



DEFERRED PERMITS				
•	SIGNAGE			
•	MECHANICAL			
•	ELECTRICAL			
•	PLUMBING			
PLUMBING FIXTURES (IBC CHAPTER 29)				
*BASED ON OCCUPANT LOAD PER IBC CHAPTER 10				
LEVEL 1	OCCUPANCY	SF	LOAD FACTOR	OCCUPANTS
OFFICE A	B	330 SF	30 / SF	11
OFFICE B	B	330 SF	30 / SF	12
OFFICE C	B	330 SF	30 / SF	11
PLUMBING FIXTURES		REQUIRED		PROVIDED
WC		1 PER 25 < 50 = 1		1 EA.
LAVATORIES		1 PER 40 < 80 = 1		1 EA.
DRINKING FOUNTAIN		1 PER 100 = 1		N/A
SERVICE SINK		1 SINK		N/A

<u>REQUIREMENTS BASED ON CONSTRUCTION TYPE</u>	
OCCUPANCY CLASSIFICATION:	B - BUSINESS
CONSTRUCTION TYPE:	TYPE IIIB

<u>FIRE PROTECTION SYSTEMS</u>	
AUTOMATIC SPRINKLER PROTECTION	NOT REQUIRED NOT PROVIDED
FIRE ALARM SYSTEM	NOT REQUIRED NOT PROVIDED
PORTABLE FIRE EXTINGUISHERS, PER IFC 906.1 AND NFPA 101	REQUIRED PROVIDED

<u>AREA CALCULATION</u>	
LOT AREA	.03 AC = 1,440 SF
ALLOWABLE LOT COVERAGE (UNDER ROOF)	60%
ALLOWABLE LOT COVERAGE (NOT UNDER ROOF)	N/A
MAX FLOOR AREA	1,350 SF
[1] EXISTING BUILDING AREA (HEATED)	1,350 SF
LEVEL 1	1,350 SF
[2] EXISTING BUILDING AREA (UNHEATED)	0 SF
N/A	N/A
[3] NEW BUILDING AREA (HEATED)	0 SF
LEVEL 1	0 SF
[4] NEW BUILDING AREA (UNHEATED)	0 SF
N/A	N/A

CONSTRUCTION ADMINISTRATION

WRITTEN NOTICE REQUIRED BY GEORGIA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECT, HEATHER SPIGNER, HAS NOT BEEN ENGAGED TO PROVIDE THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT.

CHAPTER 50-2A, RULE 50-2A-.02:

HEATHER SPIGNER, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THE DOCUMENTS HAVE BEEN MADE.

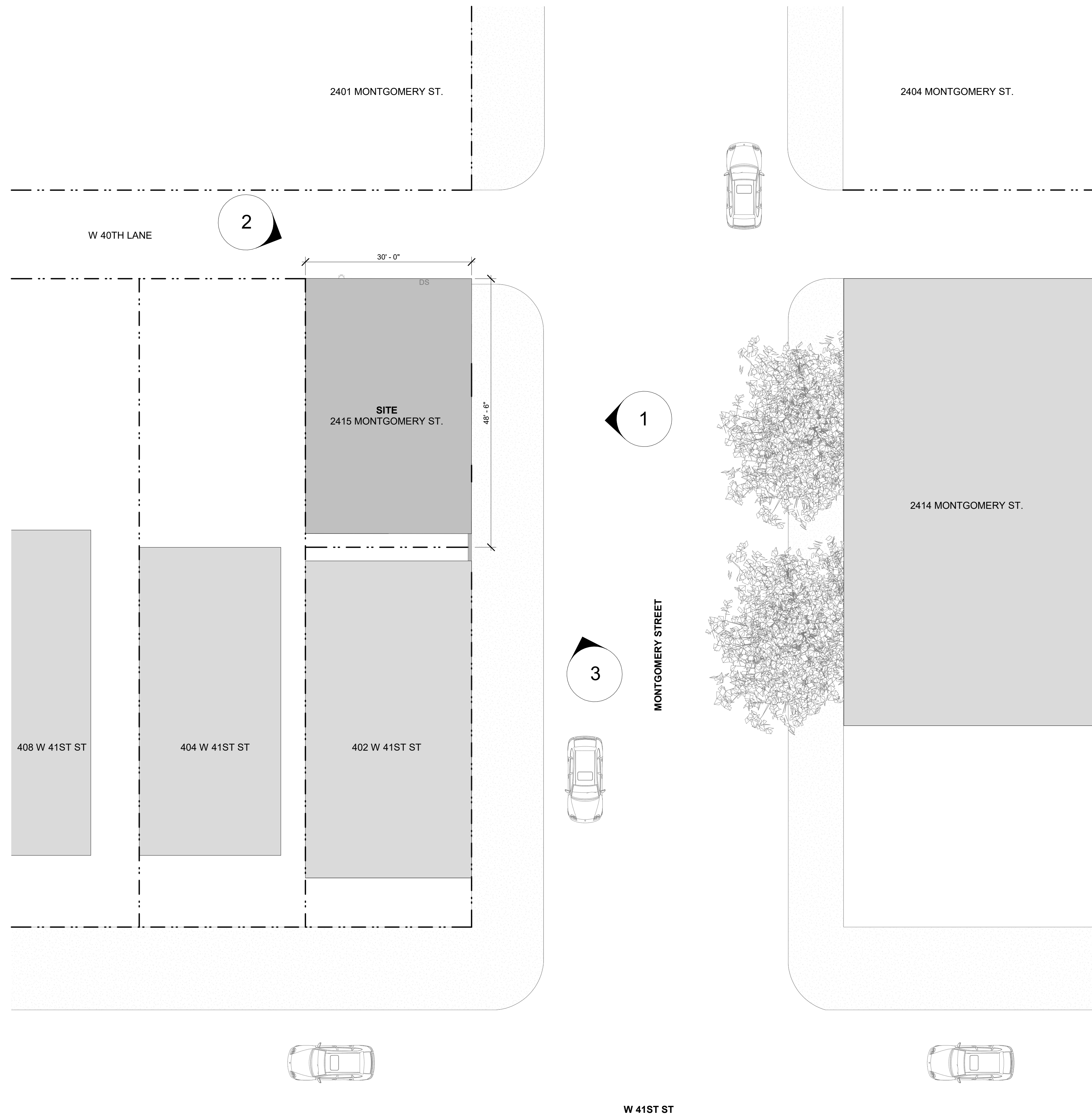
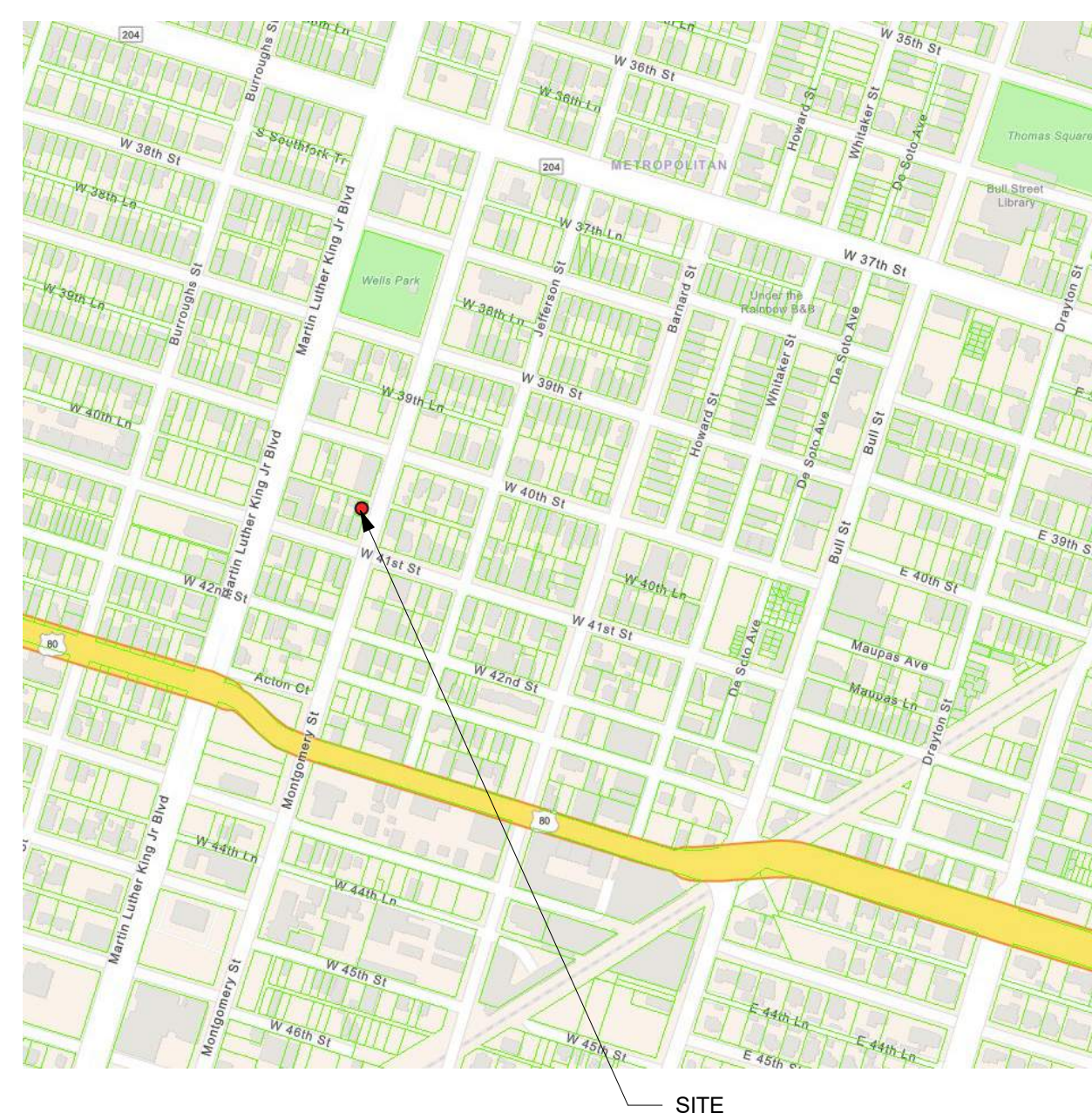
PROJECT
2415 MONTGOMERY ST.

