

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CU-25-02

PH #: PHA240052

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Applicant's Request (Please itemize the proposal):

Applicant's Intent *(Please describe what the proposal would facilitate).*

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: WB Holdings - Stonewood, LLC/Joshua Barnes Telephone: 678-297-2700
Address: 12650 Crabapple Road Suite: 200
City Milton State: GA Zip: 30004

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kids Avenue, LLC/Roi Shlomo Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: 11/1/2024

Notary:

Notary Signature: [Signature] Date: 11/1/2024



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____


Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  _____

Date: 11/01/2024

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

How will this proposal affect the use and value of the surrounding properties?

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

What would be the increase to population and traffic if the proposal were approved?

What would be the impact to schools and utilities if the proposal were approved?

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request?

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

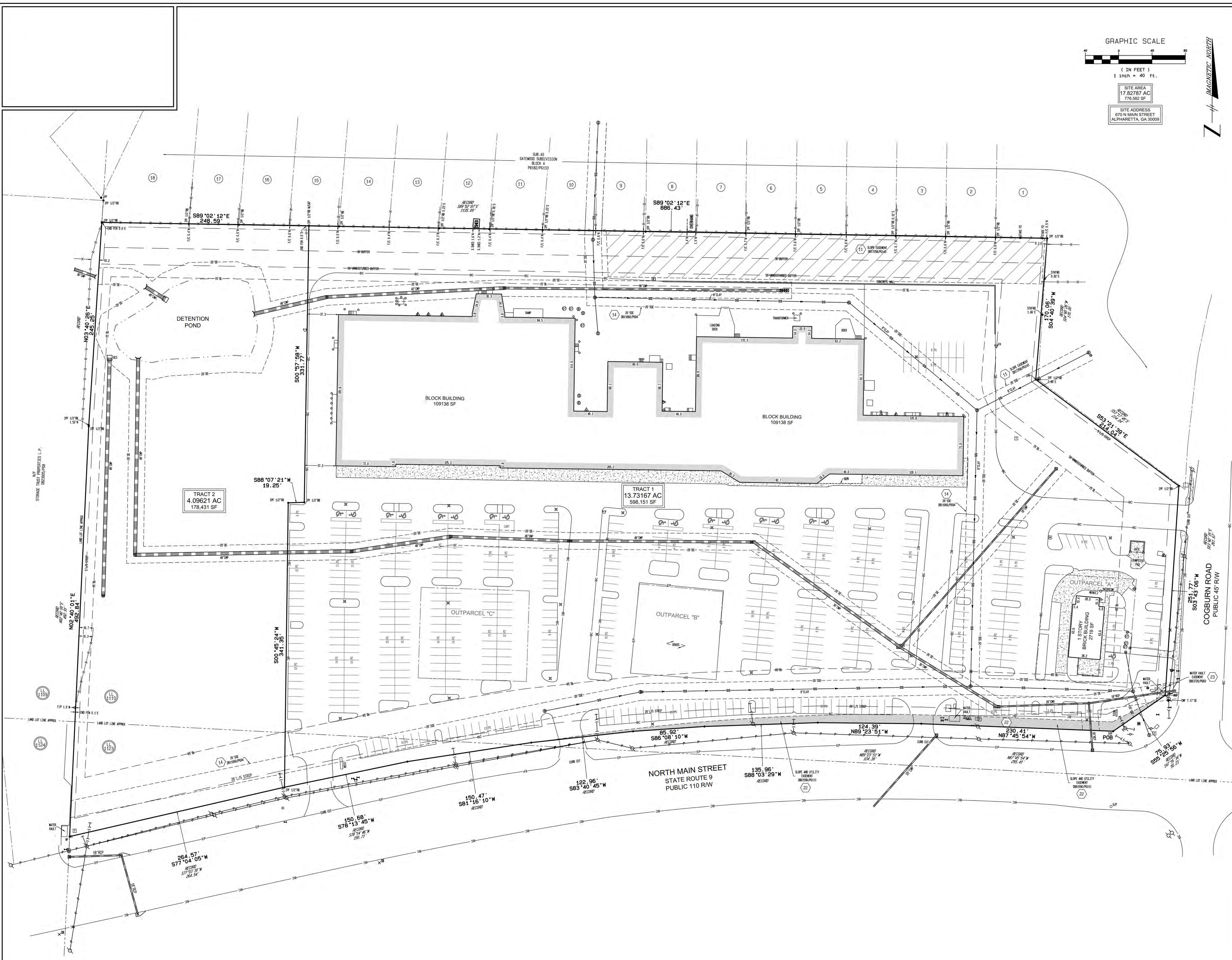
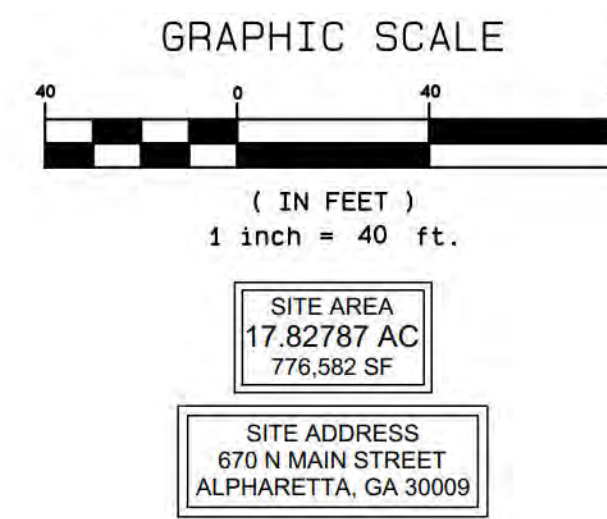
The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.



ALTAIR SURVEYING AND TITLE SURVEY FOR
WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY,
ASSOCIATED CREDIT UNION,
ITS AFFILIATES, SUCCESSORS, ASSIGNS AND/OR PARTICIPANTS, AND
CHICAGO TITLE INSURANCE COMPANY
 LOCATED IN
 LAND LOTS 1110 & 1123
 2ND DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1	05/16/24	LAB	REVISE SCHEDULE B NOTES AND ADD SLOPE AND UTILITY EASEMENT.

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW, STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (770) 324-8192
 FAX: (770) 684-8670
 WWW.WBENG.COM
 LSP000429 - PEF000714

SCALE:	1" = 40'
DATE SURVEYED:	05/02/2024
DATE UPDATED:	N/A
SURVEYED BY:	SM
DATE DRAFTED:	05/08/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCK
CHECKED BY:	BLB
FIELD BOOK #:	XXXX
JOB NUMBER:	240409
FOLDER NUMBER:	240409
CGO FILE:	N/A
DISC FILE:	240409
COUNTY/AL/D/S:	FULTON/1110/2/2
PLAT FILE:	B
SHEET:	2 OF 2

Current Occupant
670 NORTH MAIN ST STE. 115B
ALPHARETTA GA 30009

POPE RITA M
1003 EDGEMONT DR
ALPHARETTA GA 30009

SILVA VICTORIA & MONROE JONATHAN
1011 EDGEMONT DR
ALPHARETTA GA 30009

IYESA VIOLET & JULIUS LEONIDAS
1015 EDGEMONT DR
ALPHARETTA GA 30009

FARID SHAHNAWAZ
1019 EDGEMONT DR
ALPHARETTA GA 30009

GREENPOINT INVESTMENTS LLC
1043 WINDEMERE XING
CUMMING GA 30041

GATEWOOD HOMEOWNERS ASSN INC
10904 CRABAPPLE RD
ROSWELL GA 30075

HOMELESS MILTON SOCIETY 299 F2013 TRUST
12460 CRABAPPLE RD # 275
ALPHARETTA GA 30004

WB HOLDINGS STONEWOOD WEST LLC
12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

WB HOLDINGS STONEWOOD LLC
12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

YU CHUNG G & YU SHERRYLYN
12719 ARCHMONT TRC
ALPHARETTA GA 30009

LEE SUI CHOO & WENG ER Y
12727 ARCHMONT TRC
ALPHARETTA GA 30009

SOLLOGUB JACQUELINE
12731 ARCHMONT TRCE
MILTON GA 30004

KOPPISETTY MURTHY VENKATA SURYA & VITTHANALA
LAKSHMI
12735 ARCHMONT TRC
ALPHARETTA GA 30009

JIN WENYI & GERAINEJAD ALI
12739 ARCHMONT TRC
ALPHARETTA GA 30009

PINE REAL ESTATE LLC
12739 ARCHMONT TRC
ALPHARETTA GA 30009

PHILLIPS ANDREA L
12743 ARCHMONT TRCE
MILTON GA 30009

LABELLE TERRIE ET AL
12890 COGBURN RD
ALPHARETTA GA 30004

FULTON MANAGEMENT CO LLC
14326 COGBURN RD
ALPHARETTA GA 30004-3228

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

TRICON SFR 2023 2 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780

HPA BORROWER 2016 2 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

HPA II BORROWER 2019 1 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

QAIYUM KHALID A & KHALID SUJATA
1945 WILSHIRE GLN
ALPHARETTA GA 30004

ADA REALTY LLC
2058 US ROUTE # 130
SOUTH BRUNSWICK NJ 08852

MOORE BRETT M & TARA K
2160 TRAYWICK CHASE
ALPHARETTA GA 30004

BOSTIC LISA J
2355 COGBURN RIDGE RD
ALPHARETTA GA 30004

MC KENNA REBECCA & MC KENNA TIMOTHY
2355 LUNETTA LANE
ALPHARETTA GA 30004

WILLIAMS CHRISTOPHER & WILLIAMS TERRAN
2375 COGBURN RIDGE RD
ALPHARETTA GA 30004

STOKES LATIMER III & FRAISER SHNIECE
2375 LUNETTA LN
ALPHARETTA GA 30004

HUMPHREY KEVIN B & HUMPHREY CAROLYN W
2385 COGBURN RIDGE RD
ALPHARETTA GA 30004

ROMERO ALEJANDRO & ROMERO BLAIR
2385 LUNETTA LANE
ALPHARETTA GA 30004

PUSCIZNA DIANA I RAMOS
2390 COGBURN RIDGE RD
ALPHARETTA GA 30004

NAVARRO KATIE & ERNESTO
2390 LUNETTA LANE
ALPHARETTA GA 30004

MATHIS AMANDA F & SHERIDAN PHILIP JR
2395 LUNNETTA LN
ALPHARETTA GA 30004

TORBERT ANDREW & TORBERT SARA
2400 COGBURN RIDGE RD
ALPHARETTA GA 30004

GUERRERO GABRIELA
2405 COGBURN RIDGE RD
ALPHARETTA GA 30201

ARAUJO MARCELO
2405 LUNETTA LANE
ALPHARETTA GA 30004

STICKNEY LAUREN KEESLING & JOHN CONNOR
2410 COGBURN RIDGE RD
ALPHARETTA GA 30004

HERNANDEZ MATTHEW A & CASTANO LINA M
2410 LUNETTA LANE
ALPHARETTA GA 30004

RAMUSSEN STANLEY
2415 COGBURN RIDGE RD
ATLANTA GA 30004

PUVVULA KRISHNA & SAILAJA
2415 LUNETTA LN
ALPHARETTA GA 30004

JILL SARAH POWERS REVOCABLE TRUST THE
2420 COGBURN RIDGE RD
ALPHARETTA GA 30004

AYDIN YAVUZ
2430 COGBURN RIDGE RD
ALPHARETTA GA 30004

MONEYPENNY ELLEN M & REDMAN EMILY ELISABETH
2430 LUNETTA LN
ALPHARETTA GA 30004

BLACKSTONE JUDITH D & DONALD S
2435 COGBURN RIDGE RD
ALPHARETTA GA 30004

BURNS QUINTON M & ERIN L
2435 LUNETTA LN
ALPHARETTA GA 30201

PULLIAM STACY A
2440 COGBURN RIDGE RD
ALPHARETTA GA 30004

KESKINTEPE OLGA
2445 COGBURN RIDGE RD
ALPHARETTA GA 30004

CZIK MARYJANE & STANLEY L
2445 LUNETTA LN
ALPHARETTA GA 30004

HAYES ROBERT T & LAURA A
2450 COGBURN RIDGE RD
ALPHARETTA GA 30004

MANDE RAHUL
2455 COGBURN RIDGE RD
ALPHARETTA GA 30004

BUCK ROBERT & CAPEHART DUSTIN
2455 LUNETTA LANE
ALPHARETTA GA 30004

GADDIS BROWN JULIA A
2460 COGBURN RIDGE RD
ALPHARETTA GA 30004

TANSEY KATHLEEN & CLAYBORN NICK
2460 LUNETTA LANE
ALPHARETTA GA 30004

SHEFFIELD ROBERT VAN
2465 COGBURN RIDGE RD
ALPHARETTA GA 30004

STEVENS DEBORAH E
2470 COGBURN RIDGE RD
ALPHARETTA GA 30004

PIGOTT RONALD W & GINA D
2475 COGBURN RIDGE RD
ALPHARETTA GA 30004

DIAZ DINDO I & AILEEN
2475 LUNETTA LN
ALPHARETTA GA 30004

ZUNIGA MARIA & ZUNIGA TOMAS
2485 COGBURN RIDGE RD
ALPHARETTA GA 30004

MOSS LESLIE W
2490 COGBURN RIDGE
ALPHARETTA GA 30004

VORA CHINTAN RAJU & GALA KIMI RAMESH
2490 LUNETTA LANE
ALPHARETTA GA 30004

MILLETTE GREGORY L & DENISE L
2495 COGBURN RIDGE RD
ALPHARETTA GA 30004

NANDY NACHIKETA & SUBHASREE
2495 LUNETTA LN
ALPHARETTA GA 30004

DAWSON MARIE & DAWSON STAN
2500 COGBURN RIDGE RD
ALPHARETTA GA 30004

CHRISTENSEN EDWARD JAMES JR
2500 HIGHGLEN CT
ALPHARETTA GA 30009

KOSTY JONATHAN & KOSTY XIAOWEN V
2500 LUNETTA LANE
ALPHARETTA GA 30004

CHESIN KIMBERLY D & GRANT A
2505 COGBURN RIDGE RD
ALPHARETTA GA 30004

GUNTURI SUMANTH SHAH SONAL
2508 HIGHGLEN CT
ALPHARETTA GA 30009

GRIZZARD MICHAEL L & KAREN C
2510 COGBURN RIDGE RD
ALPHARETTA GA 30004

HEGDE SANTOSH MANJANATH & HEGDE PRADNYA SANTOSH
2512 HIGHGLEN CT
ALPHARETTA GA 30009

EL AYOUBY NADIA
2515 COGBURN RIDGE RD
ALPHARETTA GA 30004

CHAUBEY AMARENDRA KUMARI PRITI
2516 HIGHGLEN CT
ALPHARETTA GA 30004

BICKER JOHN
2520 COGBURN RIDGE RD
ALPHARETTA GA 30004

SMOLTZ MICHAEL A & KAREN
2525 COGBURN RIDGE RD
ALPHARETTA GA 30004

MORRONE FERDINAND JOSEPH
2530 COGBURN RIDGE RD
ALPHARETTA GA 30004

COOPER NORMAN T
2535 COGBURN RIDGE RD
ALPHARETTA GA 30004

QUINN AARON P & QUINN CRISTA
2540 COGBURN RIDGE RD
ALPHARETTA GA 30004

GALVEZ JOSE G
2545 COGBURN RIDGE RD
ALPHARETTA GA 30004

LOULAY OREN & LOULAY LIAT
2548 FONTAINEBEAU DR
DUNWOODY GA 30360

GOODE WILLIAM M GOODE DONNA B
2550 COGBURN RIDGE RD
ALPHARETTA GA 30004

SHRESTHA RAGHU
2555 COGBURN RIDGE RD
ALPHARETTA GA 30004

YU ERIC SUNGMIN & ANN SUNGEUN
2624 NUTWOOD TRC
DULUTH GA 30097

CODY SAM & KERRY
267 WATER OAK PL
ALPHARETTA GA 30009-8382

EDGEMONT ON MAIN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

PATEL YAMINI
271 WATER OAK PL
ALPHARETTA GA 30009

REGO ALTHEA & REGO KRISTOFER
272 WATER OAK PL
ALPHARETTA GA 30009

MEGAWATI MEIRINA
276 WATER OAK PL
ALPHARETTA GA 30009

AHMED AMIR & MEGAHED MONA
279 WATER OAK PL
ALPHARETTA GA 30009-8382

TANI BRANDON HUANG FEN TING TANI
280 WATER OAK PL
ALPHARETTA GA 30004

KOKER AHMET
2805 COGBURN POINTE
ALPHARETTA GA 30004

ESTES JULIE
2815 COGBURN POINTE
ALPHARETTA GA 30004

OHANU CATHERINE C
283 WATER OAK PL
ALPHARETTA GA 30004

PASHAM MADHUKAR R. PASHAM NAGALAKSHMI
284 WATER OAK PL
ALPHARETTA GA 30004

KUCUKTAS TUNCAY KUCUKTAS NILGUN
288 WATER OAK PL
ALPHARETTA GA 30004

KASTURI SATYAVIKAS & DEVALARAZU DEEPTHI
291 WATER OAK PL
ALPHARETTA GA 30004

VENKATA SATYANARAYANA MURTY BOBBA VEERA& &
ANANTHA LAKSHMI SURYA KRISHNAVENI J N
292 WATER OAK PL
ALPHARETTA GA 30009

KISH GEORGE R & MICHAEL R
2941 PIEDMONT RD
ATLANTA GA 30305

BABARINDE OLANREWaju A BABARINDA OLOLADE
TOLULOPE
295 WATER OAK PL
ALPHARETTA GA 30004

KAYA VAHDET & BETUL
296 WATER OAK PL
ALPHARETTA GA 30009

MOORE DAREN & DENISE
304 CONCORD ST
ALPHARETTA GA 30009

AVRAMOV AMALIA & AVRAMOV EYAL
310 FAIRLEAF CT
ALPHARETTA GA 30022

BHATIA HOLDINGS ALPHARETTA LLC
315 HENDERSON VILLAGE PKWY
ALPHARETTA GA 30004

WATERCREST COMMUNITY ASSOCIATION INC
3245 PEACHTREE PKWY STE D-242
SUWANEE GA 30024

AMJADI MICHEL
330 HERMITAGE TRL
ALPHARETTA GA 30004

MOLUGU SUNEETH DAYAL ARYA
340 RIDGEMILL VW
ALPHARETTA GA 30009

HC COMMONS LLC
3425 DULUTH PARK LANE
DULUTH GA 30096

MIES SCHEMANSKE FAMILY TRUST THE
350 RIDGEMILL VW
ALPHARETTA GA 30009

CITY OF ALPHARETTA
354 KAREN DR
ALPHARETTA GA 30004

2465 LUNETTA LLC
3557 WENNINGTON TRC
ALPHARETTA GA 30004

FIRST CLASSIC HOME INC
3756 LAVISTA RD STE 200
TUCKER GA 30084

SOUFASTAI BADRY
403 MOUNT PARAN RD NW
ATLANTA GA 30327

HENDERSON HEIGHTS LLC
4776 MYSTIC DR NE
ATLANTA GA 30342

SAS COMMERCIAL LLC
5020 KINGS CLOSE
ALPHARETTA GA 30004

TUDOR LAUREN S & JAMES GRAYSON
505 COGBURN RIDGE WAY
ALPHARETTA GA 30004

WATERS JERRY L & BOLIGAO ACUILINA
515 COGBURN RIDGE WAY
ALPHARETTA GA 30004-3686

MOOR TAMARA
525 COGBURN RIDGE WAY
ALPHARETTA GA 30004

ZLATEV DIAN Z & POLINA I
530 OAKSTONE GLN
ALPHARETTA GA 30004

REEVES KAY S
535 COGBURN RIDGE WAY
ALPHARETTA GA 30004-3686

THOMAS RICHARD G JR THOMAS CAMELLIA G
545 COGBURN RIDGE WAY
ALPHARETTA GA 30004

SILVERMAN HOWARD J & LISA N
555 COGBURN RIDGE WAY
ALPHARETTA GA 30004

HENDERSON LANDING HOMEOWNERS ASSN INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

HENDERSON LANDING HOMEOWNERS ASSN INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

STRINGER PAUL ET AL
575 COGBURN RIDGE WAY
ALPHARETTA GA 30004

BOBRIK GALINA & TANOVITCHI OLEG
585 COGBURN RIDGE WAY
ALPHARETTA GA 30004

ENG PATRICK K
595 COGBURN RIDGE WAY
ALPHARETTA GA 30004

DHEWA HOLDINGS LLC
6030 CABOTAGE RD
DULUTH GA 30097

BOZA ALEXANDER RAFAEL
615 N MAIN ST
ALPHARETTA GA 30009

MASTER NOEL FELIX & JENISH NOEL
617 N MAIN ST
ALPHARETTA GA 30009

PANDE JAGDISH CHADRA & URMU
6212 HANCOCK AVE
SAN JOSE CA 95123

ARHC ALALPGA01 LLC
7621 LITTLE AVE STE 200
CHARLOTTE NC 28226

ARHC ALALPGA01 LLC
7621 LITTLE AVE STE 200
CHARLOTTE NC 28226

SARRIS GEORGE S & ANNE B
7665 S SPALDING LAKE DR
SANDY SPRINGS GA 30350-1047

DAM TRANG THUY & NGUYEN HOAN VAN
940 KNOLL CREST CT
ALPHARETTA GA 30004

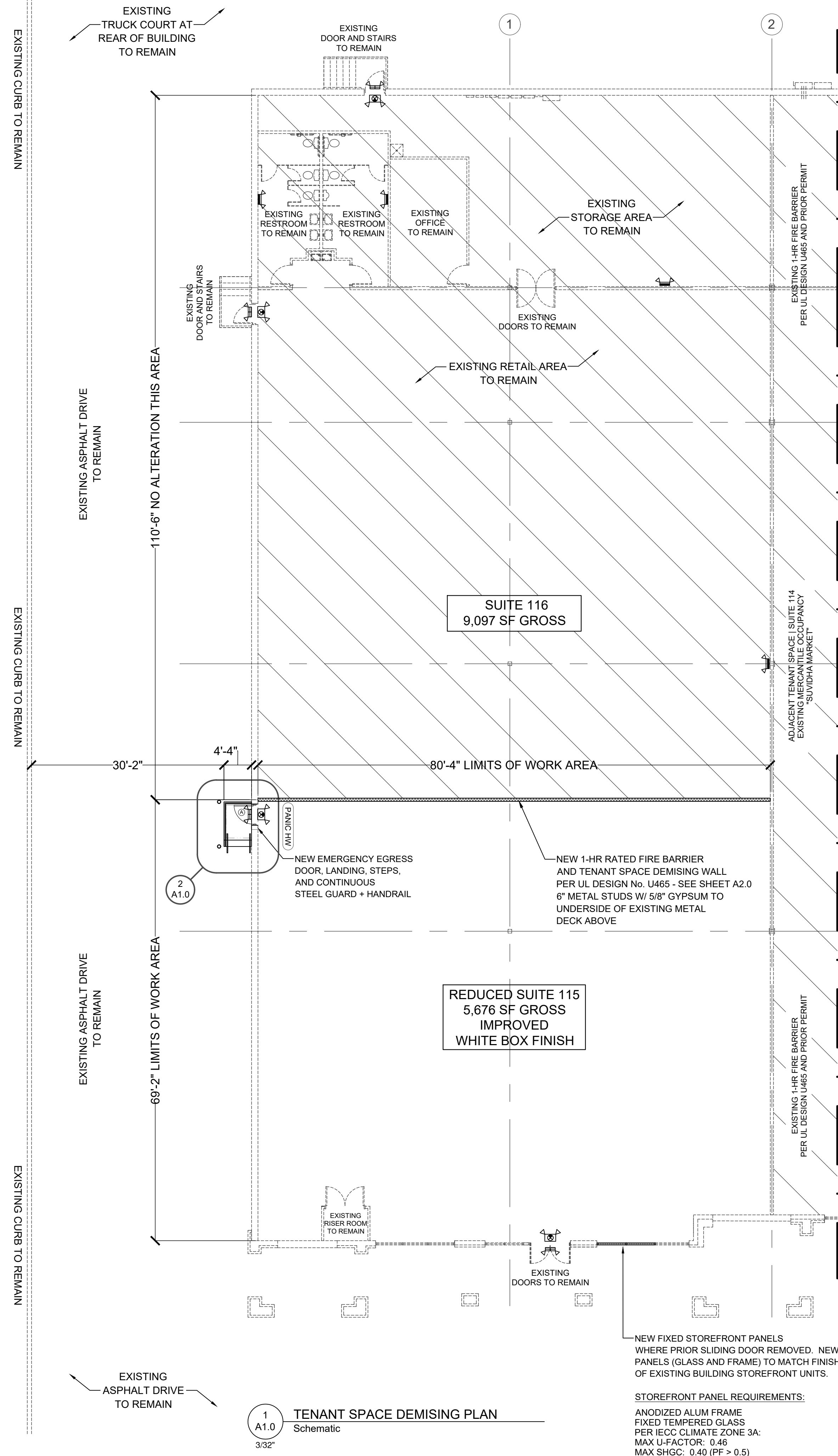
STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

PEGJOON LLC
P.O. BOX 76228
ATLANTA GA 30358-1228

SITE PLAN TO SHOW HIGHLIGHTED SPACE

EXHIBIT A SITE PLAN





1
A1.0
3/32"
TENANT SPACE DEMISING PLAN
Schematic

GENERAL BUILD-OUT NOTES:
 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.
 ALL DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, ET AL. IN WRITING ALONG WITH AN RFI (REQUEST FOR INFORMATION) WHICH INCLUDES A DESCRIPTION OF RECOMMENDED ACTION.
 CONTRACTOR SHALL COORDINATE ALL PARTITION WALL, SUSPENDED CEILING, MECHANICAL, ELECTRICAL, PLUMBING, AND LIFE SAFETY PROVISIONS WITH FINAL EQUIPMENT AND FIXTURE SELECTIONS AS APPROVED BY OWNER AND TENANT.
 CONTRACTOR SHALL COORDINATE ALL FINAL DOOR, HARDWARE, FIXTURE, AND FINISH MATERIAL SELECTIONS FOR APPROVAL WITH OWNER AND TENANT PRIOR TO ORDERING OR INSTALLATION.
 CONTRACTOR SHALL COORDINATE ALL FINAL EQUIPMENT AND FIXTURE SELECTIONS BY TENANT, CLEAR SPACE REQUIREMENTS, AND UTILITY REQUIREMENTS FROM MANUFACTURER PRIOR TO ROUGH-IN OF ELECTRICAL, GAS, WATER, WASTE, OR INSTALLATION OF COUNTERTOPS AND CABINETRY.
 ALL CABINETRY, COUNTERTOPS, AND MILL WORK SHALL BE PROVIDED BY CONTRACTOR AND COORDINATED WITH OWNER. SHOP DRAWINGS BY FABRICATOR FOR OWNER APPROVAL.
 FLOORING TRANSITIONS AND DOOR THRESHOLDS SHALL BE BEVELED AND LIMITED 1/2" MAXIMUM.
 DOOR/HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
 EXIT DOORS: DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE AND SHALL BE INSTALLED SHALL BE PROVIDED PER SECTION 7.2 OF THE NFPA 101 LIFE SAFETY CODE.
 ILLUMINATION OF THE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 7.8 OF THE NFPA 101 LIFE SAFETY CODE.
 EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 7.9 OF THE NFPA 101 LIFE SAFETY CODE.
 IF THERE ARE PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE BARRIERS SUCH PENETRATIONS SHALL BE PROTECTED BY A LISTED SYSTEM AS TESTED BY A RECOGNIZED AGENCY UL/ANSI. PROVIDE A DETAIL AND LISTING NUMBER FOR BUILDING INSPECTOR WHERE REQUIRED.
 FIRE EXTINGUISHERS: EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF (1) 2_A_10_BC AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.
 NEW WORK SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. SEE SHEET A2.0 FOR REQUIRED CLEAR SPACES, MANEUVERING SPACES, FIXTURE AND COUNTER HEIGHTS, TACTILE SIGNAGE, AND ADDITIONAL DETAILS AND ACCESSIBILITY REQUIREMENTS.

