Commissioners:
Patrick Gallagher (Chair)
Kevin Whipple (Vice Chair)
Sharon Blandford
Andrew Bramlett
Rachel Butler

Historic Preservation Commission
Meeting Agenda
April 25, 2025 8:00 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

This meeting may be accessed in-person or by using the following link: https://www.kennesaw-ga.gov/publicmeetings/.

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. **Approval of the Meeting Minutes**
   - A. **Approval of Meeting Minutes: February 21, 2025**
3. **Financial Report**
4. **Old Business**
5. **New Business**
   - A. **Exterior Renovation (Alteration): 2926 Lewis Street**
     Consideration of a Certificate of Appropriateness application to alter the existing historic structure with the addition of a new restroom, new laundry room, new break room and remodel to the existing front porch stairs. Case #2025-06A
   - B. **New Non-Residential Construction: 2926 Lewis Street**
     Consideration of a Certificate of Appropriateness application submitted for the construction of a new event space with a dance area, bride and groom suite, restroom for men and women, fire riser mechanical room, and mezzanine with an office. Case #2025-06B
   - C. **Exterior Renovation (Alteration): 3000 North Main Street**
     Consideration of approval of a Certificate of Appropriateness application submitted by Bill Benson to replace an existing pergola with a deck roof at 3000 N. Main Street. Case #2025-07
6. **COAA Approval by City Staff and HPC Chair**

A. **COAA2025-02 - 2912 Galt Place**

B. **COAA2025-03 - 2996 North Main Street**

C. **COAA2025-04 - 2828 Cherokee Street**

D. **COAA2025-05 - 2844 South Main Street**

E. **COAA2025-06 - 2243 Lewis Street**

F. **COAA2025-07 - 2927 Lewis Street**

G. **COAA2025-09 - 2902 Galt Place**

7. **Discussion**
8. **Public Comments**
9. **Staff Comment**

   A. **Updates on COA2025-02 - 2982 North Main Street**

10. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be
Friday, May 16, 2025 at 8:00 a.m.

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
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
February 21, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.
Roll Call: Rachel Butler, Andrew Bramlett, Kevin Whipple, Sharon Blandford
Staff Present: Chanelle Campbell (Assistant Zoning Administrator & City Planner) and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Kevin Lares (Applicant), Orlando Orochena (Property Owner/Applicant), Andrew Mackey (Property Owner/ Applicant), Elliot Van Dyke (Applicant), David Shelton (Property Owner/Applicant), and Jennifer Dickey (Project Coordinator).
Absent: Darryl Simmons (Planning & Zoning Administrator)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: January 17, 2024

Chairman Gallagher called for a motion.
Motion to approve the meeting minutes by Commissioner Bramlett.
Seconded by Vice Chair Whipple.
Chairman Gallagher proceeded with a roll call vote for approval of the meeting minutes.
Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Ms. Chanelle Campbell introduced the financial report. As of January 2025, there were no new expenses. The balance remains at $23,398.00 for collected assets for use by the Historic Preservation Commission (HPC). The balance has remained the same since the previous month's financial report. Ms. Campbell notified the HPC that additional funds are always available for the board to attend trainings and conferences.
Chairman Gallagher called for a motion.
Motion to approve the financial report by Vice Chair Whipple.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval of the financial report.
Vote taken, motion unanimously approved 4-0. Motion carried.

4. Old Business

A. **Exterior Renovation (Alteration): 2908 Moon Station Rd**
Consideration of approval of a Certificate of Appropriateness application

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submitted by Kevin Lares for Arturo Paella Wine & Tapas Restaurant for an alteration of the historic structure located at 2908 Moon Station Rd. Said alterations include a new roof, repairing and adding new siding, installing new gutters, constructing a pergola and adding landscaping. Case #COA2025-01

Ms. Chanelle Campbell introduced this agenda item. This is a Certificate of Appropriateness application submitted by Kevin Lares for the historic property located at 2908 Moon Station Road. This request was heard by the board on January 17th and the applicant has submitted revised plans based on the comments received at the previous meeting. The applicant is requesting to complete alterations to the historic structure, which includes a new roof, repairs and additions to the siding, and the construction of a pergola. On January 17th, the application was approved with the following conditions: 1. The applicant will return to the HPC with detailed plan specifications of exterior materials for the siding and roof, and added lighting fixtures for review and approval; 2. The chimneys will be designed and reconstructed to the existing form, function, shape, and mass to the building line with final review and approval by the HPC; 3. The pergola will be redesigned and reestablished to be a free-standing structure to the building, and the materials used for the pergola will be presented to the HPC for review and approval; 4. The applicant will return with a detailed landscaping plan for any site improvements; 5. The applicant will coordinate with and return to the Building Services department with a plan and detailed specifications to shore and brace the building to retain structural stability and prevent futher damage to the structure in the interim as the final plans for the foundation and exterior renovations are completed.

During the last meeting, there were some issues with the potential integrity of the building that required immediate response to secure the structure. The applicant has since obtained a building permit for footing repairs to stabilize the foundation of the structure. Ms. Campbell does not believe work has started, but stated the applicant would be available to answer any questions and provide updates on the status of the permit. Mr. Lares has returned to the HPC seeking approval for the revisions made to the plan.

Vice Chair Whipple requested that Mr. Kevin Lares (Applicant and Contractor) explain the modifications made to the plans. Mr. Lares stated that all comments from the HPC were addressed. Corrections were notated on the building plans and elevations, which were submitted to the HPC. Mr. Lares used the pergola as an example, stating that the plans now detail that the pergola will be detached and constructed with pressure-treated, fire-retardant wood. Additional notations were made to indicate that the carriage lights will be similar to existing fixtures. The roof and siding will also be similar to existing materials. The only HPC requested item missing is a landscaping plan. The owner has not yet decided on a final landscaping plan.

Chairman Gallagher asked if the stop work order on the project had been lifted. Mr. Lares responded that the stop work order has not yet been lifted. Mr. Lares also noted that work on the footings had not yet begun due to weather obstacles. Mr. Lares expects work to commence the following week to pour concrete for the footings,

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pending improved weather. Chairman Gallagher asked what steps would be taken once work on the footings is complete. Mr. Lares responded that once work to stabilize the foundation was completed and inspections passed, they would return to the building department to work on obtaining a building permit for the structure. Ms. Campbell stated that Mr. Lares' explanation was correct. She further stated that HPC approval was required for Mr. Lares to obtain a building permit and continue work on the internal and external portions of the structure. Commissioner Butler asked if Scott Banks (Building Official) approved the permit for work on the footings. Ms. Campbell responded that only permits for the footings were approved. The applicant is thus only permitted to stabilize the structure; no additional work can move forward until the HPC approves the plans.

Chairman Gallgher asked if materials have been sourced for the project to match the existing materials. Mr. Lares responded that he had not yet sourced materials. He stated he knew where the materials would be purchased from, but contracts have not been signed with suppliers.

Chairman Gallagher commented that restoring the chimneys was of immediate concern. He asked if the owner was intending on reconstructing the chimneys. Mr. Lares responded that the chimneys were on the plans and would be rebuilt in the same shape.

Commissioner Bramlett asked if the pergola would be a finished wood or painted to match the house. Mr. Lares responded that the pergola would be painted, pressure-treated wood. He stated the paint color would likely be a shade of brown to complement the surrounding environment.

Vice Chair Whipple stated that it appeared the applicant met the HPC's stipulations from the last meeting regarding the exterior materials, the pergola, the brick chimneys, and the lights. The only item that has not been met is the landscaping plan, which is still in progress.

Commission Blandford asked if the arch at the front entrance was still part of the project. Mr. Lares responded that the arch was still part of the project. Commissioner Blandford referenced the Historic District Design Standards for the applicant, including section 7.2.05 "The application of details that do not belong to the period or style of the house is not permitted," and section 7.3.07," The addition of materials or architectural details not appropriate to the period of style of the house is not permitted ." She stated that the arch on the plans is not within the period of the house.

Chairman Gallagher commented that the board appeared in agreement that the applicant met the HPC's stipulations of the previous meeting and requirements for additional submissions. He stated that there appears to be adequate information to advance the application and allow the applicant to start sourcing materials and continue restoration work.

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Mr. Lares stated that page A 4.0 of the plans shows the arch removed. Vice Chair Whipple stated that the arch was on the rendering. He asked if the arch was on the building elevation. Mr. Lares stated that the arch was not on the building elevations.

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application by Commissioner Bramlett with the following conditions:
1. The arched arbor showed on sheet A.0.0 will not be part of the project, contingent upon sections 7.2.05 and 7.3.07 of Historic District Design Standards;
2. All previous conditions for approval placed on this property by the Historic Preservation Commission will continue to apply;
3. The applicant will return to the Historic Preservation Commission with a submitted landscaping plan.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, motion unanimously approved 4-0. Motion carried.

Ms. Campbell clarified that Mr. Lares would now be allowed to apply for building permits.

B. **Exterior Renovation (Alteration): 2981 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Orlando Orochena for an alteration of the historic structure located at 2981 North Main Street. Said alteration includes the addition of two dormers to the roof and the removal of the two unsafe chimneys for an attic renovation. Case # COA2025-02

Ms. Chanelle Campbell presented this agenda item. This is a Certificate of Appropriateness application submitted by Orlando Orochena for the alteration of the historic structure located at 2981 North Main Street. This request was heard by the HPC on January 17th. The applicant has submitted revised plans based on the comments received at the previous meeting. At the last meeting, the board voted to table the request to allow the applicant to investigate an alternative location and size for the dormers and alternatives to the chimney removal, and reiterate on the plans that the porch would remain intact. The revised application proposes adding dormers of the same size and style currently on the house. The applicant has also included a letter from a Certified Engineer with details regarding the chimney.

Mr. Orochena stated that the board's considerations were taken into account for this iteration of the design. The new design includes the addition of dormers on the sides of the house that replicate the dormer currently on the front of the house. A picture of the rear of the house was submitted, showing inadequate space to place two dormers. A letter from an engineer was also submitted detailing the condition and concerns about the chimneys. Mr. Orochena stated that they are willing to rebuild the chimneys on the top of the house in a brick color that matches the existing chimneys.

Chairman Gallagher commented that it appeared that the size and scale of proposed

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dormers had been reduced and that the roof line on the front dormer is being carried through to the other dormers. One of the concerns was the windows in the dormers, which have been reduced from large double windows to a smaller single window. He stated that a primary concern would be the chimneys because they are a defining feature of the Georgian Cottage style in Kennesaw. Chairman Gallagher further commented that he appreciates the inclusion of the chimneys in the revision. He stated that rebuilding or stabilizing the chimneys or the exterior of the chimneys would be an appropriate consideration. Mr. Orochena responded that they were willing to rebuild the exterior of the chimneys and match the bricks to the existing.

Commissioner Bramlett commented that section 7.8.05 of the Historic District Design Standards states that the design of a new addition is to be clearly differentiated so the addition is not mistaken for part of the original building. Other parts of the standards require renovations to look similar to the existing building. He asked fellow commissioners how they thought the sections applied to the case. Mr. Orochena commented that they are flexible as to what material will be used on the dormers. He stated that Hardie Plank siding was presented as the dormer material in the previous meeting, but he changed the material to concrete siding to match the existing material on the house based on the HPC's comments. Commissioner Butler asked what material is on the existing dormer. Mr. Orochena responded that the material is concrete siding. Commissioner Butler commented that a shake material might be appropriate, but asked the commissioners for their comments on the material. Vice Chair Whipple commented that choosing a materials that does not look out of place while abiding by the differentiated requirement in the Design Standards has always been a challenge. Mr. Orochena commented that other houses on the street use dormer material that matches the siding on the rest of the structure. He expressed that using a different material on the dormers might make the structure look out of place. Chairman Gallagher stated that at the previous meeting, the HPC came to the conclusion that this project was not an addition to the building footprint, but rather, an additional architectural feature. There is a provision in the guidelines that allows for the siding on the dormers to match the existing material on the house. He expressed that he thought a similar material would be permissible as long as the color and width of the siding were consistent with the structure. Vice Chair Whipple referenced Section 7.5.06 for new dormers, which states, "these new features must be compatible with the period, style, and details of the historic building." He concluded that the guidelines warrant matching the historic details of the existing building.

Vice Chair Whipple commented the chimneys will need to remain in some form or fashion, whether restructured internally or reappointed. He stated that the chimneys are character-defining elements to this style of house. Mr. Orochena asked if they were able to rebuild new chimneys. Vice Chair Whipple responded that Section 7.5.06 talks about chimney replacement and states, "Chimney repair and replacement must match the existing mortar, brick color, size and texture." Vice Chair Whipple stated that it would be preferable for the applicant to reuse portions of the bricks that are visible above the roofline. Vice Chair Whipple stated that the Commission realized that based on the photos of the brick, the ability to salvage materials would be difficult. Mr.

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Orochena responded that he was not sure how many of the bricks could be salvaged because they are in bad shape. Vice Chair Whipple stated that sometimes the bricks are put in wet and the bricks will degrade as soon as they are touched. Mr. Orochena stated that if any of the bricks are touched, they fall apart.

Ms. Campbell asked the board to consider reviewing the plans for the chimneys to ensure the details are accurate and will match with the construction. Currently, staff only possess renderings of the chimneys. Chairman Gallagher stated that he thought it was important to make sure the height of the chimneys matches the current size, form, and function. Mr. Orochena stated they plan to make the chimneys the same height as they are currently. Vice Chair Whipple stated that the chimneys would be non-operable. Mr. Orochena stated that the chimneys are already non-operable and have not been used since they have lived in the house. He added that they will rebuild the chimneys to the same height with the same color brick and mortar. He asked the HPC what he would need to submit for the chimneys. Chairman Gallagher responded that the applicant should submit an elevation to show the existing height and reconstructed height to match, and if you cannot salvage the existing bricks, a color scheme. Mr. Orochena stated that he brought a sample of the brick color provided by the contractor if the HPC wanted to review it. Vice Chair Gallagher recommended the applicant submit a one-page sketch of the existing chimney height above the roofline to Planning and Zoning, who could then get the submission to the chairperson for an administrative review. Vice Chair Whipple added that he did not wish to hold up the applicant with another HPC meeting. Mr.Orochena clarified that only a sketch from the contractor would be required.

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application as submitted and amended by Vice Chair Whipple with the following conditions:
1. Section 7.5.08 and 7.5.09 shall be followed regarding the chimney replacement and repair;
2. Section 7.5.06 shall be followed regarding the additional dormers, requiring the dormers to be constructed in like-kind to the existing dormer to match the historic nature of the house;
3. An exhibit and photo documentation of the existing chimney above the roof line, along with details for the proposed chimney (height, width, material) shall be submitted to the City and Chairperson for administrative review of the chimney replacement.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, motion unanimously approved 4-0. Motion carried.

5. New Business

A. **Addition: 2982 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Andrew Mackey for an addition to the existing house located at 2982 N. Main Street. Case #COA2025-04

Vice Chair Whipple and Commissioner Butler recused themselves from this agenda

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item.

Ms. Chanelle Campbell presented this agenda item. This is a Certificate of Appropriateness application submitted by Andrew Mackey for an addition to the historic structure located at 2982 North Main Street. The structure currently sits on 0.47 +/- acres and is listed on the Historic Registry. On December 20th, the Certificate of Appropriateness application for a two-story addition to the structure was denied due to concerns about the size and scale of the addition in relation to the historic structure. The applicant has submitted a new application with revised plans and is seeking approval for the addition.

Mr. Andrew Mackey (Applicant/ Homeowner) stated revised plans have been submitted to construct an addition.

Chairman Gallagher asked the applicant to walk through the changes that had been made from previous plans. Mr. Mackey responded that his understanding from the last meeting was that the addition on the old plans dwarfed the existing structure. With the new plans, they have tried to minimize the size of the addition by adjusting the roofline and matching the new dormer on the rear of the house with the existing dormer on the front of the house. Chairman Gallagher asked if the overall height of the new roofline had changed. Mr. Mackey responded that the new roofline had been changed significantly from the last plan.

Chairman Gallagher asked if a long one-story addition to the back of the structure instead of a vertical two-story addition had been explored. Mr. Mackey responded that the addition is two and a half feet in length. Ms. Butler explained they reduced the height of the addition to minimize the commission's concerns that the addition would dwarf the historic building, but retained enough height to allow the Mackeys to do what they wanted with their residence. They tried to reduce the height by slightly sloping the roof towards the back while also trying to retain the vernacular at the front and sides of the house. She stated that they looked at one-story addition options, but it would require the rotation and replacement of lines and utilities. Because of that, a one-story addition was not feasible.

Mr. Mackey stated that they faced several challenges with the house, including a valley in the roof that causes damage to the foundation when it rains. By creating a ridge in the middle of the roof with the addition, water is diverted to the sides of the house.The yard also slopes up four and a half feet. Building a long one-story addition would not be feasible without a four-foot step inside the addition or a retaining wall around the entire structure.

Mr. Kevin Whipple on behalf of CSC Design explained that the previous proposal was a true two-story addition being attached to the additional residence where there was concern with the mass of a true two-story attached to this single story on the front. In this version of the plans, they have gone back with a single story with a raised attic with a bonus room in the attic, which reduces the massing from the two-story volume. Mr. Whipple presented the 3-D rendering of the house and addition, stating that it

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provides a better understanding of the addition, the existing roofline, and the garage in the rear. In the previous presentation, the height of the addition aligned with the height of the garage. In this iteration, they tried to keep the scale of the house at a single story to relate to adjacent properties. He also showed images of the roof valley in the rear of the house, reiterating how the roof condition dumped water into the foundation during rain events and explained the intent to roof over the valley section with a slightly larger gable. Mr. Whipple stated that the design maintained the existing roof slope for the addition and showed images of the elevations. He explained that the additional will not look as tall from the street and that the gable in the rear of the house will not be visible from the street.

Mr. Whipple stated that the siding material on the addition would be board and batten siding to address comments about the addition being materially differentiated from the original historic structure. The roofline will attempt to stay low and respond well to the existing historic house. Mr. Whipple stated that Ms. Bulter and Mr. Mackey put multiple iterations into the design to try and find the best way to minimize the impact visually.

Chairman Gallagher commented that he appreciated the details. He recognized the reduction in the mass of the roofline. He commented that he is concerned with the visual of the roofline from the street given the gabled winged cottage style of the historic structure. He stated that other additions to structures on Main Street have maintained the roofline and include a long one-story addition on the back of the structure. He appreciated the applicant's challenging landscaping and utility connections with making a one-story addition that stretches along the back of the property, but noted that there has to be a balance between constructability and maintaining the integrity of the historic structure from the aesthetic side of the street. Commissioner Bramlett agreed and stated that allowing the addition as proposed would set a big precedent. He asked if there was anything like the proposal in the neighborhood. Mr. Mackey stated that a house three doors down from him had a similar addition. He stated that he has a picture from the 1950s showing a neighboring house on Main Street with an appearance similar to his current home. He further stated that the added that they built a ridge between the gables and built up a second story into the gables. Commissioner Bramlett asked if the house he was referring to was the blue house on 2996 North Main Street. Mr. Mackey confirmed. He stated that house had been significantly altered in the same way he is proposing to alter his property, but he did not know if it could be taken into consideration for his property. He commented that his family would like to stay in the house. He hoped the HPC would take into consideration that his wife is four months pregnant and that he thought the plan would be approved in January. He stated that he did not have another alternative if the proposal was not approved. He offered to submit the old picture of the adjacent house as evidence that a similar addition was added in the neighborhood. Commissioner Bramlett expressed concern that the addition to 2996 North Main Street was not approved by the HPC. Chairman Gallagher asked Ms. Campbell if staff had any historic information from any previous HPC considerations of other houses in the area that may have had additions.

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Ms. Campbell did not have the information available. She assumed that the property owner would have gone through a similar process to be reviewed by a board. Commissioner Bramlett asked if Ms. Campbell knew when the addition would have been approved. Ms. Campbell responded that the addition had not come before the HPC during her employment with the City. Mr. Mackey stated that the addition was an older addition. He stated that they were trying to make the house look cohesive with the neighborhood, garage, and existing style of the house, but noted that there were limits to what they can do with the property.

Commissioner Blandoford asked the applicant if having additional research into the timing of changes, building permits, and historic preservation approvals for the house at 2996 North Main Street would be helpful. Commissioner Gallagher asked the applicant if the design team did any research on previous work down on structures on Main Street. Mr. Mackey responded no. Ms. Butler responded that they did not research other houses. Ms. Butler observed the old photo of the house at 2996 North Main Street land noted that it looked to be taken in the 1950s. She commented that the house had different vernaculars compared to its present state. Commissioner Blandford commented that the Board felt the applicant's frustration, but commented that it was important for the board to see some precedent with the changes to the other property at 2996 North Main Street. She stated that she would be interested in knowing the record of those changes.

Chairman Gallagher commented that raising the addition of the house and adding the roofline on Mr. Macey's house would make it incompatible with immediately adjacent properties. He stated that the property to the right of Mr. Mackey's house has an addition to the back with a roofline that matches the front elevation. Mr. Mackey asked where in the HPC guidelines it stated that the adjacent property has to be similar. Chairman Gallagher responded that the guidelines cover the feel of the whole neighborhood and specifically address the roofline, mass, and scale of the proposal. He summarized that the HPC would like to see some additional information on the historic work done on the referenced adjacent house with a similar style. He stated the board did not want to set new precedent.

Mr. Mackey asked what the implications would be if the addition to 2996 North Main Street was done outside of HPC approval. Commissioner Gallagher responded that the proposal for Mr. Mackey's house would need to be considered within the HPC guidelines. He stated that the addition to the other house may have been done prior to the establishment of the guidelines.

Ms. Campbell suggested that the the HPC table the agenda item while staff researched the adjacent property Mr. Mackey mentioned. She asked if Mr. Mackey would agree to the item being tabled for further research. Mr. Mackey agreed.
Chairman Gallagher called for a motion.
Motion to table this agenda item until March 21, 2025, by Commissioner Bramlett.

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Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote. Vote taken, motion to table approved 2-0. Motion to table carried.

Mr. Mackey asked for further guidance from the HPC on how to go about designing the addition. He expressed frustration that after working with an HPC member to design the project, he still has not gotten approval. He stated that he is now backed into a corner with an incoming newborn his family does not have room for. Chairman Gallagher stated he appreciates the applicant's frustration. He stated the biggest issue is the height of the building. Ms. Campbell stated that Planning and Zoning staff will sit down with Mr. Mackey to discuss some suggestions and alternatives for the proposed request.

B. **Central Business District: 2615 & 2681 South Main Street**
Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of multi-family apartments and 2,500 sq. ft. of retail located at 2615 & 2681 South Main Street (Parcel # 20016700140 & 20016700990). Case #CBD2025-01

Ms. Campbell introduced this agenda item. This is a Central Business District project application submitted by Highpoint Acquisitions, LLC, for the construction of a mixed-use development consisting of multi-family apartments and 5,000 sq ft of retail at 2615 and 2681 South Main Street. The agenda stated 2,500 sq. ft. of retail, but the commercial space has increased since the agenda was published. This comprehensive development aims to create a vibrant, walkable community that seamlessly integrates residential, retail, and recreational spaces, enhancing the overall appeal and connectivity. Although the property is not in the Historic District, as part of the CBD project process, the application requires review and approval from the Kennesaw Downtown Development Authority (KDDA), the Historic Preservation Commission, and the Mayor and Council. The KDDA reviewed the application last Friday and the project was unanimously approved. The application will be heard by Mayor and Council in March. The applicant has a presentation and will be available to answer any questions for the board.

Mr. Elliot Van Dyke (Applicant) introduced himself, noting that he had previously appeared before the HPC for The Lacy, Phase I of the project. He commented that he would likely need to appear before the board with more finalized plans, including a landscaping plan. Mr. Van Dyke presented items from Phase 1 to refresh the board's memory on what they did, how it turned out, and the aesthetic of Phase 1 because Phase 2 will largely be similar in quality and exterior materials. Phase 1 included a 44-unit for-sale townhome component, two multi-family buildings with retail space on the ground floor of one of the multifamily buildings, a shared parking deck, a retail out-parcel, and parking spaces. He stated that red brick was used on the building facades to complement existing historic structures located downtown. The design for the interiors took inspiration from The Lacy, a historic hotel that was located in Kennesaw.

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Mr. Van Dyke began the presentation for Phase 2 with a map showing the location of the Phase 2 relative to Phase 1 and the rest of downtown. He stated that a mobile home park and auto wrecker were currently located on the site and would be demolished to construct Phase 2. The site for Phase 2 consists of approximately 7 acres and is the smallest lot size feasible for the project. A number of challenges for the site were mentioned, including the need to add a parking deck to meeting parking requirements, the need to build a basement level to maintain the grade with the site's bowl-shape typography, the need to pursue higher densities to make up for high land costs, and the need to not build on a portion of the property due to a creek running through the front of the site. The project will involve piping the portion of the creek on the site and connecting it to the piped portion of the creek on Phase 1.

Mr. Van Dyke stated that the project will have a linear park in the front consisting of approximately 2.5 acres, a 3,000 square foot stand-alone restaurant, 2,500 square feet of ground floor commercial in one of the multifamily buildings, 8,000 square feet for fitness and club area, a parking deck, and a dog park. They also intent to include pedestrian connectivity between Phase 1 and Phase 2. After working with Planning and Zoning and Public Works, they are proposing signaled crosswalks with raised medians. Mr. Van Dyke mentioned that the raised medians would improve pedestrian safety and described the design of the medians including the intent to use brick pavers or stamped concrete and vegetation that does not block site lines. They also intend to shrink the lane size. They believe the signaled crosswalks with raised medians and shrinking the lane size will provide traffic-calming. Mr. Van Dyke also stated the project will introduce a new sidewalk to boost connectivity between The Lacy and Sardis Street. They will install 5-foot wide sidewalks that will go up to 6-feet wide in some places.
Mr. Van Dyke then reviewed inspiration images for the project. The first image showed inspiration for the stand-alone restaurant. They intend to provide an atrium between the restaurant and the neighboring building on the site. Other images were shown as inspiration for the color scheme. For the project the first three stories will be a lighter brick and the fourth story will be a recessed, darker siding component.

Mr. Van Dyke reviewed the renderings for the project, showing the intent for a lighter brick and darker cementitious siding component. The rendering also showed the location of the linear park, restaurant space, club area, and the leasing area. They intend to put the buildings along the street frontage and hide the parking in the rear to create a more subtle project.

Mr. Van Dyke then reviewed the property elevations. They have included balcony elements above the first floor and awnings on the first floor to make the building look mixed-use. They also created an area on the top floor for a premium unit.

Chairman Gallagher sought to clarify that the presentation was a conceptual plan for the property. Ms. Campbell confirmed that the presentation was conceptual. She reiterated that the applicant stated the concept was at around 20% completion. She explained that in the past, applicants have returned to the HPC with more details

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pertaining to the exterior of the project, which will be the case for this applicant. Ms. Campbell stated that the presentation was conceptual and the proposal will also go before Mayor and Council for review.

Commissioner Butler recalled that the Phase 1 of the project was not part of the historic district. She asked if this property is historic. Ms. Campbell responded that the property is not historic.

Chairman Gallagher commented that from the renderings and sketches, the buildings are very linear and flat without any relief or subtly. He observed that in Phase 1, there was differentiation in the color schemes and relief throughout vertically and horizontally within the façade. He stated that the Phase 1 façade appeals to the Commission. He requested that the applicant try to provide some differentiation and breaks in the façade. Mr. Van Dyke asked if Chairman Gallagher preferred the breaks. Chairman Gallagher responded in the affirmative.

Vice Chair Whipple commented that building B in the proposal is set back from the sidewalk by the extension of gateway park and provides relief from South Main. He stated that building E is directly against the sidewalk and looks flat and plain. He complemented the applicant on their work giving the The Lacy a downtown feel, but mentioned that the project was significantly set back from South Main. He reiterated that the design felt cold and stark and expressed concerns that the design would not be perceived as pedestrian friendly at the retail level. He commented that the applicant might develop the area with more detail including how the retail would interact with the hardscape and streetscape.

Mr. Van Dyke responded that there is limited space to fit buildings on the site and that there is insufficient room to set the building back due to challenging topography. He stated they could look at breaking up the massing. He also stated that there would be a decel lane in front of the building that would push the building back by twelve to fifteen feet. Vice Chair Whipple explained that his comment was not about the placement of the building in relation to South Main. Rather, he was concerned that the building appears very stark along the sidewalk without awnings, an arcade, or other forms of relief. Mr. Van Dyke responded that they were trying to starkly differentiate Phase 2 from Phase 1. They would prefer not to create the same massing and red brick elements that stick out and lighter brick elements that invert in. They were trying to create a more linear office feel instead of the residential look of Phase 1. He stated that they could break up the massing more and expressed his hopes for an open back and forth dialogue. He expressed that they liked the light brick to contrast with Phase 1 but could easily accomplish breaking up the massing. Vice Chair Whipple stated that the concern was not the color scheme. He referenced the precedent photos presented by the applicant and stated that those images had a more articulated, softer retail level the provided some relief along the street. Mr. Van Dyke referenced an inspiration photo with strong linear elements with some periodic breaks with red brick in between. Commissioner Bramlett commented that he like the appearance of the darker red brick in the inspiration photo.

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Mr. Van Dyke asked if splitting the long linear massing in half with one recess would be an improvement. Commissioner Bramlett responded in the affirmative.

Commissioner Bramlett asked what consideration has been given to the cemetery neighbording the property. Mr. Van Dyke stated that considerations for the cemetery included surveying efforts to make sure unmarked cemetery uses were not on the site. They also had physical inspections and surveyors on the site to delineate the cemetery property. Commissioner Bramlett stated that he believed that there was a section in the Code of Ordinances mandating a 50 foot buffer from the nearest grave. Vice Chair Whipple showed Commissioner Bramlett where on the site plan the distance from the cemetery was marked. Commissioner Bramlett confirmed he saw the distance between the proposal and the cemetery.

Mr. Van Dayke asked if the distance requirement was different for structures and parking lots in the Code, explaining that there was parking up against the cemetery but the building was offset from the cemetery. Commissioner Bramlett stated that he thought there was a cemetery section in the Code. Ms. Campbell stated that the proposal was conceptual and that the official site plan will be reviewed by Public Works and Planning and Zoning to ensure all setbacks are adhered to before approval. She stated that this review was for the concept and exterior.

Chairman Gallagher summarized that the HPC understands the concept and agreed that there should be some addition review and a final landscaping plan that would make it appropriate for the applicant to come back to HPC for consideration as the project progresses.

Commissioner Butler commented that she did not appreciate the townhome design for Phase 1. She stated that the townhomes are close to historic buildings and are a three -story tower in comparison to the existing homes. Commissioner Butler stated that she asked for a section cut from the residential house to the residential side of your three-story buildings and that it was never brought before the Board. She expressed frustration that the buildings were so close, and while she understood the landscaping challenges of the site, she was disappointed that the section cut never came before the Board.
Vice Chair Whipple asked if Phase 2 abutted any residential properties. Mr. Van Dyke responded that they were abutted by industrial to the south and Karate studio to the north.
Chairman Gallagher called for a motion.
Motion to approve the CBD project application by Vice Chair Whipple with the following condition:
1. Applicant will present additional drawings to the Historic Preservation Commission at 80 percent, including landscaping plans, exterior building elevations with material identifications, and updated renderings reflecting material updates.
Seconded by Commissioner Blandford
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote

Draft

taken, Motion unanimously approved 4-0. Motion carried.

Mr. Van Dyke asked how the updates would be submitted. Ms. Campbell responded that staff would place the project on agendas and send the documents out for review as required.

C. **Landscaping: 2966 North Main Street**
Consideration of a Certificate of Appropriateness application submitted by David Shelton for the replacement of a trident maple tree with a dogwood tree at 2966 N. Main Street. Case #COA2025-05

Ms. Chanelle Campbell introduced this agenda item. This is a Certificate of Appropriateness application submitted by David Shelton for the replacement of a maple tree with a dogwood tree at 2966 North Main Street. The applicant would like to remove the trees due to a boxelder bug infestation. Normally, an arborist report is used to determine the health of the tree. Due to the underlying circumstances, there was none submitted.

Mr. David Shelton explained that his home was being infested by boxelder bugs. He provided an overview of boxelder bugs, stating that they are often found on trident maples because they serve as a food source. The insect can be found on trident maples, silver maples, and ash trees. The bugs use the tree sap and seeds as a food source and will sometimes try to enter homes during the winter. Mr. Shelton stated that on some sunny days they cannot open the back door, garage door, or car door without the boxelders bugs swarming.

Mr. Shelton stated that the trident maple tree was not native to that property and that he planted the tree ten years ago. He asked the HPC for help to remove the tree. Mr. Shelton stated that they had pest control spray the property, but it has not been effective in removing the boxelder bugs. He stated that the bugs were trying to enter the home and that they were afraid the bugs would get into the attic. Mr. Shelton is requesting to remove the tree and replace it with as large of a dogwood tree that they could find and afford.

Commissioner Bramlett asked where the tree was located on the property. Mr. Shelton responded that the tree was to the right of the driveway between the driveway and the church.

Chairman Gallagher reiterated the applicant's statement that the boxelder bug's primary food source is maple. He asked if the pest control company thought that removal of the maple will facilitate removal of the bugs. Mr. Shelton responded that removing the tree was the best way to minimize the infestation per the recommendation of pest control. He stated that they went through the process to try and show the HPC that they are not just asking to cut down a tree.

Chairman Gallagher noted that per the HPC guidelines, dogwood is a recommended

Draft

native tree to be planted on the property.

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application by Vice Chair Whipple.
Seconded by Commissioner Bramlett.
Chairman Gallagher proceeded with a roll call vote for approval. Vote taken, Motion unanimously approved 4-0.Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-01 - 2926 Lewis St

This is a Certificate of Appropriateness application submitted by Tyler Lenn for the removal of three dead trees located at 2926 Lewis Street. This application was administratively approved on January 22, 2025.

7. Discussion

Chairman Gallagher opened the floor to Discussion.
Hearing no discussion, he closed the floor.

8. Public Comments

Chairman Gallagher opened the floor for public comment.
Hearing no public comment, Chairman Gallagher closed the floor.

9. Staff Comment

A. Updates on the Locally Funded Survey

1. Introduction of students from the Public History Program at Kennesaw State University (KSU)

Ms. Chanelle Campbell announced that students from Kennesaw State University (KSU) were present at the meeting. She stated that staff has been providing the Board with updates regarding the locally funded survey. She introduced the students and Professor Dickey, who have been tasked with completing the survey, to the HPC so the commissioners could put a face to the students going out into the field. She stated the students would be going out into the field starting in March. She also stated that letters have gone out to the property owners so they are aware of the student's presence. Staff is working with the professor and students to take precautions to ensure that the survey is done safely, and that the students learn something from the process. The students will be working closely with the Department of Community Affairs (DCA) Historic Department to ensure that the survey meets all requirements.

Dr. Jennifer Dickey, the professor of the class, introduced herself and her students. She expressed that the survey was a great opportunity for the students to do some field work and learn something about this process. She stated that the students will be asked to wear safety vests to minimize the risk. She stated that they appreciate the opportunity to do the work on behalf of the City of Kennesaw. Chairman Gallagher thanked Dr. Dickey and the KSU students for being part of providing the survey to the

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city and to the commission. Dr. Dickey thanked the HPC for the opportunity.

Ms. Campbell stated that any calls from the public about the survey can be directed to herself of Mr. Darryl Simmons. She explained that the survey is being completed based on recommendations provided by Ethos. The completed survey and updated data from KSU and DCA will be used to update the historic standards. The survey is intended to be completed during the 2025 spring semester, but may run into the summer semester.

10. Adjourn

Chairman Gallagher adjourned the meeting at 9:32 a.m.

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Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: April 25, 2025

TITLE: **Exterior Renovation (Alteration): 2926 Lewis Street**
Consideration of a Certificate of Appropriateness application to alter the existing historic structure with the addition of a new restroom, new laundry room, new break room and remodel to the existing front porch stairs. Case #2025-06A

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2025-06_2926 Lewis Street_Application Packet (Alteration)

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.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met. All applications require at least one consultation with Planning and Zoning staff prior to submittal of applications. Please contact staff at (770) 590-8268 to schedule an appointment.

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:** Louise Aldridge
   Owner
   Other
   x Other, please specify Owner's representative

APPLICANT MAILING ADDRESS: 1510 Sandpiper DR, Woodstock GA 30189

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 2926 Lewis Street, Kennesaw, GA 30144

Land Lot _____ Tax Parcel 20013900250 Lot Size 0.662

Current zoning on property: CBD

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

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

NAME OF OWNER:

Vazco Properties LLC / Alci Costa

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

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).**

The project consistes of a new restroom, 4 studios, new laundry room, new break room,and remodel of existing front porch stairs (risers + treads by code)

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 the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting.

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.

4/9/2025

Signature of Applicant **Date**

APRIL 9-25

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



BRIDE'S SUITE

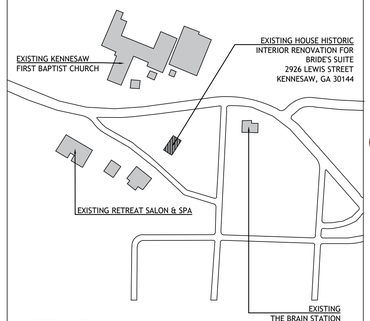
2926 LEWIS STREET
KENNESAW, GA 30144

ARCHITECT OF RECORD	GENERAL CONTRACTOR	DRAWING DESIGN
CHRISTIAN H. CROOKLESS RA, NCARB 3613 HAMPSTEAD LANE NE ROSWELL, GEORGIA 30075 PHONE: (678) 662 3904 CROOKLESS@GMAIL.COM		EMC - ADVANCED DESIGN CONSTRUCTION. LLC PHONE: (404) 921 7948 EMC-DESIGN@HOTMAIL.COM
ENGINEERING FIRM	**PROJECT OWNER**	**LAND LORD**
ACME - AMERICAN, LLC ARCHITECT, CONSTRUCTION MANAGERS AND ENGINEERS 319 ATLANTA ST. SE #240 MARIETTA, GA 30060 PHONE: (770) 425 6890 ACMEAMERICANLLC@BELLSOUT.NET	VAZCO PROPERTIES, LLC. MR. ALCI COSTA CELLPHONE: (404) 557-7745 MRS. GABI CASTILHO CELLPHONE: (404) 822-7604 **EMERGENCY CONTACT 24 HOURS** MR. ALCI COSTA CELLPHONE: (404) 557-7745 EMAIL: THEWESTWILLOWS@GMAIL.COM	VAZCO PROPERTIES, LLC. MR. ALCI COSTA CELLPHONE: (404) 557-7745 MRS. GABI CASTILHO CELLPHONE: (404) 822-7604

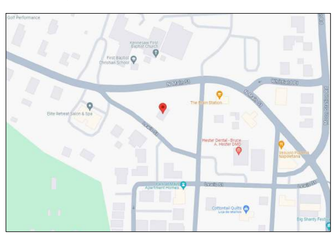
SHEET LISTING INDEX

SHEET #	SHEET TITLE
A1	COVER SHEET / CODE STATEMENT GENERAL CONSTRUCTION NOTES
A2	EXISTING FLOOR PLAN AND DEMOLITION
A3	PROPOSED FLOOR PLAN FOR INTERIOR RENOVATION FOR BRIDE'S SUITE
A4	PROPOSED FLOOR PLAN WITH FURNITURE
A5	PROPOSED FLOOR PLAN FOR OCCUPANT LOAD FACTOR / EGRESS TRAVEL DISTANCE & LIFE SAFETY
A6	EXISTING INTERIOR ELEVATION / NEW INTERIOR WALL SECTION / DETAILS RELEASED FOR CONSTRUCTION
M1	MECHANICAL SPECIFICATIONS
M2	MECHANICAL PLAN
E1	ELECTRICAL SPECIFICATIONS
E2	EXISTING ELECTRICAL POWER PLAN AND ADDITION
E3	EXISTING ELECTRICAL LIGHTING PLAN AND ADDITION
E4	EXISTING ELECTRICAL SCHEDULE RISER DIAGRAM AND LOAD CALCULATION
P1	PLUMBING SPECIFICATIONS
P2	PLUMBING SYSTEMS: EXISTING WASTE PLAN AND RELOCATION
P3	PLUMBING SYSTEMS: EXISTING C/W & H/W PLAN AND RELOCATION
P4	PLUMBING SYSTEMS AND ISOMETRIC RISER

LOCATION INFORMATION



SITE MAP
2926 LEWIS STREET
KENNESAW, GA 30144



VICINITY MAP

RELEASED FOR CONSTRUCTION

CODE STATEMENTS

CODE REFERENCES

- 2012 OFFICIAL CODE OF ORDINANCES OF FIRE MARSHAL'S OFFICE OF COBB COUNTY (APPLICABLE CODE, STANDARDS, AND APPEALS)
- 2020 OCGA 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS
- 2018 INTERNATIONAL FIRE CODE (AMENDED BY 120-3-3)
- NFPA 101 LIFE SAFETY CODE 2018 EDITION. (AMENDED BY 120-3-3)
- 2010 ADA STANDARD FOR ACCESSIBLE DESIGN (CODES MISSING FROM PLANS)

JURISDICTIONAL AUTHORITIES

1. CITY OF KENNESAW PLANNING & ZONING DEPARTMENT.
2. COBB COUNTY FIRE MARSHAL'S OFFICE

COBB COUNTY FIRE MARSHALS OFFICE INSPECTIONS ARE TO BE SCHEDULED ONLINE AT:
HTTPS://WWW.COBBCOUNTY.ORG/FIRE/FIRE-MARSHAL/INSPECTIONS

-50% = INSPECTIONS OF VERTICAL PENETRATIONS.
-80% = INSPECTIONS OF ANY FIRE RATED PARTITIONS, FLOOR OR CEILING, CEILING COVER UP.
-100% = FINAL INSPECTION, ALL SYSTEMS AND EQUIPMENT ARE INSTALLED AND OPERATIONAL,
ANY INSPECTION REQUESTS MADE BEFORE 2:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:

_ FIRE SPRINKLER
_ FIRE ALARM SYSTEMS
_ KITCHEN HOODS
_ FIRE SUPPRESSION SYSTEMS
_ RACK STORAGE (PRODUCT HEIGHT OVER 12 FEET)
_ STORAGE AND/OR USE OF HAZARDOUS MATERIALS

REVISED 11/06/2024

SCOPE OF WORK

THE PROPOSED HISTORIC HOME SPACE WILL BE INTERIOR RENOVATED INTO A NEW BUSINESS FOR GRACE COTTAGE WEDDING & EVENTS, LLC. (BRIDE'S SUITE HOUSE). THIS PROPOSED PROJECT CONSISTS OF A NEW INTERIOR RESTROOM (ADA), TWO STUDIO #01 AND # 02 FOR THE BRIDE'S USE, TWO STUDIO #03 AND #04 FOR THE BRIDE'S GODMOTHER'S USE, A NEW LAUNDRY ROOM, A NEW BREAK ROOM, NEW RAMP (ADA), AND REMODEL ON THE EXISTING FRONT PORCH STAIRS (RISERS + TREADS BY CODE).

HOURS OF OPERATION

TUESDAY TO SUNDAY 10:00 am - 11:00 pm

TYPE OF WORK

(X) INTERIOR FINISH, WITH TENANT ( ) WHITE BOX COMPLETE, NO TENANT
( ) SPEC SUITE, NO TENANT ( ) WHITE BOX INCOMPLETE, NO TENANT

CLASSIFICATIONS

EXISTING HOUSE AT:	2926 LEWIS STREET KENNESAW, GA 30144
OCCUPANCY CLASSIFICATION:	(B) BUSINEES
TYPE OF CONSTRUCTION:	TYPE V
SPRINKLERED:	NO
FIRE ALARM:	NO REVISED 11/06/2024
EXISTING INTERIOR RENOVATION AREA :	1,533.91 SF
NUMBER OF STORIES:	ONE
CALCULATED LOAD FOR OCCUPANCY:	1/150 - 1/100 - 1/15
INTERIOR HEIGHT:	10'-0"
HANDICAP ACCESSIBLE:	YES
PARKING SPACE:	YES NOTE: *PROVIDE LETTER FROM NEIGHBORS TO USE ADDITION PARKING *A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES.
I HR PROTECTED:	YES
MEZZANINE:	NO
COMMON PATH OF TRAVEL:	-
TOTAL BUILDING HEIGHT:	-

APPLICABLE CODES

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS AND GOVERNING AUTHORITIES, INCLUDING BUT NOT LIMITED TO:

BUILDING:	INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH 2020, 2022 AND 2024 GEORGIA STATE AMENDMENTS INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH 2021 GEORGIA STATE AMENDMENTS
LIFE SAFETY:	2020 NFPA 101 - LIFE SAFETY CODE 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
FIRE PREVENTION:	INTERNATIONAL FIRE CODE (IFC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS
MECHANICAL:	INTERNATIONAL MECHANICAL CODE (IMC): 2018 EDITION WITH 2020 AND 2024 GEORGIA STATE AMENDMENTS
PLUMBING:	INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH 2020, 2022, 2023 AND 2024 GEORGIA STATE AMENDMENTS
ELECTRICAL:	NFPA - NATIONAL ELECTRICAL CODE: 2020 EDITION WITH 2021 GEORGIA STATES AMENDMENTS
GAS:	INTERNATIONAL FUEL GEORGIA CODE, 2018 EDITION WITH 2020 AND 2022 GEORGIA STATE AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH 2020, 2022, AND 2023 GEORGIA STATE AMENDMENTS
HANDICAP & ACCESSIBILITY:	120-3-20A GEORGIA STATE ACCESS TO AND USE OF PUBLIC FACILITIES FOR HANDICAPPED PERSONS-REFERS TO 2010 ADA STANDARDS OC GEORGIA TITLE 30, CHAPTER 3

SIGNAGE: THESE DRAWINGS DO NOT INCLUDE ANY SIGNAGE PLANS. ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT.

2018 NFPA 101: LIFE SAFETY CODE
TABLE 7.3.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

CLASS. GROUP	ITEM	TAG	FLOOR ROOM OR SPACE DESIGNATION	OCCUPANCY	AREA PER OCCUPANT	SQUARE FOOTAGE	PERSON
(B) BUSINESS	01	001	FOYER	COMMON AREA	-	78.23 SF	-
	02	002	STUDIOS #01 AND #02 (BRIDE'S USE)	BUSINESS	1 PER 100	374.12 SF	4
	03	003 006	EXISTING RESTROOM AND NEW RESTROOM (ADA)	COMMON AREA	-	114.88 SF	1
	04	004 005	STUDIOS #03 AND #04 (BRIDE'S GODMOTHER'S USE)	BUSINESS	1 PER 100	369.55 SF	4
	05	008	LAUNDRY ROOM	BUSINESS	1 PER 100	57.17 SF	1
	06	007	BREAKROOM	BUSINESS	1 PER 100	123.06	1
	07	009	SUNROOM	ASSEMBLY	1 PER 15	172.81 SF	11
	08	010	CORRIDOR	COMMON AREA	-	270.99 SF	-
					TOTAL =		22

CALCULATION MAXIMUM OCCUPANTS IS 22 PERSONS

EGRESS WIDTH CALCULATIONS (LSC TABLE 7.3.3.1)
OCCUPANCY EXIT WIDTH = 22 PERSONS x 0.3"/PERSONS = REQUIRED EXIT DOOR 6.6" (PROVIDED IS 108")

PLUMBING CALCULATIONS:

MINIMUM NUMBER OF PLUMBING FIXTURES: BUSINESS; (SEE SECTIONS 403.2, 403.5 AND 403.6)
WATER CLOSETS: 1 PER 25 FOR THE FIRST 50 FOR THE REMAINDER EXCEEDING 50
URINALS: NOT MORE THAN 50% OF WATER CLOSETS
LAVATORIES: 1 PER 40 FOR THE FIRST 80; 1/80 BALANCE
DRINKING FOUNTAINS: 1/100
SERVICE SINK: 1

REQUIRED PLUMBING FIXTURES:
- MEN (11)/ WOMEN (11): 2 WATER CLOSET, 2 LAVATORY
- SERVICE SINK: 1 SERVICE
- DRINKING FOUNTAINS: REFRIGERATOR (WATER)

REVISIONS	BY
11/06/2024	ES

CHRISTIAN H. CROOKLESS
RA, NCARB
3613 HAMPSTEAD LANE NE
ROSWELL, GEORGIA 30075
(678) 662 3904
CROOKLESS@GMAIL.COM

STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 030102
REGISTERED ARCHITECT
2926 Lewis St
8/6/24

BRIDE'S SUITE
INTERIOR RENOVATION
2926 LEWIS STREET | KENNESAW, GA 30144

DATE
08/05/2024

JOB
REV. 01

A - 1



PICTURE OF THE EXISTING BUILDING - FRONT SIDE



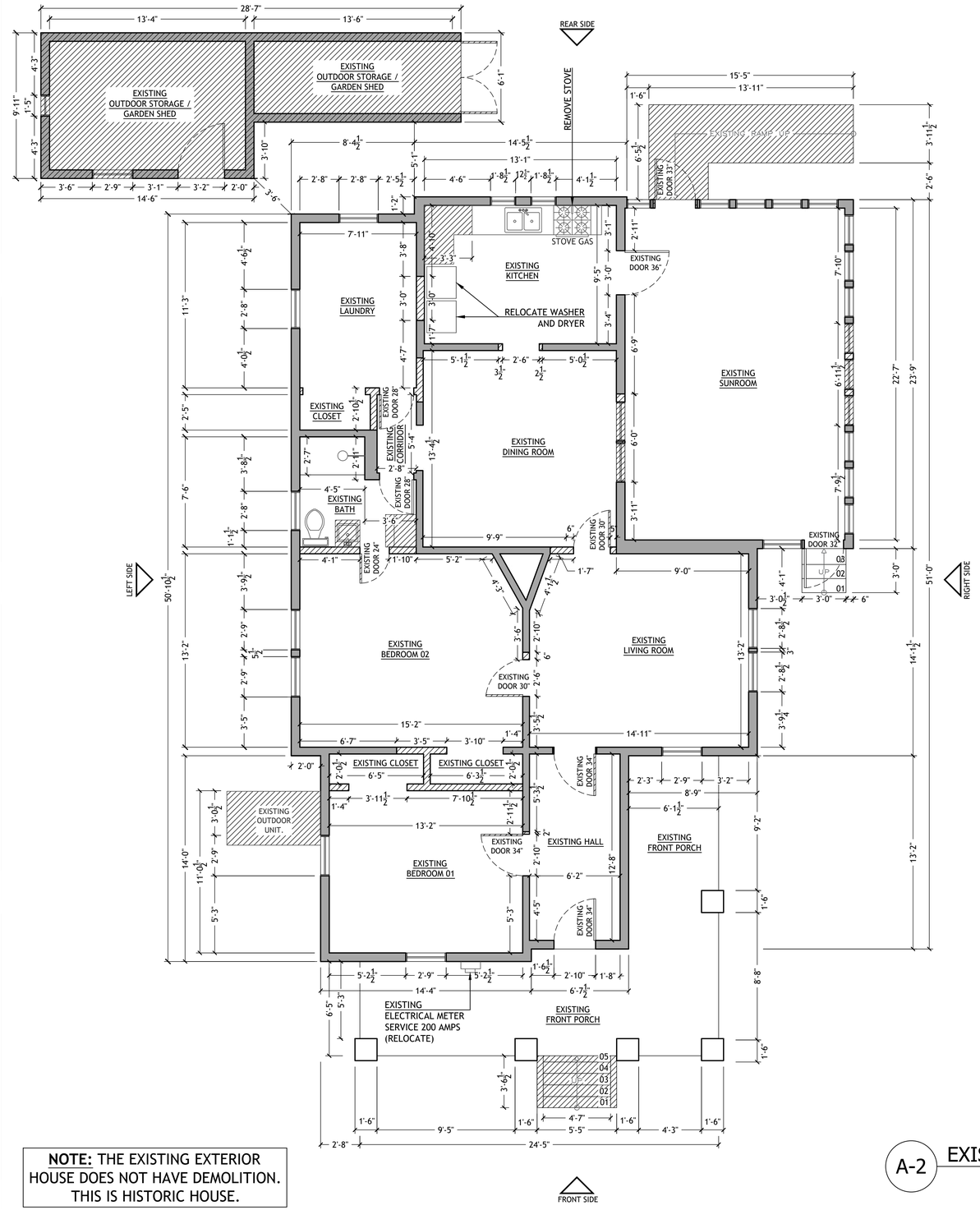
PICTURE OF THE EXISTING BUILDING - LEFT SIDE



PICTURE OF THE EXISTING BUILDING - RIGHT SIDE



PICTURE OF THE EXISTING BUILDING - REAR SIDE



NOTE: THE EXISTING EXTERIOR HOUSE DOES NOT HAVE DEMOLITION. THIS IS HISTORIC HOUSE.

DEMOLITION GENERAL NOTES

1. PROVIDE TEMPORARY BARRICADES AND OTHERS FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S AND TENANT'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
2. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
3. MAINTAIN FIRE PROTECTION SERVICES DURING SELECTIVE DEMOLITION.
4. COVER AND PROTECT EQUIPMENT AND FIXTURES INDICATED "TO REMAIN" FROM SOILAGE OR DAMAGE.
5. LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.
6. PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE TO OCCUPIED AREAS OF BUILDING.
7. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER.
8. WHERE INDICATED ON DRAWINGS AS "SALVAGE AND STORE", CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE, AND REUSE AS REQUIRED. DELIVER UNUSED ITEMS AT COMPLETION OF PROJECT TO TENANT.
9. WHERE INDICATED ON DRAWINGS AS "SALVAGE AND DELIVER TO OWNER", CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE AND RETURN TO OWNER.
10. UNO REMOVE ALL EXISTING FLOORING (CARPET, BASE AND RESILIENT FLOORING) WITHIN SCOPE OF WORK AREA. CLEAN AND PREPARE FLOOR AREA TO ACCEPT NEW FLOORING, AS INDICATED ON CONSTRUCTION DOCUMENTS.
11. REMOVE EXISTING WALLS, PARTITIONS, DOORS, PANELS, SHELVING, CASEWORK, GLASS, ETC., AS INDICATED ON CONSTRUCTION DOCUMENTS.
12. REMOVE EXISTING LIGHTING FIXTURES, SPEAKERS, CONDUIT AND WIRE, AS INDICATED ON CONSTRUCTION DOCUMENTS.
13. GC TO REMOVE ALL EXISTING DATA OUTLETS. GC TO PATCH, REPAIR AND PAINT WALL AS NEEDED.
14. UNO EXISTING ELECTRICAL OUTLETS TO REMAIN THROUGHOUT SPACE.
15. EXISTING CONDITIONS MAY WARRANT DEMOLITION TO ACHIEVE DESIGN INTENT, TENANT SPACE PLANS MAY OR MAY NOT INCLUDE FULL SCOPE OF DEMOLITION.
16. GC IS RESPONSIBLE FOR REMOVING EXISTING FINISHES IN AREAS THAT ARE TO RECEIVE NEW FINISHES. FLOOR SHOULD BE SMOOTH AND PREPARED FOR NEW GLUE-DOWN FLOORING APPLICATION, WALLS SHOULD BE SMOOTH AND PAINT READY.
17. LANDLORD WARRANTS THAT PREMISES ARE FREE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
18. GC TO REMOVE ALL ABANDONED EQUIPMENT AND LOW VOLTAGE WIRING.
19. VERIFY AND REPORT CONDITION OF DEMISING WALL FOR: A)COMPLETION TO DEC ABOVE; B) 3" SOUND-BATT INSULATION INSTALLED BETWEEN STUDS; AND C)ALL PENETRATIONS FILLED AS REQUIRED PER CODE.
20. GC TO CONFIRM THAT PARTITIONS PROPOSED FOR DEMOLITION DO NOT CONTAIN OR ARE NOT THEMSELVES STRUCTURAL COMPONENTS. GC TO NOTIFY CASSIDY TURLEY PROJECT MANAGER IF DISCREPANCIES EXIST.

SYMBOL	DESCRIPTION WALLS
	EXISTING WALLS TO REMAIN
	EXISTING WALLS FOR DEMOLITION

A-2 EXISTING FLOOR PLAN AND DEMOLITION

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

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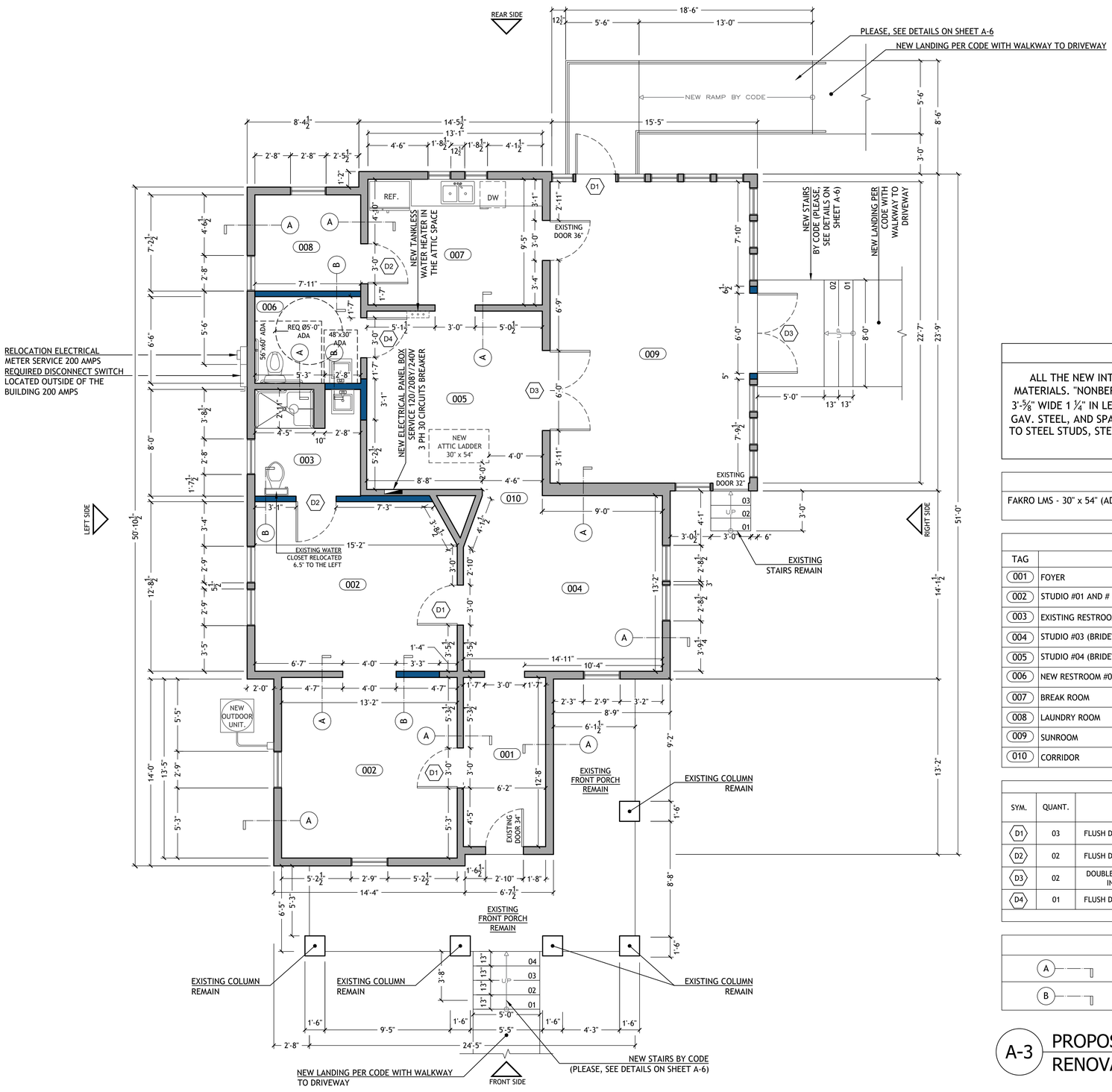
BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 01

A - 2



INTERIOR SPECIFICATION WALL
ALL THE NEW INTERIOR WALL MUST BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. "NONBERRING WALL RATING - 1HOUR" STEEL STUDS - CHANNEL SHAPED 3'-⅝" WIDE 1 ¼" IN LEGS, ⅜" FOLDEO BACK RETURNUS, FORMED FROM MIM. N°25 MSG GAV. STEEL, AND SPACED 24" O.C. MAX. GYPUM BOARD ⅝" THICK, 4' WIDE AFFACHED TO STEEL STUDS, STEEL SCREWS SPACED 8" O.C. A LONG, EDGE OF BOARD 12" O.C. IN THE FIELD OF THE BOARD.

ATTIC STAIRWAY SPECIFICATION
FAKRO LMS - 30" x 54" (ADJUSTABLE TO FIT CEILING HEIGHTS BETWEEN 7'-11" AND 10'-1") INSULATED METAL ATTIC LADDER

LEGEND ROOMS	
TAG	DESCRIPTION
001	FOYER
002	STUDIO #01 AND # 02 (BRIDE'S USE)
003	EXISTING RESTROOM #01
004	STUDIO #03 (BRIDE'S GODMOTHER'S USE)
005	STUDIO #04 (BRIDE'S GODMOTHER'S USE)
006	NEW RESTROOM #02 (ADA)
007	BREAK ROOM
008	LAUNDRY ROOM
009	SUNROOM
010	CORRIDOR

NEW DOORS SCHEDULE

SYM.	QUANT.	TYPE	ROUGH OPENING		DOOR SIZE		REMARKS	RIGHT OR LEFT
			WIDTH	HEIGHT	WIDTH	HEIGHT		
D1	03	FLUSH DOOR INTERIOR	36 ½"	81"	36"	80"	INSWING	LEFT
D2	02	FLUSH DOOR INTERIOR	36 ½"	81"	36"	80"	OUTSWING	RIGHT
D3	02	DOUBLE FLUSH DOOR INTERIOR	72 ½"	81"	36" (2)	80"	INSWING	RIGHT AND LEFT
D4	01	FLUSH DOOR INTERIOR	36 ½"	81"	36"	80"	OUTSWING	LEFT

NOTE: FIELD VERIFY DIMENSIONS REQUIRE.

SYMBOL		DESCRIPTION WALLS
A		EXISTING WALLS TO REMAIN
B		PROPOSED NEW WALLS: WOOD 2" x 4" @ 16" O.C.

A-3 PROPOSED FLOOR PLAN FOR INTERIOR RENOVATION FOR BRIDE'S SUITE Scale: 1/4"=1'-0"

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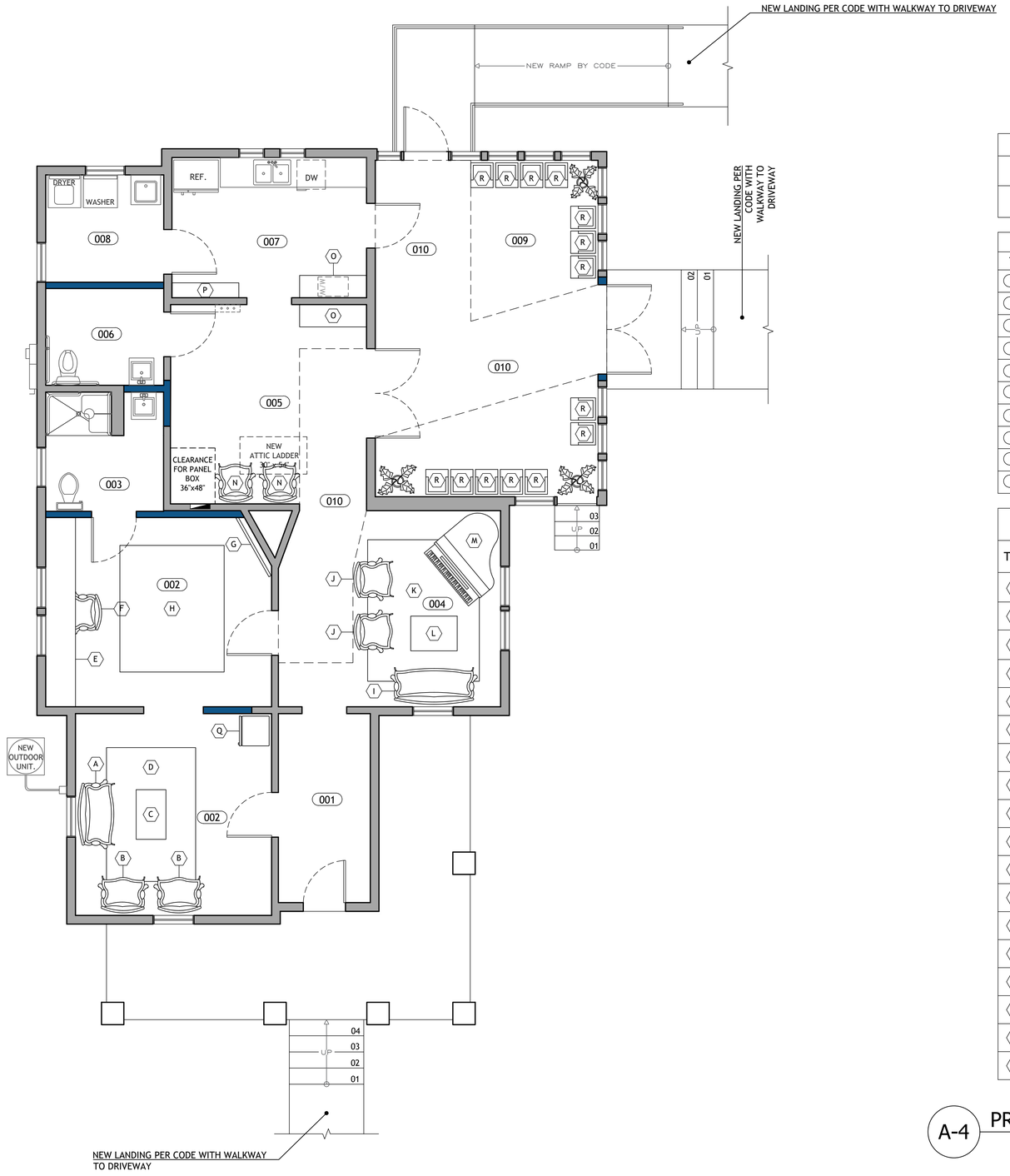
BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 01

A - 3



SYMBOL	DESCRIPTION WALLS
	EXISTING WALLS TO REMAIN
	PROPOSED NEW WALLS: WOOD 2" x 4" @ 16" O.C.