ADC PROJECT # 2611[illegible]

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G0.01



SITE PLAN | 1" = 10'-0" | 1

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SHEET TITLE

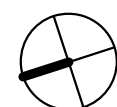
SITE PLAN

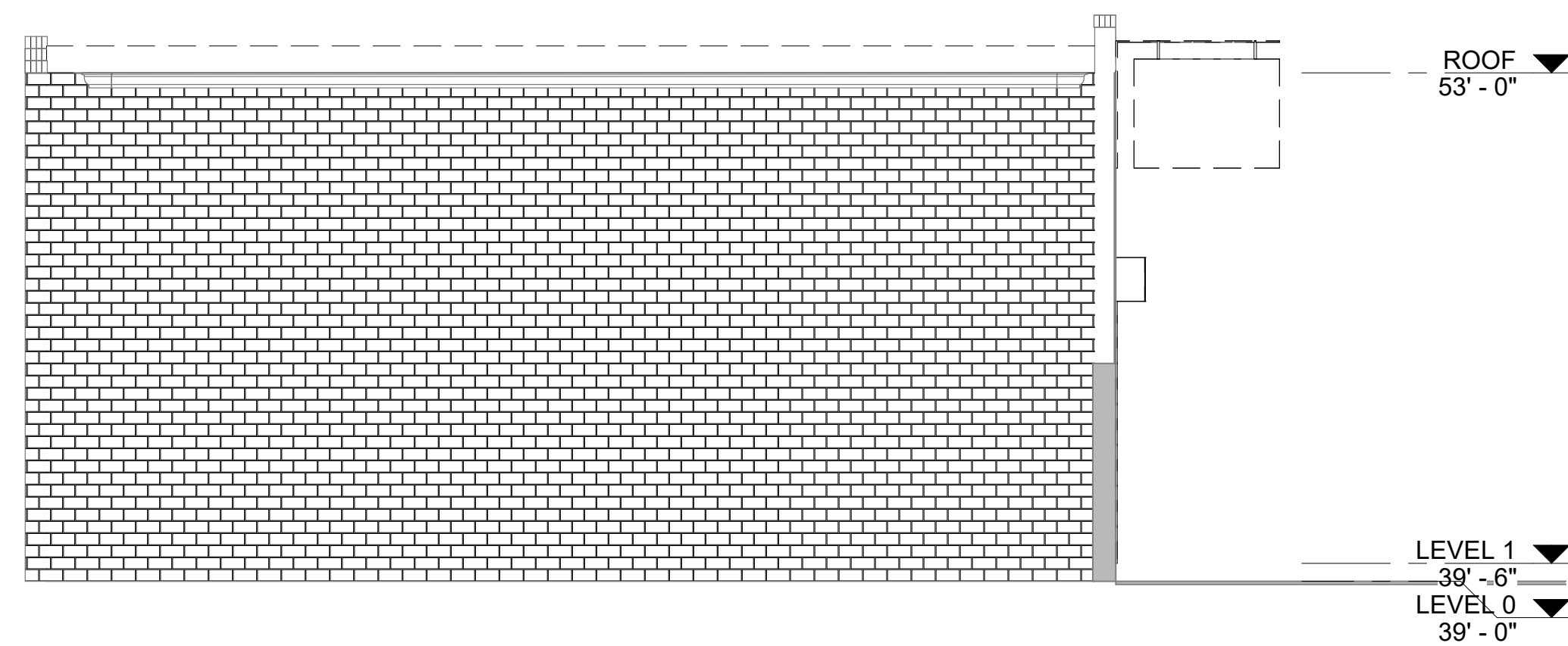
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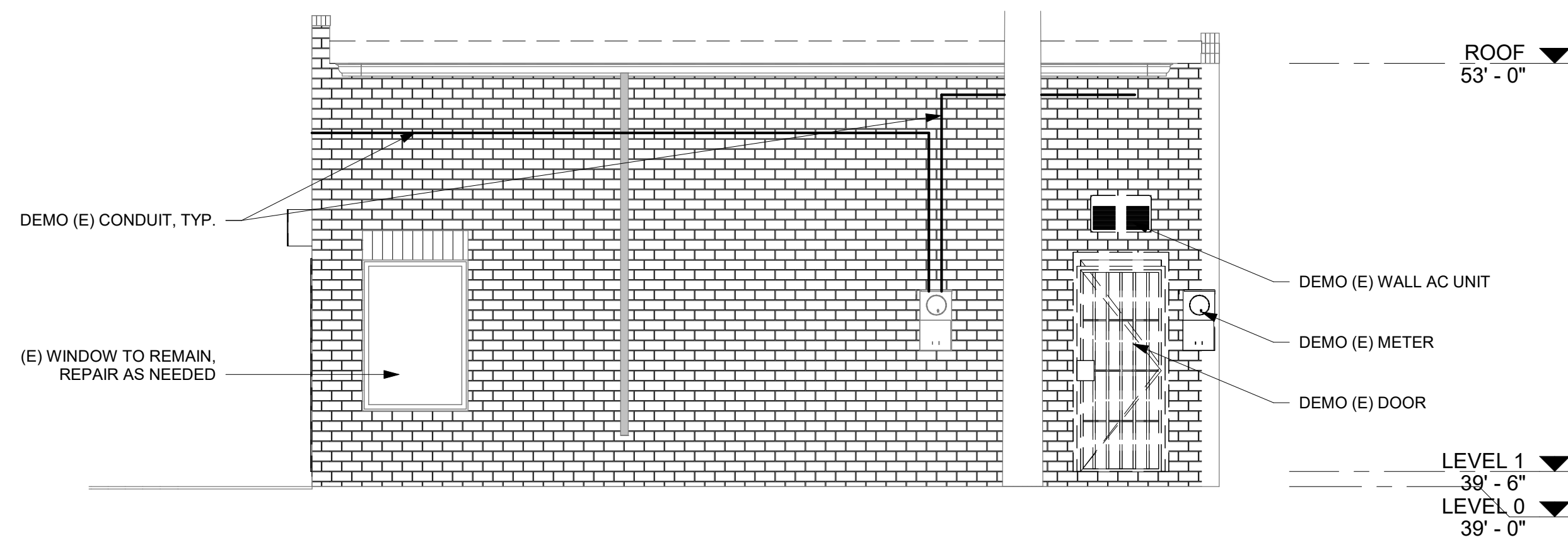


