FAYETTE SENIOR SERVICES

FAYETTEVILLE, GEORGIA
(INTERIOR ALTERATION AND ADDITION)

ABBREVIATIONS LEGEND

A	
ACOUS	ACOUSTICAL
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECT
AB	ANCHOR BOLTS
B	
BES	BANK EQUIPMENT SUPPLIER
BFF	BELOW FINISHED FLOOR
BJ	BAR JOIST
BLK	BLOCK/BLOCKING
BD	BOARD
BW	BOTH WAYS
BLDG	BUILDING
BU ROOF	BUILT-UP ROOFING
BR	BULLET RESISTANT OR BACKER ROD
BB	BULLETIN BOARD
BL	BUILDING LINE
BM	BENCH MARK
BO	BOTTOM OF
BRM	BEDROOM
BSMT	BASEMENT
C	
CAB	CABINET
CPT	CARPET
CI	CAST IRON
CLG	CEILING
CTR	CENTER
CLR	CLEAR(ANCE)
CW	COLD WATER
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CJ	CONTROL JOINT
CB	CATCH BASIN/CHALKBOARD
CEM	CEMENT
CLO	CLOSET
COL	COLUMN
CONN	CONNECTION
CG	CORNER GUARD
CT	CERAMIC TILE
C&R	CURTAIN AND ROD
CWS	CURTAIN WALL STUDS
D	
DIM	DIMENSION
DW	DISHWASHER
DSP	DISPOSAL
DR	DOOR
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN
DA	DOUBLE ACTION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DO	DOOR ACTION
DP	DAMPROOFING
DW	DUMBWAITER
D/W	DISHWASHER
DWS	DRYWALL STUDS
E	
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EXT	EXTERIOR
EIFS	EXTERIOR INSULATING FINISH SYSTEM
E	EAST
EC	ELECTRICAL CONTRACTOR
EIF	EXTERIOR INSULATING FINISH
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EWC	ELECTRIC WATER COOLER
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FND	FOUNDATION
FOS	FACE OF STUD/STEEL
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FRP	FIBERGLASS REINFORCED PANELS
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IN	INCH (")
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NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER (#)
N	NORTH
O	
OC	ON CENTER
OPNG	OPENING
OPH	OPPOSITE HAND
OZ	OUNCE
OD	OUTSIDE DIAMETER / DIMENSION
OH	OVERHEAD
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PG	PAGE
PNT	PAINT
PART	PARTITION
PVMT	PAVEMENT
/	PER
%	PERCENT
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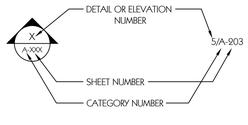
RA	RETURN AIR
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
ROW	RIGHT OF WAY
RD	ROOF DRAIN
RFG	ROOFING
RO	ROUGH OPENING
REG	REGISTER
REINF	REINFORCING
REQ	REQUIRED
S	
S	SOUTH
SG	SAFETY GLASS
SCHED	SCHEDULE
SEC	SECTION/SECRETARY
SS	SERVICE SINK
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPKR	SPEAKER
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
STD	STANDARD
SST	STAINLESS STEEL
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED
SHLV	SHELVES/SHELVING
SHR	SHOWER
ST	STREET
STA	STATION
STO	STORAGE
T	
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
THK	THICK
TK	THINK
TPD	TOILET PAPER DISPENSER
TC	TOP OF CURB/CONCRETE
TJ	TOP OF JOIST
TS	TOP OF SLAB
TOS	TOP OF STEEL
TYP	TYPICAL
TD	TOWEL DISPENSER
T	TREADS/TOILET
TB	TACKBOARD
TH	TEST HOLE
U	
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UCR	UNDER COUNTER REFRIGERATOR
V	
VAR	VARIABLE
VOL	VOLUME
VCGB	VINYL COVERED GYPSUM BOARD
VERT	VERTICAL/VERTICALLY
VEST	VESTIBULE
VWC	VINYL WALL COVERING
W	
WSCT	WAINSCOT
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOFING
WS	WATERSTOP / WEATHERSTRIP
WT	WEIGHT
WWM	WELDED WIRE MESH (FABRIC)
W	WIDE
WW	WINDOW WALL
W/	WITH
WO	WITHOUT
WD	WOOD
W	WEST
WDW	WINDOW DIMENSION
WDW	WINDOW
WWF	WELDED WIRE FABRIC

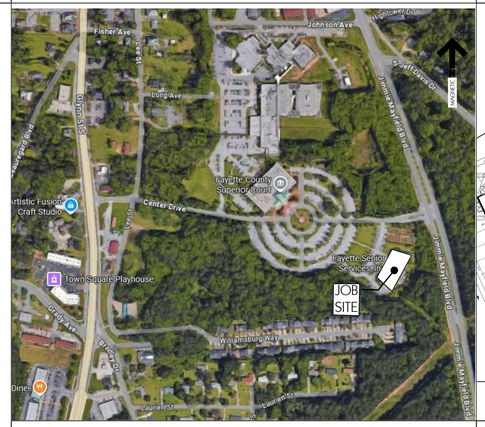
TYPICAL REFERENCE



MATERIALS LEGEND

- EARTH
- CONCRETE
- GRAVEL
- BRICK
- BLOCK
- E.I.F. SYSTEM
- ROUGH WOOD
- FINISH WOOD
- PLYWOOD
- RIGID INSULATION
- GYPSUM BOARD
- STEEL
- 101 EXISTING GRADE
- 101 NEW GRADE

VICINITY MAP



PROJECT TEAM

BUILDING OWNER

FAYETTE SENIOR SERVICES, INC.

4 CENTER DRIVE
FAYETTEVILLE, GEORGIA 30214
CONTACT: DANIEL GIBBS
PHONE: 404-808-9937
EMAIL: DGIBBS@FAYSS.ORG

ARCHITECT

JEFFERSON BROWNE ARCHITECTURE INC.

DESIGN PRINCIPAL: JL "JEFFERSON" BROWN - GA LIC.#016355
PROJECT ARCHITECT: STEFAN KRAL - GA LIC.# 015606
150 HUDDLESTON RD, SUITE 1000
PEACHTREE CITY, GEORGIA 30969
CONTACT: STEFAN KRAL - PROJECT MANAGER
PHONE: 770-639-9545
E-MAIL: STEFAN@JEFFERSONARCHITECTURE.COM

MECHANICAL ELECTRICAL AND PLUMBING ENGINEER

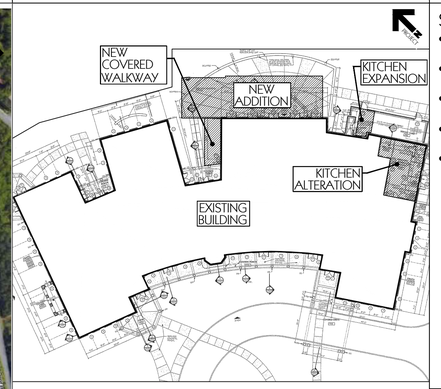
PROFICIENT ENGINEERING

3150 HOLCOMB BRIDGE ROAD
NORCROSS, GEORGIA 30071
CONTACT: ANDREW SMITH
PHONE: 404-330-9798
E-MAIL: ASMITH@PROFICIENTENGINEERING.COM

GENERAL CONTRACTOR

TBD

BUILDING KEY



EXISTING ONE STORY BUILDING

OWNER COORDINATION NOTES

G.C.SHALL COORDINATE ALL PHASES OF CONSTRUCTION WITH THE OWNER AS REQUIRED TO ACCOMODATE CONTINUOUS OPERATION OF THE FACILITY THROUGHOUT CONSTRUCTION. THE CLIENT'S PRIORITIES ARE AS FOLLOWS:
1)EXPANDED KITCHEN #105 TO BE COMPLETED AND READY FOR USE PRIOR TO SHUTDOWN OF THE KITCHEN ALTERATION AREA FOR CONTINUOUS OPERATION OF THE MEALS ON WHEELS PROGRAM.
2)G.C.TO PROVIDE DEBRIS PROTECTION FOR EXISTING KITCHEN#104 AND EXISTING CAFE IN ORDER TO ALLOW CONTINUOUS OPERATION THROUGHOUT CONSTRUCTION.
3)ALL WORK IN THE EXPANDED KITCHEN#105, KITCHEN ALTERATION AREA, AND THE NEW COVERED WALKWAY IS TO BE PRIORITIZED TO LIMIT DOWNTIME IN THESE AREAS.

GENERAL COORDINATION NOTES

1. EXISTING FIRE ALARM WILL BE EXPANDED TO NEW SCOPE. FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED SEPARATELY. FIRE ALARM COMPANY LICENSED IN STATE OF GEORGIA WILL PROVIDE ALL REQUIRED SUBMITTALS AS REQUIRED BY GOVERNING JURISDICTION(S) FOR ALL SCOPE REQUIRED.
2. I.T. PACKAGE AND SECURITY SYSTEMS WILL BE PROVIDED BY TENANT . G.C. COORDINATE WITH TENANT. LOW VOLTAGE DRAWINGS SHALL BE SUBMITTED AND APPROVED SEPARATELY. TENANT IS RESPONSIBLE TO HIRE LOW VOLTAGE VENDOR. COMPANY LICENSED IN STATE OF GEORGIA WILL PROVIDE ALL REQUIRED SUBMITTALS AS REQUIRED BY GOVERNING JURISDICTION(S) FOR ALL SCOPE REQUIRED.
3. SPEAKERS ARE NOT PART OF THE SCOPE OF THIS WORK UNLESS SPECIFICALLY CALLED OUT ON ANNOTATED PLAN ON CASE BY CASE BASES. CONTRACTOR SHALL COORDINATE THIS ITEM AND ALL REQUIREMENTS WITH TENANT AND PROSPECTIVE SUPPLIER.
4. TV's, SCREENS SYSTEMS AND ASSOCIATED BRACKETS ARE NOT IN THE SCOPE OF THIS WORK. CONTRACTOR SHALL COORDINATE THESE ITEMS AND ALL REQUIREMENTS WITH TENANT AND PROSPECTIVE SUPPLIERS.
5. PROVIDE FIRE RETARDANT TREATED BLOCKING IN WALLS FOR ALL TV's, SCREENS SYSTEMS, CABINETS AND COUNTERS.
6. G.C. SHALL PROVIDE MOCK-UP OF ALL PAINT COLORS AND STAINS FOR TENANT FINAL APPROVAL PRIOR TO INSTALLATION. G.C. SHALL PROVIDE SAMPLE OF ALL P.LAM FINISHES, COUNTERTOPS, AND FLOOR FINISHES FOR TENANT FINAL APPROVAL PRIOR TO ORDERING AND INSTALLATION, SEE INTERIOR DESIGN DRAWINGS.
7. TENANT SHALL APPROVE COLOR OF ALL WALL EL PLATES, SWITCH PLATES PRIOR ORDERING. ALL ELECTRICAL OUTLETS ON EMERGENCY BACK UP POWER WILL BE RED WITH RED PLATES.
8. FOR PERMITTING AND INSPECTIONS: THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY COORDINATION AND FEES.
9. G.C. TO COORDINATE PROJECT SCOPE WITH EXISTING CORE AND SHELL.

DEFERRED SUBMITTALS

10. ALL DEFERRED SUBMITTALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
11. ASSOCIATED COST AND FEE FOR SHOP DRAWING AND DEFERRED SUBMITTALS TO BE INCLUDED AND PROVIDED IN THE CONTRACTORS BASE FEE.
12. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND NOT IN THIS SCOPE OF WORK. G.C. TO COORDINATE WITH BUILDING OWNER ALL REQUIREMENTS REGARDING BUILDING STANDARDS AND ANY LOCAL JURISDICTION REQUIREMENTS.
13. THIRD PARTY FOR SPECIAL INSPECTIONS WILL BE HIRED AND PAID FOR BY THE OWNER.

PERMIT INFORMATION

SUMMARY OF THE WORK:

- EXPANSION OF AN EXISTING COMMERCIAL KITCHEN AND MULTI-PURPOSE ADDITION IN AN EXISTING ONE STORY SENIOR CENTER.
- JEFFERSON BROWNE ARCHITECTURE WILL NOT BE PROVIDING ADA SITE ANALYSIS, OR ADA SITE DESIGN SERVICES.
- JEFFERSON BROWNE ARCHITECTURE WILL BE PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.
- JEFFERSON BROWNE ARCHITECTURE IS NOT PROVIDING CIVIL ENGINEERING SERVICES OR CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
- JEFFERSON BROWNE ARCHITECTURE IS NOT PROVIDING PERMIT SUBMITTAL SERVICES DUE TO THE REQUIREMENT FOR G.C. TO SUBMIT FOR PERMITS IN FAYETTE COUNTY. G.C. SHALL INFORM THE OWNER AND ARCHITECT IF THE AUTHORITIES HAVING JURISDICTION REQUIRE ENGAGING THE SERVICES OF A CIVIL ENGINEER OR LAND SURVEYOR DURING THE PERMITTING PROCESS.

CONSTRUCTION TYPE:	V-B UNPROTECTED
SUPPRESSION SYSTEM:	SPRINKLERED - FIRE ALARM PROVIDED
BUILDING HEIGHT:	EXISTING ONE STORY BUILDING
EXISTING BUILDING ONLY	±20,034 SF (NOT INCLUDES PORCHES AND CANOPIES)
EXISTING BUILDING WITH PORCHES/ CANOPIES	±22,634 SF MEASURED TO EXTERIOR FACE OF EXTERIOR PERIMETER WALL STUDS
NEW BUILDING ADDITION	± 2,380 SF
NEW WALKWAY (CANOPY) ADDITION	± 214 SF
EXISTING AND NEW TOTAL BUILDING:	±25,228 SF (INCLUDES PORCHES AND CANOPIES)
OCCUPANCY CLASSIFICATION:	EXISTING ASSEMBLY A-3
TENANT OCCUPANT LOAD:	685 OCCUPANTS

APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE w/ GEORGIA AMENDMENTS (2020), (2022), (2024), (2025)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)
- 2018 INTERNATIONAL MECHANICAL CODE W/ ALL GEORGIA AMENDMENTS (2020), (2024)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020), (2022)
- 2023 NATIONAL ELECTRICAL CODE w/o GEORGIA AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
- 2018 INTERNATIONAL FIRE CODE, AS ADOPTED AND AMENDED BY THE RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120-3-3-.04(3)
- 2024 LIFE SAFETY CODE (NFPA 101), AS ADOPTED AND AMENDED BY THE RULES AND REGULATIONS OF THE FIRE SAFETY COMMISSIONER CHAPTER 120-3-3-.04(72)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS ADOPTED AND AMENDED BY THE RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120-3-90.-09(2)(b)
- RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120-3-3 (STATE MINIMUM FIRE SAFETY STANDARDS) - EFFECTIVE MAY 27, 2025

DRAWING INDEX

DEFFERED SUBMITTALS

1. FIRE ALARM SHOP DRAWINGS.(COMPANY LICENSED IN STATE OF GEORGIA)
2. SPRINKLER SHOP DRAWINGS.(COMPANY LICENSED IN STATE OF GEORGIA)
3. TENANT'S LOW VOLTAGE VENDOR SHALL PROVIDE LOW VOLTAGE SHOP DRAWINGS. G.C. COORDINATE WITH TENANT AND LOW VOLTAGE VENDOR

REQUIRED SUBMITTALS

1. G.C. PROVIDED ENGINEER SEALED FOUNDATION CONCRETE MIX AND REBAR SHOP DRAWINGS FOR STRUCTURAL ENGINEER / ARCHITECT REVIEW PRIOR TO ORDERING OR FABRICATION.
2. G.C. PROVIDED ENGINEER SEALED STEEL SHOP DRAWINGS FOR STRUCTURAL ENGINEER / ARCHITECT REVIEW PRIOR TO ORDERING OR FABRICATION.
3. G.C. PROVIDED ENGINEER SEALED STOREFRONT SYSTEM SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO ORDERING OR FABRICATION.
4. G.C. PROVIDED DOOR HARDWARE SCHEDULE FOR OWNERS AND ARCHITECTS REVIEW AND APPROVAL. MATCH EXISTING BUILDING STANDARD.
5. G.C.PROVIDE A SEALANT/ CAULK SUBMITTAL TO OWNER AND ARCHITECT FOR FINAL REVIEW AND APPROVAL.
6. G.C.PROVIDE PRE-FINISHED COPINGS/ FLASHINGS SUBMITTAL TO OWNER AND ARCHITECT FOR FINAL REVIEW AND APPROVAL.
7. G.C. PROVIDE SHOP DRAWING FOR 15 MIN. IGNITION PROTECTION BARRIER INTUMESCENT PAINT PROVIDED OVER THE FOAM AT KITCHEN EXPANSION.
8. G.C. PROVIDE SHOP DRAWING FOR CLOSE CELL SPRAY INSULATION , R-38 MIN. AT KITCHEN EXPANSION.
9. G.C. PROVIDED GEOTECHNICAL REPORT FOR CONFIRMATION SOIL BEARING CAPACITY AS REQUIRED BY STRUCTURAL ENGINEER.
10. G.C. PROVIDED VERIFICATION OF EXISTING GRADES AND VARIANCE FROM FINISH FLOOR ELEVATIONS.

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015606
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

COVER INDEX SHEET

DRAWING TITLE

Drawn By: RG, EO, SK
Checked By: RG, SK
PROJECT # 4344

A-001

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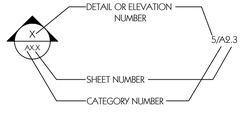
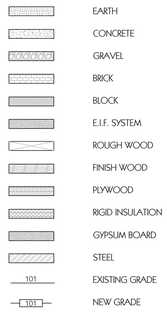
SG	SAFETY GLASS
SCHED	SCHEDULE
SEC	SECTION/SECRETARY
SS	SERVICE SINK
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPKR	SPEAKER
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
STD	STANDARD
SST	STAINLESS STEEL
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED
SHLV	SHELVES/SHELVING
SHR	SHOWER
ST	STREET
STA	STATION
STO	STORAGE
T	
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
THK	THICK
TK	THINK
TPD	TOILET PAPER DISPENSER
TC	TOP OF CURB/CONCRETE
TJ	TOP OF JOIST
TS	TOP OF SLAB
TO	TOP OF
TOS	TOP OF STEEL
TYP	TYPICAL
TD	TOWEL DISPENSER
T	TREADS/TOILET
TB	TACKBOARD
TH	TEST HOLE
U	
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UCR	UNDER COUNTER REFRIGERATOR
V	
VAR	VARIABLE
VOL	VOLUME
VB	VAPOR BARRIER
VCGB	VINYL COVERED GYPSUM BOARD
VERT	VERTICAL/VERTICALLY
VEST	VESTIBULE
VWC	VINYL WALL COVERING
W	
WSCT	WAINSCOT
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOFING
WS	WATERSTOP / WEATHERSTRIP
WT	WEIGHT
WWM	WELDED WIRE MESH (FABRIC)
W	WIDE
WW	WINDOW WALL
W/	WITH
W/O	WITHOUT
WD	WOOD
W	WEST
WDIM	WINDOW DIMENSION
WDW	WINDOW
WWF	WELDED WIRE FABRIC

TYPICAL REFERENCE



MATERIALS LEGEND



ENVELOPE COMCHECK

COMcheck Software Version 4.1.5.5

Envelope Compliance Certificate

Project Information

Energy Code:	2015 IECC
Project Title:	Fayette Senior Services Addition
Location:	Fayetteville, Georgia
Climate Zone:	3a
Project Type:	Addition
Vertical Glazing / Wall Area:	30%

Construction Site:
4 Center Drive
Fayetteville, GA 30214

Owner/Agent:
Stefan Kral
Jefferson Architecture
150 Huddleston Road Suite 1000
Peachtree City, GA 30269
770-632-9545
stefan@jeffersonarchitecture.com

Designer/Contractor:
Stefan Kral
Jefferson Architecture
150 Huddleston Road Suite 1000
Peachtree City, GA 30269
770-632-9545
stefan@jeffersonarchitecture.com

Building Area	Floor Area
1-Convention Center : Nonresidential	2235

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Floor 1: Slab-On-Grade:Unheated, [Bldg. Use 1 - Convention Center] (c)	226	---	---	0.730	0.730
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Convention Center]	2235	38.0	0.0	0.027	0.027
NORTH					
North Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Convention Center]	288	21.0	0.0	0.062	0.064
EAST					
East Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Convention Center]	618	21.0	0.0	0.062	0.064
Window 1: Metal Frame:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	288	---	---	0.250	0.460
Door 1: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID N/A, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	51	---	---	0.250	0.770
SOUTH					
South Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Convention Center]	295	21.0	0.0	0.062	0.064
Door 2: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID N/A, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	27	---	---	0.250	0.770

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Project Title: Fayette Senior Services Addition — Report date: 09/30/25
Data filename: S:\PROJECTS\2025 JBA PROJECTS\4344 FAYETTE SENIOR SERVICES - MOW EXPANSION 2025\02 SCHEMATIC DESIGN\COMCHECK ADDITION.cck — Page 1 of 10

Envelope PASSES: Design 21% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

STEFAN KRAL- PROJECT MANAGER (Name - Title) — Signature — 9/30/2025 (Date)

COMcheck Software Version 4.1.5.5

Envelope Compliance Certificate

Project Information

Energy Code:	2015 IECC
Project Title:	Fayette Senior Services - Kitchen Expansion
Location:	Fayetteville, Georgia
Climate Zone:	3a
Project Type:	Addition

Construction Site:
4 Center Drive
Fayetteville, GA 30214

Owner/Agent:
Stefan Kral
Jefferson Architecture
150 Huddleston Road
Peachtree City, GA 30269
770-632-9545
stefan@jeffersonarchitecture.com

Designer/Contractor:
Stefan Kral
Jefferson Architecture
150 Huddleston Road
Peachtree City, GA 30269
770-632-9545
stefan@jeffersonarchitecture.com

Building Area	Floor Area
1-Dining: Cafeteria/Fast Food : Nonresidential	162

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	142	0.0	38.0	0.025	0.027
Floor 1: Slab-On-Grade:Unheated, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	40	---	---	0.730	0.730
NORTH					
North Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	148	21.0	0.0	0.062	0.064
EAST					
East Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	80	21.0	0.0	0.062	0.064
Door 1: Insulated Metal, Swinging, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	24	---	---	0.250	0.610
SOUTH					
South Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	120	21.0	0.0	0.062	0.064

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Project Title: Fayette Senior Services - Kitchen Expansion — Report date: 10/08/25
Data filename: S:\PROJECTS\2025 JBA PROJECTS\4344 FAYETTE SENIOR SERVICES - MOW EXPANSION 2025\02 SCHEMATIC DESIGN\COMCHECK KITCHEN EXPANSION.cck — Page 1 of 10

Envelope PASSES: Design 16% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

STEFAN KRAL- PROJECT MANAGER (Name - Title) — Signature — 9/30/2025 (Date)

GENERAL NOTES

JEFFERSON BROWNE ARCHITECTURE, INC. IS NOT RESPONSIBLE FOR QUALITY OF COPIES MADE FROM DOCUMENTS PROVIDED BY ARCHITECT.

