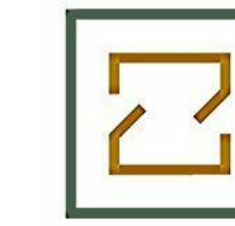


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+ WILL

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1 847.349.1099

RESURGENS PLAZA - ROOF TERRACE

945 EAST PACES FERRY RD NE, ATLANTA GA 30326



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PRELIMINARY PRICING SET

FEBRUARY 28, 2018

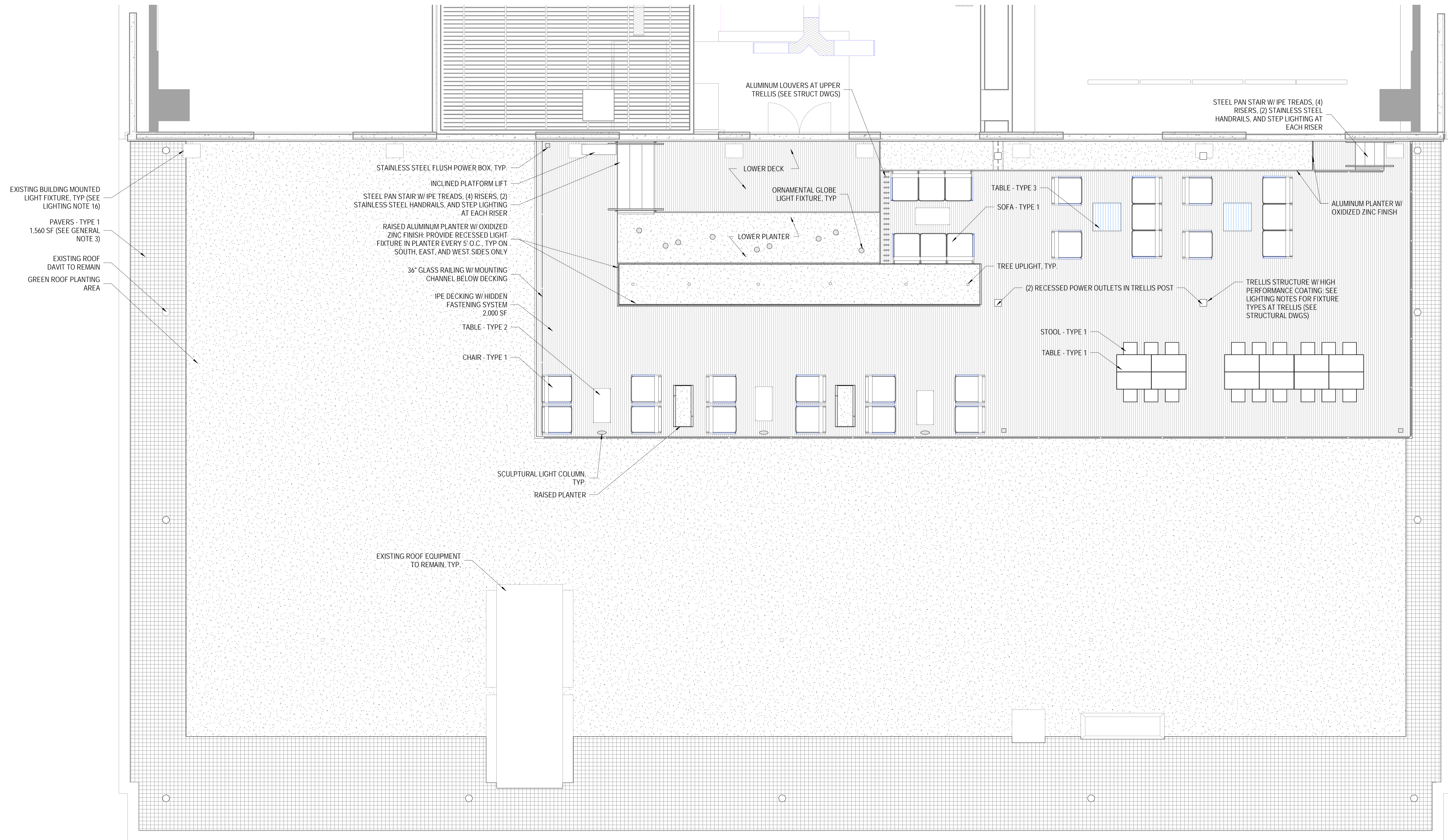


ROOF TERRACE GENERAL NOTES

1. SEPARATION GEOTEXTILE TO BE UNDER ALL PLANTING AREAS IN ALUMINUM PLANTERS
2. PROVIDE ALUMINUM EDGE RESTRAINT AT PERIMETER OF ALL WOOD DECKING
3. PROVIDE PRICING FOR PAVERS - TYPE 1 ALTERNATE: GRAVEL BALLAST MAINTENANCE PATH WITH CONTINUOUS ALUMINUM EDGING (1.560 SF)
4. PROVIDE DRAINAGE HOLES FOR ALUMINUM PLANTERS.

ROOF TERRACE LIGHTING AND FURNITURE NOTES

1. THIS DRAWING IS FOR LAYOUT OF LIGHTING FIXTURES AND FURNITURE ONLY. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
2. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
4. TRANSFORMERS AND POWER SUPPLY LAYOUT FOR ALL FIXTURES TO BE REVIEWED WITH LANDSCAPE ARCHITECT FOR APPROVAL. TRANSFORMERS AND POWER SUPPLIES TO BE LOCATED IN CONCEALED LOCATIONS IN PLANTING OR BEHIND SCREEN WALLS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA, FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAIRING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
11. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
12. PROVIDE LOOSED SLACK EQUAL TO THREE (3) FEET IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
13. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
14. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.
15. EXISTING BUILDING MOUNTED FIXTURE TO BE REMOVED AND REINSTALLED 40" ABOVE EXISTING LOCATION. PROVIDE FOUR SIDED SHIELD AT EACH EXISTING BUILDING MOUNTED FIXTURE.
16. AT LOWER TRELIS, PROVIDE (6) RECESSED FIXTURES, (3) SCULPTURAL PENDANTS TO BE PROVIDED AT UPPER TRELIS.



PRELIMINARY  
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FEBRUARY 28, 2018

Revisions

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Approved	ZS	
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ROOF TERRACE  
OVERALL PLAN

