



Commissioners:

Kevin Whipple - Chairman
Patrick Gallagher - Vice
Chairman
Sharon Blandford
Mike Ferguson
Rachel Butler
John Greene

**Historic Preservation Commission
Meeting Agenda
June 16, 2023 8:00 AM
Council Chambers**

This meeting may be accessed in-person or by using the following link: www.Facebook.com/City of Kennesaw/. Comments on this video feed are not monitored.

HPC Application Acronyms:

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),
Central Business District (CBD) project and Public Arts Exhibit (PA)

1. Call to Order / Roll Call

2. Announcements

- A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link www.Facebook.com/City of Kennesaw/, however, comments made on Facebook Live will not be visible by City staff.

3. Approval of the Meeting Minutes

- A. Meeting Minutes from May 19, 2023

4. Financial Report

5. New Business

- A. Certificate of Appropriateness (#COA2023-11) - 2982 N Main Street
B. Certificate of Appropriateness (#COA2023-12) - 2243 Lewis Street

6. Certificate of Appropriateness Administrative (COAA) Approval by City Staff and HPC Chair

- A. COAA2023-06 - 2904 Cherokee Street

B. COAA2023-09 - 2839 Cherokee Street

7. Public Comment

8. Staff Comment

9. Adjourn

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
May 19, 2023
8:00 AM**

- I. Call to Order / Roll Call
- Chairman calls the meeting to order at 8:01 a.m.
 - Roll Call: Kevin Whipple, Patrick Gallagher, Rachel Butler, Mike Ferguson, Sharon Blandford, and John Greene
 - Staff present : Darryl Simmons (Zoning Administrator) and Albert Trevino (Assistant Zoning Administrator and Planner)
 - Speakers present: Kevin Whipple (Vice President of CSC Design, Inc.) and Miranda Taylor (Economic Development Specialist)
- II. Approval of Meeting Minutes from March 17, 2023 (Regular Meeting) and April 17, 2023(Special Call)
- Chairman Whipple calls for a motion to approve meeting minutes from March 17th and April 17th as submitted
 - Motion of approval by Commissioner Ferguson
 - Second by Vice-Chair Gallagher
 - Chairman Whipple proceeds with a roll call for approval.
 - **All in favor, 5-0. Both Meeting minutes are approved.**
- III. Financial Report
- Mr. Darryl Simmons comes to the podium and states “The final balance is \$23,378 in addition to the \$1000 that is budgeted under planning and zoning for additional training.”
 - Commissioner Butler asks for clarification on the use of the funds in the account.
 - Mr. Simmons states the \$23,000 will be used to help out structures in the district and they are still looking for ways to leverage that money and add to it through grants and other federal/state programs. The \$1,000 is for regular administrative expenses like training or education.
 - Chairman Whipple asks if there are any questions or comments on the financial report as submitted. After no response he proceeds to calls for a motion to approve the financial report.
 - Motion of approval by Commissioner Blandford.
 - Second by Commissioner Butler.
 - Chairman Whipple proceeds with a roll call for approval.
 - **All in favor, 5-0. Financial report approved.**
- IV. New Business
- A. COA2023-08 – 2820 Cherokee Street (20013802010) Depot Park**
- Chairman Whipple and Commissioner Butler recuse themselves before presentation.
 - Mr. Trevino comes to the podium and introduces the new business item. He states “This project located at 2820 Cherokee Street is our Historic Depot Park. The structure that is for

discussion and for recommendation is for the Historic train depot station. The applicant on this project is CSC Design Inc. This is currently an active construction site right now and the improvement is for a brand new amphitheater, new restrooms, updating the nearby historic Carrie House, and updates to the deck leading to the train depot. The project was approved back on June 17, 2022 with a few conditions.

- o Condition 1: 80% complete construction documents be presented to identify any changes from the design phase
 - o Condition 2: Preliminary site landscape plan be presented.
 - o Condition 3: Final colors and new side entry door designs and specifications for the restrooms be presented.
 - o Condition 4: If concrete decking for the train depot is a cost saving that information needs to be presented to the Commission as well as colors and concepts.
 - o Condition 5: Any structural changes to the train depot be presented.
- Mr. Trevino continues that we are here because some issues have been identified when the deck was removed. The applicant has come before you today to go further into details about what they discovered.
- Mr. Kevin Whipple (Vice President of CSC Design, Inc.) comes to the podium and gives a presentation showing the details on the site plans for the Depot Station. He states “As previously submitted, we are working on the depot park phase eight across the train tracks over there. To go back to the other conditions that were part of the original approval, we will be submitting to you elevations of the restrooms with the final paint colors. We're still going back and forth with the city a little bit on that. There have been no other modifications to the other components of the depot Park phase eight project that includes the Carrie House, the amphitheater, the restrooms outside of paint color, and we're going to talk about the depot itself here in just a minute. So just as a little update as to the project, you've probably seen the construction going on its all fenced off. The Carrie House interior improvements are proceeding with no issues. They're about to start on some of the deck repair that was in the originally submitted drawings for the Carrie House. The Amphitheatre stage itself, the structural steel, should be on site hopefully next week and so you'll start to see that go vertical, which would be pretty exciting. They poured the slab for the restrooms. Wednesday or Thursday of last week so that's also going to start to go vertical here pretty soon. The main item that we're here to talk about is the train depot itself. So as originally submitted, the intent for the depot was just to replace the existing deck that went around the back kind of third of the depot. This floor plan here kind of shows the extents of the original deck. Cherokee Street is to your plan left and the tunnel underneath Main Street is plan right. You can see the deck that extends around the main rectangle of the depot on the plan north side, the plan east side and part of the plan South side. When the deck was removed, it became evident that there was significant structural damage to that portion of the underside of the depot. That was that the deck abutted too, so we had not just rot on the true board and batten siding, but we also had termite damage. There is rot damage to the structural beams that support the freight side of the depot, which is the raised portion. The depot is split between a lower level, which is the museum portion which you access on grade, and then there's like a 28 inch floor change inside the depot to the taller freight portion, which you see that big green door on the top left photo. That is basically what the freight portion of the depot was and that deck was there to access that higher portion of the depot. As part of the deck removal, we had a structural analysis performed of the grade and conditions underneath the depot itself. It's very tight underneath there so our structural engineer had to kind of scurry as best he could. There are portions of the depot that are truly inaccessible and that portion is the museum, which sits closest to Cherokee Street and is on grade. The floor framing system actually resides below grade, so it is wood basically sitting on dirt or on some concrete runners and any water that gets underneath there, which has been an issue just kind of sits in this mud pit, and has nowhere to go. To our understanding from talking

with the city, the floor of the museum, the lower portion was replaced more than eight years ago, and it was actually replaced from inside the museum. They ripped the original floor out, replaced the floor joists, put a floor back down because they couldn't get access to it from any other way. Once this structural damage was uncovered, we realized that we already had water intrusion issues underneath the museum itself, and we had structural issues with the freight portion of the depot. It was decided that in order to save this historic city asset, the best solution would be to raise the depot up and set it on our new foundation. Very similar to the Carrie House, which sits on the other side of the property, you see it sits on a big tall concrete foundation. The Carrie House was actually relocated from its original location as part of the street realignment projects back in the day. Our proposed solution here is to lift the depot up. We're going to pour a new roughly 30 inch tall concrete foundation wall around the main structure and the perimeter of the depot. We're then going to set the depot back down on this new foundation. The crawl space will be totally encapsulated to keep water from getting back in underneath that depot. We will have to do some structural repairs to some of the beams that are unsalvageable around the depot. We don't know the full extent of that at this time until the depot is lifted up and we can actually get access to see more of the damage. The site plan can give you a little bit of context. The depot sits on the lower left corner, the rectangle directly to the right is the new restroom building. This is the new proposed deck layout around the depot. We have stairs that will access from the main depot park itself. We'll have entry stairs at two locations and we will still have the ramp in its current configuration. Between us and the restrooms to get access to the main level of the deck. This will give us ADA access to the museum portion. We then incorporate another set of stairs and another ADA ramp to get from the main deck elevation up to the freight. The biggest change is obviously we're raising the whole depot up, setting it on a new foundation and we're expanding the scope of the deck replacement to kind of a new deck design to account for ADA access to both the lower and upper levels and to just kind of let it tie in a bit better. We have planters located on each side of the entry stairs that go up to deck. The elevations show the deck being raised up approximately 30 inches. It will have a pressure treated post and pre finished aluminum rail system which is identical to what we proposed on the Carrie House. It will have led CAP lights on each of the posts, just for ambient lighting. There is site lighting provided by site light poles throughout the park itself. We aren't really proposing any additional site lighting. Well, here's some details of the different stairs and ramp. We have a little mechanical screening that we have to do on the Cherokee side. There's an existing mechanical unit or two that sit over there. These are now going to be raised up and put on top of the deck, and then we're going to screen them with a composite wood material. This is the planter design and these will be clad in a composite wood material similar to a tracks same material we're going to use for the decking of the depot as well. We're trying to find materials that will be longer lasting than the normal five quarter deck boards that were out there. We're using tracks for the main deck surface and where we have some horizontal siding like around the planters and around the mechanical screening we're going to use the same composite material.

- Commissioner Ferguson asks if the ramps will be made out of the tracks also.
- Mr. Whipple says “Yes the ramps would be out of tracks and then we have them designed to kind of terminate into a concrete kind of lip at the end because it's always tough to terminate those ramps at grade. So yes, they will be made out of tracks for The Walking surface as well”.
- Commissioner Ferguson asks if the ramp to access the higher level only from Main Street side.
- Mr. Whipple responds “the ramp to access the higher level is actually from the track side from the CSX track side of the building. It would face Burger Fi and part of the reason for that is the ramp has to extend a little bit past the depot main building. We put the ramp on the back track side so we can put the nicer looking kind of stairs up to the freight on the park facing side of the depot. You would come up 1 ramp and actually turn and then go

right up the other ramp. A part of that reasoning is we're improving access to the freight room with the thought of things like pictures with Santa. You have an entrance on one side and then you kind of go through the freight and exit out the backside to help with some of the flow. These are just typical details showing that bottom right photo with this two sets of stairs. That is what you would see from the park side looking at the stairs that go from the deck up to the freight room. It would be covered in screen with that tracks on that lower portion where you see the framing to form the stairs and the landing. The top ramp is the one that runs between the depot and the restrooms. That's the one that goes from grade up to the main level of the deck. The image below is the ramp that's on the trackside, and that runs from the deck up to the freight room. It's a lot of circulation and a small amount of area unfortunately, but it's the cards we were dealt once we realized the structural issues and degradation of the existing foundation of the depot. The different materials that are proposed on the left hand side is the tracks we haven't at this time finalized the color, but it will likely be able to imagine one of the brown tones. The intent is to repaint the depot, but we're going to be matching the exact same colors that are on there right now. That was a city request to just have the depot repainted. It's going to be the same yellow with green accents. These are structural details but the intent is that this deck will basically be restating or only attached to the new concrete sub wall and not physically attached to the depot at all. As we realized that was part of the issue originally with that original deck. Being up against the depot that allowed water to get trapped between the depot and the deck and cause some of the degradation as well as limited access for termite treatment. There will be no physical attachment and that goes for the hand rails and guardrails as well. Currently there are hand rails that are screwed into the side of the depot. All of our hand rails right now are free standing, so they'll be mounted to the deck itself and not to the depot. At the depot right now are actually steel beams that are going to be lifted and jacked up using steel beams that are going to run from the park side to the track side, through the underside of the foundation. You're going to see the depot floating in the air about 6 feet for a while, if not more. We then have to go underneath it with the bobcat and pull out all of the unsuitable dirt and silt that's been built up over the years. Then we're going to bring back new dirt, new gravel and a membrane and put it over the dirt inside the foundation walls. Once the Depot is laid back down on that foundation, those steel beams will slide out and where those pockets were for the steel beams, we turn those into foundation vents to allow for air movement almost identical to what you see over at the Carrie House. For the most part, where the previous trim board was located up against the building that will be covered with our ramps, but it will be visible now that we've got the deck down. Our proposed solution for that is basically, replace and repair the damage from this trim board down. We're proposing to go back with a Hardy fiber cement panel and Hardy or fiber cement battens as well. It's a more suitable material for longevity and we didn't want to try and match exactly with what was here because we want it to be known that this was a replacement detail for HPC guidelines as well. It's all going to get painted out to match from top to bottom, so we're trying to keep it as historical as we can, but understanding that that area was just a complete loss of those materials. I am happy to answer any questions."

- Vice-Chairman Gallagher asks if there was any analysis done to the depot instead of jacking it up and then replacing it with a concrete foundation.
- Mr. Whipple responds "We looked at multiple different options because lifting this whole thing up was not really our go to but the issue is we have no access. We would have to lift the building up in some form or fashion. The concern is that we don't want to create a true basement condition and we would get into plumbing issues. We're hopeful when it gets lifted out there isn't any additional degradation of the rim joists around the perimeter of the building, but we just don't know until it's lifted up and we can get our eyes on it".
- Commissioner Greene asks if you're looking at the finished product from the ground to the deck, is there some kind of screening because it's it lifted up fairly high.

- Mr. Whipple says “Because we’re wrapping this entire foundation with this deck, you won’t actually see the concrete. There’s only a perimeter rim joist that’s a 2 by 12, actually a couple 2 by twelves. So you’ve only got maybe 12 to 18 inches between the bottom of the rim joist and grade. Our intention is to run some 2 by 6 pressure treated timbers that are going to be stained to match the same color as the deck and that’s really just to prevent people or kids from going underneath there. It’s very tight, but we’re going to screen that around the whole perimeter and we will have an access location for the city maintenance staff as well.”
- Vice-Chair Gallagher states a question regarding the change in the deck configuration that encompasses the entire perimeter of the depot and references section 6.5.03 of the HPC guidelines that says new decks and balconies must not obscure significant character finding features of the historic building.
- Mr. Whipple responds “Unfortunately we’re up against some code requirements in that regard. The original deck I believe was 20, something inches above grade, and that doesn’t require a guardrail. Now we are 30 inches above grade, which requires a guardrail around the perimeter for fall protection and safety. We looked at a couple of different options and that’s one reason we located that ramp that goes from the main deck to the freight on the back of the building because it’s a necessity for ADA. We wanted to keep that look from the main park where most of the patrons will be looking at the depot a bit more unobscured, but they can still see the depot through that. We also tried to use thin aluminum ballisters for the infill versus normal 1 by 1 pickets, so that it’ll be a little bit thinner material and you can see through it a bit better. We did the best we could when relating to ADA fire and building codes since the deck unfortunately is estimated 30 inches. It might be a little bit higher. We don’t know for sure until we get all that work done so we were going on some assumptions”.
- Mr. Simmons chimes in and says it’s been a struggle with historic restoration in Kennesaw and balancing that with ADA and some of the Fed requirements and the fire marshal. The design was not to obscure the natural the architectural features, but at the same time that some of the requirements was non-negotiable as far as ADA. He thinks this was the best solution that would balance the two while highlighting the architectural character of the Depot, but at the same time not exposing the city to any ADA or access problems with the fire Marshall.
- Mr. Whipple states “We have also indicated to the general contractor in these construction documents, I’m not don’t recall the section, but there’s a section of the HPC for when the structure is moved and the requirements for that. Since we’re not moving this off of its original site, we’re just going to lift it and set it back down. We did request and require the reference to the section of the HPC regarding Habs level photography, so we will have the general contractor conduct photography of both the exterior and the interior. We, as the architects, already have a lot of that photography as well, but we have indicated that the GC is required to provide that just in case during this move something should happen. We’ve got the photographic evidence to show how it needs to be put back and or those photos can be put in the archive for record as well with the city”.
- Vice-Chair Gallagher asks the post lights takes away from the historic characteristics of the building and was there any thought to using building carriage mount lighting or as opposed to lighting along on posts.
- Mr. Whipple states “the intention was to not touch anything on the depot except for some outlets. There is a lot of exterior wall box outlets attached to the outside of the depot so those are being pulled out and replaced to be flush mounted. Nothing else is being touched on the Depot itself. The post cap lights is limited to the new construction portion only and it will match what was proposed and approved on the Carrie House for the perimeter of the deck and for the ramp that it is existing up to the Carrie House from Sardis. The long ramp that extends up that was added for ADA, will have the same post cap lights so that it would tie these pieces together. It’s more of just some character lighting and it might be a little bit

of path lighting, but the true lighting for the property as part of the park design is by using sight light poles that match what's already constructed in the previous phases of the park”.

- Commissioner Ferguson asks if the planters will be changed every season and the plants that are in them.
- Mr. Whipple says Public Works will be responsible for the planters and will be in charge of changing out the plants in them every season.
- Vice-Chairman Gallagher asks if there are any other questions from the Commissioners. After no response he calls for a motion.
- Motion by Commissioner Greene to approve the application as presented.
- Seconded by Commissioner Ferguson.
- **All in favor, 4-0. Motion approved.**

V. COAA Approval by City Staff and HPC Chair

A. COAA2023-07 - 2971 Moon Station Road– Administratively reviewed and approved on September 15, 2020, 2023.

- Mr. Trevino talks about the applications that have been approved between the April’s meeting to present day for Certificate of Appropriateness. He states the application didn’t trigger a full body approval and staff felt it could go through administratively. He states “This application came before you all on September 15th of 2020 and their request was for a brand new single family home. In the rear of the home, it included a detached garage as well as a little pad for carport so this is an amendment to their plan. They decided to go with an open wood beam carport with the metal roof. The applicant assured us that the metal on the roof will match the metal that is currently on the home. The wood and seams would also match the little accents on the primary house as well, so this was administratively approved.

VI. Public Comments

- Mr. Andrew Bramlett comes up to the podium to give an update on the Historic downtown talking tour. He says that is has been approved by the Events Committee and is scheduled for both September 22, 2023 at 2pm and 6pm and September 23, 2023 at 10am and 2pm. He says he has to get with the communications department about announcing this event on the city website. He will come back with an update on the budget for this project.

VII. Staff Comments

A. Update on Historic District standards consultant

- Mr. Simmons informs the Commissioners that a consultant has been chosen for the rewriting on the HPC and CBD zoning standards. The company Ethos is out of Savannah, Georgia and has a lot of experience with rewriting design guidelines. They have done design standards for the city of Richmond Hill, Thompson, and Savannah Georgia. The cost of the consultation is well below budget and we are looking at \$6,000-\$8,000. We are looking forward to working with this team and will keep the Commission updated on the progress as we proceed through this project.
- Mrs. Miranda Taylor comes up to the podium and talks to the Commission about updating the sign ordinance for our historic downtown area to create more appealing building signs. In other city downtown areas across the country, they have marquees and lighted signs on their buildings and it would be great to see things like this for Kennesaw.
- Mr. Trevino comes up to the podium and talks to the Commission about subscribing to the city's public portal website in order to get city communications. He walked them through a step by step on how to complete this.

- VIII. Adjourn
- Time: 8:57 a.m.

DRAFT



Item Report

TO: The Historic Preservation Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: June 16, 2023
TITLE: Certificate of Appropriateness (#COA2023-11) - 2982 N Main Street

Summary:

Applicant is Andrew Mackey - Consideration for review and approval replacing the exterior material with brand new siding for the property located at 2982 North Main Street. The proposed new siding is 8.25 inch x 12 inch Hardiplank cedar which will be painted white to match the garage. The material will be installed on all of the exteriors of the home.

Recommendation:

Staff recommends approval of this Certificate of Appropriateness application as presented.

Fiscal Impact:

Attachments:

1. COA Application-2982 N Main Street application packet
2. Aerial Map & Historical Background

1. NAME OF APPLICANT: Andrew Mackey
☐ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2982 N. Main St

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2982 N. Main St

Land Lot 139 Tax Parcel 7 Lot Size 0.47 acres

Current zoning on property: R-20 (single family)

2. NAME OF ATTORNEY OR REPRESENTATIVE:

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Andrew Mackey

(Home#) _____ (Cell#) _____ (Email) _____

3. ACTIVITY

- ☐ New Construction
- ☐ Demolition
- ☐ Awnings
- ☐ Fence
- ☒ Repairs or Alterations
- ☐ Landscaping

- ☐ Exterior Architectural Features
- ☐ Exterior Environmental Feature Change
- ☐ Moving a Building
- ☐ Sign Erection
- ☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

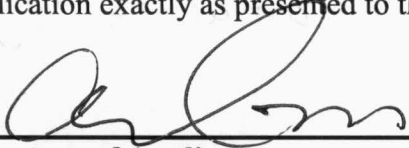
Replacing old vinyl siding with Hardie plank siding to match garage that was previously approved.

Material to be used:
8.25" x 12' Cedar mill Hardie Board siding
Painted white to match garage

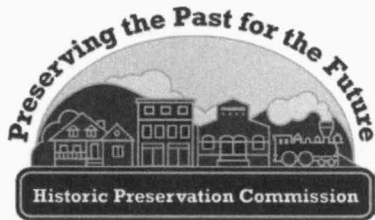
Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.


Signature of Applicant Date 6/12/22

Signature of Owner Date
(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: _____

- ☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review









LAND CASES		LAND USE OR ZONING		2982 N Main Street Land Lot 139, Tax Parcel 7		
		FROM	TO			
AV	COA2023-11			 Subject Property		 CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Bonds Estessing</i> MAYOR <i>Lisa Murray</i> CITY CLERK
AX	RZ					
DX	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT				
HBR						
SLUP						
ZV						Scale: 1" = 100' Print Date: 6/12/2023 COA2023-11_Aerial Map



The J.V. Smith House

**2982 North Main
Street**

Date of Construction: 1907

Historic Use: Residence

Current Use: Residence

Developer: J.V. Smith

Contractor: Unknown

J. Virgil Smith had this house constructed as a rental property in 1907, as a response to an increased need for housing in Kennesaw during the early part of the twentieth century. Smith was an absentee landlord during this time; census records and newspaper accounts do not record Smith's residence in Kennesaw. The house was rented to W.L. Steele for several years, even after the purchase of the building by J.E. Galt, who also used the home as a rental property. Steele was an early restaurateur in Kennesaw, operating a café from the B.H. Carrie Building for several years. In 1916, the house was sold to A.H. Boring, who made his residence here. Since that time, the house has been alternately used as a residence, either for the building owners, or as a rental property.

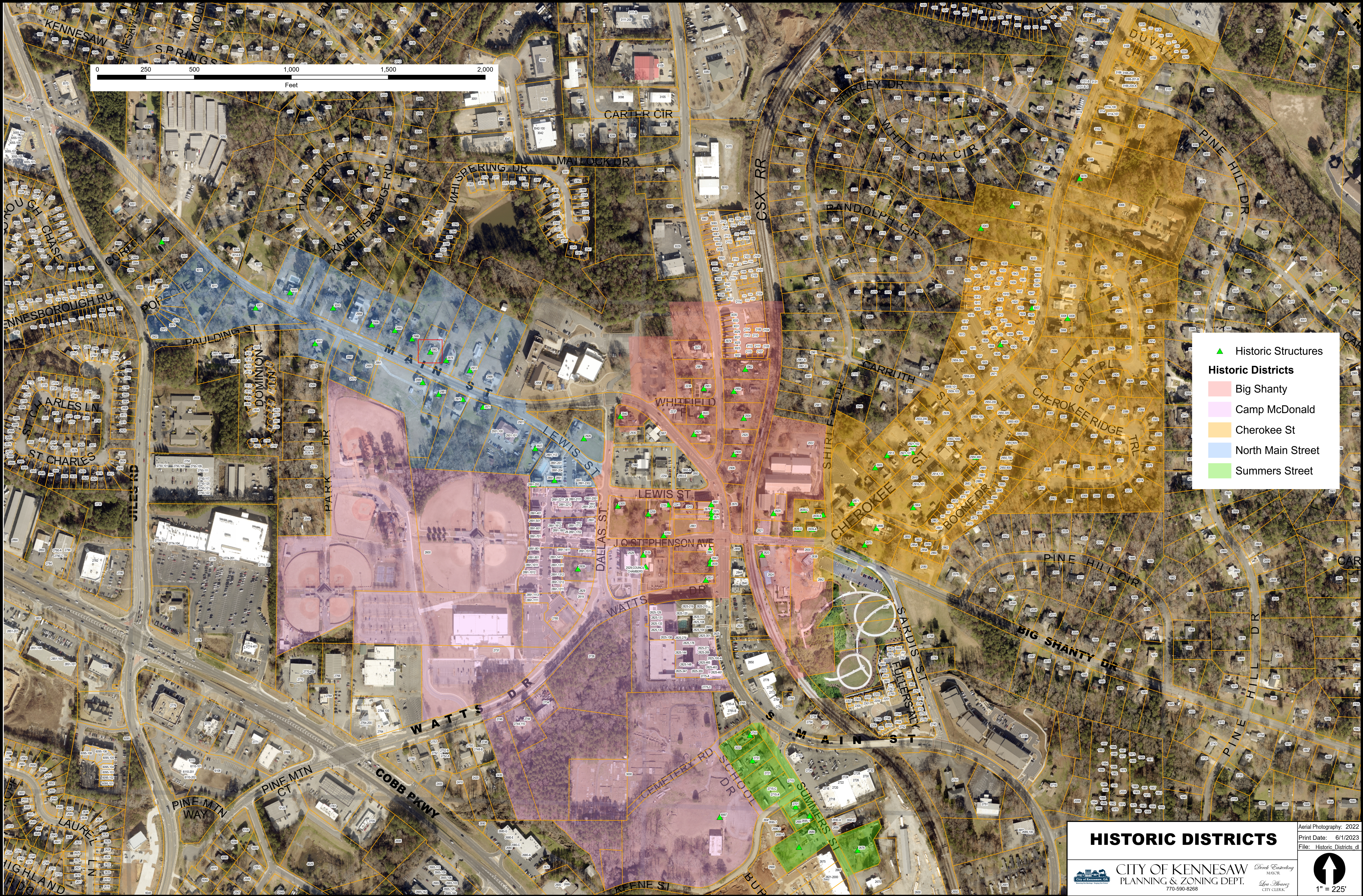
The J.V. Smith House is a gabled-end cottage with Folk Victorian and Neoclassical Revival stylistic elements. The front gable of the house is sheathed with alternating shingle rows, and the front porch extends the entire width of the front façade. Lattice has been added to the porch rails, windows have been replaced with modern materials, and the rear porch enclosed. Additionally, the front entrance door has been replaced.

References:

Clerk of Cobb County Superior Court—Real Estate Division
 Georgia Historic Resource Survey (CO-K-72)
 Census of the United States (1900-1930)
The Marietta Journal—7 February 1907

Property Owner Information

<u>Name</u>	<u>Date of Purchase</u>
J.V. Smith	
J.E. Galt	1908
A.H. Boring	1916
G.W. Chalker	1931
E.B. Dillard	1933
Beedie Denton Gillespie	1946
J.W. & R.L. Ellis	1955
J.M. Johnston	1956
Ellis, J.O.	1962
J.W. & G.E. Ellis	1985
J.D. & J.L. Murphy	1991
H.C. & P.R. Haugen	1992



 Historic Structures

Historic Districts

 Big Shanty

 Camp McDonald

 Cherokee St

 North Main Street

 Summers Street

HISTORIC DISTRICTS

 **CITY OF KENNESAW**
PLANNING & ZONING DEPT.
770-590-8268

Deek Esterling
MAYOR
Leo Murray
CITY CLERK

Aerial Photography: 2022
Print Date: 6/1/2023
File: Historic Districts.dwg


1" = 225'



Item Report

TO: The Historic Preservation Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: June 16, 2023
TITLE: Certificate of Appropriateness (#COA2023-12) - 2243 Lewis Street

Summary:

Applicant is C.M. Cochran Construction, Inc. - Exterior renovations for an existing office building to turn it into a Piedmont Bank. Said exterior improvements include removing the roof dormers, install a new asphalt roof, add brick infill to an existing entry way and add front yard landscape. Property is located at 2243 Lewis Street, zoned Central Business District, lies within the Big Shanty Historic District and is approximately 0.10 +/- acres.

