

# Smith Hanes

770 780 1316

949 W. MARIETTA ST NW #X-113

ATLANTA, GA 30318 - 5276

SMITH@SMITHHANES.COM

Margaret McBride, RA

November 27<sup>th</sup>, 2024

City of Atlanta  
Office of Zoning & Development  
55 Trinity Avenue  
Atlanta, GA 30303

Design Review Committee for SPI-9  
SAP Application - Updated Project Summary Letter

Project: 99 West Paces (Restaurant)  
Address: 99 West Paces Ferry Rd NW Atlanta, GA 30305  
Project Area: 3,576 SF Interior Conditioned Area (+744 SF Kitchen Mezzanine)  
Building Height: 12 Story High Rise, Tenant Space Height is ~18'-0"

To Whom it May Concern,

This project consists of a Commercial Tenant Fit-up for a Restaurant & Bar at 99 West Paces Ferry Rd. The 3,576 SF existing space is at the Ground Level of the multi-story Residential building with no adjacent tenants. Tenant space is adjacent to underground parking garage entry and parking is provided for the tenant in the garage. See following pages to this letter for exterior existing imagery.

The scope of work for this project is majority interior work that includes new floor infill slab, new steel framed mezzanine above Kitchen of 744 sf, new interior partitions, new finishes, furniture and fixtures along with related mechanical, electrical and plumbing work.

Exterior alternations are limited in scope of work and only include modifications to existing storefront along West Paces Ferry frontage. We are proposing to alter one section of the existing storefront to replace the storefront single entrance door with a different opaque style wood entry door. The existing door is 3'-4" x 8'-0" and the new infill door will be 4'-0" x 9'-0". This will adjust the existing storefront panels on each side of the door in their widths, but their glazing quantities will remain the same. This is all in order to create an upscale and dramatic emphasis on the entry to this restaurant that we think aesthetically also aligns with the overall building as well as the look and feel of the interior of the restaurant. There is no longer any interior partitions that are blocking view into the restaurant along West Paces Ferry frontage.

The adjustments to the exterior storefront at the facade are limited to 12'-6" in height from the sidewalk and only for one section of the existing storefront. Entry door finish is a custom Sho Sugi Ban wood plank with custom hardware and pulls by Mill & Woods. Finishes and hardware are all code compliant. All awnings, lighting and existing exterior storefront and finishes to remain.

No exterior dining or outdoor patio seating is planned for.

These alterations to the existing storefront for an opaque new entry door will reduce the fenestration percentage calculations for the length of the building along West Paces Ferry at ground level. See our updated Fenestration Calculations provided on the drawings.

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We are Requesting a Variation from the Atlanta zoning code 16-18I.017-5 fenestration requirement of 65%. We are altering a section of storefront / fenestration to become opaque at the entry door, which calculates to a decrease in fenestration from 65.3% down to 54.2% for the length of the street frontage along West Paces Ferry at ground level.

## Recommendations Regarding Variations:

*Sec. 16-18I.017.5: Fenestration including all window and door openings shall be provided at the sidewalk level for a minimum of 65 percent of the length of the building for nonresidential uses.* The code requires 65% fenestration along West Paces Ferry Road and the approved SAP 18-131 which allowed for construction of the full building met this requirement at 65.3%. While this SAP will only modify a portion of the full street frontage, fenestration in the affected area will drop to zero and significantly reduce the overall fenestration to well below code requirements.

**Recommendation:** One of the major goals of the Special Public Improvement District regulation is to create a walkable community. Fenestration requirements are a key tactic to achieve this as they are intended to create an engaging pedestrian experience along the adjacent sidewalk by allowing passersby to see into the establishment. While the committee understands, the applicant desires to achieve an intimate feeling inside the space, the proposed approach, literally blocking out the windows, would set an undesirable precedent counter to the goals of the district. Therefore, the committee recommended the applicant revise their design, particularly as it relates to the treatment of the windows along West Paces Ferry that are not proposed to receive the stone and wood entrance treatment.

Specifically, the committee suggested the following potential options, but is also open to considering alternative ideas to be proposed by the applicant:

1. Reconfigure the layout of the restaurant to allow for the remaining windows along West Paces to be converted into (retail) display windows that are internally illuminated and provide visual interest to pedestrians.
2. Establish an artistic, visually attractive installation on the street facing side of the proposed partition walls to provide an engaging pedestrian experience on the exterior of the space,
3. Retain the windows proposed to be converted to opaque glass and walled over in some manner to allow for pedestrians to look into the restaurant before 5p.

## **Additional Recommendations:**

None

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## Design Team Response to DRC Recommendations:

For Resubmission and Response to the DRC Recommendations above, we are submitting revised design drawings. The change to the design aligns with the DRC Recommendation #3.

Our revision to the design proposes to keep the existing storefront and visibility into the space from the sidewalk for the entirety of the West Paces Ferry storefront frontage aside from the 4 linear feet of new opaque entry door and the equipment that is being visibly blocked at the far right portion. We have removed the interior partitions and will plan for views in and out. The portion of windows at the far right / East side of our space along West Paces Ferry will have some custom wine storage and cooling equipment that will not allow for any views to the interior of the space. Our design intent is to keep those windows in the design as opaque.

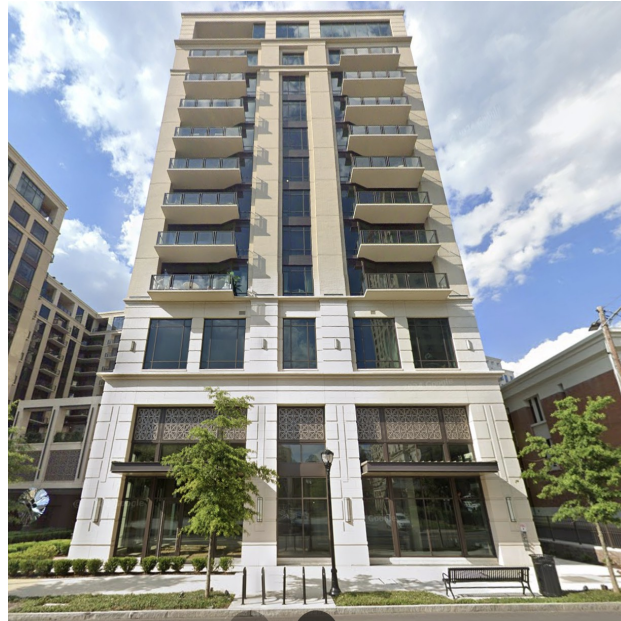
Thank you in advance for your consideration,



Margaret McBride, RA  
Smith Hanes Studio



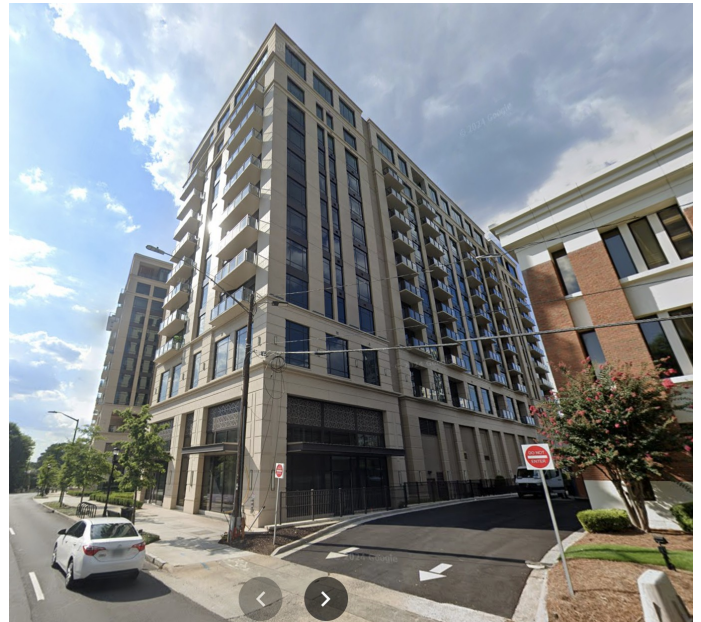
09.19.24



EXISTING SOUTH FACADE  
West Paces Ferry Frontage



EXISTING WEST FACADE



EXISTING EAST FACADE

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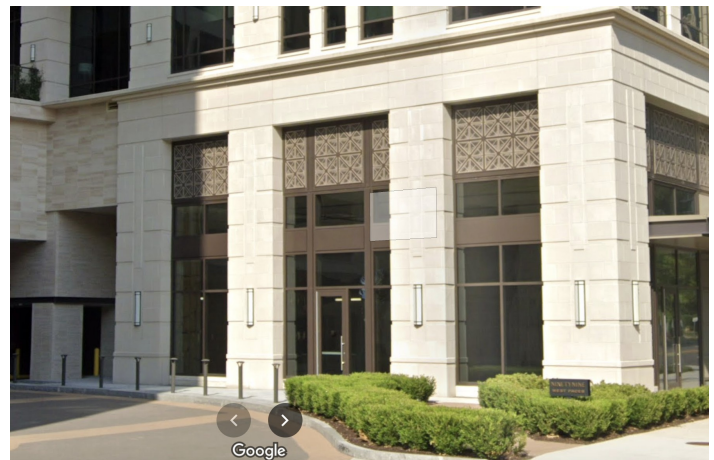
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EXISTING SOUTH FACADE  
West Paces Ferry Frontage



EXISTING EAST FACADE



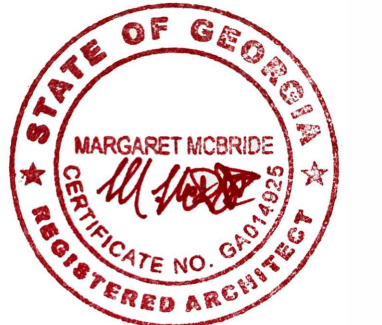
EXISTING WEST FACADE

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STUDIO

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11.27.24

## SHOSHIN

99 WEST PACES FERRY RD NW  
SUITE A  
ATLANTA, GA 30305

notes:

REVISION NUMBER	DESCRIPTION	REVISION DATE
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job number:

2023.020D

date of issue:

11.27.2024

drawing name:

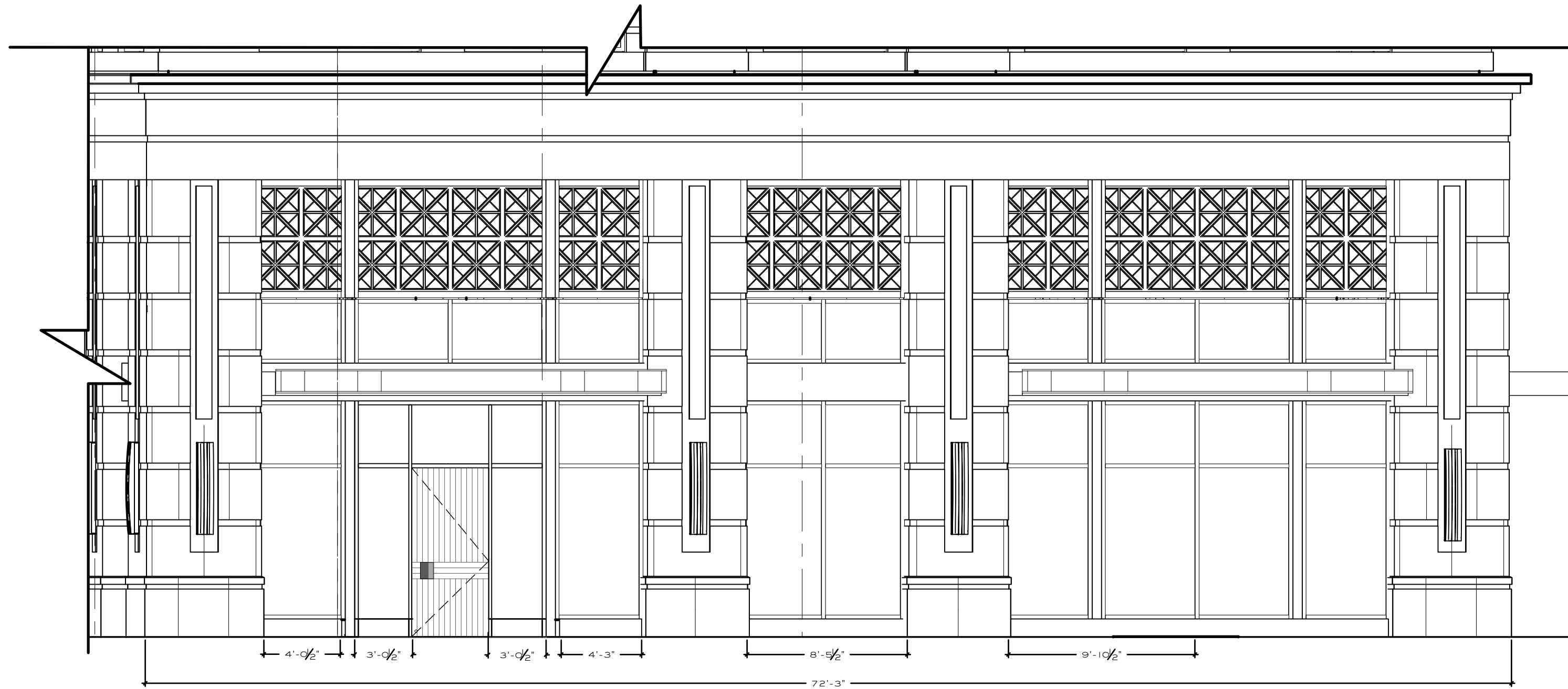
ENLARGED PROPOSED  
EXTERIOR ELEVATION  
RENDER

drawing no.

