Commissioners:
Patrick Gallagher
Kevin Whipple
Sharon Blandford
Andrew Bramlett
Rachel Butler
Thomas Neaves

Historic Preservation Commission
Meeting Agenda
August 15, 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), and Central Business District (CBD) project

1. **Call to Order / Roll Call**

2. **Approval of the Meeting Minutes**

   A. **Approval of Meeting Minutes:** July 18, 2025

3. **Financial Report**

4. **Old 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, fine riser mechanical room, and mezzanine with an office. Case #COA2025-06B

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

5. **New Business**
6. **COAA Approval by City Staff and HPC Chair**
   A. COAA2025-15 - 2986 N. Main Street
   B. COAA2025-16 - 3000 N. Main Street
   C. COAA2025-17 - 2820 S. Main Street
   D. COAA2025-18 - 2971 N. Main Street
7. **Discussion**
8. **Public Comments**
9. **Staff Comment**
10. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be Friday, September 19, 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)
July 18, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:01 a.m.
Roll Call: Patrick Gallagher, Kevin Whipple, Rachel Butler, Andrew Bramlett, and Thomas Neaves
Absent: Sharon Blandford
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Eric McConaghy (Applicant), Zach Rubin (Architect), Mary Whitlock (City Resident)

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes:** June 20, 2025

Chairman Gallagher called for a motion
Motion to approve by Commissioner Bramlett
Seconded by Commissioner Butler
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried

3. Financial Report

Mr. Darryl Simmons presented the financial report. The financial balance sheet as of June 30, 2025, is unchanged at $23,398. There have been no expenditures on behalf of the Historic Preservation Commission (HPC) in the last thirty days.

Chairman Gallagher asked if commissioners had any comments on the financial report. Hearing no Commissioner comments, Chairman Gallagher called for a motion. Motion to approve by Vice Chair Whipple
Seconded by Commissioner Bramlett
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried

4. Old Business

5. New Business

A. **Central Business District: 2785 Watts Drive**
Consideration to review a Central Business District (CBD) project application to construct a residential development consisting of eight (8) detached dwelling

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units on 0.363+/- acres located at 2785 Watts Drive (Parcel #20013900580). Case #CBD2025-03

Mr. Darryl Simmons introduced this agenda item. This is a consideration to review a central business district project application to construct a residential development consisting of eight detached dwelling units on 0.363 +/- acres on 2785 Watts Drive. Mr. Simmons described the history of the project, explaining that approximately 10 years ago the city approved a seven acre CBD project. The project consisted of the multifamily development now known as Park at Main and two commercial areas, one of which was the property located at 2785 Watts Drive. The original concept for the site was to repurpose a Wachovia Bank, which has since been demolished. In 2014, the developer received approval to replace the bank with a one-story restaurant concept. Mr. Simmons stated that staff would present the project with its larger concept to Mayor and Council and that the current task for the Historic Preservation Commission (HPC) was to evaluate the project against the Historic District Design Standards.

Commissioner Butler asked if property being discussed today was presented ten years ago as just residential or if it included a potential commercial component. Mr. Simmons responded that the lot being discussed today was slated for commercial development. Commissioner Butler asked if there was a percentage of the project required to be commercial. Mr. Simmons responded that the concept had been divided by parcels and that two parcels were identified for commercial use. Mr. Simmons explained that the HPC would be reviewing the project based on its scale, location, and building mass as per the Historic District Standards, and then provide a recommendation to Mayor and Council.

Mr. Simmons yielded the floor to the applicant and their team to walk through the application. Mr. Eric McConaghy stated that his partner, John Shelly, and himself, were part of the original project. They transferred the rights of the residential portion to a developer who built and completed the project. The developer did not close on the commercial portion of the property. Multiple potential buyers were taken to the site over the past 10 years but were either not interested in purchasing or backed out. To put the site to use, the applicant is now proposing residential usage for the property. The applicant wanted to create an attractive project that serves a need and closely follows the Historic District Design Standards. Mr. Zach Rubin from the Foundry House, was selected as the architect for the project. Mr. McConaghy stated that he was sensitive to historic preservation, noting his experience living in historic homes, renovating army barracks, and navigating the process. He stated that Mr. Rubin would be available to answer any technical questions about the process. Mr. McConaghy discussed making considerations for marketability and what would fit with downtown in the design process. Mr. McConaghy added that they had received approval from the Kennesaw Downtown Development Authority (KDDA) for the residential project and stated that he would be happy to answer any questions.

Chairman Gallagher sought confirmation that the HPC was deciding whether the proposed residential project meets HPC guidelines and not whether the property should be residential or commercial. Mr. Simmons confirmed that the HPC would be reviewing

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the project for scale, proximity to other buildings, scale, depth, materials, design, and architecture. He explained that the HPC is part of the CBD project approval process and that their review was to determine whether the project meets the historic standards. He also explained that the project background was provided as context to Commissioners who were not on the HPC at the time of the initial approval.

Chairman Gallagher commented that building height was not visible in the plans. He explained that per HPC provision 4.2.02, overall height shall not exceed 45 feet. Chairman Gallagher asked what the building height would be. Mr. Zach Rubin, architect, stated that they could add the height to the elevations and believed that the height was between thirty and thirty-five feet. Commissioner Bramlett asked how the height compared to the Park at Main development and whether the projects would be the same height. Mr. Rubin stated that he did not have an exact scale but estimated that the height would be similar based on the number of stories and roofline. Commissioner Butler commented that the sidewalk to the first building was approximately five feet of grade change, so the height would be the initial five feet plus the building height of thirty to thirty-five feet.

Vice Chair Whipple commented that he did not see a landscape plan and noted that a landscape plan would be required per section 4.01.22. He asked if the materials had been decided on for the fence at the rear of the site plan or if it was just notated on the plans that there would be a fence. Mr. McConaghy responded that some kind of screening would be required between the two properties, but they had not yet designed the fence. He stated that he would have the architect work on the fence design with the landscaping plan. Vice Chair Whipple noted that the relevant sections for the design would be 4.1.08 through 4.1.11. Vice Chair Whipple asked what the proposed roof pitch would be. Mr. Rubin responded that the roofs were a combination of hipped roofs and gable fronts and were about a three and a half over twelve pitch. Vice Chair Whipple stated that section 4.3 applied to the roof pitch. He explained that he was unsure about how strict the HPC would be with the section, but that six over twelve was the required pitch for gabled roofs. Mr. Rubin explained that the lower pitch was to reduce the overall building height.

Vice Chair Whipple asked what the proposed floor to floor height was. Mr. Rubin responded that they were aiming for nine-foot to ten-foot ceiling heights.

Vice Chair Whipple observed that standing seam roof, fiber cement siding, brick, stone, and architectural shingles were being used for the building materials. He asked if those were still intended as the primary materials. Mr. Rubin responded in the affirmative, but welcomed additional feedback from the HPC. Vice Chair Whipple commented that the elevations presented appeared to follow the design guidelines very well and that his main concern was the mass of a three-story building on that corner. He remarked that with additional height information in the next round of submissions, he did not foresee height being a major issue due to the absence of single-family or single-story homes in the surrounding area. Vice Chair Whipple also commented that the multifamily next door to the proposed site looked terrible and had several areas with peeling or missing

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paint. He recommended that the applicant use durable fascia boards and soffits.

Chairman Gallagher asked where the applicant intended to place the HVAC units. He commented that the development is very clustered and that it was hard to tell where the HVAC would be placed given that they cannot be visible from the street. Mr. McConaghy responded that they will use the area in front of the garage as well as the six feet between the buildings to screen any air-conditioning condensers and that the rest of the unit will be inside the building. Vice Chair Whipple asked if the same strategy would be used for trash and whether there would be individual trash cans at each unit or a centralized dumpster. Mr. McConaghy responded that they would prefer trash cans at each home as there are eight homes. He noted that they had informal conversations with a collections company and were told a smaller truck could be used. Commissioner Butler read section 4.10.01, which states," moveable accessory features such as trash receptacles, recycling, must be screened from view from the public right-of-way by the placement to the rear or to the side of the main structure. Fencing, vegetation, or a combination of the two may be used."

Commissioner Bramlett asked if there was six feet between each of the buildings. Mr. McConaghy confirmed.
Commissioner Neaves asked what the depth was on the front porches. Mr. Rubin responded that all front porches are the minimum six-foot depth, but might be slightly larger.

Commissioner Neaves asked Mr. Simmons to explain the setback requirements. He sought clarification about the setback being an average of the setbacks of adjacent properties. Mr. Simmons responded that the build-to line is established for the corridor. He noted that the adjacent properties were Willis Chiropractic, the Black property, the multifamily Parks at Main and a city public facility. The nearest point of reference for setbacks and building height is the Chiropractor. Commissioner Neaves commented that he was having trouble with the setbacks given the Chiropractor is the next closest building, but was set far back from the property line, which is not desirable in the historic design standards. Mr. McConaghy stated that the Willis Chiropractic building was built in the 1970s, potentially before the historic guidelines were in place. He commented that the pattern created by the Chiropractor with a parking lot in the front and a large setback would force any neighboring users to put a parking lot in the front with a large setback, which he does not regard as a favorable outcome.

Commissioner Neaves asked if the parking lot next door was owned by the downtown development authority and whether there were any plans for the property in the future or if it would remain a parking lot. Mr. Simmons responded that the property is remaining a parking lot.

Chairman Gallagher asked where the second commercial lot for the master plan was located. Mr. Simmons responded that it was designated to front Main Street. The development featured residential density in the middle with commercial on Watts Drive to match an existing commercial corridor and commercial on Main Street.

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Commissioner Bramlett observed that the front yards for buildings five and six were very close to Willis Chiropractic. He asked if proximity would be an issue if the Willis Chiropractic property was redeveloped, and expressed concern that residents would be looking at a wall. Mr. McConaghy responded that the Willis Chiropractic building was approximately twenty to thirty feet from the two units and they were currently deciding whether to create longer buildings or larger front yards. He stated a fence with greenery would be needed at some point for screening purposes.

Commissioner Neaves asked the applicant to discuss why the sidewalks at the mail kiosk and across the private alley did not align. Mr. McConaghy responded that a sidewalk had been added along the main road for residents to walk to the mail kiosk. He added that they would consider aligning the sidewalks or adding a diagonal crosswalk. Commissioner Neaves expressed concern that residents crossing the private alley to get to the mail kiosk would pose a safety risk to pedestrians, noting that a diagonal crosswalk would be a longer distance for pedestrians to travel compared to a straight crosswalk. Mr. Simmons agreed that the non-alignment of the crosswalk and pedestrian travel distance posed a concern for pedestrian safety. He stated that staff noted the issue in their review.

Vice Chair Whipple observed that the buildings were close together and close to the property line. He asked if the applicant understood the limitations for the number of openings given the proximity between the buildings and to the property. Mr. Rubin responded that he had his project manager contacted the city about windows within proximity to the property line and had received an answer. Vice Chair Whipple noted that the number of allowable openings is limited given property line distance and distance between buildings. He wanted commissioners to be aware that there could be some modifications to the windows and noted to the applicant that blank wall space should be avoided. Mr. Rubin explained that the interior layouts were not yet developed and that once they determine room placement, window placement will likely shift. He expressed a desire to maintain the appearance on the front for the architectural look and noted that the rear and sides would see more movement in window placement.

Commissioner Neaves asked what the setback would be against Watts Drive, noting the presence of a power line. Mr. McConaghy stated that the intent was to be set back a minimum of five feet from the property line. Commissioner Neaves asked how far the powerline was from the property line. Mr. McConaghy responded that he did not know the dimension but that they could put it on the next plan.

Commissioner Butler read section 4.4.05, which states,“an unarticulated surface will not have a vertical or horizontal dimension greater than twenty feet." She commented that the section would be a factor if the units were too close together to add windows. Commissioner Butler also read section 4.4.07, which states, "the reveal or exposure of siding wall will be a minimum of four and one half inches and shall not exceed five inches." She stated that she wanted to ensure that the applicant adhered to the siding requirements.

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Vice Chair Whipple summarized that is sounded like the applicant would be willing to submit 100% design development drawings, which would account for comments about a landscaping plan and building articulation, as the interior layouts and architectural site drawings are worked out. The applicant would then again present to the HPC at a future date. Mr. McConaghy agreed, adding that part of the process would also involve the architect consulting with the civil engineer on the design.

Chairman Gallagher commented that he would like to see 50% design drawings to give the applicant input and feedback to avoid having the applicant redo elements of the design for not meeting the historic district design standards. Mr. McConaghy agreed that it would be helpful for them to stay current with the HPC.

Mr. Simmons stated that he reviewed some of the meeting protocols for the HPC, and going forward proposed allowing public comment on CBD projects and new construction projects before the Commission votes on a motion. He invited Chairman Gallagher to open the floor

Commissioner Butler commented that she thought the applicant did a very nice job on designing the residential.

Chairman Gallagher opened the floor for public comment.

Ms. Mary Whitlock stated that she lived adjacent to the property at the rear of the proposed site. She stated that she liked the architectural design but thought the proposed dwelling units were too closely spaced, similar to the layout of Galt Commons. Ms. Whitlock was unsure whether the project was the right thing for the property but noted that it was for the City to decide. She added that she believed the Commissioners' comments had been perfect and that she did not have any additional comments not already touched on.
Hearing no other public comments, Chairman Gallagher closed the floor to public comment.

Chairman Gallagher asked for any additional commissioner comments. Hearing no additional Commissioner comments, Chairman Gallagher called for a motion.
Motion by Vice Chair Whipple to approve with the following condition:
The applicant shall submit for review a 50% set of drawings including architectural and site drawings with special attention to the following items:
1. Landscape plan;
2. Fencing material and height;
3. Roof pitch;
4. Overall building height;
5. Floor-to-floor height;
6. Mechanical and trash receptacle screening;
7. Attention to setbacks, distances between units, and impact on window arrangement and design;
8. Sections 4.4.05 and 4.406 of the Historic District Design Standards.

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Seconded by Commissioner Neaves
Chairman Gallagher proceeded with a roll call for approval
Vote taken, motion unanimously approved 4-0. Motion carried.

Mr. McConaghy thanked the Commission for their time and guidance.

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-14 - 2840 S Main St

This is a certificate of appropriateness application submitted by Will Underwood for 2840 S Main Street, which is the current location of the 1885 Grill. The city and restaurant owner sought to screen an existing dumpster with a fence between the dumpster and the courtyard. The application was administratively approved on July 2, 2025.

7. Discussion

Vice Chair Whipple commented that Park at Main required exterior maintenance on the soffits and fascia. He also mentioned that there were areas on the backside where entire sections were not painted.

Commissioner Neaves stated that he was out at the site yesterday and saw ladders and individuals painting. Vice Chair Whipple expressed relief that something was being done.
Commissioner Butler commented that she saw a comment in the KDDA minutes relating to a playground in downtown. Several people have asked her if there could be a playground in downtown Kennesaw since it was removed with Chalker Park.

8. Public Comments

9. Staff Comment

Mr. Simmons welcomed Commissioner Neaves to the Commission and stated that staff is happy to have him. He mentioned that there are additional slots to fill on the Commission and asked Commissioners to ask anyone with architectural, historic preservation, or construction background that lives in the City of Kennesaw to submit an application. He explained that staff wants to to fill the HPC so they can continue to operate on a monthly basis. Mr. Simmons added that staff would be happy to provide Commissioners with any assistance and expressed his appreciation to the HPC for their work and attention to detail.

10. Adjourn

Chairman Gallagher adjourned the meeting at 8:49 a.m.

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Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: August 15, 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. COA2025-06A_2926 Lewis Street_Application Packet
2. COA2025-06A_2926 Lewis St_Board Decision (04.25.25)

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: [redacted]

(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

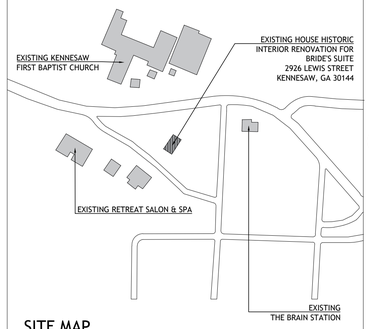
2926 LEWIS STREET
KENNESAW, GA 30144

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

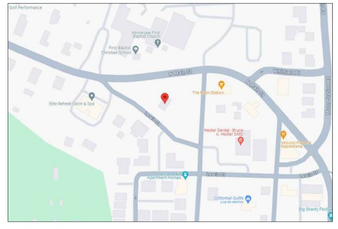
SHEET LISTING INDEX

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 2024 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:	2024 NFPA 101 - LIFE SAFETY CODE 2024 EDITION WITH 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:	2023 NFPA 70 - NATIONAL ELECTRICAL CODE: 2023 EDITION WITH 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
FIRE SPRINKLERS:	2022 NFPA 13/13R STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
FIRE ALARM:	2022 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE
FIRE PROTECTION:	2024 NFPA 96 - STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS
EMERGENCY SERVICES:	2022 NFPA 1225 - STANDARD FOR EMERGENCY SERVICES COMMUNICATIONS

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

2024 NFPA 101: LIFE SAFETY CODE (LSC)
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	1 PER 15	78.23 SF	5
	02	002	STUDIOS #01 AND #02 (BRIDE'S USE) FITTING ROOM'S	BUSINESS	1 PER 30	374.12 SF	12
	03	003	EXISTING RESTROOM	COMMON AREA	-	51.55 SF	1
	04	004 005	STUDIOS #03 AND #04 (BRIDE'S GODMOTHER'S USE) FITTING ROOM'S	BUSINESS	1 PER 30	369.55 SF	12
	05	006	NEW RESTROOM (ADA)	COMMON AREA	-	60.93 SF	1
	06	007	BREAK ROOM	BUSINESS	1 PER 100	123.06	1
	07	008	LAUNDRY ROOM	STORAGE ROOM	1 PER 300	57.17 SF	1
	08	009	SUNROOM	ASSEMBLY	1 PER 15	172.81 SF	12
	09	010	CORRIDOR	COMMON AREA	-	270.99 SF	-
						TOTAL =	45

CALCULATION MAXIMUM OCCUPANTS IS 45 PERSONS

EGRESS WIDTH CALCULATIONS (LSC TABLE 7.3.3.1)
OCCUPANCY EXIT WIDTH = 45 PERSONS x 0.3"/PERSONS = REQUIRED EXIT DOOR 13.5" (PROVIDED IS 144")

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 (22)/ WOMEN (23): 2 WATER CLOSET, 2 LAVATORY
- SERVICE SINK: 1 SERVICE
- DRINKING FOUNTAINS: REFRIGERATOR (WATER)

REVISED 07/23/2025

REVISIONS	BY
11/06/2024	ES
04/23/2025	ES
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BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE
08/05/2024

JOB
REV. 03

A - 1



PICTURE OF THE EXISTING BUILDING - FRONT SIDE



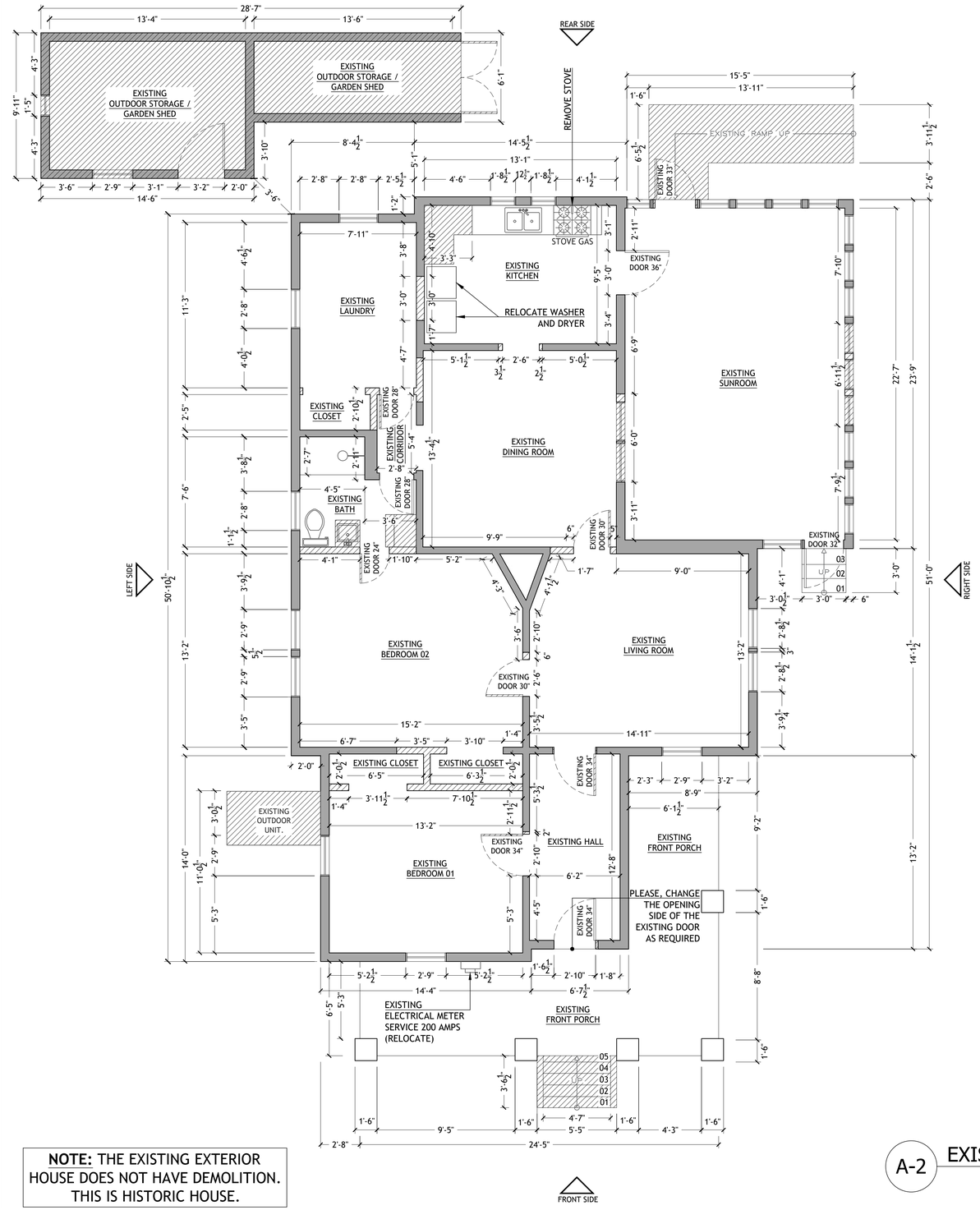
PICTURE OF THE EXISTING BUILDING - LEFT SIDE



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"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
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04/23/2025	ES
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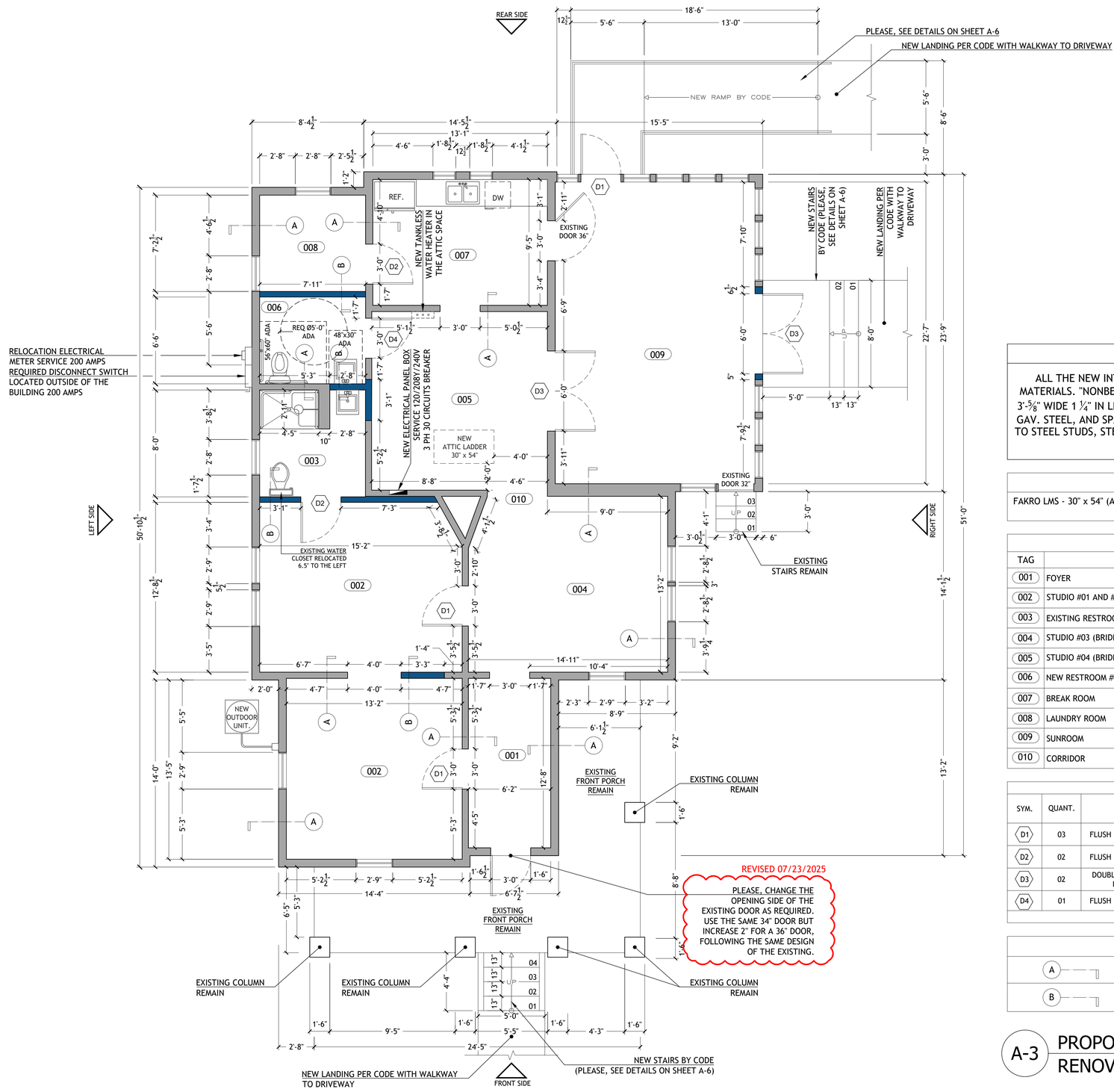
BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 03

A - 2



REVISIONS	BY
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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. Nº25 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"

RELEASED FOR CONSTRUCTION

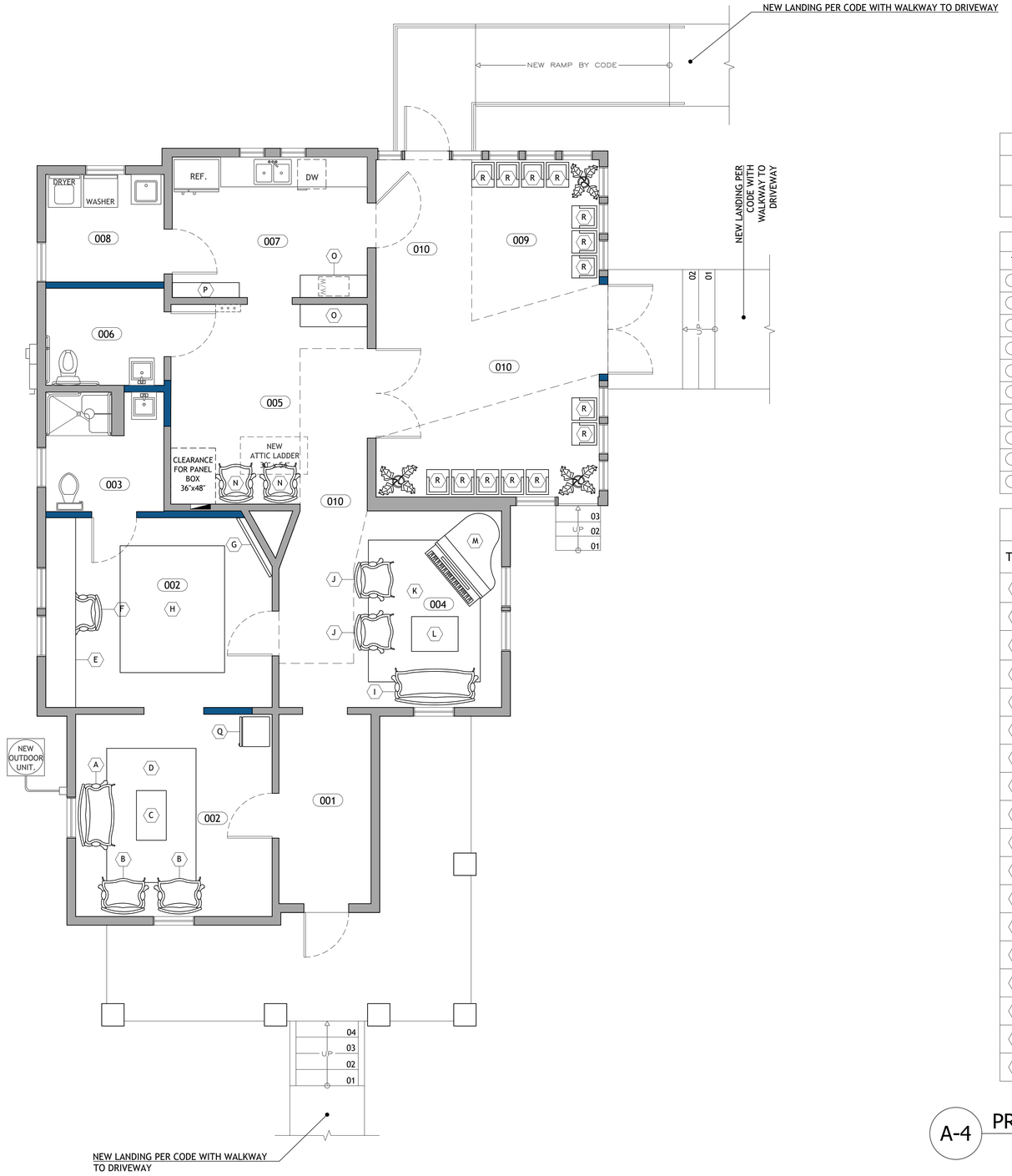
BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 03

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"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
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04/23/2025	ES
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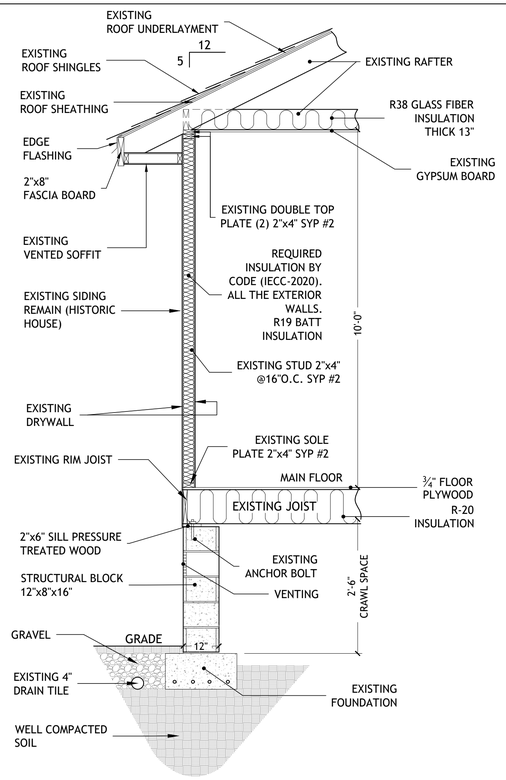
BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

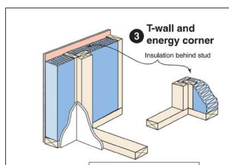
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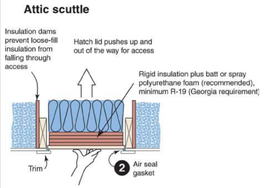


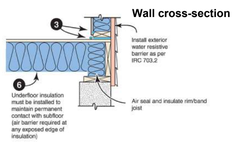
1 A-5 EXISTING FULL WALL DETAILS

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



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.



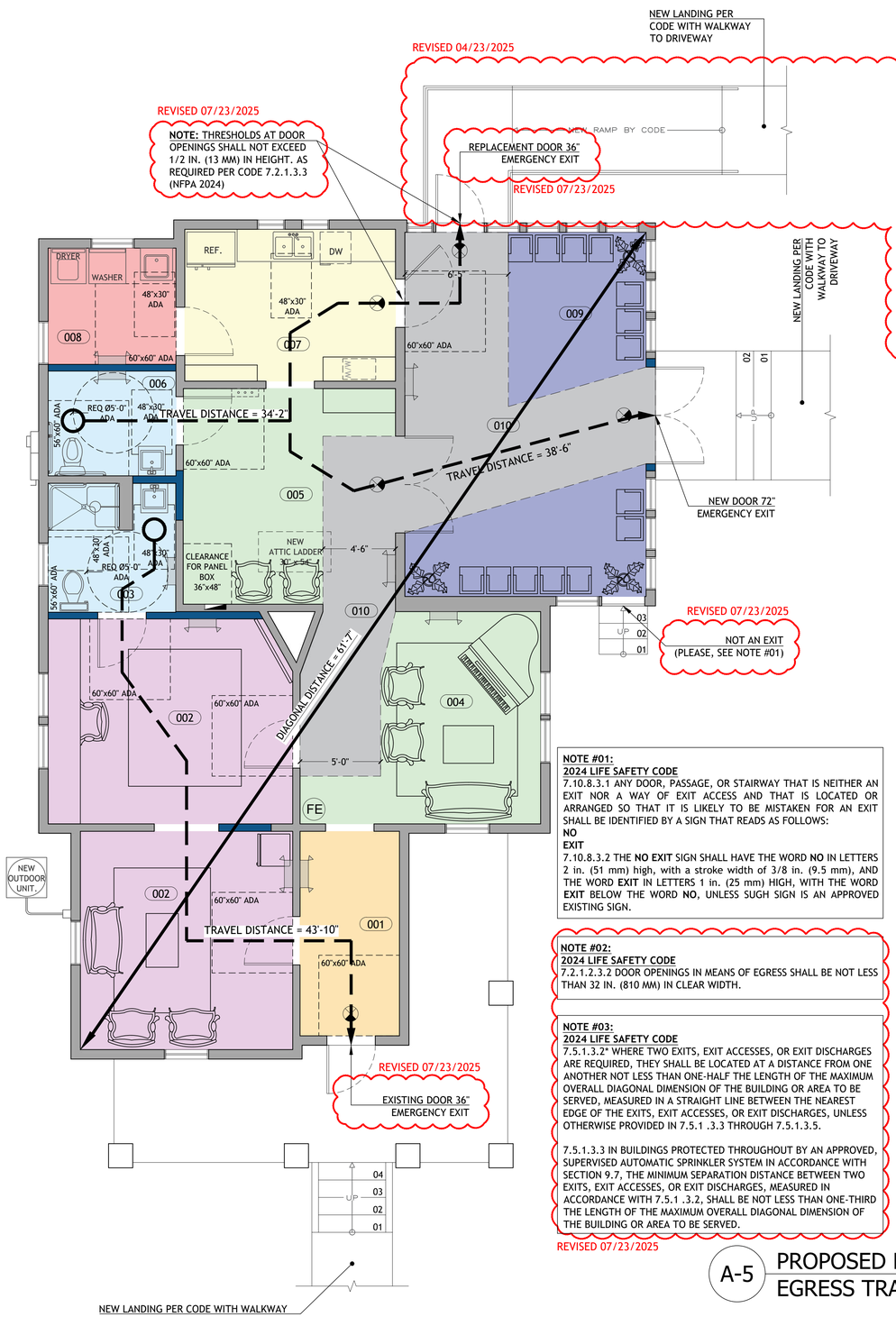


GEORGIA INTERNATIONAL ENERGY CONSERVATION CODE SUPPLEMENTS AND AMENDMENTS 2020

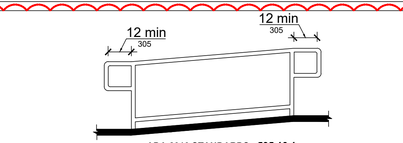
CALCULATIONS / CLIMATE ZONE 3	
R38	CEILING WITH ATTIC 13" TO 14" LOUSE
R13 & R19	FULLY INTERNAL WOOF FRAME WALLS 3 1/2" AND 5 1/2" THICK

2 A-5 INSULATION DETAILS

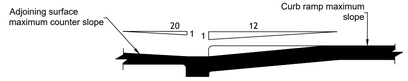
Scale: No



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.



ADA 2010 STANDARDS - 505.10.1
TOP AND BOTTOM EXTENSION AT RAMPS



ADA 2010 STANDARDS - FIGURE 406.2
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

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

NOTE #01:
2024 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.

NOTE #02:
2024 LIFE SAFETY CODE
7.2.1.2.3.2 DOOR OPENINGS IN MEANS OF EGRESS SHALL BE NOT LESS THAN 32 IN. (810 MM) IN CLEAR WIDTH.

NOTE #03:
2024 LIFE SAFETY CODE
7.5.1.3.2* WHERE TWO EXITS, EXIT ACCESSES, OR EXIT DISCHARGES ARE REQUIRED, THEY SHALL BE LOCATED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST EDGE OF THE EXITS, EXIT ACCESSES, OR EXIT DISCHARGES, UNLESS OTHERWISE PROVIDED IN 7.5.1 .3.3 THROUGH 7.5.1.3.5.

7.5.1.3.3 IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXITS, EXIT ACCESSES, OR EXIT DISCHARGES, MEASURED IN ACCORDANCE WITH 7.5.1 .3.2, SHALL BE NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED.

REVISED 07/23/2025

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

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

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11/06/2024	ES
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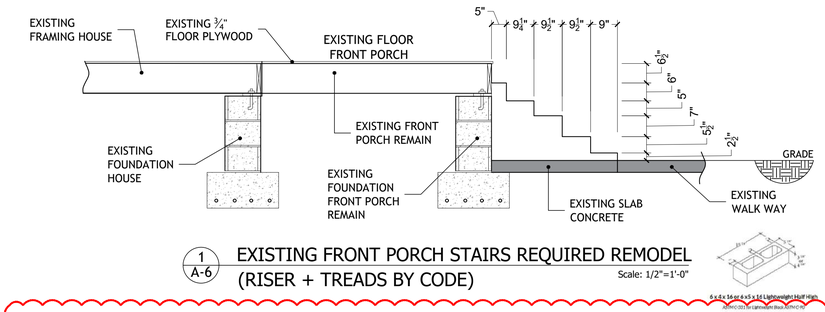
BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

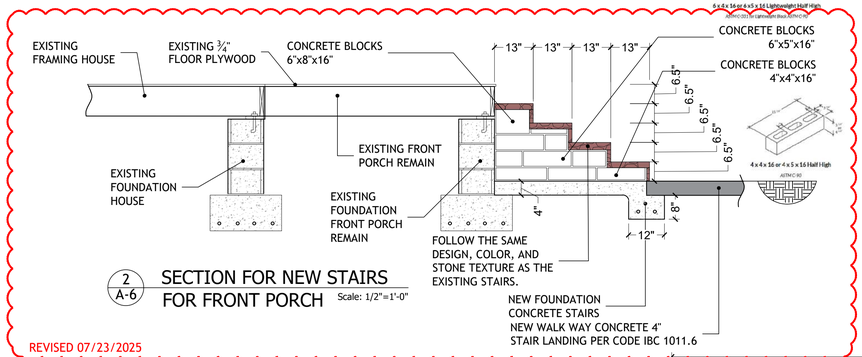
JOB REV. 03

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

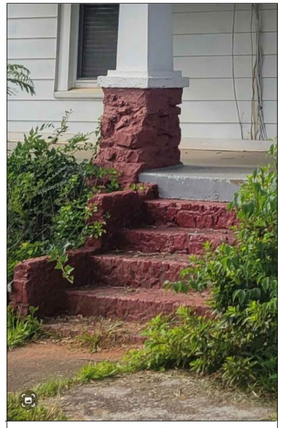
Scale: 1/2"=1'-0"



2 A-6 SECTION FOR NEW STAIRS FOR FRONT PORCH

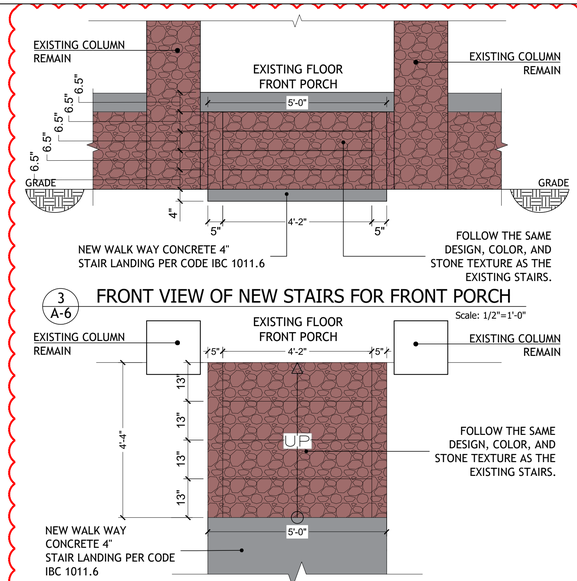
Scale: 1/2"=1'-0"

REVISED 07/23/2025



NOTE: GENERAL CONTRACTOR: WHEN DEMOLISHING THE EXISTING STAIRS, TRY TO SAVE THE STONES FROM THE EXISTING ONES TO RE-USE AGAIN, COMPLETE THEM WITH THE SAME STONES. USE THE SAME DESIGN, COLOR, AND STONES TEXTURE AS THE EXISTING STAIRS.

PICTURE OF THE EXISTING FRONT STAIRS ON THE FRONT PORCH

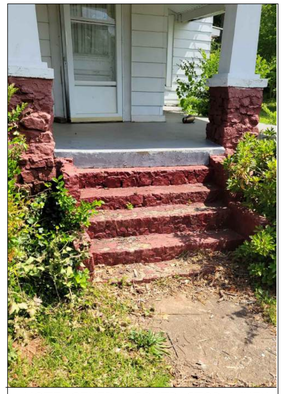


3 A-6 FRONT VIEW OF NEW STAIRS FOR FRONT PORCH

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

4 A-6 FLOOR PLAN FOR NEW STAIRS FOR FRONT PORCH

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

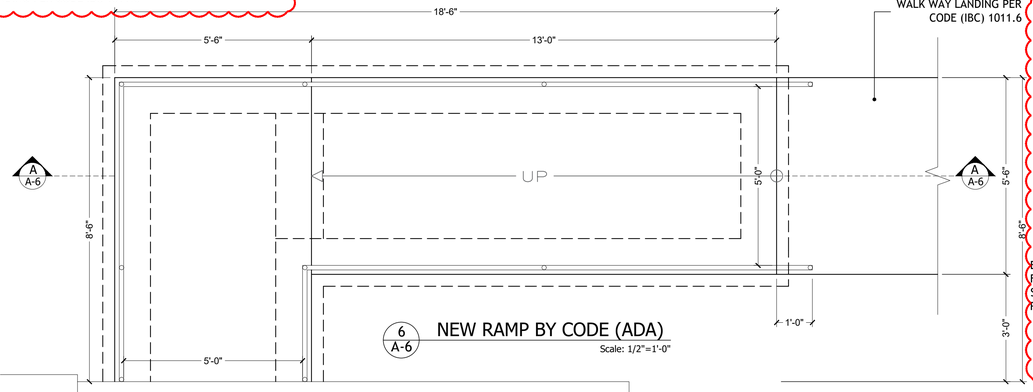


NOTE: GENERAL CONTRACTOR: WHEN DEMOLISHING THE EXISTING STAIRS, TRY TO SAVE THE STONES FROM THE EXISTING ONES TO RE-USE AGAIN, COMPLETE THEM WITH THE SAME STONES. USE THE SAME DESIGN, COLOR, AND STONES TEXTURE AS THE EXISTING STAIRS.

PICTURE OF THE EXISTING FRONT STAIRS ON THE FRONT PORCH

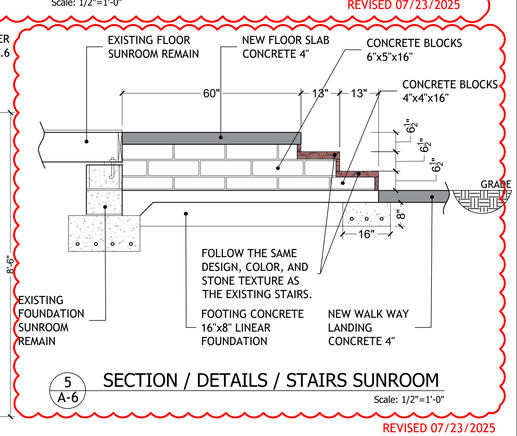
REVISED 07/23/2025

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



6 A-6 NEW RAMP BY CODE (ADA)

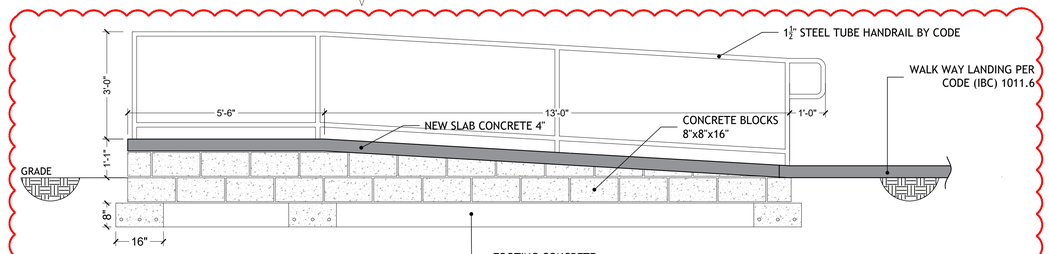
Scale: 1/2"=1'-0"



5 A-6 SECTION / DETAILS / STAIRS SUNROOM

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

REVISED 07/23/2025



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

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

REVISED 07/23/2025

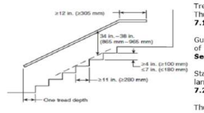
Table 7.2.2.2.1.1(a) New Stairs

Feature	Dimensional Criteria ft/in.	mm
Minimum width	See 7.2.2.2.1.2.	
Maximum height of risers	7 in.	180
Minimum height of risers	4 in.	100
Minimum tread depth	11 in.	280
Minimum headroom	6 ft 8 in.	2030
Maximum height between landings	12 ft	3660
Landing	See 7.2.1.3, 7.2.1.4.3.1, and 7.2.2.3.2.	

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Stairs & Handrails

2012 Edition NFPA 101
2010 ADA Standards



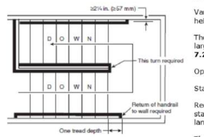


FIGURE A.7.2.2.3.5(a) Riser Measurement with Tread Slope to Front.

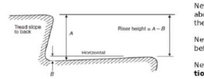
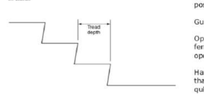
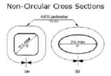


FIGURE A.7.2.2.3.5(b) Riser Measurement with Tread Slope to Back.



Non-Circular Cross Sections





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.

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

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

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REVISIONS	BY
11/06/2024	ES
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8/6/24

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 03

A - 6

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.

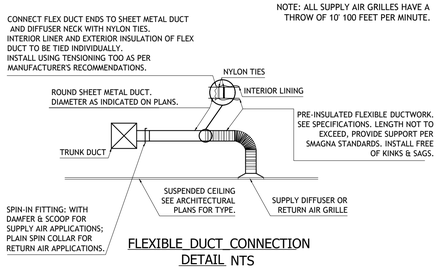
13. ALL COVERING, LININGS AND ADHESIVES (TAPES, ETC.) SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 50.

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"
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REVISIONS	BY
11/06/2024	ES
04/23/2025	ES
07/23/2025	ES

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

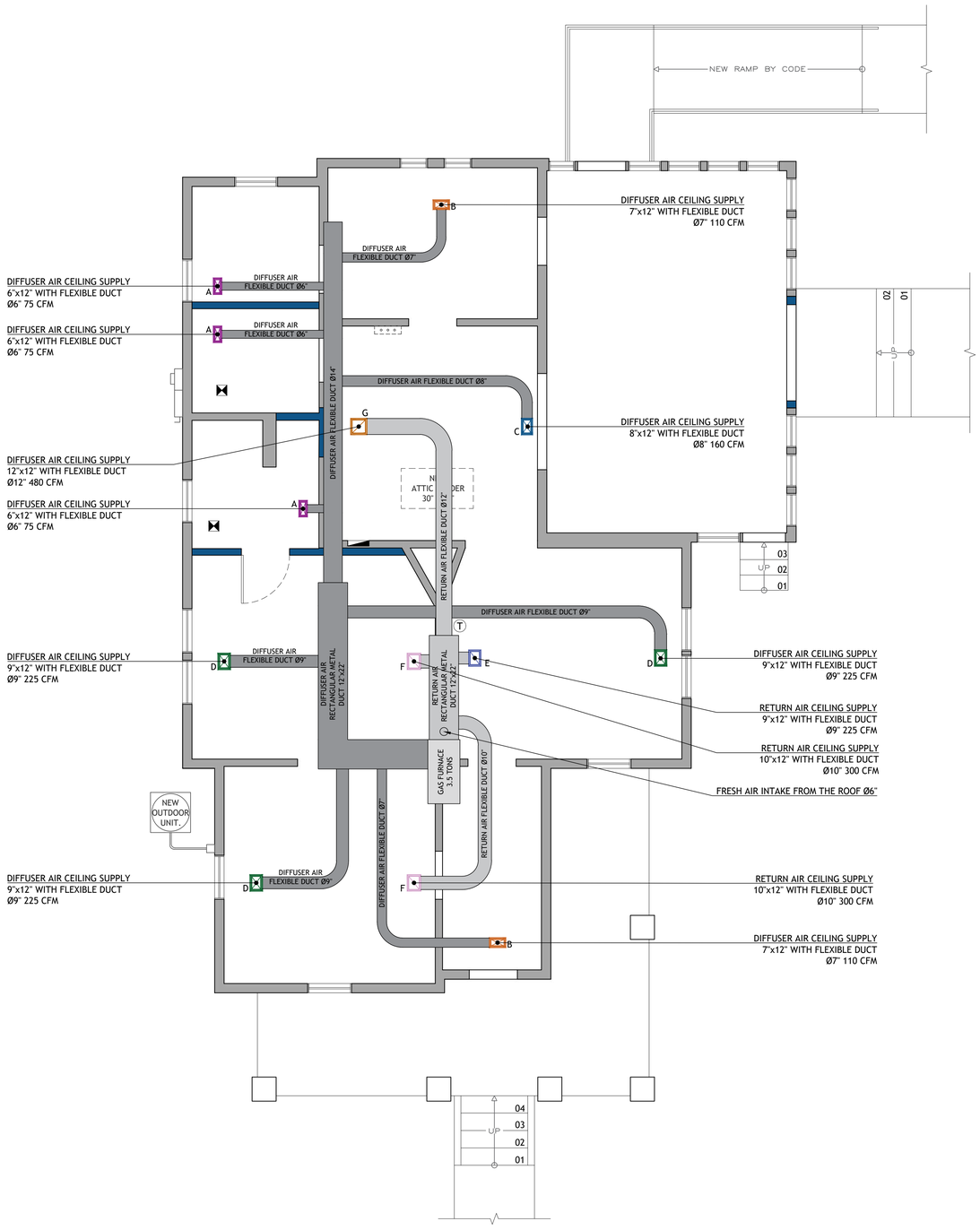
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DATE
08/05/2024

JOB
REV. 03

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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BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

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

DATE
08/05/2024

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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"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES
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07/23/2025	ES

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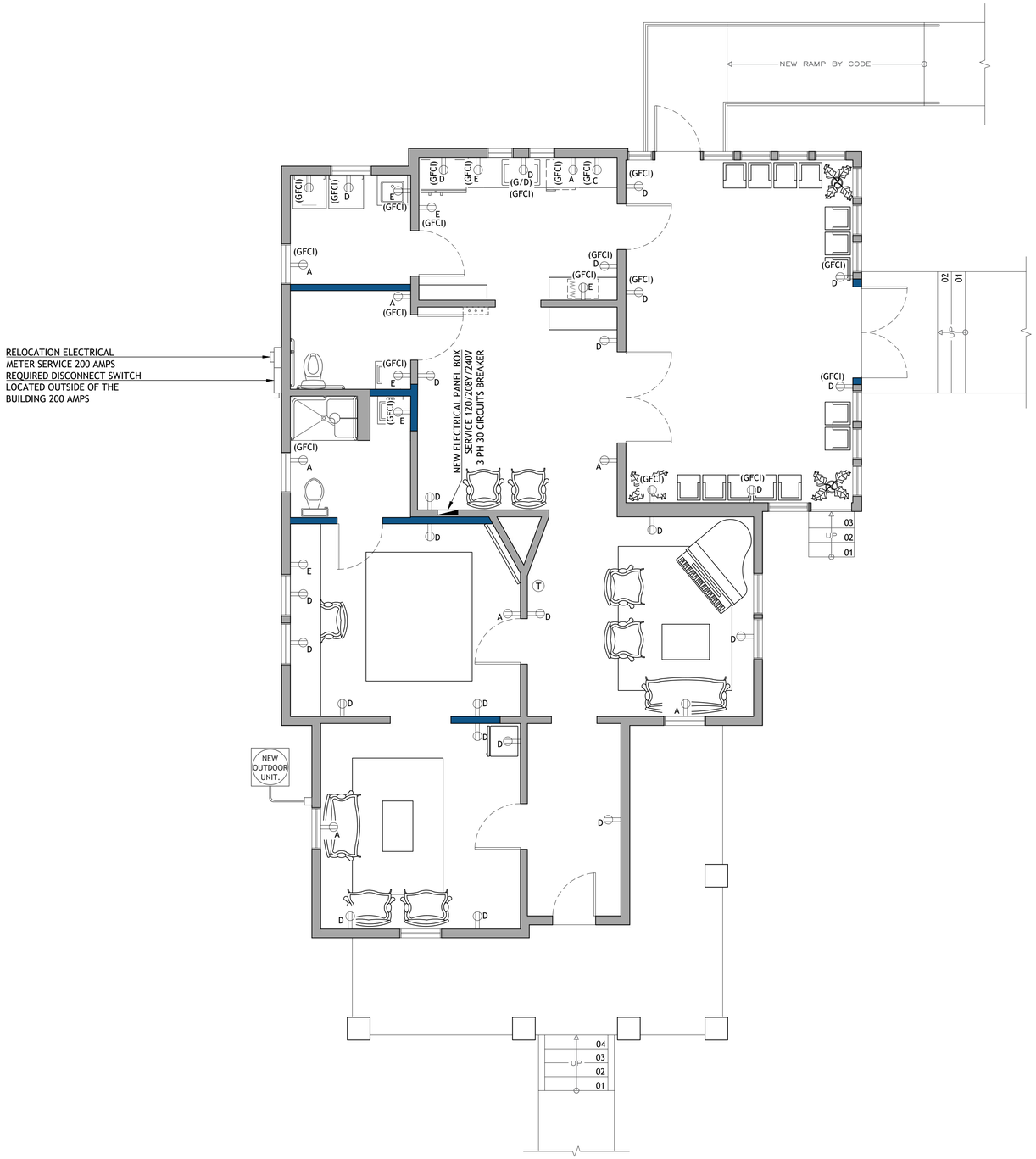
PROFESSIONAL SEAL

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

DATE
08/05/2024

JOB
REV. 03

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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PROFESSIONAL SEAL

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

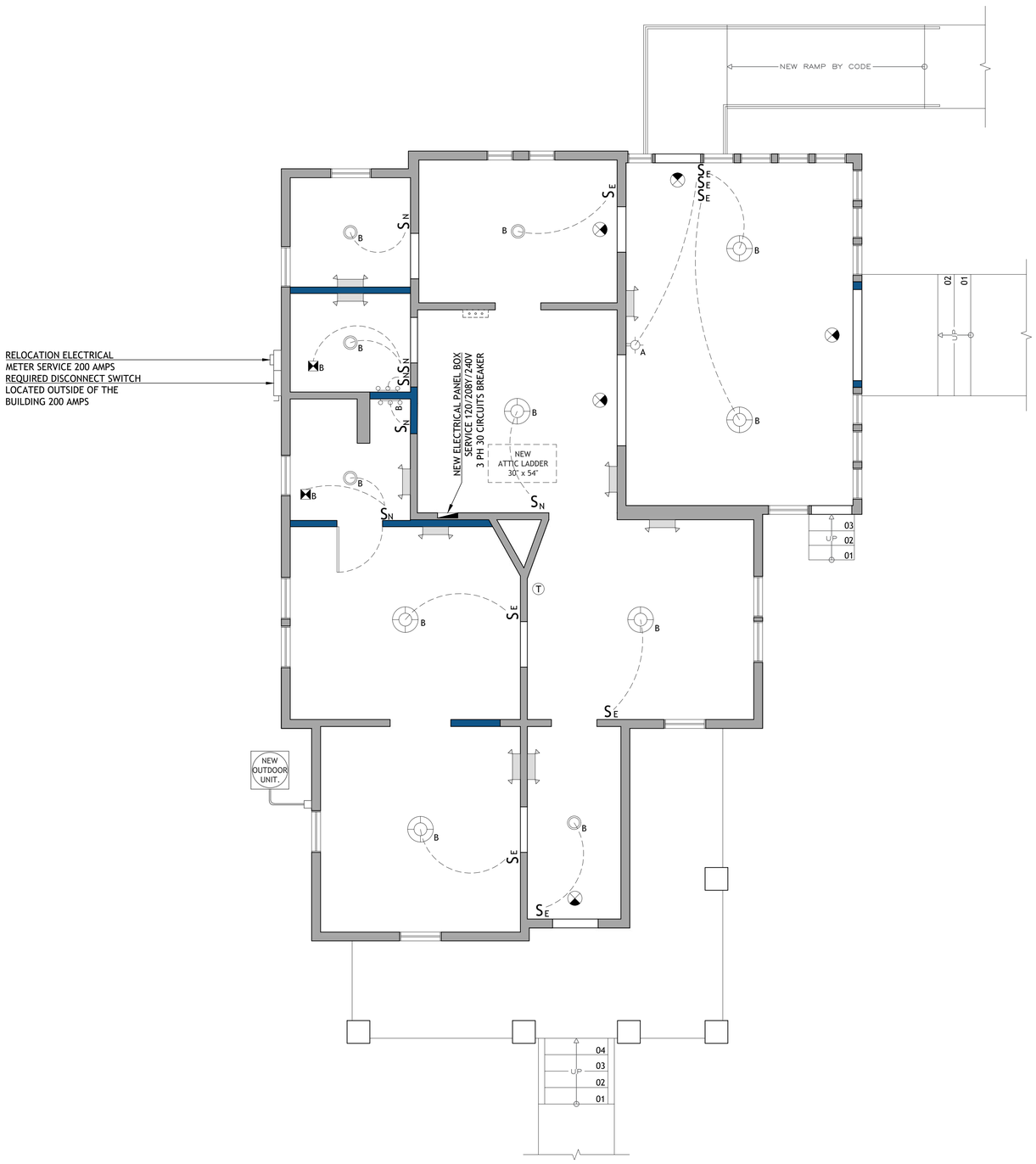
DATE

08/05/2024

JOB

REV. 03

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"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES
04/23/2025	ES
07/23/2025	ES

BRIDE'S SUITE INTERIOR RENOVATION

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

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

DATE

08/05/2024

JOB

REV. 03

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

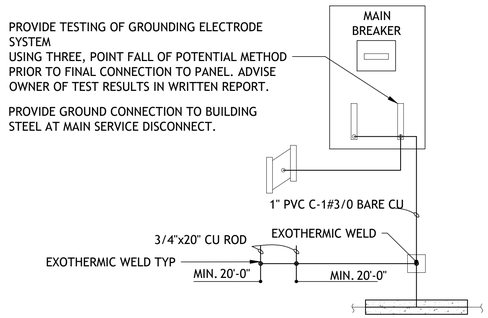
NOTE: MOUNTING SURFACE
PNL. SHORT CIRCUIT RATING: 42 KAIC

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%

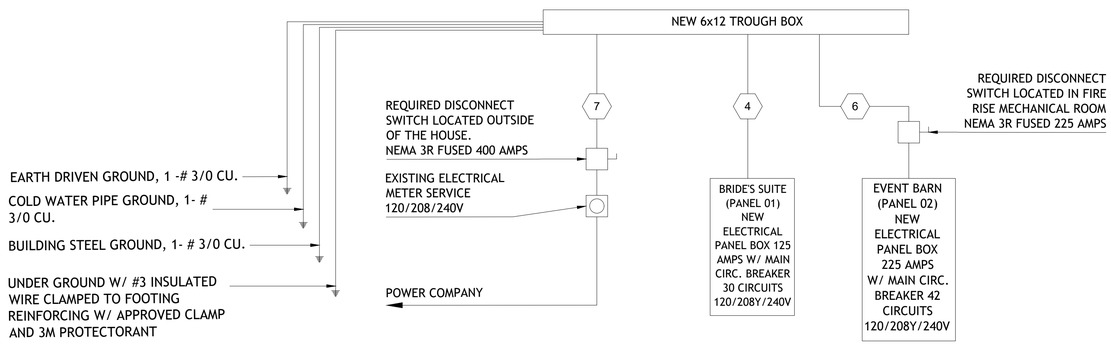
NOTE: ALL RECEPTACLE CIRCUITS ARE GFI.

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 Report date: 07/25/24
Data filename: 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 (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 Report date: 07/25/24
Data filename: 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
04/23/2025	ES
07/23/2025	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. 03

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 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 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"
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REVISIONS	BY
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04/23/2025	ES
07/23/2025	ES

BRIDE'S SUITE INTERIOR RENOVATION

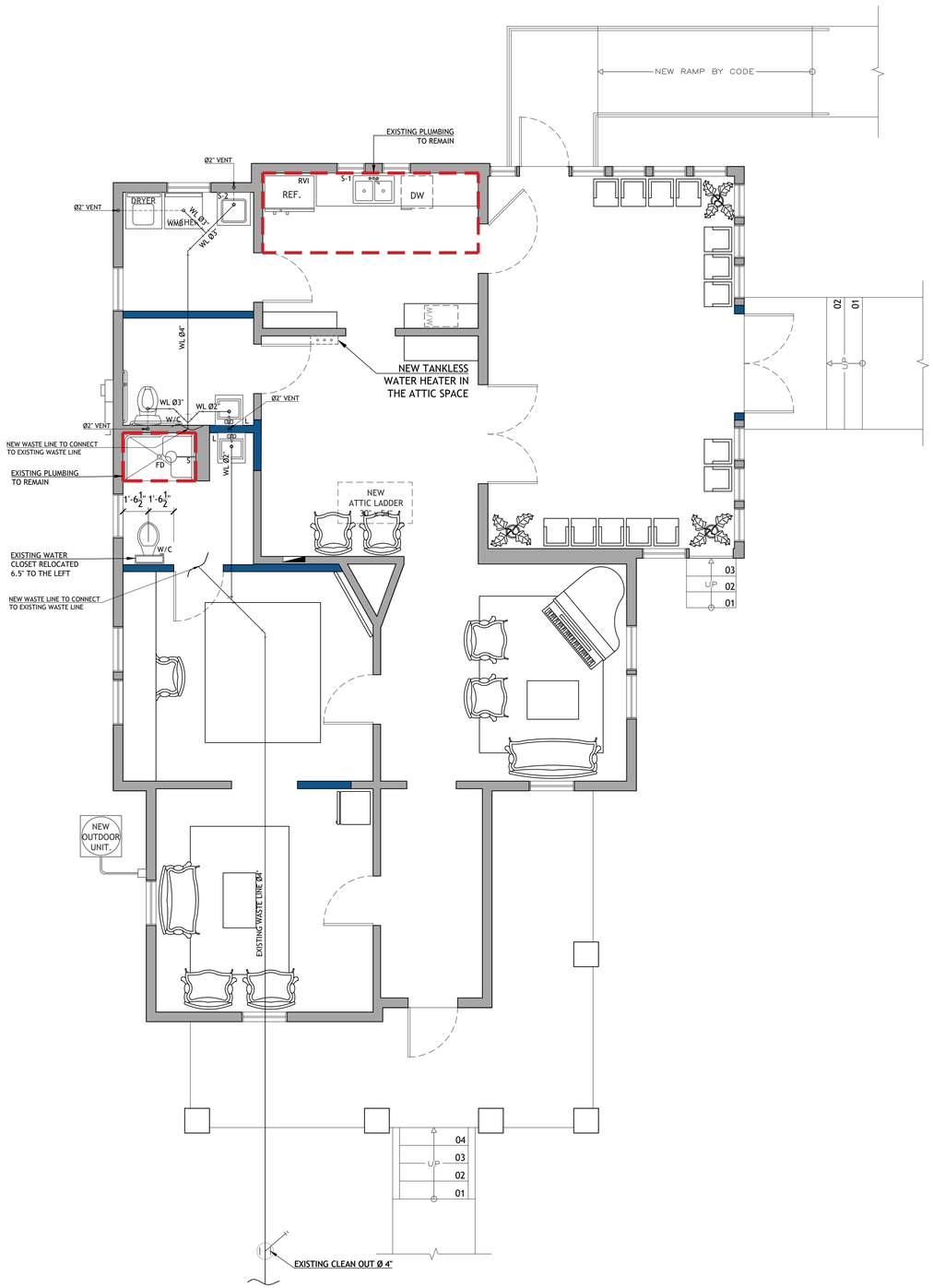
2926 LEWIS STREET | KENNESAW, GA 30144

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

DATE
08/05/2024

JOB
REV. 03

P - 1



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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PROFESSIONAL SEAL

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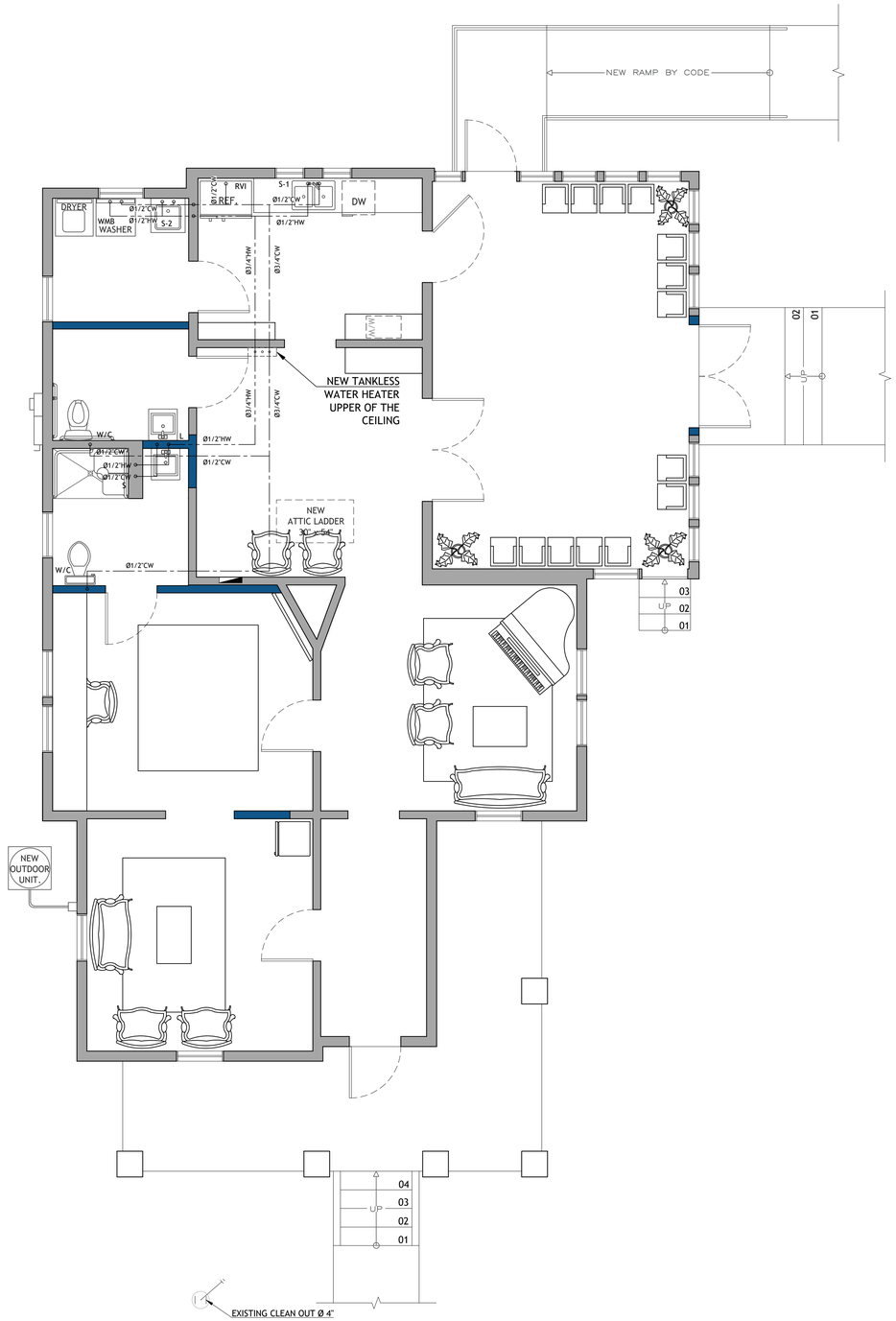
DATE

08/05/2024

JOB

REV. 03

P - 2



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"

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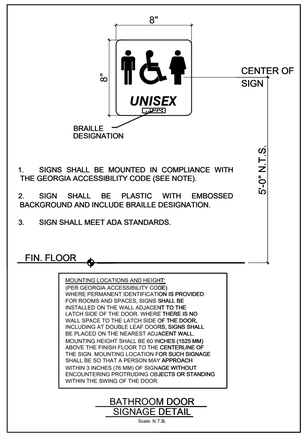
DATE

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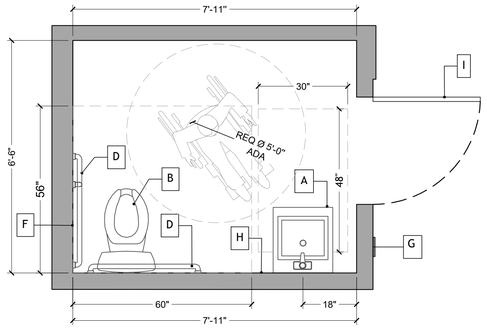
REV. 03

P - 3



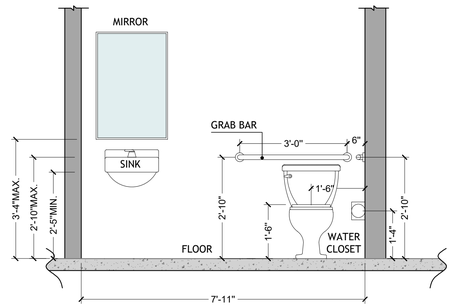
BATHROOM DOOR SIGNAGE DETAIL

Scale: N.T.S.



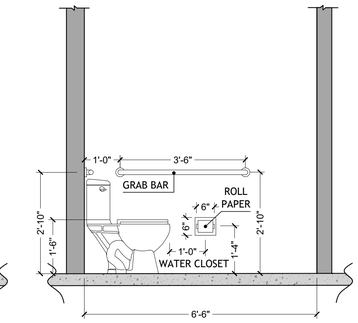
1 P-4 DETAIL - ADA RESTROOM

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



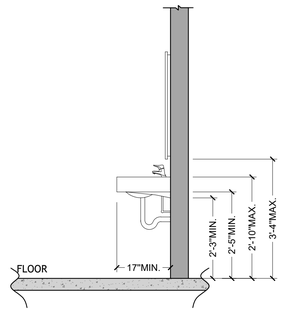
2 P-4 ADA RESTROOM FRONT ELEVATION

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 10-1 FOR GENERAL NOTES):

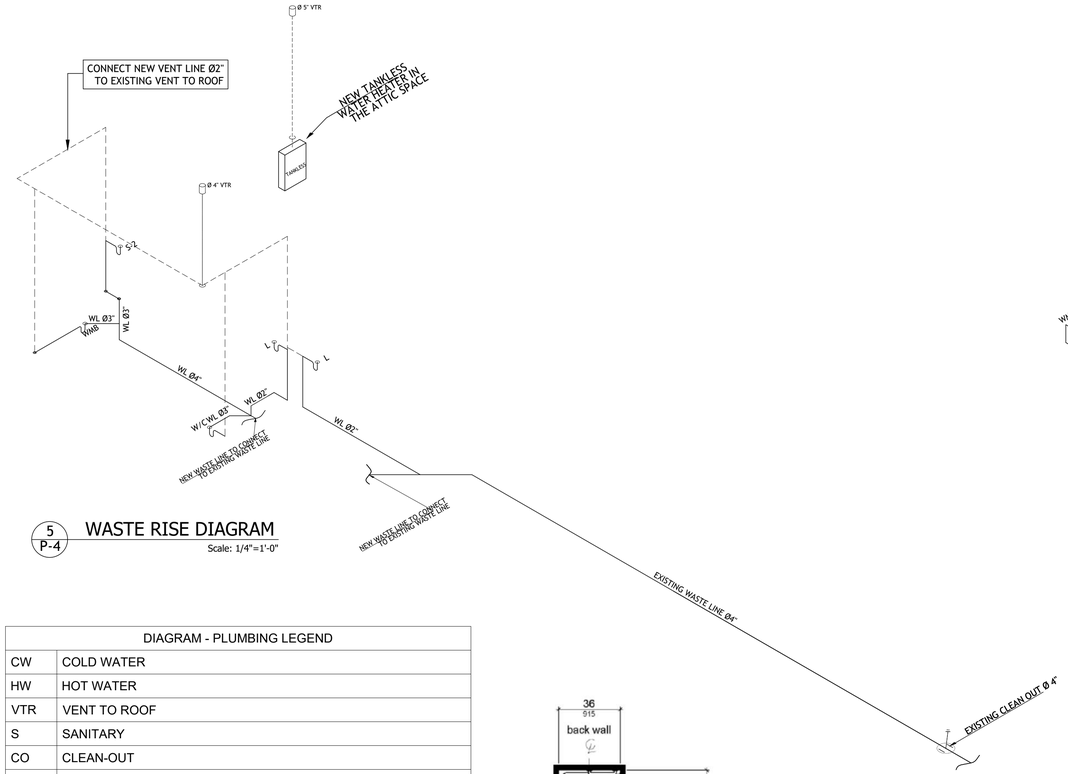
T-1 MIRROR: BOTTOM OF REFLECTIVE MIRROR SURFACE TO BE MOUNTED AT 40"A.F.F.

T-2 HANDICAP GRAB BARS: BOBRICK # B-5806 SERIES, 11/2" 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.

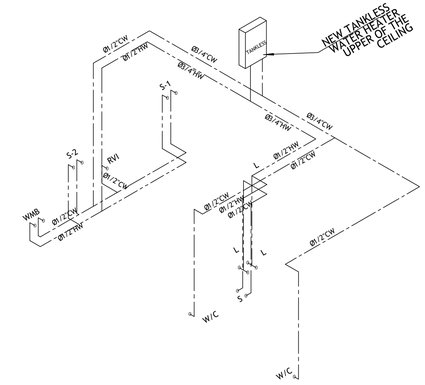
T-4 TOILET TISSUE DISPENSER: MOUNT CENTERLINE OF UNIT 7"-9" IN FRONT OF TOILET. DISPENSER CAN BE 15"-48" ABOVE FINISHED FLOOR, BUT CANNOT INTERFERE WITH GRAB BARS.

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"

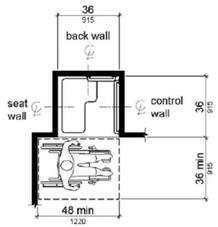
CALCULATION FOR TANKLESS WATER HEATER FOR RENOVATION OF THE EXISTING BUILDING

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"

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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

DATE 08/05/2024

JOB REV. 03

P - 4

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Pat Ferris
Antonio Jones
Madelyn Orochena
Tracey Viars
Anthony Gutierrez

April 28, 2025

Louise Aldridge
1510 Sandpiper Dr,
Woodstock, GA 30189

Subject: Certificate of Appropriateness (COA) Application – Case# COA2025-06A
2926 Lewis St, Kennesaw, GA 30144 (Parcel #: 20013900250)

Dear Louise,

The City of Kennesaw Historic Preservation Commission (HPC) held their regularly scheduled meeting on April 25, 2025 to review the above-referenced application. This letter is written to inform you of their actions.

Your case sought approval for a Certificate of Appropriateness for repairs/alterations to the historic structure located at 2926 Lewis Street. The proposed exterior alterations included remodel to the existing stairs and ramp. The HPC Board voted to **approve the request with the following conditions:**

1. Exposed plain concrete block is not permitted and must be covered or finished with materials that match the existing building as closely as feasible.

Please submit a copy of the approved plans from the Fire Department along with this letter for review by the Building Services Department through the online submission portal. If you have questions or concerns, please contact Planning and Zoning at (770) 590-8268 or zoningdept@kennesaw-ga.gov .

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: August 15, 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, fine riser mechanical room, and mezzanine with an office. Case #COA2025-06B

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2025-06B_2926 Lewis Street_Application Packet
2. COA2025-06B_2926 Lewis St_Certificate of Appropriateness_Survey & Site Plan
3. COA2025-06B_2926 Lewis St_Certificate of Appropriateness_Landscape Plan
4. 04-25-25 Historic Preservation Commission Approved Minutes

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: [redacted]

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

PROPERTY ADDRESS: 2926 Lewis Street, Kennesaw, GA 30144

Land Lot 139 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.

Signature of Applicant — **Date** 4/9/2025

Signature of Owner — **Date** APRIL 9-25

(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
CHRISTIAN H. CROOKLESS RA, NCARB 3613 HAMPSTEAD LANE NE ROSWELL, GEORGIA 30075 PHONE: (678) 662 3904 CROOKLESS@GMAIL.COM	RICHARD WILLIAM BLOUNT 909 GOLDEN MEADOWS LN LOGANVILLE, GA 30052 LRBLOUNT6@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	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	SECTIONS AND DETAILS
S204	FRAMING DETAILS FOR OPENINGS
S205	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

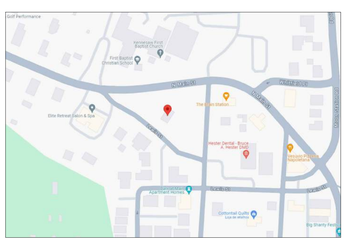
LOCATION INFORMATION

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 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 AN UNFINISHED MEZZANINE (FUTURE PERMIT).

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:	5,300.50 SF (MAIN FLOOR) 808 SF (UNFINISHED MEZZANINE) 6,108.50 SF (TOTAL AREA)
TOTAL AREA OF THE PROPERTY:	28,961.31 SF (0.665 AC)
NUMBER OF STORIES:	ONE (WITH UNFINISHED MEZZANINE)
CALCULATED LOAD FOR OCCUPANCY:	1/7 - 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"

CODE STATEMENTS

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	843.60 SF	120
	02	002	DANCE AREA	ASSEMBLY	7 PER PERSON	334.00 SF	48
	03	003	BREAK ROOM	BUSINESS	100 PER PERSON	158.92 SF	2
	04	004	BRIDEGROOM SUITE	BUSINESS	100 PER PERSON	313.10 SF	3
	05	005 006 007	RESTROOMS	___	___	433.50 SF	___
	06	008 009 010	CORRIDORS	___	___	1,687.95 SF	___
	07	011	SPRINKLER CONTROL ROOM	MERCANTILE	300 PER PERSON	53.33 SF	1
	08	012	UNFINISHED MEZZANINE	BUSINESS	150 PER PERSON	726.49 SF	5
	09	013	ANNEX ROOM	ASSEMBLY	7 PER PERSON	393.68 SF	56
	10	014	CORRIDOR	___	___	727.19 SF	___
						TOTAL =	235

CALCULATION MAXIMUM OCCUPANTS IS 235 PERSONS

EGRESS WIDTH CALCULATIONS (LSC TABLE 7.3.3.1)
OCCUPANCY EXIT WIDTH = 235 PERSONS x 0.3"/PERSONS = REQUIRED 70.5" < PROVIDED IN PROJECT = 252"

PLUMBING CALCULATIONS:

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 235 PERSONS:
3 WATER CLOSETS FOR WOMEN'S, 3 WATER CLOSETS FOR MEN'S
(235 PERSON/WATER CLOSET 1/75 = 3.13 EA < TOTAL PROVIDED 6EA)
5 LAVATORIES FOR RESTROOMS (1/200 = 1.17 EA < PROVIDED 5EA)
1 HAND SINK BREAK ROOM
1 SERVICE SINK
2 URINALS (MEN'S RESTROOM)

REVISED 11/06/2024

REVISIONS	BY
11/06/2024	ES

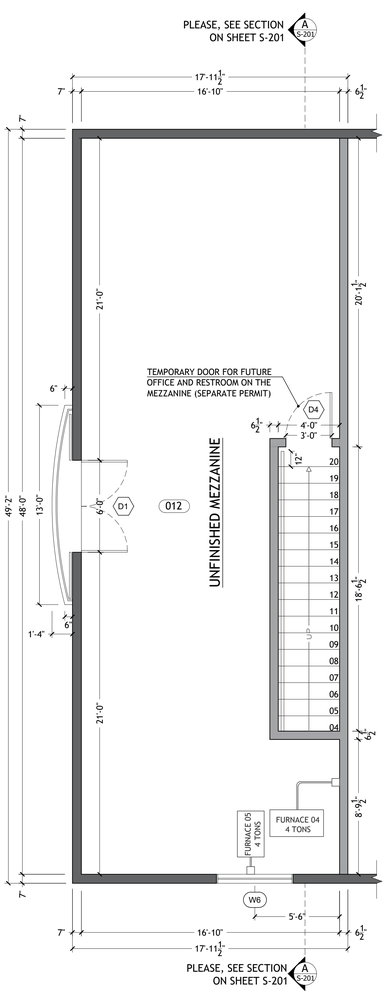
Christian H. Crookless, RA, NCARB
3613 Hampstead Lane, Northeast
Roswell, Georgia 30075
678.662.3904 | www.crookless@gmail.com

STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 036182
REGISTERED ARCHITECT
EVENT BARN
7/8/25

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

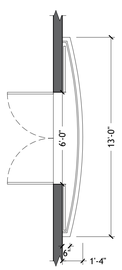
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JOB REV. 02

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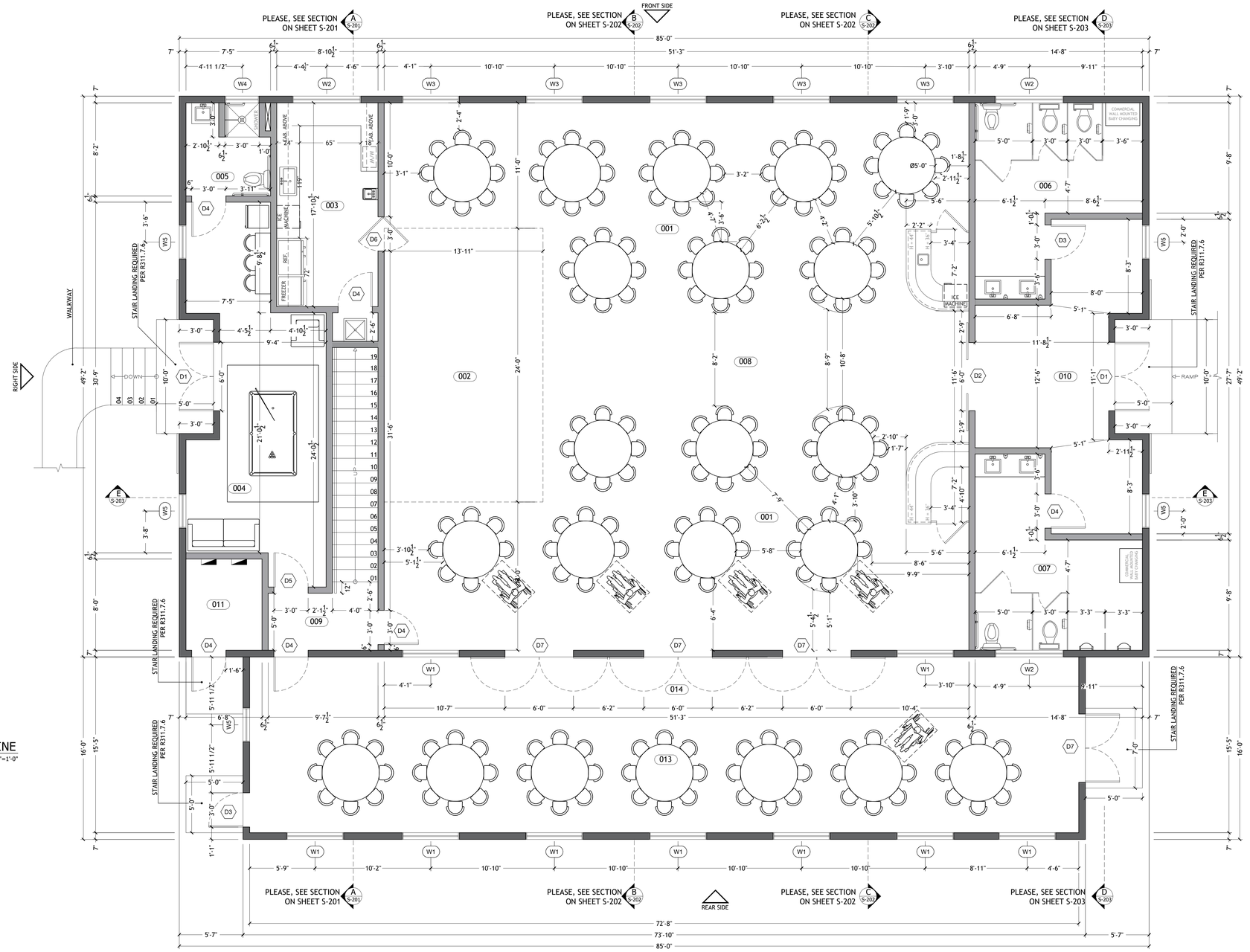
1 A-2 PROPOSED FLOOR PLAN FOR MEZZANINE WITH JULIET BALCONY

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



3 A-2 PROPOSED JULIET BALCONY (LEFT SIDE)

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



2 A-2 PROPOSED FLOOR PLAN MAIN LEVEL

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

LEGEND ROOMS			
TAG	DESCRIPTION	TAG	DESCRIPTION
001	EVENT AREA	008	CORRIDOR
002	DANCE AREA	009	CORRIDOR
003	BREAK ROOM	010	ENTRANCE FOYER
004	BRIDEGROOM'S SUITE	011	SPRINKLER CONTROL ROOM
005	BRIDEGROOM'S RESTROOM	012	UNFINISHED MEZZANINE
006	WOMEN'S RESTROOM	013	ANNEX ROOM
007	MEN'S RESTROOM	014	CORRIDOR

DOORS SCHEDULE								
SYM.	QUANT.	TYPE	ROUGH OPENING		DOOR SIZE		REMARKS	RIGHT OR LEFT
			WIDTH	HEIGHT	WIDTH	HEIGHT		
D1	02	DOUBLE DOOR (SPECIAL ORDER) PLEASE, SEE ELEVATION	72 1/2"	109"	36"(2)	92"	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	01	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	04	DOUBLE DOOR	72 1/2"	99"	36"(2)	98"	OUTSWING	RIGHT AND LEFT
D8	02	DOUBLE DOOR (SPECIAL ORDER) PLEASE, SEE ELEVATION	72 1/2"	109"	36"(2)	92"	OUTSWING	RIGHT AND LEFT
NOTE: FIELD VERIFY DIMENSIONS REQUIRE.								

WINDOWS SCHEDULE						
SYMB.	QUANT.	TYPE	ROUGH OPENING		WINDOW SIZE	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W1	09	DOUBLE HUNG SINGLE WINDOW	60 3/4"	84 1/2"	60"	84"
W2	03	AWNING WINDOW	72 1/2"	24 1/2"	36" (2)	24"
W3	05	PICTURE WINDOW	60 3/4"	120 1/2"	60"	120"
W4	01	AWNING WINDOW	36 1/2"	24 1/2"	36"	24"
W5	05	DOUBLE HUNG SINGLE WINDOW	36 1/2"	84 1/2"	36"	84"
W6	07	PICTURE WINDOW	60 3/4"	48 1/2"	60"	48"
NOTE: FIELD VERIFY DIMENSIONS REQUIRE.						

NOTE:
ALL WINDOWS GLASS MUST BE TEMPERED GLASS.

WINDOWS MANUFACTURED BY: KAWNEER COMPANY, INC.
555 GUTHRIDGE COURT
NORCROSS, GA 30092
PHONE: 770 449 5555
WWW.KAWNEER.COM

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

ATTIC STAIRWAY SPECIFICATION
STEEL ATTIC LADDERS - 30"x30" - SPECIAL ORDER TO ACHIEVE 21'-4" HEIGHT

A-2 PROPOSED FLOOR PLAN

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

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

Christian H. Crookless, RA, NCARB

3613 Hampstead Lane, Northeast

Roswell, Georgia 30075

678.662.3904 | www.crookless@gmail.com

STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 029218
REGISTERED ARCHITECT

EVENT BARN
7/8/25

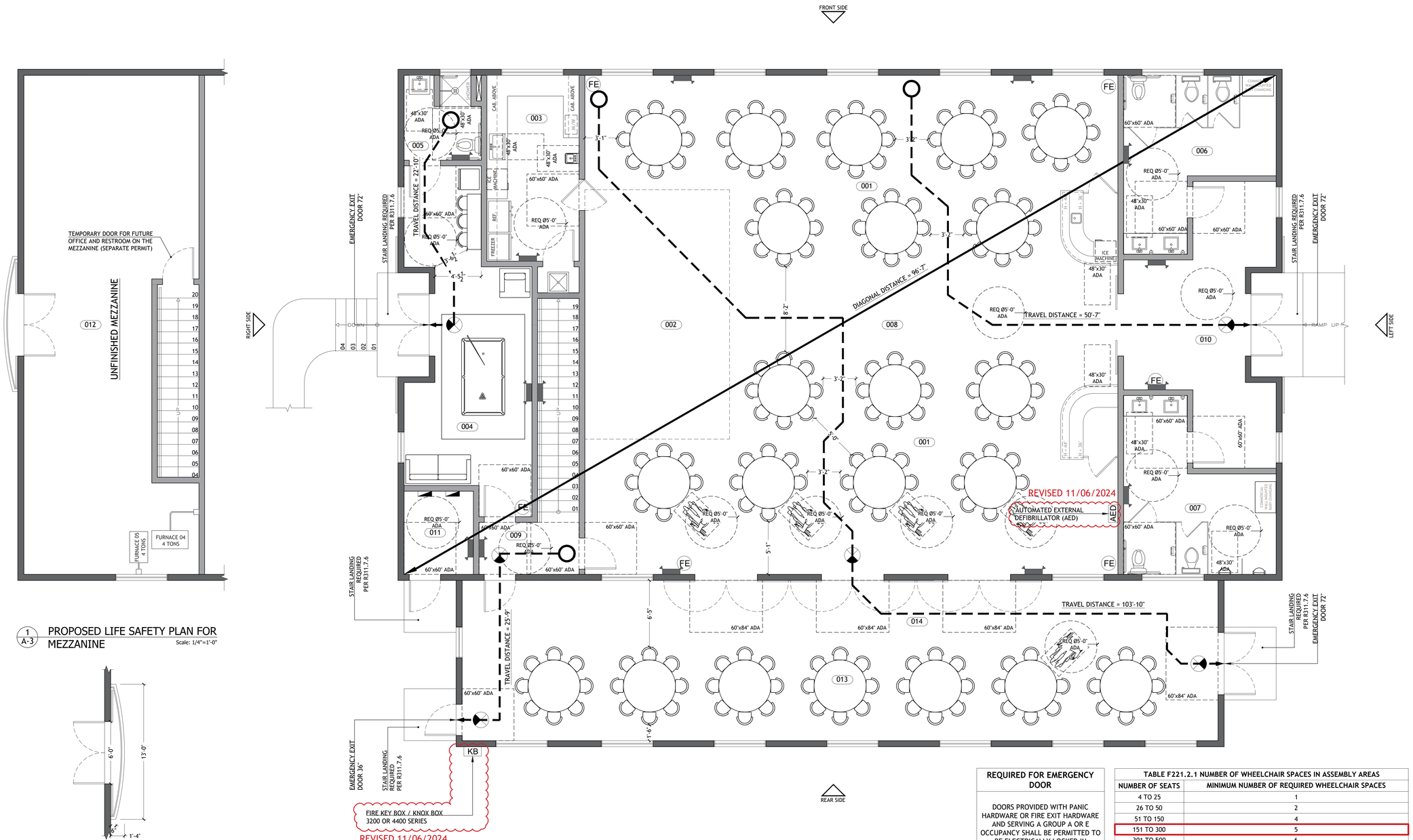
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 02

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

3 A-2 PROPOSED JULIET BALCONY (LEFT SIDE)
Scale: 1/4"=1'-0"

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

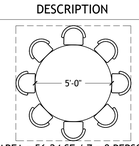
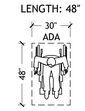
LEGEND ROOMS			
TAG	DESCRIPTION	TAG	DESCRIPTION
001	EVENT AREA	008	CORRIDOR
002	DANCE AREA	009	CORRIDOR
003	BREAK ROOM	010	ENTRANCE FOYER
004	BRIDEGROOM'S SUITE	011	SPRINKLER CONTROL ROOM
005	BRIDEGROOM'S RESTROOM	012	UNFINISHED MEZZANINE
006	WOMEN'S RESTROOM	013	ANNEX ROOM
007	MEN'S RESTROOM	014	CORRIDOR

REFLECTED CEILING LEGENDS			
	ETD - EXIT TRAVEL DISTANCE	N	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 REVISED 11/06/2024	FE	NEW FIRE EXTINGUISHER (MODEL: 1Z6-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.
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (AED): PHILIPS HEARTSTART ONSITE DEFIBRILLATOR MODEL: HEARTSTART M5066A | BRAND: PHILIPS REVISED 11/06/2024		
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 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

EVENT BARN SEATS CALCULATION

DESCRIPTION	TOTAL	DESCRIPTION	TOTAL
 AREA = 56.24 SF / 7 = 8 PERSONS	22each (8 PERSONS) TOTAL = 176 SEATS TOTAL EVENT AREA: 56.24 SF x 22 = 1,237.28 SF 1,237.28 SF / 7 = 176 PERSONS	WIDTH: 30" LENGTH: 48" 	5 WHEELCHAIR SPACES (ADA) REVISED 11/06/2024

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

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

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Roswell, Georgia 30075
678.662.3904 | www.crookless@gmail.com

STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 036218
REGISTERED ARCHITECT
EVENT BARN
7/8/25

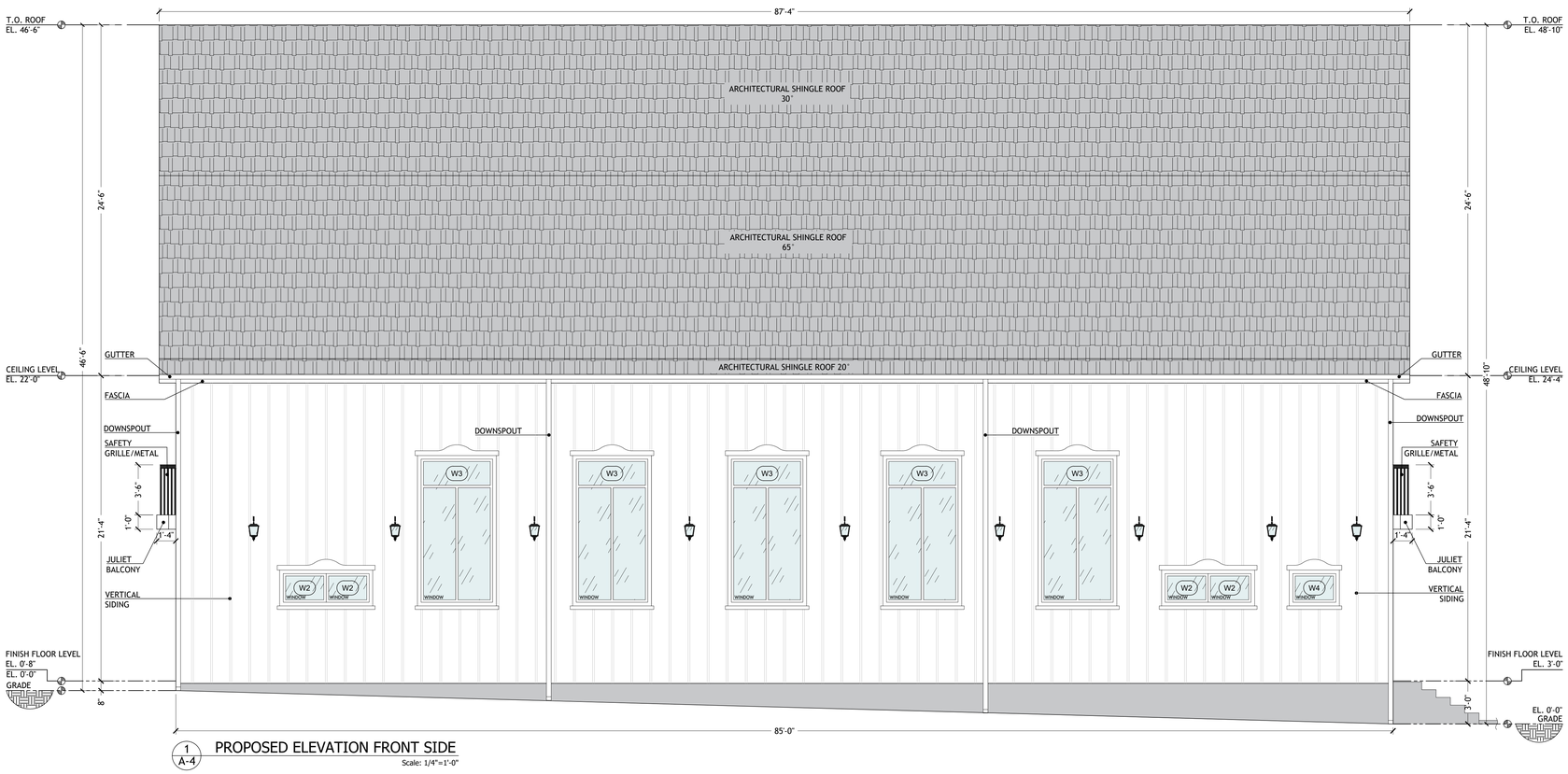
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

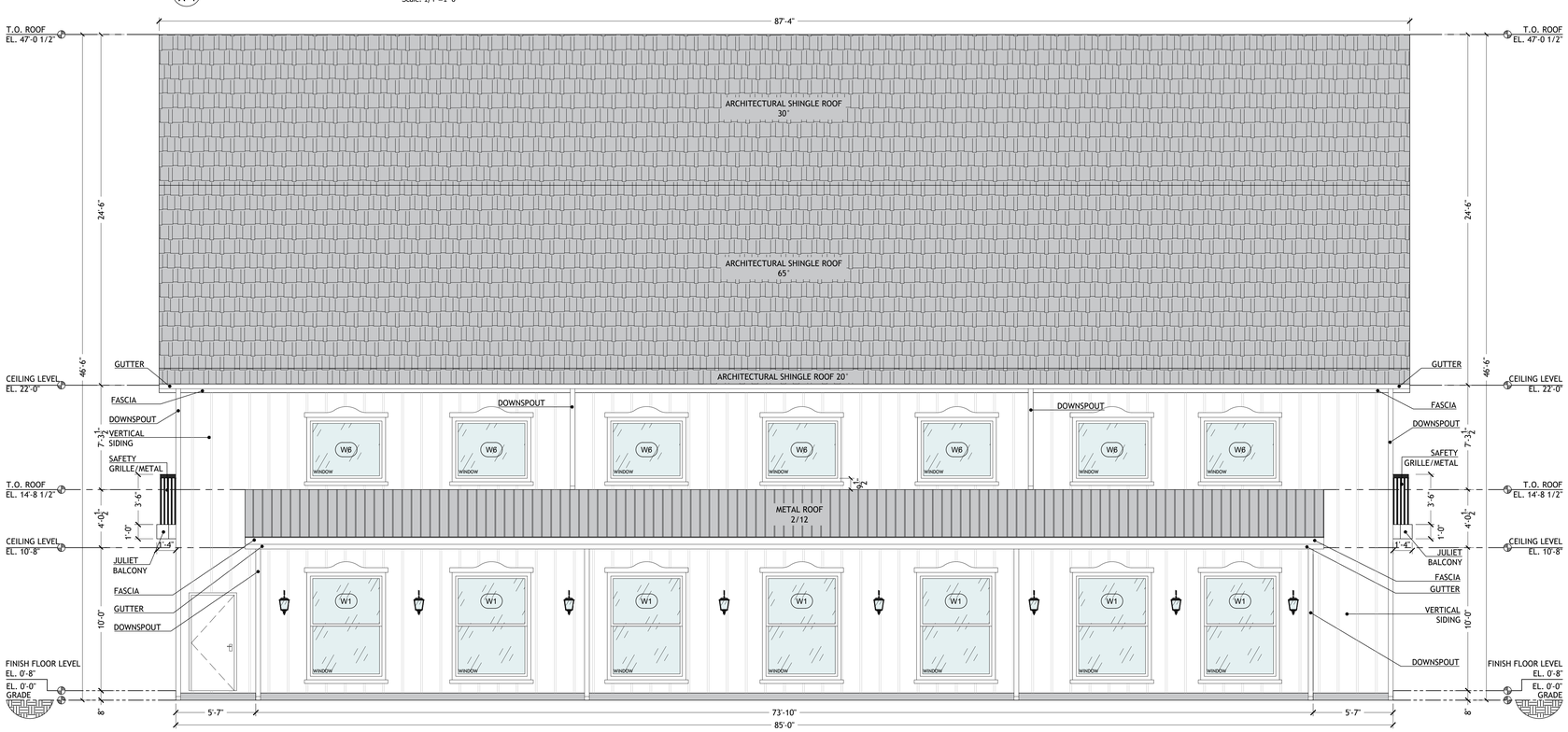
JOB REV. 02

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"

WINDOWS SCHEDULE						
SYMB.	QUANT.	TYPE	ROUGH OPENING		WINDOW SIZE	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W1	09	DOUBLE HUNG SINGLE WINDOW	60 1/2"	84 1/2"	60"	84"
W2	03	AWNING WINDOW	72 1/2"	24 1/2"	36" (2)	24"
W3	05	PICTURE WINDOW	60 1/2"	120 1/2"	60"	120"
W4	01	AWNING WINDOW	36 1/2"	24 1/2"	36"	24"
W5	05	DOUBLE HUNG SINGLE WINDOW	36 1/2"	84 1/2"	36"	84"
W6	07	PICTURE WINDOW	60 1/2"	48 1/2"	60"	48"

NOTE: FIELD VERIFY DIMENSIONS REQUIRE.