A. CONTRACTOR / BIDDER TO VISIT SITE AND FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING.

B. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. OBTAIN CLARIFICATION FROM THE ARCHITECT OF RECORD AT JEFFERSON BROWNE ARCHITECTS IF THERE ARE ANY QUESTIONS OR DISCREPANCIES.

C. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING, AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE, DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.

D. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, AND INCIDENTAL PARTS AND MATERIALS FOR A COMPLETE OPERATIVE INSTALLATION.

E. THOSE ITEMS NOTED N.I.C. (NOT IN CONTRACT), OR NOTED TO BE PERFORMED BY OTHERS, SHALL BE COORDINATED IN A MUTUALLY AGREEABLE AND COOPERATIVE MANNER WITH ALL INVOLVED DICIPLINES BY THE CONTRACTOR SO AS TO ALLOW TIMELY INTEGRATION INTO THE PROJECT AS REQUIRED.

F. UNLESS NOTED OTHERWISE, MOVING OF FURNITURE, FURNISHINGS, AND EQUIPMENT SHALL BE PERFORMED BY OWNER / TENANT COORDINATE TIMING WITH REPRESENTATIVE.

G. GENERAL CONTRACTOR COORDINATE WITH OWNER OR TENANT (WHICHEVER APPLY) TO MUTUAL CONSENT AND IN ADVANCE, THE CONSTRUCTION SCHEDULE AND DURATION, INCLUDING ANY REQUIRED BUILDING SYSTEM INTERRUPTIONS.

H. MAINTAIN A JOB SITE SET OF CONSTRUCTION DOCUMENTS ON THESE, RECORD ANY DEVIATIONS FROM THE ORIGINAL PLANS, LOCATE CONCEALED PLUMBING PIPING, AND SYSTEM TIE-INS, TURN "AS BUILT" SET OVER TO OWNER / ARCHITECT UPON COMPLETION OF PROJECT.

I. CONFINE CONSTRUCTION ACTIVITIES TO DESIGNATED CONSTRUCTION AREAS ONLY, STAGING AND STORAGE IN CONSTRICTION AREA(S) OR, IF ADDITIONAL SPACE IS REQUIRED, IN OWNER / TENANT DESIGNATED AREAS OR ROOM, SUPPLY AND REMOVAL OF MATERIALS BY PRIOR APPROVED ROUTES ONLY, USE PROTECTION PADS WHEN USING ELEVATOR(S) (WHEN APPLICABLE)

J. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR, UNLESS NOTED OTHERWISE.

K. CLEAN CONSTRUCTION AREA THOROUGHLY UPON COMPLETION. DO NOT USE BUILDING DUMPSTERS. DISPOSE OF DEBRIS IN ACCORDANCE WITH LOCALLY APPROVED REGULATIONS. IF REQUIRED, USE ELEVATOR ONLY AFTER BUILDING HOURS. (WHEN APPLICABLE)

L. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING COUNTY BUILDING CODE, N.E.C., A.D.A.A.G. AND STATE ACCESSIBILITY STANDARDS FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS, CURRENT AS OF DATE OF ISSUANCE OF THESE DOCUMENTS.

M. LOCATE THE TOP OF ALL NEW AND RELOCATED SWITCHES AND CONTROLS AT 44" O.C. A.F.F. U.N.O.

N. LOCATE ALL NEW EXPOSED WALL OUTLETS AT 18" O.C. A.F.F., U.N.O. WHEN APPLICABLE OUTLETS IN FLOOR CABINETS SHALL BE AT 18" O.C. A.F.F.

O. ALL DIMENSIONS SHOWN ARE FRAMING TO FRAMING, U.N.O.

P. IT IS THE INTENT THAT SPECIFIED PRODUCTS ARE TO BE USED ON THIS PROJECT. THEY WERE SELECTED AS PART OF THE DESIGN CONCEPT. ARCHITECT WILL ONLY ANALYZE PROPOSED SUBSTITUTIONS THAT WILL BENEFIT THE OWNER BY A SIGNIFICANTLY LOWER COST OR AN IMPROVED QUALITY, OR IN THE CASE OF PRODUCT UNAVAILABILITY OR OTHER CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. IF ANY SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION, OR WORK OF OTHER TRADES OR CONTRACTORS, THE NECESSARY CHANGES AND MODIFICATIONS SHALL BE CONSIDERED AN ESSENTIAL PART OF THE PROPOSED SUBSTITUTION, TO BE ACCOMPLISHED BY CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER IF AND WHEN ACCEPTED.

Q. SUBMIT SHOP DRAWINGS / PRODUCT INFORMATION / SAMPLES OF SPECIFIED PRODUCTS. FABRICATIONS SHALL BEGIN ONLY AFTER APPROVED SHOP DRAWINGS HAVE BEEN RETURNED BY ARCHITECT TO CONTRACTOR.

R. CONTRACTOR SHALL SUBMIT CONFIRMATION OF DELIVERY DATES OF PRODUCTS WITH LONG LEAD TIMES WITH PRODUCT SUBMITTALS.

S. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH SPECIFIC MANUFACTURER'S WRITTEN SPECIFICATIONS, RECOMMENDATIONS AND INSTRUCTIONS.

T. CONTRACTORS SHALL CONFINE THEMSELVES TO CONSTRUCTION AREAS. CONSTRUCTION PARKING ONLY IN PRIOR DESIGNATED LOCATIONS.

U. CONTRACTOR SHALL BE PERMITTED TO USE BUILDING ELECTRICITY AND WATER TO A REASONABLE EXTENT. PROVIDE OWN SOURCES FOR EXCESSIVE CONSTRUCTION POWER REQUIREMENTS. DO NOT USE RESTROOMS FOR TOOL, BRUSH, ETC. CLEANING. USE DESIGNATED CLEAN-UP FACILITIES ONLY.

V. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL, ACCOMPANIED BY REPRESENTATIVE BUILDING MANAGEMENT, TAKE AND DOCUMENT INVENTORY OF EXISTING FINISHES AND SYSTEMS TO REMAIN IN CONSTRUCTION AREA, AND ESTABLISH ANY EXISTING DAMAGE. ANY SUBSEQUENT DAMAGE ATTRIBUTABLE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO COMPENSATED FOR BY CONTRACTOR.

W. FIRE STOP ALL EXISTING AND NEW FLOOR PENETRATIONS IN PROJECT AREAS.

X. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED TO PERFORM AND COMPLETE WORK SHALL PAID FOR BY CONTRACTOR.

Y. OBTAIN A COPY OF MANAGEMENT CONSTRUCTION RULES PRIOR TO BIDDING FOR ADDITIONAL AND UPDATED REQUIREMENTS AND RESTRICTIONS ABIDE BY THESE RULES AT ALL TIMES.

Z. WELDING TO AND WITHIN AN EXISTING FACILITY PRESENTS POTENTIAL HAZARDS INCLUDING:
1. FIRE HAZARD-DUE TO THE EXISTING CONSTRUCTION AND BUILDING CONTENTS.
2. STRUCTURAL LIQUEFACTION-DUE TO WELDING ACROSS THE FULL SECTION OF STRUCTURAL STEEL MEMBERS.
- RECOMMENDATIONS TO PREVENT THESE HAZARDS INCLUDE:
  a. FIRE HAZARD-PROTECT EXISTING COMBUSTIBLES PRIOR TO WELDING. KEEP A SEPARATE WATCHMAN AND SEVERAL FIRE EXTINGUISHERS ON HAND.
  b. STRUCTURAL LIQUEFACTION-WELD IN SMALL INCREMENTS. ALLOW WELDS TO HARDEN BEFORE CONTINUING TO THE NEXT INCREMENT.
  c. DO NOT LEAVE THE SITE UNTIL SATISFIED THAT NO FIRE HAZARD EXISTS.

AA. FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC AND NFPA 10

JEFFERSON_

JEFFERSON BROWNE
ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 632 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 036908
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 9025

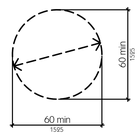
SEAL

GENERAL NOTES AND COMCHECK

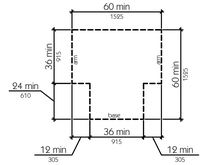
DRAWING TITLE

Drawn By: PLG, EO,SK
Checked By: PLG,SK
PROJECT # 4344

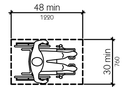
A-002



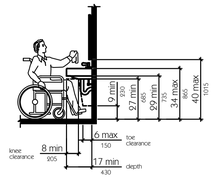
1 60 in. DIAMETER CIRCULAR TURNING SPACE
Figure 3 (Ga 120-3-20)



2 T-SHAPED TURNING SPACE
Figure 304.3.2

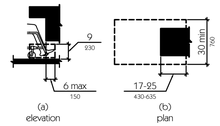


3 CLEAR FLOOR OR GROUND SPACE
Figure 305.3



4 LAVATORY CLEARANCES
Figure 31 (Ga 120-3-20)

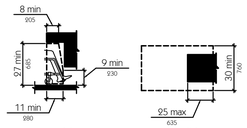
5 DRINKING FOUNTAIN SPOUT LOCATION
Figure 602.5



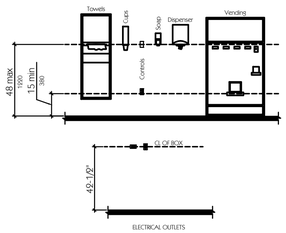
6 TOE CLEARANCE
Figure 306.2

A.D.A. DETAILS NOTES

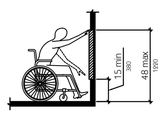
1. DIAGRAMS, NOTES AND ILLUSTRATIONS ABOVE ARE PROVIDED BY THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND THE "GEORGIA ACCESSIBILITY CODE FOR BUILDINGS & FACILITIES - 120-3-20 HANDICAP ACCESSIBILITY LAW".
2. NOTE: 9'-10" IS THE MAXIMUM ALLOWABLE HEIGHT TO THE TOP OF THE LAVATORY COUNTER IF LAVATORY BOWL IS UNDER MOUNTED OR TO THE TOP OF LID IF LAVATORY BOWL IS TOP MOUNTED.
3. STANDARD CONSTRUCTION TOLERANCES DO NOT APPLY TO ADA REQUIRED/ RELATED DIMENSIONS OR REQUIREMENTS.



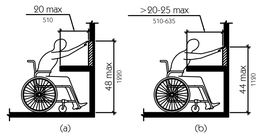
7 KNEE CLEARANCE
Figure 306.3



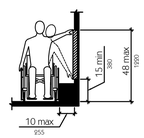
8 CONTROL REACH LIMITATIONS
Figure A8 (Ga 120-3-20)



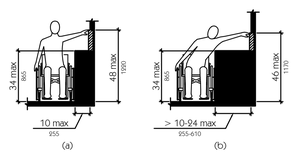
9 UNOBSTRUCTED FORWARD REACH
Figure 308.2.1



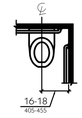
10 OBSTRUCTED HIGH FORWARD REACH
Figure 308.2.2



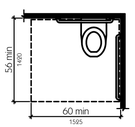
11 UNOBSTRUCTED SIDE REACH
Figure 308.3.1



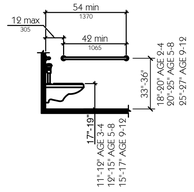
12 OBSTRUCTED HIGH SIDE REACH
Figure 308.3.2



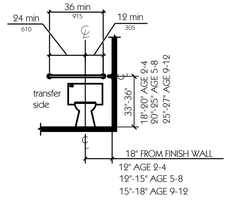
13 WATER CLOSET LOCATION
Figure 604.2



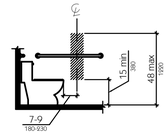
14 SIZE OF CLEARANCE AT WATER CLOSET
Figure 604.3.1



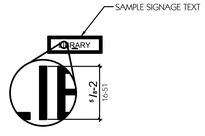
15 SIDE WALL GRAB BAR AT WATER CLOSET
Figure 604.5.1



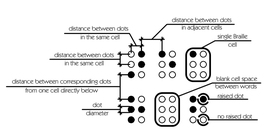
16 REAR WALL GRAB BAR AT WATER CLOSET
Figure 604.5.2



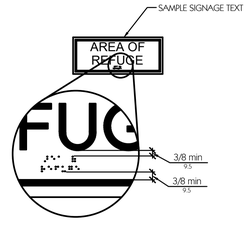
17 DISPENSER OUTLET LOCATION
Figure 604.7



18 HEIGHT OF RAISED CHARACTERS
Figure 703.2.5

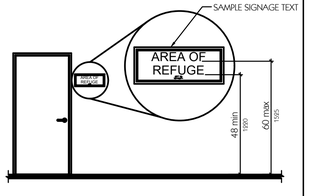


19 BRAILLE MEASUREMENT
Figure 703.3.1

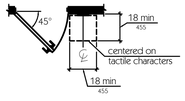


20 POSITION OF BRAILLE
Figure 703.3.2

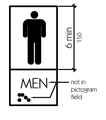
Convention	Description
36 / 915	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 / 150	dimension for small measurements
33-36 / 840-915	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance
	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature



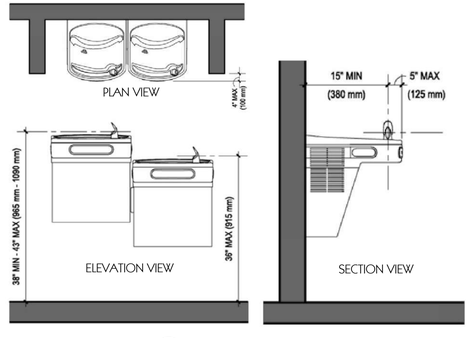
21 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND
Figure 704.4.1



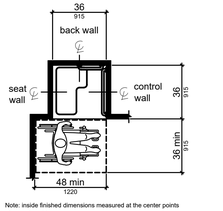
22 LOCATION OF TACTILE SIGNS AT DOORS
Figure 703.4.2



23 PICTOGRAM FIELD
Figure 703.6.1

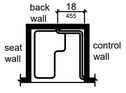


24 DRINKING FOUNTAIN CLEARANCES
NTS

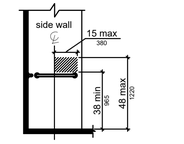


Note: inside finished dimensions measured at the center points of opposing sides

25 TRANSFER TYPE SHOWER COMPARTMENT SIZE & CLEARANCE
Figure 608.2.1



26 GRAB BARS FOR TRANSFER TYPE SHOWERS
Figure 608.3.1



27 TRANSFER TYPE SHOWER COMPARTMENT CONTROL LOCATION
Figure 608.3.1

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 025896
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2095

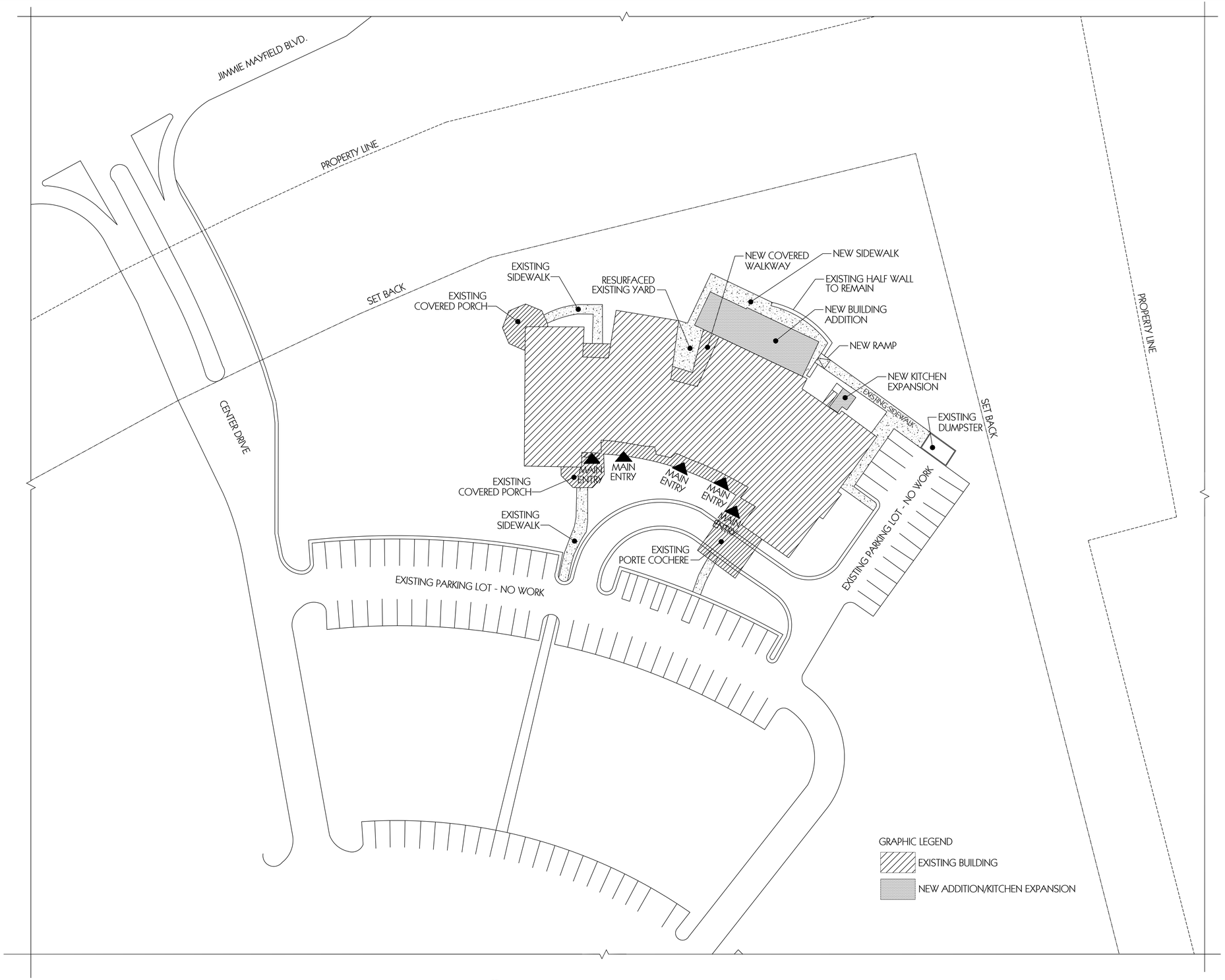
SEAL

ADA ACCESSIBILITY DETAILS

DRAWING TITLE

Drawn By: P.G, EO,SK
Checked By: P.G,S.K
PROJECT # 4344

A-003



1 SCHEMATIC ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

PROJECT

JEFFERSON_

JEFFERSON BROWNE
ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA-031698
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