AD2.01

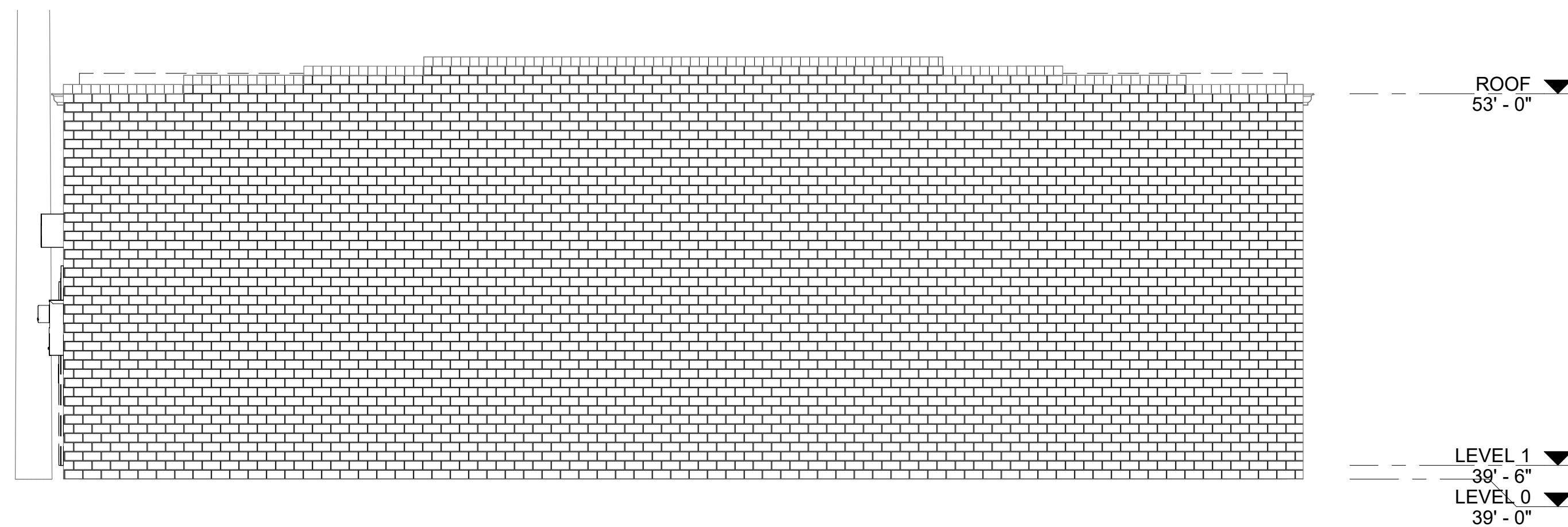




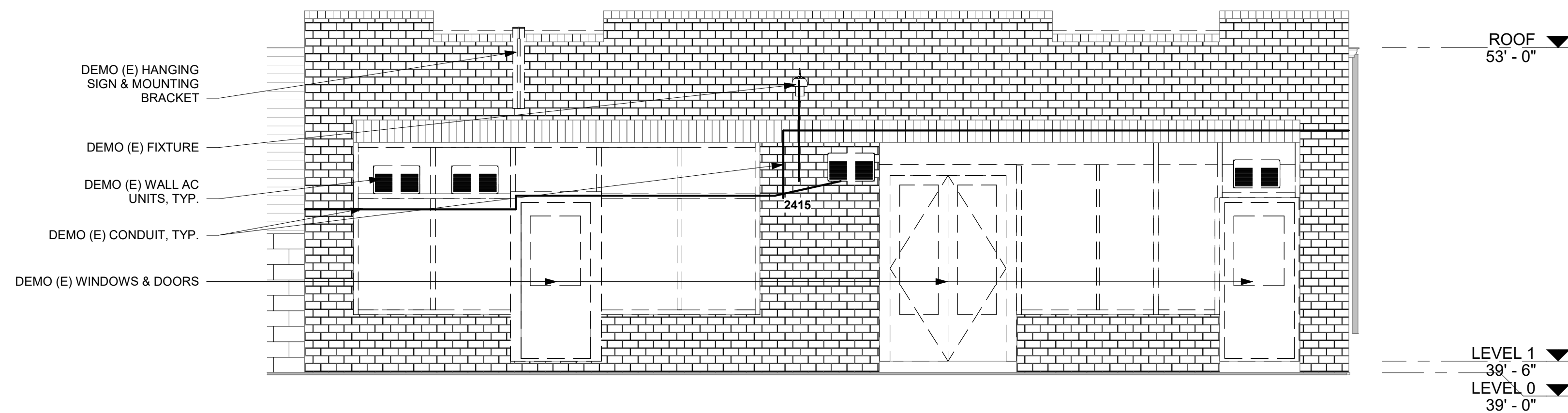
SOUTH ELEVATION - DEMOLITION	1/4" = 1'-0"	4
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NORTH ELEVATION - DEMOLITION	1/4" = 1'-0"	3
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WEST ELEVATION - DEMOLITION	1/4" = 1'-0"	2
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EAST ELEVATION - DEMOLITION	1/4" = 1'-0"	1
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DEMOLITION NOTES

1. THESE DEMOLITION DRAWINGS AND NOTES ARE BASED ON THE OWNER'S RECORD DRAWINGS; THERE HAS BEEN NO EXTENSIVE FIELD INVESTIGATION. CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD AND ADVISE OWNER OF DISCREPANCIES PRIOR TO BEGINNING WORK. IMMEDIATELY CEASE ALL OPERATIONS IF HAZARDOUS MATERIALS ARE ENCOUNTERED AND NOTIFY OWNER.
2. THE CONTRACTOR SHALL MAINTAIN ALL CONDITIONS AS FOUND WITHIN THE CONTRACT LIMITS. NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
3. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURE DURING DEMOLITION AND OF CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO AUTHORITIES HAVING JURISDICTION AND TO THE OWNER. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. CLEAN ADJACENT AREAS OF DUST. USE DUST-REDUCING METHODS SUCH AS WETTING, WIND BREAK BANS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
6. PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS /DUST PROTECTION WITH OWNER PRIOR TO START OF WORK.
7. IF ALL SURFACES ARE ALLOWED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSEING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACoustICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
8. CONTRACTOR SHALL REVIEW/INQUIRE ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
9. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
10. SAFE OFF EXISTING UTILITIES AFFECTED BY DEMOLITION.

LEGEND

☐ EXISTING TO REMAIN

EXISTING TO BE REMOVED

 N.I.C.

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SHEET TITLE

ELEVATIONS - DEMOLITION

SHEET NUMBER

AD3.01



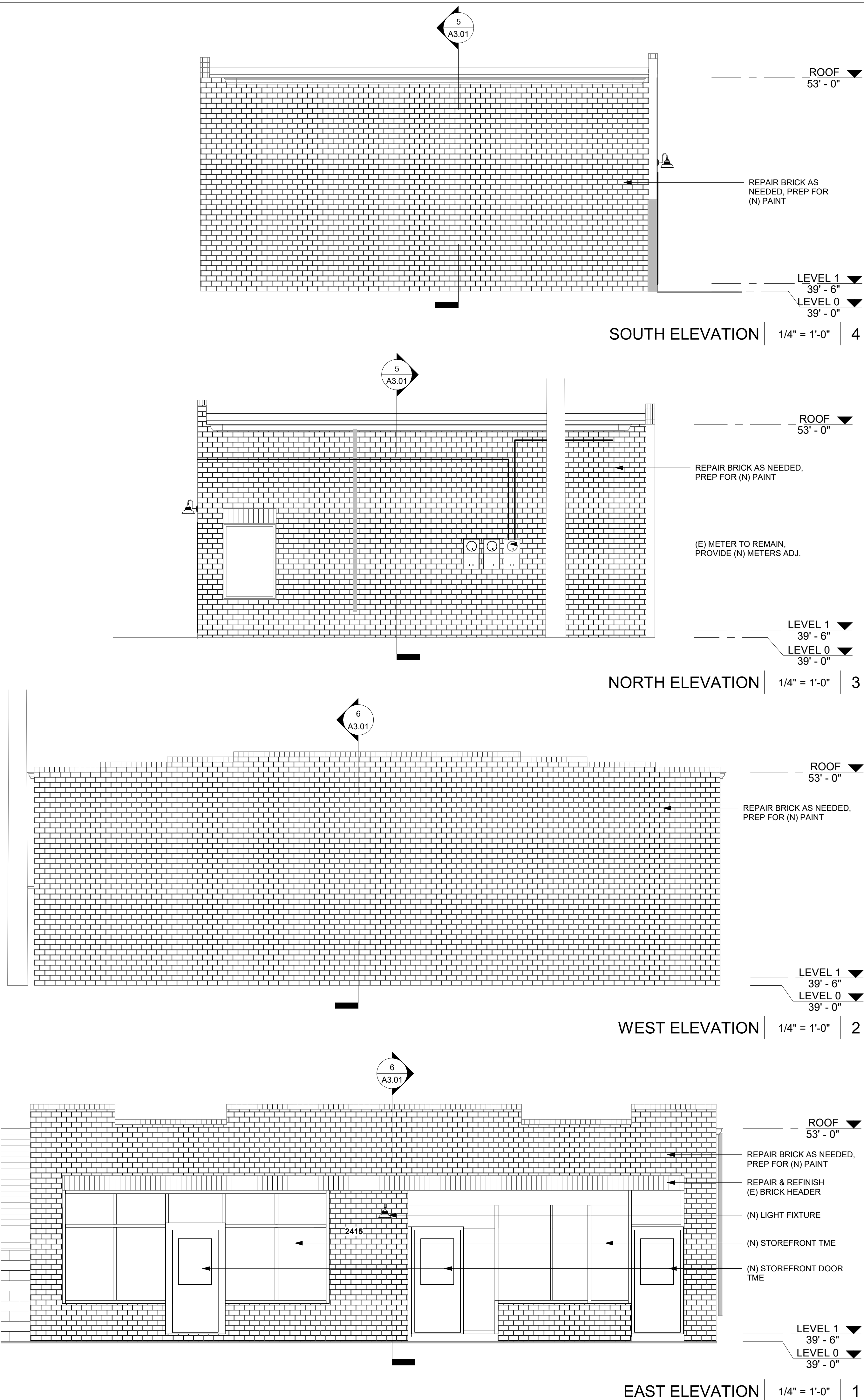
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[illegible][illegible]