LEGEND ROOMS	
TAG	DESCRIPTION
001	FOYER
002	STUDIO #01 AND # 02 (BRIDE'S USE)
003	EXISTING RESTROOM #01
004	STUDIO #03 (BRIDE'S GODMOTHER'S USE)
005	STUDIO #04 (BRIDE'S GODMOTHER'S USE)
006	NEW RESTROOM #02 (ADA)
007	BREAK ROOM
008	LAUNDRY ROOM
009	SUNROOM
010	CORRIDOR

LEGEND EQUIPMENT	
TAG	DESCRIPTION
A	LOVE SEAT (49.75"x26.5"x33.5")
B	ARM CHAIR (35"x27"x33.75")
C	COFFEE TABLE (40.5"x24"x17.5")
D	RUG (9'-0"x6'-0")
E	MAKEUP TABLE (13'-2"x2'-0")
F	MAKEUP CHAIR
G	MIRROR
H	RUG (7'-0"x8'-6")
I	SOFA (65"x29"x35.5")
J	WINGBACK CHAIR (28.5"x31.3"x40.7")
K	RUG (7'-6"x9'-6")
L	COFFEE TABLE (37.5"x28"x19.25")
M	BABY GRAND PIANO (146 cm x 151 cm x 99 cm)
N	CHAIRS
O	CABINETS TO THE CEILING (4'-6"x1'-6") WITH MICROWAVE
P	CABINETS TO THE CEILING (4'-6"x1'-0")
Q	REFRIGERATOR BAR
R	CHAIRS

A-4 PROPOSED FLOOR PLAN WITH FURNITURE

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

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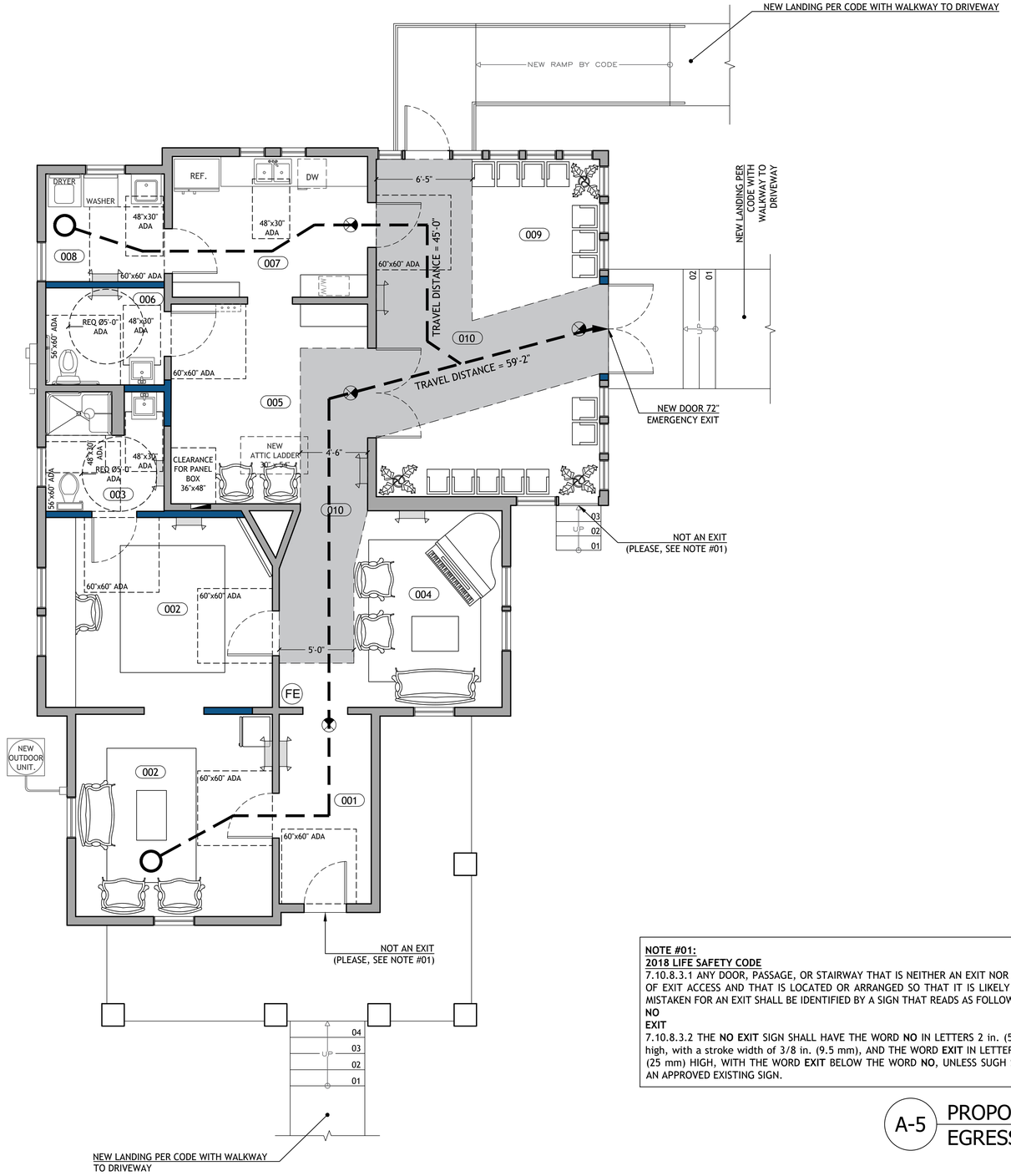
BRIDE'S SUITE INTERIOR RENOVATION

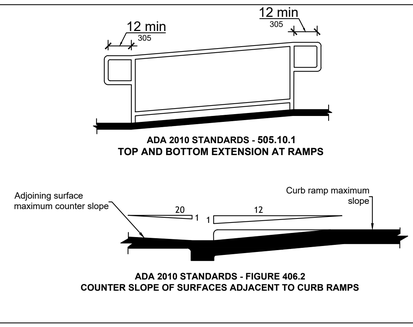
2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 01

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LEGEND ROOMS	
TAG	DESCRIPTION
001	FOYER
002	STUDIO #01 AND # 02 (BRIDE'S USE)
003	EXISTING RESTROOM #01
004	STUDIO #03 (BRIDE'S GODMOTHER'S USE)
005	STUDIO #04 (BRIDE'S GODMOTHER'S USE)
006	NEW RESTROOM #02 (ADA)
007	BREAK ROOM
008	LAUNDRY ROOM
009	SUNROOM
010	CORRIDOR

REFLECTED CEILING LEGENDS	
	ETD - EXIT TRAVEL DISTANCE
	BUILDING STANDARD CEILING MOUNTED DIRECTIONAL EXIT LIGHT
	FEC - SEMI-RECESSED BUILDING STANDARD FIRE EXTINGUISHER & CABINET
KB	FIRE KEY BOX / KNOX BOX 3200 OR 4400 SERIES
L1	2X2 LAY-IN BLDG STD FIXTURE EMERGENCY FIXTURE
N	2X2 LAY-IN BLDG STD FIXTURE / EMERGENCY FIXTURE
	EMERGENCY LIGHTING: EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STATE ADOPTED NFPA 101 LIFE SAFETY CODE AS MODIFIED BY THE STATE FIRE MARSHAL'S OFFICE. EXIT DOOR HARDWARE SHALL COMPLY WITH THE STATE ADOPTED NFPA 101 LIFE SAFETY CODE AS MODIFIED BY THE STATE FIRE MARSHAL'S OFFICE.
	EXITS FOR ANY TENANT SPACE OR BUILDING SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE STATE ADOPTED NFPA 101 LIFE SAFETY CODE AS MODIFIED BY THE STATE FIRE MARSHAL'S OFFICE.
FE	NEW FIRE EXTINGUISHER BY CODE: NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS. EACH BUILDING OR TENANT SPACE SHALL BE PROVIDED WITH 10 POUND ABC RATED FIRE EXTINGUISHER(S) MOUNTED IN CENTRAL AND VISIBLE LOCATION(S). EACH EXTINGUISHER SHALL NOT COVER MORE THAN 3,000 SQUARE FEET IN AREA WITH A MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 75 FEET AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. NFPA 10 - 5.2. CLASSIFICATION OF FIRES: 5.2.1. CLASS A FIRES: CLASS A FIRES ARE FIRES IN ORDINARY COMBUSTIBLE MATERIALS, SUCH AS WOOD, CLOTH, PAPER, RUBBER, AND MANY PLASTICS.
	BUILDING STANDARD CEILING MOUNTED DIRECTIONAL EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY PACK

NOTE #01:
2018 LIFE SAFETY CODE
7.10.8.3.1 ANY DOOR, PASSAGE, OR STAIRWAY THAT IS NEITHER AN EXIT NOR A WAY OF EXIT ACCESS AND THAT IS LOCATED OR ARRANGED SO THAT IT IS LIKELY TO BE MISTAKEN FOR AN EXIT SHALL BE IDENTIFIED BY A SIGN THAT READS AS FOLLOWS:
NO
EXIT
7.10.8.3.2 THE **NO EXIT** SIGN SHALL HAVE THE WORD **NO** IN LETTERS 2 in. (51 mm) high, with a stroke width of 3/8 in. (9.5 mm), AND THE WORD **EXIT** IN LETTERS 1 in. (25 mm) HIGH, WITH THE WORD **EXIT** BELOW THE WORD **NO**, UNLESS SUGH SIGN IS AN APPROVED EXISTING SIGN.

A-5 PROPOSED FLOOR PLAN FOR OCCUPANT LOAD FACTOR / EGRESS TRAVEL DISTANCE & LIFE SAFETY Scale: 1/4"=1'-0"

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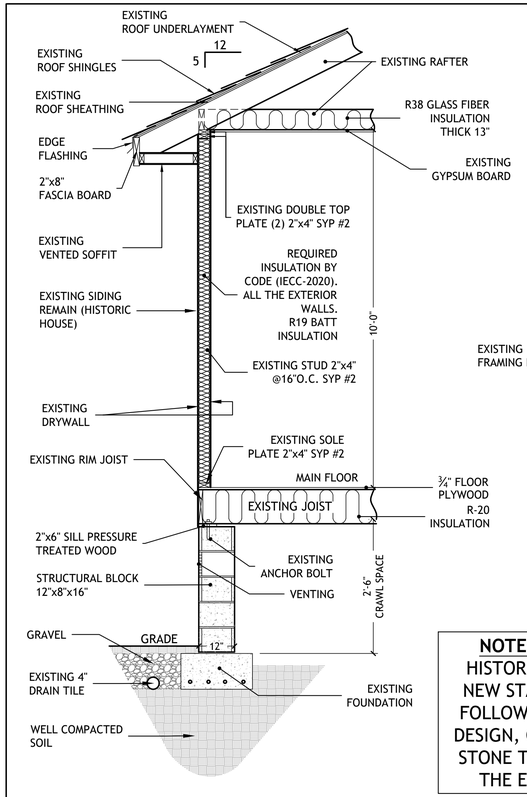
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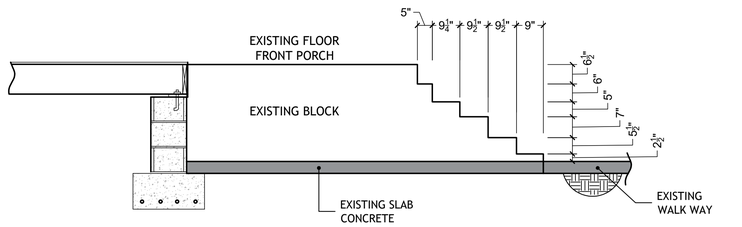
JOB REV. 01

A - 5



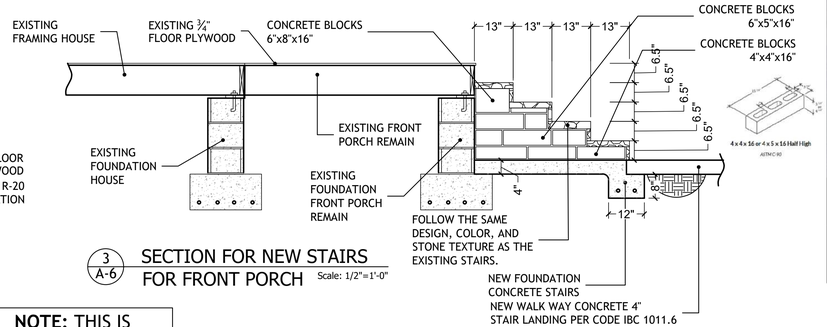
1 A-6 EXISTING FULL WALL DETAILS

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



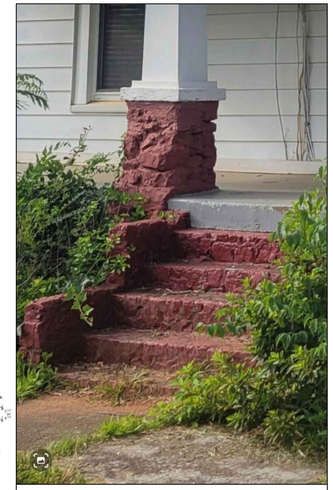
2 A-6 EXISTING FRONT PORCH STAIRS REQUIRED REMODEL (RISER + TREADS BY CODE)

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



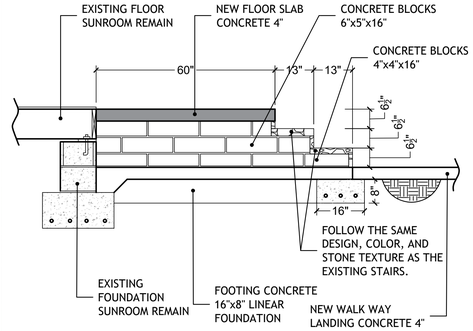
3 A-6 SECTION FOR NEW STAIRS FOR FRONT PORCH

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



PICTURE OF THE EXISTING FRONT STAIRS ON THE FRONT PORCH

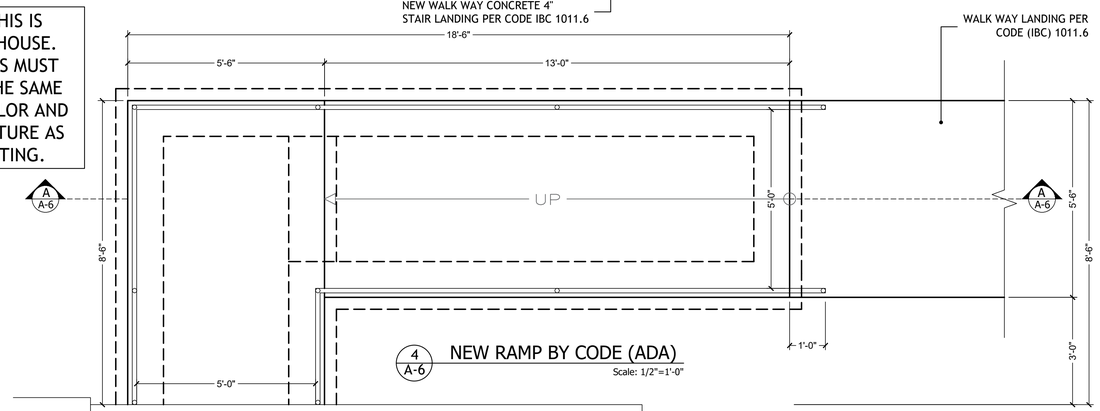
NOTE:
GENERAL CONTRACTOR FOLLOW THE SAME DESIGN, COLOR, AND STONE TEXTURE AS THE EXISTING STAIRS.



5 A-6 SECTION / DETAILS / STAIRS SUNROOM

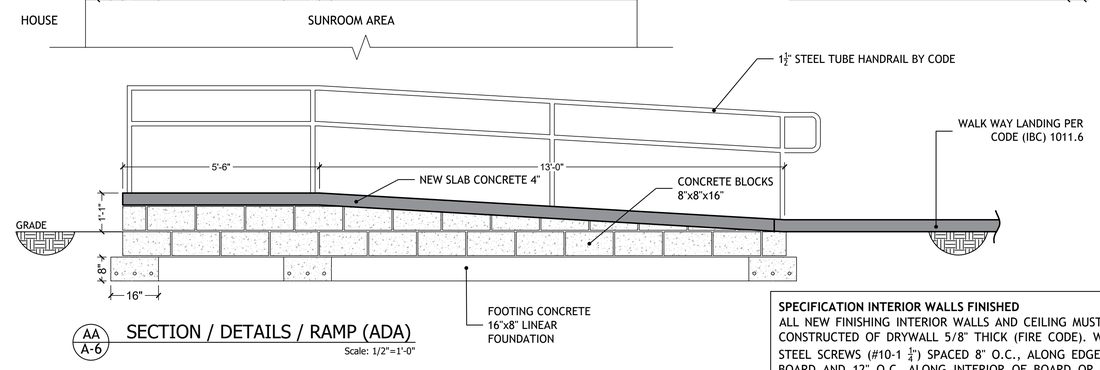
Scale: 1/2"=1'-0"

NOTE: THIS IS HISTORIC HOUSE. NEW STAIRS MUST FOLLOW THE SAME DESIGN, COLOR AND STONE TEXTURE AS THE EXISTING.



4 A-6 NEW RAMP BY CODE (ADA)

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

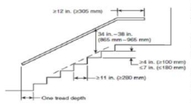


AA A-6 SECTION / DETAILS / RAMP (ADA)

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

Stairs & Handrails

2012 Edition NFPA 101
2010 ADA Standards



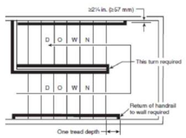


FIGURE A.7.2.2.3.5(a) Riser Measurement with Tread Slope to Front.

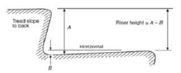
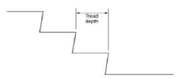
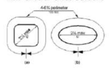


FIGURE A.7.2.2.3.5(b) Riser Measurement with Tread Slope to Back.



Non-Circular Cross Sections



2.25 in. minimum clearance



Tread depth shall be not less than 13 in. for elevation changes of 21 in. or less. The presence and location of each step shall be readily apparent. **Section 7.1.7**

Guards in accordance with 7.2.2.4 shall be provided at the open sides of means of egress that exceed 30 in. above the floor or finished ground level below. **Section 7.1.8**

Stair treads and landings shall be solid, without perforations. Stair treads and landings shall be free of projections or lips that could trip stair users. **Section 7.2.2.3.3**

The tread and landing slope shall not exceed ¼ in./ft. **Section 7.2.2.3.4**

Variations in excess of 3/16 in. in the sizes of adjacent treads depths or in the height of adjacent risers shall be prohibited. **Section 7.2.2.3.6.1**

The variations between the sizes of the largest and smallest riser or between the largest and smallest tread depths shall not exceed ⅜ in. in any flight. **Section 7.2.2.3.6.2**

Open risers are not permitted. **ADA 504.3; NFPA 101 Section 7.2.2.3.3.2**

Stairs and ramps shall have handrails on both sides. **Section 7.2.2.4.1.1**

Required guards and handrails shall continue for the full length of each flight of stairs. At turns of new stairs, inside rails shall be continuous between flights at landing. **Section 7.2.2.4.2**

The design of guards and handrails and the hardware for attaching handrails to guards, balusters, or walls shall be such that there are no projections that might engage loose clothing. **Section 7.2.2.4.3**

New handrails on stairs shall not be less than 34 in., and not more than 38 in., above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. **Section 7.2.2.4.4.1**

New handrails shall be installed to provide a clearance of not less than 2½ in. between the handrail and the wall to which it is fastened. **Section 7.2.2.4.4.5**

New handrails shall be continuously graspable along their entire length. **Section 7.2.2.4.4.7**

New handrail ends shall return to the wall or floor or shall terminate at newel posts. **Section 7.2.2.4.4.9**

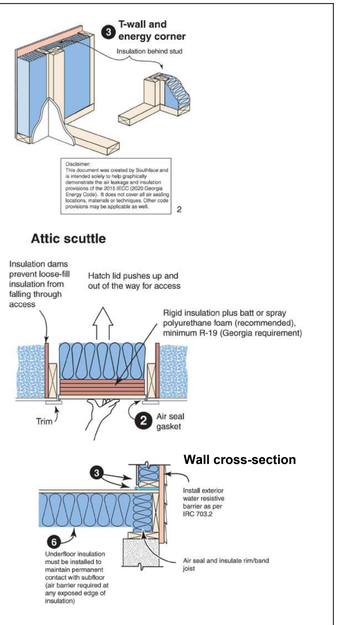
Guards shall not be less than 42 in. high. **Section 7.2.2.4.5.2**

Open guards shall have intermediate rails (vertical intermediate rails are preferred) such that a sphere 4 in. in diameter is not able to pass through any opening up to a height of 34 in. **Section 7.2.2.4.5.3**

Handrails shall have a circular cross section with an outside diameter of not less than 1¼ in. and not more than 2 in. Shape other than circular shall meet requirements of Section 7.2.2.4.4.6 (2). **Section 7.2.2.4.4.6 (1)**

Table 7.2.2.2.1.1(a) New Stairs	
Minimum Width	See 7.2.2.2.1.2
Maximum height of risers	7 inches
Minimum height of risers	4 inches
Minimum tread depth	11 inches
Minimum headroom	6 feet 8 inches
Maximum height between landings	12 feet

NOTE: IBC 1011.5.2 RISER HEIGHT AND TREAD DEPTH.
STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 MM) BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) WITHIN THE CLEAR WIDTH OF THE STAIR.



GEORGIA INTERNATIONAL ENERGY CONSERVATION CODE SUPPLEMENTS AND AMENDMENTS 2020

DISCLAIMER:
THIS DOCUMENT WAS CREATED BY SOUTHFACE AND IS INTENDED SOLELY TO HELP GRAPHICALLY DEMONSTRATE THE AIR LEAKAGE AND INSULATION PROVISIONS OF THE 2015 IECC (2020 GEORGIA ENERGY CODE). IT DOES NOT COVER ALL AIR SEALING LOCATIONS, MATERIALS OR TECHNIQUES. OTHER CODE PROVISIONS MAY BE APPLICABLE AS WELL.

6 A-6 INSULATION DETAILS

Scale: No

SPECIFICATION INTERIOR WALLS FINISHED
ALL NEW FINISHING INTERIOR WALLS AND CEILING MUST BE CONSTRUCTED OF DRYWALL 5/8" THICK (FIRE CODE). WITH STEEL SCREWS (#10-1 ¼") SPACED 8" O.C., ALONG EDGE OF BOARD AND 12" O.C. ALONG INTERIOR OF BOARD OR PER ASSEMBLY.

CALCULATIONS / CLIMATE ZONE 3	
R38	CEILING WITH ATTIC 13" TO 14" LOUSE
R13 & R19	FULLY INTERNAL WOOF FRAME WALLS 3 1/2" AND 5 1/2" THICK

A-6 EXISTING INTERIOR ELEVATION / NEW INTERIOR WALL SECTION / DETAILS

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

RELEASED FOR CONSTRUCTION

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11/06/2024	ES

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RA, NCARB
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(678) 662 3904
CROOKLESS@GMAIL.COM

STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 030762
REGISTERED ARCHITECT
2926 Lewis St
8/6/24

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE
08/05/2024

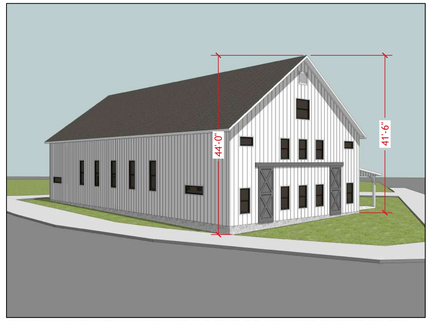
JOB
REV. 01

A - 6

THIS BLOCK RESERVED FOR CLERK OF COURT



ZONING ELEVATION HEIGHT OF THE EXISTING HISTORIC HOUSE
BRIDE'S SUITE
SCALE: No



ZONING ELEVATION HEIGHT OF THE PROPOSED EVENT BARN
SCALE: No

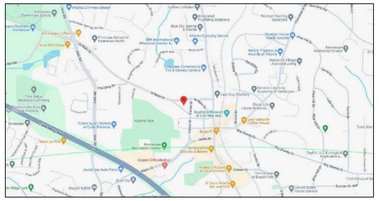
GSWCC Georgia Soil and Water Conservation Commission
Jasper W Proctor Jr.
Level II Certified Design Professional
Certification Number 0000009379
Issued: 04/25/2024 Expires: 04/25/2027

LEGEND

Existing Contour	990	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	992.0	Chord	C
Proposed Spot Elev.	992.0	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility LIne	OHUL
Silt Fence	X X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow		Junction Box	JB
Power Pole	PP	Drop Inlet	DI
Gas LIne	G	Headwall	HV
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MDN	Sewer Easement	SE
Nail & Cap	N&C	Drainage Easement	DE
Fence Corner	FC	Water Valve	WV
Fence	-x-x-	Water Meter	WM
Open Top Pin	OTP	Gas Valve	GV
Crimp Top Pin	CT	Gas Meter	GM
Reinforcing Bar	Re-bar	Arc	A
Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR



TAX MAP

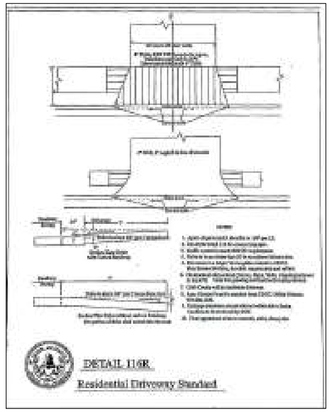


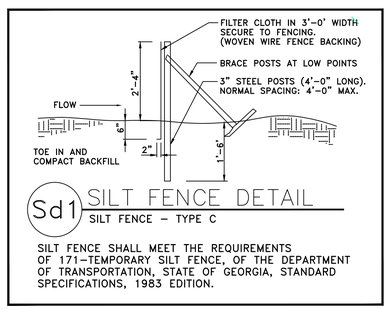
VICINITY MAP

Elevations are required when any portion of any structure is within 5 feet or closer to a side Interior zone lot line, after the zone lot amendment. Elevations must Include:

- Provide front and rear zoning base plane elevation and spot grades (see tip sheet #2). All zoning tip sheets can be found in the Home Projects Section of www.denvergov.org/DS
- All structure height in decimal feet
- Building setback dimensions from the zone lot lines
- Provide measurements for all building eaves, projections, and overhangs, measured from exterior surface of wall

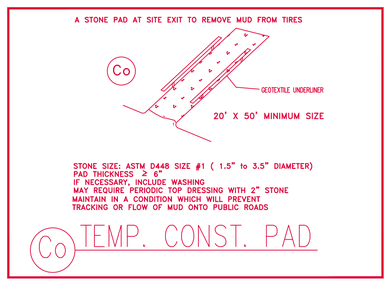
Legend
Zone Lot Setback
Max Height
Bulk Plane
Base Plane
65% 35% Zone Lot Depth Line
Spot Elevations at Original Grade
Existing Grade
Exterior Building Footprint





Sd1 SILT FENCE DETAIL
SILT FENCE – TYPE C

SILT FENCE SHALL MEET THE REQUIREMENTS OF 171–TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.



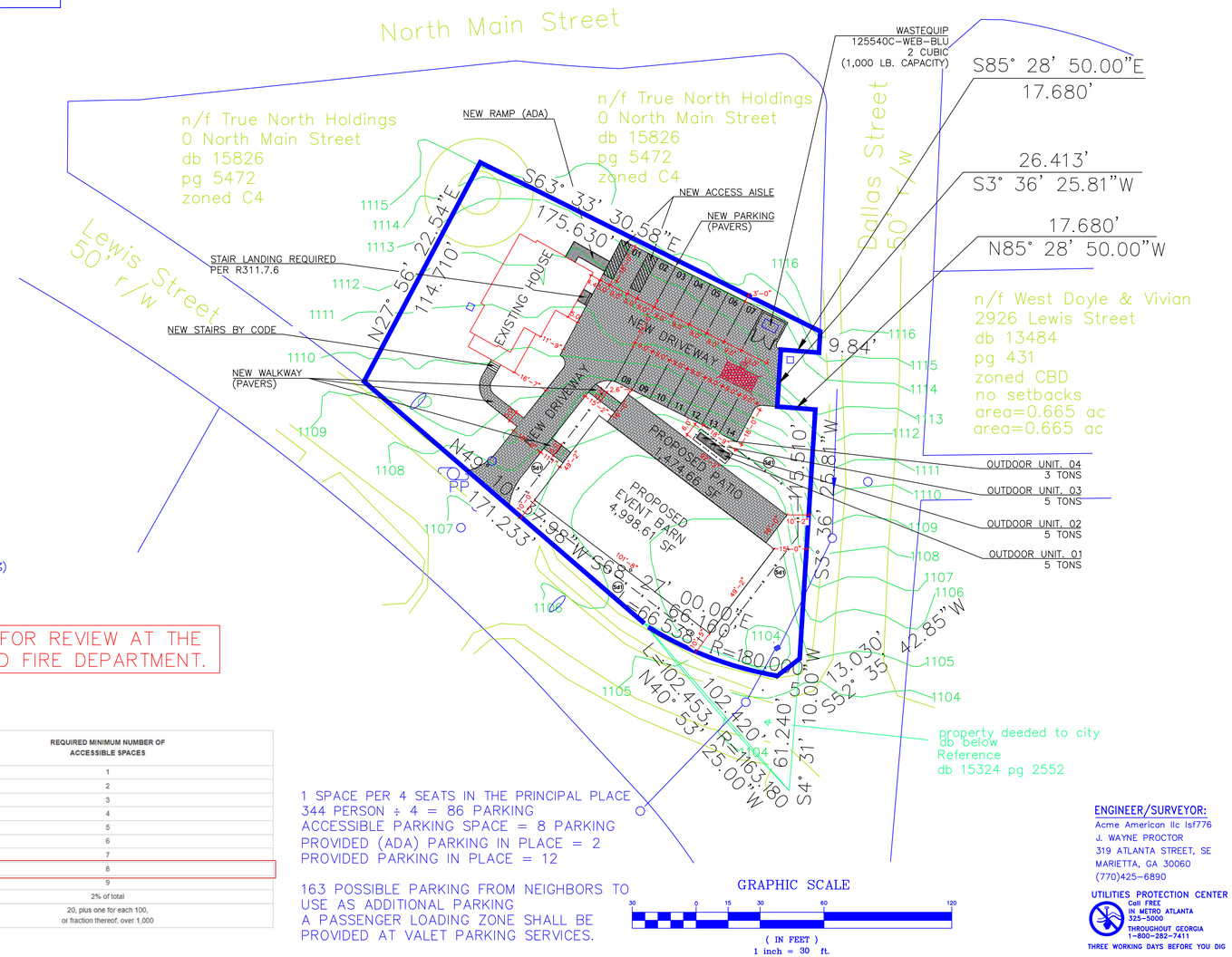
Co TEMP. CONST. PAD

TOTAL AREA CALCULATION COVERAGE
ZONING CLASSIFICATION: CBD
COVERAGE MAXIMUM CODE: 87%
TOTAL AREA SPACE: 28,961.31 SF (0.665 AC)
EXISTING HISTORIC HOUSE AREA SPACE: 1,637.92 SF
EXISTING FRONT PORCH AREA SPACE: 248.08 SF
PROPOSED EVENT BARN: 4,998.61 SF
PROPOSED PATIO AREA: 1,474.66 SF
WALKWAY + RAMP (ADA): 422.47 SF
DRIVEWAY: 6,721.36 SF
TOTAL COVERAGE AREA SPACE: 15,503.31 SF (53.53%)

PRELIMINARY DESIGN IS FOR REVIEW AT THE ZONING DEPARTMENT AND FIRE DEPARTMENT.

TABLE 1106.1 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000



1 SPACE PER 4 SEATS IN THE PRINCIPAL PLACE
344 PERSON ÷ 4 = 86 PARKING
ACCESSIBLE PARKING SPACE = 8 PARKING
PROVIDED (ADA) PARKING IN PLACE = 2
PROVIDED PARKING IN PLACE = 12

163 POSSIBLE PARKING FROM NEIGHBORS TO USE AS ADDITIONAL PARKING
A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ENGINEER/SURVEYOR:
Acme American llc lsf776
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6890

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240 Atlanta St. S.E. Suite 240, Marietta, Georgia 30060
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT#2024-1568

title: Site Plan
project: 2926 Lewis Street Kennesaw, Georgia 30144
Cobb COUNTY L.L.139, 20th Dist.

seal: 08-05-24
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J. WAYNE PROCTOR

seal: 08-05-24
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J. W. PROCTOR

revisions:

date: 6-14-24
dwg. by: CC
chkd. by: JWP

sheet: C-2

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL MANUAL VOLUME DAMPERS IN ALL NEW BRANCH DUCTS FEEDING ONE INDIVIDUAL SUPPLY AIR GRILLE.
   LOCATE DAMPERS AT THE END OF THE SHEET METAL DUCT JUST UPSTREAM OF THE FLEXIBLE DUCT CONNECTING TO THE REGISTER.

2. LOCATIONS OF GRILLES AND THERMOSTATS SHOWN ARE APPROXIMATE, FINAL LOCATIONS TOO BE FIELD DETERMINED.

KEYED NOTES:

A. INSTALL NEW SPLIT SYSTEM HEAT PUMP. AIR HANDLER (AHU) SHALL BE INSTALLED ABOVE CEILING AREA, OUTSIDE UNIT SHALL BE ROOF TOP MOUNTED. SEE ROOF MOUNTING DETAIL FOR ADDITIONAL INFORMATION ON HEATPUMP UNIT.

B. INSTALL NEW EXHAUST FAN WITH 6 INCH DUCT, CONNECT THE EXHAUST DUCTS FROM EACH FAN TOGETHER AND VENT THROUGH ROOF WITH 10 INCH VENT DUCT. THE ROOF PENETRATION SHALL BE AT LEAST 10 FEET FROM ANY FRESH AIR INTAKE.

CODE COMPLIANCE NOTES, (APPLIES TO ALL M - SHEETS)

1. THERMOSTATS SHALL BE 5 DAY / 2 DAY PROGRAMMABLE.

2. A SMOKE DETECTOR SHALL ME LOCATED IN SUPPLY AIR DUCT FOR UNITS 2000 CFM OR GREATER OR SERVING PATH OF EGRESS.

3. THE ENGINEER ASSUMES ONLY NORMAL EXFILTRATION OF CONDITIONED AIR SHALL OCCUR FROM OFFICE SPACE THROUGH OPENINGS SUCH AS DOORS, ETC. THE QUANTITY OF AIR LOST THROUGH EXFILTRATION SHOULD CLOSELY EQUAL THE AMOUNT OF OUTSIDE INTRODUCED, BASED ON ASHRAE 62, LESS THE AMOUNT OF AIR EXHAUSTED VIA TOILET FANS, ETC.

4. LOW PRESSURE DUCT SHALL BE IN ACCORDANCE WITH ACCA DUCT SIZING CALCULATIONS BASED ON A FRICTION LOSS OF .1.

5. ALL SHEETMETAL DUCTWORK (ROUND AND RECTANGULAR) SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH HVAC DUCT CONSTRUCTION STANDARDS LATEST EDITION PUBLISHED BY SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTOR'S ASSOCIATION, INC. (SMACNA). ALL LOW PRESSURE (0"-2" w.g.) ROUND DUCTWORK WITH LONGITUDINAL SEAM SHALL BE 24 TO 28 GAGE DEPENDING ON DIAMETER (UP TO 22") IN ACCORDANCE WITH TABLE 3-2A OF SMACNA HVAC DUCT CONSTRUCTIONS STANDARDS. ALL MEDIUM PRESSURE (2" - 4" w.g.) ROUND DUCTWORK WITH SPIRAL SEMANS SHALL BE 22 TO 28 GAGE DEPENDING ON DIAMETER (UP TO 36") ACCORDING TO TABLE 3-2A OF SMACNA HVAC CONSTRUCTION STANDARDS. ALL LOW PRESSURE (0"-2" w.g.) RECTANGULAR DUCTWORK SHALL BE FABRICATED WITH METAL GAGE AND JOINT REINFORCEMENT TYPE AS SPECIFIED BY TABLE 1-4 OR 1-5 OF SMACNA HVAC DUCT CONSTRUCTION STANDARDS. ALL MEDIUM PRESSURE (2" - 4" w.g.) RECTANGULAR DUCTWORK SHALL BE FABRICATED WITH METAL GAGE AND JOINT REINFORCEMENT TYPE AS SPECIFIED BY TABLE 1-6 OR 1-7 OF SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

6. NEW SHEET METAL DUCTWORK TO BE EXTERNALLY INSULATED WITH A 2" FIBERGLASS INSULATION WITH AN EXTERNAL VAPOR BARRIER.

GENERAL:

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

2. ALL DIMENSIONS CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION.

3. ALL MATERIALS, FIXTURES AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE CREST FOOD SERVICE SPECIFICATION MANUAL. ANY CONTRACTOR IN NEED OF A COPY OF THE SPECIFICATION MANUAL SHALL CONTACT THE PROJECT MANAGER. ANY VARIANCE FROM THE PROJECT SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER-OF-RECORD.

4. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OR WORK.

6. PRIOR TO BUILDING TURNOVER, A COMPLETE START-UP, TEST, ADJUST AND BALANCE SHALL BE PERFORMED ON ALL MECHANICAL SYSTEMS. THIS WORK SHALL BE PERFORMED BY A CERTIFIED TEST AND BALANCE CONTRACTOR. A CERTIFIED TEST AND BALANCE CONTRACTOR CAN BE FOUND BY VISITING:
   HTTP:/WWW.AABCHQ.COM/DIRECTORY
   HTTP:/WWW.NEBB.ORG/DIRECTORY.HTML
   HTTP:/WWW.TABBCERTIFIED.ORG/SITE/CONTENT/CONTRACTORS/SEARCH

7. UPON COMPLETION OF THE PUNCHLIST, THE MECHANICAL CONTRACTOR AND TEST AND BALANCE CONTRACTOR SHALL SUBMIT REDLINE OR AS-BUILT DRAWINGS ALONG WITH THE TEST AND BALANCE REPORT AND ALL EQUIPMENT OPERATION AND MAINTENANCE MANUALS TO THE PROJECT MANAGER. A MINIMUM OF TWO (2) COPIES SHALL BE PROVIDED, ONE (1) FOR OWNER AND ONE (1) FOR THE ENGINEER-OF-RECORD.

8. ALL PENETRATIONS OF FIRE-RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

VENTILATION SYSTEMS:

1. ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SMACNA STANDARDS.

2. ALL DUCTWORK DIMENSIONS ARE INTERNAL FREE AREA DIMENSIONS AND SIZED FOR 0.1" W.C. PER 100 FT. OF DUCT.

3. ALL SHEET METAL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA TABLES FOR 2" W.C. AND SHALL BE SUPPORTED WITH AN APPROVED HANGER AT INTERVALS NOT EXCEEDING 10 FT.

4. ALL DUCT DROPS INTO THE BUILDING SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO ISOLATE THE DUCTWORK SYSTEM FROM NOISE AND VIBRATION. FLEXIBLE CONNECTIONS SHALL BE TESTED IN ACCORDANCE WITH UL 181 AND LISTED AS CLASS 0 OR CLASS 1.

5. ALL DUCT DROPS INTO THE BUILDING SHALL BE OFFSET AS NECESSARY TO ALLOW FOR THE CLEAR INSTALLATION OF THE EXTERNAL DUCTWORK INSULATION.

6. ALL DUCTWORK BRANCHES SHALL SUPPLIED WITH A VOLUME DAMPER FOR BALANCING. VOLUME DAMPER SHALL HAVE A 2" OFFSET TO ACCOMMODATE EXTERNAL INSULATION.

7. TAKE-OFFS FROM RECTANGULAR TO ROUND DUCT SHALL BE DUCTMATE STRAIGHT-SIDED OR CENTER HIGH-EFFICIENCY TAKE-OFFS WITH A 2" DAMPER STAND-OFF TO ACCOMMODATE FOR EXTERNAL INSULATION.

8. ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS SHALL BE SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), TAPES, ETC. ALL SEALANT MATERIALS SHALL BE LISTED IN ACCORDANCE WITH UL 181A OR 181B.

9. ALL SUPPLY AND RETURN SHEET METAL DUCTWORK LOCATED WITHIN THE CEILING SPACE SHALL BE EXTERNALLY INSULATED. INSULATION SHALL BE 2" THICK MICROLITE XG-100 BY JOHNS MANVILLE OR EQUAL.

10. ALL DUCTWORK PENETRATIONS THROUGH FIRE-RATED WALLS, BARRIERS OR PARTITIONS SHALL BE PROTECTED WITH A FIRE DAMPER SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING MATERIAL.

11. ALL FLEXIBLE DUCTWORK, METALLIC AND NONMETALLIC, SHALL CONFORM TO THE FOLLOWING:
   A. 2" THICK INSULATION (R-6.0)
   B. INTEGRAL VAPOR BARRIER
   C. LISTED AND LABELED UL 181, CLASS 0 OR CLASS 1
   D. INSTALLED IN ACCORDANCE WITH:
      i. SMACNA STANDARDS,
      ii. AIR DIFFUSION COUNCIL INSTALLATION GUIDELINES, AND/OR
      iii. MANUFACTURER'S INSTALLATION INSTRUCTIONS

12. FLEXIBLE DUCTWORK SHALL NOT PENETRATE WALLS. SHEET METAL DUCTWORK IS REQUIRED AT ALL FIRE-RATED AND DRAFTSTOP WALL PENETRATIONS.

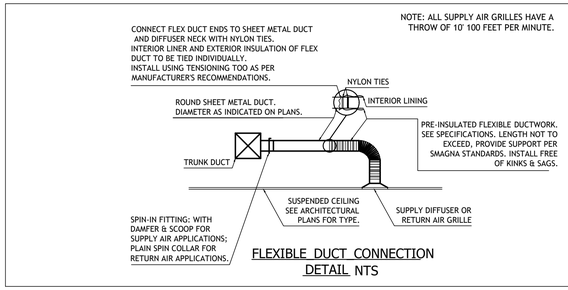
13. ALL COVERING, LININGS AND ADHESIVES (TAPES, ETC.) SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 50.

14. DUCT-MOUNTED SMOKE DETECTORS SHALL BE INSTALLED IN SYSTEMS WITH DESIGN CAPACITY GREATER THAN 2,000 CFM. DUCT-MOUNTED SMOKE DETECTORS SHALL BE INSTALLED IN THE SUPPLY AIRSTREAM IMMEDIATELY DOWNSTREAM OF THE HVAC UNIT PRIOR TO ANY DUCT TAKEOFF.
   DUCT-MOUNTED SMOKE DETECTORS ARE NOT REQUIRED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AREA SMOKE DETECTORS CONNECTED TO A FIRE ALARM SYSTEMS WHERE THE FIRE ALARM SYSTEMS IS DESIGNED TO SHUT DOWN THE ROOFTOP UNITS.

15. ALL SUPPLY AIR DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION.

16. ALL AIR DEVICES LOCATED IN DRYWALL CEILINGS SHALL BE SUPPLIED WITH AN INTEGRAL VOLUME DAMPER ACCESSIBLE FROM THE AIR DEVICE FACE TO FACILITATE BALANCING.

17. ALL OUTDOOR AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY SOURCE OF CONTAMINATION SUCH AS EXHAUST FANS, PLUMBING VENTS, WATER HEATER FLUES, ETC. WHERE A CONTAMINANT SOURCE IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE INTAKE OPENING SHALL BE LOCATED A MINIMUM OF 2 FT. BELLOW THE CONTAMINANT SOURCE.



FLEXIBLE DUCT CONNECTION DETAIL NTS

NOTES: COMMERCIAL PLAN PERMITTING POLICY 3320.005

11) ANY CHANGES OF THE BACKFLOW PROTECTION DEVICES MUST BE APPROVED BY THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER.

12) CONDENSATE CANNOT GO TO THE SANITARY SEWER.

13) SHOW ON PLANS IF COOLING TOWERS ARE CONNECTED TO SANITARY SEWER.

14) SHOW IF COOLING TOWERS ARE CONNECTED TO POTABLE WATER; IF SO SHOW THE LOCATION OF THE RPZ BACKFLOW PREVENTER TO THE COOLING TOWER.

15) IF THE PLANS CHANGE THE HAZARD TO A HIGH HAZARD USE, THE OWNER / TENANT MUST INSTALL A RPZ BACKFLOW PREVENTER EITHER AT THE WATER METER OR ON THE WATER SUPPLY LINE JUST AS IT ENTERS THE BUILDING. IF THE RPZ BACKFLOW PREVENTER IS INSTALLED INSIDE THE BUILDING IT MUST BE INSTALLED SO A TESTER CAN TEST THE DEVICE WHILE STANDING ON THE FLOOR. THE DEVICE MUST BE INSTALLED TO MANUFACTURES SPECIFICATIONS. SHOW ON THE PLANS THE LOCATION OF THE RPZ BACKFLOW PREVENTER AND ADD A NOTE TO THE PLUMBING NOTES TO TEST ALL BACKFLOWS AND SEND THE TEST RESULTS TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER.

16) ANY BUILDING, FACILITY, HOME, INSTITUTION, PLANT ETC. THAT WOULD REQUIRE UNINTERRUPTED WATER SERVICE SHOULD HAVE DUAL / PARALLEL WATER SERVICE CONNECTIONS. SAID WATER SERVICE SHALL HAVE 2 BACKFLOW PREVENTERS OF THE SAME TYPE AT THE WATER SERVICE CONNECTION INSTALLED IN PARALLEL, IN ORDER TO SUPPLY ANY AFOREMENTIONED PREMISES WITH UNINTERRUPTED WATER SERVICE. ALL METER AND BACKFLOW ASSEMBLIES THAT ARE REQUIRED SHALL BE INSTALLED PER DETAILS AND SHOWN ON PLAN.

17) WHEN THE DISCHARGE OF WATER IS POSSIBLE FROM ANY BACKFLOW PREVENTER, CARE SHOULD BE TAKEN DURING ITS INSTALLATION (LOCATION, PLACEMENT AND NEED FOR TESTING), DRAINAGE CAPABILITIES SHALL BE AS PRESCRIBED BY THE BACKFLOW PREVENTERS MANUFACTURES TO ALLOW FOR ADEQUATE DRAINAGE IN WORST CASE SCENARIO.

18) ALL TESTABLE NON-RESIDENTIAL BACKFLOW PREVENTERS SHALL BE TESTED WITHIN 10 DAYS OF INSTALLATION AND ANNUALLY THEREAFTER AS A MINIMUM OR MORE OFTEN AS REQUIRED BY THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER. ALL TESTS SHALL BE FORWARDED TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER.

19) HOUSES OR HOMES CONVERTING TO COMMERCIAL BUSINESS FROM RESIDENTIAL SHALL HAVE AT MINIMUM A DOUBLE CHECK BACKFLOW PREVENTER INSTALLED AT THE WATER METER. THE FINAL APPROVAL OF BACKFLOW PROTECTION WILL BE DETERMINED BY THE CROSS CONNECTION CONTROL SPECIALIST.

20) ADD NOTE TO THE PLUMBING NOTES (TEST ALL BACKFLOWS WITHIN 10 DAYS AND SEND TEST RESULTS TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER).

21) PAPER REVISIONS AND RESUBMITTALS OR APPROVAL STAMPS MUST MAKE AN APPOINTMENT ON TUESDAY OR THURSDAY BETWEEN THE HOURS OF 8:30 AM TO 11:00 AM TO DROP OFF PLANS OR RECEIVE STAMPS.

22) IT IS THE OWNER / CONTRACTORS RESPONSIBILITY TO MAKE SURE THE BACKFLOW DEVICE IS PROPERLY INSTALLED TO DEPARTMENT OF WATER AND SEWER GUIDE LINES AFTER METER AND BACKFLOW ARE SET BY COUNTY. IF A RPZ BACKFLOW MUST BE INSTALLED THIS IS THE OWNER / CONTRACTORS RESPONSIBILITY TO DO SO IN AN APPROVED HOT BOX OR ON THE WATER SUPPLY TO THE BUILDING AS IT COMES INTO THE BUILDING.

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	BRIDE'S SUITE
Location:	Kennesaw, Georgia
Climate Zone:	3a
Project Type:	Alteration

Construction Site:
2926 LEWIS STREET
KENNESAW, Georgia 30144

Owner/Agent:
ALCI COSTA
VAZCO PROPERTIES, LLC.
404-557-7745
THEWESTWILLOWS@GMAIL.COM

Designer/Contractor:

Mechanical Systems List

Quantity — System Type & Description

1 — HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 80 kBtu/h
Proposed Efficiency = 80.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Single Package DX Unit, Capacity = 42 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jasper Prower, P.E. — Name - Title
Signature
07-25-24

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

Project Title: BRIDE'S SUITE
Data filename:
Report date: 07/25/24
Page 3 of 15

M-1 MECHANICAL SPECIFICATIONS
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

BRIDE'S SUITE
INTERIOR RENOVATION
2926 LEWIS STREET | KENNESAW, GA 30144

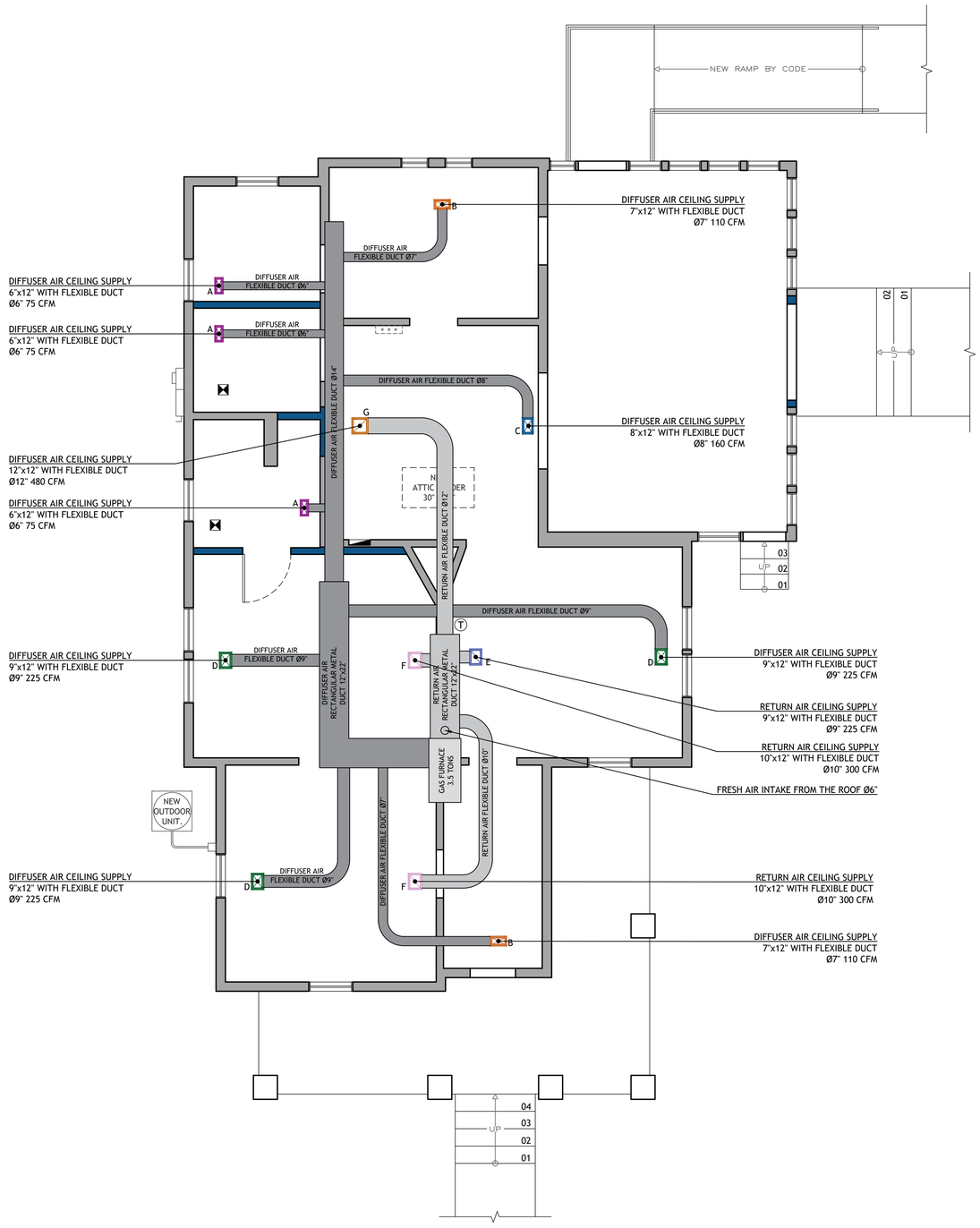
PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

DATE
08/05/2024

JOB
REV. 01

M - 1



HVAC LEGEND	
SYMBOLS	DESCRIPTION
A	DIFFUSER AIR CEILING SUPPLY 6"x12" WITH FLEXIBLE DUCT Ø6" 75 CFM
B	DIFFUSER AIR CEILING SUPPLY 7"x12" WITH FLEXIBLE DUCT Ø7" 110CFM
C	DIFFUSER AIR CEILING SUPPLY 8"x12" WITH FLEXIBLE DUCT Ø8" 160CFM
D	DIFFUSER AIR CEILING SUPPLY 9"x12" WITH FLEXIBLE DUCT Ø9" 225 CFM
E	RETURN AIR CEILING SUPPLY 9"x12" WITH FLEXIBLE DUCT Ø9" 225 CFM
F	RETURN AIR CEILING SUPPLY 10"x12" WITH FLEXIBLE DUCT Ø10" 300 CFM
G	RETURN AIR CEILING SUPPLY 12"x12" WITH FLEXIBLE DUCT Ø12" 480 CFM
T	THERMOSTAT
FURN.	GAS FURNACE 3.5 TONS.
12"x8"	DUCT SIZE AND AIR FLOW
	EXHAUST VENT FAN CEILING 14"x14"

SUMMARY OF HEAT LOSS CALCULATIONS FOR EXISTING HOUSE BRIDE'S SUITE 2926 LEWIS STREET | KENNESAW, GA 30144

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL	NET WALL AREA	1,577.06 SF - 80 SF - 104 SF = 1,393.06 SF	0.086	75°	8,985.23
	FLOOR	1,196.11 SF	0.064	75°	5,741.32
	DOOR	80 SF	0.052	75°	312
	CEILING	1,196.11 SF	0.066	75°	5,920.74
	INFILTRATION	1,577.06 SF	0.018	75°	2,129.03
	WINDOWS	104 SF	0.53	75°	4,134.00
					TOTAL = 27,222.32

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 27,222.32 ÷ 20 ÷ 1.08
CFM = 1,361.11 ÷ 1.08
CFM = 1,260.28

CALCULATION: REQUIRED AIR COND. 3.5 TONS

HVAC SPECIFICATION

FURNACE:	OUTDOOR UNIT.:
EQUIPMENT TYPE = NATURAL GAS BRAND = GOODMAN MODEL = GM9C800804CN AFUE = 80 % HEATING BTU = 80000 HIGH FIRE INPUT = 80000 BTU HIGH FIRE OUTPUT = 64000 BTU MAXIMUM AIR FLOW = 1600 CFM VOLTAGE = 115 VOLTS, PHASE = 1, FREQUENCY = 60 HZ MIN. CIRCUIT AMPACITY = 12.45 AMPS BREAKER SIZE = 15 AMPS FLUE CONNECTION SIZE = 4 INCHES CABINET WIDTH = 21 INCHES PRODUCT HEIGHT = 33 3/8 INCHES PRODUCT WIDTH = 21 INCHES PRODUCT DEPTH = 28 INCHES PRODUCT WEIGHT = 129 POUNDS SHIPPING WEIGHT = 129 POUNDS	EQUIPMENT TYPE = AIR CONDITIONING CONDENSERS BRAND = GOODMAN MODEL = GSXN404210 REFRIGERANT = R-410A CAPACITY = 3.5 TONS COOLING BTU = 42000 COOLING CAPACITY = 42000 BTU SEER = 14.3 EER = 11.5 MAXIMUM SOUND LEVEL = 71 DB VOLTAGE = 208/230 VOLTS, PHASE = 1 FREQUENCY = 60 HZ MINIMUM CIRCUIT AMPACITY = 23.1 AMPS RECOMMENDED BREAKER SIZE = 40 AMPS SUCTION CONNECTION SIZE = 7/8 INCH LIQUID CONNECTION SIZE = 3/8 INCH PRODUCT HEIGHT = 39 1/2 INCHES PRODUCT WIDTH = 35 1/2 INCHES PRODUCT DEPTH = 35 1/2 INCHES PRODUCT WEIGHT = 226 POUNDS SHIPPING WEIGHT = 248 POUNDS
INDOOR COILS:	
BRAND = GOODMAN TYPE = EVAPORATOR COIL MODEL = CAPTA4230C4 REFRIGERANT TYPE = R-410A CONFIGURATION = UPFLOW/ DOWNFLOW CAPACITY = 3.5 TONS COOLING BTU = 42000 NOMINAL MIN. COOLING CAPACITY = 42000 BTU	SUCTION CONNECTION SIZE = 7/8 INCH LIQUID CONNECTION SIZE = 3/8 INCH CABINET WIDTH = 21 INCHES PRODUCT HEIGHT = 30 INCHES PRODUCT WIDTH = 21 INCHES PRODUCT DEPTH = 21 INCHES PRODUCT WEIGHT = 63 POUNDS SHIPPING WEIGHT = 63 POUNDS

MANUFACTURED BY GOODMAN ACHIEVER OR MA MECHANICAL LLC · MAELECTRIC66@GMAIL.COM

M-2 MECHANICAL PLAN
Scale: 1/4"=1'-0"
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11/06/2024	ES

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER W. PROCTOR

DATE
08/05/2024

JOB
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M - 2

I. SCOPE

TO INSTALL ALL ELECTRICAL WORK COVERED BY THE BELOW SPECIFICATIONS AND APPROVED DRAWINGS. PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, TOOLS, SUPERVISION, ETC. NECESSARY TO COMPLETE THE TOTAL ELECTRICAL JOB. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN WHICH AREA OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR, INCLUDING ANY NECESSARY FIELD ENGINEERING AND/OR DETAIL DRAWINGS REQUIRED, DRAWING SHALL BE SUBMITTED FOR APPROVAL AS PROVIDED FOR IN "SHOP DRAWING".

II. CODES AND FEES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. #70, 2017 EDITION, NATIONAL ELECTRICAL SAFETY CODE, AND ALL STATE AND LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE BUILDING AND SAFETY CODES AND ORDINANCES, AND THE RULES AND REGULATIONS OF ANY LEGAL BODY HAVING JURISDICTION.

III. WORKMANSHIP

1. ALL WORK SHALL BE NEATLY, ORDERLY AND SECURELY INSTALLED WITH CONDUITS, PANELS, BOXES, SWITCHES, ETC., PERPENDICULAR AND/OR PARALLEL WITH THE PRINCIPAL STRUCTURAL MEMBERS, AND SHALL BE LEFT IN PROPER WORKING ORDER.
2. PENETRATION OF FIRE RESISTANT ASSEMBLIES SHALL BE IN ACCORDANCE W/ SBC SECTION 705.4.

IV. SHOP DRAWING

SHALL BE SUBMITTED IN TRIPLICATE BY THE CONTRACTOR FOR LIGHTING FIXTURES. DISCONNECT SWITCHES AND CIRCUIT BREAKERS.

V. SUBSTITUTIONS

ALL COSTS INCURRED BY THE ACCEPTANCE OF SUBSTITUTIONS SHALL BE BORNE BY THE CONTRACTOR. PROOF FOR THE SUBSTITUTIONS SHALL BE BY THE CONTRACTOR.

VI. U.L. APPROVAL

ALL ELECTRICAL ITEMS COVERED BY THIS SPECIFICATION SHALL BE U.L. LABELED AND LISTED FOR THEIR SPECIFIC USE.

VII. TESTING

A. UPON COMPLETION OF THE WORK, A TEST OF THE INDIVIDUAL SYSTEMS INCLUDING ALL FEEDERS, BRANCHES. OUTLETS, LIGHTING, MOTORS APPARATUS APPLIANCES, TO ASSURE OPERATION IN COMPLIANCE THESE SPECIFICATIONS.

B. CONTRACTOR SHALL PROVIDE ALL INSTRUMENTS, LABOR AND MATERIALS FOR ANY ESSENTIAL INTERMEDIATE AND FINAL TESTS TO PROVIDE COMPLIANCE WITH THESE SPECIFICATIONS.

C. THE MAN DISCONNECT AND PANEL SHALL BE LABELED FOR SERVICE ENTRANCE EQUIPMENT.

VIII. ELECTRICAL SERVICE

A. ELECTRICAL SERVICE SHALL BE A 120/208 VOLT. 30, 4W WYE SYSTEM.

B. SERVICE CONNECTIONS AT SERVICE POINT SHALL BE MADE BY THE LOCAL UTILITY COMPANY. THE ELECTRICAL CONTRACTOR SHALL PAY ALL COSTS REQUIRED BY THE LOCAL UTILITY COMPANY FOR PROVIDING SERVICES INDICATED.

C. THE MAN DISCONNECT AND PANEL SHALL BE LABELED FOR SERVICE ENTRANCE EQUIPMENT.

IX. GENERAL

A. GROUNDING

1. SHALL COMPLY WITH ARTICLE #250 OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES AND REQUIREMENTS OF THE UTILITY COMPANY PROVIDING SERVICE AND SHALL BE PROVIDED AS PER THESES SPECIFICATIONS AND THE DRAWINGS.
2. ALL NONCURRENT CARRYING PARTS OF THE ELECTRICAL SYSTEM, I.E., RACEWAYS, EQUIPMENT ENCLOSURES, FRAMES, JUNCTION AND OUTLET BOXES AND OTHER CONDUCTIVE ITEMS IN CLOSE PROXIMITY WITH ELECTRICAL CIRCUITS, SHALL BE GROUNDED TO PROVIDE A LOW IMPEDANCE PATH FOR POTENTIAL GROUND FAULTS.
3. CBRANCH CIRCUIT EQUIPMENT GROUNDING CONDUCTORS ARE NOT SHOWN ON THE DRAWINGS; HOWEVER, AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL RACEWAYS AND CABLES.
4. BOND ALL METALLIC AND SEMI-METALLIC PARTS OF THE POOL TOGETHER AND GROUND AS PER N.E.C. THE FOLLOWING SHALL BE BONDED TOGETHER IN COMPLIANCE W/ NEC. 680.22. ; ALL METALLIC & SEMI-METALLIC, PART OF : THE POOL, THE POOL STRUCTURE (INCLUDING ALL REINFORCING), THE POOL SHELL, PIPING, CONDUIT, THE ELECTRICAL SYSTEM, AND ALL OTHER EQUIPMENT ASSOCIATED WITH THE POOL WATER.

B. RACEWAYS

1. ALL RACEWAYS SHALL BE ELECTRICAL METALLIC TUBING (EMT) AND SHALL BE FERROUS GALVANIZED CONDUIT AND SHALL COMPLY WITH ARTICLE #348 OF THE NATIONAL ELECTRICAL CODE OR BE INTERMEDIATE METAL CONDUIT (IMC) AND SHALL BE FERROUS GALVANIZED CONDUIT AND SHALL COMPLY WITH ARTICLE #345 OF THE NATIONAL ELECTRICAL CODE OR BE RIGID STEEL CONDUIT AND SHALL COMPLY WITH ARTICLE #346 OF THE NATIONAL ELECTRICAL CODE. EMT COUPLINGS SHALL BE COMPRESSION TIGHT.
2. FLEXIBLE METAL CONDUIT SHALL BE USED FROM JUNCTION BOXES TO THE CORRESPONDING ELECTRICAL FIXTURE(S) AND SHALL COMPLY WITH ARTICLE #350 OF THE NATIONAL ELECTRICAL CODE.
3. 3. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED FROM OUTDOOR EXPOSED CONNECTIONS TO GROUND OR ROOF MOUNTED EQUIPMENT AND COMPLY WITH ARTICLE #351 OF THE NATIONAL ELECTRICAL CODE.
4. RIGID NONMETALLIC CONDUIT SHALL BE PVC SCHEDULE 40 AND SHALL COMPLY WITH ARTICLE #347 OF THE NATIONAL ELECTRICAL CODE.
5. ALL RACEWAYS SHALL BE INSTALLED CONCEALED EXCEPT IN UNFURNISHED SPACES OR WHERE INDICATED.

C. CONDUCTORS

1. ALL CONDUCTORS SHALL HAVE 600 VOLT TYPE THNN/THWN INSULATION EXCEPT WHERE NOTED ON THE DRAWINGS. CONDUCTORS INSTALLED WHERE FIXTURES ARE USED AS RACEWAY SHALL BE 90 C TYPE THHN OR XHHN.
2. ALL BRANCH CIRCUITS SHALL BE MINIMUM OF THE #12 AWG SOLID COPPER EXCEPT FOR MOTOR LEADS, WHICH SHALL BE A MINIMUM OF THE #12 AWG STRANDED COPPER, UNLESS OTHERWISE NOTED ON DRAWINGS.
3. ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS, NO. 8 AWG AND SMALLER, SHALL BE COLOR CODED AS FOLLOWS:

PHASE A: - BLACK NEUTRAL: - WHITE
PHASE B: - RED GROUND: - GREEN
PHASE C: - BLUE

4. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE CONNECTED AS INDICATED ON THE DRAWINGS. COMMON NEUTRALS AND GROUND WIRES MAY BE PULLED IN CONDUITS WHERE ONLY OPPOSITE PHASE CONDUCTORS ARE RUN. ALL CONDUITS SHALL HAVE A GROUND WIRE PULLED AND SHALL COMPLY WITH ARTICLE #250 OF THE NATIONAL ELECTRICAL CODE.
5. ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS NO. 6 AWG AND LARGER SHALL BE PHASE IDENTIFIED IN EACH ACCESSIBLE ENCLOSURE BY ONE INCH WIDE PLASTIC TAPE ATTACHED TO CONDUCTORS IN A READILY VISIBLE LOCATION. TAPE COLORS SHALL MATCH COLOR CODE REQUIREMENTS SPECIFIED HEREIN.
6. CONNECTIONS BETWEEN FIXTURE JUNCTION BOX AND FIXTURE SHALL BE MADE WITH NO. 16 AWG SILICONE RUBBER INSULATED STRANDED FIXTURE WIRE, TYPE SFF - 2 (150 C.) OR NO. 16 AWG THERMOPLASTIC, NYLON JACKETED STRANDED FIXTURE WIRE. TYPE THHN (90 C.) COLOR CODES SPECIFIED HEREIN SHALL NOT BE REQUIRED FOR FIXTURE WIRE; HOWEVER, NEUTRAL AND GROUND CONDUCTOR SHALL BE IDENTIFIED DISTINCTLY FROM PHASE CONDUCTORS AS PER THE ABOVE SPECIFICATIONS.
7. SPLICES IN CONDUCTORS SHALL BE MADE ONLY WITHIN JUNCTION BOXES, WIRING TROUGHS, AND OTHER ENCLOSURES AS PERMITTED BY THE NATIONAL ELECTRICAL CODE, LATEST EDITION. DO NOT SPLICE CONDUCTORS IN PANEL BOARDS, SAFETY SWITCHES, OR MOTOR CONTROL ENCLOSURES. SPLICES IN CONDUCTORS NO. 10 AWG OR SMALLER SHALL BE MODE WITH SKOTCHLOK INSULATED SPRING CONNECTORS, IDEAL WRAPPING INSULATED CAPS. SPLICES IN CONDUCTORS NO. 8 AWG AND LARGER SHALL BE MADE WITH SPLIT BOLT CONNECTORS TAPED WITH NO. 88 PLASTIC ELECTRICAL TAPE UNLESS SPLICES ARE SPECIFICALLY INDICATED TO BE MADE WITH CRIMPING SLEEVE APPLIED TO CONDUCTORS WITH HYDRAULICALLY OPERATED CRIMPING TOOL.

D. WALL DIMMERS

INCANDESCENT WALL DIMMERS SHALL BE 120 VOLT. SOLID STATE TYPE WITH SLIDE CONTROL HANDLE AND SEMI-FLUSH MOUNTING. ALL DIMMERS SHALL BE LUTRON NOVA SERIES OR APPROVES EQUAL. COLOR TO MATCH DEVICE PLATES.

E. JUNCTION BOXES

ALL JUNCTION BOXES SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED SHEET STEEL AND COMPLY WITH ARTICLE #70 OF THE NATIONAL ELECTRICAL CODE, FOR THE NUMBER, SIZE AND POSITION OF CONDUITS ENTERING THE BOX, SIZE OF BOX AND MAXIMUM NUMBER OF CONDUCTORS IN A BOX.

F. PANEL BOARDS

1. SHALL BE SPECIFIED ON THE DRAWINGS.
2. SHALL BE BOLT-IN CIRCUIT BREAKER TYPE WITH A RATED MAIN BREAKER OR RATED MAIN LUGS ONLY AS NOTED ON DRAWINGS. ALL SHALL HAVE U.L. APPROVED INTERRUPTING CAPACITY OF 22,000 AMPS MINIMUM UNLESS INDICATED ON DRAWINGS RMS SYM. AT 208V.
3. SIDE AND GUTTERS SHALL HAVE MINIMUM CODE CLEARANCES. DEPTH SHALL BE 5-3/4" MINIMUM.
4. APPROVED MANUFACTURERS ARE: SQUARE-D, CUTLER-HAMMER. ITE, AND CHALLENGER.
5. TYPEWRITTEN DIRECTORIES SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL PANEL BOARDS.

G. LIGHT FIXTURES

1. LIGHT FIXTURES SHALL BE SELECTED FROM THOSE FIXTURES INCLUDED IN THE FIXTURE SCHEDULE. REQUEST FOR FIXTURES OTHER THAN THOSE LISTED IN THE FIXTURE SCHEDULE MUST BE SUBMITTED IN WRITING AT LEAST TEN DAYS PRIOR TO OPENING OF BIDS TO THE ENGINEER WITH A COPY TO ARCHITECT.
2. BALLASTS PROVIDED WITH FIXTURES SHALL BE ETL-CBM APPROVED, HIGH POWER FACTOR WITH U.L. LABEL. ALL BALLASTS FOR RAPID SHORT LAMPS HALL BE PREMIUM CLASS P. BALLASTS SHALL BE FOR THE VOLTAGE OF THE CIRCUIT TO WHICH CONNECTED. BALLASTS SHALL BE PROVIDED FOR ALL FLUORESCENT AND HIGH INTENSITY DISCHARGE LAMPS. EACH BALLAST SHALL BE PROTECTED BY AN INTERNAL FAST BLOWING FUSE. CONTRACTOR TO PROVIDE PROPER FUSES.
3. LAMPS SHALL BE PROVIDED FOR ALL FIXTURES IN ACCORDANCE WITH FIXTURE SCHEDULE.
4. RECESSED LIGHTING FIXTURES IN RATED CEILINGS SHALL BE PROTECTED OR BE LISTED FOR USE IN A RATED ASSEMBLY.
5. POWER FOR EMERGENCY LIGHTING DEVICES SHALL BE FED FROM THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OR ANY LOCAL SWITCHES, OR AS OTHERWISE ALLOWED IN NEX 700-12 E.

H. WIRING DEVICES

1. RECEPTACLES AND WALL SWITCHES SHALL BE OF THE TYPE AND SIZE INDICATED BY BRYANT, HUBBELL OR P&S MAY BE USED.

A. ALL SWITCHES SHALL BE 20 AMP 208/240 VOLT SPECIFICATION GRADE WITH WHITE HANDLES UNLESS OTHERWISE NOTED. NUMBER OF POLES SHALL BE AS INDICATED ON DRAWINGS.

B. DUPLEX OUTLETS SHALL BE 20 AMP 125 VOLT A.C. 3-WIRE SPECIFICATION GRADE STRAIGHT BLADE WITH BLACK FACE, UNLESS OTHERWISE NOTED ON DRAWINGS.

