

GWINNETT COUNTY FIRE MARSHAL INSPECTIONS ARE TO BE SCHEDULED ONLINE AT:

<https://aca-prod.accela.com/GWINNETT/Welcome.aspx>

- 50%=Inspection of vertical penetrations,
 - 80%=Inspection of any fire rated partitions, floor, or ceiling, ceiling cover up
 - 100%=Final inspection, all systems and equipment are installed and operational.
- Any inspection requests made before 2:00 pm will be scheduled for next business day.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:

- Fire Sprinkler..... N/A
- Fire Alarm System..... N/A
- Kitchen hood..... N/A
- Fire suppression system..... N/A
- Rack storage (Product height over 12')..... N/A
- Storage and / or use of Hazardous Material N/A

"Signs are not within the scope of this building permit. A separate sign location permit is required for each sign."

There is no existing and proposed, fire wall, fire barrier, fire partition, and shaft enclosure.

Door Hardware: Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. 2010 ADA Standards for Accessible Design

(Door Locks) if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side., NFPA 101 Life Safety Code, section 7.2.1.5.3, 2018 Edition.

(Water Closet Seat) The seat height of a water closet above the finished floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat.

Grab bars: The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 57 inches minimum from the rear wall. Section 604.5 of the 2010 ADA Standard for Accessible Design.

Paper Dispensers: shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars per section 604.7 of the 2010 ADA Standard for Accessible Design.

Flush Controls: shall be hand operated or automatic. Hand operated flush controls shall be located on the open side of the water closet per section 604.6 of the 2010 ADA Standards for Accessible Design.

Mirrors: When mirrors are provided, they shall be located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finished floor. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finished floor per section 603.3 of the 2010 ADA Standard for Accessible Design.

Lavatories and Sinks: shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finished floor and shall be provided with a clear floor space positioned for a forward approach, and knee and toe clearance complying with section 306 shall be provided. 2010 ADA Standard for Accessible Design section 606

REVISIONS	DATE
FOR REVIEW	10/15/2021

**3985 STEVE REYNOLDS BLVD.
 3985 STEVE REYNOLDS BLVD.
 BUILDING Q
 NORCROSS, GA. 30093**

TITLE
GENERAL NOTES

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS ARCHITECTS INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 982-2828
 EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER
 TENANTXPRESS
 CONTACT:
 ATLANTIC BUILDING SPECIALTIES
 4465 LOWER ROSWELL RD.
 SUITE 684173
 MARIETTA, GA. 30068
 404-579-3400
 ABRNCO@GMAIL.COM
 WWW.ABORNCONSTRUCTION.COM



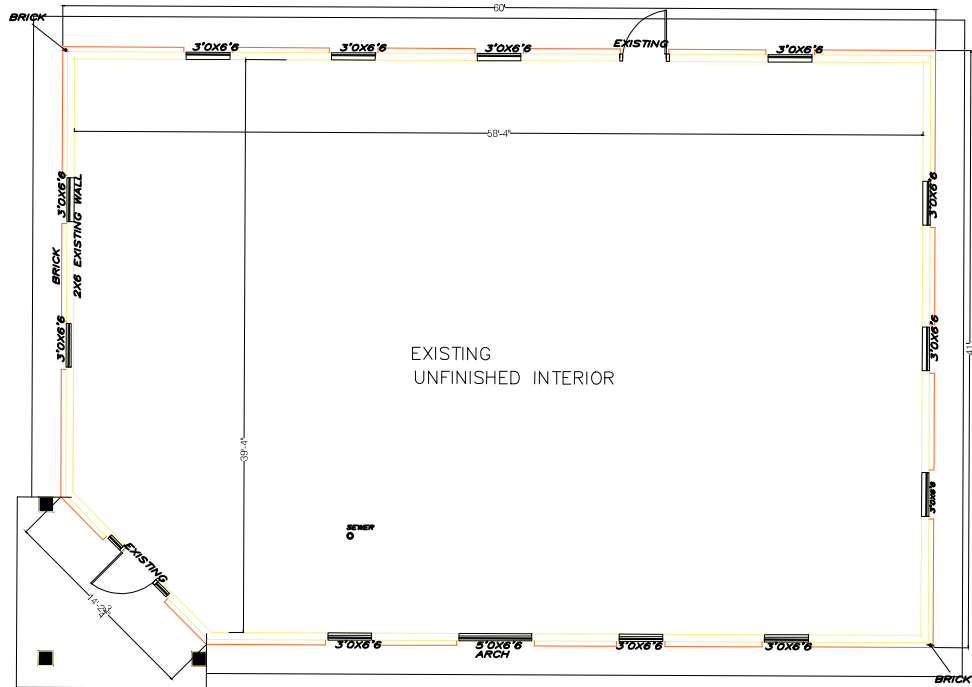
DRAWN: K.M.
 CHECKED: H.G.
 DATE: 08/08/2021
 SCALE: AS SHOWN
 JOB NO: 21-182
 PROJECT:

SHEET: **AO**
 OF SHEETS:

RELEASED FOR CONSTRUCTION _____ DATE

CONSTRUCTION CODES:
 INT. BUILDING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. PLUMBING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. MECHANICAL CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. FUEL GAS CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 NATIONAL ELECTRICAL CODE (NEC): 2020 EDITION WITH 2021 AMENDMENTS
 INT. ENERGY CONSERVATION CODE 2015 EDITION WITH GA. AMENDMENTS 2020
 INT. SWIMMING POOL & SPA CODE 2018 WITH GA. AMENDMENTS 2020
 GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)
 INT. EXISTING BUILDING CODE (EBC): 2019 EDITION WITH 2021 AMENDMENT
 INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (ICC): 2018 EDITION WITH 2020 AMENDMENT

FIRE CODES:
 GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
 NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITION (*)
 NAPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
 INT. FIRE CODE (ICC): 2018 EDITION (*)
 O.C.G.A. TITLE 25 (STATE FIRE LAW)
 O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES) 2010 ADA STANDARDS
 (*) REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER CH. 129-03 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER.



EXISTING FLOOR PLAN
 SCALE: 1/4"=1'-0"
 2250 SF

MIN. SPANS AND WOOD HEADER SCHEDULE

SIZE OF HEADER	LOAD BEARING WALLS SUPPORTING ROOF ONLY	LOAD BEARING WALLS ONE STORY ABOVE	LOAD BEARING WALLS TWO STORY ABOVE	NON LOAD BEARING WALLS
2x6 WITH ONE # P. WOOD SPACER IN 2x6 WALL	6	4	-	-
2x8 WITH TWO # P. WOOD SPACERS IN 2x6 WALL	8	6	4	8
2x8 WITH ONE # P. WOOD SPACER IN 2x6 WALL	8	6	4	8
2x10 WITH TWO # P. WOOD SPACERS IN 2x6 WALL	10	8	6	10
2x10 WITH ONE # P. WOOD SPACER IN 2x6 WALL	10	8	6	10
2x12 WITH TWO # P. WOOD SPACERS IN 2x6 WALL	12	10	8	12
2x12 WITH ONE # P. WOOD SPACER IN 2x6 WALL	12	10	8	12

LVL FLOOR LOAD TABLE (PLF)

SPAN	LOAD	3 1/2"																		
		7'±	9'±	9'±	11'±	11'±	14'	16'	18'	18'±	20'									
6'	T.L.F.	666																		
8'	T.L.F.	349	1077	1182																
10'	T.L.F.	285	931	1001																
12'	T.L.F.	136	549	593	965	1125														
14'	T.L.F.	71	348	376	618	723														
16'±	T.L.F.	33	212	229	380	446	721													
18'±	T.L.F.	19	148	161	269	316	515	760												
20'	T.L.F.	12	118	126	212	249	408	535	851											
24'	T.L.F.	64	69	119	141	234	350	480	561	678										
28'	T.L.F.	37	40	71	85	144	217	311	352	482										

GENERAL REQUIREMENTS:
 NO STRUCTURAL MEMBERS WILL BE REMOVED OR ALTERED
 NO ALTERATION ON EXTERIOR OF THE BUILDING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.
 ALL EXTERIOR DOORS & WINDOWS TO REMAIN

RELEASED FOR CONSTRUCTION

REVISIONS	DATE
FOR REVIEW	10/15/2021

3985 STEVE REYNOLDS BLVD.
 3985 STEVE REYNOLDS BLVD.
 BUILDING Q
 NORCROSS, GA. 30093

TITLE
 EXISTING BUILDING

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 962-2829
 EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER
 TENANTXPRESS
 CONTACT:
 ATLANTIC BUILDING SPECIALTIES
 4455 LOWER ROSWELL RD.
 SUITE 604173
 MARIETTA, GA. 30068
 404-578-3400
 ABRINCO@GMAIL.COM
 WWW.ABRINCOHANDCONSTRUCTION.COM



DRAWN
 K.M.
 CHECKED
 H.G.
 08/08/2021
 SCALE
 AS-SHOWN
 JOB NO.
 21-182
 FILENAME

SHEET
 A1
 OF SHEETS

RELEASED FOR CONSTRUCTION --- DATE

CONSTRUCTION CODES:

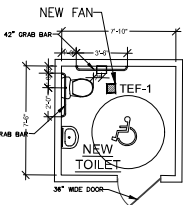
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WITH GA. AMENDMENTS 2020
INT. PLUMBING CODE 2018 EDITION:
WITH GA. AMENDMENTS 2020
INT. MECHANICAL CODE 2018 EDITION:
WITH GA. AMENDMENTS 2020
INT. FUEL GAS CODE 2018 EDITION:
WITH GA. AMENDMENTS 2020
NATIONAL ELECTRICAL CODE (NFPA): 2020 EDITION:
WITH 2021 AMENDMENTS
INT. ENERGY CONSERVATION CODE 2015 EDITION:
WITH GA. AMENDMENTS 2020
INT. SWIMMING POOL & SPA CODE 2018
WITH GA. AMENDMENTS 2020
GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)
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INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (IRC):
2018 EDITION WITH 2020 AMENDMENT

FIRE CODES:

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PROTECTION AND SAFETY (2012 EDITION)
NFPA CODES AND STANDARDS: CURRENT
ADOPTED EDITION (*)
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O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC
FACILITIES BY PERSONS WITH DISABILITIES)
2010 ADA STANDARDS
(* REFERENCED CODES ARE MODIFIED BY THE STATE
FIRE MARSHAL PER CH. 120-243 OF RULES AND
REGULATION OF THE SAFETY FIRE COMMISSIONER)

GENERAL REQUIREMENTS:

NO STRUCTURAL MEMBERS WILL BE REMOVED
NO ALTERATION ON EXTERIOR OF THE BUILDING
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



HANDI CAP REST ROOM DETAIL & NOTES

SCALE: N.T.S.

- (Water Closet Seat) The seat height of a water closet shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. An unobstructed swing into the height of the water closet seat shall be 15 inches to 18 inches in height above the finished floor, 2010 ADA Standards for Accessible Design.
- (Grab Bars) The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. The side wall grab bar shall be 12 inches long minimum. Installed 12 inches minimum from the rear wall and extending 57 inches minimum from the rear wall per section 604.7 of the 2010 ADA Standard for Accessible Design.
- (Shower Dispensers) shall be 7 inches in diameter and 5 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 55 inches minimum and 48 inches maximum above the floor and shall not be located behind grab bars per section 604.7 of the 2010 ADA Standard for Accessible Design.
- (Flush Controls) shall be hand operated or automatic. Hand operated flush controls shall be located on the open side of the water closet per section 606.6 of the 2010 ADA Standards for Accessible Design.
- (Mirrors) When mirrors are provided, they shall be located above lavatories or counter tops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finished floor. Mirrors not located above lavatories or counter tops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finished floor per section 602.3 of the 2010 ADA Standard for Accessible Design.
- (Lavatories and Sinks) shall be installed with the front of the rim or counter surface 34 inches maximum above the finished floor and shall be provided with a clear floor space positioned for a forward approach, and knee and toe clearance complying with section 300 shall be provided, 2010 ADA Standard for Accessible Design section 606.
- (Exposed Pipes and Surfaces) Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories per 2010 ADA Standard for Accessible Design 606.6.
- (Thresholds) Showers in roll-in type shower compartments shall be 1/2 inch high maximum. In transfer type shower compartments, thresholds 1/2 inch high maximum shall be located, rounded or vertical per section 603.3 of the 2010 ADA Standard for Accessible Design.
- (Standard Roll-In Type Shower Compartments) shall be 30 inches wide minimum by 60 inches deep minimum clear inside dimensions and meet the requirements for grab bars, seats, and shower trays, with per section 608.2 through 610.4 of the 2010 ADA Standard for Accessible Design. (SHALL) PROVIDE A DETAIL ON THE PLANS
- (Signage for Restrooms): shall be raised and braille characters and preformed control signs. Signs shall be installed on the wall adjacent to the berth side of the door. Where there is no wall space to the left side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 inches above the finish floor to the centerline of the sign, 2010 ADA Standard for Accessible Design

LVL FLOOR LOAD TABLE (PLF)

SPAN	LOAD	3 1/2"												
		7'-0"	9'-0"	9'-6"	11'-0"	11'-6"	14'-0"	16'-0"	18'-0"	20'-0"				
8'	T/L/F													
8'	T/L/L	686												
9'-6"	T/L/L	349	1077	1162										
17'	T/L/L	285	931	1004										
12'	T/L/L	136	349	593	963	1125								
14'	T/L/L	71	349	376	618	723								
16'-6"	T/L/L	33	212	229	380	446	721							
18'-6"	T/L/L	19	148	161	269	316	515	700						
20'	T/L/L	12	116	126	212	249	408	605	851					
24'	T/L/L		64	69	119	141	234	350	498	561	678			
28'	T/L/L		37	40	71	85	144	217	311	352	482			

SALES & SERVICE COUNTERS NOTE:

(Sales and Service Counters) When provided, check-out stiles, order counter, service counters, food service lines, counters and waiting lines shall comply with sections 222 and 504. Parallel approach, a portion of the counter surface that is 36 inches long minimum and 28 inches high maximum above the finish floor shall be provided. Forward approach, a portion of the counter surface that is 30 inches long minimum and 36 inches high maximum shall be provided, 2010 ADA Standard for Accessible Design

FIRE EXTINGUISHERS NOTE:

(Fire Extinguishers) shall be located per the requirements of NFPA 16. The size shall be a minimum of 2.1 A:10 (BC, U) 1.5, as are required and shall be installed at a maximum of 40' above the finished floor to the top of the handle.

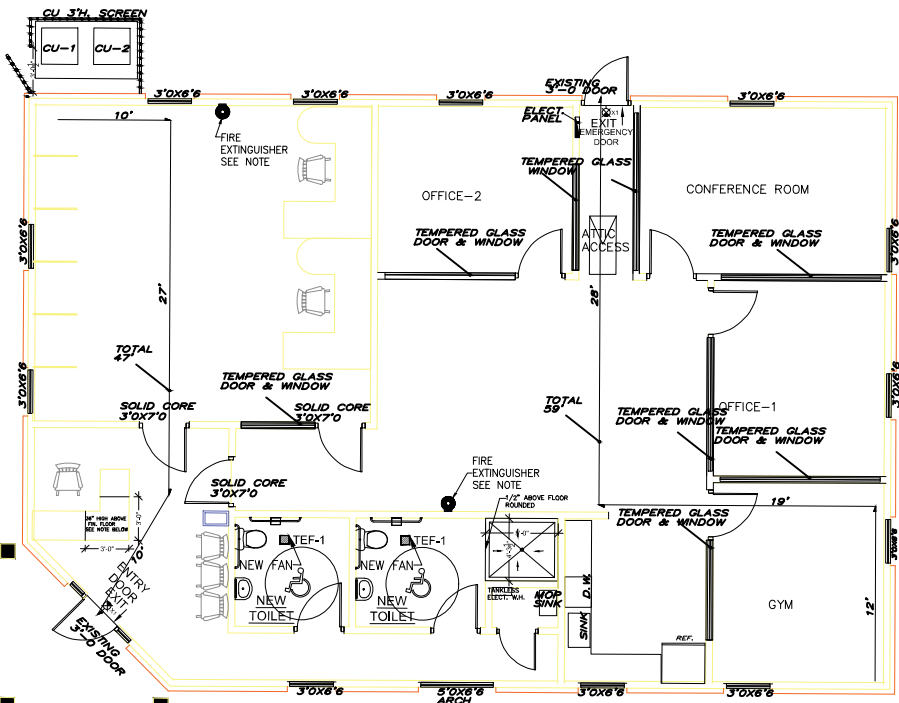
TENANT SEPARATION NOTE:

There are no other Tenants on this Building, all area on this building shall be occupied by one Tenant.

