DESIGN REVIEW BOARD
OCTOBER 18, 2024

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

1. 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.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of September 20. 2024**

8. PUBLIC HEARING

1. **DRB240039 The Standard Alpharetta** 4 South Main St
   Consideration of new walk up window. The property is located at 4 South Main St and is legally described as being in Land Lots 1268 & 1269, 2nd District, 2nd Section, Fulton County, Georgia.

2. **DRB240038 Main Street Dentistry** 366 North Main St
   Consideration of signage for the business. The property is located at 366 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia

3. **DRB240040 Noor Studio and Gallery** 390 North Main St
   Consideration of signage for the business. The property is located at 366 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia

4. **DRB240041 Mozaika Mezze**
   Consideration of new awning for the business. The property is located at 2560 Old Milton Pkwy and is legally described as being in Land Lots 0749 & 0802, 1st District, 2nd Section, Fulton County, Georgia.

5. **DRB240042 The Maxwell**
   Consideration of signage for the business. The property is located at 210 South Main and is legally described as being in Land Lots 0694,0695 & 0696, 1st District, 2nd Section, Fulton County, Georgia.

9. ADJOURNMENT

DESIGN REVIEW BOARD
MEETING MINUTES
AUGUST 16, 2024
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

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

The Board discussed cases on the Agenda.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

- Design Review Board Members present:
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Richard Owens
  - Holly Palmer
  - Jennifer Sprayberry

- Staff Present:
  - Bret Schroeder, Code Enforcement Manager
  - Nikisha Mistry, GIS Specialist
  - Elle Taylor, Planning & Zoning Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of July 19, 2024

- Vice-Chair Schwing offered a motion to approve.
  - Board Member Palmer seconded the motion.
  - Motion carried (5-0).

8. PUBLIC HEARING

1. Public Hearing Procedure

2. DRB240033 A&A Chapman Holding152 Marietta St.

Board Member Sprayberry was recused as she was not present for the hearing in October 2023.

Applicant presented review of exterior modifications to original approval.

- Overview of previous submittals.
- Rezoning process.
- Office on 1st Floor, Residential on 2nd.
- Provided material samples.
- Paint Color for painted brick. SW7012.
- Stone headers and ledge around the building, window sills.
- Location of materials.
- Stucco Band.
- 3 sided, stone water table.
- No change to footprint.
- Railings.
- Faux Balcony.
- Black windows.
- Gooseneck fixtures not yet selected.
- Decorative emblem.
- Metal Canopy in back of buildings.
- Parking structure.

There was discussion from the Board:

- Staff confirmed Landscaping was approved in October 2023.
- Retaining wall matches brick.
- Brick and mortar will be painted.
- Applicant will submit elevation plan to Staff, if there are any substantial deviations, will come back to DRB.
- Metal framed, Black & White Fabric Awning with scalloped edges, sides are closed. color should not be a "white" white. More of a creamy white.
- DRB not clear on details of parapet, stair tower, light fixtures, awnings. Applicant will bring details to Staff.
- Covered area on roof not visible from the street.
- Rooftop equipment.

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to approve as presented today with final Staff approval on certain details that were not available today, for example, parapet design, light fixture selection, stair tower materials and design, and front awning material.
  - Board Member Owens seconded the motion.
  - Motion carried (4-0)

Boord Member Sprayberry returned to the meeting.

3. DRB240034 American Pride Bank 6503 Northpoint Pkwy

Applicant presented consideration to paint the exterior.

- Elevations
  - Materials Board.
  - Paint Colors -
  - SW7071 Gray Screen
  - SW6258 Trocorr Black
  - SW7570 Egret White.
  - Replace Roof.
  - Paint Brick to gray with black banding.
  - Soffit off-white.

- Landscaping.
  - Existing Tree Canopy.
  - Repairing Irrigation.
  - Replacing dead landscaping.
- Drive-Thru Existing.

There was discussion from the Board:

- Prefer the building not be painted as it would lose details.
- Don't like banding.

There was no public comment.

- ❖ Board Member Palmer offered a motion to deny the application with the condition that the Applicant upgrades the landscaping and considers some planters with Staff approval.
  - Board Member Owens seconded the motion.
  - Vice-Chair Schwing offered a Friendly Amendment to the motion on the table that the Applicant will power wash the building and replace the roof like for like under the condition that the landscaping is upgraded and possibly planters

added with final approval by Staff.

- Board Members Palmer and Owens accepted the Friendly Amendment.
- Motion carried (5-0)

4. DRB240035 Mr. White Creative 92 Milton Ave

Applicant presented consideration of exterior signage.

- Halo Lit
- Aluminum
- Painted White
- ½ inch standoff letters.
- Remove old sign, silicone the holes.

There was no public comment.

❖ Vice-Chair Schwing offered a motion to approve as presented.

- Board Member Palmer seconded the motion.
- Motion carried (5-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:39 a.m.

STANDARD AT ALPHARETTA
(GOOD TIMES)
SERVICE

STANDARD AT ALPHARETTA
(GOOD TIMES)
SERVICE

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: Walking Astro, LLC dba Standard at Alpharetta

Location Address: 4 South Main Street, Alpharetta, GA 30009

Mailing Address: 3180 Mathieson DR NE #910

City: Atlanta State: GA Zip Code: 30305 -

Contact for All Notifications: Josh DeRamus

Contact Telephone: 706 - 510 - 6136 Mobile Telephone: 706 - 247 - 6094

Fax: 706 - 850 - 6174 Email: josh@thesignbros.com

Contact's Relation to Business: Sign Vendor

This Application For (Check all that apply):

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

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
Legal Advertising Requirement	$	175.00
Total Due		

THE STANDARD ALPHARETTA - SIGNAGE OVERVIEW

FINAL LOCATIONS AND SIZES TBD

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: Main Street Dentistry

Location Address: 366 North Main Street

Mailing Address: 366 North Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Dr. Imad Sabbagh

Contact Telephone: 404 - 819 - 8119 Mobile Telephone: ___ - ___ - ___

Fax: ___ - ___ - ___ Email: isdds@yahoo.com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

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

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All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Imad Sabbagh

Physical Address: 366 N.Main Street

Mailing Address: 366 N. Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 819 - 8119 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): Imad Sabbagh Date: 8/28/2024

Owner Signature: See attached for Signature Page

Property Information:

Address (If Assigned) : 366 North Main Street

Tax ID or Map Reference Number: 22 481311800128

Land Lot(s): 1180 District: O-I Section:

Existing Zoning of Property: O-I Existing Uses of Property: Offices

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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: 8/28/24

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: IMAD SABBAGH

Physical Address: 366 N. MAIN ST

Mailing Address:

City: ALPHARETTA State: GA Zip Code: 30009

Owner Telephone: 404-819-8119 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): IMAD SABBAGH Date: 08/28/2024

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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Applicant Signature: Date:

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The monument will be compatible to the building structure in material & style, which is seen in Neighboring buildings where the monument signage corresponds to the building. And will Fit the overall Historic Look of the Downtown Area.

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

This review is not applicable to the signage review

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 Eco District measures that your application includes.

Eco District 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.

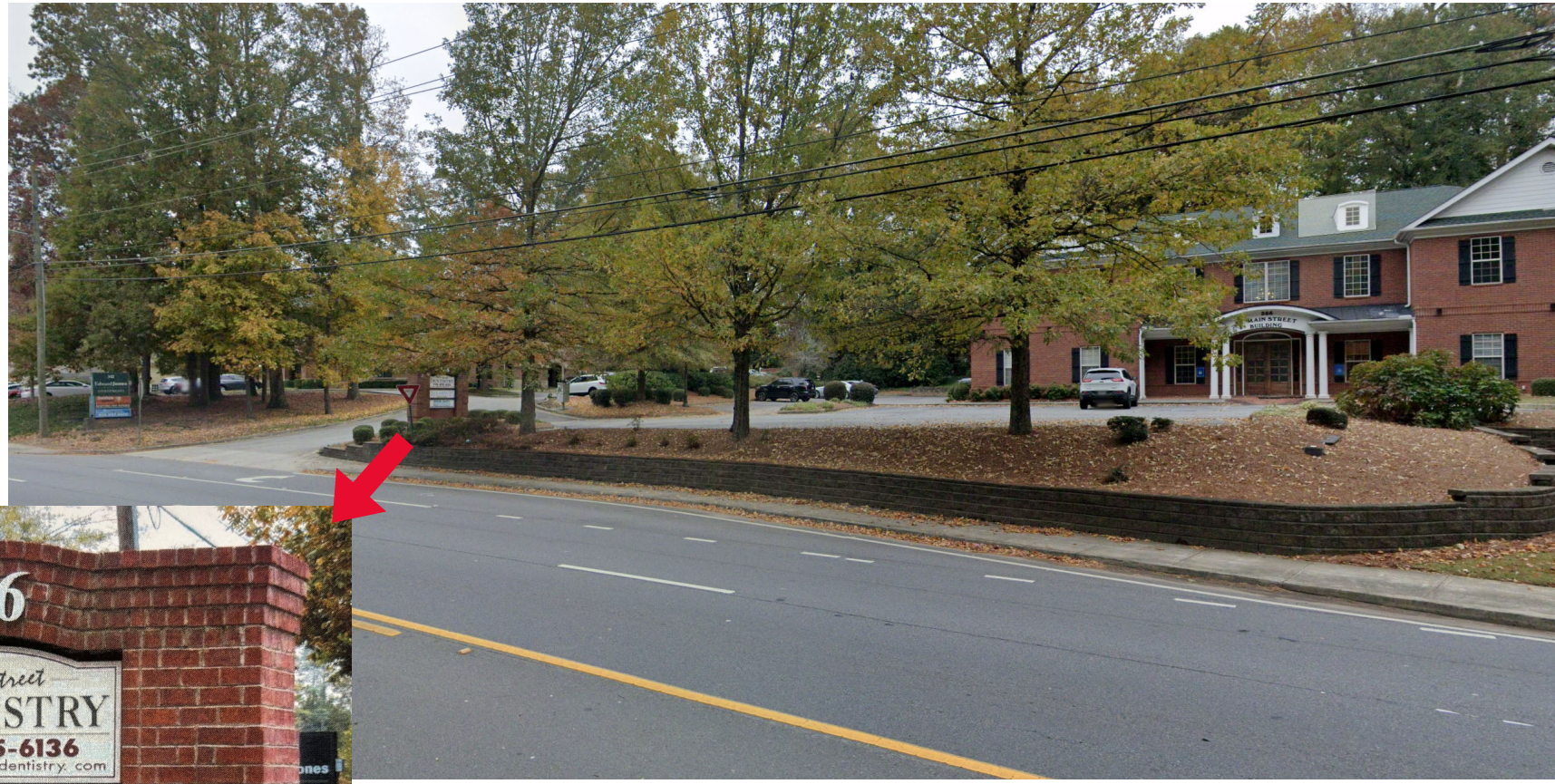
Our monument sign compliments the building's French Eclectic architectural design, as both are constructed of Brick and share a symmetrical structure.

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.

The [redacted] monument sign adheres to the Alpharetta Downtown Design Guidelines by ensuring compatability with the building's design. The guidelines emphasize the use of durable exterior materials visible from a street or public space, specifically mentioning brick, which is the material chosen for this sign. Furthermore, the monument incorporates Corbelling and brick patterns that add visual interest and texture, making the most of brick's natural properties, as recommended by the guidelines.

Building frontage & Signage prior to Road widening project



Main Street Dentistry wants to have the exact same monument they had prior to the Road Widening project

366 N Main St

362 N Main St

Neighboring building to the left

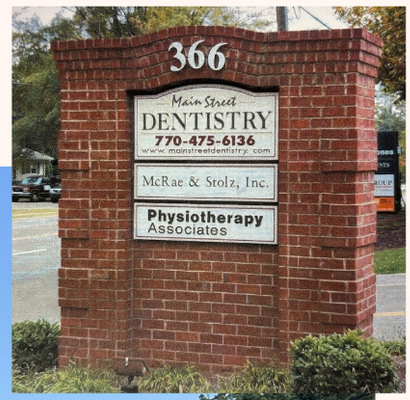
366 N Main St

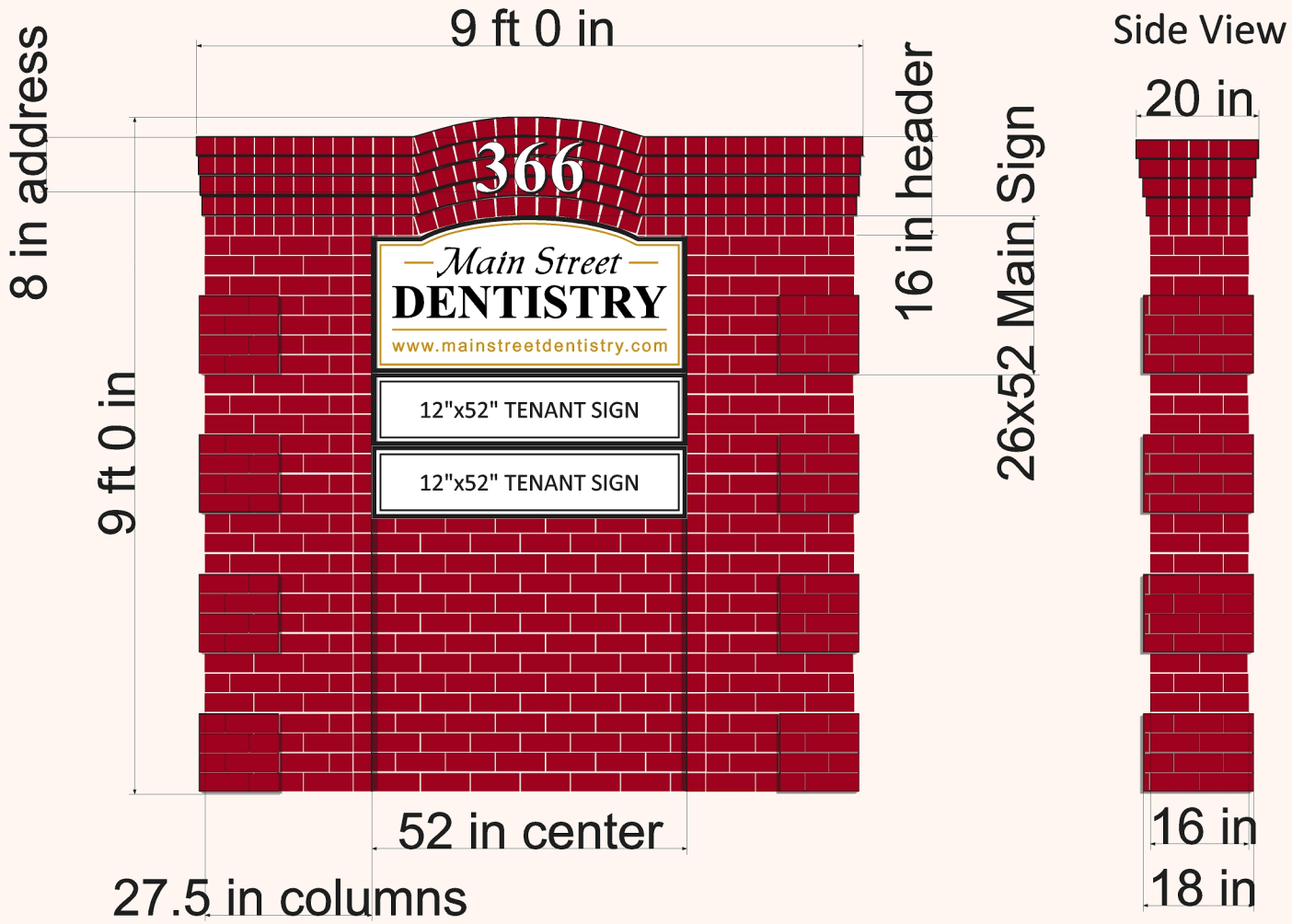
Neighboring building to the right

Existing Building Signage above entryway
Non-Lighted, individual letters

Designed to Match Old Monument Sign
In structure, overall look & Size

Scale : 1/4" = 1 ft.





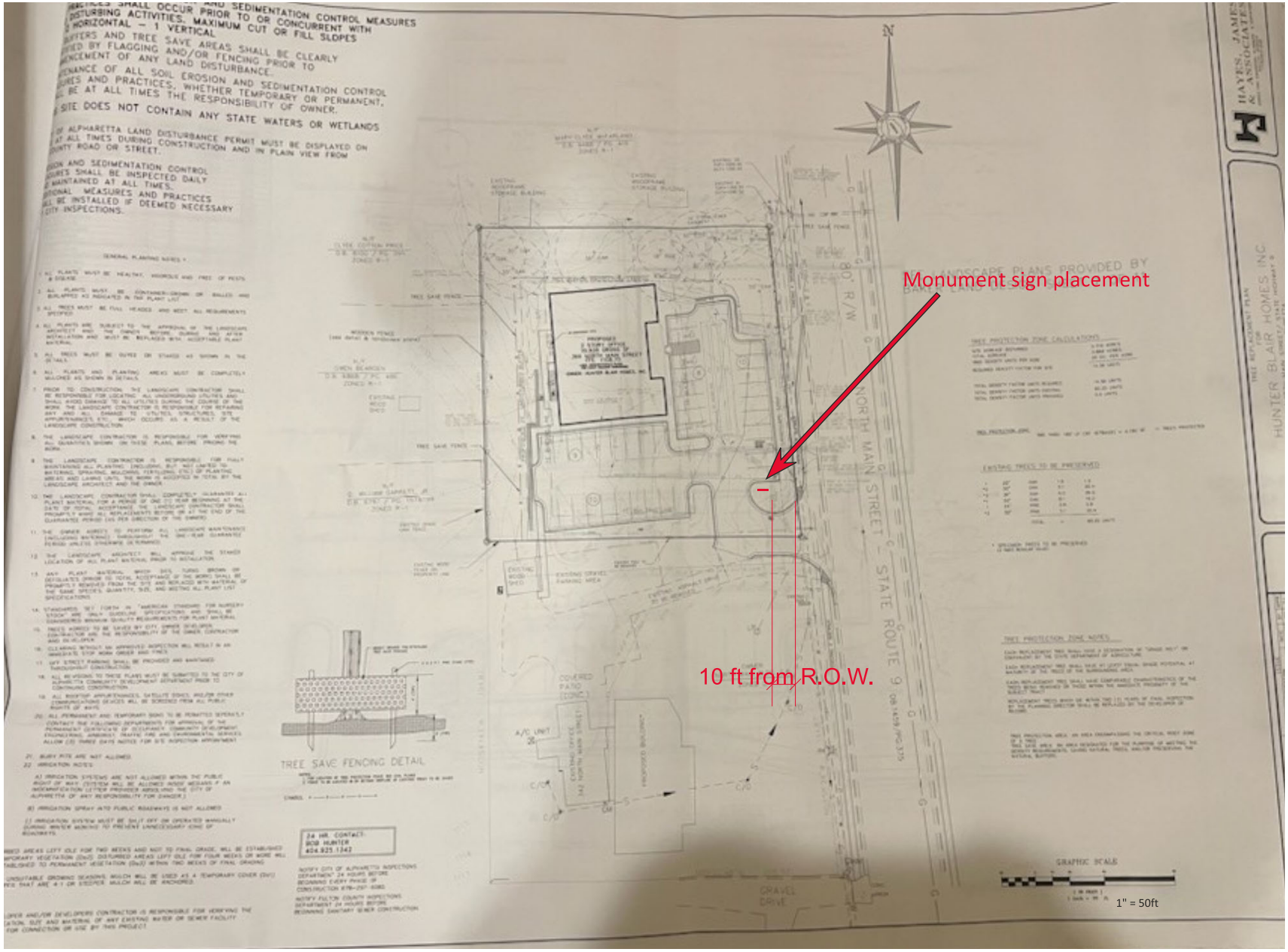
New Brick Monument (to match old monument) with overall size at 9'0"w x 9'0"h x 20"d, Brick to match building brick as close as possible

Includes : (2) 52"w x 26"w x 1.5"d recessed carved HDU panels for Main Street Dentistry - painted white, black & metallic gold, Installed on brick on both sides

Includes for Future Use : (4) 52"w x 12"h x 1.5"d recessed carved HDU panels for other tenants in the building - painted (*NAMES & GRAPHICS TBD), Installed on brick on both sides

Includes : (2) 18"w x 8"h, 1/2" thick PVC Address Numbers - painted white; Installed stud mounted on brick on both sides

Scale : 3/8" = 1 ft.


Monument sign placement
10 ft from R.O.W.
NORTH MAIN STREET - STATE ROUTE 9
80' R/W
TREE SAVE FENCING DETAIL
GRAPHIC SCALE
1" = 50ft

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

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

Business Name: Noor Studio and Gallery LLC

Location Address: 390 N Main St Alpharetta, Ga 3009

Mailing Address: 11100 Atlantis Pl

City: Alpharetta State: Ga Zip Code: 30022 - _____

Contact for All Notifications: Harrison Payne

Contact Telephone: _____ - _____ - _____ Mobile Telephone: 404 - 655 - 8209

Fax: _____ - _____ - _____ Email: hpayne@calengs.com

Contact's Relation to Business: Project 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
Legal Advertising Requirement	$	175.00
Total Due		$350

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Cal Estate Holdings LLC

Physical Address: 11100 Atlantis Place Alpharetta, GA 30022

Mailing Address: 11100 Atlantis Place

City: Alpharetta State: Ga Zip Code: 30022 -

Owner Telephone: 404 - 202 - 7784 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): Frank Noori Date: 8-30-24

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 93-2669854

Land Lot(s): 1180 District: 2 Section: 2

Existing Zoning of Property: OP Office/Professional Existing Uses of Property: Business - Art Gallery / School

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: 08/30/2024

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed monument sign is in line with the Alpharetta City Downtown Design Guidelines. We have measured and modeled our sign to align with the monument sign of our direct neighbor as to conform to the already existing character of our surrounding. The sign is designed in such a way that will compliment our existing building in color, design, and character. Utilizing the art style of Neo-Classical and Beaux Arts, the sign fits in perfectly with the character of Downtown Alpharetta.

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

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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 Eco District measures that your application includes✓

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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- ☐ Georgian
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- ☐ Stick
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- ☐ 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 design of the sign, with its arched top and clean, symmetrical lines, is most closely associated with the neoclassical style. This style is characterized by the use of classical forms, such as arches and columns, often in a balanced and restrained manner. The use of a radius and simple geometry in sign design conforms to the Neoclassical architectural aesthetic. In addition to Neoclassical, the sign design also shows some characteristics that could be associated with the Beaux Arts style, but the Neoclassical design is more predominant.

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.

The proposed sign is designed in such a way that would compliment our already existing building's architectural character by using similar design features as the current building. This will include complimentary / uniform colors, company logo, and elegant lettering, and landscaping that all tie into the preexisting function and design of NOOR Studio and Gallery.

The sign will not be internally illuminated, rather externally using lights which will be either mounted to the sign or incorporated into the landscaping in such a way as to not distract vehicles on the roadway.

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	SHEET ISSUE DATE
A000	COVER SHEET		
A-109	SCHEDULES	1	8/28/2024
A-110	MONUMENT SIGN LOCATION	1	8/28/2024
A-111	MONUMENT SIGN DETAILS	1	8/28/2024
A-112	ELEVATIONS	1	8/28/2024
A-113	MONUMENT SIGN RENDERS	1	8/28/2024
A-114	MONUMENT SIGN NIGHT RENDERS	1	8/28/2024

OWNER INFORMATION

CAL ESTATE HOLDINGS
390 N MAIN ST ALPHARETTA, GA, 30009
CONTACT: FRANK NOORY
+1 (770) 619-3999

CONTRACTOR

DUFFY ROOFING & RESTORATION LLC
SUITE 250 #5095 CUMMINGS, GEORGIA 30041
CONTACT: JOE GUARACINO
+1 (770) 203-8644
joe@duffyroof.com

DESIGN TEAM

CAL ENGINEERING SOLUTIONS
11100 ATLANTIS PI ALPHARETTA, GA 30022
CONTACT: HARRISON PAYNE
(404) 655-8209
hpayne@calengs.com

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL ENERGY CODE
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 NFPA 101 LIFE SAFETY CODE

SCOPE OF WORK

PROJECT CONSIST OF AN REFRESH FOR AN EXISTING 4007.60 SF, ART GALLERY BUILDING AND LANDCAPE RENOVATION

CAL ESTATE HOLDINGS

P-27 - NOOR GALLERY

CAL ESTATE HOLDINGS
DESIGNING FOR A BETTER WORLD

CLIENT NAME: CEH

PROJECT NAME: NOOR GALLERY

PROJECT NUMBER: P-27

DATE: 8/872024

PROJECT ADRRESS:
390 N MAIN ST ALPHARETTA,
GA 30009

SEAL/STAMP:

NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION

PROJECT STATUS: CONSTRUCTION

DESIGNED BY: RG

DRAWN BY: RG

CHECKED BY: RG

SCALE

COVER SHEET

A000

SHEET OF

H:\Shared drives\CAL Estate Holdings\01-Projects\P-27 Main St\03. Documentation\Drawings\Revit\2024_0828_Main St..rvt

LIGHTING SCHEDULE

CODE	ITEM	QUANTITY	IMAGE	DESCRIPTION	LOCATION	SUPPLIER	LINK
LI:01	GROUND LIGHT	2		PIEK LED SOLAR PATH LIGHT	MONUMENT SIGN GARDEN	LUMENS	https://www.lumens.com/piek-led-solar-path-light-by-ip44.de-IP4P517358.html?utm_source=google&utm_medium=cpc&utm_campaign=Category-DSA-Lighting&utm_term=&customer_id=478-953-3509&gad_source=1&gclid=Cj0KCQjwz7C2BhDkARIsAA_SZKbq9qWix-8sJZwtJ7mBv2CQxePpUmogcWQZp3xmw3whJfi6U5OI7hQaAtO8EALw_wcB

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	IMAGE	QTY	TYPE	HEIGHT (FT)	SPREAD (FT)	VARIETY
PL:01	AZALEA	RHODODENDRON		18	EVERGREEN	3.00 - 15.00	3.00 - 12.00	

FINISHES SCHEDULE

CODE	ITEM	QUANTITY	SUPPLIER	LINK
PT:01	PAINT NO. 271 BRASSICA	N/D	FARROW & BALL	https://www.farrow-ball.com/paint/brassica
PT:02	PAINT NO. 270 CALLUNA	N/D	FARROW & BALL	https://www.farrow-ball.com/ca/paint/calluna
PT:03	EGGPLANT 1379	N/D	BENJAMIN MOORE	https://www.benjaminmoore.com/en-us/paint-colors/color/1379/eggplant
PT:04	PAINT OC - 117 SIMPLY WHITE	N/D	BENJAMIN MOORE	https://www.benjaminmoore.com/en-us/paint-colors/color/oc-117/simply-white
ST:01	SAME STONE AS GALLERY'S FRONT WALL	N/D	TO BE DETERMINED	

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CAL ESTATE HOLDINGS
DESIGNING FOR A BETTER WORLD

CLIENT NAME: CAL ESTATE HOLDINGS

PROJECT NAME: MAIN STREET GARDEN

PROJECT NUMBER: P-27

DATE: 8/8/2024

PROJECT ADRRESS: 390 N MAIN ST ALPHARETTA, GA 30009

SEAL/STAMP:

NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION
A	Date 1	Revision 1

PROJECT STATUS: CONSTRUCTION

DESIGNED BY: -

DRAWN BY: -

CHECKED BY: Checker

SCALE

SCHEDULE

A-109

SHEET OF

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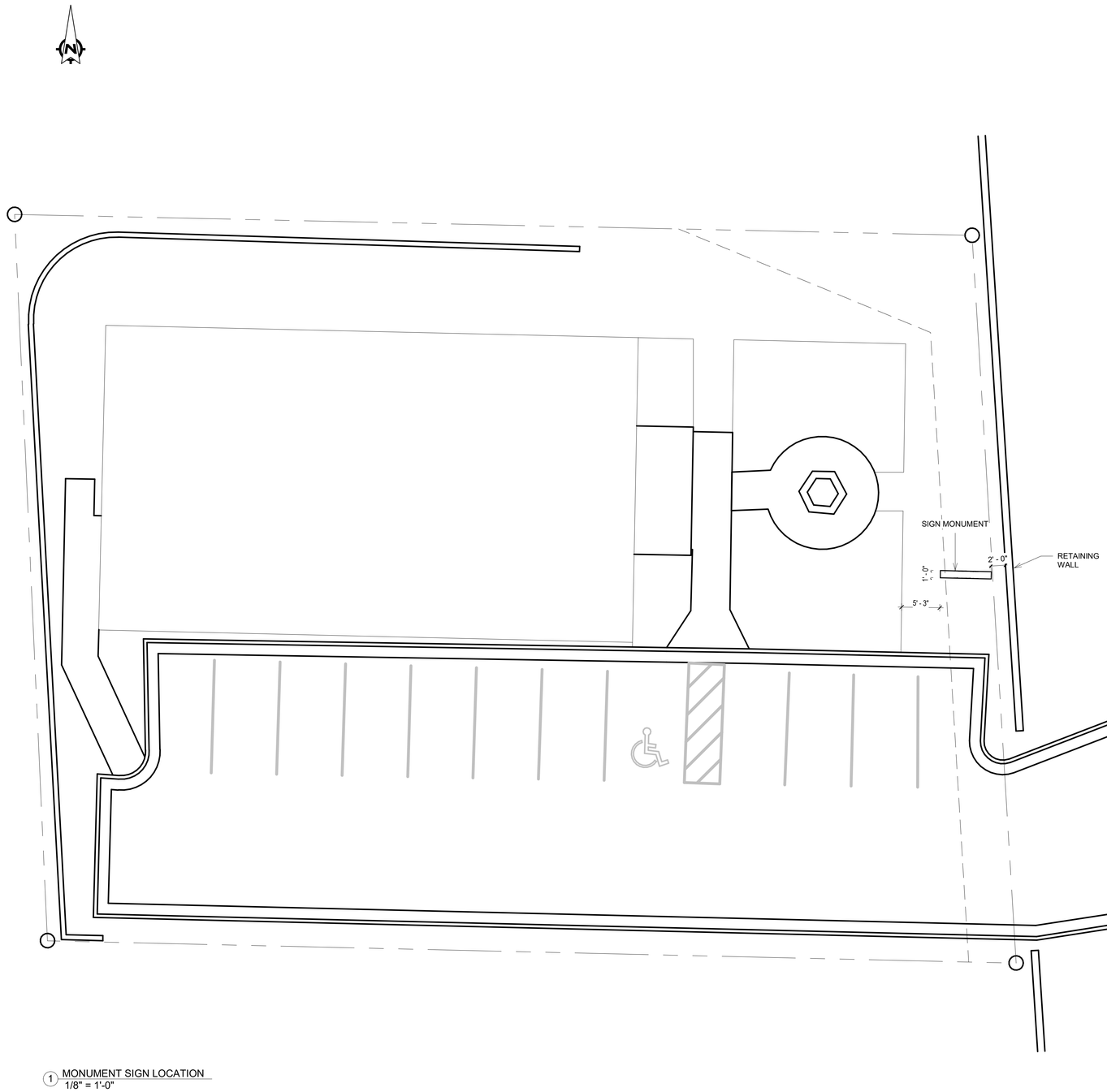
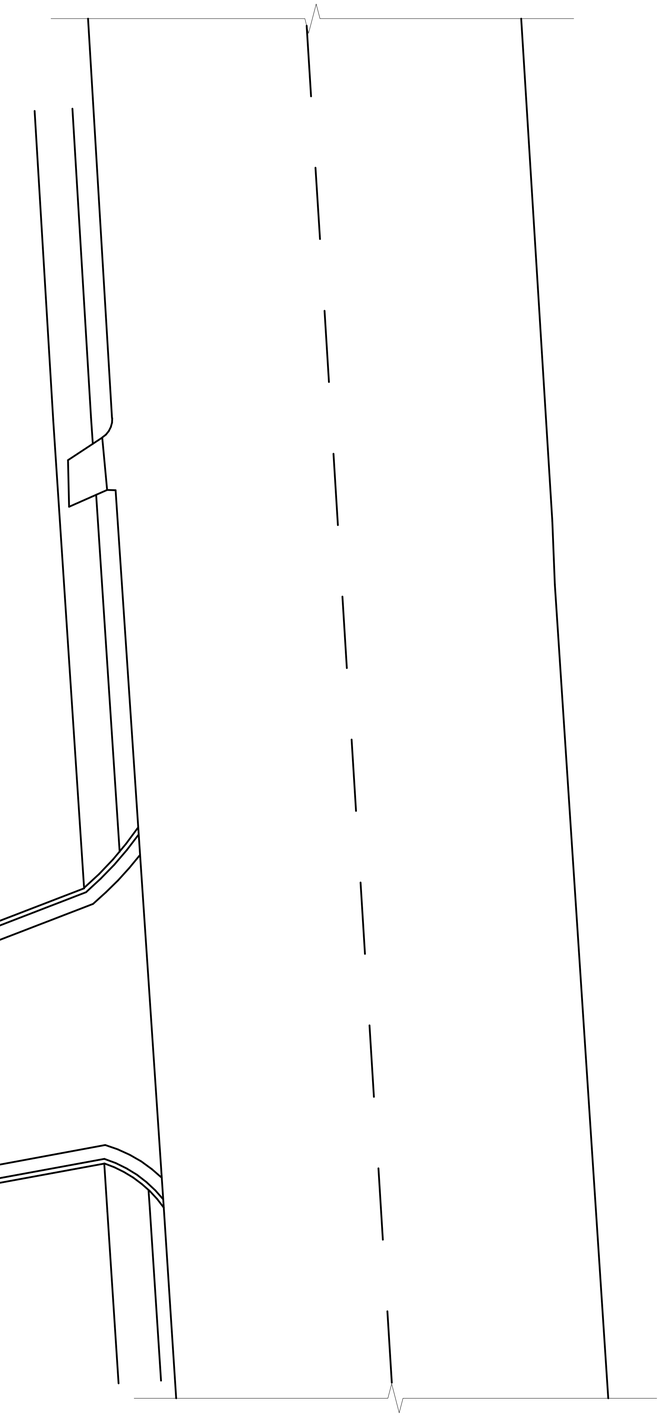