A3.01



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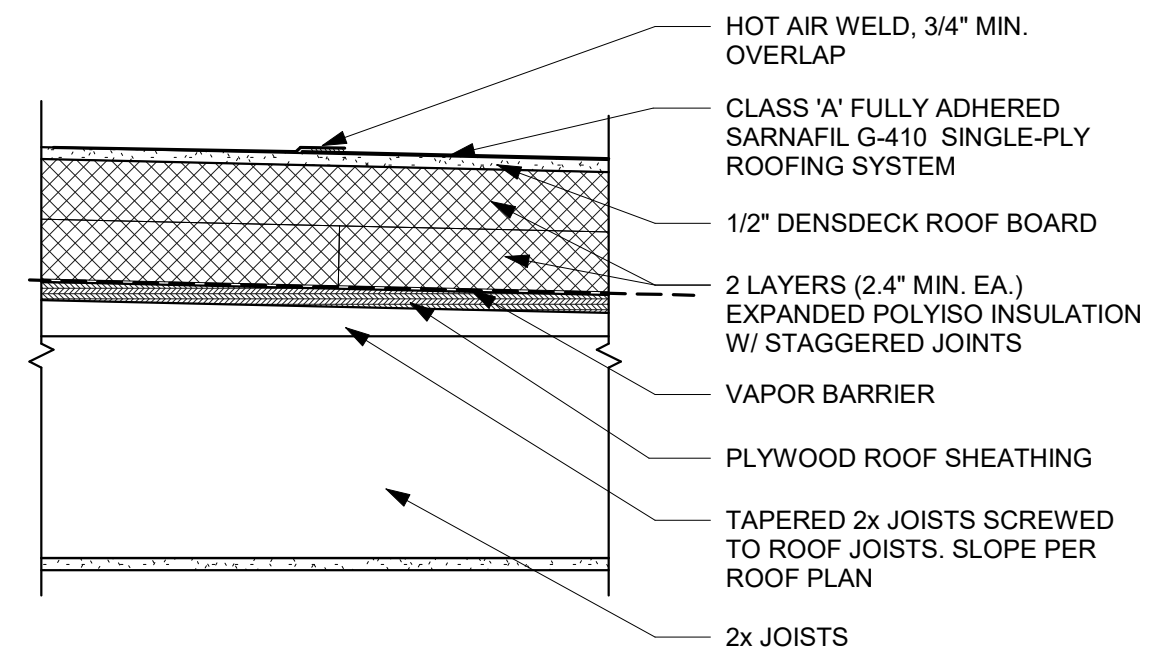
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SHEET TITLE

EXTERIOR DETAILS

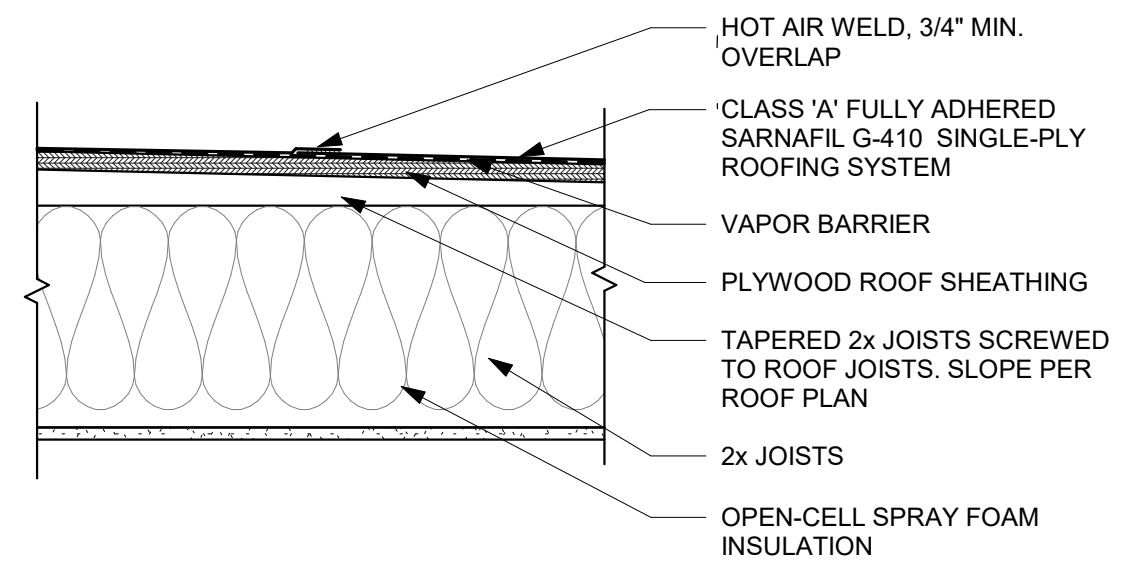
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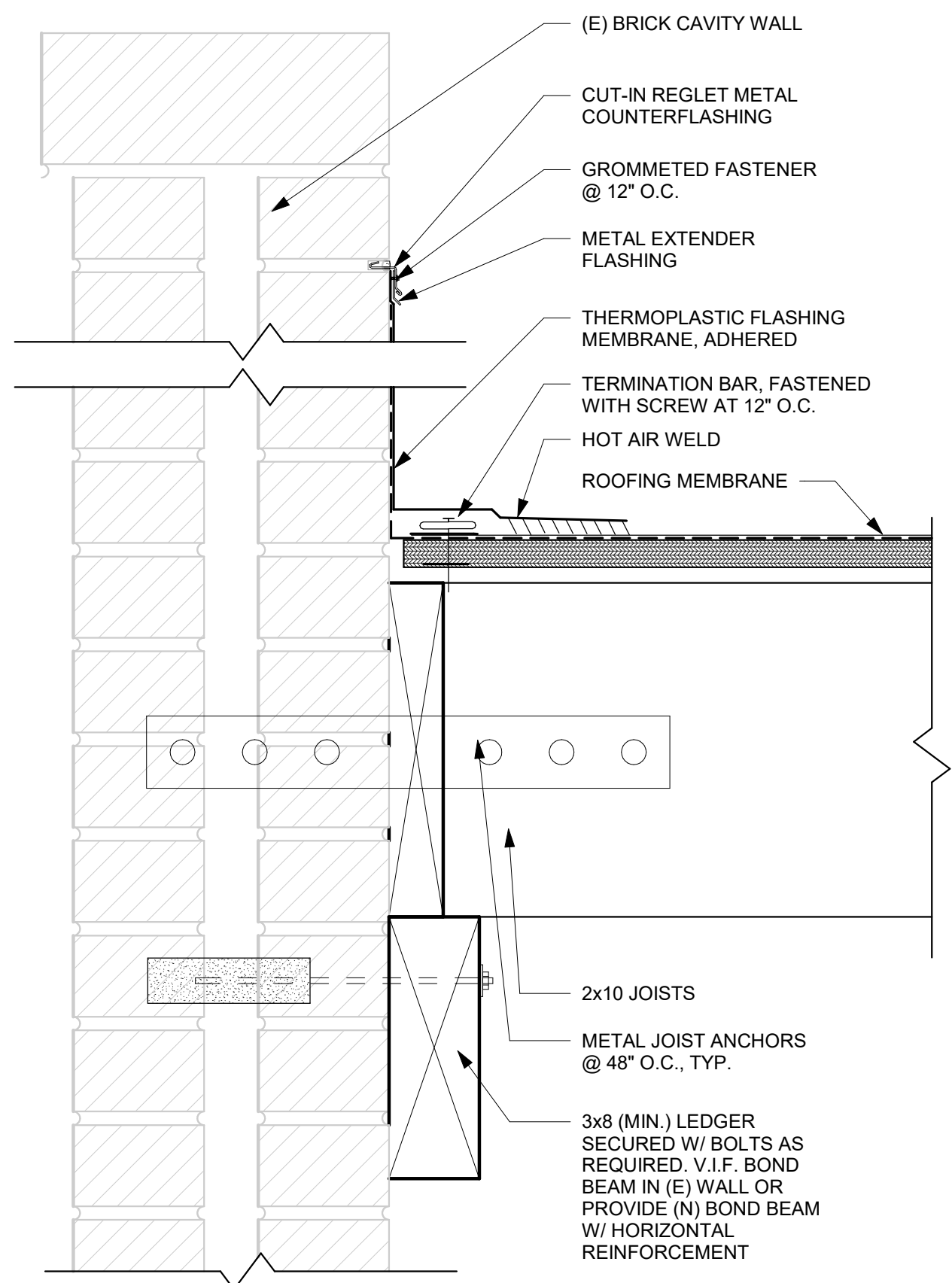
NEW ROOF TO MEET AVG. R-30