DOOR HARDWARE LOCKS NOTE:

(Door Hardware) Handles, pulls, latches, locks, and other opening devices on accessible doors shall have a single line to easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-actuated mechanisms, push-type mechanisms, and push-type handles are acceptable designs, 2010 ADA Standards for Accessible Design

(Door Locks) If provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side, NFPA 101 Life Safety Code, section 7.2.1.3.3, 2018 Edition.



PROPOSED LIFE SAFETY PLAN

SCALE: 1/4"=1'-0"

2250 SF

FIRE NOTE:

THERE IS ONLY ONE TENANT ON THIS BUILDING.
THERE SHALL BE NO SEPARATION FIRE WALL
ON THIS BUILDING.

RELEASED FOR CONSTRUCTION

REVISIONS	DATE
FDR REVIEW	10/15/2021

3985 STEVE REYNOLDS BLVD.
3985 STEVE REYNOLDS BLVD.
BUILDING Q
NORCROSS, GA. 30093

TITLE
LIFE SAFETY PLAN

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS PLANNERS ENGINEERS
1150 LRA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 961-8888
EMAIL: ldpdesign@ldpdesign.com

OWNER/DEVELOPER
TENANTXPRESS
CONTACT:
ATLANTIC BUILDING SPECIALTIES
4455 LOWER ROSWELL RD.
SUITE 8841793
MARIETTA, GA. 30068
404-576-5400
ARBINC@GMAIL.COM
WWW.ARBINCANDCONSTRUCTION.COM



DESIGNED BY
K.M. KENNEDY
CHECKED BY
H.L.S.
DATE
08/25/2021
SCALE
AS-SHOWN
SHEET NO.
21-182
PROJECT
FLOOR
A2
OF SHEETS

RELEASED FOR CONSTRUCTION DATE

CONSTRUCTION CODES:
 INT. BUILDING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. PLUMBING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. MECHANICAL CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. FUEL GAS CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 NATIONAL ELECTRICAL CODE (NFPA): 2020 EDITION WITH 2021 AMENDMENTS
 INT. ENERGY CONSERVATION CODE 2015 EDITION WITH GA. AMENDMENTS 2020
 INT. SWIMMING POOL & SPA CODE 2018 WITH GA. AMENDMENTS 2020
 GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)
 INT. EXISTING BUILDING CODE (IBC): 2018 EDITION WITH 2021 AMENDMENT
 INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (IRC): 2018 EDITION WITH 2020 AMENDMENT

FIRE CODES:
 GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
 NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITION (*)
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 2010 ADA STANDARDS
 (*) REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER CH. 120-3-3 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER)

REVISIONS	DATE
FOR REVIEW	10/15/2021

3985 STEVE REYNOLDS
 3985 STEVE REYNOLDS BLVD.
 BUILDING Q
 NORCROSS, GA. 30093

TITLE
 NEW FLOOR PLAN

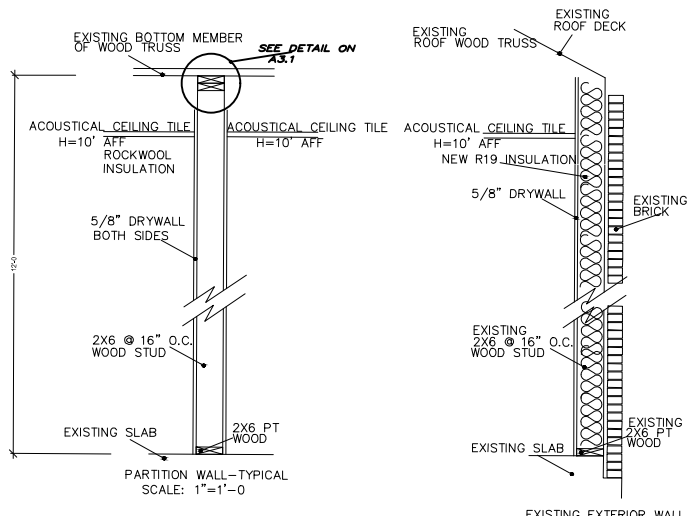
LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 965-2800
 EMAIL: ldpdesign@ldpdesign.com

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 ABSINC@GMAIL.COM
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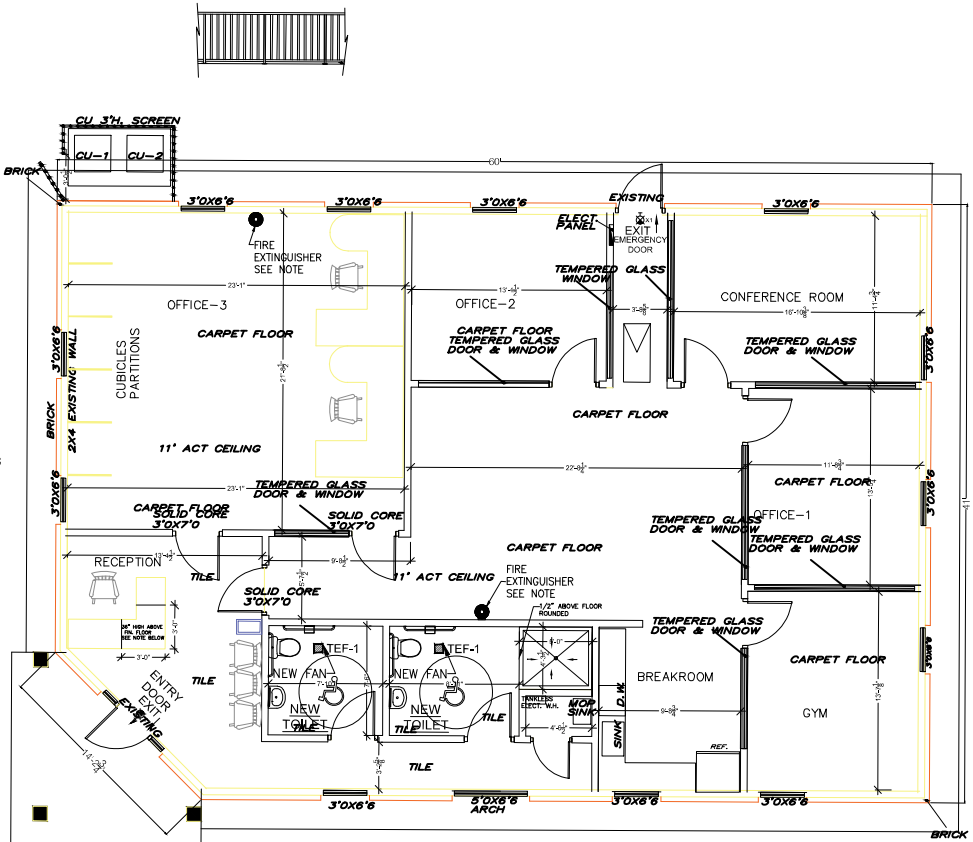


DATE
 08/05/2021
 BY
 A.S. CHEN
 21-182
 FLOOR PLAN

3-SHEET
 A3



WALL DETAILS:
 SCALE: N.T.S.

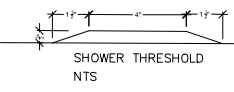


PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"
 2250 SF

GENERAL REQUIREMENTS:
 NO STRUCTURAL MEMBERS WILL BE REMOVED
 NO ALTERATION ON EXTERIOR OF THE BUILDING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.
 FE. = FIRE EXTINGUISHER

SIZE OF HEADER	LOADS (PER INCH)			
	SUPPORTING ROOF ONLY	ONE STORY ABOVE	TWO STORY ABOVE	NON-LOAD BEARING WALL
2x6 WITH ONE 2 PLYWOOD SPACERS IN 2x6 WALL	6	4	-	-
2x6 WITH TWO 2 PLYWOOD SPACERS IN 2x6 WALL	8	6	4	8
2x6 WITH ONE 2 PLYWOOD SPACERS IN 2x4 WALL	8	6	4	8
2x6 WITH TWO 2 PLYWOOD SPACERS IN 2x4 WALL	8	6	4	8
2x10 WITH ONE 2 PLYWOOD SPACERS IN 2x6 WALL	10	8	6	10
2x10 WITH TWO 2 PLYWOOD SPACERS IN 2x6 WALL	10	8	6	10
2x12 WITH ONE 2 PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12
2x12 WITH TWO 2 PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12

SPAN	LOAD	3 1/2"												
		7 1/2"	9 1/2"	11 1/2"	11 1/2"	14"	16"	18"	18 1/2"	20"				
8'	TULF	386												
9'-0"	TULF	349	1077	1162										
10'	TULF	285	931	1004										
12'	TULF	136	549	581	955	1125								
14'	TULF	71	348	376	618	723								
16'-0"	TULF	33	212	229	380	446	721							
18'-0"	TULF	19	148	151	259	316	513	760						
20'	TULF	12	116	126	212	249	426	625	851					
24'	TULF	64	69	119	141	234	350	498	561	678				
28'	TULF	37	40	71	85	144	217	311	352	482				

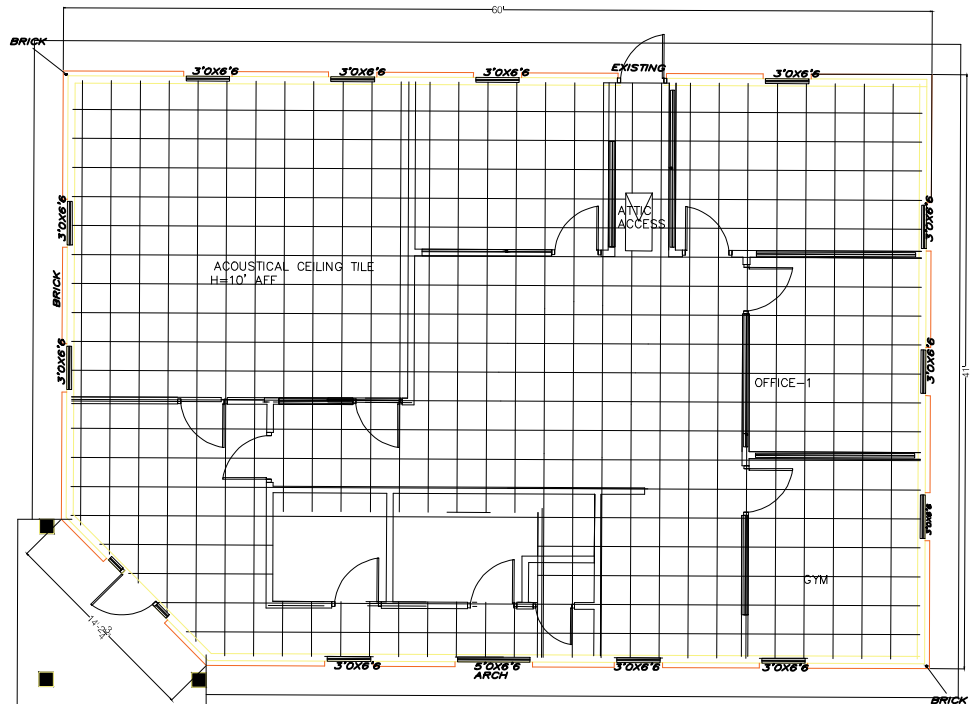


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REFLECTED CEILING
 SCALE: 1/4"=1'-0"

MIN. SPANS AND WOOD HEADER SCHEDULE				
SIZ. OF HEADER	FOOT REPAIRS	LOAD BEARING WALL	LOAD BEARING WALL	NON LOAD BEARING WALL
	SUPPORTS ROOF ONLY	ONE STORY ABOVE	TWO STORY ABOVE	
3x6 WITH ONE #2 PLYWOOD SPACER IN 2x4 WALL	6	4	-	-
3x6 WITH TWO #2 PLYWOOD SPACERS IN 2x4 WALL	6	4	-	-
3x6 WITH ONE #2 PLYWOOD SPACER IN 2x4 WALL	8	6	4	8
3x6 WITH TWO #2 PLYWOOD SPACERS IN 2x4 WALL	6	6	4	8
3x9 WITH ONE #2 PLYWOOD SPACER IN 2x4 WALL	10	8	6	10
3x9 WITH TWO #2 PLYWOOD SPACERS IN 2x4 WALL	10	8	6	10
3x12 WITH ONE #2 PLYWOOD SPACER IN 2x4 WALL	12	10	8	12
3x12 WITH TWO #2 PLYWOOD SPACERS IN 2x4 WALL	12	10	8	12

LVL FLOOR LOAD TABLE (PLF)										
		3 #								
SPAN	LOAD	7 #	9 #	9 #	11 #	11 #	14'	16'	18'	20'
6'	T/L/F	686								
9'-6"	T/L/F	349	1077	1162						
10'	T/L/F	285	931	1024						
12'	T/L/F	136	549	593	965	1125				
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24'	T/L/F	64	69	118	141	234	350	498	561	678
28'	T/L/F	37	40	71	85	144	217	311	352	482

GENERAL REQUIREMENTS:
 NO STRUCTURAL MEMBERS WILL BE REMOVED
 NO ALTERATION ON EXTERIOR OF THE BUILDING
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 3985 STEVE REYNOLDS BLVD.
 BUILDING Q
 NORCROSS, GA. 30093

TITLE
 EXISTING
 ATTIC AND
 ACCESS

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE (404) 982-2829
 EMAIL: info@lpdgroup.com

OWNER/DEVELOPER
 TENANTXPRESS
 CONTACT:
 ATLANTIC BUILDING SPECIALTIES
 4455 LOWER ROSWELL RD.
 SUITE 684173
 MARIETTA, GA. 30068
 404-578-3400
 ABSINC@MAIL.COM
 WWW.ABSINCANDCONSTRUCTION.COM