2. DEVICE PLATES SHALL BE WHITE COLORED AND SHALL BE PLASTIC.
3. DEVICES IN UNFINISHED AREAS SHALL HAVE A STAINLESS STEEL COVER PLATE WITH AN FS BOX.
4. OFFSET WRING DEVICES ON OPPOSITE SIDES OF RATED ASSEMBLIES BY 24" OR PROVIDE WIRING DEVICES CAPABLE OF MAINTAINING THE ASSEMBLY RATING WITHOUT BEING OFFSET.
5. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION FOR CIRCUITS AS PER ART. 210.8. INCLUDING BUT NOT LIMITED TO IN BATHROOMS, IN GARAGES AND OUTSIDE.

I. DISCONNECT SWITCHES

1. DISCONNECT SWITCHES SHALL BE A MINIMUM OF 30 AMP. 250 VOLT RATED, GENERAL PURPOSE TYPE, 3 POLE WITH SOLID NEUTRAL, UNLESS OTHERWISE.

E-1 ELECTRICAL SPECIFICATIONS

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

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11/06/2024	ES

BRIDE'S SUITE
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2926 LEWIS STREET | KENNESAW, GA 30144

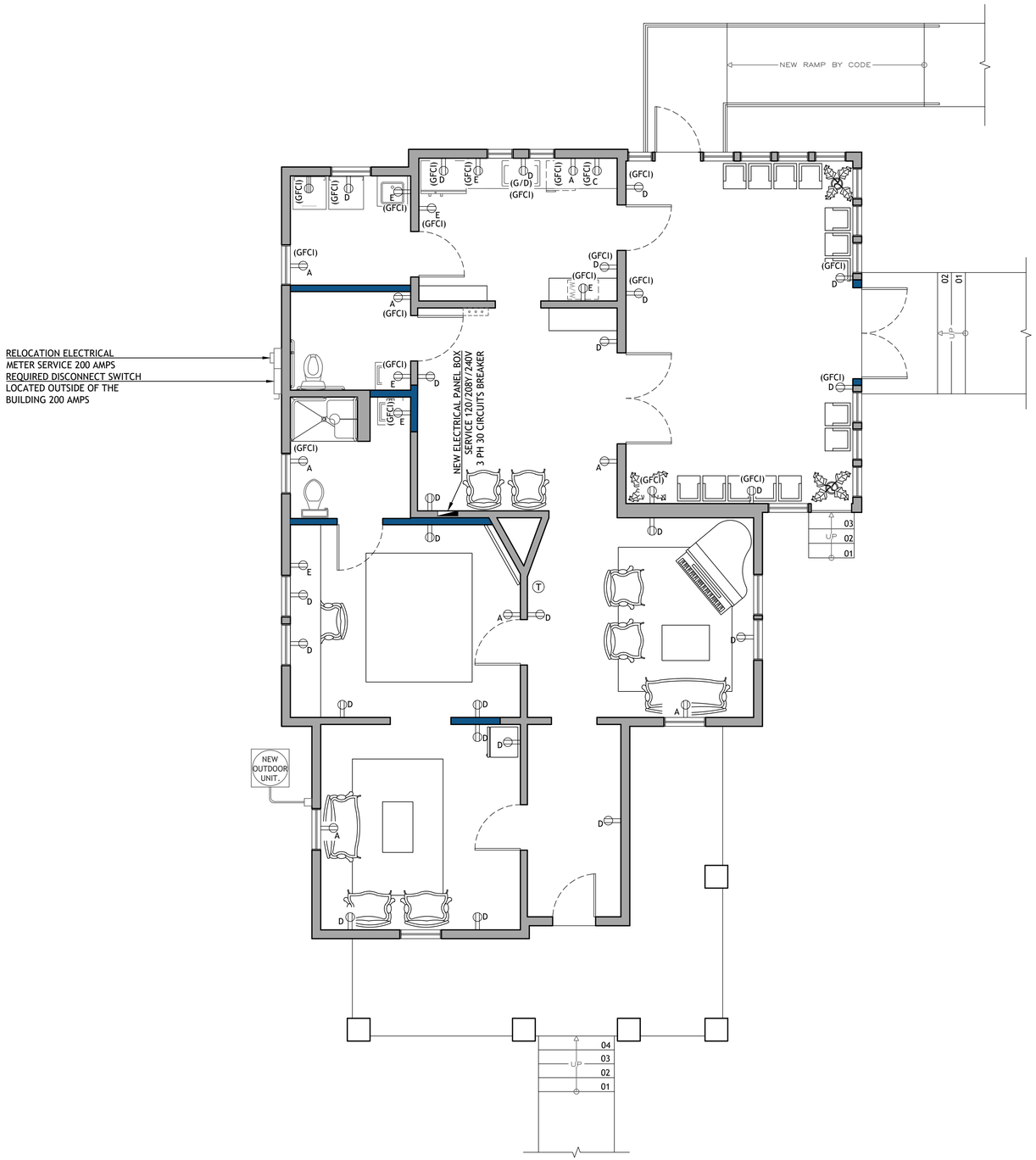
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GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

DATE
08/05/2024

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REV. 01

E - 1



ELECTRICAL POWER LEGEND	
SYMB.	DESCRIPTION
A	EXISTING DUPLEX RECEPTACLE 18" ABOVE FLOOR, 20A 120V
B	EXISTING DUPLEX RECEPTACLE 44" ABOVE FLOOR, 20A 120V
C	EXISTING DUPLEX RECEPTACLE 78" ABOVE FLOOR, 20A 120V
D	NEW DUPLEX RECEPTACLE 18" ABOVE FLOOR, 20A 120V
E	NEW DUPLEX RECEPTACLE 44" ABOVE FLOOR, 20A 120V
F	NEW DUPLEX RECEPTACLE 78" ABOVE FLOOR, 20A 120V
220	DUPLEX RECEPTACLE 18" AFF ON CENTER OR AS NOTED, 20A 220V
	STOVE / COOKTOP / OVEN / DRY - 18" ABOVE FLOOR, 20A 220 V
	FLOOR OUTLET
	CEILING OUTLET
	ELECTRICAL PANEL BOX
G/D	GARBAGE DISPOSAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
W.P.	WEATHER PROOF OUTLET - HEIGHT: 18"
TV	CABLE TV OUTLET
T	THERMOSTAT

NOTE #1:

ARTICLE 406.12 (1) OF THE 2020 NEC - CODE LANGUAGE:

406.12 TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES IN THE AREAS SPECIFIED IN 406.12(1) THROUGH (8) SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

(1) DWELLING UNITS, INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS TO DWELLING UNITS, AND COMMON AREAS OF MULTIFAMILY DWELLINGS SPECIFIED IN 210.52 AND 550.13

(2) BUSINESS OFFICES, CORRIDORS, WAITING ROOMS AND THE LIKE IN CLINICS, MEDICAL AND RENTAL OFFICES, AND OUTPATIENT FACILITIES

(3) DORMITORY UNITS

INFORMATIONAL NOTE NO. 1: THIS REQUIREMENT WOULD INCLUDE RECEPTACLES IDENTIFIED AS 5-15, 5-20, 6-15, AND 6-20 IN ANSI/NEMA WD 6-2016, WIRING DEVICES -- DIMENSIONAL SPECIFICATIONS.

INFORMATIONAL NOTE NO. 2: ASSISTED LIVING FACILITIES ARE INSTITUTIONAL USE GROUP I-1 PER IBC 2015.

EXCEPTION TO (1), (2), (3), (4), (5), (6), (7) AND (8): RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:

(1) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE

(2) A SINGLE RECEPTACLE, OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, LOCATED WITHIN THE DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORD-AND-PLUG-CONNECTED IN ACCORDANCE WITH 400.10(A)(6), (A)(7), OR (A)(8)

NOTE #2:

ARTICLE 210.12 OF THE 2020 NEC - CODE LANGUAGE:

210.12(D) BRANCH CIRCUIT EXTENSIONS OR MODIFICATIONS -- DWELLING UNITS, DORMITORY UNITS, AND GUEST ROOMS AND GUEST SUITES. WHERE BRANCH CIRCUIT WIRING FOR ANY OF THE AREAS SPECIFIED IN 210.12(A), (B), OR (C) IS MODIFIED, REPLACED, OR EXTENDED, THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

(1) BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (A)(6)

(2) A LISTED OUTLET BRANCH-CIRCUIT-TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT

EXCEPTION: AFCI PROTECTION SHALL NOT BE REQUIRED WHERE THE EXTENSION OF THE EXISTING BRANCH CIRCUIT CONDUCTORS IS NOT MORE THAN 1.8 M (6 FT) AND DOES NOT INCLUDE ANY ADDITIONAL OUTLETS OR DEVICES, OTHER THAN SPLICING DEVICES. THIS MEASUREMENT SHALL NOT INCLUDE THE CONDUCTORS INSIDE AN ENCLOSURE, CABINET, OR JUNCTION BOX.

E-2 EXISTING ELECTRICAL POWER PLAN AND ADDITION

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

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BRIDE'S SUITE
INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

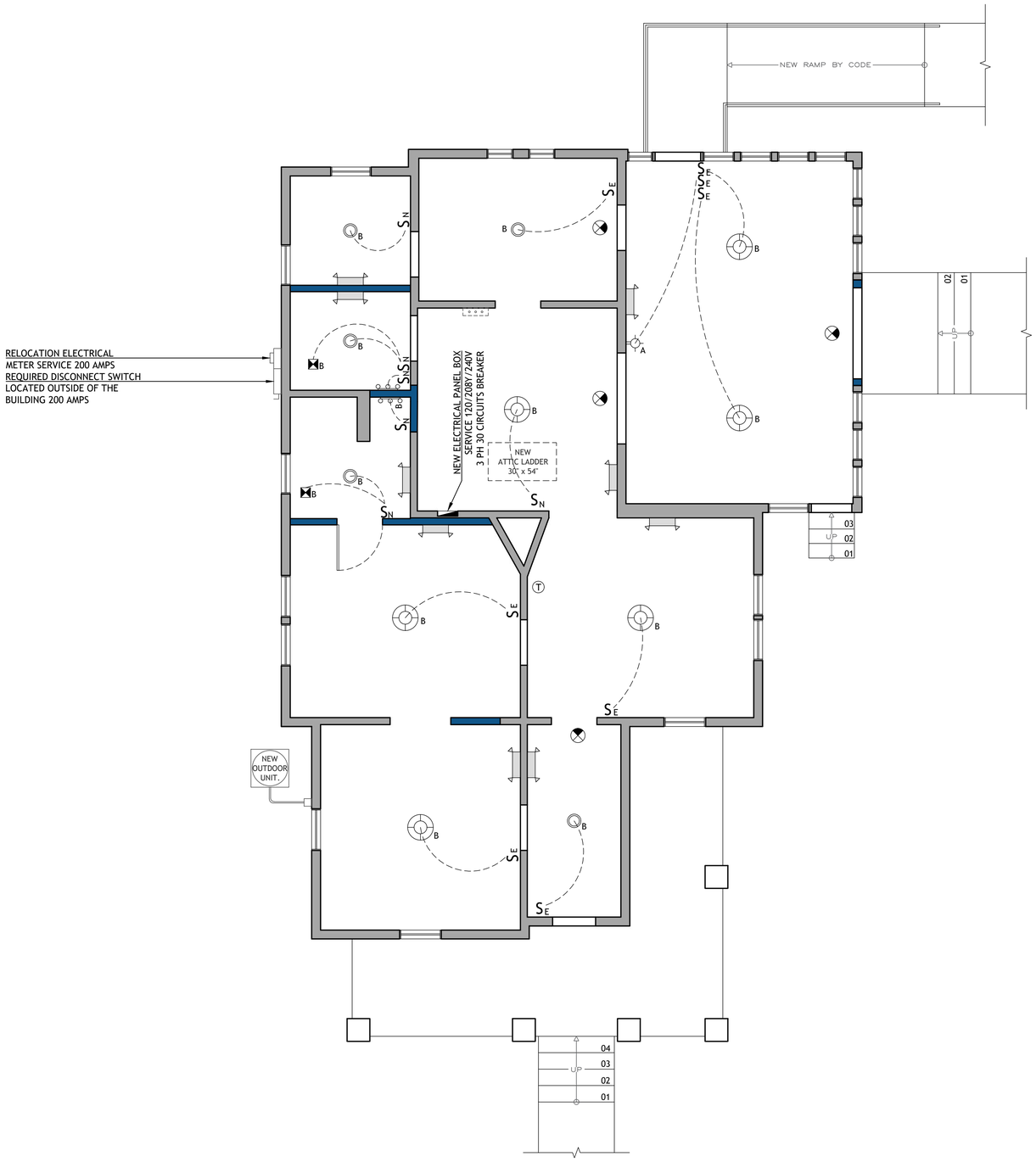
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REV. 01

E - 2



ELECTRICAL LIGHTING LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION
SM	SMOKE DETECTORS		CEILING LIGHT FIXTURE
SM CO	SMOKE / CARBON MONOXIDE COMBO DETECTORS		CEILING EXHAUST FAN
	ELECTRICAL PANEL BOX		CEILING FAN WITH LIGHT
S_E	EXISTING SINGLE POLE SWITCH		WALL LIGHTING
S_N	NEW SINGLE POLE SWITCH		BATHROOM LIGHT FIXTURES
S_2	DOUBLE POLE SWITCH	T	THERMOSTAT
G/D S	SWITCH FOR GARBAGE DISPOSAL		DOOR BELL
	PENDANT LIGHTING		OUTDOOR FLOOD LIGHTS
A	EXISTING (REMAIN)	B	PROPOSED (NEW)

NOTE: SECTION R314 OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)

SMOKE ALARMS

R314.1 GENERAL. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R314.2 WHERE REQUIRED. SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

R314.2.1 NEW CONSTRUCTION. SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

EXCEPTIONS:

1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING,
2. THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS.

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A
4. BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY
4. INSTALLED COOKING APPLIANCE.

NOTE: SECTION R315 OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)

CARBON MONOXIDE ALARMS

R315.2 WHERE REQUIRED. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS

WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR,

THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

EXCEPTIONS:

WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING,OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK.

1. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS.

R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.7 CARBON MONOXIDE DETECTION SYSTEMS. CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R315.7.1 THROUGH R315.7.4.

R315.7.2 LOCATION. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION R315.3.

THESE LOCATIONS SUPERSEDE THE LOCATIONS SPECIFIED IN NFPA 720.

E-3

EXISTING ELECTRICAL LIGHTING PLAN AND ADDITION

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

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REV. 01

E - 3

ELECTRICAL PANEL BOX
2926 LEWIS STREET | KENNESAW, GA 30144 (BRIDE'S SUITE)

PANEL 01 TYPE PRL VOLTS 120/208Y/240V 3 PH 4 W

MOUNTING ☐ FLUSH ☒ SURFACE AMP. MAINS 100 ☐ LUGS ☒ BREAKER SUB FEED FROM METER BANK

BRANCH CIRCUIT BREAKERS

ITEM	AMP	POLE	WIRE	CIR. N°	LEFT PHASE LOAD A	LEFT PHASE LOAD B	LEFT PHASE LOAD C	RIGHT PHASE LOAD A	RIGHT PHASE LOAD B	RIGHT PHASE LOAD C	CIR. N°	AMP.	POLE	WIRE	ITEM
REFRIGERATOR	20	1	12	01	1.0			1.0			02	20	1	12	FURNACE
MICROWAVE	20	1	12	03		1.0			3.0		04	35	1	10	OUTDOOR UNIT.
REFRIGERATOR	20	1	12	05			1.0			3.0	06	35	1	10	OUTDOOR UNIT.
AUTOMATIC DRYER	30	1	10	07	2.5			1.0			08	20	1	12	LIGHTING
AUTOMATIC DRYER	30	1	10	09		2.5			1.0		10	20	1	12	LIGHTING
AUTOMATIC WASHER	20	1	12	11			1.0			1.0	12	20	1	12	LIGHTING
RECEPTACLE	20	1	12	13	1.0			1.0			14	20	1	12	RECEPTACLE
RECEPTACLE	20	1	12	15		1.0			1.0		16	20	1	12	OUTDOOR LIGHTING
SPARE				17							18				SPARE
SPARE				19							20				SPARE
SPARE				21							22				SPARE
SPARE				23							24				SPARE
SPARE				25							26				SPARE
SPARE				27							28				SPARE
SPARE				29							30				SPARE
					4.5	4.5	2.0	3.0	5.0	4.0					TOTAL CONN. LOAD 23 KW
								7.5	9.5	6.0					DIVERSITY DEMAND FACTOR KW
															TOTAL DEMAND LOAD 23 KW
															LOAD IN AMPS 64 AMPS

FEEDER: ☒ TOP ☐ BOTTOM

INTEGRATED EQUIPMENT RATING 10,000 A.I.C.

ELECTRICAL LOAD SUMMARY FOR
2926 LEWIS STREET | KENNESAW, GA 30144 (BRIDE'S SUITE)

ITEM	DESCRIPTION	NUMBER	AREA	LOAD	% DEMAND FACTOR	LOAD IN KVA
01	LIGHTING	01	1,533.91 SF	3.0 W/SF	125%	5.75
02	RECEPTACLES	01	1,533.91 SF	1.5 W/SF	75%	1.72
INDIVIDUAL APPLIANCE & EQUIPMENT:						
03	REFRIGERATOR	02	-	600 W	100	1.20
04	DISHWASHER	01	-	800 W	100	0.80
05	MICROWAVE	01	-	800 W	100	0.80
06	AUTOMATIC WASHER	01	-	600 W	100	0.60
07	AUTOMATIC DRYER	01	-	5,000 W	100	5.00
08	TANKLESS WATER HEATER (GAS)	01	-	-	100	-
09	FURNITURE	01	-	600 W	100	0.60
12	OUTDOOR UNIT.	01	-	2.65 KW	100	3.31
					TOTAL	19.78

19.78 KVA = 55 AMPS @ 120/208/240V 3 PHASE - EXISTING ELECTRICAL METER SERVICE = 200 AMPS

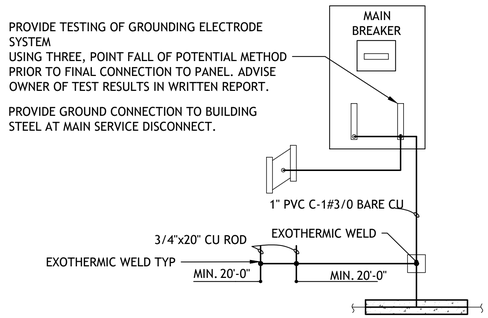
NOTE: MOUNTING SURFACE
PNL. SHORT CIRCUIT RATING: 42 KAIC

PANEL NOTES:
1. PANEL SHORT CIRCUIT RATING SHALL MATCH OR EXCEED AVAILABLE SHORT-CIRCUIT CURRENT FROM UTILITY SERVICE;
2. FIELD VERIFY ALL EQUIPMENT WITH MFG. PRIOR TO INSTALLED BREAKERS AND FEEDERS.
3. FIELD VERIFY EXACT EQUIPMENT WITH OWNER.
4. PROVIDE AND INSTALL AS PER NEC CODE.

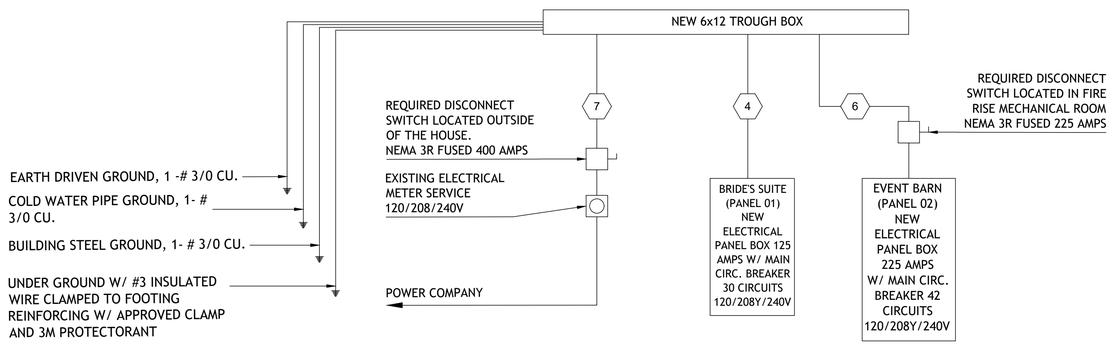
	DEMAND FACTOR
LIGHTING LOAD	125%
RECEPTACLES & MISCELLANEOUS	70%
HVAC LOAD	100%
PANEL	100%

NOTE: ALL RECEPTACLE CIRCUITS ARE GFI.

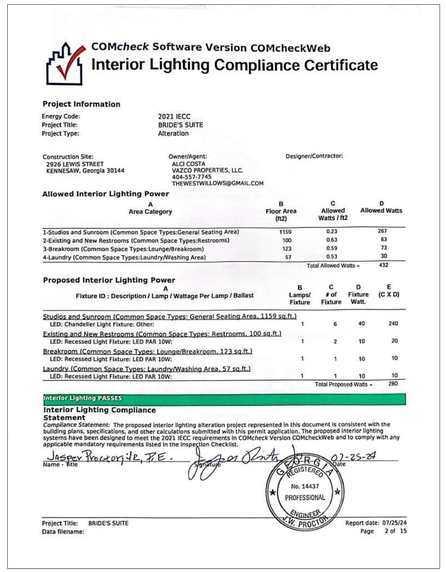
WIRE SIZE SCHEDULE		
1	(100/1)	1 SET (3) #3 CU #8 CU GRND, 1 ¼" C.
2	(125/1)	1 SET (3) #2 CU #8 CU GRND, 1 1/2" C.
3	(100/3)	1 SET (4) #3 CU #8 CU GRND, 1 ¼" C.
4	(125/3)	1 SET (4) #2 CU #8 CU GRND, 1 1/2" C.
5	(200/3)	1 SET (4) #3/0 CU #2 CU GRND, 2 1/2" C.
6	(225/3)	1 SET (4) #4 CU #2 CU GRND, 2 1/2" C.
7	(400/3)	2 SETS (4) #350 CU #3/0 CU GRND, 3 1/2" C.
8	(600/3)	2 SETS (4) #350 CU #3/0 CU GRND, 3 1/2" C.
9	(800/3)	4 SETS (4) #3/0 CU #2/0 CU GRND, 3 " C.
10	(1000/3)	4 SETS (4) #250 CU #2/0 CU GRND, 3" C.
11	(1200/3)	4 SETS (4) #350 CU #3/0 CU GRND, 3 1/2" C.



1 E-4 SCHEMATIC GROUNDING DETAIL
N.T.S.



2 E-4 SCHEMATIC ELECTRICAL RISER DIAGRAM
N.T.S.



COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: BRIDE'S SUITE
Project Type: Alteration

Construction Site: 2926 LEWIS STREET KENNESAW, Georgia 30144
Owner/Agent: ALCI COSTA, VAZCO PROPERTIES, LLC., 404-557-7745, THEWESTWILLOWS@GMAIL.COM
Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Studios and Sunroom (Common Space Types:General Seating Area)	1159	0.23	267
2-Existing and New Restrooms (Common Space Types:Restrooms)	100	0.63	63
3-Breakroom (Common Space Types:Lounge/Breakroom)	123	0.59	73
4-Laundry (Common Space Types:Laundry/Washing Area)	57	0.53	30
		Total Allowed Watts =	432

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Studios and Sunroom (Common Space Types: General Seating Area, 1159 sq.ft.) LED: Chandelier Light Fixture: Other:	1	6	40	240
Existing and New Restrooms (Common Space Types: Restrooms, 100 sq.ft.) LED: Recessed Light Fixture: LED PAR 10W:	1	2	10	20
Breakroom (Common Space Types: Lounge/Breakroom, 123 sq.ft.) LED: Recessed Light Fixture: LED PAR 10W:	1	1	10	10
Laundry (Common Space Types: Laundry/Washing Area, 57 sq.ft.) LED: Recessed Light Fixture: LED PAR 10W:	1	1	10	10
		Total Proposed Watts =		280

Interior Lighting PASSES

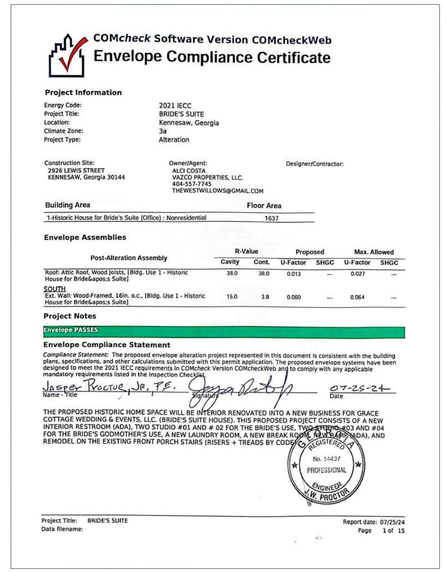
Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jasper Proctor Jr, P.E. 07-25-24
Name - Title Signature Date

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

Project Title: BRIDE'S SUITE
Data filename:
Report date: 07/25/24
Page 2 of 15



COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: BRIDE'S SUITE
Location: Kennesaw, Georgia
Climate Zone: 3a
Project Type: Alteration

Construction Site: 2926 LEWIS STREET KENNESAW, Georgia 30144
Owner/Agent: ALCI COSTA, VAZCO PROPERTIES, LLC., 404-557-7745, THEWESTWILLOWS@GMAIL.COM
Designer/Contractor:

Building Area

Floor Area
1-Historic House for Bride's Suite (Office) - Nonresidential 1637

Envelope Assemblies

Post-Alteration Assembly	R-Value Cavity	R-Value Cont.	Proposed U-Factor	Proposed SHGC	Max. Allowed U-Factor	Max. Allowed SHGC
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Historic House for Bride's Suite]	38.0	38.0	0.013	---	0.027	---
SOUTH: Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Historic House for Bride's Suite]	15.0	3.8	0.060	---	0.064	---

Project Notes

Envelope PASSES

Envelope Compliance Statement

Compliance Statement: The proposed envelope alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jasper Proctor Jr, P.E. 07-25-24
Name - Title Signature Date

THE PROPOSED HISTORIC HOME SPACE WILL BE INTERIOR RENOVATED INTO A NEW BUSINESS FOR GRACE COTTAGE WEDDING & EVENTS, LLC. (BRIDE'S SUITE HOUSE). THIS PROPOSED PROJECT CONSISTS OF A NEW INTERIOR RESTROOM (ADA), TWO STUDIO #01 AND # 02 FOR THE BRIDE'S USE, TWO STUDIO #03 AND #04 FOR THE BRIDE'S GODMOTHER'S USE, A NEW LAUNDRY ROOM, A NEW BREAK ROOM, A NEW HVAC SYSTEM (ADA), AND REMODEL ON THE EXISTING FRONT PORCH STAIRS (RISERS + TREADS BY CODE).

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

Project Title: BRIDE'S SUITE
Data filename:
Report date: 07/25/24
Page 1 of 15

E-4 EXISTING ELECTRICAL SCHEDULES RISER DIAGRAM AND LOAD CALCULATION
Scale: 1/4"=1'-0"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

BRIDE'S SUITE
INTERIOR RENOVATION
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

DATE 08/05/2024

JOB REV. 01

E - 4

LEGEND

	COLD WATER PIPE
	HOT WATER PIPE
S	SANITARY PIPE
EST	EMERGENCY STORM PIPE
ST	STORM PIPE
	VENT PIPE
	PIPE UP / PIPE DOWN
	PIPE TEE FROM TOP / TEE FROM BOTTOM
	PIPE CAP / PIPE CONTINUATION
	DIRECTIONAL FLOW ARROW
	BALL VALVE / CHECK VALVE
	MIXING VALVE / PRESSURE REDUCING VALVE
	BACKFLOW PREVENTER ASSEMBLY
	WALL HYDRANT / HOSE BIBB
	FLOOR DRAIN / FLOOR SINK
	WATER HAMMER ARRESTOR
	GAS COCK / GAS SOLENOID VALVE
cc	P-TRAP
	HUB DRAIN
	TRAP PRIMER
	FLOOR CLEANOUT / GRADE CLEANOUT
	VENT THROUGH ROOF
	PIPE CLEANOUT / WALL CLEANOUT
	CONNECTION TO EXISTING

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE	HWR	HOT WATER RETURN
A/C	ABOVE CEILING	IMB	ICE MACHINE BOX
A/F	ABOVE FLOOR	IE	INVERT ELEVATION
AFF, AFG	ABOVE FINISHED FLOOR/GRADE	L, LAV	LAVATORY
B/F	BELOW FLOOR	MBH	1000 BTU/HR
BFP	BACKFLOW PREVENTER	MS	MOP SINK
B/G	BELOW GRADE	MV	MIXING VALVE
CD	CONDENSATE DRAIN	O/H	OVERHEAD
CONT	CONTINUATION	G	NATURAL GAS
CW	COLD WATER	PRV	PRESSURE REDUCING VALVE
DN	DOWN	RP	RECIRCULATION PUMP
ET	EXPANSION TANK	S, SAN	SANITARY
EWC	ELECTRIC WATER COOLER	SH	SHOWER
ex.	EXISTING	SK	SINK
FCO	FLOOR CLEANOUT	TP	TRAP PRIMER
FD	FLOOR DRAIN	TYP	TYPICAL
FHB	FREEZEPROOF HOSE BIBB	UR	URINAL
FS	FLOOR SINK	V	VENT
FWH	FREEZEPROOF WALL HYDRANT	VTR	VENT THROUGH ROOF
GCO	GRADE CLEANOUT	WC	WATER CLOSET
GI	GREASE INTERCEPTOR	W.C.	WATER COLUMN
HB	HOSE BIBB	WCO	WALL CLEANOUT
HD	HUB DRAIN	WHA	WATER HAMMER ARRESTER
HW	HOT WATER	WMB	WASHING MACHINE BOX

PLUMBING FIXTURE SCHEDULE

SYMB.	TYPE OF FIXTURE	QTY. REQD.	MANUFACTURED	PIPE CONNECTION SIZES						NOTE
				CW	HW	S&W	VENT	TRAP	GAS	
W/C	WATER CLOSET	02	AMERICAN STANDARD COLONY HET ELONGATED 12"	1/2"	-	3"	2"	-	-	FLOOR MOUNTED, ADA TANK TYPE WATER CLOSET (AMERICAN STANDARD "CADET PRO ELONGATED"), 1.28 GPF, WHITE VITREOUS CHINA, GRAVITY FED FLUSH ACTION. TOP OF RIM AT 16.5" AFF. HIGH EFFICIENCY 'WATERSENSE' LISTED. PROVIDE ALTERNATIVE TANK CONFIGURATION (2 1 5AA.105) WITH TRIP LEVER ON RIGHT HAND SIDE IF NECESSARY TO HAVE LEVER ON MOST ACCESSIBLE SIDE OF WATER CLOSET. HEAVY DUCT OPEN FRONT SEAT, LESS COVER, WITH SELF-SUSTAINING CHECK HINGE (BEMIS 1055SSC). CHROME PLATED BRASS ANGLE SUPPLY STOP WITH 12" LONG X 3/8" FLEX SUPPLY (MCGUIRE M166)
S	SHOWER	01	AMERICAN STANDARD SHOWER	1/2"	1/2"	2"	1-1/2"	2"	-	BY OWNER
L	LAVATORY (ADA) DROP-IN	02	AMERICAN STANDARD CLOSEOUT	1/2"	1/2"	2"	2"	2"	-	DROP-IN LAVATORY (AMERICAN STANDAR "RONDALYN") AND 0.5 GPM SINGLE HANDLE FAUCET WITH POLISHED CHROME FINISH (AMERICAN STANDARD "SEVA"). HANDICAP DRAIN OFFSET W/GRID DRAIN (ZURN 8746-PC) AND CHROME PLATED P-TRAP (ZURN 28701-PC). CHROME PLATED BRASS ANGLE SUPPLY STOPS WITH 12" LONG X 3/8" FLEX SUPPLIES (MCGUIRE H165). WHERE NOT CONCEALED BY COUNTER SHROUD, INSULATE OFFSET, TRAP AND SUPPLY LINES (TRUEBRO "LAVGUARD", #103 E-Z). PROVIDE MIXING VALVE TO TEMPER HOT WATER TO 110 DEGRESS (LAWLER "TMW', ASSE 1070, LEAD FREE). PROVIDE LAVATORY SOAP DISPENSER ("BOBRICK, #82216) WITH 6" SPOUT.
FD	FLOOR DRAIN	01	-	-	-	3"	2"	3"	-	-
W/H	TANKLESS WATER HEATER	01	-	3/4"	3/4"	-	5"	-	3/4"	RHEEM MID-EFFICIENCY 7.0 GPM INDOOR NATURAL GAS TANKLESS WATER HEATER MODEL: RTG-70DVLN-1
WMB	WASHING MACHINE BOX	01	-	1/2"	1/2"	2"	1-1/2"	1-1/2"	-	-
S-1	SINK	01	-	1/2"	1/2"	2"	2"	2"	-	UNDERMOUNT 16 GAUGE STAINLESS STEEL SINGLE BOW 30" WITH 15mm RADIUS CORNER DESIGN
S-2	SERVICE SINK	01	-	1/2"	1/2"	2"	2"	2"	-	MOP BASIN 10" H, 24" W, 24" L, 3" DRAIN OPENING SMC FIBERGLASS, MARBELIZED WHITE OR BY OWNER
DVI	DISHWASHER	01	-	1/2"	1/2"	2"	1-1/2"	1-1/2"		BY OWNER
RVI	REFRIGERATOR	01		3/8"	-	-	-	-	-	BY OWNER

SPECIFICATIONS

GENERAL
ALL WORK SHALL COMPLY WITH ALL STATE, CITY AND LOCAL CODES, RULES AND REGULATIONS. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND INSPECTIONS ASSOCIATED WITH THIS WORK, AND SHALL PAY ALL COSTS AND FEES INVOLVED.

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE IN THE FIELD CONCERNED. MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS, SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR EQUIPMENT INSTALLATION PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS. ALL EQUIPMENT AND DEVICES SHALL BE INSTALLED SUCH THAT THEY ARE EASILY ACCESSIBLE AND SERVICABLE. THIS EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: PLUMBING FIXTURES, WATER HEATERS, EXPANSION TANKS, PUMPS, BACKFLOW PREVENTERS, VALVES, MIXING VALVES, THERMOMETERS, GAUGES, TRAP PRIMERS AND CLEANOUTS.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS (AS APPLICABLE) TO ENSURE ALL PLUMBING WORK IS COORDINATED WITH PHYSICAL CONDITIONS AND ALL OTHER TRADES.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS TO ENSURE THERE IS ADEQUATE WALL THICKNESS SUCH THAT ALL PIPING, FIXTURE CARRIERS, WALL CLEANOUTS, WALL BOXES, WALL HYDRANTS AND ACCESS PANELS WILL FIT IN THE WALL SPACE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF WALL SPACE IS INADEQUATE PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL OBTAIN EXACT WALL, FIXTURE, AND LAYOUT DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ROUGH-IN AND INSTALLATION DRAWINGS FOR ALL PLUMBING FIXTURES, KITCHEN EQUIPMENT AND OWNER FURNISHED EQUIPMENT (AS APPLICABLE), AND SHALL COORDINATE THE PLUMBING INSTALLATION PRIOR TO COMMENCING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY VALVES, CONNECTIONS, TRAPS, ACCESS PANELS, UNIONS, ESCUTCHEONS, WATER HAMMER ARRESTORS, VACUUM BREAKERS, RELIEF VALVES, PIPE INSULATION, AND EQUIPMENT SPECIALTY DEVICES AS REQUIRED TO FACILITATE COMPLETE AND OPERATIONAL CONDITIONS WHICH ARE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THESE DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ALL POSSIBLE PHYSICAL CONDITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND EXACT LOCATIONS OF EQUIPMENT AND FIXTURES. PROVIDE NECESSARY PIPING OFFSETS TO COORDINATE WITH THE BUILDING STRUCTURE, WORK OF OTHER TRADES, AND CONNECTION TO SITE UTILITIES (AS APPLICABLE).

COORDINATE THE ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ISSUING SUBMITTALS OR PURCHASING EQUIPMENT.

UNLESS NOTED OTHERWISE, ALL DRAINAGE PIPING SHALL BE SLOPED AT A MINIMUM OF ¼" PER FOOT. 2" SANITARY PIPING AND ALL GREASE WASTE PIPING SHALL BE SLOPED AT ⅛" PER FOOT.

DOMESTIC WATER PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

ALL DOMESTIC WATER PIPING SUBJECT TO FREEZING SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. CONDENSATE PIPING SUBJECT TO FREEZING WITHIN WALK-IN FREEZERS SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION.

PIPE PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS SHALL HAVE EQUIVALENTLY RATED SLEEVES AND SHALL BE SEALED AND FIRE CAULKED WITH A U.L. LISTED FIRE STOPPING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTED DETAILS AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION REGARDING CROSS CONNECTION CONTROL OR OBTAINING A FOOD SERVICE PERMIT (AS APPLICABLE). REPORT ANY OBSERVED DISCREPANCIES TO THE ARCHITECT OR ENGINEER PRIOR TO COMMENCING WITH THE WORK.

CONTRACTOR SHALL CONFIRM PLUMBING FIXTURE FINISHES WITH THE ARCHITECTURAL SCHEDULES & DETAILS (AS APPLICABLE).

SUBMITTALS
FURNISH SHOP DRAWINGS FOR MANUFACTURED PRODUCTS. ALL ITEMS SHALL BE CLEARLY MARKED TO MATCH EQUIPMENT MARKS ON THE PLUMBING DRAWINGS. ALL OPTIONS MUST BE CLEARLY MARKED ON THE SUBMITTAL SHEET. A MODEL NUMBER LISTING ON A COVER SHEET IS NOT AN ACCEPTABLE SUBSTITUTE FOR MARKING THE ACTUAL SUBMITTAL SHEET. ELECTRICAL DATA FOR POWERED EQUIPMENT MUST BE INDICATED ON THE SUBMITTAL SHEET FOR THAT ITEM.

ALL ITEMS MUST BE SUBMITTED IN ONE PACKAGE AT THE SAME TIME, IN ELECTRONIC PDF FORMAT. SEPARATE SUBMITTALS FOR FIXTURES AND EQUIPMENT IS NOT ACCEPTABLE.

SUBMITTAL REVIEW IS CONSIDERED A GENERAL ACCEPTANCE OF THE BASIC APPLICABILITY OF THE EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND/OR ALTERNATE ARRANGEMENT OF THE EQUIPMENT WITHIN A GIVEN SPACE. WHEN SUBSTITUTED EQUIPMENT IS INSTALLED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION OR ADDITIONAL COST BROUGHT ON BY THE USE OF THIS EQUIPMENT.

HANGERS AND SUPPORTS
HANGERS SHALL BE COMPLETE WITH RODS AND SUPPORTS PROPORTIONED TO THE SIZE OF PIPE TO BE SUPPORTED, IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

SIZE HANGERS FOR INSULATED PIPING TO BEAR ON OUTSIDE OF INSULATION. PROVIDE INSULATION PROTECTORS AT HANGERS BEARING ON THE OUTSIDE OF INSULATION. PROVIDE A RIGID INSERT OR RIGID INSULATION AT EACH INSULATION PROTECTOR.

WHERE SEVERAL PIPES 2½" AND SMALLER RUN PARALLEL AND IN THE SAME PLANE, THEY MAY BE SUPPORTED ON GANG OR MULTIPLE HANGERS. LARGER PIPING SHALL BE INDEPENDENTLY HUNG, RUN PARALLEL AND BE EQUALLY SPACED.

PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH IPC SECTION 308, AND SPACING OF HANGERS SHALL NOT EXCEED THE LIMITS SET FORTH IN TABLE 308.5. PIPES SHALL BE SUPPORTED WITHIN 1'-0" OF EACH ELBOW.

VERTICAL PIPE SUBJECT TO MOVEMENT SHALL BE SUPPORTED FROM THE WALL BY MEANS OF A PIPE CLAMP.

SUPPORT DOMESTIC WATER PIPING IN SPACES BEHIND PLUMBING FIXTURES BY BRACKETS AND U-BOLTS SECURED TO WASTE AND VENT STACKS. SIZE U-BOLTS TO BEAR ON THE PIPING.

AFTER HANGER RODS ARE INSTALLED IN FINISHED CONCRETE CEILING, FILL THE REMAINING OPENING WITH CEMENT SO THAT NO HOLE SHOWS AT THE CEILING.

WHERE COPPER PIPING IS USED, NONFERROUS METAL SUPPORT(S) OR PROPER ISOLATION BETWEEN DISSIMILAR MATERIALS SHALL BE PROVIDED.

PIPE HANGERS AND SUPPORTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN MANUFACTURER'S STANDARDIZATION SOCIETY STANDARD PRACTICES NO. SP-69 AND SP-58.

SPECIFICATIONS

SLEEVES
SLEEVES SHALL BE PROVIDED WHERE PIPES PASS THROUGH WALLS, FLOORS AND ROOFS. PROVIDE STANDARD WEIGHT STEEL SLEEVES IN CONCRETE AND MASONRY CONSTRUCTION, PROVIDE 26GA GALVANIZED SHEET METAL SLEEVES IN INTERIOR DRYWALL CONSTRUCTION. SLEEVES SHALL BE THE FULL THICKNESS OF WALLS AND SHALL ALLOW FOR THE FULL THICKNESS OF PIPE INSULATION, WHERE APPLICABLE.

SLEEVES MAY BE OMITTED WHEN OPENINGS ARE CORE DRILLED FOR CONCEALED VERTICAL AND HORIZONTAL PIPING. SLEEVES ARE NOT REQUIRED AT INDIVIDUAL PLUMBING FIXTURES OR IN CONCRETE FLOOR SLABS ON GRADE, UNLESS OTHERWISE NOTED.

SLEEVES FOR ALL PIPING PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE PROVIDED WITH 3M PIPE BARRIER NO. CP-25 FIRE PROOFING CAULKING, OR EQUAL, IN ANNULAR SPACE BETWEEN SLEEVE AND PIPING. CONTRACTOR SHALL VERIFY THE RATING OF THE WALL AND CONFIRM THE PENETRATION PROTECTION PROVIDED MEETS THAT RATING.

PENETRATIONS THROUGH OUTSIDE WALLS SHALL BE WATERTIGHT. CAULK BETWEEN PLUMBING PIPE AND SLEEVE. PACK WITH FIBERGLASS AND CAULK, 1" DEEP AT EACH FACE WITH NON-HARDENING SEALANT BETWEEN PIPE AND SLEEVE.

WASTE AND VENT PIPING SYSTEMS AND ACCESSORIES
SANITARY PIPING SHALL BE PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM.

PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM D-2665. FABRICATED FITTINGS SHALL CONFORM TO ASTM F-1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564. PRIMER SHALL CONFORM TO ASTM F-656.

WASTE AND VENT PIPING SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING CODES. AT A MINIMUM, WASTE PIPING SHALL BE TESTED WITH AT LEAST 10 FOOT OF WATER HEAD PRESSURE APPLIED. TESTING WITH AIR IS NOT ALLOWED.

ALL VENTS THROUGH ROOF SHALL BE LOCATED AT LEAST 10'-0" AWAY FROM ANY AIR INTAKE, EVAPORATIVE COOLER, OR ANY OTHER DEVICE THAT WOULD DRAW AIR FROM THE VENT. FLASH AROUND ALL PIPES PENETRATING THROUGH ROOF WITH STANDARD MANUFACTURED FLASHINGS. FLASHING SHALL BE SHEET METAL WITH RUBBER GASKETS AND SHALL EXTEND INTO ROOFING AND UP PIPE DISTANCES IN ACCORDANCE WITH THE LOCAL CODE.

NO DOUBLE COMBINATION FITTINGS MAY BE UTILIZED IN THE HORIZONTAL.

WHERE TWO HORIZONTAL PIPES (BACK-TO-BACK WATER CLOSETS OR TWO SANITARY BRANCHES) COMBINE IN THE VERTICAL, A DOUBLE COMBINATION WYE EIGHTH BEND FITTING SHALL BE INSTALLED. DOUBLE SANITARY TEE OR SANITARY CROSS IS NOT ACCEPTABLE.

WHERE DRAWINGS REQUIRE CONNECTION TO EXISTING SANITARY SEWER PIPING IN BUILDING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD DETERMINE EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK. PROVIDE SCOPING OF BELOW FLOOR PIPING AS NECESSARY TO GATHER THIS INFORMATION. CONTRACTOR SHALL ALERT ENGINEER IF THERE IS A POTENTIAL ISSUE MAINTAINING PROPER SLOPE IN CONNECTING TO EXISTING, OR IF THERE IS A MORE DIRECT CONNECTION POSSIBLE.

DOMESTIC WATER SYSTEMS AND ACCESSORIES
WATER PIPING ABOVE SLAB: TYPE 'L' HARD DRAWN COPPER TUBING, ASTM B88, WROUGHT SOLDER JOINTS, ANSI B16.22.

ALL DOMESTIC HOT WATER PIPING SHALL HAVE A MINIMUM PRESSURE RATING OF 100PSI AT 180°F.

DOMESTIC WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH ALL GOVERNING CODES. PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

BALL VALVES SHALL BE TWO-PIECE BRONZE BODY, LARGE PORT WITH SOLID, SMOOTH BORE CHROME PLATED BRASS BALL. SEATS SHALL BE REINFORCED TFE WITH TEFLON PACKING RING AND THREADED ADJUSTABLE PACKING NUT. PROVIDE STEM EXTENSION AS NEEDED TO PROVIDE HANDLE ON OUTSIDE OF PIPE INSULATION. VALVES SHALL BE APOLLO 70 OR EQUAL.

BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS FOR EASE OF TESTING AND SERVICING. FOR BACKFLOW PREVENTERS WITH VENT CONNECTIONS, ROUTE VENT LINE TO NEAREST DRAIN AND DISCHARGE WITH AIR GAP. BACKFLOW PREVENTERS SHALL BE TESTED IN ACCORDANCE WITH IPC 312.10.2. CONTRACTOR SHALL PROVIDE CERTIFICATIONS THAT STATE DEVICES HAVE BEEN TESTED AND APPROVED.

THERMOMETERS SHALL BE 9" ADJUSTABLE ANGLE, 30°-180°F RANGE (TRERICE BX9 OR EQUAL). PRESSURE GAUGES SHALL BE 4½" DIAL SIZE, 0-160PSI (TRERICE 600CB OR EQUAL).

CONTRACTOR SHALL FIELD VERIFY INCOMING DOMESTIC WATER PRESSURE. WHERE PRESSURE EXCEEDS 80PSI, PROVIDE PRESSURE REGULATING VALVE (WATTS LF223) AND UPSTREAM STRAINER (WATTS LSF777).

CONTRACTOR SHALL FIELD COORDINATE LOCATION OF ACCESSIBLE ISOLATION VALVES ON DOMESTIC HOT & COLD WATER SUPPLIES TO FIXTURES OR GROUPS OF FIXTURES SUCH THAT THEY MAY BE SHUT OFF FOR SERVICING. SERVICE AND HOSE BIBB VALVES SHALL BE IDENTIFIED. ALL OTHER VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE(S) SHALL BE IDENTIFIED, INDICATING THE FIXTURE(S) SERVED.

INSULATION
INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RECIRCULATION PIPING IN ACCORDANCE WITH IECC TABLE C403.2.10. PIPE UP TO 1¼": 1" THICK INSULATION. PIPE 1½" OR LARGER: 1½" THICK INSULATION

INSULATE ALL HORIZONTAL COLD WATER PIPING LOCATED ABOVE CEILING, VERTICAL PIPING LOCATED IN AN EXTERIOR WALL, EXPOSED PIPING (I.E. MECH ROOMS). PIPE UP TO 1"-½" THICK. PIPING 1¼" AND OVER: 1" THICK INSULATION. INSULATION MAY BE OMITTED FOR HORIZONTAL CPVC PIPING LESS THAN 1½".

INSULATION SHALL HAVE A K-FACTOR (AVERAGE THERMAL CONDUCTIVITY) NOT TO EXCEED 0.27 BTU-IN/HR x SQFT x °F.

TANK TYPE WATER HEATERS
WATER HEATERS SHALL BE U.L. LISTED AND SHALL MEET OR EXCEED THE STANDBY LOSS REQUIREMENTS OF U.S. DEPT. OF ENERGY AND CURRENT EDITION OF ASHRAE/IESNA 90.1.

WATER HEATERS SHALL HAVE 150PSI WORKING PRESSURE AND BE EQUIPPED WITH EXTRUDED HIGH DENSITY ANODE ROD AND HIGH TEMPERATURE CUTOFF SWITCH. WATER HEATERS SHALL BE THERMOSTATICALLY CONTROLLED AND SET TO 120° UNLESS OTHERWISE NOTED. WATER HEATERS SHALL BE INSTALLED ON SUSPENDED PLATFORM, STEEL STAND OR CONCRETE PAD, AS INDICATED ON DRAWINGS.

WATER HEATERS SHALL HAVE A MINIMUM 3 YEAR LIMITED WARRANTY.

WATER HEATERS SHALL BE INSTALLED LEVEL AND PLUMB. FIELD COORDINATE EXACT WATER HEATER LOCATION. MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES, AND INSTALL SUCH THAT CONTROLS AND DEVICES ARE ACCESSIBLE FOR SERVICING.

INSTALL SHUTOFF VALVES IN COLD WATER INLET AND HOT WATER OUTLET. INSTALL THERMOMETER ON HOT WATER OUTLET. WATER HEATER SHALL HAVE ASME RATED COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE IN TOP PORTION OF TANK (FACTORY OR FIELD INSTALLED). PIPE RELIEF VALVE OUTLET TO FLOOR DRAIN, MOP SINK, INDIRECT WASTE RECEPTOR OR TO EXTERIOR. MAINTAIN CONTINUOUS DOWNWARD PITCH TOWARD DISCHARGE LOCATION, AND PROVIDE AIR GAP AT DISCHARGE LOCATION. WHERE WATER HEATER DRAIN PAN IS INDICATED ON PLANS, ROUTE DRAIN TO SAME LOCATION AS RELIEF VALVE AND DISCHARGE WITH AIR GAP.

P-1 PLUMBING SPECIFICATIONS
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

BRIDE'S SUITE INTERIOR RENOVATION

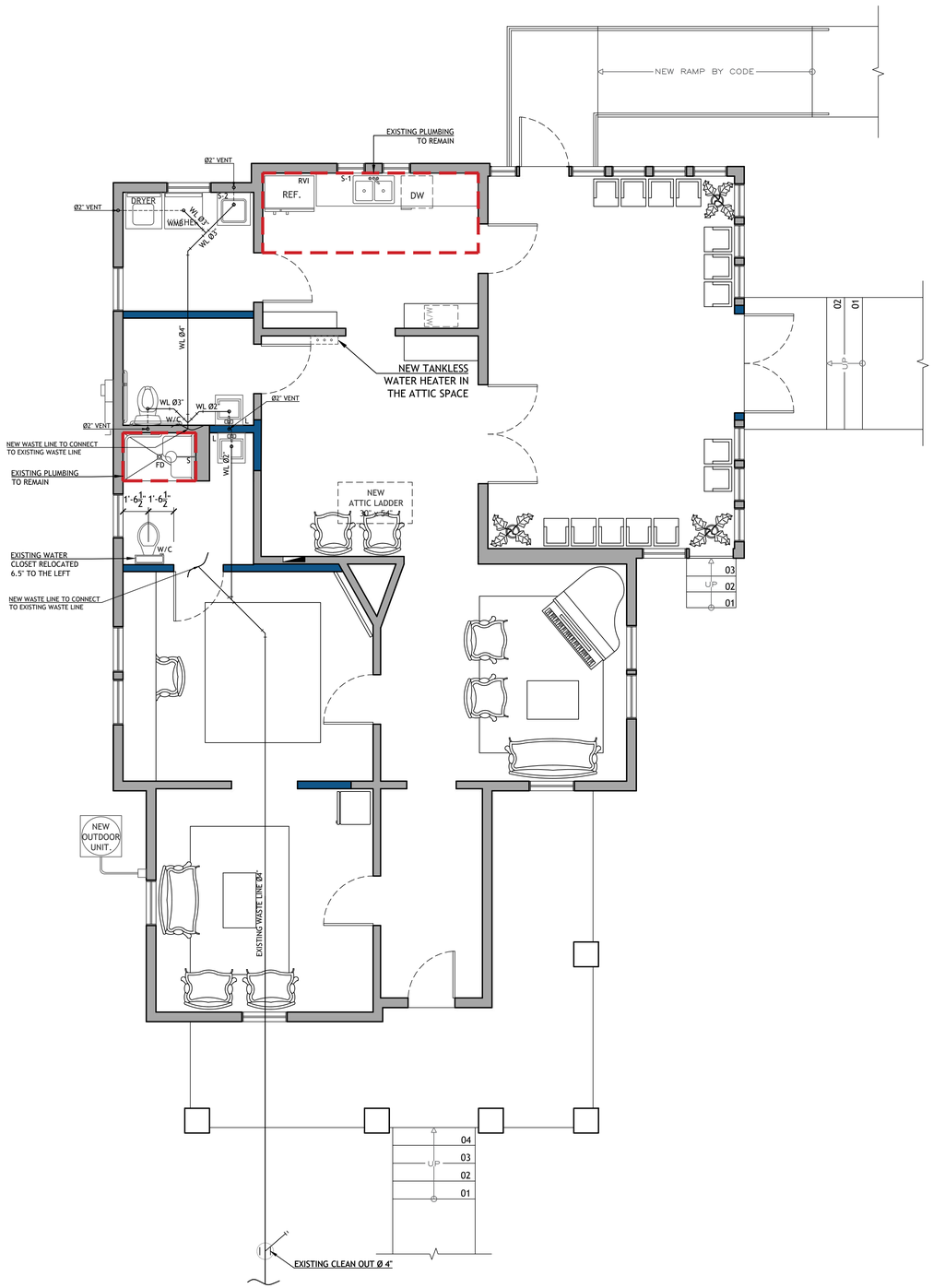
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

DATE
08/05/2024

JOB
REV. 01

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PLUMBING LEGEND			
	GATE VALUE		HOSE BIBB - ELEVATION
	90° ELBOW - HORIZONTAL		COLD WATER LINE
	45° ELBOW - HORIZONTAL		HOT WATER LINE
	TEE - HORIZONTAL		SOIL OR WASTE LINE
	CLEAN OUT C.O.		VENT PIPE
CW	COLD WATER	GAS	GAS LINE
HW	HOT WATER	G	GAS VALVES

P-2 PLUMBING SYSTEMS: EXISTING WASTE PLAN AND RELOCATION

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

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11/06/2024	ES

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

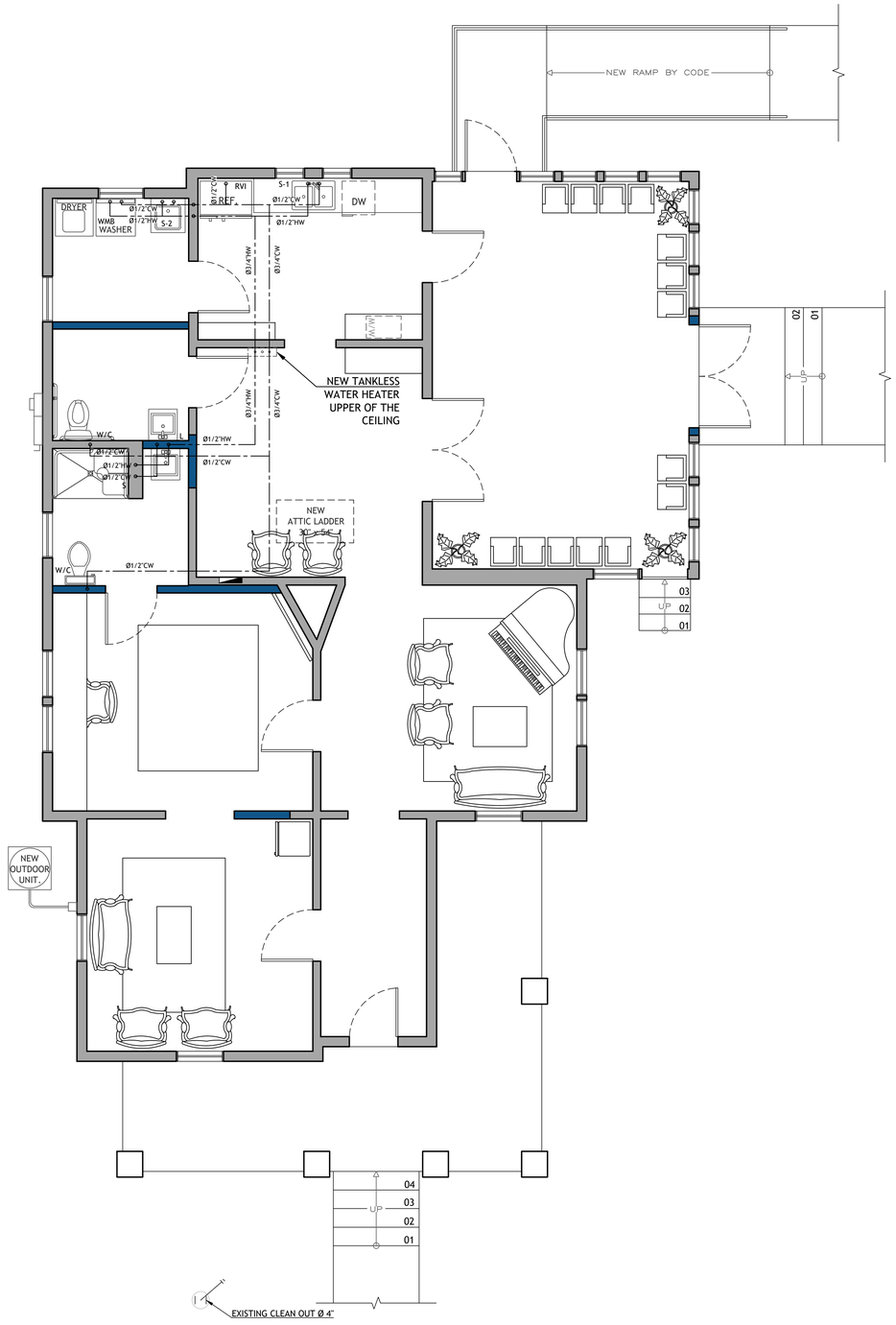
PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER C.W. PROCTOR

DATE 08/05/2024

JOB REV. 01

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PLUMBING LEGEND			
	GATE VALUE		HOSE BIBB - ELEVATION
	90° ELBOW - HORIZONTAL	— - —	COLD WATER LINE
	45° ELBOW - HORIZONTAL	— - - —	HOT WATER LINE
	TEE - HORIZONTAL	———	SOIL OR WASTE LINE
	CLEAN OUT C.O.	—— ——	VENT PIPE
CW	COLD WATER	— GAS —	GAS LINE
HW	HOT WATER	G	GAS VALVES

P-3 PLUMBING SYSTEMS: EXISTING C/W & H/W PLAN AND RELOCATION

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

RELEASED FOR CONSTRUCTION

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11/06/2024	ES

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J. W. PROCTOR

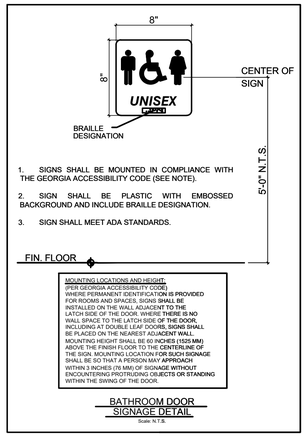
DATE

08/05/2024

JOB

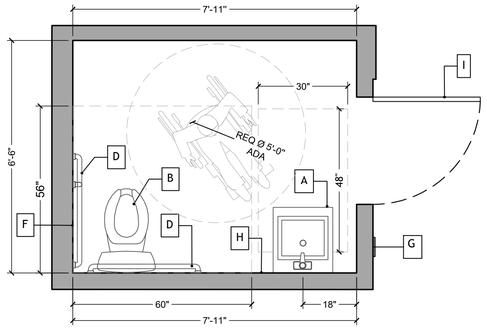
REV. 01

P - 3

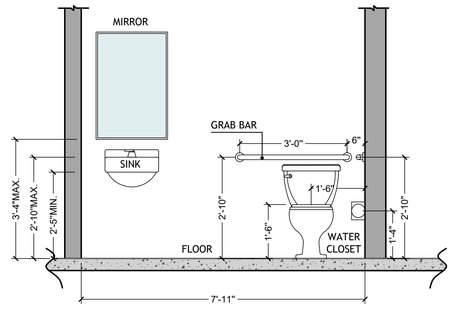


1. SIGNS SHALL BE MOUNTED IN COMPLIANCE WITH THE GEORGIA ACCESSIBILITY CODE (SEE NOTE).
2. SIGN SHALL BE PLASTIC WITH EMBOSSED BACKGROUND AND INCLUDE BRAILLE DESIGNATION.
3. SIGN SHALL MEET ADA STANDARDS.

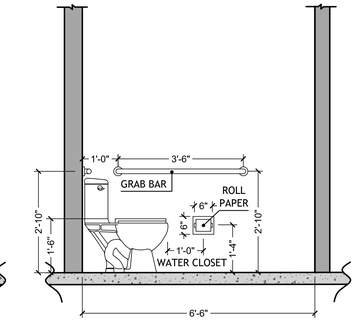
BATHROOM DOOR SIGNAGE DETAIL
Scale: N.T.S.



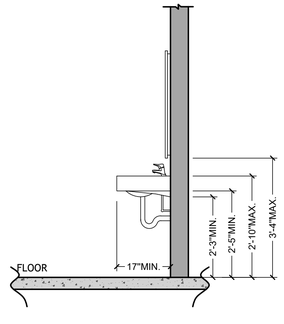
1 P-4 DETAIL - ADA RESTROOM
Scale: 1/2"=1'-0"



2 P-4 ADA RESTROOM FRONT ELEVATION
Scale: 1/2"=1'-0"



3 P-4 ADA RESTROOM SIDE ELEVATION
DETAIL GRAB BAR
Scale: 1/2"=1'-0"



4 P-4 ADA RESTROOM SIDE ELEVATION
DETAIL SINK
Scale: 1/2"=1'-0"

RESTROOM SYMBOL LEGEND

A	COUNTERTOP SINK: AMERICAN STANDARD "RONDALYN" WITH FAUCET HOLES ON 4" CENTERS AND AMERICAN STANDARD "SEVA" FAUCET ASSEMBLY WITH SINGLE LEVER AND POP-UP DRAIN. PROVIDE LAVATORY SOAP DISPENSER, BOBRICK # 82216 WITH 6" SPOUT.
B	FLOOR MOUNTED TOILET: AMERICAN STANDARD "CADET ELONGATED PRESSURE-ASSISTED 1.28 GPF WITH OPEN FRONT SEAT AND LID. PROVIDE HANDICAP HEIGHT MODEL WHERE INDICATED. FLUSH VALVE TO BE LOCATED ON OPPOSITE HAND FROM SIDE WALL)
C	MIRROR: TENANT PROVIDED/GC INSTALLED
D	GRAB BARS BOBRICK B-5806 SERIES, 36" AND 42".
E	RECESSED PAPER TOWEL/TRASH COMBINATION TENANT PROVIDED/GC INSTALLED
F	SURFACE MOUNTED TOILET TISSUE DISPENSER BOBRICK B-4288.
G	SIGNAGE: PROVIDE MEN AND WOMEN'S RESTROOM SIGNAGE.
H	SURFACE MOUNTED SOAP DISPENSER TENANT PROVIDED/GC INSTALLED
I	HOOKS AT RR DOORS
J	WALL MOUNTED SANITARY NAPKIN DISPENSER/TRASH-BY TENANT

TOILET PARTITION NOTES (SEE I0-I FOR GENERAL NOTES):

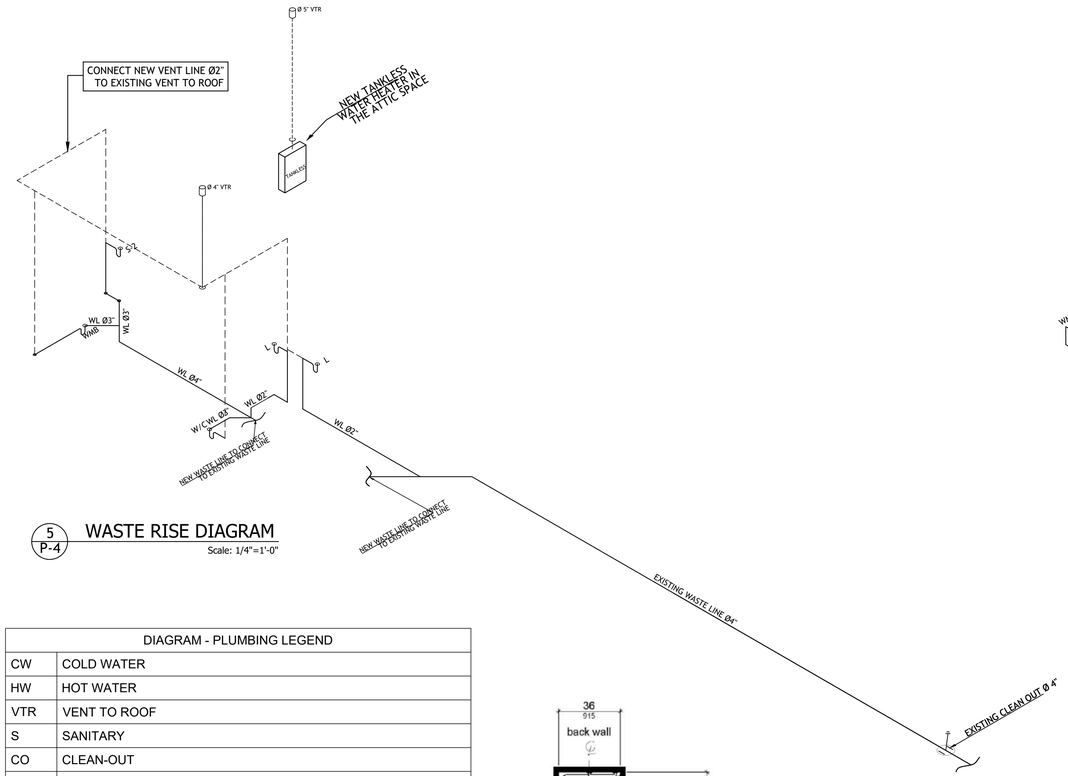
T-1 Mirror: Bottom of reflective mirror surface to be mounted at 40"A.F.F.

T-2 Handicap Grab Bars: Bobrick # B-5806 Series, 1 1/2" diameter Stainless Steel Grab Bars with Snap Flange. Unit to have satin stainless finish and peened gripping surface. Overall widths 36" behind toilet and 42" beside toilet. Mount grab bars at 34" A.F.F. to centerline of bar. Contractor to provide fire retardant wood blocking within GWB partitions as required for a secure installation.

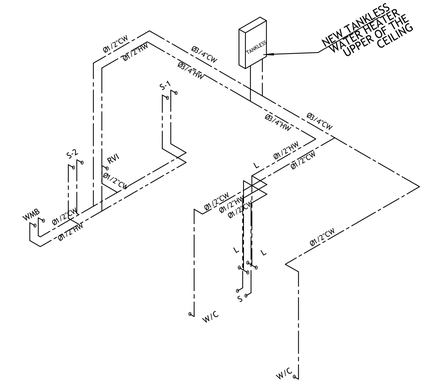
T-3 Paper Towel Dispenser: Mount unit with top of rough opening at 59 1/2" for handicap accessibility of dispenser. Unit to be 22-gauge stainless steel with satin finish.

T-4 Toilet Tissue Dispenser: Mount centerline of unit 7"-9" in front of toilet. Dispenser can be 15"-48" above finished floor, but cannot interfere with grab bars.

T-5 Signage: Contractor to provide signage identifying Men's and Women's facilities. Signs to have raised lettering, braille lettering, pictograms and international symbol of accessibility. Signs are to be located beside the door, 60" aff to centerline of sign. Signs to fully comply with all requirements of the 2010 ADA. Coordinate color and style of sign with Designer prior to ordering.



5 P-4 WASTE RISE DIAGRAM
Scale: 1/4"=1'-0"



6 P-4 WATER PIPING ISOMETRIC
Scale: 1/4"=1'-0"

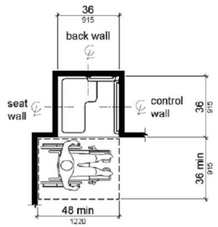
CALCULATION FOR TANKLESS WATER HEATER FOR RENOVATION OF THE EXISTING BUILDING

ITEM	QUANT.	DESCRIPTION	GPM	TOTAL GPM
01	01	SHOWER	2.0	2.0
02	02	SINK LAVATORY	0.5	1.0
03	01	SERVICE SINK	1.0	1.0
04	01	SINK BREAK ROOM	1.0	1.0
05	01	WASH MACHINE	1.5	1.5
				6.5 GPM

RHEEM MID-EFFICIENCY 7 GPM INDOOR NATURAL GAS TANKLESS WATER HEATER
MODEL: RTG-70DVLN-I
MANUFACTURED BY RHEEM

DIAGRAM - PLUMBING LEGEND	
CW	COLD WATER
HW	HOT WATER
VTR	VENT TO ROOF
S	SANITARY
CO	CLEAN-OUT
BFP	BACK FLOW PREVENTER

PLUMBING LEGEND			
	GATE VALUE		HOSE BIBB - ELEVATION
	90° ELBOW - HORIZONTAL		COLD WATER LINE
	45° ELBOW - HORIZONTAL		HOT WATER LINE
	TEE - HORIZONTAL		SOIL OR WASTE LINE
	CLEAN OUT C.O.		VENT PIPE
CW	COLD WATER	GAS	GAS LINE
HW	HOT WATER	G	GAS VALVES



7 P-4 DETAIL: TRANSFER - TYPE SHOWER COMPARTMENT
Scale: N.T.S.

P-4 PLUMBING SYSTEMS AND ISOMETRIC RISER
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

DATE
08/05/2024

JOB
REV. 01

P - 4

Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: April 25, 2025

TITLE: **New Non-Residential Construction: 2926 Lewis Street**
Consideration of a Certificate of Appropriateness application submitted for the construction of a new event space with a dance area, bride and groom suite, restroom for men and women, fire riser mechanical room, and mezzanine with an office. Case #2025-06B

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2025-06_2926 Lewis Street_Application Packet (New Construction)

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.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met. All applications require at least one consultation with Planning and Zoning staff prior to submittal of applications. Please contact staff at (770) 590-8268 to schedule an appointment.

