

DESIGN CRITERIA:

INTERNATIONAL BUILDING CODE 2018 W/ GEORGIA AMENDMENTS (2020)
INTERNATIONAL EXISTING BUILDING CODE 2018 W/ GEORGIA AMENDMENTS (2020)
NFPA 101- LIFE SAFETY CODE 2018 W/ GEORGIA AMENDMENTS (2020)
INTERNATIONAL MECHANICAL CODE 2018 W/ GEORGIA AMENDMENTS (2020)
INTERNATIONAL PLUMBING CODE CODE 2018 W/ GEORGIA AMENDMENTS (2020)
INTERNATIONAL FIRE CODE CODE 2018 W/ GEORGIA AMENDMENTS (2020)
INTERNATIONAL ENERGY CONSERVATION CODE CODE 2015 W/ GEORGIA AMENDMENTS (2020)
NATIONAL ELECTRICAL CODE 2020 NO GEORGIA AMENDMENTS
RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 JANUARY 1,2020 (GEORGIA SAFETY FIRE LAW)
GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

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HUFF TRAIL THE FAIRMONT RENOVATION AND TENANT IMPROVEMENTS
STUDIO "N"
LESLIE ANDREWS PHOTOGRAPHY
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

GENERAL CONDITIONS:

- THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL FLOOR/WALL SLEEVES AND SHAFTS IN CONCRETE SLABS/WALLS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND DISCREPANCIES, IF ANY, TO BE BROUGHT TO NOTICE OF THE ENGINEER PRIOR TO EXECUTION OF WORK.
- THE CONTRACTOR SHALL CONDUCT HIS OWN SITE SURVEY OF THE EXISTING GROUND AND CURB ELEVATIONS (LEVELS) AND REPORT ACTUAL ELEVATIONS (LEVELS) TO THE ENGINEER.
- CONTRACTOR'S SHOP DRAWINGS SHOULD INDICATE ACTUAL ELEVATIONS (LEVELS).
- ALL ELEVATIONS (LEVELS) ARE IN FEET.
- ALL DIMENSIONS ARE IN FEET AND INCHES AND ANGLES IN DEGREES UNLESS OTHERWISE NOTED.
- ONLY WRITTEN DIMENSIONS IN ALL CASES SHALL BE FOLLOWED.
- ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS, ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE.
- ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED TO THE ENGINEER FOR CLARIFICATION AND VERIFICATION.
- REFER SCHEDULE OF WALL TYPES FOR DIFFERENT WALL SITUATIONS.
- ALL PLUMBING H.V.A.C. OPENINGS IN FIRE RATED WALLS & SLABS SHALL BE PROVIDED WITH FIRE SMOKE SEALS OF THE SAME FIRE RATING AS OF THE WALLS & SLABS THEY PENETRATE THROUGH.
- CONTRACTOR TO LOCATE ALL ACCESS PANEL IN THE GYPSUM BOARD CEILING FOR SERVICES ACCESS.
- FOR AREAS WITHOUT SUSPENDED CEILING HAVING EXPOSED SLAB AND BEAMS, WALL FINISH MATERIAL SHALL BE FROM FLOOR LEVEL TO BOTTOM OF SLAB LEVEL. (UNLESS NOTED OTHERWISE)
- THE CONTRACTOR SHALL SUBMIT SAMPLES AND SHOP DRAWINGS FOR ALL WORKS WITH ALL NECESSARY DETAILS AND DESIGN INFORMATION FOR APPROVAL.
- NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.
- THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
- THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.
- ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
- REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.
- COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
- THE GC SHALL COORDINATE THE WORK HE IS RESPONSIBLE FOR WITH THE OWNER'S COMMUNICATION SERVICE PROVIDERS. COORDINATE THE LOCATION OF ALL SYSTEM CONTROLS WITH THE ELECTRICAL SYSTEM INSTALLER, THE OWNER, AND THE ARCHITECT PRIOR TO INSTALLATION. OWNER'S COMMUNICATION PROVIDER TO ASSURE THAT JUXTAPOSING OF ELECTRICAL AND DATA LINES WILL NOT RESULT IN INTERFERENCE, STATIC, OR IN ANY OTHER WAY DISRUPT THE NORMAL FUNCTION OF THE DATA/COMMUNICATION SYSTEM(S).
- THE GC AND ALL OF HIS FORCES SHALL COMPLY WITH ALL REGULATIONS BY ANY GOVERNING AGENCY WITH JURISDICTION OVER THE PROJECT OR PROJECT SITE.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN A USE AND OCCUPANCY PERMIT AS REQUIRED FROM THE GOVERNING CODES. SUBMIT ONE COPY OF THE PERMIT TO THE OWNER WITH FINAL APPLICATION OF PAYMENT.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. ANY WORK THAT MUST BE REMOVED OR RELOCATED DUE TO LACK OF COORDINATION OF THE TRADES IS SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MAINTAIN A SECURE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

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PROJECT INFORMATION - SCOPE OF WORK:

THIS IS AN UNFINISHED BUILDING SUITE THAT WILL BE FINISHED BY SEALING THE OPENING AT THE EXISTING MASONARY FIRE PARTITIONS. FIRE RATED PARTITIONS WILL BE CONSTRUCTED OF CMU MASONARY, AND TO MEET A 1 HOUR FIRE RATING. NEW MECHANICAL SYSTEMS AND ELECTRICAL SYSTEMS TO BE INSTALLED AT SUITE "N". TWO ADA COMPLIANT RESTROOMS WILL BE ADDED TO SUITE "N". PLUMBING TO CONNECT TO EXISING BUILDING SUPPLY AND SEWER LINES. SUITE HAS EXISTING SPRINKLER SYSTEM TO REMAIN. THE EXISTING BUILDING CONSTRUCTION IS TYPE II-B.



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RENOVATION AND TENANT IMPROVEMENTS

PROJECT ADDRESS
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

ISSUE DATE
12-3-21
ISSUED FOR CONSTRUCTION

REVISIONS
No. Description Date

DRAWING TITLE
COVER PAGE

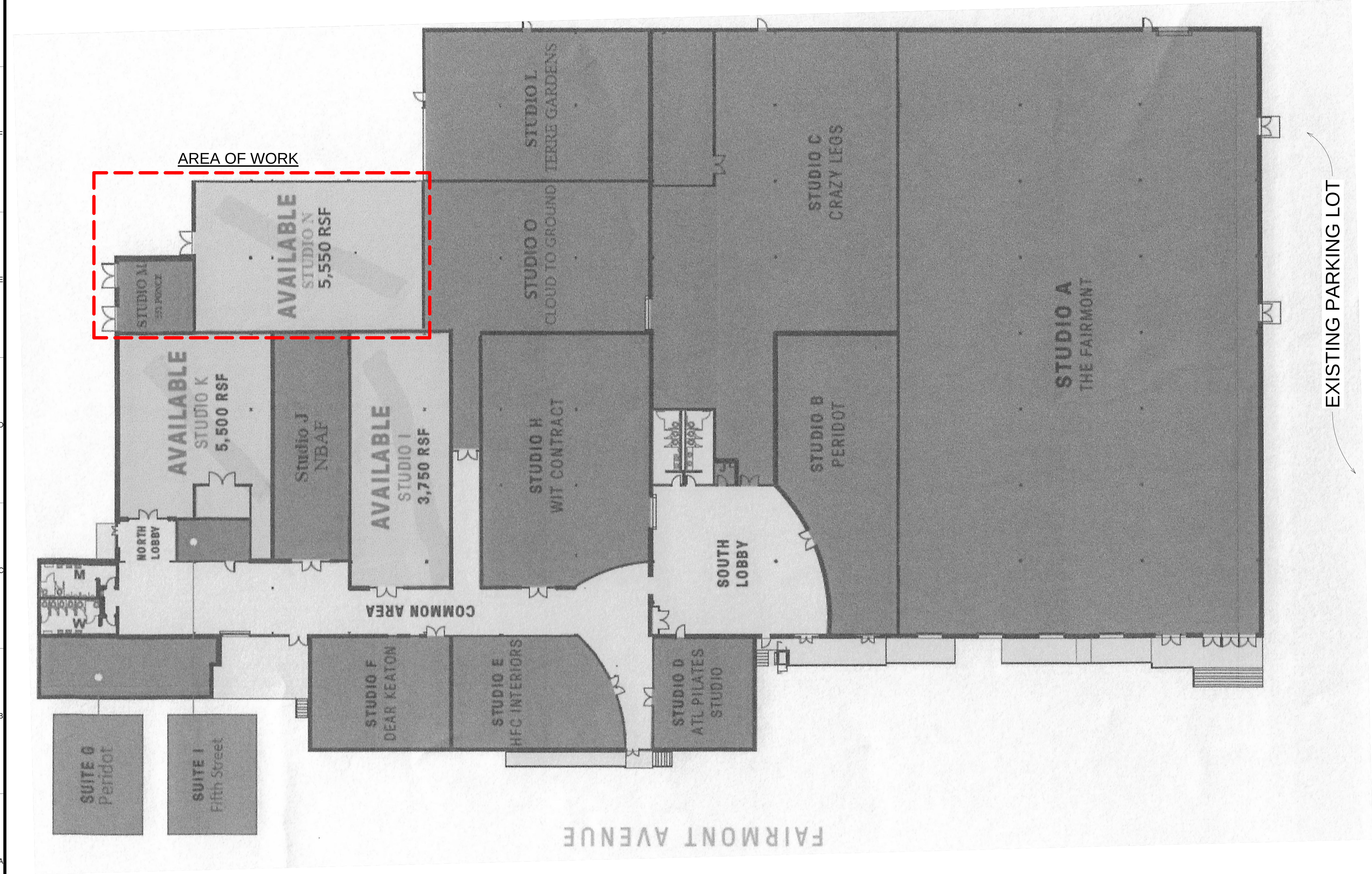
DRAWING NO.

G-100

ISSUED FOR CONSTRUCTION

PROJECT LOCATION





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RENOVATION AND TENANT IMPROVEMENTS

PROJECT ADDRESS
1429 FAIRMONT AVE
ATLANTA, GA 30318

ISSUE DATE
12-3-21
ISSUED
FOR CONSTRUCTION

REVISIONS	No.	Description	Date
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DRAWING TITLE
REFERENCE
FLOOR PLAN

DRAWING NO.