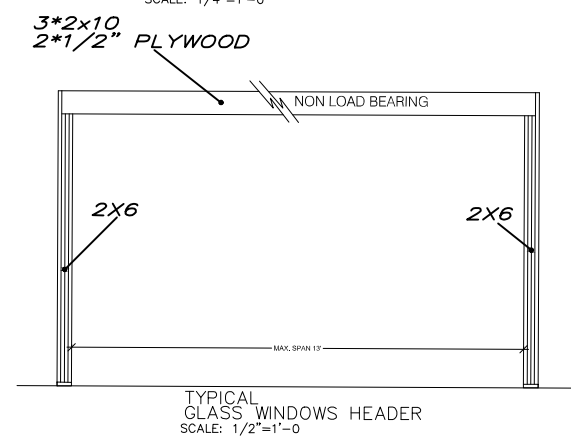
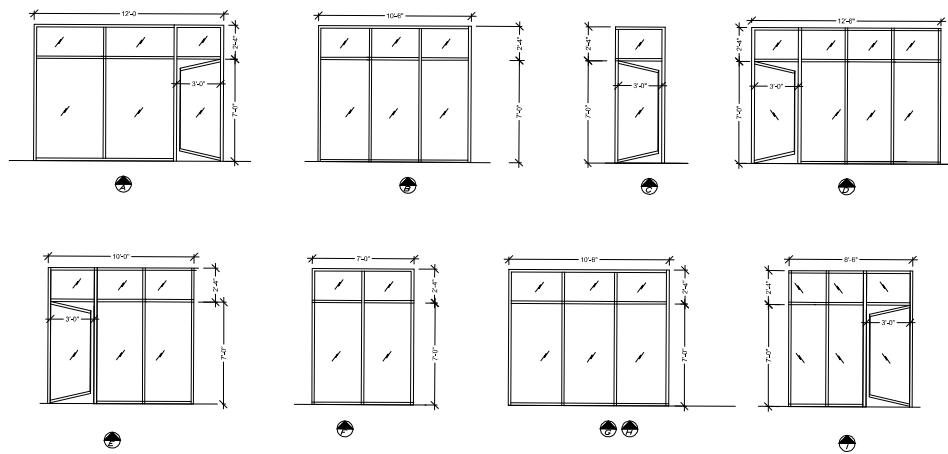
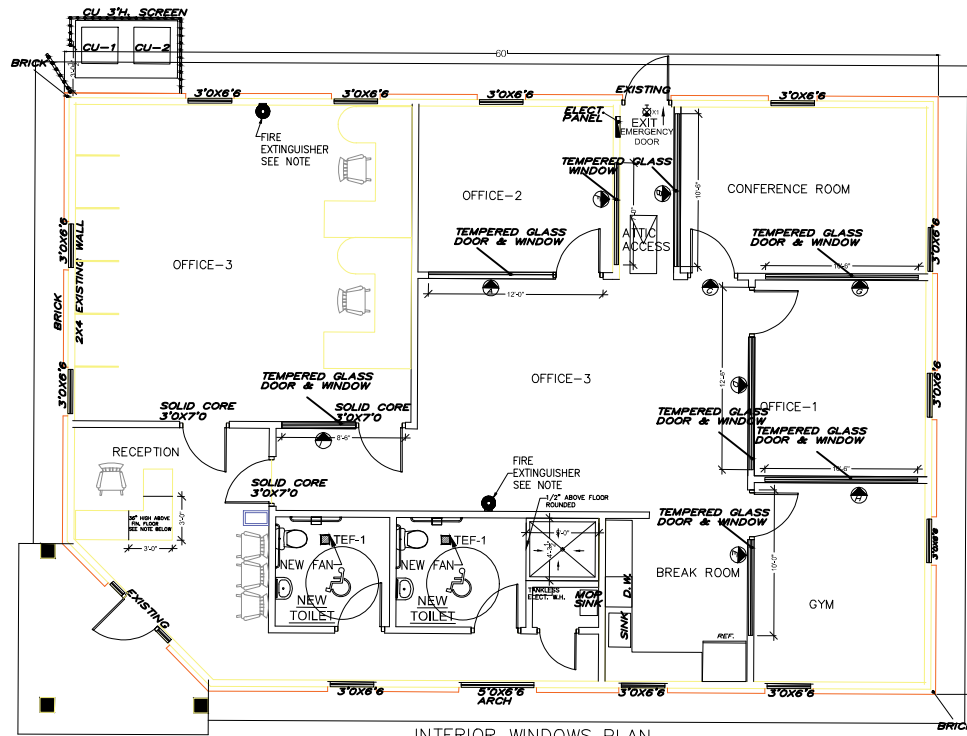
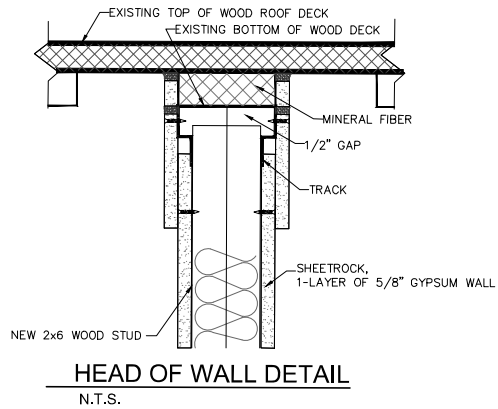


ISSUED
 K.M.
 HIGDON
 P.E.
 08/18/2021
 AS-SHOWN
 21-182
 PLN/ME
 SHEET
 A4
 OF SHEETS

RELEASED FOR CONSTRUCTION _____ DATE _____

MIN. SPANS AND WOOD HEADER SCHEDULE				
SIZE OF HEADER	LOADS BEARING WALL SUPPORTING ROOF ONLY	LOADS BEARING WALL ONE STORY ABOVE	LOADS BEARING WALL TWO STORY ABOVE	NON-LOAD BEARING WALL
2x6 WITH ONE #2 PLYWOOD SPACERS IN 2x6 WALL	8	4	-	-
2x6 WITH TWO #2 PLYWOOD SPACERS IN 2x6 WALL	8	4	-	-
2x6 WITH ONE #2 PLYWOOD SPACERS IN 2x6 WALL	8	6	4	8
2x8 WITH TWO #2 PLYWOOD SPACERS IN 2x6 WALL	8	6	4	8
2x8 WITH ONE #2 PLYWOOD SPACERS IN 2x6 WALL	10	8	6	10
2x8 WITH TWO #2 PLYWOOD SPACERS IN 2x6 WALL	10	8	6	10
2x10 WITH ONE #2 PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12
2x12 WITH TWO #2 PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12

GENERAL REQUIREMENTS:
 NO STRUCTURAL MEMBERS WILL BE REMOVED
 NO ALTERATION ON EXTERIOR OF THE BUILDING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.
 FE. = 5 LBS FIRE EXTINGUISHER



REVISIONS	DATE
FOR REVIEW	10/15/2021

3985 STEVE REYNOLDS BLVD.
 3985 STEVE REYNOLDS BLVD.
 BUILDING Q
 NORCROSS, GA. 30093

TITLE
 INTERIOR
 GLASS DOORS
 AND
 WINDOWS DETAIL

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERING DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 992-2889
 EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER
 TENANTXPRESS
 CONTACT:
 ATLANTIC BUILDING SPECIALTIES
 4455 LOWER ROSWELL RD.
 SUITE 084173
 MARIETTA, GA. 30068
 404-579-3400
 ABRINCOR@GMAIL.COM
 WWW.ABRINCORANDCONSTRUCTION.COM



BY: K.M. HESTER
 H.G.
 08/08/2021
 AS-SHOWN
 JOB NO. 21-182
 TELEPHONE

SHEET
 A-3.1
 OF SHEETS

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION _____ DATE _____

CONSTRUCTION CODES:
 INT. BUILDING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. PLUMBING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. MECHANICAL CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. FUEL GAS CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 NATIONAL ELECTRICAL CODE (NFPA): 2020 EDITION WITH 2021 AMENDMENTS
 INT. ENERGY CONSERVATION CODE 2015 EDITION WITH GA. AMENDMENTS 2020
 INT. SWIMMING POOL & SPA CODE 2018 WITH GA. AMENDMENTS 2020
 GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)
 INT. EXISTING BUILDING CODE (IEBC): 2018 EDITION WITH 2021 AMENDMENT
 INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (ICC): 2018 EDITION WITH 2020 AMENDMENT

FIRE CODES:
 GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
 NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITION (*)
 NFPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
 INT. FIRE CODE (ICC): 2018 EDITION (*)
 O.C.G.A. TITLE 26 (STATE FIRE LAW)
 O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)
 2010 ADA STANDARDS
 (*) REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER CH. 120-3-3 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER

PALMER 200 Arnold Hill Road, Woodstock, Georgia 30188
 Office: (770) 888-5533 Fax: (770) 888-5544

25 September 2021

Advance Building Specialties, Inc.
 4625 Lander Avenue Road, #644173
 Marietta, GA 30068

Attention: All No

RE: Commercial Building at 3985 Steve Reynolds Blvd, Norcross GA 30093 (Roof Truss Evaluation for Furnace Units)

Dear Mr. AJ,

Following your request our Engineer visited the referenced site to evaluate the roof trusses for proposed support of attic furnace furnaces. Mr. Palmer visited the site on 23 September 2021, to view the construction in place.

Background Information
 The building is a single-story wood frame hip roof structure with roof framing of pre-engineered full open 2x4 roof trusses. As we understand it, you propose to mount two each furnace in the attic space for condition of the building. Each furnace and weight approximately 550 pounds.

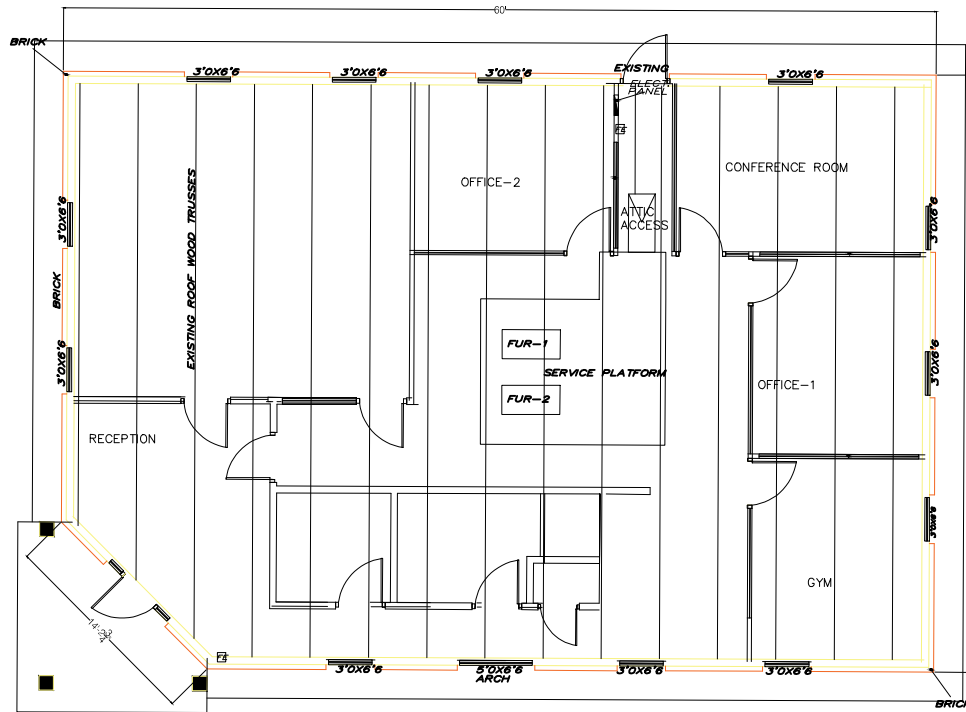
Structural Evaluation
 We viewed the roof trusses from below. Our findings are listed below:

- The trusses are pre-engineered wood trusses in place, design spacing approximately 40'.
- The truss chords are 2x4 except for the raised area in the center which has 2x10 lower chords for the placement of HVAC units and 1" insulation batts.
- All trusses were in good condition with no cracks or loose joints noted.

Based upon our assessment of the roof framing system, we find the trusses adequate to support the specified design loads of the two furnaces plus associated ductwork and gas and electrical back-up equipment. These trusses are adequately designed to exceed the requirements of the 2018 International Building Code (IBC) for support of mechanical equipment.

We appreciate your business. Should you have any questions regarding the report, or if I can be of further assistance, please call me at your convenience.

Sincerely,
 Albert J. Palmer
 P.E. No. 15071



ATTIC AHU AND ACCESS
 SCALE: 1/4"=1'-0"

MIN. SPANS AND WOOD HEADER SCHEDULE	MIN. SPANS AND WOOD HEADER SCHEDULE			
	LOAD BEARING WALL SUPPORTING ROOF ONLY	LOAD BEARING WALL ONE STORY ABOVE	LOAD BEARING WALL TWO STORY ABOVE	NON LOAD BEARING WALL
2x8 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	8	8	8	8
2x8 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	8	8	8	8
2x8 WITH ONE # PLYWOOD SPACERS IN 2x6 WALL	8	8	8	8
2x8 WITH TWO # PLYWOOD SPACERS IN 2x6 WALL	8	8	8	8
2x10 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	10	10	10	10
2x10 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	10	10	10	10
2x10 WITH ONE # PLYWOOD SPACERS IN 2x6 WALL	10	10	10	10
2x10 WITH TWO # PLYWOOD SPACERS IN 2x6 WALL	10	10	10	10
2x12 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	12	12	12	12
2x12 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	12	12	12	12

GENERAL REQUIREMENTS:
 NO STRUCTURAL MEMBERS WILL BE REMOVED
 NO ALTERATION ON EXTERIOR OF THE BUILDING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.
 FE. = FIRE EXTINGUISHER

RELEASED FOR CONSTRUCTION

REVISIONS	DATE
FDR REVIEW	10/15/2021

3985 STEVE REYNOLDS BLVD.
 3985 STEVE REYNOLDS BLVD Q
 BUILDING Q
 NORCROSS, GA. 30093

TITLE
 ATTIC AHU AND ACCESS

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1150 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 588-3848
 EMAIL: ldp@lpgdesigngroup.com

OWNER/DEVELOPER
 TENANTXPRESS
 CONTACT:
 ATLANTIC BUILDING SPECIALTIES
 4455 LOWER ROSWELL RD.
 SUITE 084173
 MARIETTA, GA. 30068
 404-579-2400
 ABRINCOS@GMAIL.COM
 WWW.ABRINCOSANDCONSTRUCTION.COM

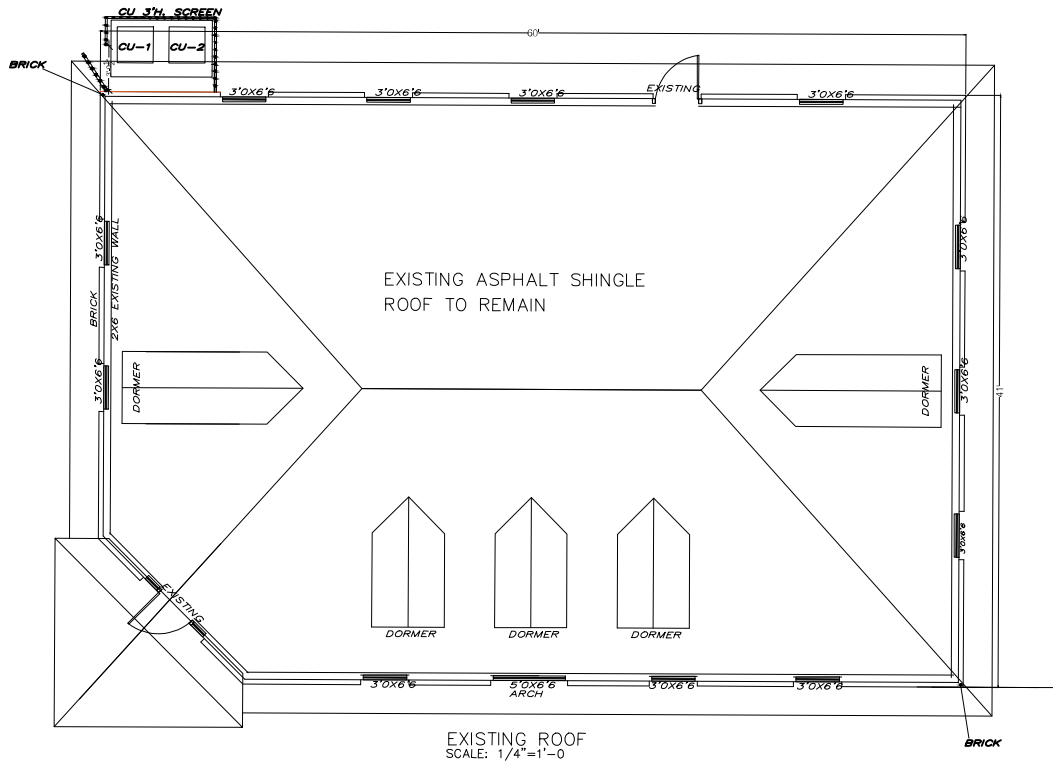


DRAWN
 K.M.
 GROUP
 H.L.G.
 DATE
 08/08/2021
 AS-SHOWN
 21-182
 FRAME
 SHEET
 A-3.2
 OF SHEETS

RELEASED FOR CONSTRUCTION DATE

CONSTRUCTION CODES:
 INT. BUILDING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. PLUMBING CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. MECHANICAL CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 INT. FUEL GAS CODE 2018 EDITION WITH GA. AMENDMENTS 2020
 NATIONAL ELECTRICAL CODE (NFPA): 2020 EDITION WITH 2021 AMENDMENTS
 INT. ENERGY CONSERVATION CODE 2015 EDITION WITH GA. AMENDMENTS 2020
 INT. SWIMMING POOL & SPA CODE 2018 WITH GA. AMENDMENTS 2020
 GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)
 INT. EXISTING BUILDING CODE (IEBC): 2018 EDITION WITH 2021 AMENDMENT
 INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (ICC): 2018 EDITION WITH 2020 AMENDMENT

FIRE CODES:
 GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
 NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITION (*)
 NAPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
 INT. FIRE CODE (ICC): 2018 EDITION (*)
 O.C.G.A. TITLE 25 (STATE FIRE LAW)
 O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES) 2010 ADA STANDARDS
 (*) REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER CH. 130-3-3 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER)



EXISTING ROOF
 SCALE: 1/4"=1'-0"

GENERAL REQUIREMENTS:
 NO STRUCTURAL MEMBERS WILL BE REMOVED
 NO ALTERATION ON EXTERIOR OF THE BUILDING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.

