APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)
For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans **File No.:**_____
City of Atlanta, Office of Zoning and Development (404-330-6145)

DATE STAMP RECEIVED BY OFFICE OF ZONING AND DEVELOPMENT

APPLICANT (name) DeWayne Nathaniel Martin
ADDRESS 55 Ivan Allen Jr. Blvd NW Suite 820, Atlanta, GA 30308
PHONE NO. (404)477-1282 EMAIL dewayne@dnmartinfirm.com

PROPERTY LANDOWNER Piedmont IGD, LLC
ADDRESS 250 Ted Turner Drive, Suite 6W122 Atlanta, GA 30303
PHONE NO. (404)213-3538 EMAIL aensarl@aol.com

ADDRESS OF PROPERTY 3162 Piedmont Rd NE Atlanta, GA 30305
Land District 17th *Land Lot* 61 *Council District* 7 *NPU* B
Is property within the BeltLine Overlay District? Yes ☐ No ☑ Zoning Classification SPI-9 Sub Area 4
Is Inclusionary Zoning applicable to this project? Yes ☐ No ☑ Is this a Unified Development Plan? Yes ☐ No ☑

Submittal Checklist (See detailed checklist on page 2):

- ☐ **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
- ☐ **Property Survey:** Submit one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- ☐ **Site Plan** (released for construction and sealed) **and Building Elevations:**
  a. **Initial Submission**: **One (1)** site plan & **One (1)** set of elevations.
  b. **Other information**: Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- ☐ **Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).
- ☐ **Notice to Applicant:** Submit attached form with signature and date (page 10).
- ☐ **Development Controls Specification Form**: Provide the applicable information (pages 7 - 9).

Fees (non-refundable): Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.

☐ Exterior demo, outdoor dining new/expansion, or non-expansion: $250. ☐ Developments < 50,000 sq.ft. of floor area: $500.
☐ Developments 50,000 to 250,000 sq.ft. of floor area: $1,000. ☐ Developments ≥ 250,000 sq.ft. of floor area: $1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date _____ **Signature of Applicant** _____

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & Westside Park Affordable Workforce Housing Overlay Districts must complete and submit the Inclusionary Zoning Certification Forms within the application. Review and complete pages 13-14 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 & NC-16 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal)**: Required only for SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22. To request this meeting, contact Jubie Thompson at 470-599-2131 or jthompson@atlantaga.gov
- **Development Review Committee (DRC):** Projects in the BeltLine & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA (Georgia Regional Transportation Authority) and ARC (Atlanta Regional Commission). For full thresholds and rules contact GRTA and/or ARC.
  - Initial submission: DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is REQUIRED for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * **Note: NPU/DRC notification and review, as applicable, and a public hearing are required to complete the SAP Application.**

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * **FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

☐ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.

☐ 2. **Notice to Applicant Form:** with signature and date.

☐ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**

☐ 4. **Property Survey:** One (1) copy of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).

☐ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission**: One (1) copy for initial staff review.
Final Submission (after staff review): One (1) copy.

a) Date, north arrow, and graphic scale.
b) Adjacent streets, with street names, property lines and dimensions, and easements.
c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
f) Ground floor layout plan with building and tenant entrances also shown
g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
i) Height of structures (including fences/walls)
j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
   - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.

☐ 6. **Rooftop plan** when counted towards open space requirements.

☐ 7. **Elevations of building facades: One** (1) copy for initial staff review. **Final Submission: One (1) copy.**

☐ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.

☐ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.

☐ 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.

☐ 11. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 and NC-16** properties:
- Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
- Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.

☐ 12. Photographs (buildings/site): Show existing conditions for alterations to existing building facades and/or site modifications.

☐ 13. Shared Off-site Parking: Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.

☐ 14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)

CHECK FOR APPLICABILITY Beltline Overlay and Special Public Interest (SPI) Districts

File # _____

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application for the relevant zoning districts.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s).

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1
Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Enrique Bascunana:
Ebascunana@atlantadowntown.com
(404) 918-4898

Midtown SPI-16 & Piedmont Avenue SPI-17
Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Karl Smith-Davids: Karl@MidtownAtl.com
(404) 443-6249

Buckhead Village SPI -9 & Buckhead/Lenox SPI-12
Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

Beltline Overlay
Meeting held the 3rd Wednesday evening monthly
Atlanta Beltline Inc.
100 Peachtree Street NW, Suite 2300
Contact Forrest Rose: Frose@atlbeltline.org
(404) 921-7616

Lindbergh SPI-15: Meetings are coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145.

Application Submittal and Review Process

1) Submit a complete application to be provided with an official application number. If appliable, arrange a pre-application meeting prior to submission with Ms.Jubie Thompson at 470-599-2131 or jthompson@atlantaga.gov.
2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
2) Identification of all administrative variations requested and written justification for each requested.
3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
4) Photographs of the existing property.
5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
6) At the DRC meeting:
    a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
    b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

1) Make recommendations on projects concerning zoning requirements and administrative variations requested.
2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Notarized authorization by Property Landowner

File #_____

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, Piedmont IGD LLC SWEAR THAT I AM THE **LANDOWNER**

owner(s) name

OF THE PROPERTY LOCATED AT: 3162 Piedmont Road, Atlanta, Georgia 30305

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

DeWayne Nathaniel Martin

ADDRESS: 55 Ivan Allen Jr Blvd, NW, Suite 820, Atlanta, Georgia 30308

TELEPHONE: (404) 477-1282 EMAIL: dewayne@dnmartinfirm.com

_____

Signature of Property Landowner

Alan Ensari

Print Name of Property Landowner

Personally Appeared
Before Me

_____

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

_____

Signature of Notary Public

_____

Date

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

NPU Notification Cover Page

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File # _____

Applicant shall submit this letter as the cover page to the package mailed to NPU chair or designee*

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 or NC-16 zoning district. As part of the SAP application process applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

> "All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings."

In addition to the SAP submittal as specified above, the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage certificate. If the NPU does or does not have comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period are not required to be considered in the Office's project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 and NC-16 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- Other zoning regulations that are eligible for administrative variations

Questions, please call 404-330-6145 and request to speak with the assigned SAP planner. Please reference the SAP application number in your request.

Please send your written comments and or questions to the following email. Please reference the SAP case number in the subject line:

SAPComments@atlantaga.gov

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP)

AFFIDAVIT OF NPU NOTIFICATION

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File # _____

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

The Neighborhood Planning Unit (NPU) has TWENTY ONE (21) days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Zoning and Development prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): _____

Zoning Classifications _____ Land District _____ Land Lot _____ Council District ____ NPU ____

APPLICANT:

Name: _____

Company: _____

Address: _____

Telephone: _____ Email: _____

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s)	Phone Number(s)	Email Address (es)

Adjacent NPU(s) Contact Information

Name of Contact Person(s)	Phone Number(s)	Email Address (es)

(To be completed by Notary):

Personally Appeared Before Me this _____day of

_____, 20_____.

Who Swears That the Information Contained
In this Authorization Is True and Correct
To the Best of His or Her Knowledge and Belief.

_____
Signature of Notary Public

_____
Date

(To be completed by Applicant & Staff):

_____
Signature of Applicant

_____
Printed Name of Applicant

_____
Office of Zoning & Development Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Zoning and Development on the application.

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specifications (Required)

File # _____

***Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process.** Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷2) X (street "B" length of property line) + [(street "A" right-of-way width ÷2) X (street "B" right-of-way width ÷2)]
- GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	19,819 sf + (8,012) x (55.54 + 48.81) = 19,819 + 4,174 = 23,993 sf
Net Lot Area (NLA)	19,819 sf

Floor Area Ratio (FAR) – as applicable. Check which used for residential: ☐ GLA, or ☐ NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed			8.2 (APA)	1,625 sf
Base Provided			40.36	8,000 sf
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station ☐	Ground Floor Retail ☐	Open Space and New Streets ☐	Community Center Facilities ☐	Workforce Housing ☐

Residential Units — Total Provided: _____

Number of Units Provided (without bonus)	
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	

Building Coverage ☐ or Lot Coverage ☐ (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted	NA	
Provided	23.16	4.590

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						60%
Provided (specify for each street)						68.75%

File # _____

Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
  - TOSR required = (LUI table) X (GLA).
  - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
  - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
GLA minus building square footage		
Open exterior balconies (per Section 16-28 or district regs)		
Roof area improved as recreation space		
Square Footage breakout of COVERED TOSR amount provided by the following:		
Areas closed to the sky (roof) but having two sides with a minimum of 50% open		

UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of UOSR amounts provided by the following:		
Balconies		
Rooftop Terraces		
Landscaped Areas and Plazas		
Portions of Sidewalks on Private Property		
Portions of Landscaped Areas in Right-of-way adjacent to Property		

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments *(These are areas not counted towards UOSR)*		
Public Space provided *= (square footage area of exterior space) + (square footage area of interior space)*		
	Percentage (%)	Total Square Footage
Minimum Required	NA	
Provided	3.96%	786 sf
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	**Residential**		**Non-residential Uses**	
Minimum Required			19	
Provided			19	
Maximum Allowed			25	
Bicycle Parking Spaces	**Residential**		**Non-residential Uses**	
Minimum Required			2	
Provided			2	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		**Non-residential Uses (break out by use)**	
Minimum Required (specify for each use)			NA	
Provided (specify for each use)			NA	

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Notice to Applicant

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

DeWayne Nathaniel Martin		
Applicant Printed Name	Applicant Signature	Date

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

(*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)

File # _____

The Director of the Office of Zoning & Development or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. **Items omitted can and will delay applicant's review process.**

___1. Written summary describing the shared parking arrangement which shall identify:
   a) Subject property: the principal property address and the lessee's name and contact information
   b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information

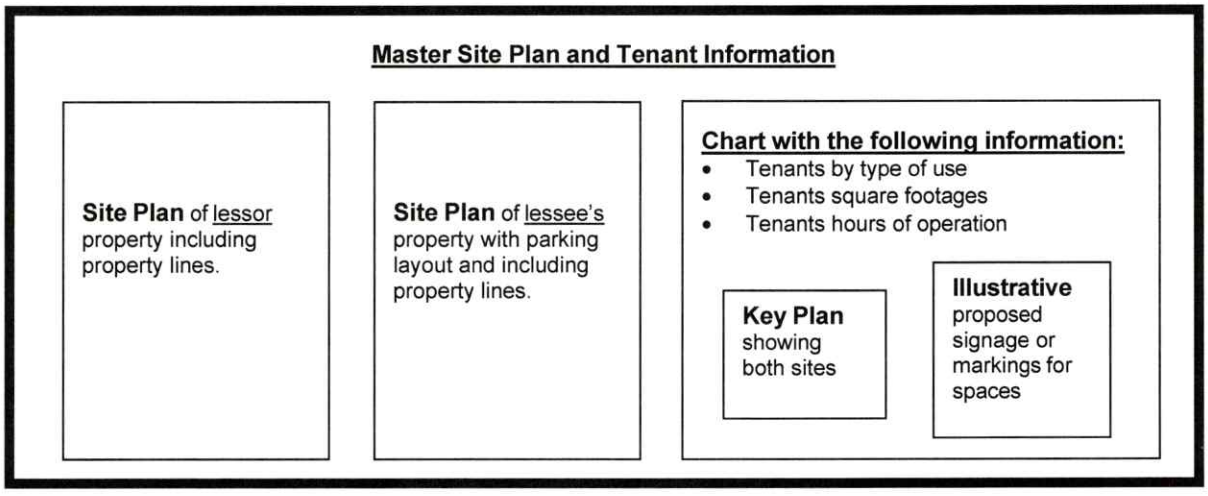
___2. Written notarized consent of the property owners agreeing to the shared parking arrangement.