SINGLE PLY ROOFING DETAIL ALT. 1 1/2" = 1'-0" 3



NEW ROOF TO MEET AVG. R-30

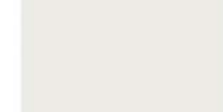
SINGLE PLY ROOFING DETAIL 1 1/2" = 1'-0" 2



PARAPET	3" = 1'-0"	1
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FINISH SCHEDULE				
ID	MATERIAL	COLOR	MANUFACTURER	REMARKS
GL-01	GLASS	CLEAR INSULATED	YKK	1" CLEAR INSULATED UNITS, LOW E ON #2 SURFACE
MTL-01	METAL	BLACK	-	
PT-01	PAINT	PURE WHITE, SW 7005	SHERWIN WILLIAMS	APPLIED TO BRICK
PT-02	PAINT	BLACK, SW 6258	SHERWIN WILLIAMS	TRIM/DOORS
SF-01	STOREFRONT	CLEAR ANODIZED	YKK AP	YES 45 FI

NOTE: ALL FINISHES TO BE REVIEWED BY OWNER FOR APPROVAL.

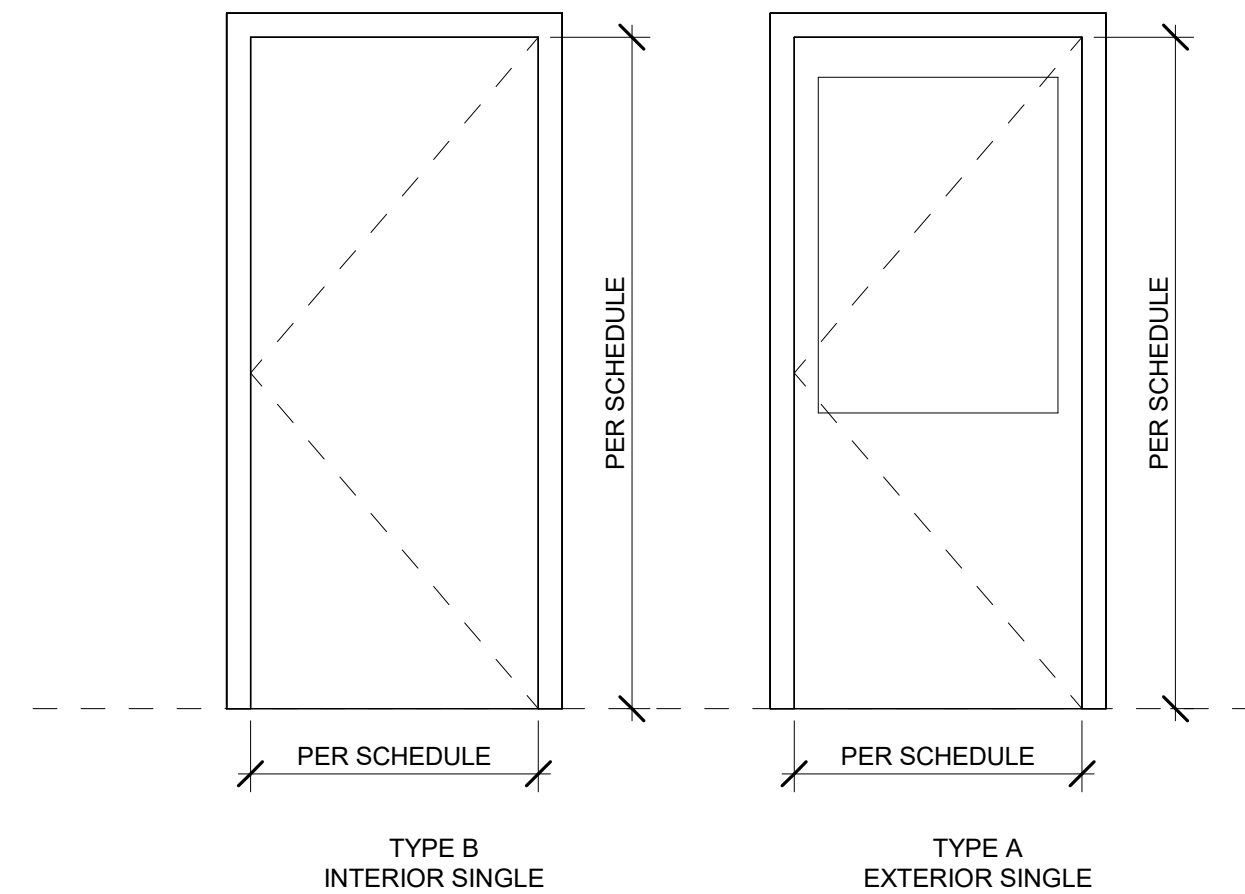
Storefront		Glass		Paint		Paint	
							
Material:	Storefront System	Material:	Glass insulated, Low E	Material:	Paint	Material:	Paint
Mfr:	YKK (or similar)	Mfr:	YKK (or similar)	Mfr:	Sherwin Williams	Mfr:	Sherwin Williams
Color:	Black Anodized	Color:	Clear	Color:	Tricorn Black SW6258	Color:	Pure White SW7005

Brick		Roof		Exterior Lighting	
					
Material:	Brick	Material:	TPO	Material:	Aluminum
Mfr:	N/A	Mfr:	TBD	Mfr:	Generation Lighting
Color:	Repainting/repair is needed	Color:	White	Color:	Black

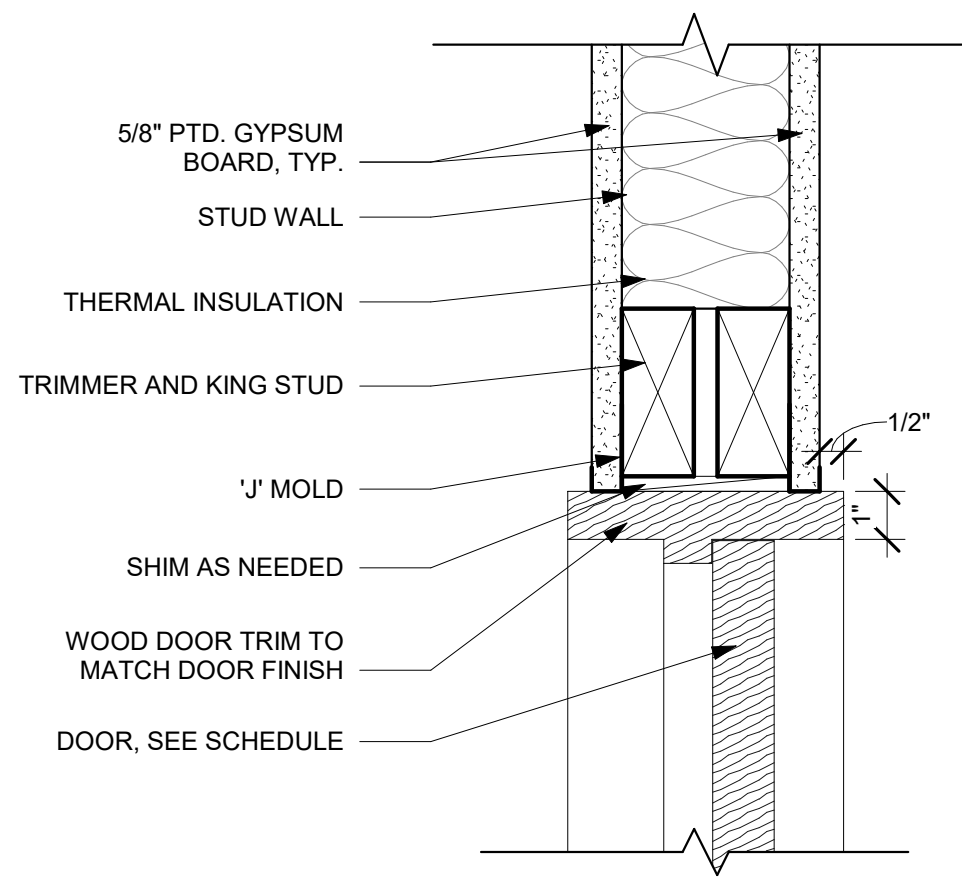
DOOR SCHEDULE								
ID #	TYPE	Description	WIDTH	HEIGHT	DETAILS			COMMENTS
					THRESHOLD	JAMB	HEAD	
LEVEL 1								
D101	A	EXTERIOR - SINGLE SWING	3' - 0"	7' - 0"	1/A8.01	2/A8.01	2/A8.01	TME STYLE
D102	B	INTERIOR - SINGLE SWING	3' - 0"	7' - 0"	8/A8.01	7/A8.01	7/A8.01	
D103	B	INTERIOR - SINGLE SWING	2' - 8"	7' - 0"	8/A8.01	7/A8.01	7/A8.01	
D201	A	EXTERIOR - SINGLE SWING	3' - 0"	7' - 0"	1/A8.01	2/A8.01	2/A8.01	TME STYLE
D202	B	INTERIOR - SINGLE SWING	3' - 0"	7' - 0"	8/A8.01	7/A8.01	7/A8.01	
D203	B	INTERIOR - SINGLE SWING	2' - 8"	7' - 0"	8/A8.01	7/A8.01	7/A8.01	
D301	A	EXTERIOR - SINGLE SWING	3' - 0"	6' - 11"	1/A8.01	2/A8.01	2/A8.01	TME STYLE
D302	B	INTERIOR - SINGLE SWING	3' - 0"	7' - 0"	8/A8.01	7/A8.01	7/A8.01	
D303	B	INTERIOR - SINGLE SWING	2' - 8"	7' - 0"	8/A8.01	7/A8.01	7/A8.01	

