

# 99 WEST PACES

99 WEST PACES FERRY RD NW

SUITE A

ATLANTA, GA 30305

Smith Hanes

STUDIO

949 W MARIETTA ST NW #X-113  
ATLANTA, GA 30318  
TELEPHONE. 770.780.1316  
SMITH@SMITHHANES.COM

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99 WEST PACES

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ATLANTA, GA 30305

notes:

job number:

2023.020D

date of issue:

8.28.2024

drawing name:

COVER SHEET

drawing no.

A000

MATERIALS		ABBREVIATIONS				DRAWING / SHEET INDEX		PROJECT DIRECTORY	
		<p>*A* AC OR A/CAIR CONDITIONING A/E ARCHITECT /ENGINEER AFF ABOVE FINISH FLOOR AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM APPROX APPROXIMATE ARCH ARCHITECT, ARCHITECTURE, ARCHITECTURAL ACOUS PMAACOUSTICAL PANEL</p> <p>*G* GAUGE GL GALVANIZED GL GRADE GYP GYPSUM GYP BD GYPSUM BOARD GYP PLASGYPSUM PLASTER</p> <p>*H* HOLLOW CORE HGT HEIGHT HM HOLLOW METAL HMD HOLLOW METAL DOOR HMF HOLLOW METAL FRAME HVAC HEATING, VENTILATION, AIR CONDITIONING</p> <p>*I* INSIDE DIAMETER INSUL INSULATION INTR INTERIOR</p> <p>*J* JANITOR JST JOIST JT JOINT</p> <p>*L* LAVATORY LT WT LIGHT WEIGHT</p> <p>*M* MAINTENANCE MAS MASONRY MAX MAXIMUM MECH MECHANICAL MEZZ MEZZANINE MFG MANUFACTURING MFR MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MULL MULLION</p> <p>*N* NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE</p> <p>*O* OVERALL OC ON CENTER OD OUTSIDE DIAMETER/ OUTSIDE DIMENSION OFF OFFICE OPNG OPENING OPH OPPOSITE HAND OPP OPPOSITE ORIG ORIGINAL OVHD OVERHEAD</p> <p>*P* PLATE PLAM PLASTIC LAMINATE PLAS PLASTER PLYWD PLYWOOD PNL PANEL PR PAIR PREFAB PREFABRICATED PREFIN PREFINISHED PRELIM PRELIMINARY PREP PREPARATION PRESERVATIVE TR TREATED PTD PAINTED PVMT PAVEMENT</p> <p>*R* RISER / RADIUS RD ROOF DRAIN REF REFERENCE REFL REFLECTED REINF REINFORCED, REINFORCING, REINFORCEMENT REOD REQUIRED RM ROOM RO ROUGH OPENING</p> <p>*S* SOUTH SC SOLID CORE SCHD SCHEDULE SECT SECTION SHT SHEET SIM SIMILAR SPEC SPECIFICATION SQ SQUARE SQ FT SQUARE FOOT SST STAINLESS STEEL STC SOUND TRANSMISSION CLASS</p> <p>*STD* STANDARD STL STEEL STRUCT STRUCTURAL SUSP SUSPENDED SYM SYMBOL SYMM SYMMETRICAL</p> <p>*T* TREAD T&amp;G TONGUE AND GROOVE TEL TELEPHONE TF TOP OF FOOTING TFF TOP OF FINISH FLOOR THK THICKNESS TJ TOP OF JOINT TS TS TSL TOP OF SLAB TST TOP OF STEEL TW TOP OF WALL TYP TYPICAL</p> <p>*U* UNFINISHED UNON UNLESS OTHERWISE NOTED UPS UNINTERRUPTIBLE POWER SUPPLY</p> <p>*V* VINYL VCT COMPOSITION TILE, OR VITRIFIED CLAY TILE</p> <p>*W* WEST W WITH W/ WITHOUT WC WATER CLOSET WD WOOD, WIDTH WDW WINDOW WF WIDE FLANGE WI WROUGHT IRON WP WORKING POINT WWF WELDED WIRE FABRIC</p>				<p>DWG # SHEET NAME REV</p>		<p>OWNER CHG Restaurants Atlanta, GA 30305 dhancock@chgrestaurants.com 404 596 8066 ext 6</p> <p>ARCHITECT &amp; DESIGN TEAM SMITH HANES STUDIO MAGGIE MCBRIDE, RA 949 W. Marietta St. NW, Ste X-113 Atlanta, GA 30318 maggie@smithhanes.com 404 402 1316</p> <p>MEP &amp; SEC ENGINEERS STABILITY PIERRE COIRON 1376 Church St, Ste 200 Decatur, GA 30030 404/355-9334 main</p>	
<p>SYMBOLS</p> <p>DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN</p> <p>SECTION WALL/ BUILDING SECTION NUMBER SHEET WHERE SECTION IS DRAWN</p> <p>DETAIL - ENLARGED PLAN DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN AREA TO BE DETAILED OR ENLARGED</p> <p>INTERIOR ELEVATION ELEVATION NUMBER AND KEY SHEET WHERE ELEVATION IS DRAWN</p> <p>ELEVATION TAG ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN</p>		<p>DOOR DESIGNATION NUMBER LETTER FOR WINDOW</p> <p>WINDOW/LOUVER DESIGNATION CLG. TYPE CLG. HEIGHT</p> <p>CEILING TAG ROOM NAME ROOM NUMBER</p> <p>WALL TYPE</p> <p>NOTE TAG</p> <p>NORTH ARROW</p> <p>REVISION REVISION NUMBER REVISED AREA CLOUDED</p>				<p>BUILDING INFORMATION</p> <p>PROJECT DESCRIPTION: INTERIOR TENANT FIT OUT OF A COLD DARK SHELL WITH FACADE DESIGN MODIFICATIONS OF THE EXISTING STOREFRONT ALONG WEST PACES FERRY RD NW</p> <p>BUILDING ADDRESS: 99 WEST PACES FERRY RD NW SUITE A ATLANTA, GA 30305</p> <p>ZONING: SPl-9 SA2, BUCKHEAD PARKING OVERLAY</p> <p>OCCUPANCY: A-2, ASSEMBLY - RESTAURANT USE</p> <p>CONSTRUCTION TYPE: TYPE IA, SPRINKLERED</p> <p>BUILDING HEIGHT: 12 STORY, EXCEEDS 180FT (COMPLIES WITH UNLIMITED HEIGHT, PER IBC 503.1.3 FOR TYPE IA)</p> <p>FIRE RATINGS: PRIMARY STRUCTURAL FRAME 3 HR BEARING WALLS - EXTERIOR 3 HR BEARING WALLS - INTERIOR 3 HR NONBEARING WALLS - INTERIOR 0 HR NONBEARING WALLS - EXTERIOR - HR FLOOR CONSTRUCTION 2 HR ROOF CONSTRUCTION 1.5 HR</p> <p>SEPARATION OF OCCUPANCIES: NO SEPARATION REQUIRED BETWEEN A2 AND S2 (PER IBC 508.4)</p> <p>SPRINKLER: TENANT SPACE IS FULLY SPRINKLERED (IBC 903 - NFPA 13 SYSTEM)</p> <p>FIRE ALARM: PROVIDED</p> <p>REQ'D PROTECTION: SHAFT ENCLOSURES U415 VERTICAL OPENINGS N/A</p> <p>TENANT AREA: 3,576 S.F. - INTERIOR TENANT AREA GROUND LEVEL 744 S.F. - INTERIOR TENANT AREA MEZZANINE LEVEL</p>			
		VICINITY MAP (NOT TO SCALE)				<p>DWG # SHEET NAME REV</p> <p>K-O.1 FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE</p> <p>K-O.2 FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE</p> <p>K-O.3 FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE</p> <p>K-1 FOOD SERVICE EQUIPMENT PLAN</p> <p>K-1SC SPECIAL CONDITIONS PLAN</p> <p>K-1PSP FOOD SERVICE EQUIPMENT PLUMBING SLAB PENETRATION PLAN</p> <p>K-1PR FOOD SERVICE EQUIPMENT PLUMBING ROUGH IN PLAN</p> <p>K-1MR FOOD SERVICE EQUIPMENT MECHANICAL ROUGH IN PLAN</p> <p>K-1ER FOOD SERVICE EQUIPMENT ELECTRICAL ROUGH IN PLAN</p> <p>K-1SCH FOOD SERVICE EQUIPMENT PLUMBING AND ELECTRICAL ROUGH IN SCHEDULES</p> <p>K-1POS FOOD SERVICE EQUIPMENT POS ELECTRICAL ROUGH IN PLAN</p> <p>K-2 FOOD SERVICE EQUIPMENT ELEVATIONS</p> <p>K-3 FOOD SERVICE EQUIPMENT ELEVATIONS</p> <p>K-4 FOOD SERVICE EQUIPMENT ELEVATIONS</p>			

**SITE DATA**

DEVELOPER/OWNER: JLB 99 WEST PACES FERRY, LLC  
 4200 NORTHSIDE PARKWAY  
 ATLANTA, GA 30327  
 Office: 404.492.9000

SURVEYOR: COLLIERS ENGINEERING & DESIGN  
 1305 MALL OF GEORGIA  
 BUCKHEAD  
 BUFORD, GA 30519  
 office: 678.288.4491

SITE ADDRESS: 99 WEST PACES FERRY ROAD  
 ATLANTA, GEORGIA 30093

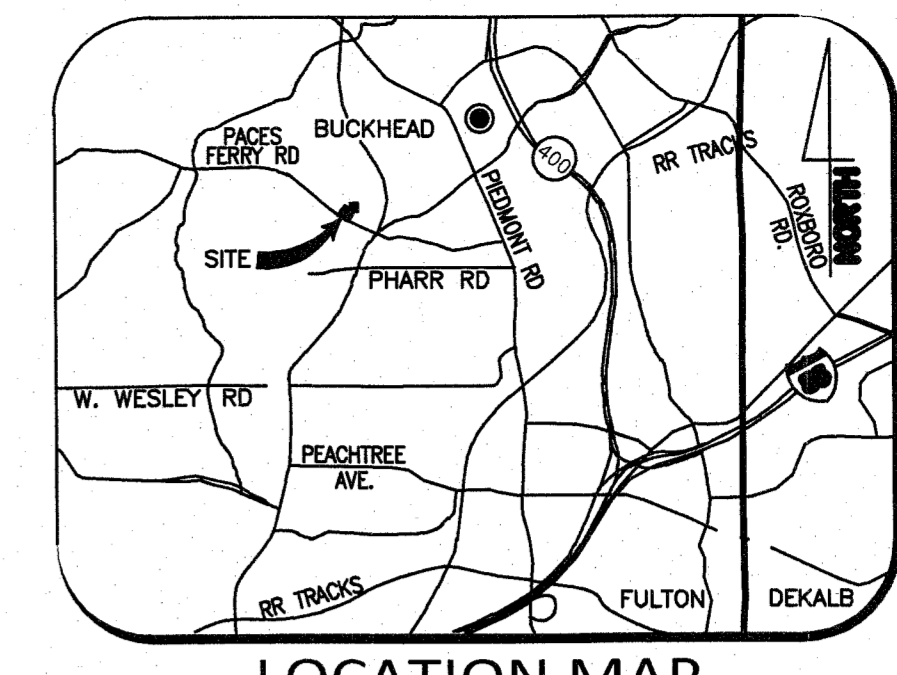
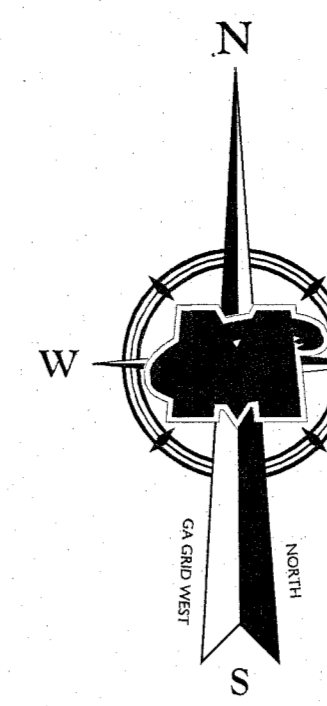
PARCEL ID: 17 00990110102

**TECHNICAL DATA**

DATE OF SURVEY: FEBRUARY, 2021  
 EQUIPMENT USED: TOPCON GTS39  
 ANGULAR ERROR: 0'00"30" $\pm$   
 PRECISION: 1: 35,000+  
 TYPE OF ADJUSTMENT: COMPASS RULE  
 PLAT CLOSURE: 1:100,000+

**TOTAL AREA**

2.138 ACRES  
 93,125 SQ. FT  
 ZONING: SPI-9 SA2



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 PROTECT YOURSELF  
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ALTA COMMITMENT FOR TITLE INSURANCE  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO. NCS-981035-541  
 EFFECTIVE DATE: SEPTEMBER 02, 2019 AT 8:00  
 A.M.

**SCHEDULE B PART II**

- (12) Easement from Tim McCarthy to Georgia Power Company, dated August 21, 1972, filed for record September 5, 1972, and recorded in Deed Book 5847, Page 174, Fulton County, Georgia records. (AFFECTS TRACT 1, EFFECTS ARE BLANKET IN NATURE)
- (14) Easements established in that certain Judgment and Decree in Fulton County Superior Court Civil Action File No. B-91371 styled City of Atlanta vs. Mrs. Jacqueline D. Snelling, et al., dated March 15, 1974, filed for record March 15, 1974, and recorded in Deed Book 6013, Page 405, aforementioned records.
- (15) Easement from Robert S. Beachamp and Carl H. Colfer to Georgia Power Company, dated July 18, 1988, filed for record July 25, 1988, and recorded in Deed Book 10234, Page 308, aforementioned records. (AFFECTS TRACT 1, EFFECTS ARE BLANKET IN NATURE)
- (16) Stormwater Management Facility Inspection and Maintenance/Indemnification Agreement by JLB 99 West Paces Ferry, LLC, dated March 16, 2016, filed for record May 29, 2016, and recorded in Deed Book 60059, Page 211, aforementioned records. (AFFECTS AS SHOWN)
- (17) Terms and provisions of that certain Crane Swing and Subsurface Construction Agreement, by and between First-Citizens Bank & Trust Company, a North Carolina banking corporation and JLB 99 West Paces Ferry, LLC, a Georgia limited liability company, dated June 19, 2019, filed for record July 6, 2019, and recorded in Deed Book 60227, Page 365, aforementioned records. (AFFECTS SITE, RADIUS OF CURVE COVERS ENTIRE SITE)
- (18) Matters as would be disclosed by a current and accurate survey and inspection of the Land.

**NOTES:**

BOUNDARY REFERENCE WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY BY SURVEYING GROUP, LLC FOR 800 CORPORATION DATED JULY 20, 2015, LAST REVISION AUGUST 11, 2016.

ZONING INFORMATION WAS RETRIEVED BY THE CITY OF ATLANTA ZONING MAP NO. 17-90 SHEET 93.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLUGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL SURVY DISTURBING ACTIVITIES.

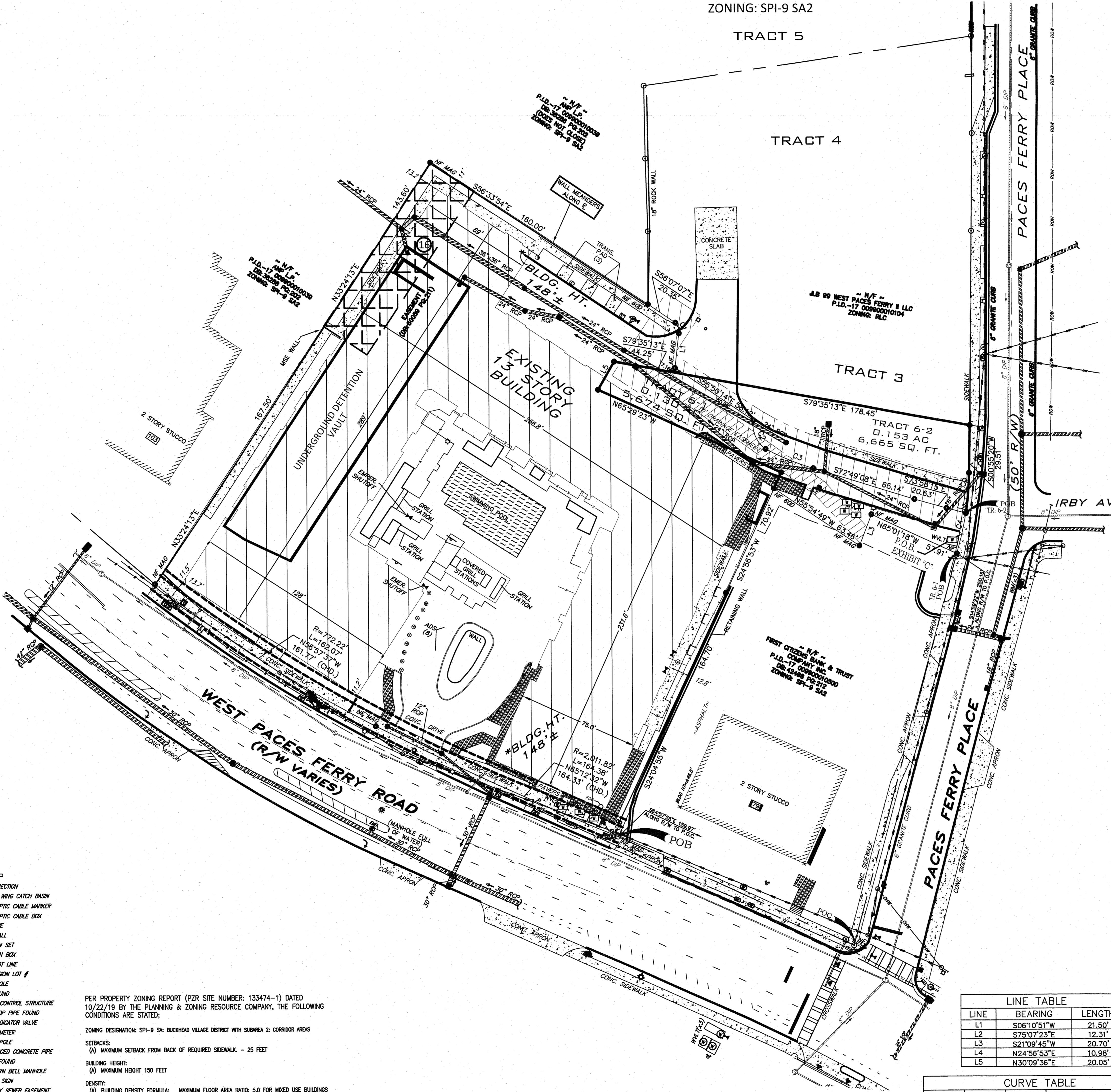
THIS TRACT IS LAND LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 131102404E EFFECTIVE SEPTEMBER 18, 2013.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED CERTIFICATION BY THE SURVEYOR OF RECORD.

PROPERTY HAS DIRECT ACCESS TO WEST PACES FERRY ROAD AND PACES FERRY PLACE WHICH BOTH ARE PUBLIC RIGHTS OF WAY.

EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

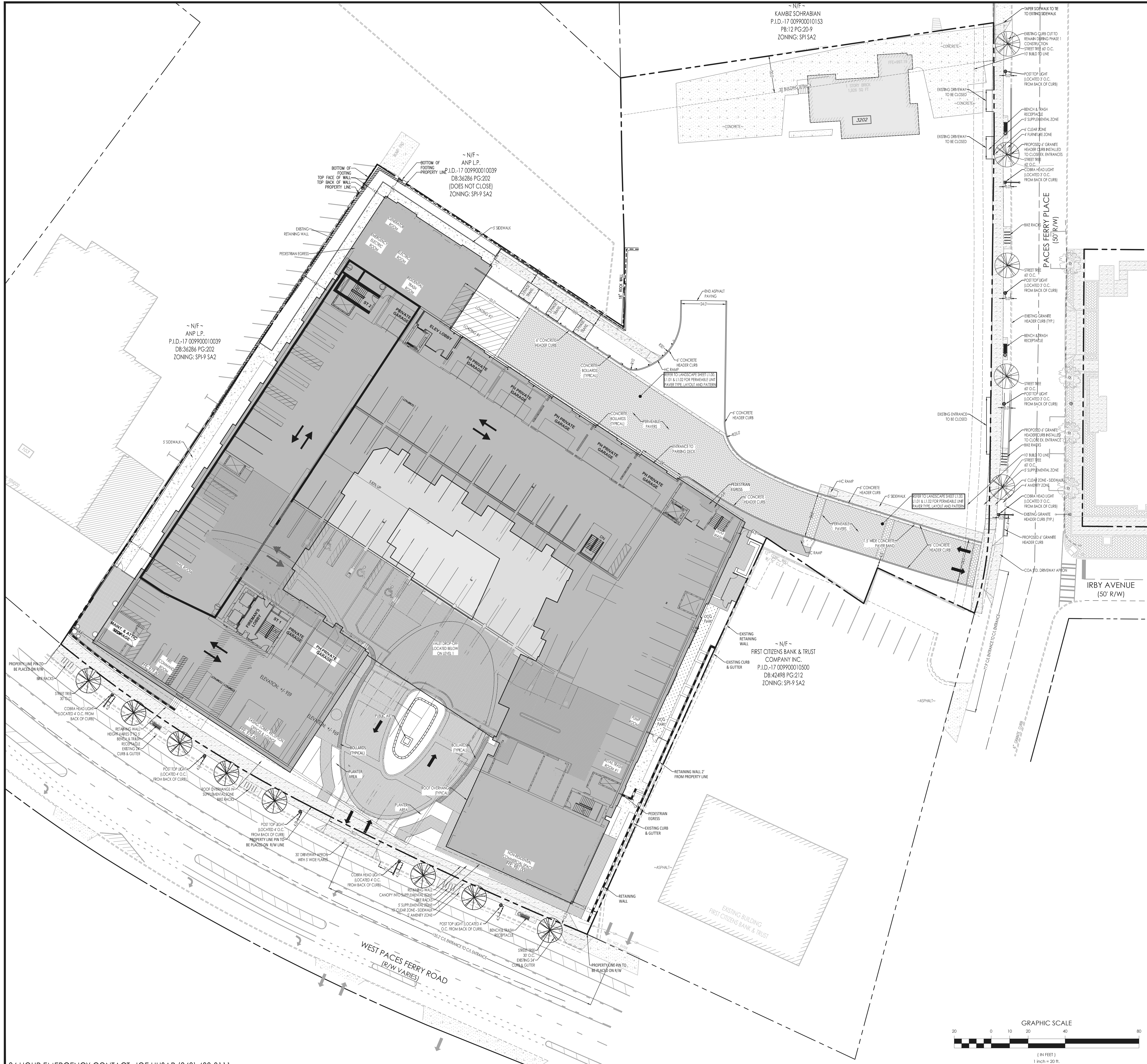
NO MARKERS WERE OBSERVED FOR THE DELINEATION OF WETLANDS.



LEGAL DESCRIPTION: PROVISIONS PHASE 1  
 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA IN THE CITY OF ATLANTA AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE RIGHT OF WAY INTERSECTION BY AND BETWEEN THE WESTERLY RIGHT OF WAY TO PACES FERRY PLACE (HAVING A 50' R/W) AND THE NORTHERLY RIGHT OF WAY TO WEST PACES FERRY ROAD (HAVING A RIGHT OF WAY THAT VARIES); THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY TO PACES FERRY PLACE NORTH 14 DEGREES 59 MINUTES 22 SECONDS EAST (N14°59'22") A DISTANCE OF 250.16' TO THE TRUE POINT OF BEGINNING (P.O.B.)

THENCE TURNING AND LEAVING THE WESTERLY RIGHT OF WAY TO PACES FERRY PLACE (50' R/W) AND CONTINUING NORTH 65 DEGREES 01 MINUTES 18 SECONDS WEST (N65°01'18"W) A DISTANCE OF 57.91' TO A POINT; THENCE TURNING AND CONTINUING NORTH 21 DEGREES 09 MINUTES 45 SECONDS WEST (N21°09'45"W) FOR A DISTANCE OF 20.70' TO A POINT; THENCE TURNING AND CONTINUING NORTH 54 DEGREES 54 MINUTES 40 SECONDS WEST (N54°54'40"W) FOR A DISTANCE OF 63.44' TO A POINT; THENCE TURNING AND CONTINUING NORTH 24 DEGREES 55 MINUTES 23 SECONDS EAST (N24°55'23"E) FOR A DISTANCE OF 10.98' TO A POINT; THENCE TURNING AND CONTINUING NORTH 36 SECONDS EAST (N36°00'36"E) FOR A DISTANCE OF 20.05' TO A POINT; THENCE TURNING AND CONTINUING SOUTH 79 DEGREES 13 SECONDS EAST (S79°13'13"E) FOR A DISTANCE OF 44.25' TO A POINT; THENCE CONTINUING SOUTH 14 SECONDS WEST (S14°00'14"W) A DISTANCE OF 50.00' TO A POINT; THENCE TURNING AND CONTINUING SOUTH 36 SECONDS EAST (S36°00'36"E) FOR A DISTANCE OF 20.05' TO A POINT; THENCE TURNING AND CONTINUING SOUTH 79 DEGREES 13 SECONDS EAST (S79°13'13"E) FOR A DISTANCE OF 44.25' TO A POINT; THENCE CONTINUING SOUTH 22 DEGREES 44 MINUTES 54 SECONDS EAST (S22°44'54"E) A CHORD DISTANCE 19.26' TO A POINT; THENCE CONTINUING SOUTH 13 DEGREES 13 SECONDS EAST (S13°13'13"E) A CHORD DISTANCE 19.26' TO A POINT; THENCE CONTINUING SOUTH 72 DEGREES 49 MINUTES 08 SECONDS EAST (S72°49'08"E) A DISTANCE OF 65.14' TO A POINT; THENCE CONTINUING SOUTH 67 DEGREES 44 MINUTES 30 SECONDS WEST (S67°44'30"W) A CHORD DISTANCE 31.69' TO A POINT; THENCE CONTINUING SOUTH 72 DEGREES 49 MINUTES 08 SECONDS EAST (S72°49'08"E) A DISTANCE OF 65.14' TO A POINT; THENCE CONTINUING SOUTH 73 DEGREES 08 SECONDS EAST (S73°08'08"E) A DISTANCE OF 20.83' TO A POINT; THENCE CONTINUING SOUTH 67 DEGREES 44 MINUTES 30 SECONDS EAST (S67°44'30"E) A CHORD DISTANCE 31.69' TO A POINT; THENCE CONTINUING SOUTH 72 DEGREES 49 MINUTES 08 SECONDS EAST (S72°49'08"E) A DISTANCE OF 65.14' TO A POINT; THENCE CONTINUING SOUTH 73 DEGREES 08 SECONDS EAST (S73°08'08"E) A DISTANCE OF 20.83' TO A POINT; THENCE CONTINUING SOUTH 67 DEGREES 44 MINUTES 30 SECONDS EAST (S67°44'30"E) A CHORD DISTANCE 31.69' TO A POINT; 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**SIDEWALK DESIGN NOTES:**

1. ALL PROPOSED SIDEWALKS AND RAMPS SHOWN ARE TO COMPLY WITH ANSI, ADA AND FAIR HOUSING SPECIFICATIONS.
2. RUNNING SLOPE MAXIMUM OF 5% AND A CROSS SLOPE MAXIMUM OF 2% MUST BE MAINTAINED UNLESS OTHERWISE NOTED.
3. IF A CENTER OR SPOT ELEVATION SHOWN COULD BE INTERPRETED TO CAUSE ANY GREATER SLOPES THAN THOSE MANDATED UNDER THESE SPECS, THE ENGINEER MUST BE NOTIFIED.
4. IF ANY BUILDING GRADE OR ENTRANCE LOCATIONS ARE CHANGED FROM THIS PLAN, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION.

**STREET LIGHTING NOTES:**

ALL STREETSCAPE LIGHTING WILL BE INSTALLED BY AND THEN LEASED FROM GEORGIA POWER COMPANY. THE STREET LIGHTS ARE TO BE INSTALLED AS SHOWN PER THIS PLAN. (LOCATED A MINIMUM OF 4' BEHIND THE BACK OF CURB AND A MINIMUM OF 15' FROM STREET TREES)

ALUMINUM WIRE WILL BE USED AS THE CONDUCTOR FOR ALL STREET LIGHTING. THE CITY OF ATLANTA WILL NOT POWER, MAINTAIN OR SERVICE THE LIGHTS. THE OWNER WILL POWER, SERVICE AND MAINTAIN THE STREET LIGHTS THROUGH A GEORGIA POWER LEASE AGREEMENT.

GEORGIA POWER WILL OWN AND MAINTAIN THE INFRASTRUCTURE, THEREFORE NO WIRING DIAGRAM IS REQUIRED.

**ALL BUILDINGS SHALL MEET THE FOLLOWING CITY CODE REQUIREMENTS:**

505.2 Multi-family communities (apartments, condos, townhouses).  
 Street Address:  
 Multi-family communities (apartments, condos, townhouses) and street address numbers shall comply with the following:

505.2.1 Street address shall be a minimum 12-inch high numbers with a two-inch stroke with contrasting background.  
 (a) Minimum 18 inches high numbers with a three-inch stroke with contrasting background.  
 (b) Buildings under 100 feet long or a minimum of one number per building.  
 (c) Buildings over 100 feet in length require a minimum of two numbers per building.

505.3 Apartment Spread Numbers/ Corridor Spread Numbers. Apartment spread numbers/ corridor spread numbers shall be:  
 (a) Apartment spread numbers shall be a minimum of seven-inch high numbers with a one-inch stroke with contrasting background.  
 (b) Corridor spread numbers shall be a minimum four-inch high number with a 5/8-inch brush stroke with a contrasting background.

505.4 Apartment Numbers. Apartment numbers shall be a minimum four-inch high numbers with a 5/8-inch stroke with contrasting background and visible from access road.

505.9 Address directory. General. An approved address directory shall be installed at properties with more than one principal building each building that have building unit identification numbers, or when, in the opinion of the chief, emergency response may be delayed due to the physical layout of the complex.

505.9.1 Prior to construction, an address directory plan shall be submitted to the Atlanta Fire Rescue Fire Marshal's Office for approval via the City of Atlanta Building Department's plan submission process.

505.9.1.1 Dimensions. The number of buildings in the complex shall determine the dimensions of the directory.  
 1. Complexes containing 12 or fewer buildings require three feet x three feet  
 2. Complexes containing 13 to 30 buildings require four feet x four feet (16 square feet) site directory.  
 3. Complexes containing 31 or more buildings require five feet by five feet (25 square feet) site directory.

The State of Georgia Fire Code requires that key boxes, when required, be installed in an approved location, in accordance with Atlanta Fire Rescue Department guidelines, any commercial building meeting the below criteria requires the installation of a Knox Box for rapid entry by the Atlanta Fire Rescue Department:

- High-rise buildings
- Gated communities (Knox Box or Knox Switch)
- Buildings that use, store, manufacture or process hazardous materials under Title II of the Federal Superfund Amendments
- Buildings equipped with a fire alarm or fire sprinkler system
- Buildings with Elevators
- Other buildings that could create any unreasonable delays for CFD access, as determined by the Fire Marshal

Box Styles and Number of Keys:

For most applications, the 3300 Series box style will suffice. The number of keys or key sets shall be as follows:

- 1 story building: 1 set
- 2 - 3 stories: 2 sets
- 4 - 6 stories: 3 sets
- High-rise buildings: 5 sets

For entry gates securing gated communities and other properties, it is recommended to have installed a Knox Electronic Switch, for electric fences, a Knox switch is required to disconnect the electric charge to the fence.

Ordering information:  
 All orders may be made on-line at [www.knoxbox.com](http://www.knoxbox.com). Important: For the jurisdiction, be sure to specifically indicate the box is in the jurisdiction of Atlanta Fire Rescue Department, 224 Peachtree Street SW, Atlanta GA, 30303.

**NOTE: AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 6 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.**

**NOTE: THE CURRENT PROPERTY OWNER, JLB 99 WEST PACES FERRY LLC AND ALL FUTURE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS LOCATED INSIDE THE PROPERTY LINES (OUTSIDE OF RIGHT-OF-WAY). THE PROPERTY LINES WILL BE MARKED BY PINS AS NOTED ON THIS PLAN.**

**NOTE: THE EXISTING CURB (WHERE CURB IS PRESENT) ALONG PACES FERRY PLACE IS TO BE REPLACED WITH GRANITE HEADER CURB TO MATCH THE EXISTING CONDITIONS.**

Jul. 28, 2021

Summit  
Engineering Consultants, Inc.  
6350 Shiloh Road, Suite 100  
Atlanta, Georgia 30328  
770-667-0094

JLB  
PARTNERS  
3715 Northchase Parkway, NW  
Suite 400  
Atlanta, Georgia 30327  
770-665-7007

Date	Revision
1/2/2021	1
7/27/21	2

Project No.	Design By	Drawn By	Checked By	Date	Scale
S-15381	CRH	CRH	CRH	2/19/19	1" = 20'

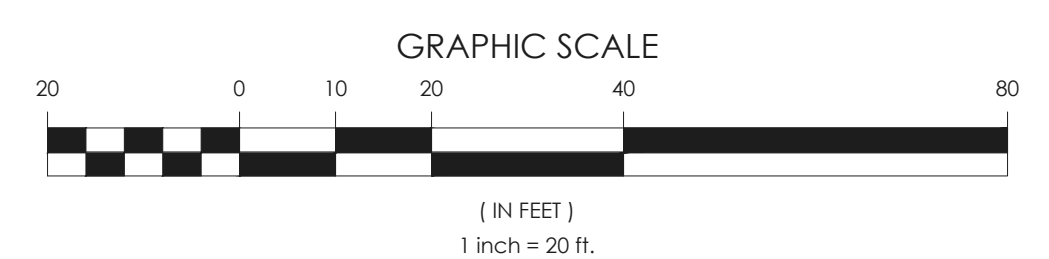
**ISSUED FOR CONSTRUCTION**

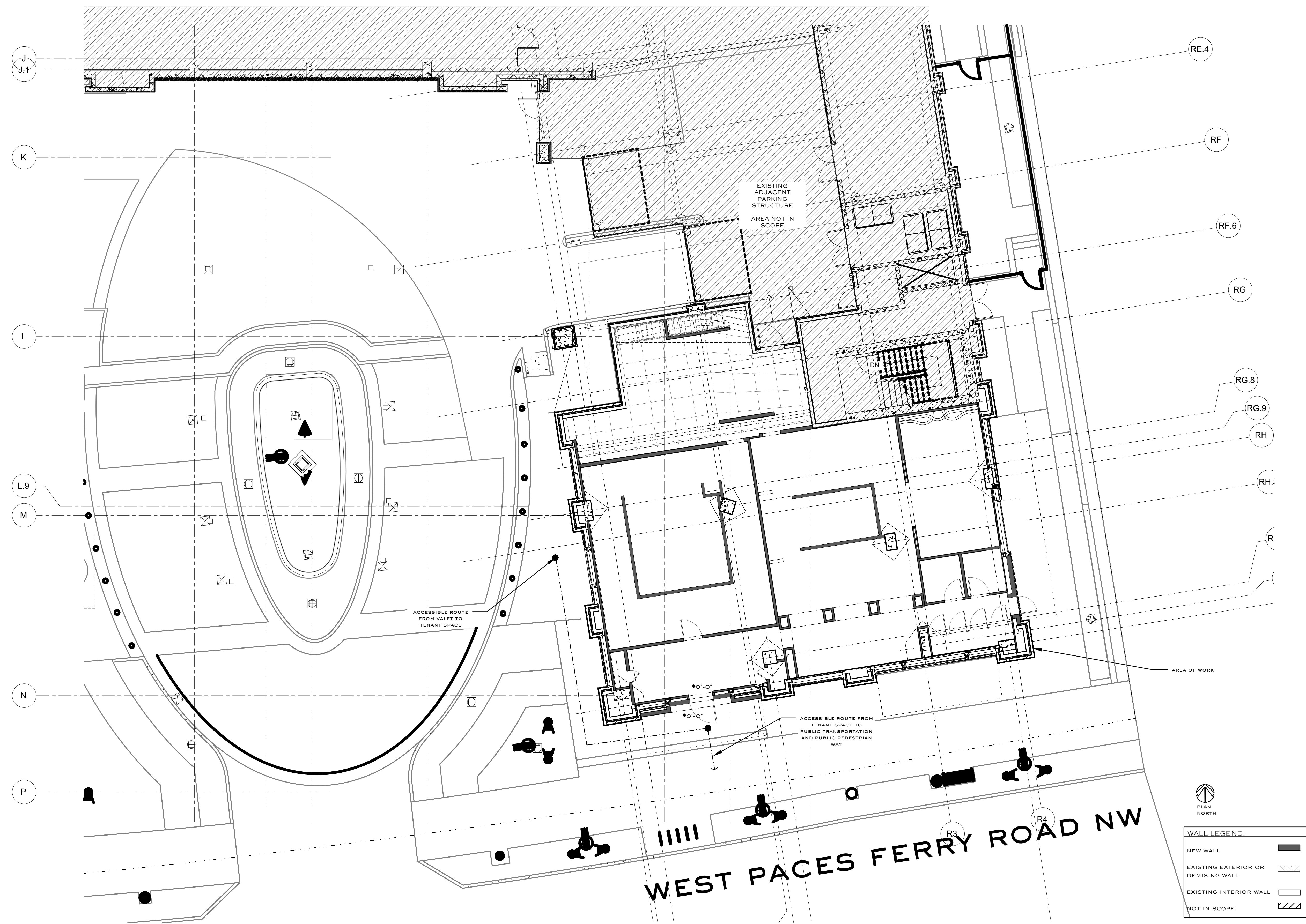
**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.