Recommendation:

The Zoning Administrator recommends approval of the Certificate of Appropriateness.

Fiscal Impact:

Attachments:

1. COA2023-12 - Application
2. Piedmont Bank Building Plans
3. Aerial Map and Building Elevations



CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** C.M. Cochran Construction, Inc.

☐ Owner

☐ Other

☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 260 International Pkwy Suite 100
Dallas, GA 30157

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2243 Lewis Street

Land Lot 138 Tax Parcel 183 Lot Size 0.1 +/- acres

Current zoning on property: Central Business District

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

The Piedmont Bank - 56 Hiram Drive, Hiram, GA 30141

(Home#) _____ (Cell#) _____ (Email) _____

3. **ACTIVITY**

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Exterior renovations for an existing office building to turn it into a Piedmont Bank.

Said exterior improvements include removing the roof dormers, install a new asphalt roof, add brick infill to an existing entry way and add front yard landscape.

Property is located at 2243 Lewis Street, zoned Central Business District, lies within the Big Shanty Historic District and is approximately 0.10 +/- acres.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

Signature of Applicant

Date

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: _____

- ☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

THE PIEDMONT BANK

CONSTRUCTION DOCUMENTS

COBB COUNTY FIRE MARSHAL'S OFFICE

REVIEWED

EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS COMPLY WITH ALL APPLICABLE CODES. ITEMS MISSED OR UNKNOWN TO THE REVIEWER DOES NOT RELIEVE THE OWNER/CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH CODE.

DATE: 06/09/2023

Reviewer ___mary.miller___

By Order Of The Cobb County Fire Marshal
This Set Of Plans Is Required To Be
On The Job Site

GENERAL & FINISH NOTES:

- ALL NEW PARTITIONS TO BE 1/2" OR 5/8" GWB EA. SIDE OF 2X4 WOOD STUDS @ 16" O.C.TO MATCH EXISTING CONSTRUCTION. 3 5/8" METAL STUDS MAY BE USED AT CONTRACTOR'S OPTION. AT TILED AREAS, CBB MAY BE ADDED OR SUBSTITUTED FOR GWB.
- MR. GWB TO BE USED AT ALL WET OR DAMP AREAS INCLUDING TOILET ROOMS.
- FINISHES ARE TO BE SELECTED BY OWNER. PROVIDE APPROPRIATE SUBSTRATE/ PREPARATION FOR SELECTED FINISHES.
- COUNTERTOP MATERIAL AND COLOR TO BE SELECTED BY OWNER. BASIS OF DESIGN IS 3cm GRANITE.
- CABINET MATERIAL AND COLOR TO BE SELECTED BY OWNER.
- APPLIANCES AND FIXTURES ARE TO BE SELECTED BY OWNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SELECTED APPLIANCES AND FIXTURES WITH CABINET AND COUNTERTOP DIMENSIONS.
- BATH FIXTURES ARE TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE APPROPRIATE ROUGH-IN AND FINISH FOR SELECTED FIXTURES.
- FLOOR FINISHES ARE TO BE SELECTED BY OWNER. WHERE HARD (CERAMIC/ PORCELAIN) TILE FINISHES ARE SELECTED, CONTRACTOR TO VERIFY STRUCTURAL DEFLECTION LIMITS ARE WITHIN MATERIAL SPECIFICATIONS, GENERALLY 1/360 MAX. DEFLECTION.
- LIGHT FIXTURES ARE TO BE SELECTED BY OWNER. GC TO COORDINATE ELECTRICAL REQUIREMENTS FOR LIGHTING.
- EXISTING LIGHT SWITCHES AT REMOVED DOORS TO BE MOVED TO NEW DOOR LOCATIONS, LATON-JAMB SIDE.
- CLOSET SHELVING/ RODS/ SPECIALTIES TO BE OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI).
- GC IS RESPONSIBLE FOR PATCHING TRADE CUTS IN NEW AND EXISTING MATERIALS.
- NEW INSULATION IS TO BE ADDED TO THE EXISTING STRUCTURE TO COMPLY WITH THE GA. AMENDMENTS TO THE 2015 IECC. EXISTING WALLS TO BE R-13, MIN., EXISTING FLOORS TO BE R-19, MIN. AND EXISTING CEILING TO BE R-38. EXISTING INSULATION MAY REMAIN IN PLACE PROVIDED THE TOTAL R-VALUE MEETS THE ENERGY CODE STANDARD.
- PROVIDE LIGHTING AT CRAWLSPACE AND AT TIC: MIN. 1 FOOT-CANDLE ON ACCESS PATH TO EQUIPMENT OR PLUMBING. KEYLESS PORCELAIN BASE W/ LED LAMP ACCEPTABLE. LOCATE SWITCH AT/NEAR ENTRY POINT TO SPACE.
- ALL WOOD MEMBERS WITHIN 18" OF GRADE TO BE PRESSURE TREATED. ALL WOOD IN CONTACT WITH EARTH TO BE RATED FOR GROUND CONTACT. FASTENERS FOR PRESSURE TREATED LUMBER TO BE STAINLESS STEEL OR GALVANIZED PER WOOD TREATMENT MANUFACTURER'S RECOMMENDATION.
- INSTALL NEW VAPOR BARRIER OVER EXPOSED EARTH IN CRAWLSPACE; MIN. 6MIL POLYETHYLENE OR APPROVED SUBSTITUTION. TAPE ALL SEAMS AND PROVIDE APPROPRIATE CLOSURE AT EXTERIOR WALLS.
- WHERE EXISTING BRICK MASONRY IN TO BE INFILLED, USE MASONRY UNITS THAT MATCH EXISTING TYPE, COLOR AND SIZE AS CLOSELY AS POSSIBLE. RECESS NEW INFILL MASONRY 1/2" FROM FACE OF EXISTING. MATCH MORTAR TYPE, COMPRESSIVE STRENGTH AND COLOR AS CLOSELY AS POSSIBLE. DO NOT MIX MORTAR TYPES ON EXISTING WALLS.
- ALL SURFACES TO BE PAINTED TO RECEIVE A PRIME COAT AND (2) FINISH COATS OF MANUFACTURER'S PREMIUM ACRYLIC (MOST SURFACES) OR ALKYD (FOR FERROUS METALS ONLY) PAINT. SHEEN AND COLOR TO BE AS INDICATED BY ARCHITECT. PREFINISHED ITEMS ARE NOT TO BE PAINTED.
- USE GALVANIZED STEEL CONNECTION PLATES AND BRACKES APPROPRIATE FOR MEMBERS BEING CONNECTED FOR WOOD STRUCTURAL CONNECTIONS.
- CONCRETE FOOTINGS TO BE INSTALLED ON COMPACTED SUBGRADE. IF LOOSE OR UNSUITABLE CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT.
- WHERE ADHESIVES, SOLVENTS AND CLEANERS ARE USED, UTILIZE THE LEAST HARMFUL (ZERO OR LOW VOC, ZERO OR LOW EMISSIONS) PRODUCTS AVAILABLE THAT ARE SUITABLE TO THE TASK. USE ONLY PRODUCTS CURRENTLY AVAILABLE AND ACCEPTABLE PER THE EPA.
- COORDINATE DOOR HARDWARE WITH OWNER'S SECURITY REQUIREMENTS. PROVIDE POWER FOR OPENERS, ELECTRIC STRIKES, ELECTRIC LOCKS AND SECURITY SENSORS.

SUMMARY OF WORK:

- Existing one story building to be renovated to accommodate a new branch bank.
- Existing exterior floors, walls and roof are to remain. New openings and modified existing openings are to be as indicated on the drawings.
- Interior partitions are to be removed where indicated on demolition plans. Existing ceiling structure to be re-framed to attach to new wall locations where required.
- All existing floor and ceiling finishes are to be removed.
- All existing plumbing fixtures and light fixtures are to be removed. Cap plumbing lines not needed for new construction. Remove abandoned or un-used wiring, devices and junction boxes.
- Existing attic access to be removed and re-located as indicated on plans.
- Construct new partitions and ceilings as indicated on the drawings. Patch existing work to accept new finishes.
- New concrete footings, walls and slab to be constructed for new steel bank vault. Vault is approximately 2000 lbs.. Provide mechanical connection to slab per vault manufacturer's recommendation(s).
- New concrete footings to be installed under corners of existing chimney in locations indicated on floor plan, provide continuous load path from foundation to new LVL beams under existing chimney support frame.
- New finishes to be installed throughout including new LVT flooring, painted GWB walls, new cabinets and counters, painted new and existing GWB ceilings.
- Exterior masonry and trim to be painted.
- New roofing is to be installed. Remove existing roofing and patch any rotten or deficient material. Install new underlayment, roofing, gutters and downspouts.
- HVAC systems anticipated loads are 400-450 SF/ ton. All HVAC work to be performed per IMC, 2018 ed. with GA amendments.
- Electrical service is to remain and new branch circuits installed to accommodate the new functions. Panel to be re-located as indicated on the Electrical drawings. All work to be per NFPA 70.
- New lighting is to be provided throughout. Emergency lighting is to be provided using battery-powered wall packs.
- A new fire alarm is to be provided per NFPA 72.
- Plumbing fixtures to be as indicated on plans and new supply and sanitary lines connected to the existing as required. All plumbing work to be per IPC, 2018 ed. with GA amendments.
- New exterior canopy to be W8x10 steel frame with (2)TS4x4x1/4 steel post supports. Decking to be 1 1/2" 20 ga. type B roof decking supported on L2x2 angles. Canopy roof to be 60 mil TPO fully adhered to tapered xps insulation, sloping to an internal drain. GC to provide an alternate price for a manufactured, prefinished aluminum canopy. If the custom canopy is chosen by the Owner, additional canopy details will be provided.

CODE SUMMARY:

APPLICABLE CODES: IBC 2018, with 2020 and 2022 GA Amendments IFC 2018 IFGC 2018, with 2020 and 2022 GA Amendments IMC 2018, with 2020 GA Amendments IPC 2018, with 2020 and 2022 GA Amendments IECC 2015, with 2020 and 2022 GA Amendments NEC (NFPA 70) 2020, with 2021 GA Amendments Life Safety (NFPA 101) 2018 120-3-3 (2007) Rules and Regulations of the Office of the Safety Fire Commissioner Title 30 2007, GA Code - Handicapped Persons	FIRE RESISTANCE REQUIREMENTS: Building Components (601): Structural Frame: 0hr Exterior Bearing: 0hr Exterior Non-Bearing: 0hr Interior Bearing: 0hr Interior Non-Bearing: 0hr Floor Construction: 0hr Roof Construction: 0hr Rated (Incidental Use) Separations: Storage Rooms over 100sf: 1hr Furnace Room (>400k btu): 1hr Shafts (<4 stories): 1hr Interior Finishes: Class A or B for exits, Class A, B or C elsewhere.												
HEIGHT AND AREA REQUIREMENTS : Construction Type: VB [(V)(000)] Occupancy (304): Business (B) Gross Area: Existing: 2,497 SF Demolition: N/A Additions: N/A TOTAL G.A.: 2,497 SF Allowable Height (504.3): 40ft Allowable Stories (504.4): 2 Allowable Area (506.2): 9,000 SF	EXIT REQUIREMENTS: Minimum Number of Exits: 2 Egress Capacity: Stairs: 36in., min. width Doors: 32in., min. width Corridors: 36in., min. width Ramps: 44in., min. width Maximum Travel Distance: 20 FT Maximum Dead End Corridor: 20 FT Maximum Common Path of Travel: 100 FT												
HEIGHT AND AREA INCREASES: Not Calculated. Building is within tabular limits.	EMERGENCY SERVICES: Emergency Lighting: NOT REQUIRED - PROVIDED Fire Alarm: NOT REQUIRED - PROVIDED Sprinkler: NOT REQUIRED Standpipes: N/A Extinguishers: PROVIDED PER NFPA 10												
OCCUPANCY SEPARATION: NOT REQUIRED (single tenant)													
OCCUPANT LOAD: Per Table 7.3.1.2: 150 SF/ Person (gross) $\frac{1}{2} \cdot 50 \text{ SF/ person (concentrated)}$ TOTAL OCC. LOAD = 146 PERSONS (See egress plan for detailed description)													
PLUMBING FIXTURES (IPCTABLE 403): <table><tr><td></td><td><u>Req'd</u></td><td><u>Provided</u></td></tr><tr><td>W.C.'s</td><td>2</td><td>2</td></tr><tr><td>Lav.'s</td><td>2</td><td>2</td></tr><tr><td>Fountain</td><td>1</td><td>1</td></tr></table>		<u>Req'd</u>	<u>Provided</u>	W.C.'s	2	2	Lav.'s	2	2	Fountain	1	1	
	<u>Req'd</u>	<u>Provided</u>											
W.C.'s	2	2											
Lav.'s	2	2											
Fountain	1	1											

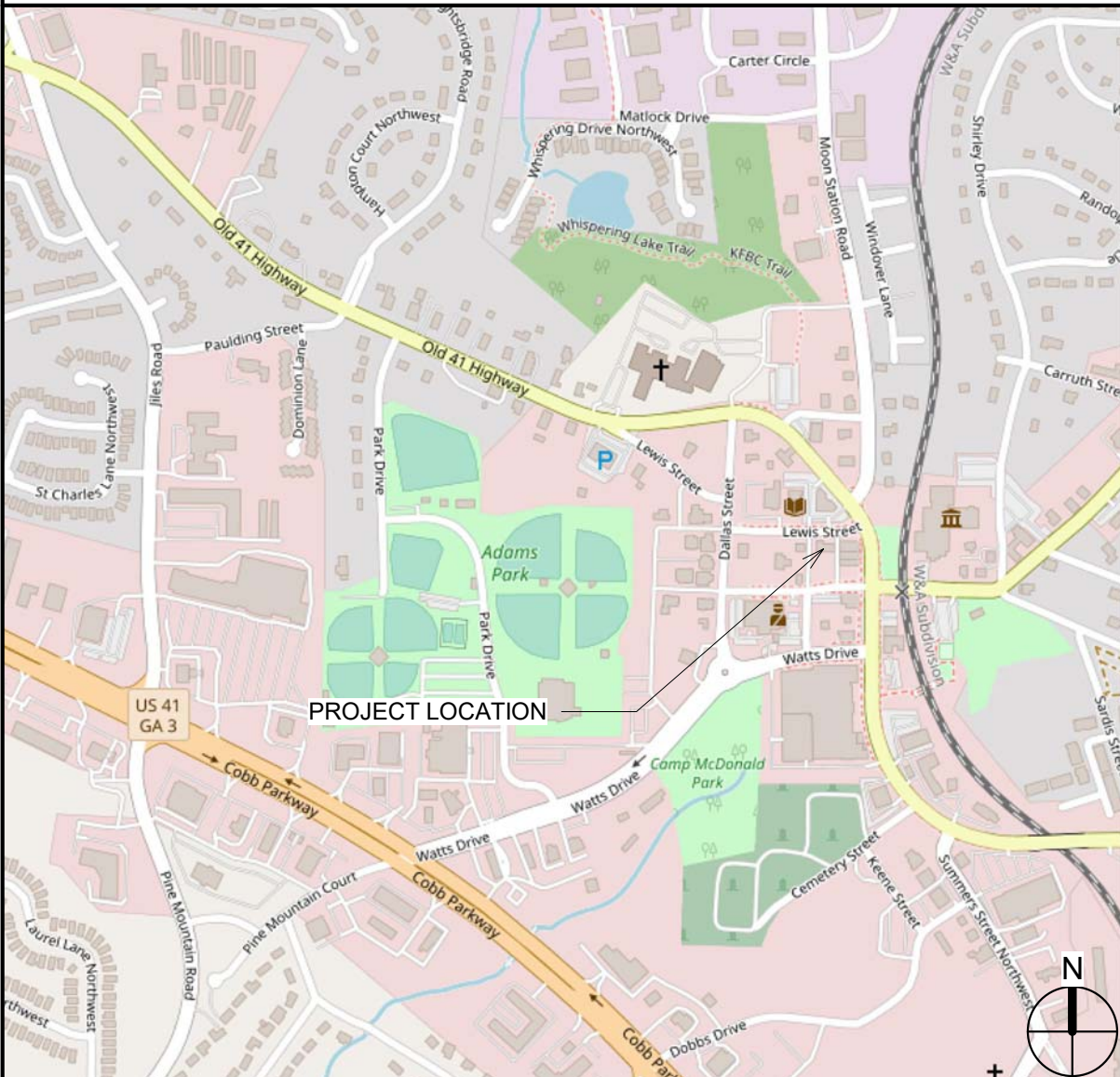
SYMBOLS LEGEND:

VIEW TITLE TAG 1 A101 View Name SCALE: 1/8" = 1'-0"	ROOM TAG Room name 101
SECTION TAG 1 A101 SIM	MATERIAL KEYNOTE TAG ? 1.23
DETAIL TAG 1 A101 SIM	FINISH ELEVATION TAG LEVEL XXX'-X"
	CEILING HEIGHT TAG 1'-0" AFF
BUILDING ELEVATION A000 1	DOOR TAG 100
INTERIOR ELEVATION 1 A000	PARTITION TYPE TAG 1
SECTION DETAIL TAG 1 A101 SIM	STRUCTURAL GRID LINE 0

SHEET LIST:

Sheet Number	Sheet Name	Sheet Issue Date
REFERENCE		
A001	PROJECT INFORMATION	5/10/23
ARCHITECTURAL		
A101	ARCHITECTURAL SITE PLAN	3/24/23
A102	DEMOLITION & EGRESS PLANS	5/10/23
A201	LEVEL 1 FLOOR PLAN	4/14/23
A202	REFLECTED CEILING PLAN	3/24/23
A301	EXTERIOR ELEVATIONS	3/24/23
A302	EXTERIOR ELEVATIONS	3/24/23
A401	SECTIONS & DETAILS	5/10/23
A501	INTERIOR DETAILS	3/24/23
A701	SCHEDULES	4/14/23
MECHANICAL		
M001	MECHANICAL - GENERAL	10/25/22
M002	MECHANICAL - DETAILS AND SCHEDULES	10/25/22
M100	MECHANICAL - LEVEL 1 PLAN	10/25/22
PLUMBING		
P001	PLUMBING - GENERAL	10/25/22
P002	PLUMBING - DETAILS & SCHEDULES	10/25/22
P100	PLUMBING - LEVEL 1 PLAN WASTE & VENT	10/25/22
P101	PLUMBING - LEVEL 1 PLAN SUPPLY	10/25/22
ELECTRICAL		
E001	ELECTRICAL - GENERAL	10/25/22
E002	ELECTRICAL - SCHEDULES	10/25/22
E003	ELECTRICAL - COMPLIANCE REPORT	10/25/22
E100	ELECTRICAL - LEVEL 1 PLAN POWER	10/25/22
E101	ELECTRICAL - LEVEL 1 PLAN LIGHTING	10/25/22

AREA MAP:



PROJECT DIRECTORY:

OWNER: Mr. Ford Thigpen, Northwest GA Reginal President The Piedmont Bank 5100 Peachtree Parkway Peachtree Corners, GA 30092 T. 678-713-7405 E. fthigpen@westsidebank.net	ARCHITECT: Brian Frentress, RA Brian Frentress Architect, LLC 204 Kings Highway Decatur, GA 30030 T. 404-216-0515 E. brian@urban-archaeology.net
CONTRACTOR: Mr. Chris Cochran CM Cochran Construction, Inc. 260 International Parkway Suite 100 Dallas, GA 30157 T. 770-443-9613 E. chris@cmcochran.com	MECHANICAL, PLUMBING, ELECTRICAL: Mr. Heyoung Lee, PE Proficient Engineering, Inc. 6691 Peachtree Industrial Blvd. Building 700 Peachtree Corners, GA 30092 T. 404-330-9798 E. hlee@proficientengineering.com

brian frentress,
architect, LLC

204 kings highway
decatur, georgia 30030
tel. 404.216.0515

brian@urban-archaeology.net

consultant:

THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

print tog:

FINAL REVIEW	8/1/22
FOR CONSTRUCTION	3/24/23
REVIEW COMMENTS	4/14/23
REVIEW COMMENTS	5/10/23

seal:

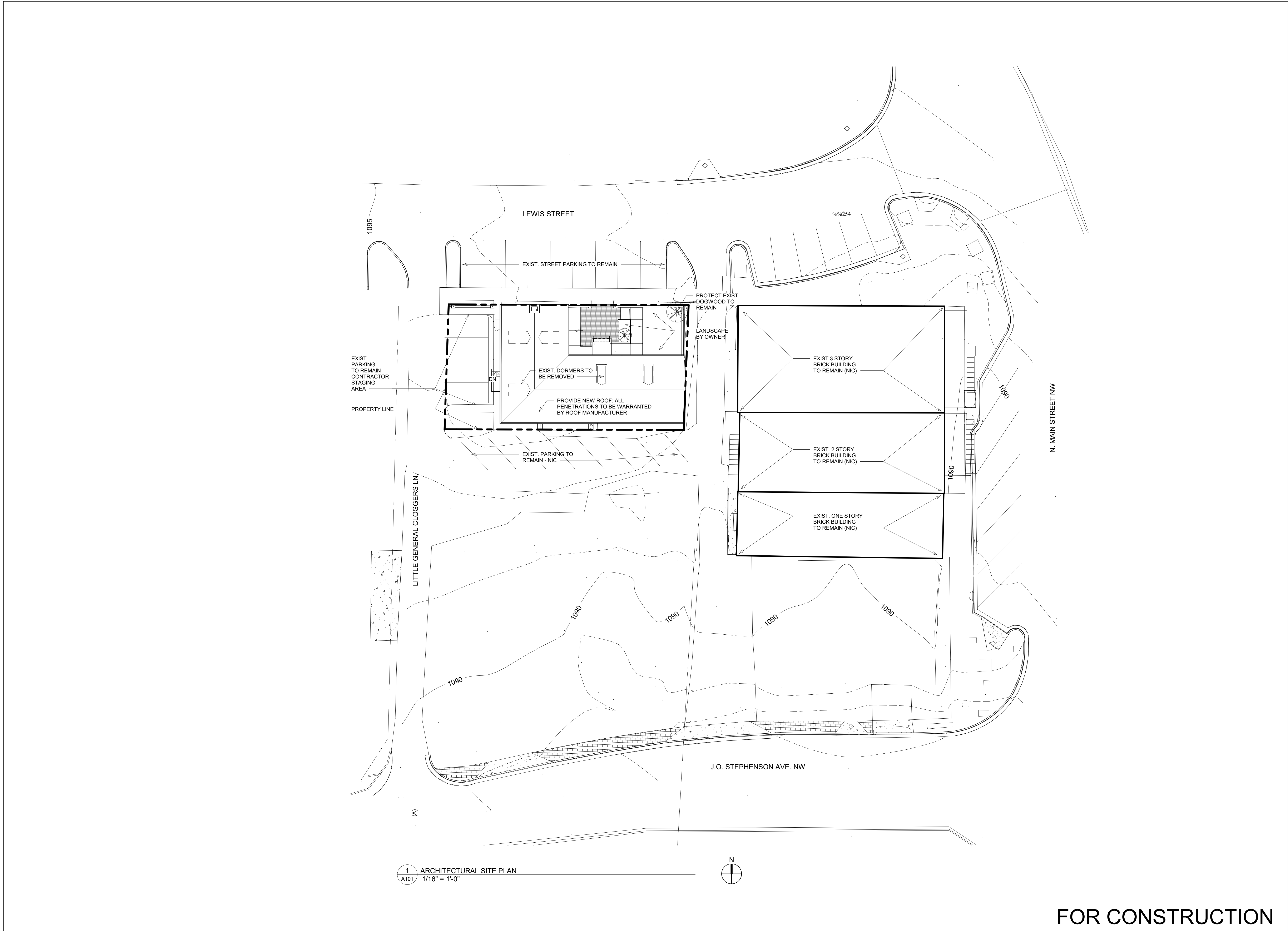


PROJECT
INFORMATION

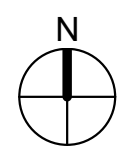
sheet no:

A001

FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
A101 1/16" = 1'-0"



FOR CONSTRUCTION

brian frentress,
architect, LLC

204 kings highway
decatur, georgia 30030
tel. 404.216.0515
brian@urban-archaeology.net

consultant:

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print log:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23



ARCHITECTURAL
SITE PLAN

sheet no:

A101

consultant:

THE PIEDMONT BANK
2241 LEWIS STREET
KENNESAW, GA 30144

print log:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23
REVIEW COMMENTS	4/14/23
REVIEW COMMENTS	5/10/23



DEMOLITION &
EGRESS PLANS

sheet no:

A102

LIFE SAFETY LEGEND:

