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EXAMPLE

296 W BROAD ST

ATHENS GA

# CODE COMPLIANCE

- AUTHORITY HAVING JURISDICTION: ATHENS CLARKE COUNTY BUILDING DEPARTMENT
- INTERNATIONAL BUILDING CODE 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE 2017 EDITION
- INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION, WITH GEORGIA SUPPLEMENTS
- INTERNATIONAL FIRE CODE 2018 EDITION, WITH GEORGIA AMENDMENTS
- 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS 2020
- NFPA 13 STANDARDS FOR INSTALLATION OF SPRINKLER SYSTEMS 2018
- NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 2018 W/ STATE AMENDMENTS (2020)
- FAIR HOUSING ACT DESIGN MANUAL (FHADM)
- GEORGIA ACCESSIBILITY CODE 120-3-20 [W/ ICC/ANSI A117.1-2003]

# VICINITY MAP



# PROJECT INFORMATION

**PROJECT NAME:** 296 BROAD  
**PROJECT ADDRESS:** 296 BROAD STREET, ATHENS, GA 30601  
**PROJECT DESCRIPTION:** NEW TENANT IMPROVEMENT WITHIN AN EXISTING DOWNTOWN BUILDING FOR A PRIVATE OFFICE COWORKING SPACE. IMPROVEMENTS INCLUDE NEW ELECTRICAL, MECHANICAL, PLUMBING, NEW INTERIOR PARTITIONS, MILLWORK, DOORS, FINISHES, EQUIPMENT, AND MINOR IMPROVEMENTS TO STOREFRONT ENTRY.  
**ALL WORK INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES LISTED AND LOCAL AMENDMENTS. ALL WORK SHALL BE DONE IN A FIRST CLASS MANNER USING STANDARD CONSTRUCTION PRACTICES AND ACCORDING TO THE RULES AND REGULATIONS OF THE GOVERNING BUILDING DEPARTMENT.**  
**PROJECT OCCUPANCY:** BUSINESS GROUP B  
**CONSTRUCTION TYPE:** TYPE V-B  
**PROJECT SIZE:** 2600 SF  
 THIS PROJECT WILL UTILIZE THE EXISTING TRASH ENCLOSURE ON SITE.  
 THIS PROJECT DOES NOT REQUIRE REVIEW BY THE HEALTH DEPARTMENT.

# SYMBOLS LEGEND

## GRAPHIC SYMBOLS

- 1  
A-4.10  
EXTERIOR ELEVATION SYMBOL: UPPER=THE ELEVATION NUMBER LOWER=THE SHEET WHERE DRAWN
- 1  
A4.01  
INTERIOR ELEVATION SYMBOL: THE DARKENED CORNERS INDICATE DRAWN WALLS. ELEVATION DRAWINGS ARE ARRANGED NUMERICALLY BY ROOM NUMBER ON THE INTERIOR ELEVATION SHEETS
- 1  
A1.1  
BUILDING SECTION SYMBOL: UPPER=THE SECTION NUMBER LOWER=THE SHEET WHERE DRAWN
- 1  
A1.1  
WALL SECTION SYMBOL: UPPER=THE SECTION NUMBER LOWER=THE SHEET WHERE DRAWN
- 1  
A1.1  
DETAIL SYMBOL: UPPER=THE SECTION NUMBER LOWER=THE SHEET WHERE DRAWN
- 1  
A1.1  
DETAIL IDENTIFICATION: DASHED LINE INDICATES EXTENT OF ENLARGED PLAN OR DETAIL
- PLAN AND TRUE NORTH INDICATOR: THE HEAVY LINE REPRESENTS PLAN NORTH (USUALLY TOWARD THE TOP OF THE SHEET) THE SMALL ARROW INDICATES TRUE NORTH (IF DIFFERENT FROM PLAN NORTH)
- ROOM IDENTIFICATION SYMBOL
- 1  
STRUCTURAL GRIDLINE IDENTIFIER
- MATCHLINE FLAG
- DOOR IDENTIFICATION SYMBOL
- ASSEMBLY INDICATOR: REFER TO THE WALL, FLOOR, AND ROOF TYPE DRAWINGS FOR ASSEMBLY.
- WINDOW OR LOUVER TYPE INDICATOR: WINDOWS HAVE A NUMBER DESIGNATION LOUVERS HAVE A LETTER DESIGNATION
- 101  
KEYED NOTE INDICATOR
- CEILING TYPE INDICATOR: LETTER=CEILING TYPE DIMENSION=CEILING HEIGHT AFF
- EQUIPMENT TYPE INDICATOR: LETTER=GROUP FUNCTION NUMBER=ITEM NUMBER
- TOILET ACCESSORY INDICATOR: TA= TOILET ACCESSORY NUMBER= ITEM NUMBER

## TEXT SYMBOLS

- & AND
- @ AT
- X BY
- # POUND OR NUMBER
- / OR : PER
- X' (X) FEET
- X" (X) INCHES

## DISCIPLINE INDEX

- A ARCHITECTURAL DRAWINGS
- AV AUDIO VISUAL DRAWINGS
- C CIVIL OR SURVEY DRAWINGS
- D DEMOLITION DRAWINGS
- E ELECTRICAL DRAWINGS
- FP FIRE PROTECTION
- IF INTERIOR FURNISHINGS
- L LANDSCAPE DRAWINGS
- M MECHANICAL DRAWINGS
- G GENERAL INFORMATION
- P PLUMBING DRAWINGS
- S STRUCTURAL DRAWINGS
- T TECHNOLOGY DRAWINGS
- VT VERTICAL TRANSPORTATION DRAWINGS

## CONTENT INDEX

- 0 GENERAL INFORMATION AND STANDARDS
- 1 PLANS INCLUDING SITE, FLOOR, CEILING AND ROOF DRAWINGS
- 2 EXTERIOR ELEVATIONS
- 3 BUILDING SECTIONS, WALL SECTIONS
- 4 ENLARGED PLANS AND ELEVATIONS
- 5 DETAILS
- 6 SCHEDULES
- 7 SUPPLEMENTAL DWGS

## SHEET NUMBERING

DISCIPLINE ABBREVIATION  
 DRAWING CONTENT CATEGORY  
 SHEET NUMBER

A4.01

## MATERIAL PATTERNS

- BATT INSULATION
- BRICK
- CAST-IN-PLACE CONCRETE
- CONCRETE BLOCK
- EARTH OR BACKFILL
- STEEL
- PLASTER & GYPSUM BOARD
- PLYWOOD
- PRECAST CONCRETE
- RIGID INSULATION
- OPEN-CELL SPRAY FOAM INSULATION
- CLOSED-CELL SPRAY FOAM INSULATION

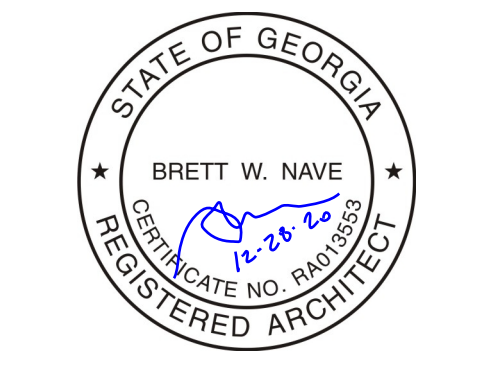
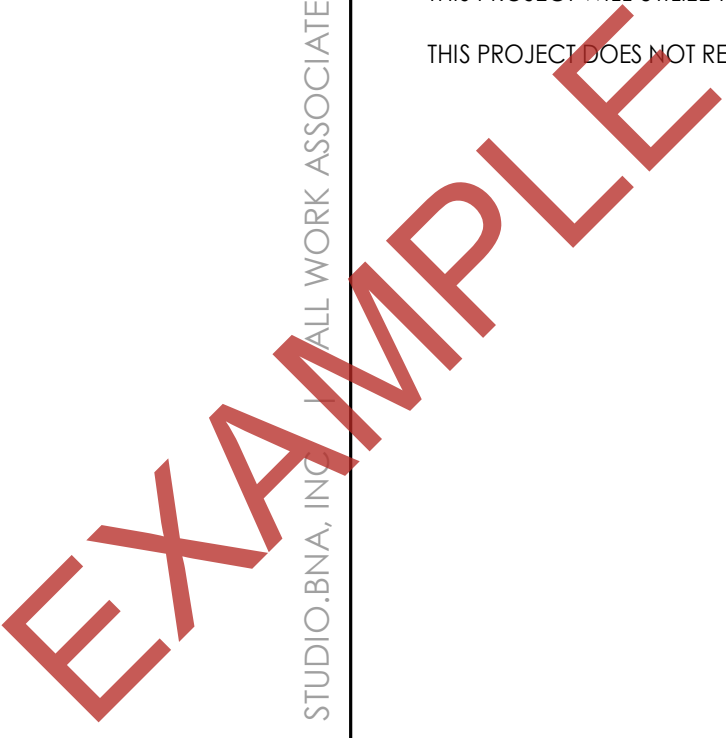
# ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

A/C	AIR CONDITIONING	JT	JOINT
ACST	ACOUSTIC	LAB	LABORATORY
ADD	ADDENDUM	LAM	LAMINATE (D)
ADH	ADHESIVE	LAV	LAVATORY
ADJUST	ADJUSTABLE	LB	POUND(S)
AFF	ABOVE FINISHED FLOOR	LIN	LINEAL LIGHT
AHU	AIR HANDLING UNIT	LT	LIGHT
ALUM	ALUMINUM	MAX	MAXIMUM
AL	ALTERNATE	MECH	MECHANIC (AL)
ANOD	ANODIZED	MFR	MANUFACTURE (ER)
APPROX	APPROXIMATE (LY)	MH	MANHOLE
ARCH	ARCHITECTURAL	MIN	MINIMUM
AUTO	AUTOMATIC	MIR	MIRROR
BD	BOARD	MISC	MISCELLANEOUS
BTWN	BETWEEN	MR	MOISTURE RESISTANT MOUNT (ED), (ING)
BLDG	BUILDING	MT	MATERIAL (S)
BLK(ING)	BLOCK (ING)	NA	NOT APPLICABLE
BOT	BOTTOM	NIC	NOT IN CONTRACT
BRG	BEARING	NO	NUMBER
BRK	BRICK	NOM	NOMINAL
BSMT	BASEMENT	NRC	NOISE REDUCTION COEFFICIENT
BUR	BUILT UP ROOFING	NTS	NOT TO SCALE
CAB	CABINET	OC	ON CENTER (S)
CEMT	CEMENTITIOUS	OD	OUTSIDE DIAMETER
CFM	CUBIC FEET/MINUTE	OH	OVERHEAD
CJ	CONTROL JOINT	OPP	OPPOSITE
CL	CENTERLINE	ORD	OVERFLOW ROOF DRAIN
CLG	CEILING	OZ	OUNCE
CLOS	CLOSET	PERP	PERPENDICULAR
CLR	CLEAR (ANCE)	PL	PLATE
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
CTR	CENTER	PLBG	PLUMBING
CO	CLEANOUT	PNT	PAINT(ED)
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT
COMP	COMPRESSED, (ION, IBLE, OR)	PSI	POUNDS PER SQUARE INCH
CONST	CONSTRUCTION	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	PVMT	PAVEMENT
CONT	CONTINUOUS OR CONTINUE	PWD	PLYWOOD
COORD	COORDINATE	QTY	QUANTITY
CORR	CORRIDOR	R	RESISTANCE, THERMAL, RISER
CORRUG	CORRUGATED	RAD	RADIUS
CPT	CARPET (ED)	RCP	REFLECTED CEILING PLAN
CT	CERAMIC TILE	RD	ROOF DRAIN
CW	COLD WATER	RE	REFERENCE, REFER TO
DBL	DOUBLE	REINF	REINFORCING
DEMO	DEMOLISH, DEMOLITION	REQ	REQUIRE (D)
DF	DRINKING FOUNTAIN	RM	ROOM
DIAM	DIAMETER	RO	ROUGH OPENING
DIM	DIMENSION	ROW	RIGHT OF WAY
DISP	DISPOSAL	RR	RESTROOM
DN	DOWN	SC	SOLID CORE
DR	DOOR	SCH	SCHEDULE
DS	DOWNSPOUT	SD	STORM DRAIN
DTL	DETAIL	SEC	SECTION
DWG	DRAWING	SHT	SHEET
EA	EACH	SIM	SIMILAR
EDF	ELEC DAMPPROOFING	SOG	SLAB ON GRADE
EJ	EXPANSION JOINT	SPEC	SPECIFICATION (S)
ELEV	ELEVATION	SQ	SQUARE
ELEC	ELECTRIC (AL)	SST	STAINLESS STEEL
EQ	EQUAL	STC	SOUND TRANSMISSION CLASS STANDARD
EQUIP	EQUIPMENT	STD	STEEL
EWV	ELECTRIC WATER COOLER	STL	STORAGE
EXH	EXHAUST	STO	STRUCTURAL
EXIST	EXISTING	STRUC	SUSPENDED
EXP	EXPOSED	SUS	SYMMETRICAL
EXPN	EXPANSION	SYM	
EXT	EXTERIOR	T	TEMPERED GLAZING
FBO	FURNISHED BY OWNER	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TEL	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPERATURE
FEX	FIRE EXTINGUISHER	THRU	THROUGH
FIN	FINISHED	T.O.	TOP OF
FLR(ING)	FLOOR (ING)	TOS	TOP OF SLAB
FDN	FOUNDATION	TOW	TOP OF WALL
FOF	FACE OF FRAMING	TRD	PRESSURE TREATED
POS	FACE OF STUD	TS	TUBE STEEL
FR	FIRE RESISTIVE	TV	TELEVISION
FT	FOOT, FEET	TYP	TYPICAL
FTG	FOOTING	UL	UNDERWRITERS LABORATORY
FUT	FUTURE	UNFIN	UNFINISHED
GA	GAUGE, GAGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	V8	VAPOR BARRIER
GB	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GC	GENERAL CONTRACT (OR)	VERT	VERTICAL
HB	HOSE BIB	VEST	VESTIBULE
HC	HANDICAPPED	VIF	VERIFY IN FIELD
HDR	HEADER	W	WIDE OR WIDTH
HDW	HARDWARE	W/	WITH
HM	HOLLOW METAL	W/O	WITHOUT
HOR	HORIZONTAL	WB	WEATHER BARRIER
HPT	HIGH POINT	WC	WATER CLOSET
HR	HOUR	WD	WOOD
HT	HEIGHT	WDW	WINDOW
HTR	HEATER	WH	WATER HEATER
HVAC	HEATING/VENTILATION/AC	WR	WATER RESISTANT
ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC
IN	INCH(ES)		
INCL	INCLUDE (D), (ING)		
INFO	INFORMATION		
INSUL	INSULATE (D), (ON)		
INT	INTERIOR		
INV	INVERT		

# SHEET INDEX

G1.01	GENERAL NOTES
G1.02	GENERAL NOTES
G1.03	GENERAL NOTES
FLS	FIRE LIFE SAFETY
D1.00	DEMOLITION
A1.01	FLOOR PLAN
A1.02	REFLECTED CEILING PLAN
A1.02B	FRAMING PLAN
A1.03	FINISH PLAN
A1.04	FURNISHING PLANS
A3.02	INTERIOR ELEVATIONS
A3.03	INTERIOR ELEVATIONS AND SECTIONS
A4.01	ENLARGED BREAKROOM DRAWINGS
A4.02	ENLARGED RESTROOM DRAWINGS
A4.03	MILLWORK DWGS
A5.01	PLAN AND SECTION DETAILS
A5.02	SECTION DETAILS
M0.01	MECHANICAL NOTES & SCHEDULES
M1.10	MECHANICAL PLAN
P0.01	PLUMBING NOTES, SCHEDULES & DETAILS
P1.10	PLUMBING PLAN - SAN & VENT
P2.10	PLUMBING PLAN - WATER
E0.00	NOTES, DETAILS, & LEGENDS
E0.01	PANEL SCHEDULE & RISER DIAGRAM
E1.00	POWER PLAN
E2.00	LIGHTING PLAN
E3.00	SYSTEMS PLAN
E4.00	SPECIFICATIONS



**PROJECT NAME:** 296 W BROAD ST CO-WORKING SPACE  
**PROJECT LOCATION:** ATHENS GA  
**ISSUE:** CONSTRUCTION DOCUMENT SET  
**DATE:** 12.29.2020  
 REVISION \_\_\_\_\_ DATE \_\_\_\_\_

**DRAWING:** CODE COMPLIANCE AND SHEET INDEX  
**SHEET NO.:**

# G1.00





# GENERAL REQUIREMENTS

(CONTINUED FROM PREVIOUS SHEET)

## ACCESSIBILITY

THE CONTRACTOR SHALL CONFORM TO ACCESSIBILITY REQUIREMENTS INDICATED IN THE DRAWINGS AND AS REQUIRED BY CODE, ANSI 117, AND LOCAL ORDINANCES.

PROJECTS PROVIDING MULTI-FAMILY RESIDENTIAL DWELLINGS / UNITS SHALL CONFORM TO TYPE A AND TYPE B REQUIRED CLEARANCES, MILLWORK AND CABINETRY, HEIGHTS AND REACH, AND ALL ACCOMMODATIONS REQUIRED TO CONFORM WITH IBC AND ANSI 117.

FLOOR SURFACES SPECIFIED ARE SLIP-RESISTANT.

ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTE DO NOT EXCEED 1/2" IN HEIGHT. CHANGES BETWEEN 1/4" AND 1/2" ARE BEVELED WITH A SLOPE NO STEEPER THAN 1:2

LATCHING AND LOCKING DOORS ARE SPECIFIED TO BE OPERABLE WITH A SINGLE EFFORT BY HARDWARE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. DOOR OPENING HARDWARE IS SPECIFIED TO BE MOUNTED BETWEEN 34" AND 48" ABOVE FLOOR FINISH.

CLOSERS FOR FIRE-RATED DOORS ARE SPECIFIED TO BE POWER LEVEL 3 FOR INTERIOR DOORS 38" OR LESS IN WIDTH. MAXIMUM PULL OR PUSH EFFORT TO OPERATE NON-FIRE-RATED DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR ALL DOORS ARE CAPABLE OF OPENING AT LEAST 90 DEGREES.

FLOOR AREAS ON EACH SIDE OF DOORS ARE SPECIFIED TO BE LEVEL AND CLEAR. THE DIMENSIONS OF THE LEVEL AREAS ARE SPECIFIED TO MEET ANSI A117.3 2009, IAC AND ADA CLEARANCE REQUIREMENTS.

FLOORS OR LANDINGS ARE SPECIFIED TO BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.

CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS SPECIFIED TO BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2.

ELECTRICAL RECEPTACLE OUTLETS ARE SPECIFIED TO BE NOT LESS THAN 15' ABOVE THE FLOOR OR WORKING PLATFORM.

## TOILET ROOM ACCESSORIES

- a. BOTTOM OF MIRROR REFLECTIVE SURFACE IS SPECIFIED TO BE NO HIGHER THAN 40" FROM THE FLOOR.
- b. TOILET TISSUE DISPENSERS ARE MOUNTED BETWEEN 7" AND 9" FROM THE FRONT EDGE OF THE TOILET SEAT.
- c. DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, COIN SLOTS, ETC.) WITH OPERATING PARTS ARE MOUNTED NO HIGHER THAN 48" FROM THE FLOOR.

THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) IS BETWEEN 17" AND 19".

FLUSH CONTROLS ARE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST CLEARANCE FROM ADJACENT WALL, TOILET PARTITION OR OTHER SURFACE.

## GRAB BARS ARE PROVIDED IN COMPLIANCE WITH ANSI A117.1 2009.

- a. GRAB BARS TO BE 33" ABOVE AND PARALLEL TO THE FLOOR.
- b. DIAMETER OF GRAB BARS TO BE 1-1/4" TO 1-1/2".
- c. PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL.
- d. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD.
- e. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- f. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

CLEAR FLOOR SPACE 30" X 48" IS PROVIDED IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.

SINKS AND LAVATORIES IN ADA RESTROOMS ARE MOUNTED TO COMPLY WITH KNEESPACE REQUIREMENTS OF ANSI A117.1 2009.

FAUCET CONTROLS AND OPERATING MECHANISMS ARE TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES ARE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

## FIRE PREVENTION

PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.

MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.

EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

DOOR OPENINGS INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREAS.

WOOD BLOCKING SHALL BE FIRE-TREATED IN ACCORDANCE WITH APPLICABLE CODES.

HEARING IMPAIRED: FLASHING VISUAL WARNINGS SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE, AND SHALL BE SYNCHRONIZED.

LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FINISHES FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

## MILLWORK & FURNITURE

FURNITURE IS INDICATED FOR INFORMATIONAL PUPOSES ONLY.

CONTRACTOR TO COORDINATE LAYOUT OF FURNITURE WITH CLIENT PRIOR TO INSTALLATION OF FLOOR MOUNTED DEVICES

## INTERIOR FINISHES

ENSURE SURFACES TO RECEIVE NEW FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK INDICATES INSTALLER'S ACCEPTANCE OF SUBSTRATE.

REPAIR EXISTING SURFACES SCHEDULED TO REMAIN AS REQUIRED FOR THE APPLICATION OF NEW FINISHES.

UNLESS OTHERWISE NOTED, PROVIDE MINIMUM THREE-COAT PAINT SYSTEMS FOR EACH SUBSTRATE.

ALL EXPOSED MISC. PIPING & CONDUIT IN AREAS OF NO FINISHED CEILING ARE TO BE PAINTED TO MATCH ADJACENT WALL PAINT, U.O.N

## MISCELLANEOUS

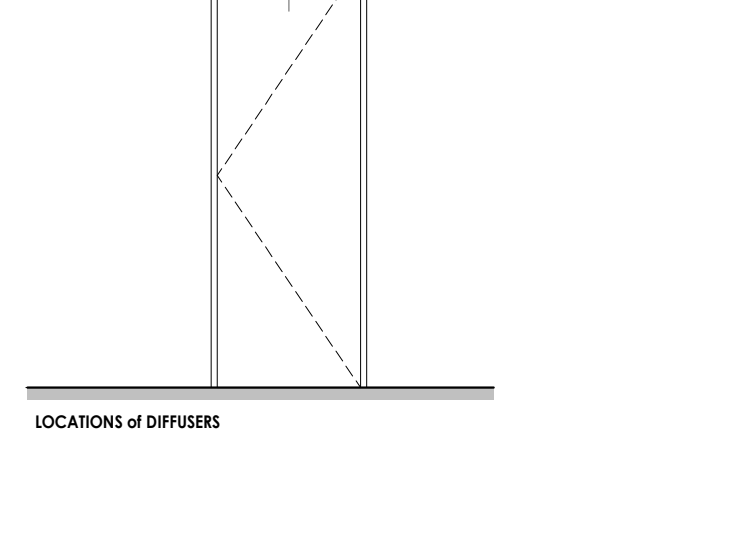
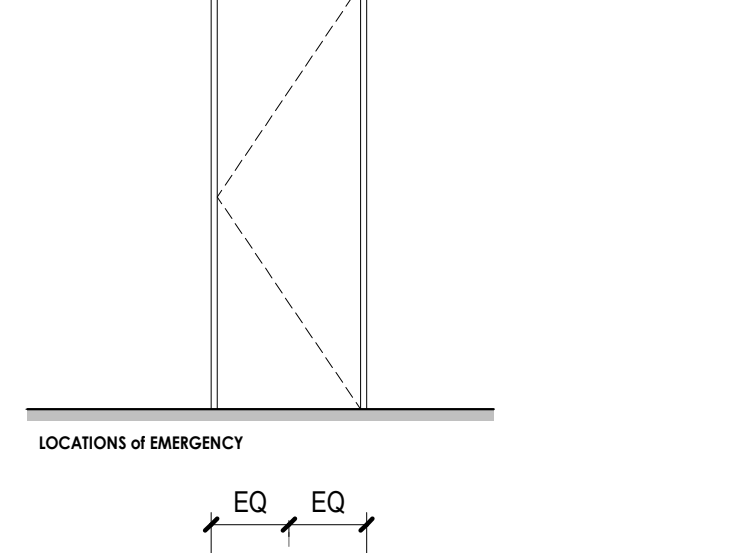
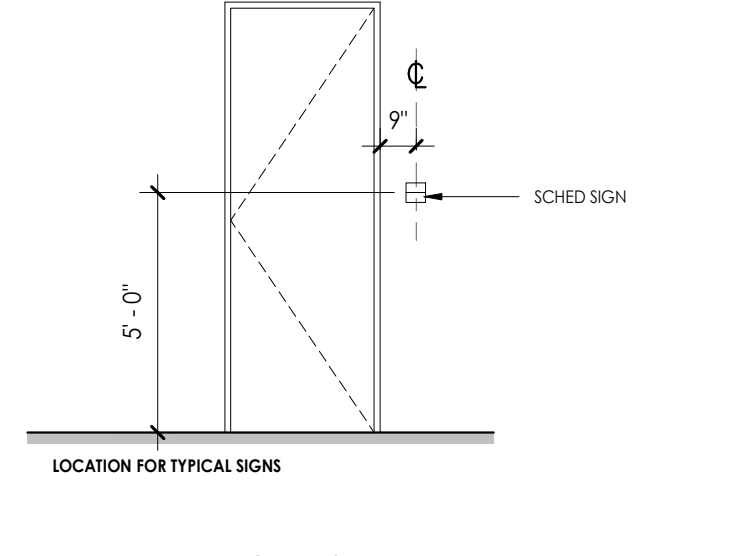
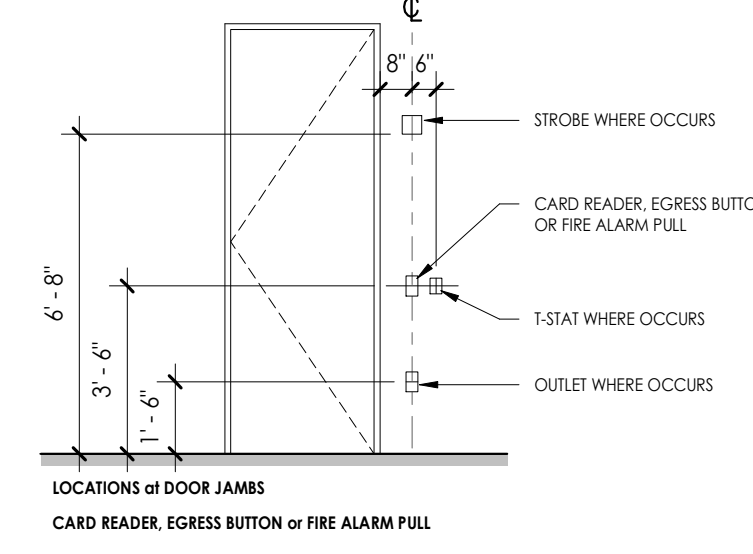
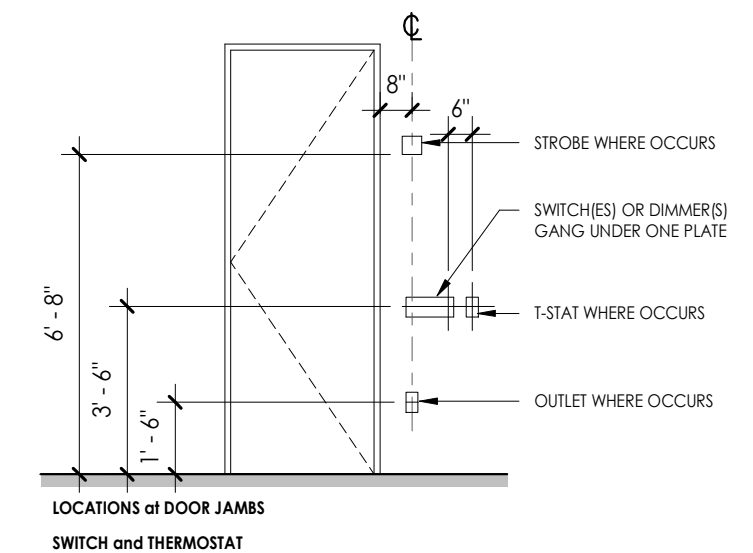
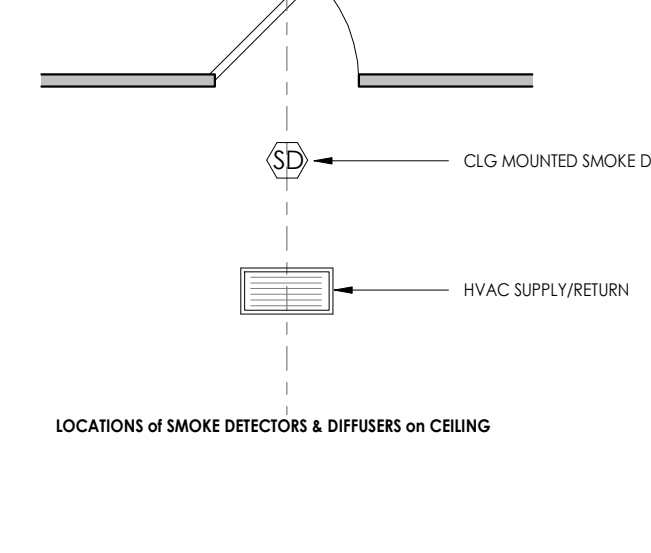
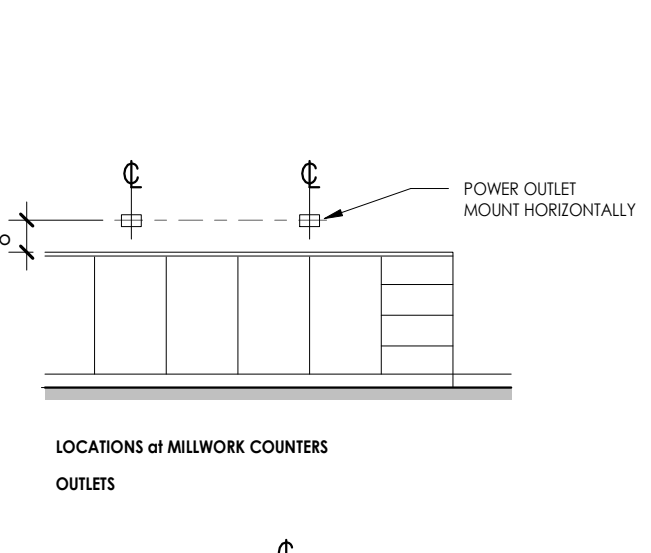
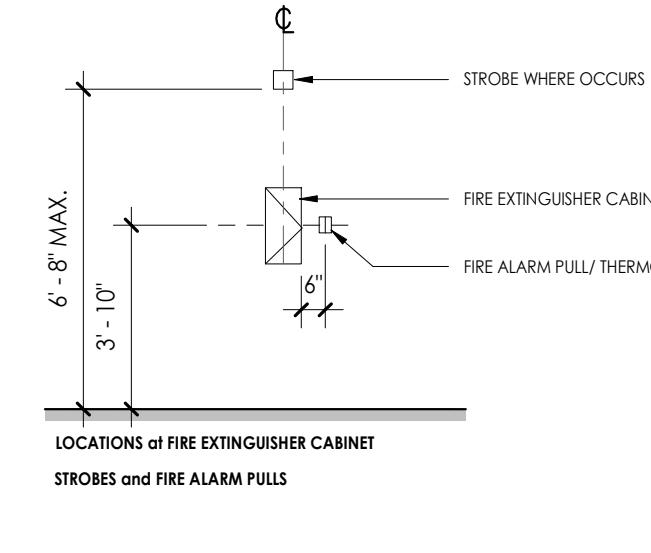
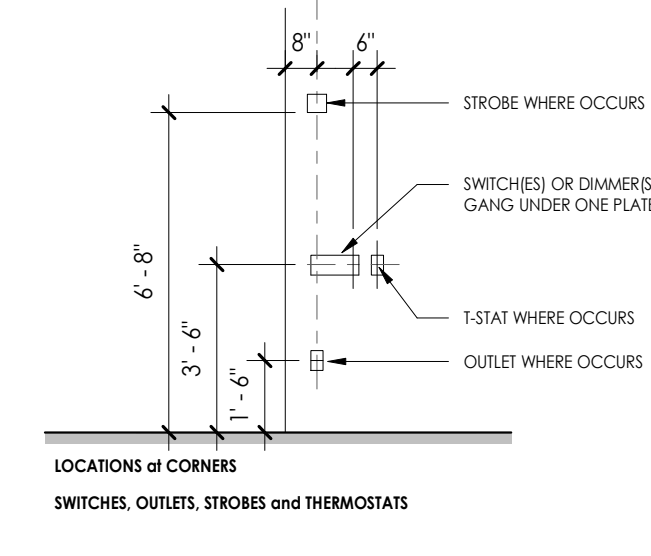
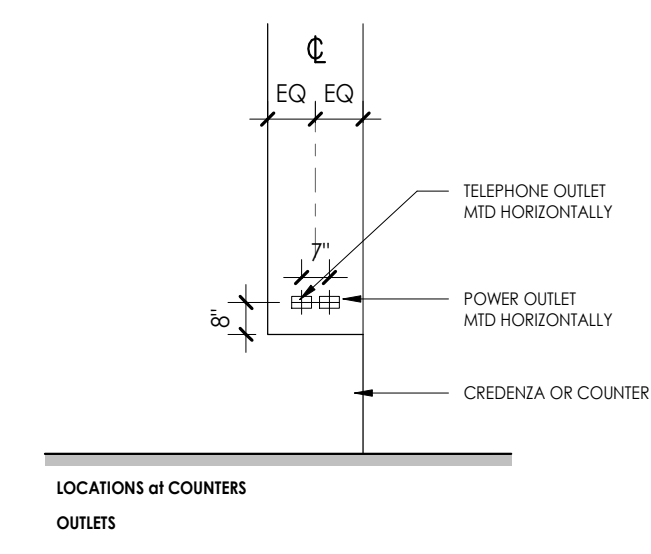
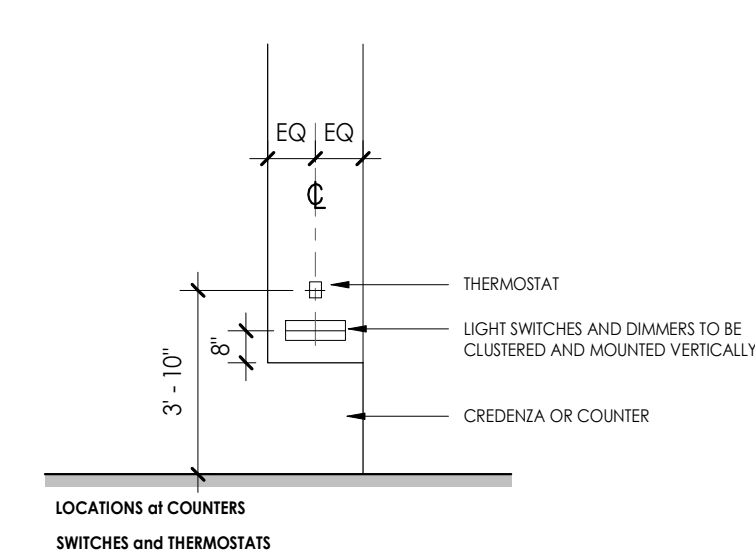
COORDINATE OPENINGS AND EMBEDDED ITEMS IN CONCRETE WORK WITH ALL TRADES.

NOTE THE ENGINEER OF ANY DISCREPANCIES DISCOVERED WITH OTHER TRADES.

CONSTRUCTION LOADS SHALL NOT BE GREATER THAN THE DESIGN LOADS INDICATED UNLESS REVIEWED AND APPROVED BY THE ENGINEER.

EQUIPMENT OPENINGS INDICATED ARE FOR REFERENCE ONLY. COORDINATE EXACT LOCATIONS, DIMENSIONS AND DETAILS WITH EQUIPMENT MANUFACTURERS.

# TYPICAL MOUNTING DIAGRAMS

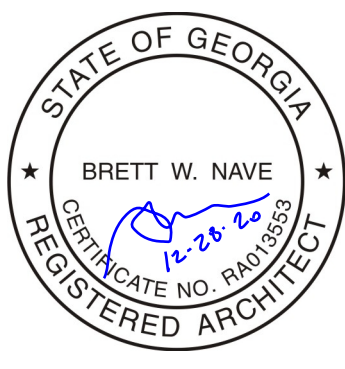


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EXAMPLE

675 PULASKI STREET, SUITE 600, ATHENS, GEORGIA, 706.850.4224, studio@studio.bna.com, email: studio@studio.bna.com

STUDIO.BNA ARCHITECTS



PROJECT NAME:  
296 W BROAD ST  
CO-WORKING SPACE  
PROJECT LOCATION:  
ATHENS GA

ISSUE:  
CONSTRUCTION  
DOCUMENT SET  
DATE:  
12.29.2020  
REVISION DATE

DRAWING:  
GENERAL NOTES

SHEET NO.

G1.03

### EGRESS/FLS LEGEND

DOOR	EXIT TYPE	EXIT SIGN
31	REQ NUMBER OF OCCUPANTS	EXIT
240	MAX NUMBER OF OCCUPANTS	⊗

HATCH LEGEND
30 MINUTE FIRE BARRIER
1 HOUR FIRE BARRIER
BUSINESS
UNOCCUPIED SPACE

RESIDENT.	AREA OF FUNCTION	FIRE PROTECTION SYSTEMS
R	OCCUPANCY CLASSIFICATION	
900	AREA IN SQUARE FEET	
200	OCCUPANT LOAD FACTOR	Portable Fire Extinguisher: First Floor provide fire extinguishers per NFPA 10
4.5	TOTAL OCCUPANT LOAD	Fire Alarm and Detection System: Fire Alarm System per NFPA 72

### TRAVEL DISTANCES

BUSINESS GROUP B	CODE REQUIREMENT	PROVIDED
DEAD END CORRIDOR	50 FT. MAX	27 FT.
COMMON PATH OF TRAVEL	75 FT. MAX	62 FT.
MAXIMUM PATH OF TRAVEL	200 FT. MAX	101 FT.

### CODE COMPLIANCE

International Building Code, 2018 Edition, with Georgia Amendments  
 International Residential Code, 2012 Edition, with Georgia Amendments  
 International Fire Code, 2018 Edition, with Georgia Amendments  
 International Plumbing Code, 2018 Edition, with Georgia Amendments  
 International Mechanical Code, 2018 Edition, with Georgia Amendments  
 International Fuel Gas Code, 2018 Edition, with Georgia Amendments  
 National Electrical Code, 2017 Edition, with no Georgia Amendments  
 International Energy Code, 2015 Edition, w/ GA Supplements  
 2018 NFPA 101 - Life Safety Code with state Amendments (2018)  
 NFPA 13 Standard for Installation of Sprinkler Systems 2018, and  
 NFPA 72 National Fire Alarm and Signaling Code 2018.

### BUILDING INFORMATION

Project Name	296 W BROAD CO WORKING SPACE
Project Address	296 W BROAD STREET ATHENS GA 30601
Building Owner	
Scope of Work	INTERIOR TENANT SHELL BUILD OUT.
Description of Use	Level 1: build out of existing tenant shell space, to be occupied by future office.