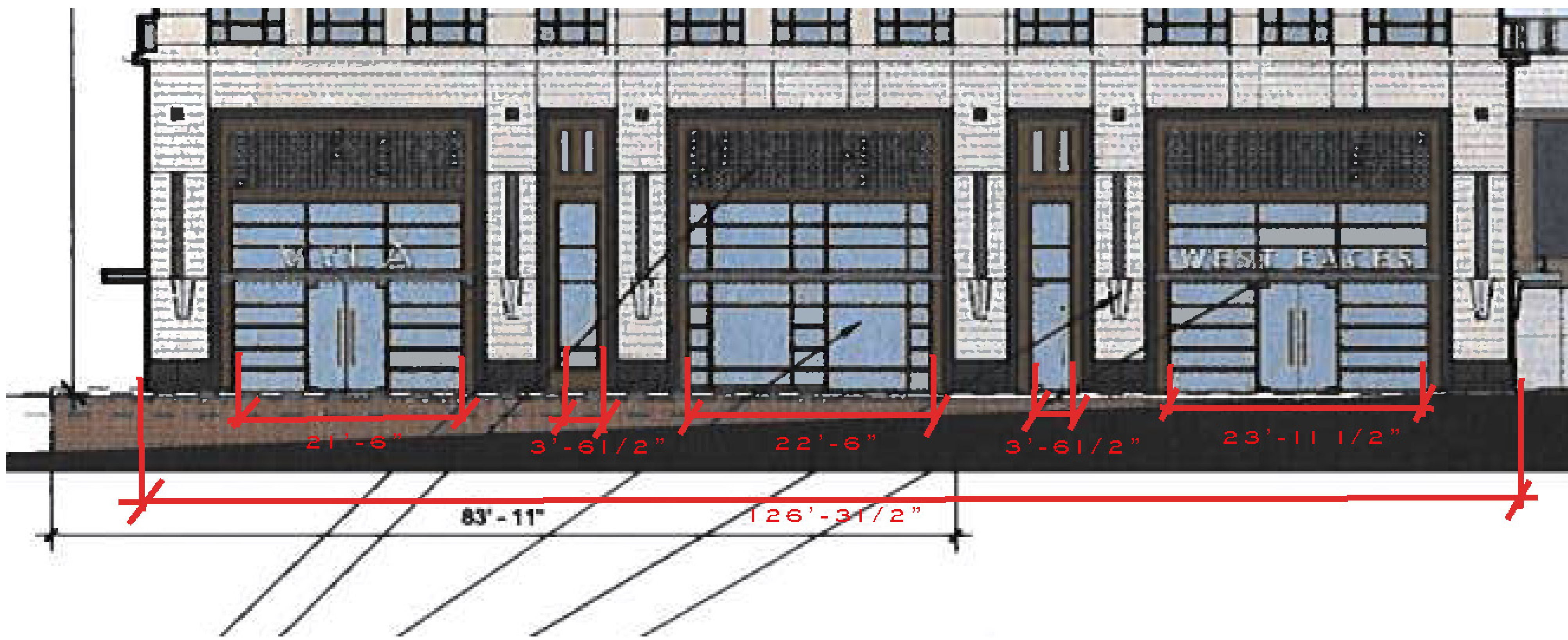
A



198' - 6 1/2" TOTAL FACADE LENGTH  
 93' - 4 1/2" TOTAL FENESTRATION LENGTH  
 REQ'D FENESTRATION = MIN 65%  
 PROVIDED FENESTRATION = 107' - 8 1/2" / 198' - 6 1/2" = 54.2%



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



2 EXTERIOR ELEVATION SOUTH - CONT.  
 SCALE: NTS

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## SHOSHIN

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 ATLANTA, GA 30305

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11.27.2024

drawing name:

FENESTRATION  
 CALCULATIONS

drawing no.

A

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# SHOSHIN

99 WEST PACES FERRY RD NW

SUITE A

ATLANTA, GA 30305

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drawing name:

COVER SHEET

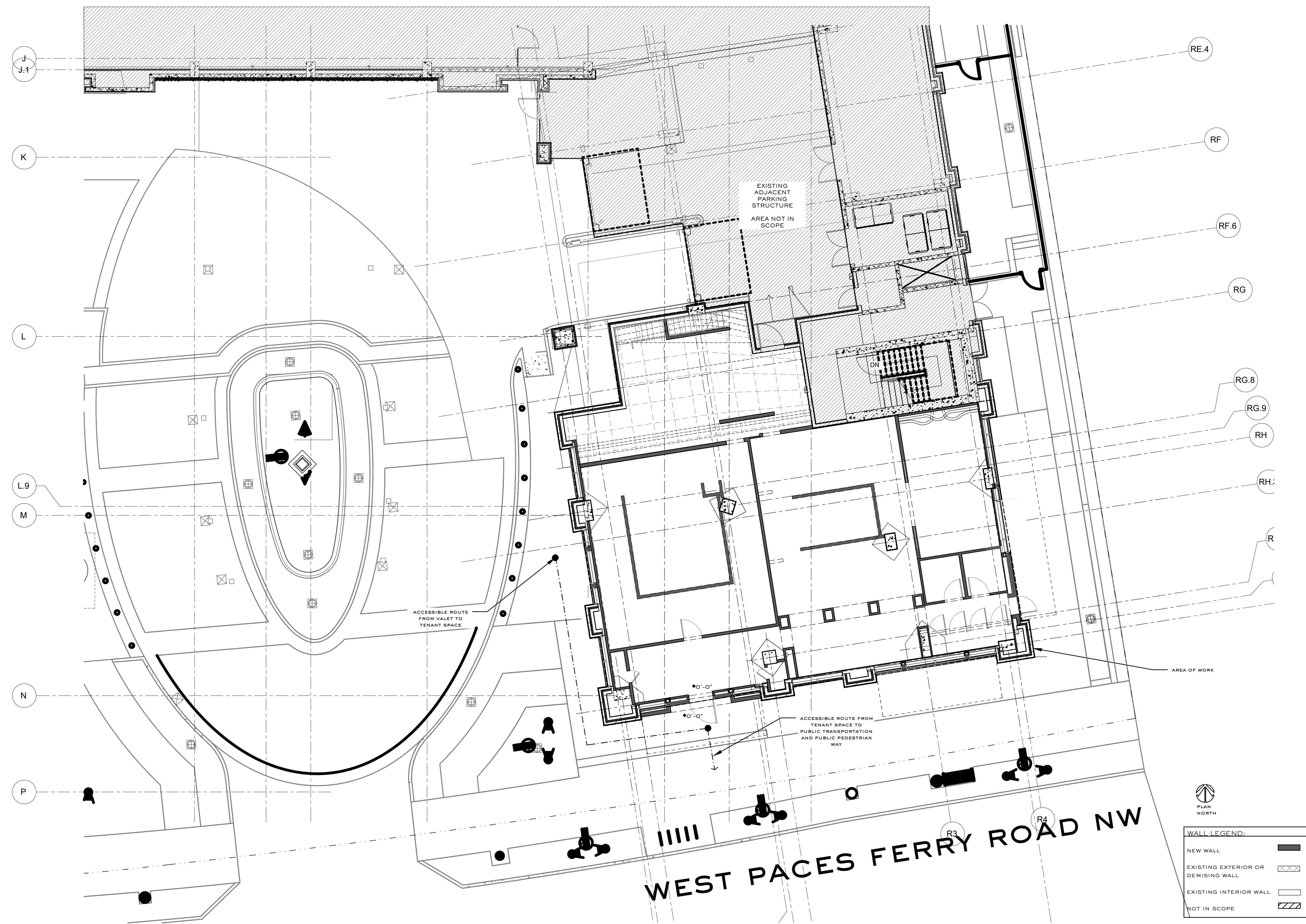
drawing no.

# A000

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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 GA GALVANIZED GL GLASS GR 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 MIS MISCELLANEOUS MO MASONRY OPENING MULL MULLION</p> <p>*N* NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER NRC NOISE REDUCTION COEFFICIENT NOT TO SCALE</p> <p>*O* OFF 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 PRESERVATIVE PTR TREATED PTD PAINTED PVMT PAVEMENT</p> <p>*R* RISER / RADIUS RD ROOF DRAIN REF REFERENCE REFL REFLECTED REINF REINFORCED, REINFORCING, REINFORCEMENT</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 SOUND SOUND TRANSMISSION CLASS</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 TUBE STEEL 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 VINYL COMPOSITION TILE, OR VITRIFIED CLAY TILE</p> <p>*W* WEST W/ WITH W/O WITHOUT WC WATER CLOSET WD WOOD, WIDTH WDW WINDOW WF WIDE FLANGE WI WROUGHT IRON WP WORKING POINT WWF WELDED WIRE FABRIC FABRIC</p>				<p>DWG # SHEET NAME REV</p> <p>A-000 COVER SHEET A-SP1 SITE PLAN A-002 LIFE SAFETY PLAN A-003 LIFE SAFETY PLAN A-004A ADA NOTES A-004B ADA NOTES A-005 PARTITION SCHEDULE A-006A DOOR, WINDOW, HARDWARE SCHEDULE A-006B DOOR, WINDOW, HARDWARE SCHEDULE A-007 FINISH SCHEDULE A-008 LIGHTING AND CEILING SCHEDULE A-009 PLUMBING + EQUIPMENT SCHEDULE A-010 FURNITURE SCHEDULE A-011 FURNITURE SCHEDULE A-100 EXISTING CONDITIONS FLOOR PLAN A-101 EXISTING CONDITIONS EXTERIOR STOREFRONT ELEVATION A-200 PROPOSED FLOOR PLAN LEVEL 1 A-201 PROPOSED FLOOR PLAN LEVEL 2 A-210 PROPOSED FLOOR FINISH PLAN LEVEL 1 A-211 PROPOSED FLOOR FINISH PLAN LEVEL 2 A-220 PROPOSED WALL FINISH PLAN LEVEL 1 A-221 PROPOSED WALL FINISH PLAN LEVEL 2 A-230 PROPOSED FURNITURE PLAN LEVEL 1 A-231 PROPOSED FURNITURE PLAN LEVEL 2 A-232 ENLARGED RESTROOM PLAN A-233 ENLARGED MILLWORK PLANS A-300 PROPOSED REFLECTED CEILING PLAN LEVEL 1 A-301 PROPOSED REFLECTED CEILING PLAN LEVEL 2 A-302 POWER PLAN LEVEL 1 A-303 POWER PLAN LEVEL 2 A-400 EXTERIOR ELEVATIONS A-401 EXTERIOR ELEVATIONS A-500 SECTIONS A-501 SECTIONS A-600 INTERIOR ELEVATIONS A-601 INTERIOR ELEVATIONS A-602 INTERIOR ELEVATIONS A-604 INTERIOR ELEVATIONS A-605 INTERIOR ELEVATIONS A-606 INTERIOR ELEVATIONS A-700 INTERIOR DETAILS A-701 INTERIOR DETAILS A-702 INTERIOR DETAILS A-703 INTERIOR DETAILS A-704 INTERIOR DETAILS A-705 INTERIOR DETAILS A-706 INTERIOR DETAILS A-707 INTERIOR DETAILS A-708 INTERIOR DETAILS A-709 INTERIOR DETAILS A-710 INTERIOR DETAILS A-711 INTERIOR DETAILS S-O-0 GENERAL NOTES S-O-1 SPECIAL INSPECTION S-O-2 SPECIAL INSPECTION S-1-0 MAIN FLOOR PLAN S-1-1 MEZZANINE FLOOR PLAN S-2-0 SECTIONS AND DETAILS S-2-1 SECTIONS AND DETAILS S-2-2 SECTIONS AND DETAILS S-2-3 SECTIONS AND DETAILS FP001 FIRE PROTECTION GENERAL DATA FP100 FIRE PROTECTION DEMO PLAN FP200 FIRE PROTECTION MAIN FLOOR PLAN FP201 FIRE PROTECTION MEZZANINE PLAN P001 PLUMBING GENERAL DATA P002 SCHEDULES, DETAILS, AND RISERS P200 MAIN LEVEL DRAINAGE PLAN P201 MEZZANINE DRAINAGE PLAN P300 MAIN LEVEL WATER AND GAS PLAN P301 MEZZANINE AND ROOF WATER AND GAS PLANS M001 MECHANICAL GENERAL DATA M002 MECHANICAL SCHEDULES AND DETAILS M100 MECHANICAL DEMO PLAN M200 MECHANICAL MAIN FLOOR PLAN M201 MECHANICAL MEZZANINE PLAN M202 MECHANICAL PART ROOF PLAN E001 ELECTRICAL GENERAL DATA E002 SCHEDULES AND DETAILS E003 ELECTRICAL SCHEDULES E004 ELECTRICAL SCHEDULES E100 ELECTRICAL DEMO PLAN E200 MAIN LEVEL POWER AND SIGNAL PLAN E201 MEZZANINE POWER AND SIGNAL PLAN E202 ROOF PLAN POWER E203 KITCHEN PLAN SCHEDULE E300 MAIN LEVEL LIGHTING PLAN E301 MEZZANINE LEVEL LIGHTING PLAN</p>		<p>OWNER CHG Restaurants Atlanta, GA 30305 dhancock@chgrestarturants.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 COVALENT FRED GORDON 5256 Peachtree Rd. Suite 160 Atlanta, GA 30341 404/355-9334 main</p> <p>STABILITY PIERRE COIRON 1376 Church St, Suite 200 Decatur, GA 30030 404/355-9334 main</p>	
<p>SYMBOLS</p> <p>DETAIL 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>			
		<p>VICINITY MAP (NOT TO SCALE)</p>				<p>DRAWING / SHEET INDEX CONT.</p> <p>DWG # SHEET NAME REV</p> <p>K-0-1 FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE K-0-2 FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE K-0-3 FOOD SERVICE EQUIPMENT CONNECTION SCHEDULE K-1 FOOD SERVICE EQUIPMENT PLAN K-1SC FOOD SERVICE EQUIPMENT SPECIAL CONDITIONS PLAN K-1PSP FOOD SERVICE EQUIPMENT PLUMBING SLAB PENETRATION PLAN K-1PR FOOD SERVICE EQUIPMENT PLUMBING ROUGH IN PLAN K-1MR FOOD SERVICE EQUIPMENT MECHANICAL ROUGH IN PLAN K-1ER FOOD SERVICE EQUIPMENT ELECTRICAL ROUGH IN PLAN K-1SCH FOOD SERVICE EQUIPMENT PLUMBING AND ELECTRICAL ROUGH IN SCHEDULES K-1POS FOOD SERVICE EQUIPMENT POS ELECTRICAL ROUGH IN PLAN K-2 FOOD SERVICE EQUIPMENT ELEVATIONS K-3 FOOD SERVICE EQUIPMENT ELEVATIONS K-4 FOOD SERVICE EQUIPMENT ELEVATIONS</p>			