DOOR & WINDOW NOTES

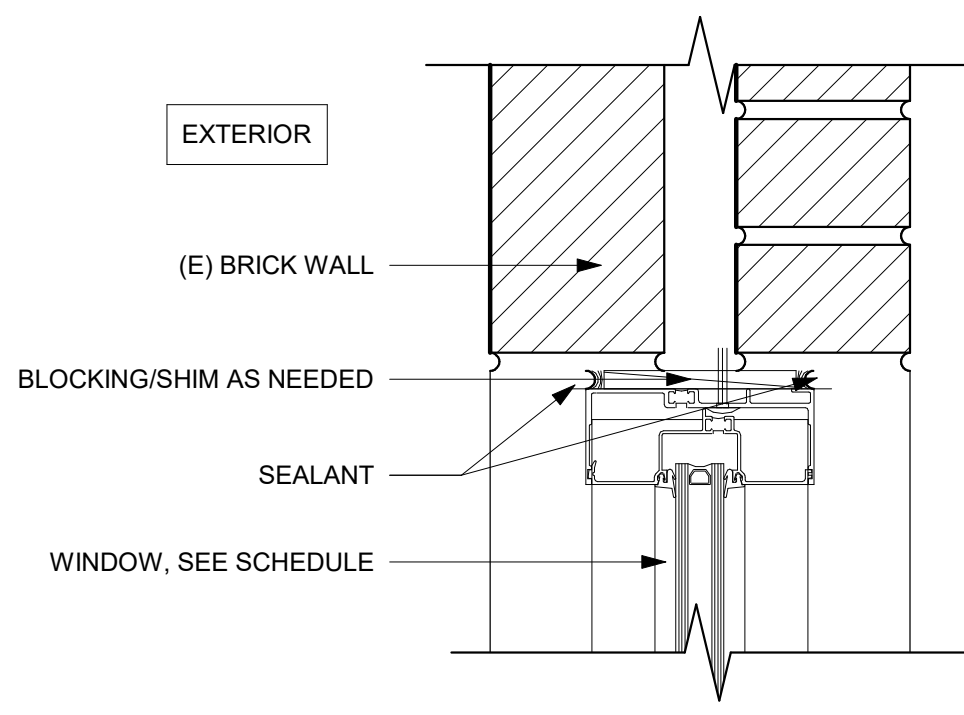
1. ALIGN ALL WINDOW(S) AND DOOR(S) HEADS UNLESS OTHERWISE NOTED.
2. ANY GLAZING LESS THAN 18" ABOVE FINISH FLOOR SHALL BE TEMPERED.
3. ANY GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
 - A. INGRESS & EGRESS DOORS
 - B. PANELS IN SLIDING OR SWINGING DOORS
 - C. IF WITHIN 24" OF A VERTICAL EDGE OF A CLOSED DOOR & WITHIN 60" OF STANDING SURFACE
4. TYPE, DESIGN, MFR. FINISH, AND HARDWARE TO MATCH EXISTING.