\*\*\*CAUTION\*\*\*

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Drawing No.  
**2.0**  
S-15-031con.dwg





I SITE PLAN  
SCALE: 1:100

# Smith Hanes

STUDIO

949 W MARIETTA ST NW #X-113  
ATLANTA, GA 30318  
TELEPHONE. 770.780.1316  
SMITH@SMITHHANES.COM

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## 99 WEST PACES

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

2023.020D

date of issue:

8.28.2024

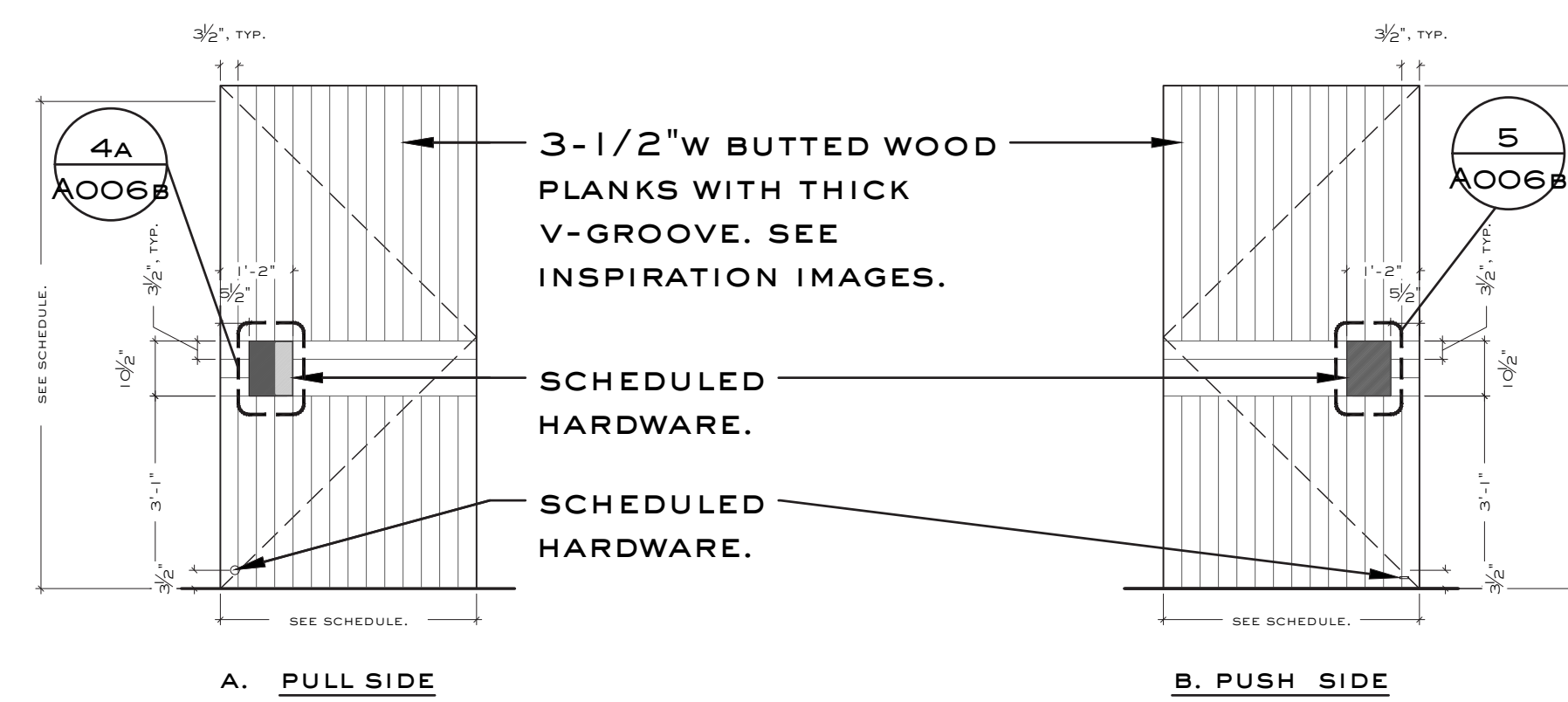
drawing name:

SITE PLAN

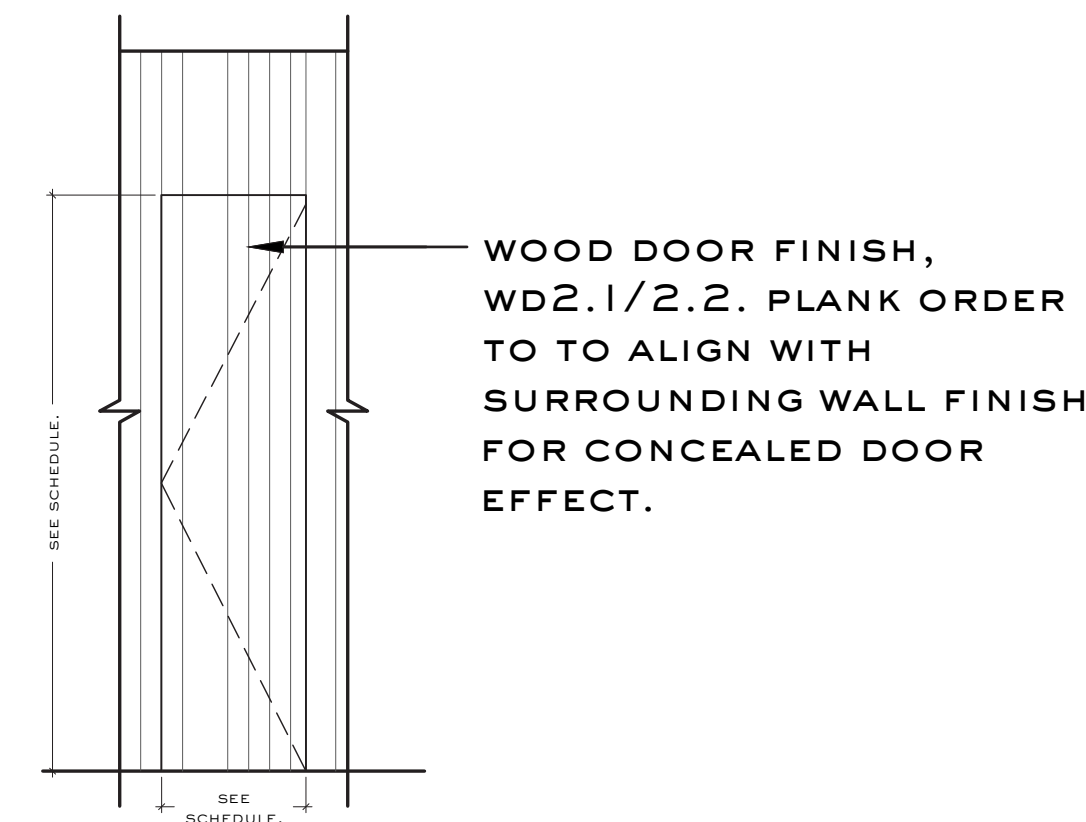
drawing no.

# A SP1

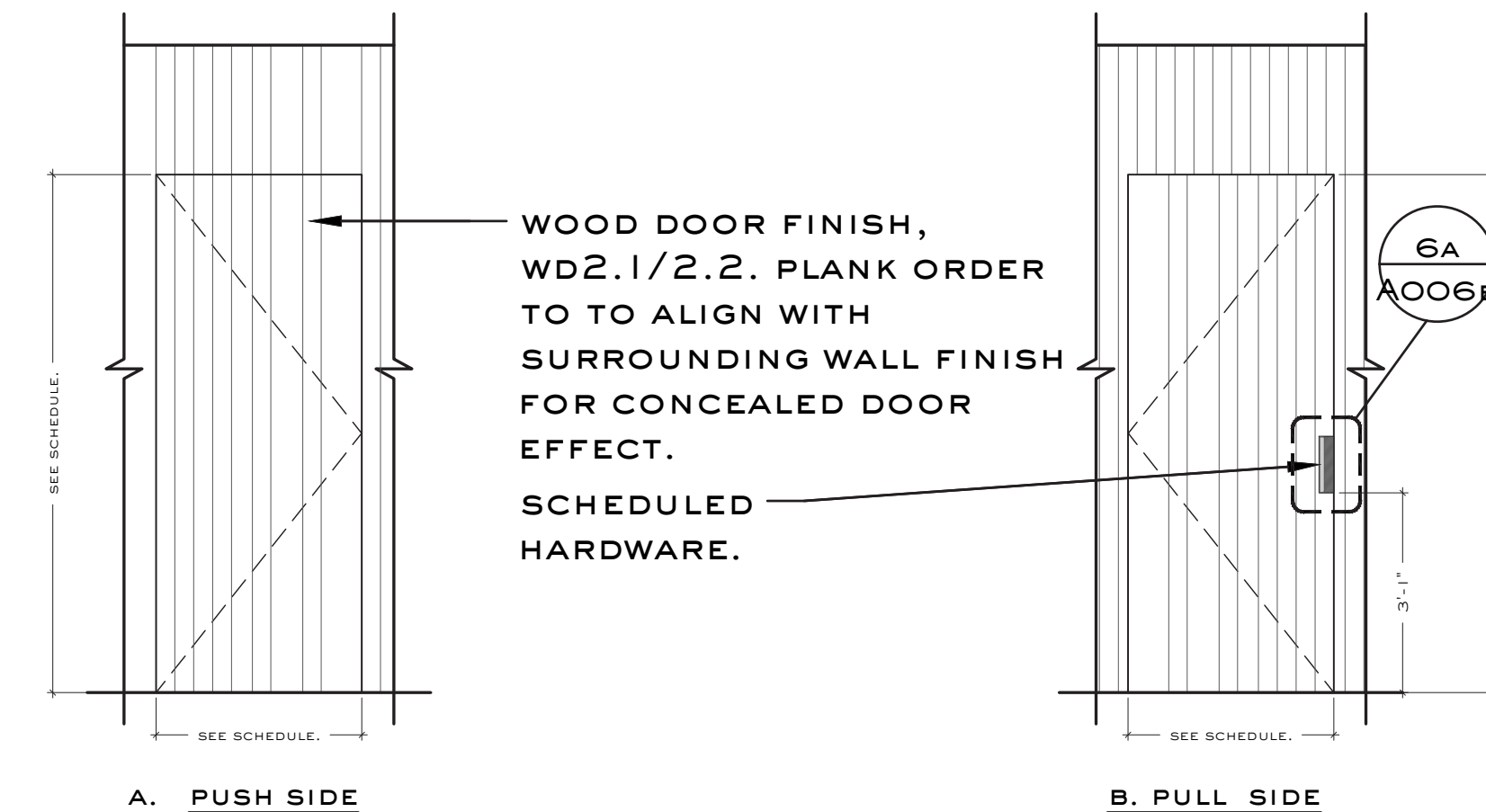
DOOR SCHEDULE					
Room	Type	Door Info.	Location	Notes	Contact/ Source
Entry Vestibule Rm. 100	001	Door: <b>Type A: Exterior Door</b>	Front Entry	-	Source: General Contractor / Millworker
		Door Size: 4'-1" w x 8'-0" h, VIF			
Entry Vestibule Rm. 100	002	Door: <b>Type B: Interior Door</b>	Storage Closet	-	Source: General Contractor / Millworker
		Door Size: 2'-0" w x 8'-0" h, VIF			
Entry Vestibule Rm. 100	003	Door: <b>Type C: Interior Door</b>	Omakase	-	Source: General Contractor / Millworker
		Door Size: 3'-2" w x 8'-0" h, VIF			
Entry Vestibule Rm. 100	004	Door: <b>Type B: Interior Door</b>	Coat Closet	-	Source: General Contractor / Millworker
		Door Size: 2'-0" w x 8'-0" h, VIF			
Cocktail Bar Rm. 102	005	Door: <b>Type D: Interior Double Doors</b>	Private Dining	-	Source: General Contractor / Millworker
		Door Size: 7'-6" w x 8'-0" h, VIF			
Restroom Corridor Rm. 105	006	Door: <b>Type E: Interior Door</b>	Restroom	-	Source: General Contractor / Millworker
		Door Size: 3'-2" w x 8'-0" h, VIF			
Restroom Corridor Rm. 105	007	Door: <b>Type E: Interior Door</b>	Restroom	-	Source: General Contractor / Millworker
		Door Size: 3'-2" w x 8'-0" h, VIF			
Restroom Corridor Rm. 105	008	Door: <b>Type F: Exterior Door</b>	Rear Entry (Egress)	-	Source: General Contractor / Millworker
		Door Size: 3'-0" w x 8'-0" h, VIF			
Restroom Corridor Rm. 105	009	Door: <b>Type G: Interior Steel + Glass Door</b>	Wine Storage Unit	Doors included as a part of whole wine storage unit. Consult owner for more information.	Source: Owner Provided
		Door Size: 3'-6"			
Mezzanine Rm. 109	010	Door: <b>Type H: Interior Door</b>	Mezzanine	-	Source: General Contractor / Millworker
		Door Size: 2'-0" w x 7'-0" h, VIF			
Mezzanine Rm. 109	011	Door: <b>Type H: Interior Door</b>	Mezzanine	-	Source: General Contractor / Millworker
		Door Size: 2'-0" w x 7'-0" h, VIF			
Mezzanine Rm. 109	012	Door: <b>Type I: Interior Door</b>	Mezzanine	-	Source:
		Door Size: 2'-8" w x 7'-0" h, VIF			



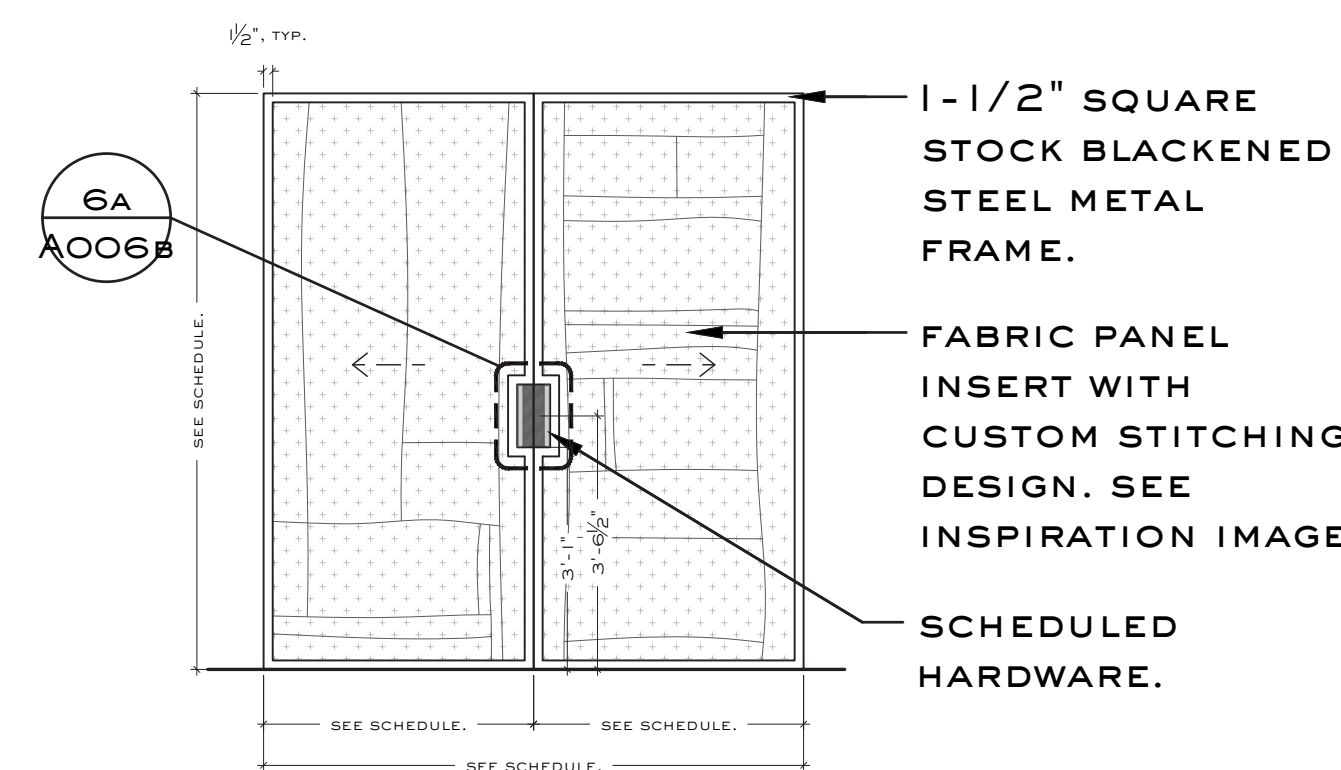
**1 DOOR TYPE A**  
SCALE: 3/8" = 1'-0"



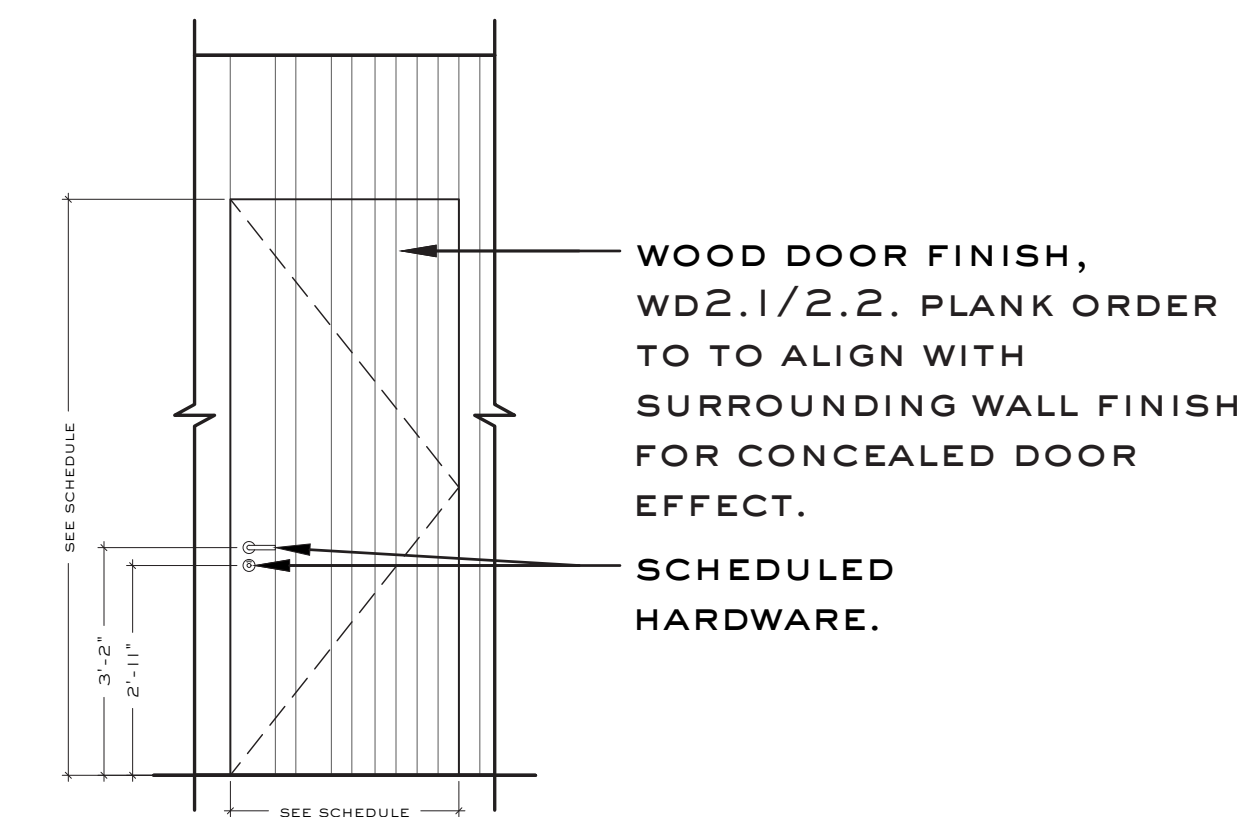
**2 DOOR TYPE B**  
SCALE: 3/8" = 1'-0"