39 / 350 → NUMBER OF OCCUPANTS

→ DIRECTION OF TRAVEL

37 → COMPONENT CAPACITY

37 → NUMBER OF OCCUPANTS

▶ REQUIRED BUILDING EXIT

▶ ADDITIONAL BUILDING EXIT

FE FIRE EXTINGUISHER IN CABINET

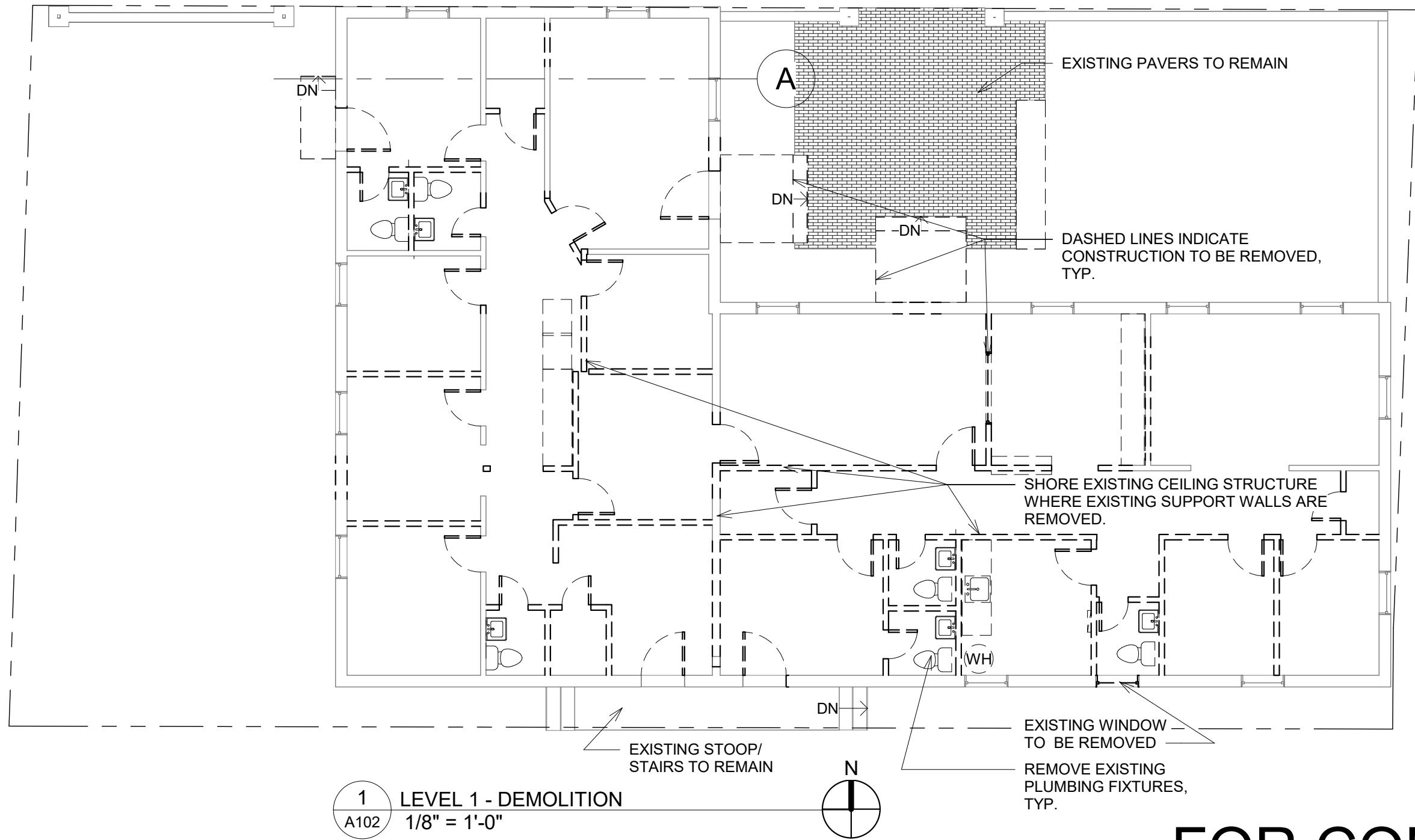
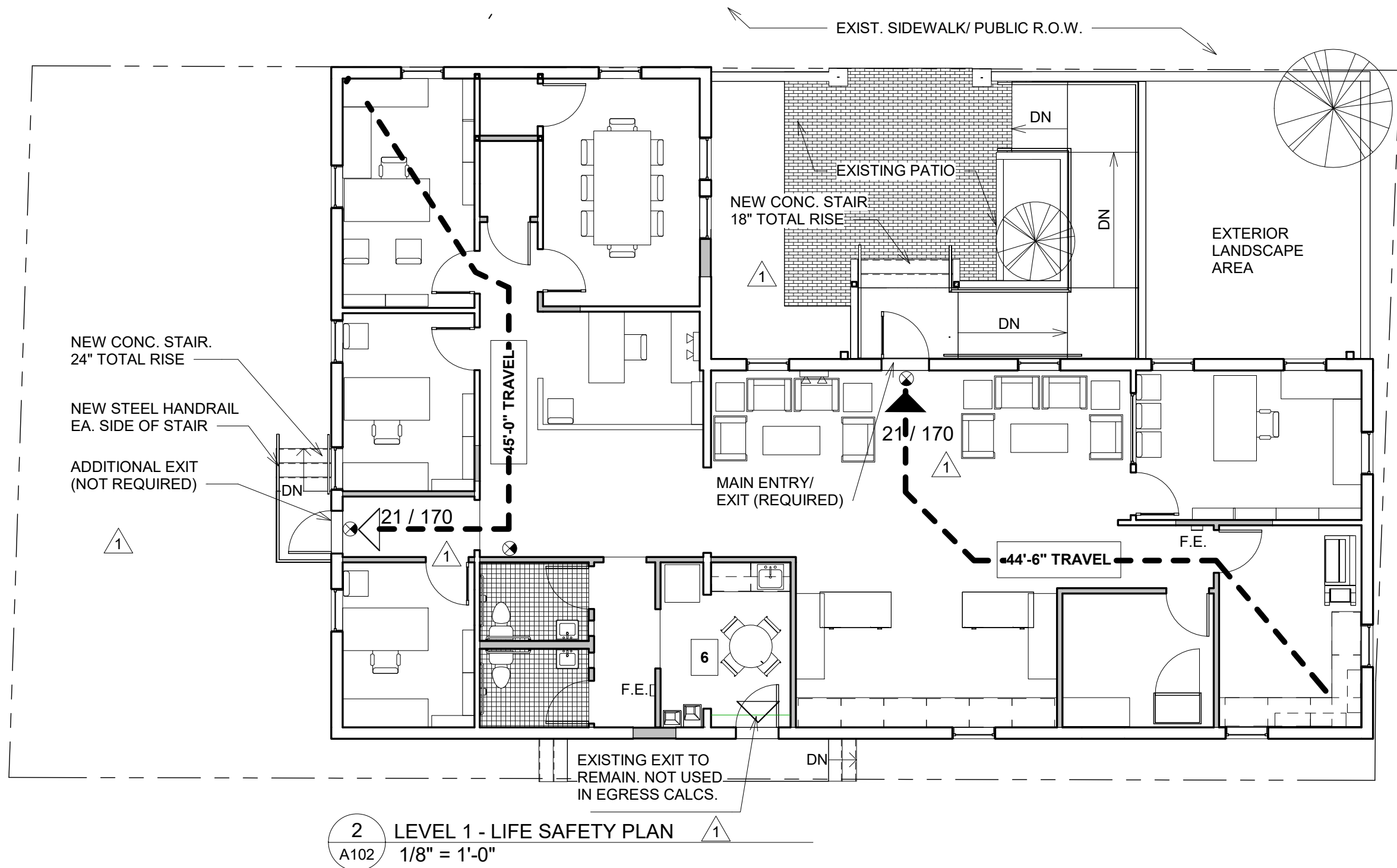
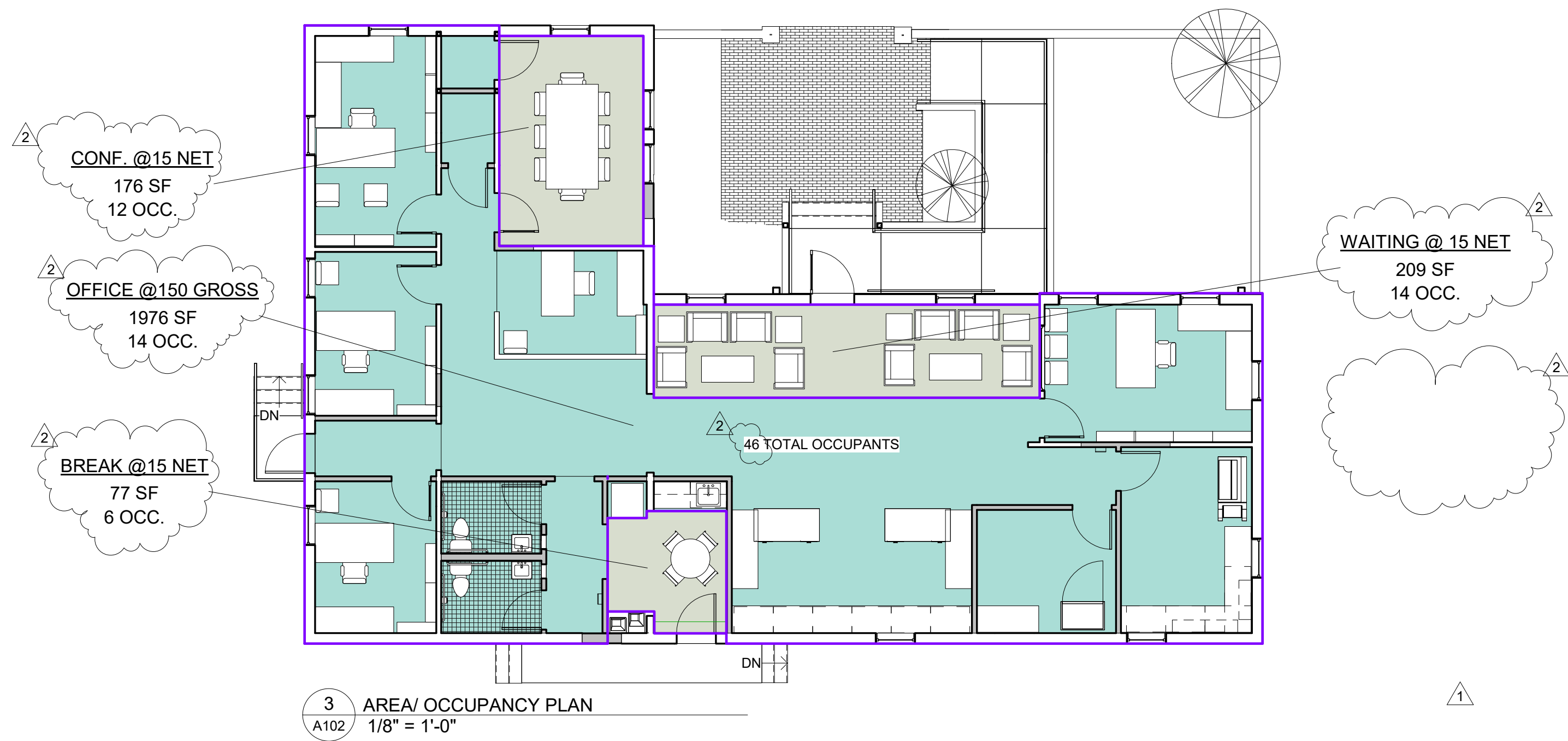
1 HR. WALL RATING

2 HR. WALL RATING

PATH OF EGRESS TRAVEL

DEMOLITION NOTES:

- Contractor is responsible for site conditions. By submitting a bid for this work the Contractor agrees that he has performed a thorough field investigation.
- Remove all walls and partitions as indicated on plans.
- Extent of floor removal will in part be determined by methods chosen for new floor infill and plumbing installation. Coordinate work with plumbing.
- Any discrepancies between encountered field conditions and these drawings shall be reported immediately to the Architect.
- Shore and support adjacent work to remain.
- Where guards or other protective devices are scheduled to be removed or where new demolition makes them necessary, it is the responsibility of the contractor to provide temporary guards complying with current OSHA standards until the permanent guards can be put into service.
- Comply with NFPA 241, Standard for Safeguarding Construction, Alteration and Demolition Operations, current edition.
- Contractor is responsible for locating existing utility lines. In the event of a conflict with demolition work, notify Architect immediately.
- Protect existing work indicated to remain. Contractor will be responsible for replacement of damaged work scheduled to remain.
- If suspected hazardous materials are encountered, notify Owner and Architect immediately. Avoid disturbing suspect materials until the composition of such materials can be confirmed by an approved testing agency.
- Items indicated to be demolished shall be disposed of off-site in a legal manner. Items indicated to be salvaged shall be delivered to the Owner in an agreed upon location undamaged and protected in an appropriate manner.
- Install dust barriers, construction fencing, barricades, etc. to keep non-construction personnel away from construction activities. When appropriate, use water spray or other methods to keep dusts from migrating out of the immediate construction area. Perform all work within applicable OSHA guidelines.
- Existing openings that are scheduled to have windows and/ or doors removed are to be closed by temporary construction or permanent construction in a timely manner. At a minimum, temporary construction shall provide reasonable security and watertightness. Minimum acceptable temporary closures to consist of 1/2" exterior grade plywood screw attached to 2x4 wood or metal studs.
- Provide fire extinguishers appropriate for the type of activity scheduled.
- The use of explosives will not be permitted.
- Conduct demolition operations and the removal of debris to ensure minimum interference with roads, streets, walks, and adjacent buildings and facilities.
- Do not close or obstruct streets or public walks without having first obtained permission/ permits from the authority having jurisdiction. When public thoroughfares are temporarily blocked or used for debris removal, provide flagmen for traffic safety. Provide uniformed police flagmen if required by the jurisdiction. Maintain public ways free from dirt and debris.
- Maintain building security. Provide locks for doors, gates & access points. Provide security during non-working hours.



FOR CONSTRUCTION

brian@urban-archaeology.net

2241 LEWIS STREET
KENNESAW, GA 30144

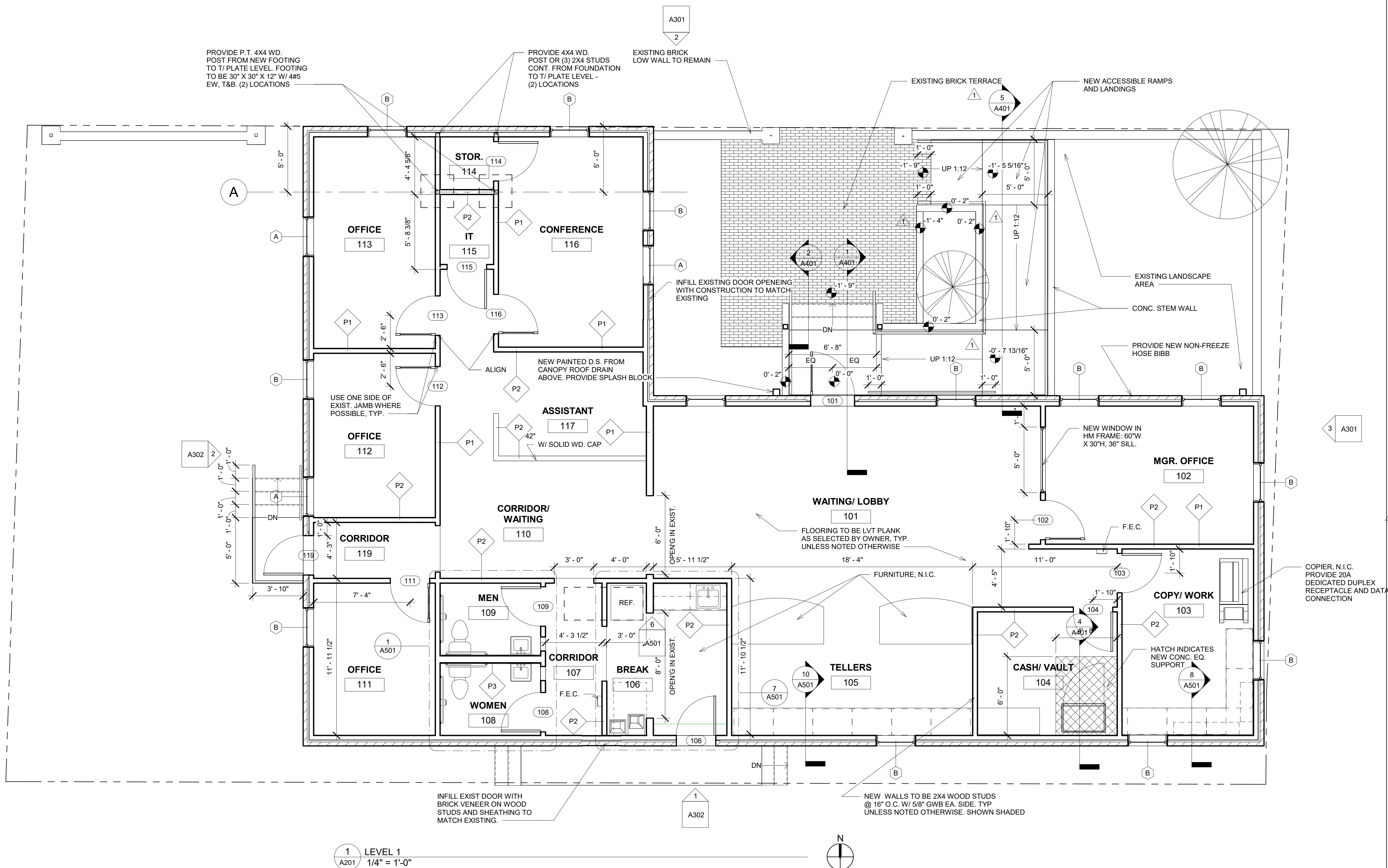
REVIEW	
FINAL REVIEW	8/1/22
REVIEW COMMENT	11/3/22
FOR CONSTRUCTION	3/24/23
REVIEW COMMENTS	4/14/23

sheet no:

A201

FOR CONSTRUCTION

PARTITION TYPES:					
Type: P1		Type: P2		Type: P3	



consultant:

THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

print log:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23

seal:



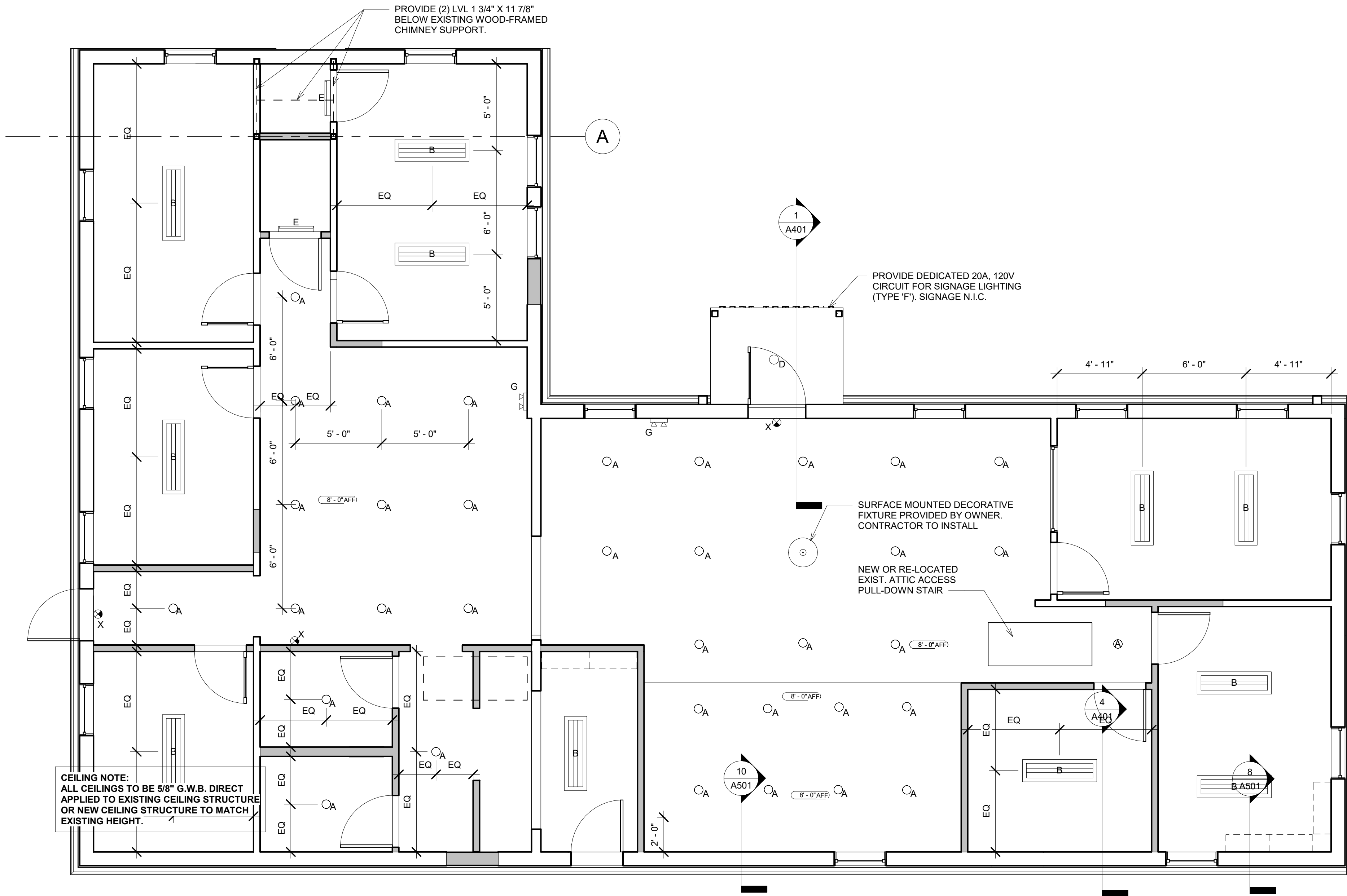
REFLECTED
CEILING PLAN

sheet no:

A202

LIGHT FIXTURE LEGEND

TYPE	DESCRIPTION	COMMENTS
A	5" RECESSED DOWNLIGHT. 13W LED, 3000K, DIMMABLE	
B	1X4 SURFACE MOUNTED LINEAR STRIP FIXTURE. 2 LAMP LED, 3000K	
C	OWNER PROVIDED DECORATIVE SURFACE MOUNTED FIXTURE. COORDINATE POWER REQUIREMENTS WITH OWNER.	
D	EXTERIOR SURFACE MOUNTED LED DOWNLIGHT. 13W, 3000K, FLOOD.	
E	WALL MOUNTED SURFACE LINEAR LED. 13W, 3000K.	
F	FLEXIBLE LINEAR LED ATTACHED TO REAR OF ALUMINUM CHANNEL SIGNAGE, 3000K.	
G	TWO HEAD LED EMERGENCY LIGHT, WALL MOUNTED.	
X	LED EXIT LIGHT, GREEN, WALL MOUNTED.	



1 LEVEL 1 RCP
A202 1/4" = 1'-0"

FOR CONSTRUCTION

brian frentress,
architect, LLC

204 kings highway
decatur, georgia 30030
tel. 404.216.0515
brian@urban-archaeology.net

consultant:

THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

print to:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23

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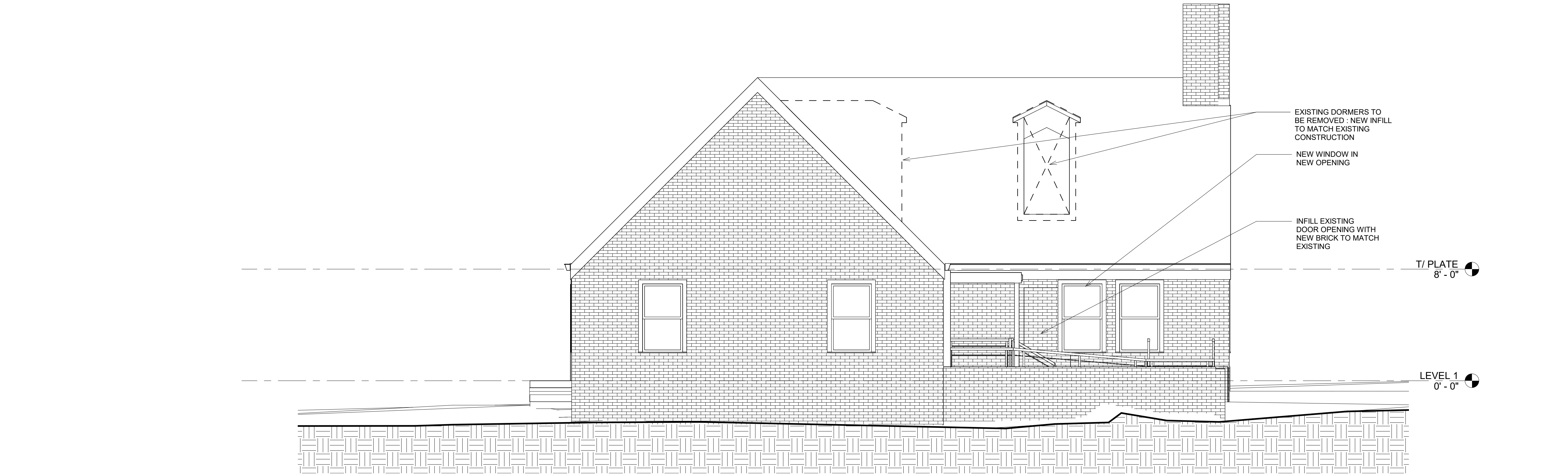


EXTERIOR
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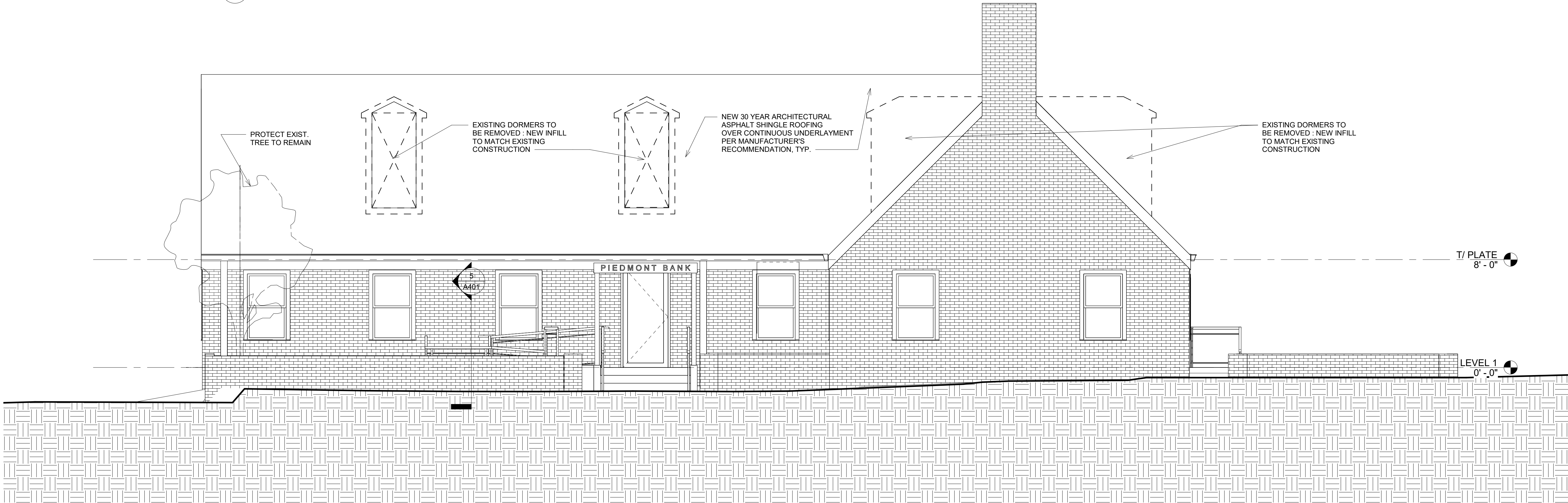
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A301

FOR CONSTRUCTION

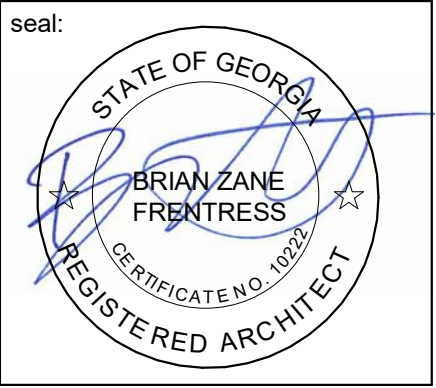


3 EAST ELEVATION
A301 1/4" = 1'-0"



2 NORTH ELEVATION
A301 1/4" = 1'-0"

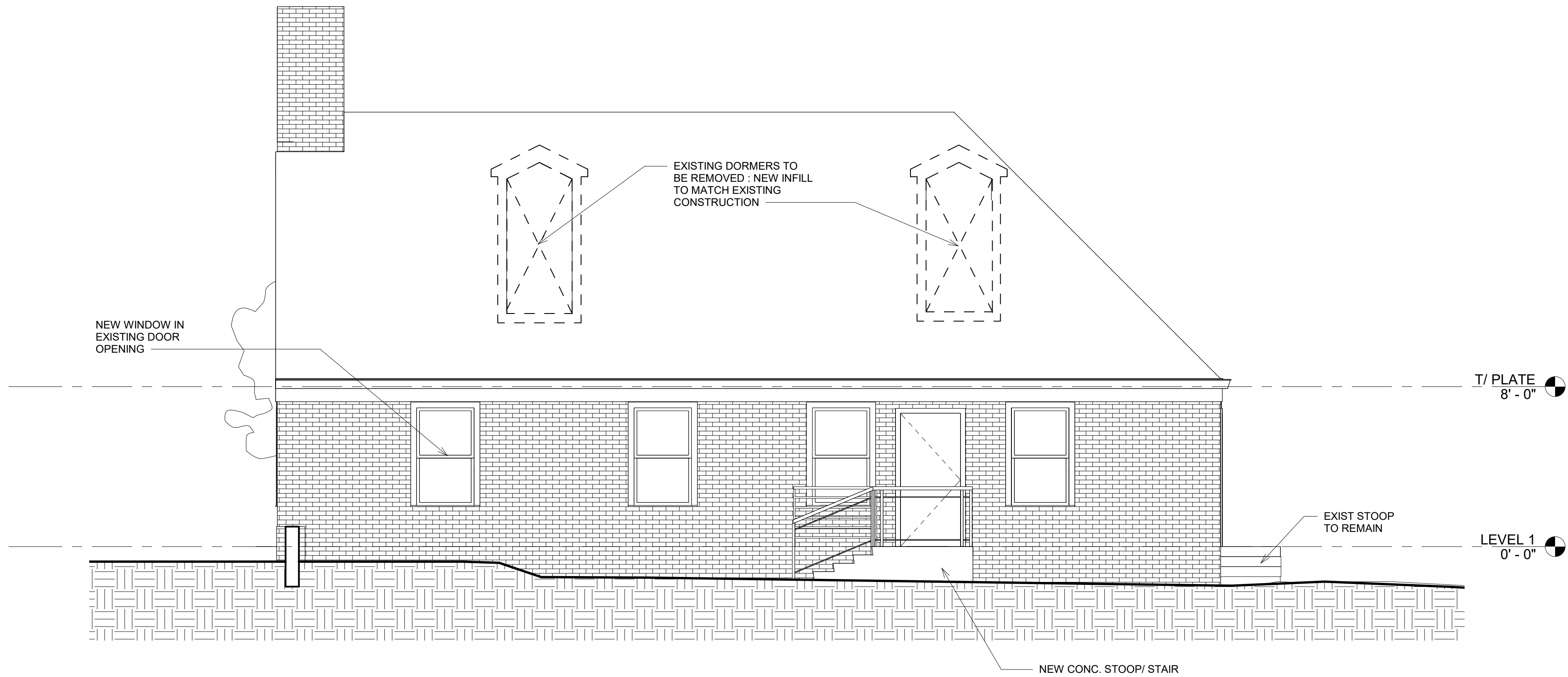
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FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23