MIN. SPANS AND WOOD HEADER SCHEDULE					
SIZE OF HEADER	LOAD BEARING WALL		NON LOAD BEARING WALL		
	SUPPORTING ROOF ONLY	ONE STORY ABOVE	TWO STORY ABOVE		
2x6 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	6	4	-	-	
2x6 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	6	4	-	-	
2x6 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	6	6	4	8	
2x6 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	6	6	4	8	
2x10 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	10	8	6	10	
2x10 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	10	8	6	10	
2x12 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	12	10	8	12	
2x12 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	12	10	8	12	

RELEASED FOR CONSTRUCTION

REVISIONS	DATE
FDR REVIEW	10/15/2021

3985 STEVE REYNOLDS
 3985 STEVE REYNOLDS BLVD.
 BUILDING Q
 NORCROSS, GA. 30093

EXISTING
 ROOF
 PLAN

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1155 12A DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 882-2822
 EMAIL: ldpdesign@ldpdesign.com

OWNER/DEVELOPER
 TENANTXPRESS
 CONTACT:
 ATLANTIC BUILDING SPECIALTIES
 4405 LOWER ROSWELL RD.
 SUITE 884175
 MARIETTA, GA. 30068
 404-579-3400
 ABSINC@GMAIL.COM
 WWW.ABSHOBRIANDCONSTRUCTION.COM



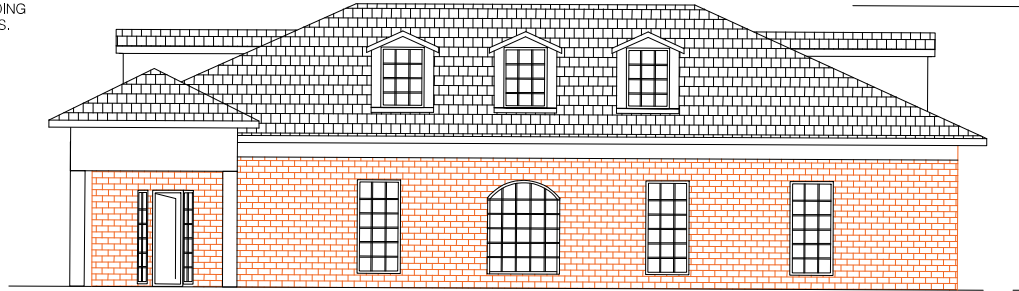
BRICK
 K.M.
 CHASE
 H.G.
 DATE
 08/08/2021
 SHEET
 AS-SHOWN
 21-182
 FILENAME

SHEET
 A5
 OF SHEETS

RELEASED FOR CONSTRUCTION - DATE

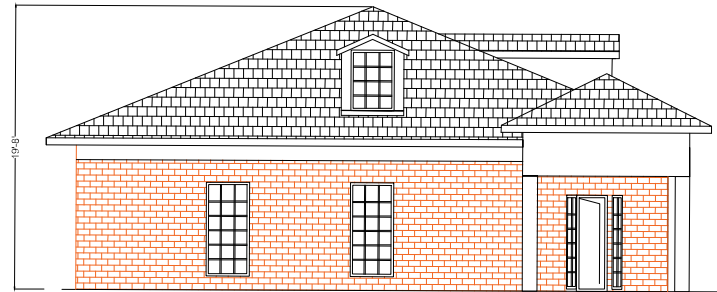
GENERAL REQUIREMENTS:

NO STRUCTURAL MEMBERS WILL BE REMOVED
NO ALTERATION ON EXTERIOR OF THE BUILDING
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

CONSTRUCTION CODES:	FIRE CODES:
INT. BUILDING CODE 2018 EDITION WITH GA. AMENDMENTS 2020	GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
INT. PLUMBING CODE 2018 EDITION: WITH GA. AMENDMENTS 2020	NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITION (*)
INT. MECHANICAL CODE 2018 EDITION: WITH GA. AMENDMENTS 2020	NAPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
INT. FUEL GAS CODE 2018 EDITION: WITH GA. AMENDMENTS 2020	INT. FIRE CODE (IFC): 2018 EDITION (*)
NATIONAL ELECTRICAL CODE (NEC): 2020 EDITION: WITH 2021 AMENDMENTS	O.C.G.A. TITLE 25 (STATE FIRE LAW)
INT. ENERGY CONSERVATION CODE 2015 EDITION: WITH GA. AMENDMENTS 2020	O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)
INT. SWIMMING POOL & SPA CODE 2018 WITH GA. AMENDMENTS 2020	2010 ADA STANDARDS
GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)	(* REFERENCED CODES ARE MOODED BY THE STATE FIRE MARSHAL PER CH. 120-3-3 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER)
INT. EXISTING BUILDING CODE (IEBC): 2018 EDITION WITH 2021 AMENDMENT	
INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (IRC): 2018 EDITION WITH 2020 AMENDMENT	



EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"

MIN. SPANS AND WOOD HEADER SCHEDULE				
SIZE OF HEADER	LONGER SPAN WALL SUPPORTING ROOF ONLY	LONGER SPAN WALL ONE STORY ABOVE	LONGER SPAN WALL TWO STORY ABOVE	FRONT LOAD BEARING WALL
2x8 WITH ONE # PLYWOOD SPACERS IN 2x6 WALL	6	4	-	-
2x8 WITH TWO # PLYWOOD SPACERS IN 2x6 WALL	6	4	-	-
2x8 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	8	6	4	8
2x8 WITH TWO # PLYWOOD SPACERS IN 2x6 WALL	8	6	4	8
2x10 WITH ONE # PLYWOOD SPACERS IN 2x6 WALL	10	8	6	10
2x10 WITH TWO # PLYWOOD SPACERS IN 2x4 WALL	10	8	6	10
2x12 WITH ONE # PLYWOOD SPACERS IN 2x4 WALL	12	10	8	12
2x12 WITH TWO # PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12

RELEASED FOR CONSTRUCTION

REVISIONS	DATE
FDR REVIEW	10/15/2021

3985 STEVE REYNOLDS
3985 STEVE REYNOLDS BLVD.
BUILDING Q
NORCROSS, GA. 30093

TITLE
EXISTING FRONT
& LEFT
ELEVATIONS

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 992-2829
EMAIL: info@ldpdesign.com

OWNER/DEVELOPER
TENANTXPRESS
CONTACT:
ATLANTIC BUILDING SPECIALTIES
4405 LOWER ROSWELL RD.
SUITE 084173
MARIETTA, GA. 30068
604-979-3400
ABRINDCO@GMAIL.COM
WWW.ABRINDCOCONSTRUCTION.COM

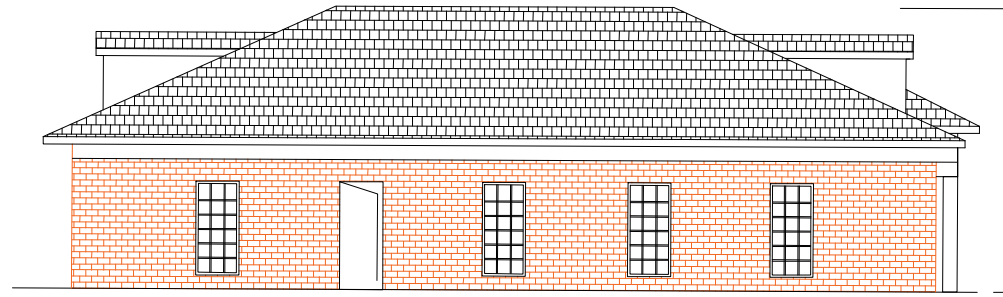


DESIGNER
K.M.
CHECKED
H.G.
DATE
08/28/2021
SCALE
AS SHOWN
SHEET NO.
21-182
PROJECT
FRANK
SHEET
A6
OF SHEETS

RELEASED FOR CONSTRUCTION _____ DATE _____

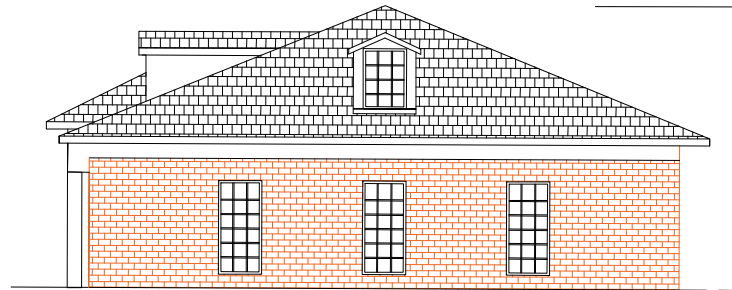
GENERAL REQUIREMENTS:

NO STRUCTURAL MEMBERS WILL BE REMOVED
NO ALTERATION ON EXTERIOR OF THE BUILDING
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

CONSTRUCTION CODES:	FIRE CODES:
INT. BUILDING CODE 2018 EDITION WITH GA. AMENDMENTS 2020	WINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
INT. PLUMBING CODE 2018 EDITION: WITH GA. AMENDMENTS 2020	NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITION (*)
INT. MECHANICAL CODE 2018 EDITION: WITH GA. AMENDMENTS 2020	NAPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
INT. FUEL GAS CODE 2018 EDITION: WITH GA. AMENDMENTS 2020	INT. FIRE CODE (ICC): 2018 EDITION (*)
NATIONAL ELECTRICAL CODE (NECA): 2020 EDITION: WITH 2021 AMENDMENTS	O.C.G.A. TITLE 25 (STATE FIRE LAW)
INT. ENERGY CONSERVATION CODE 2015 EDITION: WITH GA. AMENDMENTS 2020	O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)
INT. SWIMMING POOL & SPA CODE 2018 WITH GA. AMENDMENTS 2020	2010 ADA STANDARDS
INT. EXISTING BUILDING CODE (IEBC): 2018 EDITION WITH 2021 AMENDMENT	(*) REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER O.C. 120-9-9 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER
WINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)	
INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (ICC): 2018 EDITION WITH 2020 AMENDMENT	



EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

MIN. SPANS AND WOOD HEADER SCHEDULE				
SIZE OF HEADER	LOAD BEARING	LOAD BEARING	LOAD BEARING	NON LOAD BEARING
	WALL SUPPORTING ROOF ONLY	WALL ONE STORY ABOVE	WALL TWO STORY ABOVE	WALL
2x6 WITH ONE-PLY PLYWOOD SPACERS IN 2x4 WALL	6	4	-	-
2x6 WITH TWO-PLY PLYWOOD SPACERS IN 2x6 WALL	6	4	-	-
2x8 WITH ONE-PLY PLYWOOD SPACERS IN 2x4 WALL	8	6	4	6
2x8 WITH TWO-PLY PLYWOOD SPACERS IN 2x6 WALL	8	6	4	8
2x10 WITH ONE-PLY PLYWOOD SPACERS IN 2x4 WALL	10	8	6	10
2x10 WITH TWO-PLY PLYWOOD SPACERS IN 2x6 WALL	10	8	6	10
2x12 WITH ONE-PLY PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12
2x12 WITH TWO-PLY PLYWOOD SPACERS IN 2x6 WALL	12	10	8	12

RELEASED FOR CONSTRUCTION

REVISIONS	DATE
FOR REVIEW	10/15/2021

3985 STEVE REYNOLDS
3985 STEVE REYNOLDS BLVD.
BUILDING Q
NORCROSS, GA. 30093

TITLE
EXISTING REAR
& RIGHT
ELEVATIONS

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP, INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LISA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (404) 582-2828
EMAIL: ldp@ldpdesign.com

OWNER/DEVELOPER
TENANTXPRESS
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4455 LOWER ROSWELL RD.
SUITE 484175
MARIETTA, GA. 30068
404-579-3400
ABSINC@GMAIL.COM
WWW.ABSINCANDCONSTRUCTION.COM



DESIGNER	K.M.
CHECKER	H.G.
DATE	08/08/2021
SCALE	AS-SHOWN
SHEET	21-182
OF SHEETS	A7

RELEASED FOR CONSTRUCTION _____ DATE

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information
Project Code: 2023 IECC
Project Title: 3885 Steve Reynolds Blvd COMcheck
Project Team: New Construction

Additional Efficiency Packages(s)

Area Category	A	B	C	D	E
Office	1281	314	583		

Proposed Interior Lighting Power

Area Category	A	B	C	D	E
Office	1281	314	583		

Interior Lighting Compliance Statement
Conclusion Statement: The proposed interior lighting design presented in this document is compliant with the applicable code requirements and standards for interior lighting design. The proposed design complies with the applicable code requirements and standards for interior lighting design.

Project Title: 3885 Steve Reynolds Blvd COMcheck
Report date: 08/08/21
Page: 1 of 4

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File: ..\Permitting\COMcheck 1.pdf
Sheet: 1

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Area Category	A	B	C	D	E
Office	1281	314	583		

Interior Lighting Compliance Statement
Conclusion Statement: The proposed interior lighting design presented in this document is compliant with the applicable code requirements and standards for interior lighting design. The proposed design complies with the applicable code requirements and standards for interior lighting design.

Project Title: 3885 Steve Reynolds Blvd COMcheck
Report date: 08/08/21
Page: 4 of 4

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Sheet: 1

COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2015 IECC

Inspection Summary: The proposed design complies with the applicable code requirements and standards for interior lighting design. The proposed design complies with the applicable code requirements and standards for interior lighting design.

Section	Plan Section	Code Section	Comments/Assumptions
0205.1	0205.1	0205.1	Compliance: Requirement will be met.

Project Title: 3885 Steve Reynolds Blvd COMcheck
Report date: 08/08/21
Page: 2 of 4

Missing or invalid reference
File: ..\Permitting\COMcheck 2.pdf
Sheet: 1

PALMER 229 Arnold Mill Road
Woodstock, Georgia 30188
Phone: (770) 906-9899
Fax: (770) 856-9584

23 September 2021

Atkins Building Solutions, Inc.
4615 Lower Roswell Road, Suite 170
Marietta, GA 30068

Attention: All New

RE: Commercial Building at 3885 Steve Reynolds Blvd., Norcross GA 30092 (roof Truss Evaluation for Parsonx Units)

Dear Mr. Al,

Following your request our Engineer visited the referenced site to evaluate the roof trusses for proposed location of attic mounted furnaces. Mr. Palmer visited the site on 23 September 2021, to view the construction in place.

Background Information
The building is a single-story wood frame hip roof structure with roof framing of pre-engineered full span GFR roof trusses. As we understand it, you propose to install two roof furnaces in the attic space for conditioning of the building. Each furnace unit weighs approximately 122 pounds.

Structural Evaluation
We viewed the roof trusses from below. Our findings are listed below:

- The trusses are pre-engineered wood trusses in a Fish design spanning approximately 40'
- The trusses are in good condition with no visible damage or loose joints.
- All trusses were in good condition with no cracks or loose joints.

Based upon our examination of the roof framing system, we find the trusses adequate to support the proposed design loads of the two furnaces plus associated accessories. We give our structural back-up support. These trusses are appropriate designed to support the requirements of the 2015 International Building Code (IBC) for support of mechanical equipment.

We appreciate your business. Should you have any questions regarding this report, or if I can be of further assistance, please call me at your convenience.