WALL COMPOSITION SYNOPSIS

W0 WALL TYPE W0 - EXISTING WALL TO REMAIN

W1 WALL TYPE W1 - 1 HOUR RATED FIRE BARRIER PER UL DESIGN No. U465, 6" METAL STUDS (20 GA. 600S162-30 MEMBERS), 16" OC, EXTENDING FROM CONCRETE SLAB TO UNDERSIDE OF METAL DECK ABOVE WITH 5/8" TYPE X GYPSUM PANELS - SEE SHEET A3.0

W2 WALL TYPE W2 - NOT APPLICABLE

W3 WALL TYPE W3 - NOT APPLICABLE

ALL INTERIOR FRAMING SHALL BE INSTALLED TO SUPPORT LATERAL LOAD OF 5 PSF | L240 AND SHALL BE LATERALLY BRACED WHERE HEIGHTS EXCEED 9'-0" ABOVE FFE UNLESS CONTINUOUS TOP TRACK IS FASTENED TO STRUCTURE ABOVE.
 ALL GYPSUM WALL BOARD APPLIED TO WET WALL | PLUMBING FIXTURE AREAS SHALL BE "MOLD AND MOISTURE RESISTANT" GYPSUM - PER LOCATION
 ALL FURRING WALLS SHALL RECEIVE GYPSUM AND PAINT AT EXPOSED SIDE OF WALL ONLY
 COORDINATE ALL ROUGH-OPENING AND HEADER REQUIREMENTS WITH DOOR VENDOR | MANUFACTURER
 RESTROOMS - WALLS ADJACENT TO AND OR WITHIN 24" OF WATER CLOSETS + URINALS SHALL RECEIVE A SMOOTH, HARD NON-ABSORBENT SURFACE / CLADDING (TILE, FRP, OR APPROVED EQUAL) TO A HEIGHT OF 48" ABOVE FINISHED FLOOR - GC TO COORDINATE FINAL FINISH MATERIAL AND LIMITS OF MATERIAL INSTALLATION TENANT AND OWNER

PREMISES IDENTIFICATION REQUIREMENTS

- VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF ADDRESS ON BUILDING
- VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF SUITE NUMBER ON OR ABOVE ALL EXTERIOR DOORS

PER IFC SECTION 505

505.1 ADDRESS NUMBERS - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

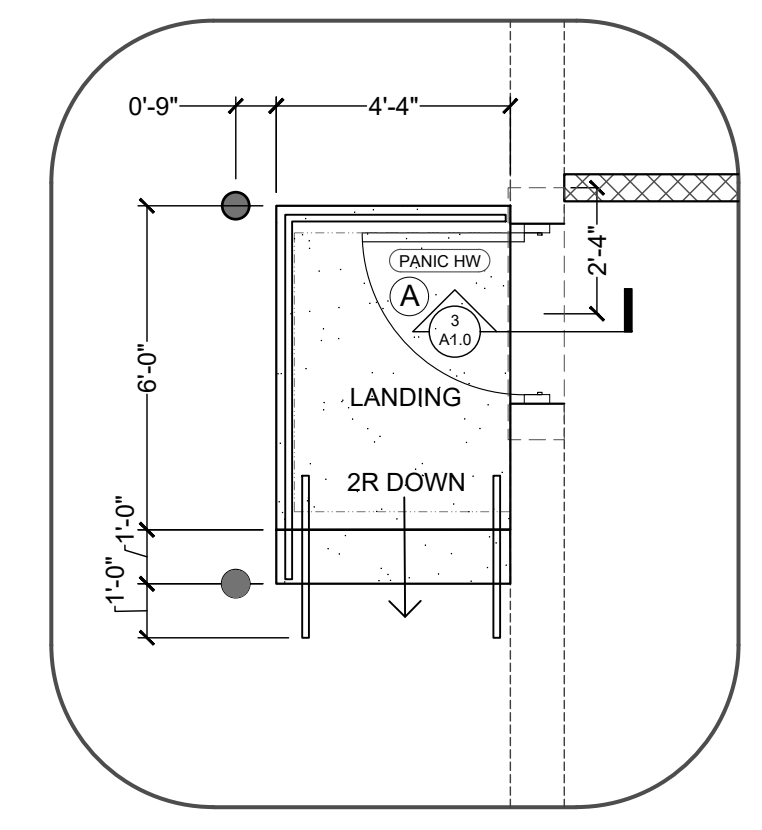
505.2 STREET OR ROAD SIGNS - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

DOOR SCHEDULE				
MARK	SIZE	STYLE	FINISH	HARDWARE
(A)	3'0" X 7'0"	FLUSH PANEL STEEL DOOR	FACTORY PRIMED FIELD PAINTED TO MATCH EXISTING BUILDING	FIXED ADA U HANDLE AT EXTERIOR PANIC HARDWARE AT INTERIOR SELF CLOSING DEVICE
(B)	-	-	-	-
(C)	-	-	-	-

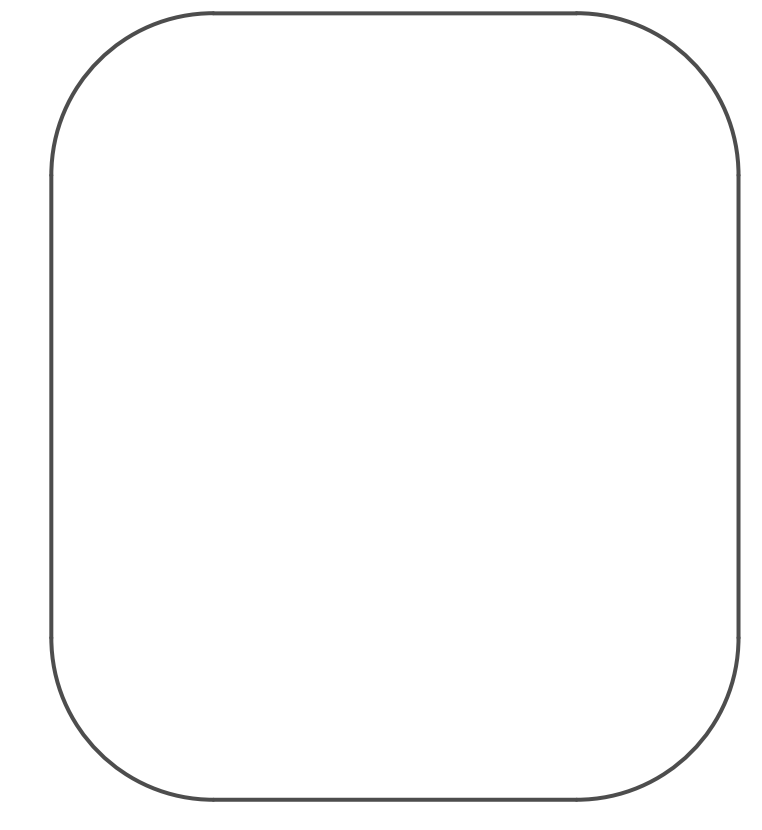
(PANIC HW) WHERE SYMBOL SHOWN, ALL DOORS WITH LATCHING OR LOCKING DEVICES SHALL BE EQUIPPED WITH PANIC HARDWARE (PUSH TO OPEN DEVICE (CROSS BAR OR PUSH PAD) PER NFPA 101 CHAPTER 7. PANIC HARDWARE AND PUSH TO OPEN HARDWARE SHALL RELEASE ANY LATCHING OR LOCKING DEVICES AND ALLOW DOOR LEAF TO FREELY SWING IN THE DIRECTION OF EGRESS TRAVEL.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED
 CLIMATE ZONE 3A - PER IECC ALL OPAQUE EXTERIOR SWINGING DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.61
 FINAL DOOR SELECTIONS ARE TO BE APPROVED BY OWNER AND TENANT
 GLASS STORE FRONT (GSP) SHOP DRAWINGS BY FABRICATOR

DOOR PLACEMENT: SEE ACCESSIBILITY DETAILS FOR ADDITIONAL CLEAR SPACE REQUIREMENTS



2
A1.0
3/8"
EGRESS DOOR | STAIR PLAN
Schematic



3
A1.0
3/4"
EGRESS DOOR SECTION ELEVATION
Schematic

PROJECT NUMBER 2023 110

P
 Post Oak Partners, LLC
 1205 Peachtree Parkway
 Suite 1104
 Cumming, Georgia 30042
 T 678.513.6034
 F 678.513.6044
 www.postoakpartnersllc.com

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 CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK, AND ACCEPTS ALL EXISTING CONDITIONS.
 DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, LLC IN WRITING AND RECONCILED BEFORE PROCEEDING. CONTRACTOR ASSUMES FULL & SOLE RESPONSIBILITY FOR FIELD CHANGES.

**TENANT SPACE ALTERATION
 WHITEBOX FINISH FOR:**

SUITE 115
 STONEWOOD VILLAGE
 670 NORTH MAIN STREET
 ALPHARETTA, GA 30004
 FULTON COUNTY

OWNER | MANAGEMENT:
 ORKIN & ASSOCIATES, LLC
 12650 CRABAPPLE ROAD
 SUITE 200
 MILTON, GA 30004

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	102323	Design Development 1

DESIGN DEVELOPMENT PLANS
 ISSUED FOR OWNER REVIEW ONLY.
 NOT FOR CONSTRUCTION!

DRAWING
A1.0







TENANT SPACE ALTERATION

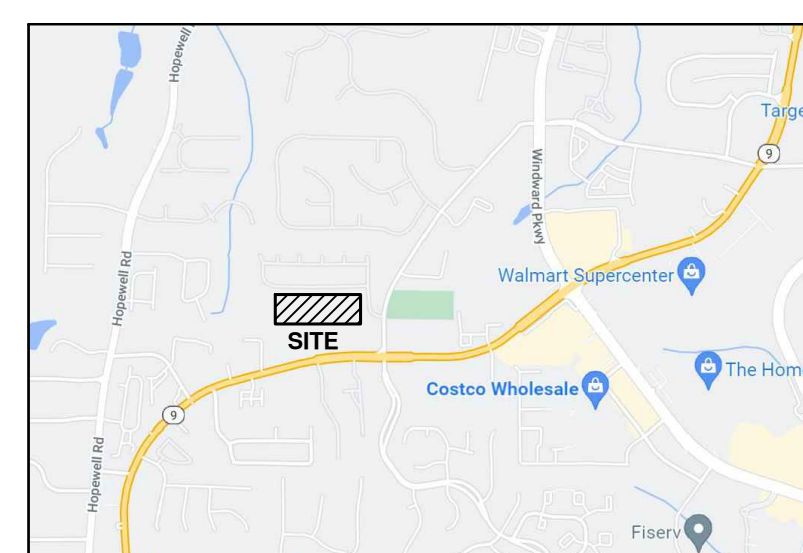
WHITEBOX FINISH FOR:

SUITE 114
 STONEWOOD VILLAGE
 670 NORTH MAIN STREET
 ALPHARETTA, GA 30004
 FULTON COUNTY

OWNER | MANAGEMENT:

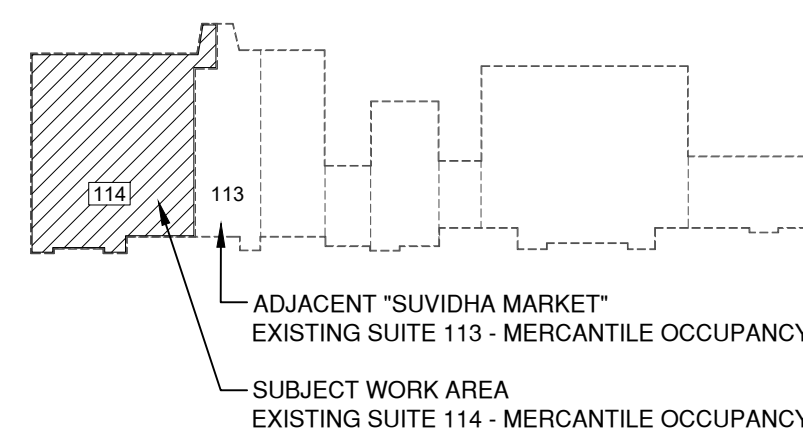
ORKIN & ASSOCIATES, LLC
 12650 CRABAPPLE ROAD
 SUITE 200
 MILTON, GA 30004

PROJECT LOCATION | Vicinity Plan



STONEWOOD VILLAGE
 670 NORTH MAIN STREET ALPHARETTA, GA 30004

TENANT SPACE KEY PLAN



USE OF DRAWINGS

THESE DRAWINGS ARE ISSUED FOR DESIGN REVIEW, PRICING + PERMIT.

IF USED FOR CONTRACTUAL PURPOSES, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL DRAWINGS, SPECIFICATIONS, & DETAIL AS MAY BE REQUIRED.

CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK.

ALL DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, et al, IN WRITING ALONG WITH AN RFI (Request For Information) WHICH INCLUDES A DESCRIPTION OF RECOMMENDED ACTION.

ALL WORK SHALL BE BASED UPON CURRENT ZONING, DEVELOPMENT, HEALTH, LIFE SAFETY AND BUILDING CODES.

ADDITIONAL ENGINEERING, DESIGN, LOAD CALCULATIONS AND TECHNICAL DATA, AS MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION WILL BE PROVIDED BY TRADE AND / OR GENERAL CONTRACTOR.

THESE PLAN AND ALL OTHER IMAGES HEREIN WERE PREPARED FROM DATA INCLUDING COMPUTER SCANNED IMAGES AND LIMITED FIELD VERIFICATION.

DATA & IMAGES WERE TAKEN FROM LIMITED PLANS PROVIDED BY THE OWNER.

POST OAK PARTNERS, LLC, et al, BELIEVES THIS DATA TO BE TRUE, CORRECT, & ACCURATE, HOWEVER, DOES NOT EXPRESS OR IMPLY ANY WARRANTIES WHATSOEVER AS TO THE ACCURACY OF SAME, OR TAKE RESPONSIBILITY FOR SAID DATA.

LIST OF DRAWINGS

- CVR Cover | Project Synopsis | Code Analysis
- PNR Project Notes | Requirements
- A0.0 Existing Conditions Plan | Limited Interior Demolition
- A1.0 Tenant Space Demising Plan | New Fire Barrier | Schedules | Notes
- A2.0 ADA Accessibility Details | Requirements | Notes
- A3.0 Fire Barrier Details | UL Design U465 | Penetrations | Head of Wall
- A4.0 Emergency Egress Plan | Exit Capacity | Travel Distances
- M1 Mechanical Schedules | Notes
- M2 Mechanical Plans | Existing Roof Top Equipment | Ductwork | Zones
- P1 Plumbing Notes | Requirements
- P2 Plumbing Plans | Gas Plan at Existing Roof Top Equipment
- E1 Electrical Riser Diagram | Panel Schedules | Notes
- E2 Electrical Plans | Existing To Remain | New Panel Locations
- F1 Fire Sprinkler Notes - For Reference Only
- F2 Fire Alarm Notes - For Reference Only

Plans for alteration of existing sprinkler system and fire alarm shall be provided by contractor and shall be submitted to the fire marshal's office for separate review and permitting + inspections.

PROJECT CRITERIA

A. Project Team:	Team Contacts
Architectural - Post Oak Partners, LLC Taylor C. Hadaway Associate AIA LEED GA Elizabeth A. Harris AIA William Floyd, PE Steve Foulke ASLA	1205 Peachtree Parkway, Suite 1104 Cumming, Georgia 30041 D 678.858.7101 F 678.513.6044
MEP Engineering - Fagan Engineering Sevices, LLC. Brian J. Fagan, PE	327 Dahlonega St. Suite 101B Cumming, GA 30040 D 678-648-4904 D 678-261-1449

B. General Contractor: TBD - Prior To Permit Issuance

C. Occupancy Classification: Mercantile | Class B

D. Type of Construction: Type IIB
 Sprinkled: Yes | Existing
 Fire Alarm: Yes | Existing

E. Seismic Design Category: C

F. Building Areas | SF: Existing Suite 114 = 29,332 SF
 New Suite 114 = 14,797 SF | Reduced per this scope of work

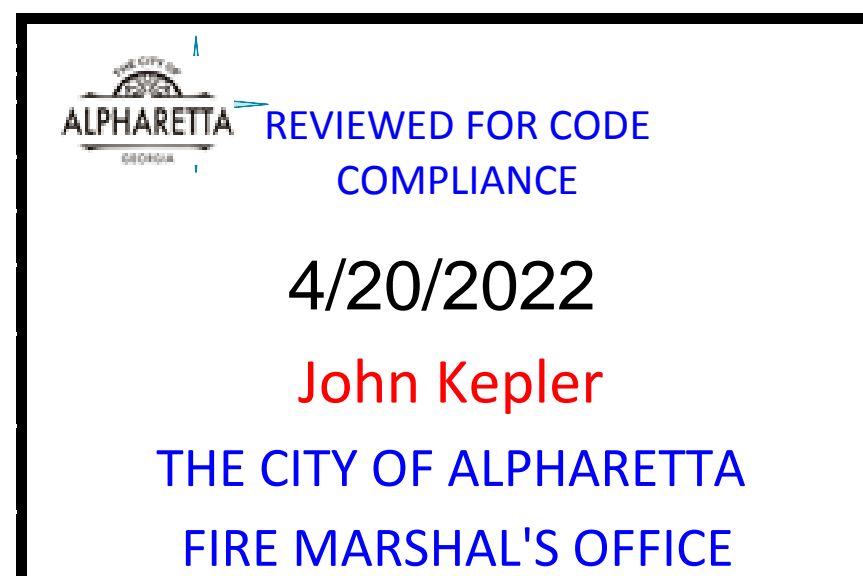
Modification to IBC chapter 5: No

G. Existing Building Height in Feet:
 Max Per IBC 55' Maximum
 Actual 32' Maximum

H. Number of Stories: 1
 Basement Area SF 0
 Balcony SF 0
 Mezzanine SF 0

I. PLAN REVIEW CONTACT:

Taylor C. Hadaway | Associate AIA | LEED GA
 Partner - Post Oak Partners, LLC
 T: 678.858.7101
 F: 678.513.6044
 E: thadaway@hdhpllc.com



CODE ANALYSIS | Per www.dca.state.ga.us

All work described in these plans shall be constructed in compliance with the following codes, as applicable to the project, and adopted | amended by The City of Alpharetta and the State Of Georgia

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition, with Georgia Amendments (2020)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2020 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- Georgia 120-3. Rules of Safety Fire Commissioner NFPA 101 Life Safety Code 2018 Edition
- Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

OCCUPANCY CALCULATIONS

SUITE 114 OCCUPANT LOAD PER NFPA 101 LSC 7.3.1.2				
OCCUPANCY CLASSIFICATION: MERCANTILE CLASS B				
SPACE ROOM	AREA	USE	LOAD	COUNT
RETAIL AREA	11,815 SF	MERCANTILE	1/30 SF	393.83
OFFICE AREA	650 SF	BUSINESS	1/150 SF	4.33
STORAGE AREA	1,770 SF	STORAGE	1/300 SF	5.90
RESTROOMS	520 SF	ACCESSORY	1/30 SF	17.33
RISER ROOM	42 SF	ACCESSORY	1/30 SF	1.40
TOTAL OCCUPANT LOAD				423

EGRESS REQUIREMENTS

EGRESS TRAVEL LIMITATIONS MERCANTILE USE (most restrictive of the occupancies involved)	
COMMON PATH OF TRAVEL LIMIT = 100' (sprinklered) per NFPA 101 36.2.5.3 (2)	
DEAD END CORRIDOR LIMIT = 50' (sprinklered) per NFPA 101 36.2.5.2.1	
TRAVEL DISTANCE LIMIT = 250' (sprinklered) per NFPA 101 36.2.6.2	
EXIT CAPACITIES - SUITE 114 OCCUPANT LOAD = 423	
EGRESS FACTOR = 0.3 INCHES / PERSON	
REQUIRED CAPACITY = 126.9" (423 x 0.3)	
PROVIDED CAPACITY REAR OF SPACE = 2 x 34" CLEAR (2 SINGLE 3/0) DOORS = 68"	
PROVIDED CAPACITY FRONT ENTRY = 1 x 68" CLEAR (DOUBLE 3/0) + 1 x 46" CLEAR DOORS = 114"	
TOTAL EXIT CAPACITY PROVIDED = 182" (182 / 0.3 = 606 PERSON EXIT CAPACITY)	

PLUMBING FIXTURE REQUIREMENTS

PLUMBING FIXTURES PER IPC 403			
Occupancy/Use type:	Water Closet	Lavatories	Drinking Fountain
Suite 114 Mercantile Occupancy			
TOTAL REQUIRED:	2	2	1
TOTAL PROVIDED:	6	4	1
MERCANTILE - IPC Table 403.3 Requires Lavatories at 1/750 (Male + Female) MERCANTILE - IPC Table 403.3 Requires Water Closets at 1/500 (Male + Female) MERCANTILE - IPC Table 403.3 Requires Drinking fountains at 1/1000 (Male + Female)			
PER STATE OF GA 2020 AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE			
*Revise Table 403.1 "Minimum Number of Required Plumbing Fixtures" to delete the requirements for "service sink" entirely without substitution. (Effective January 1, 2020)			
*Revise Section 410.2 "Small occupancies" to read as follows: 410.2 Small occupancies. Drinking fountains shall not be required for an occupant load of 25 or fewer. (Effective January 1, 2020)			

WORK SCOPE + TENANT SYNOPSIS

The work to be completed as called for in these plans includes limited interior demolition and installation of a new 1-HR rated fire barrier within an existing, type IIB, mercantile tenant space. Demolition shall include removal of suspended ceilings, light fixtures, ductwork, and floor coverings as indicated on the drawings. New 1-HR rated fire barrier shall cause a reduction in the area of suite 114 from 29,332 SF to 14,797 SF gross and establish a white box finish by retaining the existing restrooms, MEP equipment, services, and building access + emergency egress points. Suite 114 is speculative space with no tenant at this time.

The remnant 14,535 SF space shall serve as a future expansion to suite 113 for the existing and adjacent "Suvidha Market" which will include separate plans, permitting, and scope of work. No certificate of occupancy is being requested for this space. Plans to address suite 113 are underway and will be submitted for plan review separately.

Contractor is expressly responsible for providing owner + tenant with a "turn key" space, including all code and inspection agency approvals, sign offs, certificates of inspection, and ALL certificate(s) of occupancy.

EXISTING SPRINKLER AND FIRE ALARM SYSTEM: Plans for alteration of existing sprinkler system and fire alarm shall be provided by contractor and shall be submitted to the fire marshal's office for review and permitting + inspections.

SIGNAGE: Separate Permits will be required should any signage or "On-Building" lettering be under consideration.

BUILDING INSPECTIONS: All inspection requests shall be called in to the City of Alpharetta Inspections Division at 678-297-6080, between the hours of 7:30am – 8:30am, on the same day that the inspection is desired.

FIRE INSPECTIONS: Contact the City of Alpharetta Fire Marshal's Office for inspection at 80% and 100% completion. 80% of any fire rated barriers, wall, floor or ceiling. 100% final inspection: all systems, equipment installed and operating, ready for occupancy.

Fire Inspections may be requested on City business days between the hours of 7:00 am and 4:00 pm. Inspections may be submitted for request on the form found at: <https://www.alpharetta.ga.us/government/departments/public-safety/fire-marshall/inspections-request-form> or by calling 678-297-6272 Option # 9 and leaving a message with the prompted details.

"Portable fire extinguishers must be provided per NFPA standard No. 10 and the International Fire Code. An inspector of the fire marshal's office prior to final inspection will determine the location and arrangement of the extinguishers."



Alan Carlson

KEEP ON JOB SITE

REVIEWED PLAN SET

MUST BE AVAILABLE FOR

CITY OF ALPHARETTA INSPECTIONS

AT ALL TIMES

NO PLANS = NO INSPECTIONS

Red line comments:

1. Fire alarm and fire sprinkler modifications shall be submitted through e plan solutions for permitting by sub-contractors
2. ADA exit/restroom signage in braille at all doors per 2010 ADA standard sections 216 & 703
3. Exterior emergency illumination not indicated on plans and shall be at both exit doors per LSC 7.9
4. No emergency illumination is shown on plans, electrician shall verify all interior exit and emergency illumination are working prior to final inspection
 BC220130

PROJECT NUMBER 2021 125



Post Oak Partners, LLC

1205 Peachtree Parkway
 Suite 1104
 Cumming, Georgia 30042

T 678.513.6034
 F 678.513.6044

www.postoakpartnersllc.com

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CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK, AND ACCEPTS ALL EXISTING CONDITIONS.

DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, LLC IN WRITING AND RECONCILED BEFORE PROCEEDING. CONTRACTOR ASSUMES FULL & SOLE RESPONSIBILITY FOR FIELD CHANGES.

TENANT SPACE ALTERATION
 WHITEBOX FINISH FOR:

SUITE 114
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 670 NORTH MAIN STREET
 ALPHARETTA, GA 30004
 FULTON COUNTY

OWNER | MANAGEMENT:

ORKIN & ASSOCIATES, LLC
 12650 CRABAPPLE ROAD
 SUITE 200
 MILTON, GA 30004

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	010322	Design Development
2	031022	For Construction Alpharetta Submittal 1



DRAWING

CVR

GENERAL REQUIREMENTS

GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL REVIEW ALL DRAWINGS HEREIN, AND SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND SCOPE OF WORK PRIOR TO SUBMITTING A BID OR APPLYING FOR PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ITEMS, AS IS NORMALLY INCLUDED IN THE COURSE OF WORK:

PERMITTING:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING LICENSES AND PERMITS REQUIRED FOR PROJECT WORK. CONTRACTOR SHALL COMPLETE WORK AND OBTAIN ALL REQUIRED SIGN OFFS & APPROVALS FROM AGENCIES ISSUING PERMITS, AS REQUIRED BY CODE.

CODE COMPLIANCE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ABSOLUTE AND STRICT COMPLIANCE WITH ALL APPLICABLE BUILDING, DEVELOPMENT, ZONING, SAFETY (OSHA), AND ENVIRONMENTAL CODES.

WEATHER PROTECTION:

CONTRACTOR IS RESPONSIBLE FOR COMPLETE WEATHER PROTECTION OF ALL EXISTING AND NEW WORK FOR THE TERM OF THE PROJECT.

THIS SHALL INCLUDE OPENED WALL & ROOF CAVITIES, PROPER DRY IN OF NEW WORK, AND PREVENTION OF MOISTURE PENETRATION, INTRUSION AND ENTRAPMENT INTO ALL AREAS OF EXISTING AND NEW WORK, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING (AS MAY APPLY TO THIS PROJECT)

- PREPARED GRADES
- SOILS
- FOUNDATIONS & FOOTINGS
- FOUNDATION WALLS
- MASONRY WALLS
- WOOD FRAME WALLS
- METAL/STEE FRAMED WALLS
- SHEATHING
- INSULATION SYSTEMS (ROOF, WALLS, FLOORS, PARAPETS)
- WALL ASSEMBLIES
- FLOOR ASSEMBLIES
- CEILING ASSEMBLIES
- PARAPET WALLS
- ROOF ASSEMBLIES
- ROOF COVERINGS
- CLADDING (BRICK, CMU, CEMENT BOARD, SHAKE, WOOD VINYL, STONE)
- EIFS
- UTILITY AREAS, SERVICE POINTS & APPUTANENCES
- VERTICAL CHASES & PENETRATIONS
- M/E/P CHASES & ENCLOSURES
- TELECOM CHASES & ENCLOSURES

CONTRACTOR SHALL PROVIDE WEATHER PROTECTION ADEQUATE TO MEET ALL CODE AND MATERIAL MANUFACTURER REQUIREMENTS AND PREVENT GROWTH OF SPORES, MOLD AND BACTERIA WHICH MAY IN ANY WAY ADVERSELY AFFECT THE SAFETY, INDOOR AIRE QUALITY, ABILITY OF SUBSTRATE TO ADHERE TO COATINGS & CLADDING, SAFETY AND GENERAL HEALTH OF THE BUILDING.

SHOP DRAWINGS:

AS MAY BE REQUIRED BY OWNER, CONTRACTOR SHALL PROVIDE AND FURNISH SHOP DRAWINGS FOR ITEMS/SYSTEMS/ASSEMBLIES TO OWNER FOR REVIEW AND APPROVAL.

FOR SYSTEMS REQUIRING ENGINEERED SHOP /FABRICATION DRAWINGS (I.E. ROOF, STRUCTURAL, M/E/P, TELECOM), CONTRACTOR SHALL PROVIDE STAMPED/SEALED/SIGNED ENGINEERED DRAWINGS AS REQUIRED BY CODE AND PERMITTING AGENCY.

ALL SHOP/FABRICATION DRAWING MUST BE APPROVED BY OWNER (OR ASSIGNED AGENT) IN WRITING.

QUALITY CONTROL

IT IS THE SOLE & EXPRESS RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE QC/QA (Quality Control & Quality Assurance) FROM START THROUGH FINAL COMPLETION FOR THE PROJECT.

QC/QA INSPECTIONS (Specific & General) SHALL BE IN STRICT COMPLIANCE WITH THE REQUIREMENTS SET FORTH BY THE OWNER, ASTM, IBC, & NFPA.

CERTIFICATION OF USE OF PROPER/REQUIRED MATERIALS PLACEMENT AND INSTALLATION SHALL BE OBTAINED BY THE CONTRACTOR FROM ALL MATERIAL MANUFACTURERS, AS REQUIRED BY THE OWNER.

POST OAK PARTNERS, LLC., ET AL, IS NOT RESPONSIBLE FOR PERMITTING AND IS NOT PROVIDING CA/CONSTRUCTION ADMINISTRATION FOR THIS PROJECT.

FIRE PROTECTION & LIFE SAFETY

1. FIRE PROTECTION:

THIS PROJECT *IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.*

WHERE REQUIRED, PLANS FOR ALTERATION OF EXISTING SPRINKLER SYSTEM SHALL BE PROVIDED BY CONTRACTOR AND SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR SEPARATE REVIEW AND PERMITTING.

EXISTING SYSTEM SHALL BE ACCESSED, REPAIRED AS NEEDED, AND GREEN TAGGED PRIOR TO FIRE MARSHAL'S INSPECTION

THIS PROJECT *IS PROVIDED WITH A FIRE ALARM SYSTEM.*

WHERE REQUIRED, PLANS FOR ALTERATION OF EXISTING FIRE ALARM SHALL BE PROVIDED BY CONTRACTOR AND SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR SEPARATE REVIEW AND PERMITTING.

2. RATED ASSEMBLY IDENTIFICATION | GA 120-3-3

ALL RATED ASSEMBLIES/PARTITIONS SHALL BE CLEARLY STENCILED/LABELED WITH MINIMUM 3" LETTERS EVERY 30' TO IDENTIFY RATING, PER NFPA 101 LIFE SAFETY CODE, CHAPTER 8, AND SHALL ALSO READ:

"FIRE & SMOKE BARRIER - PROTECT ALL OPENINGS"

3. PENETRATION OF RATED ASSEMBLIES

PIPES, CONDUIT, CABLES & WIRES SHALL ALSO MEET REQUIREMENTS OF:

NFPA 251 & ASTM E814, PER THE NFPA 101 LIFE SAFETY CODE.