A-4 PROPOSED ELEVATION FRONT & REAR

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. 18018
REGISTERED ARCHITECT
EVENT BARN
T/8/25

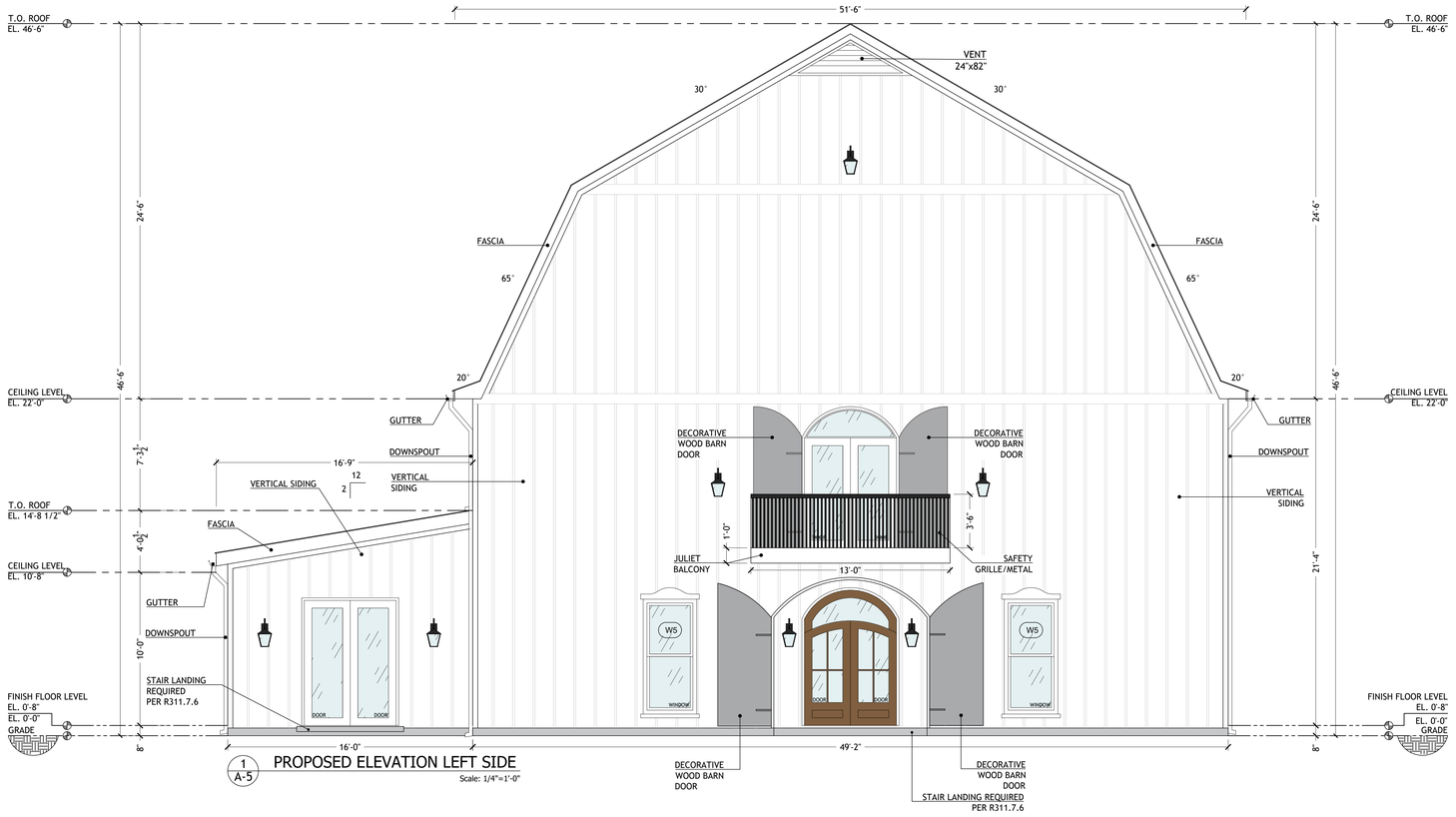
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

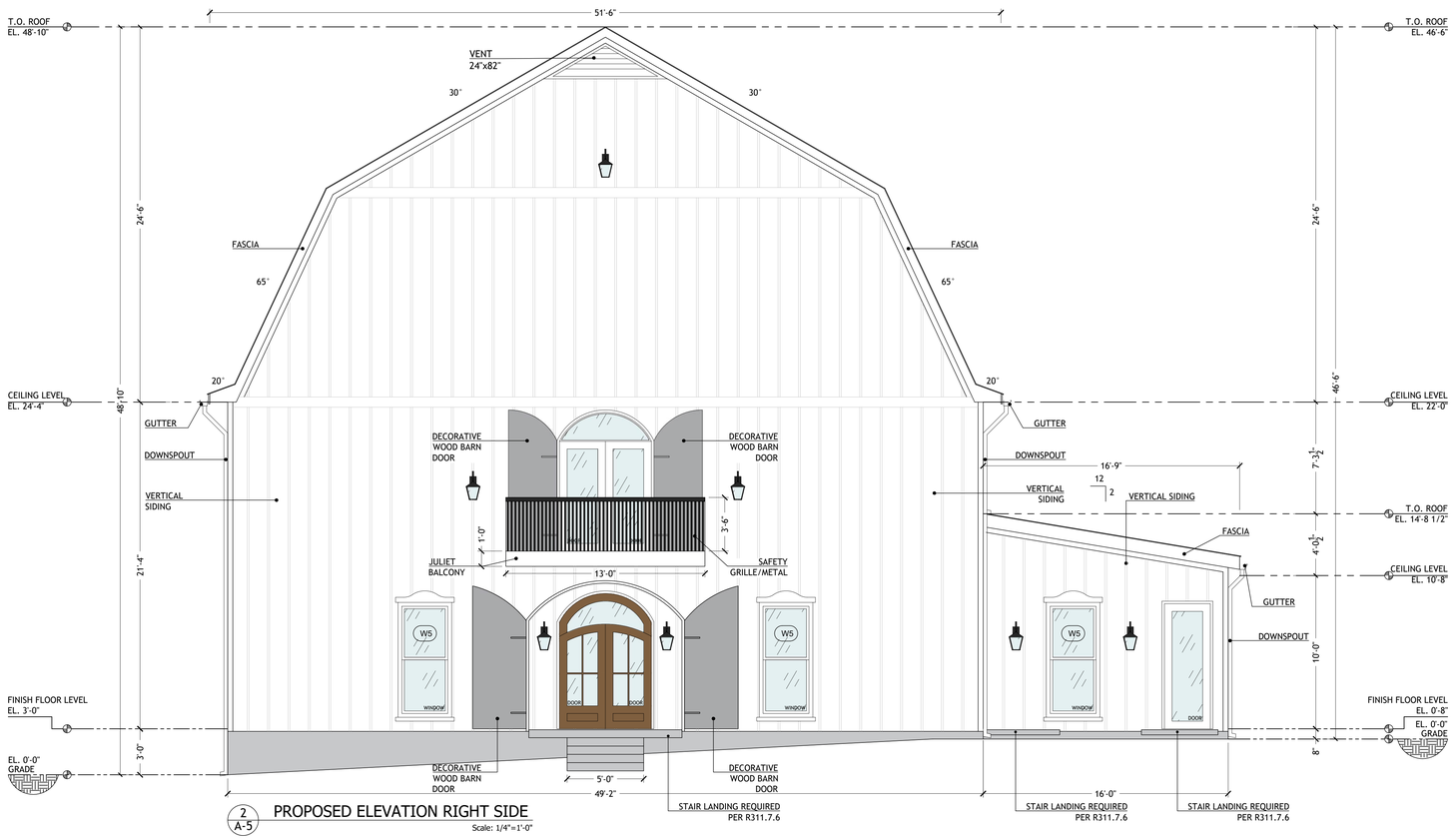
JOB REV. 02

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"

WINDOWS SCHEDULE

SYMB.	QUANT.	TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT
W1	09	DOUBLE HUNG SINGLE WINDOW	60 ½"	84 ½"	60"	84"
W2	03	AWNING WINDOW	72 ½"	24 ½"	36" (2)	24"
W3	05	PICTURE WINDOW	60 ½"	120 ½"	60"	120"
W4	01	AWNING WINDOW	36 ½"	24 ½"	36"	24"
W5	05	DOUBLE HUNG SINGLE WINDOW	36 ½"	84 ½"	36"	84"
W6	07	PICTURE WINDOW	60 ½"	48 ½"	60"	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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STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 030128
REGISTERED ARCHITECT
EVENT BARN
7/9/25

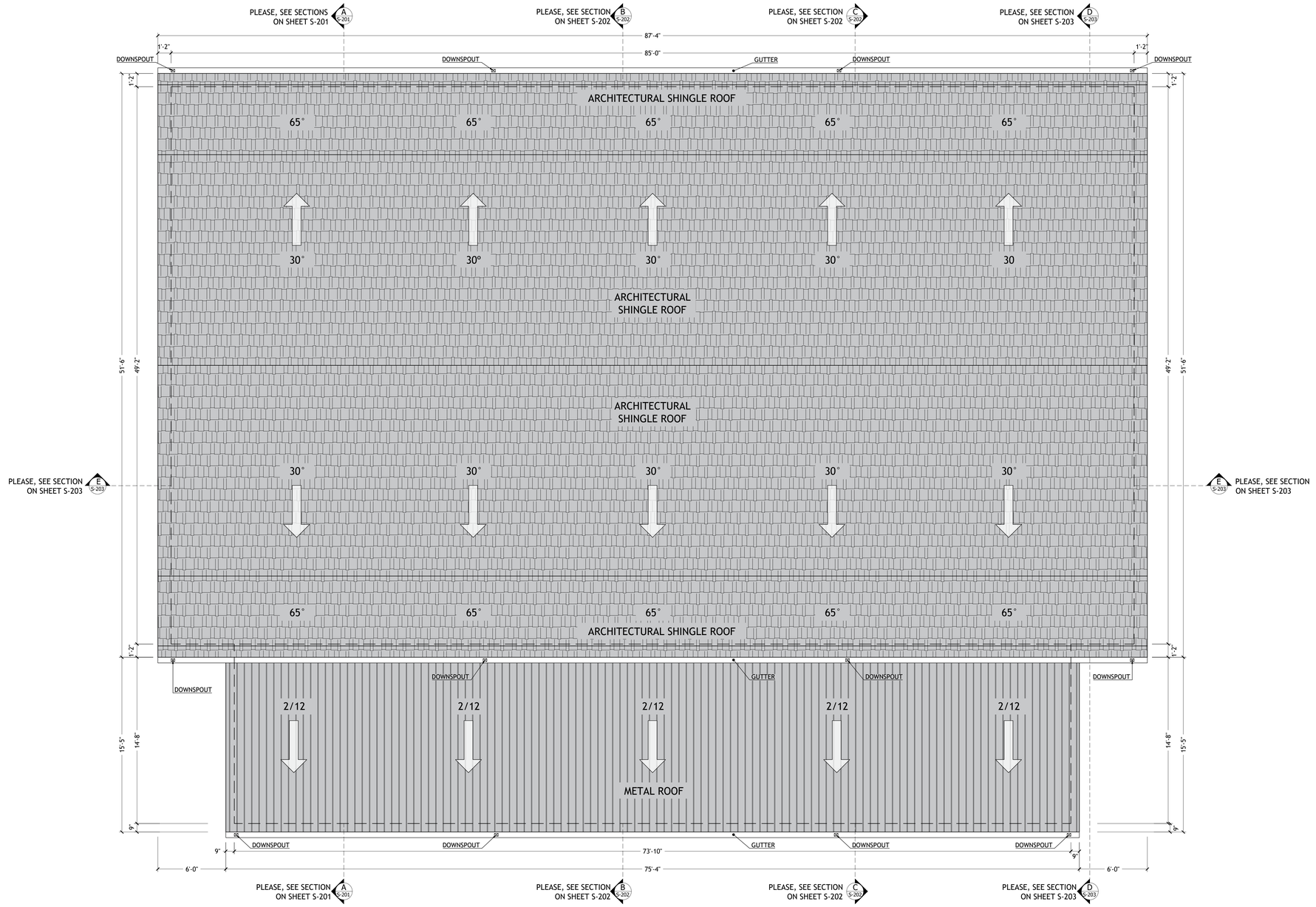
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

JOB REV. 02

A - 5



REVISIONS	BY
11/06/2024	ES

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STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 040182
REGISTERED ARCHITECT
EVENT BARN
7/8/25

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

DATE 08/05/2024

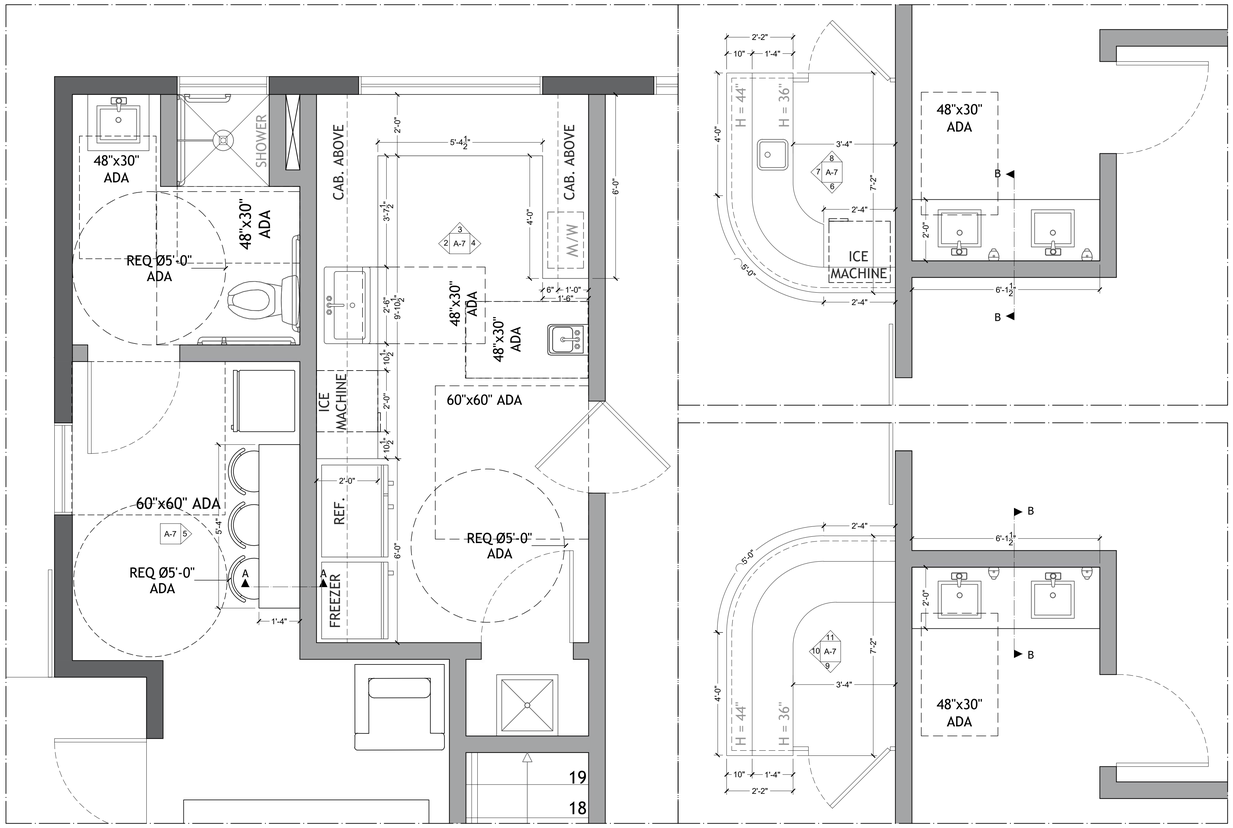
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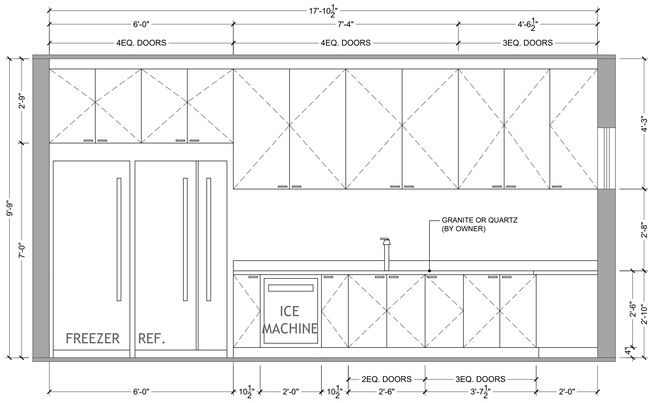
A - 6

A-6 PROPOSED ROOF PLAN

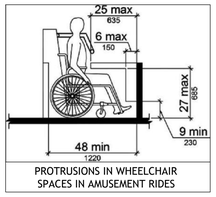
Scale: 1/4"=1'-0"

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



PROTRUSIONS IN WHEELCHAIR SPACES IN AMUSEMENT RIDES

COMMERCIAL WALL MOUNTED BABY CHANGING - SPECIFICATIONS



KB300

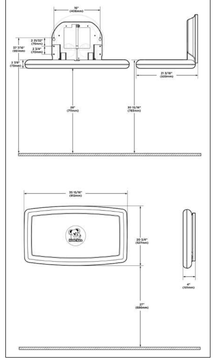
Unit Dimensions:
35 ⅞" x 20 ½"
(897 mm x 527.5 mm)

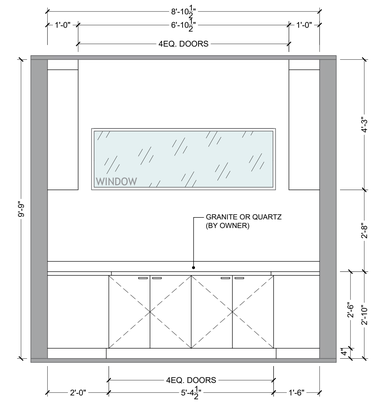
Depth (closed):
4" (101.6 mm)

Extension (open):
21 ⅛" (538mm)

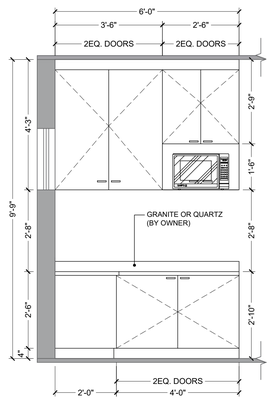
Shipping Weight:
33 lbs

COLOR OPTIONS
Beige-00
Grey-01
White Granite-05



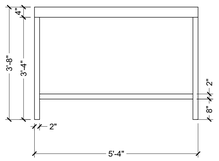


3 A-7 BREAK ROOM ELEVATION
Scale: 1/2"=1'-0"

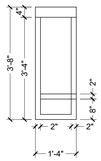


4 A-7 BREAK ROOM ELEVATION
Scale: 1/2"=1'-0"

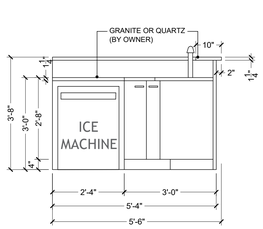
1 A-7 DETAIL - BRIDEGROOM'S SUITE, BREAK ROOM AND RESTROOMS
Scale: 1/2"=1'-0"



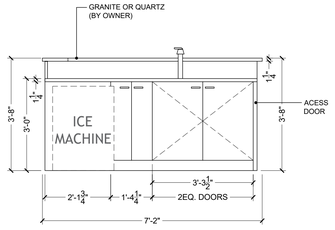
5 A-7 BRIDEGROOM'S BAR TABLE ELEVATION
Scale: 1/2"=1'-0"



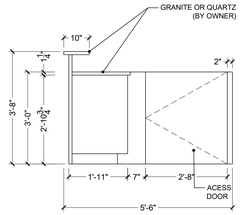
AA A-7 BRIDEGROOM'S BAR TABLE SECTION
Scale: 1/2"=1'-0"



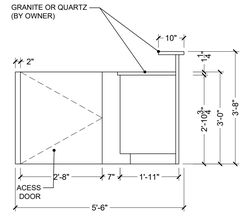
6 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



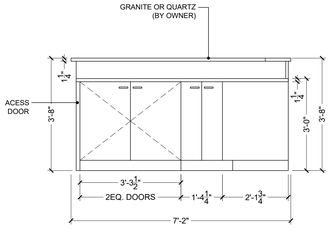
7 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



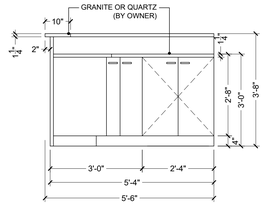
8 A-7 BAR ELEVATION
Scale: 1/2"=1'-0"



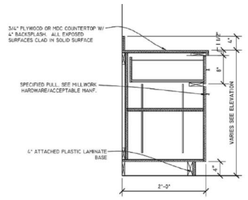
9 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"



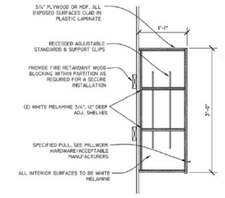
10 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"



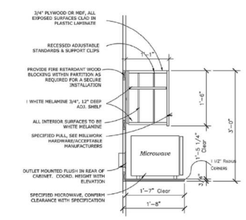
11 A-7 SOUND AREA ELEVATION
Scale: 1/2"=1'-0"



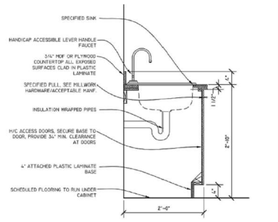
14 A-7 SECTION @ CABINETS
Scale: N.T.S.



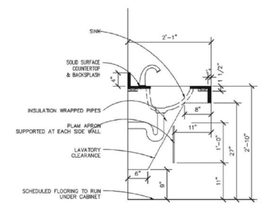
15 A-7 SECTION @ UPPER CAPS
Scale: N.T.S.



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"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

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Roswell, Georgia 30075
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STATE OF GEORGIA
CHRISTIAN HANS CROOKLESS
CERTIFICATE NO. 027128
REGISTERED ARCHITECT
EVENT BARN
7/8/25

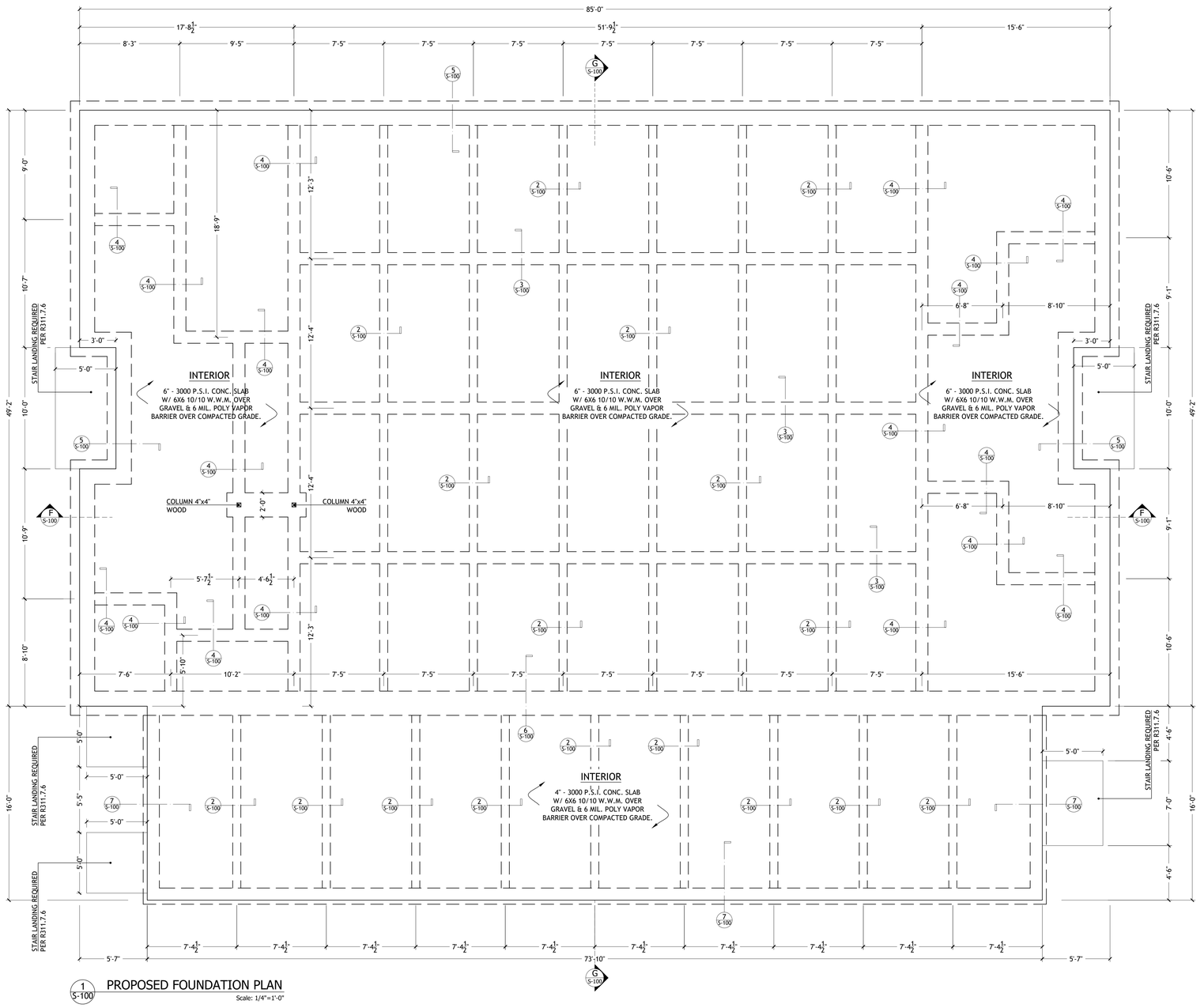
PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

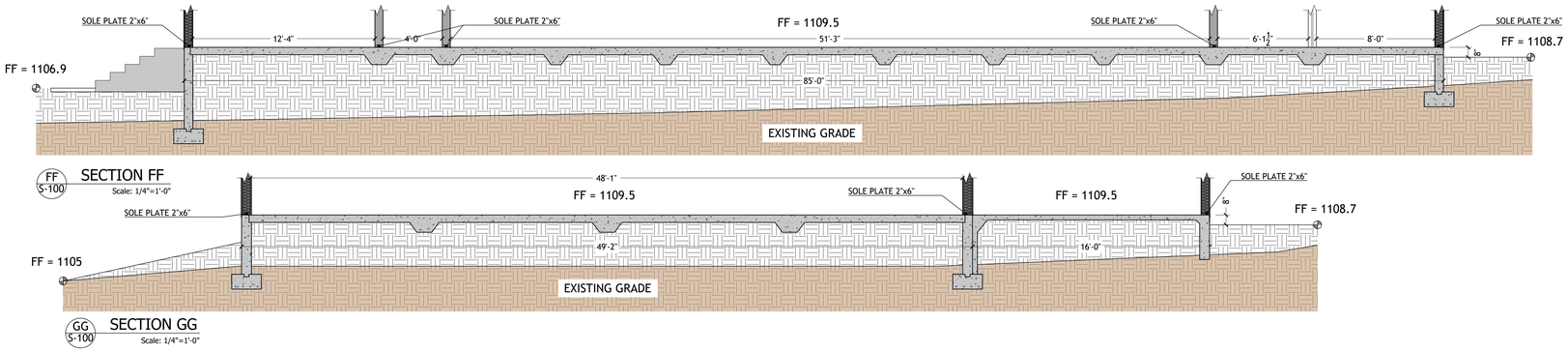
DATE 08/05/2024

JOB REV. 02

A - 7

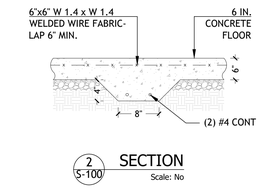


1 S-100 PROPOSED FOUNDATION PLAN
Scale: 1/4"=1'-0"

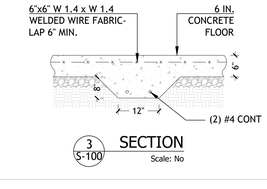


FF S-100 SECTION FF
Scale: 1/4"=1'-0"

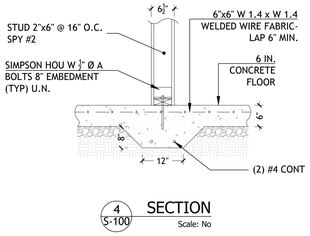
GG S-100 SECTION GG
Scale: 1/4"=1'-0"



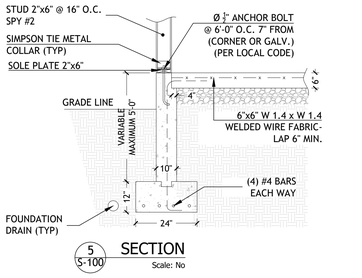
2 S-100 SECTION
Scale: No



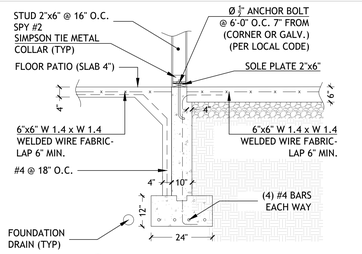
3 S-100 SECTION
Scale: No



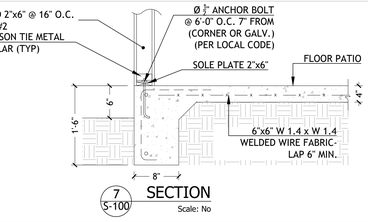
4 S-100 SECTION
Scale: No



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"

RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

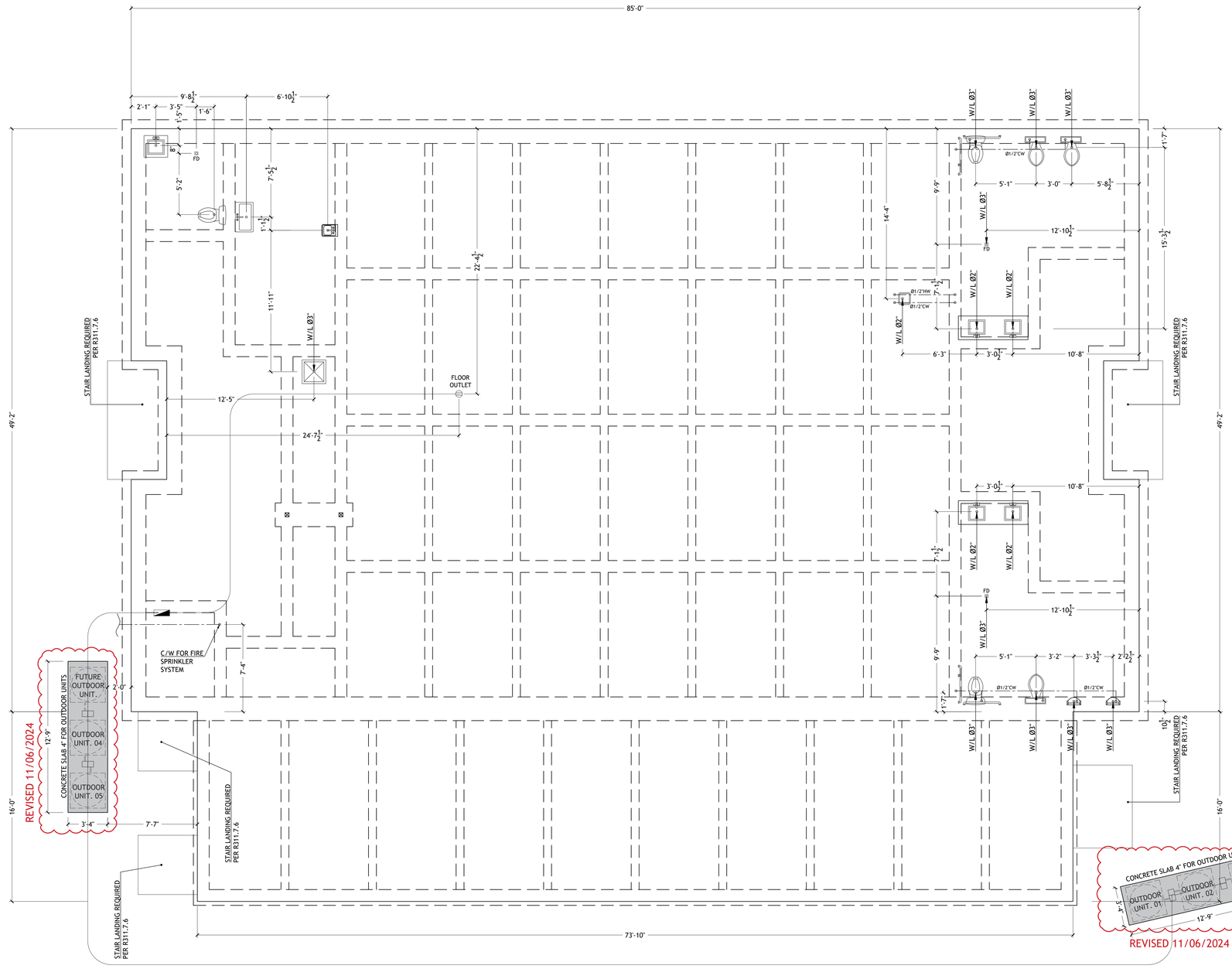
2926 LEWIS STREET | KENNESAW, GA 30144

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

DATE
08/05/2024

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REV. 02
07/03/2025

S-100



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2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

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

DATE
08/05/2024

JOB
REV. 02
07/03/2025

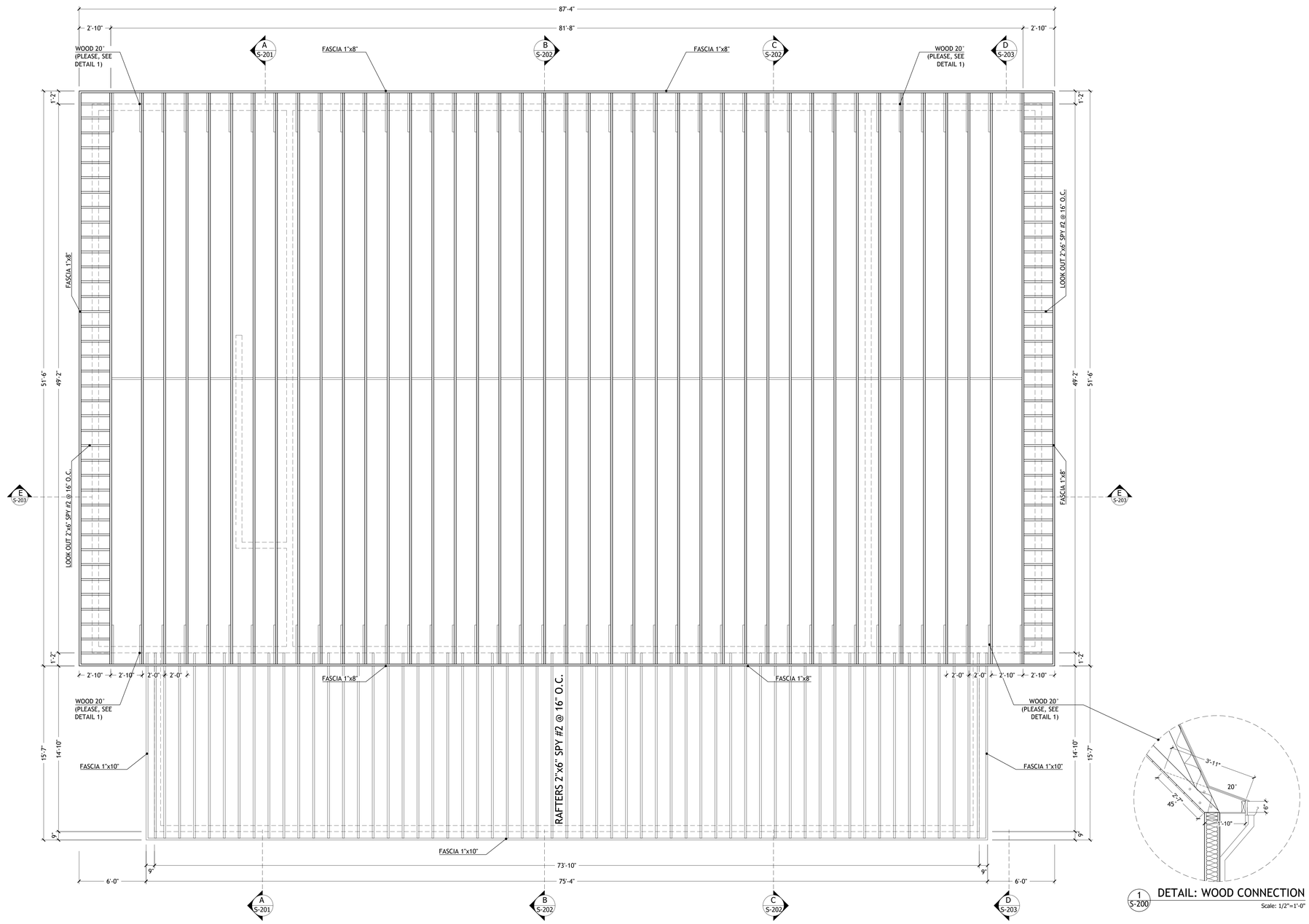
S-101

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

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

RELEASED FOR CONSTRUCTION

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)



1 S-200 DETAIL: WOOD CONNECTION
Scale: 1/2"=1'-0"

S-200 PROPOSED STRUCTURAL FRAMING ROOF
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

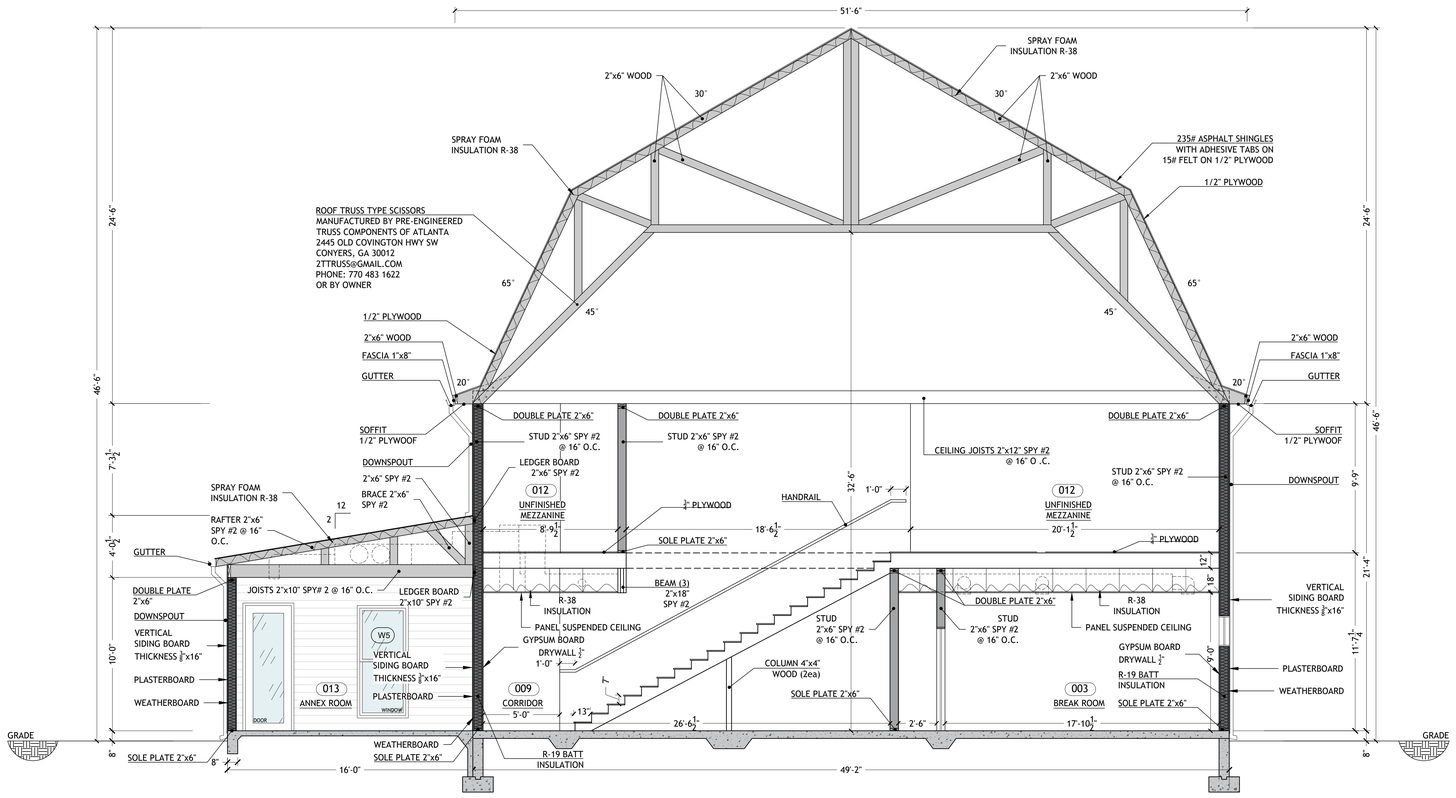
2926 LEWIS STREET | KENNESAW, GA 30144

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

DATE
08/05/2024

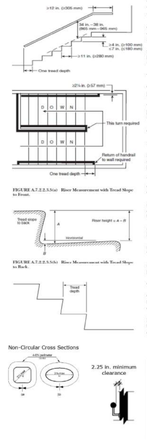
JOB
REV. 02
07/03/2025

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 2¼ 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**

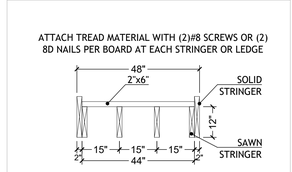
Open guards shall have intermediate rails (vertical intermediate rails are preferred) such that a sphere 4 in. in diameter is not able to pass through any opening up to a height of 34 in. **Section 7.2.2.4.5.3**

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)**

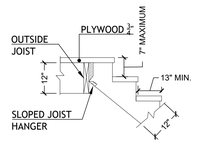
Table 7.2.2.2.1.1(a) New Stairs	
Minimum Width	See 7.2.2.2.1.2
Maximum height of risers	7 inches
Minimum height of risers	4 inches
Minimum tread depth	11 inches
Minimum headroom	6 feet 8 inches
Maximum height between landings	12 feet

GENERAL NOTES:

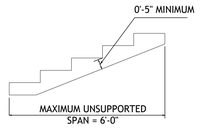
1. THE IBC 2018 GEORGIA AMENDMENTS SHALL APPLY.
   DESIGN LOADS:
   FLOOR LIVE LOAD = 50 PSF
   (SLEEPING LIVE LOAD) = 30 PSF
   CEILING LIVE LOAD = 10 PSF
   FLOOR DEAD LOAD = 15 PSF
   ROOF LIVE LOAD = 20 PSF
   CEILING DEAD LOAD = 5 PSF
2. ALL NEW LVLs ARE TO BE 3100 Fb E=2.0
3. ALL CONNECTORS TO 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. $\frac{7}{16}$" 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.)



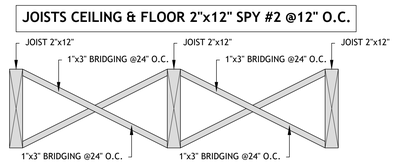
1 S-201 DETAIL: TREAD CONNECTION REQUIREMENTS
Scale: 1/2"=1'-0"



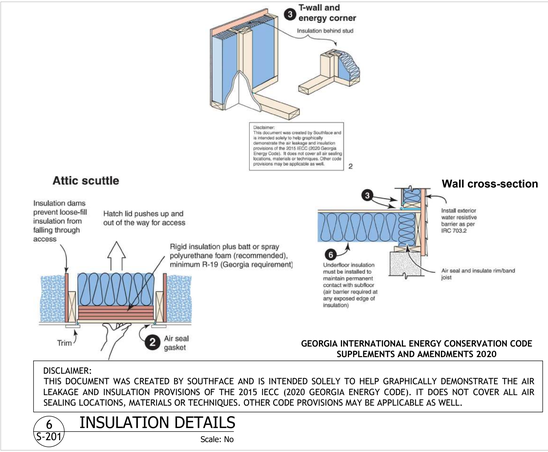
2 S-201 DETAIL: STAIR STRINGER ATTACHMENT
Scale: 1/2"=1'-0"



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



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



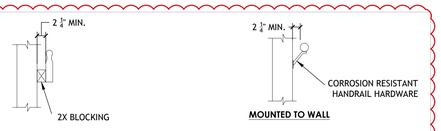
GEORGIA INTERNATIONAL ENERGY CONSERVATION CODE SUPPLEMENTS AND AMENDMENTS 2020

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 S-201 INSULATION DETAILS
Scale: No

HANDRAILS

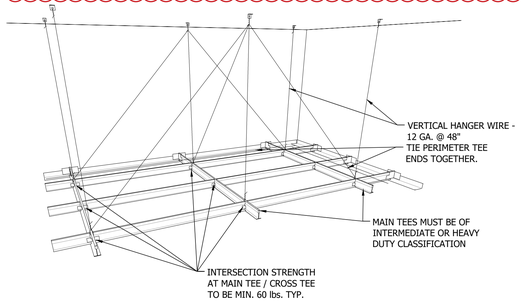
HANDRAILS ARE REQUIRED TO BE GRASPABLE AND INSTALLED ON ONE SIDE OF THE STAIRS WITH 4 OR MORE RISERS 34" TO 38" ABOVE STAIR NOSING



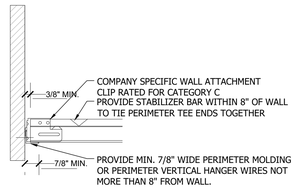
5 S-201 HANDRAIL REQUIREMENTS
Scale: No

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.

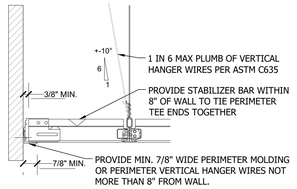


7 S-201 SEISMIC CEILING PERSPECTIVE AND DETAILS
Scale: No



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

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.

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

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PROPOSED EVENT BARN

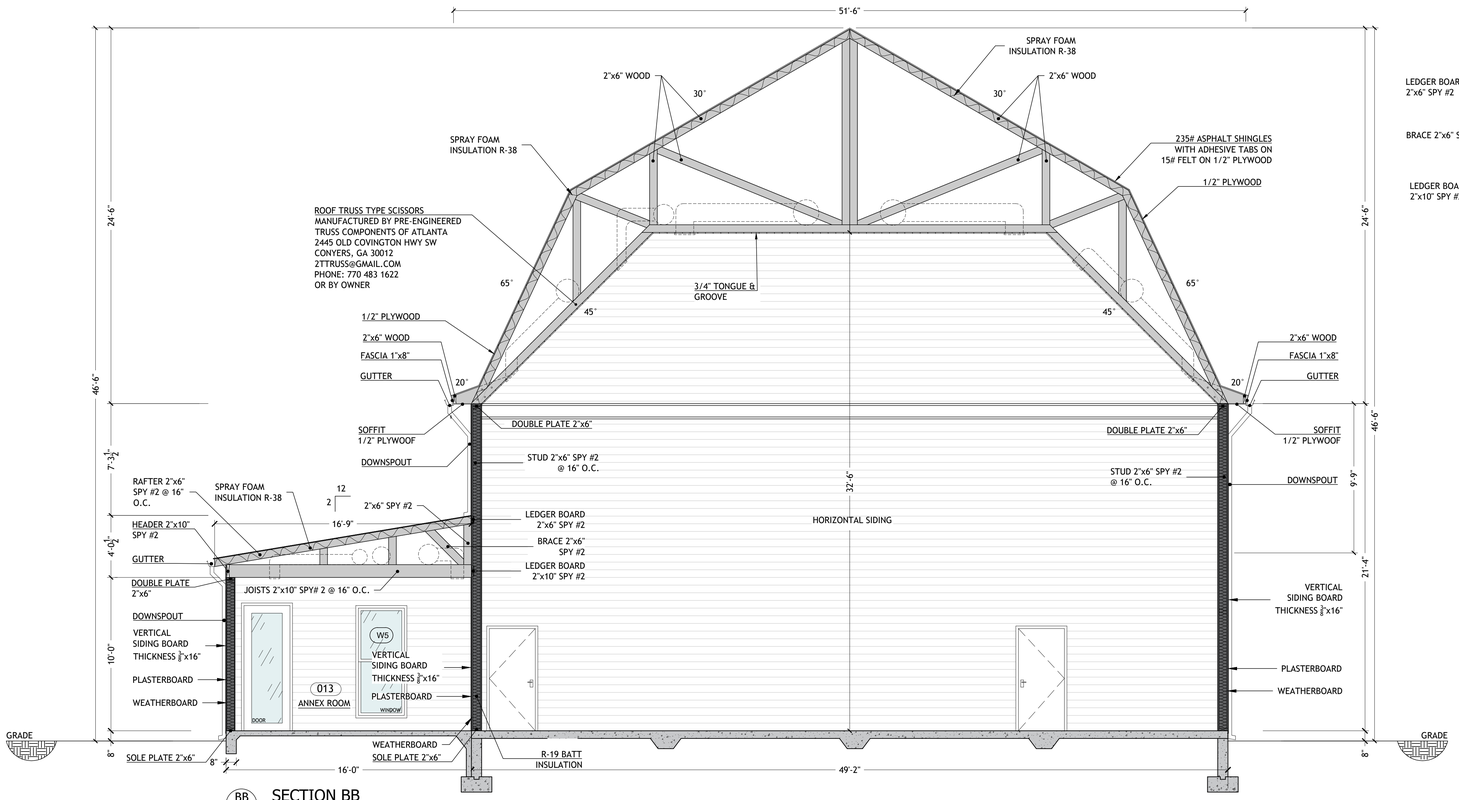
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PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JEFFREY M. PROCTOR

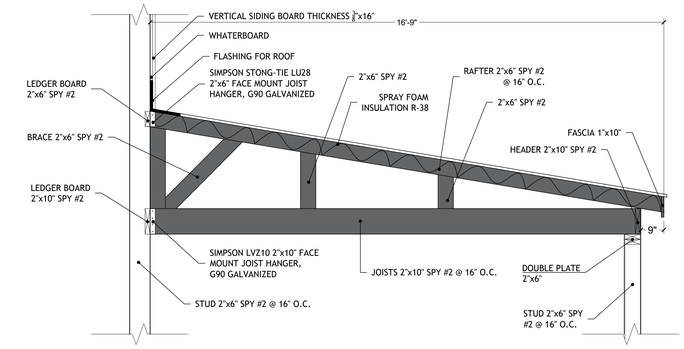
DATE
08/05/2024

JOB
REV. 02
07/03/2025

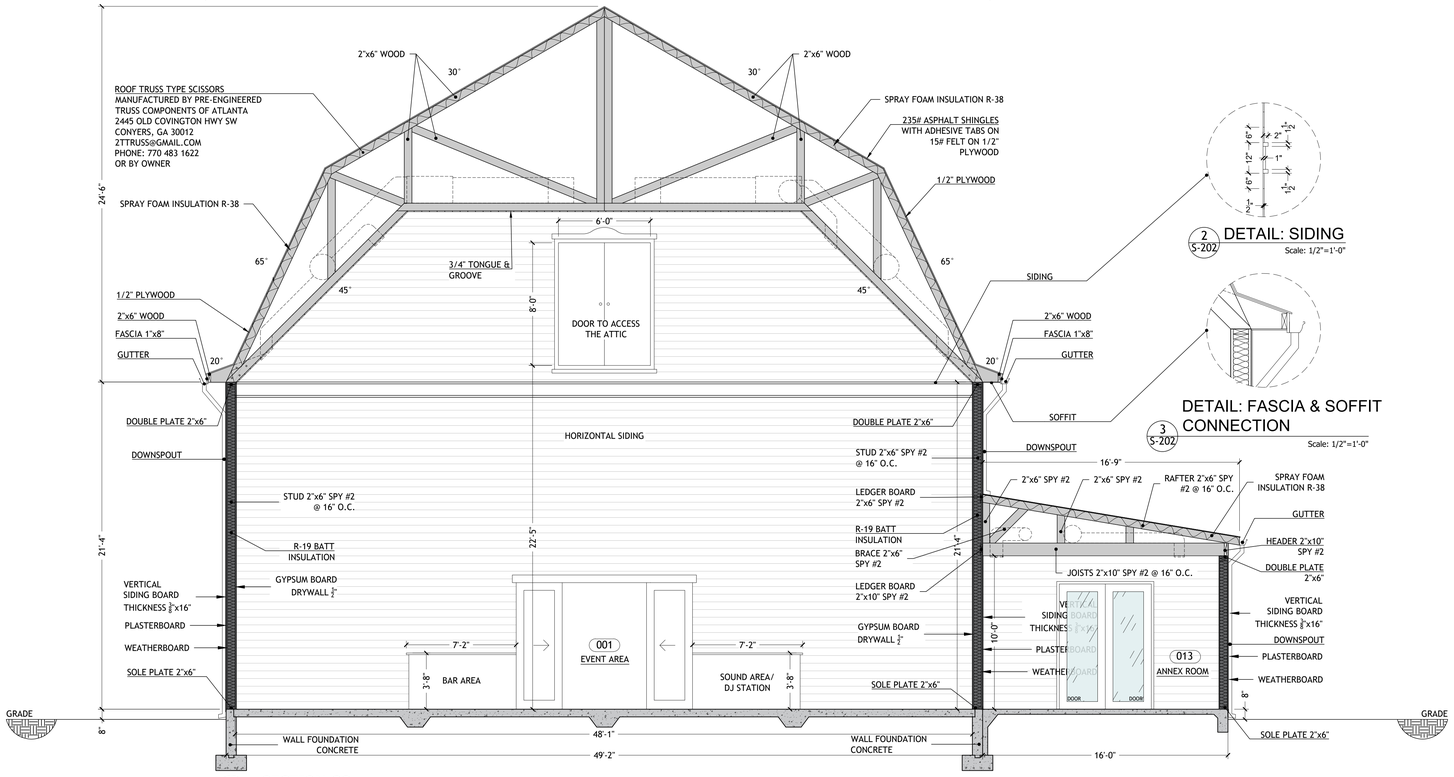
S-201



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



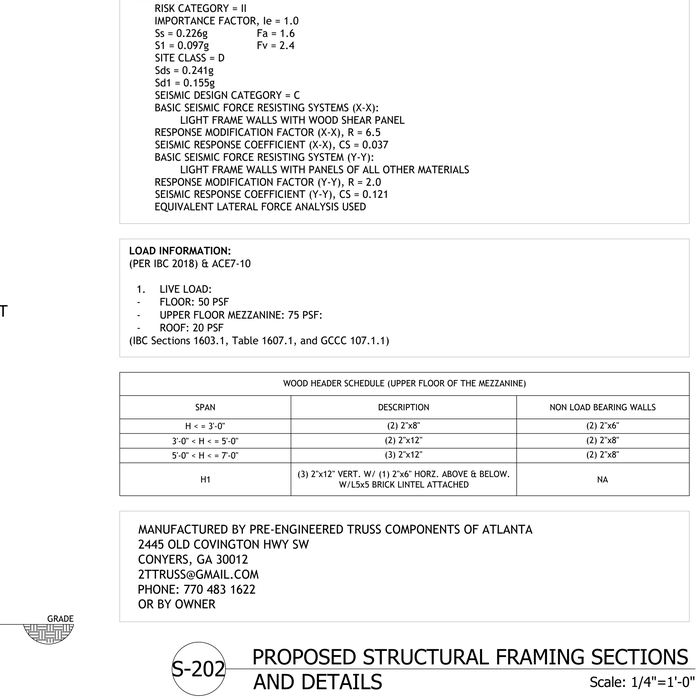
1 S-202 DETAIL - OUTDOOR PATIO STRUCTURAL
Scale: 1/2"=1'-0"



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

2 S-202 DETAIL: SIDING
Scale: 1/2"=1'-0"

3 S-202 DETAIL: FASCIA & SOFFIT CONNECTION
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

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

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PROPOSED EVENT BARN

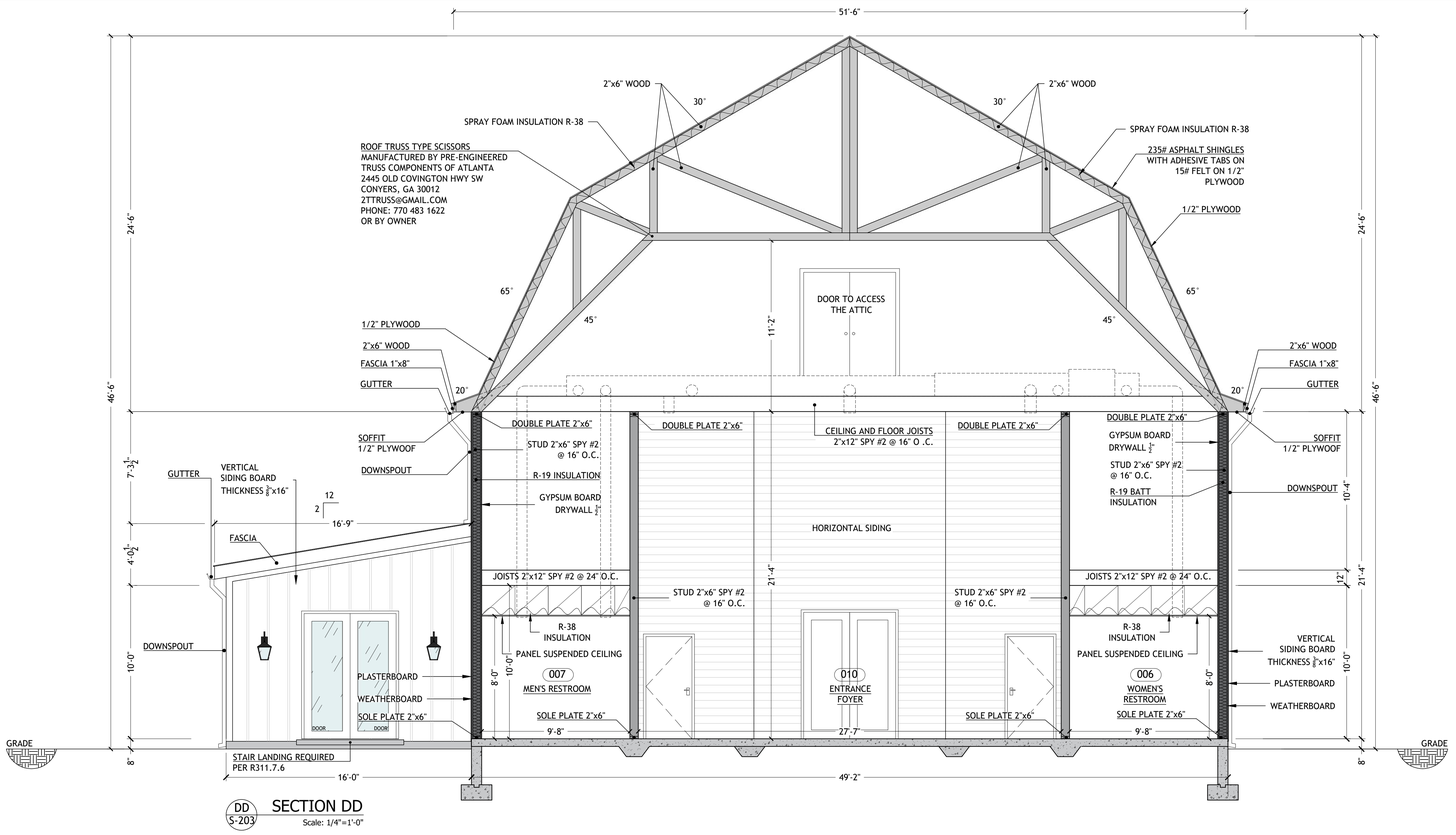
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PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER J.W. PROCTOR

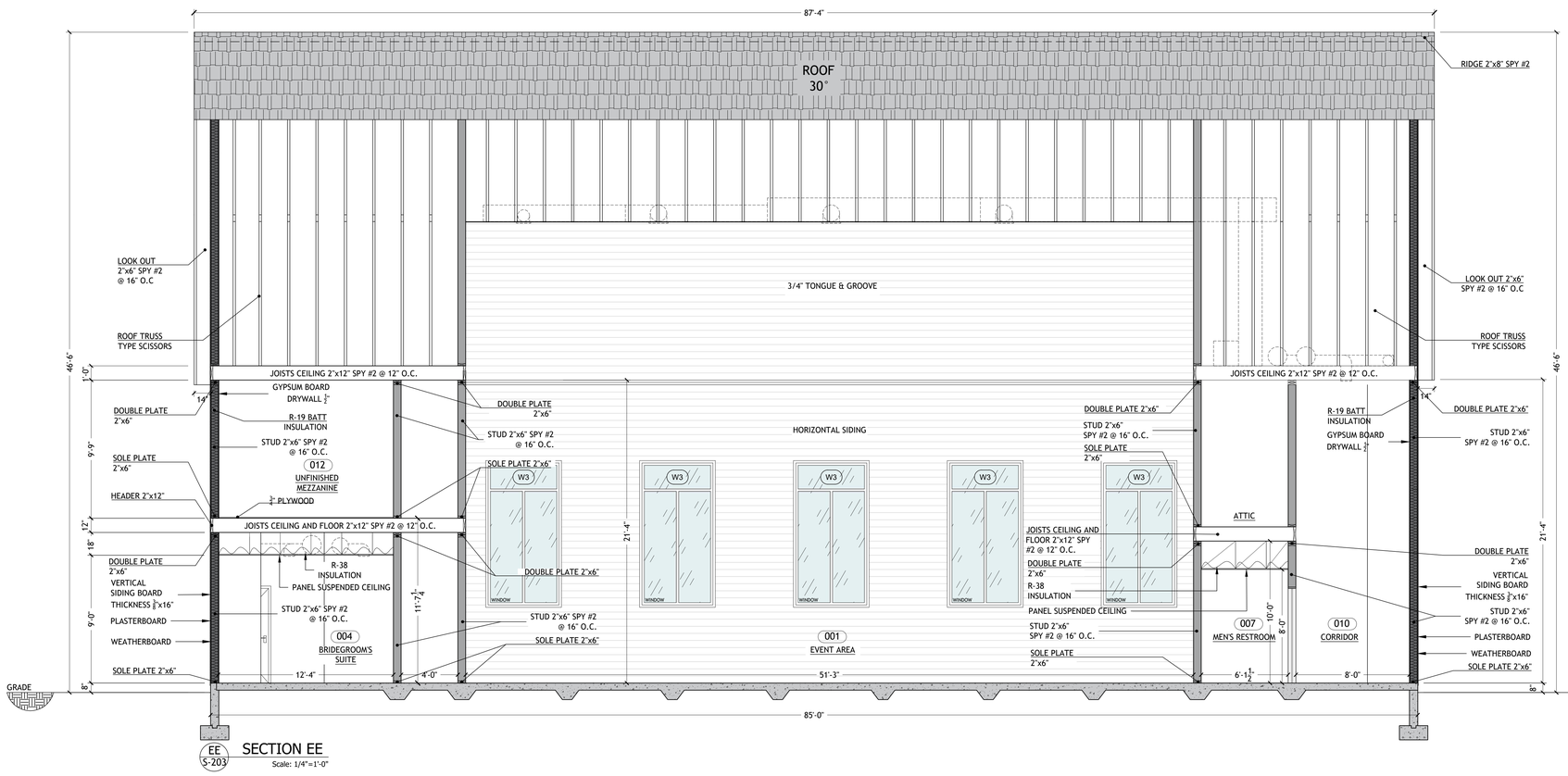
DATE
08/05/2024

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07/03/2025

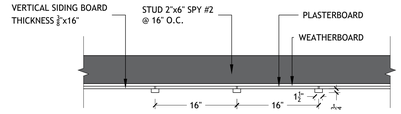
S-202



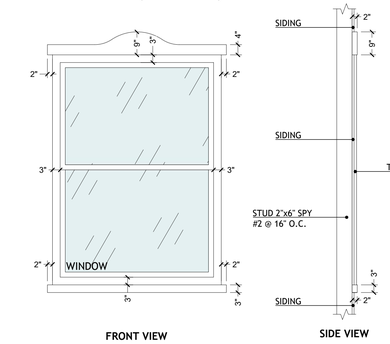
DD S-203 SECTION DD
Scale: 1/4"=1'-0"



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



1 S-203 DETAIL - VERTICAL SIDING (ASSEMBLY)
Scale: No



2 S-203 DETAIL - DECORATIVE FRAME FOR WINDOWS
Scale: 1/2"=1'-0"

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11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

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

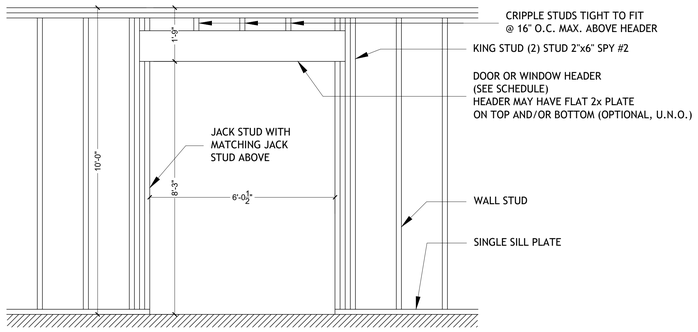
DATE 08/05/2024

JOB REV. 02 07/03/2025

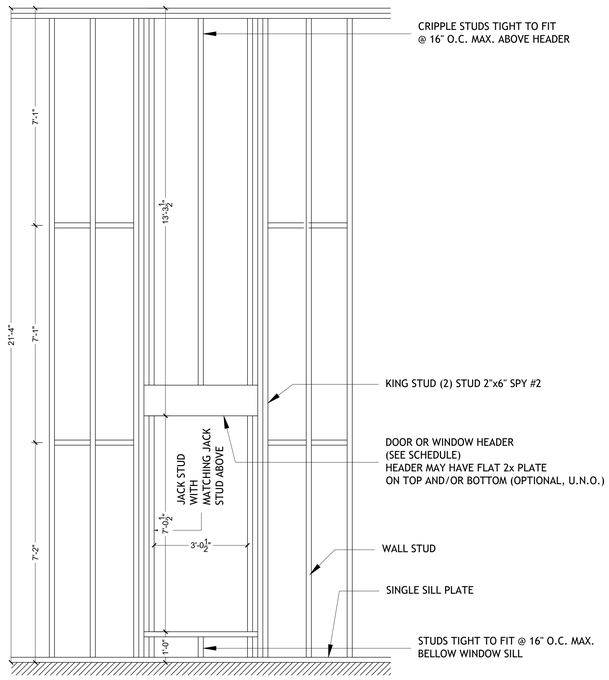
S-203

S-203 SECTIONS AND DETAILS
Scale: 1/4"=1'-0"
RELEASED FOR CONSTRUCTION

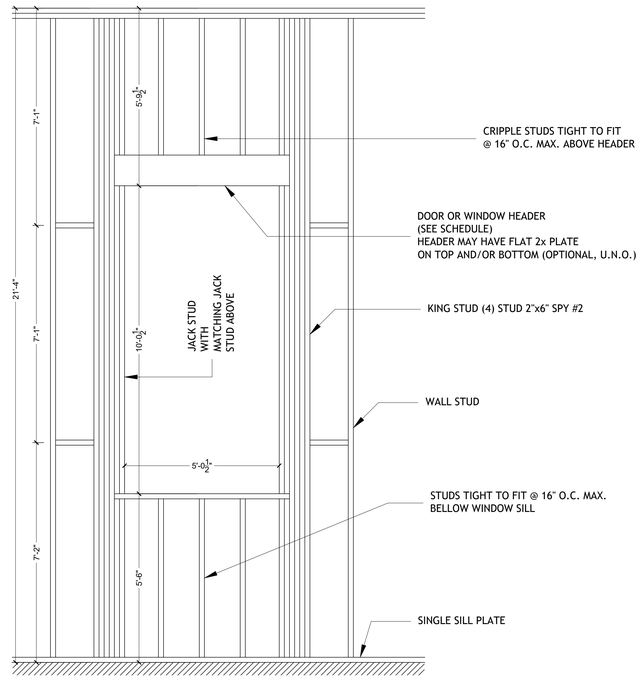
JACK/KING STUD SCHEDULE		
STUDS	JACK STUD	KING STUD
(5) GANGED STUDS	(3) STUDS	(2) STUDS
(4) GANGED STUDS	(2) STUDS	(2) STUDS
(3) GANGED STUDS	(2) STUDS	(1) STUDS



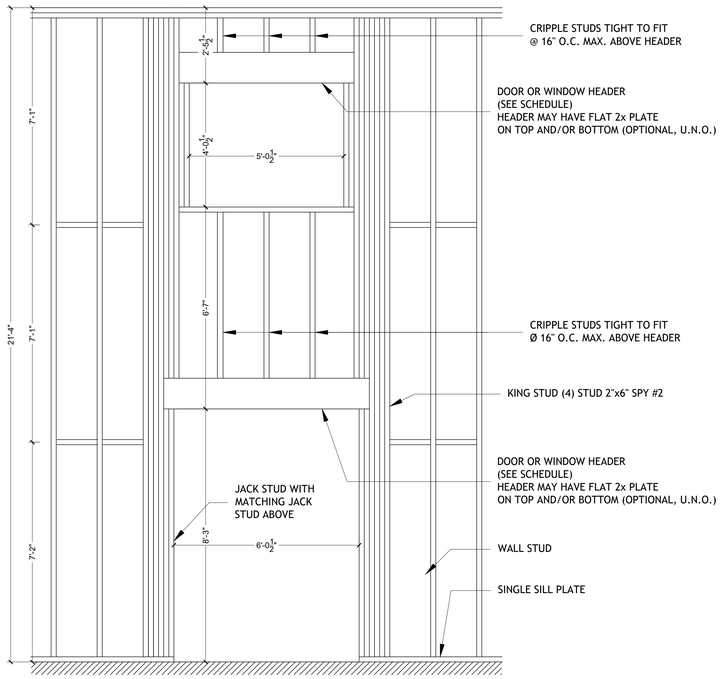
1 S-204 TYP. FRAMING AT OPENING FOR D7 (LEFT SIDE ELEVATION) Scale: 1/2"=1'-0"



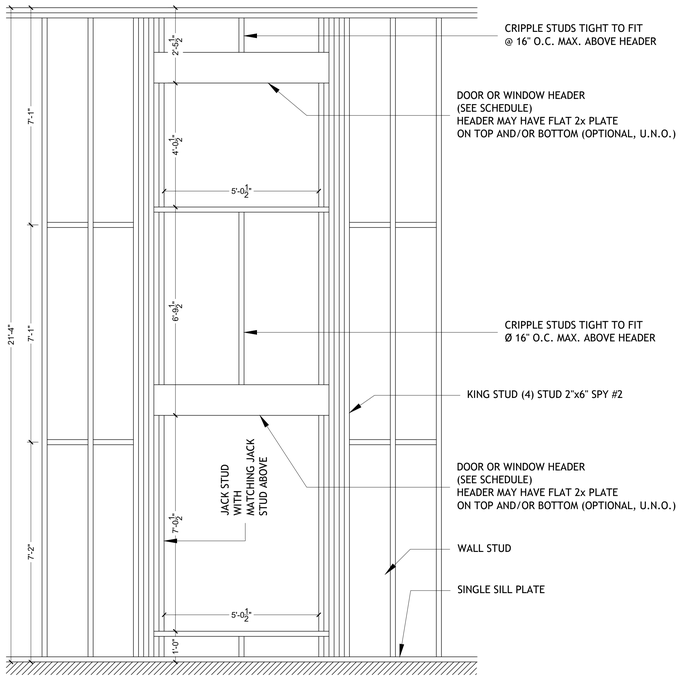
2 S-204 TYP. FRAMING AT OPENING FOR W5 (LEFT SIDE ELEVATION) Scale: 1/2"=1'-0"



3 S-204 TYP. FRAMING AT OPENING FOR W3 (FRONT SIDE ELEVATION) Scale: 1/2"=1'-0"



4 S-204 TYP. FRAMING AT OPENING FOR D7 AND W6 (EVENT AREA) Scale: 1/2"=1'-0"



5 S-204 TYP. FRAMING AT OPENING FOR W1 AND W6 (EVENT AREA) 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:
RICHARD BLOUNT
909 GOLDEN MEADOWS LN
LOGANVILLE, Georgia 30052
LRBLOUNT6@GMAIL.COM

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

Building Area	Floor Area
1-Convention Center : Nonresidential	5300

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]	5746	38.0	38.0	0.013	0.027
SOUTH Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Convention Center]	5300	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 AN UNFINISHED MEZZANINE (FUTURE PERMIT).

Project Title: EVENT BARN
Data filename:
Report date: 06/24/25
Page 1 of 17

S-204 FRAMING DETAILS FOR OPENINGS
Scale: 1/4"=1'-0"
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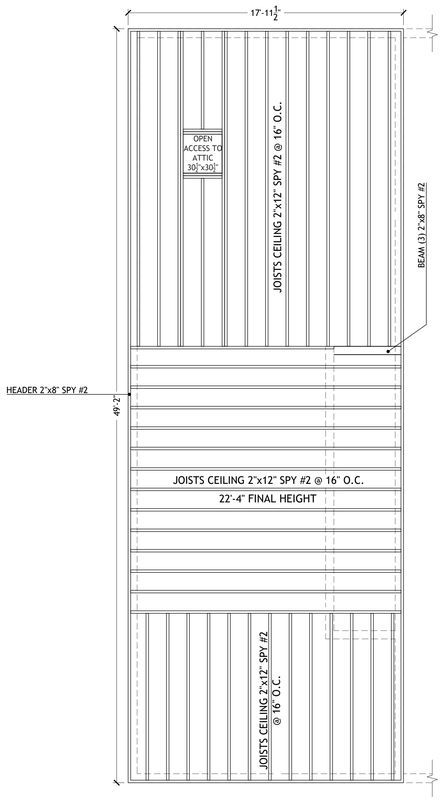
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11/06/2024	ES

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

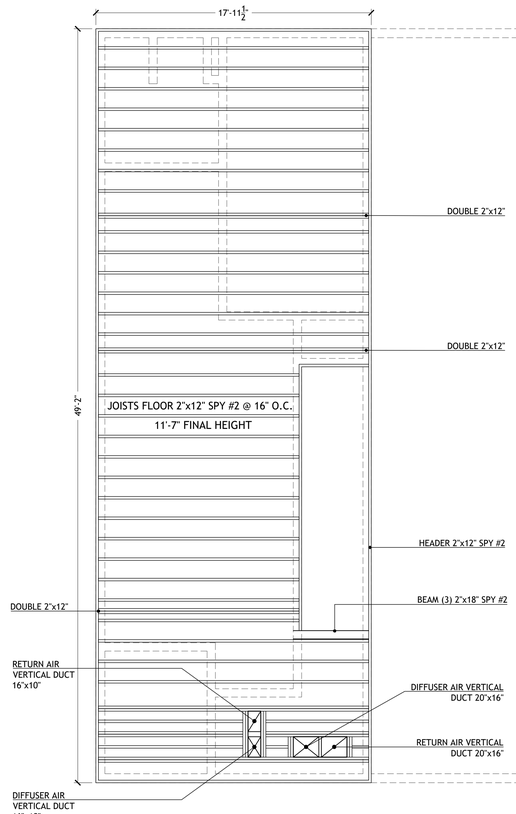
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GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER RAY PROCTOR

DATE 08/05/2024
JOB REV. 02 07/03/2025

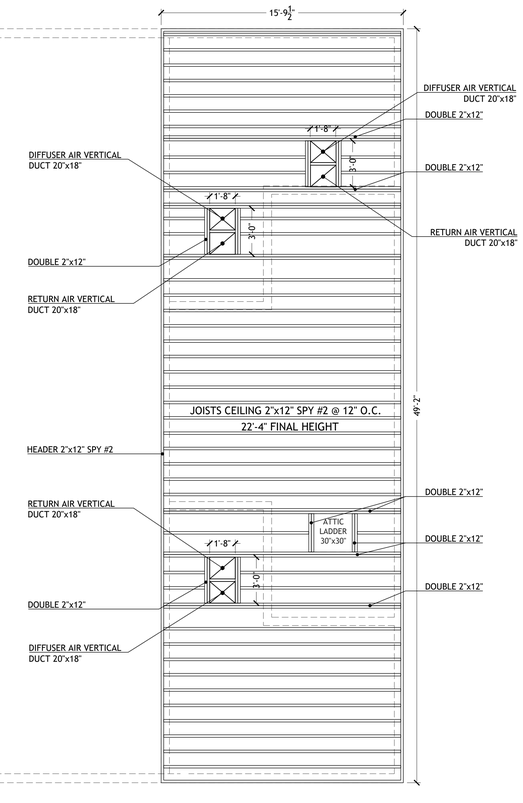
S-204



1 S-205 PROPOSED STRUCTURAL FRAMING CEILING FOR MEZZANINE Scale: 1/4"=1'-0"



2 S-205 PROPOSED STRUCTURAL FRAMING CEILING AND FLOOR FOR MAIN LEVEL Scale: 1/4"=1'-0"



S-205 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 KYLE PROCTOR

DATE
08/05/2024

JOB
REV. 02
07/03/2025

S-205

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)

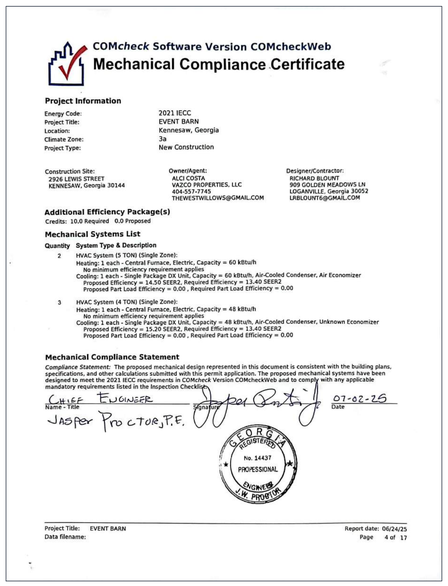
1. THERMOSTATS SHALL BE 5 DAY / 2 DAY PROGRAMMABLE.
2. A SMOKE DETECTOR SHALL ME LOCATED IN SUPPLY AIR DUCT FOR UNITS 2000 CFM OR GREATER OR SERVING PATH OF EGRESS.
3. THE ENGINEER ASSUMES ONLY NORMAL EXFILTRATION OF CONDITIONED AIR SHALL OCCUR FROM OFFICE SPACE THROUGH OPENINGS SUCH AS DOORS, ETC. THE 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:
2926 LEWIS STREET
KENNESAW, Georgia 30144

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

Designer/Contractor:
RICHARD BLOUNT
909 GOLDEN MEADOWS LN
LOGANVILLE, Georgia 30052
LRBLOUNT6@GMAIL.COM

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

Mechanical Systems List

Quantity System Type & Description

2 HVAC System (5 TON) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 60 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 14.50 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

3 HVAC System (4 TON) (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 48 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Single Package DX Unit, Capacity = 48 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.20 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.

CHIEF ENGINEER — Name - Title
JASPER PROCTOR, P.E. — Signature
07-02-25 — Date

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

Project Title: EVENT BARN
Data filename:
Report date: 06/24/25
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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.

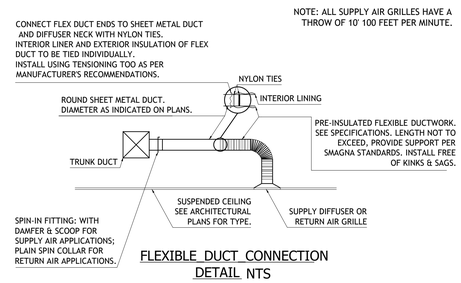
20) ADD NOTE TO THE PLUMBING NOTES (TEST ALL BACKFLOWS WITHIN 10 DAYS AND SEND TEST RESULTS TO THE CROSS CONNECTION CONTROL SPECIALIST AT THE DEPARTMENT OF WATER AND SEWER).

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

AIR HANDLER 01, 04 AND 05:	OUTDOOR UNIT. 01, 04 AND 05:	AIR HANDLER 02 AND 03:	OUTDOOR UNIT. 02 AND 03:
EQUIPMENT TYPE = ELECTRIC BRAND = DAIKIN MODEL = AMST48CU1300 REFRIGERANT TYPE = R-32 CONFIGURATION = MULTI-POSITION COOLING CAPACITY NOMINAL = 48,000 TONNAGE = 4.0 TONS VOLTAGE = 208/230 VOLTS PHASE = 1 CABINET WIDTH = 21 INCHES PRODUCT HEIGHT = 58 INCHES PRODUCT WIDTH = 21 1/8 INCHES PRODUCT DEPTH = 21 INCHES PRODUCT WEIGHT = 153 POUNDS	EQUIPMENT TYPE = HEAT PUMPER CONDENSER BRAND = DAIKIN MODEL = DH4SEA4830 REFRIGERANT = R-32 CAPACITY = 4.0 TONS COOLING BTU = 48,000 BTU HEATING BTU = 48,000 BTU SEER2 = 15.2 EER = 11.5 MAXIMUM SOUND LEVEL = 76 DB VOLTAGE = 208/240 VOLTS, PHASE = 3 FREQUENCY = 60 HZ MINIMUM BREAKER SIZE = 18.7 AMPS MAXIMUM BREAKER SIZE = 30 AMPS SUCTION CONNECTION SIZE = 1 1/8 IN. LIQUID CONNECTION SIZE = 3/8 INCH PRODUCT HEIGHT = 36.5 INCHES PRODUCT WIDTH = 35.5 INCHES PRODUCT DEPTH = 35.5 INCHES PRODUCT WEIGHT = 235 POUNDS	EQUIPMENT TYPE = ELECTRIC BRAND = GOODMAN MODEL = AMST60DU1300 REFRIGERANT TYPE = R-32 CONFIGURATION = MULTI-POSITION COOLING CAPACITY NOMINAL = 60,000 TONNAGE = 5 TONS VOLTAGE = 208/230 VOLTS PHASE = 1 CABINET WIDTH = 24.5 INCHES PRODUCT HEIGHT = 58 INCHES PRODUCT WIDTH = 24.5 INCHES PRODUCT DEPTH = 21 INCHES PRODUCT WEIGHT = 167 POUNDS	EQUIPMENT TYPE = HEAT PUMP CONDENSER BRAND = DAIKIN MODEL = DH4SEA6030 REFRIGERANT = R-32 CAPACITY = 5 TONS COOLING BTU = 60,000 BTU HEATING BTU = 60,000 BTU SEER2 = 14.5 MAXIMUM SOUND LEVEL = 74 DB VOLTAGE = 208/230 VOLTS, PHASE = 3 FREQUENCY = 60 HZ SUCTION CONNECTION SIZE = 1 1/8 IN. LIQUID CONNECTION SIZE = 5/8 INCH PRODUCT HEIGHT = 36 1/2 INCHES PRODUCT WIDTH = 35 1/2 INCHES PRODUCT DEPTH = 35 1/2 INCHES



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 J.W. PROCTOR

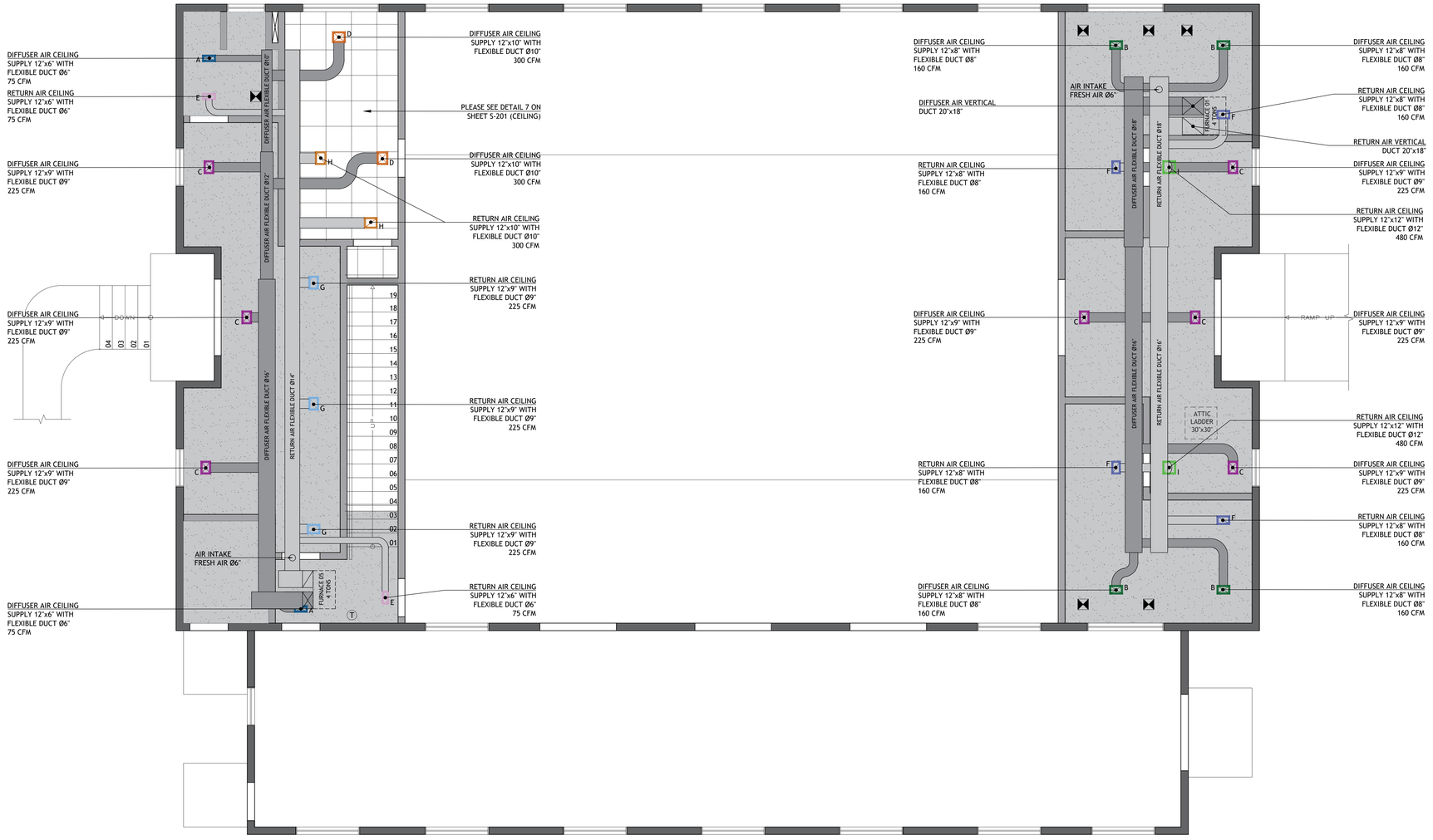
DATE 08/05/2024

JOB REV. 02 07/03/2025

M - 1

HVAC LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
A	DIFFUSER AIR CEILING SUPPLY 12"x6" WITH FLEXIBLE DUCT Ø6" 75 CFM	E	RETURN AIR CEILING SUPPLY 12"x6" WITH FLEXIBLE DUCT Ø6" 75 CFM	I	RETURN AIR CEILING SUPPLY 12"x12" WITH FLEXIBLE DUCT Ø12" 480 CFM	FURN.	FURNACE
B	DIFFUSER AIR CEILING SUPPLY 12"x8" WITH FLEXIBLE DUCT Ø8" 160 CFM	F	RETURN AIR CEILING SUPPLY 12"x8" WITH FLEXIBLE DUCT Ø8" 160 CFM	J	RETURN AIR CEILING SUPPLY 16"x16" WITH FLEXIBLE DUCT Ø14" 700 CFM	12"x8"	DUCT SIZE AND AIR FLOW
C	DIFFUSER AIR CEILING SUPPLY 12"x9" WITH FLEXIBLE DUCT Ø9" 225 CFM	G	RETURN AIR CEILING SUPPLY 12"x9" WITH FLEXIBLE DUCT Ø9" 225 CFM	T	THERMOSTAT		EXHAUST FAN CEILING
D	DIFFUSER AIR CEILING SUPPLY 12"x10" WITH FLEXIBLE DUCT Ø10" 300 CFM	H	RETURN AIR CEILING SUPPLY 12"x10" WITH FLEXIBLE DUCT Ø10" 300 CFM				



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 (EVENT AREA)

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (EVENT AREA)	NET WALL AREA	7,312.60 SF - 234 SF - 256 SF = 6,822.60 SF	0.086	75°	44,005.77
	FLOOR	2,459.88 SF	0.064	75°	11,807.42
	DOOR	234 SF	0.052	75°	912.60
	CEILING	2,921.25 SF	0.066	75°	14,460.18
	INFILTRATION	7,312.60 SF	0.018	75°	9,872.01
	WINDOWS	256 SF	0.53	75°	10,176.00
				TOTAL =	91,233.98

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 91,233.98 ÷ 20 ÷ 1.08
CFM = 4,561.69 ÷ 1.08
CFM = 4,223.78

AIR BALANCE SCHEDULE - FURNACE 02 (5 TONS)

DIFFUSER AIR				RETURN AIR			
ITEM	QUANT.	SUPPLY AIR	TOTAL CFM	ITEM	QUANT.	SUPPLY AIR	TOTAL CFM
01	07	300 CFM	2,100 CFM	02	03	700 CFM	2,100 CFM
			2,100 CFM				2,100 CFM

AIR BALANCE SCHEDULE - FURNACE 03 (5 TONS)

DIFFUSER AIR				RETURN AIR			
ITEM	QUANT.	SUPPLY AIR	TOTAL CFM	ITEM	QUANT.	SUPPLY AIR	TOTAL CFM
01	07	300 CFM	2,100 CFM	02	03	700 CFM	2,100 CFM
			2,100 CFM				2,100 CFM

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

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (OUTDOOR PATIO)	NET WALL AREA	1,761.66 SF - 69 SF - 210 SF = 1,482.66 SF	0.086	75°	9,563.15
	FLOOR	1,120.87 SF	0.064	75°	5,380.17
	DOOR	69 SF	0.052	75°	269.10
	CEILING	1,120.87 SF	0.066	75°	5,548.30
	INFILTRATION	1,761.66 SF	0.018	75°	2,378.24
	WINDOWS	210 SF	0.53	75°	8,347.50
				TOTAL =	31,486.46

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 31,486.46 ÷ 20 ÷ 1.08
CFM = 1,574.32 ÷ 1.08
CFM = 1,457.70

AIR BALANCE SCHEDULE - FURNACE 04 (4 TONS)

DIFFUSER AIR				RETURN AIR			
ITEM	QUANT.	SUPPLY AIR	TOTAL CFM	ITEM	QUANT.	SUPPLY AIR	TOTAL CFM
01	09	160 CFM	1,440 CFM	03	05	300 CFM	1,500 CFM
			1,440 CFM				1,500 CFM

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	1,291.20 SF - 102 SF - 54 SF = 1,135.20 SF	0.086	75°	7,322.04
	FLOOR	418.16 SF	0.064	75°	2,007.16
	DOOR	54.00 SF	0.052	75°	210.60
	CEILING	418.16 SF	0.066	75°	2,069.89
	INFILTRATION	1,291.20 SF	0.018	75°	1,743.12
	WINDOWS	102 SF	0.53	75°	4,054.50
				TOTAL =	17,407.31

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 17,407.31 ÷ 20 ÷ 1.08
CFM = 870.36 ÷ 1.08
CFM = 805.88

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

ITEM	FEATURE	AREA OF VOLUME	V. FACTOR	DESIGN TEMP. DIR.	BTU/H
MAIN LEVEL (BREAK ROOM)	NET WALL AREA	508.92 SF - 20 SF - 12.00 SF = 476.92 SF	0.086	75°	3,076.13
	FLOOR	158.92 SF	0.064	75°	7,628.81
	DOOR	20 SF	0.052	75°	78
	CEILING	158.92 SF	0.066	75°	786.65
	INFILTRATION	508.92 SF	0.018	75°	687.04
	WINDOWS	12 SF	0.53	75°	477.00
				TOTAL =	12,733.63

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 12,733.63 ÷ 20 ÷ 1.08
CFM = 636.68 ÷ 1.08
CFM = 589.51

AIR BALANCE SCHEDULE - FURNACE 05 (4 TONS)

DIFFUSER AIR				RETURN AIR			
ITEM	QUANT.	SUPPLY AIR	TOTAL CFM	ITEM	QUANT.	SUPPLY AIR	TOTAL CFM
01	02	75 CFM	150 CFM	04	02	75 CFM	150 CFM
02	03	225 CFM	675 CFM	05	03	225 CFM	450 CFM
03	02	300 CFM	600 CFM	06	02	300 CFM	600 CFM
			1,425 CFM				1,425 CFM

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	1,939.55 SF - 54.50 SF - 54.50 SF = 1,830.55 SF	0.086	75°	11,807.04
	FLOOR	271.21 SF	0.064	75°	1,301.80
	DOOR	54.50 SF	0.052	75°	212.55
	CEILING	271.21 SF	0.066	75°	1,342.48
	INFILTRATION	1,939.55 SF	0.018	75°	2,618.39
	WINDOWS	54.50 SF	0.53	75°	2,166.37
				TOTAL =	19,448.63

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 19,448.63 ÷ 20 ÷ 1.08
CFM = 972.43 ÷ 1.08
CFM = 900.39

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	1,022 SF - 20 SF - 12 SF = 990 SF	0.086	75°	6,385.50
	FLOOR	375.94 SF	0.064	75°	1,804.51
	DOOR	20 SF	0.052	75°	78
	CEILING	375.94 SF	0.066	75°	1,860.90
	INFILTRATION	1,022 SF	0.018	75°	1,379.70
	WINDOWS	12 SF	0.53	75°	477.00
				TOTAL =	11,985.61

AIR FLOW CALCULATION

CFM = BTUH ÷ ΔT ÷ 1.08
CFM = 11,985.61 ÷ 20 ÷ 1.08
CFM = 599.28 ÷ 1.08
CFM = 554.88

AIR BALANCE SCHEDULE - FURNACE 01 (4 TONS)

DIFFUSER AIR				RETURN AIR			
ITEM	QUANT.	SUPPLY AIR	TOTAL CFM	ITEM	QUANT.	SUPPLY AIR	TOTAL CFM
01	04	160 CFM	640 CFM	03	04	160 CFM	640 CFM
02	04	225 CFM	900 CFM	04	02	480 CFM	960 CFM
			1,540 CFM				1,600 CFM

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

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

DATE 08/05/2024

JOB REV. 02 07/03/2025

M - 2

M-2 MECHANICAL PLAN

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

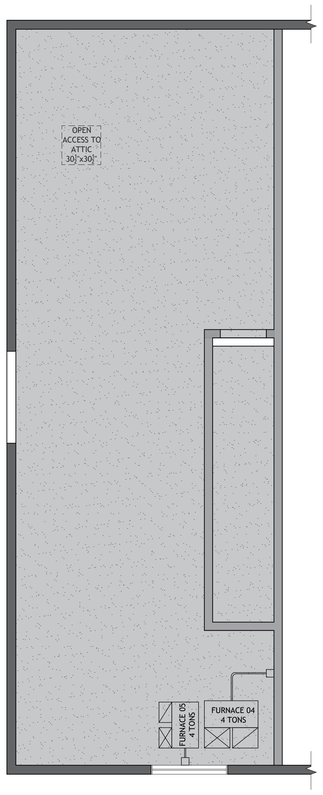
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HVAC LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
A	DIFFUSER AIR CEILING SUPPLY 12"x6" WITH FLEXIBLE DUCT Ø6" 75 CFM	E	RETURN AIR CEILING SUPPLY 12"x6" WITH FLEXIBLE DUCT Ø6" 75 CFM	I	RETURN AIR CEILING SUPPLY 12"x12" WITH FLEXIBLE DUCT Ø12" 480 CFM	FURN.	FURNACE
B	DIFFUSER AIR CEILING SUPPLY 12"x8" WITH FLEXIBLE DUCT Ø8" 160 CFM	F	RETURN AIR CEILING SUPPLY 12"x8" WITH FLEXIBLE DUCT Ø8" 160 CFM	J	RETURN AIR CEILING SUPPLY 16"x16" WITH FLEXIBLE DUCT Ø14" 700 CFM	12"x8"	DUCT SIZE AND AIR FLOW
C	DIFFUSER AIR CEILING SUPPLY 12"x9" WITH FLEXIBLE DUCT Ø9" 225 CFM	G	RETURN AIR CEILING SUPPLY 12"x9" WITH FLEXIBLE DUCT Ø9" 225 CFM	T	THERMOSTAT		EXHAUST FAN CEILING
D	DIFFUSER AIR CEILING SUPPLY 12"x10" WITH FLEXIBLE DUCT Ø10" 300 CFM	H	RETURN AIR CEILING SUPPLY 12"x10" WITH FLEXIBLE DUCT Ø10" 300 CFM				

