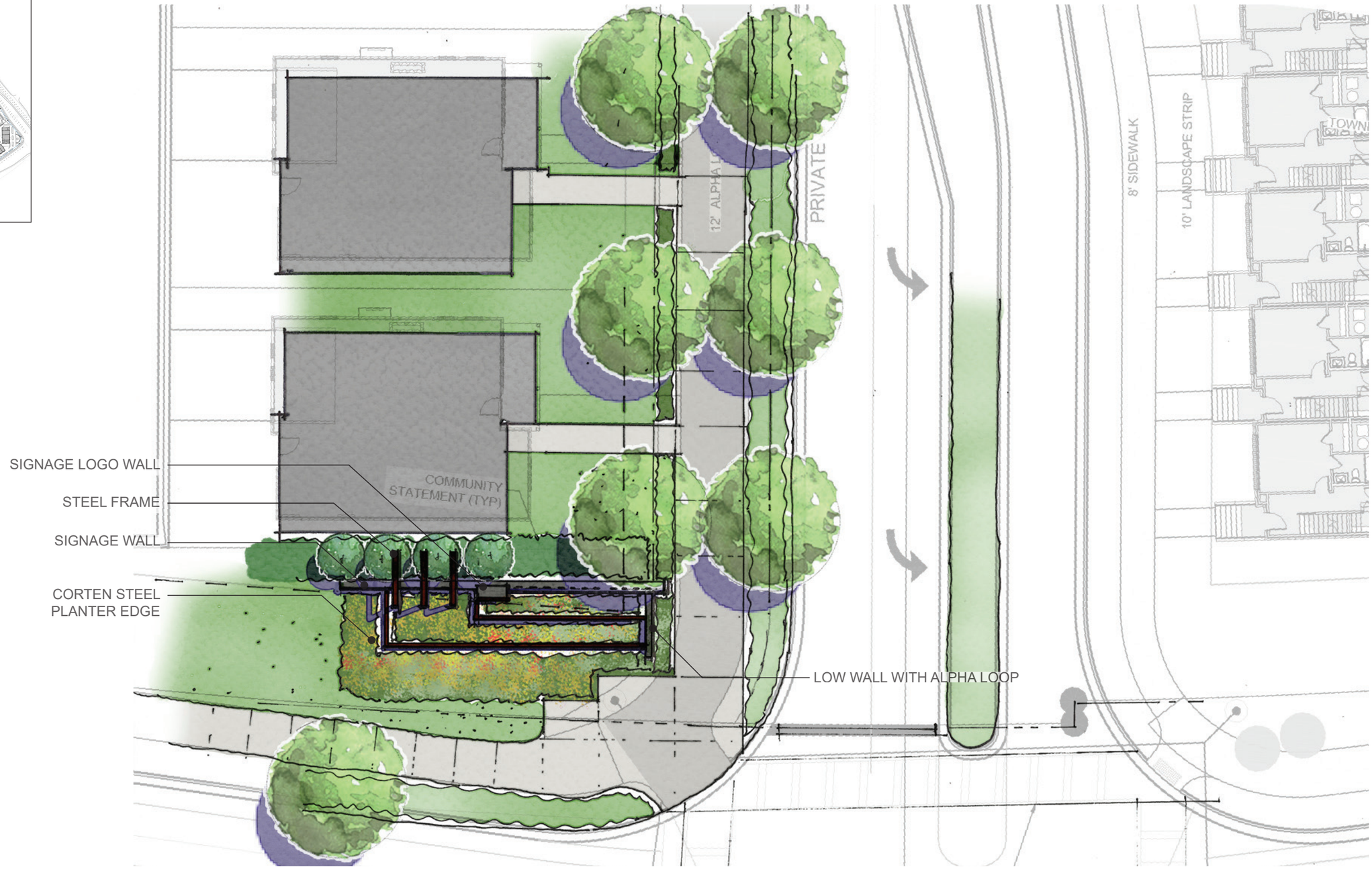
CORNER PLAZA ELEVATION L-1.23





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0 5 10 20 40

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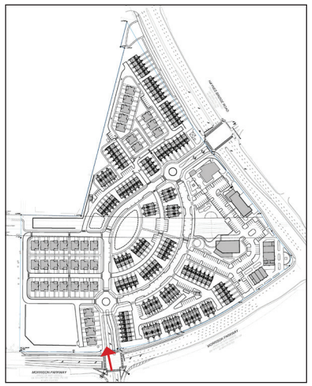
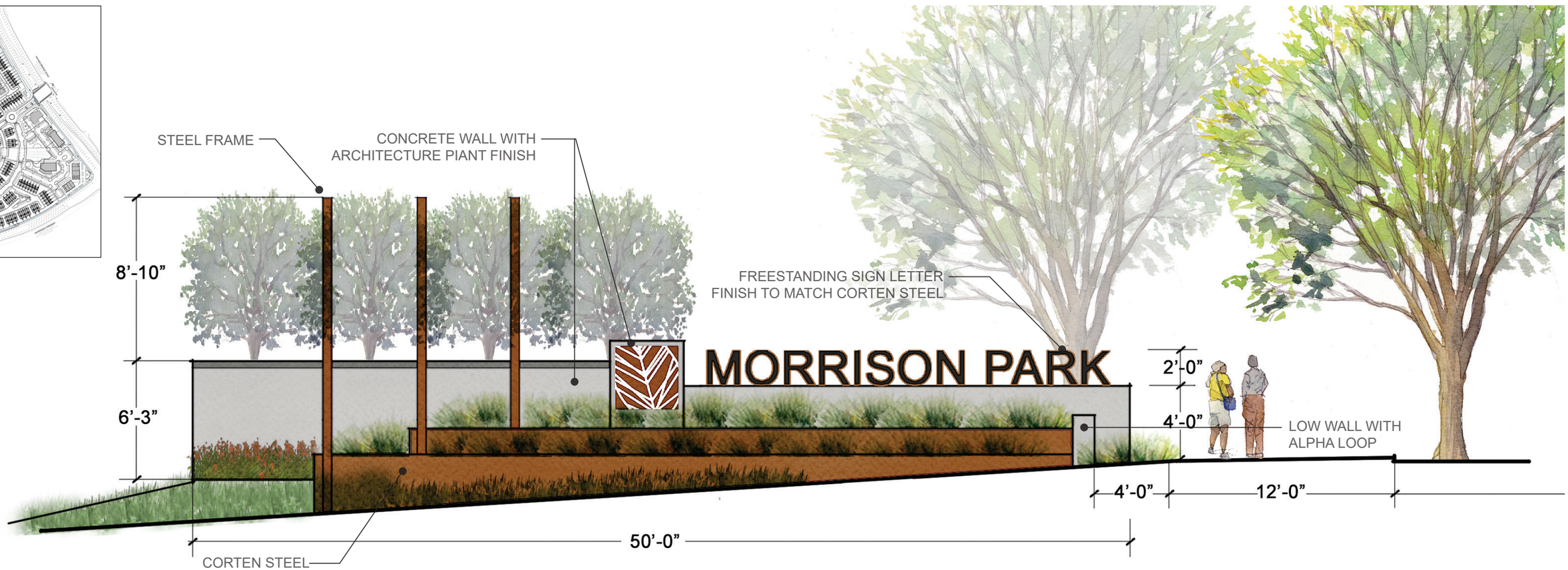
MORRISON ENTRANCE PLAN L-1.24



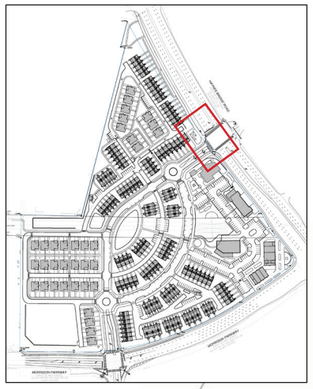


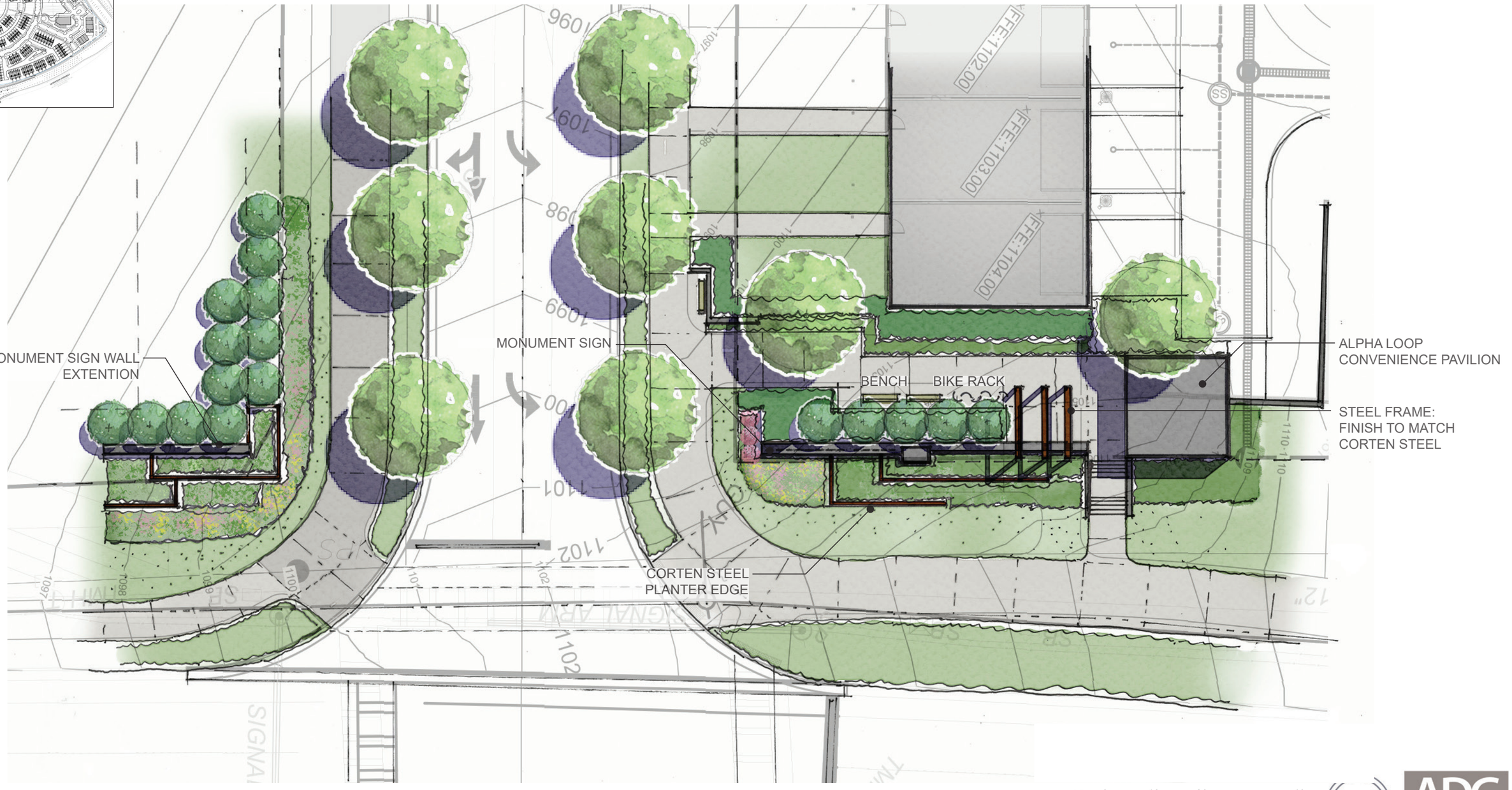
0 3 6 12

MORRISON PARK

BROCK BUILT HOMES I 11-1-2021

MORRISON MONUMENT ELEVATION L-1.25





MORRISON PARK

0 5 10 20 40

SCALE: 1”= 20’-0”

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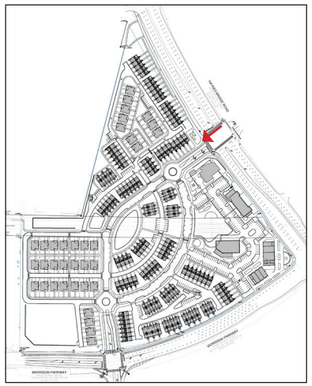
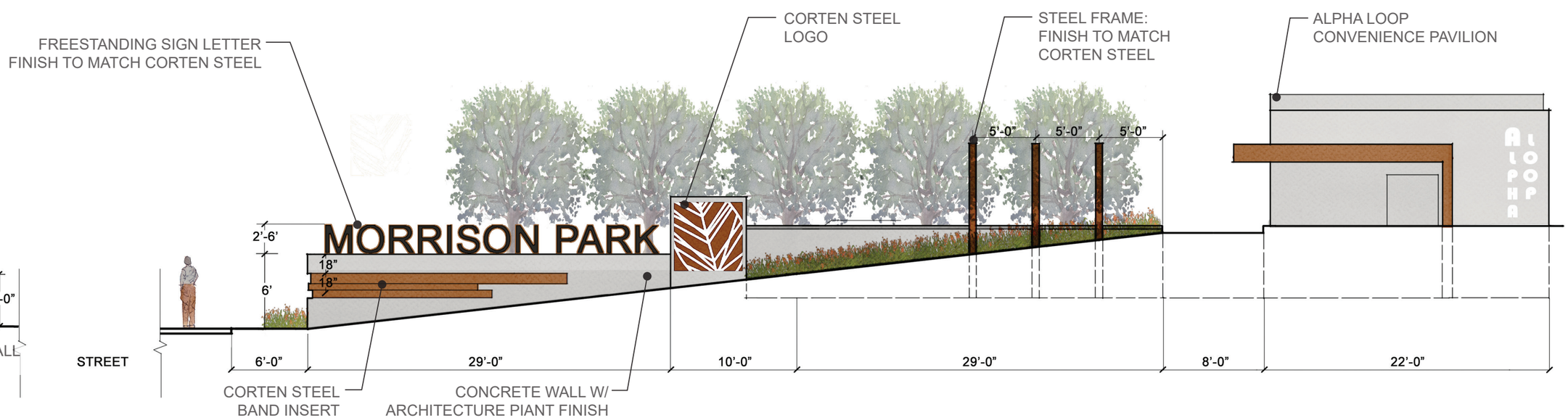
HAYNES BRIDGE ENTRANCE PLAN L-1.26



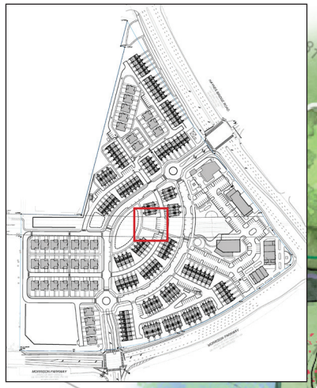


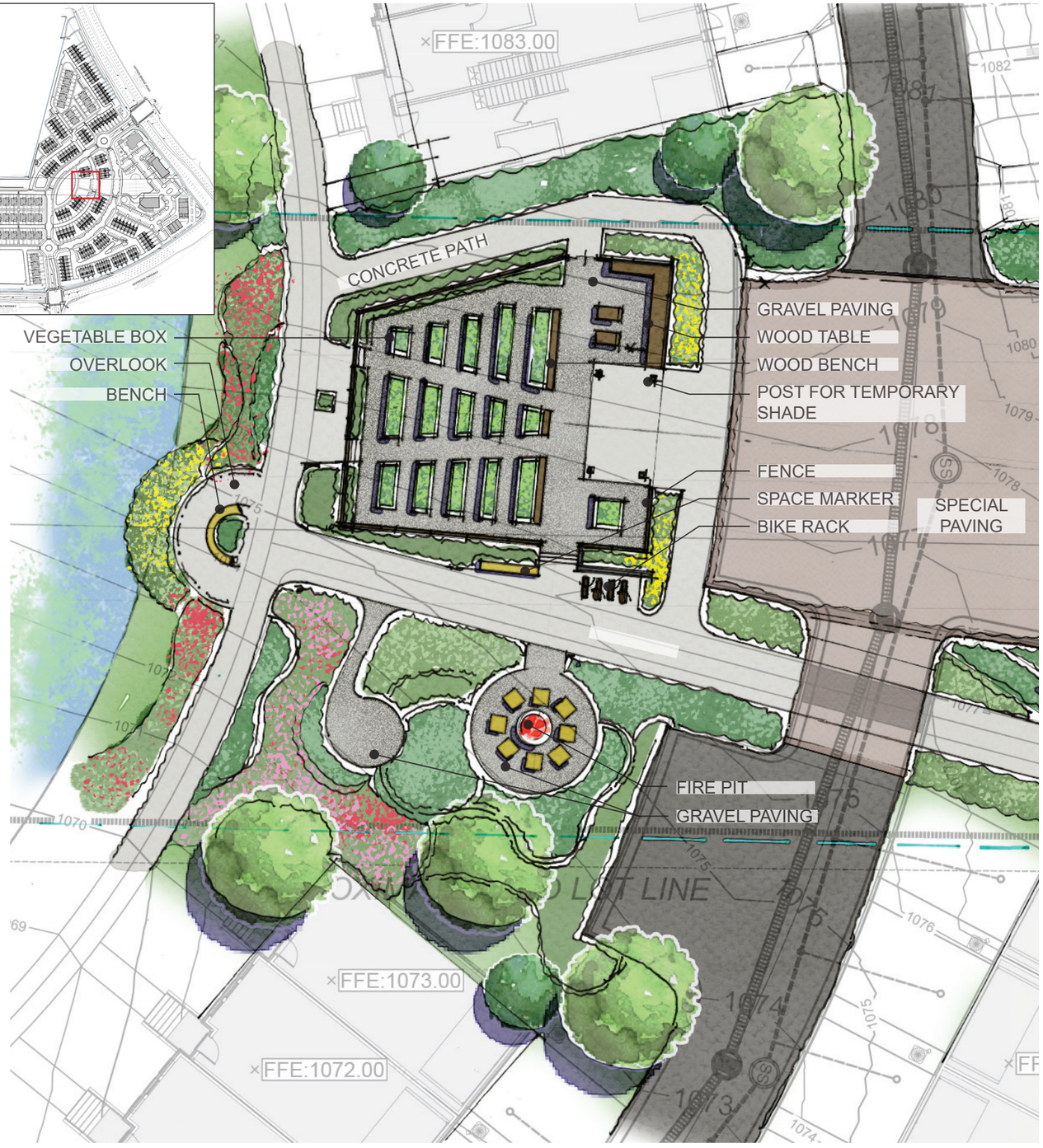
0 4 8 16

MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

HAYNES BRIDGE MONUMENT ELEVATION L-1.27





MORRISON PARK

0 5 10 20 40

SCALE: 1”= 20’-0”

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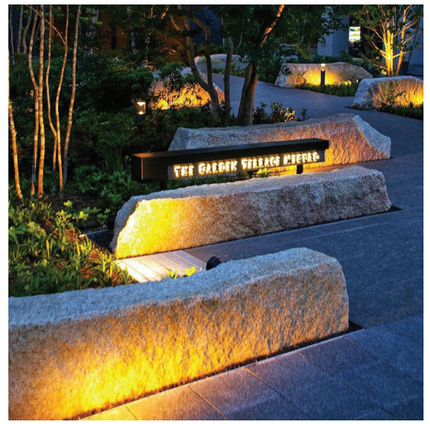
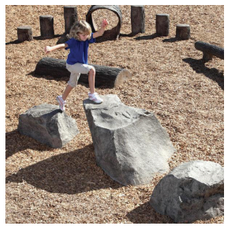
BROCK BUILT HOMES | 11-1-2021

RESIDENTIAL AMENITY - COMMUNITY GARDEN CONCEPT L-1.28





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BROCK BUILT HOMES | 11-1-2021

0 15 30 60

SCALE: 1”= 30’-0”

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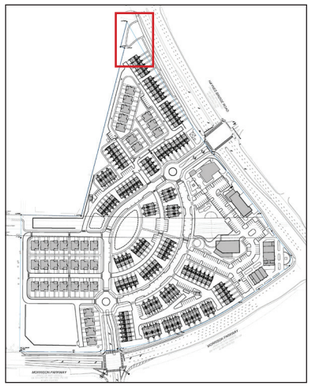
RESIDENTIAL AMENITY - PLAYGROUND CONCEPT L-1.29



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BROCK BUILT HOMES I 11-1-2021

0 5 10 20 40

SCALE: 1"= 20'-0"

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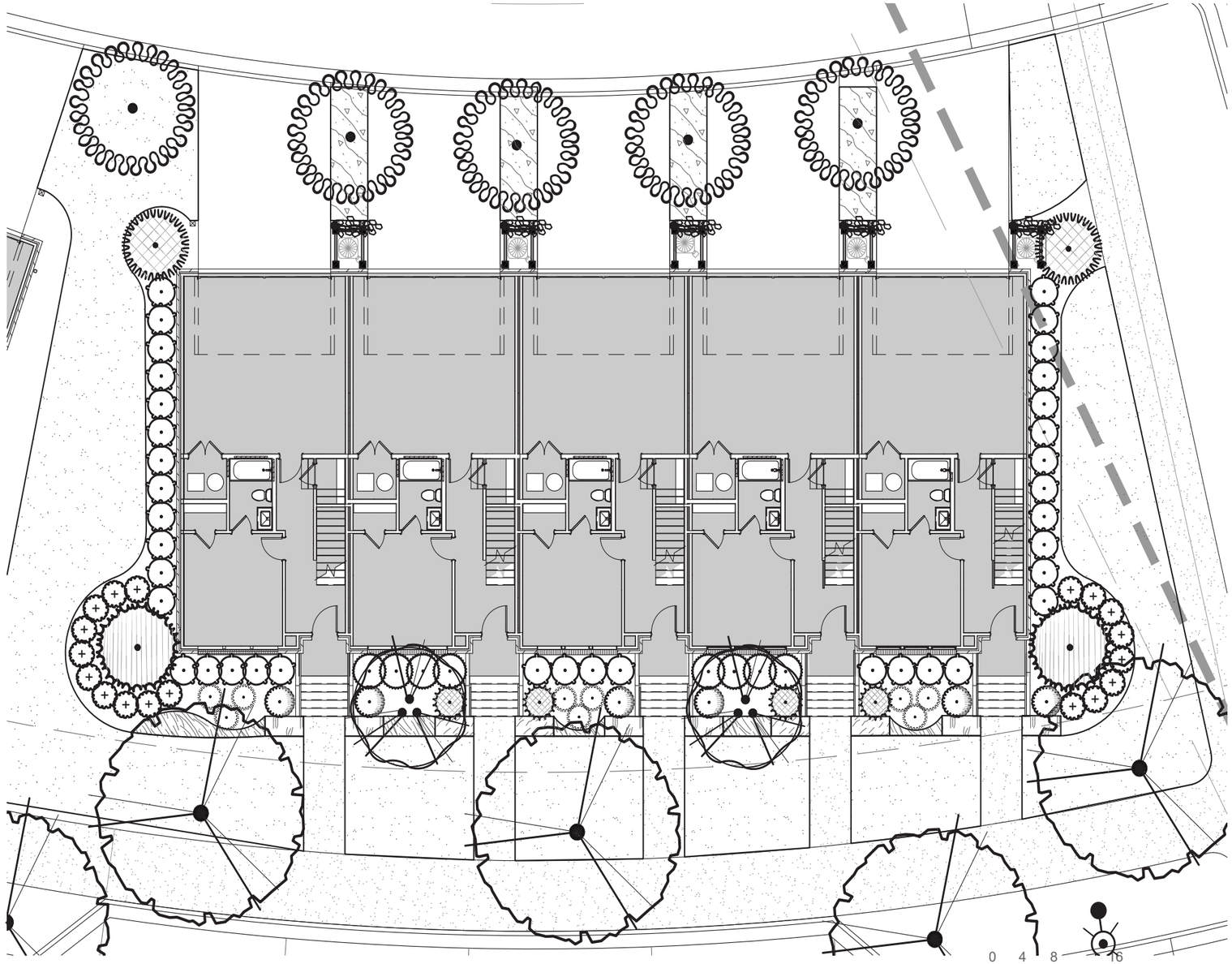
EXERCISE LOOP CONCEPT L-1.30

PLANT SCHEDULE ADELINE	
TREES	COMMON NAME
	FASTIGIATE MAIDENHAIR TREE
	EMILY BRUNER HOLLY
	`JANE` MAGNOLIA
	WILLOW OAK
SHRUBS	COMMON NAME
	DWARF BUTTERFLY BUSH
	KOREAN BOXWOOD
	EMERALD HEIGHTS DISTYLIUM
	DWARF BURFORD HOLLY
	SUNSHINE LIGUSTRUM
	SWEET OLIVE
	GOLDEN GLOBE CEDAR
VINE/ESPALIER	COMMON NAME
	EVERGREEN CLEMATIS
GROUND COVERS	COMMON NAME
	WHITE CATMINT
	BERMUDA GRASS
	CREEPING LILYTURF
	MEXICAN FEATHERGRASS
	WALKER'S LOW CATMINT



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TYP ADELINE LANDSCAPE PLAN L-1.31

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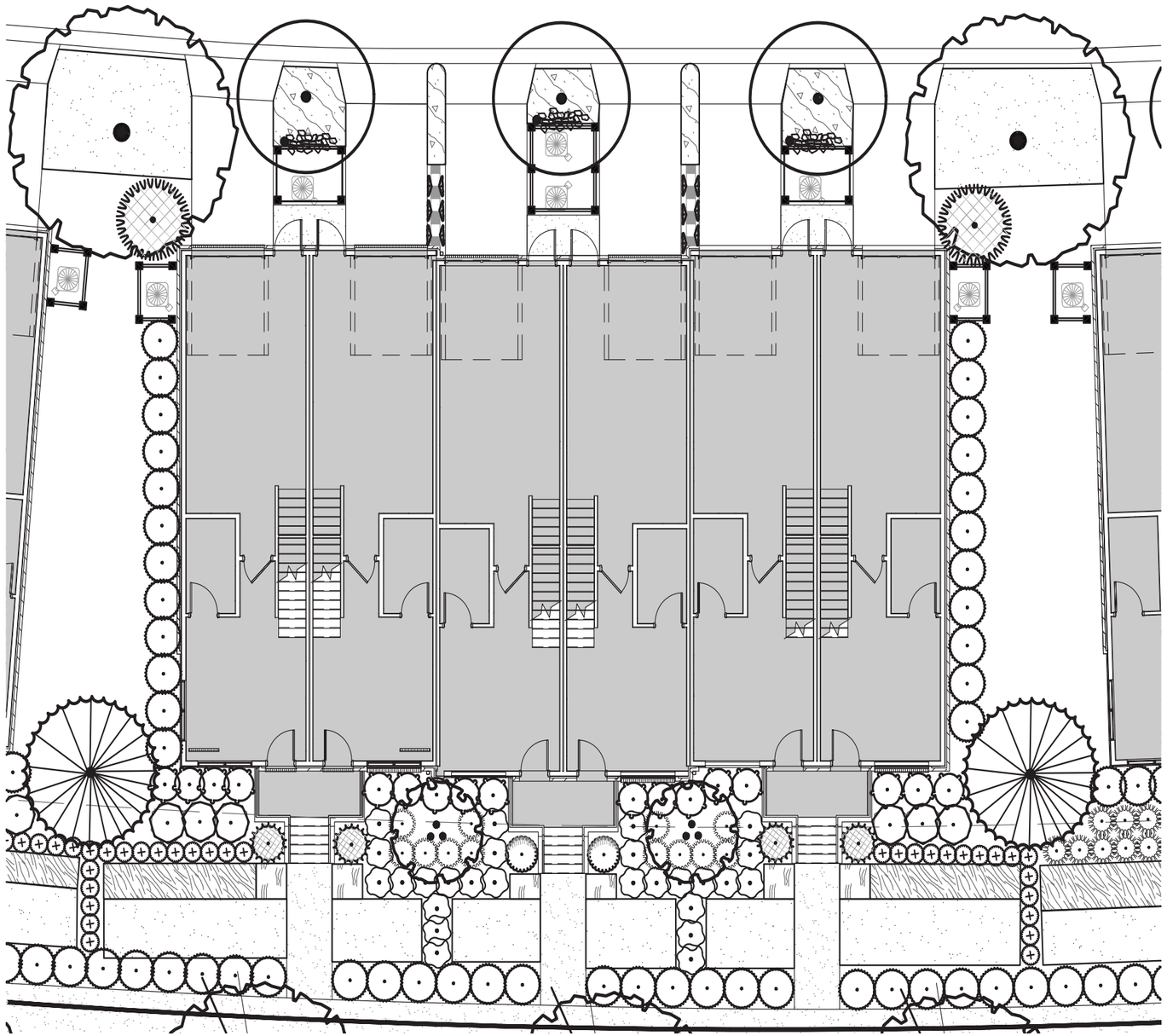
PLANT SCHEDULE ANNISTON	
TREES	COMMON NAME
	`ARMSTRONG` RED MAPLE
	STAR MAGNOLIA
	GREEN GIANT ARBORVITAE
	AMERICAN ELM
SHRUBS	COMMON NAME
	DWARF BUTTERFLY BUSH
	KOREAN BOXWOOD
	KOREAN BOXWOOD
	SHISHIGASHIRA CAMELLIA
	EMERALD HEIGHTS DISTYLIUM
	LITTLE LIME HYDRANGEA
	DWARF BURFORD HOLLY
	SWEET OLIVE
	GOLDEN GLOBE CEDAR
VINE/ESPALIER	COMMON NAME
	EVERGREEN CLEMATIS
	CREEPING FIG
GROUND COVERS	COMMON NAME
	WHITE CATMINT
	BERMUDA GRASS
	CREEPING LILYTURF
	MEXICAN FEATHERGRASS



0 4 8 16 32

SCALE: 1"= 16'-0"

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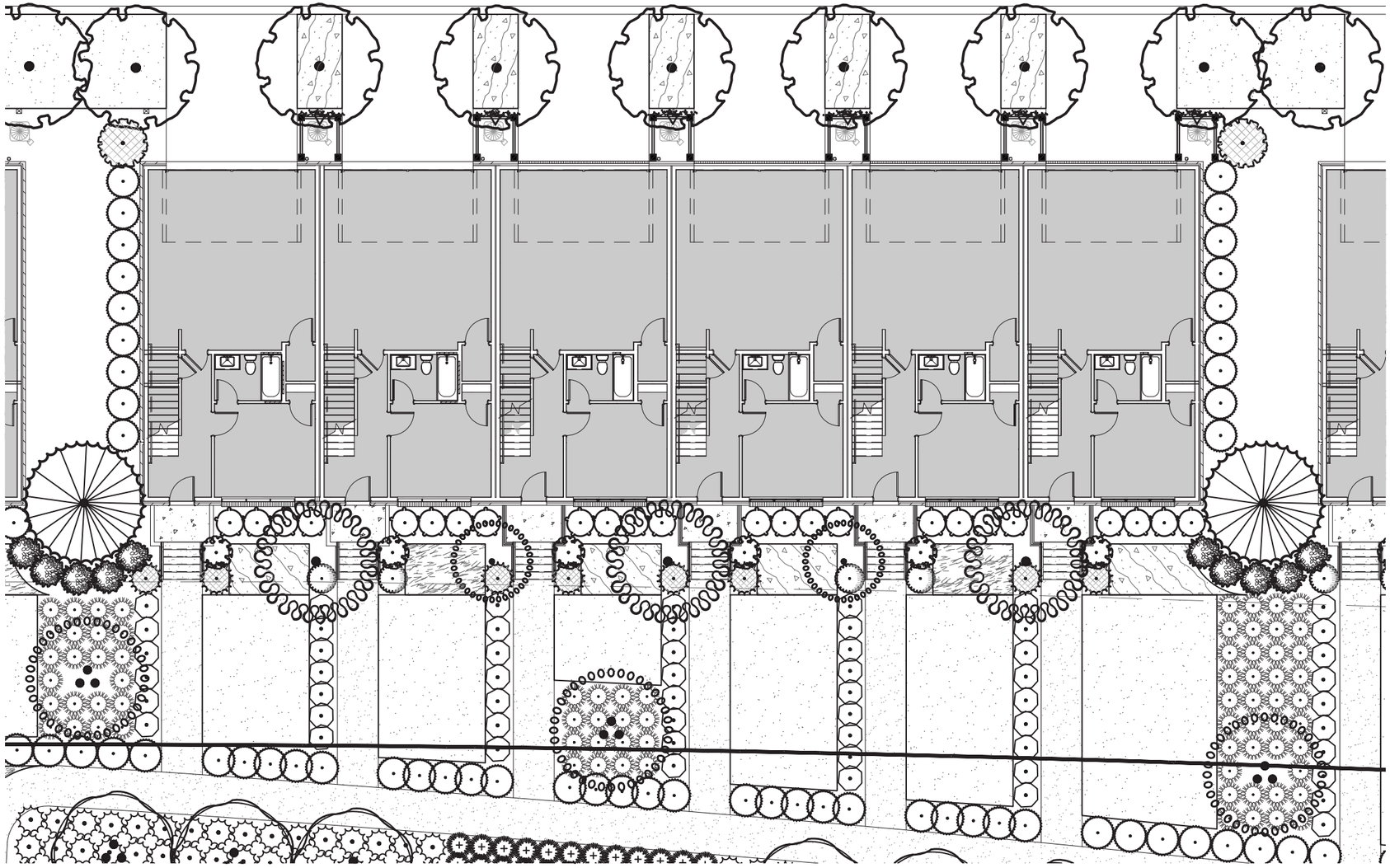
TYP ANNISTON LANDSCAPE PLAN L-1.32