Sheet

L00-01

1 ROOF TERRACE OVERALL PLAN  
1/4" = 1'-0"

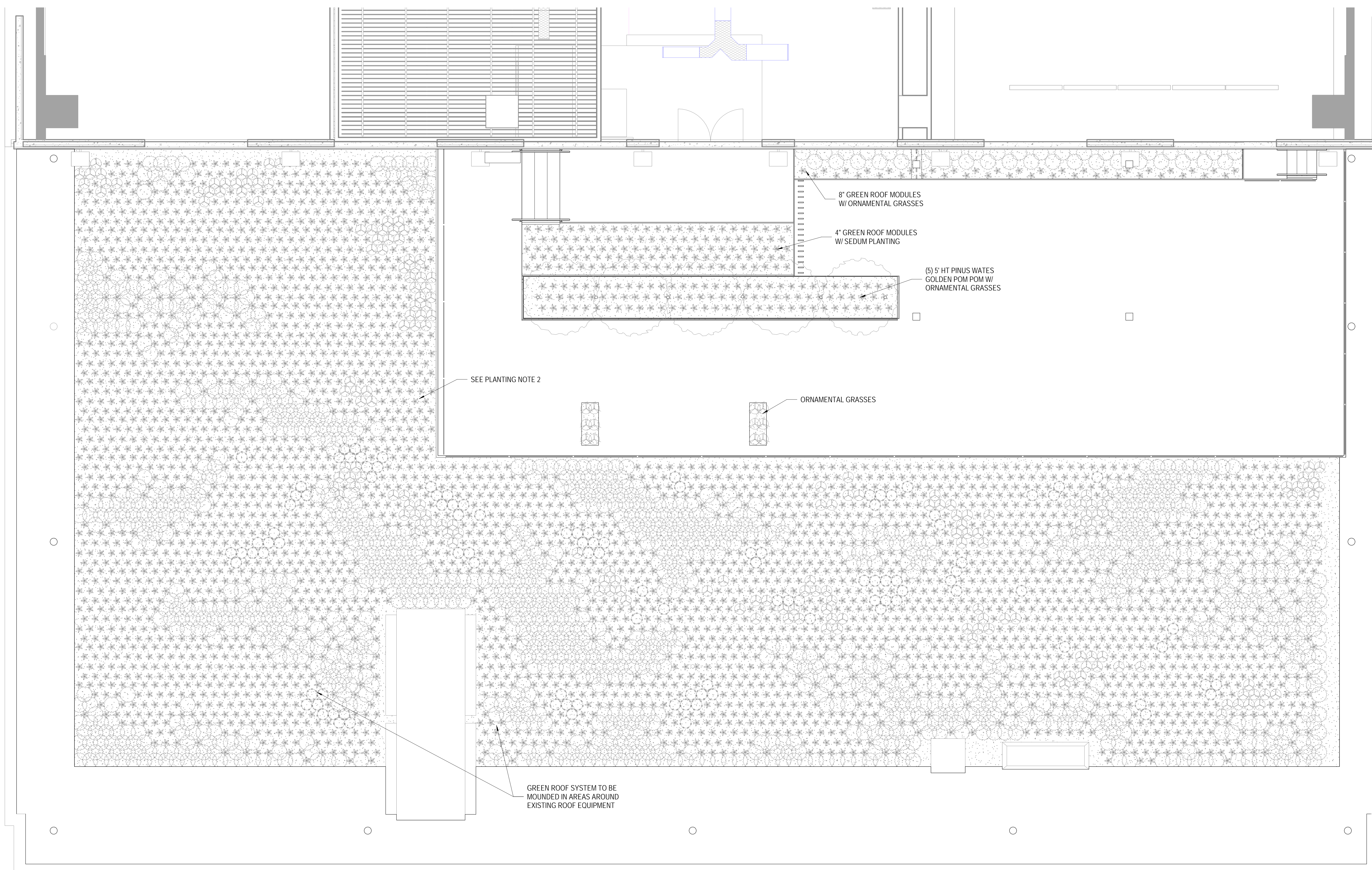
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PLANTING NOTES

- FOR MOUNDED AREAS OF GREEN ROOF PLANTING, PROVIDE TYPE EPS15 GEOFoAM
- TOTAL GREEN ROOF AREA TO BE 70% STANDARD 4.25' MODULES AND 30% 6' MODULES. LIVE ROOF MODULES TO BE UTILIZED FOR ALL GREEN ROOF PLANTING.
- ALL GREEN ROOF PLANTING TRAYS TO HAVE WIND DISCS.
- PROVIDE SUBTERRANEAN IRRIGATION INTEGRATED WITH GREEN ROOF SYSTEM.
- PROVIDE THE FOLLOWING PLANTING FOR GREEN ROOF MIX:  
BASE PLANTING:  
DELOSPERMA COOPERI - 15%  
TALINUM CALYCIUM - 15%  
SEDUM THRESIMENSE 'GOLDEN CARPET' - 15%  
SEDUM KAMTSCATICUM - 20%  
SEDUM ALBUM 'CORAL REEF' - 10%  
SEDUM SPURIMUM 'JOHN'S CREECH' - 10%  
SEDUM SPURIMUM ELIZABETH - 10%  
SEDUM RUPESTRE 'ANGELINA' - 5%  
PERENNIAL PLANTING:  
ECHINACEA PURPUREA  
RUBRICKIA FULGIDA  
ALLIUM CERNUUM  
ACHILLEA MILLEFOLIUM  
GRASSES FOR 6' MODULES:  
MULLEBERGIA CAPILLARIS  
ANDROPOGON GERARDII  
PANICUM



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ROOF TERRACE  
PLANTING PLAN