### CONSTRUCTION TYPE

Building Area	LEVEL 1: 2600 SF
---------------	------------------

### OCCUPANCY

OCCUPANCY	LEVEL 1: BUSINESS GROUP B
OCCUPANT LOAD	LEVEL 1 BUSINESS 150 GROSS OCCUPANT LOAD = 17 OCCUPANTS
TOTAL OCCUPANTS:	17 OCCUPANTS

### EXIT ACCESS

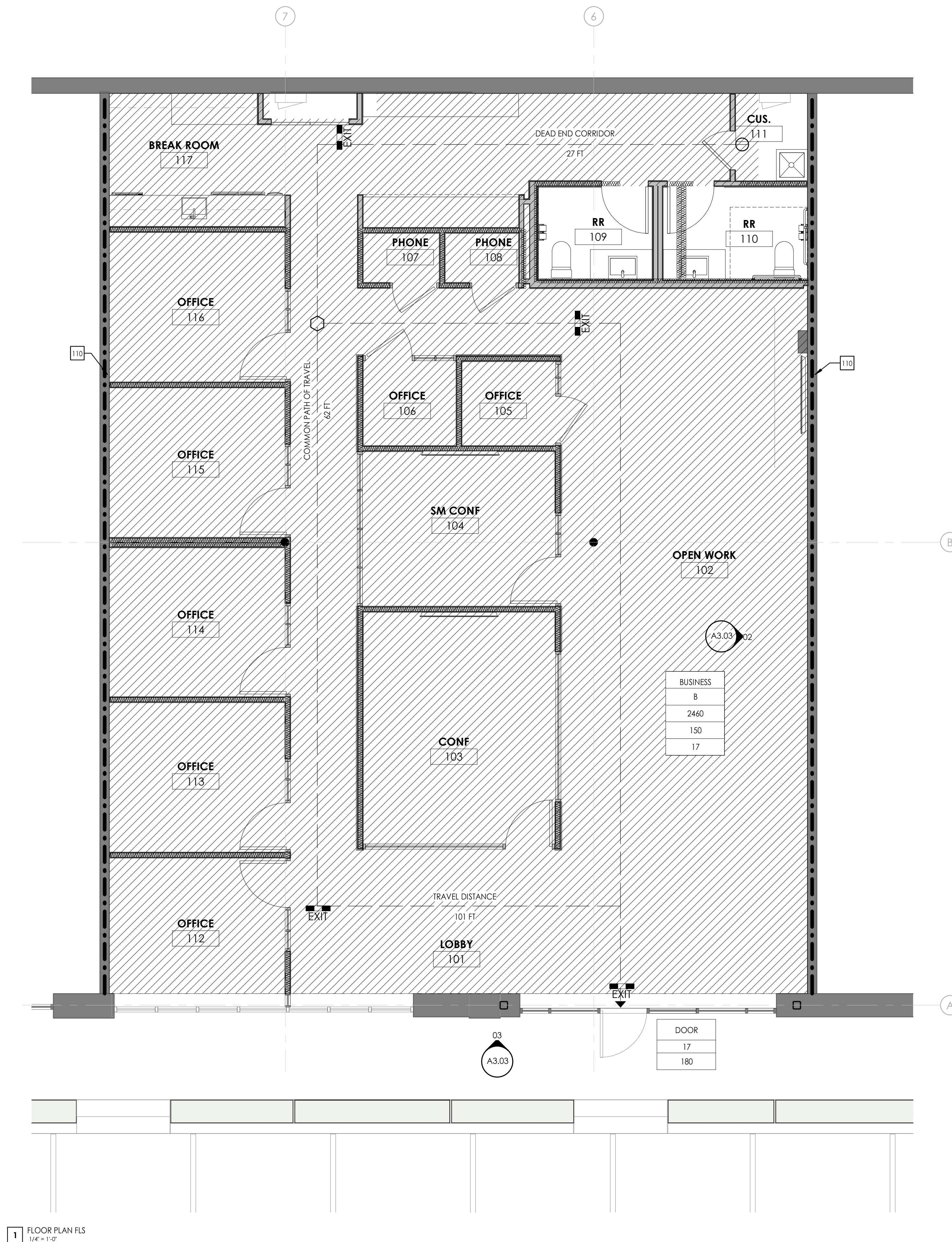
EXIT ACCESS CALCULATIONS	PER NFPA 101 OTHER EGRESS COMPONENTS: CAPACITY FACTOR = 0.2 INCH PER OCCUPANT
LEVEL 1	17 OCCUPANTS AT 0.2 CAPACITY FACTOR = (36" MIN. REQUIRED); <b>36" PROVIDED</b> (1) EXIT REQUIRED; <b>(1) EXIT DOOR PROVIDED</b> MAXIMUM LENGTH OF EGRESS TRAVEL: (200 FT.); <b>101' PROVIDED</b>

### PLUMBING

PLUMBING CALCULATIONS	PER IBC 2902.1 MIN NUMBER OF PLUMBING FIXTURES
WATER CLOSETS	BUSINESS: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50 2 WATER CLOSETS PROVIDED
LAVATORIES	BUSINESS: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80 2 LAVATORIES PROVIDED
DRINKING FOUNTAINS	BUSINESS: 1 PER 100 WATER FILTER PROVIDED AT BREAKROOM
SERVICE SINK	BUSINESS: 1 SERVICE SINK MOP SINK PROVIDED IN CUSTODIAL CLOSET

### KEYED NOTES

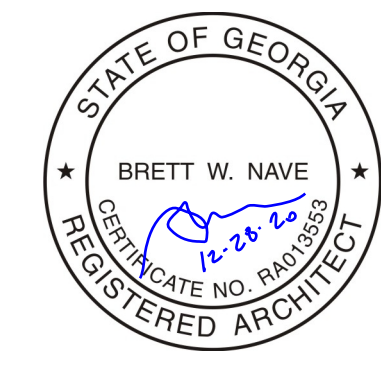
110 EXISTING TENANT DEMISING WALL, GC TO MAINTAIN MIN 1HR FIRE RATING BETWEEN DIFFERENT OCCUPANCIES.



1 FLOOR PLAN FLS  
1/4" = 1'-0"

675 PULASKI STREET, SUITE 600, ATHENS, GEORGIA, 706.850.4224, studio@studiobna.com, email: studio@studiobna.com

STUDIO.BNA ARCHITECTS



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296 W BROAD ST  
CO-WORKING SPACE  
PROJECT LOCATION:  
ATHENS GA

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CONSTRUCTION  
DOCUMENT SET  
DATE:  
12.29.2020  
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DRAWING:  
FIRE LIFE SAFETY

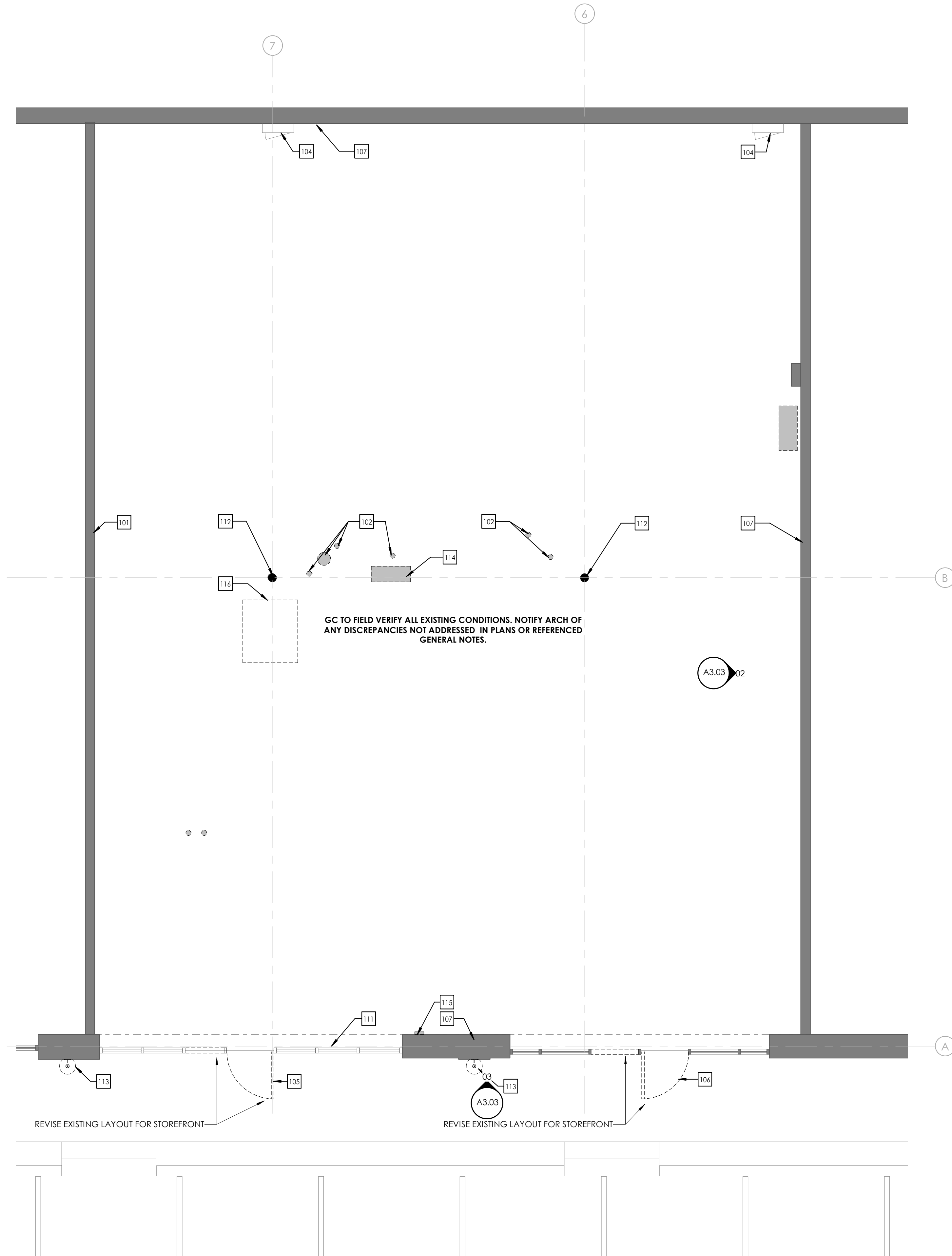
SHEET NO.  
**FLS**

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EXAMPLE

EXAMPLE

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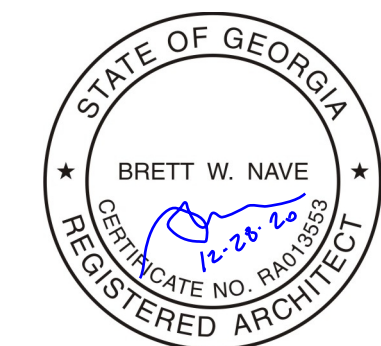
1 FLOOR PLAN - DEMOLITION  
1/4" = 1'-0"

KEYED NOTES

- 101 EXISTING TENANT DEMISING WALL TO REMAIN. REPAIR ANY DAMAGED GYP TO PROVIDE SMOOTH UNIFORM FINISH OVER WALL.
- 102 EXISTING STUB UP, DEMO AND PATCH CONCRETE SLAB. REF TO MEP FOR TIE IN LOCATIONS OF NEW PLUMBING.
- 104 EXISTING ELECTRICAL PANEL TO REMAIN IN PLACE. REFER TO MEP DWGS.
- 105 EXISTING STOREFRONT TO REMAIN. REVISE MULLION LAYOUT AND REMOVE EXISTING DOOR.
- 106 EXISTING STOREFRONT TO REMAIN. REVISE MULLION LAYOUT. RELOCATE EXISTING STOREFRONT DOOR TO MATCH NEW LAYOUT.
- 107 EXISTING MASONRY WALL. REPAIR TO MATCH EXISTING BRICK WHERE REQUIRED. CLEAN EXISTING MASONRY.
- 111 EXISTING EXPOSED BEAM OVER STOREFRONT TO BE PAINTED BLACK.
- 112 EXISTING COLUMN AND WIDE FLANGE BEAM ABOVE. PAINT BLACK. EXISTING COLUMNS AND BEAMS TO REMAIN.
- 113 EXISTING LIGHTING TO BE REMOVED.
- 114 REMOVE EXISTING.
- 115 REMOVE WOOD PIECES AT BRICK BUMP OUT
- 116 HOLE IN CEILING, REPAIR.

GENERAL NOTES

- 1. ALL EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION
- 2. ALL EXISTING DUCT WORK IS TO BE REMOVED. ANY PENETRATIONS INTO EXTERIOR ASSEMBLIES ARE TO BE REPAIRED.
- 3. ALL EXISTING PLUMBING IN IS TO BE REMOVED WHERE NO LONGER ACTIVE. REF TO MEP FOR TIE IN LOCATIONS.
- 4. ALL EXISTING ELECTRICAL IS TO BE REMOVED WHERE NO LONGER ACTIVE. EXISTING PANELS AND DISCONNECTS ARE TO REMAIN IN PLACE. REF TO MEP FOR TIE IN LOCATIONS.
- 5. EXISTING CONCRETE FLOOR IS TO BE PATCHED AND GROUND TO UNIFORM LEVEL SURFACE PRIOR TO FINAL CONCRETE FINISH. CONSULT ARCH ON FINAL FINISH SPECS.
- 6. ANY EXISTING ELECTRICAL THAT IS TO REMAIN MUST BE VERIFIED AS CODE COMPLIANT. REF. TO MEP PLANS.
- 8. GC TO MAINTAIN EXISTING RATING FOR FIRE RATED ASSEMBLIES
- 7. REFER TO GENERAL NOTE SHEETS FOR ADD. NOTES.



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CO-WORKING SPACE

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DEMOLITION

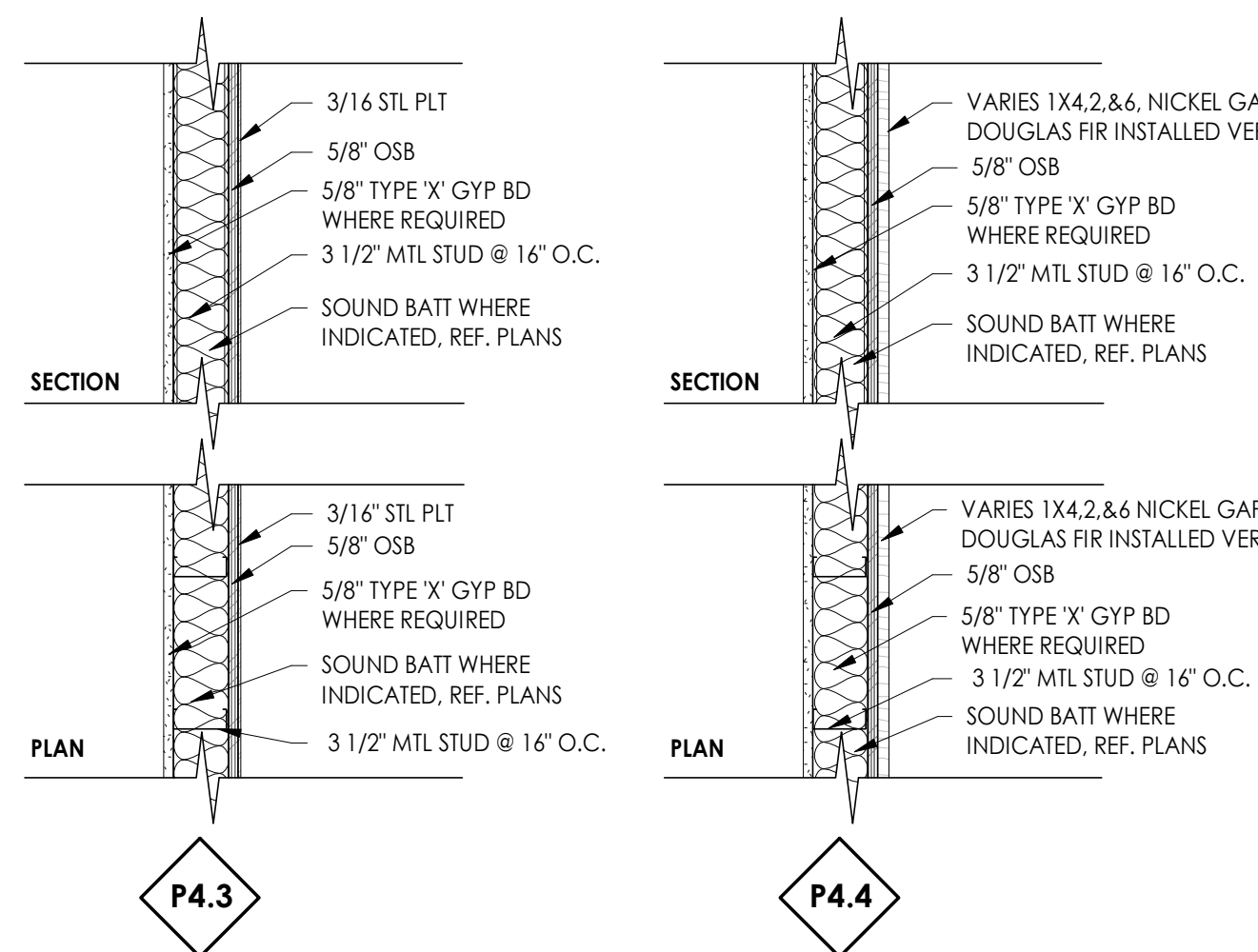
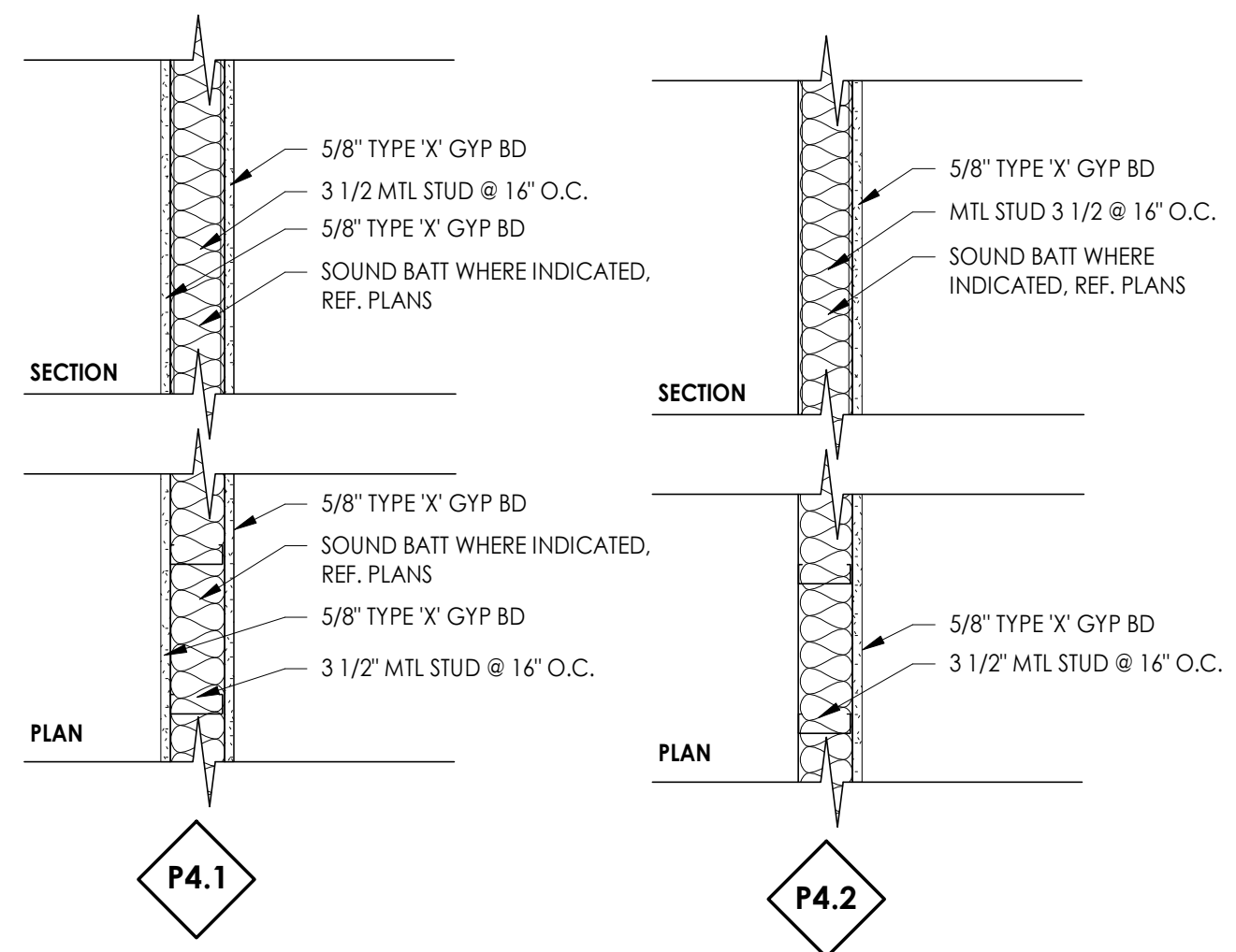
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PARTITION ASSEMBLIES



(P4.3.1) 5 1/2\"/>

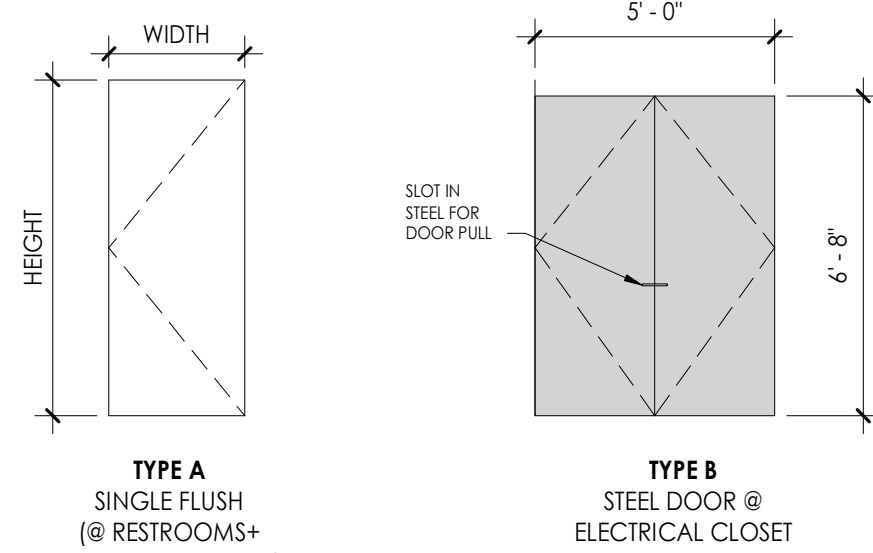
Mark	Count	Manufacturer	Comments
A	1	FORGED	GRIDDED
B	1	FORGED	BUTT GLAZED
C	1	FORGED	GRIDDED
D	1	FORGED	GRIDDED
E	1	FORGED	BUTT GLAZED
F	1	FORGED	GRIDDED
SF-101	2	EXISTING MODIFIED	

SCHEDULE IS FOR REFERENCE ONLY. GC IS RESPONSIBLE FOR VERIFYING ALL COUNTS AND TOTALS. REF ELEVATIONS AND PLANS FOR FINAL QUANTITIES.

DOOR SCHEDULE FIRST FLOOR									
DOOR NO.	DOOR PARAMETERS			DOOR FRAME			GLS	HDW	REMARKS
	WIDTH	Height	MATL	FIN.	MATL				
101	3'-0"	6'-9"	EXIST	EXIST	EXIST	Y	EXIST	EXISTING SF. DOOR	
103	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
104	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
105	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
106	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
107	2'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
108	2'-10"	6'-10"	SF	-	-	Y	HW-04	FORGED	
109	3'-0"	7'-0"	SCW	BLK	MTL	N/A	HW-02	EZ JAMB FLUSH MOUNT	
110	3'-0"	7'-0"	SCW	BLK	MTL	N/A	HW-02	EZ JAMB FLUSH MOUNT	
111	2'-6"	7'-0"	SCW	BLK	MTL	Y	HW-01	EZ JAMB FLUSH MOUNT	
112	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
113	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
114	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
115	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
116	3'-0"	6'-10"	SF	-	-	Y	HW-04	FORGED	
117	5'-0"	6'-8"	STL	STL	FRAMELESS	N/A	HW-03	STL PIVOT DOORS	

SCHEDULE IS FOR REFERENCE ONLY. GC IS RESPONSIBLE FOR VERIFYING ALL COUNTS AND TOTALS. REF ELEVATIONS AND PLANS FOR FINAL QUANTITIES.

DOOR TYPES



FORGED @ OFFICES, CONFERENCE ROOMS, AND PHONE ROOMS BY OTHERS. REFER TO ATHENS FORGED DOOR DWGS FOR DOOR DETAILS

HARDWARE SETS

**HW-01 PASSAGE LOCKSET (CUSTODIAL CLOSET)**  
 • Kwikset Lisbon Passage Door Lever 154LSLRDT-514  
 • HARDWARE FINISH: BLACK  
 • INOX DSIX02-19G DOOR STOP, BLACK

**HW-02 PRIVACY LOCKSET (RESTROOMS)**  
 • Kwikset Lisbon Passage Door Lever 154LSLRDT-514  
 • WEATHERSTRIP  
 • HARDWARE FINISH: CHROME  
 • INOX DSIX02-19G DOOR STOP, BLACK

**HW-03 PIVOT AT STEEL DOORS (ELECTRICAL CLOSET)**  
 • 1/2" STEEL ROD W/1" STEEL OFFSETS  
 • CUSTOM PIVOT - CONSULT ARCHITECT

**HW-04 FORGED DOOR HARDWARE**  
 • PASSAGE SETS PROVIDED BY ATHENS FORGED

GENERAL NOTES:  
 1. HINGE FINISH TO MATCH DOOR HARDWARE FINISH

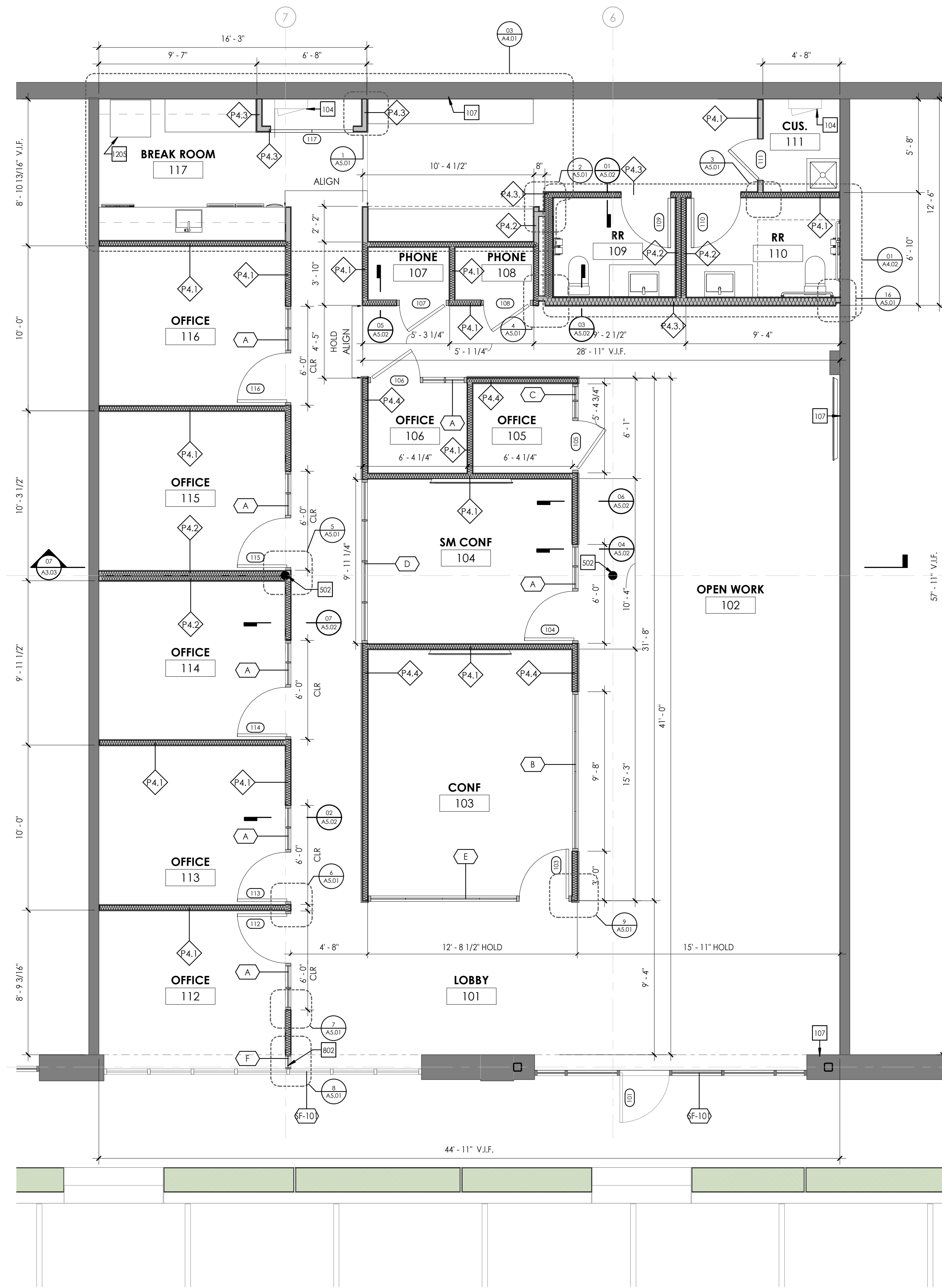
KEYED NOTES

- 104 EXISTING ELECTRICAL PANEL TO REMAIN IN PLACE. REFER TO MEP DWGS.
- 107 EXISTING MASONRY WALL. REPAIR TO MATCH EXISTING BRICK WHERE REQUIRED. CLEAN EXISTING MASONRY.
- 502 EXISTING COLUMN
- 802 ALIGN FORGED STOREFRONT WITH STEEL BEAM ABOVE. V.I.F.
- 1205 COPIER, PROVIDED BY OWNER.

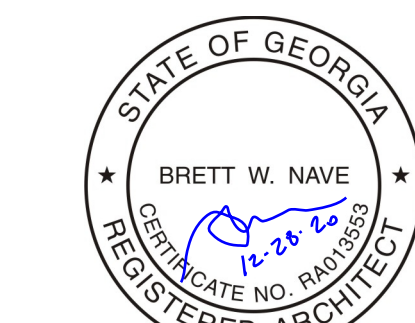
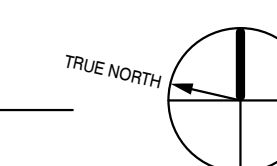
GENERAL NOTES

- 1. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- 2. ALL DOORS SHALL BE "P" FROM ADJACENT WALL, U.N.O.
- 3. ALL GYP WALLS TO BE PAINTED PF-1, U.N.O.
- 4. ALL GYP CEILINGS TO BE PAINTED PF-1, U.N.O.
- 5. ALL RECEPTACLE AND SWITCH COVER PLATES COLOR SHALL MATCH ADJACENT WALL FINISH.
- 6. REF. FINISH SCHEDULE FOR INTERIOR FINISHES.
- 7. PREP ALL SURFACES AS REQUIRED TO RECEIVE FINAL FINISHES.
- 8. PROVIDE BLOCKING IN PARTITION AS REQUIRED FOR ALL MOUNTED MILLWORK, SHELVING, AND EQUIPMENT. PAINT ALL EXPOSED STEEL STRUCTURE PT-4 BLACK MAGIC U.N.O.
- 9.

PARTITION HEIGHT SCHEDULE		
Room Number	Room Name	Heights
101	LOBBY	N/A
102	OPEN WORK	N/A
103	CONF	10'-0"
104	SM CONF	10'-0"
105	OFFICE	10'-0"
106	OFFICE	10'-0"
107	PHONE	12'-0"
108	PHONE	12'-0"
109	RR	13'-6"
110	RR	13'-6"
111	CUS.	12'-0"
112	OFFICE	12'-0"
113	OFFICE	12'-0"
114	OFFICE	12'-0"
115	OFFICE	12'-0"
116	OFFICE	12'-0"
117	BREAK ROOM	12'-0"



1 FLOOR PLAN  
 1/4" = 1'-0"



PROJECT NAME:  
 296 W BROAD ST  
 CO-WORKING SPACE  
 PROJECT LOCATION:  
 ATHENS GA

ISSUE:  
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DATE:  
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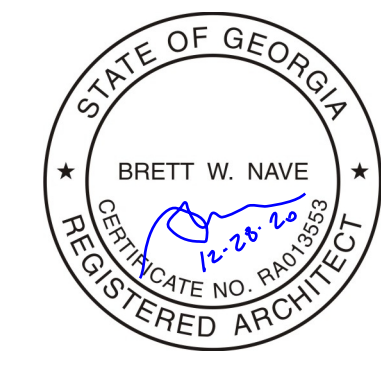
REVISION DATE

DRAWING:  
 FLOOR PLAN

SHEET NO.

A1.01





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DRAWING:  
REFLECTED CEILING PLAN

SHEET NO.

A1.02

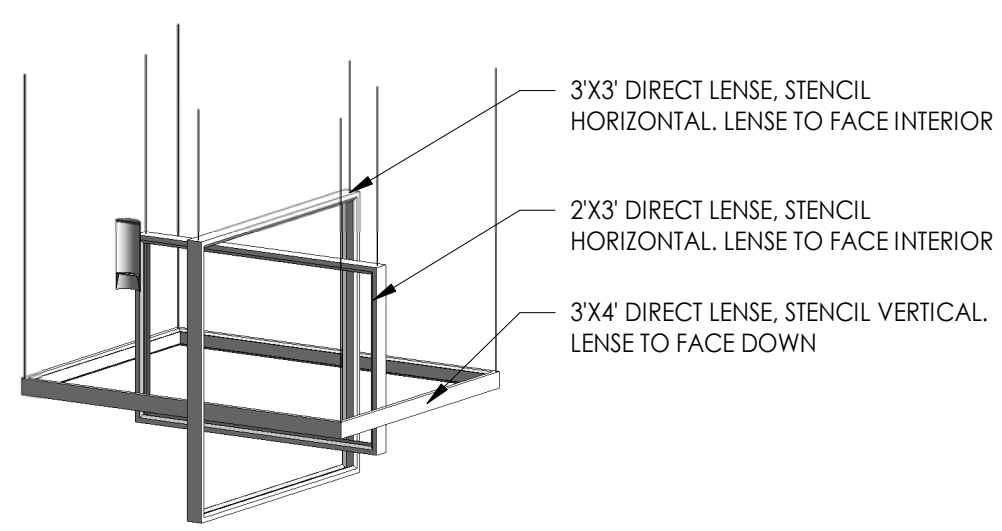
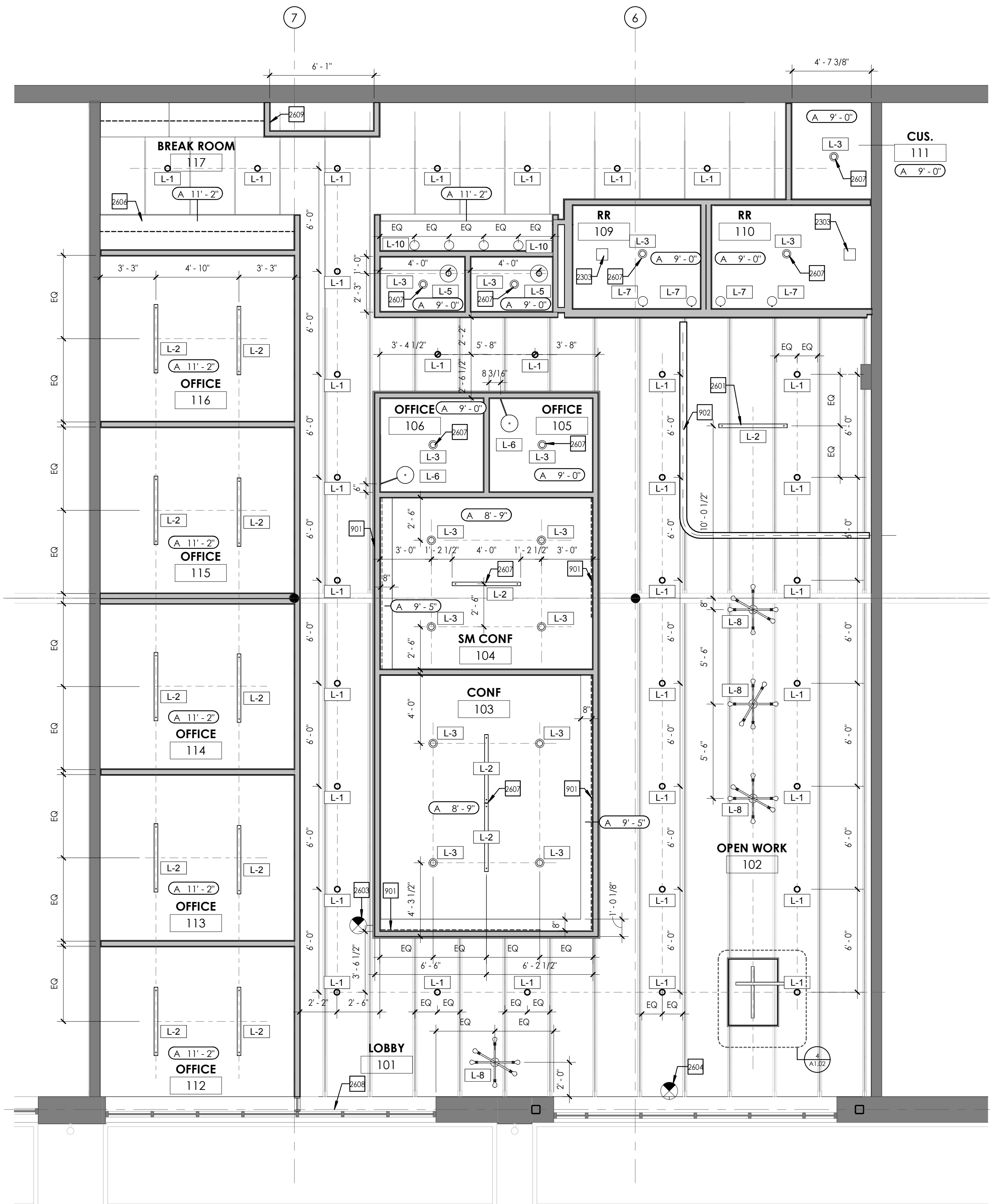
KEYED NOTES

- 901 RECESSED GYP BD CURTAIN POCKET, GOELST 5600
- 902 MOTORIZED CURTAIN PARTITION TRACK MOUNTED BELOW EXISTING JOISTS
- 2303 BATHROOM EXHAUST. REF TO MECH DWGS. ALIGN WITH LIGHT FIXTURE
- 2601 LINEAR LIGHT FINISH: BLACK
- 2603 EXIT SIGN: END MOUNT TO T.O. PARTITION, SINGLE FACE
- 2604 EXIT SIGN: BACK MOUNT TO BRICK ABOVE STOREFRONT, SINGLE FACE
- 2606 DASHED LINE REPRESENTS LED UNDERCABINET STRIP LIGHT MOUNTED BEHIND MILLWORK VALANCE. REF. MILLWORK ELEVATIONS
- 2607 CENTER LIGHT FIXTURE WITHIN ROOM
- 2608 PAINT EXISTING STEEL ABOVE FT-4 BLACK MAGIC
- 2609 PROVIDE WALL-MOUNT LED LIGHT FOR CLOSET LIGHTING

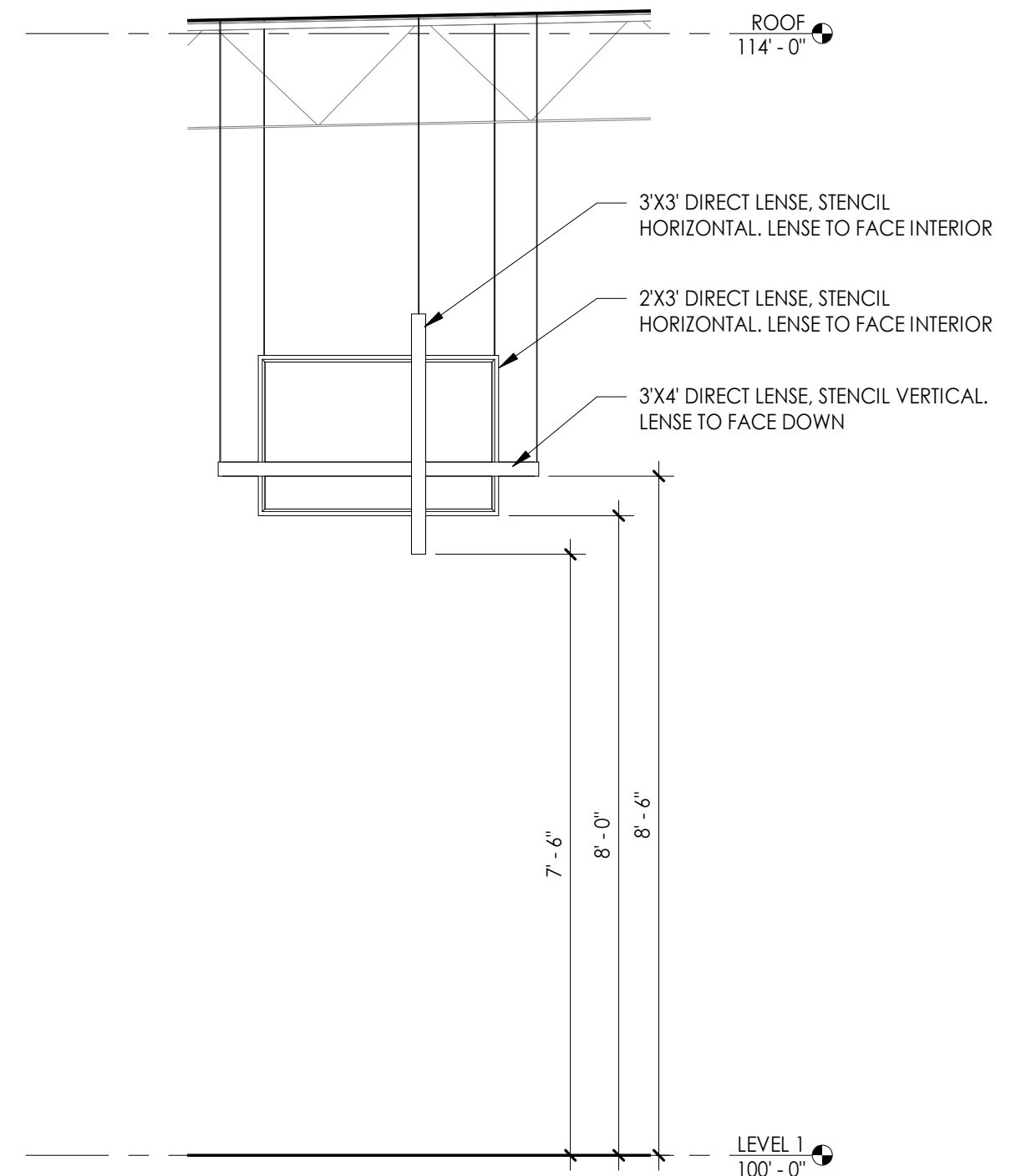
GENERAL NOTES

1. ALL LIGHTING DIMENSIONS SHOWN FROM CENTER OF FIXTURES TO STUD FRAMING, U.N.O.
2. GC TO SUPPLY HANGERS AND SUPPORTS REQUIRED FOR INSTALLATION OF LIGHT FIXTURES
3. ALL GYP. BD. CEILINGS TO BE PAINTED PT-1, REFER TO FINISH SCHEDULE
4. FINISH AND PAINT ALL CEILING EXPOSED EQUIPMENT, HVAC DIFFUSERS, LIGHTING SUPPORTS, SPRINKLERS AND ELECTRICAL EQUIPMENT TO MATCH ADJACENT CEILING FINISH
5. ALL EXISTING EXPOSED CEILING, STRUCTURE TO BE PAINTED PT-4 SW BLACK MAGIC U.N.O.
6. REFER TO MEP FOR ALL MECH. COMPONENTS.