1 MONUMENT SIGN LOCATION
1/8" = 1'-0"

H:\Shared drives\CAL Estate Holdings\01-Projects\P-27 Main St\03. Documentation\Drawings\Revit\2024_0828_Main St..rvt

CAL ESTATE HOLDINGS
DESIGNING FOR A BETTER WORLD

CLIENT NAME: CEH

PROJECT NAME: NOOR GALLERY

PROJECT NUMBER	DATE
P-27	8/872024

PROJECT ADRRESS:
390 N MAIN ST ALPHARETTA, GA 30009

SEAL/STAMP:

NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION
1	8/28/2024	Revision 1

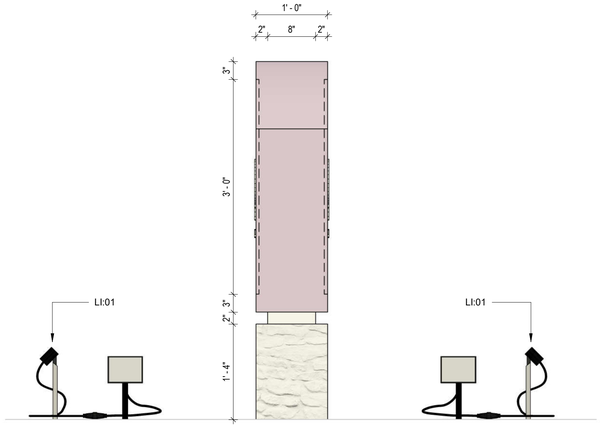
PROJECT STATUS:
CONSTRUCTION

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE 1/8" = 1'-0"

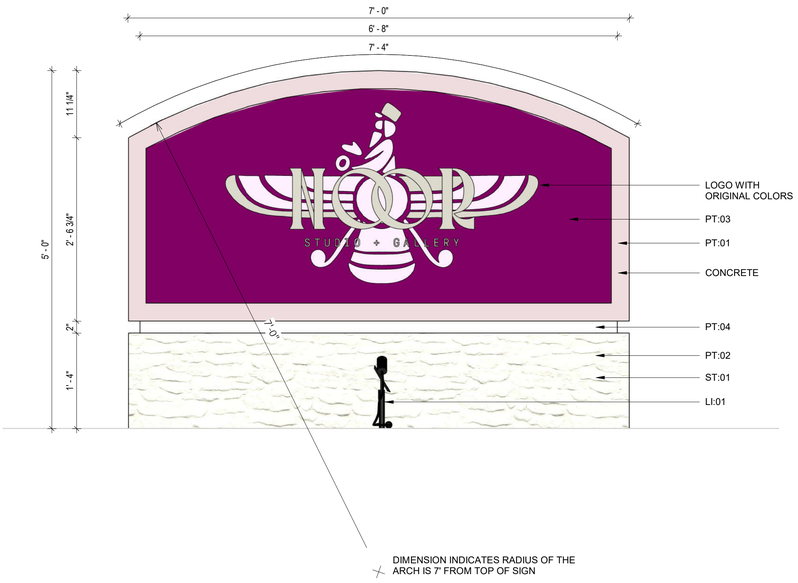
MONUMENT SIGN LOCATION

A-110

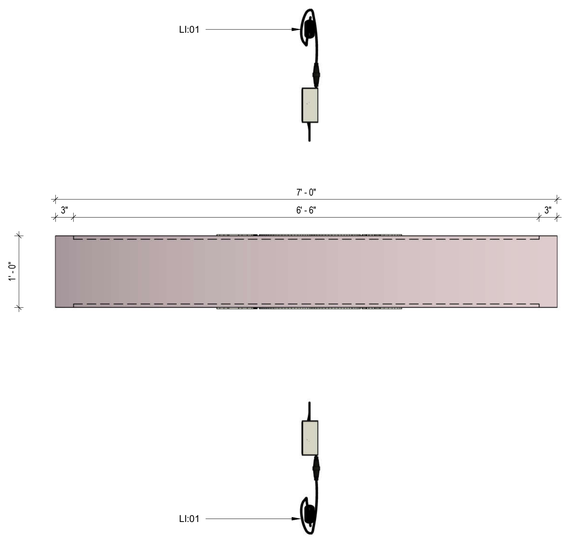
SHEET OF



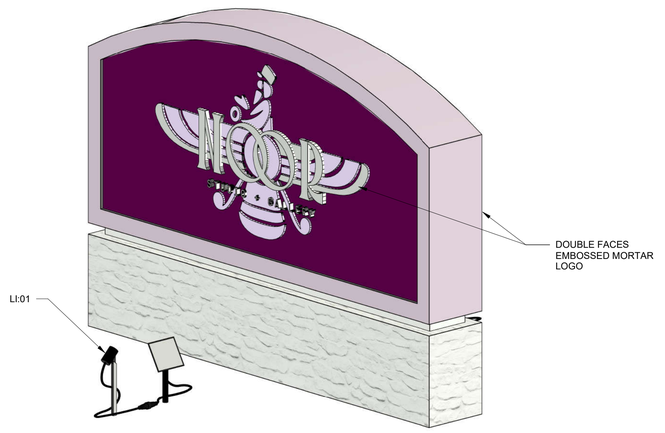
1 SIDE ELEVATION
SCALE 1" = 1'-0"



2 FRONT ELEVATION
SCALE 1" = 1'-0"



3 FLOOR PLAN
SCALE 1" = 1'-0"



4 PERSPECTIVE VIEW
SCALE

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390 N MAIN ST ALPHARETTA, GA 30009

SEAL/STAMP:

NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION
A	Date 1	Revision 1

PROJECT STATUS:
CONSTRUCTION

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: Checker
SCALE 1" = 1'-0"

MONUMENT SIGN DETAILS

A-111

SHEET OF

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1 RIGHT ELEVATION

1 FRONT ELEVATION

1 LEFT ELEVATION

CAL ESTATE HOLDINGS
DESIGNING FOR A BETTER WORLD

CLIENT NAME: CEH

PROJECT NAME: NOOR GALLERY

PROJECT NUMBER: P-27

DATE: 8/872024

PROJECT ADRRESS: 390 N MAIN ST ALPHARETTA, GA 30009

SEAL/STAMP:

NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION
1	8/28/2024	Revision 1

PROJECT STATUS: CONSTRUCTION

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

SCALE 1/8" = 1'-0"

ELEVATIONS

A-112

SHEET OF

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1 LEFT SIDE RENDER

1 RIGHT SIDE RENDER

1 FRONT RENDER

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CAL ESTATE HOLDINGS
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SEAL/STAMP:

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REV. SCHEDULE

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PROJECT STATUS: CONSTRUCTION

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

SCALE 1/32" = 1'-0"

MONUMENT SIGN RENDERS

A-113

SHEET OF

1 RIGHT PERSPECTIVE - NIGHT

1 LEFT PERSPECTIVE - NIGHT

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CAL ESTATE HOLDINGS
DESIGNING FOR A BETTER WORLD

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DESIGNED BY: Designer

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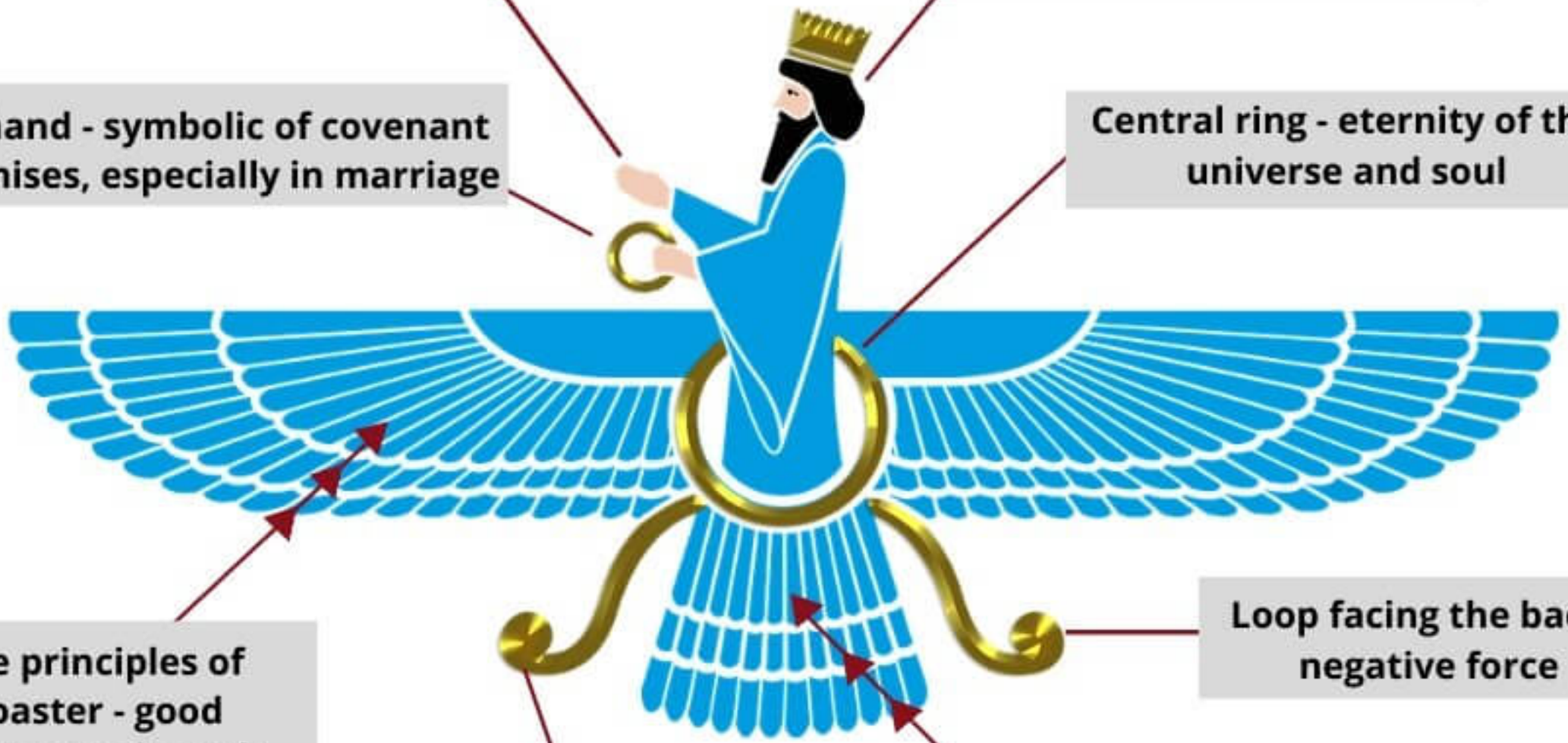
SCALE 1/32" = 1'-0"

MONUMENT SIGN NIGHT RENDERS

A-114

SHEET OF

SYMBOLIC MEANING OF THE FARVAHAR



Hand pointing upwards - symbolic of choosing the right path

Aged male figure - represents age and wisdom

Ring in hand - symbolic of covenant and promises, especially in marriage

Central ring - eternity of the universe and soul

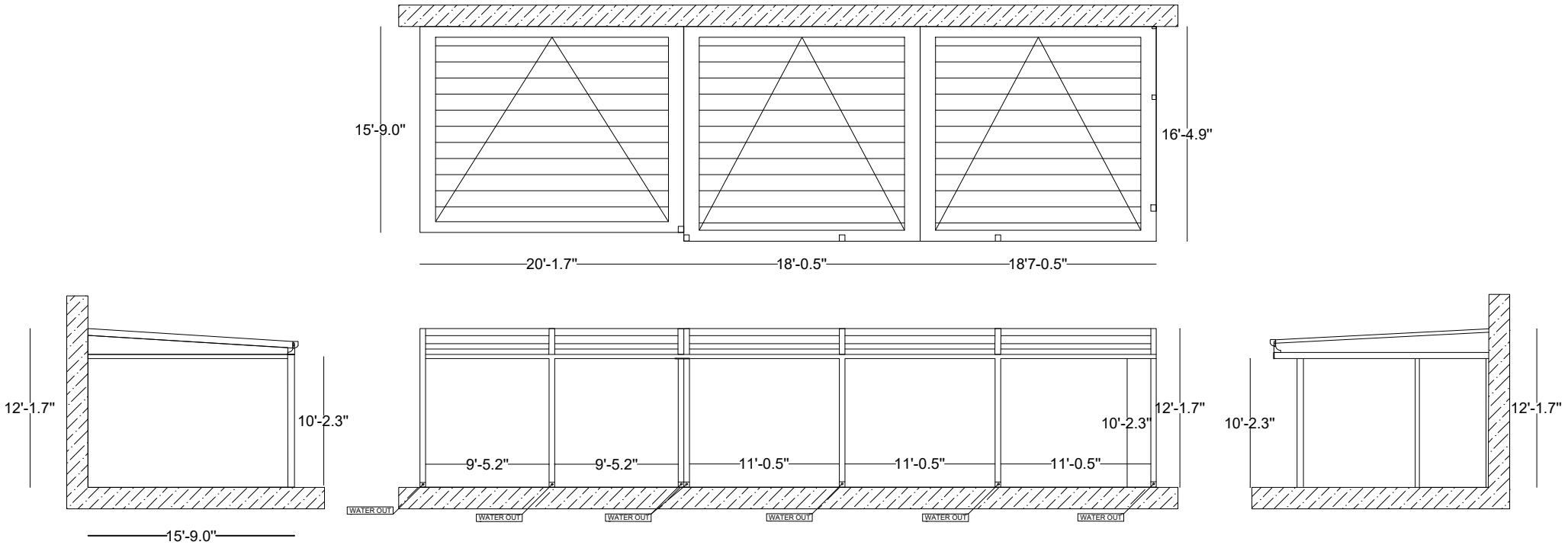
Three principles of Zoroaster - good thoughts, good words, good deeds

Loop facing the back - negative force

Loop facing the face - positive force

Three opposing principles of Zoroaster - bad thoughts, bad words, bad deeds

AMERIKA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16'-4.9"
20'-1.7"
18'-0.5"
18'7-0.5"
12'-1.7"
10'-2.3"
15'-9.0"
9'-5.2"
9'-5.2"
11'-0.5"
11'-0.5"
11'-0.5"
10'-2.3"
12'-1.7"
WATER OUT
WATER OUT
WATER OUT
WATER OUT
WATER OUT
WATER OUT
10'-2.3"
12'-1.7"

MOZAIKA MEZZE BAR

2560 OLD MILTON PKWY SUITE 120, ALPHARETTA, GA 30009

ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)

A.B.	ANCHOR BOLT	L	ANGLE
ABV.	ABOVE	LAM.	LAMINATED
A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
ACM	ALUM. COMPOSITE METAL PANEL LB(S). or#		POUND(S)
A.C.P.	ACOUSTIC CEILING PANEL	LG.	LONG
A.F.F.	ABOVE FINISH FLOOR	LT.	LIGHT
ALUM.	ALUMINUM		
A.Q.T.	ABRASIVE QUARRY TILE	MAT'L.	MATERIAL
AOR	ARCHITECT OF RECORD	MAX./MIN.	MAXIMUM/ MINIMUM
ARCH.	ARCHITECTURAL	M.B.	MACHINE BOLT
		MEZZ.	MEZZANINE
BD.	BOARD	MISC.	MISCELLANEOUS
BLK'G	BLOCKING	M.0.	MASONRY OPENING
B.N.	BOUNDARY NAIL	M.P.S.	MODULAR PANELBOARD SYSTEM
BM.	BEAM		
B.0.C.	BOTTOM OF CEILING	M.S.B.	MAIN SWITCH BOARD
B.0.J.	BOTTOM OF JOIST	MTD.	MOUNTED
B.U.R.	BUILT-UP ROOFING	MTL.	METAL
	BOTT. or (B) BOTTOM		
C	CONDUIT	(N)	NEW
C.L.	CENTER LINE	NA OR N/A	NOT APPLICABLE
CAB.	CABINET	N.I.C.	NOT IN CONTRACT NUMBER
C.B.B.	CEMENTITIOUS BACKER BOARD NOM.		
C.D.	CORE DRILL	NO. or#	NUMBER/NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT (COLD JOINT)	O.C.	ON CENTER
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLKG.	CAULKING		
CLR.	CLEAR	OFD.	OVERFLOW DRAIN
C.M.U.	CONCRETE MASONRY UNIT	0.F.0.1.	OWNER FURNISHED, OWNER INSTALLED
COL.	COLUMN		
CONG.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	OPN'G.	OPENING
CONST.	CONSTRUCTION	OPP.	OPPOSITE
CONST. JT.	CONSTRUCTION JOINT	PART'N	PARTITION
CONT.	CONTINUOUS	P. LAM	PLASTIC LAMINATE OR PARALLAM (BEAM)
CONTR.	CONTRACTOR		
COMP	COMPACTED/ COMPACTION	PL.	PLATE
C.T.	CERAMIC TILE	P.L. or lt	PROPERTY LINE
		PLAS.	PLASTER
DBL.	DOUBLE	PLBG.	PLUMBING
DEG. or°	DEGREE	PLYWD.	PLYWOOD
DET.	DETAIL	P.O.C.	POINT OF CONNECTION
DIA. or0	DIAMETER	PR.	PAIR
DIAG.	DIAGONAL	PSF	POUNDS PER SQ. FOOT
DIM.	DIMENSION	PSI	POUNDS PER SQ. INCH
DS.	DOWNSPOUT	P.T.	PRESSURE TREATED
DWG.(S)	DRAWING(S)		
(E)	EXISTING	Q.T.	QUARRY TILE
EA.	EACH		
E.C.	ELECTRICAL CONTRACTOR	RAD. OR (R)	RADIUS
ELEC.	ELECTRICAL	RCP	REFLECTED CEILING PLAN
ELEV.	ELEVATION	R.D.	ROOF DRAIN
E.N.	EDGE NAIL	REF.	REFERENCE
E.0.C.	EDGE OF COUNTER/ EQUIPMENT REINF.		
EQ. or	EQUAL	REV.	REVERSE
ER	EXISTING RELOCATED	RQMTS.	REQUIREMENTS
EXP.	EXPANSION	S.C.	SOLID CORE
EXT.	EXTERIOR	SCHED.	SCHEDULE
		SHT.	SHEET
FACT.	FACTORY	SHT'G	SHEATHING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	SM	SHEET METAL
F.E.	FIRE EXTINGUISHER	SMS	SHEET METAL SCREW
F.F.	FINISHED FLOOR	SPEC.(S)	SPECIFICATION(S)
F.F.L.	FINISHED FLOOR LEVEL	SQ.	SQUARE
F.F.&E.	FURNITURE, FIXTURES & EQUIPMENT	SQ. IN./ FT.	SQUARE INCH/FOOT
		S.S.	STAINLESS STEEL
F.G.	FLOAT GLASS	STD.	STANDARD
FLR.	FLOOR	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
F.0.F.	FACE OF FINISH	STRUCT.	STRUCTURAL
F.O.M.	FACE OF MASONRY	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	SYM.	SYMMETRICAL
F.R.	FIRE RETARDANT		
F.R.P.	FIBERGLASS REINFORCED PANEL	TEMP. OR T°	TEMPERATURE
FT.	FOOT /FEET	THK.	THICKNESS
FTG.	FOOTING	T&G	TONGUE & GROOVE
F.V.	FIELD VERIFY	T.N.	TOE NAIL
		T.O.B.	TOP OF BEAM
GA.	GAUGE (GAGE)	T.O.C.	TOP OF CURB
GWB	GYPSUM WALLBOARD	T.O.F.	TOP OF FOOTING
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.PL.	TOP OF PLATE
G.I.	GALVANIZED IRON	T.0.S.	TOP OF SLAB
GLB.	GLUE-LAMINATED BEAM	T.O.W.	TOP OF WALL
		T.S.	TOP OF SHEATHING
HB	HOSE BIBB	TYP.	TYPICAL
H.C.	HOLLOW CORE		
H.D.	HUB DRAIN	U.N.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER	U.L.	UNDERWRITERS LABORATORY
HDW.	HARDWARE		
HGR.	HANGER	VERT.	VERTICAL
HGT. or HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL	V.T.R.	VENT THROUGH ROOF
HORIZ. or H	HORIZONTAL	V.W.C	VINYL WALL COVERING
H.S.B.	HIGH STRENGTH BOLT	W/ orW/O	WITH, WITHOUT
		W/C	WATER CLOSET
I.D.	INSIDE DIAMETER	WD.	WOOD
I.E.	IN EXAMPLE	WH	WATER HEATER
IN.	INCH/ INCHES	W.I.B.	WALK-IN BOX
INSUL.	INSULATION	W.R.	WATER RESISTANT
INT.	INTERIOR	WT.	WEIGHT
INV.	INVERTED	WWF.	WELDED WIRE FABRIC
		WWM.	WELDED WIRE MESH
JT. OR JNT.	JOINT		
JST.	JOIST		

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.

2.MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN, AND NOT SUPPLEMENTARY TO, THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.

3.THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS; ALL COMMUNICATIONS MUST BE IN WRITTEN OR GRAPHIC FORMAT.

4.REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND/ OR LOCAL JURISDICTION's INSPECTION SERVICES PRIOR TO IMPLEMENTATION. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT. NO AL TERA TIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PREDETERMINED ARCHITECT SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.

5.CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.

6.IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING. AT THAT POINT, A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID DECISION SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

7.THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR AN Y OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.

8.ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/ OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E.; STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

9.WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.

10.UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. OR OTHER INDUSTRY STANDARDS.

11. LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.

12. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.

13. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND /OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND/ OR GRAPHIC DIRECTION PRIOR TO PROCEEDING WITH THAT WORK.

14. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY THE ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKES PRECEDENCE OVER SMALLER SCALE DRAWINGS VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.

15. PROVIDE SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.

16. WEATHER CONDITIONS: CONTRACTOR(S) WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.

17. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAIFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT WILL BE HELD HARMLESS BY GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE I ACTUAL/ POST CONSTRUCTION PHASES OF THIS PROJECT.

18. CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG w/ A BROOM/ VACUUM FINISH AT THE END OF EACH WORKING DAY.

19. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS TYPICALLY.

20. PAINT ALL WALL SURFACES. DOOR FRAMES. BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVEABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF PAINT (UNLESS NOTED OTHERWISE).

21. ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.

SYMBOL AND LEGEND

ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
SHEET REFERENCE NO.

PARTIAL SECTION IDENTIFICATION
SECTION DESIGNATION
SHEET REFERENCE NO.

INTERIOR ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

GRID LINE IDENTIFICATION
GRID LINE
FACE OF STUD
FACE OF MASONRY
CENTER LINE OF COLUMN
F.O.S.
F.O.M.

CEILING IDENTIFICATION
MATERIAL DESIGNATION
HEIGHT REFERENCE
NOTE

ROOM IDENTIFICATION
ROOM NAME
MATERIAL FINISH

ENLARGED DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

SECTION DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

ELEVATION REFERENCE IDENTIFICATION
SECTION / ELEVATION / FLOOR DATUM
FINISH FLOOR

PROJECT REFERENCE
NORTH ARROW

PROJECT SYMBOL IDENTIFICATION
DOOR NUMBER
WINDOW NUMBER
MATERIAL NAME I FINISH NAME
WALL TYPE
FIXTURE/ EQUIPMENT TYPE
GRAPHIC NAME

PROJECT ANNOTATION IDENTIFICATION
REVISION / ADDENDUM NUMBER
KEYNOTE NUMBER
TYP

DEFERRED SUBMITTAL

1. PLANS FOR FIRE SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER SEPARATE PERMITS WHEN APPLICABLE.
2. CONTRACTOR TO SUBMIT TO THE FIRE DEPARTMENT FIRE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
3. ALL BUILDING AND SITE SIGNAGE TO BE UNDER SEPARATE REVIEW AND APPROVAL.
4. ALL SITE WORK TO BE UNDER A SEPARATE REVIEW AND APPROVAL.

PROJECT TEAM

TENANT

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MECHANICAL, ELECTRICAL, PLUMBING
-

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PROJECT INFORMATION

TENANT IMPROVEMENT FOR AN EXISTING RESTAURANT
NEW CANOPY FOR AN EXISTING OUTDOOR PATIO

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS

APPLICABLE CODES:

BUILDING:	2018 INTERNATIONAL BUILDING CODE WITH 2020 GEORGIA AMENDMENTS
PLUMBING:	2018 INTERNATIONAL PLUMBING CODE WITH 2020 GEORGIA AMENDMENTS
ELECTRICAL:	2020 NEC 70 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMNENDMENTS
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GEORGIA AMENDMENTS
SAFETY:	2018 NFPA 101 LIFE SAFETY CODE
FIRE:	2018 INTERNATIONAL FIRE CODE WITH 2020 GEORGIA AMENDMENTS
GAS:	2018 INTERNATIONAL FUEL AND GAS CODE WITH 2020 GEORGIA AMENDMENTS
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020 GEORGIA AMENDMENTS

ACCESSIBILITY:2010 AMERICANS WITH DISABILITIES ACT
O.C.G.A. SECTION 120-3-20.01 ; CHAPTER 30-3-7(g) ACCESS AND USE OF PUBLIC FACILITIES BY HANDICAPPED PERSONS

ACCESSIBILITY

THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY GEORGIA ACCESSIBILITY CODE (120-3-20 (01-08)) AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CODE COMPLIANCE

EXISTING OCCUPANCY GROUP: A-2 RESTAURANT

CONSTRUCTION TYPE: II-B SPRINKLERED

BUILDING SUMMARY

TENANT FLOOR AREA: 7,118 S.F. (NO NEW S.F. ADDED)

TOTAL BUILDING HEIGHT 15'-0"(EXISTING SINGLE STORY)

OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 270 OCC.

PARKING SUMMARY

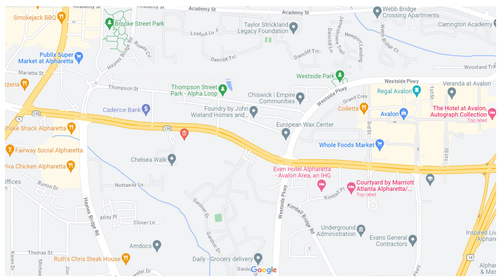
SITE AND PARKING (EXISTING TO REMAIN)

KEY MAP

THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE

VICINITY MAP

THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE



INDEX OF DRAWINGS

SHEET	SHEET TITLE	Sheet Issue Date	Rev 1	Rev 2	Rev 3	Rev 4
COVER						
CS-100	COVER SHEET					
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GN-100	GENERAL CONSTRUCTION NOTES					
GN-101	ADA ACCESSIBILITY STANDARDS					
LS-100	LIFE SAFETY PLAN					
ARCHITECTURAL						
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KITCHEN						
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DESCRIPTIVE SUMMARY OF WORK

TENANT IMPROVEMENT FOR AN EXISTING RESTAURANT
NEW CANOPY FOR AN EXISTING OUTDOOR PATIO

THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. EQUIPMENT ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

EXTERIOR

NEW FINISHES
NEW FURNITURES
NEW CEILINGS/ LIGHT FIXTURES

EXTERIOR

NEW CANOPY

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COVER SHEET

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA024714
REGISTERED ARCHITECT

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

Project Number	202362
Date	08/01/24
Drawn By	MG
Checked By	JG
	CS-100
Scale	

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GENERAL RESPONSIBILITIES

GENERAL RESPONSIBILITIES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONTACT INFORMATION REGARDING THE PROJECT SITE TO INCLUDE NAMES AND TELEPHONE NUMBERS. CONTACTS SHOULD INCLUDE STORE MANAGER, LANDLORD / PROPERTY MANAGER, CITY BUILDING INSPECTORS, FIRE DEPARTMENT INSPECTORS, ETC. THIS MUST BE DONE AT LEAST (2) TWO WEEKS PRIOR TO START OF CONSTRUCTION SO THAT G.C. CAN GAIN ACCESS TO ALL AREAS OF THE SITE AND COMPLETE ALL NECESSARY INSPECTIONS FOR THE PROJECT.
2. THE GENERAL CONTRACTOR SHALL PROVIDE STORAGE CONTAINERS, IF NECESSARY, TO RECEIVE CONSTRUCTION ITEMS SUCH AS MILLWORK, CONVEYOR SYSTEM, CART, ETC. G.C. SHALL, UPON RECEIVING OF OWNER FURNISHED ITEMS, REPORT ALL DAMAGED OR MISSING PARTS OR COMPONENTS TO THE ARCHITECT IMMEDIATELY. G.C. MUST COORDINATE FOR THE DELIVERY OF OWNER FURNISHED ITEMS TO BE PLACED IN THE G.C.'s DESIGNATED STORAGE CONTAINER LOCATION (2) TWO DAYS PRIOR TO START OF INSTALLATION OF THESE ITEMS.
3. IT IS THE INTENT OF THE TENANT TO SALVAGE AND RECYCLE AS MUCH OF THE EXISTING MATERIALS AT THE JOBSITE AS POSSIBLE. FOR THE EXISTING MILLWORK, GENERAL CONTRACTOR SHALL PHYSICALLY VERIFY IF THE FIXTURES ARE STILL IN GOOD OR REASONABLE CONDITION FOR REUSE AT OTHER TENANT FACILITIES. G.C. SHALL INFORM THE TENANT OF HIS ANALYSIS. IF IT IS VERIFIED THAT THE FIXTURES ARE SO DAMAGED THAT IT WOULD NOT BE WORTH SALVAGING, THEN THE FIXTURES WOULD BE DEMOLISHED. IF THE FIXTURES ARE SALVAGEABLE WHEN DISCONNECTED FROM ITS CURRENT LOCATION, THEN THE G.C. SHALL MOVE THEM INTO THE EXISTING WAREHOUSE AT A LOCATION DETERMINED WITH THE TENANT AND / OR STORE MANAGER. THE TENANT SHALL PICK THE FIXTURES UP AT A LATER TIME FOR STORAGE AND FUTURE RELEASE. FOR OTHER MATERIALS, THE G.C. SHALL PROVIDE AN ALTERNATE PRICE IN THE PROJECT BID FORM TO THE TENANT TO RECYCLE THESE MATERIALS (I.E., CEILING TILES, DRYWALL, DOORS, FLOORING, ETC.) THE TENANT SHALL INFORM THE G.C. WHETHER TO RECYCLE THE MATERIALS OR TO HAUL AWAY TO THE LOCAL LANDFILL.
4. THE G.C. IS RESPONSIBLE FOR MATERIALS AND LABOR REQUIRED FOR ANY ALTERATIONS TO FIRE SPRINKLERS, ELECTRICAL EQUIPMENT, PLUMBING, EMERGENCY & EXISTING LIGHTING, ALARM AND MECHANICAL SYSTEMS AS REQUIRED TO COMPLETE THE PROJECT AND OBTAIN FINAL INSPECTIONS.
5. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, VINYL COMPOSITE TILE, ETC.
8. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD (AS REQUIRED).
9. THE GENERAL CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUB-CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW OWNER's GROUP RULES AND REGULATIONS. WHEN THE G.C. ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, (S)HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
11. THE GENERAL CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT / EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
12. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE OWNER's REPRESENTATIVE PRIOR TO CUTTING / CORING.
13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ALL ADJACENT AND NEIGHBORING TENANTS.
14. PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FEET OF TRAVEL DISTANCE TO ALL POSITIONS OF STORE AND / OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
15. ALL EXTERIOR BUILDING SIGNAGES SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNAGES ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
16. PRIOR TO COMMENCEMENT OF ANY WORK - THE OWNER OR OWNER'S REPRESENTATIVE SHALL ENGAGE LICENSED DESIGN PROFESSIONAL(S) TO PROVIDED ALL REQUIRED DOCUMENTATION FOR REVIEW, AND RECEIVE APPROVAL BY THE LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO STRUCTURAL VERIFICATION AND DESIGN, BUILDING, FIRE, LIFE SAFETY, HEALTH, PLUMBING, ELECTRICAL, AND MECHANICAL APPROVALS.
17. IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF ALL SYSTEM(S) MUST COMPLY TO ALL FEDERAL, NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
18. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF REMODEL PROJECT.