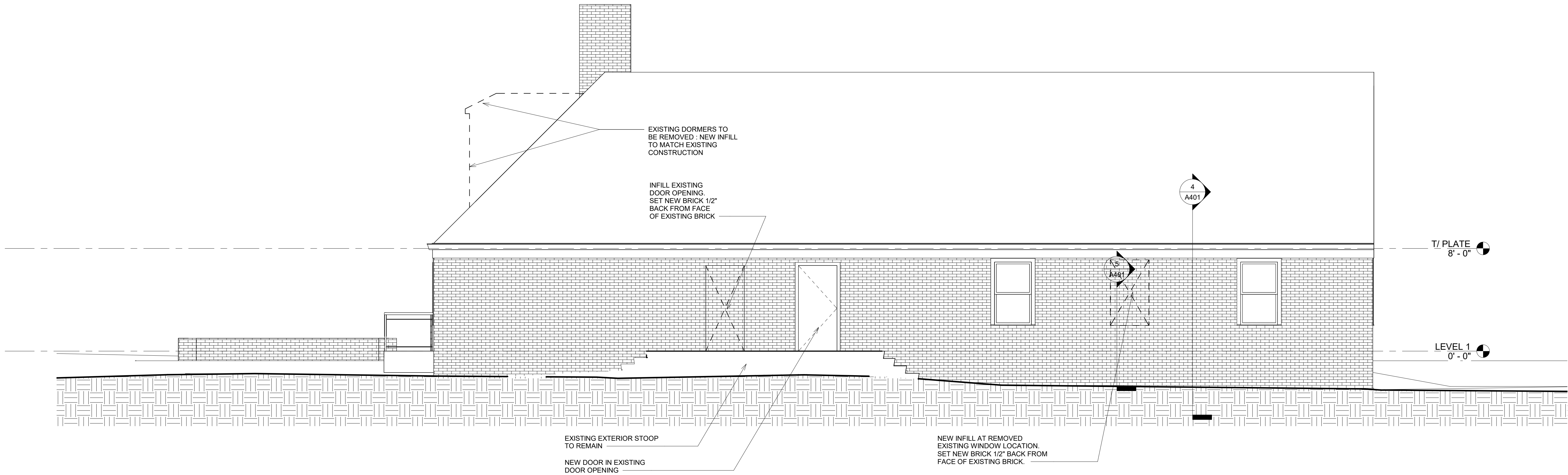
EXTERIOR
ELEVATIONS

sheet no:

A302



2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

FOR CONSTRUCTION

consultant:

THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

print to:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23
REVIEW COMMENTS	4/14/23
REVIEW COMMENTS	5/10/23

seal:

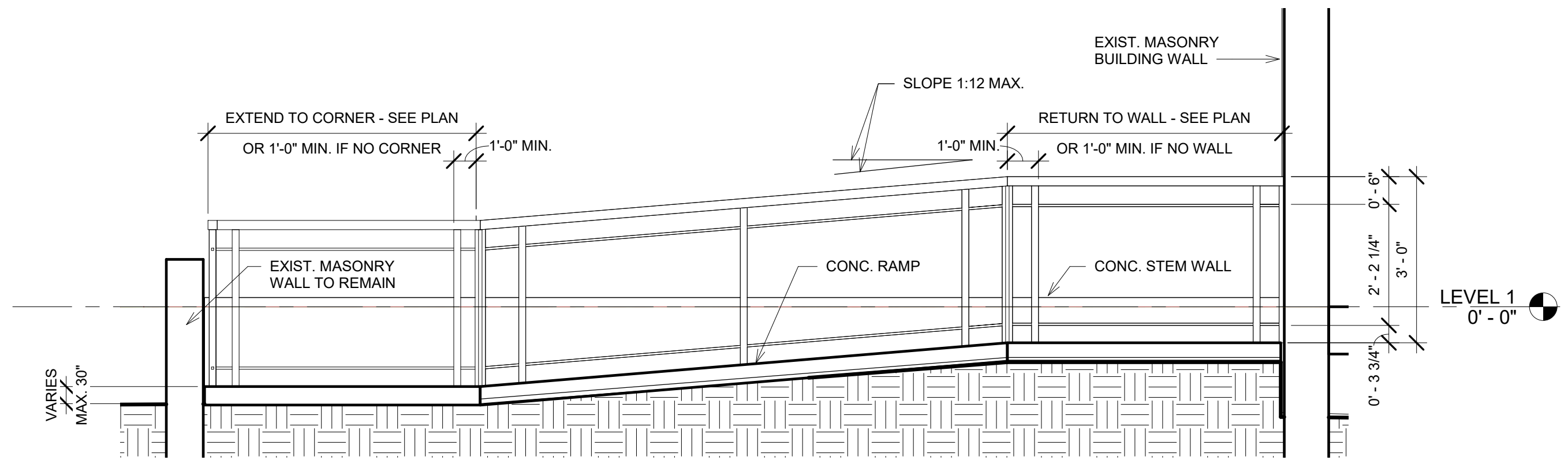


SECTIONS &
DETAILS

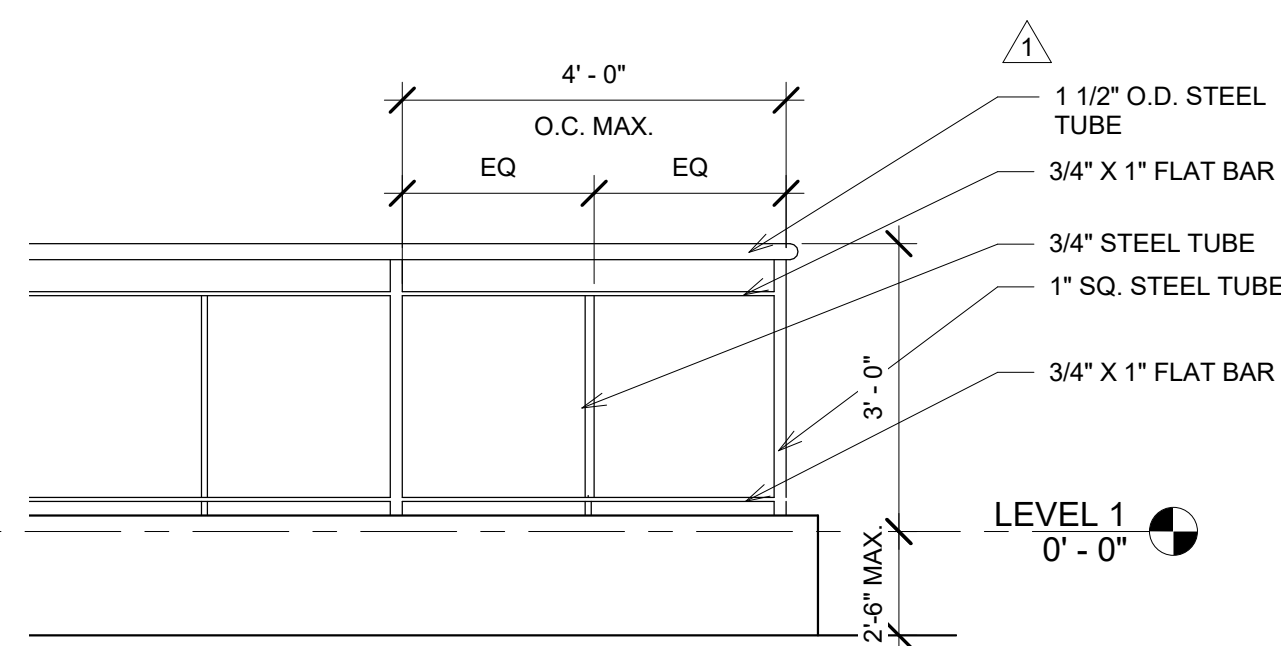
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A401

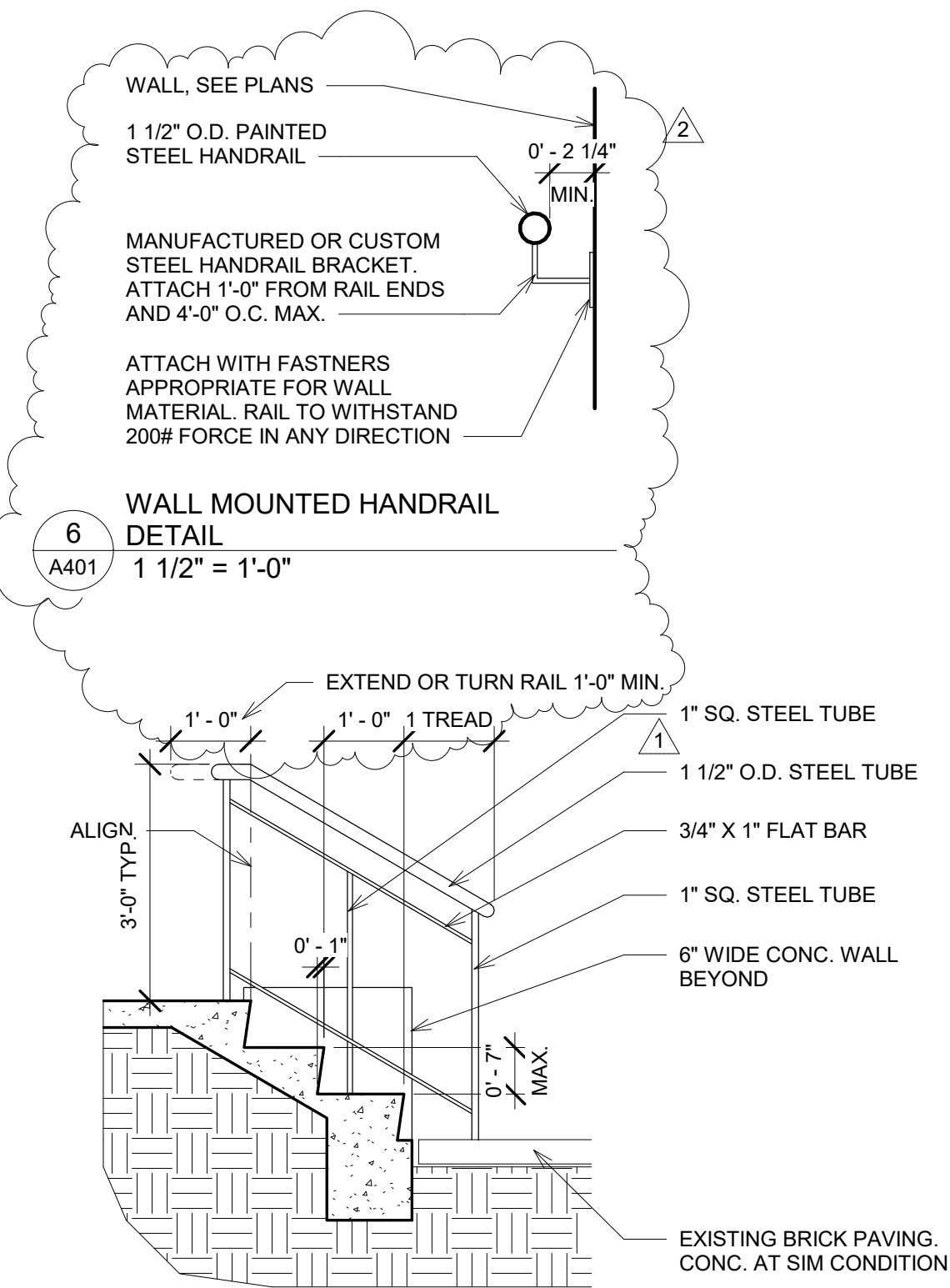
FOR CONSTRUCTION



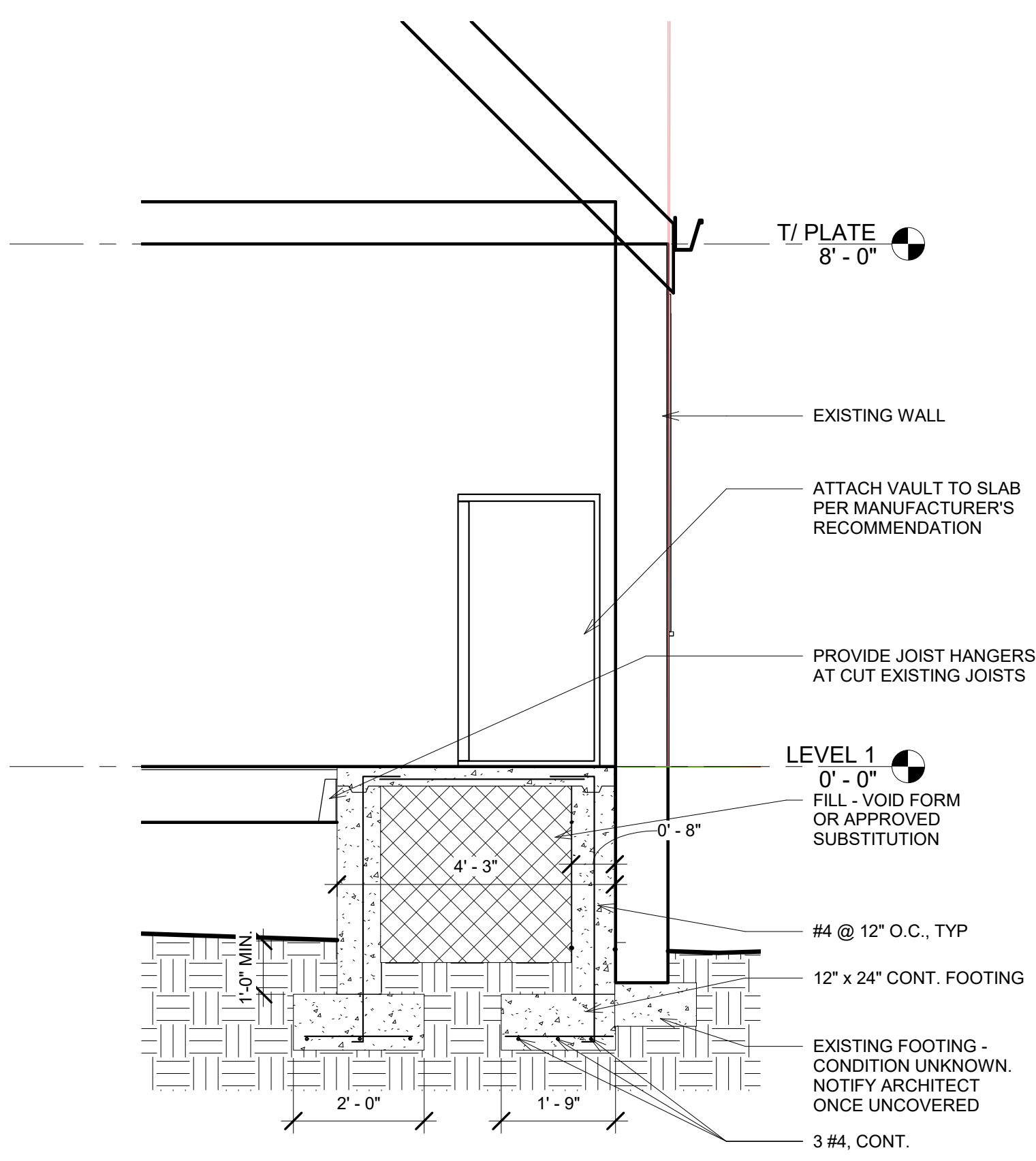
5 TYP RAMP DETAIL
A401 1/2" = 1'-0"



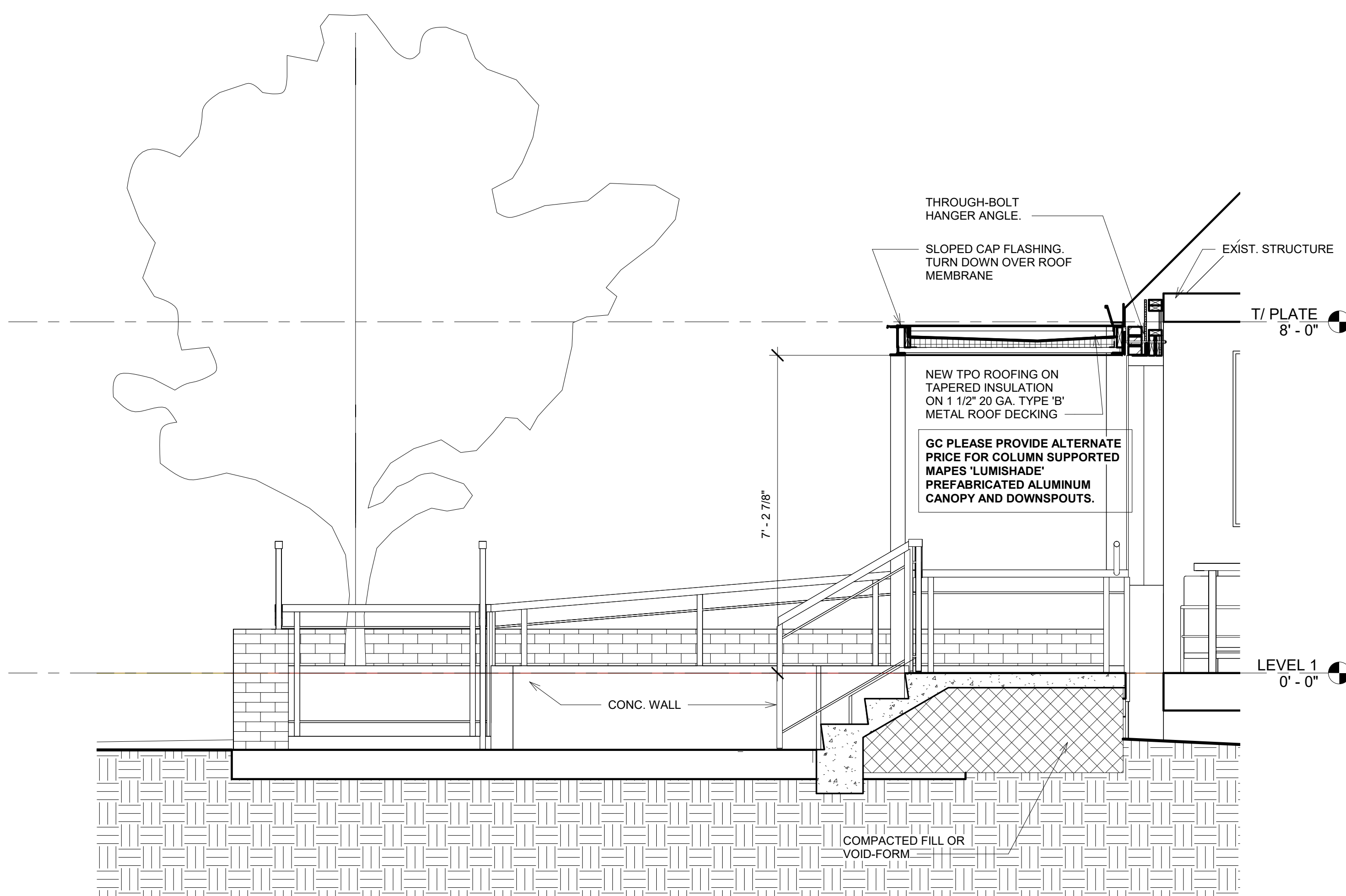
3 TYP. RAILING ELEVATION
A401 1/2" = 1'-0"



2 STAIR/ RAIL DETAIL
A401 1/2" = 1'-0"



4 SECTION AT VAULT
A401 1/2" = 1'-0"



1 PART. BUILDING SECTION
A401 1/2" = 1'-0"

consultant:

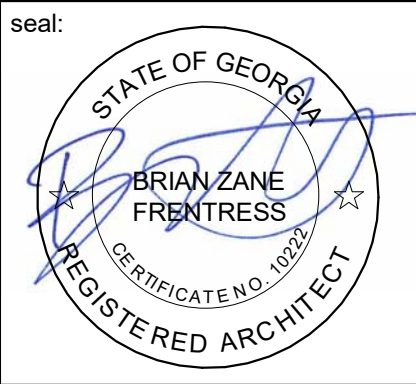
THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

print log:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23

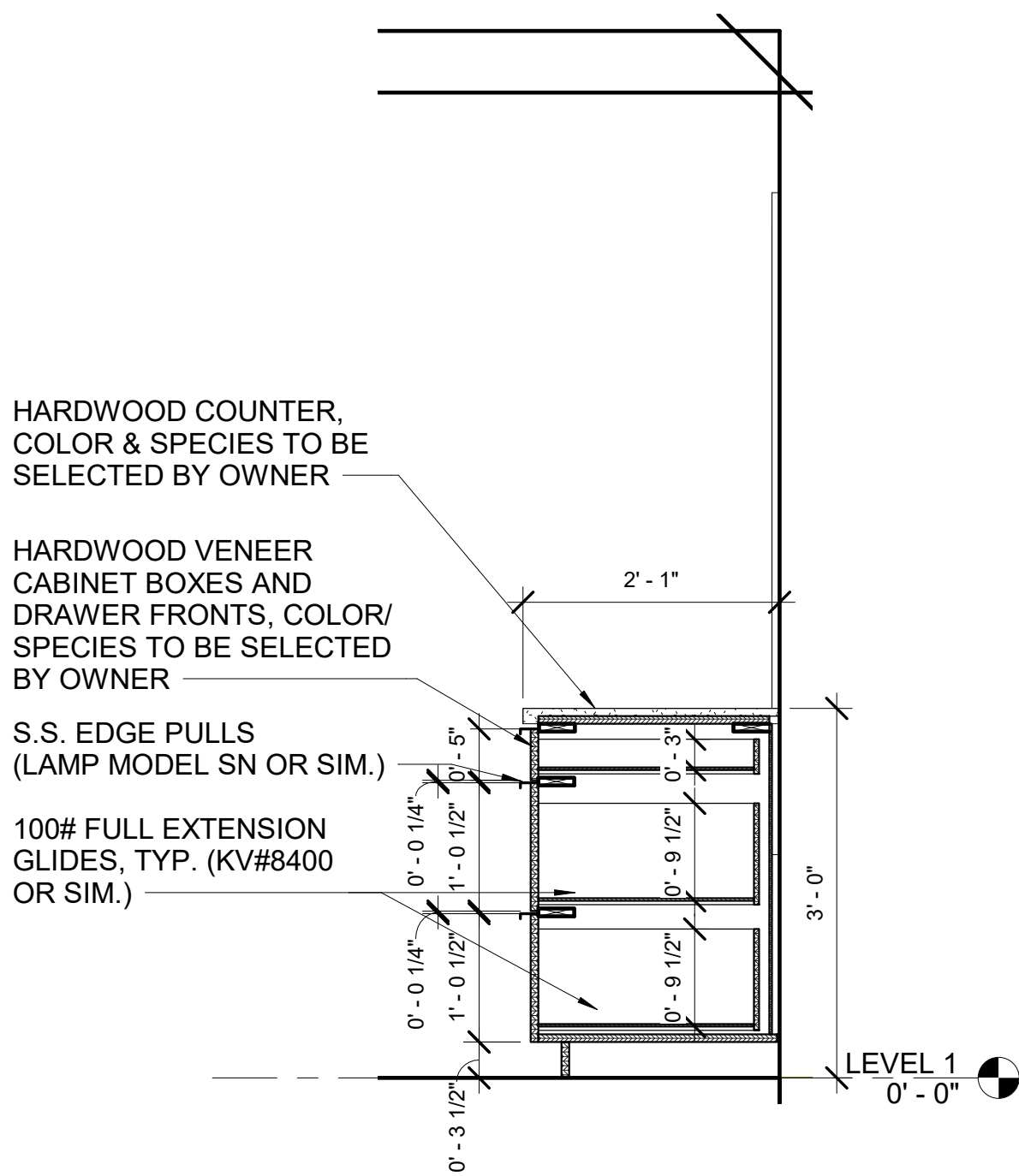
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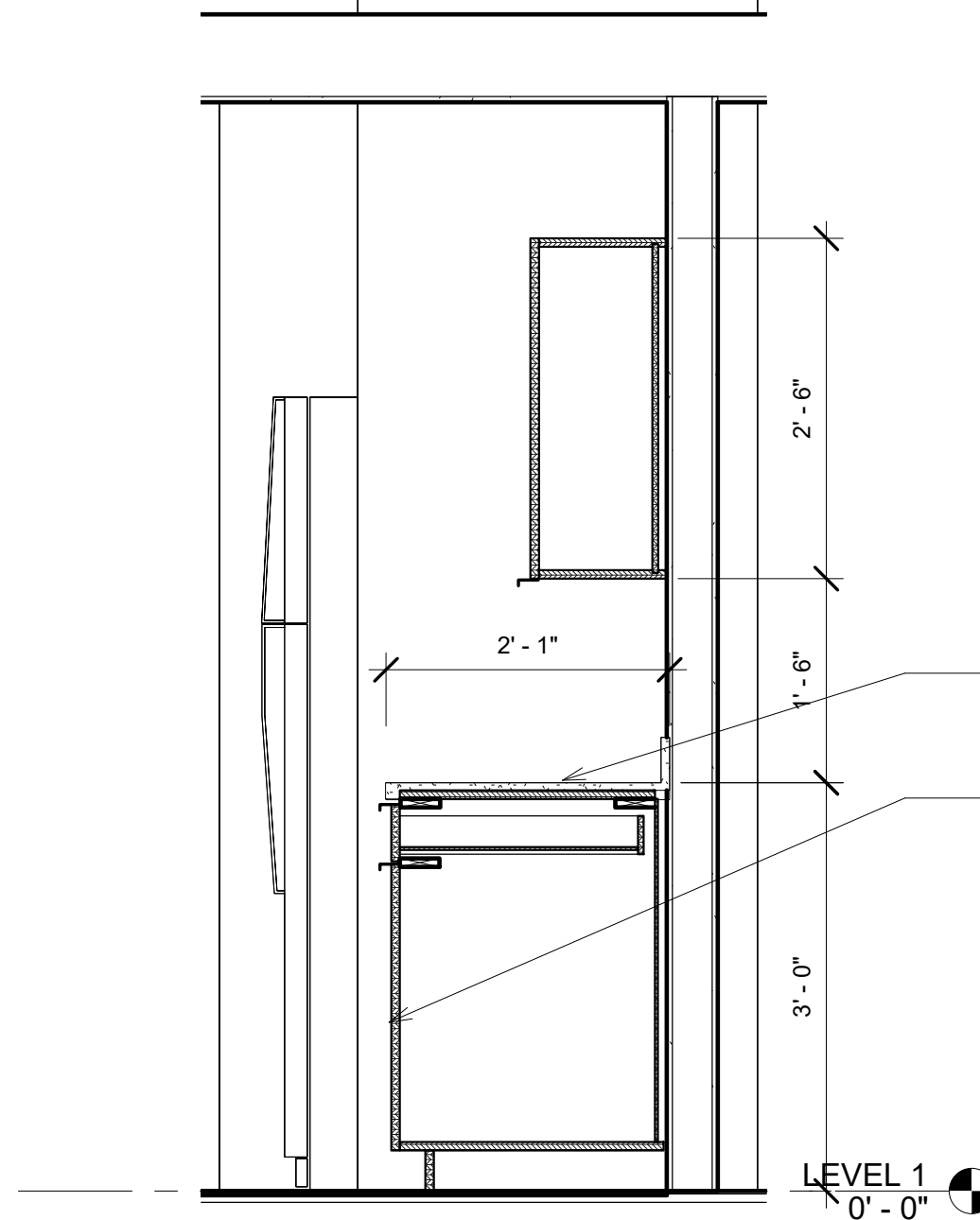
INTERIOR
DETAILS

sheet no:

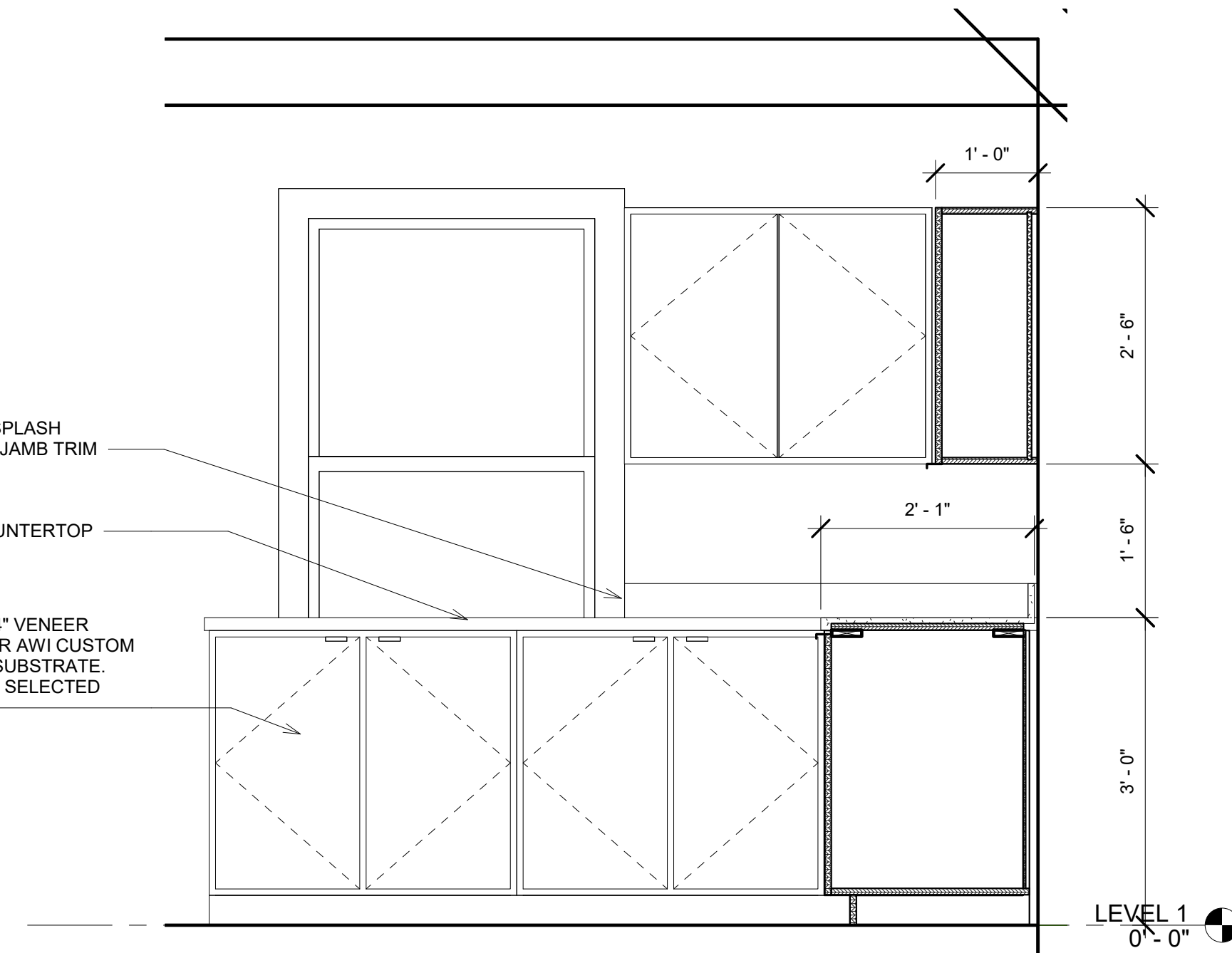
A501



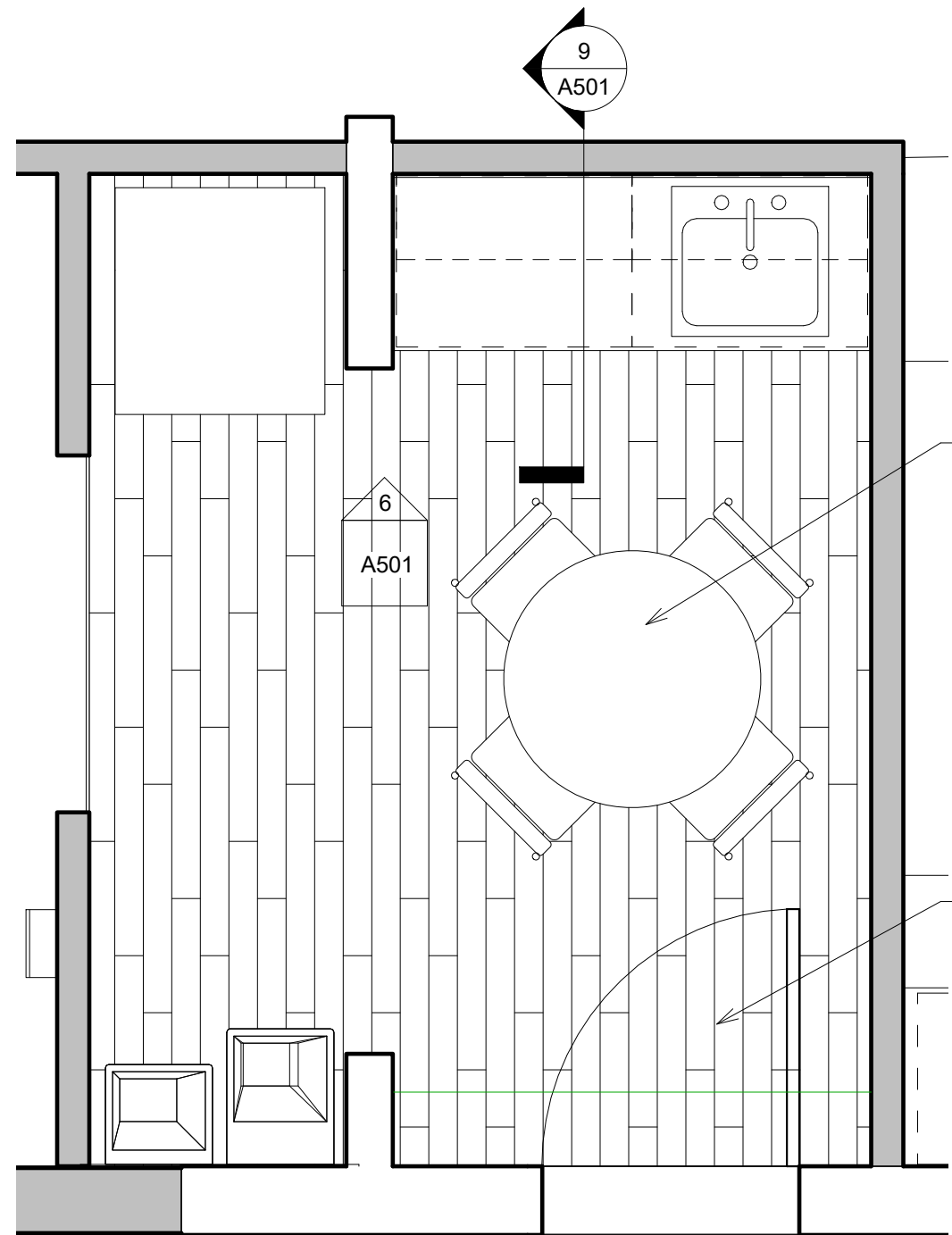
10 TELLER COUNTER SECTION
3/4" = 1'-0"



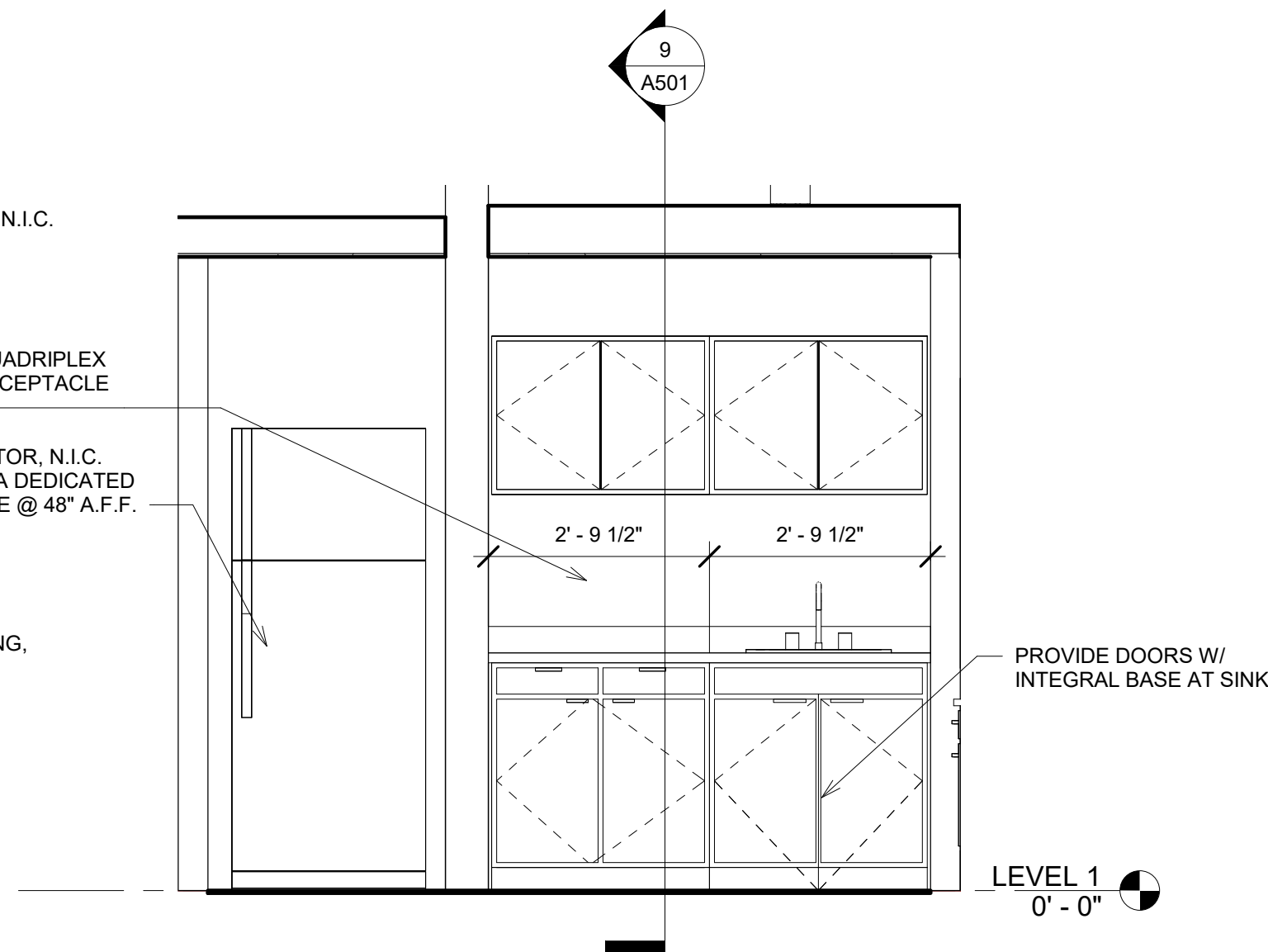
9 BREAK CABINET SECTION
3/4" = 1'-0"



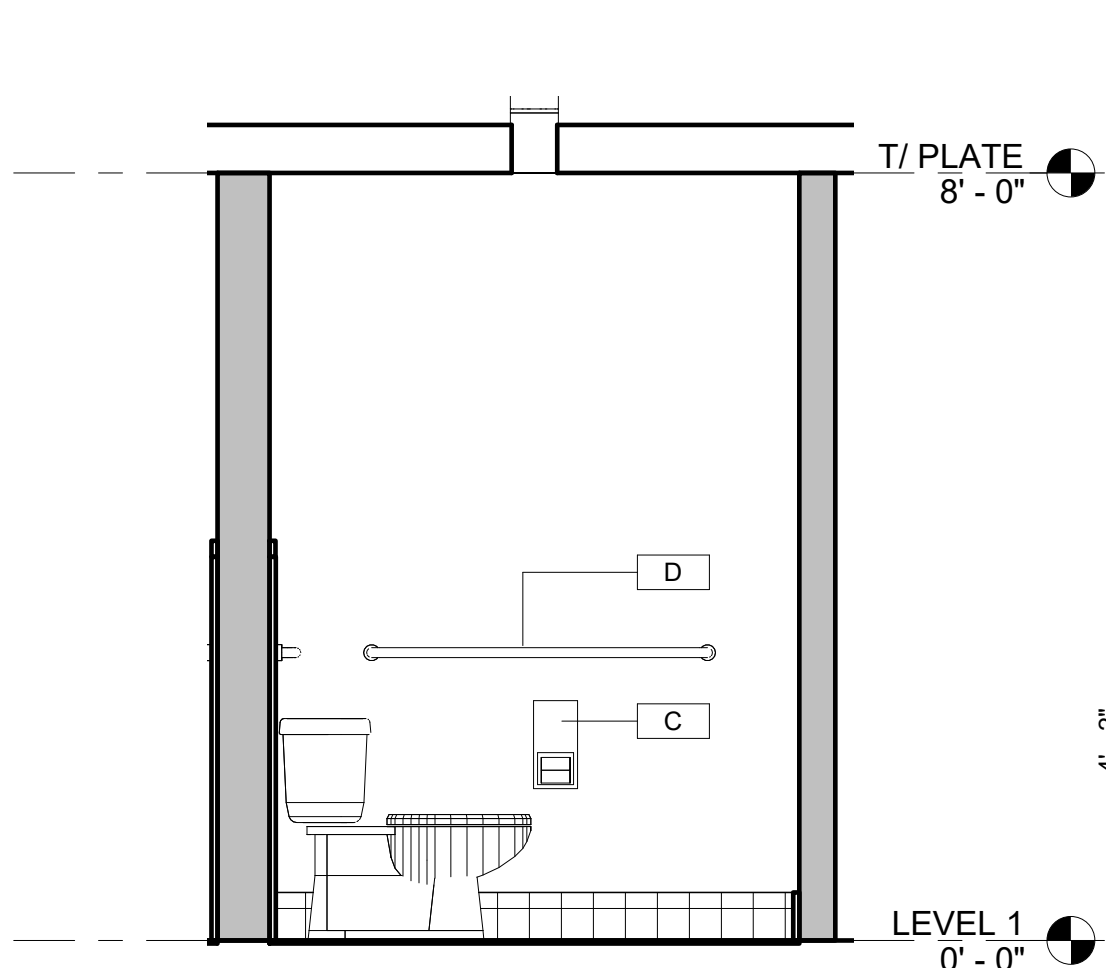
8 WORK ROOM CABINETS
3/4" = 1'-0"



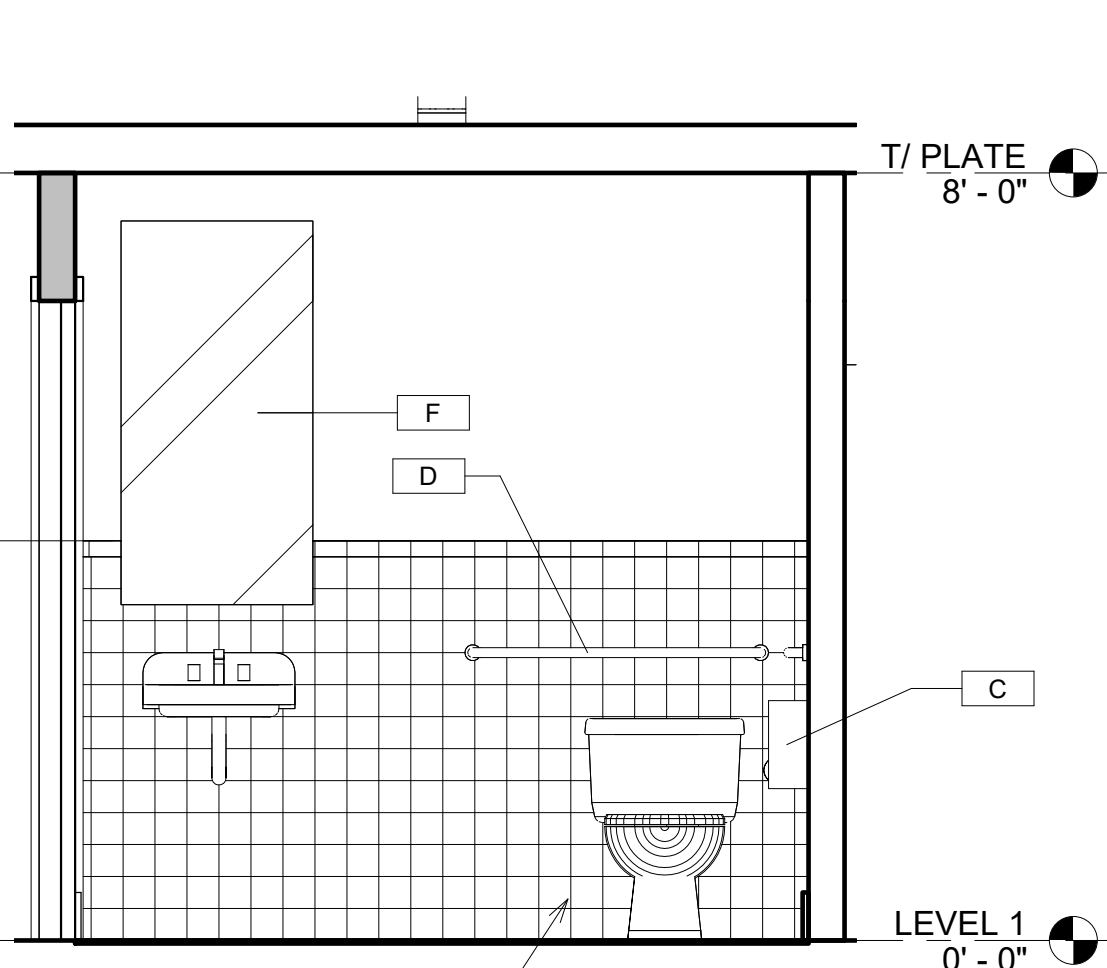
7 BREAK ROOM PLAN
1/2" = 1'-0"



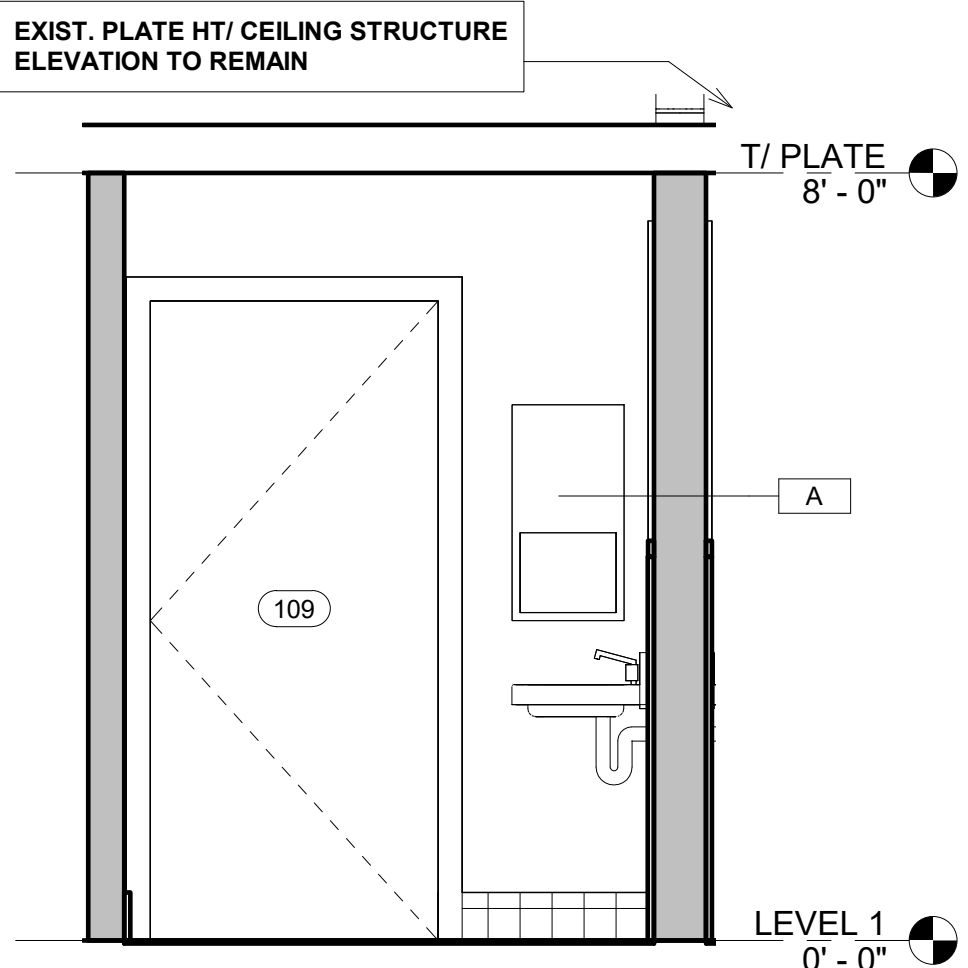
6 BREAK - NORTH
1/2" = 1'-0"



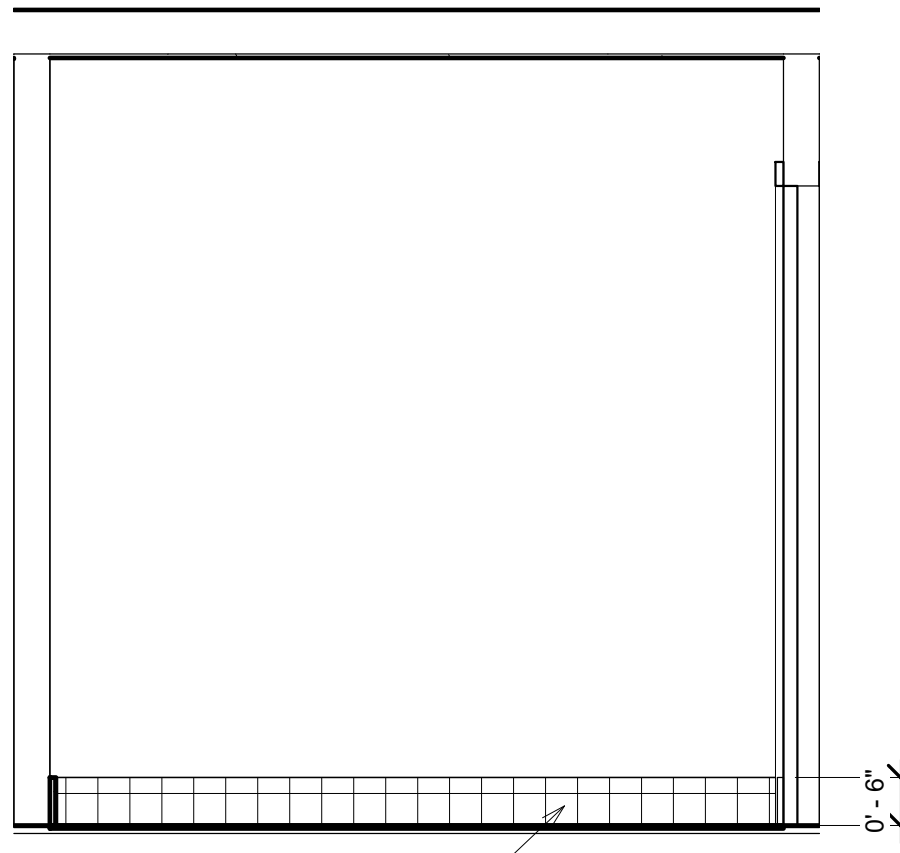
5 MEN - WEST (WOMEN - WEST, O.H.)
1/2" = 1'-0"



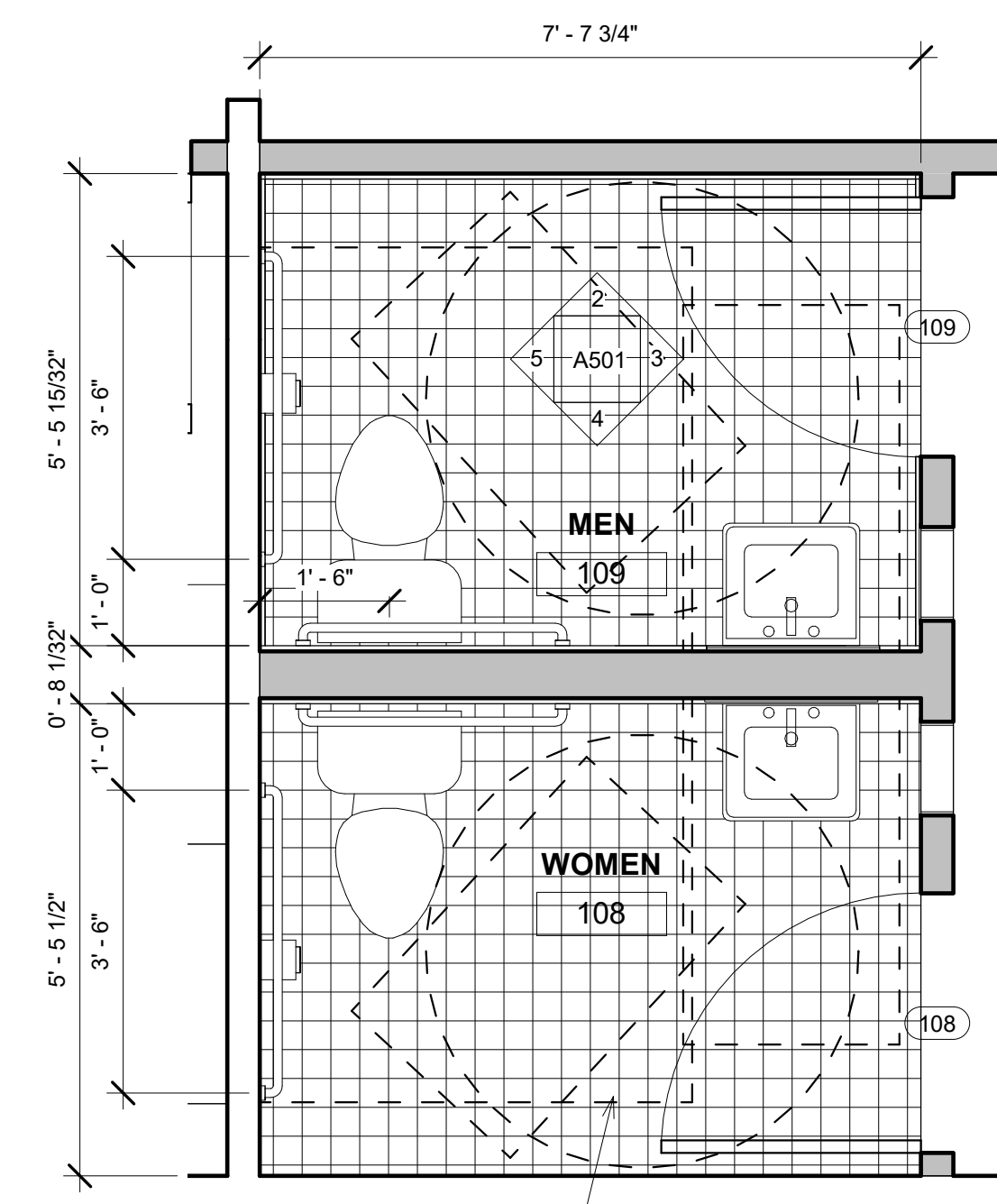
4 MEN - SOUTH (WOMEN - NORTH, O.H.)
1/2" = 1'-0"