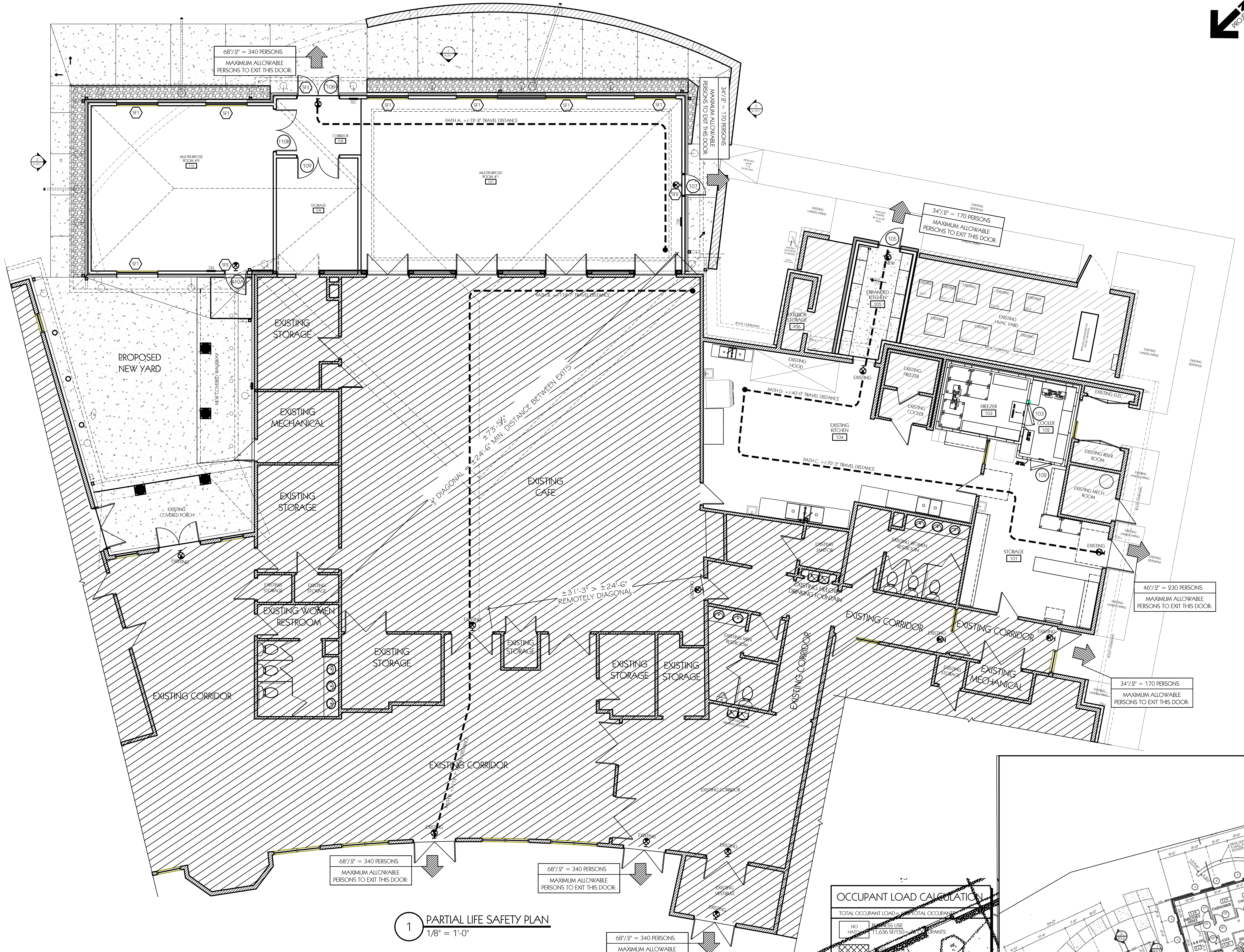
SEAL

SCHEMATIC ARCHITECTURAL SITE PLAN

DRAWING TITLE

Drawn By:	PLG, EQ, SK
Checked By:	PLG, SK
PROJECT #	4344

A-004



1 PARTIAL LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY NOTES:

SEE MEP DRAWINGS FOR EMERGENCY LIGHTING, HORN/ STROBES, SMOKE DETECTORS

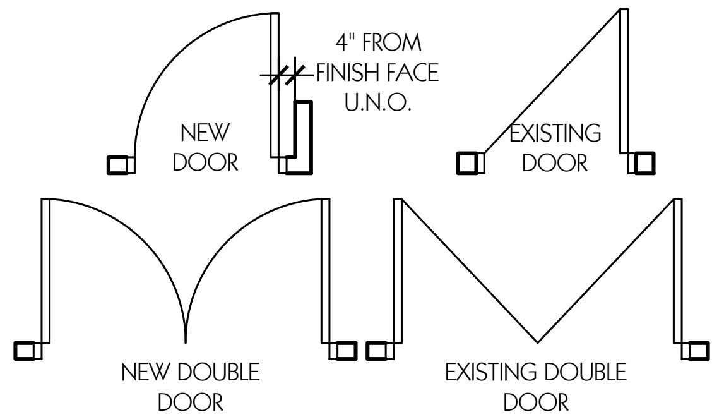
PROJECT DATA

		BUILDING PROPERTIES
1.	OCCUPANCY CLASSIFICATION:	
	(IBC)	EXISTING ASSEMBLY
	(NFPA 101 - CHAPTER 13, CHAPTER 39)	EXISTING ASSEMBLY A-3
2.	CONSTRUCTION TYPE:	
	(IBC) A=PROTECTED B=UNPROTECTED	TYPE V-B UNPROTECTED
	(NFPA 101)	EXISTING BUILDING: ±20,034 SF WITHOUT PORCHES/ CANOPIES.
		TO EXTERIOR FACE OF STUD AT PERIMETER WALL
3.	AREA AND HEIGHT LIMITATIONS: (IBC TABLE 506.2)	
		TOTAL EXISTING GROSS BUILDING AREA: +/- 22,634 SF
		INCLUDES COVERED PORCHES AND CANOPIES
		NEW SCOPE ADDITION : +/- 2,380 SF(GROSS)
		NEW WALKWAY : +/- 214 SF(GROSS)
		EXISTING+NEW SCOPE : +/- 22,414 SF(GROSS)
	Aa = At + (Ns x Is)	TO EXTERIOR FACE OF EXTERIOR PERIMETER WALL STUDS
	Aa = 24,000 SF (600 x 0.5)	WITHOUT PORCHES/ CANOPIES
	Aa = 27,000 SF	
	ALLOWABLE AREA: 27,000 SF > +/- 25,014 SF PROPOSED TOTAL SF	TOTAL GROSS AREA : +/- 25,228 SF(GROSS)
		INCLUDES COVERED PORCHES AND CANOPIES
	HEIGHT LIMITATIONS: (IBC TABLE 504.3)	
	EXISTING ONE STORY BUILDING	EXISTING BUILDING HEIGHT
4.		
	FIRE SUPPRESSION / ALARM:	
	SUPPRESSION:	SPRINKLERED
5.		FIRE ALARM PROVIDED
	FIRE PROTECTION REQUIREMENTS:	
	INCIDENTAL USE: (IBC TABLE 508.2)	N/A
6.	TENANT SEPARATION: (IBC TABLE 508.4)	N/A
	OCCUPANT LOAD:	
	(IBC TABLE 1004.5 & NFPA TABLE 7.3.1.2)	685 OCCUPANTS
7.		(SEE OCCUPANT LOAD CALCULATION TABLE)
	EXIT CAPACITY:	
	(IBC TABLE 1005.1 & NFPA TABLE 7.3.3.1) 32" MINIMUM REQ'D.	REQUIRED: 685 OCC.x0.2=137"
	.2" PER OCCUPANT (LEVEL COMPONENTS):	EXISTING EXIT EGRESS DOORS PROVIDED
		34" CLEAR MIN. EGRESS DOORS PROVIDED THROUGHOUT
8.	.3" PER OCCUPANT (STAIRWAYS):	N/A
	COMMON PATH, DEAD-END, & TRAVEL DISTANCE LIMITS:	
	(IBC 1017.2 & NFPA TABLE A.7.6)	
	COMMON PATH LIMIT: 100 FT. (SPRINKLERED)	EXISTING
	DEAD-END LIMIT: 50 FT. (SPRINKLERED)	EXISTING
	TRAVEL DISTANCE LIMIT: 300 FT. (SPRINKLERED)	PATH A: ±72'-2" TRAVEL DISTANCE < 300 FEET
		PATH B: ±112'-7" TRAVEL DISTANCE < 300 FEET
		PATH C: ±70'-3" TRAVEL DISTANCE < 300 FEET
		PATH D: ±40'-0" TRAVEL DISTANCE < 300 FEET

FIRE PROTECTION LEGEND

⊗	WALL/CEILING MOUNTED EMERGENCY EXIT SIGN SEE MEP DRAWINGS, PROVIDE RED LETTERING	⊗	CLNG. MOUNTED DIRECTIONAL EMERGENCY EXIT SIGN SEE MEP DRAWINGS, PROVIDE RED LETTERING
▬ FEC	FIRE EXTINGUISHER CABINET INSTALLED AND MAINTAINED PER NFPA 10, PROVIDE CLASS A FIRE EXTINGUISHER, SPACING 75 FEET MAX. ALONG PUBLIC EGRESS PATH. PROVIDE FIRE RATED CABINET IN FIRE RATED WALL		

WALL LEGEND	AREA LEGEND	DOOR LEGEND
▭ NEW WALL ▨ EXISTING WALL	▨ AREA NOT IN SCOPE	



OCCUPANT LOAD CALCULATION

TOTAL OCCUPANT LOAD= 685 TOTAL OCCUPANTS

NO HATCH	BUSINESS USE 11,636 SF/150= 78 OCCUPANTS
▩	ASSEMBLY USE 8,9[illegible] NET SF/15 = 600 OCCUPANTS
+	KITCHEN 8[illegible]0 NET SF/200 = 5 OCCUPANTS
☰	STORAGE 927 NET SF/5[illegible] = 2 OCCUPANTS

PLUMBING FIXTURES CALCULATION PER IPC 2018- BUSINESS OCCUPANCY

OCCUPANT LOAD CALCULATION FOR PLUMBING FIXTURES CALCULATION PURPOSE IS PER IBC 2018

WATER CLOSETS:

EXISTING + NEW ASSEMBLY OCCUPANCY: MEN- 300 OCCUPANTS/ 125= 2.4 WC'S REQUIRED
EXISTING ASSEMBLY - KITCHEN: MEN- 3 OCCUPANTS/ 75= 0.04 WC'S REQUIRED
EXISTING BUSINESS: MEN- 40 OCCUPANTS / 25 = 1.6 WC'S REQ.
TOTAL MEN: 2.4+0.04+1.6= 4.04 (5 WC REQUIRED) 3 WC'S PROVIDED, 3 URINALS PROVIDED
50% URINAL SUBSTITUTION ALLOWED

EXISTING + NEW ASSEMBLY OCCUPANCY: WOMEN- 300 OCCUPANTS/ 65= 4.6 WC'S REQUIRED
EXISTING ASSEMBLY - KITCHEN: WOMEN- 3 OCCUPANTS/ 75= 0.04 WC'S REQUIRED
EXISTING BUSINESS: WOMEN- 40 OCCUPANTS / 25 = 1.6 WC'S REQ.
TOTAL WOMEN: 4.6+0.04+1.6 =6.24 (7 WC'S REQUIRED) 7 WC'S PROVIDED

SINKS:

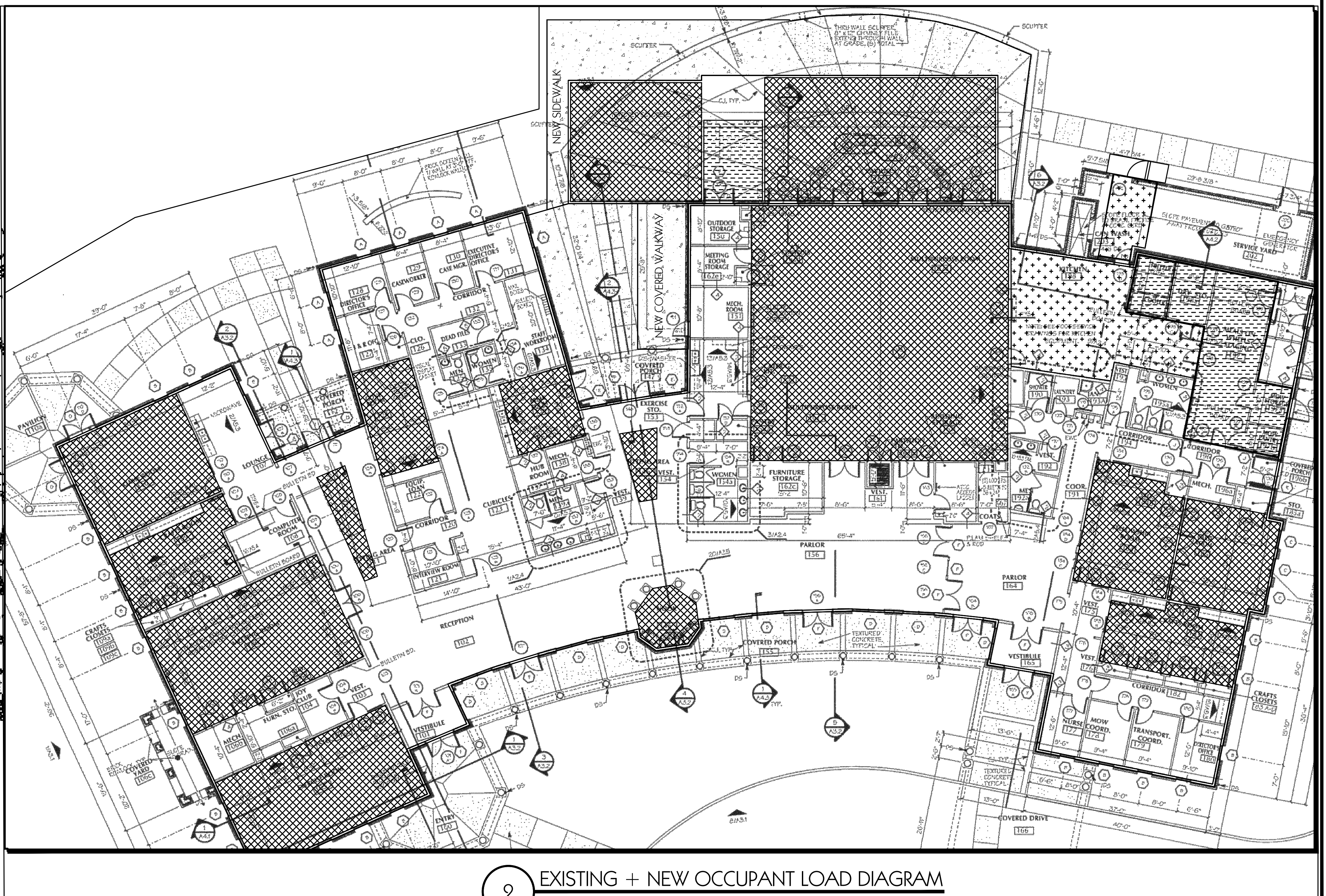
EXISTING + NEW ASSEMBLY OCCUPANCY: MEN- 300 OCCUPANTS/ 200=1.5 SINKS REQUIRED
EXISTING ASSEMBLY - KITCHEN: MEN- 3 OCCUPANTS/ 200= 0.02 WC'S REQUIRED
EXISTING BUSINESS: MEN- 40 OCCUPANTS/ 40=1 SINKS REQUIRED
TOTAL MEN: 1.5+0.02+1= 2.52 (3 SINKS REQUIRED) 6 SINKS PROVIDED

EXISTING + NEW ASSEMBLY OCCUPANCY: WOMEN- 300 OCCUPANTS/ 200=1.5 SINKS REQUIRED
EXISTING ASSEMBLY - KITCHEN: WOMEN- 3 OCCUPANTS/ 200= 0.02 WC'S REQUIRED
EXISTING BUSINESS: WOMEN- 40 OCCUPANTS/ 40=1 SINKS REQUIRED
TOTAL WOMEN: 1.5+0.02+1= 2.52 (3 SINKS REQUIRED) 7 SINKS PROVIDED

DRINKING FOUNTAIN FIXTURE CALCULATION:

EXISTING + NEW ASSEMBLY OCCUPANCY: 605 OCCUPANTS/ 500= 1.21 REQUIRED
EXISTING BUSINESS: 80 OCCUPANTS/ 100 = 0.8 REQUIRED

TOTAL: 1.21+0.8 = 2.01 (2 HI/LOW DRINKING FOUNTAIN'S REQUIRED) 2 PROVIDED.



2 EXISTING + NEW OCCUPANT LOAD DIAGRAM
N.T.S.

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770 - 632 - 9545
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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STEFAN KRAL
CERTIFICATE NO. RA 015606

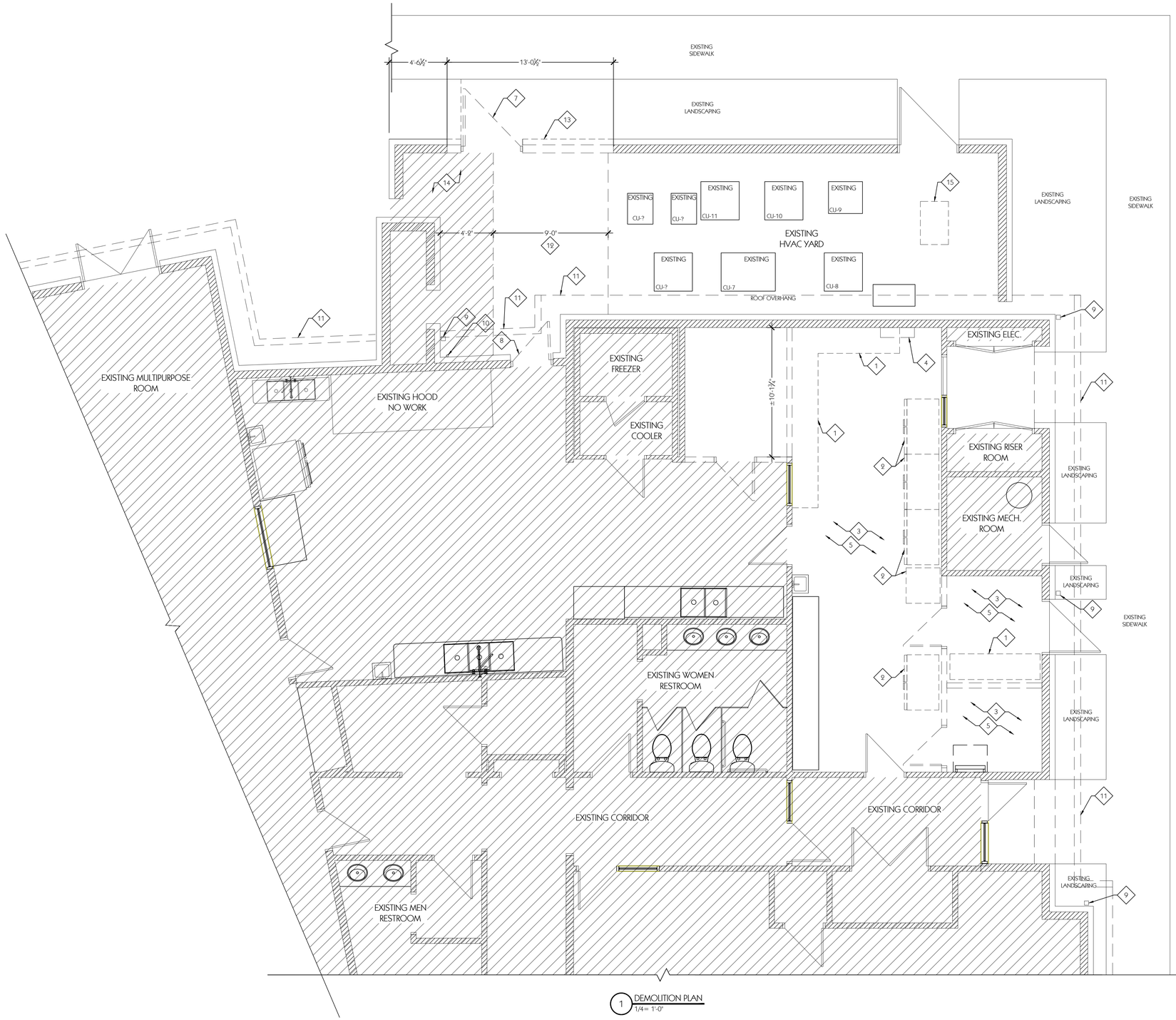
PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

PARTIAL LIFE SAFETY PLAN KITCHEN AND ADDITION

DRAWING TITLE

Drawn By: PLG, EO,SK	A-100
Checked By: PLG,SK	
PROJECT # 4344	



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

KEY NOTES - THIS SHEET ONLY

1	REMOVE EXISTING STAINLESS STEEL WORKTOP.
2	EXISTING FREEZERS/REFRIGERATORS TO BE REMOVED FROM GENERATOR POWER. SEE MEP DRAWINGS.
3	G.C. REMOVE EXISTING FLOORING AND PREPARE SLAB FOR NEW FINISH PER NEW SCOPE.
4	PREPARE MINI-SPLIT HVAC FOR RELOCATION. SEE MEP DRAWINGS.
5	REMOVE EXISTING CEILING AND LIGHT FIXTURES. SEE REFLECTED CEILING PLAN FOR NEW SCOPE.
6	DEMO PORTION OF EXTERIOR WALL TO RECEIVE NEW 3'X7' DOOR. PROVIDE ALL NECESSARY STRUCTURAL BRACING DURING THE DEMOLITION. SEE STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE AND DETAILS.
7	REMOVE EXISTING GATE AND PREPARE FOR NEW EXTERIOR DOOR. SEE NEW SCOPE.
8	REMOVE EXISTING EXTERIOR DOOR. FRAME TO REMAIN.
9	EXISTING DOWNSPOUT TO REMAIN.
10	EXISTING GAS PIPE TO REMAIN.
11	PROFILE EXISTING ROOF ABOVE. WILL NOT BE AFFECTED BY NEW SCOPE.
19	REMOVE PORTION OF EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB. SEE NEW SCOPE.
13	DEMO PORTION OF EXISTING CMU WALL WITH BRICK VENEER AND REPAIR EXISTING REBAR REINFORCEMENT AT THE END OF THE WALL AS NEEDED. REPAIR FINISH AT THE END OF THE WALL TO MATCH EXISTING.
14	EXISTING SLAB TO REMAIN.
15	REMOVE EXISTING GENERATOR AND COORDINATE WITH THE OWNER WHERE TO STORE IT.