Sincerely,
Albert J. Palmer
P.E. No. 1551

CONSTRUCTION CODES:
INT. BUILDING CODE 2018 EDITION
WITH GA. AMENDMENTS 2020
INT. PLUMBING CODE 2018 EDITION
WITH GA. AMENDMENTS 2020
INT. MECHANICAL CODE 2018 EDITION
WITH GA. AMENDMENTS 2020
INT. FUEL GAS CODE 2018 EDITION
WITH GA. AMENDMENTS 2020
NATIONAL ELECTRICAL CODE (NFPA) 2020 EDITION
WITH 2021 AMENDMENTS
INT. ENERGY CONSERVATION CODE 2015 EDITION
WITH GA. AMENDMENTS 2020
INT. SWIMMING POOL & SPA CODE 2018
WITH GA. AMENDMENTS 2020
GWINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)
INT. EXISTING BUILDING CODE (IEBC); 2018 EDITION WITH 2021 AMENDMENT
INT. RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS (ICC);
2018 EDITION WITH 2020 AMENDMENT

FIRE CODES:
GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND SAFETY (2012 EDITION)
NFPA CODES AND STANDARDS; CURRENT ADOPTED EDITION (*)
NAPA 101 LIFE SAFETY CODE; 2018 EDITION (*)
INT. FIRE CODE (ICC); 2018 EDITION (*)
O.C.G.A. TITLE 28 (STATE FIRE LAWS)
O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)
2010 ADA STANDARDS
(* REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER O.C. 120-3-3 OF RULES AND REGULATION OF THE SAFETY FIRE COMMISSIONER)

RELEASED FOR CONSTRUCTION

REVISEMENTS	DATE
FDR REVIEW	10/15/2021

3985 STEVE REYNOLDS
3985 STEVE REYNOLDS BLVD.
BUILDING Q
NORCROSS, GA. 30093

TITLE
COMCHECK AND
ENGINEER LETTER

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
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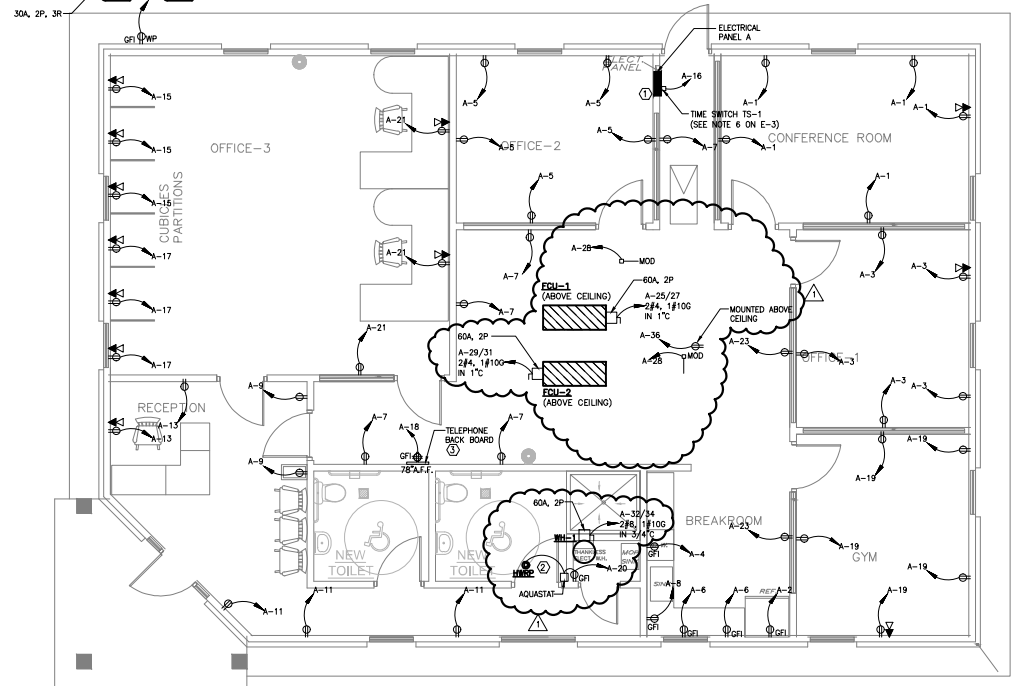
DRAWN: K.M.
CHECKED: H.G.
DATE: 08/08/2021
SCALE: AS SHOWN
JOB NO: 21-182
SHEET: PALMER
A8
OF SHEETS

RELEASED FOR CONSTRUCTION DATE

A-20/22
2#10, 1#100
IN 3/4" C

A-24/26
2#10, 1#100
IN 3/4" C

30A, 2P, 3R



1 POWER PLAN FLOOR PLAN
E-2 SCALE: 1/4" = 1'-0"

LEGEND		SYMBOL DESCRIPTION	
—	CONDUIT CONCEALED ABOVE CEILING OR IN WALL WHICHER POSSIBLE	Sw	THREE WAY SWITCH
—	CONDUIT CONCEALED IN OR BELOW FLOOR.	∅C	20A/125V/1PH/3W, NEMA 5-20R, DUPLEX RECEPTACLE C = FLUSH WITH CEILING DESIGNATION = FLUSH WALL MTC..
→	HOME RUN TO PANELBOARD SHOWING CIRCUIT DESIGNATION, INDICATING PANEL AND CIRCUIT BREAKER NUMBER WITHIN THE PANEL.	∅IG	20A/125V/1PH/3W, NEMA 5-20R, ISOLATED GROUNDING TYPE DUPLEX RECEPTACLE
⊙	ELECTRIC MOTOR CONNECTION.	∅	30A/125V/1PH/3W, NEMA 5-30R, RECEPTACLE
+ 44"	MOUNTING HEIGHT DESIGNATION IN INCHES ABOVE FINISHED FLOOR TO CENTERLINE. WHEN INDICATED ON DRAWINGS SUPERSEDES STANDARD MOUNTING HEIGHT IN LEGEND.	∅R	ROOF MOUNTED OUTLET IN W/P HOUSING - GFI
A.F.F.	ABOVE FINISHED FLOOR	∅GFI	20A/125V/1PH/3W, NEMA 5-20R, DUPLEX GFCI RECEPTACLE ∅ 18" AFF, UNLESS OTHERWISE NOTED.
A.B.S.	ABOVE BACKSPLASH	∅	QUAD OUTLET (DOUBLE DUPLEX, 2-GANG ASSEMBLY)
⊞	NON-FUSED DISCONNECT SWITCH	∅	240V/1PH/20A, SEE INDIVIDUAL EQUIPMENT SPEC. SHEETS FOR PLUG TYPE
⊞	JUNCTION BOX.	∅	240V/1PH, RATING AS NOTED, SEE INDIVIDUAL EQUIPMENT SPEC. SHEETS FOR PLUG TYPE.
⊞	ELECTRIC PANELBOARD.	∇	TELEPHONE OUTLET.
⊞	EQUIPMENT BACKBOARD.	∇	DATA OUTLET.
S	SINGLE POLE SWITCH	#	NUMBER BESIDE DEVICE INDICATES CIRCUIT NUMBER
⊞	FIRE ALARM HORN/STROBE	⊞	SMOKE DETECTOR
⊞	FIRE ALARM STROBE	⊞	DUCT SMOKE DETECTOR
⊞	FIRE ALARM PULL STATION		
⊞	KNOX BOX FIRE ALARM		

GENERAL NOTES

- BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS:
 - A. LIGHTING AND POWER NETWORKS: (120/208V, 3Ø, 4W)
 - 1) 100 FEET OR LESS:
 - PHASE - 2#12 AWG
 - NEUTRAL - 2#12 AWG
 - GROUND - 1#12 AWG
 - 2) GREATER THAN 100 FEET:
 - INCREASE ALL CONDUCTORS BY ONE WIRE GAUGE SIZE.
 - 3) TWO TELEPHONE/DATA CABLE MAXIMUM PER CONDUIT.
 - PROVIDE SINGLE GANG JUNCTION BOX FOR EACH TELEPHONE AND/OR DATA OUTLET WITH 3/4" IF REQUIRED, STUBBED-UP TO 4" WALL ABOVE PARTITION OR LAY-IN CEILING. PROVIDE BLANK COVERS ON EACH OUTLET.
 - MINIMUM CONDUIT SIZE SHALL BE 3/4", UNLESS OTHERWISE NOTED OR INDICATED.
 - VERIFY ALL LIGHTING FIXTURE TYPES, LOCATIONS AND NUMBER WITH OWNER AND ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
 - ALL 208 VOLT AND 120 VOLT, SINGLE PHASE RECEPTACLES 50A OR LESS, AND 208V, 3 PHASE RECEPTACLES 100A OR LESS INSTALLED OUTDOORS, IN BATHROOMS, KITCHENS AND ON ROOFTOP AREAS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
 - MAIN FEEDERS FROM SERVICE DISCONNECT TO PANEL AND FROM MAIN PANEL TO SUB PANELS SHALL BE STANDARD METAL CONDUIT.
 - THE LOW VOLTAGE CONTRACTOR SHALL PROVIDE REQUIRED LOW VOLTAGE WIRING.
 - BATHING STATIONS, POOLS, KENNELS, REFRIGERATORS, WASHER/DRYER BY OWNER.

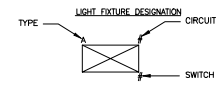
KEYED NOTES:

- FIELD COORDINATE LOCATION OF TENANT PANEL BOARD. PROVIDE CLEARANCE IN FRONT OF THE PANEL AS PER NEC 110.26.
- INTERLOCK HWRP WITH AQUASTAT. RUN 2#12, 1#12 IN 3/4" C. BETWEEN HWRP AND AQUASTAT.
- PROVIDE TELEPHONE BACKBOARD. FIELD COORDINATE. PROVIDE 2" FOR PHONE COMPANY LINE OF SERVICE TO TELEPHONE BACKBOARD.

RELEASED OR ISSUED FOR CONSTRUCTION

10/12/21	CODE COMMENTS		AK		Ray Group Consulting Engineers, Inc. 1827 Powers Ferry Road Building 20, Suite 100 Atlanta, Georgia 30339 Tel. (770) 953-1443 Fax (770) 953-9533	ELECTRICAL POWER FLOOR PLAN	TENANT XPRESS 3985 STEVE REYNOLD BLVD. BUILDING Q, NORCROSS, GA. 30093	21196 E-2	08/03/2021
			AS SHOWN					E-2	

LIGHTING LEGEND			
MARK	SYMBOL	DESCRIPTION	COMMENTS
A		2'x4' LED FIXTURE; 40W	RECESSED
B		2'x2' LED FIXTURE; 40W	SURFACE MOUNTED
C		CREE LIGHTING CDR SERIES; 6 IN: 1500 LUMENS; 19W	MOUNTED ON GRID
F		OUTSIDE 30W LED	MOUNT ON WALL
EX		EMERGENCY LIGHT; EMERGENCY LIGHT 2 HEAD, 6V, 1.1W HEAD; WHITE; BATTERY BACK UP AS PER NEC 700.12 (F); EXTRONIX #LED 90	MOUNT ON CEILING OR WALL
EM		LED EXIT AS PER NEC 700.12 (F); EXTRONIX #VEX; 3.6W	MOUNT ON EXTERIOR WALL AT DOOR LOCATIONS
EE		LITHONIA LIGHTING ELA LED; REMOTE HEAD; 1W LED	MOUNT ON WALL
EEM		HERMITAGE #90900301, LED EXIT AS PER NEC 700.12 (F); EXTRONIX #VEX; 3.6W	MOUNT ON CEILING OR WALL

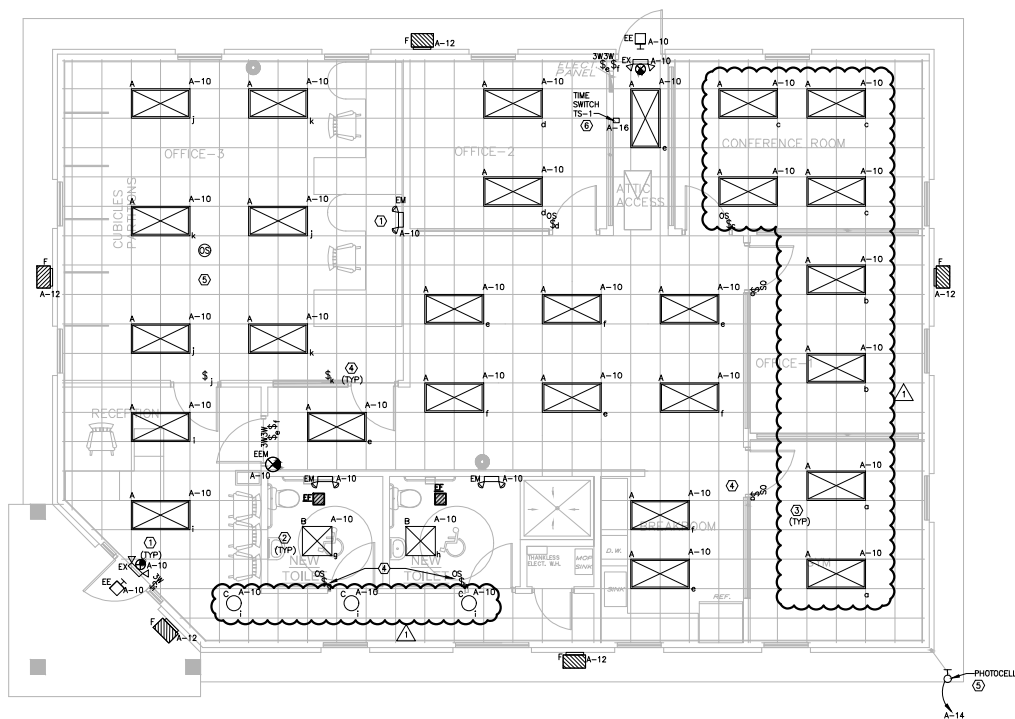


GENERAL NOTES

- FOR 20A, 1P BRANCH CIRCUITS PROVIDE 2#12, 1#120, 3/4" C. FOR 20A, 1P, 120V HOMERUNS LONGER THAN 75FT PROVIDE 2#10, 1#100, 3/4" C. FOR 20A, 1P, 277V HOMERUNS LONGER THAN 150FT PROVIDE 2#10, 1#100, 3/4" C. VOLTAGE DROP SHALL NOT EXCEED 3%.
- FOR LIGHTING FIXTURE SCHEDULE PLEASE SEE THIS DRAWING.

KEYED NOTES:

- CONNECT EMERGENCY LIGHT/EXIT SIGN AHEAD OF SWITCH.
- EXHAUST FAN SHALL BE INTERLOCKED WITH LIGHT SWITCH.
- DAY LIGHT RESPONSIVE CONTROL IS REQUIRED. PROVIDE DAYLIGHT SENSORS WITH DAYLIGHT ZONE LIGHTING CONTROL IN PRIMARY DAYLIGHT ZONE. THE PHOTOCELL CONTROL SHALL REDUCE ELECTRIC LIGHTING IN RESPONSE TO AVAILABLE DAYLIGHT AND SHALL COMPLETELY TURN OFF ALL CONTROLLED LIGHTING. CALIBRATION SHALL BE READILY ACCESSIBLE AND BE CONFIGURED SO THAT IT CAN BE CALIBRATED BY AUTHORIZED PERSONNEL. SIDE LIGHTED AREAS FACING DIFFERENT CARDINAL ORIENTATION DIRECTIONS SHALL BE CONTROLLED INDEPENDENTLY. LIGHT FIXTURES AT SERVICE COUNTER AND BEVERAGE COUNTER SHALL NOT BE CONTROLLED VIA DAYLIGHT SENSOR AS THESE LIGHT FIXTURES ARE INTEGRAL TO FOOD SAFETY.
- PROVIDE SWITCHES WITH OCCUPANCY SENSORS LUTRON MS-A102-WH OR EQUAL. FIELD COORDINATE EXACT LOCATION AS PER MANUFACTURER'S RECOMMENDATION. CONNECT TO THE CIRCUIT SERVING THE LIGHTING IN THE AREA. LIGHT SWITCHES SHALL BE COORDINATED TO BE LOCATED AT LOW VOLTAGE SIDE TO OPERATE IN OCCUPANCY SENSING MODE. LIGHT SWITCHES SHALL OVERRIDE THE OCCUPANCY SENSORS. OCCUPANCY SENSORS SHALL TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
- OUTSIDE LIGHTS SHALL BE ON PHOTOCELL. MOUNT PHOTOCELL @ THE NORTH-WEST CORNER (FIELD LOCATED).
- TIME SWITCH TS-1 SHALL SHUT DOWN ALL LIGHTS NOT CONTROLLED BY OCCUPANCY SENSORS.