PLANT SCHEDULE CHARLESTON	
TREES	COMMON NAME
	PYRAMIDAL EUROPEAN HORNBEAM
	WINTER KING HAWTHORN
	FASTIGIATE MAIDENHAIR TREE
	GREEN GIANT ARBORVITAE
	EVERCLEAR ELM
SHRUBS	COMMON NAME
	KOREAN BOXWOOD
	OCTOBER MAGIC SASANQUA
	EMERALD HEIGHTS DISTYLIUM
	LIMELIGHT HYDRANGEA
	DWARF BURFORD HOLLY
	INKBERRY
	CAROLINA MOONLIGHT FRINGE FLOWER
	BLUE SWITCH GRASS
	GOLDEN GLOBE CEDAR
VINE/ESPALIER	COMMON NAME
	CAROLINA JESSAMINE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	CREEPING LILYTURF
	MEXICAN FEATHERGRASS



MORRISON PARK

0 4 8 16 32

SCALE: 1”= 16’-0”

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TYP CHARLESTON LANDSCAPE PLAN L-1.33

T SCHEDULE EMERY CONTEMPORARY

	CODE	COMMON NAME
	MGS	`JANE` MAGNOLIA
	VC	CHASTE TREE
	TE2	DEGROOT`S SPIRE ARBORVITAE
	AA	DOWNY SERVICEBERRY
	UB3	EVERCLEAR ELM
	GF	FASTIGIATE MAIDENHAIR TREE
	CB	PYRAMIDAL EUROPEAN HORNBEAM
	CF2	RISING SUN REDBUD

S	CODE	COMMON NAME
	DB	BLUE CASCADE DISTYLIUM
	IC3	CARISSA HOLLY
	VA	CHINDO VIBURNUM
	BB	DWARF BUTTERFLY BUSH
	DE2	EMERALD HEIGHTS DISTYLIUM
	TG5	GOLDEN GLOBE CEDAR
	ICGL	GREEN LUSTER JAPANESE HOLLY
	IG3	INKBERRY
	BW2	KOREAN BOXWOOD
	BW	KOREAN BOXWOOD
	HL2	LITTLE LIME HYDRANGEA
	PM7	MAKI SHRUBBY YEW PODOCARPUS
	CO	OCTOBER MAGIC SASANQUA
	MC2	PINK MUHLY GRASS
	LJ3	RECURVE LIGUSTRUM
	CS	SHISHIGASHIRA CAMELLIA
	LS	SUNSHINE LIGUSTRUM
	OF15	SWEET OLIVE

LS/PERENNIALS	CODE	COMMON NAME
	CM	MOONBEAM COREOPSIS

D COVERS	CODE	COMMON NAME
	CT	BERMUDA GRASS
	LB	CREEPING LILYTURF
	LA	GOLDEN CREEPING JENNY
	NP	MEXICAN FEATHERGRASS
	LV	VARIEGATED LILY TURF
	CN2	WALKER'S LOW CATMINT

MORRISON PARK

0 4 8 16 32

SCALE: 1”= 16’-0”

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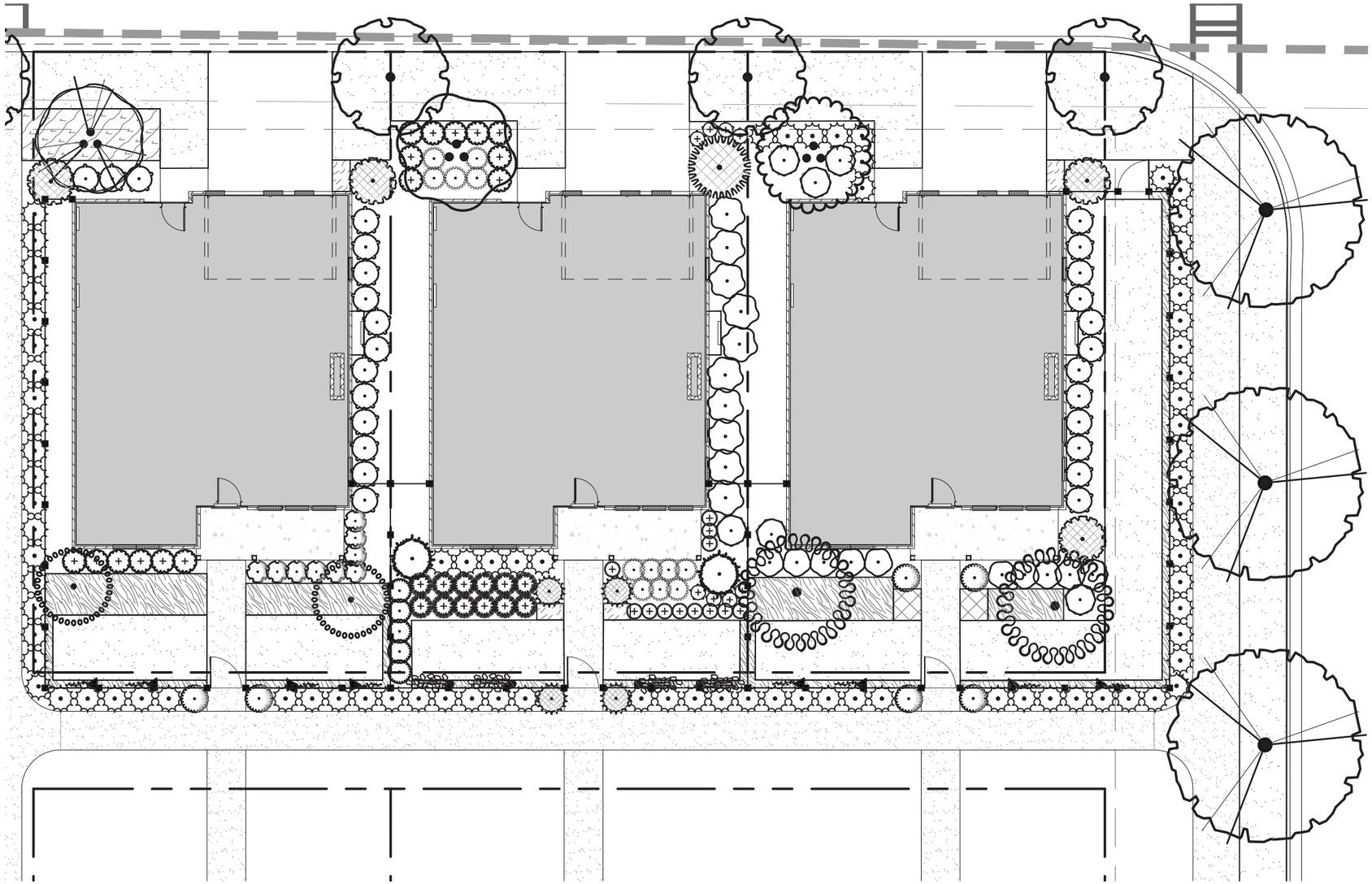
BROCK BUILT HOMES I 11-1-2021

TYP EMERY CONTEMPORARY LANDSCAPE PLAN L-1.34

PLANT SCHEDULE EMERY GABLE	
TREES	COMMON NAME
	'JANE' MAGNOLIA
	CHASTE TREE
	DEGROOT'S SPIRE ARBORVITAE
	EVERCLEAR ELM
	FASTIGIATE MAIDENHAIR TREE
	PYRAMIDAL EUROPEAN HORNBEAM
	RISING SUN REDBUD
SHRUBS	COMMON NAME
	BLUE CASCADE DISTYLIUM
	CARISSA HOLLY
	DWARF BUTTERFLY BUSH
	EMERALD HEIGHTS DISTYLIUM
	GOLDEN GLOBE CEDAR
	GREEN LUSTER JAPANESE HOLLY
	KOREAN BOXWOOD
	KOREAN BOXWOOD
	LITTLE LIME HYDRANGEA
	MAKI SHRUBBY YEW PODOCARPUS
	OCTOBER MAGIC SASANQUA
	PINK MUHLY GRASS
	RECURVE LIGUSTRUM
	SUNSHINE LIGUSTRUM
	SWEET OLIVE
ANNUALS/PERENNIALS	COMMON NAME
	MOONBEAM COREOPSIS
VINE/ESPALIER	COMMON NAME
	EVERGREEN CLEMATIS
	LADY BANKS ROSE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	GOLDEN CREEPING JENNY
	MEXICAN FEATHERGRASS
	VARIEGATED LILY TURF
	WALKER'S LOW CATMINT



0 4 8 16 32

SCALE: 1"= 16'-0"

MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

TYP EMERY GABLE LANDSCAPE PLAN L-1.35

LIGHTING SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PEDESTRIAN LIGHT LUMENPULSE ALLEGRA - TYPE"G" POLE TYPE - "QB6 - QB8"	137

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	G		137	Lumenpulse	ALG-120/277-CSL-S40-30K-CRI 70-2	Allegra	1	3094	0.92	31	Max: 2586cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Development Sidewalk 1	+	1.4 fc	3.6 fc	0.0 fc	N/A	N/A
Development Sidewalk 2	+	1.4 fc	4.0 fc	0.1 fc	40.0:1	14.0:1
Development Street	+	1.6 fc	4.1 fc	0.1 fc	41.0:1	16.0:1
Haynes Bridge Roadway	+	0.7 fc	4.1 fc	0.0 fc	N/A	N/A
Haynes Bridge Sidewalk 1	+	1.0 fc	3.4 fc	0.1 fc	34.0:1	10.0:1
Haynes Bridge Sidewalk 2	+	1.2 fc	3.3 fc	0.4 fc	8.3:1	3.0:1
Morrison Parkway	+	1.3 fc	3.8 fc	0.0 fc	N/A	N/A
Morrison Parkway Sidewalk 1	+	1.1 fc	2.5 fc	0.4 fc	6.3:1	2.8:1
Morrison Sidewalk 2	+	1.1 fc	2.8 fc	0.1 fc	28.0:1	11.0:1

MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

0 50 100 200 400

SCALE: 1"= 200'-0"

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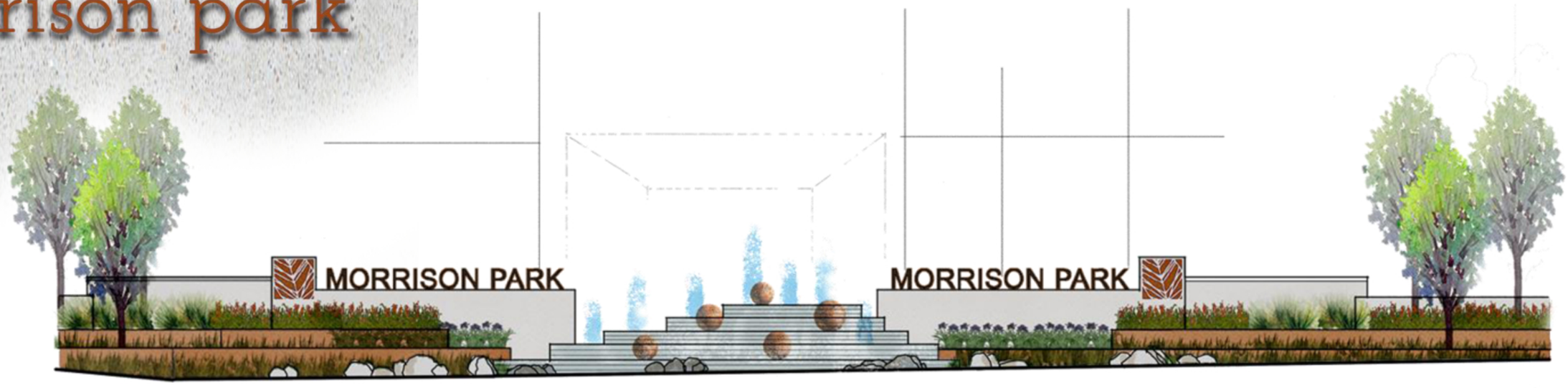
Urban Design | Development Consulting

LIGHTING PLAN L-1.36

Morrison Park

Site Plan Design



FONT AND PRINT DESIGN OPTIONS:

Josefin Slab

An open-source slab serif typeface designed by Santiago Orozco. The design was inspired by geometric sans-serifs from the 1930s combined with more modern slab serif designs. It is available in six weights.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Manifold CF

Manifold is a strong, unified and articulate font type. A utilitarian typeface inspired by the cold precision of a computer terminal, softened by modern design. Track it out wide for a sophisticated look; eight weights.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

RNS Miles (MEDIUM)

RNS Miles font family combines geometric shapes, open forms and Grotesk mood to achieve harmonic, neutral and low contrast shapes. Clearly influenced by Modernism, with 7 weights.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Vanio

Vanio is a wedge serif font family that crafted with precision focused on both artistically and legibility. The letterforms and other typographic elements are made in a way to achieve optical recognition. 10 styles.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Metrisch

This font is a new sans serif type with seven weights; based on traditional geometric construction.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Luxora Grotesk Light

Luxora Grotesk is a minimalist typeface with all the essential characteristics of a finest sans-serif typeface. Handcrafted and designed with powerful OpenType features in mind. Includes seven weights.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Roxborough CF

Roxborough CF is a dramatic serif, influenced by calligraphy and hand lettering. Rich, open construction – built to transform text into works of art. Calligraphy-inspired – with eight weights available.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Artifex CF

Artifex CF is a smooth and text-friendly serif that's easy on the eyes. Subtle serifs help the flow of reading without being ornate or stiff, and a near-upright italic adds emphasis without distraction. Eight weights.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

PROMOTIONAL OPTIONS:

MATERIAL OPTIONS:

Polished Concrete 1

Polished Concrete 2

Exposed Concrete 1

Exposed Concrete 2

Cast Stone Cap Material

White Glass Slag

FULL DIMENSIONAL LETTERING OPTIONS:

Brushed Aluminum

Brite Aluminum

Dark Bronze Brushed Aluminum

Corten Steel

Brown Powder Coat

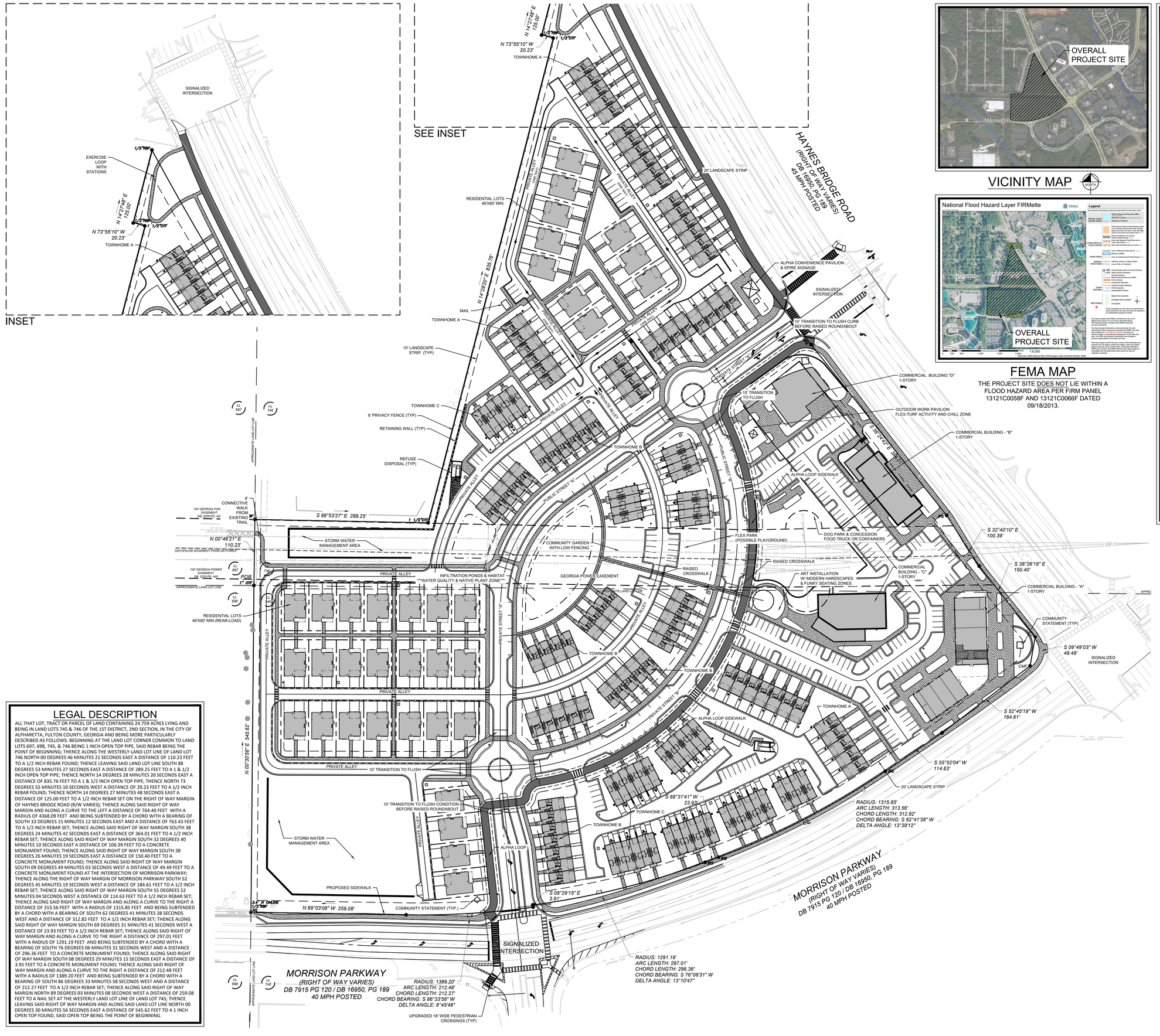
morrison park

MORRISON PARK

COLOR PALETTE OPTIONS:

morrison park

PUNCH COLOR OPTIONS:



VICINITY MAP

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0066F DATED 09/18/2013.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I
PROPOSED ZONING:	MU
OVERLAY DISTRICT:	NORTH POINT OVERLAY
SITE AREA:	24.76 ACRES
BUILDING SETBACK:	
FRONT (HAYNES BRIDGE)	20 FT (OFF SIDEWALK)
FRONT (MORRISON PKWY)	10 FT (OFF SIDEWALK)
LANDSCAPE SETBACK:	
FRONT (HAYNES BRIDGE)	20 FT (OFF R/W LINE)
FRONT (MORRISON PKWY)	20 FT (OFF R/W LINE)
SIDE	5 FT
REAR	5 FT

PROPOSED LAND USES & DENSITIES:

TOWNHOME A	52 UNITS
GARAGE PARKED WITH 18' DRIVEWAYS	
TOWNHOME B	36 UNITS
GARAGE PARKED WITH 18' DRIVEWAYS	
TOWNHOME C	52 UNITS
GARAGE PARKED WITH 18' DRIVEWAYS	
RESIDENTIAL LOTS	35 UNITS
46'X80' MIN. REAR-LOAD (TYP)	
GARAGE PARKED WITH 18' DRIVEWAYS	
RETAIL/RESTAURANT	41,800 SF

PROPOSED MAXIMUM BUILDING HEIGHTS:

TOWNHOME A, B & C (140 UNITS)	3 STORIES OR 40'
RESIDENTIAL (35 UNITS)	3 STORIES OR 40'
COMMERCIAL (41,800 SF)	3 STORIES (MIN. 2 STORIES OR 24')

PARKING SUMMARY:

REQUIRED PARKING:	**603 SPACES** (TOTAL)
	(PARKING CALCS INCLUDE 20% REDUCTION ALLOWED PER CODE)
TOWNHOME A (52 UNITS) (ASSUMES ALL 3 BEDROOM TOWNHOMES)	125 SPACES (1 / BEDROOM*0.80)
TOWNHOME B (36 UNITS) (ASSUMES ALL 3 BEDROOM TOWNHOMES)	87 SPACES (1 / BEDROOM*0.80)
TOWNHOME C (52 UNITS) (ASSUMES ALL 2 BEDROOM TOWNHOMES)	84 SPACES (1 / BEDROOM*0.80)
SINGLE FAMILY (35 LOTS)	56 SPACES (2 / LOT*0.80)
RETAIL/RESTAURANT (41,800 SF (ASSUMES 50 / 50 SPLIT)	251 SPACES (1 / 100 SF REST.*0.80 + 1 / 200 SF RETAIL*0.80)
PROPOSED PARKING:	**956 SPACES** (TOTAL)
TOWNHOME A (52 UNITS)	104 SPACES ENCLOSED 104 SPACES DRIVEWAY
TOWNHOME B (36 UNITS)	72 SPACES ENCLOSED 72 SPACES DRIVEWAY
TOWNHOME C (52 UNITS)	52 SPACES ENCLOSED 52 SPACES DRIVEWAY
SINGLE FAMILY (35 LOTS):	70 SPACES ENCLOSED 70 SPACES DRIVEWAY
RETAIL/RESTAURANT (41,800 SF)	260 SPACES
ON STREET PARKING (PUBLIC)	39 SPACES
ON STREET PARKING (PRIVATE)	61 SPACES

OPEN SPACE REQUIREMENTS

CIVIL SPACE:	**2.48 ACRES** (10% SITE AREA)
AMENITY SPACE:	**1.24 ACRES** (5% SITE AREA)

PROPOSED OPEN SPACE

CIVIC SPACE:	**2.49 ACRES** (108,300 SF)
POCKET PARKS	
EXERCISE LOOP	0.15 ACRES (6,500 SF)
FLEX-PLAY AREA	0.09 ACRES (4,000 SF)
FLEX-TURF COURTYARD	0.63 ACRES (27,300 SF)
PLAZAS	
OUTDOOR WORK PAVILION PLAZA	0.25 ACRES (11,000 SF)
DOG PARK & CONCESSION PLAZA	0.45 ACRES (19,750 SF)
RETAIL PLAZA AREA	0.30 ACRES (13,100 SF)
ALPHA LOOP TRAIL:	0.60 ACRES (26,650 SF)
AMENITY SPACE:	**1.66 ACRES** (72,200 SF)
COMMUNITY GARDEN	0.10 ACRES (4,500 SF)
PATIOS AND PORCHES	0.15 ACRES (6,500 SF)
YARDS AND LAWNS	0.68 ACRES (29,700 SF)
OUTDOOR DINING	0.07 ACRES (3,000 SF)
INFILTRATION POND & HABITAT	0.65 ACRES (28,500 SF)

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARCHITECT, DATED 02/16/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GA LAND SURVEY, DATED 02/25/2021.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE STRIP BUFFER LINE
- STANDARD DUTY CONCRETE SIDEWALK
- ALPHA LOOP SIDEWALK

LEGAL DESCRIPTION

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 24.759 ACRES LYING AND BEING IN LAND LOTS 745 & 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE, SAID REBAR BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LAND LOT LINE OF LAND LOT 746 NORTH 00 DEGREES 46 MINUTES 21 SECONDS EAST A DISTANCE OF 110.23 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE SOUTH 88 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 289.25 FEET TO A 1 & 1/2 INCH OPEN TOP PIPE; THENCE NORTH 14 DEGREES 28 MINUTES 20 SECONDS EAST A DISTANCE OF 835.76 FEET TO A 1 & 1/2 INCH OPEN TOP PIPE; THENCE NORTH 73 DEGREES 55 MINUTES 10 SECONDS WEST A DISTANCE OF 20.23 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 14 DEGREES 27 MINUTES 48 SECONDS EAST A DISTANCE OF 125.00 FEET TO A 1/2 INCH REBAR SET ON THE RIGHT OF WAY MARGIN OF HAYNES BRIDGE ROAD (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 764.40 FEET WITH A RADIUS OF 4368.09 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 33 DEGREES 15 MINUTES 12 SECONDS EAST AND A DISTANCE OF 763.43 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 38 DEGREES 24 MINUTES 42 SECONDS EAST A DISTANCE OF 364.01 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 32 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 100.39 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 38 DEGREES 26 MINUTES 19 SECONDS EAST A DISTANCE OF 150.40 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 09 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 49.49 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF MORRISON PARKWAY; THENCE ALONG THE RIGHT OF WAY MARGIN OF MORRISON PARKWAY SOUTH 52 DEGREES 45 MINUTES 19 SECONDS WEST A DISTANCE OF 184.61 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 55 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 114.63 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 313.56 FEET WITH A RADIUS OF 1315.85 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 62 DEGREES 41 MINUTES 38 SECONDS WEST AND A DISTANCE OF 312.82 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 69 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 23.93 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 297.01 FEET WITH A RADIUS OF 1291.19 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 76 DEGREES 06 MINUTES 31 SECONDS WEST AND A DISTANCE OF 296.36 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 08 DEGREES 29 MINUTES 15 SECONDS EAST A DISTANCE OF 3.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 212.48 FEET WITH A RADIUS OF 1389.20 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 86 DEGREES 33 MINUTES 58 SECONDS WEST AND A DISTANCE OF 212.27 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 89 DEGREES 03 MINUTES 08 SECONDS WEST A DISTANCE OF 259.08 FEET TO A NAIL SET AT THE WESTERLY LAND LOT LINE OF LAND LOT 745; THENCE LEAVING SAID RIGHT OF WAY MARGIN AND ALONG SAID LAND LOT LINE NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 545.62 FEET TO A 1 INCH OPEN TOP FOUND, SAID OPEN TOP BEING THE POINT OF BEGINNING.

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 410-1200
WWW.KIMLEY-HORN.COM

CLIENT
BROCK BUILT HOMES, LLC
1110 NORTHCHASE PKWY SE, SUITE 150
MARIETTA, GA 30067
PHONE: (404) 351-7555

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
MORRISON PARK
ALPHARETTA, GA 30009
LAND LOT 745 & 746, 1st DISTRICT 2nd SECTION

PRELIMINARY NOT FOR CONSTRUCTION

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	BC
DESIGNED BY	MAP
REVIEWED BY	JKM
DATE	07/16/2021
PROJECT NO.	013404004

TITLE
OVERALL SITE PLAN

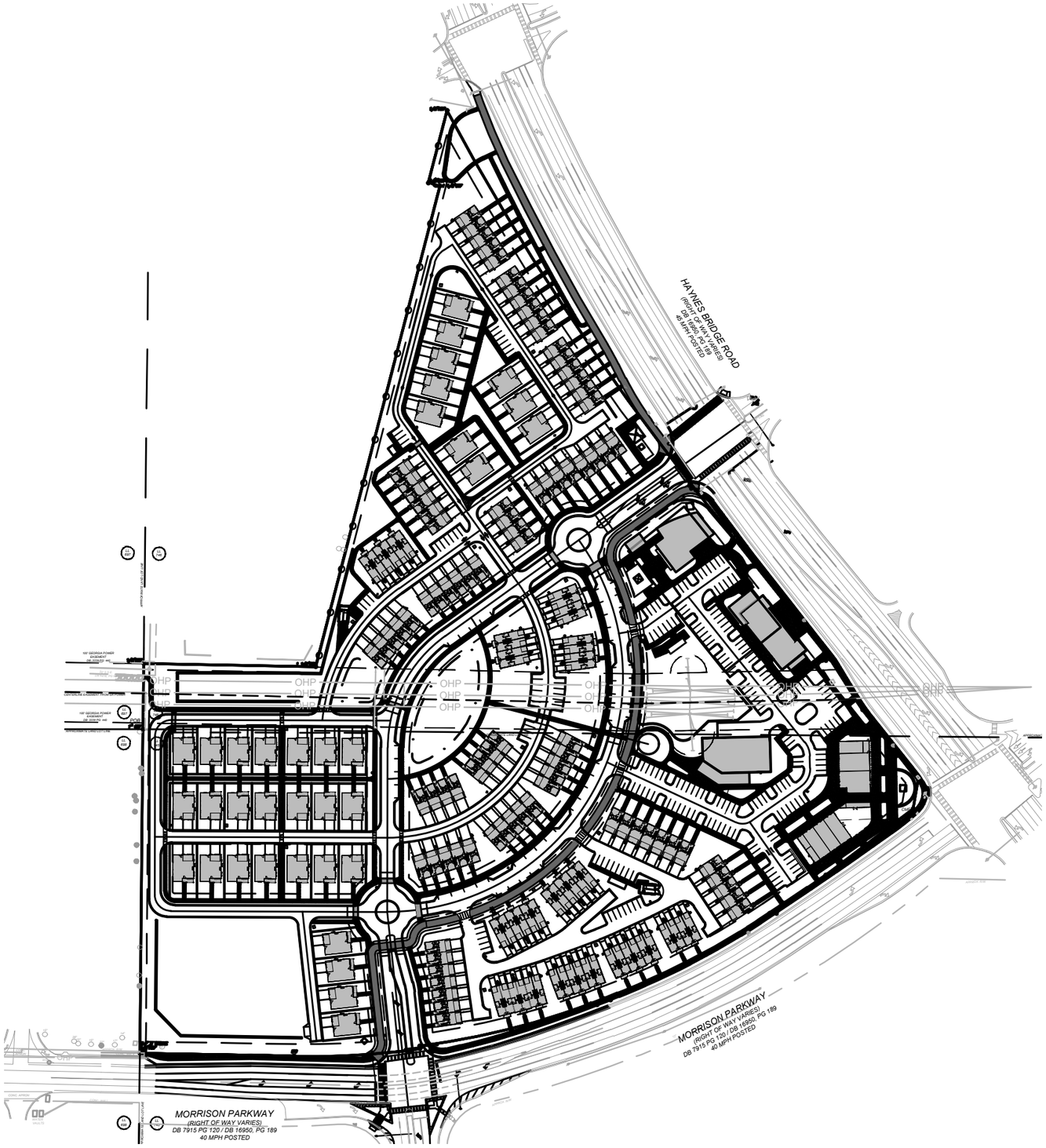
SHEET NUMBER
C2-00

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 30 60 120

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\013404004_Morrison Pkwy\CAD\Plansheet\C2-00 - SITE PLAN.dwg SITE PLAN Oct 26, 2021 3:29pm by: mark.putnam



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TOWNHOME C	52 UNITS
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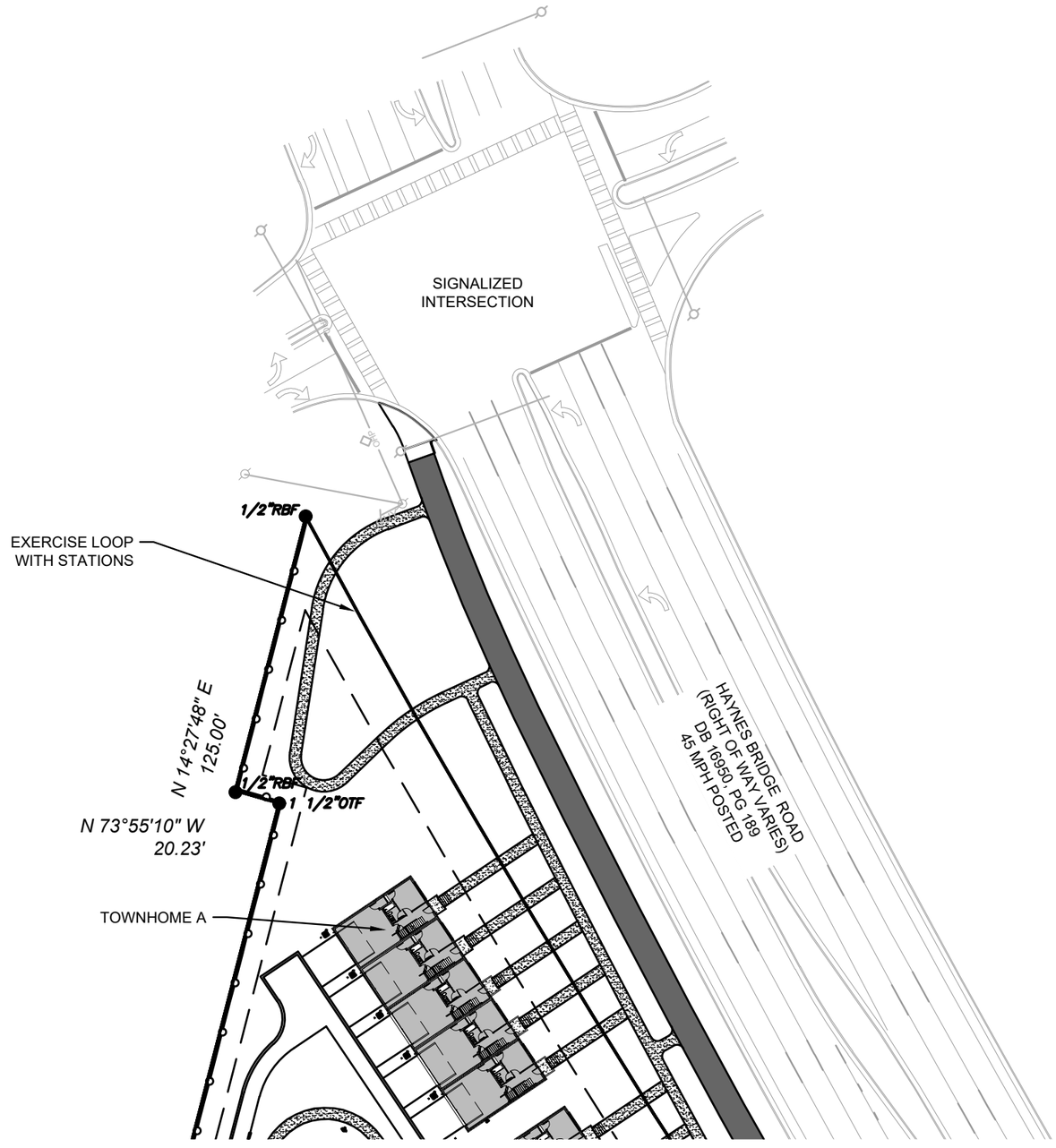
INFILTRATION POND & HABITAT	0.65 ACRES (28,500 SF)