___3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.

___4. Copies of valid notarized parking leases which shall include:
   a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Zoning & Development.
   b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Zoning & Development. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.

___5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
   a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
   b) Documentation of all tenants sharing the parking facility, including:
      i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
      ii. Hours of operation of each tenant.
   c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

Sample site plan with applicable information:



Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

Applicant Printed Name	Applicant Signature	Date

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Inclusionary Zoning Certification Form

File # _____

Instructions: this form must be completed for all IZ applicable projects and included on the Cover/Title page of plan submissions

I. Please complete the following acknowledgement of compliance (check only one statement)

I, _____,
(Applicant Printed Name)

☐ Acknowledge the plans set forth will satisfy the requirements of 16-36A.004 or 16-37.004 and certify the following floorplans to be built will be affordable units and the number of units to be designated affordable within each floorplan type. This includes acknowledgement that each affordable unit are substantially similar in construction and appearance to market rate units, and shall not be in isolated areas of the development, but shall be interspersed among market rate units; OR

☐ Acknowledge that in-lieu of compliance with the on-site affordability requirements, will elect to pay an in-lieu fee to the City in accordance with 16-36A.007 or 16-37.007.

Applicant Printed Name	Applicant Signature	Date

II. For each unit configuration, please complete the following table to identify affordable units. Attach a separate table if more space is needed (only applicable to projects that comply with affordability requirement)

Unit type	# total units	Affordability level (__% or less AMI)	Unit mix	# affordable units (round up)	Expected market rent	Affordable rent
Ex) 1 bed/1 bath	*20*	*80%*	*15%*	*3*	*$1000*	*$784*
Ex) 2 bed/2 bath	*50*	*80%*	*15%*	*8*	*$1400*	*$990*

III. Please select up to three (3) incentive option(s) you wish to apply to this project (only applicable to projects that comply with affordability requirement)

_O_ Increase in density bonus: a 15% floor-area-ratio (FAR) increase above the FAR set by current zoning
_O_ Transfer of development rights: additional unused density can be transferred to other property owners
_O_ Reduction in residential minimum parking requirement: no minimum
_O_ Reduction in non-residential minimum parking requirement: a 25% reduction for non-residential spaces in mixed residential/commercial
_O_ Priority review: SAP applications will be given priority, advance to top of staff review queue, and be reviewed within 21 days
_O_ Major project status: project will be afforded major projects meeting with representatives from all departments to review the development for permitting, meet with applicant, and identify potential issues to expedite process

IV. Please indicate if you are also receiving either of the following from the respective agencies (only one allowed; only applicable to projects that comply with affordability requirement)

_O_ Invest Atlanta's Lease Purchase Bond
_O_ Atlanta Housing Authority's HomeFlex or Housing Choice Programs

Note:
The following items (V and VI) are not required for the SAP approval process, but will be required prior to the issuance of the Certificate of Occupancy (C.O.)

V. Please submit with the application a detailed marketing plan on how affordable units will be promoted (only applicable to projects that comply with affordability requirement). Be sure to include:

_O_ Who: target audience
_O_ What: messaging and language to be used in promotional material
_O_ When: promotion and campaign launch timeline

VI. Please review Exhibit D, the Land Use Restriction Agreement. This legal document needs to be executed, recorded, and returned prior to issuance of the certificate of occupancy (only applicable to projects that comply with affordability requirement).

Certification *(for plan reviewer use only)*

____Proposed project meets all IZ on-site affordability and program requirements
____Project applicant elects to pay in-lieu fee and are not subject to on-site affordability requirements

Plan reviewer _____ Signature _____ Date _____

QA/QC Review by OHCD (for internal use only)

Compliance specialist _____ Signature _____ Date _____

Note: Inclusionary Zoning is applicable for conversions or new multifamily residential rental developments with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). Affordability and program requirements are mandatory unless applicant elects to pay a one-time per-unit in-lieu fee.

Exhibit A: 2019 In-lieu Fee Table

Area	Construction cost/unit	Land cost/unit	Total cost/unit
Beltline Subarea 1	$120,698	$4,133	$138,501
Beltline Subarea 2	$120,698	$7,696	$133,838
Beltline Subarea 3	$120,698	$15,780	$152,568
Beltline Subarea 4	$120,698	$37,755	$158,453
Beltline Subarea 5	$120,698	$46,667	$167,364
Beltline Subarea 6	$120,698	$20,917	$141,615
Beltline Subarea 7	$120,698	$16,214	$136,912
Beltline Subarea 8	$120,698	$26,801	$147,498
Beltline Subarea 9	$120,698	$10,667	$131,364
Beltline Subarea 10	$120,698	$12,333	$133,031
Westside neighborhoods	$120,698	$11,208	$131,905

Exhibit B: 2019 Maximum Rental Limits Table

	Efficiency/Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60% AMI	$786	$842	$1,011	$1,167	$1,302
80%AMI	$1,048	$1,123	$1,348	$1,556	$1,736

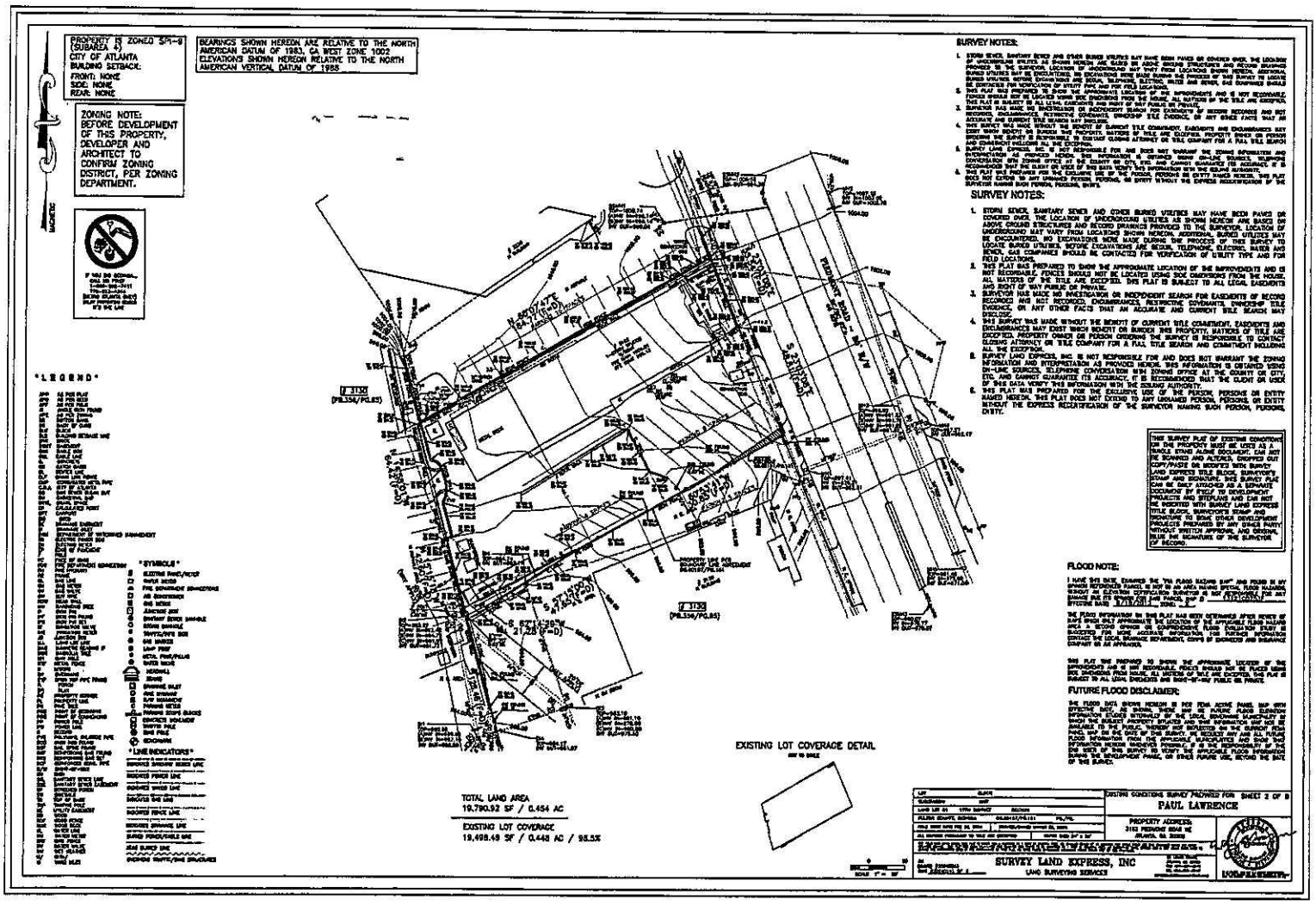
Maximum rental rates are calculated by the methodology indicated within the ordinances: 17-O-1556 and 17-O-1542

Exhibit C: 2019 HUD Income Limits

% AMI / Household size	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% AMI	$16,750	$19,150	$21,550	$25,750	$30,170	$34,590
50% AMI	$27,900	$31,900	$35,900	$39,850	$43,050	$46,250
60% AMI	$33,480	$38,280	$43,080	$47,820	$51,660	$55,500
80% AMI	$44,650	$51,000	$57,400	$63,750	$68,850	$73,950
120% AMI	$55,800	$63,800	$71,800	$79,700	$86,100	$92,500

Based on Atlanta Area Median Income ($79,700) as published periodically by HUD

Exhibit D: Inclusionary Zoning Land Use Restriction Agreement
(See https://www.atlantaga.gov/home/showdocument?id=33627



EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 2 OF 2

Project Description
3162 Piedmont Rd NE
Atlanta, GA 30305
.454 ac
17th District, Land Lot 61
SPI 9 SA4

Subject parcel is .454 ac located at 3162 Piedmont Rd NE Atlanta, GA 30305. The subject property is zoned SPI 9 SA4. The subject property is an existing operating eating & drinking establishment, the owner is proposing to execute of phase II of SAP-19-158 by building a canopy of existing patio addition.