WALL LEGEND

EXISTING WALL TO REMAIN

DEMO EXISTING WALL

AREA LEGEND

AREA NOT IN SCOPE

DOOR LEGEND

EXISTING DOOR TO REMAIN U.N.O.

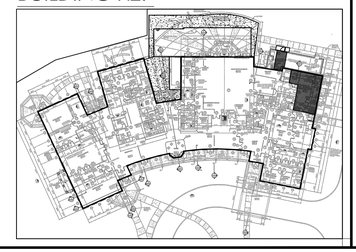
DEMO EXISTING DOOR AND FRAME U.N.O.

EXISTING DOUBLE DOOR

GENERAL DEMOLITION NOTES

1. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN WATERTIGHT CONDITION AT ALL TIMES. PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN.
2. IT IS INTENDED THAT REMOVAL OF ALL MAJOR MECHANICAL, PLUMBING AND ELECTRICAL ITEMS SHALL BE COMPLETED BY THEIR RESPECTIVE TRADES. ALL ITEMS TO BE REMOVED ARE NOT NECESSARILY SHOWN ON THESE DOCUMENTS. ONCE REMOVAL OF MAJOR ITEMS IS COMPLETED BY THE RESPECTIVE TRADES, THE REMAINING ITEMS ARE TO BE REMOVED BY THE GENERAL CONTRACTOR.
3. THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK THAT DOES NOT REQUIRE A DISCONNECTION OF ELECTRICAL SERVICE PRIOR TO DE-ENERGIZING ANY PANELS, CIRCUIT BREAKERS, SWITCHES, ETC.
5. ALL ELECTRICAL CIRCUITS OR SYSTEMS WHICH PASS THROUGH OR ARE AFFECTED BY THIS WORK SHALL BE MAINTAINED IN A COMPLETE AND FULLY OPERATIONAL CONDITION. PROVIDE TEMPORARY WIRING AND/OR CONNECTIONS, IN COMPLETE CONDUIT SYSTEMS, AS REQUIRED TO MAINTAIN FULL OPERATION OUTSIDE THE AREA OF CONSTRUCTION. PROVIDE PERMANENT CONNECTIONS ON THOSE ITEMS WHICH ARE RELOCATED TO ACCOMMODATE NEW CONSTRUCTION. ANY CIRCUITS THAT ARE LIBERATED AS RESULT OF THIS DEMOLITION SHALL BECOME SPARE.
6. REMOVE ALL ELECTRICAL LIGHTING FIXTURES AND THEIR ASSOCIATED JUNCTION BOXES, CONDUIT, WIRING AND ANY OTHER ELECTRICAL ITEMS AS REQUIRED FROM ALL SECTIONS OF EXISTING CEILINGS BEING REMOVED. WHERE THE CEILING IS BEING REPLACED, THEN THOSE ITEMS WHICH WERE REMOVED SHALL BE REINSTALLED AFTER THE NEW CEILING IS IN PLACE - IF APPLICABLE, SEE MEP DRAWINGS. COORDINATE ELECTRICAL DEMOLITION WITH CONCURRENT GENERAL DEMOLITION.
7. IF APPLICABLE EXISTING FIRE ALARM DEVICES AND RELATED CONDUIT AND WIRING ARE TO BE REMOVED. SMOKE DETECTORS SHALL BE TURNED OVER TO THE OWNER.
8. IF APPLICABLE - EXISTING PAGING SYSTEM SPEAKERS AND ASSOCIATED CONDUIT AND WIRING ARE TO BE REMOVED AS REQUIRED IN CEILINGS BEING REPLACED. CLEAN SPEAKER COVERS AND REINSTALL ALL SYSTEM RELATED DEVICES REQUIRED IN CEILINGS. PROVIDE TEMPORARY WIRING AS REQUIRED TO MAINTAIN SYSTEM OPERATION DURING CONSTRUCTION AS NECESSARY.
9. PLUMBING FIXTURES AND BATHROOM ACCESSORIES ARE TO BE REUSED ONLY AS SPECIFICALLY AUTHORIZED BY OWNER AND/ OR ARCHITECT AND IF IN KEEPING WITH CONTRACT DOCUMENTS. IN NO INSTANCE SHALL ANY FIXTURE OR ACCESSORY BE REUSED IF NOT IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A) FIXTURES AND ACCESSORIES NOT TO BE REUSED IN THE WORK OR RETAINED BY THE OWNER AT THEIR DISCRETION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
10. DISPOSE ALL FLUORESCENT LAMPS AND OTHER MERCURY-CONTAINING ITEMS IN A PROPER HAZARDOUS WASTE RECYCLING FACILITY OR PROGRAM.
11. MAKE PROVISIONS TO BACKFEED OR RE-CIRCUIT ANY ITEMS THAT ARE EXISTING TO REMAIN WHICH ARE AFFECTED BY THE DEMOLITION.

BUILDING KEY



PROJECT

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 632 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015698
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

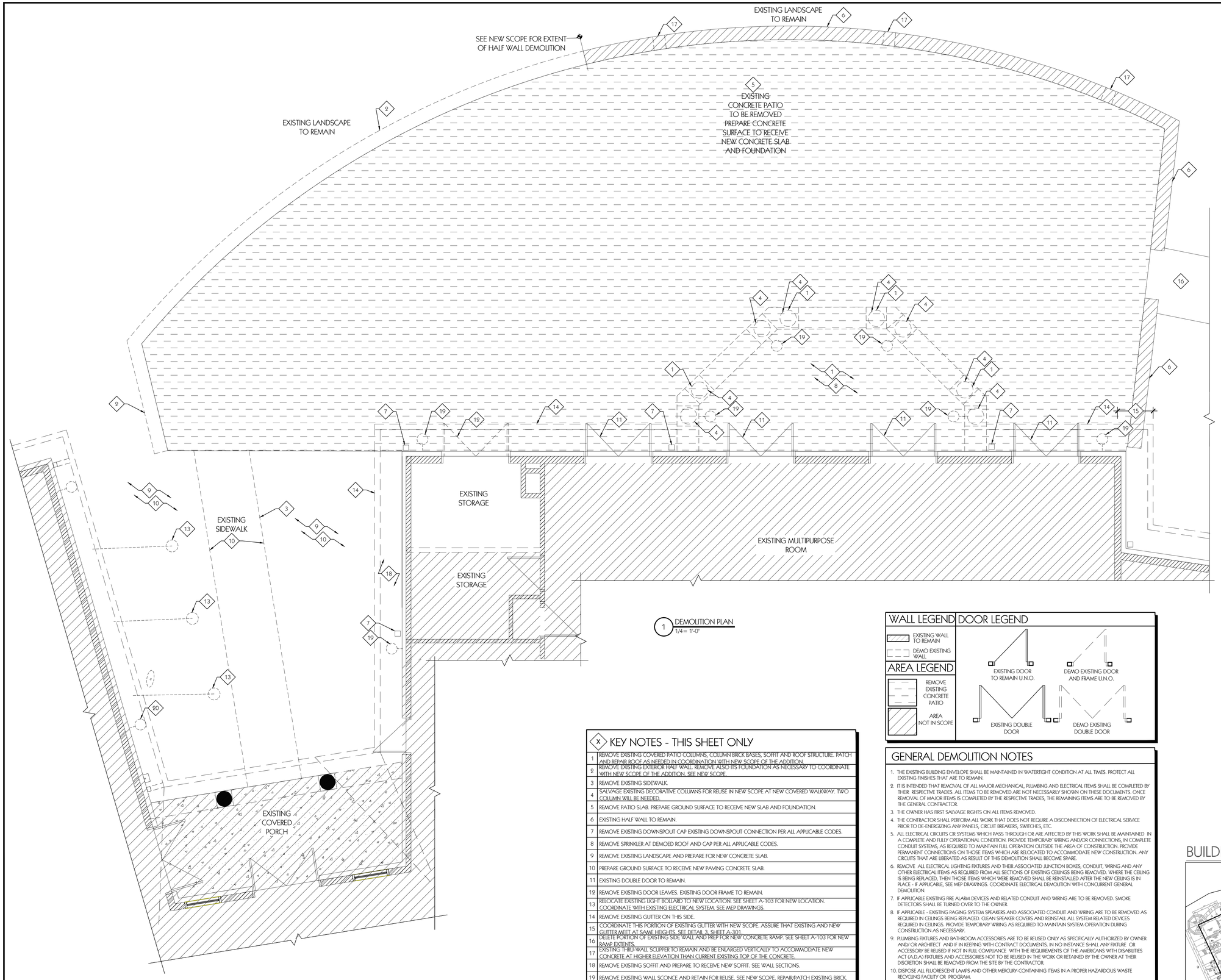
SEAL

DEMOLITION PLAN
KITCHEN AREA

DRAWING TITLE

Drawn By:	PLG, EO,SK
Checked By:	PLG,SK
PROJECT #	4344

A-101



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

KEY NOTES - THIS SHEET ONLY

X	
1	REMOVE EXISTING COVERED PATIO COLUMNS, COLUMN BRICK BASES, SOFFIT AND ROOF STRUCTURE. PATCH AND REPAIR ROOF AS NEEDED IN COORDINATION WITH NEW SCOPE OF THE ADDITION.
2	REMOVE EXISTING EXTERIOR HALF WALL. REMOVE ALSO ITS FOUNDATION AS NECESSARY TO COORDINATE WITH NEW SCOPE OF THE ADDITION. SEE NEW SCOPE.
3	REMOVE EXISTING SIDEWALK.
4	SALVAGE EXISTING DECORATIVE COLUMNS FOR REUSE IN NEW SCOPE AT NEW COVERED WALKWAY. TWO COLUMN WILL BE NEEDED.
5	REMOVE PATIO SLAB. PREPARE GROUND SURFACE TO RECEIVE NEW SLAB AND FOUNDATION.
6	EXISTING HALF WALL TO REMAIN.
7	REMOVE EXISTING DOWNSPOUT CAP EXISTING DOWNSPOUT CONNECTION PER ALL APPLICABLE CODES.
8	REMOVE SPRINKLER AT DEMOED ROOF AND CAP PER ALL APPLICABLE CODES.
9	REMOVE EXISTING LANDSCAPE AND PREPARE FOR NEW CONCRETE SLAB.
10	PREPARE GROUND SURFACE TO RECEIVE NEW PAVING CONCRETE SLAB.
11	EXISTING DOUBLE DOOR TO REMAIN.
12	REMOVE EXISTING DOOR LEAVES. EXISTING DOOR FRAME TO REMAIN.
13	RELOCATE EXISTING LIGHT BOLLARD TO NEW LOCATION. SEE SHEET A-103 FOR NEW LOCATION. COORDINATE WITH EXISTING ELECTRICAL SYSTEM. SEE MEP DRAWINGS.
14	REMOVE EXISTING GUTTER ON THIS SIDE.
15	COORDINATE THIS PORTION OF EXISTING GUTTER WITH NEW SCOPE. ASSURE THAT EXISTING AND NEW GUTTER MEET AT SAME HEIGHTS. SEE DETAIL 3, SHEET A-301.
16	DELETE PORTION OF EXISTING SIDE WALL AND PREP FOR NEW CONCRETE RAMP. SEE SHEET A-103 FOR NEW RAMP EXTENTS.
17	EXISTING THRU-WALL SCUPPER TO REMAIN AND BE ENLARGED VERTICALLY TO ACCOMMODATE NEW CONCRETE AT HIGHER ELEVATION THAN CURRENT EXISTING TOP OF THE CONCRETE.
18	REMOVE EXISTING SOFFIT AND PREPARE TO RECEIVE NEW SOFFIT. SEE WALL SECTIONS.
19	REMOVE EXISTING WALL SCONCE AND RETAIN FOR REUSE. SEE NEW SCOPE. REPAIR/PATCH EXISTING BRICK.
20	EXISTING WALL SCONCE TO BE RAISED TO PROVIDE 7' CLEARANCE TO FINISHED NEW CONCRETE SLAB.

WALL LEGEND

- EXISTING WALL TO REMAIN
- DEMO EXISTING WALL

AREA LEGEND

- REMOVE EXISTING CONCRETE PATIO
- AREA NOT IN SCOPE

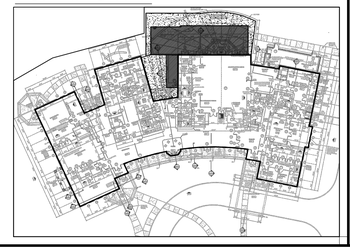
DOOR LEGEND

- EXISTING DOOR TO REMAIN U.N.O.
- DEMO EXISTING DOOR AND FRAME U.N.O.
- EXISTING DOUBLE DOOR
- DEMO EXISTING DOUBLE DOOR

GENERAL DEMOLITION NOTES

1. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN WATERTIGHT CONDITION AT ALL TIMES. PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN.
2. IT IS INTENDED THAT REMOVAL OF ALL MAJOR MECHANICAL, PLUMBING AND ELECTRICAL ITEMS SHALL BE COMPLETED BY THEIR RESPECTIVE TRADES. ALL ITEMS TO BE REMOVED ARE NOT NECESSARILY SHOWN ON THESE DOCUMENTS. ONCE REMOVAL OF MAJOR ITEMS IS COMPLETED BY THE RESPECTIVE TRADES, THE REMAINING ITEMS ARE TO BE REMOVED BY THE GENERAL CONTRACTOR.
3. THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK THAT DOES NOT REQUIRE A DISCONNECTION OF ELECTRICAL SERVICE PRIOR TO DE-ENERGIZING ANY PANELS, CIRCUIT BREAKERS, SWITCHES, ETC.
5. ALL ELECTRICAL CIRCUITS OR SYSTEMS WHICH PASS THROUGH OR ARE AFFECTED BY THIS WORK SHALL BE MAINTAINED IN A COMPLETE AND FULLY OPERATIONAL CONDITION. PROVIDE TEMPORARY WIRING AND/OR CONNECTIONS, IN COMPLETE CONDUIT SYSTEMS, AS REQUIRED TO MAINTAIN FULL OPERATION OUTSIDE THE AREA OF CONSTRUCTION. PROVIDE PERMANENT CONNECTIONS ON THOSE ITEMS WHICH ARE RELOCATED TO ACCOMMODATE NEW CONSTRUCTION. ANY CIRCUITS THAT ARE LIBERATED AS RESULT OF THIS DEMOLITION SHALL BECOME SPARE.
6. REMOVE ALL ELECTRICAL LIGHTING FIXTURES AND THEIR ASSOCIATED JUNCTION BOXES, CONDUIT, WIRING AND ANY OTHER ELECTRICAL ITEMS AS REQUIRED FROM ALL SECTIONS OF EXISTING CEILINGS BEING REMOVED. WHERE THE CEILING IS BEING REPLACED, THEN THOSE ITEMS WHICH WERE REMOVED SHALL BE REINSTALLED AFTER THE NEW CEILING IS IN PLACE - IF APPLICABLE, SEE MEP DRAWINGS. COORDINATE ELECTRICAL DEMOLITION WITH CONCURRENT GENERAL DEMOLITION.
7. IF APPLICABLE EXISTING FIRE ALARM DEVICES AND RELATED CONDUIT AND WIRING ARE TO BE REMOVED. SMOKE DETECTORS SHALL BE TURNED OVER TO THE OWNER.
8. IF APPLICABLE - EXISTING PAGING SYSTEM SPEAKERS AND ASSOCIATED CONDUIT AND WIRING ARE TO BE REMOVED AS REQUIRED IN CEILINGS BEING REPLACED. CLEAN SPEAKER COVERS AND REINSTALL ALL SYSTEM RELATED DEVICES REQUIRED IN CEILINGS. PROVIDE TEMPORARY WIRING AS REQUIRED TO MAINTAIN SYSTEM OPERATION DURING CONSTRUCTION AS NECESSARY.
9. PLUMBING FIXTURES AND BATHROOM ACCESSORIES ARE TO BE RELISED ONLY AS SPECIFICALLY AUTHORIZED BY OWNER AND/ OR ARCHITECT AND IF IN KEEPING WITH CONTRACT DOCUMENTS. IN NO INSTANCE SHALL ANY FIXTURE OR ACCESSORY BE REUSED IF NOT IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A) FIXTURES AND ACCESSORIES NOT TO BE REUSED IN THE WORK OR RETAINED BY THE OWNER AT THEIR DISCRETION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
10. DISPOSE ALL FLUORESCENT LAMPS AND OTHER MERCURY-CONTAINING ITEMS IN A PROPER HAZARDOUS WASTE RECYCLING FACILITY OR PROGRAM.
11. MAKE PROVISIONS TO BACKFEED OR RE-CIRCUIT ANY ITEMS THAT ARE EXISTING TO REMAIN WHICH ARE AFFECTED BY THE DEMOLITION.