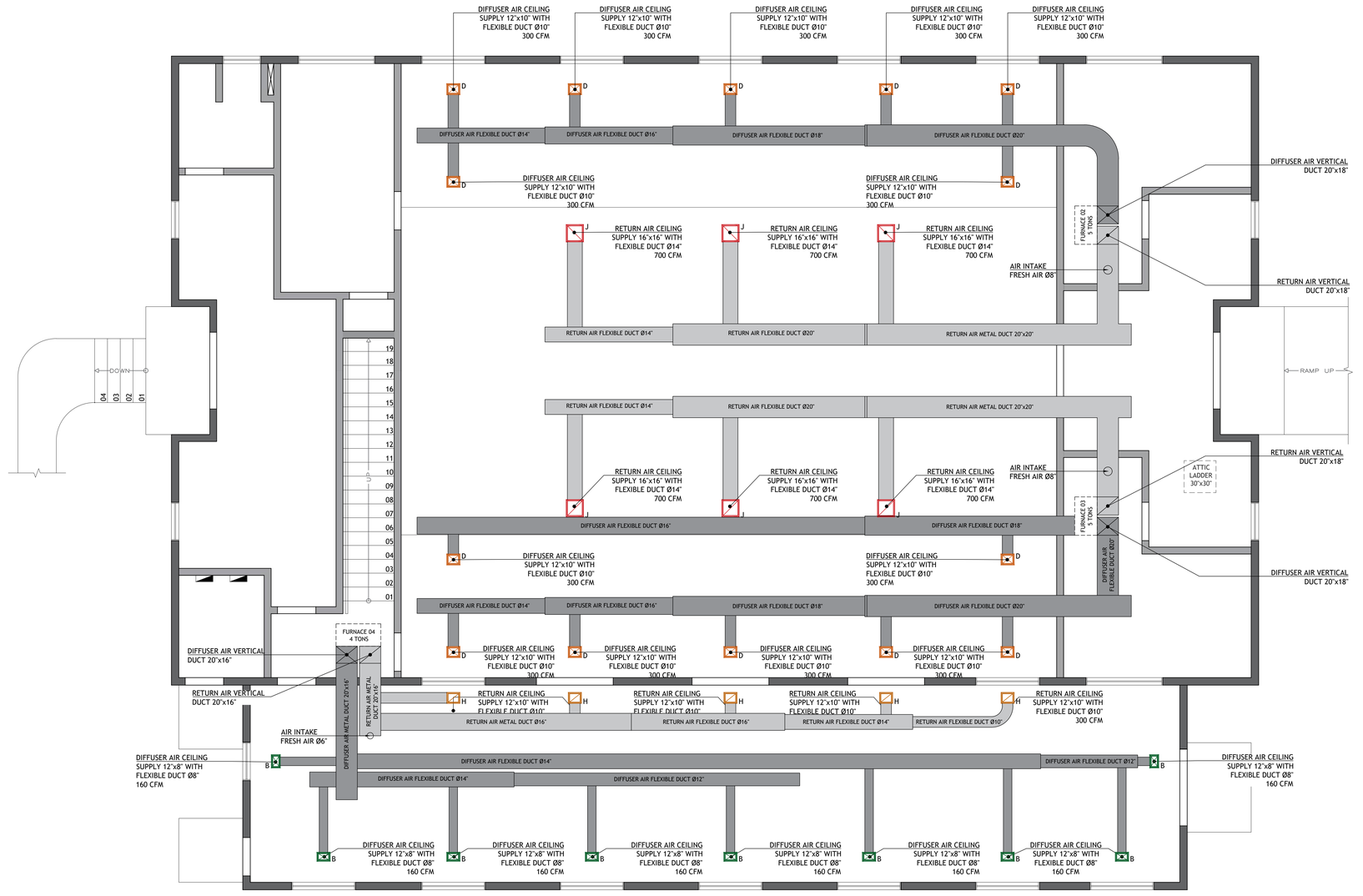
FAN SCHEDULE FOR RESTROOMS

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 AND OUTDOOR PATIO

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

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11/06/2024	ES

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL

GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER JAMIE PROCTOR

DATE 08/05/2024

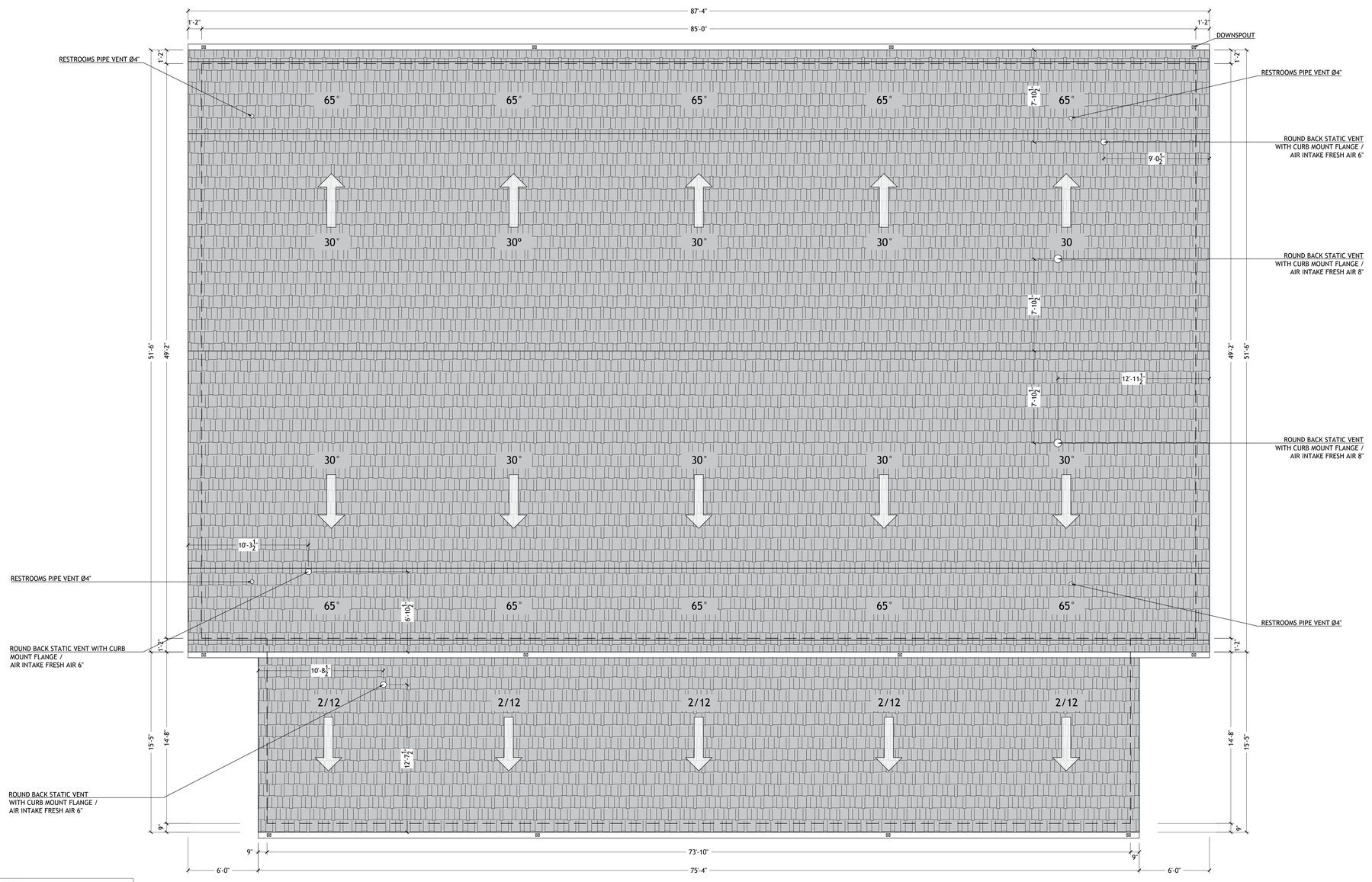
JOB REV. 02 07/03/2025

M - 3

M-3 MECHANICAL PLAN

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

RELEASED FOR CONSTRUCTION



FRESH AIR CALCULATION

235 PERSONS

235p x 15 CFM = 3,525 CFM

22 TONS TOTAL = 22T x 400/TON = 8,800 CFM

3,525/8,800 = 0.40
0.40 / 22T = 0.018

0.018 X 5T = 0.09
0.018 X 4T = 0.072

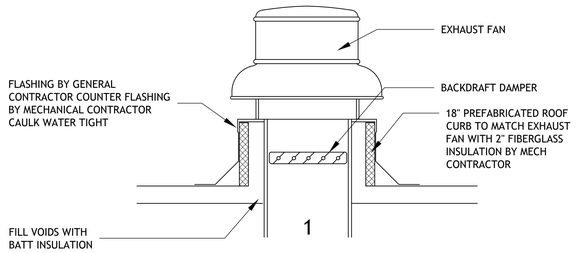
FURNACE 01
DUCT Ø6" A = 28 — DUCT Ø18" = 254.47
28/254.47 = 0.11 > 0.072

FURNACE 02 AND 03
DUCT Ø8" A = 50 — DUCT 20"x20"= 400
50/400 = 0.125 > 0.09

FURNACE 04
DUCT Ø6" A = 28 — DUCT 20"x16"= 320
28/320 = 0.08 > 0.072

FURNACE 05
DUCT Ø6" A = 28 — DUCT Ø14" = 153.94
28/153.94 = 0.18 > 0.072

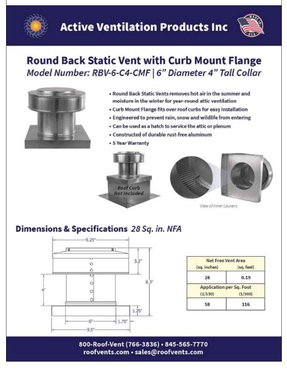
NOTE:
AIR INTAKE OPENING SHALL BE LOCATED **NOT LESS THAN 10 FEET** FROM STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, UNLESS LOCATED AT LEAST THAN 25 FEET VERTICALLY ABOVE SUCH LOCATIONS.
2018 IMC 401.4



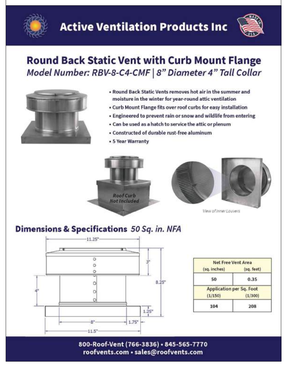
EXHAUST FAN DETAIL
NOT TO SCALE

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

ROUND BACK VENT SPECIFICATIONS (3EA)



ROUND BACK VENT SPECIFICATIONS (2EA)



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

PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER C.A.M. PROCTOR

DATE
08/05/2024

JOB
REV. 02
07/03/2025

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"

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PROPOSED EVENT BARN

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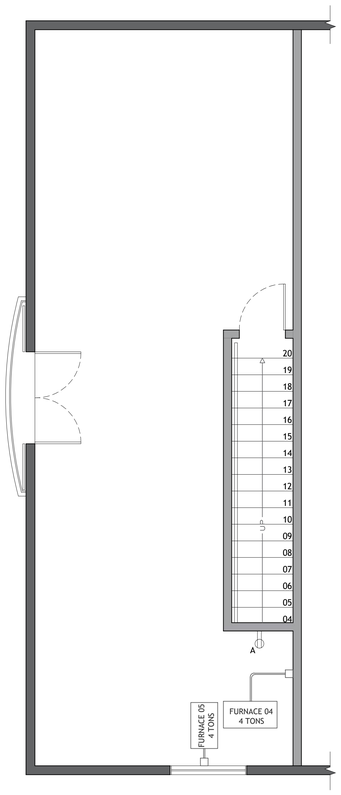
PROFESSIONAL SEAL

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

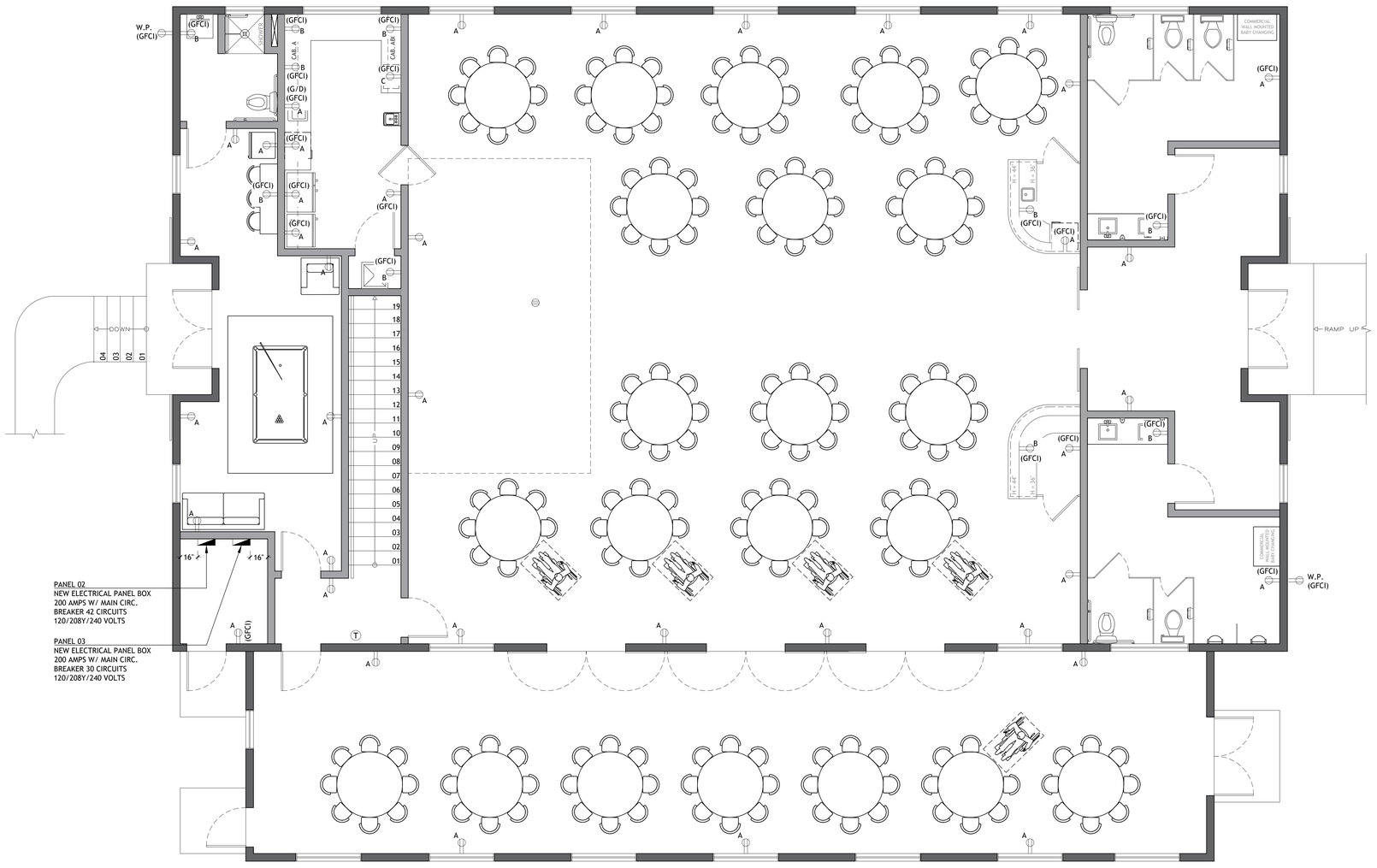
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E - 1



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



2 E-2 PROPOSED POWER PLAN FOR MAIN LEVEL 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"
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PROPOSED EVENT BARN

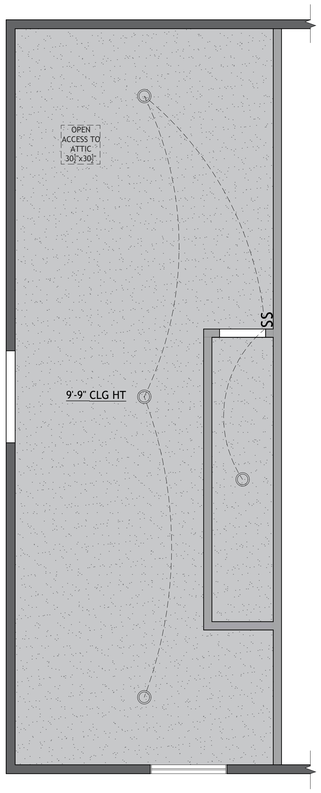
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GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KIM PROCTOR

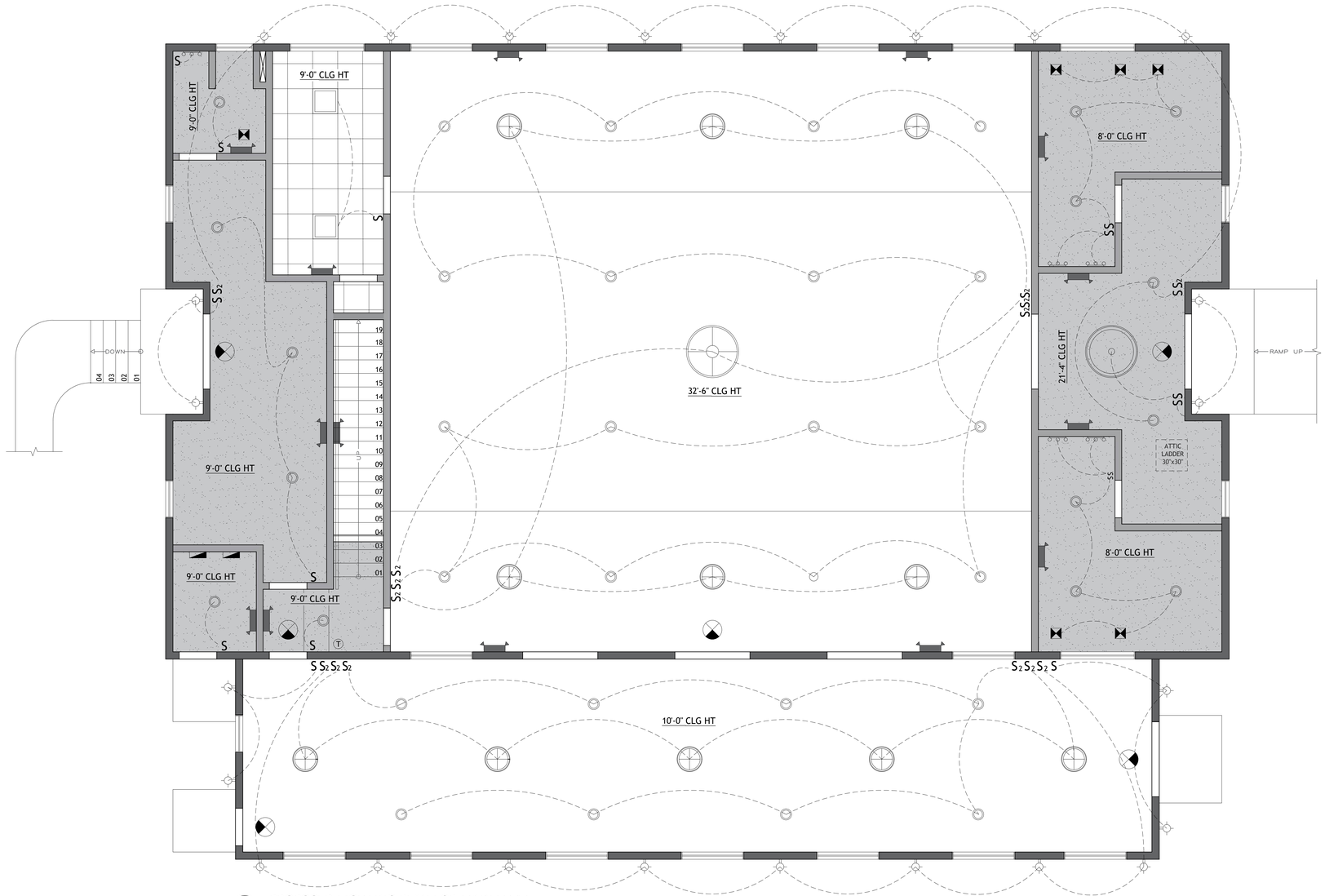
DATE 08/05/2024

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E - 2



1 E-3 PROPOSED LIGHTING PLAN FOR MEZZANINE
Scale: 1/4"=1'-0"



2 E-3 PROPOSED LIGHTING PLAN FOR MAIN LEVEL
Scale: 1/4"=1'-0"

ELECTRICAL LIGHTING LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION
	6" LED COMMERCIAL RECESSED DOWNLIGHT - CDL6D-SW5A-SP27W 2,970 LUMENS		LED LIGHT FLAT PANEL FIXTURE 2'x2' Ea 30W 120-277V		FRENCH EMPIRE CRYSTAL CHANDELIER LIGHTING 6FT TALL A93- SILVER/448/48 - 17,280 LUMENS
	ELECTRICAL PANEL BOX				
S	SINGLE POLE SWITCH		CEILING EXHAUST FAN		FRENCH EMPIRE CRYSTAL CHANDELIER LIGHTING H50" X W50" G93-SILVER/5050/448 - 4,000 LUMENS
S_2	DOUBLE POLE SWITCH		BATHROOM LIGHT FIXTURES		
	WALL LIGHTING	T	THERMOSTAT		FRENCH EMPIRE CRYSTAL CHANDELIER LIGHTING H30" X W24" A93-SILVER/870/9 - 1,500 LUMENS
	EXIT SIGN EMERGENCY/BATTERIES LIGHTINGS		EMERGENCY LIGHTING/BATTERIES LIGHTINGS		

E-3 ELECTRICAL LIGHTING PLAN
Scale: 1/4"=1'-0"

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PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

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

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08/05/2024

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07/03/2025

E - 3

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

PANEL 02 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
REFRIGERATOR BREAK ROOM	20	1	12	01	1.5			1.5			02	20	1	12	FREEZER BREAK ROOM
RECEPTACLE EVENT AREA	20	1	12	03		1.5			1.5		04	20	1	12	OUTDOOR LIGHTTING
RECEPTACLE EVENT AREA	20	1	12	05			1.5			1.5	06	20	1	12	OUTDOOR LIGHTING
DJ STATION RECEPTACLE	20	1	12	07	1.5			1.5			08	20	1	12	EMERGENCY LIGHTING
REFRIGERATOR BAR	20	1	12	09		1.5			1.5		10	20	1	12	EMERGENCY LIGHTING
BREAK ROOM RECEPTACLE	20	1	12	11			1.5			1.5	12	20	1	12	MICROWAVE BREAK ROOM
BREAK ROOM RECEPTACLE	20	1	20	13	1.5			1.5			14	20	1	12	EXHAUST FAN RESTROOM
LIGHTING EVENT AREA	20	1	20	15		1.5			1.5		16	20	1	12	EXHAUST FAN RESTROOM
LIGHTING EVENT AREA	20	1	20	17			1.5			1.5	18	20	1	12	SIGN OUT DOOR
LIGHTING ANNEX AREA	20	1	20	19	1.5			1.5			20	20	1	12	ICE MACHINE BREAK ROOM
LIGHTING RESTROOMS	20	1	20	21		1.5			1.5		22	20	1	12	LIGHTING BRIDEGROOM
MINI TANKLESS W/H WOMEN'S	20	1	20	23			1.5			1.5	24	20	1	12	MINI TANKLESS BRIDEGROOM
MINI TANKLESS W/H MEN'S	20	1	20	25	1.5			1.5			26	20	1	12	MINI TANKLESS BREAK ROOM
SPARE	-	-	-	27	-	-	-	-	-	-	28	-	-	-	SPARE
SPARE	-	-	-	29	-	-	-	-	-	-	30	-	-	-	SPARE
SPARE	-	-	-	31	-	-	-	-	-	-	32	-	-	-	SPARE
SPARE	-	-	-	33	-	-	-	-	-	-	34	-	-	-	SPARE
SPARE	-	-	-	35	-	-	-	-	-	-	36	-	-	-	SPARE
SPARE	-	-	-	37	-	-	-	-	-	-	38	-	-	-	SPARE
SPARE	-	-	-	39	-	-	-	-	-	-	40	-	-	-	SPARE
SPARE	-	-	-	41	-	-	-	-	-	-	42	-	-	-	SPARE
					7.5	6.0	6.0	7.5	6.0	6.0	TOTAL CONN. LOAD 39.0 KW				
								15.0	12.0	12.0	DIVERSITY DEMAND FACTOR KW TOTAL DEMAND LOAD 39.0 KW LOAD IN AMPS 109 AMPS				

FEEDER: ☒ TOP ☐ BOTTOM
INTEGRATED EQUIPMENT RATING 10.000 A.I.C.

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

PANEL 03 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 5 TON / EVENT	20	2	12	01	1.5			2.5			02	30	3	10	INDOOR 01 5 TON / EVENT
OUTDOOR UNIT 01 5 TON / EVENT	20	2	12	03		1.5			2.5		04	30	3	10	INDOOR 01 5 TON / EVENT
OUTDOOR UNIT 02 5 TON / EVENT	20	2	12	05			1.5			2.5	06	30	3	10	INDOOR 01 5 TON / EVENT
OUTDOOR UNIT 02 5 TON / EVENT	20	2	12	07	1.5			2.5			08	30	3	10	INDOOR 02 5 TON / EVENT
OUTDOOR UNIT 03 4 TON / ANNEX ROOM	20	2	12	09		1.5			2.5		10	30	3	10	INDOOR 02 5 TON / EVENT
OUTDOOR UNIT 03 4 TON / ANNEX ROOM	20	2	12	11			1.5			2.5	12	30	3	10	INDOOR 02 5 TON / EVENT
INDOOR 03 4 TON / ANNEX ROOM	25	3	10	13	2.0			1.5			14	20	2	12	OUTDOOR UNIT 04 4 TON / BRIDEGROOM
INDOOR 03 4 TON / ANNEX ROOM	25	3	10	15		2.0			1.5		16	20	2	12	OUTDOOR UNIT 04 4 TON / BRIDEGROOM
INDOOR 03 4 TON / ANNEX ROOM	25	3	10	17			2.0	-	-	-	18	-	-	-	SPARE
INDOOR 04 4 TON / BRIDEGROOM	25	3	10	19	2.0			-	-	-	20	-	-	-	SPARE
INDOOR 04 4 TON / BRIDEGROOM	25	3	10	21		2.0		-	-	-	22	-	-	-	SPARE
INDOOR 04 4 TON / BRIDEGROOM	25	3	10	23			2.0	-	-	-	24	-	-	-	SPARE
SPARE	-	-	-	25	-	-	-	-	-	-	26	-	-	-	SPARE
SPARE	-	-	-	27	-	-	-	-	-	-	28	-	-	-	SPARE
SPARE	-	-	-	29	-	-	-	-	-	-	30	-	-	-	SPARE
					7.0	7.0	7.0	6.5	6.5	5.0	TOTAL CONN. LOAD 39.0 KW				
								13.5	13.5	12.0	DIVERSITY DEMAND FACTOR KW TOTAL DEMAND LOAD 39.0 KW LOAD IN AMPS 109 AMPS				

FEEDER: ☒ TOP ☐ BOTTOM
INTEGRATED EQUIPMENT RATING 10.000 A.I.C.

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	RECEPTACLE MAIN FLOOR	01	4,840 SF	0.5 W/SF	75%	1.81
INDIVIDUAL APPLIANCE & EQUIPMENTS:						
03	REFRIGERATOR	02	-	800 W	100%	1.60
04	FREEZER	01	-	800 W	100%	0.80
05	ICE MACHINE	02	-	800 W	100%	1.60
06	MICROWAVE	01	-	1,100 W	100%	1.10
07	HVAC - COMMON AREA	01	4,840 SF	11 /SF	100%	53.24
08	EXHAUST FAN	06	-	1,100 W	100%	6.60
09	MINI TANKLESS W/H	09	-	2,400 W	100%	21.60
					TOTAL	94.40

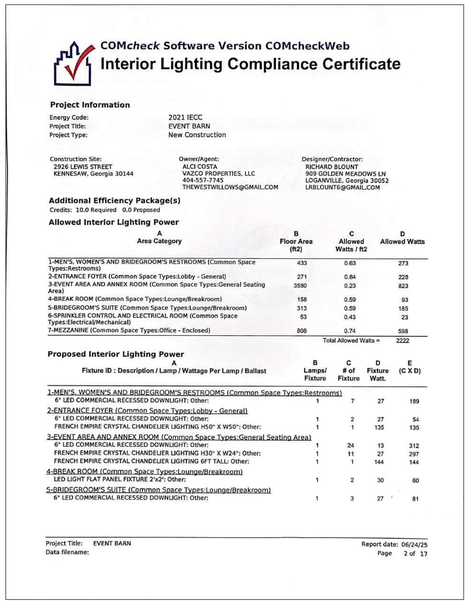
94.40 KVA = 263 AMPS
@ 120/208Y/240 VOLTS 3 PHASE
REQUIRED ELECTRICAL SERVICE = 400 AMPS

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.



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: RICHARD BLOUNT 909 GOLDEN MEADOWS LN LOGANVILLE, Georgia 30052 LRBLOUNT@GMAIL.COM

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

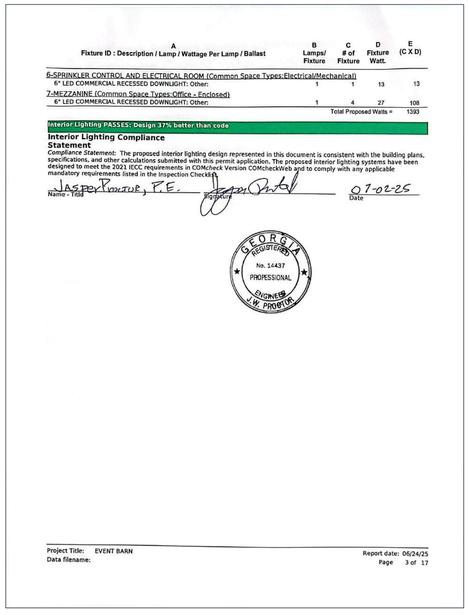
Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-MEN'S, WOMEN'S AND BRIDEGROOM'S RESTROOMS (Common Space Types:Restrooms)	433	0.63	273
2-ENTRANCE FOYER (Common Space Types:Lobby - General)	271	0.84	228
3-EVENT AREA AND ANNEX ROOM (Common Space Types:General Seating Area)	3580	0.23	823
4-BREAK ROOM (Common Space Types:Lounge/Breakroom)	158	0.59	93
5-BRIDEGROOM'S SUITE (Common Space Types:Lounge/Breakroom)	313	0.59	185
6-SPRINKLER CONTROL AND ELECTRICAL ROOM (Common Space Types:Electrical/Mechanical)	63	0.43	23
7-MEZZANINE (Common Space Types:Office - Enclosed)	806	0.74	598
		Total Allowed Watts =	2222

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 (Common Space Types:Restrooms)				
6" LED COMMERCIAL RECESSED DOWNLIGHT: Other:	1	7	27	189
2-ENTRANCE FOYER (Common Space Types:Lobby - General)				
6" LED COMMERCIAL RECESSED DOWNLIGHT: Other:	1	2	27	54
FRENCH EMPIRE CRYSTAL CHANDELIER LIGHTING H50" X W50": Other:	1	1	135	135
3-EVENT AREA AND ANNEX ROOM (Common Space Types:General Seating Area)				
6" LED COMMERCIAL RECESSED DOWNLIGHT: Other:	1	24	13	312
FRENCH EMPIRE CRYSTAL CHANDELIER LIGHTING H50" X W24": Other:	1	11	27	297
FRENCH EMPIRE CRYSTAL CHANDELIER LIGHTING 6FT TALL: Other:	1	1	144	144
4-BREAK ROOM (Common Space Types:Lounge/Breakroom)				
LED LIGHT FLAT PANEL FIXTURE 2'x2': Other:	1	2	30	60
5-BRIDEGROOM'S SUITE (Common Space Types:Lounge/Breakroom)				
6" LED COMMERCIAL RECESSED DOWNLIGHT: Other:	1	3	27	81

Project Title: EVENT BARN
Data filename:
Report date: 06/24/25
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)
6-SPRINKLER CONTROL AND ELECTRICAL ROOM (Common Space Types:Electrical/Mechanical)				
6" LED COMMERCIAL RECESSED DOWNLIGHT: Other:	1	1	13	13
7-MEZZANINE (Common Space Types:Office - Enclosed)				
6" LED COMMERCIAL RECESSED DOWNLIGHT: Other:	1	4	27	108
		Total Proposed Watts =		1383

Interior Lighting PASSES: Design 37% 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.

Name - Title: Jasper Proctor, P.E.
Signature:
Date: 07-02-25

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

Project Title: EVENT BARN
Data filename:
Report date: 06/24/25
Page 3 of 17

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:

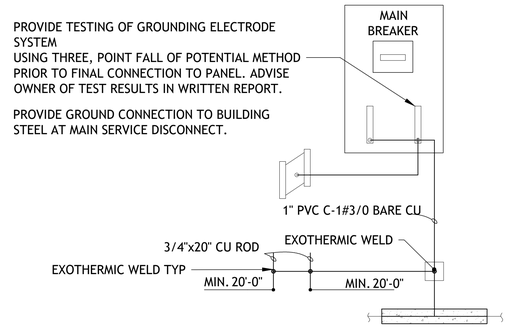
ARTICLE 210.12 OF THE 2020 NEC - CODE LANGUAGE:

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.

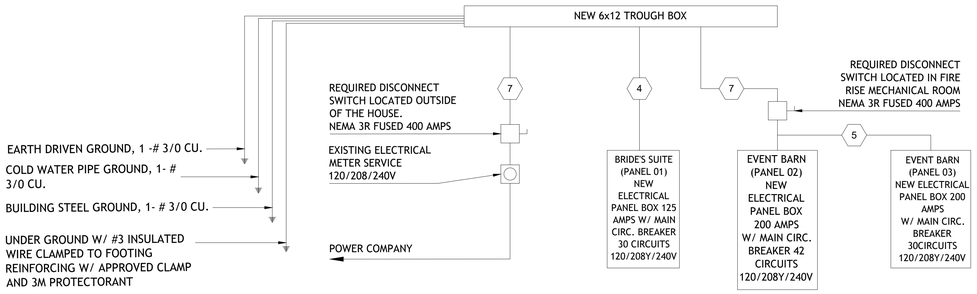


PROVIDE TESTING OF GROUNDING ELECTRODE SYSTEM
USING THREE, POINT FALL OF POTENTIAL METHOD PRIOR TO FINAL CONNECTION TO PANEL. ADVISE OWNER OF TEST RESULTS IN WRITTEN REPORT.

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.



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 J.W. PROCTOR

DATE 08/05/2024
JOB REV. 02 07/03/2025

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	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	05	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 'TMM', ASSE 1070, LEAD FREE). PROVIDE LAVATORY SOAP DISPENSER ("BOBRICK, #82216) WITH 6" SPOUT.
FD	FLOOR DRAIN	04	-	-	-	2"	2"	2"	-	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	MINI TANKLESS WATER HEATER	09	CHRONOMITE	1/2"	1/2"	-	-	-	-	ELECTRIC TANKLESS WATER HEATER - POINT OF USE | MODEL: SR-20L/120 BRAND: CHRONOMITE
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

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11/06/2024	ES

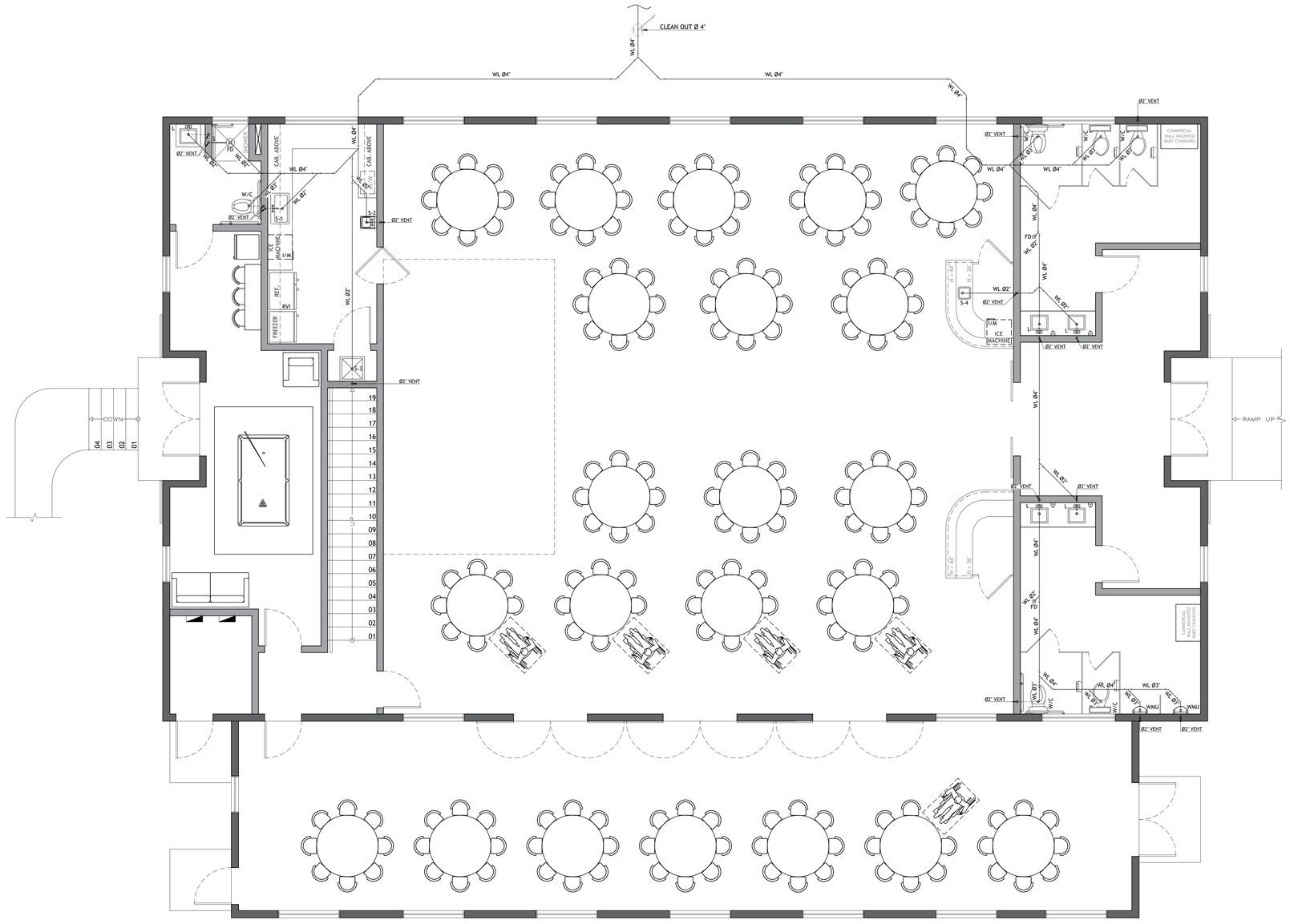
PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

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

DATE
08/05/2024

JOB
REV. 02
07/03/2025

P - 1



1 P-2 PLUMBING PLAN: WASTE LINES SYSTEMS FOR MAIN LEVEL

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-2 PLUMBING PLAN: WASTE LINES SYSTEMS

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

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PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

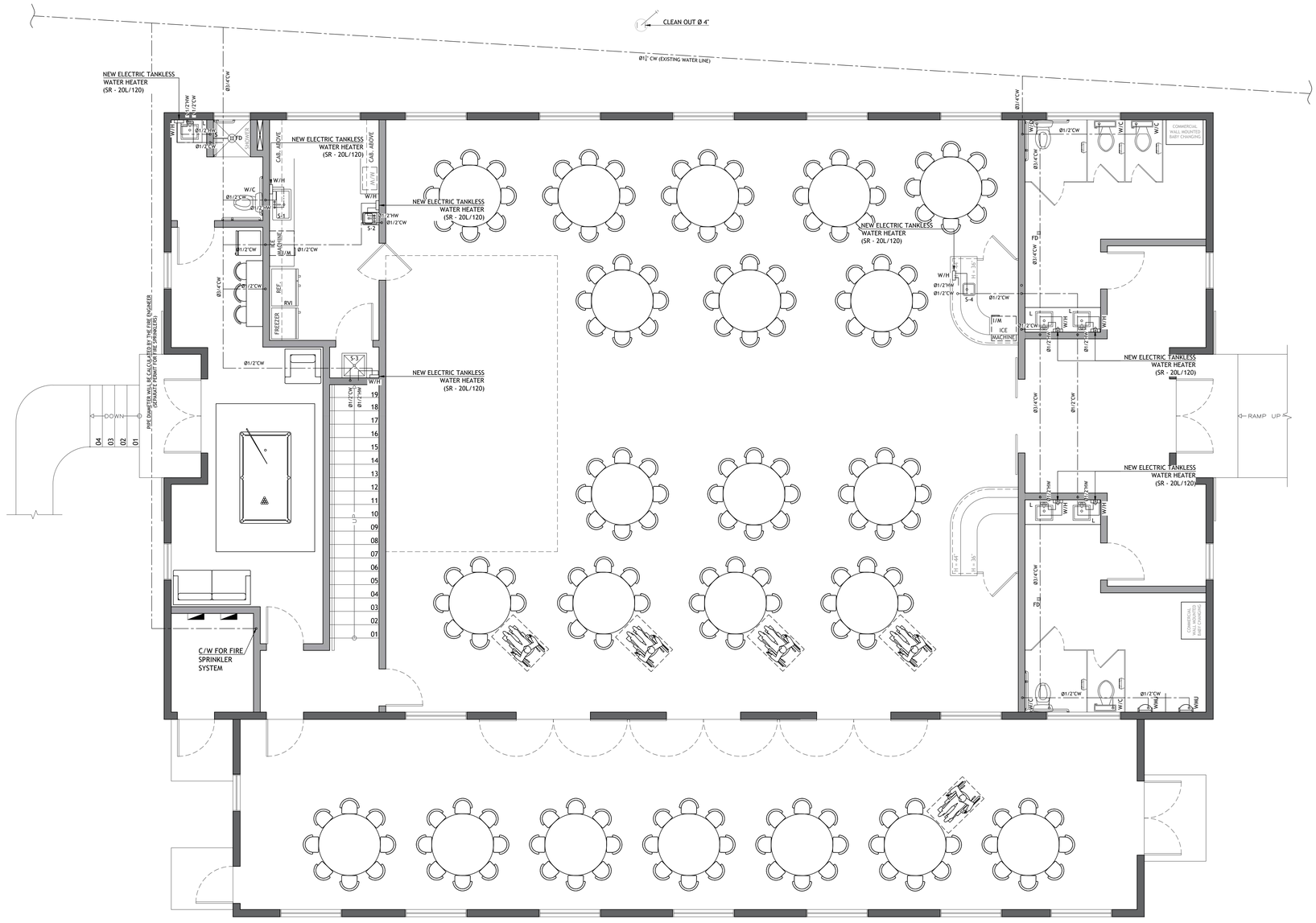
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GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KIM PROCTOR

DATE 08/05/2024

JOB REV. 02 07/03/2025

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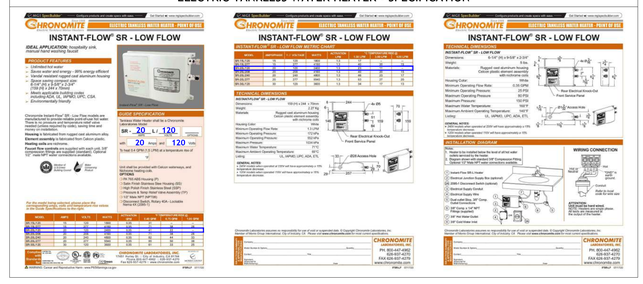


1 P-3 PLUMBING PLAN: C/W & H/W LINES SYSTEMS FOR MAIN LEVEL

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

ELECTRIC TANKLESS WATER HEATER - SPECIFICATION



P-3 PLUMBING PLAN: C/W & H/W LINES SYSTEMS

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

RELEASED FOR CONSTRUCTION

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PROPOSED EVENT BARN

2926 LEWIS STREET | KENNESAW, GA 30144

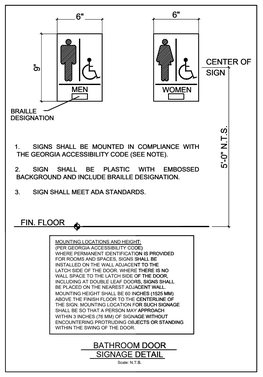
PROFESSIONAL SEAL

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

DATE 08/05/2024

JOB REV. 02 07/03/2025

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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 # B2216 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):

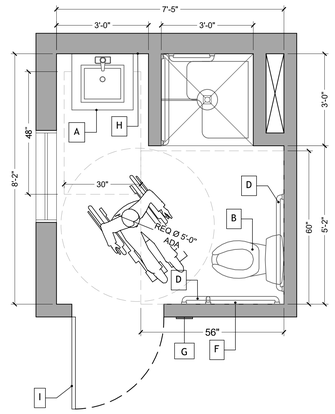
T-1 **Mirror**: Bottom of reflective mirror surface to be mounted at 40"A.F.F.

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.

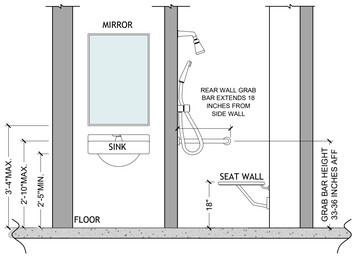
T-3 **Paper Towel Dispenser**: Mount unit with top of rough opening at 59 1/2" for handicap accessibility of dispenser. Unit to be 22-gauge stainless steel with satin finish.

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.

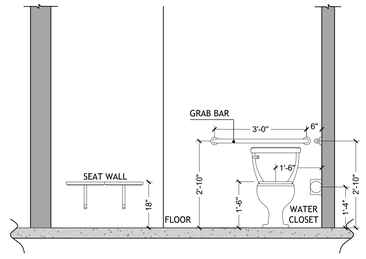
T-5 **Signage**: Contractor to provide signage identifying Men's and Women's facilities. Signs to have raised lettering, braille lettering, pictograms and international symbol of accessibility. Signs are to be located beside the door, 60" aff to centerline of sign. Signs to fully comply with all requirements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



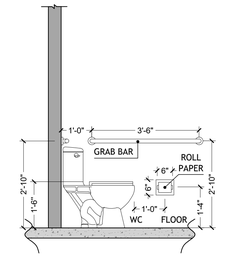
1 P-4 DETAIL - BRIDEGROOM'S RESTROOM (ADA)
Scale: 1/2"=1'-0"



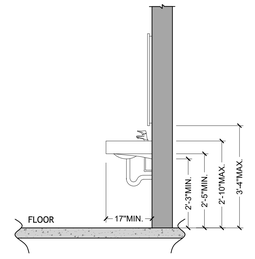
2 P-4 BRIDGROOM'S RESTROOM (ADA)
FRONT ELEVATION
Scale: 1/2"=1'-0"



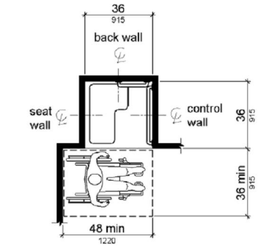
3 P-4 BRIDEGROOM'S RESTROOM (ADA)
SIDE ELEVATION
DETAIL GRAB BAR
Scale: 1/2"=1'-0"



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"

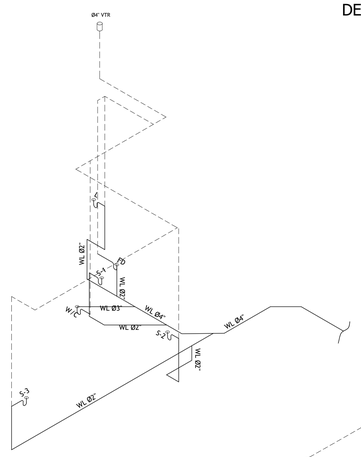


6 P-4 DETAIL: TRANSFER - TYPE SHOWER COMPARTMENT
Scale: N.T.S.

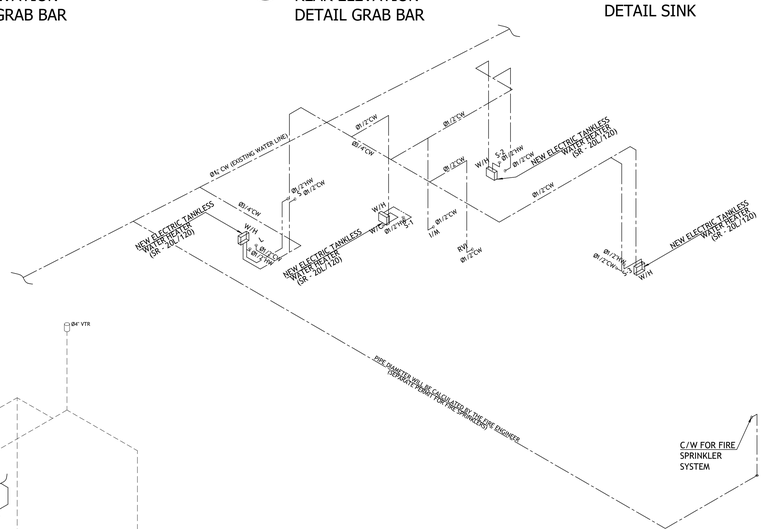


HAND DRYER SPECIFICATION

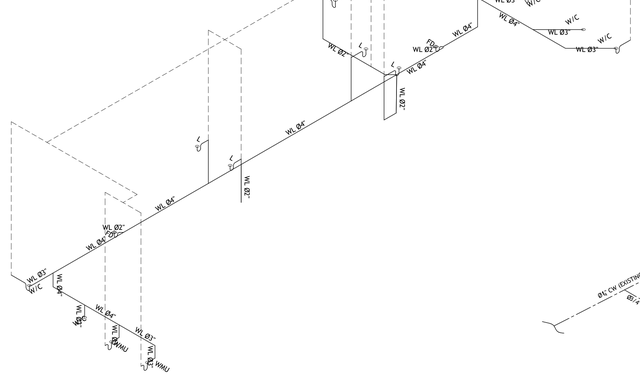
EXCEL DRYER XLERATORECO
XL-BW-ECO HAND DRYER, NO HEAT, WHITE THERMOSET RESIN (BMC) COVER, AUTOMATIC SENSOR, SURFACE MOUNTED, LEED CREDITS, GREENSPEC LISTED, COMMERCIAL HAND DRYER, 500 WATTS
SKU: XL-BW-ECO



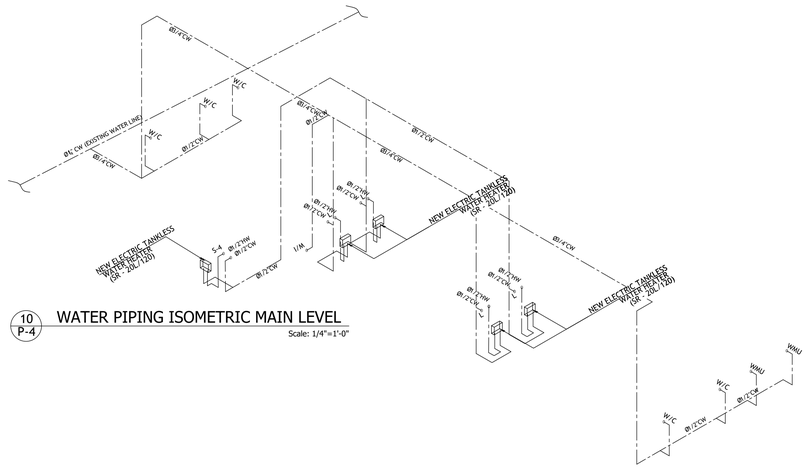
7 P-4 WASTE RISE DIAGRAM MAIN LEVEL
Scale: 1/4"=1'-0"



9 P-4 WATER PIPING ISOMETRIC MAIN LEVEL
Scale: 1/4"=1'-0"



8 P-4 WASTE RISE DIAGRAM MAIN LEVEL
Scale: 1/4"=1'-0"

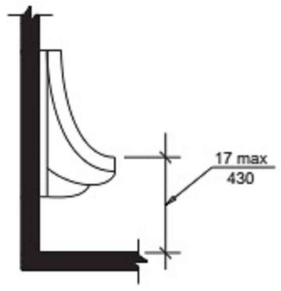


10 P-4 WATER PIPING ISOMETRIC MAIN LEVEL
Scale: 1/4"=1'-0"

MAXIMUM FLOW AND WATER CONSUMPTION CALCULATION			
ITEM	QUANT.	DESCRIPTION OF PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
01	01	SINK - BREAK ROOM	2.2 GPM AT 60 PSI
02	01	HAND SINK - BREAK ROOM	2.2 GPM AT 60 PSI
03	01	SERVICE SINK MOP- BREAK ROOM	2.2 GPM AT 60 PSI
04	01	BAR SINK - BAR AREA	2.2 GPM AT 60 PSI
05	05	LAVATORY - RESTROOMS	0.25 GALLON PER METERING CYCLE
06	06	WATER CLOSET - RESTROOMS	1.6 GALLONS PER FLUSHING CYCLE
07	02	URINAL - MEN'S RESTROOM	1.0 GALLON PER FLUSHING CYCLE
08	01	SHOWER HEAD - BRIDEGROOM'S RESTROOM	2.5 GPM AT 80 PSI

CALCULATION FOR WATER CLOSET AND LAVATORIES

- 235 PERSON/WATER CLOSET 1/75 = 3.13 ea < PROVIDED 6 ea
- LAVATORIES 1/200 = 1.17 ea < PROVIDED 5 ea



URINAL INSTALLATION DETAIL

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

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

REVISIONS	BY
11/06/2024	ES

PROPOSED EVENT BARN
2926 LEWIS STREET | KENNESAW, GA 30144

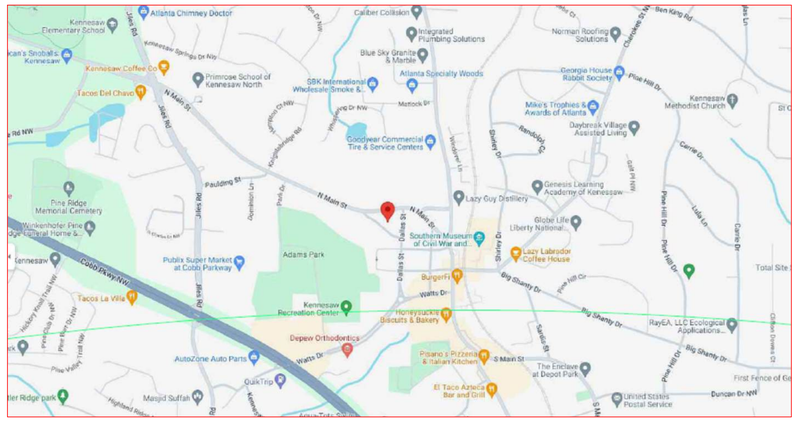
PROFESSIONAL SEAL
GEORGIA REGISTERED No. 14437 PROFESSIONAL ENGINEER KEVIN PROCTOR

DATE
08/05/2024

JOB
REV. 02
07/03/2025

P - 4

2926 Lewis Street
Kennesaw, GA 30144
Cobb County, L.L. 139, 20th Dist.



VICINITY MAP

ARCHITECT:	*OWNER:*
Jasper Proctor 319 Atlanta Street SUITE 240 MARIETTA, GA 30060 PH.770 425-6890	VAZCO PROPERTIES, LLC.
	EMERGENCY CONTACT 24 HOURS:
	MR. ALCI COSTA CELLPHONE: (404) 557 7745 THEWESTWILLOWS@GMAIL.COM
ENGINEER:	*DEVELOPER:*
Jasper Proctor 319 Atlanta Street SUITE 240 MARIETTA, GA 30060 PH.770 425-6890	VAZCO PROPERTIES, LLC.

INDEX TO DRAWINGS

C-0 COVER SHEET
C-1 SURVEY PLAN
EXISTING HISTORIC HOUSE
C-2 SITE PLAN
EXISTING HISTORIC HOUSE AND PROPOSED EVENT BARN'S
C-3 PROPOSED POSSIBLE PARKING
C-4 GRADING PLAN
C-5.1 INITIAL EROSION CONTROL PLAN
C-5.2 INTERMEDIATE EROSION CONTROL PLAN
C-5.3 FINAL EROSION CONTROL PLAN
C-6 UTILITY PLAN
C-7 DETAILS

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ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT#2024-1568

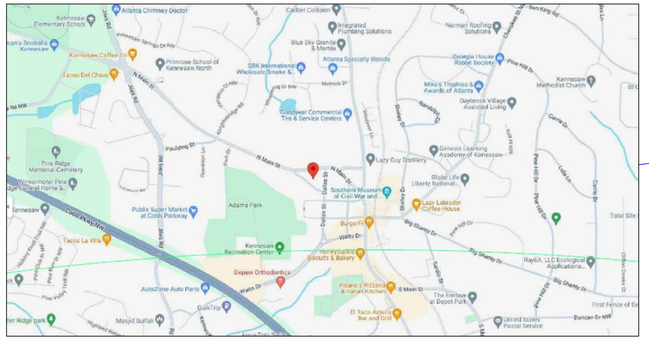
title: Cover Sheet
project: 2926 Lewis Street Kennesaw, Georgia 30144
Cobb COUNTY L.L.139, 20th Dist.

revisions:

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

sheet: C-0

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP



TAX MAP

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

CERTIFICATION STATEMENT II

AS REQUIRED BY SUBSECTION (D) OF OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL FOR CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE,THE UNDERSIGNED LAND SURVEYOR CERTFIES THAT THIS PLAT CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH FOR IN O.C.G.A. SECTION 15-6-67.

GA REG. LS #2487 JASPER W. PROCTOR

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR - TOPCON GTS-300 TOTAL STATION
LINEAR - EDM
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11960 FEET.
AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT.
THIS PLAT SUBJECT TO ALL EASEMENTS
AND RIGHTS OF WAY PUBLIC AND PRIVATE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND ACCURATE WITHIN ONE FOOT IN 136754 FEET.
IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GA AS SET FORTH CHAPTER 180-7 OF THE RULES OF THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATIONS.
FIELD WORK COMPLETED 6-3-24
ALL PINS PLACED IPP .5" REBAR

FLOOD HAZARD STATEMENT

1. No 100-year Flood Hazard exists on the property described hereon as per FEMA# dated //20.
2. No State waters exist on the property described hereon.
3. There are no Wetlands on the property described hereon.

PLAT OF SURVEY NOTES OFFICE OF Cobb COUNTY, GEORGIA.
1. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCE WERE OBTAINED THROUGH CLERK OF SUPERIOR COUNTY COURT, BUT ARE NOT GUARANTEED ON ACCURACY OR COMPLETENESS. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED HEREON IN THE CLERK OF SUPERIOR COURT
2. UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
3. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
4. LOCATIONS ARE ONLY ACCURATE WHERE DIMENSIONED.
THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE THE EXISTENCE OF ANY EASEMENTS.
6. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
7. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER
8. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE SHOWN.
9. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
10. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE OF ACTS OF POSSESSION BY ADJOINERS TO THE LAND SHOWN AND DESCRIBED HEREON.
11. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACK, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN TO COMMENCEMENT OF WORK.
NOT BE REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF JASPER W. PROCTOR.
12. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR
13. THIS SURVEY PLAT AND ALL CONTENTS ARE AND SHALL REMAIN THE PROPERTY OF ACME AMERICAN LLC..

GENERAL NOTES

A. DESIGN AND CONSTRUCTION OF ALL WATER AND SANITARY SEWER LINES SHALL CONFORM TO GWINNETT COUNTY WATER RESOURCES WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
B. CONTRACTOR WILL NOTIFY RWR ENGINEERING DEPARTMENT AT LEAST 72 HOURS PRIOR TO BEGINNING OF CONSTRUCTION ON WATER AND SEWER. AN INSPECTOR WILL BE ASSIGNED AND A PRE-CONSTRUCTION MEETING SCHEDULED AT THIS TIME.
C. AS-BUILT DRAWINGS SHALL BE FIELD VERIFIED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR, LICENSED IN THE STATE OF GEORGIA.
D. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITIES PROTECTION CENTER REQUIREMENTS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	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

MAGNETIC

North Main Street

n/f True North Holdings
0 North Main Street
db 15826
pg 5472
zoned C4

n/f True North Holdings
0 North Main Street
db 15826
pg 5472
zoned C4

EXISTING CLEAN-UP ø6"
EXISTING WATER METER
EXISTING POST POWER
EXISTING SEWER LINE ø24"

Lewis Street 50' r/w

Dallas Street 50' r/w

S63° 33' 30.58"E 175.630'

N27° 56' 22.54"E 114.710'

S85° 28' 50.00"E 17.680'

26.413'

S3° 36' 25.81"W

17.680'

N85° 28' 50.00"W

9.84'

N3° 36' 25.81"W

115.510'

EXISTING HOUSE

EXISTING GRAVEL DRIVEWAY

EXISTING DRIVEWAY ASPHALT

EXISTING DRIVEWAY ASPHALT

L=149.010' R=171.233' S5°09'08"W

S68° 27' 00.00"E 66.160'

L=66.538' R=180.000'

S3° 36' 25.81"W

S3° 03' 42.85"W 43.035'

EXISTING SEWER LINE ø24"

EXISTING STORM SEWER ø24"

EXISTING DRAIN STORM SEWER

EXISTING STORM SEWER ø24"

n/f West Doyle & Vivian
2926 Lewis Street
db 13484
pg 431
zoned CBD
no setbacks
area=0.665 ac
area=0.665 ac

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

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PROJECT#2024-1568

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

seal: 6-14-24

GEORGIA REGISTERED NO. 2487 J.W. PROCTOR

revisions:

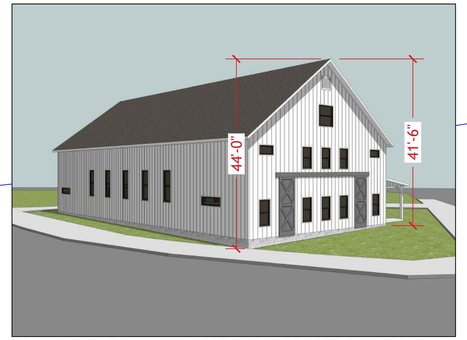
date: 6-14-24
dwg. by: CC
chkd. by: JWP

sheet: C-1

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

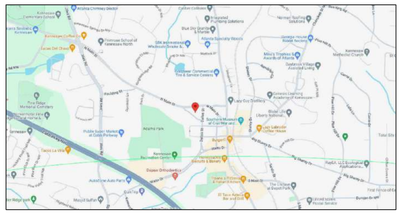
LEGEND

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	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	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

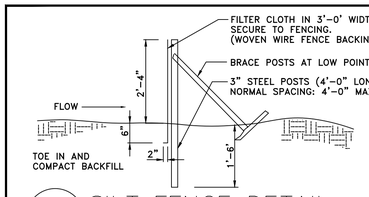
MAGNETIC



TAX MAP

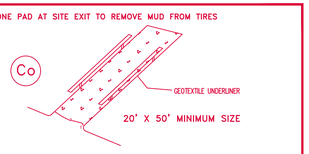


VICINITY MAP



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.



STONE SIZE: ASTM D448 SIZE #1 (1.5" to 3.5" DIAMETER)
PAD THICKNESS ≥ 6"
IF NECESSARY, INCLUDE WASHING
MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE
MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS

Co TEMP. CONST. PAD

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TOTAL AREA CALCULATION COVERAGE

ZONING CLASSIFICATION: CBD
COVERAGE MAXIMUM CODE: 87%
TOTAL AREA SPACE: 28,961.31 SF (0.665 AC)

EXISTING IMPERVIOUS AREA:	
EXISTING HISTORIC HOUSE AREA SPACE:	1,637.92 SF
EXISTING FRONT PORCH AREA SPACE:	248.08 SF
EXISTING TOTAL IMPERVIOUS AREA:	1,886.00 SF
PROPOSED IMPERVIOUS AREA:	
PROPOSED EVENT BARN:	4,998.61 SF
RAMP (ADA) + STAIRS:	166,51 SF
PROPOSED TOTAL IMPERVIOUS AREA:	5,165.12 SF
PROPOSED PERMEABLE AREA (W/ PAVERS):	
PROPOSED PATIO AREA:	1,474.66 SF
DRIVEWAY:	6,667.71 SF
WALKWAYS:	321,87 SF
PROPOSED TOTAL PAVERS AREA:	8,464.24 SF

TOTAL IMPERVIOUS AREA SPACE: 7,051.12 SF (24,34%)

North Main Street

n/f True North Holdings
0 North Main Street
db 15826
pg 5472
zoned C4

n/f True North Holdings
0 North Main Street
db 15826
pg 5472
zoned C4

Lewis Street
50' r/w

Dallas Street
50' r/w

n/f West Doyle & Vivian
2926 Lewis Street
db 13484
pg 431
zoned CBD
no setbacks
area=0.665 ac
area=0.665 ac

NEW RAMP (ADA)
NEW ACCESS AISLE
NEW PARKING (PAVERS)
STAIR LANDING REQUIRED PER R311.7.6
NEW STAIRS BY CODE
NEW WALKWAY (PAVERS)
NEW DRIVEWAY
NEW DRIVEWAY PAVERS
PROPOSED EVENT BARN 4,998.61 SF FF = 1109.5
PROPOSED PATIO 1,474.66 SF
EXISTING HOUSE FF = 1113
EZ–DRAIN PREFABRICATED FRENCH DRAIN WITH PIPE ø4"
EXISTING DRAIN STORM SEWER
T/WALL 1106.5 B/WALL 1106
T/WALL 1105.5 B/WALL 1105
OUTDOOR UNIT. 04 3 TONS
OUTDOOR UNIT. 03 5 TONS
OUTDOOR UNIT. 02 5 TONS
OUTDOOR UNIT. 01 5 TONS
WASTEQUIP 125540C–WEB–BLU 2 CUBIC (1,000 LB. CAPACITY)

S63° 33' 30.58"E
175.630'
S27° 56' 22.54"E
114.710'
N49° 00' 37.98"W
171.233'
S3° 36' 25.81"W
115.510'
S85° 28' 50.00"E
17.680'
26.413'
S3° 36' 25.81"W
17.680'
N85° 28' 50.00"W
9.84'
L=66.538'
R=180.000'
66.160'
S68° 27' 00.00"E
13.030'
S52° 35' 42.85"W

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PROJECT#2024–1568

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

revisions:

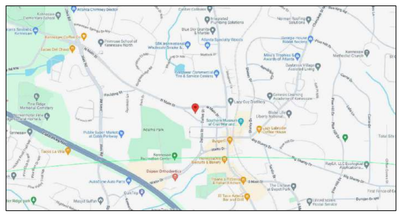
date: 6–14–24
dwg. by: CC
chkd. by: JWP

sheet: C–2

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TAX MAP



VICINITY MAP



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.

PARKING LOTS THAT COULD PERHAPS BE USED FOR THE EVENT BARN PROJECT		
PROPOSED PRIVATE PARKING		
(1)	2910 AND 2914 CHEROKEE STREET KENNESAW, GA 30144	34 ea
(2)	2871-B SHIRLEY DRIVE KENNESAW, GA 30144	32 ea
(3)	2847 S. MAIN STREET KENNESAW, GA 30144	10 ea
	TOTAL	76 ea
PROPOSED PUBLIC PARKING		
(4)	2980 LEWIS STREET KENNESAW, GA 30144	41 ea
(5)	2893 N. MAIN STREET KENNESAW, GA 30144	46 ea
	TOTAL	87 ea
PROPOSED SITE PLAN PARKING		
(6)	2926 LEWIS STREET KENNESAW, GA 30144	14 ea
	TOTAL GENERAL	177 ea

344 PERSON ÷ 4 = 86 PARKING SPACES + LOADING SPACE REQUIRED BY MOST ZONING ORDINANCES

TOTAL PROPOSED POSSIBLE PARKING 177 ea > REQUIRED PARKING 86 ea

NOTE: ALL PRIVATE AND PUBLIC PARKING PROPOSED WILL BE NEED TO NEGOTIATE WITH OWNERS.

A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES.

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

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PROJECT#2024-1568

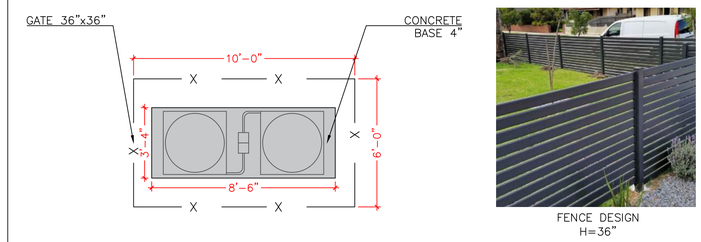
title: **Proposed Possible Parking**
project: 2926 Lewis Street Kennesaw, Georgia 30144
Cobb COUNTY L.L.139, 20th Dist.

revisions:

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

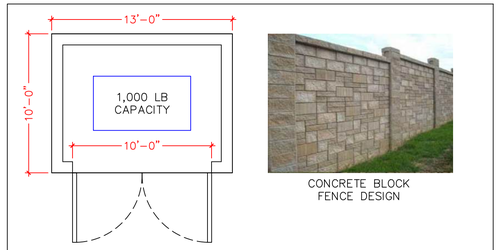
sheet: C-3

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FENCE FOR OUTDOOR UNITS DETAIL

SCALE: NO



SPACE FOR WASTEQUIP DETAIL

SCALE: NO

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	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	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

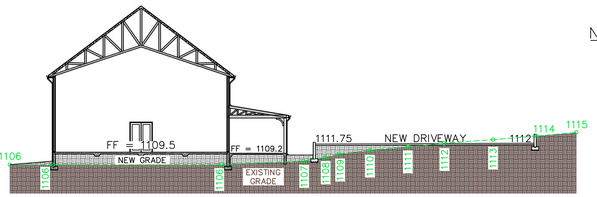
MAGNETIC

TOTAL IMPERVIOUS AREA CALCULATION:

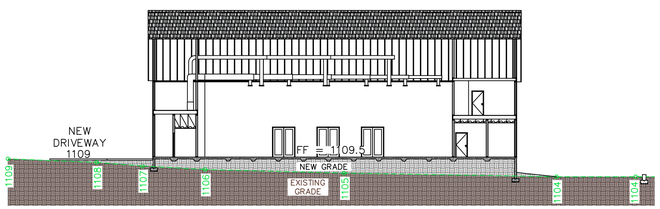
ZONING CLASSIFICATION: CBD
COVERAGE MAXIMUM CODE: 87%
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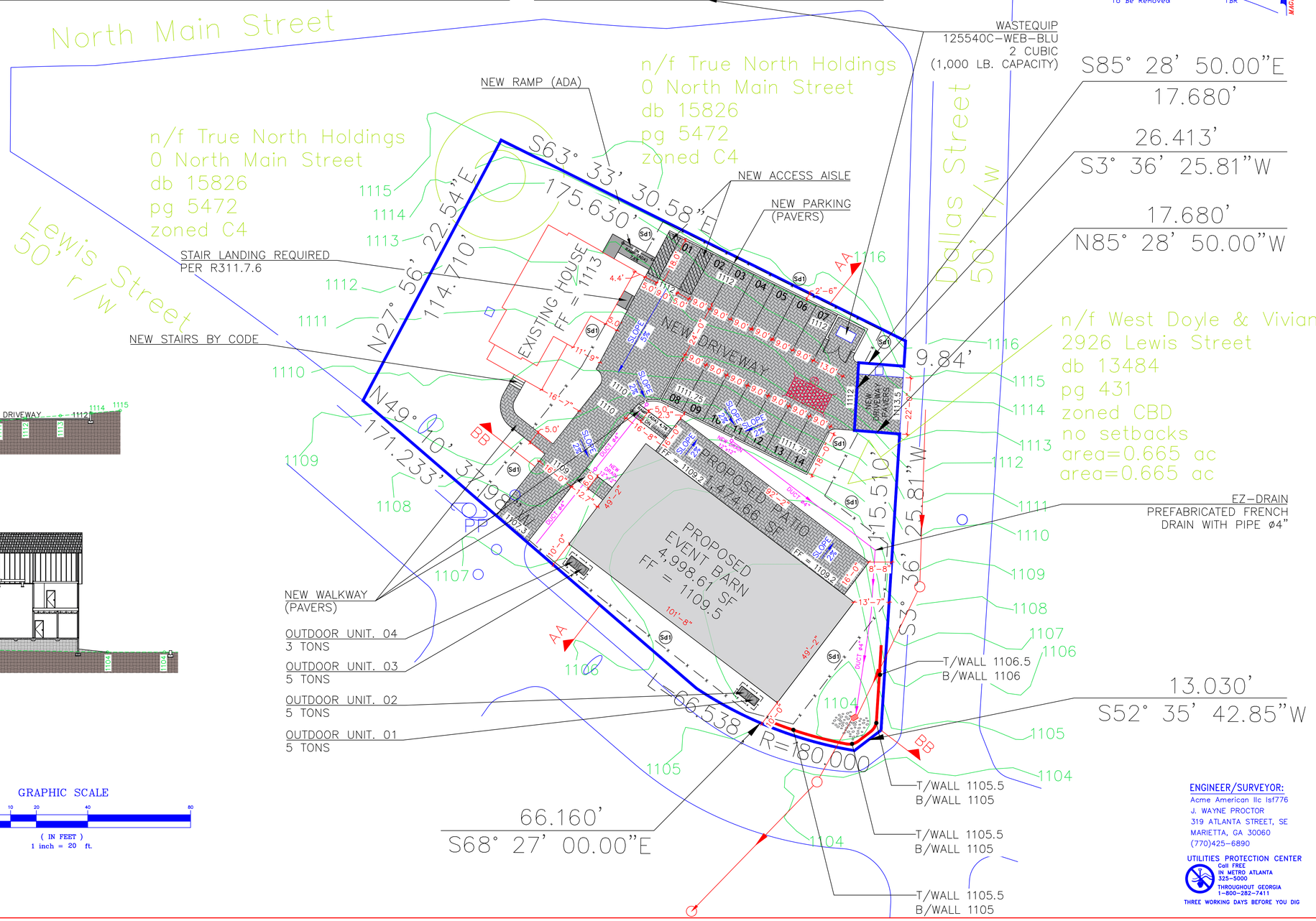
TOTAL IMPERVIOUS AREA SPACE: 7,051.12 SF (24.34%)



SECTION AA



SECTION BB



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Jasper W Proctor Jr.
Level II Certified Design Professional
Certification Number 0000009379
Issued: 04/25/2024 Expires: 04/25/2027

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PROJECT#2024-1568

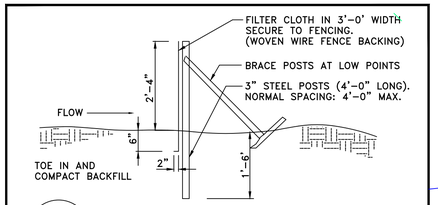
title: Grading Plan
project: 2926 Lewis Street Kennesaw, Georgia 30144
Cobb COUNTY L.L.139, 20th Dist.

revisions:

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

sheet: C-4

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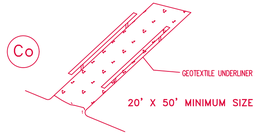
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	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

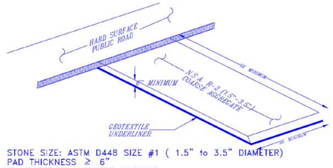
MAGNETIC

A STONE PAD AT SITE EXIT TO REMOVE MUD FROM TIRES



STONE SIZE: ASTM D448 SIZE #1 (1.5" to 3.5" DIAMETER)
PAD THICKNESS ≥ 6"
IF NECESSARY, INCLUDE WASHING
MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE
MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS

Co TEMP. CONST. PAD



STONE SIZE: ASTM D448 SIZE #1 (1.5" to 3.5" DIAMETER)
PAD THICKNESS ≥ 6"
IF NECESSARY, INCLUDE WASHING
MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE
MAINTAIN IN A CONDITION WHICH WILL PREVENT
TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS
PROVIDE POLYFABRIC UNDERLINER AS PER LOCAL REQMT'S.

Co TEMP. CONST. PAD

NOTES

1. EROSION CONTROL IS TO BE ACCOMPLISHED PRIOR TO ANY CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE PROPOSED EROSION AND RUNOFF CONTROL MEASURES ARE IN COMPLIANCE WITH THE COUNTY SEDIMENT CONTROL AND FLOOD PROTECTION REGULATIONS, AND WILL NOT INCREASE THE RUNOFF RATE FROM THE SITE FOR A RAINSTORM WITH A RETURN PERIOD OF 100 YEARS. THE CONTRACTOR WILL INSPECT THE PROJECT PERIODICALLY TO INSURE THE ADEQUACY AND PROPER IMPLEMENTATION OF THESE MEASURES.
2. SILT CONTROL IS TO BE INSTALLED PRIOR TO ALL OTHER WORK AND MAINTAINED FOLLOWING EACH RAIN. SILT CONTROL TO BE RELOCATED AS NECESSARY TO CONTAIN SILT DURING CONSTRUCTION.
3. ALL BANKS TO BE STABILIZED IMMEDIATELY AFTER GRADING.
4. PLACE SEDIMENT BARRIERS AT BASE OF ALL FILL SLOPES.
5. ADDITIONAL EROSION CONTROL DEVICES TO BE USED BY CONTRACTOR AS REQUIRED DURING CONSTRUCTION.
6. ALL SITE COMPACTION TO BE 95% STANDARD PROCTOR (ASTM - D - 698).
7. ALL EXPOSED GROUND CUTS AND FILLS TO BE HYDROSEED OR MULCHED IMMEDIATELY AS CONSTRUCTION PERMITS.
8. REVIEW SHEETS 8.1-8.2 FOR DETAILS OF ESPC PLAN AND REQUIREMENTS.

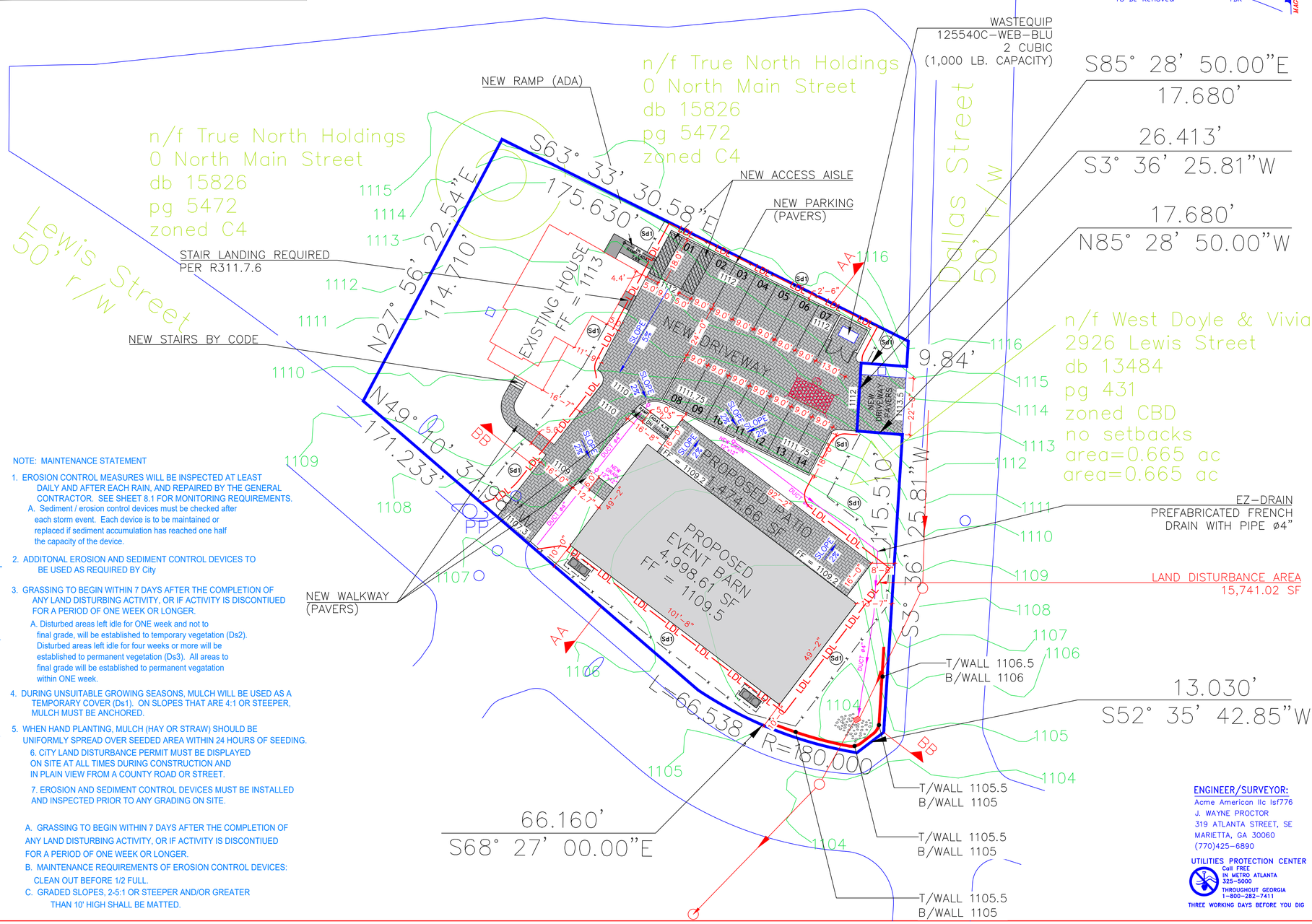
EROSION CONTROL NOTES

1. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSLLATION OF THE INITAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

NOTE: MAINTENANCE STATEMENT

1. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED BY THE GENERAL CONTRACTOR. SEE SHEET 8.1 FOR MONITORING REQUIREMENTS.
   A. Sediment / erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device.
2. ADDITONAL EROSION AND SEDIMENT CONTROL DEVICES TO BE USED AS REQUIRED BY City
3. GRASSING TO BEGIN WITHIN 7 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITY, OR IF ACTIVITY IS DISCONTIUED FOR A PERIOD OF ONE WEEK OR LONGER.
   A. Disturbed areas left idle for ONE week and not to final grade, will be established to temporary vegetation (Ds2). Disturbed areas left idle for four weeks or more will be established to permanent vegetation (Ds3). All areas to final grade will be established to permanent vegatation within ONE week.
4. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (Ds1). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH MUST BE ANCHORED.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
6. CITY LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.

A. GRASSING TO BEGIN WITHIN 7 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITY, OR IF ACTIVITY IS DISCONTIUED FOR A PERIOD OF ONE WEEK OR LONGER.
B. MAINTENANCE REQUIREMENTS OF EROSION CONTROL DEVICES: CLEAN OUT BEFORE 1/2 FULL.
C. GRADED SLOPES, 2-5:1 OR STEEPER AND/OR GREATER THAN 10' HIGH SHALL BE MATTED.



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PROJECT#2024-1568

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

revisions:

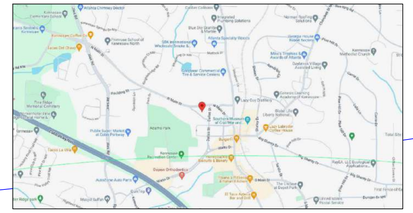
date: 6-14-24
dwg. by: CC
chkd. by: JWP

sheet: C-5.1

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TAX MAP



VICINITY MAP

GRAPHIC SCALE

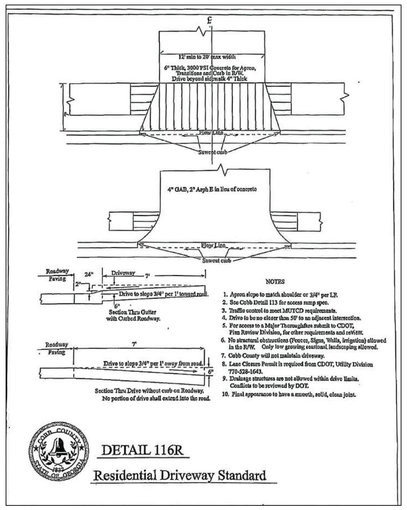
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	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

MAGNETIC



DETAIL 116R

Residential Driveway Standard

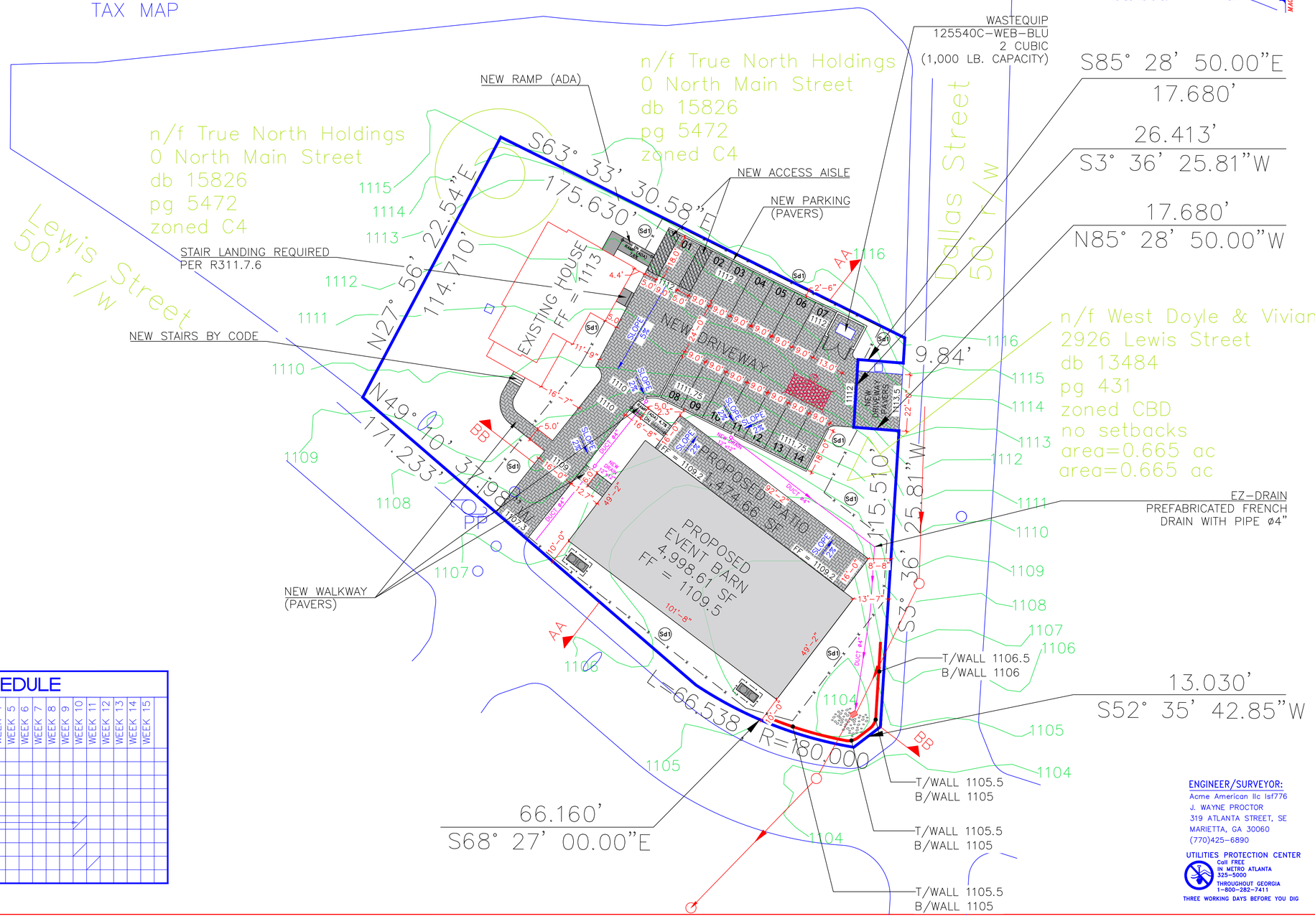
GSWCC Georgia Soil and Water Conservation Commission

Jasper W Proctor Jr.

Level II Certified Design Professional

Certification Number 0000009379

Issued: 04/25/2024 Expires: 04/25/2027



CONSTRUCTION SCHEDULE

ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15
CLEARING AND GRUBBING															
EROSION CONTROL IMPLEMENTATION															
GRADING															
GRASSING (7 DAY EXPOSURE, MAX.)															
UTILITY CONSTRUCTION															
BUILDING CONSTRUCTION															
CRUSHER RUN PLACEMENT IN PK'G LOT															
FINISH GRADING															
FINAL STABILIZATION & LANDSCAPING															

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: **Intermediate Erosion Control Plan**

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

revisions:

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

sheet: C-5.2

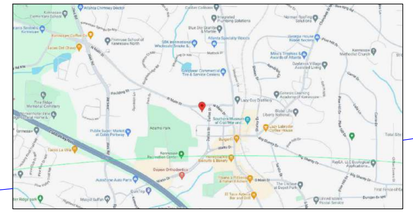
ENGINEER/SURVEYOR:
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MARIETTA, GA 30060
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TAX MAP



VICINITY MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	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

MAGNETIC

EROSION AND SEDIMENTATION CONTROL

CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO REDUCE THE AMOUNT OF SEDIMENT REMOVING MUD FROM TIRES TO PROTECT STREETS.
Di	DIVERSION			AN EARTH CHANNEL OR DIKE LOCATED ABOVE, BELOW, OR ACROSS A SLOPE TO DIVERT RUNOFF. MAY BE A TEMPORARY OR PERMANENT STRUCTURE.
Dn	TEMPORARY DOWNDRAIN STRUCTURE			A FLEXIBLE CONDUIT OF HEAVY-DUTY FABRIC OR OTHER MATERIAL DESIGNED TO SAFELY CONDUCT SURFACE RUNOFF DOWN A SLOPE E.THIS IS TEMPORARY AND INEXPENSIVE.
Cd	CHECKDAM			A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
Rt	RETROFITTING			A DEVICE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORMWATER DETENTION POND OUTLET STRUCTURE TO SERVE AS A TEMPORARY SEDIMENT FILTER.
St	STORM DRAIN OUTLET PROTECTION			A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
Sd2	INLET SEDIMENT TRAP			AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN STRUCTURE. THE EXCAVATED AREA WILL BE FILLED & STABILIZED AT COMPLETION OF CONSTRUCTION.
Sd3	TEMPORARY SEDIMENT BASIN			A BASIN CREATED BY EXCAVATION OR A DAM ACROSS A WATERWAY. THE SURFACE WATER RUNOFF IS TEMPORARILY STORED ALLOWING THE BULK OF THE SEDIMENT TO DROP OUT.
St	STORM DRAIN OUTLET PROTECTION			A PAVED OR SHORT SECTION OF RIP-RAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM. MINIMUM LENGTH IS 6 TIMES THE DIAMETER OF THE PIPE.
Wt	WATERWAY OR OUTLET			PAVED OR VEGETATIVE WATER OUTLETS FOR DIVERSIONS TERRACES,BERMS,DIKES OR SIMILAR STRUCTURES.
Re	RETAINING WALL			A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. ARE NOT OBTAINABLE, EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Rd	ROCK FILTER DAM			A PERMANENT OR TEMPORARY STONE FILTER DAM INSTALLED ACROSS SMALL STREAMS OR DRAINAGEWAYS.

FOR A FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION & EROSION ACT OF 1975 FOR THE STATE OF GEORGIA."

Cg SHALL BE 50' IN LENGTH BY 25' IN WIDTH WITH A STONE SIZE OF ASTM D448 SIZE # (1-1/2" TO 3-1/2" DIA) AND A PAD THICKNESS OF 6" MIN. THE CONSTRUCTION EXIT SHALL BE MAINTAINED BY DEVELOPER IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD INTO PUBLIC ROADS.

Ds 2

PLANTS,PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROP

SPECIES	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS PLANTING DATES (SOLID LINES INDICATE OPTIMUM DATES,DOTTED LINE INDICATE PERMISSIBLE BUT MARGINAL DATES.	REMARKS	BROADCAST RATES 2/ – PLS 3/ PER – PER ACRES 1000SQ FT
WHEAT (TRITICUM AESTIVUM) ALONE IN MIXTURES	M–L P C	J F M A M J J A S O N D	15000 SEED PER WINTERHARDY	3BU 4.1LB 1/2 BU. .7LB

Ds3 SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2 – 0.4 LB. 1 – 2 LB.	3/1–6/15	6–12–12	25–35 LB.
TALL FESCUEGRASS ANNUAL RYEGRASS	8–10 LB. 8–10 LB.	9/1–11/1 10/15–3/15	6–12–12 6–12–12	25–30 LB. 25–30 LB.
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1 – 2 LB. 2 – 3 LB.	4/1–6/15 10/1–3/1	6–12–12 6–12–12	25–30 LB. 25–30 LB.
STRAW MULCH	90 LB.	ANY TIME FOR TEMPORARY COVER		

NOTES:
1. ALL AREAS TO BE SEEDED SHALL HAVE LIME APPLIED AT A RATE OF 90LB./1000 S.F. LIME AND FERTILIZER TO BE APPLIED PRIOR TO APPLICATION OF SEED AND MIXED THOROUGHLY WITH THE SOIL.
2. ALL AREAS SEEDED SHALL HAVE AN APPLICATION OF STRAW MULCH (APPROXIMATELY 2 TONS PER ACRE) IMMEDIATELY AFTER PLANTING REGARDLESS OF PLANTING METHOD.

VEGETATIVE MEASURES

Bf	BUFFER ZONE	Bf	AN UNDISTURBED NATURAL / GREEN BELT SEPARATING THE LAND-DISTURBED SITE FROM SURROUNDING PROPERTY AND BORDERING STREAMS. IT SERVES TO REDUCE WATER VELOCITY AND REMOVE SOME SEDIMENT. IT ALSO ACTS AS A NOISE OR " VISION POLLUTION" BARRIER.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	Cs	PLANTING VEGETATION ON DUNES THAT ARE DENUDED, ARTIFICIALLY CONSTRUCTED, OR RE- NOURISHED.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREA WHERE DESIRED ANY ANNUAL GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION W/ TEMP. SEED	Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS.
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION	Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER
Du	DUST CONTROL ON DISTRUBED AREAS	Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES ROADWAYS AND SIMILAR SITES.

EROSION AND SEDIMENTATION CONTROL

Ch	CHANNEL STABILIZATION		A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE,DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
Ch	PERMANENT DOWNDRAIN STRUCTURE		A PAVED CHUTE,PIPE, SECTIONAL CONDUIT OR FLUME OF SUFFICIENT SIZE DESIGNED TO SAFELY CONDUCT SURFACE RUNOFF DOWN A SLOPE.
Ga	GABION		ROCK FILLED BASKETS WHICH ARE WIRE- PLACED INTO POSITION FORMING SOIL STABILIZING STRUCTURES
Gr	GRASS STABILIZATION STRUCTURE		PERMANENT STRUCTURE INSTALLED TO PROTECT NATURAL OR ARTIFICIAL CHANNELS OR WATERWAY WHERE OTHERWISE THE SLOPE WOULD BE SUFFICIENT FOR THE RUNNING WATER TO FORM GULLIES.
Lu	LEVEL SPREADER		A STRUCTURE TO CONVERT CONCENTRATED FLOW OF WATER INTO LESS ERODIVE SHEET FLOW. THIS SHOULD BE CONSTRUCTED ONLY ON UNDISTURBED SOILS.
Sr	TEMPORARY STREAM CROSSING		A TEMPORARY BRIDGE OR CULVERT-TYPE STRUCTURE PROTECTING A STREAM OR WATERCOURSE FROM DAMAGE BY CROSSING CONSTRUCTION EQUIPMENT
Su	SURFACE ROUGHENING		A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS ON A CONTOUR OR SLOPES LEFT IN A ROUGHENED CONDITION AFTER GRADING
Tp	TOPSOILING		THE PRACTICE OF STRIPPING OFF THE MORE FERTILE TOP SOIL, STORING IT,THEN SPREADING IT OVER THE DISTURBED AREA AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES.

FOR A FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION & EROSION ACT OF 1975 FOR THE STATE OF GEORGIA."

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

North Main Street

Lewis Street 50' r/w

Dallas Street 50' r/w

n/f True North Holdings
0 North Main Street
db 15826
pg 5472
zoned C4

n/f West Doyle & Vivian
2926 Lewis Street
db 13484
pg 431
zoned CBD
no setbacks
area=0.665 ac
area=0.665 ac

NEW RAMP (ADA)

STAIR LANDING REQUIRED PER R311.7.6

NEW STAIRS BY CODE

NEW WALKWAY (PAVERS)

NEW ACCESS AISLE

NEW PARKING (PAVERS)

NEW DRIVEWAY

NEW DRIVEWAY PAVERS

EXISTING HOUSE FF = 1113

PROPOSED EVENT BARN 4,998.61 SF FF = 1109.5

PROPOSED PATIO 1,474.66 SF FF = 1109.2

WASTEQUIP 125540C–WEB–BLU 2 CUBIC (1,000 LB. CAPACITY)

EZ–DRAIN PREFABRICATED FRENCH DRAIN WITH PIPE ø4"

S85° 28' 50.00"E
17.680'
26.413'
S3° 36' 25.81"W
17.680'
N85° 28' 50.00"W
13.030'
S52° 35' 42.85"W
66.160'
S68° 27' 00.00"E
L=66.538
R=180.000
N27° 56' 22.54"E
114.710'
S63° 33' 30.58"E
175.630'
N49° 40' 37.88"W
171.233'
S3° 36' 25.81"W
115.510'
9.84'

T/WALL 1106.5
B/WALL 1106

T/WALL 1105.5
B/WALL 1105

T/WALL 1105.5
B/WALL 1105

T/WALL 1105.5
B/WALL 1105

T/WALL 1105.5
B/WALL 1105

ENGINEER/SURVEYOR:
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PROJECT#2024–1568

title: **Final Erosion Control Plan**

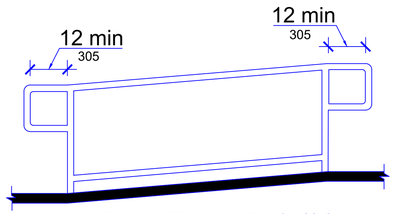
project: 2926 Lewis Street Kennesaw, Georgia 30144
Cobb COUNTY L.L.139, 20th Dist.

revisions:

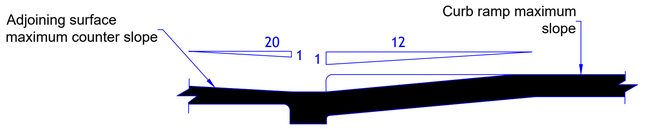
date: 6–14–24
dwg. by: CC
chkd. by: JWP

sheet: C–5.3

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ADA 2010 STANDARDS - 505.10.1
TOP AND BOTTOM EXTENSION AT RAMPS



ADA 2010 STANDARDS - FIGURE 406.2
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

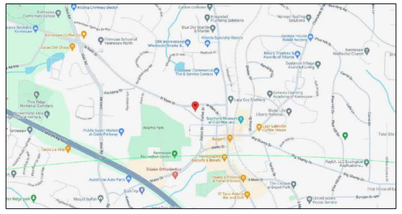
ADA RAMP DETAILS
SCALE: NO

LEGEND

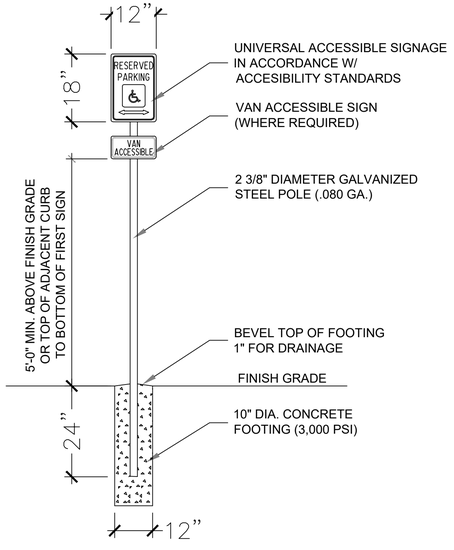
Existing Contour	990	Radius	R
Proposed Contour	990	Chord Bearing	CB
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Fire Hydrant		Overhead Utility LIne	OHUL
Silt Fence	X X	Man Hole	MH
Water LIne	W	Catch Basin	CB
Traffic Flow		Junction Box	JB
Power Pole	PP	Drop Inlet	DI
Gas LIne	G	Headwall	HW
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Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR



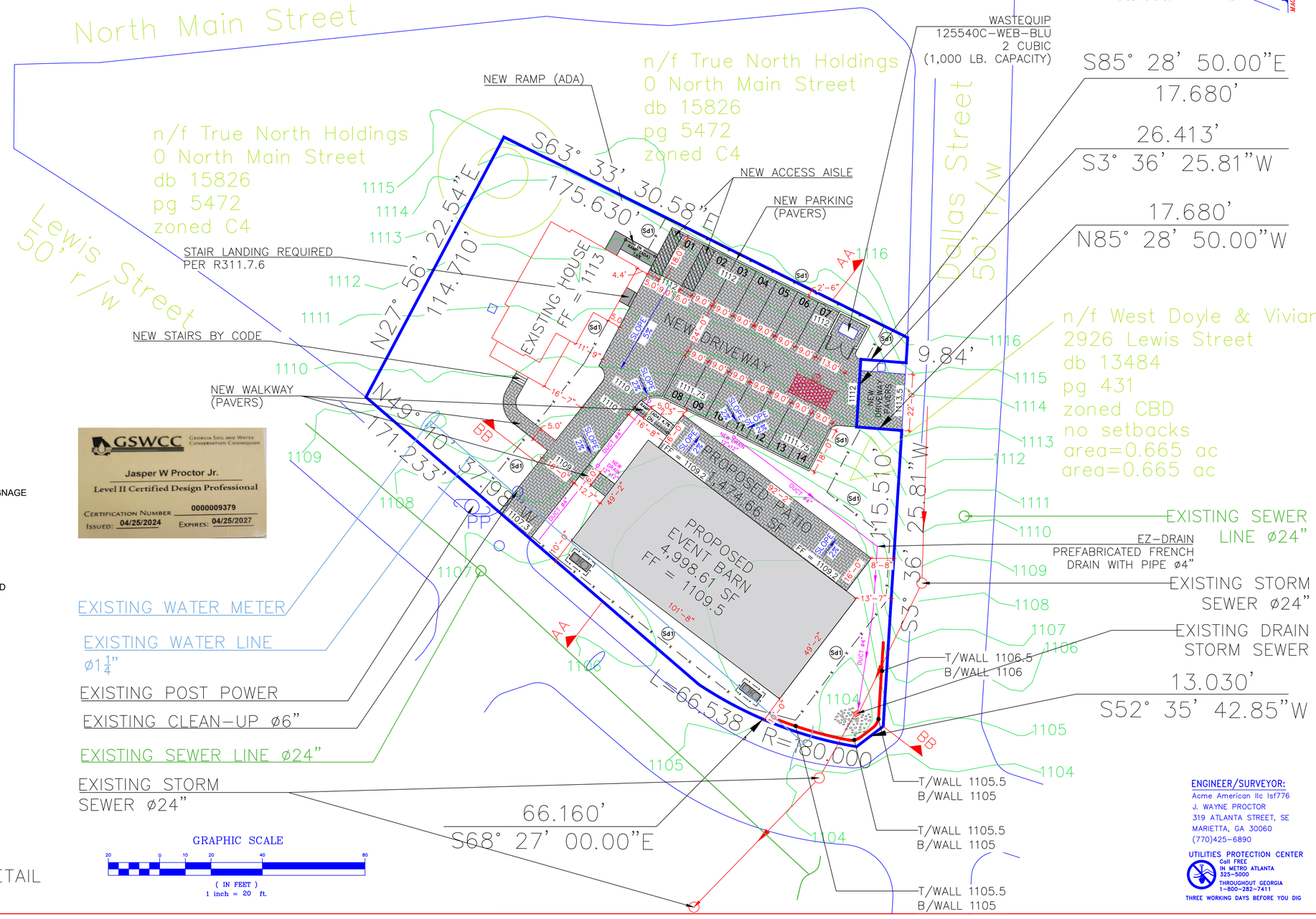
TAX MAP



VICINITY MAP



HANDICAP PARKING SIGN DETAIL
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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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PROJECT#2024-1568

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

revisions:

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

sheet: C-6

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanicalequipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of

4. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special

be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately
after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use
100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.
eeded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

variations and conditions.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones

surfaces, or gravel type soils.

treated with herbicides or soil sterilants.

fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

MATERIALS

is desirable.

or thatch.

be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- ☐ Re-sod areas where an adequate stand of sod is not obtained.
- ☐ New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- ☐ Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- ☐ Fertilize grasses in accordance with soil tests or Table 6-6.3.

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
Warm Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch.
Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the

straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

** Seeding dates may need to be altered to fit temperature variations and conditions.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Cs	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Cw	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for mud to be removed from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A roadway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a disturbed area to which a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY CONVEYANCE STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT CONVEYANCE STRUCTURE			A paved chute, pipe, sectional conduit or other permanent device to safely conduct surface runoff down a slope.
Fl	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect slopes and waterways where otherwise the slope would be susceptible to the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK DAM			A permanent or temporary stone filter dam constructed across small streams or drainageways.
Rw	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rp	RIPRAP			A device or structure placed in front of a bank, shoreline or embankment to protect that structure to serve as a temporary sediment flow.
Sf	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw, straw or brush, logs and poles, gravel, or a silt fence.
Sd1	INLET SEDIMENT BARRIER			An impounding area created by excavating a pit or placing an earthen dike around the excavated area will be filled and stabilized on completion of construction activities.
Sd2	TEMPORARY SEDIMENT BASIN			A temporary sediment basin is a dam or a hole in the ground or a combination of both. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sd3	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area during construction activities. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SKIMMER			A buoyant device that releases/drains water from the surface of impoundments. Orifice, or basins at a controlled rate of flow.
Sp1	SLOPE PROTECTION			Linear control device constructed on a slope of disturbed soil to reduce rill or runoff to enhance infiltration and while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
St	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
Sl	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions created by operating tillage or other suitable implements on the contour.
Tu	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (It may also be referred to as a floating boom, silt barrier, or silt curtain).
To	TOPSOILING			The practice of stripping off the more fertile soil from the surface of areas to be disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	WEATHERIZATION OF SOIL TO PREVENT WIND EROSION		SCRED	Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or newly established vegetation between surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas that will not receive at home a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Cd	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING BIOL. MEASURES)			The use of readily available native plant materials to maintain and enhance the natural stability of streambanks, restore and repair small streambank erosion problems.
Sa	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TRAPPERS AND BAGGING			Substance used to anchor straw or hay mulch by increasing the organic material to bind together.