The scope of work: THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE TENANT IMPROVEMENT FOR A PROPOSED CANOPY. THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. Associated with BB-202408904 & SAP-19-158

KNIFE'S RESTAURANT CANOPY

3162 PIEDMONT RD NE, ATLANTA, GA 30305

ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)

A.B.	ANCHOR BOLT	∠	ANGLE
ABV	ABOVE	LAM	LAMINATED
A.C.	ASPHALTIC CONCRETE	LAV	LAVATORY
ACM	ALUM. COMPOSITE METAL PANEL	LBS, or #	POUND(S)
A.C.P.	ACOUSTIC CEILING PANEL	LG	LONG
A.F.F.	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM		
A.Q.T.	ABRASIVE QUARRY TILE	MATL	MATERIAL
AOR	ARCHITECT OF RECORD	MAX. MIN. MACH. M. MINIMUM	
ARCH	ARCHITECTURAL	M.B.	MACHINE BOLT
		MEZZ	MEZZANINE
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	M.O.	MASONRY OPENING
B/N	BOUNDARY NAIL	M.P.U.	MODULAR PANEL(S)/UNIT(S)
BM	BEAM		
B.M.C.	BOTTOM OF CEILING	M.S.B.	MAIN SWITCH BOARD
B.S.J.	BOTTOM OF JOIST	MTD	MOUNTED
B.U.R.	BUILT UP ROOFING	MTL	METAL
BOTT. or BTM	BOTTOM		
C	CONDUIT	(N)	NEW
C.L. or ℄	CENTERLINE	N.A. OR N/A	NOT APPLICABLE
CAB.	CABINET	NIC	NOT IN CONTRACT
C.B.S.	CEMENTITIOUS BACKER BOARD	NOM	NOMINAL
C.D.	CORE DRILL	N.T.S.	NOT TO SCALE
CER	CERAMIC		
C.J.	CONTROL JOINT (COLD JOINT)	O.C.	ON CENTER
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR(ING)	OPD	OPEN/PLOW DRAIN
C.M.U.	CONCRETE MASONRY UNIT	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
COL.	COLUMN	OUTSIDE DIAMETER	
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONST.	CONSTRUCTION		
CONST. JT.	CONSTRUCTION JOINT	PARTN.	PARTITION
CONT.	CONTINUOUS	P. LAM.	PLASTIC LAMINATE OR PARALLAM BEAM
CONTR.	CONTRACTOR		
COMP.	COMPACTED/COMPACTION	PL.	PLATE
CT.	CERAMIC TILE	P.L. or ℄	PROPERTY LINE
		PLAS.	PLASTER
DBL.	DOUBLE	PLMB.	PLUMBING
DEG. or °	DEGREE	PLYWD.	PLYWOOD
DET.	DETAIL	P.O.C.	POINT OF CONNECTION
DIA. or ∅	DIAMETER	PNT.	PAINT
DIAG.	DIAGONAL	PSF	POUNDS PER SQ. FOOT
DW.	DIMENSION	PSI	POUNDS PER SQ. INCH
DN.	DOWNSPOUT	P.T.	PRESSURE TREATED
DWG.(S)	DRAWING(S)		
(E)	EXISTING	QT.	QUARRY TILE
EA.	EACH		
E.C.	ELECTRICAL CONTRACTOR	RAD. OR R.	RADIUS
ELEC.	ELECTRICAL	R.C.P.	REFLECTED CEILING PLAN
ELEV.	ELEVATION	REF.	REFERENCE
E.N.	EDGE NAIL	REINF.	REINFORCEMENT
E.O.C.	EDGE OF COUNTER EQUIPMENT	REQ'D	REQUIRE(D)
EQ. or =	EQUAL	REQMTS	REQUIREMENTS
EXIST.	EXISTING RELOCATED		
EXP.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
FACT.	FACTORY	SHT.	SHEET
F.D.	FLOOR DRAIN	SHTG.	SHEATHING
FDN.	FOUNDATION	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SM	SHEET METAL
F.F.	FINISHED FLOOR	SMS	SHEET METAL SCREW
F.F.L.	FINISHED FLOOR LEVEL	SPEC(S)	SPECIFICATION(S)
F.F.&E.	FURNITURE, FIXTURES & EQUIPMENT	SQ.	SQUARE
		SQ. IN./FT.	SQUARE INCH/FOOT
F.G.	FIXED GLASS	S.S.	STAINLESS STEEL
FLR.	FLOOR	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
F.O.F.	FACE OF FINISH	STOR.	STORAGE
F.O.M.	FACE OF MASONRY	STRUCT.	STRUCTURAL
F.O.S.	FACE OF STUD	SUSP.	SUSPENDED
F.R.	FIRE RETARDANT	SYM.	SYMMETRICAL
F.R.P.	FIBERGLASS REINFORCED PANEL	TEMP. OR T.	TEMPERATURE
FT.	FOOT/FEET	T.B.	TOWEL BAR
FTG.	FOOTING	T&G	TONGUE & GROOVE
F.V.	FIELD VERIFY	TN.	TOE NAIL
GA.	GAUGE (GAGE)	T.O.B.	TOP OF BEAM
GWB.	GYPSUM WALLBOARD	T.O.C.	TOP OF CURB
G.C.	GENERAL CONTRACTOR	T.O.F.	TOP OF FOOTING
GRLV.	GALVANIZED	T.O.P.	TOP OF PARAPET
GLV.	GALVANIZED IRON	T.O.PL.	TOP OF PLATE
GLB.	GLUE LAMINATED BEAM	T.O.S.	TOP OF SLAB
H.B.	HOSE BIBB	T.O.W.	TOP OF WALL
H.C.	HOLLOW CORE	T.S.	TOP OF SHEATHING
H.D.	HUB DRUM	TYP.	TYPICAL
HDR.	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
HDW.	HARDWARE	UNFIN.	UNFINISHED/N
HGR.	HANGER	V.	VERIFY
HGT. or HT.	HEIGHT	VERT. OR ⍋	VERTICAL
HM	HOLLOW METAL	V.F.F.	VERIFY IN FIELD
HORIZ. or ⏤	HORIZONTAL	V.T.R.	VENT THROUGH ROOF
H.S.B.	HIGH STRENGTH BOLT	W. or ≀	WIDE, WALL COVERING
I.D.	INSIDE DIAMETER	W/	WITH
I.E.	INVISIMPLE	W/O	WITHOUT
IN.	INCH/ INCHES	WC	WATER CLOSET
INSUL.	INSULATION	WD	WOOD
INT.	INTERIOR	WH	WATER HEATER
INV.	INVERTED	W.I.B.	WALK-IN-BOX
		W.R.	WATER RESISTANT
JT. OR JNT.	JOINT	WT.	WEIGHT
JST.	JOIST	WWF	WELDED WIRE FABRIC
		WWM	WELDED WIRE MESH

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
2. MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN, AND NOT SUPPLEMENTARY TO, THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.
3. THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS. ALL COMMUNICATIONS MUST BE IN WRITTEN OR GRAPHIC FORMAT.
4. REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND/OR LOCAL JURISDICTION'S INSPECTION SERVICES PRIOR TO IMPLEMENTATION. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PRIOR TO WRITTEN ARCHITECT SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.
5. CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.
6. IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING AT THAT POINT. A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID DECISION SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
7. THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
8. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS. I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
9. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.
10. UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND BEAR UL LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. OR OTHER INDUSTRY STANDARDS.
11. LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.
12. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTION OTHER FAULTS IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.
13. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND/OR GRAPHIC DIRECTION PRIOR TO PROCEEDING WITH THAT WORK.
14. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY THE ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKES PRECEDENCE OVER SMALLER SCALE DRAWINGS. VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR DIMENSIONED OTHERWISE.
15. PROVIDE SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.
16. WEATHER CONDITIONS: CONTRACTOR(S) WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.
17. SITE SAFETY IS EACH CONTRACTOR'S WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT WILL BE HELD HARMLESS BY GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ADJUNED ON THIS PROPERTY DURING THE PRE (ACTUAL) POST CONSTRUCTION PHASES OF THIS PROJECT.
18. CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG w A BROOM VACUUM FINISH AT THE END OF EACH WORKING DAY.
19. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS TYPICALLY.
20. PAINT ALL WALL SURFACES, DOOR FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVEABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF PAINT (UNLESS NOTED OTHERWISE).
21. ALL WEATHER- EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.

SYMBOL AND LEGEND

ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
SHEET REFERENCE NO.

ENLARGED DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

PARTIAL SECTION IDENTIFICATION
SECTION DESIGNATION
SHEET REFERENCE NO.

SECTION DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

INTERIOR ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
DETAIL OR DESIGNATION
SHEET REFERENCE NO.

ELEVATION REFERENCE IDENTIFICATION
SECTION / ELEVATION / FLOOR DATUM
FINISH FLOOR

PROJECT REFERENCE
NORTH ARROW

GRIDLINE IDENTIFICATION
GRID LINE
FACE OF MASONRY
CENTERLINE OF COLUMN
FOOTING

PROJECT SYMBOL IDENTIFICATION
100 DOOR NUMBER
100 WINDOW NUMBER
P 2 MATERIAL NAME / FINISH NAME
W1 WALL TYPE
F 1 FIXTURE / EQUIPMENT TYPE
AP1 GRAPHIC NAME
(STORAGE)

CEILING IDENTIFICATION
ACT-1 MATERIAL DESIGNATION
LAY-IN HEIGHT REFERENCE
NOTE

PROJECT ANNOTATION IDENTIFICATION
1 REVISION / ADDENDUM NUMBER
1 KEYNOTE NUMBER
NP

ROOM IDENTIFICATION
(E) CUSTOMER
CR 1 ROOM NAME
CPT 1 MATERIAL FINISH

PROJECT INFORMATION

PROPOSED USE: PROPOSED TENANT IMPROVEMENT/ ALTERATION CONSTRUCTION FOR A CANOPY

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.
APPLICABLE CODES

BUILDING	2018 INTERNATIONAL BUILDING CODE WITH 2020 GEORGIA AMENDMENTS
PLUMBING	2018 INTERNATIONAL PLUMBING CODE WITH 2020 GEORGIA AMENDMENTS
ELECTRICAL	2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMENDMENTS
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GEORGIA AMENDMENTS
SAFETY	2018 NFPA 101 LIFE SAFETY CODE
FIRE	2018 INTERNATIONAL FIRE CODE WITH 2020 GEORGIA AMENDMENTS
GAS	2018 INTERNATIONAL FUEL AND GAS CODE WITH 2020 GEORGIA AMENDMENTS
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020 GEORGIA AMENDMENTS
ACCESSIBILITY	2010 AMERICANS WITH DISABILITIES ACT O.C.G.A. SECTION 1-35-3-26 (f) CHAPTER 35-3 Sgs ACCESS AND USE OF PUBLIC FACILITIES BY HANDICAPPED PERSONS BUILDING