3 MEN - EAST (WOMEN - EAST, O.H.)
1/2" = 1'-0"



2 MEN - NORTH (WOMEN - SOUTH, O.H.)
1/2" = 1'-0"



1 TOILET ROOM PLAN
1/2" = 1'-0"

TOILET ACCESSORIES:

Mark	Description
A	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE - BOD = BOBRICK MODEL B-3944
B	SOAP DISPENSER - BOD = BOBRICK B-2111
C	TOILET PAPER DISPENSER - BOD = BOBRICK MODEL B-3888
D	GRAB BARS MOUNTED AT 36" A.F.F. - BOD = BOBRICK B-68137
E	SURFACE MOUNTED DOUBLE ROBE HOOK - BOD = BOBRICK B-6727
F	24" X 36" FRAMED MIRROR - BOD = BOBRICK B-2908
G	TOWEL HOOK - BOD=BOBRICK B677

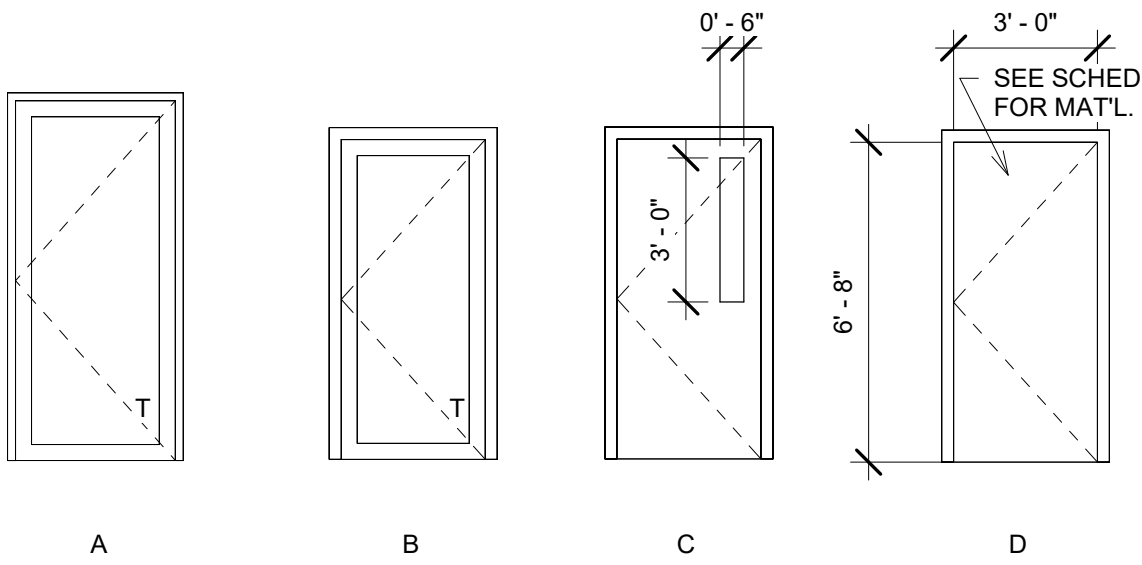
FOR CONSTRUCTION

consultant:

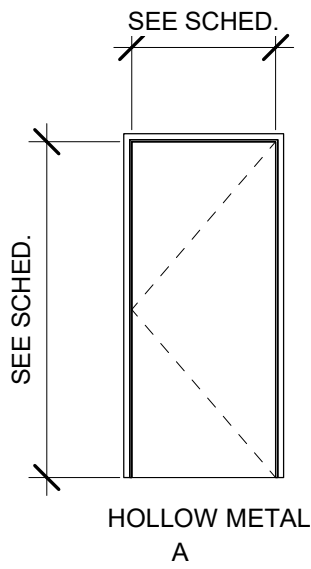
Mark	Type Mark	Material	Height	Width	Thickness	Finish	Frame Type	Frame Material	Frame Finish	Fire Rating	Comments
101	A	WD/ GL	7'- 6"	3'- 4"	0'- 1 3/4"	PT	A	HM	PT		CARD READER AND ELECTRIC STRIKE
102	B	WD/ GL	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
103	C	WD/ GL	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
104	D	HM	6'- 8"	3'- 0"	0'- 1 3/4"	PT	A	HM	PT		
106	D	HM	6'- 8"	3'- 0"	0'- 1 3/4"	PT	A	HM	PT		CARD READER AND ELECTRIC STRIKE
108	D	WD	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
109	D	WD	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
111	B	WD/ GL	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
112	B	WD/ GL	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
113	B	WD/ GL	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
114	D	WD	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
115	D	HM	6'- 8"	3'- 0"	0'- 1 3/4"	PT	A	HM	PT		CARD READER AND ELECTRIC STRIKE
116	B	WD/ GL	6'- 8"	3'- 0"	0'- 1 3/4"	ST	A	HM	PT		
119	D	HM	6'- 8"	3'- 0"	0'- 1 3/4"	PT	A	HM	PT		CARD READER AND ELECTRIC STRIKE
121	D		6'- 8"	2'- 6"	0'- 1 3/4"						

1. DOOR SCHEDULE NOTES:
1. ALL EXTERIOR DOORS TO RECEIVE THRESHOLDS AND WEATHERSTRIPPING. THRESHOLDS TO COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, AND SHALL IN NO CASE BE OVER 1/2" HIGH.
2. COORDINATE DOOR HARDWARE WITH OWNER'S SECURITY REQUIREMENTS. PROVIDE ELECTRIC LOCKS/ STRIKES AND CONTROLS AS REQUIRED. LOCKS SHALL BE EITHER FAIL-SAFE OR OVERRIDE-ABLE FROM THE INTERIOR MANUALLY WITH NO SPECIAL KNOWLEDGE.
3. PROVIDE BALL BEARING HINGES AT ALL DOORS WITH CLOSERS
4. PROVIDE COMPLETE DOOR & HARDWARE SUBMITTAL FOR OWNER & ARCHITECT RECVIEW.

DOOR TYPES:

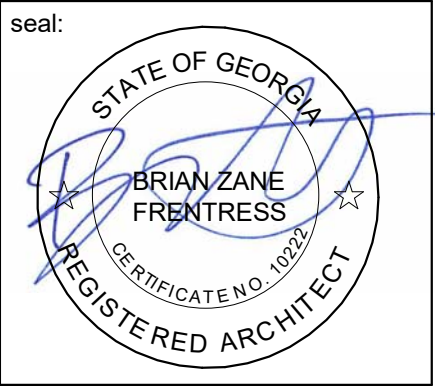


FRAME TYPES:



print log:

FINAL REVIEW	08/01/22
FOR CONSTRUCTION	3/24/23
REVIEW COMMENTS	4/14/23



SCHEDULES

sheet no:

A701

FOR CONSTRUCTION

NO SCALE

ROUND SHEET METAL DUCT DIAMETER AS INDICATED ON PLANS.

TRUNK DUCT

SPIN-IN FITTING WITH SCOOP DAMPER HERE FOR ACCESSIBLE CEILINGS

DAMPER HERE FOR INACCESSIBLE CEILINGS (I.E. HARD CEILINGS)

WHERE BRANCH DUCT SIZE DIFFERS FROM SCHEDULED DIFFUSER NECK SIZE, CONTRACTOR SHALL PROVIDE NECESSARY TRANSITION.

NYLON TIE ON EXTERIOR INSULATION

NYLON TIE ON INTERNAL LINER

INTERIOR LINER

PREINSULATED FLEXIBLE DUCTWORK. SEE SPECIFICATIONS. LENGTH SHALL NOT EXCEED 8'-0". PROVIDE SUPPORT PER SMACNA STANDARDS. INSTALL FREE OF KINKS & SAGS.

PROVIDE FACTORY, PRE-MOLDED INSULATION BLANKET ON DIFFUSER BACKPLATE

SUPPLY DIFFUSER

CEILING SEE ARCH.

NOTE:
CONNECT FLEX DUCT ENDS TO SHEET METAL DUCT AND DIFFUSER NECK WITH NYLON TIES. INTERIOR LINER AND EXTERIOR INSULATION OF FLEX DUCT TO BE TIED INDIVIDUALLY. INSTALL USING TENSIONING TOOL AS PER MANUFACTURER'S RECOMMENDATIONS.

5-CLIP JOINT OR ADHESIVE GASKET FITTING

45° LATERAL TEE

AIRFLOW

AIRFLOW

ROUND - ROUND

CONICAL TEE

AIRFLOW

M.V.D.

AIRFLOW

RECTANGULAR - ROUND

M.V.D.

AIRFLOW

AIRFLOW

WHERE:
 $X2 = (1/4) \times (X1), 4" \text{ MIN.}$

RECTANGULAR - RECTANGULAR

Diagram illustrating the installation of a cleanout cap and trap assembly, showing dimensions and components:

- CLEANOUT CAP, CLOSED DURING UNIT OPERATION
- PIPE FULL SIZE AIR UNIT DRAIN CONNECTION, MINIMUM
- OPEN END PIPE (EXTERIOR) CAPPED (INTERIOR)
- Dimensions: X1, X2, X3
- Flow direction indicated by an arrow labeled "FLOW"
- AIR UNIT CASING

WHERE:

- X1 = " PLUS MAXIMUM NEGATIVE STATIC PRESSURE
- X2 = HALF OF X1
- X3 = X1 + X2 + PIPE Ø + INSULATION

NOTES

- LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.

Diagram illustrating the components and connections of a wall-mounted furnace system:

- OUTDOOR AIR DUCT UP. REFER TO PLANS FOR SIZE AND CONTINUATION.
- SUPPLY AIR DUCT UP. REFER TO PLANS FOR SIZE AND CONTINUATION.
- FLEXIBLE CONNECTION
- WALL MOUNTED FURNACE
- MANUAL VOLUME DAMPERS
- SIDEWALL RETURN GRILLE. REFER TO PLANS FOR SIZE AND LOCATION.
- LINED RETURN AIR PLENUM.
- FLOAT SWITCH. SWITCH SHALL SHUT DOWN UNIT UPON DETECTION OF WATER.
- AUXILIARY DRAIN PAN

NOTE:
ALL MANUFACTURER REQUIRED CLEARANCES SHALL BE OBSERVED.

MARK	DUTY	TYPE	CFM	E.S.F. (IN WG)	MOTOR (W / hp *)	DRIVE	MAX. NOISE (SONES)	CONTROL BY	BASIS OF DESIGN MODEL	REMARKS				
										1	2	3	4	5
EF-A	EXHAUST	CEILING CABINET	70	0.25	100	DIRECT	1.5	WALL SWITCH	GREENHECK, SP	X	X	X		
NOTES (APPLY TO ALL):										REMARKS (APPLY AS SCHEDULED):				
A. SEE ELECTRICAL PLANS FOR POWER CHARACTERISTICS										1. INTEGRATED FAN SPEED CONTROLLER INSIDE FAN FOR BALANCING.				
B. DESIGN IS BASED ON PRODUCTS BY GREENHECK. ACCEPTABLE										2. FACTORY DISCONNECT SWITCH/PLUG.				
ALTERNATES SHALL BE BY LOREN-COOK, TWIN-CITY, PENN BARRY.										3. GRAVITY BACKDRAFT DAMPER.				

INDOOR UNIT					OUTDOOR UNIT					COMBINED CAPACITIES			
MARK	SERVES	TYPE	MODEL/SERIES	NOMINAL TONS / MIN. SEER	CPM	MARK	MIN. SEER	MIN. HSPF	MODEL/SERIES	MAX. PIPING LENGTH (FT)	MAX. PIPING HEIGHT (FT)	COOLING TOTAL (MBH)	HEATING @ 47°F (MBH)
MFCU-1	IT ROOM	WALL-MOUNTED, HEAT PUMP	FTX12NMVJU	1	434	MHP-1	19.0	9.0	RX12NMVJU	65.6	49.3	10.9	13.5
NOTES (APPLY TO ALL):													
A. BASIS OF DESIGN: DAIKIN. EQUAL PRODUCTS: MITSUBISHI, LENNOX, SAMSUNG, LG, SANYO, CARRIER, JCI/WORK.													
B. SINGLE POWER CONNECTION AT OUTDOOR UNIT. DISCONNECT SWITCHES PROVIDED AT THE INDOOR AND OUTDOOR UNITS BY ELECTRICAL SUBCONTRACTOR. REFER TO THE ELECTRICAL DOCUMENTS.													
C. R-410A REFRIGERANT.													
D. FACTORY CONDENSATE PUMP OR CONDENSATE LIFT MECHANISM.													
E. WALL MOUNTED WIRED REMOTE CONTROLLER.													
F. INVERTER DRIVEN COMPRESSOR.													
G. MOUNT MHP ON 4" CONCRETE HOUSEKEEPING PAD ON GRADE. PAD SHALL EXTEND 6" BEYOND UNIT ON ALL SIDES.													
H. REFRIGERANT LINE SET TOTAL EQUIVALENT LENGTH SHALL NOT EXCEED LENGTH SHOWN ON SCHEDULE. SHOULD AN ALTERNATE MANUFACTURER BE USED, CONTRACTOR SHALL COMPLY WITH ALTERNATE MANUFACTURER LINE SET LIMITATIONS.													
I. WIND BAFFLE ACCESSORY.													

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	NOISE CRITERIA @ MAX CFM	MODEL
RC0606	EGGCRATE GRILLE	6x6	6x6	25	TITUS 50F
RC1206	EGGCRATE GRILLE	12x6	12x6	25	TITUS 50F
RC1212	EGGCRATE GRILLE	12x12	12x12	25	TITUS 50F
SC0804	DOUBLE DEFLECTION REGISTER	10x6	8x4	25	TITUS 300F5
SC1206	DOUBLE DEFLECTION REGISTER	14x8	12x6	25	TITUS 300F5
SC1806	DOUBLE DEFLECTION REGISTER	20x8	18x6	25	TITUS 300F5
SCLO8	LOUVERED FACE SUPPLY	24x24	8Ø	25	TITUS TMS

A. AIR DEVICE (I.E. DIFFUSERS, REGISTERS AND GRILLES) COLOR SELECTION SHALL BE MADE BY ARCHITECT. CONTRACTOR SHALL SUBMIT COLOR/FINISH CHARTS FOR ARCHITECTURAL REVIEW AND SELECTION.
B. THE CONTRACTOR SHALL COORDINATE AIR DEVICE FRAME AND/OR SUSPENSION TYPE WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.

INDOOR UNIT										COMBINED COOLING CAPACITIES										REMARKS										
MARK	SERVES	TOTAL S.A. (CFM)	O.A. (CFM)	E.S.P. (IN WG)	MOTOR (hp)	HEATING				CARRIER FURNACE BASIS OF DESIGN	CARRIER COIL BASIS OF DESIGN	MIN. SEER	REFR.	CARRIER BASIS OF DESIGN	NOMINAL TONNAGE	COOLING														
						GAS TYPE	EFF. AFUE	GAS IN (BTUH)	GAS OUT (BTUH)							TOTAL (MBH)	SENS (MBH)	LAT (MBH)	Ent. Tdb (°F)	Ent. Twb (°F)	Lvg. Tdb (°F)	Lvg. Twb (°F)								
FURN-1 / CU-1	LOBBY	1,200	130	0.50	1/2 ECM	NATURAL	92%	60,000	56,000	595P2A060E17--14	CNPFV3717AL	15.0	R-410A	24ACC436	3.0	38.7	27.6	11.1	77.0	65.2	55.0	54.0								
FURN-2 / CU-2	OFFICES	1,400	190	0.50	1/2 ECM	NATURAL	92%	80,000	75,000	595P2A080E17--16	CNPFV4217AL	15.0	R-410A	24ACC442	3.5	42.8	31.4	11.3	77.6	65.5	56.0	55.0								

NOTES (APPLY TO ALL):

A. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.

B. SUBMITTED UNIT CAPACITIES SHOULD BE WITHIN +/-10% OF SCHEDULED CAPACITIES.

C. BASIS OF DESIGN: CARRIER. SEE SPECIFICATIONS.

ACCEPTABLE ALTERNATES: JCIYORK, TRANE, DAIKINMCQUAY, LENNOX

D. ALL EVAPORATORS AND COOLING COILS LOCATED ABOVE THE LOWEST LEVEL FINISHED FLOOR SHALL BE INSTALLED WITH AN AUXILIARY CONDENSATE DRAIN PAN UNDER THE UNIT. PROVIDE AN ELECTRONIC WATER LEVEL DETECTOR WIRED TO SHUTDOWN THE UNIT UPON DETECTION OF WATER IN THE AUXILIARY DRAIN PAN.

E. AS AN ALTERNATIVE TO THE AUXILIARY CONDENSATE DRAIN PAN, AN ELECTRONIC WATER LEVEL DETECTOR WIRED TO SHUTDOWN THE UNIT UPON DETECTION OF WATER MAY BE INSTALLED IN THE PRIMARY DRAIN LINE, THE OVERFLOW DRAIN LINE OR THE EQUIPMENT SUPPLIED DRAIN PAN. THE WATER LEVEL DETECTOR SHALL BE LOCATED AT A POINT HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM OF SUCH PAN.

REMARKS (APPLY AS SCHEDULED):

1. PROGRAMMABLE THERMOSTAT.

2. 2-PIPE DIRECT VENTING KIT. PROVIDE CONCENTRIC TERMINATION AT ROOF; REFER TO FLOOR PLAN. VENT SIZE, MATERIALS AND TERMINATION SHALL BE PER MANUFACTURERS REQUIREMENTS.

3. LOW AMBIENT PACKAGE.

4. DISPOSABLE FILTER.

5. ANTI-SHORT CYCLE TIMER.

6. INDOOR FAN DELAY KIT.

7. DISCONNECT SWITCH PROVIDED BY ELECTRICAL SUBCONTRACTOR AT BOTH THE INDOOR AND OUTDOOR UNIT. REFER TO THE ELECTRICAL DOCUMENTS.

8. MOUNT OUTDOOR CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD. PAD SHALL BE A MINIMUM 4" THICK AND SHALL EXTEND 6" BEYOND UNIT ON ALL SIDES.

consultant:



PROFICIENT
ENGINEERING

6991 Peachtree Industrial Blvd Building 700
Peachtree Corners, Georgia 30092
404.330.9798
PROJECT # 122576

2241 LEWIS STREET
KENNESAW, GA 30144

[illegible]

seal:



The seal is circular with a double-lined border. The outer ring contains the text "GEORGIA" at the top and "ANDREW SMITH" at the bottom. Inside the ring, the words "REGISTERED" and "ENGINEER" are positioned at the top and bottom respectively. The center of the seal contains the text "Andrew Smith" in a script font, "No. 165827" in a bold sans-serif font, and "PROFESSIONAL" in a bold sans-serif font. Two small stars are located on the left and right sides of the inner circle.

DETAILS &
SCHEDULES

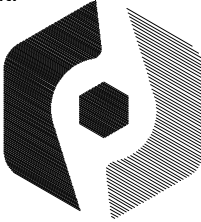
sheet no:

M002

brian frentress,
architect, LLC

204 kings highway
decatur, georgia 30030
tel. 404.216.0515
brian@urban-archaeology.net

consultant:



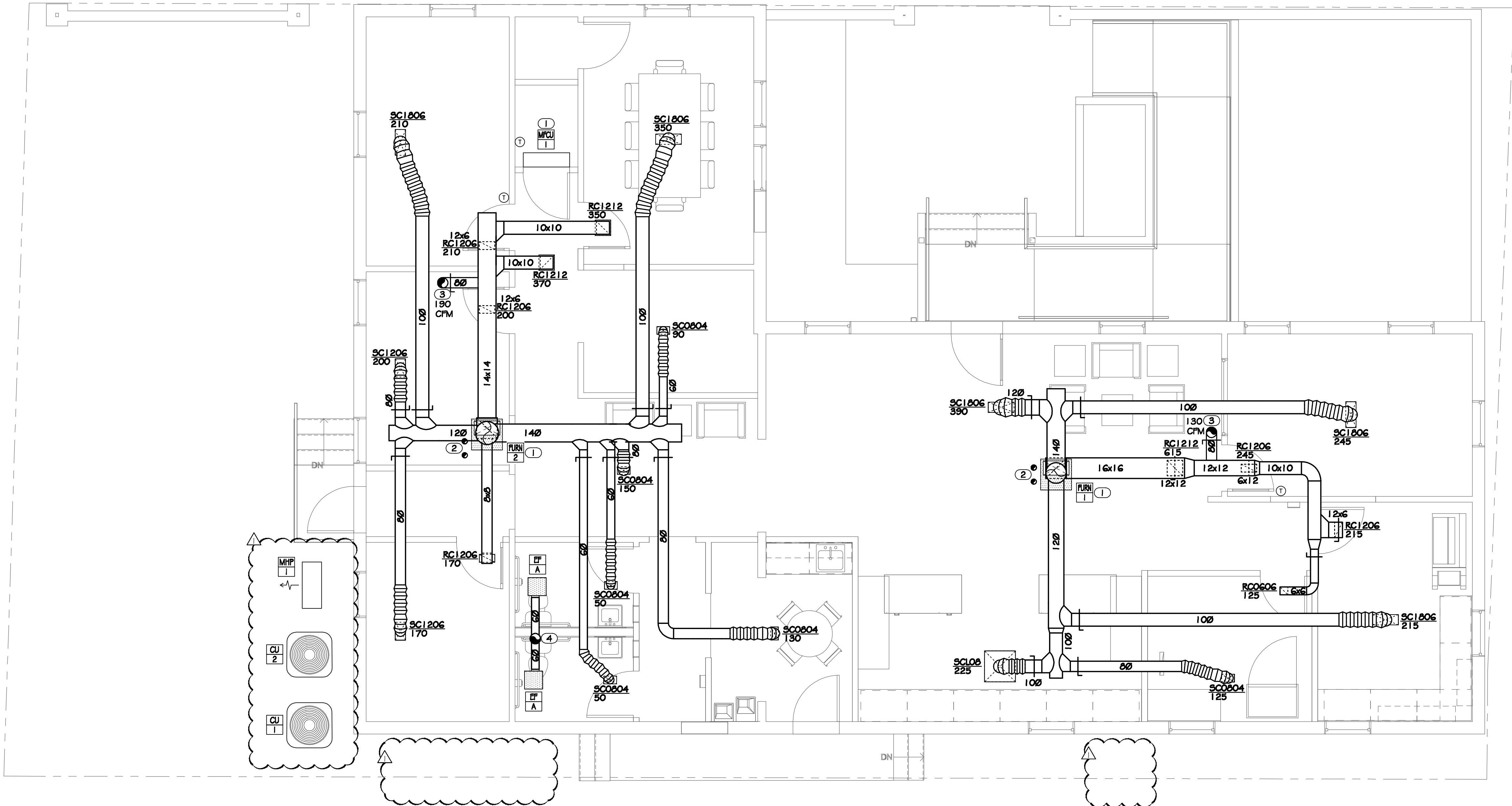
PROFICIENT
ENGINEERING
6991 Peachtree Industrial Blvd Building 700
Peachtree Corners, Georgia 30092
404.330.9798
PROJECT # 122576

GENERAL NOTES

- A. EACH SUPPLY DIFFUSER/REGISTER RUNOUT SHALL BE PROVIDED WITH A VOLUME DAMPER. REFER TO THE DIFFUSER TAKE-OFF DETAIL FOR ADDITIONAL INFORMATION.
- B. DRAWINGS ARE DIAGRAMMATIC ONLY; FINAL ROUTING OF DUCTWORK AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC. SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.
- C. EXISTING HVAC EQUIPMENT (I.E. SPLIT SYSTEMS AND EXHAUST FANS) SHALL BE DEMOLISHED AND REMOVED FROM SITE.
- D. EXISTING DUCTWORK AND AIR DEVICES (I.E. DIFFUSERS, REGISTERS AND GRILLES) SHALL BE DEMOLISHED AND REMOVED FROM SITE.
- E. INDOOR FAN COIL UNITS INSTALLED UP IN ATTIC.
- F. MAINTAIN 10FT SEPARATION BETWEEN OUTSIDE AIR INTAKES AND EXHAUST TERMINATIONS.

KEYNOTES

- ① TRAP AND ROUTE 1 1/2" CONDENSATE DRAIN LINE FROM INDOOR FAN COIL UNIT AND ROUTE TO EXTERIOR SPLASH BLOCK ON GRADE. TERMINATION LOCATION SHALL NOT CAUSE A NUISANCE.
- ② COMBUSTION AIR INTAKE AND FLUE ROUTED UP TO ROOF TERMINATION KIT FROM MANUFACTURER. INTAKE AND FLUE MATERIALS AND SIZES PER MANUFACTURER'S REQUIREMENTS.
- ③ OUTSIDE AIR DUCT ROUTED DOWN FROM ROOF CAP. BALANCE OUTSIDE AIR DUCT PER CFM SHOWN ON FLOOR PLAN.
- ④ EXHAUST DUCT ROUTED UP TO ROOF CAP.



1 LEVEL 1
M100 1/4" = 1'-0"

THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

print log:

PERMIT SET	10/21/22
TENANT MOD	11/08/22

seal:



REGISTERED
Professional Engineer
No. 125857
PROFESSIONAL
ENGINEER
ANDREW SMITH

LEVEL 1 FLOOR
PLAN

sheet no:

M100

Diagram illustrating the connection of a gas line to a gas-fired furnace. The diagram shows a vertical gas line on the left, which connects to a horizontal gas line. A full-size dirt leg (minimum 3" long) is shown on the vertical line. A shut-off valve is located on the horizontal line. The horizontal line then connects to a flexible hose connection, which leads to the gas-fired furnace.

Labels and Callouts:

- GAS SIZE AS INDICATED ON PLANS
- SHUTOFF VALVE
- FULL SIZE DIRT LEG (MINIMUM 3" LONG)
- ONLY WHERE INDICATED ON PLANS, PROVIDE PRESSURE REGULATING VALVE WITH PROTECTIVE COVER ON VENT. SEE PLANS & SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- FLEXIBLE HOSE CONNECTION.
- GAS FIRED FURNACE

Diagram illustrating the installation of a water heater with various safety and connection components:

- HOT WATER SUPPLY**: Connection to the top of the water heater.
- COLD WATER SUPPLY**: Connection to the top of the water heater, passing through a **BALL VALVE (TYP)** and a **CHECK VALVE**.
- VACUUM RELIEF VALVE (WATTS LFN3G-M1 OR EQUAL)**: Connected to the top of the water heater.
- THERMOMETER**: Connected to the side of the water heater.
- DIELECTRIC UNION (TYP)**: Connected to the side of the water heater.
- THERMAL EXPANSION TANK**: Connected to the side of the water heater.
- IF NOT FACTORY PROVIDED, INSTALL ASME RATED T&P RELIEF VALVE (WATTS 40XL SERIES OR EQUAL)**: Connected to the top of the water heater.
- 1/2" DEEP POLYETHYLENE OR 20GA GALVANIZED SHEET METAL DRAIN PAN, MINIMUM 2" LARGER THAN TANK DIAMETER, WITH 1" DRAIN CONNECTION**: Installed below the water heater.
- FULL SIZE DISCHARGE TO DRAIN PAN**: Connection from the water heater to the drain pan.
- ROUTE T&P RELIEF AND PAN DRAIN AS INDICATED ON FLAN, FOR EACH PIPE, PROVIDE AIR GAP AT DISCHARGE LOCATION**: Instructions for routing the relief and drain pipes.
- ASSE 1.005 DRAIN VALVE WITH HOSE CONNECTION**: Connected to the drain pan.
- STEEL WATER HEATER STAND (HOLDRITE 'QUICK STAND,' 40-S SERIES OR EQUAL)**: Supports the water heater.