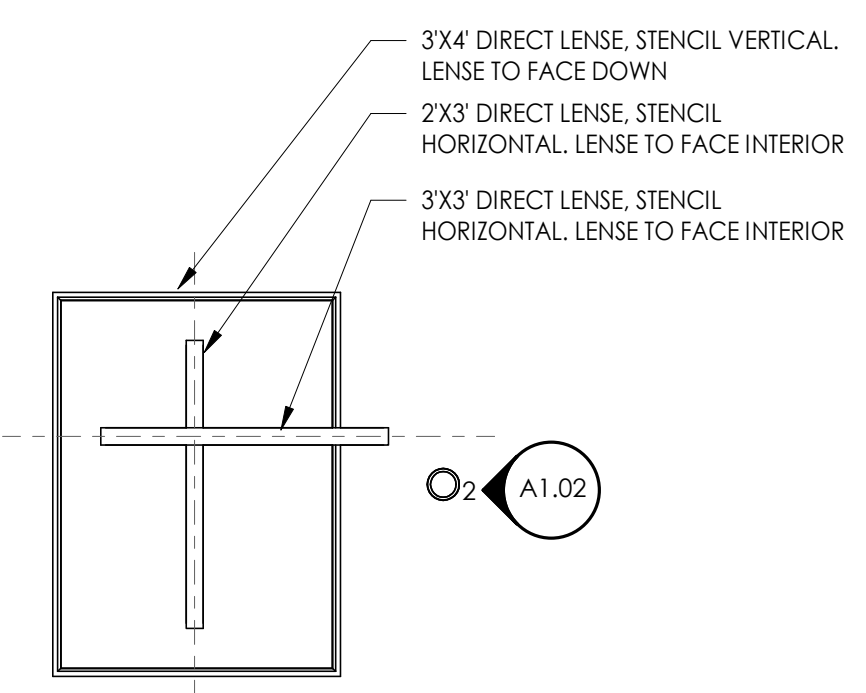
LIGHTING SCHEDULE				
Type Mark	Description	Manufacturer	Model	Mounting
EM	EXIT SIGN	DUAL LITE	ELXTEU	REF. CEILING PLAN KEY NOTES
L-1	PENDANT LED CAN LIGHTS	YLIGHTING	GX15 LED MINI PENDANT	10'-0" AFF
L-2	LINEAR SUSPENDED LED LIGHT	ALCON LIGHTING	12200-4-P-35K-D10 - REF PLAN FOR FINISH	7'-0" AFF
L-3	RECESSED LED DOWNLIGHT	LIGHTOLIER	4RN-PR4DL-15-835-CC-210-U	FLUSH RECESSED 4" ROUND APERTURE
L-5	PHONE ROOM PENDANT	BLUDOT	BP1-SMLPEN-BK	7'-0" AFF
L-6	SM OFFICE SCONCE	BLUDOT	BP1-SCONCE-BK	MOUNT POLE TO T.O. WORKSURFACE @ 30" AFF
L-7	RESTROOM SCONCE	DUTTON BROWN	30224 COLOR ICON 2 GLOBE SCONCE, SATIN BLACK, LAGOON, WHITE GLASS	REF. ELEVATIONS
L-8	DECORATIVE BULB PENDANT	LITFAD	SKU:2202754 MOBILE METAL CHANDELIER, BLACK, 110-120V	7'-0" AFF
L-9	DECORATIVE RECT PENDANT	STENCIL PENDANT	REFER TO LIGHTING DWGS	7'-0" AFF, V.I.F. WITH ARCHITECT
L-10	BREAK ROOM SCONCE	LIGHTOLOGY	TRIBECA STAPLE PLUG-IN WALL SCONCE, BLACK	REF. ELEVATIONS



3 LIGHT FIXTURE - L-9



2 LIGHT FIXTURE ELEVATION - L-9  
1/2" = 1'-0"



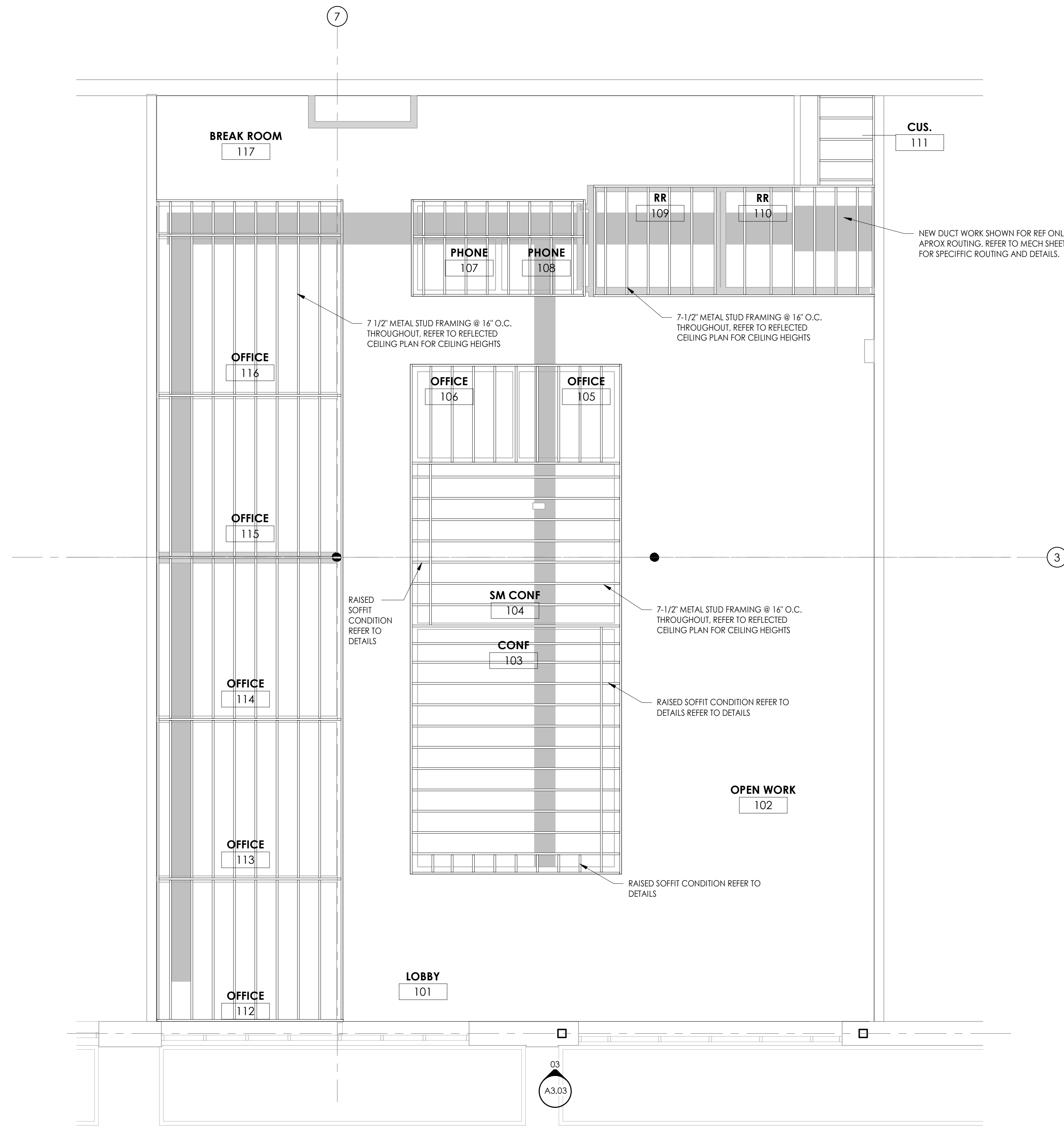
4 LIGHT FIXTURE PLAN - L-9  
1/2" = 1'-0"

1 REFLECTED CEILING PLAN  
1/4" = 1'-0"

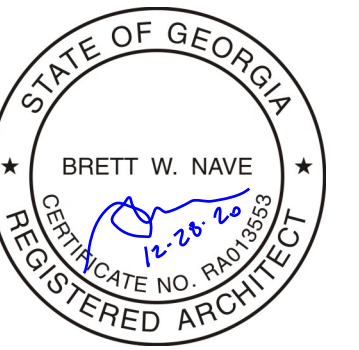
EXAMPLE

EXAMPLE

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1 FRAMING PLAN  
1/4" = 1'-0"



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FRAMING PLAN

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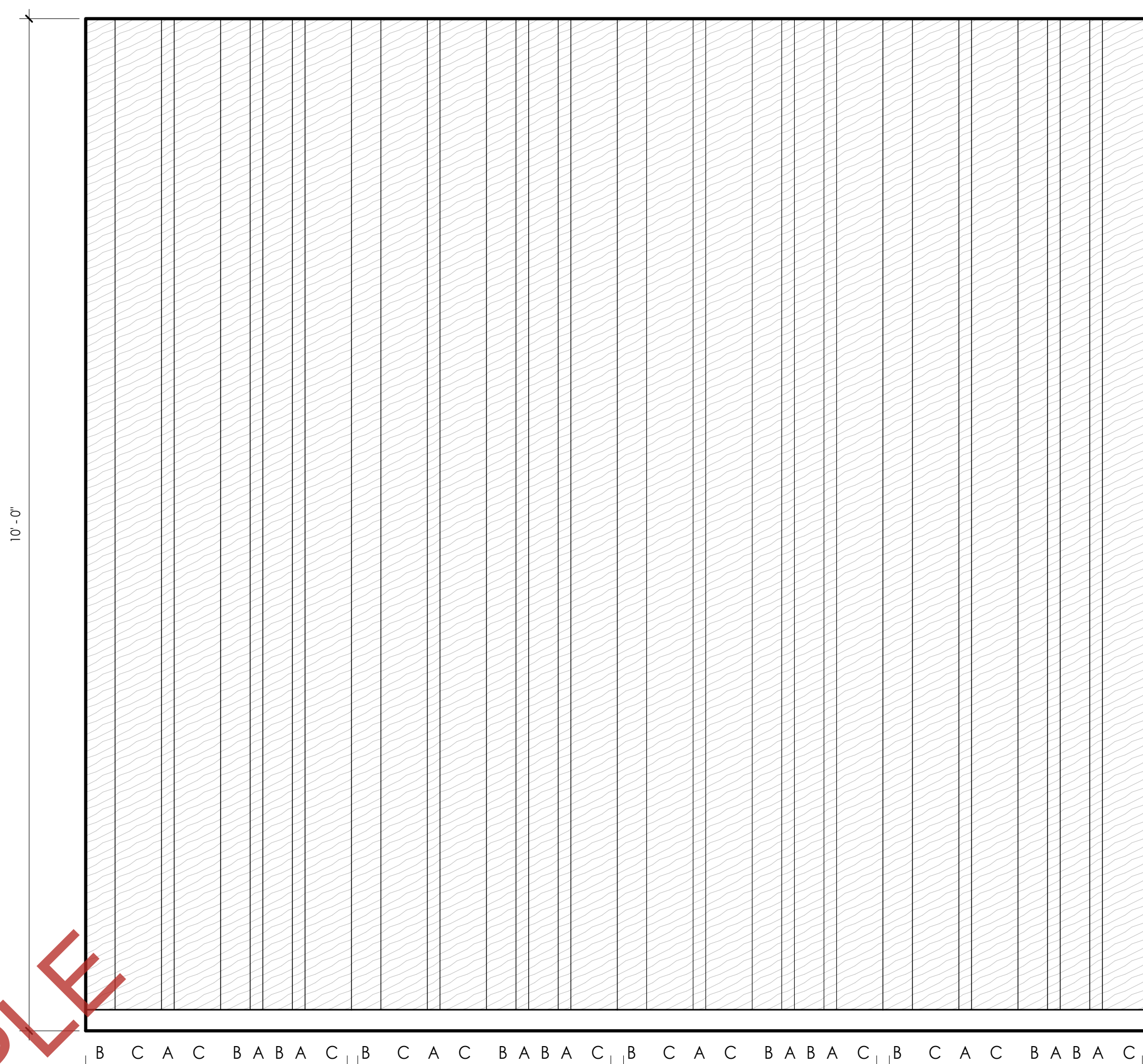
KEYED NOTES

107 EXISTING MASONRY WALL. REPAIR TO MATCH EXISTING BRICK WHERE REQUIRED. CLEAN EXISTING MASONRY.

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
2. ALL DOORS SHALL BE " FROM ADJACENT WALL, U.N.O.
3. ALL GYP WALLS TO BE PAINTED PT-1, U.N.O.
4. ALL GYP CEILINGS TO BE PAINTED PT-1, U.N.O.
5. ALL RECEPTACLE AND SWITCH COVER PLATES COLOR SHALL MATCH ADJACENT WALL FINISH.
6. REF. FINISH SCHEDULE FOR INTERIOR FINISHES.
7. PREP ALL SURFACES AS REQUIRED TO RECEIVE FINAL FINISHES.
8. PROVIDE BLOCKING IN PARTITION AS REQUIRED FOR ALL MOUNTED MILLWORK, SHELVING, AND EQUIPMENT.
9. PAINT ALL EXPOSED STEEL STRUCTURE PT-4 BLACK MAGIC U.N.O.

FINISH SCHEDULE									
Code	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	FINISH	SIZE	LOCATION	REMARKS
FLOOR									
PC-1	POLISHED CONCRETE	DIVERSEY	-	-	CLEAR	ACRYLIC	-	FLOOR	APPLY 4 TO 5 COATS FOR SMOOTH CONST FINISH.
SS-1	SOLID SURFACE	CAESARSTONE	PIATTO BLACK 3101	-	BLACK	-	-	COUNTERTOP	-
WD-2	DOUGLAS FIR	-	-	-	-	-	-	COUNTER AND BAR	-
METAL									
MT-1	STAINLESS STEEL	FRY REGLET	-	-	VARRIES	PAINT TO MATCH WALL FINISH	2.5"	WALL BASE	FINISH TO MATCH WALL
STL-2	BENT STL PLT	-	-	-	-	-	2.5"	WALL BASE	FINISH TO MATCH WALL
STL-3	STEEL PLATE	-	-	-	-	-	-	BATHROOM WALLS AND UTILITY CLOSET	BLACK STEEL FINISH
STL-4	STL FLAT BAR	-	-	-	-	-	2"	WALL BASE	FINISH TO MATCH WALL
PAINT									
PT-1	PAINT	SHERWIN WILLIAMS	-	SW7014	EIDER WHITE	EGGSHELL	-	GENERAL WHITE INTERIORS	-
PT-2	PAINT	SHERWIN WILLIAMS	-	SW7065	ARGOS	EGGSHELL	-	OFFICE ACCENT WALL	-
PT-4	PAINT	SHERWIN WILLIAMS	-	SW6991	BLACK MAGIC	EGGSHELL	-	STRUCTURE AND GYP REVEALS	-
WALL MATERIAL									
PL-1	PLASTIC LAM.	WILSONART	RUSKIN OAK	17001K-57	RUSKIN OAK	ALLIGNED TEXTURE	-	BREAKROOM MILLWORK	-
SP-1	SOUND PANEL	KIREI	ECHOPANEL BALANCE TILES	542	GREY	-	-	PHONE BOOTH	-
T-1	TILE	TILEBAR	ENIGMA GRAPHITE POLISHED CERAMIC TILE	-	GRAY	GLOSSY	2X8	BATHROOM INTERIOR WALLS	SCHULTER JOLLY EDGE TRIM AT TOP OF TILE.
T-2	TILE	DESIGN AND DIRECT SOURCE	DRIFT 3D BALANZA SERIES DIAMOND	-	BLACK	GLOSSY	13X13	BREAKROOM	-
TB-1	TILE BASE	SCHULTER	DILEX-AHKA	-	CLASSIC GRAY	MTL	-	TILE BASE IN RESTROOM	-
WD-1	VG DOUGLAS FIR	-	-	-	-	MATTE CLEAR COAT FINISH	SIZE VARRIES 1X2,4, & 6	CONFERENCE ROOM WALLS ONE SIDE	PROVIDE SAMPLE TO ARCHITECT



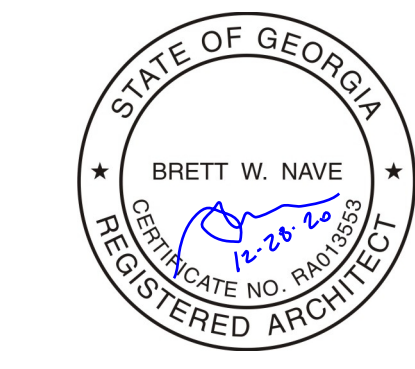
SERIES OF NINE NICKEL GAP PANELS REPEATS IN THIS ORDER  
A: 1X2 NICKEL GAP DOUGLAS FIR  
B: 1X4 NICKEL GAP DOUGLAS FIR  
C: 1X6 NICKEL GAP DOUGLAS FIR  
PATTERN REPEATS EVERY 2'-7 1/2" (EVERY 9 BOARDS)

2 WOOD WALL PATTERN  
1" = 1'-0"



1 FLOOR PLAN FINISH  
1/4" = 1'-0"

EXAMPLE



PROJECT NAME:  
296 W BROAD ST  
CO-WORKING SPACE  
PROJECT LOCATION:  
ATHENS GA

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REVISION DATE

DRAWING:  
FINISH PLAN

SHEET NO.

A1.03

EXAMPLE

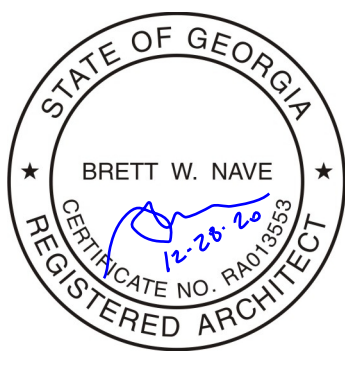
EQUIPMENT SCHEDULE				
Type Mark	Description	Manufacturer	Model	Comments
EQ-01	18" BAR HANDLE DISHWASHER	BOSCH	SPX5555UC	
EQ-02	ICE MACHINE	MAXX ICE	MIM50P PREMIUM COMPACT INDOOR ICE MAKER	
EQ-03	UNDERCOUNTER FRIDGE	HAIER	HEBF100BK5 - 150 CAN CAPACITY BEVERAGE CENTER	
EQ-8	MONITOR	SHOWN FOR REFERENCE ONLY	PROVIDED BY OWNER	50" MONITOR SHOWN FOR REFERENCE ONLY

PLUMBING FIXTURE SCHEDULE				
Type Mark	Description	Manufacturer	Model	Comments
PL-1	TOILET	AMERICAN STANDARD	2401.128 COMPACT CADET 3 FLOWISE RIGHT HEIGHT ELONGATED ONE-PIECE TOILET WITH SEAT	
PL-3	MOP SINK	GSW	SE2424FM STAINLESS STEEL FLOOR MOUNT MOP SINK	
PL-4	OFFICE RESTROOM SNK	KOHLER	VOX RECTANGLE ABOVE COUNTER BATHROOM SINK K-2660-1	
PL-5	OFFICE RESTROOM FAUCET	SLOAN	EAF990-P CP SENSO ELECT FAUCET	
PL-7	OFFICE BREAKROOM FAUCET	VIGO	VG02001	
PL-8	OFFICE BREAKROOM SINK	KRAUS	PAX ZERO RADIUS SERIES KHU32	

FURNITURE SCHEDULE				
Type Mark	Description	Manufacturer	Model	Comments
FN-01	TASK CHAIR	ROOM AND BOARD	LURA	FLINT CHARCOAL PLAIN WEAVE
FN-02	LOUNGE CHAIR	Bernhardt Design	Becca	SLATE BLUE
FN-03	LOUNGE CHAIR	INDUSTRY WEST	CARMEL CHAIR	TANNED LEATHER VDL009-F6
FN-04	LOUNGE CHAIR	INDUSTRY WEST	CIRCA LOUNGE CHAIR	LIGHT GREY
FN-05	CONFERENCE	UHURU	SPLIT COMMUNAL	84"
FN-06	4 TOP WORK DESK	UHURU	FIXED BENCH DESK 4 TOP W/ DIVIDERS	GLASS DIVIDER
FN-07	COUCH	HIGHTOWER	KONA SECTIONAL	LIGHT GREY
FN-08	LOUNGE CHAIR	HIGHTOWER	Capri, Wood Legs	WHITE
FN-09	SIDE TABLE	ARTICLE	NARRO TERRAZZO DARK GREY SIDE TABLE	DARK GRAY
FN-10	LARGE CONFERENCE	UHURU	SPLIT COMMUNAL	120"
FN-11	COFFEE TABLE	BENT	STEEL COFFEE TABLE	4X4
FN-12	COFFEE TABLE	BENT	STEEL COFFEE TABLE	2X4
FN-13	RECEPTION DESK PARTITION	BENT	CUSTOM.	8X6X4
FN-14	CONFERENCE CONSOLE	VISSO	MONLIT BLACK OAK CONSOLE	BLACK OAK / POWDER COATED MTL LEGS
FN-15	OFFICE CREDENZA	VISSO	LINGA BLACK FRAME SIDEBORD	87"
FN-16	STOOL	BLUE DOT	READY STACKING COUNTER STOOL	BLACK
FN-17	OFFICE DESK	UHURU		
FN-18	SMALL OFFICE DESK	VISSO	LAX WALL MOUNTED DESK	
FN-19	LOCKERS	NARBUTAS	(2) C4C184, (2) C4C185, (2) C4C186, (2) C4C187	BLACK CHOICE LOCKER CUSTOMIZABLE CABINET SYSTEM W/COMBINATION LOCK



1 FLOOR PLAN - FURNISHING  
1/4" = 1'-0"



PROJECT NAME:  
296 W BROAD ST  
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PROJECT LOCATION:  
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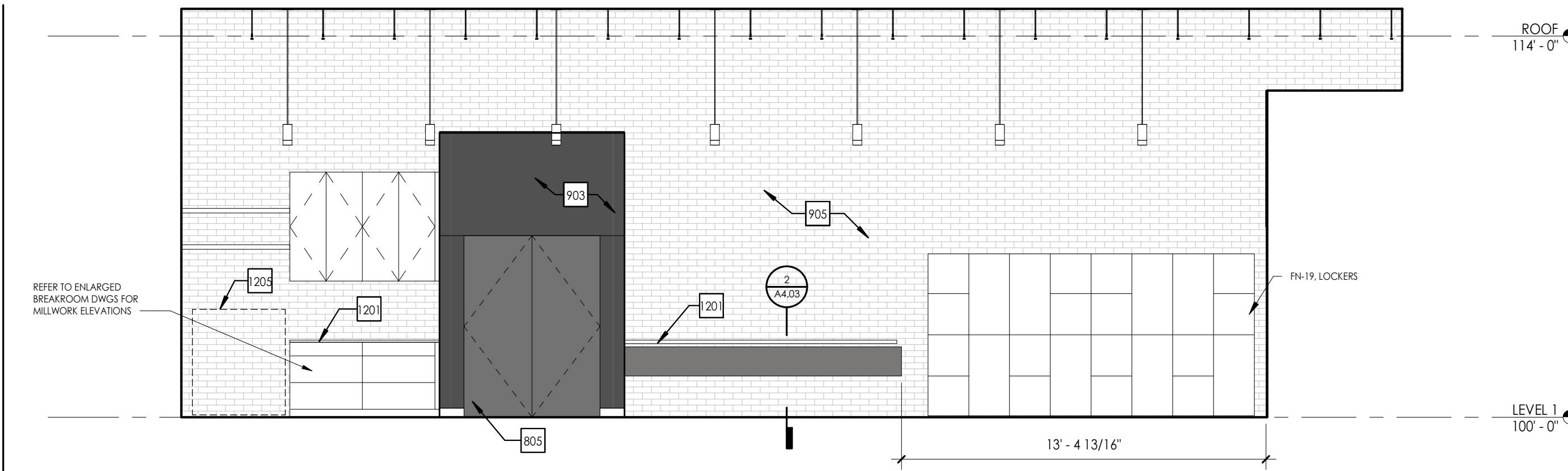
ISSUE:  
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12.29.2020  
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DRAWING:  
FURNISHING PLANS

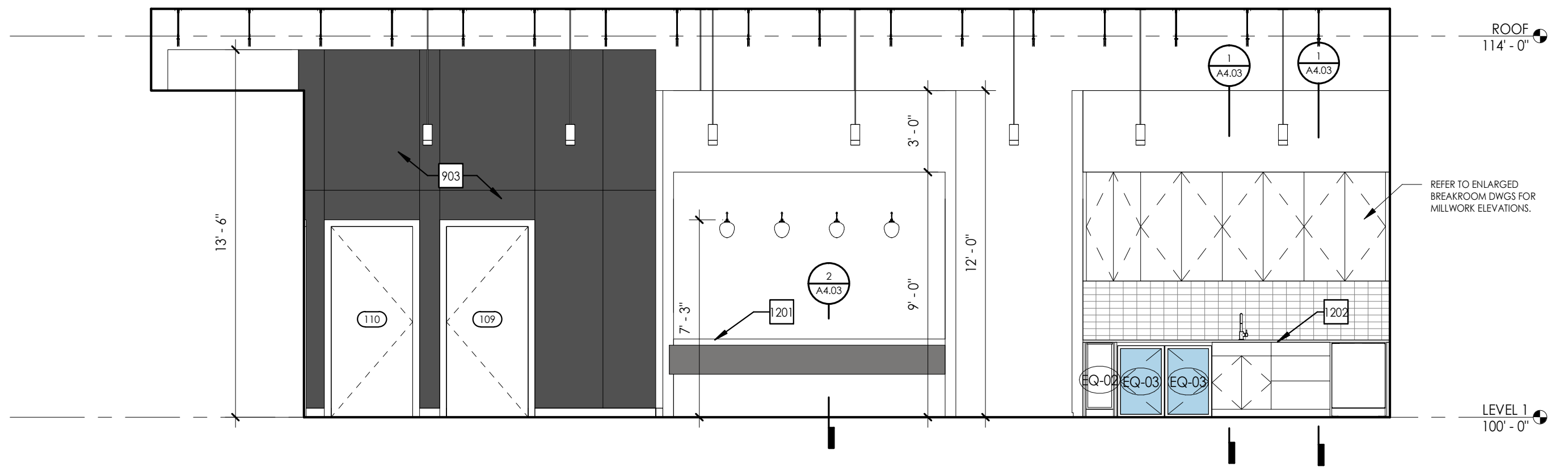
SHEET NO.

A1.04

EXAMPLE



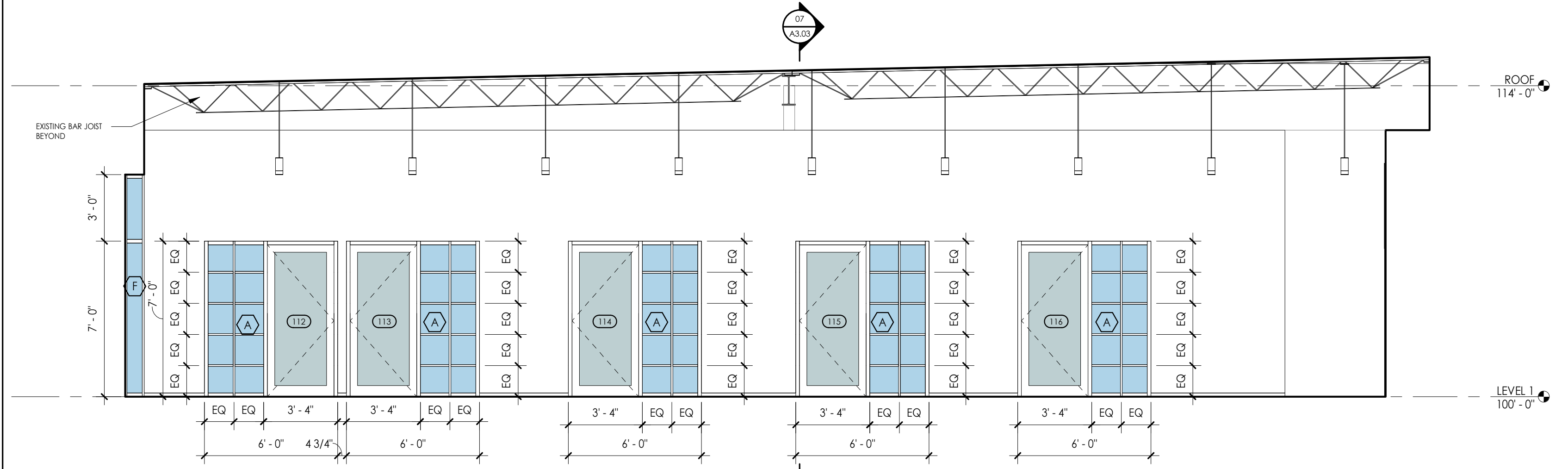
03 BREAKROOM AND BAR ELEVATION - NORTH  
1/4" = 1'-0"



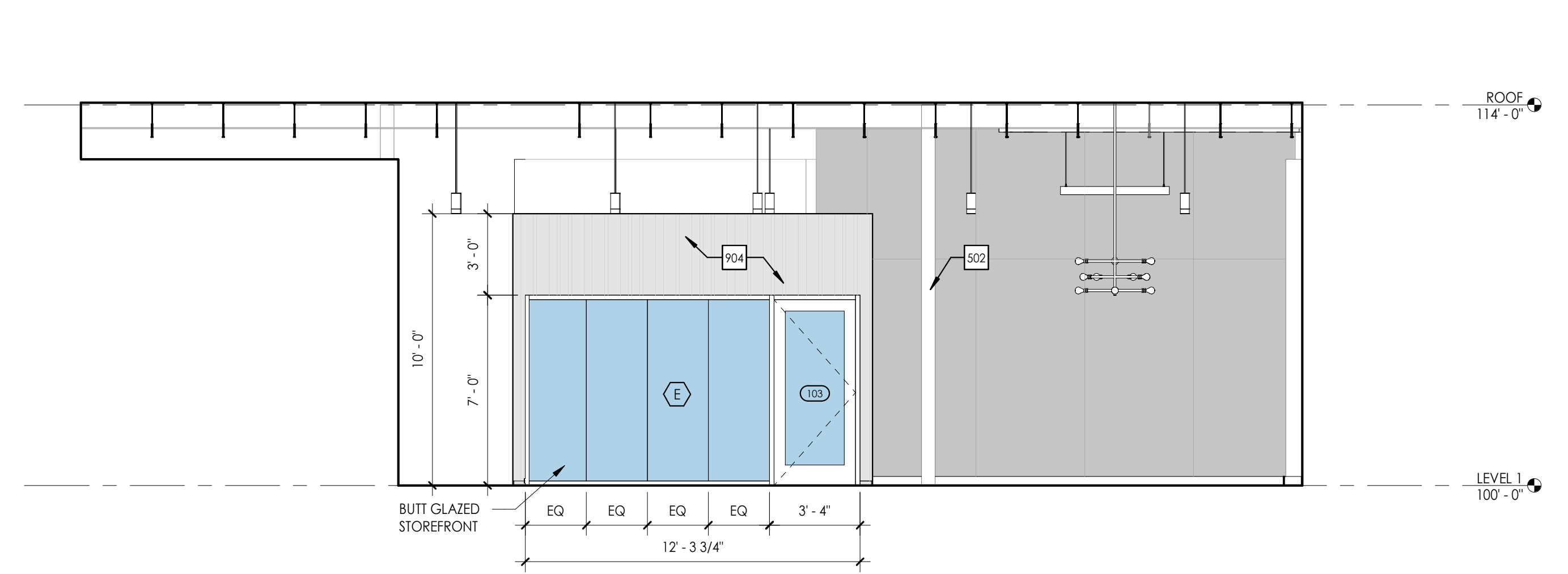
01 BREAKROOM AND BAR ELEVATION - SOUTH  
1/4" = 1'-0"

KEYED NOTES

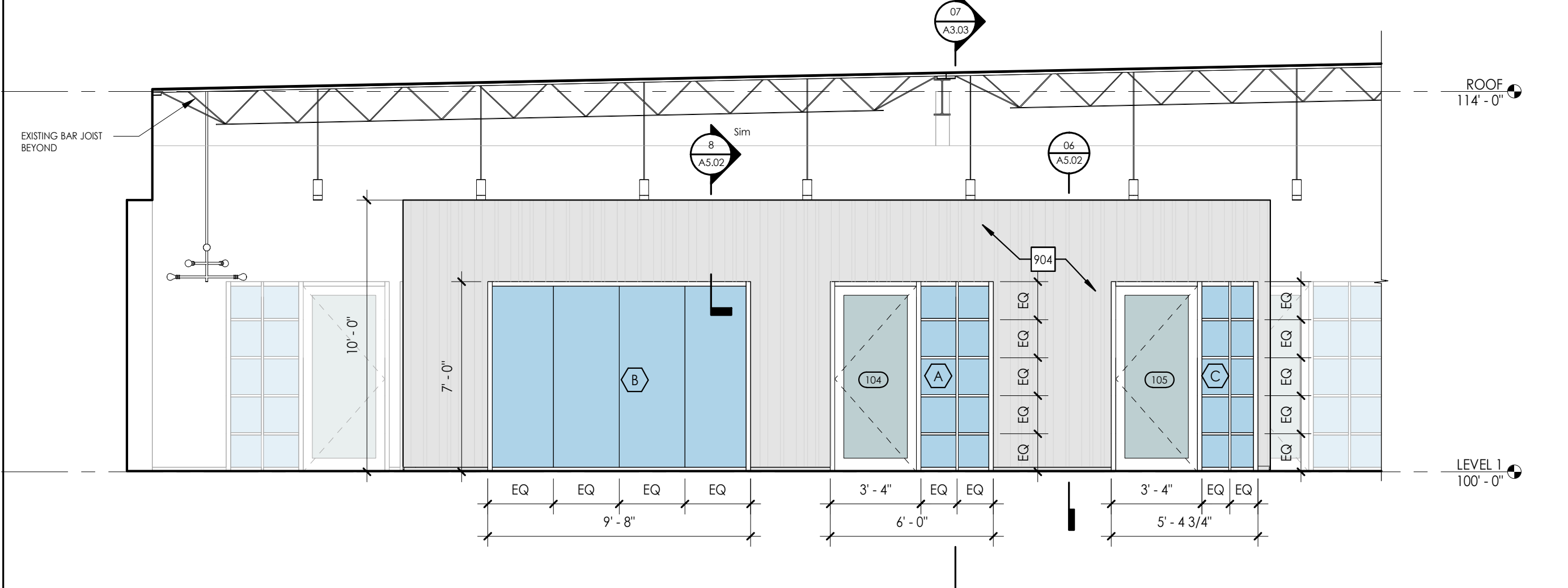
- 502 EXISTING COLUMN
- 805 FRAMLESS STEEL DOORS
- 903 STEEL FINISH AT INTERIOR PARTITION, ST-4 FLAT BAR BASE AND STL ANGLE TOP TRIM. REFER TO DETAILS. ALIGN SEAMS BETWEEN STEEL PANELS TO DOORS AND AS SHOWN IN ELEVATIONS.
- 904 WOOD FINISH AT INTERIOR PARTITION. REFER TO DETAIL FOR PATTERN OF 1X WOOD, ST-2 BENT PLATE WALL BASE AND STL ANGLE TOP TRIM. REFER TO DETAILS.
- 905 EXISTING BRICK WALL
- 906 MECHANICAL DUCT. COORDINATE DUCTWORK WITH STEEL PANEL LAYOUT.
- 1201 BUILT IN COUNTER. REFER TO DETAILS
- 1202 MILLWORK COUNTER. REFER TO BREAKROOM MILLWORK DETAILS.
- 1203 CURTAIN RAIL BEYOND.
- 1205 COPIER. PROVIDED BY OWNER.