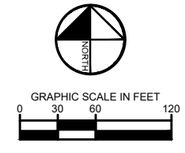
MORRISON PARK

BROCK BUILT HOMES I 11-1-2021

Kimley»Horn

OVERALL SITE PLAN: C-1.00





MORRISON PARK

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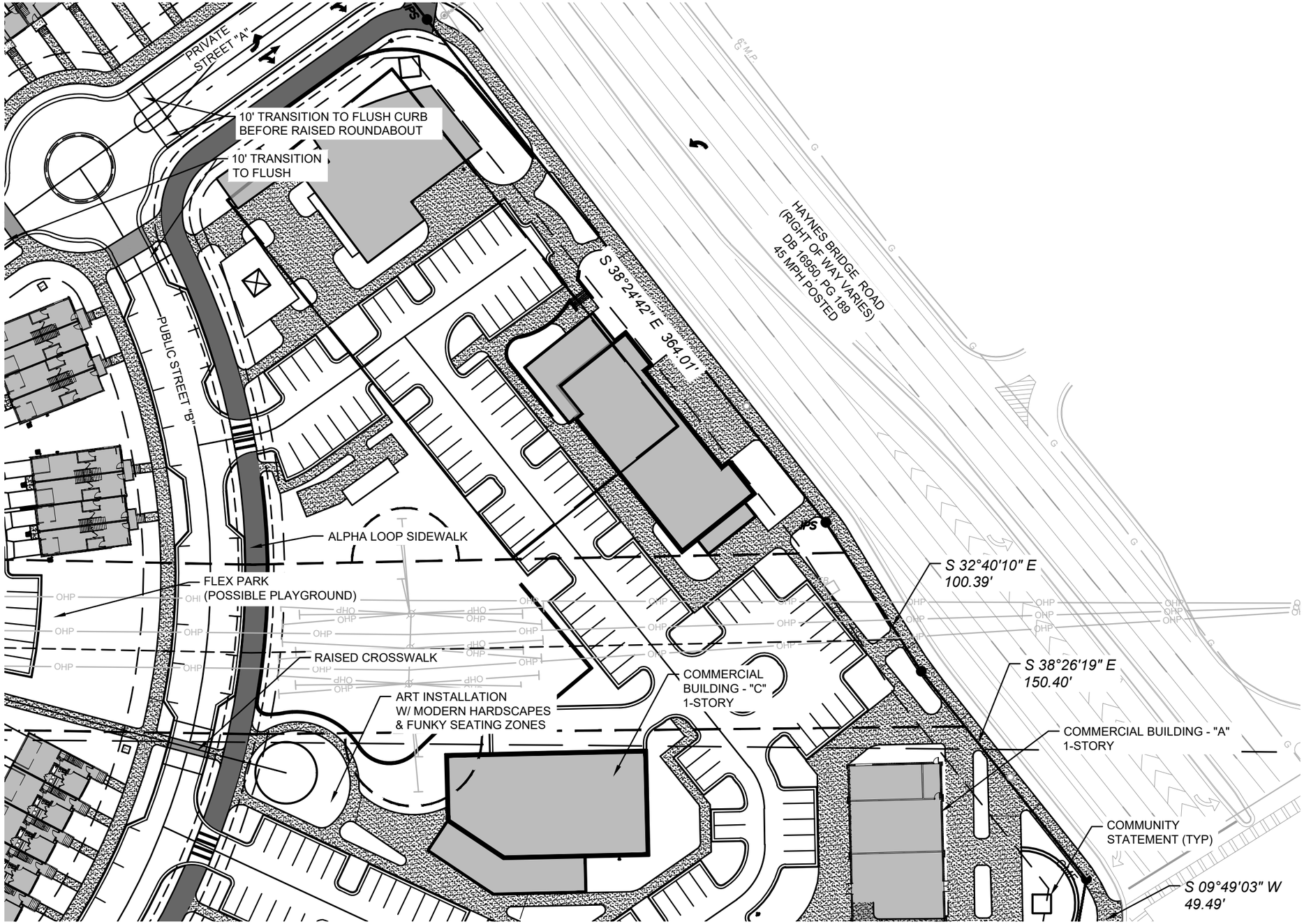
MORRISON PARK

BROCK BUILT HOMES I 11-1-2021

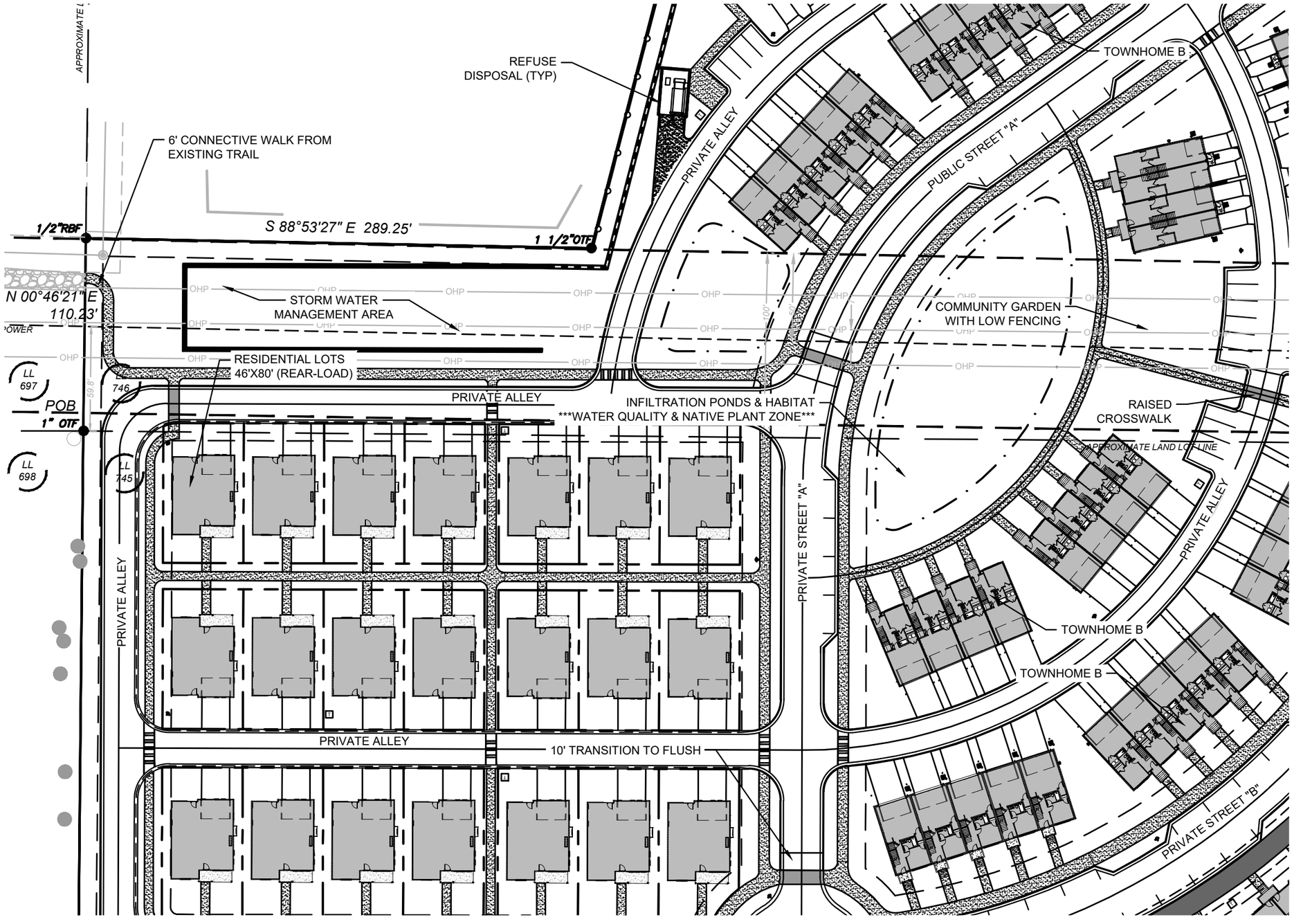
DETAILED SITE PLAN: C-1.02



MORRISON PARK

BROCK BUILT HOMES I 11-1-2021

DETAILED SITE PLAN: C-1.03



GRAPHIC SCALE IN FEET
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MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

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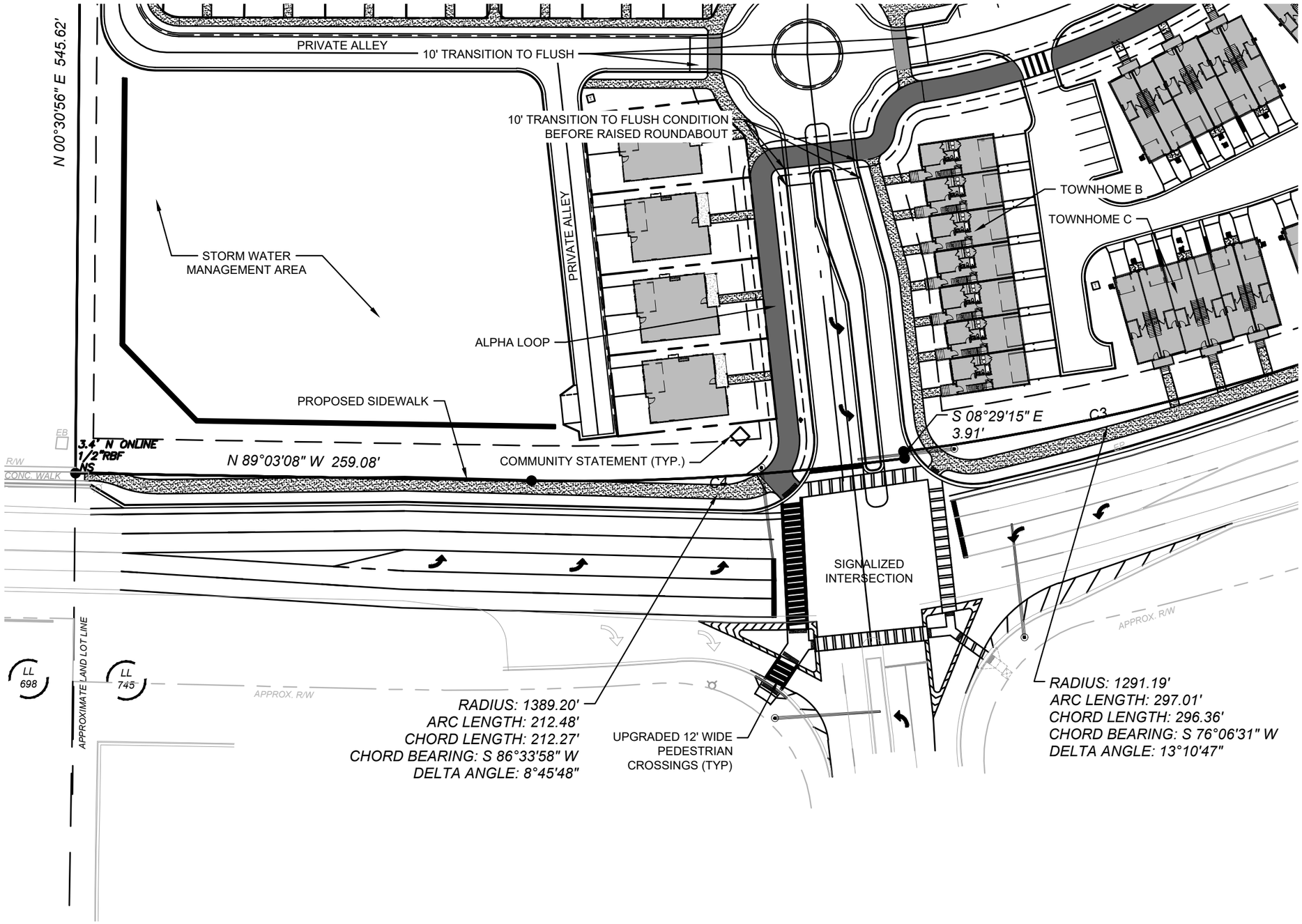
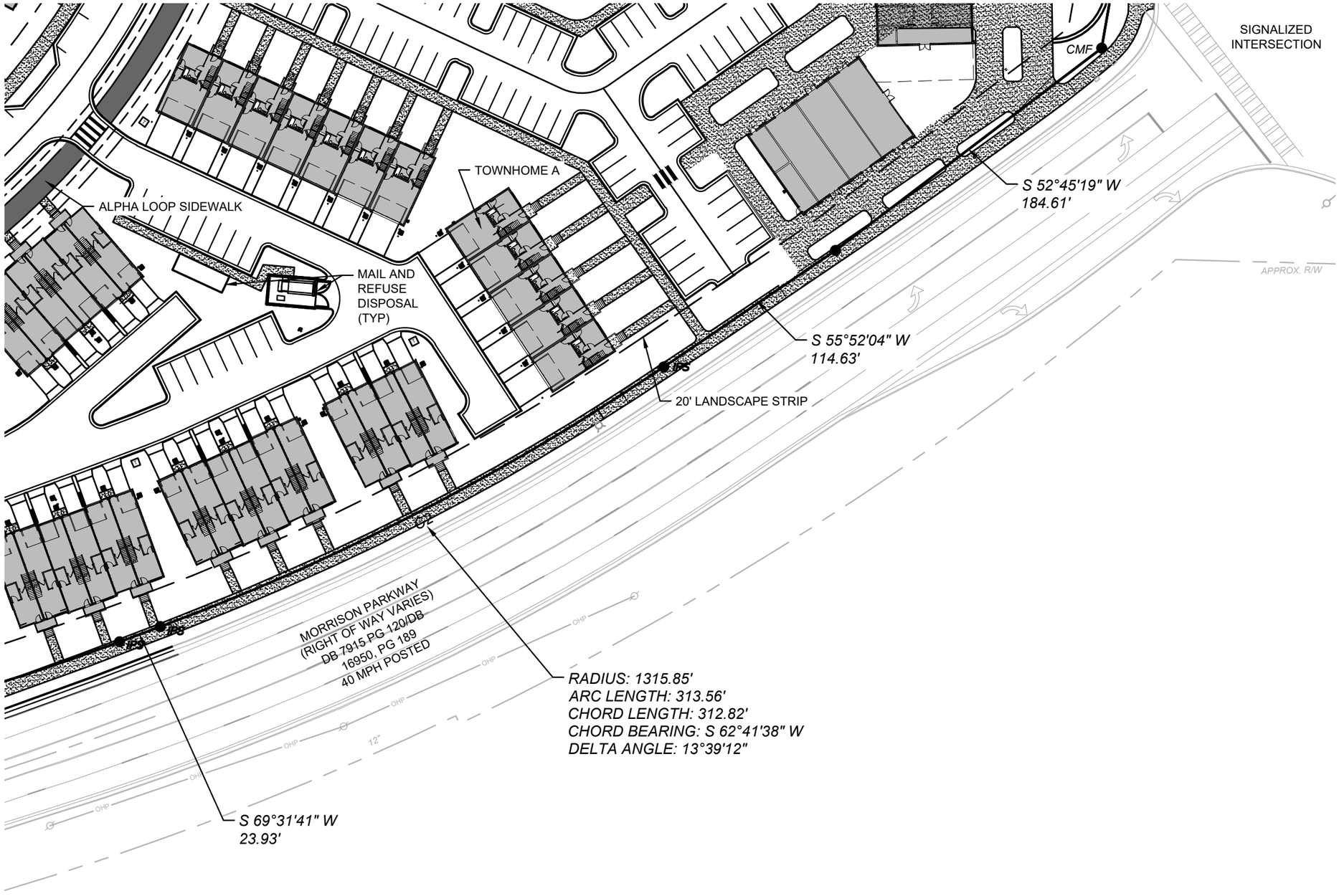
DETAILED SITE PLAN: C-1.04



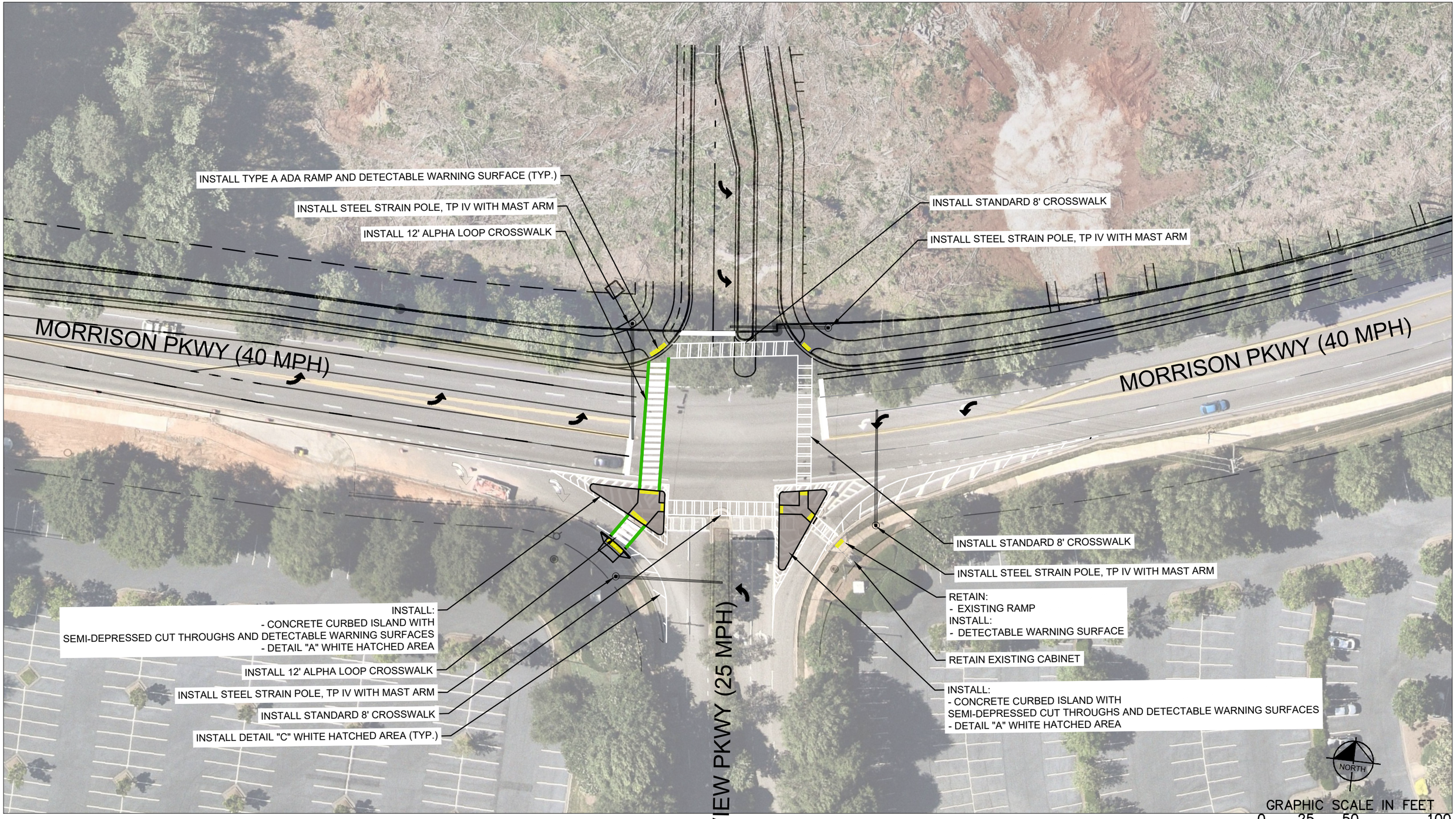
MORRISON PARK

BROCK BUILT HOMES I 11-1-2021

DETAILED SITE PLAN: C-1.05



MORRISON PARK

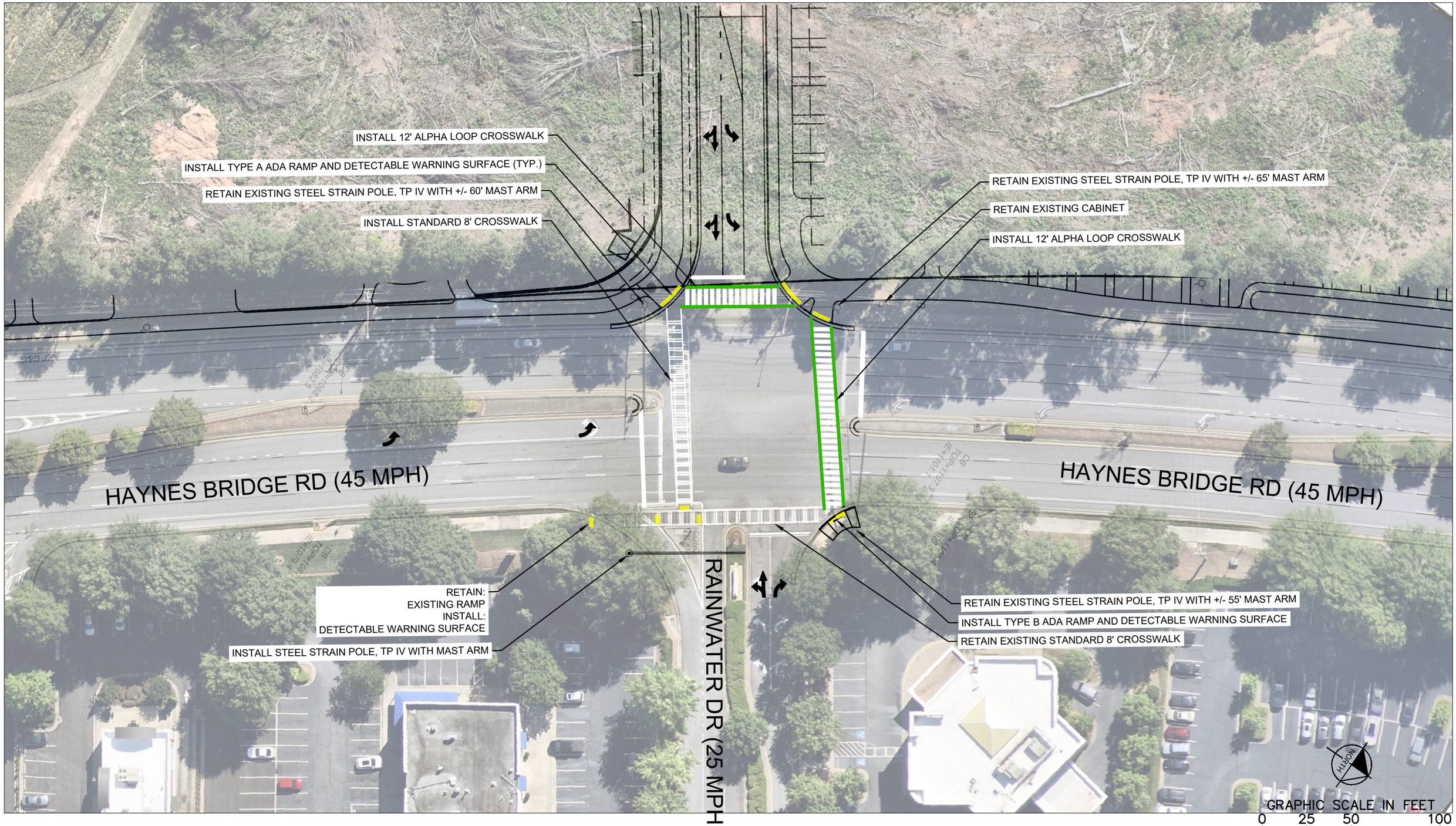


MORRISON PARK

BROCK BUILT HOMES | 11-1-2021

MORRISON PKWY INTERSECTION IMPROVEMENTS: C-2.00

Kimley»Horn



MORRISON PARK

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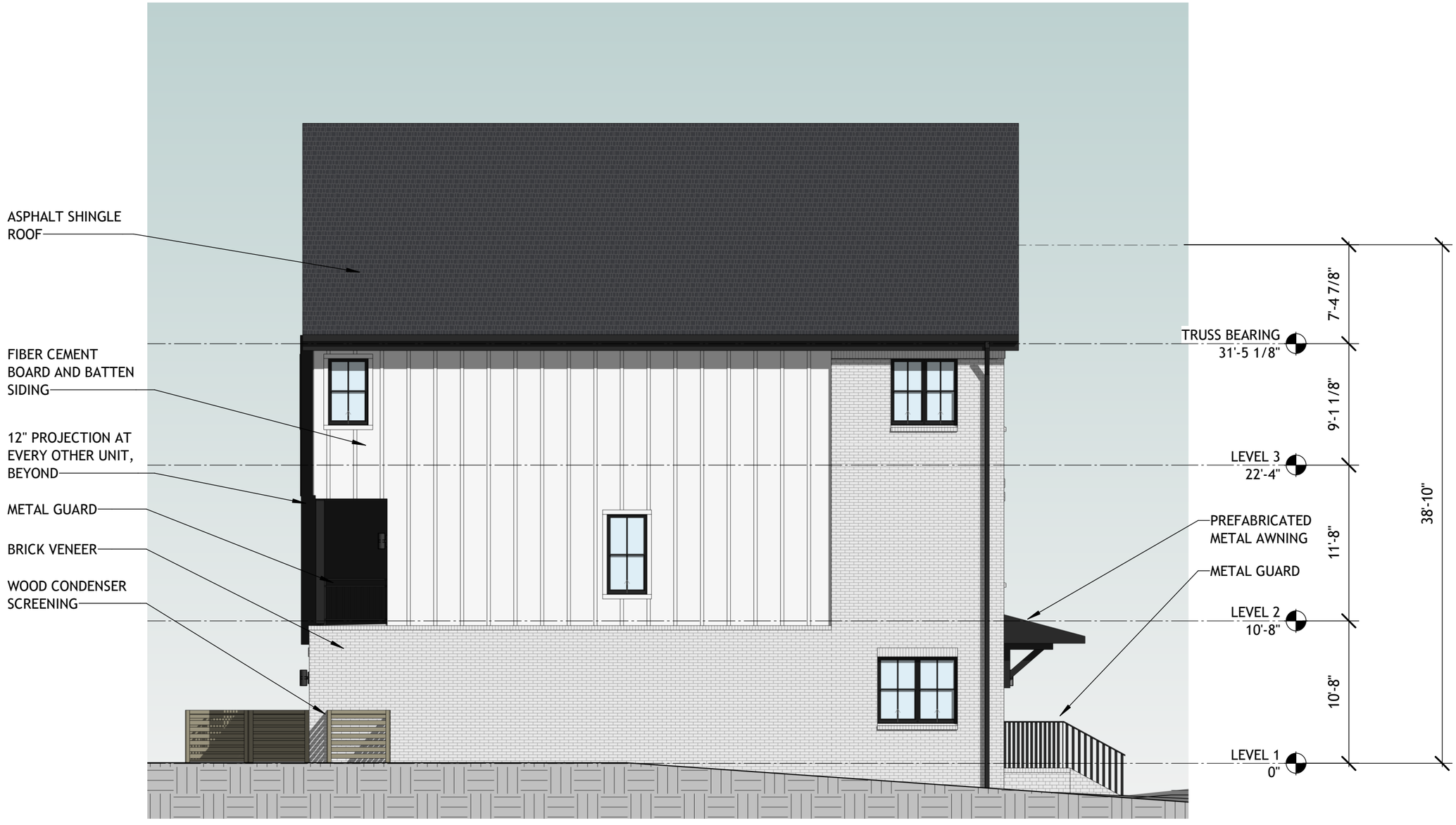
ANNISTON FRONT
1/8" = 1'-0"

ANNISTON REAR
1/8" = 1'-0"



ANNISTON LEFT
1/8" = 1'-0"

ANNISTON RIGHT
1/8" = 1'-0"

MORRISON PARK

NILES BOLTON ASSOCIATES

BROCK BUILT HOMES | 11-1-2021

ANNISTON PERSPECTIVE: A1.04

MORRISON PARK

NILES BOLTON ASSOCIATES

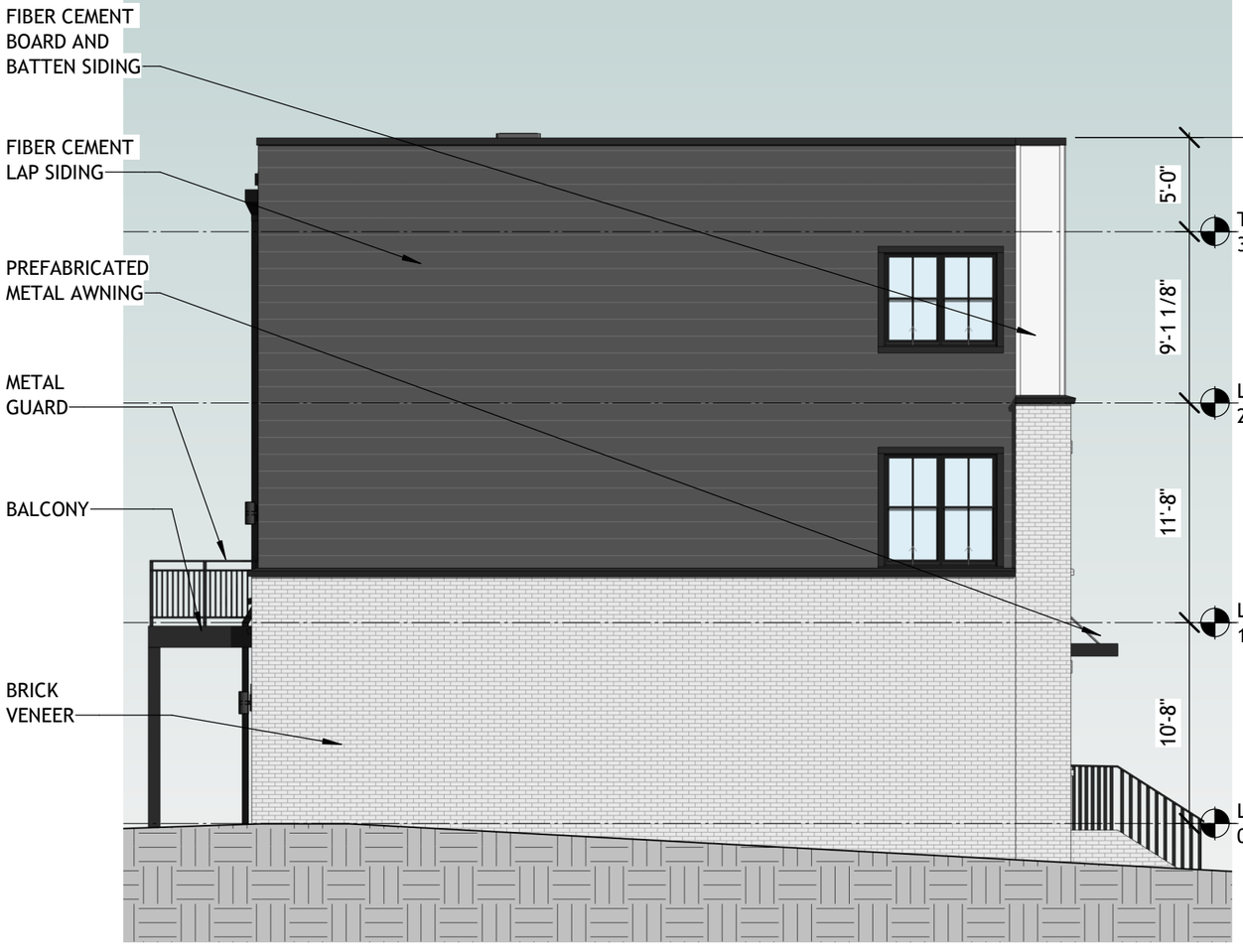
ADELINE

MORRISON PARK

ADELINE FRONT

1/8" = 1'-0"