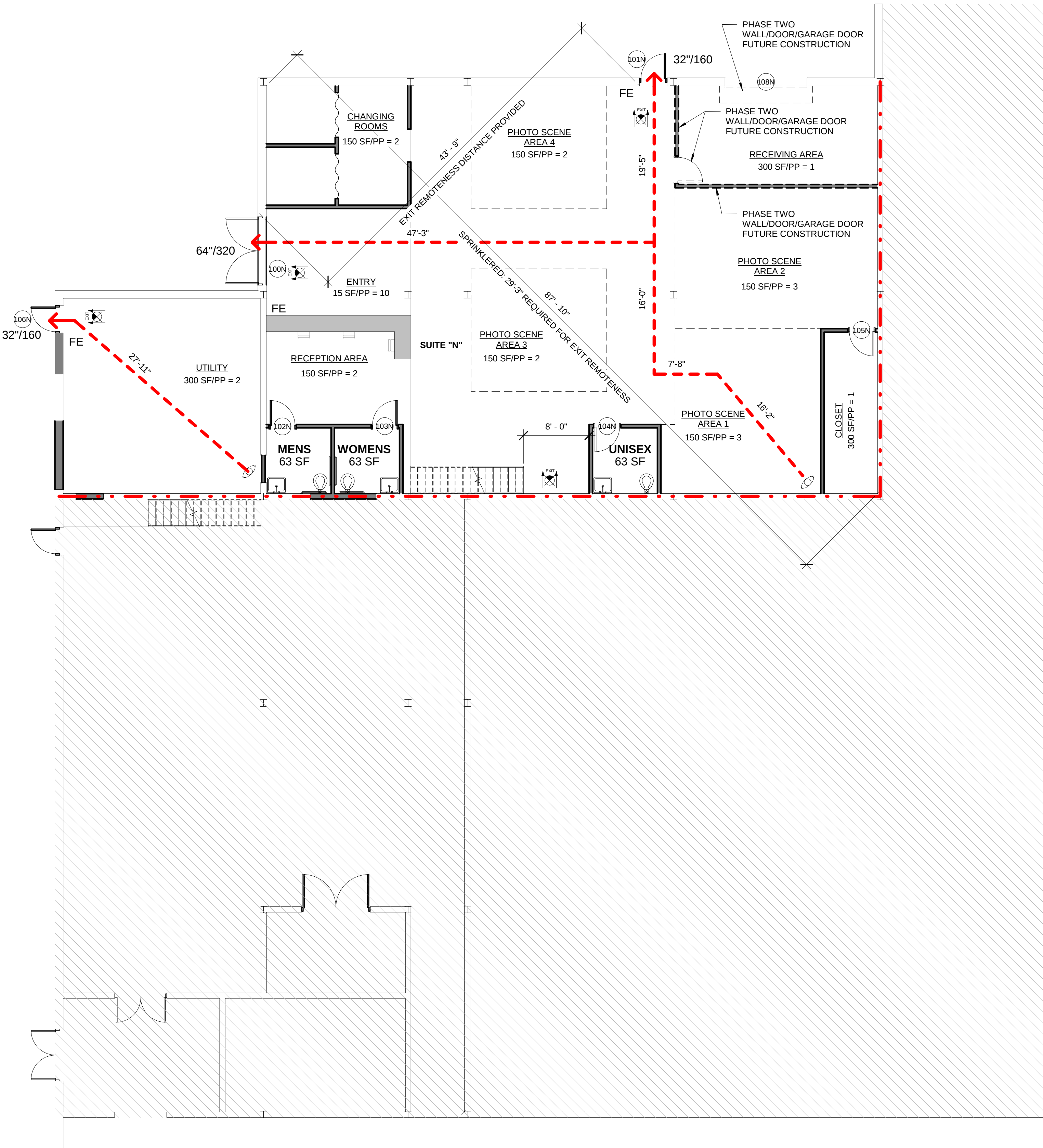
G-101

ISSUED FOR CONSTRUCTION

1 GROUND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

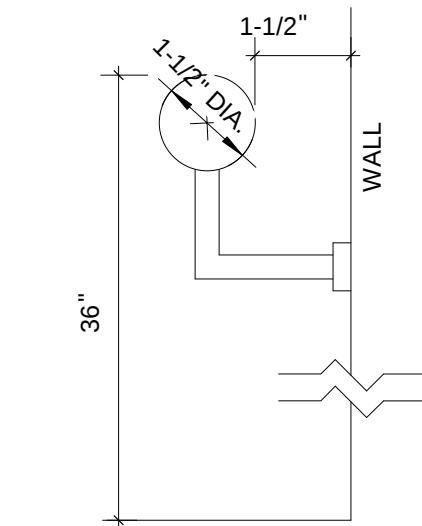
2018 NFPA 101 TABLE 7.2.2.2.1.1 (B) REQUIREMENT	EXISTING EXTERIOR STAIRS PROVIDED
EXISTING STAIR MAX HEIGHT OF RISER: 8"	EXISTING EXTERIOR STAIR RISER HEIGHT: 8"
EXISTING STAIR MIN. TREAD DEPTH: 9"	EXISTING EXTERIOR STAIR TREAD DEPTH: 10"
EXISTING STAIR MIN. WIDTH: 36"	EXISTING STAIR WIDTH: 36"
EXISTING STAIR MIN. HEADROOM: 6'-8"	EXISTING STAIR HEADROOM: 6'-8"
EXISTING STAIR MIN. HEIGHT BETWEEN LANDINGS: 12'-0"	EXISTING STAIR HEIGHT BETWEEN LANDINGS: 10'-0"

DOOR SCHEDULE						
NO.	WIDTH	HEIGHT	LOCATION	DOOR TYPE	NEW/ EXISTING	HARDWARE
100N	8' - 0"	7' - 0"		ALUMINUM STOREFRONT DOUBLE DOOR	New Construction	PUSH/PULL HARDWARE W/ CLOSER
101N	3' - 0"	7' - 0"		PAINTED HOLLOW METAL	New Construction	PUSH/PULL HARDWARE W/ CLOSER
102N	3' - 0"	7' - 0"	MENS	SOLID WOOD DOOR	New Construction	LEVER HARDWARE, 1" GAP AT BOTTOM
103N	3' - 0"	7' - 0"	WOMENS	SOLID WOOD DOOR	New Construction	LEVER HARDWARE, 1" GAP AT BOTTOM
104N	3' - 0"	7' - 0"	UNISEX	SOLID WOOD DOOR	New Construction	LEVER HARDWARE, 1" GAP AT BOTTOM
105N	3' - 0"	7' - 0"	CLOSET	SOLID WOOD DOOR	New Construction	LEVER HARDWARE, 1" GAP AT BOTTOM
106N	3' - 0"	7' - 0"	UTILITY	PAINTED HOLLOW METAL	New Construction	PUSH/PULL HARDWARE W/ CLOSER
107N	3' - 0"	7' - 0"	RECEIVING AREA	SOLID WOOD DOOR	New Construction	LEVER HARDWARE, 1" GAP AT BOTTOM
108N	10' - 0"	10' - 0"		METAL ROLL UP DOOR	New Construction	

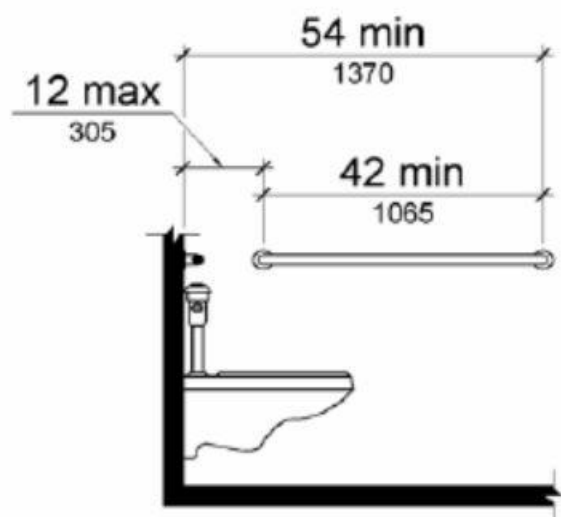


SPECIAL NOTES:

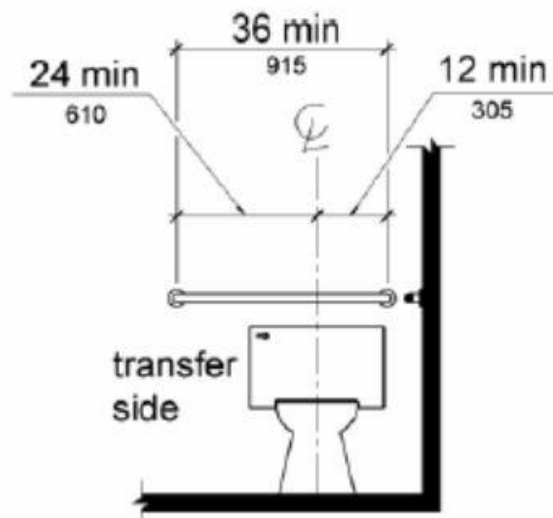
- 1). NO HAZARDOUS MATERIAL STORED ON SITE IN ACCORDANCE WITH 2018 NFPA 101 LSC 39.2.11.3.
- 2). IN ACCORDANCE TO 2010 ADAAG 206.2.3, EXCEPTION 1 APPLIES: MULTI-STORY BUILDINGS AND FACILITIES - IN PRIVATE BUILDINGS OR FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3000 SQUARE FEET PER STORY, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO CONNECT STORIES PROVIDED THAT THE BUILDING OR FACILITY IS NOT A SHOPPING CENTER, A SHOPPING MALL, THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, A TERMINAL, DEPOT OR OTHER STATION USED FOR SPECIFIED PUBLIC TRANSPORTATION, AN AIRPORT PASSENGER TERMINAL, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE ATTORNEY GENERAL.
- 3). A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FROM A MEZZANINE WITHIN A BUSINESS OCCUPANCY IN ACCORDANCE WITH 2018 NFPA 101 LSC 39.2.4.5, PROVIDED THAT THE COMMON PATH OF TRAVEL DOES NOT EXCEED 75 FT, OR 100 FT IF PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 NFPA 101 LSC 9.7.1.1(1).