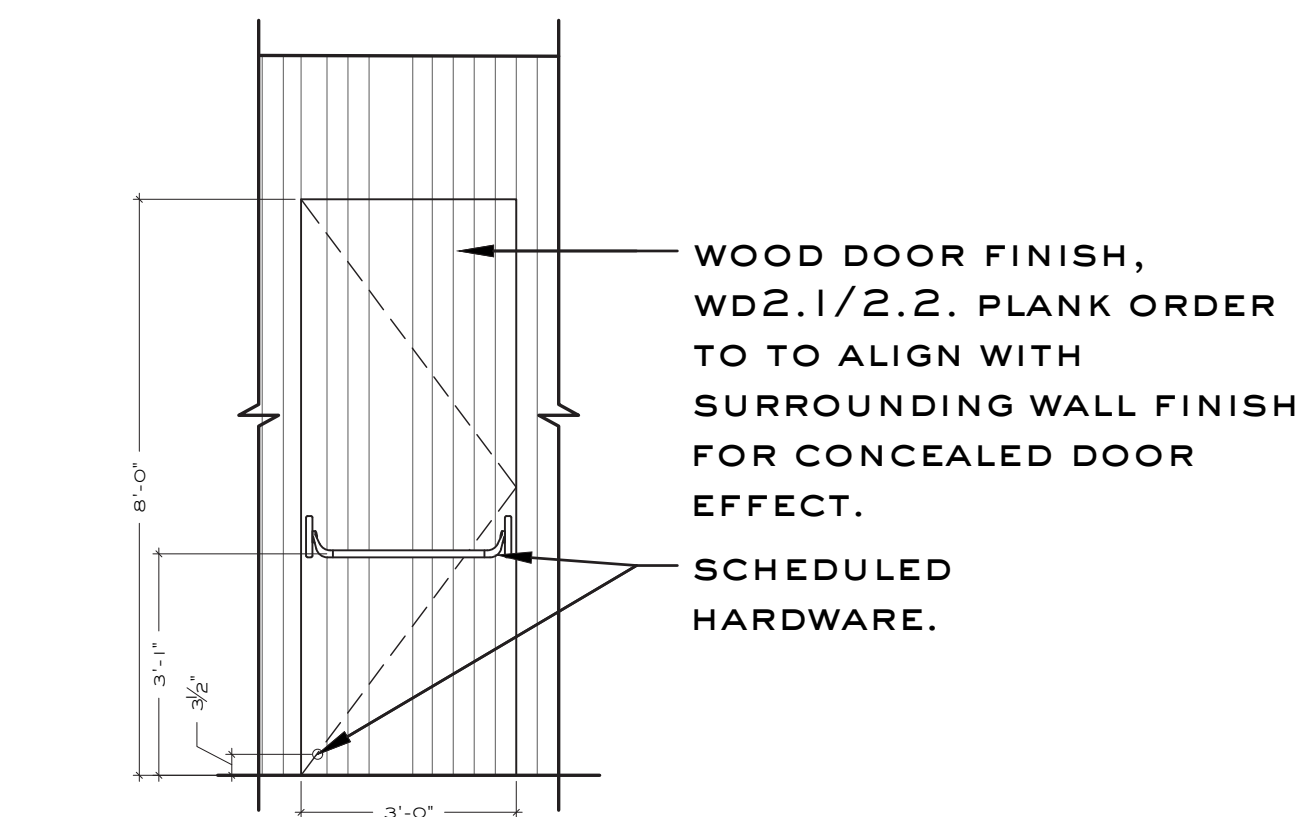
**3 DOOR TYPE C**  
SCALE: 3/8" = 1'-0"



**4 DOOR TYPE D**  
SCALE: 3/8" = 1'-0"



**5 DOOR TYPE E**  
SCALE: 3/8" = 1'-0"



**6 DOOR TYPE F**  
SCALE: 3/8" = 1'-0"



**C. REFERENCE PHOTO**

**Smith Hanes**

STUDIO

949 W MARIETTA ST NW #X-113  
ATLANTA, GA 30318  
TELEPHONE. 770.780.1316  
SMITH@SMITHHANES.COM

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**99 WEST PACES**

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

**2023.020D**

date of issue:

**8.28.2024**

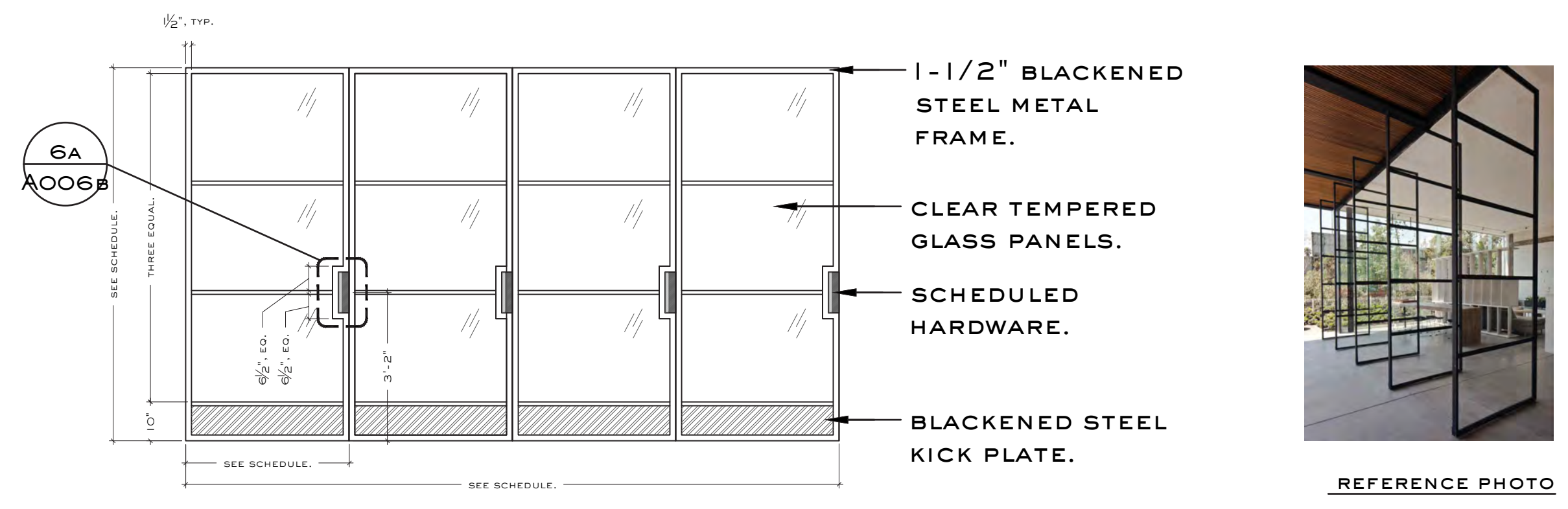
drawing name:

**DOOR SCHEDULE**

drawing no.

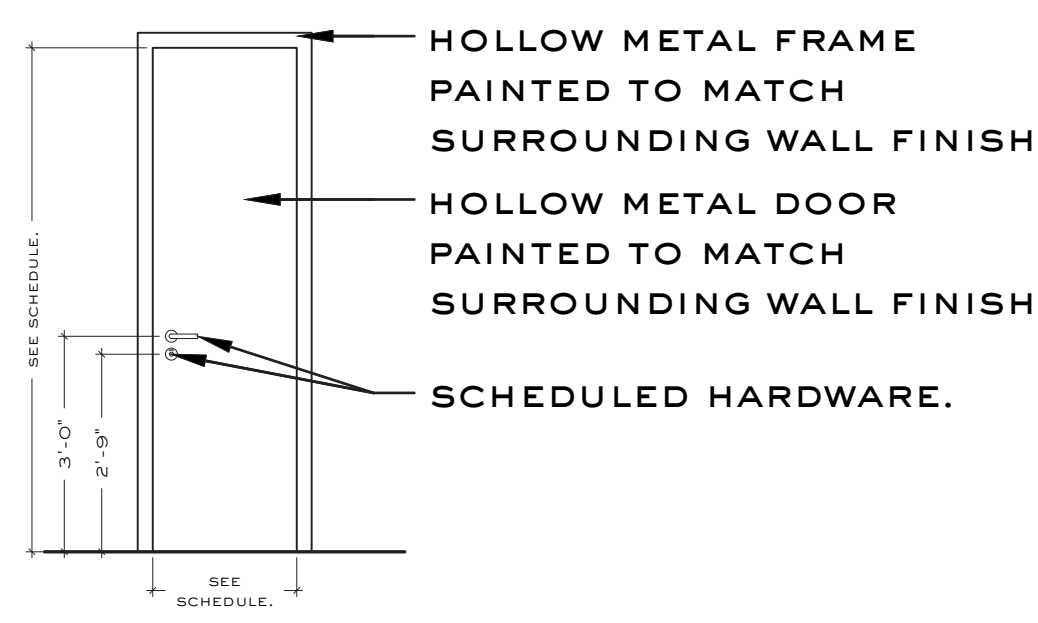
**A 006a**

DOOR HARDWARE SCHEDULE			
Type	Hardware Info	Source	Contact
HDW1	Location: <b>Front Entry Door</b> HINGES: Concealed CLOSER: DORMA ITS9613 concealed closer, 693 Black PULL: Custom: See Drawings LOCK: Sargent, Single Cylinder w/ Deadbolt 4875 Single Cylinder x Thumb Turn	Source: General Contractor / Millworker	
	HDW: PUSH PLATE: Custom: See Drawings FRAME: Frameless Door Jamb System // EzyJamb Inswing ISD Door Jamb Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW2	Location: <b>Closet Doors</b> HINGES: Concealed CLOSER: No Closer PULL: Croft, 1406 Arc Top Fix Edge Pull, 200mm, Matte Black Bronze (MB)	Source: General Contractor / Millworker	
	HDW: LOCK: No Lock LATCH: Sugatstone ML-ZN80-BL; Long Stroke Magnetic Touch Latch Black - ML-120/BLK FRAME: EzyJamb SRC - Single Rabbet Door Jamb Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW3	Location: <b>Omakase Door</b> HINGES: Concealed CLOSER: DORMA ITS9613 concealed closer, 693 Black PULL: Custom: See Drawings LOCK: No Lock	Source: General Contractor / Millworker	
	HDW: FRAME: Frameless Door Jamb System // EzyJamb Inswing ISD Door Jamb Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW4	Location: <b>Private Dining Room Double Doors</b> TRACK: Hager, #9878CS - 96 Series Pocket Set, **Order with Optional Soft Close Part #1-269-8651.	Source: General Contractor / Millworker	
	HDW: PULL: Custom: See Drawings LOCK: No Lock Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW5	Location: <b>Restroom Door</b> HINGES: Concealed CLOSER: DORMA ITS9613 concealed closer, 693 Black PULL: QTY 2 Dummy Levers - Formani BASICS LBIII-19 Door Lever, Satin Black RAL 9004	Source: General Contractor / Millworker	
	HDW: LOCK/INDICATOR: Formani BASICS LBWC50 Indicator Thumb Turn and Release, Satin Black RAL 9004 FRAME: Frameless Door Jamb System // EzyJamb Inswing ISD Door Jamb Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW6	Location: <b>Rear Egress Door</b> HINGES: Concealed CLOSER: DORMA ITS9613 concealed closer, 693 Black LOCK: Sargent, Single Cylinder w/ Deadbolt 4875 Single Cylinder x Thumb Turn	Source: General Contractor / Millworker	
	HDW: PANIC HARDWARE: Von Duprin 55 Series; Panic Device; Black **Note, no latch desired. FRAME: Frameless Door Jamb System // EzyJamb Inswing ISD Door Jamb Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW7	Location: <b>Wine Storage Doors</b> HINGES: Dormakaba LM Series Pivot Hinges CLOSER: No Closer PULL: Dummy Lever - Formani BASICS LBIII-19 Door Lever, Satin Black RAL 9004	Source: Owner Provided	
	HDW: LOCK: No Lock FRAME: No Frame Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW8	Location: <b>Mezzanine Storage Closet Door</b> HINGES: Concealed CLOSER: Sargent 422 Cam Action Closer, Satin Stainless Steel Finish	Source: General Contractor / Millworker	
	HDW: PULL: Sargent Aventura ME Trim/Lever; Satin Stainless Steel LOCK: Sargent, 460 Series Deadbolt and Status Indicator, Double Indicator 468 Function, V21, Satin Stainless Steel FRAME: Hollow Metal Frame, Painted Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		
HDW9	Location: <b>Mezzanine Office Door</b> HINGES: Concealed CLOSER: Sargent 422 Cam Action Closer, Satin Stainless Steel Finish	Source: General Contractor / Millworker	
	HDW: PULL: Sargent Aventura ME Trim/Lever; Satin Stainless Steel LOCK: Sargent, 480 Series Deadbolt, Satin Stainless Steel FRAME: Hollow Metal Frame, Painted Provide Additional Hardware: weather seals, transitions, etc., where required. Finish to match hardware specified		

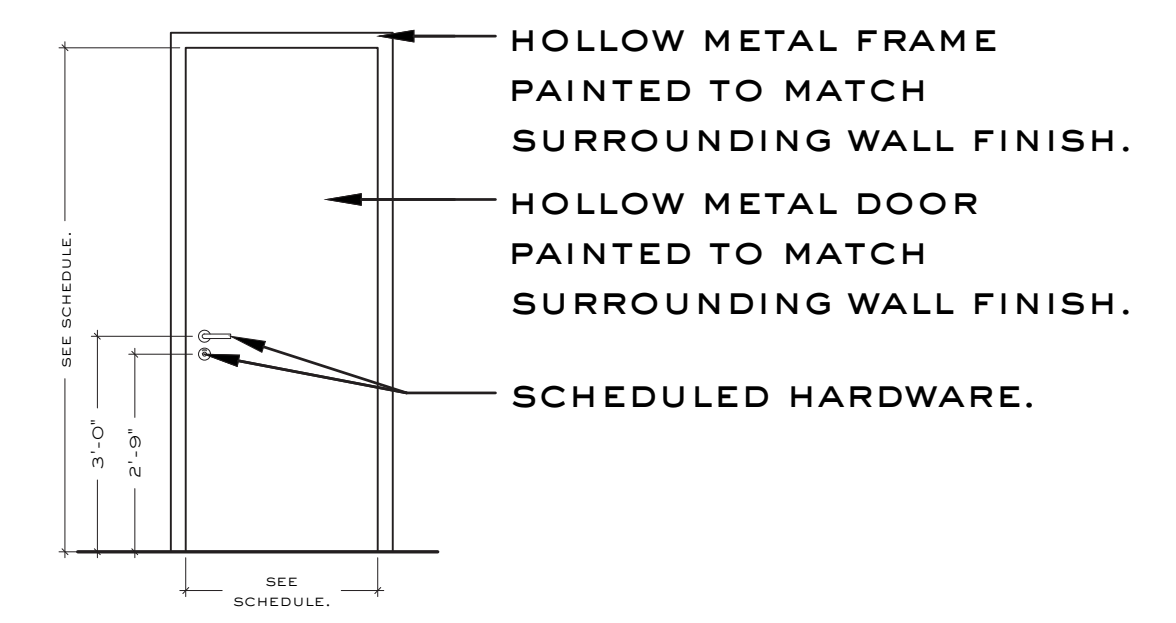


REFERENCE PHOTO

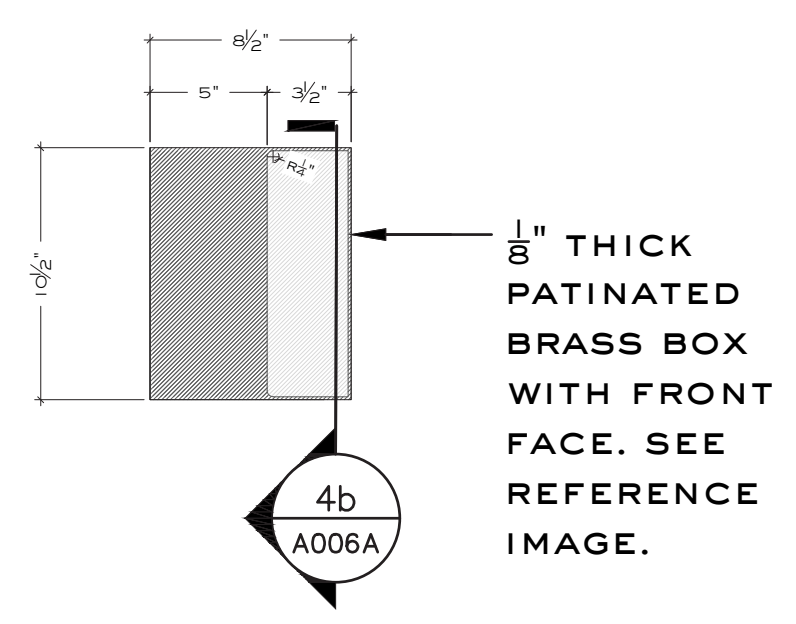
1 DOOR TYPE G  
SCALE: 3/8" = 1'-0"



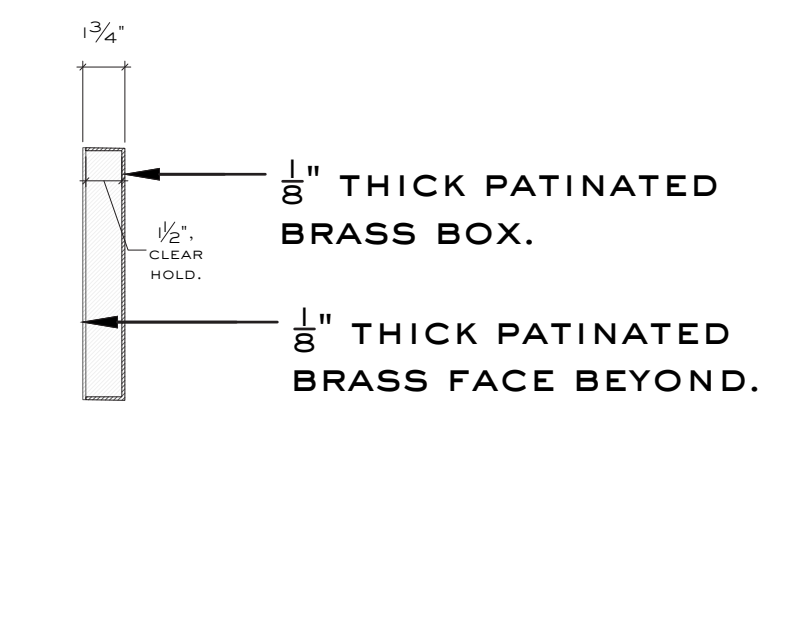
2 DOOR TYPE H  
SCALE: 3/8" = 1'-0"



3 DOOR TYPE I  
SCALE: 3/8" = 1'-0"



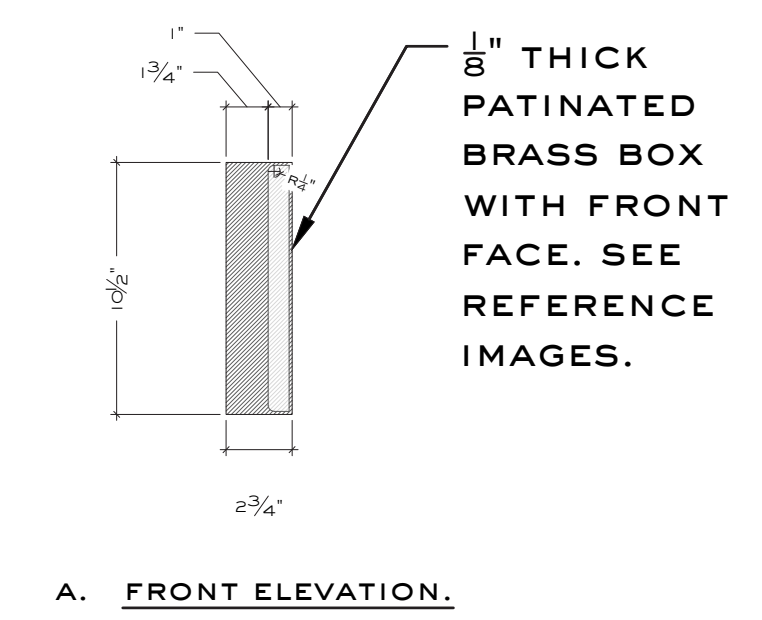
4 FRONT DOOR CUSTOM PULL DETAIL  
SCALE: 1-1/2" = 1'-0"



5 FRONT DOOR CUSTOM PUSH PLATE DETAIL  
SCALE: 1-1/2" = 1'-0"



C. REFERENCE PHOTO.



6 INTERIOR DOOR CUSTOM PULL DETAIL  
SCALE: 1-1/2" = 1'-0"

# Smith Hanes

STUDIO

949 W MARIETTA ST NW #X-113  
ATLANTA, GA 30318  
TELEPHONE. 770.780.1316  
SMITH@SMITHHANES.COM

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## 99 WEST PACES

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

2023.020D

date of issue:

8.28.2024

drawing name:

DOOR + DOOR  
HARDWARE SCHEDULE

drawing no.