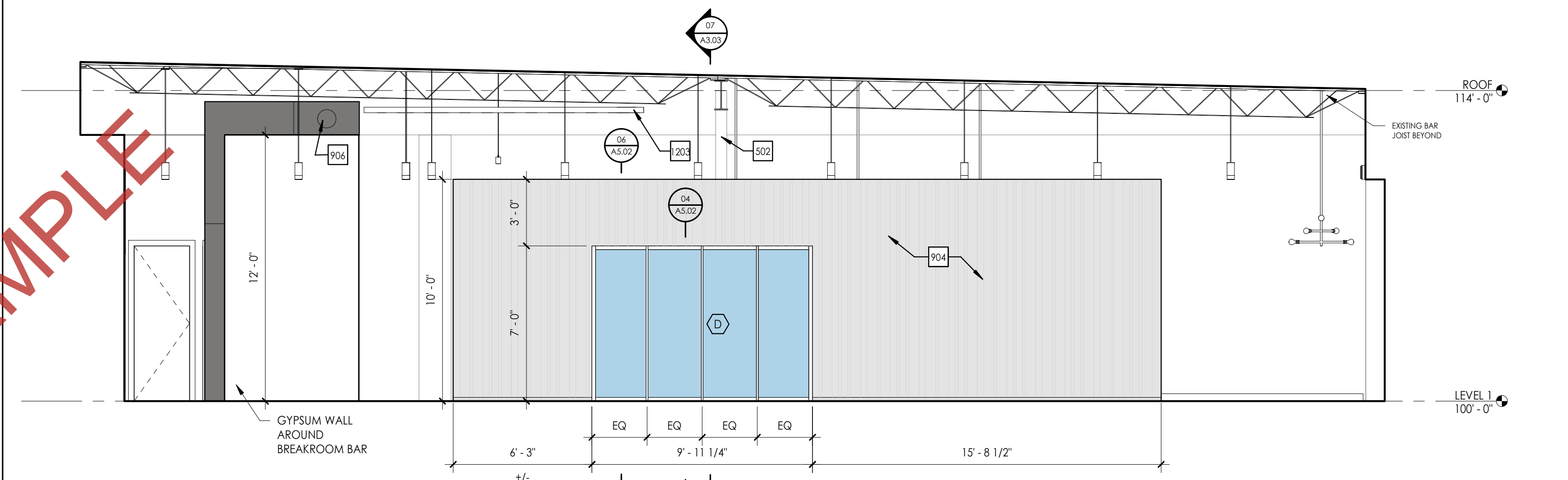
04 OFFICES ELEVATION  
1/4" = 1'-0"



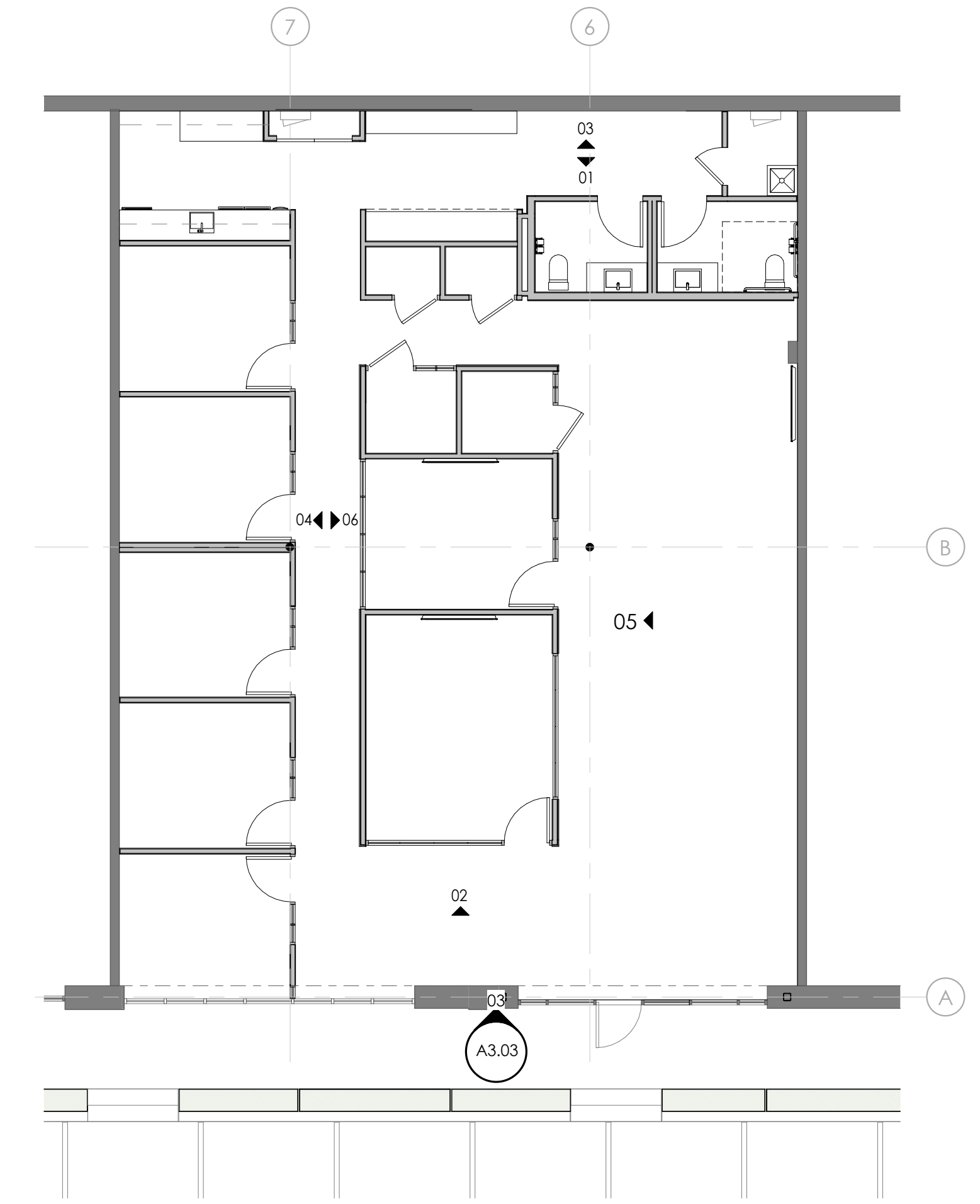
02 LOBBY ELEVATION - NORTH  
1/4" = 1'-0"



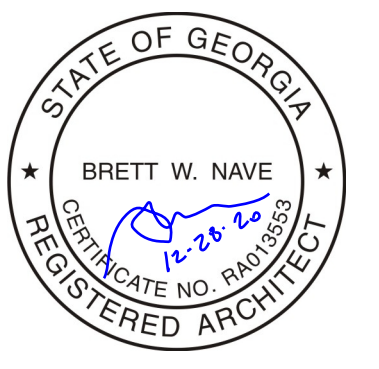
05 CONFERENCE SPACE ELEVATION - WEST  
1/4" = 1'-0"



06 CONFERENCE SPACE ELEVATION - EAST  
1/4" = 1'-0"



7 FLOOR PLAN - ELEVATION KEY PLAN  
1/8" = 1'-0"



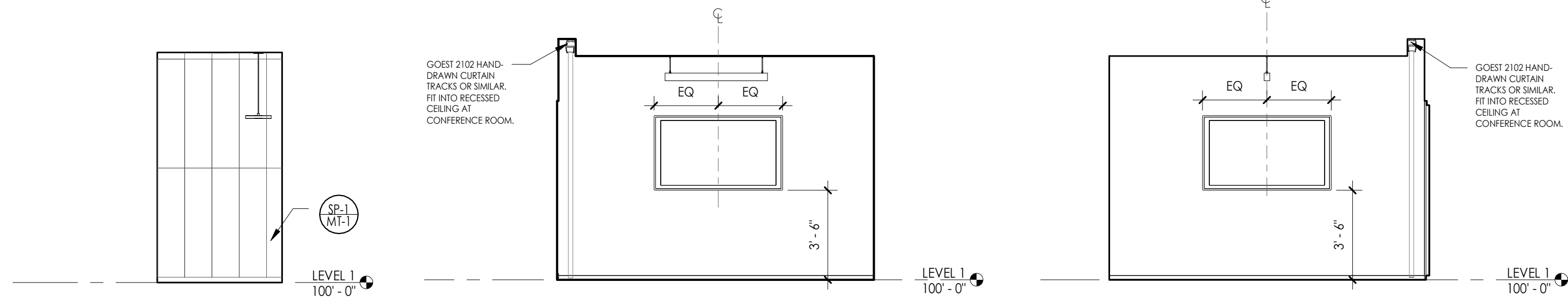
PROJECT NAME:  
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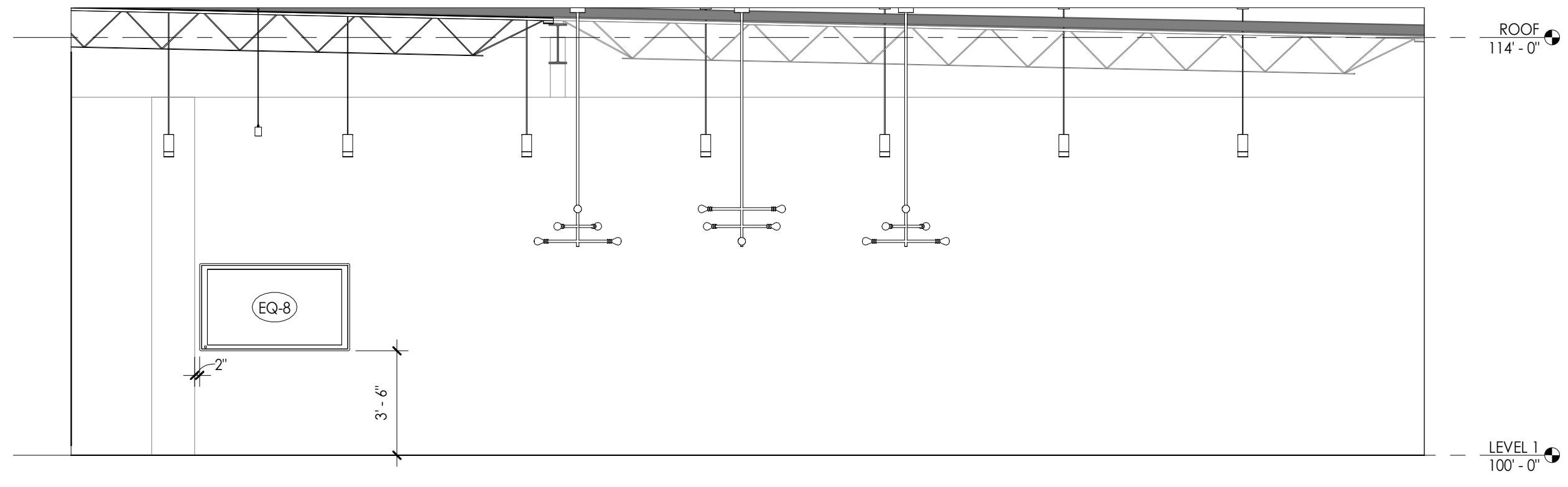
DRAWING:  
INTERIOR ELEVATIONS

SHEET NO.

A3.02

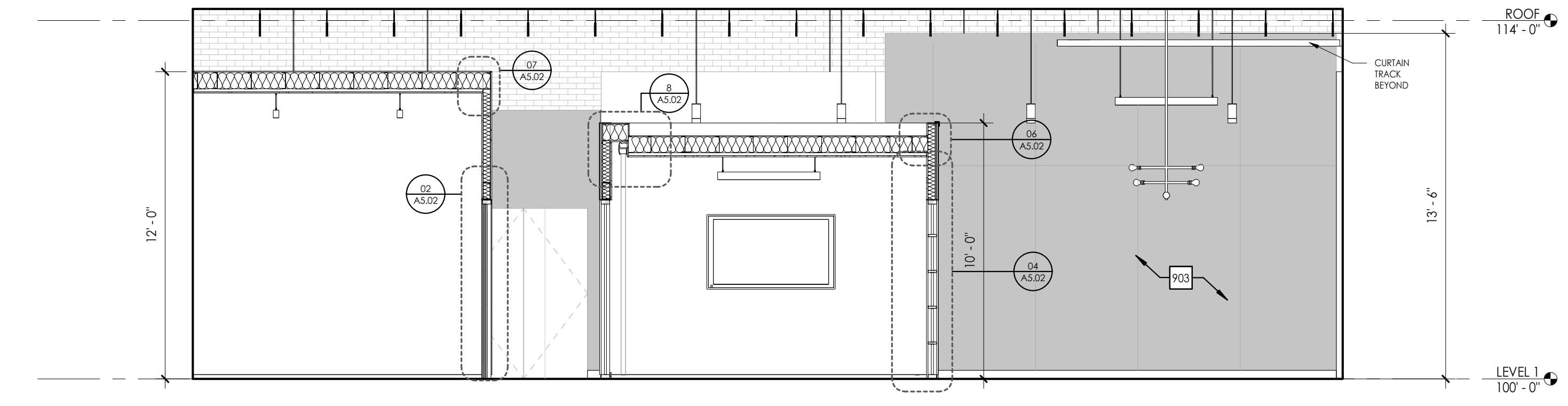


06 PHONE BOOTH ELEVATION 1/4" = 1'-0"  
 05 SM CONFERENCE ROOM - TV WALL ELEVATION 1/4" = 1'-0"  
 04 LG CONFERENCE ROOM - TV WALL ELEVATION 1/4" = 1'-0"

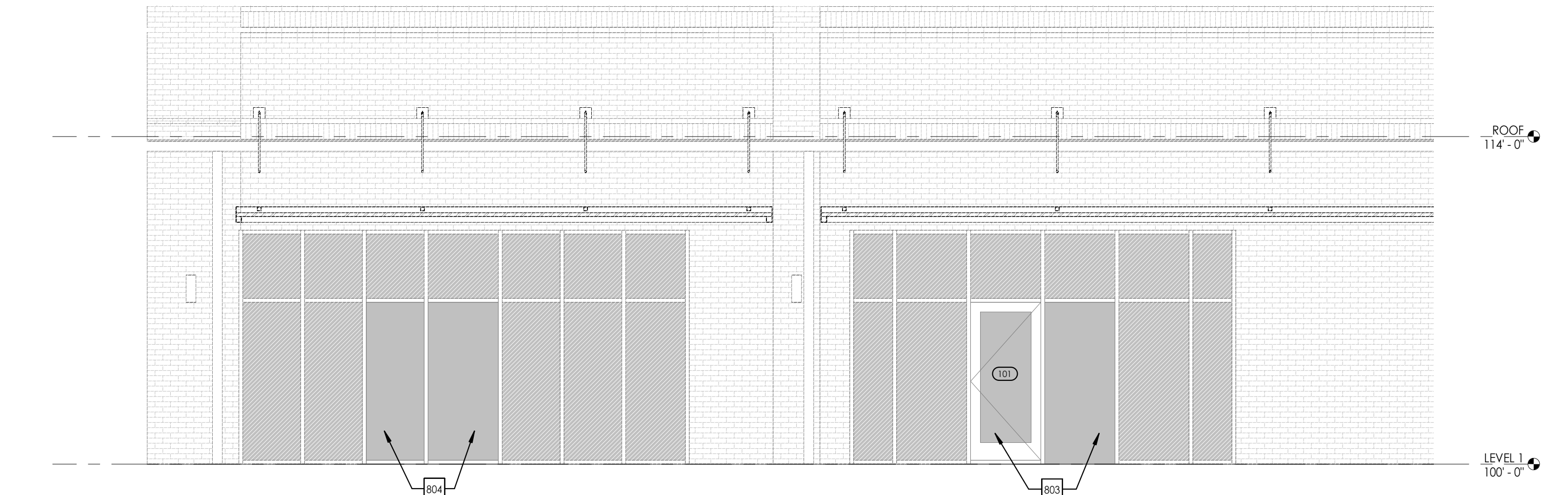


02 OPEN WORK SPACE ELEVATION 1/4" = 1'-0"

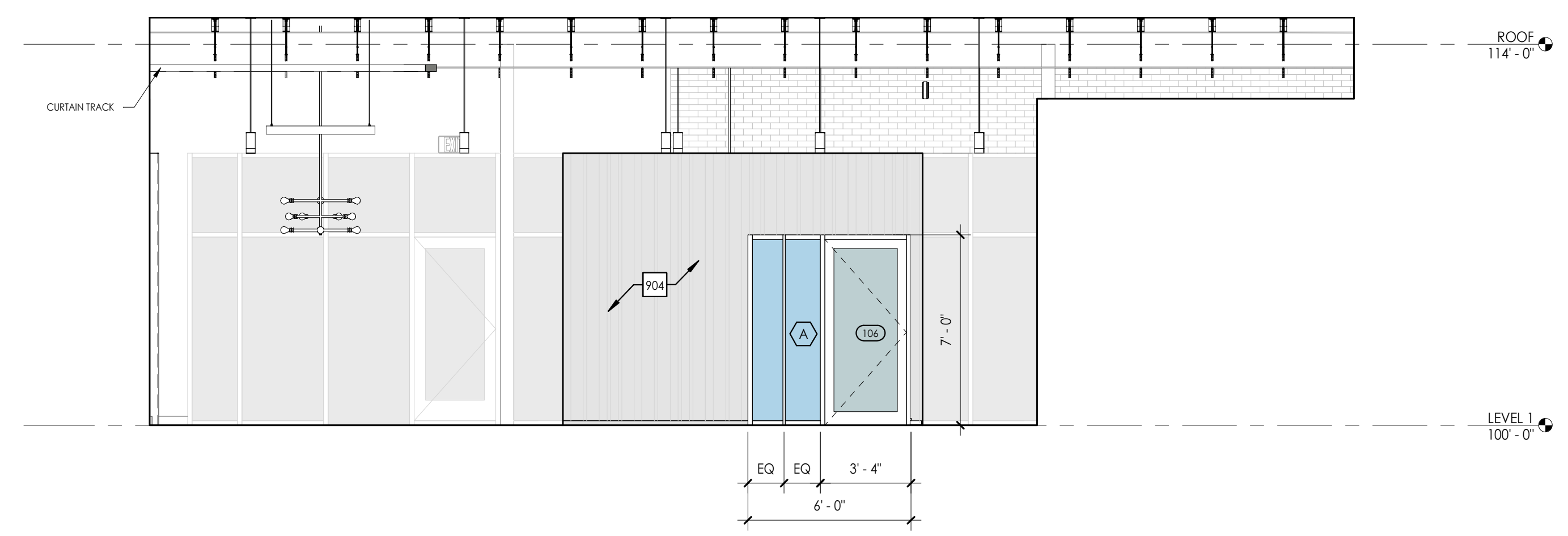
- KEYED NOTES**
- 803 DOOR AND STOREFRONT PANEL SWITCHED AS INDICATED IN DEMO DWGS.
  - 804 DOOR REMOVED AND REPLACED WITH STOREFRONT PANEL PER DEMO DWGS.
  - 903 STEEL FINISH AT INTERIOR PARTITION. ST-4 FLAT BAR BASE AND STL ANGLE TOP TRIM. REFER TO DETAILS. ALIGN SEAMS BETWEEN STEEL PANELS TO DOORS AND AS SHOWN IN ELEVATIONS.
  - 904 WOOD FINISH AT INTERIOR PARTITION. REFER TO DETAIL FOR PATTERN OF 1X WOOD. ST-2 BENT PLATE WALL BASE AND STL ANGLE TOP TRIM. REFER TO DETAILS.



07 CONFERENCE AND OFFICE SECTION 1/8" = 1'-0"



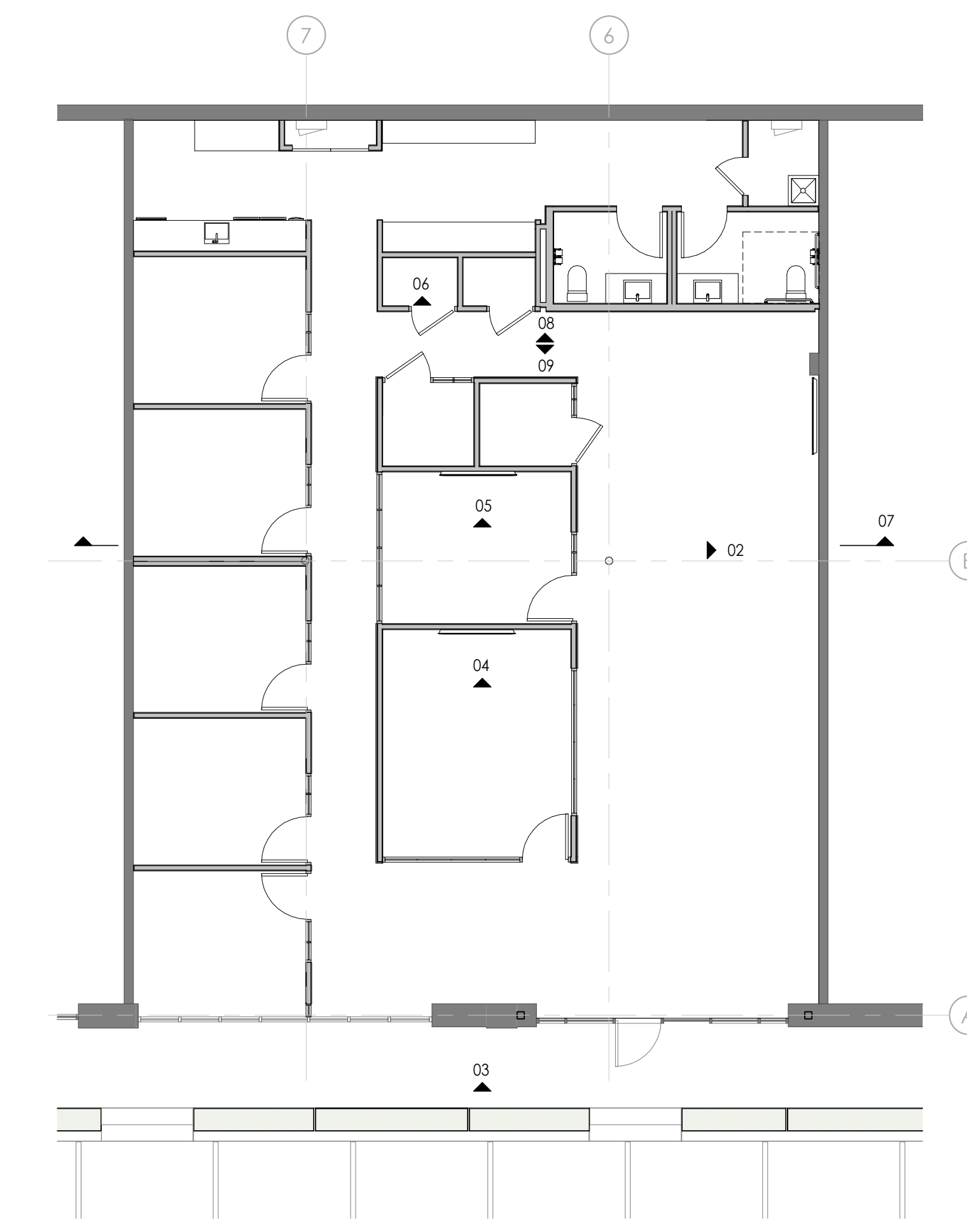
03 FACADE ELEVATION 1/4" = 1'-0"



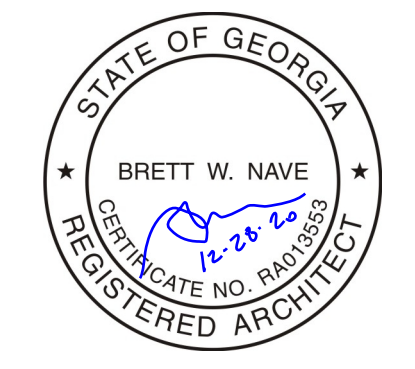
08 OFFICE AT WOOD WALL ELEVATION 1/4" = 1'-0"



09 STEEL WALL AND PHONE BOOTH ELEVATION 1/4" = 1'-0"



01 FLOOR PLAN - ELEVATION KEY PLAN B 1/8" = 1'-0"



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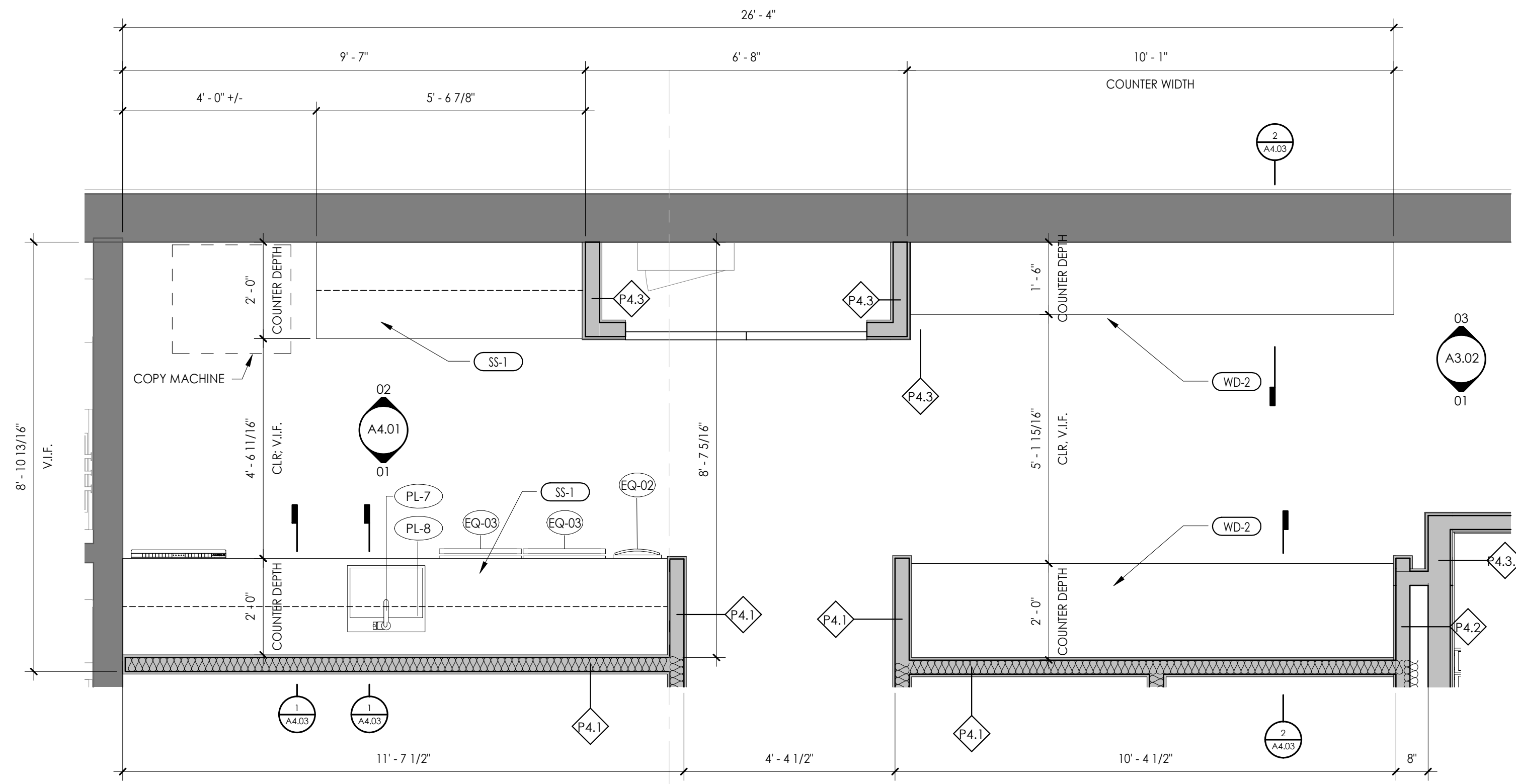
DRAWING:  
 INTERIOR ELEVATIONS AND  
 SECTIONS  
 SHEET NO.

**A3.03**

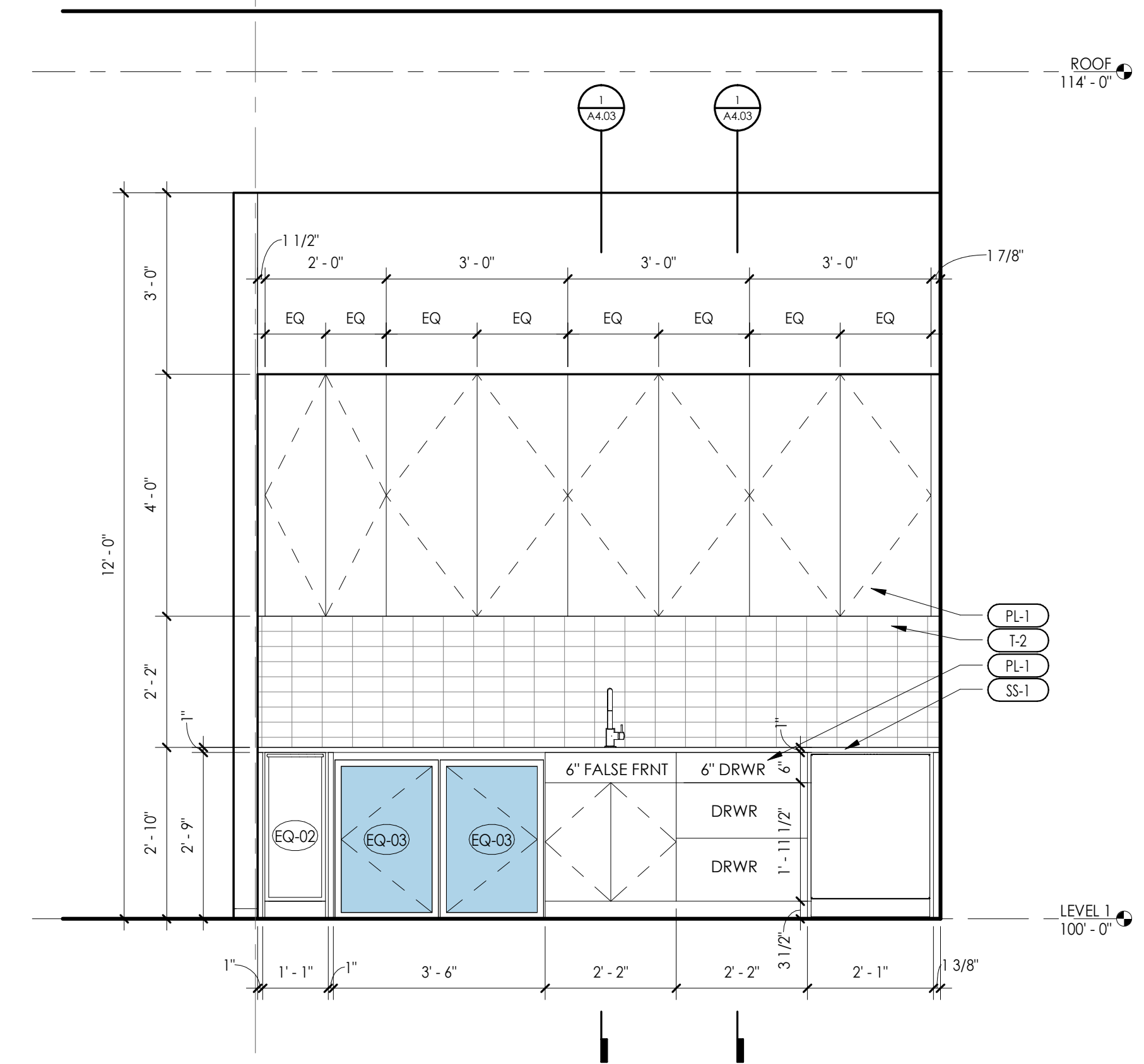
EXAMPLE

EXAMPLE

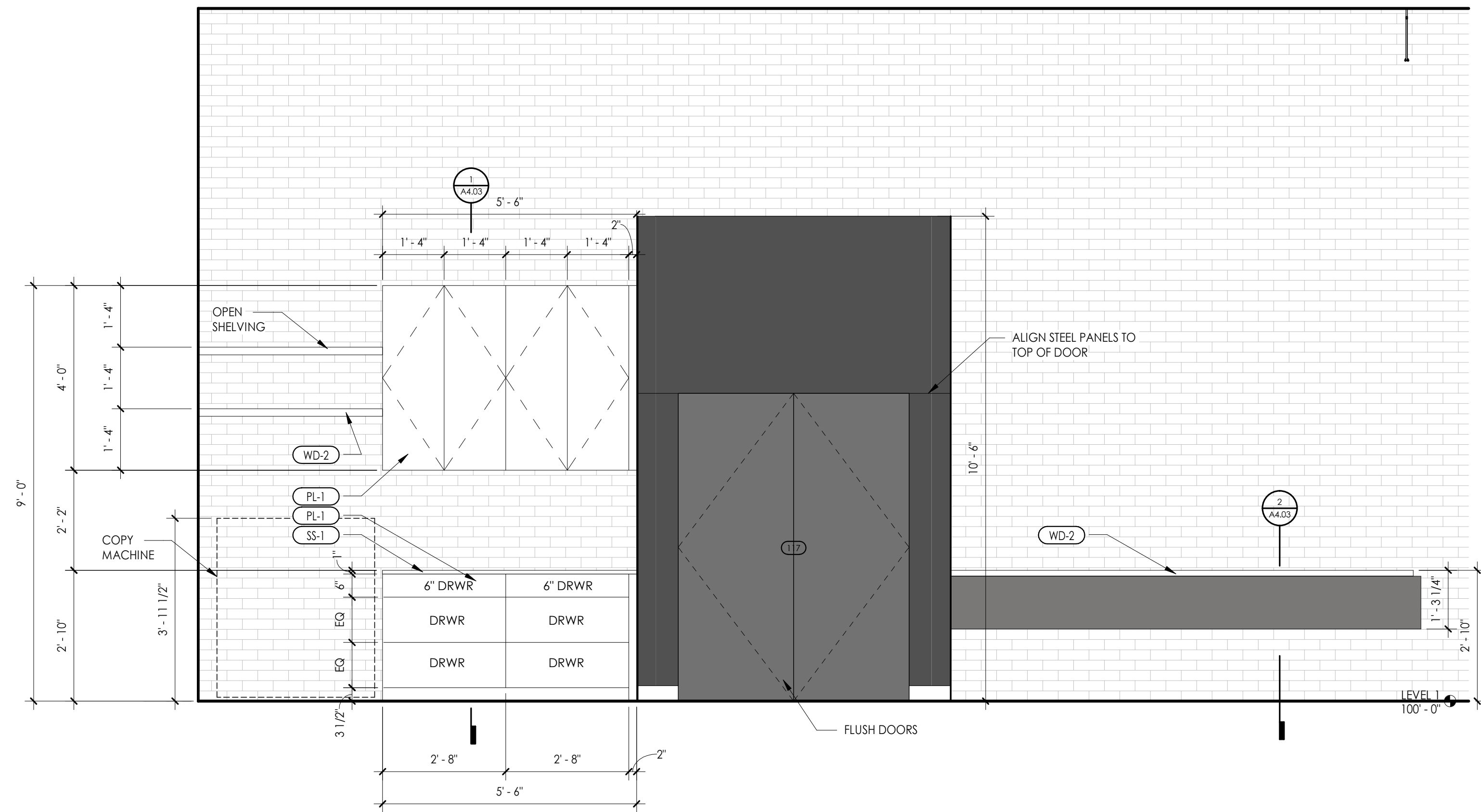
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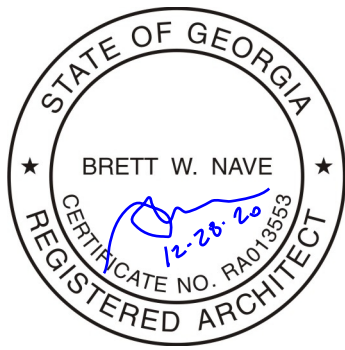
03 ENLARGED BREAK ROOM PLAN  
1/2" = 1'-0"



01 SOUTH BREAKROOM ELEVATION  
1/2" = 1'-0"



02 NORTH BREAKROOM ELEVATION  
1/2" = 1'-0"



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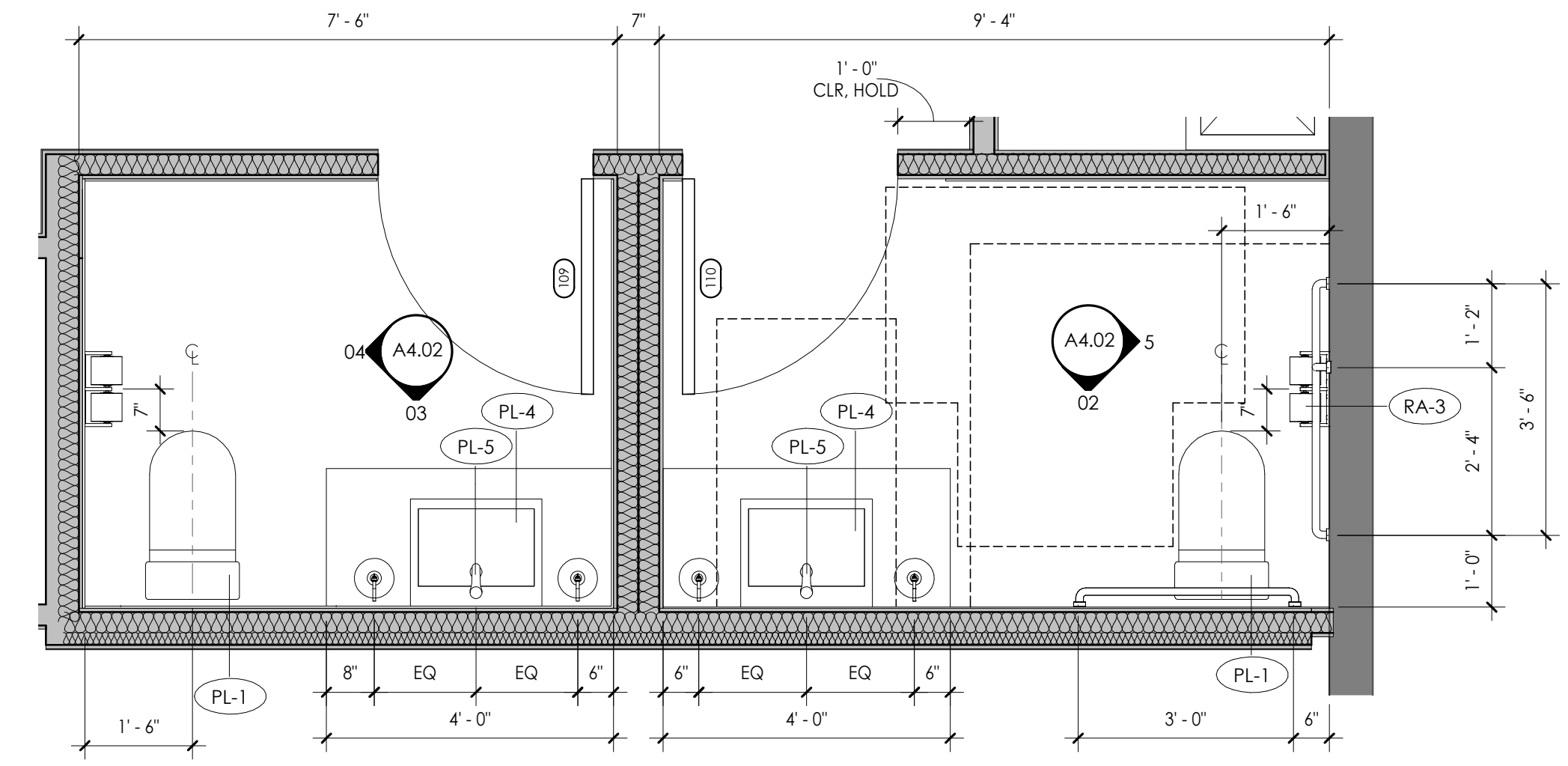
REVISION DATE

DRAWING:  
ENLARGED BREAKROOM  
DRAWINGS

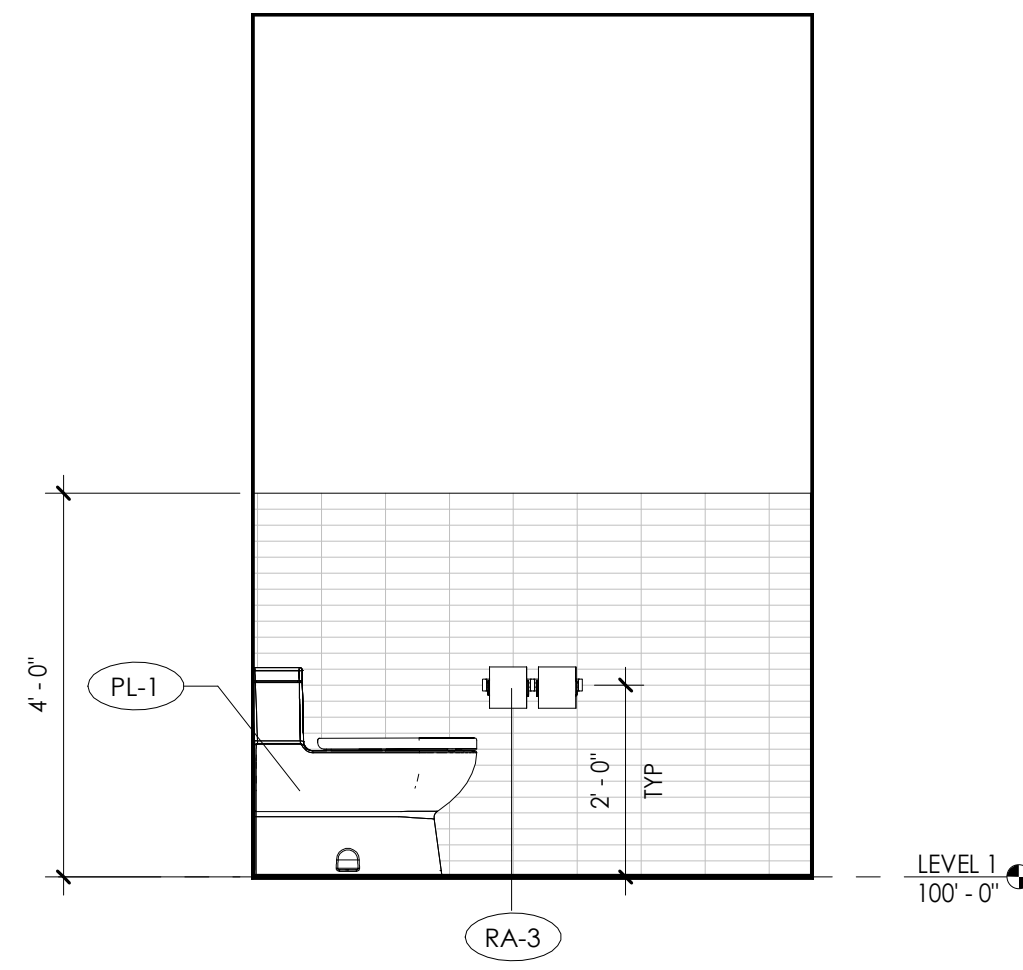
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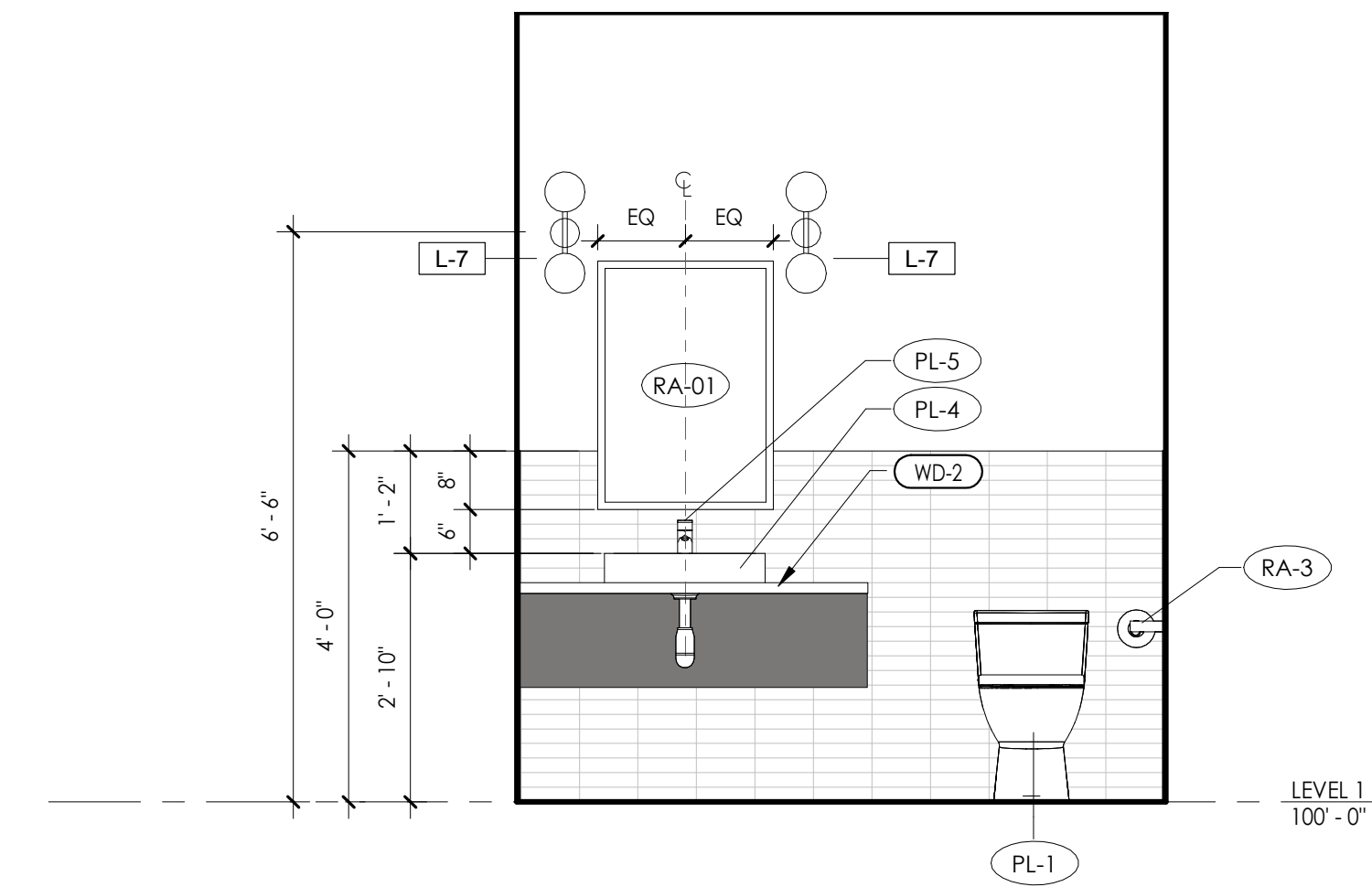
RESTROOM ACCESSORY SCHEDULE				
Type Mark	Description	Manufacturer	Model	Comments
RA-01	MIRROR	CB2	SKU: 116037	24"X36" INFINITY RECTANGULAR WALL MIRROR
RA-2	GRAB BARS	BOBRICK	B-680X18, B-680X36, B-6806-42	
RA-3	TOILET TISSUE HOLDER	BOBRICK	B-686	