ADELINE REAR
1/8" = 1'-0"



ADELINE LEFT
1/8" = 1'-0"

ADELINE RIGHT
1/8" = 1'-0"

MORRISON PARK

NILES BOLTON ASSOCIATES

BROCK BUILT HOMES I 11-1-2021

ADELINE PERSPECTIVE: A2.03

MORRISON PARK

NILES BOLTON ASSOCIATES

CHARLESTON FRONT
1/8" = 1'-0"

CHARLESTON REAR
1/8" = 1'-0"

CHARLESTON LEFT
1/8" = 1'-0"

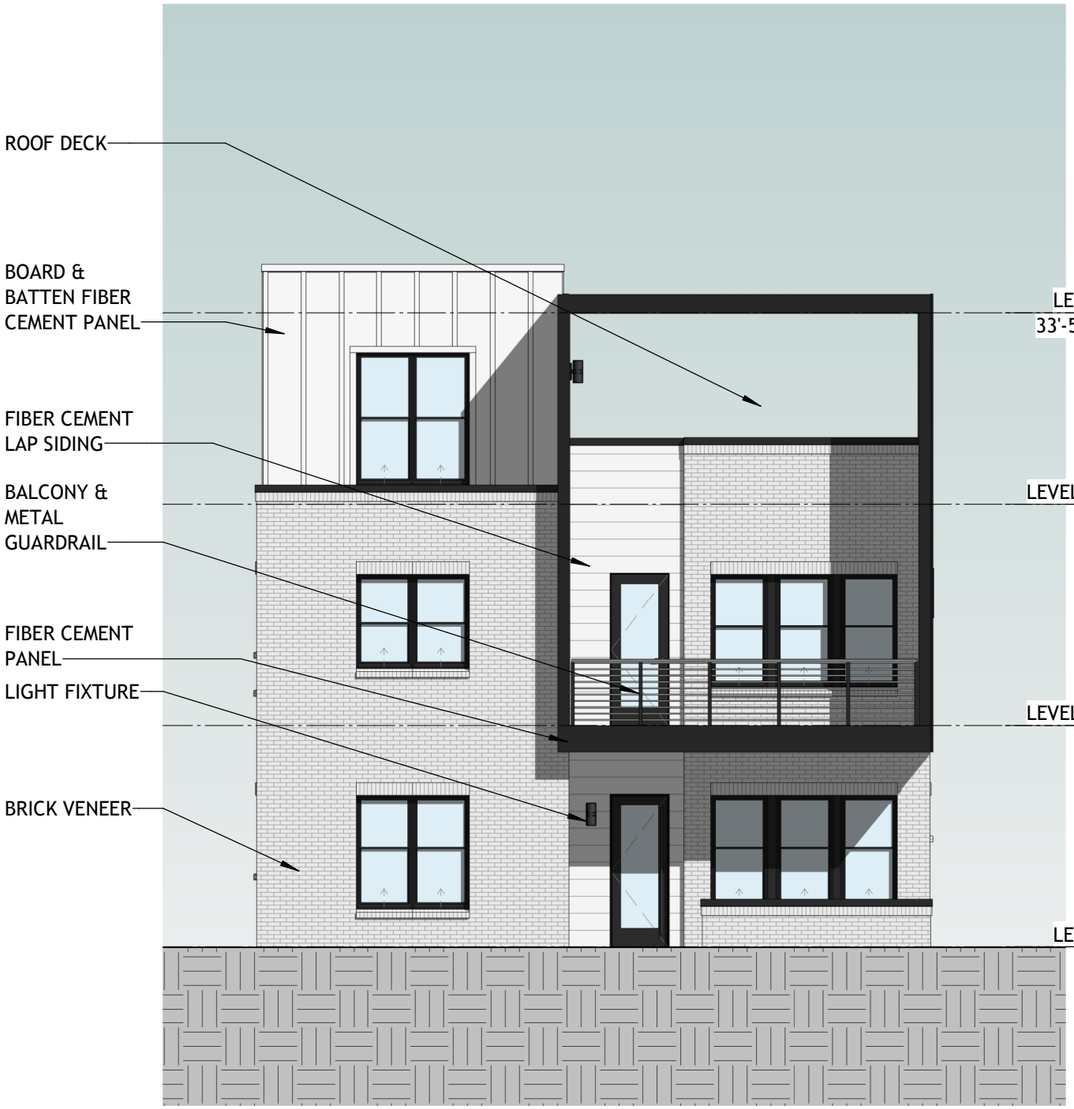
CHARLESTON RIGHT
1/8" = 1'-0"

MORRISON PARK

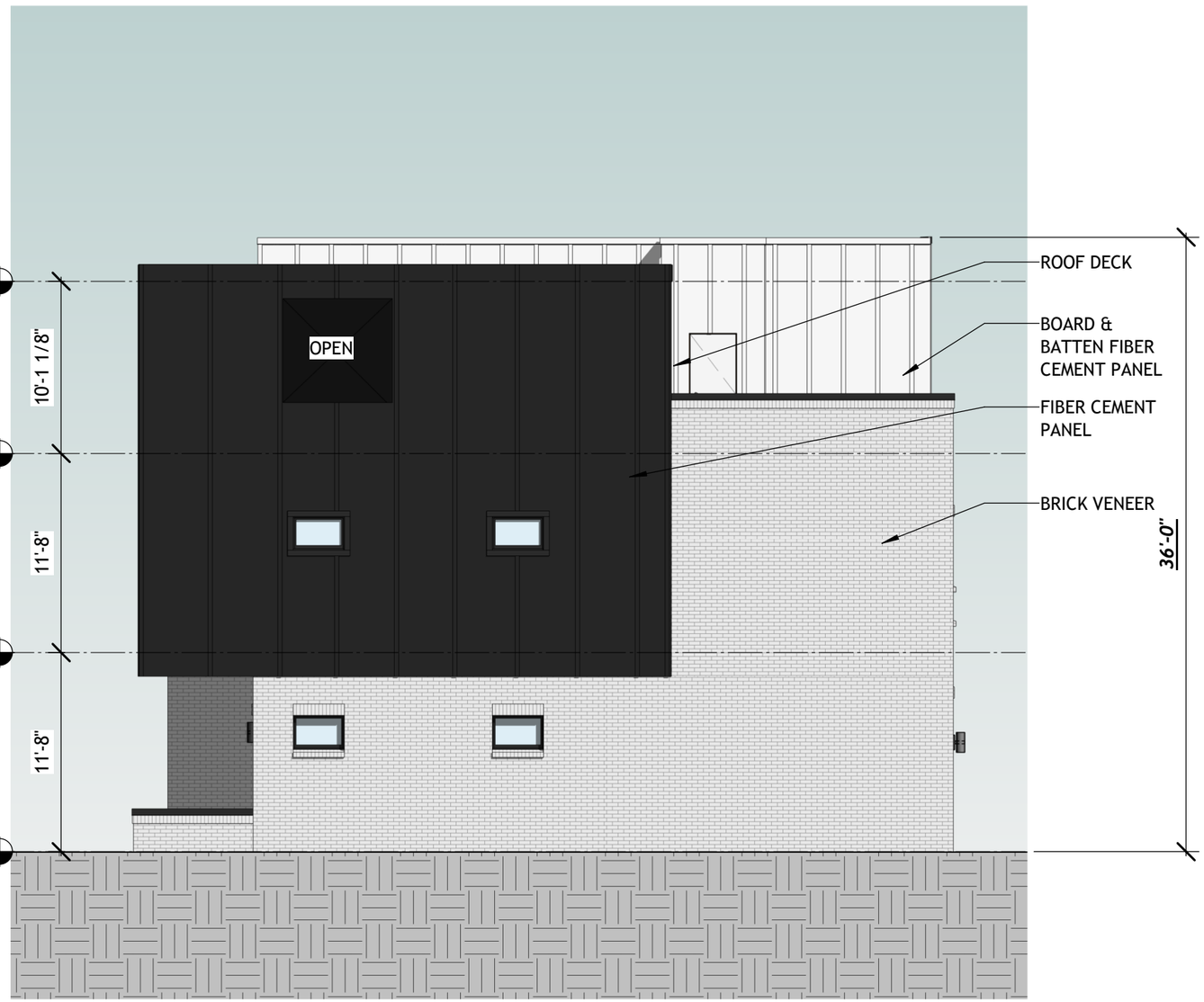
NILES BOLTON ASSOCIATES

MORRISON PARK

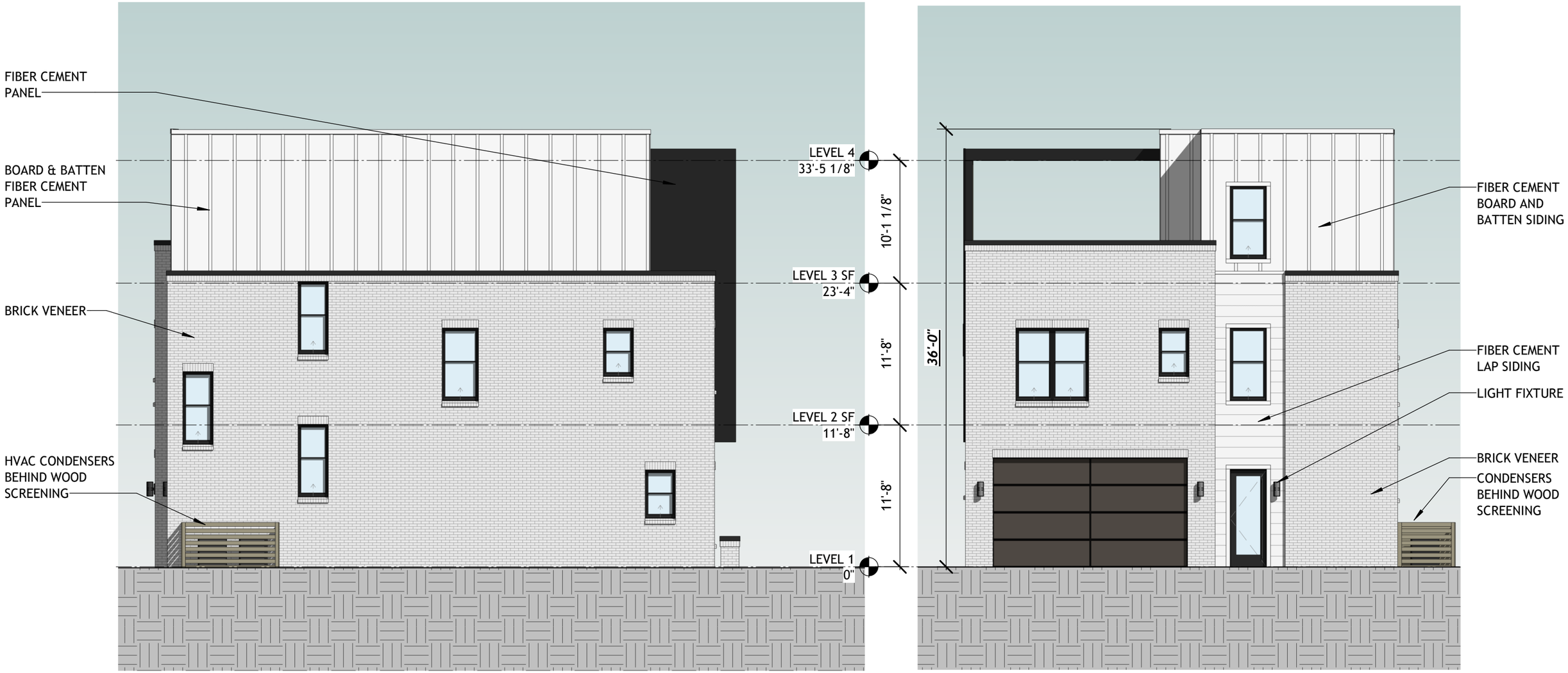
NILES BOLTON ASSOCIATES



EMERY A FRONT
1/8" = 1'-0"



EMERY A RIGHT
1/8" = 1'-0"

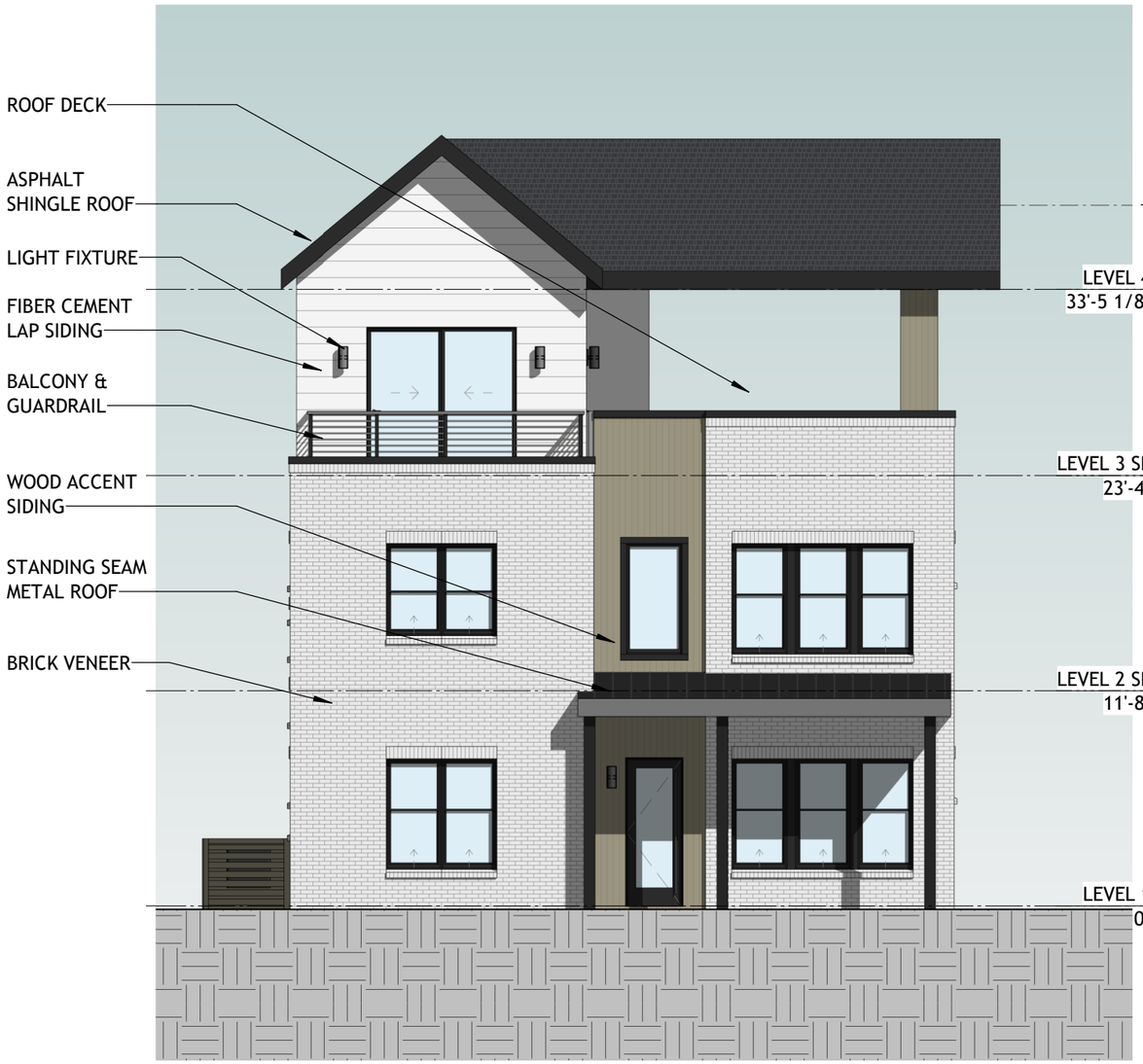


EMERY A LEFT
1/8" = 1'-0"

EMERY A REAR
1/8" = 1'-0"

MORRISON PARK

NILES BOLTON ASSOCIATES



EMERY B FRONT

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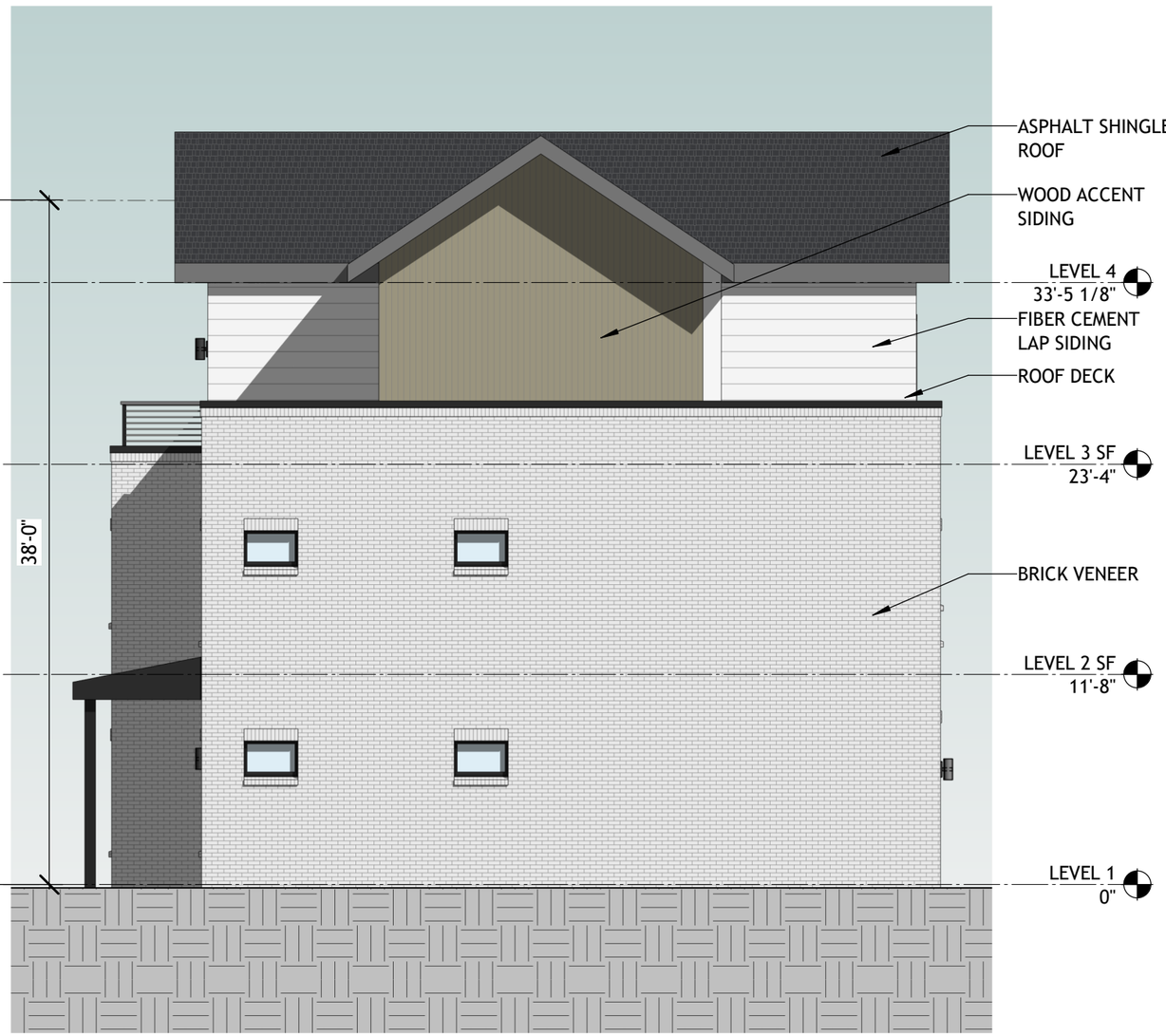
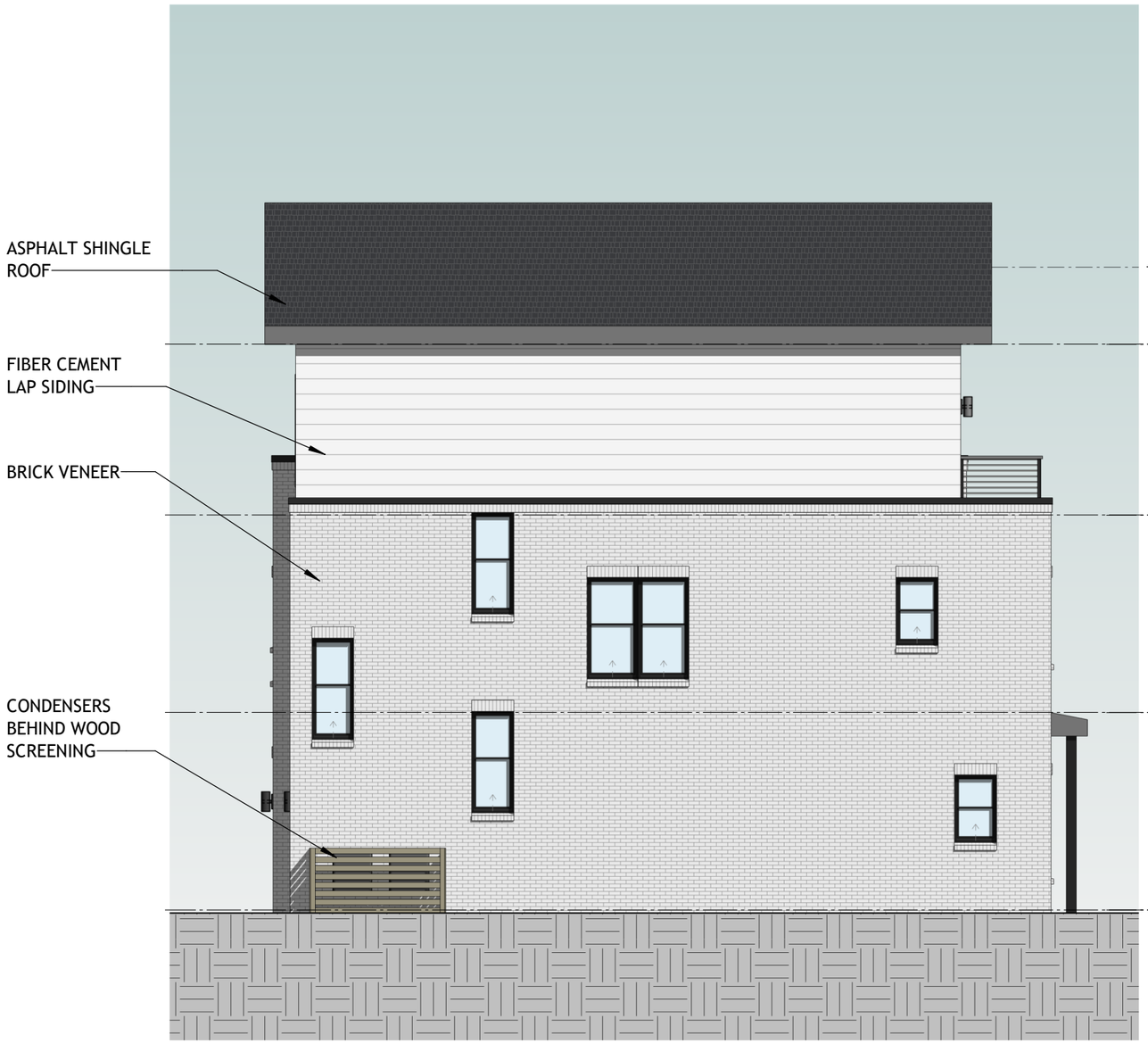
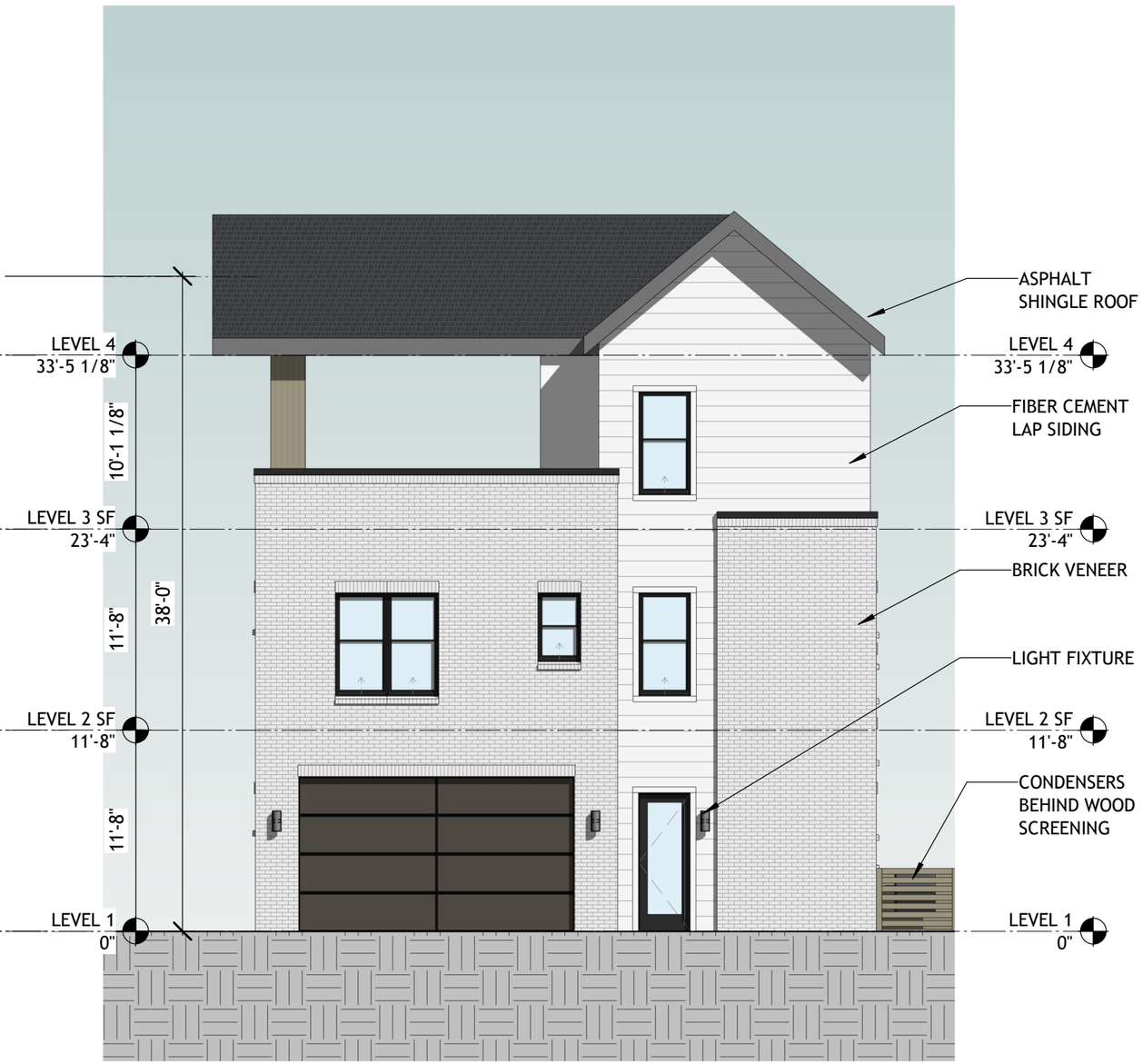


EMERY B RIGHT

1/8" = 1'-0"



EMERY B LEFT
1/8" = 1'-0"



EMERY B REAR
1/8" = 1'-0"

MORRISON PARK

NILES BOLTON ASSOCIATES

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: September 7, 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- [X] Legal description of the property
- [X] Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- [X] Site lighting with photometric drawings and compatibility to neighboring buildings and property
- [X] Retaining wall(s) location and materials

Landscape Review

- [X] Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

- [X] Overall site plan drawing indicating locations of ground signs and required setbacks
- [X] Exterior elevations indicating locations of all wall signs
- [X] Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

Exterior Elevation Review

- [X] Colored exterior elevations with materials notes of all facades of the building(s)
- [X] All exterior material and color samples (Shall be brought to the scheduled meeting)
- [X] Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- [X] Locations of building lighting
- [X] Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 04, 2021	January 15, 2021
February 01, 2021	February 18, 2021
March 01, 2021	March 19, 2021
April 01, 2021	April 16, 2021
May 3, 2021	May 21, 2021
June 01, 2021	June 18, 2021
July 01, 2021	July 16, 2021
August 02, 2021	August 20, 2021
September 01, 2021	September 17, 2021
October 01, 2021	October 15, 2021
November 01, 2021	November 19, 2021
December 01, 2021	December 10, 2021

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: KB Venture Partners, LLC

Location Address: 154 Kimball Bridge Road, Alpharetta (Property Address)

Mailing Address: 1240 Bay Point Terrace, Alpharetta (Business Address)

City: Alpharetta State: GA Zip Code: _____ - _____

Contact For All Notifications: Bruce Fernald

Contact Telephone: 770 - 366 - 0744 Mobile Telephone: 770 - 366 - 0744

Fax: _____ - _____ - _____ Email: bf@bdurban.com

Contact's Relation To Business: Partner

This Application For (Check all that apply):

- ☐ Addition
- ☐ Auxiliary Structure
- ☒ Color Selection
- ☒ Material Selection
- ☒ Modification to Exterior
- ☒ New Construction
- ☒ Signage

This page will be the first page of your completed submittal packet.

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		$300

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Fulton County Schools

Physical Address: 6210 Powers Ferry Rd. NW

Mailing Address: Same

City: Atlanta State: GA Zip Code: 30339 -

Owner Telephone: 470 - 254 - 2213 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property).*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Date:

Owner Signature:

Property Information:

Address (If Assigned) : 154 Kimball Bridge Road

Tax ID or Map Reference Number: 12-2842-0801-011-1

Land Lot(s): 801 District: 1 Section: 2

Existing Zoning of Property: O-P (formally SU) Existing Uses of Property: Formally maintenance facility

---

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff sho ompliance issues and permitting procedures.

Applicant Signature: Bruce C. Fry Jr. Date: 10.28.21

Print Form

Design Review Board Review Criteria

How will this proposal be visually compatible with the character of the surrounding areas?