# A 006b



FINISH SCHEDULE						
notes	Image	Tag	Finish Info.	Notes	Contact	
Cocktail Bar + movable bar cart		ST2	Description: <b>Cocktail Bartop Stone</b> Mfr: Marmi Stone Series: New Port Laurent Color: To Match SHS Control Sample Size/Install: see Drawings Finish: Honed / Provide matte epoxy or sim. finish to protect marble	Finish sample required for approval	Source: GC / Millworker	
womens Restroom		ST3	Description: <b>Restroom Integrated Sink Stone</b> Mfr: Walker Zanger Series: I NATURALI STATUARIO ALTISSIMO LUCIDATO Color: - Size/Install: - Finish: Honed / Provide matte epoxy or sim. finish to protect marble	Finish sample required for approval	Source: GC / Millworker	
mens Restroom		ST4	Description: <b>Restroom Integrated Sink Stone</b> Mfr: Walker Zanger Series: I NATURALI SAHARA NOIR Color: - Size/Install: - Finish: Honed / Provide matte epoxy or sim. finish to protect marble	Finish sample required for approval	Source: GC / Millworker	
throughout		WD1	Description: <b>Paint Grade Wood</b> Mfr: GC / Millworker Species/Color: Poplar Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2. (To match sample provided by SHS)	Source: GC / Millworker	
wall cladding; \$13.18/sf		WD2.1	Description: <b>Sho Sugi Ban Interior Wall Cladding - 8"</b> Mfr: Mill + Woods Species/Color: Cypress; Shou Sugi Ban; Carbon; Sheen 4-6 Size: 8" (nominal) x 3/4" thick	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: Mill and Woods Name: Athena Johnson Phone: 678-983-2135 Email: <a href="mailto:athena@millandwoods.com">athena@millandwoods.com</a>	
wall cladding; \$13.18/sf; CUSTOM SIZE AVAIALBLE		WD2.2	Description: <b>Sho Sugi Ban Interior Wall Cladding - 4"</b> Mfr: Mill + Woods Species/Color: Cypress; Shou Sugi Ban; Carbon; Sheen 4-6 Size: 4" (nominal) x 3/4" thick <b>(This is a custom width not available on website; contact Athena Johnson for pricing, availability.)</b>	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: Mill and Woods Name: Athena Johnson Phone: 678-983-2135 Email: <a href="mailto:athena@millandwoods.com">athena@millandwoods.com</a>	
omakase countertop		WD3	Description: <b>Omakase Cypress</b> Mfr: GC / Millworker Species/Color: Cypress / To Match SHS Control Sample / Oil or Ultra Matte Poly Finish Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2. <b>GC to provide pricing on both solid slab option and (3) pieces of face laminate planks.</b>	Source: GC / Millworker	
omakase walls		WD4.1	Description: <b>Omakase Stained Alder Plywood</b> Mfr: GC / Millworker Species/Color: Alder / To Match SHS Control Sample Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: GC / Millworker	
omakase walls		WD4.2	Description: <b>Omakase Stained Alder Hardwood</b> Mfr: GC / Millworker Species/Color: Alder / To Match SHS Control Sample Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: GC / Millworker	
omakase floor		WD5	Description: <b>Omakase Light Oak Flooring</b> Mfr: Mill + Woods Species/Color: French Oak; Le Bar; Sheen 4-6 Size: 7-1/2" (actual) x 5/8" thick	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: Mill and Woods Name: Athena Johnson Phone: 678-983-2135 Email: <a href="mailto:athena@millandwoods.com">athena@millandwoods.com</a>	
cocktail bar bar back		WD6.1	Description: <b>Cocktail Bar Warm Stained End Grain Cypress</b> Mfr: Woodmill Labs Species/Color: Cypress <b>End Grain</b> / To Match SHS Control Sample / Flat Clear Coat Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: Woodmill Labs Name: Chris Hagen Phone: 404) 538-8732 Email: <a href="mailto:chris@woodmilllab.com">chris@woodmilllab.com</a>	
cocktail bar bar top		WD6.2	Description: <b>Cocktail Bar Warm Stained End Grain Cypress</b> Mfr: Woodmill Labs Species/Color: Cypress <b>Plain Sawn</b> / To Match SHS Control Sample / Flat Clear Coat Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2.	Source: Woodmill Labs Name: Chris Hagen Phone: 404) 538-8732 Email: <a href="mailto:chris@woodmilllab.com">chris@woodmilllab.com</a>	
cocktail bar bar front, beams		WD7	Description: <b>Cocktail Bar Black Stained Cypress</b> Mfr: Woodmill Labs Species/Color: Cypress Plain Sawn / To Match SHS Control Sample / Flat Clear Coat Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2. Wood to match	Source: Woodmill Labs Name: Chris Hagen Phone: 404) 538-8732 Email: <a href="mailto:chris@woodmilllab.com">chris@woodmilllab.com</a>	
front door		WD8	Description: <b>Sho Sugi Ban Exterior Door</b> Mfr: Woodmill Labs Species/Color: Ash with Faux Sho Sugi Ban Finish / To Match SHS Control Sample / Flat Clear Coat Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2. Wood to match	Source: Woodmill Labs Name: Chris Hagen Phone: 404) 538-8732 Email: <a href="mailto:chris@woodmilllab.com">chris@woodmilllab.com</a>	
cocktail bar + PDR table tops + bar cart		WD9	Description: <b>White Oak Dark (FTE)</b> Mfr: GC / Millworker Species/Color: White Oak / To Match SHS Control Sample / Sealed with Rubio Monocoat (Flat Finish) Size: Varies, See Plans, Elevations, Details	-Wood finish is to comply with 2018 LSC 12.3.3.2, 12.3.3.3 & Table A.10.2.2. Wood to match	Source: GC / Millworker	

Smith Hanes

STUDIO

949 W MARIETTA ST NW #X-113  
ATLANTA, GA 30318  
TELEPHONE. 770.780.1316  
SMITH@SMITHHANES.COM

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08.24.24

99 WEST  
PACES

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

2023.020D

date of issue:

8.28.2024

drawing name:

FINISH SCHEDULE

drawing no.

A 007b





99 WEST PACES

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

2023.020D

date of issue:

8.28.2024

drawing name:

PROPOSED FLOOR PLAN

drawing no.

A200

GENERAL NOTES:

- DO NOT SCALE THESE DRAWINGS.
- THE INTENT OF THESE DRAWINGS IS TO INDICATE THE SCOPE OF WORK REQUIRED IN ORDER TO CONSTRUCT A COMPLETE AND FINISHED SPACE READY FOR TENANT OCCUPANCY. THE CONTRACTOR AND SUB-CONTRACTORS ARE EXPECTED TO VISIT THE PROJECT SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES WITHIN THE DRAWINGS OR POSSIBLE CONFLICTS WHICH AFFECT THE PROGRESS OF THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF GYP TO FACE OF GYP, UNLESS NOTED OTHERWISE.
- VERIFY EXISTENCE OF FIRE ALARM AND DETECTION SYSTEMS. INCLUDE IN THE BID PRICE ANY WORK REQUIRED TO MODIFY EXISTING SYSTEM, IN ORDER TO COMPLY WITH LOCAL AND FEDERAL CODES. NO CHANGE ORDERS WILL BE ACCEPTED FOR ANY FIRE DETECTION OR ALARM SYSTEM MODIFICATIONS.
- WHERE NEW CONSTRUCTION JOINS EXISTING SURFACES MATCH AND ALIGN NEW FINISHES WITH THE EXISTING.
- SEAL ALL PENETRATIONS OF FIRE-RATED WALL ASSEMBLIES, IF APPLICABLE IN ACCORDANCE WITH U.L. FIRE-RATED PENETRATION DETAILS.
- PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2-A, 10-B,C FOR EVERY 3000 SQUARE FEET OF FLOOR AREA. TRAVEL DISTANCE TO REACH AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT BOTTOM AT 2'-9 1/2" A.F.F. - EXISTING FIRE EXTINGUISHERS AND CABINETS MAY BE RECHARGED, REFURBISHED AND REINSTALLED IN THE APPROPRIATE LOCATIONS AS DIRECTED BY THE LOCAL FIRE INSPECTION OFFICIAL. IN LIEU OF PURCHASING NEW EXTINGUISHERS, HOWEVER, IF REQUIRED CONTRACTOR WILL ALSO PROVIDE AND INSTALL NEW ADDITIONAL EXTINGUISHERS TO MEET CURRENT CODES.
- REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK REQUIRED. LOCATIONS FOR MECH, ELEC, & PLUMBING FIXTURES SHALL BE AS SHOWN ON THE ARCHITECTURAL/INTERIOR FLOOR & CEILING PLANS.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL CODES AND RESTRICTIONS.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL BE USED ONLY BY THE SUPER-INTENDANT. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE SHALL BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND THE WORKERS AT ALL TIMES.
- CONTRACTOR SHALL SUBMIT (2) SAMPLES OF CONCRETE STAIN AND FINISH FOR ARCHITECT/ TENANT APPROVAL PRIOR TO FINISHING EXISTING CONCRETE FLOOR THROUGHOUT.
- INTERIOR STEEL FRAMING PARTITION DESIGN CRITERIA SHALL BE BASED ON ASTM C 754 STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM PANEL PRODUCTS, LATEST VERSION. ALLOWABLE DEFLECTION WITH A 5 PSF UNIFORM LOAD PERPENDICULAR TO THE PARTITION IS 1/240. PARTITIONS WITH CERAMIC TILE FINISH SHALL HAVE AN ALLOWABLE DEFLECTION OF 1/360. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH THE DRAWINGS AND PRIOR TO BIDDING, START OF, AND DURING CONSTRUCTION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.
- NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR MOVED IN ANY WAY WITHOUT PREVIOUS AUTHORIZATION IN WRITING FROM THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT/OWNER.
- ALL COMMON INTERIOR WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS AND OTHER TENANT SPACES, OR BETWEEN DWELLING UNITS MEET THE FOLLOWING MINIMUM REQUIREMENTS FOR SOUND TRANSMISSION WHEN NOT SPECIFICALLY NOTED ELSEWHERE ON THE DRAWINGS OR IN THE SPECIFICATIONS FOR (A) AIR-BORNE SOUND (A) WHERE NOT SPECIFICALLY SHOWN IN THE DOCUMENTS, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND OTHER TENANT SPACES FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A MINIMUM SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHUBS; SOFFITS; OR HEATING/VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS, EXCEPT FOR THE STC RATINGS SPECIFIED. SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL AND CONTAIN SOUND SEALS.
- WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED, THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.
- ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE GENERATING DEVICES AND EQUIPMENT INCLUDED IN THE PROJECT SUCH AS: MECHANICAL EQUIPMENT AND PUMP ROOMS, ELEVATOR EQUIPMENT, MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO PUBLIC ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS.
- THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER. WHERE TWO SPACES OF DIFFERING STC REQUIREMENTS OCCUR ADJACENT, THE MORE STRINGENT STC SHALL BE MAINTAINED.  
A-MECHANICAL ROOM - STC 55  
B-TOILET/RESTROOMS - STC 50  
C-CONFERENCE ROOMS - STC 50  
D-OFFICES - STC 45
- ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.
- PROVIDE A BEAD OF ACOUSTICAL SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C919. WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAIN WALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL SEAL OF ACOUSTICAL FOAM TAPE, PERMANENT RESILIENT ACOUSTICAL SEALANT SHALL ALSO BE PROVIDED ALONG THE CLOSURE JOINT BETWEEN THE TOP OF CMU AND THE STRUCTURE ABOVE AT ALL SOUND SEPARATION WALLS. ADDITIONALLY AT ALL CMU VERTICAL JOINTS BETWEEN COLUMNS OR WALL TERMINATIONS TO CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE THE ACOUSTICAL FOAM TAPE BEHIND THE SEALANT.
- PROVIDE ALL NECESSARY DUST-PROOF TEMPORARY PARTITIONS AND DOORS AND HARDWARE REQUIRED DURING CONSTRUCTION TO PREVENT DUST FROM ENTERING ADJACENT FINISHED AREAS.
- ALL EXISTING PIPING, DUCTWORK, CONDUITS, ETC., INTERFERING WITH THE INTENDED LIGHT FIXTURE LAYOUT ARE TO BE REROUTED AS REQUIRED AND A LINE ITEM BID COST IDENTIFIED FOR SUCH WORK.
- CONTRACTOR SHALL VERIFY CLEARANCES REQUIRED FOR ALL FIXTURES BEFORE ORDERING MATERIAL.
- ALL DRYWALL (GYPSUM WALLBOARD) CONSTRUCTION SHALL RECEIVE THE FOLLOWING JOINT & SURFACE TREATMENT. JOINTS IN FINISH ROOM SPACES SHALL RECEIVE COMPOUND AND TAPE LEVEL TO A "LEVEL 4" FINISH PER GA-214. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER REINFORCED BEAD AND BE COMPOUNDED IN A CONVENTIONAL MANNER. NO HORIZONTAL JOINTS SHALL BE ACCEPTED UNLESS APPROVED BY OWNER. BUTTED, UNTAPERED GYPSUM BOARD JOINTS ARE UNACCEPTABLE EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS OR WHERE DESCRIBE IN THE SPECIFICATIONS TO RECEIVE LEVEL 1 OR 2 FINISHES. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED.  
A. ALL NEW GYPSUM BOARD CONSTRUCTION SHALL BE PROPERLY PREPARED TO RECEIVE SPECIFIED FINISH MATERIAL IN A MANNER FULLY ACCEPTABLE TO THE OWNER.  
B. ALL EXISTING DRYWALL SURFACES SHALL BE CAREFULLY EXAMINED TO ASSURE THEIR INSTALLATION SATISFIES THE ABOVE REQUIREMENTS. REMEDIAL WORK NECESSARY TO UPGRADE THESE SURFACES SHALL BE UNDERTAKEN.  
C. TAPED JOINTS, CORNER BEAD "DIMPLES" OR SCREW HEADS SHALL BE TROWELED SMOOTH AND LEVEL, USING JOINT COMPOUND, TO MATCH ADJACENT GYPSUM BOARD SURFACES. NO BUILDUP OR UNEVEN FINISHED GYPSUM BOARD WILL BE ACCEPTED.
- VERIFY THAT MECHANICAL, ELECTRICAL OR FIRE PROTECTION DEVICES ARE NOT LOCATED ON WALLS DESIGNATED FOR BRANDING OR ACCENT PAINT.
- REFER TO SHEET A006 FOR WALL PARTITION TYPES
- COORDINATE WOOD BLOCKING WITH ALL OWNER PROVIDED MILLWORK AND EQUIPMENT.
- CONTRACTOR SHALL INSTALL OWNER PROVIDED SIGNAGE.
- WHERE PARTITIONS ABUT EXTERIOR WALLS OR WINDOW MULLIONS, INSTALL BUILDING SOUND BATTLES IN AIR CONDITIONING SLOT DIFFUSERS.
- CONTRACTOR SHALL TEST ALL A/C AND PLUMBING FOR POSSIBLE LEAKS PRIOR TO THE REINSTALLATION OF CEILING TILES AND FINISHES TO ASSURE THAT THERE WILL NOT BE ANY UNFORSEEN WATER DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND RESTORING THE INTEGRITY OF EXISTING FIRE RATED PARTITIONS AND ALL FIRE RATED CEILING ABOVE ACOUSTICAL CEILING. ANY MISSING PANELS, OPENINGS AND PENETRATIONS SHALL BE PROPERLY SEALED TO COMPLY WITH THE FIRE CODE.
- EXIT LIGHTS & EMERGENCY LIGHTING SHALL BE FURNISHED & INSTALLED AS REQUIRED BY LOCAL CITY BUILDING CODES. ALL EXISTING FIXTURES SHALL BE BROUGHT UP TO CODE AS REQUIRED.
- WHERE NEW DOORS ARE PROVIDED, OR ARE FURNISHED, THEY SHALL BE FINISHED TO MATCH EXISTING DOORS. EXISTING DOORS SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO RESEMBLE A LIKE NEW CONDITION.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, SAME MUST BE APPROVED BY OWNER/ARCHITECT PRIOR TO PERFORMING SAID CHANGES OR MODIFICATIONS.
- PRIOR TO CUTTING INTO ANY EXISTING STRUCTURAL PORTION OF ANY BUILDING FOR NECESSITY OR EXPEDIENCY THE ARCHITECT SHALL BE NOTIFIED FOR CONSULTATION WITH STRUCTURAL ENGINEER TO DETERMINE REINFORCEMENT, SHORING, BRACING OR OTHER SUPPORT IS SATISFACTORY BEFORE PROCEEDING WITH THE WORK.