BUILDING KEY



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JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 026918
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

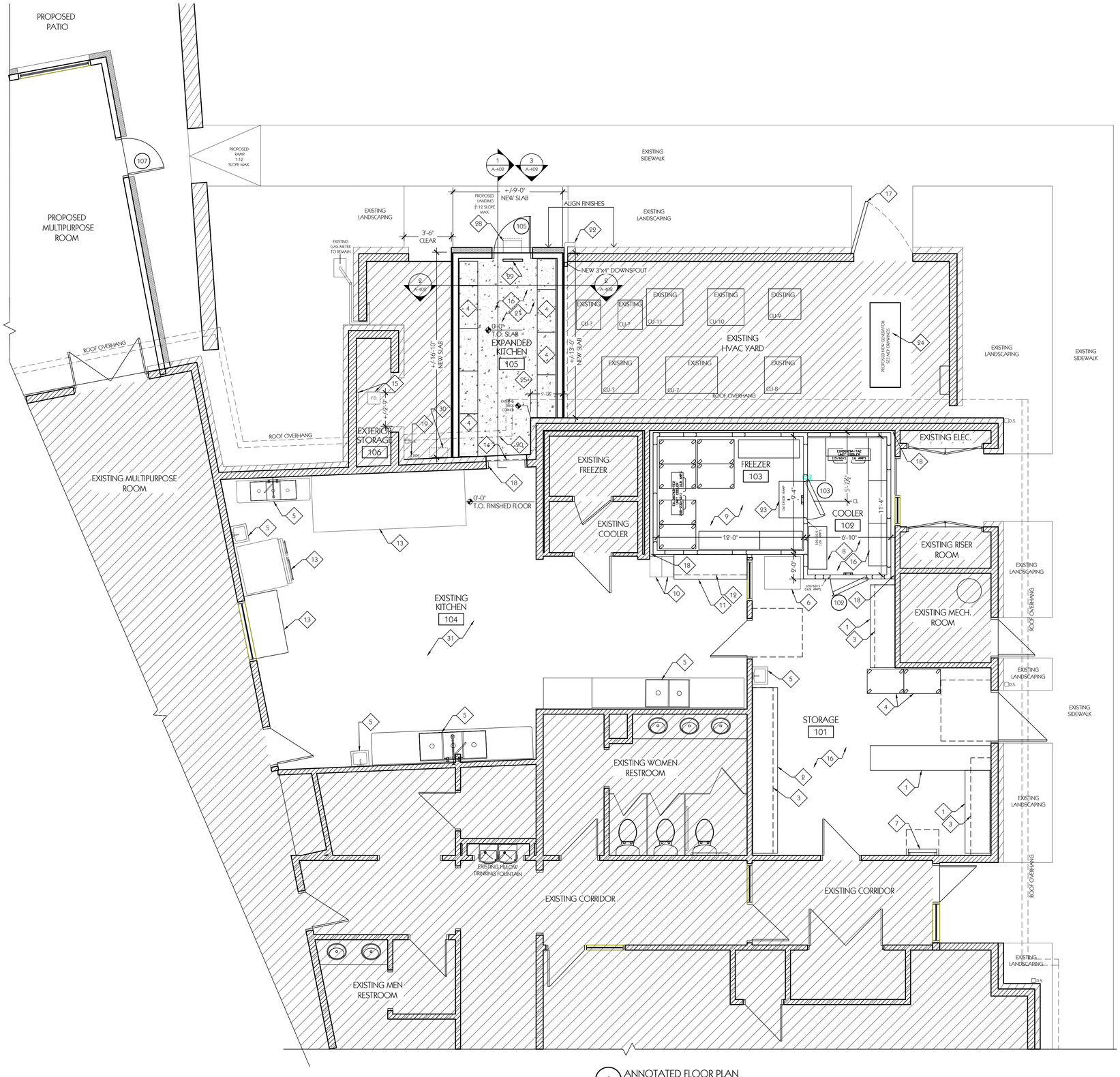
SEAL

DEMOLITION PLAN BUILDING ADDTION

DRAWING TITLE

Drawn By: PLG, FCI, SK
Checked By: PLG, SK
PROJECT # 4344

A-101.1



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

KEY NOTES
SHEET A-109 ANNOTATED FLOOR PLAN ONLY

GENERAL NOTE: SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL OUTLETS AND MOUNTING HEIGHTS.

1	NEW STAINLESS STEEL WORKTOP BY TENANT.
2	EXITING STAINLESS STEEL WORKTOP TO REMAIN.
3	TWO ROWS OF SHELVES ABOVE. G.C. PROVIDE BLOCKING THE WALL AS NEEDED.
4	FREE STANDING SHELVING BY TENANT.
5	EXISTING SINK TO REMAIN.
6	RELOCATED EXISTING FREEZER. SEE DEMOLITION PLAN. SEE MEP DRAWINGS.
7	EXISTING ACCESS LADDER TO REMAIN.
8	NEW WALK IN COOLER. G.C. TO COORDINATE INSTALLATION. SHELVING BY TENANT. SEE MEP DRAWINGS.
9	NEW WALK IN FREEZER. G.C. TO COORDINATE INSTALLATION. FLOORING PROVIDED BY VENDOR. SHELVING BY TENANT. SEE MEP DRAWINGS.
10	STAFF LOCKERS BY TENANT.
11	DESK BY TENANT.
12	CABINETS ABOVE BY TENANT.
13	EXISTING KITCHEN EQUIPMENT TO REMAIN.
14	PROVIDE AND INSTALL 34"x80" STANDARD REINFORCED STRIP CURTAIN BY LAVEX. www.webstaurantstore.com THIS IS A BASE OF THE DESIGN. G.C. COORDINATE/CONFIRM WITH THE OWNER FOR FINAL SPECIFICATION.
15	EXISTING HOSE BIB/ FLOOR DRAIN TO REMAIN.
16	G.C. INSTALL NEW TILE FLOORING. COORDINATE SPECIFICATION WITH TENANT.
17	EXISTING GATE TO REMAIN. ADD PRE-FINISHED DARK BRONZE CORRUGATED METAL PANEL INFILL. RUN CORRUGATION VERTICALLY.
18	EXISTING DOOR FRAME TO REMAIN.
19	EXISTING GAS LINE TO REMAIN.
20	COORDINATE NEW SCOPE WITH EXISTING ROOF OVERHANG ABOVE.
21	TOP OF NEW FINISHED FLOOR TO BE ALIGNED WITH EXISTING KITCHEN FLOOR.
22	3"x4" DOWNSPOUT THRU GAP IN THE EXISTING WALL TO DISCHARGE INTO EXISTING LANDSCAPE
23	RAMP INCORPORATED INTO WALK IN FREEZER. SEE VENDOR DRAWINGS.
24	EXISTING GENERATOR. VERIFY IF EXISTING IS SUFFICIENT FOR NEW SCOPE. SEE MEP DRAWINGS. PROVIDE NEW GENERATOR AS NECESSARY.
25	POUR NEW 4" CONCRETE SLAB OVER 4" GRAVEL AND 15 MIL WATER BARRIER.
26	PROVIDE QUAD EL. OUTLET. SEE MEP DRAWINGS. COORDINATE EXACT FINAL LOCATION WITH THE OWNER.
27	NEW BRICK VENEER TO MATCH EXISTING.
28	PROVIDE NEW WALL PACK LIGHT ON TIMER WITH EMERGENCY FUNCTION FOR AN EXIT DOOR
29	PROVIDE NEW EXIT SIGN. SEE MEP DRAWINGS.
30	MOVE EXISTING LIGHT IN THIS AREA TO ALLOW FOR NEW CONSTRUCTION.
31	EXISTING FLOOR TO REMAIN.

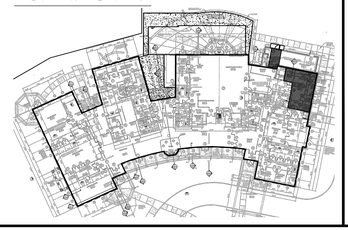
WALL LEGEND	AREA LEGEND	DOOR LEGEND
NEW WALL	AREA NOT IN SCOPE	EXISTING DOOR
EXISTING WALL		4" FROM FINISH FACE U.N.O. NEW DOOR

FINISH ALLOWANCES-MATERIAL ONLY
THIS SHEET A-103 ONLY

NOT ALL OF THE LISTED MATERIALS ARE IN THE SCOPE OF THE PROJECT. G.C. SHALL COORDINATE FINAL FLOORING SELECTIONS WITH THE OWNER.

NEW CARPET TILE	$3.45/ SF
NEW CERAMIC TILE FLOOR	$7.95/ SF
NEW CERAMIC TILE WALL	$7.95/ SF
NEW LVT FLOOR	$5.50/ SF NON SKID, STC RATED
NEW LVT FLOOR	$9.25/ SF NON SKID, STC RATED

CODE REQUIREMENTS NOTE FOR FLOORING:
IBC 9018 REFERENCE STANDARD ANSI A326.3 FOR DYNAMIC COEFFICIENT OF FRICTIONS (DCOF)
0.42 MIN. WHEN FLOOR WILL BE WET BUT RECOMMENDATION IN COMMERCIAL KITCHENS IS 0.55
G.C.PROVIDE WET DCOF 0.55 MIN. FOR DRY DCOF PROVIDE 0.55 FOR SAFETY OF ALL OCCUPANTS.

BUILDING KEY


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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 025898
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

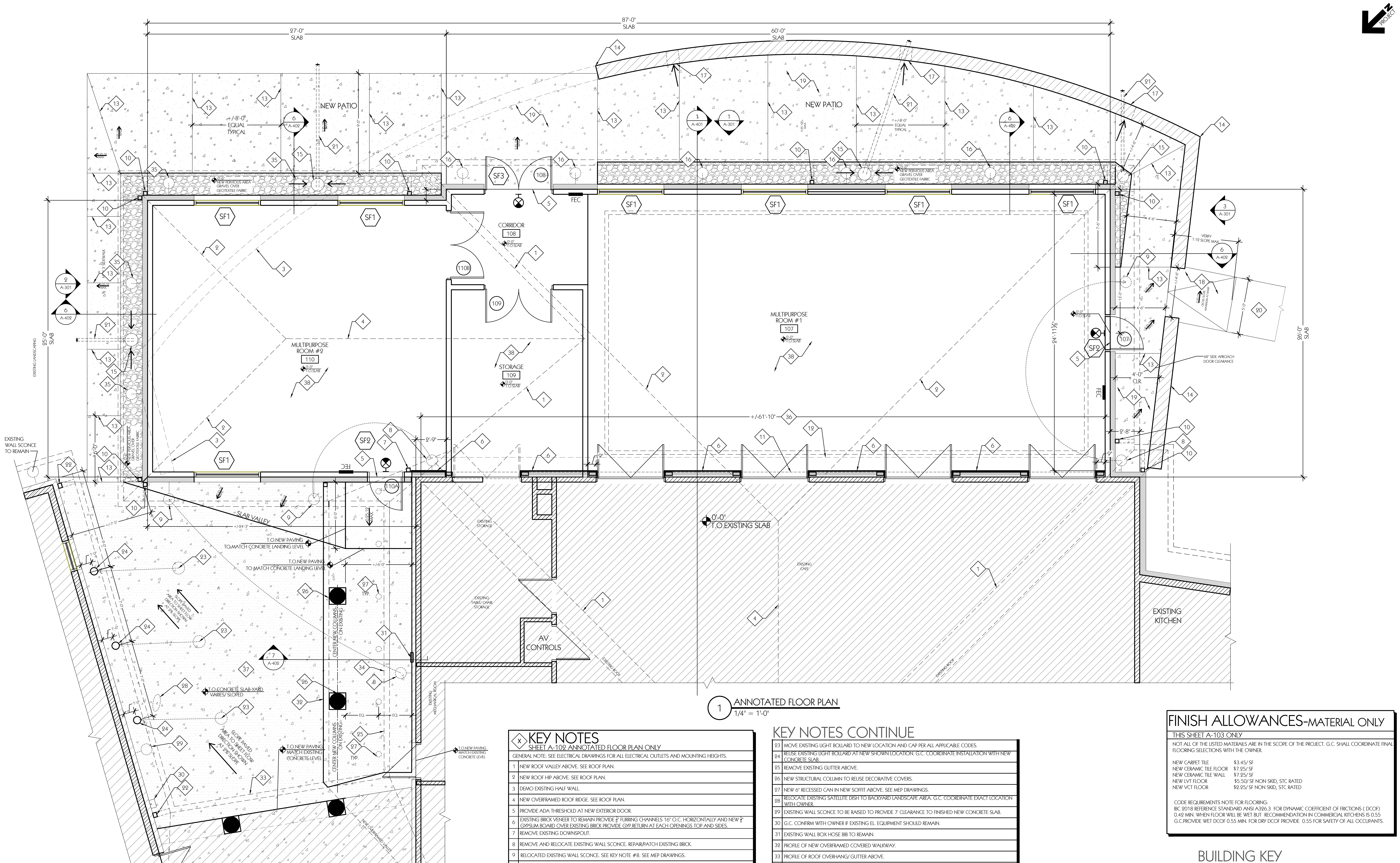
SEAL

ANNOTATED FLOOR PLAN KITCHEN AREA

DRAWING TITLE

Drawn By: PLG, EO, SK
Checked By: PLG, SK
PROJECT # 4344

A-102



1 ANNOTATED FLOOR PLAN

1/4" = 1'-0"

KEY NOTES

SHEET A-102 ANNOTATED FLOOR PLAN ONLY

GENERAL NOTE: SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL OUTLETS AND MOUNTING HEIGHTS.

1	NEW ROOF VALLEY ABOVE. SEE ROOF PLAN.
2	NEW ROOF HIP ABOVE. SEE ROOF PLAN.
3	DEMO EXISTING HALF WALL.
4	NEW OVERFRAMED ROOF RIDGE. SEE ROOF PLAN.
5	PROVIDE ADA THRESHOLD AT NEW EXTERIOR DOOR.
6	EXISTING BRICK VENEER TO REMAIN PROVIDE 7/8" FURRING CHANNELS 16" O.C. HORIZONTALLY AND NEW 5/8" GYPSUM BOARD OVER EXISTING BRICK PROVIDE GYP.RETURN AT EACH OPENINGS TOP AND SIDES.
7	REMOVE EXISTING DOWNSPOUT.
8	REMOVE AND RELOCATE EXISTING WALL SCONCE. REPAIR/PATCH EXISTING BRICK.
9	RELOCATED EXISTING WALL SCONCE. SEE KEY NOTE #8. SEE MEP DRAWINGS.
10	NEW DOWNSPOUT. SEE EXTERIOR ELEVATIONS.
11	ENCLOSE/ FILL IN EXISTING SOFFIT CONT.VENT ALONG THIS SIDE OF THE ROOF.
12	REMOVE EXISTING ROOF OVERHANG AND TRIM BELOW SOFFIT.
13	CONTROL JOINT.
14	EXISTING BRICK HALF WALL TO REMAIN.
15	NEW AREA DRAIN.
16	NEW WALL SCONCE TO MATCH EXISTING STANDARD. SEE MEP DRAWINGS.
17	EXISTING THRU-WALL SCUPPER TO REMAIN AND BE ENLARGED VERTICALLY TO ACCOMMODATE NEW CONCRETE AT HIGHER ELEVATION THAN CURRENT EXISTING TOP OF THE CONCRETE.
18	DEMO EXISTING PORTION OF THE SIDEWALK TO RECEIVE NEW CONCRETE RAMP. RAMP ON GRADE RAMP RISE 6" MAX. NO GUARDRAILS REQUIRED.
19	EXISTING CONCRETE SLAB TO BE REMOVED AND REPLACED WITH NEW.
20	EXISTING SIDEWALK TO REMAIN.
21	PIPE UNDER THE CONCRETE SLAB TO DAYLIGHT.
22	EXISTING DOWNSPOUT TO REMAIN.

KEY NOTES CONTINUE

23	MOVE EXISTING LIGHT BOLLARD TO NEW LOCATION AND CAP PER ALL APPLICABLE CODES.
24	REUSE EXISTING LIGHT BOLLARD AT NEW SHOWN LOCATION. G.C. COORDINATE INSTALLATION WITH NEW CONCRETE SLAB.
25	REMOVE EXISTING GUTTER ABOVE.
26	NEW STRUCTURAL COLUMN TO REUSE DECORATIVE COVERS.
27	NEW 6" RECESSED CAN IN NEW SOFFIT ABOVE. SEE MEP DRAWINGS.
28	RELOCATE EXISTING SATELLITE DISH TO BACKYARD LANDSCAPE AREA. G.C. COORDINATE EXACT LOCATION WITH OWNER.
29	EXISTING WALL SCONCE TO BE RAISED TO PROVIDE 7' CLEARANCE TO FINISHED NEW CONCRETE SLAB.
30	G.C. CONFIRM WITH OWNER IF EXISTING EL. EQUIPMENT SHOULD REMAIN.
31	EXISTING WALL BOX HOSE BIB TO REMAIN.
32	PROFILE OF NEW OVERFRAMED COVERED WALKWAY.
33	PROFILE OF ROOF OVERHANG/ GUTTER ABOVE.
34	MAINTAIN EXISTING CONT.VENT ALONG THIS SIDE FULLY FUNCTIONAL.
35	REUSE SALVAGED EXISTING WALL SCONCE FROM REAR PORCH DEMOLITION AT THIS LOCATION.
36	CUT EXISTING ROOF SHEATHING ALONG THE LOW END TO CREATE 2" CONTINUOUS VENT WITH INSECT SCREEN TO ALLOW TO VENT THRU NEW OVERFRAMED ROOF RIDGE VENT.
37	NEW 4" CONCRETE SLAB OVER 4" GRAVEL.PROVIDE SEALER WITH NON-SLIP COMMERCIAL GRIT. BASE OF DESIGN: DURA GRIP-HIGH PERFORMANCE NON-CLIP EPOXY PAINT. THIS APPLY ONLY TO YARD AREA. COLOR TWO OPTIONS 1. MEDIUM GRAY 2.SAND COLOR. G.C. COORDINATE FINAL SELECTION WITH OWNER. G.C.PROVIDE A MOCK UP FOR OWNER AND ARCHITECT REVIEW AND APPROVAL.
38	G.C.PRICE CARPET TILE FLOORING. CONFIRM FINAL SPECIFICATION WITH THE OWNER.

WALL LEGEND	AREA LEGEND	DOOR LEGEND
☐ NEW WALL ▨ EXISTING WALL	▨ AREA NOT IN SCOPE	EXISTING DOOR NEW DOOR 4" FROM FINISH FACE U.N.O.

FINISH ALLOWANCES-MATERIAL ONLY

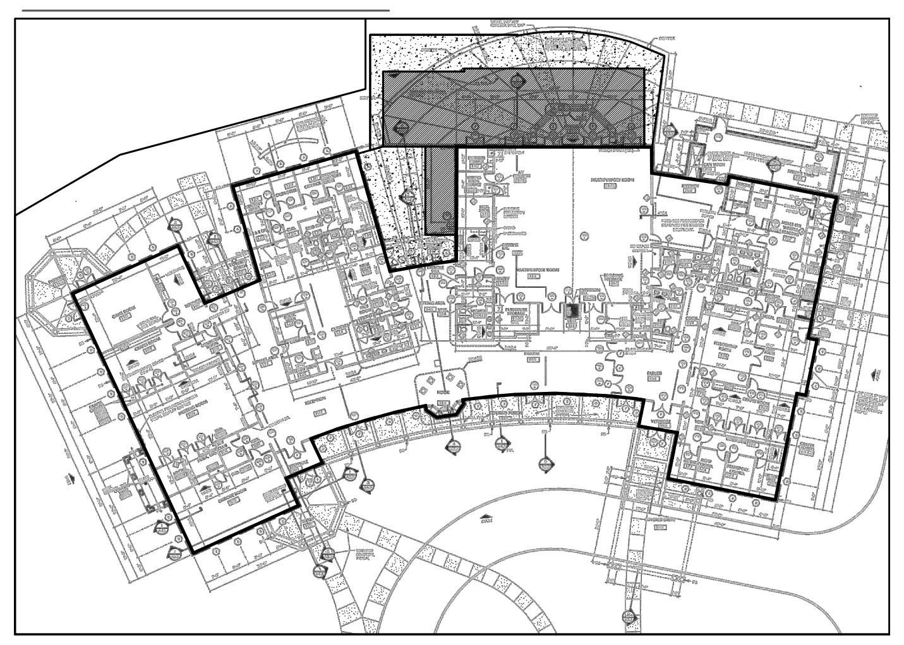
THIS SHEET A-103 ONLY

NOT ALL OF THE LISTED MATERAILS ARE IN THE SCOPE OF THE PROJECT. G.C. SHALL COORDINATE FINAL FLOORING SELECTIONS WITH THE OWNER.

NEW CARPET TILE	$3.45/ SF
NEW CERAMIC TILE FLOOR	$7.25/ SF
NEW CERAMIC TILE WALL	$7.25/ SF
NEW LVT FLOOR	$5.50/ SF NON SKID, STC RATED
NEW VCT FLOOR	$2.25/ SF NON SKID, STC RATED

CODE REQUIREMENTS NOTE FOR FLOORING:
IBC 2018 REFERENCE STANDARD ANSI A326.3 FOR DYNAMIC COEFFICIENT OF FRICTIONS (DCOF) 0.42 MIN. WHEN FLOOR WILL BE WET BUT RECOMMENDATION IN COMMERCIAL KITCHENS IS 0.55 G.C.PROVIDE WET DCOF 0.55 MIN. FOR DRY DCOF PROVIDE 0.55 FOR SAFETY OF ALL OCCUPANTS.