GaSWCC (Amended — 2013)

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

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

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

revisions:

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

sheet: C-7

Landscape Plan for:

2926 Lewis Street

City of Kennesaw, Cobb County, Georgia Land Lot 139, 20th District

prepared for:

Mr. Alci Costa
404-557-7745
thewestwillows@gmail.com

0 10 20 40 80
Scale: 1" = 20'

north

July 24, 2025

DGM
Land Planning Consultants, INC.

1635 Old Hwy 41
Suite 112–314
Kennesaw, GA 30152

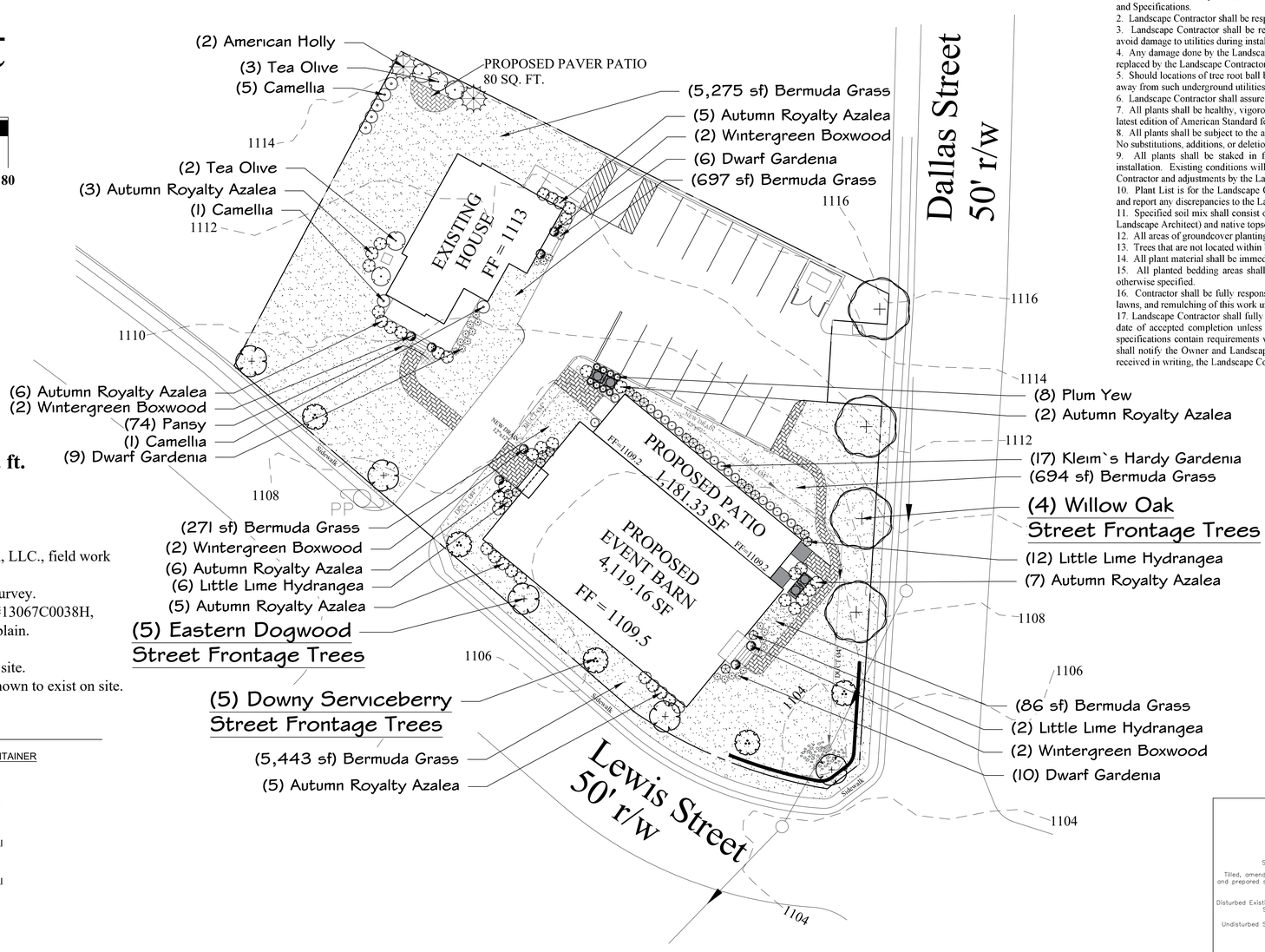
770–514–9006
DGMLPC.COM

Site Data

Total Site Area: 0.66 AC / 28,961 sq. ft.
Present Zoning: CBD

General Notes:

1. Boundary taken from survey by ACME American, LLC., field work completed 6-3-24.
2. Topographic information from above referenced survey.
3. According to Flood Insurance Rate Map (FIRM) #13067C0038H, March 3, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.



General Landscape Notes & Specifications:

1. General Notes and Specifications are part of these plans and shall be consulted by Landscape Contractor. Contractor shall be responsible for implementing all work as specified in accordance with plans and in General Notes and Specifications.
2. Landscape Contractor shall be responsible for obtaining all permits necessary to complete work.
3. Landscape Contractor shall be responsible for locating all underground utilities, prior to construction and should avoid damage to utilities during installation.
4. Any damage done by the Landscape Contractor to any utilities, paving, buildings, curb or walks shall be repaired or replaced by the Landscape Contractor at no extra cost to the owner.
5. Should locations of tree root ball be within 5' of underground utilities, relocate tree so that the root ball is at least 5' away from such underground utilities.
6. Landscape Contractor shall assure positive drainage from all parts of project.
7. All plants shall be healthy, vigorous material, free of disease, and shall meet minimum requirements set forth in the latest edition of American Standard for Nursery Stock.
8. All plants shall be subject to the approval of the Landscape Architect or Owner before, during and after installation. No substitutions, additions, or deletions shall be made to this plan without prior approval of Landscape Architect.
9. All plants shall be staked in field by Landscape Contractor and approved by Landscape Architect prior to installation. Existing conditions will often cause a need for on-site adjustments to plan. Stake out by the Landscape Contractor and adjustments by the Landscape Architect are vital to maintaining the integrity of the design.
10. Plant List is for the Landscape Contractor's convenience. Landscape Contractor shall verify count from the plan and report any discrepancies to the Landscape Architect.
11. Specified soil mix shall consist of a 50/50 mix of organic topsoil (Vitahume or other which has been approved by Landscape Architect) and native topsoil, unless otherwise specified.
12. All areas of groundcover planting shall be tilled to a minimum depth of 6" prior to planting.
13. Trees that are not located within bedding areas are to be mulched with a five foot diameter pinestraw ring.
14. All plant material shall be immediately soaked with water following planting.
15. All planted bedding areas shall be mulched with a minimum of three inches of clean pinestraw mulch unless otherwise specified.
16. Contractor shall be fully responsible for maintenance, including watering, weeding, settling, pruning, mowing of lawns, and remulching of this work until the date of accepted completion.
17. Landscape Contractor shall fully guarantee all plant material for this job for a period of (1) year beginning on the date of accepted completion unless other agreement has been made between Owner and Contractor. If plans and specifications contain requirements which will void the Landscape Contractor's guarantee, the Landscape Contractor shall notify the Owner and Landscape Architect in writing at the time of bid presentation. If a warranty void is not received in writing, the Landscape Contractor shall be required to honor the one (1) year guarantee.

Street Tree Calculations:

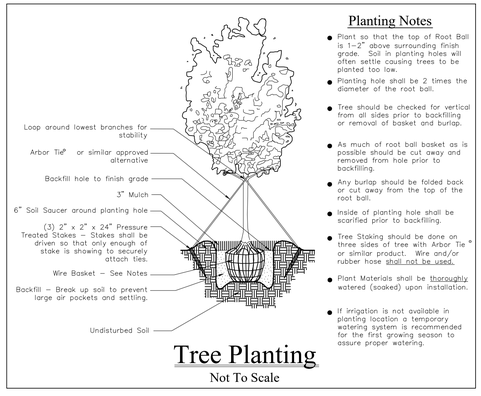
1 tree required for every 30 ft. of frontage
402 ft. of frontage ÷ 30 ft. = 13.4
14 street trees required

PLANT SCHEDULE

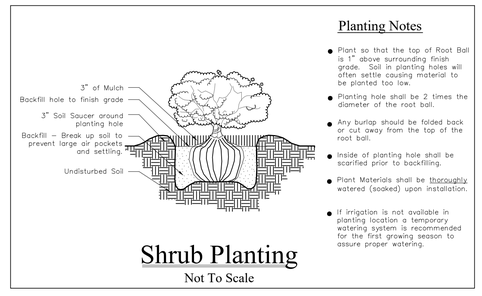
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
*	5	**Amelanchier arborea**	**Downy Serviceberry**	3" Cal.	B&B
*	5	**Cornus florida**	**Eastern Dogwood**	B & B	3"Cal
*	4	**Quercus phellos `Hightower`**	**Willow Oak**	B & B	4"Cal
SHRUBS					
	39	Azalea Encore `Autumn Royalty` TM	Autumn Royalty Azalea	7 gal.	
	6	Buxus microphylla `Wintergreen`	Wintergreen Boxwood	7 gal.	
	2	Buxus microphylla koreana `Wintergreen`	Wintergreen Boxwood	7 gal	
	7	Camellia japonica	Camellia	7 gal	
	8	Cephalotaxus harringtonia `Fastigiata`	Plum Yew	7 gal	
	17	Gardenia jasminoides `Kleim`s Hardy`	Kleim`s Hardy Gardenia	7 gal	
	25	Gardenia radicans	Dwarf Gardenia	7 gal	
	20	Hydrangea paniculata `Little Lime`	Little Lime Hydrangea	7 gal	
	2	Ilex opaca `Judy Evans`	American Holly	15 gal	
	5	Osmanthus fragrans	Tea Olive	7 gal	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
	74	Viola x wittrockiana	Pansy	4"pot@		8" o.c.
SOD/SEED						
	12,466 sf	Cynodon dactylon	Bermuda Grass	sod		

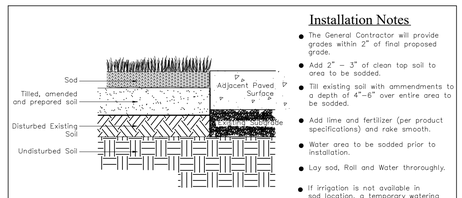
* Trees for street tree requirements



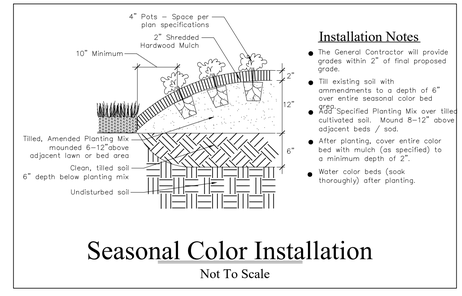
Tree Planting
Not To Scale



Shrub Planting
Not To Scale



Sod Installation
Not To Scale



Seasonal Color Installation
Not To Scale

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 25, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:03 a.m.
Roll Call: Rachel Butler, Kevin Whipple, Sharon Blandford
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Louise Aldridge (Property Owner's Representative), Alci Costa (Property Owner), Bill Benson (Applicant), Gurdon Counts (Contractor)
Absent: Andrew Bramlett

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: February 21, 2025

Chairman Gallagher asked commissioners if there were any edits or comments to the meeting minutes. Hearing none, Chairman Gallagher called for a motion to approve the February 21, 2025 meeting minutes.

Motion to approve by Vice Chair Whipple.
Seconded by Commissioner Butler.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

3. Financial Report

Mr. Darryl Simmons presented this agenda item. The fiscal year to date ended March 31, 2025. There have been no new expenditures to date. The current balance in the fund is $23,398.

Chairman Gallagher asked if the commissioners had any questions or comments for the financial report. Hearing none, Chairman Gallagher called for a motion to approve the financial report.

Motion to approve by Commissioner Blandford.
Seconded by Vice Chair Whipple.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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

Mr. Darryl Simmons presented this agenda item. This is a Certificate of Appropriateness application for an exterior renovation at 2926 Lewis Street. The property is zoned Central Business District (CBD) and lies on 0.66 +/- acres. The consideration is to alter the existing structure with the addition of new restrooms, laundry room, breakroom, and remodel the exterior to bring the stairs and ramp up to commercial building standards. Mr. Simmons stated that the applicant was present and available to provide additional details on the project. Mr. Simmons explained to the Commissioners that 2926 Lewis Street has two pending applications, one application is for alterations to the existing structure while the second application is for a new construction on the property. The existing structure will be converted to an office and commercial use for the property.

Ms. Louise Aldridge, representative of the applicant, requested approval of the exterior component of a larger project. The applicant is proposing to remodel the front porch steps and add an ADA-accessible ramp to improve accessibility and safety while maintaining the historic character of the home. The steps and ramp will be constructed with materials to match the existing stairs in color, texture, and stone design.

Vice Chair Whipple asked the applicant to clarify what exterior materials would be used for the stairs and ramp. He stated that the submitted construction document show that the ramp will be made with plain concrete block, which is prohibited per section 6.2 of the Historic Preservation Commission (HPC) ordinance. Mr. Alci Costa, property owner, stated that there will be no concrete block on the ramp and that they will use the required material. Vice Chair Whipple noted that the Commission will include a stipulation to ensure compliance with the required materials.

Mr. Costa stated that concrete block would be used in the stairs and that the current appearance and material of the steps would be difficult to match. Vice Chair Whipple commented that he saw on the drawings that the steps would have brick facing. Chairman Gallagher stated that using concrete block as a foundation to hold up the stairs is permissable as long as it is covered and not visible.

Chairman Gallagher asked if the Commissioners had any additional questions. Hearing no additional questions, Chairman Gallagher called for a motion.

Motion by Vice Chair Whipple to approve with the following conditions:
1. Exposed plain concrete is not permitted and must be covered or finished with materials that match the existing building as closely as feasible.
Seconded by Commissioner Butler.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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

Ms. Louise Aldridge stated that the proposed building for item B would be new construction. The space would serve as an event barn to support small-scale community and private events. The space will include a dedicated event space for gatherings, a dance area, a bride groom suite for wedding parties, separate ADA compliant restrooms, a fire riser mechanical room, and a mezzanine level with an office space and a mechanical storage room. The applicant is requesting approval from the HPC.

Chairman Gallagher asked if the plan had been submitted to the building department for review or if the application was a concept targeted at receiving guidance from the HPC. Mr. Darryl Simmons stated that the applicants came before city staff at a Plan Review Committee meeting and were given guidance on items to be aware of pre-design. He stated that the applicant has not made a full construction plan submission and that there is not a plan currently under formal review.

Chairman Gallagher asked if the proposed placement of the building on the site conforms to the required setbacks. He expressed concern that the building appeared close to the sidewalk without any setbacks. Mr. Simmons stated that the section in the HPC guidelines about maintaining a certain build-to line does not apply because the building is not in the historic register and is located in the Central Business District (CBD).

Vice Chair Whipple stated that per section 5.1.01 the orientation of a building and its site placement must be consistent within the dominant area of influence for the project. He stated that surrounding residential properties, including a neighboring historic house and Park at Main, appear to have more buffer from the sidewalk to the primary building. He also stated that section 5.1.04 discusses planting strips being required along the public right of way, and noted that the Commission would be commenting about the lack of a landscape plan for the property. Vice Chair Whipple asked if planting strips had been considered or discussed.

Mr. Simmons explained that the proposed building placement was impacted by fire department and emergency vehicle requirements for isle widths, parking widths, and egress. He stated that given the site and location, deciding whether public safety or the historic district standards takes precedent is challenging. He explained that the options were for the applicant to shrink the building scale or the HPC would need to navigate the presented application to meet codes from other departments.

Vice Chair Whipple asked if the plans had been submitted to Cobb Fire for review. Mr. Simmons responded that plans had not been submitted to Cobb Fire, but that the applicant was working with a representative at the Fire Marshal's office. He stated the

applicant was given guidelines at Plan Review.

Vice Chair Whipple stated that the Commission would understand if the building's location was based on the Fire Marshals' requirements. Without information from the fire marshal presented, however, it appeared the placement was chosen out of convenience instead of regulatory constraints.

Vice Chair Whipple asked what the zoning was for abutting properties. Mr. Simmons responded that the zoning was CBD.

Chairman Gallagher asked if there was any concern with sight lines given the building's placement in close proximity to the corner. Mr. Simmons responded that during the formal plan review, the reviewers will look into sight line concerns. He explained that there were specific requirements for the distance from the egress and the distance from the driveway to the intersection. The property has an existing driveway, but any new driveways will need to meet new standards. The standards drove the orientation of the parking.

Commissioner Butler asked if the property has three public right-of-ways since the property abuts Lewis Street, Dallas Street, and Main Street. Mr. Simmons responded that 2926 Lewis Street does not abut Main Street.

Vice Chair Whipple commented that a landscaping plan would need to be submitted to the HPC for the property and stated that a stipulation would be the submission of a landscaping plan.

Vice chair Whipple stated that section 5.2.01stipulates that new buildings will be compatible with surrounding buildings in terms of form, scale, height, massing, proportion, and roof shape. He asked the applicant which buildings in the surrounding area were used as precedent for the current submission. Mr. Costa stated that he did not know the answer to the question. He stated that he would ask the architect.

Mr. Whipple stated that the overall mass of the building is fairly large, rectilinear, and plain without a lot of ornamentation and articulation that is normal for the surrounding historic buildings, including Park on Main which is a newer residential development. He stated that the HPC guidelines require articulation, width and depth of corner boards, and door casings. Vice Chair Whipple stated he did not see any details on the plans for trim work or detailing around windows and doors. He also commented that the current plan uses one over one window. He stated that a case could be made for the window style given that a neighboring historic house had one over one windows installed, but that the windows for Park on Main were two over one. He summarized that the submitted design is missing additional architectural articulation and has a very plain exterior.

Chairman Gallagher commented that the project appears to be an infill project. He stated that section 5.2.06 gives square footage requirements of no less than 1500

square feet and no more than 2500 square feet per floor. He stated that the proposed 5000-square foot building dwarfs the requirements. Chairman Gallagher asked if the proposal was considered an infill project. Mr. Simmons responded that the proposal would be an infill project. He agreed that there were some issues with the size of the building and architectural elements. He recommended that the applicant meet with their architect to incorporate guidance and feedback from the HPC. He commented that the applicants could also consider shrinking the size of the building, if it meets their business model, to align with the infill requirements for building square footage.

Vice Chair Whipple commented that this appeared to be a preliminary conversation. He summarized that the HPC was looking for more definition on exterior materials and more information about specific materials being used.

Vice Chair Whipple commented that he did not see the external HVAC equipment or screening indicated on the submitted mechanical drawings. Chairman Gallagher stated that the HVAC is shown on the site plan adjacent to the covered porch on the parking side with a fence around it.

Commissioner Butler commented that the plan showed two women's restrooms and five men's restrooms. She expressed that there should be more women's restrooms.

Vice Chair Whipple directed the applicant to Section 5.9.03 for exterior lighting requirements. He stated that the current plans only show two exterior lights on either side of the main entrance without details. He asked the applicant to discuss providing more details on the two exterior lights and any other exterior lighting for the project when they next meet with the architect.

Vice Chair Whipple asked if there would be a formal motion for the agenda item. Mr. Simmons responded that the HPC could motion to defer. He asked the applicant if 30 days would be enough time. Mr. Costa stated that he believed 30 days would be enough.

Mr. Simmons stated that the architect could use the minutes as a resource to make adjustments and that staff would be available to answer any questions. He also stated that applicant would be able to re-present at the next HPC meeting.

Ms. Aldridge asked where they could find the specific codes mentioned by the HPC. Chairman Gallagher stated staff would be able to assist. Commissioner Butler instructed the applicants to look at chapter five for the guidelines for new buildings.

Chairman Gallagher asked if there were any additional comments or questions from Commissioners. Hearing none, Chairman Gallagher called for a motion.

Motion by Vice Chair Whipple to defer the submission for a time period determined by the applicant, allowing sufficient opportunity to review Section 5 of the Historic Preservation Design Standards and ensure compliance with the guidelines before re-

presenting to the Historic Preservation Commission.
Seconded by Commissioner Butler.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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

Mr. Darryl Simmons presented this agenda item. This is a certificate of appropriateness application submitted by Bill Benson for 3000 North Main Street to replace an existing pergola with a deck roof. The property is zoned R-20. The renovation information, elevations, and rendering were submitted by the applicant. He stated that the applicant was present to answer any questions about the project.

Mr. Bill Benson, applicant and property owner, stated that they wanted to replace the existing pergola with a roof. They plan to match the existing house with white painting on the framing. The inside of the roof will be stained tongue and groove siding or stained nickle gap siding. The structure would not be visible from the street.

Vice Chair Whipple asked if the structure would be completely detached from the house. Mr. Benson responded that the structure would be completely detached from the house and will not tie into the existing roof.

Vice Chair Whipple asked if the shingles on the new roof deck would match the existing roof. Mr. Benson responded that the shingles would match.

Mr. Simmons stated that staff wanted clarification on the height of the roof. The rendering shows the roof deck blocking the dormer while the elevation shows the ridge of the roof deck below the dormer. Mr. Benson stated that the peak of the roof is around the height of the middle of the dormer window. He stated that the dimensions of the elevation are correct but agreed that the scale between the elevation and rendering looked different.

Mr. Gurdon Counts, the applicant's contractor, stated he was unsure about the height relative to the dormers but believed that the height depicted on the drawing was correct. He commented that the height on the rendering might appear higher due to the point of view used by the program. Mr. Benson stated that the new pergola roof was approximately 16.5 feet at peak.

Mr. Counts questioned the relevancy of the roof potentially obscuring the window since it was not visible from the street. Vice Chair Whipple explained that the Historic District Design Standards state that no addition to a house may alter the house form so as to make the original house form unrecognizable. He stated that this is not a contiguous addition to the house, but is an element that could obscure the original design and form of the dormers. Vice Chair Whipple stated that he did not think the issue was critical,

but noted that the question was valid due to the difference in height between the two images. Mr. Benson stated that he believes the measurements on the elevation are correct, but that the actual height of the roof peak is higher than depicted on the elevation.

Vice Chair Whipple stated that the applicant seems to meet the requirements of section 7.5.06. He summarized that the roof could come down without impact on the original structure, the existing roof materials will be matched, and it is on the side or rear of the residence and not visible from the right-of-way.

Chairman Gallagher asked if there were any additional Commissioner questions or comments. Hearing none, Chairman Gallagher called for a motion.
Motion by Vice Chair Whipple to approve the application as submitted with the condition that consideration be given to the ridge height of the new roof deck in relation to the existing dormers on the rear of the residence.
Seconded by Commissioner Butler.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

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

This is a Certificate of Appropriateness application submitted by Raphael Konan for the installation of a fence at 2912 Galt Place. This application was administratively approved on March 3, 2025.

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

This is a Certificate of Appropriateness application submitted by Gurdon Counts for roof replacement and siding repairs at 2996 North Main Street. This application was administratively approved on March 5, 2025.

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

This is a Certificate of Appropriateness application submitted by the City of Kennesaw for the replacement of two signs for the city's amphitheater at 2828 Cherokee Street. This application was administratively approved on March 7, 2025.

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

This is a Certificate of Appropriateness application submitted by Michael Diamond for the refacing of a sign at 2844 South Main Street. This application was administratively approved on March 17, 2025.

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

This is a Certificate of Appropriateness application submitted by Tyler Horwath for the installation of two signs on the front facade at 2243 Lewis Street. This application was administratively approved on March 31, 2025.

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

This is a Certificate of Appropriateness application submitted by Mary Whitlock for the replacement of the roof at 2927 Lewis Street. This application was administratively approved on April 1, 2025.

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

This is a Certificate of Appropriateness application submitted by Tabitha Carey for the replacement of nine windows at 2902 Galt Place. This application was administratively approved on April 9, 2025.

7. Discussion

Vice Chair Whipples asked for an update on updates to the HPC Ordinance.

Mr. Darryl Simmons stated that the historic district survey and review of the HPC and CBD ordinance are both ongoing. After the survey is completed, there will be public meetings to discuss recommendations from the survey and ordinance review. The results from the historic survey will be used to adjust the historic district boundaries. He also mentioned that conflicting standards between CBD design standards and Historic District design standards makes it difficult for developers to understand the requirements. The process is ongoing and staff wants to ensure any potential changes will be made carefully and thoughtfully after a thorough review.

Mr. Simmons also provided further details on the historic district survey. The survey will continue through the summer and staff will update the HPC once they receive the survey results.

8. Public Comments

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

Members of the public can always submit concerns and comments to staff. Staff received public comment regarding the Certificate of Appropriateness application for the addition at 2982 North Main Street. Brittany Hauge at 2990 North Main Street submitted the following public comment:

To the members and staff of the HPC,
It's a sad day for Main Street residents, as one our neighbors and friends at 2982 N. Main Street are moving. The Mackey family moved in 6 years ago, got married at their home, and started their family at this home. They invested effort, toil, and emotion into renovations, landscaping, and preserving a stunning appearance for our town. Their desire was to expand their family in our wonderful city. Ultimately they were not able to get on the same page in a timely manner with y'all about their future plans to their home. Based on meeting notes and conversations with the homeowners, they lacked guidance on finding a compromise for their home renovations. I hope in the future the HPC can help guide residents instead of denying their plans based on opinions; especially since the architect of their plans is a member of the HPC.

Thank you so much for your time,

Brittany Haugen
2990 N Main St. NW

9. Staff Comment

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

Mr. Darryl Simmons provided an update on the Certificate of Appropriateness application submitted for 2982 North Main Street. The applicant decided not to pursue the application and subsequently put their property up for sale. Public comment was received regarding the application and will be incorporated into the minutes.

10. Adjourn

Chairman Gallagher adjourned the meeting at 8:53 a.m.

Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: August 15, 2025

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

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2025-01_2908 Moon Station Rd_Application Packet
2. 1-17-25 Historic Preservation Commission Approved Minutes
3. 02-21-25 Historic Preservation Commission Approved Minutes
4. COA2025-01_2908 Moon Station Rd_Proposed Chimney Material

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: _Kevin Lares for Arturo Paella Wine & Tapas Rest.**
   Owner
   Other
   Other, please specify _Agent, owner representative and builder_____

   APPLICANT MAILING ADDRESS: [redacted]

   30144 _____

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

   PROPERTY ADDRESS: 2908 Moon station Rd.,NW, Kennesaw, Ga 30144

   Land Lot 138 Tax Parcel 20013801440 Lot Size 0.26 +/- acres

   Current zoning on property: Commercial_____

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

   Kevin Lares_____

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

   NAME OF OWNER: Arturo Yzaguirre_____

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

3. **ACTIVITY**

New Construction	□ Exterior Architectural Features
Demolition	□ Exterior Environmental Feature Change
Awnings	□ Moving a Building
□Fence	□ Sign Erection
Ξ Repairs or Alterations □	□ Sign Placement *
Landscaping	*** (NOTE – Business License required before signage installation)**

Kevin Lares

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).**

Interior remodel of an existing building, to include new interior wall layout, drywall on walls and ceilings, new floors, HVAC, plumbing for new restroom and kitchen,electrical. Paint inside and .out. Repair and/por add new siding to match existing, new roof, gutters, new exterior pergola, some landscaping.

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.

Kevin Lares 01/10/2025

Signature of Applicant **Date**

01/10/2025

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

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Pat Ferris
Antonio Jones
Madelyn Orochena
Tracey Viars
Anthony Gutierrez

January 17, 2025

Kevin Lares c/o Arturo Paella Wine & Tapas Restaurant
2090 Baker Rd, Ste 304-121
Kennesaw, GA 30144

Subject: Certificate of Appropriateness (COA) Application
2908 Moon Station Rd, Kennesaw GA 30144, Parcel - 20013801440

Dear Mr. Lares,

The City of Kennesaw Historic Preservation Commission (HPC) held their regularly scheduled meeting on January 17, 2025, to review the above-referenced application. This letter is written to inform you of their actions.

Your case sought approval for a Certificate of Appropriateness for repairs/alterations to the historic structure located at 2908 Moon Station Rd. The proposed exterior alterations included installing a new roof, repairing and adding new siding, installing new gutters, constructing a pergola and adding landscaping to the site. The HPC Board voted to **approve the request with the following conditions:**

1. The applicant will return to the Historic Preservation Commission (HPC) with detailed plan specifications of exterior materials for siding, roof, and lighting fixture 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 Board;
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 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 in the interim as the final plans for the foundation and exterior renovations are completed. This item will be completed as soon as possible to prevent detrimental effect to the structure.

Once the plans for exterior alterations have been finalized, please send an email with the revisions to be added to the HPC agenda for review. Resubmittals should be provided to the Planning and Zoning Department at least two weeks prior to the scheduled Historic Preservation Commission meeting.

Please note that the commercial remodel permit submitted under permit #242385 has been voided. A new application will be required; the new submission for the commercial remodel must include approved plans from Cobb County Fire Marshal that includes the design specifications (siding material, roofing material, details for the two chimney replacements, light fixtures, etc.) that have been reviewed and approved by the HPC Board.

If you have questions or concerns, please contact Planning and Zoning at (770) 590-8268 or zoningdept@kennesaw-ga.gov .

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

SHEET INDEX:

A0.0 COVER SHEET
A1.0 AS-BUILT FLOOR PLAN
A1.1 DEMO FLOOR PLAN
A1.2 AS- BUILT ROOF PLAN

A2.0 EXISTING ELEVATIONS

A3.0 PROPOSED FLOOR PLAN
A3.1 REFLECTED CEILING FLOOR PLAN
A3.2 PROPOSED ROOF PLAN

A4.0 PROPOSED ELEVATIONS
A4.1 DETAILS

R5.0 EXTERIOR VIEW 1
R5.1 EXTERIOR VIEW 2
R5.2 EXTERIOR VIEW 3

R6.0 LIFE SAFETY PLAN

S0.0 - S4.0 STRUCTURAL PLANS

M1.0-M4.0 MECHANICAL PLANS

E1.0 - E5.0 ELECTRICAL PLANS

P1.0-P7.0 PLUMBING PLANS

CONSTRUCTION CODES

The following will be the State of Georgia's minimum Standard Construction Codes:

- International Building Code,
  - 2018 Edition, with Georgia Amendments (2018) - (Effective January 1, 2020)
- International Residential Code,
  - 2018 Edition, with Georgia Amendments (2018) - (Effective January 1, 2020)
- International Fire Code,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Plumbing Code,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Mechanical Code,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Fuel Gas Code,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- National Electrical Code,
  - 2020 Edition, with no Georgia Amendments (Effective February 1, 2021).
- International Energy Conservation Code,
  - 2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)
- International Swimming Pool and Spa Code,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- NFPA 101
  - Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

COBB COUNTY FIRE MARSHAL'S OFFICE

REVISION

DATE MAM **INIT** 02/05/2025

Kitchen hood plans are for
Reference Only
Separate Submittal is required by sub-contractors

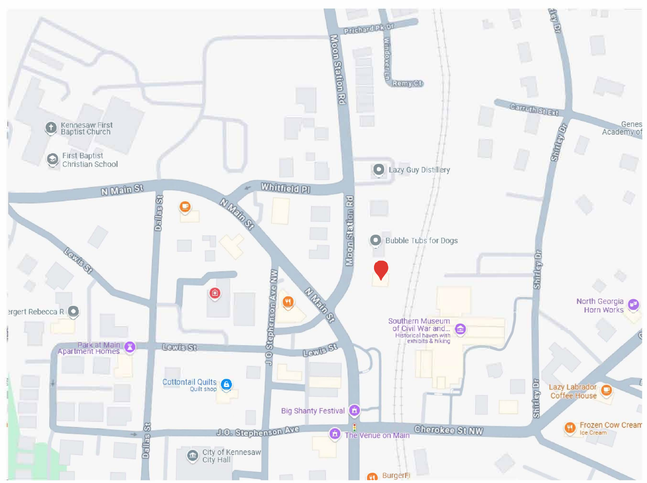
GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ENGINEER NURUDEEN O OLAYIWOLA



ALL STAIR SHALL BE COMPLIANT WITH NFPA 101 SEE ATTACHED CODE SHEET FOR SPECIFIC REQUIREMENTS

BY ORDER OF THE FIRE MARSHAL
THIS SET OF PLANS IS REQUIRED TO BE ON THE JOBSITE

VICINITY MAP:



PROJECT ADDRESS:

2908 MOON STATION RD KENNESAW, GA 30144

PROJECT OWNER:

ARTURO YZAGUIRRE

CONTRACTOR & 24 HR-CONTACT:

KEVIN LARES
404-551-0102

SCOPE OF WORK:

OWNER BUILD OUT TO BE A NEW RESTAURANT NAME ARTURO'S PAELLA

TOTAL EXISTING SQUARE FOOTAGE (HEATED AREA): 1,431 SF approx

TOTAL PROPOSED SQUARE FOOTAGE (HEATED AREA): 1,465 SF

TOTAL UNHEATED: 528 SF approx.

HEIGHT OF THE HOUSE: 20 Ft approx.

PROPOSED

OCCUPANCY TYPE: ASSEMBLY, A-2
CONSTRUCTION TYPE= VB
NUMBER OF STORIES: ONE STORY
AREA FOR OCCUPANCY,.... Ae= 1585 SFT
BUILDING FIRE PROTECTION: NOT SPRINKLER
TOTAL NUMBER OF OCCUPANCY= 47 OCCUPANTS.
(NOTE: CALCULATED LOAD DETERMINES THE MAXIMUM PROBABLE OCCUPANT LOAD PER LSC A.7.3.1.2).

SYMBOLS AND KEYS

DOOR AND WINDOW SIZE KEY
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING # 1 / SHEET # 3 = SECTION OF ELEVATION

KITCHEN = ROOM TITLE

14.00' = ELEVATION ABOVE SEA LEVEL

1 = REVISION NUMBER

= REVISION CLOUD

RELEASED FOR CONSTRUCTION

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

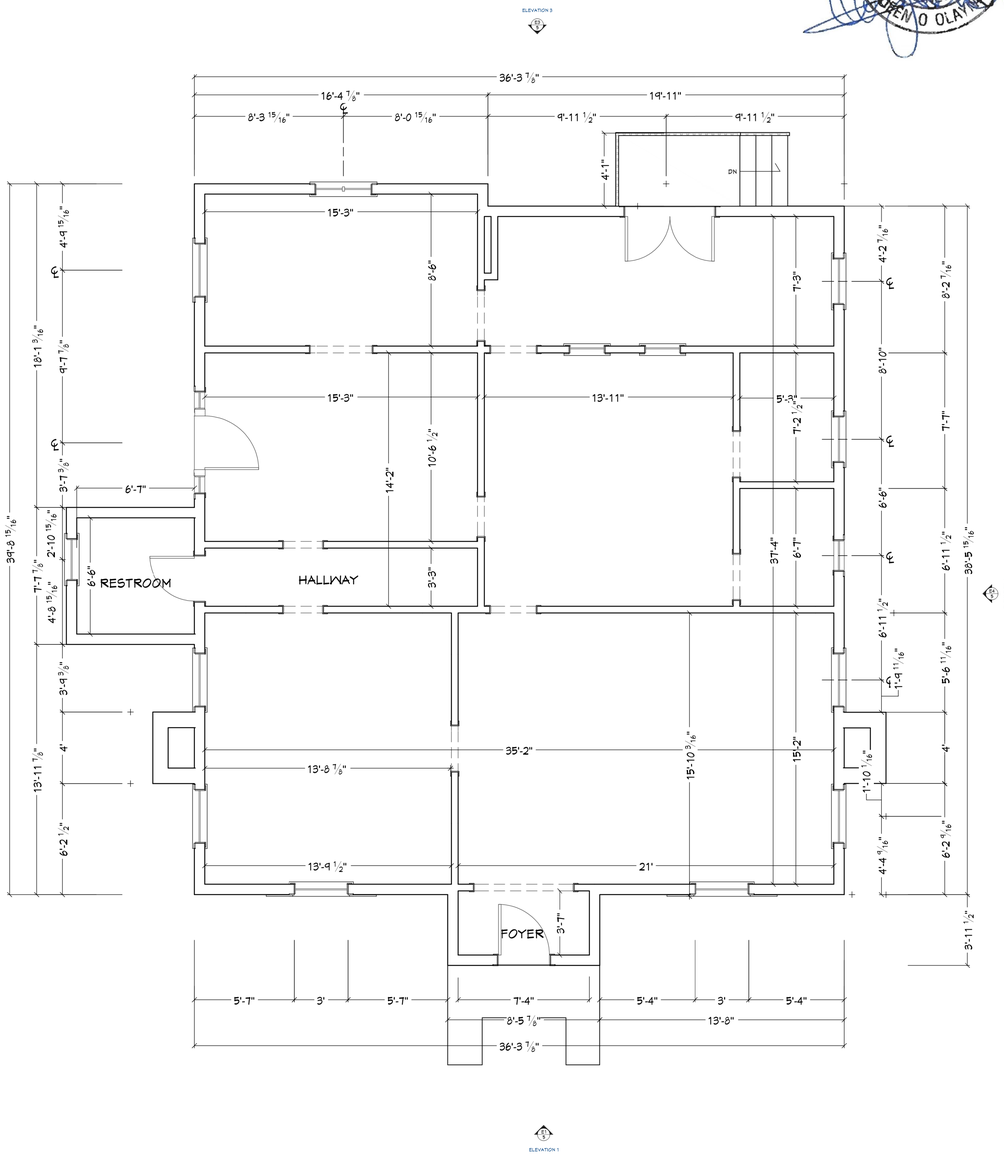
Revision Table
Label | Date | Description

COVER SHEET

DATE:
1/21/2025

SCALE:

SHEET:
A0.0



01
A1.0

AS-BUILT FLOOR PLAN

SCALE 1/4 = 1'-0"

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ARCHITECT NURUDEEN O OLAYIWOLA

MFC REMODELS

CONTRACTOR:
Kevin Lares
2090 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO Y ZAGUIRRE
2408 MOON STATION RD KENNESAW, GA 30144

Revision Table

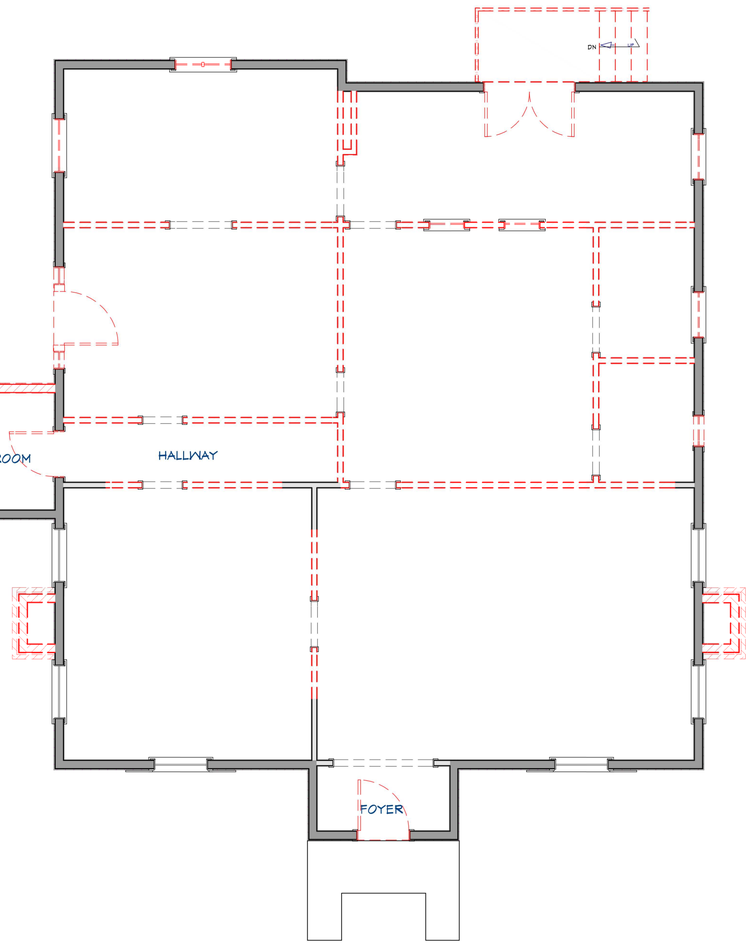
Label	Date	Description

AS-BUILT FLOOR PLAN

DATE:
1/21/2025

SCALE:

SHEET:
A1.0



01
A1.1

DEMO FLOOR PLAN

SCALE 1/4 = 1'-0"

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

GEORGIA
REGISTERED
01/22/25
No. PE033659
PROFESSIONAL
ENGINEER
NURUDEEN O OLAYINKA

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2408 MOON STATION RD KENNESAW, GA 30144

Revision Table

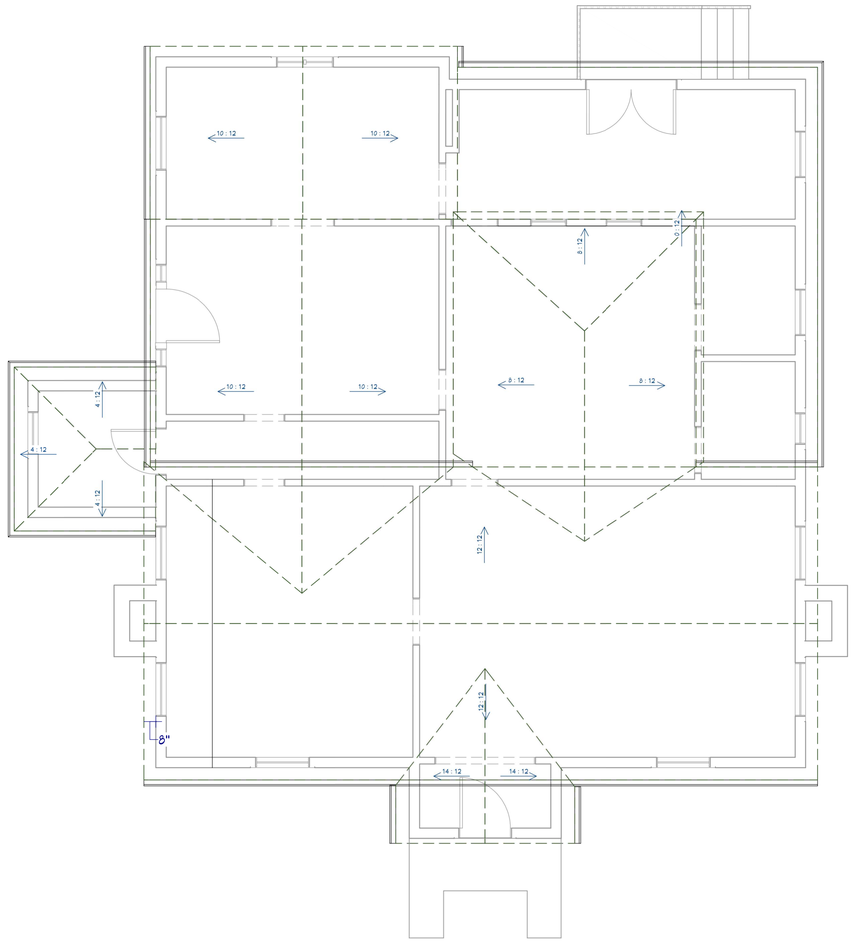
Label	Date	Description

DEMO
FLOOR PLAN

DATE:
1/21/2025

SCALE:

SHEET:
A1.1



01
A1.2

AS-BUILT ROOF PLAN

SCALE 1/4 = 1'-0"

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ENGINEER NURI ORFENO OLAYA

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2408 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

AS-BUILT
ROOF PLAN

DATE:
1/21/2025

SCALE:

SHEET:
A1.2

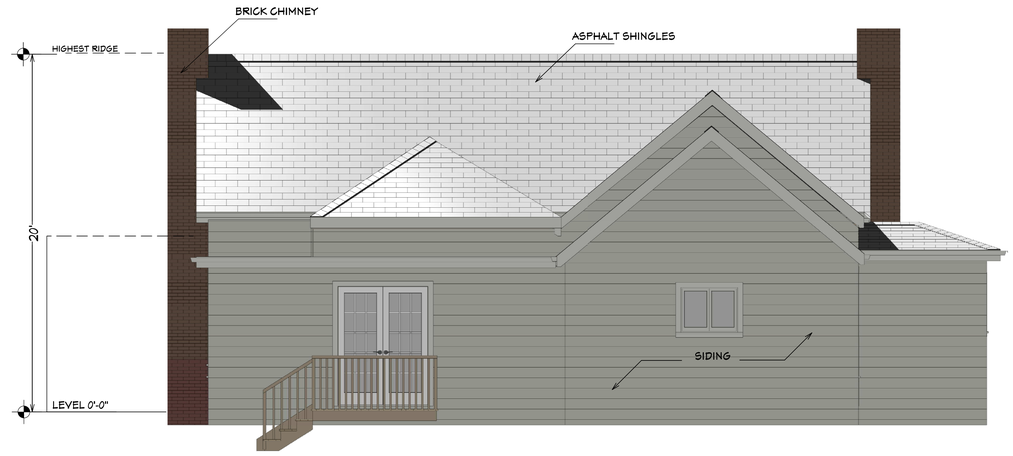


01 A2.0

EXISITNG FRONT ELEVATION

SCALE 1/4 = 1'-0"

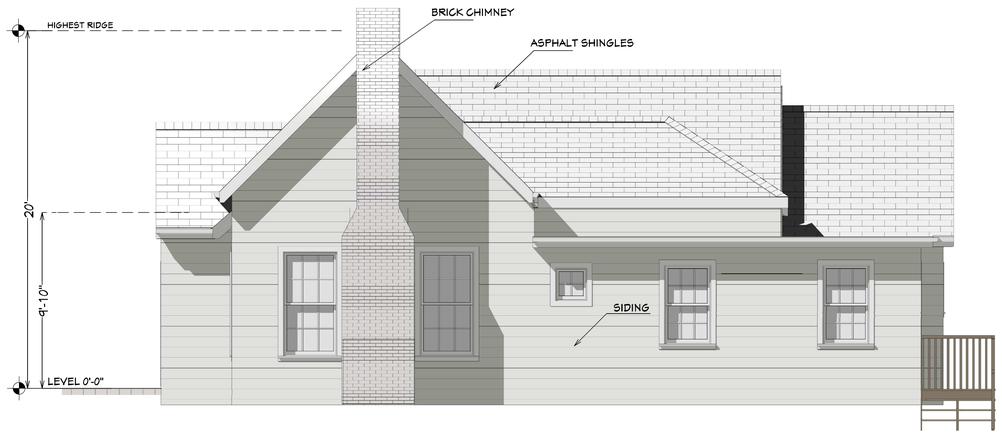




02 A2.0

EXISITNG REAR ELEVATION

SCALE 1/4 = 1'-0"



03 A2.0

EXISTING RIGHT SIDE ELEVATION

SCALE 1/4 = 1'-0"



04 A2.0

EXISTING LEFT SIDE ELEVATION

SCALE 1/4 = 1'-0"

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

MTC PLANS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

EXISTING ELEVATIONS

DATE:
1/21/2025

SCALE:

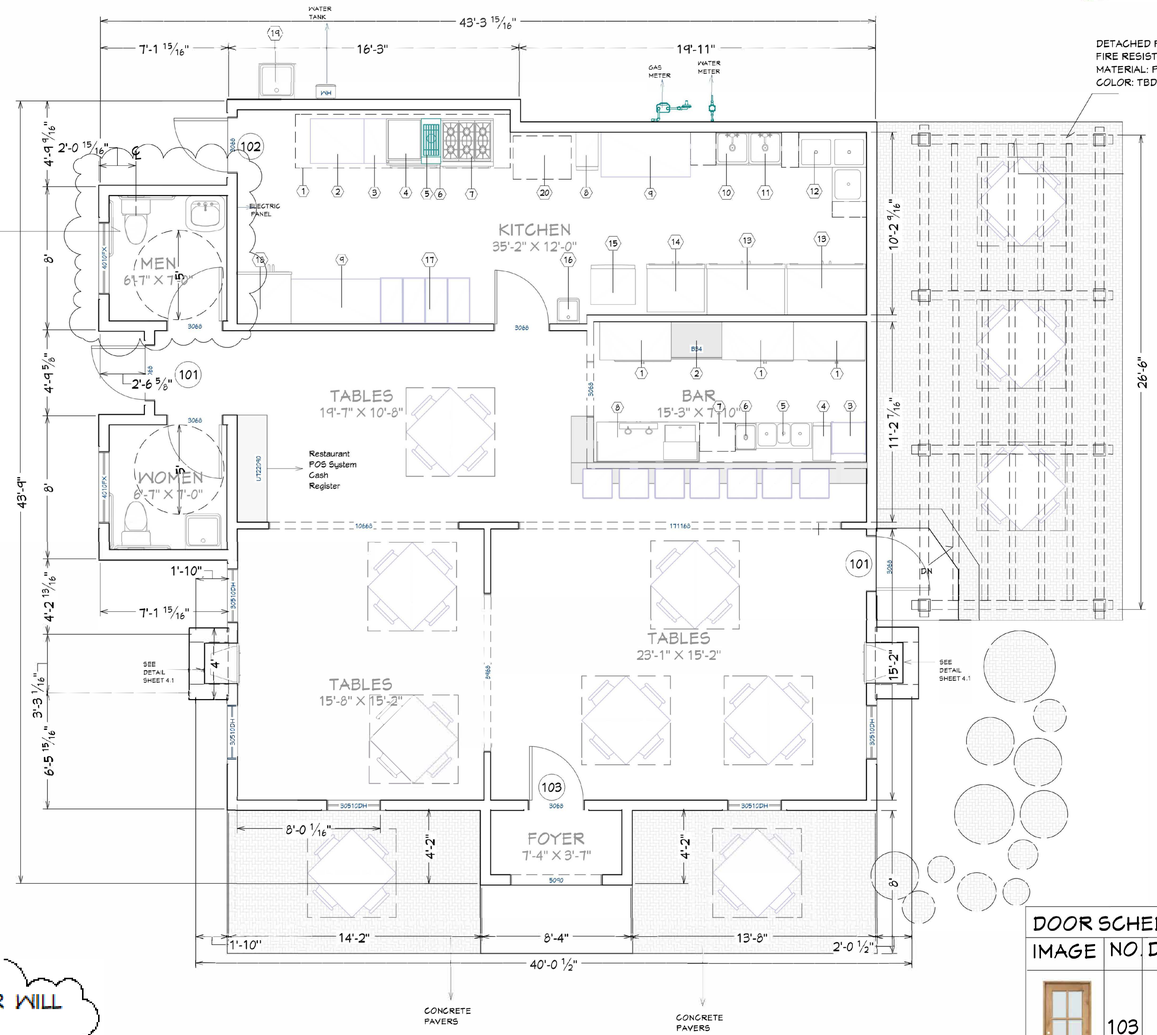
SHEET:
A2.0

Kitchen hood plans are for
Reference Only
Separate Submittal is required by sub-contractors

ALL STAIR SHALL BE COMPLIANT WITH NFPA 101 SEE ATTACHED CODE SHEET FOR SPECIFIC REQUIREMENTS

GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ENGINEER NURUDEEN O OLAYIWOLA

THE NEW RESTROOM IS A MIRROR/ COPY OF THE EXISTING ONE



01
A3.0

PROPOSED FLOOR PLAN

SCALE 1/4 = 1'-0"

NOTE: THE EXTERIOR SEATING FLOOR WILL BE CONCRETE PAVERS
THE EXTERIOR LIGHT FIXTURES WILL BE CARRIAGE LIGHTS TYPE.

RELEASED FOR CONSTRUCTION

NOTE:

-"Fire suppression hood system will be installed by 3rd party contractor with approved shop drawings per NFPA-96"
- All dimensions are to be Checked and verified on site

	EQUIPMENT SCHEDULE - KITCHEN	
No	ITEM	SIZE
1	Commercial Hood 12'	120"
2	Countertop cooking 36"	36"x 30" x 24"
3	Gas Floor Fryer 15"	15-3/5"x 30-1/10" x 44-2/5"
4	Griddle Gas 24"	24"x 28-3/5" x 15-1/5"
5	Charbroiler Gas	12" 30.000 BTU
6	Refrigerated Base	36" x 33" x 26-3/5"
7	Range 36" 6 Burners	36" 32,000 BTU
8	Trash can	12"
9	Work Table	60" x 30" x 35"
10	One Compartment Sink	39" x 24" 45"
11	One compartment Sink	21.2" x 21.6" x 45"
12	Corner Sink (3) compartment	57" x 57" x 23-1/2"
13	Reach-IN Freezer	54-2/5" x 31-7/10" x 83"
14	Reach In Refrigerator Desserts	39 3/5"
15	Ice maker, Cube Style	30.2" x 24.45"
16	Hand Sink	15" x 17"
17	Hot Food Serving Counter	60" x 30-5/8" x 34"
18	Mega Top Sandwich	36-5/16" x 34" x 46-5/8"
19	Mop Sink	24" x 24"
20	Possible Diswasher	

	EQUIPMENT SCHEDULE - BAR AREA	
No	ITEM	SIZE
1	Back Bar Cabinet	48" x 28-1/10" x 40"
2	Storage Cabinet 33"	33" x 24"
3	Glass Rack	24" x 21.5" x 33"
4	Trash can	12"x 24"
5	Underbar Sink units	38-1/2" x 18-3/4" x 33"
6	Underbar Sink	14" x 18-1/2" x 33"
7	Ice Bin	24" x 18.5" x 12"
8	Draft Beer Cooler	69" x 27-1/4" x 37-1/8"

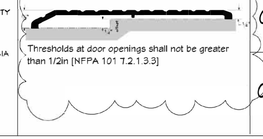
DOOR SCHEDULE. INTERIOR DOORS

IMAGE	NO.	DIMENSIONS	MAT'L	HARDWARE SET
	103	36" X 80"	Wood 3/4 Lite Solid Core	03
	104	32" X 80"	METAL DOOR FIRE RATED	03

DOOR SCHEDULE. EXTERIOR DOORS

IMAGE	NO.	DIMENSIONS	MAT'L	HARDWARE SET
	101	36" X 80"	ALUM/ GLASS	01
	102	36" X 80"	METAL FIRE RATED	02

DOOR HARDWARE SET

NO.	LOCKSET	HINGES	THRESHOLD
03	CYLINDER LEVER LOCKSET	HEAVY DUTY SPRING HINGES AND COMMERCIAL HINGES	 Thresholds at door openings shall not be greater than 1/2in [NFPA 101 7.2.1.3.3]

DOOR HARDWARE SET

NO.	LOCKSET	HINGES	CLOSER	DOOR BAR	THRESHOLD
01	DEADLOCKS HEAVY DUTY STRAIGHT BOLT COMMERCIAL DOOR PLATE STYLE PULL HANDLE	COMMERCIAL ALUMINUM STOREFRONT DOOR BUTT HINGES	TOP JAMB MOUNT STOREFRONT DOOR CLOSER 1600 SERIES	PULL BAR WITH PLATE STYLE PULL HANDLE	Thresholds at door openings shall not be greater than 1/2in [NFPA 101 7.2.1.3.3]
02	DEADLOCKING LATCH BOLT WITH 5/8" PROJECTION BRASS CYLINDER AND AND PULL PLATE	COMMERCIAL DOOR HINGES	HEAVY DUTY COMMERCIAL DOOR CLOSER	PANIC HARDWARE PUSH BAR EMERGENCY EXIT DEVICE	Thresholds at door openings shall not be greater than 1/2in [NFPA 101 7.2.1.3.3]

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Revision Table

Label	Date	Description
1	12/19/2024	Threshold

PROPOSED FLOOR PLAN

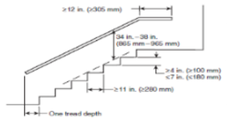
DATE:
1/21/2025

SCALE:

SHEET:
A3.0

Stairs & Handrails

2018 Edition NFPA 101
2010 ADA Standards



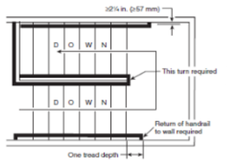


FIGURE A.7.2.2.3.5(a) Riser Measurement with Tread Slope to Front.

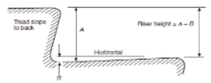
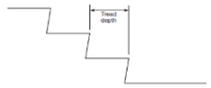
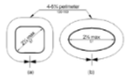


FIGURE A.7.2.2.3.5(b) Riser Measurement with Tread Slope to Back.



Non-Circular Cross Sections





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 7.2.2.4.5.1**

New handrails shall be installed to provide a clearance of not less than 2¼ in. between the handrail and the wall to which it is fastened. **Section 7.2.2.4.5.5**

New handrails shall be continuously graspable along their entire length. **Section 7.2.2.4.5.7**

New handrail ends shall return to the wall or floor or shall terminate at newel posts. **Section 7.2.2.4.5.9**

Guards shall not be less than 42 in. high. **Section 7.2.2.4.6.2**

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 7.2.2.4.6.3**

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 7.2.2.4.5.6 (1 and 2). **Section 7.2.2.4.5.6**

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



01
A3.1

REFLECTED CEILING PLAN

SCALE 1/4 = 1'-0"

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ARTURO OLAYA YZAGUIRRE

CONTRACTOR:
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2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
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Revision Table

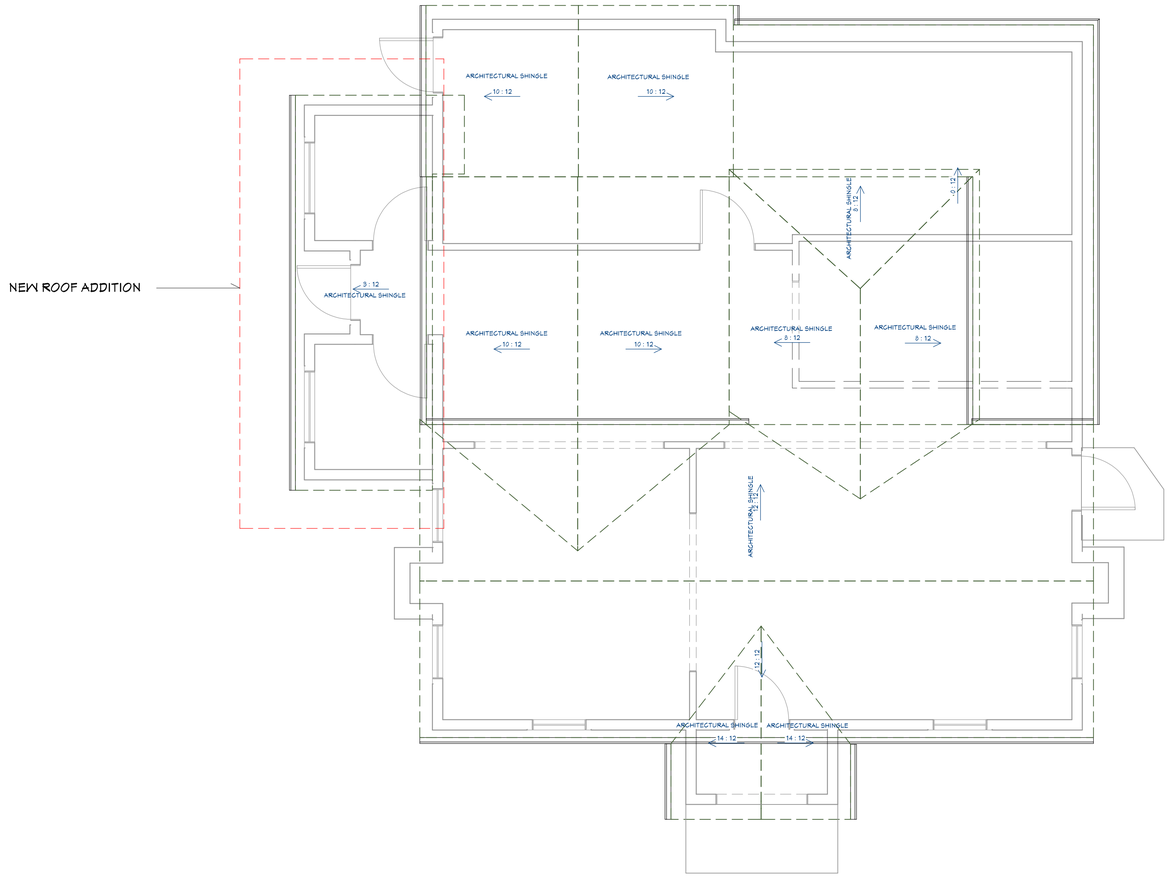
Label	Date	Description

REFLECTED CEILING PLAN

DATE:
1/21/2025

SCALE:

SHEET:
A3.1



01
A3.2

PROPOSED ROOF PLAN

SCALE 1/4 = 1'-0"

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ARCHITECT

MTC PLANS

CONTRACTOR:
Kevin Lares
2090 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

DATE:
1/21/2025

SCALE:

SHEET:
A3.2



ALL STAIR SHALL BE COMPLIANT WITH NFPA 101 SEE ATTACHED CODE SHEET FOR SPECIFIC REQUIREMENTS

01
A4.0

PROPOSED FRONT ELEVATION

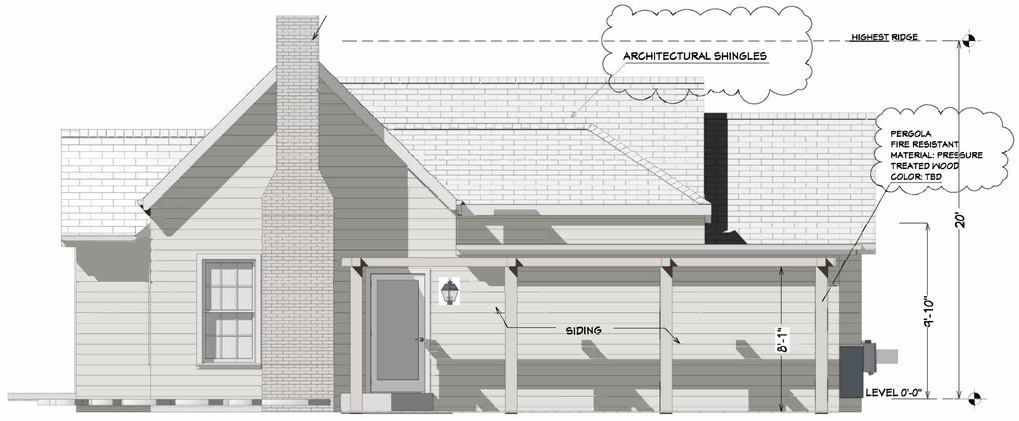
SCALE 1/4 = 1'-0"



02
A4.0

PROPOSED REAR ELEVATION

SCALE 1/4 = 1'-0"

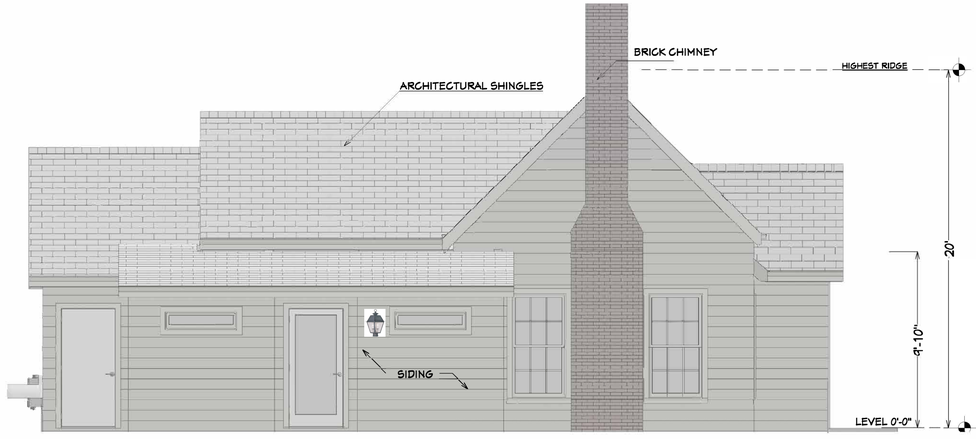


03
A4.0

PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4 = 1'-0"

ALL STAIR SHALL BE COMPLIANT WITH NFPA 101 SEE ATTACHED CODE SHEET FOR SPECIFIC REQUIREMENTS



04
A4.0

PROPOSED LEFT SIDE ELEVATION

SCALE 1/4 = 1'-0"

NOTE: THE STYLE OF THE PERGOLA WILL MATCH THE SAME HISTORIC/CLASSIC STYLE OF THE PROPERTY

NOTE: THE CHIMNEYS WILL BE RECONSTRUCTED TO THE EXISTING FORM, FUNCTION AND SHAPE AND MASS TO THE BUILDING
THE SIDING WILL MATCH EXISTING THROUGHOUT

RELEASED FOR CONSTRUCTION

NOTE: All dimensions are to be Checked and verified on site

GEORGIA REGISTERED 01/22/25 No. PE033659 PROFESSIONAL ARTURO OLAYA

MTC DESIGNS

CONTRACTOR:
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2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
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OWNER: ARTURO YZAGUIRRE
2408 MOON STATION RD KENNESAW, GA 30144

Revision Table

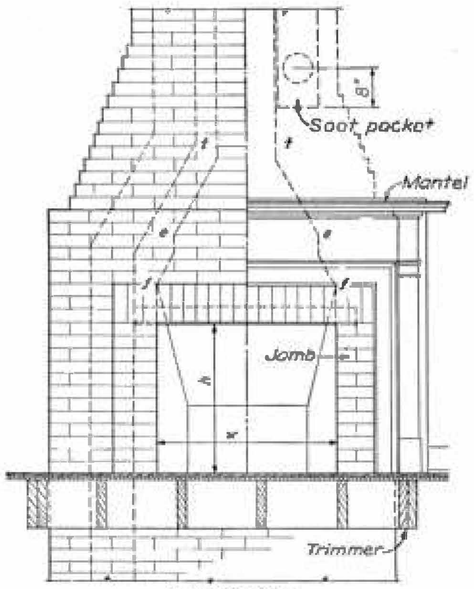
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PROPOSED ELEVATIONS

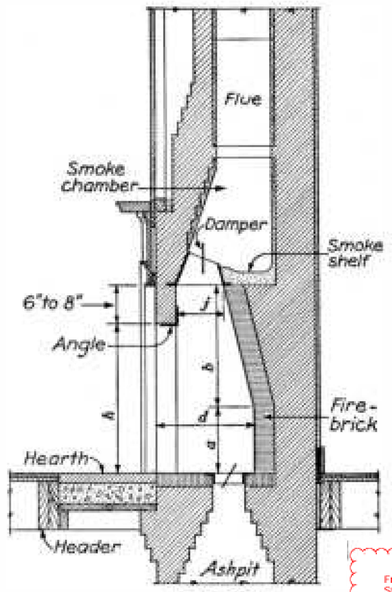
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1/21/2025

SCALE:

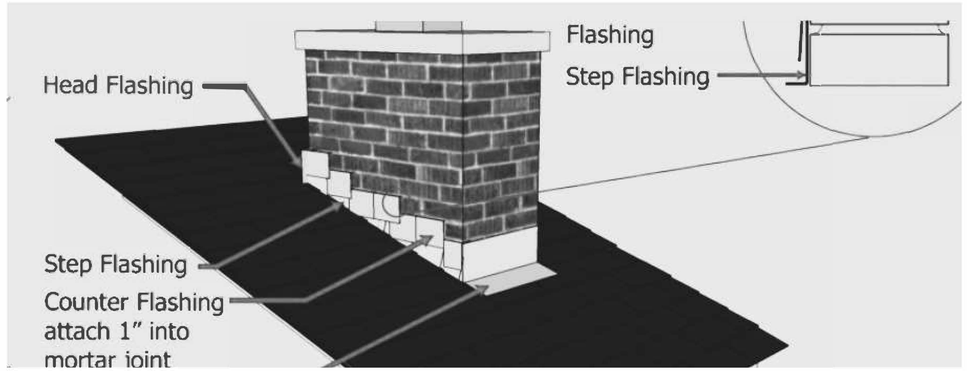
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A4.0



ELEVATION

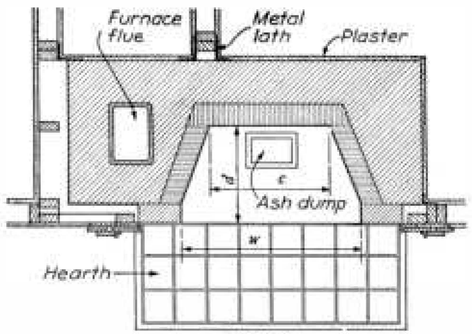


SECTION

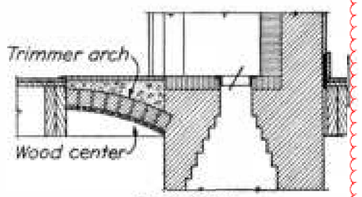


02
A4.1

FIREPLACE, DETAIL OF CONSTRUCTION



PLAN



SECTION
SHOWING ALTERNATE HEARTH

01
A4.1

FIREPLACE, DETAIL OF CONSTRUCTION

NOTE: THE CHIMNEYS WILL BE RECONSTRUCTED TO THE EXISTING FORM, FUNCTION AND SHAPE AND MASS TO THE BUILDING

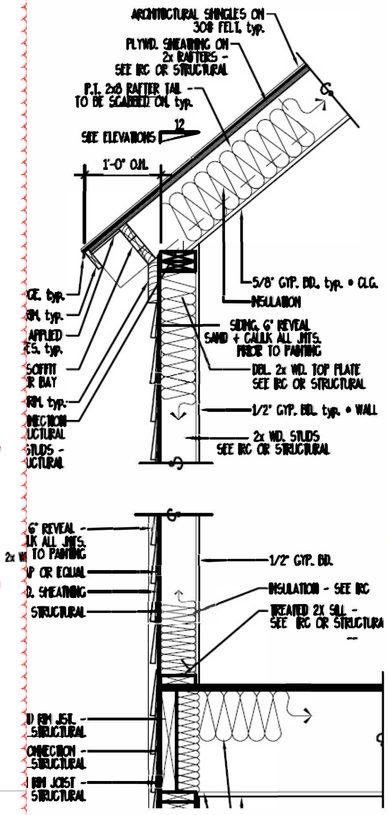
RELEASED FOR CONSTRUCTION

From NFPA 211 there is only one section for using wood in "Table 13.6.1 Standard Clearances for Solid Fuel–Burning Appliances" at the footnote "a"

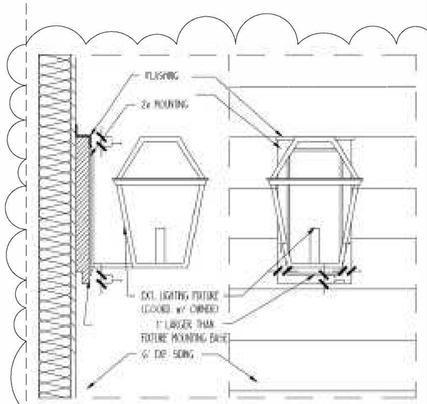
Wood storage for fireplace is governed predominately by IFC 315

SECTION 315
GENERAL STORAGE
315.1 General. Storage shall be in accordance with Sections 315.2 through 315.6. ...
315.2 Permit required. A permit for miscellaneous combustible storage shall be required as set forth in Section 105.6.
315.3 Storage in buildings. Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.
315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.
Exceptions:
1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3
315.3.2 Means of egress.
Combustible materials shall not be stored in exits or enclosures for stairways and ramps.
315.3.3 Equipment rooms.
Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.
315.3.4 Attic, under-floor and concealed spaces.
Attic, under-floor and concealed spaces used for storage of combustible materials shall be protected on the storage side as required for 1-hour fire-resistance-rated construction.Openings shall be protected by assemblies that are self-closing and are of noncombustible construction or solid wood core not less than 1 3/4 inches (44.5 mm) in thickness. Storage shall not be placed on exposed joists.
Exceptions:
1. Areas protected by approved automatic sprinkler systems.
2. Group R-3 and Group U occupancies.
315.4 Outside storage.
Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line.
Exceptions:
1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829mm) in height.
2. The separation distance is allowed to be reduced where the fire code official determines that hazard to the adjoining property does not exist.
315.4.1 Storage beneath overhead projections from buildings.
Where buildings are protected by an automatic sprinkler system, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.
315.4.2 Height.
Storage in the open shall not exceed 20 feet (6096 mm) in height.
315.5 Storage underneath high-voltage transmission lines.
Storage located underneath high-voltage transmission lines shall be in accordance with Section 316.6.2.
315.6 Storage in plenums.
Storage is prohibited in plenums.
Abandoned material in plenums shall be deemed to be storage and shall be removed. Where located in plenums, the portion of abandoned cables that are able to be accessed without causing damage requiring demolition to the building shall be identified for future use with a tag or shall be deemed storage and shall be removed.

03
A4.1



WALL SECTION



04
A4.1

EXTERIOR LIGHT CARRIAGE HOUSE

GEORGIA
REGISTERED
01/22/25
No. PE033659
PROFESSIONAL
ENGINEER
NATHANIEL O OLAYIWOLA

MTC MODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
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Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table	
Label	Date	Description

DETAILS

DATE:
1/21/2025

SCALE:

SHEET:
A4.1

GEORGIA
REGISTERED
01/22/25
No. PE033659
PROFESSIONAL
ARTURO OLAYA



ALL STAIR SHALL BE COMPLIANT WITH NFPA 101 SEE ATTACHED CODE SHEET FOR SPECIFIC REQUIREMENTS

RELEASED FOR CONSTRUCTION

01
R5.0

EXTERIOR VIEW 1

MTC BUILDS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2408 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

EXTERIOR VIEW 1

DATE:
1/21/2025

SCALE:

SHEET:
A5.0



ALL STAIR SHALL BE COMPLIANT WITH NFPA 101 SEE ATTACHED CODE SHEET FOR SPECIFIC REQUIREMENTS

RELEASED FOR CONSTRUCTION

01
R5.1

EXTERIOR VIEW 2

GEORGIA
REGISTERED
01/22/25
No. PE033659
PROFESSIONAL
ENGINEER
AURELIEN O OLAYA

MTC BUILDS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

EXTERIOR VIEW 2

DATE:
1/21/2025

SCALE:

SHEET:
A5.1



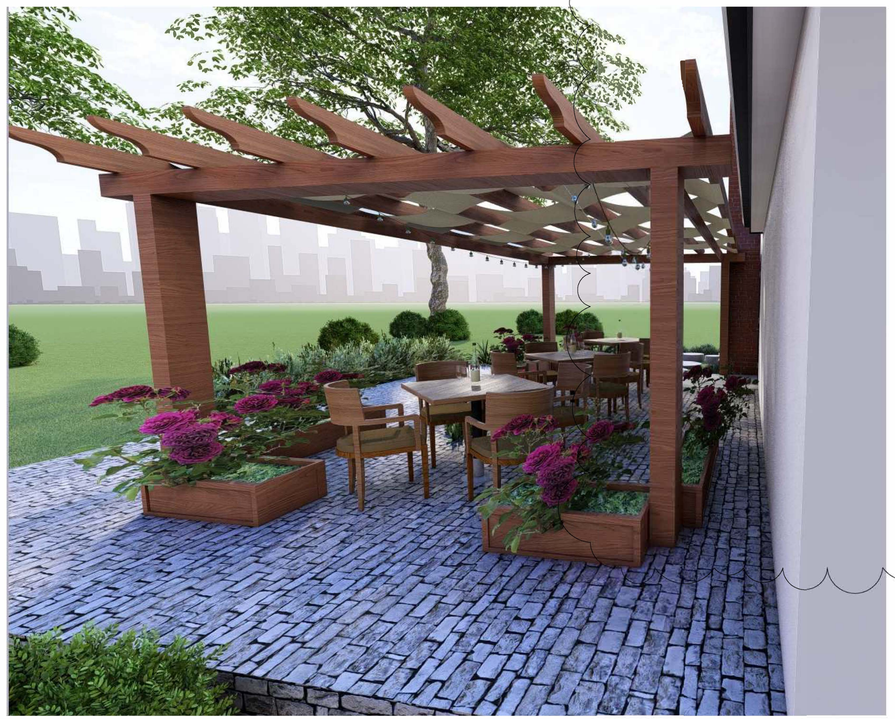
RELEASED FOR CONSTRUCTION

01
R5.2

EXTERIOR VIEW 3

GEORGIA
REGISTERED
01/22/25
No. PE033659
PROFESSIONAL
ARTURO OLAYA

DETACHED PERGOLA



02
R5.2

EXTERIOR VIEW 4

NOTE: THE STYLE OF THE PERGOLA WILL MATCH THE SAME HISTORIC/CLASSIC STYLE OF THE PROPERTY

MTC BUILDS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2906 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

EXTERIOR VIEW 3

DATE:
1/21/2025

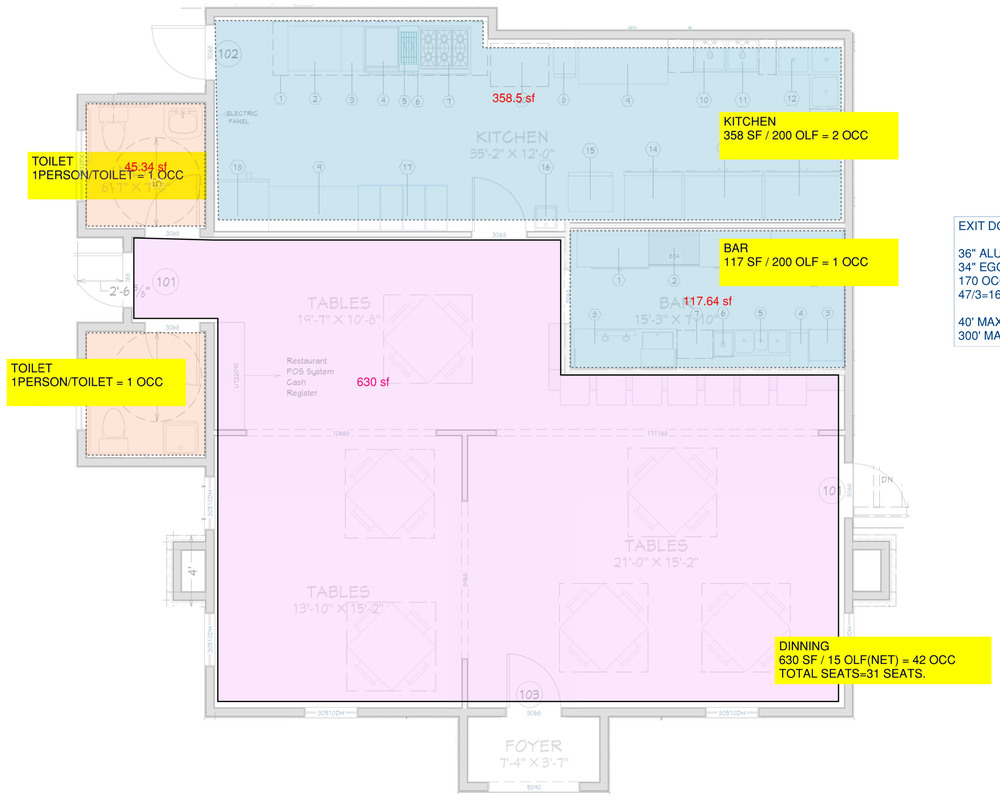
SCALE:

SHEET:
A5.2

PROPOSED
OCCUPANCY TYPE: ASSEMBLY, A-2
CONSTRUCTION TYPE=VB
NUMBER OF STORIES: ONE STORY
AREA FOR OCCUPANCY, ...Ae=1585 SFT
BUILDING FIRE PROTECTION: NOT SPRINKLERED
TOTAL NUMBER OF OCCUPANCY=47 OCCUPANTS.
(NOTE: CALCULATED LOAD DETERMINES THE MAXIMUM
PROBABLE OCCUPANT LOAD PER LSC A.7.3.1.2).

OCCUPANT LOAD CALCULATION.
(PER RESTAURANT OCCUPANT LOAD LSC TABLE 7.3.1.2
AND A.7.3.1.2

TOTAL OCCUPANT LOAD=42+2+1+1+1=47 OCCUPANTS.



FLOOR PLAN IDENTIFYING OCCUPANCY AREA
SCALE:1/4"=1'

EXIT DOOR 101

36" ALUMINIUM GLASS
34" EGGRESS CLEAR WIDTH
170 OCCUPANT EGGRESS CAPACITY
47/3=16 OCCUPANT EGRESS LOAD

40' MAXIMUM TRAVEL DISTANCE FROM POINT X
300' MAXIMUM TRAVEL DISTANCE PERMITTED

DOOR SCHEDULE. INTERIOR DOORS				
IMAGE	NO.	DIMENSIONS	MAT'L	HARDWARE SET
	103	36" X 80"	Wood 3/4 Lite Solid Core	03

DOOR SCHEDULE. EXTERIOR DOORS				
IMAGE	NO.	DIMENSIONS	MAT'L	HARDWARE SET
	101	36" X 80"	ALUM/ GLASS	01
	102	36" X 80"	METAL FIRE RATED	02

DOOR HARDWARE SET			
NO.	LOCKSET	HINGES	
03	CYLINDER LEVER LOCKSET	HEAVY DUTY SPRING HINGES AND COMMERCIAL HINGES	

DOOR HARDWARE SET					
NO.	LOCKSET	HINGES	CLOSER	DOOR BAR	
01	DEADLOCKS HEAVY DUTY STRAIGHT BOLT COMMERCIAL DOOR PLATE STYLE FULL HANDLE	COMMERCIAL ALUMINUM STOREFRONT DOOR BUTT HINGES	TOP JAMB MOUNT STOREFRON T DOOR CLOSER 1600 SERIES	FULL BAR PATH PLATE - STYLE PULL HANDLE	
02	DEADLOCKING LATCH BOLT WITH 5/8" PROJECTION KEYED CYLINDER AND FULL PLATE	COMMERCIAL DOOR HINGES	HEAVY DUTY COMMERCIAL DOOR CLOSER	PANIC HARDWARE PUSH BAR EMERGENCY EXIT DEVICE	

LEGEND: LIFE SAFETY PLAN

●	STARTING POINT
→	DIRECTION OF TRAVEL
D= X'-X"	DISTANCE OF TRAVEL
X'-X" PATH TO EGRESS	TOTAL DISTANCE TO EXIT THROUGH DOOR
	LED EMERGENCY LIGHT
EXIT	ILLUMINATED LED EMERGENCY EXIT SIGN
FE	PORTABLE FIRE EXTINGUISHER

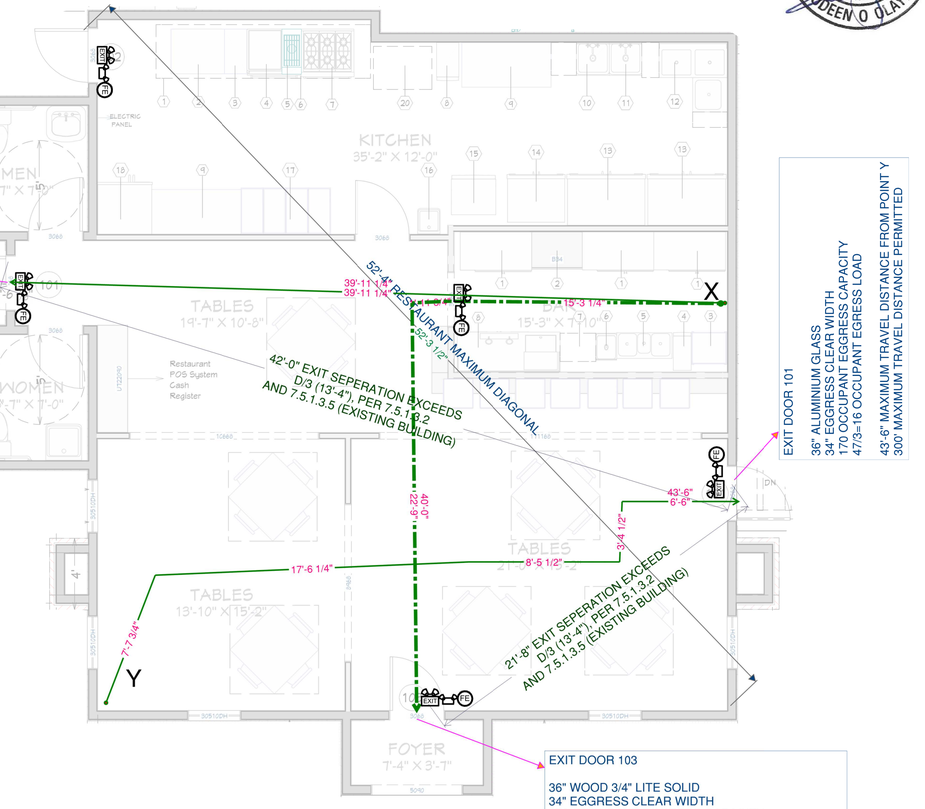
NOTE: FIRE EXTINGUISHER TYPE

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

AS PER IBC-2018 LIFE SAFETY INFORMATION

NO OF DOOR REQUIRED=2 .....PROVIDING 3
WIDTH OF DOOR 32".....PROVIDING 3-36"
REQUIRED TRAVEL DISTANCE=300'....DESIGNED TRAVEL
DIATANCE=40'-0" MAX AT WORST CASE SCINERIO
REQUIRED FIRE EXTINGUISHER=N/A..PROVIDING 4

GEORGIA REGISTERED No. PE033659 PROFESSIONAL ENGINEER NURUDEEN O OLAYIWOLA
11/14/24



EXIT DOOR 101
36" ALUMINIUM GLASS
34" EGGRESS CLEAR WIDTH
170 OCCUPANT EGGRESS CAPACITY
47/3=16 OCCUPANT EGRESS LOAD
43'-6" MAXIMUM TRAVEL DISTANCE FROM POINT Y
300' MAXIMUM TRAVEL DISTANCE PERMITTED

EXIT DOOR 103

36" WOOD 3/4" LITE SOLID
34" EGGRESS CLEAR WIDTH
170 OCCUPANT EGGRESS CAPACITY
47/3=16 OCCUPANT EGRESS LOAD

40' MAXIMUM TRAVEL DISTANCE FROM POINT X
300' MAXIMUM TRAVEL DISTANCE PERMITTED

LIFE SAFETY PLAN
SCALE: 1/4"=1'

MFC REMODELS

CONTRACTOR:
Kevin Lares
2090 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

LIFE SAFETY PLAN

DATE:
10/28/2024

SCALE:

SHEET:
R6.0

APPLICABLE CODE:

THE CURRENT STATE MINIMUM STANDARD CODES
THE FOLLOWING ARE THE CURRENT STATE MINIMUM STANDARD CODES FOR CONSTRUCTION
AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS.
CURRENT MANDATORY CODES AS ADOPTED BY DCA:
- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
- INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023),(2024)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NFPA 101 / LIFE SAFETY CODE, 2018 EDITION, WITH GA FIRE MARSHAL MODIFICATIONS, 120-3-3.
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GA FIRE MARSHAL MODIFICATIONS, 120-3-3.
- GEORGIA ACCESSIBILITY CODE 120-3-20 (.01-.08)
- ADA 2010.
- 0.C.G.A TITLE 25 & 30.
(FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101),
IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.)

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:
DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)
DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)

NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

DESIGN LOADS:

-EARTH PRESSURE: BASED ON THE MINIMUM SOIL SITE CLASS D,
-MINIMUM SURCHARGE FOR GARDENING PLUS THE SUPER IMPOSED DEAD LOAD

DEAD LOAD:
SELF WEIGHT CONCRETE.....150PCF
SUPER IMPOSED OF THE ROOF 20PSF
PARTITION DEAD LOAD -----15PSF

LIVE LOAD:
OFFICE SPACE.....60PSF
CORRIDOR 100PSF
STAIR CASE 100PSF
SUPER IMPOSED OF THE ROOF 20PSF

RAIN LOAD:
RAIN LOAD.....20PSF
NO NEED TO CONSIDER THE PONDING EFFECT ON ROOF

WIND LOADS:
(WIND FORCE CONTROLLS FOR THE BASE SHEAR,
SEISMIC FORCE DOES NOT CONTROL).
A. LOADS BASED ON ASCE 7-16 WIND LOAD CRITERIA.
BASIC WIND SPEED, 3 SECOND GUST..... 105 MPH
HURRICANE PRONE REGION..... NO
WINDBORNE DEBRIS REGION..... NO
BUILDING CLASSIFICATION CATEGORY..... II
IMPORTANCE FACTOR..... 1.00
INTERNAL PRESSURE COEFFICIENT..... +/- 0.18
WIND EXPOSURE CATEGORY..... C (WORST CASE)
WIND TOPOGRAPHIC FACTOR, Kzt..... 1.0
NET WIND VELOCITY PRESSURE=.....28PSF
NET WIND PRESSURE ON THE WALL=.....28PSF.

SEISMIC:
RISK CATEGORY.....=II
IMPORTANCE FACTOR .....Ie= 1.00
SITE CLASS .....D
Ss.....=0.234
S1.....=0.091
SDS.....=0.25
SD1.....=0.146
R.....=6.5; Cd.....=4.00
Cs.....=0.0385
BASE SHEAR EACH ORTHOGONAL DIRECTION .....V=0.0385W
SEISMIC DESIGN CATEGORY (SDC).....C
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE.

PROJECT SCOPE:

An interior tenant build-out and converting the occupancy from Residential into a new Restaurant, including mechanical, electrical & plumbing work



EXISTING

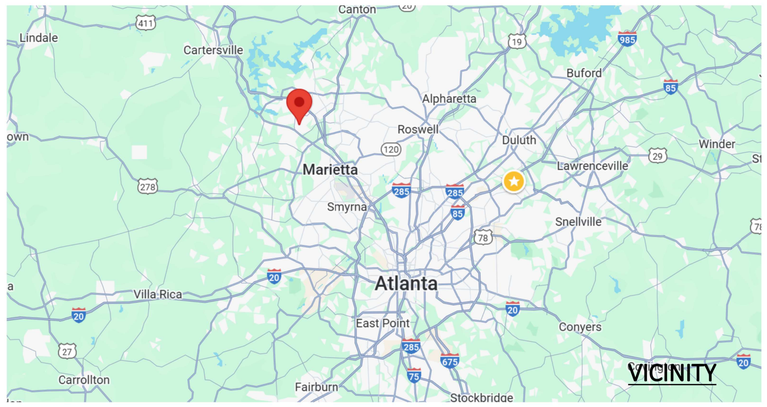
Search Information

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Coordinates:	34.0340157, -84.616399
Elevation:	1016 ft
Timestamp:	2024-10-25T01:24:26.738Z
Hazard Type:	Wind



ASCE 7-16		ASCE 7-10		ASCE 7-05	
MRI 10-Year	72 mph	MRI 10-Year	76 mph	ASCE 7-05 Wind Speed	90 mph
MRI 25-Year	78 mph	MRI 25-Year	84 mph		
MRI 50-Year	84 mph	MRI 50-Year	90 mph		
MRI 100-Year	90 mph	MRI 100-Year	96 mph		
Risk Category I	98 mph	Risk Category I	105 mph		
Risk Category II	105 mph	Risk Category II	115 mph		
Risk Category III	112 mph	Risk Category III-IV	120 mph		
Risk Category IV	117 mph				

WIND



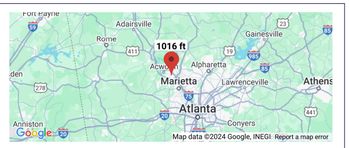
VICINITY

ADDRESS

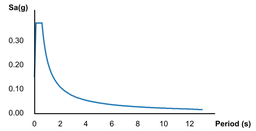
2908 MOON STATION RD NW, KENNESAW GA-30144

Search Information

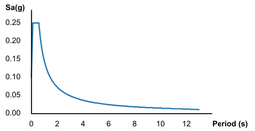
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Coordinates:	34.0340157, -84.616399
Elevation:	1016 ft
Timestamp:	2024-10-25T01:25:59.593Z
Hazard Type:	Seismic
Reference Document:	ASCE7-16
Risk Category:	II
Site Class:	D-default



MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	0.234	MCE_R ground motion (period=0.2s)
S_1	0.091	MCE_R ground motion (period=1.0s)
S_{MS}	0.375	Site-modified spectral acceleration value
S_{M1}	0.219	Site-modified spectral acceleration value
S_{DS}	0.25	Numeric seismic design value at 0.2s SA
S_{D1}	0.146	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	C	Seismic design category
F_a	1.6	Site amplification factor at 0.2s
F_v	2.4	Site amplification factor at 1.0s
CR_S	0.942	Coefficient of risk (0.2s)
CR_1	0.91	Coefficient of risk (1.0s)
PGA	0.127	MCE_G peak ground acceleration
F_{PGA}	1.546	Site amplification factor at PGA
PGA_M	0.196	Site modified peak ground acceleration
T_L	12	Long-period transition period (s)
SsRT	0.234	Probabilistic risk-targeted ground motion (0.2s)
SsUH	0.249	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.091	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.1	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)
PGAd	0.5	Factored deterministic acceleration value (PGA)

SEISMIC

INDEX

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S2.0: GENERAL NOTES AND SPECIFICATION-02
S3.0: FOUNDATION AND FRAMING RE-STRENGTHENING PLAN
S4.0: CEILING ROOF RE-STRENGTHENING PLAN

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M2.0: MECHANICAL SPECIFICATIONS-01
M3.0: MECHANICAL SPECIFICATIONS-02
M4.0: MECHANICAL DETAILS-01

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E2.0: ELECTRICAL LIGHTING PLAN
E3.0: ELECTRICAL POWER PLAN
E4.0: ELECTRICAL SPECIFICATIONS-01
E5.0: ELECTRICAL SPECIFICATIONS-02

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P2.0: PLUMBING WASTE AND VENT PLAN AND RISER PLAN
P3.0: PLUMBING WATER SUPPLY AND WATER RISER PLAN
P3.1: GAS LINE
P4.0: PLUMBING SPECIFICATIONS-01
P5.0: PLUMBING SPECIFICATIONS-02
P6.0: PLUMBING SPECIFICATIONS-03
P7.0: PLUMBING DETAILS-01

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED 511424 PROFESSIONAL ENGINEER — FLEACTO ENGINEERING

COVER PAGE

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

S0.0

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.

2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT DIMENSIONS AND WEIGHTS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND REVIEWED SHOP DRAWINGS.

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.

6. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

7. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.

8. THE CONTRACTOR SHALL PROVIDE ALL CENTERLINE-TO-CENTERLINE DIMENSIONS TO THE STEEL FABRICATOR PRIOR TO SHOP DRAWING SUBMITTAL AND FABRICATION OF STRUCTURAL STEEL.

9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL BUILDING CODE 2012.

DELEGATED (SPECIALTY) ENGINEERING REQUIREMENTS:

1. SEE "MINIMUM REQUIRED SUBMITTALS" TABLE IN THESE DRAWINGS FOR STRUCTURAL ELEMENTS/PRODUCTS WHICH REQUIRE SUBMITTALS.

2. DEFINITION OF DELEGATED (SPECIALTY) ENGINEER: A PROFESSIONAL ENGINEER, WHO IS LICENSED IN THE SAME STATE AS THE PROJECT, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS PREPARED FOR THIS PROJECT.

3. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD CARRYING ITEMS, AND CUSTOM FABRICATED ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES, AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.

4. FOR EACH CATEGORY OF SUBMITTAL REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING: "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND CONTRACT DRAWINGS.

5. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO THE FOLLOWING:
   a. THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   b. THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   c. THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAIL CHECK OF CALCULATIONS WILL BE MADE.
   d. THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. NOT DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.

6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

7. "COMPLETED STRUCTURAL SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA ADN GET APPROVAL FROM ENGINEER IN RECORD PRIOR TO THE SUBMITTAL (SEE SUBMITTAL REQUIREMENTS) AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.

2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.

3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.

4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

FOUNDATION:

1. TYPICAL WALL FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. SOIL BEARING TO BE IMPROVED USING RAMMED AGGREGATE PIERS IF REQ'D. THESE VALUES SHALL BE VERIFIED BY A REGISTERED SOIL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. IF ACTUAL VALUES VARY BY MORE THAN TEN PERCENT FROM DESIGN BEARING PRESSURE, FOOTINGS SHALL BE REDESIGNED. ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED ORIGINAL SOIL OR COMPACTED FILL.

2. ALL BACKFILLING SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY A REGISTERED SOILS ENGINEER. FILL MATERIAL TAKEN FROM SITE EXCAVATION SHALL HAVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AND BE FREE OF ANY DEBRIS. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698, IN MAXIMUM LIFTS OF EIGHT INCHES. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.

3. FILL MATERIAL SHALL BE ADEQUATELY DRAINED TO PREVENT ANY DAMAGE TO THE BUILDING'S FOUNDATION BY GROUND WATER FLOWS OR SURFACE WATER RUN-OFF.

4. REMOVE ORGANIC MATERIALS AND LARGE ROCKS AND PROVIDE TERMITE TREATMENT PRIOR TO PLACING VAPOR BARRIER AND CONCRETE SLABS.

5. ALL SOIL CONDITIONS ARE SUBJECT TO EVALUATION BY A SOILS ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. SOILS WITHOUT ADEQUATE CAPACITY TO SUPPORT DESIGN LOADS MUST BE REPLACED OR MODIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.

6. PATIO SLABS ARE TO BE 4" THICK STANDARD CONCRETE SLABS WITH TURNED DOWN EDGE.

7. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE.

8. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHING REQUIREMENT

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS.

2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.

3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. LAPS SHOWN ARE "CLASS B" PER INDICATED CONCRETE STRENGTH.

BAR SIZE	TOP BARS		OTHER BARS	
	3.5KSI | 4.5KSI		3.5KSI | 4.5KSI	
#3	15.6"	15.6"	15.6"	15.6"
#4	20.6"	18.1"	15.8"	15.6"
#5	30.6"	27.0"	23.5"	20.8"
#6	42.1"	37.1"	32.4"	28.5"
#7	68.5"	60.4"	52.7"	46.4"
#8	85.7"	75.6"	65.9"	58.1"
#9	109.0"	96.2"	83.9"	74.0"
#10	138.2"	121.9"	106.3"	93.8"
#11	170.4"	150.3"	131.1"	115.6"

LAPS SHOWN ABOVE WERE CALCULATED PER ACI 318-11, EQ. 12-1 FOR MATS, WALLS, BEAMS, COLUMNS AND SLABS. VALUES ASSUMED ARE: Ktr=0, 1" MIN COVER AND 3" MIN CLEAR BETWEEN BARS. SHORTER LAPS MAY BE CALCULATED FOR SOME SPECIFIC CONDITIONS SUCH AS TIED BEAMS OR ADDITIONAL COVER. LAPS MUST BE INCREASED 50% PER ACI 318-11 FOR EPOXY COATED REBAR, OR 30% FOR LIGHTWEIGHT CONCRETE.

4. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND HAVE 90-DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS AS SHOWN ON TYPICAL BAR PLACING DETAILS UNLESS OTHERWISE SHOWN.

5. LAPS IN W.W.F. SHOULD BE ONE MESH PLUS TWO INCHES AT SPLICES.

6. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS, INCLUDING DOOR OPENINGS: TWO #5 BARS AT ALL FOUR SIDES OF EACH OPENING AND EXTEND 2'-0" BEYOND THE CORNERS OF THE OPENING. ADD TWO #5 BARS 4'-0" LONG AS DIAGONAL BARS AT EACH CORNER.

7. TEMPERATURE STEEL FOR SLABS SHALL BE #3 @ 16" O.C. OR WWM PLACED 1" FROM TOP OF SLAB UNLESS SHOWN OTHERWISE. WHERE WWM IS USED, USE PLASTIC MESH 'CHAIRS' SPACED SO THAT NO MORE THAN 3 SQ FEET OF MESH IS SUPPORTED ON EACH 'CHAIR', UNLESS OTHERWISE SPECIFIED

8. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.

2. STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT, HAVE A ±6" SLUMP, AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS AS FOLLOWS (TYP. U.N.O.):
   SLAB ON GRADE FOOTINGS: ..... 3000 PSI
   WALLS, COLUMNS: ..... 3000 PSI
   ELEVATED SLAB: ..... 3000 PSI

3. SAWN CONTROL JOINTS IN FLOOR SLABS, AS INDICATED ON THE PLANS BY "C.J.", SHALL BE ⅛" WIDE x 1" DEEP AND SHOULD BE CUT (AS SOON AS CONDITIONS ALLOW) WITHIN 12 HOURS AFTER CONCRETE IS PLACED. MAXIMUM "C.J." SPACING SHALL BE 15 FT IN EITHER DIRECTION AND ALIGNED WITH COLUMNS IF POSSIBLE.

4. SLAB-ON-GRADE NOT OTHERWISE SPECIFIED, SHALL BE 4" THICK MINIMUM WITH 6x6-W2.9xW2.9 WELDED WIRE MESH PLACED 1" FROM TOP OF SLAB. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE. SLAB SHALL BE PLACED ON VAPOR BARRIER ON 4" OF #57 STONE OR COMPACTED SAND OR CRUSHER RUN. VAPOR BARRIER MAY BE OMITTED FROM DRIVES, WALKS, PATIOS, AND OTHER FLAT WORK NOT LIKELY TO BE ENCLOSED AND HEATED AT A LATER DATE. JOINTS LAPPED NOT LESS THAN 6".

5. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".

6. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.