Sheet  
L00-02



**Building Loads**

**Roof Deck**  
Dead Load 100 psf  
Live Load 100 psf

Design Criteria-  
Codes: 2012 IRC

**Concrete**

- 1.) Concrete shall be regular weight, conform to ASTM C33, and have the following minimum compressive strengths:  
Slabs-on-grade: 4000psi  
All other foundations: 3000psi
- 2.) Detail, fabricate, and erect all concrete in accordance with American Concrete Institute specifications, latest edition.
- 3.) Concrete construction shall conform to "Specification for Structural Concrete for Buildings" (ACI308).
- 4.) Air entrained concrete (5% + 1% air) shall be used for all concrete exposed in the finished work when freezing temperatures might apply.
- 5.) Admixtures containing chloride salts shall not be used.
- 6.) Maximum water/cement ratio shall be 0.50.
- 7.) Concrete shall be conveyed and deposited in accordance with the recommendations of ACI 614.
- 8.) At time of placement, concrete shall have a slump of 4" maximum (per ASTM C143).
- 9.) All concrete shall be thoroughly consolidated during placement, using a mechanical vibrator.
- 10.) Concrete when placed, shall have a temperature between 50 degrees F. and 70 degrees F. The temperature of concrete during mixing and transportation shall never be lower than 40 degrees F. nor higher than 90 degrees F.
- 11.) During cold weather (ambient temperature below 40 degrees F.) the concrete contractor shall maintain the concrete at a minimum temperature of 50 degrees F. for 3 days and above 32 degrees F. for 14 days following its placement.
- 12.) During hot weather (ambient temperature above 80 degrees F.) the concrete contractor shall follow the recommendations for hot weather concrete placement as described in ACI 305 as required to minimize temperature and shrinkage cracking of the concrete.
- 13.) See architectural drawings for blockouts, grooves and other surface treatments. See architectural, mechanical, electrical, and plumbing drawings for floor depressions, pads, sleeves, curbs, embedments and inserts.
- 15.) At construction joints of slabs and beams, provide straight, vertical joints. Limit joint surface roughness to a half an inch amplitude. Remove any spallage of the first concrete replacement.
- 16.) Place concrete in foundation only after obtaining written verification from the geotechnical engineer of record that the bearing stratum meets project requirements.
- 17.) Submit detailed shop drawings indicating locations of joints, form ties, curbs, grooves, blockouts, and any other treatment. Include a schedule of concrete casting sequences.
- 18.) See specifications and architectural drawings for concrete finishes. See specifications and architectural drawings for surface hardeners and sealers.

**Cast-In-Place Concrete**

- 1.) Provide 3/4" chamfer at edges of column encasements, beams, and walls, unless noted otherwise.
- 2.) See architectural drawings for blockouts, grooves and other surface treatments. See architectural, mechanical, electrical, and plumbing drawings for floor depressions, pads, sleeves, curbs, embedments, and inserts.
- 3.) At construction joints of slabs and beams, provide straight, vertical joints. Limit joint surface roughness to a half an inch amplitude. Remove any spallage of the first concrete replacement.
- 4.) Where concrete is placed against an existing, hardened concrete surface at a construction joint, steel brush and clean the existing concrete surface of any debris and dust. Wet the existing concrete to a surface-dry saturated state prior to concrete placement.
- 5.) Place concrete in foundations only after obtaining written verification from the geotechnical engineer of record that the bearing stratum meets project requirements.

**Rough Carpentry**

1. All plywood shall be DFPA grade marked to comply with PSI-66 and shall be Standard C-D, Flat. Floor plywood shall be 3/4" T & G APA 48/24. Nail subfloor at edges with 12d nails at 6" o.c. min. and 12" o.c. in field.
2. All stud walls shown on the structural drawings shall have 2x4 or 2x6 studs spaced 16" o.c. as shown.
3. Top plates shall be doubled on all stud walls.
4. Cripples under headers shall be continuous to the sole plate.
5. Block all stud walls as required for sheathing.
6. Blocking 2" wide of equal depth of the members shall be provided between all joists and rafters at their supports, unless members are nailed to a rim joist.
7. Install all horizontal members with crown up.
8. All members in bearing shall be accurately cut and aligned so that full bearing is provided without the use of shims.
9. All joists shall have a minimum of 2" bearing at supports. Lapping joists shall have 6" laps centered over interior supports.
10. All wall sheathing shall be applied as follows:  
A. Center vertical joints over studs and center horizontal joints over 2" blocking or plate.  
B. Nail top of panels to double top plate and nail bottom of panels to anchored sill plate.  
C. Apply gypsum board so that end joints of adjacent courses do not occur over the same stud.
11. Sawn lumber material shall be as follows:  
A. Sawn lumber calculations are based on Spruce Pine Fir No. 2 or better, unless shown otherwise on the drawings, graded in accordance with Standard Grading Rules of NWFA or Rule #16 of NCLB.  
B. All 2" lumber shall be seasoned to 19% maximum moisture content.  
C. All wood in contact with concrete, masonry or soil shall be pressure treated or protected from condensate
12. Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or l-joists are not permitted unless the effects of such are specifically addressed. (Section: R502.8.2)
13. Exterior or load bearing walls with plates cut, drilled or notched more than 50% of the width of the stud shall have a galvanized metal tie 1/8 gage and 1 1/2 inches (1 1/4") wide fastened to each plate. (Section: R602.6.1)