4. FIRE BARRIERS - RATED ASSEMBLIES

TENANT DEMISING 1-HR FIRE BARRIER PER UL DESIGN NO. U465

STORAGE/MAIN N | A

PENETRATIONS 1 & 2 HOUR @ UL SYSTEM NO. W-L 1018

5. INTERIOR FINISH MATERIALS

WALL AND CEILING FINISH CLASSIFICATIONS:

CLASS A, B, OR C PER LSC CH. 10

FLOOR FINISH CLASSIFICATIONS:

CLASS I OR II, PER LSC CH. 10

6. EMERGENCY EXIT LIGHTING & SIGNAGE

ILLUMINATION OF THE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 7.8 OF THE NFPA 101 LIFE SAFETY CODE

EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 7.9 OF THE NFPA 101 LIFE SAFETY CODE.

7. EXIT DOORS

DOORS/HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

EXIT DOORS: DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE AND SHALL BE INSTALLED SHALL BE PROVIDED PER SECTION 7.2 OF THE NFPA 101 LIFE SAFETY CODE.

DOORS IN 1-HR RATED FIRE BARRIERS SHALL BE UL LISTED MINIMUM 45 MINUTE RATING

DOORS IN 2-HR RATED FIRE BARRIERS SHALL BE UL LISTED MINIMUM 90 MINUTE RATING

8. FIRE EXTINGUISHERS: AS A PART OF TENANT WORK

EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10.

THE SIZE SHALL BE A MINIMUM OF 2_ A 10_ BC_ 1 IS REQUIRED AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

ADA & ACCESSIBILITY

1. General Accessibility:

This project shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design - latest revision, see civil & site drawings for number of accessible spaces, design details, accessible routes, sidewalks & curb ramps.

2. Restrooms:

Existing restrooms shall remain as stands unless otherwise noted. New restroom shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

3. Drinking Fountains:

Drinking Fountains where required applicable shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

4. Doors/Hardware:

Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U shaped handles are acceptable designs.

5. Clear Spaces | Heights | Reach Ranges:

Clear floor, toe, and knee spaces at doors, fixtures + finished counter heights (34" AFF) and reach ranges shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

PROJECT CLOSE OUT

PROJECT CLOSE OUT SHALL OCCUR UPON COMPLETION OF ALL WORK REQUIRED BY THE OWNER (PER THE CONTRACT).

IN ADDITION TO REACHING "SUBSTANTIAL COMPLETION" (AS DEFINED IN THE CONTRACT), FINAL COMPLETION WILL REQUIRE CONTRACTOR TO PROVIDE THE FOLLOWING DOCUMENTATION TO OWNERS SATISFACTION:

1. COPIES OF ALL PERMITS AND PERMIT SIGN OFF CARDS

2. CERTIFICATE(S) OF OCCUPANCY FOR BUILDING

3. MATERIAL SOURCES - VENDORS, SUB-CONTRACTORS, AND EQUIPMENT MODEL + SERIAL NUMBERS

4. SYSTEM WARRANTY CERTIFICATES (ROOF, M/E/P, EIFS, GSF, ETC)

5. EQUIPMENT AND FIXTURE OPERATIONAL MANUALS

6. LIEN RELEASES & AFFIDAVITS OF PAYMENTS OF DEBTS + CLAIMS TO ALL MATERIAL VENDORS AND SUBCONTRACTORS

PROJECT NUMBER 2021 125



Post Oak Partners, LLC

1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

T 678.513.6034
F 678.513.6044

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TENANT SPACE ALTERATION
WHITEBOX FINISH FOR:

SUITE 114
STONEWOOD VILLAGE
670 NORTH MAIN STREET
ALPHARETTA, GA 30004
FULTON COUNTY

OWNER | MANAGEMENT:

ORKIN & ASSOCIATES, LLC
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

Alpharetta
GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	010322	Design Development
2	031022	For Construction Alpharetta Submittal 1



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Post Oak Partners, LLC

1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

T 678.513.6034
F 678.513.6044

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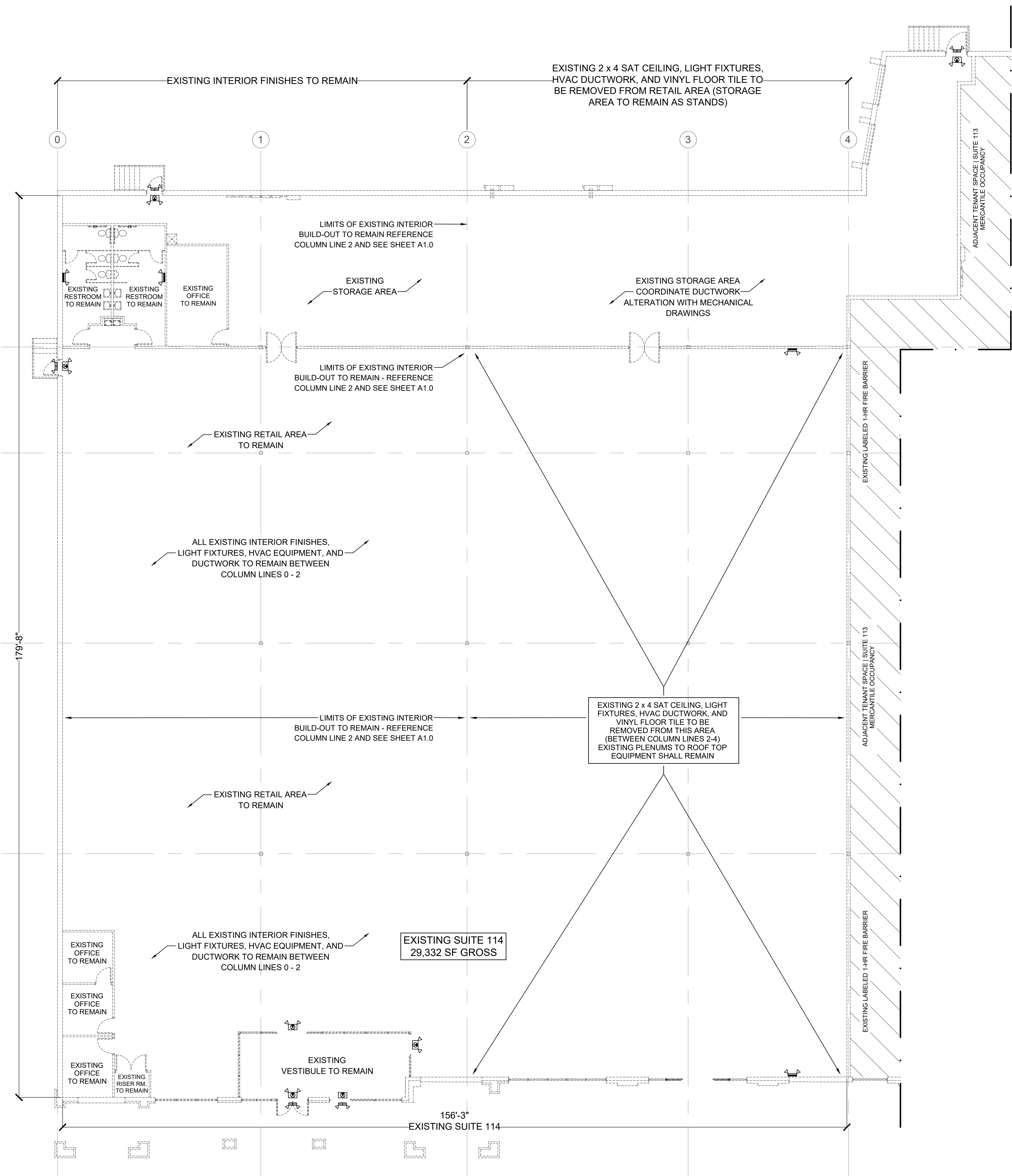
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LIMITED DEMOLITION NOTES | REQUIREMENTS:

ALL DEMOLITION WORK REQUIRING FIXTURE REMOVAL, RELOCATION, OR REPLACEMENT SHALL BE COMMENCED ONLY AFTER ELECTRICAL SERVICE IS SAFELY DISCONNECTED TO THE WORK AREA!

CONTRACTOR SHALL FAMILIARIZE THEIR SELF WITH THE SPACE AND ITS SYSTEMS PRIOR TO EXECUTION OF ANY DEMOLITION OR PROPOSED WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND BUILDING SYSTEMS AND SHALL REPORT ANY CONFLICTS TO OWNER IN WRITING PRIOR TO EXECUTION OF WORK. CONTRACTOR SHALL PROTECT THE BUILDING ENVELOPE AND STRUCTURE FOR THE DURATION OF WORK.

LIMITED DEMOLITION SHALL INCLUDE THE FOLLOWING:

0. CODE COMPLIANCE
ALL WORK, INCLUDED BUT NOT LIMITED TO LABELING, TEMPORARY SAFING, SHORING AND BRACING, SUPPORTS, AND SAFETY PRECAUTIONS SHALL BE IN FULL STRICT COMPLIANCE AS REQUIRED BY OSHA, AHJ REQUIREMENTS, AND ALL APPLICABLE BUILDING, DEVELOPMENT, MECHANICAL, ELECTRICAL, PLUMBING, LIFE SAFETY, AND DEVELOPMENT CODES.

SPECIFICALLY IBC CHAPTER 33 | SAFEGUARDS DURING CONSTRUCTION

1. VERIFICATION OF EXISTING CONDITIONS
2. REMOVAL OF ALL FF-E IN DEMOLITION | PROPOSED WORK AREAS
3. TEMPORARY SHORING + SUPPORT OF ADJACENT STRUCTURE OR PARTITIONS FOR THE DURATION OF THE WORK
4. BRACING, SAFING, AND CAPPING, OF ALL TENANT SPACE UTILITY SERVICES | SYSTEMS AND BUILDING | CEILING COMPONENTS PRIOR TO EXECUTION OF ANY DEMOLITION OR PROPOSED WORK.
5. UTILITY SERVICES | INFRASTRUCTURE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

- ELECTRICITY
- GAS
- SPRINKLER SYSTEM WATER | FIRE LINE
- DOMESTIC WATER
- SANITARY | WASTE WATER
- TELECOM

6. DEMOLITION SCOPE IS LIMITED TO THE FOLLOWING GENERAL TASKS:

- REMOVAL OF EXISTING PARTITION WALLS
- REMOVAL OF EXISTING SUSPENDED CEILINGS
- REMOVAL OF EXISTING LIGHT FIXTURES
- REMOVAL OF EXISTING DUCTWORK

PREMISES IDENTIFICATION REQUIREMENTS

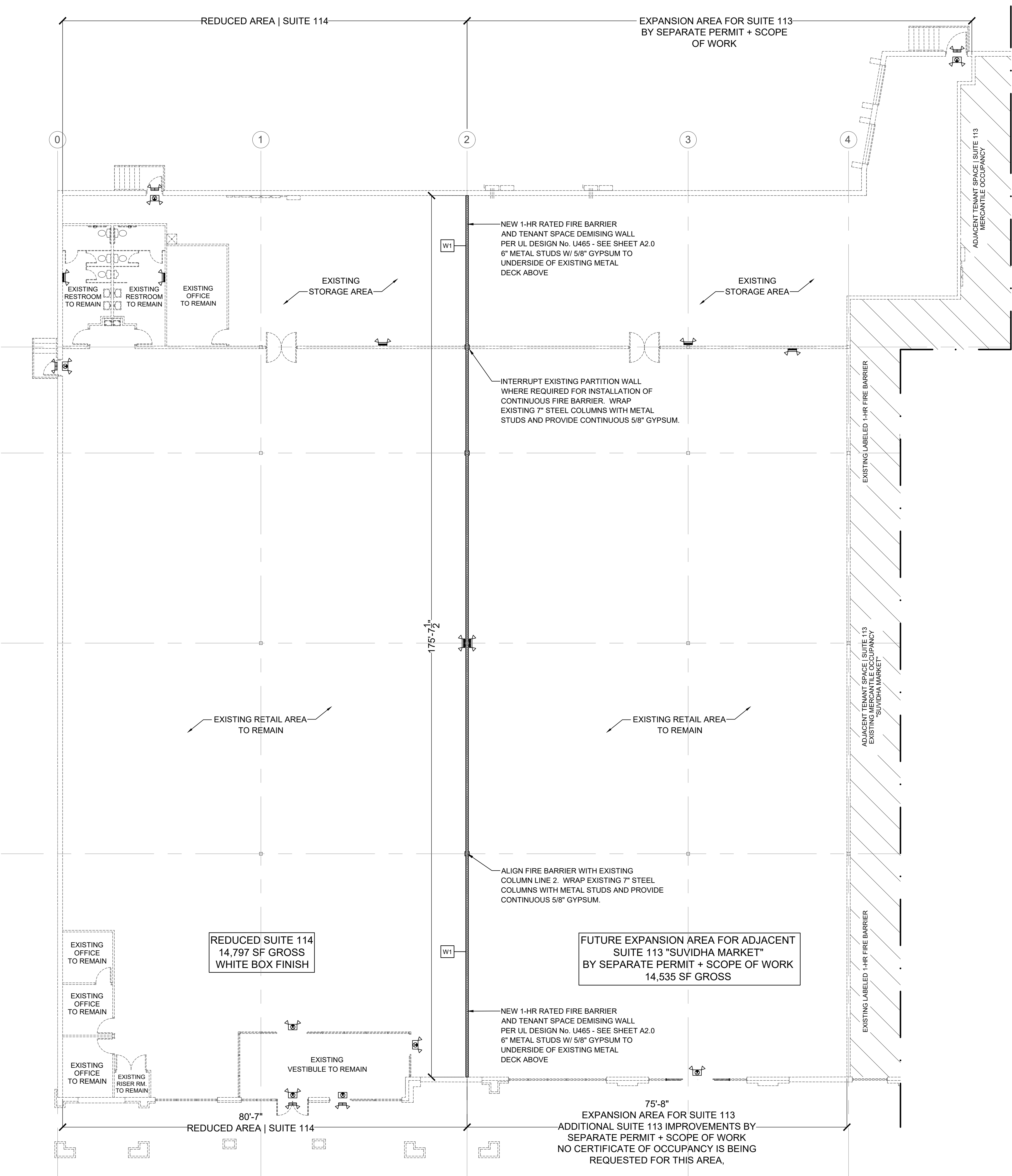
1. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF ADDRESS ON BUILDING
2. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF SUITE NUMBER ON OR ABOVE ALL EXTERIOR DOORS

PER IFC SECTION 505

505.1 ADDRESS NUMBERS - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

505.2 STREET OR ROAD SIGNS - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

1 A0.0 EXISTING CONDITIONS | LIMITED DEMO PLAN
Schematic
3/22



GENERAL BUILD-OUT NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.

ALL DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, ET AL. IN WRITING ALONG WITH AN RFI (REQUEST FOR INFORMATION) WHICH INCLUDES A DESCRIPTION OF RECOMMENDED ACTION.

CONTRACTOR SHALL COORDINATE ALL PARTITION WALL, SUSPENDED CEILING, MECHANICAL, ELECTRICAL, PLUMBING, AND LIFE SAFETY PROVISIONS WITH FINAL EQUIPMENT AND FIXTURE SELECTIONS AS APPROVED BY OWNER AND TENANT.

CONTRACTOR SHALL COORDINATE ALL FINAL DOOR, HARDWARE, FIXTURE, AND FINISH MATERIAL SELECTIONS FOR APPROVAL WITH OWNER AND TENANT PRIOR TO ORDERING OR INSTALLATION.

CONTRACTOR SHALL COORDINATE ALL FINAL EQUIPMENT AND FIXTURE SELECTIONS BY TENANT, CLEAR SPACE REQUIREMENTS, AND UTILITY REQUIREMENTS FROM MANUFACTURER PRIOR TO ROUGH-IN OF ELECTRICAL, GAS, WATER, WASTE, OR INSTALLATION OF COUNTERTOPS AND CABINETRY.

ALL CABINETRY, COUNTERTOPS, AND MILL WORK SHALL BE PROVIDED BY CONTRACTOR AND COORDINATED WITH OWNER. SHOP DRAWINGS BY FABRICATOR FOR OWNER APPROVAL.

FLOORING TRANSITIONS AND DOOR THRESHOLDS SHALL BE BEVELED AND LIMITED 1/2" MAXIMUM.

DOOR/HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

EXIT DOORS: DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE AND SHALL BE INSTALLED SHALL BE PROVIDED PER SECTION 7.2 OF THE NFPA 101 LIFE SAFETY CODE.

ILLUMINATION OF THE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 7.8 OF THE NFPA 101 LIFE SAFETY CODE.

EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 7.9 OF THE NFPA 101 LIFE SAFETY CODE.

IF THERE ARE PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE BARRIERS SUCH PENETRATIONS SHALL BE PROTECTED BY A LISTED SYSTEM AS TESTED BY A RECOGNIZED AGENCY UL/ANSI. PROVIDE A DETAIL AND LISTING NUMBER FOR BUILDING INSPECTOR WHERE REQUIRED.

FIRE EXTINGUISHERS: EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF (1) 2 A 10, BC AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

NEW WORK SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. SEE SHEET A2.0 FOR REQUIRED CLEAR SPACES, MANEUVERING SPACES, FIXTURE AND COUNTER HEIGHTS, TACTILE SIGNAGE, AND ADDITIONAL DETAILS AND ACCESSIBILITY REQUIREMENTS.

WALL COMPOSITION SYNOPSIS

W0 WALL TYPE W0 - EXISTING WALL TO REMAIN

W1 WALL TYPE W1 - 1 HOUR RATED FIRE BARRIER PER UL DESIGN No. U465, 6" METAL STUDS (20 GA. 600S162-30 MEMBERS), 16" OC, EXTENDING FROM CONCRETE SLAB TO UNDERSIDE OF METAL DECK ABOVE WITH 5/8" TYPE X GYPSUM PANELS - SEE SHEET A3.0

W2 WALL TYPE W2 - NOT APPLICABLE

W3 WALL TYPE W3 - NOT APPLICABLE

ALL INTERIOR FRAMING SHALL BE INSTALLED TO SUPPORT LATERAL LOAD OF 5 PSF | U240 AND SHALL BE LATERALLY BRACED WHERE HEIGHTS EXCEED 9'-0" ABOVE FFE UNLESS CONTINUOUS TOP TRACK IS FASTENED TO STRUCTURE ABOVE

ALL GYPSUM WALL BOARD APPLIED TO WET WALL | PLUMBING FIXTURE AREAS SHALL BE "MOLD AND MOISTURE RESISTANT" GYPSUM - PER LOCATION

ALL FURRING WALLS SHALL RECEIVE GYPSUM AND PAINT AT EXPOSED SIDE OF WALL ONLY

COORDINATE ALL ROUGH-OPENING AND HEADER REQUIREMENTS WITH DOOR VENDOR | MANUFACTURER

NEW RESTROOMS - WALLS ADJACENT TO AND OR WITHIN 24" OF WATER CLOSETS + URINALS SHALL RECEIVE A SMOOTH, HARD NON-ABSORBENT SURFACE / CLADDING (TILE, FRP, OR APPROVED EQUAL) TO A HEIGHT OF 48" ABOVE FINISHED FLOOR - GC TO COORDINATE FINAL FINISH MATERIAL AND LIMITS OF MATERIAL INSTALLATION TENANT AND OWNER

PREMISES IDENTIFICATION REQUIREMENTS

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DOOR SCHEDULE

MARK:	SIZE:	STYLE:	FINISH:	HARDWARE:
(A)	3'0" X 7'0"	GSF - ALUMINUM GLASS STORE FRONT	ANODIZED - COLOR TO MATCH EXISTING	FIXED ADA U HANDLE AT EXTERIOR PANIC HARDWARE AT INTERIOR SELF CLOSING DEVICE
(B)	-	-	-	-
(C)	-	-	-	-
(D)	-	-	-	-