7. SAMPLES FOR STRENGTH TESTS SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172. SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CU YD OF CONCRETE NOR LESS THAN ONCE FOR EACH 5,000 SQ FT OF SURFACE AREA FOR SLABS OR WALLS. A STRENGTH TEST SHALL BE THE AVERAGE OF THE STRENGTHS OF TWO CYLINDERS MADE FROM THE SAME SAMPLE OF CONCRETE AND TESTED AT 28 DAYS OR AT THE TEST AGE DESIGNATED FOR DETERMINATION OF F'c.

8. CYLINDERS FOR STRENGTH TESTS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31 AND TESTED IN ACCORDANCE WITH ASTM C39.

9. NO CONSTRUCTION LOADS SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM, ANY PART OF THE STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN COMBINATION WITH REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND LOADS PLACED THEREON.

10. BEAMS, GIRDERS, HAUNCHES, DROP PANELS, AND CAPITALS SHALL BE PLACED MONOLITHICALLY AS PART OF A SLAB SYSTEM UNLESS OTHERWISE SHOWN IN THE DRAWINGS OR SPECIFICATIONS.

11. THE CLEAR DISTANCE BETWEEN REINFORCING BARS, BUNDLED BARS, PRE-STRESSING TENDONS, AND DUCTS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS OF ACI 318.

12. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.

13. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT (U.N.O.):

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLAB, WALLS, JOIST: #11 BARS AND SMALLER	¾
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½

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GENERAL NOTES AND SPECIFICATION 01

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

S1.0

ISSUED FOR CONSTRUCTION

WOOD:

1. ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALL STUDS SHALL BE #2 SPRUCE-PINE-FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS. CONVENTIONAL LIGHT FRAME WOOD DESIGN PER IBC 2018 AND NDS 2018. FINGER-JOINTED LUMBER IS NOT ACCEPTABLE FOR STRUCTURAL USE.

2. ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE.

3. AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE, SILL PLATE SHALL BE SINGLE.

4. ROOF SHEATHING SHALL BE 24/16 $^{19}/_{32}$" MIN. APA RATED SHEATHING U.N.O., LAID WITH FACE GRAIN PERPENDICULAR TO THE FRAMING AND STAGGERED 4'-0".

5. SUB-FLOOR SHEATHING SHALL BE 48/24 $^{3}/_{4}$" APA RATED PLYWOOD U.N.O. GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 10d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.

6. ALL EXTERIOR WALL SHEATHING AND SHEAR PANEL SHEATHING SHALL BE $^{15}/_{32}$" PLYWOOD U.N.O. WITH PANELS APPLIED WITH LONG DIMENSION ACROSS STUDS. CONTRACTOR OPTION: $^{7}/_{16}$" OSB, APA RATED 24/16 EXPOSURE 1, TO REPLACE $^{15}/_{32}$" PLYWOOD. OSB, IF UTILIZED, IS TO BE PROTECTED FROM WEATHER AT ALL TIMES TO PREVENT SWELLING.

7. ALL LOAD BEARING AND EXTERIOR WALLS SEE WALL SCHEDULE

8. PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O AS GREATER ON PLANS. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.

9. BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE 2.0E LAMINATED VENEER LUMBER AS MANUFACTURED BY WEYERHAUSER OR APPROVED ALTERNATE. SEE MANUFACTURER SPECIFICATIONS FOR ALLOWABLE HOLES, AS WELL AS MINIMUM ATTACHMENTS AND FASTENING REQUIREMENTS. BEAMS DESIGNATED ON THE PLANS AS P.T. PSL SHALL BE PRESSURE TREATED 2.0E PARALLEL STRAND LUMBER AS MANUFACTURED BY WEYERHAUSER, OR APPROVED ALTERNATE. BEAMS DESIGNATED ON THE PLANS AS GLULAMS SHALL BE PRESSURE TREATED 24F-V3 GLUED LAMINATED TIMBER AS MANUFACTURED BY ANTHONY FOREST PRODUCTS, OR APPROVED ALTERNATE.

10. DURING CONSTRUCTION, PROVIDE TEMPORARY BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR/INTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE. TRUSSES TO BE BRACED IN ACCORDANCE WITH BCSI 1-08, "THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" AND RELATED SUMMARY SHEETS.

11. UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.

12. PROVIDE $^{1}/_{2}$"ø ANCHOR BOLT AT SILL PLATE, @ 4'-0" O.C. & 12" MAX FROM ENDS, UNLESS NOTED OTHERWISE.

13. ALL FASTENERS AND CONNECTORS AT THE EXTERIOR WALLS TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHERWISE FRT RATED.

14. ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
    8d = 0.131"ø
    10d = 0.148"ø
    16d = 0.162"ø

WOOD STUD WALL SCHEDULE NOTES:

1. 2x4 AND 2x6 STUD MATERIAL:
   COMMERCIAL GRADE..... #2
   SPECIES..... SPRUCE-PINE-FIR
   GRADING RULES AGENCY..... NLGA
   MOISTURE CONTENT..... ≤ 19%
   (Fb=875 psi; Fc parallel=1150 psi; E=1400 ksi)

2. MID-POINT BLOCKING: AT FLOOR LOAD BEARING WALLS, A MINIMUM OF (1)2x4 OR (1)2x6 STUD IS REQUIRED MID-WAY BETWEEN FLOOR TRUSSES IN WALLS WHERE TRUSSES ARE PERPENDICULAR TO WALLS. SEE FRAMING PLANS FOR TRUSS ORIENTATION.

3. LOAD BEARING STUD WALLS TO HAVE 2x4 OR 2x6 DOUBLE TOP PLATES AND 2x4 OR 2x6 SINGLE BOTTOM PLATES. MATERIAL FOR PLATES TO BE NO. 2 SOUTHERN PINE P.T. FOR SILL PLATE IN CONTACT WITH FOUNDATION, AND NO. 2 SPRUCE-PINE-FIR FOR PLATES ABOVE GROUND LEVEL. PROTECT ALL WOOD FRAMING FROM MOISTURE ON THE JOBSITE. IT IS RECOMMENDED THAT ALL HORIZONTAL PLATES HAVE A MOISTURE CONTENT OF 15% OR LESS TO REDUCE SHRINKAGE EFFECTS.

4. NON-LOAD BEARING WALLS THAT ARE NOT SHEAR WALLS SHALL BE STANDARD GRADE SPF OR BETTER @ 24" O.C. MAX. WITH SINGLE UTILITY TOP & SINGLE UTILITY BOTTOM PLATE. SILL PLATE IN CONTACT WITH FOUNDATION SHALL BE NO. 3 SOUTHERN PINE PT.

5. ALL WOOD POSTS & STUDS INDICATED IN THIS SCHEDULE ARE DESIGNED WITH THE ASSUMPTION THAT SHEATHING (EITHER GYPSUM OR OSB/PLYWOOD) IS ATTACHED TO ONE (1) 1⅜" WIDE FACE OF EACH STUD CONTINUOUSLY PER THE INDICATED ATTACHMENT SPACING IN THE FINAL CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE TEMPORARY BRACING UNTIL ALL ELEMENTS SHOWN ARE IN PLACE

6. EACH LAYER OF MULTIPLE STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. STUD POST SIZE SHALL MATCH STUD WALL SIZE, EXCEPT AS NOTED ON PLAN.

7. CUTTING, NOTCHING, AND BORING OF ALL LOAD BEARING STUDS SHALL NOT EXCEED A DEPTH OF 25% OF THE STUD WIDTH ($^{7}/_{8}$" FOR 2x4 STUDS, 1$^{3}/_{8}$" FOR 2x6 STUDS), AND ALL AFFECTED STUDS SHALL BE REINFORCED WITH A SIMPSON SS STUD SHOE. NOTCHES OR BORED HOLES EXCEEDING 25% OF STUD WIDTH AND LESS THAN 50% SHALL BE REINFORCED WITH A SIMPSON HSS STUD SHOE. AS AN ALTERNATIVE TO USING STUD SHOES, AT ALL NOTCHED OR BORED STUDS THE NUMBER OF STUDS AT THE LOCATION OF THE NOTCHING OR BORING SHALL BE DOUBLED (≤ 25% NOTCH/BORED) OR TRIPLED (25%-50% NOTCH/BORED). ALL BORES SHOULD BE LOCATED AS CLOSE TO THE CENTERLINE OF THE STUD AS POSSIBLE. NO MORE THAN TWO SUCCESSIVE STUD GROUPS SHALL BE CUT, NOTCHED, OR BORED. CONTACT THE STRUCTURAL ENGINEER OF RECORD AT LOCATIONS REQUIRING LARGER NOTCHES OR BORES. POSTS SHALL NOT BE CUT, NOTCHED, OR BORED UNLESS SPECIFICALLY NOTED IN THESE DRAWINGS.

WOOD STRUCTURAL PANEL ROOF SHEATHING NAILING SCHEDULE			ROOF FASTENING ZONES (C)		
			(1)	(2)	(3)
			FASTENING SCHEDULE (inches on center)		
THICKNESS	NAILS	PANEL LOCATION			
1/2" OR LESS	8d COMMON	PANEL EDGE (a)	6	4 (b)	3 (b)
		PANEL FIELD	6	6 (b)	3 (b)
19/32" OR GREATER	10d COMMON	PANEL EDGE (a)	6	4 (b)	3 (b)
		PANEL FIELD	6	6 (b)	3 (b)

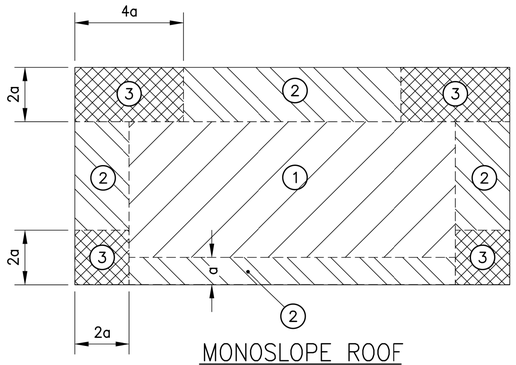
(a) EDGE SPACING ALSO APPLIES OVER ROOF FRAMING AT GABLE END WALLS.

(b) USE RING-SHANK NAILS IN THIS ZONE.

(c) THE ROOF FASTENING ZONES CORRESPOND TO THE C&C WIND ZONE DIAGRAMS

TYP. ROOF FASTENING SCHEDULE

SCALE: N.T.S.



MONOSLOPE ROOF

TYP. UNMARKED HEADER SCHEDULE			
SPAN LESS THAN	2x4 LOAD BEARING WALLS	2x6 LOAD BEARING WALLS	NON LOAD BEARING WALLS
3'-0"	(2)2x8*	(3)2x6*	(2)2x6*
4'-0"	(2)2x10*	(3)2x8*	(2)2x8*
5'-0"	(2)2x12**	(3)2x10*	(2)2x8*
7'-6"	(2)1¾"x9½"LVL**	(2)1¾"x9½"LVL**	(2)2x8*
9'-0"	(2)1¾"x11⅞"LVL**	(3)1¾"x9½"LVL**	(2)2x8*

PROVIDE FULL-HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING, (2)KING STUDS MIN.
*PROVIDE (1) JACK STUD MIN.
**PROVIDE (2) JACK STUDS MIN.

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2$^{1}/_{2}$" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2$^{1}/_{2}$" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1$^{1}/_{4}$" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3$^{1}/_{2}$" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3$^{1}/_{2}$" × 0.135") 3-16d (3$^{1}/_{2}$" × 0.135")	—
	Wall		
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½" x 0.135")	12" o.c.
9	Built-up header, two pieces with $^{1}/_{2}$" spacer	16d (3$^{1}/_{2}$" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3$^{1}/_{2}$" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2$^{1}/_{2}$" × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3$^{1}/_{2}$" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3$^{1}/_{2}$" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3$^{1}/_{2}$" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2$^{1}/_{2}$" × 0.113") or 2-16d (3$^{1}/_{2}$" × 0.135")	— —
18	Top or sole plate to stud, end nail	2-16d (3$^{1}/_{2}$" × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 2 staples 1$^{3}/_{4}$"	— —
21	1" × 6" sheathing to each bearing, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 2 staples 1$^{3}/_{4}$"	— —
22	1" × 8" sheathing to each bearing, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 3 staples 1$^{3}/_{4}$"	— —
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2$^{1}/_{2}$" × 0.113") 4 staples 1$^{3}/_{4}$"	— —
	Floor		
24	Joist to sill or girder, toe nail	3-8d (2$^{1}/_{2}$" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2$^{1}/_{2}$" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 2 staples 1$^{3}/_{4}$"	— —
28	2" subfloor to joist or girder, blind and face nail	2-16d (3$^{1}/_{2}$" × 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3$^{1}/_{2}$" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3$^{1}/_{2}$" × 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b, c, e]	SPACING OF FASTENERS	
			Edges (inches)[i]	Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	$^{3}/_{8}$" - $^{1}/_{2}$"	6d common (2" × 0.113") nail (subfloor, wall)[f] 8d common (2$^{1}/_{2}$" × 0.131") nail (roof)[f]	6	12[g]
33	$^{19}/_{32}$" - 1"	8d common nail (2$^{1}/_{2}$" × 0.131")	6	12[g]
34	1$^{1}/_{8}$" - 1$^{1}/_{4}$"	10d common (3" × 0.148") nail or 8d (2$^{1}/_{2}$" × 0.131") deformed nail	6	12
	Other wall sheathing[h]			
35	$^{1}/_{2}$" structural cellulosic fiberboard sheathing	1$^{1}/_{2}$" galvanized roofing nail, $^{7}/_{16}$" crown or 1" crown staple 16 ga., 1$^{1}/_{4}$" long	3	6
36	$^{25}/_{32}$" structural cellulosic fiberboard sheathing	1$^{3}/_{4}$" galvanized roofing nail, $^{7}/_{16}$" crown or 1" crown staple 16 ga., 1$^{1}/_{2}$" long	3	6
37	$^{1}/_{2}$" gypsum sheathing[d]	1$^{1}/_{2}$" galvanized roofing nail; staple galvanized, 1$^{1}/_{2}$" long; 1$^{1}/_{4}$ screws, Type W or S	7	7
38	$^{5}/_{8}$" gypsum sheathing[d]	1$^{3}/_{4}$" galvanized roofing nail; staple galvanized, 1$^{3}/_{4}$" long; 1$^{5}/_{8}$" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^{3}/_{4}$" and less	6d deformed (2" × 0.120") nail or 8d common (2$^{1}/_{2}$" × 0.131") nail	6	12
40	$^{7}/_{8}$" - 1"	8d common (2$^{1}/_{2}$" × 0.131") nail or 8d deformed (2$^{1}/_{2}$" × 0.120") nail	6	12
41	1$^{1}/_{8}$" - 1$^{1}/_{4}$"	10d common (3" × 0.148") nail or 8d deformed (2$^{1}/_{2}$" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $^{7}/_{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2$^{1}/_{2}$" × 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

ISSUED FOR CONSTRUCTION

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GENERAL NOTES AND SPECIFICATION 02

2908 MOON STATION RD NW, KENNESAW GA-30144

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11/06/24
11/11/24
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Drawn By: MGK
Checked By:
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S2.0

NOTES AND SCHEDULE:

F2X2: 24"X24"X12" WITH 3#4 EACH WAY BOTTOM BARS. 2#4 HOOKED DOWELS OUT FOR THE PIER PR. FOR THE 16"X16" CMU PIER PR. 15"X15"X3" PT SILL PLATE WITH 5/8"D AND 7" LONG MINIMUM ANCHOR BOLT @32" OC. USE 2-1/2" DIA WASHER FOR THE ANCHOR BOLT. SEE ARCHITECTURAL FOR THE HEIGHT AND ELEVATION.

F1: 20"WX12"D CONTINUOUS FOOTING W/3#4 CONTINUOUS REBARS. FOR THE 8" CMU WALL W1. #5 DOWELS OUT@32" OC FOR THE NEW CMU. EXISTING CMU AND OR BRICKS SUPPORTING FOUNDATIONS ARE NOT STRUCTURALLY ADEQUATE. REPLACE THE ENTIRE FOUNDATION AS SPECIFIED IN HERE.

P1: WOOD POST 6X6 TYPICAL. USE ABWZ SIMPSON POST BASE FOR THE LATERAL RESISTANCE. AND USE SIMPSON BCS AT THE POST-BEAM CONNECTION. SEE ARCHITECTURAL FOR THE HEIGHT AND ELEVATION AND THE BOX DECORATION.

P2: 3-2X6 STUD PACK OR 6X6 POSTS.

PR: NEW 16"X16" CMU PIER WITH 2#4 BARS DOWEL THRU THE 2 CELLS SHALL BE FILLED WITH 3000PSI GROUT. TWO-5/8" DIA ANCHOR BOLTS SHALL BE ANCHORED INTO THESE CELLS. 7" LONG MINIMUM ANCHOR BOLT. USE 2-1/2" DIA WASHER FOR THE ANCHOR BOLT. SEE ARCHITECTURAL FOR THE HEIGHT AND ELEVATION. REPLACE EXISTING ANY PIERS AND FOLLOW THE NEW LAYOUT.

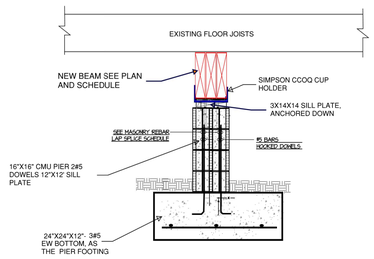
W1: 8" BOUNDARY CMU WALL AT FOUNDATION TO MAIN FLOOR, JUST THE CRAWL SPACE. POUR 3000PSI GROUT AT FILLED CELLS WITH #5 BARS @32"OC. EXISTING 2X4 @16"OC STUD WALL ABOVE THE SILL PLATE AT MAIN FLOOR LEVEL REMAIN UNCHANGED, HOWEVER REPLACE AND OR REPAIR THE DAMAGED SILL PLATE AND THE DAMAGED STUDS.

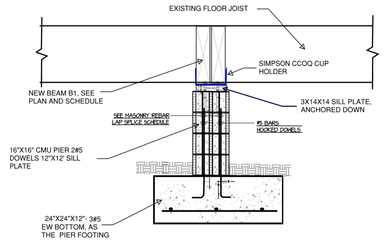
W2: INTERIOR WALLS 2X4 @16"OC STUD WALL ABOVE THE SILL PLATE AT MAIN LEVEL .

B11: USE 3-2X12 BY HOLDING DOWN WITH SIMPSON BRACKET PA51 OR WITH HTT4.

B12: 2-2X12 OR 3-2X10 SP#2 PT.

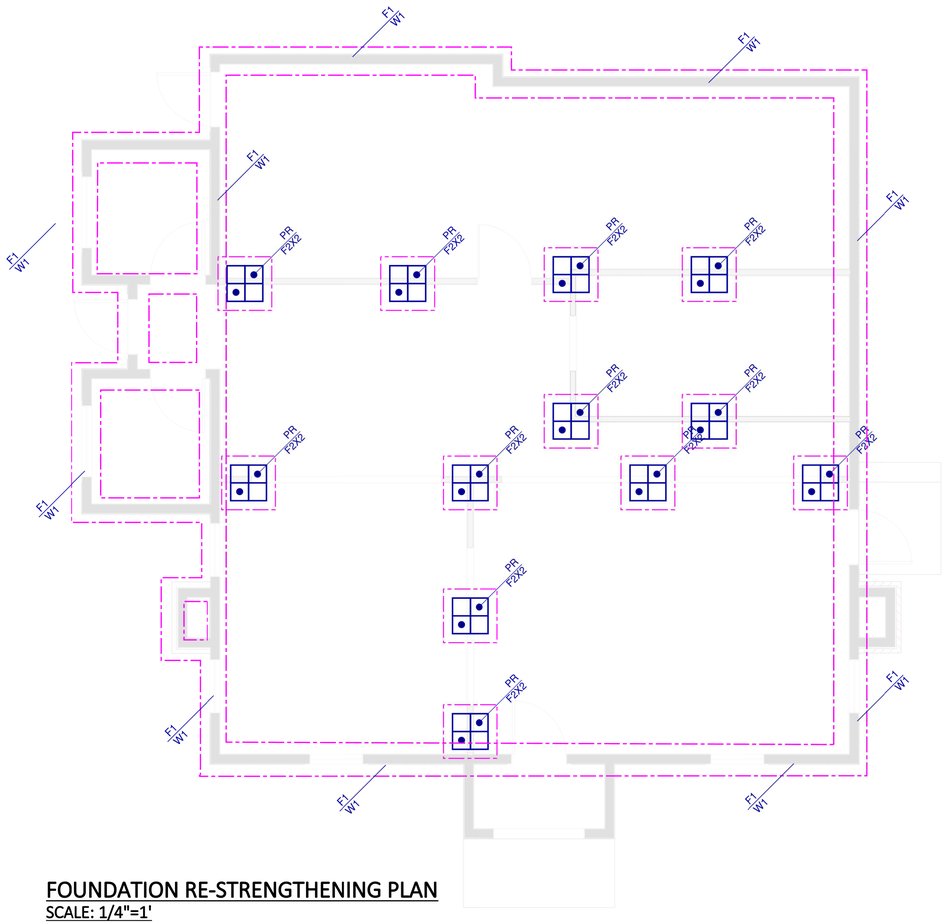
PLEASE VERIFY THE ARCHITECTURAL DRAWING FOR ALL THE REQUIRED DIMENSION.



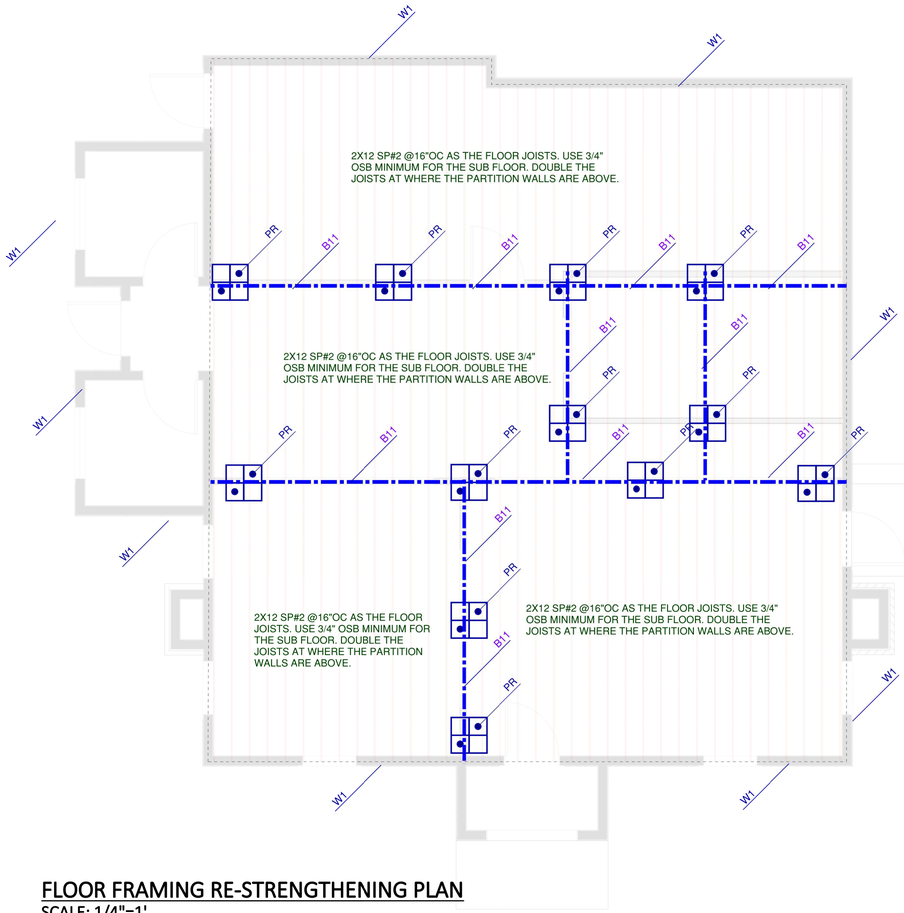


OR

TYP: CMU PIER FOOTING SUPPORTING WOOD BEAM



FOUNDATION RE-STRENGTHENING PLAN
SCALE: 1/4"=1'



FLOOR FRAMING RE-STRENGTHENING PLAN
SCALE: 1/4"=1'

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE036569 — 9/11/24 — COMMONWEALTH OF MURRAY
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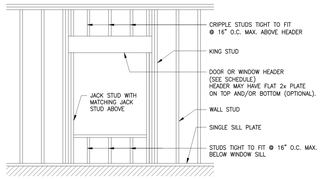
FOUNDATION AND FRAMING RE-STRENGTHENING PLAN

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

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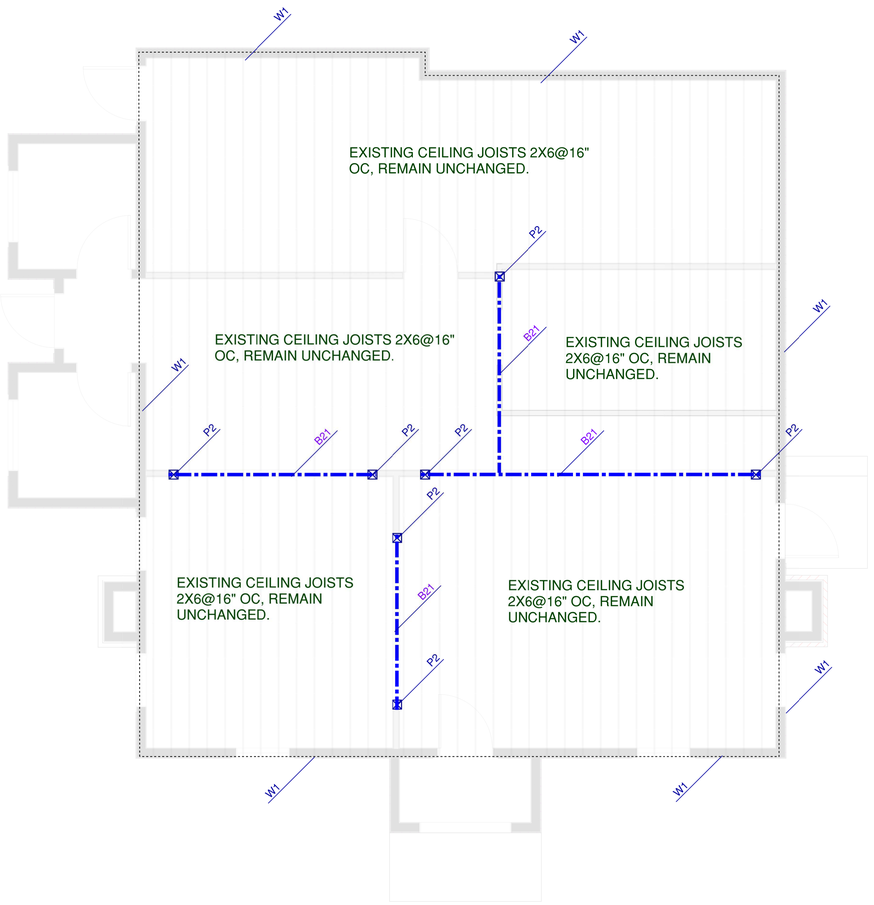
WOOD JACK/KING STUD SCHEDULE (U.N.O.)			
	STUDS	JACK STUD	KING STUD
	(5) GANGED STUDS	(2) STUDS	(3) STUDS
	(4) GANGED STUDS	(2) STUDS	(2) STUDS
	(3) GANGED STUDS	(1) STUDS	(2) STUD
	(2) GANGED STUDS	(1) STUDS	(1) STUDS

TYP. WOOD FRAMING AT OPENING

SCALE: N.T.S.

TYP. UNMARKED HEADER SCHEDULE			
SPAN LESS THAN	2x4 LOAD BEARING WALLS	2x6 LOAD BEARING WALLS	NON LOAD BEARING WALLS
3'-0"	(2)2x6*	(3)2x6*	(2)2x6*
4'-0"	(2)2x10*	(3)2x8*	(2)2x8*
5'-0"	(2)2x12**	(3)2x10*	(2)2x8*
7'-6"	(2)1¾"x9¼"LVL**	(2)1¾"x9¼"LVL**	(2)2x8*
9'-0"	(2)1¾"x11⅞"LVL**	(3)1¾"x9¼"LVL**	(2)2x8*

PROVIDE FULL-HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING, (2)KING STUDS MIN.
*PROVIDE (1) JACK STUD MIN.
**PROVIDE (2) JACK STUDS MIN.



CEILING FRAMING RE-STRENGTHENING PLAN

SCALE: 1/4"=1'

NOTES FOR RE-STRENGTHENING THE ROOF:
EXISTING ROOF RAFTERS AND FRAMING SHALL BE SATISFIED AS PER FOLLOWING:

1. ALL ROOF RAFTERS ARE 2X6 SP#2@16"OC. UNLESS NOTED OTHER WAYS. IF RAFTERS SPAN EXCEEDS 8'-0". PROVIDE PURLIN BRACING 2-2X8 SP#2 CONTINUOUS AND PURLIN 2-2X4 @4'OC.

2. ALL RIDGE BOARDS, VALLEY RAFTERS AND HIP RAFTERS SHALL BE 2-2X6 SP#2. UNLESS NOTED OTHERWAYS.

3. SUPPORT ALL RIDGE BOARD AT THE ENDS AND @6'OC BY 2-2X4 OVER LOAD BEARING WALLS/BEAMS TYPICAL. SUPPORT ALL HIP AND VALLEY RAFTERS AT THE ENDS AND @6'OC BY 2-2X4 OVER LOAD BEARING WALLS/BEAMS TYPICAL.

4. IF LENGTH OF ANY ROOF JACK EXCEEDS 8'-0", PROVIDE HORIZONTAL TIE USING 1-2X8 AT MID HEIGHT OF THE ROOF JACK. THE OTHER END OF HORIZONTAL TIE SHOULD BE ATTCHED TO ANOTHER ROOF TIE OR ANY HOUSING FRAMING MEMBER.

5. ALL POINT LOADS MUST BE STACKED DOWN TO THE FOUNDATION

6. ALL ROOF PITCHES AND OTHER ROOF GEOMETRY ABOVE ARE PER ARCHITECTURER PLAN.

7. ALL THE DORMER WALL, CEILING AND RAFTERS SHALL BE 2X6@16"OC. PLEASE FIELD VERIFY THE LOCATIONS OF DORMER.

NOTES AND SCHEDULE:

P1: WOOD POST 6X6 TYPICAL. USE ABWZ SIMPSON POST BASE FOR THE LATERAL RESISTANCE. AND USE SIMPSON BCS AT THE POST-BEAM CONNECTION. SEE ARCHITECTURAL FOR THE HEIGHT AND ELEVATION AND THE BOX DECORATION.
P2: 3-2X6 STUD PACK OR 6X6 POSTS.
PR: NEW 16"X16" CMU PIER WITH 2#4 BARS DOWEL THRU THE 2 CELLS SHALL BE FILLED WITH 3000PSI GROUT. TWO-5/8" DIA ANCHOR BOLTS SHALL BE ANCHORED INTO THESE CELLS. 7" LONG MINIMUM ANCHOR BOLT. USE 2-1/2" DIA WASHER FOR THE ANCHOR BOLT. SEE ARCHITECTURAL FOR THE HEIGHT AND ELEVATION. REPLACE EXISTING ANY PIERS AND FOLLOW THE NEW LAYOUT.
W1: 8" BOUNDARY CMU WALL AT FOUNDATION TO MAIN FLOOR, JUST THE CRAWL SPACE. POUR 3000PSI GROUT AT FILLED CELLS WITH #5 BARS @32"OC. EXISTING 2X4 @16"OC STUD WALL ABOVE THE SILL PLATE AT MAIN FLOOR LEVEL REMAIN UNCHANGED, HOWEVER REPLACE AND OR REPAIR THE DAMAGED SILL PLATE AND THE DAMAGED STUDS.
B21: USE 3-(1.75)"X(14)" LVL BEAM SUPPORTED BY 4X6 OR 4-2X4 STUD PACK AND ECCQ SIMPSON BRACKET AT THE JOINT.
B22: USE 2-(1.75)"X(14)" LVL BEAM SUPPORTED BY 4X6 OR 4-2X4 STUD PACK AND ECCQ SIMPSON BRACKET AT THE JOINT.

PLEASE VERIFY THE ARCHITECTURAL DRAWING FOR ALL THE REQUIRED DIMENSION.

ISSUED FOR CONSTRUCTION

GEORGIA 5 PLASTERER 5 DRAWING 0 NUMBER 0 * 5117424 * PROFESSIONAL ENGINEER

ENGINEER

FLEACTO ENGINEERING

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CEILING ROOF RE-STRENGTHENING PLAN

2908 MOON STATION RD NW, KENNESAW GA-30144

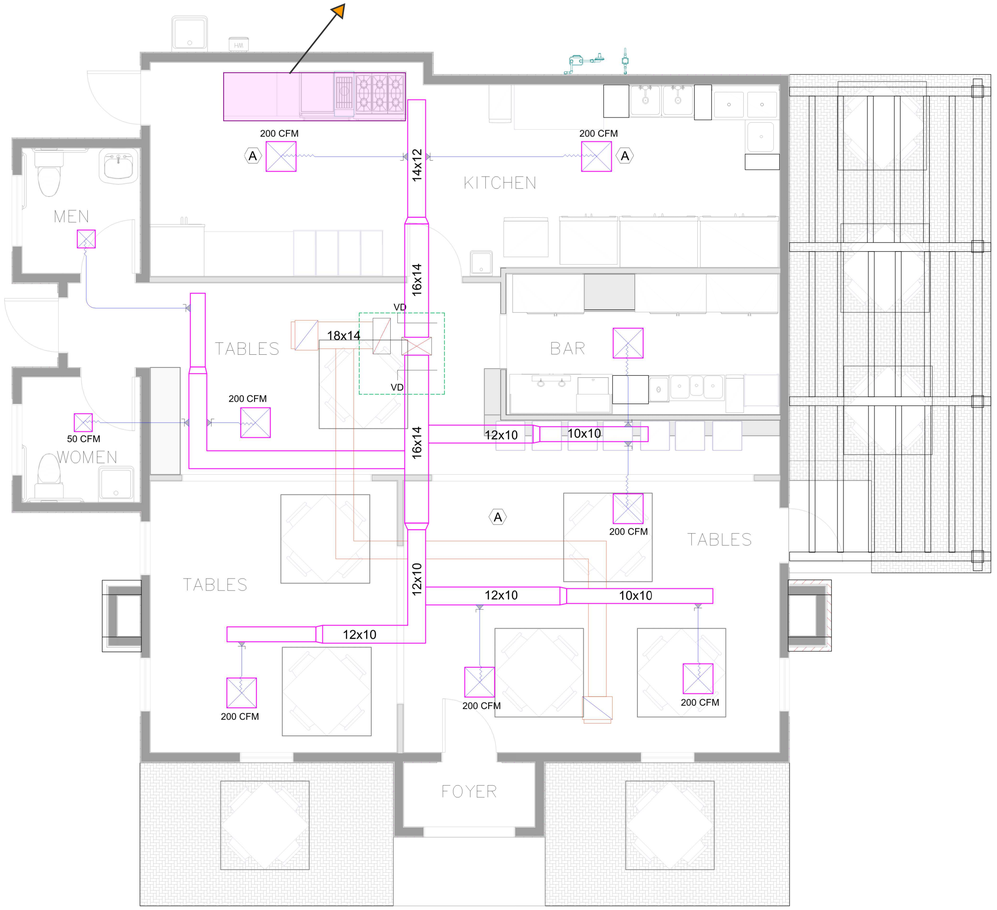
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Drawn By: MGK
Checked By:
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Project No: 24274-SMEP

S2.0

Kitchen hood plans are for
Reference Only
Separate Submittal is required by sub-contractors

NOTE:
-"Fire suppression hood system will be installed by 3rd party contractor with approved shop drawings per NFPA-96"
- All dimensions are to be Checked and verified on site



MECHANICAL LEGEND

	SUPPLY DUCT UP		PIPING DOWN
	SUPPLY DUCT DOWN		PIPING UP
	RETURN DUCT UP		TURNING VANES
	RETURN DUCT DOWN		VOLUME DAMPER
FD	FIRE DAMPER	C	CONDENSATE DRAIN
SD	SMOKE DAMPER	M	MOTORIZED DAMPER
C/D	COMB. FIRE/SMOKE DAMPER		BACKDRAFT DAMPER
BD	BACKDRAFT DAMPER	A	REMOTE ANNUNCIATOR
SD	SMOKE DETECTOR	S	REMOTE TEMP. SENSOR
	SPIN-IN WITH VOLUME DAMPER	T	THERMOSTAT
	45° RETURN DUCT TAP WITH VOL. DAMPER		FLEX DUCT
	DIFFUSER		LINEAR DIFFUSER WITH FLEX CONNECTION
	DIFFUSER WITH FLEX CONNECTION		ROUND DUCT UP
	GRILLE/REGISTER		ROUND DUCT DOWN
	SIDEWALL GRILLE/ REGISTER/ DIFFUSER		REDUCER
	CONNECT TO EXISTING		EXTENT OF DEMOLITION

ABBREVIATIONS

(D)	DEMOLITION	DN	DOWN
(E)	EXISTING	EA	EXHAUST AIR
(F)	FUTURE	EFF	EFFICIENCY
(R)	(RELOCATE)	EXH	EXHAUST
AAV	AUTOMATIC AIR VENT	MFR	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	N/A	NOT APPLICABLE
BAS	BUILDING AUTOMATIC SYSTEM	NTS	NOT TO SCALE
BDD	BACKDRAFT DAMPER	OA	OUTSIDE AIR
BFP	BACKFLOW PREVENTER	RA	RETURN AIR
BOB	BOTTOM OF BEAM	SA	SUPPLY AIR
BOD	BOTTOM OF DUCT	TCP	TEMPERATURE CONTROL PANEL
BOP	BOTTOM OF PIPE	TYP	TYPICAL
BOS	BOTTOM OF STRUCTURE	UNO	UNLESS NOTED OTHERWISE

GENERAL NOTES:

A. ALL WORK TO BE PERFORMED TO MEET ALL STATE, CITY & LOCAL CODE REQUIREMENTS.

B. ALL DUCTWORK TO BE CONSTRUCTED OF GALVANIZED METAL ACCORDING TO SMACNA STANDARDS.

C. ALL CONCEALED DUCTWORK AND PLENUMS TO BE WRAPPED WITH 1 1/2" FIBERGLASS INSULATION. INSULATION TO HAVE A DENSITY OF 1.0 PCF WITH A THERMAL CONDUCTIVITY (K-VALUE) NOT GREATER THAN 0.27 AT 75°F.

D. ALL WALL PATCHING TO BE BY THE GENERAL CONTRACTOR.

E. HVAC CONTRACTOR IS TO COORDINATE WITH OTHER TRADES BEFORE INSTALLING DUCTWORK. IF THE HVAC CONTRACTOR FAILS TO COORDINATE WITH OTHER TRADES AND THE WORK MUST BE ALTERED, THE HVAC CONTRACTOR WILL CHANGE IT AT HIS OWN EXPENSE.

F. ONCE THE SYSTEM IS COMPLETE AND ALL CEILING TILES ARE INSTALLED, THE SYSTEM FILTER SHALL BE CHANGED AND THE AIR SIDE SHALL BE BALANCED. SUBMIT ELECTRONIC COPY OF BALANCE REPORT TO ENGINEER FOR REVIEW.

G. COORDINATE THE EXACT LOCATION OF ALL GRILLES, REGISTERS & DIFFUSERS WITH ARCHITECTURAL REFLECTED CEILING PLAN. ALSO COORDINATE MOUNTING HEIGHTS OF FIXTURES.

H. HVAC CONTRACTOR IS TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THE BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.

I. DRAWINGS ARE SCHEMATIC IN NATURE. HVAC CONTRACTOR IS TO INCLUDE ANY ITEMS REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

J. HVAC CONTRACTOR TO FURNISH ALL PERMITS REQUIRED FOR HIS PORTION OF THE WORK.

K. HVAC CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR CONCERNING ELECTRICAL REQUIREMENTS BEFORE ORDERING ANY EQUIPMENT.

L. FLEXIBLE DUCTS SHALL BE WIREMOLD TYPE WGC, 1-1/2" INSULATION, & RATED AT 10" W.C WITH A MAXIMUM LENGTH OF 5'-0".

M. CONTRACTORS TO ENSURE THAT EXISTING THERMOSTATS ARE PROTECTED DURING CONSTRUCTION AND REUSED.

N. ALL MATERIALS ABOVE THE CEILING SHALL BE PLENUM RATED.

EXHAUST FAN SCHEDULE
BASED ON GREENHECK U.N.O

UNIT DATA				PERFORMANCE DATA								
TAG	MODEL	FUNCTION	FAN TYPE	CFM	ESP	RPM	DAMPER	BELT OR DIRECT	HP	FLA	VOLT	PH	COMMENTS
EF-1	SP-A110	GENERAL	CEILING	100	0.25	950	BDD	DIRECT	FRAC.	-	115	1	1

NOTES: 1. FAN TO RUN 24/7

TAG-NECK SIZE
CFM

AIR TERMINAL SCHEUDLE
BASED ON TITUS U.N.O.

D = DIFFUSER, G = GRILLE
R = REGISTER

UNIT DATA				PERFORMANCE DATA					
TAG	FUNCTION	MODEL	FACE SIZE	FRAME TYPE	MATERIAL	FINISH	BALANCE DAMPER	MAX N.C.	COMMENTS
D1	SUPPLY	OMNI	24" x 24"	LAY-IN	STEEL	WHITE	-	25	1,2
G1	RETURN	50F	24" x 24"	LAY-IN	ALUMINUM	WHITE	-	25	-
G2	RETURN	50F	24" x 12"	LAY-IN	ALUMINUM	WHITE	-	25	-
G3	RETURN	50F	12" x 12"	LAY-IN	ALUMINUM	WHITE	-	25	-

NOTES: 1. SUPPY DIFFUSERS TO BE INSULATED VIA FACTORY SYSTEM.
2. DUCT CONNECTION SIZE AS CALLED OUT ON PLANS.

GEORGIA REGISTERED 5 PROFESSIONAL ENGINEER 31714 24 No. PROFESSIONAL ENGINEER COMMONWEALTH OF NORTHERN MARIANA ISLANDS

ENGINEER

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MECHANICAL PLAN

2908 MOON STATION RD NW,
KENNESAW GA-30144

Revision:
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M1.0

MECHANICAL PLAN
SCALE: 1/4"=1'

ISSUED FOR CONSTRUCTION

SPECIFICATIONS - DIVISION 23 - HVAC

SECTION 230500 - GENERAL MECHANICAL REQUIREMENTS:

HVAC SUBCONTRACTOR SHALL PROVIDE AT BID TIME A BID TO PROVIDE PREVENTATIVE MAINTENANCE SERVICES FOR ONE YEAR.

FURNISH TO THE OWNER ALL OPERATING & MAINTENANCE MANUALS, RECORD DRAWINGS, TEST & BALANCE REPORT. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER REPRESENTATIVES FOR EMPLOYEE TRAINING REQUIREMENTS FOR ALL EQUIPMENT.

MECHANICAL CONTRACTOR SHALL SUBMIT COMPLIANCE CHECKLIST TO BUILDING OFFICIAL UPON SUBSTANTIAL COMPLETION OF PROJECT.
PROVIDE EQUIPMENT INDICATED ON THE DRAWINGS, AND AS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM.

DEFINITIONS:
FURNISH MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION.
INSTALL MEANS TO PLACE IN POSITION AND MAKE CONNECTIONS FOR SERVICE OR USE.
PROVIDE MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.

WARRANTY:
PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.
CONTRACTOR SHALL INCLUDE ONE YEAR WARRANTY ON OWNER FURNISHED EQUIPMENT. CONTRACTOR SHALL INCLUDE COSTS FOR RECEIVING, HANDLING, STORAGE, AND HOISTING OF OWNER FURNISHED EQUIPMENT.

COORDINATION:
COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

DUCT DIMENSIONS:
UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS.

TESTING AND BALANCING:
THE OWNER SHALL CONTRACT DIRECTLY WITH SUPERIOR INC. TO PROVIDE A THIRD PARTY TEST AND BALANCE OF THE HVAC SYSTEM. THE GC IS RESPONSIBLE FOR SCHEDULING THE TEST AND BALANCE. CONTACT SUPERIOR INC. (ERIC HOLCOMB) @ (800) 222-1819 AND (615) 479-1578 FOR COORDINATION AND SCHEDULING. IF THE SITE IS NOT READY WHEN SUPERIOR INC. ARRIVES AT THE SCHEDULED TIME, ALL COSTS REQUIRED FOR SUPERIOR TO RETURN TO THE SITE SHALL BE THE GC'S RESPONSIBILITY. TEST AND ADJUST ALL MECHANICAL SYSTEMS AND EQUIPMENT TO ASSURE PROPER BALANCE AND OPERATION. PERFORM TESTS IN ACCORDANCE WITH NBC AND ASHRAE STANDARDS. ELIMINATE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF CONTROLS. SUBMIT COMPLETED TEST AND BALANCE REPORT TO OWNER'S REPRESENTATIVE. BALANCING CONTRACTOR SHALL BE AN INDEPENDENT CERTIFIED TEST AND BALANCE CONTRACTOR, WITH NBC CERTIFICATION. BALANCE ALL SYSTEMS TO WITHIN 5% OF AIR FLOWS INDICATED ON THE DRAWINGS, AND REPORT ALL DISCREPANCIES TO HVAC INSTALLER FOR CORRECTION. MARK FINAL BALANCE POSITIONS ON DAMPERS WITH PERMANENT MARKER.

MAKE-UP AIR UNIT:
UNIT SHALL HAVE AN INTEGRAL DISCHARGE THERMOSTAT LINKED TO THE INTERNAL CONTROLS. THE HEATER SHALL BE SET TO MAINTAIN DUCT SUPPLY TEMPERATURE AT NO LESS THAN 65 DEG. F. (ADJ.).
HIGH LIMIT SWITCH SET TO 180 DEG. F.
INTAKE AIR SENSOR SET TO 10 DEG. F. (ADJ.) LOWER THAN DISCHARGE AIR SENSOR.

TEMPERATURE CONTROLS:
PROVIDE PROGRAMMABLE THERMOSTATS WITH REMOTE TEMPERATURE SENSORS AND REMOTE HUMIDISTATS COMPATIBLE WITH ROOFTOP UNIT. CONTROL WIRING SHALL BE INSTALLED IN CONDUIT. THERMOSTAT SHALL MEET SETPOINT ADJUSTMENT FOR UNOCCUPIED MODE: HEATING DOWN TO 55 DEGREES AND COOLING UP TO 85 DEGREES. PROVIDE INTERLOCK CONTROL WIRING BETWEEN HOOD EXHAUST FANS AND ROOFTOP UNITS.

END OF SECTION

SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS:
1. CERTIFIED TAB REPORTS.
B. TAB FIRM QUALIFICATIONS: NBC CERTIFIED.
C. TAB REPORT FORMS: STANDARD TAB CONTRACTOR'S FORMS APPROVED BY ARCHITECT.
PART 2 - PRODUCTS (NOT USED)
PART 3 - EXECUTION
3.1 EXAMINATION
A. EXAMINE THE CONTRACT DOCUMENTS TO BECOME FAMILIAR WITH PROJECT REQUIREMENTS AND TO DISCOVER CONDITIONS IN SYSTEMS' DESIGNS THAT MAY PRECLUDE PROPER TAB OF SYSTEMS AND EQUIPMENT.
B. EXAMINE THE APPROVED SUBMITTALS FOR HVAC SYSTEMS AND EQUIPMENT.
C. EXAMINE SYSTEMS FOR INSTALLED BALANCING DEVICES, SUCH AS TEST PORTS, GAGE COCKS, THERMOMETER WELLS, FLOW-CONTROL DEVICES, BALANCING VALVES AND FITTINGS, AND MANUAL VOLUME DAMPERS. VERIFY THAT LOCATIONS OF THESE BALANCING DEVICES ARE ACCESSIBLE.
D. EXAMINE SYSTEM AND EQUIPMENT INSTALLATIONS AND VERIFY THAT FIELD QUALITY-CONTROL TESTING, CLEANING, AND ADJUSTING SPECIFIED IN INDIVIDUAL SECTIONS HAVE BEEN PERFORMED.
E. EXAMINE HVAC EQUIPMENT AND FILTERS AND VERIFY THAT BEARINGS ARE GREASED, BELTS ARE ALIGNED AND TIGHT, AND EQUIPMENT WITH FUNCTIONING CONTROLS IS READY FOR OPERATION.
F. EXAMINE TERMINAL UNITS, SUCH AS VARIABLE-AIR-VOLUME BOXES, AND VERIFY THAT THEY ARE ACCESSIBLE AND THEIR CONTROLS ARE CONNECTED AND FUNCTIONING.
G. EXAMINE AUTOMATIC TEMPERATURE SYSTEM COMPONENTS TO VERIFY THE FOLLOWING:
1. DAMPERS, VALVES, AND OTHER CONTROLLED DEVICES ARE OPERATED BY THE INTENDED CONTROLLER.
2. DAMPERS AND VALVES ARE IN THE POSITION INDICATED BY THE CONTROLLER.
3. INTEGRITY OF DAMPERS AND VALVES FOR FREE AND FULL OPERATION AND FOR TIGHTNESS OF FULLY CLOSED AND FULLY OPEN POSITIONS. THIS INCLUDES DAMPERS IN MULTIZONE UNITS, MIXING BOXES, AND VARIABLE-AIR-VOLUME TERMINALS.
4. AUTOMATIC MODULATING AND SHUTOFF VALVES, INCLUDING TWO-WAY VALVES AND THREE-WAY MIXING AND DIVERTING VALVES, ARE PROPERLY CONNECTED.
5. THERMOSTATS AND HUMIDISTATS ARE LOCATED TO AVOID ADVERSE EFFECTS OF SUNLIGHT, DRAFTS, AND COLD WALLS.
6. SENSORS ARE LOCATED TO SENSE ONLY THE INTENDED CONDITIONS.
7. SEQUENCE OF OPERATION FOR CONTROL MODES IS ACCORDING TO THE CONTRACT DOCUMENTS.
8. CONTROLLER SET POINTS ARE SET AT INDICATED VALUES.
9. INTERLOCKED SYSTEMS ARE OPERATING.
10. CHANGEOVER FROM HEATING TO COOLING MODE OCCURS ACCORDING TO INDICATED VALUES.
H. REPORT DEFICIENCIES DISCOVERED BEFORE AND DURING PERFORMANCE OF TEST AND BALANCE PROCEDURES.
3.2 GENERAL PROCEDURES FOR TESTING AND BALANCING
A. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE", NBC, ASHRAE 111, NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS" OR SMACNA'S "HVAC SYSTEMS - TESTING, ADJUSTING, AND BALANCING" AND IN THIS SECTION.
B. CUT INSULATION, DUCTS, PIPES, AND EQUIPMENT CABINETS FOR INSTALLATION OF TEST PROBES TO THE MINIMUM EXTENT NECESSARY FOR TAB PROCEDURES. AFTER TESTING AND BALANCING, PATCH PROBE HOLES IN DUCTS WITH SAME MATERIAL AND THICKNESS AS USED TO CONSTRUCT DUCTS. INSTALL AND JOIN NEW INSULATION THAT MATCHES REMOVED MATERIALS. RESTORE INSULATION, COVERINGS, VAPOR BARRIER, AND FINISH.
C. MARK EQUIPMENT AND BALANCING DEVICES, INCLUDING DAMPER-CONTROL POSITIONS, VALVE POSITION INDICATORS, FAN-SPEED-CONTROL LEVERS, AND SIMILAR CONTROLS AND DEVICES, WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIAL TO SHOW FINAL SETTINGS.
3.3 GENERAL PROCEDURES FOR BALANCING AIR SYSTEMS
A. PREPARE SCHEMATIC DIAGRAMS OF SYSTEMS' "AS-BUILT" DUCT LAYOUTS.
B. FOR VARIABLE-AIR-VOLUME SYSTEMS, DEVELOP A PLAN TO SIMULATE DIVERSITY.
C. DETERMINE THE BEST LOCATIONS IN MAIN AND BRANCH DUCTS FOR ACCURATE DUCT AIRFLOW MEASUREMENTS.
D. VERIFY THAT MOTOR STARTERS ARE EQUIPPED WITH PROPERLY SIZED THERMAL PROTECTION.
E. CHECK FOR AIRFLOW BLOCKAGES.
F. CHECK CONDENSATE DRAINS FOR PROPER CONNECTIONS AND FUNCTIONING.
G. CHECK FOR PROPER SEALING OF AIR-HANDLING UNIT COMPONENTS.
H. CHECK FOR PROPER SEALING OF AIR DUCT SYSTEM.
3.4 TOLERANCES
A. SET HVAC SYSTEM AIRFLOW AND WATER FLOW RATES WITHIN THE FOLLOWING TOLERANCES:
1. SUPPLY, RETURN, AND EXHAUST FANS AND EQUIPMENT WITH FANS: PLUS OR MINUS 5 PERCENT.
2. AIR OUTLETS AND INLETS: PLUS OR MINUS 10 PERCENT.

END OF SECTION

SECTION 230700 - HVAC INSULATION

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. QUALITY ASSURANCE: LABELED WITH MAXIMUM FLAME-SPREAD INDEX OF 25 AND MAXIMUM SMOKE-DEVELOPED INDEX OF 50 ACCORDING TO ASTM E 84.
PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. SURFACE-BURNING CHARACTERISTICS:
1. INDOOR INSULATION AND RELATED MATERIALS: TO BE FACTORY LABELED DESIGNATING MAXIMUM FLAME-SPREAD INDEX OF 25 OR LESS, AND SMOKE-DEVELOPED INDEX OF 50 OR LESS ACCORDING TO ASTM E 84.
2.2 INSULATION MATERIALS
A. FLEXIBLE ELASTOMERIC: CLOSED-CELL, SPONGE- OR EXPANDED-RUBBER MATERIALS. COMPLY WITH ASTM C 534, TYPE I FOR TUBULAR MATERIALS AND TYPE II FOR SHEET MATERIALS.
B. MINERAL-FIBER BLANKET INSULATION: COMPLY WITH ASTM C 553, TYPE II AND ASTM C 1290, TYPE I.
1. FSK JACKET: ALUMINUM-FOIL, FIBERGLASS-REINFORCED SCRIM WITH KRAFT-PAPER BACKING; COMPLYING WITH ASTM C 1136, TYPE II.
2. FSK TAPE: FOIL-FACE, VAPOR-RETARDER TAPE MATCHING FACTORY-APPLIED JACKET WITH ACRYLIC ADHESIVE; COMPLYING WITH ASTM C 1136.
C. MINERAL-FIBER, PIPE AND TANK INSULATION: COMPLYING WITH ASTM C 1393, TYPE II OR TYPE IIIA CATEGORY 2, OR WITH PROPERTIES SIMILAR TO ASTM C 612, TYPE IB; AND HAVING FACTORY-APPLIED ASJ JACKET. NOMINAL DENSITY IS 2.5 LB/CU. FT. OR MORE. THERMAL CONDUCTIVITY (K-VALUE) AT 100 DEG F IS 0.29 BTU X IN./H X SQ. FT. X DEG F OR LESS.
1. ASJ: WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING; COMPLYING WITH ASTM C 1136, TYPE I.
2. ASJ TAPE: WHITE VAPOR-RETARDER TAPE MATCHING FACTORY-APPLIED JACKET WITH ACRYLIC ADHESIVE, COMPLYING WITH ASTM C 1136.
D. FLEXIBLE ELASTOMERIC ADHESIVE: COMPLY WITH MIL-A-24179A, TYPE II, CLASS I.
E. MINERAL-FIBER ADHESIVE: COMPLY WITH MIL-A-3316C, CLASS 2, GRADE A.
F. VAPOR-BARRIER MASTIC: WATER BASED; SUITABLE FOR INDOOR AND OUTDOOR USE ON BELOW AMBIENT SERVICES; COMPLY WITH MIL-PRF-19565C, TYPE II.
PART 3 - EXECUTION
3.1 INSULATION INSTALLATION
A. COMPLY WITH REQUIREMENTS OF THE MIDWEST INSULATION CONTRACTORS ASSOCIATION'S "NATIONAL COMMERCIAL & INDUSTRIAL INSULATION STANDARDS" FOR INSULATION INSTALLATION ON PIPES AND EQUIPMENT.
B. INSULATION INSTALLATION AT INTERIOR WALL AND PARTITION PENETRATIONS (THAT ARE NOT FIRE RATED): INSTALL INSULATION CONTINUOUSLY THROUGH WALLS AND PARTITIONS.
C. INSULATION INSTALLATION AT FIRE-RATED WALL, PARTITION, AND FLOOR PENETRATIONS: INSTALL INSULATION CONTINUOUSLY THROUGH PENETRATIONS. SEAL PENETRATIONS. COMPLY WITH REQUIREMENTS IN SECTION 078400.
D. FLEXIBLE ELASTOMERIC INSULATION INSTALLATION:
1. SEAL LONGITUDINAL SEAMS AND END JOINTS WITH ADHESIVE TO ELIMINATE OPENINGS IN INSULATION THAT ALLOW PASSAGE OF AIR TO SURFACE BEING INSULATED.
2. INSULATION INSTALLATION ON PIPE FITTINGS AND ELBOWS: INSTALL MITERED SECTIONS OF PIPE INSULATION. SECURE INSULATION MATERIALS AND SEAL SEAMS WITH ADHESIVE TO ELIMINATE OPENINGS IN INSULATION THAT ALLOW PASSAGE OF AIR TO SURFACE BEING INSULATED.
E. MINERAL-FIBER INSULATION INSTALLATION:
1. INSULATION INSTALLATION ON STRAIGHT PIPES AND TUBES: WHERE VAPOR BARRIERS ARE INDICATED, SEAL LONGITUDINAL SEAMS, END JOINTS, AND PROTRUSIONS WITH VAPOR-BARRIER MASTIC AND JOINT SEALANT.
2. FOR INSULATION WITH FACTORY-APPLIED JACKETS ON ABOVE AMBIENT SURFACES, SECURE LAPS WITH OUTWARD CLINCHED STAPLES AT 6 INCHES O.C.
3. FOR INSULATION WITH FACTORY-APPLIED JACKETS ON BELOW AMBIENT SURFACES, DO NOT STAPLE LONGITUDINAL TABS BUT SECURE TABS WITH ADDITIONAL ADHESIVE AS RECOMMENDED BY INSULATION MATERIAL MANUFACTURER AND SEAL WITH VAPOR-BARRIER MASTIC AND FLASHING SEALANT.
4. BLANKET INSULATION INSTALLATION ON DUCTS AND PLENUMS: SECURE WITH ADHESIVE AND INSULATION PINS.
5. FOR DUCTS AND PLENUMS WITH SURFACE TEMPERATURES BELOW AMBIENT, INSTALL A CONTINUOUS UNBROKEN VAPOR BARRIER.
F. PLENUMS AND DUCTS REQUIRING INSULATION:
1. CONCEALED SUPPLY AIR.
2. CONCEALED AND EXPOSED OUTDOOR AIR.
3. CONCEALED AND EXPOSED RETURN AIR LOCATED IN NONCONDITIONED SPACE.
3.2 DUCT AND PLENUM INSULATION SCHEDULE
RETAIN " ONE OF" OPTION IN PARAGRAPHS IN THIS ARTICLE TO ALLOW CONTRACTOR TO SELECT PIPING MATERIALS FROM THOSE RETAINED.
A. CONCEALED DUCT INSULATION SHALL BE 1-1/2" THICK MINERAL-FIBER BLANKET WITH A 1.5-LB/CU. FT. NOMINAL DENSITY.
3.3 HVAC PIPING INSULATION SCHEDULE
A. CONDENSATE PIPING: INSULATION SHALL BE 1" THICK FLEXIBLE ELASTOMERIC.
B. REFRIGERANT PIPING: INSULATION SHALL BE 1" THICK FLEXIBLE ELASTOMERIC.

END OF SECTION

SECTION 232300 - REFRIGERANT PIPING

PART 2 - PRODUCTS
2.1 TUBES AND FITTINGS
A. COPPER TUBE: ASTM B 88, TYPE K OR TYPE L, ANNEALED OR DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
B. WROUGHT-COPPER FITTINGS AND UNIONS: ASME B16.22.
C. SOLDER FILLER METALS: ASTM B 32. USE 95-5 TIN ANTIMONY OR ALLOY HB SOLDER TO JOIN COPPER SOCKET FITTINGS ON COPPER PIPE.
D. BRAZING FILLER METALS: AWS A5.8.
2.2 VALVES AND SPECIALTIES
A. AS REQUIRED BY THE KITCHEN EQUIPMENT MANUFACTURER.
PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL REFRIGERANT PIPING AND CHARGE WITH REFRIGERANT ACCORDING TO ASHRAE 15.
B. INSTALL REFRIGERANT PIPING AS REQUIRED BY THE KITCHEN EQUIPMENT MANUFACTURER.

END OF SECTION

SECTION 233100 - HVAC DUCTS AND CASINGS

PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
B. STRUCTURAL PERFORMANCE: DUCT HANGERS AND SUPPORTS SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS DESCRIBED IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE".
C. COMPLY WITH NFPA 96 FOR DUCTS CONNECTED TO COMMERCIAL KITCHEN HOODS.
2.2 DUCTS
A. ELECTROGALVANIZED-STEEL SHEET: ASTM A 879
1. PAINTLOK/PAINTLOCK OR EQUAL.
B. GENERAL DUCTWORK SHALL BE GALVANIZED STEEL, ASTM A653/A635M, CONSTRUCTED TO THE GAUGE AND CORRESPONDING REINFORCING SCHEDULE AS INDICATED IN THE LATEST EDITION OF SMACNA.
C. TYPE 1 KITCHEN EXHAUST DUCTWORK
1. FACTORY-BUILT COMMERCIAL KITCHEN GREASE DUCT:
a. INSTALL REDUCED CLEARANCE, ROUND, DOUBLE-WALL GREASE DUCT AS SPECIFIED MEETING UL 1978 REQUIREMENTS. REFER TO KITCHEN EQUIPMENT SUPPLIER DRAWINGS FOR REQUIREMENTS.
b. DUCTWORK AND FITTINGS FURNISHED BY OWNER FOR INSTALLATION BY THIS CONTRACTOR.
c. NO FIRE WRAP SHALL BE REQUIRED FOR THIS INSTALLATION.
D. TYPE 2 KITCHEN EXHAUST DUCTWORK: 18 GAUGE ALUMINUM OR STAINLESS STEEL. SEAMS SHALL BE CONTINUOUSLY WELDED LIQUID TIGHT.
E. JOINT AND SEAM TAPE, AND SEALANT: COMPLY WITH UL 181A. PROVIDE POLYMERIC RUBBER TYPE SEALANT FOR USE ON BOTH INTERIOR LOCATED DUCTWORK AND DUCTWORK EXPOSED TO OUTDOOR CONDITIONS. SEALER SHALL HAVE HIGH BONDING STRENGTH FOR SURE, FIRST TIME SEALING OF JOINTS IN LOW, MEDIUM, AND HIGH PRESSURE DUCT SYSTEMS. SEALER SHALL BE HIGH IN SOLID CONTENT. PROVIDE A TWO PART TAPE SEALING SYSTEM, CONSISTING OF WOVEN FIBER TAPE IMPREGNATED WITH A GYPSUM MINERAL COMPOUND, AND A MODIFIED ACRYLIC/SILICONE ACTIVATOR THAT REACTS EXOTHERMICALLY WITH THE TAPE. TWO PART TAPE SEALING SYSTEM MUST BE RATED FOR BOTH INDOOR AND OUTDOOR APPLICATION. TAPE SHALL NOT CONTAIN ASBESTOS.
F. METAL DUCT FABRICATION: COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
2.3 ACCESSORIES
A. VOLUME DAMPERS AND CONTROL DAMPERS: SINGLE-BLADE AND MULTIPLE OPPOSED-BLADE DAMPERS, STANDARD LEAKAGE RATING, HEAVY DUTY, AND SUITABLE FOR HORIZONTAL OR VERTICAL APPLICATIONS; FACTORY FABRICATED AND COMPLETE WITH REQUIRED HARDWARE AND ACCESSORIES.
2. ROUND VOLUME DAMPERS: PROVIDE MINIMUM 20 GAUGE GALVANIZED STEEL FRAME AND BLADES, MINIMUM 3/8" SQUARE STEEL AXLE, MOLDED SYNTHETIC BEARINGS, WITH LOCKING POSITION REGULATOR. REGULATOR SHALL BE POSITIONED WITH SHEET METAL BRACKET BEYOND DUCT COVERING. WHERE POSITIONING REGULATOR IS NOT ACCESSIBLE, PROVIDE COUPLING AND EXTENSION ROD WITH REGULATOR FOR CEILING OR WALL INSTALLATION, AS REQUIRED.
3. RECTANGULAR VOLUME DAMPERS: PROVIDE MINIMUM 16 GAUGE GALVANIZED STEEL CHANNEL FRAME, 16 GAUGE GALVANIZED STEEL BLADES, MINIMUM ½" HEXAGONAL AXLE, BOLDED SYNTHETIC BEARINGS, WITH 3/8" SQUARE PLATED STEEL CONTROL SHAFT. LINKAGES SHALL BE CONCEALED IN THE FRAME. OPERATING SHAFT SHALL EXTEND BEYOND FRAME AND DUCT TO A LOCKING QUADRANT WITH ADJUSTABLE LEVER. MAXIMUM BLADE WIDTH SHALL NOT EXCEED 6".
B. FLEXIBLE DUCT CONNECTORS: FLAME-RETARDED OR NONCOMBUSTIBLE FABRICS, COATINGS, AND ADHESIVES COMPLYING WITH UL 181, CLASS 1. CONNECTOR TO BE 30 OUNCE, NEOPRENE COATED, FIBERGLASS FABRIC.
C. FLEXIBLE DUCTS: FACTORY ASSEMBLED, UL 181, CLASS 1, WITH 1-1/2-INCH THICK (R-5 MIN.), 1 PCF FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEXIBLE DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR MINIMUM 2-INCH WG PRESSURE AND 0 TO 250°F TEMPERATURE. PROVIDE SCREW-OPERATED METAL ADJUSTABLE CLAMPING DEVICES. USE TWIST-LOCK CONICAL TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. MAXIMUM EXTENDED LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 5 FEET.
D. TURNING VANES: PROVIDE FABRICATED TURNING VANES AND VANE RUNNERS, CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS". PROVIDE TURNING VANES CONSTRUCTED OF CURVED BLADES, SUPPORTED WITH BARS PERPENDICULAR TO BLADES, AND SET INTO SIDE STRIPS SUITABLE FOR MOUNTING IN DUCTWORK. FOLLOW SMACNA GUIDELINES FOR SPACING SUPPORT, AND CONSTRUCTION. ALL BLADES SHALL BE DOUBLE THICKNESS AIRFOIL TYPE.
E. BIRD SCREENS AND FRAMES: PROVIDE BIRD SCREENS THAT CONFORM TO ASTM E 2016, NO. 2 MESH, ALUMINUM OR STAINLESS STEEL. FROVIDE "MEDIUM-LIGHT" RATED ALUMINUM SCREENS. PROVIDE "LIGHT" RATES STAINLESS STEEL SCREENS.
F. DUCT-MOUNTED ACCESS DOORS: FABRICATE ACCESS PANELS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE"; FIGURES 2-10, "DUCT ACCESS DOORS AND PANELS," AND 2-11, "ACCESS PANELS - ROUND DUCT."
PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL DUCTWORK, ACCESSORIES, AND SUPPORTS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" UNLESS OTHERWISE INDICATED.
B. SEAL DUCTS TO THE FOLLOWING SEAL CLASSES ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE": 1-INCH WG, SEAL CLASS A.
C. AVOID PASSING THROUGH OR ABOVE ELECTRICAL EQUIPMENT SPACES AND ENCLOSURES.
D. CLEAN DUCT SYSTEMS BEFORE TESTING, ADJUSTING, AND BALANCING.
3.2 DUCTWORK SCHEDULE
A. EXPOSED DUCTWORK IN ARCHITECTURALLY FINISHED SPACES- ELECTRO-GALVANIZED STEEL SHEET.
B. CONCEALED DUCTWORK AND DUCTWORK IN UNFINISHED ARCHITECTURAL SPACES- GALVANIZED STEEL.

END OF SECTION

SECTION 233423 - HVAC EXHAUST FANS

PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. PRODUCTS SHALL BE LICENSED TO USE THE AMCA-CERTIFIED RATINGS SEAL.
B. EXHAUST FANS SHALL COMPLY WITH UL 705. TYPE 1 FANS SHALL ALSO COMPLY WITH UL 762.
C. TYPE 1 FANS TO BE DESIGNED FOR HIGH HEAT OPERATION AT 300°F.
D. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
2.2 CENTRIFUGAL VENTILATORS
A. HOUSING: REMOVABLE, SPUN-ALUMINUM, DOME TOP AND OUTLET BAFFLE; SQUARE, ONE-PIECE, ALUMINUM BASE WITH VENTURI INLET CONE.
1. UPBLAST UNITS: ALUMINUM DISCHARGE BAFFLE TO DIRECT DISCHARGE AIR UPWARD, WITH RAIN AND SNOW DRAINS.
B. FAN WHEELS: ALUMINUM HUB AND WHEEL WITH BACKWARD-INCLINED BLADES.
C. BELT-DRIVEN DRIVE ASSEMBLY: RESILIENTLY MOUNTED TO HOUSING.
1. FAN SHAFT: TURNED, GROUND, AND POLISHED STEEL; KEYED TO WHEEL HUB.
2. SHAFT BEARINGS: PERMANENTLY LUBRICATED, PERMANENTLY SEALED, SELF-ALIGNING BALL BEARINGS.
3. PULLEYS: CAST-IRON, ADJUSTABLE-PITCH MOTOR PULLEY.
4. FAN AND MOTOR ISOLATED FROM EXHAUST AIRSTREAM.
D. ACCESSORIES:
1. DISCONNECT SWITCH: NON-FUSIBLE TYPE, WITH THERMAL-OVERLOAD PROTECTION, FACTORY WIRED THROUGH AN INTERNAL ALUMINUM CONDUIT.
2. BIRD SCREENS: REMOVABLE, 1/2-INCH MESH, ALUMINUM OR BRASS WIRE.
3. DAMPERS: COUNTERBALANCED, PARALLEL-BLADE, BACKDRAFT DAMPERS MOUNTED IN CURB BASE; FACTORY SET TO CLOSE WHEN FAN STOPS.
4. MOTORIZED DAMPERS: PARALLEL-BLADE DAMPERS MOUNTED IN CURB BASE WITH ELECTRIC ACTUATOR; WIRED TO CLOSE WHEN FAN STOPS.
E. ROOF CURBS: 20 GAUGE GALVANIZED STEEL; MITERED AND WELDED CORNERS; 1-1/2-INCH THICK, RIGID, FIBERGLASS INSULATION ADHERED TO INSIDE WALLS; AND 1-1/2-INCH WOOD NAILER. SIZE AS REQUIRED TO SUIT ROOF OPENING AND FAN BASE.
1. CONFIGURATION: SELF-FLASHING WITHOUT A CANT STRIP, WITH MOUNTING FLANGE.
2. OVERALL HEIGHT: 12 INCHES FOR GENERAL EXHAUST FANS; 20 INCHES FOR KITCHEN EXHAUST FANS.
3. PITCH MOUNTING: MANUFACTURE CURB FOR ROOF SLOPE.
4. MOUNTING PEDESTAL: GALVANIZED STEEL WITH REMOVABLE ACCESS PANEL.
5. TYPE 1 ROOF CURBS TO BE VENTED TYPE.
6. TYPE 1 AND TYPE 2 ROOF CURBS TO BE HINGED TYPE.
F. CAPACITIES AND CHARACTERISTICS:
1. SEE SCHEDULE.
G. MOTORS
A.A. COMPLY WITH NEMA DESIGNATION, TEMPERATURE RATING, SERVICE FACTOR, ENCLOSURE TYPE, AND EFFICIENCY REQUIREMENTS FOR MOTORS.
1.1. MOTOR SIZES: MINIMUM SIZE AS INDICATED. IF NOT INDICATED, LARGE ENOUGH SO DRIVEN LOAD WILL NOT REQUIRE MOTOR TO OPERATE IN SERVICE FACTOR RANGE ABOVE 1.0.
A.B. ENCLOSURE TYPE: TOTALLY ENCLOSED, FAN COOLED.
PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL UNITS WITH CLEARANCES FOR SERVICE AND MAINTENANCE.
B. ROOF-MOUNTED UNITS: INSTALL ROOF CURB ON ROOF STRUCTURE, ACCORDING TO ARI GUIDELINE B. INSTALL AND SECURE ROOF-MOUNTED FANS ON CURBS, AND COORDINATE ROOF PENETRATIONS AND FLASHING WITH ROOF CONSTRUCTION.

END OF SECTION

SECTION 233713 - DIFFUSERS, REGISTERS, AND GRILLES

PART 1 - GENERAL
PART 2 - PRODUCTS
2.1 DIFFUSERS, REGISTERS, AND GRILLES:
A. REFER TO SCHEDULES FOR FINISH TYPE, COLOR, MATERIAL, AND MOUNTING.
PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL DIFFUSERS, REGISTERS, AND GRILLES LEVEL AND PLUMB.
B. CEILING-MOUNTED OUTLETS AND INLETS: DRAWINGS INDICATE GENERAL ARRANGEMENT OF DUCTS, FITTINGS, AND ACCESSORIES. MAKE FINAL LOCATIONS WHERE INDICATED, AS MUCH AS PRACTICAL. FOR UNITS INSTALLED IN LAY-IN CEILING PANELS, LOCATE UNITS IN THE CENTER OF PANEL UNLESS OTHERWISE INDICATED. WHERE ARCHITECTURAL FEATURES OR OTHER ITEMS CONFLICT WITH INSTALLATION, NOTIFY ARCHITECT FOR A DETERMINATION OF FINAL LOCATION.
C. AFTER INSTALLATION, ADJUST DIFFUSERS, REGISTERS, AND GRILLES TO AIR PATTERNS INDICATED, OR AS DIRECTED, BEFORE STARTING AIR BALANCING.

2. END OF SECTION

Kitchen hood plans are for
Reference Only
Separate Submittal is required by sub-contractors

ISSUED FOR CONSTRUCTION

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MECHANICAL SPECIFICATIONS-01

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

M2.0

Kitchen hood plans are for
Reference Only
Separate Submittal is required by sub-contractors

SPECIFICATIONS - DIVISION 23 - HVAC (CONTINUED)

SECTION 237339 - DIRECT-FIRED MAKE-UP AIR UNIT

PART 2 - PRODUCTS

2.1 PACKAGED UNITS

A. FACTORY-ASSEMBLED, PREWIRED, SELF-CONTAINED UNIT CONSISTING OF CABINET, SUPPLY FAN, CONTROLS, FILTERS, AND DIRECT-FIRED GAS FURNACE TO BE INSTALLED OUTSIDE THE BUILDING.

2.2 CABINET

A. CABINET: GALVANIZED-STEEL PANELS WITH LIFTING LUGS. CABINET SHALL BE FULLY WEATHERIZED FOR OUTDOOR INSTALLATION.. HEAT-RESISTANT, BAKED-ENAMEL FINISH. VERTICAL-PATTERN, GALVANIZED-STEEL DISCHARGE PLENUM WITH DIFFUSERS INCORPORATING INDIVIDUALLY ADJUSTABLE VANES.

B. ROOF CURB: FULL-PERIMETER CURB OF SHEET METAL, MINIMUM 20 INCHES HIGH, WITH WOOD NAILER, NEOPRENE SEALING STRIP, AND WELDED 2-BAR FLASHING.

C. OUTDOOR-AIR INTAKE: GALVANIZED-STEEL HOOD WITH RAIN BAFFLES, BIRD SCREEN, AND FINISH TO MATCH CABINET; AND SIZED TO SUPPLY 100 PERCENT OUTDOOR AIR. GALVANIZED-STEEL, OPPOSED-BLADE MOTORIZED DAMPERS WITH VINYL BLADE SEALS AND STAINLESS-STEEL JAMB SEAL.

D. FILTERS: COMPLY WITH NFPA 90A; 1 INCH THICK.

2.3 SUPPLY-AIR FAN

A. FAN: CENTRIFUGAL, RATED ACCORDING TO AMCA 210; STATICALLY AND DYNAMICALLY BALANCED, GALVANIZED STEEL; MOUNTED ON SOLID-STEEL SHAFT.

B. MOTOR: TOTALLY ENCLOSED, SINGLE SPEED MOTOR.

C. DRIVE: V-BELT DRIVE WITH MATCHING FAN PULLEY AND ADJUSTABLE MOTOR SHEAVES AND BELT ASSEMBLY.

D. GAS PRESSURE GAUGE: 2-1/2 INCH DIAMETER AND 1/4 INCH THREAD SIZE.

2.4 DIRECT-FIRED GAS FURNACE

A. DESCRIPTION: FACTORY ASSEMBLED, PIPED, AND WIRED; AND COMPLYING WITH ANSI Z83.4, ANSI Z83.18, AND NFPA 54. CAST-IRON BURNER WITH STAINLESS-STEEL MIXING PLATES. SINGLE-STAGE CONTROL VALVE. FUEL: NATURAL GAS.

B. SAFETY CONTROLS: AIRFLOW PROVING SWITCH; HIGH-TEMPERATURE LIMIT; SAFETY LOCKOUT; REDUNDANT, AUTOMATIC, MAIN GAS VALVES; ELECTRIC PILOT VALVE; MODULATING TEMPERATURE CONTROL VALVE; MAIN AND PILOT GAS REGULATORS; MAIN AND PILOT MANUAL SHUTOFF VALVES; MAIN AND PILOT PRESSURE TAPS; AND HIGH-LOW GAS PRESSURE SWITCHES TO COMPLY WITH ANSI STANDARDS.

2.5 CONTROLS

A. FACTORY-WIRED, FUSE-PROTECTED CONTROL TRANSFORMER, CONNECTION FOR POWER SUPPLY AND FIELD-WIRED UNIT TO REMOTE CONTROL PANEL.

1. FAN CONTROL: INTERLOCK FAN TO START WITH EXHAUST FAN(S) AND WITH RTU COOLING CYCLE.
2. OUTDOOR-AIR DAMPER CONTROL: OUTDOOR-AIR DAMPER OPENS WHEN SUPPLY FAN STARTS, AND CLOSES WHEN FAN STOPS.
3. TEMPERATURE CONTROL: OPERATES GAS VALVE TO MAINTAIN SUPPLY-AIR TEMPERATURE.

2.6 INSTALLATION

A. INSTALL GAS-FIRED UNITS ACCORDING TO NFPA 54.

B. INSTALL ROOF CURB ON ROOF STRUCTURE, ACCORDING TO ARI GUIDELINE B OR NRCA'S "LOW-SLOPE MEMBRANE ROOFING CONSTRUCTION DETAILS MANUAL."

C. CONNECT GAS PIPING WITH SHUTOFF VALVE AND UNION AND WITH SUFFICIENT CLEARANCE FOR BURNER REMOVAL AND SERVICE.

D. DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF DUCTS. CONNECT SUPPLY DUCTS TO DIRECT-FIRED MAU WITH FLEXIBLE DUCT CONNECTORS; FLEXIBLE DUCT CONNECTORS ARE SPECIFIED IN SECTION 233100 "HVAC DUCTS AND CASINGS."

END OF SECTION

SECTION 237413 - PACKAGED ROOFTOP UNITS

1.1 SUMMARY

A. THIS SECTION INCLUDES PACKAGED, ROOFTOP UNITS WITH THE FOLLOWING COMPONENTS AND ACCESSORIES:

1. DIRECT-EXPANSION COOLING.
2. HUMIDITY CONTROL WITH HOT-GAS REHEAT (OPTIONAL)
3. GAS FURNACE.
4. ECONOMIZER OUTDOOR-AND RETURN-AIR DAMPER SECTION.
5. INTEGRAL, SPACE TEMPERATURE CONTROLS.
6. ROOF CURBS.

1.2 SECTION REQUIREMENTS

A. SUBMITTALS:

1. PRODUCT DATA: INCLUDE MANUFACTURER'S TECHNICAL DATA FOR EACH RTU, INCLUDING RATED CAPACITIES, DIMENSIONS, REQUIRED CLEARANCES, CHARACTERISTICS, FURNISHED SPECIALTIES, AND ACCESSORIES.

PART 2 - PRODUCTS

2.1 CASING

A. GENERAL FABRICATION REQUIREMENTS FOR CASINGS: FORMED AND REINFORCED INSULATED PANELS, FABRICATED TO ALLOW REMOVAL FOR ACCESS TO INTERNAL PARTS AND COMPONENTS, WITH JOINTS BETWEEN SECTIONS SEALED.

B. EXTERIOR CASING MATERIAL: GALVANIZED STEEL WITH FACTORY-PAINTED FINISH, WITH PITCHED ROOF PANELS AND KNOCKOUTS WITH GROMMET SEALS FOR ELECTRICAL AND PIPING CONNECTIONS AND LIFTING LUGS.

1. CASING THICKNESS: 16 GAUGE THICK.

C. CASING INSULATION AND ADHESIVE: COMPLY WITH NFPA 90A.

1. MATERIALS: ASTM C 1071, TYPE I.
2. THICKNESS: 1/2 INCH
3. LINER MATERIALS SHALL HAVE AIR-STREAM SURFACE INSULATED WITH A MINIMUM 1/2-IN. THICK, MINIMUM 1 1/2 LB DENSITY, FLEXIBLE FIBERGLASS INSULATION BONDED WITH A PHENOLIC BINDER, NEOPRENE COATED ON THE AIR SIDE.
4. LINER ADHESIVE: COMPLY WITH ASTM C 916, TYPE I.

D. UNIT SHALL HAVE A THRU-THE-BASE GAS AND ELECTRICAL CONNECTIONS.

2.2 FANS

OPTION A OR B:

A. DIRECT-DRIVEN SUPPLY-AIR FANS; DOUBLE WIDTH, BACKWARD INCLINED, CENTRIFUGAL; WITH PERMANENTLY LUBRICATED, MOTOR RESILIENTLY MOUNTED IN THE FAN INLET. ALUMINUM OR PAINTED-STEEL WHEELS, AND GALVANIZED- OR PAINTED-STEEL FAN SCROLLS.

B. BELT-DRIVEN SUPPLY-AIR FANS; DOUBLE WIDTH, FORWARD CURVED, CENTRIFUGAL; WITH PERMANENTLY LUBRICATED, SINGLE-SPEED MOTOR INSTALLED ON AN ADJUSTABLE FAN BASE RESILIENTLY MOUNTED IN THE CASING. ALUMINUM OR PAINTED-STEEL WHEELS, AND GALVANIZED- OR PAINTED-STEEL FAN SCROLLS.

C. CONDENSER-COIL FAN: DIRECT DRIVE, PROPELLER, MOUNTED ON SHAFT OF PERMANENTLY LUBRICATED MOTOR WITH THERMAL OVERLOAD PROTECTION.

D. POWER EXHAUST: FORWARD CURVED, SHAFT MOUNTED ON PERMANENTLY LUBRICATED MOTOR.

2.3 COILS

A. SUPPLY-AIR REFRIGERANT COIL:

1. ALUMINUM-PLATE FIN AND SEAMLESS INTERNALLY GROOVED COPPER TUBE IN STEEL CASING WITH EQUALIZING-TYPE VERTICAL DISTRIBUTOR.
2. POLYMER STRIP SHALL PREVENT ALL COPPER COIL FROM CONTACTING STEEL COIL FRAME OR CONDENSATE PAN.
3. CATHODIC EPOXY COATING.
4. CONDENSATE DRAIN PAN: GALVANIZED STEEL WITH CORROSION-RESISTANT COATING FORMED WITH PITCH AND DRAIN CONNECTIONS.

B. OUTDOOR-AIR REFRIGERANT COIL:

1. ALUMINUM-PLATE FIN AND SEAMLESS INTERNALLY GROOVED COPPER TUBE IN STEEL CASING WITH EQUALIZING-TYPE VERTICAL DISTRIBUTOR.
2. POLYMER STRIP SHALL PREVENT ALL COPPER COIL FROM CONTACTING STEEL COIL FRAME OR CONDENSATE PAN.
3. CATHODIC EPOXY COATING.

C. HOT-GAS REHEAT REFRIGERANT COIL (OPTIONAL):

1. ALUMINUM-PLATE FIN AND SEAMLESS INTERNALLY GROOVED COPPER TUBE IN STEEL CASING WITH EQUALIZING-TYPE VERTICAL DISTRIBUTOR.
2. POLYMER STRIP SHALL PREVENT ALL COPPER COIL FROM CONTACTING STEEL COIL FRAME OR CONDENSATE PAN.
3. CATHODIC EPOXY COATING.

2.4 REFRIGERANT CIRCUIT COMPONENTS

A. NUMBER OF REFRIGERANT CIRCUITS: TWO

B. COMPRESSOR: HERMETIC, SCROLL, MOUNTED ON VIBRATION ISOLATORS; WITH INTERNAL OVERCURRENT AND HIGH-TEMPERATURE PROTECTION, INTERNAL PRESSURE RELIEF AND CRANKCASE HEATER.

C. REFRIGERATION SPECIALTIES:

1. REFRIGERANT: R-410A
2. EXPANSION VALVE WITH REPLACEABLE THERMOSTATIC ELEMENT.
3. REFRIGERANT FILTER/DRYER.
4. MANUAL-RESET HIGH-PRESSURE SAFETY SWITCH.
5. AUTOMATIC-RESET LOW-PRESSURE SAFETY SWITCH.
6. MINIMUM OFF-TIME RELAY.
7. AUTOMATIC-RESET COMPRESSOR MOTOR THERMAL OVERLOAD.
8. BRASS SERVICE VALVES INSTALLED IN COMPRESSOR SUCTION AND LIQUID LINES.
9. LOW-AMBIENT KIT HIGH-PRESSURE SENSOR.
10. HOT-GAS REHEAT SOLENOID VALVE WITH A REPLACEABLE MAGNETIC COIL.

2.5 AIR FILTRATION

A. PROVIDE 2" THROW-AWAY FIBERGLASS FILTERS.

2.6 GAS FURNACE

A. BURNERS: IN-SHOT TYPE CONSTRUCTED OF ALUMINUM-COATED STEEL.

1. FUEL: NATURAL GAS.
2. IGNITION: DIRECT SPARK IGNITION (DSI).

VERIFY AVAILABILITY OF HIGH-ALTITUDE FEATURE WITH MANUFACTURERS.

3. HIGH-ALTITUDE KIT: FOR PROJECT ELEVATIONS MORE THAN 2,000 FEET ABOVE SEA LEVEL.

B. HEAT-EXCHANGER AND DRAIN PAN: STAINLESS STEEL.

C. INDUCED DRAFT COMBUSTION BLOWER.

D. SAFETY CONTROLS:

1. GAS CONTROL VALVE: TWO STAGE.
2. GAS TRAIN: SINGLE-BODY, REGULATED, REDUNDANT, 24-V AC GAS VALVE ASSEMBLY CONTAINING PILOT SOLENOID VALVE, PILOT FILTER, PRESSURE REGULATOR, PILOT SHUTOFF, AND MANUAL SHUTOFF.

2.7 DAMPERS

A. OUTDOOR AND RETURN AIR MIXING DAMPERS: PARALLEL OR OPPOSED-BLADE GALVANIZED-STEEL DAMPERS MECHANICALLY FASTENED TO CADMIUM PLATED FOR GALVANIZED-STEEL OPERATING ROD IN REINFORCED CABINET. CONNECT OPERATING RODS WITH COMMON LINKAGE AND INTERCONNECT LINKAGES SO DAMPERS OPERATE SIMULTANEOUSLY.

1. DAMPER MOTOR: MODULATING WITH ADJUSTABLE MINIMUM POSITION.
2. RELIEF AIR DAMPER: GRAVITY ACTUATED, WITH BIRD SCREEN AND HOOD.

2.8 ELECTRICAL POWER CONNECTION

A. PROVIDE FOR SINGLE CONNECTION OF POWER TO UNIT WITH UNIT-MOUNTED DISCONNECT SWITCH ACCESSIBLE FROM OUTSIDE UNIT AND CONTROL-CIRCUIT TRANSFORMER WITH BUILT-IN OVERCURRENT PROTECTION.

2.9 CONTROLS

A. BASIC UNIT CONTROLS:

1. CONTROL-VOLTAGE TRANSFORMER.
2. WALL-MOUNTED THERMOSTAT OR SENSOR WITH THE FOLLOWING FEATURES:
   a. HEAT-COOL-OFF SWITCH.
   b. FAN ON-AUTO SWITCH.
   c. FAN-SPEED SWITCH.
   d. AUTOMATIC CHANGEOVER.
   e. ADJUSTABLE DEADBAND.
   f. EXPOSED SET POINT.
   g. EXPOSED INDICATION.
   h. DEGREE F INDICATION.
   i. UNOCCUPIED-PERIOD-OVERRIDE PUSH BUTTON.
   j. DATA ENTRY AND ACCESS PORT TO INPUT TEMPERATURE AND HUMIDITY SET POINTS, OCCUPIED AND UNOCCUPIED PERIODS, AND OUTPUT ROOM TEMPERATURE AND HUMIDITY, SUPPLY-AIR TEMPERATURE, OPERATING MODE, AND STATUS.
3. WALL-MOUNTED HUMIDISTAT OR SENSOR WITH THE FOLLOWING FEATURES:
   a. EXPOSED SET POINT.
   b. EXPOSED INDICATION.
4. REMOTE WALL-MOUNTED ANNUNCIATOR PANEL WITH KEYED ACCESS FOR EACH UNIT:
   a. LIGHTS TO INDICATE POWER ON, UNIT ALARM OR FAILURE, SMOKE DETECTION.

B. DDC CONTROLLER:

1. CONTROLLER SHALL HAVE VOLATILE-MEMORY BACKUP.
2. SAFETY CONTROL OPERATION:
   a. SMOKE DETECTORS: STOP FAN AND CLOSE OUTDOOR-AIR DAMPER IF SMOKE IS DETECTED. PROVIDE ADDITIONAL CONTACTS FOR ALARM INTERFACE TO FIRE ALARM CONTROL PANEL.
   b. FIRE ALARM CONTROL PANEL INTERFACE WHERE APPLICABLE.
   c. LOW-DISCHARGE TEMPERATURE: STOP FAN AND CLOSE OUTDOOR-AIR DAMPER IF SUPPLY AIR TEMPERATURE IS LESS THAN 40°F.
   RETAIN FIRST SUBPARAGRAPH BELOW FOR AIR-TO-AIR HEAT-PUMP FEATURE.
   d. DEFROST CONTROL FOR CONDENSER COIL: PRESSURE DIFFERENTIAL SWITCH TO INITIATE DEFROST SEQUENCE.
3. UNIT SHALL BE CAPABLE OF DIRECT COMMUNICATION WITH GENERIC OPEN PROTOCOL SUCH AS BACNET MS/TP, LONTALK, OR MODUS. THIS WILL ALLOW THE UNIT TO INTEGRATE WITH A FACILITY ENERGY MANAGEMENT SYSTEM.
4. SCHEDULED OPERATION: OCCUPIED AND UNOCCUPIED PERIODS ON SEVEN-DAY CLOCK WITH A MINIMUM OF FOUR PROGRAMMABLE PERIODS PER DAY.
5. UNOCCUPIED PERIOD:
   a. HEATING SETBACK: 10°F.
   b. COOLING SETBACK: SYSTEM OFF.
   c. OVERRIDE OPERATION: TWO HOURS.
6. SUPPLY FAN OPERATION:
   a. OCCUPIED PERIODS: RUN FAN CONTINUOUSLY.
   b. UNOCCUPIED PERIODS: CYCLE FAN TO MAINTAIN SETBACK TEMPERATURE.
7. REFRIGERANT CIRCUIT OPERATION:
   a. OCCUPIED PERIODS: CYCLE OR STAGE COMPRESSORS AND OPERATE HOT-GAS BYPASS TO MATCH COMPRESSOR OUTPUT TO COOLING LOAD TO MAINTAIN ROOM TEMPERATURE AND HUMIDITY. CYCLE CONDENSER FANS TO MAINTAIN MAXIMUM HOT-GAS PRESSURE. OPERATE LOW-AMBIENT CONTROL KIT TO MAINTAIN MINIMUM HOT-GAS PRESSURE.
   b. UNOCCUPIED PERIODS: CYCLE COMPRESSORS AND CONDENSER FANS FOR HEATING TO MAINTAIN SETBACK TEMPERATURE.
8. HOT-GAS REHEAT-COIL OPERATION (OPTIONAL):
   a. OCCUPIED PERIODS: HUMIDISTAT OPENS HOT-GAS VALVE TO PROVIDE HOT-GAS REHEAT, AND CYCLES COMPRESSOR.
   b. UNOCCUPIED PERIODS: REHEAT NOT REQUIRED.
9. GAS FURNACE OPERATION:
   a. OCCUPIED PERIODS: STAGE BURNER TO MAINTAIN ROOM TEMPERATURE.
   b. UNOCCUPIED PERIODS: CYCLE BURNER TO MAINTAIN SETBACK TEMPERATURE.
10. FIXED MINIMUM OUTDOOR-AIR DAMPER OPERATION:
    a. OCCUPIED PERIODS: OPEN TO 25 PERCENT.
    b. UNOCCUPIED PERIODS: CLOSE THE OUTDOOR-AIR DAMPER.
11. ECONOMIZER OUTDOOR-AIR DAMPER OPERATION:
    a. OCCUPIED PERIODS: OPEN TO 25 PERCENT FIXED MINIMUM INTAKE, AND MAXIMUM 100 PERCENT OF THE FAN CAPACITY TO COMPLY WITH ASHRAE CYCLE II. CONTROLLER SHALL PERMIT AIR-SIDE ECONOMIZER OPERATION WHEN OUTDOOR AIR IS LESS THAN 60 ° F. USE MIXED-AIR TEMPERATURE AND SELECT BETWEEN OUTDOOR-AIR AND RETURN-AIR ENTHALPY TO ADJUST MIXING DAMPERS DURING ECONOMIZER CYCLE OPERATION. LOCK OUT COOLING.
    b. UNOCCUPIED PERIODS: CLOSE OUTDOOR-AIR DAMPER AND OPEN RETURN-AIR DAMPER.

2.10 ACCESSORIES

A. DUPLEX, 115-V, GROUND-FAULT-INTERRUPTER OUTLET WITH 15-A OVERCURRENT PROTECTION. INCLUDE TRANSFORMER IF REQUIRED.

B. LOW-AMBIENT KIT STAGED DOWN TO 0°F.

C. FILTER DIFFERENTIAL PRESSURE SWITCH WITH SENSOR TUBING ON EITHER SIDE OF FILTER. SET FOR FINAL FILTER PRESSURE LOSS.

D. HAIL GUARDS OF GALVANIZED STEEL, PAINTED TO MATCH CASING.

E. DUCT MOUNTED SMOKE DETECTOR IN RETURN AIR STREAM CAPABLE OF SHUTTING DOWN THE UNIT IN THE PRESENCE OF SMOKE DETECTION.

2.11 ROOF CURBS

A. MATERIALS: GALVANIZED STEEL WITH CORROSION-PROTECTION COATING, WATERTIGHT GASKETS, AND FACTORY-INSTALLED WOOD NAILER; COMPLYING WITH NRCA STANDARDS.

1. CURB INSULATION AND ADHESIVE: COMPLY WITH NFPA 90A OR NFPA 90B.
   a. MATERIALS: ASTM C 1071, TYPE I OR II.
   b. THICKNESS: 1-1/2 INCHES.
2. APPLICATION: FACTORY APPLIED WITH ADHESIVE AND MECHANICAL FASTENERS TO THE INTERNAL SURFACE OF CURB.
   a. LINER ADHESIVE: COMPLY WITH ASTM C 916, TYPE I.
   b. MECHANICAL FASTENERS: GALVANIZED STEEL, SUITABLE FOR ADHESIVE ATTACHMENT, MECHANICAL ATTACHMENT, OR WELDING ATTACHMENT TO DUCT WITHOUT DAMAGING LINER WHEN APPLIED AS RECOMMENDED BY MANUFACTURER AND WITHOUT CAUSING LEAKAGE IN CABINET.
   c. LINER MATERIALS SHALL HAVE AIR-STREAM SURFACE INSULATED WITH A MINIMUM 1/2-IN. THICK, MINIMUM 1 1/2 LB DENSITY, FLEXIBLE FIBERGLASS INSULATION BONDED WITH A PHENOLIC BINDER, NEOPRENE COATED ON THE AIR SIDE.
   d. LINER ADHESIVE: COMPLY WITH ASTM C 916, TYPE I.

B. CURB HEIGHT: 14 INCHES TYPICAL UNO. PROVIDE 24 INCH CURB IN AREAS WITH EXPECTED HEAVY SNOWFALL.

PART 3 - EXECUTION

3.1 EXAMINATION

A. EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF RTUS.

B. EXAMINE ROUGHING-IN FOR RTUS TO VERIFY ACTUAL LOCATIONS OF PIPING AND DUCT CONNECTIONS BEFORE EQUIPMENT INSTALLATION.

C. EXAMINE ROOFS FOR SUITABLE CONDITIONS WHERE RTUS WILL BE INSTALLED.

D. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 INSTALLATION

A. ROOF CURB: INSTALL ON ROOF STRUCTURE, LEVEL AND SECURE. INSTALL RTUS ON CURBS AND COORDINATE ROOF PENETRATIONS AND FLASHING WITH ROOF CONSTRUCTION. RTUS TO UPPER CURB RAIL, AND SECURE CURB BASE TO ROOF FRAMING OR CONCRETE BASE WITH ANCHOR BOLTS.

3.3 CONNECTIONS

A. . THE FOLLOWING ARE SPECIFIC CONNECTION REQUIREMENTS:

1. INSTALL DUCTS TO TERMINATION AT TOP OF ROOF CURB.
2. REMOVE ROOF DECKING ONLY AS REQUIRED FOR PASSAGE OF DUCTS. DO NOT CUT OUT DECKING UNDER ENTIRE ROOF CURB.

3.4 COORDINATION

A. CONTRACTOR TO COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER TO ENSURE THAT THE RTUS ARE COORDINATED WITH THE KITCHEN EQUIPMENT, PARTICULARLY THE EXHAUST HOODS AND THE MAKE-UP AIR UNIT, TO PROPERLY PRESSURIZE THE BUILDING/SPACE.

B. CONTRACTOR TO ENSURE THAT ALL THERMOSTATS AND SENSORS ARE COMPATIBLE WITH THE RTU CONTROLS.

3.5 FIELD QUALITY CONTROL

A. MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT, TEST, AND ADJUST COMPONENTS, ASSEMBLIES, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS. REPORT RESULTS IN WRITING.

B. PERFORM TESTS AND INSPECTIONS AND PREPARE TEST REPORTS.

1. MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT COMPONENTS, ASSEMBLIES, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS, AND TO ASSIST IN TESTING. REPORT RESULTS IN WRITING.

C. TESTS AND INSPECTIONS:

1. AFTER INSTALLING RTUS AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, TEST UNITS FOR COMPLIANCE WITH REQUIREMENTS.
2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, START UNITS TO CONFIRM PROPER MOTOR ROTATION AND UNIT OPERATION.
3. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.

D. REMOVE AND REPLACE MALFUNCTIONING UNITS AND RETEST AS SPECIFIED ABOVE.

3.6 STARTUP SERVICE

A. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO PERFORM STARTUP SERVICE.

B. COMPLETE INSTALLATION AND STARTUP CHECKS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND DO THE FOLLOWING:

1. INSPECT FOR VISIBLE DAMAGE TO UNIT CASING, FURNACE COMBUSTION CHAMBER, COMPRESSOR, COILS, AND FANS.
2. VERIFY THAT LABELS ARE CLEARLY VISIBLE. CLEARANCES HAVE BEEN PROVIDED FOR SERVICING, CONTROLS ARE CONNECTED AND OPERABLE, AND FILTERS ARE INSTALLED.
3. CLEAN CONDENSER COIL AND FURNACE AND INSPECT FOR CONSTRUCTION DEBRIS.
4. REMOVE PACKING FROM VIBRATION ISOLATORS.
5. VERIFY LUBRICATION ON FAN AND MOTOR BEARINGS.
6. INSPECT FAN-WHEEL ROTATION FOR MOVEMENT IN CORRECT DIRECTION WITHOUT VIBRATION AND BINDING.
7. ADJUST FAN BELTS TO PROPER ALIGNMENT AND TENSION.
8. START UNIT ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
   a. INSPECT AND RECORD PERFORMANCE OF INTERLOCKS AND PROTECTIVE DEVICES; VERIFY SEQUENCES.
10. OPERATE UNIT FOR AN INITIAL PERIOD AS RECOMMENDED OR REQUIRED BY MANUFACTURER.
11. PERFORM THE FOLLOWING OPERATIONS FOR BOTH MINIMUM AND MAXIMUM FIRING, ADJUST BURNER FOR PEAK EFFICIENCY.
    a. MEASURE GAS PRESSURE ON MANIFOLD.
    b. INSPECT OPERATION OF POWER VENTS.
    c. MEASURE SUPPLY-AIR TEMPERATURE AND VOLUME WHEN BURNER IS AT MAXIMUM FIRING RATE AND WHEN BURNER IS OFF. CALCULATE USEFUL HEAT TO SUPPLY AIR.
20. ADJUST AND INSPECT HIGH-TEMPERATURE LIMITS.
21. INSPECT OUTDOOR-AIR DAMPERS FOR PROPER STROKE AND INTERLOCK WITH RETURN-AIR DAMPERS.
22. INSPECT CONTROLS FOR CORRECT SEQUENCING OF HEATING, MIXING DAMPERS, REFRIGERATION, AND NORMAL AND EMERGENCY SHUTDOWN.
23. SIMULATE MAXIMUM COOLING DEMAND AND INSPECT THE FOLLOWING:
    a. COMPRESSOR REFRIGERANT SUCTION AND HOT-GAS PRESSURES.
    b. SHORT CIRCUITING OF AIR THROUGH CONDENSER COIL OR FROM CONDENSER FANS TO OUTDOOR-AIR INTAKE.
27. VERIFY OPERATION OF REMOTE PANEL INCLUDING PILOT-LIGHT OPERATION AND FAILURE MODES. INSPECT THE FOLLOWING:
    a. HIGH-TEMPERATURE LIMIT ON GAS-FIRED HEAT EXCHANGER.
    b. LOW-TEMPERATURE SAFETY OPERATION.
    c. FILTER HIGH-PRESSURE DIFFERENTIAL ALARM.
    d. ECONOMIZER TO MINIMUM OUTDOOR-AIR CHANGEOVER.
    e. RELIEF-AIR FAN OPERATION.
    f. SMOKE ALARMS.
28. AFTER STARTUP AND PERFORMANCE TESTING AND PRIOR TO SUBSTANTIAL COMPLETION, REPLACE EXISTING FILTERS WITH NEW FILTERS.