PROPOSED FLOOR PLAN  
SCALE: 3/16" = 1'-0"

LEGEND

- SCALE: NTS
- (D600) X ELEVATION TAG
  - F WINDOW TAG. SEE SCHEDULES
  - XX DOOR TAG. SEE SCHEDULES
  - PL-X PLUMBING FIXTURE TAG. SEE SCHEDULES
  - 1 KEY NOTES

SHEET NOTES

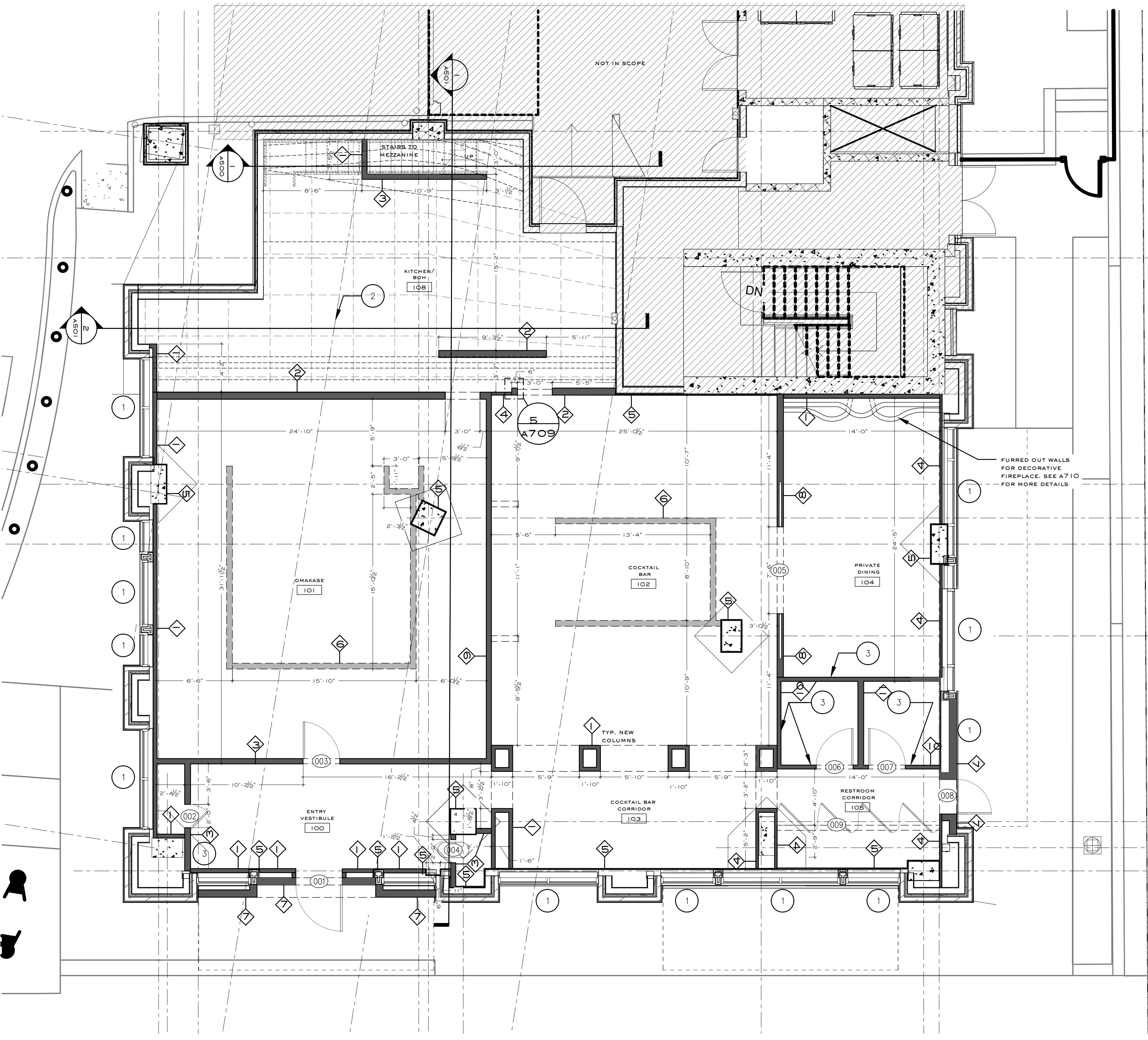
- SCALE: NTS
- REFERENCE A000 SERIES SHEETS FOR SCHEDULES
  - PROVIDE BLOCKING IN CEILING AND/OR WALLS AS REQUIRED FOR CEILING / WALL MOUNTED MILLWORK, EQUIPMENT, TOILET & DECORATIVE ACCESSORIES, ETC.

KEY NOTES

- SCALE: NTS
- PROVIDE BLACK OUT 3M FILM (OR EQUIV.) AT EXTERIOR STOREFRONT WINDOWS ON INTERIOR FACE PRIOR TO INTERIOR FRAMING
  - DASHED LINES INDICATE POST-TENSIONING IN SLAB BELOW. GC TO COORDINATE WITH LL/AOR/SEC PRIOR TO ANY CORING TO XRAY SLAB
  - WALLS TO HAVE STAGGERED STUDS AND SOUND ATTENUATION SLATS. GC TO COORDINATE ANY QUESTIONS OR DETAILS WITH AOR

WALL LEGEND

- SCALE: NTS
- NEW WALL
  - EXISTING WALL
  - DIE WALL





**99 WEST PACES**

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

2023.020D

date of issue:

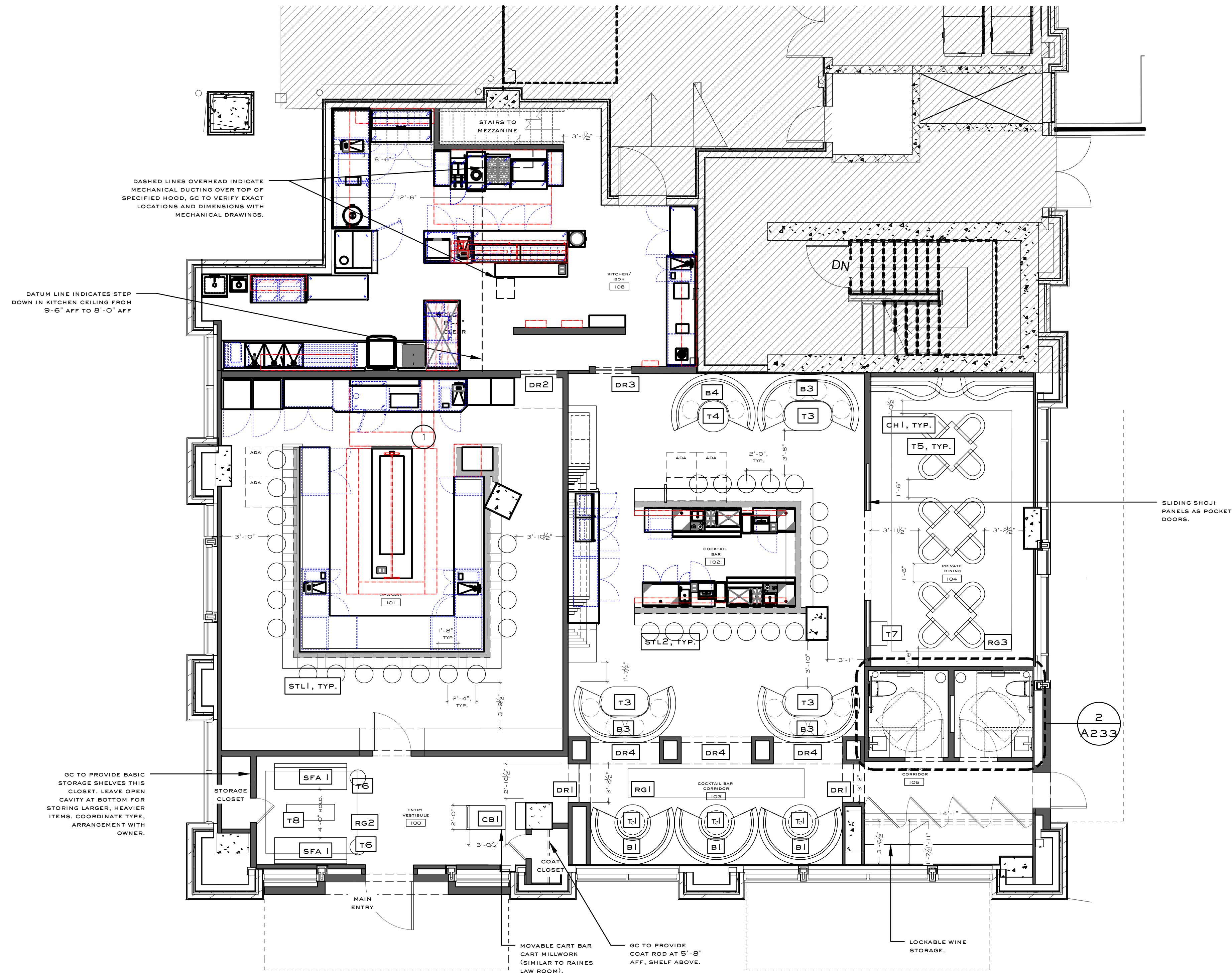
8.28.2024

drawing name:

**PROPOSED FURNITURE PLAN - MAIN LEVEL**

drawing no.

**A 231**



**I** PROPOSED FURNITURE PLAN  
SCALE: 3/16" = 1'-0"

**LEGEND**

SCALE: NTS

ELEVATION TAG

FURNITURE TAG. SEE SCHEDULES

KEY NOTES

**SHEET NOTES**

SCALE: NTS

- A. REFERENCE A000 SERIES SHEETS FOR SCHEDULES
- B. PROVIDE BLOCKING IN CEILING AND/OR WALLS AS REQUIRED FOR CEILING / WALL MOUNTED MILLWORK, EQUIPMENT, TOILET & DECORATIVE ACCESSORIES, ETC.

**KEY NOTES**

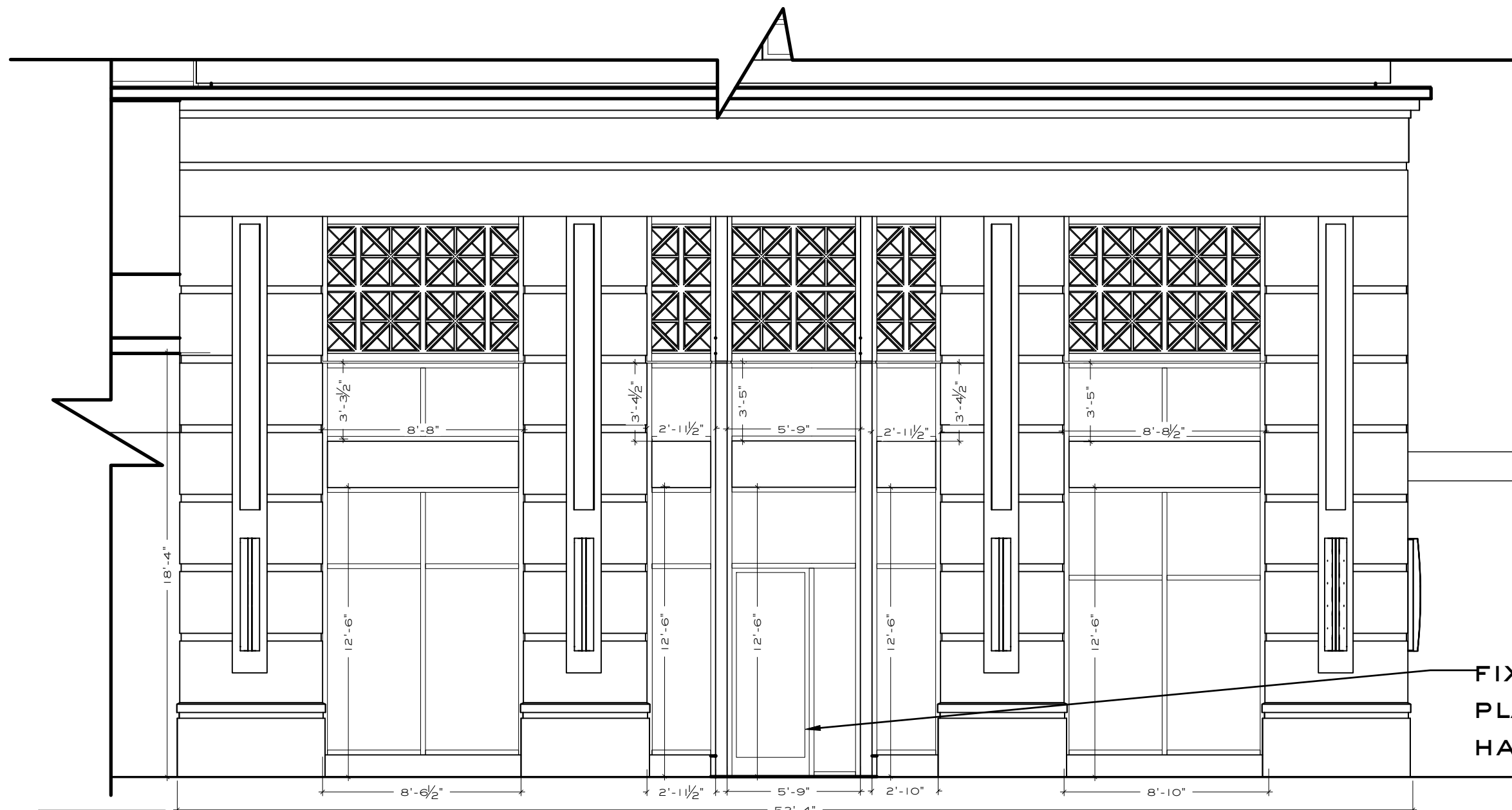
SCALE: NTS

- CUSTOM GRILLE REFER TO KEC FOR FURTHER DETAILS. DRAIN LINES FROM HOOD TO BE COORDINATED WITH KEC PROVIDED GRILLE WALL.

FENESTRATION CALCULATIONS : EXISTING FACADE WEST  
 FACADE AREA (TO B.O. SLAB OF TENANT SPACE) - 973SF  
 FENESTRATION AREA - 458SF  
 PERCENTAGE FENESTRATION - 47.0%

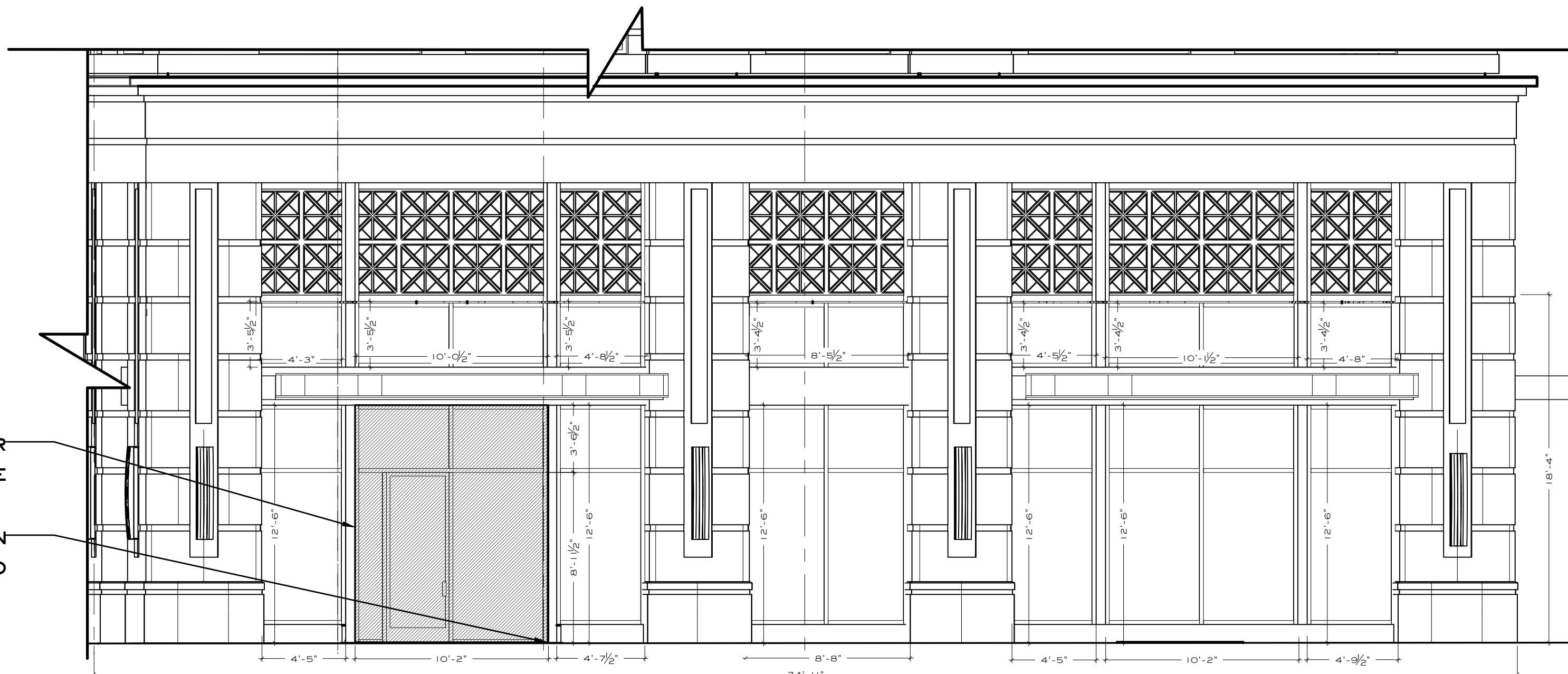
FENESTRATION CALCULATIONS : EXISTING FACADE SOUTH  
 FACADE AREA (TO B.O. SLAB OF TENANT SPACE) - 1374SF  
 FENESTRATION AREA - 749SF  
 PERCENTAGE FENESTRATION - 54.5%

FENESTRATION CALCULATIONS : EXISTING FACADE EAST  
 FACADE AREA (TO B.O. SLAB OF TENANT SPACE) - 860SF  
 FENESTRATION AREA - 526SF  
 PERCENTAGE FENESTRATION - 61.1%



FIX EXISTING STOREFRONT DOOR IN PLACE. REMOVE EXISTING DOOR HARDWARE AND SALVAGE FOR LL USE.

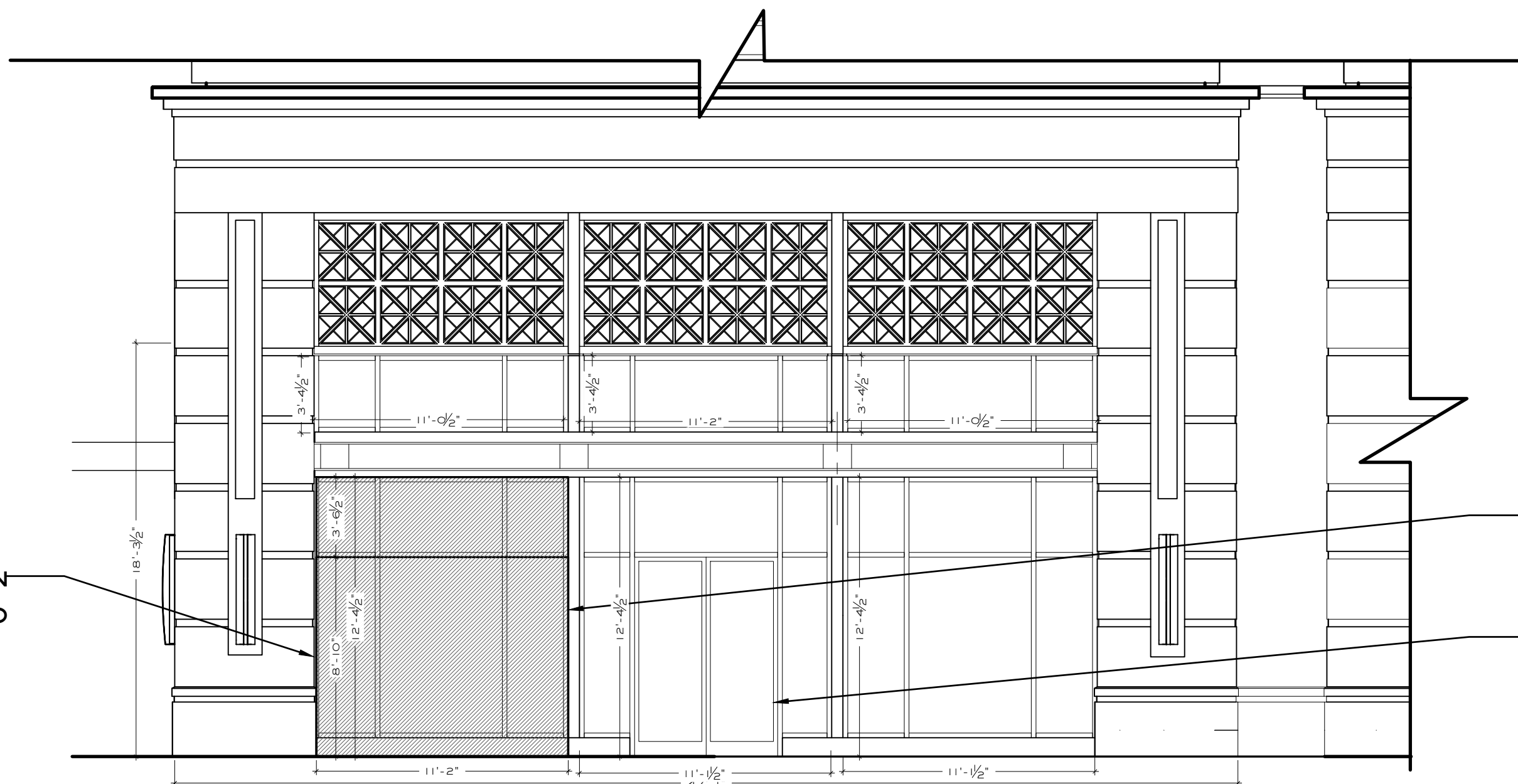
1 EXTERIOR ELEVATION WEST  
 SCALE: 3/16" = 1'-0"



DEMO AND SALVAGE FOR FUTURE LL USE

GC TO VERIFY ALL DIMS IN FIELD PRIOR TO DEMO

2 EXTERIOR ELEVATION SOUTH  
 SCALE: 3/16" = 1'-0"



GC TO VERIFY ALL DIMS IN FIELD PRIOR TO DEMO

DEMO AND SALVAGE FOR FUTURE LL USE

FIX EXISTING STOREFRONT DOORS IN PLACE. REMOVE EXISTING DOOR HARDWARE AND SALVAGE FOR LL USE.