ACCESSIBILITY

THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY GEORGIA ACCESSIBILITY CODE (120-3-20-.01 thru .06) AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

USE AND OCCUPANCY

OCCUPANCY GROUP	A2	RESTAURANT
CONSTRUCTION TYPE	V-B	NON SPRINKLERED (NON SEPARATED PER TABLE 506.4)

BUILDING SUMMARY

TENANT FLOOR AREA	BASEMENT 3509 S.F. (NO NEW S.F. ADDED) FIRST FLOOR 3509 S.F. (NO NEW S.F. ADDED)
TOTAL BUILDING HEIGHT	16'-0"(EXISTING SINGLE STORY)

OCCUPANT LOAD

TOTAL OCCUPANT LOAD: -

PARKING SUMMARY

SITE AND PARKING: (EXISTING REMAIN UNCHANGED)

SHEET INDEX

SHEET NO.	SHEET
COVER	
CS-100	COVER SHEET
GENERAL	
GN-100	GENERAL CONSTRUCTION NOTES
GN-101	ADA ACCESSIBILITY STANDARDS
ARCHITECTURE	
A100	PROPOSED FLOOR PLAN
A101	PROPOSED ELEVATIONS
A201	SECTIONS
A202	DETAILS
A203	3D SHOTS OPERATION
A301	ELEVATIONS
A402	3D SHOTS
A403	3D SHOTS

DEFERRED SUBMITTAL

KEY MAP

THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE



PROJECT TEAM

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VICINITY MAP

THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE



DESCRIPTIVE SUMMARY OF WORK

THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE TENANT IMPROVEMENT FOR A PROPOSED CANOPY.

THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS.

INTERIOR:

EXTERIOR:

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KNIFE'S RESTAURANT CANOPY
3162 Piedmont Rd NE, Atlanta, GA 30305

COVER SHEET

STATE OF GEORGIA — CHRISTOPHER M. GRISHAM — REGISTERED ARCHITECT

Revision Schedule

No.	Date	By	Description

ISSUED FOR CONSTRUCTION

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Project Number	202525
Date	11/19/2025
Drawn By	MM
Checked By	JG

CS-100

Scale

05-Aug-26 1:09:44 PM

GENERAL CONSTRUCTION NOTES

FIRE ALARM/BURGLAR ALARM SYSTEM (WHERE APPLIES)
IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE ALARM / BURGLAR ALARM SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE ALARM / BURGLAR ALARM SYSTEM SHOP DRAWINGS. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE ALARM / BURGLAR ALARM SYSTEM BY ANY JURISDICTIONAL REQUIREMENTS.

ENTRANCES AND EXITS
1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE OR REMAIN ACCESSIBLE.
2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. NEW HAND ACTIVATED DOOR OPENING HARDWARE SHALL MATCH EXISTING DOORS (WHERE APPLIES) LEVER MUST BE CENTERED BETWEEN 34" MIN. AND 44" MAX. ABOVE THE FLOOR.
6. EVERY DOORWAY LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".
7. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" (5'-0") AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" (4'-0") AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
8. FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
9. DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH (KICK PLATE) SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
10. MAXIMUM EFFORT TO OPERATED DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 POUNDS.
11. DOORS WITH CLOSING DEVICES TO CLOSE SLOWER THAN 5 SECONDS WHEN OPEN TO 70° OR MORE.

DEMOLITION (WHERE APPLIES)
GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, HAULING AWAY, AND RECYCLING OF ALL DEMOLISHED ITEMS TO INCLUDE WALL PARTITIONS, CEILINGS, DOORS AND FRAMES, MILLWORK, CONVEYOR SYSTEM, FLOORING, SIGNAGE, ETC. ON-SITE DUMPSTERS ARE NOT ALLOWED TO BE USED FOR CONSTRUCTION DUMPING. (RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.3 OF CGBSC.

GENERAL RESPONSIBILITIES
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONTACT INFORMATION REGARDING THE PROJECT SITE TO INCLUDE NAMES AND TELEPHONE NUMBERS. CONTACTS SHOULD INCLUDE STORE MANAGER, LANDLORD / PROPERTY MANAGER, CITY BUILDING INSPECTORS, FIRE DEPARTMENT INSPECTORS, ETC. THIS MUST BE DONE AT LEAST (2) TWO WEEKS PRIOR TO START OF CONSTRUCTION SO THAT G.C. CAN GAIN ACCESS TO ALL AREAS OF THE SITE AND COMPLETE ALL NECESSARY INSPECTIONS FOR THE PROJECT.
2. THE GENERAL CONTRACTOR SHALL PROVIDE STORAGE CONTAINERS, IF NECESSARY, TO RECEIVE CONSTRUCTION ITEMS SUCH AS MILLWORK, CONVEYOR SYSTEM, CART, ETC. G.C. SHALL, UPON RECEIVING OF OWNER FURNISHED ITEMS, REPORT ALL DAMAGED OR MISSING PARTS OR COMPONENTS TO THE ARCHITECT IMMEDIATELY. G.C. MUST COORDINATE FOR THE DELIVERY OF OWNER FURNISHED ITEMS TO BE PLACED IN THE (G.C.'s DESIGNATED STORAGE CONTAINER LOCATION (2) TWO DAYS PRIOR TO START OF INSTALLATION OF THESE ITEMS.
3. IT IS THE INTENT OF THE TENANT TO SALVAGE AND RECYCLE AS MUCH OF THE EXISTING MATERIALS AT THE JOBSITE AS POSSIBLE. FOR THE EXISTING MILLWORK, GENERAL CONTRACTOR SHALL PHYSICALLY VERIFY IF THE FIXTURES ARE STILL IN GOOD OR REASONABLE CONDITION FOR REUSE AT OTHER TENANT FACILITIES. G.C. SHALL INFORM THE TENANT OF HIS ANALYSIS. IF IT IS VERIFIED THAT THE FIXTURES ARE SO DAMAGED THAT IT WOULD NOT BE WORTH SALVAGING, THEN THE FIXTURES WOULD BE DEMOLISHED. IF THE FIXTURES ARE SALVAGEABLE WHEN DISCONNECTED FROM ITS CURRENT LOCATION, THEN THE G.C. SHALL MOVE THEM INTO THE EXISTING WAREHOUSE AT A LOCATION DETERMINED WITH THE TENANT AND / OR STORE MANAGER. THE TENANT SHALL PICK THE FIXTURES UP AT A LATER TIME FOR STORAGE AND FUTURE REUSE. FOR OTHER MATERIALS, THE G.C. SHALL PROVIDE AN ALTERNATE PRICE IN THE PROJECT BID FORM TO THE TENANT TO RECYCLE THESE MATERIALS (I.E., CEILING TILES, DRYWALL, DOORS, FLOORING, ETC.) THE TENANT SHALL INFORM THE G.C. WHETHER TO RECYCLE THE MATERIALS OR TO HAUL AWAY TO THE LOCAL LANDFILL.
4. THE G.C. IS RESPONSIBLE FOR MATERIALS AND LABOR REQUIRED FOR ANY ALTERATIONS TO FIRE SPRINKLERS, ELECTRICAL EQUIPMENT, PLUMBING, EMERGENCY & EXISTING LIGHTING, ALARM AND MECHANICAL SYSTEMS AS REQUIRED TO COMPLETE THE PROJECT AND OBTAIN FINAL INSPECTIONS.
5. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, VINYL COMPOSITE TILE, ETC.
8. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD (AS REQUIRED).
9. THE GENERAL CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUB-CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW OWNER's GROUP RULES AND REGULATIONS. WHEN THE G.C. ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, (S)HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
11. THE GENERAL CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT / EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
12. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING / CORING.
13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ALL ADJACENT AND NEIGHBORING TENANTS.
14. PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FEET OF TRAVEL DISTANCE TO ALL POSITIONS OF STORE AND / OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
15. ALL EXTERIOR BUILDING SIGNAGES SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNAGES ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
16. PRIOR TO COMMENCEMENT OF ANY WORK, THE OWNER OR OWNER'S REPRESENTATIVE SHALL ENGAGE LICENSED DESIGN PROFESSIONAL(S) TO PROVIDE ALL REQUIRED DOCUMENTATION FOR REVIEW, AND RECEIVE APPROVAL BY THE LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO STRUCTURAL VERIFICATION AND DESIGN, BUILDING, FIRE, LIFE SAFETY, HEALTH, PLUMBING, ELECTRICAL, AND MECHANICAL APPROVALS.
17. IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF ALL SYSTEM(S) MUST COMPLY TO ALL FEDERAL, NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
18. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF REMODEL PROJECT.

FINISHES
GYPSUM WALLBOARD (WHERE APPLIES)
1. PROVIDE GYPSUM WALLBOARD, STEEL FRAMING COMPONENTS, AND ACCESSORIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL. PRODUCTS SPECIFIED HEREIN ARE AS MANUFACTURED BY U.S. GYPSUM ASSOCIATION. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED THEY MEET THOSE ESTABLISHED STANDARDS. MAKE APPROPRIATE SUBMITTAL FOR ANY SUBSTITUTIONS.
2. ARCHITECT WILL NOT REIMBURSE CONTRACTOR OR SUB-CONTRACTOR FOR CITY OR STATE LICENSE FEES WHICH MAY BE REQUIRED TO PERFORM WORK.
3. FINISHES
   - A. UNLESS NOTED OTHERWISE (E.G. SPECIAL WALL COVERING AREAS) ALL GYPSUM WALLBOARD SHALL BE TAPED, SMOOTH, AND PAINTED.
   - B. VERIFY ANY SPECIAL FINISH AREA PRIOR TO COMMENCING WORK.