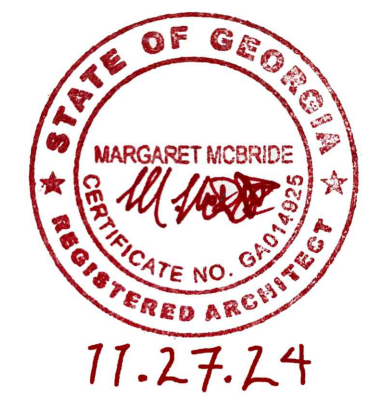
I SITE PLAN  
SCALE: 1:100

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SUITE A  
ATLANTA, GA 30305

notes:

REVISION NUMBER	DESCRIPTION	REVISION DATE

job number:

2023.020D

date of issue:

11.27.2024

drawing name:

SITE PLAN

drawing no.

# A SP1

RELEASED FOR CONSTRUCTION

PROJECT CODE COMPLIANCE SUMMARY

APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL ENERGY CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NFPA 101 LIFE SAFETY CODE, 2018 EDITION WITH STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- GEORGIA ACCESSIBILITY CODES

BUILDING CODE INFORMATION (IBC)

DESCRIPTION: INTERIOR TENANT FIT OUT OF A COLD DARK SHELL WITH FACADE DESIGN MODIFICATIONS OF THE EXISTING STOREFRONT ALONG WEST PACES FERRY RD NW

BUILDING: 99 WEST PACES FERRY RD NW SUITE A ATLANTA, GEORGIA 30305  
 OCCUPANCY: A-2 ASSEMBLY, RESTAURANT USE  
 CONSTRUCTION TYPE: TYPE I(A), FULLY SPRINKLERED (NFPA 13 SYSTEM)  
 BUILDING HEIGHT: 12 STORY, EXCEEDS 180 FT (COMPLIES WITH UNLIMITED HEIGHT, PER IBC 503.1.3 FOR TYPE I(A))  
 FIRE RATINGS: PRIMARY STRUCTURAL FRAME 3 HOUR  
 BEARING WALLS - EXTERIOR 3 HOUR  
 BEARING WALLS - INTERIOR 3 HOUR  
 NONBEARING WALLS - INTERIOR 0 HOUR  
 NONBEARING WALLS - EXTERIOR 0 HOUR  
 FLOOR CONSTRUCTION 2 HOUR  
 ROOF CONSTRUCTION 1.5 HOUR  
 SEPARATION OF OCCUPANCIES (PER IBC 509.4): NO SEPARATION REQUIRED BETWEEN A2 AND S2 (PER IBC 509.4)  
 HORIZONTAL SEPARATION OF OCCUPANCIES: NO SEPARATION REQUIRED  
 CORRIDOR RATING: N/A  
 SPRINKLER: FULLY SPRINKLERED (IBC 903 - NFPA 13 SYSTEM)  
 FIRE ALARM: EXISTING FIRE ALARM PROVIDED  
 REQ'D PROTECTION: SHAFT ENCLOSURES U415 VERTICAL OPENINGS N/A  
 TENANT AREA: 3,576 S.F. - INTERIOR TENANT AREA GROUND LEVEL  
 744 S.F. - INTERIOR TENANT AREA MEZZANINE LEVEL

LIFE SAFETY CODE INFORMATION (NFPA 101 LSC 7.3.1.2)

OCCUPANT LOAD CALCULATIONS	OCCUPANT / ACTUAL PROVIDED
CHAMKASE (428sf/100 PER OCC.) =	4
CHAMKASE STOOL SEATING (115sf TOTAL/ACTUAL PROVIDED) =	18
CHAMKASE CORRIDOR (282 SF TOTAL) =	N/A
ENTRY VESTIBULE (143 sf/15 PER OCC.) =	10
WAITING SEATING (52 sf/ 5 PER OCC.) =	3
COCKTAIL BAR CORRIDOR SEATING (24' PER OCC./208 LINEAR INCHES) =	8
COCKTAIL BAR CORRIDOR (387 SF TOTAL) =	N/A
COCKTAIL BAR BANQUETTE SEATING (24' PER OCC./488 LINEAR INCHES) =	20
COCKTAIL BAR STOOLS (718f TOTAL/ACTUAL PROVIDED) =	16
COCKTAIL BAR (258 sf/100 PER OCC.) =	2
RESTROOM CORRIDOR (68sf TOTAL) =	N/A
PRIVATE DINING TABLES AND CHAIRS (298 sf/15 PER OCC.) =	20
KITCHEN (682sf/100 PER OCC.) =	6
OFFICE (72sf/100 PER OCC.) =	1
MEZZANINE (568sf/100 PER OCC.) =	5

TOTAL OCCUPANTS 113 OCCUPANTS

MAXIMUM TRAVEL DISTANCE: 88'-0" PROVIDED (COMPLIES WITH NFPA 101 (2.2.6.1) MAXIMUM 250 FT)  
 NUMBER OF EXITS: 2 PROVIDED, 2 REQUIRED (COMPLIES WITH NFPA 101 7.4.1.2(2))  
 1 TENANT ACCESSIBLE ENTRANCE PROVIDED / REQUIRED PER IBC 1105.1.6  
 EMPLOYEES IN BACK OF HOUSE AND KITCHEN AREAS HAVE ACCESS TO AN EGRESS DOOR, SEPARATELY.  
 SEPARATION OF EXITS: 53'-8 1/2" DISTANCE PROVIDED BETWEEN EXITS (COMPLIES WITH 27'-7 1/2" MIN. PER NFPA 101 2018 7.5.1.3.5)  
 COMMON PATH OF TRAVEL: 43'-10" PROVIDED (COMPLIES WITH NFPA 101 (2.2.5.1.2) MAXIMUM 75 FT)  
 EGRESS CAPACITY WIDTH: 3'-0" MIN PROVIDED (COMPLIES WITH NFPA 101 7.3.3.1 113 OCC x 0.2" = 22.6" REQUIRED)  
 EGRESS DOOR WIDTH: 3'-0" MIN AT EACH EXIT PROVIDED (COMPLIES WITH 32" MIN. PER NFPA 101 7.2.1.2.3.2)  
 EXIT DOORS TO HAVE PANIC HARDWARE COMPLYING WITH NFPA 101 7.2.1.7 (NFPA 101(2.2.2.3) OVER 100 OCCUPANTS)  
 EGRESS CORRIDOR WIDTH: 3'-0" MIN.  
 EGRESS STAIR WIDTH: 36" AT MEZZANINE STAIR  
 EGRESS RAMP WIDTH: N/A  
 DEAD END CORRIDOR: N/A  
 PLUMBING FIXTURE REQUIREMENTS (IBC 2902.1 & IPC 424):

113 (TENANT) OCC / 2 = 56 WOMEN & 56 MEN  
 TOTAL WOMEN'S WCs REQUIRED = 1 (1 ACCESSIBLE REQ'D PER SEX)  
 1 WCs PROVIDED (1 ADA ACCESSIBLE)  
 TOTAL WOMEN'S LAVATORIES REQ'D = 1  
 1 LAVS PROVIDED, 1 ADA ACCESSIBLE  
 TOTAL MEN'S WCs REQUIRED = 1 (1 ACCESSIBLE REQ'D PER SEX)  
 1 WCs PROVIDED (1 ADA)  
 TOTAL MEN'S LAVATORIES REQ'D = 1  
 1 LAVS PROVIDED, 1 ADA ACCESSIBLE

**I LIFE SAFETY FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

LEGEND

SCALE: NTS

- FEC FIRE EXTINGUISHER CABINET
- EXIT SIGN
- DOOR EGRESS WIDTH
- TRAVEL DISTANCE
- EXIT SIGN WITH EMERGENCY LIGHTS

SHEET NOTES

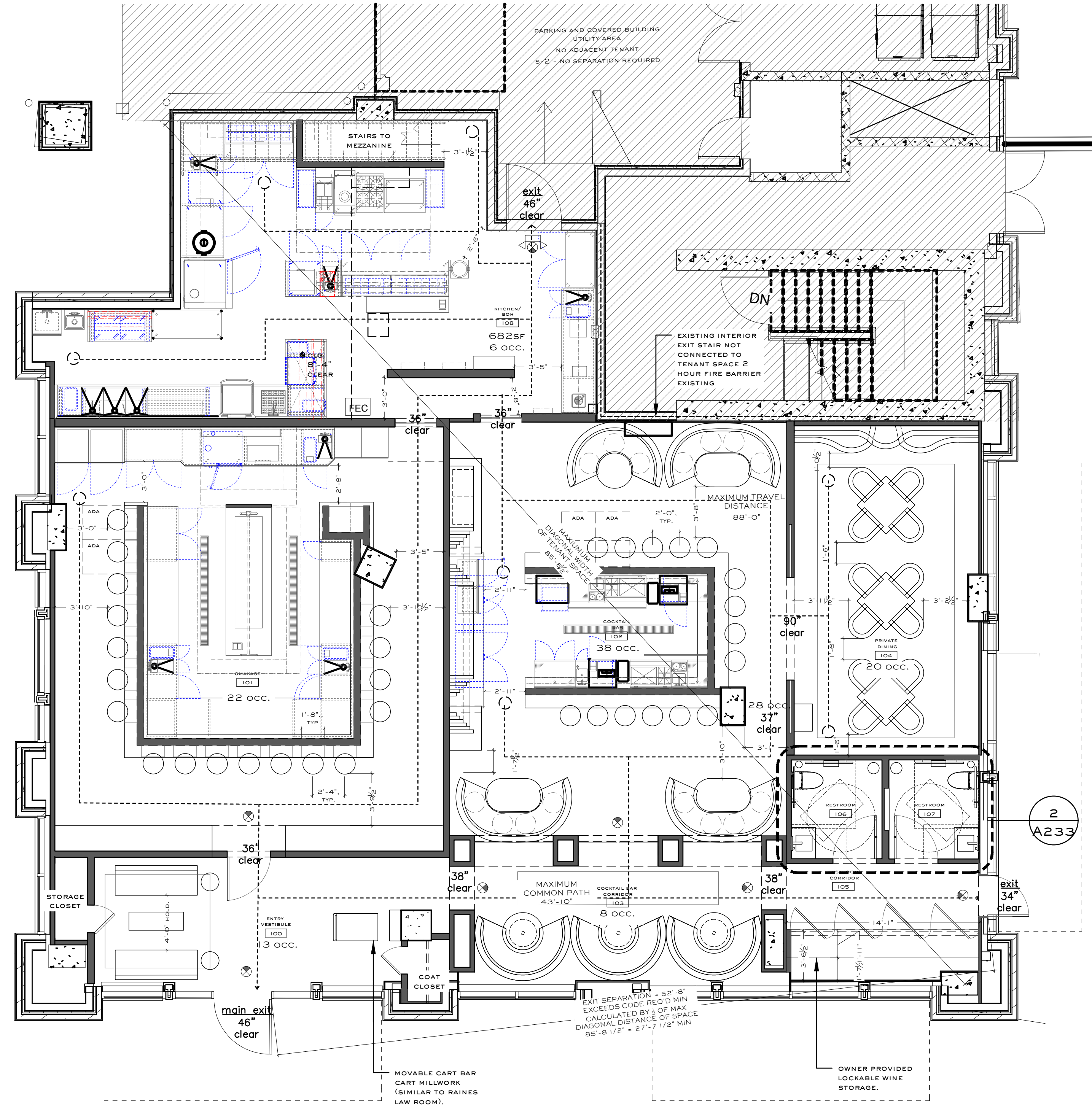
SCALE: NTS

- EXIT AND EMERGENCY LIGHTING TO PROVIDE ADEQUATE ILLUMINATION AND SIGNAGE FOR DESIGNATED EXITS PER NFPA 101. REFER TO ELECTRICAL DRAWINGS FOR MORE DETAILS.
- FIRE EXTINGUISHER IN KITCHEN TO BE CLASS 'K'.
- ANY MODIFICATIONS OF ELECTRIC SYSTEM OR MECHANICAL SYSTEM TO COMPLY WITH THE APPLICABLE CODES FOR THIS JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE, INCLUDING BUT NOT LIMITED TO MAINTAINING APPROPRIATE FIRE EXTINGUISHERS IN REQUIRED QUANTITIES DURING CONSTRUCTION.
- A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, OPERATOR, MANAGER, OR OTHER PERSON IN CONTROL IN EVERY PUBLIC PLACE AND PLACE OF EMPLOYMENT. 'NO SMOKING' SIGNS OR THE INTERNATIONAL 'NO SMOKING' SYMBOL CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR CROSS IT SHALL BE POSTED.