3.7 CLEANING AND ADJUSTING

A. OCCUPANCY ADJUSTMENTS: WHEN REQUESTED WITHIN 12 MONTHS OF DATE OF SUBSTANTIAL COMPLETION, PROVIDE ON-SITE ASSISTANCE IN ADJUSTING SYSTEM TO SUIT ACTUAL OCCUPIED CONDITIONS. PROVIDE UP TO TWO VISITS TO SITE DURING OTHER-THAN-NORMAL OCCUPANCY HOURS FOR THIS PURPOSE.

B. AFTER COMPLETING SYSTEM INSTALLATION AND TESTING, ADJUSTING, AND BALANCING RTU AND AIR-DISTRIBUTION SYSTEMS, CLEAN FILTER HOUSINGS AND INSTALL NEW FILTERS.

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER 31714 24 NO. PROFESSIONAL ENGINEER 31714 24 COMMONWEALTH OF KENTUCKY NUMBER 31714

ENGINEER

FLEACTO ENGINEERING
FLEACTO.COM
678-979-6464
fleacto@aol.com

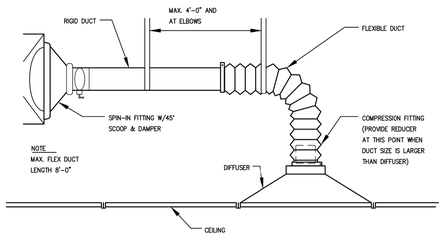
MECHANICAL SPECIFICATIONS-02

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

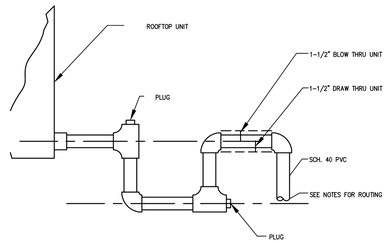
M3.0



3 Duct/Diffuser Detail

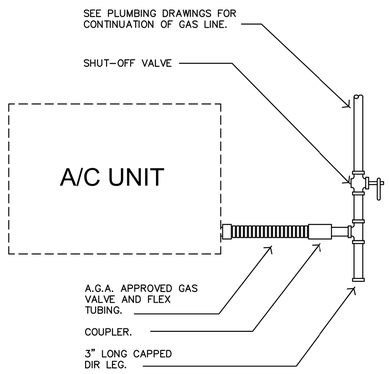
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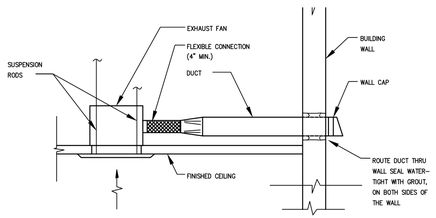
2 Condensate Trap Detail

NONE



6 Gas Connection Detail

None



5 Exhaust Fan Thru Wall Detail

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED 31714 PROFESSIONAL ENGINEER MURDEEN O OLANIYAN

ENGINEER

FLEACTO ENGINEERING

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MECHANICAL
DETAILS-01

2908 MOON STATION RD NW,
KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
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Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

M4.0

PANEL-LP1
MAIN ELECTRIC PANEL(REPLACE THE EXISTING PANEL AND WIRES WITH NEW)

VOLTAGE: 120/208V, 3PH, 4W
MAIN: 225 AMP M.L.O
MOUNTING: SURFACE

MIN. PANEL A.I.C: 10,000 MINIMUM
ENCLOSURE: NEMA 1
SERVICE ENTRANCE LABEL: NO

CKT. NO.	NO. OF POLES	TRIP	OPT	VOLT AMPS	REMARKS	PH: A (VA)	PH: B (VA)	PH:C (VA)	CKT. NO.	NO. OF POLES	TRIP	OPT	VOLT AMPS	REMARKS
1	1	20	L	700	LIGHTING BUFFET	1,700			2	1	20	R	1000	ECEPTACLES BUFFET AREA
3	1	20	L	1000	LIGHTING DINING AREA-1		2,000		4	1	20	R	1000	ECEPTACLES DINING AREA-1
5	1	20	L	1000	LIGHTING DINING AREA-2			2,000	6	1	20	R	1000	ECEPTACLES DINING AREA-2
7	1	20	L	1000	LIGHTING DINING AREA-3	2,000			8	1	20	R	1000	ECEPTACLES DINING AREA-3
9	1	20	L	700	LIGHTING COUNTER		1,700		10	1	20	R	1000	RECEPTACLES LOBBY
11	1	20	L	700	LIGHTING ENTRANCE+CLOSET			1,400	12	1	20	R	700	RECEPTACLES ENTRANCE+CLOSET
13	1	20	L	700	LIGHTING FREEZER+COOLER	1,400			14	1	20	R	700	RECEPTACLES FREEZER+COOLER
15	1	20	L	700	LIGHTING KITCHEN		1,700		16	1	20	R	1000	RECEPTACLES KITCHEN
17	1	20	L	1000	LIGHTING OUTSIDE			2,000	18	1	20	R	1000	RECEPTACLES OUTSIDE
19	1	20	L	500	LIGHTING EMRGNCY CONTROL	1,200			20	1	20	R	700	RECEPTACLES COUNTER-1
21	1	20	L	500	DOOR WARMER		1,200		22	1	20	R	700	RECEPTACLES COUNTER-2
23	1	20	L	500	LIGHTING SIGNAGE			1,500	24	1	20	R	1000	RECEPTACLES BATH ROOMS
25	1	20	L	500	LIGHTING MEN'S ROOM	4,100			26	3	60	C	3,600	HVAC OUTDOOR (RTU)
27	1	20	L	500	LIGHTING WOMEN'S ROOM		4,100		28	...	...	C	3,600	...
29	2	20	W	720	WATER HEATER			4,320	30	...	...	C	3,600	...
31	...	...	W	720	....	4,320			32	3	40	C	3,600	HVAC INDOOR
33	2	50	M	1,000	COFFEE MACHINE-1		4,600		34	...	...	C	3,600	...
35	...	...	M	1,000	...			4,600	36	...	...	C	3,600	...
37	3	40	C	1,300	OUTDOOR FREEZER	2,300			38	1	20	C	1,000	INDOOR FREEZER
39	...	...	C	1,300	...		1,300		40					SPARE
41	...	...	C	1,300	...			1,300	42					SPARE
43	3	40	C	1,300	OUTDOOR WALKN COOLER	2,300			44	1	20	C	1,000	INDOOR WALKIN COOLER
45	...	...	C	1,300	...		1,300		46					SPARE
47	...	...	C	1,300	...			1,300	48					SPARE
49					SPARE				50					SPARE
51					SPARE				52					SPARE
			TOTAL VA's=	21,240		19,320	17,900	18,420			TOTAL VA's=		34,400	

PANEL CALCULATION:

PHASE A=104.17%
PHASE B=96.51%
PHASE C=99.31%

TOTAL CONNECTED VA: 55,640; 18,547 VA/PER PHASE(AVRG)
TOTAL DEMAND AMPS: 167
EXISTING FEEDER SIZE: 225 AMP

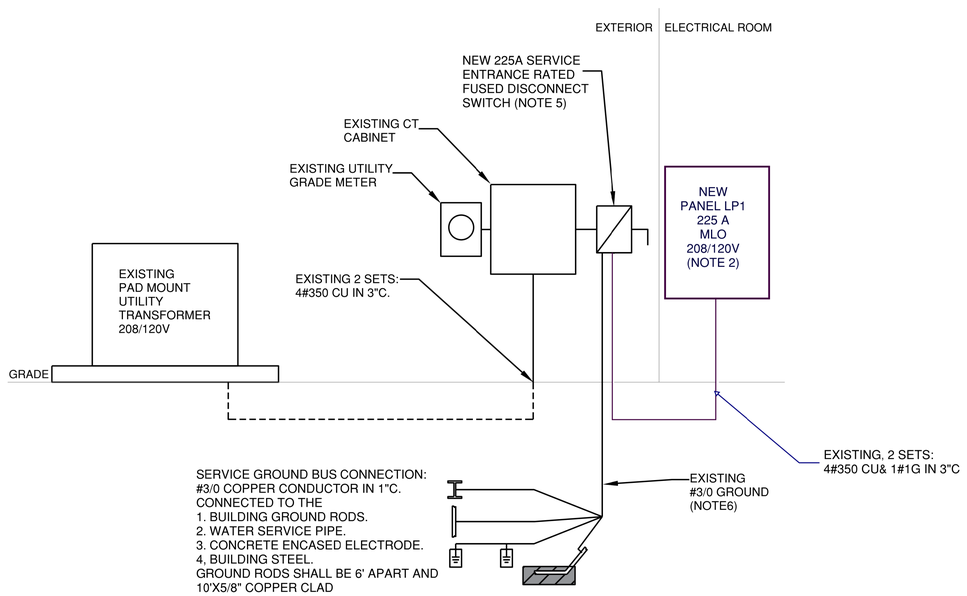
SIMBLE	DESCRIPTION	CONNECTED LOAD(VA)	MAX LOAD/PHASE(VA)	DEMAND LOAD (VA)
L (125%)	LIGHTS	10,000	3,334	4,168
R (65%)	RECEPTACLES	10,800	3,600	2,340
M (100%)	MACHINE	2,000	1,000	1,000
MS (100%)	MISCELLANEOUS	00	00	00
W (100%)	WATER HEATER	1,440	720	720
C (100%)	HVAC+COOLER	31,400	11,800	11,800
TOTAL				20,028

TOTAL DEMAND LOAD PER PHASE MAX=20,028 VA>>(CONNECTED MAXIMUM AT PHASE-A=19,320 VA) (DEMAND LOAD PER PHASE, CONTROLLS).
TOTAL MAX DEMAND LOAD AT ANY PHASE=20,028 VA.
(LOAD AT 120/208V/3-PHASE/4W)=20,028/120=166.90AMP=167 AMP ROUND UP.
SO, TOTAL REQUIRED DEMAND AMP=167 AMP. THE EXISTING FEEDER AND CONNECTED 225 AMP (OK)

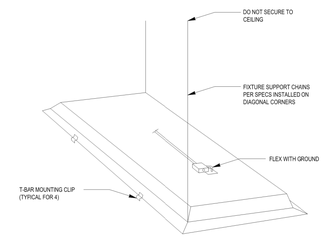
PANEL SHALL BE LABELED PER ARTICLE 408.4 OF THE NATIONAL ELECTRICAL CODE.
PROVIDE GFI TYPE CIRCUITE BREAKER, HANDLE TIES ON BRAKERS W/SHARED NEUTRALS

PANEL SHALL BE LABELED PER ARTICLE 408.4 OF THE NATIONAL ELECTRICAL CODE.
PROVIDE GFI TYPE CIRCUITE BREAKER, HANDLE TIES ON BRAKERS W/SHARED NEUTRALS

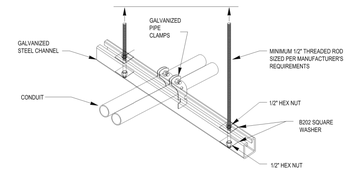
MODIFIED PANEL BOARD PANEL-LP1



POWER PANEL BOARDS AND POWER RISER DIAGRAM (NTS)



TROFFER HANGING DETAIL
NTS



CONDUIT ROUTING DETAIL
NTS

RISER DIAGRAM NOTES:

1. CONTRACTOR TO PROVIDE ALL EQUIPMENT SHOWN, ALL NECESSARY EQUIPMENT FOR THE NEW ELECTRICAL SERVICE INCLUDING PERMITS, FEES, TRANSFORMER PAD, DISCONNECT, METER BASE, CT CABINET, PANELS GROUNDING, CONDUIT, AND WIRE. COORDINATE WITH LOCAL UTILITY ON ALL REQUIRMENTS AND THEIR CALCULATED AVAILABLE FAULT CURRENT ON TRANSFORMER OUTPUT TERMINALS. ALL EQUIPMENT SHALL BE RATED FOR 65KAIC UNLESS WRITTEN DOCUMENT FROM UTILITY IS PROVIDED TO ENGINEER STATING LOWER VALUES.

2. REPLACE THE EXISTING 225A MLO/3PH/208V PANEL WITH TIN PLATED COPPER BUS AND UTILIZE BOLT-ON BREAKERS FOR NEW MAIN PANEL LP1. ENSURE PANEL PURCHASED CAN ACCOMMODATE 52-POLES AND 125A ANY BRANCH BREAKS TO FEED SUB PANELS IN FUTURE IF NEEDED.

3. INCASE ADDITIONAL PANEL REQUIRES, PROVIDE NEW 125A MLO/3PH/208V 30-POLE PANEL WITH TIN PLATED COPPER BUS AND UTILIZE BOLT-ON BREAKERS IF NEEDED.

4. EXISTING CT CABINET AND METER BASE. COORDINATE WITH UTILITY ON REQUIREMENTS.

5. PROVIDE 225A, 208/120V, NEMA 3R FUSED DISCONNECT THAT IS SERVICE ENTRANCE RATED AND MOUNT WHERE SHOWN ON PLANS.

6. EXISTING GROUNDING SYSTEM AS SHOWN. ROUTE GROUNDING ELECTRODE IN 1" PVC AND ATTACH TO COLD WATER PIPE ENTRY, BUILDING STEEL, CONCRETE ENCASED ELECTRODE, AND GROUND RODS SPECIFIED. INSTALLATION SHALL MEET ALL APPLICABLE REQUIREMENTS OF 2020 NEC ARTICLE 250.

NOTE: CONTRACTOR TO LABEL AVAILABLE FAULT PROVIDED BY UTILITY ON SERVICE ENTRANCE DISCONNECT WITH ENGRAVED NAME PLATE

ISSUED FOR CONSTRUCTION

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PANEL BOARDS AND POWER RISER DIAGRAM

2908 MOON STATION RD NW, KENNESAW GA-30144

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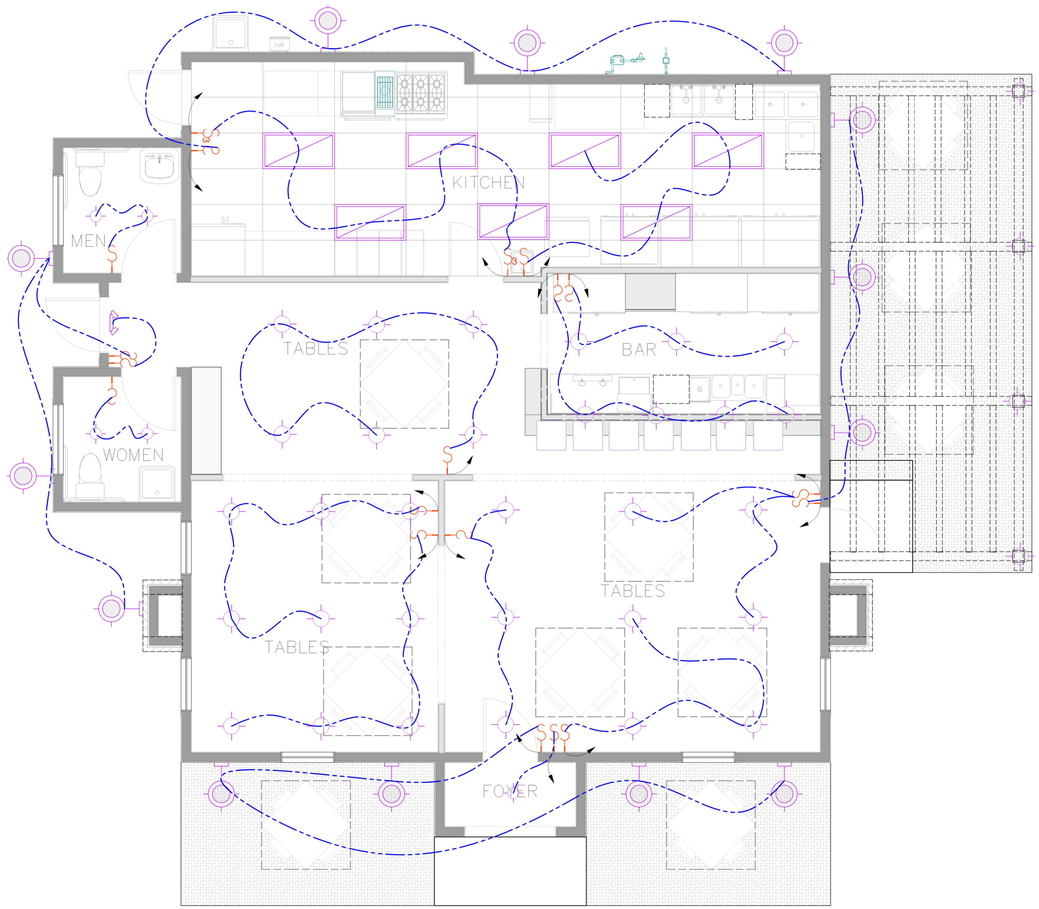
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LUMINAIRE SCHEDULE

TAG	DESCRIPTION	BASE OF DESIGN	MODEL	LAMP	HOUSING / MOUNTING	FINISH/COLOR	BALLAST / DRIVER	COMMENTS	VOLTS	INPUT WATTS
R1	2x4 LED FLAT PANEL	ATTAIN LED	AT-PN-24-40-37-W	LED ENGINE	RECESSED	WHITE	LED DRIVER	VERIFY CCT WITH CLIENT PRIOR TO ORDERING	MULTI	40
R1EM	2x4 LED FLAT PANEL W/ EM BATTERY	ATTAIN LED	AT-PN-24-40-37-W-EM	LED ENGINE	RECESSED	WHITE	LED DRIVER	VERIFY CCT WITH CLIENT PRIOR TO ORDERING	MULTI	40
ST2	2FT LED STRIP LIGHT	LITHONIA	ZL1D-L24-SMR-1500LM-FST-MV-OLT-35K-80CRI	LED ENGINE	SURFACE	WHITE	LED DRIVER		120	17
EX1	EXIT SIGN	LITHONIA	LQM-SW-3R-MV OLT-ELN	N/A	SURFACE	WHITE	N/A		120	2.2

Occupant sensor controls shall be installed to control lights at the following:

1. Men's Room and Women's Room.
2. Break Room.
3. Facial Rooms.
4. Security Room.



LIGHTING LEGEND

TAG	DESCRIPTION
	INTERIOR RECESSED DOWNLIGHT
	PENDANT
	RECESSED CAN LIGHT
	WALL SCONCE
	2X4 LAY-IN TROFFER
	2X4 NIGHT LIGHT
	2X4 EMERGENCY LIGHT
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT (SURFACE MOUNTED)
	EXIT LIGHT (CEILING MOUNTED)
	REMOTE EMERGENCY HEADS
	EMERGENCY BATTERY PACK AND DUAL HEADS
S	DIMMER SWITCH EQUAL TO LUTRON NOVA SERIES T
S	TOGGLE SWITCH SINGLE POLE SWITCH WITH COVER PLATE
S3	TOGGLE SWITCH 3 WAY SWITCH WITH COVER PLATE
PC	PHOTOCELL
S	WALL MOUNTED OCCUPANCY SENSOR
S	CEILING MOUNTED OCCUPANCY SENSOR

ELECTRICAL LIGHTING PLAN
SCALE: 1/4"=1'

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED 911424 PROFESSIONAL ENGINEER No. PE025659 MICHAEL GREEN QUINTERO

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ELECTRICAL
LIGHTING PLAN

2908 MOON STATION RD NW,
KENNESAW GA-30144

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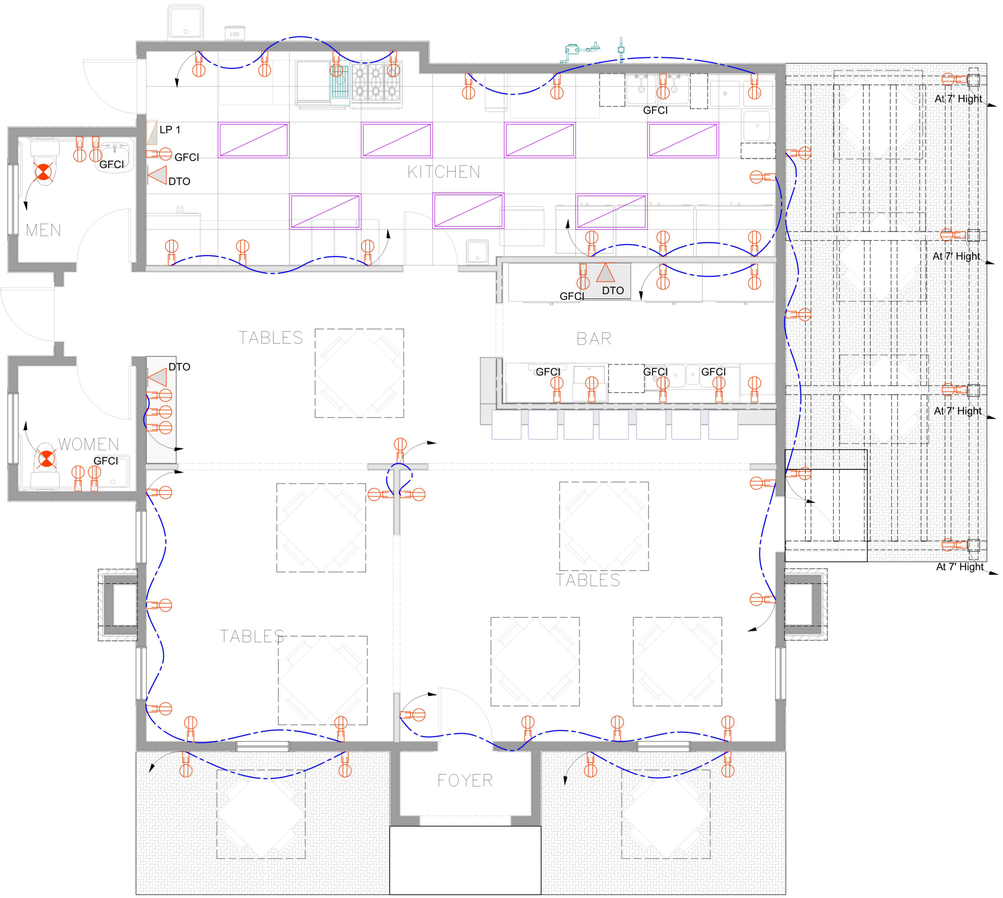
S	SINGLE POLE SWITCH	
S3	THREE WAY SWITCH	
S4	FOUR WAY SWITCH	
DM S	DIMMER SWITCH	
	PHOTO CELL SWITCH	
S	SWITCH AND OUTLET	
	SINGLE OUTLET	
	DUPLEX OUTLET	
CLG	CELING OUTLET	
	FLOOR OUTLET	
GFI	GROUND FAULT CIRCUIT INTERRUPT OUTLET (GFCI)	
R	RANGE OUTLET	
WP GFI	WATERPROOF GFCI OUTLET	
	HIGH VOLTAGE OUTLET (200) GFCI	

	GARAGE DISPOSAL	
S	SMOKE DETECTOR WALL/CLG	
	CARBON MONOXIDE WALL/CLG	
T	THERMOSTAT	
	DATA OUTLET	
DB	DOOR BELL BUTTON	
C	DOOR BELL CHIMES	
TV	TELEVISION OUTLET	
	TELEPHONE OUTLET	
	ELECTRICAL PANEL	
	2X4 LAY-IN TROFFER	
	2X4 EMERGENCY LIGHT BATTERY BACK UP	
	EXTERIOR WALL FIXTURE	
GSD	GARAGE SERVICE DOOR	

	BATH FAN	
	BATH FAN / LIGHT COMBO	
PC	PULL CHAIN FIXTURE	
	CEILING FIXTURE - FLUSH MOUNT	
	CEILING KEYLESS LIGHT	
WP	WATERPROOF RECESSED CAN	
HANG	HANGING CEILING FIXTURE	
	WALL FIXTURE CEILING	
	RECESSED CAN LIGHT FIXTURE	
	RECESSED EYEBALL CAN FIXTURE	
	BATH STRIP LIGHT	
WALL	WALL FIXTURE /STAIR LIGHT	
U. C.	UNDER CABINET LIGHT FIXTURE	
PENDANT	PENDANT LIGHT FIXTURE	

	CLOSET CASTER LIGHT
	LIGHTED CEILING FAN PACKAGE
	CEILING LIGHT WITH ROUGH IN FOR FAN (TWO SWITCHES)
1 X 4	FLUORESCENT PACKAGE

UNITS IGNITION SOURCE ARE ELECTRICAL, SEE ELECTRICAL PLANS FOR LOCATIONS



ELECTRICAL POWER PLAN
SCALE: 1/4"=1'

VERIFY FIELD ALL CONDITIONS:

A. DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

B. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE CONSTRUCTION MANAGER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT THE CONSTRUCTION MANAGER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

Occupant sensor controls shall be installed to control lights at the following:

1. Men's Room and Women's Room.
2. Break Room.
3. Facial Rooms.
4. Security Room.

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED 511424 PROFESSIONAL ENGINEER No. PE009569 QUALIFICATION BOARD FOR ENGINEERS & LAND SURVEYORS NUMBER 0

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POWER PLAN

2908 MOON STATION RD NW, KENNESAW GA-30144

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SPECIFICATIONS - DIVISION 26 - ELECTRICAL

SECTION 26 00 01 - GENERAL ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTAL CONDITIONS AND DIVISION-1 SPECIFICATION SECTIONS, APPLY TO WORK OF DIVISION 26 SECTIONS.

B. E-SERIES DRAWINGS APPLY TO WORK OF DIVISION 26 SECTIONS AND VICE VERSA.

1.2 GENERAL STANDARDS

A. PROVIDE WORK IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS. PROVIDE UL LISTING AND UL LABEL FOR ALL ELECTRICAL MATERIALS, EQUIPMENT, LUMINAIRES, DEVICES, ETC., IN CASES WHERE UL LISTING AND/OR LABELING IS NOT AVAILABLE FOR A PARTICULAR PRODUCT, PROVIDE EQUIVALENT LISTING AND LABELING FROM ANOTHER THIRD PARTY NATIONALLY RECOGNIZED CERTIFICATION LABORATORY, SUBJECT TO APPROVAL BY LOCAL ELECTRICAL INSPECTOR AND AUTHORITIES HAVING JURISDICTION.

B. PROVIDE WORK IN STRICT ACCORDANCE WITH THE LATEST EDITION OF APPLICABLE CODES INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING CODES AND STANDARDS.

1. NATIONAL ELECTRICAL CODE (NEC), NFPA 70.
2. LIFE SAFETY CODE, NFPA 101.
3. OTHER PROVISIONS OF NFPA AS APPLICABLE.
4. LOCAL ELECTRICAL CODES.
5. LOCAL UTILITY COMPANY REQUIREMENTS.
6. ADA/ADAAG REQUIREMENTS.
7. ASME.
8. INTERNATIONAL BUILDING CODE.
9. INTERNATIONAL ENERGY CONSERVATION CODE.

1.3 MATERIALS AND EQUIPMENT

A. UNLESS SPECIFICALLY INDICATED OTHERWISE PROVIDE (FURNISH AND INSTALL) ALL SPECIFIED AND DRAWN EQUIPMENT, RACEWAY, BOXES, LUMINAIRES, CONTROLS, WIRING, CABLING, SUPPORTS AND OTHER MATERIALS AS REQUIRED TO RENDER ALL ELECTRICAL AND ELECTRICALLY OPERATED EQUIPMENT, LUMINAIRES, DEVICES, ETC. FULLY OPERATIONAL, UNLESS SPECIFICALLY INDICATED OTHERWISE PROVIDE (FURNISH AND INSTALL) ALL MATERIALS THAT ARE SPECIFIED UNDER DIVISION 26. DISCREPANCIES OR UNCERTAINTIES PERCEIVED BY A BIDDER, OR OTHER QUESTIONABLE INTERPRETATIONS BY A BIDDER, ARE SUBJECT TO FINAL INTERPRETATIONS AND DECISIONS BY THE OWNER'S REPRESENTATIVE UNLESS ADDRESSED BEFORE BIDDING BY ADDENDUM OR UNLESS QUALIFIED OR EXCEPTED WITHIN BIDS.

B. PROVIDE MATERIALS THAT ARE NEW, FULL WEIGHT, OF THE BEST QUALITY. PROVIDE SIMILAR MATERIALS THAT ARE OF THE SAME TYPE AND MANUFACTURER. PROVIDE MATERIALS, APPARATUS AND EQUIPMENT WITH UNDERWRITER'S LABORATORY, INC. LABEL WHERE REGULARLY SUPPLIED.

C. MAINTAIN SAFETY AND GOOD CONDITION OF THE MATERIALS AND EQUIPMENT INSTALLED UNTIL FINAL ACCEPTANCE BY THE OWNER. STORE MATERIALS TO PREVENT DAMAGE AND WEATHERING PRIOR TO INSTALLATION.

D. WHEN SEVERAL MATERIALS, PRODUCTS OR ITEMS OF EQUIPMENT ARE SPECIFIED BY NAME FOR ONE USE, SELECT ONE OF THOSE SPECIFIED.

END OF SECTION

SECTION 26 00 01 - BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 - GENERAL

1.1 GENERAL

A. FURNISH AND INSTALL ALL LABOR AND MATERIAL, TOOLS AND EQUIPMENT NECESSARY TO RENDER ALL SYSTEMS COMPLETE AND OPERATIONAL, AND READY FOR TURNOVER TO OWNER.

1.2 HEIGHT OF BOXES

A. CONTRACTOR TO VERIFY THE EXACT MOUNTING HEIGHTS (AND LOCATIONS) OF OUTLETS IN THE FIELD WITH RELATION TO ARCHITECTURAL DETAIL AND EQUIPMENT BEING SERVED. COORDINATE OUTLET LOCATION WITH EQUIPMENT, WITH FURNITURE PLANS AND WITH ARCHITECTURAL ELEVATION PLANS. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION.

B. PRIOR TO ROUGH-IN, COORDINATE FINAL MOUNTING HEIGHTS OF SYSTEM OUTLET BOXES IN FIELD WITH OWNER'S REPRESENTATIVE. INSTALL BOXES AT HEIGHTS AS FOLLOWS, TO CENTER OF BOX, UNLESS DIRECTED OTHERWISE IN FIELD OR OTHERWISE NOTED ON E-SERIES DRAWINGS OR ARCHITECTURAL PLANS. HEIGHT OF BOXES DIMENSIONED FROM CEILING APPLY TO ROOMS HAVING CEILINGS 9' OR LESS; IN ROOMS HAVING HIGHER CEILINGS, LOCATE THESE AS DIRECTED IN THE FIELD.

SWITCHES - COUNTERS	44" (FIELD VERIFY & MATCH COUNTER RECEPT. HEIGHTS)
SWITCHES - ELSEWHERE	48" TO TOP OF OUTLET BOX
OCCUPANCY SENSORS - WALLBOX SWITCHES	48" TO TOP OF OUTLET BOX
OCCUPANCY SENSORS - ELSEWHERE	AS RECOMMENDED BY MANUFACTURER
RECEPTACLES - COUNTERS	44" (FIELD VERIFY)
RECEPTACLES - ELSEWHERE	18"
DISCONNECTS	46"
CIRCUIT BREAKER PANELBOARDS	72" TO TOP OF PANEL UNLESS SPECIAL CIRCUMSTANCES ARE INDICATED OR OTHERWISE APPLY
WALL MOUNTED LUMINAIRES	AS NOTED ON PLANS OR AS DIRECTED BY ARCHITECT
CONTROL STATIONS	46"
FIRE ALARM MANUAL PULL STATIONS	46" TO TOP OF OPERATING HANDLE
FIRE ALARM AUDIO/VISUAL ANNUNCIATORS	80" TO BOTTOM OF OUTLET BOX
TELEPHONE OUTLETS - DESK PHONE	18"
TELEPHONE OUTLETS - WALL PHONE	46"
DATA OUTLETS	18" TO TOP OF OUTLET BOX.

1.3 ELECTRICAL INSTALLATIONS

A. INSTALL WORK CONDUIT, WIRING, OUTLET BOX TYPE WORK IN FINISHED AREAS CONCEALED. SUCH WORK INSTALLED IN UNFINISHED AREAS MAY BE EXPOSED AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE.

B. VERIFY DIMENSIONS BY FIELD MEASUREMENTS. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF OPENINGS REQUIRED FOR THE INSTALLATION OF WORK. FIGURED DIMENSIONS ARE REASONABLY ACCURATE AND SHOULD GOVERN IN SETTING OUT WORK. WHERE DETAILED METHOD OF INSTALLATION IS NOT INDICATED OR WHERE VARIATIONS EXIST BETWEEN DESCRIBED WORK AND APPROVED PRACTICE, FOLLOW DIRECTION OF THE OWNER'S REPRESENTATIVE.

C. PROVIDE BRANCH SUBFEEDER CIRCUITS AS SHOWN ON THE PLANS. THE SYMBOLS USED TO INDICATE THE PURPOSE OF WHICH THE VARIOUS OUTLETS ARE INTENDED ARE IDENTIFIED IN THE ELECTRIC LEGEND. WHERE OUTLETS ARE INDICATED BY LETTERS ON PLANS, PROVIDE CORRESPONDING SWITCHES TO CONTROL THEM.

D. PROVIDE NO WIRE SIZE SMALLER THAN NO. 12 FOR BRANCH CIRCUITS UNLESS OTHERWISE NOTED ON PLANS FOR CONTROL CIRCUITS. PROVIDE LARGER SIZES WHERE REQUIRED BY PREVAILING CODES OR INDICATED ON CONTRACT DOCUMENTS. PROVIDE NEUTRAL CONDUCTOR FOR ALL MULTI-POLE FEEDERS. PROVIDE NEUTRAL CONDUCTOR(S) FOR ALL MULTI-POLE FEEDERS AND BRANCH CIRCUITS UNLESS THIS CONTRACTOR DETERMINES IN FIELD THAT THE AFFECTED LOAD(S) WILL NEVER HAVE NEED FOR A NEUTRAL CONDUCTOR AND NEC DOES NOT MANDATE OTHERWISE.

1.4 COORDINATION

A. PLANS ARE DIAGRAMMATIC INDICATING DESIGN INTENT AND INDICATING REQUIRED SIZE, POINTS OF TERMINATION AND, IN SOME CASES, SUGGESTED ROUTES OF RACEWAYS, ETC. HOWEVER, IT IS NOT INTENDED THAT DRAWINGS INDICATE FULLY COORDINATED CONDUIT ROUTING, NECESSARY OFFSETS, ETC. THE DRAWINGS ARE AN OUTLINE TO INDICATE THE APPROXIMATE LOCATION AND ARRANGEMENT OF DUCTWORK, PIPING, EQUIPMENT, OUTLETS, RACEWAYS, CABLES, ETC. INSTALL PIPING, CONDUIT, RACEWAYS, CABLE ASSEMBLIES, ETC., AS STRAIGHT AS POSSIBLE AND SYMMETRICAL (PERPENDICULAR TO OR PARALLEL WITH) WITH ARCHITECTURAL ITEMS. WORK IN AND ON THE BUILDING INSTALLED DIAGONAL TO BUILDING MEMBERS IS PROHIBITED.

B. CONSULT THE PLANS OF OTHER TRADES BEFORE INSTALLING WORK SO THAT WORK WILL NOT INTERFERE WITH THOSE.

C. PARTICIPATE IN COORDINATION EFFORTS AND IN PREPARATION OF COORDINATION DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF EQUIPMENT, MATERIALS, ETC. COORDINATE ACTUAL CLEARANCES OF INSTALLED EQUIPMENT. COORDINATE EXACT LOCATION OF ELECTRICAL OUTLETS, LIGHTING FIXTURES, CONDUITS, RACEWAYS, EQUIPMENT, CABLE ASSEMBLIES, APPLICABLE DEVICES, ETC. WELL IN ADVANCE OF INSTALLATION SO THERE WILL BE NO INTERFERENCES AT INSTALLATION BETWEEN THE VARIOUS TRADES.

D. ENSURE THAT WORK AND WORKING CLEARANCES IN ELECTRICAL ROOMS AND SIMILAR SPACES COMPLIES WITH NEC ARTICLE 110, THIS ALSO APPLIES TO FINALIZING LOCATIONS OF DISCONNECTS, STARTERS, CONTACTORS AND OTHER ELECTRICALLY OPERATED EQUIPMENT THAT MAY REQUIRE TESTING OR MAINTENANCE WHILE ENERGIZED.

E. COORDINATE AND CORRECT CONFLICTS IN EQUIPMENT AND MATERIALS PRIOR TO INSTALLATION. IF A CONFLICT CANNOT BE RESOLVED, REFER THE MATTER TO THE OWNER'S REPRESENTATIVE FOR A FINAL DECISION AS TO METHOD AND MATERIAL.

1.5 IDENTIFICATION

A. CABLE AND CONDUCTOR IDENTIFICATION

1. PROVIDE MANUFACTURER'S STANDARD VINYL-CLOTH SELF-ADHESIVE CONDUCTOR MARKERS OF WRAP-AROUND TYPE, EITHER PRE-NUMBERED PLASTIC COATED TYPE, OR WRITE-ON TYPE WITH CLEAR PLASTIC SELF-ADHESIVE COVER FLAP; NUMBERED TO SHOW CIRCUIT IDENTIFICATION. PROVIDE ON CONDUCTORS. PROVIDE COLOR CODED INSULATION FOR CONDUCTORS. PROVIDE COLOR CODED JACKETS FOR CABLES. MATCH COLOR SCHEMES WITH MARKING SYSTEM USED IN SUBMITTALS, CONTRACT DOCUMENTS, INDUSTRY STANDARDS, ETC. APPLY CABLE/CONDUCTOR IDENTIFICATION ON EACH CABLE IN EACH BOX/ENCLOSURE/CABINET FOR CABLES THAT ARE NOT AVAILABLE WITH COLOR CODED INSULATION OR JACKETS.

2. USE THE FOLLOWING INSULATION COLOR CODE FOR POWER SYSTEM AND VOLTAGE IDENTIFICATION. THIS APPLIES TO BOTH FEEDER AND BRANCH CIRCUIT WIRING. DO NOT INTERCHANGE COLORS. THE USE OF SCOTCH COLOR CODING TAPES FOR PHASE IDENTIFICATION MAY BE USED ON FEEDER CABLES ONLY (#4 AWG AND LARGER).

a. 480Y/277V SYSTEM: BROWN, ORANGE, YELLOW & GRAY (NEUT.)
b. 208Y/120V SYSTEM: BLACK, RED, BLUE & WHITE (NEUTRAL)
c. 240V DELTA SYSTEM: BLACK, RED & BLUE
d. 120/240V SYSTEM: BLACK, RED & WHITE (NEUTRAL)
e. ELECTRONIC GROUND: GREEN WITH YELLOW TRACER (NEUTRAL)
f. EQUIPMENT GROUNDING: GREEN

C. RACEWAY IDENTIFICATION

1. PROVIDE MANUFACTURER'S STANDARD SELF-ADHESIVE VINYL TAPE NOT LESS THAN 3 MILS THICK BY 1-1/2" WIDE, UNLESS OTHERWISE INDICATED OR REQUIRED BY GOVERNING REGULATIONS PROVIDE BLACK LETTERING ON ORANGE BASE WITH MINIMUM 1/2" HIGH LETTERING. AS A MINIMUM, NEATLY INSTALL MARKERS AT EACH AND EVERY ENTRY POINT TO ROOMS, JUNCTION BOXES, PULL BOXES, EQUIPMENT CONNECTIONS, ETC. DO NOT INSTALL THESE MARKERS ON EXPOSED RACEWAYS IN FINISHED AREAS THAT WILL BE OCCUPIED.

D. EMERGENCY SYSTEMS

1. PROVIDE PERMANENT IDENTIFICATION FOR BOXES, ENCLOSURES, ETC. THAT ARE ASSOCIATED WITH EMERGENCY SYSTEM WORK. PAINT AND IDENTIFY EMERGENCY SYSTEM PULL BOXES, JUNCTION BOXES, AND OTHER ACCESS/PULL POINTS (BOXES AND COVERS) IN ACCORDANCE WITH NEC. PROVIDE EMERGENCY SYSTEM EQUIPMENT PANELBOARDS, CABINETS, ENCLOSURES, ETC. WITH RED MECHANICALLY FASTENED ENGRAVED NAMEPLATES WITH THE FIRST LINE OF TEXT TO READ "EMERGENCY CIRCUITS" AND THE REMAINING LINES TO INCLUDE THE NECESSARY DESCRIPTIVE TEXT.

E. FIRE ALARM SYSTEMS

1. PROVIDE PERMANENT IDENTIFICATION FOR BOXES, ENCLOSURES, ETC. THAT ARE ASSOCIATED WITH FIRE ALARM SYSTEM WORK. PAINT AND IDENTIFY FIRE ALARM SYSTEM PULL BOXES, JUNCTION BOXES, AND OTHER ACCESS/PULL POINTS (BOXES AND COVERS) IN ACCORDANCE WITH NEC/NFPA. PROVIDE FIRE ALARM SYSTEM CONTROL PANEL EQUIPMENT CABINETS, ENCLOSURES, ETC. WITH RED MECHANICALLY FASTENED ENGRAVED NAMEPLATES WITH THE FIRST LINE OF TEXT TO READ "FIRE ALARM" AND THE REMAINING LINES TO INCLUDE THE NECESSARY DESCRIPTIVE TEXT.

F. KITCHEN EQUIPMENT RECEPTACLES

1. LABEL EACH RECEPTACLE FOR PROPER DEDICATED EQUIPMENT INDICATED.

FIRE ALARM SYSTEMS

1.6 CUTTING, PATCHING AND SEALING

E. GENERAL

1. PROVIDE CUTTING AND PATCHING FOR THE ADMISSION OF WORK. PERFORM CUTTING, FITTING, AND PATCHING FOR ELECTRICAL EQUIPMENT AND MATERIALS AS REQUIRED TO:
   a. UNCOVER WORK TO PROVIDE FOR INSTALLATION OF ILL-TIMED WORK.
   b. REMOVE AND REPLACE DEFECTIVE WORK.
   c. REMOVE AND REPLACE WORK NOT CONFORMING TO REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   d. REMOVE SAMPLES OF INSTALLED WORK AS SPECIFIED FOR TESTING.
   e. INSTALL EQUIPMENT AND MATERIALS IN EXISTING BUILDINGS.
2. PATCH SURFACES AND BUILDING COMPONENTS USING NEW MATERIALS MATCHING EXISTING MATERIALS AS APPLICABLE AND USING EXPERIENCED INSTALLERS.

B. GROUT

1. PROVIDE NON-SHRINK, NONMETALLIC GROUT, PREMIXED, FACTORY-PACKAGED, NONSTAINING, NONCORROSIVE, NONGASEOUS GROUT, RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.

C. GENERAL FIRE STOPPING MATERIAL APPLICATION

1. FIRE STOPPING REQUIREMENTS/LOCATIONS ARE NOT INDICATED ON ELECTRICAL DRAWINGS. REVIEW ARCHITECTURAL AND OTHER DRAWINGS TO DETERMINE FIRE/SMOKE RATED WALLS AND FLOORS AND RATING REQUIREMENTS OF SAME. PROVIDE REQUIRED FIRE STOPPING WORK ASSOCIATED WITH ELECTRICALLY RELATED PENETRATIONS. PROVIDE FIRE STOP PILLOWS, PUTTY OR SEALANT, AS APPLICABLE, WITH MINIMUM UL CLASSIFICATION FOR 3 HOUR FIRE AND COLD SIDE TEMPERATURE RATINGS.

END OF SECTION

SECTION 26 05 01 - EXISTING CONDITIONS AND DEMOLITION

PART 1 - GENERAL

1.1 RELATED WORK

A. WHERE THE TERM "DEMOLITION" IS USED HEREIN, INTERPRET IT TO MEAN "DEMOLITION" OR "SELECTIVE DEMOLITION" AS APPLICABLE..

B. EXISTING ELECTRICAL WORK IS SHOWN TO A LIMITED EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL PLANNING REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY VISUAL OBSERVATIONS OR FROM PORTIONS OF DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK (NOT FROM RECORD DRAWINGS OR "AS-BUILTS").

C. HOLD ROUTING OF NEW RACEWAYS IN EXISTING BUILDINGS AS TIGHTLY AS POSSIBLE TO THE STRUCTURE ABOVE. OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

1.2 AFFECT ON ADJACENT OCCUPIED AREAS

A. MAINTAIN EXISTING ELECTRICAL SERVICE AND FEEDERS TO OCCUPIED AREAS AND OPERATIONAL FACILITIES, UNLESS OTHERWISE INDICATED, OR WHEN AUTHORIZED OTHERWISE IN WRITING BY OWNER'S REPRESENTATIVE. PROVIDE TEMPORARY SERVICE DURING INTERRUPTIONS TO EXISTING FACILITIES. SCHEDULE MOMENTARY OUTAGES WHEN NECESSARY FOR REPLACING EXISTING WIRING SYSTEMS WITH NEW WIRING SYSTEMS. WHEN THAT "CUTTING-OVER" HAS BEEN SUCCESSFULLY ACCOMPLISHED, REMOVE RELATED WIRING THAT HAS BEEN ABANDONED.

1.3 GENERAL DEMOLITION

A. PROVIDE ELECTRICAL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE PROJECT DEMOLITION AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

B. PERFORM CUTTING AND PATCHING REQUIRED FOR DEMOLITION.

END OF SECTION

SECTION 26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 GENERAL

A. PROVIDE WIRE AND CABLE SUITABLE FOR THE TEMPERATURE, CONDITIONS, AND LOCATION WHERE INSTALLED.

1.2 CONDUCTORS

A. PROVIDE COPPER CONDUCTOR MATERIAL FOR WIRES AND CABLES UNLESS SPECIFICALLY INDICATED OTHERWISE ON SINGLE-LINE DIAGRAM ON DRAWINGS.

B. CONDUCTOR SIZES INDICATED ARE BASED ON COPPER UNLESS SPECIFICALLY INDICATED OTHERWISE ON SINGLE-LINE DIAGRAM ON DRAWINGS.

C. PROVIDE MINIMUM #12 AWG CONDUCTOR SIZE.

D. STRANDED OR SOLID CONDUCTORS MAY BE USED FOR TYPE MC CABLE CONDUCTORS THAT ARE #10 AWG OR LESS WHERE PERMITTED BY PREVAILING CODES AND AUTHORITIES HAVING JURISDICTION. PROVIDE STRANDED CONDUCTORS FOR ALL OTHER APPLICATIONS.

E. PROVIDE THE FOLLOWING MINIMUM WIRE SIZES BASED ON DISTANCES FROM PANEL TO FIRST DEVICE OF A 15 OR 20 AMPERE GENERAL LIGHTING OR RECEPTACLE BRANCH CIRCUIT. IN ADDITION TO UPSIZING CONDUCTORS AS REQUIRED FOR VOLTAGE DROP, PROVIDE MINIMUM #10 AWG CONDUCTORS TO THE LAST DEVICE FOR BRANCH CIRCUITS MORE THAN 150 FEET IN LENGTH.

DISTANCE	AWG WIRE SIZES
UP TO 60 FEET	#12
61 TO 90 FEET	#10
91 TO 150 FEET	#8
151 TO 240 FEET	#6

F. PROVIDE THE FOLLOWING MINIMUM AWG CONDUCTOR SIZES FOR GENERAL BRANCH CIRCUITING, BASED ON USING COPPER CONDUCTORS, WHERE APPLICABLE INCREASE AS REQUIRED TO ACCOMMODATE VOLTAGE DROP AND TO ACCOMMODATE SPECIAL CONDITIONS. DO NOT DERATE ANY GROUNDED (NEUTRAL) CONDUCTORS.

	EQUIPMENT GROUNDING	
SOURCE BREAKER/FUSE	AWG WIRE SIZE	AWG WIRE SIZE
15 AMPERE	#14	#14
20 AMPERE	#12	#12
25 AMPERE	#10	#10
30 AMPERE	#10	#10
35 AMPERE	# 8	#10
40 AMPERE	# 8	#10
45 AMPERE	# 8	#10
50 AMPERE	# 6	#10
60 AMPERE	# 6	#10
70 AMPERE	# 4	#8
80 AMPERE	# 4	#8
90 AMPERE	# 2	#8
100 AMPERE	# 2	#8

G. PROVIDE CONDUCTOR INSULATION RATED AT 600VAC AND 90 DEGREES C. PROVIDE THHN/THWN INSULATION FOR CONDUCTORS SIZE 500 KCMIL AND LARGER, AND FOR CONDUCTORS # 8 AWG AND SMALLER. PROVIDE THW OR THHN/THWN INSULATION FOR OTHER SIZES AS APPROPRIATE FOR THE LOCATIONS WHERE INSTALLED.

H. PROVIDE XHHW-2 INSULATION FOR WIRING BELOW GRADE AND FOR WIRING SUBJECT TO MOISTURE CONDITIONS.

I. PROVIDE DEDICATED PARITY SIZED GROUNDED (NEUTRAL) CONDUCTOR FOR EACH BRANCH CIRCUIT PHASE CONDUCTOR FED FROM 15 AMPERE AND 20 AMPERE BRANCH CIRCUIT BREAKERS.

J. PROVIDE GROUNDED (NEUTRAL) CONDUCTOR(S) FOR ALL MULTI-POLE FEEDERS UNLESS INDICATED OTHERWISE ON POWER DISTRIBUTION SINGLE-LINE DIAGRAM.

K. PROVIDE GROUNDED (NEUTRAL) CONDUCTOR(S) FOR ALL MULTI-POLE BRANCH CIRCUITS.

1.3 TYPE AC/MC CABLES

A. PROVIDE TYPE AC/MC CABLES THAT ARE MINIMUM 90 DEGREES C RATED, WITH COMPONENTS AND FITTINGS LISTED FOR GROUNDING, AND COMPLIANT WITH THE FOLLOWING.

1. UL STD.4 AND UL STD. 83.
2. ANSI E119 AND E814.
3. NEC ARTICLES 250 AND 333.

B. PROVIDE CABLE FORMED FROM CONTINUOUS LENGTH OF SPIRALLY WOUND, INTERLOCKED ZINC-COATED OR GALVANIZED (INSIDE & OUTSIDE) STRIP STEEL. PROVIDE CABLES WITH FULL PARITY SIZED GREEN INSULATED EQUIPMENT GROUND CONDUCTOR.

C. PROVIDE COMPATIBLE STEEL FITTINGS WITH INTEGRAL RED PLASTIC INSULATED THROAT BUSHINGS, COMPLIANT WITH NEC 350-5.

D. TYPE AC/MC CABLE MAY BE UTILIZED ONLY IF NEC APPROVED AND IF APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION AND IF INCLUDED IN THE LIMITED APPLICATIONS DEFINED BELOW.

1. PROVIDE FOR NEW 15 THROUGH 20 AMPERE BRANCH CIRCUIT WORK. THIS APPLIES ONLY UNDER ALL OF THE FOLLOWING CIRCUMSTANCES AND CONDITIONS.
   a. PROVIDE ONLY WHERE CONCEALED (INSTALL WIRING FOR EXPOSED APPLICATIONS IN RACEWAY).
   b. ALL EQUIPMENT WIRING SHALL BE IN CONDUIT.
   c. ROUTE CABLES PERPENDICULAR AND PARALLEL TO THE BUILDING ARCHITECTURAL LINES, SURFACES, AND STRUCTURAL MEMBERS, KEEPING OFFSETS TO A MINIMUM AND FOLLOWING SURFACE CONTOURS WHERE POSSIBLE. MAINTAIN A UNIFORM ELEVATION FOR CABLE RUNS WHEREVER POSSIBLE. SUPPORT AND ANCHOR CABLES AT MAXIMUM 4 FOOT INTERVALS AND WITHIN 12" OF BOX OR OUTLET IN A MANNER THAT PREVENTS SAGGING. INSTALL CABLES IN A MANNER THAT PREVENTS OVERHEATING. FASTEN CABLES DIRECTLY TO THE STRUCTURE USING FACTORY CLAMPS AND CLIPS SPECIFICALLY DESIGNED FOR THE RESPECTIVE CABLE (CADDY OR EQUAL).
   d. PROVIDE ONLY WHERE INSTALLED FOR NORMAL UTILITY CIRCUITS. INSTALL WIRING FOR EMERGENCY SYSTEM CIRCUITS IN STEEL CONDUIT, NO EXCEPTIONS.

1.4 THE USE OF NM/NMS CABLE IS PROHIBITED.

PART 2 - EXECUTION

2.1 INSTALLATION

A. PROVIDE GROUNDED ("NEUTRAL") CONDUCTOR IN ALL LIGHTING CONTROL DEVICE (SWITCH, DIMMER, OCCUPANCY SENSOR, ETC.) WALL OUTLET BOXES, EVEN IF NOT IMMEDIATELY USED.

B. CONNECT WIRES #6 AWG AND LARGER TO PANELS AND APPARATUS BY MEANS OF APPROVED LUGS OR CONNECTORS LARGE ENOUGH TO ENCLOSE ALL STRANDS OF THE CONDUCTORS. PROVIDE SOLDERLESS TYPE CONNECTORS.

C. PROVIDE FACTORY SPLICE KITS (U.L. APPROVED FOR SUBMERSION IN WATER AND DIRECT BURIAL) FOR WIRE SPLICING IN OUTDOOR GRADE, OR SLAB ON GRADE, JUNCTION BOXES.

END OF SECTION

SECTION 26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. THIS SECTION INCLUDES GROUNDING AND BONDING REQUIREMENTS FOR ELECTRICAL AND TELECOMMUNICATIONS SYSTEMS, CIRCUITS, AND EQUIPMENT.

B. PROVIDE THE FOLLOWING MINIMUM REQUIREMENTS FOR GROUNDING.

1. NFPA: - COMPONENTS AND INSTALLATION SHALL COMPLY WITH NFPA 70, "NATIONAL ELECTRICAL CODE" (NEC).
2. UL - COMPLY WITH UL 467, "GROUNDING AND BONDING EQUIPMENT."
3. ANSI/TIA/EIA-607, "COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

PART 2 - PRODUCTS

2.1 MATERIALS

A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE GROUNDING AND BONDING PRODUCT MANUFACTURERS OF THE INSTALLER'S CHOICE UNLESS NOTED OTHERWISE.

B. EXCEPT AS OTHERWISE INDICATED, PROVIDE COPPER ELECTRICAL GROUNDING AND BONDING SYSTEMS AND MATERIALS WITH ASSEMBLY OF MATERIALS INCLUDING BUT NOT LIMITED TO CABLES/WIRES, CONNECTORS, SOLDERLESS LUG TERMINALS, GROUNDING ELECTRODES AND PLATE ELECTRODES, BONDING JUMPER BRAID, AND ADDITIONAL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION, WHERE MATERIALS OR COMPONENTS ARE NOT INDICATED, PROVIDE PRODUCTS THAT COMPLY WITH NEC, UL, AND IEEE REQUIREMENTS, AND WITH ESTABLISHED INDUSTRY STANDARDS FOR THOSE APPLICATIONS INDICATED. UTILIZE COMPATIBLE METALLIC MATERIALS THROUGHOUT SYSTEM TO ELIMINATE GALVANIC ACTION.

C. PROVIDE STEEL GROUNDING ELECTRODES WITH COPPER WELDED EXTERIOR, AND 3/4" DIAMETER BY 10 FEET LENGTH. PROVIDE SHEET COPPER PLATE ELECTRODES THAT ARE 20-GAGE BY 36" BY 36", WITH CABLE ATTACHMENTS (MINIMUM QUANTITY OF 2), SIZED FOR CABLES AS NECESSARY TO FULFILL PROJECT GROUNDING REQUIREMENTS. PROVIDE COPPER GROUND PLATES WHERE GROUND RODS CANNOT BE USED. PROVIDE CONNECTIONS TO GROUND ELECTRODES AT A POINT NOT LESS THAN 1 FOOT BELOW GRADE LEVEL, AND NOT LESS THAN 2 FEET AWAY FROM FOOTINGS AND FOUNDATIONS. WELD GROUNDING CONDUCTORS TO UNDERGROUND GROUNDING ELECTRODES WHERE MECHANICAL CONNECTIONS CAN NOT, OR SHOULD NOT, BE UTILIZED.

PART 3 - EXECUTION

3.1 INSTALLATION

A. TERMINATE FEEDER AND BRANCH CIRCUIT INSULATED EQUIPMENT GROUNDING CONDUCTORS WITH GROUNDING LUG, BUS, OR BUSHING. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND AND PROTECTIVE DEVICES IN SHORTEST AND STRAIGHTEST PATHS AS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.

B. INSTALL CLAMP-ON CONNECTORS ON CLEAN METAL CONTACT SURFACES, TO ENSURE ELECTRICAL CONDUCTIVITY AND CIRCUIT INTEGRITY.

C. PROVIDE CORROSION-RESISTANT FINISH TO FIELD-CONNECTIONS, TO PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DAMAGED, AND WHERE SUBJECT TO CORROSIVE ACTION.

D. ROUTE GROUND CONDUCTORS USED FOR BONDING IN PROTECTIVE CONDUIT SLEEVES. PROVIDE BOTH ENDS OF THESE CONDUIT SLEEVES WITH GROUND BUSHINGS, AND BOND GROUND BUSHINGS TO ENCLOSURES AND GROUND TERMINATIONS AT BOTH ENDS USING JUMPERS, SIZE GROUND JUMPER CONDUCTORS THE SAME AS THE RESPECTIVE GROUND CONDUCTOR THAT IS BEING PROTECTED WITHIN THE RESPECTIVE CONDUIT.

E. PROVIDE CORROSION-RESISTANT FINISH TO BURIED METALLIC GROUNDING AND BONDING PRODUCTS.

F. TERMINATE GROUND ELECTRODE CONDUCTORS WITH TWO-HOLE COMPRESSION LUGS. TERMINATE BONDING JUMPER CONDUCTORS WITH ONE-HOLE COMPRESSION LUGS.

G. INSTALL BRAIDED TYPE BONDING JUMPERS WITH GROUND CLAMPS ON VALVED WATER PIPING WHERE SUCH PIPING PENETRATES EXTERIOR WALLS AND FIRE WALLS. INSTALL WATER PIPE CONNECTOR FITTINGS SO THAT THEY MAKE CONTACT WITH THE WATER PIPE FOR A MINIMUM DISTANCE OF 1-1/2 INCHES (MEASURED ALONG THE AXIS), AND HAVE A MINIMUM CONTACT SURFACE AREA OF 3 SQUARE INCHES.

H. EQUALIZE (BOND TOGETHER) GROUND POTENTIALS ASSOCIATED WITH THE ELECTRICAL DISTRIBUTION SYSTEM, SEPARATELY DERIVED SYSTEMS, STEEL STRUCTURAL SYSTEMS, AND WATER SERVICES PER NEC AND AS APPLICABLE.

I. SERVICE ENTRANCE GROUNDING REQUIREMENTS

1. PROVIDE A PARITY SIZED INSULATED GROUNDED CONDUCTOR (NEUTRAL) FOR EACH SET OF SERVICE ENTRANCE FEEDER PHASE/LINE CONDUCTORS, TERMINATED AND BONDED TO SERVICE EQUIPMENT. THIS APPLIES WHETHER OR NOT DOWNSTREAM LOADS REQUIRE A NEUTRAL CONDUCTOR. INSTALL THESE NEUTRAL CONDUCTORS UNSPLICED AND UNBROKEN.
2. CONNECT GROUNDING ELECTRODE CONDUCTORS TO 1-INCH DIAMETER, OR GREATER, METALLIC COLD WATER PIPE AT SERVICE ENTRANCE USING A SUITABLY SIZED GROUND CLAMP. PROVIDE CONNECTIONS TO FLANGED PIPING AT STREET SIDE OF FLANGE. GROUND ELECTRICAL SERVICE SYSTEM NEUTRAL AT SERVICE ENTRANCE EQUIPMENT TO GROUNDING ELECTRODES. INSTALL BRAIDED TYPE BONDING JUMPERS WITH CODE-SIZED GROUND CLAMPS ON WATER METER PIPING TO ELECTRICALLY BYPASS WATER METERS AND WATER SERVICE ENTRANCE VALVES.
3. CONTACT AHJ ELECTRICAL INSPECTOR IN ADVANCE OF INSTALLING SERVICE GROUNDING WORK. DETERMINE LOCALLY APPROVED METHODS THAT MUST BE USED FOR RE-BAR GROUNDING THAT THE AHJ CONSIDERS COMPLIANT WITH NATIONAL ELECTRICAL CODE ARTICLE 250.52.
4. UPON COMPLETION OF INSTALLATION OF ELECTRICAL GROUNDING AND BONDING SYSTEMS, TEST GROUND RESISTANCE WITH GROUND RESISTANCE TESTER. WHERE TESTS SHOW RESISTANCE-TO-GROUND IS OVER 3 OHMS, TAKE APPROPRIATE ACTION TO REDUCE RESISTANCE TO 3 OHMS, OR LESS. BY DRI

SPECIFICATIONS - DIVISION 26 - ELECTRICAL (CONTINUED)

SECTION 26 05 33 - RACEWAYS FOR ELECTRICAL SYSTEMS (CONTINUED)

G. PROVIDE CCONDUIT FITTINGS WITH INSULATED THROATS, OR PLASTIC BUSHINGS FOR CONDUITS 2" AND LARGER WHERE INSULATED THROATS ARE NOT READILY AVAILABLE.

H. PROVIDE MAXIMUM OF 40 PERCENT FILL FOR RACEWAYS, OR A THRESHOLD OF LESS IF REQUIRED BY NEC.

PART 2 - PRODUCTS

2.1 ELECTRICAL METALLIC TUBING (EMT)

A. PROVIDE GALVANIZED OR ZINC COATED STEEL EMT COMPLIANT WITH FS WW-C-563, ANSI C80.3 AND UL 797.

B. PROVIDE EMT FOR ABOVE-GRADE CONDUIT, EXCEPT WHERE INDICATED OTHERWISE HEREIN, UNDER OTHER DIVISION 26 SECTIONS, OR ON DRAWINGS.

2.2 STEEL RIGID METAL CONDUIT (RMC)

A. PROVIDE RIGID STEEL, HEAVY WALL, FULL WEIGHT, ZINC-COATED, THREADED TYPE (GALVANIZED AFTER CUTTING/THREADING) CONDUIT CONFORMING TO ANSI C80.1 AND UL 6. PROVIDE ZINC COATING FUSED TO INSIDE AND OUTSIDE WALLS OF CONDUIT.

B. PROVIDE GALVANIZED OR ZINC COATED STEEL THREADED FITTINGS.

C. PROVIDE FOR THE FOLLOWING APPLICATIONS.
1. CONDUIT INSTALLED EMBEDDED IN CONCRETE, OR MASONRY.
2. CONDUITS (GROUNDED) THAT TURN UP FROM BELOW GRADE OR BELOW SLAB, EXCLUDING THE 90 DEGREE FITTINGS THAT CONNECT TO HORIZONTAL CONDUITS BELOW GRADE OR SLAB.
3. OTHER APPLICATIONS AS INDICATED IN PROJECT MANUAL OR ON DRAWINGS, AS REQUIRED BY NEC, OR AS OTHERWISE REQUIRED FOR SPECIAL PHYSICAL PROTECTION (I.E. NEARBY VEHICULAR/EQUIPMENT TRAFFIC, SITE MAINTENANCE EQUIPMENT, ETC.).

2.3 PVC COATED STEEL RIGID METAL CONDUIT (PVC/RMC)

A. PROVIDE RIGID STEEL, HEAVY WALL, FULL WEIGHT, THREADED TYPE (GALVANIZED AFTER CUTTING/THREADING INSIDE AND OUT) PVC COATED CONDUIT CONFORMING TO UL 6 STANDARD FOR SAFETY, RIGID METAL CONDUIT, AND UL514B STANDARD FOR SAFETY, FITTINGS FOR CONDUIT AND OUTLET BOXES

B. THE PVC COATED GALVANIZED RIGID CONDUIT MUST BE ETL VERIFIED TO THE INTERTEK ETL SEMKO HIGH TEMPERATURE H2O PVC COATING ADHESION TEST PROCEDURE FOR 200 HOURS. THE PVC COATED GALVANIZED RIGID CONDUIT MUST BEAR THE ETL VERIFIED PVC-001 LABEL TO SIGNIFY COMPLIANCE TO THE ADHESION PERFORMANCE STANDARD.

C. PROVIDE FOR APPLICATIONS SPECIFICALLY DESIGNATED ON DRAWINGS.

2.4 FLEXIBLE METAL CONDUIT (FMC)

A. PROVIDE FLEXIBLE METAL CONDUIT COMPLIANT WITH FS WW-C-566 AND UL 1, AND FORMED FROM CONTINUOUS LENGTH OF SPIRALLY WOUND, INTERLOCKED ZINC-COATED OR GALVANIZED (INSIDE & OUTSIDE) STRIP STEEL. PROVIDE CONDUIT FITTINGS FOR USE WITH FLEXIBLE STEEL CONDUIT OF THREADLESS HINGED CLAMP TYPE, WITH INSULATED THROATS. PROVIDE STRAIGHT TERMINAL CONNECTORS CONSISTING OF ONE PIECE BODY, FEMALE END WITH CLAMP AND DEEP SLOTTED MACHINE SCREW FOR SECURING CONDUIT, AND MALE THREADED END WITH LOCKNUT. DO NOT USE 45 DEGREE OR 90 DEGREE TERMINAL ANGLE CONNECTORS FOR FLEXIBLE OR WATER-TIGHT FLEXIBLE METAL CONDUIT IN LOCATIONS THAT WILL NOT BE FULLY ACCESSIBLE AFTER COMPLETION OF CONSTRUCTION. PROVIDE FULL SIZE GREEN INSULATED GROUND WIRE FOR ALL APPLICATIONS, REGARDLESS OF LENGTH. PROVIDE FLEXIBLE METAL CONDUIT FOR THE FOLLOWING CONDITIONS AS APPLICABLE.
1. PROVIDE FOR FINAL 72 INCHES FROM OUTLET/JUNCTION BOXES TO RECESSED LUMINAIRES THAT ARE LOCATED IN ACCESSIBLE CEILING SYSTEMS. OPTIONALLY, TYPE AC/MC CABLE MAY BE USED FOR "FIXTURE WHIPS" (REFER TO SECTION 26 05 19).
2. PROVIDE FOR FINAL 24-72 INCHES OF CONNECTION TO INDOOR EQUIPMENT THAT IS SUBJECT TO MOVEMENT OR VIBRATION. LEAVE SUFFICIENT SLACK IN FLEXIBLE CONDUIT TO PERMIT MOVEMENT FROM VIBRATION WITHOUT ADVERSELY AFFECTING CONDUITS AND CONNECTIONS.

PART 3 - EXECUTION

A. GENERAL
1. PROVIDE CONDUIT, TUBING AND FITTINGS OF TYPES, GRADES, SIZES AND WEIGHTS (WALL THICKNESSES) FOR APPLICATIONS AS NEEDED TO RENDER ELECTRICAL WORK FULLY OPERATIONAL,.
2. PROPERLY SUPPORT AND ANCHOR RACEWAYS FOR THEIR ENTIRE LENGTH USING STRUCTURAL MATERIALS. DO NOT SPAN ANY SPACE UNSUPPORTED.

END OF SECTION

SECTION 26 05 34 - BOXES AND FITTINGS FOR ELECTRICAL SYSTEMS

PART 1 - PRODUCTS

1.1 INDOOR BOXES

A. PROVIDE MINIMUM SIZE OF 4 INCHES SQUARE 3Y 1-1/2 INCHES DEEP FOR OUTLET BOXES AND JUNCTION BOXES. PROVIDE OUTLET BOX ACCESSORIES AS REQUIRED FOR EACH INSTALLATION, INCLUDING BOX SUPPORTS, MOUNTING EARS AND BRACKETS, WALLBOARD HANGERS, BOX EXTENSION RINGS, FIXTURE STUDS, CABLE CLAMPS, AND METAL STRAPS FOR SUPPORTING OUTLET BOXES, WHICH ARE COMPATIBLE WITH OUTLET BOXES BEING USED TO FULFILL INSTALLATION REQUIREMENTS FOR INDIVIDUAL WIRING SITUATIONS. PROVIDE WITH STAINLESS STEEL NUTS, BOLTS, SCREWS AND WASHERS.

1.2 FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS

A. STEEL OUTLET BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA MAY BE USED IN FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS, AND FIRE PARTITIONS ONLY IF THE TOTAL AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA.

B. PROVIDE A MINIMUM OF 24 INCHES OF SEPARATION BETWEEN OUTLET BOXES ON OPPOSITE SIDES OF A COMMON WALL.

C. PROVIDE OUTLET BOXES, EQUIPMENT BACK-BOXES, ETC. IN FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS, AND FIRE PARTITIONS THAT ARE OF THE TYPE TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES. INSTALL IN ACCORDANCE WITH THE TESTED ASSEMBLY, AND WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

1.3 DAMP AND WET LOCATION OUTLET BOXES AND COVERS

A. PROVIDE CORROSION-RESISTANT WEATHERTIGHT/RAINTIGHT OUTLET WIRING BOXES, OF TYPES, SHAPES AND SIZES, INCLUDING DEPTH OF BOXES, WITH THREADED CONDUIT HOLES FOR FASTENING ELECTRICAL CONDUIT, SUITABLY CONFIGURED FOR EACH APPLICATION, INCLUDING FACE PLATE GASKETS AND CORROSION-RESISTANT PLUGS AND FASTENERS. PROVIDE WEATHERTIGHT OUTLETS FOR INTERIOR AND EXTERIOR LOCATIONS EXPOSED TO WEATHER OR MOISTURE, I.E. IN DAMP OR WET LOCATIONS.

B. PROVIDE MINIMAL PROFILE ASSEMBLIES THAT ARE RATED NEMA 3R WHILE IN USE AND THAT EMPLOY RECESSED BOX AND COVER DESIGN, EQUAL TO THOMAS & BETTS "RED DOT" SERIES. PROVIDE TRIM COLOR(S) AS DIRECTED BY ARCHITECT.

PART 2 - EXECUTION

2.1 INSTALLATION

A. INSTALL ELECTRICAL BOXES IN THOSE LOCATIONS THAT ENSURE ACCESSIBILITY TO ENCLOSED ELECTRICAL WIRING.

B. DO NOT INSTALL ALUMINUM PRODUCTS IN CONCRETE.

C. CONSIDER THE OUTLET, JUNCTION, AND PULL BOX LOCATIONS INDICATED ON DRAWINGS APPROXIMATE. STUDY THE GENERAL CONSTRUCTION WITH RELATION TO SPACES AND EQUIPMENT SURROUNDING EACH OUTLET, AND NEATLY INSTALL OUTLETS ACCORDINGLY.

END OF SECTION

SECTION 26 05 80 - MECHANICAL EQUIPMENT

PART 1 - GENERAL

1.1 RELATED WORK

A. PROVIDE ALL NECESSARY ELECTRICALLY RELATED WORK AS REQUIRED TO RENDER ALL MECHANICAL EQUIPMENT (INCLUDING PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT) FULLY OPERATIONAL AND FULLY COMPLIANT WITH NEC. THIS INCLUDES, PRIOR TO ORDERING MATERIALS OR COMMENCING WITH ROUGH-IN, REVIEWING EQUIPMENT SUBMITTAL DATA AND COORDINATING WITH INSTALLING CONTRACTORS TO ENSURE THE CORRECT SIZE, RATING AND QUANTITY OF CONDUCTORS ARE PROVIDED.

PART 2 - EXECUTION

2.1 INSTALLATION

A. GENERAL
1. PROVIDE DISCONNECT SWITCH AHEAD OF ALL EQUIPMENT, INCLUDING CONTROLS, UNLESS THE MECHANICAL EQUIPMENT COMES WITH INTEGRAL NEC-COMPLIANT DISCONNECT(S). PROVIDE NEMA 3R ENCLOSURES WHERE INSTALLED OUTDOORS AND WHERE INSTALLED INDOORS IN AREAS SUBJECT TO MOISTURE. GROUND METAL FRAMES OF EQUIPMENT BY CONNECTING FRAMES TO THE GROUNDED METAL RACEWAY OR TO A FULL SIZE GREEN GROUND CONDUCTOR OR BOTH. PROVIDE THE NECESSARY ELECTRICAL CONNECTIONS BETWEEN THE SPECIFIED EQUIPMENT AND THE JUNCTION BOX NEAR EQUIPMENT WITH FLEXIBLE METALLIC CONDUIT (LIQUID-TIGHT OUTDOORS) AND MATCHED CONNECTORS (SEE SECTION 26 05 33). WHERE MECHANICAL EQUIPMENT LUGS CANNOT ACCOMMODATE CONDUCTOR SIZES SHOWN ON DRAWINGS, PROVIDE ILSCO CLEARTAP INSULATED MULTI-TAP CONNECTORS.
2. SIZES, ELECTRICAL RATINGS, ETC. OF EQUIPMENT AND WIRING SHOWN ON DRAWINGS ARE BASED ON THE RESPECTIVE EQUIPMENT DESIGN BASE MANUFACTURERS. IF DIFFERENT MANUFACTURER(S) OR MODEL(S) ARE ACTUALLY SUPPLIED, PROVIDE NECESSARY COORDINATION IN FIELD (PRIOR TO ORDERING MATERIALS AND PRIOR TO ROUGH-IN) AND PROVIDE THE NECESSARY SIZE OF RELATED ELECTRICAL EQUIPMENT, WIRING, CONDUIT, ETC.
3. PRIOR TO FURNISHING SUBMITTALS AND PRIOR TO ROUGH-IN, DETERMINE EXACT ELECTRICALLY RELATED CHARACTERISTICS, LOADS, VOLTAGES, DISCONNECT AND STARTER REQUIREMENTS, LOCATIONS, MOUNTING HEIGHTS, CONNECTION POINTS, ETC. OF MECHANICAL EQUIPMENT.

B. HACR BREAKERS
1. COORDINATE IN FIELD WITH THE RESPECTIVE TRADES AND DETERMINE CASE BY CASE, WHICH EQUIPMENT IS FACTORY LISTED FOR USE WITH HEATING AND AIR CONDITIONING RATED (HACR) BREAKERS. IN AN EFFORT TO MINIMIZE REQUIREMENTS FOR STOCKING OF FUSES BY THE OWNER, UTILIZE HACR BREAKERS AT THE SOURCE PANELBOARDS AS THE NEC REQUIRED OVERCURRENT PROTECTION WHEREVER POSSIBLE (IN LIEU OF FUSING LOCAL DISCONNECT SWITCHES).

C. DISCONNECT SWITCH AND STARTER LOCATIONS
1. LOCATIONS OF DISCONNECTS AND STARTERS SHOWN ON DRAWINGS ARE INDICATED FOR SCHEMATIC PURPOSES ONLY. DETERMINE EXACT LOCATIONS IN FIELD SO THAT THEY ARE COMPLIANT WITH NEC ARTICLE 110 REQUIREMENTS FOR PANELBOARDS.
2. COMMERCIAL KITCHEN EXHAUST HOODS AND RELATED FAN EQUIPMENT
a. SEE DETAILS ON DRAWINGS.
b. REFER TO FOOD SERVICE DRAWINGS, FOOD SERVICE SPECIFICATIONS AND MANUFACTURER'S SUBMITTALS FOR SPECIFIC INFORMATION. FIELD COORDINATE WORK WITH AFFECTED ENTITIES.
c. PROVIDE INTERLOCK WIRING AND CONNECTIONS TO AND FROM THE VARIOUS EQUIPMENT AND CONTROLS.
d. PROVIDE CONTROL WIRING FROM THE FAN UNITS TO RESPECTIVE REMOTE DUCT STATS.
e. PROVIDE AUXILIARY CONTROL CIRCUIT WIRING FROM THE FACTORY MICRO-SWITCH IN THE HOOD FIRE SUPPRESSION SYSTEMS TO RESPECTIVE DEDICATED FIRE ALARM SYSTEM MONITOR MODULES TO INITIATE ALARM SIGNAL WHEN RESPECTIVE HOOD FIRE PROTECTION SYSTEM IS ACTIVATED.
f. PROVIDE AUXILIARY CONTROL CIRCUIT WIRING FROM THE FACTORY MICRO-SWITCH IN THE HOOD FIRE SUPPRESSION SYSTEM TO CONTACTOR CONTROL COIL(S).
g. PROVIDE EMPTY OCTAGON BOX FOR MECHANICAL MANUAL PULL STATION (AND INSTALL PULL STATION) FOR EACH HOOD FIRE PROTECTION SYSTEM (MOUNTED AT 48" ABOVE FINISHED FLOOR TO TOP OF OUTLET BOX) WITH (1) 1/2" EMPTY CONDUIT ROUTED UP AND OVER TO HOOD AS DIRECTED BY HOOD INSTALLER IN FIELD (W/SWEEP 90'S). FIELD VERIFY LOCATION.
h. PROVIDE INTERLOCK CONTROL WIRING BETWEEN GAS SOLENOID SHUT OFF VALVES AND RESPECTIVE KITCHEN HOOD FIRE SUPPRESSION SYSTEM. COORDINATE WITH AFFECTED INSTALLERS.

END OF SECTION

SECTION 26 27 26 - WIRING DEVICES

PART 1 - GENERAL

1.1 SUMMARY

A. PROVIDE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED WHICH ARE UL LISTED AND WHICH COMPLY WITH NEMA WD 1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. VERIFY COLOR SELECTIONS WITH OWNER'S REPRESENTATIVE.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING.

SWITCHES: LEVITON, HUBBELL, BRYANT, PASS & SEYMOUR, COOPER
DIMMERS: LUTRON
RECEPTACLES: LEVITON, HUBBELL, BRYANT, PASS & SEYMOUR, COOPER
WALL PLATES: LEVITON, HUBBELL, BRYANT, PASS & SEYMOUR, COOPER

2.2 WIRING DEVICE COLORS

A. PROVIDE WHITE COLOR FOR ALL NORMAL UTILITY WIRING DEVICES UNLESS NOTED BELOW:
1. PROVIDE STAINLESS STEEL FOR ALL RECEPTACLES, JUNCTIONS BOXES, AND SWITCHPLATES INSTALLED IN THE KITCHEN WORK AREA AND PREP/STORAGE ROOMS WHERE STAINLESS STEEL OR TILE IS THE WALL FINISH.
2. PROVIDE BLACK FOR ALL RECEPTACLES AND JUNCTION BOXES INSTALLED WHERE THE WALL OR CEILING FINISH IS BLACK IN COLOR.

2.3 SPECIFICATION GRADE RECEPTACLES

A. STANDARD SPECIFICATION GRADE DUPLEX/SINGLE RECEPTACLES
5. PROVIDE DUPLEX RECEPTACLES EQUAL TO LEVITON #5342 SERIES. FOR RECEPTACLE CIRCUITS PROTECTED WITH 15A BREAKERS, PROVIDE NEMA 5-15R EQUIVALENTS. PROVIDE RECEPTACLES EQUAL TO LEVITON #5361 SERIES FOR SIMPLEX (SINGLE) APPLICATIONS.

B. GROUND-FAULT INTERRUPTER SPECIFICATION GRADE RECEPTACLES
1. PROVIDE GROUND FAULT CIRCUIT INTERRUFTER DUPLEX RECEPTACLES EQUAL TO LEVITON #8898 SERIES. FOR RECEPTACLE CIRCUITS PROTECTED WITH 15A BREAKERS, PROVIDE NEMA 5-15R EQUIVALENTS.
2. RECEPTACLES INDICATED AS GFI MAY BE GFI-PROTECTED BY AN UPSTREAM GFI RECEPTACLE ON THE SAME CIRCUIT ONLY IF LOCATED IN THE SAME ROOM. OTHERWISE PROVIDE A SEPARATE GFI RECEPTACLE FOR EACH ONE SHOWN.

C. ISOLATED GROUND SPECIFICATION GRADE RECEPTACLES
1. PROVIDE DUPLEX ISOLATED GROUND RECEPTACLES EQUAL TO LEVITON #5362-IG. PROVIDE SIMPLEX (SINGLE) ISOLATED GROUND RECEPTACLES EQUAL TO LEVITON #5361-IG. FOR RECEPTACLE CIRCUITS PROTECTED WITH 15A BREAKERS, PROVIDE NEMA 5-15R EQUIVALENTS. PROVIDE DEDICATED INSULATED ISOLATED GROUND CONDUCTORS (GREEN WITH YELLOW TRACER) FOR EACH APPLICATION.

D. WEATHER RESISTANT GFCI RECEPTACLES
1. PROVIDE DUPLEX WEATHER RESISTANT RECEPTACLES EQUAL TO LEVITON # W7899 SERIES. FOR RECEPTACLE CIRCUITS PROTECTED WITH 15A BREAKERS, PROVIDE NEMA 5-15R EQUIVALENTS.

2.4 WIRING DEVICE ACCESSORIES

A. WALL PLATES
1. PROVIDE SINGLE AND COMBINATION, OF TYPES, SIZES, AND WITH GANGING AND CUTOUTS AS REQUIRED TO ACCOMMODATE EACH APPLICATION. PROVIDE PLATES WHICH MATE AND MATCH WITH WIRING DEVICES TO WHICH ATTACHED. PROVIDE METAL SCREWS FOR SECURING PLATES TO DEVICES WITH SCREW HEADS COLORED TO MATCH FINISH OF PLATES. PROVIDE WALL PLATE COLOR TO MATCH WIRING DEVICES UNLESS SPECIFICALLY INDICATED OTHERWISE.
2. PROVIDE STANDARD SIZE WALL PLATES. DO NOT PROVIDE "MIDWAY", "OVERSIZED" ("JUMBO") OR "EXTRA DEEP" WALL PLATES.
3. PROVIDE COMMERCIAL SPECIFICATION GRADE THERMOPLASTIC WALL PLATES IN FINISHED AREAS.
4. PROVIDE STAINLESS STEEL FOR ALL COVER PLATES UNDER WAINSCOTING IN DINING ROOM.

PART 3 - EXECUTION

3.1 INSTALLATION

A. PROVIDE GROUNDED ("NEUTRAL") CONDUCTOR IN ALL LIGHTING CONTROL DEVICE (SWITCH, DIMMER, OCCUPANCY SENSOR, ETC.) WALL OUTLET BOXES, EVEN IF NOT IMMEDIATELY USED.

B. INSTALL RECEPTACLES SO THAT THE GROUND PIN IS ORIENTED IN A CONSISTENT MANNER THROUGHOUT THE FACILITY, SO THAT THE ORIENTATION IS COMPLIANT WITH ALL PREVAILING CODES AND REGULATIONS, AND SO THAT THE ORIENTATION IS ACCEPTABLE TO THE ELECTRICAL INSPECTOR.

END OF SECTION

SECTION 26 27 40 - DISCONNECTS, STARTERS, CONTACTORS

PART 1 - GENERAL

1.1 RELATED WORK

A. PROVIDE NEMA STANDARD EQUIPMENT, INCLUDING THOSE INCORPORATED AS AN INTEGRAL PART OF A FACTORY/SHOP PRE-FABRICATED PIECE OF EQUIPMENT. DO NOT USE IEC STANDARDS FOR EQUIPMENT.

B. PROVIDE UNITS AS INDICATED ON DRAWINGS AND AS INDICATED UNDER DIVISION 26 SECTIONS.

PART 2 - PRODUCTS

2.1 MATERIALS

A. DISCONNECT SWITCHES
1. PROVIDE DISCONNECT SWITCHES EQUAL TO SQUARE D TYPE HD, HEAVY DUTY, SAFETY TYPE, QUICK MAKE AND QUICK BREAK AND EXTERNALLY OPERATED.
2. PROVIDE FUSIBLE DISCONNECTS UNLESS NOTED OTHERWISE ON DRAWINGS OR DIRECTED OTHERWISE IN FIELD.
3. PROVIDE DISCONNECT SWITCHES BRACED FOR 200,000 A.I.C.
4. PROVIDE UNITS WITH FUSES OF CLASSES AND CURRENT RATINGS INDICATED, AND UL LISTED FOR USE AS SERVICE EQUIPMENT UNDER UL STANDARD 98 OR 869. SEE SECTION "FUSES" FOR FUSE SPECIFICATIONS. WHERE CURRENT LIMITING FUSES ARE INDICATED, PROVIDE SWITCHES WITH NON-INTERCHANGEABLE FEATURE SUITABLE ONLY FOR CURRENT LIMITING TYPE FUSES.
5. INSTALL DISCONNECT SWITCHES WITHIN SIGHT OF CONTROLLER POSITION UNLESS OTHERWISE INDICATED.

PART 3 - EXECUTION

3.1 INSTALLATION

A. PROVIDE UNITS WITH HORSEPOWER RATINGS SUITABLE TO THE LOADS. SIZE UNITS ACCORDING TO LOAD BEING SERVED OR AS NOTED ON DRAWINGS, WHICHEVER REQUIREMENT IS LARGER. INSTALL OVERLOADS AND FUSES AS NECESSARY TO FULFILL REQUIREMENTS OF EACH APPLICATION.

B. FURNISH ADDITIONAL FUSES/OVERLOADS AMOUNTING TO 10 PERCENT OF FUSES PROVIDED, BUT NOT LESS THAN ONE SET OF 3 OF EACH KIND, FOR REQUIRED TYPES AND RATINGS.

C. PROVIDE NEMA 3R ENCLOSURES FOR UNITS THAT ARE INSTALLED OUTDOORS, IN MOIST AREAS, AND IN OTHER ATMOSPHERES SUBJECT TO SIMILAR MOISTURE OR EXPOSURE.

END OF SECTION

GENERAL SCHEDULE

CALLOUT	SYMBOL	VOLTS	KVA	CIRCUIT	WIRE CALLOUT	DISCONNECT DESCRIPTION
EF-A		120V 1P 2W	0.1	R-7	1/2"C,1#12,#12N,#12G	SWITCHED WITH LIGHTS
EF-A		120V 1P 2W	0.1	C1-20	1/2"C,1#10,#10N,#10G	SWITCHED WITH LIGHTS
EF-A		120V 1P 2W	0.15	C1-20	1/2"C,1#10,#10N,#10G	SWITCHED WITH LIGHTS
HOOD		120V 1P 2W	0.6	C1-2	1/2"C,1#12,#12N,#12G	30A/1P/NEMA 1
KEF-1		120V 1P 2W	1.92	C1-29	1/2"C,1#12,#12N,#12G	30A/1P/NEMA 1
KSF-1		120V 1P 2W	1.92	C1-31	1/2"C,1#10,#10N,#10G	30A/1P/NEMA 1
RTU-1		208V 3P 4W	11.53	C1-24,26,28	1"C,3#6,#6N,#10G	60A/3P/NEMA 3R
RTU-2		208V 3P 4W	14.05	C1-30,32,34	1"C,3#6,#6N,#10G	60A/3P/NEMA 3R
RTU-3		208V 3P 4W	11.53	R-8,10,12	1"C,3#6,#6N,#10G	60A/3P/NEMA 3R
RTU-4		208V 3P 4W	11.53	R-14,16,18	1"C,3#6,#6N,#10G	60A/3P/NEMA 3R
WH-1		208V 3P 4W	4.3	C2-20,22,24	1/2"C,3#12,#12N,#12G	30A/3P/NEMA 1

ISSUED FOR CONSTRUCTION

ELECTRICAL SPECIFICATIONS-02

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
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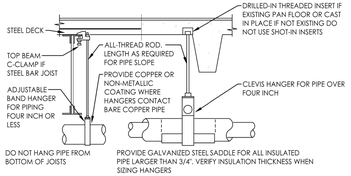
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ABBREVIATIONS

(D)	DEMOLITION	HD	HEAD
(E)	EXISTING	HGT	HEIGHT
(F)	FUTURE	HP	HORSEPOWER
(R)	RELOCATE	INV	INVERT
AAV	AIR ADMITTANCE VALVE	IW	INDIRECT WASTE
ABV	ABOVE	KEC	KITCHEN EQUIPMENT CONTRACTOR
AFF	ABOVE FINISHED FLOOR	LB	POUNDS
AFG	ABOVE FINISHED GRADE	LF	LINEAR FEET
AHJ	AUTHORITY HAVING JURISDICTION	LG	LENGTH
AUTO	AUTOMATIC	MAX	MAXIMUM
AVG	AVERAGE	MFC	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BOP	BOTTOM OF PIPE	MS	MOP SINK
BFP	BACKFLOW PREVENTER	N/A	NOT APPLICABLE
CA	COMPRESSED AIR	NC	NORMALLY CLOSED
CAP	CAPACITY	NO	NORMALLY OPEN
CFH	CUBIC FEET PER HOUR	NPW	NON-POTABLE WATER
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CO	CLEANOUT	OF	OWNER FURNISHED
CONN	CONNECTION OR CONNECT	PC	PLUMBING CONTRACTOR
CONT	CONTINUATION	PD	PUMPED DISCHARGE
CU FT	CUBIC FEET	PLBG	PLUMBING
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PPM	PARTS PER MILLION
DCW	DOMESTIC COLD WATER	PRS	PRESSURE
DEPT	DEPARTMENT	PRV	PRESSURE REDUCING VALVE
DHW	DOMESTIC HOT WATER	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PSIG	PSI GAUGE
DN	DOWN	RP	RECIRCULATING PUMP
DW	DIRECT WASTE	RPZ	REDUCED PRESSURE ZONE
DWG	DRAWING	SH	SHOWER
DWV	DRAIN WASTE VENT	SRD	SECONDARY ROOF DRAIN
EL	ELEVATION	STD	STANDARD
EWC	ELECTRIC WATER COOLER	STR	STRAINER
EXH	EXHAUST	TEMP	TEMPERATURE
°F	DEGREES FAHRENHEIT	TMV	THERMOSTATIC MIXING VALVE
FD	FLOOR DRAIN	TOP	TOP OF PIPE
FIN	FINISHED	TP	TRAP PRIMER
FT	FOOT OR FEET	TS	TRAP SEAL
G	GAS	TWS	TEMPERED WATER SUPPLY
GA	GAUGE	TYP	TYPICAL
GAL	GALLONS	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	UR	URINAL
GPD	GALLONS PER DAY	V	VENT
GPH	GALLONS PER HOUR	VB	VACUUM BREAKER
GPM	GALLONS PER MINUTE	VDC	VENTED DOUBLE CHECK
HB	HOSE BIBB	VTR	VENT THRU ROOF
HC	HVAC CONTRACTOR	WC	WATER CLOSET

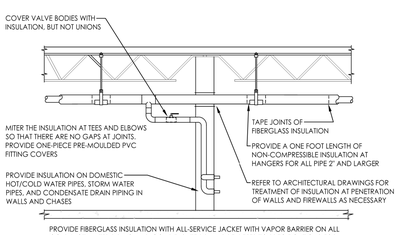
PLUMBING LEGEND

—— (E) ——	EXISTING TO REMAIN		PETE'S PLUG
------ (D) ------	EXISTING TO BE DEMOLISHED		BALL VALVE
——SAN——	SANITARY		BUTTERFLY VALVE
——STM——	STORM (PRIMARY)		GATE VALVE (FLANGED BODY)
——OF——	OVERFLOW (SECONDARY STORM)		BALANCING VALVE
——GW——	GREASE WASTE		CHECK VALVE
—— – DNT – ——	DO NOT TAP		PLUG VALVE
—— – —— – ——	DOMESTIC COLD WATER		THERMOSTATIC MIXING VALVE
—— – —— – ——	DOMESTIC HOT WATER		PRESSURE REDUCING VALVE
—— – – – ——	DOMESTIC HOT WATER RETURN		PRESSURE GAUGE
——MG——	MEDIUM PRESSURE NATURAL GAS		RELIEF VALVE
——G——	LOW PRESSURE NATURAL GAS		SOLENOID VALVE
— — — — — — —	VENT		STRAINER
—— – FW – ——	FILTERED WATER		UNION
—— – SODA – ——	SODA CONDUIT		WATER HAMMER ARRESTER
O—	PIPE TURNED UP		THERMOMETER
⊖—	PIPE TURNED DOWN		CONNECT TO EXISTING
—⊜—	PIPE BOTTOM CONNECTION		FLOOR PENETRATION MARKER

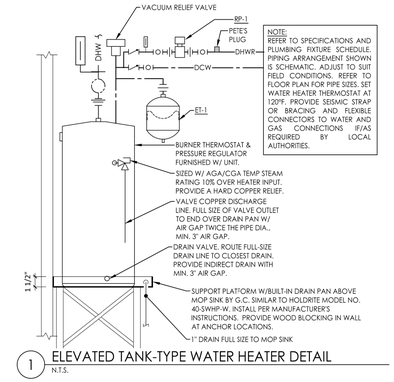


PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. HANGER SPACING FOR PIPE SIZE: COPPER: 4"=12'; 3"=11'; 2-1/2"=10'; 2"=9'; 1-1/2"=8'; 1-1/4"=7'; 1"=6'; 3/4"=6'; 1/2"=5'. CAST IRON: 10' AND ONE NEAR ALL JOINTS. STEEL: 4"=14'; 3"=12'; 2-1/2"=11'; 2"=10'; 1-1/2"=9'; 1"=7'; 3/4"=6'; 1/2"=5'. LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS AND TEES OF PIPE. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS TO TAKE LOAD OFF OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. REFER TO CODES AND SPECIFICATIONS FOR FURTHER INFORMATION.

2 PIPE HANGER DETAIL
N.T.S.



3 PIPE INSULATION DETAIL
N.T.S.



1 ELEVATED TANK-TYPE WATER HEATER DETAIL
N.T.S.

GENERAL NOTES:

A. SUSPEND ALL HORIZONTAL SERVICE PIPING SHOWN ON THIS PROJECT SUCH AS, BUT NOT LIMITED TO, WATER, SANITARY, WASTE/VENT, STORM WATER, GAS, ETC. FROM UNDERSIDE OF ROOF AND/OR FLOOR STRUCTURE, UNLESS OTHERWISE NOTED OR INDICATED. HOLD SUCH PIPING HIGH AS POSSIBLE. EXTEND PIPING DOWN IN WALLS, PARTITIONS, CHASES, ETC. TO SERVE FIXTURES AND EQUIPMENT AS SHOWN ON PLANS.

B. CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.

C. COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. PROVIDE PIPE RISES, DROPS, AND OFFSETS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. IF PLUMBING CONTRACTOR FAILS TO COORDINATE WITH OTHER TRADES AND WORK IS REQUIRED TO BE ALTERED, THE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR THE WORK AT THEIR OWN EXPENSE.

D. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE PIPING, CONNECTIONS, FITTINGS, VALVES, OFFSETS, ETC. AND ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM. SUBMIT SHOP DRAWINGS PER THE SPECIFICATIONS.

E. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY, INCLUDING APPLICABLE SECTIONS OF ANY INTERIM AMENDMENTS AT THE TIME OF THE PROPOSAL. PLUMBING CONTRACTOR SHALL PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.

F. PROVIDE BACKFLOW PREVENTION DEVICES IN WATER LINES FEEDING PLUMBING FIXTURES AND/OR EQUIPMENT, AS SHOWN ON PLANS AND ELSEWHERE AS REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF APPROVED TYPE (ASSE LISTED) AND MANUFACTURER (ATMOSPHERIC VACUUM, PRESSURE VACUUM, DOUBLE CHECK, AND REDUCED PRESSURE).

G. PROVIDE ITEMS AND WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT. ITEMS INCLUDE TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS. FLEXIBLE CONNECTIONS, STOP VALVES, UNIONS, ETC. PROVIDE AND CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.

H. VISIT THE SITE PRIOR TO SUBMITTING BID. INCLUDE ANY ADDITIONAL ITEMS REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM.

I. ALL CUTTING AND PATCHING OF EXISTING FLOORS TO BE PART OF THE PLUMBING CONTRACTOR BID.

J. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. ALL PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS POSSIBLE. EXISTING CORES SHALL BE FILLED AS REQUIRED.

K. ALL PIPING SHALL BE CONCEALED INSIDE WALLS, BELOW FLOORS OR ABOVE CEILINGS UNLESS INDICATED OTHERWISE.

L. ALL PIPING SHALL BE SLOPED AS PER THE MINIMUM GRADE REQUIRED BY CODE (UNLESS NOTED OTHERWISE) FOR EACH PARTICULAR PIPE SIZE.

M. COORDINATE UNDERGROUND PIPING WITH GRADE BEAMS AND WALL FOOTINGS.

N. DO NOT RUN PLUMBING PIPING THROUGH ELECTRICAL ROOMS, DIRECTLY ABOVE ELECTRICAL PANELS, OR THROUGH OTHER WATER SENSITIVE AREAS.

O. ALL EQUIPMENT, PIPING, APPURTENANCES SHALL BE PROTECTED FROM DEBRIS AND DAMAGE. SENSITIVE EQUIPMENT SHALL NOT BE DELIVERED TO THE JOB SITE UNTIL SUCH TIME AS IT IS TO BE INSTALLED. PIPING ENDS SHALL BE CLOSED BY TEMPORARY MEANS WHEN PORTIONS OF THE SYSTEM ARE NOT COMPLETE.

P. LOCATE ALL VALVES WHERE THEY ARE ACCESSIBLE FOR SERVICE AND USE. WHERE ACCESS PANELS ARE REQUIRED COORDINATE SELECTION AND LOCATION WITH ARCHITECT.

Q. ALL PENETRATIONS AT FLOORS AND RATED PARTITIONS SHALL HAVE A UL CLASSIFIED FIRE STOP SYSTEM TESTED TO ASTM E814 AND UL 1497 BY UNDERWRITERS LABORATORIES. FIRE STOP SYSTEMS SHALL BE PROSET SYSTEMS, PENSIL FIRESTOP SYSTEMS OR 3M COMPANY.

R. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES. EXACT LOCATION OF ALL FIXTURES MUST BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION. FINAL LOCATION SHALL BE AS DIRECTED BY ARCHITECT.

S. PROVIDE NEW BRASS CLEAN OUT COVERS ON ALL NEW AND EXISTING PLUMBING LINE ACCESS POINTS.

T. ALL MIXING VALVES SHALL BE SET TO PROVIDE WATER AT TEMPERATURES THAT COMPLY WITH ASSE 1070 STANDARDS FOR PERFORMANCE REQUIREMENTS FOR WATER TEMPERATURE LIMITING DEVICES.

U. VERIFY INVERT/HEIGHTS OF ALL TIE-IN POINTS INDICATED ON PLAN PRIOR TO INSTALLATION. NOTIFY ENGINEER IMMEDIATELY IF EXISTING INVERT WILL BE INSUFFICIENT.

V. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE ENTIRETY OF THIS DRAWING SET, INCLUDING BUT NOT LIMITED TO: PLANS, ELEVATIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DRAWINGS OF OTHER TRADES, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND STRUCTURAL.

AI. SCOPE AND JET EXISTING SANITARY LINES PRIOR TO CONSTRUCTION AND AFTER COMPLETION. VERIFY ALL TIE-IN POINTS FOR SANITARY PIPING PRIOR TO CONSTRUCTION. IF ANY ISSUES ARISE, CONTACT THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY.

VERIFY FIELD ALL CONDITIONS

A. DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

B. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE CONSTRUCTION MANAGER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT THE CONSTRUCTION MANAGER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

PLUMBING FIXTURE SCHEDULE								
MARK	ITEM	FIXTURE	FAUCET/VALVE	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC-1	WATER CLOSET (HANDICAP)	AM. STD. 215AA.004 CADET	--	16-1/2"	1/2"	--	INTEG.	NOTE-1
LAV-1	LAVATORY (HANDICAP)	AM. STD. 0355.012 LUCERNE	AM.STD. 7500.160.002	VERIFY W/ ARCH	1/2"	1/2"	1-1/2"	NOTE-2
SK-1	SINK	ELKAY CR2522	MOEN-CHATEAU 7425	COUNTER MOUNTED	1/2"	1/2"	2"	NOTE-4
SK-2	HAND SINK	ELKAY BLR-1516	MOEN 8279SMF12	COUNTER MOUNTED	1/2"	1/2"	2"	-

NOTE-1
FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL, 1.6 GPF, SIPHON-ACTION-JET. FURNISH WITH CHURCH #9500C OPEN FRONT SEAT LESS COVER. FLUSH LEVEL TO BE INSTALLED OPPOSITE OF WALL.

NOTE-2
WALL MOUNTED, VITEROUS CHINA, 20"x17" NOMINAL SIZE. FRONT OVERFLOW. PROVIDE WITH OFFSET DRAIN, OPEN GRID STRAINER, 0.50 GPM AERATOR. PROVIDE COMPLETE WITH 8DT (BELOW DECK THERMOSTATIC MIXING VALVE. ASSE 1070). WASTE DRAIN AND TRAP, SUPPLIES AND STOPS AND ESCUTCHEON. INSULATE ALL EXPOSED SANITARY AND DOMESTIC WATER PIPING WITH LAV GUARD PROTECTIVE PIPE COVERS AS MANUFACTURED BY TRUEBRO TO CONFORM WITH ADA REQUIREMENTS.

NOTE-3
FLOOR MOUNTED 24"x24" NOMINAL SIZE. DURASTONE. FURNISH WITH MUSTEE MODEL #67.2424 DURAGUARD WALL GUARDS, MODEL #63.401 VINYL BUMPER GUARDS, MODEL #65.700 HOSE AND BRACKET AND MODEL #65.600 MOP HANGER.