1 LIGHTING PLAN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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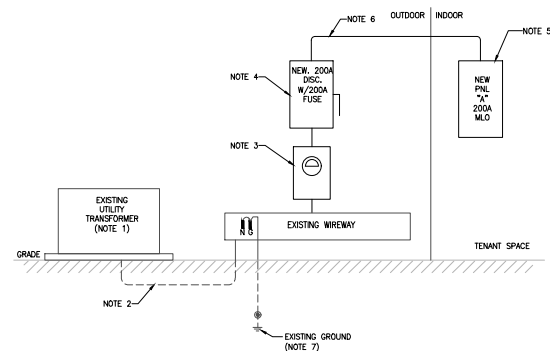
	DRAWN BY: AK DESIGNED BY: AR CHECKED BY: AR APPROVED BY: AR		Ray Group Consulting Engineers, Inc. 1827 Powers Ferry Road Building 20, Suite 100 Atlanta, Georgia 30339 Tel. (770) 953-1443 Fax (770) 953-9533	SHEET TITLE: ELECTRICAL LIGHTING PLAN	JOB NAME: TENANT XPRESS 3985 STEVE REYNOLD BLVD. BUILDING Q, NORCROSS, GA. 30093	JOB NO.: 21196 E-3 SCALE: AS SHOWN	DATE: 08/03/2021 DWG. NO.: E-3
	NO. DATE CODE COMMENTS REVISION						

SERVICE		120/240V, 1PH, 3W		PANEL A		MAIN		200A	
MTG	RECESSED	A.I.C.		42,000		REMARK		M.L.O.	
BRANCH CIRCUIT	LOAD DESCRIPTION	LOAD(KVA)	PHASE	LOAD(KVA)	LOAD DESCRIPTION	BRANCH CIRCUIT			
		A B	A B	A B					
1	RECEPT-CONFERENCE ROOM	0.9	20	20	0.6	REFRIGERATOR	2		
3	RECEPT-OFFICE 1	0.9	20	20	1.5	DISHWASHER	4		
5	RECEPT-OFFICE 2	0.9	20	20	0.36	RECEPT-BREAK ROOM	6		
7	RECEPT-HALLWAYS/SUITE B	0.9	20	20	1.3	MICROWAVE	8		
9	RECEPT-WAITING AREA	0.36	20	20	1.35	LTG-INTERIOR	10		
11	RECEPT-CONVENIENCE	0.54	20	20	0.13	LTG-EXTERIOR	12		
13	RECEPT-RECEPTION	0.36	20	20	0.13	PHOTOCELL	14		
15	RECEPT-CUBICLE	0.54	20	20	0.01	TIME SWTCH	16		
17	RECEPT-CUBICLE	0.54	20	20	0.36	RECEPT- TELEPHONE BACKBOARD	18		
19	RECEPT-GIM	0.9	20	20	2.17	CU-1"	20		
21	RECEPT-SUITE A DESKS	0.54	20	20	2.17	CU-1"	22		
23	RECEPT-CONVENIENCE	0.36	20	30	2.17	CU-2"	24		
25	FDU-1"	6	60	20	2.17	MOTOR (MOT AND 2)	26		
27	FDU-2"	6	60	20	0.06	RECIRC PUMP	28		
29	FDU-2"	6	60	20	0.06	3 WATER HEATER WH-1	30		
31				20	3	RECEPT- HVAC	32		
33				20			34		
35				20			36		
37				20			38		
39				20			40		
41				20			42		
CONNECTED LOAD:		A	23.17	B	24.88	TOTAL	48.05	kVA	

* PROVIDE HACR TYPE BREAKER.

LOAD ANALYSIS PNL A			
LOAD DESCRIPTION	CONNECTED VA	DEMAND FACTOR	VA DEMAND
LIGHTING - EXTERIOR	1337	1.25	1671
LIGHTING - INTERIOR	0	1.25	0
SIGNAGE	0	1.25	0
RECEPTACLES	8900	FIRST 100W @ 100%	8900
		REMAINDER @ 50%	0
KITCHEN EQUIPMENT	3400	1.00	3400
WATER HEATER	1800	1.00	1800
HVAC EQUIPMENT	28113	1.00	28113
3 Ø MOTORS	0	LARGEST MOTOR @ 125%	0
		REMAINDER @ 100%	0
1 Ø MOTORS	0	LARGEST MOTOR @ 125%	0
		REMAINDER @ 100%	0
MISCELLANEOUS	170	1.00	170
TOTALS	48650	DEMAND FACTOR	47794
CALCULATED SERVICE DEMAND AMPERES			182.070

* HEATING LOAD HIGHER OF HEATING AND COOLING



- NOTES:**
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF MAIN ELECTRICAL SERVICE, AND SERVICE ENTRANCE RATING IF NOT PROVIDED.
 - EXISTING CABLE AND CONDUIT, FIELD VERIFY OR ELSE PROVIDE CABLE AND CONDUIT SUITABLE FOR 200A SERVICE.
 - PROVIDE METER AND METER CAN.
 - PROVIDE 200A, 240V, 1PH, NEMA 3R DISCONNECT SWITCH WITH 200A FUSES.
 - PROVIDE 200A MLO 120/240V, 1PH, 3W, 42 POLE PANEL BOARD.
 - PROVIDE 3Ø/0, 1Ø66 IN 2".
 - FIELD VERIFY EXISTING WIREWAY GROUNDING IS SUITABLE FOR SERVICE.

1 RISER DIAGRAM
E-5
SCALE: NOT TO SCALE

GENERAL NOTES

- BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS:
A. LIGHTING AND POWER NETWORKS: (120/208V, 3, 4W)
1) 100 FEET OR LESS:
PHASE - 3Ø12 AWG
NEUTRAL - 1Ø12 AWG
GROUND - 1Ø12 AWG
2) GREATER THAN 100 FEET: INCREASE ALL CONDUCTORS BY ONE WIRE GAUGE SIZE.
3) TWO NETWORKS MAXIMUM PER CONDUIT.
- PROVIDE SINGLE GANG JUNCTION BOX FOR EACH TELEPHONE AND/OR DATA OUTLET WITH 3/4" CONDUIT, STUBBED-UP TO 6" ABOVE WALL PARTITION, OR LAY-IN CEILING. PROVIDE BLANK COVERPLATE ON EACH OUTLET.
- MINIMUM CONDUIT SIZE SHALL BE 3/4", UNLESS OTHERWISE NOTED OR INDICATED.
- EMERGENCY LIGHTING CIRCUITING SHALL BE THE SAME CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

RELEASED OR ISSUED FOR CONSTRUCTION

	DRAWN BY: AK DESIGNED BY: AR CHECKED BY: AR APPROVED BY: AR		Ray Group Consulting Engineers, Inc. 1827 Powers Ferry Road Building 20, Suite 100 Atlanta, Georgia 30339 Tel. (770) 953-1443 Fax (770) 953-9533	SHEET TITLE: ELECTRICAL PANELBOARDS AND RISER	JOB NAME: TENANT XPRESS 3985 STEVE REYNOLD BLVD. BUILDING Q, NORCROSS, GA. 30093	JOB NO.: 21196 E-4 SCALE: NONE	DATE: 08/03/2021
	10/12/21 CODE COMMENTS						DWG. NO.: E-4

HVAC GENERAL NOTES

- WORK SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND STANDARDS PERMITTED BY THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL ORDINANCES.
- CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, INSPECTIONS, ETC., AND PAY ALL INCIDENTAL FEES, AS REQUIRED TO OBTAIN A PERMIT AND A PERMANENT CERTIFICATE OF OCCUPANCY.
- WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS. CONFLICTS WHICH ARISE DUE TO LACK OF PROPER COORDINATION SHALL BE CORRECTED AT THE CONTRACTOR'S COST.
- DESIGN INDICATED IS SCHEMATIC AND MAY NOT REFLECT ALL CONSTRAINTS IMPOSED BY ACTUAL PROJECT CONDITIONS. CONTRACTOR SHALL VISIT SITE AND REVIEW CONSTRUCTION DOCUMENTS (INCLUDING ALL TRADES) TO FAMILIARIZE HIMSELF WITH THE PROJECT BEFORE TO BID. CONTRACTOR'S BID SHALL INCLUDE ANY AND ALL COSTS REQUIRED TO REMODEL THE DESIGN TO FIT WITHIN THE PHYSICAL CONSTRAINTS WHILE ACHIEVING THE OVERALL DESIGN INTENT.
- THE BASIS-OF-DESIGN PRODUCTS WERE USED TO DETERMINE DIMENSIONS, INSTALLATION AND ACCESS CLEARANCES, SUPPORTS, ELECTRICAL SERVICE, CONNECTION ARRANGEMENTS, ETC. WHERE ALTERNATE PRODUCTS ARE PROVIDED, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIREMENTS AND RECTIFY ANY CONFLICTS AT THE CONTRACTOR'S COST.
- ALL WORK SHALL BE INSTALLED TO AVOID CONFLICT WITH ELECTRICAL EQUIPMENT "DEDICATED SPACE" AS REQUIRED BY NEC AND LOCAL ORDINANCES. COORDINATE LOCATIONS OF ALL ELECTRICAL GEAR (DISTRIBUTION PANELS, TRANSFORMERS, SWITCHGEAR, ETC.) WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL EQUIPMENT AND DEVICES WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
- ALL MATERIALS AND EQUIPMENT SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. CONTRACTOR ASSUMES LIABILITY AND COSTS FOR ANY PRODUCT WHICH IS ORDERED PRIOR TO RECEIPT OF APPROVED SUBMITTALS.
- ALL MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. ADDITIONAL WARRANTIES SHALL APPLY WHERE SPECIFIED.
- EQUIPMENT START-UP AND COMMISSIONING SHALL BE PERFORMED BY FACTORY-AUTHORIZED AGENTS ONLY. SUBMIT WRITTEN START-UP PROCEDURES TO OWNER FOR APPROVAL PRIOR TO PERFORMANCE OF START-UP ACTIVITIES. FINAL REPORTS SHALL BE APPROVED BY OWNER.
- ALL PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH UL-LISTED SYSTEM APPROVED FOR THE APPLICATION.
- FLASH AND SEAL ALL PENETRATIONS OF BUILDING EXTERIOR, WALLS AND ROOF WITH APPROVED SEALANT.
- ALL EQUIPMENT SHALL BE NEW EXCEPT FOR EQUIPMENT SPECIFICALLY NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL TEST EXISTING EQUIPMENT FOR PROPER OPERATION AND REPORT CONDITION TO OWNER. ALL UNTESTED EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IF NOT FUNCTIONAL AT THE DATE OF BENEFICIAL OCCUPANCY. NEW EQUIPMENT SHALL BE UL OR ETL LISTED AND LABELED. GAS-FIRED EQUIPMENT SHALL ALSO BE ACG OR CSA LISTED AND LABELED. INSTALL ALL EQUIPMENT PER THESE DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND CODE REQUIREMENTS FOR SPECIFIC APPLICATION.
- EXCEPT WHERE SPECIFIED OTHERWISE, MECHANICAL CONTRACTOR SHALL PROVIDE STARTERS AND ELECTRICAL DISCONNECTS FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
- PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT, CONTROLS, AND PIPING.
- GENERAL DUCTWORK SHALL BE G80 GALVANIZED STEEL, LOCK-FORMING QUALITY, FABRICATED AND INSTALLED PER SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" AND CODE. DUCTWORK SHALL BE RATED FOR 1" W.G. AND SEALED TO CLASS A SEAL USING UL-181A OR 181B WATER-BASED MASTIC. DUCT SIZES SHOWN ARE NET FREE AREA DIMENSIONS. ADJUST SHEETMETAL SIZES FOR DUCT LINER AS REQUIRED. INSULATE ALL CONCEALED METAL GENERAL DUCTWORK WITH 2" R-8 FIBERGLASS DUCT WRAP EXCEPT WHERE OTHERWISE SPECIFIED. PROVIDE 1" 1.5 POF ACOUSTICAL FIBERGLASS DUCT LINER AT SUPPLY AND RETURN DUCTWORK FROM EQUIPMENT CONNECTION THRU FIRST 15 FEET OF DUCTWORK. DUCT LINER SHALL HAVE NEOPRENE COATING WITH ANTIMICROBIAL TREATMENT ON AIR SIDE.
- FLEXIBLE DUCT SHALL BE UL 181 CLASS 1, STEEL WIRE HELIX WITH REINFORCED INNER LAYER, R-6 FIBERGLASS INSULATION, AND FOLDED OUTER VAPOR BARRIER.
- DRYER VENT DUCT SHALL BE PER DRYER MANUFACTURER'S RECOMMENDATIONS AND CODE.
- EXCEPT WHERE NOTED OTHERWISE, EACH SUPPLY AIR DEVICE SHALL HAVE MANUAL BALANCING DAMPER AT TAKE-OFF CONNECTION TO SUPPLY TRUNK DUCT.
- AIR DEVICES SHALL BE AS NOTED OR SCHEDULED, COORDINATE BORDER AND MOUNTING WITH SURFACE IN WHICH INSTALLED. REFER TO ARCHITECTURAL DRAWINGS. AIR DEVICES IN FINISHED SPACES SHALL BE FREE OF VISIBLE FASTENERS. COLOR AND FINISH SHALL BE APPROVED BY THE ARCHITECT.
- PROVIDE UL 555 FIRE DAMPERS (UL 555 COMBINATION FIRE/SMOKE DAMPERS) AT ALL AIR DISTRIBUTION SYSTEM PENETRATIONS OF FIRE RATED (FIRE AND SMOKE RATED) ASSEMBLIES.
- SUPPORT EQUIPMENT DIRECTLY FROM BUILDING STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE VIBRATION ISOLATION FOR ALL EQUIPMENT WITH ROTATING PARTS.
- TEST EQUIPMENT AND CONTROLS FOR PROPER OPERATION, CALIBRATION AND ADJUSTMENT.
- EQUIP COMPLETE AS-BUILT DRAWINGS FOR ALL HVAC SYSTEMS AND O&M MANUALS FOR ALL EQUIPMENT TO OWNER WITHIN 90 DAYS OF SYSTEM ACCEPTANCE. AS-BUILT DRAWINGS SHALL NOT BEAT THE NAME OR SEAL OF THE ARCHITECT OR ENGINEER.
- CONDENSATE PIPING TO BE SCHEDULE 40 PVC PIPE SLOPED AT 1/8" PER FOOT. CONDENSATE PIPE SHALL NOT BE LESS THAN 3/4" AND SHALL NOT DECREASE IN SIZE. INSULATE CONDENSATE PIPING INSIDE BUILDING WITH 1/2" THICK ARMAFLEX INSULATION WITH ALL JOINTS AND SEAMS SEALED TO PROVIDE CONTINUOUS VAPOR BARRIER.