[illegible][illegible]

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PROFICIENT
ENGINEERING
91 Peachtree Industrial Blvd Building
Peachtree Corners, Georgia 30092
404.330.9798
PROJECT # 122576

2241 LEWIS STREET
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[illegible]

A circular professional engineer seal for the state of Georgia. The outer ring contains the word "GEORGIA" at the top and "ENGINEER" at the bottom. Inside the ring, the word "REGISTERED" is at the top and "PROFESSIONAL" is at the bottom. In the center, the text "No. 039968" is above the name "MIKE ROEDER". Two stars are positioned on the left and right sides of the seal. A large, stylized signature is written across the seal.

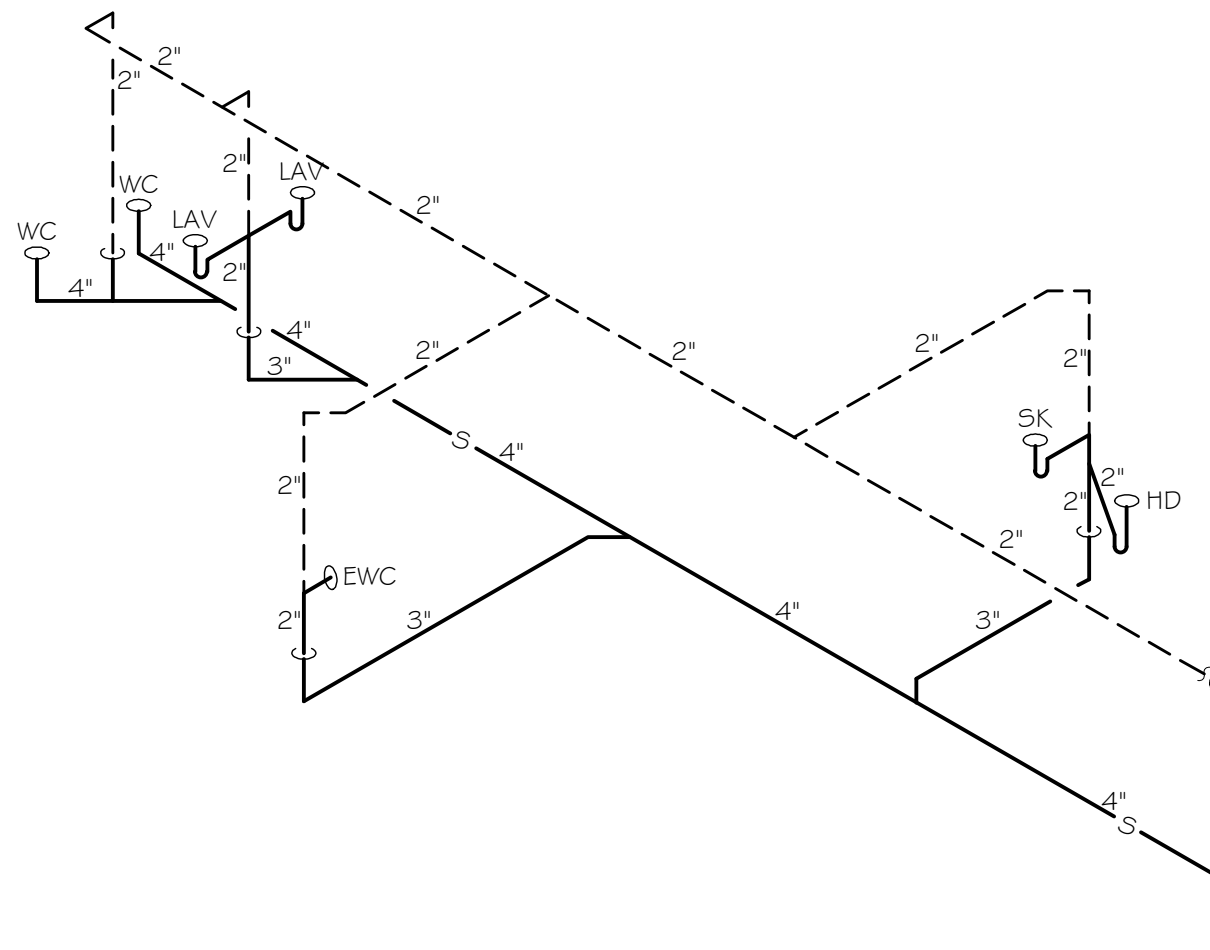
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P002

brian@urban-archaeology.net

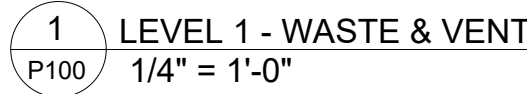
PROJECT # 122576

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KENNESAW, GA 30144



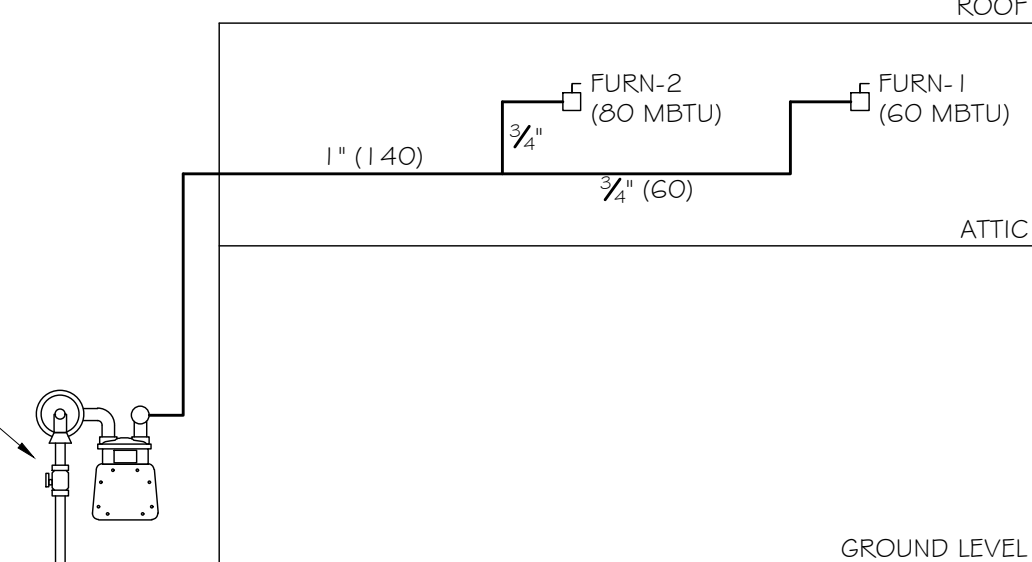
- ① 2" V DN
- ② DISCHARGE WATER HEATER PAN DRAIN TO HUB DRAIN HD-1 UNDER COUNTER WITH AIR GAP. FIELD COORDINATE EXACT PATH.
- ③ 2" V A/C # CONNECT TO EXISTING VENT PIPING. FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING WORK. PROVIDE NEW VENT THROUGH ROOF IF NECESSARY.
- ④ 4" S B/F # CONNECT TO EXISTING SANITARY PIPING IN BUILDING. FIELD VERIFY EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK.

DEMO ALL EXISTING UNUSED PLUMBING FIXTURES IN THIS SPACE AND ALL ASSOCIATED PIPING. CAP UNUSED PIPING BELOW FLOOR, IN WALL, OR ABOVE CEILING AS APPLICABLE. DEMO WATER PIPING SHALL BE REMOVED BACK TO MAIN TO ELIMINATE 'DEAD LEGS'.



NO SCALE

NATURAL GAS PRESSURE REGULATOR &
METER INSTALLATION. DELIVERY
PRESSURE = 7" W.C., TOTAL CONNECTED
LOAD = 140,000 BTU. SIZING BASED
ON IFGC TABLE 402.4(2) - SCHEDULE 40
METALLIC PIPE, INLET PRESSURE LESS
THAN 2PSI, PRESSURE DROP OF
0.5" W.C., 0.60 SPECIFIC GRAVITY.
80' TOTAL DEVELOPED LENGTH.



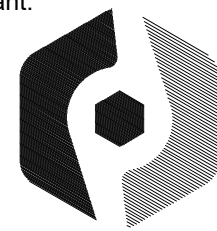
- (1) $\frac{1}{2}$ " CW $\frac{1}{2}$ " HW DN
- (2) $\frac{3}{4}$ " CW $\frac{1}{2}$ " HW DN
- (3) $\frac{1}{2}$ " CW DN
- (4) $\frac{3}{4}$ " VALVED CW DN
- (5) $\frac{3}{4}$ " CW $\frac{3}{4}$ " HW TO WATER HEATER INSTALLATION IN ATTIC, SEE DETAIL
- (6) $\frac{3}{4}$ " CW AC * CONNECTION TO EXISTING WATER PIPING, FIELD VERIFY SIZE AND EXACT LOCATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING BACKFLOW PREVENTER SERVING THIS SPACE, AND SHALL HAVE IT SERVICED AND CERTIFIED TO BE IN PROPER WORKING ORDER. PROVIDE NEW BACKFLOW PREVENTER BFF-1 IF NECESSARY.
- (7) NATURAL GAS CONNECTION TO FURNACE W/SHUTOFF VALVE, DIRT LEG * UNION (SEE DETAIL)
- (8) NATURAL GAS IN ATTIC * DN ON EXTERIOR WALL TO EXISTING NATURAL GAS METER INSTALLATION, FIELD VERIFY EXIST LOCATION. VERIFY CAPACITY OF EXISTING METER AND DELIVERY PRESSURE WITH UTILITY PROVIDER, INSTALL NEW METER/PRV ASSEMBLY AS NECESSARY. SEE RISER DIAGRAM FOR PIPE SIZING AND DESIGN CRITERIA.

DEMO ALL EXISTING UNUSED PLUMBING FIXTURES IN THIS SPACE AND ALL ASSOCIATED PIPING. CAP UNUSED PIPING BELOW FLOOR, IN WALL, OR ABOVE CEILING AS APPLICABLE. DEMO WATER PIPING SHALL BE REMOVED BACK TO MAIN TO ELIMINATE DEAD LEGS.

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consultant:

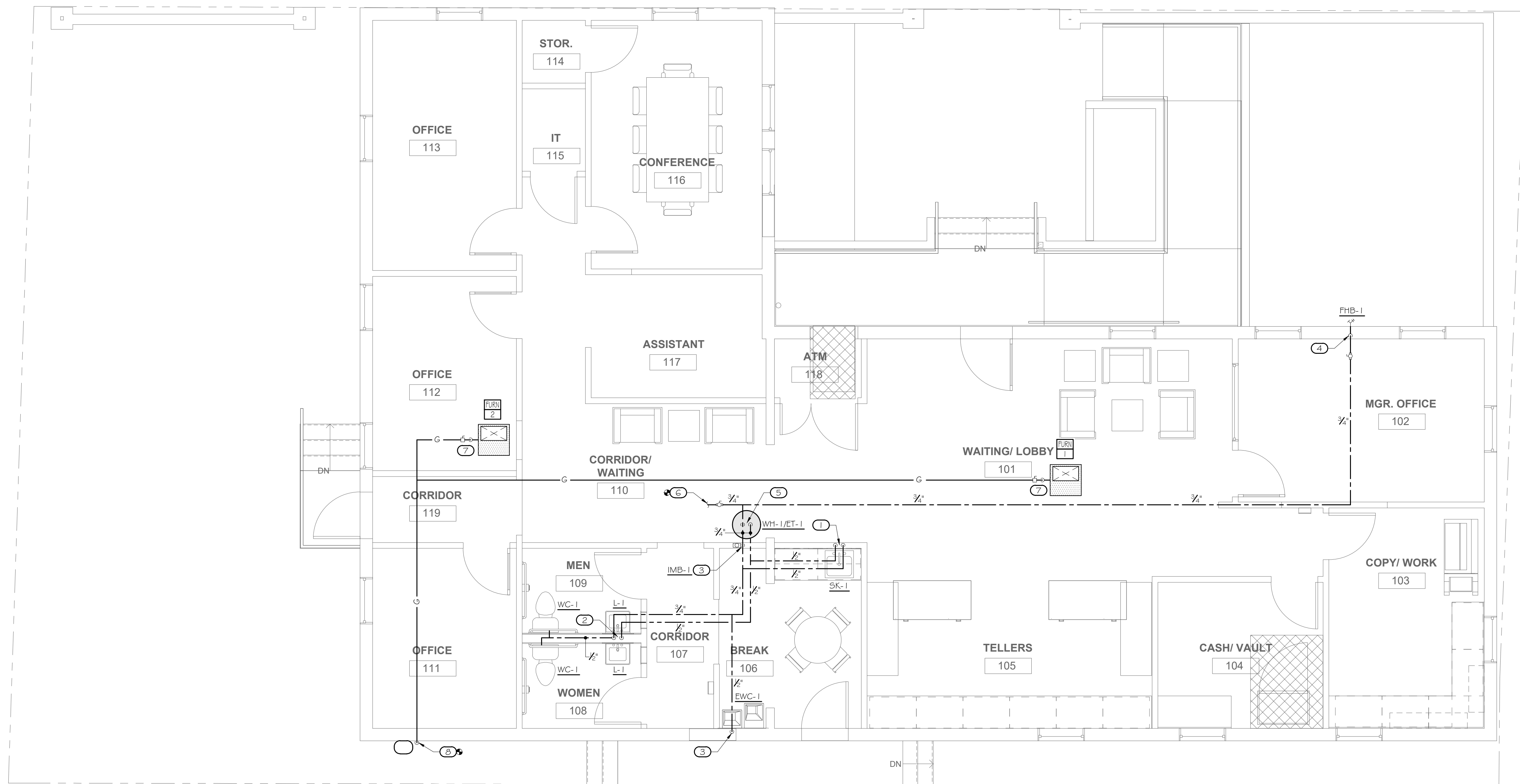


PROFICIENT
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PROJECT # 122576

THE PIEDMONT BANK

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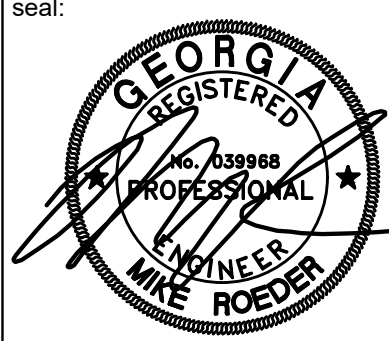


1 LEVEL 1 - SUPPLY
P101 1/4" = 1'-0"

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print log
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[illegible]

seal:



LEVEL 1 FLOOR
PLAN - SUPPLY

sheet no:

P101

SPECIFICATIONS

GENERAL

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

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

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

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

THE WORK INCLUDES, BUT NOT LIMITED TO:

- THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM.
- ROUGH-IN AND FINAL CONNECTIONS TO ALL DEVICES REQUIRING ELECTRICAL POWER, INCLUDING OWNER PROVIDED EQUIPMENT.
- LIGHTING CONTROL
- LIGHTING FIXTURES

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

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL ELECTRICAL CODE 2020, SPECIFICATIONS, UTILITY COMPANY REQUIREMENTS AND ALL INDUSTRY STANDARDS.

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

IN ADDITION TO ABOVE MENTIONED CODES AND SPECIFICATIONS, THE FOLLOWING INDUSTRY STANDARDS SHALL BE COMPLIED IF THEY ARE MORE STRINGENT.

- IEEE
- IES
- IECC 2015
- ASHRAE 90.1
- NFPA
- NEMA
- UL
- ADA

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

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

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

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

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

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

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

PRODUCTS AND WORK

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

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

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

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

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

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

COORDINATE THE WORK UNDER THIS SECTION WITH ALL OTHER TRADES.

CONDUITS AND RACEWAYS:

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

OUTDOORS EXPOSED: RIGID STEEL.

OUTDOORS CONCEALED ABOVE GROUND: RIGID STEEL.

OUTDOORS UNDERGROUND: TYPE EPC-40-PVC

OUTDOORS CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND MOTOR DRIVEN EQUIPMENT): LFMC.

BOXES AND ENCLOSURES ABOVE GROUND: NEMA 3R UNLESS NOTED OTHERWISE ON PLANS.

INDOORS EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE: EMT.

INDOORS EXPOSED NOT SUBJECT TO SEVERE PHYSICAL DAMAGE: EMT.

INDOORS EXPOSED SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.

INDOORS CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT.

INDOORS CONNECTION TO VIBRATING EQUIPMENT: FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.

INDOORS DAMP OR WET LOCATIONS: IMC.

INDOORS LOW-VOLTAGE CABLES: EMT.

CONDUCTORS:

COPPER CONDUCTORS #10 AND SMALLER: LABELED PER UL 83, TYPE THHN/THWN, SOLID COPPER 600 VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.

METAL CLAD (TYPE MC) CABLE WHERE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 330.

COPPER CONDUCTORS #8 OR LARGER: LABELED PER UL 83, TYPE THHN/THWN, STRANDED COPPER, 600VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.

SPECIFICATIONS

ACCEPTABLE MANUFACTURERS OF CONDUCTORS:

PIRELLIE
SOUTHWIRE
AETNA
REPUBLIC
AFC
ENCORE WIRE
KERITE

CONTRACTOR MAY USE ALUMINUM CONDUCTORS FOR #4 AWG OR LARGER IN THE PLACE OF COPPER CONDUCTORS. CONTRACTOR SHALL REFER TO NEC TABLE 310.16 FOR EQUIVALENT CAPACITY AND SHALL COMPENSATE FOR VOLTAGE DROP.

CONTRACTOR SHALL MAKE ADEQUATE ADJUSTMENT TO CONDUIT SIZES INDICATED SHOULD ALTERNATIVE CONDUCTOR INSULATION OR MATERIAL BE UTILIZED.

MOLDED CASE CIRCUIT BREAKER:

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

APPROVED MANUFACTURERS:

GENERAL ELECTRIC
CUTLER HAMMER
SQUARE D
SIEMENS

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

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

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

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

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

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

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

LIGHTING FIXTURE

SUBMITTAL:

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

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

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

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

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

PANELBOARD

SUBMITTAL:

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

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

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

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

APPROVED MANUFACTURERS:

GENERAL ELECTRIC
CUTLER HAMMER
SQUARE D
SIEMENS

LIGHTING CONTROL

TIME SWITCHES:

SOLID STATE, PROGRAMMABLE, WITH ALPHANUMERIC DISPLAY; COMPLYING WITH UL 917.

20-A BALLAST LOAD, 120/240VAC.

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

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

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

INDOOR OCCUPANCY SENSORS:

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

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

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

POWER PACK: DRY CONTACTS RATED FOR 20-A BALLAST LOAD AT 120 OR 277 VAC.

AUTOMATIC LIGHT-LEVEL SENSOR: ADJUSTABLE FROM 2 TO 200 FC (21.5 TO 2152 LUX); TURN LIGHTS OFF WHEN SELECTED LIGHTING LEVEL IS PRESENT.

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

GROUNDING AND BONDING

ALL GROUNDING AND BONDING SHALL CONFORM TO NEC ARTICLE 250.

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

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

INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS FOR ALL EQUIPMENT.

ELECTRICAL GENERAL NOTES

THE DESIGN OF THIS SET OF DOCUMENT IS BASED ON NEC 2020.

ELECTRICAL CONTRACTOR SHALL REFER TO ALL OTHER DESIGN DRAWINGS PRIOR TO BID AND RETAIN FULL UNDERSTANDING OF THE SCOPE OF WORK.

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

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

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

COORDINATE THE INSTALLATION OF ALL CEILING MOUNTED DEVICES (FIRE ALARM SYSTEM DEVICES AND SPEAKERS, SOUND SYSTEM SPEAKER, ETC.) TO BE SYMMETRICAL ABOUT LIGHT FIXTURES AND SPRINKLER HEADS. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN, TYPICAL.

ALL MOUNTING OF EQUIPMENT IS AS SHOWN UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECT THE COLOR/FINISHES OF ALL ELECTRICAL DEVICES, OUTLETS, COVERPLATES AND TRIM.

EMERGENCY BATTERY PACKS AND EXIT SIGNS SHALL BE CONNECTED AHEAD OF ANY SWITCHING DEVICES.

REFER TO MECHANICAL DRAWINGS FOR DUCT SMOKE DETECTOR LOCATIONS AND QUANTITIES OPERATION SHALL INCLUDE DUAL CONTACT BASE WITH LOCAL EQUIPMENT SHUTDOWN AND FIRE ALARM SIGNAL INITIATION.

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

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

EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED IN ALL RACEWAYS.

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

ALL HOME RUNS SHALL RUN PARALLEL TO STRUCTURE AS MUCH AS POSSIBLE WHERE CEILING IS EXPOSED.

ALL RACEWAY AND EQUIPMENT SUPPORTS AND HANGERS SHALL BE FULLY COORDINATED WITH STRUCTURAL DRAWINGS TO INSURE LOCATION OF SAME OCCURS WITHIN FOUR (4) INCHES OF PANEL POINT ON BAR JOISTS.

COORDINATE LOCATION OF ALL FLOOR MOUNTED MECHANICAL AND PLUMBING EQUIPMENT IN ORDER TO VERIFY POWER & CONTROL RACEWAY CONCEALED IN SLABS TERMINATED AT PROPER LOCATION.

DISCONNECT SWITCHES, MOTOR STARTERS AND OTHER ELECTRICAL EQUIPMENT INSTALLED ABOVE ACCESSIBLE CEILINGS, AND REQUIRING ACCESS FOR MAINTENANCE, SHALL BE INSTALLED WITH BOTTOM OF DEVICE ONE (1) FOOT ABOVE CEILING TO PROVIDE READY ACCESSIBILITY.

MECHANICAL, PLUMBING, FIRE PROTECTION AND OTHER EQUIPMENT ARE SHOWN ON FLOOR PLAN IN APPROXIMATE LOCATION. COORDINATE WITH M, P, FP AND CONTRACT DRAWINGS/SUBMITTALS FOR EXACT LOCATION OF EQUIPMENT.

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

RACEWAY FOR EXTERIOR LIGHTING MAY BE INDICATED OUTSIDE OF BUILDING FOOTPRINT FOR CLARITY. ROUTE ALL EXTERIOR LIGHTING RACEWAY WITHIN BUILDING STRUCTURE.

POWER AND COMMUNICATIONS/DATA CONDUITS CAN CROSS AT 90°, BUT WHERE PARALLEL, SHALL BE A MINIMUM OF 6" APART.

TELEVISION AND RADIO ANTENNAS CABLES SHALL HAVE SURGE PROTECTION. GROUND ALL MASTS.

PROVIDE SURGE PROTECTION FOR ELECTRICAL AND TELEPHONE SERVICES.

PROVIDE TVSS FOR FIRE ALARM CONTROL PANEL.

FIELD COORDINATE MECHANICAL AND PLUMBING EQUIPMENT ELECTRICAL CHARACTERISTICS WITH DIV.15 CONTRACTOR PRIOR TO ROUGH-IN. ADJUST ELECTRICAL CONNECTIONS IF NECESSARY TO MATCH ACTUAL EQUIPMENT IN FIELD. FOR EXAMPLE, COORDINATE THE NAMEPLATE OVERCURRENT PROTECTION DEVICE RATING OF MECHANICAL EQUIPMENT AMONG MECHANICAL AND ELECTRICAL SUBCONTRACTORS. ADJUST CIRCUIT BREAKER TO MATCH NAMEPLATE RATING OF EQUIPMENT AT NO ADDITIONAL COST.

FIELD COORDINATE MECHANICAL AND PLUMBING EQUIPMENT REQUIREMENTS FOR ANY SUPPLEMENTAL POWER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO TRIP CIRCUITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ALL EQUIPMENT TO ITS INTENDED OPERATIONAL STATUS.

REFER TO FIRE PROTECTION DRAWINGS FOR LOCATIONS OF FLOW AND TAMPER SWITCHES.

EACH PENETRATION OF A FIRE RESISTANT RATED ASSEMBLY BY A PIPE, TUBE WIRE OR CONDUIT SHALL BE PROTECTED BY A THROUGH PENETRATION FIRE STOP SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E 814 OR E 199.

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

LIGHT SWITCHES AND ELECTRICAL OUTLETS, LOCATED IN ROOMS ACCESSIBLE TO THE DISABLED SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR SURFACE. IF THE REACH OR THE CONTROL IS OVER AN OBSTRUCTION, THE MINIMUM HEIGHT SHALL BE REACHED TO 44 INCHES FOR A FORWARD APPROACH OR 46 INCHES FOR A SIDE APPROACH.

REFER TO LOW VOLTAGE CONSULTANT'S DRAWINGS FOR VOICE, DATA AND CATV OUTLET LOCATIONS. REFER TO LV CONSULTANT'S DRAWINGS FOR ANY ADDITIONAL INFORMATION.

CONNECT ALL EXIT SIGNS TO NEAREST UNSWITCHED PORTION OF THE LIGHTING CIRCUIT IN THE AREA.

ELECTRICAL BOXES INSTALLED IN FIRE RATED WALLS SHALL MAINTAIN THE INTEGRITY OF THE RATED WALL.

SUPPORT ALL VERTICAL RACEWAY PER NEC TABLE 300.19(A).

MAKE ELECTRICAL CONNECTIONS TO ELECTRIC WATER COOLERS FROM GFCI PROTECTED OUTLET IN WALL BEHIND COOLER HOUSING. THE OUTLET AND CORD SHALL NOT BE VISIBLE FROM PUBLIC VIEW.

COORDINATE WITH CUTSHEETS OF ALL EQUIPMENT TO BE INSTALLED AND PROVIDE ADDITIONAL CIRCUITS FOR CONTROLS IF REQUIRED BY MANUFACTURER.

FINAL COLOR, FINISH AND OTHER AESTHETIC PORTIONS OF ALL DEVICES SHALL BE COORDINATED WITH ARCHITECT OR OWNER'S REPRESENTATIVE. THIS SET OF DRAWINGS DOES NOT SUPERCEDE ARCHITECTURAL OR INTERIOR DOCUMENTS.

ALL EXPOSED HORIZONTAL RUNS OF CONDUITS SHALL BE EITHER PARALLEL OR PERPENDICULAR TO EXTERIOR WALLS.

PROVIDE PLENUM RATED CABLES IF THE CABLES ARE EXPOSED AND ROUTED THROUGH PLENUM.