NOTE-4
COUNTER TOP SINGLE BOWL SINK, 15"Wx15"Lx7-1/8"D STAINLESS STEEL DROP-IN MOUNT, CENTER DRAIN. 2-4" ON CENTER HOLES WITH U-CHANNEL TYPE MOUNTING SYSTEM. PROVIDE WITH 1.2 GPM FLOW RESTRICTOR, 4" WRIST BLADE HANDLES, METAL CONSTRUCTION AND CHROME FINISH. MOEN-8279SMF12 OR SIMILAR. 1/2" SUPPLIES WITH STOPS.

WATER HEATER SCHEDULE							
TAG	ITEM	INPUT	RECOVERY	LEAVING TEMP	SPACE SERVED	MANUFACTURER/ MODEL NO.	DESCRIPTION
DWH-1	ELECTRIC STORAGE DOMESTIC WATER HEATER	12 KW	50 GPH @100°F RISE	140°F	RESTROOMS	A.O. SMITH DEL-30-4.5	30 GALLON STORAGE, 4.5 KW ELECTRIC INPUT, 208V, 1 PHASE 25 GPH RECOVERY AT 72 DEGREES F RISE, 95% THERMAL EFFICIENCY, ELECTRONIC CONTROLS: MICROPROCESSOR CONTROLS IGNITION AND THERMOSTAT, DIGITAL DISPLAY PANEL SHOWS OPERATING MODES, ALL USER SETTINGS AND ANY FAILURE MODES, GLASS LINED TANK, MAXIMUM 150 PSI WORKING PRESSURE, MEETING ASHRAE 90.1-2016 AND LOCAL ENERGY CONSERVATION REQUIREMENTS, FURNISHED WITH ASME RATED T&P RELIEF VALVE. INSTALL PER DETAIL AND PER MANUFACTURER'S INSTRUCTIONS. WATER HEATER FURNISHED AND INSTALLED BY PC. ALL OTHER ACCESSORIES PROVIDED BY PC. SET TEMPERATURE AT 109 DEGREES F.

DRAIN AND CLEANOUT SCHEDULE				
TAG	ITEM	MANUFACTURER	MODEL NO.	COMMENTS
FD-1	FLOOR DRAIN	ZURN	FR06NIC3N	LIGHT-DUTY PLASTIC FLOOR DRAIN WITH 6" DIA. NICKEL BRONZE STRAINER, MEMBRANE FLASHING CLAMP AND 1/2" TRAP PRIMER CONNECTION. PROVIDE OUTLET WITH P-TRAP. CLEAN AND POLISH ROUND STRAINER TOP AFTER INSTALLATION. PROVIDE TRAP SEAL FOR ALL FLOOR DRAINS.
CO-1	FINISHED AREA FLOOR CLEANOUT	ZURN	CR06NIC3N	LIGHT-DUTY CAST IRON CLEANOUT WITH GAS TIGHT POLYPROYLENE PLUG, AND 6" DIA. ADJUSTABLE SCORIATED NICKEL BRONZE TOP.
WCO	WALL CLEANOUT WITH COVER	ZURN	–	PROVIDE WALL CLEANOUT WITH STAINLESS STEEL COVER.

PLUMBING EQUIPMENT SCHEDULE				
TAG	ITEM	MANUFACTURER	MODEL NO.	COMMENTS
RP-1	DOMESTIC HOT WATER RECIRCULATION PUMP	GRUNDFOS	ALPHA 15-SSSF	RECIRCULATION PUMP, STAINLESS STEEL, 2.5 GPM @ 12 FT HEAD, 115V, SINGLE PHASE. REFER TO DETAIL ON SHEET P4.20.
ET-1	THERMAL EXPANSION TANK	AMTROL	ST-12	THERMAL EXPANSION TANK FOR DHW-1. MOUNT ON WALL NEAR WATER HEATER. SEE PLANS FOR EXACT LOCATION.
TS-1	TRAP SEAL	SURESEAL	SS30000	BARRIER TYPE FLOOR DRAIN TRAP SEAL PROTECTION DEVICE MADE FROM ELASTOMERIC NEOPRENE MATERIAL AND SHALL NOT CREATE AN EFFECTIVE RESTRICTION ON WATER FLOW. DEVICE SHALL MEET LOCAL CODE REQUIREMENTS AND THE NEW ASSE 1073 FOR FLOW RATES. THE DEVICE SHALL CONNECT WITHIN FLOOR DRAINS THAT CONFORM TO ANSI/ASME A112.6.3. THE DEVICE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ON ALL FLOOR DRAINS.

- All backflows are to be tested and results sent to cross connection specialist at Forsyth County Water and Sewer.
- Contact Michael Burgess at (770) 205-4559 when RPZ backflows are installed and ready for inspection.
- If plumbing inspector requires internal device (RPZ or double check), device must be easily accessible; no higher than 7'.
- No condensate allowed in sanitary sewer.

FORGLA 5 REGISTERED 211424 PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA NUMBER 0

ENGINEER

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PLUMBING NOTES AND SCHEDULES

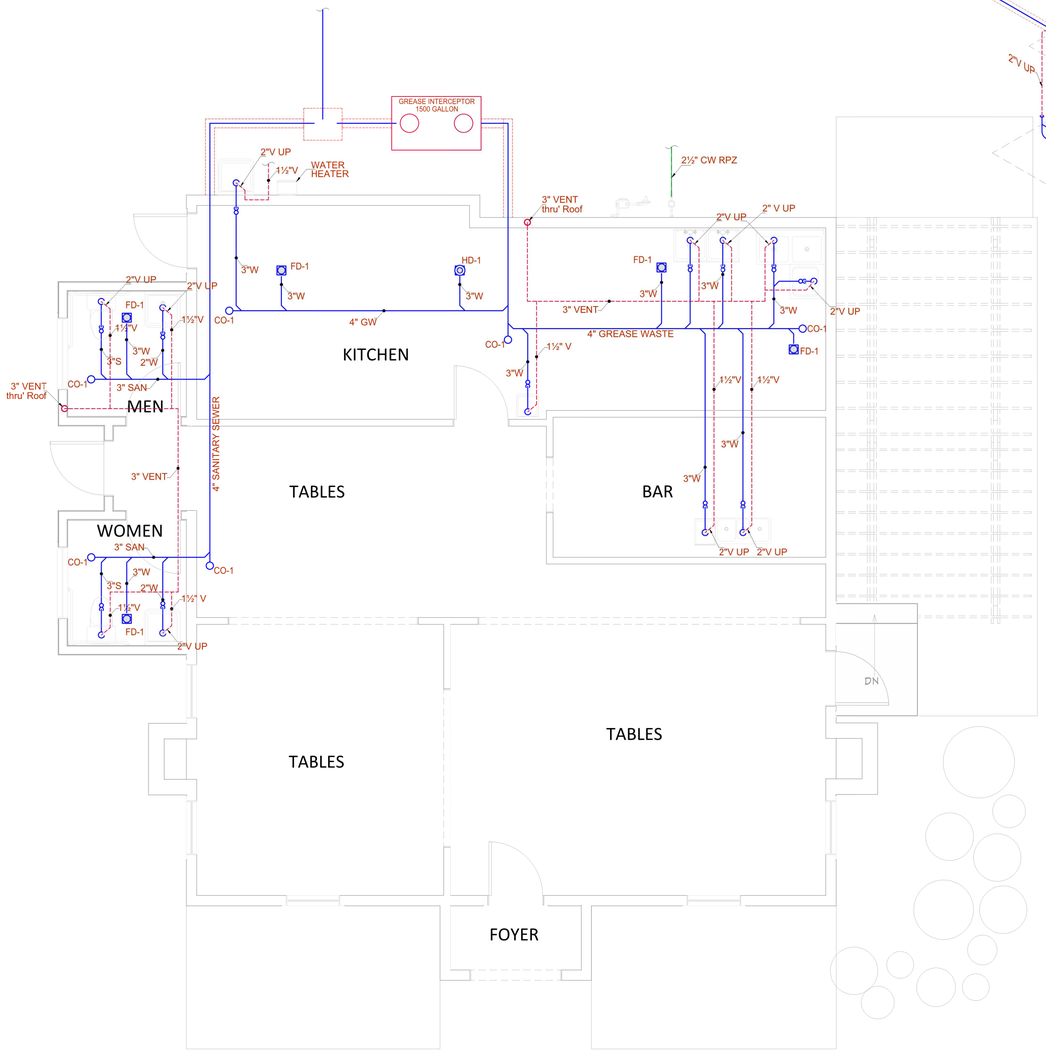
2908 MOON STATION RD NW, KENNESAW GA-30144

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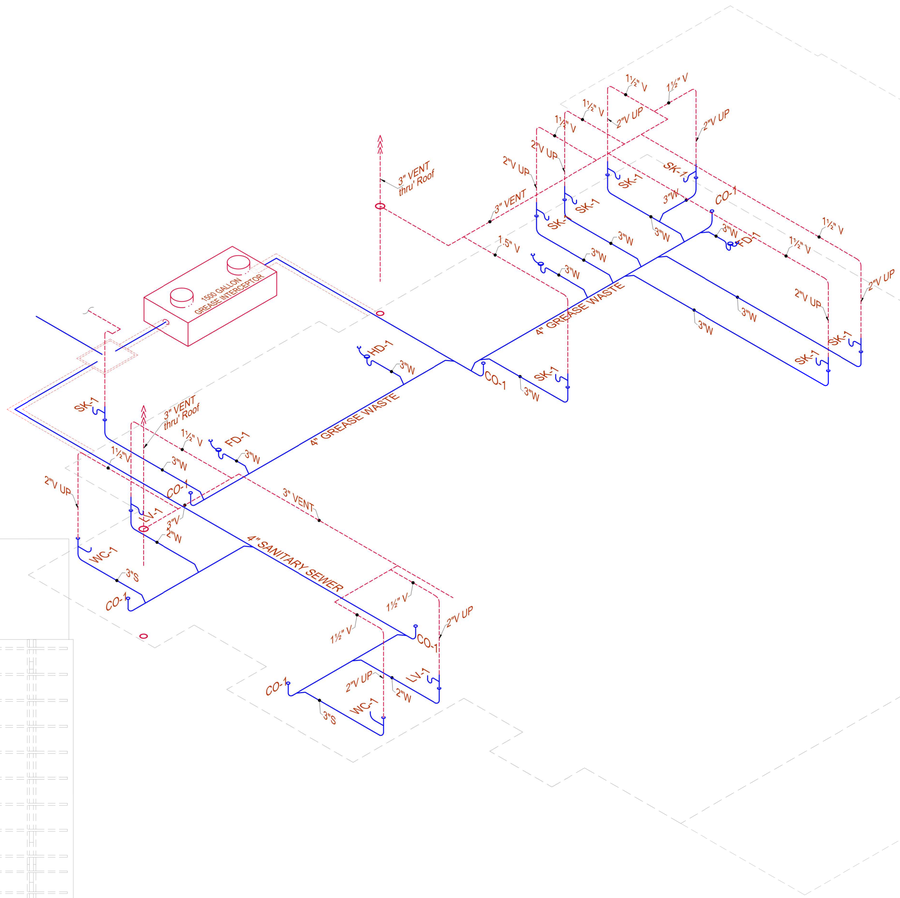
Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

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PLUMBING WASTE AND VENT PLAN
SCALE: 1/4"=1'



PLUMBING WASTE AND VENT RISER PLAN
SCALE: 1/4"=1'

GENERAL NOTES:

A. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMIDIATELY.

B. REFER TO STACK DIAGRAM AND SCHEDULES FOR COMPLETE PIPE SIZING INFORMATION.

C. SMOKE ALL PLUMBING VENT PIPING PRIOR TO CLOSING WALL CAVITIES AND PRIOR TO TURN OVER.

D. PLUMBING CONTRACTOR SHALL PROVIDE TRAP SEALS ON ALL FLOOR DRAINS/SINKS. REFER TO PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION.

E. FURNISH AND INSTALL BRAIDED STAINLESS STEEL FAUCET CONNECTORS AT ALL EXPOSED FLEXIBLE HOSE LOCATIONS EXCEPT AT EQUIPMENT PROVIDED BY KES.

CODED NOTES SANITARY:

1. SANITARY WASTE MAIN. PLUMBING CONTRACTOR VERIFY EXACT LOCATION, SIZE AND INVERT PRIOR TO CONSTRUCTION. REMOVE ALL EXISTING SANITARY PIPING IF ANY AND BACK TO MAIN AND CAP. REMOVE ALL EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED ACCESSORIES UNLESS NOTED OTHERWISE. EXISTING SANITARY PIPING SERVING OTHER SPACES TO REMAIN. VERIFY EXACT SCOPE PRIOR TO BID.

2. PROVIDE VENT PIPING TO MAIN SERVING FLOOR AND CONNECT. VERIFY EXACT LOCATION OF THE MAIN VENT PIPING PRIOR TO CONSTRUCTION.

3. PROVIDE SANITARY PIPING TO MAIN AND CONNECT. VERIFY EXACT LOCATION SANITARY MAIN PRIOR TO CONSTRUCTION.

ISSUED FOR CONSTRUCTION

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PLUMBING WASTE AND VENT PLAN AND RISER PLAN

2908 MOON STATION RD NW,
KENNESAW GA-30144

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Checked By:
Date: 10/15/24
Project No: 24274-SMEP

P2.0

GENERAL NOTES:

A. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMIDIATELY.

B. REFER TO STACK DIAGRAM AND SCHEDULES FOR COMPLETE PIPE SIZING INFORMATION.

C. SMOKE ALL PLUMBING VENT PIPING PRIOR TO CLOSING WALL CAVITIES AND PRIOR TO TURN OVER.

D. PLUMBING CONTRACTOR SHALL PROVIDE TRAP SEALS ON ALL FLOOR DRAINS/SINKS. REFER TO PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION.

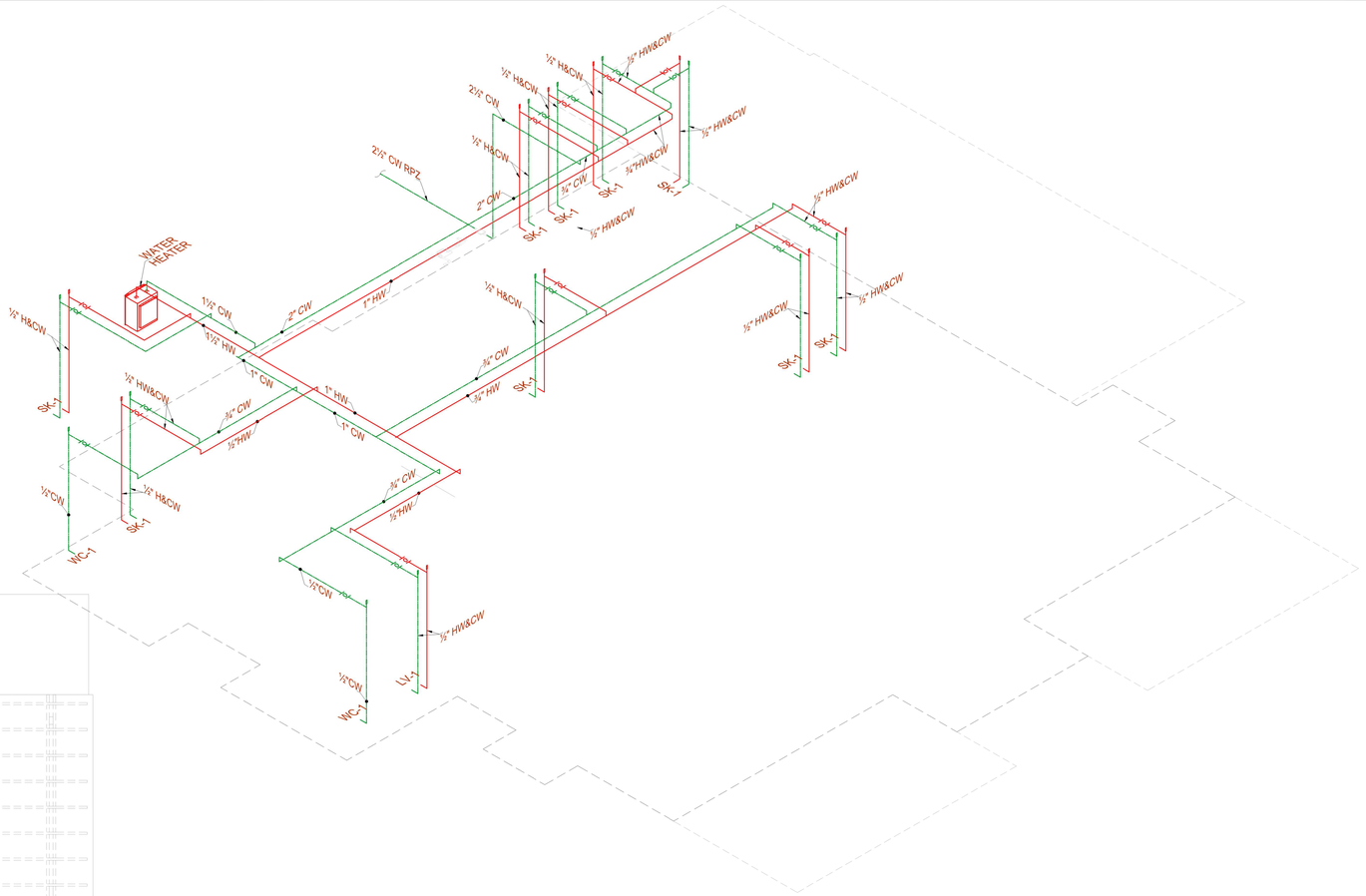
E. FURNISH AND INSTALL BRAIDED STAINLESS STEEL FAUCET CONNECTORS AT ALL EXPOSED FLEXIBLE HOSE LOCATIONS EXCEPT AT EQUIPMENT PROVIDED BY KES.

CODED NOTES SANITARY:

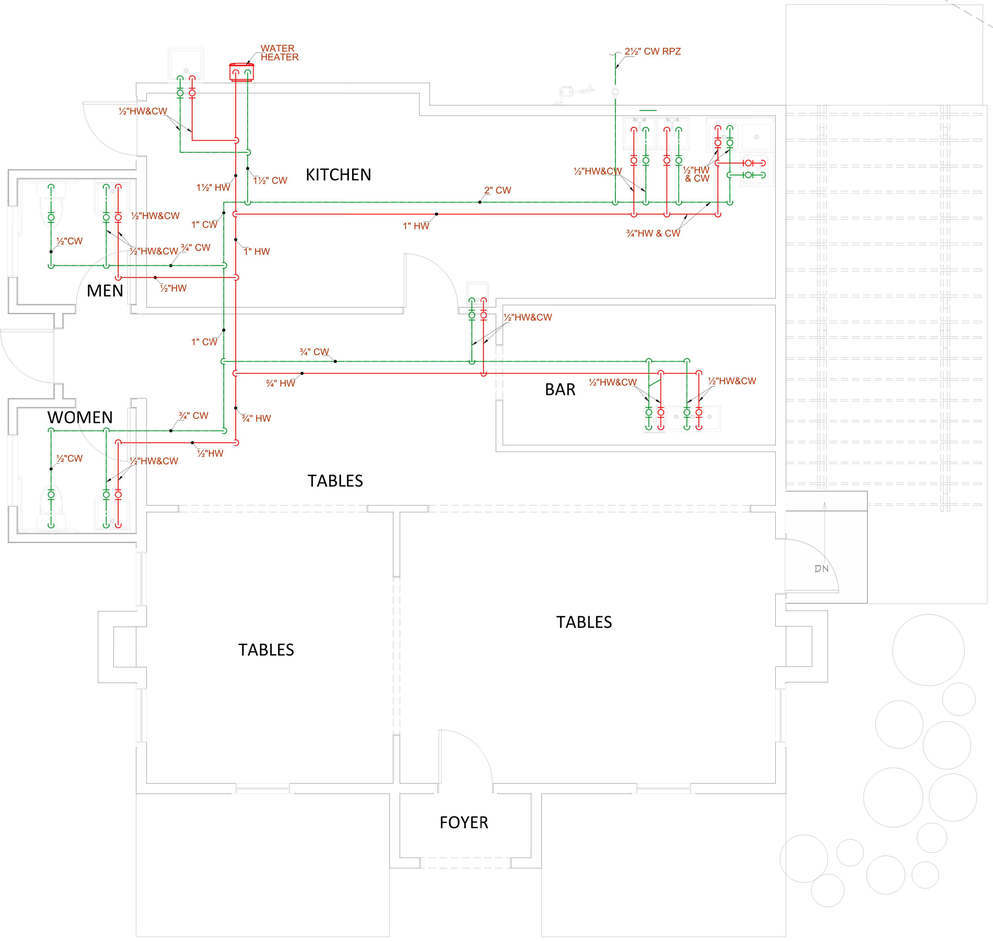
1. SANITARY WASTE MAIN. PLUMBING CONTRACTOR VERIFY EXACT LOCATION, SIZE AND INVERT PRIOR TO CONSTRUCTION. REMOVE ALL EXISTING SANITARY PIPING IF ANY AND BACK TO MAIN AND CAP. REMOVE ALL EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED ACCESSORIES UNLESS NOTED OTHERWISE. EXISTING SANITARY PIPING SERVING OTHER SPACES TO REMAIN. VERIFY EXACT SCOPE PRIOR TO BID.

2. PROVIDE VENT PIPING TO MAIN SERVING FLOOR AND CONNECT. VERIFY EXACT LOCATION OF THE MAIN VENT PIPING PRIOR TO CONSTRUCTION.

3. PROVIDE SANITARY PIPING TO MAIN AND CONNECT. VERIFY EXACT LOCATION SANITARY MAIN PRIOR TO CONSTRUCTION.



PLUMBING WATER RISER PLAN
SCALE: 1/4"=1'



PLUMBING WATER SUPPLY PLAN
SCALE: 1/4"=1'

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER 31714 24 No. PE025569 MECHANICAL NUMBERED SEAL

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PLUMBING WATER SUPPLY AND WATER RISER PLAN

2908 MOON STATION RD NW,
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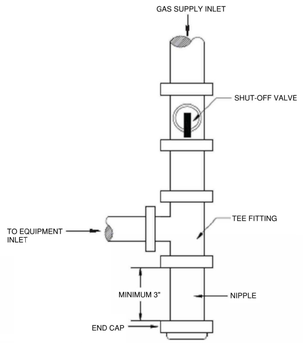
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P3.0

GAS PIPING MATERIAL AND CODE TABLES

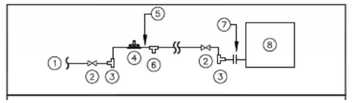
7" W.C. NATURAL GAS PIPING:
* LONGEST RUN: 64 FEET.
* TOTAL LOAD: 636 MBTUH.

* ABOVEGROUND PIPING FROM UTILITY METER/REGULATOR UP TO EACH INDIVIDUAL GAS APPLIANCE TO BE SCH 40 METALLIC PIPE @ 7" W.C. SIZED AS PER FUEL GAS CODE TABLE 402.4(2).



DRIP-TEE AT GAS APPLIANCE DETAIL

GAS PIPING DETAIL KEY NOTES



1) UPSTREAM NATURAL GAS PIPING FROM UTILITY.

2) SHUT-OFF VALVE.

3) THREADED AND PLUGGED TEE INSTALLED TO ALLOW CONNECTION TO A PRESSURE MEASURING INSTRUMENT, AND SHALL SERVE AS A SEDIMENT TRAP.

4) UTILITY METER AND PRESSURE REGULATOR LISTED FOR OUTDOOR INSTALLATION. MAINTAIN MINIMUM 10' CLEARANCE FROM SOURCES OF IGNITION, OR EXTEND VENT.

5) MAXIMUM 6" BETWEEN REGULATOR AND DOWNSTREAM PLUG.

6) THREADED AND PLUGGED TEE INSTALLED TO ALLOW CONNECTION TO A PRESSURE MEASURING INSTRUMENT.

7) PROVIDE UNION AS REQUIRED TO CONNECT PIPING TO APPLIANCE INLET. COORDINATE EXACT LOCATION OF STUB-UPS WITH OWNER. FUEL CONSUMPTION RATES SHOWN ARE ESTIMATES; VERIFY ALL VALUES WITH EQUIPMENT NAMEPLATE DATA AND NOTIFY ENGINEER OF ANY CHANGES PRIOR TO INSTALLATION. PIPING FROM UNION TO APPLIANCE SHALL BE FLEXIBLE AND LISTED IN ACCORDANCE WITH FBC. PROVIDE RESTRAINING CABLE PERMANENTLY FASTENED FROM APPLIANCE TO SLAB TO MAINTAIN 12" OF SLACK IN FLEXIBLE PIPING WHEN RESTRAINING CABLE IS FULLY EXTENDED IN ANY DIRECTION.

8) GAS UTILIZATION EQUIPMENT.

9) A YELLOW INSULATED COOPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATED ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.

NATURAL GAS KEY NOTES

1) PROPOSED LOCATION OF NATURAL GAS UTILITY METER. PROPOSED SERVICE LINE PRESSURE OF 2 PSI IS BASIS FOR DESIGN.

2) NEW REGULATOR AT UTILITY METER TO DROP TO 7" WC. PROVIDE VENTING WITH INSECT SCREEN EXTENDED AT LEAST 10' FROM BUILDING OPENINGS AND SOURCES OF IGNITION (I.E., CONDENSING UNITS). IF NECESSARY, COORDINATE REGULATOR SELECTION WITH TOTAL CAPACITY REQUIREMENTS OF ALL APPLIANCES AND PROVISIONS FOR FUTURE LOADS PRIOR TO PURCHASE. PROVIDE UNION AS REQUIRED TO CONNECT TANK OUTLET TO REGULATOR INLET.

3) ABOVEGROUND PIPING. SIZING IS BASED ON THE EQUIVALENT PIPING LENGTHS, EQUIPMENT CAPACITIES AND PRESSURE LISTED ON THE RISER. NOTIFY ENGINEER PRIOR TO INSTALLING ANY PIPING IF THESE VALUES ARE TO BE EXCEEDED.

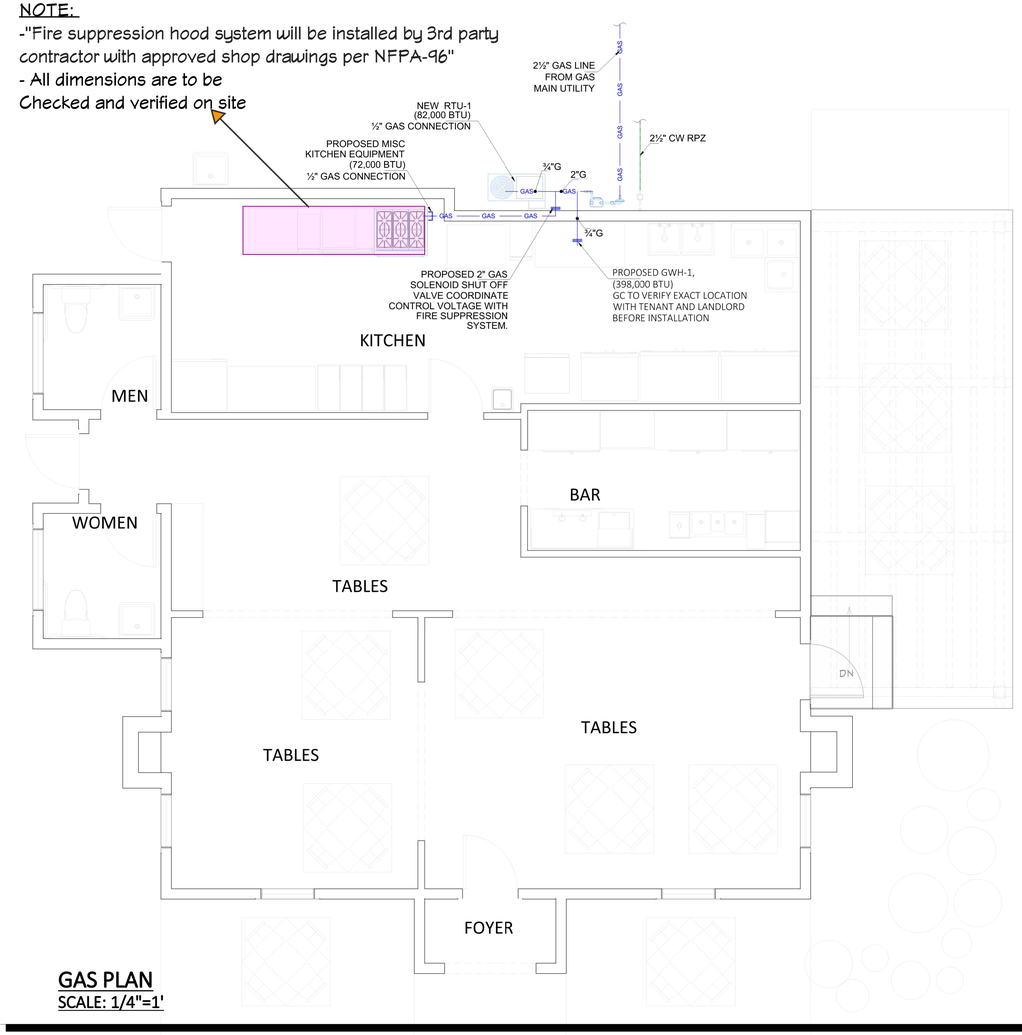
4) UNDERGROUND PIPING. SIZING IS BASED ON THE EQUIVALENT PIPING LENGTHS, EQUIPMENT CAPACITIES AND PRESSURE LISTED ON THE RISER. NOTIFY ENGINEER PRIOR TO INSTALLING ANY PIPING IF THESE VALUES ARE TO BE EXCEEDED. CONTRACTOR TO COORDINATE EXACT ROUTING WITH OWNER AND FIELD CONDITIONS. CALL 811 OR 800-432-4770 PRIOR TO DIGGING OR TRENCHING. A PROFESSIONAL UNDERGROUND LOCATOR SERVICE IS RECOMMENDED IN ADDITION.

5) PIPING PENETRATION THROUGH EXTERIOR WALL SHALL BE MINIMUM 12" AFF, SLEEVED IN SCHEDULE 40 PVC, AND ANNULAR SPACE SHALL BE SEALED.

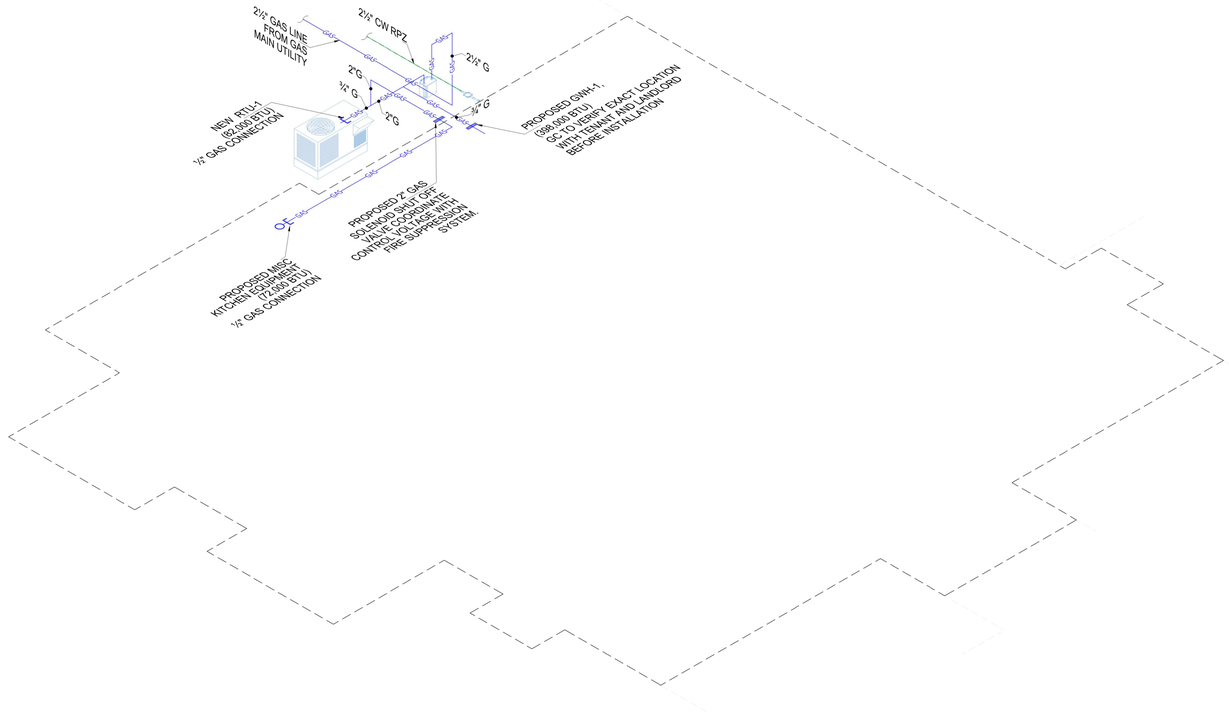
6) PROVIDE SEDIMENT TRAP WITH 90-DEGREE CHANGE OF DIRECTION OF GAS FLOW, TO HELP PREVENT SEDIMENT FROM FLOWING OVER THE TRAP. INSTALL AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.

7) PROVIDE UNION WITH SHUTOFF VALVE AS REQUIRED TO CONNECT PIPING TO APPLIANCE INLET. COORDINATE EXACT LOCATION OF STUB-UPS WITH OWNER. FUEL CONSUMPTION RATES SHOWN ARE ESTIMATES; VERIFY ALL VALUES WITH EQUIPMENT NAMEPLATE DATA AND NOTIFY ENGINEER OF ANY CHANGES PRIOR TO INSTALLATION. PIPING FROM SHUTOFF VALVE TO APPLIANCE SHALL BE FLEXIBLE AND LISTED IN ACCORDANCE WITH FBC. PROVIDE RESTRAINING CABLE PERMANENTLY FASTENED FROM APPLIANCE TO SLAB TO MAINTAIN 12" OF SLACK IN FLEXIBLE PIPING WHEN RESTRAINING CABLE IS FULLY EXTENDED IN ANY DIRECTION. IMMEDIATELY NOTIFY ENGINEER IF PROPOSED APPLIANCE IS NOT LISTED FOR 11" WC NATURAL GAS.

NOTE:
-"Fire suppression hood system will be installed by 3rd party contractor with approved shop drawings per NFPA-96"
- All dimensions are to be
Checked and verified on site



GAS PLAN
SCALE: 1/4"=1'



GAS RISER PLAN
SCALE: 1/4"=1'

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED 31714 PROFESSIONAL ENGINEER JOHN D. QUINN NUMBER
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GAS PLAN AND RISER DIAGRAM

2908 MOON STATION RD NW, KENNESAW GA-30144

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P3.1

SPECIFICATIONS - DIVISION 22 - PLUMBING

SECTION 220500 - COMMON WORK RESULTS FOR PLUMBING

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. HANGERS AND SUPPORTS FOR PLUMBING PIPING EQUIPMENT:

1. STRUCTURAL PERFORMANCE: HANGERS AND SUPPORTS SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED ACCORDING TO ASCE/SEI 7.
   a. DESIGN SUPPORTS FOR MULTIPLE PIPES CAPABLE OF SUPPORTING COMBINED WEIGHT OF SUPPORTED SYSTEMS, AND SYSTEM CONTENTS.
   b. DESIGN EQUIPMENT SUPPORTS CAPABLE OF SUPPORTING COMBINED OPERATING WEIGHT OF SUPPORTED EQUIPMENT AND CONNECTED SYSTEMS AND COMPONENTS.

2.2 SLEEVES AND SLEEVE SEALS

A. GALVANIZED-STEEL-PIPE SLEEVES: ASTM A 53/A 53M, TYPE E, GRADE B, SCHEDULE 40, ZINC COATED, WITH PLAIN ENDS.

B. PVC-PIPE SLEEVES: ASTM D 1785, SCHEDULE 40.

C. GALVANIZED-STEEL-SHEET SLEEVES: 0.0239-INCH MINIMUM THICKNESS; ROUND TUBE CLOSED WITH WELDED LONGITUDINAL JOINT.

2.3 GROUT

A. STANDARD: ASTM C 1107/C 1107M, GRADE B, POST-HARDENING AND VOLUME-ADJUSTING, DRY, HYDRAULIC-CEMENT GROUT.

1. CHARACTERISTICS: NONSHRINK; RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.
2. DESIGN MIX: 5000-PSI, 28-DAY COMPRESSIVE STRENGTH.
3. PACKAGING: PREMIXED AND FACTORY PACKAGED.

2.4 ESCUTCHEONS AND FLOOR PLATES

A. ONE-PIECE, DEEP-PATTERN TYPE: DEEP-DRAWN, BOX-SHAPED BRASS WITH CHROME-PLATED FINISH AND SPRING-CLIP FASTENERS.

B. ONE-PIECE, STAMPED-STEEL TYPE: WITH CHROME-PLATED FINISH AND SPRING-CLIP FASTENERS.

C. ONE-PIECE FLOOR PLATES: CAST-IRON FLANGE WITH HOLES FOR FASTENERS.

2.5 PRESSURE GAGES AND TEST PLUGS

A. DIRECT-MOUNTED, METAL-CASE, DIAL-TYPE PRESSURE GAGES:

1. STANDARD: ASME B40.100.
2. CASE: SEALED OPEN-FRONT, PRESSURE RELIEF TYPE(S); CAST ALUMINUM OR DRAWN STEEL 4-1/2-INCH NOMINAL DIAMETER.
3. MOVEMENT: MECHANICAL, WITH LINK TO PRESSURE ELEMENT AND CONNECTION TO POINTER.
4. DIAL: NONREFLECTIVE ALUMINUM WITH PERMANENTLY ETCHED SCALE MARKINGS GRADUATED IN PSI.
5. ACCURACY: GRADE A, PLUS OR MINUS 1 PERCENT OF MIDDLE HALF OF SCALE RANGE.

B. TEST PLUG: CORROSION-RESISTANT BRASS OR STAINLESS-STEEL BODY WITH TWO SELF-SEALING RUBBER CORE INSERTS AND GASKETED AND THREADED CAP, WITH EXTENDED STEM FOR UNITS TO BE INSTALLED IN INSULATED PIPING, MINIMUM PRESSURE AND TEMPERATURE RATING 500 PSIG AT 200 DEG F.

2.6 HANGERS AND SUPPORTS FOR PLUMBING PIPING EQUIPMENT

A. CARBON-STEEL PIPE HANGERS AND SUPPORTS:

1. DESCRIPTION: MSS SP-58, TYPES 1 THROUGH 58, FACTORY-FABRICATED COMPONENTS.
2. GALVANIZED METALLIC COATINGS: PREGALVANIZED OR HOT DIPPED.
3. NONMETALLIC COATINGS: PLASTIC COATING, JACKET, OR LINER.
4. PADDED HANGERS: HANGER WITH FIBERGLASS OR OTHER PIPE INSULATION PAD OR CUSHION TO SUPPORT BEARING SURFACE OF PIPING.
5. HANGER RODS: CONTINUOUS-THREAD ROD, NUTS, AND WASHER MADE OF CARBON STEEL.

B. COPPER PIPE HANGERS:

1. DESCRIPTION: MSS SP-58, TYPES 1 THROUGH 58, COPPER-COATED-STEEL, FACTORY-FABRICATED COMPONENTS.
2. HANGER RODS: CONTINUOUS-THREAD ROD, NUTS, AND WASHER MADE OF COPPER-COATED STEEL.

C. FASTENER SYSTEMS:

1. MECHANICAL-EXPANSION ANCHORS: INSERT-WEDGE-TYPE, ZINC-COATED STEEL ANCHORS, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE; WITH PULL-OUT, TENSION, AND SHEAR CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS WHERE USED.

D. MISCELLANEOUS MATERIALS:

1. STRUCTURAL STEEL: ASTM A 36/A 36M, CARBON-STEEL PLATES, SHAPES, AND BARS; BLACK AND GALVANIZED.
2. GROUT: ASTM C 1107, FACTORY-MIXED AND -PACKAGED, DRY, HYDRAULIC-CEMENT, NONSHRINK AND NONMETALLIC GROUT; SUITABLE FOR INTERIOR AND EXTERIOR APPLICATIONS.
   a. PROPERTIES: NONSTAINING, NONCORROSIVE, AND NONGASEOUS.
   b. DESIGN MIX: 5000-PSI, 28-DAY COMPRESSIVE STRENGTH.

PART 3 - EXECUTION

3.1 GENERAL PIPING INSTALLATIONS

A. INSTALL PIPING FREE OF SAGS AND BENDS.

B. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS.

C. SLEEVES:

1. INSTALL SLEEVES FOR PIPING PASSING THROUGH PENETRATIONS IN FLOORS, PARTITIONS, ROOFS, AND WALLS.
2. INSTALL SLEEVES IN CONCRETE FLOORS, CONCRETE ROOF SLABS, AND CONCRETE WALLS AS NEW SLABS AND WALLS ARE CONSTRUCTED.
   a. USE GROUT AND SEAL THE SPACE OUTSIDE OF SLEEVES IN SLABS AND WALLS WITHOUT SLEEVE-SEAL SYSTEM.
3. INSTALL SLEEVES FOR PIPES PASSING THROUGH INTERIOR PARTITIONS.
4. FIRE-BARRIER PENETRATIONS: MAINTAIN INDICATED FIRE RATING OF WALLS, PARTITIONS, CEILINGS, AND FLOORS AT P.PE PENETRATIONS. SEAL PIPE PENETRATIONS WITH FIRESTOP MATERIALS. COMPLY WITH REQUIREMENTS FOR FIRESTOPPING SPECIFIED IN SECTION 078446 "PENETRATION FIRESTOPPING."

D. ESCUTCHEONS AND FLOOR PLATES:

4. INSTALL ESCUTCHEONS FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FINISHED FLOORS.
5. INSTALL ESCUTCHEONS WITH ID TO CLOSELY FIT AROUND PIPE, TUBE, AND INSULATION OF PIPING AND WITH OD THAT COMPLETELY COVERS OPENING.
6. INSTALL FLOOR PLATES FOR PIPING PENETRATIONS OF EQUIPMENT-ROOM FLOORS.
7. INSTALL FLOOR PLATES WITH ID TO CLOSELY FIT AROUND PIPE, TUBE, AND INSULATION OF PIPING AND WITH OD THAT COMPLETELY COVERS OPENING.

F. METERS AND GAGES:

1. INSTALL DIRECT-MOUNTED PRESSURE GAGES IN PIPING TEES WITH PRESSURE GAGE LOCATED ON PIPE AT THE MOST READABLE POSITION.
2. INSTALL METERS AND GAGES ADJACENT TO MACHINES AND EQUIPMENT TO ALLOW SERVICE AND MAINTENANCE OF METERS, GAGES, MACHINES, AND EQUIPMENT.
3. ADJUST FACES OF METERS AND GAGES TO PROPER ANGLE FOR BEST VISIBILITY.

G. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT.

H. INSTALL DIELECTRIC UNIONS AND FLANGES TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS IN GAS PIPING.

I. INSTALL DIELECTRIC COUPLING AND NIPPLE FITTINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS IN WATER PIPING.

3.2 HANGERS AND SUPPORTS

A. COMPLY WITH MSS SP-69 AND MSS SP-89. INSTALL BUILDING ATTACHMENTS WITHIN CONCRETE OR TO STRUCTURAL STEEL.

B. INSTALL HANGERS AND SUPPORTS TO ALLOW CONTROLLED THERMAL AND SEISMIC MOVEMENT OF PIPING SYSTEMS.

C. LOAD DISTRIBUTION: INSTALL HANGERS AND SUPPORTS SO PIPING LIVE AND DEAD LOADING AND STRESSES FROM MOVEMENT WILL NOT BE TRANSMITTED TO CONNECTED EQUIPMENT.

D. HORIZONTAL-PIPING HANGERS AND SUPPORTS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SPECIFICATION SECTIONS, INSTALL THE FOLLOWING TYPES:

1. ADJUSTABLE STEEL CLEVIS HANGERS (MSS TYPE 1): FOR SUSPENSION OF NONINSULATED OR INSULATED STATIONARY PIPES, NPS 1/2 TO NPS 30.
2. PIPE HANGERS (MSS TYPE 5): FOR SUSPENSION OF PIPES, NPS 1/2 TO NPS 4, TO ALLOW OFF-CENTER CLOSURE FOR HANGER INSTALLATION BEFORE PIPE ERECTION.
3. ADJUSTABLE STEEL BAND HANGERS (MSS TYPE 7): FOR SUSPENSION OF NONINSULATED STATIONARY PIPES, NPS 1/2 TO NPS 8.
4. ADJUSTABLE BAND HANGERS (MSS TYPE 9): FOR SUSPENSION OF NONINSULATED STATIONARY PIPES, NPS 1/2 TO NPS 8.
5. ADJUSTABLE SWIVEL-RING BAND HANGERS (MSS TYPE 10): FOR SUSPENSION OF NONINSULATED STATIONARY PIPES, NPS 1/2 TO NPS 2.

E. VERTICAL-PIPING CLAMPS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SPECIFICATION SECTIONS, INSTALL THE FOLLOWING TYPES:

1. EXTENSION PIPE OR RISER CLAMPS (MSS TYPE 8): FOR SUPPORT OF PIPE RISERS, NPS 3/4 TO NPS 20.
2. CARBON- OR ALLOY-STEEL RISER CLAMPS (MSS TYPE 42): FOR SUPPORT OF PIPE RISERS, NPS 3/4 TO NPS 20, IF LONGER ENDS ARE REQUIRED FOR RISER CLAMPS.

F. PIPING INSULATION SHOULD BE CONTINUOUS THROUGH HANGER ON SUPPORT. PROVIDE DOWEL ROD WITHIN HANGERS TO SUPPORT PIPING

3.3 GENERAL EQUIPMENT INSTALLATIONS

G. INSTALL EQUIPMENT TO ALLOW MAXIMUM POSSIBLE HEADROOM UNLESS SPECIFIC MOUNTING HEIGHTS ARE NOT INDICATED.

H. INSTALL EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, UNLESS OTHERWISE INDICATED.

I. INSTALL MECHANICAL EQUIPMENT TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS. EXTEND GREASE FITTINGS TO ACCESSIBLE LOCATIONS.

J. INSTALL EQUIPMENT TO ALLOW RIGHT OF WAY FOR PIPING INSTALLED AT REQUIRED SLOPE.

END OF SECTION

SECTION 220523 - GENERAL-DUTY VALVES FOR PLUMBING PIPING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. SUBMITTALS:

1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

PART 2 - PRODUCTS

2.1 SYSTEM DESCRIPTION

A. ASME COMPLIANCE: ASME B16.10 AND ASME B16.34 FOR FERROUS VALVE DIMENSIONS AND DESIGN CRITERIA.

B. NSF COMPLIANCE: NSF 61 FOR VALVE MATERIALS FOR POTABLE-WATER SERVICE.

2.2 GENERAL-DUTY VALVES

A. VALVE SIZES: SAME AS UPSTREAM PIPING UNLESS OTHERWISE INDICATED.

B. VALVES IN INSULATED PIPING: WITH 2-INCH STEM EXTENSIONS.

C. END CONNECTIONS: THREADS SHALL COMPLY WITH ANSI B1.20.1. FLANGES SHALL COMPLY WITH ANSI B16.24 FOR BRONZE VALVES. SOLDER-JOINT CONNECTIONS SHALL COMPLY WITH ANSI B16.18.

D. ONE-PIECE, COPPER-ALLOY BALL VALVES: LEAD FREE BRONZE BODY WITH CHROME-PLATED BRASS BALL, MTFE SEATS, AND 600-PSIG MINIMUM CWP RATING.

E. TWO-PIECE, COPPER-ALLOY BALL VALVES: LEAD FREE BRONZE BODY WITH FULL-PORT, CHROME-PLATED BRASS BALL; RPTFE SEATS; AND 600-PSIG MINIMUM CWP RATING AND BLOWOUT-PROOF STEM.

F. LEAD FREE BRONZE, SWING CHECK VALVES: CLASS 125, BRONZE BODY WITH BRONZE DISC AND SEAT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. USE BALL VALVES FOR SHUTOFF DUTY AND FOR THROTTLING DUTY.

B. LOCATE VALVES FOR EASY ACCESS AND PROVIDE SEPARATE SUPPORT WHERE NECESSARY.

C. INSTALL VALVES FOR EACH FIXTURE AND ITEM OF EQUIPMENT.

D. INSTALL VALVES IN HORIZONTAL PIPING WITH STEM AT OR ABOVE CENTER OF PIPE.

E. INSTALL VALVES IN A POSITION TO ALLOW FULL STEM MOVEMENT.

F. INSTALL CHECK VALVES FOR PROPER DIRECTION OF FLOW IN HORIZONTAL POSITION WITH HINGE PIN LEVEL.

END OF SECTION

SECTION 220700 - PLUMBING INSULATION

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. INSULATION INSTALLED INDOORS: FLAME-SPREAD INDEX OF 25 OR LESS, AND SMOKE-DEVELOPED INDEX OF 50 OR LESS ACCORDING TO ASTM E 84.

2.2 INSULATION MATERIALS

A. MINERAL-FIBER, PREFORMED PIPE INSULATION: COMPLY WITH ASTM C 547, TYPE I, GRADE A, WITH FACTORY-APPLIED ASJ.

1. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
   a. JOHNS MANVILLE; MICRO-LOK.
   b. KNAUF INSULATION; 1000-DEGREE PIPE INSULATION.
   c. OWENS CORNING; FIBERGLAS PIPE INSULATION.
2. TYPE I, 850 DEG F MATERIALS: MINERAL OR GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 547, TYPE I, GRADE A, WITH FACTORY-APPLIED ASJ. FACTORY-APPLIED JACKET REQUIREMENTS ARE SPECIFIED IN "FACTORY-APPLIED JACKETS" ARTICLE.

B. PROTECTIVE SHIELDING PIPE COVERS:

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
   a. MCGUIRE MANUFACTURING.
   b. PLUMBEREX.
   c. TRUEBRO; A BRAND OF IPS CORPORATION.
   d. ZURN INDUSTRIES, LLC; TUBULAR BRASS PLUMBING PRODUCTS OPERATION.
2. DESCRIPTION: MANUFACTURED PLASTIC WRAPS FOR COVERING PLUMBING FIXTURE HOT- AND COLD-WATER SUPPLIES AND TRAP AND DRAIN PIPING. COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

2.3 ADHESIVES

A. MINERAL-FIBER ADHESIVE: COMPLY WITH MIL-A-3316C, CLASS 2, GRADE A.

1. FOR INDOOR APPLICATIONS, ADHESIVE SHALL HAVE A VOC CONTENT OF 80 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).
2. ADHESIVE SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."

2.4 MASTICS

A. VAPOR-BARRIER MASTIC: WATER BASED; SUITABLE FOR INDOOR USE ON BELOW AMBIENT SERVICES.

1. FOR INDOOR APPLICATIONS, USE MASTICS THAT HAVE A VOC CONTENT OF 50 G/L OR LESS.
2. WATER-VAPOR PERMEANCE: ASTM E 96/E 96M, PROCEDURE B, 0.013 PERM AT 43-MIL DRY FILM THICKNESS.
3. SERVICE TEMPERATURE RANGE: MINUS 20 TO PLUS 180 DEG F.
4. SOLIDS CONTENT: ASTM D 1644, 58 PERCENT BY VOLUME AND 70 PERCENT BY WEIGHT.
5. COLOR: WHITE.

B. BREATHER MASTIC: WATER BASED; SUITABLE FOR INDOOR AND OUTDOOR USE ON ABOVE AMBIENT SERVICES.

1. WATER-VAPOR PERMEANCE: ASTM F 1249, 1.8 PERMS AT 0.0625-INCH DRY FILM THICKNESS.
2. SERVICE TEMPERATURE RANGE: MINUS 20 TO PLUS 180 DEG F.
3. SOLIDS CONTENT: 60 PERCENT BY VOLUME AND 66 PERCENT BY WEIGHT.
4. COLOR: WHITE.

2.5 SEALANTS

A. JOINT SEALANTS:

1. MATERIALS SHALL BE COMPATIBLE WITH INSULATION MATERIALS, JACKETS, AND SUBSTRATES.
2. PERMANENTLY FLEXIBLE, ELASTOMERIC SEALANT.
3. SERVICE TEMPERATURE RANGE: MINUS 100 TO PLUS 300 DEG F.
4. COLOR: WHITE OR GRAY.
5. FOR INDOOR APPLICATIONS, SEALANTS SHALL HAVE A VOC CONTENT OF 420 G/L OR LESS.

B. ASJ FLASHING SEALANTS:

1. MATERIALS SHALL BE COMPATIBLE WITH INSULATION MATERIALS, JACKETS, AND SUBSTRATES.
2. FIRE- AND WATER-RESISTANT, FLEXIBLE, ELASTOMERIC SEALANT.
3. SERVICE TEMPERATURE RANGE: MINUS 40 TO PLUS 250 DEG F.
4. COLOR: WHITE.
5. FOR INDOOR APPLICATIONS, SEALANTS SHALL HAVE A VOC CONTENT OF 420 G/L OR LESS.

2.6 FACTORY-APPLIED JACKETS

A. INSULATION SYSTEM SCHEDULES INDICATE FACTORY-APPLIED JACKETS ON VARIOUS APPLICATIONS. WHEN FACTORY-APPLIED JACKETS ARE INDICATED, COMPLY WITH THE FOLLOWING:

1. ASJ: WHITE, KRAFT-PAPER, FIBERGLASS-REINFORCED SCRIM WITH ALUMINUM-FOIL BACKING; COMPLYING WITH ASTM C 1136, TYPE I.

2.7 TAPES

A. ASJ TAPE: WHITE VAPOR-RETARDER TAPE MATCHING FACTORY-APPLIED JACKET WITH ACRYLIC ADHESIVE, COMPLYING WITH ASTM C 1136.

1. WIDTH: 3 INCHES.
2. THICKNESS: 11.5 MILS.
3. ADHESION: 90 OUNCES FORCE/INCH IN WIDTH.
4. ELONGATION: 2 PERCENT.
5. TENSILE STRENGTH: 40 LBF/INCH IN WIDTH.
6. ASJ TAPE DISKS AND SQUARES: PRECUT DISKS OR SQUARES OF ASJ TAPE.

PART 3 - EXECUTION

3.1 PIPE INSULATION INSTALLATION

A. COMPLY WITH REQUIREMENTS OF THE MIDWEST INSULATION CONTRACTORS ASSOCIATION'S "NATIONAL COMMERCIAL & INDUSTRIAL INSULATION STANDARDS" FOR INSULATION INSTALLATION ON PIPES AND EQUIPMENT.

B. INSULATION INSTALLATION AT INTERIOR WALL AND PARTITION PENETRATIONS (THAT ARE NOT FIRE RATED): INSTALL INSULATION CONTINUOUSLY THROUGH WALLS AND PARTITIONS.

C. INSULATION INSTALLATION AT FIRE-RATED WALL, PARTITION, AND FLOOR PENETRATIONS: INSTALL INSULATION CONTINUOUSLY THROUGH PENETRATIONS. SEAL PENETRATIONS. COMPLY WITH REQUIREMENTS IN SECTION 078400.

D. MINERAL-FIBER INSULATION INSTALLATION:

1. INSULATION INSTALLATION ON STRAIGHT PIPES AND TUBES: WHERE VAPOR BARRIERS ARE INDICATED, SEAL LONGITUDINAL SEAMS, END JOINTS, AND PROTRUSIONS WITH VAPOR-BARRIER MASTIC AND JOINT SEALANT.
2. FOR INSULATION WITH FACTORY-APPLIED JACKETS ON ABOVE AMBIENT SURFACES, SECURE LAPS WITH OUTWARD CLINCHED STAPLES AT 6 INCHES O.C.
3. FOR INSULATION WITH FACTORY-APPLIED JACKETS ON BELOW AMBIENT SURFACES, DO NOT STAPLE LONGITUDINAL TABS BUT SECURE TABS WITH ADDITIONAL ADHESIVE AS RECOMMENDED BY INSULATION MATERIAL MANUFACTURER AND SEAL WITH VAPOR-BARRIER MASTIC AND FLASHING SEALANT.

E. INTERIOR PIPING SYSTEM APPLICATIONS: INSULATE THE FOLLOWING PIPING SYSTEMS:

1. DOMESTIC HOT WATER.
2. RECIRCULATED DOMESTIC HOT WATER.
3. EXPOSED WATER SUPPLIES AND SANITARY DRAINS OF FIXTURES FOR PEOPLE WITH DISABILITIES.

F. DO NOT APPLY INSULATION TO THE FOLLOWING SYSTEMS, MATERIALS, AND EQUIPMENT:

1. FLEXIBLE CONNECTORS.
2. SANITARY DRAINAGE AND VENT PIPING.
3. DRAINAGE PIPING LOCATED IN CRAWLSPACES UNLESS OTHERWISE INDICATED.
4. PIPING SPECIALTIES, INCLUDING AIR CHAMBERS, UNIONS, STRAINERS, CHECK VALVES, PLUG VALVES, AND FLOW REGULATORS.

3.2 INDOOR PIPING INSULATION SCHEDULE

A. DOMESTIC COLD WATER:

1. NPS 1 AND SMALLER: INSULATION SHALL BE THE FOLLOWING:
   a. MINERAL-FIBER, PREFORMED PIPE INSULATION, TYPE I: 1/2 INCH THICK.
2. NPS 1-1/4 AND LARGER: INSULATION SHALL BE THE FOLLOWING:
   a. MINERAL-FIBER, PREFORMED PIPE INSULATION, TYPE I: 1 INCH THICK.

B. DOMESTIC HOT AND RECIRCULATED HOT WATER:

1. NPS 2 AND SMALLER: INSULATION SHALL BE THE FOLLOWING:
   a. MINERAL-FIBER, PREFORMED PIPE INSULATION, TYPE I: 1 INCH THICK.

C. EXPOSED SANITARY DRAINS, DOMESTIC WATER, DOMESTIC HOT WATER, AND STOPS FOR PLUMBING FIXTURES FOR PEOPLE WITH DISABILITIES:

1. ALL PIPE SIZES: INSULATION SHALL BE THE FOLLOWING:
   a. PROTECTIVE SHIELDING PIPING COVERS.
   b. MANUFACTURED PLASTIC WRAPS FOR COVERING PLUMBING FIXTURE HOT- AND COLD-WATER SUPPLIES AND TRAP AND DRAIN PIPING. COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

D. PROTECTION OF INSULATION: FOR ALL PIPE INSULATION EXPOSED WITHIN 10 FEET ABOVE FINISHED FLOOR, FINISH WITH JOHNS-MANVILLE ZESTON 2000 PVC JACKET PIPING AND FITTING COVERS.

END OF SECTION

SECTION 221116 - DOMESTIC WATER PIPING

PART 2 - PRODUCTS

2.1 PREFORMANCE REQUIREMENTS

A. POTABLE-WATER PIPING AND COMPONENTS SHALL COMPLY WITH NSF 14 AND NSF 61.

2.2 PIPE AND FITTINGS

A. HARD COPPER TUBING: ASTM B 88, TYPE L, WATER TUBE, DRAWN TEMPER WITH WROUGHT-COPPER, SOLDER-JOINT FITTINGS. FURNISH WROUGHT-COPPER FITTINGS IF INDICATED.

1. COPPER UNIONS: CAST-COPPER-ALLOY, HEXAGONAL-STOCK BODY, WITH BALL-AND-SOCKET, METAL-TO-METAL SEATING SURFACES AND SOLDER-JOINT OR THREADED ENDS.
2. JOINING MATERIALS: USE ASTM B 813, WATER-FLUSHABLE, LEAD-FREE FLUX; ASTM B 32, LEAD-FREE-ALLOY SOLDER.

B. SOFT COPPER TUBING: ASTM B 88, TYPES K, WATER TUBE, ANNEALED TEMPER WITH COPPER PRESSURE FITTINGS, CAST-COPPER-ALLOY OR WROUGHT-COPPER, SOLDER-JOINT FITTINGS. FURNISH WROUGHT-COPPER FITTINGS IF INDICATED.

1. JOINING MATERIALS: USE ASTM B 813, WATER-FLUSHABLE, LEAD-FREE FLUX; ASTM B 32, LEAD-FREE-ALLOY SOLDER.

C. SPECIAL-DUTY VALVES

1. COMPLY WITH REQUIREMENTS IN SECTION 220523 "GENERAL-DUTY VALVES FOR PLUMBING PIPING" FOR GENERAL-DUTY METAL VALVES.
2. 2.COMPLY WITH REQUIREMENTS IN SECTION 221119 "DOMESTIC WATER PIPING SPECIALTIES" FOR BALANCING VALVES, DRAIN VALVES, BACKFLOW PREVENTERS, AND VACUUM BREAKERS

D. TRANSITION FITTINGS: MANUFACTURED PIPING COUPLING OR SPECIFIED PIPING SYSTEM FITTING. SAME SIZE AS PIPES TO BE JOINED AND PRESSURE RATING AT LEAST EQUAL TO PIPES TO BE JOINED:

E. FLEXIBLE CONNECTORS: STAINLESS-STEEL, CORRUGATED-METAL TUBING WITH WIRE-BRAID COVERING. WORKING-PRESSURE RATING A MINIMUM OF 200 PSIG.

PART 3 - EXECUTION

3.1 INSTALLATION

A. COMPLY WITH REQUIREMENTS IN SECTION 220500 "COMMON WORK RESULTS FOR PLUMBING" FOR BASIC PIPING INSTALLATION REQUIREMENTS.

B. INSTALL WALL PENETRATION SYSTEM AT EACH SERVICE PIPE PENETRATION THROUGH FOUNDATION WALL. MAKE INSTALLATION WATERTIGHT. COMPLY WITH REQUIREMENTS IN SECTION 220500 "COMMON WORK RESULTS FOR PLUMBING" FOR WALL PENETRATION SYSTEMS.

C. INSTALL SHUTOFF VALVE, HOSE-END DRAIN VALVE, STRAINER, PRESSURE GAGE, AND TEST TEE WITH VALVE, INSIDE THE BUILDING AT EACH DOMESTIC WATER SERVICE ENTRANCE.

D. INSTALL DOMESTIC WATER PIPING WITHOUT PITCH FOR HORIZONTAL PIPING AND PLUMB FOR VERTICAL PIPING.

E. SUPPORT VERTICAL PIPING AT EACH FLOOR.

3.2 INSPECTING AND CLEANING

A. INSPECT AND TEST PIPING SYSTEMS AS FOLLOWS:

1. FILL DOMESTIC WATER PIPING. CHECK COMPONENTS TO DETERMINE THAT THEY ARE NOT AIR BOUND AND THAT PIPING IS FULL OF WATER.
2. TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED.

B. CLEAN AND DISINFECT POTABLE DOMESTIC WATER PIPING BY FILLING SYSTEM WITH WATER/CHLORINE SOLUTION WITH AT LEAST 50 PPM OF CHLORINE. ISOLATE WITH VALVES AND ALLOW TO STAND FOR 24 HOURS. FLUSH SYSTEM WITH CLEAN, POTABLE WATER UNTIL NO CHLORINE IS IN WATER COMING FROM SYSTEM AFTER THE STANDING TIME.

3.3 PIPING SCHEDULE

A. ABOVEGROUND DISTRIBUTION PIPING: TYPE L HARD COPPER TUBING.

B. BELOWGROUND DISTRIBUTION PIPING: TYPE K SOFT COPPER TUBING.

3.4 VALVE SCHEDULE

A. DRAWINGS INDICATE VALVE TYPES TO BE USED. WHERE SPECIFIC VALVE TYPES ARE NOT INDICATED, THE FOLLOWING REQUIREMENTS APPLY:

1. SHUTOFF DUTY: USE BRONZE BALL VALVES FOR PIPING NPS 2 AND SMALLER.
2. THROTTLING DUTY: USE BRONZE BALL VALVES FOR PIPING NPS 2 AND SMALLER.
3. HOT-WATER-PIPING, BALANCING DUTY: MEMORY-STOP BALANCING VALVES.
4. DRAIN DUTY: HOSE-END DRAIN VALVES.

B. INSTALL BALL VALVES CLOSE TO MAIN ON EACH BRANCH AND RISER SERVING TWO OR MORE PLUMBING FIXTURES OR EQUIPMENT CONNECTIONS AND WHERE INDICATED.

C. INSTALL BALL VALVES ON INLET TO EACH PLUMBING EQUIPMENT ITEM, ON EACH SUPPLY TO EACH PLUMBING FIXTURE NOT HAVING STOPS ON SUPPLIES, AND ELSEWHERE AS INDICATED.

D. INSTALL DRAIN VALVE AT BASE OF EACH RISER, AT LOW POINTS OF HORIZONTAL RUNS, AND WHERE REQUIRED TO DRAIN WATER DISTRIBUTION PIPING SYSTEM.

E. INSTALL SWING CHECK VALVE ON DISCHARGE SIDE OF EACH PUMP AND ELSEWHERE AS INDICATED.

F. INSTALL BALL VALVES IN EACH HOT-WATER CIRCULATING LOOP AND DISCHARGE SIDE OF EACH PUMP.

END OF SECTION

ISSUED FOR CONSTRUCTION

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PLUMBING SPECIFICATIONS-01

2908 MOON STATION RD NW, KENNESAW GA-30144

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SPECIFICATIONS - DIVISION 22 - PLUMBING (CONTINUED)

SECTION 221119 - DOMESTIC WATER PIPING SPECIALTIES

PART 2 - PRODUCTS

2.1 GENERAL REQUIREMENTS FOR PIPING SPECIALTIES

A. POTABLE-WATER PIPING AND COMPONENTS SHALL COMPLY WITH NSF 61AND NSF 14.

2.2 PERFORMANCE REQUIREMENTS

A. MINIMUM WORKING PRESSURE FOR DOMESTIC WATER PIPING SPECIALTIES: 125 PSIG UNLESS OTHERWISE INDICATED.

2.3 MANUFACTURED UNITS

A. PIPE-APPLIED, ATMOSPHERIC-TYPE VACUUM BREAKERS:
1. STANDARD: ASSE 1001.
2. SIZE: NPS 1/4 TO NPS 3, AS REQUIRED TO MATCH CONNECTED PIPING.
3. BODY: BRONZE.
4. INLET AND OUTLET CONNECTIONS: THREADED.
5. FINISH: CHROME PLATED.

B. HOSE-CONNECTION VACUUM BREAKERS:
1. STANDARD: ASSE 1011.
2. BODY: BRONZE, NONREMOVABLE, WITH MANUAL DRAIN.
3. OUTLET CONNECTION: GARDEN-HOSE THREADED COMPLYING WITH ASME B1.20.7.
4. FINISH: CHROME OR NICKEL PLATED BRONZE.

C. REDUCED-PRESSURE-PRINCIPLE BACKFLOW PREVENTERS:
1. STANDARD: ASSE 1013.
2. OPERATION: CONTINUOUS-PRESSURE APPLICATIONS.
3. PRESSURE LOSS: 12 PSIG MAXIMUM, THROUGH MIDDLE THIRD OF FLOW RANGE.
4. BODY: LEAD FREE BRONZE OR STAINLESS STEEL FOR NPS 2 AND SMALLER.
5. END CONNECTIONS: THREADED FOR NPS 2 AND SMALLER.
6. CONFIGURATION: DESIGNED FOR HORIZONTAL, STRAIGHT-THROUGH FLOW.
7. ACCESSORIES:
   a. VALVES NPS 2 AND SMALLER: BALL TYPE WITH THREADED ENDS ON INLET AND OUTLET.
   b. AIR-GAP FITTING: ASME A112.1.2, MATCHING BACKFLOW-PREVENTER CONNECTION.

D. WATER REGULATORS:
1. STANDARD: ASSE 1003.
2. PRESSURE RATING: INITIAL WORKING PRESSURE OF 150 PSIG.
3. DESIGN OUTLET PRESSURE SETTING: 60 PSIG.
4. BODY: LEAD FREE BRONZE WITH CHROME-PLATED FINISH FOR NPS 2 AND SMALLER.
5. END CONNECTIONS: THREADED FOR NPS 2 AND SMALLER.

E. MEMORY-STOP BALANCING VALVES:
1. STANDARD: MSS SP-110 FOR TWO-PIECE. COPPER-ALLOY BALL VALVES.
2. PRESSURE RATING: 400-PSIG MINIMUM CWP.
3. SIZE: NPS 2 OR SMALLER.
4. BODY: LEAD FREE COPPER ALLOY.
5. PORT: FULL PORT.
6. BALL: CHROME-PLATED BRASS.
7. SEATS AND SEALS: REPLACEABLE.
8. END CONNECTIONS: SOLDER JOINT OR THREADED.
9. HANDLE: VINYL-COVERED STEEL WITH MEMORY-SETTING DEVICE.

F. THERMOSTATIC, WATER MIXING VALVES:
1. STANDARD: MSS SP-110 FOR TWO-PIECE. COPPER-ALLOY BALL VALVES.
2. PRESSURE RATING: 125 PSIG MINIMUM UNLESS OTHERWISE INDICATED.
3. TYPE: EXPOSED-MOUNTED, THERMOSTATICALLY CONTROLLED, WATER MIXING VALVE.
4. MATERIAL: LEAD FREE BRONZE BODY WITH CORROSION-RESISTANT INTERIOR COMPONENTS.
5. CONNECTIONS: THREADED OR UNION INLETS AND OUTLET.
6. ACCESSORIES: MANUAL TEMPERATURE CONTROL, CHECK STOPS ON HOT- AND COLD-WATER SUPPLIES, AND ADJUSTABLE, TEMPERATURE-CONTROL HANDLE.
7. TEMPERED-WATER SETTING: AS SPECIFIED ON DRAWINGS.
8. PRESSURE DROP AT DESIGN FLOW RATE: NOT EXCEED 15 PSIG.
9. VALVE FINISH: CHROME PLATED.

G. Y-PATTERN STRAINERS:
1. PRESSURE RATING: 125 PSIG MINIMUM UNLESS OTHERWISE INDICATED.
2. BODY: LEAD FREE BRONZE FOR NPS 2 AND SMALLER.
3. END CONNECTIONS: THREADED FOR NPS 2 AND SMALLER.
4. SCREEN: STAINLESS STEEL WITH ROUND PERFORATIONS UNLESS OTHERWISE INDICATED.
5. PERFORATION SIZE:
   a. STRAINERS NPS 2 AND SMALLER: 0.020 INCH.
6. DRAIN: PIPE PLUG.

H. HOSE BIBBS:
1. STANDARD: ASME A112.18.1 FOR SEDIMENT FAUCETS.
2. BODY MATERIAL: BRONZE.
3. SEAT: BRONZE, REPLACEABLE.
4. SUPPLY CONNECTIONS: NPS 3/4 THREADED OR SOLDER-JOINT INLET.
5. OUTLET CONNECTION: GARDEN-HOSE THREAD COMPLYING WITH ASME B1.20.7.
6. PRESSURE RATING: 125 PSIG.
7. VACUUM BREAKER: INTEGRAL, NONREMOVABLE, DRAINABLE, HOSE-CONNECTION VACUUM BREAKER COMPLYING WITH ASSE 1011.
8. FINISH FOR EQUIPMENT ROOMS: ROUGH BRONZE, OR CHROME OR NICKEL PLATED.
9. FINISH FOR SERVICE AREAS: CHROME OR NICKEL PLATED.
10. FINISH FOR FINISHED ROOMS: CHROME OR NICKEL PLATED.
11. OPERATION FOR EQUIPMENT ROOMS: WHEEL HANDLE OR OPERATING KEY.
12. OPERATION FOR SERVICE AREAS: OPERATING KEY.
13. OPERATION FOR FINISHED ROOMS: OPERATING KEY.
14. INCLUDE OPERATING KEY WITH EACH OPERATING-KEY HOSE BIBB.
15. INCLUDE INTEGRAL WALL FLANGE WITH EACH CHROME- OR NICKEL-PLATED HOSE BIBB.

I. NONFREEZE WALL HYDRANTS:
1. STANDARD: ASME A112.21.3M FOR CONCEALED OR EXPOSED-OUTLET, SELF-DRAINING WALL HYDRANTS.
2. PRESSURE RATING: 125 PSIG.
3. OPERATION: LOOSE KEY.
4. CASING AND OPERATING ROD: OF LENGTH REQUIRED TO MATCH WALL THICKNESS. INCLUDE WALL CLAMP.
5. INLET: NPS 3/4.
6. OUTLET: CONCEALED, WITH INTEGRAL VACUUM BREAKER AND GARDEN-HOSE THREAD COMPLYING WITH ASME B1.20.7.
7. BOX: DEEP, FLUSH MOUNTED WITH COVER.
8. BOX AND COVER FINISH: CHROME PLATED.
9. OUTLET: EXPOSED, WITH INTEGRAL VACUUM BREAKER AND GARDEN-HOSE THREAD COMPLYING WITH ASME B1.20.7.
10. NOZZLE AND WALL-PLATE FINISH: POLISHED NICKEL BRONZE.
11. OPERATING KEYS: ONE WITH EACH WALL HYDRANT.

J. BALL-VALVE-TYPE, HOSE-END DRAIN VALVES:
1. STANDARD: MSS SP-110 FOR STANDARD-PORT, TWO-PIECE BALL VALVES.
2. PRESSURE RATING: 400-PSIG MINIMUM CWP.
3. SIZE: NPS 3/4.
4. BODY: COPPER ALLOY.
5. BALL: CHROME-PLATED BRASS.
6. SEATS AND SEALS: REPLACEABLE.
7. HANDLE: VINYL-COVERED STEEL.
8. INLET: THREADED OR SOLDER JOINT.
9. OUTLET: THREADED, SHORT NIPPLE WITH GARDEN-HOSE THREAD COMPLYING WITH ASME B1.20.7 AND CAP WITH BRASS CHAIN.

K. WATER-HAMMER ARRESTERS:
1. STANDARD: ASSE 1010 OR PDI-WH 201.
2. TYPE: COPPER TUBE WITH PISTON.
3. SIZE: ASSE 1010, SIZES AA AND A THROUGH F, OR PDI-WH 201, SIZES A THROUGH F.

L. SUPPLY-TYPE, TRAP-SEAL PRIMER DEVICE:
1. STANDARD: ASSE 1018
2. PRESSURE RATING: 125 PSIG MINIMUM.
3. BODY: BRONZE.
4. INLET AND OUTLET CONNECTIONS: NPS 1/2 THREADED, UNION, OR SOLDER JOINT.
5. GRAVITY DRAIN OUTLET CONNECTION: NPS 1/2 THREADED OR SOLDER JOINT.
6. FINISH: CHROME PLATED, OR ROUGH BRONZE FOR UNITS USED WITH PIPE OR TUBE THAT IS NOT CHROME FINISHED.

PART 3 - EXECUTION

3.1 INSTALLATION

A. INSTALL BACKFLOW PREVENTERS IN EACH WATER SUPPLY TO MECHANICAL EQUIPMENT AND SYSTEMS AND TO OTHER EQUIPMENT AND WATER SYSTEMS THAT MAY BE SOURCES OF CONTAMINATION. COMPLY WITH AUTHORITIES HAVING JURISDICTION.

B. INSTALL WATER REGULATORS WITH INLET AND OUTLET SHUTOFF VALVES. INSTALL PRESSURE GAGES ON INLET AND OUTLET.

C. INSTALL BALANCING VALVES IN LOCATIONS WHERE THEY CAN EASILY BE ADJUSTED.

D. INSTALL TEMPERATURE-ACTUATED, WATER MIXING VALVES WITH CHECK STOPS OR SHUTOFF VALVES ON INLETS AND WITH SHUTOFF VALVE ON OUTLET.

E. INSTALL Y-PATTERN STRAINERS FOR WATER ON SUPPLY SIDE OF EACH CONTROL VALVE, WATER PRESSURE-REDUCING VALVE, SOLENOID VALVE AND PUMP.

F. INSTALL WATER-HAMMER ARRESTERS IN WATER PIPING ACCORDING TO PDI-WH 201.

G. INSTALL SUPPLY-TYPE, TRAP-SEAL PRIMER VALVES WITH OUTLET PIPING PITCHED DOWN TOWARD DRAIN TRAP A MINIMUM OF 1 PERCENT, AND CONNECT TO FLOOR-DRAIN BODY, TRAP, OR INLET FITTING. ADJUST VALVE FOR PROPER FLOW.

3.2 FIELD QUALITY CONTROL

A. PERFORM THE FOLLOWING TESTS AND INSPECTIONS:
1. TEST EACH PRESSURE VACUUM BREAKER, REDUCED-PRESSURE-PRINCIPLE BACKFLOW PREVENTER, AND DOUBLE-CHECK BACKFLOW-PREVENTION ASSEMBLY ACCORDING TO AUTHORITIES HAVING JURISDICTION AND THE DEVICE'S REFERENCE STANDARD.
2. DOMESTIC WATER PIPING SPECIALTIES WILL BE CONSIDERED DEFECTIVE IF THEY DO NOT PASS TESTS AND INSPECTIONS.
3. PREPARE TEST AND INSPECTION REPORTS.

END OF SECTION 221119

SECTION 221123 - DOMESTIC WATER PUMPS

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIRMENTS

A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.

B. COMPLY WITH UL 778 FOR MOTOR-OPERATED WATER PUMPS.

2.2 DOMESTIC WATER PUMPS

A. HOT WATER CIRCULATOR PUMP, RP-1:
1. BASIS-OF-DESIGN PRODUCT: GRUNDFOS ALPHA 15-55SF, AS INDICATED ON DRAWINGS.
2. CASING: STAINLESS STEEL WITH COMPANION-FLANGE CONNECTIONS.
3. MOTOR: AUTOMATIC ADJUSTABLE, WET-ROTOR, PERMANENT MAGNET.

2.3 MOTORS

A. COMPLY WITH NEMA DESIGNATION, TEMPERATURE RATING, SERVICE FACTOR, ENCLOSURE TYPE, AND EFFICIENCY REQUIREMENTS FOR MOTORS.

B. MOTOR SIZES: MINIMUM SIZE AS INDICATED. IF NOT INDICATED, LARGE ENOUGH SO DRIVEN LOAD WILL NOT REQUIRE MOTOR TO OPERATE IN SERVICE FACTOR RANGE ABOVE 1.0.

2.4 CONTROLS

A. TIMERS: ELECTRIC, FOR CONTROL OF HOT-WATER CIRCULATION PUMP.
1. TYPE: PROGRAMMABLE, SEVEN-DAY CLOCK WITH MANUAL OVERRIDE ON-OFF SWITCH.
2. PROGRAMMABLE SEQUENCE OF OPERATION: UP TO TWO ON-OFF CYCLES EACH DAY FOR SEVEN DAYS.

PART 3 - EXECUTION

3.1 INSTALLATION

A. INSTALL PUMPS WITH ACCESS FOR PERIODIC MAINTENANCE, INCLUDING REMOVAL OF MOTORS, IMPELLERS, COUPLINGS, AND ACCESSORIES.

B. SUPPORT PUMPS AND PIPING SO WEIGHT OF PIPING IS NOT SUPPORTED BY PUMP VOLUTE.

C. INSTALL ELECTRICAL CONNECTIONS FOR POWER, CONTROLS, AND DEVICES.

D. SUSPEND IN-LINE PUMPS INDEPENDENT FROM PIPING. USE CONTINUOUS-THREAD HANGER RODS AND VIBRATION ISOLATION HANGERS. FABRICATE BRACKETS OR SUPPORTS AS REQUIRED FOR PUMPS.

E. CONNECT PIPING WITH VALVES THAT ARE AT LEAST THE SAME SIZE AS PIPING CONNECTING TO PUMPS.

F. INSTALL SUCTION AND DISCHARGE PIPE SIZES EQUAL TO OR GREATER THAN DIAMETER OF PUMP NOZZLES.

G. INSTALL SHUTOFF VALVE AND STRAINER ON SUCTION SIDE OF PUMPS.

H. INSTALL NONSLAM CHECK VALVE AND THROTTLING VALVE ON DISCHARGE SIDE OF PUMPS.

I. INSTALL THERMOSTATS IN HOT-WATER RETURN PIPING.

J. INSTALL TEST PLUGS ON SUCTION AND DISCHARGE OF EACH PUMP. INSTALL AT INTEGRAL PRESSURE GAGE TAPPINGS WHERE PROVIDED.

END OF SECTION

SECTION 221316 - SANITARY WASTE AND VENT PIPING

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. COMPONENTS AND INSTALLATION SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING MINIMUM WORKING PRESSURE UNLESS OTHERWISE INDICATED:
1. SOIL, WASTE, AND VENT PIPING: 10-FOOT HEAD OF WATER.

B. PIPING MATERIALS SHALL BEAR LABEL, STAMP, OR OTHER MARKINGS OF SPECIFIED TESTING AGENCY.

C. COMPLY WITH NSF/ANSI 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS," FOR PLASTIC PIPING COMPONENTS.

2.2 PIPES AND FITTINGS

A. COPPER DRAINAGE TUBE AND FITTINGS: ASTM B 306, TYPE DWV DRAWN TEMPER WITH ASME B16.23, CAST COPPER OR ASME B16.29, WROUGHT COPPER, SOLDER-JOINT FITTINGS.
1. COPPER FLANGES: ASME B16.24, CLASS 150, CAST COPPER WITH SOLDER-JOINT END.
   a. FLANGE GASKET MATERIALS: ASME B16.21, FULL-FACE, FLAT, NONMETALLIC, ASBESTOS-FREE, 1/8-INCH MAXIMUM THICKNESS UNLESS THICKNESS OR SPECIFIC MATERIAL IS INDICATED.
   b. FLANGE BOLTS AND NUTS: ASME B18.2.1, CARBON STEEL UNLESS OTHERWISE INDICATED.
2. SOLDER: ASTM B 32, LEAD FREE WITH ASTM B 813, WATER-FLUSHABLE FLUX.

B. HUB-AND-SPIGOT CAST-IRON SOIL PIPE AND FITTINGS: ASTM A 74, SERVICE CLASS: ASTM C 564 RUBBER GASKETS.

C. HUBLESS CAST-IRON SOIL PIPE AND FITTINGS: ASTM A 888 OR CISPI 301, WITH ASTM C 1277 SHIELDED COUPLINGS.

D. PVC PLASTIC, DWV PIPE AND FITTINGS: ASTM D 2665, SCHEDULE 40, PLAIN ENDS WITH PVC SOCKET-TYPE, DWV PIPE FITTINGS.
1. ADHESIVE PRIMER: ASTM F 656.
   a. ADHESIVE PRIMER SHALL HAVE A VOC CONTENT OF 550 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).
2. SOLVENT CEMENT: ASTM D 2564.
   a. PVC SOLVENT CEMENT SHALL HAVE A VOC CONTENT OF 510 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).

PART 3 - EXECUTION

3.1 PIPING INSTALLATION

A. INSTALL CAST-IRON SOIL PIPING ACCORDING TO CISPI'S "CAST IRON SOIL PIPE AND FITTINGS HANDBOOK," CHAPTER IV, "INSTALLATION OF CAST IRON SOIL PIPE AND FITTINGS."

B. INSTALL WALL PENETRATION SYSTEM AT EACH PIPE PENETRATION THROUGH FOUNDATION WALL. MAKE INSTALLATION WATERTIGHT. COMPLY WITH REQUIREMENTS IN SECTION 220513 "COMMON WORK RESULTS FOR PLUMBING" FOR WALL PENETRATION SYSTEMS.
1. SLEEVES ARE NOT REQUIRED FOR CAST-IRON SOIL PIPING PASSING THROUGH CONCRETE SLABS-ON-GRADE IF SLAB IS WITHOUT MEMBRANE WATERPROOFING.

D. MAKE CHANGES IN DIRECTION FOR SOIL AND WASTE DRAINAGE AND VENT PIPING USING APPROPRIATE BRANCHES, BENDS, AND LONG-SWEEP BENDS. SANITARY TEES AND SHORT-SWEEP 1/4 BENDS MAY BE USED ON VERTICAL STACKS IF CHANGE IN DIRECTION OF FLOW IS FROM HORIZONTAL TO VERTICAL. USE LONG-TURN, DOUBLE Y-BRANCH AND 1/8-BEND FITTINGS IF TWO FIXTURES ARE INSTALLED BACK TO BACK OR SIDE BY SIDE WITH COMMON DRAIN PIPE. STRAIGHT TEES, ELBOWS, AND CROSSES MAY BE USED ON VENT LINES. DO NOT CHANGE DIRECTION OF FLOW MORE THAN 90 DEGREES. USE PROPER SIZE OF STANDARD INCREASERS AND REDUCERS IF PIPES OF DIFFERENT SIZES ARE CONNECTED. REDUCING SIZE OF DRAINAGE PIPING IN DIRECTION OF FLOW IS PROHIBITED.

E. LAY BURIED BUILDING DRAINAGE PIPING BEGINNING AT LOW POINT OF EACH SYSTEM. INSTALL TRUE TO GRADES AND ALIGNMENT INDICATED, WITH UNBROKEN CONTINUITY OF INVERT. PLACE HUB ENDS OF PIPING UPSTREAM. INSTALL REQUIRED GASKETS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR USE OF LUBRICANTS, CEMENTS, AND OTHER INSTALLATION REQUIREMENTS. MAINTAIN SWAB IN PIPING AND PULL PAST EACH JOINT AS COMPLETED.

F. INSTALL SOIL AND WASTE DRAINAGE AND VENT PIPING AT THE FOLLOWING MINIMUM SLOPES, UNLESS OTHERWISE INDICATED:
1. HORIZONTAL SANITARY DRAINAGE PIPING: 2 PERCENT DOWNWARD IN DIRECTION OF FLOW FOR PIPING NPS 2-1/2 AND SMALLER; 1 PERCENT DOWNWARD IN DIRECTION OF FLOW FOR PIPING NPS 3 AND LARGER.
2. VENT PIPING: ALL VENT AND BRANCH VENT PIPING SHALL BE GRADED AND CONNECTED TO DRAIN BACK TOWARD VERTICAL FIXTURE VENT OR TOWARD VENT STACK.

G. INSTALL PVC SOIL AND WASTE DRAINAGE AND VENT PIPING ACCORDING TO ASTM D 2665.

H. INSTALL UNDERGROUND PVC SOIL AND WASTE DRAINAGE PIPING ACCORDING TO ASTM D 2321.

I. DO NOT ENCLOSE, COVER, OR PUT PIPING INTO OPERATION UNTIL IT IS INSPECTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.

J. COMPLY WITH REQUIREMENTS IN SECTION 220513 "COMMON WORK RESULTS FOR PLUMBING" FOR BASIC PIPING JOINT CONSTRUCTION.

K. SOLDERED JOINTS: USE ASTM B 813, WATER-FLUSHABLE, LEAD-FREE FLUX; ASTM B 32, LEAD-FREE-ALLOY SOLDER; AND ASTM B 828 PROCEDURE UNLESS OTHERWISE INDICATED.

L. COMPLY WITH REQUIREMENTS IN SECTION 220513 "COMMON WORK RESULTS FOR PLUMBING" FOR PIPE HANGER AND SUPPORT DEVICES.

3.2 PIPE SCHEDULE

A. ABOVEGROUND APPLICATIONS: HUBLESS, CAST-IRON SOIL PIPE AND FITTINGS, HUB-AND-SPIGOT, CAST-IRON SOIL PIPE AND FITTINGS, PVC PLASTIC, DWV PIPE AND FITTINGS WITH SOLVENT-CEMENTED JOINTS, COPPER DRAINAGE TUBE AND FITTINGS WITH SOLDERED JOINTS, PVC PLASTIC PIPE AND FITTINGS SHALL NOT BE PERMITTED FOR INSTALLATION IN RETURN AIR PLENUMS OR LOCATIONS EXPOSED TO RETURN AIR PLENUMS. ANY EXPOSED SEWER WASTE PIPE SHALL NOT BE PLASTIC OF ANY KIND.

B. BELOWGROUND APPLICATIONS: HUB-AND-SPIGOT, CAST-IRON SOIL PIPE AND FITTINGS, PVC PLASTIC, DWV PIPE AND DRAINAGE-PATTERN FITTINGS WITH CEMENTED JOINTS.

END OF SECTION

SECTION 221319 - SANITARY WASTE PIPING SPECIALTIES

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. SUBMITTALS:
1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
   a. INCLUDE RATED CAPACITIES, OPERATING CHARACTERISTICS, AND ACCESSORIES FOR GREASE INTERCEPTORS.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. DRAINAGE PIPING SPECIALTIES SHALL BEAR LABEL, STAMP, OR OTHER MARKINGS OF SPECIFIED TESTING AGENCY.

2.2 MANUFACTURED UNITS - AS INDICATED ON DRAWINGS

A. FLOOR CLEANOUTS: PER STANDARD ASME A112.36.2M-2002.

B. FLOOR DRAINS: PER STANDARD ASME A112.6.3-2001.

C. CAST IRON FLOOR SINKS: PER STANDARD ASME A112.6.7-2001.

D. PVC PLASTIC FLOOR SINKS: PER STANDARD ASME A112.6.7-2001.

PART 3 - EXECUTION

3.1 INSTALLATION

A. INSTALL CLEANOUTS AT GRADE AND EXTEND TO WHERE BUILDING SANITARY DRAINS CONNECT TO BUILDING SANITARY SEWERS.

B. INSTALL FLOOR DRAINS AT LOW POINTS OF SURFACE AREAS TO BE DRAINED. SET GRATES OF DRAINS FLUSH WITH FINISHED FLOOR UNLESS OTHERWISE INDICATED.
1. INSTALL FLOOR-DRAIN FLASHING COLLAR OR FLANGE SO NO LEAKAGE OCCURS BETWEEN DRAIN AND ADJOINING FLOORING. MAINTAIN INTEGRITY OF WATERPROOF MEMBRANES WHERE PENETRATED.
2. INSTALL INDIVIDUAL TRAPS FOR FLOOR DRAINS CONNECTED TO SANITARY BUILDING DRAIN, UNLESS OTHERWISE INDICATED.

END OF SECTION

SECTION 22 34 00 - FUEL-FIRED, DOMESTIC WATER HEATERS

PART 1 - GENERAL

1.1 QUALITY ASSURANCE

A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.

B. NSF COMPLIANCE: FABRICATE AND LABEL EQUIPMENT COMPONENTS THAT WILL BE IN CONTACT WITH POTABLE WATER TO COMPLY WITH NSF 61, "DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS."

1.2 COORDINATION

A. COORDINATE SIZES AND LOCATIONS OF CONCRETE BASES WITH ACTUAL EQUIPMENT PROVIDED.

1.3 WARRANTY

A. SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF FUEL-FIRED, DOMESTIC-WATER HEATERS THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD.
1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   a. STRUCTURAL FAILURES INCLUDING STORAGE TANK AND SUPPORTS.
   b. FAULTY OPERATION OF CONTROLS.
   c. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL USE.
2. WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
   a. COMMERCIAL, GAS-FIRED, STORAGE, DOMESTIC-WATER HEATERS:
      1) STORAGE TANK: THREE YEARS.
      2) CONTROLS AND OTHER COMPONENTS: ONE YEAR.

PART 2 - PRODUCTS

A. COMMERCIAL, GAS-FIRED, HIGH-EFFICIENCY, STORAGE, DOMESTIC-WATER HEATER, DWH-1:
1. A.O. SMITH BTH-199, PROVIDED BY THE OWNER.
2. STANDARD: ANSI Z21.10.3/CSA 4.3.
3. STORAGE-TANK CONSTRUCTION: NON-ASME-CODE STEEL WITH 150-PSIG WORKING-PRESSURE RATING.
4. POWER DIRECT VENT SYSTEM: EXHAUST FAN, INTERLOCKED WITH BURNER.

2.2 DOMESTIC WATER HEATER ACCESSORIES

A. DOMESTIC WATER COMPRESSION TANKS:
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
   a. AMTROL INC
   b. SMITH, A. O. WATER PRODUCTS CO.; A DIVISION OF A. O. SMITH CORPORATION
   c. WATTS WATER TECHNOLOGIES, CO.
2. DESCRIPTION: STEEL, PRESSURE-RATED TANK CONSTRUCTED WITH WELDED JOINTS AND FACTORY-INSTALLED BUTYL-RUBBER DIAPHRAGM. INCLUDE AIR PRECHARGE TO MINIMUM SYSTEM-OPERATING PRESSURE AT TANK.
3. CONSTRUCTION:
   a. TAPPINGS: FACTORY-FABRICATED STEEL, WELDED TO TANK BEFORE TESTING AND LABELING, INCLUDE ASME B1.20.1 PIPE THREAD.
   b. INTERIOR FINISH: COMPLY WITH NSF 61 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING FINISH INTO AND THROUGH TANK FITTINGS AND OUTLETS.
   c. AIR-CHARGING VALVE: FACTORY INSTALLED.

B. DRAIN PANS: CORROSION-RESISTANT METAL WITH RAISED EDGE. COMPLY WITH ANSI/CSA LC 3. INCLUDE DIMENSIONS NOT LESS THAN BASE OF DOMESTIC-WATER HEATER, AND INCLUDE DRAIN OUTLET NOT LESS THAN NPS 3/4 WITH ASME B1.20.1 PIPE THREADS OR WITH ASME B1.20.7 GARDEN-HOSE THREADS.

C. PIPING-TYPE HEAT TRAPS: FIELD-FABRICATED PIPING ARRANGEMENT ACCORDING TO ASHRAE/IESNA 90.1.

D. GAS SHUTOFF VALVES: ANSI Z21.15/CSA 9.1-M, MANUALLY OPERATED. FURNISH FOR INSTALLATION IN PIPING.

E. GAS PRESSURE REGULATORS: ANSI Z21.18/CSA 6.3, APPLIANCE TYPE. INCLUDE 1/2-PSIG PRESSURE RATING AS REQUIRED TO MATCH GAS SUPPLY.

F. AUTOMATIC GAS VALVES: ANSI Z21.21/CSA 6.5, APPLIANCE, ELECTRICALLY OPERATED, ON-OFF AUTOMATIC VALVE.

G. COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVES: INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT INPUT, AND INCLUDE PRESSURE SETTING LESS THAN DOMESTIC-WATER HEATER WORKING-PRESSURE RATING. SELECT RELIEF VALVES WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.
1. GAS-FIRED, DOMESTIC-WATER HEATERS: ANSI Z21.22/CSA 4.4-M.

2.3 SOURCE QUALITY CONTROL

A. HYDROSTATICALLY TEST COMMERCIAL DOMESTIC-WATER HEATERS TO MINIMUM OF ONE AND ONE-HALF TIMES PRESSURE RATING BEFORE SHIPMENT.

B. DOMESTIC-WATER HEATERS WILL BE CONSIDERED DEFECTIVE IF THEY DO NOT PASS TESTS AND INSPECTIONS.

C. PREPARE TEST AND INSPECTION REPORTS.

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PLUMBING SPECIFICATIONS-02

2908 MOON STATION RD NW,
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P5.0

ISSUED FOR CONSTRUCTION

SPECIFICATIONS - DIVISION 22 - PLUMBING (CONTINUED)

PART 3 - EXECUTION

3.1 DOMESTIC WATER HEATER INSTALLATION

A. INSTALL GAS-FIRED, DOMESTIC-WATER HEATERS ACCORDING TO NFPA 54.

1. INSTALL GAS SHUTOFF VALVES ON GAS SUPPLY PIPING TO GAS-FIRED, DOMESTIC-WATER HEATERS WITHOUT SHUTOFF VALVES.
2. INSTALL GAS PRESSURE REGULATORS ON GAS SUPPLIES TO GAS-FIRED, DOMESTIC-WATER HEATERS WITHOUT GAS PRESSURE REGULATORS IF GAS PRESSURE REGULATORS ARE REQUIRED TO REDUCE GAS PRESSURE AT BURNER.
3. INSTALL AUTOMATIC GAS VALVES ON GAS SUPPLIES TO GAS-FIRED, DOMESTIC-WATER HEATERS IF REQUIRED FOR OPERATION OF SAFETY CONTROL.

B. INSTALL COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVES IN TOP PORTION OF STORAGE TANKS. USE RELIEF VALVES WITH SENSING ELEMENTS THAT EXTEND INTO TANKS. EXTEND COMMERCIAL-WATER-HEATER RELIEF-VALVE OUTLET, WITH DRAIN PIPING SAME AS DOMESTIC-WATER PIPING IN CONTINUOUS DOWNWARD PITCH, AND DISCHARGE BY POSITIVE AIR GAP ONTO CLOSEST FLOOR DRAIN.

C. INSTALL WATER-HEATER DRAIN PIPING AS INDIRECT WASTE TO SPILL BY POSITIVE AIR GAP INTO OPEN DRAINS OR OVER FLOOR DRAINS. INSTALL HOSE-END DRAIN VALVES AT LOW POINTS IN WATER PIPING FOR DOMESTIC-WATER HEATERS THAT DO NOT HAVE TANK DRAINS.

3.2 FIELD QUALITY CONTROL

A. PERFORM TESTS AND INSPECTIONS.

1. MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT COMPONENTS, ASSEMBLIES, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS, AND TO ASSIST IN TESTING.
2. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
3. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, START UNITS TO CONFIRM PROPER OPERATION.
4. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.

B. DOMESTIC-WATER HEATERS WILL BE CONSIDERED DEFECTIVE IF THEY DO NOT PASS TESTS AND INSPECTIONS.

C. PREPARE TEST AND INSPECTION REPORTS.

END OF SECTION

SECTION 224000 - PLUMBING FIXTURES

PART 1 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. REGULATORY REQUIREMENTS: COMPLY WITH REQUIREMENTS IN ICC A117.1, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES", PUBLIC LAW 90-480, "ARCHITECTURAL BARRIERS ACT"; AND PUBLIC LAW 101-336, "AMERICANS WITH DISABILITIES ACT" FOR PLUMBING FIXTURES FOR PEOPLE WITH DISABILITIES.

B. REGULATORY REQUIREMENTS: COMPLY WITH REQUIREMENTS IN PUBLIC LAW 102-486, "ENERGY POLICY ACT," ABOUT WATER FLOW AND CONSUMPTION RATES FOR PLUMBING FIXTURES.

C. NSF STANDARD: COMPLY WITH NSF 61, "DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS," FOR FIXTURE MATERIALS THAT WILL BE IN CONTACT WITH POTABLE WATER.

D. FIXTURES SHALL BE PROVIDED AS SCHEDULED ON THE DRAWINGS.

PART 2 - EXECUTION

3.1 INSTALLATIONS

A. INSTALL FITTING INSULATION KITS ON FIXTURES FOR PEOPLE WITH DISABILITIES.

B. INSTALL FIXTURES WITH FLANGES AND GASKET SEALS.

C. INSTALL TANKS FOR ACCESSIBLE, TANK-TYPE WATER CLOSETS WITH LEVER HANDLE MOUNTED ON WIDE SIDE OF COMPARTMENT.

D. FASTEN WALL-HANGING PLUMBING FIXTURES SECURELY TO SUPPORTS ATTACHED TO BUILDING SUBSTRATE WHEN SUPPORTS ARE SPECIFIED, AND TO BUILDING WALL CONSTRUCTION WHERE NO SUPPORT IS INDICATED.

E. FASTEN FLOOR-MOUNTED FIXTURES TO SUBSTRATE. FASTEN FIXTURES HAVING HOLES FOR SECURING FIXTURE TO WALL CONSTRUCTION, TO REINFORCEMENT BUILT INTO WALLS.

F. FASTEN WALL-MOUNTED FITTINGS TO REINFORCEMENT BUILT INTO WALLS.

G. FASTEN COUNTER-MOUNTING PLUMBING FIXTURES TO CASEWORK.

H. SECURE SUPPLIES TO SUPPORTS OR SUBSTRATE WITHIN PIPE SPACE BEHIND FIXTURE.

I. SET MOP BASINS IN LEVELING BED OF CEMENT GROUT.

J. INSTALL INDIVIDUAL SUPPLY INLETS, SUPPLY STOPS, SUPPLY RISERS, AND TUBULAR BRASS TRAPS WITH CLEANOUTS AT FIXTURE. ALL ABOVE FLOOR FIXTURE TRAPS DIRECTLY CONNECTED TO SANITARY WASTE SYSTEMS SHALL BE CHROME PLATED 17 GAUGE SEAMLESS TUBULAR CAST BRASS P-TRAPS WITH CLEANOUTS.

K. INSTALL WATER-SUPPLY STOP VALVES IN ACCESSIBLE LOCATIONS.

L. INSTALL TRAPS ON FIXTURE OUTLETS. OMIT TRAPS ON FIXTURES HAVING INTEGRAL TRAPS. OMIT TRAPS ON INDIRECT WASTES UNLESS OTHERWISE INDICATED.

M. INSTALL ESCUTCHEONS AT WALL, FLOOR, AND CEILING PENETRATIONS IN EXPOSED, FINISHED LOCATIONS AND WITHIN CABINETS AND MILLWORK. USE DEEP-PATTERN ESCUTCHEONS WHERE REQUIRED TO CONCEAL PROTRUDING PIPE FITTINGS.

N. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT, SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.

O. INSTALL PIPING CONNECTIONS BETWEEN PLUMBING FIXTURES AND PIPING SYSTEMS AND PLUMBING EQUIPMENT. INSTALL INSULATION ON SUPPLIES AND DRAINS OF FIXTURES FOR PEOPLE WITH DISABILITIES.

END OF SECTION

SECTION 226316 - FACILITY NATURAL-GAS PIPING

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. MINIMUM OPERATING-PRESSURE RATINGS:

1. PIPING AND VALVES: 100 PSIG MINIMUM UNLESS OTHERWISE INDICATED.

B. NATURAL-GAS SYSTEM PRESSURE WITHIN BUILDING: ONE DISTRIBUTION PRESSURE. 14" W.C., BUT NOT MORE THAN 2.0 PSIG.

2.2 PIPES, TUBES, AND FITTINGS

A. STEEL PIPE: ASTM A 53/A 53M, BLACK STEEL, SCHEDULE 40, TYPE E OR S, GRADE B.

1. MALLEABLE-IRON THREADED FITTINGS: ASME B16.3, CLASS 150, STANDARD PATTERN.
2. WROUGHT-STEEL WELDING FITTINGS: ASTM A 234/A 234M FOR BUTT WELDING AND SOCKET WELDING.
3. UNIONS: ASME B16.39, CLASS 150, MALLEABLE IRON WITH BRASS-TO-IRON SEAT, GROUND JOINT, AND THREADED ENDS.
4. PROTECTIVE COATING FOR UNDERGROUND PIPING: FACTORY-APPLIED, THREE-LAYER COATING OF EPOXY, ADHESIVE, AND PE.