WALL LEGEND

SCALE: NTS

- NEW INTERIOR WALL
- EXISTING WALL
- NOT IN SCOPE



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SHOSHIN

99 WEST PACES FERRY RD NW  
 SUITE A  
 ATLANTA, GA 30305

notes:

REVISION NUMBER DESCRIPTION REVISION DATE

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LIFE SAFETY PLAN -  
 MAIN LEVEL

drawing no.

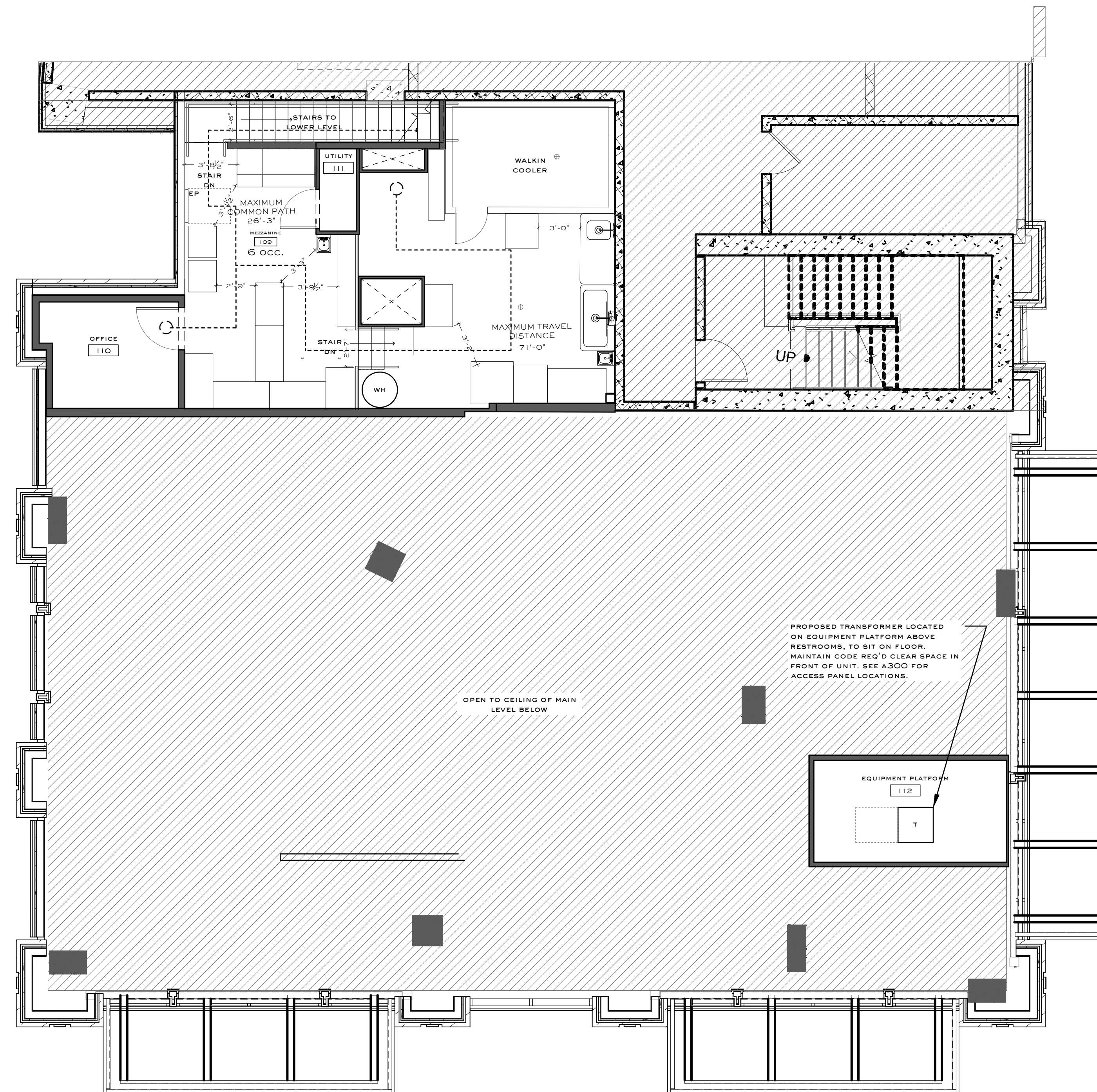
A 002

RELEASED FOR CONSTRUCTION

PROJECT CODE COMPLIANCE SUMMARY (SEE PREV. PAGE FOR FULL CODE INFO)

LIFE SAFETY CODE INFORMATION (NFPA IFC LSC 7.3.1.2)

OCCUPANT LOAD CALCULATIONS	OCCUPANT
OFFICE (72sf/100 PER OCC.)	1
MEZZANINE (568sf/100 PER OCC.)	5



GENERAL NOTE: UL415 FOR MEZZANINE CEILING EXISTING SHAFT TO ROOF

REVISED

Fire Resistance Ratings - ANSI/UL 149

System A - 1 Hr.

System B - 2 Hr.

System C - 2 Hr.

System D - 2 Hr.

System E - 2 Hr.

System F - 2 Hr.

System G - 3 Hr.

System H - 3 Hr.

System I - 4 Hr.

System J - 4 Hr.

System K - 4 Hr.

System L - 4 Hr.

System M - 4 Hr.

System N - 4 Hr.

System O - 4 Hr.

System P - 4 Hr.

System Q - 4 Hr.

System R - 4 Hr.

System S - 4 Hr.

System T - 4 Hr.

System U - 4 Hr.

System V - 4 Hr.

System W - 4 Hr.

System X - 4 Hr.

System Y - 4 Hr.

System Z - 4 Hr.

System AA - 4 Hr.

System AB - 4 Hr.

System AC - 4 Hr.

System AD - 4 Hr.

System AE - 4 Hr.

System AF - 4 Hr.

System AG - 4 Hr.

System AH - 4 Hr.

System AI - 4 Hr.

System AJ - 4 Hr.

System AK - 4 Hr.

System AL - 4 Hr.

System AM - 4 Hr.

System AN - 4 Hr.

System AO - 4 Hr.

System AP - 4 Hr.

System AQ - 4 Hr.

System AR - 4 Hr.

System AS - 4 Hr.

System AT - 4 Hr.

System AU - 4 Hr.

System AV - 4 Hr.

System AW - 4 Hr.

System AX - 4 Hr.

System AY - 4 Hr.

System AZ - 4 Hr.

System BA - 4 Hr.

System BB - 4 Hr.

System BC - 4 Hr.

System BD - 4 Hr.

System BE - 4 Hr.

System BF - 4 Hr.

System BG - 4 Hr.

System BH - 4 Hr.

System BI - 4 Hr.

System BJ - 4 Hr.

System BK - 4 Hr.

System BL - 4 Hr.

System BM - 4 Hr.

System BN - 4 Hr.

System BO - 4 Hr.

System BP - 4 Hr.

System BQ - 4 Hr.

System BR - 4 Hr.

System BS - 4 Hr.

System BT - 4 Hr.

System BU - 4 Hr.

System BV - 4 Hr.

System BW - 4 Hr.

System BX - 4 Hr.

System BY - 4 Hr.

System BZ - 4 Hr.

System CA - 4 Hr.

System CB - 4 Hr.

System CC - 4 Hr.

System CD - 4 Hr.

System CE - 4 Hr.

System CF - 4 Hr.

System CG - 4 Hr.

System CH - 4 Hr.

System CI - 4 Hr.

System CJ - 4 Hr.

System CK - 4 Hr.

System CL - 4 Hr.

System CM - 4 Hr.

System CN - 4 Hr.

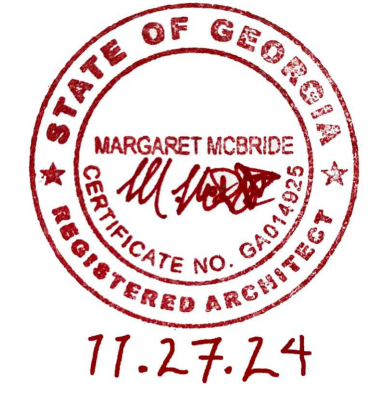
System CO - 4 Hr.

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## SHOSHIN

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### notes:

REVISION NUMBER	DESCRIPTION	REVISION DATE

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## LIFE SAFETY PLAN - MEZZANINE LEVEL

drawing no.

# A 003

RELEASED FOR CONSTRUCTION

### 1 LIFE SAFETY FLOOR PLAN SCALE: 3/16" = 1'-0"

#### LEGEND

SCALE: NTS

- FIRE EXTINGUISHER CABINET
- EXIT SIGN W/ EMER EGRESS LIGHTS
- 32" DOOR EGRESS WIDTH
- TRAVEL DISTANCE

#### SHEET NOTES

SCALE: NTS

1. EXIT AND EMERGENCY LIGHTING TO PROVIDE ADEQUATE ILLUMINATION AND SIGNAGE FOR DESIGNATED EXITS PER NFPA IFC. REFER TO ELECTRICAL DRAWINGS FOR MORE DETAILS.
2. FIRE EXTINGUISHER IN KITCHEN TO BE CLASS 'K'.
3. ANY MODIFICATIONS OF ELECTRIC SYSTEM OR MECHANICAL SYSTEM TO COMPLY WITH THE APPLICABLE CODES FOR THIS JURISDICTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE, INCLUDING BUT NOT LIMITED TO MAINTAINING APPROPRIATE FIRE EXTINGUISHERS IN REQUIRED QUANTITIES DURING CONSTRUCTION.
5. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, OPERATOR, MANAGER, OR OTHER PERSON IN CONTROL IN EVERY PUBLIC PLACE AND PLACE OF EMPLOYMENT. 'NO SMOKING' SIGNS OR THE INTERNATIONAL 'NO SMOKING' SYMBOL CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR CROSS IT SHALL BE POSTED.