ALL NEW AND EXISTING EMERGENCY EGRESS | EXIT DOORS TO BE EQUIPPED WITH PUSH TO OPEN | PANIC HARDWARE

DOOR PLACEMENT

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED

CLIMATE ZONE 3A - PER IECC ALL EXTERIOR SWINGING DOORS (PEDESTRIAN) SHALL HAVE A MAXIMUM U-FACTOR OF 0.70

CLIMATE ZONE 3A - PER IECC ALL EXTERIOR GLAZING AND WINDOWS SHALL HAVE MAXIMUM SHGC OF 0.25

FINAL DOOR SELECTIONS ARE TO BE APPROVED BY OWNER AND TENANT

GLASS STORE FRONT (GSF) SHOP DRAWINGS BY FABRICATOR

PROJECT NUMBER 2021 125

P

Post Oak Partners, LLC
 1205 Peachtree Parkway
 Suite 1104
 Cumming, Georgia 30042
 T 678.513.6034
 F 678.513.6044
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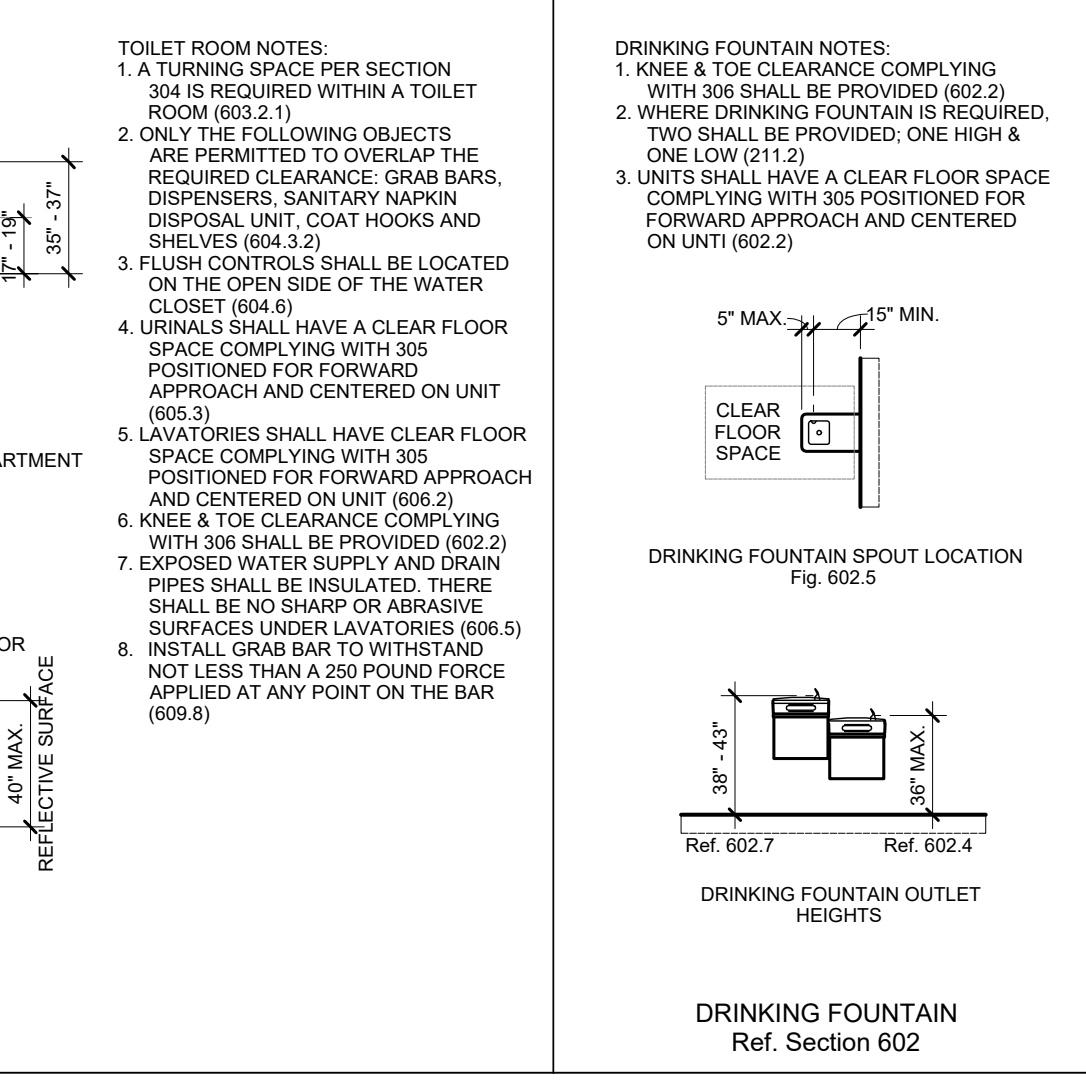
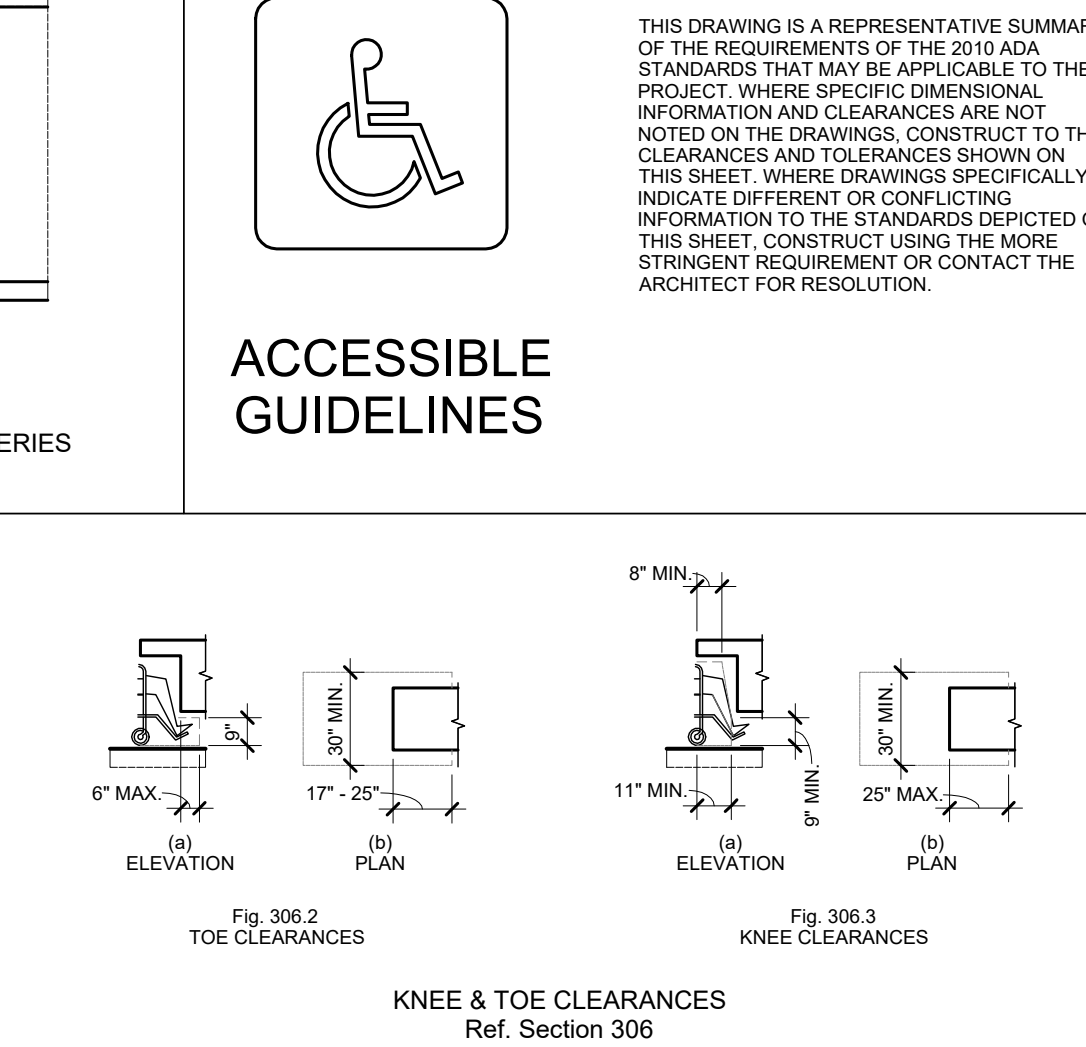
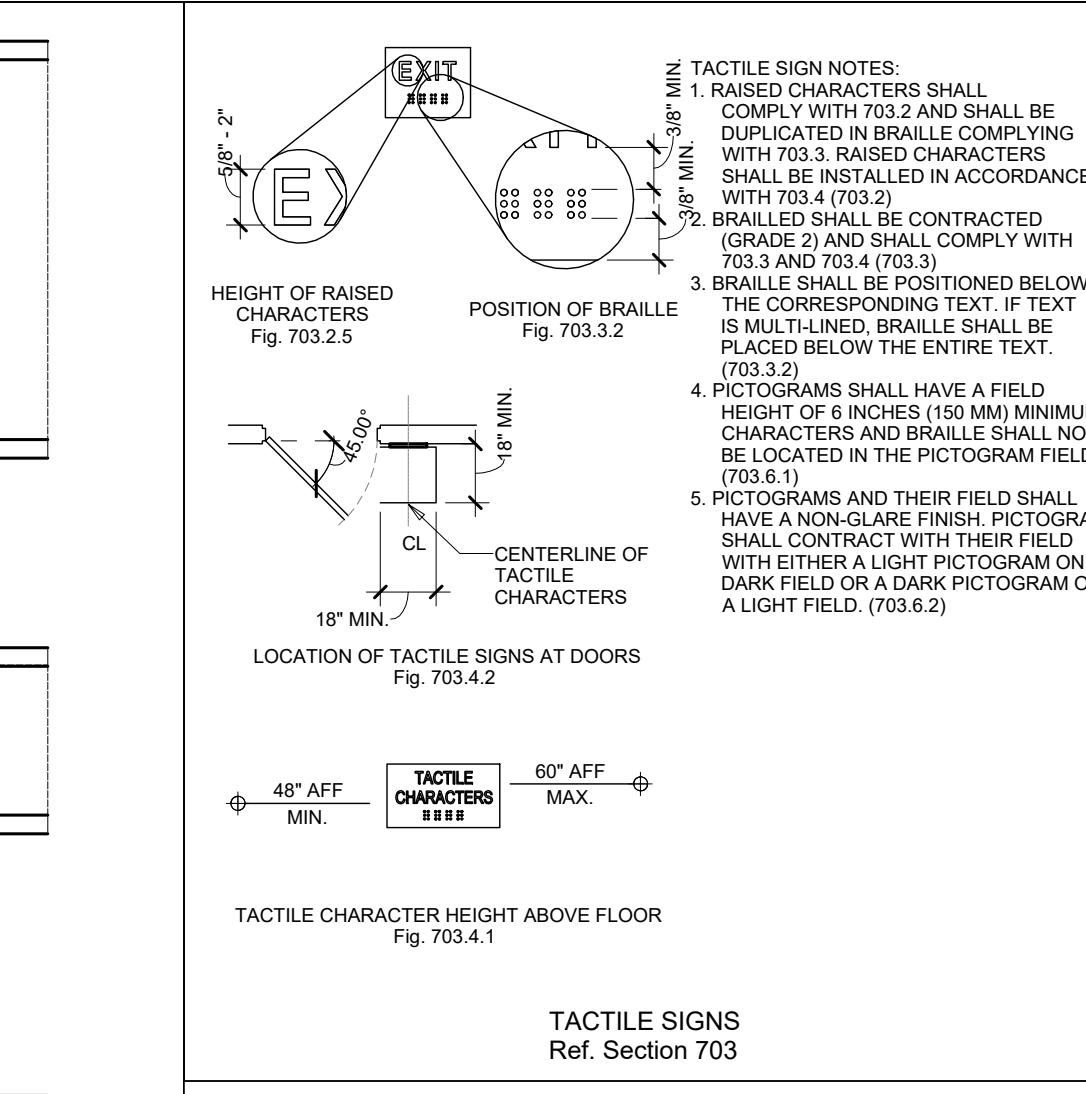
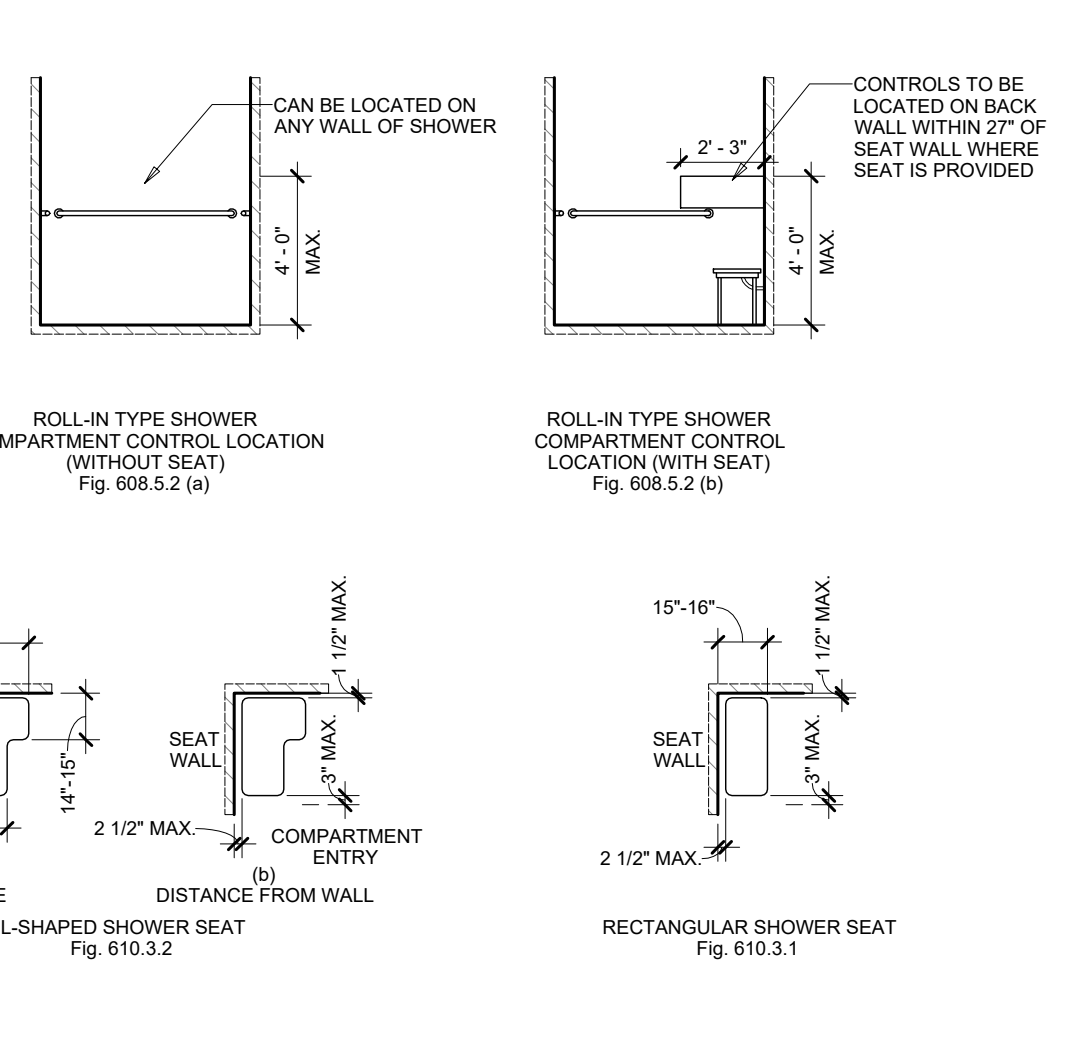
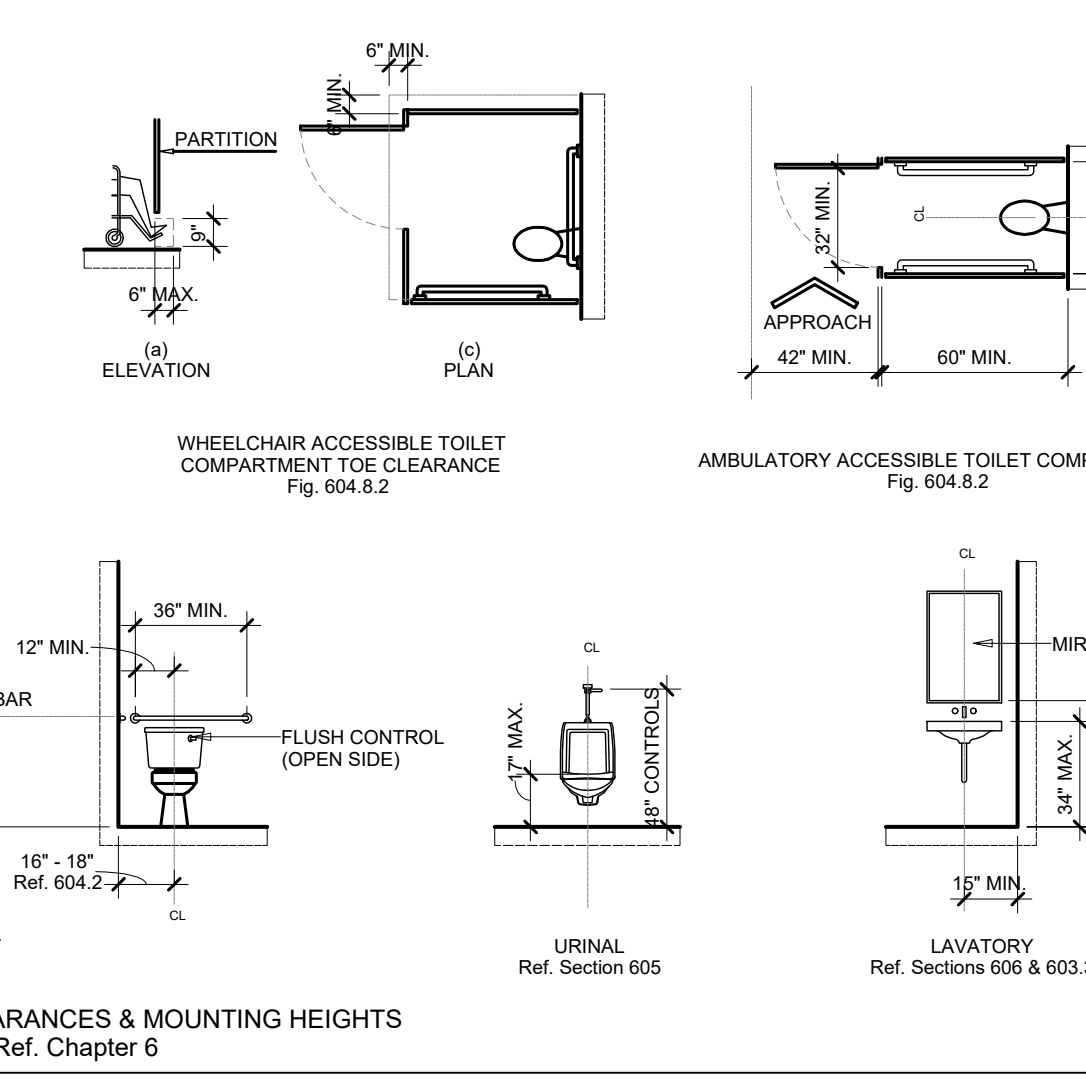
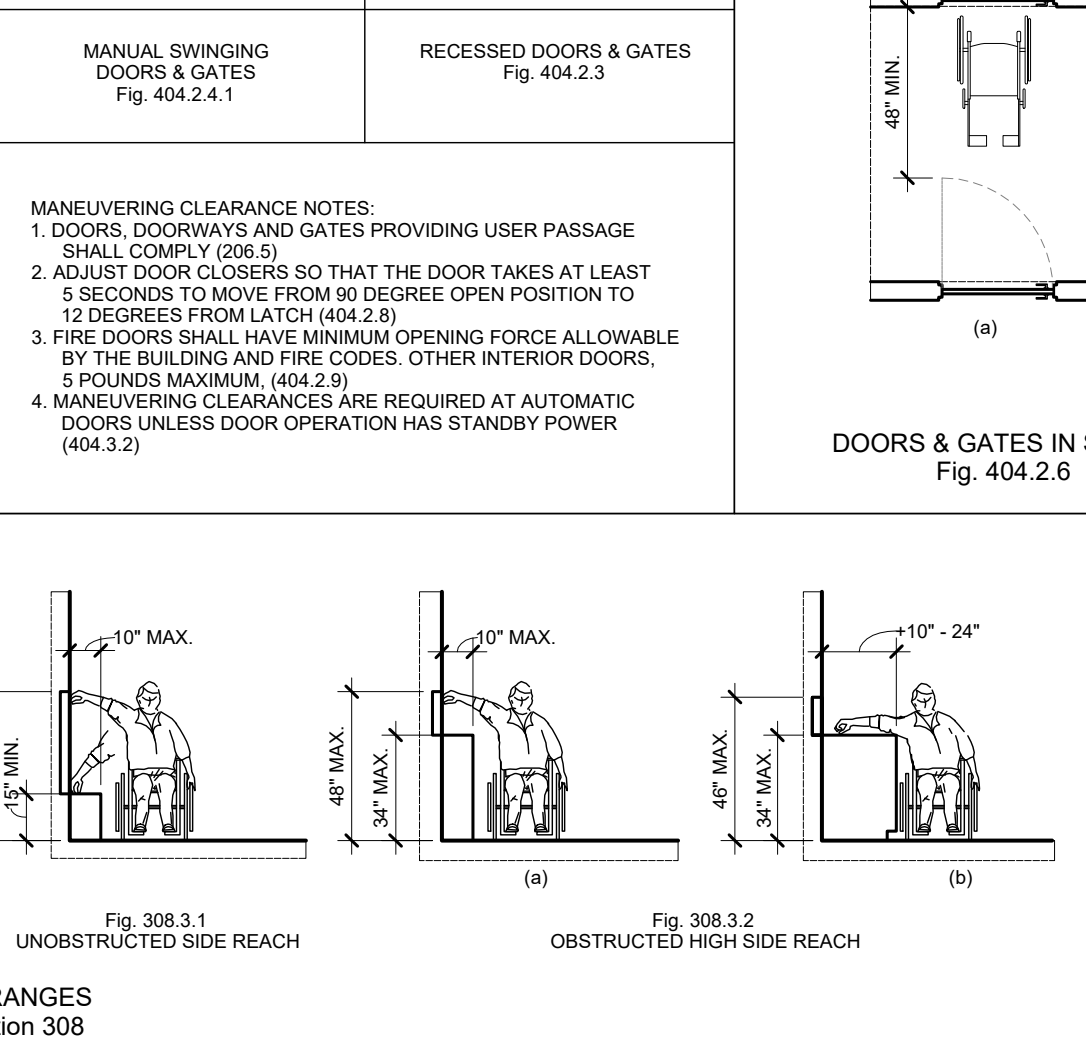