The existing school building and gymnasium, most recently used as a maintenance facility for the Fulton County Schools, are composed of a brick façade, metal windows and exposed concrete columns. This proposal will restore these two buildings and their materials and to a new-like condition for a creative office use. A new office building is proposed to compliment these buildings in scale, height and street relationship. The new building and landscaping introduce new warm and inviting materials, including stone, concrete and building panels to help create a fully cohesive office campus, integrating the school, gym and office building into a complimentary visual composition. This community of buildings, when experienced as a whole, will be compatible with the surrounding office and commercial buildings through similar materials and scale.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

- [X] Yes
- [ ] No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

Design Review Board Review Criteria

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

CITY OF ALPHARETTA | DESIGN REVIEW BOARD
11.01.2021

KIMBALL 154
CREATIVE OFFICE

ASD | SKY

VICINITY MAP

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES*	20,000 SF
REQUIRED PARKING:	640 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	640 SPACE
PROPOSED PARKING:	465 SPACES (2.91 / 1000 SF)
PARKING DECK	402 SPACES
SURFACE PARKING	63 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

*OUTDOOR AMENITIES ARE EXTERIOR TO THE BUILDINGS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING AREA.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar-found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: (770) 366.0744

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED PROFESSIONAL ENGINEER PIN 042738 TYLER ROSSER

GSWCC CERT. (LEVEL II)	0000072899
DRAWN BY	RAN
DESIGNED BY	JTR
REVIEWED BY	JTR
DATE	03/31/2021
PROJECT NO.	01379600

TITLE
DRB
SITE PLAN

SHEET NUMBER
DRB.01

Drawing name: K:\ATL_Civil\01379600_154 Kimball Bridge\CAD\Exhibits\2021-11-01 DRB Site Plan\211101_Kimball154_DRB-01.dwg ZP-01 ZONING PLAN Nov 01, 2021, 1:06pm by: tyler.rosser

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

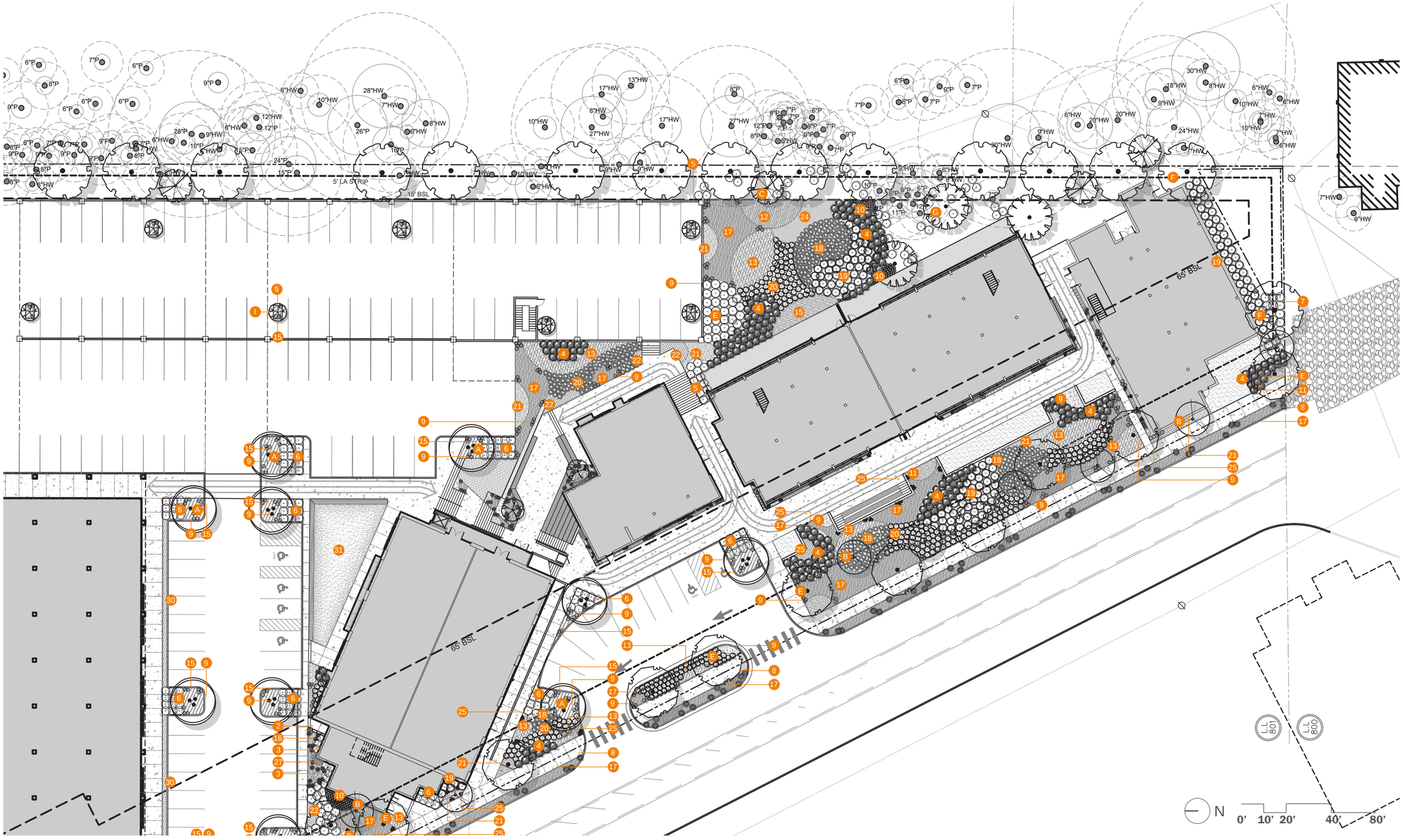
KIMBALL 154 CREATIVE OFFICE

LANDSCAPE

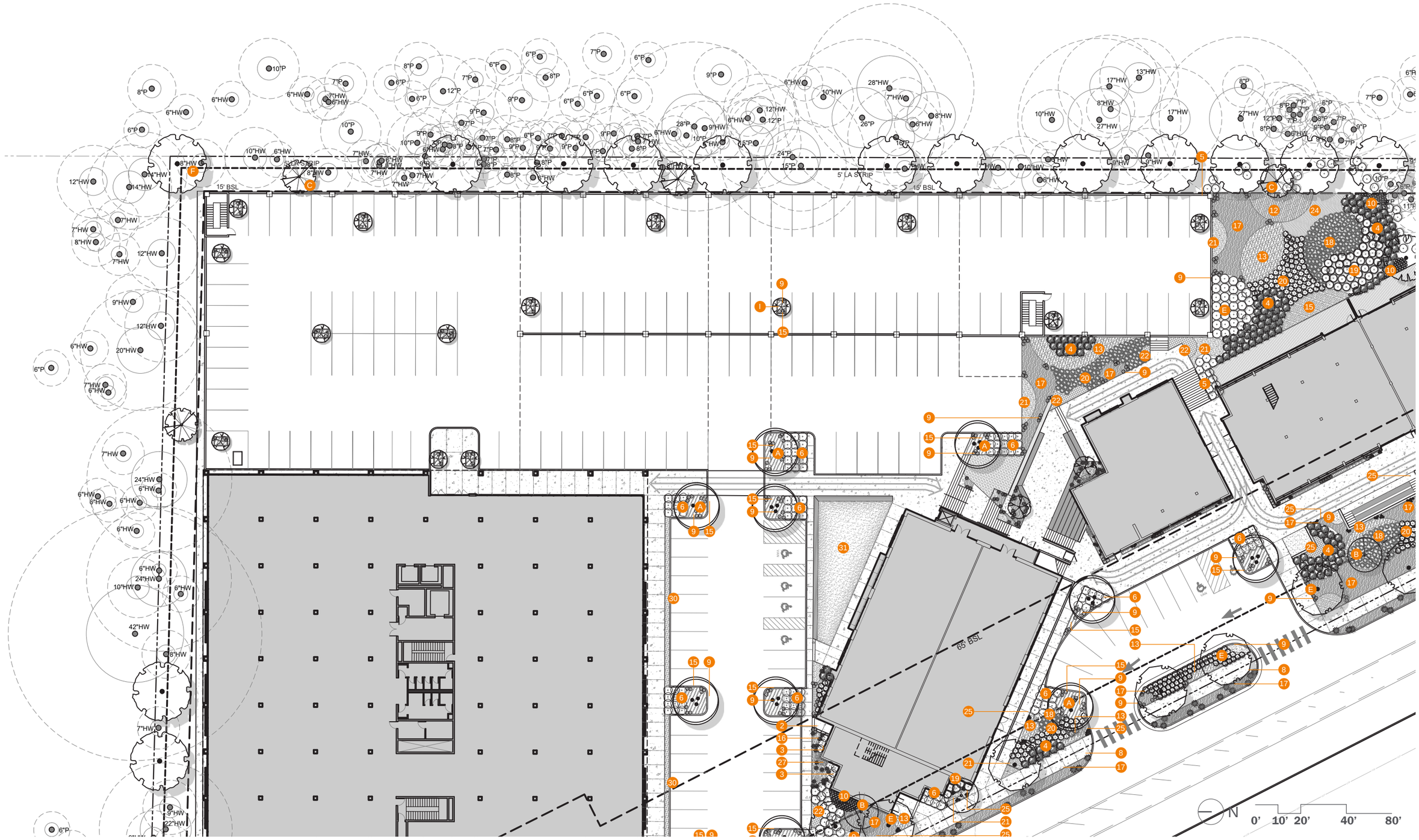
ASD | SKY

OVERALL LANDSCAPE PLAN

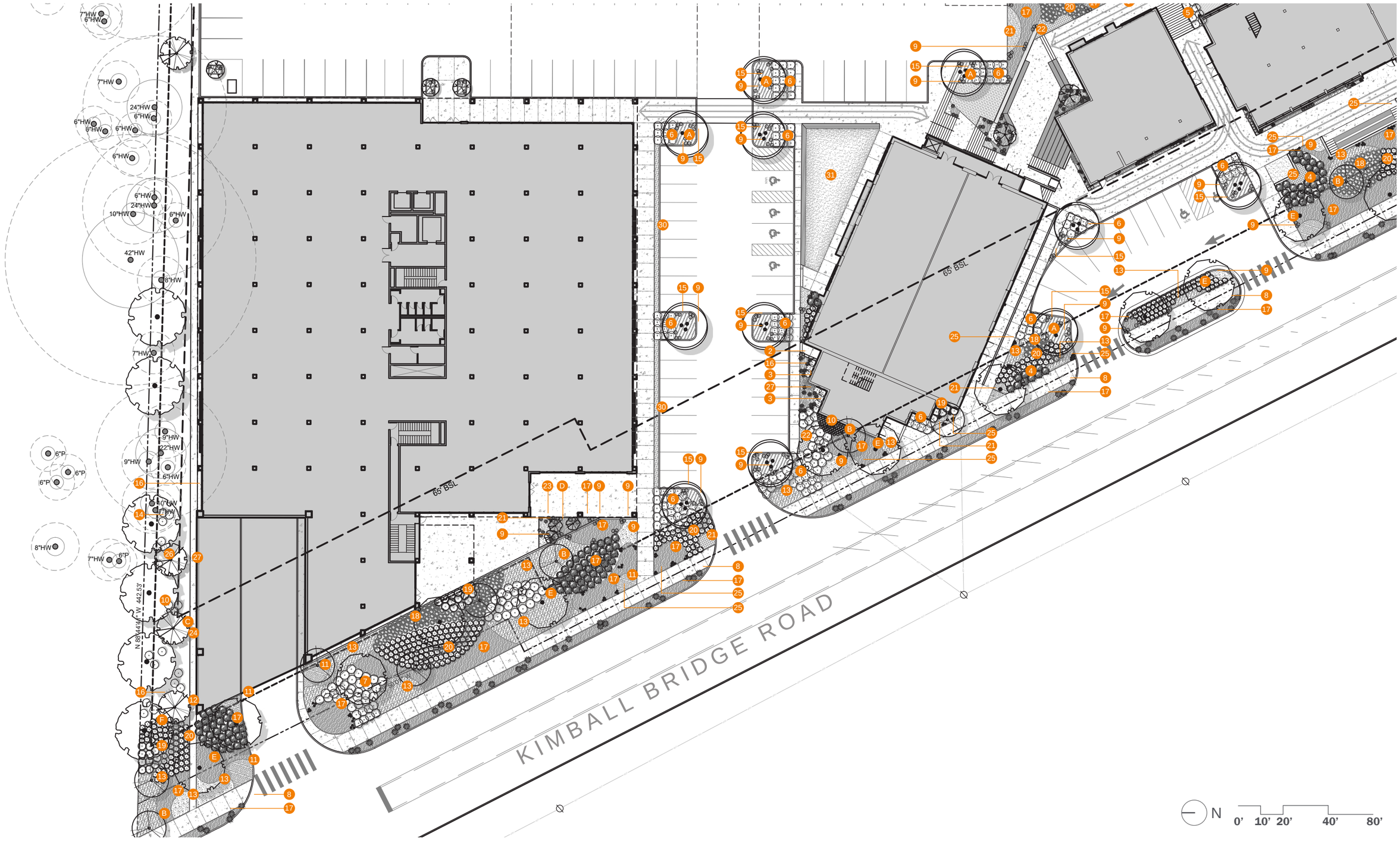
LANDSCAPE PLAN | ENLARGED



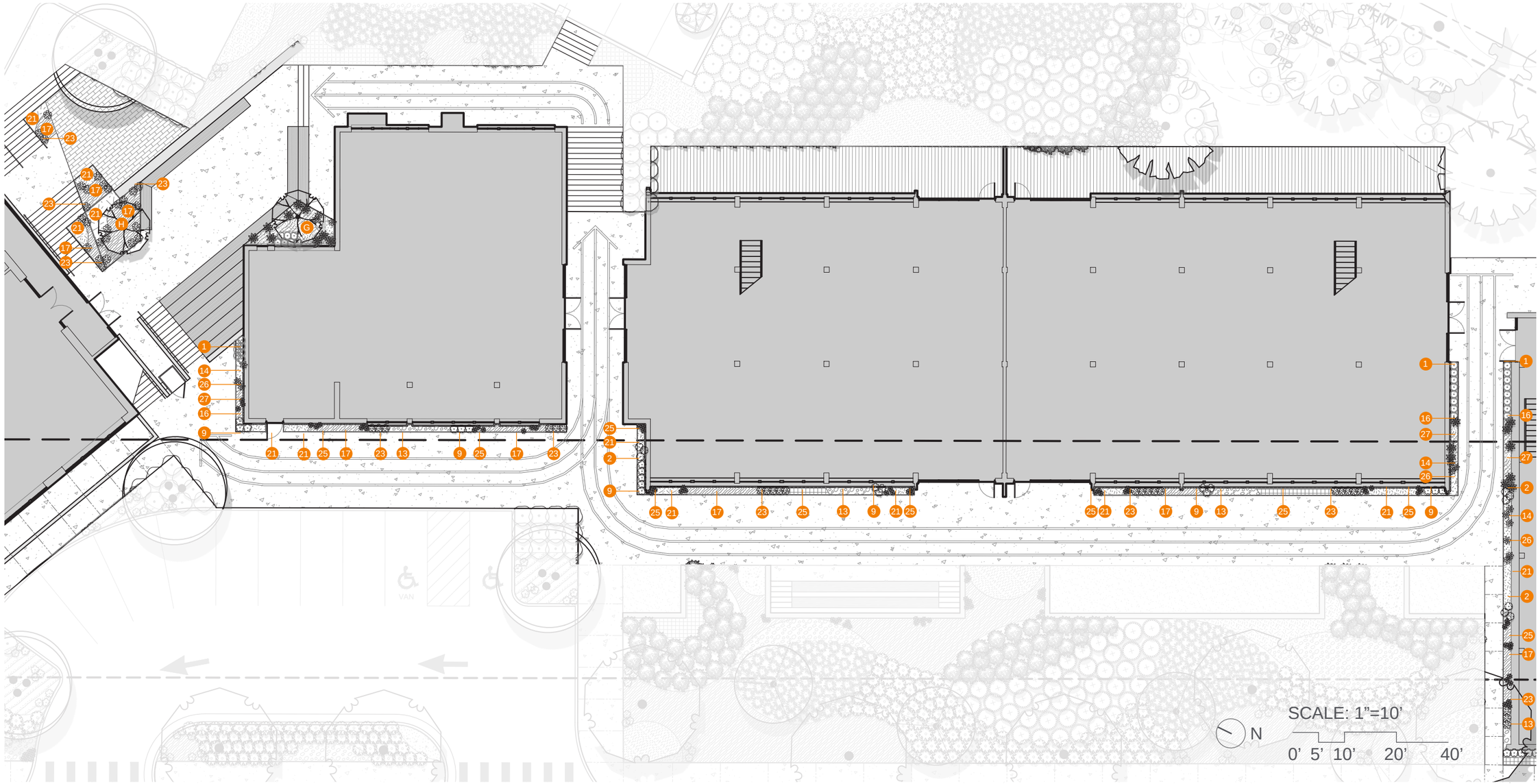
LANDSCAPE PLAN | ENLARGED



LANDSCAPE PLAN | ENLARGED



LANSCAPE PLAN | ENLARGED FOUNDATION + PLAZA PLANTING



PLANT SPECIES

	QTY	TREES	CONT
A	11	*BETULA NIGRA `DURAHEAT`* / DURAHEAT RIVER BIRCH STANDARD TRUNK	3” CAL.
B	14	*CERCIS CANADENSIS* / EASTERN REDBUD	3” CAL.
C	9	*CORNUS FLORIDA* / FLOWERING DOGWOOD	2” CAL.
D	3	*LIQUIDAMBAR STYRACIFLUA ‘SLENDER SILHOUETTE’* / SLENDER SILHOUETTE SWEET GUM	3” CAL.
E	16	*NYSSA SYLVATICA* / TUPELO	4” CAL.
F	23	*QUERCUS NUTTALLII* / NUTTALL OAK	5” CAL.
G	3	*TAXODIUM DISTICHUM* / BALD CYPRESS	4” CAL.
H	2	*VITEX AGNUS-CASTUS* / CHASTE TREE (12’-14’ HEIGHT)	3” CAL.
I	15	*LAGERSTROEMIA X ‘NATCHEZ’* / NATCHEZ CRAPE MYRTLE (MULTI-STEM 12’-14’ HEIGHT)	2” CAL.

	QTY	SHRUBS	CONT
1	40	*ASPIDISTRA ELATIOR* / CAST IRON PLANT	3 GAL.
2	15	*FARFUGIUM JAPONICUM* / LEOPARD PLANT	3 GAL.
3	8	*FATSIA JAPONICA* / JAPANESE FATSIA	7 GAL.
4	296	*FOTHERGILLA GARDENII `MT. AIRY`* / DWARF WITCHALDER	3 GAL.
5	70	*HYDRANGEA QUERCIFOLIA* / OAKLEAF HYDRANGEA	7 GAL.
6	203	*ITEA VIRGINICA ‘HENRY’S GARNET’* / HENRY’S GARNET SWEETSPIRE	3 GAL.
7	127	*MYRTUS COMMUNIS `COMPACTA`* / DWARF MYRTLE	3 GAL.
8	99	*YUCCA ALOIFOLIA* / ALOE YUCCA	3 GAL.

	QTY	ORNAMENTAL GRASSES + PERENNIALS	CONT	SPACING
9	552	*ACHILLEA MILLEFOLIUM* / COMMON YARROW	1 GAL.	18” o.c.
10	146	*CHASMANTHIUM LATIFOLIUM* / NORTHERN SEA OATS	3 GAL.	16” o.c.
11	377	*ECHINACEA PURPUREA `KIM`S KNEE HIGH`* / PURPLE CONEFLOWER	1 GAL.	18” o.c.
12	70	*EUPATORIUM X `BABY JOE`* / BABY JOE JOE-PYE-WEED	3 GAL.	24” o.c.
13	2275	*GAURA LINDHEIMERI ‘PINK CLOUD’* / PINK CLOUD GAURA	3 GAL.	14” o.c.
14	15	*HAKONECHLOA MACRA `AUREOLA`* / GOLDEN VARIEGATED HAKONECHLOA	1 GAL.	18” o.c.
15	582	*HEMEROCALLIS* / PURPLE D’ORO REBLOOMING DAYLILY	1 GAL.	18” o.c.
16	37	*HOSTA UNDULATA `HALCYON`* / VARIEGATED HOSTA	1 GAL.	24” o.c.
17	2736	*NASSELLA TENUISSIMA ‘PONY TAILS’* / PONY TAILS MEXICAN FEATHER GRASS	3 GAL.	20” o.c.
18	467	*PANICUM VIRGATUM `HEAVY METAL`* / HEAVY METAL SWITCH GRASS	3 GAL.	30” o.c.
20	157	*PANICUM VIRGATUM `PRAIRIE SKY`* / PRAIRIE SKY SWITCH GRASS	3 GAL.	45” o.c.
21	587	*PANICUM VIRGATUM `SHENENDOAH`* / BURGUNDY SWITCH GRASS	3 GAL.	30” o.c.
22	320	*ROSMARINUS OFFICINALIS ‘PROSTRATUS’* / DWARF ROSEMARY	3 GAL.	18” o.c.
23	114	*RUDBECKIA FULGIDA `GOLDSTURM`* / GOLDSTURM BLACK-EYED SUSAN	1 GAL.	18” o.c.
24	62	*SEDUM X ‘AUTUMN JOY’* / AUTUMN JOY SEDUM	1 GAL.	18” o.c.
25	28	*SOLIDAGO CANADENSIS* / GOLDENROD	1 GAL.	18” o.c.
27	266	*STACHYS BYZANTINA* / LAMB’S EAR	1GAL.	18” o.c.

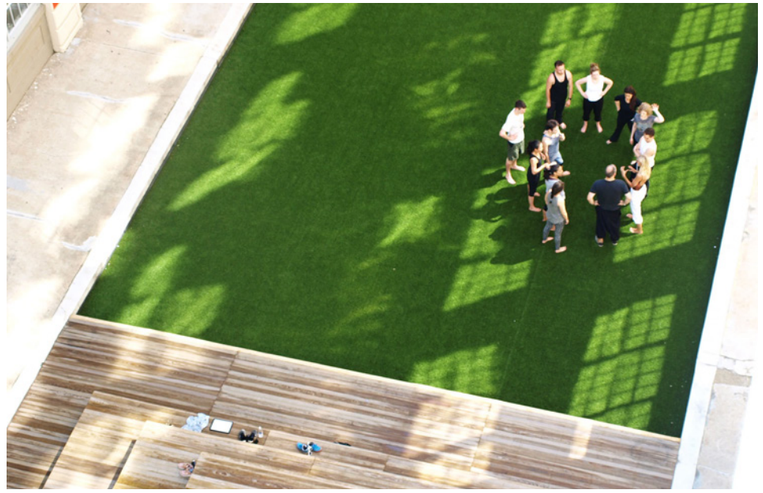
	QTY	GROUNDCOVERS	CONT	SPACING
28	50	*AJUGA REPTANS ‘BRONZE BEAUTY’* / BRONZE BEAUTY CARPET BUGLE	1 GAL.	12” o.c.
29	89	*DRYOPTERIS ERYTHROSORA `BRILLIANCE`* / AUTUMN FERN	1 GAL.	18” o.c.
30	127	*TRACHELOSPERMUM ASIATICUM* / ASIATIC JASMINE	1 GAL.	18” o.c.
31	1160	*SYNLAWN SYNAUGISTINE 547* / ARTIFICIAL TURF	SF	

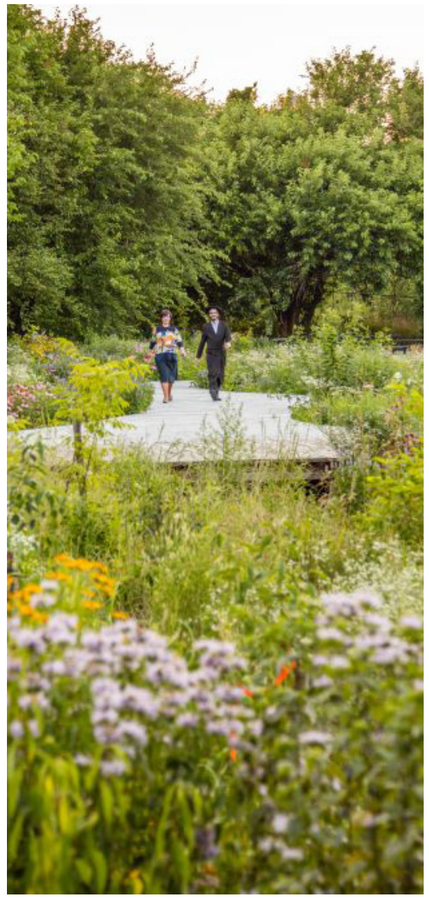
PROSED TREE NOTES

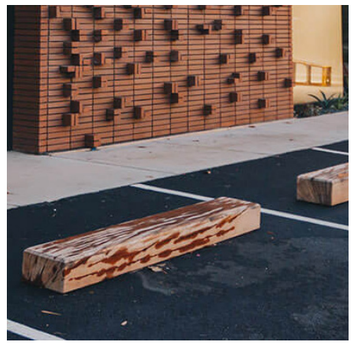
PROPOSED TREES AND REMOVED TREES MAY NOT BE FINAL QUANITIES.
PROPOSED TREES ARE BASED ON REQUIREMENTS.

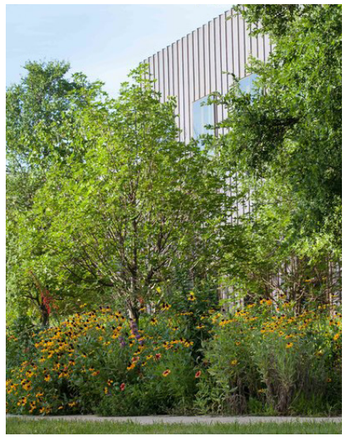
20’ LANDSCAPE STRIP TREES REQUIRED (796 LF / 25’): 32
5’ LANDSCAPE STRIP TREES REQUIRED (1174 LF / 50’): 24
PARKING LOT TREES REQUIRED : 17
SPECIMEN RECOMPENSE: TBD

LANSCAPE | LOOK + FEEL

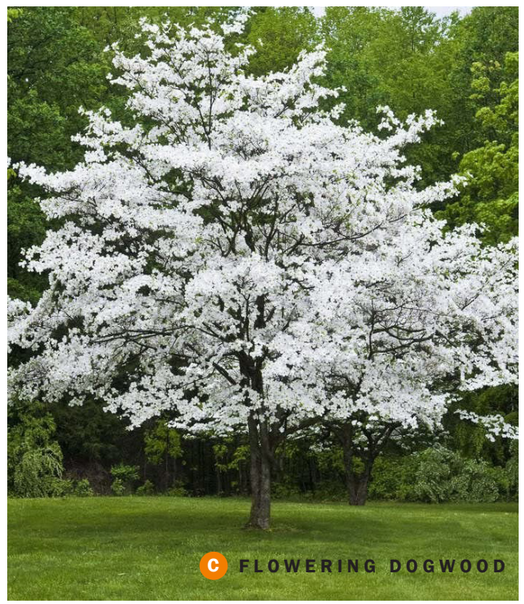


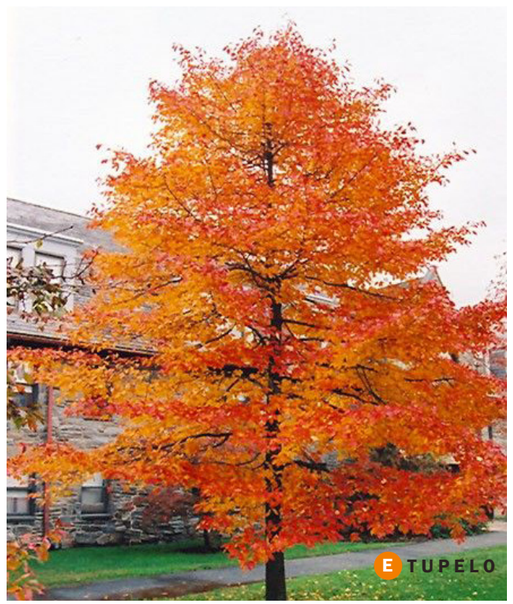




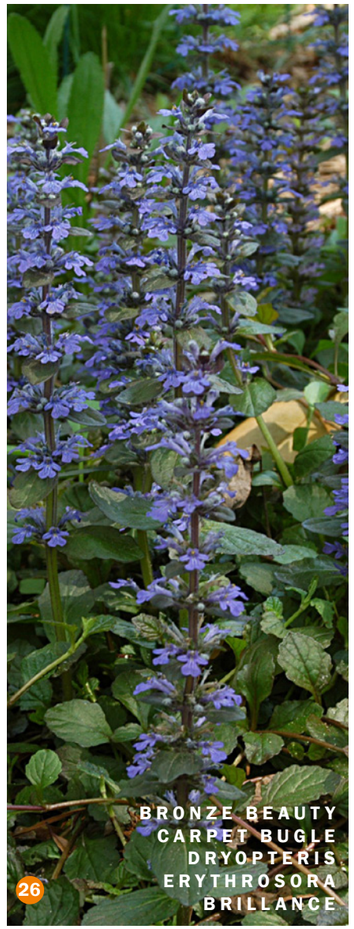


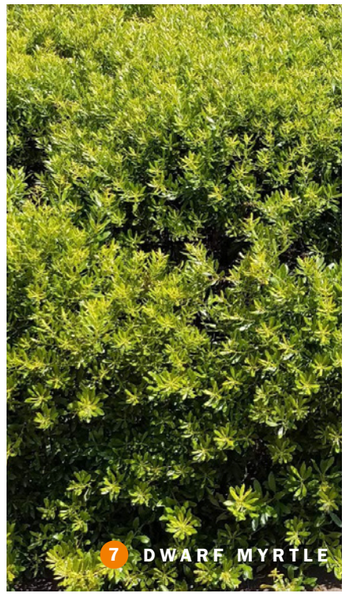
PLANT SPECIES + IMAGES
TREES



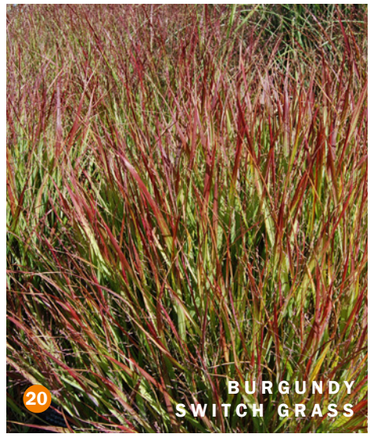


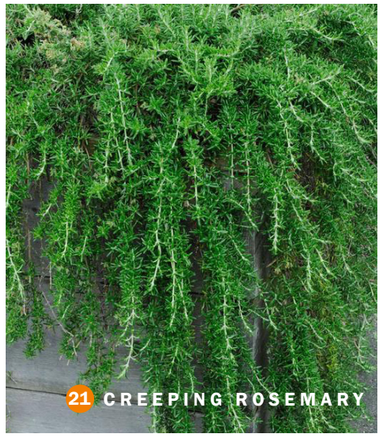
PLANT SPECIES + IMAGES
SHRUBS + GROUNDCOVER





PLANT SPECIES + IMAGES
ORNAMENTAL GRASSES + PERENNIALS





KIMBALL 154 CREATIVE OFFICE

ARCHITECTURE

ASD | SKY

RENDERING

RENDERING

RENDERING

RENDERING

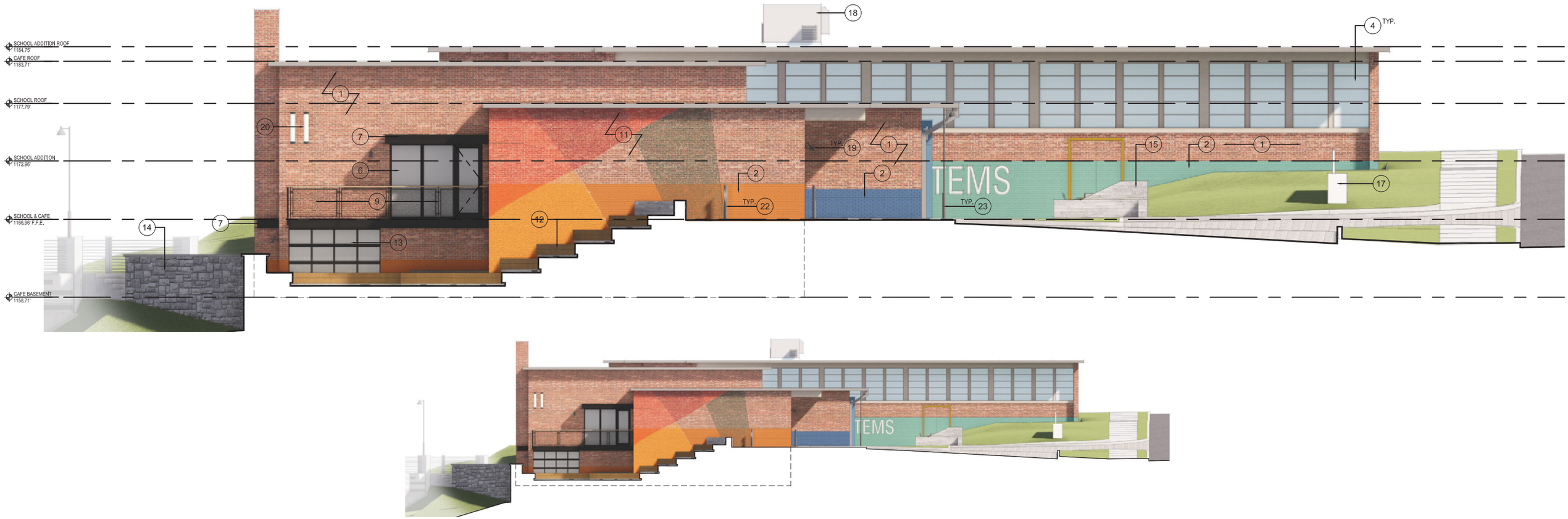
KIMBALL 154
63. DYNAMIK
62. Ko-Mingle
62. TDS
62. Tech-Link
61. Hi-Lo Studio