BUILDING KEY



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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STEFAN KRAL
CERTIFICATE NO. RA 015606

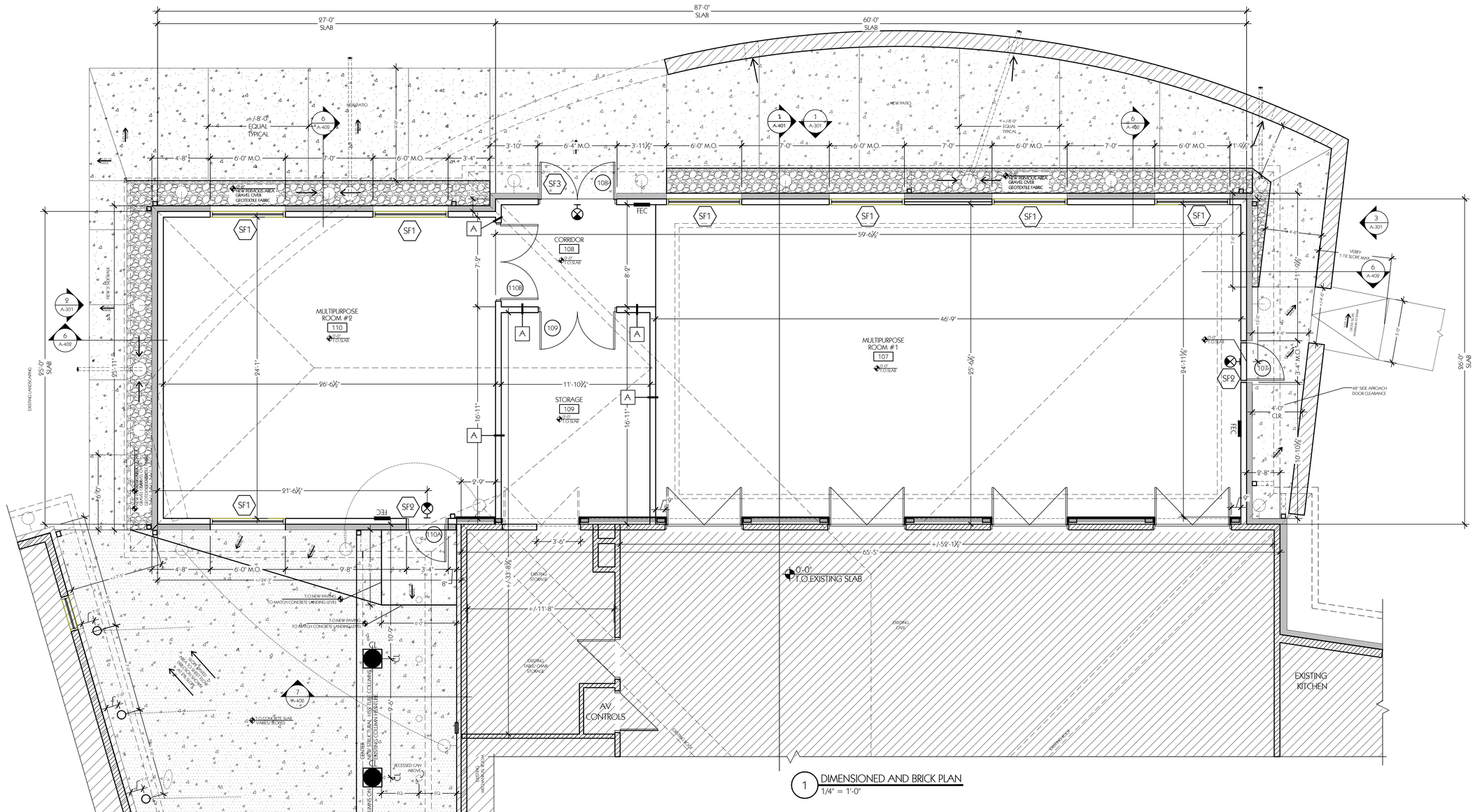
PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

ANNOTATED
FLOOR PLAN
BUILDING
ADDITION

DRAWING TITLE

Drawn By: PLG, EO,SK	A-103
Checked By: PLG,SK	
PROJECT # 4344	



1 DIMENSIONED AND BRICK PLAN
1/4" = 1'-0"

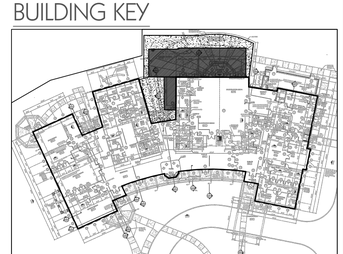
WALL TYPE SCHEDULE

SHEET A-109 DIMENSIONED FLOOR PLAN ONLY

MARK	RATING	U.L.	CONSTRUCTION	HEIGHT	WIDTH
A	NONE	NONE	2X4 WOOD STUDS - SPACED @ 16" O.C. w/ 1 LAYER ⅝" GYPSUM BOARD ON EACH SIDE. PROVIDE SAB TO FILL CAVITY BY OWENS CORNING OR APPROVED EQUAL. STC 50 MIN. (SEE NOTES 1 - 11).	11'-0"	4-3/4"

WALL LEGEND	AREA LEGEND	DOOR LEGEND
NEW WALL EXISTING WALL	AREA NOT IN SCOPE	4" FROM FINISH FACE U.N.O. NEW DOOR EXISTING DOOR NEW DOUBLE DOOR EXISTING DOUBLE DOOR

BUILDING KEY



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REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 031898
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 9025

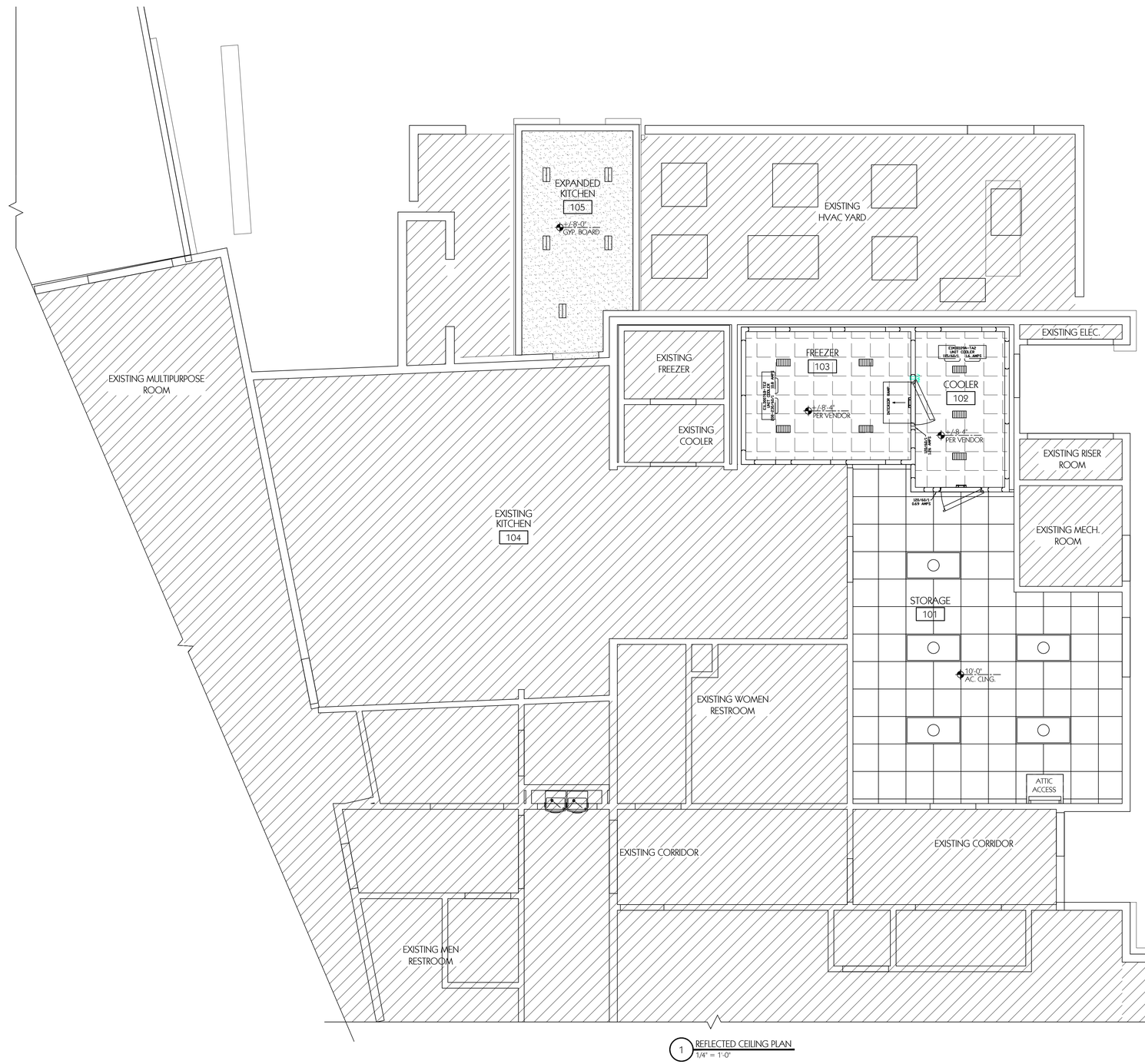
SEAL

DIMENSIONED AND BRICK PLAN BUILDING ADDITION

DRAWING TITLE

Drawn By: PLG, EO, SK
Checked By: PLG, SK
PROJECT # 4344

A-104



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

CEILING LEGEND

- 9X4 DIRECT/INDIRECT LAY-IN LED FIXTURE, PROVIDE DIMMER
- SURFACE MOUNTED LIGHT- BY VENDOR SEE MEP DRAWINGS
- SURFACE MOUNTED LIGHT BY GC SEE MEP DRAWINGS
- 9X9 SUSPENDED CEILING GRID WITH ACOUSTIC CEILING TILES

COORDINATION NOTES

1. ELECTRICAL DRAWINGS SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ARCHITECTURAL DRAWINGS WITH ELECTRICAL DRAWINGS . ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF JEFFERSON BROWNE ARCHITECTURE PRIOR TO ORDERING, FABRICATION OR INSTALLATION.
2. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND STROBES.

SPECIFICATIONS

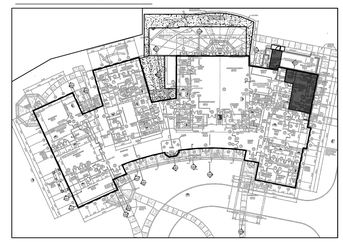
CEILING TILE TYPE "A" :
9'X9' TILE, ARMSTRONG, DUNE - EDGE PROFILE ANGLED TEGULAR GRID- SUPRAFINE XL 15/16" - EXPOSED TEE SYSTEM, WHITE

CEILING TYPE "B" : :
5/8" GYPSUM BOARD, SHEETROCK BRAND ON QUICKSTICX SOFFIT SYSTEM BY ARMSTRONG OR APPROVED EQUAL.

EXISTING CEILING TO REMAIN
ADJUST AS NEEDED TO ACCOMMODATE NEW SCOPE

NEW COOLER/FREEZER CEILING PER VENDOR
(NO DROPPED CEILINGS IN COOLER/FREEZER OR DRY STORAGE)

BUILDING KEY



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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015098
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 9025

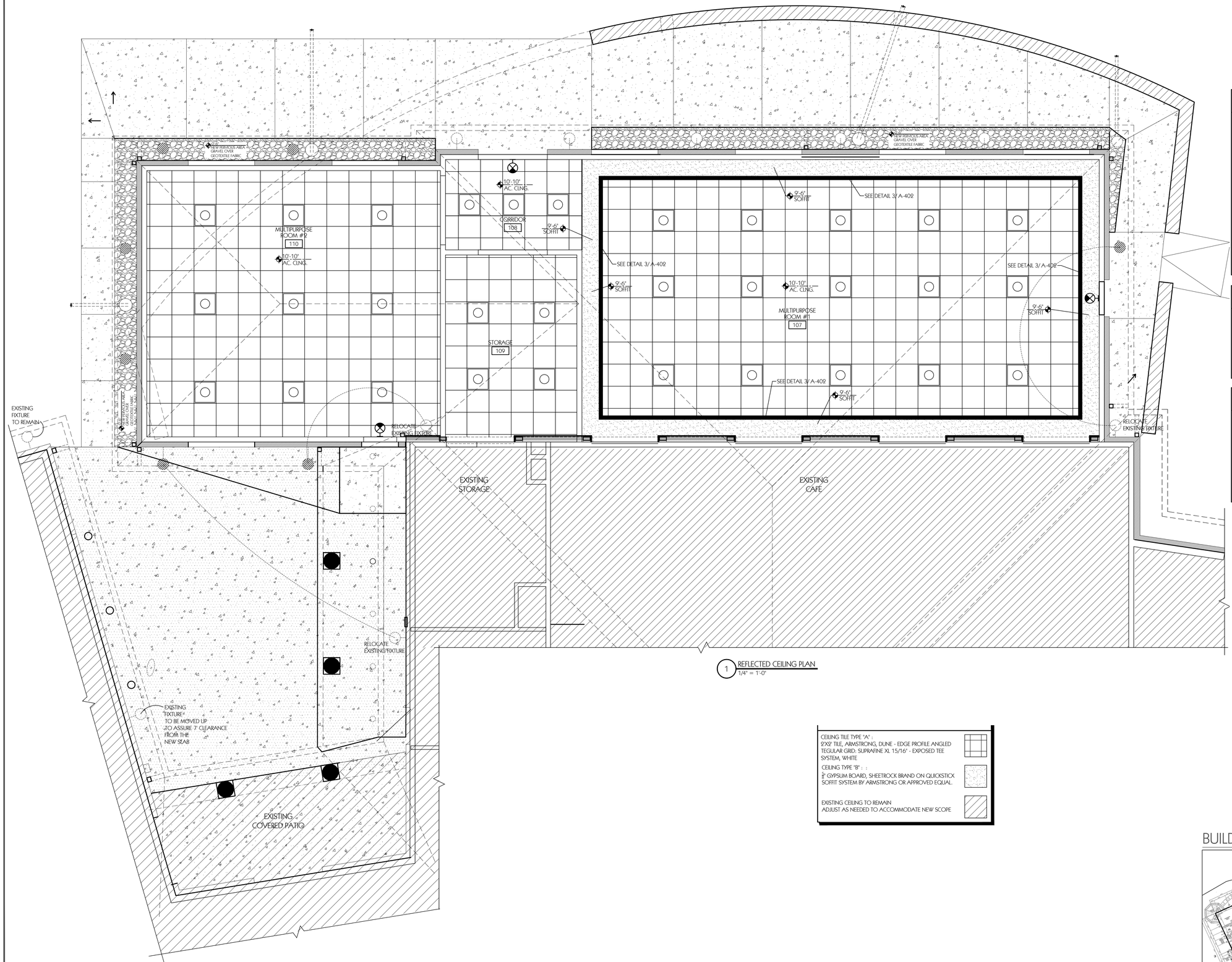
SEAL

REFLECTED CEILING PLAN KITCHEN AREA

DRAWING TITLE

Drawn By:	PLG, EC,SK
Checked By:	PLG,SK
PROJECT #	4344

A-105



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

CEILING LEGEND

- 2X2 DIRECT/INDIRECT LAY-IN LED FIXTURE, PROVIDE DIMMER
- 2X2 SUSPENDED CEILING GRID WITH ACOUSTIC CEILING TILES
- G.C.MATCH EXISTING CAFE TRIM/ CROWN DETAIL
- NEW LED WALL SCONCE MATCH EXISTING AS CLOSELY AS POSSIBLE
- REUSED WALL SCONCE FROM DEMOLITION OF THE REAR PORCH OR RELOCATED FROM ORIGINAL LOCATIONS AS SHOWN ON THIS SHEET AND ANNOTADED SHEET A-103

COORDINATION NOTES

1. ELECTRICAL DRAWINGS SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ARCHITECTURAL DRAWINGS WITH ELECTRICAL DRAWINGS . ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF JEFFERSON BROWNE ARCHITECTURE PRIOR TO ORDERING, FABRICATION OR INSTALLATION.
2. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND STROBES.

SPECIFICATIONS

CEILING TILE TYPE "A" :
9'X9' TILE, ARMSTRONG, DUNE - EDGE PROFILE ANGLED TEGULAR GRID: SUPRAFINE XL 15/16" - EXPOSED TEE SYSTEM, WHITE

CEILING TYPE "B" : :
5/8" GYPSUM BOARD, SHEETROCK BRAND ON QUICKSTICK SOFFIT SYSTEM BY ARMSTRONG OR APPROVED EQUAL.

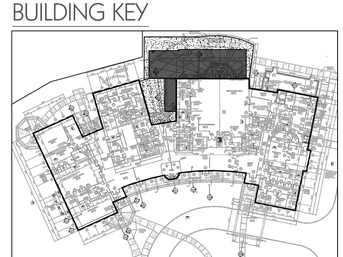
EXISTING CEILING TO REMAIN
ADJUST AS NEEDED TO ACCOMMODATE NEW SCOPE

CEILING TILE TYPE "A" :
9'X9' TILE, ARMSTRONG, DUNE - EDGE PROFILE ANGLED TEGULAR GRID: SUPRAFINE XL 15/16" - EXPOSED TEE SYSTEM, WHITE

CEILING TYPE "B" : :
5/8" GYPSUM BOARD, SHEETROCK BRAND ON QUICKSTICK SOFFIT SYSTEM BY ARMSTRONG OR APPROVED EQUAL.

EXISTING CEILING TO REMAIN
ADJUST AS NEEDED TO ACCOMMODATE NEW SCOPE

BUILDING KEY



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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 012698
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 9025

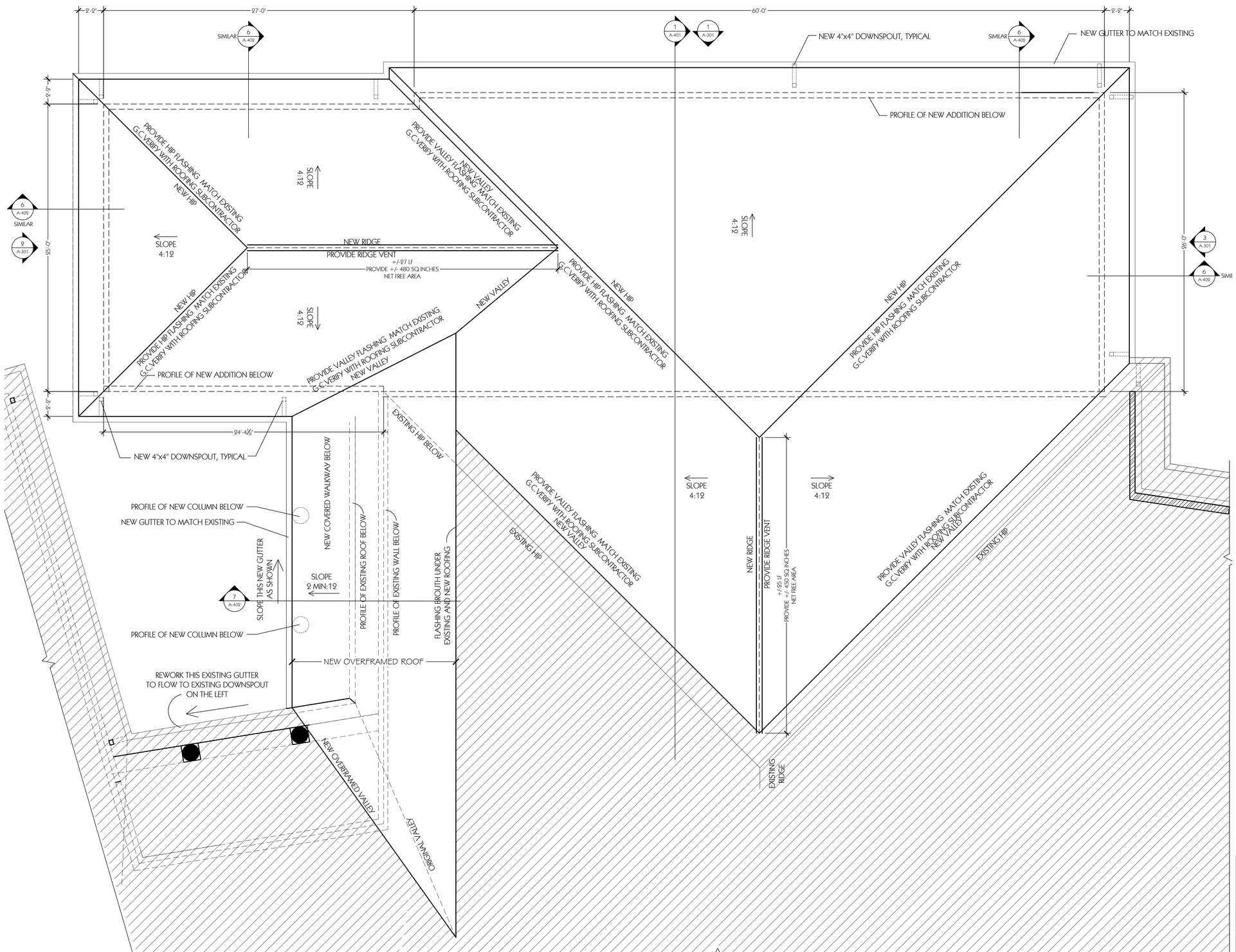
SEAL

REFLECTED CEILING PLAN BUILDING ADDITION

DRAWING TITLE

Drawn By:	PLG, EO,SK
Checked By:	PLG,SK
PROJECT #	4344

A-106

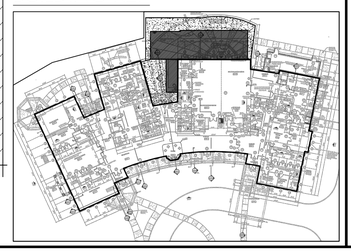


1 ROOF PLAN
1/4" = 1'-0"

LEGEND:
EXISTING ROOF NO WORK

NOTE:
1.PROVIDE ALL ROOF FLASHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2.PROVIDE RIDGE VENTS AT NEW ROOFS.
3. G.C.COORDINATE ROOF WARRANTY WITH OWNER.
4. SEE WALL SECTIONS FOR CONTINUOUS 2" VENT WITH INSECT SCREEN AT SOFFITS VENTS.