FINISHES NOTES

HAZARDS AND PROTRUDING OBJECTS IN ACCORDANCE TO DETAIL 8/T1.3

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES ABOVE 27" AND BELOW 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGE WAYS OR AISLES. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.
3. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" (INCHES) MINIMUM CLEAR HEAD ROOM. 6. CONTRACTOR TO CONTACT ARCHITECT IF ROOF PENETRATIONS ARE DEEMED NECESSARY. ANY ROOF PENETRATIONS MUST BE COMPLETED BY LANDLORD APPROVED ROOFING CONTRACTOR.

SIGNAGE

1. THE SIGNAGE AT THE STOREFRONT WILL BE CONTRACTED DIRECTLY BY THE GENERAL CONTRACTOR. THE G.C. MUST PROVIDE ANY AND ALL REQUIRED J-BOXES AS WELL AS ACCESS PANELS TO ALL SIGNAGE AS NECESSARY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH ITS SIGN CONTRACTOR AND MAKING SURE THE JOB IS DONE ON TIME. FULLY DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THESE ARCHITECTURAL PLANS ONLY SHOW LIMITED DESIGN DETAILS AND ARE NOT ADEQUATE FOR CONSTRUCTION OF THE SIGN. SEE SIGN SHOP DRAWINGS. SIGN DRAWINGS WILL BE PREPARED BY OTHERS AND ARE UNDER SEPARATE PERMIT.
2. BARRIER LAWS FOR THE PHYSICALLY HANDICAPPED ARE MINIMUM GUIDELINES. SHOULD THERE BE A CONFLICT BETWEEN THESE MINIMUM REQUIREMENTS AND WHAT IS CALLED FOR ON THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE ARCHITECT FOR WRITTEN AND/OR GRAPHIC CLARIFICATION PRIOR TO PROCEEDING WITH WORK SO AFFECTED.

FIRE SPRINKLER SYSTEM (WHERE APPLIES)
IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE SPRINKLER SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE SPRINKLER SHOP DRAWINGS AND OBTAIN A FIRE SPRINKLER PERMIT FROM THE LOCAL FIRE DEPARTMENT AND / OR BUILDING DEPARTMENT. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AN INSPECTION FOR APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE SPRINKLER SYSTEM BY THE FIRE DEPARTMENT AND BUILDING INSPECTOR.

PLUMBING (WHERE APPLIES)
GENERAL CONTRACTOR TO PERFORM A LINE JETTING OF ALL PLUMBING LINES AFTER NEW WORK IS COMPLETE. GENERAL CONTRACTOR MUST SUPPLY CERTIFICATE OF INVOICE WITH CLOSE OUT PACKAGE.

FIRE NOTES

FIRE ALARM/BURGLAR ALARM SYSTEM (WHERE APPLIES)
IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE ALARM / BURGLAR ALARM SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE ALARM / BURGLAR ALARM SYSTEM SHOP DRAWINGS. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE ALARM / BURGLAR ALARM SYSTEM BY ANY JURISDICTIONAL REQUIREMENTS.

ENTRANCES AND EXITS

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE OR REMAIN ACCESSIBLE.
2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. NEW HAND ACTIVATED DOOR OPENING HARDWARE SHALL MATCH EXISTING DOORS (WHERE APPLIES,) LEVER MUST BE CENTERED BETWEEN 34" MIN. AND 44" MAX. ABOVE THE FLOOR.
6. EVERY DOORWAY LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".
7. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" (5'-0") AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" (4'-0") AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
8. FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
9. DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH (KICK PLATE) SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
10. MAXIMUM EFFORT TO OPERATED DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 POUNDS.
11. DOORS WITH CLOSING DEVICES TO CLOSE SLOWER THAN 5 SECONDS WHEN OPEN TO 70° OR MORE.

FIRE NOTES

DEMOLITION (WHERE APPLIES)
GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, HAULING AWAY, AND RECYCLING OF ALL DEMOLISHED ITEMS TO INCLUDE WALL PARTITIONS, CEILINGS, DOORS AND FRAMES, MILLWORK, CONVEYOR SYSTEM, FLOORING, SIGNAGE, ETC. ON-SITE DUMPSTERS ARE NOT ALLOWED TO BE USED FOR CONSTRUCTION DUMPING. (RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.3 OF CGBSC

GENERAL NOTES

8. SUBSTITUTION
NO SUBSTITUTION SHALL BE MADE WITHOUT THE ARCHITECT'S APPROVAL.

9. CHANGES
THE OWNER OR ARCHITECT MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

10. SCOPE
ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY. REASONABLY INFERRED OR REQUIRED BY ANY CODE OR REGULATION ADOPTED BY LOCAL JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.

11. CUTTING AND PATCHING
ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

12. CLEANING
THE CONTRACTOR SHALL CLEANUP, REMOVE AND RECYCLE IN A LEGAL MANNER AND NOT DISPOSE IN LANDFILL ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB.

13. (AS-BUILT) DRAWINGS
GENERAL CONTRACTOR TO KEEP AN ACCURATE RECORD OF CHANGES IN FIELD AND SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ARCHITECT FOR HIS / HER REVIEW AND TO THE OWNER. FOREMAN TO HAVE AN ACCURATE FLOOR PLAN AND PROJECT SCHEDULE ON-SITE AT ALL TIMES.

FINISHES NOTES

FINISHES
GYPSUM WALLBOARD (WHERE APPLIES)

1. PROVIDE GYPSUM WALLBOARD, STEEL FRAMING COMPONENTS, AND ACCESSORIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL. PRODUCTS SPECIFIED HEREIN ARE AS MANUFACTURED BY U.S. GYPSUM ASSOCIATION. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED THEY MEET THOSE ESTABLISHED STANDARDS. MAKE APPROPRIATE SUBMITTAL FOR ANY SUBSTITUTIONS.
2. ARCHITECT WILL NOT REIMBURSE CONTRACTOR OR SUB-CONTRACTOR FOR CITY OR STATE LICENSE FEES WHICH MAY BE REQUIRED TO PERFORM WORK.
3. FINISHES
   A. UNLESS NOTED OTHERWISE (E.G. SPECIAL WALL COVERING AREAS) ALL GYPSUM WALLBOARD SHALL BE TAPED, SMOOTH, AND PAINTED.
   B. VERIFY ANY SPECIAL FINISH AREA PRIOR TO COMMENCING WORK

PAINTING

1. SEE FINISH SCHEDULE FOR ALL PAINT PRODUCTS AND SPECIFICATIONS.
2. THE WORK INCLUDES, BUT IS NOT LIMITED TO FURNISHING OF MATERIALS AND EQUIPMENT, AND COMPLETION OF PAINTING AND PAINTER'S FINISH ON EXPOSED SURFACES AS REQUIRED TO COMPLETE FINISHING OF THE WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF MATERIALS AND APPLICATION WITH GOVERNING AGENCIES (LOCAL STATE AND FEDERAL) IN CONNECTION WITH THIS PROJECT.
4. THE FOLLOWING EXPOSED SURFACES ARE TO BE PAINTED:
   A. UNLESS NOTED OTHERWISE, ALL GYPSUM WALLBOARD NOT COVERED BY OTHER MATERIALS. B. ALL EXISTING WALLBOARD TO A MIN. OF 6" ABOVE ROOM CEILING. TYPICAL, UNLESS NOTED OTHERWISE ON ROOM FINISH SCHEDULE.
   C. ALL METAL IN IMPROVED AREAS NOT PRE-FINISHED PRIOR TO INSTALLATION.
   D. ALL WOOD SURFACES, TRIM, OR PIECES NOT PRE-FINISHED PRIOR TO INSTALLATION. (DO NOT PAINT INTERIOR ELEMENTS NORMALLY CONCEALED SUCH AS STRUCTURAL COMPONENTS AND ELECTRICAL WIRING)
5. MATERIALS
   A. PAINTED PRODUCTS SHALL BE MANUFACTURED BY APPROVED OR SCHEDULED PRODUCT.
   B. ACCESSORY MATERIALS SUCH AS TURPENTINE / THINNER / UNSEED OIL SHALL BE APPROVED BY THE COATING MANUFACTURER.
   C. THE NUMBER OF COATS IS TO BE THREE (3) MINIMUM. ADDITIONAL COATS SHALL BE APPLIED AT NO ADDITIONAL COST IF NECESSARY TO COMPLETELY HIDE BASE MATERIALS, PRODUCE UNIFORM COLOR, AND PROVIDE SATISFACTORY FINISH RESULTS.
   D. APPLICATION AND SURFACE PREPARATION SHALL BE DONE ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND APPLICATION INSTRUCTIONS. ALL FINISHES SHALL BE APPLIED EVENLY AND BE FREE OF RUNS, SAGS, SKIPS, CRAWLS, AND / OR DEFECTS.
   E. THE CONTRACTOR SHALL PROTECT HIS OWN WORK, AND ADJACENT EXISTING WORK AND MATERIALS, WITH SUITABLE COVERINGS OR MASKINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING THE AREA OF HIS WORK AS WELL AS REMOVAL OF ALL EXCESS MATERIAL (EITHER FROM ADJACENT SURFACES OR EXTRA MATERIALS). CONTRACTOR TO PAINT, REPAIR OR REPLACE ANY BUILDING OR ELECTRICAL COMPONENTS DURING CONSTRUCTION AT HIS OWN EXPENSE.
   F. SURFACES TO BE PAINTED SHALL BE FREE OF OIL GREASE, LOOSE PAINT, OR OTHER FOREIGN MATERIAL.
6. CONTRACTOR TO VERIFY FINISHES ON SIGNAGE WITH THE ARCHITECT.

CABINET WORK

1. MAKE ALL FINISHED WORK PER THE DETAILED DRAWINGS.
2. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED.
3. ALL FINISHED CABINET MATERIALS TO BE AS CALLED OUT PER THE CONSTRUCTION DOCUMENTS.
4. PLASTIC LAMINATE FINISHING SHALL CONFORM TO REQUIREMENTS OF ARCHITECTURAL WOODWORK INSTITUTE. "QUALITY STANDARDS" FOR "CUSTOM" GRADE AND NOTES CONTAINED HEREIN.
5. INSTALLATION - INSTALL UNITS LEVEL AND PLUMB WITH TIGHT JOINTS BETWEEN ANY MULTIPLE UNITS. SCRIBE TO WALL AND OTHER SURFACES AS REQUIRED. ADJUST ALL DRAWERS, DOORS AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING.
6. ALL DRAWERS TO BE FULL EXTENSION SIDES WITH A 75 LBS. LOAD CAPACITY.
7. MILLWORK CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE GENERAL CONTRACTOR AND MILLWORK CONTRACTOR ARE TO COORDINATE AND INSTALL ALL REQUIRED BLOCKING, ANGLE BRACES, SUPPORTS, ETC., TO SUFFICIENTLY SUPPORT ALL COUNTERS.
9. FINISHES COUNTERTOP FINISHES TO BE PER FINISH SCHEDULE AND / OR SHOP DRAWINGS CABINET FACES TO BE PER FINISH SCHEDULE AND / OR SHOP DRAWINGS
10. HARDWARES TO BE AS CALLED OUT PER PLANS AND SCHEDULES. (TYPICAL)

ELECTRICAL IN ACCORDANCE TO DETAIL 12/T1.3

1. BOTTOM OF ELECTRICAL OUTLET J-BOXES SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
2. THE TOP OF THE J-BOX OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
3. THE TOP OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FINISHED FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL, STATE & FEDERAL CODES AND REGULATIONS.
5. (WHERE APPLIES,) GENERAL CONTRACTOR TO SUPPLY (N) PANEL SCHEDULES FOR ALL ELECTRICAL PANELS PRIOR TO COMPLETION OF THE REMODEL.

GENERAL NOTES

1. CODES
ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY GOVERNING CODES.

2. PERMITS
A. THE GENERAL CONTRACTOR (G.C.) WILL PAY FOR ALL APPLICABLE BUILDING AND SIGNAGE PERMIT AND ANY LOCAL JURISDICTION FEES OR ASSESSMENTS AS APPLICABLE. HOWEVER, THE GENERAL CONTRACTOR SHALL INCORPORATE ALL MECHANICAL, ELECTRICAL, PLUMBING (M.E.P.) AND CIVIL PERMITS AS NECESSARY IN HIS / HER BID PROPOSAL TO THE OWNER. THE M.E.P. AND CIVIL PERMITS WILL NOT BE PAID BY THE ARCHITECT. THE G.C. WILL PHYSICALLY PULL THE BUILDING PERMIT AND THE SIGNAGE PERMIT. THE G.C. MUST COORDINATE WITH HIS / HER SUBCONTRACTORS TO ENSURE THEIR APPLICABLE PERMITS ARE PULLED. THE G.C. AND ALL SUBCONTRACTORS PERFORMING WORK ON SITE MUST OBTAIN THEIR MUNICIPALITY BUSINESS LICENSES AT THEIR EXPENSE PRIOR TO START OF CONSTRUCTION. NOT HAVING ALL SUBCONTRACTOR BUSINESS LICENSES PAID FOR AT THE MUNICIPALITY MAY PREVENT THE PROJECT FROM FINAL LOCAL JURISDICTION APPROVAL AND SIGN-OFF.
B. THERE MAY BE INSTANCES WHERE THERE ARE OUTSTANDING PLAN CHECK FEES THAT HAVE NOT BEEN PAID. THE G.C. WILL COORDINATE WITH THE APPROPRIATE MUNICIPALITY PLANNING AND / OR BUILDING DEPARTMENT AND DETERMINE ANY OUTSTANDING FEES. THE G.C. WILL NOTIFY THE ARCHITECT AND RECEIVE APPROVAL PRIOR TO PAYING THESE OUTSTANDING FEES. THIS WILL ALLOW THE G.C. TO NOT BE DELAYED IN PULLING THE BUILDING PERMIT.
C. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO HIRE HIS / HER OWN SIGNAGE SUBCONTRACTOR FOR THE PROJECT.

3. CONSTRUCTION DOCUMENTS
A. THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS OR REASONABLY INFERRED THESE FROM. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT, THE JOB SITE METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE, OF THE WORK . IF DISCREPANCIES EXIST BETWEEN PLANS OF DIFFERENT SCALES, THE LARGER SCALE PLAN TYPICALLY WILL GOVERN. NOTIFY ARCHITECT FOR A WRITTEN OR GRAPHIC CLARIFICATION OF SUCH DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
B. ALL ARCHITECT CLARIFICATIONS WILL BE WRITTEN AND / OR GRAPHIC VIA ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDERS OR CONSTRUCTION DIRECTIVES.

4. BIDS
A. ALL BIDDERS PRIOR TO SUBMITTAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ARCHITECTS' PLANS & EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR OMISSIONS OF ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK.
B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY APPLICABLE CODE TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
C. CONTRACTORS PRIOR TO BIDDING SHALL GUARANTEE THAT ALL OTHER SUB-BIDDEES OR SUB CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUBCONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HIS OR HER OWN EXPENSE AND IN NO WAY WILL AFFECT ANY ADDITIONAL COST OVER AND ABOVE THE FINAL BID.
D. ALL TRADES SHALL PROVIDE BIDS ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY ALTERNATE SHALL BE SUBMITTED TO THE OWNER (IN WRITING) FOR APPROVAL PRIOR TO ACCEPTANCE OF BID.

5. CONTRACTOR
A. PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY w / THE PROPER UTILITY COMPANY OR OTHER AGENCY OR COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTION PRIOR TO THE COMMENCEMENT OF WORK.
B. NO CONTRACTOR OR SUB-CONTRACTOR IS TO START ANY WORK UNTIL A THOROUGH EXAMINATION OF ALL THE EXISTING CONDITIONS IS PERFORMED. IF FOR ANY REASON A SATISFACTORY JOB IS IMPOSSIBLE, IT SHALL BE IMMEDIATELY REPORTED TO THE PROJECT SUPERINTENDENT AND ARCHITECT FOR WRITTEN OR GRAPHIC CLARIFICATION BEFORE PROCEEDING WITH THE JOB.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.
D. CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF POSSIBLE CHANGES TO CONSTRU

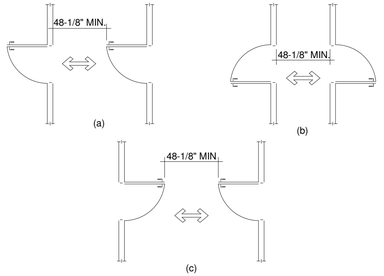


FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

NOTE:
1. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 1/8" INCHES MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. (11B-404.2.6).

ACCESSIBLE DOORS IN A SERIES

SCALE N.T.S. | 20

MEASUREMENT RANGE		MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER		0.059 TO 0.063
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	1	0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	1	0.300
DOT HEIGHT		0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	1	0.395 TO 0.400

1. MEASURED CENTER TO CENTER

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

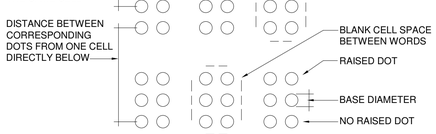


FIGURE 703.3.1
BRAILLE MEASUREMENT

1. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4. (11B-703.3).
2. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS. (11B-703.3.1).
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. (11B-703.3.2).

SIGNS / BRAILLE

SCALE N.T.S. | 18

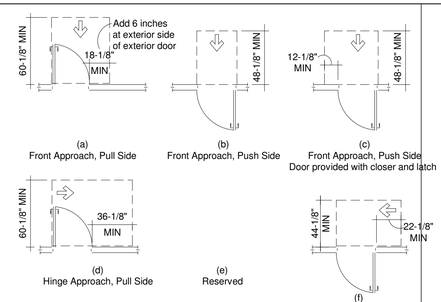


FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

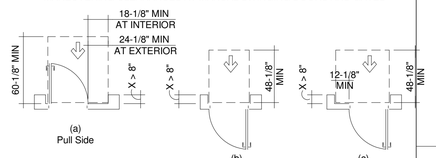


FIGURE 11B-404.2.4.3
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

TABLE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
FROM FRONT	PULL	60-1/8 INCHES	18-1/8 INCHES [5]
FROM FRONT	PUSH	48-1/8 INCHES	0 INCHES [1]
FROM HINGE SIDE	PULL	60-1/8 INCHES	36-1/8 INCHES
FROM HINGE SIDE	PUSH	44-1/8 INCHES [2]	22-1/8 INCHES [3]
FROM LATCH SIDE	PULL	60-1/8 INCHES	24-1/8 INCHES
FROM LATCH SIDE	PUSH	44-1/8 INCHES [4]	24-1/8 INCHES

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

NOTES:
1. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE (CENTERED BETWEEN) 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-404.2.7).
2. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. (11B-404.2.3).

ACC. DOOR CLEARANCES

SCALE N.T.S. | 14

FIGURE 404.2.4.2

FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond stop/latch side unless noted)
FROM FRONT	48-1/8 INCHES	0 INCHES
FROM SIDE [1]	42-1/8 INCHES	0 INCHES
FROM POCKET/HINGE SIDE	42-1/8 INCHES	22-1/8 INCHES [2]
FROM STOP/LATCH SIDE	42-1/8 INCHES	24-1/8 INCHES

1. DOORWAY WITH NO DOOR ONLY.
2. BEYOND POCKET/HINGE SIDE.

TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS

ACCESSIBLE DOOR

SCALE N.T.S. | 13

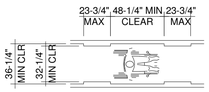


FIGURE 11B-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

NOTE:
1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32-1/4" MINIMUM FOR A LENGTH OF 23-3/4" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48-1/4" LONG MINIMUM AND 36-1/4" WIDE MINIMUM. (11B-403.5.1 EXCEPTION 1).

CLEAR WIDTH AT ROUTE / TURN

SCALE N.T.S. | 12

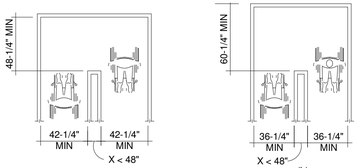


FIGURE 11B-403.5.2 CLEAR WIDTH AT TURN

NOTES:
1. THE MINIMUM WIDTH OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED. (11B-1023.2).
2. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR , AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. (11B-403.5.3).

WIDTH OF ACC. ROUTE

SCALE N.T.S. | 11

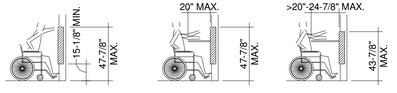


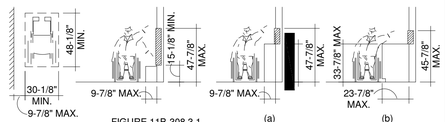
FIGURE 11B-308.2.1
UNOBSTRUCTED FORWARD REACH

FIGURE 11B-308.2.2
OBSTRUCTED HIGH FORWARD REACH

NOTES:
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 47-7/8" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-1/8" MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-308.2.1).
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 47-7/8" MAXIMUM WHERE THE REACH DEPTH IS 20" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 43-7/8" MAXIMUM AND THE REACH DEPTH SHALL BE 24-7/8" MAXIMUM. (11B-308.2.2).

FORWARD REACH

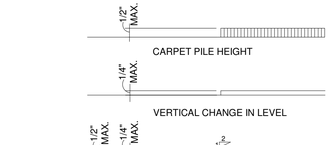
SCALE N.T.S. | 10



NOTES:
1. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 47-7/8" MAXIMUM AND THE LOW SIDE REACH SHALL BE 15-1/8" MINIMUM ABOVE THE FINISH FLOOR OR GROUND. EXCEPTION: AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 9-7/8" MAXIMUM. (11B-308.3.1).
2. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 33-7/8" MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 23-7/8" MAXIMUM. THE HIGH SIDE REACH SHALL BE 47-7/8" MAXIMUM FOR A REACH DEPTH OF 9-7/8" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 9-7/8", THE HIGH SIDE REACH SHALL BE 45-7/8" MAXIMUM FOR A REACH DEPTH OF 23-7/8" MAXIMUM. (11B-308.3.2).

SIDE REACH

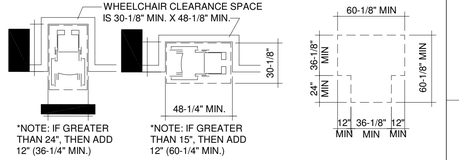
SCALE N.T.S. | 9



NOTES:
1. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303. (11B-302.2).
2. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (11B-303.2).
3. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (11B-303.3).

FLOOR / GROUND SURFACE

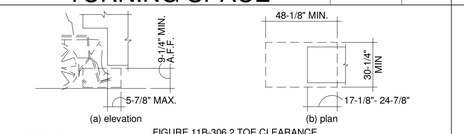
SCALE N.T.S. | 8



NOTES:
1. ALCOVES SHALL BE 36-1/4" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES. (11B-305.7.1).
2. ALCOVES SHALL BE 60-1/4" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES. (11B-305.7.2).
3. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60-1/8" SQUARE MINIMUM WITH ARMS AND BASE 36-1/8" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (11B-304.3.2).

CLEAR FLOOR & TURNING SPACE

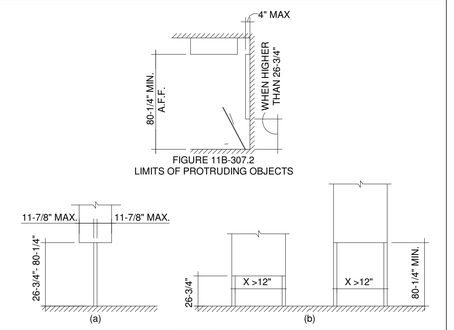
SCALE N.T.S. | 7



NOTES:
1. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9-1/4 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 11B-306.2.1 (11B-306.2.1).
2. SPACE UNDER AN ELEMENT BETWEEN 9-1/4 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH 11B-306.3. (11B-306.3.1).

TOE & KNEE CLEARANCE

SCALE N.T.S. | 6



PROTRUDING OBJECTS

SCALE N.T.S. | 5

ACCESSIBILITY NOTES

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1. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
2. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.3, 11B-410.4, 11B-810.5.3 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.3).
3. ALL NEW CONSTRUCTION MUST COMPLY WITH DIMENSIONS AS DENOTED ON THESE CONSTRUCTION DOCUMENTS AND WITH CHAPTER 11B OF THE 2016 CBC. DIMENSIONS WITHIN A SPECIFIED DIMENSIONAL "RANGE" MUST BE LESS THAN THE MAXIMUM DIMENSIONAL RANGE OR GREATER THAN THE MINIMUM

   MAXIMUM OR MINIMUM DIMENSIONS, BUT SHALL BE LESS THAN THE MAXIMUM AND GREATER THAN THE

   DESIGN INTENT OF ARCHITECT IS TO PROVIDE REASONABLE DIMENSIONAL TOLERANCES, ENSURE COMPLIANCE WITH THE ADA, AND TO SIMPLIFY AND EXPEDITE THE CONSTRUCTION PROCESS. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR NON-COMPLIANCE WITH THIS NOTICE. CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO BIDDING OF ANY QUESTIONS OR CONCERNS RELATING TO THIS MATTER.
4. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (11B-404.2.8.1).
5. THE FORCE FOR PUSHING OR PULLING A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
   2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
   3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N).
   4. EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM.

   THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (11B-404.2.9).
6. POWER-OPERATED DOORS. WHERE MEANS OF EGRESS DOORS ARE OPERATED BY POWER, SUCH AS DOORS WITH A PHOTOELECTRIC-ACTUATED MECHANISM TO OPEN THE DOOR UPON THE APPROACH OF A PERSON, OR DOORS WITH POWER-ASSISTED MANUAL OPERATION, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS

   REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN SECTION 1010.1.3, EXCEPT THAT THE FORCE TO SET THE DOOR IN MOTION SHALL NOT EXCEED 50 POUNDS (220 N). THE DOOR SHALL BE CAPABLE OF SWINGING FROM ANY POSITION TO THE FULL WIDTH OF THE OPENING IN WHICH SUCH DOOR IS INSTALLED WHEN A FORCE IS APPLIED TO THE DOOR ON THE SIDE FROM WHICH

   AND LOW-ENERGY DOORS SHALL COMPLY WITH BHMA A156.19. (CBC SECTION 1008.1.4.2).
7. TEST DOORS FOR DOOR OPENING FORCE AND CLOSING SPEED WITH AIR CONDITIONING AND OTHER FORMS OF MECHANICAL PRESSURIZATION TURNED ON AND ALSO WHEN TURNED OFF.

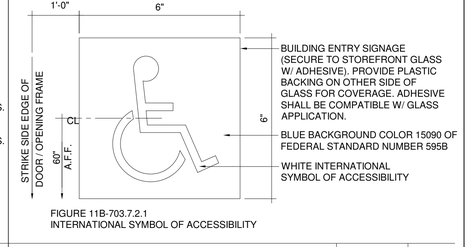
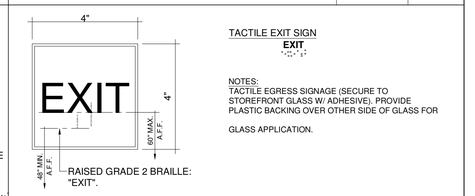


FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY

BUILDING ENTRY SIGN

SCALE N.T.S. | 3



NOTES:
TACTILE EGRESS SIGNAGE (SECURE TO STOREFRONT GLASS W/ ADHESIVE). PROVIDE PLASTIC BACKING OVER OTHER SIDE OF GLASS FOR

GLASS APPLICATION.

11B-703.2 RAISED CHARACTERS.
RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE

SECTION 11B-703.4.

11B-703.2.1 DEPTH
RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 mm) MINIMUM ABOVE THEIR BACKGROUND.

11B-703.2.2 CASE
CHARACTERS SHALL BE UPPERCASE.

11B-703.2.3 STYLE
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

11B-703.2.5 CHARACTER HEIGHT
CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

11B-703.3 BRAILLE.
BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4.

11B-703.3.1 DIMENSIONS AND CAPITALIZATION
BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1

11B-703.4 INSTALLATION HEIGHT AND LOCATION
SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH SECTION 11B-703.4.

11B-703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND.
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

11B-703.4.2 LOCATION
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED 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 PROVIDE AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

11B-703.5 VISUAL CHARACTERS SHALL COMPLY WITH SECTION 11B-703.5.

11B-703.5.1 FINISH AND CONTRAST

CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

11B-703.6 PICTOGRAMS
PICTOGRAMS SHALL COMPLY WITH SECTION 11B-703.6.