TYPE I HANDRAIL DIMENSIONS



SIDE WALL GRAB BAR AT WATER CLOSETS



REAR WALL GRAB BAR AT WATER CLOSETS

LIFE SAFETY PLAN LEGEND

- 2-HR. RATED WALL
- NEW EXIT SIGN WITH DIRECTION ARROWS
- 40' TRAVEL DISTANCE
- 32"/160 DOOR CLEAR WIDTH / OCCUPANT CAPACITY
- FE FIRE EXTINGUISHER
- WALL TAG

SUITE "N" OCCUPANCY: IBC 302
BUSINESS, GROUP B

SUITE "N" TYPE OF CONSTRUCTION: IBC 601
IIB (IBC); NON SPRINKLERED

SUITE "N" BUILDING HEIGHT ABOVE GRADE: IBC 504.3
ALLOWABLE: 55 FEET
ACTUAL: 20 FEET

SUITE "N" BUILDING STORIES ABOVE GRADE: IBC 504.4
ALLOWABLE: 3 STORIES
ACTUAL: 2 STORIES

SUITE "N" BUILDING AREA: IBC 506.2
ALLOWABLE: 23,000 SF
ACTUAL: 5,146 SF

SUITE "N" FIRE RESISTANCE RATING: 2018 IBC 601 - TYPE IIB
- PRIMARY STRUCTURAL FRAME: 0 HRS
- BEARING WALLS EXTERIOR: 0 HR
- BEARING WALLS INTERIOR: 0 HR
- NON BEARING WALLS AND PARTITIONS EXTERIOR: 0 HR
- NON BEARING WALLS AND PARTITION INTERIOR: 0 HR
- FLOOR CONSTRUCTION AND SECONDARY STRUCTURAL MEMBERS: 0 HRS
- ROOF CONSTRUCTION AND SECONDARY STRUCTURAL MEMBERS: 0 HR

NUMBER OF OCCUPANTS FOR SUITE "N": 2018 NFPA 101 TABLE 7.3.1.2
ENTRY - 147 SF: 15 SF NET/PERSON = 10 PERSONS
RECEPTION AREA - 235 SF: 150 SF NET/PERSON = 2 PERSONS
CHANGING ROOMS - 250 SF: 150 SF NET/PERSON = 2 PERSONS
PHOTO SCENE AREA 1 - 371 SF: 150 SF NET/PERSON = 3 PERSONS
PHOTO SCENE AREA 2 - 371 SF: 150 SF NET/PERSON = 3 PERSONS
PHOTO SCENE AREA 3 - 371 SF: 150 SF NET/PERSON = 2 PERSONS
PHOTO SCENE AREA 4 - 371 SF: 150 SF NET/PERSON = 2 PERSONS
RECEIVING AREA - 291 SF: 300 SF NET/PERSON = 1 PERSONS
UTILITY - 571 SF: 300 SF NET/PERSON = 2 PERSONS
MEZZANINE OPEN OFFICE - 818 SF: 150 SF NET/PERSON = 6 PERSONS

MAXIMUM PROBABLE OCCUPANT LOAD FOR PHOTO STUDIO = 34 PERSONS

NUMBER OF EXITS REQUIRED FOR PHOTO STUDIO: 2018 NFPA 101 TABLE 7.4.1.1 / 2018 NFPA 101 39.2.4.1
REQUIRED - 2
PROVIDED - 2

SUITE "N" EGRESS CAPACITY: 2018 NFPA 101 TABLE 7.3.3.1
EXIT EGRESS REQUIRED (34 PERSONS X 0.2') : 6.8 INCHES
EXIT EGRESS WIDTH PROVIDED: 96 INCHES (2 EXITS)

SUITE "N" EGRESS TRAVEL DISTANCE AND DEAD ENDS: 2018 NFPA 101 39.2.5 AND 39.2.6.3
MAX DEAD END DISTANCE ALLOWED - 50'
NO DEAD END PROVIDED
MAX TRAVEL DISTANCE TO AN EXIT ALLOWED - 250' WITH SPRINKLER SYSTEM
MAX TRAVEL DISTANCE TO AN EXIT PROVIDED - 141'-9"
MAX COMMON PATH OF TRAVEL ALLOWED - 100'
MAX COMMON PATH OF TRAVEL PROVIDED - 86'-6"

SUITE "N" MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: 2018 IPC SECTION 403

CLASSIFICATION: BUSINESS
OCCUPANCY: B
TOTAL NUMBER OF OCCUPANTS: 34
MEN: 17
WOMEN: 17

WATER CLOSETS REQUIRED PER MEN & WOMEN: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

MENS WATER CLOSETS REQUIRED: 1
MENS WATER CLOSETS PROVIDED: 2

WOMENS WATER CLOSETS REQUIRED: 1
WOMENS WATER CLOSETS PROVIDED: 2

LAVATORIES REQUIRED PER MEN & WOMEN: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

MENS LAVATORIES REQUIRED: 1
MENS LAVATORIES PROVIDED: 2

WOMENS LAVATORIES REQUIRED: 1
WOMENS LAVATORIES PROVIDED: 2

2 ADA ACCESSIBLE RESTROOMS PROVIDED
1 UNSEX RESTROOM PROVIDED OUTSIDE OF MINIMUM RESTROOM FACILITIES REQUIRED



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RENOVATION AND TENANT
IMPROVEMENTS

PROJECT ADDRESS:
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

ISSUE DATE
12-3-21

ISSUED
FOR CONSTRUCTION

REVISIONS
No. Description Date

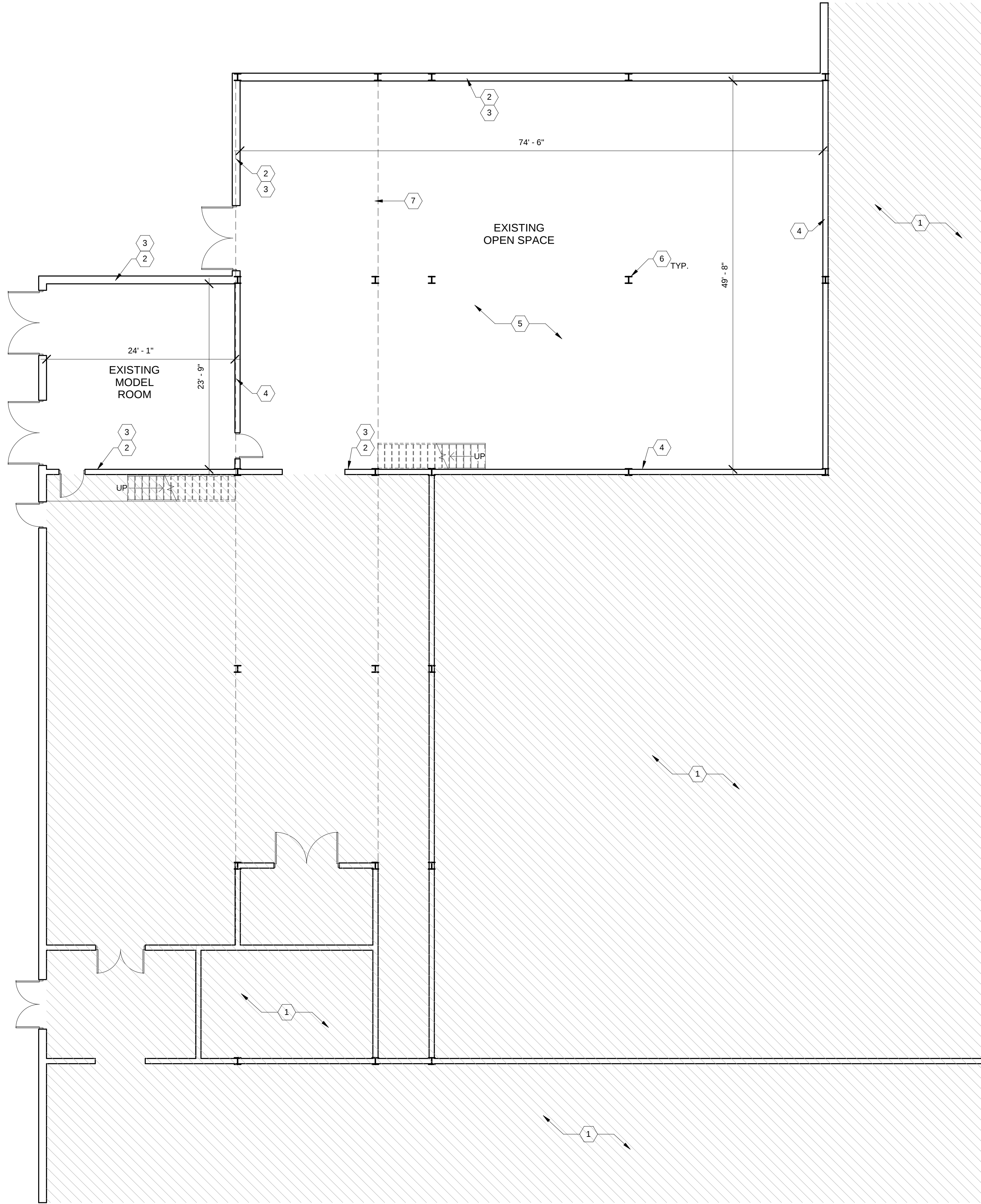
DRAWING TITLE
GROUND FLOOR
LIFE SAFETY PLAN

DRAWING NO.

LS101

ISSUED FOR CONSTRUCTION

1 EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"



EXISTING PLAN NOTES:

1. CONTRACTOR SHOULD VISIT THE EXISTING BUILDING IN ORDER TO VERIFY, BECOME FAMILIAR WITH THE EXISTING CONDITIONS, AND IN ORDER TO AVOID CONFLICTS WITH EXISTING CONSTRUCTION, EQUIPMENT, AND UTILITIES

KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. EXISTING MASONRY WALL TO REMAIN
3. REPAIR/CLEAN EXISTING MASONRY WALL AS NECESSARY
4. EXISTING STEEL STUD WALL TO REMAIN
5. REPAIR EXISTING SLAB ON GRADE AS NECESSARY AND SEAL CONCRETE
6. EXISTING STEEL COLUMN TO REAMIN
7. EXISTING MEZZANINE ABOVE

RENOVATION AND TENANT IMPROVEMENTS

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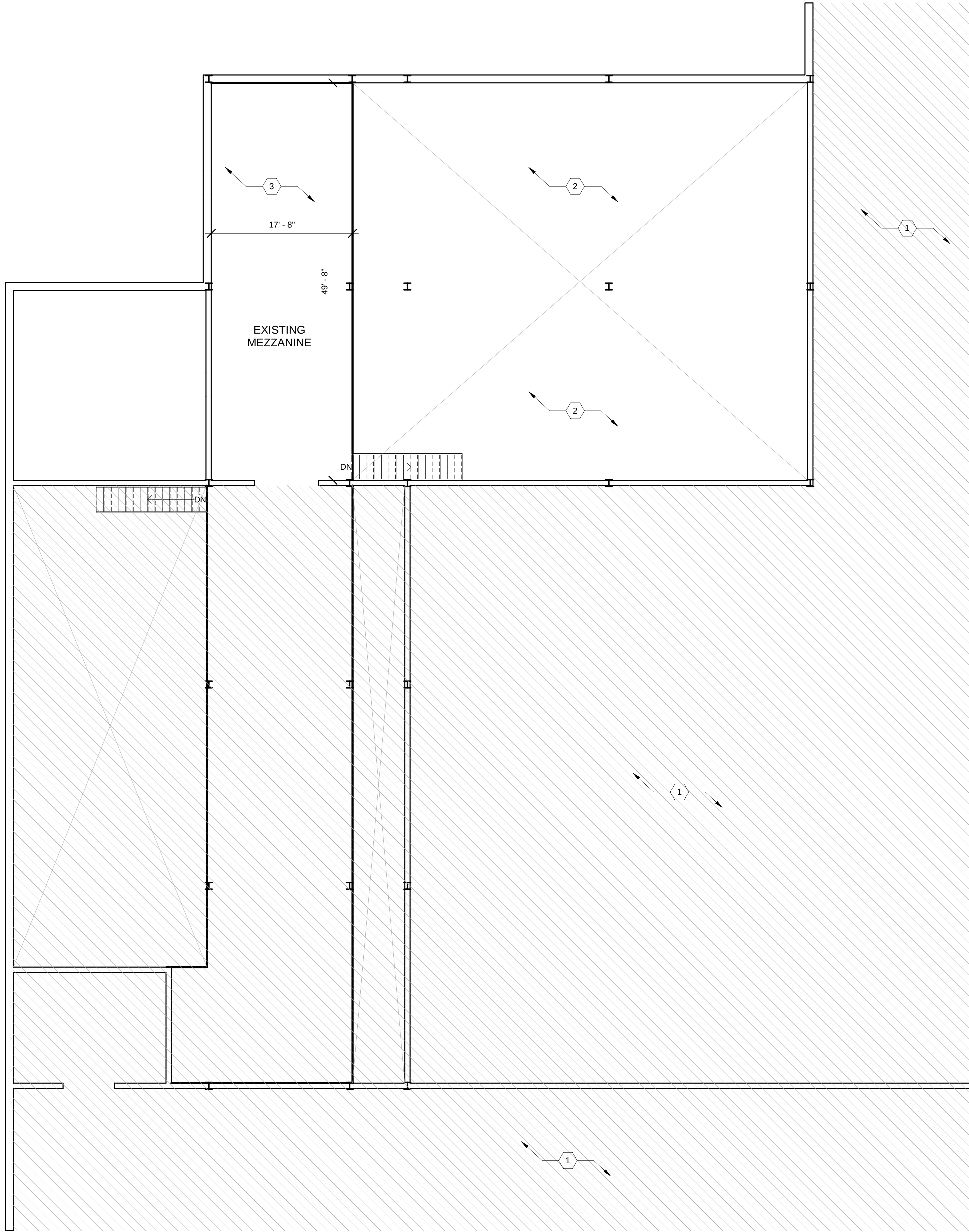
DRAWING TITLE
EXISTING GROUND FLOOR PLAN

DRAWING NO.