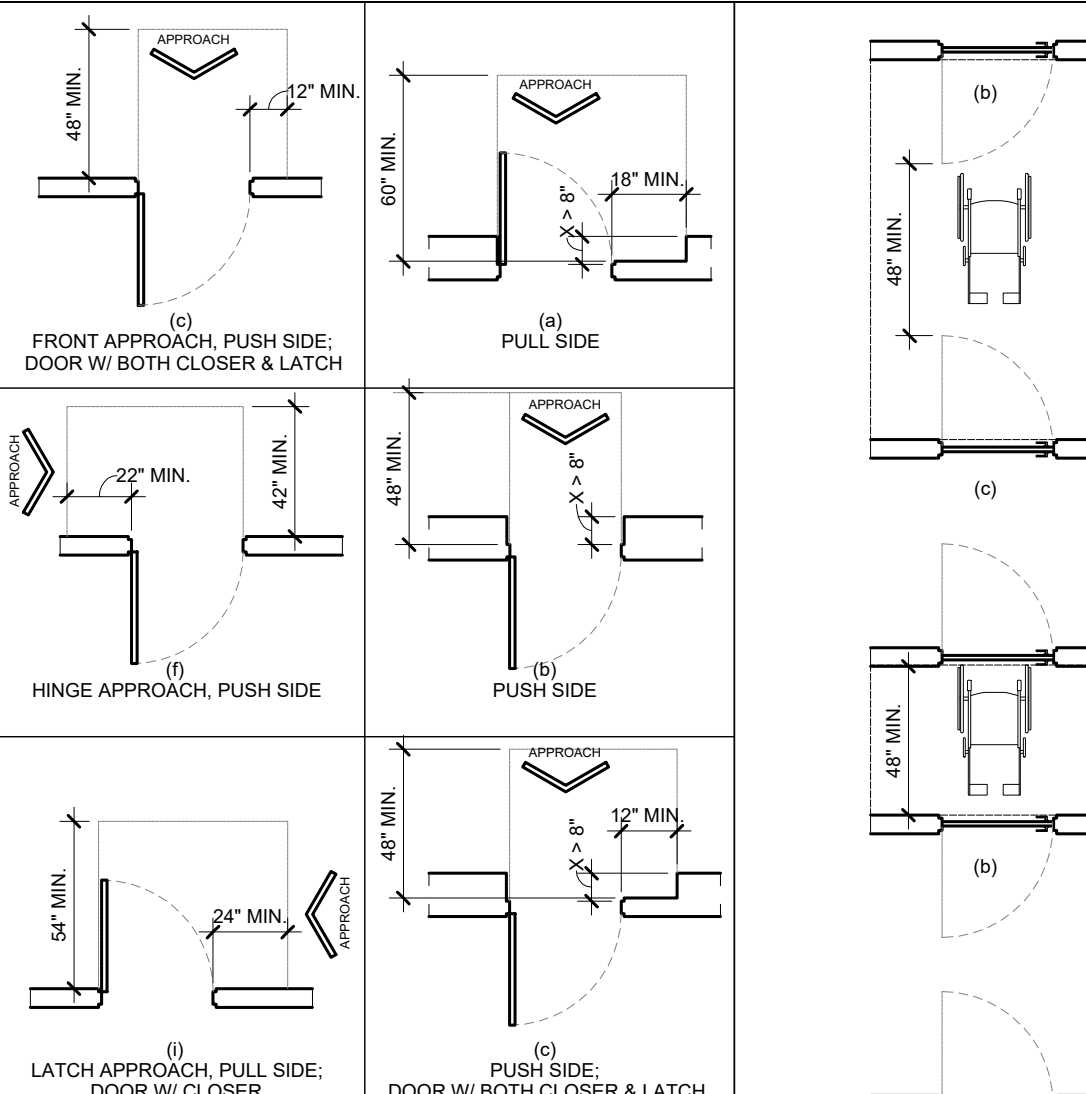
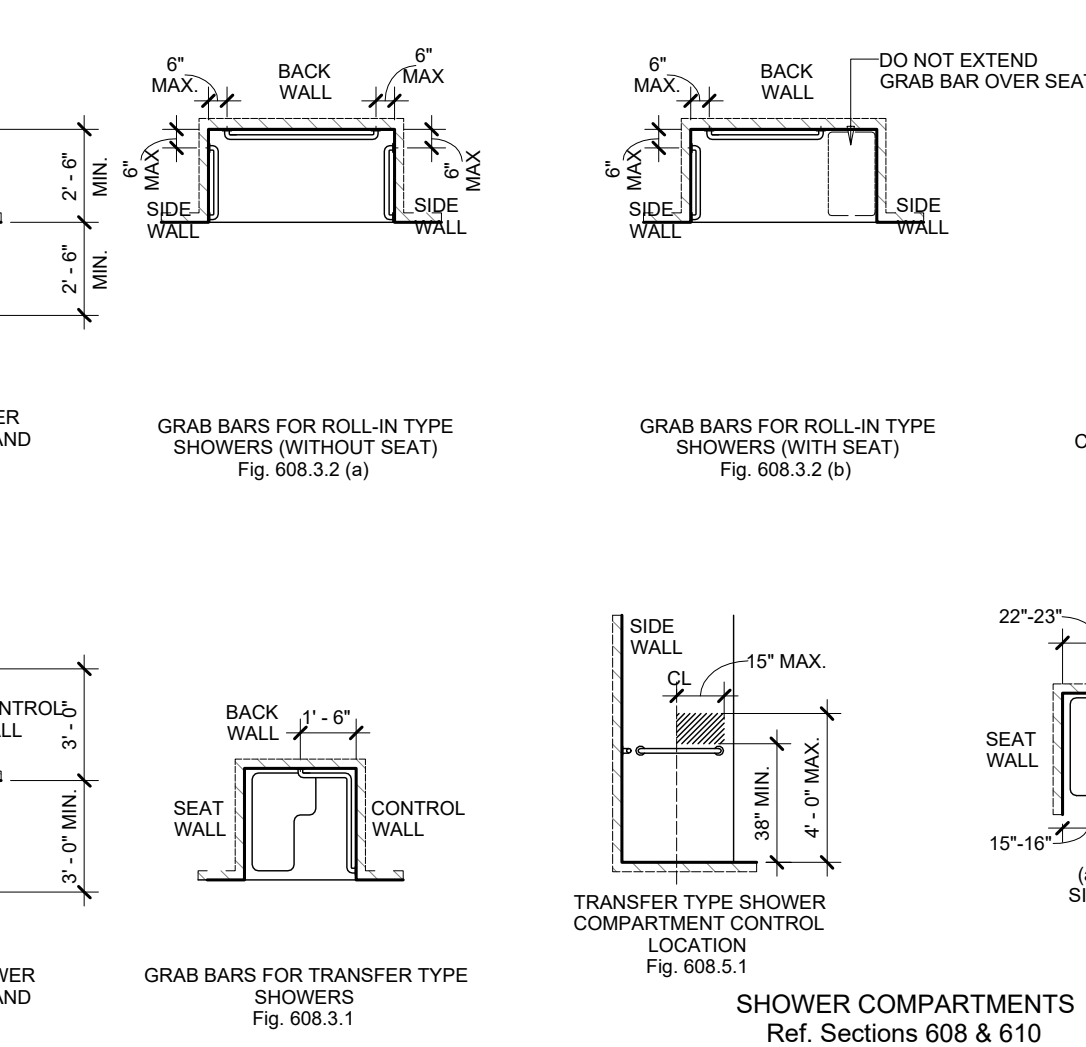
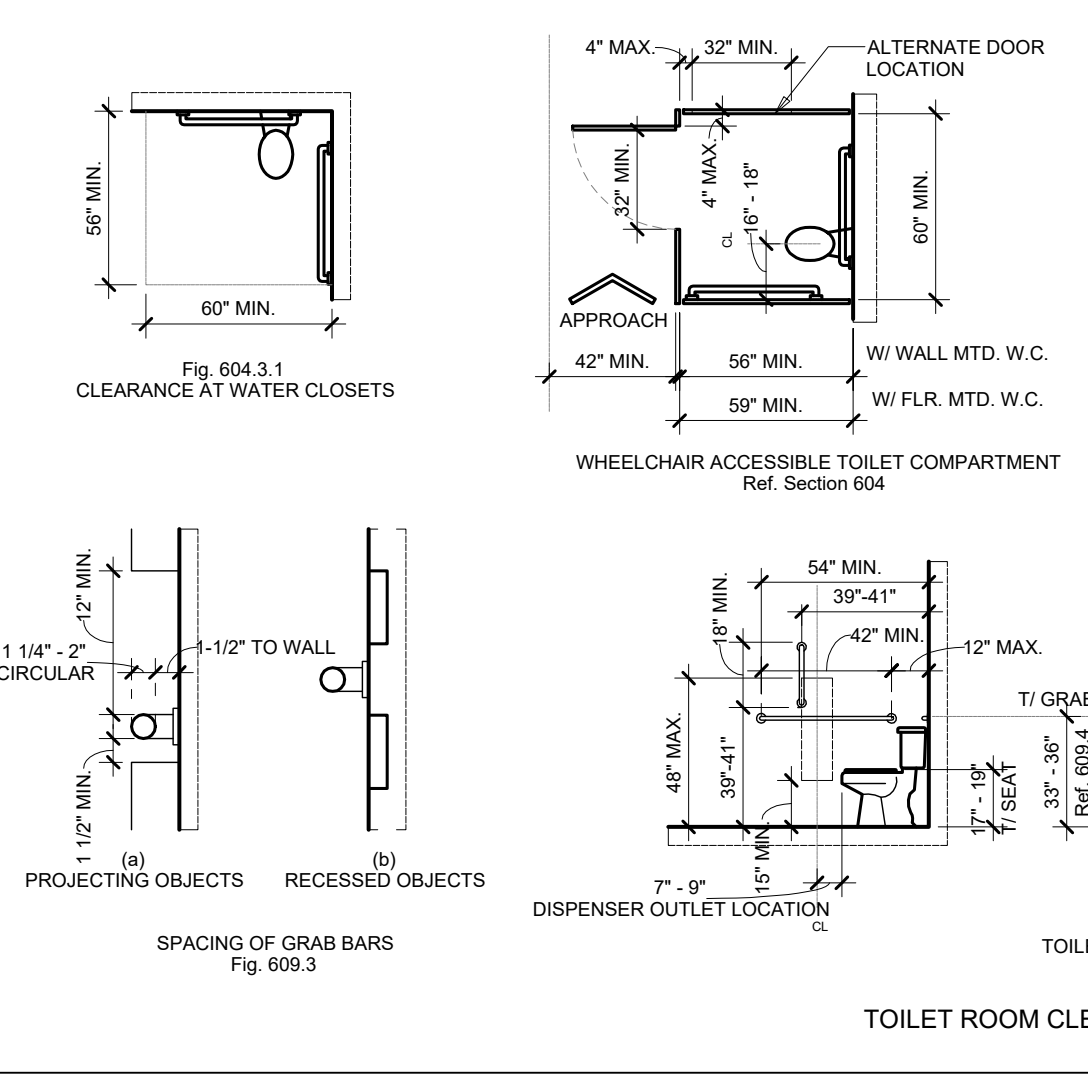
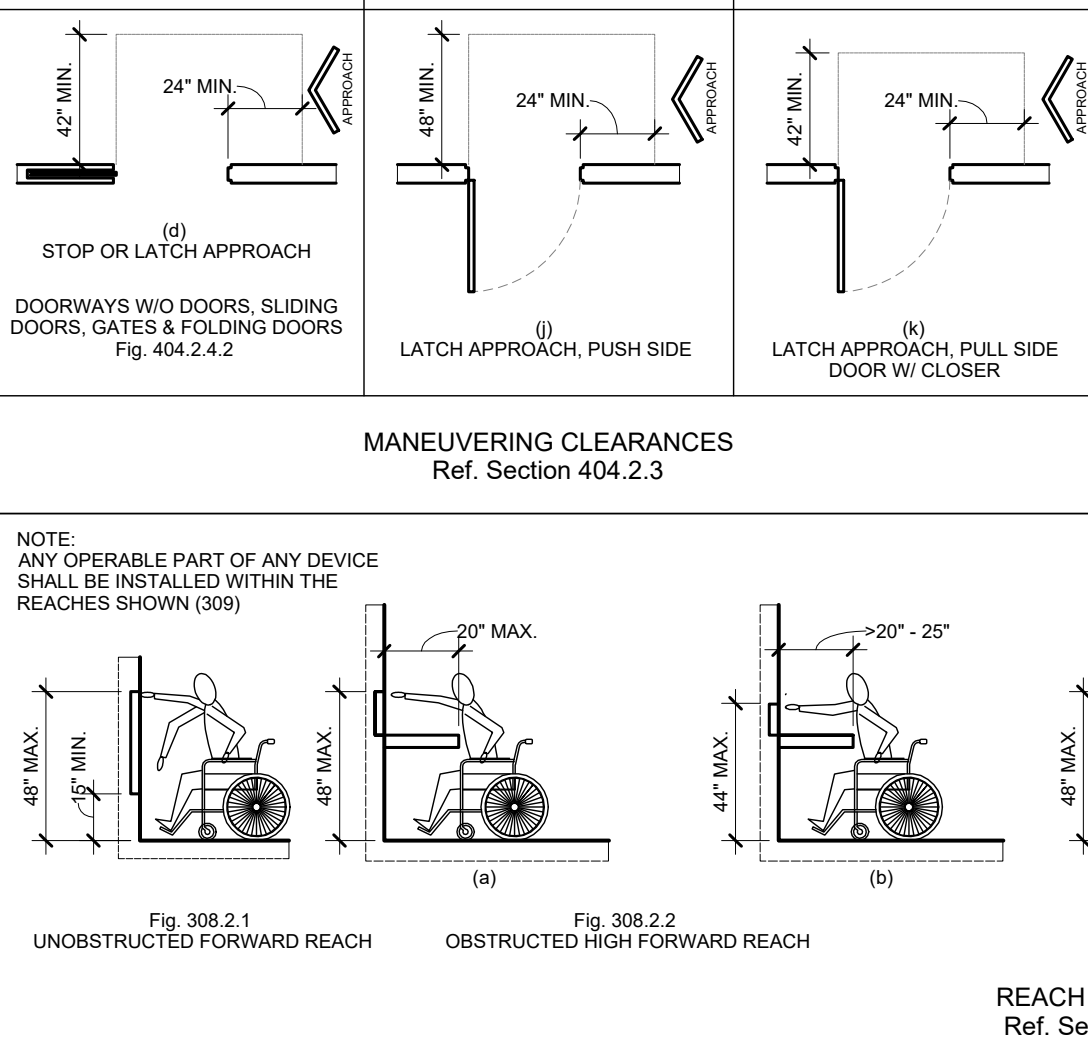
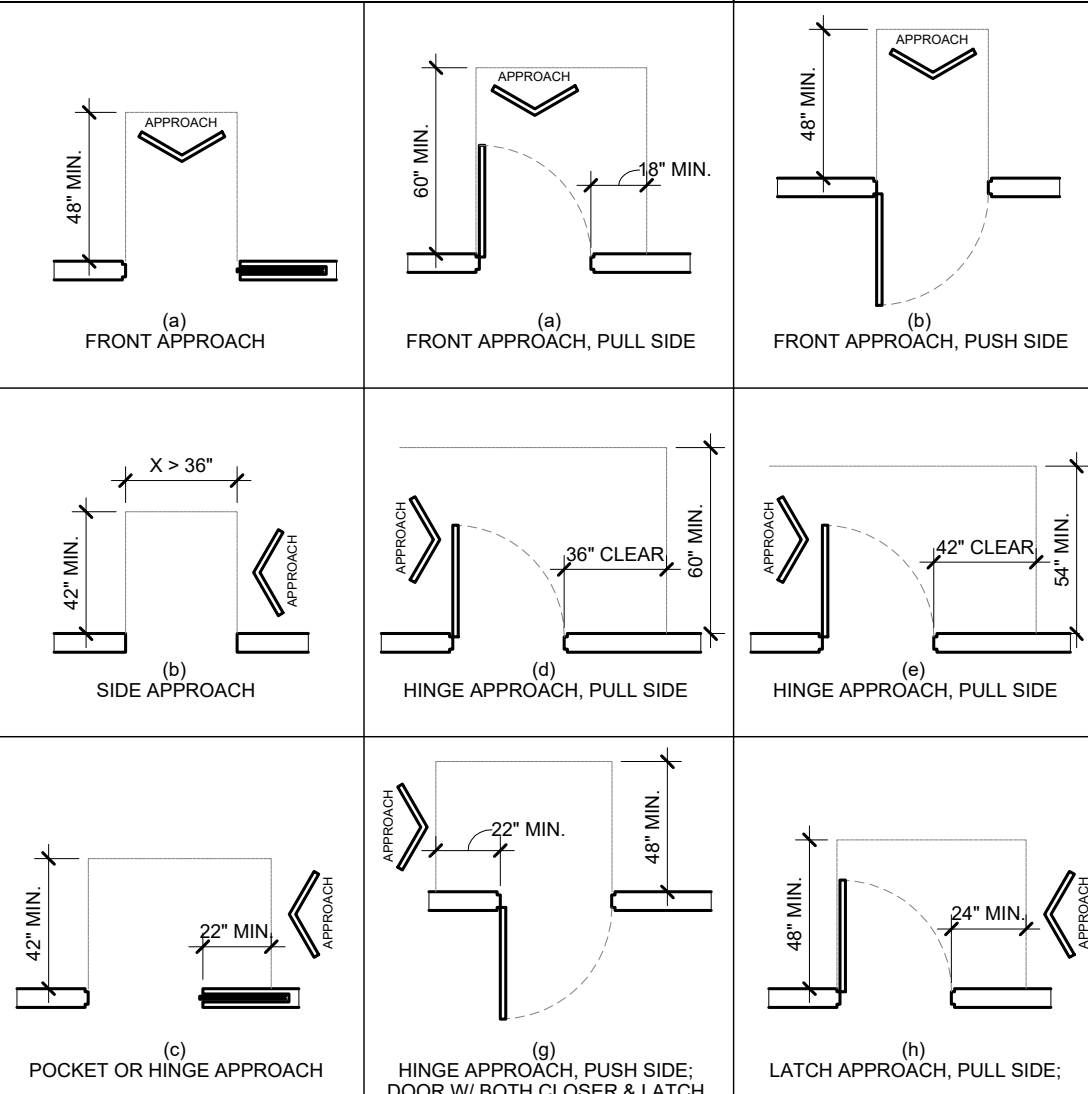
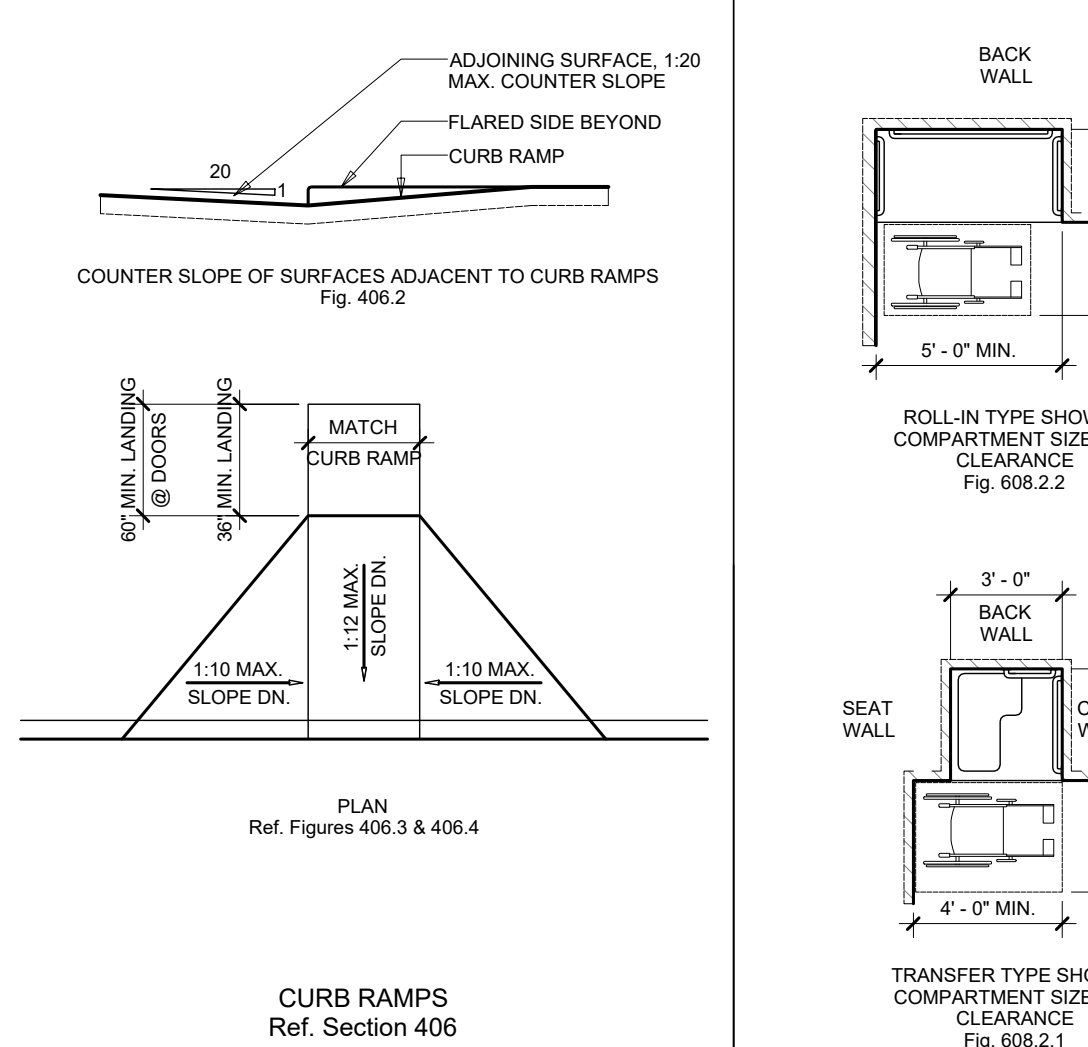
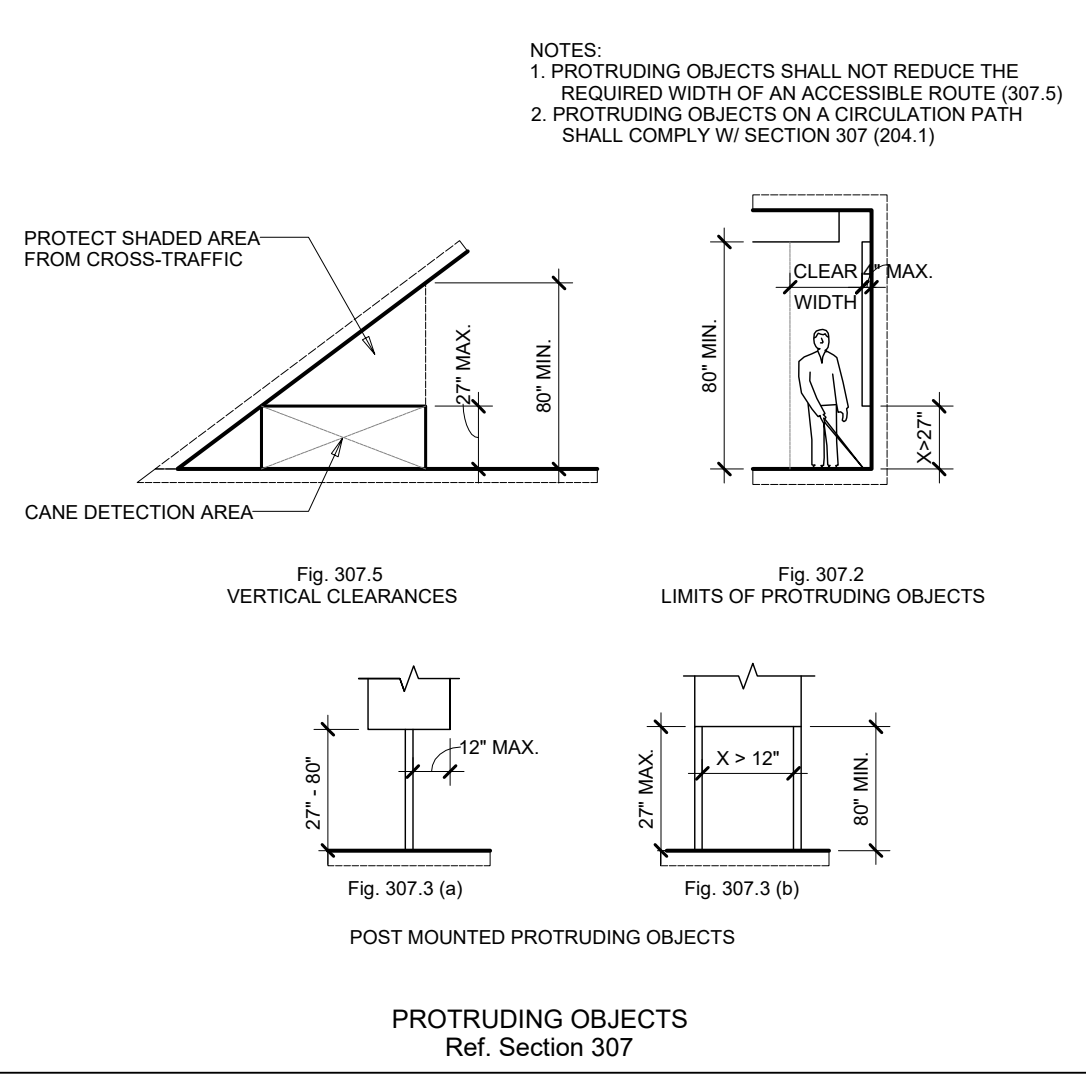
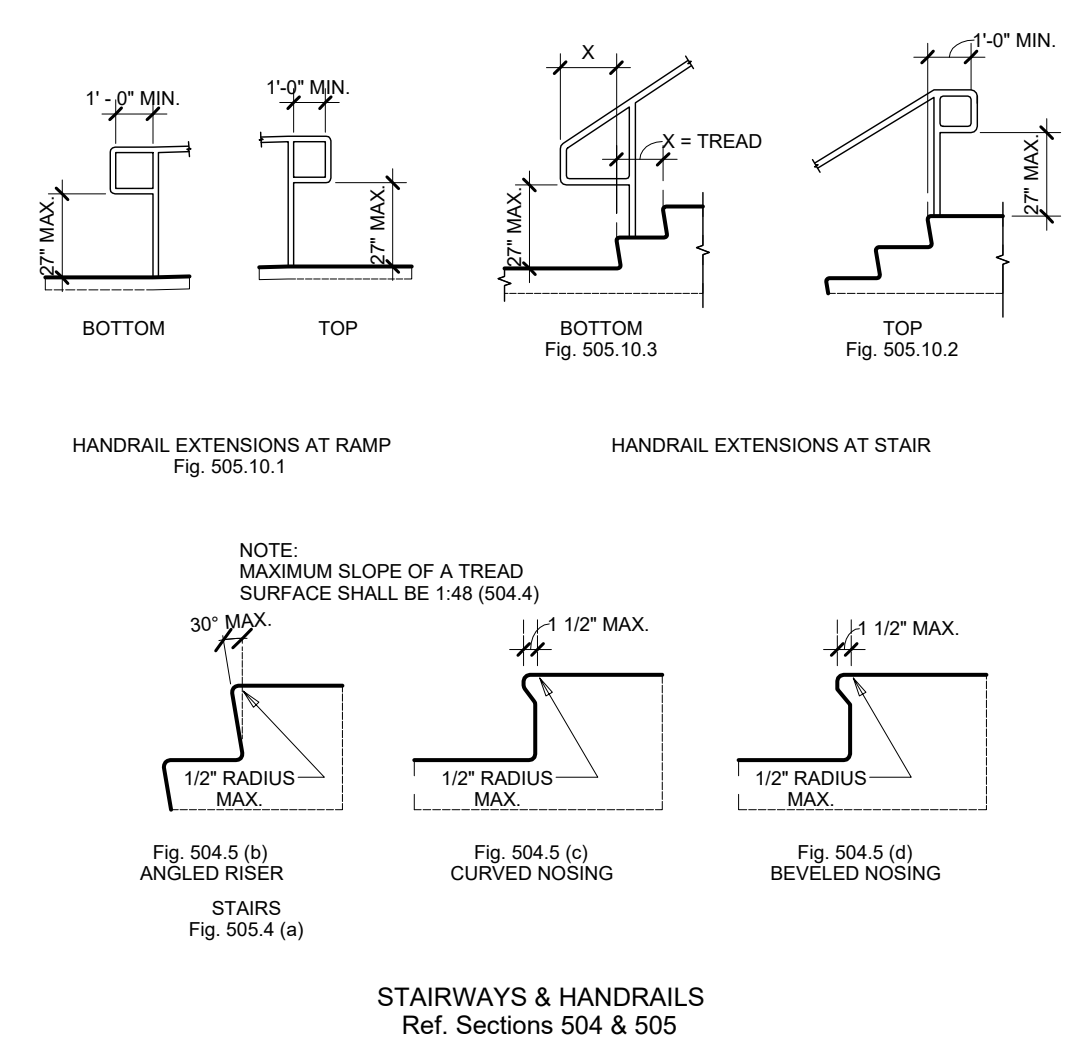
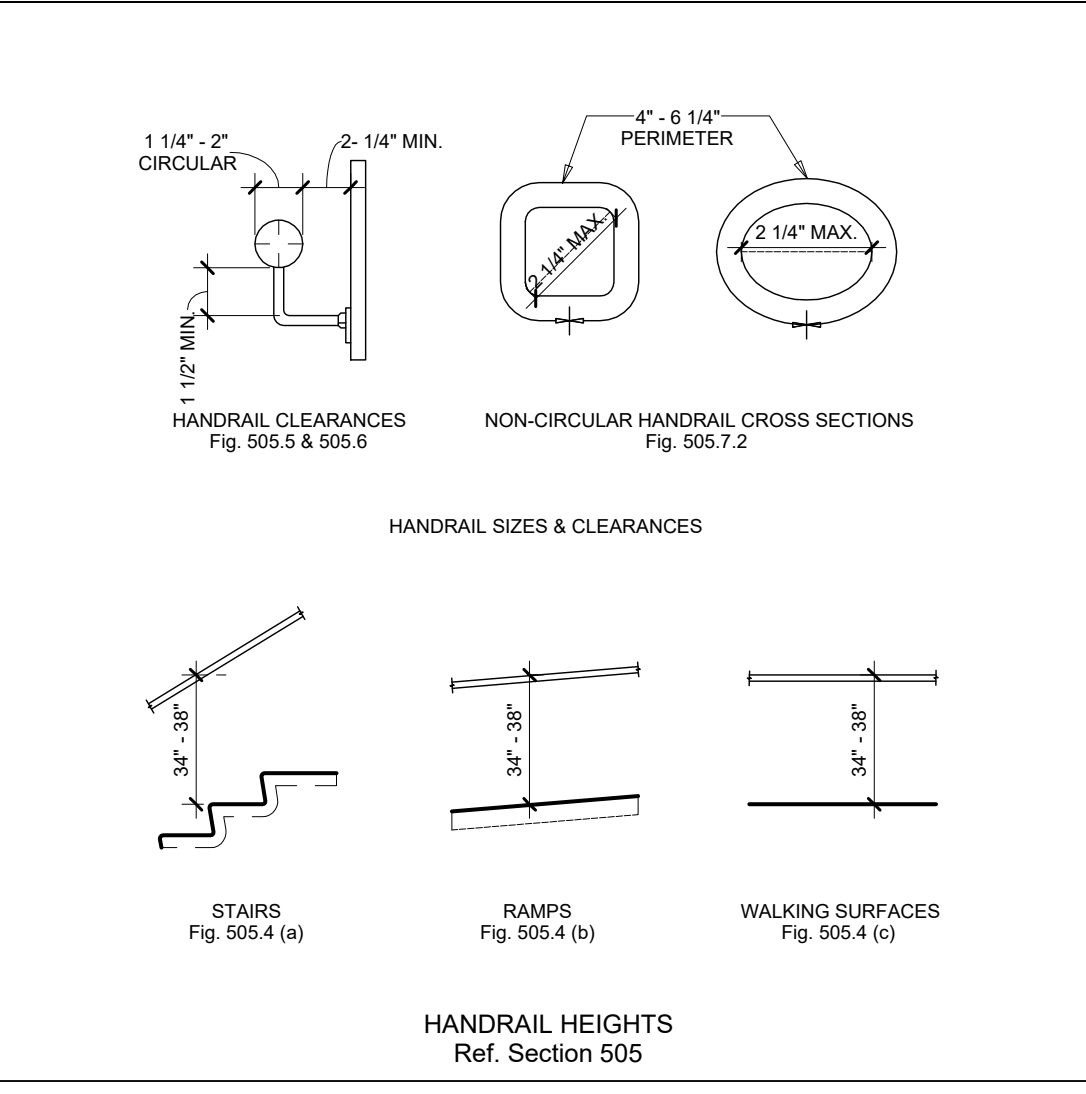
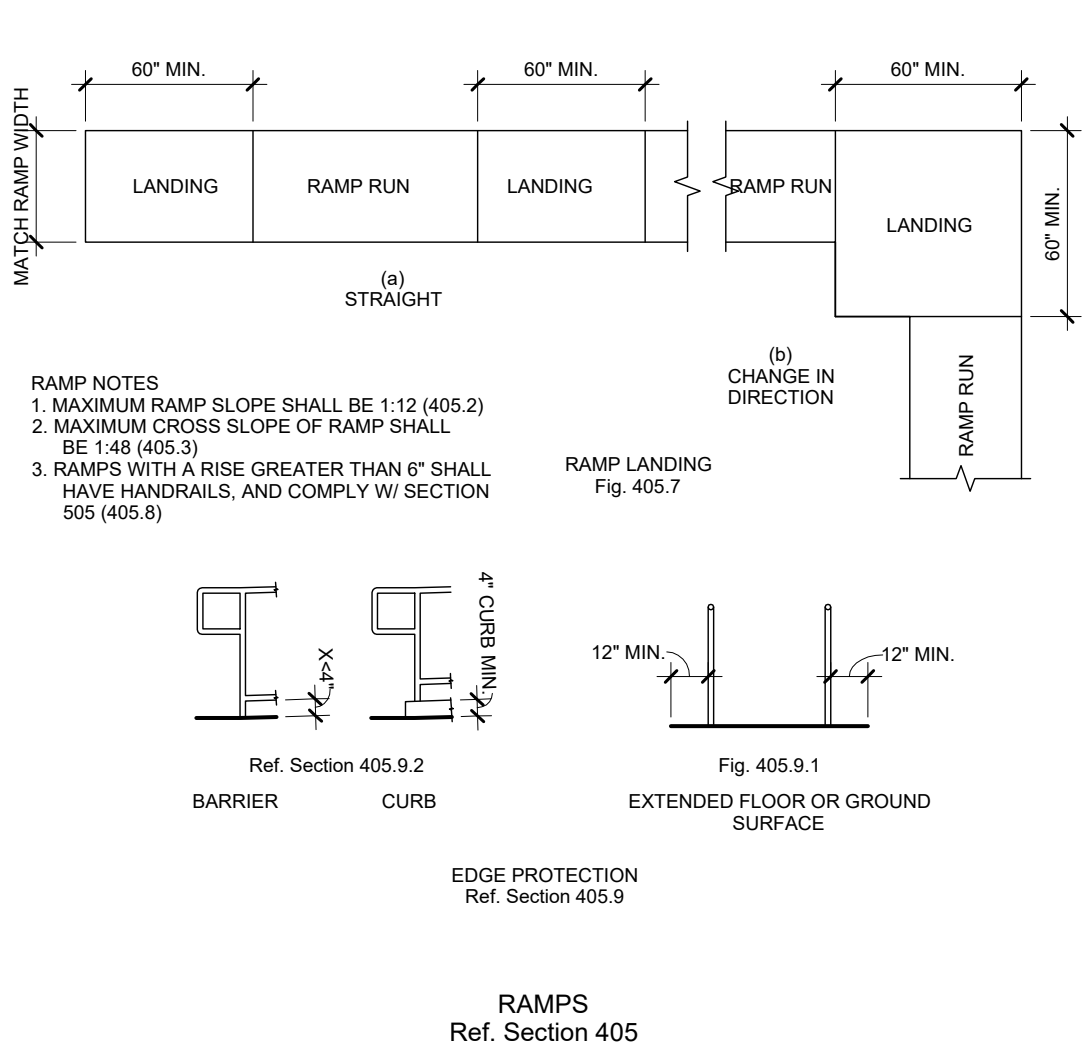
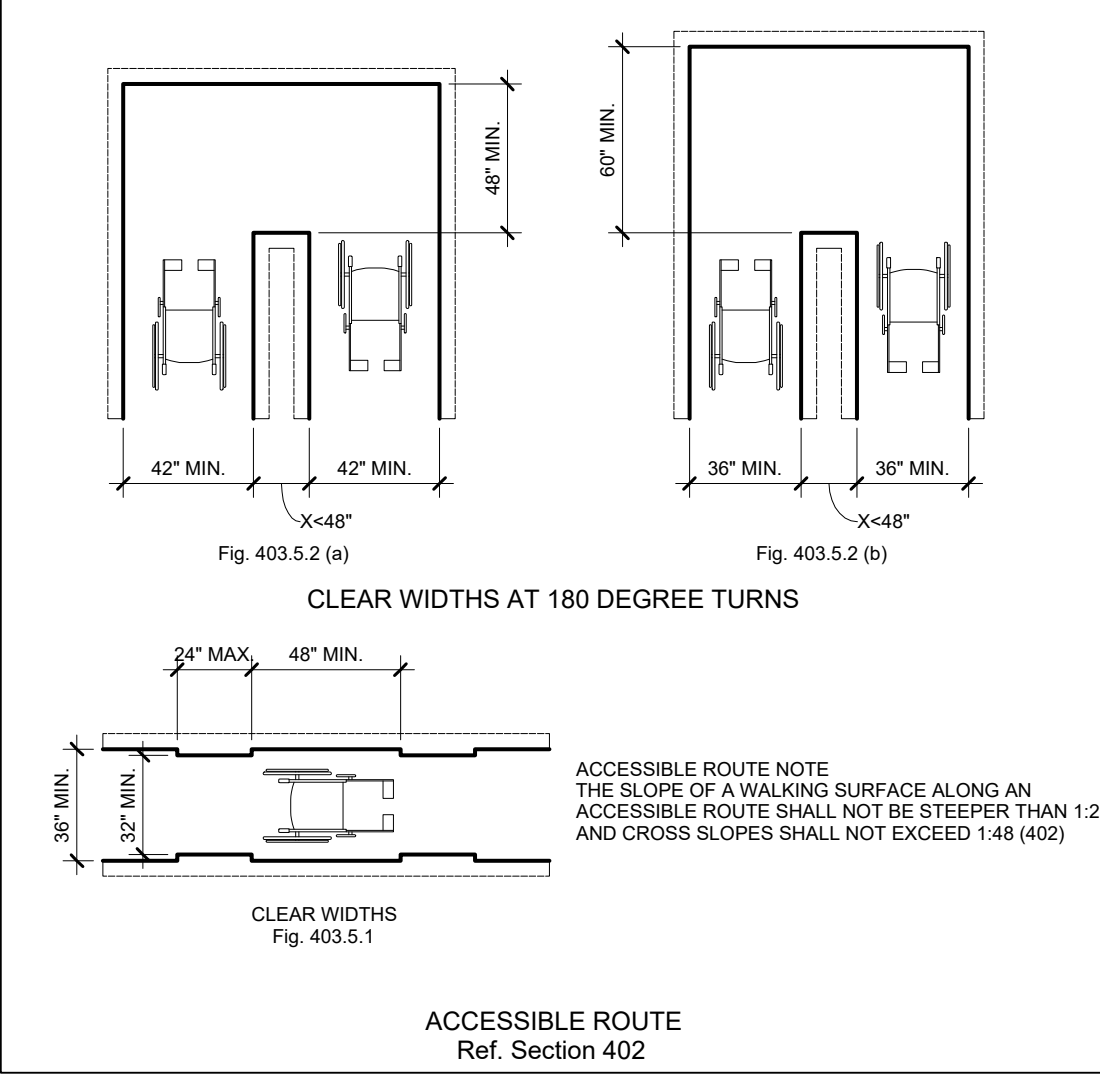
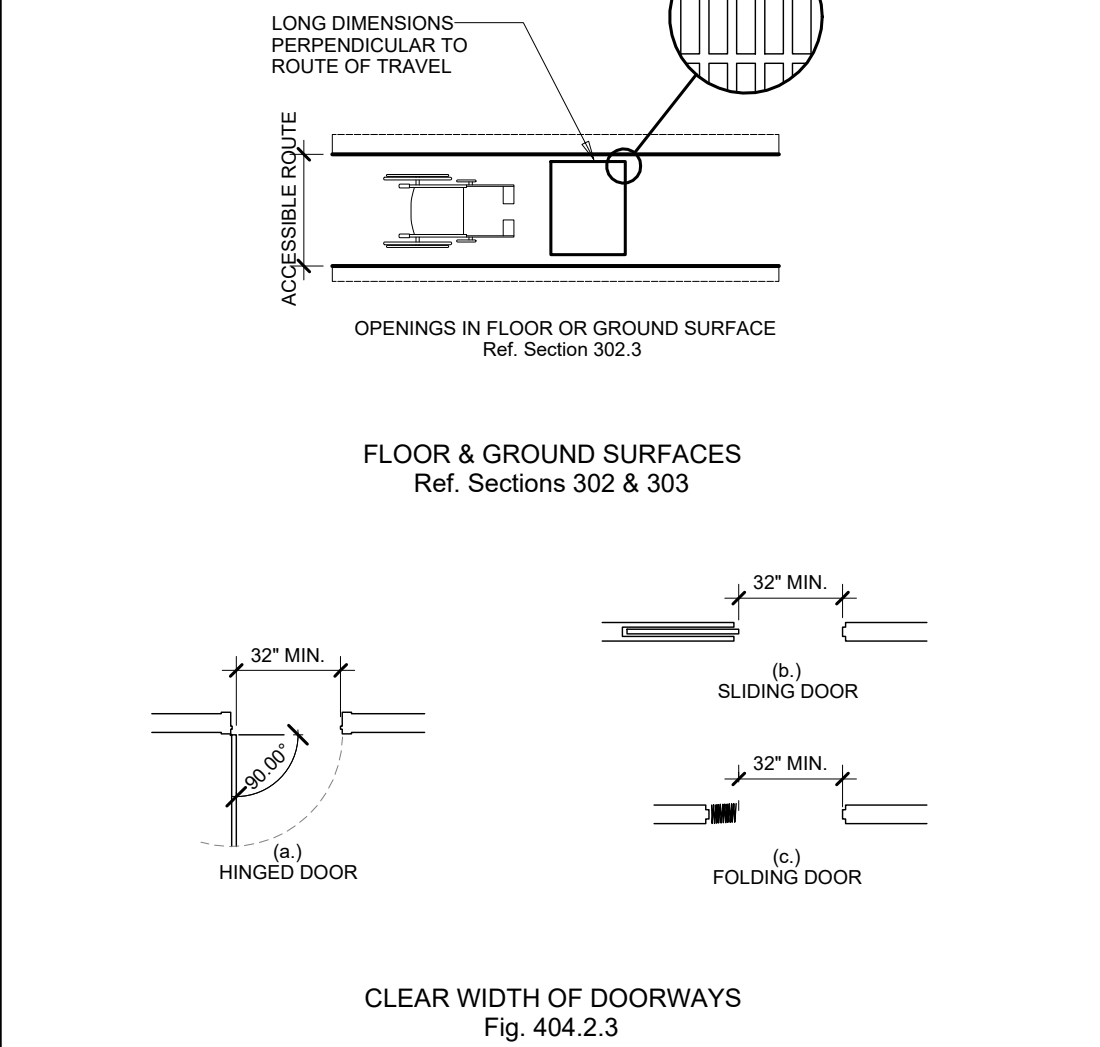
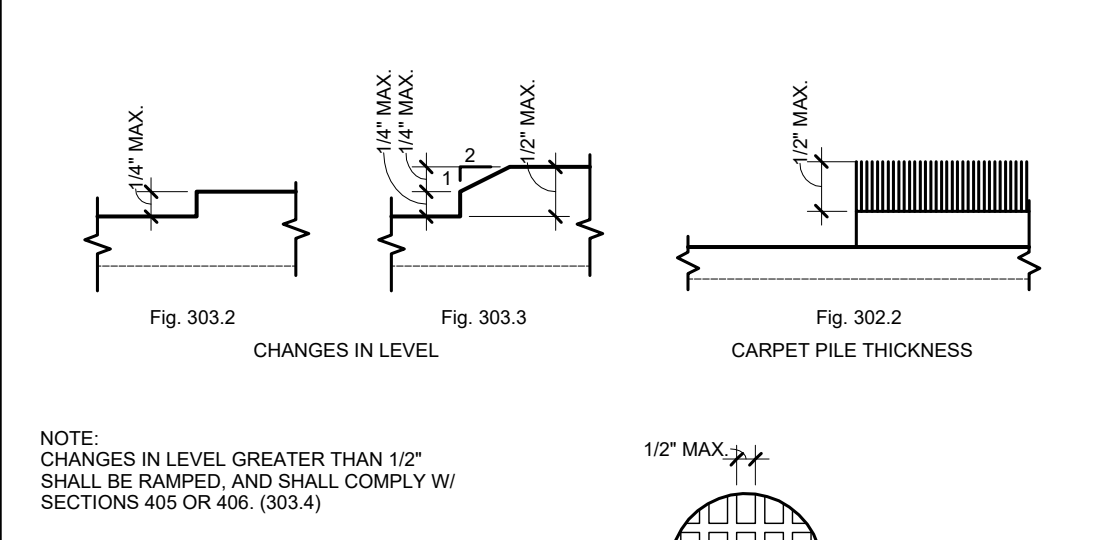
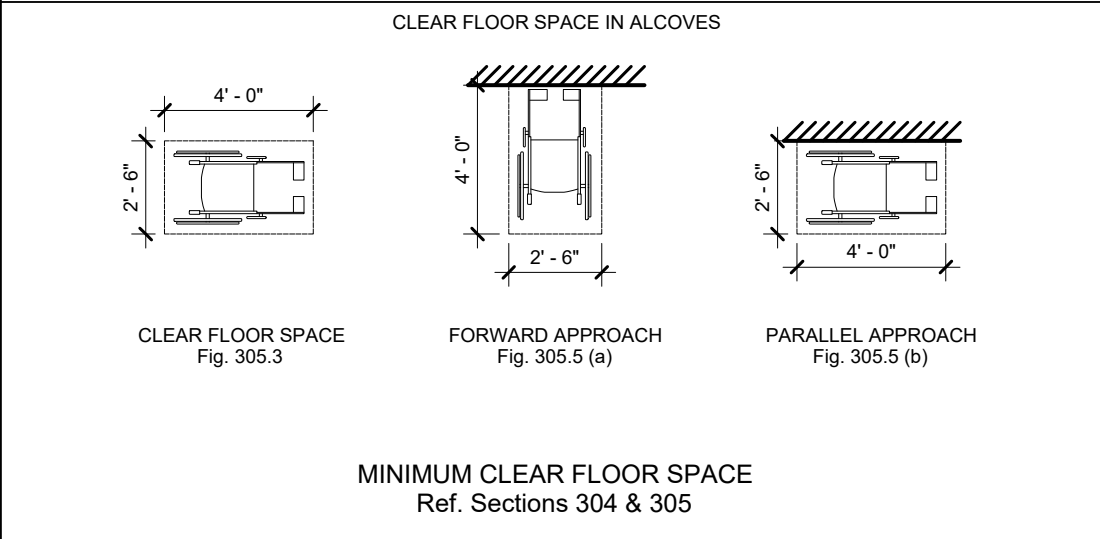
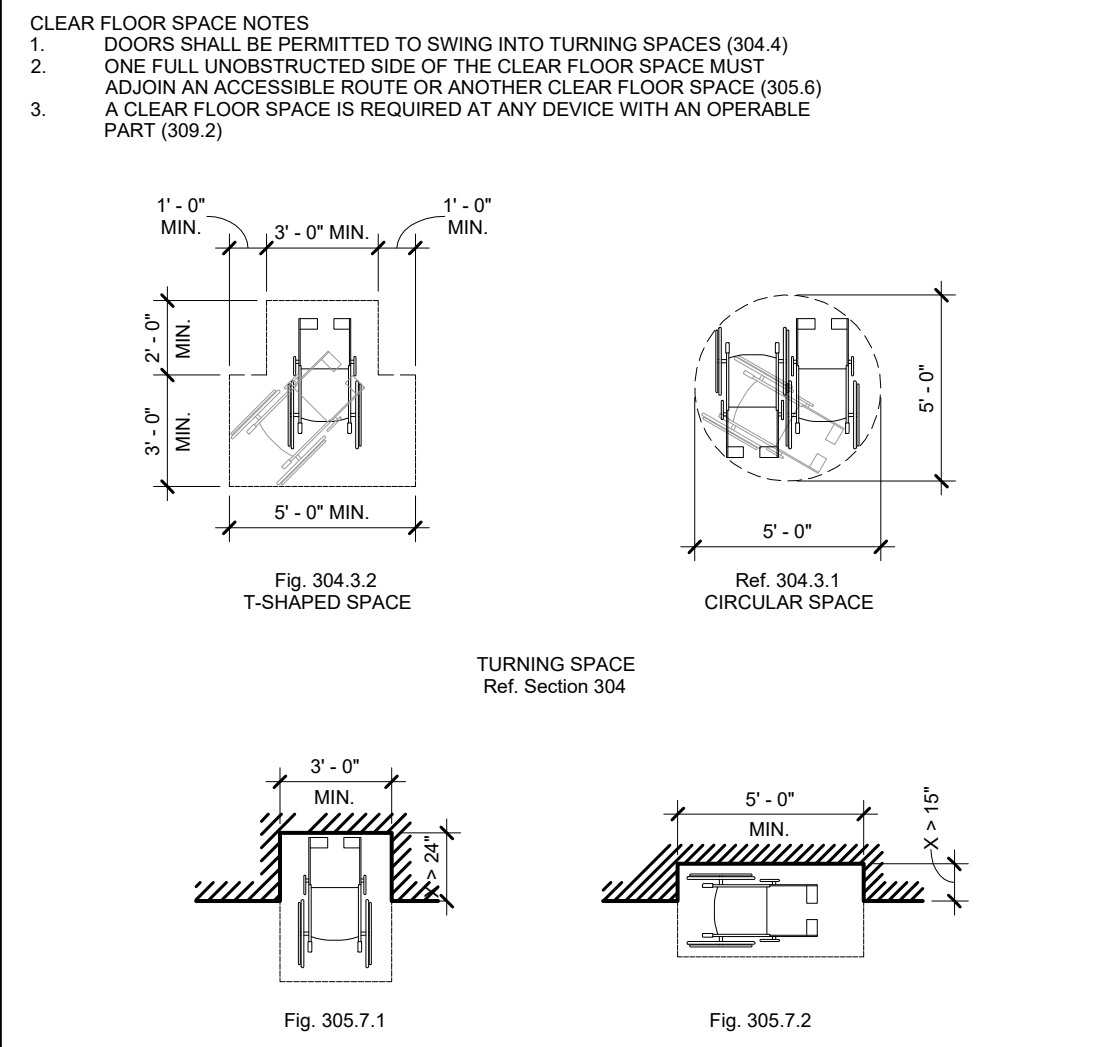
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 ELIZABETH A. HANSEN
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Post Oak Partners, LLC
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 Suite 1104
 Cumming, Georgia 30042
 T 678.513.6034
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OCCUPANCY CALCULATIONS