BUILDING KEY



PROJECT

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
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PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA-031908
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

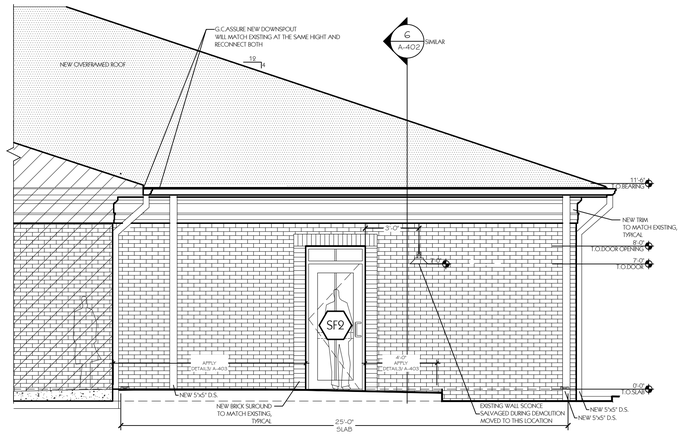
SEAL

ROOF PLAN ADDITION

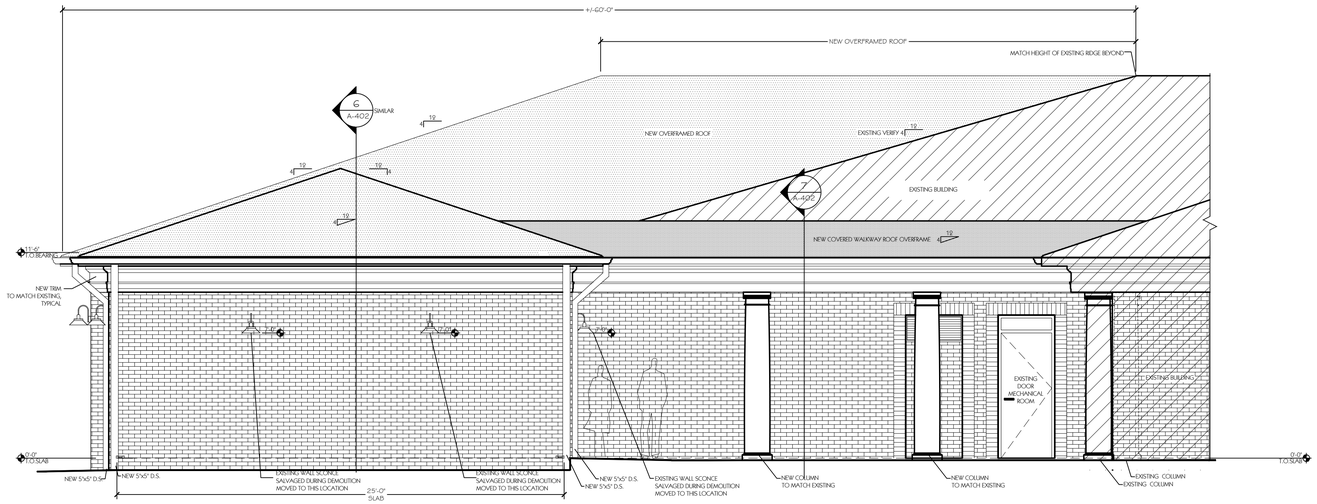
DRAWING TITLE

Drawn By: PLG, FCJ, SK
Checked By: PLG, SK
PROJECT # 4344

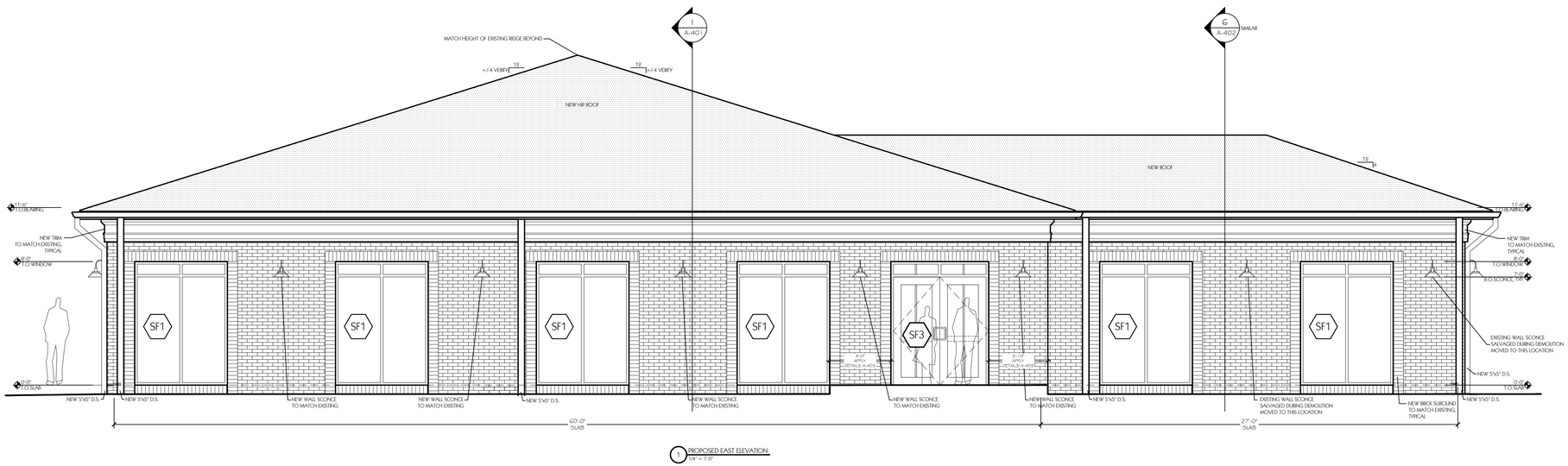
A-107



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



9 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

NOTE:
NEW GUTTERS, DOWNSPOUTS
TO MATCH EXISTING IN TYPE AND COLOR

NEW MODULAR BRICK VENEER - RUNNING BOND
TO MATCH EXISTING BRICK TYPE AND COLOR

NEW MODULAR BRICK SURROUND AROUND THE
OPENINGS TO MATCH EXISTING BRICK
TYPE AND COLOR

NEW ASPHALT SHINGLE
TO MATCH EXISTING AS MUCH AS POSSIBLE

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770 - 632 - 9545
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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015898
REGISTERED ARCHITECT

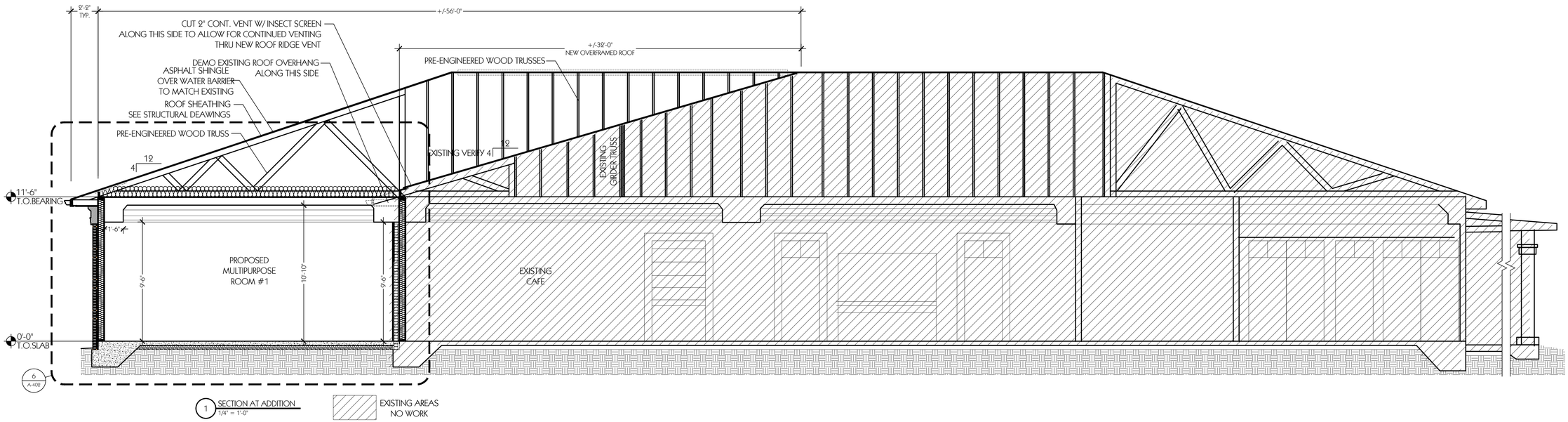
PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 9025

SEAL

EXTERIOR ELEVATIONS

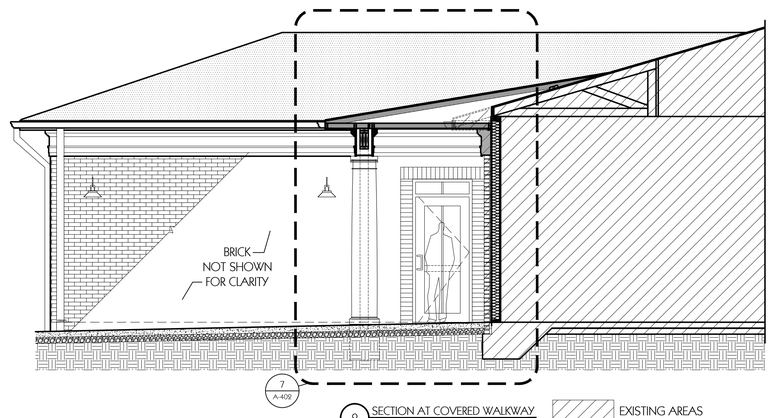
DRAWING TITLE

Drawn By: PLG, EO, SK	A-301
Checked By: PLG, SK	
PROJECT # 4344	



1 SECTION AT ADDITION
1/4" = 1'-0"

EXISTING AREAS NO WORK



2 SECTION AT COVERED WALKWAY
1/4" = 1'-0"

EXISTING AREAS NO WORK

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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 031898
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 9025

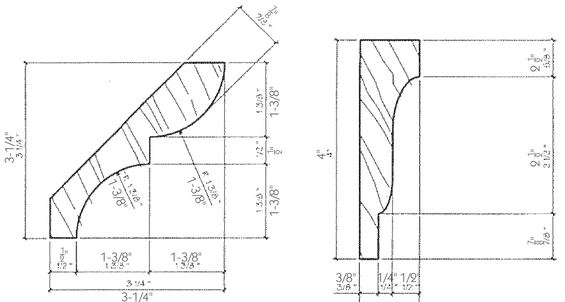
SEAL

OVERALL SECTIONS BUILDING ADDITION

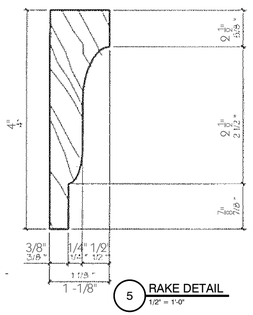
DRAWING TITLE

Drawn By:	PLG, EO,SK
Checked By:	PLG,SK
PROJECT #	4344

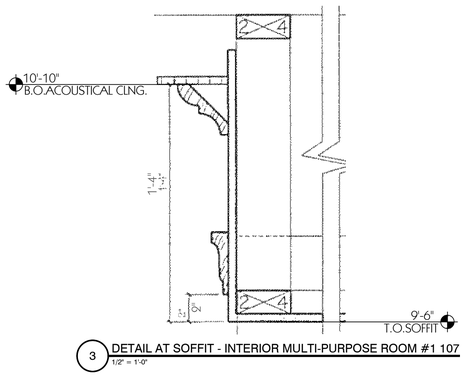
A-401



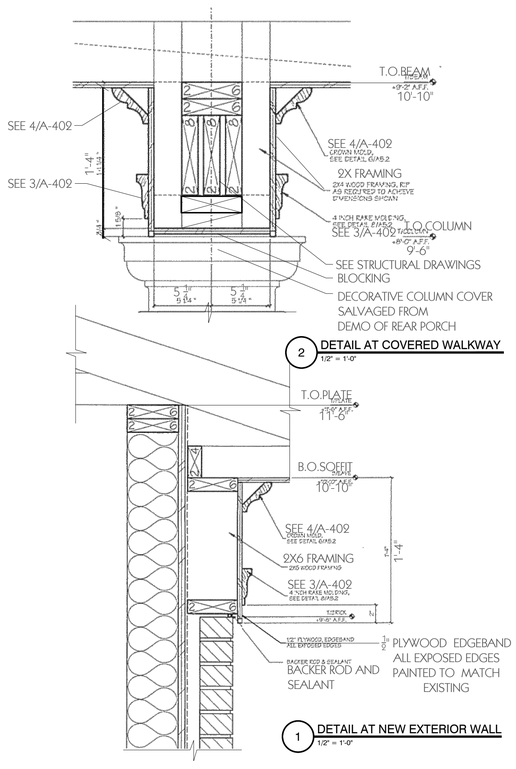
4 CROWN DETAIL
1/2" = 1'-0"



5 RAKE DETAIL
1/2" = 1'-0"

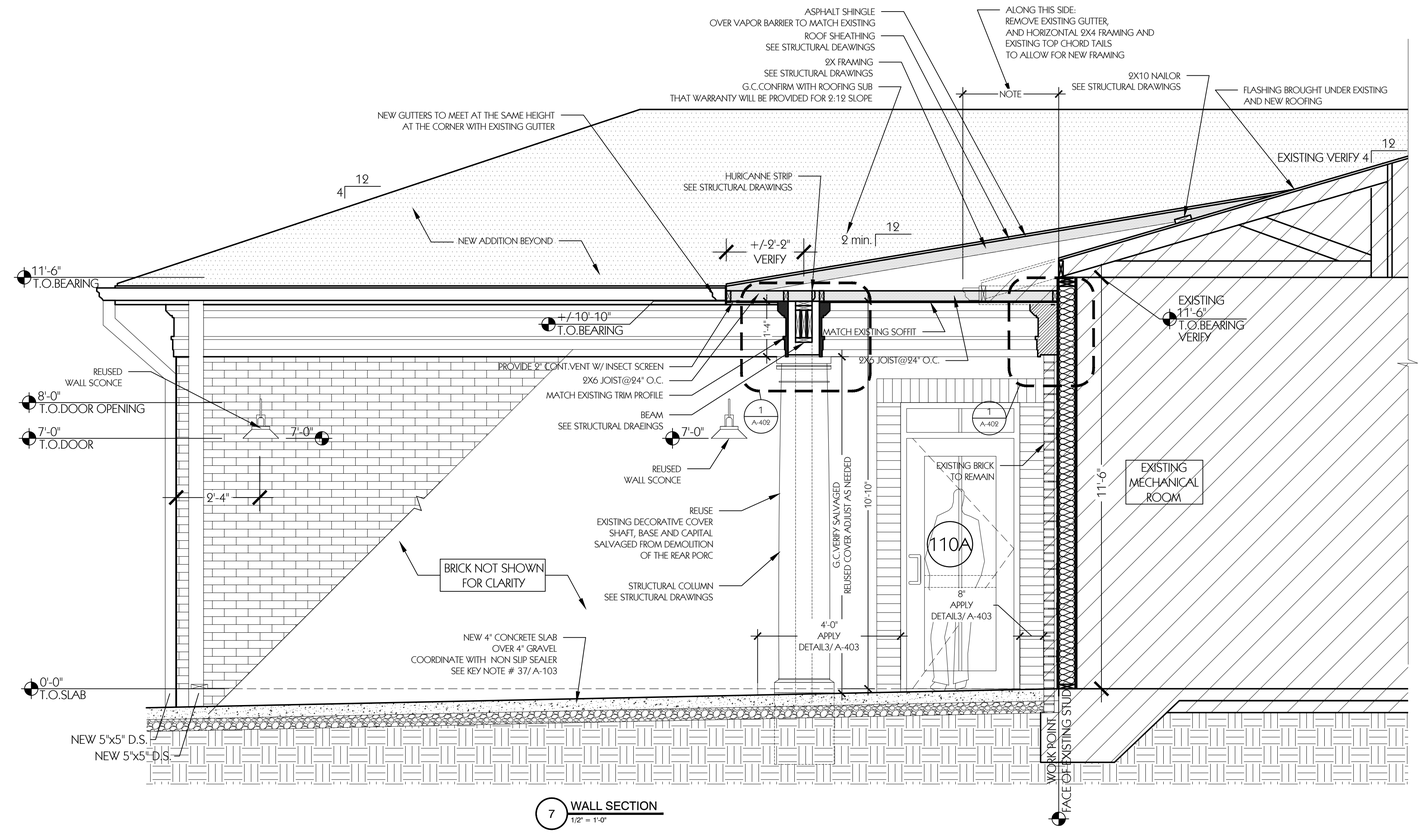


3 DETAIL AT SOFFIT - INTERIOR MULTI-PURPOSE ROOM #1 107
1/2" = 1'-0"

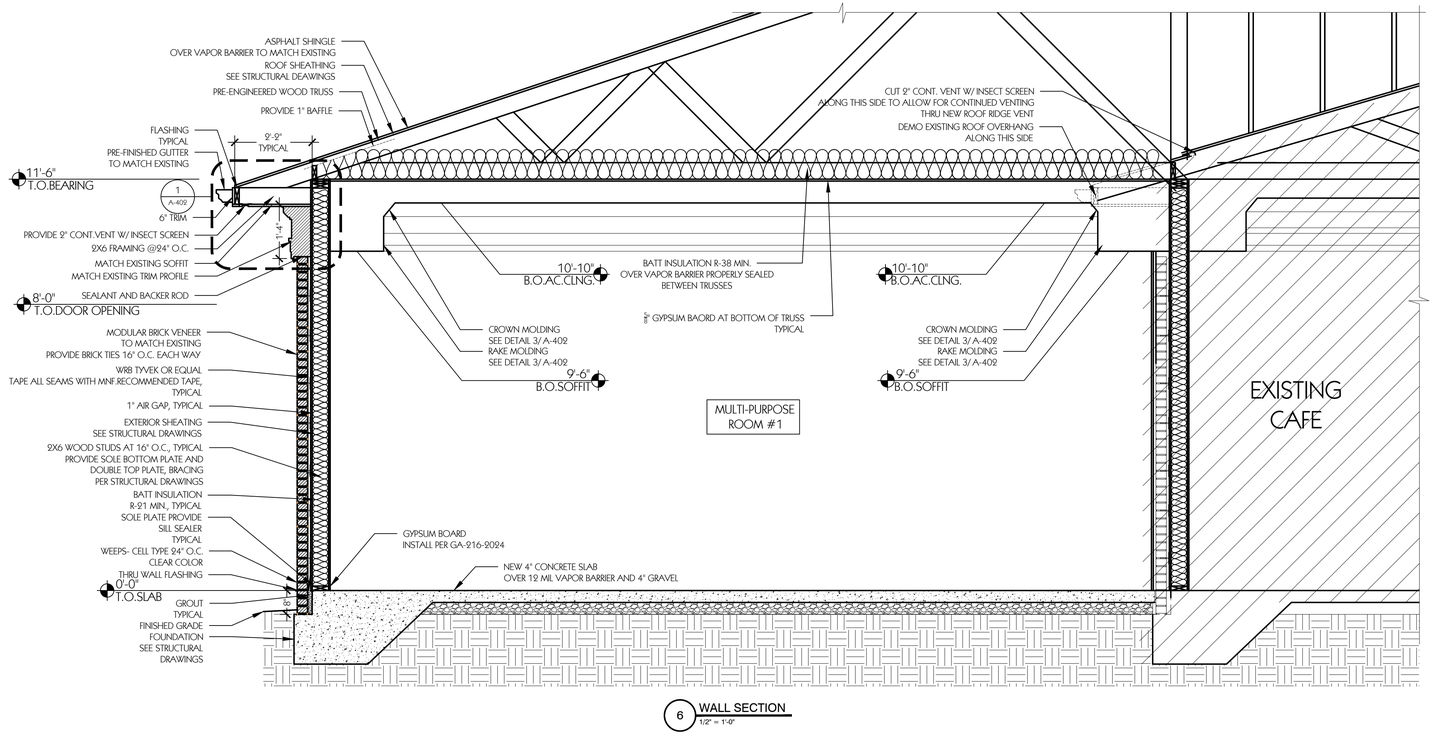


2 DETAIL AT COVERED WALKWAY
1/2" = 1'-0"

1 DETAIL AT NEW EXTERIOR WALL
1/2" = 1'-0"



7 WALL SECTION
1/2" = 1'-0"



6 WALL SECTION
1/2" = 1'-0"

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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA-031908
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