A-101

ISSUED FOR CONSTRUCTION

1 EXISTING MEZZANINE FLOOR PLAN
1/8" = 1'-0"



DEMOLITION PLAN NOTES:

1. CONTRACTOR SHOULD VISIT THE EXISTING BUILDING IN ORDER TO VERIFY, BECOME FAMILIAR WITH THE EXISTING CONDITIONS, AND IN ORDER TO AVOID CONFLICTS WITH EXISTING CONSTRUCTION, EQUIPMENT, AND UTILITIES

KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. SPACE OPEN TO BELOW
3. REPAIR EXISTING CONCRETE SLAB AS NECESSARY AND SEAL CONCRETE

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RENOVATION AND TENANT IMPROVEMENTS

PROJECT ADDRESS
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

ISSUE DATE
12-3-21
ISSUED FOR CONSTRUCTION

REVISIONS
No. Description Date

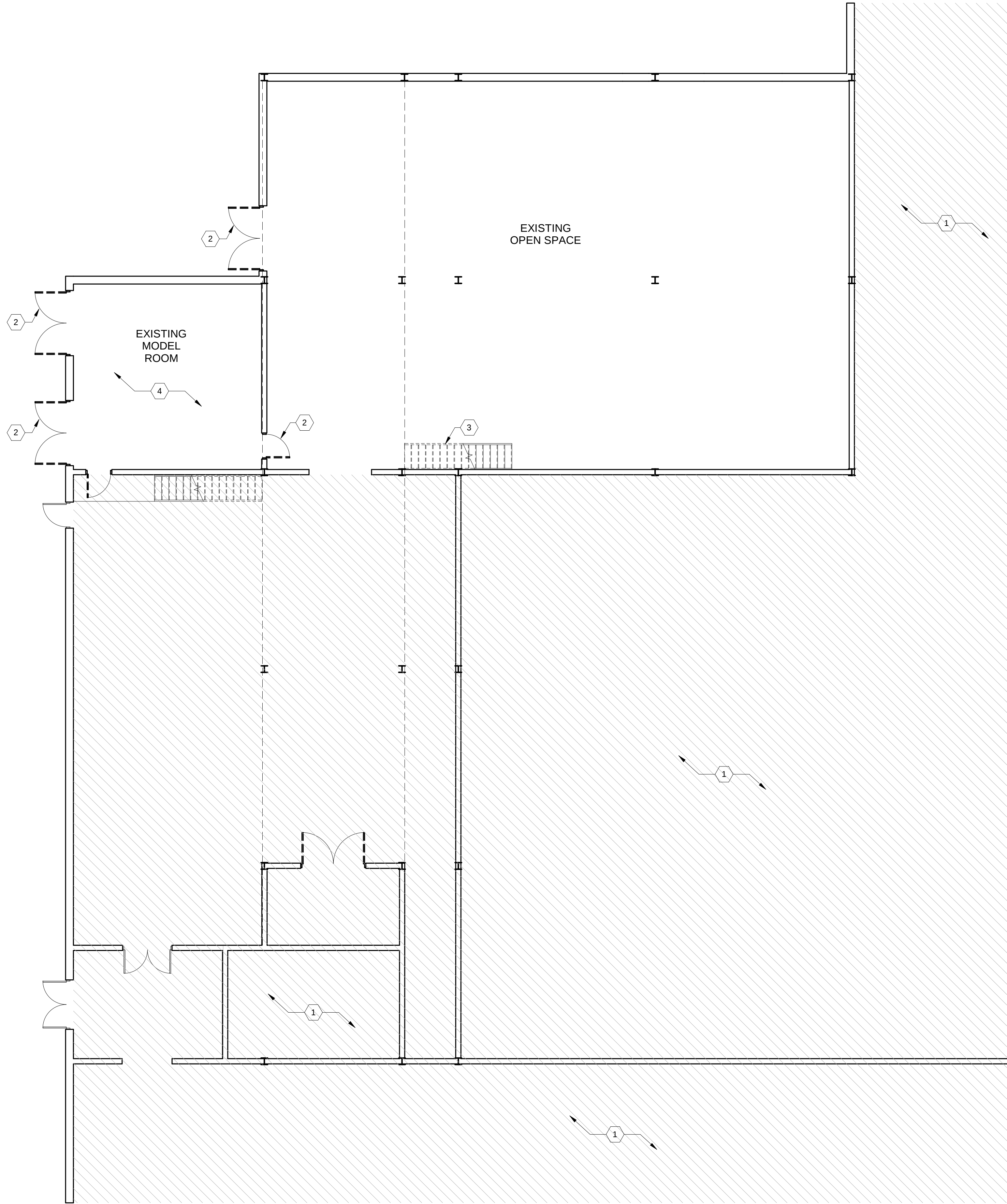
DRAWING TITLE
EXISTING MEZZANINE FLOOR PLAN

DRAWING NO.

A-102

ISSUED FOR CONSTRUCTION

1 DEMO GROUND FLOOR PLAN
1/8" = 1'-0"



DEMOLITION PLAN NOTES:

1. EXERCISE CARE IN REMOVAL OF DEMOLITION ITEMS. REPAIR, AT NO ADDITIONAL COST TO OWNER, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND/OR EQUIPMENT TO REMAIN
2. ALL MATERIALS REMOVED UNDER DEMOLITION, NOT TO BE RELOCATED OR DESIGNATED TO BE TURNED OVER TO THE OWNER, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE
3. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN THE STATE OF GEORGIA

KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. EXISTING DOOR AND FRAME TO BE REMOVED AND DISCARDED
3. EXISTING STAIR GUARDRAIL/HANDRAIL TO BE REMOVED AND DISCARDED
4. MODEL HOTEL ROOM CONSTRUCTION TO BE REMOVED AND DISCARDED



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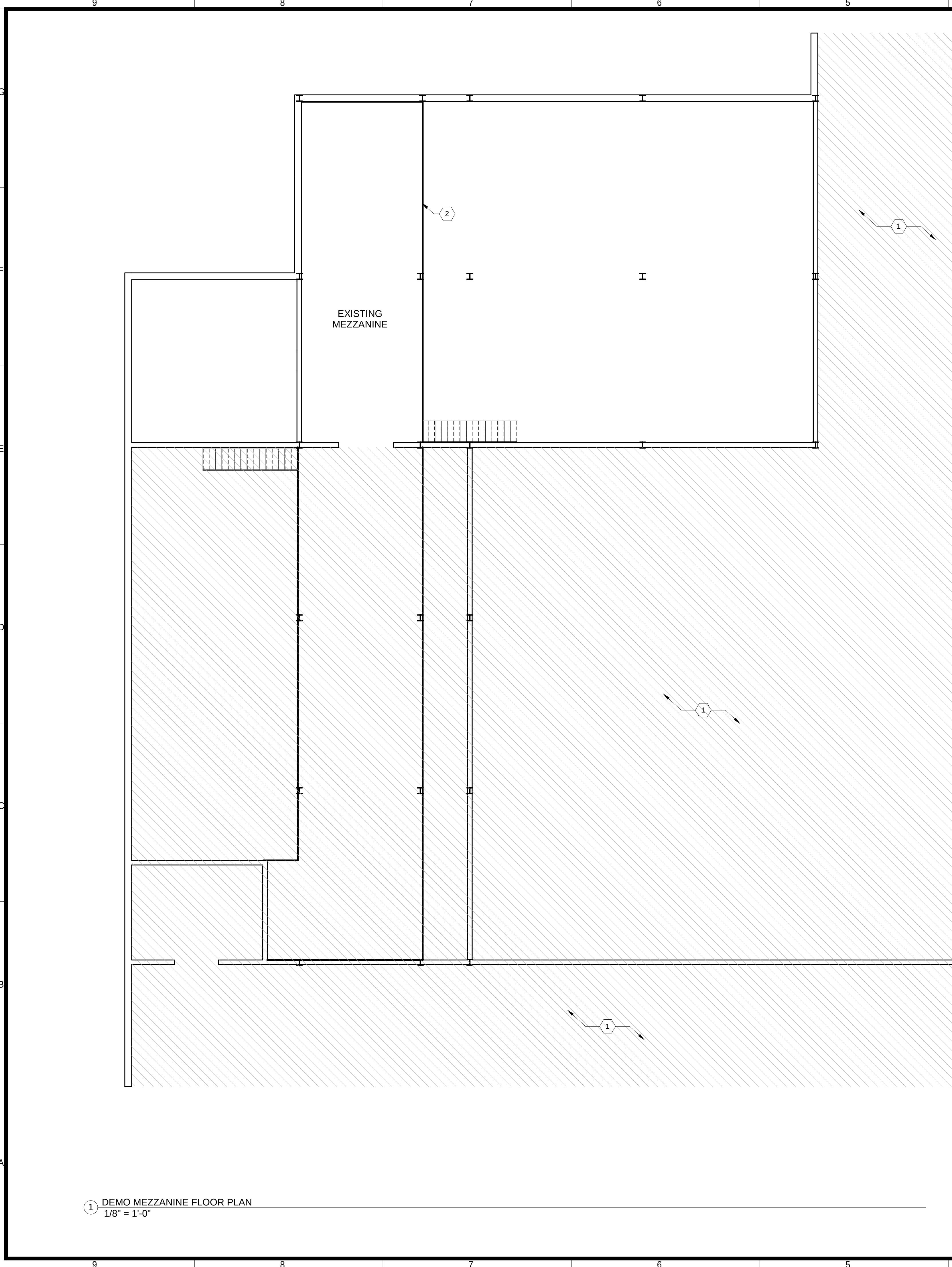
ISSUE DATE
12-3-21
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FOR CONSTRUCTION