SUITE 114 | OCCUPANT LOAD PER NFPA 101 LSC 7.3.1.2

OCCUPANCY CLASSIFICATION: MERCANTILE CLASS B				
SPACE ROOM	AREA	USE	LOAD	COUNT
RETAIL AREA	11,815 SF	MERCANTILE	1/30 SF	393.83
OFFICE AREA	650 SF	BUSINESS	1/150 SF	4.33
STORAGE AREA	1,770 SF	STORAGE	1/300 SF	5.90
RESTROOMS	520 SF	ACCESSORY	1/30 SF	17.33
RISER ROOM	42 SF	ACCESSORY	1/30 SF	1.40
TOTAL OCCUPANT LOAD				423

TENANT OPERATION SYNOPSIS:

TENANT SPACE IMPROVEMENTS HEREIN ARE FOR LANDLORD'S WHITE BOX FINISH ONLY. NO CURRENT TENANT HAS BEEN SELECTED OR LEASED THE PREMISES. FUTURE TENANTS SHALL OBTAIN SEPARATE PERMITS AND CERTIFICATE OF OCCUPANCY.

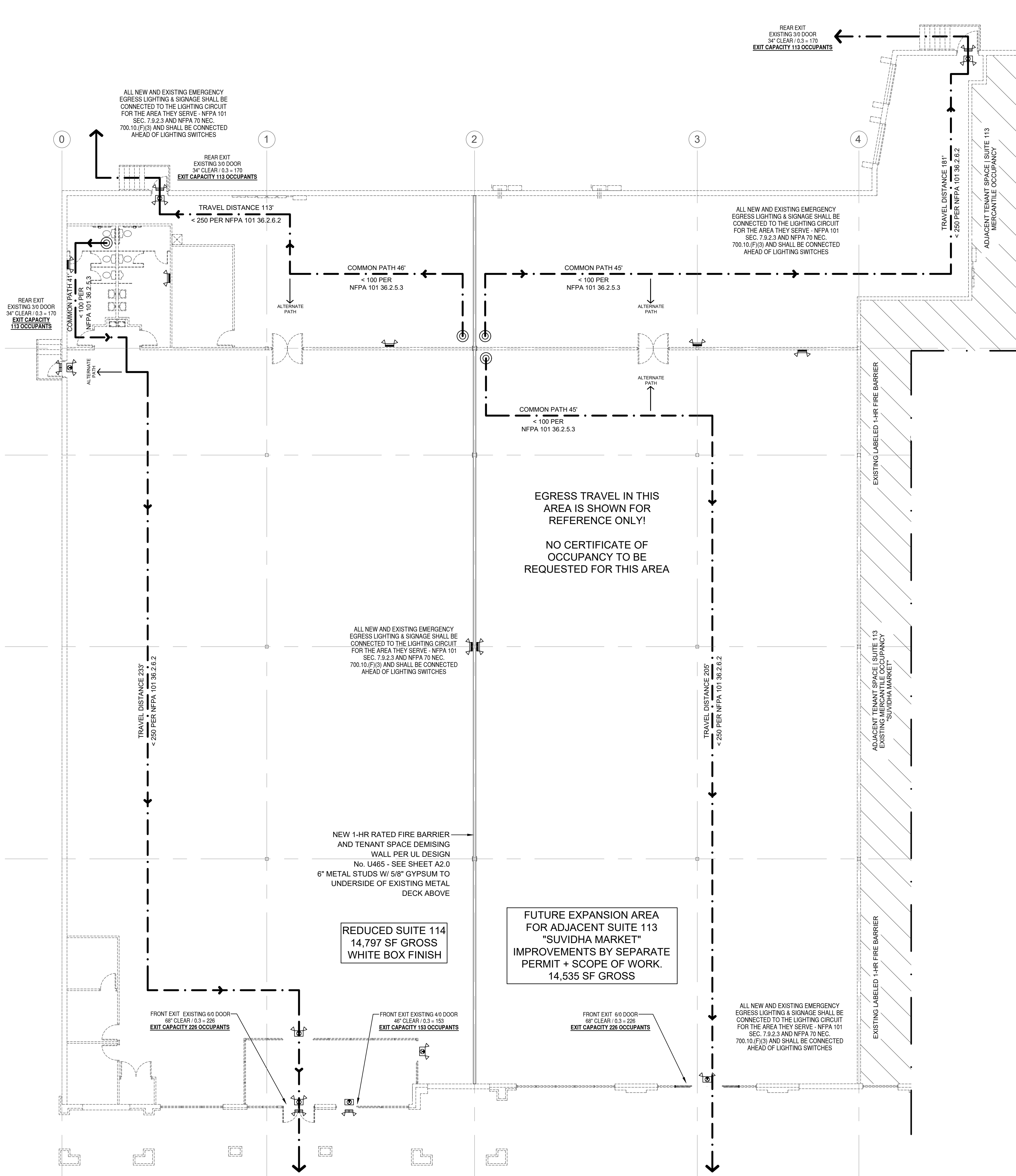
EGRESS REQUIREMENTS

EGRESS TRAVEL LIMITATIONS
MERCANTILE USE (most restrictive of the occupancies involved)

COMMON PATH OF TRAVEL LIMIT = 100' (sprinklered) per NFPA 101 36.2.5.3 (2)
DEAD END CORRIDOR LIMIT = 50' (sprinklered) per NFPA 101 36.2.5.2.1
TRAVEL DISTANCE LIMIT = 250' (sprinklered) per NFPA 101 36.2.6.2

EXIT CAPACITIES - SUITE 114 | OCCUPANT LOAD = 423

EGRESS FACTOR = 0.3 INCHES / PERSON
REQUIRED CAPACITY = 126.9" (423 x 0.3)
PROVIDED CAPACITY | REAR OF SPACE = 2 x 34" CLEAR (2 SINGLE 3/0) DOORS = 68"
PROVIDED CAPACITY | FRONT ENTRY = 1 x 68" CLEAR (DOUBLE 3/0) + 1 x 46" CLEAR DOORS = 114"
TOTAL EXIT CAPACITY PROVIDED = 182" (182 / 0.3 = 606 PERSON EXIT CAPACITY)



MECHANICAL NOTES

ELECTRICAL COORDINATION:

- VERIFY THE ELECTRICAL SERVICE PROVIDED BY THE ELECTRICAL CONTRACTOR BEFORE ORDERING ANY MECHANICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
- PROVIDE PREMIUM EFFICIENCY MOTORS WITH 1.15 SERVICE FACTOR ON ALL EQUIPMENT, MOTORS SHALL BE CAPABLE OF OPERATING CONTINUOUSLY AT 105°F UNDER JOBSITE CONDITIONS AND ALTITUDE.
- UNLESS NOTED OTHERWISE, ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH H-O-A SWITCH AND STARTER COMPATIBLE WITH EQUIPMENT AND BMS SYSTEM. STARTERS SHALL BE PROVIDED BY DIVISION 21, 22, 23 UNLESS IN A MOTOR CONTROL CENTER. ALL DISCONNECTS SHALL BE FURNISHED BY DIVISION 26.
- THE ELECTRICAL POWER FOR CERTAIN EQUIPMENT PROVIDED UNDER DIVISION 21, 22 AND 23 MAY NOT HAVE BEEN SPECIFICALLY INDICATED ON THE ELECTRICAL DRAWINGS AND MUST BE PROVIDED BY AND FIELD COORDINATED BY THE DIVISION 21, 22 AND 23 TRADE REQUIRING SUCH SUFFICIENT POWER FOR THIS PURPOSE SHALL BE FURNISHED AS "SPARE". DEDICATED CIRCUIT CAPACITY IN DIVISION 26'S PANELBOARDS.
- ALL WIRING, CONDUIT AND ELECTRICAL DEVICES DOWNSTREAM OF THE PANELBOARDS IS THE RESPONSIBILITY OF THE DIVISION 21, 22 AND 23 TRADE REQUIRING THE POWER UNLESS OTHERWISE SHOWN ON THE ELECTRICAL DRAWINGS. SUCH EQUIPMENT IS HEREBY DEFINED AS:
 - ELECTRICAL HEAT TRACE. REQUIRED HEAT TRACE LOCATIONS, CAPACITIES AND SPECIFICATION ARE SHOWN OR INDICATED ON THE DRAWINGS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - FIRE PROTECTION AIR COMPRESSORS, DRY-PIPE CONTROL PANELS AND REQUIRED CONNECTIONS ARE INCLUDED IN THE DIVISION 21 WORK, AND WILL BE SHOWN BY THAT CONTRACTOR'S ENGINEERED SYSTEM DESIGN DRAWINGS.
 - PRE-ACTION SYSTEM INITIATION SIGNALS (SUCH AS SMOKE DETECTORS, OR GENERAL ALARM CONDITIONS IN A PRE-ACTION SHALL BE PROVIDED UNDER DIVISION 28 FIRE-ALARM WORK.
 - DIVISION 21 SHALL PROVIDE PRE-ACTION CONTROL PANEL AND INTERCONNECTION BETWEEN NEAREST SUITABLE FIRE ALARM PANEL AND LOCATION OF PRE-ACTION VALVE(S).
 - DIVISION 28 SHALL PROVIDE INTERCONNECTION BETWEEN FIRE COMMAND CENTER ALARM PANEL (PROVIDED UNDER DIVISION 28) AND REMOTE COMMUNICATION FIRE ALARM PANEL (PROVIDED UNDER DIVISION 28).
 - TEMPERATURE CONTROL PANELS, CONTROL AIR COMPRESSORS AND LINE VOLTAGE POWER FOR 24V CONTROL TRANSFORMERS. REQUIRED CONNECTION ARE INCLUDED IN DIVISION 23 AND WILL BE SHOWN BY THAT CONTRACTOR'S CONTROL SUBMITTAL DRAWINGS.
- IT IS NOT PERMISSIBLE TO UTILIZE "SPARE" POWER FROM ADJACENT POWER CIRCUITS TO SERVE ANY OF THE ABOVE LOADS. ALL POWER MUST COME FROM DEDICATED CIRCUITS.
- SMOKE DETECTORS:
 - FOR AIR HANDLING UNITS AND AIR SYSTEMS WITH A CAPACITY EXCEEDING 2000 CFM, PROVIDE UL LISTED SMOKE DETECTORS IN SUPPLY AIR SYSTEMS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE AND ELSEWHERE AS SHOWN ON THE DRAWINGS. SMOKE DETECTORS WILL BE FURNISHED AND SET IN PLACE UNDER THIS DIVISION. DETECTORS WILL BE WIRED UNDER DIVISION 28. SMOKE DETECTORS MUST BE OF THE SAME MANUFACTURER, AND COMPATIBLE WITH THE FIRE ALARM SYSTEM PROVIDED UNDER DIVISION 28 (IF APPLICABLE). CONNECT RELAY(S) TO FAN CONTROL CIRCUIT TO STOP FAN WHEN SMOKE IS DETECTED.

GENERAL INSTALLATION:

- SUSPEND EACH TRADE'S WORK SEPARATELY FROM THE STRUCTURE. DUCTWORK SHALL BE HELD TIGHT TO STRUCTURE EXCEPT WHERE OTHERWISE SHOWN.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- PROVIDE MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE AROUND ALL EQUIPMENT REQUIRING SAME.
- PROVIDE FOR SAFE CONDUIT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS AND PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED.
- PROVIDE ACCESS DOORS FOR ALL EQUIPMENT, VALVES, CLEANOUTS, ACTUATORS AND CONTROLS WHICH REQUIRE ACCESS FOR ADJUSTMENT OR SERVICING AND WHICH ARE LOCATED IN OTHERWISE INACCESSIBLE LOCATIONS.
 - FOR EQUIPMENT LOCATED IN "ACCESSIBLE LOCATIONS" SUCH AS LAY-IN CEILINGS, LOCATE EQUIPMENT TO PROVIDE ADEQUATE SERVICE CLEARANCE FOR NORMAL MAINTENANCE WITHOUT REMOVING ARCHITECTURAL, ELECTRICAL OR STRUCTURAL ELEMENTS SUCH AS THE CEILING SUPPORT SYSTEM, ELECTRICAL FIXTURES, ETC. "NORMAL MAINTENANCE" INCLUDES, BUT IS NOT LIMITED TO FILTER CHANGING, GREASING OF BEARINGS, USING PIT PORTS FOR PRESSURE OR TEMPERATURE MEASUREMENTS; SERVICING CONTROL VALVES AND SERVICING CONTROL PANELS.
- ISOLATE ALL PRESSURIZED PIPE (WATER, ETC.) AT EACH RISER, BRANCH, PIECE OF EQUIPMENT, AND AREA SERVED.
- NO DOMESTIC WATER, CHILLED WATER, OR HEATING WATER LINES SHALL BE LOCATED EXPOSED IN FINISHED SPACES OR BELOW THE BUILDING SLAB UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NO GAS LINES SHALL BE LOCATED BELOW BUILDING SLAB.
- ALL CURBS, ROOF JACKS, ROOF THIMBLES, SANITARY VENTS, ROOF DRAINS, SHALL BE COMPATIBLE WITH ROOFING SYSTEM TO BE PROVIDED. REFERENCE ARCHITECTURAL DIVISION FOR REQUIRED FLASHING DETAILS.
- MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONCRETE EQUIPMENT PAD DIMENSIONS, BASED ON THE FINAL EQUIPMENT SELECTION, TO THE STRUCTURAL AND GENERAL CONTRACTOR FOR INCLUSION IN THOSE CONTRACTOR'S WORK AS DESCRIBED BY THE GENERAL CONTRACTOR.
- WARRANTY: AT A MINIMUM, THE ENTIRE MECHANICAL SYSTEM SHALL BE WARRANTED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE SYSTEM BY THE OWNER. REFER TO INDIVIDUAL SPECIFICATION SECTIONS FOR SPECIFIC WARRANTY REQUIREMENTS.

DUCTWORK INSTALLATION:

- DUCTWORK IS TO BE SHEET STEEL: ASTM A653 / A653M w/G60 HOT-DIP GALVANIZED COATING, JOINT AND SEAM TAPE, AND SEALANT SHALL COMPLY WITH UL181A.
- SEAL ALL SEAMS (LONGITUDINAL AND TRANSVERSE) AIR TIGHT WITH SEALANT PER SPECIFICATIONS.
- DUCT DIMENSIONS ARE INSIDE CLEAR.
- DIFFUSER NECK SIZE IS SAME AS FLEXIBLE DUCT SIZE.
- UNLESS OTHERWISE NOTED, ALL CHANGES IN DIRECTION SHALL BE MADE WITH RADIUS ELBOWS WITH RADIUS TO CENTERLINE EQUAL TO 1.5 DUCT WIDTH.
- WHERE REQUIRED FOR SPACE CONSTRAINTS, PROVIDE MITERED ELBOWS WITH TURNING VANES AS FOLLOWS:
 - FOR DUCT WIDTHS OF 36" OR LESS, PROVIDE MANUFACTURED SINGLE WIDTH TURNING VANES, WITH NO TRAILING EDGES AND SPACING IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS FOR "STANDARD SPACING".
 - FOR DUCT WIDTHS GREATER THAN 36", USE DOUBLE THICKNESS (AIRFOIL) BLADES WITHOUT TRAILING EDGES.

7. ALL FLEXIBLE DUCTS SHALL NOT BE LESS THAN 4' OR MORE THAN 10' IN LENGTH. INSTALL FLEXIBLE DUCTWORK SUCH THAT:

- MINIMUM OVERALL LENGTH OF 3 X DIAMETER, STRAIGHT INTO NECK OF DIFFUSER.
- MAXIMUM OF 135° OF TOTAL TURNING IN ENTIRE LENGTH OF FLEXIBLE DUCT.
- MINIMUM TURNING RADIUS (MEASURED TO CENTERLINE OF DUCT) OF R = 1.5 X DIAMETER.
- RETURN AIR PLENUM: SEE GENERAL NOTES TO DETERMINE IF HVAC SYSTEM USES DUCTED OR PLENUM RETURN.
 - IF THE HVAC SYSTEM USES THE SPACE ABOVE THE CEILING AS A RETURN AIR PLENUM, CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF NFPA AND LOCAL CODE REQUIREMENTS FOR ALL MATERIAL INSTALLED IN THE RETURN AIR PLENUM.
 - IN ADDITION, THE CONTRACTOR SHALL PROVIDE A COMPLETE RETURN AIR PATH BETWEEN ALL RETURN AIR DEVICES (GRILLES ETC.) AND THEIR RESPECTIVE HVAC UNIT. MAXIMUM VELOCITY OF RETURN AIR IN PLENUM HALL GENERALLY NOT EXCEED 250 FEET PER MINUTE, NOR EXCEED 750 FEET PER MINUTE AT ANY CROSS-SECTION OF THE RETURN AIR PATH.
- BRANCH LINES:
 - MAKE ALL TAPS TO ROUND DUCTWORK WITH CONICAL TEES.
 - MAKE ALL TAPS TO RECTANGLE DUCTWORK WITH 45° ENTRY OR CONICAL SPIN IN TO ROUND.
 - INCLUDE DAMPERS AT ALL BRANCH LINES.
- DUCT SIZES NOT CALLED OUT SHALL BE DETERMINED BASED ON 0.08" S.P. LOSS OR LESS PER 100 FT. OF LENGTH.
- ASSUME ROUND OR OVAL DUCTS IN EXPOSED AREAS.
- INCLUDE DAMPERS WHERE SHOWN ON THE DRAWINGS, AND WHERE OTHERWISE REQUIRED FOR BALANCING.
- INSULATION:
 - DUCT SIZES LISTED ON PLAN ARE FREE AREA SO ACTUAL SHEET METAL FABRICATION SIZES ON LINED DUCT SHALL BE SIZED UP IN EACH DIRECTION TO ACCOUNT FOR LINER.
 - EXTERIOR SUPPLY AND RETURN DUCTWORK SHALL BE WRAPPED WITH EXTERIOR RATED INSULATION, R-8.
 - LINE THE FIRST 10' OF INTERIOR SUPPLY AND RETURN DUCT FOR ACOUSTICAL ATTENUATION WITH CLOSED CELL ELASTOMERIC DUCT LINER. MINIMUM INSTALLED R VALUE OF R-6 (NOMINALLY 1.5" THICK).
 - AFTER INITIAL LINED SECTION, SHEET METAL SUPPLY AND RETURN DUCTS WHERE CONCEALED SHALL HAVE FLEXIBLE EXTERIOR WRAP INSULATION, FIBERGLASS WITH LAMINATED KRAFT PAPER AND ALUMINUM FOIL REINFORCED WITH FIBERGLASS (FSK) JACKET. MINIMUM INSTALLED R VALUE OF R-6 (NOMINALLY 2" THICK).
 - AFTER INITIAL LINED SECTION, SHEET METAL SUPPLY DUCT WHERE EXPOSED TO CONDITIONED SPACE SHALL BE LINED WITH CLOSED CELL FLEXIBLE ELASTOMERIC FOAM TO PREVENT CONDENSATION. DUCT LINER SHALL BE 0.5" THICK.
 - AFTER INITIAL LINED SECTION, SHEET METAL RETURN DUCT WHERE EXPOSED TO CONDITIONED SPACE SHALL BE UNINSULATED.
 - SHEET METAL EXHAUST DUCTWORK SHALL BE UNINSULATED.
 - FLEXIBLE DUCTS: FACTORY-FABRICATED, INSULATED, ROUND DUCT, WITH AN OUTER JACKET ENCLOSING 1-1/2" THICK, GLASS-FIBER INSULATION AROUND A CONTINUOUS INNER LINER COMPLYING WITH UL 181, CLASS 1. INSTALL IN ACCORDANCE WITH AIR DIFFUSION COUNCIL, FLEXIBLE DUCT PERFORMANCE AND INSTALLATION STANDARDS. MINIMUM INSTALLED R VALUE OF R-6 (NOMINALLY 1.5" THICK).

CONDENSATE DRAINAGE:

- PROVIDE CONDENSATE DRAINAGE FOR ALL COOLING COILS AND OVERFLOW PANS.
- ROUTE CONDENSATE PIPING, FULL SIZE OF DRIP PAN CONNECTION, TO NEAREST CODE APPROVED RECEPTACLE. INSULATE WHERE LOCATED ABOVE FINISHED CEILINGS.
- GRAVITY DRAIN WHERE POSSIBLE, PROVIDE AND INSTALL CONDENSATE PUMPS WHERE NECESSARY. GRAVITY CONDENSATE DRAIN SHALL BE SIZED AS INDICATED ON DRAWINGS OR AS FOLLOWS, WHICHEVER IS LARGER:
 - 0-20 TONS: 3/4"; 21-40 TONS: 1"; 41-90 TONS: 1-1/4"; 91-125 TONS: 1-1/2"; 125-250 TONS: 2"

CUTTING, PATCHING AND DEMOLITION:

- KEEP DEMOLITION & CUTTINGS TO MINIMUM. REQUIRED FOR PROPER EXECUTION OF WORK.
- BE RESPONSIBLE FOR ALL CUTTING AND PATCHING NECESSARY FOR THE COMPLETION OF THE WORK.
- NO CUTTING (NOT SHOWN ON THE CONTRACT DOCUMENTS) SHALL BE DONE WITHOUT THE APPROVAL OF THE ARCHITECT AS TO LOCATIONS, METHOD AND EXTENT OF THE CUTTING.
- REPAIR ALL ACCIDENTAL OR INTENTIONAL DAMAGE TO MATCH EXISTING CONSTRUCTION WITH NO NOTICEABLE DIFFERENCE IN CONTINUITY, APPEARANCE OR FUNCTION.
- ALL "CAPPED" SANITARY AND VENT LINES SHALL BE RECONNECTED OR RE-ROUTED AS NECESSARY TO PREVENT "DEAD-ENDS" IN THE PIPING. ALL PIPING SHALL DRAIN TO ACTIVE SANITARY WASTE LINES AND ALL BRANCHES WITH TRAPS SHALL BE ADEQUATELY VENTED.

STRUCTURE:

- DO NOT PENETRATE STRUCTURAL MEMBERS. ALL EQUIPMENT SUPPORTS SHALL BE ATTACHED TO THE LOAD BEARING MEMBERS OF STRUCTURAL ELEMENTS. DO NOT OVER-STRESS ANY STRUCTURAL MEMBERS. CONTACT STRUCTURAL ENGINEER FOR ALLOWABLE LOADS FOR SPECIFIC MEMBERS.
- DO NOT UTILIZE POWER DRIVEN ANCHORS FOR ANY LOCATIONS WHICH REQUIRE THE LOAD TO BE HELD IN TENSION. SEE STRUCTURAL DIVISION FOR ADDITIONAL RESTRICTIONS.
- SEE ALSO STRUCTURAL DIVISION FOR ACCEPTABLE ANCHORING AND SUPPORT MEANS, METHODS, AND LOCATIONS.
- PROVIDE FLEXIBLE CONNECTORS, EXPANSION LOOPS, EXPANSION JOINTS, ADDITIONAL FITTINGS OR EQUIVALENT TO ACCOMMODATE THE THERMAL EXPANSION OF THE BUILDING THROUGH STRUCTURAL EXPANSION JOINTS. PROVIDE SUCH FITTING AT EVERY PIPE, DUCT, CONDUIT, ETC. CROSSING OF A STRUCTURAL EXPANSION JOINT.

CONSTRUCTION VENTILATION:

- WHERE EXISTING OR NEW MECHANICAL SYSTEMS ARE USED FOR TEMPORARY VENTILATION OR CLIMATE CONTROL, MECHANICAL EQUIPMENT INSTALLER SHALL PROVIDE CONSTRUCTION FILTERS, MAINTAIN EQUIPMENT, AND CLEAN. ADJUST AND PUT IN NEW CONDITION BEFORE BUILDING OCCUPANCY. PARTS AND LABOR WARRANTY SHALL NOT BE CONSIDERED TO START UNTIL ACCEPTANCE OF SYSTEM BY OWNER. PROVIDE CONSTRUCTION FILTERS INSTALLED AT ALL AIR MOVING DEVICES THROUGHOUT THE CONSTRUCTION. REMOVE FILTERS ONLY FOR BALANCING AND FINAL TURNOVER. INSPECT ALL NON-CONSTRUCTION FILTERS AND REPLACE ALL THOSE DEEMED NECESSARY BY THE ENGINEER PRIOR TO ACCEPTANCE OF THE SYSTEM BY THE OWNER.