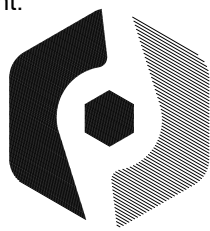
LEGEND		
SYMBOLS	DESCRIPTION	TYPICAL MOUNTING HEIGHT UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42"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

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

brian frentress,
architect, LLC

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brian@urban-archaeology.net

consultant:



PROFICIENT
ENGINEERING
6891 Peachtree Industrial Blvd Building 700
Peachtree Corners, Georgia 30092
404.330.9798
PROJECT # 122576

THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144

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GENERAL

sheet no:

E001

Panel A		ROOM MOUNTING SURFACE FED FROM UTILITY NOTE		VOLTS 240/120V 2P 3W BUS AMP5 200 NEUTRAL 100%		AIC MATCH EXISTING MAIN BKR 200 LUGS STANDARD	
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	0.6	EF-A, LIGHTING	a 2	20/1	0.8	LIGHTING
3	20/1	0.6	WATER COOLER	b 4	15/2	5.7	MFCU-1, MHP-1
5	20/1	1.2	REFRIGERATOR	a 6	1		
7	20/1	1.0	TEL BACKBOARD	b 8	20/1	1.2	FURN-2
9	20/1	1.2	COPY MACHINE	a 10	35/1	2.7	CU-2
11	20/1	1.2	SIGNAGE	b 12	20/1	1.2	FURN-1
13	20/1	0.7	RECEPTACLE	a 14	30/1	2.2	CU-1
15	20/1	1.1	RECEPTACLE	b 16	25/1	3.0	WH-1
17	20/1	1.3	RECEPTACLE	a 18	20/1	0.2	RECEPTACLE
19	20/1	0.9	RECEPTACLE	b 20	20/1	0.9	RECEPTACLE
21	20/1	0.9	RECEPTACLE	a 22	20/1	0.2	RECEPTACLE
23	20/1	0.0	SPACE	b 24	20/1	0.4	RECEPTACLE
25	20/1	0.0	SPACE	a 26	20/1	0.0	SPACE
27	20/1	0.0	SPACE	b 28	20/1	0.0	SPACE
29	20/1	0.0	SPACE	a 30	20/1	0.0	SPACE
31	20/1	0.0	SPACE	b 32	20/1	0.0	SPACE
33	20/1	0.0	SPACE	a 34	20/1	0.0	SPACE
35	20/1	0.0	SPACE	b 36	20/1	0.0	SPACE
37	20/1	0.0	SPACE	a 38	20/1	0.0	SPACE
39	20/1	0.0	SPACE	b 40	20/1	0.0	SPACE
41	20/1	0.0	SPACE	a 42	20/1	0.0	SPACE

	CONN KVA	CALC KVA		CONN KVA	CALC KVA	
LIGHTING	1.2	1.5	(125%)	RECEPTACLES	9.2	9.2
LARGEST MOTOR	3.1	0.8	(25%)	KITCHEN EQUIPMENT	1.2	1.2
MOTORS	13.1	13.1	(100%)	NONCONTINUOUS	4.6	4.6
				TOTAL LOAD		30.4
				BALANCED LOAD		126.8 A
				PHASE A		101%
				PHASE B		99.4%

LUMINAIRE SCHEDULE					
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	VOLTS
A		(1) 13W LED	6" LED RECESSED DOWNLIGHT	TBD	120V 1P 2W
B		(2) 30W LED	1x4 SURFACE MOUNTED LINEAR STRIP FIXTURE	TBD	120V 1P 2W
D		(1) 13W LED	EXTERIOR SURFACE MOUNTED LED DOWNLIGHT W/ BATTERY PACK	TBD	120V 1P 2W
E		(1) 13W LED	WALL MOUNTED SURFACE LINEAR LED	TBD	120V 1P 2W
T		(2) 1.5W LED	EMERGENCY LIGHTING UNIT	LITHONIA ELM2L-LED	120V 1P 2W
X		(1) 5W LED	THERMOPLASTIC EXIT SIGN WITH BACKUP BATTERY	LITHONIA LQM-S-W-3-R-120/277-EL-N	120V 1P 2W
XC		(2) 1.5W LED	COMBINATION EXIT/EMERGENCY LIGHTING UNIT	LITHONIA LHQM-LED-R-HO	120V 1P 2W
XR		(1) INCLUDED	REMOTE LAMP HEAD	LITHONIA ELA-QWP-L0309-5D	120V 1P 2W

GENERAL SCHEDULE						
CALLOUT	SYMBOL	VOLTS	KVA	CIRCUIT	WIRE CALLOUT	DISCONNECT DESCRIPTION
CU-1		120V 1P 2W	2.17	A-14	1/2"C, 1#10,#10N,#10G	30A/1P/NEMA 3R
CU-2		120V 1P 2W	2.68	A-10	1/2"C, 1#8,#8N,#10G	60A/1P/NEMA 3R
EF-A		120V 1P 2W	0.1	A-1	1/2"C, 1#10,#10N,#10G	CONTROLLED WITH LIGHTS
EF-A		120V 1P 2W	0.1	A-1	1/2"C, 1#10,#10N,#10G	CONTROLLED WITH LIGHTS
FURN-1		120V 1P 2W	1.18	A-12	1/2"C, 1#12,#12N,#12G	30A/1P/NEMA 1
FURN-2		120V 1P 2W	1.18	A-8	1/2"C, 1#12,#12N,#12G	30A/1P/NEMA 1
MFCU-1		208/120V 2P 3W	3.12	A-4,6	1/2"C, 2#12,#12N,#12G	30A/2P/NEMA 1
MHP-1		208/120V 2P 3W	2.54	A-4,6	1/2"C, 2#12,#12N,#12G	30A/2P/NEMA 3R
WH-1		120V 1P 2W	3	A-16	1/2"C, 1#10,#10N,#10G	30A/1P/NEMA 1

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THE PIEDMONT BANK

2241 LEWIS STREET
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seal:



SCHEDULES

sheet no:

E002



COMcheck Software Version 4.1.5.5
Interior Lighting Compliance Certificate

Project Information
Energy Code: 2015 IECC
Project Title: THE PIEDMONT BANK
Project Type: New Construction

Construction Site: 2241 LEWIS STREET
KENNESAW, GA 30144
Owner/Agent:
Designer/Contractor: BRIAN FRENTRESS ARCHITECT, LLC
204 KINGS HIGHWAY
DECATUR, GA 30030
404.216.0515

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Retail	2614	1.13	2964
Total Allowed Watts =			2964

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Retail				
LED: A: 6" LED RECESSED DOWNLIGHT: Other:	1	36	13	468
LED: B: 1x4 SURFACE MOUNTED LINEAR STRI: Other:	2	11	60	660
LED: E: WALL MOUNTED SURFACE LINEAR LED: Other:	1	3	13	39
Total Proposed Watts =				1167

Interior Lighting PASSES: Design 61% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

RON KIGHT - PE
Name - Title Signature Date 10/20/2022

Project Title: THE PIEDMONT BANK
Data filename: P:\Public\122\122576 The Piedmont Bank Kennesaw GA\122576 E COMCHECK.cck
Report date: 10/20/22
Page 1 of 5



COMcheck Software Version 4.1.5.5
Inspection Checklist

Energy Code: 2015 IECC

Requirements: 100.0% were addressed directly in the COMcheck software
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4]†	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C406 [PR9]†	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

Project Title: THE PIEDMONT BANK
Data filename: P:\Public\122\122576 The Piedmont Bank Kennesaw GA\122576 E COMCHECK.cck
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Page 2 of 5

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15]†	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1 [EL18]†	Occupancy sensors installed in required spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1, C405.2.2, 3 [EL23]†	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.2, 1 [EL22]†	Automatic controls to shut off all building lighting installed in all buildings.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.3 [EL16]†	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.3, 1, C405.2.3, 2 [EL20]†	Primary sidelighted areas are equipped with required lighting controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.3, 1, C405.2.3, 3 [EL21]†	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.4 [EL4]†	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.4 [EL8]†	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.3 [EL6]†	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

Project Title: THE PIEDMONT BANK
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5, 2 [F17]†	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.4.1 [F18]†	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C408.2.5, 1 [F16]†	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.3 [F13]†	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

Project Title: THE PIEDMONT BANK
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Page 4 of 5

brian frentress,
architect, LLC

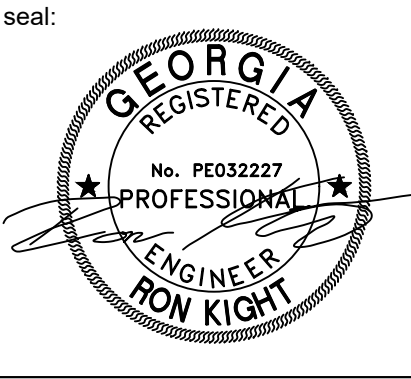
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brian@urban-archaeology.net

consultant:



THE PIEDMONT BANK
2241 LEWIS STREET
KENNESAW, GA 30144

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PERMIT SET	10/21/22



COMPLIANCE
REPORT

sheet no:

E003

GENERAL NOTES

ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

KEYNOTES

- ① WEATHERPROOF J-BOX FOR EXTERIOR SIGN. COORDINATE IN FIELD WITH SIGN INSTALLER FOR LOCATION AND OTHER REQUIREMENTS. EXTERIOR SIGN TO BE CONTROLLED BY LIGHTING CONTACTOR WITH PHOTOCELL AND TIMER.
- ② WATER HEATER MOUNTED IN ATTIC ABOVE. SEE PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ③ HVAC EQUIPMENT LOCATED IN ATTIC ABOVE.
- ④ FIELD COORDINATE EXACT LOCATION OF EXISTING TELEPHONE UTILITY CONDUIT AND LOCATE TELEPHONE TERMINAL BOARD.
- ⑤ RELOCATE EXISTING PANEL TO THIS LOCATION. ENSURE WORKING SPACE OF 3' IS MAINTAINED PER NEC 2020 110.26(A)(1).

brian frentress,
architect, LLC

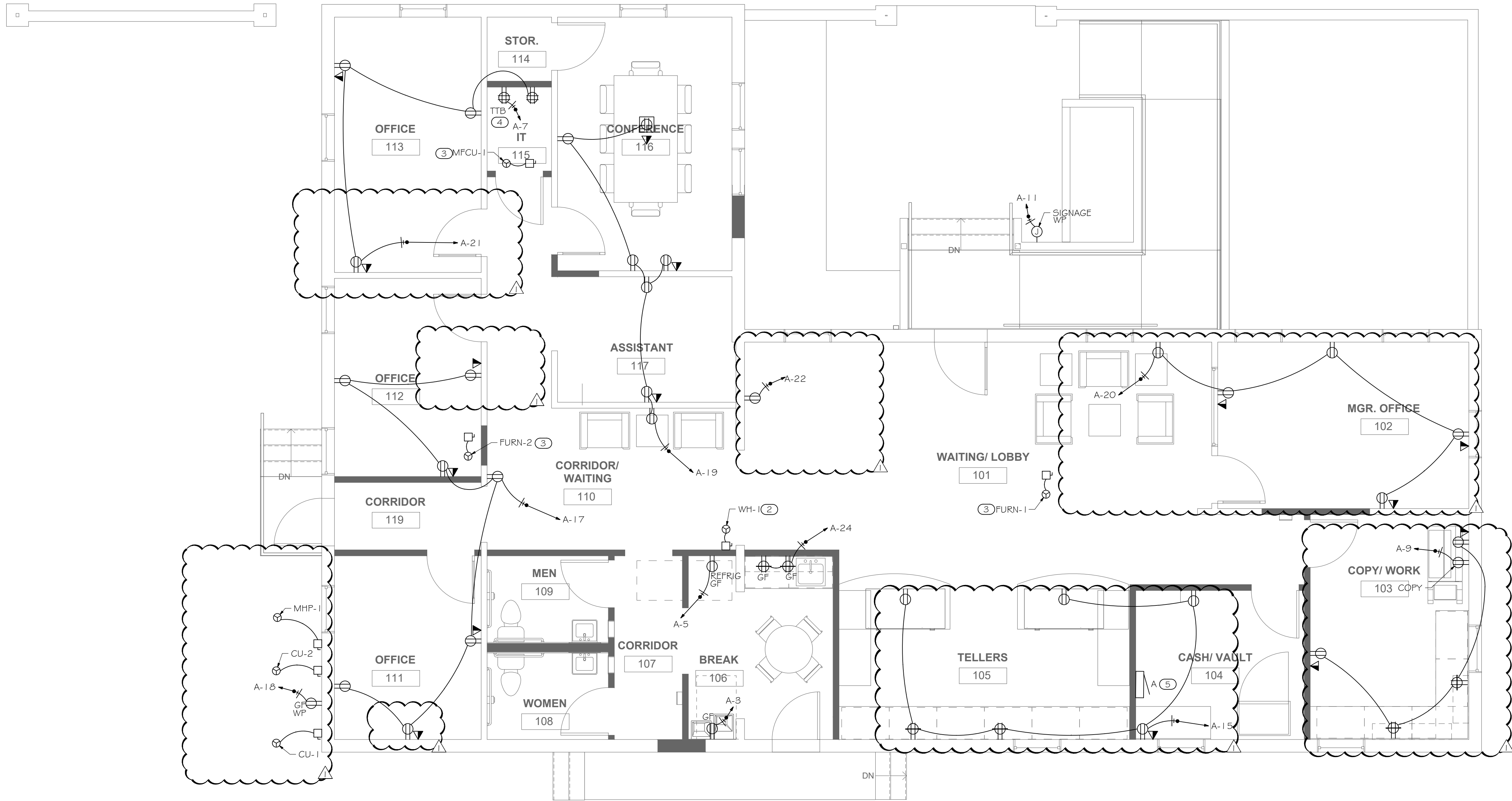
204 kings highway
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brian@urban-archaeology.net

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THE PIEDMONT BANK

2241 LEWIS STREET
KENNESAW, GA 30144



1 LEVEL 1 - POWER
E100 1/4" = 1'-0"

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LEVEL 1 FLOOR
PLAN - POWER

sheet no:

E100

GENERAL NOTES

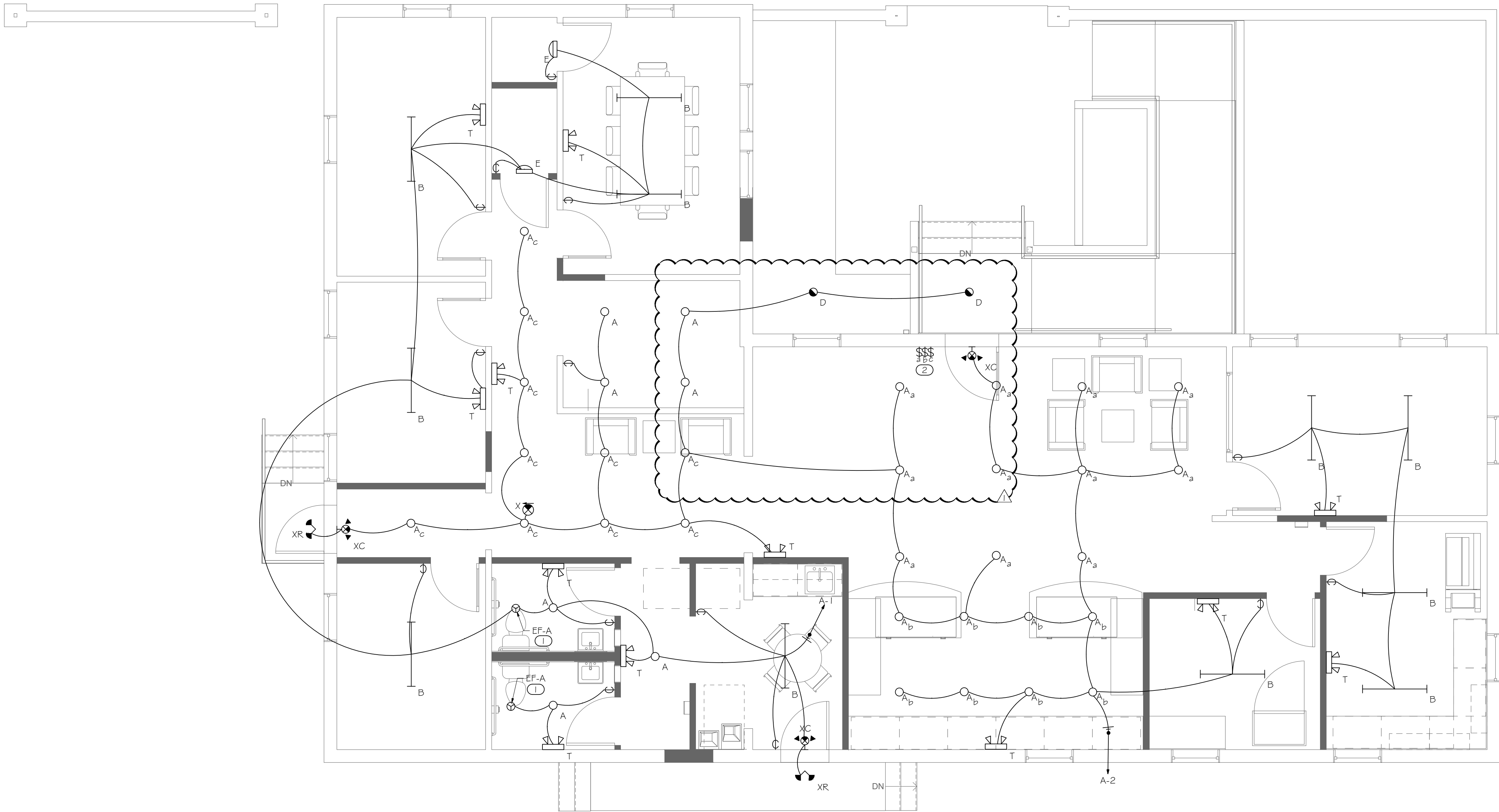
REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.

PROVIDE UNSWITCHED HOT LEG OF CIRCUIT TO EMERGENCY LIGHTING AND EXIT SIGNS.

EXTERIOR LIGHTING CONTROLLED WITH PHOTO CELL OR TIME CLOCK.

KEYNOTES

- ① EXHAUST FAN TO BE CONTROLLED WITH LIGHT SWITCH.
- ② COORDINATE EXACT LOCATION OF SWITCH BANK WITH ARCHITECT/OWNER.



1 LEVEL 1 - LIGHTING
E101 1/4" = 1'-0"

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LEVEL 1 FLOOR
PLAN - LIGHTING

sheet no:

E101



LAND CASES		LAND USE OR ZONING		2243 Lewis Street Land Lot 138, Tax Parcel 183 Subject Property		
	COA2023-12	FROM	TO			
AV				<		

FRONT FACADE



FRONT FACADE

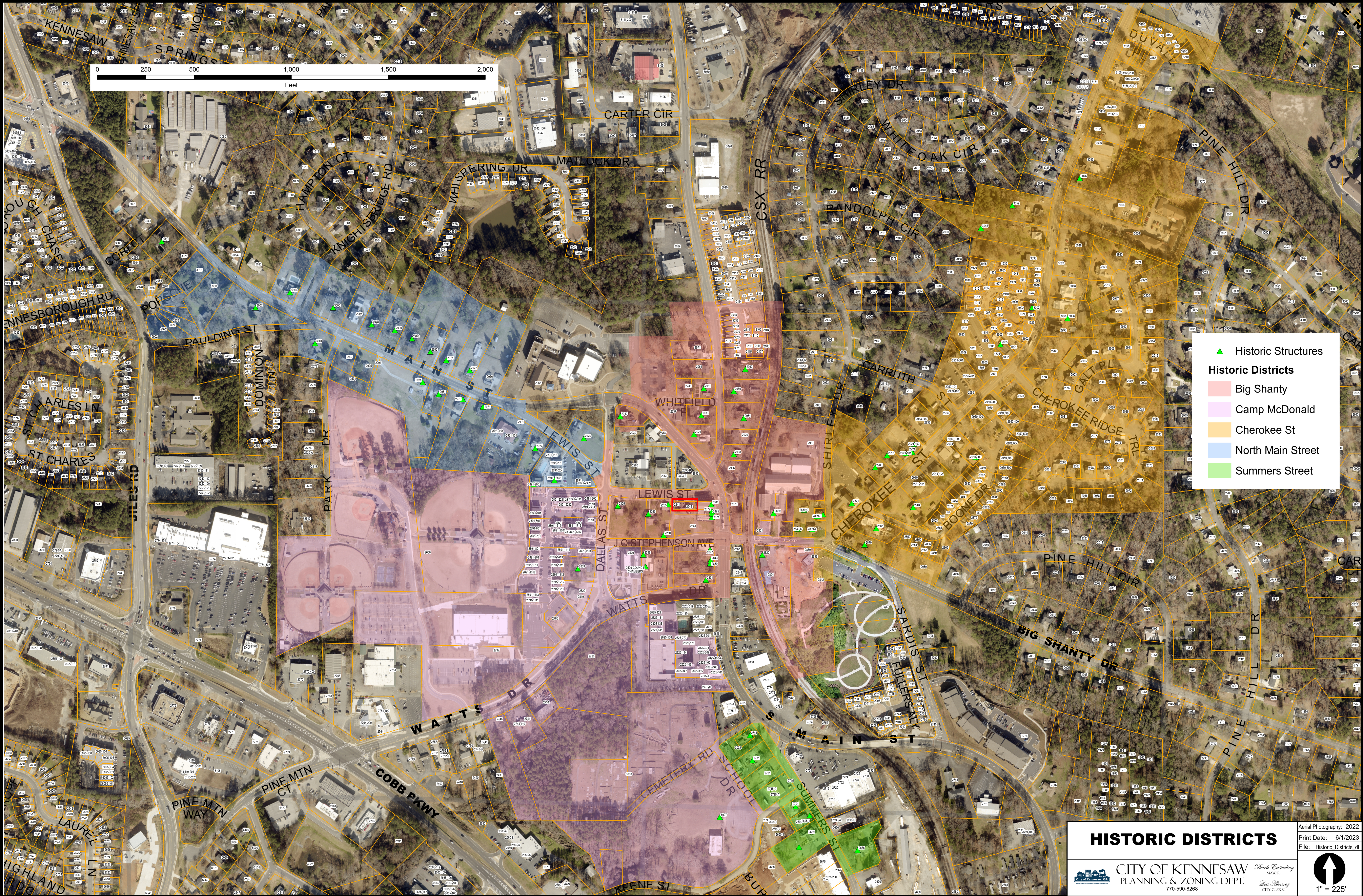


SIDE FACADE



REAR FACADE





 Historic Structures

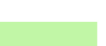
Historic Districts

 Big Shanty

 Camp McDonald

 Cherokee St

 North Main Street

 Summers Street

HISTORIC DISTRICTS

 **CITY OF KENNESAW**
PLANNING & ZONING DEPT.
770-590-8268

Deek Esterling
MAYOR
Leo Murray
CITY CLERK

Aerial Photography: 2022
Print Date: 6/1/2023
File: Historic Districts.dwg


1" = 225'



CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (HPC). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the HPC prior to the issuance of a building permit. The HPC shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

1. NAME OF APPLICANT: Robert E Milani
☐ Owner
☒ Other
☐ Other, please specify Next door neighbor of primary applicant

APPLICANT MAILING ADDRESS: 3215 Waterhouse St. NW
Kennesaw GA 30152

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2904 Cherokee St NW (Chris Testa)
Mableton

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: CB Historic

2. NAME OF ATTORNEY OR REPRESENTATIVE:

PRO SE

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

(Home#) _____ (Cell#) _____ (Email) _____

3. ACTIVITY

- New Construction
- Demolition
- Awnings
- Fence
- Repairs or Alterations

☒ Landscaping
Tree Removal

- Exterior Architectural Features
- Exterior Environmental Feature Change
- Moving a Building
- Sign Erection
- Sign Placement *

* (NOTE - Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Previously Submitted
80ft Pine Tree corner of Boone St & Cherokee St
Imminent Potential for Falling Down
uprooted on East Side 20° Tilt towards
Lazy Leb

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

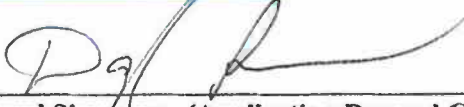
	10 Apr 23
Signature of Applicant	Date
	10 Apr 23
Signature of Owner	Date

(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 5/19/23


(Application Administratively Approved)
HPC Chair

Date: 05/19/2023



GRANTED

DENIED Reason for denial _____

REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



770-ARBORIST

EMERGENCY TREE & CRANE

Hazard Tree Report

4/05/2023

2904 Cherokee Street Northwest

Kennesaw, Georgia 30144

1. Large Ivy covered Pine Tree

- a. **Inspection method-** Tree was inspected using the class 1 TRAQ method
- b. **Tree Location-** Tree is located in the front yard of 2904 Cherokee Street Northwest Kennesaw, Georgia 30144
- c. **Root Plate Hazard-** As documented below tree was observed by next door neighbor to have had an increase of between 7° and 15° change in lean indicating a pre failure condition based off of acceptance of wind and root plate lifting. This lifted root plate causes the tree to be destabilized and hazardous period
- d. **Tree Condition-** The tree was found to have excessive Ivy growth covering the entire trunk. Also the ivy was observed to be growing over the trees branches and beginning the process of blocking out the trees ability to photosynthesize as the ivy is starting to grow over the trees leaves.
- e. **Trunk condition-** Due to the extreme amount of Ivy growth, the stability and health of the trunk was unable to be observed. However as detailed below, there's a high probability of Decay pockets that have developed underneath the ivy.
- f. Ivy problems:
 - i. **Bacterial/fungal habitat-** ivy attached to the trees bark maintains moisture against the trees bark and provides a sort of peach tree dish allowing bacteria/fungus to thrive and enter into the tree's system.
 - ii. **Bark irritation.** Ivy attachment points on the trees bark irritate and cause lesions or the equivalent of open sores on to the tree. This causes undue stress on the tree and can introduce Decay pockets into the tree causing premature failure.
 - iii. **Weight and sail affect-** As the ivy grows, it increases the weight supporting requirements of the tree. Again this causes undue stress on the tree to support the weight. Also the ivy acts like a giant sail causing the increased possibility of tree failure under lower wind conditions.
 - iv. **Competition for water-** Ivy is non parasitic, however its roots will be in a continual competition for water that the tree needs to survive, causing stress to the tree and premature failure of the tree.



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g. **Recommendations**

- i. **Due to the destabilized root plate, the tree is recommended to be removed ASAP as it poses imminent risk of failure..**



Mark Russell
GA Licensed Insurance Adjuster
I.S.A. Certified Arborist SO#6098-A
ISA T.R.A.Q (Tree Risk Assessment Qualified) Arborist
770-766-8877



CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

1. NAME OF APPLICANT: Andrew Woods

☒ Owner

☐ Other

☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2839 Cherokee St NW

Bldg C., Kennesaw, GA 30144

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2839 Cherokee St NW, Kennesaw GA 30144

Land Lot 138 Tax Parcel _____ Lot Size 0.161

Current zoning on property: _____

2. NAME OF ATTORNEY OR REPRESENTATIVE:

Andrew Woods, Akers & Woods

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Andrew Woods

(Home#) _____ (Cell#) _____ (Email) _____

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☒ Sign Erection sign update

☐ Sign Placement *

* (NOTE – Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

The sign is currently gold and black vinyl. This will remain the same. The current names are Pandal Akers and Salvatore Perillo. Mr. Perillo has retired. The sign will now read Akers & Woods with the same materials already there. This is just a name update as shown in photos.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

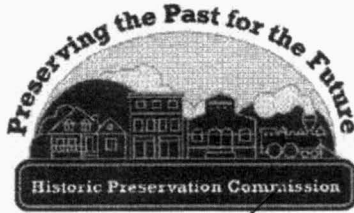

Signature of Applicant

4/19/2023
Date


Signature of Owner

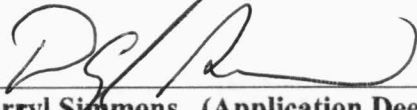
4/19/2023
Date

(If different from applicant, consenting to work to be performed on said property.)

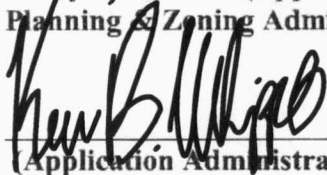


CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 5-26-23


(Application Administratively Approved)
HPC Chair

Date: 05/25/2023

- ☒ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

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Current sign

(Salvatore retired, no longer here)

**Proposed New Sign
Mock-up**