REVISIONS
No. Description Date

DRAWING TITLE
DEMO GROUND
FLOOR PLAN

DRAWING NO.
A-103

ISSUED FOR CONSTRUCTION



1 DEMO MEZZANINE FLOOR PLAN
1/8" = 1'-0"

DEMOLITION PLAN NOTES:

1. EXERCISE CARE IN REMOVAL OF DEMOLITION ITEMS. REPAIR, AT NO ADDITIONAL COST TO OWNER, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND/OR EQUIPMENT TO REMAIN
2. ALL MATERIALS REMOVED UNDER DEMOLITION, NOT TO BE RELOCATED OR DESIGNATED TO BE TURNED OVER TO THE OWNER, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE
3. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN THE STATE OF GEORGIA

KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. EXISTING MEZZANINE GUARDRAIL TO BE REMOVED AND DISCARDED



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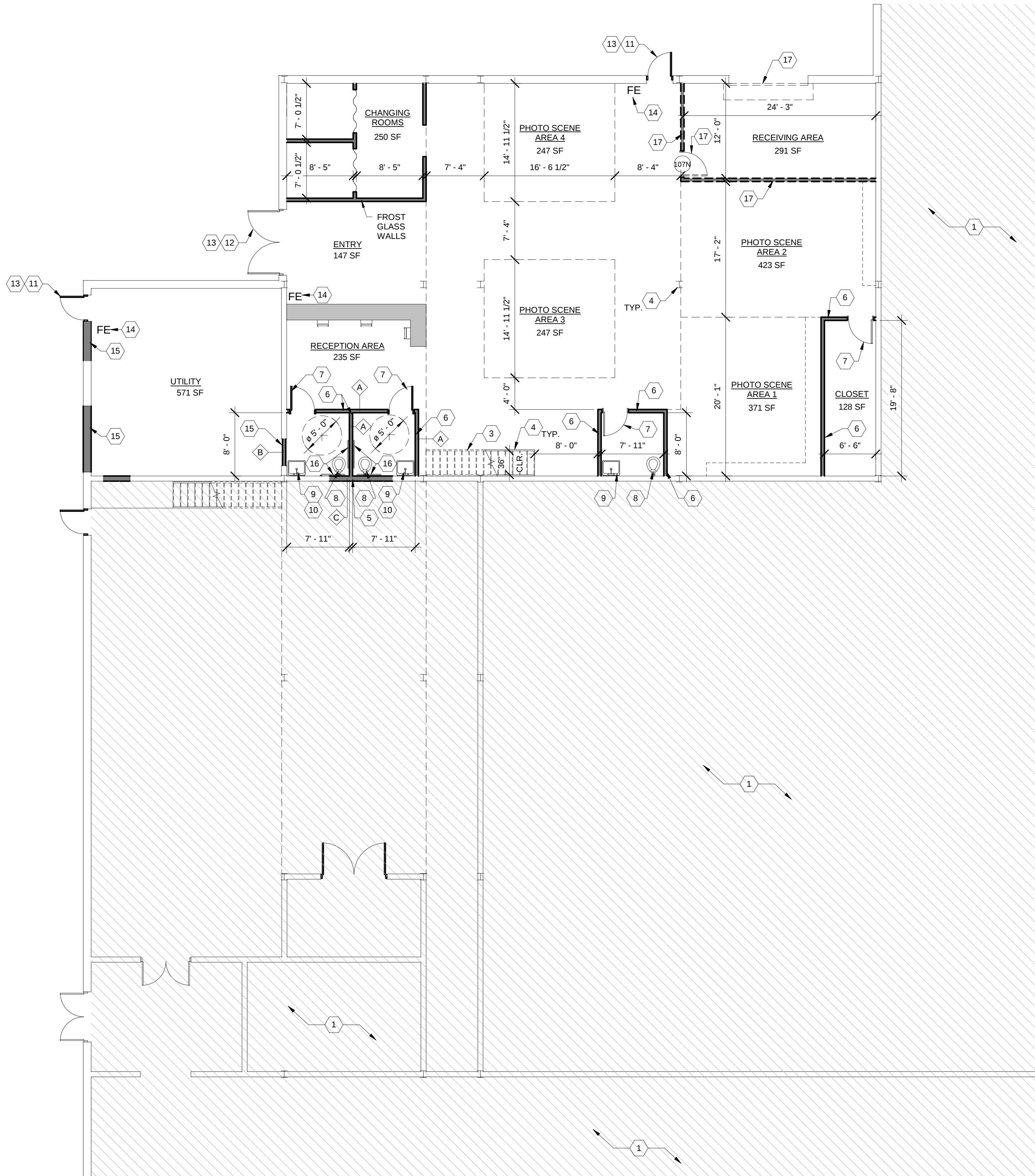
REVISIONS
No. Description Date

DRAWING TITLE
DEMO MEZZANINE
FLOOR PLAN

DRAWING NO.

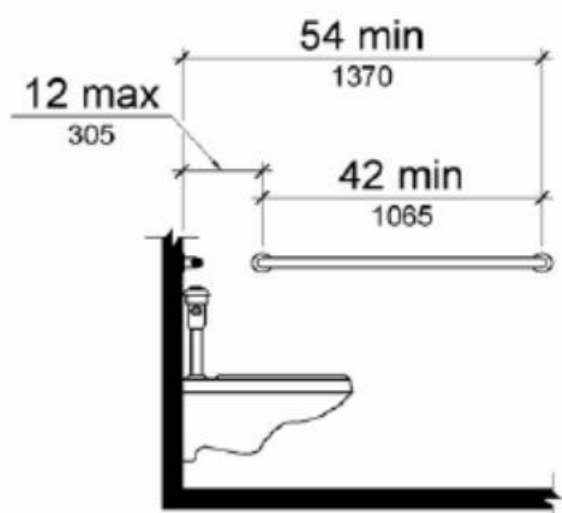
A-104

ISSUED FOR CONSTRUCTION

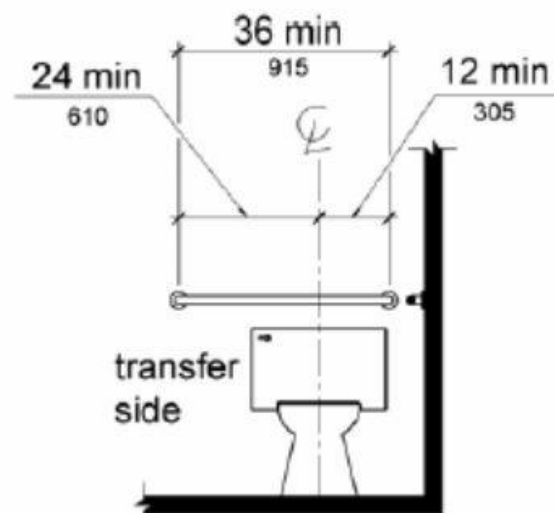


1 GROUND FLOOR PLAN NEW WORK
1/8" = 1'-0"

2018 NFPA 101 TABLE 7.2.2.2.1.1 (B) REQUIREMENT	EXISTING EXTERIOR STAIRS PROVIDED
EXISTING STAIR MAX HEIGHT OF RISER: 8"	EXISTING EXTERIOR STAIR RISER HEIGHT: 8"
EXISTING STAIR MIN. TREAD DEPTH: 9"	EXISTING EXTERIOR STAIR TREAD DEPTH: 10"
EXISTING STAIR MIN. WIDTH: 36"	EXISTING STAIR WIDTH: 36"
EXISTING STAIR MIN. HEADROOM: 6'-8"	EXISTING STAIR HEADROOM: 6'-8"
EXISTING STAIR MIN. HEIGHT BETWEEN LANDINGS: 12'-0"	EXISTING STAIR HEIGHT BETWEEN LANDINGS: 10'-0"



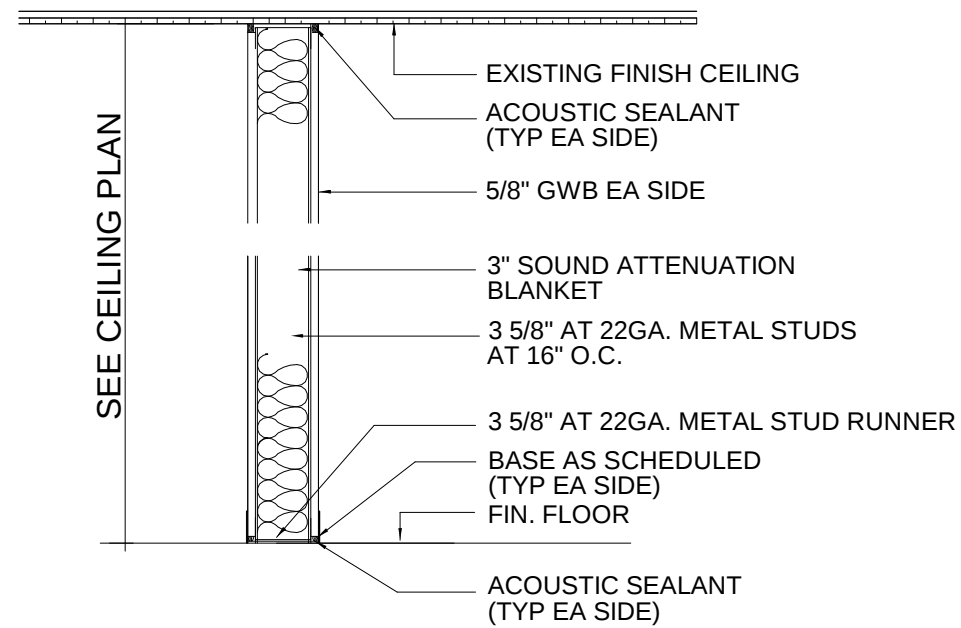
SIDE WALL GRAB BAR AT WATER CLOSETS



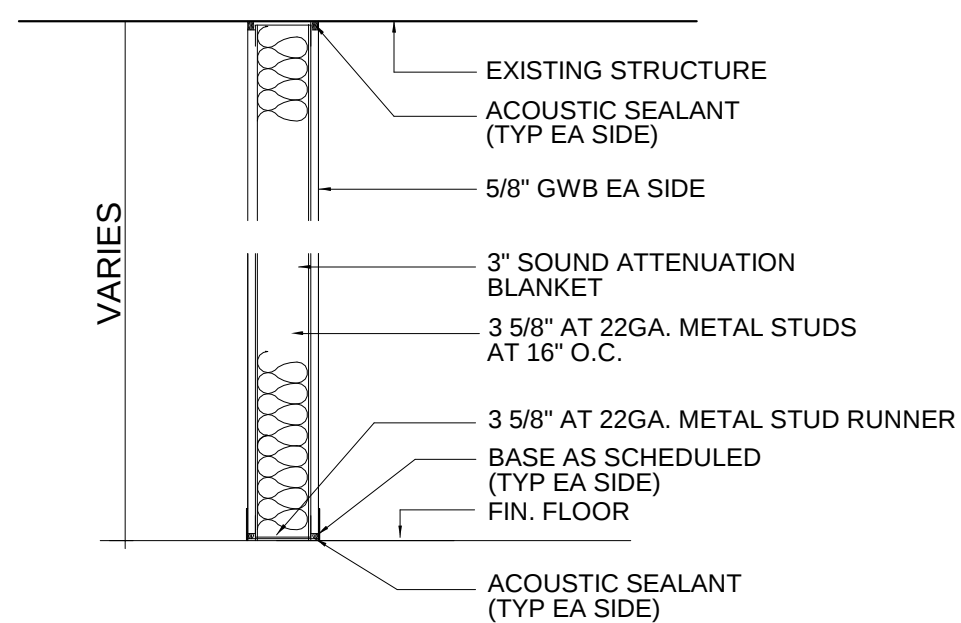
REAR WALL GRAB BAR AT WATER CLOSETS

SPECIAL NOTES:

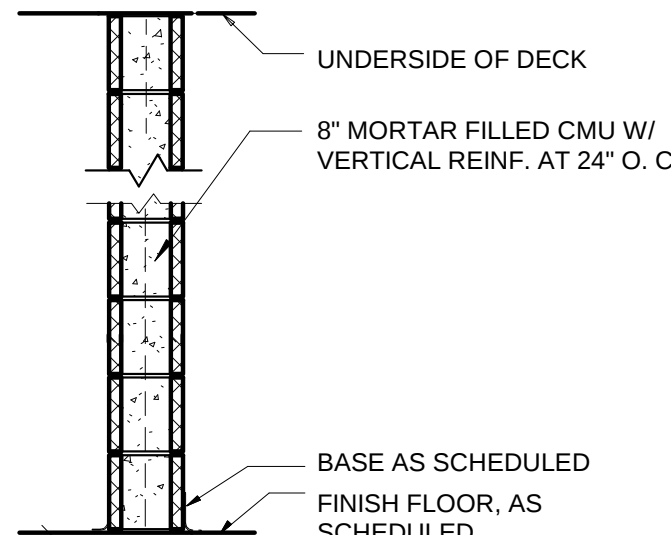
- 1). NO HAZARDOUS MATERIAL STORED ON SITE IN ACCORDANCE WITH 2018 NFPA 101 LSC 39.2.11.3.
- 2). IN ACCORDANCE TO 2010 ADAAG 206.2.3, EXCEPTION 1 APPLIES: MULTI-STORY BUILDINGS AND FACILITIES - IN PRIVATE BUILDINGS OR FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3000 SQUARE FEET PER STORY, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO CONNECT STORIES PROVIDED THAT THE BUILDING OR FACILITY IS NOT A SHOPPING CENTER, A SHOPPING MALL, THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, A TERMINAL, DEPOT OR OTHER STATION USED FOR SPECIFIED PUBLIC TRANSPORTATION, AN AIRPORT PASSENGER TERMINAL, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE ATTORNEY GENERAL.
- 3). A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FROM A MEZZANINE WITHIN A BUSINESS OCCUPANCY IN ACCORDANCE WITH 2018 NFPA 101 LSC 39.2.4.5, PROVIDED THAT THE COMMON PATH OF TRAVEL DOES NOT EXCEED 75 FT, OR 100 FT IF PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 NFPA 101 LSC 9.7.1.1(1).



A TYPICAL NON-RATED
SCALE: 1"=1'-0"



B TYPICAL RATED
SCALE: 1 1/2"=1'-0" U419-1 HR RATED



C TYPICAL MASONRY
SCALE: 1 1/2"=1'-0" U905-1 HR RATED

NEW WORK PLAN NOTES:

1. THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL & MEP SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL, ARCHITECTURAL, AND MEP DRAWINGS AND DISCREPANCIES, IF ANY, TO BE BROUGHT TO NOTICE OF THE ARCHITECT AND ENGINEER PRIOR TO EXECUTION OF WORK.
3. ALL ELEVATIONS (LEVELS) ARE IN FEET.
4. ALL DIMENSIONS ARE IN FEET AND INCHES AND ANGLES IN DEGREES UNLESS OTHERWISE NOTED.
5. ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS, ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE.
6. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED TO THE ENGINEER FOR CLARIFICATION AND VERIFICATION.
7. NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND DURING WORK IN CONSTRUCTION.
9. THE CONTRACTOR AND ALL OF HIS FORCES SHALL COMPLY WITH ALL REGULATIONS BY ANY GOVERNING AGENCY WITH JURISDICTION OVER THE PROJECT OR PROJECT SITE.
10. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN A USE AND OCCUPANCY PERMIT AS REQUIRED FROM THE GOVERNING CODES. CONTRACTOR TO SUBMIT ONE COPY OF THE PERMIT TO THE OWNER WITH FINAL APPLICATION OF PAYMENT.
11. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. ANY WORK THAT MUST BE REMOVED OR RELOCATED DUE TO LACK OF COORDINATION OF THE TRADES IS SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MAINTAIN A SECURE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
12. THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SITE AND BUILDING MATERIALS, EQUIPMENT, DEVICES, ETC. TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO PURCHASE. ALL ITEMS PURCHASED WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. NOT USED
3. NEW STAIR GUARDRAIL/HANDRAIL TO BE INSTALLED TO REPLACE EXISTING DEMOLISHED GUARDRAIL/HANDRAIL
4. PAINT ALL EXPOSED STEEL
5. CONSTRUCT NEW FULL HEIGHT MASONRY WALL TO MATCH EXISTING HEIGHT. PROVIDE SOUND INSULATION
6. CONSTRUCT NEW FULL HEIGHT STEEL STUD WALL BELOW MEZZANINE HEIGHT. PROVIDE SOUND INSULATION
7. INSTALL NEW 3'-0" x 7'-0" DOOR AND FRAME. DOORS SHALL BE SOLID CORE AND FRAMES SHALL BE HOLLOW METAL. PAINT FRAMES
8. INSTALL NEW ADA FLUSH VALVE WATER CLOSET
9. INSTALL NEW ADA LAVATORY
10. INSTALL NEW ELECTRIC POINT OF USE WATER HEATER AT LAVATORY
11. INSTALL NEW 3'-0" x 7'-0" EXTERIOR DOOR AND FRAME. DOOR AND FRAME SHALL BE HOLLOW METAL. PAINT DOOR AND FRAME
12. INSTALL NEW GLASS STOREFRONT DOOR TO MATCH EXISTING OPENING SIZE
13. ADJUST PARKING LOT AT ENTRY FOR PROPER GRADING AND WATER SHEDDING TO PREVENT WATER INTRUSION
14. PROVIDE WALL MOUNTED SURFACE MOUNTED NEW FIRE EXTINGUISHER
15. INFILL DEMOLISHED OPENING WITH SIMILAR MATERIAL
16. INSTALL NEW ADA GRAB BARS
17. PHASE TWO WALL/DOOR/GARAGE DOOR FUTURE CONSTRUCTION

ISSUED FOR CONSTRUCTION



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RENOVATION AND TENANT
IMPROVEMENTS

PROJECT ADDRESS:
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

ISSUE DATE
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REVISIONS
No. Description Date

DRAWING TITLE
GROUND FLOOR
PLAN NEW WORK

DRAWING NO.

A-105

1 MEZZANINE FLOOR PLAN NEW WORK
1/8" = 1'-0"

2018 NFPA 101 TABLE 7.2.2.2.1.1 (B) REQUIREMENT	EXISTING EXTERIOR STAIRS PROVIDED
EXISTING STAIR MAX HEIGHT OF RISER: 8"	EXISTING EXTERIOR STAIR RISER HEIGHT: 8"
EXISTING STAIR MIN. TREAD DEPTH: 9"	EXISTING EXTERIOR STAIR TREAD DEPTH: 10"
EXISTING STAIR MIN. WIDTH: 36"	EXISTING STAIR WIDTH: 36"
EXISTING STAIR MIN. HEADROOM: 6'-8"	EXISTING STAIR HEADROOM: 6'-8"
EXISTING STAIR MIN. HEIGHT BETWEEN LANDINGS: 12'-0"	EXISTING STAIR HEIGHT BETWEEN LANDINGS: 10'-0"

SPECIAL NOTES:

- 1). NO HAZARDOUS MATERIAL STORED ON SITE IN ACCORDANCE WITH 2018 NFPA 101 LSC 39.2.11.3.
- 2). IN ACCORDANCE TO 2010 ADAAG 206.2.3, EXCEPTION 1 APPLIES: MULTI-STORY BUILDINGS AND FACILITIES - IN PRIVATE BUILDINGS OR FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3000 SQUARE FEET PER STORY, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO CONNECT STORIES PROVIDED THAT THE BUILDING OR FACILITY IS NOT A SHOPPING CENTER, A SHOPPING MALL, THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, A TERMINAL, DEPOT OR OTHER STATION USED FOR SPECIFIED PUBLIC TRANSPORTATION, AN AIRPORT PASSENGER TERMINAL, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE ATTORNEY GENERAL.
- 3). A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FROM A MEZZANINE WITHIN A BUSINESS OCCUPANCY IN ACCORDANCE WITH 2018 NFPA 101 LSC 39.2.4.5, PROVIDED THAT THE COMMON PATH OF TRAVEL DOES NOT EXCEED 75 FT, OR 100 FT IF PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 NFPA 101 LSC 9.7.1.1(1).

NEW WORK PLAN NOTES:

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KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. NEW 42" TALL WIRE MESH GUARDRAIL TO BE INSTALLED TO REPLACE EXISTING DEMOLISHED GUARDRAIL
3. NEW STOREFRONT GLASS IN EXISTING OPENINGS