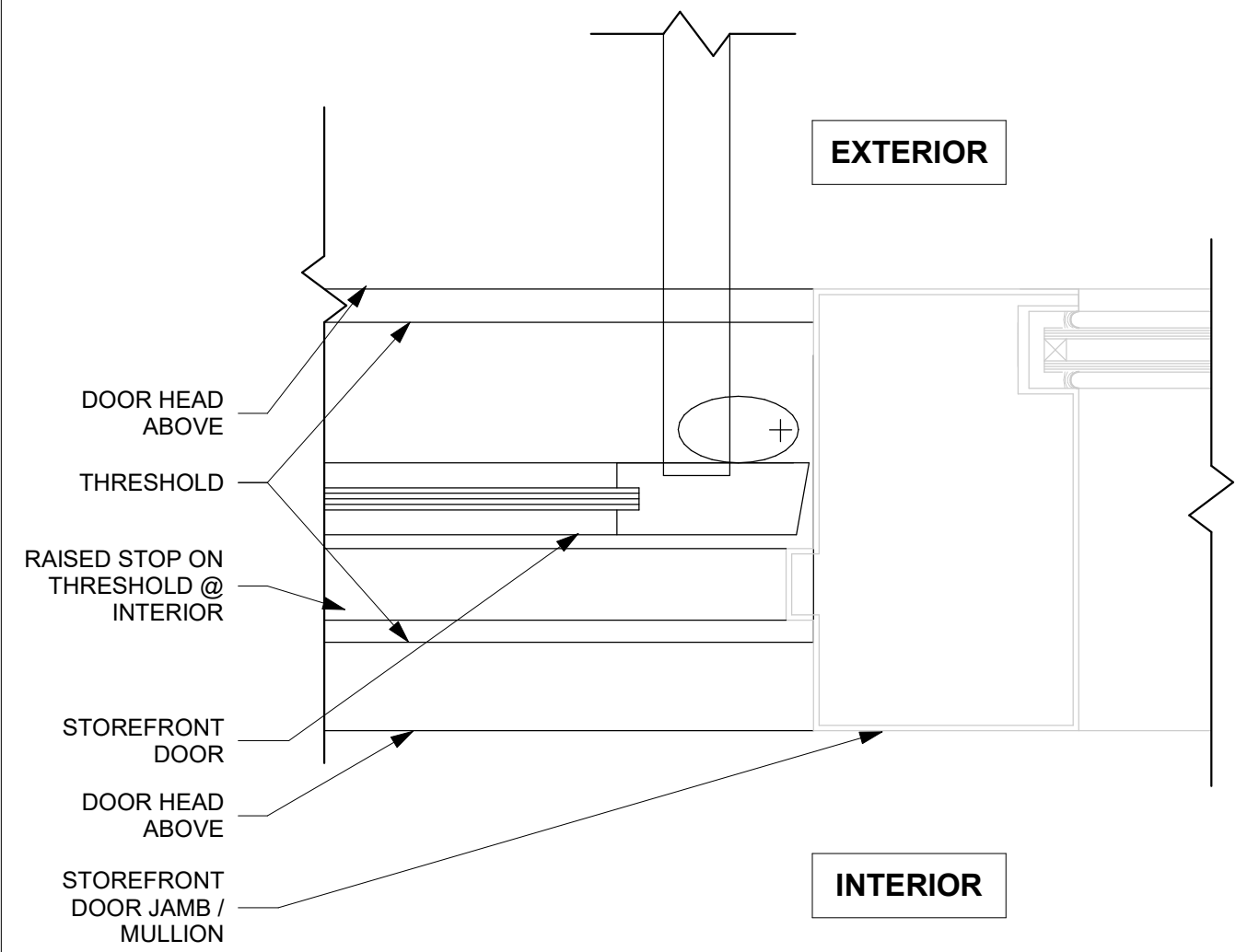
DOOR TYPES	1/2" = 1'-0"	5
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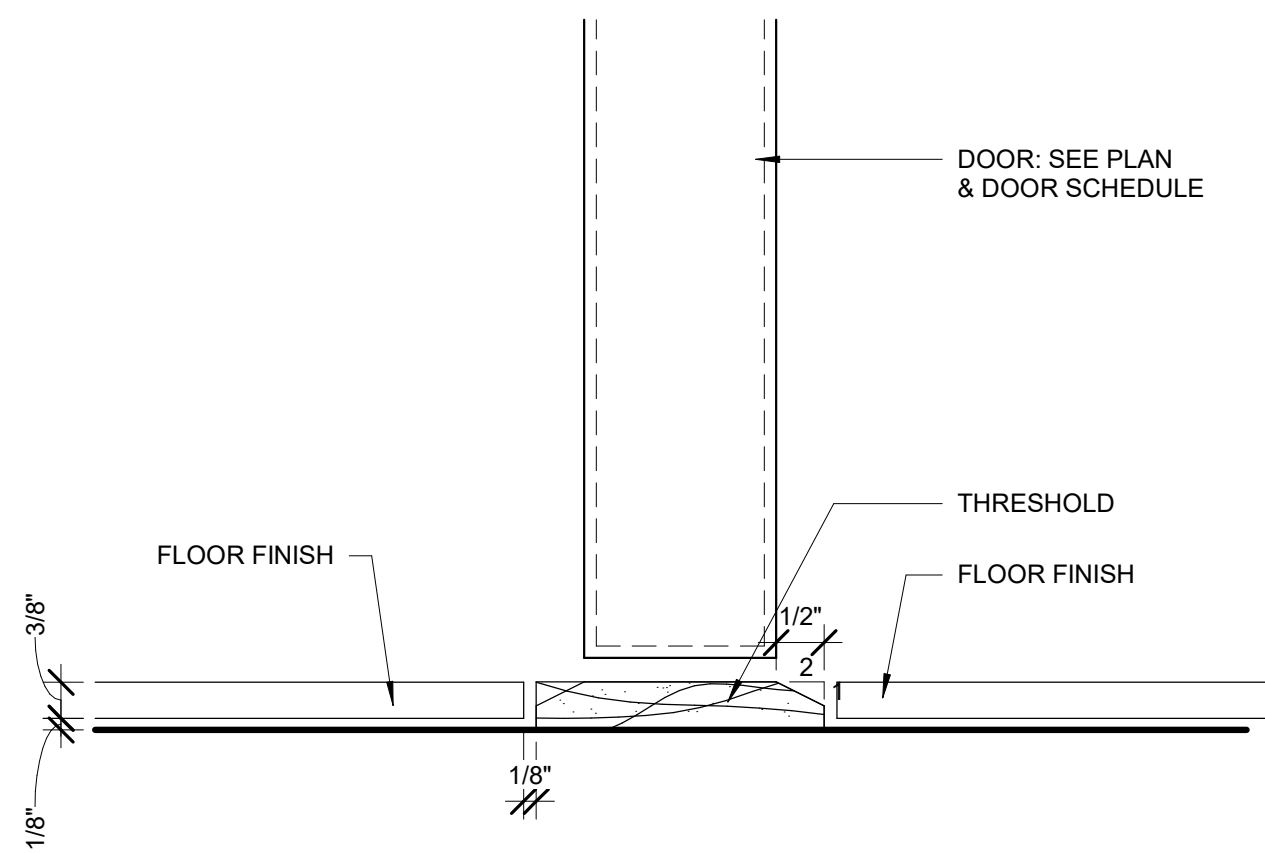
INTERIOR DOOR HEAD/JAMB DETAIL	3" = 1'-0"	7
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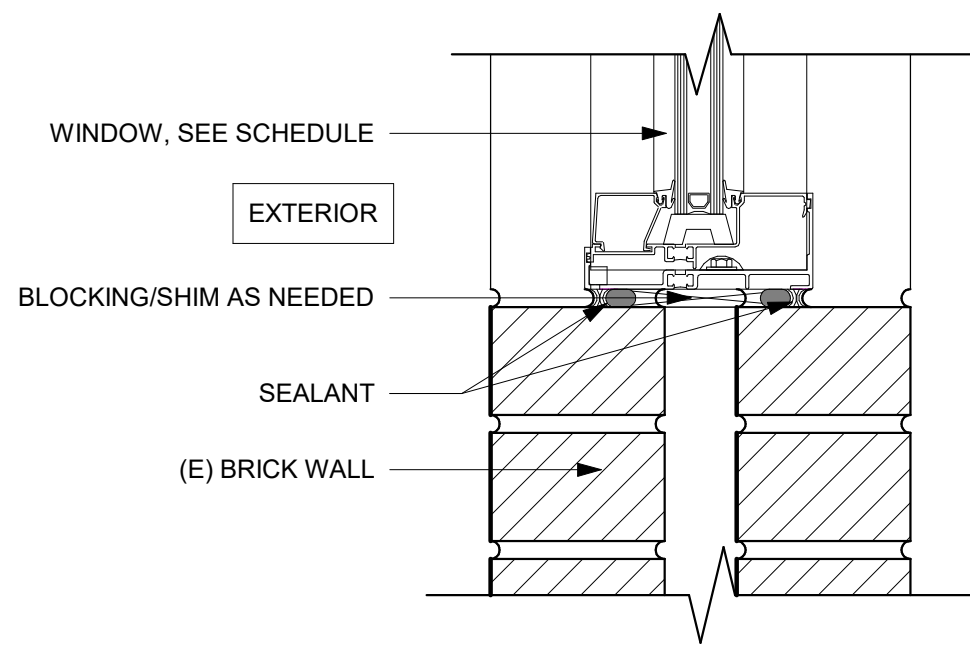
STOREFRONT HEAD DETAIL	3" = 1'-0"	4
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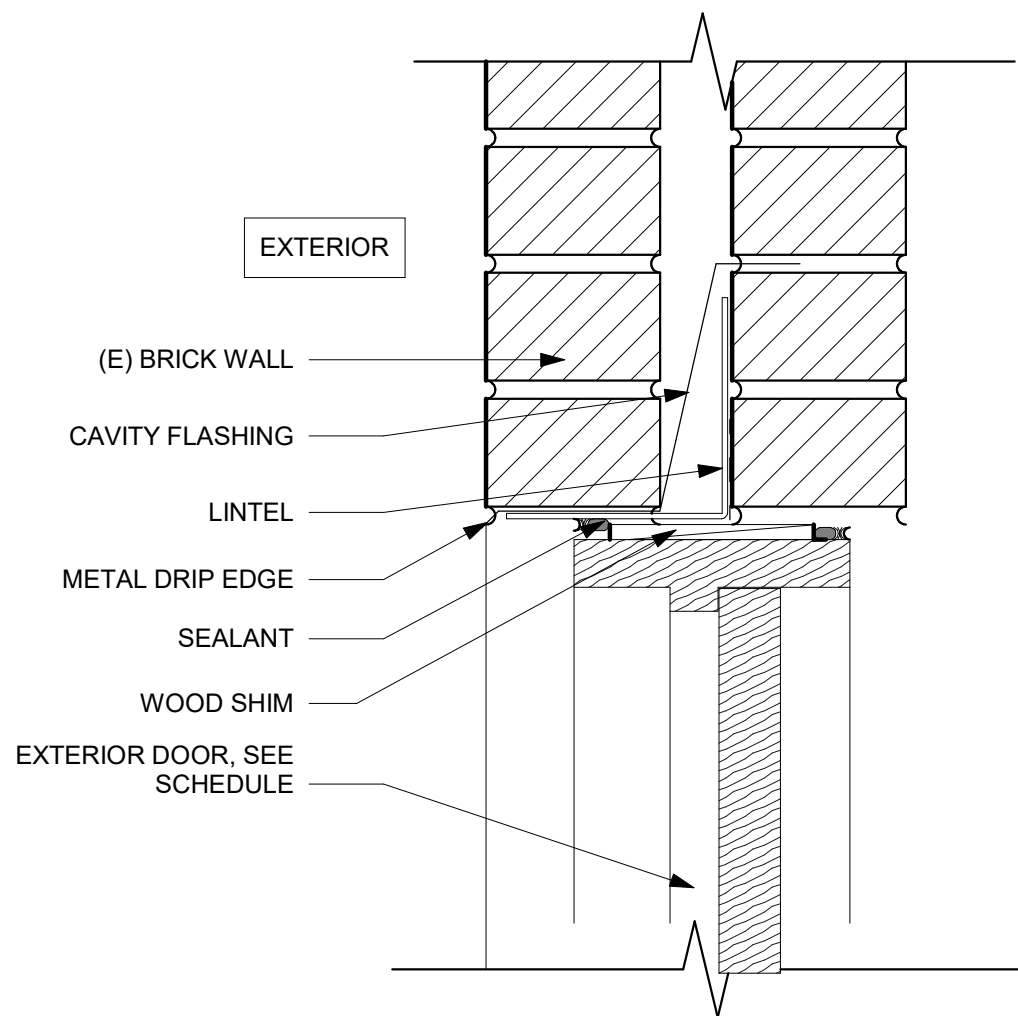
DOOR JAMB/HEAD @ STOREFRONT	3" = 1'-0"	2
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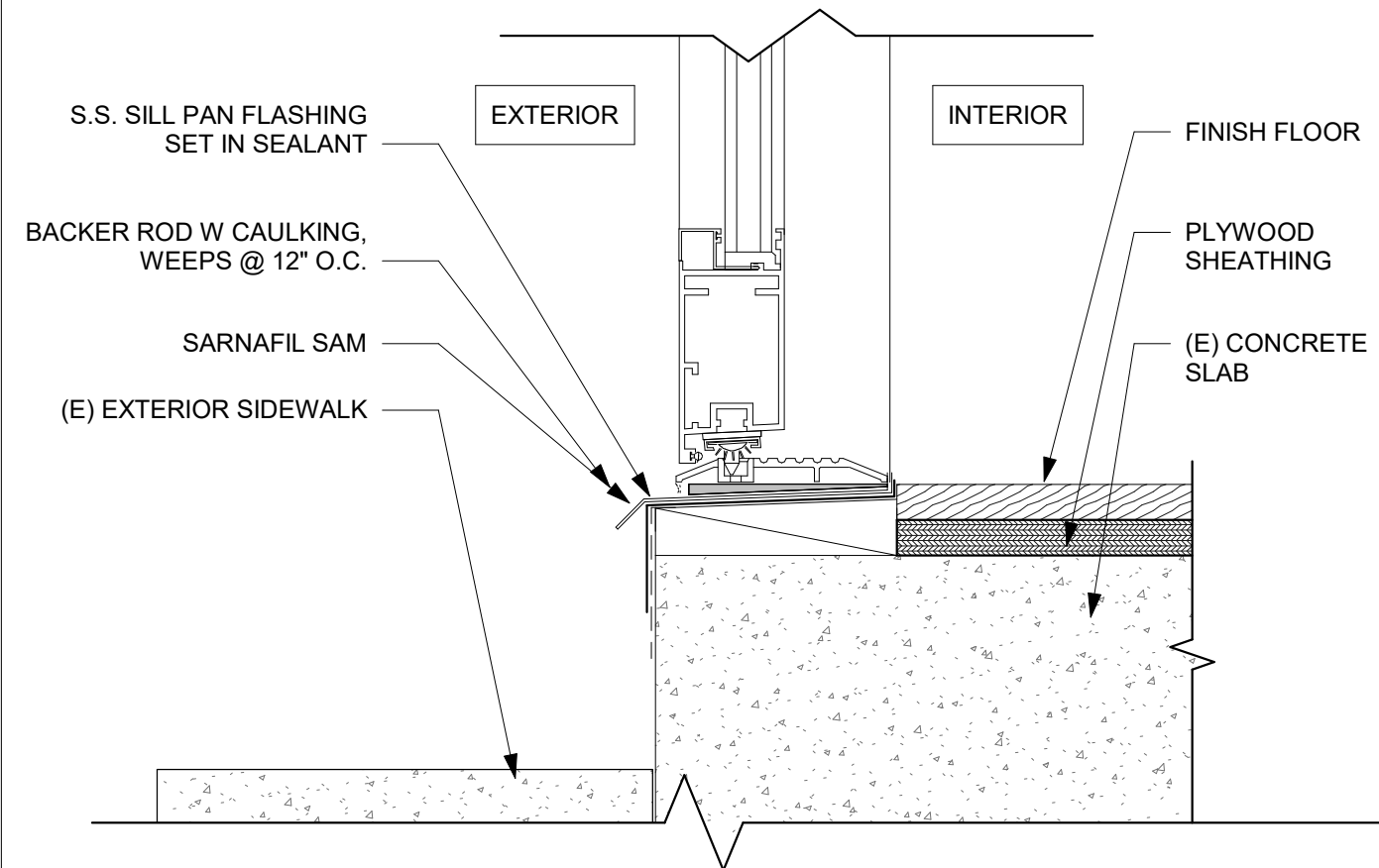
INTERIOR DOOR THRESHOLD	6" = 1'-0"	8
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STOREFRONT SILL DETAIL 3" = 1'-0" 6