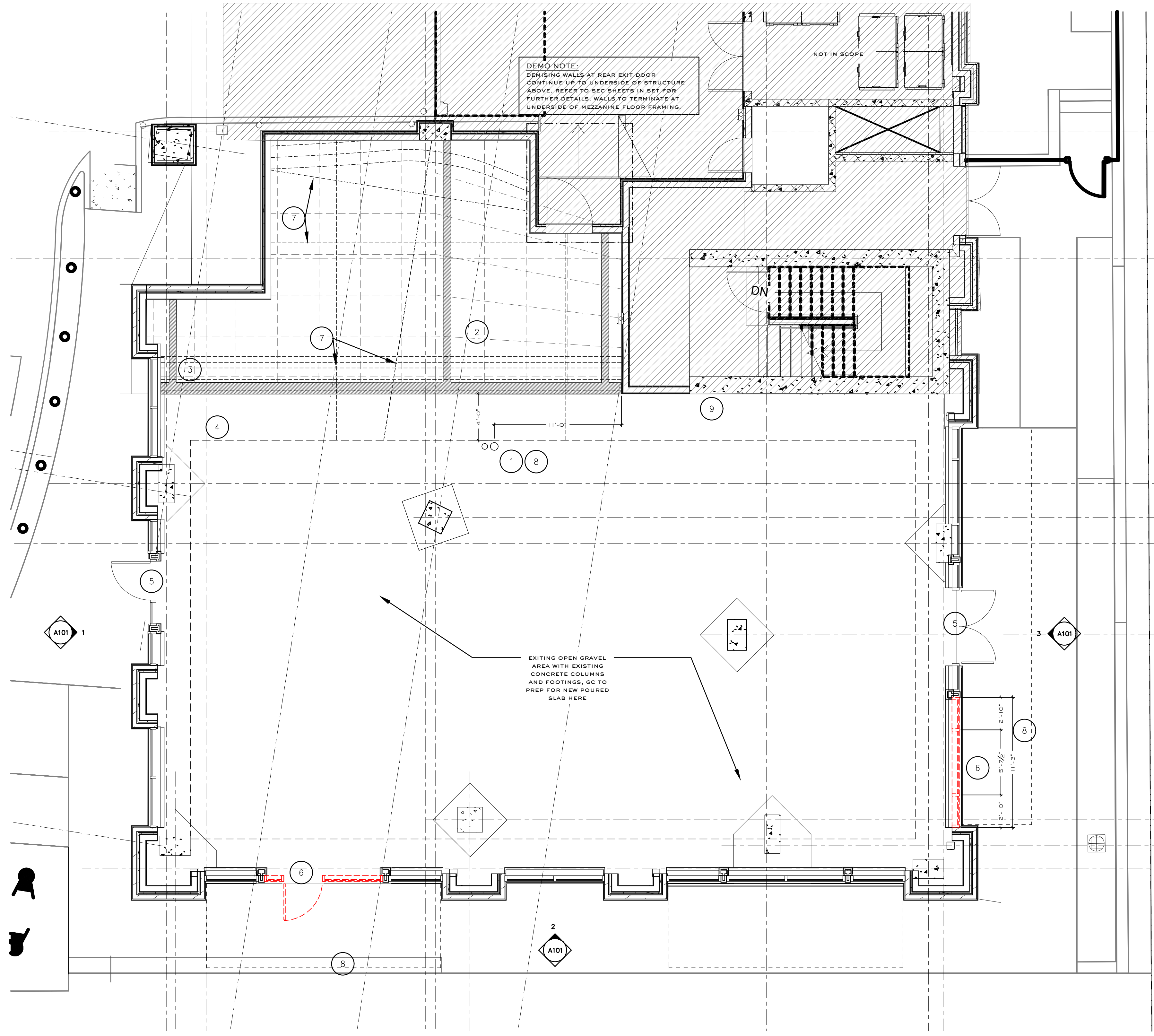
#### WALL LEGEND

SCALE: NTS

- NEW INTERIOR WALL
- EXISTING WALL
- NOT IN SCOPE

**GENERAL DEMOLITION NOTES**

- FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO ONSET OF DEMOLITION.
- DEMOLITION/RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITION CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND IS TO COMPLETE ALL DEMOLITION/RESTORATION, CUTTING, AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.
- SELECTIVE DEMOLITION IS NOT INDICATED IN AREAS WHERE IT MAY BE NECESSARY TO DEMOLISH ALL OR PART OF AN EXISTING BUILDING COMPONENT TO GAIN ACCESS TO AREAS FOR TIE-IN TO BUILDING SYSTEMS, OR WHICH MAY BE REQUIRED TO INSTALL NEW CONSTRUCTION INDICATED ON THE DRAWINGS. DEMOLITION FOR THESE PURPOSES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER, AND THE AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO BEGINNING CONSTRUCTION.
- DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LOCAL BUILDING CODES.
- EXERCISE EXTREME CAUTION IN THIS DEMOLITION. COST OF REPAIR TO ANY ADJACENT CONDITIONS WHICH ARE DAMAGED AS A RESULT OF THIS. DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- RELOCATION OF MATERIAL: RELOCATION OF ANY ITEMS INVOLVED IN THE PROJECT IS SUBJECT TO THE ABILITY, TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARRING THE ITEMS TO BE RELOCATED. IF RELOCATION OF ANY ITEM IS NOT POSSIBLE AS PRESCRIBED HEREIN, NEW MATERIALS SHALL BE SUBSTITUTED TO MATCH EXISTING. SAFELY STORE MATERIAL TO BE REUSED UNTIL TIME OF INSTALLATION.
- CERTAIN ITEMS ARE TO BE RETURNED TO THE BUILDING OWNER. COORDINATE WITH THE BUILDING OWNER WHICH ITEMS ARE TO BE RETURNED AND THE LOCATION SAID ITEMS ARE TO BE STORED.
- ALL MATERIALS TO BE DISPOSED OF ARE TO BE DISPOSED OF BY THE RESTRICTIONS UNLESS NOTED OTHERWISE HEREIN.
- ALL AREAS SHALL BE KEPT IN A BROOM CLEAN CONDITION AT ALL TIMES.
- REMOVE ALL FLOORING IN DEMOLITION REGION DOWN TO SUB FLOOR, AND PREPARE FOR NEW FINISH SPECIFIED.
- ARCHITECT HAS NO KNOWLEDGE OF, AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION OR CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNERS REPRESENTATIVE FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- THE G.C. RECOGNIZES THAT IT IS IMPERATIVE THAT ALL WORK ON THIS CONTRACT PROCEED UNINTERRUPTED AND THAT ANY WORK STOPPAGE CAUSED BY ANY JURISDICTIONAL DISPUTES ARISING OUT OF THE ASSIGNMENT OF ANY WORK PERFORMED BY THE G.C. OR ITS SUBS WOULD RESULT IN IRREPARABLE DAMAGE TO THE OWNER AND AGREES TO USE ITS BEST EFFORTS TO PREVENT OR RESOLVE SUCH DISPUTES AS SOON AS POSSIBLE.
- PRIOR TO THE START OF DEMOLITION THE DEMOLITION CONTRACTOR WITH THE GENERAL CONTRACTOR SHALL SURVEY THE EXTENTS OF DEMOLITION TO OCCUR AND MAKE NOTE OF THE CONDITION OF ALL SURFACES ADJACENT TO AREAS MARKED FOR DEMOLITION AND PROVIDE THE NECESSARY PROTECTION FOR EXISTING FLOORING, WALLS, CEILING AND FIXTURES, ETC., WHICH SHALL REMAIN DURING DEMOLITION. THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME BY THE TRADES AND WILL BE OBLIGATED TO RESTORE OR REPLACE ITEMS TO THEIR ORIGINAL CONDITION PRIOR TO THE START OF THE ALTERATION.
- CONTRACTOR SHALL REFERENCE COMPLETE DOCUMENT PACKAGE FOR SCOPE OF DEMOLITION WORK, AND NOT RELY SOLELY ON THE DEMOLITION PACKAGE.
- THE CONTRACTOR SHALL REVIEW EXISTING CONDITIONS BEFORE AND DURING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY UNUSUAL ITEMS SUCH AS CRACKS IN WALLS OR SLABS, ETC. IF FURTHER ANALYSIS IS REQUIRED, G.C. SHALL PROVIDE AN ALLOWANCE IN THE BID TO COVER THE COST FOR NECESSARY STUDIES BY QUALIFIED PERSONS AND LIST THESE ITEMS SEPARATELY AS NOT PART OF THE BID.
- THE CONTRACTOR SHALL REPAIR EXISTING CONSTRUCTION DAMAGE IN THE PERFORMANCE OF THIS CONTRACT TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MAINTAIN ACCESS FOR SUB-CONTRACTORS. WHERE SPECIFIED, OR NOTED AND SHOWN ON THE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING ITEMS WITHIN THE LIMITS OF THIS DEMOLITION CONTRACT IN THEIR ENTIRETY. CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS TO MAKE RELOCATED ITEMS FULLY FUNCTIONAL AND OPERATIONAL.
- REMOVAL AS IDENTIFIED ON DRAWINGS SHALL BE ACCOMPLISHED WITHOUT STORING EXCESSIVE QUANTITIES OF ANY DIRT, RUBBISH, DEBRIS OR WASTE. ALL DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF OR SALVAGE ANY UNUSED ITEMS FROM THE DEMOLITION (I.E.: CABINETS, SINKS, DOORS, GLASS WINDOWS AND FRAMES, HARDWARE, TOILETS, ETC.) WHICH ARE NOT SCHEDULED FOR REUSE OR RELOCATION BY THE OWNER.
- THE G.C. SHALL COORDINATE AND BE RESPONSIBLE FOR DEMOLITION OF EXISTING PARTITIONS, MOULDINGS, BASES, (WOOD, VINYL, ETC.) AND OTHER ITEMS SPECIFIED FOR REMOVAL AS IMPLIED OR INTENDED BY THE CHARACTER OF DESIGN SHOWN ON THE PLANS.
- REMOVE ALL EXISTING DRYWALL PARTITIONS AS INDICATED ON PLANS BY DASHED LINES. DO NOT DISTURB EXISTING DRYWALL ON OR BELOW WINDOWS, EXCEPT WHERE THAT DRYWALL SHOWS WATER OR MOISTURE DAMAGE OR OTHER DAMAGE SUCH AS HOLES WHICH WOULD RENDER IT UNUSABLE. IN SUCH CASES BRING TO THE ATTENTION OF THE ARCHITECT IN WRITING TO DETERMINE CAUSE OF DAMAGE AND REMEDIATION REQUIRED. REMOVE ANY DAMAGED DRYWALL IN PARTITIONS THAT ARE TO REMAIN AND REPLACE WITH THE SAME TYPE AND FIRE RATINGS AS REQUIRED IN THAT LOCATION.
- CONTRACTOR SHALL EXERCISE CAUTION IF CHASES ARE ENCOUNTERED DURING DEMOLITION, WHICH ARE NOT NOTED OR SHOWN ON THE PLANS. IN SUCH EVENT THE DEMOLITION CONTRACTOR SHALL INFORM GENERAL CONTRACTOR, ARCHITECT AND/OR ENGINEERS BEFORE PROCEEDING WITH DEMOLITION IN THE SPECIFIC AREA OF DISCOVERY.
- REMOVE ALL PIPE SLEEVES PROTECTING THRU SLAB, HOLES, ETC. AND PATCH TO MATCH EXIST. SURFACES UNLESS OTHERWISE NOTED.
- ALL PIPES AND CONDUITS IN WALLS THAT ARE TO BE DEMOLISHED SHALL BE REMOVED AND/OR RELOCATED AS NOTED OR REQUIRED. ALL PLUMBING SHOWN AS DEMOLISHED SHALL BE PROPERLY CAPPED AT THE SOURCE NOTED BY THE ENGINEER.
- ALL ITEMS, SUCH AS CEILING GRIDS, DOORS, BUCKS, METAL AND GLASS WINDOWS, LIGHTING FIXTURES, ETC., THAT ARE TO BE SALVAGED FOR REUSE, SHALL BE CAREFULLY DISMANTLED AND HANDLED, TAGGED AND STORED PROPERLY IN A DESIGNATED AREA DETERMINED BY OWNER. THE DEMO CONTRACTOR SHALL COORDINATE WITH THE OWNER THOSE ITEMS TO BE REUSED BEFORE REMOVAL.
- IN ALL AREAS WHERE FLOORING IS REMOVED, CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AFTER THE REMOVAL OF CARPETING OR OTHER FLOORING MATERIALS INCLUSIVE OF TACK STRIPS, MASTIC, GLUE, AND/OR GROUT, ETC., AND LEAVE FLOOR CLEAN IN A SMOOTH AND LEVEL CONDITION. ALLOW FOR PATCHING, REPAIR AND FLOATING OF THE EXISTING SLAB AS NECESSARY TO ALLOW FOR THE PROPER INSTALLATION OF NEW FLOORING MATERIALS. THE GC SHALL NOTIFY THE ARCHITECT IF THE TRANSITION DOES NOT MATCH THE DESIGN INTENT SHOWN ON THE DRAWINGS. IN ORDER TO SPECIFY THE PROPER MATERIALS REQUIRED AT THE TRANSITION OF FINISH MATERIALS.
- REMOVE EXISTING WINDOW BLINDS AND RETURN TO BUILDING OWNER.
- THE DEMOLITION CONTRACTOR SHALL REMOVE ALL EXISTING TELEPHONE AND COMPUTER LINES.
- REMOVE DOOR HANDLES, LATCHSETS & LOCKSETS ON ALL DOORS REQUIRING RETROFITTING WITH NEW ADA COMP. LEVER HANDLES.
- REMOVE ALL UN-USED MATERIAL ABOVE CEILING, INCLUDING BUT NOT LIMITED TO: FRAMING, SHEET ROCK, INSULATION, CONDUIT, GUCTING, LOW VOLTAGE WIRING, PLUMBING, HVAC EQUIPMENT, AND CONTROLS.
- BUILDING MANAGEMENT HAS FIRST RIGHT OF REFUSAL ON ALL DEMOLISHED EQUIPMENT, PIPING, APPLIANCES, FINISHED MILL WORK, WIRING, PLUMBING FIXTURES, ETC.
- ANY MATERIAL ABOVE THE CEILING THAT CANNOT BE REMOVED DUE TO ROUTING OVER OCCUPIED SPACES (I.E. PLUMBING LINES, DUCT WORK, ELECTRICAL CONDUIT, ETC.), CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROPERTY MANAGER/CHIEF ENGINEER TO DETERMINE TERMINATION POINT.
- WHEN REMOVING ABANDONED EQUIPMENT WITHIN THE SCOPE OF WORK AREA, ALL ASSOCIATED ELECTRICAL STARTERS, MAIN FEED WIRING, CONDUIT, METERS, CONTROLS, CONTROL WIRING, WATER LINES, ETC. WILL BE REMOVED BACK TO THE SOURCE.
- IF THERE ARE ANY CONTRADICTIONS TO THE BUILDING STANDARDS LIST ISSUED BY THE BUILDING AND ARCHITECTURAL AND OR MEP DRAWINGS, COORDINATE DIRECTLY WITH PROPERTY MANAGER AND CHIEF ENGINEER FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. INACTIVE OR ABANDONED UTILITIES SHALL BE CAPPED IN ACCORDANCE WITH LOCAL RESTRICTIONS. REMOVE INACTIVE SERVICES (PLUMBING, MECHANICAL, ELECTRICAL, ETC.) AS REQUIRED TO MAINTAIN OPERATION.
- MAINTAIN COMPLETE SECURITY OF THE JOB SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETE.
- THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATER TIGHT CONDITION AT ALL TIMES.
- ALL DOORS TO BE REMOVED ARE TO BE PUT IN STORAGE FOR FUTURE USE BY BUILDING OWNER. BUILDING OWNER IS TO DIRECT CONTRACTOR AS TO WHERE THESE ITEMS SHOULD BE STORED.
- PROTECT ALL STRUCTURAL MEMBERS FROM DAMAGE.
- DURING DEMOLITION, BRACE ALL EXISTING STRUCTURES AS NEEDED.
- DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION TO OBTAIN APPROVAL.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS IN THE FLOOR DECK, PERFORM THE NECESSARY WORK REQUIRED TO PROVIDE A SMOOTH DECK PREPARED TO RECEIVE NEW FINISHES.
- PROVIDE ALL NECESSARY DEMOLITION FOR NEW PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS REQUIRED. COORDINATE WITH CONSTRUCTION DOCUMENTS FOR NEW CONSTRUCTION.
- SEE MECH., ELEC., AND PLUMBING DRAWINGS FOR DEMOLITION OF UTILITIES AND MECHANICAL SYSTEMS.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES LOCATED IN WALLS, CEILING, OR FLOORS TO BE REMOVED ARE TO BE CAPPED AND RELOCATED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES NOT BEING USED ARE TO BE CAPPED AND/OR REMOVED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
- ALL PLUMBING LINES TO BE REMOVED ARE TO BE CUT BELOW THE SLAB OR ABOVE THE CEILING AND CAPPED. ADJACENT FINISHES ARE TO BE REPAIRED AS REQUIRED FOR FLUSH FINISH.
- ANY EXISTING TO REMAIN FIRE ASSEMBLIES DAMAGED DURING DEMOLITION SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
- PATCH AND REPAIR ALL AREAS WHERE A DEMOLISHED WALL INTERSECTS A REMAINING WALL. FINISH EXISTING WALL TO MATCH ADJACENT SURFACES, AND PREPARE WALL TO RECEIVE NEW FINISHES, AS DIRECTED BY FINISH PLANS, SCHEDULES, AND NOTES.
- REMOVE ALL FLOORING IN DEMOLITION REGION DOWN TO SUB FLOOR, AND PREP FOR NEW FINISH SPECIFIED.