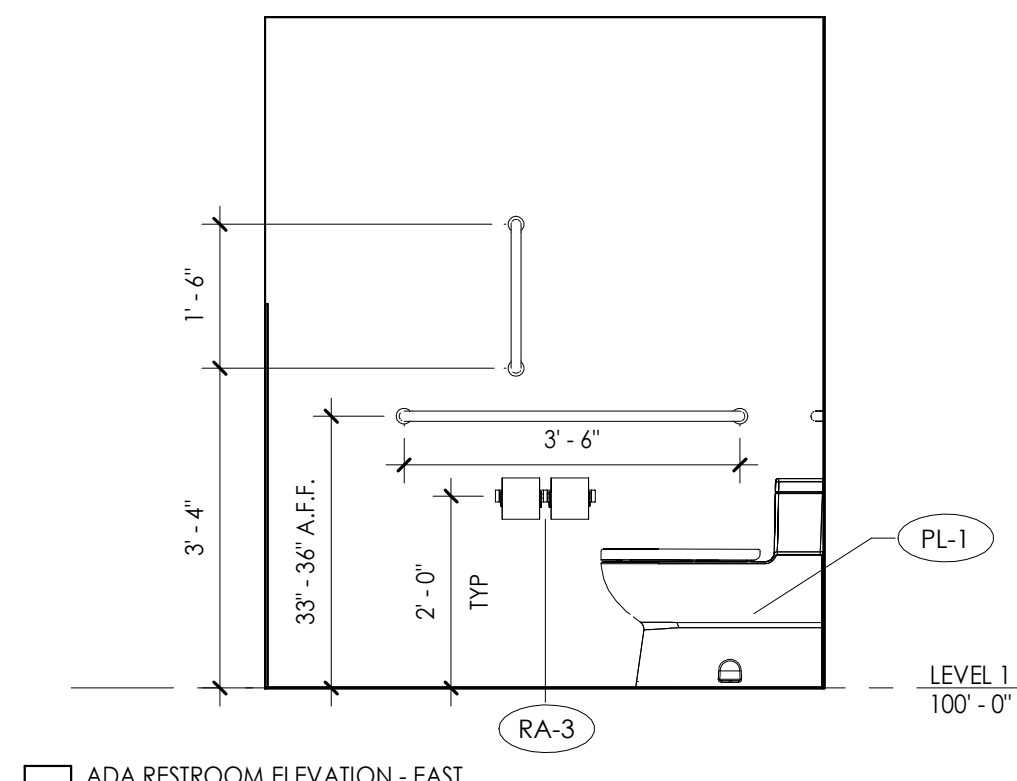
01 ENLARGED RESTROOM PLAN  
1/2" = 1'-0"



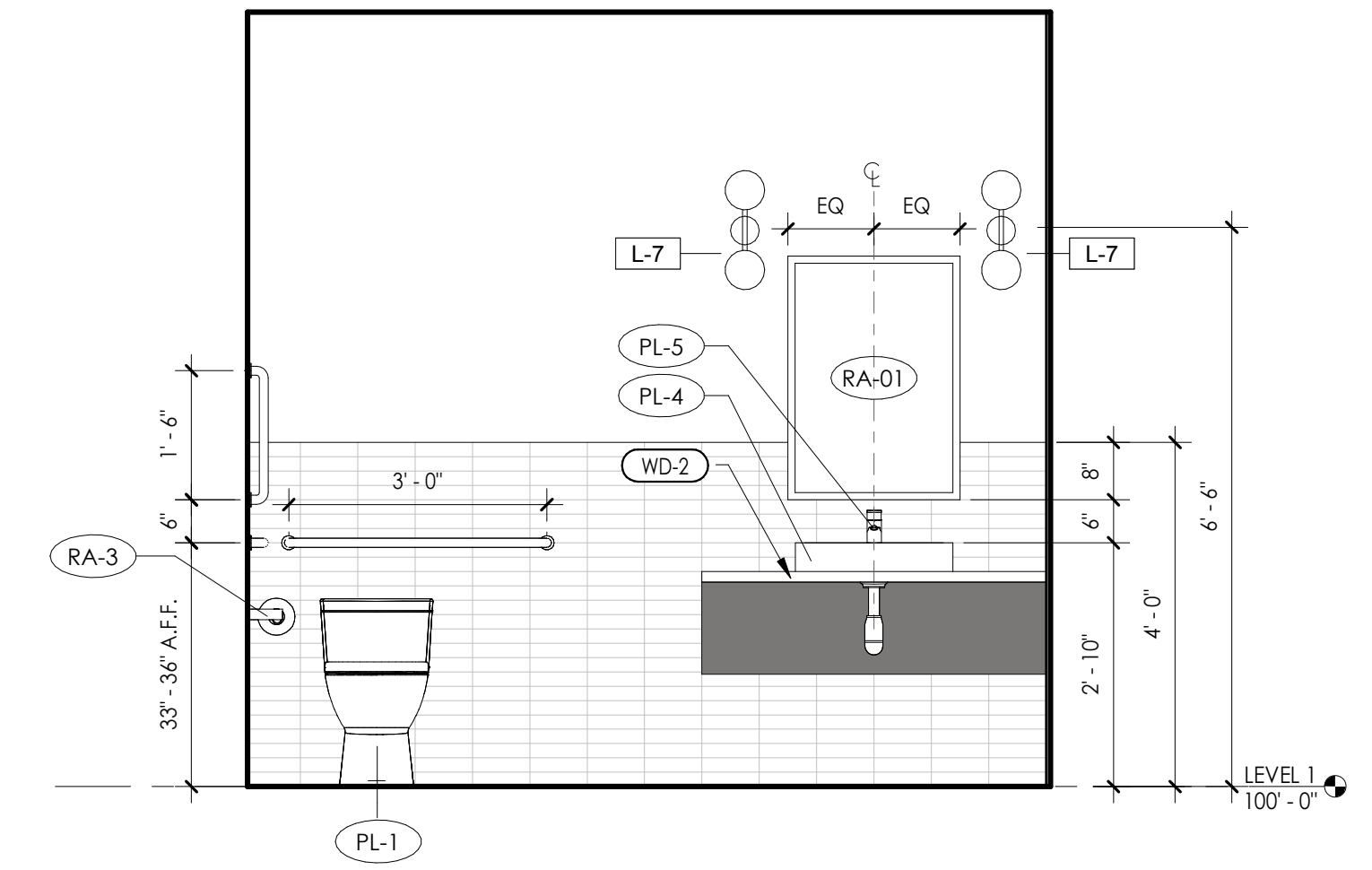
04 RESTROOM ELEVATION - WEST  
1/2" = 1'-0"



03 RESTROOM ELEVATION - SOUTH  
1/2" = 1'-0"

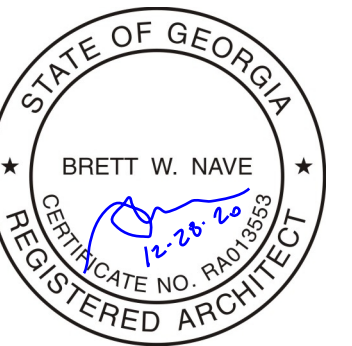


5 ADA RESTROOM ELEVATION - EAST  
1/2" = 1'-0"



02 ADA RESTROOM ELEVATION - SOUTH  
1/2" = 1'-0"

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**EXAMPLE**



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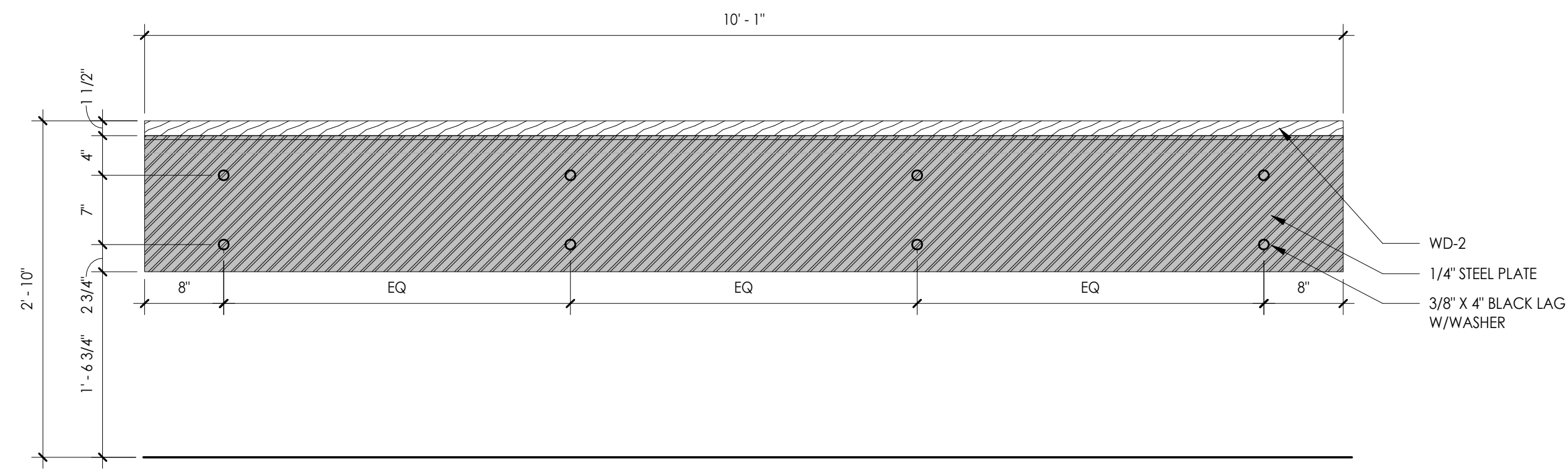
DRAWING:  
ENLARGED RESTROOM  
DRAWINGS

SHEET NO.

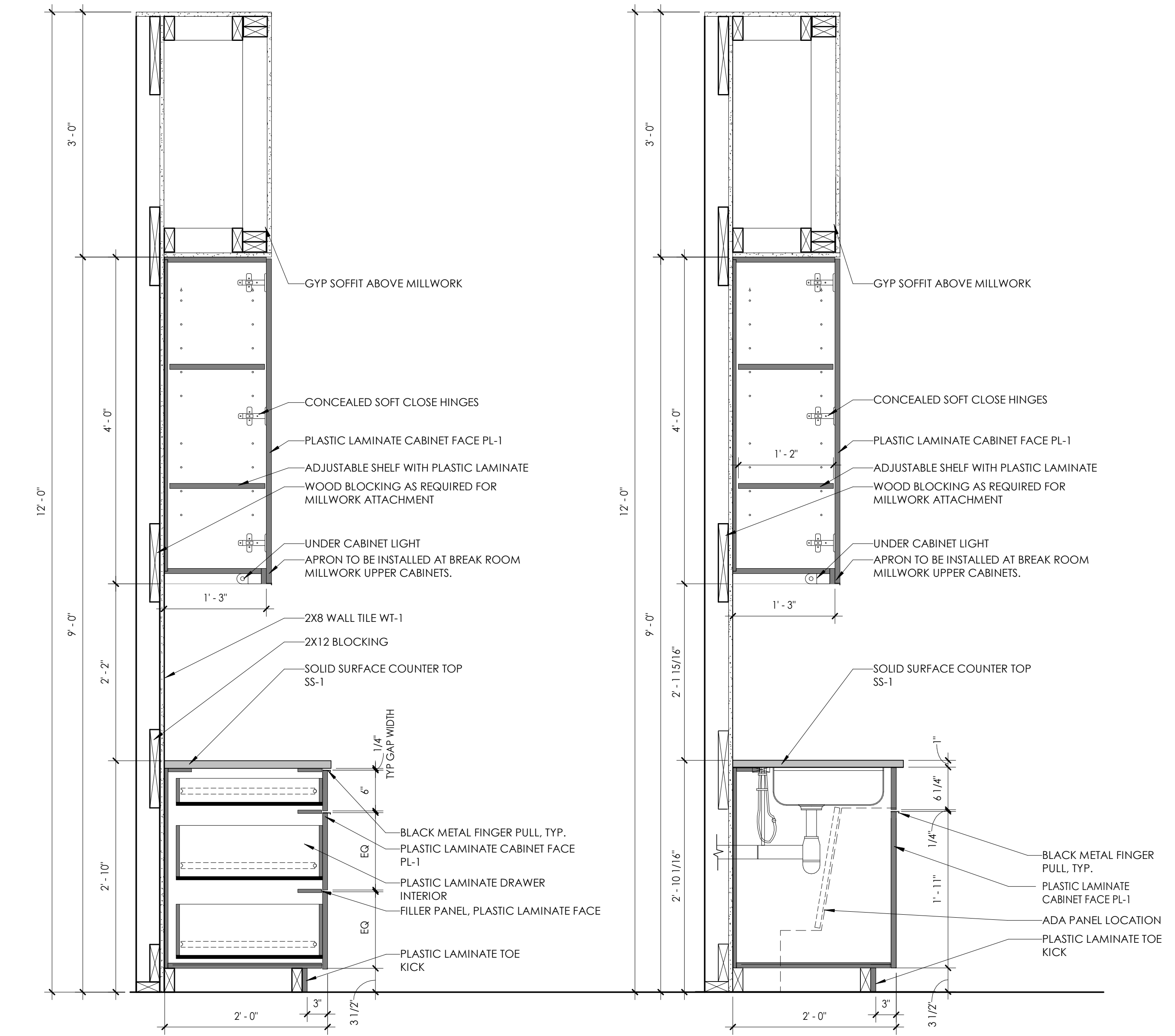
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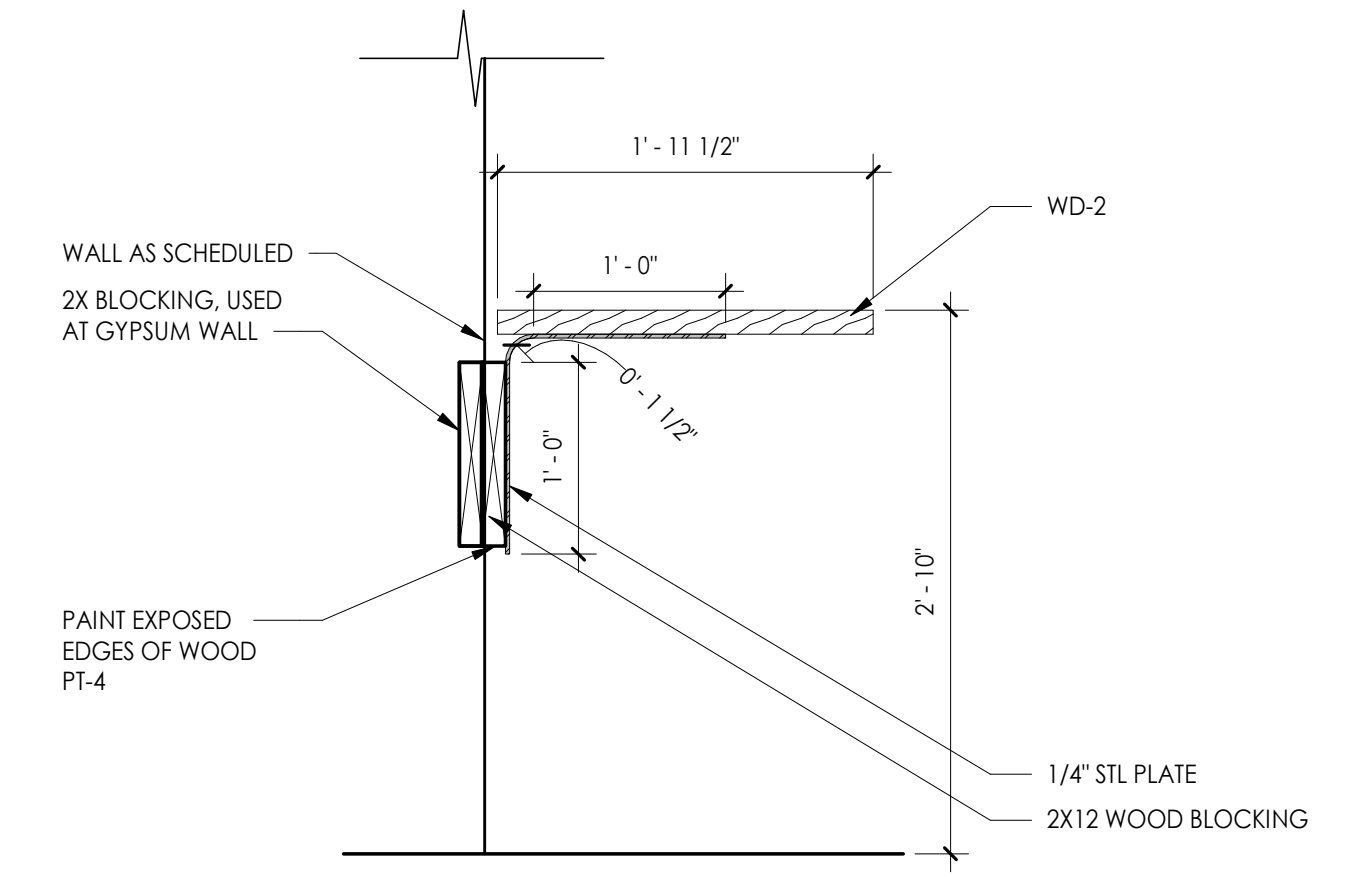
EXAMPLE



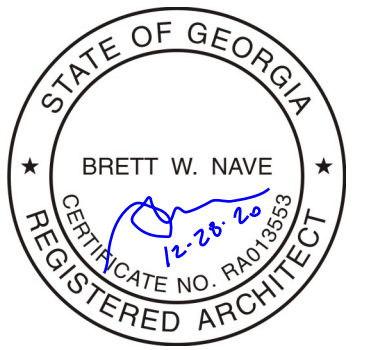
2 BAR COUNTER  
1" = 1'-0"



1 KITCHEN MILLWORK AT TYP COUNTER  
1" = 1'-0"



SECTION



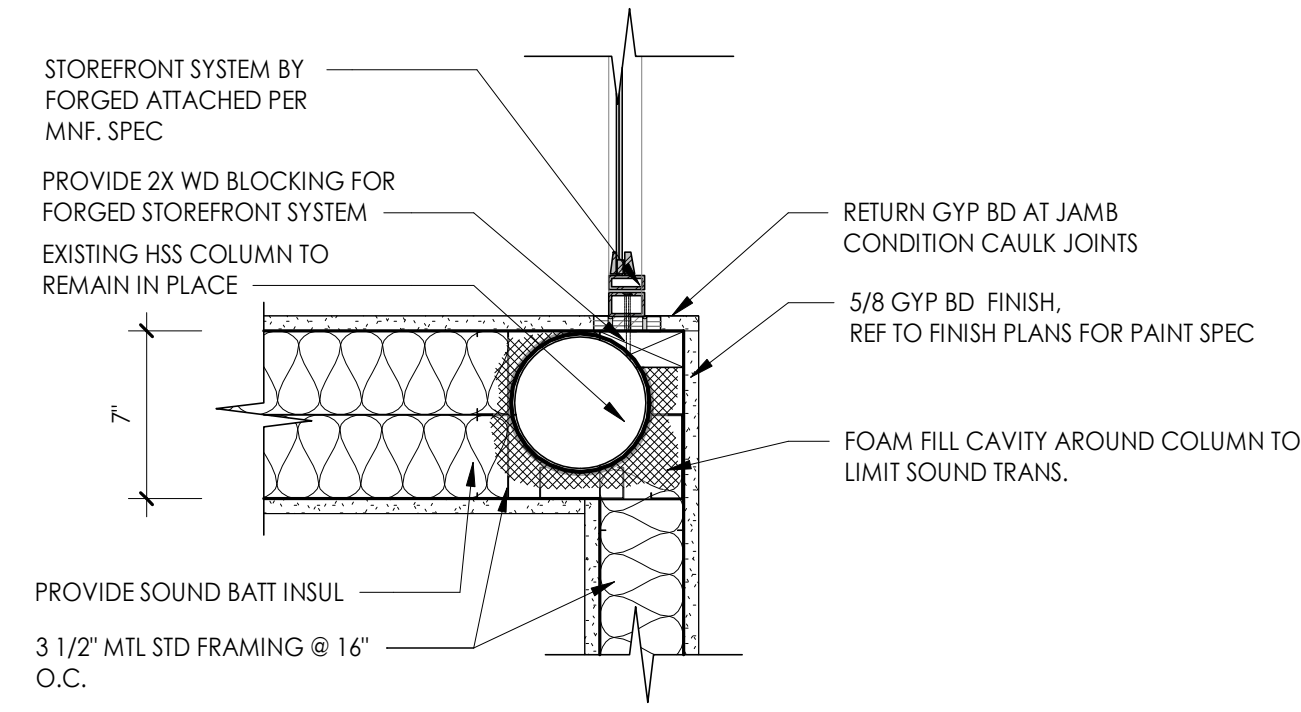
PROJECT NAME:  
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PROJECT LOCATION:  
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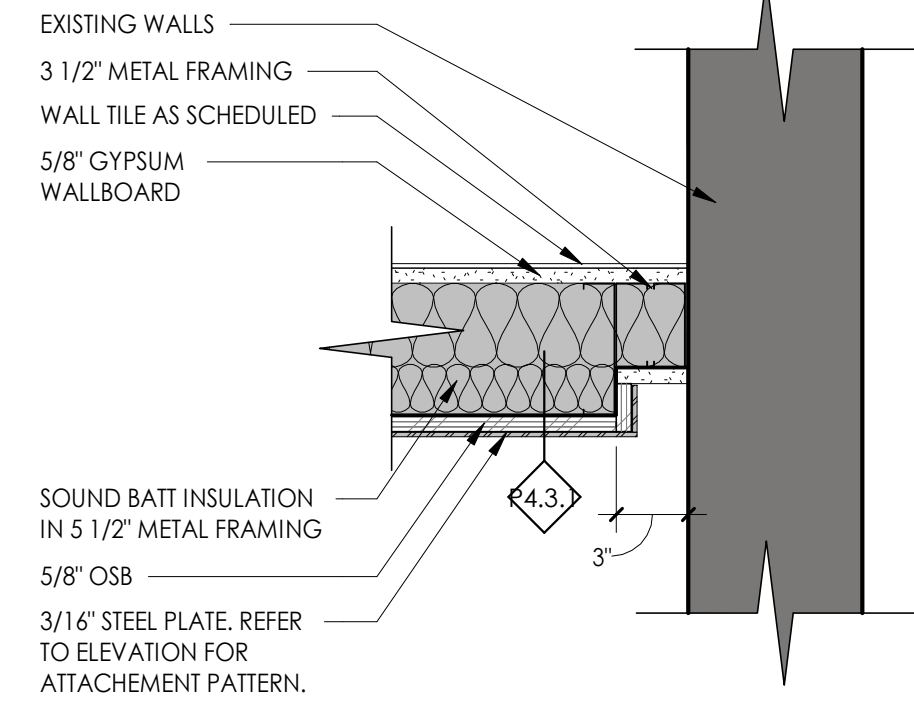
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MILLWORK DWGS

SHEET NO.

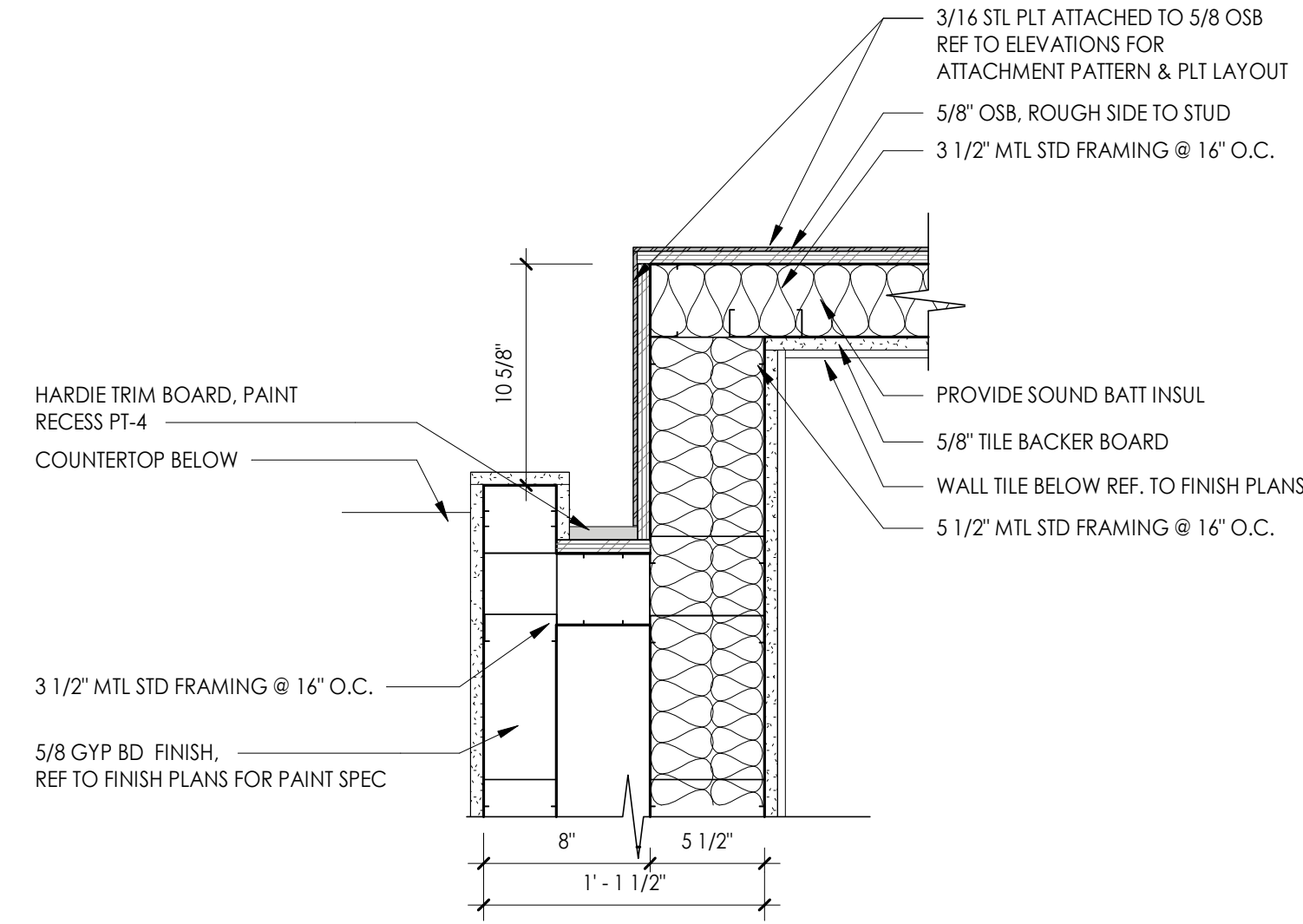
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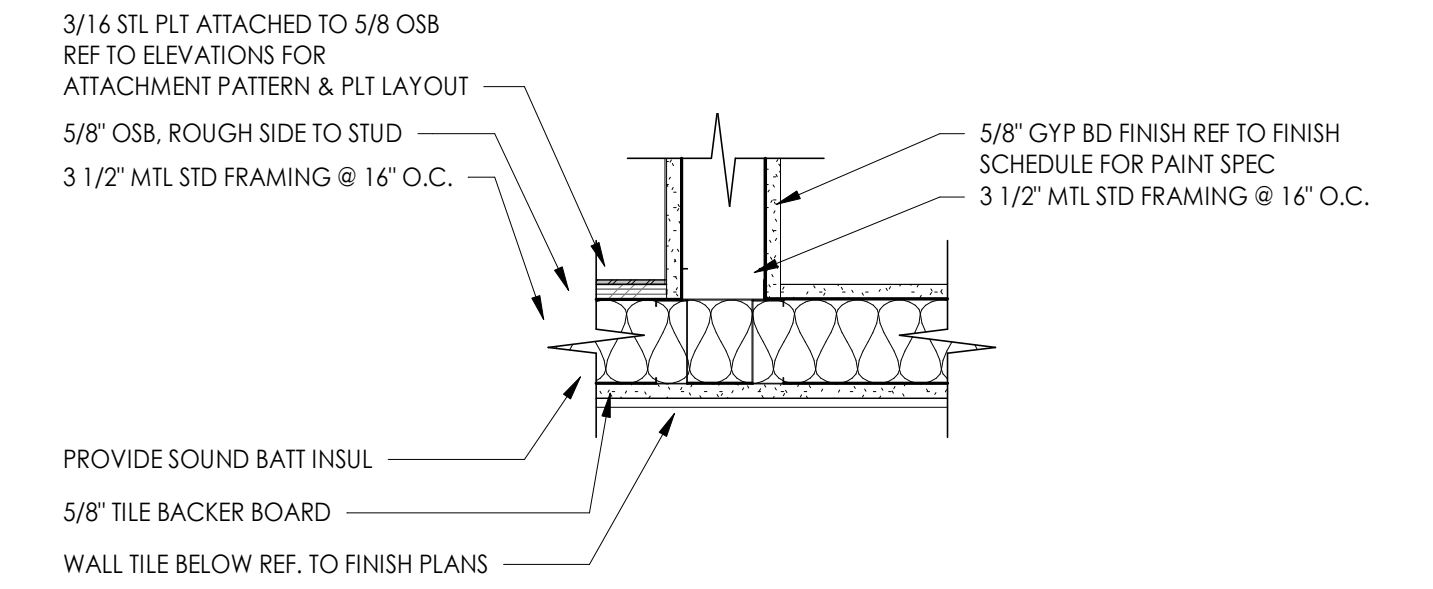
5 GYP WALL AT COLUMN  
1 1/2" = 1'-0"



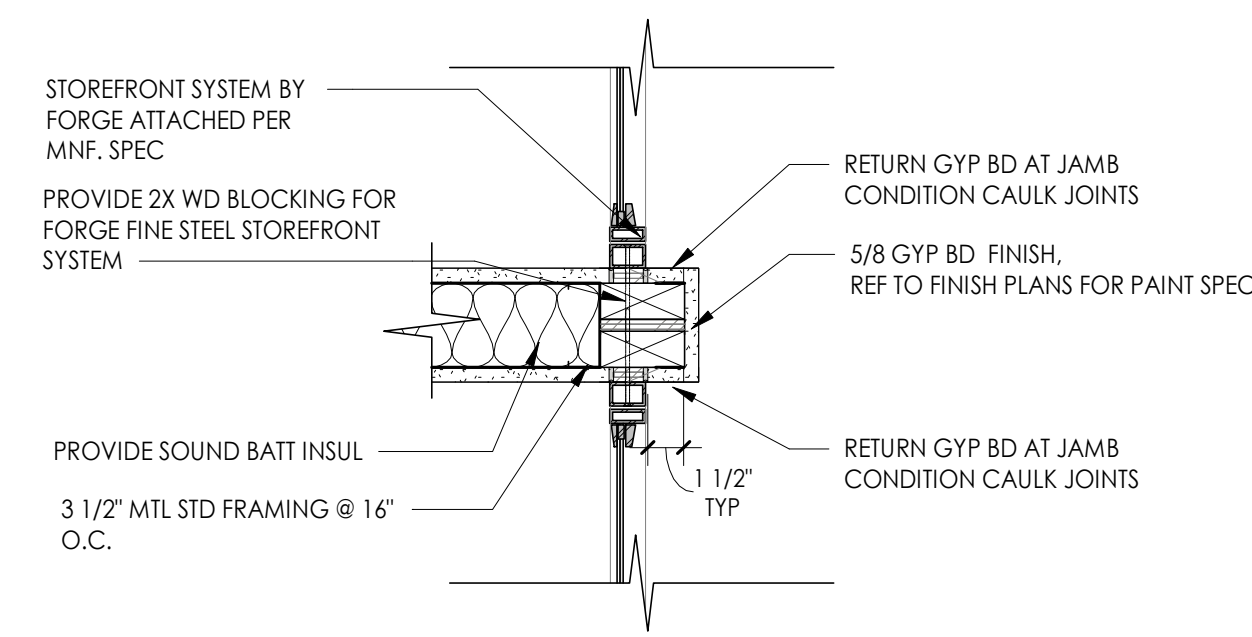
16 REVEAL AT STEEL WALL  
1 1/2" = 1'-0"



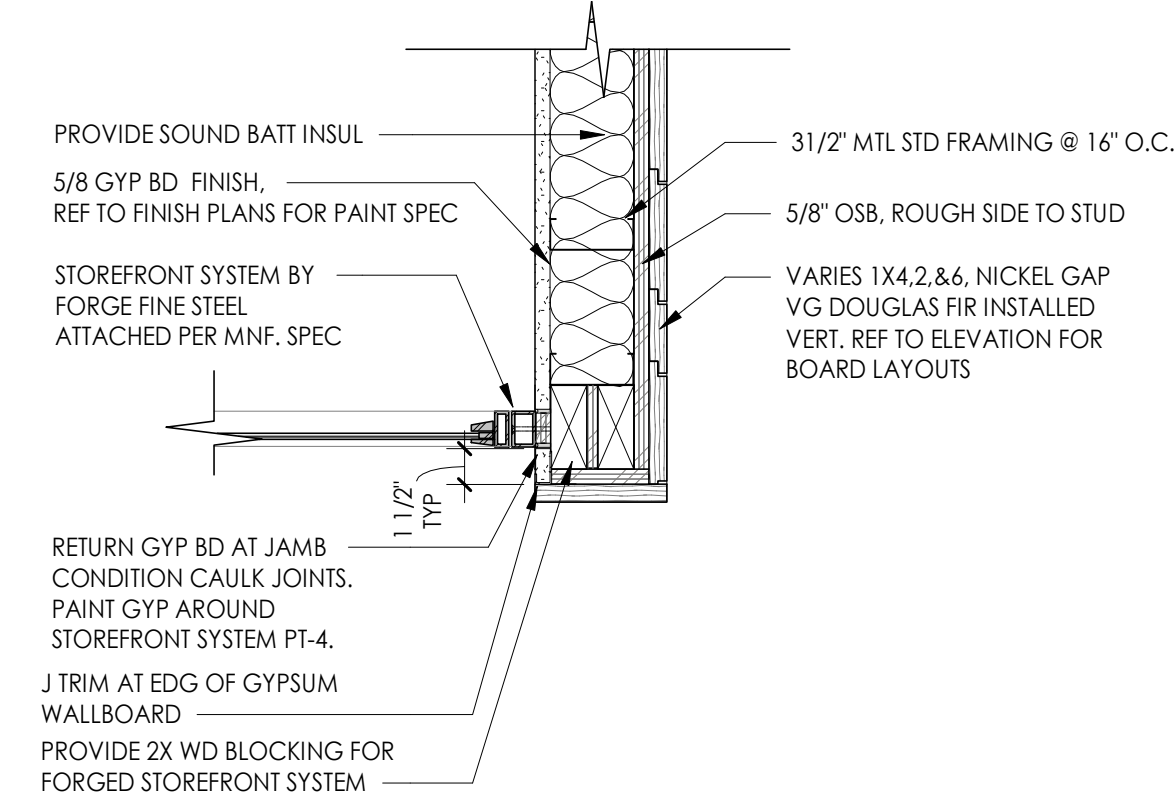
2 STEEL CORNER AT BAR COUNTER  
1 1/2" = 1'-0"



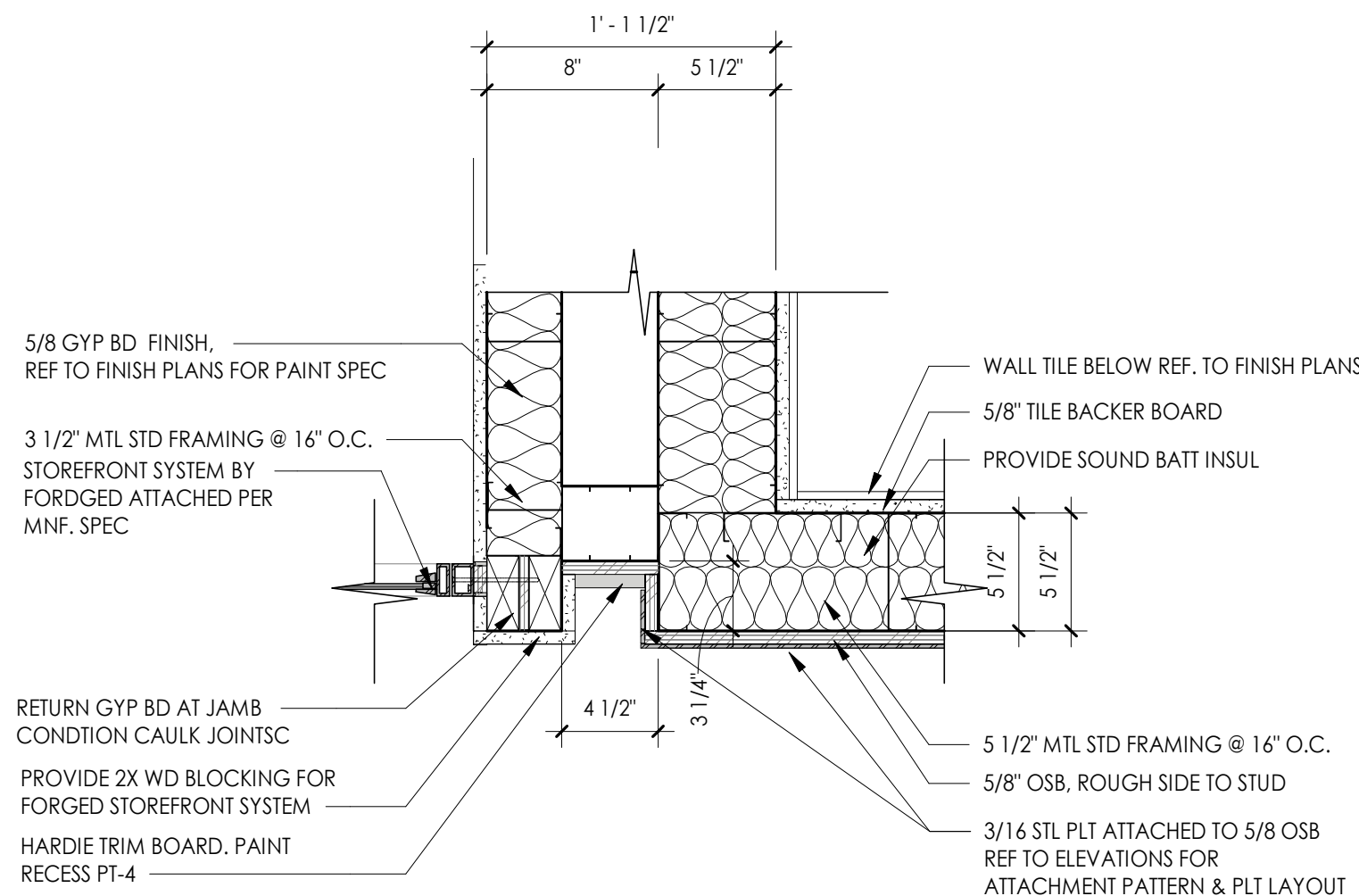
3 STEEL AND GYP BOARD CORNER  
1 1/2" = 1'-0"