**Structural Steel**

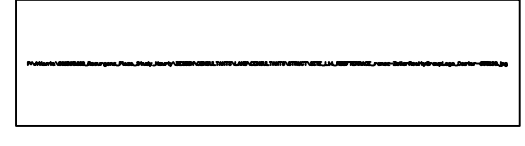
1. Wide Flange structural steel shapes shall conform to ASTM A992 or ASTM A572 Gr50, all other structural steel shapes shall conform to ASTM A36 with special requirements per AISC Technical Bulletin #9, New Shape Material, date March 3, 1997, and structural steel tubes ASTM A500 Grade B unless noted otherwise.
2. Detail, fabricate, and erect all steel in accordance with "AISC Specification", latest edition.
3. Connection bolts shall be 3/4" diameter high strength bolts conforming to ASTM A325 unless otherwise designed by the fabricator.
4. Anchor bolts shall conform to ASTM A36.
5. All welding electrodes to be E70XX.
6. All shop and field welding shall be in accordance with A.M.S. "Code For Welding In Building Construction", latest edition, and shall be made by certified welders.
7. Provide one shop coat of paint on all steel elements and fabrications.
8. Fabricator shall select AISC simple shear connectors for steel beams capable of carrying 50% of the total uniform load for the given size, span and grade of beam, as tabulated in the AISC tables for allowable loads.
9. Contractor shall submit shop drawings for all prefabricated steel products to the structural engineer for review prior to start of erection.
10. Unless noted otherwise all fillet welds are 1/4".
11. Furnish and install all miscellaneous steel (curbs, hangers, expansion joint angles, struts, etc.) as called for or as necessary per Architectural and Mechanical/Electrical drawings.
12. Grout under bearing plates and column base plates shall attain a minimum bearing stress of 5000 psi.
13. The contractor shall submit shop drawings and connection calculations signed and sealed by a Licensed Structural Engineer in the State of Illinois to the Engineer of Record for review prior to the start of fabrication or erection.

**General**

1. Verify all conditions and dimensions in the field and report any discrepancies immediately.
2. Contractor and sub-contractors as required will obtain all necessary permits.
3. Contractor to be solely responsible for all construction means, methods, techniques, procedures and for coordinating all portions of the work.
4. All work to be done in accordance with all applicable codes and ordinances related to the Local Municipality.
5. The contractor and his/her subcontractors shall hold harmless the architect/engineer, his agents, and the Owners against loss, damages, liability, or any expense arising in any manner from the wrongful and negligent acts of the contractor, the subcontractors or their respective employees and agents.
6. All contractors, subcontractors and their employees shall be familiar and comply with all laws, ordinances, rules and regulations of all the governmental authorities having jurisdiction with regard to this work.
7. The scope of the work is shown on the drawings. The drawings show the general extent of the work and do not necessarily show everything to be removed to prepare for construction. They also do not show all of the conditions which may be encountered in order to properly execute the work.
8. The architect is responsible for reviewing all dimensions on structural drawings. In cases of dimensional discrepancies, contractor shall notify the architect.