RENDERING

RENDERING

RENDERING

ELEVATIONS | SCHOOL

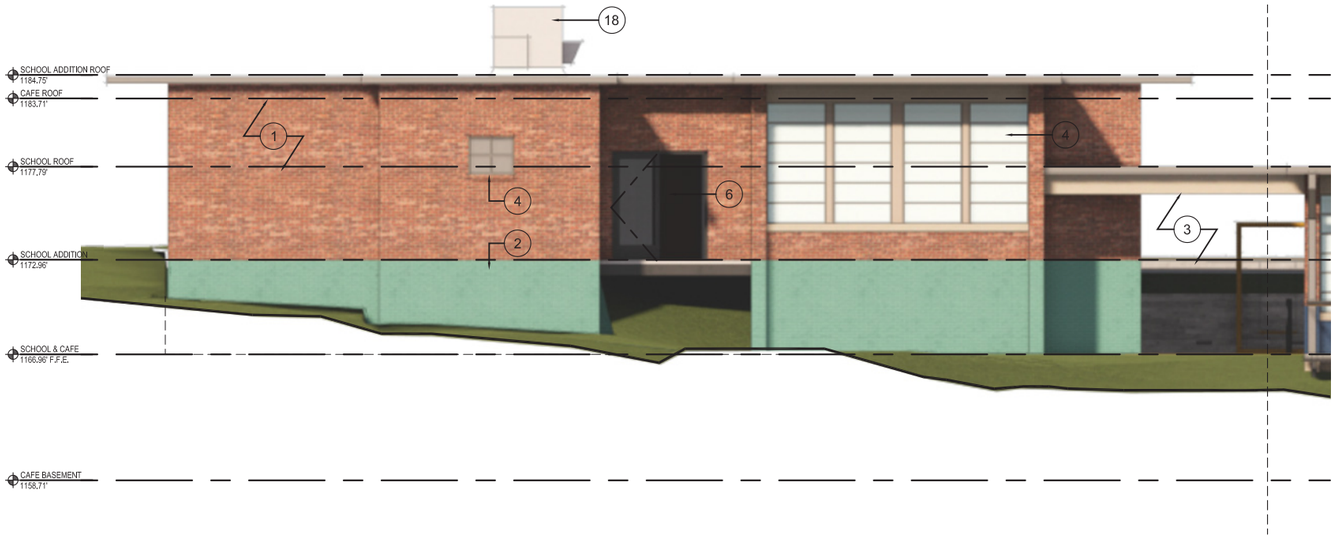


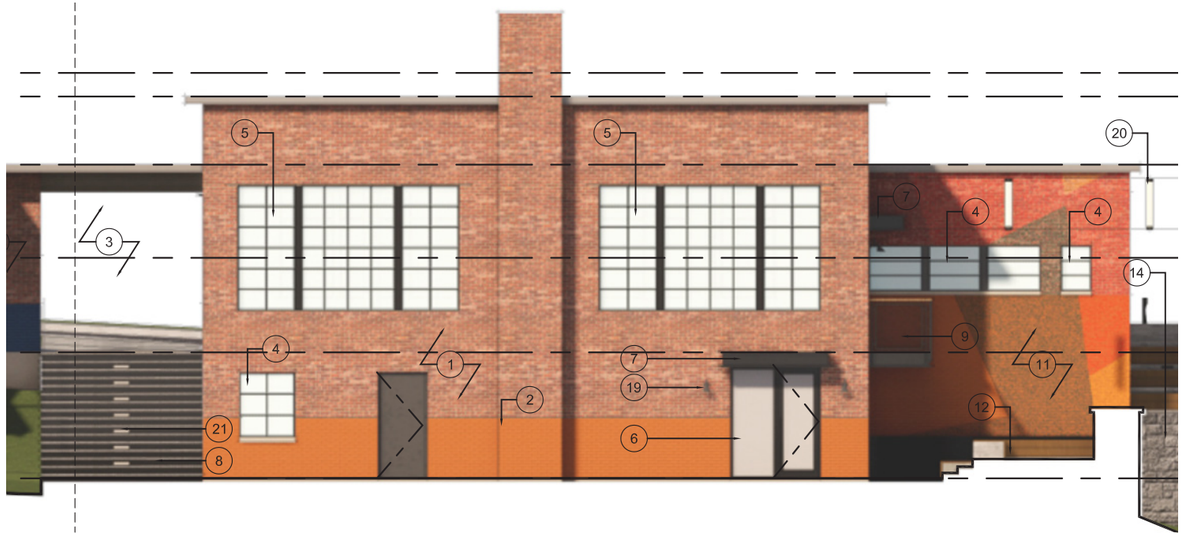
NORTH ELEVATION

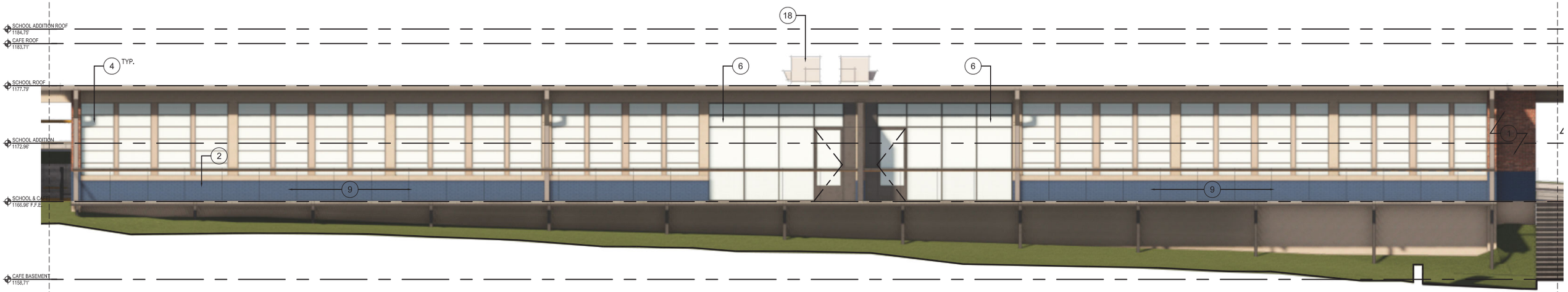
1. EXISTING BRICK TO REMAIN
2. EXISTING BRICK TO BE PAINTED
3. NEW BUILDING PASSEO
4. EXISTING WINDOW TO BE RE-GLAZED
5. NEW WINDOW TO MATCH EXISTING
6. NEW STOREFRONT
7. NEW STEEL FRAMED ENTRY CANOPY
8. NEW STAIR
9. NEW WOOD DECK & GUARDRAIL
10. NEW CLEARSTORY WINDOW TO MATCH EXISTING
11. PAINTED MURAL LOCATION (FINAL MURAL & GRAPHIC DESIGN TBD)
12. NEW P.I.P. CONCRETE & IPE STADIUM SEATING
13. NEW OVERHEAD DOOR
14. NEW STONE CLAD SITE WALL
15. NEW BOARD FORMED CONCRETE SITE WALL
16. PROPERTY SIGNAGE LOCATION (FINAL BRANDING & SIGNAGE DESIGN TBD)
17. MONUMENT SIGN LOCATION (SHOWN FOR LOCATION & SCALE ONLY)
18. MECHANICAL ROOFTOP EQUIPMENT (SHOWN FOR SCALE & SIGHTLINE ONLY, FINAL LOCATIONS TBD)
19. LOUIS POULSEN, AJ 50 WALL SCONCE; TYP. AT BUILDING ENTRIES
20. ALW CATENARY, TUBE 400 SX PENDANT
21. BEGA, RECESSED WALL LUMINARIE; TYP. AT STEP LOCATIONS
22. LOUIS POULSEN, FLINDT BOLLARD
23. US ARCH, DSB POLE

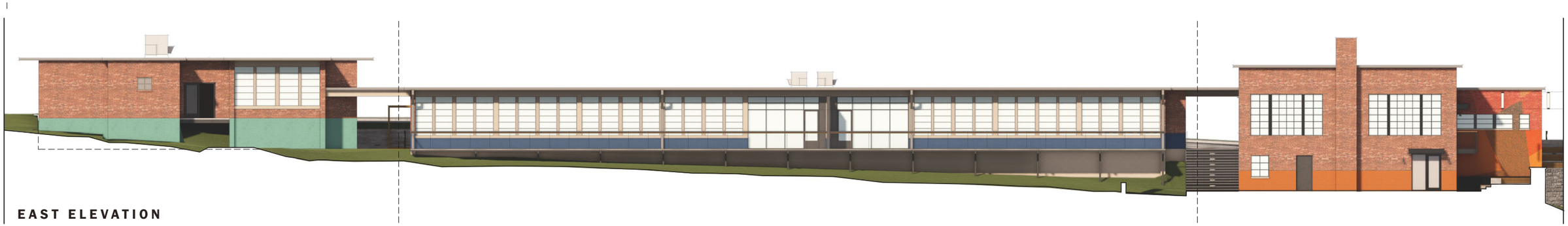
NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | SCHOOL



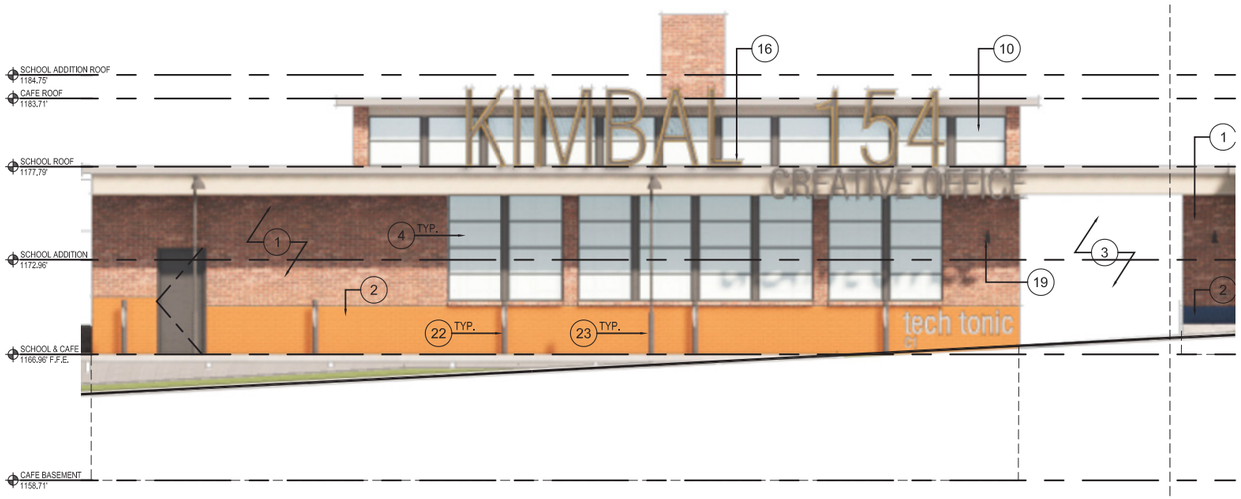


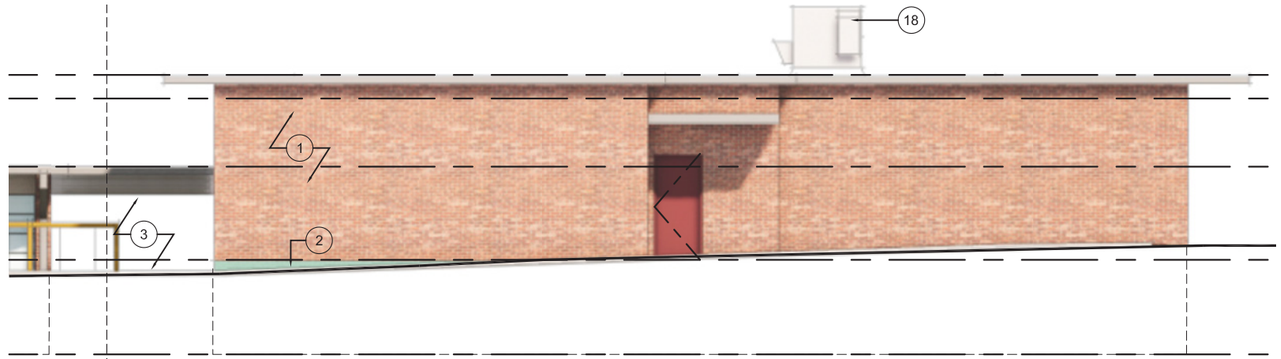


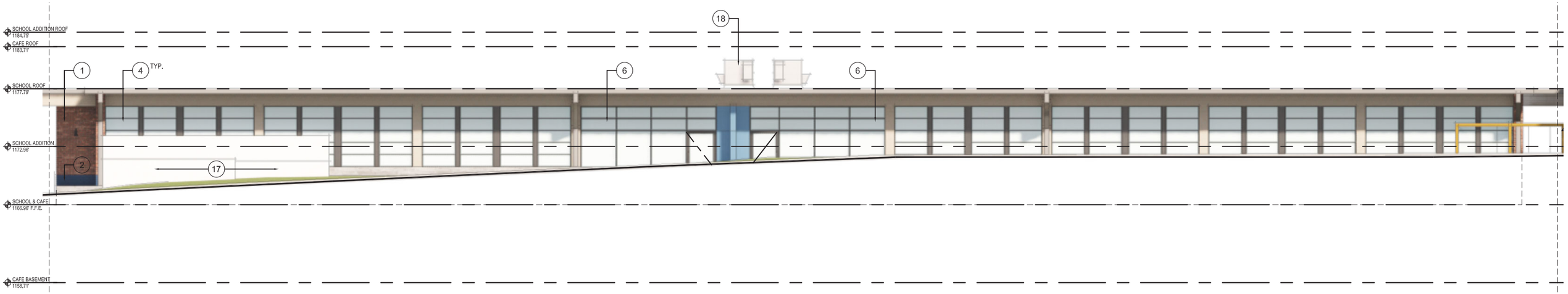


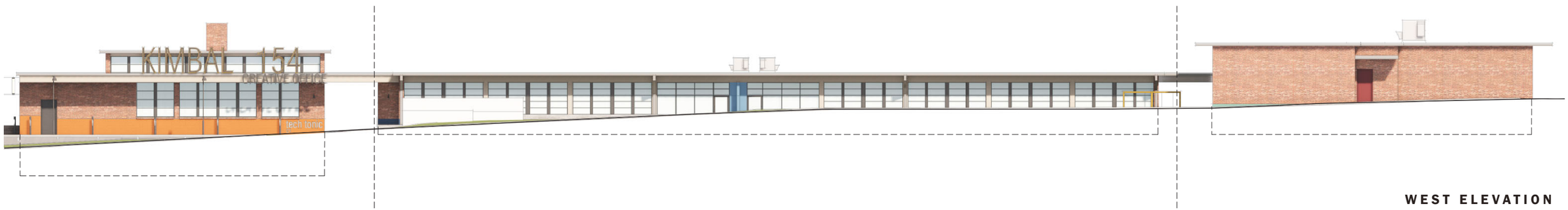
EAST ELEVATION

ELEVATIONS | SCHOOL









WEST ELEVATION

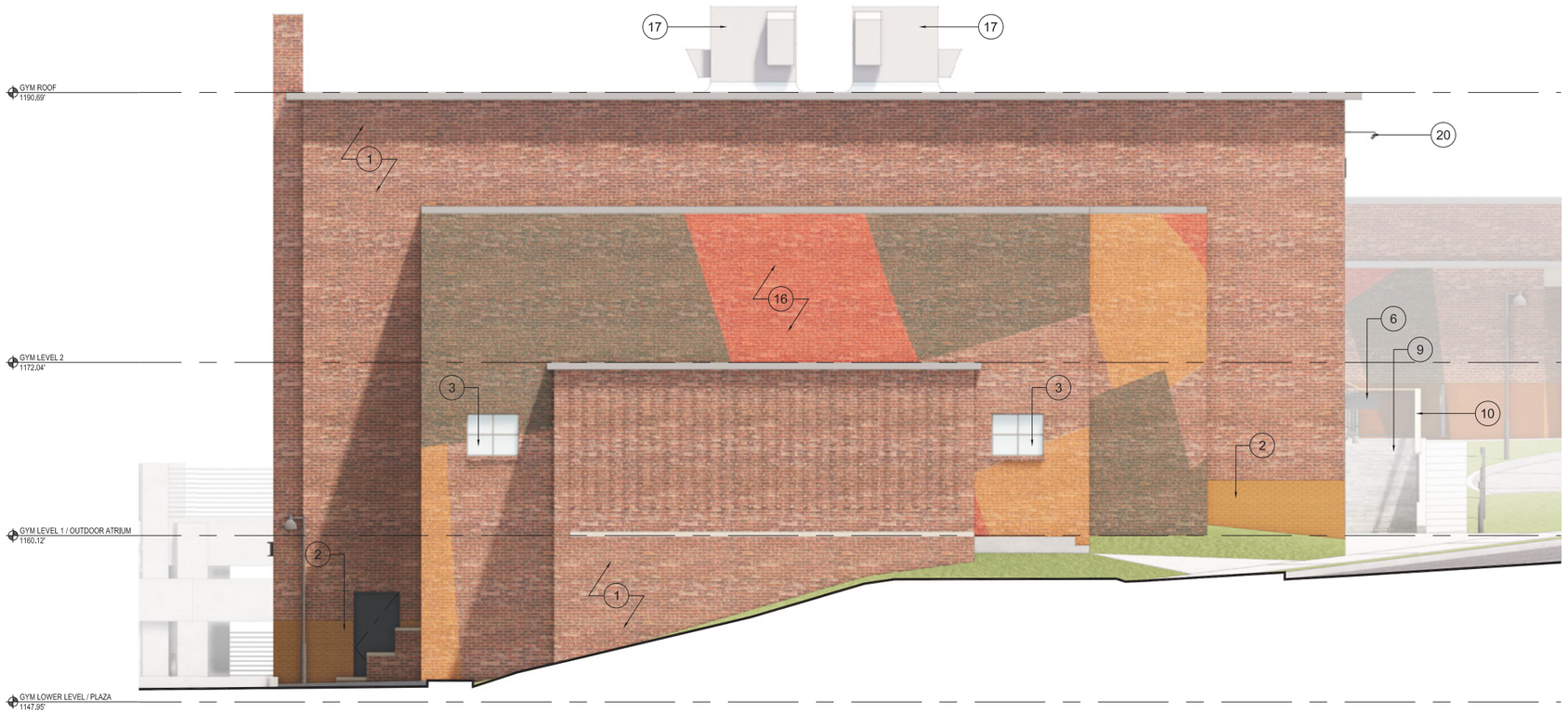
ELEVATIONS | GYM

1. EXISTING BRICK TO REMAIN
2. EXISTING BRICK TO BE PAINTED
3. EXISTING WINDOW TO BE RE-GLAZED
4. NEW WINDOW TO MATCH EXISTING
5. NEW STOREFRONT
6. NEW STEEL FRAMED ENTRY CANOPY
7. NEW DOOR WITHIN EXISTING OPENING
8. NEW METAL PANEL CLAD ELEVATOR ENCLOSURE
9. NEW BOARD FORMED CONCRETE SITE WALL
10. NEW GAURDRAIL
11. NEW P.I.P. CONCRETE STAIR
12. EXISTING THROUGH WALL LOUVER TO REMAIN
13. PROPERTY WAYFINDING SIGNAGE LOCATION
14. TENANT SIGNAGE LOCATION
15. NEW STONE CLAD SEATING WALL
16. PAINTED MURAL LOCATION (FINAL MURAL & GRAPHIC DESIGN TBD)
17. MECHANICAL ROOFTOP EQUIPMENT (SHOWN FOR SCALE & SIGHTLINE ONLY, FINAL LOCATIONS TBD)
18. EXTERIOR ADA LIFT
19. LOUIS POULSEN, AJ 50 WALL SCONCE; TYP. AT BUILDING ENTRIES
20. B-K LIGHTING, SIGNSTAR MICRO NITE STAR
21. US ARCH, DSB POLE
22. LOUIS POULSEN, FLINDT BOLLARD

NORTHEAST ELEVATION

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | GYM

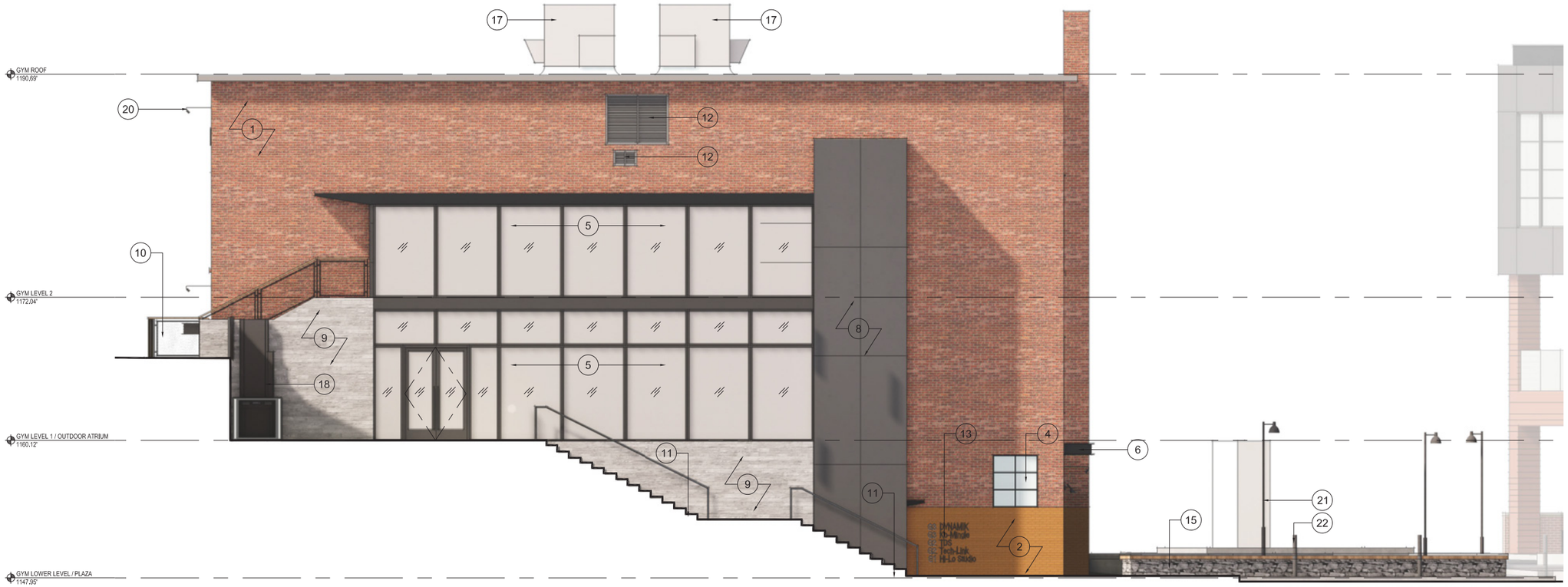


1. EXISTING BRICK TO REMAIN
2. EXISTING BRICK TO BE PAINTED
3. EXISTING WINDOW TO BE RE-GLAZED
4. NEW WINDOW TO MATCH EXISTING
5. NEW STOREFRONT
6. NEW STEEL FRAMED ENTRY CANOPY
7. NEW DOOR WITHIN EXISTING OPENING
8. NEW METAL PANEL CLAD ELEVATOR ENCLOSURE
9. NEW BOARD FORMED CONCRETE SITE WALL
10. NEW GAURDRAIL
11. NEW P.I.P. CONCRETE STAIR
12. EXISTING THROUGH WALL LOUVER TO REMAIN
13. PROPERTY WAYFINDING SIGNAGE LOCATION
14. TENANT SIGNAGE LOCATION
15. NEW STONE CLAD SEATING WALL
16. PAINTED MURAL LOCATION (FINAL MURAL & GRAPHIC DESIGN TBD)
17. MECHANICAL ROOFTOP EQUIPMENT (SHOWN FOR SCALE & SIGHTLINE ONLY, FINAL LOCATIONS TBD)
18. EXTERIOR ADA LIFT
19. LOUIS POULSEN, AJ 50 WALL SCONCE; TYP. AT BUILDING ENTRIES
20. B-K LIGHTING, SIGNSTAR MICRO NITE STAR
21. US ARCH, DSB POLE
22. LOUIS POULSEN, FLINDT BOLLARD

NORTHWEST ELEVATION

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | GYM



SOUTHEAST ELEVATION

1. EXISTING BRICK TO REMAIN
2. EXISTING BRICK TO BE PAINTED
3. EXISTING WINDOW TO BE RE-GLAZED
4. NEW WINDOW TO MATCH EXISTING
5. NEW STOREFRONT
6. NEW STEEL FRAMED ENTRY CANOPY
7. NEW DOOR WITHIN EXISTING OPENING
8. NEW METAL PANEL CLAD ELEVATOR ENCLOSURE
9. NEW BOARD FORMED CONCRETE SITE WALL
10. NEW GAURDRAIL
11. NEW P.I.P. CONCRETE STAIR
12. EXISTING THROUGH WALL LOUVER TO REMAIN
13. PROPERTY WAYFINDING SIGNAGE LOCATION
14. TENANT SIGNAGE LOCATION
15. NEW STONE CLAD SEATING WALL
16. PAINTED MURAL LOCATION (FINAL MURAL & GRAPHIC DESIGN TBD)
17. MECHANICAL ROOFTOP EQUIPMENT (SHOWN FOR SCALE & SIGHTLINE ONLY, FINAL LOCATIONS TBD)
18. EXTERIOR ADA LIFT
19. LOUIS POULSEN, AJ 50 WALL SCONCE; TYP. AT BUILDING ENTRIES
20. B-K LIGHTING, SIGNSTAR MICRO NITE STAR
21. US ARCH, DSB POLE
22. LOUIS POULSEN, FLINDT BOLLARD

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

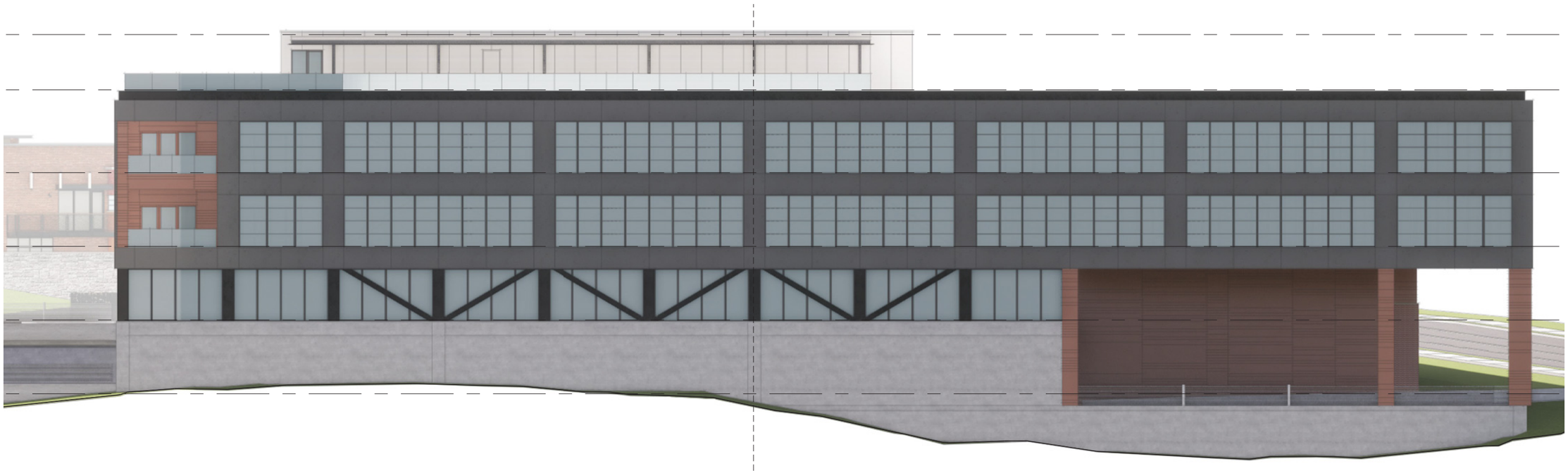
ELEVATIONS | GYM

1. EXISTING BRICK TO REMAIN
2. EXISTING BRICK TO BE PAINTED
3. EXISTING WINDOW TO BE RE-GLAZED
4. NEW WINDOW TO MATCH EXISTING
5. NEW STOREFRONT
6. NEW STEEL FRAMED ENTRY CANOPY
7. NEW DOOR WITHIN EXISTING OPENING
8. NEW METAL PANEL CLAD ELEVATOR ENCLOSURE
9. NEW BOARD FORMED CONCRETE SITE WALL
10. NEW GAURDRAIL
11. NEW P.I.P. CONCRETE STAIR
12. EXISTING THROUGH WALL LOUVER TO REMAIN
13. PROPERTY WAYFINDING SIGNAGE LOCATION
14. TENANT SIGNAGE LOCATION
15. NEW STONE CLAD SEATING WALL
16. PAINTED MURAL LOCATION (FINAL MURAL & GRAPHIC DESIGN TBD)
17. MECHANICAL ROOFTOP EQUIPMENT (SHOWN FOR SCALE & SIGHTLINE ONLY, FINAL LOCATIONS TBD)
18. EXTERIOR ADA LIFT
19. LOUIS POULSEN, AJ 50 WALL SCONCE; TYP. AT BUILDING ENTRIES
20. B-K LIGHTING, SIGNSTAR MICRO NITE STAR
21. US ARCH, DSB POLE
22. LOUIS POULSEN, FLINDT BOLLARD

SOUTHWEST ELEVATION

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | OFFICE

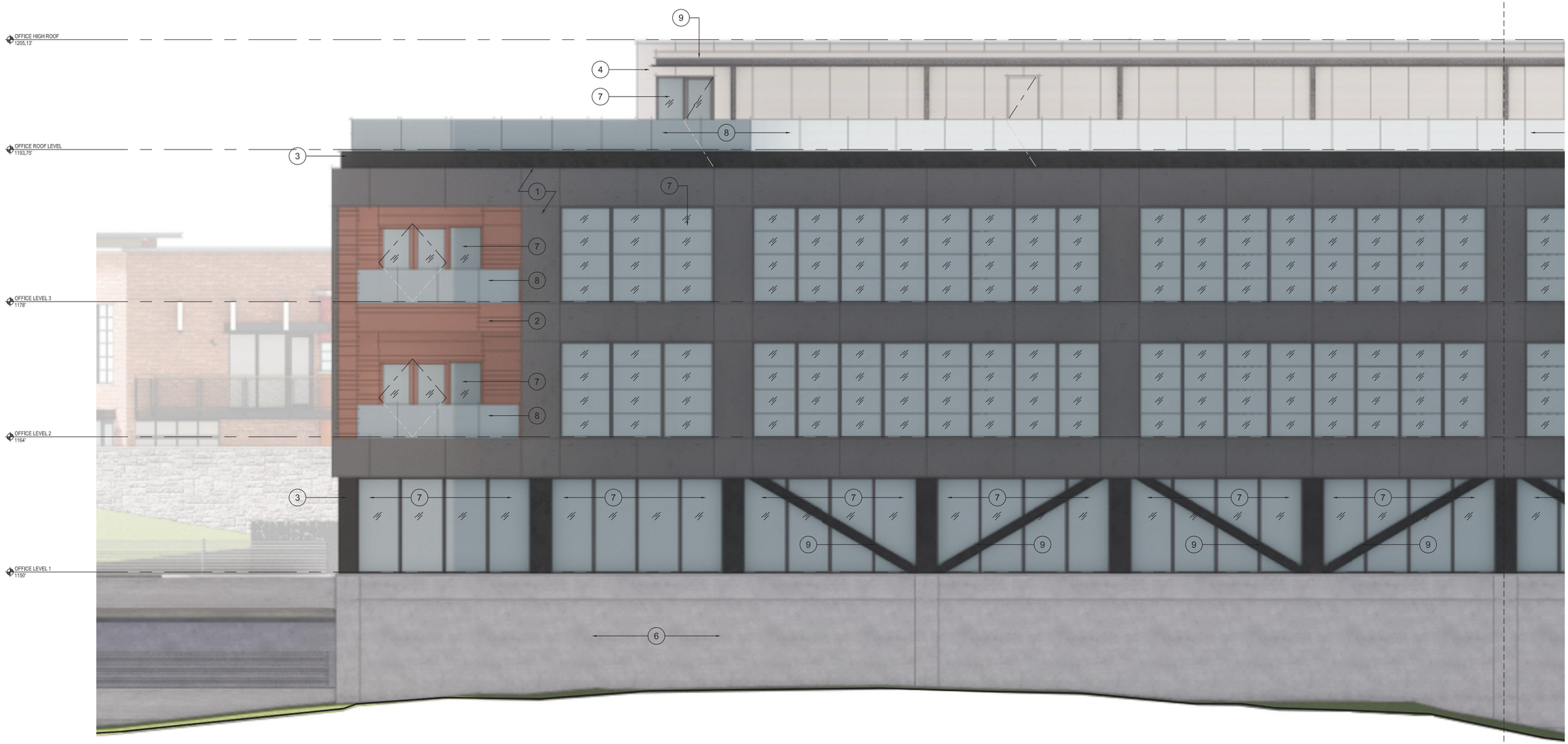


NORTH ELEVATION

1. METAL PANEL CLADDING; ALPOLIC, DON GREY
2. CONCRETE PANEL CLADDING; TAKTL, TERRACOTTA 52
3. METAL PANEL CLADDING; ALPOLIC, JBR BRONZE
4. METAL PANEL CLADDING; ALPOLIC, COW WHITE
5. BRICK SITE WALL
6. C.I.P. CONCRETE WALL
7. STOREFRONT
8. GLASS GAURDRAIL
9. STEEL FRAMED CANOPY
10. LOUIS POULSEN, FLINDT BOLLARD
11. US ARCH, DSB POLE