11B-703.6.1 PICTOGRAM FIELD
PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

BUILDING EXIT SIGN

SCALE N.T.S. | 1

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ADA ACCESSIBILITY STANDARDS

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA031718
REGISTERED ARCHITECT

Revision Schedule

Rev	Date	By	Description

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Checked By	JG

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Scale

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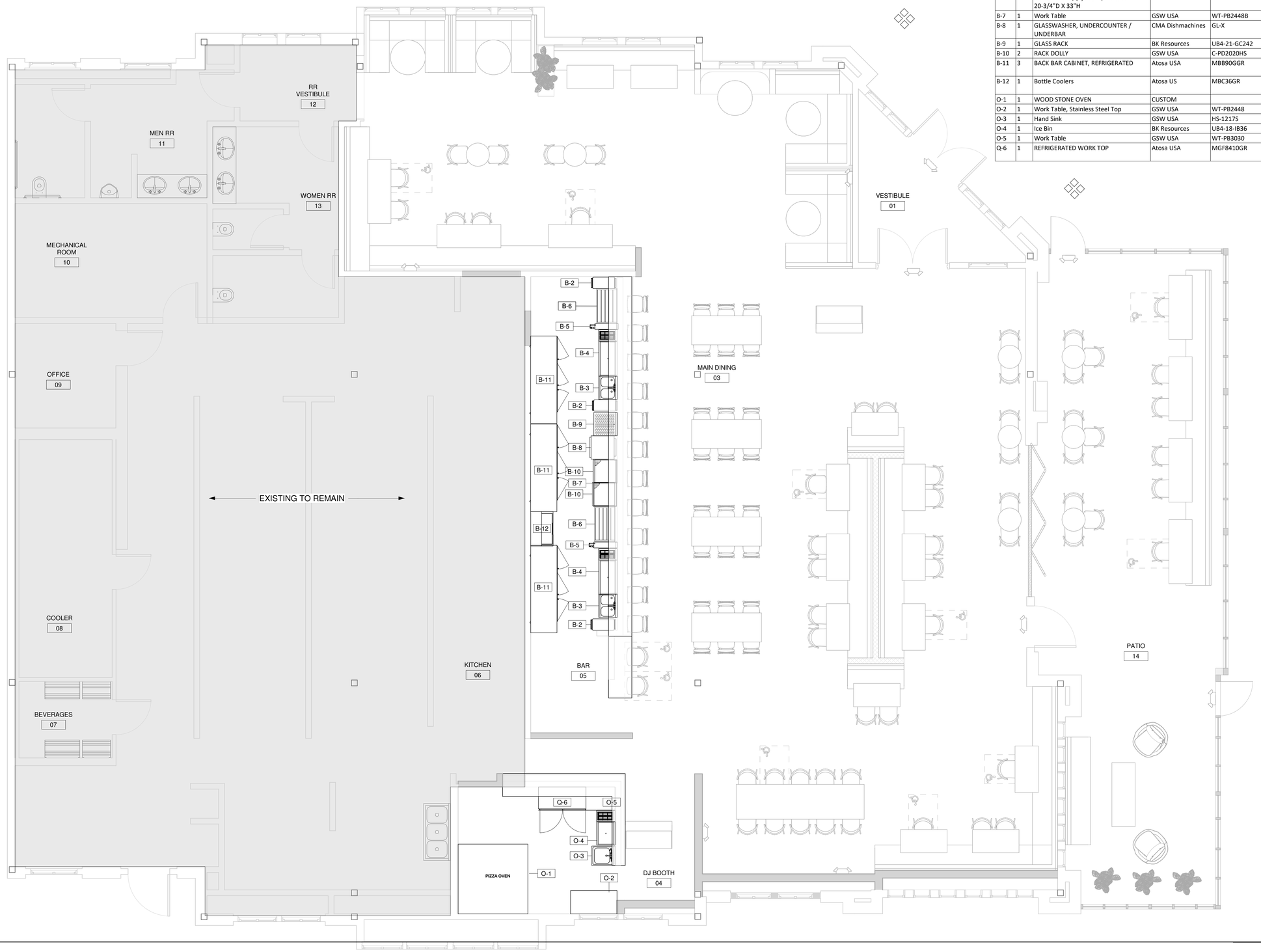

EQUIPMENT SCHEDULE

Item #	QTY	Description	Manufacturer	Model	Watts	Amps	Volts	Phase	HP	Cycle	Conn Plug	Elec Conn AFF(in)
B-2	3	Waste Trash Receptor		PTC-23B								
B-3	2	Two Compartment Bar Sink	BK Resources	UB4-18-224S								
B-4	2	Underbar Ice Bin	BK Resources	UB4-18-IBCP48-10								
B-5	2	Soda Gun Holder	Krowne Metal	KR24-6SH								
B-6	2	UNDERBAR BASICS™ LIQUOR BOTTLE DISPLAY UNIT, (5) STEPS, 36"W X 20-3/4"D X 33"H	BK Resources	UB4-21-LD36								
B-7	1	Work Table	GSW USA	WT-PB2448B								
B-8	1	GLASSWASHER, UNDERCOUNTER / UNDERBAR	CMA Dishmachines	GL-X	1920 W	16 A	115 V	1	-	60 Hz		9"
B-9	1	GLASS RACK	BK Resources	UB4-21-GC242								
B-10	2	RACK DOLLY	GSW USA	C-PD2020HS								
B-11	3	BACK BAR CABINET, REFRIGERATED	Atosa USA	MBB90GGR	322 W	3 A	115 V	1	-	60 Hz	NEMA 5-15P	0"
B-12	1	Bottle Coolers	Atosa US	MBC36GR		3 A	115 V	1	-	60 Hz	NEMA 5-15P	6"
O-1	1	WOOD STONE OVEN	CUSTOM									
O-2	1	Work Table, Stainless Steel Top	GSW USA	WT-PB2448								
O-3	1	Hand Sink	GSW USA	HS-1217S								
O-4	1	Ice Bin	BK Resources	UB4-18-IB36								
O-5	1	Work Table	GSW USA	WT-PB3030								
Q-6	1	REFRIGERATED WORK TOP	Atosa USA	MGF8410GR		6 A	115 V	1	0.25	60 Hz	NEMA 5-15P	6"

EQUIPMET PLAN | SCALE 1/4" = 1'-0" | 01

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EQUIPMENT PLANS

MOZAIKA MEZZE BAR

STATE OF GEORGIA
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LEGEND

- X'-X" (XXMM) — TRAVEL DISTANCE
- BARRIER FREE PATH OF TRAVEL (MIN 3'-0" (915MM) - NO PINCH POINT)
- EMERGENCY LIGHT
- NO. OF OCCUPANTS EXITING
- EXIT SIGN
- FIRE EXTINGUISHER
- ADA ACCESSIBLE SEATING 36" (915MM) X 48" (1220MM) CLEAR AREA
- CEILING MOUNTED EMERGENCY LIGHT
- DOOR EQUIPPED WITH PANIC HARDWARE

EXITING ANALYSIS

NFPA 101 7.3.3 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

OCCUPANCY LOAD IS = 270

EGRESS WIDTH PER OCCUPANT (NO STAIRWAY, RAMPS, OR CORRIDORS)

NUMBER OF EGRESS = 3

TRAVEL DISTANCE	= 73'-2"	<	250'-0"
EXIT WIDTH REQUIRED	= 0.20 x 270	<	144"
EXIT WIDTH PROVIDED	= 2 DOOR 3'-0" & 1 DOOR 6'-0"		
TOTAL	=144"		

WHERE A BUILDING IS EQUIPPED IN ACCORDANCE WITH AUTOMATIC SPRINKLER SYSTEM, EXIT DOOR SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/2 OF THE LENGTH OF THE MAX.

OVERALL DIAGONAL DIMENSION = 114' - 0".
1/2 OF 114'-0" = 57'-0" MIN. DISTANCE BETWEEN EXITS REQUIRED

PLUMBING CALCULATIONS

PLUMBING FIXTURE CALCULATIONS

PER 29-2018 IBC TABLE 2902.1

OCCUPANCY	MALE	FEMALE	TOTAL		
	135 OCC.	135 OCC.	270 OCC.		
FIXTURES	WATER CLOSETS			URINALS*	LAVATORY
	(MALE) 1 per 75 / (FEMALE) 1 per 75			(MALE) 1 per 200	(MALE) 1 per 200 / (FEMALE)1 per 200
	REQUIRED	2 WC PER M	2 WC PER F	1 U PER M	1 LAV PER M / 1 LAV PER F
	PROVIDED	1 WC PER M	2 WC PER F	1 U PER M	2 LAV PER M / 2 LAV PER F

*IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQUIRED WATER CLOSETS IN ASSEMBLY OCCUPANCIES.

**RETAIL ESTABLISHMENT SERVES WATER UPON REQUEST.

GENERAL NOTES

1. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES.
2. THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED MAX. - CROSS SLOPE 2%.
3. WALKING SURFACE SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.
4. PROVIDE A 80"x80" MIN. LANDING ON STRIKE SIDE OF DOOR W/ 44" MIN. WIDTH IN DIRECTION OF TRAVEL.
5. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
6. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING SO" AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
7. THRESHOLD TO BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR
8. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS.
9. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
10. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH - PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. <"30" TO 44" AFF.)
11. EVERY EXIT DOOR SHALL BE OPERABLE FROM TIE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, FLUSH OR SURFACE BOLTS SHALL BE AUTOMATIC TYPE. LOCKABLE DOORS SHALL BE PROVIDED WITH A SIGN STATING "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN MIN. I" HIGH LETTERS.
12. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN AND LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE AND 6" HIGH AND SHALL CONFORM TO ALL APPLICABLE CODES.
13. PROVIDE ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING AT ALL EXIT CORRIDORS AS REQUIRED BY CODE. EMERGENCY LIGHTING SHALL PROVIDE ILLUMINATION OF ONE FOOT CANDLE AT FLOOR LEVEL.
14. THE MAXIMUM EFFORT REQUIRED TO OPERATE FIRE-RATED DOORS IS IS LBS., EXIT DOORS IS 85 LBS. FOR EXTERIORS, AND S LBS. FOR INTERIOR DOORS.
15. SEE ELECTRICAL DRAWINGS FOR EXACT LIGHT FIXTURE MODELS/TYPES, ALL FIRE ALARM DEVICES AND EQUIPMENT.
16. G.C. TO VERIFY QUANTITY t LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE SUPPLIED BY G.C.
17. G.C. TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
18. G.C. TO VERIFY LOCATION, SIZE, AND TYPE OF ADDRESS NUMBER AND LETTERS FOR BUILDING WITH LOCAL AUTHORITIES. LETTER/NUMBERS TO BE PROVIDED AND INSTALLED BY G.C.
19. A SIGN STATING THE OCCUPANT LOAD OF THE DINING 105 536 SF BUILDING SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN ENTRY. G.C. TO PROVIDE AND INSTALL OCCUPANT LOAD SIGN. G.C. TO VERIFY WITH LOCAL AUTHORITIES FOR LOCATION OF SIGN.
20. IF REQUIRED, G.C. TO PROVIDE AND COORDINATE PLACEMENT OF "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" OVER MAIN ENTRY DOORS WITH LOCAL AUTHORITIES.

CONSTRUCTION TYPE: TYPE II-B

OCCUPANCY: A-2 ASSEMBLY - RESTAURANT

FIRE PROCTECTION: BUILDING SPRINKLERED

OCCUPANCY CALCULATIONS

	Name	Area	Load Factor	Occupant Load
First Floor Level				
01	VESTIBULE	111 SF	100 SF	2
02	SERVICES/ RECEPTION HOST	152 SF	150 SF	2
03	MAIN DINING	1283 SF	15 SF	86+107=193
04	DJ BOOTH	101 SF	150 SF	1
05	BAR	291 SF	150 SF	2
06	KITCHEN	1699 SF	150 SF	12
07	BEVERAGES	53 SF	0 SF	
08	COOLER	164 SF	0 SF	
09	OFFICE	78 SF	100 SF	1
10	MECHANICAL ROOM	162 SF	0 SF	
11	MEN RR	109 SF	0 SF	
12	RR VESTIBULE	65 SF	0 SF	
13	WOMEN RR	88 SF	0 SF	
14	PATIO	341 SF	15 SF	23+24=57
Grand total				270

PER TABLE LIFE SAFETY **NFPA 101** 7.3.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
ASSEMBLY WITHOUT FIXED SEATING

FIXED SEATING ANALYSIS

MAIN DINING AREA
- BANQUETTE SEATING | TOTAL LENGTH = 160x12/18
  = 107 OCCUPANTS

PATIO DINING AREA
- BANQUETTE SEATING | TOTAL LENGTH = 36x12/18
  = 24 OCCUPANTS

RR VESTIBULE 12
MEN RR 11
WOMEN RR 13
MECHANICAL ROOM 10
OFFICE 09
COOLER 08
BEVERAGES 07
KITCHEN 06
BAR 05
DJ BOOTH 04
MAIN DINING 03
SERVICES/ RECEPTION HOST 02
VESTIBULE 01
PATIO 14
114' - 0"
EXISTING TO REMAIN

LIFE SAFETY ACCESSIBILITY PLAN — SCALE 1/4" = 1'-0" — 1

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LIFE SAFETY PLAN

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Revision Schedule

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1	03-06-24	HN	FIRE COMMENTS

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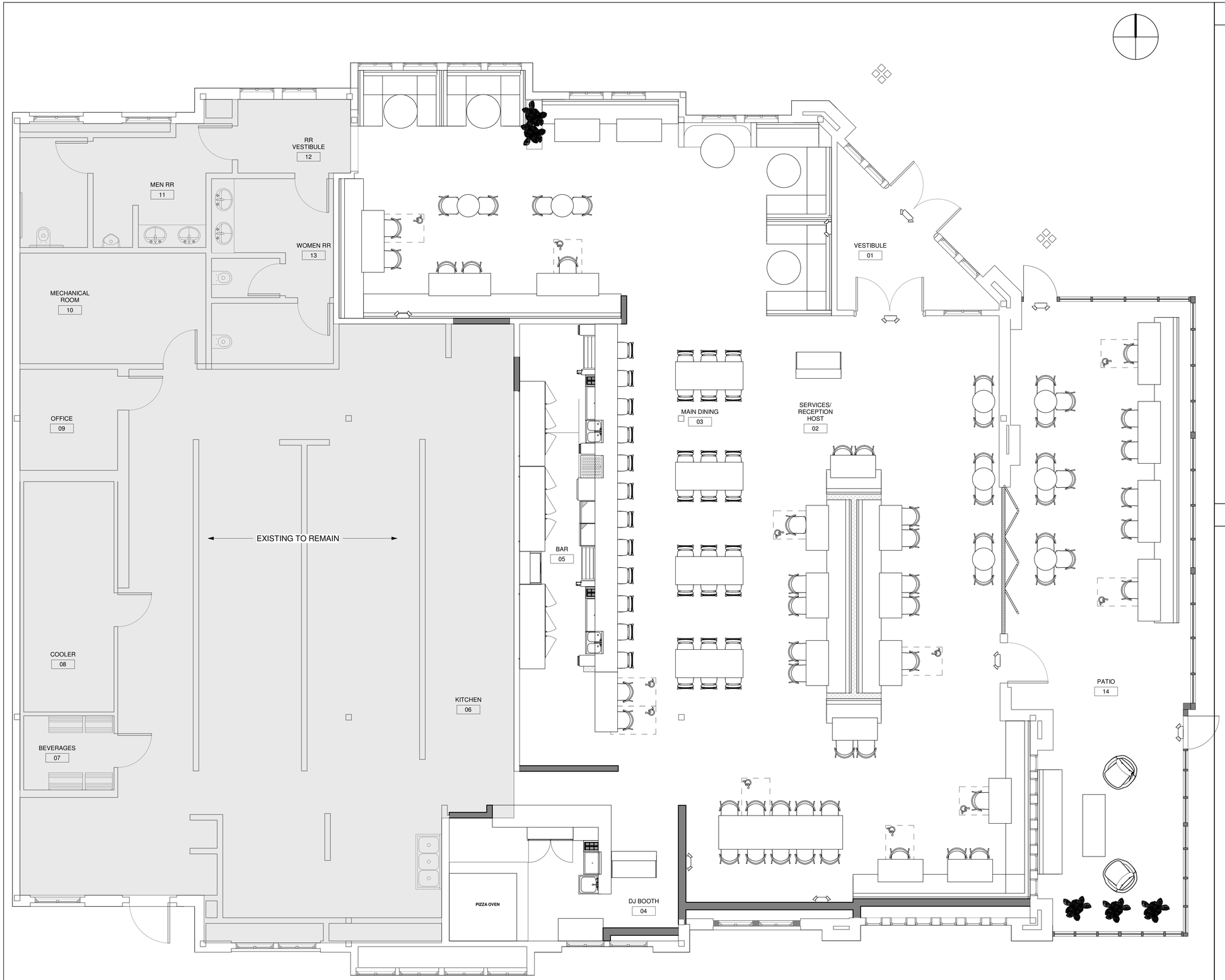

GENERAL NOTES

1. ALL LOW WALL HEIGHTS ARE MEASURED FROM 0'-0" U.N.O.
2. COORDINATE ALL LOW WALL HEIGHTS WITH INTERIOR ELEVATIONS FINISH SCHEDULE AND DETAILS TO ENSURE PROPER FRAMING HEIGHTS.
3. PROVIDE 2" MINIMUM CLEAR SPACE BETWEEN COOLER/ FREEZER AND EXTERIOR FACE OF WALL. CONTRACTOR TO VERIFY EXACT LOCATION WITH COOLER/ FREEZER MANUFACTURER AND PROVIDE ALL FINAL CONNECTIONS. SEE SHEET A-600 FOR FLASHING DETAILS.
4. DIMENSIONS MARKED CRITICAL ARE TO BE EXACT FINISH TO FINISH DIMENSION, TYP.
5. ALL DIMENSIONS ARE FRM FACE OF STUD, U.N.O.

WALL LEGEND

- EXISTING EXTERIOR WALL
- 6" INTERIOR METAL STUD PARTIAL HT. WALL
- 6" INTERIOR METAL STUD FULL HT. WALL

PROPOSED FLOOR PLAN | SCALE 1/4" = 1'-0" | 01

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PROPOSED FLOOR PLAN

MOZAIKA MEZZE BAR

STATE OF GEORGIA
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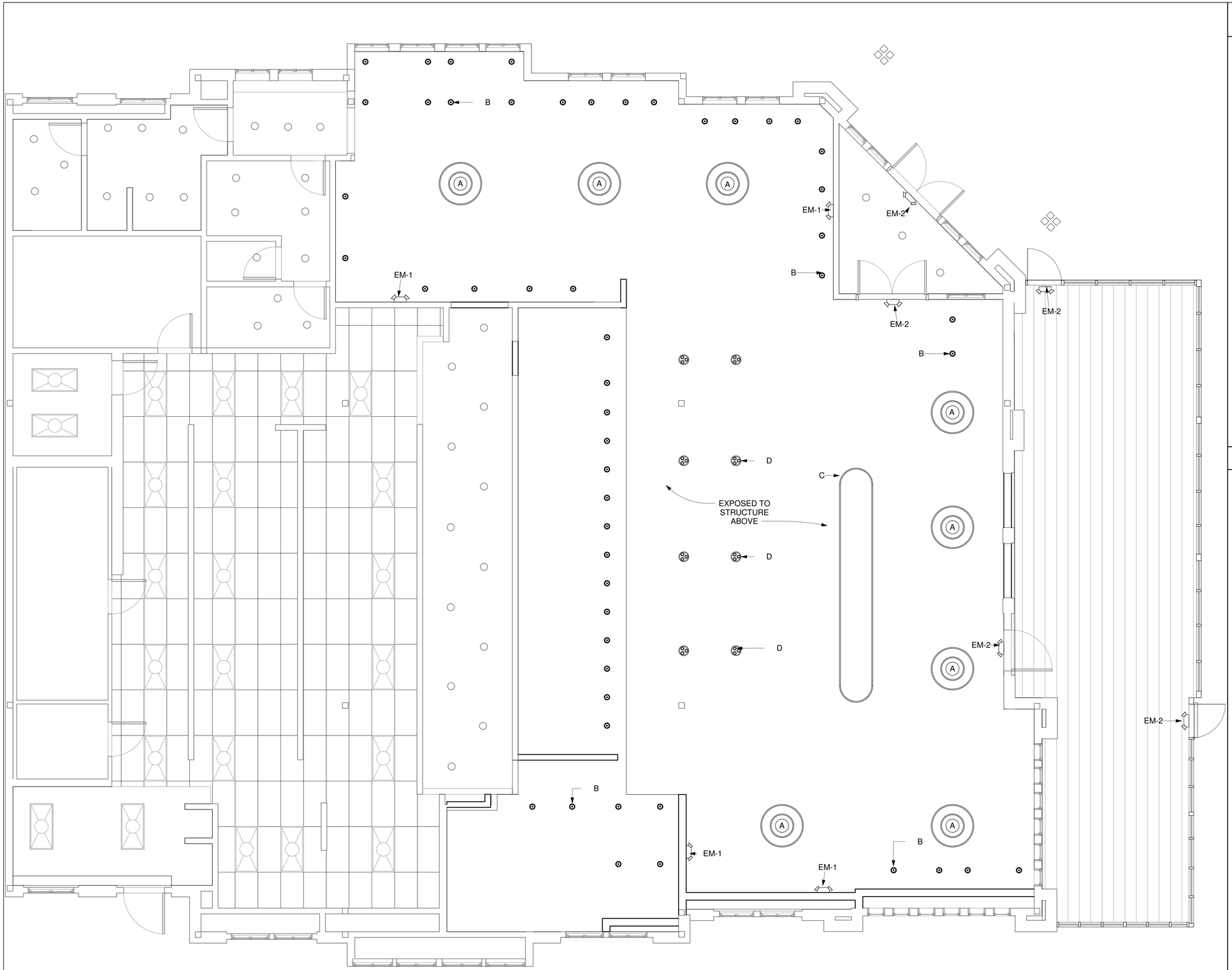

PROPOSED REFLECTED CEILING PLAN | SCALE 1/4" = 1'-0" | 01

LEGEND

A		CHANDELIER (PROVIDED BY GC)
B		PENDANT LIGHT (PROVIDED BY GC)
C		PENDANT LIGHT (PROVIDED BY GC)
D		PENDANT LIGHT (PROVIDED BY GC)
EM-1		EMERGENCY LIGHT LITHONIA ELM2 SELF-DIAGNOSITICS (PROVIDED BY GC)
EM-2	EXIT	EMERGENCY LIGHT W/ ILLUMINATED SIGN

KEYNOTES

EXP-1	EXPOSED TO STRUCTURE

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PROPOSED REFELECTED CEILING PLAN

MOZAIKA MEZZE BAR

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CERTIFICATE NO. RA014774
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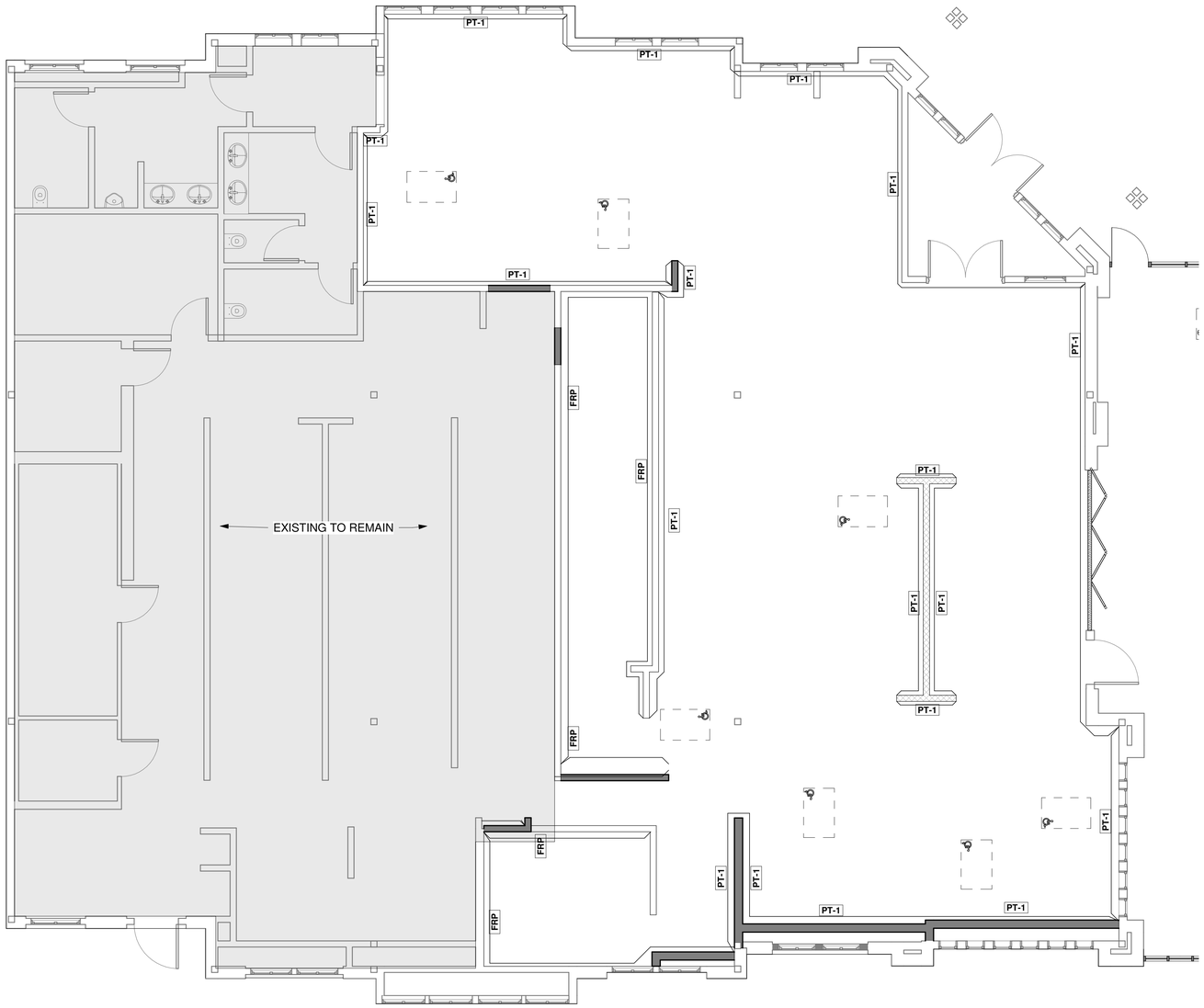

ROOM FINISH FLOOR PLAN | SCALE 3/16" = 1'-0" | 01

FINISH SCHEDULE REMARKS

1. G.C. TO REPAIR / PROVIDE INSULATION AS REQUIRED PRIOR TO PAINT
2. REFER TO MANUFACTURER SPECIFICATIONS FOR FINISH MATERIALS
3. ALL GYPSUM BOARD TO BE 5/8" THICK TAPED, SPACKLED, SANDED AND READY FOR PAINT
4. REFERENCE INTERIOR ELEVATIONS AND ROOM FINISH PLAN FOR EXTENT OF FINISHES

GENERAL NOTE:

GYPSUM BOARD IN WATER CLOSET LOCATIONS SHALL COMPLY WITH **2018 IBC SECTION 2509**

2509.1 WET AREAS. SHOWERS AND PUBLIC TOILET WALLS SHALL CONFORM TO SECTION 1210.2.

2509.2 BASE FOR TILE. MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840.

GENERAL NOTES

1. REFER TO REFLECTED CEILING PLANS FOR COORDINATION OF CEILING MATERIAL AND FINISHES.
2. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR UNLESS OTHERWISE NOTED.
3. TOUCH-UP AND PATCHED SURFACES ARE TO MATCH ADJACENT/SURROUNDING COLOR AND TEXTURE WITHOUT NOTICEABLE DIFFERENCE. WHERE TOUCH UP DOES NOT MATCH (IN THE OPINION OF THE ARCHITECT; ADJACENT FINISH, REFINISH THE ENTIRE SURFACE)
4. COORDINATE FINISH MATERIALS INDICATED IN THE SCHEDULE WITH MATERIALS INDICATED ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION.
5. FINISH COLOR OF ANY ACCESS PANELS ARE TO MATCH ADJACENT SURFACE FINISH, UNLESS NOTED OTHERWISE.
6. ALL WALL AND CEILING FINISHES TO MEET A MINIMUM OF CLASS "C" RATING (FLAME SPREAD RATING 76-2OO, SMOKE DEVELOPED INDEX 0-450).
7. REFER TO INTERIOR ELEVATIONS AND THE REFLECTED CEILING PLAN FOR BULKHEAD AND SOFFIT FINISHES. NOTIFY THE ARCHITECT FOR CLARIFICATION IF PLANS ARE UNCLEAR PRIOR TO COMMENCING WORK ON THE SURFACE IN QUESTION.
8. CAULK ALL JOINTS AROUND DOOR FRAMES, MILLWORK AND WINDOW FRAMES AGAINST ADJACENT SURFACES AFTER PAINTING IS COMPLETE. COLOR OF CAULK TO MATCH ADJACENT FINISH.