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:** Louise Aldridge
   Owner
   Other
   x Other, please specify Owners' representative

APPLICANT MAILING ADDRESS: 1510 Sandpiper DR, Woodstock GA 30189

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 2926 Lewis Street, Kennesaw, GA 30144

Land Lot _____ Tax Parcel 20013900250 Lot Size 0.662

Current zoning on property: CBD

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

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

NAME OF OWNER:

Vazco Properties LLC / Alci Costa

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

3. **ACTIVITY**

- [x] New Construction
- [ ] Demolition
- [ ] Awnings
- [ ] Fence
- [ ] Repairs or Alterations
- [ ] Landscaping
- [x] 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).**

The project consistes of a new restroom, 4 studios, new laundry room, new break room,and remodel of existing front porch stairs (risers + treads by code)

Also, we would like to build a new event space, a dance area, a bride and groom suite, restroom for men and woman, a fire riser mechanical room, and a mezzanine with an office.

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 the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting.

~~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.

4/9/2025

Signature of Applicant **Date**

APRIL 9-25

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



EVENT BARN

2926 LEWIS STREET
KENNESAW, GA 30144

ARCHITECT OF RECORD	GENERAL CONTRACTOR	DRAWING DESIGN
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ENGINEERING FIRM	**PROJECT OWNER**	**LAND LORD**
ACME - AMERICAN, LLC ARCHITECT, CONSTRUCTION MANAGERS AND ENGINEERS 319 ATLANTA ST. SE #240 MARIETTA, GA 30060 PHONE: (770) 425 6890 ACMEAMERICANLLC@BELLSOUT.NET	VAZCO PROPERTIES, LLC. MR. ALCI COSTA CELLPHONE: (404) 557-7745 MRS. GABI CASTILHO CELLPHONE: (404) 822-7604 **EMERGENCY CONTACT 24 HOURS** MR. ALCI COSTA CELLPHONE: (404) 557-7745 EMAIL: THEWESTWILLOWS@GMAIL.COM	VAZCO PROPERTIES, LLC. MR. ALCI COSTA CELLPHONE: (404) 557-7745 MRS. GABI CASTILHO CELLPHONE: (404) 822-7604

SHEET LISTING INDEX

SHEET #	SHEET TITLE
A1	COVER SHEET / CODE STATEMENT GENERAL CONSTRUCTION NOTES
A2	PROPOSED FLOOR PLAN
A3	PROPOSED FLOOR PLAN FOR OCCUPANT LOAD FACTOR / EGRESS TRAVEL DISTANCE & LIFE SAFETY
A4	PROPOSED ELEVATION FRONT AND REAR
A5	PROPOSED ELEVATION SIDES LEFT AND RIGHT
A6	PROPOSED ROOF PLAN
A7	FURNITURE DETAILS
S100	PROPOSED FOUNDATION PLAN
S101	PROPOSED FOUNDATION PLAN WITH WASTE LINES AND PLUMBING LINES
S200	PROPOSED STRUCTURAL FRAMING ROOF
S201	PROPOSED STRUCTURAL FRAMING SECTIONS AND DETAILS
S202	PROPOSED STRUCTURAL FRAMING SECTIONS AND DETAILS
S203	PROPOSED STRUCTURAL FRAMING SECTIONS AND DETAILS
S204	PROPOSED STRUCTURAL FRAMING CEILING AND FLOOR MEZZANINE
M1	MECHANICAL SPECIFICATIONS
M2	MECHANICAL PLAN
M3	MECHANICAL PLAN
M4	MECHANICAL ROOF PLAN
E1	ELECTRICAL SPECIFICATIONS
E2	ELECTRICAL POWER PLAN
E3	ELECTRICAL LIGHTING PLAN
E4	ELECTRICAL SCHEDULE RISER DIAGRAM AND LOAD CALCULATION
P1	PLUMBING SPECIFICATIONS
P2	PLUMBING PLAN: WASTE LINES SYSTEMS
P3	PLUMBING PLAN: C/W & H/W LINES SYSTEMS
P4	PLUMBING SYSTEMS: ISOMETRIC RISER DESIGN AND DETAILS

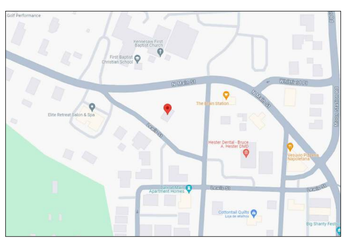
LOCATION INFORMATION

EXISTING HISTORIC HOUSE
NEW PROPOSED FOR
BRIDE'S SUITE
2926 LEWIS STREET
KENNESAW, GA 30144

PROPOSED EVENT BARN
2926 LEWIS STREET
KENNESAW, GA 30144



SITE MAP
2926 LEWIS STREET
KENNESAW, GA 30144



VICINITY MAP

RELEASED FOR CONSTRUCTION

CODE STATEMENTS

CODE REFERENCES REVISED 11/06/2024

- CURRENT OFFICIAL CODE OF ORDINANCES OF FIRE MARSHAL'S OFFICE OF COBB COUNTY (APPLICABLE CODE, STANDARDS, AND APPEALS)
- 2020 OCGA 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS
- 2018 INTERNATIONAL FIRE CODE (AMENDED BY 120-3-3)
- NFPA 101 LIFE SAFETY CODE 2018 EDITION. (AMENDED BY 120-3-3)
- 2010 ADA STANDARD FOR ACCESSIBLE DESIGN (CODES MISSING FROM PLANS)

JURISDICTIONAL AUTHORITIES

1. CITY OF KENNESAW PLANNING & ZONING DEPARTMENT.
2. COBB COUNTY FIRE MARSHAL'S OFFICE

COBB COUNTY FIRE MARSHALS OFFICE INSPECTIONS ARE TO BE SCHEDULED ONLINE AT:
HTTPS://WWW.COBBCOUNTY.ORG/FIRE/FIRE-MARSHAL/INSPECTIONS

-50% = INSPECTIONS OF VERTICAL PENETRATIONS.
-80% = INSPECTIONS OF ANY FIRE RATED PARTITIONS, FLOOR OR CEILING, CEILING COVER UP.
-100% = FINAL INSPECTION, ALL SYSTEMS AND EQUIPMENT ARE INSTALLED AND OPERATIONAL,
ANY INSPECTION REQUESTS MADE BEFORE 2:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:

X FIRE SPRINKLER (SEPARATE PERMIT)
X FIRE ALARM SYSTEMS (SEPARATE PERMIT)
_ KITCHEN HOODS
X FIRE SUPPRESSION SYSTEMS (SEPARATE PERMIT)
_ RACK STORAGE (PRODUCT HEIGHT OVER 12 FEET)
_ STORAGE AND/OR USE OF HAZARDOUS MATERIALS

SCOPE OF WORK

THIS PROPOSED PROJECT IS FOR A NEW CONSTRUCTION BUILDING FOR GRACE COTTAGE WEDDING & EVENT, LLC. (EVENT BARN'S). THE PROPOSAL CONSISTS OF A NEW EVENT AREA SPACE, A DANCE AREA SPACE, A BRIDEGROOM SUITE ROOM, RESTROOM FOR MEN AND WOMEN (ADA), A FIRE RISER MECHANICAL ROOM, AND A MEZZANINE WITH AN OFFICE AN MECHANICAL ROOM/STORAGE.

HOURS OF OPERATION

- TUESDAY TO SUNDAY 10:00 a.m. to 11:00 p.m.

TYPE OF WORK

NEW CONSTRUCTION, EVENT BARN BUILDING.

CLASSIFICATIONS

NEW BUILDING AT:	2926 LEWIS STREET KENNESAW, GA 30144
OCCUPANCY CLASSIFICATION:	A2 (ASSEMBLY)
TYPE OF CONSTRUCTION:	V-A 1 HOUR (IBC 507.4.1)
SPRINKLERED:	YES (SEPARATE PERMIT)
FIRE ALARM:	YES (SEPARATE PERMIT)
PROPOSED NEW BUILDING AREA:	4,998.61 SF (MAIN FLOOR) 808 SF (MEZZANINE) 5,806.61 SF (TOTAL AREA)
PROPOSED PATIO AREA:	1,474.66 SF
TOTAL AREA OF THE PROPERTY:	28,961.31 SF (0.665 AC)
NUMBER OF STORIES:	ONE (WITH MEZZANINE)
CALCULATED LOAD FOR OCCUPANCY:	1/7 - 1/15 - 1/100 - 1/150 - 1/300
INTERIOR HEIGHT:	21'-4"
EXTERIOR HEIGHT MAXIMUM:	44'-0"
HANDICAP ACCESSIBLE:	YES
PARKING SPACE:	YES, AT KENNESAW FIRST BAPTIST CHURCH NOTE: *PROVIDE LETTER FROM NEIGHBORS TO USE ADDITION PARKING *A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES. *ADDITIONAL PARKING WILL BE SHOWN ON THE SITE PLAN (SEPARATE PERMIT)
I HR PROTECTED:	YES
MEZZANINE:	YES
COMMON PATH OF TRAVEL:	100' > 80'
TRAVEL DISTANCE TO EXITS SPRINKLERED:	250'-0"

APPLICABLE CODES

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS AND GOVERNING AUTHORITIES, INCLUDING BUT NOT LIMITED TO:

BUILDING:	INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH 2020, 2022 AND 2024 GEORGIA STATE AMENDMENTS INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH 2021 GEORGIA STATE AMENDMENTS
LIFE SAFETY:	2020 NFPA 101 - LIFE SAFETY CODE 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
FIRE PREVENTION:	INTERNATIONAL FIRE CODE (IFC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS
MECHANICAL:	INTERNATIONAL MECHANICAL CODE (IMC): 2018 EDITION WITH 2020 AND 2024 GEORGIA STATE AMENDMENTS
PLUMBING:	INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH 2020, 2022, 2023 AND 2024 GEORGIA STATE AMENDMENTS
ELECTRICAL:	NFPA - NATIONAL ELECTRICAL CODE: 2020 EDITION WITH 2021 GEORGIA STATES AMENDMENTS
GAS:	INTERNATIONAL FUEL GEORGIA CODE, 2018 EDITION WITH 2020 AND 2022 GEORGIA STATE AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH 2020, 2022, AND 2023 GEORGIA STATE AMENDMENTS
HANDICAP & ACCESSIBILITY:	120-3-20A GEORGIA STATE ACCESS TO AND USE OF PUBLIC FACILITIES FOR HANDICAPPED PERSONS-REFERS TO 2010 ADA STANDARDS OC GEORGIA TITLE 30, CHAPTER 3

SIGNAGE: THESE DRAWINGS DO NOT INCLUDE ANY SIGNAGE PLANS. ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT.

2018 NFPA 101: LIFE SAFETY CODE
TABLE 7.3.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

CLASS. GROUP	ITEM	TAG	FLOOR ROOM OR SPACE DESIGNATION	OCCUPANCY	AREA PER OCCUPANT	SQUARE FOOTAGE	PERSON
A2 (ASSEMBLY)	01	001	EVENT AREA	ASSEMBLY	7 PER PERSON	1,293.52 SF	184
	02	002	DANCE AREA	ASSEMBLY	7 PER PERSON	334.00 SF	49
	03	003	BREAK ROOM	BUSINESS	100 PER PERSON	158.92 SF	2
	04	004	BRIDEGROOM SUITE	BUSINESS	100 PER PERSON	345.89 SF	4
	05	005, 006, 007, 008	RESTROOMS	___	___	482.42 SF	___
	06	009, 010, 011	CORRIDORS	___	___	2,099.55 SF	___
	07	012, 013, 014	MEC. ROOM / STORAGE / SPRINKLER CONTROL ROOM	MERCANTILE	300 PER PERSON	324.32 SF	1
	08	015	OFFICE / MEZZANINE	BUSINESS	150 PER PERSON	202.30 SF	2
	09	016	WAITING AREA / MEZANINE	ASSEMBLY	PERSON FOR EACH 18"	138.87 SF	4
						TOTAL (INDOOR) =	246
	10	017	OUTDOOR PATIO	ASSEMBLY	15 PER PERSON	1,474.66 SF	98
						TOTAL (INDOOR + OUTDOOR) =	344

CALCULATION MAXIMUM OCCUPANTS IS 344 PERSONS

EGRESS WIDTH CALCULATIONS (LSC TABLE 7.3.3.1)
OCCUPANCY EXIT WIDTH = 344 PERSONS x 0.3"/PERSONS = REQUIRED 103.2" < PROVIDED IN PROJECT = 324"

PLUMBING CALCULATIONS: REVISED 11/06/2024

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 403.1):
CLASSIFICATION = ASSEMBLY
OCCUPANCY = A2 (BANQUET HALL)

WATER CLOSETS: MALE: 1 PER 75/ FEMALE 1 PER 75
URINALS: 50% BY WATER CLOSETS
LAVATORIES: 1 PER 200
DRINKING FOUNTAIN: 1 PER 500
SERVICE SINK: 1

PROVIDED PLUMBING FIXTURES FOR 344 PERSONS:
2 WATER CLOSETS FOR WOMEN'S, 3 WATER CLOSETS FOR MEN'S, 1 UNISEX (MEZZANINE).
(344 PERSON/WATER CLOSET 1/75 = 4.58 EA < TOTAL PROVIDED 6EA)
5 LAVATORIES FOR RESTROOMS (1/200 = 1.72 EA < PROVIDED 5EA)
1 HAND SINK BREAK ROOM
1 SERVICE SINK
2 URINALS (MEN'S RESTROOM)

REVISIONS	BY
11/06/2024	ES

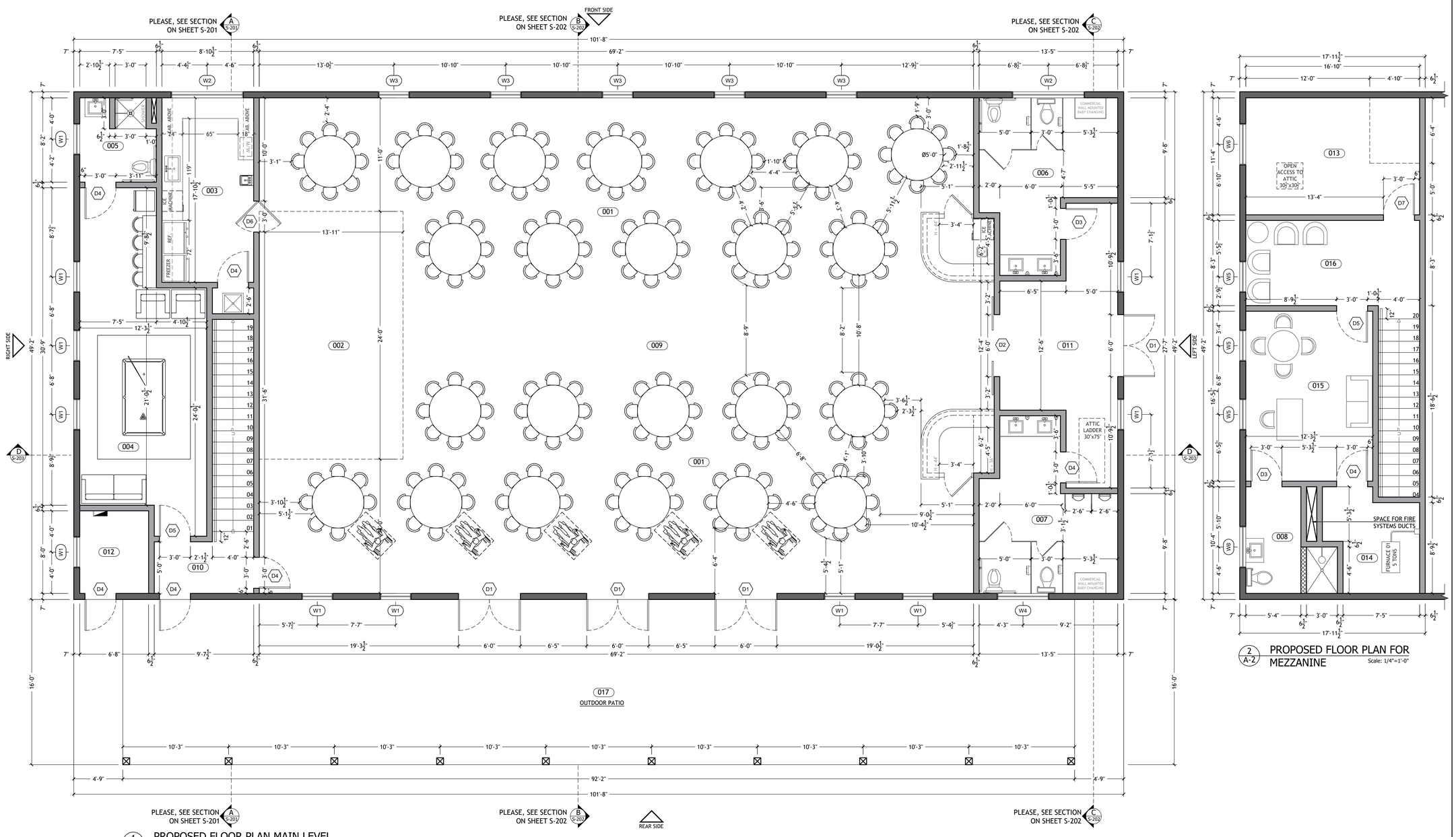
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STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 038661
REGISTERED ARCHITECT
2926 Lewis St
8/6/24

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024
JOB REV. 01

A - 1



1 A-2 PROPOSED FLOOR PLAN MAIN LEVEL
Scale: 1/4"=1'-0"

2 A-2 PROPOSED FLOOR PLAN FOR MEZZANINE
Scale: 1/4"=1'-0"

LEGEND ROOMS			
TAG	DESCRIPTION	TAG	DESCRIPTION
001	EVENT AREA	010	CORRIDOR
002	DANCE AREA	011	CORRIDOR
003	BREAK ROOM	012	SPRINKLER CONTROL ROOM
004	BRIDEGROOM'S SUITE	013	STORAGE AREA
005	BRIDEGROOM'S RESTROOM	014	MECHANICAL ROOM
006	WOMEN'S RESTROOM	015	OFFICE / MEZZANINE
007	MEN'S RESTROOM	016	WAITING AREA / MEZZANINE
008	RESTROOM	017	OUTDOOR PATIO
009	CORRIDOR		

DOORS SCHEDULE								
SYM.	QUANT.	TYPE	ROUGH OPENING		DOOR SIZE		REMARKS	RIGHT OR LEFT
			WIDTH	HEIGHT	WIDTH	HEIGHT		
D1	04	DOUBLE DOOR	72 1/2"	99"	36"	98"	OUTSWING	RIGHT AND LEFT
D2	01	SLIDING DOOR	72 1/2"	99"	36"	98"	SLIDING	RIGHT AND LEFT
D3	02	FLUSH DOOR INTERIOR	36 1/2"	81"	36"	80"	OUTSWING	LEFT
D4	07	FLUSH DOOR INTERIOR	36 1/2"	81"	36"	80"	OUTSWING	RIGHT
D5	02	FLUSH DOOR INTERIOR	36 1/2"	81"	36"	80"	INSWING	LEFT
D6	01	SINGLE SWINGING TRAFFIC DOOR	36 1/2"	81"	36"	80"	OUTSWING AND INSWING	LEFT
D7	01	FLUSH DOOR INTERIOR	36 1/2"	81"	36"	80"	INSWING	RIGHT

NOTE: FIELD VERIFY DIMENSIONS REQUIRE.

WINDOWS SCHEDULE						
SYMB.	QUANT.	TYPE	ROUGH OPENING		WINDOW SIZE	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W1	11	DOUBLE HUNG SINGLE WINDOW	36 1/2"	68 1/2"	36"	68"
W2	02	AWNING WINDOW	84 1/2"	24 1/2"	84"	24"
W3	05	DOUBLE HUNG SINGLE WINDOW	36 1/2"	96 1/2"	36"	96"
W4	01	AWNING WINDOW	60 1/2"	24 1/2"	60"	24"
W5	06	DOUBLE HUNG SINGLE WINDOW	36 1/2"	60 1/2"	36"	60"
W6	02	AWNING WINDOW	48 1/2"	24 1/2"	48"	24"
W7	02	DOUBLE HUNG SINGLE WINDOW	60 1/2"	60 1/2"	60"	60"
W8	04	DOUBLE HUNG SINGLE WINDOW	36 1/2"	48 1/2"	36"	48"
W9	03	DOUBLE HUNG SINGLE WINDOW	72 1/2"	48 1/2"	72"	48"

NOTE: FIELD VERIFY DIMENSIONS REQUIRE.

ATTIC STAIRWAY SPECIFICATION

RAINBOW F-SERIES STEEL ATTIC LADDERS - COMMERCIAL RATED
(RAINBOW #F3075-13 | HEIGHT RANGE 12 FOOT 6 INCHES TO 13 FOOT 4 INCHES | ROUGH OPENING 30 INCHES X 75 INCHES)
MANUFACTURED BY SP PARTNERS, LLC
TELEPHONE: 877-369-6996
WEBSITE: WWW.RAINBOWATTICSTAIR.COM
EMAIL: RAINBOWATTICSTAIR@BELLSOUTH.NET
OR BY OWNER

SYMBOL	DESCRIPTION WALLS
	PROPOSED EXTERIOR WALLS: WOOD 2" x 6" @ 16" O.C.
	PROPOSED INTERIOR WALLS: WOOD 2" x 6" @ 16" O.C.
	PROPOSED NEW THRESHOLDS FOR SHOWER

A-2 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

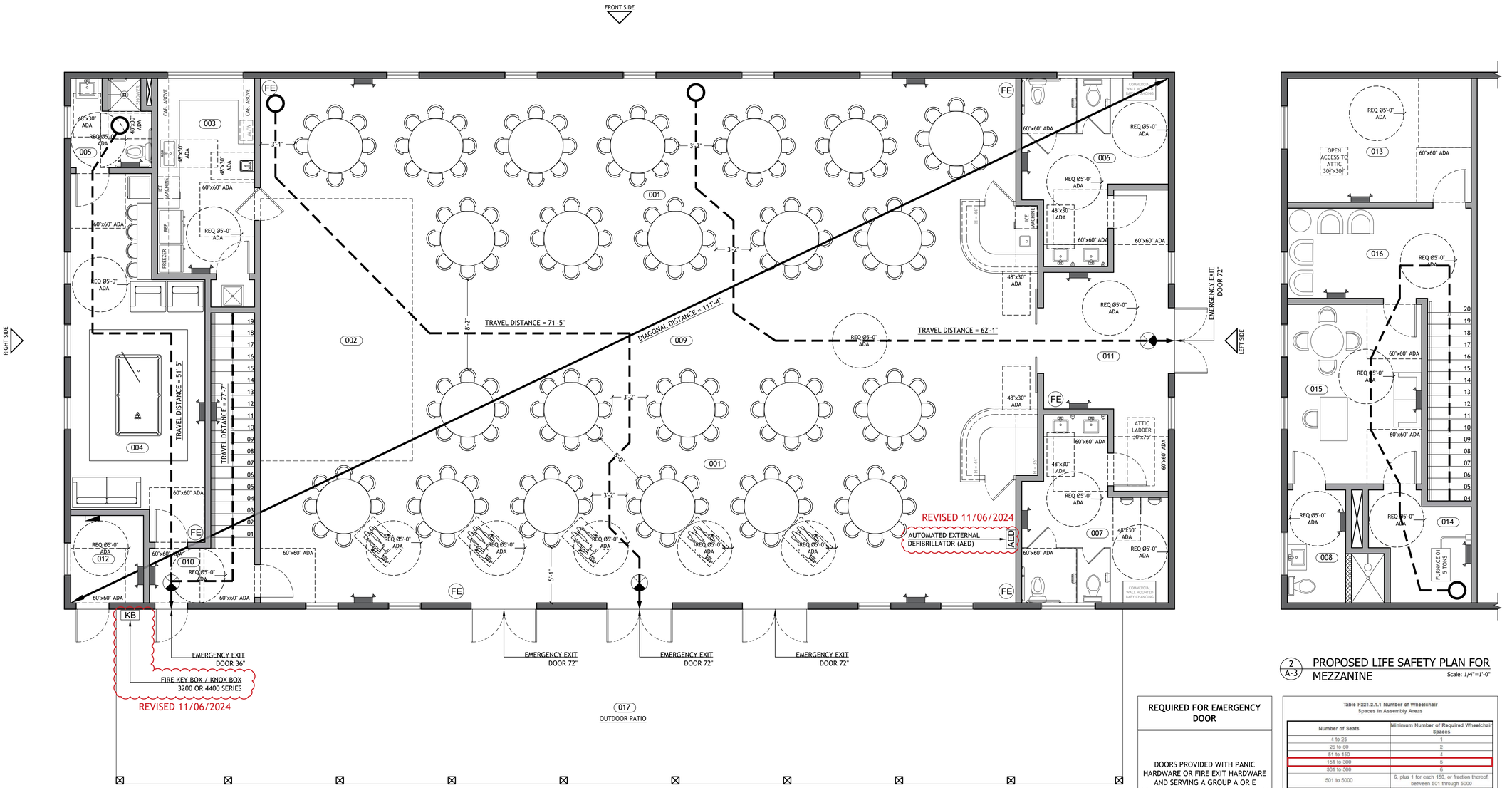
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STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 030144
REGISTERED ARCHITECT
2926 Lewis St
8/6/24

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024
JOB REV. 01

A - 2



1 A-3 PROPOSED LIFE SAFETY PLAN MAIN LEVEL
Scale: 1/4"=1'-0"

2 A-3 PROPOSED LIFE SAFETY PLAN FOR MEZZANINE
Scale: 1/4"=1'-0"

LEGEND ROOMS			
TAG	DESCRIPTION	TAG	DESCRIPTION
001	EVENT AREA	009	CORRIDOR
002	DANCE AREA	010	CORRIDOR
003	BREAK ROOM	011	CORRIDOR
004	BRIDEGROOM'S SUITE	012	SPRINKLER CONTROL ROOM
005	BRIDEGROOM'S RESTROOM	013	STORAGE AREA
006	WOMEN'S RESTROOM	014	MECHANICAL ROOM
007	MEN'S RESTROOM	015	OFFICE / MEZZANINE
008	RESTROOM	016	WAITING AREA / MEZZANINE

REFLECTED CEILING LEGENDS			
ETD - EXIT TRAVEL DISTANCE		2X2 LAY-IN BLDG STD FIXTURE / EMERGENCY FIXTURE	
BUILDING STANDARD CEILING MOUNTED DIRECTIONAL EXIT LIGHT		EMERGENCY LIGHTING: EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STATE ADOPTED NFPA 101 LIFE SAFETY CODE AS MODIFIED BY THE STATE FIRE MARSHAL'S OFFICE. EXIT DOOR HARDWARE SHALL COMPLY WITH THE STATE ADOPTED NFPA 101 LIFE SAFETY CODE AS MODIFIED BY THE STATE FIRE MARSHAL'S OFFICE.	
FEC - SEMI-RECESSED BUILDING STANDARD FIRE EXTINGUISHER & CABINET		EXITS FOR ANY TENANT SPACE OR BUILDING SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE STATE ADOPTED NFPA 101 LIFE SAFETY CODE AS MODIFIED BY THE STATE FIRE MARSHAL'S OFFICE.	
KB — FIRE KEY BOX / KNOX BOX 3200 OR 4400 SERIES		FE	NEW FIRE EXTINGUISHER (MODEL: 126-EL ELITE ARCHITECTURAL SERIES FULLY-RECESSED 10 LB. FIRE EXTINGUISHER CABINET WITH FULL GLASS DOOR | NON-RATED) BY CODE: NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS. EACH BUILDING OR TENANT SPACE SHALL BE PROVIDED WITH 10 POUND ABC RATED FIRE EXTINGUISHER(S) MOUNTED IN CENTRAL AND VISIBLE LOCATION(S). EACH EXTINGUISHER SHALL NOT COVER MORE THAN 3,000 SQUARE FEET IN AREA WITH A MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 75 FEET AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. NFPA 10 - 5.2. CLASSIFICATION OF FIRES: 5.2.1. CLASS A FIRES: CLASS A FIRES ARE FIRES IN ORDINARY COMBUSTIBLE MATERIALS, SUCH AS WOOD, CLOTH, PAPER, RUBBER, AND MANY PLASTICS.
REVISED 11/06/2024 AED — AUTOMATED EXTERNAL DEFIBRILLATOR (AED): PHILIPS HEARTSTART ONSITE DEFIBRILLATOR MODEL: HEARTSTART M5066A | BRAND: PHILIPS			
L1 — 2X2 LAY-IN BLDG STD FIXTURE EMERGENCY FIXTURE			BUILDING STANDARD CEILING MOUNTED DIRECTIONAL EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY PACK

REQUIRED FOR EMERGENCY DOOR

DOORS PROVIDED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE AND SERVING A GROUP A OR E OCCUPANCY SHALL BE PERMITTED TO BE ELECTRICALLY LOCKED IN ACCORDANCE WITH SECTION 1010.1.9.9 OR 1010.1.9.10

Table F221.2.1.1 Number of Wheelchair Spaces in Assembly Areas

Number of Seats	Minimum Number of Required Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 150	4
151 to 300	5
301 to 500	6
501 to 5000	6, plus 1 for each 150, or fraction thereof, between 501 through 5000
5001 and over	36, plus 1 for each 200, or fraction thereof, over 5000

F221.2.1.2 Luxury Boxes, Club Boxes, and Suites in Arenas, Stadiums, and Grandstands. In each luxury box, club box, and suite within arenas, stadiums, and grandstands, wheelchair spaces complying with 802.1 shall be provided in accordance with Table F221.2.1.1

REVISED 11/06/2024

EVENT BARN SEATS CALCULATION

DESCRIPTION	TOTAL	DESCRIPTION	TOTAL
5'-0" — AREA = 56.24 SF / 7 = 8 PERSONS	23each (8 PERSONS) TOTAL = 184 SEATS EVENT AREA: 56.24 SF x 23 = 1,293.52 SF 1,293.52 SF / 7 = 184 PERSONS	WIDTH: 30" LENGTH: 48" — 30" ADA, 48"	5 WHEELCHAIR SPACES (ADA)

A-3 PROPOSED FLOOR PLAN FOR OCCUPANT LOAD FACTOR / EGRESS TRAVEL DISTANCE & LIFE SAFETY
Scale: 1/4"=1'-0"

RELEASED FOR CONSTRUCTION

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11/06/2024	ES

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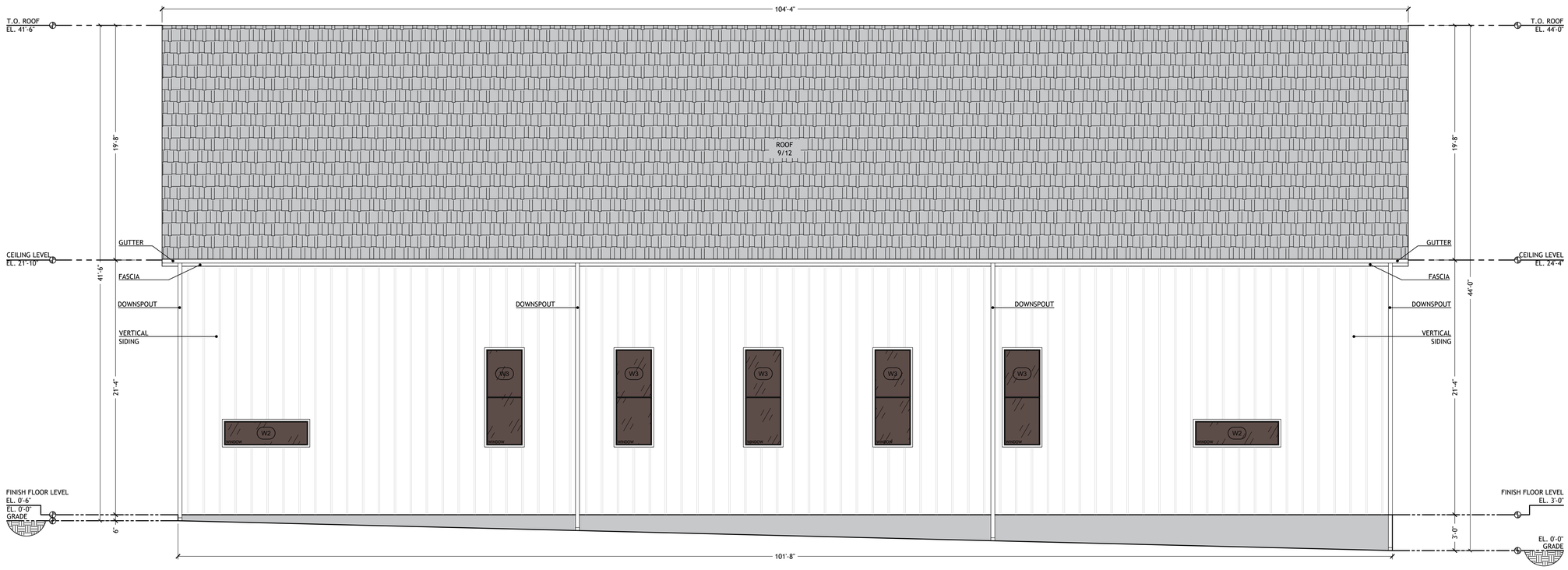
STATE OF GEORGIA — CHRISTIAN HANS CROOKLESS — CERTIFICATE NO. 026611 — REGISTERED ARCHITECT
2926 Lewis St
8/6/24

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024
JOB REV. 01

A - 3



1 / A-4 PROPOSED ELEVATION FRONT SIDE

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



2 / A-4 PROPOSED ELEVATION REAR SIDE

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

A-4 PROPOSED ELEVATION FRONT & REAR

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

RELEASED FOR CONSTRUCTION

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11/06/2024	ES

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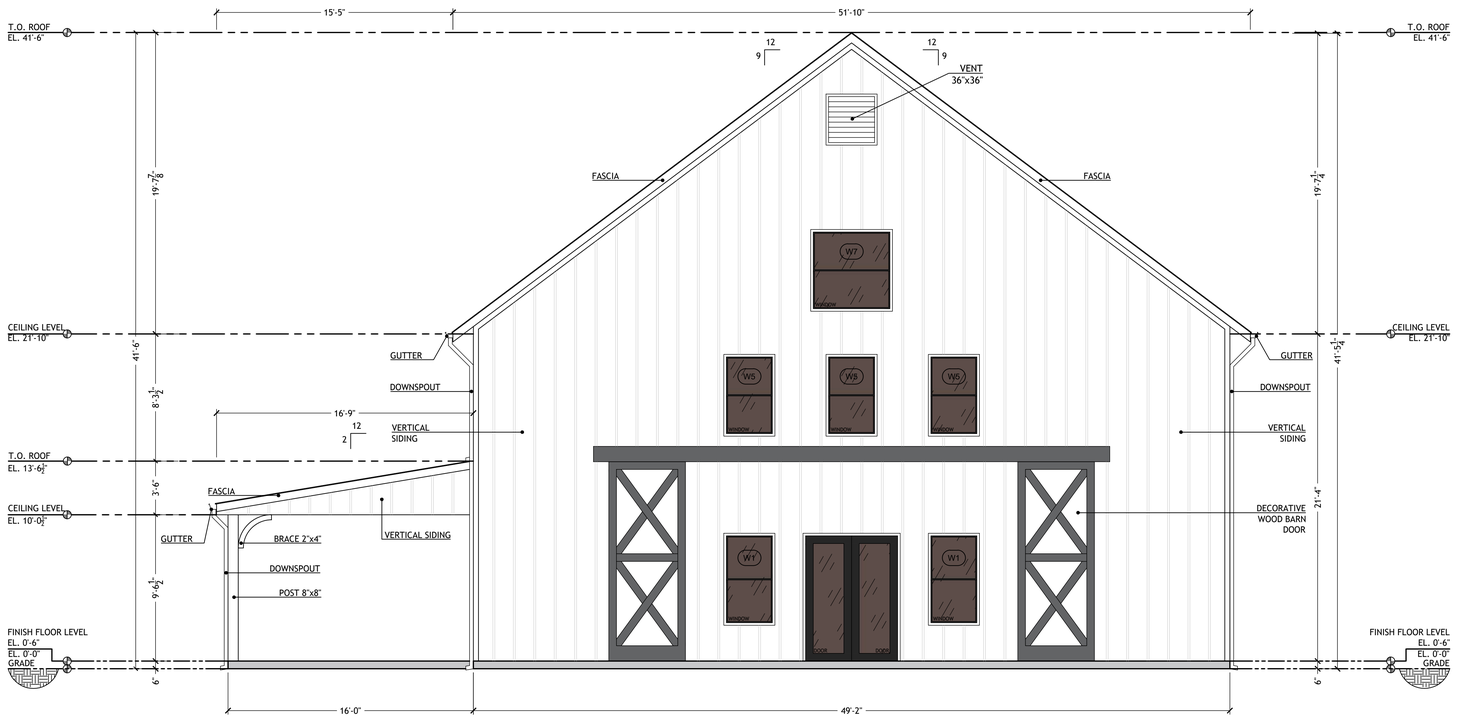
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

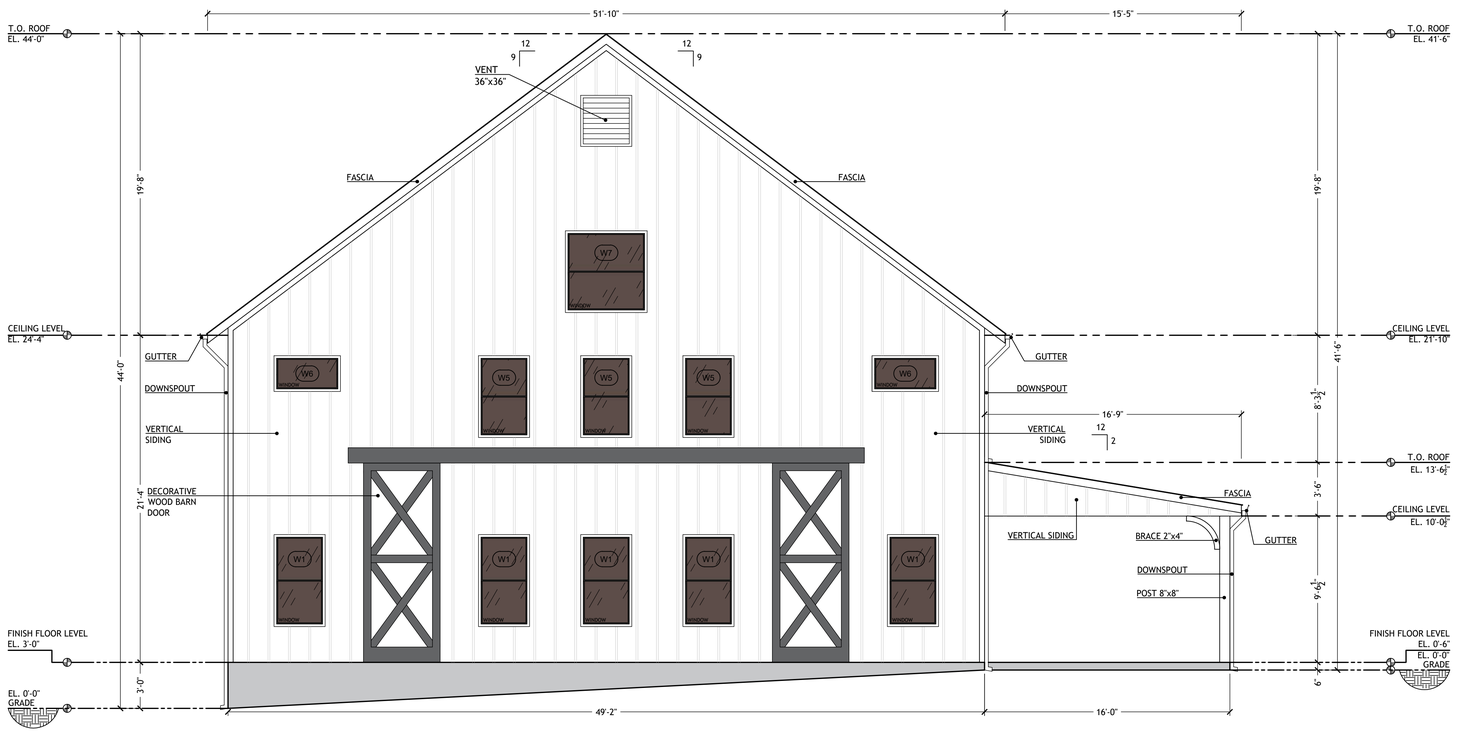
JOB REV. 01

A - 4



1 A-5 PROPOSED ELEVATION LEFT SIDE

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



2 A-5 PROPOSED ELEVATION RIGHT SIDE

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

ATTIC VENTING CALCULATION:
4,998.00 SF / 1:300
REQUIRED VENTILATION 4,998.00 / 300 = 16.66 SF
16.66 SF x 144 SQ IN / SQ TT = 2,399.04 SQ IN

PROVIDED VENTILATION:
(2) GABLE VENT 36"x36" = 1,296.00 x 2 = 2,592.00 SF IN
2,592.00 SQ IN PROVIDED > 2,399.04 SQ IN

WINDOWS SCHEDULE

SYMB.	QUANT.	TYPE	ROUGH OPENING		WINDOW SIZE	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W1	11	DOUBLE HUNG SINGLE WINDOW	36½"	68½"	36"	68"
W2	02	AWNING WINDOW	84½"	24½"	84"	24"
W3	05	DOUBLE HUNG SINGLE WINDOW	36½"	96½"	36"	96"
W4	01	AWNING WINDOW	60½"	24½"	60"	24"
W5	06	DOUBLE HUNG SINGLE WINDOW	36½"	60½"	36"	60"
W6	02	AWNING WINDOW	48½"	24½"	48"	24"
W7	02	DOUBLE HUNG SINGLE WINDOW	60½"	60½"	60"	60"
W8	04	DOUBLE HUNG SINGLE WINDOW	36½"	48½"	36"	48"
W9	03	DOUBLE HUNG SINGLE WINDOW	72½"	48½"	72"	48"

NOTE: FIELD VERIFY DIMENSIONS REQUIRE.

A-5 PROPOSED ELEVATION SIDES LEFT & RIGHT

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

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

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CHRISTIAN HANS CROOKLESS
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8/6/24

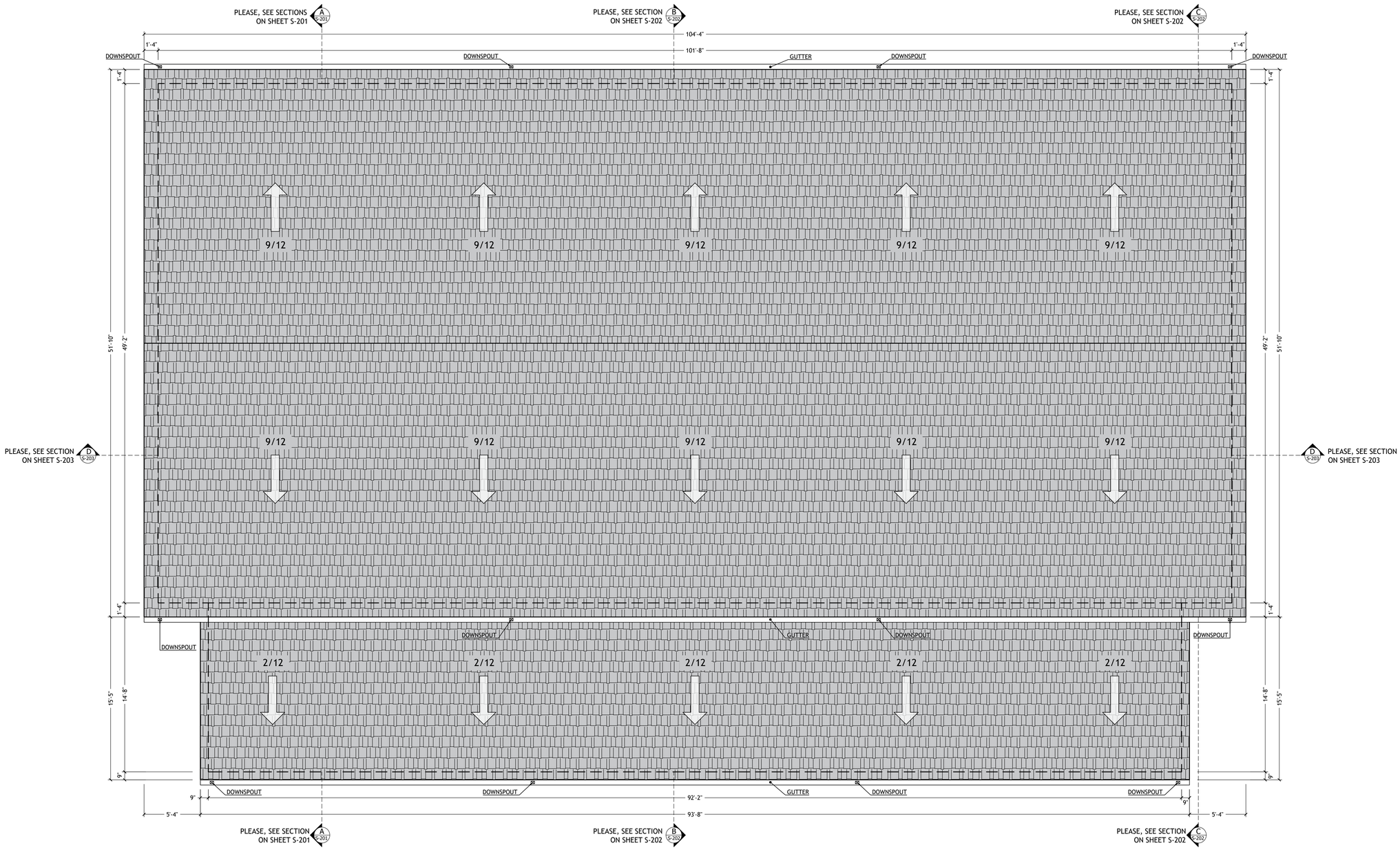
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE
08/05/2024

JOB
REV. 01

A - 5



A-6 PROPOSED ROOF PLAN

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

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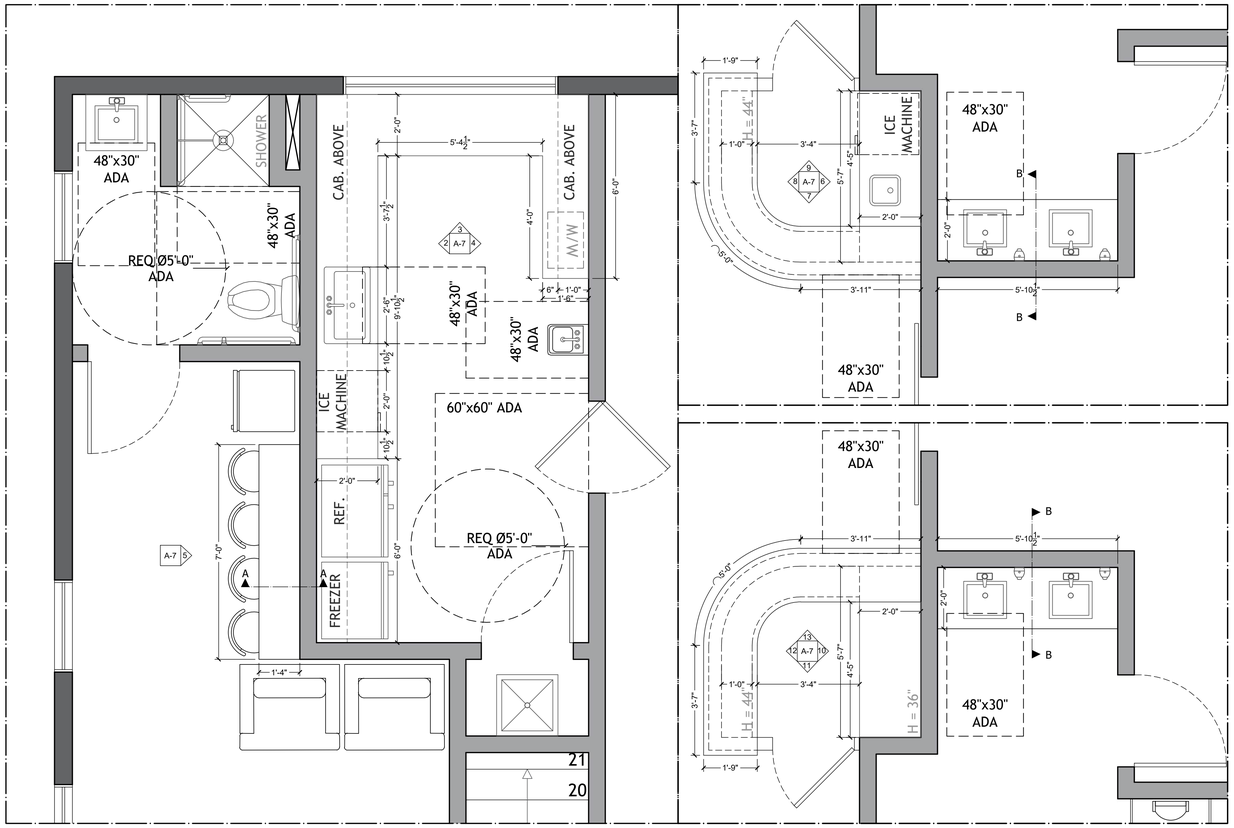
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

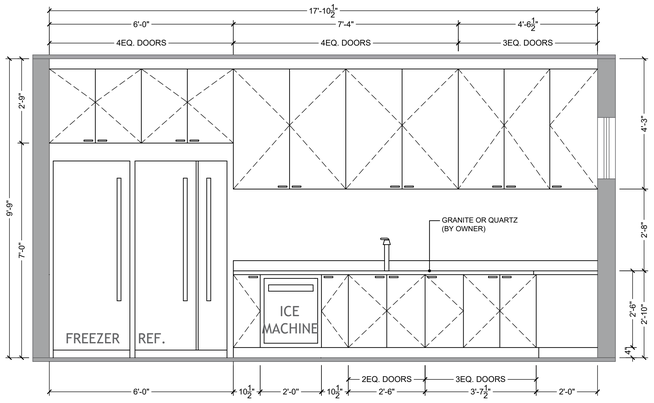
DATE 08/05/2024

JOB REV. 01

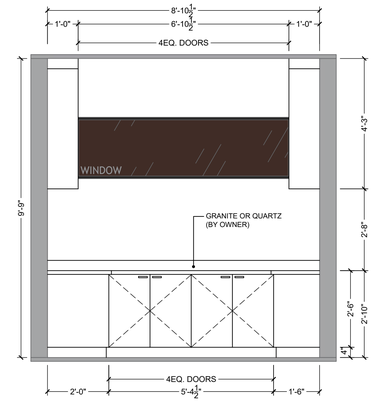
A - 6



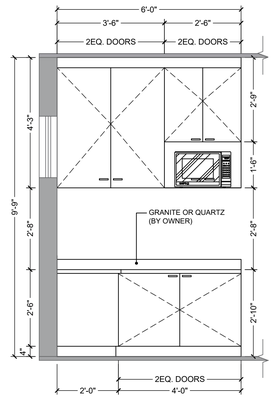
1 A-7 DETAIL - BRIDEGROOM'S SUITE, BREAK ROOM AND RESTROOMS
Scale: 1/2"=1'-0"



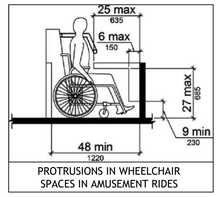
2 A-7 BREAK ROOM ELEVATION
Scale: 1/2"=1'-0"



3 A-7 BREAK ROOM ELEVATION
Scale: 1/2"=1'-0"

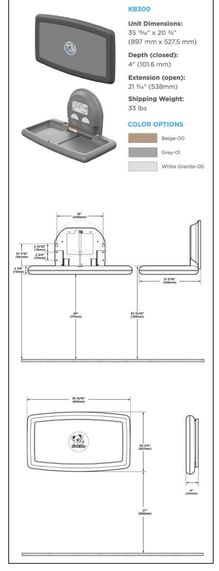


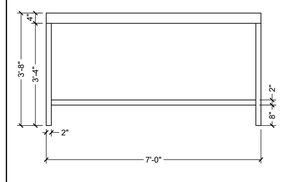
4 A-7 BREAK ROOM ELEVATION
Scale: 1/2"=1'-0"



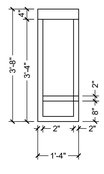
PROTRUSIONS IN WHEELCHAIR SPACES IN AMUSEMENT RIDES

COMMERCIAL WALL MOUNTED BABY CHANGING - SPECIFICATIONS

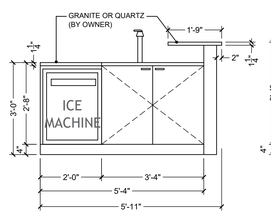




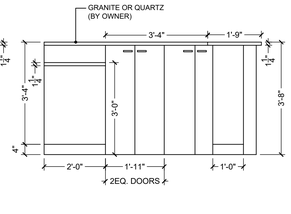
5 A-7 BRIDEGROOM'S BAR TABLE ELEVATION
Scale: 1/2"=1'-0"



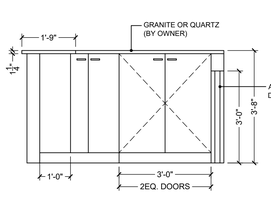
AA A-7 BRIDEGROOM'S BAR TABLE SECTION
Scale: 1/2"=1'-0"



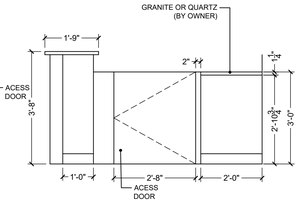
6 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



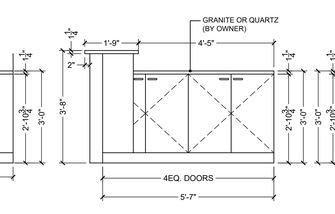
7 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



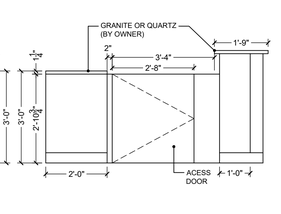
8 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



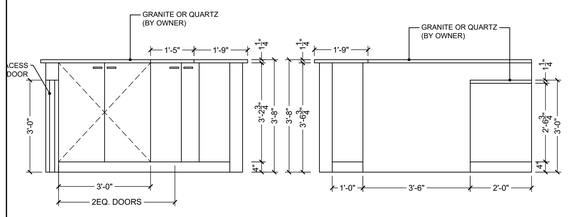
9 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



10 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"

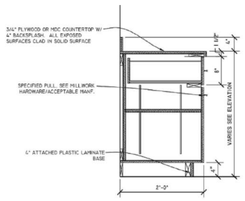


11 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"

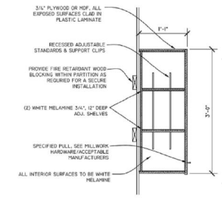


12 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"

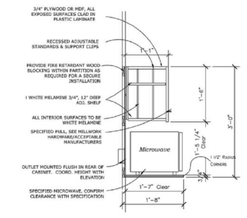
13 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"



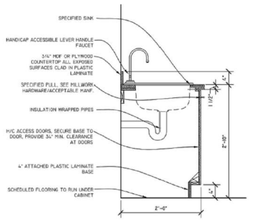
14 A-7 SECTION @ CABINETS
Scale: N.T.S.



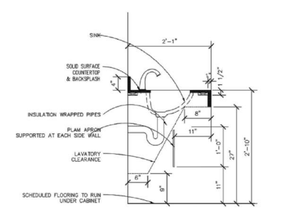
15 A-7 SECTION @ UPPER CAPS
Scale: N.T.S.



16 A-7 SECTION @ UPPER CAPS
Scale: N.T.S.



17 A-7 SECTION @ ADA SINK BASE
Scale: N.T.S.



BB A-7 SECTION RESTROOM LAVATORY
Scale: N.T.S.

A-7 FURNITURE DETAILS
Scale: 1/2"=1'-0"

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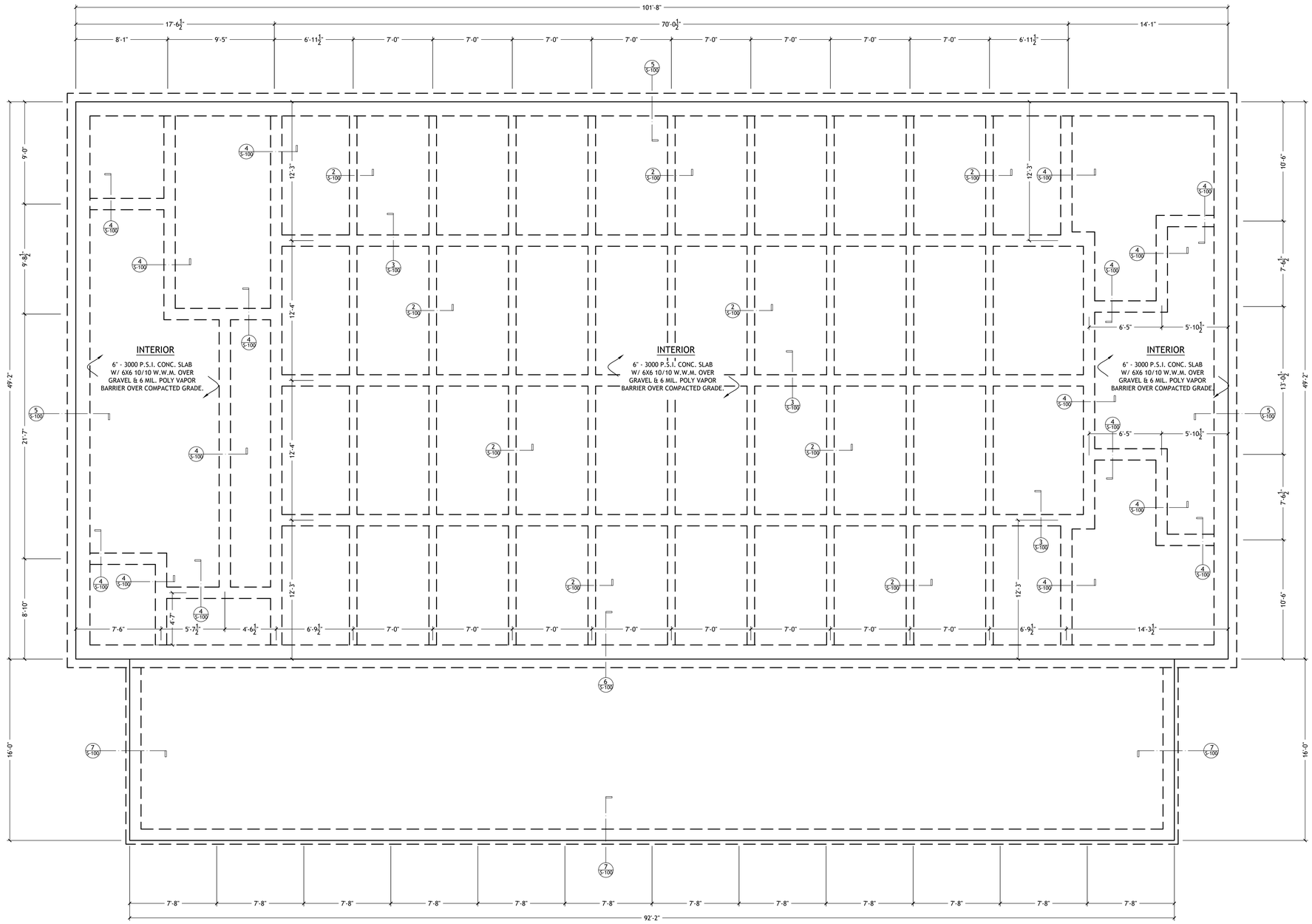
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

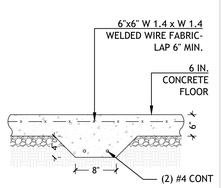
DATE 08/05/2024

JOB REV. 01

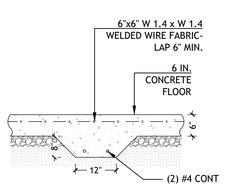
A - 7



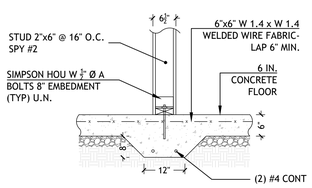
1 S-101 PROPOSED FOUNDATION PLAN
Scale: 1/4"=1'-0"



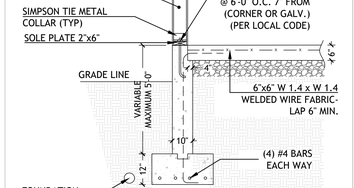
2 S-100 SECTION
Scale: No



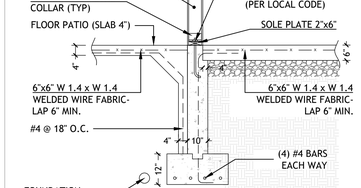
3 S-100 SECTION
Scale: No



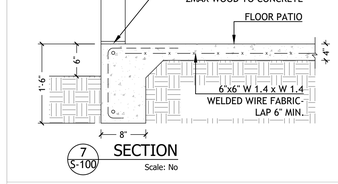
4 S-100 SECTION
Scale: No



5 S-100 SECTION
Scale: No



6 S-100 SECTION
Scale: No



7 S-100 SECTION
Scale: No

S-100 PROPOSED FOUNDATION PLAN
Scale: 1/4"=1'-0"

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PROPOSED EVENT BARN

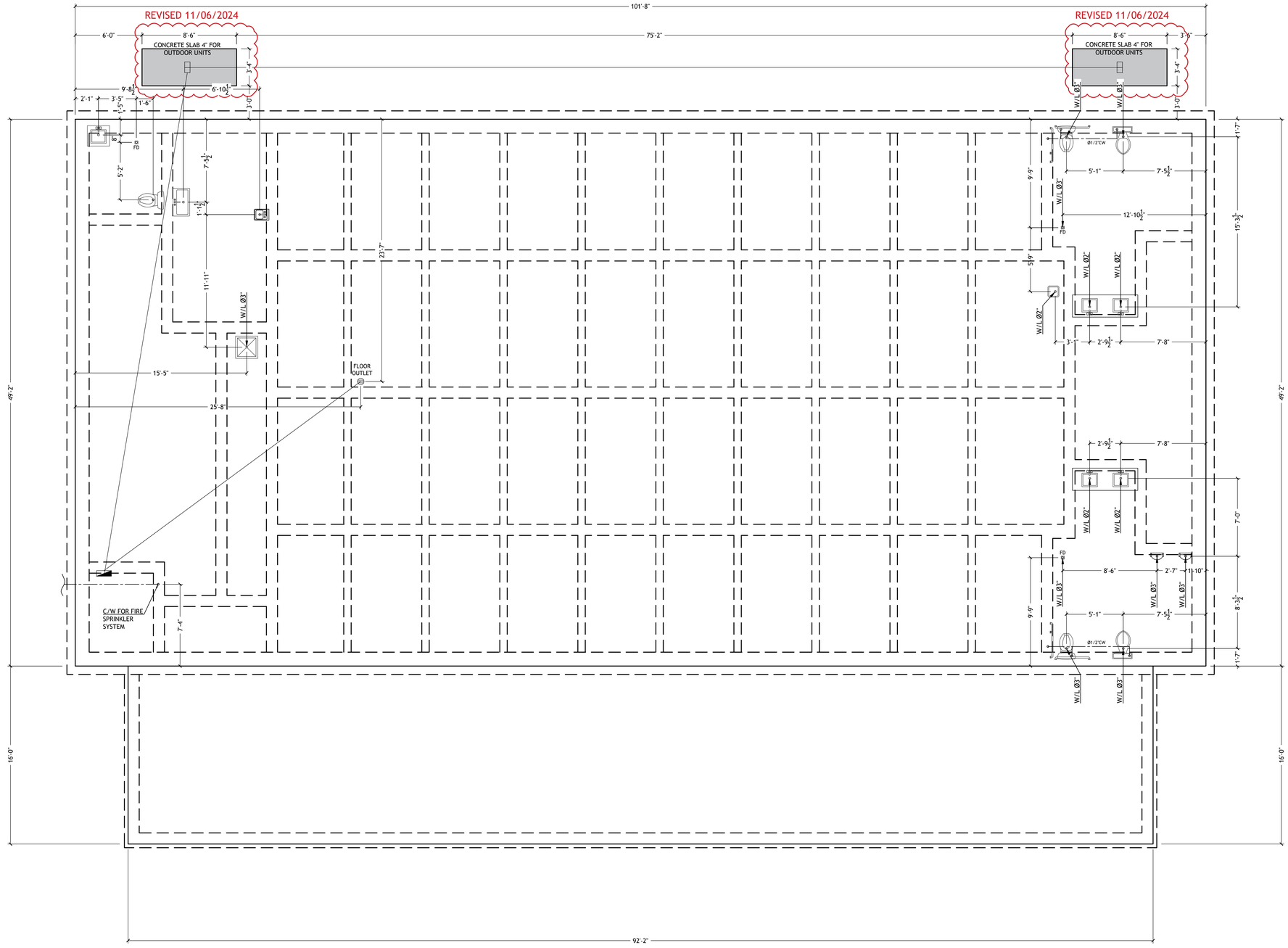
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KIM PROCTOR

DATE
08/05/2024

JOB
REV. 01

S-100



S-101 PROPOSED FOUNDATION PLAN WITH WASTE LINES AND PLUMBING LINES

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

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PROPOSED EVENT BARN

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PROFESSIONAL SEAL

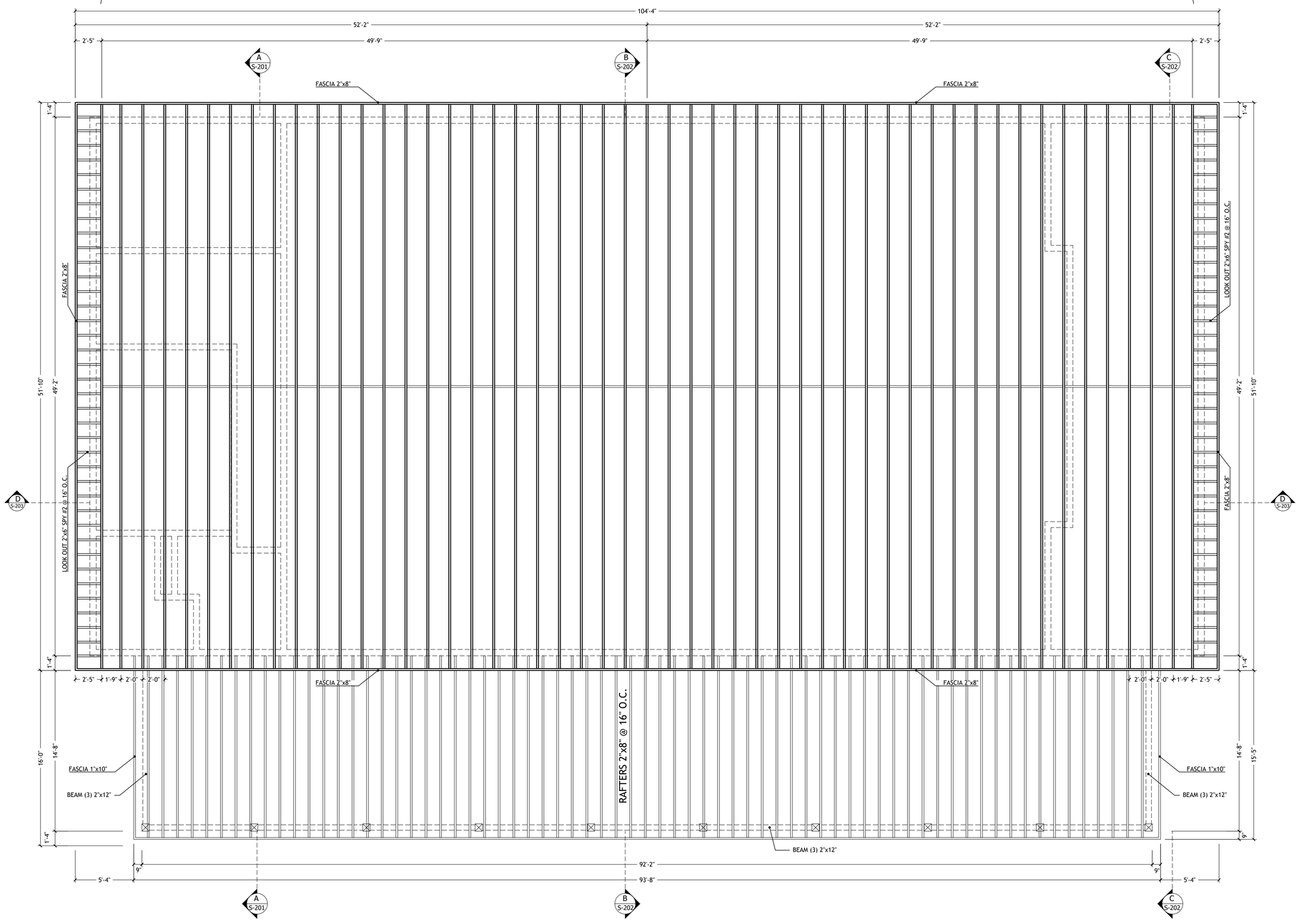
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KYLE PROCTOR

DATE 08/05/2024

JOB REV. 01

S-101

STRUCTURAL TRUSS SYSTEMS FOR ROOF
ENGINEERED WOOD @ 24" O.C.
(PLEASE, SEE SECTIONS AA, BB, CC AND DD ON SHEET S-201, S-202 AND S-203)



S-200 PROPOSED STRUCTURAL FRAMING ROOF
Scale: 1/4"=1'-0"
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11/06/2024	ES

PROPOSED EVENT BARN

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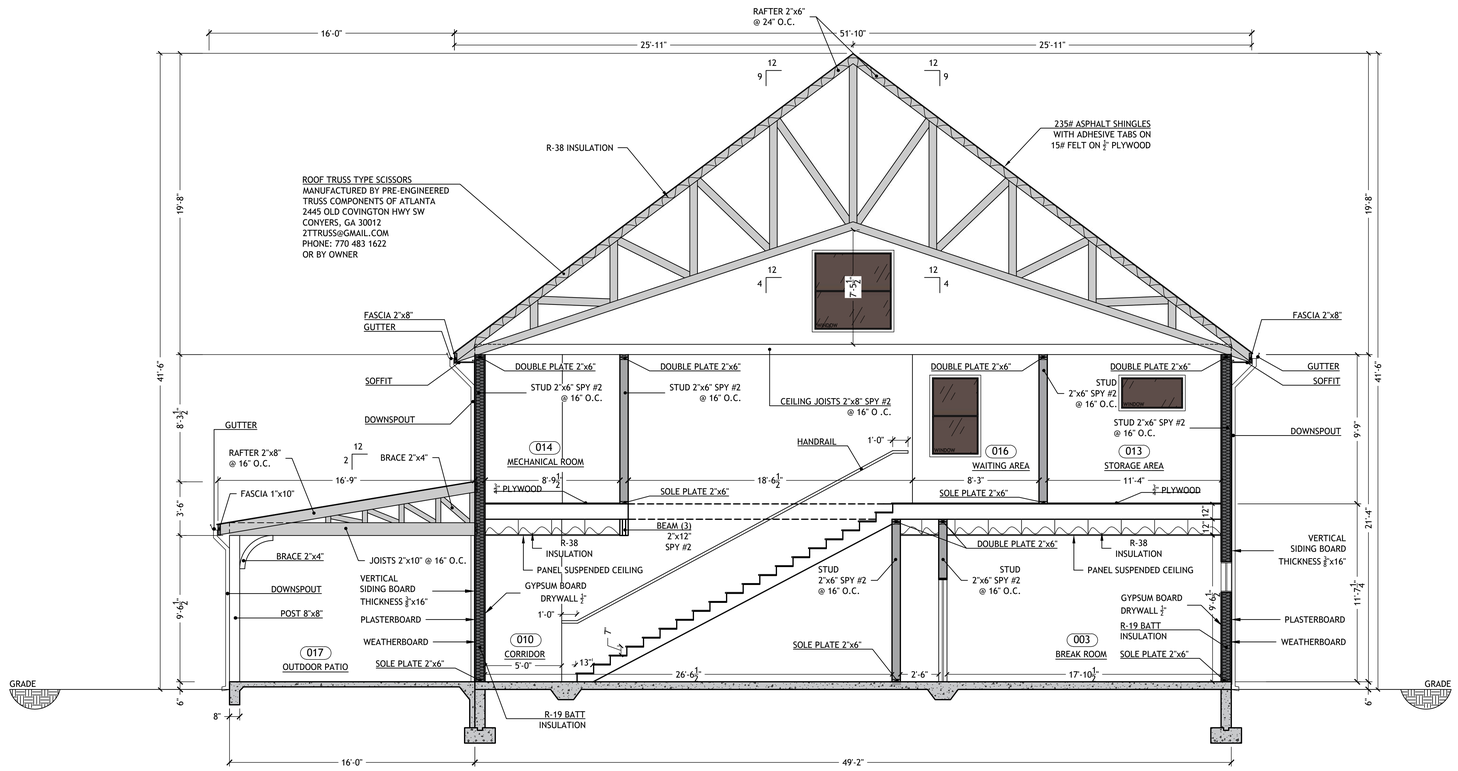
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GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KYLE PROCTOR

DATE
08/05/2024

JOB
REV. 01

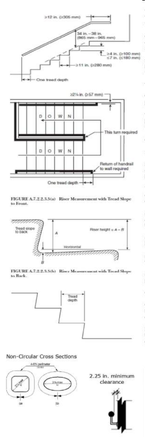
S-200



AA S-201 SECTION AA
Scale: 1/4"=1'-0"

Stairs & Handrails

2012 Edition NFPA 101
2010 ADA Standards



Tread depth shall be not less than 13 in. for elevation changes of 21 in. or less. The presence and location of each step shall be readily apparent. **Section 7.1.7**

Guards in accordance with 7.2.2.4 shall be provided at the open sides of means of egress that exceed 30 in. above the floor or finished ground level below. **Section 7.1.8**

Stair treads and landings shall be solid, without perforations. Stair treads and landings shall be free of projections or lips that could trip stair users. **Section 7.2.2.3.3**

The tread and landing slope shall not exceed ¼ in./ft. **Section 7.2.2.3.4**

Variations in excess of 3/16 in. in the sizes of adjacent treads depths or in the height of adjacent risers shall be prohibited. **Section 7.2.2.3.6.1**

The variations between the sizes of the largest and smallest riser or between the largest and smallest tread depths shall not exceed ⅜ in. in any flight. **Section 7.2.2.3.6.2**

Open risers are not permitted. **ADA 504.3; NFPA 101 Section 7.2.2.3.3.2**

Stairs and ramps shall have handrails on both sides. **Section 7.2.2.4.1.1**

Required guards and handrails shall continue for the full length of each flight of stairs. At turns of new stairs, inside rails shall be continuous between flights at landing. **Section 7.2.2.4.2**

The design of guards and handrails and the hardware for attaching handrails to guards, balusters, or walls shall be such that there are no projections that might engage loose clothing. **Section 7.2.2.4.3**

New handrails on stairs shall not be less than 34 in., and not more than 38 in., above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. **Section 7.2.2.4.4.1**

New handrails shall be installed to provide a clearance of not less than 2½ in. between the handrail and the wall to which it is fastened. **Section 7.2.2.4.4.5**

New handrails shall be continuously graspable along their entire length. **Section 7.2.2.4.4.7**

New handrail ends shall return to the wall or floor or shall terminate at newel posts. **Section 7.2.2.4.4.9**

Guards shall not be less than 42 in. high. **Section 7.2.2.4.5.2**

Open guards shall have intermediate rails (vertical intermediate rails are preferred) such that a sphere 4 in. in diameter is not able to pass through any opening up to a height of 34 in. **Section 7.2.2.4.5.3**

Handrails shall have a circular cross section with an outside diameter of not less than 1¼ in. and not more than 2 in. Shape other than circular shall meet requirements of Section 7.2.2.4.4.6 (2). **Section 7.2.2.4.4.6 (1)**

FIGURE A.7.2.2.3.1(a) Riser Measurement with Tread Slope: to Front.