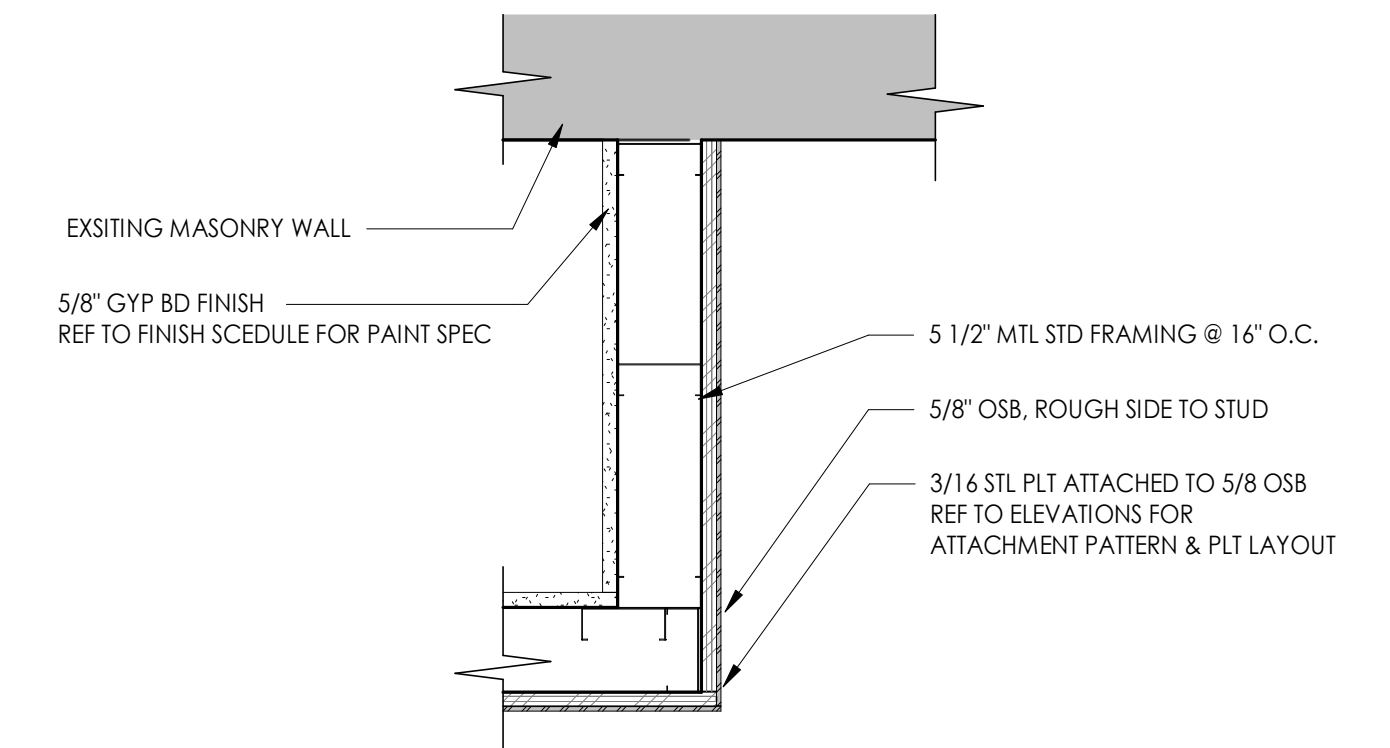
6 OFFICE DOORS @ STOREFRONT DETAIL  
1 1/2" = 1'-0"



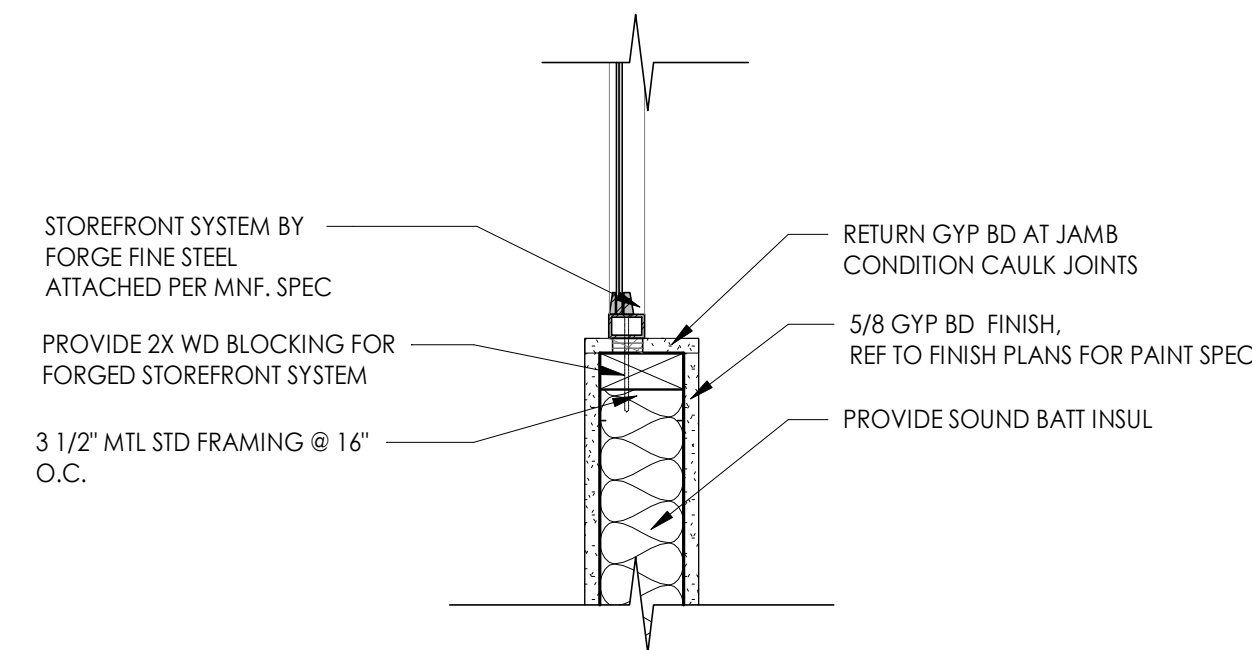
9 CONFERENCE ROOM CORNER AT STOREFRONT  
1 1/2" = 1'-0"



4 STEEL TO GYP BOARD TRANSITION  
1 1/2" = 1'-0"



1 STEEL WALL CORNER & EXISTING MASONRY WALL  
1 1/2" = 1'-0"

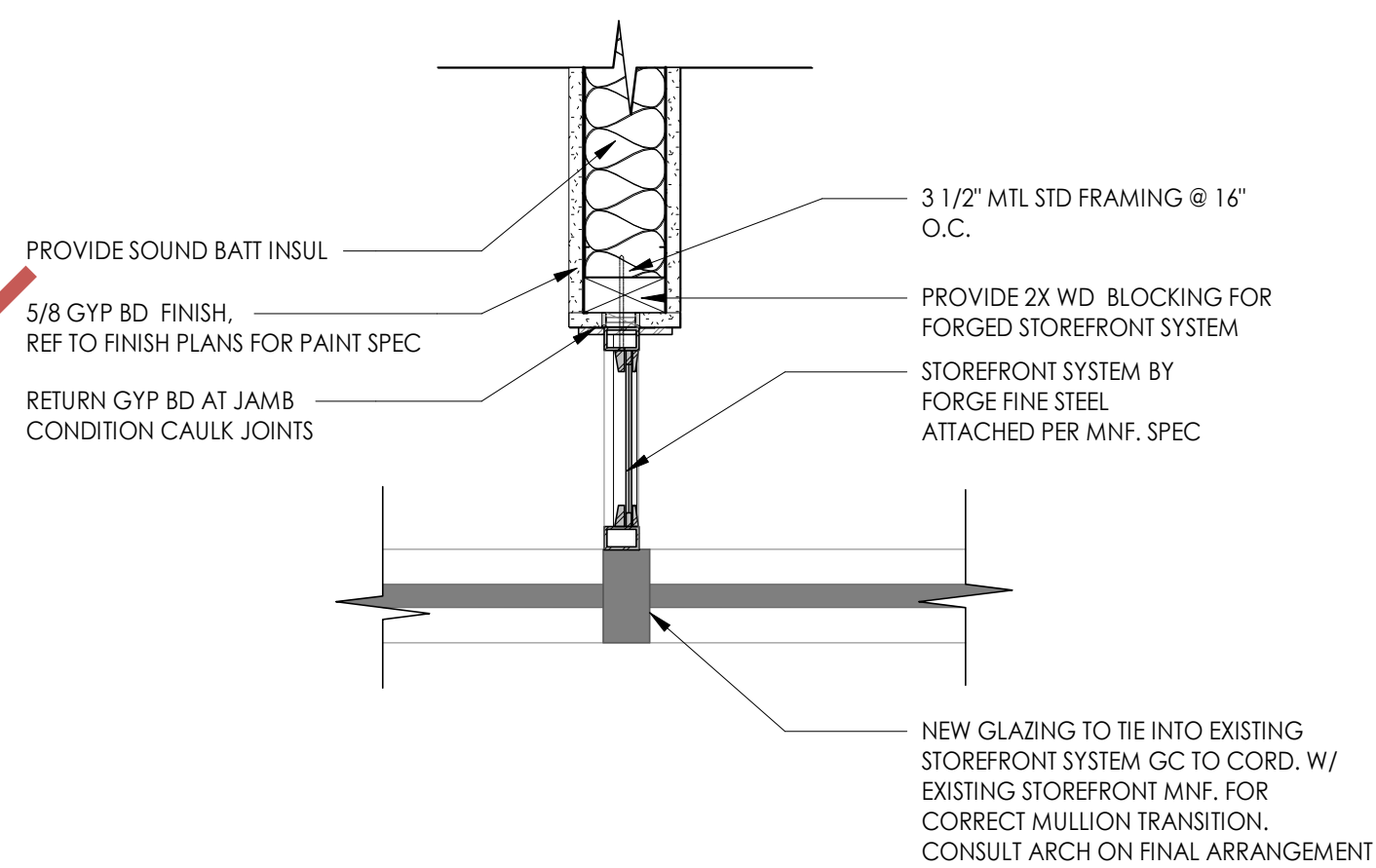


7 OFFICE STOREFRONT DETAIL  
1 1/2" = 1'-0"

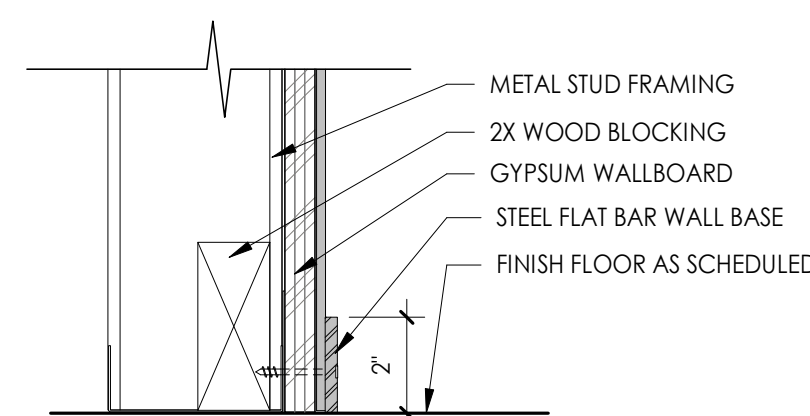
9 CONFERENCE ROOM CORNER AT STOREFRONT  
1 1/2" = 1'-0"

4 STEEL TO GYP BOARD TRANSITION  
1 1/2" = 1'-0"

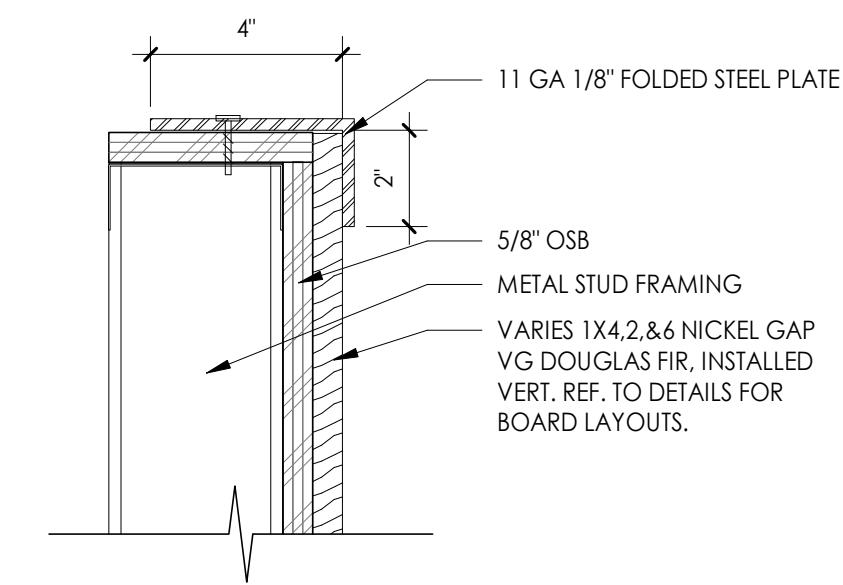
1 STEEL WALL CORNER & EXISTING MASONRY WALL  
1 1/2" = 1'-0"



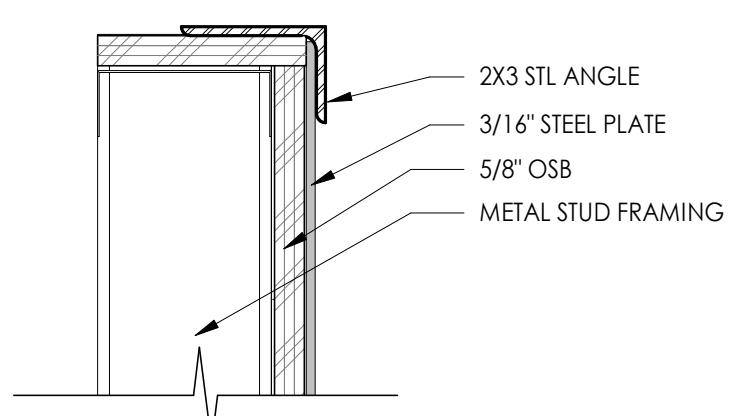
8 OFFICE STOREFRONT AT FACADE  
1 1/2" = 1'-0"



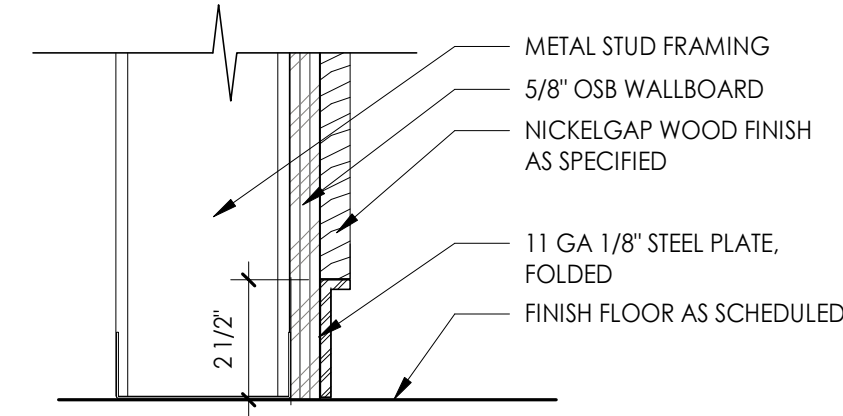
15 WALL BASE AT STEEL WALL  
3" = 1'-0"



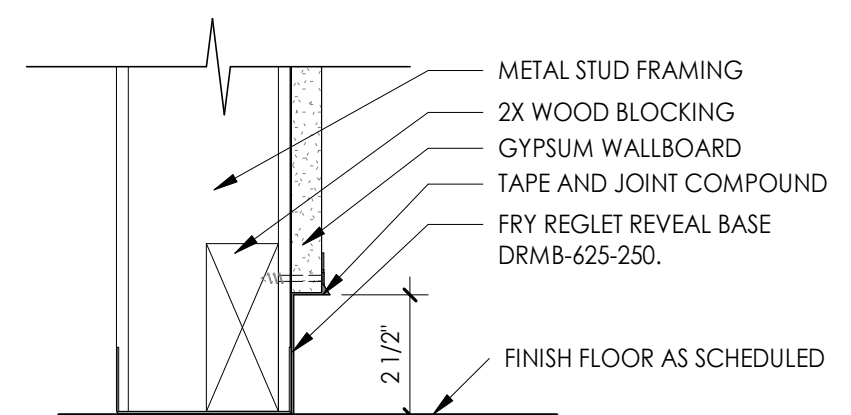
14 TOP TRIM AT WOOD  
3" = 1'-0"



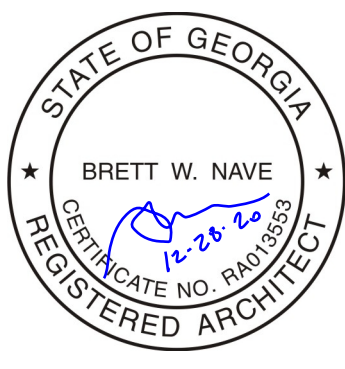
13 TOP TRIM AT STEEL WALL  
3" = 1'-0"



12 METAL REVEAL AT WOOD WALL  
3" = 1'-0"



11 METAL REVEAL AT GYPSUM WALL BASE  
3" = 1'-0"



PROJECT NAME:  
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PROJECT LOCATION:  
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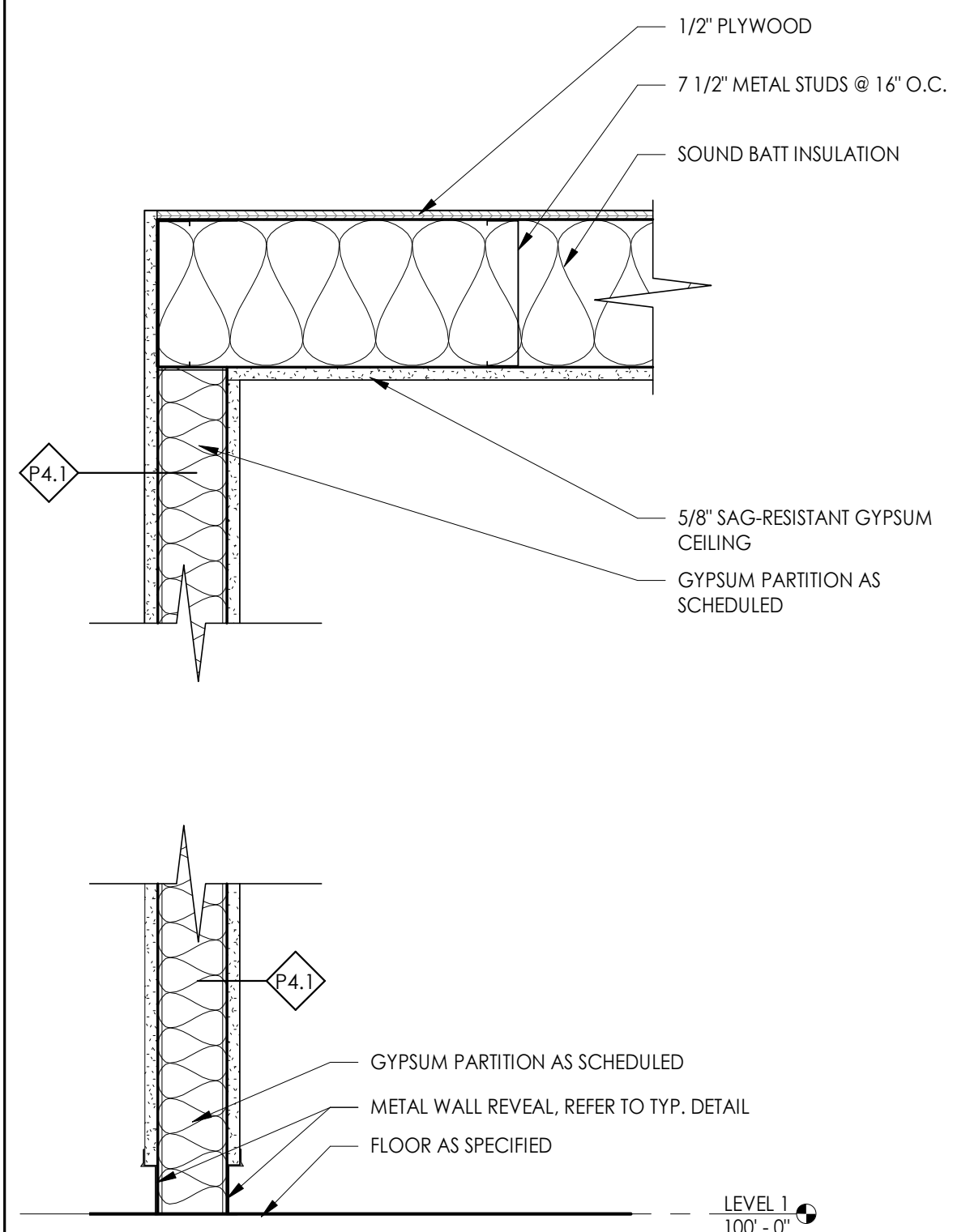
DATE:  
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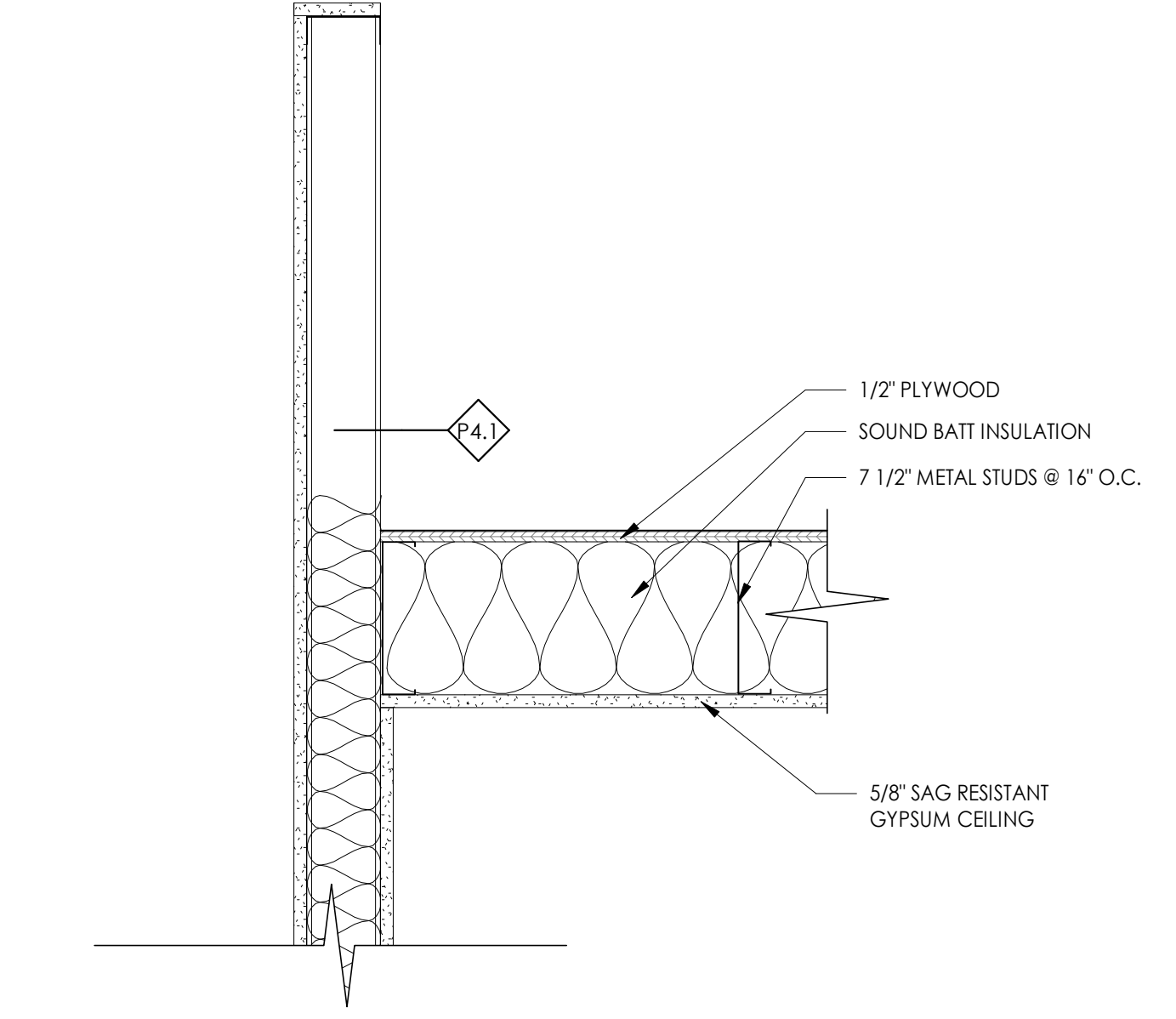
DRAWING:  
PLAN AND SECTION  
DETAILS

SHEET NO.

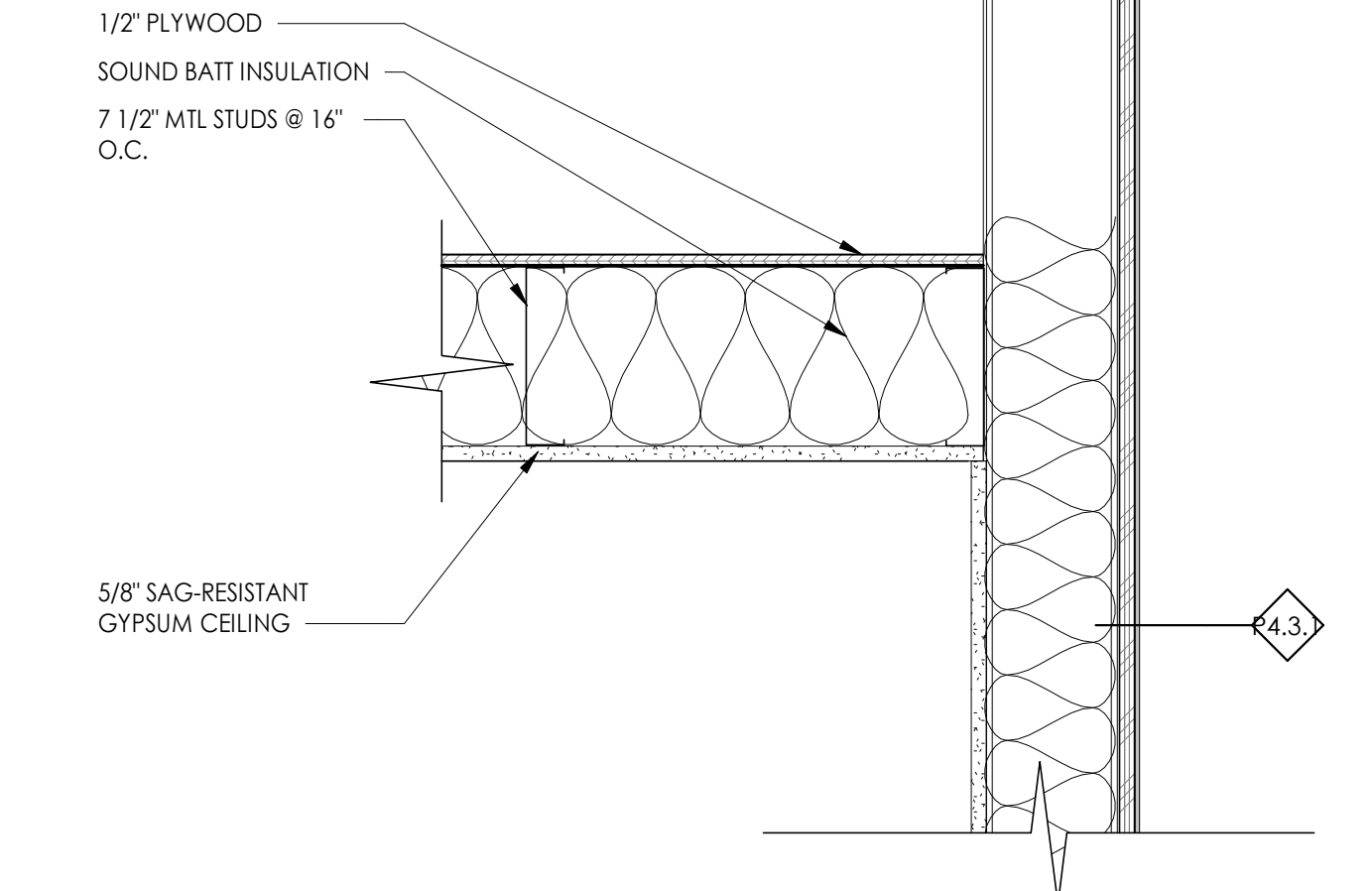
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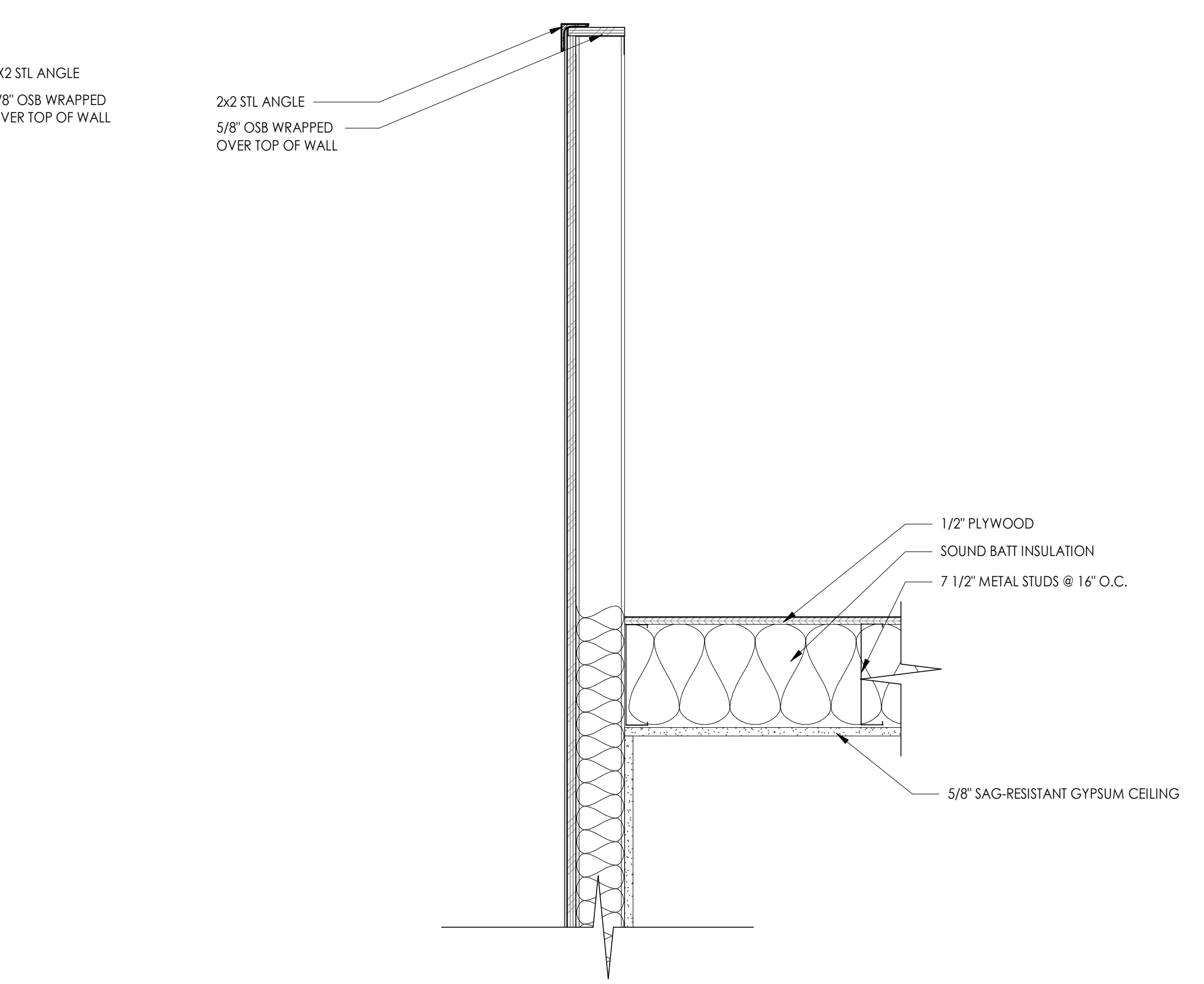
07 SECTION AT GYPSUM WALL  
1 1/2" = 1'-0"



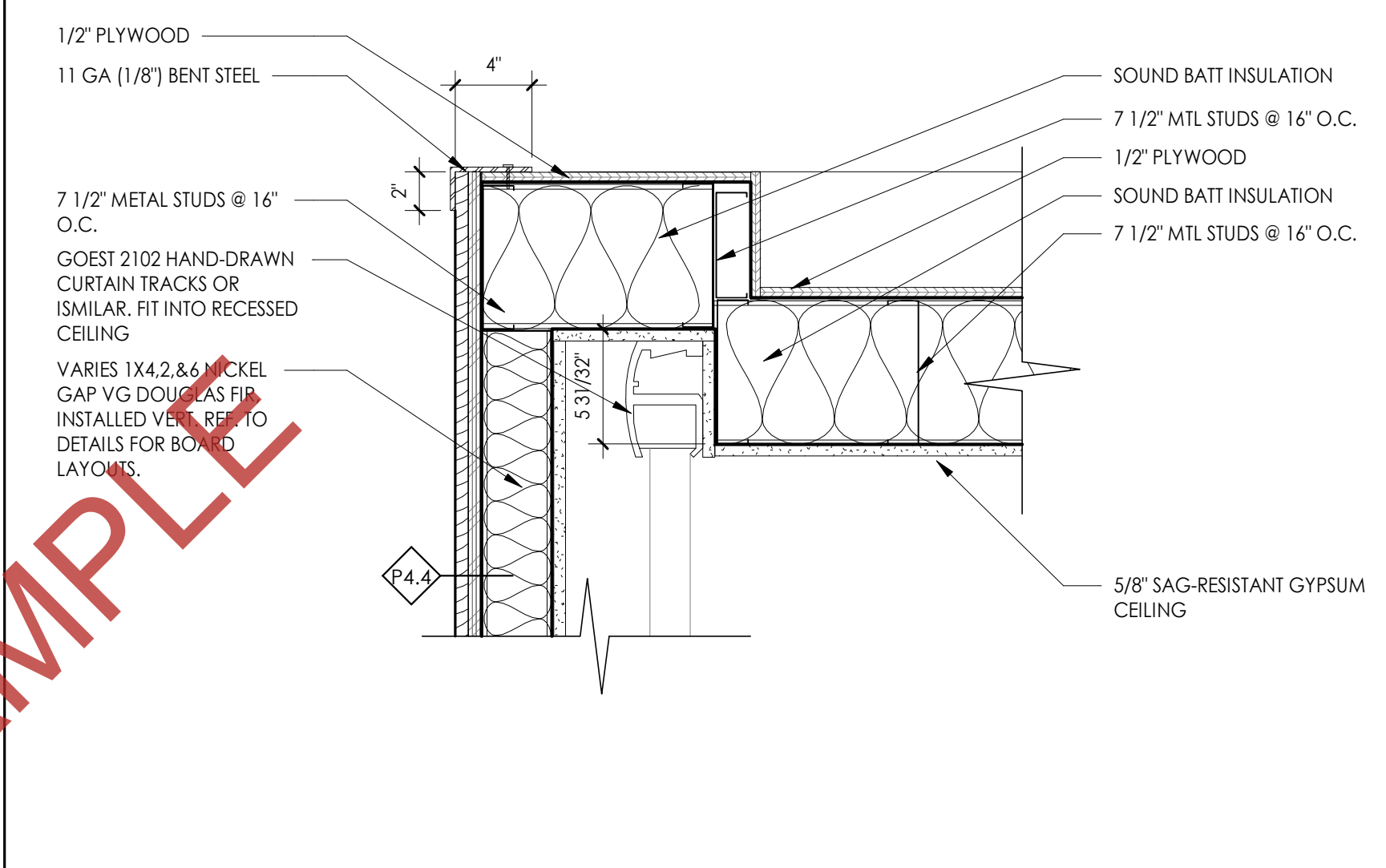
05 PHONE BOOTH WALL SECTION  
1 1/2" = 1'-0"



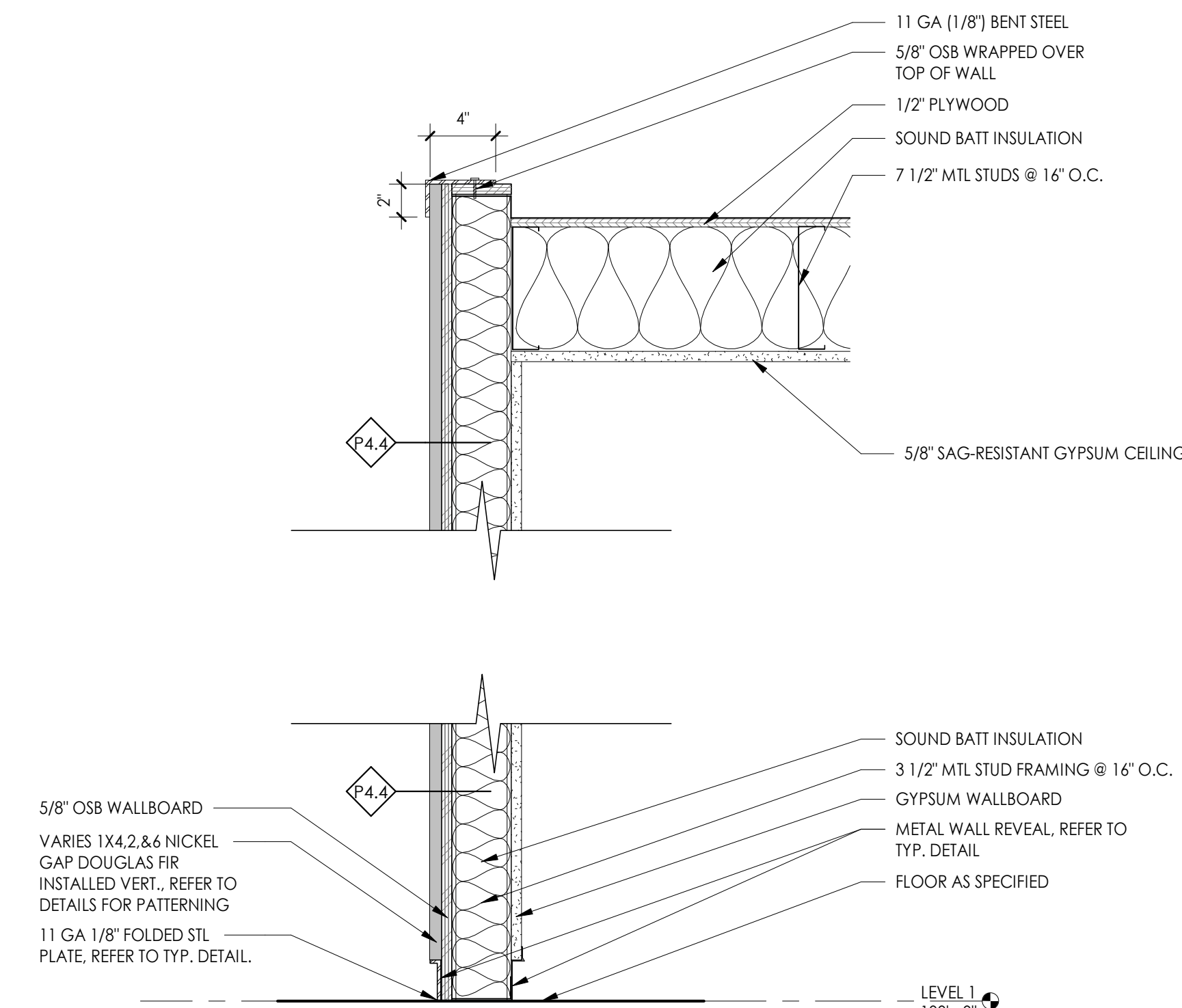
03 STEEL WALL AT RESTROOM - SOUTH  
1 1/2" = 1'-0"