PAINTING
1. SEE FINISH SCHEDULE FOR ALL PAINT PRODUCTS AND SPECIFICATIONS.
2. THE WORK INCLUDES, BUT IS NOT LIMITED TO FURNISHING OF MATERIALS AND EQUIPMENT AND COMPLETION OF PAINTING AND PAINTER'S FINISH ON EXPOSED SURFACES AS REQUIRED TO COMPLETE FINISHING OF THE WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF MATERIALS AND APPLICATION WITH GOVERNING AGENCIES (LOCAL, STATE AND FEDERAL) IN CONNECTION WITH THIS PROJECT.
4. THE FOLLOWING EXPOSED SURFACES ARE TO BE PAINTED:
   - A. UNLESS NOTED OTHERWISE, ALL GYPSUM WALLBOARD NOT COVERED BY OTHER MATERIALS. B. ALL EXISTING WALLBOARD TO A MIN. OF 6" ABOVE ROOM CEILING, TYPICAL, UNLESS NOTED OTHERWISE ON ROOM FINISH SCHEDULE.
   - C. ALL METAL IN IMPROVED AREAS NOT PRE-FINISHED PRIOR TO INSTALLATION.
   - D. ALL WOOD SURFACES, TRIM OR PIECES NOT PRE-FINISHED PRIOR TO INSTALLATION. (DO NOT PAINT INTERIOR ELEMENTS NORMALLY CONCEALED SUCH AS STRUCTURAL COMPONENTS AND ELECTRICAL WIRING).
5. MATERIALS
   - A. PAINTED PRODUCTS SHALL BE MANUFACTURED BY APPROVED OR SCHEDULED PRODUCT.
   - B. ACCESSORY MATERIALS SUCH AS TURPENTINE / THINNER / LINSEED OIL SHALL BE APPROVED BY THE COATING MANUFACTURER.
   - C. THE NUMBER OF COATS IS TO BE THREE (3) MINIMUM. ADDITIONAL COATS SHALL BE APPLIED AT NO ADDITIONAL COST IF NECESSARY TO COMPLETELY HIDE BASE MATERIALS, PRODUCE UNIFORM COLOR, AND PROVIDE SATISFACTORY FINISH RESULTS.
   - D. APPLICATION AND SURFACE PREPARATION SHALL BE DONE ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND APPLICATION INSTRUCTIONS. ALL FINISHES SHALL BE APPLIED EVENLY AND BE FREE OF RUNS, SAGS, SKIPS, CRAWLS, AND / OR DEFECTS.
   - E. THE CONTRACTOR SHALL PROTECT HIS OWN WORK, AND ADJACENT EXISTING WORK AND MATERIALS, WITH SUITABLE COVERINGS OR MASKINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING THE AREA OF HIS WORK AS WELL AS REMOVAL OF ALL EXCESS MATERIAL (EITHER FROM ADJACENT SURFACES OR EXTRA MATERIALS). CONTRACTOR TO PAINT, REPAIR OR REPLACE ANY BUILDING OR ELECTRICAL COMPONENTS DURING CONSTRUCTION AT HIS OWN EXPENSE.
   - F. SURFACES TO BE PAINTED SHALL BE FREE OF OIL, GREASE, LOOSE PAINT OR OTHER FOREIGN MATERIAL.
6. CONTRACTOR TO VERIFY FINISHES ON SIGNAGE WITH THE ARCHITECT.

CABINET WORK
1. MAKE ALL FINISHED WORK PER THE DETAILED DRAWINGS.
2. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED.
3. ALL FINISHED CABINET MATERIALS TO BE AS CALLED OUT PER THE CONSTRUCTION DOCUMENTS.
4. PLASTIC LAMINATE FINISHING SHALL CONFORM TO REQUIREMENTS OF ARCHITECTURAL WOODWORK INSTITUTE "QUALITY STANDARDS" FOR "CUSTOM" GRADE AND NOTES CONTAINED HEREIN.
5. INSTALLATION: INSTALL UNITS LEVEL AND PLUMB WITH TIGHT JOINTS BETWEEN ANY MULTIPLE UNITS. SCRIBE TO WALL AND OTHER SURFACES AS REQUIRED. ADJUST ALL DRAWERS, DOORS AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING.
6. ALL DRAWERS TO BE FULL EXTENSION SIDES WITH A 75 LBS. LOAD CAPACITY.
7. MILLWORK CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE GENERAL CONTRACTOR AND MILLWORK CONTRACTOR ARE TO COORDINATE AND INSTALL ALL REQUIRED BLOCKING, ANGLE BRACES, SUPPORTS, ETC. TO SUFFICIENTLY SUPPORT ALL COUNTERS.
9. FINISHES COUNTERTOP FINISHES TO BE PER FINISH SCHEDULE AND / OR SHOP DRAWINGS. CABINET FACES TO BE PER FINISH SCHEDULE AND / OR SHOP DRAWINGS.
10. HARDWARES TO BE AS CALLED OUT PER PLANS AND SCHEDULES. (TYPICAL)

ELECTRICAL IN ACCORDANCE TO DETAIL 12/T1.3
1. BOTTOM OF ELECTRICAL OUTLET J-BOXES SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
2. THE TOP OF THE J-BOX OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
3. THE TOP OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FINISHED FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL, STATE & FEDERAL CODES AND REGULATIONS.
5. (WHERE APPLIES) GENERAL CONTRACTOR TO SUPPLY (N) PANEL SCHEDULES FOR ALL ELECTRICAL PANELS PRIOR TO COMPLETION OF THE REMODEL.

HAZARDS AND PROTRUDING OBJECTS IN ACCORDANCE TO DETAIL 9/T1.3
1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES ABOVE 27" AND BELOW 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGE WAYS OR AISLES. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.
3. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" (INCHES) MINIMUM CLEAR HEAD ROOM. 6. CONTRACTOR TO CONTACT ARCHITECT IF ROOF PENETRATIONS ARE DEEMED NECESSARY. ANY ROOF PENETRATIONS MUST BE COMPLETED BY LANDLORD APPROVED ROOFING CONTRACTOR.

SIGNAGE
1. THE SIGNAGE AT THE STOREFRONT WILL BE CONTRACTED DIRECTLY BY THE GENERAL CONTRACTOR. THE G.C. MUST PROVIDE ANY AND ALL REQUIRED J-BOXES AS WELL AS ACCESS PANELS TO ALL SIGNAGE AS NECESSARY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH ITS SIGN CONTRACTOR AND MAKING SURE THE JOB IS DONE ON TIME. FULLY DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THESE ARCHITECTURAL PLANS ONLY SHOW LIMITED DESIGN DETAILS AND ARE NOT ADEQUATE FOR CONSTRUCTION OF THE SIGN. SEE SIGN SHOP DRAWINGS. SIGN DRAWINGS WILL BE PREPARED BY OTHERS AND ARE UNDER SEPARATE PERMIT.
2. BARRIER LAWS FOR THE PHYSICALLY HANDICAPPED ARE MINIMUM GUIDELINES. SHOULD THERE BE A CONFLICT BETWEEN THESE MINIMUM REQUIREMENTS AND WHAT IS CALLED FOR ON THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE ARCHITECT FOR WRITTEN AND/OR GRAPHIC CLARIFICATION PRIOR TO PROCEEDING WITH WORK SO AFFECTED.

FIRE SPRINKLER SYSTEM (WHERE APPLIES)
IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE SPRINKLER SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE SPRINKLER SHOP DRAWINGS AND OBTAIN A FIRE SPRINKLER PERMIT FROM THE LOCAL FIRE DEPARTMENT AND / OR BUILDING DEPARTMENT. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AN INSPECTION FOR APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE SPRINKLER SYSTEM BY THE FIRE DEPARTMENT AND BUILDING INSPECTOR.

PLUMBING (WHERE APPLIES)
GENERAL CONTRACTOR TO PERFORM A LINE JETTING OF ALL PLUMBING LINES AFTER NEW WORK IS COMPLETE. GENERAL CONTRACTOR MUST SUPPLY CERTIFICATE OF INVOICE WITH CLOSE OUT PACKAGE.

1. CODES
ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY GOVERNING CODES.

2. PERMITS
- A. THE GENERAL CONTRACTOR (G.C.) WILL PAY FOR ALL APPLICABLE BUILDING AND SIGNAGE PERMIT AND ANY LOCAL JURISDICTION FEES OR ASSESSMENTS AS APPLICABLE. HOWEVER, THE GENERAL CONTRACTOR SHALL INCORPORATE ALL MECHANICAL, ELECTRICAL, PLUMBING (M.E.P.) AND CIVIL PERMITS AS NECESSARY IN HIS / HER BID PROPOSAL TO THE OWNER. THE M.E.P. AND CIVIL PERMITS WILL NOT BE PAID BY THE ARCHITECT. THE G.C. WILL PHYSICALLY PULL THE BUILDING PERMIT AND THE SIGNAGE PERMIT. THE G.C. MUST COORDINATE WITH HIS / HER SUBCONTRACTORS TO ENSURE THEIR APPLICABLE PERMITS ARE PULLED. THE G.C. AND ALL SUBCONTRACTORS PERFORMING WORK ON SITE MUST OBTAIN THEIR MUNICIPALITY BUSINESS LICENSES AT THEIR EXPENSE PRIOR TO START OF CONSTRUCTION. NOT HAVING ALL SUBCONTRACTOR BUSINESS LICENSES PAID FOR AT THE MUNICIPALITY MAY PREVENT THE PROJECT FROM FINAL LOCAL JURISDICTION APPROVAL AND SIGN-OFF.
- B. THERE MAY BE INSTANCES WHERE THERE ARE OUTSTANDING PLAN CHECK FEES THAT HAVE NOT BEEN PAID. THE G.C. WILL COORDINATE WITH THE APPROPRIATE MUNICIPALITY PLANNING AND / OR BUILDING DEPARTMENT AND DETERMINE ANY OUTSTANDING FEES. THE G.C. WILL NOTIFY THE ARCHITECT AND RECEIVE APPROVAL PRIOR TO PAYING THESE OUTSTANDING FEES. THIS WILL ALLOW THE G.C. TO NOT BE DELAYED IN PULLING THE BUILDING PERMIT.
- C. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO HIRE HIS / HER OWN SIGNAGE SUBCONTRACTOR FOR THE PROJECT.

3. CONSTRUCTION DOCUMENTS
- A. THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS OR REASONABLY INFERRED THERE FROM. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE OF THE WORK. IF DISCREPANCIES EXIST BETWEEN PLANS OF DIFFERENT SCALES, THE LARGER SCALE PLAN TYPICALLY WILL GOVERN. NOTIFY ARCHITECT FOR A WRITTEN OR GRAPHIC CLARIFICATION OF SUCH DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- B. ALL ARCHITECT CLARIFICATIONS WILL BE WRITTEN AND / OR GRAPHIC VIA ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDERS OR CONSTRUCTION DIRECTIVES.

4. BIDS
- A. ALL BIDDERS PRIOR TO SUBMITTAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ARCHITECTS' PLANS & EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR OMISSIONS OF ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK.
- B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY APPLICABLE CODE TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- C. CONTRACTORS PRIOR TO BIDDING SHALL GUARANTEE THAT ALL OTHER SUB-BIDDERS OR SUB CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUBCONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HIS OR HER OWN EXPENSE AND IN NO WAY WILL AFFECT ANY ADDITIONAL COST OVER AND ABOVE THE FINAL BID.
- D. ALL TRADES SHALL PROVIDE BIDS ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY ALTERNATE SHALL BE SUBMITTED TO THE OWNER (IN WRITING) FOR APPROVAL PRIOR TO ACCEPTANCE OF BID.