B. CORRUGATED, STAINLESS-STEEL TUBING: COMPLY WITH ANSI/IAS LC 1; INCLUDE FLAME-RETARDANT PE COATING, COPPER-ALLOY THREADED ENDS, AND STRIKER PLATES.

2.3 SPECIALTIES

A. APPLIANCE FLEXIBLE CONNECTORS:

1. INDOOR, FIXED-APPLIANCE FLEXIBLE CONNECTORS: COMPLY WITH ANSI Z21.24.
2. INDOOR, MOVABLE-APPLIANCE FLEXIBLE CONNECTORS: COMPLY WITH ANSI Z21.69.
3. OUTDOOR, APPLIANCE FLEXIBLE CONNECTORS: COMPLY WITH ANSI Z21.75.
4. CORRUGATED STAINLESS-STEEL TUBING WITH POLYMER COATING.

B. STRAINERS: ASTM A 126, CLASS B, CAST-IRON BODY, Y-PATTERN, FULL SIZE OF CONNECTING PIPING, CWP RATING OF 125 PSIG, INCLUDE 40-MESH STARTUP STRAINER, AND PERFORATED STAINLESS-STEEL BASKET.

C. WEATHERPROOF VENT CAP: CAST- OR MALLEABLE-IRON INCREASER FITTING WITH CORROSION-RESISTANT WIRE SCREEN, WITH FREE AREA AT LEAST EQUAL TO CROSS-SECTIONAL AREA OF CONNECTING PIPE AND THREADED-END CONNECTION.

2.4 VALVES

A. GENERAL REQUIREMENTS FOR METALLIC MANUAL GAS SHUTOFF VALVES: COMPLY WITH ASME B16.33.

1. CWP RATING: 125 PSIG.

B. ONE-PIECE, BRONZE BALL VALVE WITH BRONZE TRIM: MSS SP-110.

1. BODY: BRONZE, COMPLYING WITH ASTM B 584.
2. BALL: CHROME-PLATED BRASS.
3. STEM: BRONZE; BLOWOUT PROOF.
4. SEATS: REINFORCED TFE; BLOWOUT PROOF.
5. PACKING: SEPARATE PACKNUT WITH ADJUSTABLE STEM PACKING THREADED ENDS.
6. CWP RATING: 600 PSIG.
7. LISTING: VALVES NPS 1 AND SMALLER SHALL BE LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
8. SERVICE: SUITABLE FOR NATURAL-GAS SERVICE WITH "WOG" INDICATED ON VALVE BODY.

C. TWO-PIECE, FULL-PORT, BRONZE BALL VALVES WITH BRONZE TRIM: MSS SP-110.

1. BODY: BRONZE, COMPLYING WITH ASTM B 584.
2. BALL: CHROME-PLATED BRONZE.
3. STEM: BRONZE; BLOWOUT PROOF.
4. SEATS: REINFORCED TFE; BLOWOUT PROOF.
5. PACKING: THREADED BODY PACKNUT DESIGN WITH ADJUSTABLE STEM PACKING.
6. CWP RATING: 600 PSIG.
7. LISTING: VALVES NPS 1 AND SMALLER SHALL BE LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
8. SERVICE: SUITABLE FOR NATURAL-GAS SERVICE WITH "WOG" INDICATED ON VALVE BODY.

D. BRONZE PLUG VALVES: MSS SP-78.

1. BODY: BRONZE, COMPLYING WITH ASTM B 584.
2. PLUG: BRONZE.
3. OPERATOR: SQUARE HEAD OR LUG TYPE WITH TAMPERPROOF FEATURE WHERE INDICATED.
4. PRESSURE CLASS: 125 PSIG.
5. LISTING: VALVES NPS 1 AND SMALLER SHALL BE LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
6. SERVICE: SUITABLE FOR NATURAL-GAS SERVICE WITH "WOG" INDICATED ON VALVE BODY.

E. CAST-IRON, NONLUBRICATED PLUG VALVES: MSS SP-78.

1. BODY: CAST IRON, COMPLYING WITH ASTM A 126, CLASS B.
2. PLUG: BRONZE OR NICKEL-PLATED CAST IRON.
3. SEAT: COATED WITH THERMOPLASTIC.
4. STEM SEAL: COMPATIBLE WITH NATURAL GAS.
5. SERVICE: SUITABLE FOR NATURAL-GAS SERVICE WITH "WOG" INDICATED ON VALVE BODY.

F. ELECTRICALLY OPERATED, AUTOMATIC GAS VALVES: COMPLY WITH UL 429.

2.5 PRESSURE REGULATORS

A. GENERAL REQUIREMENTS: SINGLE STAGE, STEEL JACKETED, AND CORROSION RESISTANT. INCLUDE ELEVATION COMPENSATOR.

B. LINE PRESSURE REGULATORS: ANSI Z21.80; 2-PSIG MAXIMUM INLET PRESSURE. FACTORY- OR FIELD-INSTALLED, STAINLESS-STEEL SCREEN IN VENT OPENING IF NOT CONNECTED TO VENT PIPING.

C. APPLIANCE PRESSURE REGULATORS: ANSI Z21.18; 2-PSIG MAXIMUM INLET PRESSURE. REGULATOR MAY INCLUDE VENT LIMITING DEVICE, INSTEAD OF VENT CONNECTION, IF APPROVED BY AUTHORITIES HAVING JURISDICTION.

PART 3 - EXECUTION

3.1 OUTDOOR PIPING INSTALLATION

A. INSTALL SHUTOFF VALVE, DOWNSTREAM FROM GAS METER, OUTSIDE BUILDING AT GAS SERVICE ENTRANCE.

B. INSTALL WALL PENETRATION SYSTEM AT EACH SERVICE PIPE PENETRATION THROUGH EXTERIOR WALL. MAKE INSTALLATION WATERTIGHT.

3.2 INDOOR PIPING INSTALLATION

A. INSTALL PIPING IN CONCEALED LOCATIONS UNLESS OTHERWISE INDICATED AND EXCEPT IN EQUIPMENT ROOMS AND SERVICE AREAS.

B. INSTALL ESCUTCHEONS AT PENETRATIONS OF INTERIOR WALLS, CEILINGS, AND FLOORS.

C. FIRE-BARRIER PENETRATIONS: MAINTAIN INDICATED FIRE RATING OF WALLS, PARTITIONS, CEILINGS, AND FLOORS AT PIPE PENETRATIONS. SEAL PIPE PENETRATIONS WITH FIRESTOP MATERIALS. COMPLY WITH REQUIREMENTS IN SECTION 078413 "PENETRATION FIRESTOPPING."

D. INSTALL GAS STOPS FOR SHUTOFF TO APPLIANCES WITH LOW-PRESSURE GAS SUPPLY.

E. INSTALL NATURAL-GAS PIPING AT UNIFORM GRADE OF 2 PERCENT DOWN TOWARD DRIP AND SEDIMENT TRAPS.

F. USE ECCENTRIC REDUCER FITTINGS TO MAKE REDUCTIONS IN PIPE SIZES. INSTALL FITTINGS WITH LEVEL SIDE DOWN.

G. CONNECT BRANCH PIPING FROM TOP OR SIDE OF HORIZONTAL PIPING.

H. INSTALL UNIONS IN PIPES NPS 2 AND SMALLER, ADJACENT TO EACH VALVE, AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. UNIONS ARE NOT REQUIRED AT FLANGED CONNECTIONS.

I. INSTALL STRAINER ON INLET OF EACH LINE PRESSURE REGULATOR AND AUTOMATIC OR ELECTRICALLY OPERATED VALVE.

J. INSTALL PRESSURE GAGE PLUG UPSTREAM AND DOWNSTREAM FROM EACH LINE REGULATOR.

K. CONNECT GAS PIPING TO EQUIPMENT AND APPLIANCES WITH SHUTOFF VALVES AND UNIONS. INSTALL GAS VALVE UPSTREAM FROM AND WITHIN 72 INCHES OF EACH APPLIANCE USING GAS. INSTALL UNION OR FLANGED CONNECTIONS DOWNSTREAM FROM VALVES.

L. EXTEND RELIEF VENT CONNECTIONS FOR SERVICE REGULATORS, LINE REGULATORS, AND OVERPRESSURE PROTECTION DEVICES TO THE OUTDOORS AND TERMINATE WITH WEATHERPROOF VENT CAP.

M. DO NOT USE NATURAL-GAS PIPING AS GROUNDING ELECTRODE.

3.3 PIPING JOINT CONSTRUCTION

A. THREADED JOINTS: THREAD PIPE WITH TAPERED PIPE THREADS COMPLYING WITH ASME B1.20.1.

B. WELDED JOINTS: CONSTRUCT JOINTS ACCORDING TO AWS D10.12M/D10.12, USING QUALIFIED PROCESSES AND WELDING OPERATORS.

C. JOINTS IN STEEL PIPING WITH PROTECTIVE COATING: APPLY JOINT COVER KITS TO PIPE AFTER JOINING TO COVER, SEAL, AND PROTECT JOINTS.

D. FLANGED JOINTS: INSTALL GASKET MATERIAL, SIZE, TYPE, AND THICKNESS APPROPRIATE FOR NATURAL-GAS SERVICE. INSTALL GASKET CONCENTRICALLY POSITIONED.

3.4 VALVE INSTALLATION

A. INSTALL MANUAL GAS SHUTOFF VALVE FOR EACH GAS APPLIANCE AHEAD OF CORRUGATED STAINLESS-STEEL TUBING, ALUMINUM, OR COPPER CONNECTOR.

B. INSTALL REGULATORS AND OVERPRESSURE PROTECTION DEVICES WITH MAINTENANCE ACCESS SPACE ADEQUATE FOR SERVICING AND TESTING.

3.5 OUTDOOR PIPING SCHEDULE

A. ABOVEGROUND NATURAL-GAS PIPING SHALL BE THE FOLLOWING:

1. STEEL PIPE WITH MALLEABLE-IRON FITTINGS AND THREADED JOINTS. COAT PIPE AND FITTINGS WITH PROTECTIVE COATING FOR STEEL PIPING.
2. STEEL PIPING TO BE PROVIDED WITH ONE COAT OF PRIMER AND TWO COATS OF WEATHER RESISTANT FINISH PAINT. FINISH COLOR TO BE YELLOW, UNLESS ANOTHER COLOR IS REQUIRED BY THE LANDLORD/GAS UTILITY PROVIDER AND/OR REVIEW, INSPECTION AND APPROVAL AUTHORITIES.

3.6 INDOOR PIPING SCHEDULE FOR SYSTEM PRESSURES MORE THAN 7" W.C. AND LESS THAN 5 PSIG.

A. ABOVEGROUND, BRANCH PIPING NPS 1 AND SMALLER SHALL BE THE FOLLOWING:

1. CORRUGATED STAINLESS-STEEL TUBING WITH MECHANICAL FITTINGS HAVING SOCKET OR THREADED ENDS TO MATCH ADJACENT PIPING.
2. STEEL PIPE WITH MALLEABLE-IRON FITTINGS AND THREADED JOINTS.

B. ABOVEGROUND, DISTRIBUTION PIPING SHALL BE THE FOLLOWING:

1. STEEL PIPE WITH MALLEABLE-IRON FITTINGS AND THREADED JOINTS.

END OF SECTION

GEORGIA REGISTERED 5 11 24 No. PROFESSIONAL ENGINEER 36569 COMMUNITY DEVELOPMENT NUMBER 5

ENGINEER

FACTO ENGINEERING

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fleacto@aol.com

PLUMBING SPECIFICATIONS-03

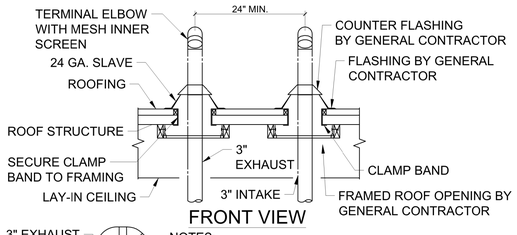
2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

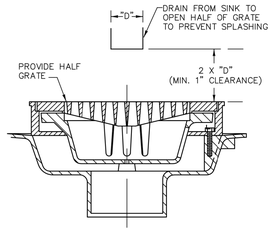
P6.0

ISSUED FOR CONSTRUCTION

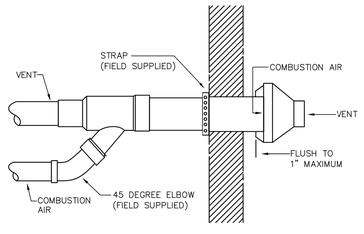


NOTES:
1. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION GUIDELINES AND INSTRUCTIONS
2. THE INTAKE AND VENT TERMINALS MUST BE ORIENTED FACING DOWNWARD IN THE SAME DIRECTION, AND USING THE SAME PROCEDURE.
3. LAYOUT OF VENT SYSTEM TO USE A MINIMUM OF VENT PIPE AND ELBOWS. MAXIMUM EQUIVALENT LENGTH OF 3" VENT PIPE SHALL BE 65' TOTAL, AND EACH 90° ELBOW HAS THE EQUIVALENT LENGTH OF 5'.
4. INTAKE AND EXHAUST VENT TERMINALS SHALL BE 24" MINIMUM ABOVE ROOF OR SNOW ACCUMULATION LEVEL.

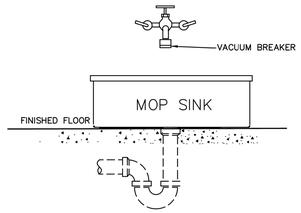
WATER HEATER DIRECT VENT DETAIL
SCALE: NTS



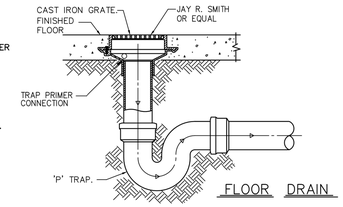
1 AIR GAP DETAIL
SCALE: NONE



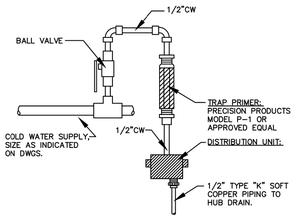
2 CONCENTRIC FLUE VENT DETAIL
SCALE: NONE



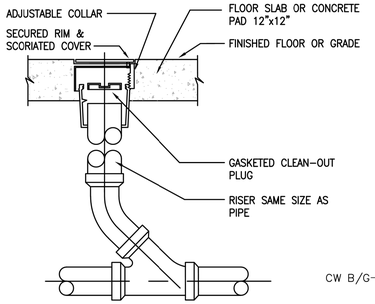
3 MOP SINK DETAIL
SCALE: NONE



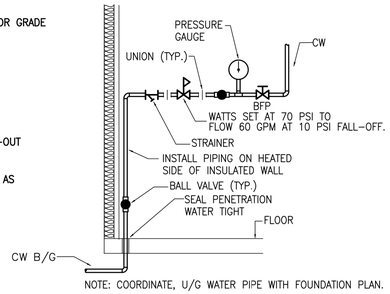
4 FLOOR DRAIN DETAIL
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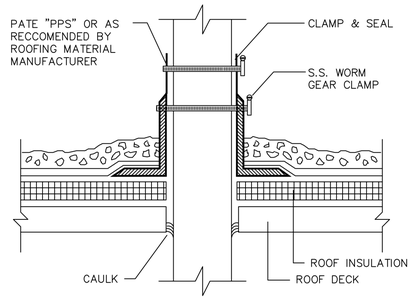
5 TRAP PRIMER DETAIL
SCALE: NONE



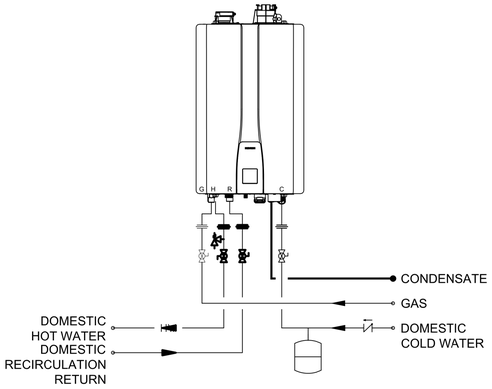
7 CLEANOUT DETAIL
SCALE: NONE



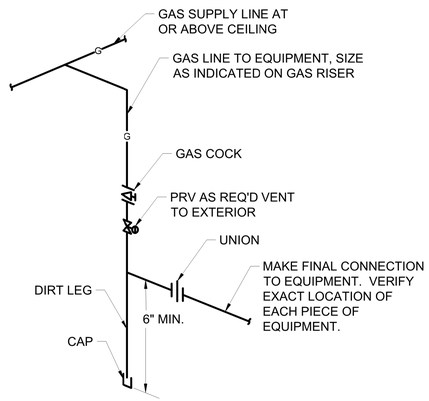
8 WATER ENTRANCE DETAIL
SCALE: NONE



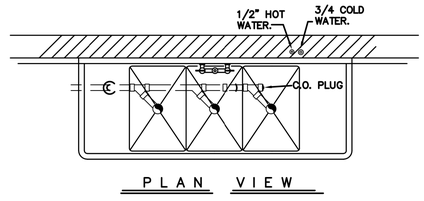
9 PIPE FLASHING DETAIL
SCALE: NONE



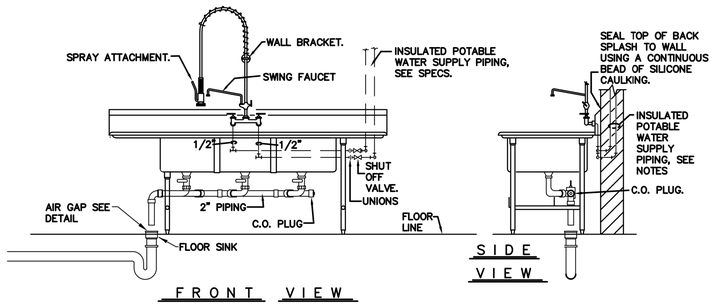
TANKLESS WATER HEATER DETAIL
SCALE: NTS



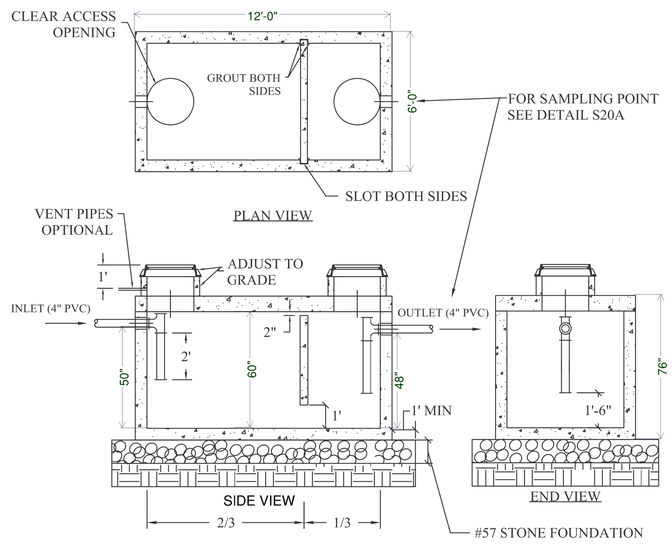
GAS CONNECTION DETAIL
SCALE: NTS



NOTES:
1. ALL WATER SUPPLY PIPING SHALL BE TYPE 'L' HARD COPPER.
2. ALL DRAIN PIPING SHALL BE PVC SCHEDULE 40 OR TYPE 'L' COPPER.
3. PIPING WILL NOT BE PERMITTED IN COOLER OR FREEZER WALLS.



10 MULTIPLE COMPARTMENT SINK DETAIL
SCALE: NONE



1500 GALON GREASE TRAP DETAIL

ISSUED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 31424 PROFESSIONAL ENGINEER
ENGINEER
FLEACTO ENGINEERING
FLEACTO.COM
678-979-6464
fleacto@aol.com

PLUMBING DETAILS-01

2908 MOON STATION RD NW, KENNESAW GA-30144

Revision:
10/24/24
11/06/24
11/11/24
12/19/24

Drawn By: MGK
Checked By:
Date: 10/15/24
Project No: 24274-SMEP

P7.0


EVERBILT


BARBER SHOP
STOP WORK


EVERBILT
EVERBILT


EVERBILT
THE HOME DEPOT




EVERBRIT
EVERBRIT

LEGAL NOTICE

CITY OF KENNESAW
BUILDING INSPECTION DEPARTMENT

DATE 11-26-2024

Article 18, Section 66 of the Zoning Ordinance

WHEREAS, violations of Article 18, Section 66 of the Building Code have been found on the premises, NOTICE IS HEREBY GIVEN in accordance with the above Code that all persons cease, desist from and

STOP WORK

at once on any construction, alterations or repairs on these premises known

as 2908 Moon Station Rd

All persons acting contrary to this notice or removing or mutilating it are liable to summary arrest unless such action is authorized by the Department.

By _____ Inspector

_____ Inspection Department

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
January 17, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:00 a.m.
Roll Call: Rachel Butler, Andrew Bramlett, Patrick Gallagher, Sharon Blandford, Zach Buffington
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Kevin Lares (Applicant), Scott Banks (Building Services Director), Orlando Orochena (Property Owner / Applicant), Ricky Stewart (Public Works Director)

2. Election of Officers

Chairman Whipple nominates Patrick Gallagher as Chair.
Vote taken, Patrick Gallagher is declared elected unanimously, as Chairman.

Commissioner Blandford nominates Kevin Whipple as Vice Chair.
Vote taken, Kevin Whipple is declared elected unanimously, as Vice Chairman.

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: December 20, 2024

Chairman Whipple called for a motion to approve the meeting minutes from December 20, 2024.
Motion to approve the meeting minutes from December 20, 2024 by Commissioner Blandford.
Seconded by Commissioner Bramlett.
Chairman Whipple proceeded with a roll call for approval of the meeting minutes.
Vote taken. Motion unanimously approved 5-0. Motion carried.

4. Financial Report

Mr. Darryl Simmons introduced the financial report. As of December 30, 2024, there have been no new expenditures. $23,398 is the remaining balance in the collected revenues and donations, specifically earmarked for use by the Historic Preservation Commission. In the Planning and Zoning budget, $1,200 is set aside for travel expenses for training and networking opportunities for members of the HPC to travel within Georgia. There is an education and training budget of $3,700 and a historic preservation general earmark of $1,000 for additional expenses.

Chairman Whipple called for a motion to approve the financial report.
Motion to approve the financial report by Vice Chair Gallagher.
Seconded by Commissioner Blandford.
Chairman Whipple proceeded with roll call for approval.
Vote taken. Motion unanimously approved 5-0. Motion carried.

5. New Business

A. **Exterior Renovation (Alteration): 2908 Moon Station Road**
Consideration of approval of a Certificate of Appropriateness application submitted by Kevin Lares for Arturo Paella Wine & Tapas Restaurant for an alteration of the historic structure located at 2908 Moon Station Road. Said alterations include a installing a new roof, repairing and adding new siding, installing new gutters, constructing a pergola, and adding some landscaping. Case # COA2025-01

Mr. Darryl Simmons presented this item. This is an exterior alteration for 2908 Moon Station Road. The application is for the renovation of the historic structure, including installing a new roof, repairing and adding siding, installing new gutters, constructing a pergola, and adding some landscaping to the property. The property is located in the big shanty village historic district. There is currently a stop work order for the property due to the building's condition.

Mr. Scott Banks (Building Services Director) explained the reason for the stop work order posted on the property. The applicant came to the Building Services department with a request to remove interior elements to view the condition of the structure's foundation and determine the cost and scope of repairs needed for the foundation to comply with commercial building standards. It was the understanding of the building services department that the applicant would come back and apply for another permit in order to do any additional work. The applicant continued work beyond the scope of the initial permit, including removing the two chimneys on either side of the historic structure. While the chimneys were likely dangerous and in poor condition, the removal was completed without a permit and the building was left open and vacant. Citations were issued for working without a permit and for being open and vacant.

Mr. Kevin Lares (Applicant) stated he spoke with Mr. Banks about the City's recommendation to obtain an engineer's letter for the chimneys because they were separating from the building and presented a hazard. In the process of obtaining the letter from the engineer, the building owner went on the property to complete some interior demolition and removed the chimneys despite the contractor's instructions to wait until proper documentation was obtained. Mr. Lares has the letter from the engineer regarding the chimneys. Mr. Lares's intent is to continue with the permit process to build or rebuild what is currently on the property and notes that they also intend to rebuild the chimneys as they were previously.

Chairman Whipple asked about the extent of siding removal and what material would be used. Mr. Lares responded that they would try to repair as much siding as possible

and replace what cannot be repaired, including additional siding for a bathroom addition. He stated that the siding material will be wood.

Chairman Whipple asked if the scope of the project included new gutters and downspouts. Mr. Lares stated that they would be installing new roofing gutters and downspouts.

Chairman Whipple asked if the roof would be an architectural shingle roof. Mr. Lares confirmed the roof would be an architectural shingle roof.

Chairman Whipple inquired about further details on the replacement of the existing chimneys. Mr. Lares stated the chimney replacements would be done with all new masonry as the existing bricks were crumbling and could not be reused.

Chairman Whipple asked about the engineer's letter and whether the letter specified that the chimneys were recommended for demolition and reconstruction due to their structural integrity and imminent danger. Mr. Lares confirmed.

Chairman Whipple asked what additions to the structure would be made aside from the roof, siding, gutters, and chimney replacements. Mr. Lares stated that a pergola and an exterior bathroom addition would be added to the structure. Vice Chair Gallagher asked if the roofline on the exterior bathroom addition would match the existing roofline. Mr. Lares confirmed.

Vice Chair Gallagher referenced the applicant to Section 6.6.01 on architectural details of the Design Guidelines, which states additions to the building must be period specific. He expressed concern that the pergola was not period specific to the historical setting of the building. Mr. Lares stated he knew the pergola materials have to be fire retardant but needed to know if it is possible or not to add the pergola before designs were finalized. Commissioner Butler asked if the pergola was tied to the building. Mr. Lares stated that the pergola would be independent and not tied to the existing building.

Commissioner Bramlet asked if the archway on the main entrance was also detached from the building. Mr. Lares stated that the archway would be attached to the building.

Commissioner Blandford commented that the existing chimney had a different shape from the proposed chimney replacement design.

Vice Chair Gallagher asked if there was a full landscaping plan showing the types of plantings and locations. Mr. Lares responded that they do not have a landscaping plan. Currently, they intend to clean up the existing landscaping and keep the trees on the property.

Vice Chair Gallagher asked if the applicant was planning on adding a front patio area with seating, and if so, what material would be used for the patio. Mr. Lares confirmed a front patio was planned and that gravel will be used. He also stated that they planned to

use gravel for the pergola floor.

Chairman Whipple asked if the bathroom addition would be clad in a similar siding to match the siding on the existing building. Mr. Lares confirmed.

Chairman Whipple asked if the pergola would be free standing, and if so, what material would be used. Mr. Lares stated that they know from the fire marshal that the material needs to be fire resistant. They put on the plans that the exact material of the pergola was to be determined. Chairman Whipple asked if the applicant intended to complete the pergola at the same time the rest of the work on the historic structure was being completed and if he intended for the work to be on the same permit. Mr. Lares confirmed.

Chairman Whipple stated that the Commission would struggle to make a decision without defined decisions on building materials and actual construction plans. Issues noted included whether the applicant could find a wood siding to match the existing siding, the material for the pergola, and the shape of the chimneys. Mr. Lares stated that there is a company in downtown Atlanta that makes a matching siding with the caveat that the product might be thinner than the existing siding. He stated that he has to go to the company with a piece of the current siding to ensure the materials match. Mr. Simmons stated that the Commission can consider a condition to bring final construction plans back to the Historic Preservation Commission (HPC), including a correct rendering that shows the pergola as free standing instead of tying into the building.

Mr. Banks stated that in order to complete the court case, he will require the applicant to hire an engineer to do some internal and external bracing to safeguard the structure. He stated he would like to give the applicant permission for the supports without needing to submit an additional request to the HPC. Chairman Whipple stated that the HPC would include that information in their recommendations with the intent to secure the structure and prevent any further degradation or damage.

Mr. Lares stated that they have a structural plan for supporting the structure. His main concern is the outside of the house because after removing the floor, they discovered foundation missing from some areas of the house. Exterior supports would make the structure safe. Mr. Banks agreed with the applicant and recommended allowing a quarter or footing to be temporarily redone for structural integrity until HPC approves a plan.

Chairman Whipple asked for clarification on the style and specifications for exterior light fixtures noted in the plan. Mr. Lares responded that they intend to install carriage type lamps on the outside on the front of the building and a chandelier on the inside of the archway, but noted the design was not finalized.

Chairman Whipple informed the applicant that the HPC's jurisdiction is solely the building exterior and thus the Commission required detailed information about exterior

materials, exterior massing, and other exterior elements as possible. He also recommended the applicant reference the HPC Design Guidelines.

Commissioner Bramlett asked if the applicant had any details on the signage for the building. Mr. Lares responded that the sign would likely be close to the sidewalk and that the owner was working with the sign company to get a simple design. Chairman Whipple asked the applicant to note that the sign will be separate from the building and free standing on future plans. He also noted that the sign will be under a separate permit and require a separate application. Commissioner Butler asked the applicant to reference section 6.9 of the Design Guidelines when designing the sign for the property.

Commissioner Blandford commented that the arch is shown on the elevation without details. She asked if the arch was attached to the building. Mr. Lares responded that the arch was attached to the structure. Commissioner Blandford stated that more details for the arch would also be needed in subsequent plans because the arch does not align with the historical look of the building.

Chairman Whipple asked if mechanical improvements would be made to the building, and if the mechanical units were noted on the plans. Mr. Lares stated that mechanical improvements and unit locations are notated on the structural plans. Chairman Gallagher asked if exterior mechanical units would be located at the rear of the building and screened. Mr. Lares confirmed and stated that the units are currently on the side but would be moved to the back of the structure.

Commissioner Blandford commented that the existing structure has no roof vents. She asked the applicant to confirm that the drawings show a roof vent on the front and on the restroom addition. Mr. Lares stated there would be roof vents on the front and on the restroom addition. Commissioner Blandford asked if any other vents would be visible from the front. Mr. Lares stated that no other roof vents would be visible from the front.

Mr. Banks recommended that the bracing and shoring be completed with the approval of the building services department. Mr. Lares asked if an application would need to be submitted for that approval. Mr. Banks instructed the applicant to have an engineer submit a plan to the building services department for a minimal building permit. A licensed contractor will be needed to complete the bracing and shoring as a temporary measure. Building services will need to approve the plan and issue a work permit before work is started.

Chairman Whipple called for a motion for the Certificate of Appropriateness application. Motion by Vice Chair Gallagher to approve the exterior renovation with the following conditions:
1. The applicant will return to the Historic Preservation Commission 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 Historic Preservation Commission;
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 Historic Preservation Commission 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 in the interim as the final plans for the foundation and exterior renovations are completed. This item will be completed as soon as possible to prevent detrimental effect to the structure.
Seconded by Commissioner Blandford.
Chairman Whipple proceeded with a roll call for approval.
Vote taken. Motion approved 5-0. Motion carried to approve the applicant request with conditions.

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

Mr. Darryl Simmons introduced this agenda item. This is a Certificate of Appropriateness application for an exterior alteration to the historic structure located at 2981 North Main Street, which include the addition of two dormers to the roof and the removal of two chimneys for an attic renovation. The structure is a contributing structure to the Main Street historic district and is identified as the Wilder House, built in 1919. Pictures of the property's existing conditions, existing homes on North Main Street that show the predominate architectural elements, and the applicant's rendering showing the proposed dormers and chimney removals are included in the agenda packet. Mr. Simmons noted that while the overhang on the front elevation is not present in the rendering, the applicant has confirmed the feature will not be removed.

Mr. Orlanda Orochena (Property Owner / Applicant) stated that the application for the Certificate of Appropriateness was for an attic renovation is to accommodate his growing family. The renovation includes placing two bedrooms in the attic space and constructing dormers to satisfy ceiling height requirements. He informed the commissioners that the porch would remain attached to the house. He also stated that they viewed the chimneys unsafe due to crumbling brick and mortar and wanted to at least remove the chimneys in the attic space. For materials, Hardie Plank siding would be used for the dormer. Mr. Orochena was under the impression that the materials needed to be different for additions but added that if allowed he would match the concrete shingles currently on home's exterior. The paint and roof shingles would match the existing house.

Commissioner Butler informed Mr. Orochena that additions to the house cannot correlate to the historic building. With an attic renovation, building materials can match the existing house.

Chairman Whipple asked whether the applicant was replacing the siding on the entire house or was only installing new siding on the dormers. Mr. Orochena responded that new siding would be placed on the gabled dormer. Commissioner Blandford asked if the profile on the new Hardie Plank siding would match the 8.25 inch profile on the existing siding. Mr. Orochena stated the current siding material on the house is concrete shingles, but they would match the material if possible. Commissioner Blandford restated her question, clarifying that she was asking if the height of the existing siding would be matched on the dormer. Mr. Orochena confirmed. Chairman Whipple clarified that the size of the reveal between the laps was being discussed. He further explained that historic homes have a much shorter reveal, maybe four or five inches, compared to a new home, which might have a seven inch reveal. He also stated that a stipulations would be that even if the material is not the same, the profile on the siding would need to match.

Chairman Whipple asked if a new roof would be installed on the entire house with materials as presented. Mr. Orochena responded that new roofing would only be installed on the dormers.

Chairman Whipple asked if the chimney removal was integral to the ability to build out the bedrooms. Mr. Orochena responded that it was possible that the dormer could be built around the chimney, but they would like to remove the chimney for safety reasons as his daughter would be in one of the bedrooms. He stated the safety of the structure was his main concern. Chairman Whipple referenced the Design Guidelines which states "Chimney materials and placement are character defining features of historic buildings and must be preserved when feasible. The location of chimneys is essential to house type identification." He stated that the two chimneys are interior to the perimeter of the building and do not have the same character defining form and function as seen with 2908 Moon Station Road. Chairman Whipple also commented that if the application was approved, he would prefer the chimneys remain. Mr. Orochena stated they would be open to keeping the exterior portions of the chimneys on the roof but would like to remove the portion of the structure in the attic to continue with the renovation.

Vice Chair Gallagher expressed apprehension to removing the chimneys, stating that the location and style of the chimneys is a characteristic feature of the Georgian Cottage style structure distinct for early 1900s development in the Georgia piedmont region. He commented that removing the chimneys would remove the historic nature, look, and feel of the property. Vice Chair Gallagher also referenced the Design Guidelines regarding the placement of dormers and stated that while dormers were allowed at side elevation of the roofline, they cannot be a prominent feature and must be in a style typical for the period, He commented that the scale and mass of the dormers are not of a style that would have been prominent at the turn of the century. Vice Chair Gallagher then asked if the applicant had considered using a larger dormer

and extending to the back to prevent visibility from the street and preserve the characteristic chimneys on either side of the structure. Mr. Orochena argued that the proposed dormers match the size and location of dormers on other houses on North Main Street. He stated that the dormer could be moved to the back of the house, but they wanted to avoid that to allow future solar panel placement on the back roof. He also stated that two bedrooms would not fit in a single dormer. Commissioner Bramlett expressed concern about the chimneys. He also stated that while other houses on North Main Street had dormers, the dormers are a different style and on a different style of house.

Commissioner Butler asked if the dormer was the entire bedroom. Mr. Orochena responded that the dormer would hold most of the bedroom. He stated that the size was mainly for ceiling height and egress but expressed willingness to make the dormers thinner.

Commissioner Butler commented that a double wide window on the dormer and the dormer height was of concern. Mr. Orochena responded that the window could be changed to a single wide window

Vice Chair Gallagher asked if consideration been given to adding an addition to the back of the house instead of renovating the attic. Mr. Orochena stated that the option was considered, but due to the size of the garage, limited space due to neighboring properties, and a desire to keep the backyard, they decided to renovate the attic space.

Mr. Simmons stated that the scale and architectural elements of the front dormer are characteristic of the cottage style. He added that a smaller scale dormer closer to the roofline with a single wide window that matches the front dormer would be more appropriate for the intent of the cottage style architecture. Mr. Simmons also stated that the double chimney was a unique architectural element for this style of house and recommended exploring options to keep the chimney and have it shored up on the inside. For the shoring of the chimneys, the City of Kennesaw's Building Department would guide Mr. Orochena accordingly.

Chairman Whipple summarized the major concerns expressed by the HPC, which includes the proposed chimney removals and the proposed massing of the dormers. He recommended the applicant resubmit an updated design and investigate the potential feasibility of one large dormer in the rear of the structure to accommodate two bedrooms. He stated the HPC did not have concerns regarding the dormer materials. Vice Chair Gallagher agreed, adding that the scale and location of the dormer with respect to the cottage style of the house, and retaining of the chimneys were particularly important.

Mr. Orochena asked if it would be possible to keep the exterior portion of the chimney on the roof and remove the portions inside the attic or if they could remove the chimney and rebuild the exterior portion. Chairman Whipple stated that the interior could be

structured differently for the attic renovation to flow correctly, but the exterior portion of the chimney must remain. Commissioner Butler expressed that she would like to see the chimney shored up on the inside to keep the brick material. Commissioner Bramlett agreed.

Commissioner Bramlett commented that he prefers the dormers in their current proposed location with the centerline aligned with the chimneys as opposed to pushing the dormers further to the back of the house. Mr. Orochena responded that they would like to keep the dormers on the sides because there is less space on the back roofline. He also stated that they would try to downsize the dormers and keep the chimneys. Vice Chair Gallagher stated that he proposed placing the dormer on the back to allow for a single large dormer screened from view.

Commissioner Blandford sought clarification on the mention of a kitchen addition. Mr. Orochena clarified that the kitchen addition was before his family bought the house. Commissioner Butler sought to confirm that the kitchen addition was on the first floor. Mr. Orochena confirmed.

Chairman Whipple expressed that the HPC wanted to work with Mr. Orochena. The HPC wants families to be able to grow in these historic homes, and it is a challenge the Commission is currently facing.

Mr. Orochena asked for next steps. Chairman Whipple stated that a formal motion would be made. Mr. Simmons explained that the Commission can put a hold or postponement on the application with the understanding that the HPC requires more information. The applicant can continue with the application, but must update the application. Mr. Simmons confirmed with the applicant that 90 days was sufficient time for changes to be made.

Chairman Whipple called for a motion for the Certificate of Appropriateness application.
Motion by Commissioner Buffington to table the application for resubmittal within 90 days to allow the applicant to examine and resubmit alternative locations and size for the dormers, alternatives for the chimney removal, and to reiterate on the revised plans that the front porch will remain unchanged.
Seconded by Vice Chair Gallagher.
Chairman Whipple proceeded with a roll call for approval.
Vote taken. Motion unanimously approved 5-0. Motion carried to table the applicant request.

C. **Landscaping: 2529 J. O. Stephenson Avenue**
Consideration of approval of a Certificate of Appropriateness application submitted by the City of Kennesaw for the removal of six trees for the rebuilding of an ADA parking lot and re-landscaping of City Hall. Case #COA2025-03.

Mr. Simmons introduced this agenda item. This is a landscaping approval for 2529 J.O. Stephenson Avenue, city hall. The consideration for approval of the Certificate of

Appropriateness was submitted by the City of Kennesaw for the removal of six trees for the rebuilding of an ADA parking lot on the front left side of City Hall and the re-landscaping of City Hall. This is a set project regarding the renovation and beautification of the City Hall facility.

Commissioner Buffington recused himself from this agenda item as his firm was selected for on call engineering services for the City of Kennesaw. The contract was put on the consent agenda during the work session on January 13th.

Mr. Ricky Stewart (Public Works Director) presented the specifics of the Certificate of Appropriateness application. This project is a pedestrian and ADA safety project. Currently the smaller parking lot to the east side of city hall cannot be used as an ADA parking lot due to root intrusion from the two oaks on Lil General Cloggers Lane. Tree removal is required to rebuild the parking lot. On the western side of City Hall, alterations will be made because the steps leading from the employee door to the parking lot have irregular steps. The last step is about three inches taller than the other steps and has resulted in falls. The sidewalk connection in that location will be removed and a planter will be put in place to act as a barrier to direct City Hall foot traffic to the street sidewalk. The sidewalk brick, which is a tripping hazard and maintenance challenge, will also be replaced. The intent is to improve pedestrian traffic, improve the ADA accessibility and improve the landscaping in front of City Hall.

Chairman Whipple asked about the status of the remaining four trees along J.O. Stephenson Avenue. Mr. Stewart responded that the remaining four trees consist of two dogwoods and two additional oaks. The oaks constantly drop acorns in the fall and have resulted in several slips despite attempts to clear acorns from the sidewalk. The oaks are native oaks. The dogwoods are non-native plantings.

Chairman Whipple asked for a walkthrough of the proposed replanting. Mr. Stewart stated that the plant list included Arborvitae and some shrubs. The Arborvitae would be placed on both sides of the main entrance into City Hall where the monument sign currently stands. Additional width will be added on either side of the monument as it enters the front door because the current sidewalk does not provide sufficient space for a wheelchair. The sidewalk corners will be mitered to widen the sidewalk for wheelchair accessibility.

Commissioner Blandford commented that the rendered plan shows more planting around the new parking area that was not visible on the landscaping plan. She asked what would be planted in the parking lot area. Mr. Stewart responded that some items shown on the rendering are existing plantings from when the parking lot side was relandscaped six or seven years ago. Those plantings include Arborvitae and shrubs.

Commissioner Gallagher commented that the plan shows an overlay on a section of J.O. Stephenson Avenue in front of City Hall, but does not show the current accessibility path on the north side of J.O. Stephenson Avenue or accessibility curving that provides that path to travel from the public right-of-way on the north side to City

Hall. He asked if those two accessibility features would be restored. Mr. Stewart stated that the features would not be restored. Currently there are three brick paver crosswalks that invites mid-block foot traffic. One has no handicap curb cuts, one has only one handicap curb cut, and the third has a curb cut but no wheelchair ramp. The renovations would direct people to cross at appropriate intersections to travel from the north side of J.O Stephenson Avenue to the south side of J.O. Stephenson Avenue. One crossing was already constructed at Dallas Street. Another will be added along Lil General Cloggers Lane once the ramp is reconfigured to receive from the corner. Vice Chair Gallagher confirmed that the intersections at Dallas and Lil General Cloggers Lane would be accessible. Mr. Stewart confirmed and added that the crossings at the intersection would be safer.

Chairman Whipple commented that no replanting was identified for the removed oaks on Lil General Cloggers Lane. He asked if only grass would be on the corner. Mr. Stewart confirmed that only grass will be on the corner.

Commissioner Bramlett asked if the planters in front of City Hall would be brick or stone. Mr. Stewart responded that the material would be brick as similar as possible to what currently exist along the front of City Hall.

Mr. Simmons commented that when the Community Development department was in City Hall, there were complaints that the two oaks along Lil General Clogger Lane created visibility issue for motorists.

Commissioner Butler commented that according to section 6.11.02 in the Design Guidelines, existing vegetation, when feasible, must be preserved, and new vegetation will be added that complements the historical character of the building. She expressed that while she understands there is a visibility issue, it seemed problematic to not replace the trees.

Vice Chair Gallagher stated he understood the necessity for removing the larger trees. He agreed with Commissioner Butler and expressed that he would like to see some replanting along Lil General Cloggers Lane to complement the prior existence of oak trees in that location. Mr. Stewart commented that replanting on the corner could be replanted, but not necessarily within the sight triangle. He also mentioned that there is a waterline administered by Cobb Water on that corner. Any planting that would reach the size of the existing oaks would not be replanted to avoid damaging the waterline. Commissioner Butler expressed that a smaller tree like the dogwoods being removed for accessibility would be sufficient size, granted they do not interfere with the waterline.

Chairman Whipple stated that the HPC was amiable to removing the trees. He summarized that the project was for the public benefit to address challenges at the front of City Hall. He added that the city should investigate understory plantings the corner of

Lil General Clogger Lane. Mr. Stewart responded that there could be a consideration for planting on the corner. If planting in that location was not feasible, the city will follow the tree ordinance, where, if the trees cannot be replaced in that area, another suitable location would be used for replanting. Chairman Whipple expressed that the HPC would be amiable to that solution.

Commissioner Blandford commented that the flagpoles are not present on the plan. She asked if there will be a flagpole at the front of City Hall. Mr. Stewart responded that there is currently one flagpole at the Council Chamber entrance. The three flagpoles at the front of City Hall would be removed and two additional flagpoles would be placed at the Council Chamber entrance. The city, state, and US flags would thus all be at the back of City Hall.

Chairman Whipple called for a motion for the Certificate of Appropriateness Application.
Motion by Vice Chair Gallagher to approve with the condition that the City of Kennesaw assess the feasibility of planting along Lil General Cloggers Lane, and if planting in this location not feasible with public safety, the City will relocate planting to another location.
Seconded by Commissioner Bramlett.
Chairman Whipple proceeded with a roll call for approval.
Vote taken. Motion approved 4-0. Motion carried to approve the applicant request with conditions.

6. Discussion

Commissioner Buffington announced that his firm was selected for on-call engineering services for the City of Kennesaw. The contract was put on the consent agenda during the Mayor and Council Work Session on January 13, 2025. This will be his last HPC meeting and he will be submitting his letter of resignation to the Mayor on January 22. Chairman Whipple thanked Commissioner Buffington and expressed that it had been a pleasure serving with him on the HPC.

7. Public Comments

8. Staff Comment

Mr. Simmons stated that staff had a couple of updates. Mr. Simmons thanked the Commissioners for their work and congratulated the new officers for 2025. He also thanked Commissioner Buffington for his service and expressed that he had been an asset to the HPC and staff with his insights.

Ms. Chanelle Campbell provided an update on the HPC Survey. The survey is underway to begin in March. On February 4th, Planning and Zoning staff will be meeting with KSU students and DCA. They will be going to KSU to give a presentation on historic preservation and updating GNAHRGIS. Commissioner Bramlett asked about potentially meeting the students; Ms. Campbell shared that this was in discussion. Letters will also be mailed to properties owners in the historic district to let property owners aware of the upcoming survey.

9. Adjourn

Chairman Whipple adjourned the meeting at 9:18 a.m.

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

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,

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.

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

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.

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

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

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.

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.

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.

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

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.

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

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

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

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.

ENGLISHPUB



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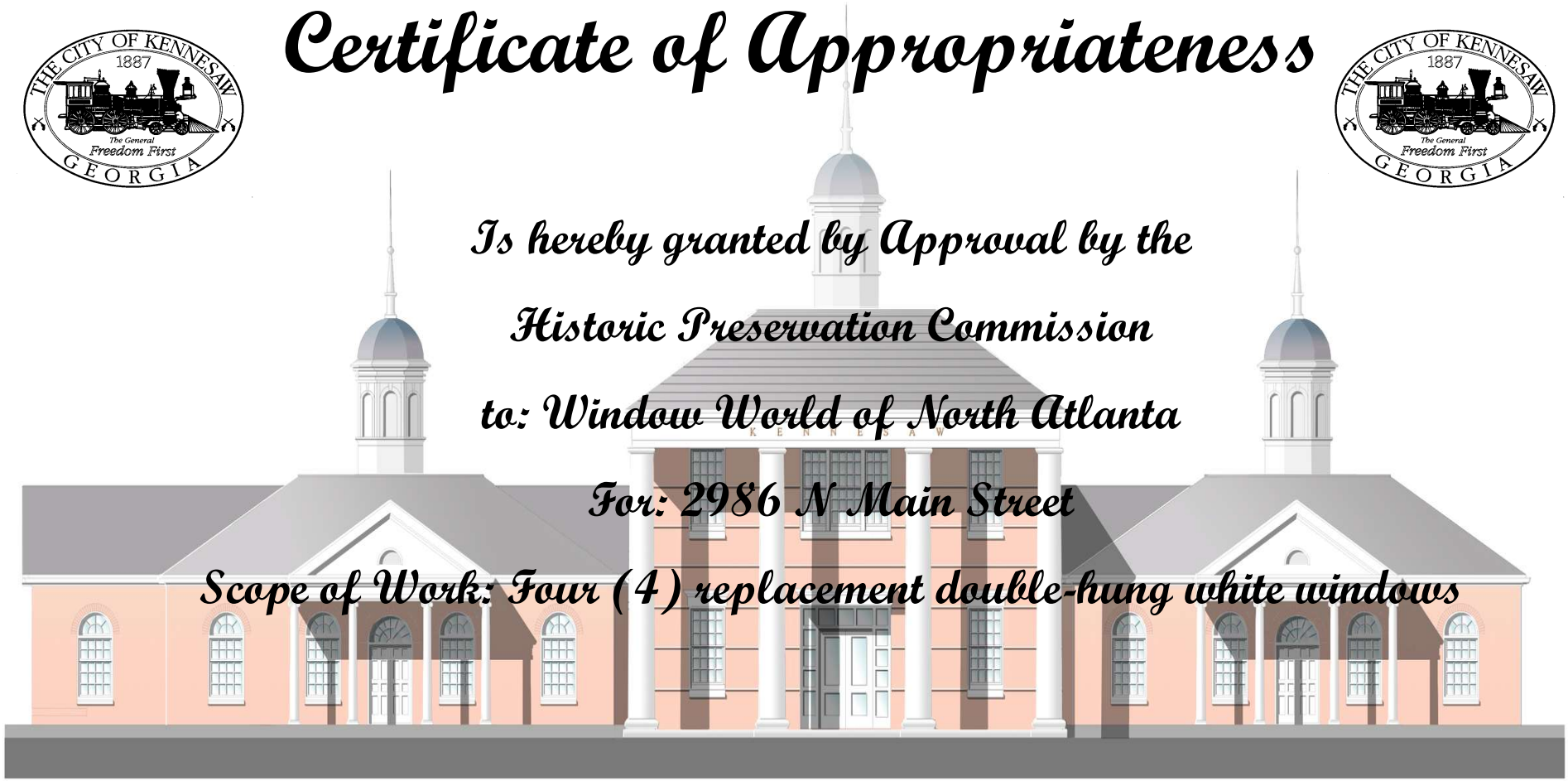
City: Denver

State: CO

Englishpub thin brick is uniquely hand-crafted and then specially blended to bring a bit of "Old World" feel to any interior space. The deep blend of Sienna and Copper with a touch of Suede creates a unique and sensible finish.

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Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Window World of North Atlanta

For: 2986 N Main Street

Scope of Work: Four (4) replacement double-hung white windows

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

07/25/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

07/25/2025

Date

Expires
07/25/2026

Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

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 through the **iWorq portal** located on the city's website 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.

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 N/A

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

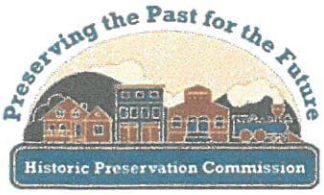
Application for landscaping to include N/A

☐ 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 N/A
☑ Existing floor plan of building
☐ Proposed floor plan of building including portions not to be altered N/A
☐ Elevations of all exterior façade of addition including relationship to existing building N/A
☐ Detail of trim to be utilized on façade N/A
☑ 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

Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E



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

Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E

1. **NAME OF APPLICANT:** Window World of North Atlanta
   - ☐ Owner
   - ☐ Other
   - ☒ Other, please specify Contractor

APPLICANT MAILING ADDRESS: [redacted]

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

PROPERTY ADDRESS: 2986 N Main St, Kennesaw, GA 30144

Land Lot 139 Tax Parcel 20013900080 Lot Size 1.77 +/- acres

Current zoning on property: R-20, Single Family Residential

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

(Home#) (Cell#) (Email)

NAME OF OWNER:

Colby Collie

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

3. **ACTIVITY**

- ☐ New Construction
- ☐ Demolition
- ☐ Awnings
- ☐ Fence
- ☑ Repairs or Alterations
- ☐ Landscaping
- ☐ Exterior Architectural Features
- ☐ Exterior Environmental Feature Change
- ☐ Moving a Building
- ☐ Sign Erection
- ☐ Sign Placement *

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

Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E

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).**

4 replacement double-hung white windows

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 through **iWorq portal** located on the city's website 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.

7/11/2025

Signature of Applicant **Date**

Signed by:
E2153F972C7445A...

7/11/2025

Signature of Owner **Date**

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

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CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 7/25/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: _____

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

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS: No wrap allowed or permitted around windows.

New windows must match existing for style, existing appears to be 2 over 2

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

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158809

Collie

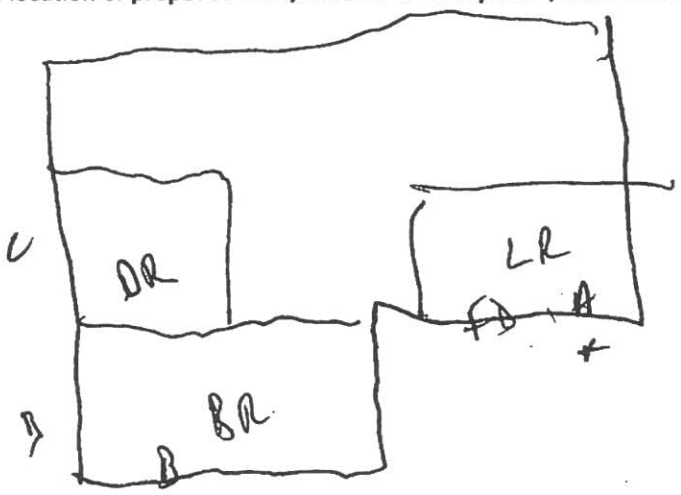
City of Kennesaw
Door / Window Replacement

Project Information

Job Address	2986 N. Main St Kennesaw GA 30144
Contractor name & address	Window World of North Atlanta [redacted]
Choose One	✓ Change outs only no change in framing size
	Framing size increased/reduced
	Existing size_____ proposed Size_____

Floor Plan

Draw floorplan below: indicate location of proposed door/window to be replaced, label room uses.



Door/ window Schedule

Letter Designation	Qty	Rough opening size & *type	U-Factor	SHGC	Room use
A operable	1	33 x 69½	0.29	0.21	LR
B operable	2	33 x 69½	0.29	0.21	BR
C operable	1	33 x 69½	0.29	0.21	DR

Maximum U-Factor .35 / Maximum SHGC .25 / Skylights .55 / Glazed Block .60 2015 IECC)

*Type: Openable, fixed, slider etc.

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Huntsville/Atlanta/Central Alabama

WINDOW AND PATIO DOOR ORDER FORM

Customer Name: Cruze
Sales Rep Name: Steve Stolz
To be measured? YES (NO)
Date: Website:

Remanufacture charge by signing here you agree to a $65/window charge (SEATTLE)
Signature

NOTE: Sizes Left (LR) or Right (RR) are based on standing on the inside looking out. Sizes Top (TR) or Bottom (BR) are based on standing on the inside looking out.

Line	Qty	Model	Width	Height	Room Location	Remarks	Grids Between Glass	Grids On Exterior	Grids On Interior	Grid Pattern	Grid Width	Grid Color	Screen Type	Screen Color	Screen Mesh	Hardware Color	Hardware Finish	Extra Hardware	Tempered
1	1	Bay	3 3	6 5 1/2	Bed Room														
2	2																		
3	1																		
4																			
5																			
6																			
7																			
8																			
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Window World of North Atlanta, GA/Huntsville, AL/ Muscle Shoals, AL ... ham, AL
2125 Corporate Drive Suite 101, Marietta GA 30067
770.303.0757 PHONE 770.303.0758
www.windowworldatlanta.com

Customer Name Colby Collier
Home Phone
Work Phone
Email Address
Sales Consultant's Phone
Consultant Email

Total Number Of Windows 4 DH/SH ___ 2LS ___ 3LS ___ Pic. ___ Casement ___ Spec. ___
Color Of Window Interior WHT Exterior WHT
Custom Exterior Trim PVC ___ GB ___ Color NO WRAP
Wide Facing on Windows? Yes ___ No ___
Cut Out Mullions? Yes ___ No ___
Moulding Needed? Yes ___ No ___
Tapcon Needed? Yes ___ No ___
Caulk Color ___
Are There Security Bars? Yes ___ No ___
Is Sticky Trim Needed? Yes ___ No ___ If yes Quantity ___ Color ___
Current Window Opening: Wood ___ Aluminum ___ Steel ___ Vinyl ___
Haul Off/Disposal? Yes ___ No ___
Install: Cut Stops & Remove From Exterior ___
Remove Stops From Interior and Set ___
Which Ladder(s) are needed? 6' 24' 32' 40' over? ___
Lead? Yes ___ No ___ Presumed ___
Extra Material (2"x4" Brickmould, Nose/Sill?)

Any Not Being Replaced? Yes ___ No ___
Any Other Products Being Installed Siding ___ Entry Doors ___ Storm Doors ___ Garage ___ Shutters ___ Gutters ___
Is There an Addendum Associated with this installation? Yes ___ No ___

Additional Instructions or Details

NO WRAP

WOODGRAIN INTERIOR	EXTERIOR COLOR	MULL TYPE	TEMPERED AND OBSCURE			GRID PATTERNS	
LO = LIGHT OAK	WH = WHITE	DOUBLE	TB = TEMP BOTTOM	DOB = DOUBLE OBS BOTTOM	NOTE: Vinyl sheet is stocked in ETC. Colors	SQ = SQUARZONE	GREY (GY)
DO = DARK OAK	BG = BEIGE	TRIPLE	TF = TEMP FULL	R = RAIN GLASS FULL		SQ1 = SQUARZONE 1	BRONZE (BZ)
CH = CHERRY	AG = ARCH TERRACE	4+	OT = OBSCURE TILT	RB = RAIN BOTTOM		SQ2 = SQUARZONE GLASS	WOODGRAIN (WG)
MA = MAHOGANY	WM = MEDITERRANEAN WHITE	STACKED	OB = OBS BOTTOM	O = OBSCURE TILT		SQ3 = SQUARZONE PLUS	
DW = DUTCH WHITE	DG = DESERT CLAY	C = CLAMP	DOT = DOUBLE OBS TILT	OT = OBSCURE BOTTOM	MUST Order ETC Colors	SQ4 = SQUARZONE TCE	
NW = NIGHTWATCH	DB = CASTLE GRAY					SQ5 = SQUARZONE FUSION	
WW = WHITE WOOD	AW = AMERICAN TERRA	E = EXTERIOR LAMINATED: HAVE A WHITE INTERIOR				SQ6 = SQUARZONE TAP	
	FG = FOREST GREEN	CERTIFIED AMERICAN TERRA AVAILABLE WITH WHITE CYCLOLAC INTERIOR				*Pattern may vary	Special Instructions
	EW = ENDURA WOOD	D CERTIFIED MEDITERRANEAN TERRA AVAILABLE WITH WHITE EXTERIOR ONLY					

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Window World
"Simply the Best for Less"

Window World of North Atlanta, Inc.
2871 Mccollum Pkwy NW • Kennesaw, GA 30144
Phone: (770) 303-0757 • 1-800 NEXT WINDOW
www.WindowWorldAtlanta.com

Customer: COLBY COLLIER E-mail: [redacted]

Install Address: 2986 N. MAIN ST. KENNESAW GA 30144 Phone (H) [redacted]

Bill Address: _____ Phone (W) _____

WINDOW WORLD

____	2000 Series DH All-Weld	$359
____	4000 Series SH All-Weld	$369
4	4000 Series DH All-Weld	$379 1516
____	2 Lite Slider	$519
____	3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	$729
____	Picture / Fixed Lite	$519
____	Transoms / Side-lite	$419
____	Awning / 2-Lite Awning $749	$429
____	Casement	$489
____	2 Lite Casement	$859
____	3 Lite Casement (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	$1399
____	Bay Window / Bow Window	$4500
____	Garden Window	$3500
____	Specialty Window _____	$
____	Specialty Window _____	$
____	Specialty Window _____	$
____	Beige or Classic Clay Window	$75
____	Wood Grain Interior (Series 4000)	$165

(Light Oak/ Dark Oak/ Cherry/ White/ Fox Wood/ Rich Maple)

____ New Exterior Colors (Full Screen Included) $350

(Architectural Bronze / Desert Clay / English Red/ Hudson Khaki / Forest Green / Castle Grey / American Terra / Sand Dune / Black / Silver)

Window Color WHITE / WHITE
Inside Outside

PATIO DOORS - 3" CONTEMPORARY

____	Vinyl Rolling Patio Door - 5 ft. or 6 ft	$1850
____	Vinyl Rolling Patio Door 8ft.	$2150
____	Vinyl Rolling Patio Door 9ft.	$2750
____	Custom Vinyl Rolling Patio Door	$
____	Exterior Trim (Required) Color _____	$200
____	Installation Charge	$250
____	Classic 5" $275 _____ French Style	$425
____	Grids Patio Door Colonial $225 Prairie $275	$
____	Handle Upgrade (Interior Only) - Finish _____	$85
____	SolarZone Glass for Patio Door $225 Elite $275	
____	New Exterior Colors Add 6' $600, 8'-9' $725, 12' $850	

(Architectural Bronze / Desert Clay / English Red/ Hudson Khaki / Forest Green / Castle Grey / American Terra / Sand Dune / Black / Silver)

____ Beige/Classic Clay 6' Add $175, 8'-9' $300, 12' $375

Door Color _____ / _____
Inside Outside

GLASS OPTIONS

____	SolarZone Glass (Low E/Argon Filled)	$109
4	SolarZone Elite (Energy Star Compliant) (Low E/Argon Elite)	$119 476
____	SolarZone ThermD Elite	$129

PRE 1978 BUILT HOMES (Federal Lead Containment Law)

____	Lead Containment	$75

MY HOME WAS BUILT IN THE YEAR 1903 Initial CC

WINDOW OPTIONS

____	Half Screens	$15 Included
____	Full Screens	$59
____	Foam Insulation on Jambs and Head	$15 Included
____	Insulation Enhanced Liners (4000 Only)	$39
____	Foam Filled Frame	$49
____	Double Strength Glass	$25 Included
____	Double Locks (>27)	$10 Included
____	Colonial Grids (Contoured/Flat)	$79
____	Prairie Grids	$89
____	Diamond Grids (Flat Only)	$119
____	Tempered DH Sash (BSO) (TSO)	$99
____	Tempered Other	$19/Sq. ft. $
____	Rain/Obscure Glass (BSO) (TSO) (FULL)	$69
____	Oriel Style (40/60 or 60/40)	$69
____	Tinted Glass (Bronze or Gray)	$69
____	Lifetime Glass Breakage Warranty	$15 Included

MISCELLANEOUS

4	Installation	$129 516
____	Custom Exterior Trim - Color NO LAMP	$119
____	Metal/Vinyl Window Removal	$45
____	Wide Facing CET - _____	$30
____	Installation over 110 UI	$30
____	Mull To Form Multi-unit	$60
____	Mullion Removal (includes stool and stops)	$85
____	Replace Sill/Nose	$100
____	PVC Brickmold and Stop Replacement (per side)	$65
____	Steel Window Removal	$50
____	Full PVC Exterior (nose, sill, brickmold)	$325
____	Rot Proof Circle Tops $275/23"-29" $325/30"-46" $450/47+"	$

You the buyer are responsible for the removal and installation of any existing security system and window treatments. Initial CC

THIS IS A CUSTOM ORDER NOT FOR RESALE!

Windows that are unclaimed after 12 months will be deemed abandoned and will remain property of Window World.

NO EXTRA WORK IF NOT IN WRITING!

Prep Sheet (Initial) CC LEAD

3 Day ROR (Initial): CC

HOA Approval (Initial): CC TEST NEGATIVE

Addendum attached Yes or No

Customer agrees to pay as agreed per terms on unpaid balances. A 1.5% (18% annual) finance charge will be added after 30 days. Any and all costs incurred for collection of the accounts will be at the expense of customer (including all attorney fees up to 50%).

Customer agrees to the terms of payment as follows:

Extra Labor (See Addendum) $ _____

(Admin, Site Set Up & Disposal Fee) $ $350.00

St. Jude Children's Research Hospital **ROUND-UP FOR WINDOW WORLD CARES** _____ St. Jude Children's Research Hospital $

2458 [2058 571] CASH/CHECK

1143.50 Total Amount $ 2287

50% Deposit $ _____ Ck# _____ Credit Card ☐

Balance Paid to Installer upon Completion $ 1143.50

Amount Financed $ _____

le [illegible] 6/4/25
Salesman Date

X _____ Owner Date

X _____ Owner Date 6/5/2025

White Copy - Original Yellow Copy - File Pink Copy - Customer

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Window World
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Window World of North Atlanta
2871 McCollum Pkwy NW • Kennesaw, GA 30144
Phone: (770) 303-0757
1- 800 NEXT WINDOW • www.WindowWorldAtlanta.com

Customer: COLBY COLLIE Phone (h)

Install Address: Phone (w)

Bill Address: E-mail

WINDOW WORLD REQUIRES CUSTOM EXTERIOR TRIM 'WRAPPING' AROUND TILT SILL/NOSE AND BRICKMOLD. CUSTOMER IS AWARE THAT IF WINDOW WORLD DOES NOT 'WRAP' THE EXTERIOR, WINDOW WORLD WILL NOT BE RESPONSIBLE FOR ANY FUTURE WOOD ROT.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
THIS IS A CUSTOM ORDER NOT FOR RESALE!

This Window World® Franchise is independently owned and operated by Window World of North Atlanta, Inc. d/b/a Window World of North Atlanta, Inc. under license from Window World, Inc.

Owner Date

Salesman 6/5/25 Date

Owner 6/5/25 Date

Extra Work 01-23

White Copy - Original Yellow Copy - File Pink Copy - Customer

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MEET FUTURE ENERGY STAR® REQUIREMENTS TODAY!

WINDOW WORLD

4000 Series Double-Hung and Sliding Replacement Windows



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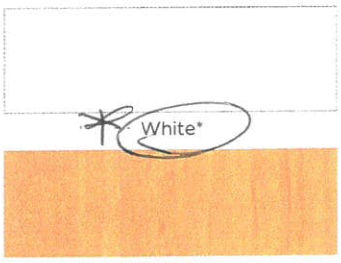
Window World®

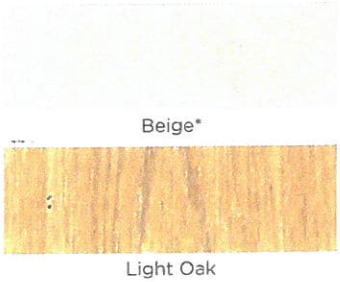
WINDOW WORLD
WINDOW COLOR COLLECTION

Transform the appearance of your home both inside and out with visually exciting colors and warm spices of wood.

Window World® Windows are available in a variety of rich hues and natural-looking wood finishes that are remarkably strong and fade-resistant. Homeowners can achieve the appealing beauty of custom-crafted wood windows, without the time-consuming maintenance, with our architecturally coordinated exterior window colors in high-performance finishes.

Interior Palette†


White*


Beige*


Classic Clay*

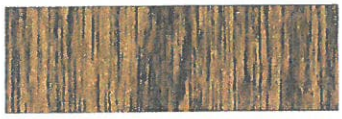

White Woodgrain**

Rich Maple

Light Oak


Dark Oak

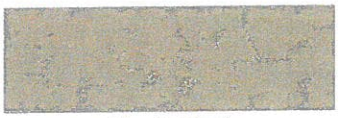

Foxwood


Cherry

Exterior Palette†


White*

Beige*


Classic Clay*


Black


Architectural Bronze

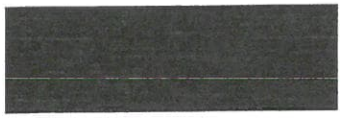

American Terra


Hudson Khaki


Desert Clay

Sand Dune


English Red


Forest Green


Silver


Castle Gray

*Extruded solid color.
**White woodgrain is available with a Beige or Classic Clay base only.
†All colors may not be available for all products nor in all markets. Consult with your Window World Sales Representative for information on product availability.

Note: Classic Clay base is not available with exterior color finishes.

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Window World

SOLARZONE
INSULATED GLASS PACKAGES

Choose one of our SolarZone Insulated Glass Packages to enhance the year-round comfort of your home while maximizing energy savings.

SolarZone insulated glass packages.

The optional SolarZone Insulated Glass Package combines multi-layered, vacuum deposition Low-E glass with argon gas, and a warm-edge spacer system. These insulated glass packages have been proven far more effective than ordinary clear glass units. As a means to quantify window performance, the National Fenestration Rating Council (NFRC), in conjunction with the U.S. Department of Energy, has developed a rating system for window products.

One of the most critical NFRC tests is for the window's U-Value, which measures its resistance to heat transfer. The lower the U-Value, the better the window is at resisting heat flow, which results in a greater insulating value.

Another critical NFRC test measures a window's Solar Heat Gain Coefficient (SHGC). This procedure measures how well a window blocks heat caused by sunlight. Again, the lower the number, the less of the sun's solar heat the window allows into the home.

In northern climate zones, a higher SHGC is beneficial in the winter months as more energy from the sun helps heat your home, lowering energy consumption. In southern climate zones, a lower SHGC is beneficial in the summer months as it keeps the sun's energy out of your home.

A quick comparison will show that your choice of an optional SolarZone Insulated Glass Package will outperform clear or lesser Low-E glass packages, leading to increased energy savings.

GLASS PERFORMANCE COMPARISON[1]

	4000		6000	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.46	0.57	0.44	0.54
SolarZone	0.29	0.30	0.29	0.28
SolarZone Elite	0.29	0.21	0.29	0.19
SolarZone ThermD S3	0.28	0.37		
SolarZone ThermD with Enhanced Cavity Foam	0.27	0.30	–	–
SolarZone ThermD Elite	0.28	0.21	0.28	0.19
SolarZone Plus S3	0.28	0.37	–	–
SolarZone Plus Elite	0.27	0.21	0.27	0.19
SolarZone Plus Elite with Enhanced Cavity Foam	0.26	0.21	–	–
SolarZone TG2	–	–	0.23	0.24
SolarZone TG2 ThermD	0.21[2]	0.27[2]	0.22	0.25

1 Whole window values, double-strength glass.
2 Whole window values, single-strength glass.
Grids, ST and HP performance values are also available.

Clear: Double-paned clear glass unit.

SolarZone: Double-paned unit with one pane of Low-E glass, argon gas, and metal alloy intercept spacer.

SolarZone Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and metal alloy intercept spacer.

SolarZone ThermD S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and stainless steel intercept spacer.

SolarZone ThermD with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E glass, argon gas, and stainless steel intercept spacer, along with enhanced cavity foam mainframe.

SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and stainless steel intercept spacer.

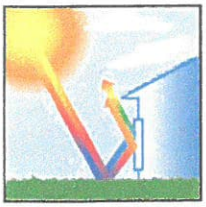
SolarZone Plus S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and foam spacer.

SolarZone Plus Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer.

SolarZone Plus Elite with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer, along with enhanced cavity foam mainframe.

SolarZone TG2: Triple-paned unit with two panes of Low-E glass, two air spaces of argon gas, and metal alloy intercept spacer.

SolarZone TG2 ThermD: Triple-paned unit with two panes of Low-E glass, two air spaces of argon gas, and stainless steel intercept spacer.



Low-E glass filters long-wave radiation from the sun. This reduces heat gain in the summer, keeping your home cooler.



Low-E takes on a new duty in winter months. It lets warm solar rays into your home while blocking the heat in your home from getting out.



Optional enhanced cavity foam in select mainframe channels can help increase year-round thermal protection.

1-800 **NEXT**WINDOW | **WindowWorld**.com

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Design Innovations and Performance Features

1 **Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. At the same time, internal chambers provide structural integrity, rigidity, and energy efficiency.

2 **Composite meeting-rail reinforcement** allows for secure mounting of hardware; the low-conductive material further promotes energy efficiency.[1]

3 **End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an "unlocked" indicator.

4 The smooth and uniform **true sloped sill** promotes water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.[2]

5 When harsh wind and weather hit, our proprietary **sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.

- The **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability, and enhanced beauty.
- Our innovative **screen bulb seal** creates a snug fit that helps prevent light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.[3]

Additional Sliding Window Features

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.[4]
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs

Increase your energy savings by choosing a high-performance SolarZone® insulated glass package to meet your specific climate challenges. The lower the U-Factor, the less energy you'll need to maintain the temperature of your home. In warm climates, the lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning. In cool climates, the higher the SHGC, the more you'll conserve on heating.

THERMAL PERFORMANCE COMPARISON[5]

	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.46	0.57	0.46	0.58
SolarZone	0.29	0.28	0.29	0.30
SolarZone Elite	0.29	0.21	0.28	0.21
SolarZone ThermD S3	0.28	0.35	0.28	0.37
SolarZone ThermD with Enhanced Cavity Foam	0.27	0.28	0.27	0.30
SolarZone ThermD Elite	0.28	0.21	0.27	0.21
SolarZone Plus iE-Liner	0.27	0.28	0.27	0.30
SolarZone Plus S3	0.28	0.35	0.27	0.37
SolarZone Plus Elite	0.28	0.21	0.27	0.21
SolarZone Plus Elite with Enhanced Cavity Foam	0.27	0.21	0.26	0.21

[5]Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. Grids, ST and HP performance values are also available.

Clear: Double-paned clear glass unit.

SolarZone: Double-paned unit with one pane of Low-E glass, argon gas, and metal alloy Intercept spacer.

SolarZone Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and metal alloy Intercept spacer.

SolarZone ThermD S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and Intercept Stainless Steel Spacer.

SolarZone ThermD with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E glass, argon gas, and Intercept Stainless Steel Spacer, along with enhanced cavity foam mainframe.

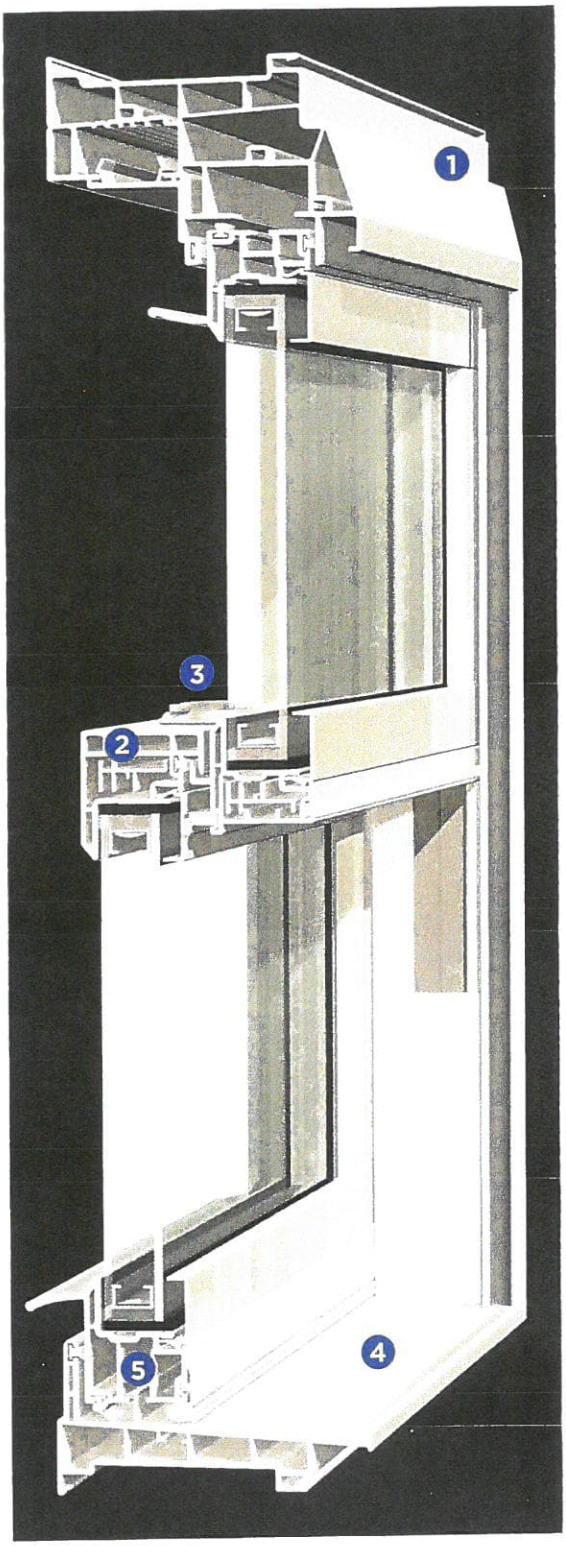
SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and Intercept Stainless Steel Spacer.

SolarZone Plus iE-Liner: Double-paned unit with one pane of Low-E glass, argon gas, and foam spacer, along with insulation-enhanced mainframe.

SolarZone Plus S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and foam spacer.

SolarZone Plus Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer.

SolarZone Plus Elite with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer, along with enhanced cavity foam mainframe.



[1]Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.
[2]For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.
[3]Available only with the full screen option.
[4]Sashes on larger sliding windows may be difficult to lift out due to weight.

Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E

Sample photo of replacement windows



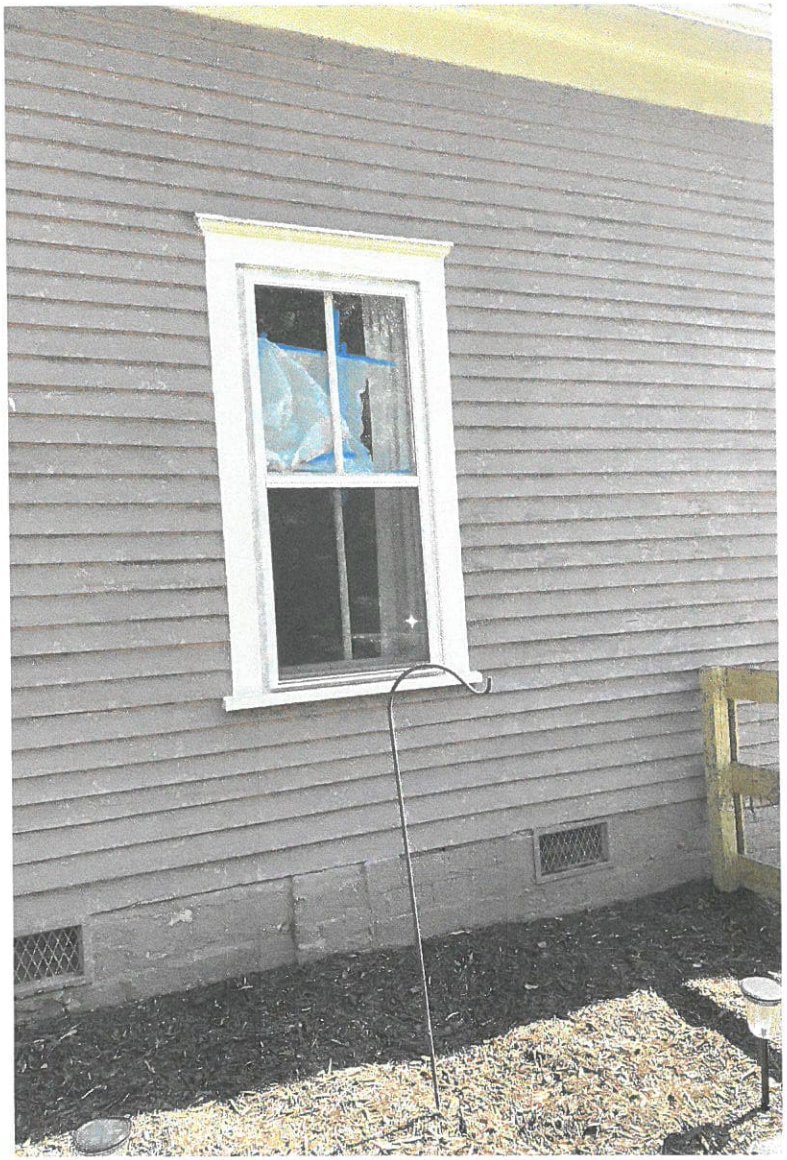
Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E



Current property pic



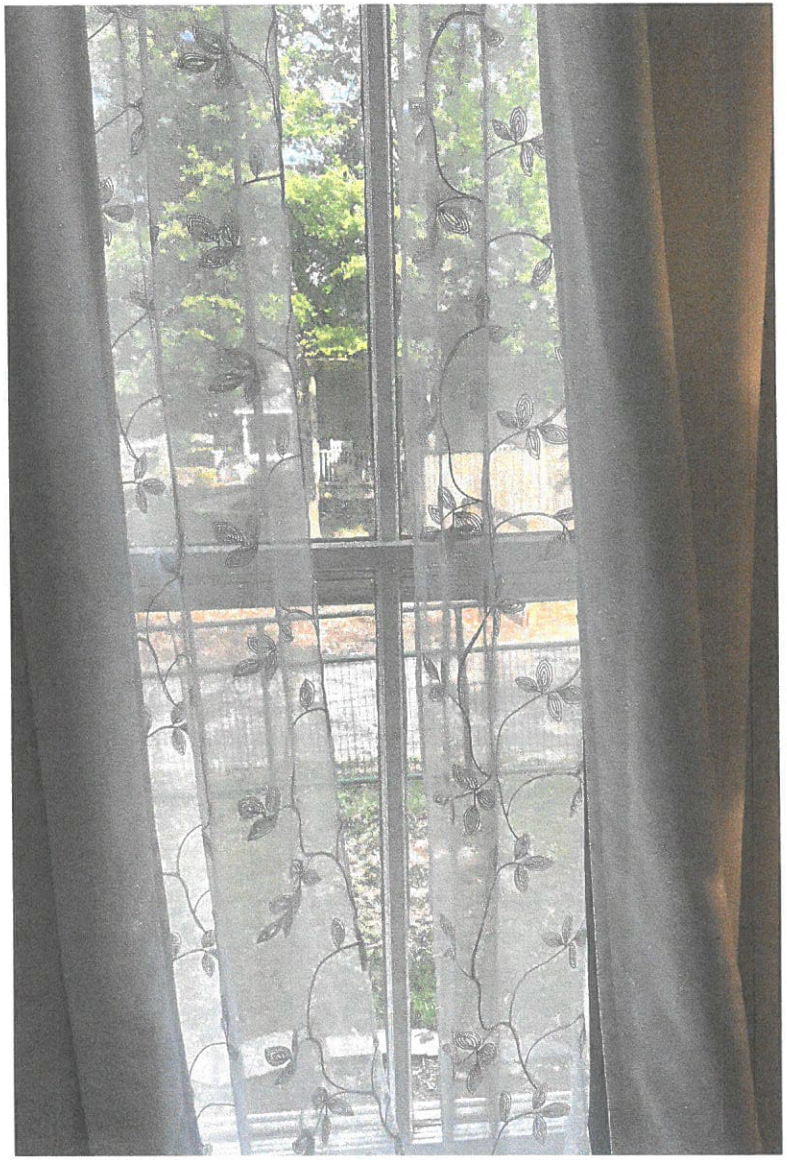
Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E





Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E

Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E



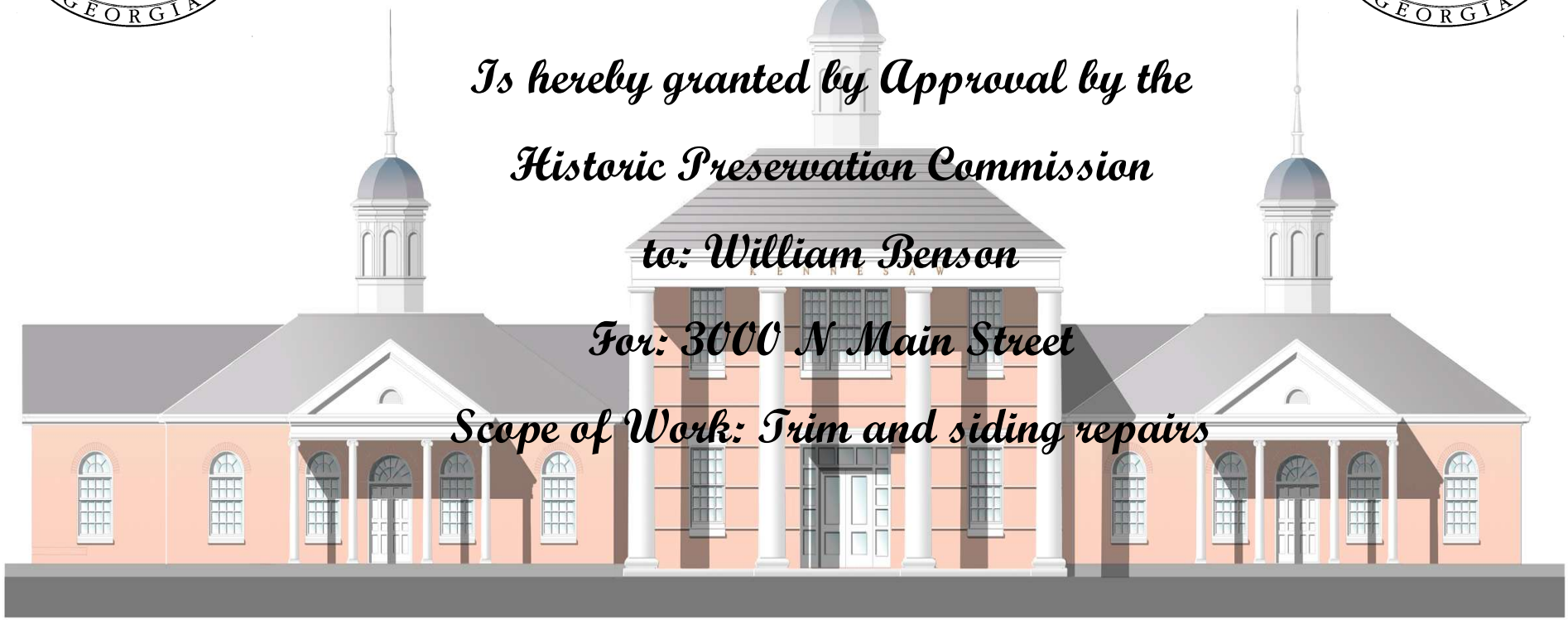


Docusign Envelope ID: 3BE11894-FA25-42CC-B7F5-8FD4875A232E



Surrounding structures

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: William Benson

For: 3000 N Main Street

Scope of Work: Trim and siding repairs

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

08/04/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

08/04/2025

Date

Expires
08/04/2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

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 through the **iWorq portal** located on the city's website 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.

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

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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
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 3000 N Main Street NW Kennesaw GA 30144

   _____

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

   PROPERTY ADDRESS: 3000 N Main Street NW Kennesaw GA 30144

   Land Lot 128 Tax Parcel 20012800150 Lot Size 0.96 acres

   Current zoning on property: R-20, Single Family Residential

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

   _____

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

   NAME OF OWNER:

   Same as applicant.

   _____

   (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).**

Paint the house. Make any minor siding or trim repairs as needed.

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 through **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

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07/23/2025

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: 8/4/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: August 4, 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

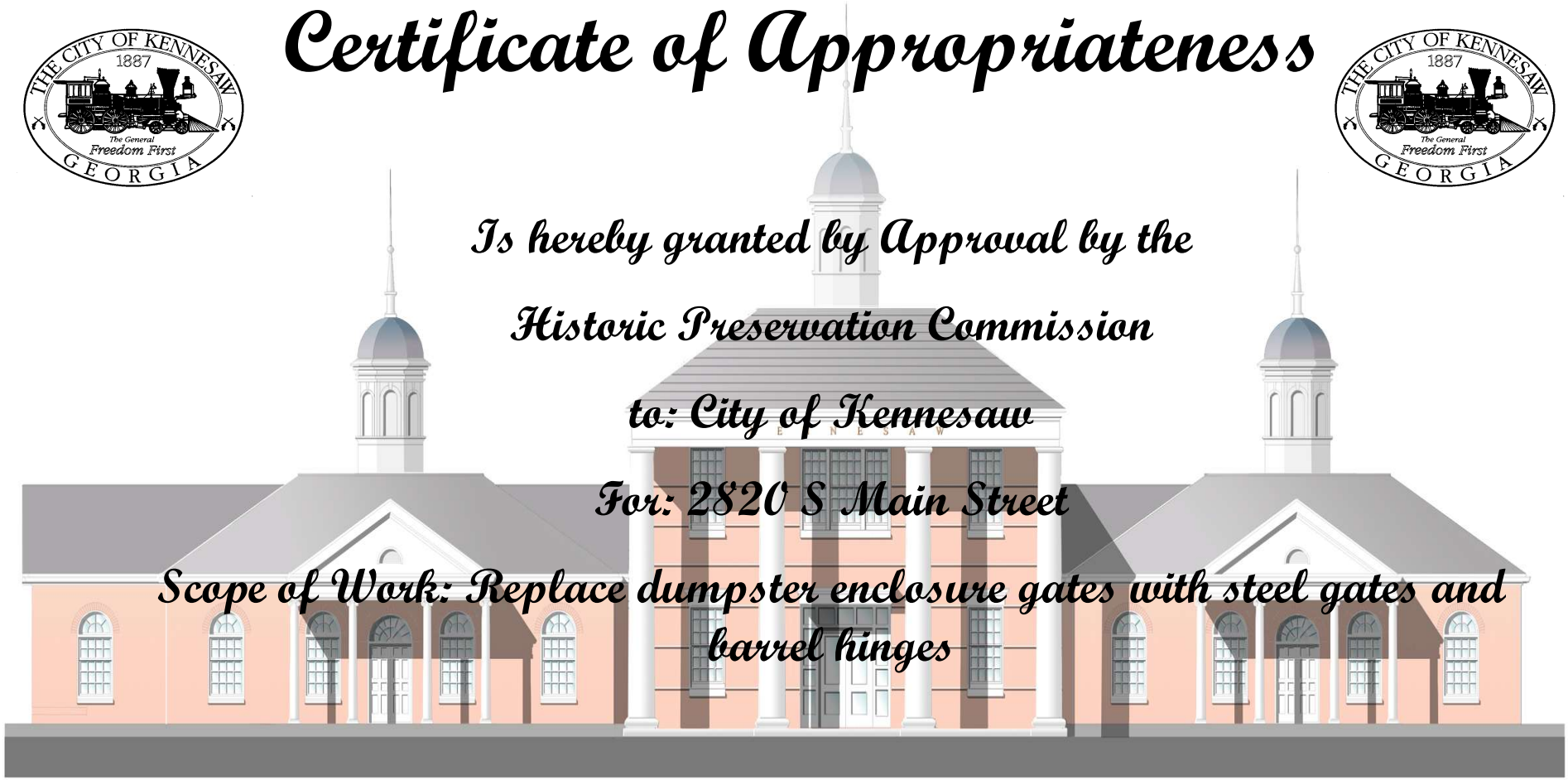
Along with painting the home, minor maintenance of the trim and siding will be done as required. The attached pictures show the home. It consists of hardy plank siding with a 5-inch reveal and wood trim. The home is in very good shape. There are a few places, as a part of normal maintenance, that need attention. Included are some pictures where the trim or siding need some attention. All maintenance/repairs will be done with like material if any material needs replacement. The siding type, reveal or trim material is not being changed.







Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: City of Kennesaw

For: 2820 S Main Street

Scope of Work: Replace dumpster enclosure gates with steel gates and barrel hinges

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

08/04/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

08/04/2025

Date

Expires
08/04/2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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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
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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:** City of Kennesaw / Kennesaw Downtown Development Authority
   - [x] Owner
   - [ ] Other
   - [x] Other, please specify Miranda Taylor, Staff Liaison

   APPLICANT MAILING ADDRESS: 2529 J.O. Stephenson Ave
   Kennesaw, GA 30144

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

   PROPERTY ADDRESS: 2820 S. Main Street

   Land Lot 138 Tax Parcel 20013800820 Lot Size 0.72 +/- acres

   Current zoning on property: CBD

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

   _____

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

   NAME OF OWNER:
   City of Kennesaw

   (Home#) 770-424-8274 (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).**

Dumpster enclosure gates were damaged. KAPA seeks to replace the damaged gates w/ sturdier, more durable steel gates. Project detail & quote attached; including photos.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with the Planning and Zoning Department through **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

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M Taylor — 7/20/25

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: 8/4/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: August 4, 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

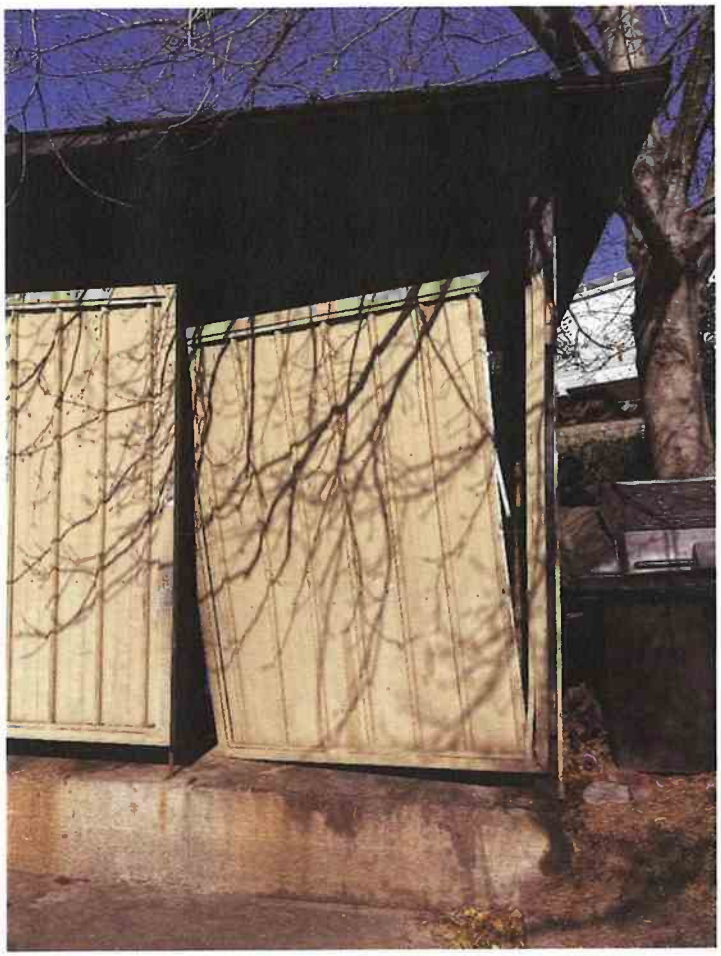
Project summary: The City of Kennesaw/Kennesaw Downtown Development Authority owns the dumpster enclosure located at 2840 S. Main Street. The dumpster serves two downtown restaurants (1885 Grill Kennesaw and Bernie's Social Bar) through a Property Use Agreement. Recently, the dumpster enclosure gates were damaged, resulting in the hinges of one gate being separated from the enclosure frame. KDDA seeks to replace the damaged gates with sturdier steel gates with barrel hinges. Photos of the current and planned gates are included below.

The contractor selected for the project is Will Underwood Fence LLC. A copy of the quote to confirm cost of construction is included below. KDDA will also submit a COA application for this project since the site is within the historic district.

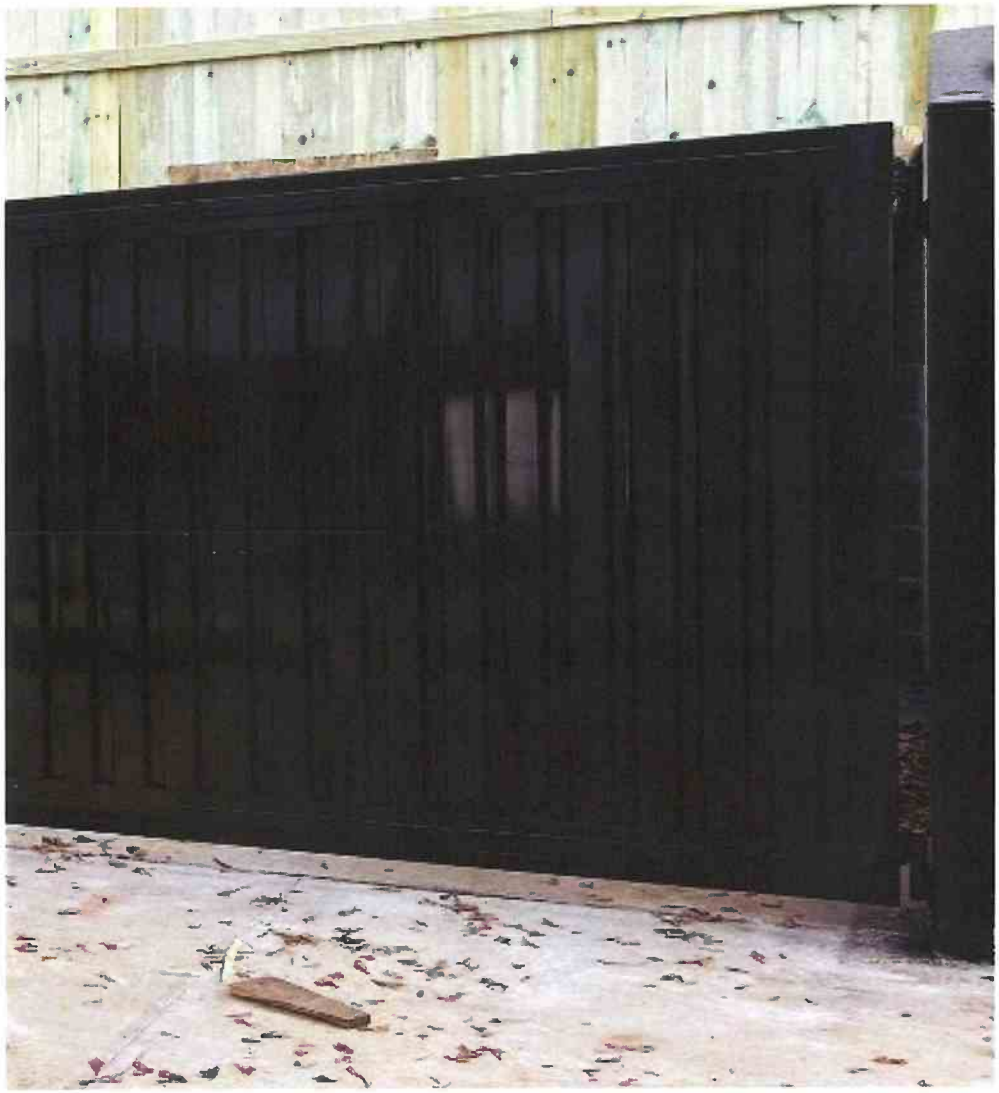
Street View of Dumpster Enclosure:



Current (damaged) dumpster enclosure gates: Current gates are constructed from aluminum and welded pin hinges. The gates are lightweight and not very durable, resulting in recent damage.



Planned replacement gates: Gates will be similar style as the current gates, but constructed from steel with barrel hinges for increased security and durability. Gates will be powder coated black to provide a more camouflaged appearance.



Project Quote:

Will Underwood Fence LLC.
2420 Kirk Lane [google.com]
Kennesaw, Ga 30152 [google.com]
770-885-0390
wunderwoodfence@gmail.com

June 11 2025

Customer :City of Kennesaw/Kennesaw Downtown Development Authority

Contact : Miranda Taylor

Phone: [redacted]

Job : replacing dumpster corral gates

2840 Main street [google.com]

Kennesaw 30144 [google.com]

Email: [redacted]

Job description :

- **Remove existing gates**
- **Haul off and dump**
- **Fabricate new gates for dumpster**
- **Steel frame powder coated**
- **Gate covering = metal**
- **Barrel hinges welded**

Total: $5190.00

Deposit Required: $2000.00

Balance Remaining: $3190.00

Thank you

Will Underwood Fence

Make checks payable to: Will Underwood Fence LLC.

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Mindaugas "Michael" Judvytis

For: 2971 N Main Street

Scope of Work: Install 6ft fence around the left side and back of the property. Fence to be located behind the set back line established by front façade. The fence set back should be a visual and measurable distance from the front façade.

Darryl Simmons — 08/04/2025

Darryl Simmons, Administrator
Planning & Zoning Department

Date

Patrick Gallagher — 08/04/2025

Patrick Gallagher, Chairperson
Historic Preservation Commission

Date

Expires
08/04/2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: $50.00 □ Demolition Fee: $150.00

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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

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□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
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□ 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:** Mindaugas "Michael" Judvytis
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2971 N Main St
   Kennesaw, GA 30144

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

   PROPERTY ADDRESS: 2971 N Main St

   Land Lot V (139) Tax Parcel V (20013900200) Lot Size 1.6 acres

   Current zoning on property: ~~R-20~~ R-15, Single Family Residential

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

   _____

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

   NAME OF OWNER:
   Mindaugas "Michael" Judvytis

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

3. **ACTIVITY**

   - [ ] New Construction
   - [ ] Demolition
   - [ ] Awnings
   - [x] 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).**

Build fence 6ft in height around the left side and backyard of the property.

Fence layout, design and dimensions are provided in the additional document.

1in x 6in x 8ft Ground Contact Pressure Treated Pine Decking Boards.

94 in. H Matte Black Aluminum In-Ground Posts in 6ft increments. A 6 ft. H Outdoor Privacy Fence

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 through **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

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Mindaugas Judvytis 07/28/2025

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: 8/4/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: August 4, 2025

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

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:
Fence must be located behind the set back line established by front facade of house

The fence set back should be a visually and measurable distance from front facade

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

Close



Hover Image to Zoom

Modular Fencing 94 in. H Matte Black Aluminum In-Ground Post for A 6 ft. H Outdoor Privacy Fence System

by **PEAK**

Related Videos & 360° View



Product Images













1in x 6in x 8ft Ground Contact Pressure Treated Pine Decking Boards.

Modular Fencing 94 in. H Matte Black Aluminum In-Ground Post for A 6 ft. H Outdoor Privacy Fence System



Fence 6ft high, has been approved by HPC. Per Conditions of approval will not go past front yard setback.