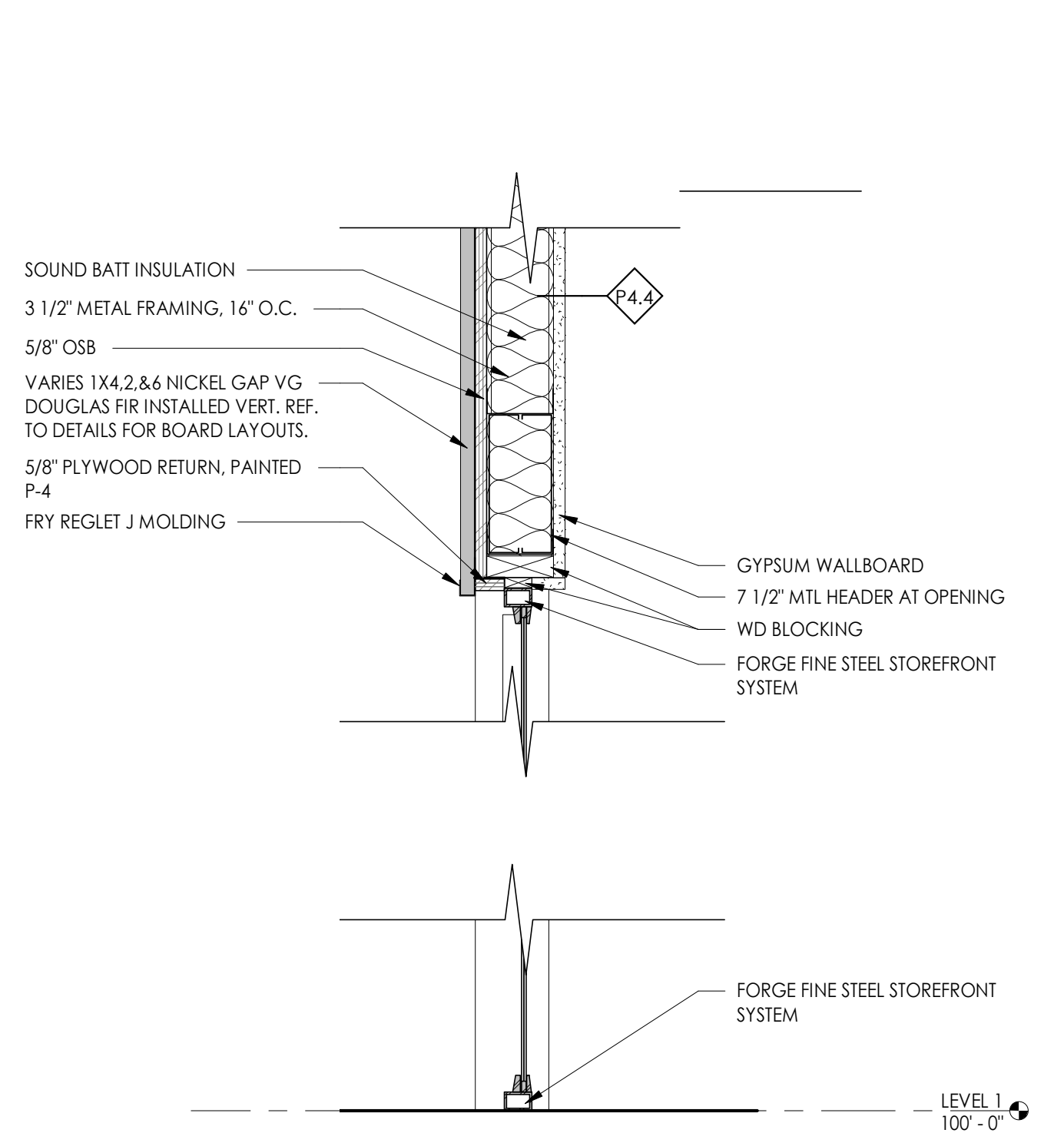
01 SECTION AT RESTROOM WALL  
1 1/2" = 1'-0"



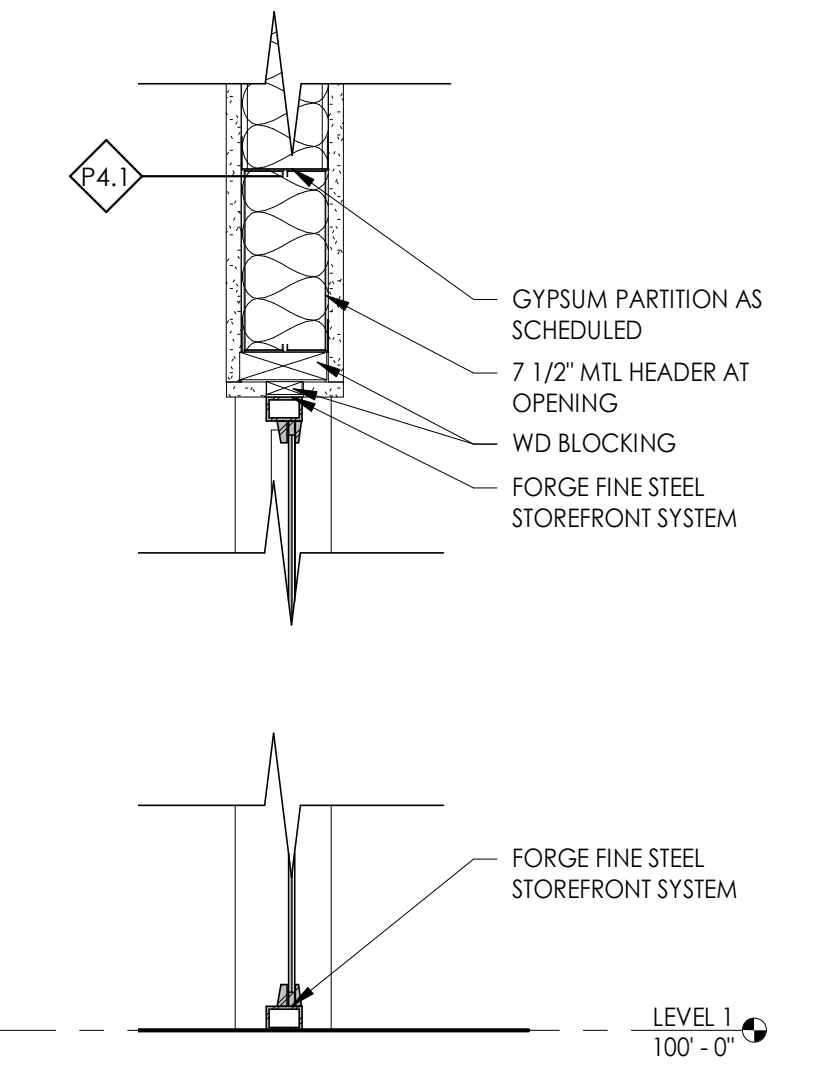
08 CEILING AT CONFERENCE ROOM WINDOWS  
1 1/2" = 1'-0"



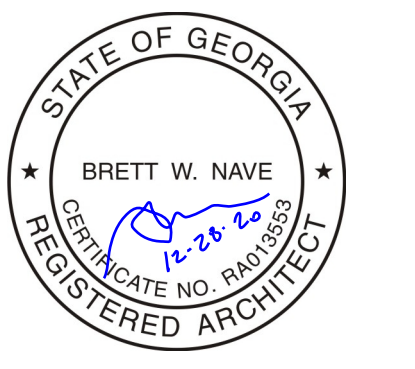
06 WOOD WALL AT CONFERENCE ROOMS  
1 1/2" = 1'-0"



04 CURTAIN WALL AT WOOD FACADE  
1 1/2" = 1'-0"



02 STOREFRONT HEAD AND SILL AT GYPSUM FACADE (OFFICES)  
1 1/2" = 1'-0"



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PROJECT LOCATION:  
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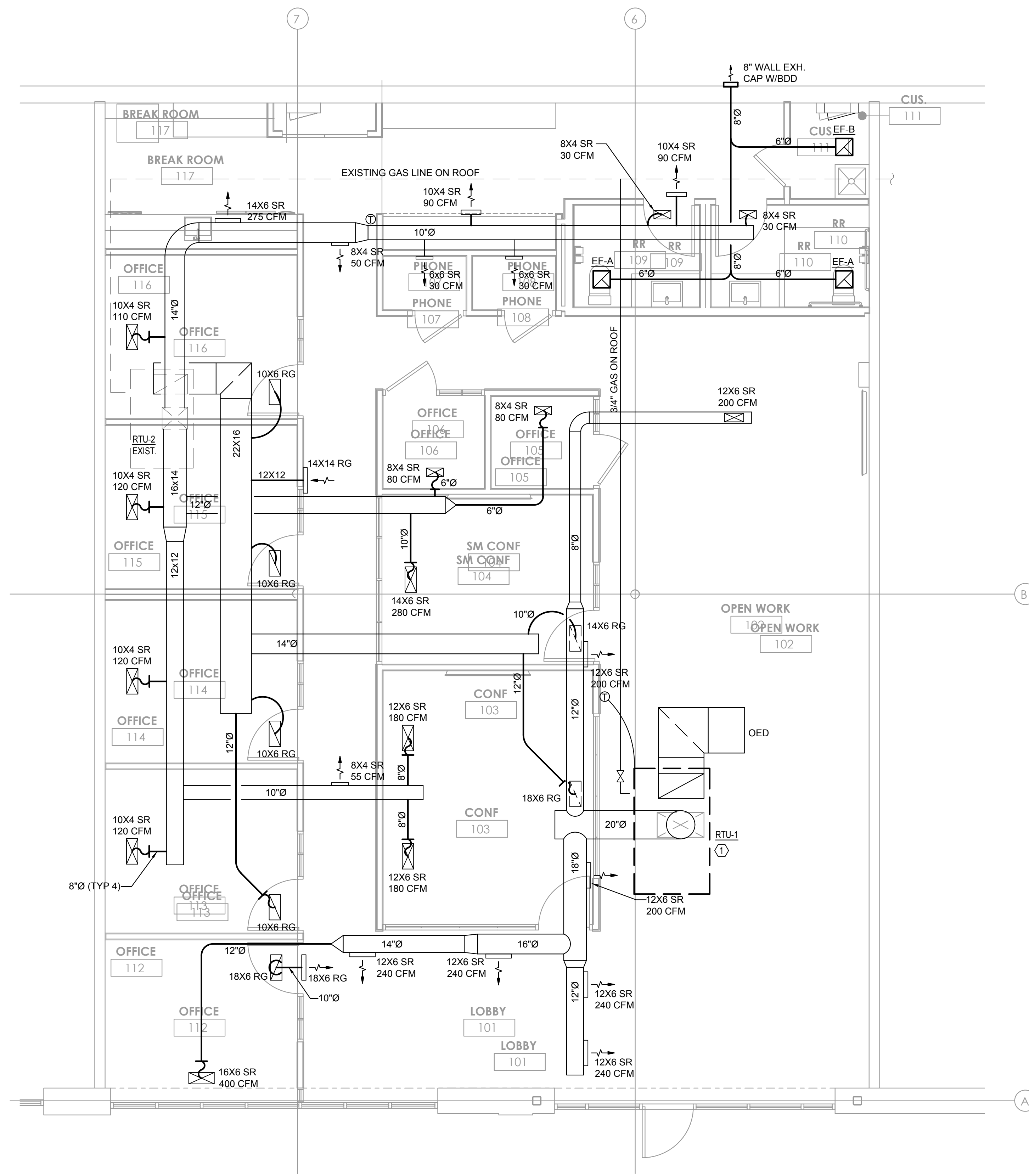
ISSUE:  
CONSTRUCTION  
DOCUMENT SET  
DATE:  
12.29.2020  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWING:  
SECTION DETAILS

SHEET NO.

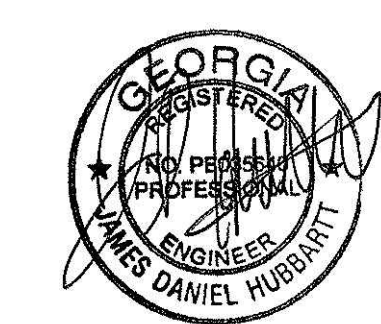
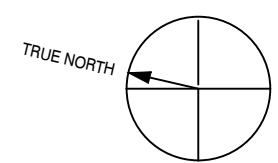
A5.02





1 MECHANICAL PLAN  
1/4" = 1'-0"

KEY NOTES: ○  
1. REPLACE EXISTING 7.5 TON RTU WITH 5 TON RTU. PROVIDE WITH CUSTOM ADAPTER CURB TO AVOID ROOF WORK.



PROJECT NAME:  
296 W BROAD ST

PROJECT LOCATION:  
ATHENS GA

ISSUE:  
ISSUED FOR PERMIT

DATE:  
12.22.2020

REVISION                      DATE

DRAWING:  
MECHANICAL  
PLAN

SHEET NO.  
**M1.10**

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EXAMPLE

STUDIO.BNA ARCHITECTS

675 PULASKI STREET, SUITE 600, ATHENS, GEORGIA . 706.850.4224 . studiobna.com . email: studio@studiobna.com



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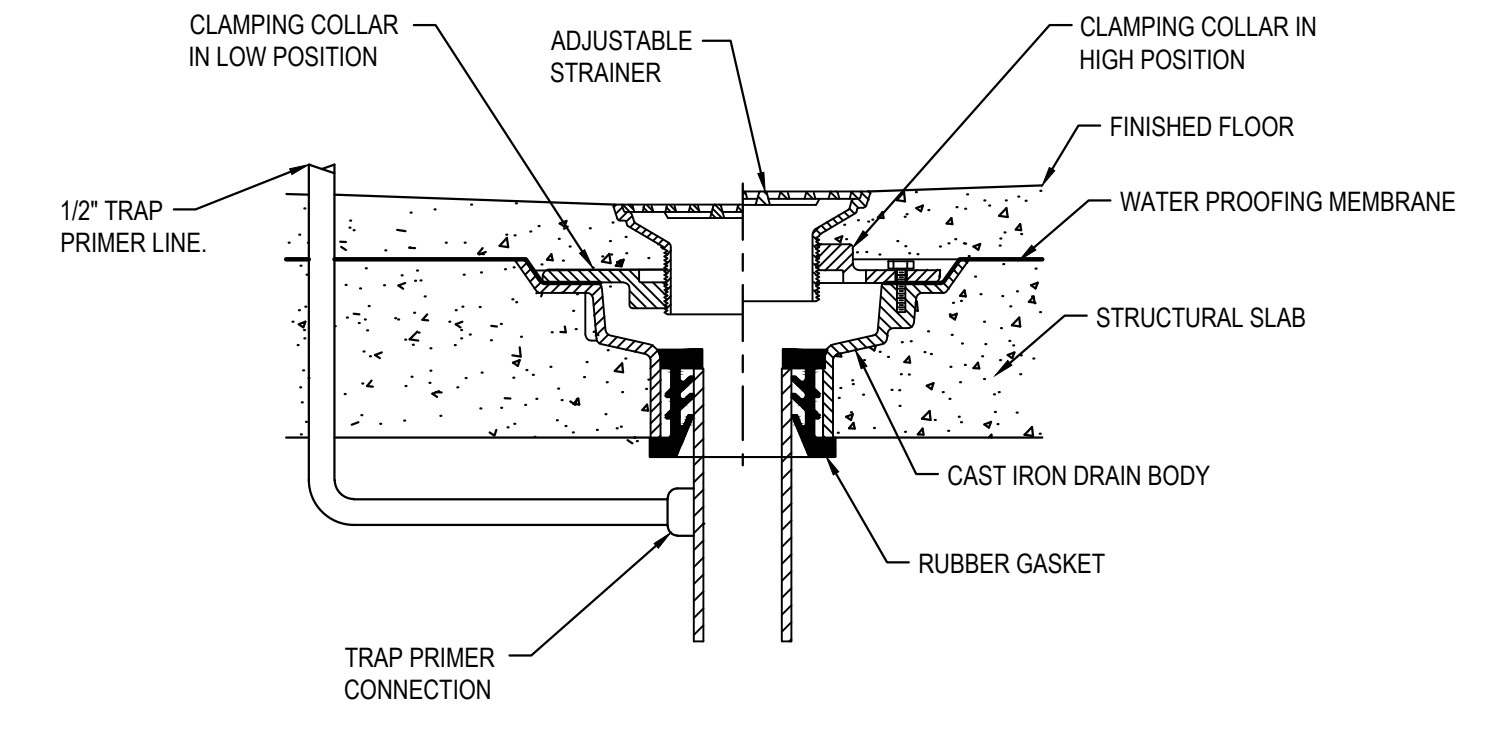
DRAWING:  
PLUMBING NOTES,  
SCHEDULES, & DETAILS

SHEET NO.  
**P0.01**

### GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE MOUNTING HEIGHTS & LOCATIONS.
- COORDINATE ALL SAN, VENT, CW, HW, ETC. WITH EXISTING CONDITIONS & ALL OTHER TRADES.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED & SIZED PER PDI GUIDELINES AT ALL QUICK CLOSING VALVES.
- ALL PIPING SHALL BE PRESSURE TESTED PRIOR TO CONCEALING OR INSULATING THE PIPING.

### FLOOR DRAIN DETAIL



1  
P0.01 SCALE: N.T.S.

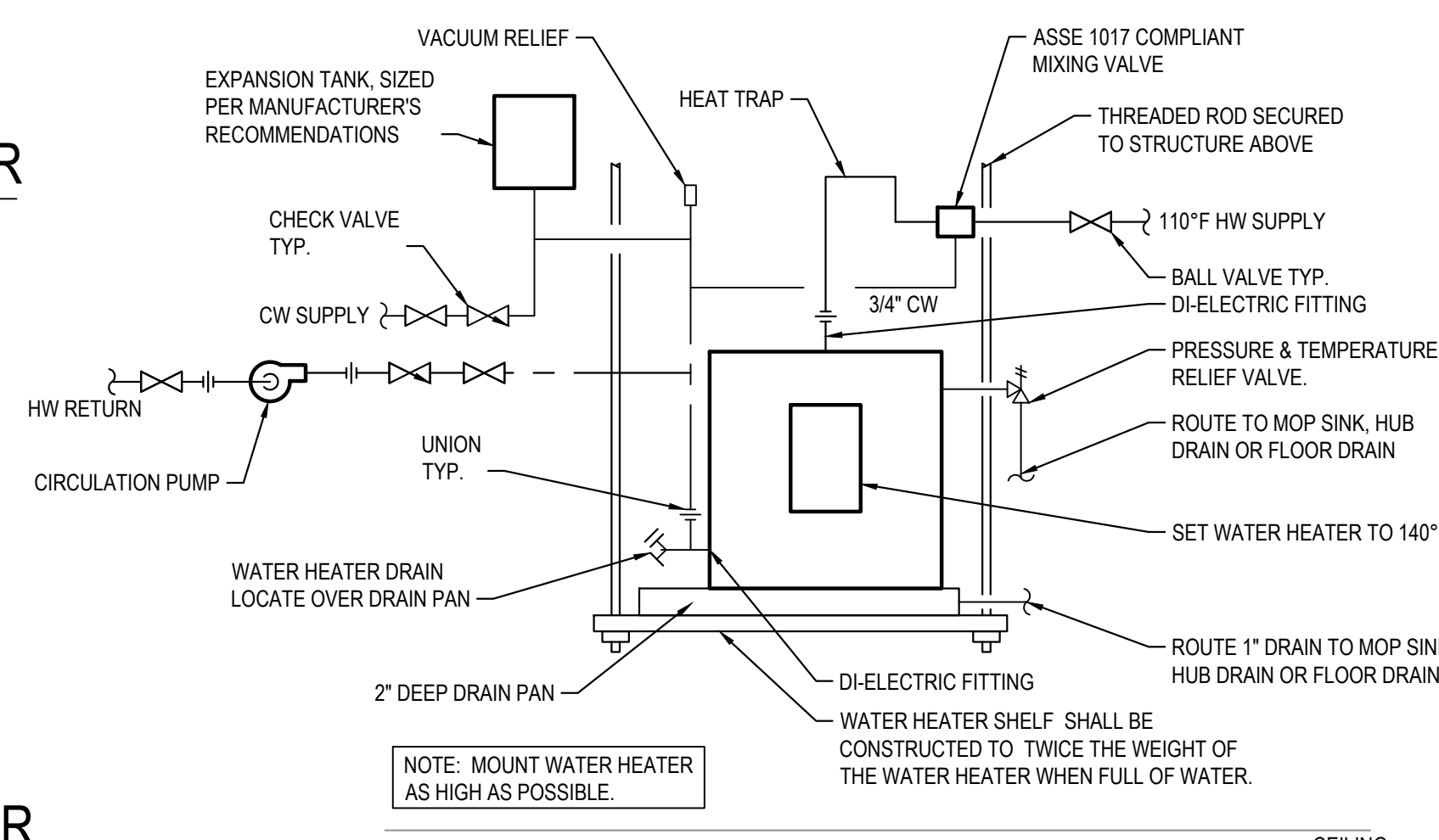
PLUMBING FIXTURES & CONNECTION SCHEDULE						
TAG	FIXTURE	CW	HW	DIRECT WASTE	VENT	FIXTURE SPECIFICATION
P-1H	ADA WATER CLOSET	3/4"	-	4"	2"	1.28 GPF, ADA COMPLIANT TOILET AS SPECIFIED BY ARCHITECT, COMPLETE WITH SERVICE STOP, SUPPLY LINE & WAX RING.
P-2H	ADA LAVATORY	1/2"	1/2"	2"	1-1/2"	0.5 GPM, ADA COMPLIANT LAVATORY & FAUCET, AS SPECIFIED BY THE ARCHITECT, COMPLETE WITH SERVICE STOPS, POINT OF USE MIXING VALVE TO LIMIT HW TO 105 F, TAILPIECE, OFFSET TAIL PIECE AND ADA INSULATION KIT.
P-3	SINK - BREAK ROOM	1/2"	1/2"	2"	1-1/2"	ADA COMPLIANT SINK AND 2.2 GPM FAUCET AS SPECIFIED BY THE ARCHITECT. PROVIDE WITH BASKET STRAINER, TAIL PIECE, OFFSET P-TRAP, SERVICE STOPS, ADA INSULATION KIT.
P-4	MOP SINK	3/4"	3/4"	3"	2"	24"x24" TERRAZO FLOOR MOUNTED MOP SINK WITH FULL PERIMETER STAINLESS STEEL CAP, 3" CALULKED DRAIN CONNECTION, STAINLESS STEEL GRID STRAINER, 30x30 STAINLESS STEEL WALL PANELS ON ALL ADJACENT WALLS, 36" LONG HOSE, HOSE HOOK SERVICE SINK FAUCET WITH BUCKET HOOK AND 3/4" HOSE CONNECTION. BASIS OF DESIGN: STERN WILLIAMS - SB900 SINK AND STERN WILLIAMS T-10-VB FAUCET.
FD	FLOOR DRAIN - FINISHED AREAS	1/2" TP	-	2"	1-1/2"	FLOOR DRAINS IN FINISHED AREAS SHALL HAVE 6" SQUARE ADJUSTABLE, VANDAL PROOF STRAINER IN NICKLE BRONZE FINISH. BASIS OF DESIGN: JR SMITH 2000 SERIES. PROVIDE WITH TRAP PRIMER.

PUMP SCHEDULE										
TAG	FLOW RATE (GPM)	HEAD (FT)	NPSHR (FT)	RPM	MOTOR HP	EFFICIENCY	VOLTS/ PHASE	PUMP TYPE	BASIS OF DESIGN	NOTES
HWRP-1	20	10	--	2650	1/12	--	120/1	INLINE	BELL & GOSSETT PL-30B	1,2

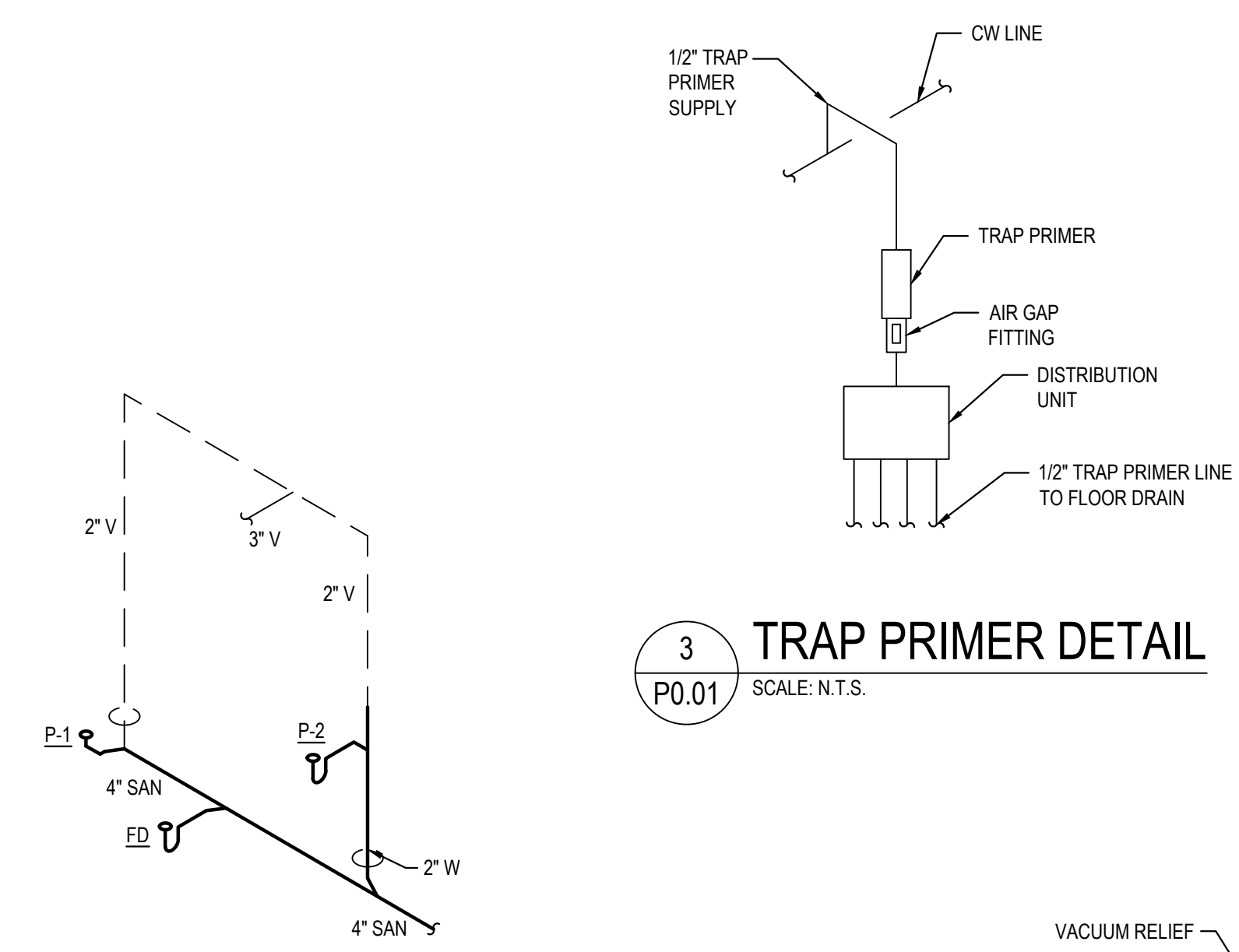
NOTES:  
1. ALL WETTED PUMP PARTS SHALL BE LEAD FREE.  
2. PROVIDE WITH REMOTE AQUASTAT & TIMER TO CYCLE PUMP ON AND OFF TO MAINTAIN HW LOOP TEMPERATURE DURING OCCUPIED OURS.

ELECTRIC WATER HEATER SCHEDULE						
TAG	CAPACITY (GAL)	ELEMENT KW	RECOVERY RATE (GPH @ 90F)	VOLTS/ PHASE	BASIS OF DESIGN	NOTES
WH-1	20	4	18	208/1	AO SMITH DEL-20	

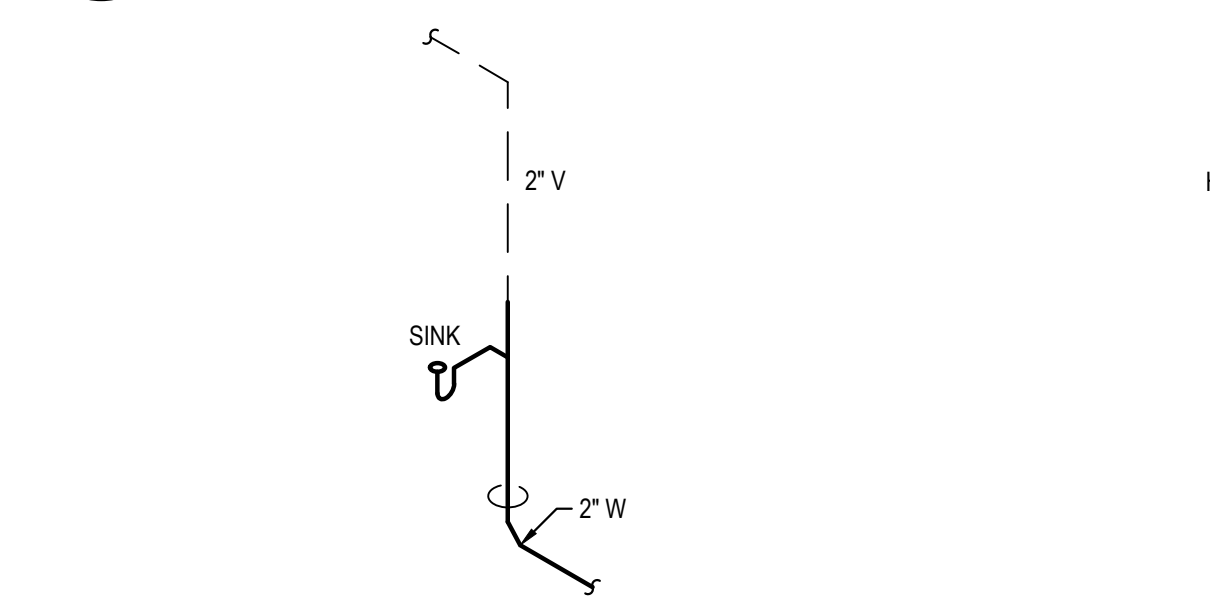
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P0.01 SCALE: N.T.S.



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P0.01 SCALE: N.T.S.



4  
P0.01 SCALE: N.T.S.



6  
P0.01 SCALE: N.T.S.



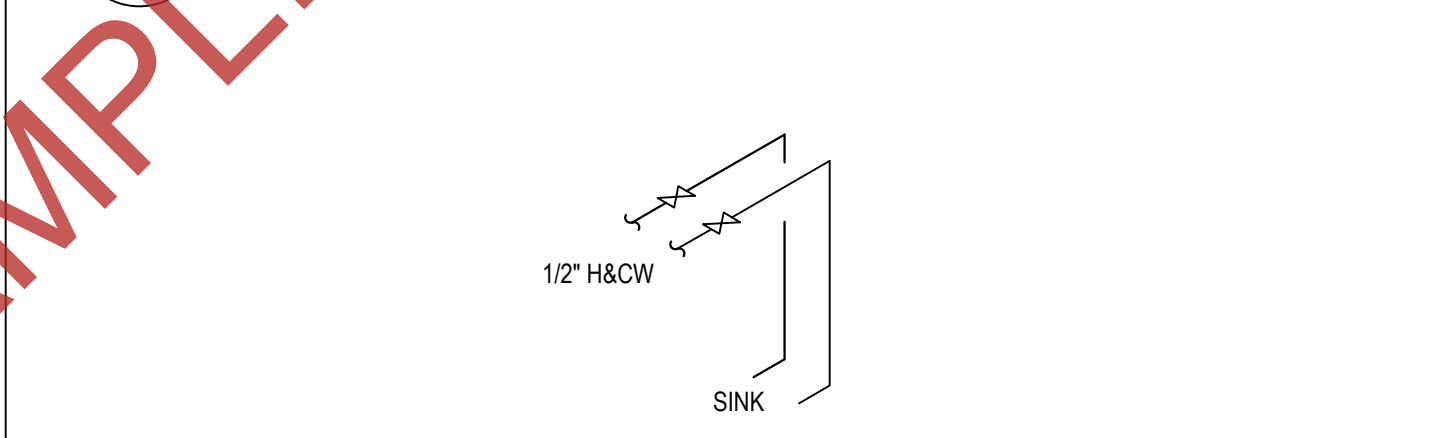
### SPECIFICATIONS:

- SECTION 22010 - PLUMBING GENERAL:
- A. GENERAL
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS AND LABOR NECESSARY TO PROVIDE A COMPLETE PLUMBING SYSTEM COMPLIANT WITH ALL REQUIRED CODES & STANDARDS.
  - DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED.
  - ALL REQUIRED PERMITS & INSPECTIONS SHALL BE SECURED & PAID FOR UNDER THIS CONTRACT. INSPECTION CERTIFICATIONS SHALL BE PROVIDED TO THE OWNER.
  - CONTRACTOR SHALL VISIT THE SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. IF EXISTING CONDITIONS DIFFER FROM DESIGN DOCUMENTS IN SUCH A MANNER THAT AFFECTS PRICING, THE CONTRACTOR SHALL ADJUST THE BID ACCORDINGLY AND NOTIFY THE OWNER & ENGINEER PRIOR TO SUBMITTING THE BID. NO ALLOWANCES WILL BE MADE FOR LACK OF KNOWLEDGE REGARDING THE EXISTING CONDITIONS.
- C. IDENTIFICATION
- PERMANENT BAKELITE TAGS WITH 1" TALL LETTERS SHALL BE PROVIDED FOR ALL EQUIPMENT. EQUIPMENT NUMBERING SHALL MATCH BUILDING STANDARDS.
- D. STARTERS
- ALL MOTORS SHALL BE PROVIDED WITH MAGNETIC MOTOR STARTERS WITH OVERLOAD PROTECTION.
  - STARTERS SHALL BE PROVIDED WITH HAND-OFF-AUTO SWITCHES.
  - INDOOR MOTOR STARTERS SHALL BE FURNISHED WITHIN A NEMA 1 ENCLOSURE.
  - OUTDOOR MOTOR STARTERS SHALL BE FURNISHED WITHIN A NEMA 3R ENCLOSURE.
- E. SUBMITTALS & SHOP DRAWINGS
- SUBMIT FOR REVIEW BY THE ARCHITECT A COMPLETE SCHEDULE AND DATA OF MATERIALS AND EQUIPMENT TO BE INCORPORATED IN THE WORK. SUBMITTALS SHALL BE SUPPORTED BY DESCRIPTIVE MATERIALS, SUCH AS CATALOG SHEETS, PRODUCT DATA SHEETS, DIAGRAMS, PERFORMANCE CURVES, AND CHARTS PUBLISHED BY THE MANUFACTURER TO SHOW CONFORMANCE TO SPECIFICATION AND DRAWING REQUIREMENTS. MODEL NUMBERS ALONE WILL NOT BE ACCEPTABLE. DATA SUBMITTED FOR REVIEW SHALL CONTAIN ALL INFORMATION REQUIRED TO INDICATE COMPLIANCE WITH EQUIPMENT SPECIFIED.
- F. SUBSTITUTE MANUFACTURERS
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & COST OF ALL CHANGES REQUIRED FOR INSTALLATION OF EQUIPMENT & PRODUCTS MANUFACTURED BY THOSE OTHER THAN WHAT IS SPECIFIED IN THE CONTRACT DOCUMENTS.
  - CAREFULLY COORDINATE SUBSTITUTE MANUFACTURER'S INSTALLATION REQUIREMENTS WITH ALL OTHER TRADES INCLUDING BUT NOT LIMITED TO STRUCTURE, ELECTRICAL, PLUMBING AND ARCHITECTURAL. ALL INSTALLATION COSTS ASSOCIATED WITH INSTALLATION OF SUBSTITUTE MANUFACTURER SHALL BE INCLUDED IN BID. NO ALLOWANCES SHALL BE GIVEN FOR CHANGES ASSOCIATED WITH INSTALLATION OF SUBSTITUTE EQUIPMENT & SYSTEMS.
  - LISTING OF A MANUFACTURER AS AN "EQUAL" DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY OF COORDINATION & COST ASSOCIATED WITH CHANGES REQUIRED TO OTHER TRADES.