FINISH LEGEND

TYPE	MARK	MANUFACTURER	MATERIAL NAME	PRODUCT/ SERIES	COLOR	REMARKS
FLOORING	CT-1		CERAMIC TILE		LIGHT COLOR	RUN UP BASE FULL 6" TOPSET (4"MIN)
BASE	WB-1	DALTILE	CERAMIC TILE			STRAIGHT 6" WALL BASE
WALLS	PT-1	BEHR	PAINT	ULTRA	WHITE	SEMI-GLOSS
	W-1		CERAMIC TILE			GROUT: LATICRETE PERMACOLOR, 1/4" JOINT
	FRP	MARLITE	FIBER REINFORCED PLASTIC	STANDARD FRP, SMOOTH SURFACE	S100G - WHITE	INSTALL WITH PVC TRIM - WHITE

FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	BASE	WALLS A MATERIAL	WALLS A FINISH	WALLS B MATERIAL	WALLS B FINISH	WALLS C MATERIAL	WALLS C FINISH	WALLS D MATERIAL	WALLS D FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	REMARKS
01	VESTIBULE														
02	SERVICES/ RECEPTION HOST	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
03	MAIN DINING	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
04	DJ BOOTH	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
05	BAR	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
06	KITCHEN														
07	BEVERAGES														
08	COOLER														
09	OFFICE														
10	MECHANICAL ROOM														
11	MEN RR														
12	RR VESTIBULE														
13	WOMEN RR														
14	PATIO														

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ROOM FINISH FLOOR PLAN

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA031774
REGISTERED ARCHITECT

Revision Schedule

Rev	Date	By	Description

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Checked By	Checker

A103

Scale: As indicated

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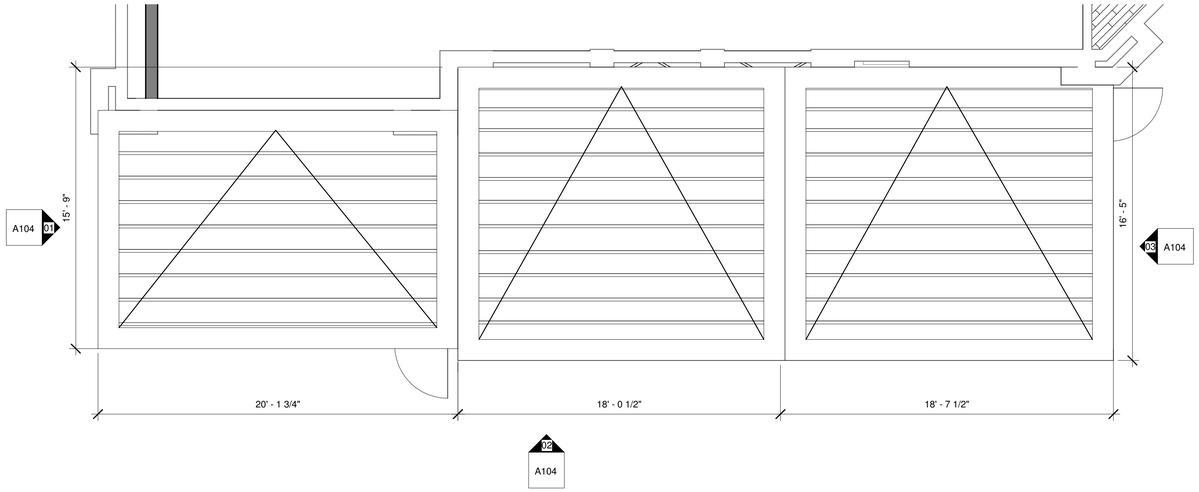
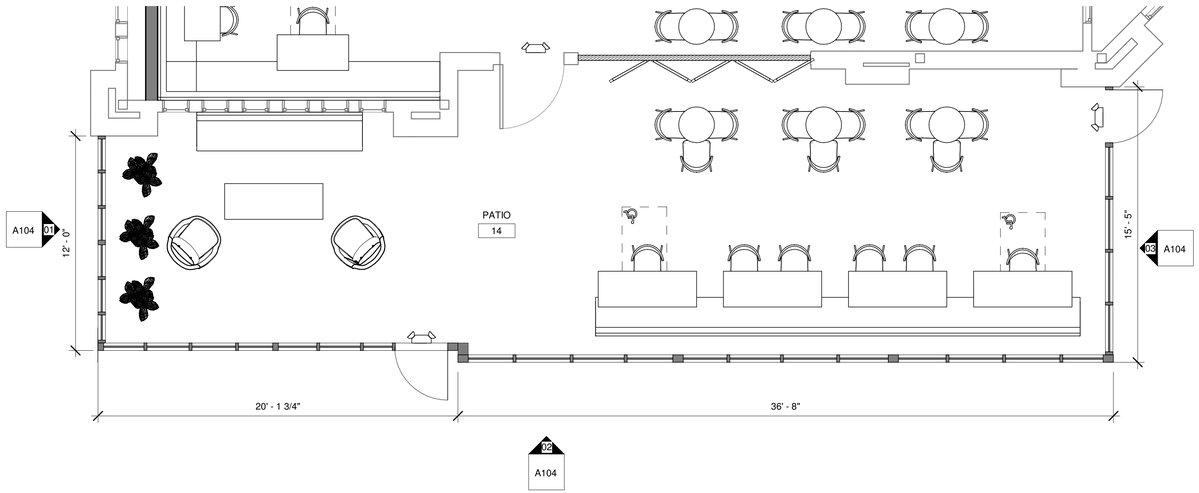
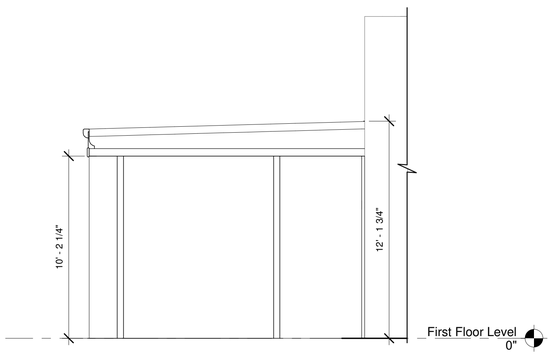


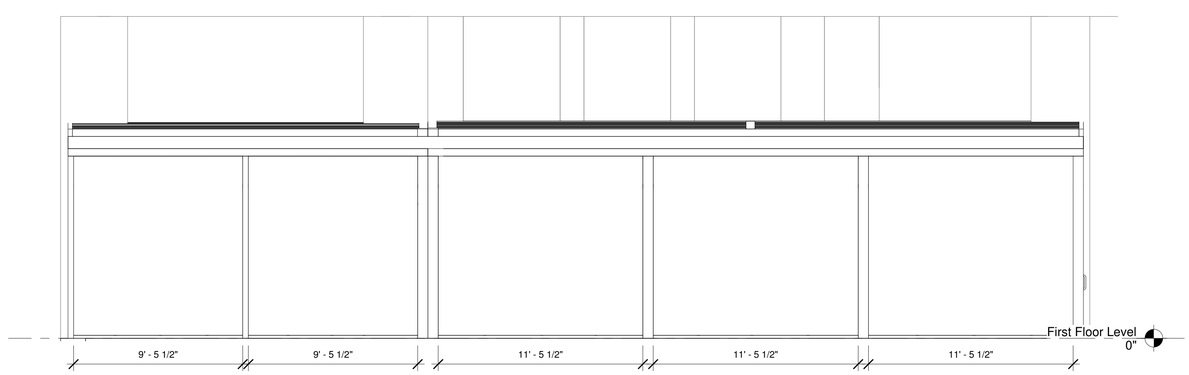
PATIO ROOF PLAN | SCALE 1/4" = 1'-0" | 05



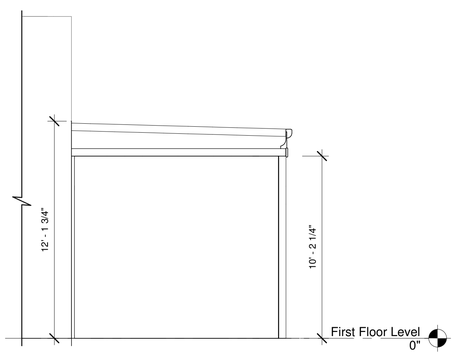
PATIO PLAN | SCALE 1/4" = 1'-0" | 04



NORTH ELEVATION | SCALE 1/4" = 1'-0" | 03



EAST ELEVATION | SCALE 1/4" = 1'-0" | 02



SOUTH ELEVATION | SCALE 1/4" = 1'-0" | 01

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CANOPY PLANS & ELEVATIONS

MOZAIKA MEZZE BAR

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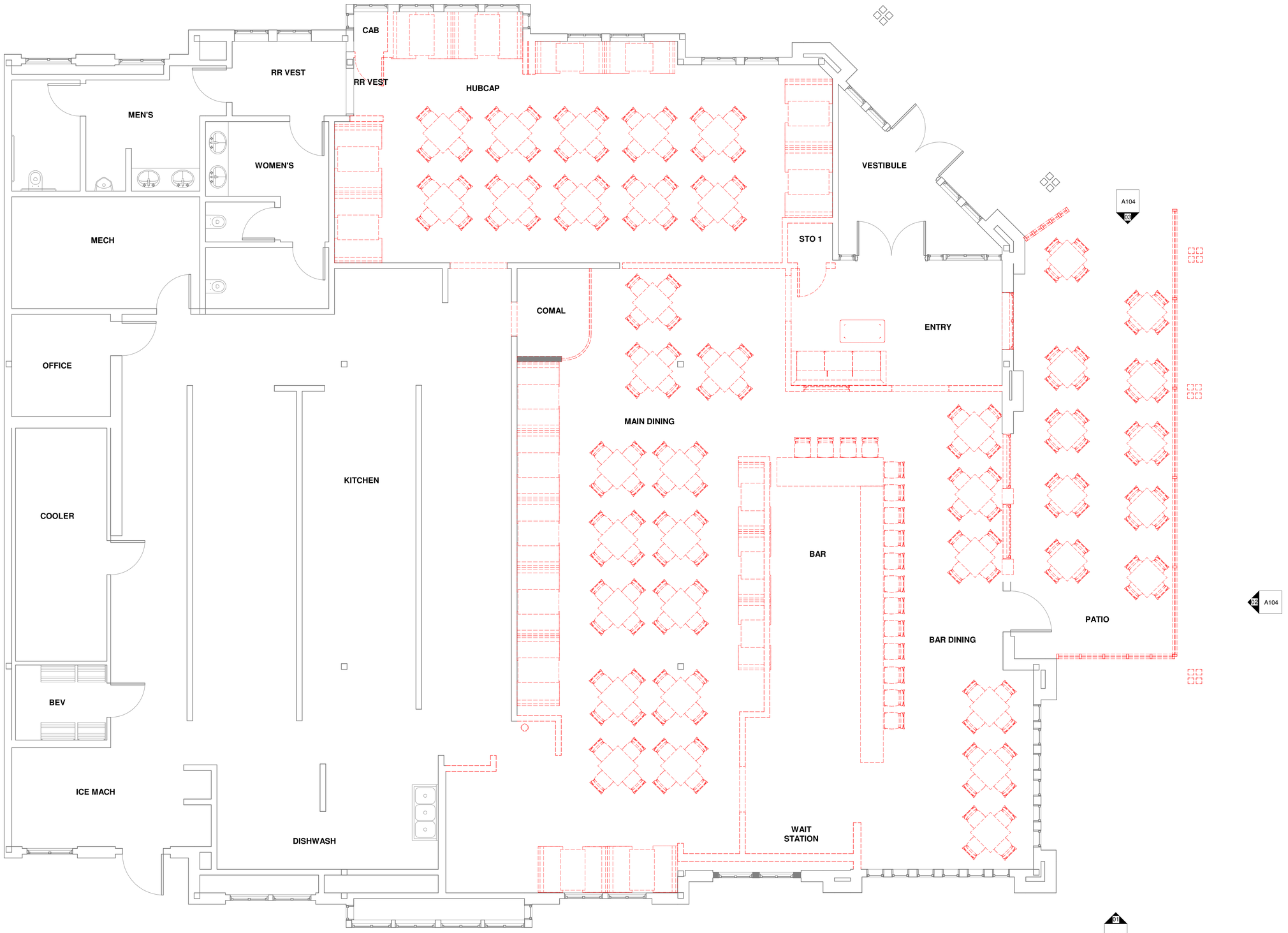

DEMOLITION EXISTING FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

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DEMOLITION EXISTING FLOOR PLAN

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA014774
REGISTERED ARCHITECT

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Checked By	J.G.

D101

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Legend - Ceiling Plan

- (CLG-1) - 1'x1' Grid
- (CLG-2 & CLG-3) - Wood
- (CLG-4) - Gypsum Soffit
- (CLG-5) - Plywood
- (CLG-6) - Grid and Tile
- ES — Exposed Structure, No Ceiling

Material Hatch: Reference the ceiling schedule for specific ceiling types

CLG-1 9'-0" — Ceiling Tag: Ceiling Finish Code / Ceiling Height (A.F.F.)

- Wall Washer
- Suspended Incandescent Light
- Pendant (OFCI)
- Chandelier (OFCI)

DEMOLITION EXISTING RCP — SCALE 1/4" = 1'-0" — 1

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DEMOLITION EXISTING RCP

MOZAIKA MEZZE BAR

STATE OF GEORGIA — JOSEPH M. GHOBRIAL — CERTIFICATE NO. RA014774 — REGISTERED ARCHITECT

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MECHANICAL NOTES

GENERAL NOTES:

ALL APPLICABLE PROVISIONS OF THE GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND DIVISION I, GENERAL REQUIREMENTS ARE PART OF THIS MECHANICAL SECTION.

THESE SECTIONS DESCRIBE THE MECHANICAL WORK: HEATING, VENTILATION AND AIR CONDITIONING.

INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE OF GEORGIA AND LOCAL COUNTY CODES AND REGULATIONS IN EFFECT.

PERMITS, INSPECTIONS UTILITY CONNECTIONS: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS BY THE CITY, COUNTY, AND STATE REGULATIONS, WHICH REGULATIONS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND SHALL NOT ALTER THE ARRANGEMENT AND DUCT SIZES INDICATED ON THE PLANS, EXCEPT WHERE THEY CONFLICT. DAMPERS TO THE SUPPLY DIFFUSERS TO BE PROVIDED.

INDEPENDENT TESTING AND BALANCING: A THIRD PARTY INDEPENDENT TESTING AND BALANCING AGENCY WILL TEST THE SUPPLY OR EXHAUST AIR QUALITY AND DUCT SYSTEMS. THE HVAC CONTRACTOR WILL BALANCE AND ADJUST DUCT SYSTEMS TO SUPPLY OR EXHAUST AIR QUALITY PER THE THIRD PARTY RECOMMENDATIONS AND AS LISTED IN ACCORDANCE WITH SMACNA PROCEDURES, AND RESULTS REPORTED SIX COPIES.

WALL PENETRATIONS: ALL RATED WALL PENETRATIONS SHALL BE SEALED WITH 3M FIRE BARRIER PENETRATION SEALING SYSTEM OR EQUIVALENT.

ASBESTOS OR PCB CONTAINING MATERIALS: THE MECHANICAL SPECIFICATIONS EXPRESSLY FORBID ALL PRODUCTS, MATERIALS OR ASSEMBLIES WHICH CONTAIN ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) IN ANY FORM OR IN ANY CONCENTRATION WHATSOEVER.

SUPPORTS

PIPE HANGERS AND SUPPORTS SHALL BE IN ACCORDANCE WITH TABLE I OF MSS SP-69 AND FIGURE I, TYPE CHART, HANGER SPACING AND ROD SIZES SHALL BE IN ACCORDANCE WITH TABLE 3 OF MSS SP-69 IS MSS STANDARD PRACTICE SP-69, 1996 EDITION, PIPE HANGERS AND SUPPORTS BY MANUFACTURER'S STANDARDIZATION SOCIETY.

DUCT HANGERS SHALL BE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

DUCTWORK

SUPPLY DUCTWORK SHALL BE DEFINED AS STD, 1' STATIC PRESSURE TYPE 'C' SEAL AS DESCRIBED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, 1985 EDITION, CALLED SMACNA HEREIN.

RETURN AND EXHAUST DUCTWORK SHALL BE STD, 1' STATIC PRESSURE WITH A TYPE 'C' SEAL PER SMACNA

ALL THE SUPPLY DIFFUSERS SHOULD HAVE CONTROL DAMPER FOR MAINTAINING THE SPEED OF FLOW OF AIR.

DUCTWORK METAL AND CONSTRUCTION SHALL BE GALVANIZED STEEL, RECTANGULAR AND ROUND. STIFFENERS SHALL BE GALVANIZED. GAGES PER SMACNA.

FLEXIBLE DUCTWORK: FOR CONNECTION FROM METAL DUCT TO AIR DISTRIBUTION DEVICES SHALL BE ACOUSTICAL TYPE FLEX AND SHALL HAVE GLASS FIBER INSULATION WITH VAPOR BARRIER JACKET COMPLYING WITH NFPA NO. 90A AND ACOUSTICAL ATTENUATION IN A STRAIGHT RUN AT 0 FLOW OF 2.5 DB PER LINEAR FOOT INSERTION LOSS IN THE 500 HZ OCTAVE BAND. THERMAFLEX M-KF, FLEX MASTER 8M, OR ATCO UPC #030.

ROUND DUCT BRANCH CONNECTION TO RECTANGULAR DUCT SHALL BE BY SPIN-IN FITTING WITH DAMPER, 2" STAND-OFF BRACKET AND LOCKING QUADRANT.

RECTANGULAR BRANCH DUCT CONNECTION TO RECTANGULAR DUCT SHALL BE BY 45º CLINCH COLLAR WITH MANUAL VOLUME CONTROL DAMPER EQUIPPED WITH 2" STANDOFF BRACKET AND LOCKING QUADRANT.

CONTROLS

THERMOSTATS SHALL BE 24VAC SOLID STATE PROGRAMMABLE TYPE COMPARABLE TO HONEYWELL. THERMOSTAT SHALL CYCLE COMPRESSOR AND STAGE HEAT TO MAINTAIN RESPECTIVE COOLING AND HEATING SET POINTS AND SHALL OPEN/CLOSE OUTSIDE AIR DAMPER IN RESPONSE TO 'OCCUPIED/UNOCCUPIED' MODES.

MOTOR OPERATED DAMPER SHALL BE LOW LEAKAGE TYPE WITH BLADE EDGE SEALS, COMPRESSIBLE METAL JAMB DEALS, AND 24VAC NORMALLY CLOSED ACTUATOR DAMPER SHALL BE COMPARABLE TO RUSKIN CD36.

EMERGENCY HVAC SHUTDOWN SWITCH SHALL BE 24V, NON-BREAKABLE, PUSH-BUTTON, RECESSED TYPE COMPARABLE TO PILLA HVAC STI20SLF WITH CLEAR HINGED COVER, EQUIVALENT BY AUTOCALL OR SIMPLEX.

FIXTURES SHALL BE GROUTED AT WALLS AND FLOORS. GROUTING BETWEEN WALL AND FLOOR FIXTURES, AND IN THE WALL AROUND FIXTURE SUPPLY LINES SHALL NOT BE USED FOR PURPOSES OF ANCHORAGE.

FIXTURES SHALL BE CHECKED ON FINAL INSPECTION FOR SPACING, LEVEL INSTALLATION, SOUNDNESS AND STABILITY. ALL PARTS WILL BE CHECKED FOR NORMAL OPERATION. ONLY FIXTURES MEETING THE ABOVE REQUIREMENTS WILL BE ACCEPTED.

ALL FIXTURES, INCLUDING THOSE ON WHICH ONLY CONNECTION IS MADE SHALL BE CLEANED. FIXTURES, INCLUDING THOSE ON WHICH ONLY HOUSEHOLD DETERGENTS OR CLEANING POWDERS AND CLEAR WARM WATER ARE USED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT THE FIXTURE TRIMS AND FIXTURES ARE NOT DAMAGED DURING CLEANING BY ACIDS, INDUSTRIAL CLEANERS OR STRONG SOLVENTS.

SITE VISIT AND FAMILIARIZATION

CONTRACTORS PROPOSING TO UNDERTAKE WORK UNDER THIS DIVISION SHALL:

1. VISIT THE SITE OF THE WORK AND FULLY INFORM/UNDERSTAND THEMSELVES OF ALL CONDITIONS THAT EFFECT THE WORK OR COST THEREOF.
2. EXAMINE THE DRAWINGS AND SPECIFICATIONS AS RELATED TO THE SITE CONDITIONS AND AS RELATED TO THE EXISTING FACILITY.

CONSIDERATIONS WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE AMOUNT OF WORK TO BE PERFORMED, TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO ALL ITEMS AND CONDITIONS SPECIFIED, INDICATED ON THE DRAWINGS, AND/OR REQUIRED BY THE NATURE OF THE SITE.

NOTES AND SPECIFICATIONS:

1. THE INTENT OF THESE DRAWINGS ARE SUCH THAT THE CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION.
2. IT IS INTENDED THAT WORK NOT SPECIFICALLY COVERED ON THE DRAWING, BUT THAT WHICH IS REASONABLY INFERABLE AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS SHALL BE QUOTED AND/OR PERFORMED AS IF SPECIFICALLY DETAILED HEREIN.
3. CONTRACTOR SHALL CHECK ALL QUANTITIES AND ALL MEASUREMENTS, LOCATION OF PIPES, DUCTWORK AND EQUIPMENT AT THE BUILDING SITE, AND ANY CHANGES NECESSARY TO CONFORM TO THE BUILDING AS CONSTRUCTED AND FIT THE WORK OF OTHER TRADES, OR TO MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
4. THE DRAWINGS ARE INDICATIVE OF THE CHARACTER AND SCOPE OF WORK AND ARE NOT INTENDED TO SHOW ALL THE DETAILS.
5. ALL WORK AND EQUIPMENT SHALL CONFORM WITH THE REQUIREMENTS OF THE STANDARD MECHANICAL CODE NFPA 90A, THE LATEST EDITION TO INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
6. CONDENSATE FROM ALL AIR CONDITIONING EQUIPMENT SHALL BE TRAPPED AND DISCHARGED. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC. PROVIDE CONDENSATE DRAIN FROM UNIT PER INTERNATIONAL MECHANICAL CODE 2012, SECTION 3072. CONDENSATE SHOULD NOT DRAIN IN THE SEWER SYSTEM.
7. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL PLANS AND SHALL FURNISH EQUIPMENT WIRED FOR VOLTAGES AS REQUIRED.
8. ALL FANS SUPPLYING MORE THAN 2,000 CFM SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE SUPPLY AIR DUCT IN COMPLIANCE WITH SECTION 606.2.1 OF THE STANDARD MECHANICAL CODE. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE. UNITS SERVING AREAS OF EGRESS SHALL HAVE A SMOKE DETECTOR IN THE SUPPLY AIR DUCT ALSO.
9. STARTERS, SMOKE DETECTORS, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
10. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AS RECOMMENDED IN SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS, LATEST EDITION.
11. SHEET METAL SUPPLY, RETURN, AND OUTSIDE AIR DUCTWORK IN NON AIR-CONDITIONED AREAS SHALL BE INSTALLED WITH 2" THICK DUCT INSULATION WITH FOIL VAPOR BARRIER, UL LISTED, EXCEPT WHERE DUCTWORK IS LINED.
12. DUCT SIZES SHOWS ARE CLEAR INSIDE DIMENSIONS. WHERE INTERNAL INSULATION IS CALLED FOR, DIMENSIONS SHALL BE INCREASED BY THE THICKNESS OF THE INSULATION.
13. PROVIDE BALANCING DAMPER FOR ALL BRANCH DUCTS, DO NOT LOCATE AND BALANCE DAMPERS ABOVE SHEET ROCK CEILING.
14. PORTIONS OF DUCT VISIBLE THROUGH GRILLES AND REGISTERS SHALL BE PAINTED FLAT-BLACK.
15. COORDINATE THERMOSTAT LOCATIONS WITH LIGHTS, CEILING GRID, ETC.
16. MOUNT THERMOSTATS 5'-0" A.F.F.
17. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC., TO FIT WITHIN THE SPACE ALLOWED BY ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBER IS NOT PERMITTED.
18. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
19. ALL NEW MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY OWNER. COMPRESSORS SHALL BE GUARANTEED AN ADDITIONAL 4 YEARS.
20. PROVIDE FIRE DAMPERS IN ALL RATED WALLS AND CEILINGS.
21. AIR FLOWS SHALL BE BALANCED TO TENANT SATISFACTION AFTER OCCUPANCY.
22. 4" DIA PVC VENT WITH GRAVITY BACK DRAFT DAMPERS. PROVIDE BIRD SCREEN, AS REQUIRED.

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MECHANICAL NOTES

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA017174
REGISTERED ARCHITECT

No.	Description	Date

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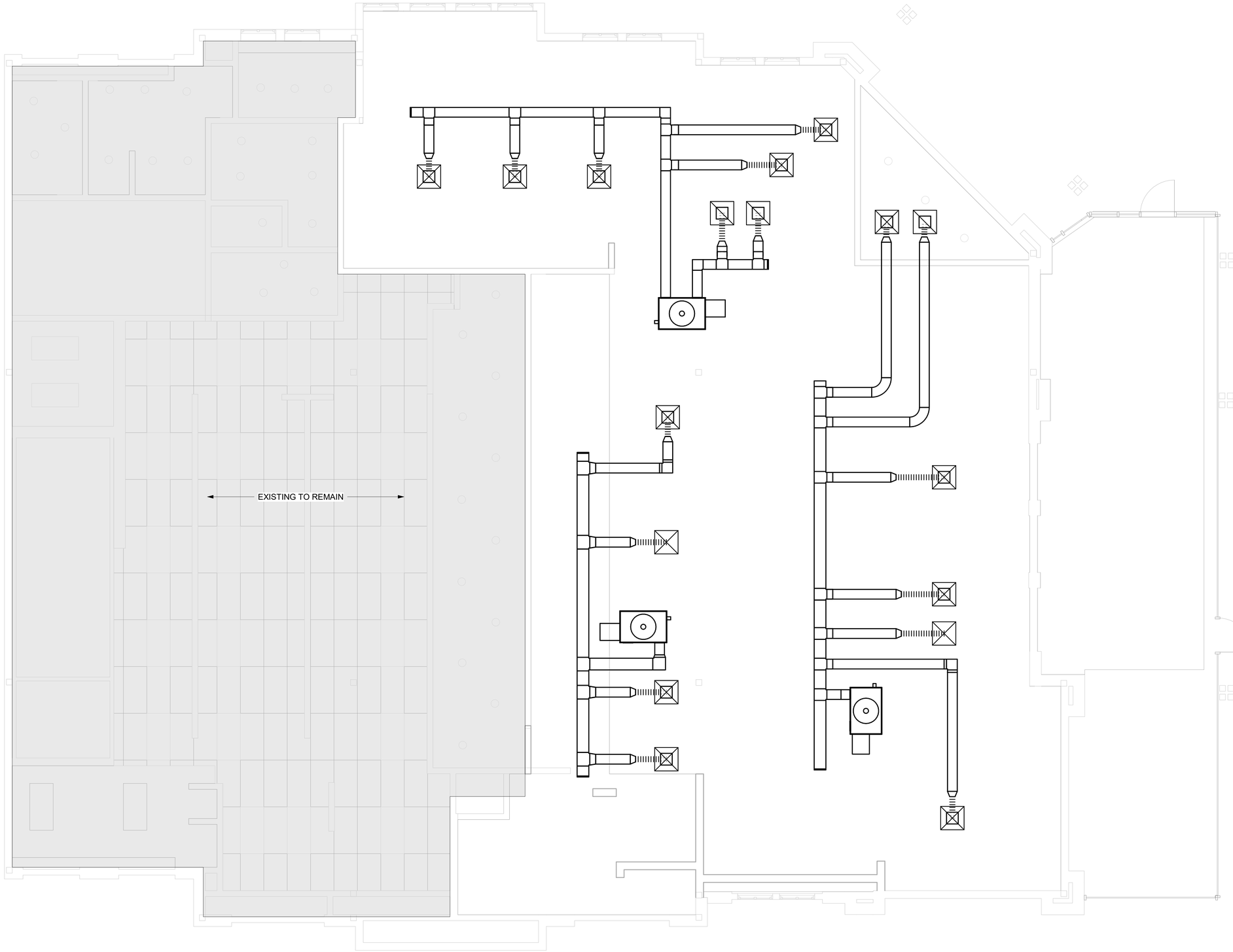

EXISTING MECHANICAL UNITS & DUCTWORK TO REMAIN. REROUTING PER NEW WORK

MECHANICAL FLOOR CEILING PLAN

SCALE 1/4" = 1'-0"

01

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MOZAIKA MEZZE BAR
2560 Old Milton Pkwy Suite 120, Alpharetta, GA 30009

MECHANICAL PLAN

MOZAIKA MEZZE BAR

No.	Description	Date

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Project Number	202362
Date	01/22/24
Drawn By	HN
Checked By	JG

M101

Scale 1/4" = 1'-0"

1/20/2024 7:57:21 PM

SPECIFICATIONS

GENERAL

CONTRACTOR SHALL REFER TO ALL RELATED DOCUMENTS, ARCHITECTURAL, STRUCTURAL, CIVIL AND MEP DRAWINGS, AND FULLY UNDERSTAND THE SCOPE OF WORK AND CONDITION OF CONSTRUCTION.

THE WORK UNDER THIS SPECIFICATIONS AND DRAWINGS SHALL INCLUDE ALL LABOR.

ALL INSTALLATION OF DEVICES AND CONNECTION OF CONDUCTORS SHALL BE PERFORMED BY LICENSED AND SKILLED ELECTRICIAN OR JOURNEYMAN.

ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE OWNER. IF ANY PORTION OF THE WORK IS FOUND UNSATISFACTORY BY THE OWNER, IT SHALL BE REMOVED AND REINSTALLED WITHOUT DELAY AT NO COST TO THE OWNER.

THE WORK INCLUDES, BUT NOT LIMITED TO:
- THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM.
- ROUGH-IN AND FINAL CONNECTIONS TO ALL DEVICES REQUIRING ELECTRICAL POWER, INCLUDING OWNER PROVIDED EQUIPMENT.
- LIGHTING CONTROL
- LIGHTING FIXTURES

EACH CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED BY THE REGULATORY AUTHORITIES. ALL FEES RELATED TO OBTAINING PERMITS AND INSPECTION SHALL BE PAID FOR BY EACH CONTRACTOR IN HIS TRADE.

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL ELECTRICAL CODE 2017, SPECIFICATIONS, UTILITY COMPANY REQUIREMENTS AND ALL INDUSTRY STANDARDS.

ANY DIFFERENCES IN ABOVE MENTIONED REQUIREMENTS, THE MOST STERN SHALL OVERRULE ALL OTHERS.

IN ADDITION TO ABOVE MENTIONED CODES AND SPECIFICATIONS, THE FOLLOWING INDUSTRY STANDARDS SHALL BE COMPLIED IF THEY ARE MORE STRINGENT.
- IEEE
- IES
- IECC 2009
- ASHRAE 90.1
- NFPA
- NEMA
- UL
- ADA

THE MANUFACTURER'S PUBLISHED DIRECTIONS SHALL BE FOLLOWED IN THE DELIVERY, STORAGE, PROTECTION, INSTALLATION AND WIRING OF ALL EQUIPMENT AND MATERIAL.

THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. THE SYSTEMS SHALL INCLUDE BUT ARE NOT LIMITED TO THE ITEMS SHOWN ON THE DRAWINGS. EXACT LOCATIONS OF THESE ITEMS SHALL BE DETERMINED BY REFERENCE TO THE GENERAL PLANS AND MEASUREMENTS AT THE BUILDING AND IN COOPERATION WITH THE OTHER SUBCONTRACTORS, AND IN ALL CASES, SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE OWNER RESERVES THE RIGHT TO MAKE ANY REASONABLE CHANGE IN THE LOCATION OF ANY PART OF THIS WORK WITHOUT ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL SEEK APPROVAL FROM THE OWNER FOR ANY CHANGES TO THE SPECIFICATIONS OR CONTRACT DOCUMENTS.

ANY EXCEPTIONS, INCONSISTENCIES AND CONFLICTS IN CONTRACT DOCUMENTS, SPECIFICATIONS AND CONTRACT DOCUMENTS BY OTHER TRADE SHALL BE BROUGHT TO ATTENTION TO THE OWNER PRIOR TO BID.

CONTRACTOR SHALL COORDINATE AND VERIFY THE WORK WITH EXISTING CONDITIONS AND THE WORK OF OTHER TRADE PRIOR TO ANY FABRICATIONS OR INSTALLATION. IF THE LAYOUT OF THE DEVICES ON DRAWINGS ARE IMPRACTICAL TO THE CONDITION IN FIELD, CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY PRIOR TO ANY FABRICATION OR INSTALLATION.

ELECTRICAL DEVICES ARE INDICATED ON DRAWINGS AT APPROXIMATE LOCATIONS. THE OWNER RESERVE THE RIGHT TO MAKE REASONABLE CHANGES IN LOCATIONS WITHOUT ADDITIONAL COSTS.

THE LINES INDICATING BRANCH CIRCUITS DO NOT REPRESENT THE ROUTING OF ELECTRICAL CONDUITS. THEY INDICATE THE LAYOUT AND CONTROL OF CIRCUITS.

PRODUCTS AND WORK

MATERIALS FURNISHED SHALL BE NEW AND BY STANDARD MANUFACTURERS AND MUST CONFORM TO THE NATIONAL BOARD OF FIRE UNDERWRITER'S REQUIREMENTS AND BEAR THE UNDERWRITER'S LABORATORIES' SEAL OF APPROVAL.

LISTED MANUFACTURERS, MODELS, OR CATALOGUE NUMBERS IN PART OR ALL SHALL ENTAIL TO INCLUDE THE PUBLISHED MANUFACTURER'S DESCRIPTION AND SPECIFICATION.

CONTRACTOR SHALL NOT INTERPRET THAT THE LISTED MANUFACTURERS IN SPECIFICATIONS OR DRAWINGS TO EXCLUDE ALL OTHER MANUFACTURERS

CONTRACTOR SHALL MAKE CERTAIN THAT ALL EQUIPMENT FIT IN THE SPACE DESIGNATED AND DESIGNED FOR THE SURROUNDINGS IT OCCUPIES.

COMPLETE CATALOGUE ILLUSTRATION AND DESCRIPTIONS OF ALL EQUIPMENT SHALL BE SUBMITTED TO THE OWNER PRIOR TO ORDERING ANY EQUIPMENT.

ALL HORIZONTAL RUNS OF CONDUITS SHALL BE SUPPORTED BY MEANS OF APPROVED HANGER FROM THE STRUCTURAL CEILING.

COORDINATE THE WORK UNDER THIS SECTION WITH ALL OTHER TRADES.

CONDUITS AND RACEWAYS:

MANUFACTURERS: SQUARE D, B-LINE, ALLIED TUBE & CONDUIT, HOFFMAN, CARLON ELECTRICAL, WIREMOLD.