EXTERIOR DOOR HEAD/JAMB DETAIL 3" = 1'-0" 3



EXTERIOR DOOR THRESHOLD	3" = 1'-0"	1
-------------------------	------------	---

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SHEET TITLE

DETAILS AND FINISHES

SHEET NUMBER

A8.01

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[illegible][illegible]

INTERIOR DETAILS

A8.02

STRUCTURE ABOVE

SLAB OR DECKING ABOVE

HOLD GYPSUM BOARD BACK 1/4". CONT. FIRE RATED ACOUSTICAL SEALANT (BOTH SIDES) FOR RATED WALLS. PROVIDE NON-FIRE-RATED ACOUSTICAL SEALANT AT NON-RATED WALLS

CEILING LINE

DOUBLE 2X TOP PLATE

5/8" GYPSUM BOARD

JOINT TAPE (2") & COMPOUND (2 COATS)

FASTENERS, TYPE S OR S-12 STEEL SCREWS; 1" LONG @ 8" O.C.

2X4 WOOD STUDS @ 16" O.C.

(FULL CAVITY WIDTH) ACOUSTICAL BATT INSULATION, SECURED TO INTERIOR FACE OF GYP BD AT 16" O.C. VERT & HORIZ

2X SOLE PLATE ANCHORED TO FLOOR

FIN FLOORING & WALL BASE

HOLD GYPSUM BOARD BACK 1/4"; CAULK AIRTIGHT WITH ACOUSTICAL SEALANT

FLOOR LINE

1/8"

PLAN

TYPE 4 - 2X4 STUD WALL - 1-SIDE

$$1'' = 1'-0''$$

2

STRUCTURE ABOVE

SLAB OR DECKING ABOVE

HOLD GYPSUM BOARD BACK 1/4". CONT. FIRE RATED ACOUSTICAL SEALANT (BOTH SIDES) FOR RATED WALLS. PROVIDE NON-FIRE-RATED ACOUSTICAL SEALANT AT NON-RATED WALLS

CEILING LINE

DOUBLE 2X TOP PLATE

5/8" GYPSUM BOARD, 1 LAYER EA. SIDE

JOINT TAPE (2") & COMPOUND (2 COATS)

FASTENERS, TYPE S OR S-12 STEEL SCREWS; 1" LONG @ 8" O.C.

2X4 WOOD STUDS @ 16" O.C.

(FULL CAVITY WIDTH) ACOUSTICAL BATT INSULATION, SECURED TO INTERIOR FACE OF GYP BD AT 16" O.C. VERT & HORIZ

2X SOLE PLATE ANCHORED TO FLOOR

FIN FLOORING & WALL BASE

HOLD GYPSUM BOARD BACK 1/4". CAULK AIRTIGHT WITH ACOUSTICAL SEALANT

FLOOR LINE

4 3/4"

PLAN

TYPE 4 - 2X4 STUD WALL W/ INSULATION

$$1'' = 1'-0''$$

1

Technical cross-section diagram of a roof assembly. The diagram shows a Simpson Joist Hanger (labeled 'SIMPSON JOIST HANGER, TYP.') connecting a 2x10 floor joist to a double 2x6 top plate. The floor joist is filled with insulation. Below the top plate is a 1/2" GWB ceiling, followed by 2x studs at 16" O.C., R-19 insulation, and a 5/8" gypsum board. A north arrow is located to the right of the diagram, and a reference to 'SEE RCP' is provided.

SIMPSON JOIST HANGER, TYP.

2x10 FLOOR JOISTS W/ INSULATION

DOUBLE 2x6 TOP PLATE

1/2" GWB CEILING

2x STUDS @ 16" O.C.

R-19 INSULATION

5/8" GYPSUM BOARD

SEE RCP

WALL/CEILING DETAIL

$$3'' = 1'-0''$$

3