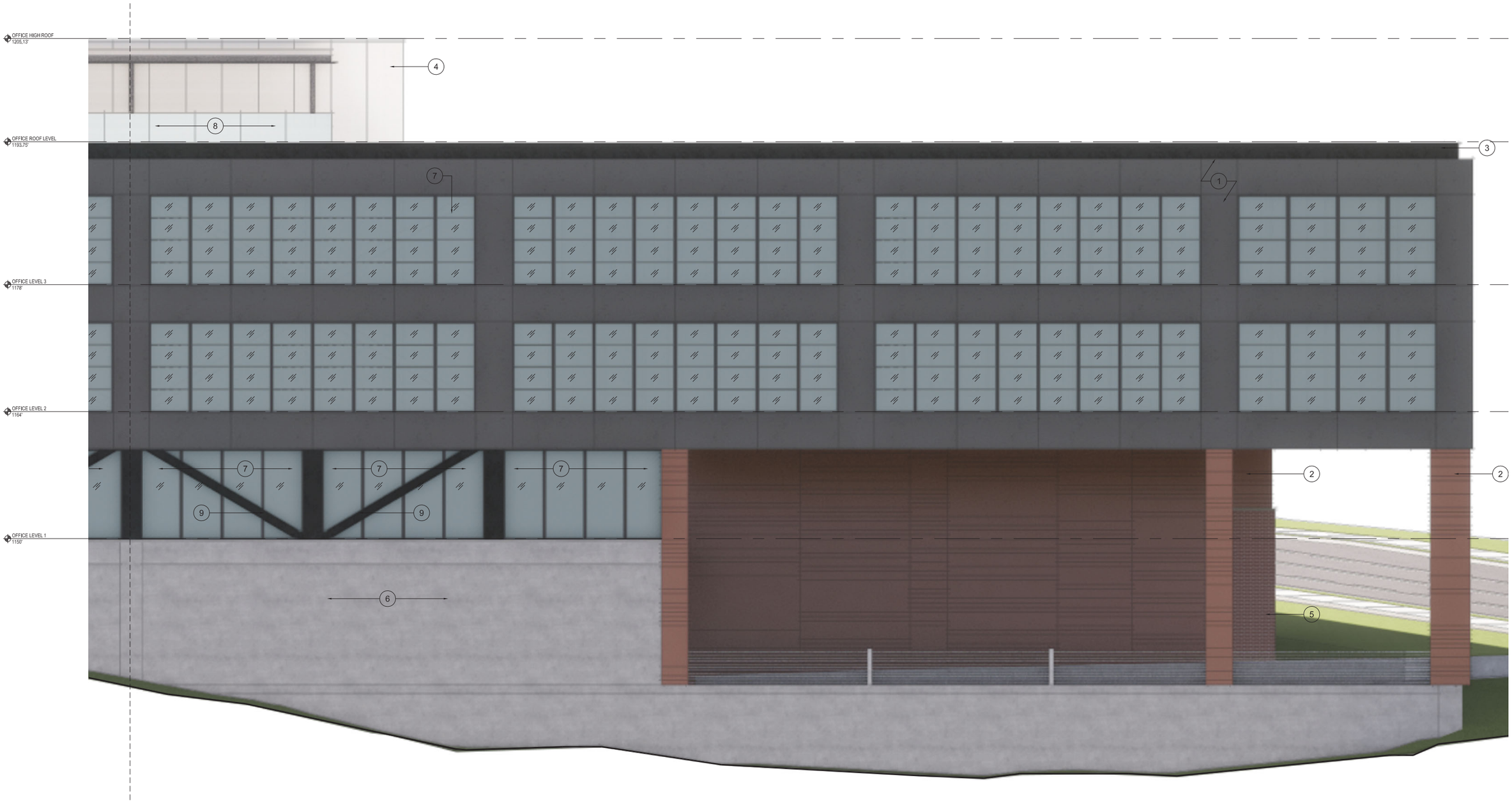
NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | OFFICE



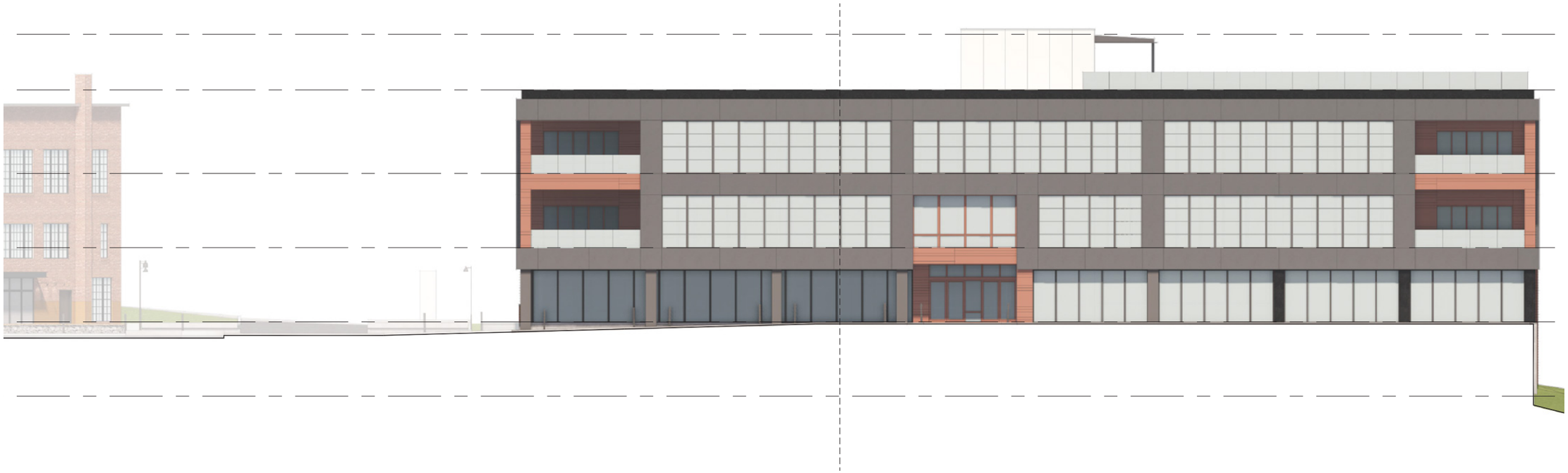
NORTH ELEVATION

ELEVATIONS | OFFICE



NORTH ELEVATION

ELEVATIONS | OFFICE



EAST ELEVATION

1. METAL PANEL CLADDING; ALPOLIC, DON GREY
2. CONCRETE PANEL CLADDING; TAKTL, TERRACOTTA 52
3. METAL PANEL CLADDING; ALPOLIC, JBR BRONZE
4. METAL PANEL CLADDING; ALPOLIC, COW WHITE
5. BRICK SITE WALL
6. C.I.P. CONCRETE WALL
7. STOREFRONT
8. GLASS GAURDRAIL
9. STEEL FRAMED CANOPY
10. LOUIS POULSEN, FLINDT BOLLARD
11. US ARCH, DSB POLE

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

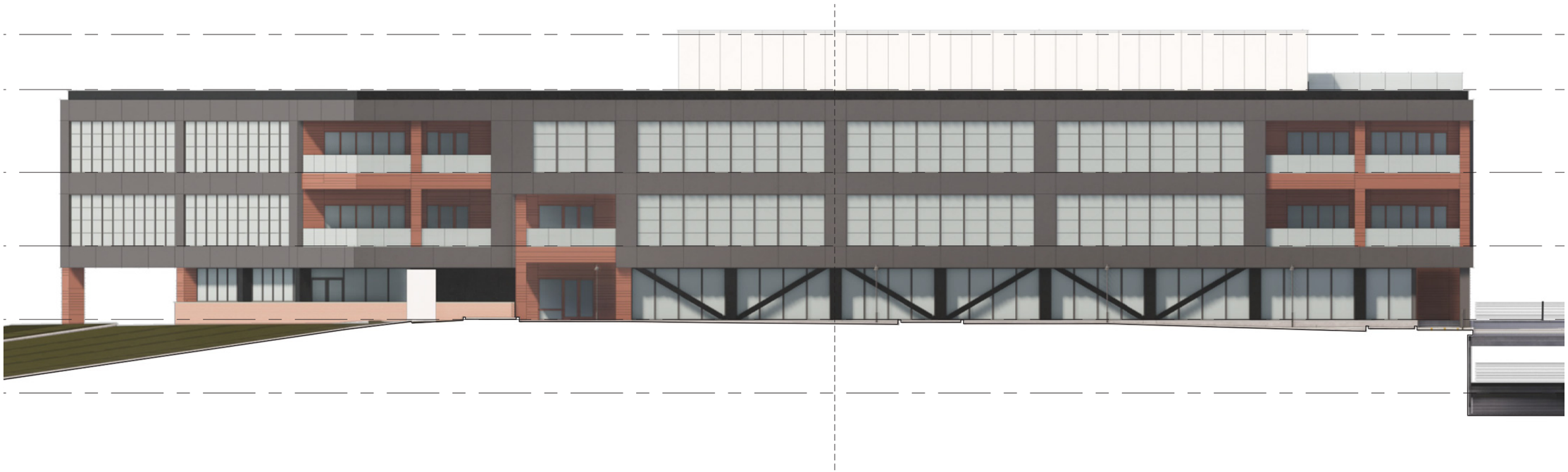
ELEVATIONS | OFFICE

EAST ELEVATION

ELEVATIONS | OFFICE

EAST ELEVATION

ELEVATIONS | OFFICE



SOUTH ELEVATION

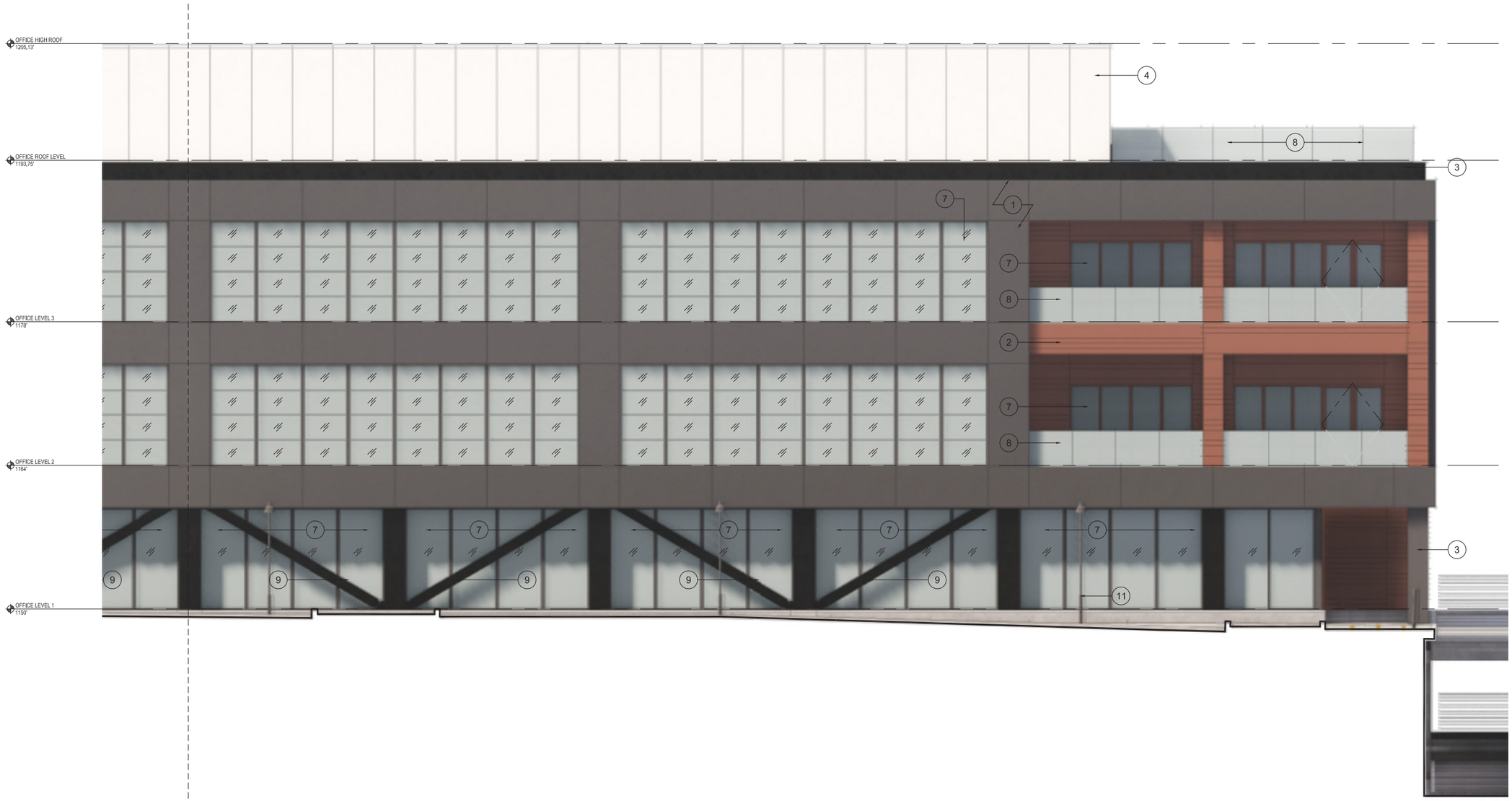
1. METAL PANEL CLADDING; ALPOLIC, DON GREY
2. CONCRETE PANEL CLADDING; TAKTL, TERRACOTTA 52
3. METAL PANEL CLADDING; ALPOLIC, JBR BRONZE
4. METAL PANEL CLADDING; ALPOLIC, COW WHITE
5. BRICK SITE WALL
6. C.I.P. CONCRETE WALL
7. STOREFRONT
8. GLASS GAURDRAIL
9. STEEL FRAMED CANOPY
10. LOUIS POULSEN, FLINDT BOLLARD
11. US ARCH, DSB POLE

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | OFFICE

SOUTH ELEVATION

ELEVATIONS | OFFICE



SOUTH ELEVATION

ELEVATIONS | OFFICE

WEST ELEVATION

1. METAL PANEL CLADDING; ALPOLIC, DON GREY
2. CONCRETE PANEL CLADDING; TAKTL, TERRACOTTA 52
3. METAL PANEL CLADDING; ALPOLIC, JBR BRONZE
4. METAL PANEL CLADDING; ALPOLIC, COW WHITE
5. BRICK SITE WALL
6. C.I.P. CONCRETE WALL
7. STOREFRONT
8. GLASS GAURDRAIL
9. STEEL FRAMED CANOPY
10. LOUIS POULSEN, FLINDT BOLLARD
11. US ARCH, DSB POLE

NOTE: LANDSCAPING & PLANTINGS NOT SHOWN FOR CLARITY

ELEVATIONS | OFFICE

WEST ELEVATION

ELEVATIONS | OFFICE

WEST ELEVATION

SIGHTLINE STUDIES

FROM KIMBALL PLACE

FROM AMBER DRIVE

NOTE: TREE LOCATIONS PLANNED ALONG THE 154 KIMBALL BRIDGE SIDE & REAR PROPERTY LINES IN ADDITION TO EXISTING TREES ON NEIGHBORING PROPERTIES WILL SUBSTANTIALLY SCREEN PARKING DECKS FROM VISIBILITY

PALETTE & SPECIFICATIONS

KIMBALL 154 CREATIVE OFFICE

ASD | SKY

MATERIAL PALETTE

STEEL PLATE

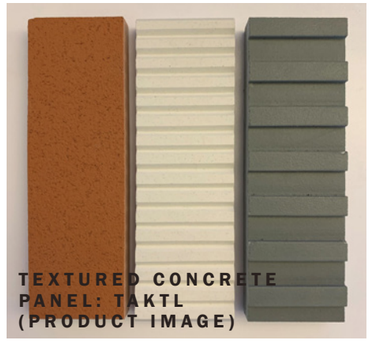
WIRE MESH

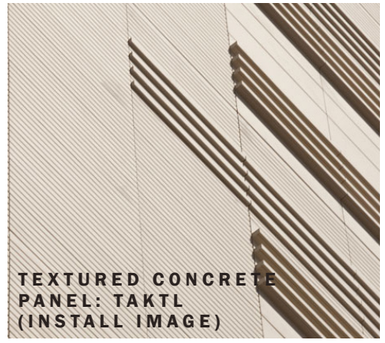
EXISTING WINDOWS: RE-GLAZED

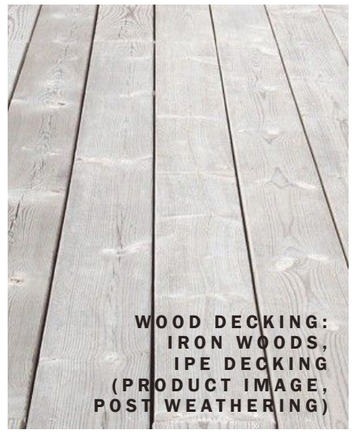
BOARD FORMED CONCRETE

STOREFRONT: TBD

METAL PANEL: ALPOLIC, DON GREY


TEXTURED CONCRETE PANEL: TAKTL (PRODUCT IMAGE)


TEXTURED CONCRETE PANEL: TAKTL (INSTALL IMAGE)


WOOD DECKING: IRON WOODS, IPE DECKING (PRODUCT IMAGE, POST WEATHERING)

METAL PANEL: ALPOLIC, JBR BRONZE

METAL PANEL: ALPOLIC, COW WHITE

STONE CLADDING: EL DORADO, CLIFFSTONE, MESQUITE (PRODUCT IMAGE)

MERIDIAN BRICK, MODULAR, RED RANGE SEMI SMOOTH

EXISTING BRICK

SHERWIN WILLIAMS, FROSTY WHITE SW6196

SHERWIN WILLIAMS, GAUNTLET GRAY SW7019

SHERWIN WILLIAMS, NAVAL SW6244

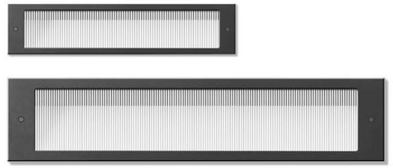
SHERWIN WILLIAMS, KALE GREEN SW6460

SHERWIN WILLIAMS, TORCHLIGHT SW6374

SHERWIN WILLIAMS, BAKED CLAY SW6340

SHERWIN WILLIAMS, PEPPERY SW6615

LIGHTING SPECIFICATIONS



BEGA,
RECESSED WALL LUMINARIE

ALW CATENARY,
TUBE 400 SX PENDANT

INTER•LUX,
ORMA TRIM FLUSH
ADJUSTABLE IN GRADE

US ARCH,
DSB POLE

LOUIS POULSEN,
FLINDT BOLLARD

LOUIS POULSEN,
AJ 50 WALL SCONCE

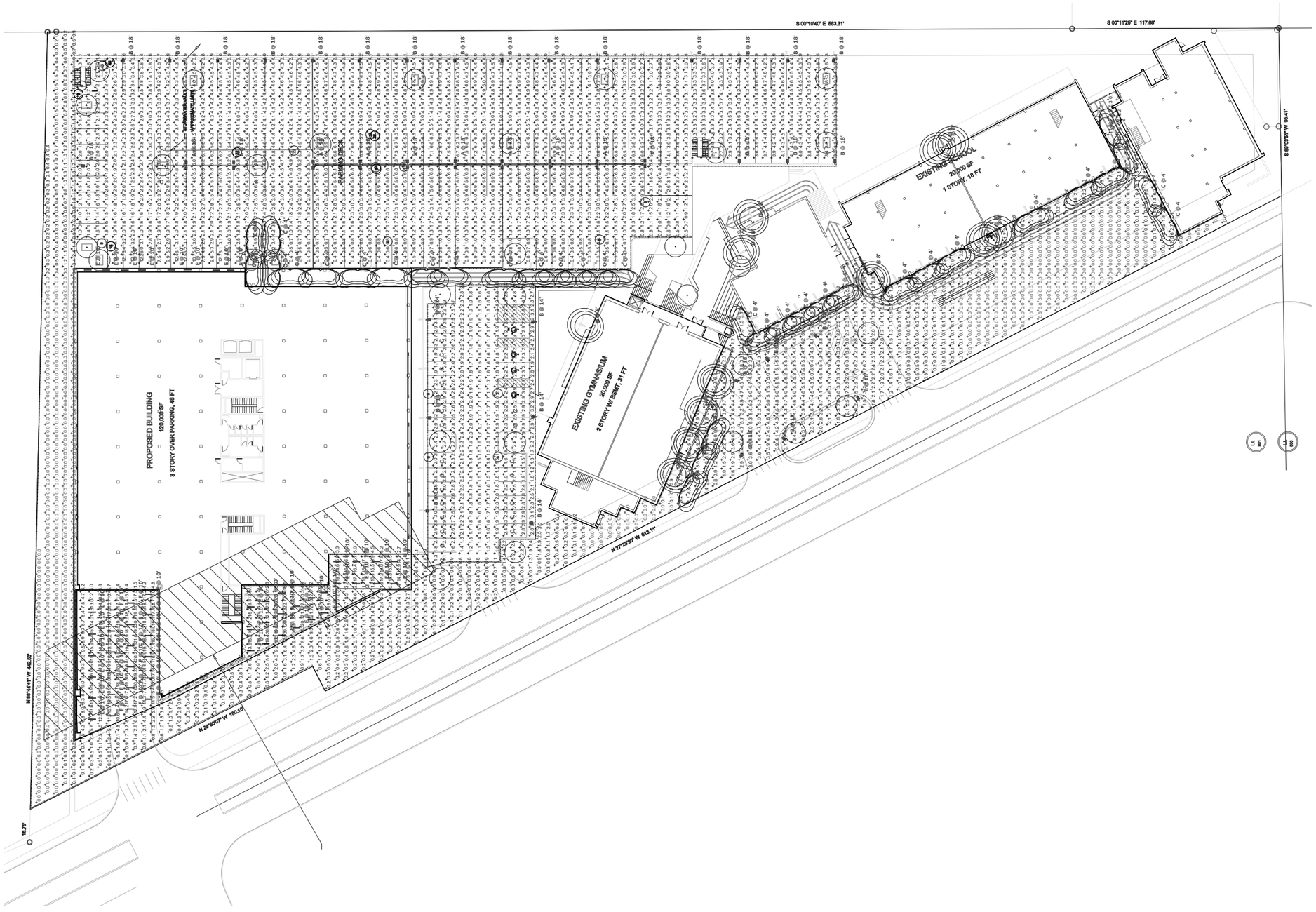
B-K LIGHTING,
SIGNSTAR MICRO NITE STAR

LUMENWERX,
VIA 2 SEAL SURFACE

LUMENWERX,
VIA 2 SEAL RECESSED

KELVIX,
OREX TAPE LIGHT

PHOTOMETRICS | SITE LIGHTING

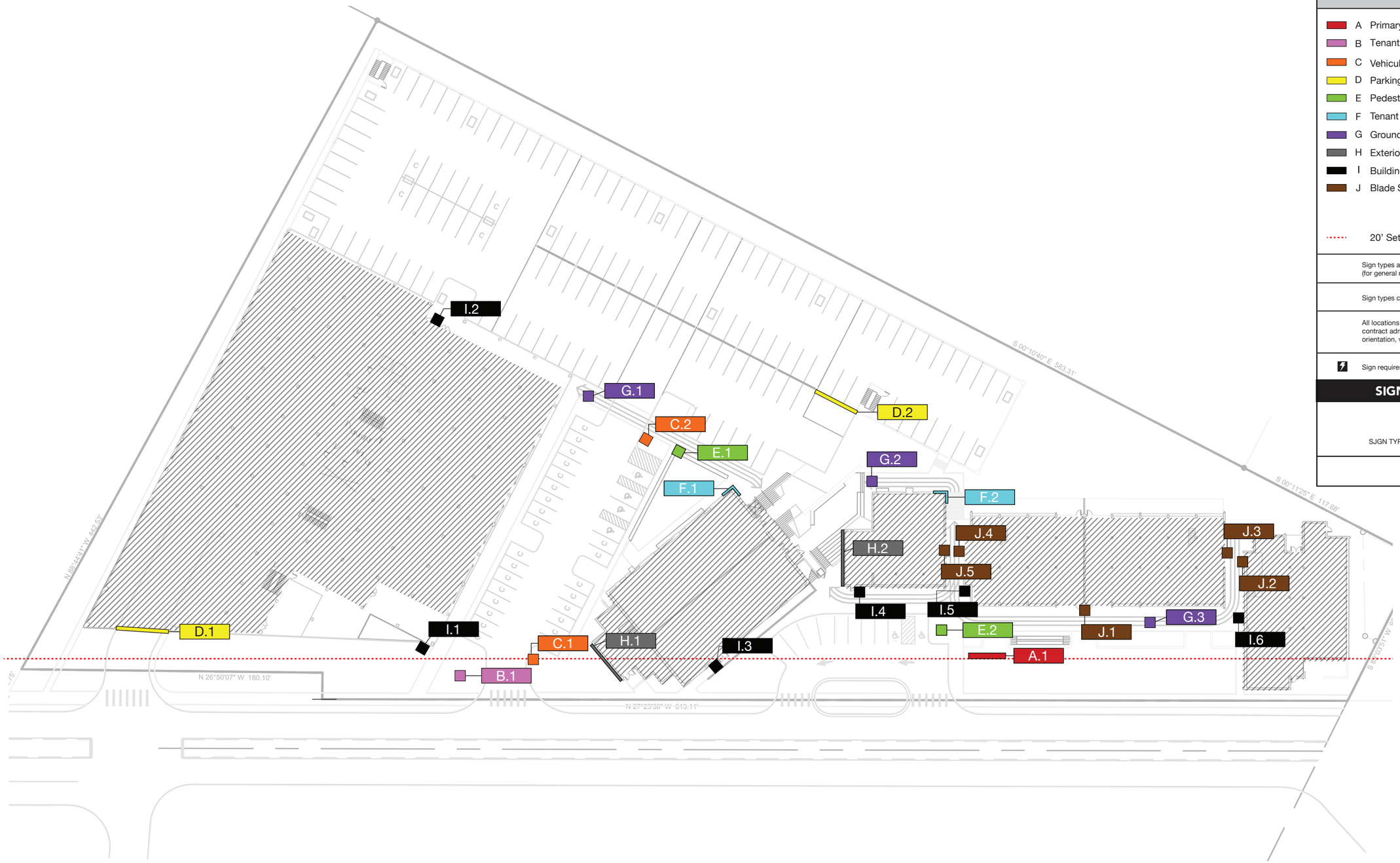


KIMBALL 154 | CREATIVE OFFICE

SIGNAGE
GRAPHICS & WAYFINDING

ASD | SKY

SIGN LOCATION PLAN



LEGEND

SITE

- A Primary Monument ID
- B Tenant ID / 2nd Monument
- C Vehicular Directional
- D Parking ID
- E Pedestrian Directional
- F Tenant Directory
- G Ground Graphic
- H Exterior Wall Graphic
- I Building ID
- J Blade Sign / Tenant Address

20' Setback

Sign types are not indicated in scale (for general reference only)

Sign types colored in legend are relevant to SLP shown.

All locations will require additional review during contract administration phase to determine exact orientation, verbiage, and placement.

Sign requires electrical.

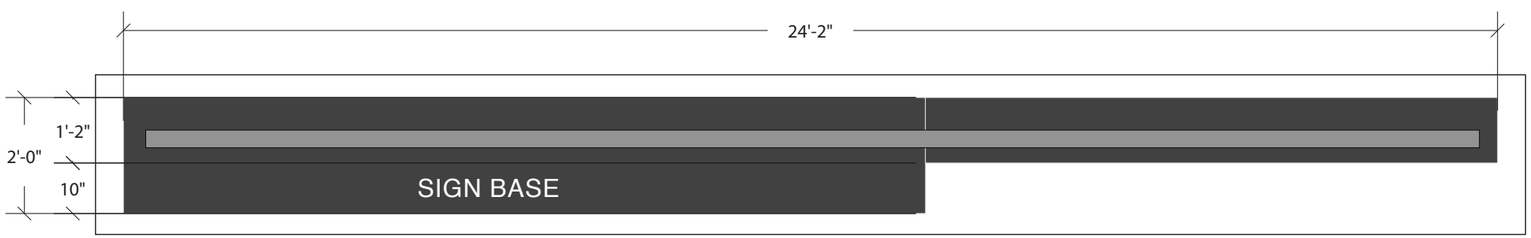
SIGN LOCATIONS

C.x.2

SJGN TYPE | LEVEL | SJGN #

ALL SIGNS

MONUMENT SIGN | A PRIMARY

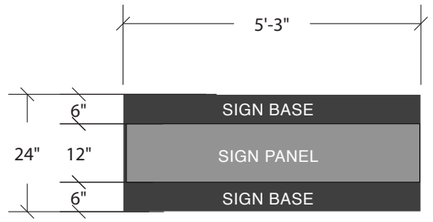


PLAN
SCALE: 3/8” = 1’-0”

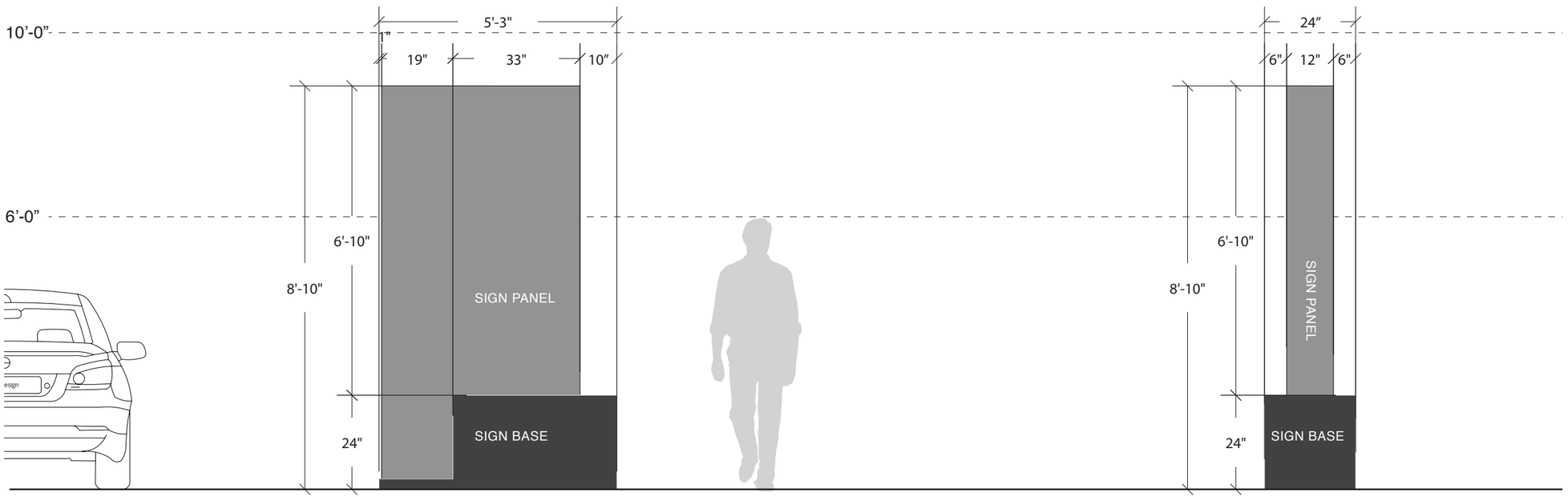
FRONT ELEVATION
SCALE: 3/8” = 1’-0”

SIDE ELEVATION
SCALE: 3/8” = 1’-0”

MONUMENT SIGN | B SECONDARY



PLAN
SCALE: 3/8" = 1'-0"



FRONT ELEVATION
SCALE: 3/8" = 1'-0"

SIDE ELEVATION
SCALE: 3/8" = 1'-0"