FIGURE A.7.2.2.3.1(b) Riser Measurement with Tread Slope: to Back.

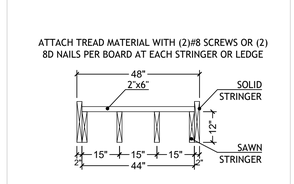
Non-Circular Cross Sections

2.25 in. minimum clearance

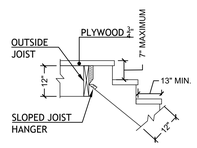
Table 7.2.2.2.1.1(a) New Stairs	
Minimum Width	See 7.2.2.2.1.2
Maximum height of risers	7 inches
Minimum height of risers	4 inches
Minimum tread depth	11 inches
Minimum headroom	6 feet 8 inches
Maximum height between landings	12 feet

GENERAL NOTES:

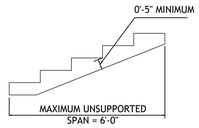
1. THE IBC 2018 GEORGIA AMENDMENTS SHALL APPLY.
   DESIGN LOADS:
   FLOOR LIVE LOAD = 50 PSF
   (SLEEPING LIVE LOAD) = 30 PSF
   CEILING LIVE LOAD = 10 PSF
   FLOOR DEAD LOAD = 15 PSF
   ROOF LIVE LOAD = 20 PSF
   CEILING DEAD LOAD = 5 PSF
2. ALL NEW LVLs ARE TO BE 3100 Fb E=2.0
3. ALL CONNECTORS TO BE SIMPSON STRONG TIE.
4. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATMENT. A WATERPROOF BARRIER MUST SEPARATE THE WOOD PLATE AND CONCRETE.
5. TPO *MEMBRANE* FOR TERRACE COVERING TO BE REPAIRED/REPLACED WHERE FAILING OR OBSERVED DETERIORATION.
6. 7/16" APA RATED SHEATHING 24/16/30 FOR ROOF AND WALL TO BE ATTACHED AS FOLLOWS:
   WALL SHEATHING TO BE ATTACHED WITH 8d RING SHANK NAILS @ 6" O/C SUPPORTS & FIELD (DO NOT OVER DRIVE WALL PANEL NAILS)
   ROOF SHEATHING TO BE ATTACHED W/ 8d GAV ROOF NAILS @ 8" O/C TO RAFTERS. & @ 6" O/C AT ENDS AND EDGES.
7. ALL NEW FRAMING TO BE #2 SOUTHERN YELLOW PINE OR BETTER (NOT STUD GRADE OR SPRUCE PINE FIR.)



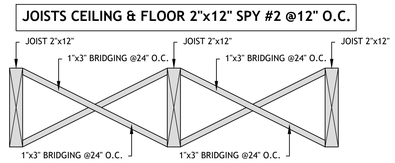
1 S-201 DETAIL: TREAD CONNECTION REQUIREMENTS
Scale: 1/2"=1'-0"



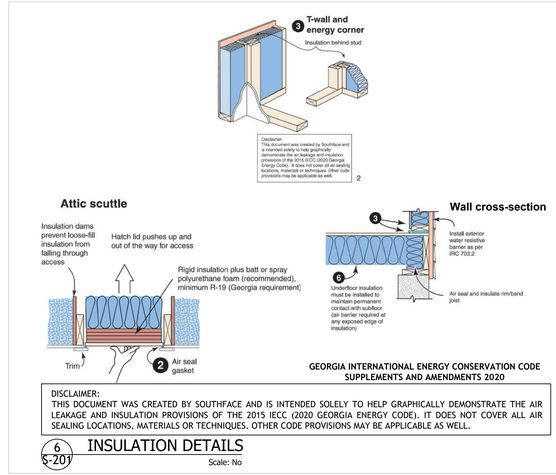
2 S-201 DETAIL: STAIR STRINGER ATTACHMENT
Scale: 1/2"=1'-0"



3 S-201 DETAIL: STAIR SAWN STRINGER
Scale: 1/2"=1'-0"



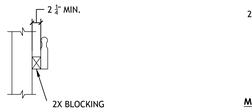
4 S-201 DETAIL: JOISTS CEILING & FLOOR (MAIN LEVEL)
Scale: No



6 S-201 INSULATION DETAILS
Scale: No

HANDRAILS

HANDRAILS ARE REQUIRED TO BE GRASPABLE AND INSTALLED ON ONE SIDE OF THE STAIRS WITH 4 OR MORE RISERS 34" TO 38" ABOVE STAIR NOSING



5 S-201 HANDRAIL REQUIREMENTS
Scale: No

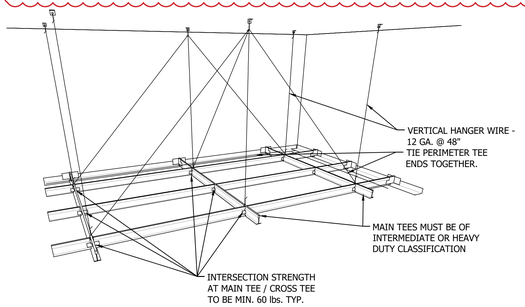
REVISED 11/06/2024

NOTE: IBC 1011.5.2 RISER HEIGHT AND TREAD DEPTH.

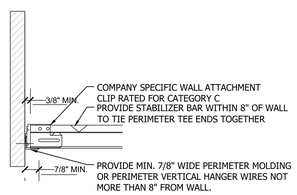
STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 MM) BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) WITHIN THE CLEAR WIDTH OF THE STAIR.

CALCULATIONS / CLIMATE ZONE 3	
R38	CEILING WITH ATTIC 13" TO 14" LOUSE
R13 & R19	FULLY INTERNAL WOOF FRAME WALLS 3 1/2" AND 5 1/2" THICK

SYMBOL	DESCRIPTION WALLS
	PROPOSED EXTERIOR WALLS: WOOD 2" x 6" @ 16" O.C.
	PROPOSED INTERIOR WALLS: WOOD 2" x 6" @ 16" O.C.

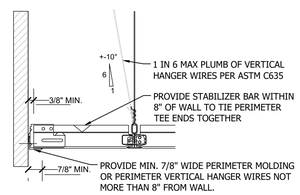


7 S-201 SEISMIC CEILING PERSPECTIVE AND DETAILS
Scale: No



MAIN TEE AT PERIMETER MOLDING

NOTE: MUST BE INSTALLED TO MEET OR EXCEED THE CICSA REQUIREMENTS FOR SEISMIC DESIGN CATEGORY 'C'



CROSS TEE AT PERIMETER MOLDING

S-201 PROPOSED STRUCTURAL FRAMING SECTIONS AND DETAILS
Scale: 1/4"=1'-0"

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PROPOSED EVENT BARN

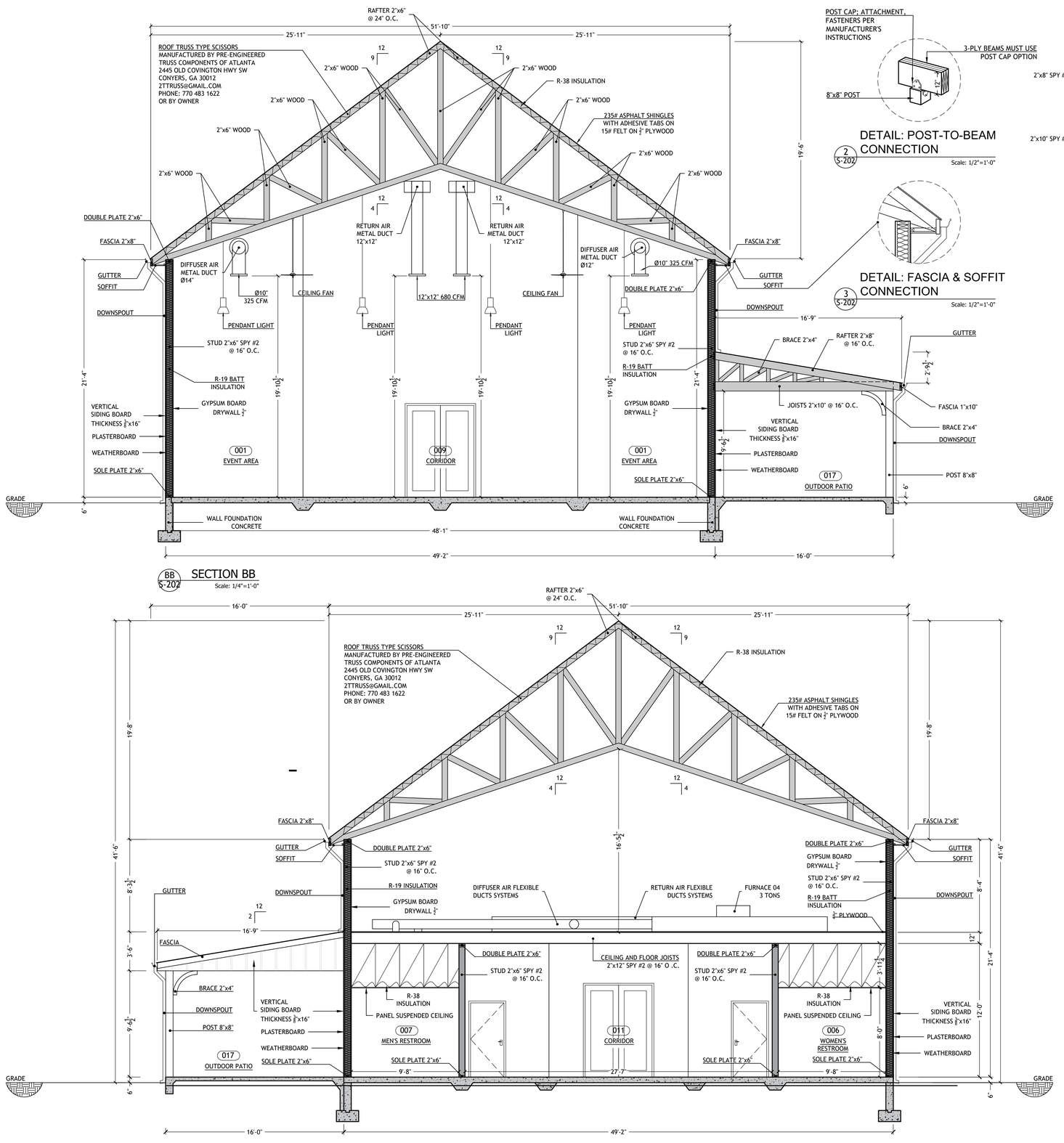
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER M.W. PROCTOR

DATE
08/05/2024

JOB
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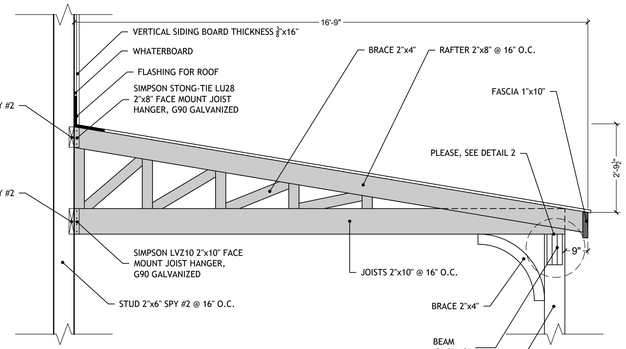
S-201



BB S-202 SECTION BB
Scale: 1/4"=1'-0"

2 S-202 DETAIL: POST-TO-BEAM CONNECTION
Scale: 1/2"=1'-0"

3 S-202 DETAIL: FASCIA & SOFFIT CONNECTION
Scale: 1/2"=1'-0"



1 S-202 DETAIL - OUTDOOR PATIO STRUCTURAL
Scale: 1/2"=1'-0"

GENERAL STRUCTURAL NOTES:

1. DESIGNED IN ACCORDANCE WITH THE 2018 IBC
2. DESIGNED LOADS ARE AS FOLLOWS:

WIND LOAD	115 MPH		
ROOF DEAD LOAD	10 PSF	FLOOR DEAD LOAD	50 PSF
ROOF LIVE LOAD	20 PSF	FLOOR LIVE LOAD	50 PSF

3. MATERIALS ARE TO BE AS FOLLOWS:

CONCRETE	f'c = 3000 PSI AT 28 DAYS
REINFORCEMENT	fy = GRADE 60
WELDED WIRE FABRIC	ASTM 185
STRUCTURAL STEEL	ASTM A36 (MIN)

4. PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315-65 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
5. CONCRETE PROTECTION FOR REINFORCEMENT:

CONCRETE CAST AGAINST EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	
#5 BAR AND SMALLER	1 1/2 INCHES
#6 BAR AND LARGER	2 INCHES

6. UNLESS NOTED, LAP HORIZONTAL BARS 30 DIAMETERS AND ALL VERTICAL BARS 48 DIAMETERS.
7. HORIZONTAL REINFORCEMENT IN SLAB TURNDOWNS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS.
8. SLAB CONTROL JOINTS TO BE PLACED WITHIN 24 HOURS OF SLAB PLACEMENT.
9. CONTRACTOR SHALL VERIFY ASSUMED SOILS BEARING OF 2500 PSF.
10. STRUCTURAL STEEL CONNECTIONS SHALL BE AS PER AISC TABLE 2, UNO.
11. WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS USING E70XX ELECTRODES, AND IN ACCORD WITH AWS D1.1.
12. FOOTING DESIGNED PER 2500 PSF BEARING VALUE. TEST BEFORE POUR AND SUBMIT TEST RESULTS TO A/E.
13. ALL CONCRETE TEST REPORTS SHALL BE AVAILABLE AT JOB SITE AT ALL TIMES.

SEISMIC DESIGN CRITERIA:
SEISMIC LOAD:

RISK CATEGORY = II
IMPORTANCE FACTOR, Ie = 1.0
Ss = 0.226g Fa = 1.6
S1 = 0.097g Fv = 2.4
SITE CLASS = D
Sds = 0.241g
Sd1 = 0.155g
SEISMIC DESIGN CATEGORY = C
BASIC SEISMIC FORCE RESISTING SYSTEMS (X-X):
LIGHT FRAME WALLS WITH WOOD SHEAR PANEL
RESPONSE MODIFICATION FACTOR (X-X), R = 6.5
SEISMIC RESPONSE COEFFICIENT (X-X), CS = 0.037
BASIC SEISMIC FORCE RESISTING SYSTEM (Y-Y):
LIGHT FRAME WALLS WITH PANELS OF ALL OTHER MATERIALS
RESPONSE MODIFICATION FACTOR (Y-Y), R = 2.0
SEISMIC RESPONSE COEFFICIENT (Y-Y), CS = 0.121
EQUIVALENT LATERAL FORCE ANALYSIS USED

LOAD INFORMATION:
(PER IBC 2018) & ACE7-10

1. LIVE LOAD:
- FLOOR: 50 PSF
- UPPER FLOOR MEZZANINE: 75 PSF:
- ROOF: 20 PSF

(IBC Sections 1603.1, Table 1607.1, and GCCC 107.1.1)

WOOD HEADER SCHEDULE (UPPER FLOOR OF THE MEZZANINE)		
SPAN	DESCRIPTION	NON LOAD BEARING WALLS
H < = 3'-0"	(2) 2"x8"	(2) 2"x6"
3'-0" < H < = 5'-0"	(2) 2"x12"	(2) 2"x8"
5'-0" < H < = 7'-0"	(3) 2"x12"	(2) 2"x8"
H1	(3) 2"x12" VERT. W/ (1) 2"x6" HORZ. ABOVE & BELOW. W/L5x5 BRICK LINTEL ATTACHED	NA

MANUFACTURED BY PRE-ENGINEERED TRUSS COMPONENTS OF ATLANTA
2445 OLD COVINGTON HWY SW
CONYERS, GA 30012
2TTRUSS@GMAIL.COM
PHONE: 770 483 1622
OR BY OWNER

CC S-202 SECTION CC
Scale: 1/4"=1'-0"

S-202 PROPOSED STRUCTURAL FRAMING SECTIONS AND DETAILS
Scale: 1/4"=1'-0"

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PROPOSED EVENT BARN

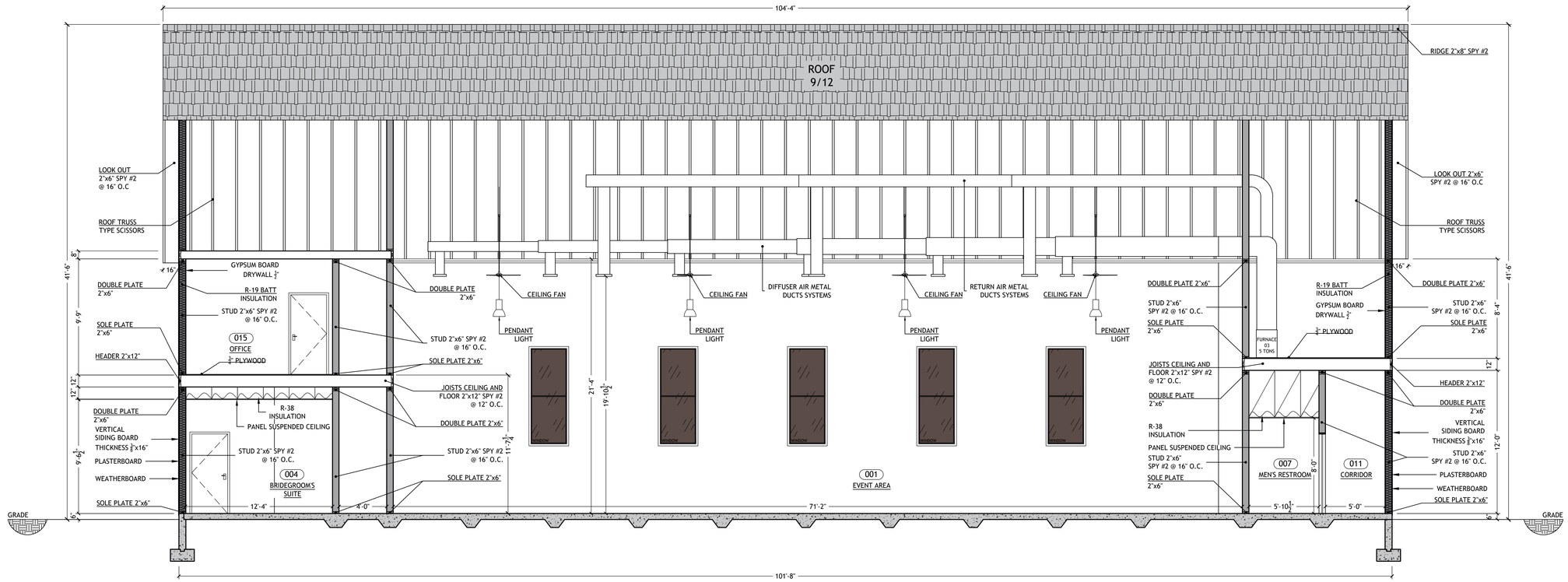
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PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J. W. PROCTOR

DATE
08/05/2024

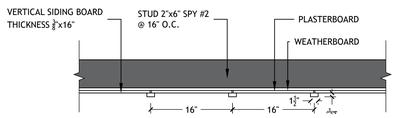
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S-202

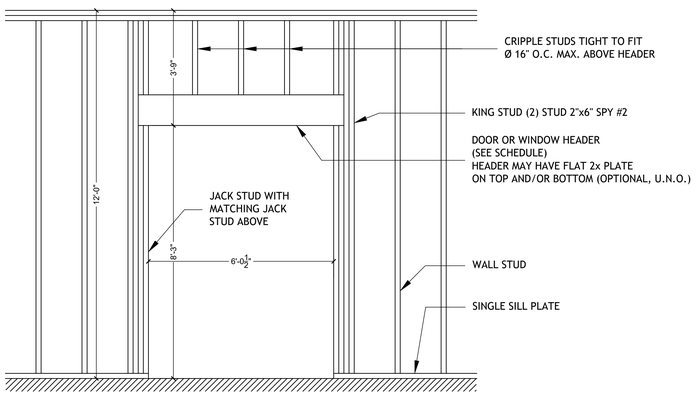


DD S-203 SECTION DD
Scale: 1/4"=1'-0"

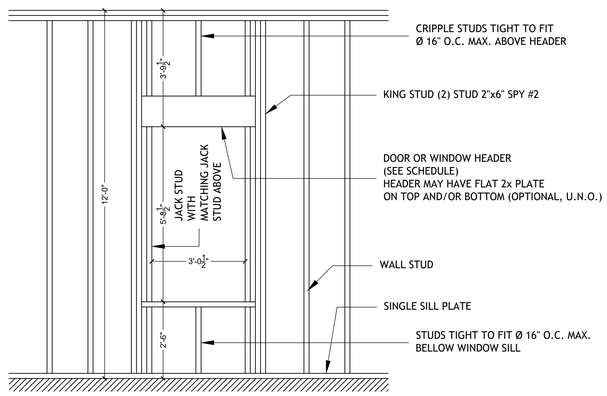
JACK/KING STUD SCHEDULE		
STUDS	JACK STUD	KING STUD
(5) GANGED STUDS	(3) STUDS	(2) STUDS
(4) GANGED STUDS	(2) STUDS	(2) STUDS
(3) GANGED STUDS	(2) STUDS	(1) STUDS



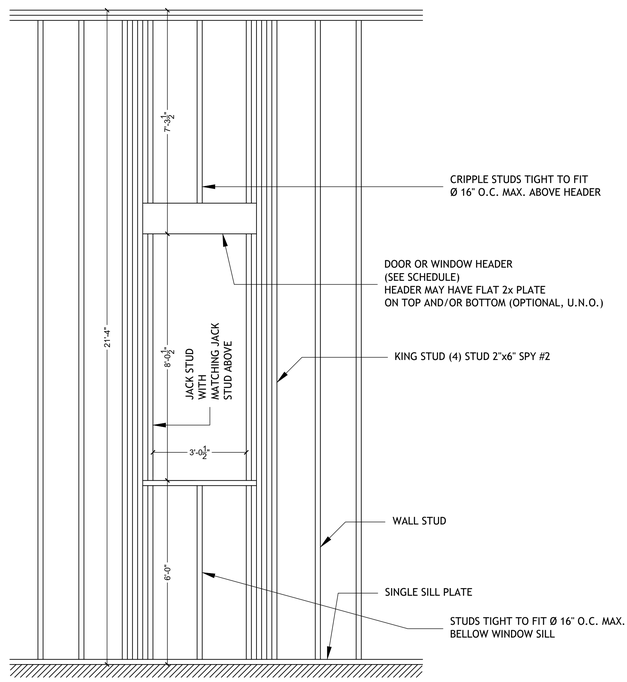
1 S-203 DETAIL - VERTICAL SIDING
Scale: No



2 S-203 TYP. FRAMING AT OPENING FOR D1
(LEFT SIDE ELEVATION)
Scale: 1/2"=1'-0"



3 S-203 TYP. FRAMING AT OPENING FOR W1
(LEFT SIDE ELEVATION)
Scale: 1/2"=1'-0"



4 S-203 TYP. FRAMING AT OPENING FOR W3
(FRONT SIDE ELEVATION)
Scale: 1/2"=1'-0"

S-203 PROPOSED STRUCTURAL FRAMING SECTIONS AND DETAILS
Scale: 1/4"=1'-0"

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11/06/2024	ES

PROPOSED EVENT BARN

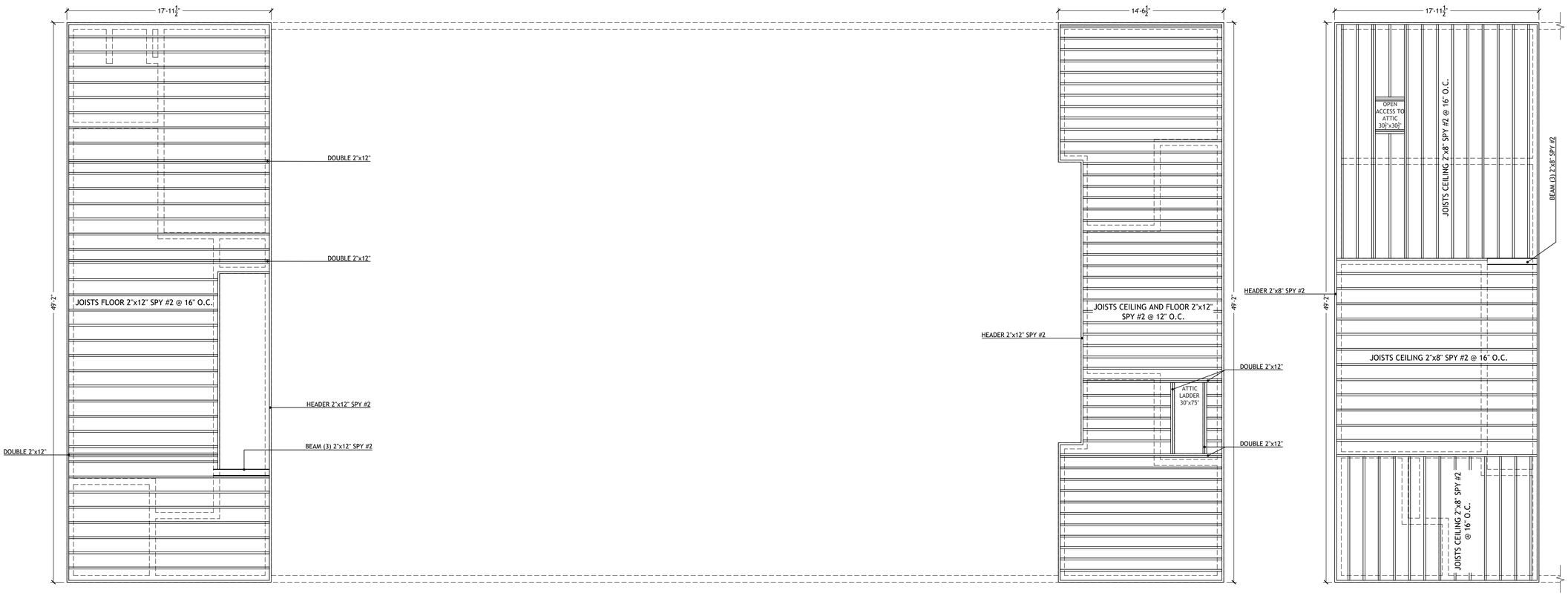
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PROFESSIONAL SEAL
GEORGIA REGISTERED № 14437 PROFESSIONAL ENGINEER KYLE PROCTOR

DATE 08/05/2024

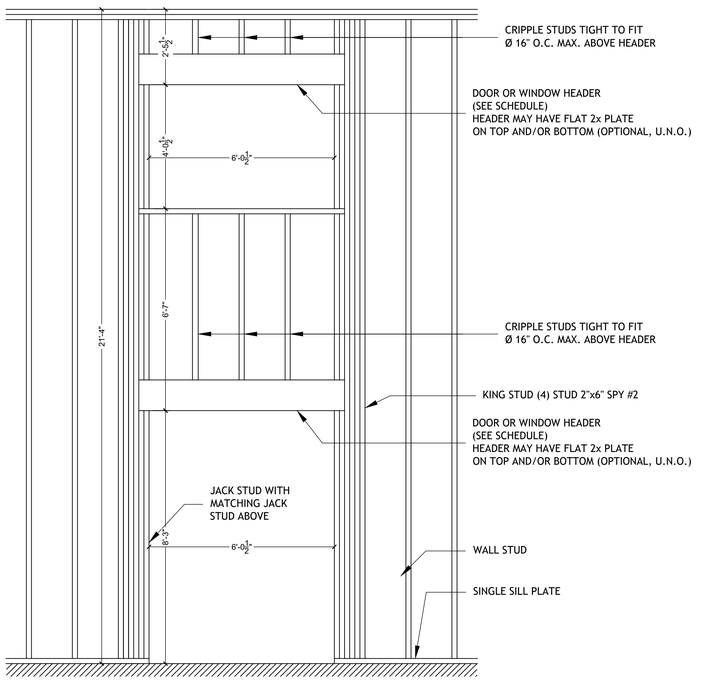
JOB REV. 01

S-203

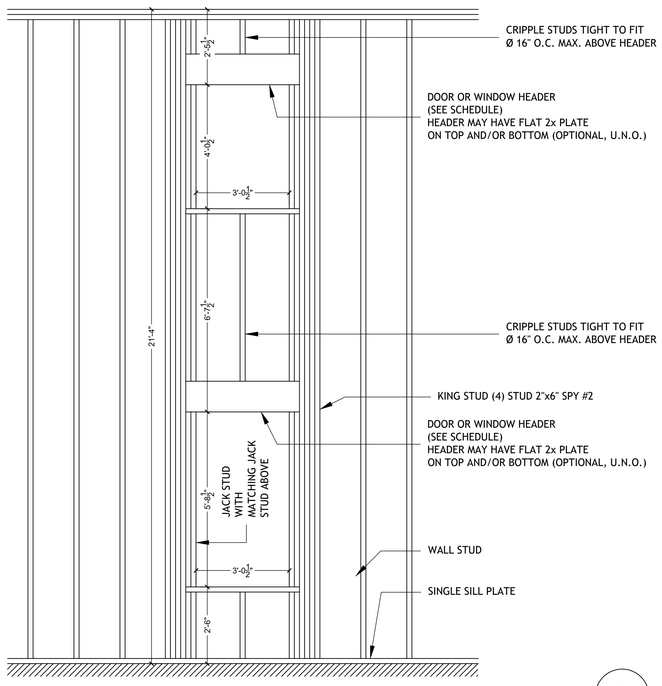


1 S-204 PROPOSED STRUCTURAL FRAMING CEILING AND FLOOR FOR MAIN LEVEL
Scale: 1/4"=1'-0"

2 S-204 PROPOSED STRUCTURAL FRAMING CEILING AND FLOOR FOR MEZZANINE
Scale: 1/4"=1'-0"



3 S-204 TYP. FRAMING AT OPENING FOR (D1) AND (W9) (REAR SIDE ELEVATION)
Scale: 1/2"=1'-0"



4 S-204 TYP. FRAMING AT OPENING FOR (W1) AND (W8) (REAR SIDE ELEVATION)
Scale: 1/2"=1'-0"

COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	EVENT BARN
Location:	Kennesaw, Georgia
Climate Zone:	3a
Project Type:	New Construction

Construction Site:
2926 LEWIS STREET
KENNESAW, Georgia 30144

Owner/Agent:
ALCI COSTA
VAZCO PROPERTIES, LLC.
404-557-7745
THEWESTWILLOWS@GMAIL.COM

Designer/Contractor:

Additional Efficiency Package(s)
Credits: 10.0 Required 0.0 Proposed

Building Area	Floor Area
1-Convention Center : Nonresidential	4998

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor[a]
Roof: Attic Roof, Wood joists, [Bldg. Use 1 - Convention Center]	5407	38.0	38.0	0.013	0.027
SOUTH: Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Convention Center]	4998	19.0	19.0	0.028	0.064

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Project Notes

Envelope TBD: Efficiency package credits below minimum required

THIS PROPOSED PROJECT IS FOR A NEW CONSTRUCTION BUILDING FOR GRACE COTTAGE WEDDING & EVENT, LLC. (EVENT BARN'S). THE PROPOSAL CONSISTS OF A NEW EVENT AREA SPACE, A DANCE AREA SPACE, A BRIDEGROOM SUITE ROOM, RESTROOM FOR MEN AND WOMEN (ADA), A FIRE RISER MECHANICAL ROOM, AND A MEZZANINE WITH AN OFFICE AM MECHANICAL ROOM/STORAGE.

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER W. PROCTOR 07-27-24

Project Title: EVENT BARN
Data filename:

Report date: 07/27/24
Page 1 of 17

S-204 PROPOSED STRUCTURAL FRAMING CEILING AND FLOOR MEZZANINE
Scale: 1/4"=1'-0"
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PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER W. PROCTOR

DATE
08/05/2024

JOB
REV. 01

S-204

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL MANUAL VOLUME DAMPERS IN ALL NEW BRANCH DUCTS FEEDING ONE INDIVIDUAL SUPPLY AIR GRILLE.
   LOCATE DAMPERS AT THE END OF THE SHEET METAL DUCT JUST UPSTREAM OF THE FLEXIBLE DUCT CONNECTING TO THE REGISTER.
2. LOCATIONS OF GRILLES AND THERMOSTATS SHOWN ARE APPROXIMATE, FINAL LOCATIONS TOO BE FIELD DETERMINED.

KEYED NOTES:

A. INSTALL NEW SPLIT SYSTEM HEAT PUMP. AIR HANDLER (AHU) SHALL BE INSTALLED ABOVE CEILING AREA, OUTSIDE UNIT SHALL BE ROOF TOP MOUNTED. SEE ROOF MOUNTING DETAIL FOR ADDITIONAL INFORMATION ON HEATPUMP UNIT.

B. INSTALL NEW EXHAUST FAN WITH 6 INCH DUCT, CONNECT THE EXHAUST DUCTS FROM EACH FAN TOGETHER AND VENT THROUGH ROOF WITH 10 INCH VENT DUCT. THE ROOF PENETRATION SHALL BE AT LEAST 10 FEET FROM ANY FRESH AIR INTAKE.

CODE COMPLIANCE NOTES, (APPLIES TO ALL M - SHEETS)

1. THERMOSTATS SHALL BE 5 DAY / 2 DAY PROGRAMMABLE.
2. A SMOKE DETECTOR SHALL ME LOCATED IN SUPPLY AIR DUCT FOR UNITS 2000 CFM OR GREATER OR SERVING PATH OF EGRESS.
3. THE ENGINEER ASSUMES ONLY NORMAL EXFILTRATION OF CONDITIONED AIR SHALL OCCUR FROM OFFICE SPACE THROUGH OPENINGS SUCH AS DOORS, ETC. THE QUANTITY OF AIR LOST THROUGH EXFILTRATION SHOULD CLOSELY EQUAL THE AMOUNT OF OUTSIDE INTRODUCED, BASED ON ASHRAE 62, LESS THE AMOUNT OF AIR EXHAUSTED VIA TOILET FANS, ETC.
4. LOW PRESSURE DUCT SHALL BE IN ACCORDANCE WITH ACCA DUCT SIZING CALCULATIONS BASED ON A FRICTION LOSS OF .1.
5. ALL SHEETMETAL DUCTWORK (ROUND AND RECTANGULAR) SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH HVAC DUCT CONSTRUCTION STANDARDS LATEST EDITION PUBLISHED BY SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTOR'S ASSOCIATION, INC. (SMACNA). ALL LOW PRESSURE (0"-2" w.g.) ROUND DUCTWORK WITH LONGITUDINAL SEAM SHALL BE 24 TO 28 GAGE DEPENDING ON DIAMETER (UP TO 22") IN ACCORDANCE WITH TABLE 3-2A OF SMACNA HVAC DUCT CONSTRUCTIONS STANDARDS. ALL MEDIUM PRESSURE (2" - 4" w.g.) ROUND DUCTWORK WITH SPIRAL SEMANS SHALL BE 22 TO 28 GAGE DEPENDING ON DIAMETER (UP TO 36") ACCORDING TO TABLE 3-2A OF SMACNA HVAC CONSTRUCTION STANDARDS. ALL LOW PRESSURE (0"-2" w.g.) RECTANGULAR DUCTWORK SHALL BE FABRICATED WITH METAL GAGE AND JOINT REINFORCEMENT TYPE AS SPECIFIED BY TABLE 1-4 OR 1-5 OF SMACNA HVAC DUCT CONSTRUCTION STANDARDS. ALL MEDIUM PRESSURE (2" - 4" w.g.) RECTANGULAR DUCTWORK SHALL BE FABRICATED WITH METAL GAGE AND JOINT REINFORCEMENT TYPE AS SPECIFIED BY TABLE 1-6 OR 1-7 OF SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
6. NEW SHEET METAL DUCTWORK TO BE EXTERNALLY INSULATED WITH A 2" FIBERGLASS INSULATION WITH AN EXTERNAL VAPOR BARRIER.

GENERAL:

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
2. ALL DIMENSIONS CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION.
3. ALL MATERIALS, FIXTURES AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE CREST FOOD SERVICE SPECIFICATION MANUAL. ANY CONTRACTOR IN NEED OF A COPY OF THE SPECIFICATION MANUAL SHALL CONTACT THE PROJECT MANAGER. ANY VARIANCE FROM THE PROJECT SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER-OF-RECORD.
4. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OR WORK.
6. PRIOR TO BUILDING TURNOVER, A COMPLETE START-UP, TEST, ADJUST AND BALANCE SHALL BE PERFORMED ON ALL MECHANICAL SYSTEMS. THIS WORK SHALL BE PERFORMED BY A CERTIFIED TEST AND BALANCE CONTRACTOR. A CERTIFIED TEST AND BALANCE CONTRACTOR CAN BE FOUND BY VISITING:
   HTTP:/WWW.AABCHQ.COM/DIRECTORY
   HTTP:/WWW.NEBB.ORG/DIRECTORY.HTML
   HTTP:/WWW.TABBCERTIFIED.ORG/SITE/CONTENT/CONTRACTORS/SEARCH
7. UPON COMPLETION OF THE PUNCHLIST, THE MECHANICAL CONTRACTOR AND TEST AND BALANCE CONTRACTOR SHALL SUBMIT REDLINE OR AS-BUILT DRAWINGS ALONG WITH THE TEST AND BALANCE REPORT AND ALL EQUIPMENT OPERATION AND MAINTENANCE MANUALS TO THE PROJECT MANAGER. A MINIMUM OF TWO (2) COPIES SHALL BE PROVIDED, ONE (1) FOR OWNER AND ONE (1) FOR THE ENGINEER-OF-RECORD.
8. ALL PENETRATIONS OF FIRE-RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

VENTILATION SYSTEMS:

1. ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SMACNA STANDARDS.
2. ALL DUCTWORK DIMENSIONS ARE INTERNAL FREE AREA DIMENSIONS AND SIZED FOR 0.1" W.C. PER 100 FT. OF DUCT.
3. ALL SHEET METAL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA TABLES FOR 2" W.C. AND SHALL BE SUPPORTED WITH AN APPROVED HANGER AT INTERVALS NOT EXCEEDING 10 FT.
4. ALL DUCT DROPS INTO THE BUILDING SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO ISOLATE THE DUCTWORK SYSTEM FROM NOISE AND VIBRATION. FLEXIBLE CONNECTIONS SHALL BE TESTED IN ACCORDANCE WITH UL 181 AND LISTED AS CLASS 0 OR CLASS 1.
5. ALL DUCT DROPS INTO THE BUILDING SHALL BE OFFSET AS NECESSARY TO ALLOW FOR THE CLEAR INSTALLATION OF THE EXTERNAL DUCTWORK INSULATION.
6. ALL DUCTWORK BRANCHES SHALL SUPPLIED WITH A VOLUME DAMPER FOR BALANCING. VOLUME DAMPER SHALL HAVE A 2" OFFSET TO ACCOMMODATE EXTERNAL INSULATION.
7. TAKE-OFFS FROM RECTANGULAR TO ROUND DUCT SHALL BE DUCTMATE STRAIGHT-SIDED OR CENTER HIGH-EFFICIENCY TAKE-OFFS WITH A 2" DAMPER STAND-OFF TO ACCOMMODATE FOR EXTERNAL INSULATION.
8. ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS SHALL BE SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), TAPES, ETC. ALL SEALANT MATERIALS SHALL BE LISTED IN ACCORDANCE WITH UL 181A OR 181B.
9. ALL SUPPLY AND RETURN SHEET METAL DUCTWORK LOCATED WITHIN THE CEILING SPACE SHALL BE EXTERNALLY INSULATED. INSULATION SHALL BE 2" THICK MICROLITE XG-100 BY JOHNS MANVILLE OR EQUAL.
10. ALL DUCTWORK PENETRATIONS THROUGH FIRE-RATED WALLS, BARRIERS OR PARTITIONS SHALL BE PROTECTED WITH A FIRE DAMPER SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING MATERIAL.
11. ALL FLEXIBLE DUCTWORK, METALLIC AND NONMETALLIC, SHALL CONFORM TO THE FOLLOWING:
    A. 2" THICK INSULATION (R-6.0)
    B. INTEGRAL VAPOR BARRIER
    C. LISTED AND LABELED UL 181, CLASS 0 OR CLASS 1
    D. INSTALLED IN ACCORDANCE WITH:
       i. SMACNA STANDARDS,
       ii. AIR DIFFUSION COUNCIL INSTALLATION GUIDELINES, AND/OR
       iii. MANUFACTURER'S INSTALLATION INSTRUCTIONS
12. FLEXIBLE DUCTWORK SHALL NOT PENETRATE WALLS. SHEET METAL DUCTWORK IS REQUIRED AT ALL FIRE-RATED AND DRAFTSTOP WALL PENETRATIONS.
13. ALL COVERING, LININGS AND ADHESIVES (TAPES, ETC.) SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 50.
14. DUCT-MOUNTED SMOKE DETECTORS SHALL BE INSTALLED IN SYSTEMS WITH DESIGN CAPACITY GREATER THAN 2,000 CFM. DUCT-MOUNTED SMOKE DETECTORS SHALL BE INSTALLED IN THE SUPPLY AIRSTREAM IMMEDIATELY DOWNSTREAM OF THE HVAC UNIT PRIOR TO ANY DUCT TAKEOFF.
    DUCT-MOUNTED SMOKE DETECTORS ARE NOT REQUIRED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AREA SMOKE DETECTORS CONNECTED TO A FIRE ALARM SYSTEMS WHERE THE FIRE ALARM SYSTEMS IS DESIGNED TO SHUT DOWN THE ROOFTOP UNITS.
15. ALL SUPPLY AIR DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION.
16. ALL AIR DEVICES LOCATED IN DRYWALL CEILINGS SHALL BE SUPPLIED WITH AN INTEGRAL VOLUME DAMPER ACCESSIBLE FROM THE AIR DEVICE FACE TO FACILITATE BALANCING.
17. ALL OUTDOOR AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY SOURCE OF CONTAMINATION SUCH AS EXHAUST FANS, PLUMBING VENTS, WATER HEATER FLUES, ETC. WHERE A CONTAMINANT SOURCE IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE INTAKE OPENING SHALL BE LOCATED A MINIMUM OF 2 FT. BELLOW THE CONTAMINANT SOURCE.

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	EVENT BARN
Location:	Kennesaw, Georgia
Climate Zone:	3a
Project Type:	New Construction

Construction Site:	Owner/Agent:	Designer/Contractor:
2926 LEWIS STREET KENNESAW, Georgia 30144	ALO COSTA VAZCO PROPERTIES, LLC. 404-557-7745 THEWESTWILLOWS@GMAIL.COM	

Additional Efficiency Package(s)
Credits: 10.0 Required 0.0 Proposed

Mechanical Systems List

Quantity — System Type & Description

1 HVAC System 01 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 100 kBtu/h
Proposed Efficiency = 96.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

1 HVAC System 02 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 100 kBtu/h
Proposed Efficiency = 96.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

1 HVAC System 03 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 100 kBtu/h
Proposed Efficiency = 96.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

1 HVAC System 04 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 100 kBtu/h
Proposed Efficiency = 80.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Single Package DX Unit, Capacity = 36 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jasper Proctor, P.E. — 07-29-24
Name / Title — Signature — Date

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JASPER W. PROCTOR 07/29/24

Project Title: EVENT BARN
Data filename:
Report date: 07/27/24
Page 4 of 17

NOTES: COMMERCIAL PLAN PERMITTING POLICY 3320.005

11) ANY CHANGES OF THE BACKFLOW PROTECTION DEVICES MUST BE APPROVED BY THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER.

12) CONDENSATE CANNOT GO TO THE SANITARY SEWER.

13) SHOW ON PLANS IF COOLING TOWERS ARE CONNECTED TO SANITARY SEWER.

14) SHOW IF COOLING TOWERS ARE CONNECTED TO POTABLE WATER; IF SO SHOW THE LOCATION OF THE RPZ BACKFLOW PREVENTER TO THE COOLING TOWER.

15) IF THE PLANS CHANGE THE HAZARD TO A HIGH HAZARD USE, THE OWNER / TENANT MUST INSTALL A RPZ BACKFLOW PREVENTER EITHER AT THE WATER METER OR ON THE WATER SUPPLY LINE JUST AS IT ENTERS THE BUILDING. IF THE RPZ BACKFLOW PREVENITER IS INSTALLED INSIDE THE BUILDING IT MUST BE INSTALLED SO A TESTER CAN TEST THE DEVICE WHILE STANDING ON THE FLOOR. THE DEVICE MUST BE INSTALLED TO MANUFACTURES SPECIFICATIONS. SHOW ON THE PLANS THE LOCATION OF THE RPZ BACKFLOW PREVENTER AND ADD A NOTE TO THE PLUMBING NOTES TO TEST ALL BACKFLOWS AND SEND THE TEST RESULTS TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER.

16) ANY BUILDING, FACILITY, HOME, INSTITUTION, PLANT ETC. THAT WOULD REQUIRE UNINTERRUPTED WATER SERVICE SHOULD HAVE DUAL / PARALLEL WATER SERVICE CONNECTIONS. SAID WATER SERVICE SHALL HAVE 2 BACKFLOW PREVENTERS OF THE SAME TYPE AT THE WATER SERVICE CONNECTION INSTALLED IN PARALLEL, IN ORDER TO SUPPLY ANY AFOREMENTIONED PREMISES WITH UNINTERRUPTED WATER SERVICE. ALL METER AND BACKFLOW ASSEMBLIES THAT ARE REQUIRED SHALL BE INSTALLED PER DETAILS AND SHOWN ON PLAN.

17) WHEN THE DISCHARGE OF WATER IS POSSIBLE FROM ANY BACKFLOW PREVENTER, CARE SHOULD BE TAKEN DURING ITS INSTALLATION (LOCATION, PLACEMENT AND NEED FOR TESTING). DRAINAGE CAPABILITIES SHALL BE AS PRESCRIBED BY THE BACKFLOW PREVENTERS MANUFACTURES TO ALLOW FOR ADEQUATE DRAINAGE IN WORST CASE SCENARIO.

18) ALL TESTABLE NON-RESIDENTIAL BACKFLOW PREVENTERS SHALL BE TESTED WITHIN 10 DAYS OF INSTALLATION AND ANNUALLY THEREAFTER AS A MINIMUM OR MORE OFTEN AS REQUIRED BY THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER. ALL TESTS SHALL BE FORWARDED TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER.

19) HOUSES OR HOMES CONVERTING TO COMMERCIAL BUSINESS FROM RESIDENTIAL SHALL HAVE AT MINIMUM A DOUBLE CHECK BACKFLOW PREVENTER INSTALLED AT THE WATER METER. THE FINAL APPROVAL OF BACKFLOW PROTECTION WILL BE DETERMINED BY THE CROSS CONNECTION CONTROL SPECIALIST.

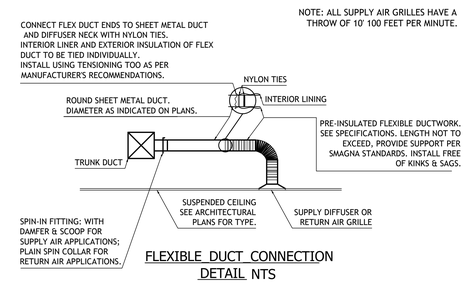
20) ADD NOTE TO THE PLUMBING NOTES (TEST ALL BACKFLOWS WITHIN 10 DAYS AND SEND TEST RESULTS TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER).

21) PAPER REVISIONS AND RESUBMITTALS OR APPROVAL STAMPS MUST MAKE AN APPOINTMENT ON TUESDAY OR THURSDAY BETWEEN THE HOURS OF 8:30 AM TO 11:00 AM TO DROP OFF PLANS OR RECEIVE STAMPS.

22) IT IS THE OWNER / CONTRACTORS RESPONSIBILITY TO MAKE SURE THE BACKFLOW DEVICE IS PROPERLY INSTALLED TO DEPARTMENT OF WATER AND SEWER GUIDE LINES AFTER METER AND BACKFLOW ARE SET BY COUNTY. IF A RPZ BACKFLOW MUST BE INSTALLED THIS IS THE OWNER / CONTRACTORS RESPONSIBILITY TO DO SO IN AN APPROVED HOT BOX OR ON THE WATER SUPPLY TO THE BUILDING AS IT COMES INTO THE BUILDING.

HVAC SPECIFICATIONS

FURNACE 01, 02 AND 03:	OUTDOOR UNIT. 01, 02 AND 03:	FURNACE 04:	OUTDOOR UNIT. 04:
EQUIPMENT TYPE = NATURAL GAS BRAND = GOODMAN MODEL = GCVC961005CN CONFIGURATION = HORIZONTAL/UPFLOW AFUE = 96 % HEATING BTU = 100000 HIGH FIRE INPUT = 100000 BTU HIGH FIRE OUTPUT = 96000 BTU MAXIMUM AIR FLOW = 2200 CFM VOLTAGE = 115 VOLTS, PHASE = 1, FREQUENCY = 60 HZ MIN. CIRCUIT AMPACITY = 14.4 AMPS BREAKER SIZE = 20 AMPS FLUE CONNECTION SIZE = 3 INCHES CABINET WIDTH = 21 INCHES PRODUCT HEIGHT = 34 1/2 INCHES PRODUCT WIDTH = 21 INCHES PRODUCT DEPTH = 28 3/4 INCHES PRODUCT WEIGHT = 143 POUNDS SHIPPING WEIGHT = 145 POUNDS	EQUIPMENT TYPE = AIR CONDITIONING CONDENSERS BRAND = GOODMAN MODEL = GSXN406010 REFRIGERANT = R-410A CAPACITY = 5.0 TONS COOLING BTU = 60000 COOLING CAPACITY = 60000 BTU SEER = 14.3 MAXIMUM SOUND LEVEL = 75 DB VOLTAGE = 208/230 VOLTS, PHASE = 1 FREQUENCY = 60 HZ MINIMUM CIRCUIT AMPACITY = 33.3 AMPS RECOMMENDED BREAKER SIZE = 50 AMPS SUCTION CONNECTION SIZE = 1 1/2 IN. LIQUID CONNECTION SIZE = 3/8 INCH PRODUCT HEIGHT = 36 1/2 INCHES PRODUCT WIDTH = 35 1/2 INCHES PRODUCT DEPTH = 35 1/2 INCHES PRODUCT WEIGHT = 260 POUNDS SHIPPING WEIGHT = 282 POUNDS	EQUIPMENT TYPE = NATURAL GAS BRAND = GOODMAN MODEL = GMS81005CN CONFIGURATION = UPFLOW AFUE = 80 % HEATING BTU = 100000 HIGH FIRE INPUT = 100000 BTU HIGH FIRE OUTPUT = 80000 BTU MAXIMUM AIR FLOW = 2000 CFM VOLTAGE = 115 VOLTS, PHASE = 1, FREQUENCY = 60 HZ MIN. CIRCUIT AMPACITY = 12.5 AMPS BREAKER SIZE = 15 AMPS FLUE CONNECTION SIZE = 3 INCHES CABINET WIDTH = 21 INCHES PRODUCT HEIGHT = 34 1/2 INCHES PRODUCT WIDTH = 21 INCHES PRODUCT DEPTH = 28 3/4 INCHES PRODUCT WEIGHT = 143 POUNDS SHIPPING WEIGHT = 118 POUNDS	EQUIPMENT TYPE = AIR CONDITIONING CONDENSERS BRAND = GOODMAN MODEL = GSX140361 REFRIGERANT = R-410A CAPACITY = 3.0 TONS COOLING BTU = 36000 COOLING CAPACITY = 36000 BTU SEER = 14 EER = 12 MAXIMUM SOUND LEVEL = 73 DB VOLTAGE = 208/230 VOLTS, PHASE = 1 FREQUENCY = 60 HZ MINIMUM CIRCUIT AMPACITY = 18.6 AMPS RECOMMENDED BREAKER SIZE = 30 AMPS SUCTION CONNECTION SIZE = 7/8 IN. LIQUID CONNECTION SIZE = 3/8 INCH PRODUCT HEIGHT = 32 1/2 INCHES PRODUCT WIDTH = 29 INCHES PRODUCT DEPTH = 29 INCHES PRODUCT WEIGHT = 162 POUNDS SHIPPING WEIGHT = 180 POUNDS
INDOOR COILS 01, 02 AND 03:		INDOOR COILS 04:	
BRAND = GOODMAN TYPE = EVAPORATOR COIL MODEL = CHPT4860D4 REFRIGERANT TYPE = R-410A CONFIGURATION = HORIZONTAL CAPACITY = 4.0 - 5.0 TONS COOLING BTU = 48000 NOMINAL MIN. COOLING CAPACITY = 48000 BTU	SUCTION CONNECTION SIZE = 7/8 INCH LIQUID CONNECTION SIZE = 3/8 INCH CABINET WIDTH = 26 INCHES PRODUCT HEIGHT = 24 1/2 INCHES PRODUCT WIDTH = 26 INCHES PRODUCT DEPTH = 21 1/2 INCHES PRODUCT WEIGHT = 81 POUNDS SHIPPING WEIGHT = 81 POUNDS	BRAND = GOODMAN TYPE = EVAPORATOR COIL MODEL = CAPF3642C6 REFRIGERANT TYPE = R-410A CONFIGURATION = UPFLOW CAPACITY = 3.0 - 3.5 TONS COOLING BTU = 36000 NOMINAL MIN. COOLING CAPACITY = 36000 BTU	SUCTION CONNECTION SIZE = 3/4 INCH LIQUID CONNECTION SIZE = 3/8 INCH CABINET WIDTH = 21 INCHES PRODUCT HEIGHT = 22 INCHES PRODUCT WIDTH = 21 INCHES PRODUCT DEPTH = 21 1/2 INCHES PRODUCT WEIGHT = 49 POUNDS SHIPPING WEIGHT = 49 POUNDS



FLEXIBLE DUCT CONNECTION DETAIL NTS

M-1 MECHANICAL SPECIFICATIONS
Scale: 1/4"=1'-0"
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PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JASPER W. PROCTOR

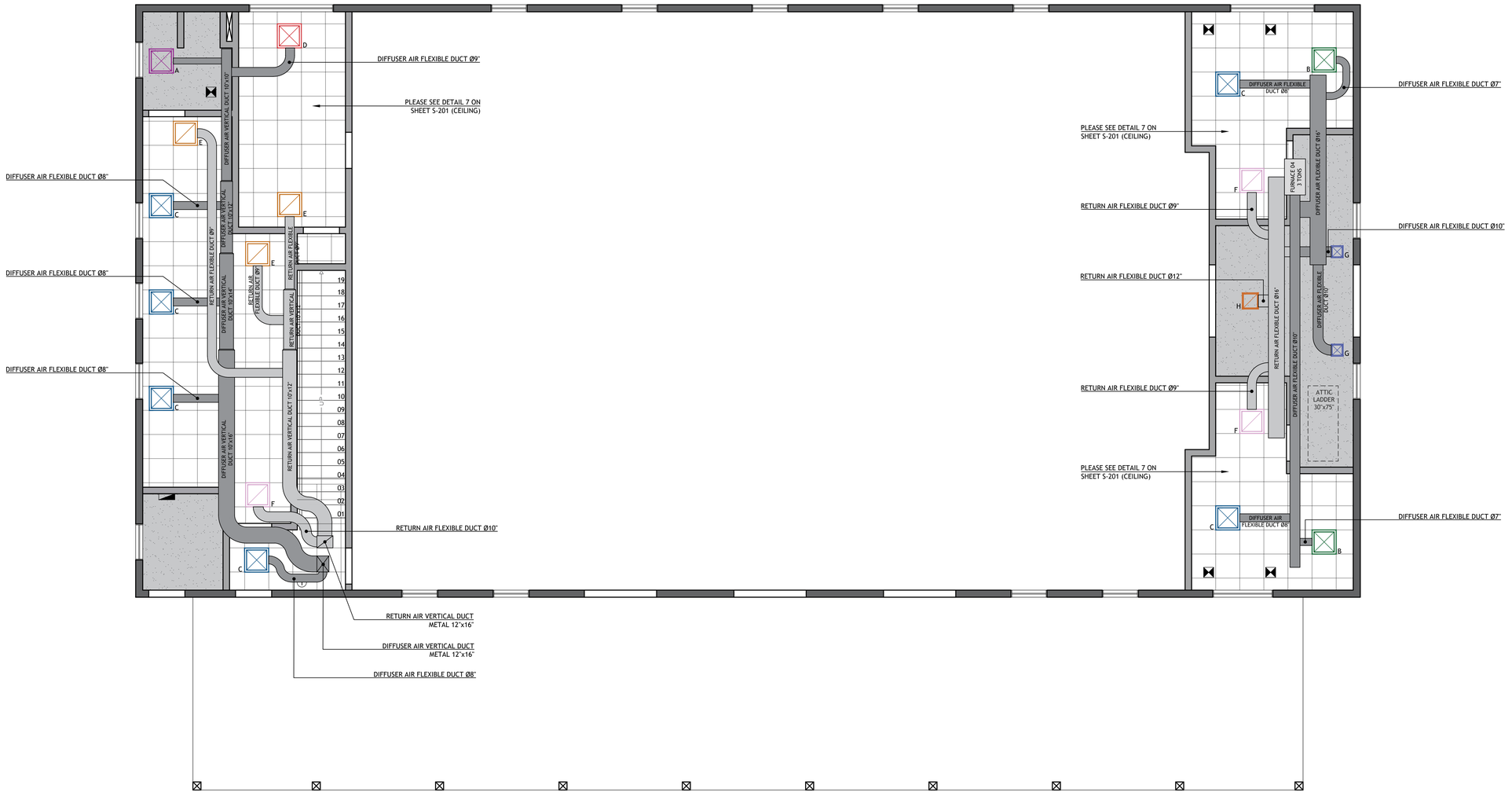
DATE 08/05/2024

JOB REV. 01

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HVAC LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
A	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø6" 75 CFM	E	RETURN AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø9" 225 CFM	I	DIFFUSER AIR CEILING SUPPLY 10"x6" WITH FLEXIBLE DUCT Ø6" 75 CFM	T	THERMOSTAT
B	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø7" 110 CFM	F	RETURN AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø10" 300 CFM	J	DIFFUSER AIR CEILING SUPPLY 12"x8" WITH FLEXIBLE DUCT Ø8" 160 CFM	FURN.	FURNACE
C	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø8" 160 CFM	G	DIFFUSER AIR CEILING SUPPLY 12"x12" WITH FLEXIBLE DUCT Ø10"	K	RETURN AIR CEILING SUPPLY 10"x10" WITH FLEXIBLE DUCT Ø8" 160 CFM	12"x8"	DUCT SIZE AND AIR FLOW
D	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø9" 225 CFM	H	RETURN AIR CEILING SUPPLY 16"x16" WITH FLEXIBLE DUCT Ø12"	L	RETURN AIR WALL SUPPLY 10"x10" WITH FLEXIBLE DUCT Ø9" 225 CFM		EXHAUST FAN CEILING



1 / M-2 MECHANICAL PLAN FOR MAIN LEVEL - BRIDEGROOM'S AREA, RESTROOMS AND FOYER

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

SUMMARY OF HEAT LOSS CALCULATIONS
2926 LEWIS STREET | KENNESAW, GA 30144
HVAC - CALCULATIONS FOR EVENT BARN (ENTRANCE FOYER)

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (ENTRANCE FOYER)	NET WALL AREA	972 SF - 49 SF - 34 SF = 889 SF	0.086	75°	5,734.05
	FLOOR	228.41 SF	0.064	75°	1,096.36
	DOOR	49 SF	0.052	75°	191.10
	CEILING	228.41 SF	0.066	75°	1,130.62
	INFILTRATION	972 SF	0.018	75°	1,312.20
	WINDOWS	34 SF	0.53	75°	1,351.50
				TOTAL =	10,815.83

AIR FLOW CALCULATION
CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 10,815.83 ÷ 20 ÷ 1.08
CFM = 540.79 ÷ 1.08
CFM = 500.73

SUMMARY OF HEAT LOSS CALCULATIONS
2926 LEWIS STREET | KENNESAW, GA 30144
HVAC - CALCULATIONS FOR EVENT BARN (RESTROOM'S MEN'S + WOMEN'S)

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (RESTROOMS)	NET WALL AREA	968 SF - 40 SF - 24 SF = 904 SF	0.086	75°	5,830.80
	FLOOR	338.98 SF	0.064	75°	1,627.10
	DOOR	40 SF	0.052	75°	156
	CEILING	338.98 SF	0.066	75°	1,677.95
	INFILTRATION	968 SF	0.018	75°	1,306.80
	WINDOWS	24 SF	0.53	75°	954.00
				TOTAL =	11,552.65

AIR FLOW CALCULATION
CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 11,552.65 ÷ 20 ÷ 1.08
CFM = 577.63 ÷ 1.08
CFM = 534.84

SUMMARY OF HEAT LOSS CALCULATIONS
2926 LEWIS STREET | KENNESAW, GA 30144
HVAC - CALCULATIONS FOR EVENT BARN (BRIDEGROOM'S)

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (BRIDEGROOM'S)	NET WALL AREA	1,278.33 SF - 20 SF - 82 SF = 1,176.33 SF	0.086	75°	7,587.32
	FLOOR	716.39 SF	0.064	75°	3,438.67
	DOOR	20 SF	0.052	75°	78
	CEILING	716.39 SF	0.066	75°	3,546.13
	INFILTRATION	1,278.33 SF	0.018	75°	1,725.74
	WINDOWS	82 SF	0.53	75°	3,259.50
				TOTAL =	19,635.36

AIR FLOW CALCULATION
CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 19,635.36 ÷ 20 ÷ 1.08
CFM = 981.76 ÷ 1.08
CFM = 909.03