OUTDOORS EXPOSED: RIGID STEEL.
OUTDOORS CONCEALED ABOVE GROUND: RIGID STEEL.
OUTDOORS UNDERGROUND: TYPE EPC-40-PVC
OUTDOORS CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND MOTOR DRIVEN EQUIPMENT): LFMC.
BOXES AND ENCLOSURES ABOVE GROUND: NEMA 3R UNLESS NOTED OTHERWISE ON PLANS.
INDOORS EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED NOT SUBJECT TO SEVERE PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.
INDOORS CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT.
INDOORS CONNECTION TO VIBRATING EQUIPMENT: FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
INDOORS DAMP OR WET LOCATIONS: IMC.
INDOORS LOW-VOLTAGE CABLES: EMT.

GROUNDING AND BONDING

ALL GROUNDING AND BONDING SHALL CONFORM TO NEC ARTICLE 250.

COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS REQUIRED BY APPLICABLE CODE OR AUTHORITIES HAVING JURISDICTION.

INSTALL SOLID CONDUCTOR FOR #8 AWG AND SMALLER AND STRANDED CONDUCTORS FOR #6 OR LARGER.

INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS FOR ALL EQUIPMENT.

SPECIFICATIONS

CONDUCTORS:

COPPER CONDUCTORS #10 AND SMALLER:

LABELED PER UL 83, TYPE THHN/THWN, SOLID COPPER 600 VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.
METAL CLAD (TYPE MC) CABLE WHERE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 330.

COPPER CONDUCTORS #8 OR LARGER:

LABELED PER UL 83, TYPE THHN/THWN, STRANDED COPPER, 600VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.

ACCEPTABLE MANUFACTURERS OF CONDUCTORS:
- PIRELLIE
- SOUTHWIRE
- AETNA
- REPUBLIC
- AFC
- ENCORE WIRE
- KERITE

CONTRACTOR MAY USE ALUMINUM CONDUCTORS FOR #4 AWG OR LARGER IN THE PLACE OF COPPER CONDUCTORS. CONTRACTOR SHALL REFER TO NEC TABLE 310-16 FOR EQUIVALENT AMPACITY AND SHALL COMPENSATE FOR VOLTAGE DROP.

MOLDED CASE CIRCUIT BREAKER:

INCLUDE SCHEDULE OF ALL FUSES, RATINGS, TIME COORDINATION DATA, MANUFACTURER'S STANDARD DATA AND TIME-CURRENT CURVES. ALL DATA SHALL BE BASED ON TEST OF STANDARD PRODUCTS.

APPROVED MANUFACTURERS:
- GENERAL ELECTRIC
- CUTLER HAMMER
- SQUARE D
- SIEMENS

THERMAL-MAGNETIC BOLT-IN TYPE CIRCUIT BREAKERS WITH QUICK-MAKE, QUICK-BREAK CONTACTS; TRIP-FREE OPERATION WITH OVER-THE-CENTER TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

MULTI-POLE BREAKERS SHALL HAVE INTERNAL COMMON TRIP AND COMMON RESET WITH A SINGLE TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

TRIP RATINGS SHALL BE MOLDED ON THE HANDLE OR FACE OF BREAKER.

BREAKER TERMINALS SHALL BE RATED TO ACCOMMODATE A MINIMUM OF 75 DEGREE C. CONDUCTORS.

BREAKER SHALL BE RATED FOR MOUNTING AND OPERATION IN ANY POSITION; SHALL ACCOMMODATE AND MATCH THE TYPE OF TERMINATIONS REQUIRED.

SINGLE POLE BREAKERS RATED 15 AND 20 AMPERES SHALL BE UL LABELED AS "SWITCHING BREAKERS" AT THE APPLIED CIRCUIT VOLTAGE.

MULTI-POLE BREAKERS RATED 100 AMPERES AND LARGER SHALL BE MOLDED CASE THERMAL-MAGNETIC BOLT-IN TYPE BREAKER WITH ADJUSTABLE INSTANTANEOUS TRIP.

LIGHTING FIXTURE

SUBMITTAL:

SCHEDULE BY TYPE DESIGNATION ALL LIGHTING FIXTURES, EACH COMPLETE WITH DATA SHEET WITH COMPLETE PHYSICAL, ELECTRICAL AND LIGHTING CHARACTERISTICS, LAMP TYPE AND LAMP DATA.

REFER TO THE "LIGHTING FIXTURE SCHEDULE" \IN THE DRAWINGS FOR INDIVIDUAL FIXTURE DESCRIPTIONS AND MANUFACTURER TYPES.

PROVIDE LAMPS FOR EACH FIXTURE OF QUANTITY, TYPE AND COLOR AS LISTED IN LIGHTING FIXTURE SCHEDULE. GE, SYLVANIA OR PHILIPS ARE ACCEPTABLE.

EACH LIGHTING FIXTURE SHALL BE UL LABELED FOR PROPER OPERATION IN THE TYPE OF CEILING CONSTRUCTION AND FOR THE MOUNTING ARRANGEMENT ON/IN WHICH IT IS INSTALLED.

FIELD VERIFY ACTUAL CEILING SLOPE FOR FIXTURES INSTALLED IN SAME AND ACTUAL FIELD DIMENSIONS AND ANGLES OF CONSTRUCTION FOR ANY FIXTURE CONFORMING THE SHAPE AND LENGTH OF SAME, FOR COORDINATION OF FIXTURE CONSTRUCTION.

PANELBOARD

SUBMITTAL:

INCLUDE SCHEDULE OF EACH PANELBOARD WITH ALL DEVICES AND COMPLETE WITH PHYSICAL AND ELECTRICAL DATA AND WITH RATINGS FOR EACH COMPONENT INCLUDING BREAKER/FUSE OVERLAY CURVES.

LABELED PER UL #67 AND #50, CONFORM WITH NEMA #250 AND PB1, NFPA #70-384 AND 70-373.

ALL JUNCTION BOXES SHALL BE LABELED WITH PANEL AND CIRCUIT DESIGNATION.

PROVIDE TYPED CIRCUIT DIRECTORY WITH EACH CIRCUIT SERVING DEVICES AND AREA IT'S SERVING.

APPROVED MANUFACTURERS:
- GENERAL ELECTRIC
- CUTLER HAMMER
- SQUARE D
- SIEMENS

LIGHTING CONTROL

TIME SWITCHES:

SOLID STATE, PROGRAMMABLE, WITH ALPHANUMERIC DISPLAY; COMPLYING WITH UL 917.
20-A BALLAST LOAD, 120/240VAC.

TWO ON-OFF SET POINTS ON A 24-HOUR SCHEDULE AND ANNUAL HOLIDAY SCHDULE THAT OVERRIDES THE WEEKLY OPERATION ON HOLIDAYS.

ALLOW CONNECTION OF A PHOTOELECTRIC RELAY AS SUBSTITUTE FOR ON-OFF FUNCTION OF A PROGRAM

BATTERY BACKUP FOR NOT LESS THAN SEVEN DAYS RESERVE TO MAINTAIN SCHEDULES AND TIME CLOCK.

INDOOR OCCUPANCY SENSORS:

WALL OR CEILING MOUNTED SOLID-STATE INDOOR OCCUPANCY SENSORS WITH A SEPARATE POWER PACK

ADJUSTABLE TIME-DELAY OVER A RANGE OF 1 TO 30 MINUTES.

SENSOR OUTPUT: CONTACTS RATED TO OPERATE THE CONNECTED RELAY, COMPLYING WITH UL773A. SENSOR IS POWERED FROM POWER PACK.

POWER PACK: DRY CONTACTS RATED FOR 20-A BALLAST LOAD AT 120 OR 277 VAC.
AUTOMATIC LIGHT-LEVEL SENSOR: ADJUSTABLE FROM 2 TO 200 FC (21.5 TO 2152 LUX); TURN LIGHTS OFF WHEN SELECTED LIGHTING LEVEL IS PRESENT.

DUAL SENSOR TYPE: DETECT OCCUPANCY AREA USING PIR (PASSIVE INFRA-RED) AND ULTRASONIC DETECTION METHOD.

GENERAL NOTES

ALL EXIT SIGNS, NIGHT LIGHTS AND EMERGENCY BALLAST CHARGING CIRCUITS SHALL BE CONNECTED TO UNSWITCHED PORTION OF LIGHTING CIRCUIT SHOWN.

FIXTURE TYPE INDICATED BY UPPER CASE CHARACTERS, SWITCHING AND GROUPING DESIGNATED BY LOWER CASE LETTER AND CIRCUIT BY NUMBER (WHERE APPLICABLE).

WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOME RUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS.

REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS, WHICH REQUIRE ELECTRICAL SERVICE.

REFER TO APPROPRIATE DRAWINGS AND MANUFACTURER'S INSTALLATION MANUAL TO PROVIDE ALL SUPPLEMENTARY AND CONTROL CIRCUITS TO BRING EQUIPMENT TO FULL WORKING CONDITION.

EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED IN ALL RACEWAYS.

WALL SWITCHES CONTROLLING CIRCUITS OF OPPOSITE PHASES SHALL NOT BE INSTALLED IN COMMON BOX UNLESS PERMANENT BARRIER IS PROVIDED.

ALL RACEWAY AND EQUIPMENT SUPPORTS AND HANGERS SHALL BE FULLY COORDINATED WITH STRUCTURAL DRAWINGS.

REFER TO THE ARCHITECTURAL/INTERIORS REFLECTED CEILING PLANS FOR EXACT FIXTURE PLACEMENT AND DIMENSIONS.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS. FIELD VERIFY LAYOUT WITH EXISTING CONDITIONS AND STRUCTURE PRIOR TO BEGINNING INSTALLATION.

SEE HVAC DRAWINGS FOR LOCATIONS OF EQUIPMENT TO BE POWERED.

COORDINATE WITH EQUIPMENT CUTSHEETS AND PROVIDE ADDITIONAL CONTROL CIRCUITS IF REQUIRED BY MANUFACTURER.

GENERAL DIAGRAMMATIC RACEWAY INTERCONNECTIONS OF EQUIPMENT, FIXTURES AND DEVICES ARE INDICATED ON FLOOR AND REFLECTED CEILING PLANS, REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR ELEVATION CHANGES AND RACEWAY ROUTES.

EACH PENETRATION OF A FIRE RESISTANT RATED ASSEMBLY BY A PIPE, TUBE WIRE OR CONDUIT SHALL BE PROTECTED BY A THROUGH PENETRATION FIRE STOP SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E814 OR E199.

ELECTRIC RECEPTACLES, SWITCHES, OUTLETS, ETC. SHALL NOT BE INSTALLED BACK TO BACK ON FIRE RESISTANCE RATED WALLS. THEY SHALL BE AT LEAST 24-INCHES APART.

ABBREVIATIONS

AC	6" ABOVE COUNTER SPACE OR 42" AFF	IG	ISOLATED GROUND
AF	AMP FUSE	ISC	SHORT CIRCUIT CURRENT
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AL	ALUMINUM	MTD	MOUNTED
BFC	BELOW FINISHED CEILING	N	NEUTRAL
BKR	BREAKER	NL	NIGHT LIGHT
CND	CONDUIT	NEC	NATIONAL ELECTRICAL CODE
CONN	CONNECTED OR CONNECTION	PNL	PANEL
CTB	CABLE TV TERMINAL BACKBOARD	RECPT	RECEPTACLE
CU	COPPER	TEL	TELEPHONE
DN	DOWN	TTB	TELEPHONE TERMINAL BOARD
EC	EMPTY CONDUIT	TV	TELEVISION
ELEC	ELECTRICAL	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FAA	FIRE ALARM ANNUNCIATOR PANEL	XFMR	TRANSFORMER
G OR GRND	GROUND	UG	UNDERGROUND
GFCI OR GF	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF

LEGEND

SYMBOLS	DESCRIPTION	MOUNTING
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
AC	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	FLUSH WITH FINISHED FLOOR
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	IN CEILING
	SPECIAL RECEPTACLE, CONFIGURATION AND ELECTRICAL CHARACTERISTIC AS NOTED ON DWG	18" AFF
J	JUNCTION BOX FLUSH IN WALL WITH COVER. SIZE PER NEC.	18" AFF
J	JUNCTION BOX FLUSH IN CEILING WITH COVER. SIZE PER NEC.	IN CEILING
J	JUNCTION BOX FLUSH IN FINSHED FLOOR WITH COVER. SIZE PER NEC.	FLUSH WITH FINISHED FLOOR
$	SWITCH	42" AFF
$3	SWITCH - 3 WAY	42" AFF
$OS	SWITCH - WALL MTD, INTEGRAL OCCUPANCY SENSOR	42" AFF
$LV	SWITCH - WALL MTD, LOW VOLTAGE, PILOT LIGHT	42" AFF
$D	SWITCH - WALL MTD, DIMMING	42" AFF
OS	SWITCH - CEILING MOUNTED OCCUPANCY SENSOR	IN CEILING
TV	TV OUTLET	18" AFF
▼	TELEPHONE OUTLET	18" AFF
▼	TELEPHONE OUTLET. SUBSCRIPT: F - FIREMAN'S PHONE, H - HOUSE PHONE, P - PAY PHONE	42" AFF OR 6" ABOVE COUNTER TOP
▽	TELEPHONE / DATA COMBINATION OUTLET	18" AFF
▽	TELEPHONE / DATA COMBINATION OUTLET	FLUSH WITH FINISHED FLOOR
▽	TELEPHONE / DATA COMBINATION OUTLET	42" AFF OR 6" ABOVE COUNTER TOP
▽	DATA OUTLET	18" AFF
▽	DATA OUTLET	42" AFF OR 6" ABOVE COUNTER TOP
	DISCONNECT SWITCH. SUBSCRIPT: AMP / # OF POLES / ENCLOSURE	AS INDICATED ON DWG
	FUSED DISCONNECT SWITCH. SUBSCRIPT: AMP / # OF POLES / ENCLOSURE / FUSE	AS INDICATED ON DWG
	ELECTRICAL PANELBOARD. REFER TO PANELBOARD SCHEDULE.	SURFACE MOUNTED ON WALL
	EQUIPMENT AS NOTED ON DRAWING.	SURFACE MOUNTED ON WALL
M	MOTOR	
XX-#	HOME RUN WITH WIRE TICKS. XX - PANEL DESIGNATION, # - CIRCUIT DESIGNATION. WIRE TICKS - (1) NEUTRAL, (3) HOT &(1) GROUND	
OS	OCCUPANCY SENSOR	
SD	SMOKE DETECTOR	

NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL REFER TO THE CIVIL. ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS, SECTIONS DETAILS, ELEVATIONS, VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT FURNISHED BY OTHER TRADES. COORDINATE AND ADJUST ALL ELECTRICAL INSTALLATIONS ACCORDINGLY.
2. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE #12 AWG CU. UNLESS OTHERWISE NOTED. BRANCH CIRCUIT HOMERUN CONDUCTORS SHALL BE #10 AWG CU. WHEN LENGTH EXCEEDS 80 FT.
3. ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE SEALED IN ACCORDANC WITH THE NATIONAL ELECTRICAL CODE ARTICLE 300.2.1.
4. ELECTRICAL OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS AHLL BE SEPARATED BY HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
5. ALL OUTLET AND DEVICE LOCATIONS AND MOUNTING HEIGHTS SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN. COORDINATE THE INSTALLATIONS WITH EQUIPMENT AND SYSTEMS SUPPLIERS AND OTHER TRADES.
6. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR AND/OR OWNER. VERIFY THE MINIMUM CIRCUIT RATING OF THE ACTUAL UNIT BEING INSTALLED AND ADJUST THE FEEDER CIRCUIT ACCORDINGLY.

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ELECTRICAL NOTES

MOZAIKA MEZZE BAR

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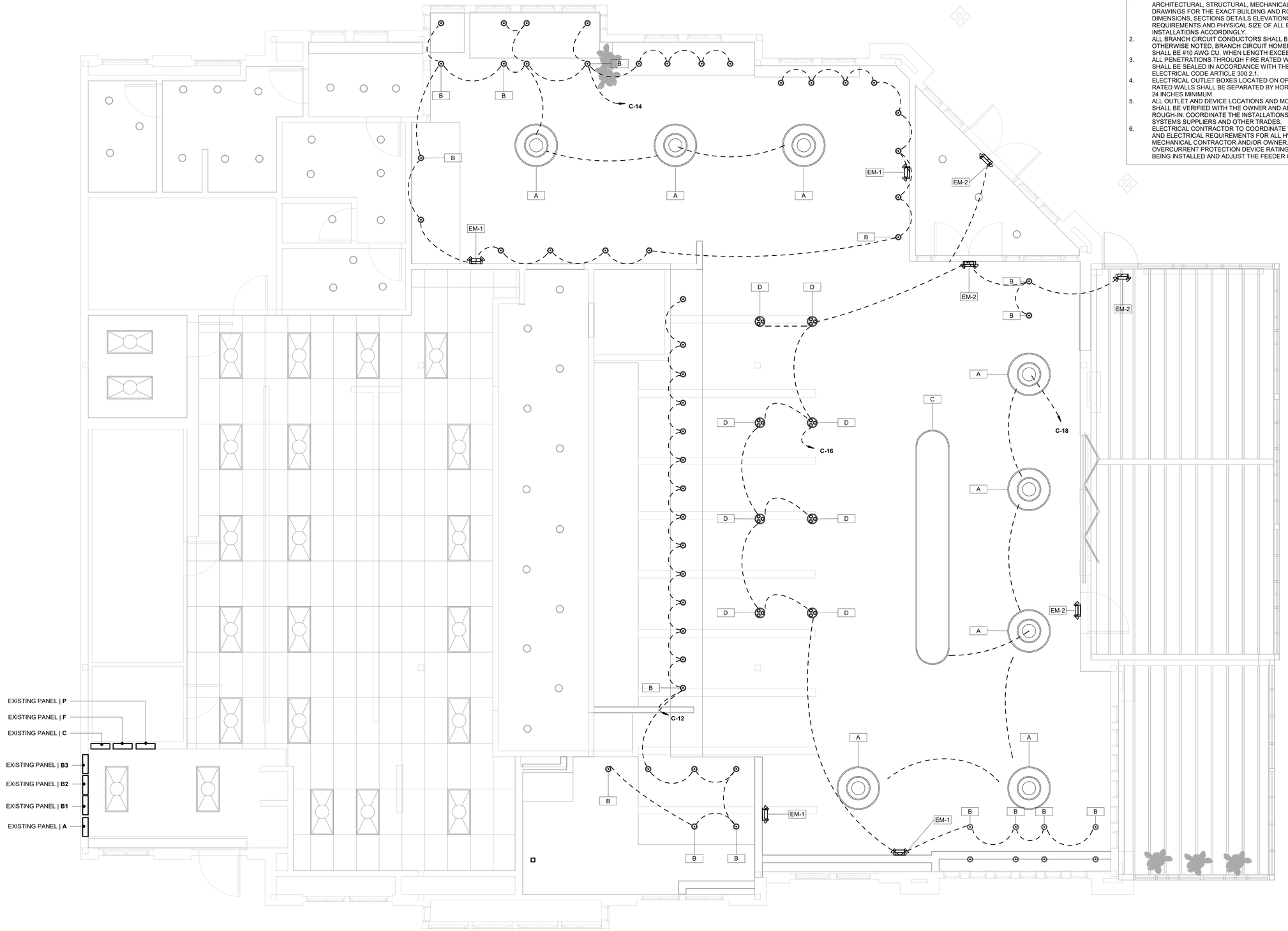
GENERAL NOTES

1. THE ELCTRICAL CONTRACTOR SHALL REFER TO THE CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR THE EXACT BUILDING AND ROOM LAYOUTS, ALL DIMENSIONS, SECTIONS DETAILS ELEVATIONS, VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT INSTALLATIONS ACCORDINGLY.
2. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE #12 AWG CU. UNLESS OTHERWISE NOTED, BRANCH CIRCUIT HOMERUN CONDUCTORS SHALL BE #10 AWG CU. WHEN LENGTH EXCEEDS 80 FT.
3. ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE SEALED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 300.2.1.
4. ELECTRICAL OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
5. ALL OUTLET AND DEVICE LOCATIONS AND MOUNTAIN HEIGHTS SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN. COORDINATE THE INSTALLATIONS WITH EQUIPMENT AND SYSTEMS SUPPLIERS AND OTHER TRADES.
6. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR AND/OR OWNER. VERIFY OVERCURRENT PROTECTION DEVICE RATING OF THE ACTUAL UNIT BEING INSTALLED AND ADJUST THE FEEDER CIRCUIT ACCORDINGLY.



1ST FLOOR LIGHTING PLAN

SCALE 1/4" = 1'-0"

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LIGHTING PLAN

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1. THE ELCTRICAL CONTRACTOR SHALL REFER TO THE CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR THE EXACT BUILDING AND ROOM LAYOUTS, ALL DIMENSIONS, SECTIONS DETAILS ELEVATIONS, VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT INSTALLATIONS ACCORDINGLY.
2. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE #12 AWG CU. UNLESS OTHERWISE NOTED, BRANCH CIRCUIT HOMERUN CONDUCTORS SHALL BE #10 AWG CU. WHEN LENGTH EXCEEDS 80 FT.
3. ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE SEALED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 300.2.1.
4. ELECTRICAL OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
5. ALL OUTLET AND DEVICE LOCATIONS AND MOUNTAIN HEIGHTS SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN. COORDINATE THE INSTALLATIONS WITH EQUIPMENT AND SYSTEMS SUPPLIERS AND OTHER TRADES.
6. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR AND/OR OWNER. VERIFY OVERCURRENT PROTECTION DEVICE RATING OF THE ACTUAL UNIT BEING INSTALLED AND ADJUST THE FEEDER CIRCUIT ACCORDINGLY.

1ST FLOOR POWER PLAN

SCALE 1/4" = 1'-0"

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POWER PLAN

MOZAIKA MEZZE BAR

No.	Description	Date

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Project Number	202362
Date	02/04/24
Drawn By	HN
Checked By	JG

E-102

Scale 1/4" = 1'-0"

2/4/2024 9:12:10 AM

PANELBOARD "A"

LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
SIGNAGE COMAL* EXISTING	1		20/1	0			20/1		2	FRONT SIGN*EXISTING
SPARE	3		20/1		0		20/1		4	SIDE SIGN*EXISTING
SPARE	5		20/1			0	20/1		6	SPARE
LTG-KITCH,OFF,MECH* EXISTING	7		20/1	0			20/1		8	LTG-COMAL, SERVING*EXISTING
SIGNAGE-BAR DINING* EXISTING	9		20/1		0		30/1		10	LTG-SEASONAL DINING*EXISTING
LTG-HUBCAP* EXISTING	11		20/1			0	20/1		12	LTG-MAIN DINING*EXISTING
LTG ENTRY* EXISTING	13			0			20/1		14	LTG-BAR DINING*EXISTING
TIME CLOCK* EXISTING	15				0		20/1		16	LTG-REST RMS*EXISTING
SPARE	17					0	20/1		18	LTG-EM/EXIT*EXISTING
SPARE	19			0			20/1		20	SPARE
COKE MACHINE*EXISTING	21				0		20/1		22	SPARE
SPARE	23					0			24	SPARE
LTG-PATIO*EXISTING	25			0					26	SPARE
SPARE	27				0				28	SPARE
SPARE	29					0			30	SPARE
SPARE	31			0					32	SPARE
SPARE	33				0				34	SPARE
SPARE	35					0			36	SPACE
SPARE	37			0					38	SPACE
SPARE	39				0				40	SPACE
SPARE	41					0			42	SPACE

TOTAL VA / PHASE				0	0	0	TOTAL VA	0		
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00		
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!				

PANELBOARD "B1"

LOCATION: KITCHEN	225A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
K-16ICE MACHINE* EXISTING	1		20/1	0			20/1		2	K-16 ICE MACHINE*EXISTING
	3				0				4	
RCPT-KITCHEN*EXISTING	5		20/1			0	20/1		6	K01-AIR CURTAIN*EXISTING
SPARE	7		20/1	0					8	
K-15 COOK N HOLD* EXISTING	9		20/1		0		30/1		10	K-07-MIXER*EXISTING
	11					0			12	
K29-FRYER FILTER* EXISTING	13		20/1	0			20/1		14	K-20-SCALE*EXISTING
K12-MIXER* EXISTING	15		20/1		0		20/1		16	K13-DOUGH DRYER*EXISTING
K08 FOOD PROCESSOR* EXISTING	17		20/1			0	20/1		18	K114/115/66-HOOD CTRLS*EXISTING
K114/115/66-HOOD LTS* EXISTING	19		20/1	0			20/1		20	K06-FREEZER*EXISTING
SPARE	21		20/1		0		20/1		22	K064.5-STEAM TABLE*EXISTING
K64-HOT FOOD TABLE*EXISTING	23		30/1			0	20/1		24	
	25			0			20/1		26	K62-REFRIG*EXISTING
K68-REFRIG* EXISTING	27		20/1		0		20/1		28	K56-NACHO CHIP WRMR* EXISTING
K117-TORTILLA GRIDDLE* EXISTING	29		20/1			0	20/1		30	K93-TEA BREWER* EXISTING
K68-COFFEE BREW* EXISTING	31		20/1	0			20/1		32	K93-SODA DISPENSER* EXISTING
SPARE	33		20/1		0		20/1		34	SPARE
K68-REFRIG* EXISTING	35		20/1			0	20/1		36	SPARE
K56-NACHO CHIP WRMR* EXISTING	37		20/1	0			20/1		38	K121-NACHO INSERT* EXISTING
K119-TORTILLA HOOD	39		20/1		0				40	SPACE
	41		20/1			0			42	SPACE

TOTAL VA / PHASE				0	0	0	TOTAL VA	0		
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00		
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!				

PANELBOARD "B2"

LOCATION: KITCHEN	225A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
K03.1-CLR LTG* EXISTING	1		20/1	0			20/1		2	K142-FROZEN BEV DISP
K03.2- CLR EVAP* EXISTING	3				0				4	
K03.3-CLR EVAP* EXISTING	5		20/1			0	30/1		6	K130-FROZEN BEV DISP
K68-REFRIG* EXISTING	7		20/1	0					8	
K138-MUG CHILLER* EXISTING	9		20/1		0		20/1		10	K142-FROZEN BEV DISP*EXISTING
K135-BAR BLENDER* EXISTING	11		20/1			0			12	
K141-GLASS TENDER* EXISTING	13		20/1	0			30/1		14	K130-FROZEN BEV DISP*EXISTING
K56-NACHO CHIP WRMR* EXISTING	15		20/1		0				16	
K127- UC REFRIG* EXISTING	17		20/1			0	20/1		18	K95-SODA DISP*EXISTING
K56-NACHO CHIP DISPENSER* EXISTING	19		20/1	0			20/1		20	BEER EVAP*EXISTING
RCPT COMAL*EXISTING	21		20/1		0				22	SPACE
SPARE	23		20/1			0			24	SPACE
SPARE	25		20/1	0					26	SPACE
SPARE	27		20/1		0				28	SPACE
SPARE	29		20/1			0			30	SPACE
SPARE	31		20/1	0					32	SPACE
SPARE	33		20/1		0				34	SPACE
SPARE	35		20/1			0			36	SPACE
SPARE	37		20/1	0					38	SPACE
SPARE	39		20/1		0				40	SPACE
SPARE	41		20/1			0			42	SPACE

TOTAL VA / PHASE				0	0	0	TOTAL VA	0		
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00		
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!				

PANELBOARD "B3"

LOCATION: KITCHEN	225A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
K-23 BAG SEALER* EXISTING	1		20/1	0			20/1		2	
K-28 FRYER CTRL* EXISTING	3		20/1		0		20/1		4	K-26-TILT BRASER*EXISTING
K-51-REFRIG*EXISTING	5		20/1			0	20/1		6	
K-46-REFRIG* EXISTING	7		20/1	0			20/1		8	
K-50-WARM STA* EXISTING	9		20/1		0		30/1		10	K-67-CONVEYER OVEN*EXISTING
K-47 FRYER CTRL* EXISTING	11		20/1			0	20/1		12	
K-41 HOLDING CAB* EXISTING	13				0		20/1		14	
K-47 FRYER CTRL* EXISTING	15				0		20/1		16	K-24-CONVEYER OVEN*EXISTING
K-58 REFRIG* EXISTING	17					0	20/1		18	
K-47 FRYER CTRL* EXISTING	19			0			20/1		20	
K-45 MICROWAVE OVEN* EXISTING	21				0		20/1		22	K-43-CONVEYER OVEN*EXISTING
K-63 DUAL HEAT LAMPS* EXISTING	23					0			24	
	25			0					26	
SPARE	27				0				28	K-67-CONVEYER OVEN*EXISTING
SPARE	29					0			30	

TOTAL VA / PHASE				0	0	0	TOTAL VA	0		
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00		
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!				

PANELBOARD "C"

LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
PHONE BOARD* EXISTING	1		20/1	0			20/1		2	POS ENTRY* EXISTING
SECURITY* EXISTING	3		20/1		0		20/1		4	POS* EXISTING
FIRE ALARM* EXISTING	5		20/1			0	20/1		6	PRINTER-BAR* EXISTING
RCPT-OFFICE* EXISTING	7		20/1	0			20/1		8	PRINTER - KITCHEN* EXISTING
RCPT-OFFICE* EXISTING	9		20/1		0		30/1		10	POS KITCHE/HUBCAP* EXISTING
SERVER* EXISTING	11		20/1			400	20/1	**400**	12	**LIGHTS BAR**
POS* EXISTING	13		20/1	634			20/1	**634**	14	**LIGHTS DINING**
BACK BAR CABINET, REFRIGERATED	15	360	20/1		1098		20/1	**738**	16	**LIGHTS DINING**
BACK BAR CABINET, REFRIGERATED	17	360	20/1			973	20/1	**613**	18	**LIGHTS DINING**
BACK BAR CABINET, REFRIGERATED	19	360	20/1	1260			20/1	**900**	20	**RCPT-PATIO**
Bottle Coolers	21	360	20/1		1080		20/1	**720**	22	**RCPT-PATIO**
REFRIGERATED WORKTOP	23	360	20/1			740		**380**	24	**PATIO-WINDOWS**
GLASSWASHER, UNDERCOUNTER / UNDERBAR	25	1920	20/1	1920					26	SPACE
BAR RECEPTACLES	27	1080	20/1		1080				28	SPACE
OVEN AREA RECEPTACLES	29	360	20/1			360			30	SPACE
SPACE	31			0					32	SPARE
SPACE	33				0				34	SPACE
SPACE	35					0			36	SPACE
SPACE	37			0					38	SPACE
SPACE	39				0				40	SPACE
SPACE	41					0			42	SPACE

TOTAL VA / PHASE				3814	3258	2473	TOTAL VA	9545		
TOTAL AMPS /PHASE				31.78	27.15	20.61	TOTAL AMPS	26.50		
AMPS %				1.20	1.02	0.78				

PANELBOARD "E"

LOCATION: KITCHEN	225A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
WATER SOFTENER* EXISTING	1		20/1	0			20/1		2	RCPT-EXT ENTRY*EXISTING
RECP-OFF GEN* EXISTING	3		20/1		0		20/1		4	RCPT-ENTRY*EXISTING
RCPT-HEATER* EXISTING	5		20/1			0	20/1		6	RCPT-CONVENINCEY*EXISTING
FIRE ALARM* EXISTING	7		20/1	0			20/1		8	RCPT-WAIT STA.*EXISTING
SECURITY* EXISTING	9		20/1		0		30/1		10	RCPT-TV*EXISTING
BAR PLUG MOLD* EXISTING	11		20/1			0	20/1		12	RCPT-ROOF*EXISTING
BAR PLUG MOLD* EXISTING	13		20/1	0			20/1		14	RCPT-BUG ZAPPER*EXISTING
RCPT-TV* EXISTING	15		20/1		0		20/1		16	MEN'S HAND DRY*EXISTING
PATIO FANS*EXISTING	17		20/1			0	20/1		18	RCPT-PATIO*EXISTING
SPARE	19		20/1	0			20/1		20	SPARE
SPARE	21		20/1		0		20/1		22	SPARE
HEATER*EXISTING	23		20/1			0	20/1		24	SPARE
SPARE	25		20/1	0			20/1		26	SPARE
SPARE	27		20/1		0		20/1		28	SPARE
SPARE	29		20/1			0	20/1		30	SPARE
SPARE	31		20/1	0			20/1		32	SPARE
SPARE	33		20/1		0		20/1		34	SPARE
SPARE	35		20/1			0	20/1		36	SPARE
SPARE	37		20/1	0					38	SPACE
SPARE	39		20/1		0				40	SPACE
SPARE	41		20/1			0			42	SPACE

TOTAL VA / PHASE				0	0	0	TOTAL VA	0		
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00		
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!				