THANK YOU

ASD | SKY

DESIGN REVIEW BOARD PRESENTATION

10740 Westside Way
Alpharetta, GA
November 01, 2021

PRESENTATION INDEX

EXTERIOR DESIGN REVIEW

SITE PLAN
FACADE RENOVATION
COVERED PATIO AND POOL DESIGN

EXTERIOR DESIGN

EXTERIOR : EXISTING

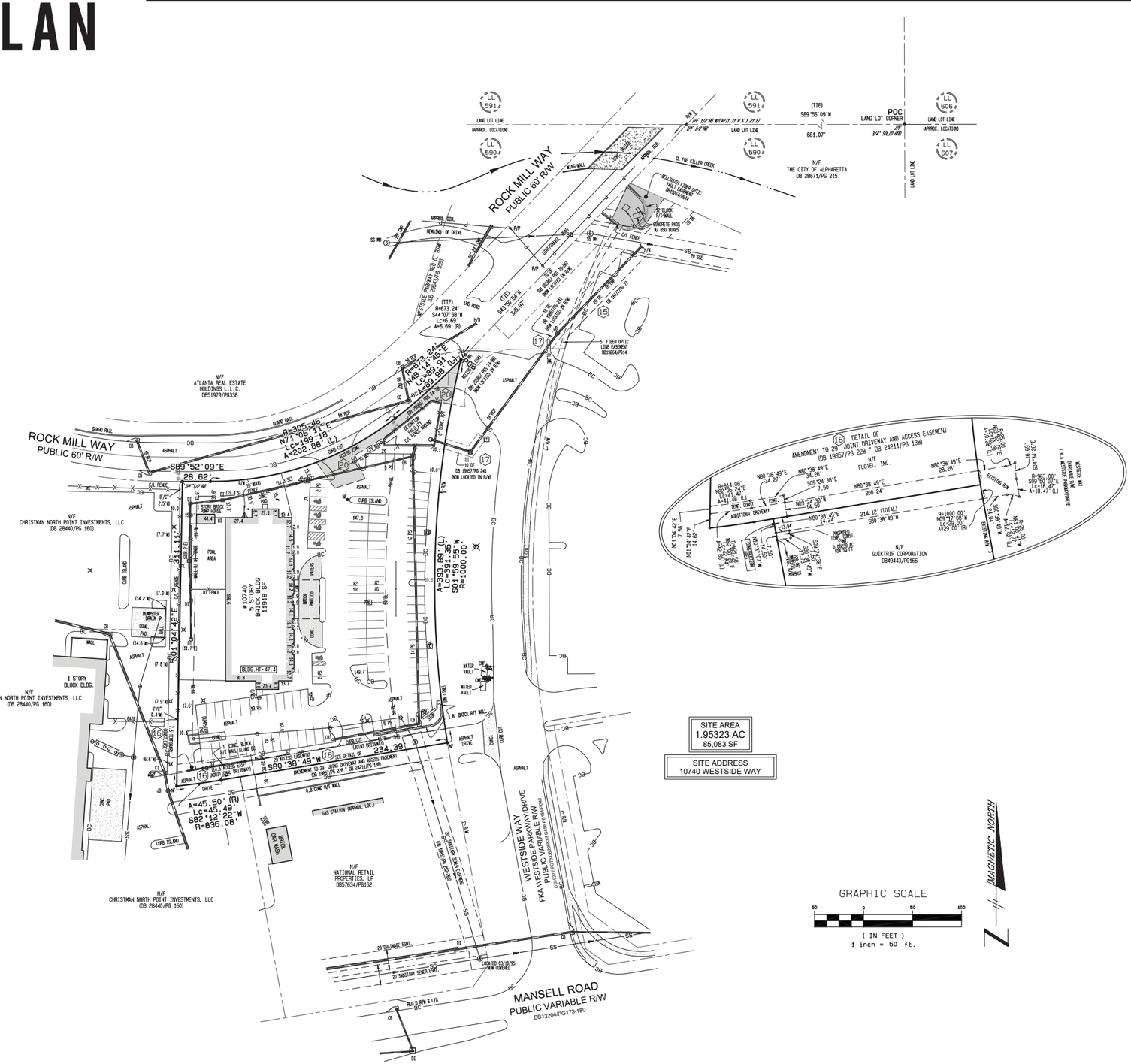
EXISTING SITE PLAN

LEGEND

A ~ ARC
AC ~ ACRE(S)
AE ~ ACCESS EASEMENT
AGLC ~ ATLANTA GAS LIGHT COMPANY
ASP ~ ASPHALT
BB ~ BOTTOM OF BANK
BC ~ BACK OF CURB
B/C ~ BUILDING CORNER
B.F.E ~ BASE FLOOD ELEVATION
BL ~ BUILDING SETBACK LINE
BM ~ BENCHMARK
BPF ~ BLUE PIN FLAG
BPM ~ BLUE PAINT MARK
BS ~ BOTTOM OF SLOPE
BSO ~ BELLSOUTH TELEPHONE CO.
BSOCM ~ BELLSOUTH CABLE MARKER
BSOMH ~ BELLSOUTH MANHOLE
BW ~ BOTTOM OF WALL
B/W ~ BARBED WIRE
CB ~ CATCH BASIN
CCA ~ CORNER CONCRETE APRON
CCW ~ CORNER CONCRETE WALK
CI ~ CURB INLET
CL ~ CENTERLINE
C/L ~ CHAINLINK
CMF ~ CONCRETE MONUMENT FOUND
CMP ~ CORRUGATED METAL PIPE
CO ~ CLEANOUT
COMM ~ COMMUNICATION
CT ~ CRIMPED TOP PIPE
CTV ~ CABLE TELEVISION
C/W ~ CONCRETE WALK
DB ~ DEED BOOK
DE ~ DRAINAGE EASEMENT
DI ~ DROP INLET
DIP ~ DUCTILE IRON PIPE
DNR ~ DEPT.OF NATURAL RESOURCES
DNRMS ~ DNR MONUMENT SET
DR ~ DRIVE
EB ~ ELECTRIC BOX
EMC ~ ELECTRIC MEMBERSHIP CORP.
EP ~ EDGE OF PAVEMENT
FC ~ FACE OF CURB
F/C ~ FENCE CORNER
FDC ~ FIRE DEPARTMENT CONNECTION
FFE ~ FINISHED FLOOR ELEVATION
FH ~ FIRE HYDRANT
F/L ~ FENCE LINE
FOCM ~ FIBRE OPTIC CABLE MARKER
FP ~ FENCE POST
F/P ~ FLAG POLE
GLMP ~ GAS LINE MARKER POST
GM ~ GAS METER
G/P ~ GATE POST
GP ~ GUY POLE
GPC ~ GEORGIA POWER COMPANY
G/R ~ GUARD RAIL
GV ~ GAS VALVE
GW ~ GUY WIRE
HDPE ~ HIGH DENSITY POLYETHYLENE
H/C ~ HANDICAP PARKING SPACE
HVP/P ~ HIGH VOLTAGE POWER POLE
HW ~ HEADWALL
ICV ~ IRRIGATION CONTROL VALVE
INV ~ INVERT
IPF ~ IRON PIN FOUND
IPP ~ IRON PIN PLACED 1/2" RB W/ CAP
IRF ~ INTERMEDIATE REGIONAL FLOOD
JB ~ JUNCTION BOX
(L) ~ CURVE TO THE LEFT
LA ~ LIMIT OF ACCESS
Lc ~ LENGTH OF CHORD
LLL ~ LAND LOT LINE
L/P ~ LAMP POST/LIGHT POLE
L/S ~ LANDSCAPED AREA
M/B ~ MAILBOX
MFE ~ MINIMUM FLOOR ELEVATION
MFN ~ METROMEDIA FIBRE NETWORK
MH ~ MANHOLE
MNP ~ MAG NAIL PLACED
MW ~ MONITORING WELL
NF ~ NAIL FOUND
N/F ~ NOW OR FORMERLY
OCS ~ OUTLET CONTROL STRUCTURE
OPF ~ ORANGE PIN FLAG
OPM ~ ORANGE PAINT MARK
OT ~ OPEN TOP PIPE
P ~ POWER LINE
P/B ~ FLAT BOOK
P/B ~ POWER BOX
PG ~ PAGE(S)
PIV ~ POST INDICATOR VALVE
PL ~ PROPERTY LINE
POB ~ POINT OF BEGINNING
POC ~ POINT OF COMMENCING
PM ~ POWER METER
P/P ~ POWER POLE
PS ~ PARKING SPACE(S)
PVC ~ POLYVINYLCHLORIDE PIPE
R ~ RADIUS
(R) ~ CURVE TO THE RIGHT
RB ~ RE-BAR
RCP ~ REINFORCED CONCRETE PIPE
RPF ~ RED PIN FLAG
RPM ~ RED PAINT MARK
RR ~ RAILROAD
R/T ~ RETAINING
R/W ~ RIGHT OF WAY
SF ~ SQUARE FEET
S/P ~ SERVICE POLE
SR ~ SOLID ROD
SS ~ SANITARY SEWER
SSE ~ SANITARY SEWER EASEMENT
S/W ~ SIDEWALK
T ~ TELEPHONE LINE
T/B ~ TRAFFIC SIGNAL BOX
T/D ~ TRENCH DRAIN
TBM ~ TEMPORARY BENCHMARK
T/C ~ TOP OF CURB
T/P ~ TELEPHONE POLE
TP ~ TRAFFIC POLE
TRANS ~ TRANSMISSION
T/S ~ TRAFFIC SIGNAL
TSI ~ TRAFFIC SIGN
T/W ~ TOP OF WALL
T/W ~ TEST WELL
U/G ~ UNDERGROUND
VB ~ VALVE BOX
VMP ~ VALVE MARKER POST
W ~ WATER LINE
WF ~ WETLAND FLAG
W/F ~ WROUGHT IRON FENCE
WM ~ WATER METER
WV ~ WATER VALVE
X ~ CORNER
Y/I ~ YARD INLET
YPF ~ YELLOW PIN FLAG
YPM ~ YELLOW PAINT MARK

SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT	ICV	IRRIGATION CONTROL VALVE	UB	UTILITY BOX
BFP	BACKFLOW PREVENTOR	IPF	IRON PIN FOUND	UM	UTILITY MANHOLE
BOLL	BOLLARD	H/W	HEADWALL	UP	UTILITY POLE
BSOMH	BSOAT&TCOMM BOX	JB	JUNCTION BOX	VMP	VALVE MARKER POST
BSOMH	BSOAT&TCOMM MANHOLE	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CNF	CONCRETE MONUMENT FOUND	MB	MAIL BOX/KIOSK	WMH	WATER MANHOLE
CO	CLEANOUT	MW	MONITORING WELL	WM	WATER METER
CON	CONDUIT	PMTMK	UTILITY PAINT MARK	WV	WATER VALVE
CTV	CABLE TV BOX	PKMTR	PARKING METER	XWP	CROSS WALK SIGNAL POLE
DI	DROP INLET	PMCON	POWER CONDUIT		CABLE TV
FOCM	FIBER OPTIC CABLE MARKER	P/B	POWER/ELEC BOX		FENCE LINE
FDC	FIRE DEPT CONNECTION	P/P	POWER POLE		POWER LINE
FH	FIRE HYDRANT	PMH	POWER MANHOLE		TRANSMISSION LINE
GLMP	GAS LINE MARKER POST	PM	POWER METER		POWER & TELEPHONE
GMH	GAS MANHOLE	SSMH	SANITARY SEWER MANHOLE		GAS LINE
GM	GAS METER	SIGN	SIGN		SANITARY SEWER LINE
GV	GAS VALVE	T/B	TRAFFIC SIGNAL BOX		STORM LINE
GT	GREASE TRAP	TP	TRAFFIC POLE		TELEPHONE LINE
G/L	GROUND LIGHT	T/S	TRAFFIC SIGNAL		U/G POWER
GP	GUYPOLE	TRANS	TRANSFORMER		UG TEL
GW	GUYWIRE	TREE	TREE		WATER LINE



ALTA/NSPS LAND TITLE SURVEY FOR
HAP ALPHARETTA, LLC
AND FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED IN
LAND LOT 590
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

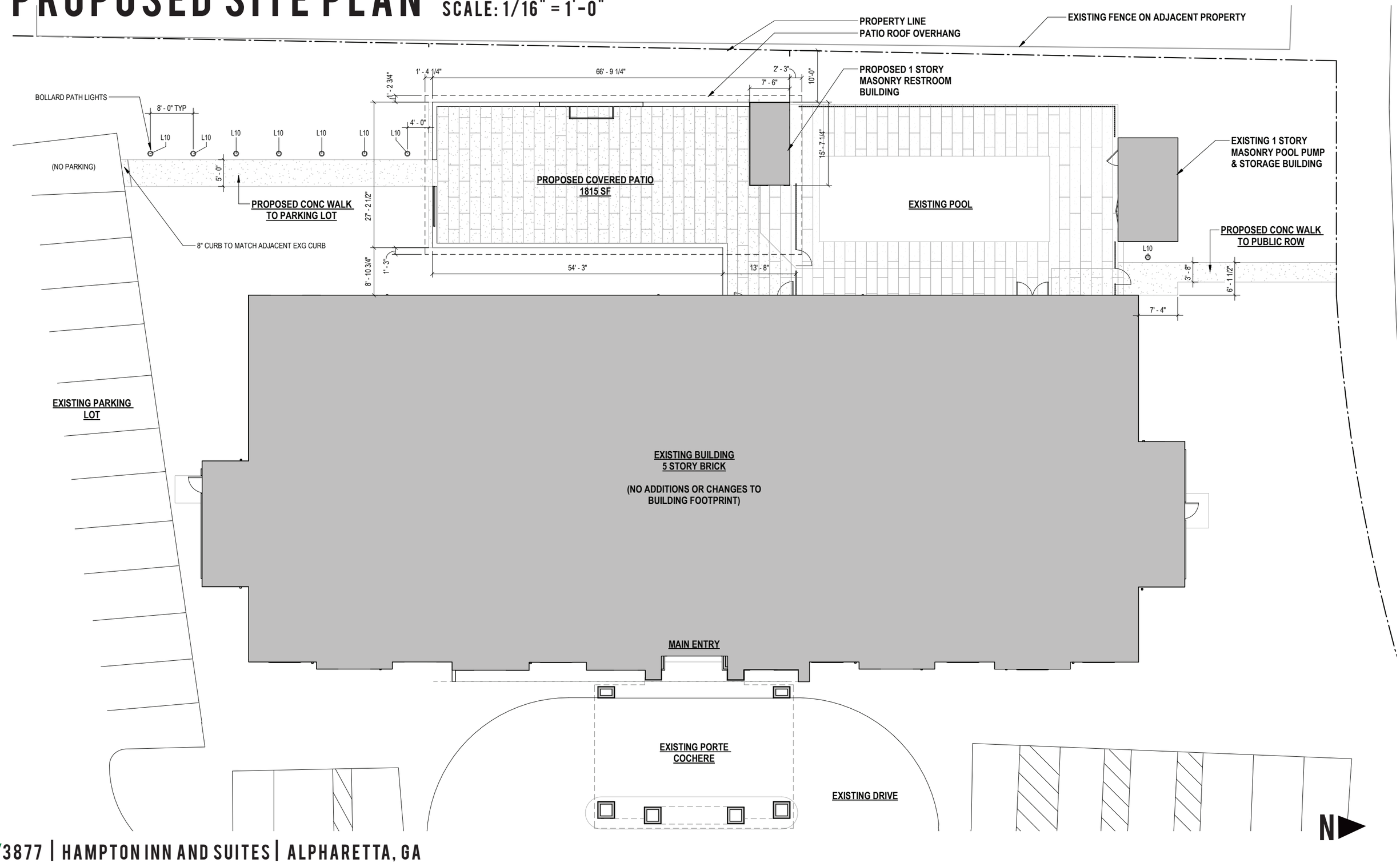
GEORGIA LAND SURVEYOR V. T. HAMMOND

REVISIONS			
NO.	DATE	BY	DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	03/24/2021
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	04/12/2021
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	VTH
FIELD BOOK #:	2772
JOB NUMBER:	210328
FOLDER NUMBER:	210328
COGO FILE:	N/A
DISC FILE:	210328
COUNTY/LL/D/S:	FULTON/590/1/2
PLAT FILE:	B
SHEET:	2 OF 2

PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"

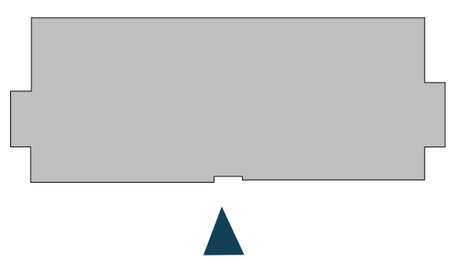


EXTERIOR DEMOLITION

EAST ELEVATION

SCALE: 1/16" =1'-0"

1. REMOVE EXISTING BRAND SIGNAGE
2. REMOVE EXISTING PITCHED ROOF AT PROJECTED WINDOW BAY
3. REMOVE PORTION OF EXISTING WINDOW SYSTEM
4. REMOVE EXISTING CIRCULAR WINDOWS
5. REMOVE EXISTING AWNING
6. REMOVE EXISTING POINTED PARAPET



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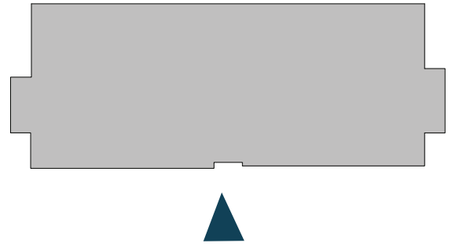
EXTERIOR DESIGN
ELEVATIONS

EAST ELEVATION
SCALE: 1/16" =1'-0"

1. BRAND SIGNAGE (BY OTHERS)
2. EIFS - COLOR HC-169
3. EIFS - COLOR 2137-60
4. EIFS - COLOR OC-141
5. EIFS - COLOR 2061-20
6. WOOD-LOOK ACCENT CLADDING
7. THIN BRICK VENEER



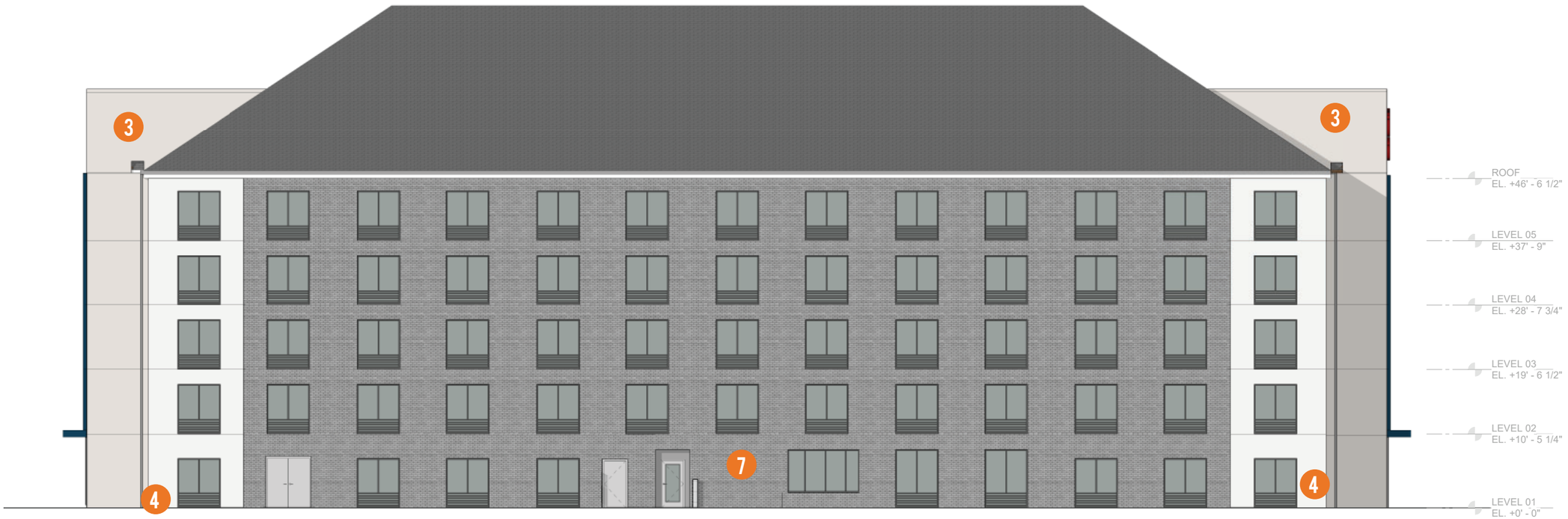
EXTERIOR DESIGN
ELEVATIONS

SOUTH ELEVATION
SCALE: 1/16" =1'-0"

1. BRAND SIGNAGE (BY OTHERS)
2. EIFS - COLOR HC-169
3. EIFS - COLOR 2137-60
4. EIFS - COLOR OC-141
5. EIFS - COLOR 2061-20
6. WOOD-LOOK ACCENT CLADDING
7. THIN BRICK VENEER
8. WOOD LOOK PERGOLA
9. GROUND FACE MASONRY

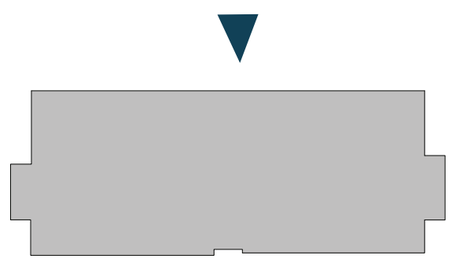
N

EXTERIOR DESIGN
ELEVATIONS



WEST ELEVATION
SCALE: 1/16" =1'-0"

1. BRAND SIGNAGE (BY OTHERS)
2. EIFS - COLOR HC-169
3. EIFS - COLOR 2137-60
4. EIFS - COLOR OC-141
5. EIFS - COLOR 2061-20
6. WOOD-LOOK ACCENT CLADDING
7. EXISTING BRICK - PAINTED GRAY



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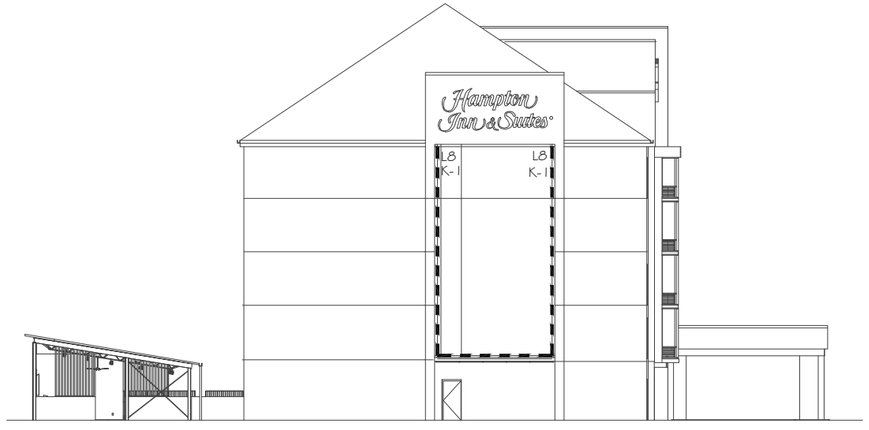
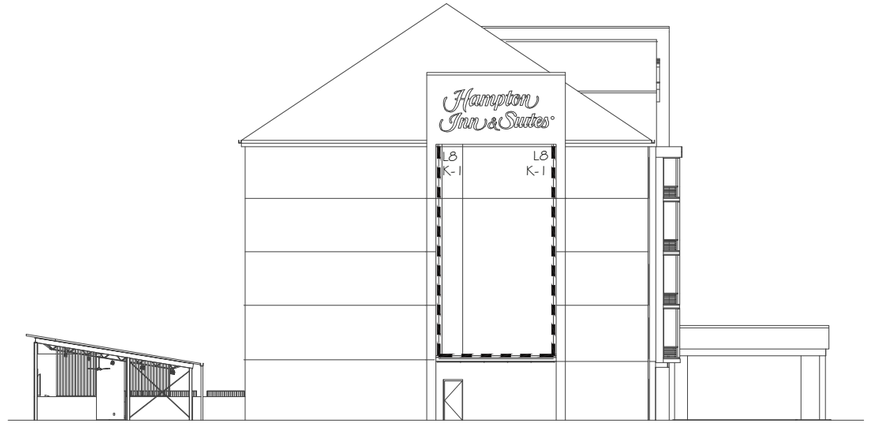
BUILDING LIGHTING
ELEVATIONS



3 EXTERIOR ELEVATION NORTH (DUPLICATE OF SOUTH ELEVATION SHOWN FOR LIGHTING REFERENCE)
1/16" = 1'-0"



2 EXTERIOR ELEVATION SOUTH
1/16" = 1'-0"

1 EXTERIOR ELEVATION EAST
1/16" = 1'-0"

GENERAL NOTES

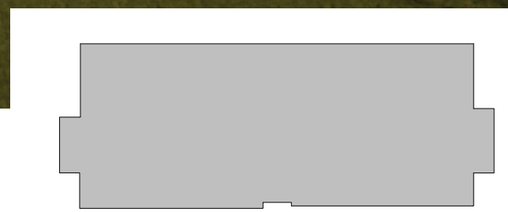
FIELD COORDINATE EXACT LENGTH AND LOCATION OF ALL L8 COVE STRIP FIXTURES WITH ARCHITECT.

EXTERIOR FIXTURES TO BE CONTROLLED BY LIGHTING CONTACTOR WITH PHOTOCELL AND TIMER.

EXTERIOR DESIGN

3D VIEWS

NORTHEAST CORNER



EXTERIOR DESIGN

3D VIEWS

SOUTHEAST CORNER

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EXTERIOR DESIGN

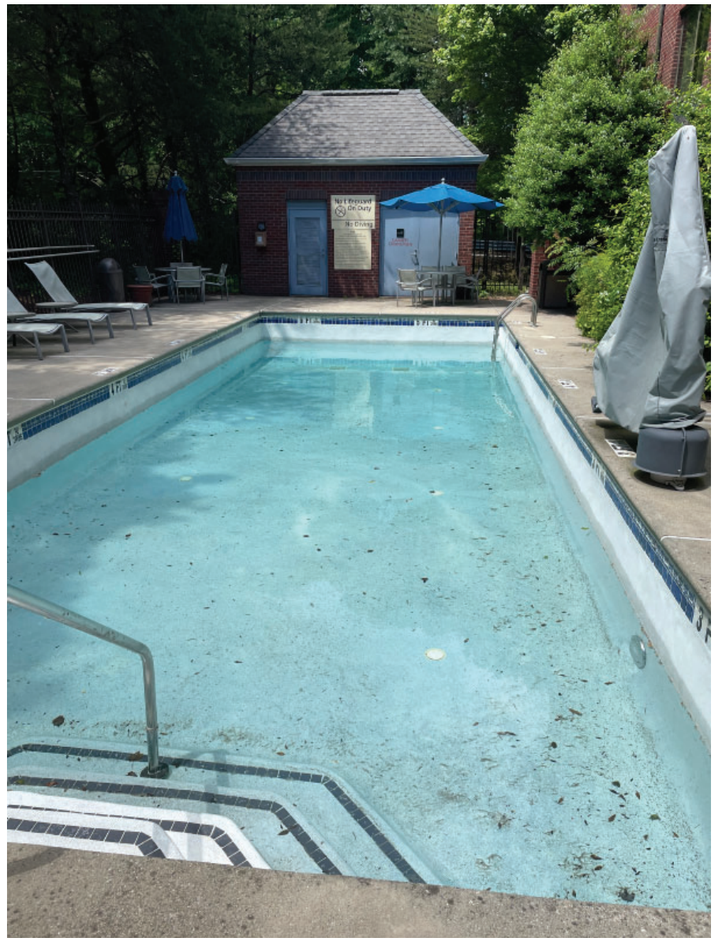
3D VIEWS

AERIAL – EXTERIOR BUILDING MASSING

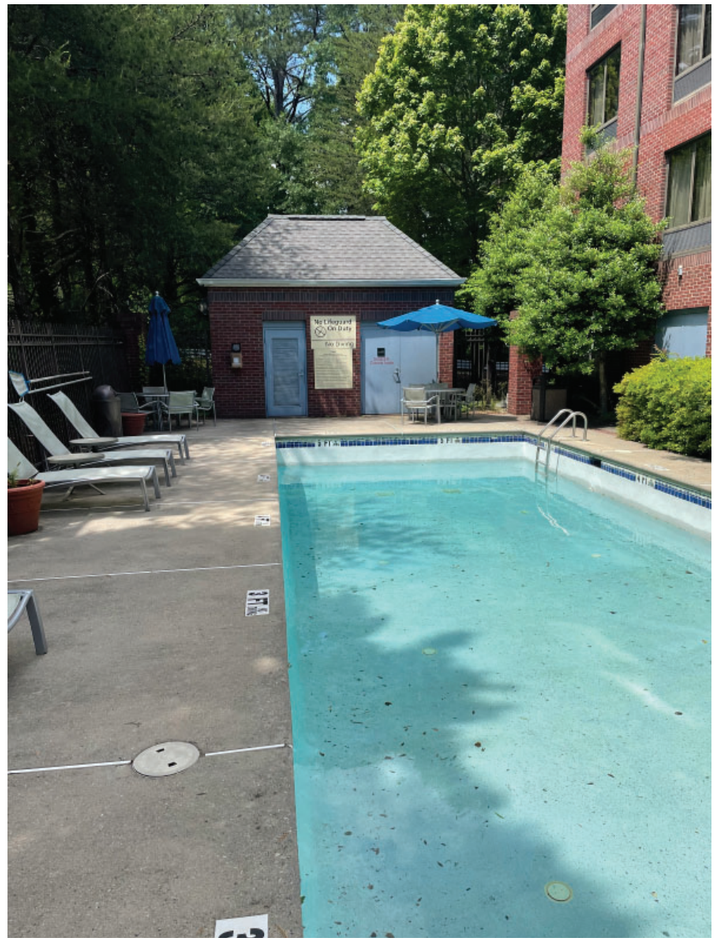
POOL AND PATIO

POOL AREA EXISTING CONDITIONS

BACK ENTRANCE

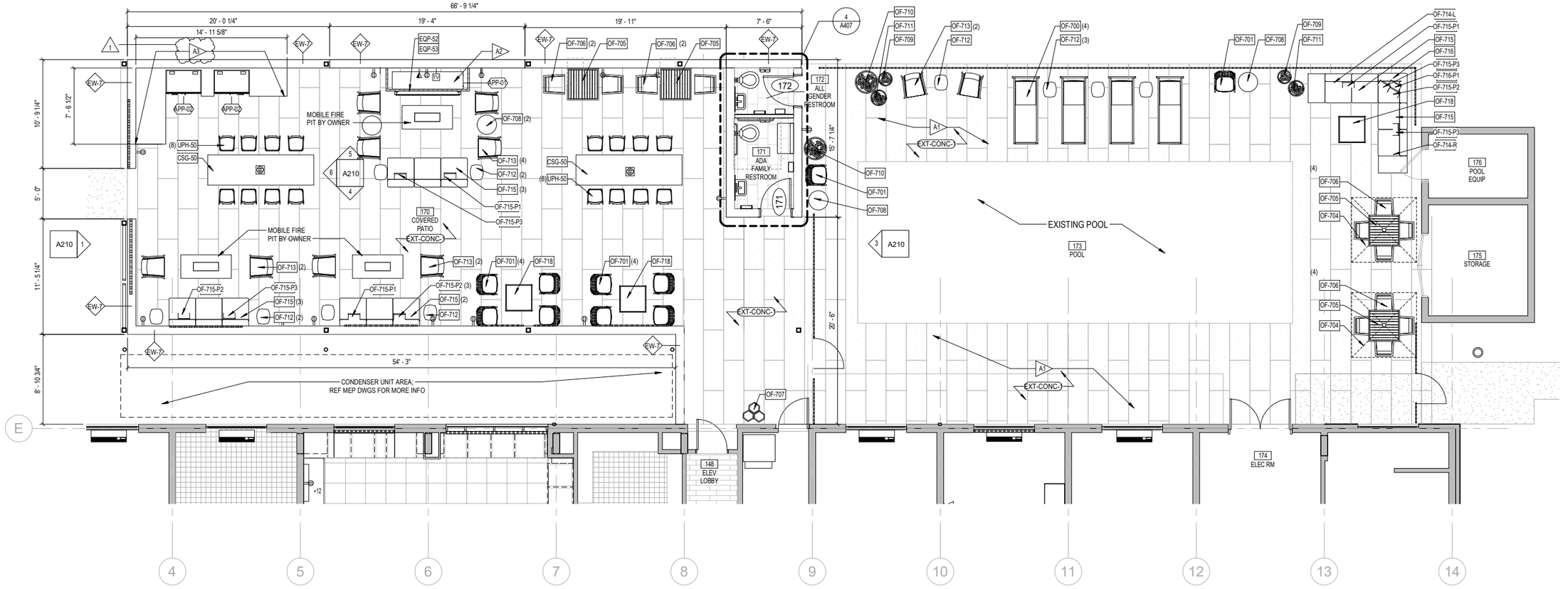


NORTHEAST SIDE OF POOL



NORTHWEST SIDE OF POOL

PATIO & POOL PLAN



PATIO AND POOL PLAN SCALE: 3/32" = 1'-0"

N

//3877 | HAMPTON INN AND SUITES | ALPHARETTA, GA

PATIO DESIGN

3D VIEWS

VIEW SOUTH TOWARD PARKING LOT

PATIO DESIGN

3D VIEWS

VIEW NORTH TOWARD POOL

PATIO DESIGN

3D VIEWS

EXTERIOR CORNER

THANK YOU.