HVAC LEGEND	
SYMBOL	DESCRIPTION
	EXISTING MECHANICAL CONSTRUCTION (CROSS HATCHED = TO BE REMOVED)
	CONNECTION TO EXISTING CONSTRUCTION
	AIR DEVICE TAG
	RETURN AIR DEVICE
	SUPPLY / EXHAUST AIR DEVICE
	DUCTWORK, SIZED AS SPECIFIED (LINED WHERE NOTED/SPECIFIED)
	FLEXIBLE DUCT OR CONNECTOR
	DUCTWORK, SIZED AS SPECIFIED (LINED WHERE NOTED/SPECIFIED) (DUCT OFFSET: (R)ISE, (D)ROP = ARROW SHOWS DIRECTION OF OFFSET.)
	FD = FIRE DAMPER
	FSD = FIRE/SMOKE DAMPER
	MD = MANUAL DAMPER
	MOD = MOTOR-OPERATED DAMPER
	(T)HERMOSTAT, (H)UMIDISTAT

HVAC ABBREVIATIONS			
ABBREV.	DEFINITION	ABBREV.	DEFINITION
A/C	ABOVE CEILING	L&S	LOUVER AND SCREEN
AD	ACCESS DOOR	LAAJ	LOCAL AUTHORITY HAVING JURISDICTION
AF	ABOVE FINISHED FLOOR	LF	LINEAR FEET
B/F	BELOW FLOOR	MD	MANUAL DAMPER
B/G	BELOW GRADE	MECH	MECHANICAL
BB	BASE BUILDING	MFR	MANUFACTURER
BD	BACKDRAFT DAMPER	MOD	MOTOR-OPERATED DAMPER
BLDG	BUILDING	MTD	MOUNTED
CD	CONDENSATE DRAIN	N/A	NOT APPLICABLE
CF(H/M)	CUBIC FEET PER (HOUR / MINUTE)	NC	NOISE CRITERIA
CLG	CEILING	NC	NOT IN CONTRACT
CONC	CONCRETE	NOM	NOMINAL
CONN	CONNECTION	OA	OUTSIDE AIR
CONT	CONTINUATION	OC	ON CENTERS
DIA	DIAMETER	OPNG	OPENING
DIV 15/16	DIVISION 15000 (MECH) / 16000 (ELEC)	PLBG	PLUMBING
DN	DOWN	RA	RETURN AIR
EA	EACH OR EXHAUST AIR	SA	SUPPLY AIR
ELEC	ELECTRICAL	SF	SQUARE FEET
EXH	EXHAUST	SQ	SQUARE
EXIST	EXISTING	TBD	TO BE DETERMINED
FA	FIRE AREA	TRU	THROUGH
FACP	FIRE ALARM CONTROL PANEL	T'STAT	THERMOSTAT
FD	FIRE DAMPER	TYP	TYPICAL
FLEX	FLEXIBLE	UNC	UNLESS NOTED OTHERWISE
FLR	FLOOR	WG	WATER COLUMN
FP	FIRE PROTECTION	WG	WATER GAUGE
FSD	COMBINATION FIRE AND SMOKE DAMPER	XFER	TRANSFER

DX SPLIT SYSTEMS - ELECTRIC HEAT

MARK	SERVICE	INDOOR FAN COIL UNIT							OUTDOOR					REMARKS					
		SUPPLY FAN		ELEC HEAT		BASIS OF DESIGN			COOLING		ELEC (60HZ)				BASIS OF DESIGN				
		CFM	ESP (W.G.)	OA CFM	OUTPUT (240V/1PH)	# STEPS	V/PH	MOCP	MFR	MODEL	MARK	NOM TONS	# STEPS		V/PH	MOCP	SEER	MANUFACTURER	MODEL
FCU-1.2	OFFICES	1,200	0.6	110	10 kW	1	240/1	E.C.	CARRIER	F84CNF036	CU-1.2	3	1	240/1	E.C.	14.0	CARRIER	24ACC436	(1)(2)(3)

(1) FAN COIL UNIT: HORIZONTAL AIR HANDLING UNIT; GALVANIZED GAUGE STEEL CABINET WITH BAKED ENAMEL FINISH INTERNALLY LINED WITH 3/4" THICK 1.5 POF LINER. FORWARD CURVED, FACTORY BALANCED CENTRIFUGAL FAN; ALUMINUM/COPPER FINNED TUBE HEAT EXCHANGER; UL LISTED OPEN WIRE HEATING ELEMENT WITH CERAMIC BUSHINGS, AUTOMATIC LIMIT CONTROLS, AND THERMAL CUT-OFF; FILTER RACK WITH 1" MERV-8 FILTERS; HARD-SHUTOFF THERMOSTATIC EXPANSION VALVE; INTEGRAL SYSTEM CONTROLS PACKAGE AND CONTROL VOLTAGE TRANSFORMER; SINGLE POINT ELECTRICAL CONNECTION.

(2) 7-DAY PROGRAMMABLE THERMOSTAT; DIGITAL THERMOSTAT; ENERGY STAR LABELED; 7-DAY PROGRAMMABLE WITH 4 EVENTS PER DAY; 2 HOUR PROGRAM OVERRIDE; INDEPENDENTLY ADJUSTABLE SETPOINTS AND 5F DEADBAND; COMPRESSOR SHORT CYCLE PROTECTION; SYSTEM MODE (AUTO/COOLING/HEATING/OFF) AND FAN MODE (ON/AUTO) SELECTIONS; NON-VOLATILE PROGRAM MEMORY.

(3) MOTOR OPERATED DAMPER IN OA DUCT, INTERLOCK WITH FAN TO OPEN WHEN FAN IS ON AND CLOSE WHEN FAN IS OFF.

FANS

MARK	TYPE	SERVICE	CFM	ESP (W.G.)	MOTOR	ELEC (60 HZ)		BASIS OF DESIGN		REMARKS
						V/PH	DISC BY	MAX SONES	MANUFACTURER	
EF-1.2	CEILING-MTD	RESTROOMS	50	0.25	6.1 W	120/1	MC	0.6	GREENHECK	SP-80-VG (1)

(1) DIRECT DRIVE, GALVANIZED STEEL FORWARD CURVED FAN, ECM MOTOR; LOW SOUND CONSTRUCTION; HEAVY GAUGE CABINET INTERNALLY LINED WITH 1/2" ACOUSTICAL LINER; CEILING GRILLE; BACKDRAFT DAMPER; ELECTRICAL DISCONNECT; INTERLOCK WITH LIGHTS.

OUTDOOR AIR REQ'S (2018 GA MECHANICAL CODE)

SPACE TYPE	AREA (A2)	PEOPLE-RELATED OA			AREA-RELATED OA		MIN BREATHING ZONE OA, Vb (Pz x Rb) + (Az x Ra)
		# OCC (Pz)	CFM/OCC (Rb)	CFM (Pz x Rb)	CFM/SF (Ra)	CFM (A2 x Ra)	
OPEN AREA	519	-	5	0	0.06	31	31
RECEPTION/WAITING	258	3	5	15	0.06	15	30
OFFICES	1024	6	5	30	0.06	61	91
GYM	165	2	20	40	0.06	10	50
RESTROOM/CORRIDOR	99	-	-	-	0.06	6	6
BREAKROOM	144	-	-	-	0.06	8	8
SUB-TOTAL (Vb)							216
ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)							1.0
MINIMUM ZONE OUTDOOR AIR REQUIRED (Voz/Ez)							216
ACTUAL OUTDOOR AIR PROVIDED							220

DIFFUSERS, REGISTERS, AND GRILLES

MARK	TYPE	MOUNTING	NECK DAMPER	MAX NC	MAX AP	SIZE		MATERIAL	FINISH	BASIS		REMARKS
						NECK	FRAME			MFR	MODEL	
S1	4-WAY LOUVERED DIFFUSER	LAY-IN	N	30	0.1"	PER PLANS	24x24	ST	(3)	TITUS	TMS	(1)
S2	4-WAY LOUVERED DIFFUSER	SURFACE	N	30	0.1"	PER PLANS	12x12	ST	(3)	TITUS	TDC	(1)
R1	EDGEGRATE GRILLE	LAY-IN	Y	30	0.05"	22x22	24x24	ST	(3)	TITUS	50F	(1)(2)

- (1) INSTALL IN LAY-IN CEILING.
- (2) PROVIDE 12"V PLENUM WITH ROUND NECK FOR FLEX DUCT CONNECTION.

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NO	DATE	REVISION		DRAWN BY: J.L. DESIGNED BY: J.L. CHECKED BY: KSM APPROVED BY: KSM		Ray Group Consulting Engineers, Inc. 1827 Powers Ferry Road Building 20, Suite 100 Atlanta, Georgia 30339 Tel. (770) 953-1443 Fax (770) 953-9533	SHEET TITLE: HVAC SCHEDULES	JOB NAME: TENANT XPRESS 3985 STEVE REYNOLD BLVD. BUILDING Q, NORCROSS, GA. 30093	JOB NO.: 21196 H-1 SCALE: NONE	DATE: 08/03/2021 DWG. NO.: H-1
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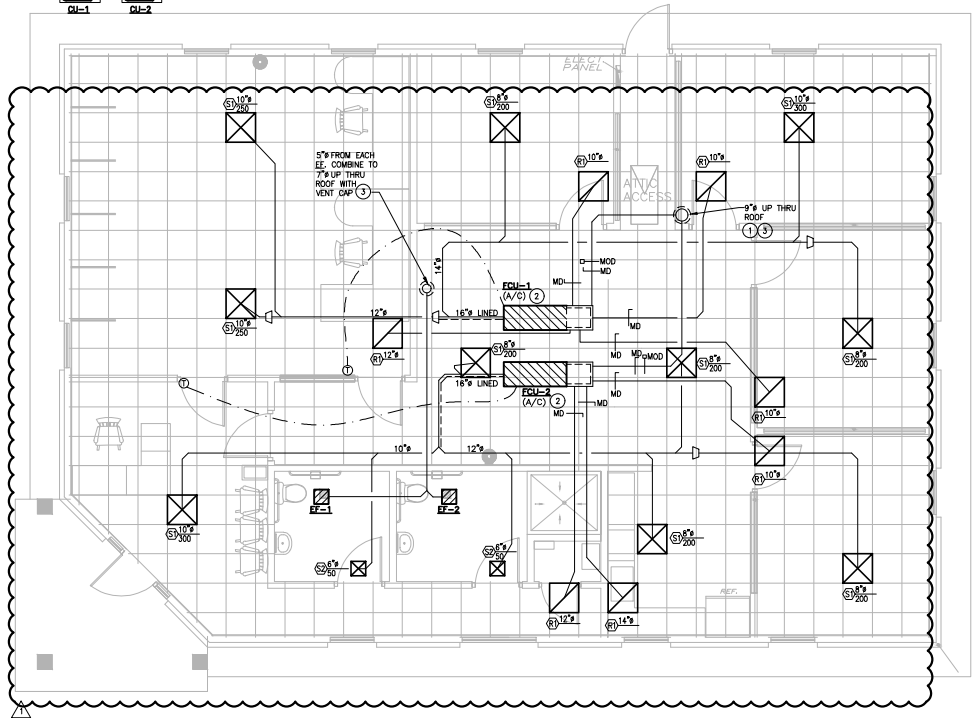
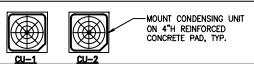
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1 HVAC FLOOR PLAN
H-2 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. COORDINATE WORK WITH ALL OTHER TRADES.
2. OA INTAKE SHALL BE MINIMUM 10 FEET HORIZONTALLY FROM EXHAUST, FLUE, PLUMBING VENT, OR OTHER SOURCES OF CONTAMINATION.

KEYED NOTES:

- 1 PROVIDE VENT CAP WITH BRISSCREEN AT TERMINATION. OA SHALL BE 10'-0" HORIZONTALLY FROM ANY CONTAMINATION SOURCE (EXHAUST, VENT, GAS FUSE, DRYER VENT ETC.).
- 2 ROUTE 3/4" CONDENSATE DRAIN TO MOP SINK OR, IF REQUIRED BY AHJ, DISCHARGE OUTDOORS IN SUITABLE LOCATIONS.
- 3 LOCATE VENT BEHIND LINE OF SIGHT

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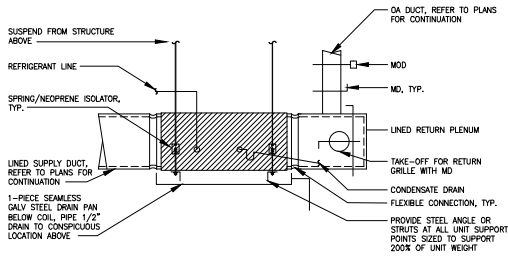
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JOB NAME	TENANT XPRESS 3985 STEVE REYNOLD BLVD. BUILDING Q, NORCROSS, GA. 30093
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JOB NO.	21196 H-2
SCALE	NONE

DATE	08/03/2021
ENG. NO.	H-2

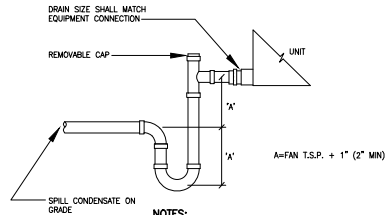
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NOTES:

- SUPPORT FURNACE FROM STRUCTURE WITH ALL THREAD ROD, EACH SIZED TO SUPPORT 200% OF THE UNIT OPERATING WEIGHT.
- PROVIDE CROSS BRACING AS REQUIRED TO PREVENT UNIT FROM SWAYING.

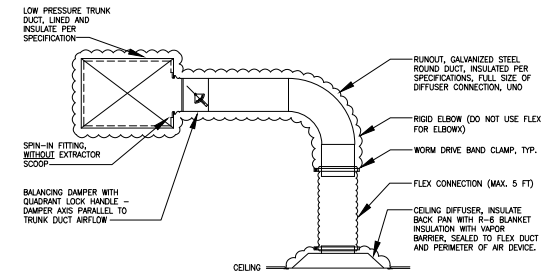
1 FAN COIL UNIT
H-3 SCALE: NONE



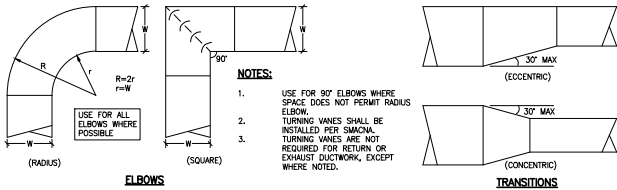
NOTES:

- SPILL CONDENSATE DRAIN ON SPLASH BLOCK ON ROOF ON DOWNHILL SIDE OF RTU.

2 CONDENSATE DRAIN
H-3 SCALE: NONE

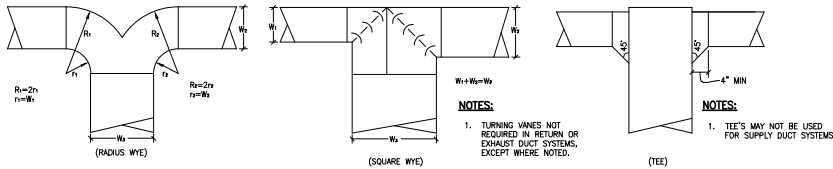


3 DIFFUSER CONNECTION
H-3 SCALE: NONE



NOTES:

- USE FOR 90° ELBOWS WHERE SPACE DOES NOT PERMIT RADIUS ELBOW.
- TURNING VANES SHALL BE INSTALLED PER SWACON.
- TURNING VANES ARE NOT REQUIRED FOR RETURN OR EXHAUST DUCTWORK, EXCEPT WHERE NOTED.



DIVIDED FLOW BRANCHES

4 DUCTWORK DETAILS
H-3 SCALE: NONE



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SHEET TITLE

HVAC DETAILS

JOB NAME

TENANT XPRESS
3985 STEVE REYNOLD BLVD.
BUILDING Q,
NORCROSS, GA. 30093

JOB NO.

FILENAME

21196 H-3

SCALE

NONE

DATE

08/03/2021

ENG. NO.