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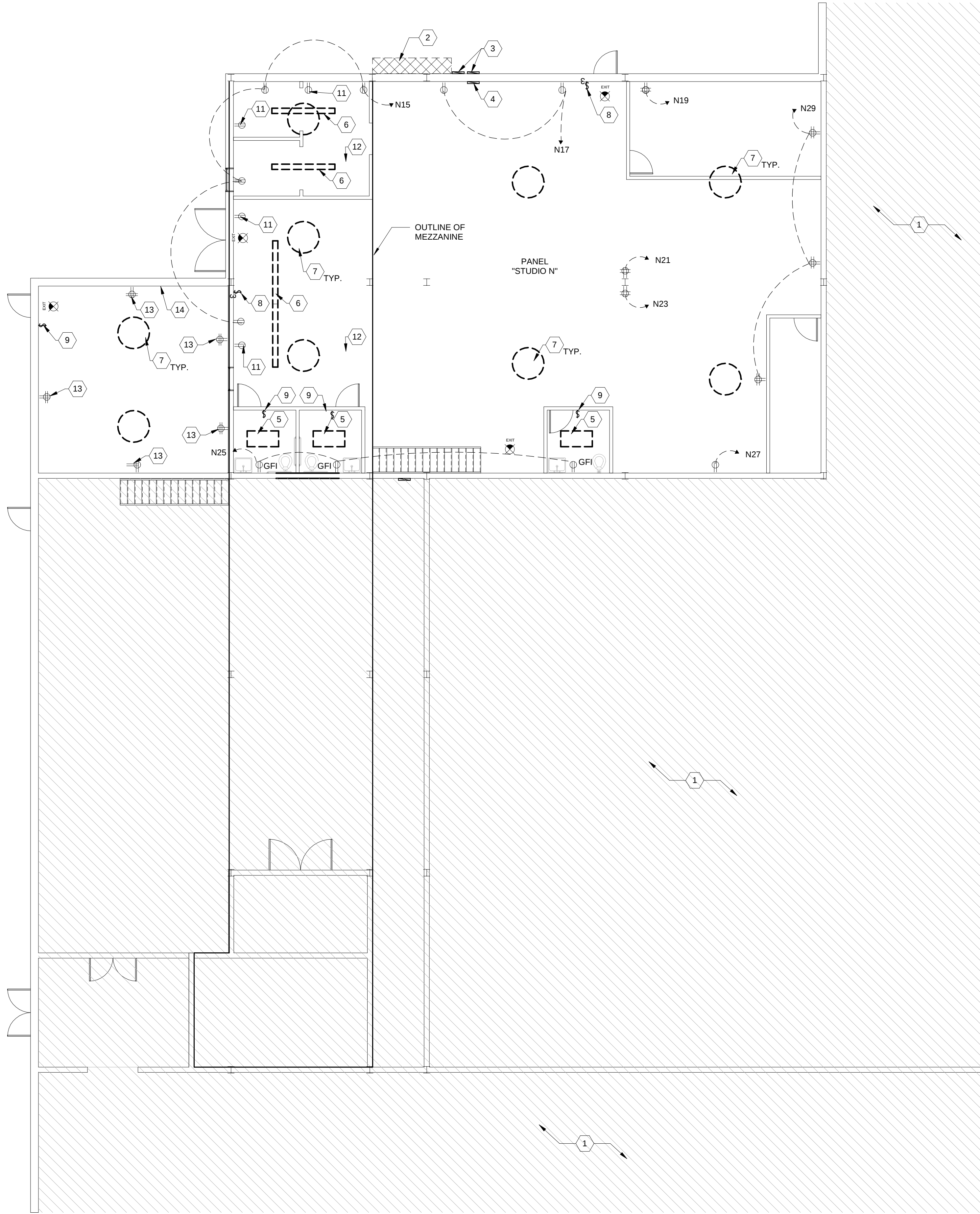
DRAWING TITLE
MEZZANINE
FLOOR PLAN NEW
WORK

DRAWING NO.

A-106

ISSUED FOR CONSTRUCTION

1 NEW ELECTRICAL WORK PLAN
1/8" = 1'-0"



ELECTRICAL NEW WORK PLAN NOTES:

1. CONTRACTOR SHOULD NOTIFY ENGINEER IF ANY CONFLICTS ARISE THAT MAY CAUSE FOR WORK THAT DIFFERS FROM WHAT IS BEING SHOWN IN THE DRAWINGS
2. DRAWINGS ARE DIAGRAMMATIC ONLY. THE EXACT LOCATION, MOUNTING HEIGHTS, SIZE OF EQUIPMENT, AND ROUTING OF RACEWAYS SHALL BE COORDINATED AND DETERMINED IN THE FIELD
3. WORK SHALL CONFORM TO GEORGIA ELECTRICAL CODE AND REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY FOR ALL PERMITS, INSURANCE, AND TESTS, AND SHALL PROVIDE LABOR AND MATERIAL TO COMPLETE THE ELECTRICAL WORK SHOWN
4. DURING CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL KEEP HIS PORTION OF THE WORK NEAT, CLEAN, AND ORDERLY
5. ALL SYSTEMS SHALL BE TESTED FOR SHORT CIRCUIT AND GROUNDS PRIOR TO ENERGIZING AND ANY DEFECTS SHALL BE CORRECTED
6. MATERIALS SHALL BE SPECIFICATION GRADE AND UL LISTED. WORK SHALL BE COORDINATED WITH EXISTING CONDITIONS TO ELIMINATE INTERFERENCES
7. WORK SHALL BE GROUNDED IN ACCORDANCE WITH CODE REQUIREMENTS. COMPLETE EQUIPMENT (INSULATED GREEN WIRE) GROUNDING SYSTEM SHALL BE INSTALLED
8. ELECTRICAL CONTRACTOR SHALL CHECK EXISTING CONDITIONS TO DETERMINE EXACT EXTENT OF WORK TO BE PREFORMED PRIOR TO PERFORMING WORK. DIMENSIONS RELEVANT TO EXISTING WORK SHALL BE VERIFIED IN THE FIELD
9. ALL ELECTRICAL NEW WORK SHALL BE PREFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF GEORGIA
10. NO OVERCURRENT PROTECTION DEVICE SHALL EXCEED 80% OF ITS EXISTING CIRCUIT RATING AMPERAGE CAPACITY FROM THE ADDITION OF NEW BRANCH CIRCUIT LOADS
11. ALL WORK SHOULD BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2020 EDITION.

KEYNOTES:

1. EXISTING BUILDING SPACE NOT IN CONTRACT
2. EXISTING 1600 AMP 120/208V 3 PHASE 4 WIRE MAIN DISTRIBUTION PANEL (MDP) AND WIREWAY TO REMAIN. CONNECT NEW DISCONNECTS AND PANELS TO EXISTING MDP
3. INSTALL NEW 200 AMP DISCONNECT SWITCH AND METER BASE. TIE INTO EXISTING MDP
4. INSTALL NEW 200 AMP 120/208V 3 PHASE 4 WIRE WALL SURFACE MOUNTED ELECTRICAL PANEL
5. INSTALL NEW 2x4 LED FLAT PANEL LIGHTING FIXTURE AT CEILING OF GROUND LEVEL
6. INSTALL NEW LINEAR LED LIGHTING FIXTURE AT CEILING OF GROUND LEVEL
7. INSTALL NEW LED HIGH BAY LIGHTING AT ROOF LEVEL
8. INSTALL NEW 3-WAY LIGHT SWITCH AT 48" A.F.F.
9. INSTALL NEW SINGLE POLE SWITCH AT 48" A.F.F.
10. NOT USED
11. INSTALL AT MEZZANINE LEVEL
12. INSTALL AT GROUND LEVEL AND AT MEZZANINE LEVEL
13. INSTALL QUAD RECEPTACLE. CONNECT NEW CIRCUITS BACK TO EXISTING HOUSE PANEL ON REAR WALL
14. PROVIDE 20-AMP 2 POLE CIRCUIT FOR 1.5-TON PTAC WALL HUNG UNIT



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RENOVATION AND TENANT IMPROVEMENTS

PROJECT ADDRESS:
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

ISSUE DATE
12-3-21

ISSUED
FOR CONSTRUCTION

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

DRAWING TITLE
NEW ELECTRICAL
WORK PLAN

DRAWING NO.

E-101

ISSUED FOR CONSTRUCTION

TYPE : NEMA 1 ENCLOSURE MAINS : 200 AMPS MOUNTING : SURFACE				NEW PANEL "N" SCHEDULE				A/C 10,000 MIN. VOLTAGE : 120/208 PHASE /WIRE : 3/4	
CCT NO	TO SERVE	CRCT BRKR LOAD		200AMP	MCB	CRCT BRKR LOAD		TO SERVE	CCT NO
		KVA	TRIPPOLES			TRIPPOLES	KVA		
1	RTU-1	4.0	50/2			20/1	1.0	LIGHTS, EMERGENCY	2
3						20/1	1.0	BAY LIGHTS	4
5						20/1	1.0	RESTROOM LINEAR LIGHTS	6
7	RTU-2	4.0	50/2			20/1	1.0	EXHAUST FAN	8
9								SPARE	10
11								SPARE	12
13	RECEPT	1.0	20/1					SPARE	14
15	RECEPT	1.0	20/1					SPARE	16
17	RECEPT	1.0	20/1					SPARE	18
19	RECEPT	1.0	20/1					SPARE	20
21	RECEPT	1.0	20/1					SPARE	22
23	RECEPT	1.0	20/1					SPARE	24
25	RECEPT	1.0	20/1					SPARE	26
27	RECEPT	1.0	20/1					SPARE	28
29	RECEPT	1.0	20/1					SPARE	30
31	RECEPT, MEZZANINE	1.0	20/1					SPARE	32
33	SPARE							SPARE	34
35						SPARE	36		
37						SPARE	38		
39	SPARE							SPARE	40
41	SPARE							SPARE	42
ESTIMATED CONNECTED LOAD: 26 KVA X 1000 / 208/ 1.732 = 72.17 AMPS, ESTIMATED DEMAND LOAD @125% = 90.21 AMPS									



COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: LESLIE ANDREWS PHOTOGRAPHY
Project Type: Alteration

Construction Site: 1429 FAIRMOUNT AVE SUITE N
ATLANTA, Georgia 30318
Owner/Agent:
Designer/Contractor: JONATHAN CLARK
COMMUNITY SOLUTIONS BY DESIGN
LLC
2386 Clower St SW, Suite E202
Snellville, Georgia 30078
888-278-0640
JCLARK@CSBD9.COM

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Workshop	5146	1.19	6124
Total Allowed Watts =			6124

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Workshop (5146 sq.ft.)				
LED: LINEAR LED: LED Linear 33W:	1	4	88	352
LED: HIGH BAY: LED Other Fixture Unit 103W:	1	9	100	900
LED: LED PANEL: LED Panel 55W:	1	3	50	150
Total Proposed Watts =			1402	

Interior Lighting PASSES

Interior Lighting Compliance Statement

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

JONATHAN CLARK, PE
Name - Title
Signature
Date 2-10-22

Project Title: LESLIE ANDREWS PHOTOGRAPHY
Data filename:
Report date: 02/10/22
Page 1 of 4



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RENOVATION AND TENANT
IMPROVEMENTS

PROJECT ADDRESS
1429 FAIRMOUNT AVE
ATLANTA, GA 30318

ISSUE DATE
12-3-21
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FOR CONSTRUCTION