SUMMARY OF HEAT LOSS CALCULATIONS
2926 LEWIS STREET | KENNESAW, GA 30144
HVAC - CALCULATIONS FOR EVENT BARN (EVENT AREA)

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (EVENT AREA)	NET WALL AREA	5,280.00 SF - 236 SF - 188 SF = 4,856 SF	0.086	75°	31,321.20
	FLOOR	3,406.94 SF	0.064	75°	16,353.31
	DOOR	236 SF	0.052	75°	920.40
	CEILING	4,200 SF	0.066	75°	20,790.00
	INFILTRATION	5,280.00 SF	0.018	75°	7,128.00
	WINDOWS	188 SF	0.53	75°	7,473.00
				TOTAL =	83,985.91

AIR FLOW CALCULATION
CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 83,985.91 ÷ 20 ÷ 1.08
CFM = 4,199.29 ÷ 1.08
CFM = 3,888.23

SUMMARY OF HEAT LOSS CALCULATIONS
2926 LEWIS STREET | KENNESAW, GA 30144
HVAC - CALCULATIONS FOR EVENT BARN (MEZZANINE)

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MEZZANINE	NET WALL AREA	1,305.00 SF - 136 SF = 1,169.00 SF	0.086	75°	7,540.05
	FLOOR	682.64 SF	0.064	75°	3,276.67
	DOOR	-	0.052	75°	-
	CEILING	682.64 SF	0.066	75°	3,379.06
	INFILTRATION	1,305.00 SF	0.018	75°	1,761.75
	WINDOWS	136 SF	0.53	75°	5,406.00
				TOTAL =	21,363.53

AIR FLOW CALCULATION
CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 21,363.53 ÷ 20 ÷ 1.08
CFM = 1,068.17 ÷ 1.08
CFM = 989.04

M-2 MECHANICAL PLAN

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

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PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KIM PROCTOR

DATE 08/05/2024

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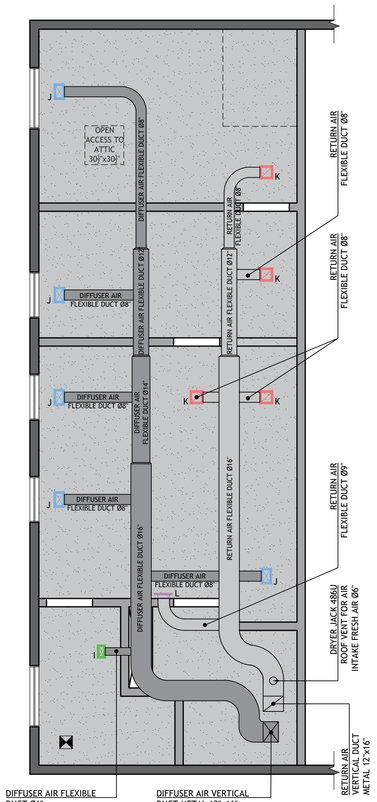
M - 2

HVAC LEGEND

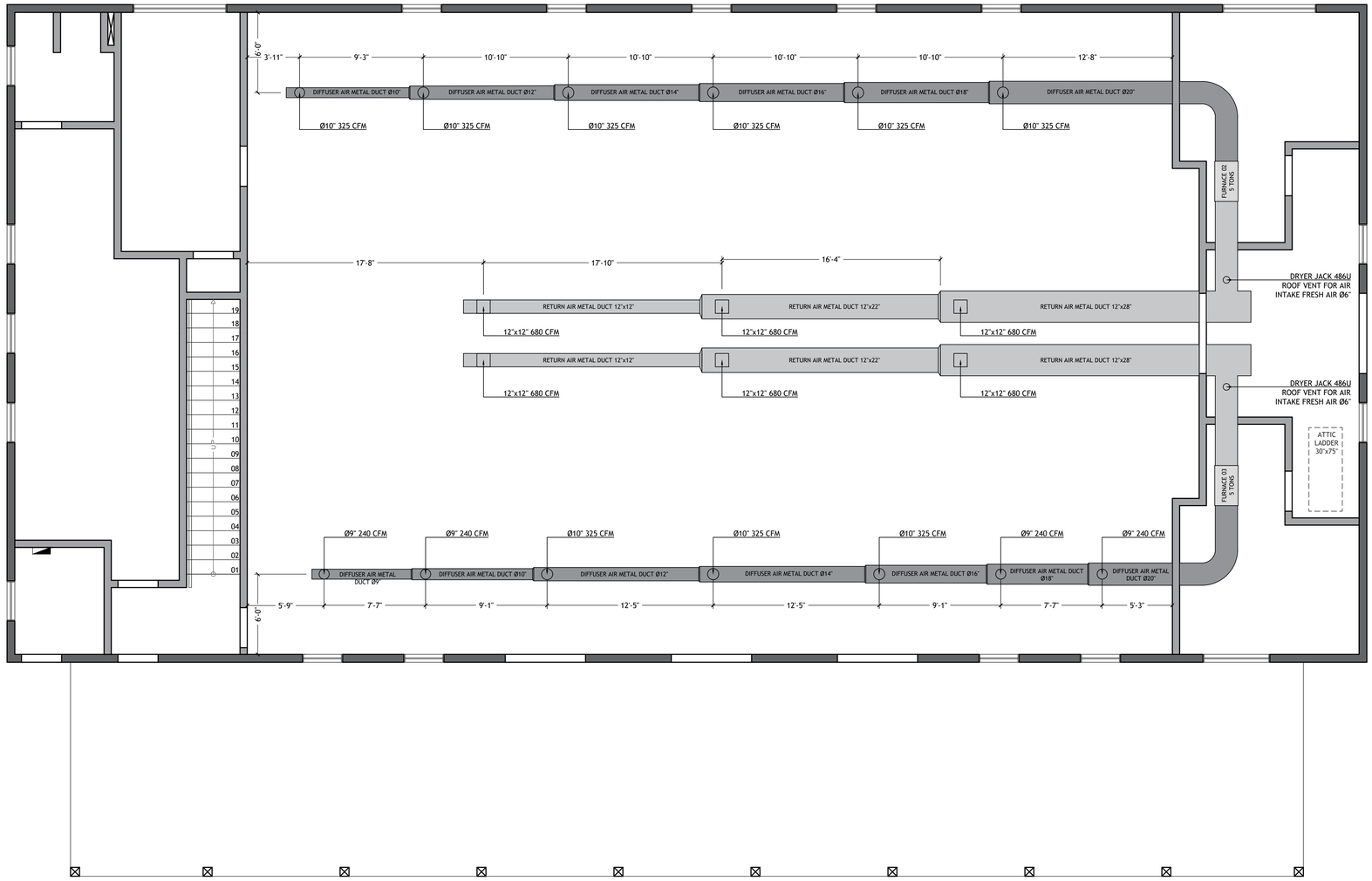
SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
A	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø6" 75 CFM	E	RETURN AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø9" 225 CFM	I	DIFFUSER AIR CEILING SUPPLY 10"x6" WITH FLEXIBLE DUCT Ø6" 75 CFM	T	THERMOSTAT
B	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø7" 110 CFM	F	RETURN AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø10" 300 CFM	J	DIFFUSER AIR CEILING SUPPLY 12"x8" WITH FLEXIBLE DUCT Ø8" 160 CFM	FURN.	FURNACE
C	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø8" 160 CFM	G	DIFFUSER AIR CEILING SUPPLY 12"x12" WITH FLEXIBLE DUCT Ø10"	K	RETURN AIR CEILING SUPPLY 10"x10" WITH FLEXIBLE DUCT Ø8" 160 CFM	12"x8"	DUCT SIZE AND AIR FLOW
D	DIFFUSER AIR CEILING SUPPLY 24"x24" WITH FLEXIBLE DUCT Ø9" 225 CFM	H	RETURN AIR CEILING SUPPLY 16"x16" WITH FLEXIBLE DUCT Ø12"	L	RETURN AIR WALL SUPPLY 10"x10" WITH FLEXIBLE DUCT Ø9" 225 CFM		EXHAUST FAN CEILING

FAN SCHEDULE FOR RESTROOMS

TAG	DESCRIPTION	DRIVE TYPE	EXHAUST FLOW [CFM]	E.S.P. [in. W.C.]	APPROX. WEIGHT [lbs]	ELECTRICAL		FURN. BY	INST. BY	BASIS FOR DESIGN		REMARKS
						MOTOR POWER	V/P/H			MAN.	MODEL	
EF-1	RESTROOM EXHAUST FAN	DIRECT	300	0.60	75	1/4 HP	120/1/60	HS	GC	CAPTIVEAIRE	DR12HFA	FURNISHED WITH DISCONNECT, VARIABLE SPEED CONTROLLER, BACKDRAFT DAMPER AND ROOF CURB



1 M-3 MECHANICAL PLAN FOR MEZZANINE
Scale: 1/4"=1'-0"



2 M-3 MECHANICAL PLAN FOR MAIN LEVEL - EVENT AREA
Scale: 1/4"=1'-0"

M-3 MECHANICAL PLAN
Scale: 1/4"=1'-0"
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REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

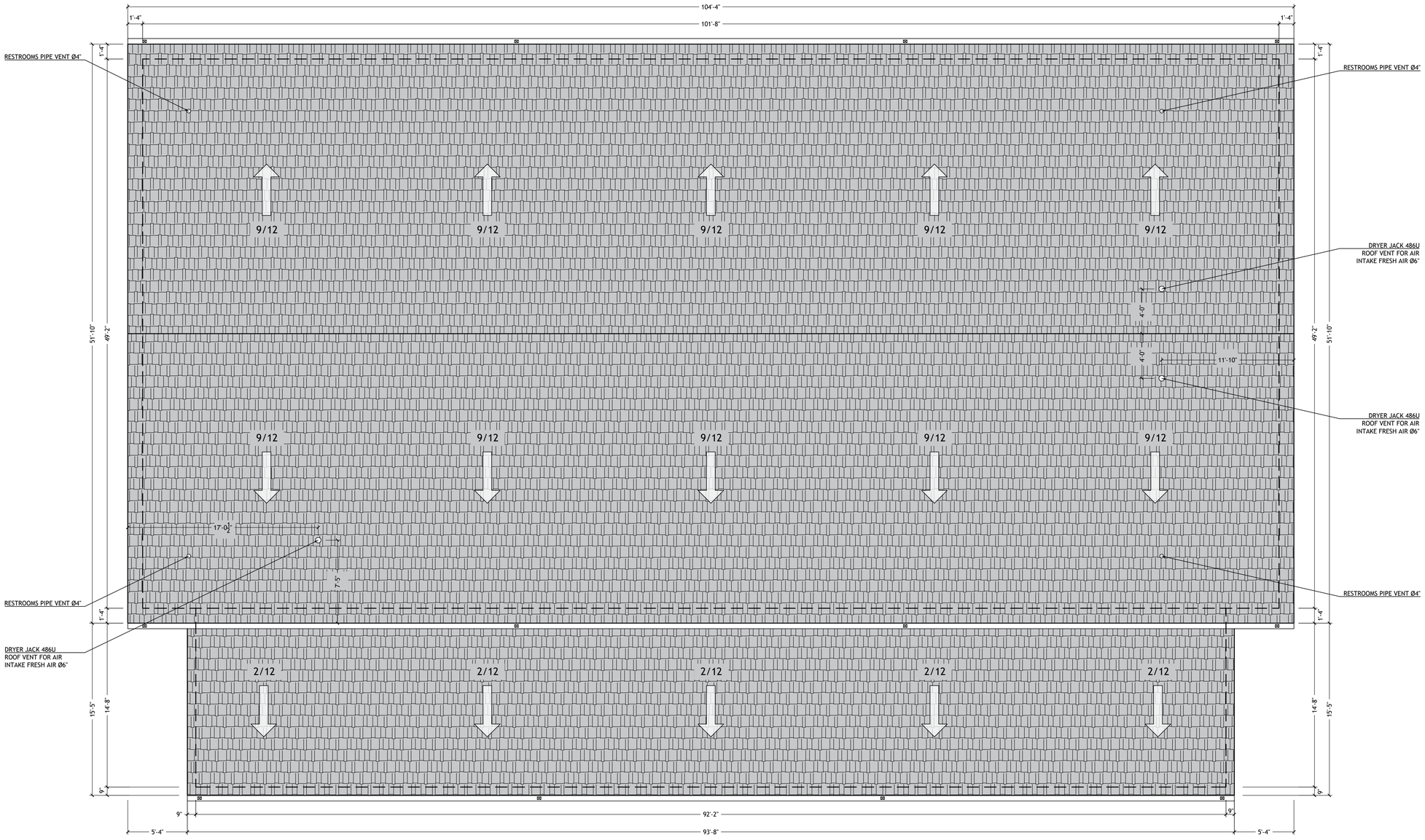
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER M.W. PROCTOR

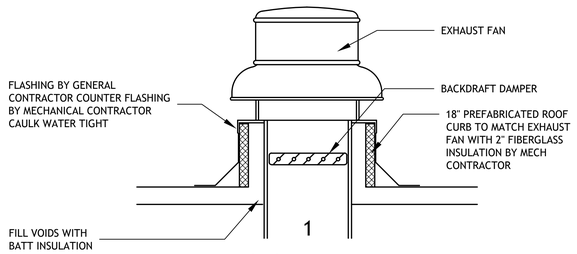
DATE 08/05/2024

JOB REV. 01

M - 3



NOTE:
AIR INTAKE OPENING SHALL BE LOCATED **NOT LESS THAN 10 FEET** FROM STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, UNLESS LOCATED AT LEAST THAN 25 FEET VERTICALLY ABOVE SUCH LOCATIONS.
2018 IMC 401.4



EXHAUST FAN DETAIL
NOT TO SCALE

NOTES:
1. MECHANICAL CONTRACTOR SHALL COORDINATE LOCATION AND SIZE OF ROOF OPENINGS WITH GENERAL CONTRACTOR.

EXHAUST FAN FRESH AIR SPECIFICATIONS



PRODUCT DETAILS:
DESCRIPTION = ROOF AXIAL EXHAUST FAN
MANUFACTURERS PART NUMBER = 604138
BRAND = GLOBAL INDUSTRIAL
STANDARD MAX OPERATING TEMP. = 110° F
HORSEPOWER = 1/6 HP
HERTZ = 60 HZ
AMPERAGE = 2.2 A
DRIVE TYPE = DIRECT DRIVE
FAN TYPE = AXIAL
RPM HIGH = 1100 RPM
VOLTAGE = 115 V
CFM HIGH = 1160 CFM
MATERIAL = ALUMINUM

WEIGHTS & DIMENSIONS:
WEIGHT = 45.0 LBS
FAN DIAMETER = 16 IN
HEIGHT = 12-5/8 IN
WIDTH = 27-5/16 IN
LENGTH = 21 IN

M-4 MECHANICAL ROOF PLAN
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KIM PROCTOR

DATE
08/05/2024

JOB
REV. 01

M - 4

I. SCOPE

TO INSTALL ALL ELECTRICAL WORK COVERED BY THE BELOW SPECIFICATIONS AND APPROVED DRAWINGS. PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, TOOLS, SUPERVISION, ETC. NECESSARY TO COMPLETE THE TOTAL ELECTRICAL JOB. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN WHICH AREA OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR, INCLUDING ANY NECESSARY FIELD ENGINEERING AND/OR DETAIL DRAWINGS REQUIRED, DRAWING SHALL BE SUBMITTED FOR APPROVAL AS PROVIDED FOR IN "SHOP DRAWING".

II. CODES AND FEES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. #70, 2017 EDITION, NATIONAL ELECTRICAL SAFETY CODE, AND ALL STATE AND LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE BUILDING AND SAFETY CODES AND ORDINANCES, AND THE RULES AND REGULATIONS OF ANY LEGAL BODY HAVING JURISDICTION.

III. WORKMANSHIP

1. ALL WORK SHALL BE NEATLY, ORDERLY AND SECURELY INSTALLED WITH CONDUITS, PANELS, BOXES, SWITCHES, ETC., PERPENDICULAR AND/OR PARALLEL WITH THE PRINCIPAL STRUCTURAL MEMBERS, AND SHALL BE LEFT IN PROPER WORKING ORDER.
2. PENETRATION OF FIRE RESISTANT ASSEMBLIES SHALL BE IN ACCORDANCE W/ SBC SECTION 705.4.

IV. SHOP DRAWING

SHALL BE SUBMITTED IN TRIPLICATE BY THE CONTRACTOR FOR LIGHTING FIXTURES. DISCONNECT SWITCHES AND CIRCUIT BREAKERS.

V. SUBSTITUTIONS

ALL COSTS INCURRED BY THE ACCEPTANCE OF SUBSTITUTIONS SHALL BE BORNE BY THE CONTRACTOR. PROOF FOR THE SUBSTITUTIONS SHALL BE BY THE CONTRACTOR.

VI. U.L. APPROVAL

ALL ELECTRICAL ITEMS COVERED BY THIS SPECIFICATION SHALL BE U.L. LABELED AND LISTED FOR THEIR SPECIFIC USE.

VII. TESTING

A. UPON COMPLETION OF THE WORK, A TEST OF THE INDIVIDUAL SYSTEMS INCLUDING ALL FEEDERS, BRANCHES. OUTLETS, LIGHTING, MOTORS APPARATUS APPLIANCES, TO ASSURE OPERATION IN COMPLIANCE THESE SPECIFICATIONS.

B. CONTRACTOR SHALL PROVIDE ALL INSTRUMENTS, LABOR AND MATERIALS FOR ANY ESSENTIAL INTERMEDIATE AND FINAL TESTS TO PROVIDE COMPLIANCE WITH THESE SPECIFICATIONS.

C. THE MAN DISCONNECT AND PANEL SHALL BE LABELED FOR SERVICE ENTRANCE EQUIPMENT.

VIII. ELECTRICAL SERVICE

A. ELECTRICAL SERVICE SHALL BE A 120/208 VOLT. 30, 4W WYE SYSTEM.

B. SERVICE CONNECTIONS AT SERVICE POINT SHALL BE MADE BY THE LOCAL UTILITY COMPANY. THE ELECTRICAL CONTRACTOR SHALL PAY ALL COSTS REQUIRED BY THE LOCAL UTILITY COMPANY FOR PROVIDING SERVICES INDICATED.

C. THE MAN DISCONNECT AND PANEL SHALL BE LABELED FOR SERVICE ENTRANCE EQUIPMENT.

IX. GENERAL

A. GROUNDING

1. SHALL COMPLY WITH ARTICLE #250 OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES AND REQUIREMENTS OF THE UTILITY COMPANY PROVIDING SERVICE AND SHALL BE PROVIDED AS PER THESES SPECIFICATIONS AND THE DRAWINGS.
2. ALL NONCURRENT CARRYING PARTS OF THE ELECTRICAL SYSTEM, I.E., RACEWAYS, EQUIPMENT ENCLOSURES, FRAMES, JUNCTION AND OUTLET BOXES AND OTHER CONDUCTIVE ITEMS IN CLOSE PROXIMITY WITH ELECTRICAL CIRCUITS, SHALL BE GROUNDED TO PROVIDE A LOW IMPEDANCE PATH FOR POTENTIAL GROUND FAULTS.
3. CBRANCH CIRCUIT EQUIPMENT GROUNDING CONDUCTORS ARE NOT SHOWN ON THE DRAWINGS; HOWEVER, AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL RACEWAYS AND CABLES.
4. BOND ALL METALLIC AND SEMI-METALLIC PARTS OF THE POOL TOGETHER AND GROUND AS PER N.E.C. THE FOLLOWING SHALL BE BONDED TOGETHER IN COMPLIANCE W/ NEC. 680.22. ; ALL METALLIC & SEMI-METALLIC, PART OF : THE POOL, THE POOL STRUCTURE (INCLUDING ALL REINFORCING), THE POOL SHELL, PIPING, CONDUIT, THE ELECTRICAL SYSTEM, AND ALL OTHER EQUIPMENT ASSOCIATED WITH THE POOL WATER.

B. RACEWAYS

1. ALL RACEWAYS SHALL BE ELECTRICAL METALLIC TUBING (EMT) AND SHALL BE FERROUS GALVANIZED CONDUIT AND SHALL COMPLY WITH ARTICLE #348 OF THE NATIONAL ELECTRICAL CODE OR BE INTERMEDIATE METAL CONDUIT (IMC) AND SHALL BE FERROUS GALVANIZED CONDUIT AND SHALL COMPLY WITH ARTICLE #345 OF THE NATIONAL ELECTRICAL CODE OR BE RIGID STEEL CONDUIT AND SHALL COMPLY WITH ARTICLE #346 OF THE NATIONAL ELECTRICAL CODE. EMT COUPLINGS SHALL BE COMPRESSION TIGHT.
2. FLEXIBLE METAL CONDUIT SHALL BE USED FROM JUNCTION BOXES TO THE CORRESPONDING ELECTRICAL FIXTURE(S) AND SHALL COMPLY WITH ARTICLE #350 OF THE NATIONAL ELECTRICAL CODE.
3. 3. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED FROM OUTDOOR EXPOSED CONNECTIONS TO GROUND OR ROOF MOUNTED EQUIPMENT AND COMPLY WITH ARTICLE #351 OF THE NATIONAL ELECTRICAL CODE.
4. RIGID NONMETALLIC CONDUIT SHALL BE PVC SCHEDULE 40 AND SHALL COMPLY WITH ARTICLE #347 OF THE NATIONAL ELECTRICAL CODE.
5. ALL RACEWAYS SHALL BE INSTALLED CONCEALED EXCEPT IN UNFURNISHED SPACES OR WHERE INDICATED.

C. CONDUCTORS

1. ALL CONDUCTORS SHALL HAVE 600 VOLT TYPE THNN/THWN INSULATION EXCEPT WHERE NOTED ON THE DRAWINGS. CONDUCTORS INSTALLED WHERE FIXTURES ARE USED AS RACEWAY SHALL BE 90 C TYPE THHN OR XHHN.
2. ALL BRANCH CIRCUITS SHALL BE MINIMUM OF THE #12 AWG SOLID COPPER EXCEPT FOR MOTOR LEADS, WHICH SHALL BE A MINIMUM OF THE #12 AWG STRANDED COPPER, UNLESS OTHERWISE NOTED ON DRAWINGS.
3. ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS, NO. 8 AWG AND SMALLER, SHALL BE COLOR CODED AS FOLLOWS:

PHASE A: - BLACK NEUTRAL: - WHITE
PHASE B: - RED GROUND: - GREEN
PHASE C: - BLUE

4. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE CONNECTED AS INDICATED ON THE DRAWINGS. COMMON NEUTRALS AND GROUND WIRES MAY BE PULLED IN CONDUITS WHERE ONLY OPPOSITE PHASE CONDUCTORS ARE RUN. ALL CONDUITS SHALL HAVE A GROUND WIRE PULLED AND SHALL COMPLY WITH ARTICLE #250 OF THE NATIONAL ELECTRICAL CODE.
5. ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS NO. 6 AWG AND LARGER SHALL BE PHASE IDENTIFIED IN EACH ACCESSIBLE ENCLOSURE BY ONE INCH WIDE PLASTIC TAPE ATTACHED TO CONDUCTORS IN A READILY VISIBLE LOCATION. TAPE COLORS SHALL MATCH COLOR CODE REQUIREMENTS SPECIFIED HEREIN.
6. CONNECTIONS BETWEEN FIXTURE JUNCTION BOX AND FIXTURE SHALL BE MADE WITH NO. 16 AWG SILICONE RUBBER INSULATED STRANDED FIXTURE WIRE, TYPE SFF - 2 (150 C.) OR NO. 16 AWG THERMOPLASTIC, NYLON JACKETED STRANDED FIXTURE WIRE. TYPE THHN (90 C.) COLOR CODES SPECIFIED HEREIN SHALL NOT BE REQUIRED FOR FIXTURE WIRE; HOWEVER, NEUTRAL AND GROUND CONDUCTOR SHALL BE IDENTIFIED DISTINCTLY FROM PHASE CONDUCTORS AS PER THE ABOVE SPECIFICATIONS.
7. SPLICES IN CONDUCTORS SHALL BE MADE ONLY WITHIN JUNCTION BOXES, WIRING TROUGHS, AND OTHER ENCLOSURES AS PERMITTED BY THE NATIONAL ELECTRICAL CODE, LATEST EDITION. DO NOT SPLICE CONDUCTORS IN PANEL BOARDS, SAFETY SWITCHES, OR MOTOR CONTROL ENCLOSURES. SPLICES IN CONDUCTORS NO. 10 AWG OR SMALLER SHALL BE MODE WITH SKOTCHLOK INSULATED SPRING CONNECTORS, IDEAL WRAPPING INSULATED CAPS. SPLICES IN CONDUCTORS NO. 8 AWG AND LARGER SHALL BE MADE WITH SPLIT BOLT CONNECTORS TAPED WITH NO. 88 PLASTIC ELECTRICAL TAPE UNLESS SPLICES ARE SPECIFICALLY INDICATED TO BE MADE WITH CRIMPING SLEEVE APPLIED TO CONDUCTORS WITH HYDRAULICALLY OPERATED CRIMPING TOOL.

D. WALL DIMMERS

INCANDESCENT WALL DIMMERS SHALL BE 120 VOLT. SOLID STATE TYPE WITH SLIDE CONTROL HANDLE AND SEMI-FLUSH MOUNTING. ALL DIMMERS SHALL BE LUTRON NOVA SERIES OR APPROVES EQUAL. COLOR TO MATCH DEVICE PLATES.

E. JUNCTION BOXES

ALL JUNCTION BOXES SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED SHEET STEEL AND COMPLY WITH ARTICLE #70 OF THE NATIONAL ELECTRICAL CODE, FOR THE NUMBER, SIZE AND POSITION OF CONDUITS ENTERING THE BOX, SIZE OF BOX AND MAXIMUM NUMBER OF CONDUCTORS IN A BOX.

F. PANEL BOARDS

1. SHALL BE SPECIFIED ON THE DRAWINGS.
2. SHALL BE BOLT-IN CIRCUIT BREAKER TYPE WITH A RATED MAIN BREAKER OR RATED MAIN LUGS ONLY AS NOTED ON DRAWINGS. ALL SHALL HAVE U.L. APPROVED INTERRUPTING CAPACITY OF 22,000 AMPS MINIMUM UNLESS INDICATED ON DRAWINGS RMS SYM. AT 208V.
3. SIDE AND GUTTERS SHALL HAVE MINIMUM CODE CLEARANCES. DEPTH SHALL BE 5-3/4" MINIMUM.
4. APPROVED MANUFACTURERS ARE: SQUARE-D, CUTLER-HAMMER. ITE, AND CHALLENGER.
5. TYPEWRITTEN DIRECTORIES SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL PANEL BOARDS.

G. LIGHT FIXTURES

1. LIGHT FIXTURES SHALL BE SELECTED FROM THOSE FIXTURES INCLUDED IN THE FIXTURE SCHEDULE. REQUEST FOR FIXTURES OTHER THAN THOSE LISTED IN THE FIXTURE SCHEDULE MUST BE SUBMITTED IN WRITING AT LEAST TEN DAYS PRIOR TO OPENING OF BIDS TO THE ENGINEER WITH A COPY TO ARCHITECT.
2. BALLASTS PROVIDED WITH FIXTURES SHALL BE ETL-CBM APPROVED, HIGH POWER FACTOR WITH U.L. LABEL. ALL BALLASTS FOR RAPID SHORT LAMPS HALL BE PREMIUM CLASS P. BALLASTS SHALL BE FOR THE VOLTAGE OF THE CIRCUIT TO WHICH CONNECTED. BALLASTS SHALL BE PROVIDED FOR ALL FLUORESCENT AND HIGH INTENSITY DISCHARGE LAMPS. EACH BALLAST SHALL BE PROTECTED BY AN INTERNAL FAST BLOWING FUSE. CONTRACTOR TO PROVIDE PROPER FUSES.
3. LAMPS SHALL BE PROVIDED FOR ALL FIXTURES IN ACCORDANCE WITH FIXTURE SCHEDULE.
4. RECESSED LIGHTING FIXTURES IN RATED CEILINGS SHALL BE PROTECTED OR BE LISTED FOR USE IN A RATED ASSEMBLY.
5. POWER FOR EMERGENCY LIGHTING DEVICES SHALL BE FED FROM THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OR ANY LOCAL SWITCHES, OR AS OTHERWISE ALLOWED IN NEX 700-12 E.

H. WIRING DEVICES

1. RECEPTACLES AND WALL SWITCHES SHALL BE OF THE TYPE AND SIZE INDICATED BY BRYANT, HUBBELL OR P&S MAY BE USED.

A. ALL SWITCHES SHALL BE 20 AMP 208/240 VOLT SPECIFICATION GRADE WITH WHITE HANDLES UNLESS OTHERWISE NOTED. NUMBER OF POLES SHALL BE AS INDICATED ON DRAWINGS.

B. DUPLEX OUTLETS SHALL BE 20 AMP 125 VOLT A.C. 3-WIRE SPECIFICATION GRADE STRAIGHT BLADE WITH BLACK FACE, UNLESS OTHERWISE NOTED ON DRAWINGS.

2. DEVICE PLATES SHALL BE WHITE COLORED AND SHALL BE PLASTIC.
3. DEVICES IN UNFINISHED AREAS SHALL HAVE A STAINLESS STEEL COVER PLATE WITH AN FS BOX.
4. OFFSET WRING DEVICES ON OPPOSITE SIDES OF RATED ASSEMBLIES BY 24" OR PROVIDE WIRING DEVICES CAPABLE OF MAINTAINING THE ASSEMBLY RATING WITHOUT BEING OFFSET.
5. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION FOR CIRCUITS AS PER ART. 210.8. INCLUDING BUT NOT LIMITED TO IN BATHROOMS, IN GARAGES AND OUTSIDE.

I. DISCONNECT SWITCHES

1. DISCONNECT SWITCHES SHALL BE A MINIMUM OF 30 AMP. 250 VOLT RATED, GENERAL PURPOSE TYPE, 3 POLE WITH SOLID NEUTRAL, UNLESS OTHERWISE.

E-1 ELECTRICAL SPECIFICATIONS

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

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

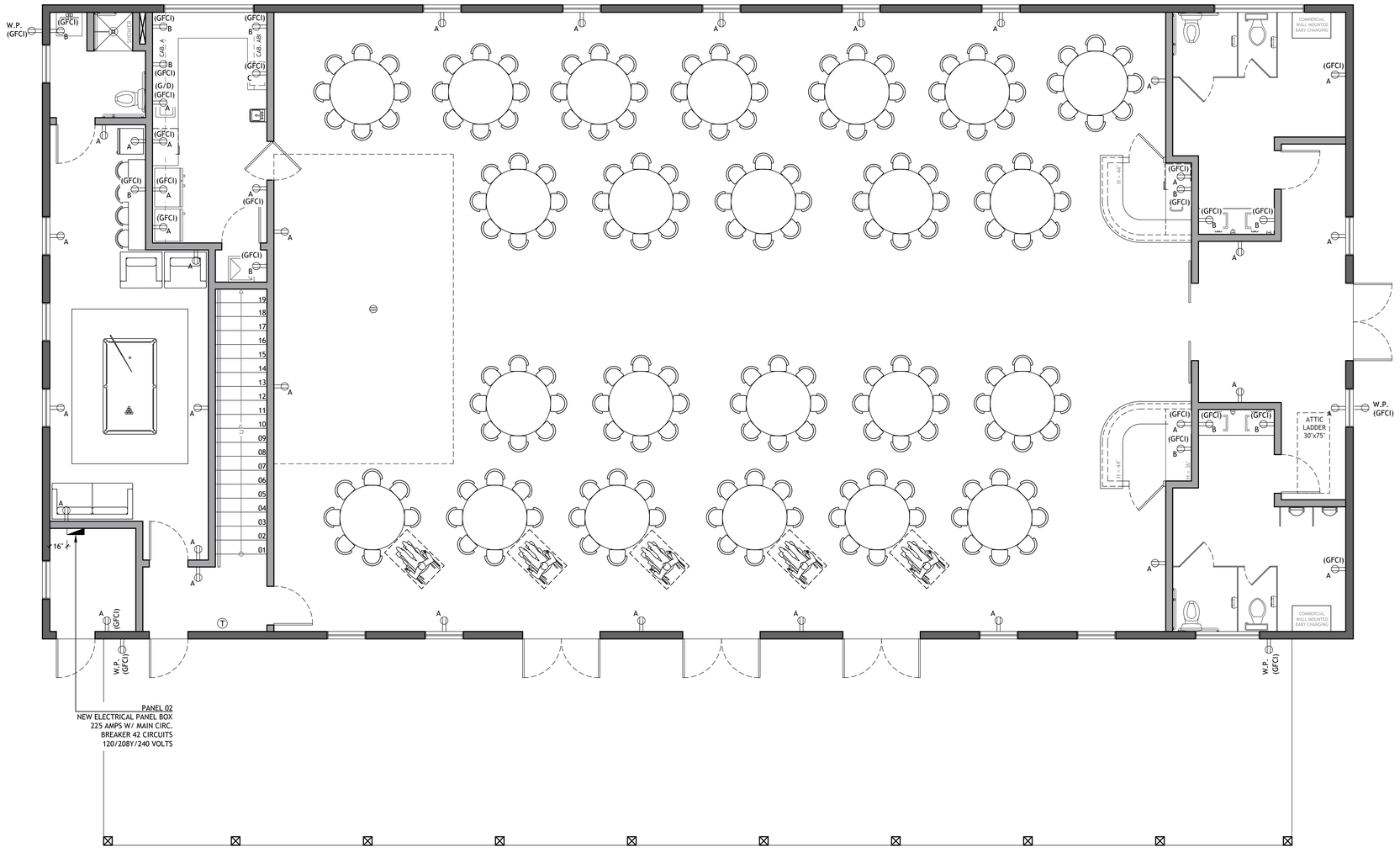
PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER M.W. PROCTOR

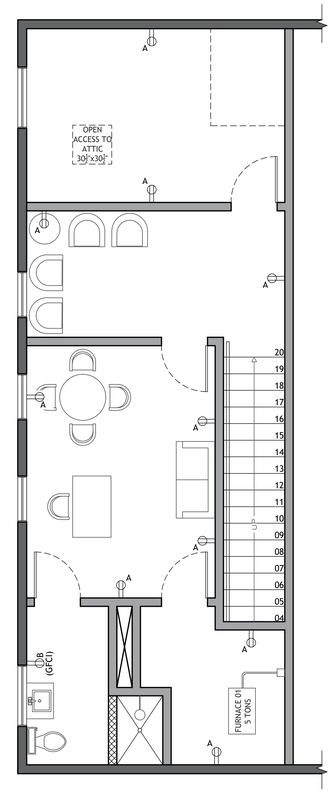
DATE 08/05/2024

JOB REV. 01

E - 1



1 E-2 PROPOSED POWER PLAN FOR MAIN LEVEL
Scale: 1/4"=1'-0"



2 E-2 PROPOSED POWER PLAN FOR MEZZANINE
Scale: 1/4"=1'-0"

ELECTRICAL POWER LEGEND

SYMB.	DESCRIPTION	SYMB.	DESCRIPTION
A	DUPLEX RECEPTACLE 18" ABOVE FLOOR, 20A 120V		CEILING OUTLET
B	DUPLEX RECEPTACLE 44" ABOVE FLOOR, 20A 120V		ELECTRICAL PANEL BOX
C	DUPLEX RECEPTACLE 78" ABOVE FLOOR, 20A 120V	G/D	GARBAGE DISPOSAL
220	DUPLEX RECEPTACLE 18" AFF ON CENTER OR AS NOTED, 20A 220V	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	STOVE / COOKTOP / OVEN / DRY - 18" ABOVE FLOOR, 20A 220 V	W.P.	WEATHER PROOF OUTLET - HEIGHT: 18"
	FLOOR OUTLET	T	THERMOSTAT

E-2 ELECTRICAL POWER PLAN
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

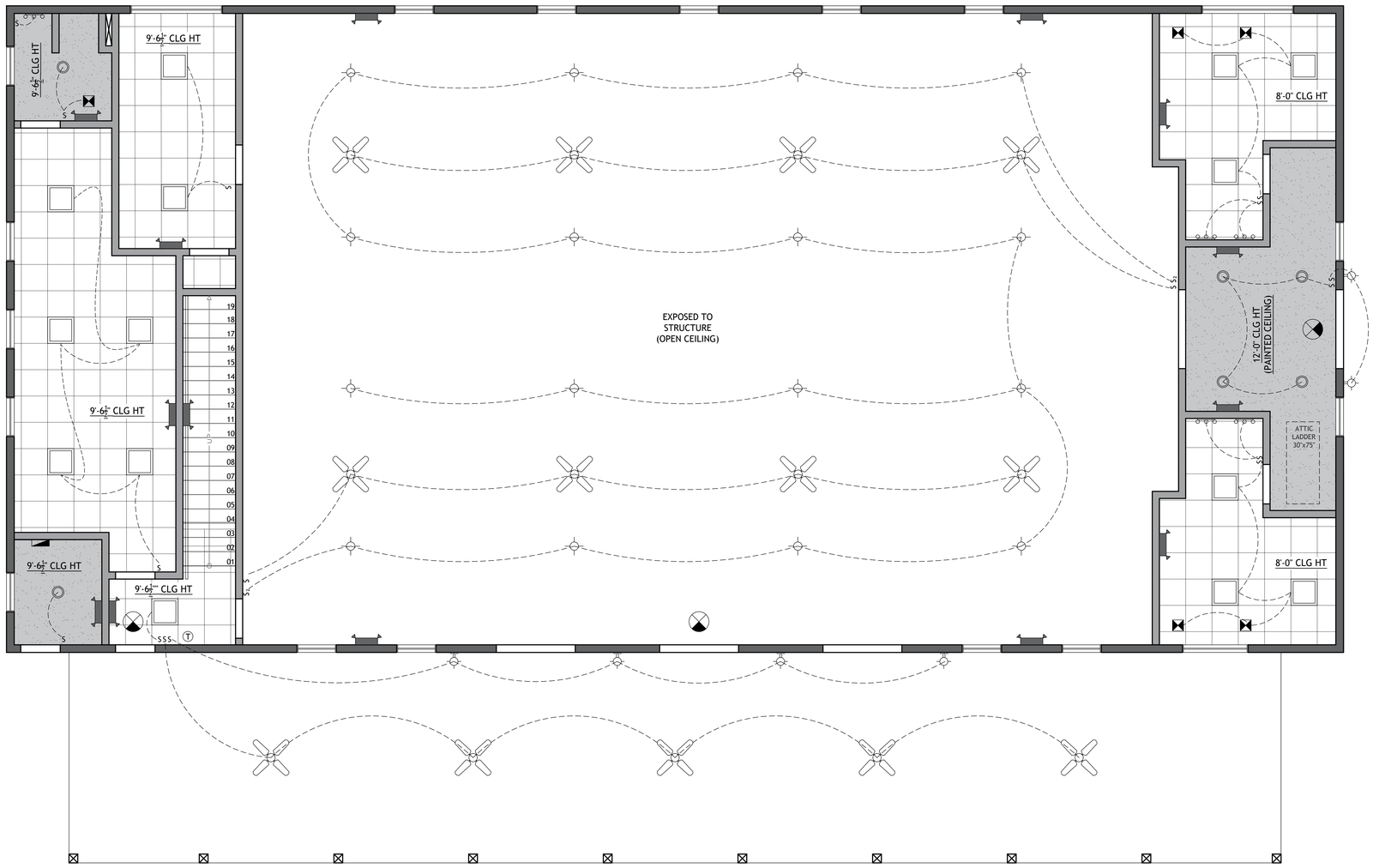
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KIM PROCTOR

DATE 08/05/2024

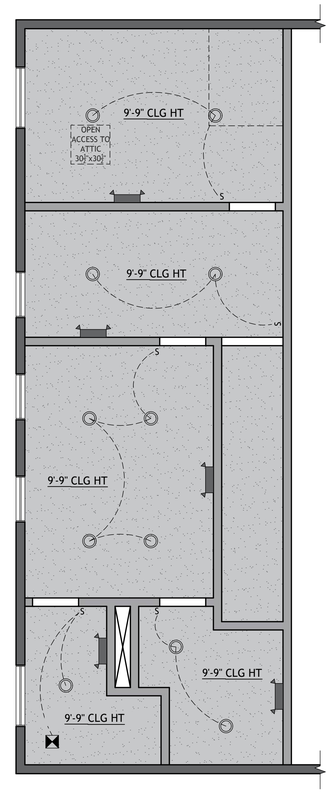
JOB REV. 01

E - 2



1 E-3 PROPOSED LIGHTING PLAN FOR MAIN LEVEL

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



2 E-3 PROPOSED LIGHTING PLAN FOR MEZZANINE

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

ELECTRICAL LIGHTING LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	CEILING LIGHT FIXTURE		LED LIGHT FLAT PANEL FIXTURE 2'x2' Ea 30W 120-277V
	ELECTRICAL PANEL BOX		
S	SINGLE POLE SWITCH		CEILING EXHAUST FAN
S_2	DOUBLE POLE SWITCH		BATHROOM LIGHT FIXTURES
	LED HIGH BAY PENDANT LIGHTING, BRAND: ALCON LIGHTING, MODEL: 15204-12, WATTS: 25 TO 49, VOLTAGE: 120-227V, LUMENS: 5,000, DIAMETER: 12 INCHES	T	THERMOSTAT
	WALL LIGHTING		EMERGENCY LIGHTING/BATTERIES LIGHTINGS
	EXIT SIGN EMERGENCY/BATTERIES LIGHTINGS		CEILING FAN

LIGHT SPECIFICATION FOR EVENT AREA

LED HIGH BAY PENDANT LIGHTING, BRAND: ALCON LIGHTING, MODEL: 15204-12, WATTS: 25 TO 49, VOLTAGE: 120-227V, LUMENS: 5,000, DIAMETER: 12 INCHES



LUMENS CALCULATION FOR EVENT AREA

5,000 LUMENS x 16ea = 80,000 LUMENS
80,000L ÷ 3,385 = 23.63 LUMENS PER SQ FT

E-3 ELECTRICAL LIGHTING PLAN

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

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED № 14437 PROFESSIONAL ENGINEER M. PROCTOR

DATE 08/05/2024

JOB REV. 01

E - 3

ELECTRICAL PANEL BOX FOR EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

PANEL 002 TYPE PRL VOLTS 120/208Y/240V 3 PH 4 W
MOUNTING ☐ FLUSH ☒ SURFACE AMP. MAINS 200 ☐ LUGS ☒ BREAKER SUB FEED FROM METER BANK

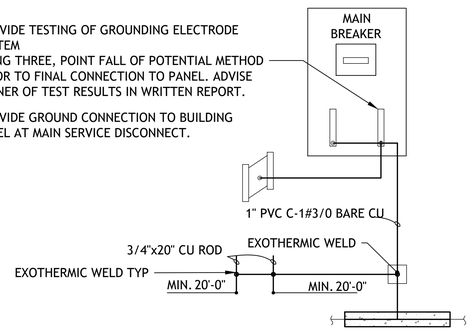
BRANCH CIRCUIT BREAKERS

ITEM	AMP	POLE	WIRE	CIR. Nº	LEFT PHASE LOAD A	LEFT PHASE LOAD B	LEFT PHASE LOAD C	RIGHT PHASE LOAD A	RIGHT PHASE LOAD B	RIGHT PHASE LOAD C	CIR. Nº	AMP.	POLE	WIRE	ITEM
OUTDOOR UNIT. 01	50	2	8	01	4.5			1.0			02	20	1	12	LIGHTING EVENT AREA
OUTDOOR UNIT. 01	50	2	8	03		4.5			1.0		04	20	1	12	EMERGENCY LIGHT
OUTDOOR UNIT. 02	50	2	8	05			4.5			1.0	06	20	1	12	LIGHTING MEZZANINE
OUTDOOR UNIT. 02	50	2	8	07	4.5			4.5			08	50	2	8	OUTDOOR UNIT 03
REFRIGERATOR BREAK ROOM	20	1	12	09		1.0			4.5		10	50	2	8	OUTDOOR UNIT. 03
FREEZER BREAK ROOM	20	1	12	11			1.0			2.5	12	30	2	10	OUTDOOR UNIT. 04
SPARE	-	-	-	13	-	-	-	2.5			14	30	2	10	OUTDOOR UNIT. 04
FURNACE 02	20	1	12	15		1.0			1.0		16	20	1	12	MICROWAVE BREAK ROOM
FURNACE 03	20	1	12	17			1.0			1.0	18	20	1	12	EXHAUST FAN REST. 01
SPARE	-	-	-	19	-	-	-	1.0			20	20	1	12	EXHAUST FAN REST. 02
SPARE	-	-	-	21	-	-	-		1.0		22	20	1	12	SIGN OUT DOOR
RECEPTACLE EVENT AREA	20	1	12	23		1.0				1.0	24	2	1	12	ICE MACHINE BREAK ROOM
RECEPTACLE MEZZANINE	20	1	12	25			1.0	-	-	-	26	-	-	-	SPARE
SPARE	-	-	-	27	-	-	-	-	-	-	28	-	-	-	SPARE
SPARE	-	-	-	29	-	-	-			1.0	30				MICROWAVE BREAK ROOM
FURNACE 04	20	1	12	31			1.0	-	-	-	32	-	-	-	SPARE
SPARE	-	-	-	33	-	-	-	-	-	-	34	-	-	-	SPARE
SPARE	-	-	-	35	-	-	-	-	-	1.0	36	20	1	12	FURNACE 01
SPARE	-	-	-	37	-	-	-	-	-	-	38	-	-	-	SPARE
SPARE	-	-	-	39	-	-	-	-	-	-	40	-	-	-	SPARE
SPARE	-	-	-	41	-	-	-	-	-	-	42	-	-	-	SPARE
					9.0	7.5	8.5	9.0	9.0	7.5	TOTAL CONN. LOAD 50.5 KW				
								18	16.5	16.0	DIVERSITY DEMAND FACTOR KW				
											TOTAL DEMAND LOAD 50.5 KW				

FEEDER: ☒ TOP ☐ BOTTOM — LOAD IN AMPS 141 AMPS
INTEGRATED EQUIPMENT RATING 10.000 A.I.C.

PROVIDE TESTING OF GROUNDING ELECTRODE SYSTEM
USING THREE, POINT FALL OF POTENTIAL METHOD PRIOR TO FINAL CONNECTION TO PANEL. ADVISE OWNER OF TEST RESULTS IN WRITTEN REPORT.

PROVIDE GROUND CONNECTION TO BUILDING STEEL AT MAIN SERVICE DISCONNECT.



PROVIDE A #5x20 FT. REBAR ADJACENT TO AND IN CONTACT WITH THE CONCRETE ENCASED CONTINUOUS PERIMETER FOOTING OF THE BUILDING. EXOTHERMIC WELD CONNECTION SHALL BE LOCATED IN AN ACCESSIBLE JUNCTION BOX INTERIOR TO THE BUILDING.

1 / E-4 SCHEMATIC GROUNDING DETAIL
N.T.S.

ELECTRICAL LOAD SUMMARY FOR EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

ITEM	DESCRIPTION	NUMBER	AREA	LOAD	% DEMAND FACTOR	LOAD IN KVA
01	LIGHTING MAIN FLOOR	01	4,840 SF	1.0 W/SF	125%	6.05
02	LIGHTING MEZZANINE	01	808 SF	1.0 W/SF	125%	1.01
03	RECEPTACLE MAIN FLOOR	01	4,840 SF	0.5 W/SF	75%	1.81
04	RECEPTACLE MEZZANINE	01	808 SF	0.5 W/SF	75%	0.30
INDIVIDUAL APPLIANCE & EQUIPMENTS:						
05	REFRIGERATOR	02	-	800 W	100	1.60
06	FREEZER	01	-	800 W	100	0.80
07	ICE MACHINE	02	-	800 W	100	1.60
08	MICROWAVE	01	-	1,100 W	100	1.10
09	OUTDOOR UNIT. 5 TONS	03	-	5.5 KW	100	20.62
10	OUTDOOR UNIT. 3 TONS	01	-	3.5 KW	100	4.37
11	FURNACE 5 TONS	03	-	800 W	100	2.40
12	FURNACE 3 TONS	01	-	800 W	100	0.80
13	EXHAUST FAN	06	-	1,100 W	100	6.60
14	TANKLESS W/H (GAS)	02	-	-	-	-
					TOTAL	49.06

49.06 KVA = 136.27 AMPS
@ 120/208Y/240 VOLTS 3 PHASE
REQUIRED ELECTRICAL SERVICE = 225 AMPS

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: EVENT BARN
Project Type: New Construction

Construction Site: 2926 LEWIS STREET KENNESAW, Georgia 30144
Owner/Agent: ALCI COSTA VAZCO PROPERTIES, LLC. 404-557-7745 THEWESTWILLOWS@GMAIL.COM
Designer/Contractor:

Additional Efficiency Package(s)
Credits: 10.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Men's, Women's and Bridegroom's Restrooms Main Level (Common Space Types:Restrooms)	411	0.63	259
2-Event Area (Common Space Types:General Seating Area)	3369	0.23	775
3-Foyer (Common Space Types:Lobby - General)	218	0.84	183
4-Breakroom (Common Space Types:Lounge/Breakroom)	158	0.59	93
5-Bridegroom's Suite Main Level (Common Space Types:Office - Enclosed)	345	0.74	255
6-Mechanical Room / Electrical Panel / Pump Fire Sprinklers (Common Space Types:Electrical/Mechanical)	53	0.43	23
7-Mezzanine (Common Space Types:Office - Enclosed)	808	0.74	598
		Total Allowed Watts =	2186

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Men's, Women's and Bridegroom's Restrooms Main Level (Common Space Types:Restrooms)				
LED: 2'X2' Light Flat Panel: LED Panel 33W:	1	6	30	180
LED: Recessed Light Fixture: LED PAR 10W:	1	1	10	10
LED: Wall Light Fixture: LED PAR 8W:	1	5	8	40
2-Event Area (Common Space Types:General Seating Area)				
LED: 12" High Bay Pendant Light Fixture: LED Other Fixture Unit 40W:	1	16	40	640
3-Foyer (Common Space Types:Lobby - General)				
LED: Recessed Light Fixture: LED PAR 10W:	1	4	10	40
4-Breakroom (Common Space Types:Lounge/Breakroom)				
LED: 2'X2' Light Flat Panel: LED Panel 33W:	1	2	30	60
5-Bridegroom's Suite Main Level (Common Space Types:Office - Enclosed)				
LED: 2'X2' Light Flat Panel: LED Panel 33W:	1	5	30	150
6-Mechanical Room / Electrical Panel / Pump Fire Sprinklers (Common Space Types:Electrical/Mechanical)				

Project Title: EVENT BARN
Data filename:
Report date: 07/27/24
Page 2 of 17

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
LED: Recessed Light Fixture: LED PAR 10W:	1	1	10	10
7-Mezzanine (Common Space Types:Office - Enclosed)				
LED: Recessed Light Fixture: LED PAR 10W:	1	11	10	110
			Total Proposed Watts =	1240

Interior Lighting PASSES: Design 43% 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 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jasper Proctor, PE — 07-29-24
Name - Title — Signature — Date

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JASPER PROCTOR 07-29-24

Project Title: EVENT BARN
Data filename:
Report date: 07/27/24
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NOTE: MOUNTING SURFACE
PNL. SHORT CIRCUIT RATING: 42 KAIC

PANEL NOTES:
1. PANEL SHORT CIRCUIT RATING SHALL MATCH OR EXCEED AVAILABLE SHORT-CIRCUIT CURRENT FROM UTILITY SERVICE;
2. FIELD VERIFY ALL EQUIPMENT WITH MFG. PRIOR TO INSTALLED BREAKERS AND FEEDERS.
3. FIELD VERIFY EXACT EQUIPMENT WITH OWNER.
4. PROVIDE AND INSTALL AS PER NEC CODE.

	DEMAND FACTOR
LIGHTING LOAD	125%
RECEPTACLES & MISCELLANEOUS	70%
HVAC LOAD	100%
PANEL	100%

NOTE: ALL RECEPTACLE CIRCUITS ARE GFI.

WIRE SIZE SCHEDULE

1	(100/1)	1 SET (3) #3 CU #8 CU GRND, 1 ¼" C.
2	(125/1)	1 SET (3) #2 CU #8 CU GRND, 1 1/2" C.
3	(100/3)	1 SET (4) #3 CU #8 CU GRND, 1 ¼" C.
4	(125/3)	1 SET (4) #2 CU #8 CU GRND, 1 1/2" C.
5	(200/3)	1 SET (4) #3/0 CU #2 CU GRND, 2 1/2" C.
6	(225/3)	1 SET (4) #4 CU #2 CU GRND, 2 1/2" C.
7	(400/3)	2 SETS (4) #350 CU #3/0 CU GRND, 3 1/2" C.
8	(600/3)	2 SETS (4) #350 CU #3/0 CU GRND, 3 1/2" C.
9	(800/3)	4 SETS (4) #3/0 CU #2/0 CU GRND, 3 " C.
10	(1000/3)	4 SETS (4) #250 CU #2/0 CU GRND, 3" C.
11	(1200/3)	4 SETS (4) #350 CU #3/0 CU GRND, 3 1/2" C.

NOTE #1:

ARTICLE 406.12 (1) OF THE 2020 NEC - CODE LANGUAGE:

406.12 TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES IN THE AREAS SPECIFIED IN 406.12(1) THROUGH (8) SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

(1) DWELLING UNITS, INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS TO DWELLING UNITS, AND COMMON AREAS OF MULTIFAMILY DWELLINGS SPECIFIED IN 210.52 AND 550.13

(2) BUSINESS OFFICES, CORRIDORS, WAITING ROOMS AND THE LIKE IN CLINICS, MEDICAL AND RENTAL OFFICES, AND OUTPATIENT FACILITIES

(3) DORMITORY UNITS

INFORMATIONAL NOTE NO. 1: THIS REQUIREMENT WOULD INCLUDE RECEPTACLES IDENTIFIED AS 5-15, 5-20, 6-15, AND 6-20 IN ANSI/NEMA WD 6-2016, WIRING DEVICES -- DIMENSIONAL SPECIFICATIONS.

INFORMATIONAL NOTE NO. 2: ASSISTED LIVING FACILITIES ARE INSTITUTIONAL USE GROUP I-1 PER IBC 2015.

EXCEPTION TO (1), (2), (3), (4), (5), (6), (7) AND (8): RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:

(1) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE

(2) A SINGLE RECEPTACLE, OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, LOCATED WITHIN THE DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORD-AND-PLUG-CONNECTED IN ACCORDANCE WITH 400.10(A)(6), (A)(7), OR (A)(8)

NOTE #2:

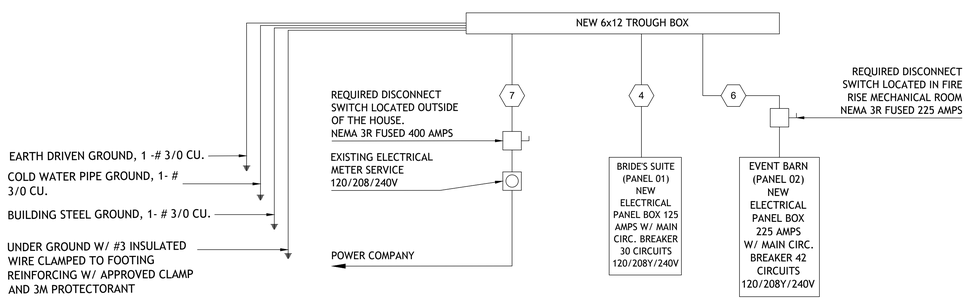
ARTICLE 210.12 OF THE 2020 NEC - CODE LANGUAGE:

210.12(D) BRANCH CIRCUIT EXTENSIONS OR MODIFICATIONS -- DWELLING UNITS, DORMITORY UNITS, AND GUEST ROOMS AND GUEST SUITES. WHERE BRANCH CIRCUIT WIRING FOR ANY OF THE AREAS SPECIFIED IN 210.12(A), (B), OR (C) IS MODIFIED, REPLACED, OR EXTENDED, THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

(1) BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (A)(6)

(2) A LISTED OUTLET BRANCH-CIRCUIT-TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT

EXCEPTION: AFCI PROTECTION SHALL NOT BE REQUIRED WHERE THE EXTENSION OF THE EXISTING BRANCH CIRCUIT CONDUCTORS IS NOT MORE THAN 1.8 M (6 FT) AND DOES NOT INCLUDE ANY ADDITIONAL OUTLETS OR DEVICES, OTHER THAN SPLICING DEVICES. THIS MEASUREMENT SHALL NOT INCLUDE THE CONDUCTORS INSIDE AN ENCLOSURE, CABINET, OR JUNCTION BOX.



2 / E-4 SCHEMATIC ELECTRICAL RISER DIAGRAM
N.T.S.

E-4 ELECTRICAL SCHEDULES RISER DIAGRAM AND LOAD CALCULATION
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JASPER PROCTOR

DATE 08/05/2024
JOB REV. 01

E - 4

LEGEND

	COLD WATER PIPE
	HOT WATER PIPE
S	SANITARY PIPE
EST	EMERGENCY STORM PIPE
ST	STORM PIPE
	VENT PIPE
	PIPE UP / PIPE DOWN
	PIPE TEE FROM TOP / TEE FROM BOTTOM
	PIPE CAP / PIPE CONTINUATION
	DIRECTIONAL FLOW ARROW
	BALL VALVE / CHECK VALVE
	MIXING VALVE / PRESSURE REDUCING VALVE
	BACKFLOW PREVENTER ASSEMBLY
	WALL HYDRANT / HOSE BIBB
	FLOOR DRAIN / FLOOR SINK
	WATER HAMMER ARRESTOR
	GAS COCK / GAS SOLENOID VALVE
	P-TRAP
	HUB DRAIN
	TRAP PRIMER
	FLOOR CLEANOUT / GRADE CLEANOUT
	VENT THROUGH ROOF
	PIPE CLEANOUT / WALL CLEANOUT
	CONNECTION TO EXISTING

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE	HWR	HOT WATER RETURN
A/C	ABOVE CEILING	IMB	ICE MACHINE BOX
A/F	ABOVE FLOOR	IE	INVERT ELEVATION
AFF, AFG	ABOVE FINISHED FLOOR/GRADE	L, LAV	LAVATORY
B/F	BELOW FLOOR	MBH	1000 BTU/HR
BFP	BACKFLOW PREVENTER	MS	MOP SINK
B/G	BELOW GRADE	MV	MIXING VALVE
CD	CONDENSATE DRAIN	O/H	OVERHEAD
CONT	CONTINUATION	G	NATURAL GAS
CW	COLD WATER	PRV	PRESSURE REDUCING VALVE
DN	DOWN	RP	RECIRCULATION PUMP
ET	EXPANSION TANK	S, SAN	SANITARY
EWC	ELECTRIC WATER COOLER	SH	SHOWER
ex.	EXISTING	SK	SINK
FCO	FLOOR CLEANOUT	TP	TRAP PRIMER
FD	FLOOR DRAIN	TYP	TYPICAL
FHB	FREEZEPROOF HOSE BIBB	UR	URINAL
FS	FLOOR SINK	V	VENT
FWH	FREEZEPROOF WALL HYDRANT	VTR	VENT THROUGH ROOF
GCO	GRADE CLEANOUT	WC	WATER CLOSET
GI	GREASE INTERCEPTOR	W.C.	WATER COLUMN
HB	HOSE BIBB	WCO	WALL CLEANOUT
HD	HUB DRAIN	WHA	WATER HAMMER ARRESTER
HW	HOT WATER	WMB	WASHING MACHINE BOX

PLUMBING FIXTURE SCHEDULE

SYMB.	TYPE OF FIXTURE	QTY. REQD.	MANUFACTURED	PIPE CONNECTION SIZES						NOTE
				CW	HW	S&W	VENT	TRAP	GAS	
W/C	WATER CLOSET	06	AMERICAN STANDARD COLONY HET ELONGATED 12"	1/2"	-	3"	2"	-	-	FLOOR MOUNTED, ADA TANK TYPE WATER CLOSET (AMERICAN STANDARD "CADET PRO ELONGATED"), 1.28 GPF, WHITE VITREOUS CHINA, GRAVITY FED FLUSH ACTION. TOP OF RIM AT 16.5" AFF. HIGH EFFICIENCY 'WATERSENSE' LISTED. PROVIDE ALTERNATIVE TANK CONFIGURATION (2 1 5AA.105) WITH TRIP LEVER ON RIGHT HAND SIDE IF NECESSARY TO HAVE LEVER ON MOST ACCESSIBLE SIDE OF WATER CLOSET. HEAVY DUCT OPEN FRONT SEAT, LESS COVER, WITH SELF-SUSTAINING CHECK HINGE (BEMIS 1055SSC). CHROME PLATED BRASS ANGLE SUPPLY STOP WITH 12" LONG X 3/8" FLEX SUPPLY (MCGUIRE M166)
WMU	WALL MOUNTED URINAL	02	AMERICAN STANDARD URINAL	1/2"	-	3"	2"	-	-	-
L	LAVATORY (ADA) DROP-IN	06	AMERICAN STANDARD CLOSEOUT	1/2"	1/2"	2"	2"	2"	-	DROP-IN LAVATORY (AMERICAN STANDAR "RONDALYN") AND 0.5 GPM SINGLE HANDLE FAUCET WITH POLISHED CHROME FINISH (AMERICAN STANDARD "SEVA"). HANDICAP DRAIN OFFSET W/GRID DRAIN (ZURN 8746-PC) AND CHROME PLATED P-TRAP (ZURN 28701-PC). CHROME PLATED BRASS ANGLE SUPPLY STOPS WITH 12" LONG X 3/8" FLEX SUPPLIES (MCGUIRE H165). WHERE NOT CONCEALED BY COUNTER SHROUD, INSULATE OFFSET, TRAP AND SUPPLY LINES (TRUEBRO "LAVGUARD", #103 E-Z). PROVIDE MIXING VALVE TO TEMPER HOT WATER TO 110 DEGRESS (LAWLER 'TMW', ASSE 1070, LEAD FREE). PROVIDE LAVATORY SOAP DISPENSER ("BOBRICK, #82216) WITH 6" SPOUT.
FD	FLOOR DRAIN	04	-	-	-	3"	2"	3"	-	GENERAL PURPOSE FLOOR DRAIN (J.R. SMITH #2005) WITH FLASHING COLLAR, ADJUSTABLE STRAINER HEAD & 5" ROUND NICKEL BRONZE STRAINER. PROVIDE SQUARE STRAINER FOR TILE APPLICATIONS. WHERE TRAP PRIMER IS SHOWN ON PLAN, PROVIDE TRAP PRIMER CONNECTION (-P050).
W/H 01	TANKLESS WATER HEATER	01	RHEEM	3/4"	3/4"	-	-	-	3/4"	RHEEM 7 GPM INDOOR TANKLESS WATER HEATER NATURAL GAS HIGH-EFFICIENCY NON-CONDENSING | MODEL: RTG-70DVLN-3 | MANUFACTURED BY RHEEM
W/H 02	TANKLESS WATER HEATER	01	RHEEM	3/4"	3/4"	-	-	-	3/4"	RHEEM HIGH EFFICIENCY CONDENSING 9.5 GPM TANKLESS NATURAL GAS WATER HEATER | MODEL: RTGH-95DVLN-3 | MANUFACTURED BY RHEEM
S-1	SINK / BREAK ROOM	01	COZYBLOCK	1/2"	1/2"	2"	2"	2"	-	UNDERMOUNT 16 GAUGE STAINLESS STEEL SINGLE BOWL KITCHEN SINK WITH 15MM RADIUS CORNER DESIGN / SKU: ARL-R3018-AP (CBATH.COM)
S-2	HAND SINK	01	REGENCY TABLES AND SINKS	1/2"	1/2"	2"	2"	2"	-	REGENCY 17" X 15" WALL MOUNTED HAND SINK WITH GOOSENECK FAUCET AND WRIST BLADES #600HS17WBK (WEBSTAURANTSTORE.COM)
S-3	SERVICE SINK MOP	01	-	1/2"	1/2"	2"	2"	2"	-	-
S-4	BAR SINK	01	-	1/2"	1/2"	2"	2"	2"	-	-
I/M	ICE MAKER	02	-	1/2"	-	-	-	-	-	-
RVI	REFRIGERATOR	01	-	3/8"	-	-	-	-	-	-

SPECIFICATIONS

GENERAL
ALL WORK SHALL COMPLY WITH ALL STATE, CITY AND LOCAL CODES, RULES AND REGULATIONS. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND INSPECTIONS ASSOCIATED WITH THIS WORK, AND SHALL PAY ALL COSTS AND FEES INVOLVED.

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE IN THE FIELD CONCERNED. MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS, SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR EQUIPMENT INSTALLATION PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS. ALL EQUIPMENT AND DEVICES SHALL BE INSTALLED SUCH THAT THEY ARE EASILY ACCESSIBLE AND SERVICABLE. THIS EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: PLUMBING FIXTURES, WATER HEATERS, EXPANSION TANKS, PUMPS, BACKFLOW PREVENTERS, VALVES, MIXING VALVES, THERMOMETERS, GAUGES, TRAP PRIMERS AND CLEANOUTS.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS (AS APPLICABLE) TO ENSURE ALL PLUMBING WORK IS COORDINATED WITH PHYSICAL CONDITIONS AND ALL OTHER TRADES.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS TO ENSURE THERE IS ADEQUATE WALL THICKNESS SUCH THAT ALL PIPING, FIXTURE CARRIERS, WALL CLEANOUTS, WALL BOXES, WALL HYDRANTS AND ACCESS PANELS WILL FIT IN THE WALL SPACE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF WALL SPACE IS INADEQUATE PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL OBTAIN EXACT WALL, FIXTURE, AND LAYOUT DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ROUGH-IN AND INSTALLATION DRAWINGS FOR ALL PLUMBING FIXTURES, KITCHEN EQUIPMENT AND OWNER FURNISHED EQUIPMENT (AS APPLICABLE), AND SHALL COORDINATE THE PLUMBING INSTALLATION PRIOR TO COMMENCING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY VALVES, CONNECTIONS, TRAPS, ACCESS PANELS, UNIONS, ESCUTCHEONS, WATER HAMMER ARRESTORS, VACUUM BREAKERS, RELIEF VALVES, PIPE INSULATION, AND EQUIPMENT SPECIALTY DEVICES AS REQUIRED TO FACILITATE COMPLETE AND OPERATIONAL CONDITIONS WHICH ARE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THESE DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ALL POSSIBLE PHYSICAL CONDITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND EXACT LOCATIONS OF EQUIPMENT AND FIXTURES. PROVIDE NECESSARY PIPING OFFSETS TO COORDINATE WITH THE BUILDING STRUCTURE, WORK OF OTHER TRADES, AND CONNECTION TO SITE UTILITIES (AS APPLICABLE).

COORDINATE THE ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ISSUING SUBMITTALS OR PURCHASING EQUIPMENT.

UNLESS NOTED OTHERWISE, ALL DRAINAGE PIPING SHALL BE SLOPED AT A MINIMUM OF ¼" PER FOOT. 2" SANITARY PIPING AND ALL GREASE WASTE PIPING SHALL BE SLOPED AT ¼" PER FOOT.

DOMESTIC WATER PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

ALL DOMESTIC WATER PIPING SUBJECT TO FREEZING SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. CONDENSATE PIPING SUBJECT TO FREEZING WITHIN WALK-IN FREEZERS SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION.

PIPE PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS SHALL HAVE EQUIVALENTLY RATED SLEEVES AND SHALL BE SEALED AND FIRE CAULKED WITH A U.L. LISTED FIRE STOPPING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTED DETAILS AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION REGARDING CROSS CONNECTION CONTROL OR OBTAINING A FOOD SERVICE PERMIT (AS APPLICABLE). REPORT ANY OBSERVED DISCREPANCIES TO THE ARCHITECT OR ENGINEER PRIOR TO COMMENCING WITH THE WORK.

CONTRACTOR SHALL CONFIRM PLUMBING FIXTURE FINISHES WITH THE ARCHITECTURAL SCHEDULES & DETAILS (AS APPLICABLE).

SUBMITTALS
FURNISH SHOP DRAWINGS FOR MANUFACTURED PRODUCTS. ALL ITEMS SHALL BE CLEARLY MARKED TO MATCH EQUIPMENT MARKS ON THE PLUMBING DRAWINGS. ALL OPTIONS MUST BE CLEARLY MARKED ON THE SUBMITTAL SHEET. A MODEL NUMBER LISTING ON A COVER SHEET IS NOT AN ACCEPTABLE SUBSTITUTE FOR MARKING THE ACTUAL SUBMITTAL SHEET. ELECTRICAL DATA FOR POWERED EQUIPMENT MUST BE INDICATED ON THE SUBMITTAL SHEET FOR THAT ITEM.

ALL ITEMS MUST BE SUBMITTED IN ONE PACKAGE AT THE SAME TIME, IN ELECTRONIC PDF FORMAT. SEPARATE SUBMITTALS FOR FIXTURES AND EQUIPMENT IS NOT ACCEPTABLE.

SUBMITTAL REVIEW IS CONSIDERED A GENERAL ACCEPTANCE OF THE BASIC APPLICABILITY OF THE EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND/OR ALTERNATE ARRANGEMENT OF THE EQUIPMENT WITHIN A GIVEN SPACE. WHEN SUBSTITUTED EQUIPMENT IS INSTALLED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION OR ADDITIONAL COST BROUGHT ON BY THE USE OF THIS EQUIPMENT.