GENERAL NOTES

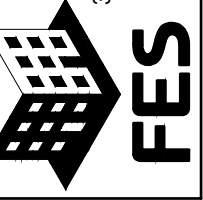
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS, INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE. SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
- NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
- UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE A/E TEAM'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
- THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
- ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
 - THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF THE PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
 - CERTAIN SYSTEMS REQUIRE ENGINEERING OF INSTALLATION DETAILS BY CONTRACTOR. UNLESS FULLY DETAILED IN THE CONTRACT DOCUMENTS, SUCH ENGINEERING IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE CLEARANCES ARE LIMITED, AND WHERE INSTALLATION DRAWINGS OR SCHEMATICS, "CONSTRUCTION DRAWINGS", OR COORDINATION DRAWINGS MAY BE REQUIRED IN ACCORDANCE WITH, OR IN EXCESS OF, THOSE REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL PREPARE ALL SUCH COORDINATION DRAWINGS AS PART OF THE BASE CONTRACT. SUCH DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD AND COMMENT. ANY WORK INSTALLED WITHOUT APPROVED COORDINATION DRAWINGS IS DONE AT THE CONTRACTOR'S RISK.
 - THESE NOTES ONLY SUPPLEMENT, AND DO NOT REPLACE, THE SPECIFICATIONS.
- DIVISIONS
 - 1: GENERAL, 21: FIRE SUPPRESSION, 22: PLUMBING, 23: HVAC, 25: AUTOMATION, 26: ELECTRICAL, 27: COMMUNICATIONS, 28: ELECTRONIC SAFETY AND SECURITY
- DEFINITIONS AND TERMINOLOGY
 - THE DEFINITIONS AND GENERAL CONDITIONS OF THIS SPECIFICATION ALSO APPLY TO MEP DIVISION CONTRACT DOCUMENTS.
 - CONTRACT DOCUMENTS CONSTITUTE THE DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS, PROJECT MANUALS, ETC., PREPARED BY ENGINEER (OR OTHER DESIGN PROFESSIONAL IN ASSOCIATION WITH ENGINEER) FOR CONTRACTOR'S BID OR CONTRACTOR'S NEGOTIATIONS WITH THE OWNER. THESE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ENGINEER ARE NOT CONSTRUCTION DOCUMENTS.
 - CONSTRUCTION DOCUMENTS, CONSTRUCTION DRAWINGS, AND SIMILAR TERMS FOR THIS WORK REFER TO INSTALLATION DIAGRAMS, SHOP DRAWINGS AND COORDINATION DRAWINGS PREPARED BY THE CONTRACTOR USING THE DESIGN INTENT INDICATED ON THE ENGINEER'S CONTRACT DOCUMENTS. THESE SPECIFICATIONS DETAIL THE CONTRACTOR'S RESPONSIBILITY FOR "ENGINEERING BY CONTRACTOR" AND FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
 - (N) INDICATES NEW EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT.
 - (E) INDICATES EXISTING EQUIPMENT ON SITE WHICH MAY OR MAY NOT NEED TO BE RELOCATED AS A PART OF THIS WORK.
 - (R) INDICATES EXISTING EQUIPMENT TO BE RELOCATED AS PART OF THIS WORK.
 - FURNISH MEANS TO SUPPLY AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.
 - INSTALL MEANS TO SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER.
 - PROVIDE MEANS TO FURNISH AND INSTALL.
 - EQUIVALENT MEANS MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS. SIGNIFICANT ASPECTS SHALL BE AS DETERMINED BY THE ARCHITECT/ENGINEER.
 - WORK BY OTHER(S) DIVISIONS, AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HISHER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.
 - BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CONTRACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
 - ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).

Alpharetta
GEORGIA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

FES PROJECT: 21059.1

Fagan Engineering Services, LLC
MEP ENGINEERING
327 DALY ROAD
CUMMING, GA 30040
(770) 644-4904

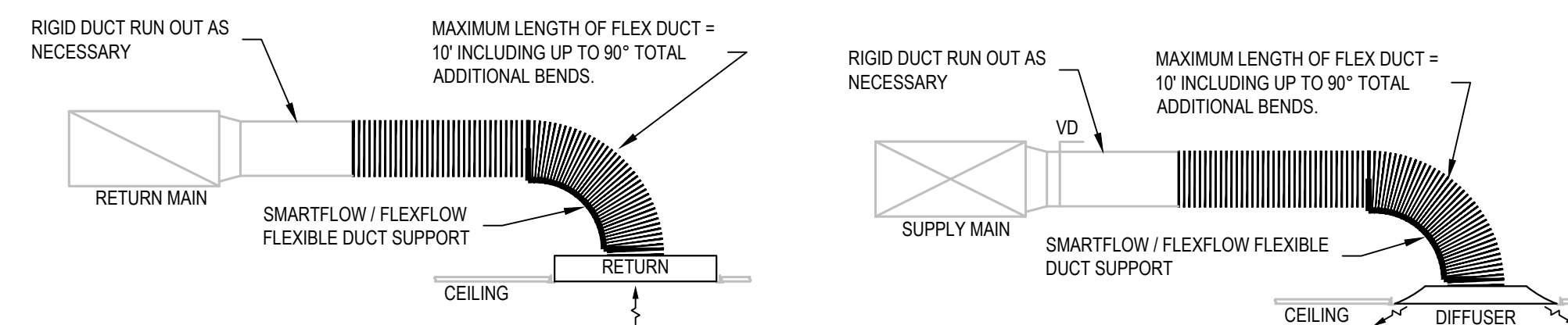


03/14/2022



BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM. 22550 - EXP. 12/31/2022

WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009



2 DUCTED RETURN DETAIL
NOT TO SCALE

1 SUPPLY DIFFUSER DETAIL
NOT TO SCALE

REVISIONS		DESCRIPTION
#	DATE	
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE:	MECHANICAL SCHEDULES NOTES AND DETAILS
DRAWN BY:	CH, JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO.:	21059.1
DRAWING No.	M1

PLUMBING NOTES

- COORDINATION:**
- PIPE ROUTING ON DRAWINGS IS DIAGRAMMATIC WITH EFFORTS DURING DESIGN TO AVOID STRUCTURAL CONFLICTS AND TO COORDINATE WITH OTHER DISCIPLINES. CONTRACTOR SHALL COORDINATE PIPE ROUTING WITH STRUCTURAL CONDITIONS. CONTRACTOR COORDINATION DRAWINGS SHALL REFLECT ALL PIPE ROUTING AND PIPING THAT MAY HAVE TO BE MOVED TO AVOID CONFLICTS. MOVED PIPING SHALL REFLECT NO ADDITIONAL COST TO THE PROJECT.
 - COORDINATE ROUTING OF ALL PLUMBING PIPING BELOW SLAB WITH STRUCTURAL COMPONENTS INCLUDING GRADE BEAMS, TIE BEAMS, ETC. ALLOW FOR REROUTING OF PIPING AS REQUIRED.
 - WHERE DIFFERENCES APPEAR BETWEEN THE PLUMBING DRAWINGS AND THE ARCHITECTURAL DRAWINGS IN THE QUANTITIES AND LOCATIONS OF PLUMBING FIXTURES, THE ARCHITECTURAL DRAWINGS GOVERN. WHERE NECESSARY THE CONTRACTOR SHALL USE UNIT PRICING FOR WASTE AND VENT PIPING TO EACH PLUMBING FIXTURE.
 - DURING CONSTRUCTION PROTECT ALL DRAIN GRATES, CLEANOUT COVERS, AND OTHER FINISHED-EXPOSED COMPONENTS FROM DAMAGE. DAMAGED COMPONENTS SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - REFER TO CIVIL DRAWINGS FOR REQUIRED POINT OF CONNECTION AND INVERT REQUIREMENTS. IN GENERAL, THE POINT OF CONNECTION IS AT A POINT 5 FEET OUTSIDE OF BUILDING FOOTPRINT.
 - PRIOR TO START OF CONSTRUCTION, FIELD VERIFY INVERTS ELEVATIONS SHOWN. CONFIRM WORK WILL MEET INVERT ELEVATIONS SHOWN ON CIVIL DRAWINGS, WILL NOT CONFLICT WITH OTHER UTILITIES AND ARE COORDINATED WITH FOUNDATION ELEMENTS.
 - REFER TO PLUMBING FIXTURE SCHEDULE FOR PIPE SIZING TO INDIVIDUAL PLUMBING FIXTURES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PENETRATION DETAILS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED ELEVATIONS AND LOCATIONS OF PLUMBING FIXTURE.
 - REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE COUNTS FOR AREAS WHERE PLUMBING FIXTURES SUCH AS WATER CLOSETS, LAVATORIES, SHOWERS, ETC. ARE NOT SHOWN.
 - DOMESTIC WATER AND VENT PIPING SHOWN ON FLOOR PLANS ARE LOCATED ABOVE THE CEILING AND GENERALLY SERVE THE FIXTURES SHOWN ON THE FLOOR PLAN, UNLESS NOTED OTHERWISE. SANITARY WASTE PIPING SHOWN ON FLOOR PLANS ARE LOCATED ABOVE THE CEILING AND GENERALLY SERVE THE FIXTURES ON THE FLOOR ABOVE, UNLESS NOTED OTHERWISE.
 - THROUGHOUT THE DRAWINGS, NUMBERS MAY BE SHOWN IN BRACKETS ADJACENT TO PIPE SIZES TO INDICATE QUANTITIES OF UNITS CARRIED WITHIN THE DIFFERENT PIPING SYSTEMS. THEY REPRESENT THE FOLLOWING:
 - DCW (###) = WATER SUPPLY FIXTURE UNITS (WSFU)
 - GAS (###) = CUBIC FEET PER HOUR (CFH)
 - SAN (###) = DRAINAGE FIXTURE UNITS (DFU)
 - ST/OID (###) = SQUARE FEET (SQ.FT.)
 - COORDINATE LOCATION OF ISOLATION AND SHUT-OFF VALVE AND CAPPED UTILITIES WITH ARCHITECT, ENGINEER, EQUIPMENT LOCATION, AND OTHER DISCIPLINES. SUBMIT DRAWINGS SHOWING LOCATIONS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL PIPING THAT IS SUBJECT TO VEHICULAR DAMAGE SHALL BE PROVIDED WITH IMPACT PROTECTION. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT COORDINATED FLOOR PENETRATION PLANS SHOWING ALL LOCATIONS AND SIZES OF REQUIRE PENETRATIONS. SUBMIT DRAWINGS TO ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.
 - THE STRUCTURE MAY CONTAIN SPECIAL STRUCTURAL COMPONENTS SUCH AS SHEER WALLS, X BRACING, STUD-RAILS, POST-TENSION REINFORCING CABLES, OR PRE-TENSIONED REINFORCING CABLES. FOR ANY STRUCTURAL PENETRATIONS, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS INCLUDING REQUIREMENTS FOR X-RAY INVESTIGATION, ALLOWABLE LOCATIONS FOR PENETRATIONS AND CORING INSTRUCTIONS. WRITTEN INSTRUCTIONS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 - ALL REQUIRED OPENINGS IN STRUCTURAL ELEMENTS ARE TO BE ACCOMPLISHED USING PROPERLY SIZED SLEEVES.
 - CORE DRILLING IN STRUCTURAL ELEMENTS IS NOT ALLOWED. CORE DRILLING IN PANS IS ALLOWED WITH PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
 - IN TENANT AREAS, DO NOT INSTALL PIPING, VALVES, HANGERS, EQUIPMENT, ETC. WITHIN THE 6' NO-FLY-ZONE DIRECTLY ABOVE THE CEILING. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO MAINTAIN A CLEAR NO-FLY-ZONE.

ELECTRICAL ROOMS:

- DO NOT ROUTE PRESSURIZED PIPING (EXCEPT FIRE PROTECTION) IN ELECTRICAL ROOM, TELECOMMUNICATION ROOM, OR COMPUTER ROOM.
- IN ELECTRICAL ROOMS, TELECOMMUNICATION ROOMS, OR COMPUTER ROOMS, DO NOT ROUTE SANITARY WASTE PIPING ABOVE ANY EQUIPMENT. IN ELECTRICAL ROOMS NOT CONSTRUCTED WITH A SUB-ROOF, ALL SANITARY WASTE PIPING SHALL HAVE A DRIP PAN INSTALLED BELOW THE PIPING. DRIP PANS SHALL BE 1.5 TIMES THE WIDTH OF THE PIPING SERVED WITH A MINIMUM OF 2" HIGH SIDES. DRIP PANS SHALL BE SUSPENDED FROM THE PIPING SERVED AND SHALL SLOPE AT A MINIMUM 1/8" / FT. DRIP PANS SHALL DISCHARGE WITH MIN. 1-1/2" OR TO FLOOR DRAINS.

SANITARY, STORM AND GREASE WASTE:

- ALL HORIZONTAL SANITARY PIPING 3" AND SMALLER WHETHER BELOW OR ABOVE GRADE SHALL SLOPE AT 1/4" / FT. ALL PIPING 4" AND LARGER SHALL SLOPE AT 1/8" / FT. UNLESS NOTED OTHERWISE.
- ALL GREASE WASTE PIPING SHALL SLOPE AT 1/4" / FT.
- PRIMARY AND SECONDARY ROOF STORM DRAINAGE IS SIZED AS NOTED.
- ALL STORM AND OVERFLOW PIPING SHALL SLOPE AT 1/8" / FT. UNLESS NOTED OTHERWISE.
- PROVIDE CLEAN OUTS AS INDICATED ON THE DRAWINGS AND PER THE PROJECT SPECIFICATIONS AND LOCAL PLUMBING CODES. AT MINIMUM, PROVIDE CLEANOUTS AS FOLLOWS:
 - ALL UPPER TERMINALS
 - EACH RUN OF PIPING WHICH IS MORE THAN 75 IN LENGTH OR FRACTION THEREOF
 - HORIZONTAL LINES 5 FEET OR MORE
 - HORIZONTAL LINES FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 90 DEGREES.
 - AT THE BASE OF ALL SANITARY WASTE AND STORM RISERS, ALL VERTICAL CLEANOUTS SHALL BE SIZED TO ACCOMMODATE THE LARGEST PIPE ON THAT BRANCH LINE, BUT NEVER LARGER THAN 4".
 - ALL CLEANOUTS FOR HORIZONTAL SANITARY WASTE AND STORM DRAINAGE SYSTEM AT OR BELOW THE GROUND LEVEL SHALL BE PIPE SIZE OR MAXIMUM 6"
 - ALL GREASE WASTE PIPING SHALL HAVE CLEANOUTS EVERY 50 FEET OR FRACTIONS THEREOF AND AS NOTED ABOVE.
 - PROVIDE IN ACCESSIBLE LOCATIONS.
- ALL FLOOR DRAINS IN THE BUILDING, EXCEPT DRAINS IN SHOWERS AND SHOWER AREAS OR AS NOTED ON THE FLOOR PLAN, SHALL BE INSTALLED WITH AN ASSE 1072 LISTED BARRIER TYPE FLOOR DRAIN TRAP SEAL PROTECTION DEVICE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. CONTRACTOR TO VERIFY THAT ASSE 1072 LISTED BARRIER TYPE FLOOR DRAIN TRAP SEAL PROTECTION DEVICE ARE ACCEPTABLE PRIOR TO START OF CONSTRUCTION.

DOMESTIC WATER:

- NO DOMESTIC WATER LINES SHALL LOCATED EXPOSED IN FINISHED SPACES OR BE LOCATED BELOW BUILDING SLAB UNLESS NOTED OTHERWISE ON PLANS. WHERE SHOWN, MINIMIZE THE NUMBER OF JOINTS ON ANY PRESSURIZED PIPING BELOW SLABS. ALL BELOW GRADE PIPING TO BE PRESSURE TESTED AND WITNESSED BY ENGINEER BEFORE BACKFILLING.
- SEE SPECIFICATIONS AND DETAILS FOR WATER HAMMER ARRESTER SIZING. PROVIDE A WATER HAMMER ARRESTER PER THE LATEST VERSION OF PDHWH 201 ALONG WITH THE FOLLOWING:
 - WATER CLOSET AND URINAL FLUSH VALVES
 - BATTERY OPERATED FAUCETS
 - REFRIGERATOR ICE MAKERS
 - DISHWASHERS
 - MECHANICAL EQUIPMENT
 - SOLENOID OPERATED EQUIPMENT
- PROVIDE ISOLATION VALVES ON PIPING SERVING RISERS, BRANCH LINES OFF OF MAINS, RESTROOMS, HOSE BIBBS, AND MECHANICAL AND PLUMBING EQUIPMENT.
- MAINTAIN DESIGNATED PLUMBING FIXTURE HEADER SIZE FOR FULL BANK OF FIXTURES.
- ALL DOMESTIC WATER PIPING SERVING TOILET/RESTROOM GROUPS SHALL BE INSTALLED WITH ISOLATION VALVES IN ORDER TO ISOLATE THESE AREAS WITHOUT CLOSING DOWN ANY OTHER PORTION OF THE BUILDING WATER SUPPLY SYSTEMS. ALL ISOLATION VALVES SHALL BE ACCESSIBLE ABOVE AN ACCESSIBLE CEILING OR WITH AN ACCESS PANELS. MINIMUM ACCESS PANEL SIZE SHALL BE 12"x12". ACCESS PANELS SHALL BE OF THE SAME RATING AS THE RATED ELEMENT IN WHICH THEY ARE INSTALLED.

HEAT TRACE:

- COORDINATE VOLTAGE FOR HEAT TRACE IN LOCATIONS SHOWN AND/OR SPECIFICATIONS WITH ELECTRICAL DRAWINGS AND GENERAL CONTRACTOR.
- PROVIDE INSULATION AND FREEZE PROTECTION HEAT TRACE ON ALL ABOVE GROUND PIPING EXPOSED TO AMBIENT TEMPERATURES BELOW 40 DEG F INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - STORM DRAIN BODIES (INSULATE ONLY, NO HEAT TRACE)
 - STORM LINES
 - STORM GUTTERS AND DOWNSPOUT (HEAT TRACE ONLY)
 - SANITARY WASTE LINES INCLUDING P-TRAPS
 - DOMESTIC WATER LINES
 - PUMP DISCHARGE PIPING (SEWAGE, STORM, VERTICAL PORTION OF ELEVATOR SUMP WITH STANDING WATER, FIRE, ETC.)
 - FUEL OIL SUPPLY/RETURN LINES
 - ELSEWHERE AS INDICATED ON THE DRAWINGS OR SPECIFICATIONS
 - THE FOLLOWING UTILITIES DO NOT REQUIRE HEAT TRACE: SANITARY WATER, NATURAL GAS, FUEL OIL VENT, GARAGE DECK DRAINS AND PIPING SET ALL TEMPERING VALVES TO MAXIMUM 110 DEGREES F UNLESS NOTED OTHERWISE.

NATURAL GAS:

- NO NATURAL GAS PIPING SHALL BE LOCATED BELOW THE SLAB. ALL NATURAL GAS PIPING IN RETURN AIR PLENUMS SHALL BE WELDED.
- ALL NATURAL GAS PIPING SHALL HAVE TOP TAKE-OFFS WHENEVER POSSIBLE.
- PROVIDE GAS VENTS EXTENDING CONTINUOUSLY FROM ALL INTERIOR VENTED GAS REGULATORS TO THE EXTERIOR OF THE BUILDING. TERMINATE AT AN APPROVED LOCATION. PROVIDE AN ISOLATION VALVE DOWNSTREAM OF EVERY INTERIOR GAS REGULATOR.

GENERAL NOTES

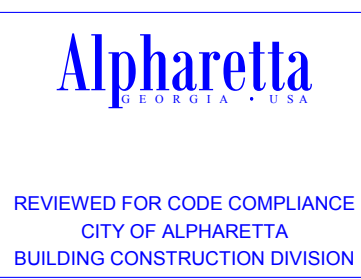
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS, INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE. SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
- NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
- UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE A/E TEAM'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
- THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
- ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
 - THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF THE PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
 - CERTAIN SYSTEMS REQUIRE ENGINEERING OF INSTALLATION DETAILS BY CONTRACTOR. UNLESS FULLY DETAILED IN THE CONTRACT DOCUMENTS, SUCH ENGINEERING IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE CLEARANCES ARE LIMITED, AND WHERE INSTALLATION DRAWINGS OR SCHEMATICS, "CONSTRUCTION DRAWINGS" OR COORDINATION DRAWINGS MAY BE REQUIRED IN ACCORDANCE WITH, OR IN EXCESS OF, THOSE REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL PREPARE ALL SUCH COORDINATION DRAWINGS AS PART OF THE BASE CONTRACT. SUCH DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD AND COMMENT. ANY WORK INSTALLED WITHOUT APPROVED COORDINATION DRAWINGS IS DONE AT THE CONTRACTOR'S RISK. THESE NOTES ONLY SUPPLEMENT, AND DO NOT REPLACE, THE SPECIFICATIONS.
- DIVISIONS
 - 1: GENERAL, 21: FIRE SUPPRESSION, 22: PLUMBING, 23: HVAC, 25: AUTOMATION, 26: ELECTRICAL, 27: COMMUNICATIONS, 28: ELECTRONIC SAFETY AND SECURITY
- DEFINITIONS AND TERMINOLOGY
 - THE DEFINITIONS AND GENERAL CONDITIONS OF THIS SPECIFICATION ALSO APPLY TO MEP DIVISION CONTRACT DOCUMENTS.
 - CONTRACT DOCUMENTS CONSTITUTE THE DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS, PROJECT MANUALS, ETC., PREPARED BY ENGINEER (OR OTHER DESIGN PROFESSIONAL, IN ASSOCIATION WITH ENGINEER) FOR CONTRACTOR'S BID OR CONTRACTOR'S NEGOTIATIONS WITH THE OWNER. THESE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ENGINEER ARE NOT CONSTRUCTION DOCUMENTS.
 - CONSTRUCTION DOCUMENTS, CONSTRUCTION DRAWINGS, AND SIMILAR TERMS FOR THIS WORK REFER TO INSTALLATION DIAGRAMS, SHOP DRAWINGS AND COORDINATION DRAWINGS PREPARED BY THE CONTRACTOR USING THE DESIGN INTENT INDICATED ON THE ENGINEER'S CONTRACT DOCUMENTS. THESE SPECIFICATIONS DETAIL THE CONTRACTOR'S RESPONSIBILITY FOR "ENGINEERING BY CONTRACTOR" AND FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
 - (N) INDICATES NEW EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT.
 - (E) INDICATES EXISTING EQUIPMENT ON SITE WHICH MAY OR MAY NOT NEED TO BE RELOCATED AS A PART OF THIS WORK.
 - (R) INDICATES EXISTING EQUIPMENT TO BE RELOCATED AS PART OF THIS WORK.
 - FURNISH MEANS TO SUPPLY AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.
 - INSTALL MEANS TO SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER.
 - PROVIDE MEANS TO FURNISH AND INSTALL.
 - EQUIVALENT MEANS MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS. SIGNIFICANT ASPECTS SHALL BE AS DETERMINED BY THE ARCHITECT/ENGINEER.
 - WORK BY OTHER(S) DIVISIONS, AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIS/HER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.
 - BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CONTRACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
 - ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).

PLUMBING SPECIFICATION

- SEE GENERAL NOTES FOR NOTES ABOUT POSSIBLE MECHANICAL RETURN PLENUM.
- DOMESTIC WATER PIPING:
 - FAGAN ENGINEERING SERVICES DISCOURAGES CPVC DUE TO CHEMICAL AND PHYSICAL DAMAGE, ESPECIALLY AT THE GLUED FITTINGS ON THE SMALLEST PIPES.
 - PREFERRED MATERIALS: UPONOR PEX WITH PROPEX EXPANSION CONNECTIONS OR TYPE L COPPER WITH SOLDERED OR PRO-PRESS JOINTS.
 - ALLOWED MATERIAL:
 - 3/4" AND SMALLER PIPE, PEX OR COPPER ONLY AS DEFINED ABOVE.
 - 1" AND LARGER PIPE, PEX OR COPPER AS DEFINED ABOVE OR CPVC WITH GLUED FITTINGS. NOTE THAT SMALL PIPE ON DRAWINGS CAN BE UP SIZED TO 1" IF CPVC IS DESIRED.
 - WALL / FLOOR STUB OUTS:
 - PEX DROPS TO USE PEX TURNOUT SWEEPS, NO PEX FITTINGS, NO COPPER TRANSITION.
 - COPPER DROPS TO USE COPPER STUB OUTS.
 - CPVC DROPS TO USE TRANSITION AND COPPER STUB OUTS.
 - PIPING IN EXPOSED AREAS SHALL BE RIGID TYPE. PIPING THAT IS CONCEALED MAY BE RIGID OR FLEXIBLE.
 - ALL HOT WATER, TEMPERED WATER, AND RECIRCULATED WATER PIPING SHALL BE INSULATED. COLD WATER PIPING WHERE SUBJECT TO CONDENSATION OR FREEZING SHALL BE INSULATED.
- SANITARY DWV, STORM AND COOL GREASE WASTE PIPING BELOW SLAB, WITHIN WALLS OR IN NON-PLENUM CEILING:
 - SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
 - HUB LESS CAST IRON SOIL PIPE (ASTM88) WITH HUB LESS CAST IRON FITTINGS (CISPI 301) AND ASTM A666 STAINLESS STEEL COUPLINGS.
- SANITARY DWV AND STORM PIPING WITHIN RETURN AIR PLENUM CEILING:
 - HUB LESS CAST IRON SOIL PIPE (ASTM88) WITH HUB LESS CAST IRON FITTINGS (CISPI 301) AND ASTM A666 STAINLESS STEEL COUPLINGS.
- HOT GREASE WASTE PIPING (>140°F) IN ANY LOCATION:
 - HUB LESS CAST IRON SOIL PIPE (ASTM88) WITH HUB LESS CAST IRON FITTINGS (CISPI 301) AND ASTM A666 STAINLESS STEEL COUPLINGS.
- GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
 - WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS (WIRE BRUSH, SAND, ETC.)
 - PRIME COAT: ALKYL ANTI-CORROSIVE METAL PRIMER.
 - INTERMEDIATE COAT: EXTERIOR ALKYL ENAMEL MATCHING TOPCOAT.D
 - TOPCOAT: EXTERIOR ALKYL ENAMEL - GLOSS SAFETY YELLOW.
- CONDENSATE PIPING (AIR CONDITIONING COILS) SHALL BE ANY OF THE FOLLOWING:
 - SCHEDULE 40 PVC OR CPVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
 - TYPE L COPPER WITH SOLDERED JOINTS.
 - CLEAR VINYL TUBING FOR PUMPED APPLICATIONS.
- ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES. ALL HAND SINKS AND LAVATORIES SHALL HAVE ASSE 1070 MIXING VALVES.
- TEST, CLEAN AND DISINFECT WATER DISTRIBUTION PIPING ACCORDING TO AUTHORITIES HAVING JURISDICTION.