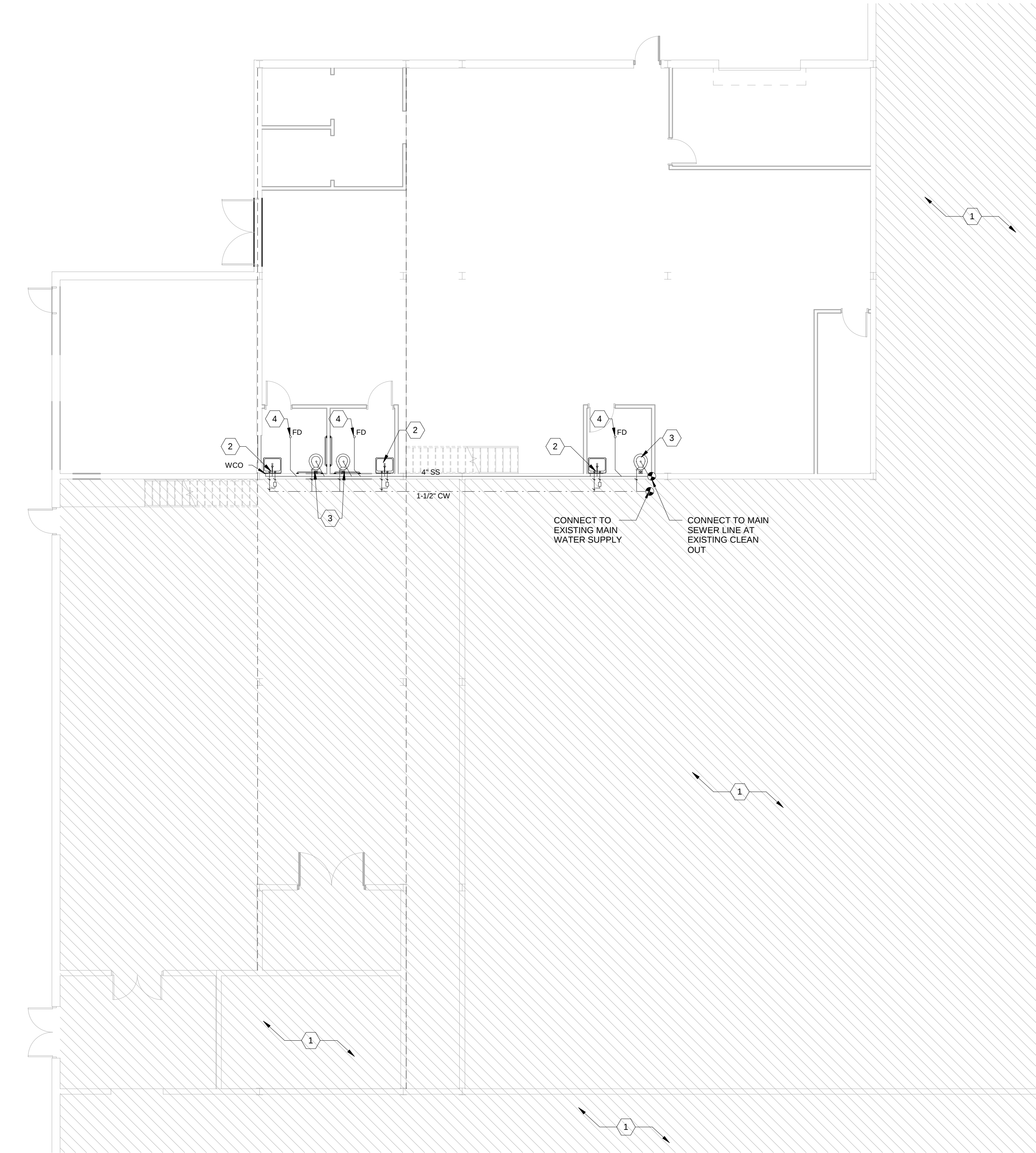
REVISIONS
No. Description Date

DRAWING TITLE
ELECTRICAL
PANEL SCHEDULE

DRAWING NO.

E-201

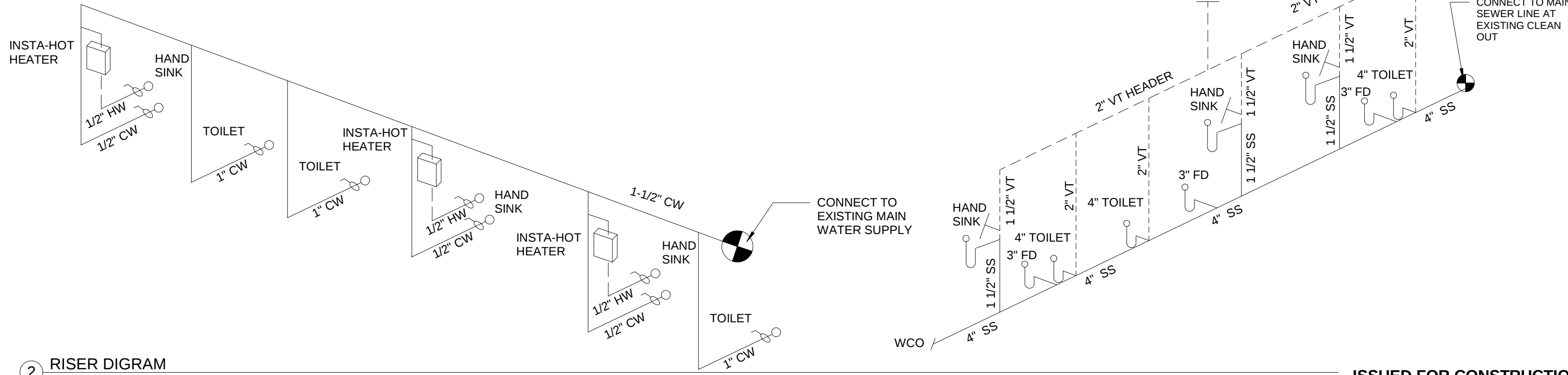
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1 GROUND FLOOR PLAN NEW PLUMBING
1/8" = 1'-0"

PLUMBING FIXTURE SCHEDULE					
SYMBOL	DESCRIPTION	MINIMUM CONNECTION SIZE			
		WASTE	VENT	CW	HW
P1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"
P2	TOILET	4"	2"	1"	--
FD	FLOOR DRAIN	3"	--	--	--
WCO	WALL CLEAN OUT	3"	--	--	--
ALL PLUMBING FIXTURES TO HAVE SHUTOFF VALVES. OWNER TO PROVIDE PORTABLE WATER DISPENSER AS REQUIRED.					
CONTRACTOR TO VERIFY CONNECTION SIZES WITH SELECTED EQUIPMENT MANUFACTURER'S SPECS.					

2 RISER DIAGRAM
3/4" = 1'-0"



SUITE "N" MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: 2018 IPC SECTION 403

CLASSIFICATION: BUSINESS
OCCUPANCY: B
TOTAL NUMBER OF OCCUPANTS: 34
MEN: 17
WOMEN: 17

WATER CLOSETS REQUIRED PER MEN & WOMEN: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

MENS WATER CLOSETS REQUIRED: 1
MENS WATER CLOSETS PROVIDED: 2

WOMENS WATER CLOSETS REQUIRED: 1
WOMENS WATER CLOSETS PROVIDED: 2

LAVATORIES REQUIRED PER MEN & WOMEN: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

MENS LAVATORIES REQUIRED: 1
MENS LAVATORIES PROVIDED: 2

WOMENS LAVATORIES REQUIRED: 1
WOMENS LAVATORIES PROVIDED: 2

2 ADA ACCESSIBLE RESTROOMS PROVIDED

1 UNSEX RESTROOM PROVIDED OUTSIDE OF MINIMUM RESTROOM FACILITIES REQUIRED

PLUMBING NEW WORK PLAN NOTES:

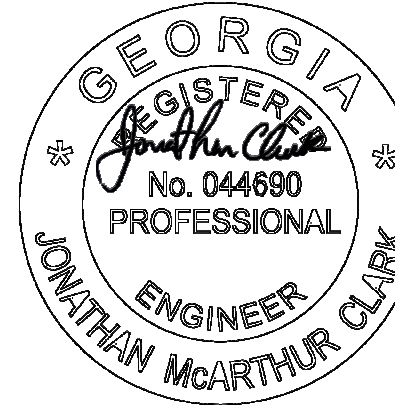
- CONTRACTOR SHOULD NOTIFY ENGINEER IF ANY CONFLICTS ARISE THAT MAY CAUSE FOR WORK THAT DIFFERS FROM WHAT IS BEING SHOWN IN THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS. DRAWINGS SHALL NOT BE SCALED
- WORK SHALL CONFORM TO GEORGIA PLUMBING CODE AND REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY FOR ALL PERMITS, INSURANCE, AND TESTS, AND SHALL PROVIDE LABOR AND MATERIAL TO COMPLETE THE PLUMBING WORK SHOWN. DURING CONSTRUCTION, THE PLUMBING CONTRACTOR SHALL KEEP HIS PORTION OF THE WORK NEAT, CLEAN, AND ORDERLY
- CONTRACTOR SHALL FIELD VERIFY BY MEASUREMENT THE EXACT LOCATION OF EXISTING EQUIPMENT, PIPING, STRUCTURE AND OTHER CONDITIONS WHICH WILL AFFECT INSTALLATION. CONTRACTOR SHALL ROUTE NEW PIPING TO AVOID CONFLICTS AND INTERFERENCES WITH EXISTING FIELD CONDITIONS
- MATERIALS SHALL BE SPECIFICATION GRADE AND UL LISTED. PROVIDE SHUT OFF VALVES AT ALL CONNECTIONS BETWEEN NEW AND EXISTING WATER LINES
- PROVIDE TRAP PRIMER CONNECTION AND TRAP PRIMER TO SERVE ALL FLOOR DRAINS
- FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS
- INSTALL CLEANOUTS IN SANITARY PLUMBING WHERE CHANGES IN DIRECTION IS GREATER THAN 45 DEGREES AND IN STRAIGHT RUNS AT EVERY 50FT MAXIMUM
- ALL PLUMBING NEW WORK SHALL BE PREFORMED BY A LICENSED PLUMBING CONTRACTOR IN THE STATE OF GEORGIA
- CONTRACTOR SHALL INSTALL NEW PLUMBING TO PROVIDE ADEQUATE WATER PRESSURE AT EACH FIXTURE
- ALL PLUMBING FIXTURES TO BE SEALED AT FLOOR OR WALL USING SANITARY SEALANT APPROVED FOR THE PURPOSE
- PROVIDE PIPING COVERS FOR EXPOSED PIPING LOCATED IN RESTROOMS
- INSULATE ALL DOMESTIC WATER PIPING PER TABLE C403.2.10 OF THE 2015 IECC
- SANITARY WASTE PIPING SHALL BE SLOPED AT 1/8-INCH PER FOOT MINIMUM FOR ALL PIPING 4-INCH AND LARGER AND AT 1/4-INCH PER FOOT MINIMUM FOR ALL PIPING 3-INCH AND SMALLER
- CONNECT DOMESTIC WATER AND SANITARY PIPING TO EXISTING PLUMBING PIPING SYSTEM AND UTILITIES

KEYNOTES:

- EXISTING BUILDING SPACE NOT IN CONTRACT
- INSTALL NEW ADA LAVATORY AT 34" AFF. LAVATORY SHALL BE CONNECTED TO 1/2" COPPER DOMESTIC COLD WATER PIPING, 1/2" COPPER DOMESTIC HOT WATER PIPING, 1-1/2" PVC SANITARY, AND 1-1/2" PVC VENT. CONNECT NEW ADA LAVTORY TO 1.5 GPM ELECTRIC POINT OF USE WATER HEATER
- INSTALL NEW ADA FLUSH VALVE WATER CLOSET. WATER CLOSET SHALL BE CONNECTED WITH A 1" COPPER DOMESTIC COLD WATER PIPE, 4" PVC SANITARY, AND 2" PVC VENT
- INSTALL NEW 3" FLOOR DRAIN. CONNECT INTO SANITARY PIPING



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REVISIONS
No. Description Date

DRAWING TITLE
GROUND FLOOR
PLAN NEW
PLUMBING

DRAWING NO.

P-101

ISSUED FOR CONSTRUCTION