HANGERS AND SUPPORTS
HANGERS SHALL BE COMPLETE WITH RODS AND SUPPORTS PROPORTIONED TO THE SIZE OF PIPE TO BE SUPPORTED, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SIZE HANGERS FOR INSULATED PIPING TO BEAR ON OUTSIDE OF INSULATION. PROVIDE INSULATION PROTECTORS AT HANGERS BEARING ON THE OUTSIDE OF INSULATION. PROVIDE A RIGID INSERT OR RIGID INSULATION AT EACH INSULATION PROTECTOR.

WHERE SEVERAL PIPES 2½" AND SMALLER RUN PARALLEL AND IN THE SAME PLANE, THEY MAY BE SUPPORTED ON GANG OR MULTIPLE HANGERS. LARGER PIPING SHALL BE INDEPENDENTLY HUNG, RUN PARALLEL AND BE EQUALLY SPACED.

PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH IPC SECTION 308, AND SPACING OF HANGERS SHALL NOT EXCEED THE LIMITS SET FORTH IN TABLE 308.5. PIPES SHALL BE SUPPORTED WITHIN 1'-0" OF EACH ELBOW.

VERTICAL PIPE SUBJECT TO MOVEMENT SHALL BE SUPPORTED FROM THE WALL BY MEANS OF A PIPE CLAMP.

SUPPORT DOMESTIC WATER PIPING IN SPACES BEHIND PLUMBING FIXTURES BY BRACKETS AND U-BOLTS SECURED TO WASTE AND VENT STACKS. SIZE U-BOLTS TO BEAR ON THE PIPING.

AFTER HANGER RODS ARE INSTALLED IN FINISHED CONCRETE CEILING, FILL THE REMAINING OPENING WITH CEMENT SO THAT NO HOLE SHOWS AT THE CEILING.

WHERE COPPER PIPING IS USED, NONFERROUS METAL SUPPORT(S) OR PROPER ISOLATION BETWEEN DISSIMILAR MATERIALS SHALL BE PROVIDED.

PIPE HANGERS AND SUPPORTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN MANUFACTURERS STANDARDIZATION SOCIETY STANDARD PRACTICES NO. SP-69 AND SP-58.

SPECIFICATIONS

SLEEVES
SLEEVES SHALL BE PROVIDED WHERE PIPES PASS THROUGH WALLS, FLOORS AND ROOFS. PROVIDE STANDARD WEIGHT STEEL SLEEVES IN CONCRETE AND MASONRY CONSTRUCTION, PROVIDE 26GA GALVANIZED SHEET METAL SLEEVES IN INTERIOR DRYWALL CONSTRUCTION. SLEEVES SHALL BE THE FULL THICKNESS OF WALLS AND SHALL ALLOW FOR THE FULL THICKNESS OF PIPE INSULATION, WHERE APPLICABLE.

SLEEVES MAY BE OMITTED WHEN OPENINGS ARE CORE DRILLED FOR CONCEALED VERTICAL AND HORIZONTAL PIPING. SLEEVES ARE NOT REQUIRED AT INDIVIDUAL PLUMBING FIXTURES OR IN CONCRETE FLOOR SLABS ON GRADE, UNLESS OTHERWISE NOTED.

SLEEVES FOR ALL PIPING PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE PROVIDED WITH 3M PIPE BARRIER NO. CP-25 FIRE PROOFING CAULKING, OR EQUAL, IN ANNULAR SPACE BETWEEN SLEEVE AND PIPING. CONTRACTOR SHALL VERIFY THE RATING OF THE WALL AND CONFIRM THE PENETRATION PROTECTION PROVIDED MEETS THAT RATING.

PENETRATIONS THROUGH OUTSIDE WALLS SHALL BE WATERTIGHT. CAULK BETWEEN PLUMBING PIPE AND SLEEVE. PACK WITH FIBERGLASS AND CAULK, 1" DEEP AT EACH FACE WITH NON-HARDENING SEALANT BETWEEN PIPE AND SLEEVE.

WASTE AND VENT PIPING SYSTEMS AND ACCESSORIES
SANITARY PIPING SHALL BE PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM.

PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM D-2665. FABRICATED FITTINGS SHALL CONFORM TO ASTM F-1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564. PRIMER SHALL CONFORM TO ASTM F-656.

WASTE AND VENT PIPING SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING CODES. AT A MINIMUM, WASTE PIPING SHALL BE TESTED WITH AT LEAST 10 FOOT OF WATER HEAD PRESSURE APPLIED. TESTING WITH AIR IS NOT ALLOWED.

ALL VENTS THROUGH ROOF SHALL BE LOCATED AT LEAST 10'-0" AWAY FROM ANY AIR INTAKE, EVAPORATIVE COOLER, OR ANY OTHER DEVICE THAT WOULD DRAW AIR FROM THE VENT. FLASH AROUND ALL PIPES PENETRATING THROUGH ROOF WITH STANDARD MANUFACTURED FLASHINGS. FLASHING SHALL BE SHEET METAL WITH RUBBER GASKETS AND SHALL EXTEND INTO ROOFING AND UP PIPE DISTANCES IN ACCORDANCE WITH THE LOCAL CODE.

NO DOUBLE COMBINATION FITTINGS MAY BE UTILIZED IN THE HORIZONTAL.

WHERE TWO HORIZONTAL PIPES (BACK-TO-BACK WATER CLOSETS OR TWO SANITARY BRANCHES) COMBINE IN THE VERTICAL, A DOUBLE COMBINATION WYE EIGHTH BEND FITTING SHALL BE INSTALLED. DOUBLE SANITARY TEE OR SANITARY CROSS IS NOT ACCEPTABLE.

WHERE DRAWINGS REQUIRE CONNECTION TO EXISTING SANITARY SEWER PIPING IN BUILDING, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD DETERMINE EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK. PROVIDE SCOPING OF BELOW FLOOR PIPING AS NECESSARY TO GATHER THIS INFORMATION. CONTRACTOR SHALL ALERT ENGINEER IF THERE IS A POTENTIAL ISSUE MAINTAINING PROPER SLOPE IN CONNECTING TO EXISTING, OR IF THERE IS A MORE DIRECT CONNECTION POSSIBLE.

DOMESTIC WATER SYSTEMS AND ACCESSORIES
WATER PIPING ABOVE SLAB: TYPE 'L' HARD DRAWN COPPER TUBING, ASTM B88, WROUGHT SOLDER JOINTS, ANSI B16.22.

ALL DOMESTIC HOT WATER PIPING SHALL HAVE A MINIMUM PRESSURE RATING OF 100PSI AT 180°F.

DOMESTIC WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH ALL GOVERNING CODES. PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

BALL VALVES SHALL BE TWO-PIECE BRONZE BODY, LARGE PORT WITH SOLID, SMOOTH BORE CHROME PLATED BRASS BALL. SEATS SHALL BE REINFORCED TFE WITH TEFLON PACKING RING AND THREADED ADJUSTABLE PACKING NUT. PROVIDE STEM EXTENSION AS NEEDED TO PROVIDE HANDLE ON OUTSIDE OF PIPE INSULATION. VALVES SHALL BE APOLLO 70 OR EQUAL.

BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS FOR EASE OF TESTING AND SERVICING. FOR BACKFLOW PREVENTERS WITH VENT CONNECTIONS, ROUTE VENT LINE TO NEAREST DRAIN AND DISCHARGE WITH AIR GAP. BACKFLOW PREVENTERS SHALL BE TESTED IN ACCORDANCE WITH IPC 312.10.2. CONTRACTOR SHALL PROVIDE CERTIFICATIONS THAT STATE DEVICES HAVE BEEN TESTED AND APPROVED.

THERMOMETERS SHALL BE 9" ADJUSTABLE ANGLE, 30°-180°F RANGE (TRERICE BX9 OR EQUAL). PRESSURE GAUGES SHALL BE 4½" DIAL SIZE, 0-160PSI (TRERICE 600CB OR EQUAL).

CONTRACTOR SHALL FIELD VERIFY INCOMING DOMESTIC WATER PRESSURE. WHERE PRESSURE EXCEEDS 80PSI, PROVIDE PRESSURE REGULATING VALVE (WATTS LF223) AND UPSTREAM STRAINER (WATTS LSF777).

CONTRACTOR SHALL FIELD COORDINATE LOCATION OF ACCESSIBLE ISOLATION VALVES ON DOMESTIC HOT & COLD WATER SUPPLIES TO FIXTURES OR GROUPS OF FIXTURES SUCH THAT THEY MAY BE SHUT OFF FOR SERVICING. SERVICE AND HOSE BIBB VALVES SHALL BE IDENTIFIED. ALL OTHER VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE(S) SHALL BE IDENTIFIED, INDICATING THE FIXTURE(S) SERVED.

INSULATION
INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RECIRCULATION PIPING IN ACCORDANCE WITH IECC TABLE C403.2.10. PIPE UP TO 1¼": 1" THICK INSULATION. PIPE 1½" OR LARGER: 1½" THICK INSULATION

INSULATE ALL HORIZONTAL COLD WATER PIPING LOCATED ABOVE CEILING, VERTICAL PIPING LOCATED IN AN EXTERIOR WALL, EXPOSED PIPING (I.E. MECH ROOMS). PIPE UP TO 1"-½" THICK. PIPING 1¼" AND OVER: 1" THICK INSULATION. INSULATION MAY BE OMITTED FOR HORIZONTAL CPVC PIPING LESS THAN 1½".

INSULATION SHALL HAVE A K-FACTOR (AVERAGE THERMAL CONDUCTIVITY) NOT TO EXCEED 0.27 BTU-IN/HR x SQFT x °F.

TANK TYPE WATER HEATERS
WATER HEATERS SHALL BE U.L. LISTED AND SHALL MEET OR EXCEED THE STANDBY LOSS REQUIREMENTS OF U.S. DEPT. OF ENERGY AND CURRENT EDITION OF ASHRAE/IESNA 90.1.

WATER HEATERS SHALL HAVE 150PSI WORKING PRESSURE AND BE EQUIPPED WITH EXTRUDED HIGH DENSITY ANODE ROD AND HIGH TEMPERATURE CUTOFF SWITCH. WATER HEATERS SHALL BE THERMOSTATICALLY CONTROLLED AND SET TO 120° UNLESS OTHERWISE NOTED. WATER HEATERS SHALL BE INSTALLED ON SUSPENDED PLATFORM, STEEL STAND OR CONCRETE PAD, AS INDICATED ON DRAWINGS.

WATER HEATERS SHALL HAVE A MINIMUM 3 YEAR LIMITED WARRANTY.

WATER HEATERS SHALL BE INSTALLED LEVEL AND PLUMB. FIELD COORDINATE EXACT WATER HEATER LOCATION. MAINTAIN MANUFACTURERS RECOMMENDED CLEARANCES, AND INSTALL SUCH THAT CONTROLS AND DEVICES ARE ACCESSIBLE FOR SERVICING.

INSTALL SHUTOFF VALVES IN COLD WATER INLET AND HOT WATER OUTLET. INSTALL THERMOMETER ON HOT WATER OUTLET. WATER HEATER SHALL HAVE ASME RATED COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE IN TOP PORTION OF TANK (FACTORY OR FIELD INSTALLED). PIPE RELIEF VALVE OUTLET TO FLOOR DRAIN, MOP SINK, INDIRECT WASTE RECEPTOR OR TO EXTERIOR. MAINTAIN CONTINUOUS DOWNWARD PITCH TOWARD DISCHARGE LOCATION, AND PROVIDE AIR GAP AT DISCHARGE LOCATION. WHERE WATER HEATER DRAIN PAN IS INDICATED ON PLANS, ROUTE DRAIN TO SAME LOCATION AS RELIEF VALVE AND DISCHARGE WITH AIR GAP.

P-1 PLUMBING SPECIFICATIONS
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

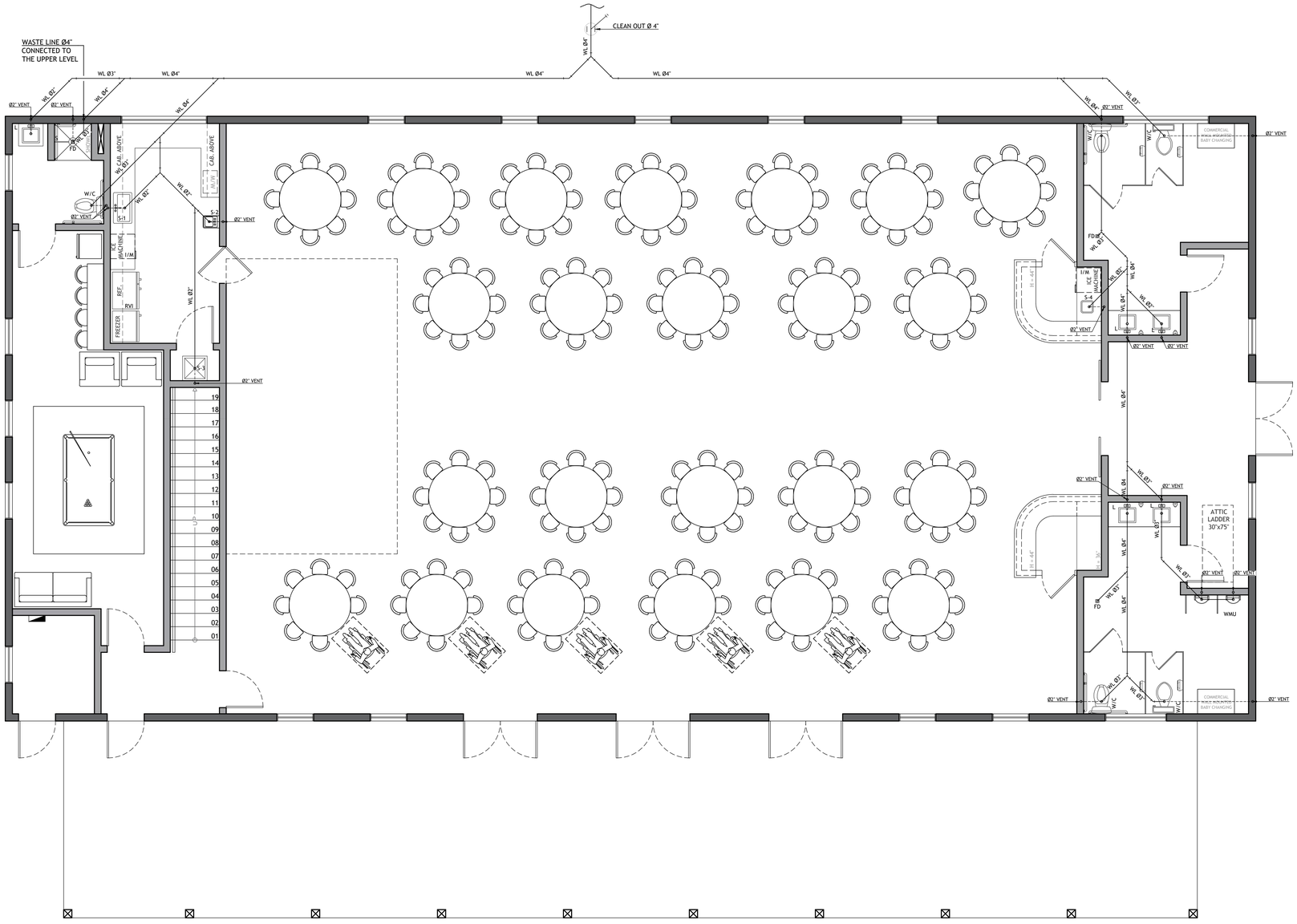
PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

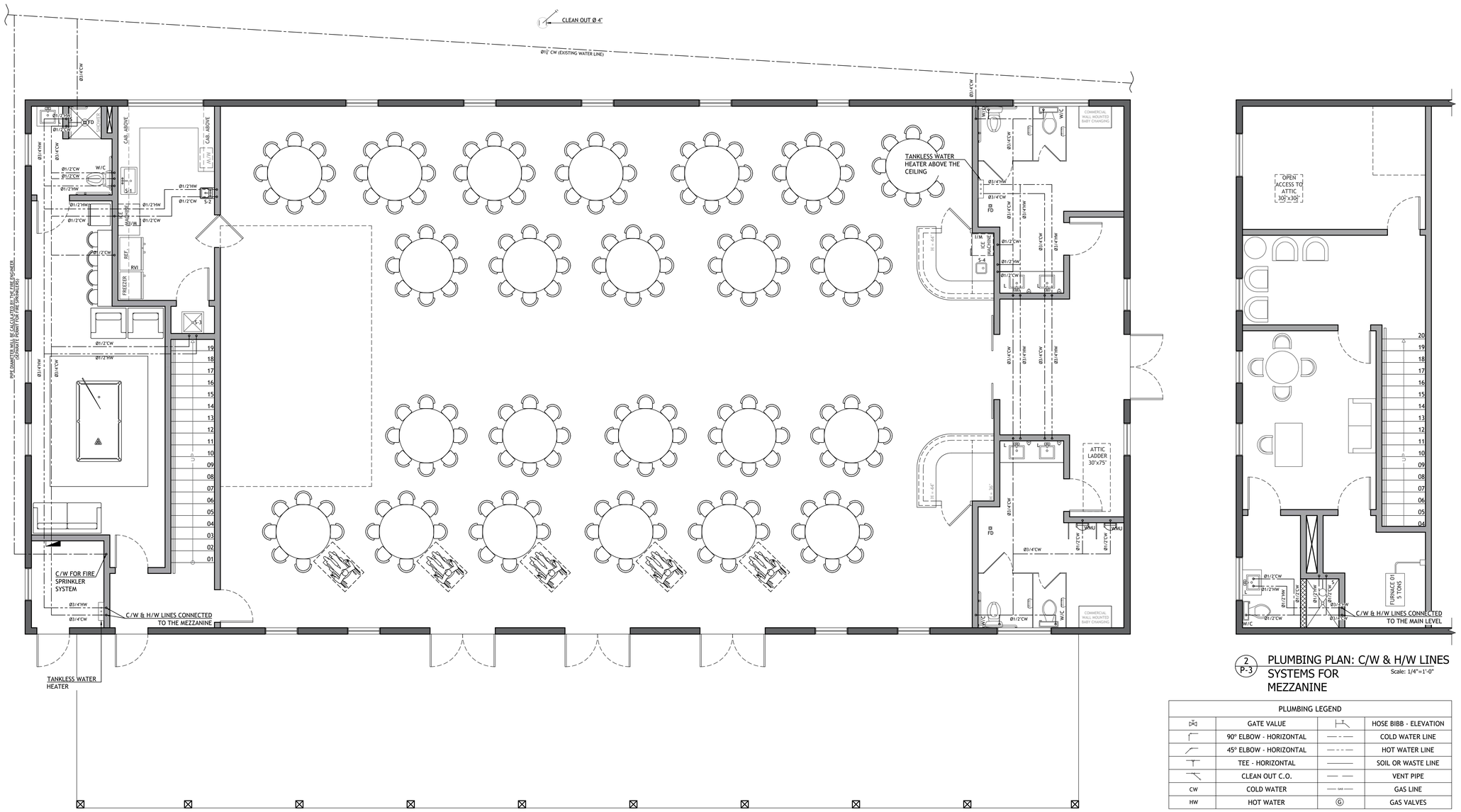
PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JAMES M. PROCTOR

DATE 08/05/2024

JOB REV. 01

P - 1


WASTE LINE Ø4"
CONNECTED TO
THE UPPER LEVEL
CLEAN OUT Ø 4"
WL Ø4"
WL Ø3"
WL Ø4"
WL Ø4"
WL Ø4"
WL Ø4"
WL Ø4"
Ø2" VENT
WL Ø2"
WL Ø4"
WL Ø4"
WL Ø4"
WL Ø4"
WL Ø2"
WL Ø2"
WL Ø2



1 P-3 PLUMBING PLAN: C/W & H/W LINES SYSTEMS FOR MAIN LEVEL
Scale: 1/4"=1'-0"

2 P-3 PLUMBING PLAN: C/W & H/W LINES SYSTEMS FOR MEZZANINE
Scale: 1/4"=1'-0"

PLUMBING LEGEND			
	GATE VALUE		HOSE BIBB - ELEVATION
	90° ELBOW - HORIZONTAL		COLD WATER LINE
	45° ELBOW - HORIZONTAL		HOT WATER LINE
	TEE - HORIZONTAL		SOIL OR WASTE LINE
	CLEAN OUT C.O.		VENT PIPE
CW	COLD WATER	GAS	GAS LINE
HW	HOT WATER	G	GAS VALVES

P-3 PLUMBING PLAN: C/W & H/W LINES SYSTEMS
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

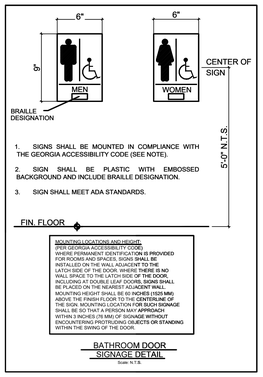
PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER K.W. PROCTOR

DATE 08/05/2024

JOB REV. 01

P - 3



BATHROOM DOOR SIGNAGE DETAIL
Scale: N.T.S.

RESTROOM SYMBOL LEGEND	
A	COUNTERTOP SINK: AMERICAN STANDARD "RONDALYN" WITH FAUCET HOLES ON 4" CENTERS AND AMERICAN STANDARD "SEVA" FAUCET ASSEMBLY WITH SINGLE LEVER AND POP-UP DRAIN. PROVIDE LAVATORY SOAP DISPENSER, BOBRICK # 8226 WITH 6" SPOUT.
B	FLOOR MOUNTED TOILET: AMERICAN STANDARD "CADET ELONGATED PRESSURE-ASSISTED 1.28 GPF WITH OPEN FRONT SEAT AND LID. PROVIDE HANDICAP HEIGHT MODEL WHERE INDICATED. FLUSH VALVE TO BE LOCATED ON OPPOSITE HAND FROM SIDE WALL)
C	MIRROR: TENANT PROVIDED/GC INSTALLED
D	GRAB BARS BOBRICK B-5806 SERIES, 36" AND 42".
E	RECESSED PAPER TOWEL/TRASH COMBINATION TENANT PROVIDED/GC INSTALLED
F	SURFACE MOUNTED TOILET TISSUE DISPENSER BOBRICK B-4288.
G	SIGNAGE: PROVIDE MEN AND WOMEN'S RESTROOM SIGNAGE.
H	SURFACE MOUNTED SOAP DISPENSER TENANT PROVIDED/GC INSTALLED
I	HOOKS AT RR DOORS
J	WALL MOUNTED SANITARY NAPKIN DISPENSER/TRASH-BY TENANT

TOILET PARTITION NOTES (SEE I0-I FOR GENERAL NOTES):

T-1 **Mirror:** Bottom of reflective mirror surface to be mounted at 40"A.F.F.

T-2 **Handicap Grab Bars:** Bobrick # B-5806 Series, 1 1/2" diameter Stainless Steel Grab Bars with Snap Flange. Unit to have satin stainless finish and peened gripping surface. Overall widths 36" behind toilet and 42" beside toilet. Mount grab bars at 34" A.F.F. to centerline of bar. Contractor to provide fire retardant wood blocking within GWB partitions as required for a secure installation.

T-3 **Paper Towel Dispenser:** Mount unit with top of rough opening at 59 1/2" for handicap accessibility of dispenser. Unit to be 22-gauge stainless steel with satin finish.

T-4 **Toilet Tissue Dispenser:** Mount centerline of unit 7'-9" in front of toilet. Dispenser can be 15"-48" above finished floor, but cannot interfere with grab bars.

T-5 **Signage:** Contractor to provide signage identifying Men's and Women's facilities. Signs to have raised lettering, braille lettering, pictograms and international symbol of accessibility. Signs are to be located beside the door, 60" aff to centerline of sign. Signs to fully comply with all requirements of the 2010 ADA. Coordinate color and style of sign with Designer prior to ordering.

CALCULATION FOR TANKLESS WATER HEATER FOR MAIN LEVEL OF 2926 LEWIS STREET | KENNESAW, GA 30144				
ITEM	QUANT.	DESCRIPTION	GPM	TOTAL GPM
01	01	BAR SINK	1.5	1.5
02	04	LAVATORY MEN'S & WOMEN'S RESTROOMS	0.5	2.0
				3.5 GPM
RHEEM 7 GPM INDOOR TANKLESS WATER HEATER NATURAL GAS HIGH-EFFICIENCY NON-CONDENSING | MODEL: RTG-70DVLN-3 | MANUFACTURED BY RHEEM				

CALCULATION FOR TANKLESS WATER HEATER FOR UPPER LEVEL OF 2926 LEWIS STREET | KENNESAW, GA 30144				
ITEM	QUANT.	DESCRIPTION	GPM	TOTAL GPM
01	02	SHOWER (OFFICE RESTROOM & BRIDEGROOM'S RESTROOM)	2.0	4.0
02	02	LAVATORY (OFFICE RESTROOM & BRIDEGROOM'S RESTROOM)	0.5	1.0
03	1	SINK BREAK ROOM	1.5	1.5
04	1	HAND SINK	0.5	0.5
05	1	SERVICE SINK MOP	1.5	1.5
				8.5 GPM
RHEEM HIGH EFFICIENCY CONDENSING 9.5 GPM TANKLESS NATURAL GAS WATER HEATER | MODEL: RTGH-95DVLN-3 | MANUFACTURED BY RHEEM				

Figure 7.4.3
AN ADULT-HEIGHT ELONGATED WATER CLOSET BOWL COMPARED TO A ROUND BOWL

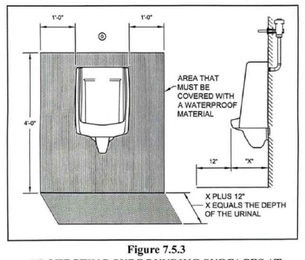
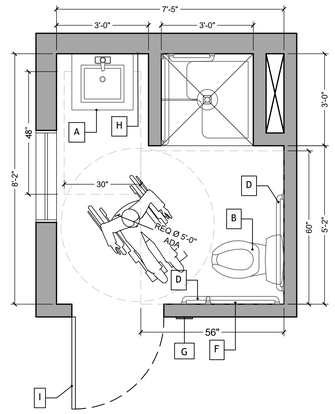
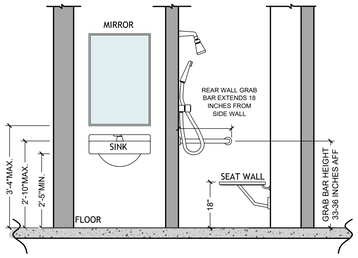


Figure 7.5.3
PROTECTING SURROUNDING SURFACES AT URINALS

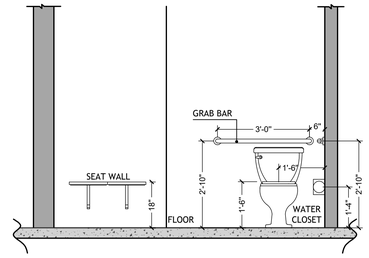
CALCULATION FOR WATER CLOSET AND LAVATORIES
• 344 PERSON/WATER CLOSET 1/75 = 4.58 ea < PROVIDED 6 ea
• LAVATORIES 1/200 = 1.72 ea < PROVIDED 5 ea



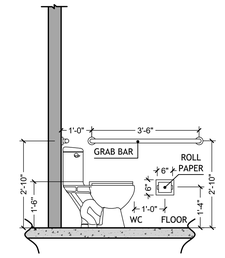
1 P-4 DETAIL - BRIDEGROOM'S RESTROOM (ADA)
Scale: 1/2"=1'-0"



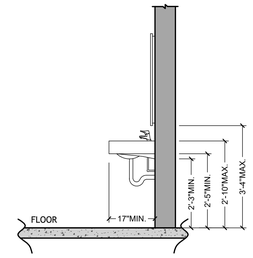
2 P-4 BRIDGROOM'S RESTROOM (ADA)
FRONT ELEVATION
Scale: 1/2"=1'-0"



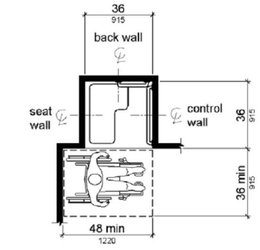
3 P-4 BRIDEGROOM'S RESTROOM (ADA)
SIDE ELEVATION
DETAIL GRAB BAR
Scale: 1/2"=1'-0"



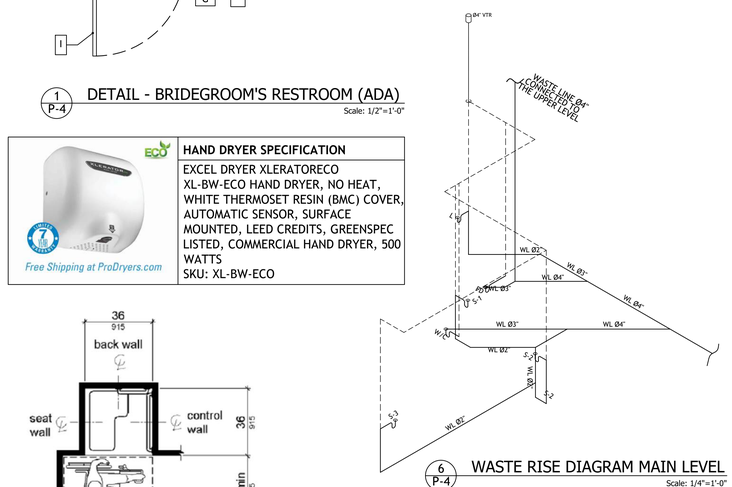
4 P-4 BRIDEGROOM'S RESTROOM (ADA)
REAR ELEVATION
DETAIL GRAB BAR
Scale: 1/2"=1'-0"



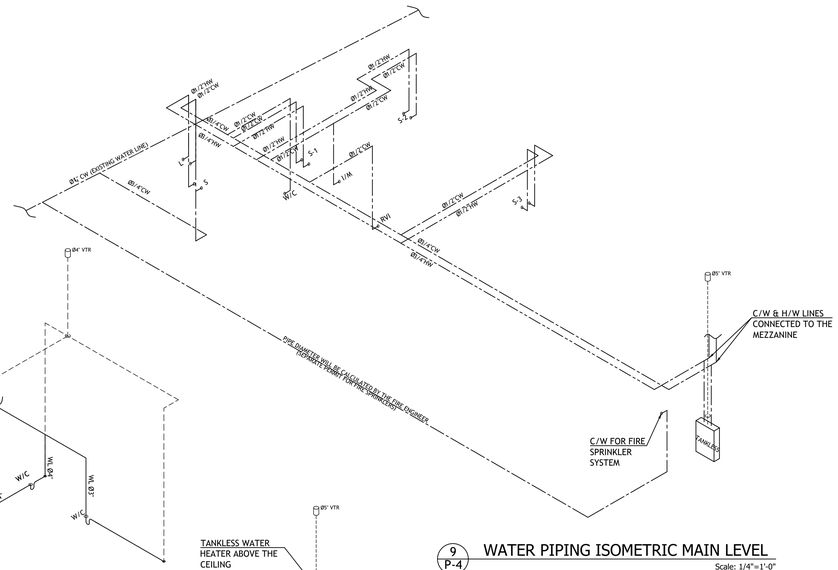
5 P-4 BRIDEGROOM'S RESTROOM (ADA)
SIDE ELEVATION
DETAIL SINK
Scale: 1/2"=1'-0"



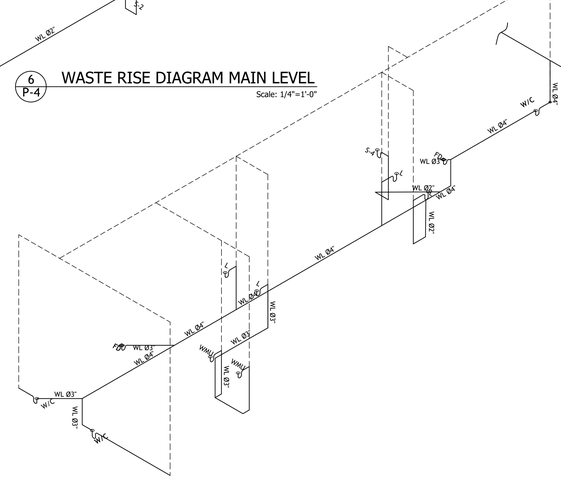
12 P-4 DETAIL: TRANSFER - TYPE SHOWER COMPARTMENT
Scale: N.T.S.



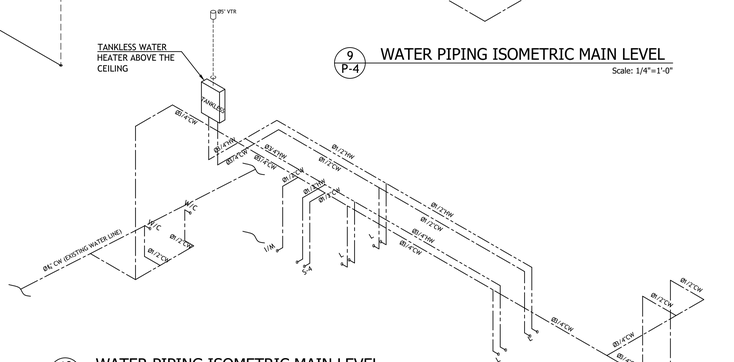
6 P-4 WASTE RISE DIAGRAM MAIN LEVEL
Scale: 1/4"=1'-0"



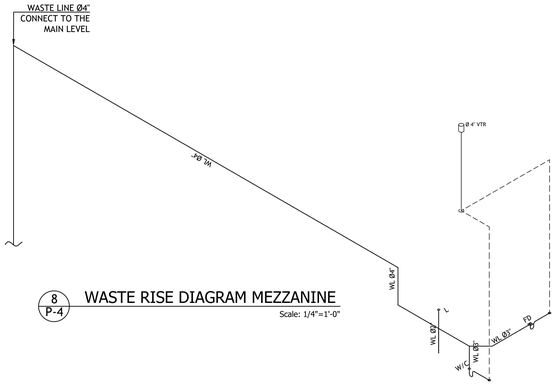
9 P-4 WATER PIPING ISOMETRIC MAIN LEVEL
Scale: 1/4"=1'-0"



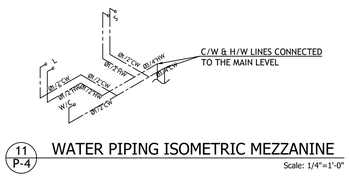
7 P-4 WASTE RISE DIAGRAM MAIN LEVEL
Scale: 1/4"=1'-0"



10 P-4 WATER PIPING ISOMETRIC MAIN LEVEL
Scale: 1/4"=1'-0"



8 P-4 WASTE RISE DIAGRAM MEZZANINE
Scale: 1/4"=1'-0"



11 P-4 WATER PIPING ISOMETRIC MEZZANINE
Scale: 1/4"=1'-0"

P-4 PLUMBING SYSTEMS: ISOMETRIC RISER DESIGN AND DETAILS
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

DIAGRAM - PLUMBING LEGEND	
CW	COLD WATER
HW	HOT WATER
VTR	VENT TO ROOF
S	SANITARY
CO	CLEAN-OUT
BFP	BACK FLOW PREVENTER

PLUMBING LEGEND			
	GATE VALUE		HOSE BIBB - ELEVATION
	90° ELBOW - HORIZONTAL		COLD WATER LINE
	45° ELBOW - HORIZONTAL		HOT WATER LINE
	TEE - HORIZONTAL		SOIL OR WASTE LINE
	CLEAN OUT C.O.		VENT PIPE
CW	COLD WATER	GAS	GAS LINE
HW	HOT WATER	Ⓖ	GAS VALVES

HAND DRYER SPECIFICATION

EXCEL DRYER XLERATORECO XL-BW-ECO HAND DRYER, NO HEAT, WHITE THERMOSET RESIN (BMC) COVER, AUTOMATIC SENSOR, SURFACE MOUNTED, LEED CREDITS, GREENSPEC LISTED, COMMERCIAL HAND DRYER, 500 WATTS
SKU: XL-BW-ECO

Free Shipping at ProDryers.com

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KEVIN PROCTOR

DATE
08/05/2024

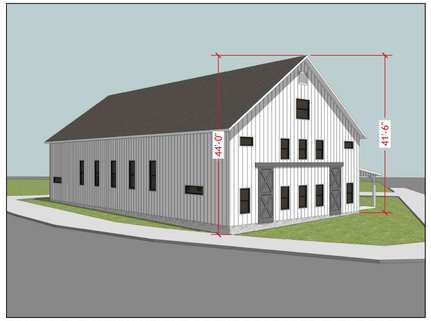
JOB
REV. 01

P - 4

THIS BLOCK RESERVED FOR CLERK OF COURT



ZONING ELEVATION HEIGHT OF THE EXISTING HISTORIC HOUSE
BRIDE'S SUITE
SCALE: No



ZONING ELEVATION HEIGHT OF THE PROPOSED EVENT BARN
SCALE: No

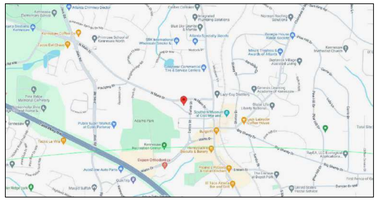
GSWCC Georgia Soil and Water Conservation Commission
Jasper W Proctor Jr.
Level II Certified Design Professional
Certification Number 0000009379
Issued: 04/25/2024 Expires: 04/25/2027

LEGEND

Existing Contour	990	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	992.0	Chord	C
Proposed Spot Elev.	992.0	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility LIne	OHUL
Silt Fence	X X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow		Junction Box	JB
Power Pole	PP	Drop Inlet	DI
Gas LIne	G	Headwall	HV
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MDN	Sewer Easement	SE
Nail & Cap	N&C	Drainage Easement	DE
Fence Corner	FC	Water Valve	WV
Fence	-x-x-	Water Meter	WM
Open Top Pin	OTP	Gas Valve	GV
Crimp Top Pin	CT	Gas Meter	GM
Reinforcing Bar	Re-bar	Arc	A
Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR



TAX MAP

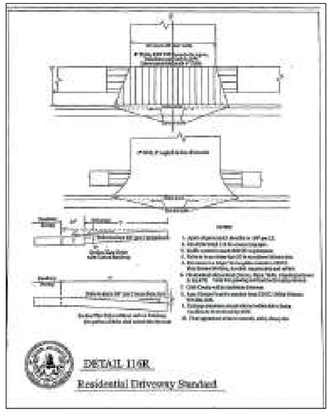


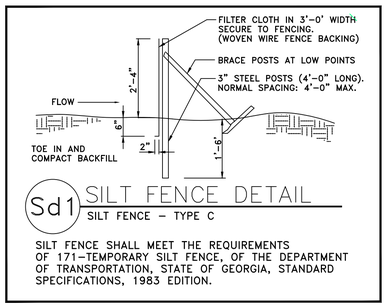
VICINITY MAP

Elevations are required when any portion of any structure is within 5 feet or closer to a side Interior zone lot line, after the zone lot amendment. Elevations must Include:

- Provide front and rear zoning base plane elevation and spot grades (see tip sheet #2). All zoning tip sheets can be found in the Home Projects Section of www.denvergov.org/DS
- All structure height in decimal feet
- Building setback dimensions from the zone lot lines
- Provide measurements for all building eaves, projections, and overhangs, measured from exterior surface of wall

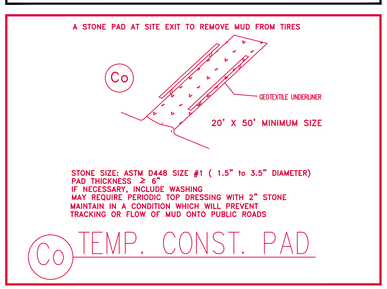
Legend
Zone Lot Setback
Max Height
Bulk Plane
Base Plane
65% 35% Zone Lot Depth Line
Spot Elevations at Original Grade
Existing Grade
Exterior Building Footprint





Sd1 SILT FENCE DETAIL
SILT FENCE – TYPE C

SILT FENCE SHALL MEET THE REQUIREMENTS OF 171–TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.



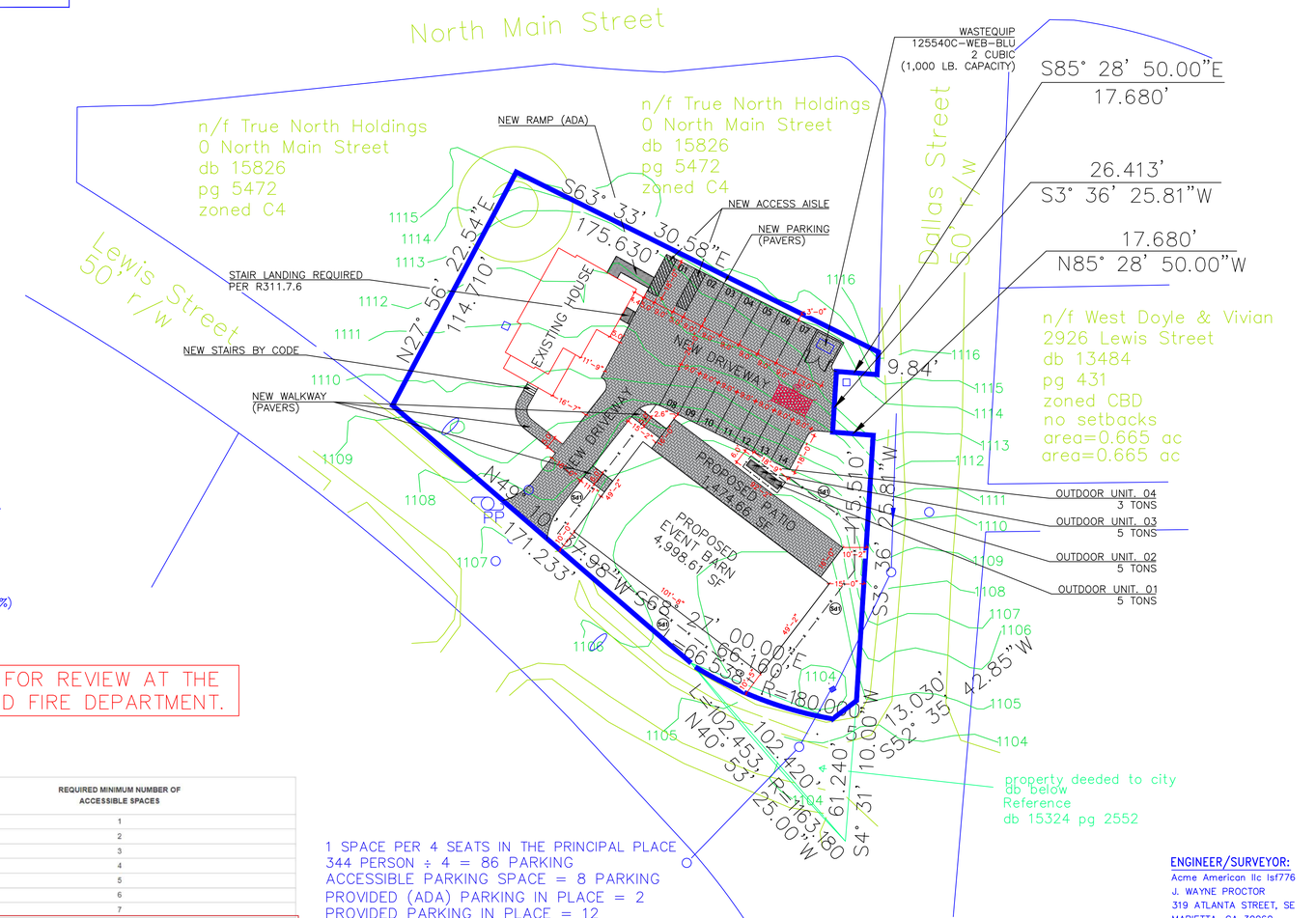
Co TEMP. CONST. PAD

TOTAL AREA CALCULATION COVERAGE
ZONING CLASSIFICATION: CBD
COVERAGE MAXIMUM CODE: 87%
TOTAL AREA SPACE: 28,961.31 SF (0.665 AC)
EXISTING HISTORIC HOUSE AREA SPACE: 1,637.92 SF
EXISTING FRONT PORCH AREA SPACE: 248.08 SF
PROPOSED EVENT BARN: 4,998.61 SF
PROPOSED PATIO AREA: 1,474.66 SF
WALKWAY + RAMP (ADA): 422.47 SF
DRIVEWAY: 6,721.36 SF
TOTAL COVERAGE AREA SPACE: 15,503.31 SF (53.53%)

PRELIMINARY DESIGN IS FOR REVIEW AT THE ZONING DEPARTMENT AND FIRE DEPARTMENT.

TABLE 1106.1 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000



1 SPACE PER 4 SEATS IN THE PRINCIPAL PLACE
344 PERSON ÷ 4 = 86 PARKING
ACCESSIBLE PARKING SPACE = 8 PARKING
PROVIDED (ADA) PARKING IN PLACE = 2
PROVIDED PARKING IN PLACE = 12

163 POSSIBLE PARKING FROM NEIGHBORS TO USE AS ADDITIONAL PARKING
A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ENGINEER/SURVEYOR:
Acme American llc lsf776
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6890

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ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT#2024-1568

title: Site Plan
project: 2926 Lewis Street Kennesaw, Georgia 30144
Cobb COUNTY L.L.139, 20th Dist.

seal: 08-05-24
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JASPER W. PROCTOR

seal: 08-05-24
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JASPER W. PROCTOR

revisions:

date: 6-14-24
dwg. by: CC
chkd. by: JWP

sheet: C-2

Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: April 25, 2025

TITLE: **Exterior Renovation (Alteration): 3000 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Bill Benson to replace an existing pergola with a deck roof at 3000 N. Main Street. Case #2025-07

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2025-07_3000 N Main St - Application Packet

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.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met. All applications require at least one consultation with Planning and Zoning staff prior to submittal of applications. Please contact staff at (770) 590-8268 to schedule an appointment.

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:** William Benson

☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 3000 North Main Street NW

_____

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 3000 North Main Street NW

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: _____

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

_____

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

NAME OF OWNER:

William Benson

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

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).**

Replacement of existing pergola with a deck roof. The house roof and deck roof will be matching architectural shingles. The framing for the deck roof will be wood engineered appropriately for the structure. The exposed framing will either be stained or painted to complement the design of the house. The interior ceiling of the deck roof will be wood and either stained or painted. Any exposed siding will match the existing house lap siding and material.

The deck roof does not tie into the house roof, is in the rear right corner of the house and does not impact the front elevation of the house. The peak height of the deck roof is below the house roof peak height.

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04/17/2025

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

_____

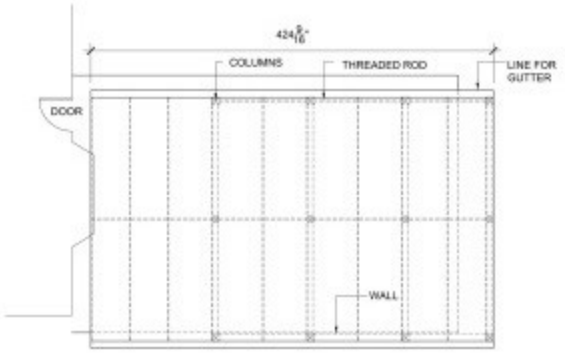
_____

(May re-submit within 60 days)

POSTPONED/TABLED_____

Signature, Historic Preservation Commission Date

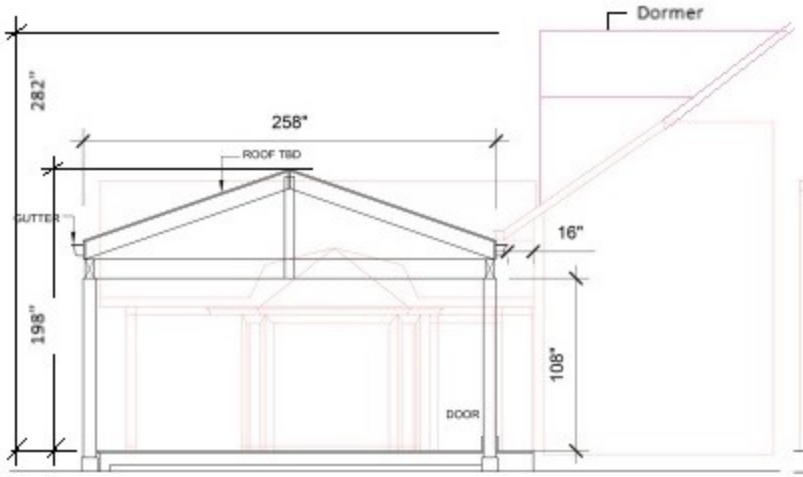
Upon Administrative Approval scan and send document to Commission for review



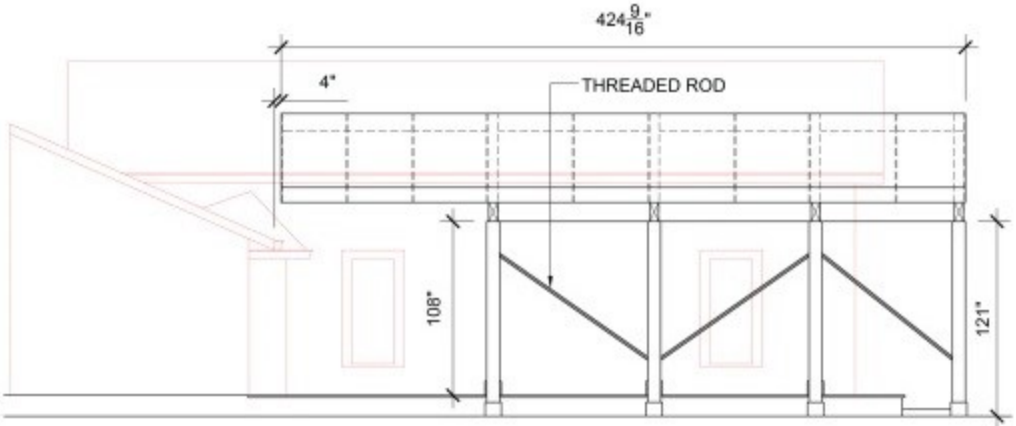
FLOOR PLAN



PERSPECTIVE



FRONT ELEVATION



LEFT-SIDE ELEVATION

Materials

House roof and Deck Roof:

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weber



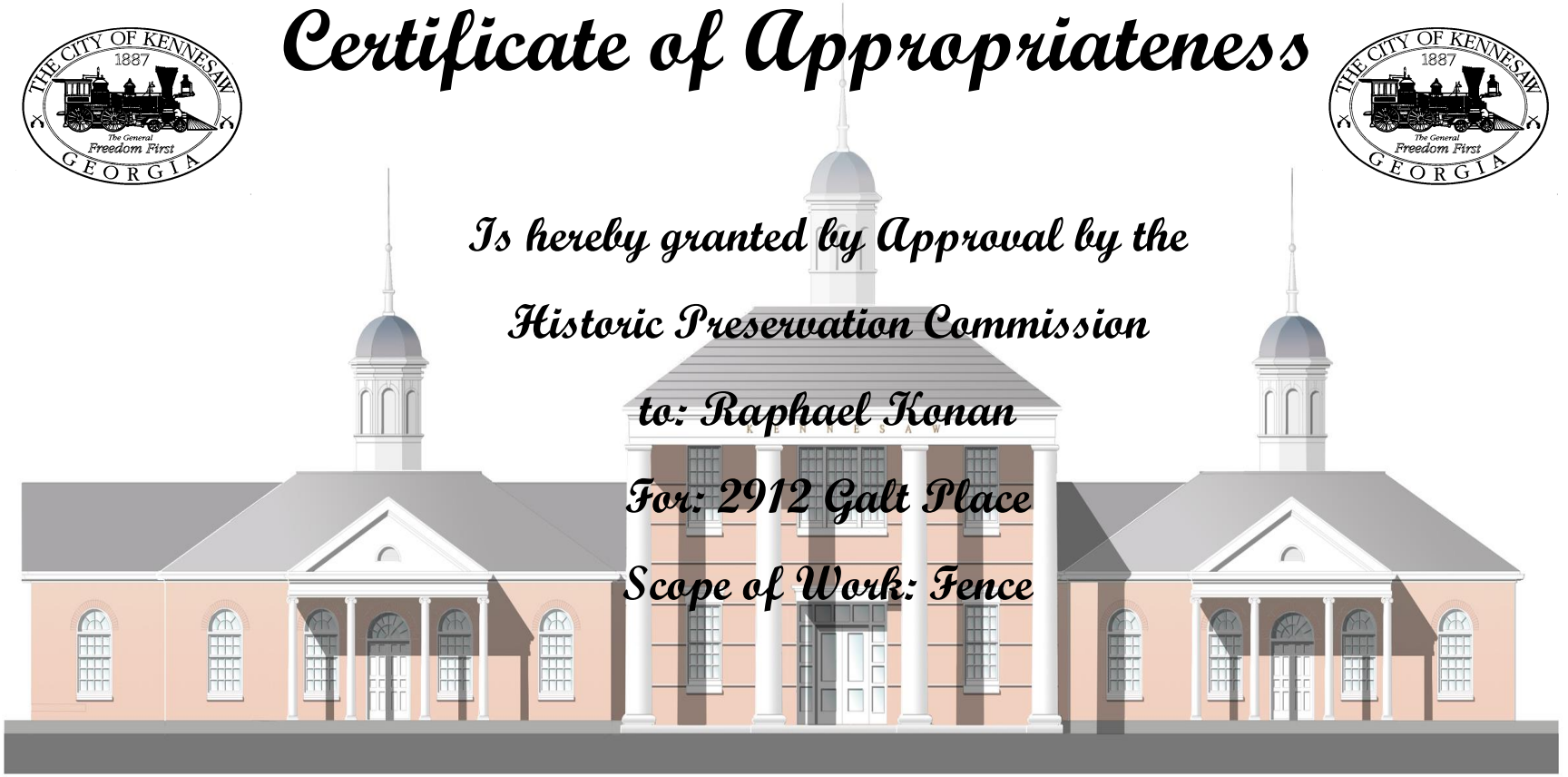








Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Raphael Konan

For: 2912 Galt Place

Scope of Work: Fence

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/03/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

03/03/2025

Date

Expires
03/03/2026

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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: Raphael and Romana Konan

- [x] Owner
- [ ] Other
- [ ] Other, please specify _____

APPLICANT MAILING ADDRESS: 2912 Galt Place NW

Kennesaw, GA 30144

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 2912 Galt Place NW, Kennesaw, GA 30144

Land Lot _____ Tax Parcel _____ Lot Size 0.19 acre

Current zoning on property: _____

2. NAME OF ATTORNEY OR REPRESENTATIVE:

_____

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

NAME OF OWNER:

_____

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

3. ACTIVITY

- [ ] New Construction
- [ ] Demolition
- [ ] Awnings
- [x] Fence
- [ ] Repairs or Alterations
- [ ] Landscaping
- [ ] Exterior Architectural Features
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- [ ] Sign Placement *

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See attached

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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: 3/3/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: 3/3/2025

- ☒ 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

2912 Galt Place Fence Description

. Fence Height:

- The fence will have a uniform height of 6 feet.
- The height includes the fence panels and posts, ensuring adequate privacy and security.
- Local zoning regulations will be reviewed to ensure compliance with height restrictions.

2. Fence Material:

- The fence will be constructed using pressure-treated wood for durability and resistance to weather conditions.
- Wooden posts will be set in concrete to provide stability and longevity.
- The panels will consist of vertical wooden planks with a smooth finish.
- Optional staining or painting may be applied for additional weather resistance and aesthetic appeal.

3. Finished Side Orientation:

- The finished side of the fence (the side with the smoother, more visually appealing surface) will face outward towards neighboring properties and public spaces.
- The internal side of the fence, which may have horizontal support rails, will face the property.

4. Additional Considerations:

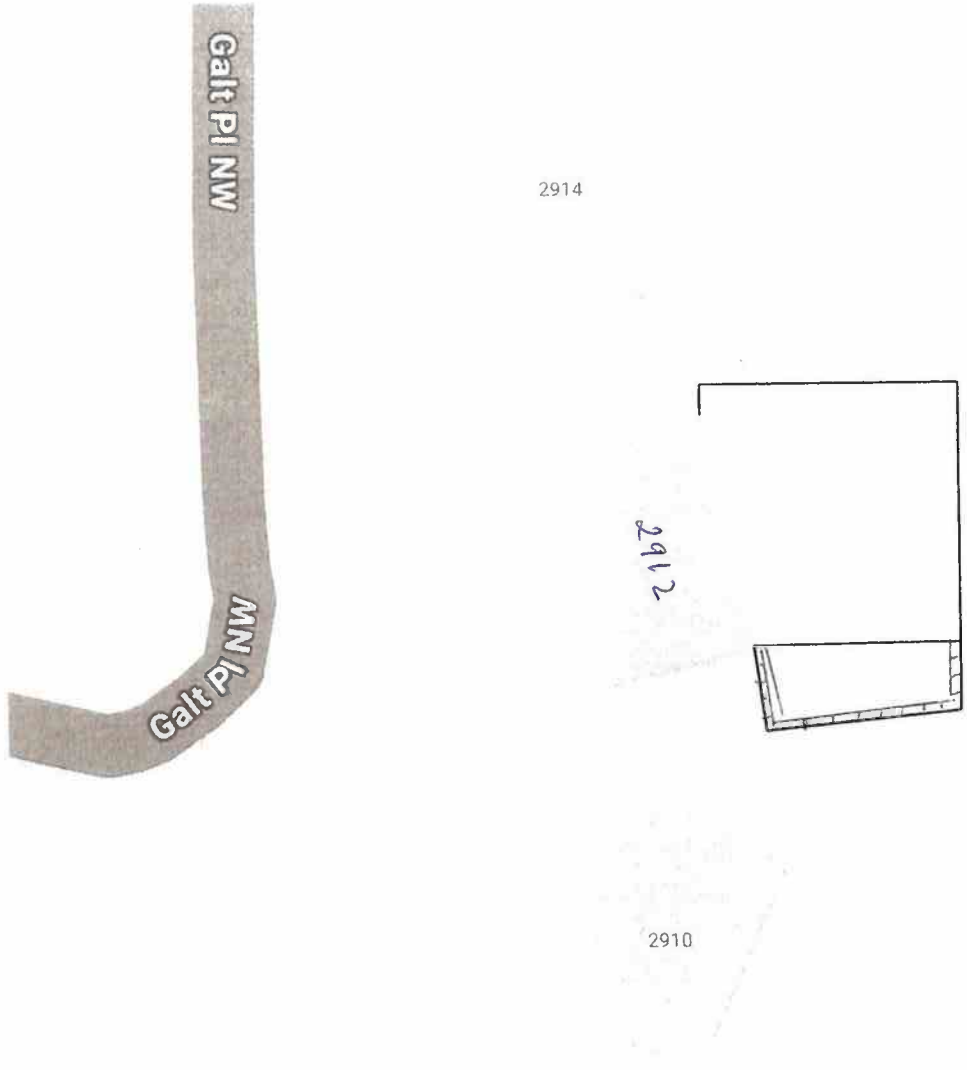
- The fence posts will be spaced approximately 8 feet apart for structural support.
- A gate will be included for access, with a width of at least 3 feet for pedestrian entry.
- Any required permits or approvals will be obtained before construction begins.
- The fence line will be properly measured and marked to avoid encroachment on neighboring properties.
- A portion of the existing fence will be taken down.

Copy of 2912 galt place NW, Kennesaw,30144

Untitled layer

Line 2

Line 3

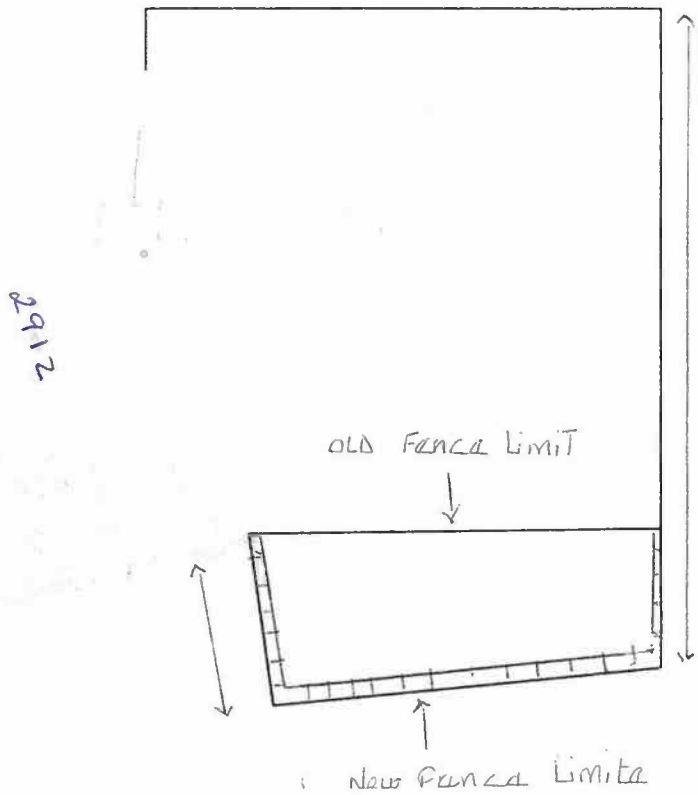


Copy of 2912 galt place NW, Kennesaw,30144

Untitled layer

Line 2

Line 3



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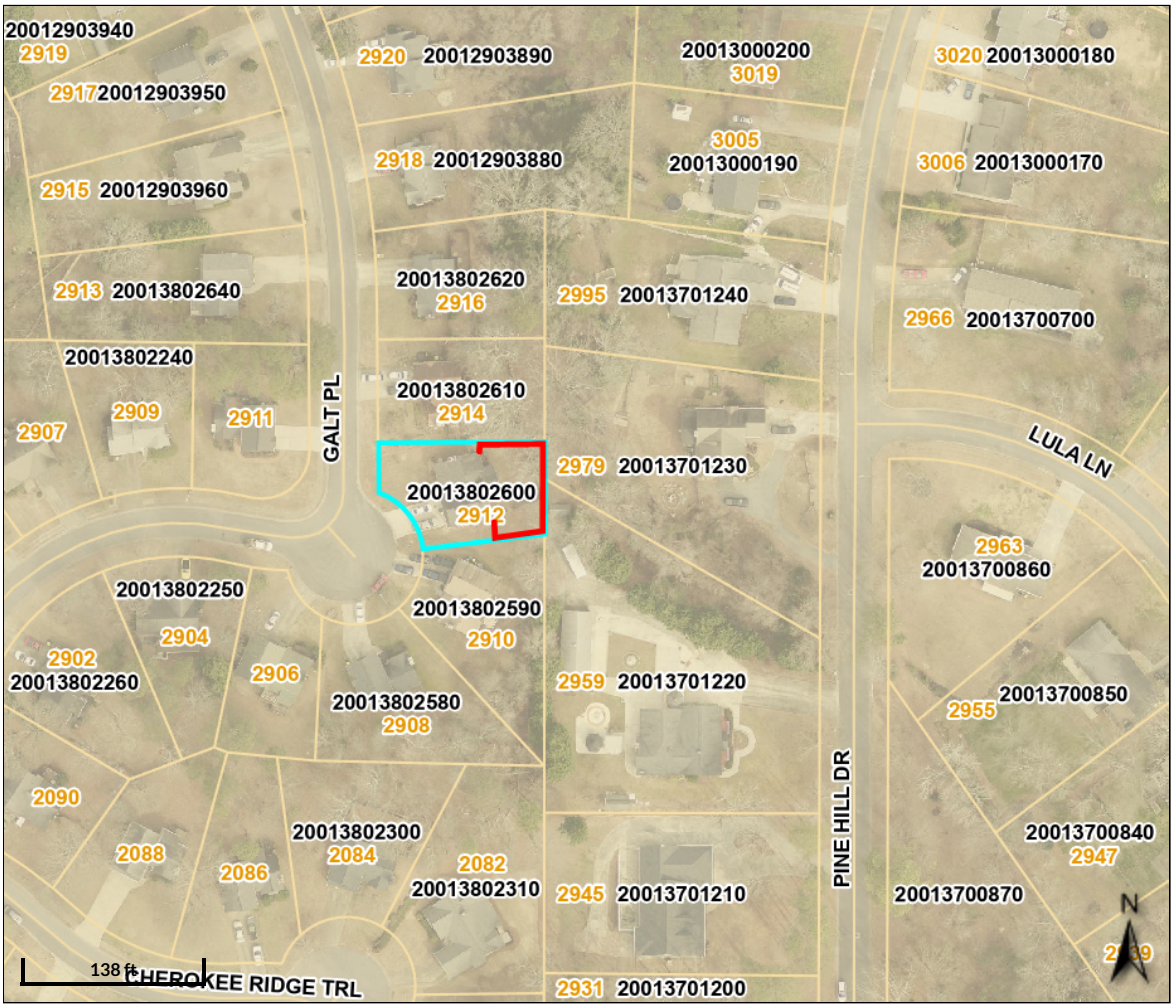
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qPublic.net™ Cobb County, GA



Overview



Legend

Cities
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton

Adminstrative Facilities

Libraries

Police Stations

Fire Stations

County Parks

Federal Parks

House Number Labels

Parcels

Roads
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID	20013802600	**Physical Address**	2912 GALT PL	**Last 2 Sales**			
Class Code	R3 - Residential Lots	**Owner**	KONAN ROMANA & RAPHAEL	**Date**	**Price**	**Reason**	**Qual**
Taxing District	(3) KENNESAW		2912 GALT PL NW	8/25/2022	$185000	VALID SALE	Q
Acres	n/a		KENNESAW GA 30144	4/29/2002	$137000	VALID SALE	Q

Date created: 2/20/2025
Last Data Uploaded: 2/19/2025 8:23:01 AM

Developed by SCHNEIDER GEOSPATIAL

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Glenn Little

For: 3086 Cherokee Street NW

Scope of Work: Roof and minimal siding repair. Materials to match existing

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/05/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

03/05/2025

Date

Expires
03/05/2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

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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: Gurdon Counts

- ☑ Owner
- ☐ Other
- ☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2996 N Main ST NW, Kennesaw GA 30144

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 2996 N Main ST NW, Kennesaw GA 30144

Land Lot _____ Tax Parcel 20013900100 Lot Size .5 acres

Current zoning on property: R-20

2. NAME OF ATTORNEY OR REPRESENTATIVE:

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

NAME OF OWNER:

Gurdon Counts

(Home#)_____ (Cell#) [redacted] (Email) _____

3. ACTIVITY

- ☐ New Construction
- ☐ Demolition
- ☐ Awnings
- ☐ Fence
- ☑ Repairs or Alterations
- ☐ Landscaping
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Replace roof with GAF Architectural shingles in similar color, Repair damaged siding, paint siding and trim the same colors. Blue and White

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2/24/2025

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: 3/5/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: 3/5/2025

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

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS: Approved per clarifications from applicant, that siding repairs are limited to less than 5% of siding areas, and at limited localized areas. Materials are to match existing.

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























Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: City of Kennesaw

For: 2828 Cherokee Street

Scope of Work: Replacement of existing sign for the city's amphitheater, including amphitheater illuminated channel letters and 3 sign face replacements

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/07/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

03/07/2025

Date

Expires
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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:** City of Kennesaw
   ☒ Owner
   ☐ Other
   ☐ Other, please specify _____

   APPLICANT MAILING ADDRESS: 2529 J.O Stephenson Avenue, Kennesaw, GA 30144

   _____

   (Home#) 770-590-8268 (Cell#) _____ (Email) zoningdept@kennesaw-ga.gov

   PROPERTY ADDRESS: 2828 Cherokee St, Kennesaw GA 30144

   Land Lot 138 Tax Parcel 80 Lot Size 2.72 +/- acres

   Current zoning on property: Central Business District (CBD)

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

   _____

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

   NAME OF OWNER:

   _____

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

3. **ACTIVITY**

☐ New Construction	☐ Exterior Architectural Features
☐ Demolition	☐ Exterior Environmental Feature Change
☐ Awnings	☐ Moving a Building
☐ Fence	☒ Sign Erection
☐ Repairs or Alterations	☐ Sign Placement *
☐ Landscaping	* **(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).**

Replacement of exisiting sign for the city's amphitheater. See attached sign plans.

1. Amphitheater illuminated channel letters

2. Three (3) sign face replacement

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.