3 EXTERIOR ELEVATION EAST  
 SCALE: 3/16" = 1'-0"

Smith Hanes

STUDIO

949 W MARIETTA ST NW #X-113  
 ATLANTA, GA 30318  
 TELEPHONE. 770.780.1316  
 SMITH@SMITHHANES.COM

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99 WEST PACES FERRY RD NW  
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ENLARGED EXISTING AND DEMO EXTERIOR ELEVATIONS

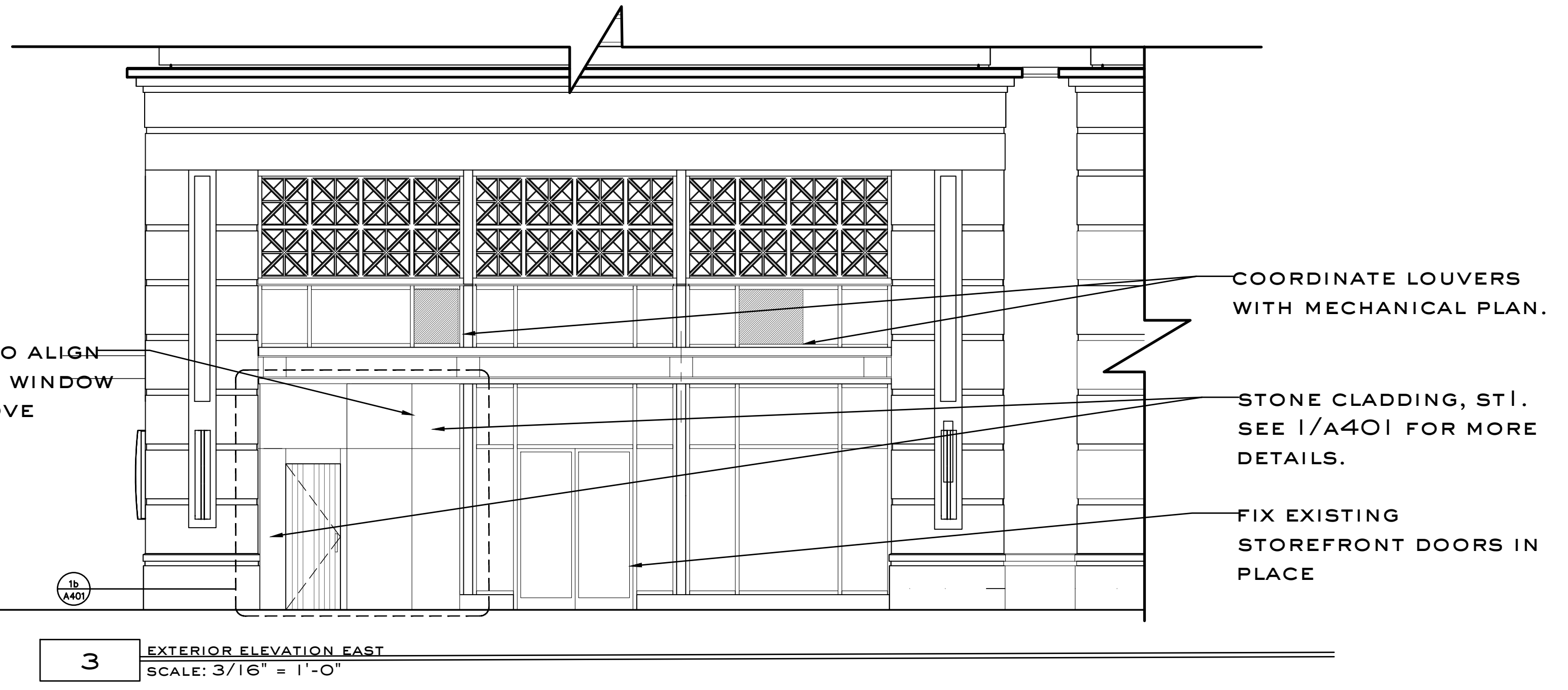
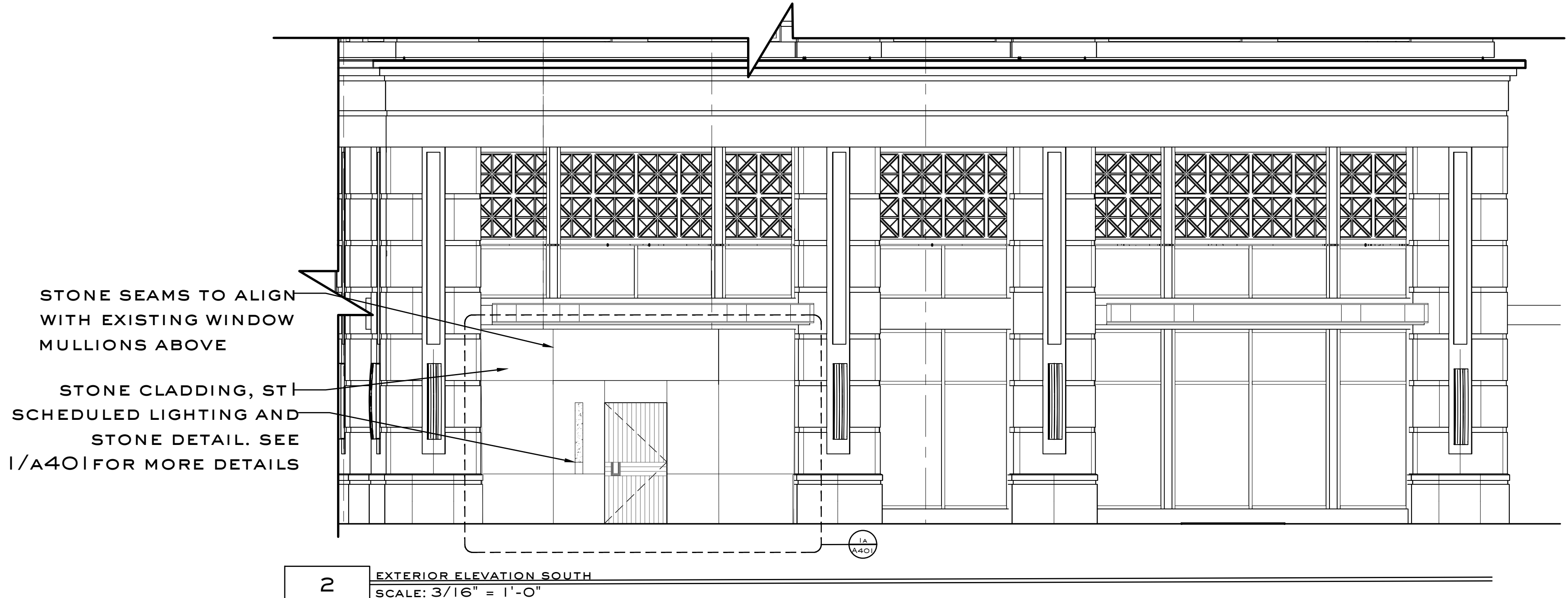
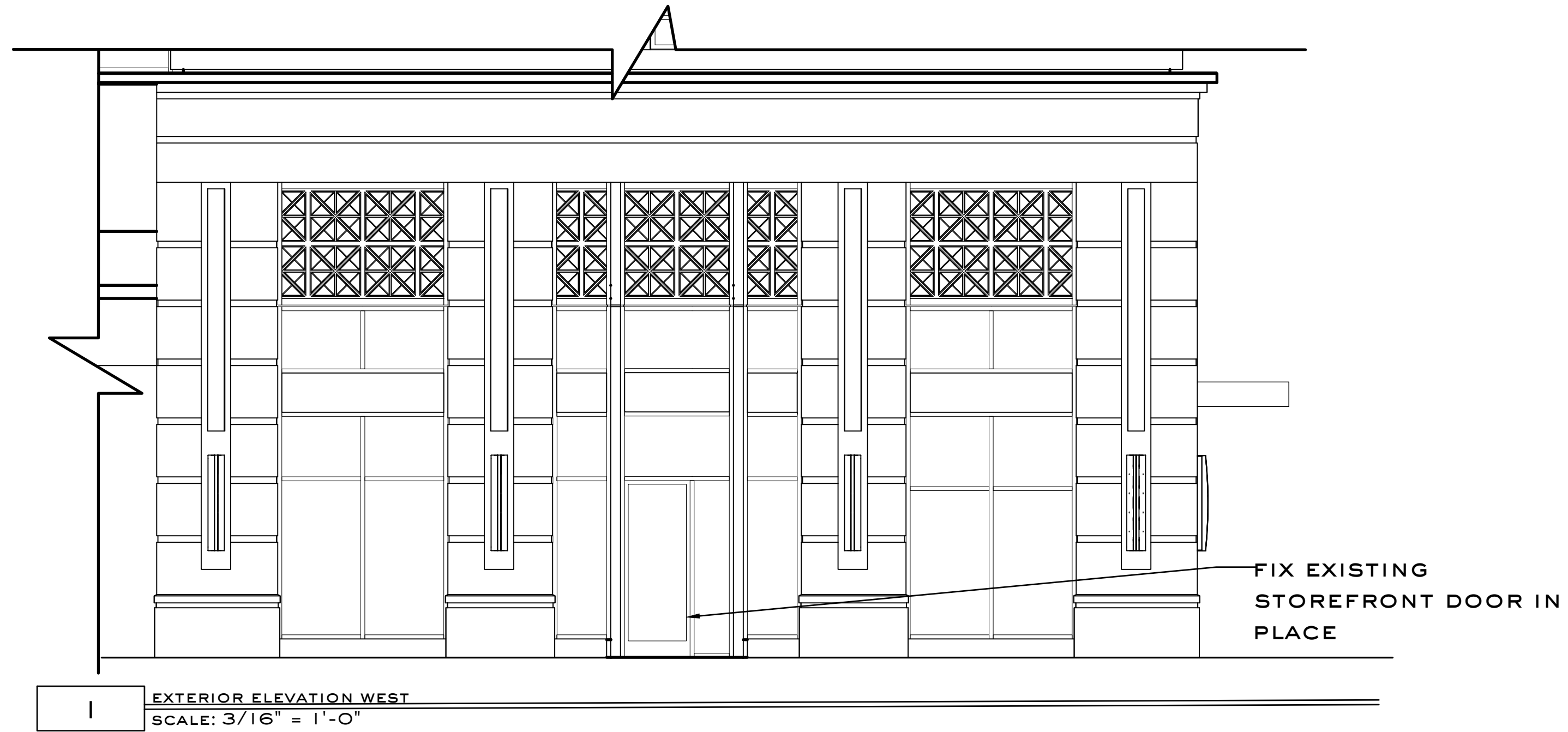
drawing no.

A 101

FENESTRATION CALCULATIONS : FACADE WEST  
 FACADE AREA (TO B.O. SLAB OF TENANT SPACE) - 973SF  
 FENESTRATION AREA - 458SF  
 PERCENTAGE FENESTRATION - 47.0%

FENESTRATION CALCULATIONS : FACADE SOUTH  
 FACADE AREA (TO B.O. SLAB OF TENANT SPACE) - 1374SF  
 FENESTRATION AREA - 623SF  
 PERCENTAGE FENESTRATION - 45.3%

FENESTRATION CALCULATIONS : FACADE EAST  
 FACADE AREA (TO B.O. SLAB OF TENANT SPACE) - 860SF  
 FENESTRATION AREA - 388SF  
 PERCENTAGE FENESTRATION - 45.1%



# Smith Hanes

STUDIO

949 W MARIETTA ST NW #X-113  
 ATLANTA, GA 30318  
 TELEPHONE. 770.780.1316  
 SMITH@SMITHHANES.COM

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## 99 WEST PACES

99 WEST PACES FERRY RD NW  
 ATLANTA, GA 30305

notes:

job number:

2023.020D

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8.28.2024

drawing name:

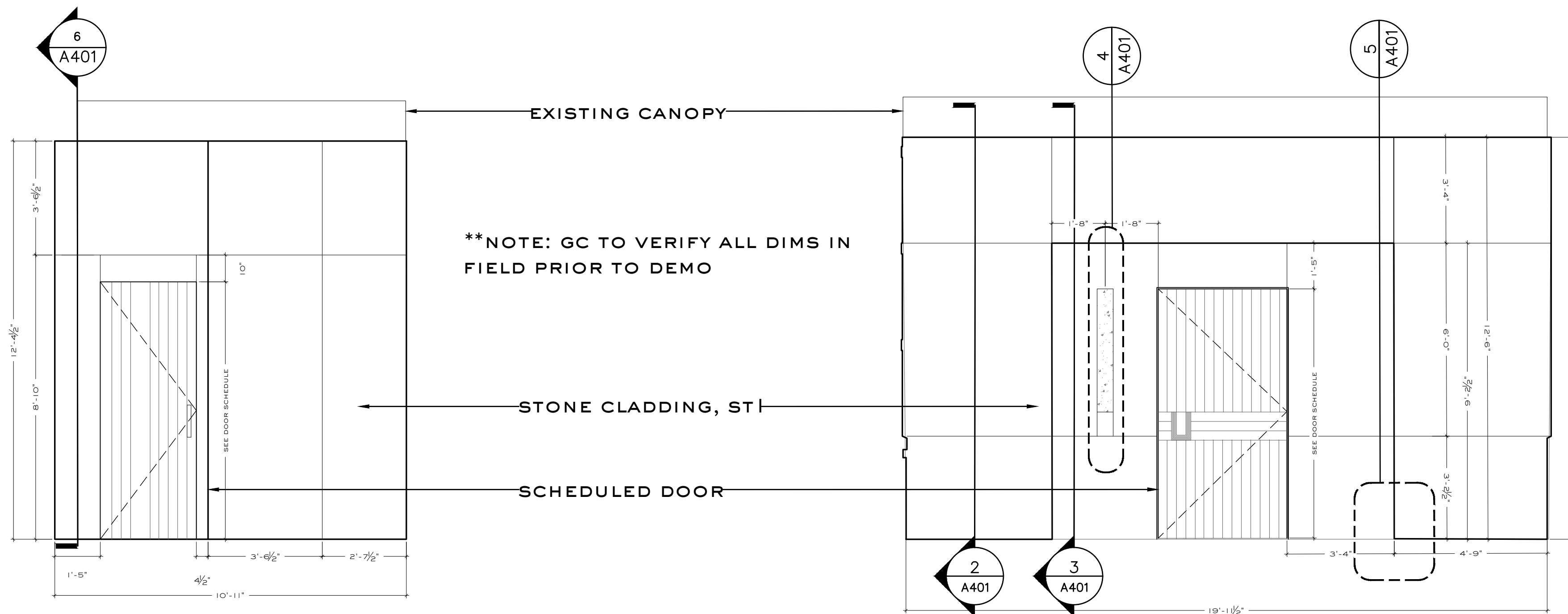
ENLARGED PROPOSED  
 EXTERIOR ELEVATIONS

drawing no.

A 400

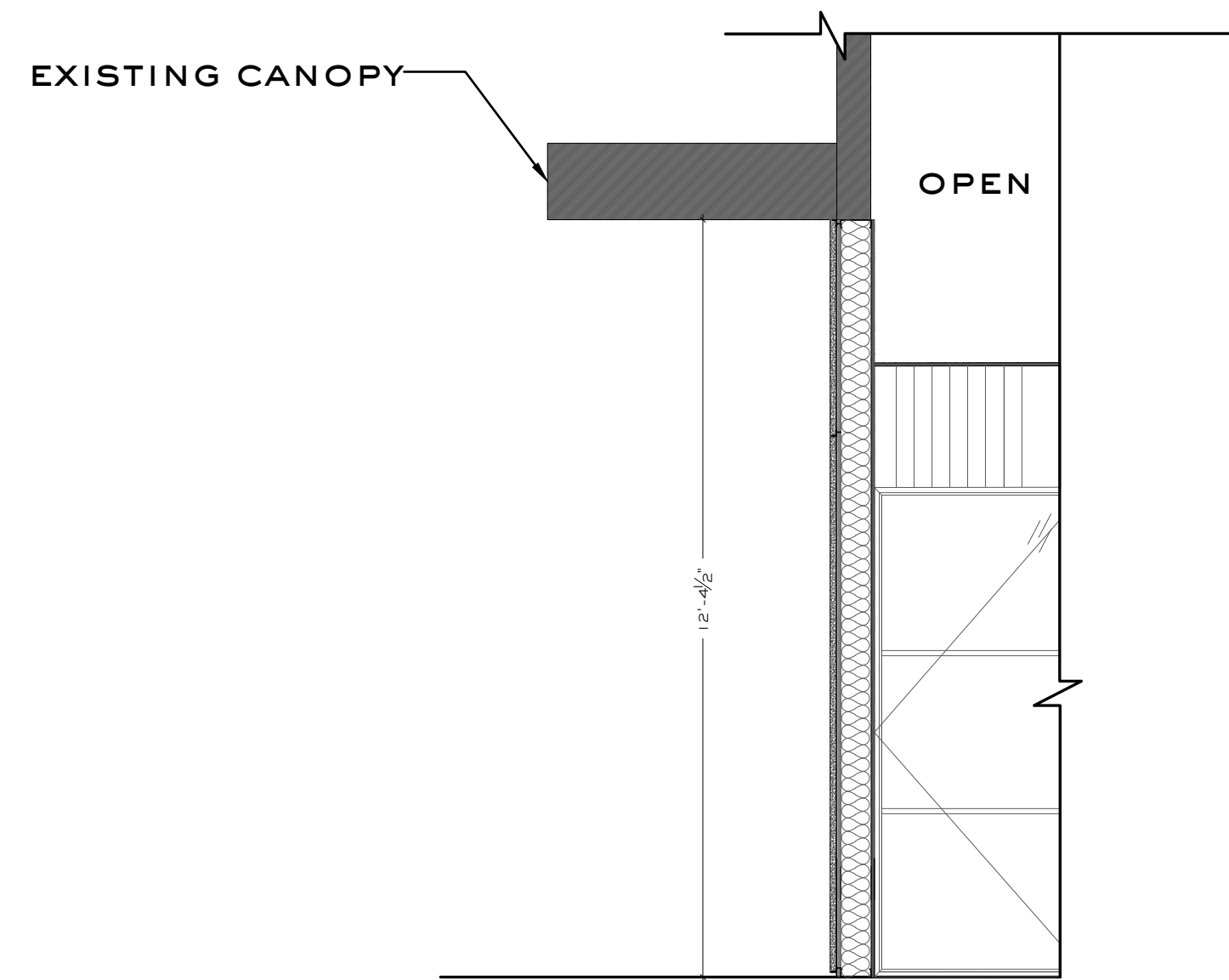


**\*\*GENERAL NOTE THIS SHEET:  
INSTALLATION DETAILS TO BE  
COORDINATED WITH STONE  
MANUFACTURER AND SHS/LL  
PRIOR TO INSTALLATION**