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

**LEGEND**  
SCALE: NTS

	ELEVATION TAG
	WINDOW TAG. SEE SCHEDULES
	DOOR TAG. SEE SCHEDULES
	PLUMBING FIXTURE TAG. SEE SCHEDULES
	KEY NOTES

**SHEET NOTES**  
SCALE: NTS

A. REFERENCE A000 SERIES SHEETS FOR SCHEDULES  
B. REFER TO STRUCTURAL SHEETS FOR NEW INFILL SLAB DETAILS AND 'C' PROPOSED ELEVATIONS AND FLOOR PLAN FOR FURTHER DETAILS ON WHAT WILL REPLACE DEMO'D STOREFRONT AREAS.

**WALL LEGEND**  
SCALE: NTS

	NEW WALL
	EXISTING WALL
	DEMO

**KEY NOTES**  
SCALE: NTS

	GREASE / SANITARY STUB UPS PROVIDED
	SHAFT BOUNDARY TO ROOF ABOVE SPACE
	HATCHED SOLID AREAS ARE WALLS IN BASEMENT BELOW
	BOUNDARY OF EXISTING PT SLAB
	FIX EXISTING STOREFRONT DOORS IN PLACE
	SALVAGE DEMO'D STOREFRONT FOR LL STORAGE
	DASHED LINES INDICATE POST TENSIONED SLAB TENDONS THAT WILL REQUIRE XRAYS OR GPR FOR ANY AND ALL SLAB PENETRATIONS PRIOR TO NEW WORK. GC TO COORDINATE W/ LL AND SEC.

	GC TO VERIFY ALL DIMS IN FIELD PRIOR TO DEMO.
	EXISTING CONCRETE BUILDING STAIR ENCLOSURE NOT TO BE PENETRATED.

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**SHOSHIN**  
99 WEST PACES FERRY RD NW  
SUITE A  
ATLANTA, GA 30305

notes:  
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job number:

2023.020D

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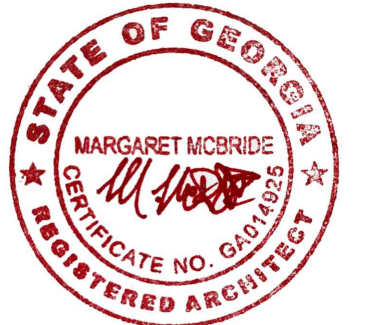
drawing name:

EXISTING  
CONDITIONS +  
DEMO PLAN

drawing no.

**A 100**

RELEASED FOR CONSTRUCTION



11.27.24

SHOSHIN

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SUITE A  
ATLANTA, GA 30305

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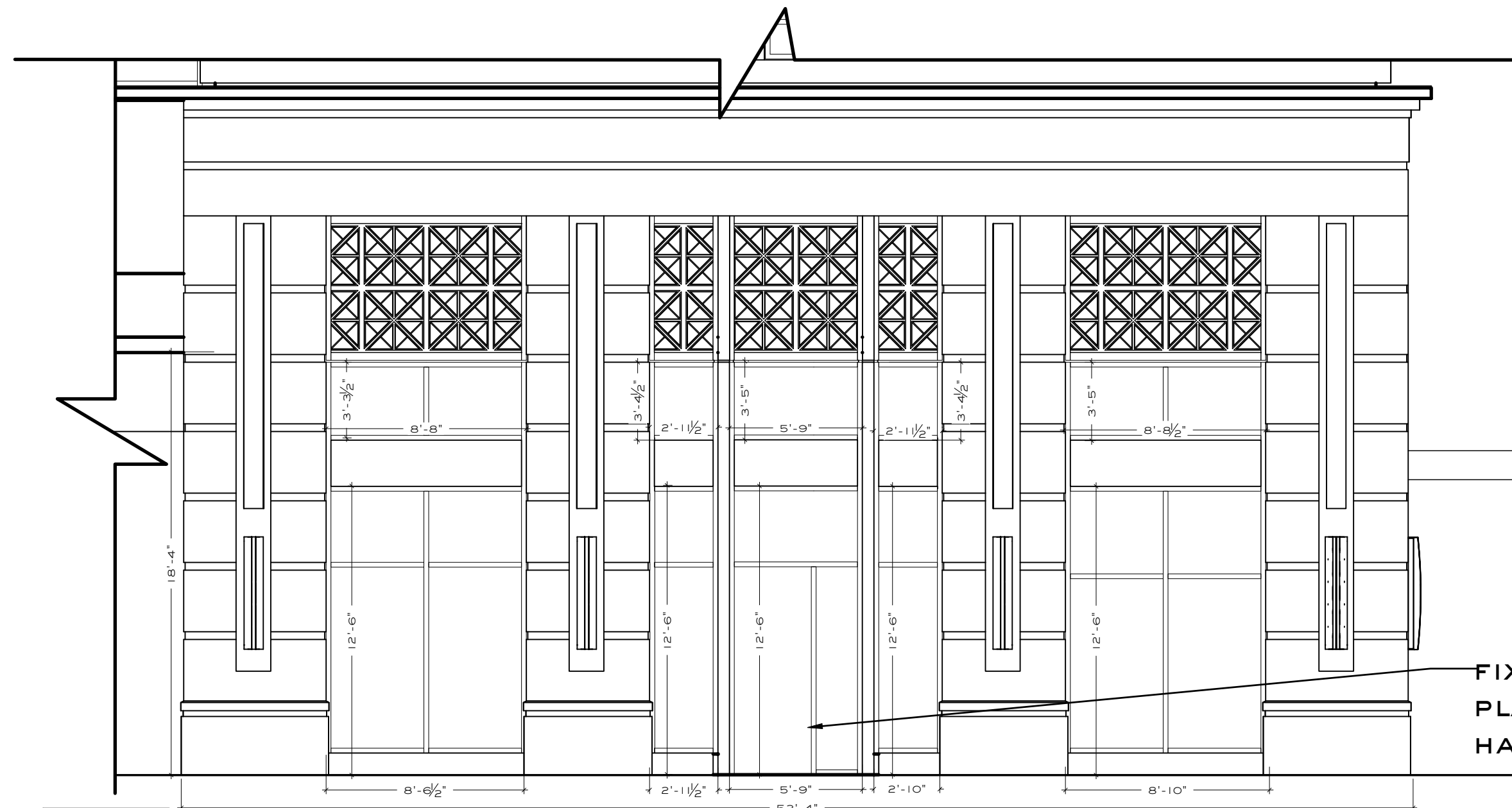
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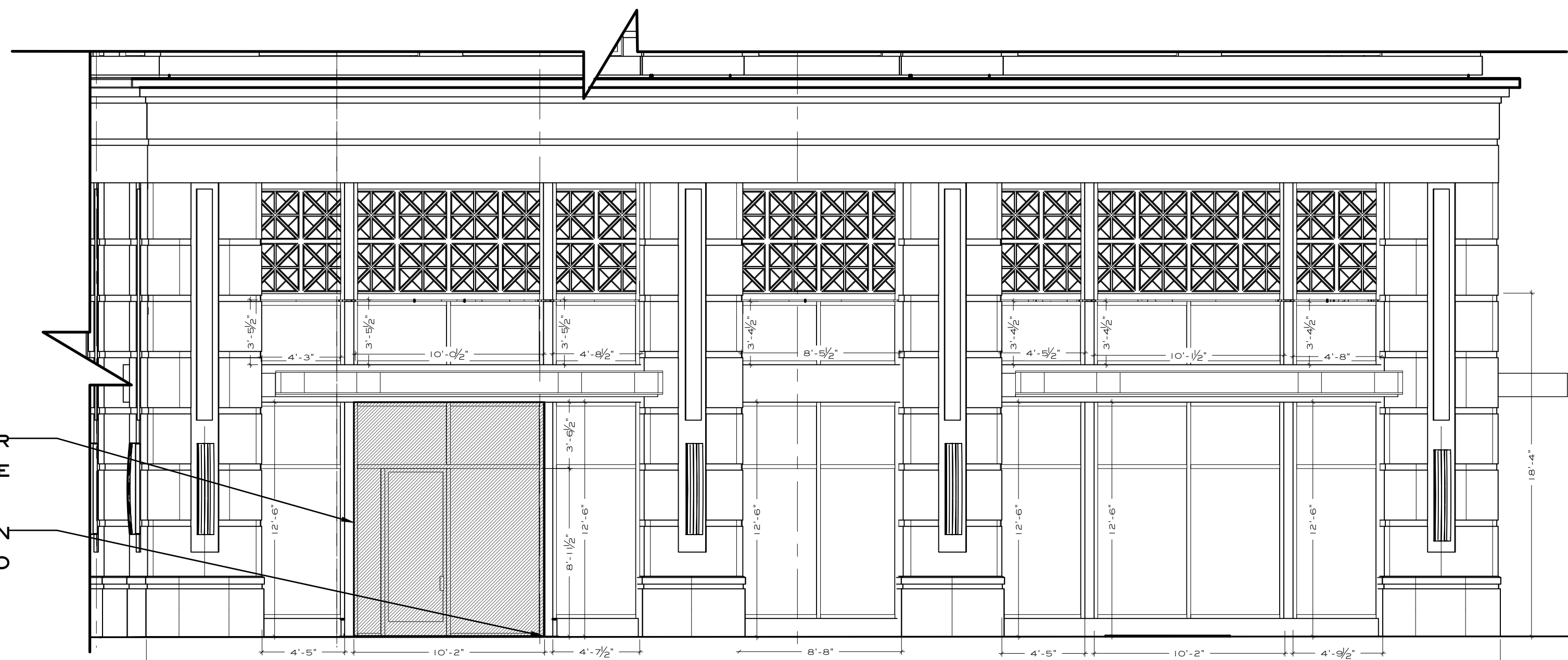
ENLARGED EXISTING AND  
DEMO EXTERIOR  
ELEVATIONS

drawing no.