3/5/25

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: 3/7/2025

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: 3/7/2025

X 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

_____

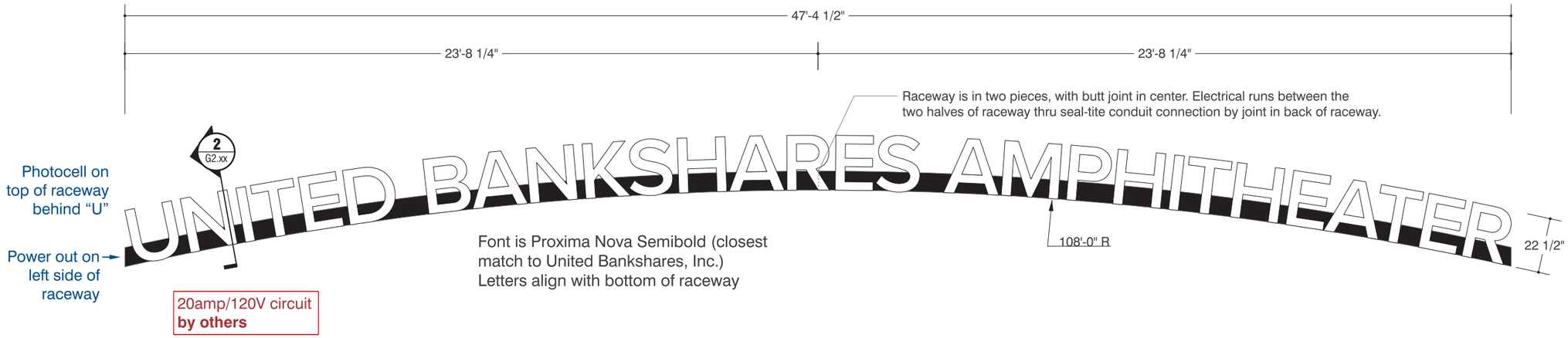
_____

(May re-submit within 60 days)

POSTPONED/TABLED_____

Signature, Historic Preservation Commission Date

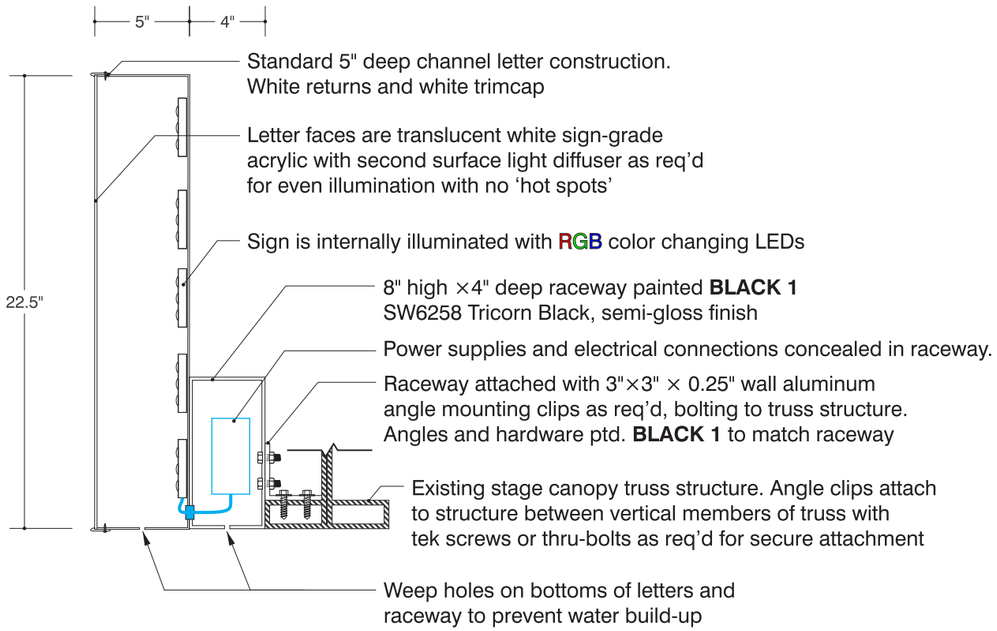
Upon Administrative Approval scan and send document to Commission for review



1 AMPHITHEATER ILLUMINATED CHANNEL LETTERS

G2.xx

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



2 CHANNEL LETTER – TYPICAL SECTION

G2.xx

Scale: NTS

PROJECT:

UNITED BANKSHARE CHANNEL LETTERS

2828 CHEROKEE ST NW,
KENNESAW, GA 30144

CLIENT:

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

PREPARED BY:

MILLER EG DESIGN

315 Northpoint Pkwy SE, Suite F
Acworth, GA 30102
Office 678-369-4877
Fax 678-559-0660

All ideas, designs and plans indicated or represented by this drawing are the property of Miller EG Design and were created and developed for use in connection with the specified project; they are not to be used, reproduced or copied in whole or in part and shall be returned upon request. None of such ideas, designs or plans shall be used by or disclosed to any persons, firms or corporations for any purpose whatsoever without the written permission of Miller EG Design.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings and must notify Miller EG Design of any discrepancies. Shop drawings must be submitted to Miller EG Design, for approval prior to proceeding with fabrication and installation.

Copyright © 2025 Miller EG Design.

REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER:

COK0125.02UBCL

DRAWN	PM	EM
MV	CT	TM

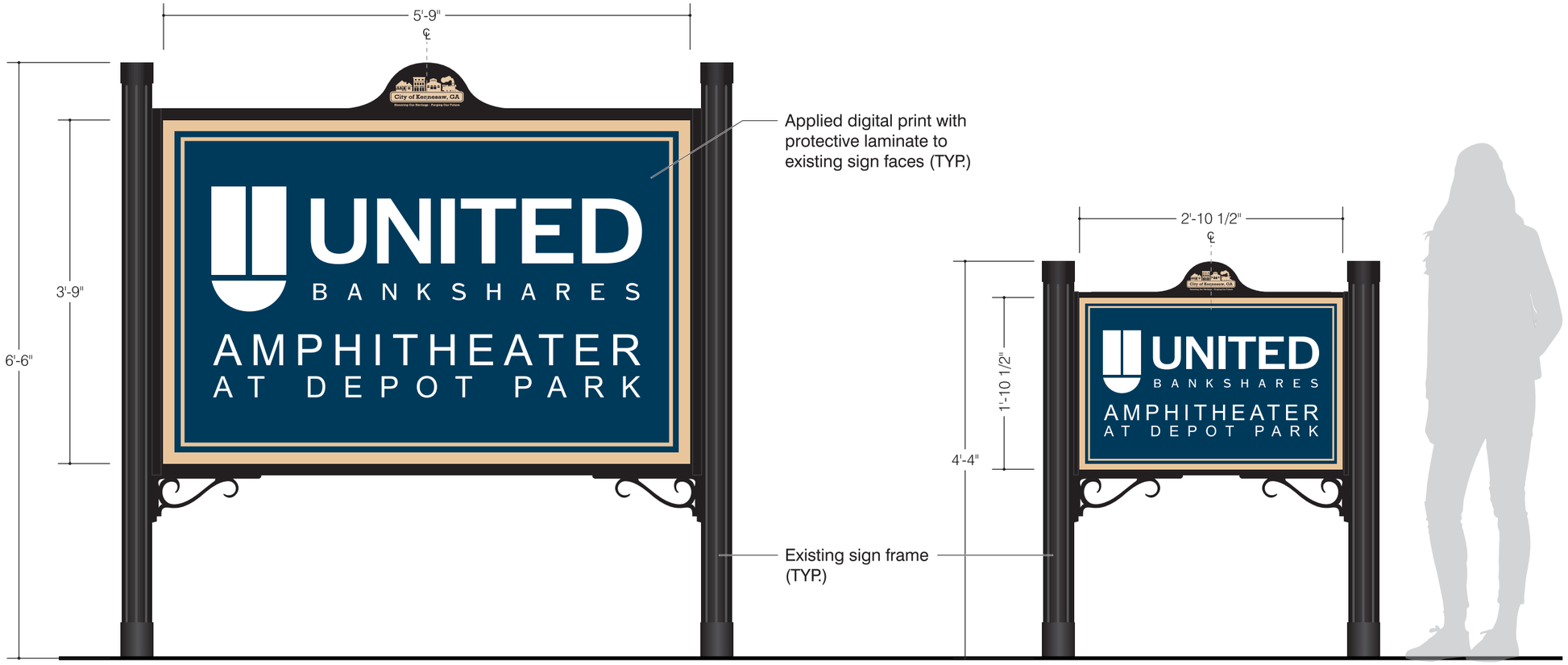
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐	04 ☐
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐	04 ☐

DATE	02/04/2025
SCALE	as shown
FILEPATH	L:\OPER\CUST\COK\2025\UBCL

DRAWING TITLE:

CHANNEL LETTER AND RACEWAY DETAIL

DRAWING #:	SECTION
G2.xx	ELEVATION



Type 16 – Building ID (double-faced)
Front View / Back View
(matching graphics on both sign faces)

QTY=2
(one per side)

Type 17 – Building ID (single-faced)
Front View

QTY=1

1 SIGN TYPE 16 & 17 – BUILDING ID REFACE

G2.xx

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

PROJECT:

UNITED BANKSHARE CHANNEL LETTERS

2828 CHEROKEE ST NW,
KENNESAW, GA 30144

CLIENT:

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

PREPARED BY:

MILLER EG DESIGN

315 Northpoint Pkwy SE, Suite F
Acworth, GA 30102
Office 678-369-4877
Fax 678-559-0660

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings and must notify Miller EG Design of any discrepancies. Shop drawings must be submitted to Miller EG Design, for approval prior to proceeding with fabrication and installation.

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REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER:
COK0125.02UBCL

DRAWN	MV	PM	CT	EM	TM			
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐	04 ☐				
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐	04 ☐				
DATE	02/04/2025							
SCALE	as shown							
FILEPATH	L:\OPER\CUST\COK\2025\UBCL							

DRAWING TITLE:
ST-16 & ST-17 BUILDING ID REFACE

DRAWING #:	SECTION
G2.xx	ELEVATION

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Michael Diamond

For: 2844 S Main Street

Scope of Work: Reface existing sign with red metal letters and new burger logo

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/17/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

03/17/2025

Date

Expires
03/17/2026

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 3/17/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: 3/15/2024

☒ 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

1. **NAME OF APPLICANT:** Michael Diamond
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2844 S. Main Street
   Kennesaw GA 30144

   (Home#)_____ (Cell#) [redacted] (Email) [redacted]

   PROPERTY ADDRESS: Same as above

   Land Lot _____ Tax Parcel _____ Lot Size _____

   Current zoning on property: _____

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

   _____

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

   NAME OF OWNER:

   _____

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

3. **ACTIVITY**

- [ ] New Construction
- [ ] Demolition
- [ ] Awnings
- [ ] Fence
- [x] 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).**

Red metal letters, Replacing green letters attached to metal Frame.
Replacing burger logo For new burger logo

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 the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting.

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.

3-13-25

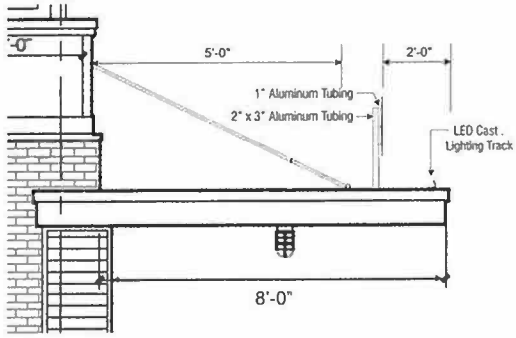
Signature of Applicant **Date**

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

SIGN TYPE: REFACE EXISTING SIGN (ROUTED LETTERS & LOGO)
TOTAL SIGN AREA = 37.6 SQ. FT.



Detail a — 1/4" Thick Aluminum Letters and Tagline Mounted to Aluminum Tubing Frame
Scale: 1/2"=1'



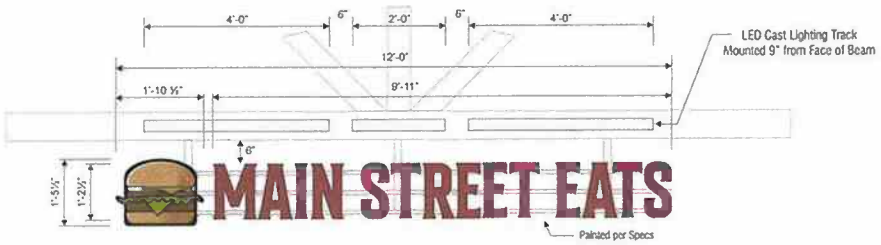
Detail a — Profile
Scale: 3/8"=1'

Paint to Match PMS 185 RED



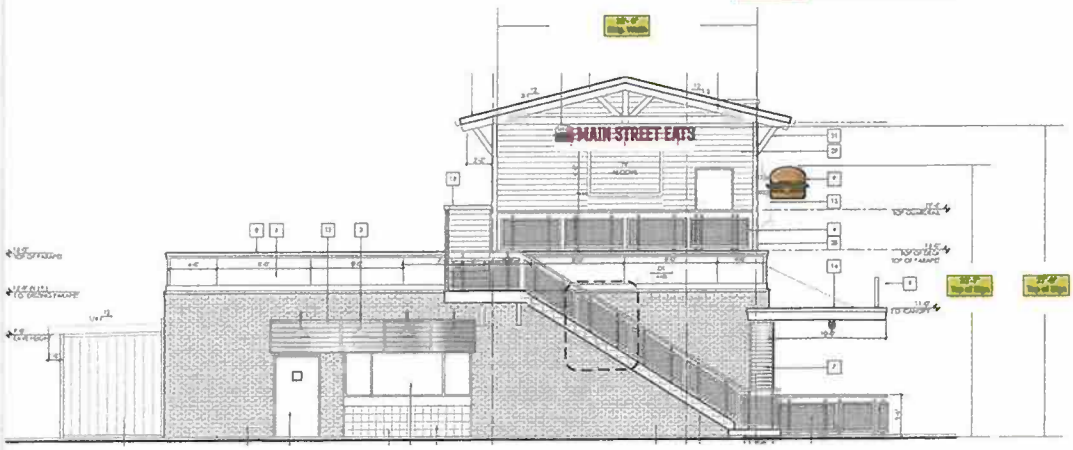
CLAYTON Signs 5198 NORTH LAKE DRIVE LAKE CITY, GA 30260 404-361-3800 FAX 404-361-7038 WWW.CLAYTONSIGNS.COM	DATE: 12.5.24 SIGN TYPE: REFACE EXISTING SIGN	CLIENT: MAIN STREET EATS KENNESAW, GA	REVISIONS: REVISION: # - DATE	DESIGNER: RYAN M ERIC E ACCOUNT REP: TODD WILLIS	SCALE: AS INDICATED DRAWING FILE NAME: O:\ RM \ M \ MAIN STREET EATS \ KENNESAW GA.CDR	DRAWING STATUS: NF NOT FOR APPROVAL © 2023 ALL RIGHTS RESERVED	PAGE 1

SIGN TYPE: REFACE EXISTING SIGN (ROUTED LETTERS & LOGO)
TOTAL SIGN AREA = 18 SQ. FT.

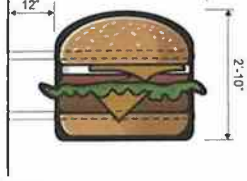


Detail a — 1/4" Thick Aluminum Letters and Tagline Mounted to Aluminum Tubing Frame
Scale: 1/2"=1'

Paint to Match PMS 185 RED

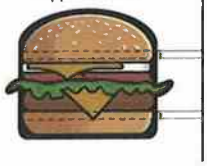


Digital Printed Graphics Applied to Existing 1/4" Aluminum Shape



Detail a — Blade Sign
Scale: ½"=1'

Opposite Side



CLAYTON Signs 5198 NORTH LAKE DRIVE LAKE CITY, GA 30260 404-361-3800 FAX 404-361-7038 WWW.CLAYTONSIGNS.COM	DATE: 12.5.24 SIGN TYPE: REFACE EXISTING SIGN	CLIENT: MAIN STREET EATS KENNESAW, GA	REVISIONS: REVISION: # - DATE	DESIGNER: RYAN M ERIC E ACCOUNT REP: TODD WILLIS	SCALE: AS INDICATED DRAWING FILE NAME: O:\ RM \ M \ MAIN STREET EATS \ KENNESAW GA.CDR	DRAWING STATUS: NF NOT FOR APPROVAL © 2023 ALL RIGHTS RESERVED	PAGE 2

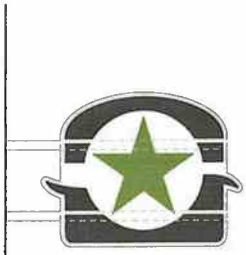
SIGN TYPE: REFACE EXISTING SIGN (ROUTED LETTERS & LOGO)

COVER EXISTING 1/4" ROUTED ALUMINUM SHAPE W/ DIGITAL PRINT

REMOVE & REPLACE 1/4" ROUTED ALUMINUM LETTERS



EXISTING SIGNAGE

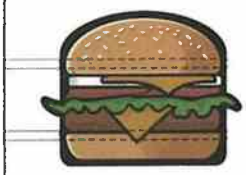


EXISTING SIGNAGE



PROPOSED SIGNAGE

DIGITAL PRINTED GRAPHIC APPLIED TO EXISTING 1/4" ROUTED ALUMINUM BLADE SIGN



PROPOSED SIGNAGE

CLAYTON Signs
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3600
FAX 404-361-7035
WWW.CLAYTONSIGNS.COM

DATE: 12.5.24
SIGN TYPE: REFACE EXISTING SIGN

CLIENT: MAIN STREET EATS KENNESAW, GA

REVISIONS: REVISION: # - DATE

DESIGNER: RYAN M ERIC E
ACCOUNT REP: TODD WILLIS

SCALE: AS INDICATED
DRAWING FILE NAME: G:\RM\M\MAIN STREET EATS\KENNESAW GA.CDR

DRAWING STATUS: NF

© 2023 ALL RIGHTS RESERVED

City of Lake City
BUSINESS LICENSE

2024 – 2025

CLAYTON SIGNS, INC.

5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260

ACCOUNT NUMBER: 1000000055
LICENSE NUMBER: 20240310
ISSUE DATE: April 12, 2024
EXPIRATION DATE: April 1, 2025

FEE:	7,618.52
ADD'L FEE:	0.00
FLAT RATE:	50.00
PENALTY:	0.00
DED & ADJ:	0.00
TOTAL PAID:	7,668.52

City of Lake City **2024 – 2025**
BUSINESS LICENSE

CLAYTON SIGNS, INC.

5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260

LICENSE NO: 20240310
ISSUED: April 12, 2024
EXPIRATION: April 1, 2025
LOCATION: 5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260

3 / CLASS 3
73 / SERVICES - BUSINESS
ANDREW TODD WILLIS

THIS LICENSE IS NOT TRANSFERABLE

DISPLAY LICENSE IN A CONSPICOUS LOCATION AT THE PLACE OF BUSINESS

E R

AUTHORIZED SIGNATURE

CLAYTON SIGNS, INC.
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260

City of Kennesaw, GA

Honoring Our Heritage - Forging Our Future

Tax Certificate

Professional - Occupational

MAIN STREET EATS
2844 S MAIN ST
KENNESAW GA 00030-1440

No.: 28232
Date of Issue: 1/01/2025
MAIN STREET BURGER, INC

In consideration of which City of Kennesaw, Georgia, has granted a certificate for carrying on the business of: FULL-SERVICE RESTAURANTS

This Certificate Expires On: 12/31/2025

2/18/2025
Witness my hand and seal with day and year above written

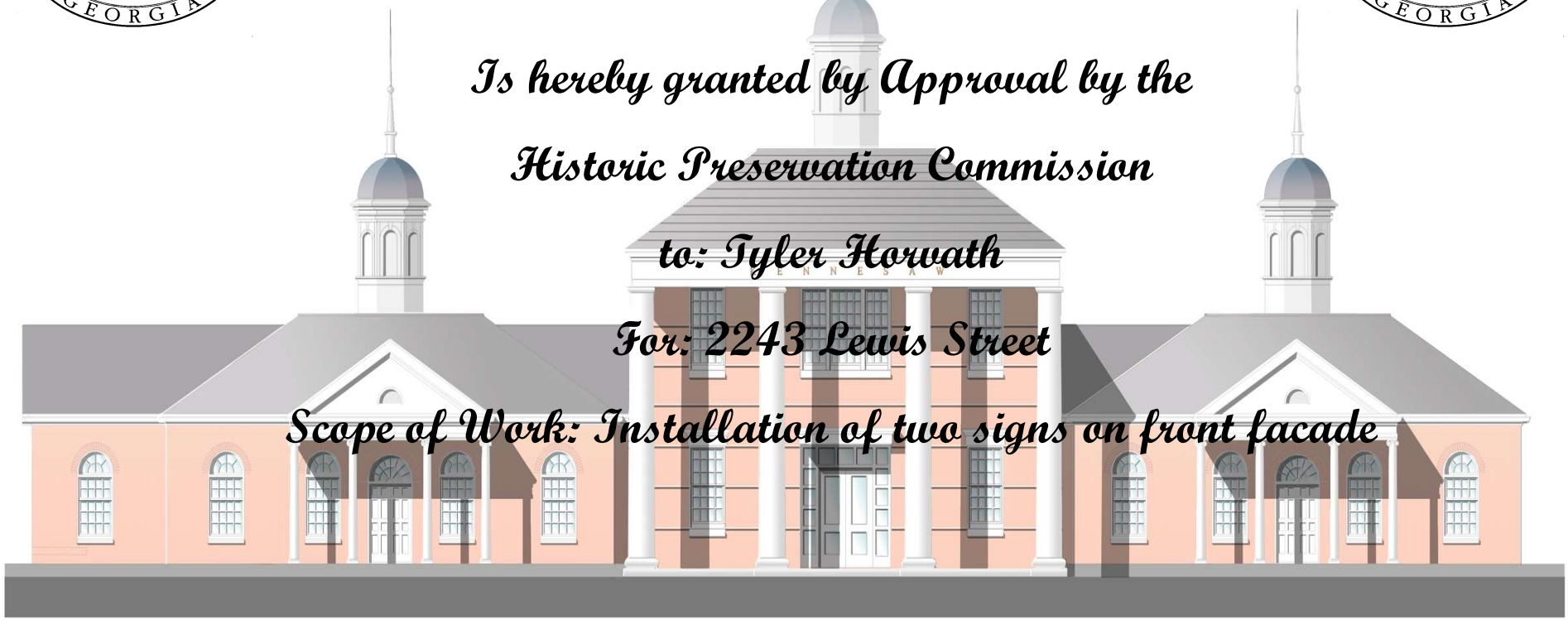
lamayaedmonds

LaMaya Edmonds - Business License Manager

Kevin Checkwood - Business License Clerk

This Certificate is not transferable and is subject to be revoked if abused.

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Tyler Horvath

For: 2243 Lewis Street

Scope of Work: Installation of two signs on front facade

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

03/31/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

03/31/2025

Date

Expires
03/31/2026

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:** Tyler Horvath
   Owner
   Other
   Other, please specify Agent

APPLICANT MAILING ADDRESS: 121 New Britain Blvd
Chalfont, PA 18914

(Home#)_____ (Cell#) _____ (Email) [redacted]

PROPERTY ADDRESS: 2243 Lewis Street NW Kennesaw, GA 30144

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: CBD

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

_____

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

NAME OF OWNER:

Shannon Mundell

(Home#)_____ (Cell# [redacted] (Email) [redacted]

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).**

Installation of (2) sets of aluminum flat cut out letters on front facade.

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.

Tyler Knott — 3/14/25

Signature of Applicant **Date**

Natalie Scott. — 3/14/25

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: 3/31/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: March 31, 2025

☒ 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

UNITED
BANKSHARES

Site Name: Kennesaw
Site ID: 30144

2243 Lewis Street NW
Kennesaw, GA 30144
Leased/Owned: Leased
Tier 2

Version 6.0
January 14, 2025



The drawings, ideas, designs and arrangements contained herein are and shall remain the property of Adrenaline, LLC (ADR).

Adrenaline

© 2024 Adrenaline, LLC
195 New Hampshire Ave. Ste. 115
Portsmouth, NH 03801
www.adrenalinex.com

Sign #	Existing Signage Description	Qty	Proposed Signage Code & Info	Qty
01	Flat Cut Out Letters	1	Flat Cut Out Letters	1
02	Flat Cut Out Letters	1	Flat Cut Out Letters	1
03	Regulatory	1	Regulatory	1
04	Door Vinyl	1	Door Vinyl	1



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Paint Colors

- **P1** Matthews 18099 Platinum Sparkle Metallic
- **P2** To Match PMS Cool Gray 10, satin finish
- **P3** Custom Paint to Match Oracal 951-612
- **P4** Matthews Black, satin finish
- **P5** Matthews White, satin finish

LV3 7.00 oz

GT1022	SEA GREE	60.5 g
GT1511	GENESIS®	14.1 g
GT1032	MOSS GRE	6.4 g
GT1011	ARCTIC W	5.1 g
GT1018	PACIFIC	0.6 g
GR1088	GENESIS®	24.3 g
GT1510	GENESIS®	116.7 g

VOC LE(g/l): VOC AP(g/l):

Vinyl Colors

- **V1** Translucent Oracal 8800-060 Dark Green
- **V2** Opaque Oracal 951-612 Gloss
- **V3** Opaque 3M 7725-12 Black
- **V4** Translucent White
- **V5** 3M 180C-120 Satin Aluminum
- **V6** Custom Printed Green Gradient Vinyl
- **V7** Opaque 3M 7725-56 Dark Green
- **V8** Opaque White
- **V9** Opaque To Match PMS Cool Gray 10c
- **V10** Black Day/Night Film
- **V11** Reflective White 3M 680-10

Acrylics

- **A1** .188" 2406 Plaskolite Acrylic
- **A2** 3/16" 7328 Translucent White Plaskolite Acrylic
- **A3** 3/16" White Translucent Polycarbonate
- **A4** 1/2" P95 Heavy Matte Acrylic

Lock-Up Clearance Zones

The United Bank brand logos must always be surrounded by a field of clear space to distinguish them from competing elements and ensure their visibility and impact.



Horizontal Stacked Layout



Horizontal Layout

Typography

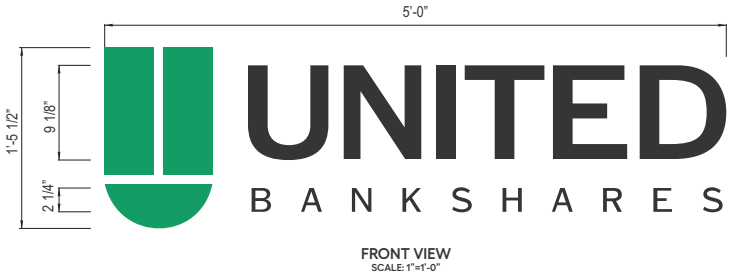
UNIVERS 67 BOLD CONDENSED CAPS
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Univers 67 Bold Condensed
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

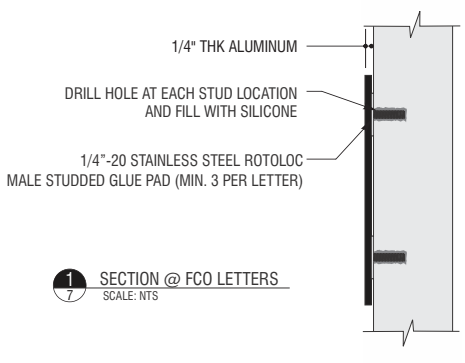
Univers 57 Condensed
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

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195 New Hampshire Ave. Ste. 115
Portsmouth, NH 03801
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Sign Detail



Detail

Sign Code Anaylsis

Sign Code: CUSTOM
Qty 1

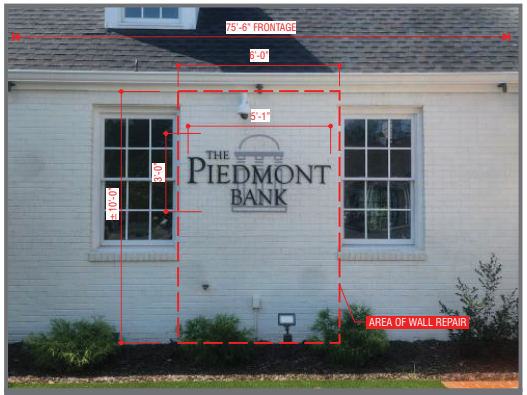
Scope of Work: Remove & discard existing sign. Manufacture & install new flat cut out letters, with specifications as noted.

Code Allowance: 75.0 Sq. Ft.
Existing Sign Area: 15.2 Sq. Ft.
Proposed Sign Area: 7.2 Sq. Ft.
Area Formula: (17.5*60/144)
10.0% of Code Allowance

Specifications

P3 Custom Paint to Match Oracal 951-612

P4 Matthews Black, satin finish



Existing Signage



Proposed Signage

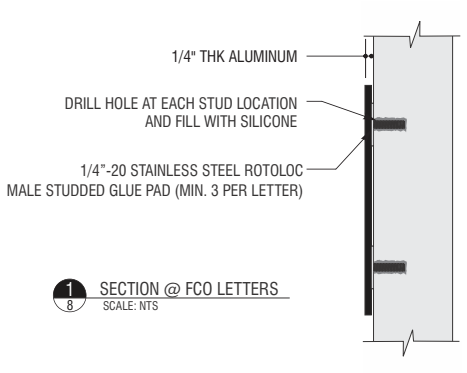
Other

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Sign Detail



Detail

Sign Code Anaylsis

Sign Code: CUSTOM
Qty 1

Scope of Work: Remove & discard existing sign. Manufacture & install new flat cut out letters, with specifications as noted.

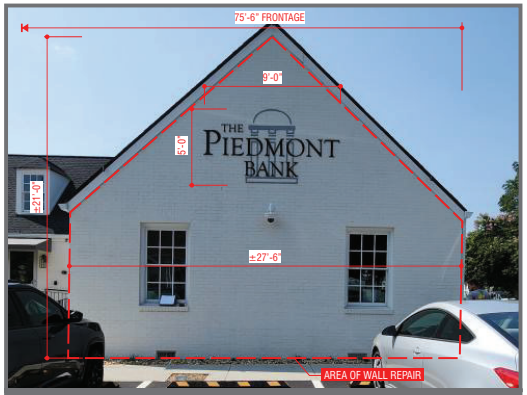
Code Allowance: 75.0 Sq. Ft.
Existing Sign Area: 45.0 Sq. Ft.
Proposed Sign Area: 42.0 Sq. Ft.
Area Formula: (3.5*12)
60% of Code Allowance

Specifications

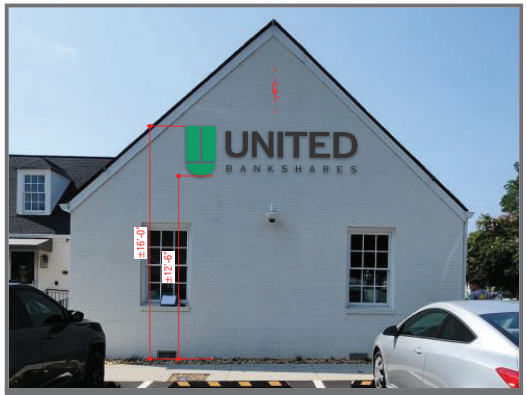
P3 Custom Paint to Match Oracal 951-612

P4 Matthews Black, satin finish

Other



Existing Signage



Proposed Signage

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© 2024 Adrenaline, LLC
195 New Hampshire Ave. Ste. 115
Portsmouth, NH 03801
www.adrenalinex.com

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Mary Whitlock

For: 2927 Lewis Street

Scope of Work: Replace the house roof and garage roof in a color similar to the existing roof

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

04/01/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

04/01/2025

Date

Expires 04/01/2026

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:** Mary Whittock
   - ☒ Owner
   - ☐ Other
   - ☐ Other, please specify _____

   APPLICANT MAILING ADDRESS: 2927 Lewis St Kennesaw GA 30144

   (Home#)_____ (Cell#) [redacted] (Email) [redacted]

   PROPERTY ADDRESS: same

   Land Lot _____ Tax Parcel 20013900229 Lot Size .50

   Current zoning on property: CBD

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

   _____

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

   NAME OF OWNER:

   Mary Whittock

   (Home#)_____ (Cell#) [redacted] (Email) [redacted]

3. **ACTIVITY**

☐ New Construction	☐ Exterior Architectural Features
☐ Demolition	☐ Exterior Environmental Feature Change
☐ Awnings	☐ Moving a Building
☐ Fence	☐ Sign Erection
☒ Repairs or Alterations	☐ Sign Placement *
☐ Landscaping	*** (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).**

replace roof on house and garage
color is similar to what is currently
on roof on garage - (newest roof)

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.

Mary Whitlock 3/25/25

Signature of Applicant **Date**

Mary Whitlock 3/25/25

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: 4/1/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: April 1, 2025

X 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

S&J Services
1865 Ball Ground Rd
Ball Ground, GA 30107 US
7706088448
[redacted]

Estimate

SERVICES

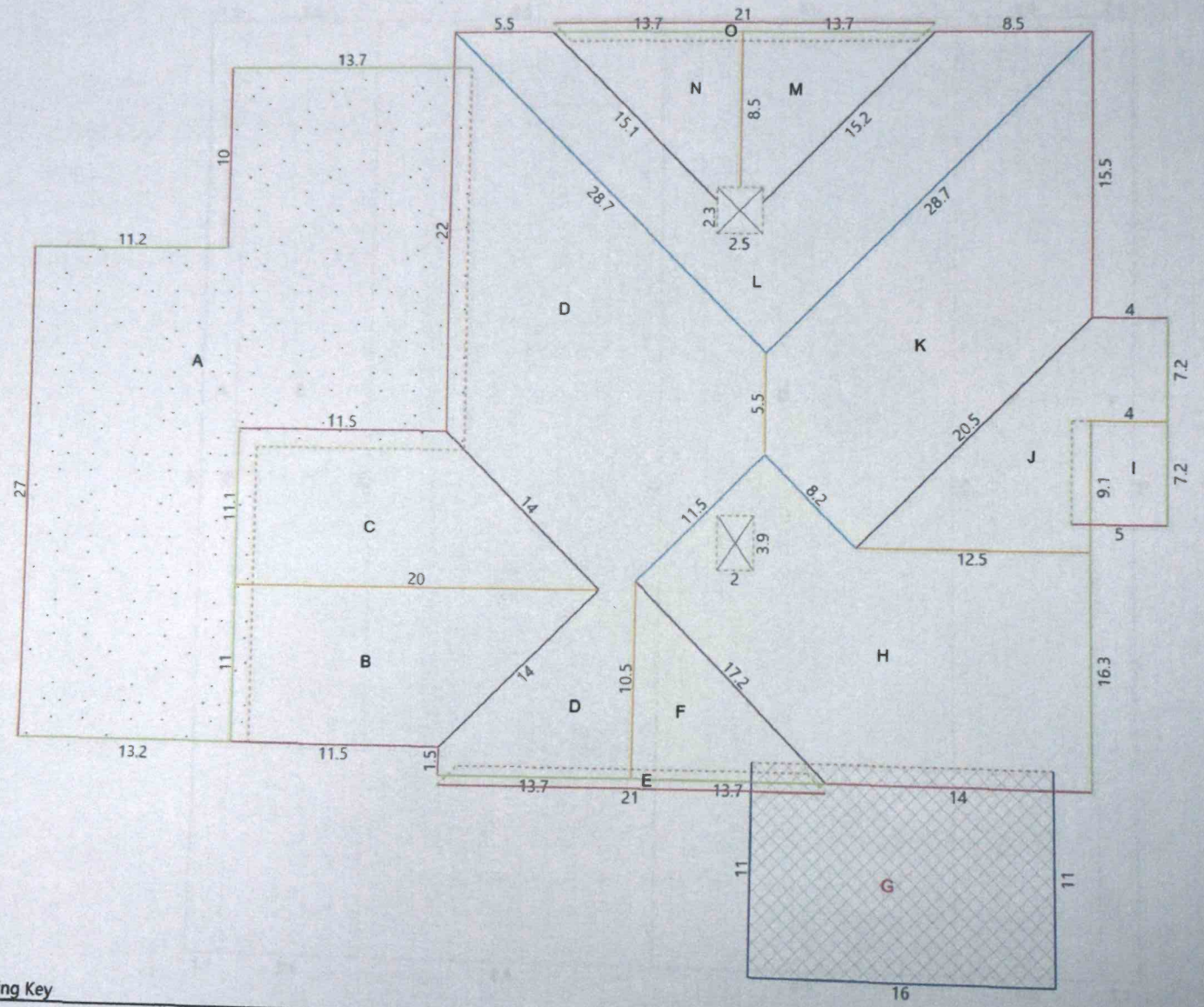
ADDRESS
Mary Witlock 2927 Lewis Street kennesaw, GA

ESTIMATE #	DATE
1041	03/25/2025

DATE	ACTIVITY	DESCRIPTION
03/25/2025	**Labor and Material**	Complete Roofing replacement of residential home and Garage. 1) Remove all shingles and underlayment. (up to two layers) 2) Install Lifetime warranty GAF shingles. Weathered wood color. 47 Squares total with combined roofs. Includes starters. 3) Replace all pipe collar Flashing. 4) Install step flashing as needed 5) Install synthetic underlayment 6) Install exposed metal valley. (color to be determined) 7) Install ridge vents as needed. 8) Install white 1 1/2 x 4 inch metal drip edge. 9) Install tarps as needed to protect the plants as best we can. 10) Remove all debris from property and dispose at suitable landfill. 11) Run magnet around property. 12) Leave property free and clear of all debris.
03/25/2025	**Project Management Fee**	Project manager Josh Oberley will be on site at all times during construction
03/25/2025	**Permit**	Acquire permit at local municipality prior to construction
03/25/2025	**Labor and Material**	Any rotten or broken decking that needs to be replaced will only be charged at cost for labor and materials needed to make necessary repairs.
03/25/2025	**20 Yrd Dumpster**	Roofing Debris

Roof Area Analysis - Structure 1

2927 Lewis St, Kennesaw, GA 30144, Stáit Aontaithe Mheiriceá



Plane	Area(sf)	Pitch	Slope
A	621	2:12	L
B	174	10:12	S
C	175	10:12	S
D	502	10:12	S
E	26	10:12	S
F	72	10:12	S
G	177	1:12	F
H	349	10:12	S
I	36	10:12	S
J	130	10:12	S
K	321	10:12	S
L	251	10:12	S
M	70	10:12	S
N	69	10:12	S
O	26	10:12	S

Slope: (S)teep - (L)ow - (F)lat

Totals (SQ)		
1:12	-	1.8
2:12	-	6.2
10:12	-	22.0
Flat	-	1.8
Low	-	6.2
Steep	-	22.0

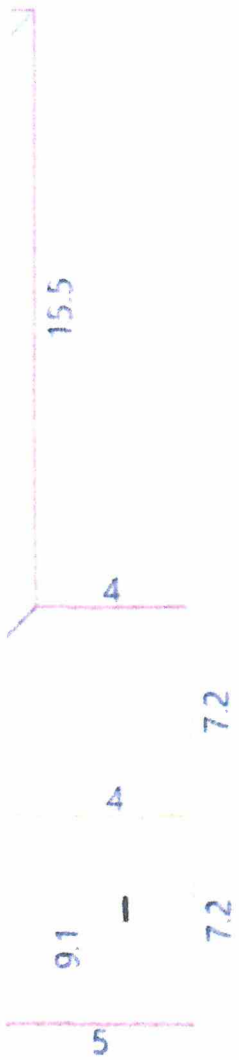
Drawing Key

Eave, Rake Edge, Hip, Valley, Ridge, Flat Drip Edge, Parapet, Coping, Clerestory, Slope Change, Headwall Flashing, Step Flashing, Ice & Water Areas, Flat Slope Area

©Scope Technologies, Inc. | 1801 Wewatta Street, 11th Floor, Denver, CO 80202 | www.roofscope.com | 877-MyScope | 10-05-22 | Drafted by: SR | p.2

Plane	Area(sf)	Pitch	Slope
A	621	2:12	L
B	174	10:12	S
C	175	10:12	S
D	502	10:12	S
E	26	10:12	S
F	72	10:12	S
G	177	1:12	F
H	349	10:12	S
I	36	10:12	S
J	130	10:12	S
K	321	10:12	S
L	251	10:12	S
M	70	10:12	S
N	69	10:12	S
O	26	10:12	S

Slope: (S)teep - (L)ow - (F)lat



Totals (SQ)		
1:12	-	1.8
2:12	-	6.2
10:12	-	22.0
Flat	-	1.8
Low	-	6.2
Steep	-	22.0

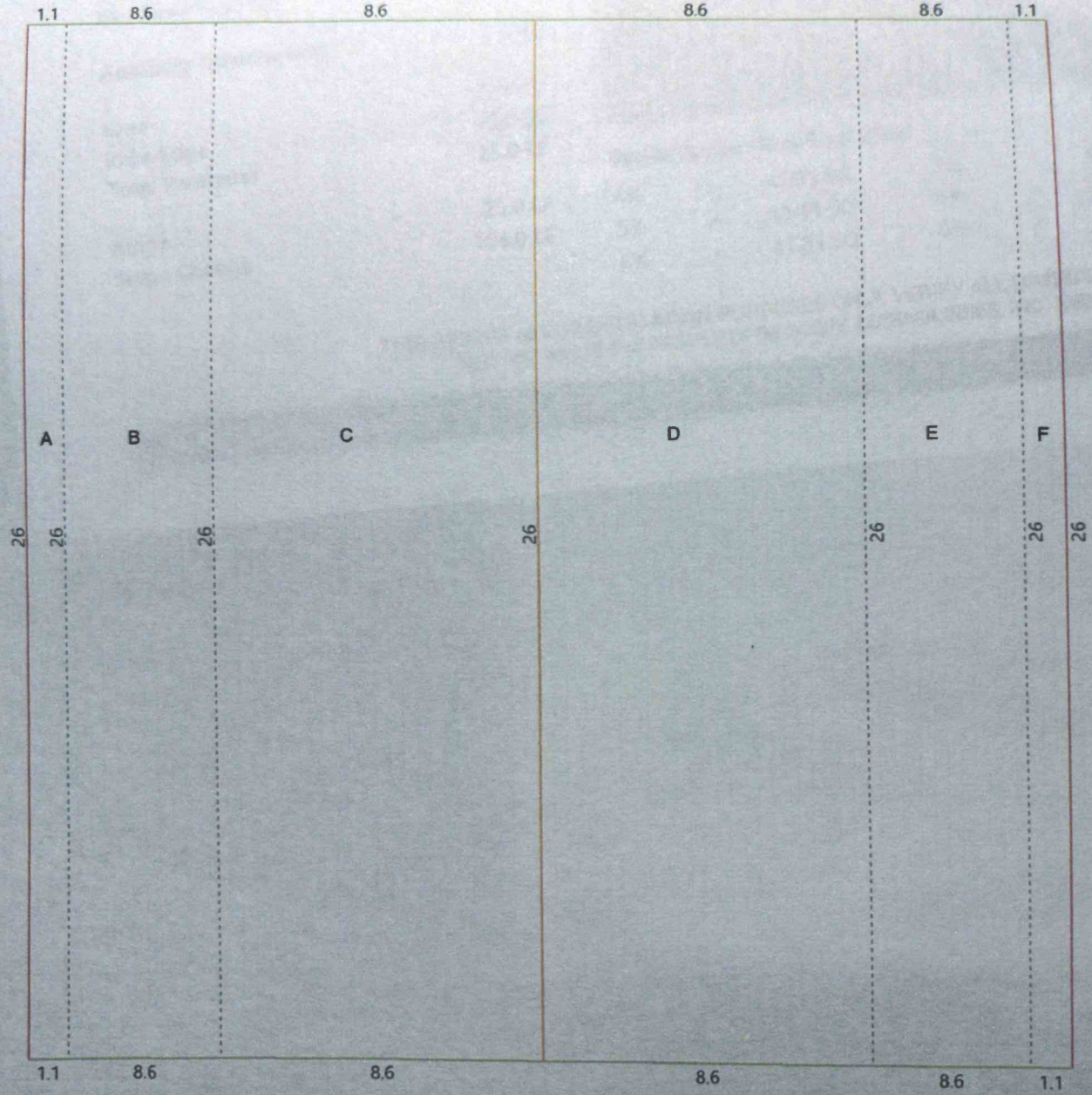
Roof Area Analysis - Structure 2

2927 Lewis St, Kennesaw, GA 30144, Stáit Aontaithe Mheiriceá

Plane	Area(sf)	Pitch	Slope
A	27	4:12	
B	224	24:12	S
C	223	4:12	
D	223	4:12	
E	224	24:12	S
F	27	4:12	

Slope: (S)teep - (L)ow - (F)lat

Totals (SQ)		
4:12	-	5.0
24:12	-	4.5
Steep	-	4.5



Drawing Key

Eave | Hip | Ridge | Parapet | Clerestory | Headwall Flashing | Ice & Water Areas

Rake Edge | Valley | Flat Drip Edge | Coping | Slope Change | Step Flashing | Flat Slope Area

Plane	Area(sf)	Pitch	Slope
A	27	4:12	
B	224	24:12	S
C	223	4:12	
D	223	4:12	
E	224	24:12	S
F	27	4:12	

Slope: (S)teep - (L)ow - (F)lat

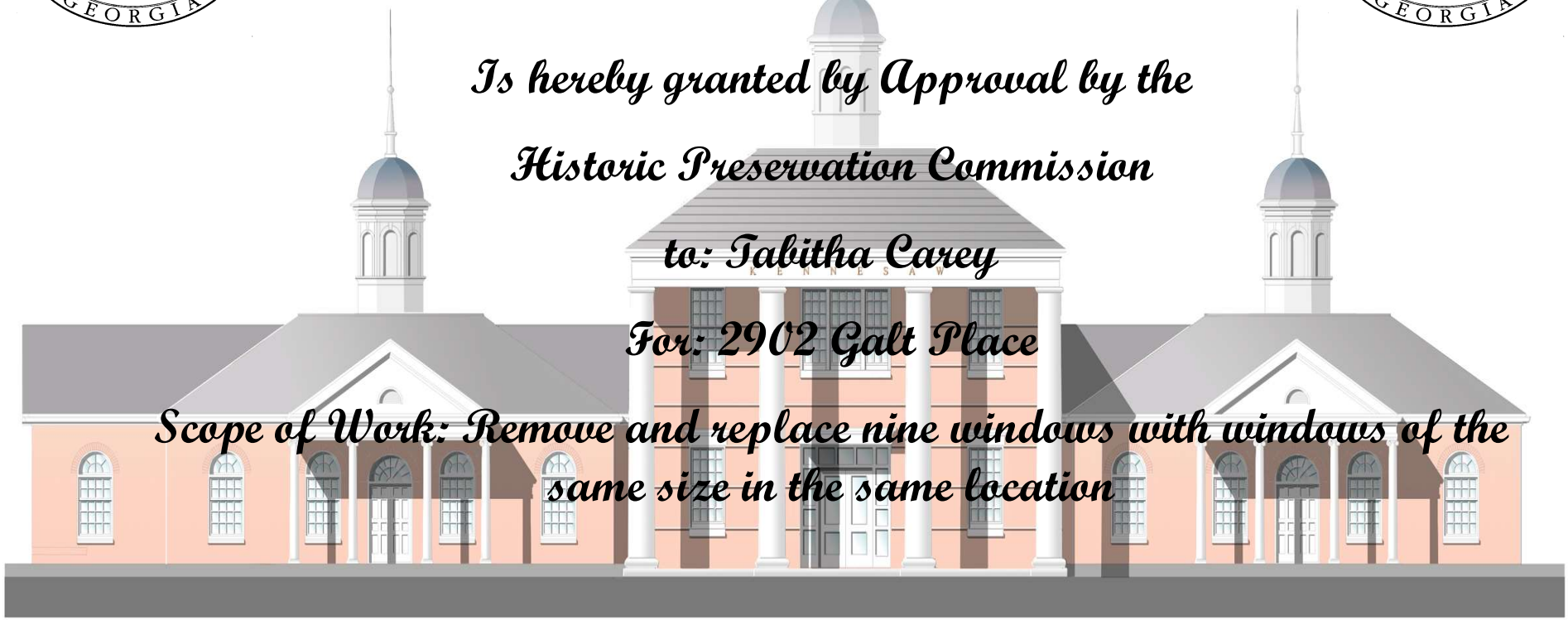
Totals (SQ)		
4:12	-	5.0
24:12	-	4.5
Steep	-	4.5






GAF
gaf.com
TIMBERLINE Natural Shadow
Protect your home with Timberline® Shingles – North America's #1-selling shingles!
Color Shown
Weathered Wood
Lifetime
ADVANCED PROTECTION TECHNOLOGY
Weathered Wood
Slate

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Tabitha Carey

For: 2902 Galt Place

Scope of Work: Remove and replace nine windows with windows of the same size in the same location

Chanelle Campbell

Chanelle Campbell, Assistant Administrator
Planning & Zoning Department

04/09/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

04/09/2025

Date

Expires
04/09/2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

☑ Application Fee: $50.00 □ Demolition Fee: $150.00

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A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met. All applications require at least one consultation with Planning and Zoning staff prior to submittal of applications. Please contact staff at (770) 590-8268 to schedule an appointment.

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
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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:** Tabitha Carey
   - ☐ Owner
   - ☐ Other
   - ☑ Other, please specify authorized agent

   APPLICANT MAILING ADDRESS: 1740 Corporate Dr #800, Norcross, GA 30093

   (Home#[redacted] (Cell#) _____ (Email) [redacted]

   PROPERTY ADDRESS: 2902 Galt Place NW, Kennesaw, GA 30144

   Land Lot _____ Tax Parcel 20013802260 Lot Size 11,558 sq ft

   Current zoning on property: R3 single family detached

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

   Power Home Remodeling, Brantley Friend (via authorized agent Tabitha Carey)

   (Home#)_[redacted]_ (Cell#) _____ (Email) _[redacted] __

   NAME OF OWNER:

   Richard Lamonde

   (Home#)_[redacted] _____ (Cell#) _[redacted] _____ (Email) [redacted]

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).**

Remove and replace 9 windows (same size/location). U-factor 0.27. SHGC 0.25. No structural changes.

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Tabitha Carey — 4/1/2025

Signature of Applicant — **Date**

4/1/25

Signature of Owner — **Date**

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

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Chanelle Campbell (Asst. Zoning Administrator)

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 04/09/2025

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: April 8, 2025

☒ GRANTED conditional, on keeping all window grid patterns as existing (i.e., 4 over 4, 6 over 6, etc.
☐ 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

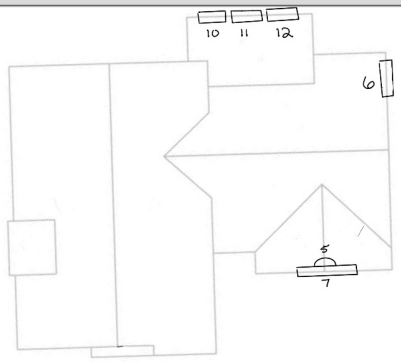
Upon Administrative Approval scan and send document to Commission for review

Permit Diagram: Windows

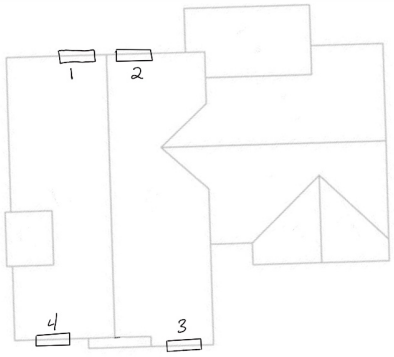
Project Number	38-356053
Job Address	2902 GALT PLACE NW KENNESAW, GA 30144
Contact Name	LAUREN SLAUGHTER / RICHARD LAMONDE
Contact Phone	(470) 408-1442 (305) 903-6525

Contractor Name	Power Home Remodeling
Contact Name	Tabitha Carey
Contact Number	610-874-5000 x6659

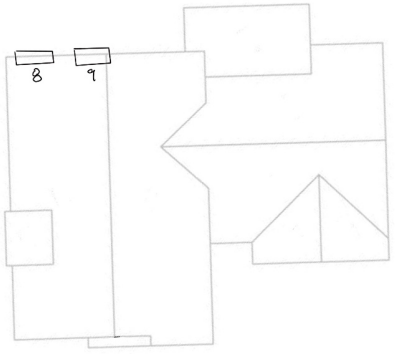
1st Floor



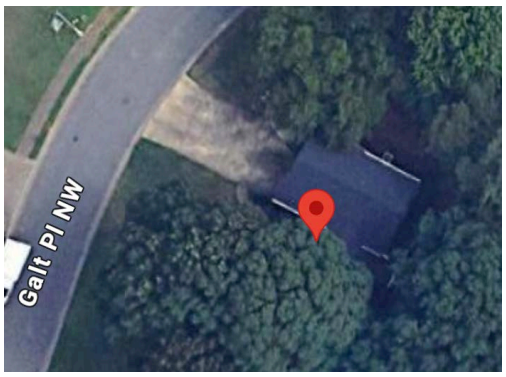
2nd Floor



Basement



Aerial Photo



Window #	Size	Style	Room/Location
1	34.25 x 58	DH	SKYLAR
2	34.75 x 58	DH	HENDRIX
3	34 x 58	DH	MASTER
4	34 x 58	DH	MASTER
5	46.5 x 23.25	CIRCLE TOP	LIVING
6	68.5 x 70.25	SLIDER	DINING
7	92 x 57.25	SLIDER	LIVING
8	34x 58	DH	BASEMENT
9	34x 58	DH	BASEMENT
10	22x 58	DH	KITCHEN
11	22 x 58	DH	KITCHEN
12	34.25 x 58	DH	KITCHEN




















WINDOWS
POWER
OUR WORK SHOWS

Comfort, beauty, and the best view in your neighborhood. Power Symphony Windows are high-performance, energy-efficient, and secure. With timeless designs and easy operation, these noise-deadening windows are built to brighten your home for the long term.

Our Symphony series is the result of our collaboration with Pella, the first co-branded partnership in their 100-year history. With Pella's best products crafted specially for Power, and our expert installation and service, these windows offer value you can't find anywhere else.

CURB APPEAL

Sleek, contoured design that boosts your home's value.

MADE TO FIT

No cutting or peeling back your existing exterior structure to make the opening fit the window. Our windows are made to fit your home, not the other way around.

UNPARALLELED SECURITY

Secure locking system and steel-reinforced rails that protect your home.

ENDURES THE ELEMENTS

From professional installation to quality materials, our windows withstand the elements and maximize the comfort of your home.

NOISE-REDUCING

Patented zen glass and foam-insulated frames act as noise-reducing headphones for your home.



FUNCTIONAL SCREEN

Fiberglass mesh screen lets air in and keeps bugs out

SLOPED SILL

Maintenance-free water management

EXTERIOR CUSTOM CAPPING

Maintenance-free weather barrier protects home from the elements and provides a picture-frame finish

BEVELED EDGE

Maintains window integrity and exudes elegance



POWER LEAK GUARD

Advanced weep hole drainage system protects against moisture by channeling water away from your home.

INTERIOR FEATURES

VIRGIN VINYL

Virtually maintenance-free, including a titanium-dioxide additive to protect against discoloring over the life of the window

LIFT-ASSIST

Allows for a lifetime of easy operation

WELDED CORNERS

Keeps the window square, improving overall operation

ZEN GLASS WITH HEAT SHIELD TECHNOLOGY

- Noise-Reducing
- Safety & Security
- Energy Efficient

FOAM-ENHANCED FRAMES

Reduces sound infiltration and improves energy efficiency

STEEL-REINFORCED MEETING RAILS

Maintains fit, no drafty windows; enhances security and peace of mind

TILT TO CLEAN

Ability to clean exterior glass from the safety of your own home





THREE-PART LOCKING SYSTEM

1. Stainless steel cam action lock
2. Steel lock into steel-reinforced meeting rail



3. Nighttime safety locks



Power is well versed in the latest techniques, fluent in local codes, and is trusted by Pella. For us, industry standards are just the bare minimum. Your project deserves to be completed professionally, on time, and with care, no matter what.

BEFORE



AFTER



HIGH STANDARDS COME STANDARD

Nothing's as powerful as a job well done. Our crews are vetted, expertly trained, and are passionate about providing a personalized experience. That's why we have one of the highest referral percentages in the industry, with over one million installations and counting.

Winner of 1,000+ Super Service Awards

Better Business Bureau A+ Rating

Over 30,000 5-star Reviews Nationwide on Google

The Best Home Renovation Contractors - Best for Exteriors

The Industry Leader in Home Energy Savings

To hear what our customers say, visit www.guildquality.com/pro/power-home-remodeling

Remove this label after final inspection; SAVE for future reference
Ne pas retirer avant l'inspection finale

National Fenestration Rating Council®

CERTIFIED

Pella Corporation
Power Symphony
Double Hung
Annealed
One Wide
Low E 366 / Clear
Argon Gas
PEL-N-211-00142-00001

ENERGY PERFORMANCE RATINGS

U-Factor		Solar Heat Gain Coefficient
0.27 (U.S./I-P)	1.53 (Metric/SI)	0.21

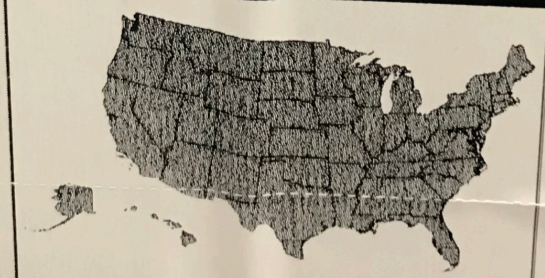
ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.48	--

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use. For more information, call (641)621-3114 or visit the Pella web site at www.pella.com or visit the NFRC web site at www.nfrc.org

ENERGY STAR® Certified in All 50 States

ENERGY STAR



Certified

WDMA Hallmark Certified www.wdma.com

License:411-H-1461
Pella 250 Series-Double Hung
Manufacturer Stipulates Hallmark Certification as Indicated below

AAMA/WDMA/CSA 101/I.S.2/A440-08	R-PG35 SizeTested 1016x1600mm(40x63in)- Type H
AAMA/WDMA/CSA 101/I.S.2/A440-11	R-PG35 SizeTested 1016x1600mm(40x63in)- Type H
Florida Product Approval (FPAS) Number	FL16613
TDI Number	WIN-1955

WDMA HALLMARK CERTIFICATION requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the product's life. For details, go to www.wdma.com.

Wind Load Design Pressure (DP)	Canada Performance Classification	Air In/Ex A2
+35/-35psf +1680/-1680pa Per ASTM E330	A440S1-09	Water Test Pressure 7.52psf360pa

Glazing type and thickness:Annealed, 5.0MM/3.0MM designed per ASTM E1300
Window or Door Actual Size:31.500" wide by37.500" tall

MASTER LIMITED LIFETIME WORKMANSHIP WARRANTY:

Contractor agrees to perform all work in a professional manner using high-quality materials and supplies, and in conformance with applicable building code standards. Contractor warrants to the Buyer that **ALL INSTALLATION WORK PERFORMED BY CONTRACTOR WILL BE FREE OF DEFECTS DUE TO WORKMANSHIP FOR SO LONG AS BUYER LIVES IN THE RESIDENCE WHERE THE PRODUCTS HAVE BEEN INSTALLED.**

To submit a claim, Buyer may contact Contractor at 888-736-6335, Option 2, to request warranty servicing. Claims must be submitted to Contractor promptly after discovery of the claimed labor defect. Contractor will then schedule an appointment to inspect the premises and the labor warranty claim within a reasonable period of time after having received the claim. If after inspection, Contractor determines that a valid claim exists under the labor warranty, Contractor will repair, re-install, replace, or refund the price of the failing Contractor service, at Contractor's option. If Contractor elects to replace any or all product(s), and if such product(s) as originally installed are no longer available, Contractor shall have the right to substitute product(s) designated by Contractor to be of equal quality. Minor color variations may exist between replacement product and the originally installed product and are not indicative of a defective product or a labor defect. If, at Contractor's option, a refund is conveyed to the Buyer, then all warranties are terminated, and repair, replacement or removal of Contractor products shall become the sole responsibility of the Buyer. No warranties are valid unless and until the Owner has fulfilled all of its payment obligations under the Agreement. Non-warranty calls for repair or adjustment may result in a service charge.

This labor warranty is for the benefit of the Buyer and shall only apply to installation work performed by Contractor. The labor warranty shall terminate immediately upon the transfer of home ownership. The labor warranty assumes normal and reasonable use of Contractor-installed products or components. Minor color or textural variations from lot-to-lot of product are not product or installation defects. The labor warranty does not cover any other damage, workmanship, or material failure beyond the control of Contractor including, but not limited to, damage caused by occurrences, such as settlement of the building, failure of the structure (including foundations and walls), use of incompatible accessories, removal, repair, or re-installation of any Contractor-installed products or components by anyone other than Contractor, normal weathering, corrosive effects of salt air and chemical pollutants, normal fading, deterioration of caulking compounds, fire, flood, lightning, high winds, windblown objects, earthquake, hurricanes, ice dams, icicles and/or ice storms, atmospheric conditions or weather of catastrophic nature as defined by the US Weather Bureau, other acts of God, intentional acts, unreasonable use, vandalism or pollution. The labor warranty also will not apply to damages resulting from the failure to provide reasonable maintenance, including failure to clean the product or maintain sealing, painting and/or caulking as reasonably necessary. Contractor is also not responsible for existing or developing spore or mold growth. There is conflicting evidence as to whether or not the existence or accumulation of molds (of which there are many different types and varieties) can be harmful to humans. It is the homeowner's responsibility to make sure excess humidity is controlled. Mold and mildew may be due to condensation, which may form on or within walls or other surfaces resulting from preexisting conditions in the Buyer's home and internal or external temperatures. Reducing the humidity in the home will often remedy any condensation or mold problems. These warranties do not apply to damages due to or arising from the identification, detection, abatement, to encapsulation or removal of mold, asbestos, lead-based products or other hazardous substances inside or outside of the structure being improved.

The labor warranty of Contractor services is the only expressed warranty provided by Contractor. No employee, representative, agent, nor any other person, has authority to assume or incur on behalf of Contractor any obligation, liability, or responsibility in place of or in addition to these warranties.

IN NO EVENT SHALL THE DURATION OF ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BE LONGER THAN THE DURATION OF THE EXPRESS WARRANTY STATED HEREIN. EXCEPT FOR THE WARRANTY PROVIDED HEREIN CONTRACTOR MAKES NO WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF NONINFRINGEMENT, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. CONTRACTOR'S LIABILITY TO BUYER UNDER THIS DOCUMENT IS LIMITED TO THE AMOUNTS RECEIVED BY CONTRACTOR FOR SERVICES RENDERED UNDER THE SALES AGREEMENT OR PURCHASE ORDER WITH THE BUYER. SOME STATES DO NOT PERMIT ANY LIMITATION ON THE LENGTH OF AN IMPLIED WARRANTY, AND THEREFORE THE IMMEDIATELY PRECEDING SENTENCE MAY NOT APPLY. IN NO EVENT SHALL CONTRACTOR BE OBLIGATED OR LIABLE FOR INCIDENTAL, SPECIAL INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND FOR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY OF CONTRACTOR PRODUCT OR SERVICES. SOME STATES DO NOT ALLOW EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, AND THEREFORE SOME OR ALL OF THE IMMEDIATELY PRECEDING SENTENCE MAY NOT APPLY. THESE WARRANTIES PROVIDE SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS, WHICH VARY FROM STATE TO STATE.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Lacher & Associates Insurance Agency Lacher Insurance Group 632 East Broad Street Souderton PA 18964	PHONE (A/C, No, Ext): [redacted]	FAX (A/C, No): [redacted]
	E-MAIL ADDRESS: [redacted]	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Harleysville Insurance Co of New York	10674
INSURER B : Arch Indemnity Insurance Company	30830
INSURER C : Arch Insurance Company	11150
INSURER D :	
INSURER E :	
INSURER F :	

INSURED POWERCL-01
Power Home Remodeling Group, LLC
2501 Seaport Drive, 4th Floor
Chester PA 19013

COVERAGES **CERTIFICATE NUMBER:** 705672728 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY			11GPP1081301	1/1/2025	1/1/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 2,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
C C	AUTOMOBILE LIABILITY X ANY AUTO			11CAB1081301 11CAB1081401	1/1/2025 1/1/2025	1/1/2026 1/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB [X] OCCUR			CRA0000027	1/1/2025	1/1/2026	EACH OCCURRENCE	$ 3,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 9,000,000
	DED [X] RETENTION $ 25,000						GL&Products Aggregate	$ 3,000,000
B C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		14WCI1081401 11WCI1081301 FL ONLY	1/1/2025 1/1/2025	1/1/2026 1/1/2026	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Power Home Remodeling Group, LLC
2501 Seaport Drive
Chester PA 19013

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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National Headquarters
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888-736-6335 toll-free
WWW.POWERHRG.COM

PROJECT AMENDMENT

Buyer(s)' Information and Description of the Property:	Project Number: 38-35653	**March 27, 2025** *Date of Agreement* **March 28, 2025** *Date of Amendment*
Lauren Slaughter **Richard Lamonde** 2902 Galt Place NW Kennesaw, GA, 30144 **County:** Cobb **Township:** (3) KENNESAW	[redacted]	[redacted] *E-Mail Address 1*

This Amendment ("Amendment") is to the CUSTOM REMODELING AND IMPROVEMENT AGREEMENT ("Agreement") by and between Power Home Remodeling Group, LLC ("Contractor"), and "Buyer(s)" listed above. Contractor and Buyer(s) hereby agree to amend and modify the Agreement as indicated below. Other than as specifically indicated below, all the terms and conditions of the Agreement will remain in full force and effect. This Amendment is subject to the terms and conditions of the Agreement. The following additions, alterations, or deletions to the products and services Buyer(s) ordered are being made:

It is agreed and understood by and between the parties that this Amendment and the original Agreement constitute the entire understanding between the parties, and there are no verbal understandings changing or modifying any of the terms of this Amendment. Buyer(s) hereby acknowledges that Buyer(s) has read this Amendment and has received a completed, signed, and dated copy of this Amendment on the date written below.

Additional Notes:
Updated window measurement. Confirmed white windows interior and exterior no grids with white capping Homeowner is not replacing the master bathroom window and is ok with it not being capped We are unable to do a sliding glass door with blinds. Homeowner will remove blinds and make room as needed. No changes can be made to the project.

Richard Lamonde

Richard Lamonde

Buyer

Signed 03/28/25 at 12:16:50 EDT via 99.113.164.194

Prepared by Seth Stratton on 03/28/25 at 12:15:22 EDT

National Headquarters
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888-736-6335 toll-free
WWW.POWERHRG.COM

Lauren Slaughter and Richard Lamonde
38-35653

RBCO005549

Amended Project Specifications

AMENDED - UPDATED
Windows: Skylar Room 1 34.25"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



AMENDED - UPDATED
Windows: Hendrix Room 1 34.25"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



AMENDED - UPDATED
Windows: Master Room 1 34.0"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



AMENDED - UPDATED
Windows: Master Room 1 34.0"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None

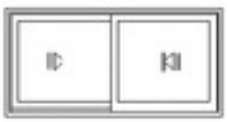


AMENDED - UPDATED
Windows: Living 1 46.5"x23.25"

SUMMARY: Location changed, Project Price changed, Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Architectural *Type* Circle Top *Config* None
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Glass Strength* Non-Tempered | *Grid Pattern* None | *Glass Options* Low-E | *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Different Color Capping* No | *Trim Options* Yes *New Inside Casing* No | *New Outside Brickmold* Pine | *New Sill* No | *New Stool* No | *New Apron* No | *Frame Options* Yes *Frame In for Vent or A/C unit* No | *Build Up* No | *Build Down* No | *Pack-In* No | *Buck Frame / Stops / Casing* No | *Remove and Reinstall* No

AMENDED - UPDATED
Windows: Dining 1 68.5"x70.25"

SUMMARY: Location changed, Project Price changed, Measurement adjusted, Glass Strength changed
WINDOWS: *Model* Power Symphony *Style* Slider *Type* 2-Lite *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Glass Strength* Double Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Additional Details* None



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Lauren Slaughter and Richard Lamonde
38-35653

RBCO005549

Amended Project Specifications

AMENDED - UPDATED
Windows: Living 1 92.0"x57.25"

SUMMARY: Location changed, Project Price changed, Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Slider *Type* 3-Lite *Config* Manual Lock
OPTIONS: *Split* 1/4-1/2-1/4 | *Color* White / White | *Removal* Wood | *Glass Strength* Double Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Additional Details* None



AMENDED - REMOVED
Windows: Front 1 61.5"x81.0"

WINDOWS: *Model* Power Symphony *Style* Sliding Glass Door II *Type* None *Config* None
OPTIONS: *Split* 2 Panel *:* Custom Width and/or Height | *Color* White / White | *Hardware Finish* Color Match Interior | *Grid Pattern* Internal Blinds *:* White | *Glass Options* Low-E | *Additional Details* None

AMENDED - REMOVED
Windows: Front 1 0.0"x0.0"

WINDOWS: *Model* Power Symphony *Style* Capping Only *Type* Entry Doors *Config* None
OPTIONS: *Color* White | *Additional Details* None

AMENDED - UPDATED
Windows: Living Mull 1 47.0"x1.0"

SUMMARY: Location changed, Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Window Mull Kit *Type* None *Config* None *Option* Color *:* White / White | *Additional Details* None

AMENDED - UPDATED
Windows: Basement 1 34.0"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



AMENDED - UPDATED
Windows: Basement 1 34.0"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



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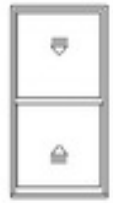
Lauren Slaughter and Richard Lamonde
38-35653

RBCO005549

Amended Project Specifications

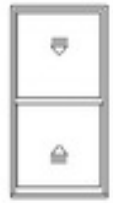
AMENDED - UPDATED
Windows: Kitchen 1 22.0"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



AMENDED - UPDATED
Windows: Kitchen 1 22.0"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None



AMENDED - UPDATED
Windows: Kitchen 1 34.25"x58.0"

SUMMARY: Measurement adjusted
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* White / White | *Removal* Aluminum / Vinyl | *Opening Control Device* Manual | *Glass Strength* Non-Tempered | *Hardware Finish* Color Match Interior | *Grid Pattern* None | *Glass Options* Low-E | *Screen Type* Half | *Additional Details* None