5. CONTRACTOR
- A. PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY w/ THE PROPER UTILITY COMPANY OR OTHER AGENCY OR COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTION PRIOR TO THE COMMENCEMENT OF WORK.
- B. NO CONTRACTOR OR SUB-CONTRACTOR IS TO START ANY WORK UNTIL A THOROUGH EXAMINATION OF ALL THE EXISTING CONDITIONS IS PERFORMED. IF FOR ANY REASON A SATISFACTORY JOB IS IMPOSSIBLE, IT SHALL BE IMMEDIATELY REPORTED TO THE PROJECT SUPERINTENDENT AND ARCHITECT FOR WRITTEN OR GRAPHIC CLARIFICATION BEFORE PROCEEDING WITH THE JOB.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.
- D. CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF POSSIBLE CHANGES TO CONSTRUCTION DOCUMENTS OR ANY CONSTRUCTION DELAY DUE TO NON AVAILABILITY OR LATE DELIVERY OF MATERIALS. CONTRACTOR (& NOT THE ARCHITECT) IS RESPONSIBLE FOR NON AVAILABILITY OR LATE DELIVERY OF PRODUCTS DURING CONSTRUCTION.
- E. ANY CONTRACTOR PRIOR TO INSTALLATION OR PROCUREMENT OF MATERIALS SHALL NOTIFY ARCHITECT OF PROBLEMS IF ANY. FAILURE TO DO SO SHALL MEAN THAT ALL NECESSARY CORRECTIVE MEASURE, DOCUMENTATION, ETC. SHALL BE DONE BY THAT CONTRACTOR AT HIS OWN EXPENSE AND TIME.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE CONSTRUCTION OF THE WORK AND SHALL BRING TO THE ARCHITECT'S ATTENTION OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- G. PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL WALL MOUNTED ITEMS, LIGHT FIXTURES AND ALL OTHER ITEMS REQUIRED.

6. LIABILITIES
- A. THE DESIGN PROFESSIONAL (DP) SHALL CONSULT WITH THE CLIENT REGARDING THE PROBABLE SERVICES REQUIRED TO COMPLY WITH BUILDING CODES AND AMERICANS with DISABILITIES ACT (ADA). THE DP IS NOT AN ATTORNEY NOR SHOULD THE DP'S RENDERING AN OPINION OF PROBABLE SERVICES REQUIREMENTS BE CONSIDERED EQUIVALENT TO A LEGAL INTERPRETATION OF ADA. THE DP'S OPINION WILL BE BASED SOLELY ON HIS / HER OWN EXPERIENCE AND KNOWLEDGE. THIS REQUIRES THE DP TO MAKE A CERTAIN NUMBER OF ASSUMPTIONS AS TO THE TYPES OF DISABILITIES COVERED BY ADA, THE DEGREE OF ACCESS THAT IS READILY ACHIEVABLE AND WHAT CONSTITUTES "READILY ACCESSIBLE AND USABLE". GIVEN THE ASSUMPTIONS WHICH MUST BE MADE, THE DP CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF HIS / HER OPINION AS TO FULL COMPLIANCE AND IN RECOGNITION OF THAT FACT, THE CLIENT WAIVES ANY CLAIM AGAINST THE DP RELATIVE TO THE ADEQUACY OF THE OPINION TO FULLY COMPLY WITH BUILDING CODES AND ADA REQUIREMENTS.
- B. THE ARCHITECT WHO SIGN THESE PLANS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES OR USES NOT AUTHORIZED OR APPROVED BY THE ARCHITECT. THE SIGNING OF THESE DOCUMENTS WILL NOT IMPOSE A LEGAL DUTY OR RESPONSIBILITY TO OBSERVE THE CONSTRUCTION AND / OR INSTALLATION OF THE FIXED WORKS SUBJECT TO THESE DOCUMENTS.
- C. ALL BRACING NECESSARY FOR CONSTRUCTION PURPOSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- D. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

7. INTENTION
UNLESS NOTED OTHERWISE, THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT & TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.

8. SUBSTITUTION
NO SUBSTITUTION SHALL BE MADE WITHOUT THE ARCHITECT'S APPROVAL.

9. CHANGES
THE OWNER OR ARCHITECT MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

10. SCOPE
ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY, REASONABLY INFERRED OR REQUIRED BY ANY CODE OR REGULATION ADOPTED BY LOCAL JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.

11. CUTTING AND PATCHING
ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

12. CLEANING
THE CONTRACTOR SHALL CLEANUP, REMOVE AND RECYCLE IN A LEGAL MANNER AND NOT DISPOSE IN LANDFILL ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB.

13. (AS-BUILT) DRAWINGS
GENERAL CONTRACTOR TO KEEP AN ACCURATE RECORD OF CHANGES IN FIELD AND SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ARCHITECT FOR HIS / HER REVIEW AND TO THE OWNER. FOREMAN TO HAVE AN ACCURATE FLOOR PLAN AND PROJECT SCHEDULE ON SITE AT ALL TIMES.

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GENERAL CONSTRUCTION NOTES

STATE OF GEORGIA · REGISTERED ARCHITECT

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

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Project Number	202525
Date	11/19/2025
Drawn By	MM
Checked By	J.G.

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Scale

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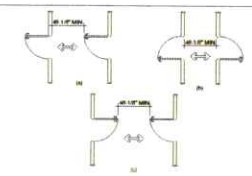


FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

NOTE:
1. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 1/8" INCHES MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. (11B-404.2.6)

ACCESSIBLE DOORS IN A SERIES

SCALE N.T.S. 17

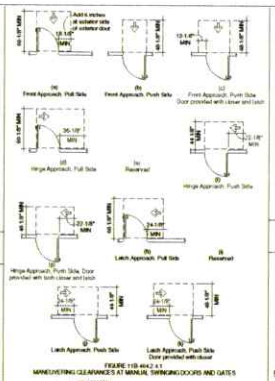


FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

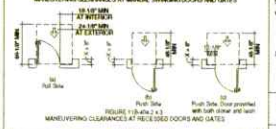


FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

MEASUREMENT RANGE		MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER		0.059 TO 0.080
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	1	0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	1	0.300
DOT HEIGHT		0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	1	0.395 TO 0.400

1 MEASURED CENTER TO CENTER

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

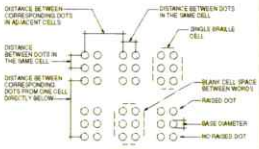


FIGURE 703.3.1
BRAILLE MEASUREMENT

1 BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4 (11B-703.3)

2 BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS (11B-703.3.1)

3 BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. FLUSH LEFT OR CENTERED. IF TEXT IS MULTILINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. (11B-703.3.2)

SIGNS / BRAILLE

SCALE N.T.S. 19

TABLE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
FROM FRONT	PULL	60 IN INCHES	18 IN INCHES [1]
FROM FRONT	PUSH	48 IN INCHES	0 INCHES [1]
FROM HINGE SIDE	PULL	60 IN INCHES	36 IN INCHES
FROM HINGE SIDE	PUSH	44 IN INCHES [2]	22 IN INCHES [2]
FROM LATCH SIDE	PULL	60 IN INCHES	24 IN INCHES
FROM LATCH SIDE	PUSH	44 IN INCHES [2]	24 IN INCHES

1 ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED
2 ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED
3 SECOND HINGE SIDE
4 ADD 4 INCHES IF CLOSER IS PROVIDED
5 ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS

NOTES:
1 HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE LOCATED BETWEEN 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-404.2.7)
2 DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. (11B-404.2.3)

ACCESSIBLE DOOR CLEARANCES

SCALE N.T.S. 15

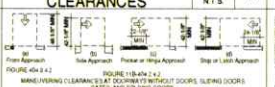


FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond approach side unless noted)
FROM FRONT	48-1/8 INCHES	0 INCHES
FROM SIDE	42-1/8 INCHES	0 INCHES
FROM POCKET/HINGE SIDE	42-1/8 INCHES	22-1/8 INCHES [1]
FROM STOP/LATCH SIDE	42-1/8 INCHES	24-1/8 INCHES

1 DOORWAY WITH NO DOOR ONLY
2 BEYOND POCKET/HINGE SIDE

TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS

ACCESSIBLE DOOR

SCALE N.T.S. 16



FIGURE 11B-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

NOTE:
1 THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 30-1/4" MINIMUM FOR A LENGTH OF 24 3/4" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 3/4" LONG MINIMUM AND 36-1/4" WIDE MINIMUM (11B-403.5.1 EXCEPTION 1)

CLEAR WIDTH AT ROUTE / TURN

SCALE N.T.S. 9



FIGURE 11B-403.5.2 CLEAR WIDTH AT TURN

NOTES:
1. THE MINIMUM WIDTH OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES. EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED. (11B 1025.2)
2. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.3 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. (11B-403.5.3)

WIDTH OF ACCESSIBLE ROUTE

SCALE N.T.S. 10

FIGURE 11B-306.2.1
UNOBSTRUCTED FORWARD REACH

FIGURE 11B-306.2.2
OBSTRUCTED HIGH FORWARD REACH

NOTES:
1 WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-1/8" MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-306.2.1)
2 WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM WHERE THE REACH DEPTH IS 20" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 46" MAXIMUM AND THE REACH DEPTH SHALL BE 24" MAXIMUM. (11B-306.2.2)

FORWARD REACH

SCALE N.T.S. 11

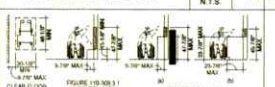


FIGURE 11B-306.3.1
CLEAR FLOOR SPACE PARALLEL APPROACH

FIGURE 11B-306.3.2
OBSTRUCTED HIGH SIDE REACH

NOTES:
1 WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AND THE LOW SIDE REACH SHALL BE 15-1/8" MINIMUM ABOVE THE FINISH FLOOR OR GROUND. EXCEPTION: AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 6-1/8" MAXIMUM. (11B-306.3.1)
2 WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 25-7/8" MAXIMUM. THE HIGH SIDE REACH SHALL BE 48" MAXIMUM FOR A REACH DEPTH OF 9-7/8" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 9-7/8", THE HIGH SIDE REACH SHALL BE 46-7/8" MAXIMUM FOR A REACH DEPTH OF 25-7/8" MAXIMUM. (11B-306.3.2)

SIDE REACH

SCALE N.T.S. 12



FIGURE 11B-307.1
LIMITS OF PROTRUDING OBJECTS

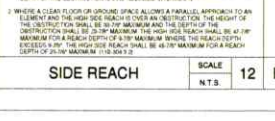
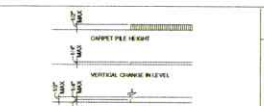


FIGURE 11B-307.3
POST-MOUNTED PROTRUDING OBJECTS

PROTRUDING OBJECTS

SCALE N.T.S. 8



NOTES:
1. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303 (11B-302.2)
2. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (11B-302.2)
3. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (11B-303.3)

FLOOR / GROUND SURFACE

SCALE N.T.S. 5

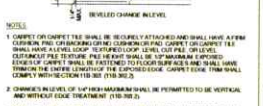


FIGURE 11B-305.7.1 AND 305.7.2
MANEUVERING CLEARANCE IN WALL CLOSE

NOTES:
1 ALCOVES SHALL BE 76 IN" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (11B-305.7.1)
2 ALCOVES SHALL BE 60 IN" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (11B-305.7.2)
3. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 IN" SQUARE MINIMUM WITH ARMS AND BASE 36-1/8" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (11B-304.3.2)

CLEAR FLOOR & TURNING SPACE

SCALE N.T.S. 6



FIGURE 11B-306.2 TOE CLEARANCE



FIGURE 11B-306.3 KNEE CLEARANCE

NOTES:
1 SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 1/4 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 11B-306.2 (11B-306.2.1)
2 SPACE UNDER AN ELEMENT BETWEEN 9 1/4 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH 11B-306.3. (11B-306.3.1)

TOE & KNEE CLEARANCE

SCALE N.T.S. 7



FIGURE 11B-307.2
LIMITS OF PROTRUDING OBJECTS



FIGURE 11B-307.3
POST-MOUNTED PROTRUDING OBJECTS

PROTRUDING OBJECTS

SCALE N.T.S. 8

ACCESSIBILITY NOTES

1. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP-RESISTANT.

2. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.2, 11B-410.4, 11B-610.2 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.3)

3. ALL NEW CONSTRUCTION MUST COMPLY WITH DIMENSIONS AS DENOTED ON THESE CONSTRUCTION DOCUMENTS AND WITH CHAPTER 11B OF THE 2018 CBC. DIMENSIONS WITHIN A SPECIFIED DIMENSIONAL TOLERANCE MUST BE LESS THAN THE MINIMUM DIMENSIONAL RANGE OF GREATER THAN THE MINIMUM MAXIMUM OR MINIMUM DIMENSIONS, BUT SHALL BE LESS THAN THE MAXIMUM AND GREATER THAN THE DESIGN INTENT OF ARCHITECT IS TO PROVIDE REASONABLE DIMENSIONAL TOLERANCES, ENSURE COMPLIANCE WITH THE 2018 CBC AND ANSI A117.1-2009. IF ANY DIMENSIONS ON THESE DRAWINGS CONTRADICT RULE, BE HELD FULLY RESPONSIBLE IF FOR NON-COMPLIANCE WITH THE NOTICE. CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO BIDDING OF ANY QUESTIONS OR CONCERNS RELATING TO THIS MATTER

4. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (11B-404.2.8)

5. THE FORCE FOR PUSHING OR PULLING A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   - INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM
   - SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM
   - REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N)
   - GATES: 15 POUNDS (66.7 N) MAXIMUM (11B-404.2.9)

   THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (11B-404.2.9)

6. POWER-OPERATED DOORS, WHERE MEANS OF POWERED SWING ARE OPERATED BY POWER, SUCH AS DOING WITH A PHOTOELECTRICALLY ACTUATED MECHANISM TO OPEN THE DOOR UPON THE APPROACH OF A PERSON, OR DOING WITH POWER-ASSISTED MANUAL OPERATION. THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MANUAL

   REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN SECTION 1010.1, EXCEPT THAT THE FORCE TO SET THE DOOR IN MOTION SHALL NOT EXCEED 50 POUNDS (220 N). THE DOOR SHALL BE CAPABLE OF UNHOLDING FROM ANY POSITION TO THE FULL WIDTH OF THE OPENING IN WHICH SUCH DOOR IS INSTALLED WHEN A FORCE IS APPLIED TO THE DOOR ON THE SIDE FROM WHICH EGRESS IS INTENDED. POWER-OPERATED DOORS SHALL COMPLY WITH ANSI A156.10-2005, SECTION 1008.1.9.2).

7. TEST DOORS FOR DOOR OPENING FORCE AND CLOSING SPEED WITH AIR CONDITIONING AND OTHER FORMS OF MECHANICAL PRESSURIZATION TURNED ON AND ALSO WHEN TURNED OFF

BUILDING ENTRY SIGN

SCALE N.T.S. 2

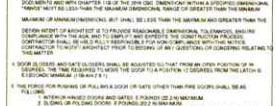


FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY



NOTES:
1. EXIT SIGN SURFACE (SQUARE) TO STIPPLETHICK GLASS W/ ADHESIVE) PROVIDE PLASTIC BACKING OVER OTHER SIDE OF GLASS FOR GLASS APPLICATION

11B-703.2 RAISED CHARACTERS
RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE

SECTION 11B-703.4

11B-703.2.1 DEPTH
RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 mm) MINIMUM ABOVE THEIR BACKGROUND

11B-703.2.2 CASE
CHARACTERS SHALL BE UPPERCASE

11B-703.2.3 STYLE
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OF AN UNUSUAL FORM

11B-703.2.5 CHARACTER HEIGHT
CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASES AS OF THE CHARACTER SHALL BE THE INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I"

11B-703.3 BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4

11B-703.3.1 DIMENSIONS AND CAPITALIZATION
BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1

11B-703.4 INSTALLATION HEIGHT AND LOCATION
SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH SECTION 11B-703.4

11B-703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED A MINIMUM 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELL AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS

11B-703.4.2 LOCATION
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE ACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDE AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE LOCATED TO THE RIGHT SIDE OF THE RIGHT DOOR. WHERE THERE IS WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC SWEEP OF ANY DOOR OR GATE WITHIN THE PATH OF TRAVEL TO THE SIGN. WHERE A PERMANENT IDENTIFICATION IS ENCLOSED IS PROVIDED FOR ROOMS AND SPACES THAT SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AT ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AT ONE ENTERS THE ROOM OR SPACE

11B-703.5 VISUAL CHARACTERS SHALL COMPLY WITH SECTION 11B-703.5

11B-703.5.1 FINISH AND CONTRAST
CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND

11B-703.6 PICTOGRAMS
PICTOGRAMS SHALL COMPLY WITH SECTION 11B-703.6

11B-703.6.1 PICTOGRAM FIELD
PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD

BUILDING EXIT SIGN

SCALE N.T.S. 4

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ADA ACCESSIBILITY STANDARDS

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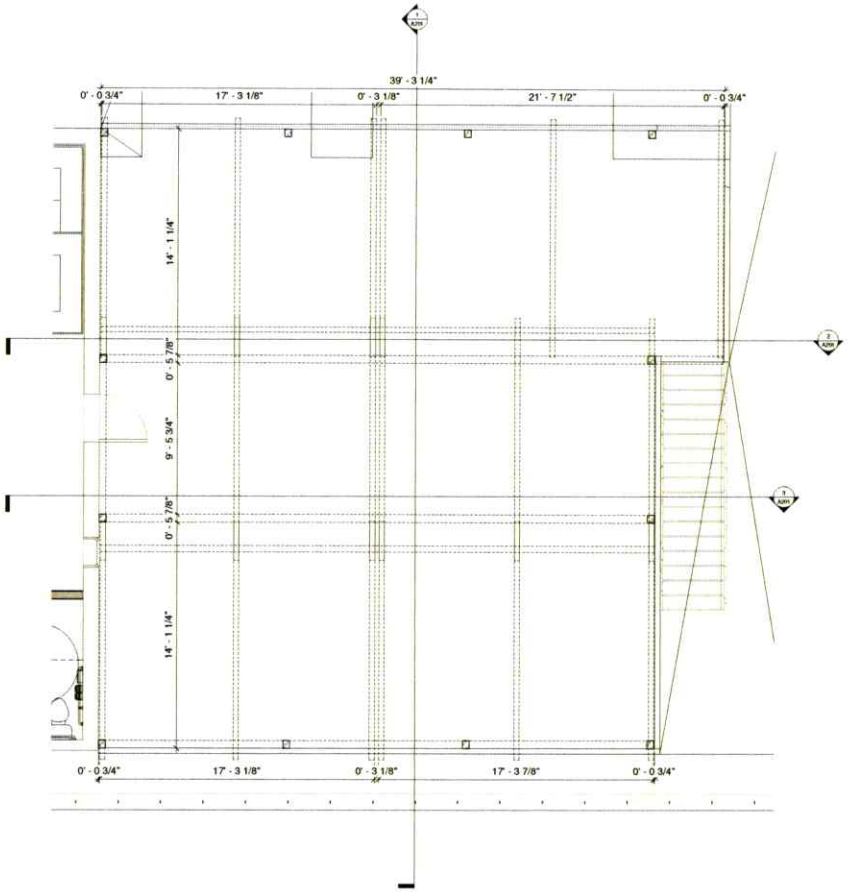
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PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

1

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PROPOSED FLOOR PLAN

STATE OF GEORGIA
CHRISTOPHER M. DIGIROLAMO
REGISTERED ARCHITECT

Revision Schedule

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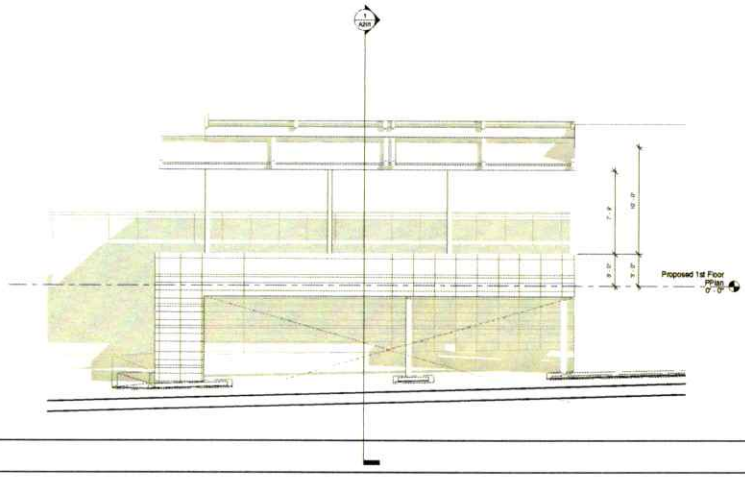
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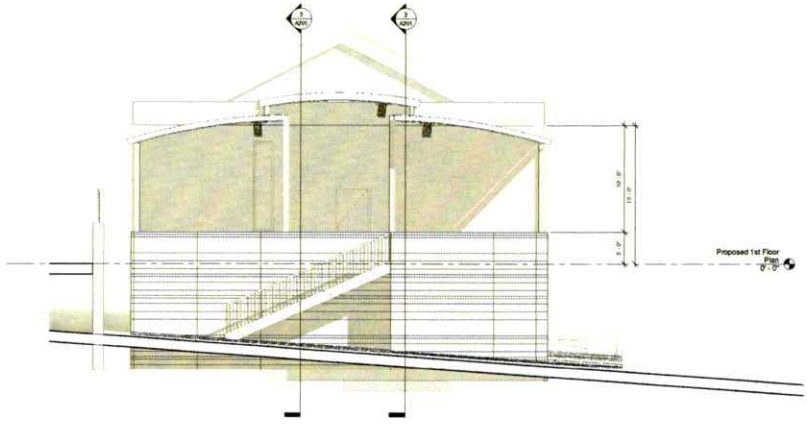
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WEST ELEVATION | SCALE 1/4" = 1'-0" | 02