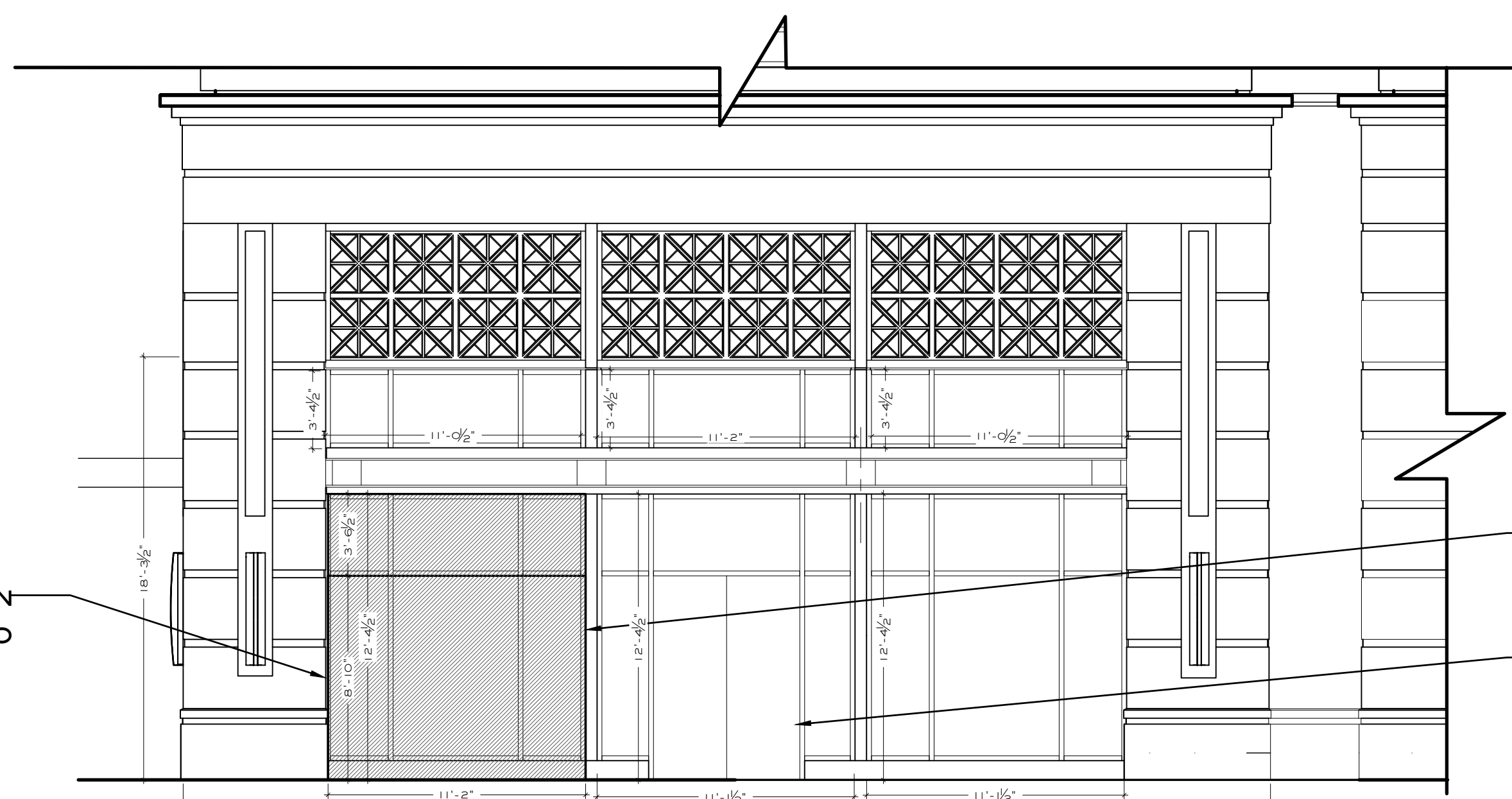
A 101



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



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



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



11.27.24

SHOSHIN

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drawing name:

PROPOSED FLOOR PLAN

drawing no.

A200

RELEASED FOR CONSTRUCTION

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 FRAME 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; SINKS; 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-21 (A). 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, UNTAPPERED 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 UNFINISHED 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 UNFORESEEN 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
- (DB00) 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

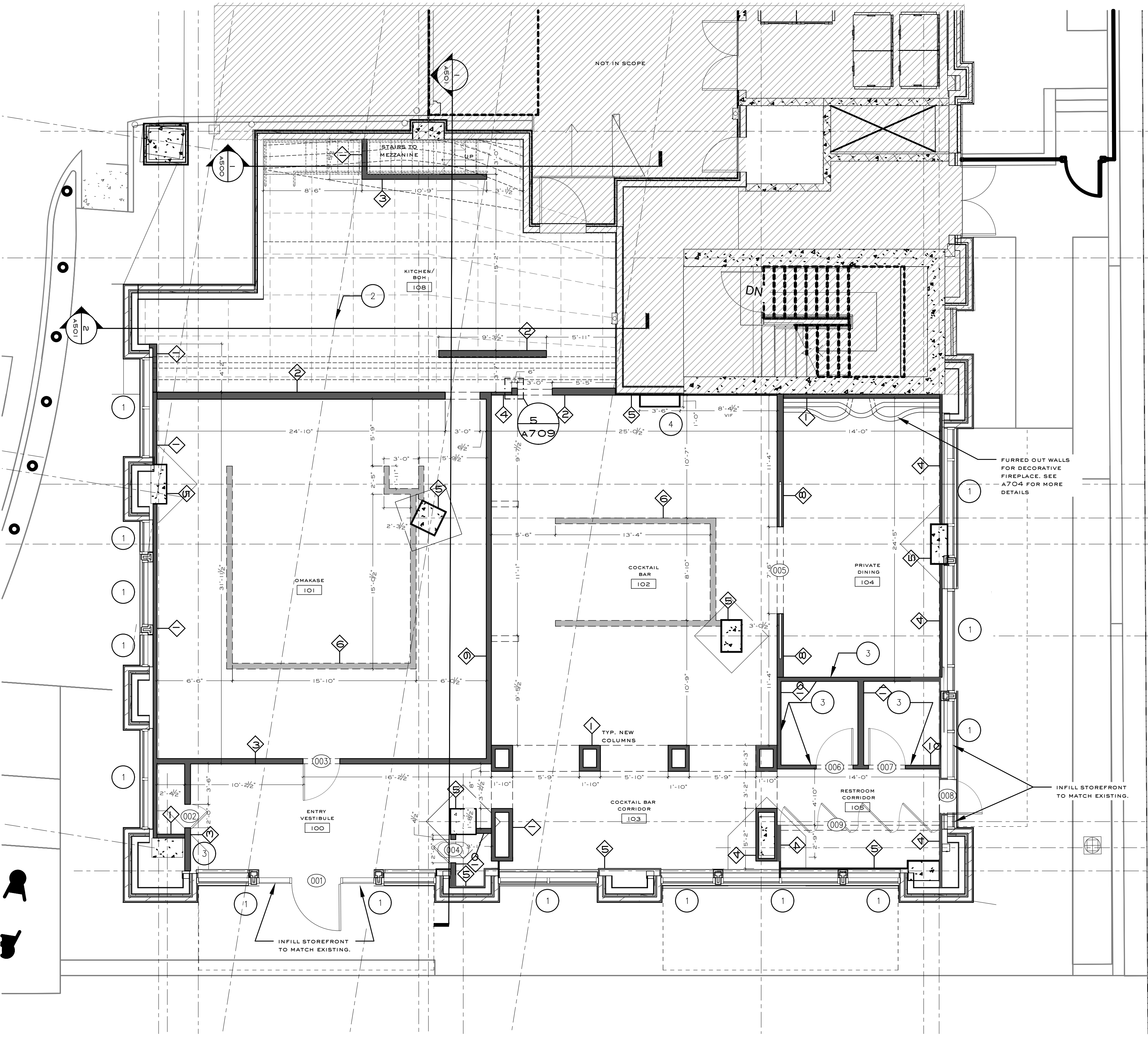
- SCALE: NTS
- REFERENCE A000 SERIES SHEETS FOR SCHEDULES
  - PROVIDE BLOCKING IN CEILING AND/OR WALLS AS REQUIRED FOR CEILING / WALL MOUNTED MILLWORK, EQUIPMENT, TOILET & DECORATIVE ACCESSORIES, ETC.

KEY NOTES

- SCALE: NTS
- PROVIDE TINTED 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





11.27.24

## SHOSHIN

99 WEST PACES FERRY RD NW  
SUITE A  
ATLANTA, GA 30305

notes:

REVISION NUMBER	DESCRIPTION	REVISION DATE

job number:

2023.020D

date of issue:

11.27.2024

drawing name:

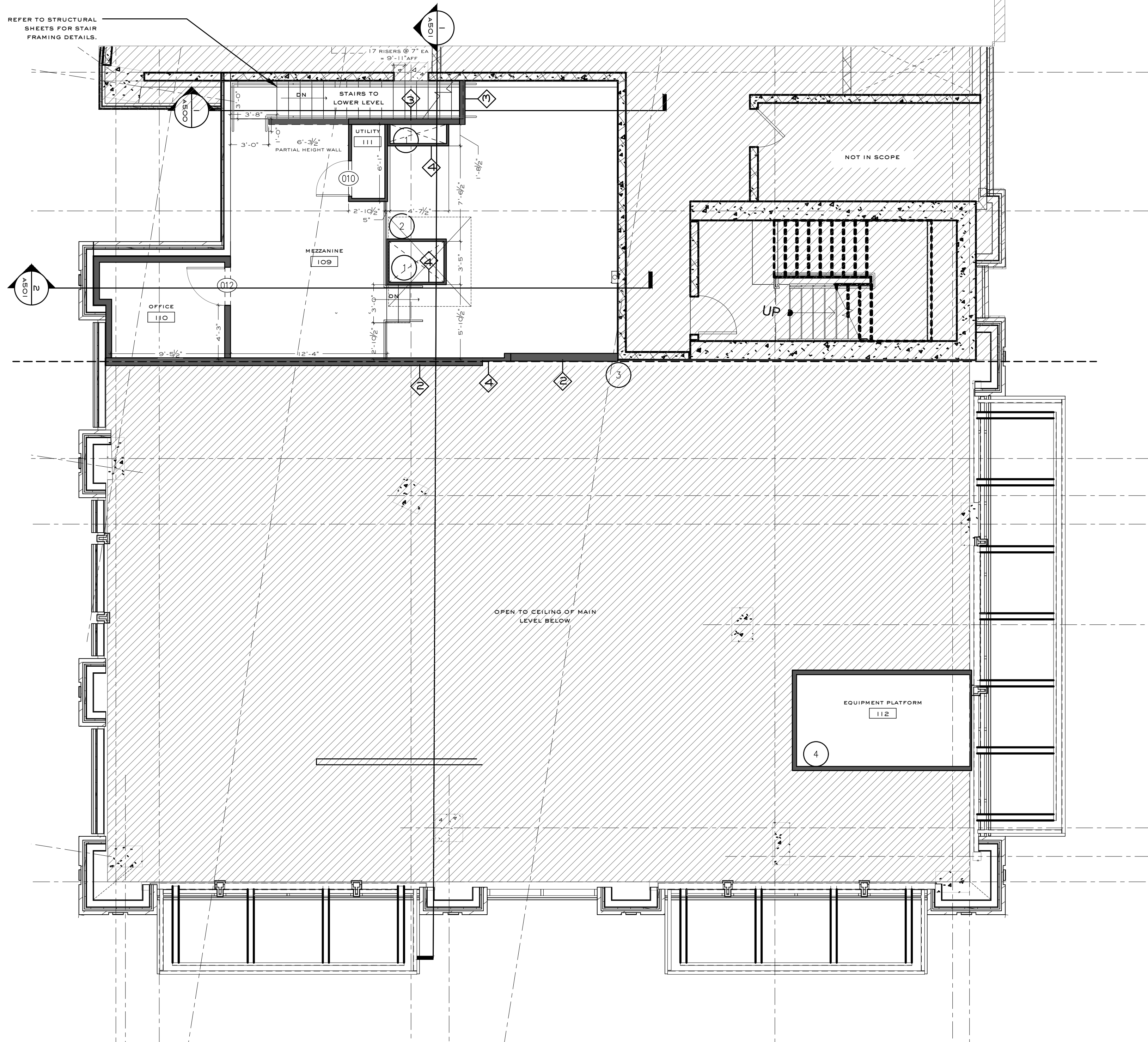
### PROPOSED MEZZANINE FLOOR PLAN

drawing no.