PANELBOARD "P"

LOCATION: KITCHEN	400A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC							125A Main Circuit Breake r		SURFACE MOUNTED
LOAD DESCRIPTION	**BKR NO**	**VA**	**TRIP/POLES**	**A**	**B**	**C**	**TRIP/POLES**	**VA**	**BKR NO**	**LOAD DESCRIPTION**
	1			0			20/1		2	GWH-2* EXISTING
EF-1/2* EXISTING	3		20/3		0				4	
	5					0	20/3		6	MAU-1/2* EXISTING
EF-4,5,6* EXISTING	7		15/1	0					8	
	9				0				10	
RTU-1* EXISTING	11		50/1			0	60/3		12	RTU-2* EXISTING
	13			0					14	
	15				0				16	
RTU-3* EXISTING	17		60/3			0	20/3		18	CU-6* EXISTING
	19			0					20	
	21				0				22	
CU-3* EXISTING	23		30/3			0	20/3		24	CU-8* EXISTING
	25			0					26	
	27				0				28	
CU-7* EXISTING	29		30/3			0	20/2		30	UH-2* EXISTING
	31			0			20/1		32	GWH-1* EXISTING
	33				0		20/1		34	RP-1* EXISTING
UH-1* EXISTING	35		20/2			0			36	SPARE
SPARE	37		20/1	0					38	SPARE
SPARE	39		20/1		0				40	SPARE
SPARE	41		15/1			0			42	SPARE

TOTAL VA / PHASE				0	0	0	TOTAL VA	0		
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00		
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!				

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MOZAIKA MEZZE BAR
2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

PANELS SCHEDULES

MOZAIKA MEZZE BAR

No.	Description	Date

DRAFT

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Project Number	202362
Date	02/04/24
Drawn By	HN
Checked By	JG

E-103

Scale

2/4/2024 9:12:11 AM

PLUMBING NOTES

1, ALL WORK SHALL BE COMPLETED IN A MANNER THAT WILL COMPLY WITH THE APPLICABLE CODES, 2012 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS. THE CONTRACTOR SHALL COMPLY WITH THE CONTRACT DOCUMENTS WHERE THEY EXCEED CODE REQUIREMENTS.

2. ALL PLUMBING 51-1ALL CONFORM TO THE INTERNATIONAL PLUMBING COPE 4 ALL STATE • LOCAL AMENDMENTS, ALL NATURAL GAS PIPING (NP) • CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE 4 STATE • LOCAL AMENDMENTS.

3. CONTRACTOR SHALL INCLUDE ALL MATERIALS 4 LABOR REQUIRED TO INSTALL THE PLUMBING SYSTEM TO A POINT CV 5'-0" OUTSIDE THE BUILDING WALL UNLESS OTHERWISE NOTED BY THE ARCHITECTS OR THE CIVIL ENGINEERS.

4. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ON-SITE CONFLICTS BETWEEN THE PLUMBING, FIRE PROTECTION • ANY OTHER TRADES.

5. ALL HOSE SIMMS • WALL HYDRANTS SHALL BE EQUIPPED WITH AN APPROVED BACK FLOW PREVENTER • FROST/FREEZE PREVENTER.

6. WHERE THE FLOOD RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OP THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER. SUCH FIXTURE SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION CM THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SELLER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.

7. ANY EXISTING WALL, FLOOR OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE PLUMBING WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.

8. NO WATER SUPPLY PIPING OR P-TRAPS TO SE RUN IN EXTERIOR WALLS EXCEPT AS FOLLOWS, 2X6 STUD WALLS -BIAS SUPPLY PIPING • P-TRAP TO CONDITIONED SIDE OF WALL • INSULATE. 2X4 WALL TO BE FURRED TO 2x6 DEPTH 4 PIPING/TRAPS INSTALLED PER 2X6 WALLS.

9. THE SIZE. TYPE I LOCATION OF EACH GREASE INTERCEPTOR (WHEN REQUIRED) SHALL BE DESIGNED • INSTALLED IN ACCORDANCE WITH THE MANLFACTURERS INSTRUCTIONS • THE LOCAL GOVERNING CODES.

10. PROVIDE GATE VALVES (AS REQUIRED) AT EVERY FAUCET, FIXTURE, WATER CLOSET, WASH BASIN I SINK.

11. DRAWINGS ARE DIAGRAMMATIC ONLY • SHOW THE INTENT OF THE DESIGN, THE CONTRACTOR SHALL COORDINATE EXACT ROUTING WITH FIELD CONDITIONS. • PROVIDE ALL MATERIALS • LABOR TO INSTALL A COMPLETE • OPERATING SYSTEM. THE CONTRACTOR SHALL APPLY FOR 4 PAY FOR ALL REQUIRED PERMITS 4 INSPECTIONS.

12. WATER HEATERS GREATER THAN 10 GALLONS SHALL BE FLOOR MOUNTED OR ON A PERMANENT PLATFORM AT A MAXIMUM OF 6 FEET ABOVE THE FLOOR.

13, WATER HEATER SHALL HAVE CODE APPROVED EXPANSION TANK.

14. GUARANTEE - THE PLLMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS • LUOR2CMANS14110 FOR A PERIOD CF NOT LESS THAN ONE ell YEAR FROM THE DATE OF FINAL ACCEPTANCE FROM THE OWNER_ THE GUARANTEE SHALL COVER ALL ITEMS INSTALLED UNDER THIS CONTRACT, REGARDLESS OF THEIR SOURCE AS REQUIRED BY THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

15. ALL OPENINGS IN THE PIPING SYSTEMS DURING CONSTRUCTION SHALL BE CAPPED TO PREVENT FOREIGN MATTER FROM ENTERING THE PIPING SYSTEMS.

16. CLEANOUTS - CLEANOUTS SHALL BE INSTALLED AS REQUIRED BY THE STATE • LOCAL PLUMBING CODE AS REQUIRED FOR PROPER MAINTENANCE OF FLOW 4 CLEARING OF STOPPAGES IN THE WASTE SYSTEM.

17. PROVIDE HANGERS • SUPPORTS FOR PLUMBING PIPING • EQUIPMENT PER THE STATE 4 LOCAL PLUMBING CODES.

18. PROVIDE WATER HAMMER ARRESTERS, WHERE NEEDED, COMPLYING WITH ANSI/ASSE 1010. PER 2009 NATIONAL STANDARD PLUMBING CODE, SECTION 10.14.1.

19. HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 119.1 OF 2005 NATIONAL STANDARD PLUMBING CODE. HORIZONTAL DRAINING PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES NOT LESS THAN 1/4 INCH PER FOOT FOR 2-INCH SIZE • SMALLER 4 NOT LESS THAN 14 INCH PER FOOT FOR 3-INCH SIZE 4 LARGER.

20.THE OWNER OR THEIR REPRESENTATIVE SHOULD COORDINATE WITH THE FIRE PROTECTION CONTRACTOR FOR WATER PIPING FLOW RATE CAPACITY I WATER PRESSURE REQUIREMENTS.

21. VALVES - LOCATE VALVES FOR EASE OF USE I FOR MAINTENANCE ACCESSIBILITY.
22. PIPE SLEEVES:

22.1. FURNISH • INSTALL SLEEVES FOR ALL PIPING PASSING THROUGH FLOORS. WALLS • ROOFS. USE FIRE RETARDANT SILICONE FOAM A.377-1 - EII5 WHERE REQUIRED FOR FIRE RATING.

222.SLEEVES SHALL BE OF SUFFICIENT SIZE TO PERMIT PIPE, OR PIPE WITH COVERING. TO PASS THROUGH 4 LEAVE AN ANNULAR SPACE FOR PACKING.

22.3.APTER PIPE IS IN PLACE THROUGH SLEEVES. TIGHTLY PACK THE ANNULAR SPACE WITH ROPE, 4 SEAL BOTH ENDS OP SLEEVES WITH LUATERPROOPt FIRE RETARDANT MATERIAL.

23. UNIONS. UNIONS SHALL BE INSTALLED IN ALL CONNECTIONS TO NOZZLES. VALVES, 4 OTHER EQUIPMENT WHICH REQUIRE DISMANTLING,

24. ALL MOVING WATER IN CIRCULATING SYSTEM SHOULD BE INSULATED WITH I' WALL INSULATION PER SECTION 601.5 OF 2012 INTERNATIONAL PLUMBING CODE.

25. THE OWNER OR THEIR REPRESENTATIVE TO PROVIDE FREEZE-RESISTANT OUTDOOR DRINKING FOUNTAIN. (THIS MAT BE DONE WITH A STANDARD FREEZE-RESISTANT VALVE SYSTEM).

26. WATER SOIL I WASTE PIPES INSTALLED IN OUTSIDE WALLS, ATTICS CRAWL SPACES. OR IN UNHEATED BUILDINGS SHALL BE PROTECTED FROM FREEZING PER SECTION 305.4 OF INTERNATIONAL PLUMBING CODE 2012 (WITH LOCAL AMENDMENTS),

27.LAVATORIES REQUIRE O.5 GPM AERATORS OR 028 GPM PER METERING CYCLE PER TABLE 604.4 OF 2012 INTERNATIONAL PLUMBING CODE (WITH LOCAL AMENDMENTS)

28. SHOWER 140T WATER MUST BE LIMITED TO 120V.

29. HVAC CONDENSATE WATER NOT TO DRAIN INTO SANITARY SEWER.

30. WATER CLOSETS r1.197 BE 120 GALLONS PER FLUSH CYCLE PER SECTION 420J OF 20Q INTERNATIONAL FLLMBING CODE (WITH GEORGIA AMEN:MEWS)
DEGREES P.

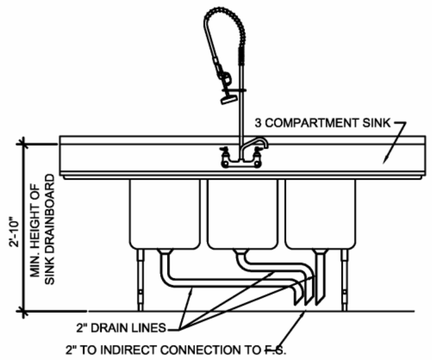
31. POOL EOJIPMENT (NOT ENGEN ON PLAN) CAN N NO WAY BE CONNECTED TO OR HAVE TIE ABILITY TO DRAIN INTO TIE SANITARY SELLER THIS NCLUDES OVERFLOW, 544-41114F44. I DRAN CAPABILITIES (THE BUILDER SHALL PROVIDE A DRY WELL FOR THESE PURPOSES) AN INSPECTION OF THE EQUIPMENT ROCm I ALL INSTALLED POOL EQUIFTENT MET TAKE PLACE BEFORE THE POOL IS FILLED. THE POOL LULL NOT BE ALLOLLED 70 BE FILLED I PUT INTO USE F ANT EQUIPMENT HAS A OCTFECTE2N TO THE SANITARY SELLER

32. ANT CONDENSATE LINES MAT NOT DISCHARGE INTO SANITARY SELLER

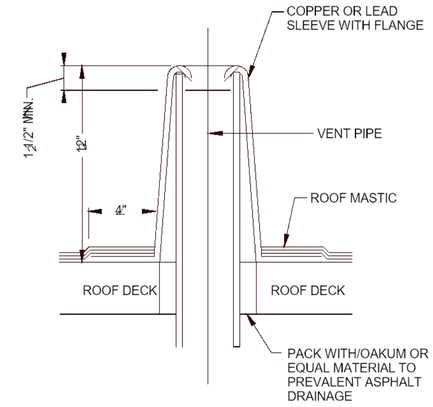
33. ALL PLUMBING FIXTURES SHALL BE HSI EFFICIENCY PLUMBING FIXTURES N COMPLIANCE 111TH GA AMENDMENTS 70 IPC 2012.

34. THE WATER AT THE RESTR001 WAND WAN-INC WKS AND THE SHOWERS uALL BE 90.110 DEGREES P.

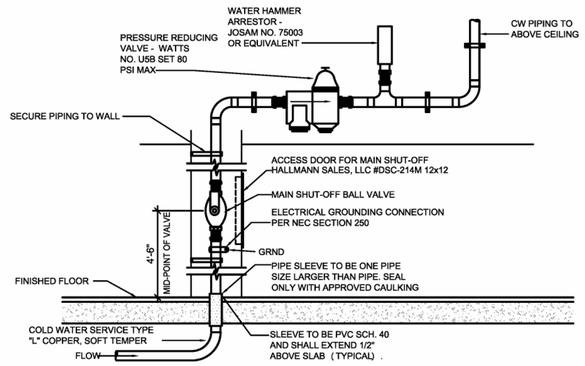
35. PLUMBER SHOULD VERIFY WATER PRESSURE.



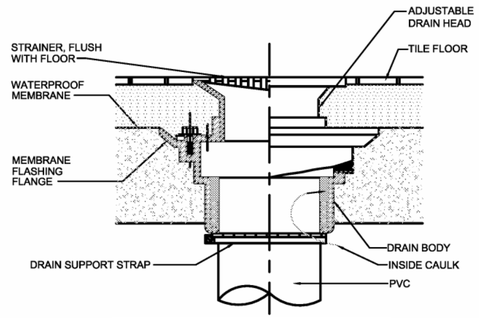
THREE COMPARTMENT SINK INDIRECT CONNECTION DETAIL



TYPICAL VENT THRU ROOF



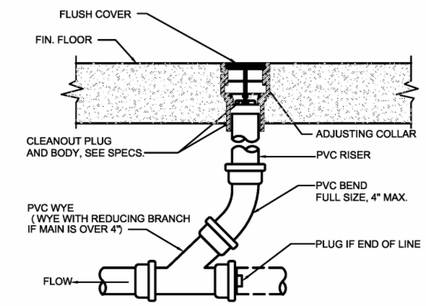
DOESTIC WATER SERVICE ENTRANCE



TYPICAL FLOOR DRAIN

PLUMBING FIXTURE SCHEDULE

Type Mark	Count	Description	COLD WATER	HOT WATER	Waste Size
B-3	2	Two Compartment Bar Sink	1/2"	1/2"	1 1/2"
B-4	2	Underbar Ice Bin			1"
B-8	1	GLASSWASHER, UNDERCOUNTER / UNDERBAR		1/2"	3/4"
FCO	3	Floor cleanout			4"
FS	5	2" Floor Sink, No Hub			2"
GCO	2	GROUND CLEAN OUT			4"
O-3	1	Ice Bin			1"
O-4	1	Hand Sink	1/2"	1/2"	1 1/2"



TYPICAL CLEANOUT

ORIGINATION DESIGN
Architecture.Planning.Interior Design
3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

MOZAIKA MEZZE BAR
2560 Old Milton Pkwy Suite 120, Alpharetta, GA 30009

PLUMBING NOTES

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA017171
REGISTERED ARCHITECT

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

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Project Number	202362
Date	02/07/2024
Drawn By	HN
Checked By	JG

P-100

Scale

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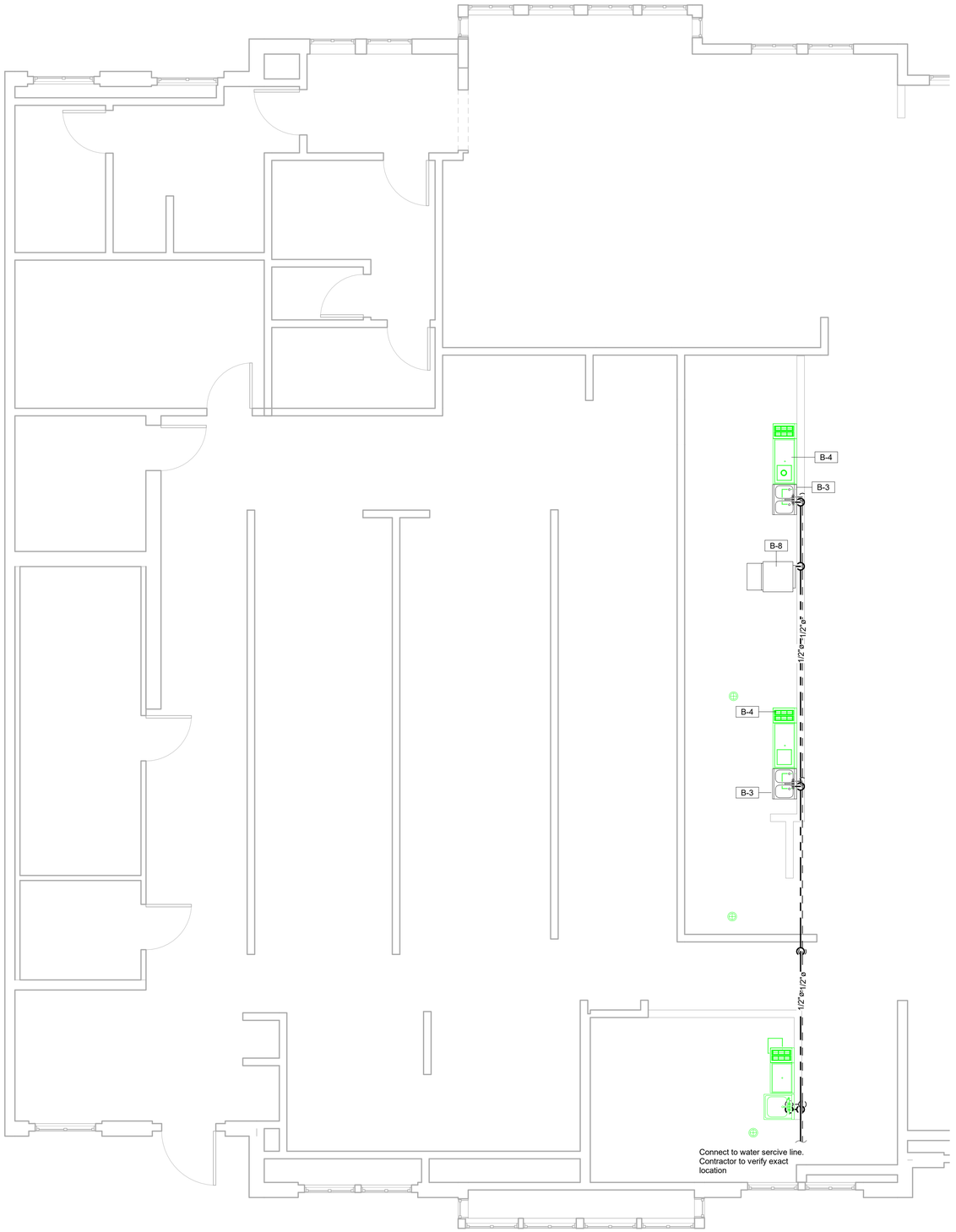

WATER SUPPLY PLAN | SCALE: 1/4" = 1'-0" | 1

PLUMBING FIXTURE SCHEDULE

Type Mark	Count	Description	COLD WATER	HOT WATER	Waste Size
B-3	2	Two Compartment Bar Sink	1/2"	1/2"	1 1/2"
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O-4	1	Hand Sink	1/2"	1/2"	1 1/2"

NOTES

1. FOR PIPE SIZES. REFER TO RISER DIAGRAMS.
2. OWNER TO CHOOSE FIXTURE TYPE.
3. COORDINATE ALL PIPING WITH DUCT WORK & LIGHTING FIXTURES.
4. PIPES. WHEN PASSING THROUGH GRADE BEAMS, MUST PASS THROUGH A STEEL SLEEVE.
5. ALL PIPING DROPS IN CHASES WALLS ARE TO BE SECURED TO WALLS.
6. CAP ALL OPEN PIPING ENDS DURING CONSTRUCTION TO PREVENT THE ENTRY OF DEBRIS INTO THE PLUMBING SYSTEMS
7. UNLESS OTHERWISE NOTED, ALL SANITARY WASTE RAINWATER PIPING SHOWN ON PLANS IS BELOW THE FLOOR. ALL WATER, GAS,VENT PIPING IS ABOVE THE CEILING.
8. ALL PLUMBING SHALL CONFORM TO THE CURRENT APPLICABLE INTERNATIONAL PLUMBING CODE FOR ALL STATE LOCAL AMENDMENTS.
9. PLUMBER SHOULD VERIFY WATER PRESSURE.
10. GAS PIPING CONTRACTOR TO VERIFY GAS PIPE SIZING.
11. PLUMBING CONTRACTOR TO VERIFY IN FIELD ALL EXISTING UTILITIES, DIMENSIONS AND CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
12. PLUMBING CONTRACTOR TO PROVIDE INDIRECT WASTE AND CONDENSATE PIPING FOR ALL KITCHEN EQUIPMENT.
13. PROVIDE SHUT OFF VALVES AT ALL FIXTURES.

KEY NOTES

1. CONNECT 1 1/2" CW TO SITE CONNECTION. VERIFY WATER PRESSURE ON SITE. PROVIDE PRESSURE REDUCING VALVE AS NECESSARY.
2. WATER METER REMOTE READOUT LOCATED ON THE EXTERIOR WALL.
3. MAINTAIN CLEARANCE REQUIRED BY CODE BETWEEN THE SANITARY SEWER AND THE WATER LINE.
4. GAS METER (DO NOT MOUNT ON BUILDING EFIS) WITH SHUT-OFF VALVES AND PRESSURE REGULATOR PROVIDED BY THE GAS COMPANY.
5. PROVIDE SHUT OFF VALVES AT ALL FIXTURES.

LEGEND

HOT WATER - - - - - - - - - - - - - -

COLD WATER — — — ——— — — ——— — — —

SOIL/WASTE PIPE ———————————

VENT — — — — — — — — — —

WET VENT -

PIPING & ACCESORIES

SANITARY SYSTEM:
PIPE - PVC SCHEDULE 40 WITH SOLVENT WELD JOINTS. PROVIDE SLOPING TO THE SANITARY SYSTEM ACCORDING TO STANDARDS AND CODES.

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EXPOSED PIPING TO BE PVC.
CONTRACTOR SHALL MAKE ROUGH I FINAL CONNECTIONS TO ALL EQUIPMENT.

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FIXTURE INSTALLATIONS ALL FIXTURES SHALL SE INSTALLED STRAIGHT, LEVEL AND THREE OR MORE FIXTURE UNITS SHALL BE EQUALLY SPACED. EACH WALL -HUNG FIXTURE SHALL BE SECURED AGAINST DOWN MOVEMENT WI-IEN THE WEIGHT OF 150 POUNDS IS APPLIED TO THE FRONT EDGE OF THE UNIT. ALSO, THERE SHALL SE NO VERTICAL UP MOVEMENT WHEN 50 POUNDS PULL IS APPLIED TO THE UNDERSIDE OF THE FRONT EDGE OF THE FIXTURE. ALL PIPE IN PIPING CHASE SHALL BE ANCHORED SO THERE WILL ME NO MOVEMENT OF SUPPLY LINES EXTENDING THROUGH THE CHASE WALLS. FLUSH VALVES, FAUCETS, WALL HYDRANTS, HOSE BIBS, 1 LAVATORY P- TRAPS SHALL BE INSTALLED SO THERE WILL BE NO MOVEMENT IN ANY DIRECTION WHEN FIXTURE IS INSTALLED.

ORIGINATION DESIGN
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MARIETTA, GA 30062
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MOZAIKA MEZZE BAR
2560 Old Milton Pkwy Suite 120, Alpharetta, GA 30009

WATER SUPPLY PLAN

MOZAIKA MEZZE BAR

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

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Project Number	202362
Date	02/07/2024
Drawn By	HN
Checked By	JG

P-200

Scale 1/4" = 1'-0"

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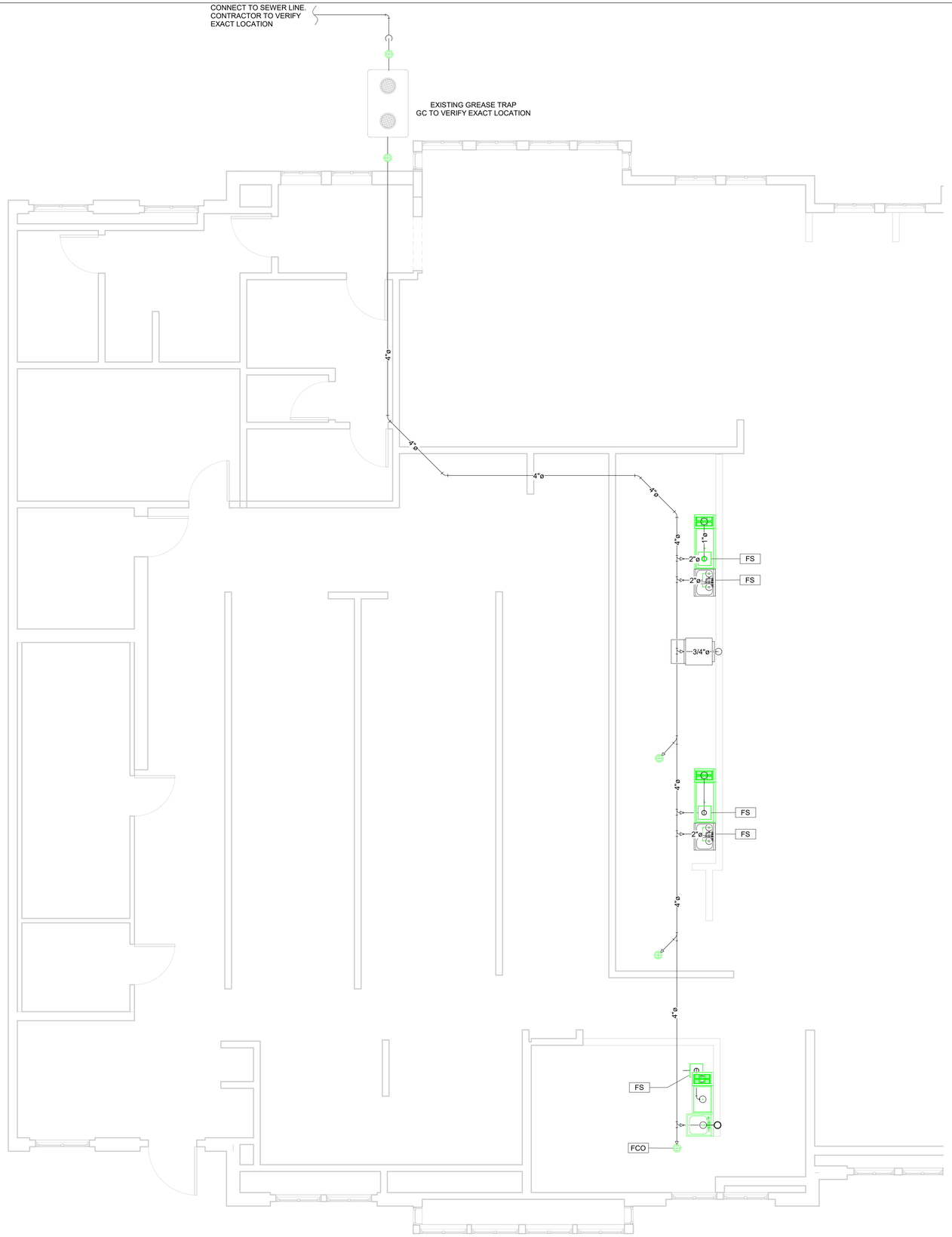

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13. PROVIDE SHUT OFF VALVES AT ALL FIXTURES.

KEY NOTES

1. 2" V UP TO AIR ADMITTANCE VALVE AAV- I , FIELD COORDINATE EXACT LOCATION WITH EQUIPMENT TO BE INSTALLED.
2. 2" FLOOR SINK FS. DISCHARGE ALL NEARBY INDIRECT WASTECONNECTIONS FULL SIZE W/AIR GAP AT LEAST TWICE THE DIAMETER OF INDIRECT WASTE PIPE (SEE DETAIL). FIELD COORDINATE WITH INSTALLED EQUIPMENT.