DRAWING INDEX	
SHEET NUMBER	DESCRIPTION
S0.0	GENERAL NOTES
S1.0	ROOF DECK/ PERGOLA FRAMING PLAN
S2.0	FRAMING DETAILS

**RESURGENS  
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**GENERAL NOTES**

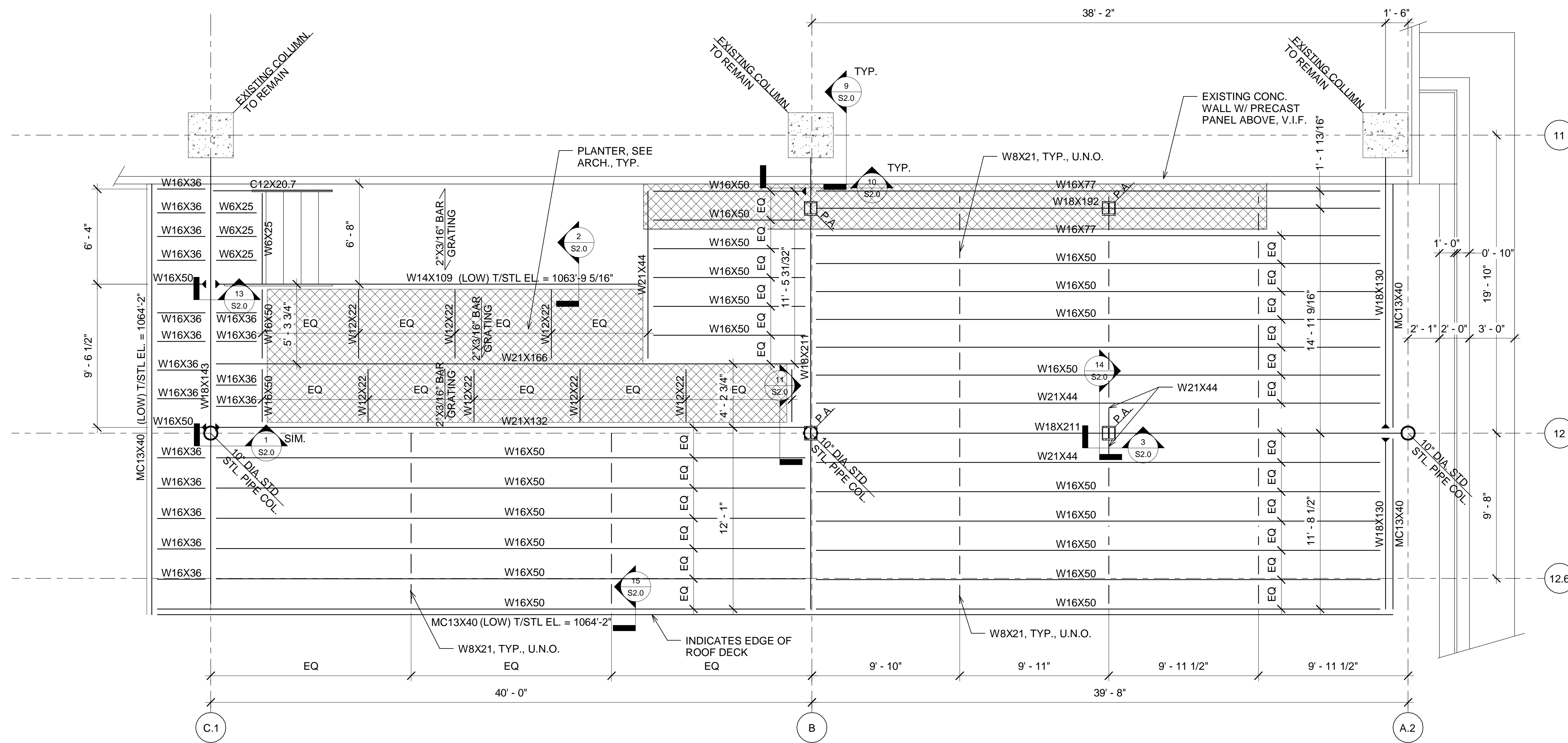
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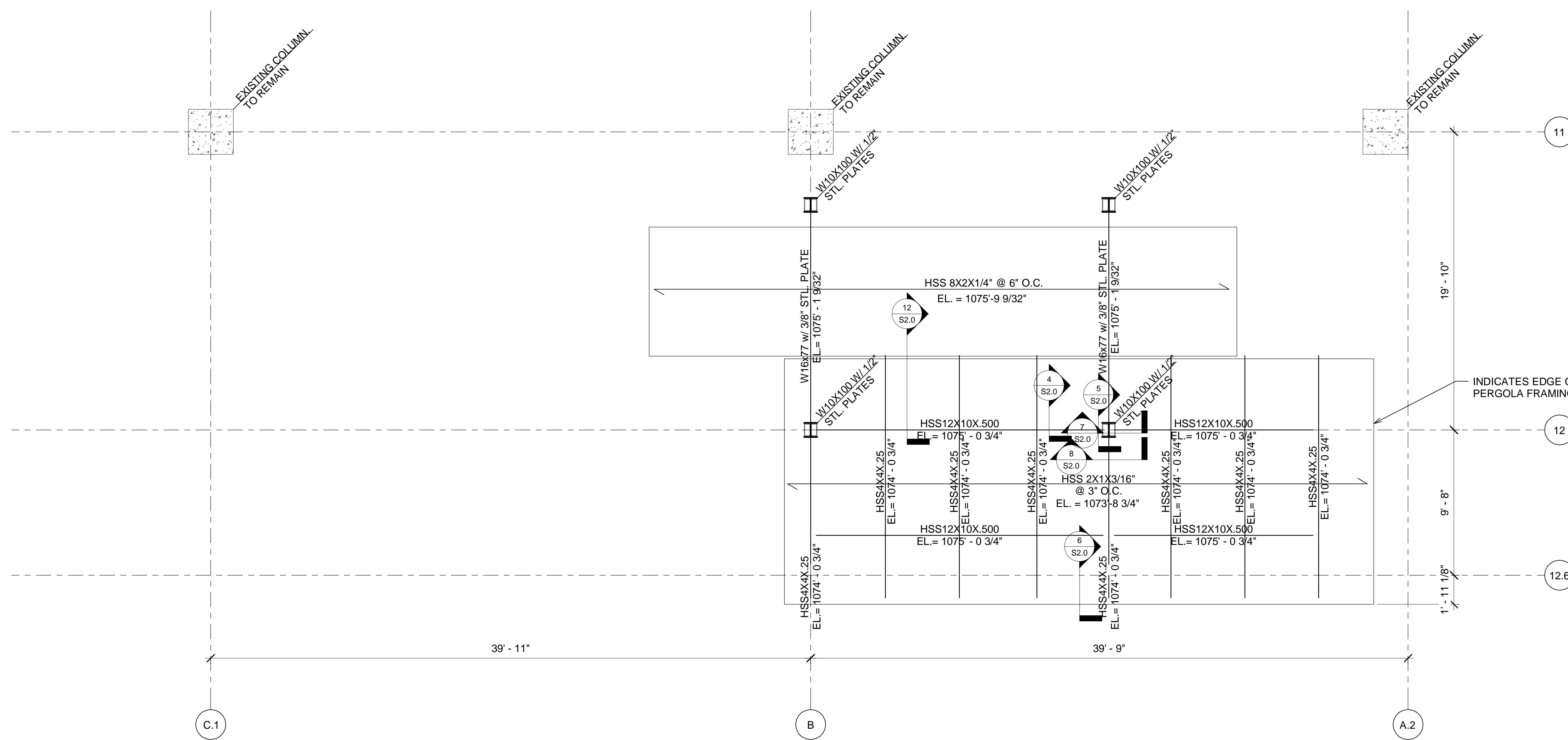
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**1 Roof Deck Framing**  
1/4" = 1'-0"  
1. ARCHITECT TO VERIFY ALL DIMENSIONS AND ELEVATIONS  
2. T/STL=1064'-5" U.N.O.  
3. ALL STEEL TO BE HOT DIPPED GALVANIZED



**2 Pergola Framing**  
1/4" = 1'-0"  
1. ARCHITECT TO VERIFY ALL DIMENSIONS AND ELEVATIONS  
2. ALL STEEL TO BE HOT DIPPED GALVANIZED

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**Roof Deck &  
Pergola Framing  
Plans**

Sheet  
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