NORTH ELEVATION | SCALE 1/4" = 1'-0" | 01

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PROPOSED ELEVATIONS

STATE OF GEORGIA
JOSEPH H. GHOBRIAL
No. 040
REGISTERED ARCHITECT

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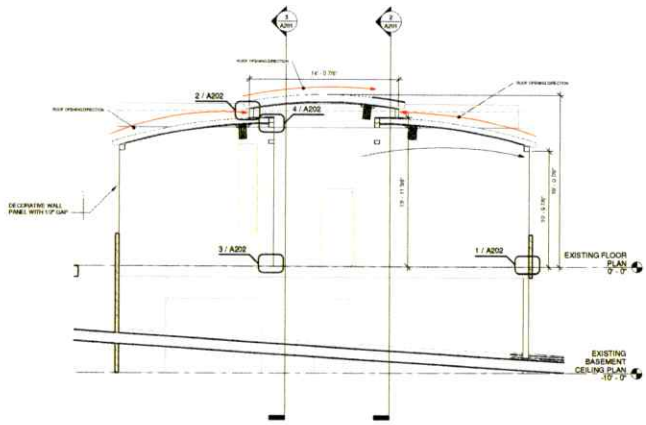
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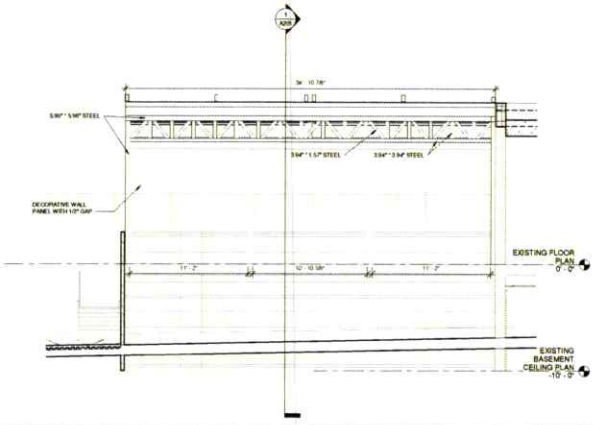
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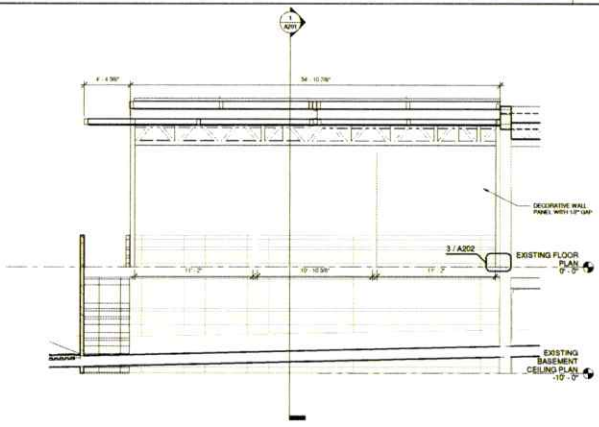
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SECTION 1 — SCALE 1/4" = 1'-0" — 01



SECTION 3 — SCALE 1/4" = 1'-0" — 03



SECTION 2 — SCALE 1/4" = 1'-0" — 02

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SECTIONS

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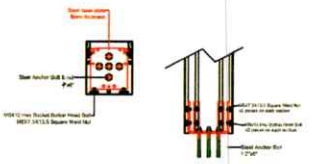
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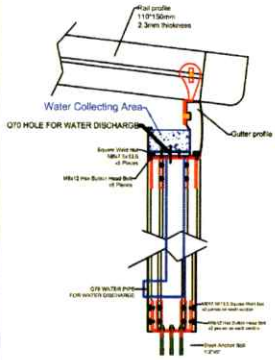
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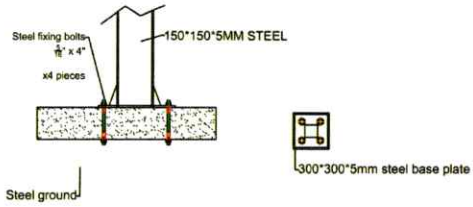
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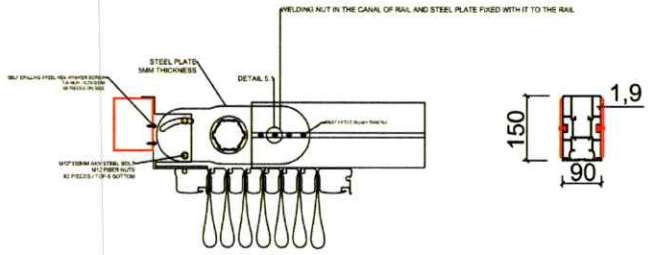
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RAIL-GUTTER-BEAM | SCALE NTS | 2



STEEL FIXATION | SCALE NTS | 3



RAIL BACK FIXATION | SCALE NTS | 4

RAIL BACK FIXATION 4.1 | SCALE NTS | 4.1

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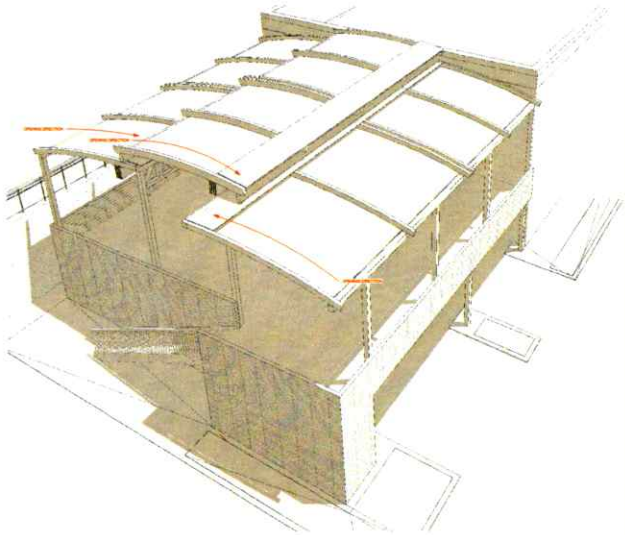
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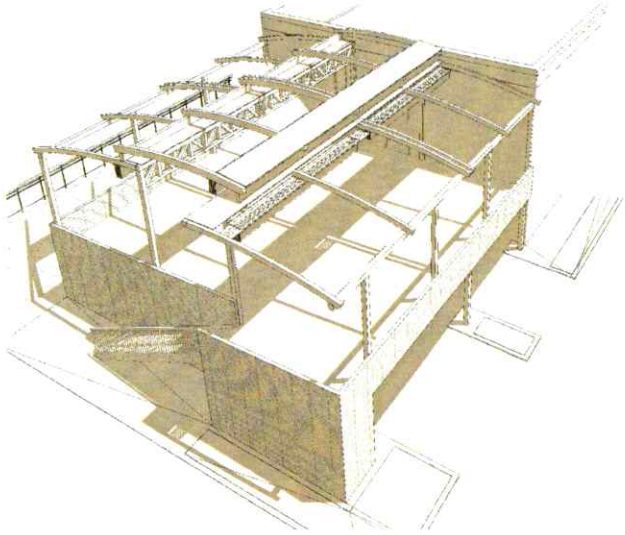
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BIRDS EYE VIEW 01 | SCALE: NTS | 01

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3D SHOTS OPERATION

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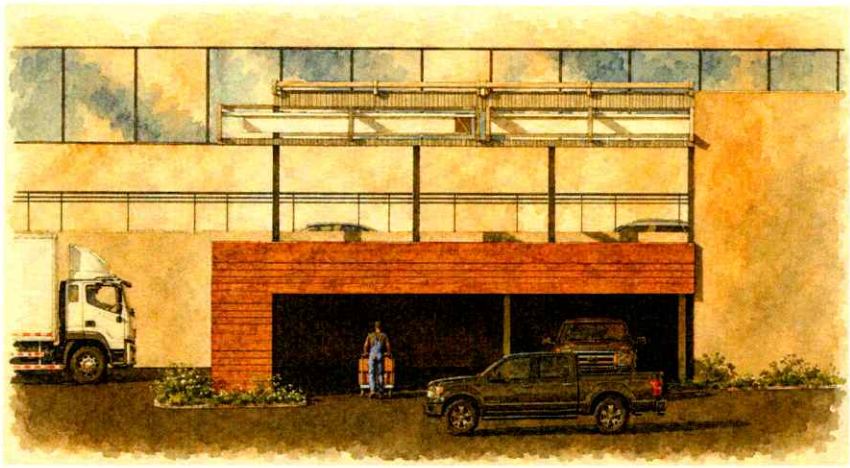
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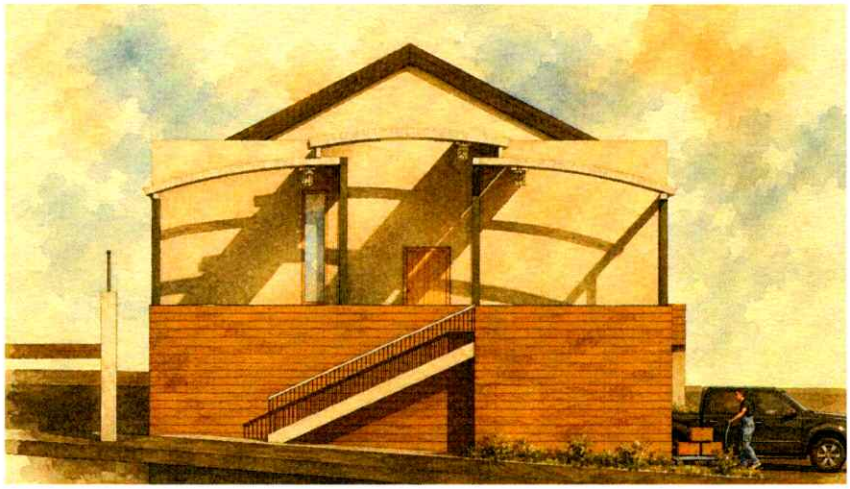
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3D SHOTS

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