LEGEND

HOT WATER - - - - - - - - - - - - - - - -

COLD WATER — — — —— — — —— — — —

SOIL/WASTE PIPE ————————————

VENT — — — — — — — — — —

WET VENT - - - - - - - - - - - - - - - - - -

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SANITARY SEWER PLAN | SCALE: 1/4" = 1'-0" | 1

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MOZAIKA MEZZE BAR
2560 Old Milton Pkwy Suite 120, Alpharetta, GA 30009

SANITARY SEWER PLAN

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA024178
REGISTERED ARCHITECT

Revision Schedule

Rev	Date	By	Description

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Project Number	202362
Date	02/07/2024
Drawn By	HN
Checked By	JG

P-201

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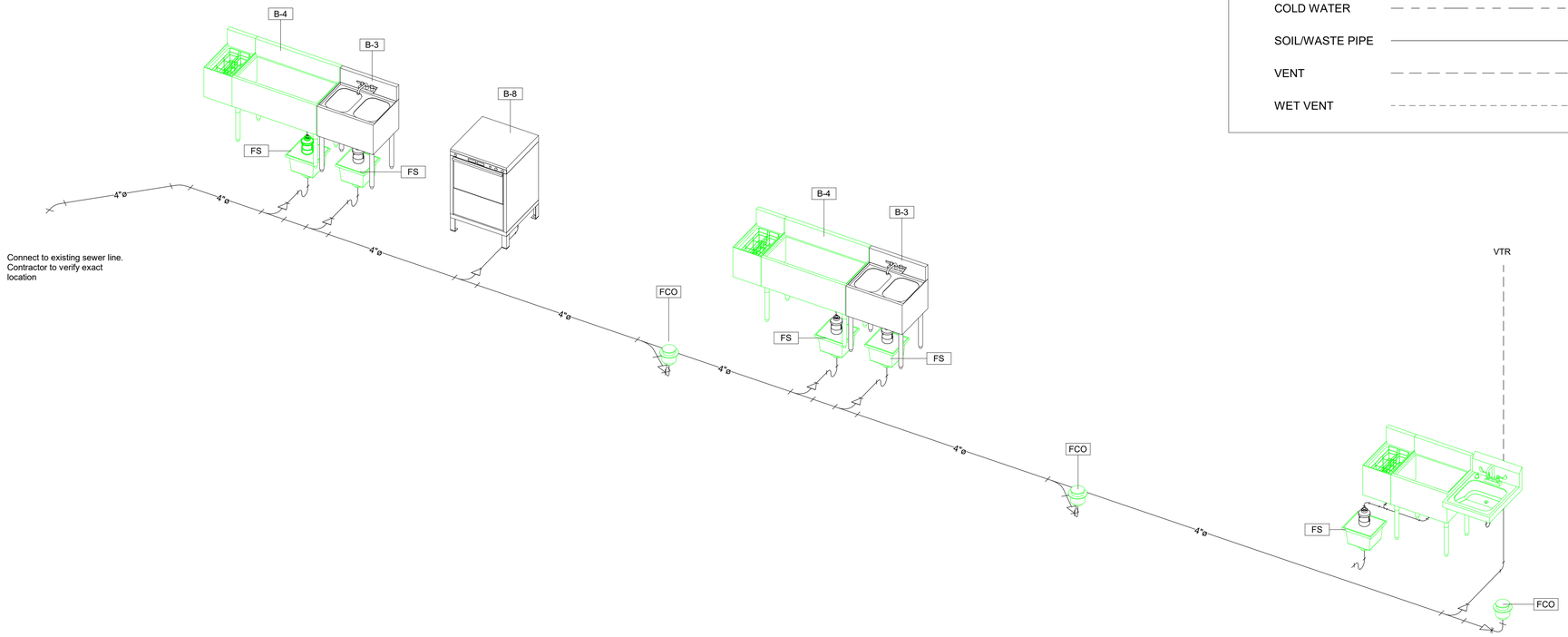
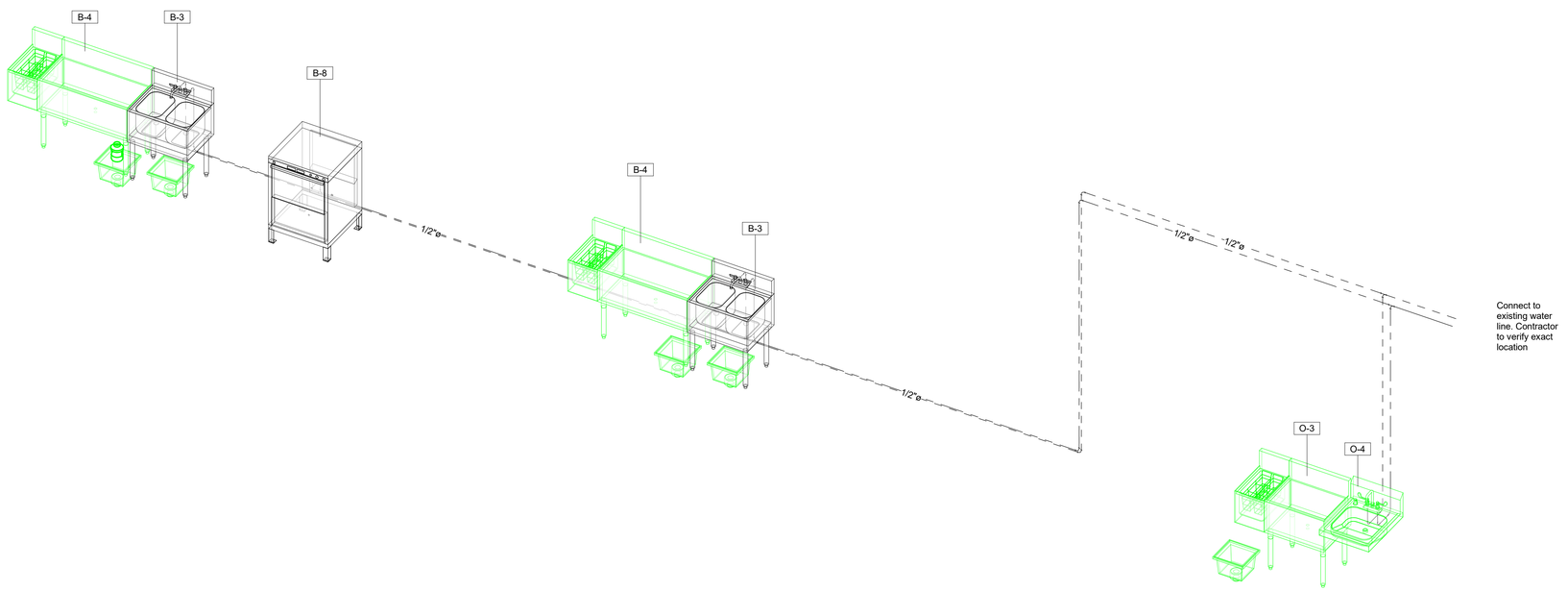


SANITARY RISER DIAGRAM

SCALE:

02



WATER RISER DIAGRAM

SCALE:

01

LEGEND

HOT WATER	- - - - - - - - - - - -
COLD WATER	— — — — — — — — — —
SOIL/WASTE PIPE	———————
VENT	— — — — — — — — — —
WET VENT	- - - - - - - - - - - -

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ABBREVIATIONS

CW	COLD WATER PIPE
HW	HOT WATER PIPE
MW	MIXED WATER PIPE
WC	WATER CLOSET
WB	WASH BASIN
TUB	BATH TUB
SC	SHOWER CUBICLE
DW	DISH WATER
WR	WASHER
WH	WATER HEATER
FD	FLOOR DRAIN
DP	DRAIN PAN
CO	CLEAN OUT
VTR	VENT THROUGH ROOF
HB	HOSE BIBB
AAV	AIR ADMITTANCE VALVE
IM	ICE MAKER
DF	DRINKING FOUNTAIN
U	URINAL
LAV	LAVATORY
FD	FLOOR DRAIN
APP	APPLIANCE
MS	MOP SINK
HS	HAND SINK

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WATER RISER & SANITARY DIAGRAM

MOZAIKA MEZZE BAR

STATE OF GEORGIA
JOSEPH M. GHOBRIAL
CERTIFICATE NO. RA014174
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Revision Schedule			
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Project Number	202362
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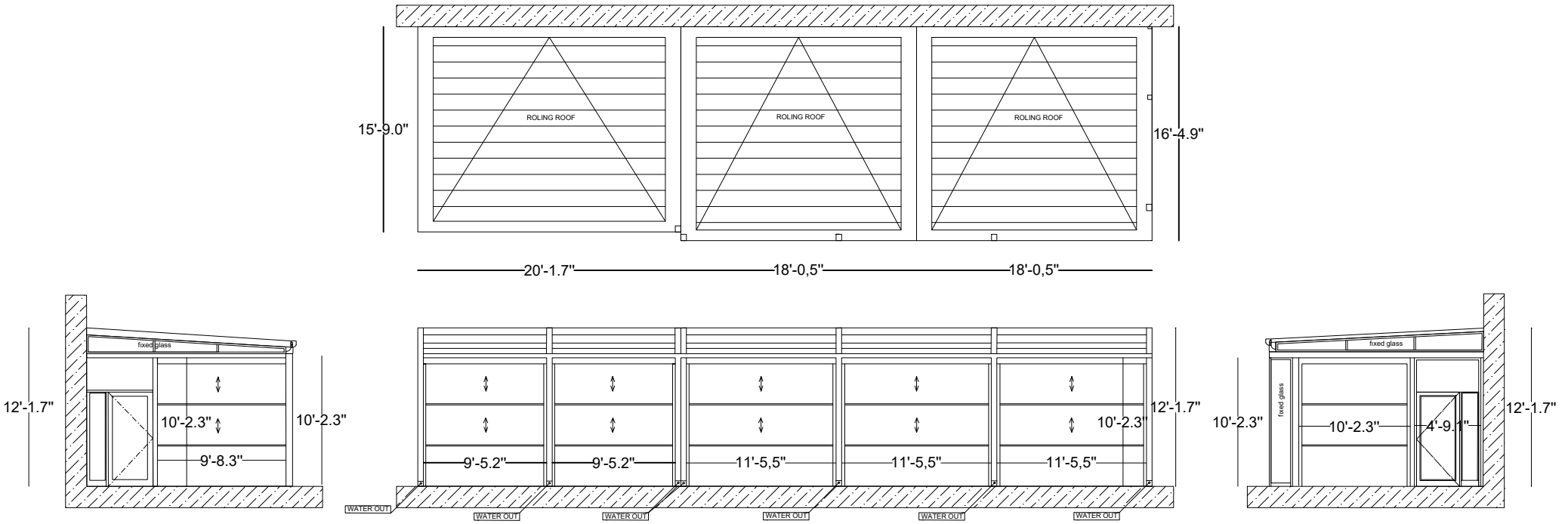
P-300

Scale

2/7/2024 10:10:09 AM


ROLING ROOF
ROLING ROOF
ROLING ROOF
15'-9.0"
16'-4.9"
20'-1.7"
18'-0,5"
18'-0,5"
fixed glass
12'-1.7"
10'-2.3"
10'-2.3"
9'-8.3"
9'-5.2"
9'-5.2"
11'-5,5"
11'-5,5"
11'-5,5"
10'-2.3"
12'-1.7"
WATER OUT
WATER OUT
WATER OUT
WATER OUT
WATER OUT
WATER OUT
fixed glass
fixed glass
10'-2.3"
10'-2.3"
4'-9.1"
12'-1.7"

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: The Maxwell

Location Address: 210 South Main Street

Mailing Address: _____

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

Contact for All Notifications: Michelle Dorminey

Contact Telephone: 770 - 448 - 7446 Mobile Telephone: 770 - 851 - _____

Fax: _____ - _____ - _____ Email: michelle@a1signs.com

Contact's Relation to Business: Sign company rep

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
Legal Advertising Requirement	$	175.00
Total Due		650.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: STRS Ohio Real Estate Investments, LLC

Physical Address: 35 Johnson Ferry Rd Marietta GA 30068

Mailing Address: 35 Johnson Ferry Rd Marietta GA 30068

City: Marietta State: GA Zip Code: 30068 -

Owner Telephone: 678-233-8520 - 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): Naomi Rizzo (Manager for the Landlord) Date: 8-13-24

Owner Signature: see included page / Letter of Authorization Signed and Notarized 8-13-24

Property Information:

Address (If Assigned) : 210-240 Main Street

Tax ID or Map Reference Number: 12 258406950815

Land Lot(s): 0695 District: 1st Section: 2nd

Existing Zoning of Property: C-2 Existing Uses of Property: Commercial strip shopping center, 50000 sq ft

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: Michelle Dommers Date: 9-3-24

Print Form

Design Review Board Review Criteria

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

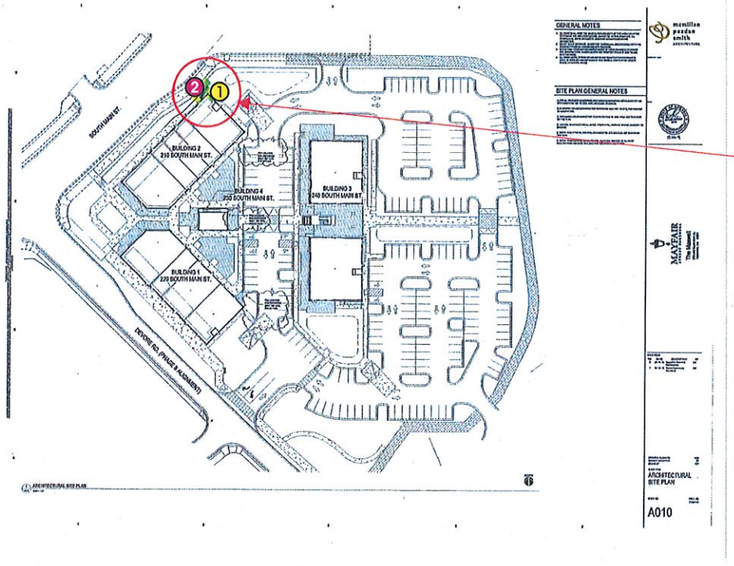
Our proposed signage will be complementary to the existing signage within The Maxwell planned center. The existing signage was approved by the City of Alpharetta on or around 2020. The new signage background materials will utilizing design features of custom architectural dimensional aluminum and aluminum framing. We will continue this look by including fabricated dimensional logo and letter elements, with the white The Maxwell logo centered at the top of the signage.

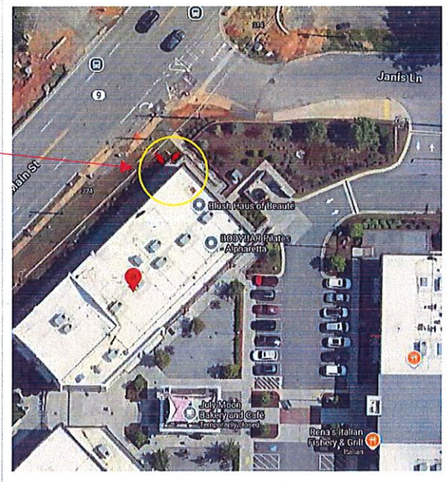
In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

We have included an overhead aerial photo, and the site plan showing the existing retaining walls on the road frontage of S. Main St. The size and profile of these signs will pose no hindrance to the line of sight for oncoming traffic. We've chosen this placement location as the best installation site because it will be more pleasant for walking, bicycle, and traffic safety, and blend with the landscaping still provide the needed exposure for the businesses within the planned center. It is also the best location for maximum viewing for the passing traffic.





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).

Our proposed signage meets the requirements by utilizing design features of custom fabricated aluminum background, and aluminum framing. The sign size of 32 sq ft. is within the allowance as specified for signage within the Alpharetta sign code, for this size of property. The signage will be non-lighted and custom fabricated from aluminum and decorated with dimensional letter elements. This matches the specifications of other signage on the property. Also these noted materials, will withstand the outdoor weather of Georgia and we use QHF high quality paints that will maintain a better appearance than other paints brands.

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.

Our signage will provide visibility for a street facing elevation and a southbound traffic flow elevation. We've chosen this placement installation location because it will be more pleasant for walking, bicycle, and traffic safety, and blend with the landscaping but still provide the needed exposure for the businesses within the planned center.

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.

Our signage design and the placement of the signage by the road front will provide easy to read business name and give maximum visibility and name exposure to the businesses within the back side of this center. There are currently a number of businesses located in the back areas of the planned center that the community doesn't even know exist. These businesses do not have road frontage, and this signage is intended to boost their exposure and promote their business growth.

Please list and describe the Eco District measures that your application includes.

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

Our signage design and placement on the existing retaining walls will provide the needed signage placed in a pleasing location. It will be situated within the existing landscape, on existing walls, and will not require any additional structures for the sign mounting.

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? **n/a**

- ☐ 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)

210-240 South Main Street Alpharetta, GA

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

Our design utilizes the previously mentioned retaining wall. This wall is existing from the original construction of the property that was completed on or around 2020. The proposed design for signage will be complementary to the existing signage that was originally approved within the Maxwell planned center. We have designed this signage using the same fabricated aluminum elements and dimensional white unlighted lettering & logos.

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.

***Architecturally aluminum fabricated, custom-made entranceway signage.**
***Designed to match existing design elements within the existing Maxwell planned center layout.**
***The design is easy to read with a simple highlighted design.**
***The signage is non lighted.**
***The Maxwell logo will be incorporated as the title of the signage and then the signage will include spaces for a few current tenant names.**
***The proposed materials are recommended for outdoor use**
***The paint used will be high-quality QHF paints.**

A1 SIGNS ATLANTA
SINCE 1977

770.448.7446
770.448.0384 fax
6334 Buford Highway
Norcross, GA 30071
www.a1signs.com

Letter of Authorization

As owner / leasing agent of the property listed below,
I hereby authorize A1 Signs, Inc. to erect proposed sign on my property.

Date: 8/13/24

Project Name: The Maxwell

Project Address: 210 - 240 Main Street
Alpharetta, GA 30009

Business License: _____

Owner / Landlord: STRS Ohio Real Estate Investments, LLC

Address: 35 Johnson Ferry Rd, Marietta, GA 30068

Phone #: 678-233-8520

Printed Name: Naomi Rizzo as Manager for Landlord

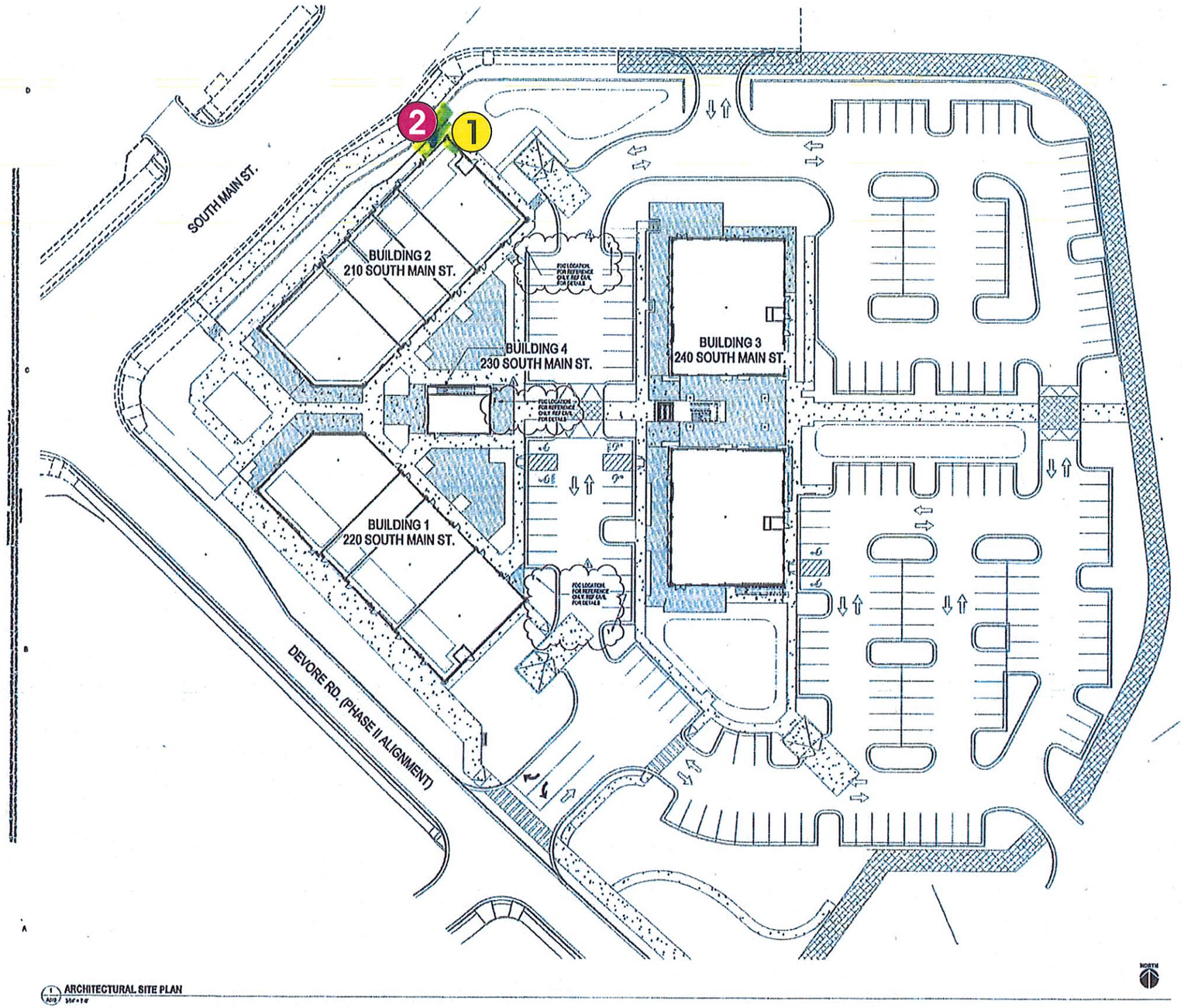
Signature: _____

Personally appeared before me this 19th **day of** August, **20** 24

My Commission expires on July 2, 2025

Tia Russell — Aug 19, 2024
(Notary Signature/Seal) **(Date)**

TIA RUSSELL
NOTARY
EXPIRES
GEORGIA
JULY 2 2025
PUBLIC
COBB COUNTY



1 ARCHITECTURAL SITE PLAN

GENERAL NOTES

1. ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE APPLICABLE CODES, AS REFLECTED ON THIS SHEET AND ALL OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. CLARIFY ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
3. CLARIFY ANY COORDINATION DISCREPANCIES BETWEEN ENGINEER DRAWINGS AND ARCHITECTURAL DRAWINGS WITH THE ARCHITECT PRIOR TO CONTINUING WITH THE WORK.
4. ALL WORK LISTED SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.

SITE PLAN GENERAL NOTES

A. FOR ALL PAVEMENT CONDITIONS SPOT ELEVATIONS, PARKING DETAILS AND OTHER SITE CONDITIONS REFER TO CIVIL AND LANDSCAPE DRAWINGS.

B. SLAB/FIRST DATUM ELEVATIONS FOR REFERENCE ONLY. REF TO CIVIL FOR FINISHED SLAB ELEVATION.

C. SEE LANDSCAPE DRAWINGS FOR TOOLING METHOD OF SIDE WALK JOINTS SHOWN ON THIS PLAN.

D. SEE CIVIL DRAWINGS FOR ALL IN-WELL STOPS AT ALL PARKING SPACES ADJACENT TO BUILDING.

E. REFER TO ELECTRICAL AND CIVIL DRAWINGS FOR SITE LIGHTING NOT SHOWN ON THIS PLAN.

F. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS AND SIZE OF ALL ROOF PENETRATIONS AND CURB SPECIFIED FOR MECHANICAL EQUIPMENT.

mcmillan pazdan smith
ARCHITECTURE

MAYFAIR
STREET PARTNERS
The Maxwell
210-240 South Main St.
Alpharetta, GA 30201

SHEET ISSUE

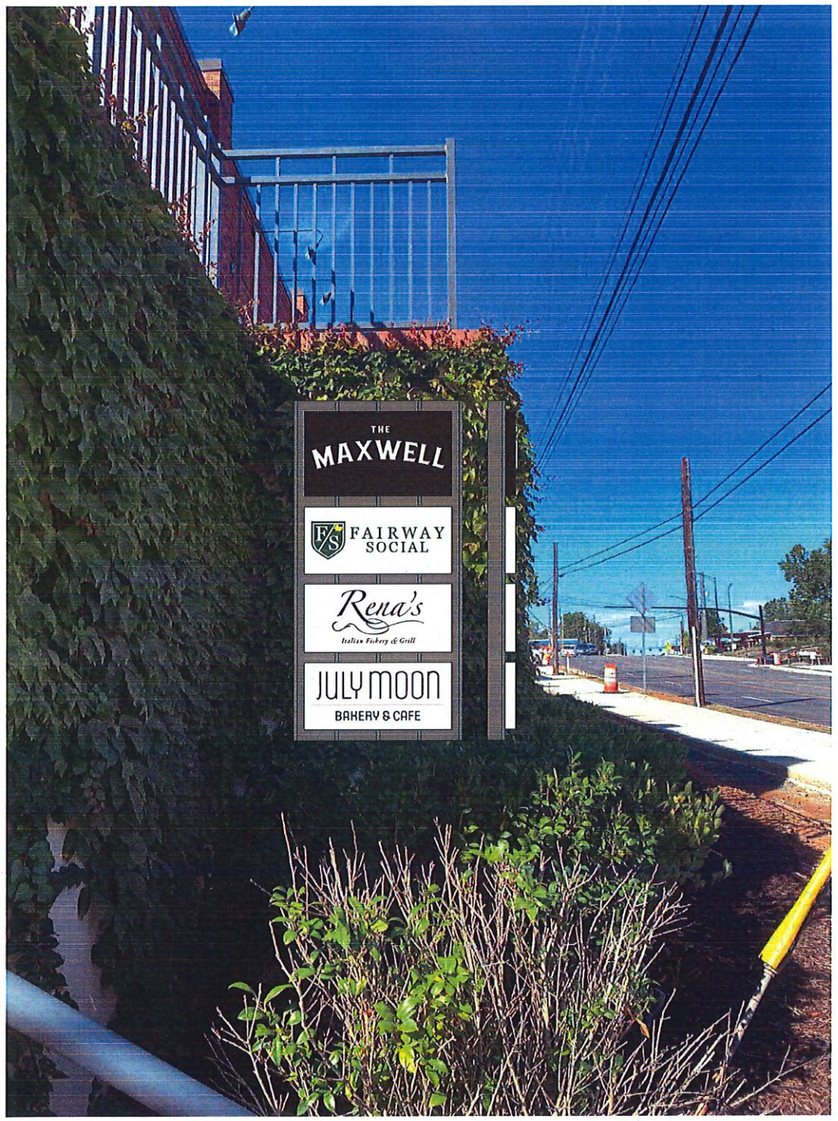
NO	DATE	DESCRIPTION	BY
0	06.19.19	Issued for Permit & Construction	AK
1	07.19.19	Permit Comments Revisions	AK

PRINCIPAL IN CHARGE MSD
PROJECT ARCHITECT AK
DRAWN BY BET

SHEET TITLE
ARCHITECTURAL SITE PLAN

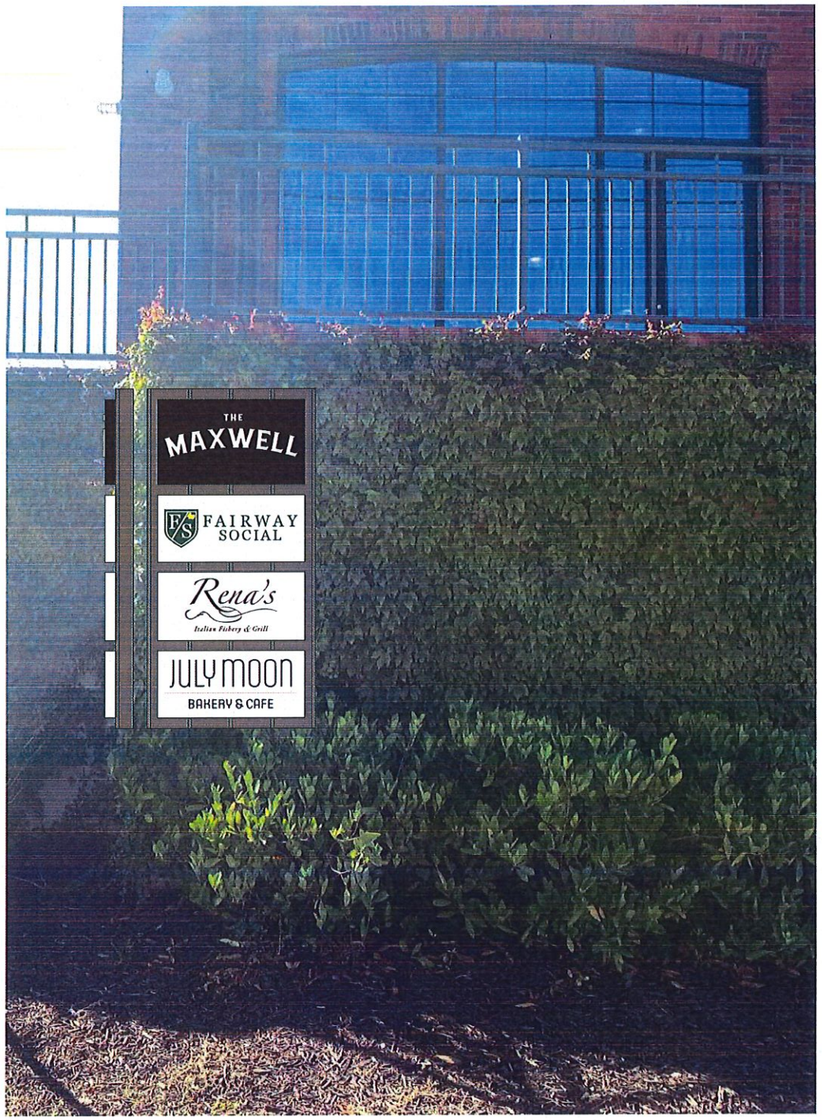
SHEET NO. PROJ NO 018.07.09
A010

SIGN 1



210-240 MAIN ST. ALPHARETTA GA

SIGN 2



210-240 MAIN ST. ALPHARETTA GA

PROJECT:
THE MAXWELL ASSETS

LOCATION:
N/A

CLIENT:
RETAIL PLANNING

SALESMAN:
MICHELLE

FILE:
MONUMENTS

ARTIST:
GT

SCALE:
N/A

DATE:
08/23/24

A1 SIGNS ATLANTA

A1SIGNS.COM
770.448.7446

6334 BUFORD HWY
NORCROSS, GA 30071

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INITIALS

DATE

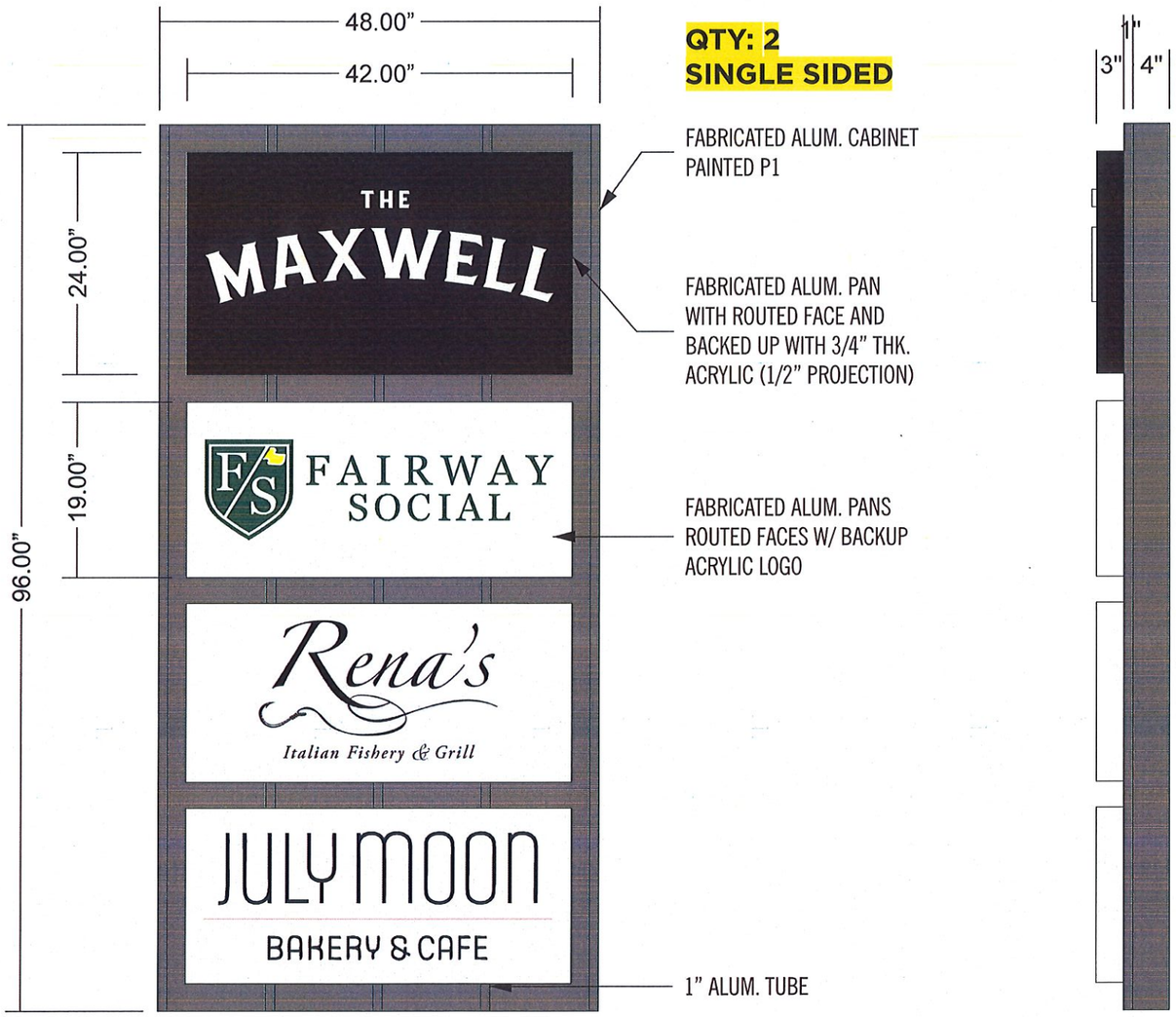
PRIMARY WIRING
OF ADEQUATE VOLTAGE
AND CIRCUITS TO SIGN
FURNISHED & CONNECTED
BY CUSTOMER

WALL SIGNS

3/4"=1'-0"

NON-LIGHTED

QTY: 2
SINGLE SIDED



PROJECT:
THE MAXWELL ASSETS

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N/A

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MICHELLE

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INITIALS

DATE

PRIMARY WIRING OF ADEQUATE VOLTAGE AND CIRCUITS TO SIGN FURNISHED & CONNECTED BY CUSTOMER