# A 201

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 ALL 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 INSPECTOR OFFICIAL. IN LIEU OF PURCHASING NEW EXTINGUISHERS, HOWEVER, IF REQUIRED CONTRACTOR WILL ALSO PROVIDE AND INSTALL NEW ADDITIONAL EXTINGUISHERS TO MEET CURRENT CODES.
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- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING DIMENSIONS 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.
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A-MECHANICAL ROOM - STC 55  
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C-CONFERENCE ROOMS - STC 50  
D-OFFICES - STC 45
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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 BULGING 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.
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1 PROPOSED MEZZANINE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

LEGEND

SCALE: NTS

- ELEVATION TAG
- WINDOW TAG. SEE SCHEDULES
- DOOR TAG. SEE SCHEDULES
- PLUMBING FIXTURE 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

- 1 COORDINATE WITH MECH FOR HOOD EXHAUST AND CHASE SIZE
- 2 EXISTING RETAIL SHAFT ABOVE TO ROOF FOR MECH
- 3 WALL NOT ALIGNED FLUSH WITH EXISTING MASONRY STAIR ENCLOSURE, GC TO RETURN DRYWALL AND SEAL JOINT WITH ACOUSTIC CAULK.
- 4 REFER TO STRUCTURAL DRAWINGS FOR DETAILS, ACCESS VIA PANELS IN RR CEILING.

WALL LEGEND

SCALE: NTS

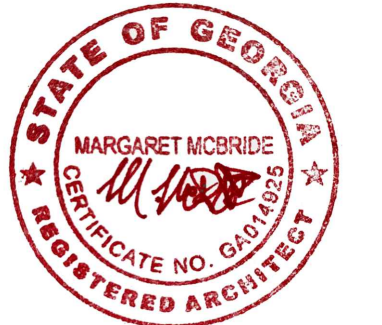
- NEW WALL
- EXISTING WALL

# Smith Hanes

STUDIO

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ATLANTA, GA 30318  
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11.27.24

## SHOSHIN

99 WEST PACES FERRY RD NW  
SUITE A  
ATLANTA, GA 30305

notes:

REVISION NUMBER	DESCRIPTION	REVISION DATE
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job number:

2023.020D

date of issue:

11.27.2024

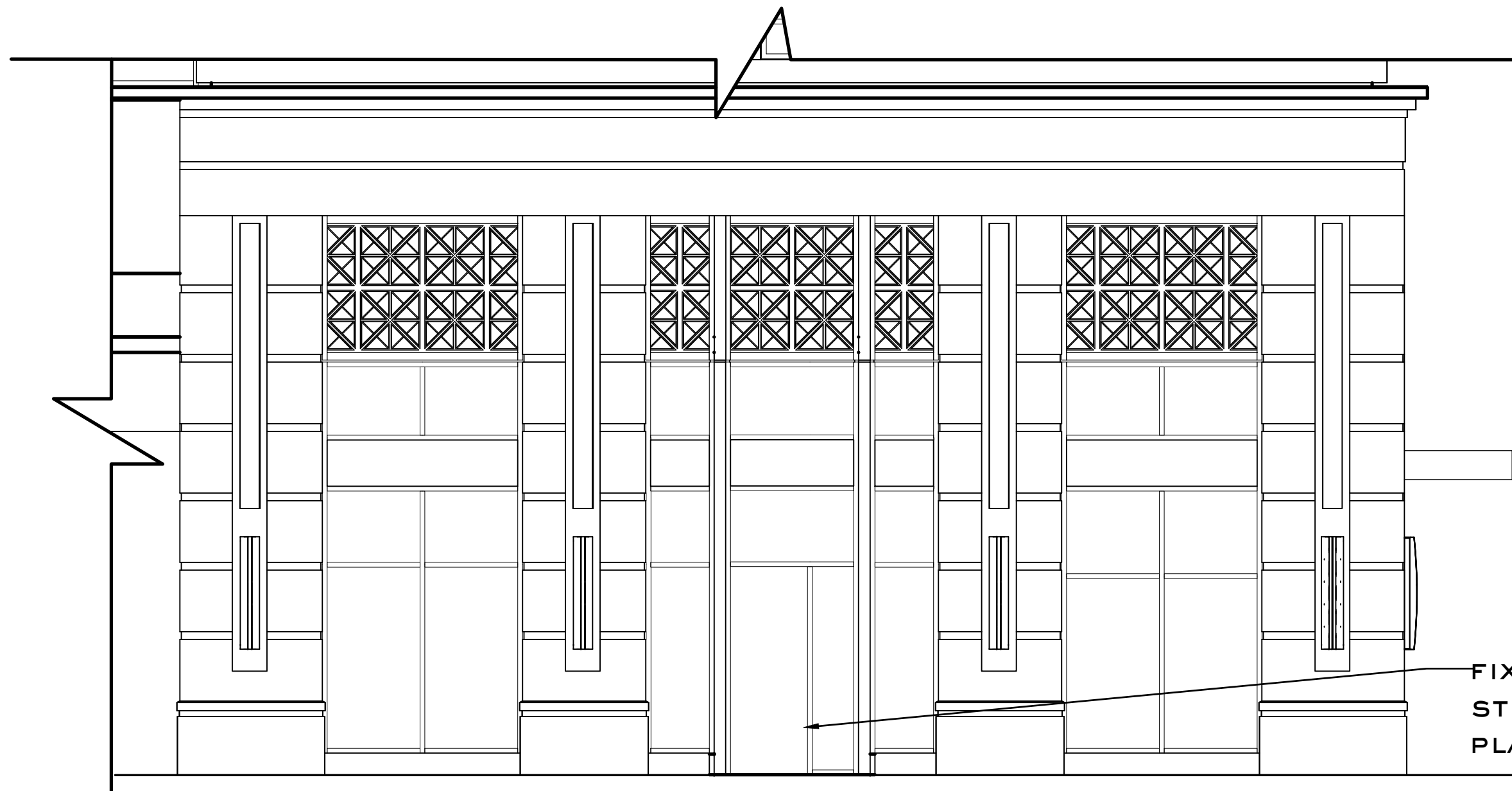
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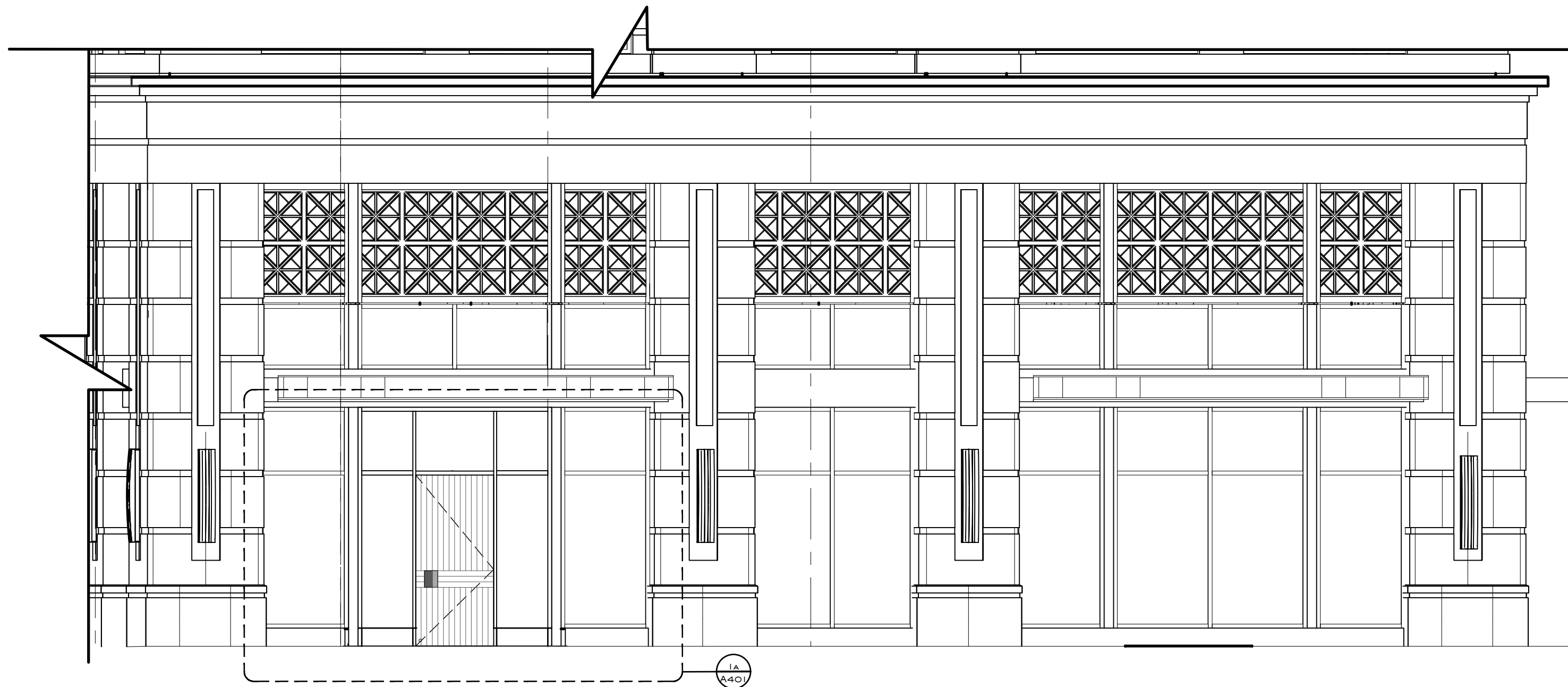
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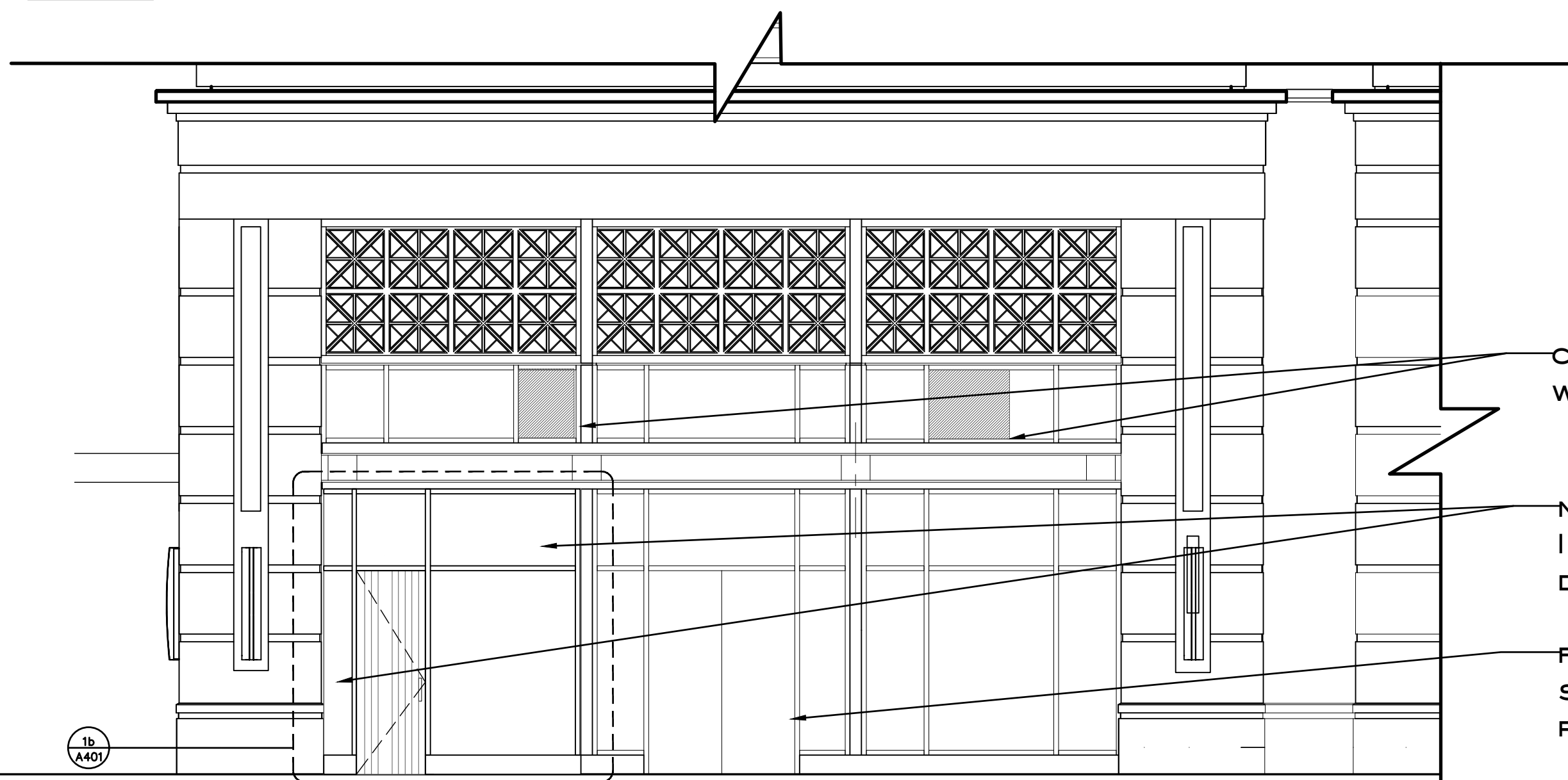
RELEASED FOR CONSTRUCTION



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



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



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