PLUMB SYMBOLS LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ELBOW UP		PRESSURE GAUGE
	ELBOW DOWN		CLEAN OUT
	TEE UP		FLOOR CLEAN OUT
	TEE DOWN		FLOOR DRAIN
	REDUCER		HOSE BIBB
	END CAP		HUB DRAIN
	UNION		VALVE
	STRAINER		REVISION TAG
			KEYNOTE TAG

PLUMB ABBREVIATIONS LEGEND			
TAG	DESCRIPTION	TAG	DESCRIPTION
A/C	ABOVE CEILING	LB	POUND
AD	AREA DRAIN	LWT	LEAVING WATER TEMPERATURE
AFF	ABOVE FINISHED FLOOR	MAU	MAKE-UP AIR UNIT
AHU	AIR HANDLING UNIT	MAX	MAXIMUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
AP	ACCESS PANEL	MECH	MECHANICAL
AS	AIR SEPARATOR	MH	MANHOLE
AUX	AUXILIARY	MIN	MINIMUM, MINUTE
BDD	BACKDRAFT DAMPER	MS	MOP SINK
B/F	BELOW FLOOR	MTD	MOUNTED
BHP	BRAKE HORSEPOWER	NA	NOT APPLICABLE
BTU	BRITISH THERMAL UNIT	NC	NORMALLY CLOSED
BTU/H	BRITISH THERMAL UNIT PER HOUR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BV	BALANCE VALVE	NIC	NOT IN CONTRACT
CD	CONDENSATE DRAIN	NO	NORMALLY OPEN, NUMBER
CI	CAST IRON	NPSH	NET POSITIVE SUCTION HEAD
CL	CENTERLINE	NTS	NOT TO SCALE
CO	CLEANOUT	OD	OUTSIDE DIAMETER
CPVC	CHLORINATED POLYVINYL CHLORIDE	OFD	OVERFLOW DRAIN
CW	COLD WATER	OZ	OUNCE
DB	DRY BULB	PD	PRESSURE DROP
DDC	DIRECT DIGITAL CONTROL	PLBG	PLUMBING
DF	DRINKING FOUNTAIN	PRV	PRESSURE REDUCING VALVE
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DISC	DISCONNECT	QTY	QUANTITY
DS	DOWNSPOUT	RD	ROOF DRAIN
DWG	DRAWING	RECIRC	RECIRCULATING
ELEC	ELECTRICAL	REV	REVISION
EW	ELECTRIC WATER HEATER	RLA	RATED LOAD AMPS
ET	EXPANSION TANK	SEC	SECONDS, SECONDARY
EXST	EXISTING	SH	SHOWER
EXT	EXTERNAL	SPEC	SPECIFICATION
°F	DEGREES FAHRENHEIT	SQ. FT	SQUARE FEET
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FLA	FULL LOAD AMPS	STD	STANDARD
FPM	FEET PER MINUTE	TEMP	TEMPERATURE
FPS	FEET PER SECOND	TP	TRAP PRIMER LINE
FT	FOOT, FEET	TYP	TYPICAL
GA	GAUGE	UH	UNIT HEATER
GPM	GALLONS PER MINUTE	UR	URINAL
HB	HOSE BIBB	V	VENT, VOLT, VOLUME
HD	HEAD, HUB DRAIN	VEL	VELOCITY
HP	HORSEPOWER, HEAT PUMP	VERT	VERTICAL
HR	HOUR	VFD	VARIABLE FREQUENCY DRIVE
HW	HOT WATER	VS	VENT STACK
HZ	HERTZ	VTR	VENT THROUGH ROOF
ID	INSIDE DIAMETER	W	WATT, WIDTH, WIDE, WASTE
IN	INCH	WC	WATER CLOSET
IWH	INSTANTANEOUS WATER HEATER	WH	WALL HYDRANT, WATER HEATER
KW	KILOWATT	WS	WASTE STACK
LAV	LAVATORY		

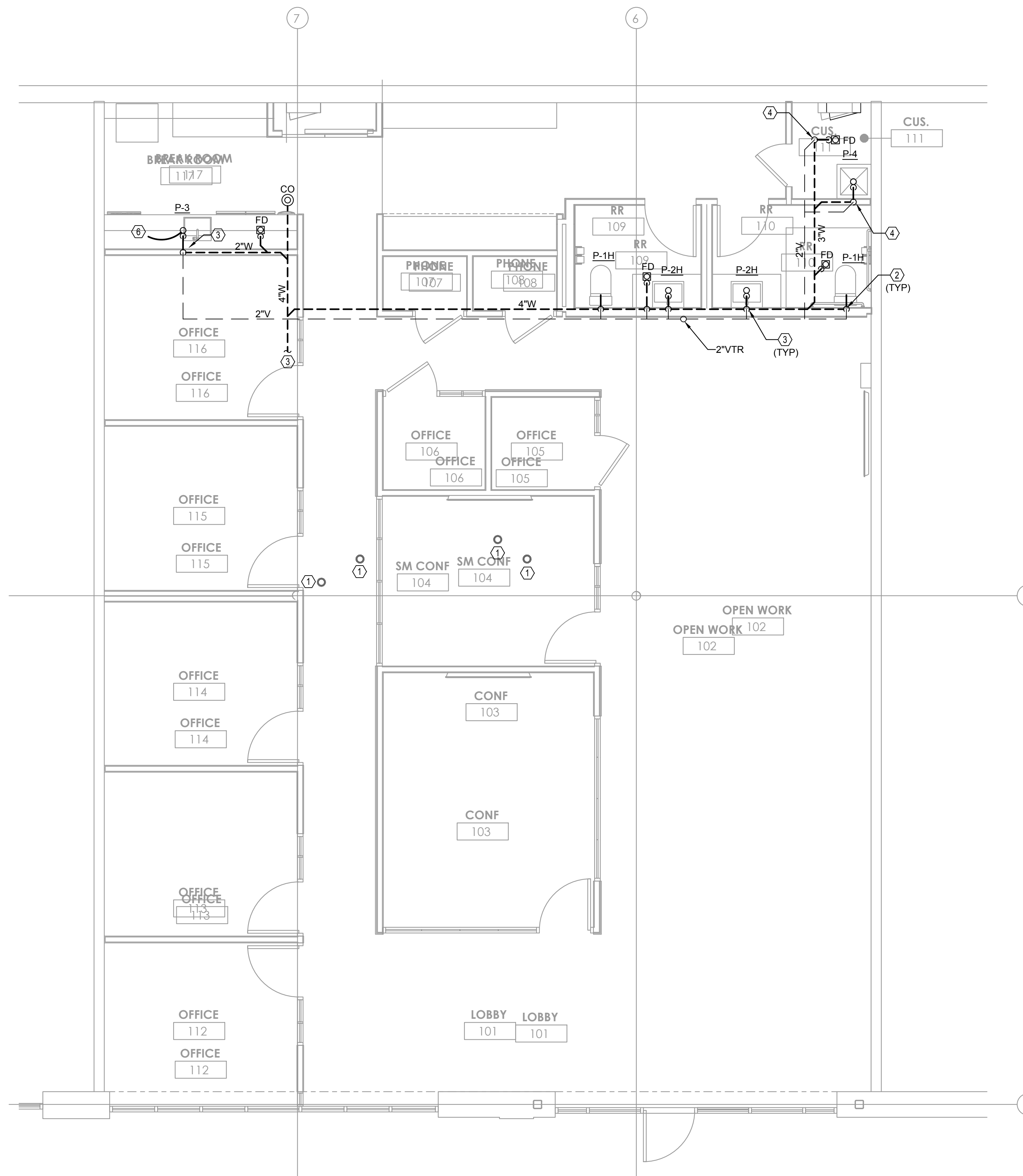
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7  
P0.01 SCALE: N.T.S.



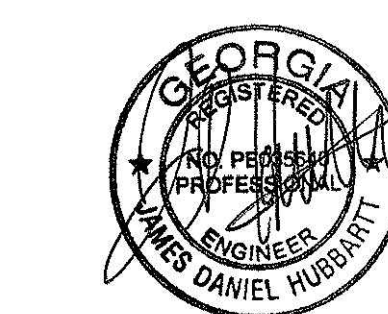
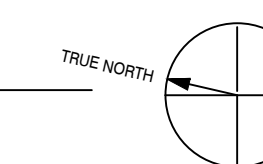
EXAMPLE



**1** PLUMBING PLAN - SAN & VENT  
1/4" = 1'-0"

**KEY NOTES:**

1. EXISTING SAN STUB-UP. FIELD VERIFY EXACT LOCATION.
2. 4"W & 2"V.
3. 2"W & V.
4. 3"W & 2"V.
5. CONNECT NEW 4"W TO EXISTING 4"SAN STUB-UP. FIELD VERIFY EXACT LOCATION.
6. CONNECT DRAIN LINE FROM DISHWASHER TO SINK TRAP.



PROJECT NAME:  
296 W BROAD ST

PROJECT LOCATION:  
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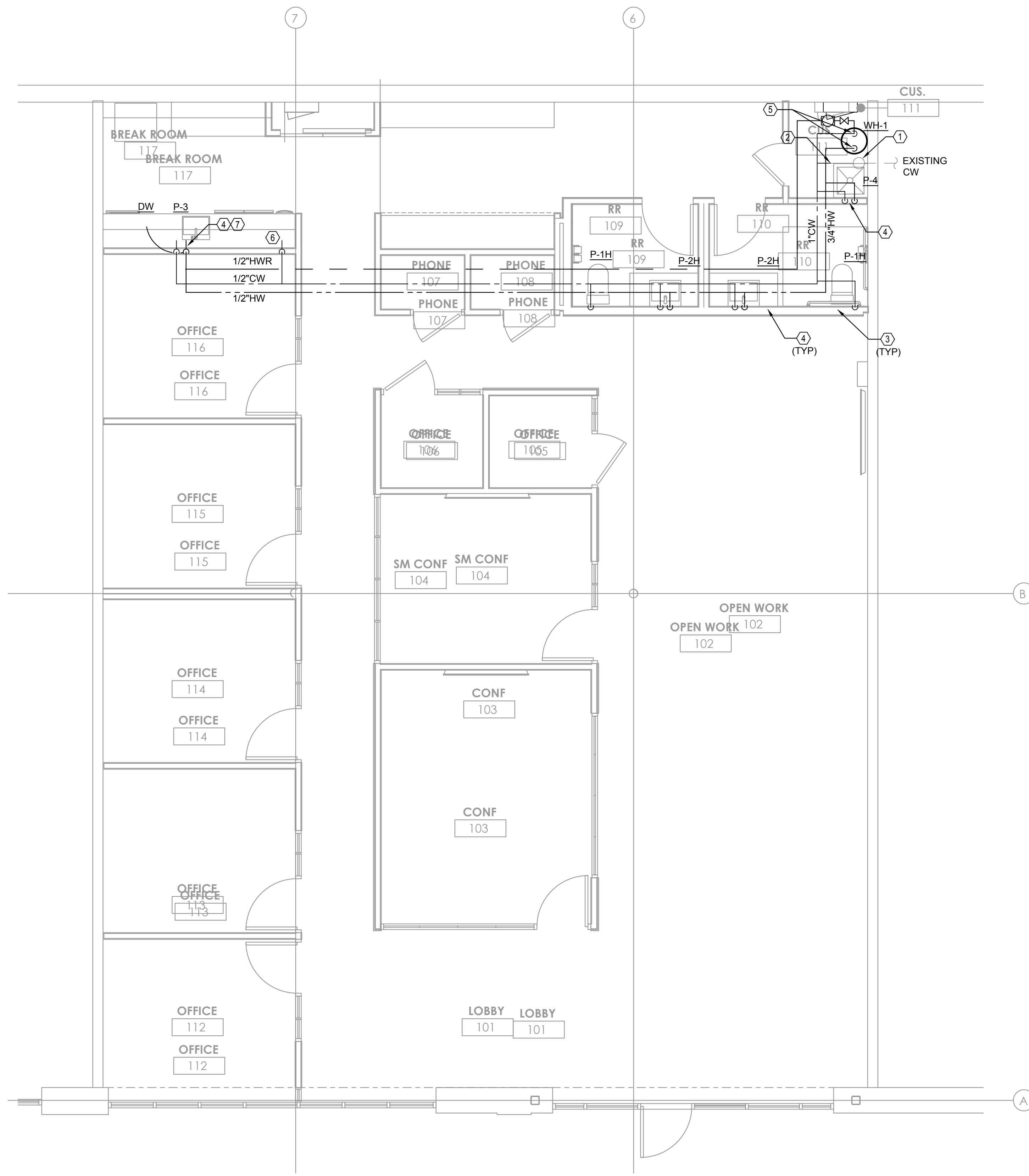
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DRAWING:  
PLUMBING PLAN -  
SAN & VENT

SHEET NO.

**P1.10**

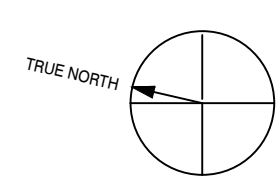
**EXAMPLE**



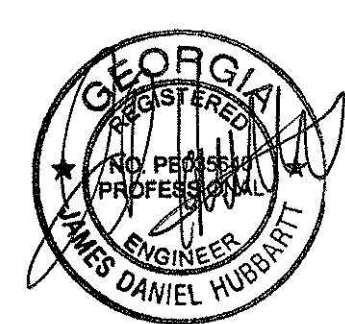
**1** PLUMBING PLAN - WATER  
1/4" = 1'-0"

**KEY NOTES:** ○

- EXISTING CW LINE WITH EXISTING WATER METER. FIELD VERIFY EXACT LOCATION.
- CONNECT NEW 1" CW TO EXISTING CW LINE A/C. FIELD VERIFY EXACT LOCATION.
- 3/4" CW DN.
- 1/2" CW & HW DN.
- 1" CW & HW DN TO WH-1.
- 1/2" CW DN IN WALL TO ICE MAKER BOX. COORDINATE EXACT LOCATION WITH EQUIPMENT LAYOUT TO ENSURE ICE MAKER BOX IS NOT VISIBLE. PROVIDE FINAL CONNECTION TO EQUIPMENT. ICEMAKER BOX BASIS OF DESIGN: OATEY 38608.
- CUZN UC-200 WATER FILTER SYSTEM UNDER SINK.



EXAMPLE



PROJECT NAME:  
296 W BROAD ST

PROJECT LOCATION:  
ATHENS GA

ISSUE:  
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DATE:  
12.22.2020

REVISION                      DATE

DRAWING:  
PLUMBING PLAN - WATER

SHEET NO.  
**P2.10**







PROJECT NAME:  
296 W BROAD ST

PROJECT LOCATION:  
ATHENS GA

ISSUE:  
ISSUED FOR PERMIT

DATE:  
12.22.2020

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWING:  
PANEL SCHEDULE &  
RISER DIAGRAM

SHEET NO.

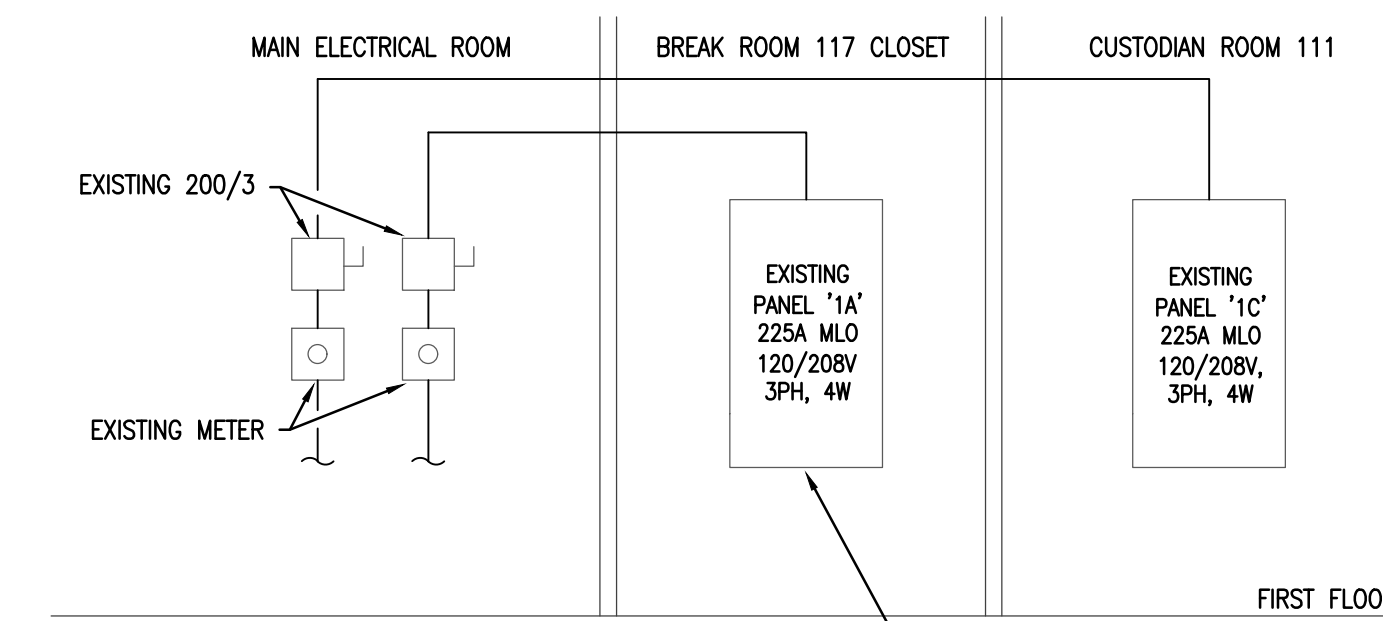
**E0.01**

PANELBOARD SCHEDULE - '1C'																									
MAIN: 225A MLO		VOLTAGE: 208/120										PHASE: 3					WIRE: 4				MOUNTING: SURFACE		A/C: EXISTING		
CKT #	TRIP	POLE	DESCRIPTION	LOAD (KVA)										LOAD (KVA)										TRIP	CKT #
				LTG	REC	MTR	A/C	HTG	KIT	MISC	A	B	C	LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP			
1	20/1		OPEN WORK RECEPTACLES	0.9																			0.5	20/1	2
3	20/1		OPEN WORK RECEPTACLES	0.3																			0.5	20/1	4
5	20/1		COUNTERTOP RECEPTACLES	0.5																			0.5	20/1	6
7	20/1		COUNTERTOP RECEPTACLES	0.5																			0.8	20/1	8
9	20/1		COUNTERTOP RECEPTACLES	0.5																			2.8	50/3	10
11	20/1		COUNTERTOP RECEPTACLES	0.5																			2.8	---	12
13	20/1		EF-A			0.2																	2.8	---	14
15	20/1		EF-B			0.1																	0.5	20/1	16
17	20/2		WH-1								2.0												0.5	20/1	18
19	---		---								2.0												0.8	20/1*	20
21	20/1		COPIER			0.5																	0.8	20/1*	22
23	20/1		OFFICE 116 RECEPTACLES			1.1																	0.8	20/1*	24
25	20/1		OFFICE 115 RECEPTACLES			1.1																	0.5	20/1*	26
27	20/1		OFFICE 114 RECEPTACLES			1.1																	0.5	20/1*	28
29	20/1		OFFICE 113 RECEPTACLES			1.1																	0.5	20/1	30
31	20/1		OFFICE 112 RECEPTACLES			1.3																	0.5	20/1	32
33	20/1		OFFICE 105/106 RECEPTACLES			1.1																	0.5	20/1	34
35	20/1		CONF 103 RECEPTACLES			0.7																	4.1	60/2	36
37	20/1		CONF 103 TABLE RECEPTACLE			0.5																	4.1	---	38
39	20/1		LIGHTING			1.5																	---	---	40
41	20/1		SPARE																				---	20/1	42
LIGHTING (KVA):				1.5	1.5	11.7	0.3	0.0	0.0	0.0	4.0		0.0	8.2	0.0	16.6	0.0	0.0	0.0	CONNECTED LOAD (KVA):				42.3	
RECEPTACLES (KVA):				19.9											DEMAND LOAD (KVA):				37.4						
MOTORS (KVA):				0.3											PHASE A				17	137.5	CONNECTED LOAD (AMPS):				117.4
A/C (KVA):				16.6											PHASE B				11	89.2	DEMAND LOAD (AMPS):				103.7
HEATING (KVA):				0.0											PHASE C				15	125.8					
KITCHEN (KVA):				0.0											KVA					AMPS					
MISCELLANEOUS (KVA):				4.0																	AMPACITY REQUIRED:				104.7

NOTE: BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.  
\* DENOTES GFI TYPE CIRCUIT BREAKER

**KEYNOTES:**

- EXISTING PANEL TO REMAIN. PROVIDE CIRCUIT BREAKERS AS REQUIRED. FIELD VERIFY EXACT REQUIREMENTS.
- PROVIDE NEW CIRCUIT BREAKER IN EXISTING PANEL TO ACCOMMODATE NEW LOAD.
- PROVIDE NEW 60A-2P CIRCUIT BREAKER IN EXISTING PANEL '1C' FOR EXISTING RTU. EXTEND EXISTING CIRCUITING FROM PANEL '1A' TO ACCOMMODATE NEW LOCATION IN PANEL '1C'.



1 EXISTING RISER DIAGRAM  
NTS

EXAMPLE



PROJECT NAME:  
296 W BROAD ST

PROJECT LOCATION:  
ATHENS GA

ISSUE:  
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DATE:  
12.22.2020

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DRAWING:  
POWER PLAN

SHEET NO.

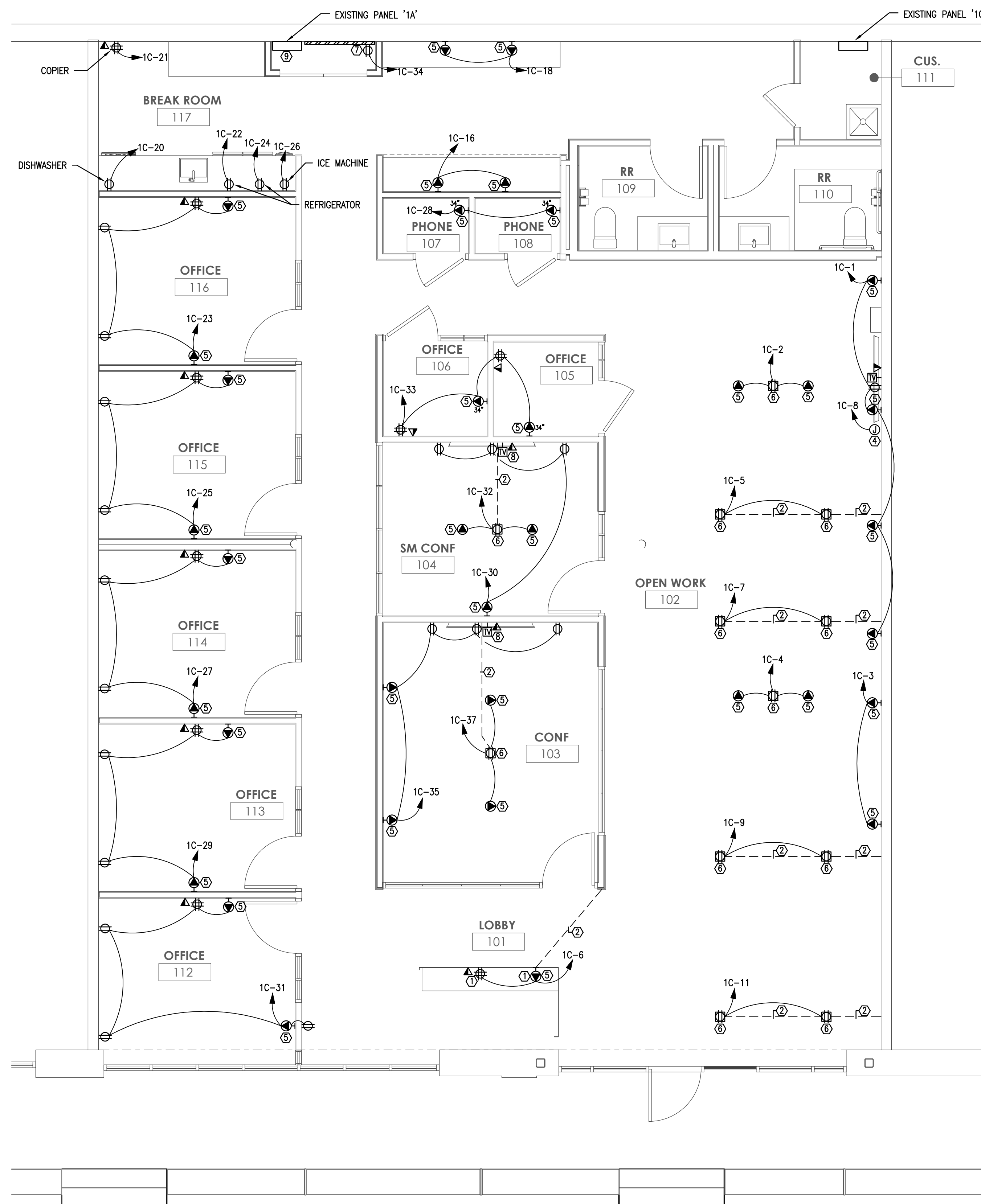
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**KEYNOTES:**

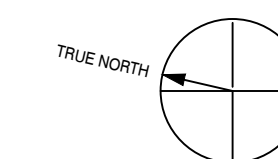
- ① DEVICES TO BE MOUNTED IN MILLWORK. COORDINATE EXACT LOCATION AND MOUNTING REQUIREMENTS WITH ARCHITECT AND MILLWORK VENDOR. ALL CONDUITS SHALL BE CONCEALED.
- ② DATA/TELEPHONE/CATV CONDUIT(S) TO BE WITHIN SLAB. COORDINATE EXACT REQUIREMENTS IN FIELD.
- ③ COORDINATE MOUNTING HEIGHT OF CATV DEVICE AND RECEPTACLES WITH ARCHITECT.
- ④ MOTORIZED CURTAIN. TRACK MOUNTED BELOW EXISTING JOISTS. COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECT AND CURTAIN MANUFACTURER.
- ⑤ PROVIDE USB/DUPLEX COMBINATION POP-UP OUTLET (MOCKETT PCS36A/USB). COORDINATE EXACT LOCATION WITH ARCHITECT AND VENDOR.
- ⑥ FLOOR BOXES IN THE TILE/CARPET AREA TO BE LEGRAND WIREMOLD "RFB4" OR APPROVED EQUAL. FLOOR BOX SHALL BE FOUR-GANG, WITH ALL REQUIRED DEVICES AND ACCESSORIES FOR A PROPER INSTALLATION. PROVIDE WITH FLANGED ACTIVATION KIT (COLOR/FINISH PER ARCHITECT) WITH TILE/CARPET INSERT. PROVIDE (2) 1" WITH PULLWIRE FROM COMPUTER/TELEPHONE OUTLET BELOW SLAB TO ABOVE ACCESSIBLE CEILING. COORDINATE FLOOR TYPE WITH ARCHITECT. VERIFY EXACT LOCATION/DIMENSIONS IN WRITING WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
- ⑦ PROVIDE GROUND BUS WITH #6G TO MAIN ELECTRICAL SERVICE GROUND.
- ⑧ COORDINATE MOUNTING HEIGHT OF CATV DEVICE AND RECEPTACLES WITH ARCHITECT.
- ⑨ EXISTING PANEL "1A" TO BE ABANDONED. RELOCATE ANY CIRCUITS THAT ARE EXISTING TO REMAIN TO PANEL "1C".

**GENERAL NOTES:**

1. COORDINATE ALL FLOOR BOX LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL EXPOSED CONDUITS TO BE ROUTED ALONG BASEBOARD OR CEILING.



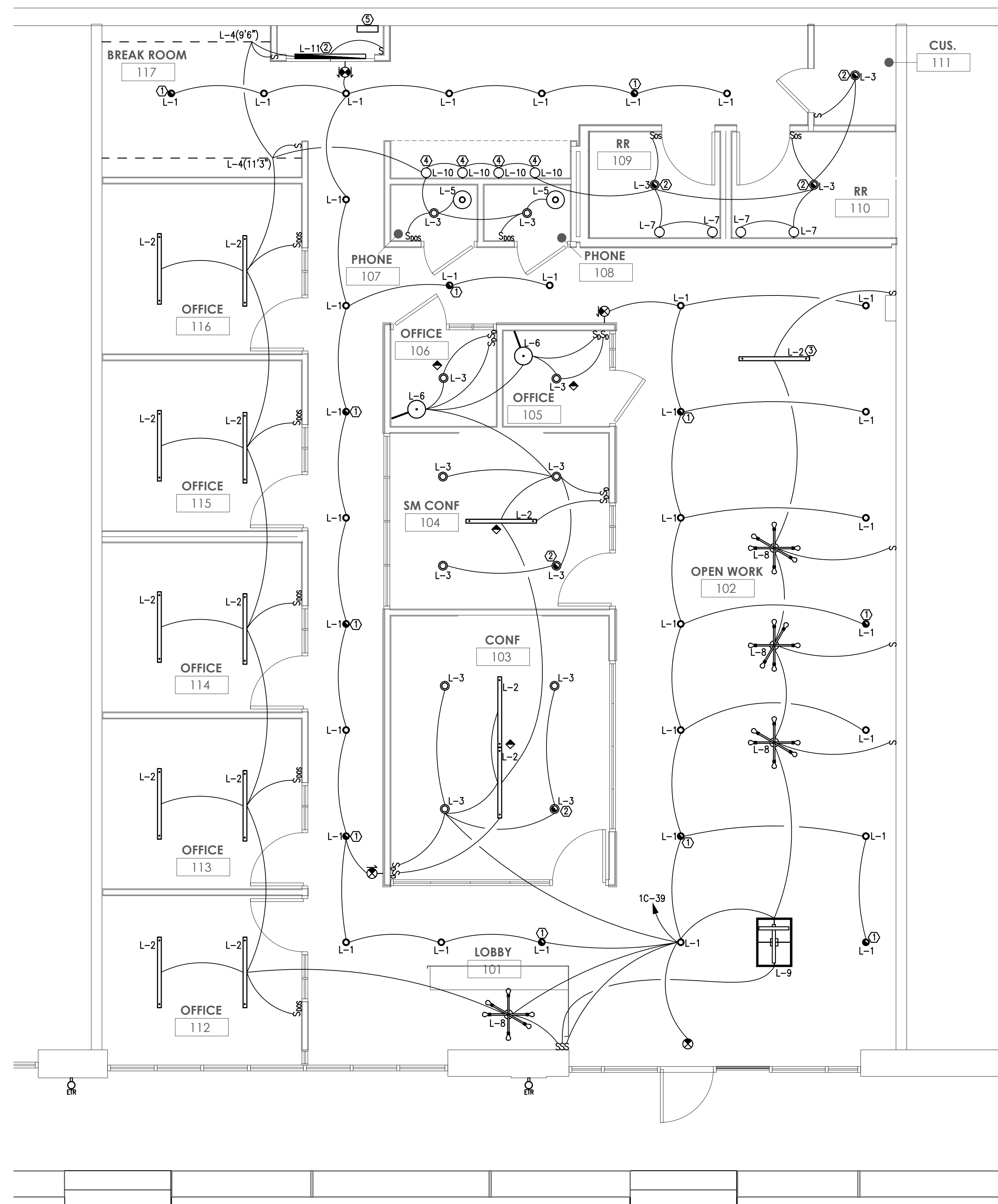
1 POWER PLAN  
1/4" = 1'-0"



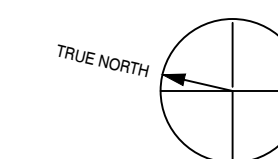
EXAMPLE

KEYNOTES:

- ① CONNECT LIGHT FIXTURE TO CIRCUIT VIA INVERTER. PER KEYNOTE 5. ALL FIXTURE LAMP SHALL BE SWITCHED ON/OFF. INVERTER SHALL BECOME ENERGIZED UPON LOSS OF CIRCUIT POWER. BANKING LOBBY SWITCHBANK. PROVIDE (2) SINGLE POLE SWITCHES.
- ② FIXTURE SUPPLIED WITH EMERGENCY BATTERY PACK. ALL FIXTURE LAMPS SHALL BE SWITCHED ON/OFF. EMERGENCY BATTERY PACK SHALL BECOME ENERGIZED UPON LOSS OF CIRCUIT POWER.
- ③ FIXTURE FINISH COLOR BLACK.
- ④ LIGHT SWITCH LOCATED ON FIXTURE CORD.
- ⑤ PROVIDE (2) INVERTERS STACKED ON WALL. LIGHTGEAR LG-125. PROVIDE MOUNTING HARDWARE FOR PROPER SUPPORT. CONNECT TO SINGLE POLE SWITCH LOCATED AT LOBBY SWITCHBANK.



1 LIGHTING PLAN  
1/4" = 1'-0"



EXAMPLE



PROJECT NAME:  
296 W BROAD ST

PROJECT LOCATION:  
ATHENS GA

ISSUE:  
ISSUED FOR PERMIT

DATE:  
12.22.2020

REVISION                      DATE

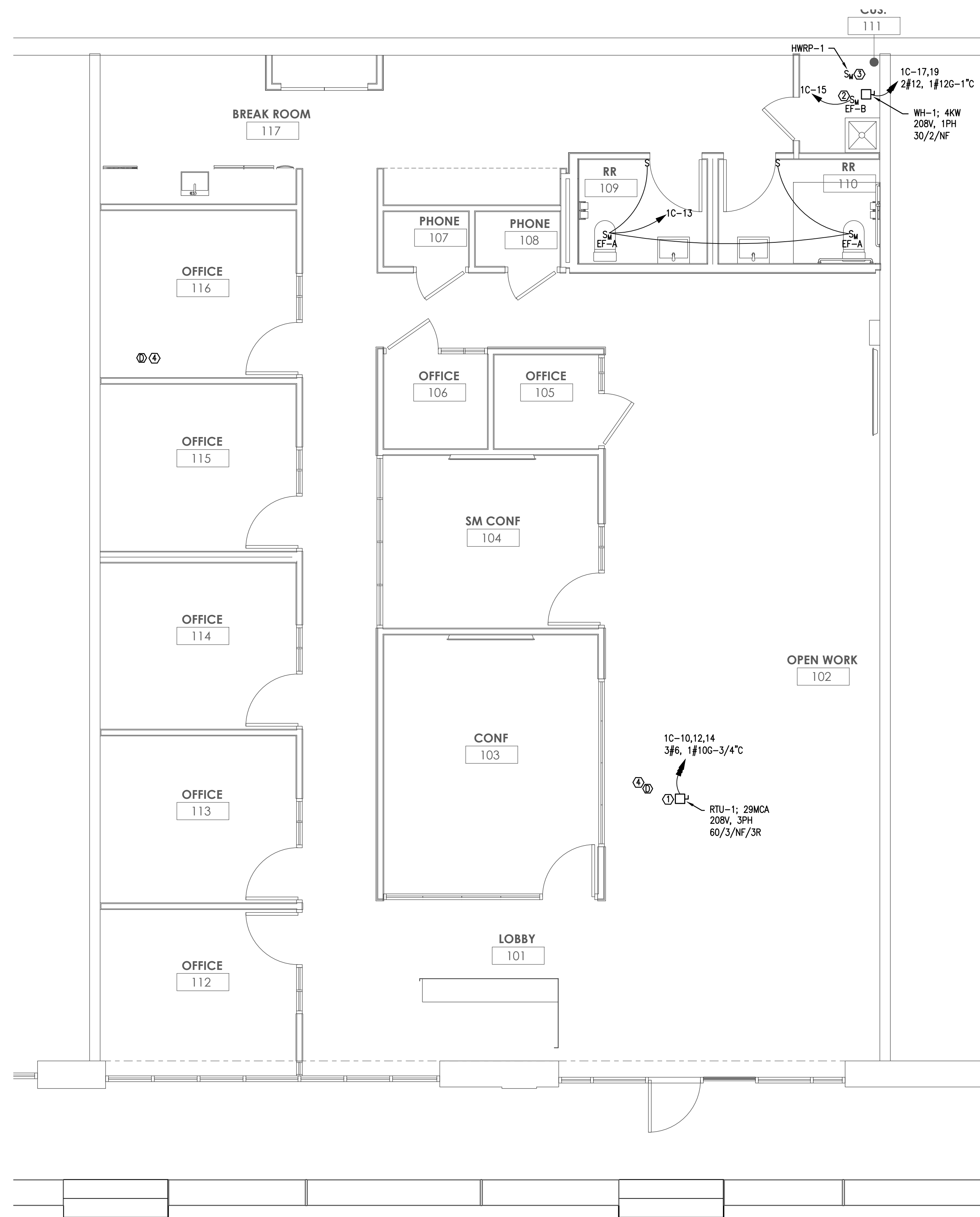
DRAWING:  
LIGHTING PLAN

SHEET NO.

E2.00

KEYNOTES:

- ① UNIT LOCATED ON ROOF.
- ② EXHAUST FAN TO REMAIN ON.
- ③ CONNECT HOT WATER RECIRCULATION PUMP TO NEAREST AVAILABLE 120V CIRCUIT. 120V, 1PH-1/10 HP.
- ④ CONNECT DUCT SMOKE DETECTOR TO NEAREST AVAILABLE 120V CIRCUIT.



1 SYSTEMS PLAN  
1/4" = 1'-0"



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12.22.2020

REVISION \_\_\_\_\_ DATE \_\_\_\_\_

DRAWING:  
SYSTEMS PLAN

SHEET NO.  
**E3.00**

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**EXAMPLE**

SUBMITTALS:

- 1. SUBMIT SHOP DRAWINGS & PRODUCT INFORMATION FOR THE FOLLOWING:
\* SERVICE & DISTRIBUTION EQUIPMENT
\* PROTECTIVE DEVICES
\* LIGHTING FIXTURES AND LAMPS
\* WIRING DEVICES AND COVER PLATES

DISTRIBUTION EQUIPMENT:

- 1. DISTRIBUTION EQUIPMENT; RATED FOR 240 OR 600 VAC, 60 HZ, FAULT CURRENT INTERRUPTING CAPACITY AS INDICATED, IN AMPERES, RMS, SYMMETRICAL, BUT NOT LESS THAN 10,000 AMPS...
2. DISTRIBUTION EQUIPMENT USING CIRCUIT BREAKER TYPE PROTECTIVE DEVICES; BOLTED-ON OR SQUARE D I-LINE DEVICES.
3. PANELBOARDS; FACTORY ASSEMBLED, MINIMUM WIDTH OF 20 INCHES...

CONDUCTORS:

- 1. CONDUCTORS; SOFT DRAWN, ANNEALED COPPER WITH CONDUCTIVITY OF NOT LESS THAN 98 ASTM STANDARDS.
2. CONDUCTOR SIZE NUMBERS; AMERICAN WIRE GAUGE (AWG, SYSTEM, STANDARD TRADE SIZES.
3. CONDUCTORS; COLOR CODED PER CODE AND UTILITY CO.

RACEWAYS:

- 1. INSTALL WIRING IN METALLIC, RIGID TYPE RACEWAYS ABOVE ACCESSIBLE CEILINGS. MC CABLE SHALL BE PERMITTED TO BE USED IN NON-ACCESSIBLE AREAS.
2. RUN RACEWAYS AND CABLE CONCEALED, EXCEPT RACEWAYS IN EQUIPMENT ROOMS RUN EXPOSED.
3. RACEWAYS IN ORDINARY LOCATIONS...

- 8. SIZE RACEWAYS TO ACCOMMODATE THE ENCLOSED CONDUCTORS.
9. PROVIDE JUNCTION OR PULL BOXES TO AVOID EXCESSIVE RUNS OR BENDS BETWEEN OUTLETS, AND AT LOW POINTS IN RACEWAY RUNS.
10. SUPPORT CONCEALED CONDUIT ABOVE THE CEILING INDEPENDENTLY OF CEILING CONSTRUCTION...

ENCLOSURES AND BOXES:

- 1. EQUIPMENT ENCLOSURES, BOXES, & COVERS; GALVANIZED STEEL, MALLEABLE IRON, GRAY IRON, OR COPPER-FREE ALUMINUM...
2. ENCLOSURES;
3. BOXES FOR USE WITH GENERAL RACEWAY SYSTEMS; 4 INCHES SQUARE OR OCTAGONAL SIZE...
4. BOXES FOR RACEWAY SYSTEMS SERVING CEILING 'POWER' GRID SYSTEMS OR LIGHTING FIXTURES...

DEVICES:

- 1. SWITCHES; STANDARD LINE STYLE, MAINTAINED, 15 OR 20 AMPS, 120-277 VAC, QUIET OPERATING, FLUSH MOUNTING...
2. RECEPTACLES; STANDARD LINE STYLE, STRAIGHT BLADE, 2-POLE, 3-WIRE GROUNDING TYPE...
3. DIMMER SWITCHES; RATED FOR FULL RANGE DIMMING OF 120 VAC LOADS...

LIGHTING:

- 1. PROVIDE ALL LAMPS AT 3500K, UNLESS NOTED OTHERWISE.
2. FIXTURE CRI SHALL MEET OR EXCEED THAT SPECIFIED IN FIXTURE SCHEDULE INCLUDED WITHIN CONTRACT DOCUMENTS...
3. ALL LED DRIVERS SHALL HAVE AN OPERATING EFFICIENCY OF AT LEAST 85%...

GROUNDING:

- 1. GROUND ELECTRICAL SYSTEMS, EQUIPMENT, AND SUPPORTING STRUCTURES. PROVIDE BONDING JUMPERS WHERE NECESSARY...
2. INSTALL GROUNDING CONDUCTORS WITHOUT JOINT OR SPLICE TO THE GREATEST PRACTICAL EXTENT.
3. PROVIDE FOR EACH RACEWAY A GREEN #12 GROUNDING CONDUCTOR...

TESTING:

- 1. TEST INDIVIDUAL SYSTEMS AND COMPONENTS FOR FULL FUNCTIONAL REQUIREMENTS. PERFORM TESTS AS REQUIRED BY CODE, LOCAL PRACTICES, OR AS REASONABLY REQUIRED BY THE OWNER'S REPRESENTATIVE...
2. PROVIDE TESTING INSTRUMENTS, PROCEDURES, AND DOCUMENTATION.

MISCELLANEOUS:

- 1. SELECT, SIZE, AND ASSEMBLE FOUNDATIONS, SUPPORTS, AND FASTENERS.
2. FASTENINGS FOR SECURING CONDUIT RUNS, LIGHT APPARATUS...
3. MAJOR COMPONENTS OF THE DISTRIBUTION SYSTEM SUCH AS THE PANELBOARD SHALL HAVE PERMANENT NAMEPLATES FOR EQUIPMENT IDENTIFICATION.

TELEPHONE SYSTEM ROUGH-IN:

- 1. CONTACT THE TELEPHONE CO., COORDINATE THE WORK TO MAKE THE INSTALLATION READY FOR THE TELEPHONE COMPANY...
2. PROVIDE COMPLETE ENCLOSED RACEWAYS WITH MEASURED PULL CORDS FOR FUTURE USE BY OTHERS...

COMcheck Software Version 4.1.4.3 Interior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2007) Standard
Project Title: New Construction
Project Type: Designer/Contractor

Construction Site:

Owner/Agent:

Designer/Contractor:

Allowed Interior Lighting Power

Table with columns: Area Category, Floor Area (ft2), Allowed Watts / ft2, Allowed Watts (B X C). Row: 1-296 W Broad St (Office)

Proposed Interior Lighting Power

Table with columns: Fixture ID / Description / Lamp / Wattage Per Lamp / Ballast, Lamps/Fixture, # of Fixtures, Fixture Watt., (C X D). Includes rows for 1-296 W Broad St (Office) with various LED fixture details.

Interior Lighting PASSES: Design 32% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application.

Charles C. Esslinger, PE
Signature: [Signature] Date: 12-22-2020

Project Title: C:\Users\Chris\Dropbox (Westside Engineering)\Westside Engineering Team Folder\2020\20243 Page 2 of 6
Data filename: C:\Users\Chris\Dropbox (Westside Engineering)\Westside Engineering Team Folder\2020\20243 - COMcheck.cck Report date: 12/22/20



PROJECT NAME: 296 W BROAD ST

PROJECT LOCATION: ATHENS GA

ISSUE: ISSUED FOR PERMIT

DATE: 12.22.2020 REVISION: DATE

DRAWING: SPECIFICATIONS

SHEET NO. E4.00