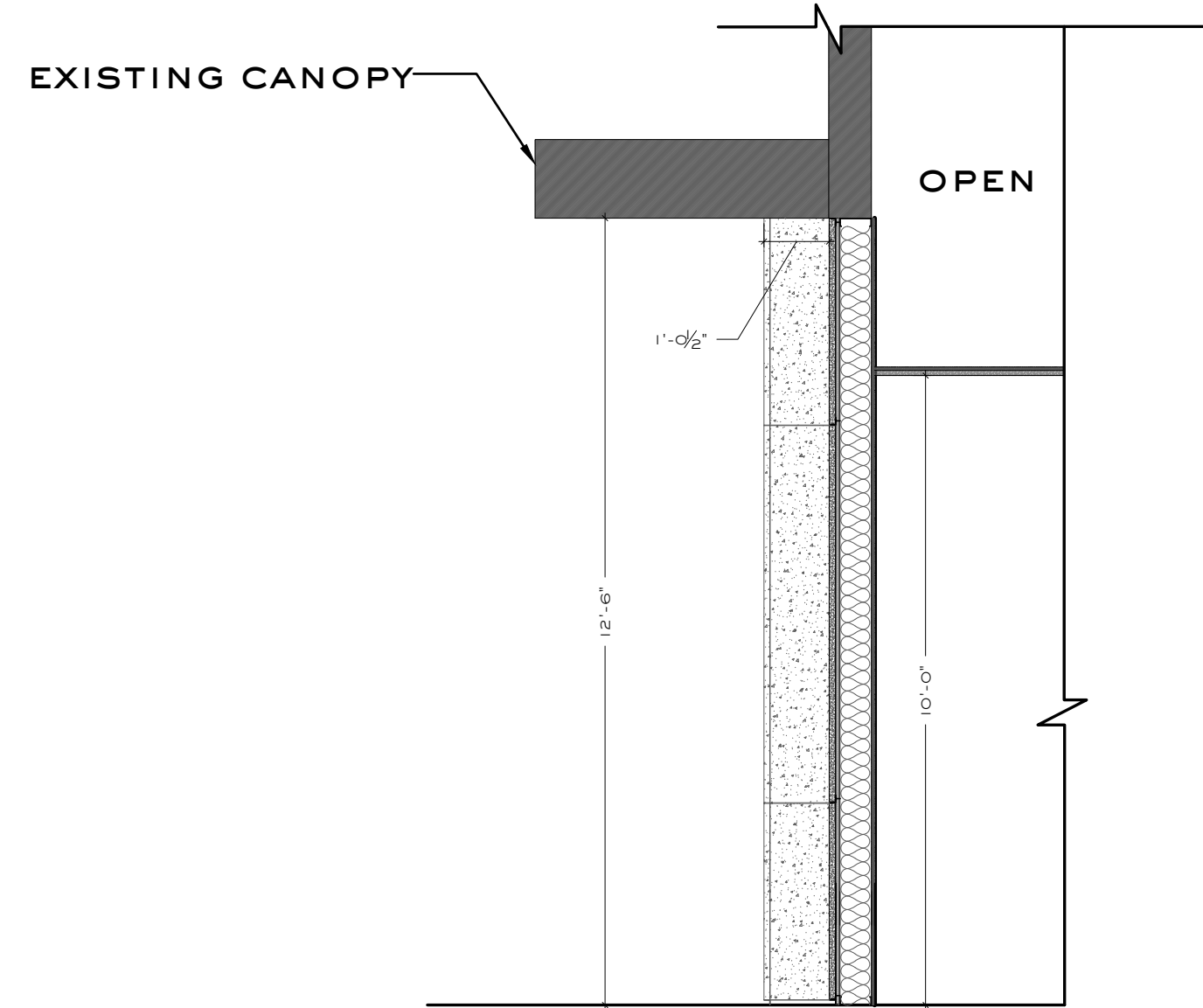


**1 B ENLARGED EXTERIOR ELEVATION - ENTRY**  
SCALE: 3/8" = 1'-0"

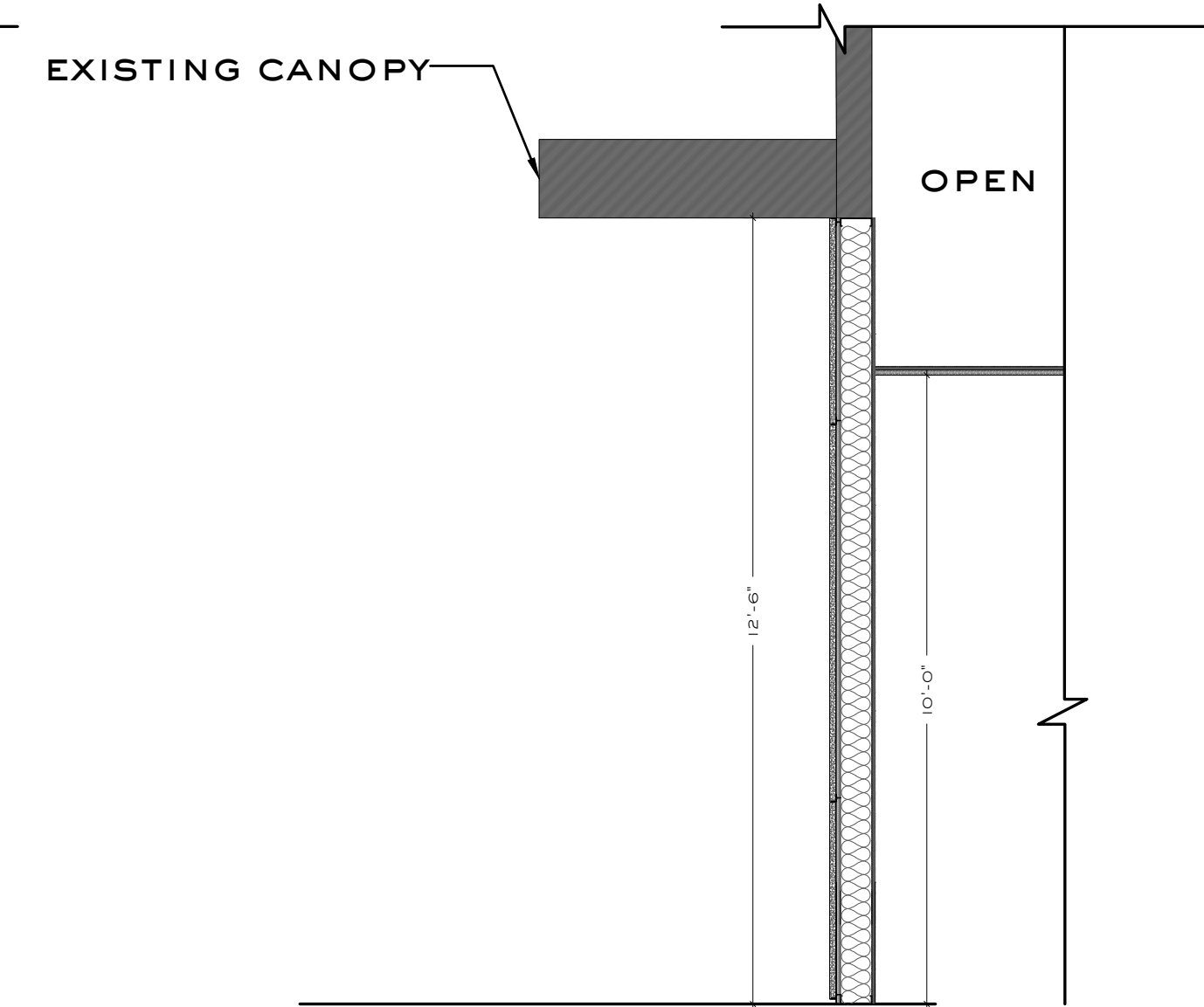
**1 A ENLARGED EXTERIOR ELEVATION - ENTRY**  
SCALE: 3/8" = 1'-0"



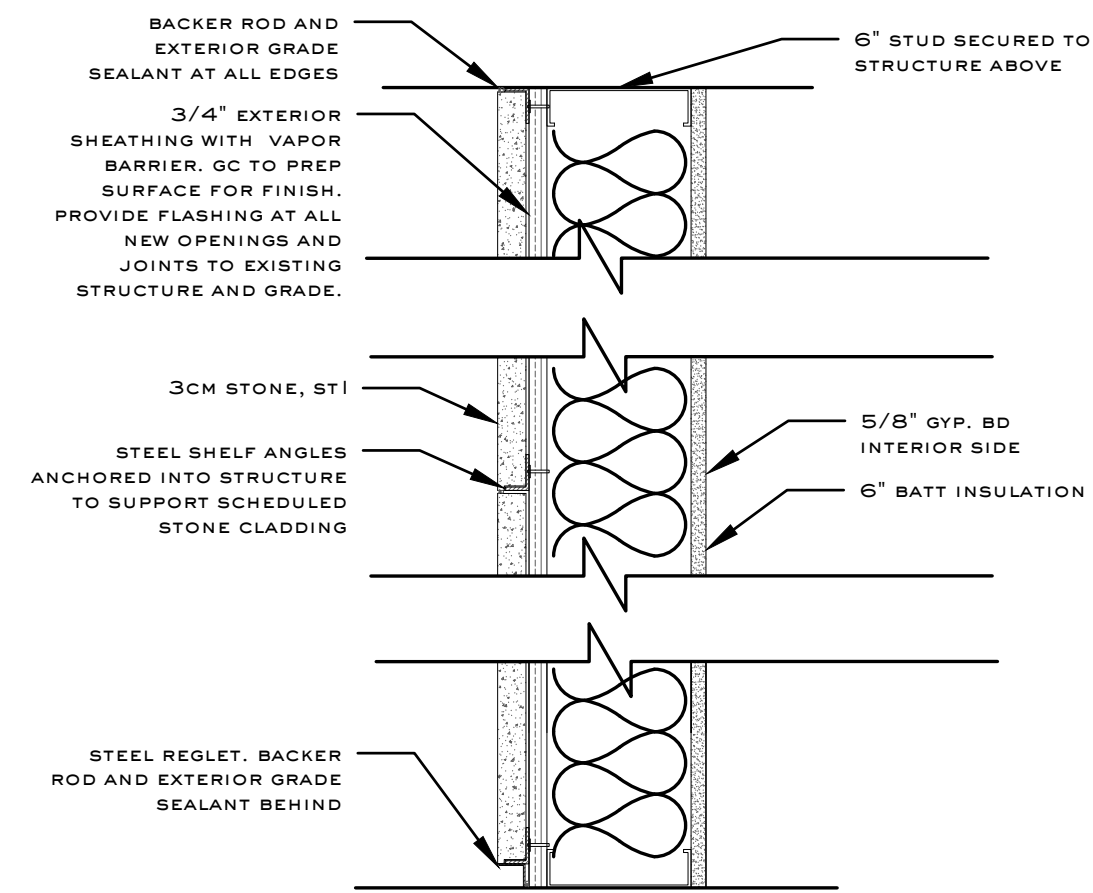
**6 ENLARGED EXTERIOR PLAN DETAIL - ENTRY**  
SCALE: 3/8" = 1'-0"



**3 ENLARGED EXTERIOR SECTION - ENTRY**  
SCALE: 3/8" = 1'-0"

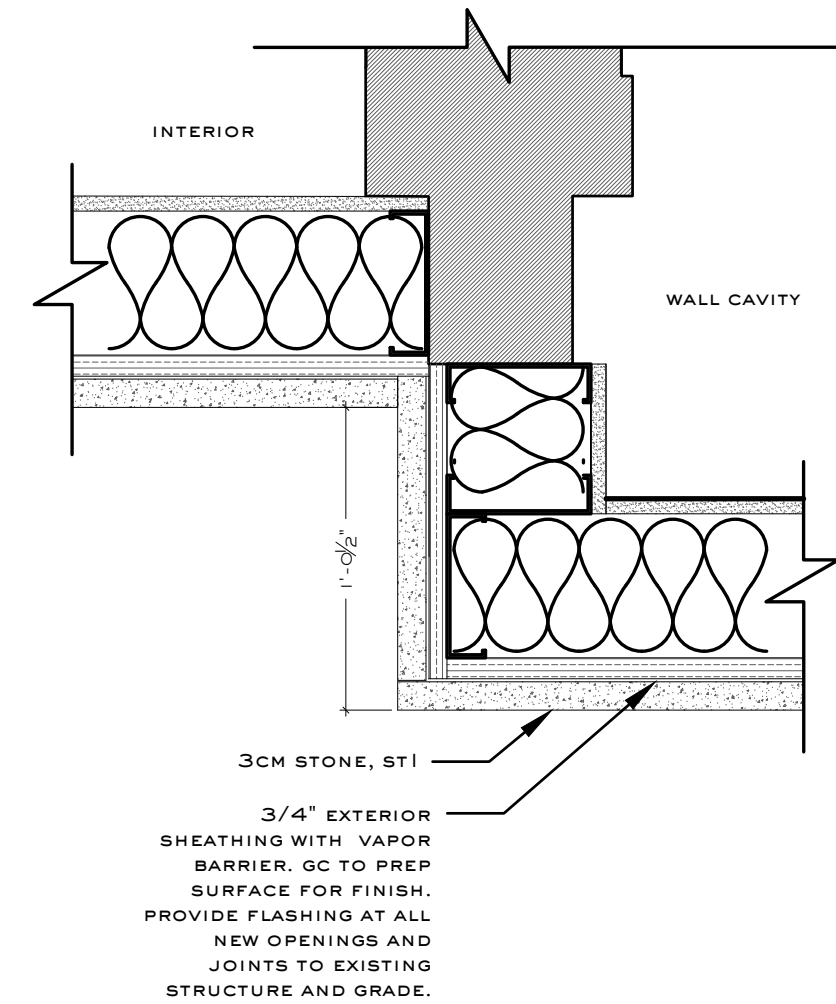


**2 ENLARGED EXTERIOR SECTION - ENTRY**  
SCALE: 3/8" = 1'-0"

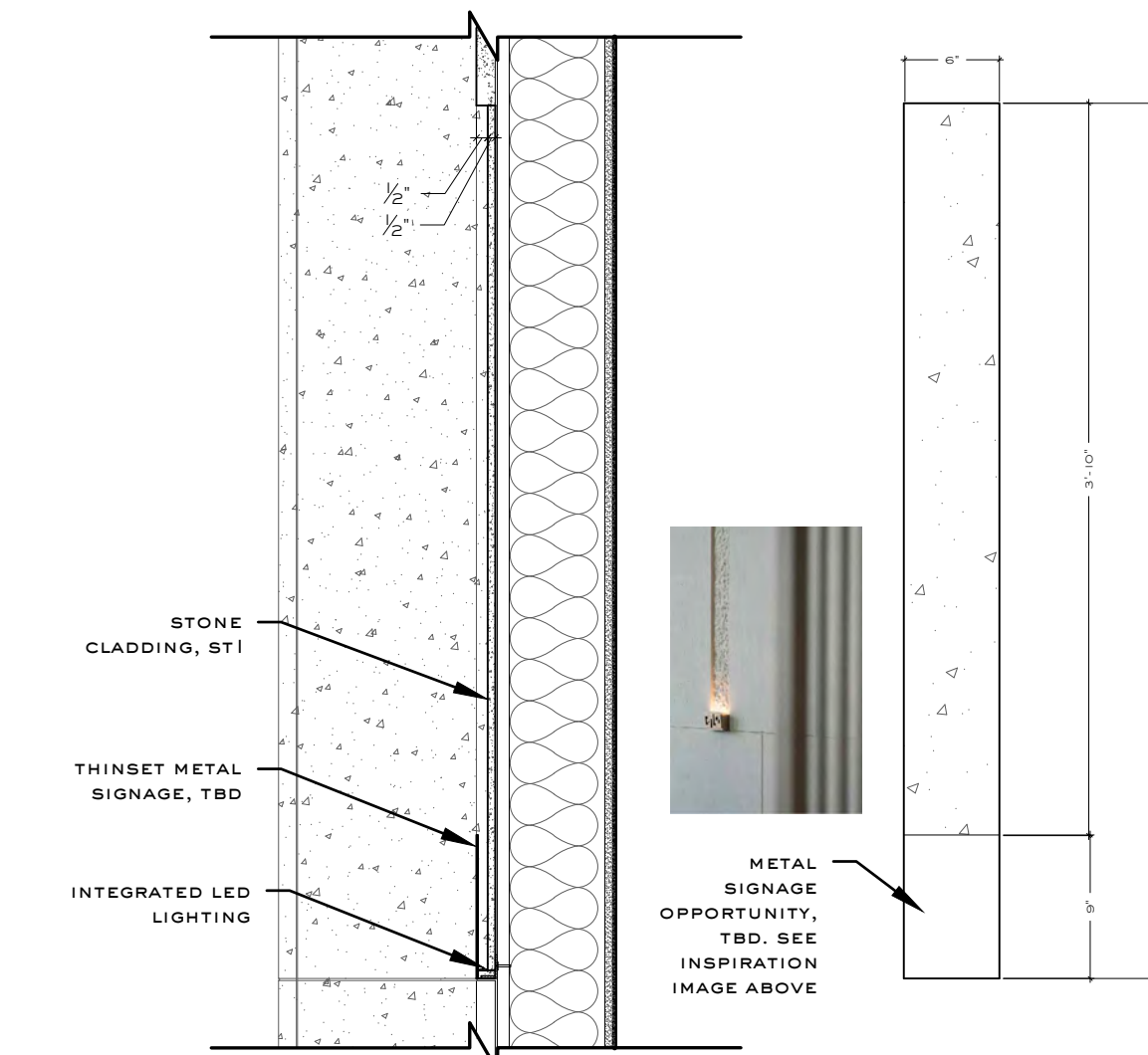


GENERAL NOTE: GC TO PROVIDE FLASHING WHERE REQUIRED AND CONFIRM STONE INSTALL DETAILS VIA MANUFACTURER PRIOR TO INSTALL. COORDINATE WITH SHS WITH ANY CHANGES TO WHAT IS SHOWN

**7 WALL SECTION DETAIL TYP.**  
SCALE: 3/8" = 1'-0"



**5 ENLARGED EXTERIOR PLAN DETAIL - ENTRY**  
SCALE: 1/2" = 1'-0"



**4 ENLARGED EXTERIOR EL + SECTION - ENTRY SIGNAGE DETAIL**  
SCALE: 1" = 1'-0"

**Smith Hanes**

STUDIO

949 W MARIETTA ST NW #X-113  
ATLANTA, GA 30318  
TELEPHONE. 770.780.1316  
SMITH@SMITHHANES.COM

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**99 WEST  
PACES**

99 WEST PACES FERRY RD NW  
ATLANTA, GA 30305

notes:

job number:

**2023.020D**

date of issue:

**8.28.2024**

drawing name:

**ENLARGED EXTERIOR  
ELEVATIONS + SECTIONS**

drawing no.

**A 401**