PLUMBING ABBREVIATIONS

FIXTURES / FITTINGS	VENTS
CO CLEANOUT	AAV AIR ADMITTANCE VALVE (IPC 918)
FCO FLOOR CLEANOUT	CMV COMMON VENT (IPC 911)
HB HOSE BIBB	CRV CIRCUIT VENT (IPC 914)
HS HAND SINK	CWV COMBINATION WASTE VENT (IPC 915)
GCO GRADE CLEANOUT	HWV HORIZONTAL WET VENT (IPC 912)
KS KITCHEN SINK	IV INDIVIDUAL VENT (IPC 910)
LAV LAVATORY	SSV SINGLE STACK VENT (IPC 917)
M METER	VTR VENT THROUGH ROOF
MH MANHOLE	VWV VERTICAL WET VENT (IPC 912)
MR MOP RECEPTOR	WSV WASTE STACK VENT (IPC 913)
SH SHOWER	
SS SERVICE SINK	GENERAL
WC WATER CLOSET	ABV ABOVE
WCO WALL CLEANOUT	AFF ABOVE FINISHED FLOOR
WH WATER HEATER	ALT ALTERNATE
	ATS ABOVE TOP OF SLAB
	BOT BOTTOM
CCC COOLING COIL CONDENSATE	MBH 1000 BTU/HR
CI CAST IRON	NTS NOT TO SCALE
DCW DOMESTIC COLD WATER	PC PLUMBING CONTRACTOR
DHW DOMESTIC HOT WATER	REM REMOVED
DHWR DOM. HOT WATER RECIRC.	ETR EXISTING TO REMAIN
HHWR HEATING HOT WATER SUPPLY	TYR TYPICAL
HHWR HEATING HOT WATER RETURN	UON UNLESS OTHERWISE NOTED
SAN SANITARY	IPC INTL PLUMBING CODE
STRM STORM DRAIN	
VAC VACUUM	



BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM. 32550 - EXP. 12/31/2022

WHITE BOX FINISH
SUITE 114
 670 NORTH MAIN ST.
 ALPHARETTA GA 30009

#	DATE	DESCRIPTION	FOR CONSTRUCTION	
			DATE	DESCRIPTION
1	03/10/2022			

DRAWN BY:	CH JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO.:	21059.1
DRAWING NO.:	
	P1

DRAWING TITLE:
PLUMBING NOTES AND DETAILS

KEY	LOAD DESCRIPTION	OCP	P (AS)	CT	LOAD - VA	CT	P (AS)	OCP	LOAD DESCRIPTION	KEY
RTU3		125	3	1	12000	2	225		PANEL B1	
RTU4		125	3	9	12000	10	225		PANEL B2	
RTU5		25	3	15	2000	16	3		SPACE PROVISION	
SPACE PROVISION		25	3	17	2000	18	3		SPACE PROVISION	
CONNECTED LOAD PER PHASE (kVA) 26.0 26.0 26.0										
DESIGN LOAD PER PHASE (AMPS) 216.7 216.7 216.7										
TOTAL CONNECTED LOAD (kVA): 78 TOTAL CONNECTED AMPS: 216										
TOTAL DESIGN LOAD (kVA): 78 TOTAL DESIGN AMPS: 216										

KEY	LOAD DESCRIPTION	OCP	P (AS)	CT	LOAD - VA	CT	P (AS)	OCP	LOAD DESCRIPTION	KEY
SPARE		20	1	1	0	2	1	20	SPARE	
SPARE		20	1	3	0	4	1	20	SPARE	
SPARE		20	1	5	0	6	1	20	SPARE	
SPARE		20	1	7	0	8	1	20	SPARE	
SPARE		20	1	9	0	10	1	20	SPARE	
SPARE		20	1	11	0	12	1	20	SPARE	
SPARE		20	1	13	0	14	1	20	SPARE	
SPARE		20	1	15	0	16	1	20	SPARE	
SPARE		20	1	17	0	18	1	20	SPARE	
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SPARE		20	1	21	0	22	1	20	SPARE	
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SPARE		20	1	27	0	28	1	20	SPARE	
SPARE		20	1	29	0	30	1	20	SPARE	
SPARE		20	1	31	0	32	1	20	SPARE	
SPARE		20	1	33	0	34	1	20	SPARE	
SPARE		20	1	35	0	36	1	20	SPARE	
SPARE		20	1	37	0	38	1	20	SPARE	
SPARE		20	1	39	0	40	1	20	SPARE	
SPARE		20	1	41	0	42	1	20	SPARE	
CONNECTED LOAD PER PHASE (kVA) 0.0 0.0 0.0										
DESIGN LOAD PER PHASE (AMPS) 0.0 0.0 0.0										
TOTAL CONNECTED LOAD (kVA): 0 TOTAL CONNECTED AMPS: 0										
TOTAL DESIGN LOAD (kVA): 0 TOTAL DESIGN AMPS: 0										

KEY	LOAD DESCRIPTION	OCP	P (AS)	CT	LOAD - VA	CT	P (AS)	OCP	LOAD DESCRIPTION	KEY
SPARE		20	1	1	0	2	1	20	SPARE	
SPARE		20	1	3	0	4	1	20	SPARE	
SPARE		20	1	5	0	6	1	20	SPARE	
SPARE		20	1	7	0	8	1	20	SPARE	
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SPARE		20	1	11	0	12	1	20	SPARE	
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SPARE		20	1	37	0	38	1	20	SPARE	
SPARE		20	1	39	0	40	1	20	SPARE	
SPARE		20	1	41	0	42	1	20	SPARE	
CONNECTED LOAD PER PHASE (kVA) 0.0 0.0 0.0										
DESIGN LOAD PER PHASE (AMPS) 0.0 0.0 0.0										
TOTAL CONNECTED LOAD (kVA): 0 TOTAL CONNECTED AMPS: 0										
TOTAL DESIGN LOAD (kVA): 0 TOTAL DESIGN AMPS: 0										

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS WELL AS THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES.
 - ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE SPECIFICALLY LISTED IN THE FEEDER TABLE.
 - ALL CABLEING SHALL BE IN PVC CONDUIT WHERE UNDERGROUND, IN EMT WHERE EXPOSED, IN GRC WHERE EXPOSED TO DAMAGE, WITH THINWALL CONDUCTORS WITH A FULL SIZE GROUNDING CONDUCTOR, UNLESS OTHERWISE SPECIFICALLY SHOWN.
 - ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #12 AWG CU EXCEPT FOR SIGNAL AND CONTROL WIRING UNLESS OTHERWISE SPECIFIED.
 - EC SHALL FURNISH AND INSTALL DISCONNECT SWITCHES AS REQUIRED BY CODE WHETHER OR NOT THEY ARE INDICATED ON PLANS. EC SHALL INSTALL AND CONNECT POWER WIRING TO EQUIPMENT FURNISHED BY OTHERS AND SHALL WIRE LINE VOLTAGE THERMOSTATS FOR MECHANICAL EQUIPMENT AS WELL AS LINE SIDE OF ALL STARTERS, RELAYS, AND CONTACTORS FOR MECHANICAL EQUIPMENT.
 - EC SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.
 - MULTI-WIRE CIRCUITS (NEUTRAL SHARING) ARE PROHIBITED FROM THE ENTIRE PROJECT UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER.
 - EC SHALL WIRE ALL BATTERY BACKED BALLAST, SECURITY RECEPTACLES, SENSORS, EMERGENCY LIGHTS AND EXIT SIGNS AHEAD OF ANY SWITCHES, EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE FED FROM THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA. BATTERIES MUST BE POWERED AT ALL TIMES.
 - DRAWINGS ARE DIAGRAMMATIC. PRIOR TO BIDDING VERIFY CONDITIONS, LOCATIONS AND REQUIREMENTS IN THE FIELD TO ENSURE A COMPLETE AND PROPERLY OPERATIONAL SYSTEM. EXAMINE ALL CONTRACT DWGS. FOR REQUIREMENTS AFFECTING WORK OF THE ELECTRICAL TRADE.
 - QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
 - COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF THE OUTLET BOXES, JUNCTION BOXES, AND EQUIPMENT DISCONNECT TO AGREE WITH REQUIRED LOCATIONS OF FURNISHINGS OF EQUIPMENT SERVED. GENERALLY, RECEPTACLES SHALL BE MOUNTED 18" AFF AND LIGHT SWITCHES AT 42" AFF, UNLESS OTHERWISE NOTED.
 - ELECTRICAL CONTRACTOR SHALL BALANCE THE LOAD IN EACH PANEL TO PROVIDE THE MOST EVEN DISTRIBUTION PRACTICAL.
 - EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL ON, TIMECLOCK OFF ARRANGEMENT, UNLESS OTHERWISE NOTED.
- EC - ELECTRICAL CONTRACTOR AFF - ABOVE FINISHED FLOOR
 UN - UNLESS OTHERWISE NOTED ETR - EXISTING TO REMAIN

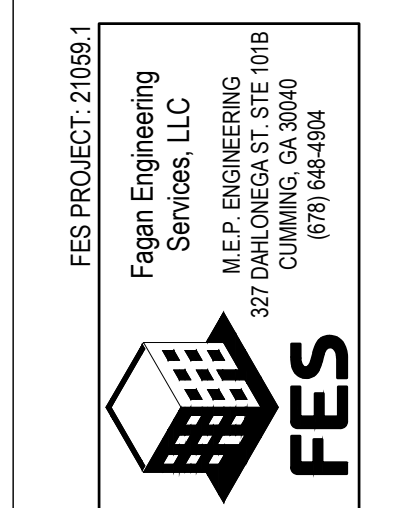
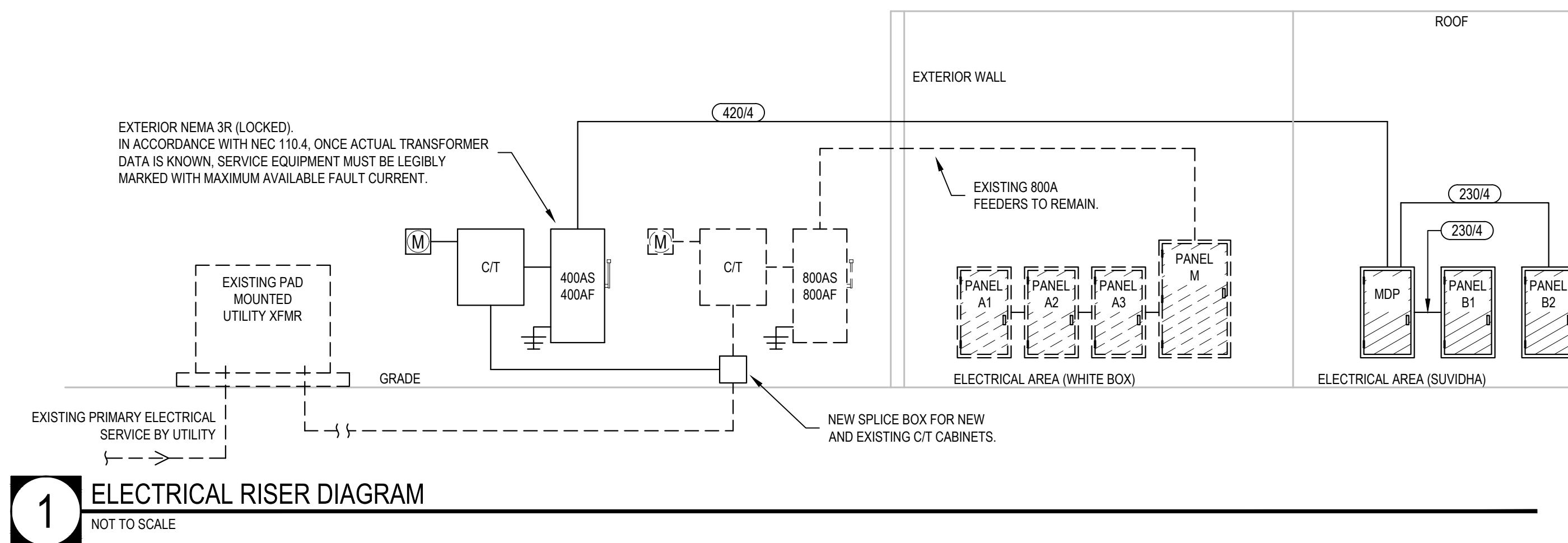
GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS, INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRICAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE. SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
- NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
- UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE A/E TEAMS INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
- THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
- ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF THE PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- CERTAIN SYSTEMS REQUIRE ENGINEERING OF INSTALLATION DETAILS BY CONTRACTOR. UNLESS FULLY DETAILED IN THE CONTRACT DOCUMENTS, SUCH ENGINEERING IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE CLEARANCES ARE LIMITED, AND WHERE INSTALLATION DRAWINGS OR SCHEMATICS, "CONSTRUCTION DRAWINGS" OR COORDINATION DRAWINGS MAY BE REQUIRED IN ACCORDANCE WITH, OR IN EXCESS OF, THOSE REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL PREPARE ALL SUCH COORDINATION DRAWINGS AS PART OF THE BASE CONTRACT. SUCH DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD AND COMMENT. ANY WORK INSTALLED WITHOUT APPROVED COORDINATION DRAWINGS IS DONE AT THE CONTRACTOR'S RISK. THESE NOTES ONLY SUPPLEMENT, AND DO NOT REPLACE, THE SPECIFICATIONS.
- DIVISIONS
 - GENERAL, 21: FIRE SUPPRESSION, 22: PLUMBING, 23: HVAC, 25: AUTOMATION, 26: ELECTRICAL, 27: COMMUNICATIONS, 28: ELECTRONIC SAFETY AND SECURITY
- DEFINITIONS AND TERMINOLOGY
- THE DEFINITIONS AND GENERAL CONDITIONS OF THIS SPECIFICATION ALSO APPLY TO MEP DIVISION CONTRACT DOCUMENTS.
- CONTRACT DOCUMENTS CONSTITUTE THE DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS, PROJECT MANUALS, ETC., PREPARED BY ENGINEER (OR OTHER DESIGN PROFESSIONAL IN ASSOCIATION WITH ENGINEER) FOR CONTRACTOR'S BID OR CONTRACTOR'S NEGOTIATIONS WITH THE OWNER. THESE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ENGINEER ARE NOT CONSTRUCTION DOCUMENTS.
- CONSTRUCTION DOCUMENTS, CONSTRUCTION DRAWINGS, AND SIMILAR TERMS FOR THIS WORK REFER TO INSTALLATION DIAGRAMS, SHOP DRAWINGS AND COORDINATION DRAWINGS PREPARED BY THE CONTRACTOR USING THE DESIGN INTENT INDICATED ON THE ENGINEER'S CONTRACT DOCUMENTS. THESE SPECIFICATIONS DETAIL THE CONTRACTOR'S RESPONSIBILITY FOR "ENGINEERING BY CONTRACTOR" AND FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
- (N) INDICATES NEW EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT.
- (E) INDICATES EXISTING EQUIPMENT ON SITE WHICH MAY OR MAY NOT NEED TO BE RELOCATED AS A PART OF THIS WORK.
- (R) INDICATES EXISTING EQUIPMENT TO BE RELOCATED AS PART OF THIS WORK.
- FURNISH MEANS TO SUPPLY AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.
- INSTALL MEANS TO SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER.
- PROVIDE MEANS TO FURNISH AND INSTALL.
- EQUIVALENT MEANS MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS. SIGNIFICANT ASPECTS SHALL BE AS DETERMINED BY THE ARCHITECT/ENGINEER.
- WORK BY OTHER(S) DIVISIONS, AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIGHER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.
- BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CRONTACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
- ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).

FEEDER TABLE

CONDUCTORS BASED ON THINWALL AND 75' LUGS
 CONDUIT BASED ON 4 CONDUCTORS IN SCH. 80 PVC
 NOT TO BE USED FOR BRANCH CIRCUITS

SIZE	COPPER FEEDER, COPPER GND.	ALUMINUM FEEDER, COPPER GND.
35/Q	(Q)#10 & #10 GND. IN 3/4" C.	NOT PERMITTED BY ENGINEER
50/Q	(Q)#8 & #10 GND. IN 3/4" C.	NOT PERMITTED BY ENGINEER
65/Q	(Q)#6 & #8 GND. IN 1" C.	NOT PERMITTED BY ENGINEER
85/Q	(Q)#4 & #8 GND. IN 1-1/4" C.	NOT PERMITTED BY ENGINEER
100/Q	(Q)#3 & #8 GND. IN 1-1/4" C.	NOT PERMITTED BY ENGINEER
115/Q	(Q)#2 & #6 GND. IN 1-1/2" C.	NOT PERMITTED BY ENGINEER
130/Q	(Q)#1 & #6 GND. IN 2" C.	NOT PERMITTED BY ENGINEER
150/Q	(Q)#10 & #6 GND. IN 2" C.	NOT PERMITTED BY ENGINEER
175/Q	(Q)#20 & #6 GND. IN 2" C.	NOT PERMITTED BY ENGINEER
200/Q	(Q)#30 & #6 GND. IN 2-1/2" C.	(Q)#250 & #6 GND. IN 3" C.
230/Q	(Q)#40 & #4 GND. IN 2-1/2" C.	(Q)#300 & #4 GND. IN 3" C.
255/Q	(Q)#250 & #4 GND. IN 3" C.	(Q)#400 & #4 GND. IN 4" C.
285/Q	(Q)#300 & #4 GND. IN 3" C.	(Q)#500 & #4 GND. IN 4" C.
310/Q	(Q)#350 & #3 GND. IN 3" C.	(Q)#500 & #3 GND. IN 4" C.
335/Q	(Q)#400 & #3 GND. IN 4" C.	(Q)#600 & #3 GND. IN 4" C.
380/Q	(Q)#500 & #3 GND. IN 4" C.	(Q)#750 & #3 GND. IN 4" C.
420/Q	(Q)#600 & #2 GND. IN 4" C.	2 SETS: (Q)#250 & #2 GND. IN 3" C. EACH
510/Q	2 SETS: (Q)#250 & #2 GND. IN 3" C. EACH	2 SETS: (Q)#350 & #1 GND. IN 3" C. EACH
570/Q	2 SETS: (Q)#300 & #1 GND. IN 3" C. EACH	2 SETS: (Q)#500 & #10 GND. IN 4" C. EACH
620/Q	2 SETS: (Q)#350 & #10 GND. IN 3" C. EACH	2 SETS: (Q)#600 & #10 GND. IN 4" C. EACH
670/Q	2 SETS: (Q)#400 & #10 GND. IN 4" C. EACH	2 SETS: (Q)#600 & #10 GND. IN 4" C. EACH
760/Q	2 SETS: (Q)#500 & #10 GND. IN 4" C. EACH	2 SETS: (Q)#750 & #10 GND. IN 4" C. EACH
800/Q	2 SETS: (Q)#600 & #10 GND. IN 4" C. EACH	3 SETS: (Q)#400 & #10 GND. IN 4" C. EACH
1000/Q	3 SETS: (Q)#400 & #20 GND. IN 4" C. EACH	4 SETS: (Q)#350 & #20 GND. IN 4" C. EACH
1200/Q	3 SETS: (Q)#500 & #30 GND. IN 4" C. EACH	4 SETS: (Q)#500 & #30 GND. IN 4" C. EACH
1600/Q	4 SETS: (Q)#600 & #40 GND. IN 4" C. EACH	5 SETS: (Q)#600 & #40 GND. IN 4" C. EACH
2000/Q	5 SETS: (Q)#600 & #250 GND. IN 4" C. EACH	5 SETS: (Q)#750 & #250 GND. IN 4" C. EACH



WHITE BOX FINISH
SUITE 114
 670 NORTH MAIN ST.
 ALPHARETTA GA 30009

REVISIONS		DESCRIPTION
#	DATE	
1	03/10/2022	FOR CONSTRUCTION

DRAWN BY:	CH JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO.:	21059.1
DRAWING NO.:	E1

**WHITE BOX FINISH
 SUITE 114
 670 NORTH MAIN ST.
 ALPHARETTA GA 30009**

FIRE ALARM LEGEND	
SYMBOL	DESCRIPTION
	WALL MOUNTED HORN/STROBE - SPEAKER/STROBE DEVICE (CD RATING INDICATED)
	WALL MOUNTED STROBE ONLY DEVICE (CD RATING INDICATED)
	WALL MOUNTED HORN - SPEAKER ONLY DEVICE
	CEILING MOUNTED HORN/STROBE - SPEAKER/STROBE DEVICE (CD RATING INDICATED)
	CEILING MOUNTED STROBE ONLY DEVICE (CD RATING INDICATED)
	CEILING MOUNTED HORN - SPEAKER ONLY DEVICE
	FIRE SPRINKLER FLOW SWITCH
	FIRE SPRINKLER TAMPER SWITCH
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUCIATOR PANEL
	MANUAL PULL STATION
	MAGNETIC DOOR HOLDER
	AREA SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	DUCT SMOKE DETECTOR

FIRE ALARM SYSTEM	
DEVICE TYPE	ACTION
PULL STATIONS	1
AREA SMOKE DETECTORS	1
DUCT SMOKE DETECTORS	2,3
SPRINKLER SYSTEM FLOW	1
SPRINKLER SYSTEM TAMPER	3
ANY DEVICE TROUBLE	4

ACTION NOTES:

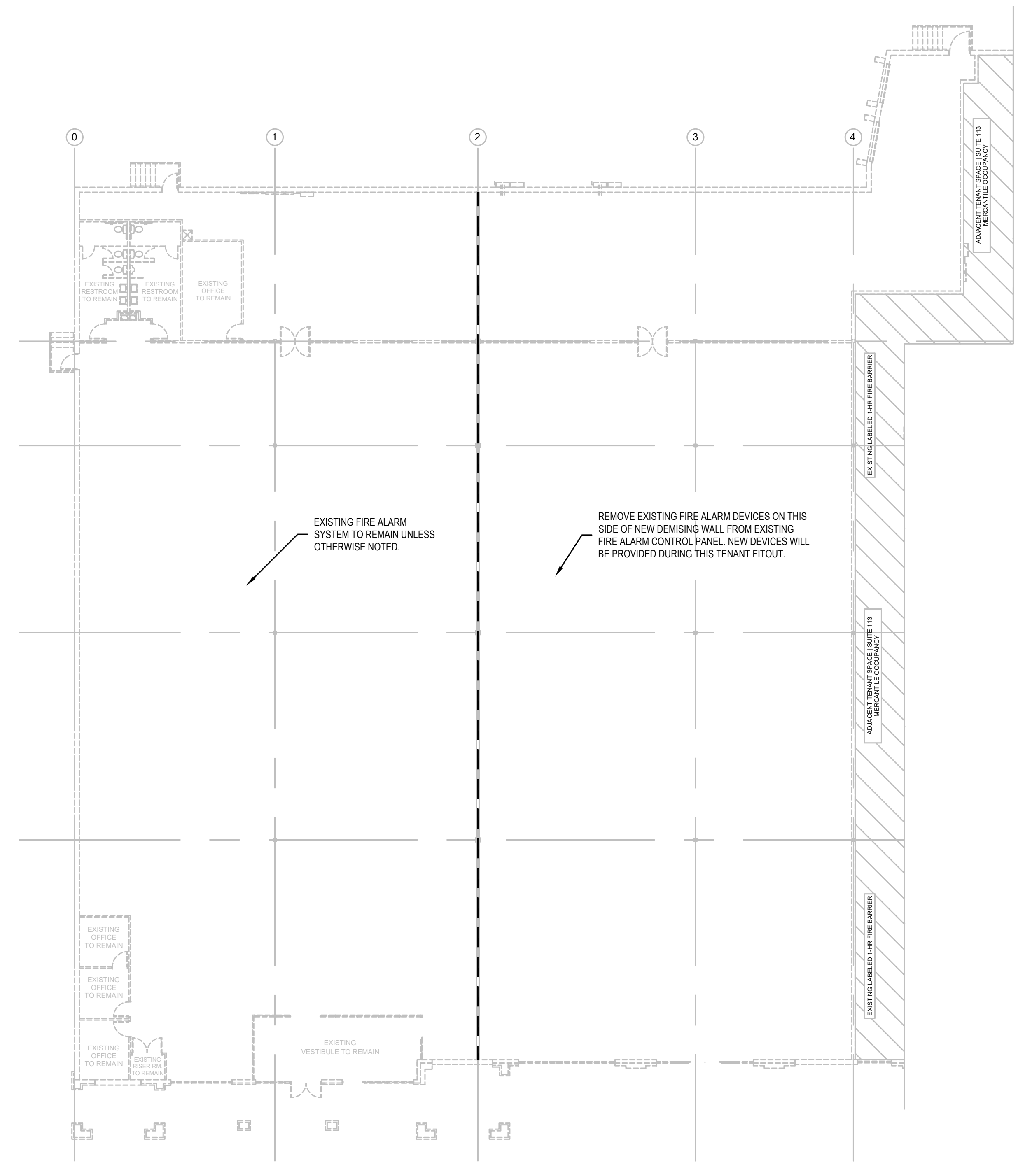
- ALARM INPUT SHALL ACTIVATE AUDIBLE/VISUAL SIGNALS IN THE BUILDING AND CAUSE APPROPRIATE RESPONSE OF CONTROLLED FUNCTIONS, RELEASE OF APPROPRIATE MAGNETIC DOOR HOLD OPEN DEVICES, ETC AND REPORT TO UL APPROVED CENTRAL MONITORING STATION. MONITORING STATION REQUIREMENTS SHALL BE COORDINATED WITH OWNER AS REQUIRED.
- ALARM INPUT SHALL CAUSE RESPECTIVE AIR HANDLERS TO SHUT DOWN.
- SUPERVISORY SIGNAL SHALL BE REPORTED TO UL APPROVED CENTRAL MONITORING STATION AND AN AUDIBLE TONE SHALL SOUND AT THE FIRE ALARM CONTROL PANEL AND THE ANNUCIATOR PANEL.
- TROUBLE SHALL BE REPORTED TO UL APPROVED CENTRAL MONITORING STATION AND AN AUDIBLE TONE SHALL SOUND AT THE FIRE ALARM CONTROL PANEL AND THE ANNUCIATOR PANEL.

FIRE ALARM NOTES

- EXISTING FIRE ALARM SYSTEM SHOWN FOR INFORMATION ONLY. CONTRACTOR TO FIELD VERIFY EXACT SYSTEM LAYOUT AND INTERCONNECTION REQUIREMENTS OF EXISTING FIRE ALARM PRIOR TO PRICING SYSTEM EXPANSION. ADDITIONAL EXPANSION MODULES AND WIRING MAY BE REQUIRED.
- FIRE ALARM DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND ADA.
- ALL FIRE ALARM WIRING SHALL BE IN CONDUIT OR AS ALLOWED BY NEC.
- UNLESS EXEMPT FOR SMALL CHANGES, ELECTRICAL CONTRACTOR TO PROVIDE AUTHORITY HAVING JURISDICTION WITH FIRE ALARM SYSTEM INSTALLATION PLANS FOR APPROVAL PRIOR TO INSTALLATION.
- PER EXISTING BUILDING PLANS, THE EXISTING FIRE ALARM CONTROL PANEL IS MONITORED BY AN APPROVED UL CENTRAL MONITORING STATION.
- ACTION OF ANY PULL STATION, SPRINKLER FLOW SWITCH, OR HEAT/SMOKE/DUCT DETECTOR SHALL ACTIVATE ALL ALARM SIGNALS AS REQUIRED BY NFPA 72.
- TESTING OF THE FIRE ALARM SYSTEM SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
- ALL NEW DEVICES AND EQUIPMENT SHALL BE COMPATIBLE WITH EXISTING SYSTEM. PROVIDE ALL CONDUIT, WIRING DEVICES, ETC. FOR A COMPLETE AND WORKING SYSTEM.
- VERIFY QUANTITIES PER PLANS AND REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION TO ASSURE THAT BID INCLUDES ALL WORK REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.
- PROVIDE INTERFACE AND CONNECTIONS FOR HVAC UNIT SHUTDOWN WHERE REQUIRED. FIELD COORDINATE CONNECTIONS AND REQUIRED AIR HANDLERS WITH MECHANICAL CONTRACTOR.
- MANUAL PULL STATIONS SHALL BE A DUAL ACTION TYPE.
- DUCT SMOKE DETECTORS SHALL BE SUPPLIED AND WIRED BY E.C., INSTALLED BY M.C.
- CONTRACTOR SHALL PROVIDE A REVISED FIRE ALARM LAYOUT PLAN AT THE FACP AND ALL ANNUCIATOR PANELS.
- AUDIBLE DEVICES SHALL BE A MINIMUM OF 15 DBA HIGHER THAN AMBIENT. PER NFPA 72 A.18.4.4. AVERAGE AMBIENT FOR BUSINESS IS 54 DBA. SO HORN DEVICES SHALL PROVIDE A MINIMUM OF 70 DBA TO THE SPACE. VOICE MESSAGES ARE NOT REQUIRED TO MEET DBA CRITERIA, BUT SHALL MEET INTELLIGIBILITY REQUIREMENTS.

- | FIRE ALARM NOTES | |
|------------------|--|
| 1. | ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA-70), NATIONAL FIRE ALARM CODE (NFPA-72), LIFE SAFETY CODE (NFPA-101) AND THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES. |
| 2. | ALL CONDUCTORS SHALL BE COPPER. ALUMINUM WIRE WILL NOT BE ACCEPTED. |
| 3. | ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #16 AWG. |
| 4. | FIRE ALARM CONTROL PANEL AND DEVICE INSTALLATION SHALL COMPLY WITH ICC/ANSI 117A.1 AND ALL OTHER ADA CODES AND REQUIREMENTS. |
| 5. | PULL STATIONS SHALL BE MOUNTED AT 48" AFF TO THE TOP OF THE BOX. THE PULL LEVER MUST BE LOCATED BELOW 48" AFF. |
| 6. | AUDIBLE APPLIANCES (HORNS, SPEAKERS) SHALL BE WALL MOUNTED WITH THE TOP NOT LESS THAN 90" AFF OR CEILING MOUNTED AS INDICATED ON PLANS. |
| 7. | VISIBLE APPLIANCES (STROBES) AND COMBINATION AUDIBLE/VISIBLE APPLIANCES (HORN/STROBES, SPEAKER/STROBES) SHALL BE WALL MOUNTED MOUNTED WITH THE ENTIRE LENS ABOVE 80" AFF AND BELOW 96" AFF OR SHALL BE CEILING MOUNTED ACCORDING TO LISTING AS INDICATED ON PLANS. ALL STROBES WITHIN THE SAME ROOM OR CORRIDOR SHALL HAVE A SYNCHRONIZED FLASH. |
| 8. | DETECTORS SHALL NOT BE LOCATED CLOSER THAN (3) FEET FROM VENTILATION REGISTERS. |
| 9. | CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. SOME JURISDICTIONS REQUIRE ALL FIRE ALARM CABLING TO BE INSTALLED IN METAL CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COMPLY WITH THESE REQUIREMENTS. |
| 10. | DUCT SMOKE DETECTORS SHALL BE INSTALLED IN ALL AIR HANDLING UNITS WITH RATING OF 2000 CFM OR GREATER WHETHER EXPRESSLY SHOWN OR NOT. |

- | DUCT SMOKE DETECTORS | |
|----------------------|---|
| 1. | REQUIRED IN THE SUPPLY DUCT BEFORE ANY BRANCHES OF ALL AIR HANDLING UNITS WITH RATING OF 2000 CFM OR GREATER WHETHER EXPRESSLY SHOWN OR NOT. |
| 2. | PROVIDED AND INSTALLED BY THE FIRE ALARM CONTRACTOR. |
| 3. | INCLUDE A REMOTE TEST/RESET SWITCH, LOCATION COORDINATED WITH OWNER AND FIRE MARSHAL. |
| 4. | UPON ACTIVATION: <ol style="list-style-type: none"> 4.1. LOCAL ANNUNCIATION 4.2. TROUBLE SIGNAL TO FIRE ALARM 4.3. SHUT DOWN ASSOCIATED EQUIPMENT. |



1 FIRE ALARM PLAN
 SCALE: 1/16"=1'-0"

REVISIONS		
#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE	
FIRE ALARM PLAN	
DRAWN BY:	CH/JG
CHECKED BY:	B/JF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO.:	210591
DRAWING No. F2	