H-3

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PLUMBING GENERAL NOTES

- FIXTURES AND EQUIPMENT ARE INDICATED ON PLUMBING SHEETS FOR GENERAL REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL FIXTURES AND EQUIPMENT. KITCHEN FIXTURES AND EQUIPMENT ARE SCHEDULED ON ARCHITECTURAL DRAWINGS.
- ALL WORK SHALL BE BY LICENSED PLUMBER AND IN ACCORDANCE WITH APPLICABLE CODES.
- PLUMBING WATER (COLD AND HOT) PIPING SHALL BE TYPE L COPPER WITH WROUGHT COPPER FITTINGS AND SOLDERED JOINTS. INSULATE PIPING CONTINUOUSLY WITH ELASTOMERIC FOAM PIPE INSULATION (3/4" FOR CW, 1" FOR HW AND HWR) EXCEPT WHERE OTHERWISE SPECIFIED. PROVIDE CONTINUOUS SEAL AROUND ALL SEAMS AND JOINTS WITH INSULATION MANUFACTURER'S SEALING COMPOUND. PROVIDE 1/4"-TURN BALL STOP VALVES AT FINAL CONNECTION TO FIXTURES, APPLIANCES, OR EQUIPMENT. ALL MATERIALS SHALL BE APPROVED FOR DOMESTIC WATER (POTABLE) SERVICE.
- SANITARY DRAINAGE AND VENT PIPING SHALL BE DWV PVC WITH SOLVENT WELD JOINTS. PIPING 2-1/2" AND SMALLER SHALL BE SLOPED AT MINIMUM 2 PERCENT; PIPING 3" AND LARGER SHALL BE SLOPED AT MINIMUM 1 PERCENT. DRAIN PIPING UPSTREAM OF GREASE TRAP/INTERCEPTOR SHALL BE SLOPED AT MINIMUM 2 PERCENT, REGARDLESS OF PIPE SIZE. PROVIDE DRAINAGE PATTERN FITTINGS.
- NATURAL GAS PIPING SHALL BE SCHEDULE 40 STEEL, ASTM A53, WITH MALLEABLE IRON FITTINGS AND THREADED JOINTS. PIPING CONCEALED BEHIND WALLS OR BELOW SLAB SHALL HAVE ALL WELDED JOINTS. PIPING WHICH IS SUBJECT TO WEATHER SHALL BE CLEANED, PRIMED AND PAINTED WITH 2 COATS EXTERIOR GRADE, UV-RESISTANT PAINT. UNDERGROUND PIPING SHALL BE AS RECOMMENDED BY THE GAS SERVICE PROVIDER AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS AND HUB DRAINS, EXCEPT WHERE DRAIN RECEIVES A CONTINUOUS DISCHARGE AND WHERE LAH APPROVES INSTALLATION WITHOUT TRAP PRIMER.
- WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE OF BUILDING INSULATION ASSEMBLY.
- PROVIDE SIGN DIRECTING ALL EMPLOYEES TO WASH HANDS.
- SEAL AROUND EDGES OF ALL WALL-MOUNTED FIXTURES WITH APPROVED CAULK/SEALING COMPOUND.
- WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND STANDARDS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL ORDINANCES.
- CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, INSPECTIONS, ETC., AND PAY ALL INCIDENTAL FEES, AS REQUIRED TO OBTAIN A PERMIT AND A PERMANENT CERTIFICATE OF OCCUPANCY.
- WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS. CONFLICTS WHICH ARISE DUE TO LACK OF PROPER COORDINATION SHALL BE CORRECTED AT THE CONTRACTOR'S COST.
- DESIGN INDICATED IS SCHEMATIC AND MAY NOT REFLECT ALL CONSTRAINTS IMPOSED BY ACTUAL PROJECT CONDITIONS. CONTRACTOR SHALL VISIT SITE AND REVIEW CONSTRUCTION DOCUMENTS (INCLUDING ALL TRADES) TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BID. CONTRACTOR'S BID SHALL INCLUDE ANY AND ALL COSTS REQUIRED TO REMODEL THE DESIGN TO FIT WITHIN THE PHYSICAL CONSTRAINTS WHILE ACHIEVING THE OVERALL DESIGN INTENT.
- THE BASIS-OF-DESIGN PRODUCTS WERE USED TO DETERMINE DIMENSIONS, INSTALLATION AND ACCESS CLEARANCES, SUPPORTS, ELECTRICAL SERVICE CONNECTION ARRANGEMENTS, ETC., WHERE ALTERNATE PRODUCTS ARE PROVIDED, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIREMENTS AND RECTIFY ANY CONFLICTS AT THE CONTRACTOR'S COST.
- ALL WORK SHALL BE INSTALLED TO AVOID CONFLICT WITH ELECTRICAL EQUIPMENT "DEDICATED SPACE" AS REQUIRED BY NEC AND LOCAL ORDINANCES. COORDINATE LOCATIONS OF ALL ELECTRICAL GEAR (DISTRIBUTION PANELS, TRANSFORMERS, SWITCHGEAR, ETC.) WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL EQUIPMENT AND DEVICES WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
- ALL MATERIALS AND EQUIPMENT SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. CONTRACTOR ASSUMES LIABILITY AND COSTS FOR ANY PRODUCT WHICH IS ORDERED PRIOR TO RECEIPT OF APPROVED SUBMITTALS.
- ALL MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. ADDITIONAL WARRANTY SHALL APPLY WHERE SPECIFIED.
- EQUIPMENT START-UP AND COMMISSIONING SHALL BE PERFORMED BY FACTORY-AUTHORIZED AGENTS ONLY. SUBMIT WRITTEN START-UP PROCEDURES TO OWNER FOR APPROVAL PRIOR TO PERFORMANCE OF START-UP ACTIVITIES. FINAL REPORTS SHALL BE APPROVED BY OWNER.
- ALL PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH UL-LISTED SYSTEM APPROVED FOR THE APPLICATION.
- FLASH AND SEAL ALL PENETRATIONS OF BUILDING EXTERIOR, WALLS AND ROOF WITH APPROVED SEALANT.
- ALL WORK INSTALLED WITHIN HVAC PLENUMS SHALL BE PLENUM RATED (25/50 FLAME SPREAD/SMOKE DEVELOPED) AND, WHERE REQUIRED BY THE LAH, SHALL BE NON-COMBUSTIBLE.
- ALL EQUIPMENT SHALL BE NEW EXCEPT FOR EQUIPMENT SPECIFICALLY NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL TEST EXISTING EQUIPMENT FOR PROPER OPERATION AND REPORT CONDITION TO OWNER. ALL UNREPORTED EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IF NOT FUNCTIONAL AT THE DATE OF GENERAL OCCUPANCY. NEW EQUIPMENT SHALL BE UL OR ETL LISTED AND LABELED. GAS-FIRED EQUIPMENT SHALL ALSO BE AGA OR CSA LISTED AND LABELED. INSTALL ALL EQUIPMENT PER THESE DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND CODE REQUIREMENTS FOR SPECIFIC APPLICATION.
- EXCEPT WHERE SPECIFIED OTHERWISE, MECHANICAL CONTRACTOR SHALL PROVIDE STARTERS AND ELECTRICAL DISCONNECTS FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
- PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT, CONTROLS, AND PIPING.
- PROVIDE PRESSURE REDUCING VALVE IF LINE PRESSURE EXCEEDS 80 PSI, SET TO 60 PSI.

PLUMBING FIXTURE / EQUIPMENT SCHEDULE

MARK	DESCRIPTION	PLUMBING REQUIREMENTS				BASIS OF DESIGN		ACCESSORIES/NOTES
		CW	HW	WASTE	VENT	MFOR	MODEL	
WC	WATER CLOSET - FLUSH TANK (ADA)	1/2"	-	4"	2"	AMERICAN STD	CADET	1.28 GPF; ELONG'D BOWL; 15" RIM (17" ADA); OPEN-FRONT SEAT; TRIP LEVER ON WIDE SIDE OF FIXTURE
LAV	LAVATORY - WALL MOUNTED (ADA)	1/2"	1/2"	2"	2"	AMERICAN STD	LUCERNE	0.5 GPM; 1-LVR FAUCET; CONCEALED ARM SUPPORTS; DRAIN W/FORD; TAILPIECE & P-TRAP; (ADA MTG HT & PIPE COVERS); ASSE 1070 TEMPERING VALVE
SK	SINK	1/2"	1/2"	2"	2"	JUST	DL-ADA-2133	6-1/2" D; OFFSET BRANS; 2.0 GPM; HI-ARC ADA FAUCET; DRAIN W/BASKET STRAINER; TAILPIECE; P-TRAP; ADA PIPE COVERS
MS	MOP SINK	1/2"	1/2"	3"	2"	E.L. MUSTEE	#63M, 24" x 24"	DELTA FAUCET #2819; W/ARC; BREAKER; WALL BRACE; INTEGRAL STOPS. FINAL HOOK-UPS BY P.C. PROVIDE HOOKS OR HANG-UP BRACKETS AT THE UTILITY SINK FOR THE STORAGE OF MOPS AND BROOMS.
FD	FLOOR DRAIN	-	-	2	2	JR SMITH	2005	6" BRASS GRATE; TP CONN AS REQ'D; VANDAL-PROOF SCREWS
SH	SHOWER (ADA)	1/2"	1/2"	2	2	BY OWNER	BY OWNER	1.5 GPM SHOWER HEAD; 1-LVR PRESS ADA VALVE; HAND SPRAY ON ADJUSTABLE SLIDE; ADA SEAT; GRAB BARS
VB-1	VALVE BOX	1/2"	-	-	-	DATY	3800 SERIER	1/4"-TURN STOPS; ASSE 1010 WATER HAMMER ARRESTORS
WH-1	WATER HEATER - ELECTRIC STORAGE	3/4"	3/4"	-	-	AO SMITH	DEN-40	40 GAL; 4.5 KW; 24 GPH @ 75F RISE; 110F OUTLET; R-20 INSUL.; T&P RELIEF; SS AUX DRAIN PAN; WATTS PLT-5 EXPN TANK;
HWRP	HOT WATER RECIRCULATION PUMP	-	3/4"	-	-	TACO	008	3 GPM @ 14 FT WC; 1/25 HP; 120V/1PH; 3250 RPM; ALL BRONZE; 230F/125 PSI RATED; OMK VALVE; POWER PUMP THROUGH PIPE-MTD THERMOSTAT (TEMP SETPOINT 104F) AND 7-DAY PROGRAMMABLE TIMECLOCK W/2,500 HR CAPACITOR POWER BACKUP, EQUAL TO TACO AQUASTAT AND DO DIGITAL TIMER

PLUMBING LEGEND

SYMBOL	DESCRIPTION
—	DOMESTIC COLD WATER PIPING
—	HOT WATER PIPING
—	SANITARY OR WASTE PIPING
---	VENT PIPING
—	GAS PIPING
—	CONNECTION TO EXISTING CONSTRUCTION
—	PRESSURE GAUGE
—	SHUT-OFF VALVE (TYPE AS SPECIFIED)
—	BALANCING VALVE (TYPE AS SPECIFIED)
—	PRESSURE REDUCING VALVE
—	CHECK VALVE
—	BACKFLOW PREVENTER
—	RELIEF VALVE
—	GAS COOK
—	STRAINER
—	UNION
—	PIPE REDUCER
—	PIPE END CAP
—	CLEANOUT
—	P-TRAP
—	CONTINUATION OF PIPING
—	YARD CLEAN OUT
—	GAS PRESSURE REGULATOR

ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.

PLUMBING ABBREVIATIONS

ABBREV.	DEFINITION
AAV	AIR ADMITTANCE VALVE
A/C	ABOVE CEILING
ABV	ABOVE
AFB	ABOVE FINISHED FLOOR
B/F	BELOW FLOOR
B/G	BELOW GRADE
CO	CLEANOUT
CLC	CLEANOUT
CONN	CONNECT(ION)
CONT	CONTINUATION
CW	DOMESTIC COLD WATER
DN	DOWN
EX	EXISTING
GW	GREASE WASTE
FD	FLOOR DRAIN
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
E	INVERT ELEVATION
O/H	OVERHEAD
PLB	PLUMBING
PRV	PRESSURE REDUCING VALVE
SAN OR S	SANITARY
TP	TRAP PRIMER
TYP	TYPICAL
V	VENT
W	WASTE
YCO	YARD CLEAN OUT

ALL ABBREVIATIONS MAY NOT APPEAR ON DRAWINGS.

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10/12/21			



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DESIGNED BY	JL
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SHEET TITLE
PLUMBING GENERAL

JOB NAME
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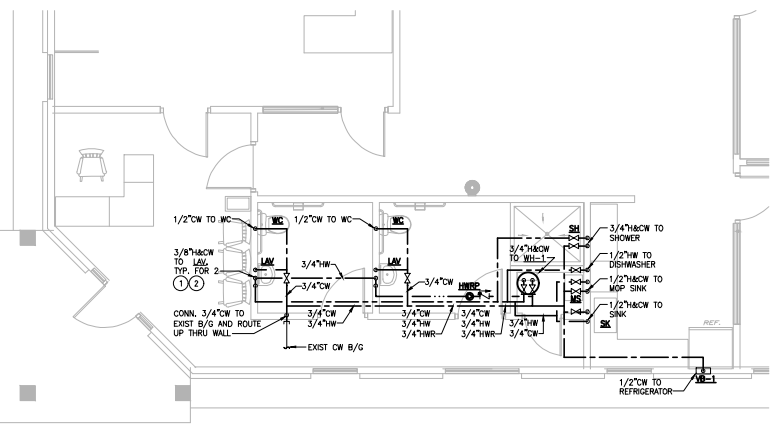
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SCALE	NONE

DATE
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P-1

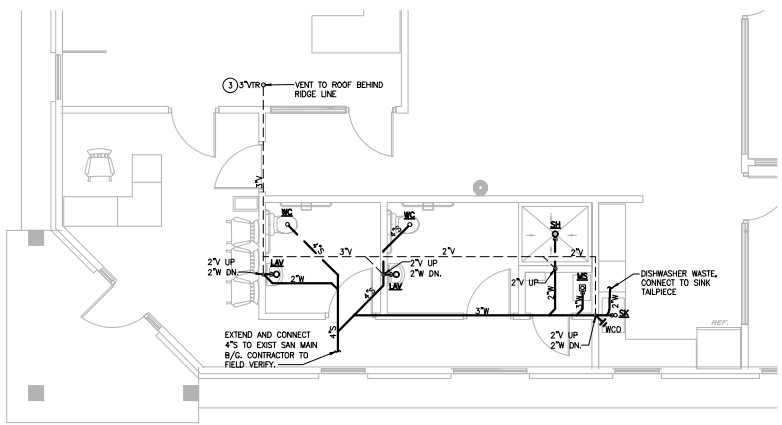
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1 PLUMBING SUPPLY FLOOR PLAN
SCALE: 1/4" = 1'-0"



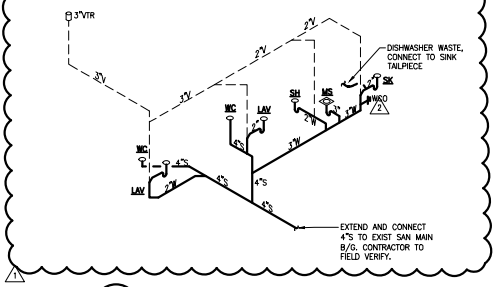
2 PLUMBING WASTE FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL CONFIRM EXISTING CONDITIONS PRIOR TO BID.
2. COORDINATE ALL MECHANICAL CONSTRUCTION WITH OTHER TRADES TO AVOID CONFLICTS.
3. CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND ADJUST ROUTING OF TENANT SYSTEMS AS REQUIRED.
4. EXISTING PLUMBING SERVICES (COLD WATER, HOT WATER, WASTE AND VENT) WHICH ARE NOT TO BE REUSED SHALL BE REMOVED BACK TO ACTIVE MAINS AND CAPPED. THERE SHALL BE NO "DEAD ENDS" LEFT IN PIPING SYSTEMS.
5. PROVIDE 1 DOMESTIC WATER SUPPLY TO EACH OF TWO LOCATIONS FOR POOLS. CONNECT TO 1-1/4" CW MAIN. POOL LOCATIONS TO BE FIELD VERIFIED. PROVIDE BACKFLOW PREVENTION AND FREEZE PROTECTION AS REQUIRED BY CODE.

KEYED NOTES:

- ① PROVIDE ASSE 1070 TEMPERING VALVE, SET TO 110°F OUTLET, AT EACH LAVATORY.
- ② ROUTE 3/4" HW MAIN DOWN IN WALL TO WITHIN 2 FT OF LAVATORY CONNECTION. MAX LENGTH OF 3/8" ROUNDOUT TO LAVATORY SHALL BE 3 FT.
- ③ VENT SHALL BE MIN 10'-0" FROM ANY OUTDOOR AIR INTAKE.



3 PLUMBING WASTE RISER PLAN
SCALE: NONE

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1	10/12/21	CODE COMMENTS	



DESIGN BY: J.L.
CHECKED BY: J.L.
APPROVED BY: KSM



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SHEET TITLE: **PLUMBING FLOOR PLAN**

JOB NAME: **TENANT XPRESS
3985 STEVE REYNOLD BLVD.
BUILDING Q,
NORCROSS, GA. 30093**

JOB NO.: 21196 P-2
SCALE: NONE

DATE: 08/03/2021
DWG. NO.: **P-2**

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