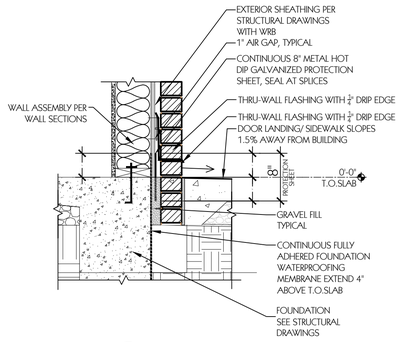
SEAL

WALL SECTIONS ADDITION AND DETAILS

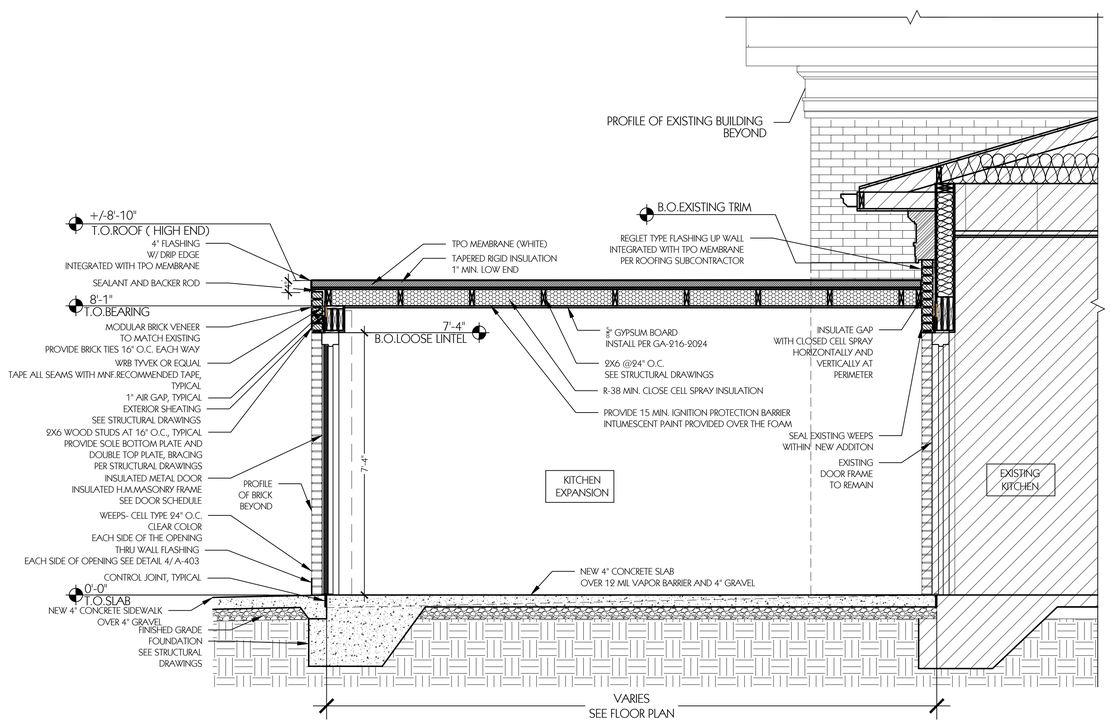
DRAWING TITLE

Drawn By:	PLG, EQ,SK
Checked By:	PLG,SK
PROJECT #	4344

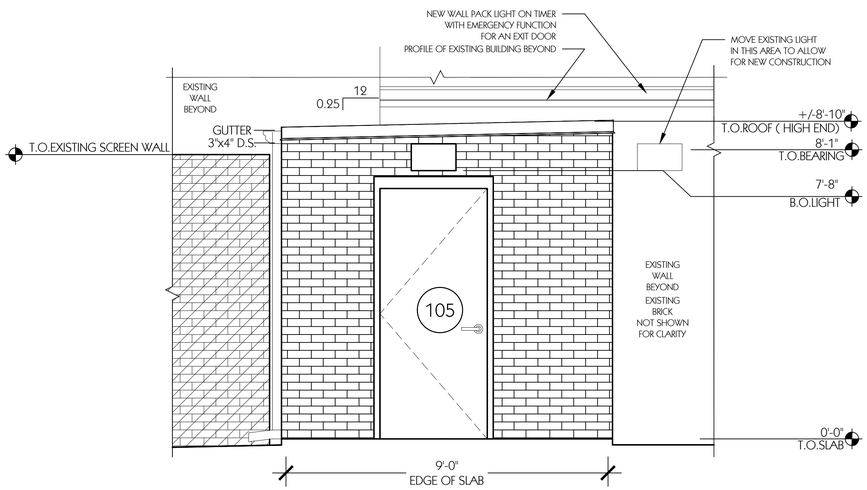
A-402



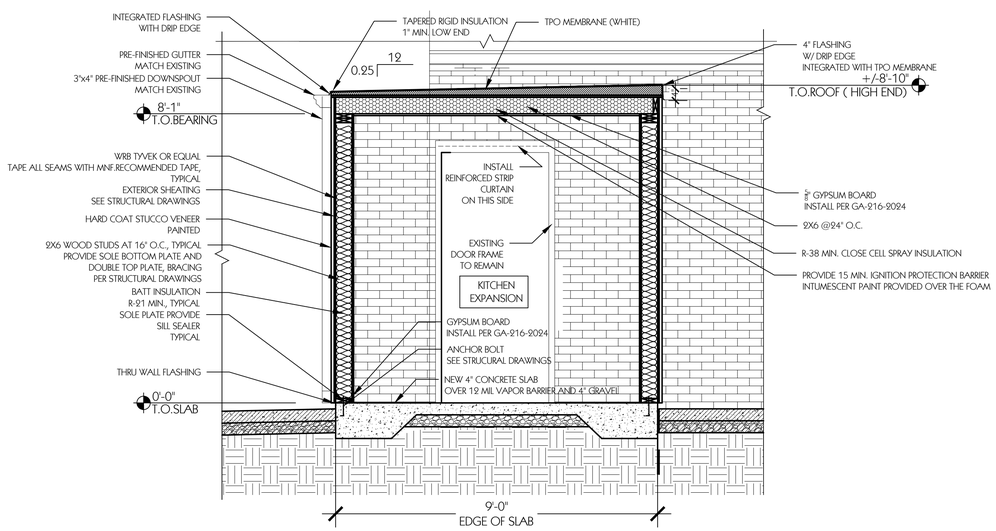
4 SECTION AT KITCHEN EXPANSION
1/2" = 1'-0"



1 SECTION AT KITCHEN EXPANSION
1/2" = 1'-0"



3 ELEVATION AT KITCHEN EXPANSION
1/2" = 1'-0"



2 SECTION AT KITCHEN EXPANSION
1/2" = 1'-0"

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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 012698
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

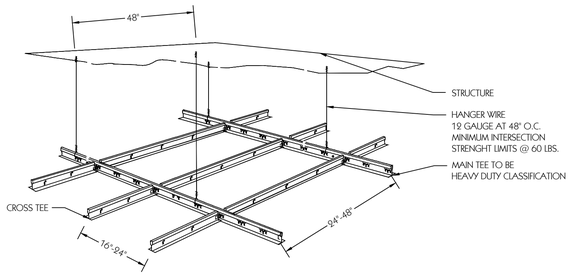
SEAL

WALL SECTIONS AND ELEVATION AT KITCHEN EXPANSION

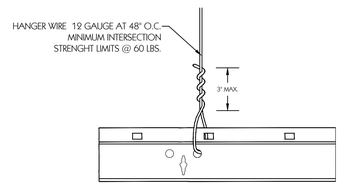
DRAWING TITLE

Drawn By:	PLG, EO,SK
Checked By:	PLG,SK
PROJECT #	4344

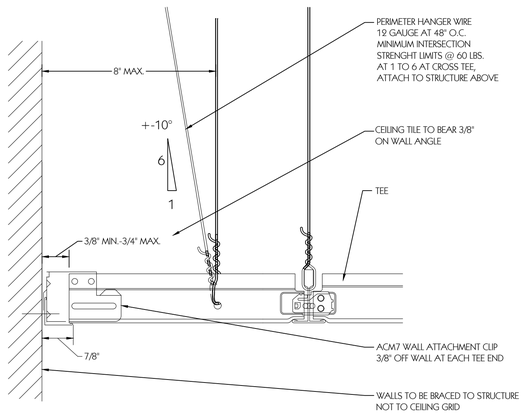
A-403



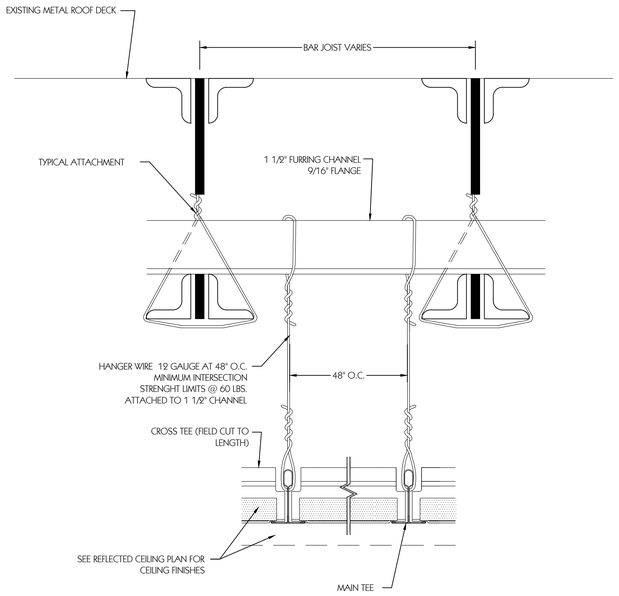
1 ISOMETRIC DETAIL
NOT TO SCALE



2 ASTM C636 WIRE TIE DETAIL
NOT TO SCALE



3 ACM7 CLIP - FLOATING WALL
NOT TO SCALE



4 ATTACHMENT DETAIL
NOT TO SCALE

RECOMMENDATIONS FOR DIRECT-HUNG ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS

PROVISIONS APPLICABLE IN ZONE 2

The intent of the following provisions is to provide an unrestrained ceiling systems that will accommodate the movement of the structure during a seismic event. The objective is to have a free-floating ceiling. Dynamic testing of a ceiling for response motions consistent with zone 2 lateral force levels has validated the concept.

EXCEPTIONS:

1. A ceiling area of 144 square feet or less surrounded by walls that connect directly to the structure above shall be exempt from the requirements listed below.
2. Ceilings constructed of lath and plaster or gypsum board screw or nail attached to suspended members that support a ceiling on n=one level extending from wall to wall be exempted from the requirements below.

REQUIREMENTS:

1) Each individual fixture and attachments with a combined weight of 10 lbs. or less shall have one No. 12 gage wire hanger wire connected from the fixture housing to the structure above. This wire may be slack. Each individual fixture and attachments with a combined weight of 56 lbs. or less shall have two No. 12 gage wire hangers wires attached at diagonal corners of the fixture and connected from the fixture housing to the structure above. These wires may be slack. Any fixture and attachments with a combined weight greater than 56 lbs. must be independently supported from the structure.

2) The main runner/cross runner intersections and all grid splices must have an average ultimate test strength of 60 lbs.. or more in both tension and compression. The tensile test must allow for a 5 deg. offset of the connection in any direction.

3) The actual average weight of the ceiling system, including grid, panels or tile, light fixtures, and air terminals must be 2.5 psf or less. All other services must be supported independently from the ceiling system. For ceiling that have an average weight greater than 2.5 psf, the ceiling may be installed as specified in Zones 3-4 provisions, taking into account the design lateral force factor appropriate for zone 2. Other deviations or variations must be substantiated by verifiable engineering data.

4) The ceiling system cannot be used to provide lateral support for walls or partitions. Walls or partitions may be attached to the ceiling grid provided they allow the ceiling membrane to move laterally to accommodate the required clearances as specified below.

5) All perimeter closure angles or channels must provide a support ledge or approximately $\frac{3}{4}$ in. or greater. A perimeter end of a grid member must rest on the ledge or molding with at least $\frac{3}{4}$ in. clearance from as edge or wall as shown in Figure 1. Reveal (shadow) edge wall closure should accommodate these clearances as shown in Figure 2. For perimeter closure angles that provide a support ledge of less than noted above, the perimeter ends of each cross runner and main runner shall be independently supported within 8 in. from each wall or ceiling discontinuity as shown in Figure 3. This support may be a no. 12 gage hanger wire or other support that prevents the grid from falling. This wire dies not need to be vertical but should not have a slope greater than 1 in 6 out-of-plumb. A $\frac{3}{4}$ in. grid end clearance from a wall should be maintained. All ceiling penetrations (columns, sprinklers, etc.) and independently supported fixtures or services are to be considered as perimeter closures that also must allow the noted clearances be using suitable escutcheons or closure details.

6) At wall closure ledges, the cross runner and main runner ends shall be prevented from spreading apart from each other. Permanent attachments (i.e. pop rivets) for grid alignment purposes shall be be permitted.

FIGURE 1

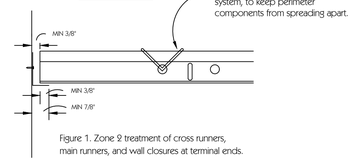


Figure 1. Zone 2 treatment of cross runners, main runners, and wall closures at terminal ends.

FIGURE 2

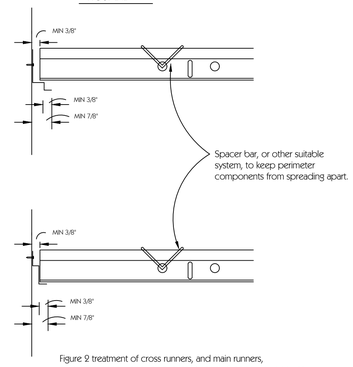
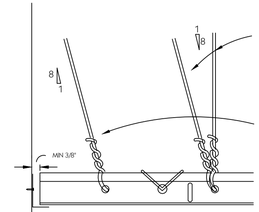


Figure 2 treatment of cross runners, and main runners, at terminal ends when using reveal (shadow) edge wall closures.

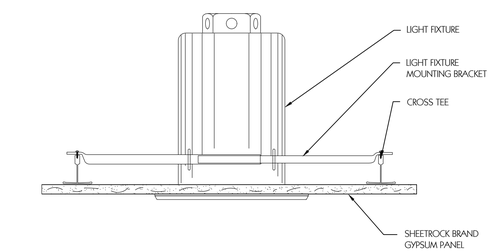
12 ga hanger wire perimeter supports two alternatives:



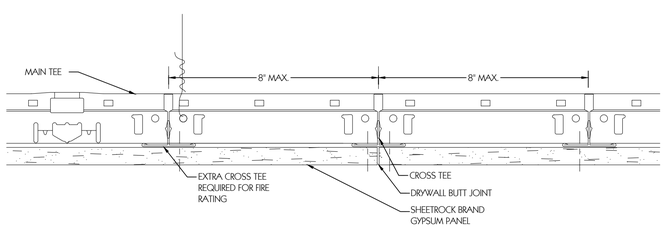
1) 12 ga. hanger wire anchored to structure above and hung vertically (10 deg.) a max. of 8 in. from the perimeter.

2) 12 ga. hanger wire anchored to perimeter wall. Attachment to grid may be within 8 in. from the wall, but the wall attachment wire must not exceed 1/8 slope (10 deg)

5 SEISMIC DETAIL OF SUSPENDED CEILING
NOT TO SCALE



6 INCANDESCENT RECESSED FIXTURE
NOT TO SCALE



7 FIRE-RATED BUTT - JOINT / CROSS TEE SPACING
NOT TO SCALE

NOTE

1. CEILING INSTALLATION SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   *CISCA 0-2 (CEILING AND INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION) AND ASCE/SEI 7-05 SECTION 13.5.6.2.1 FOR SEISMIC DESIGN CATEGORY C STRUCTURES
   *CISCA 3-4 (CEILING AND INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION) AND ASCE/SEI 7-05 SECTION 13.5.6.2.2 FOR SEISMIC DESIGN CATEGORY D STRUCTURES

2. REFER TO USG CORPORATION FOR SEISMIC CEILING DETAILS AND INSTALATION RECOMMENDATIONS

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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015098
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

CEILING DETAILS

DRAWING TITLE

Drawn By: PLG, EO,SK	A-601
Checked By: PLG,SK	
PROJECT # 4344	

EXTERIOR STOREFRONT SCHEDULE

NOTE: REFER TO FLOOR PLAN FOR DOOR SWING DIRECTION

ID #	ROUGH OPENING SIZE (SEE WALL SECTIONS FOR MORE INFO.)		DOOR	1" INSULATING GLAZING	FRAME		SEE SHEET A-602 FOR DETAILS			REMARKS
	WIDTH	HEIGHT			FINISH	RATING	HEAD	JAMB	SILL	
SF1	6'-0"	8'-0"	NO	LOW E2	WHITE	N/A	H1	J1	S4	
SF2	3'-4"	7'-2"	YES	LOW E2	WHITE	N/A	H1	J1	S1	
SF3	6'-4"	7'-2"	YES	LOW E2	WHITE	N/A	H1	J1	S1	

GENERAL GLAZING NOTES

1) USE INSULATION TO FILL ALL VOIDS @ WINDOW PERIMETERS.

2) PROVIDE FLASHING, BACKER ROD, SEALANT, AND WEEP WICKS AS REQ'D.

3) SHIM AND PLUMB UNITS AS REQUIRED.

4) PROVIDE STOREFRONT ENTRY AND WINDOWS SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.

5) SAFETY GLAZING IBC 2406.4.1 THRU 2406.4.7: GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

6. ALL WINDOW AND DOORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SELECTED MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

7. G.C. TO VERIFY A WATERTIGHT CONDITION IS PRESENT THROUGHOUT FACILITY.

8. ALL HM & STOREFRONT FRAMES TO BE 2" TYPICAL. G.C. TO COORDINATE OPENING SIZES IF FRAMES ARE NOT 2".

STOREFRONT SPECIFICATION:

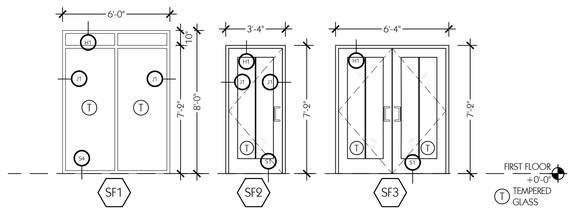
FRAMES: OLDCASTLE, 3000 SERIES , 2"X 4 ½" OR APPROVED EQUAL
MULTI PLANE -HIGH PERFORMANCE DUAL THERMAL BREAK
FINISH : DARK BRONZE FINISH
GLAZING: SOLAR BAN 60 MIN., 1" INSULATING GLASS WITH SOLARGRAY SOLARBAN 60 (2) SOLAR GRAY + CLEAR
MIN. REQUIRED SHGC 0.24
PROVIDE STOREFRONT SHOP DRAWINGS FOR ARCHITECT'S AND OWNER REVIEW AND APPROVAL.

G.C.PROVIDE SAMPLES FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR ORDERING OR FABRICATION !
DO NOT ORDER OR FABRICATE ANY STOREFRONT UNITS WITHOUT APPROVED SHOP DRAWINGS BY AN ARCHITECT !
STOREFRONT VENDOR/ FABRICATOR SHALL DESIGN/ ACCOUNT FOR ALL VERTICAL AND HORIZONTAL EXPANSION OF FRAMES.

HARDWARE SPECIFICATION:

GENERAL CONTRACTOR SHALL SUBMIT HARDWARE SUBMITTAL FOR ARCHITECT'S AND OWNER'S REVIEW AND APPROVAL.
DO NOT PROCEED WITH ORDERING / PURCHASING WITHOUT ARCHITECT'S AND OWNER APPROVAL.

HARDWARE TO BE GRADE 1 FOR ALL STORFRONT EXTERIOR DOORS.



2 STOREFRONT ELEVATIONS
1/4" = 1'-0"

DOOR SCHEDULE

(SEE FLOOR PLAN FOR DOOR SWING)

DOOR #	LOCATION	TYPE MARK	DOOR SIZE		DOOR									FRAME			DETAILS			REMARKS
							GLAZING													
			WIDTH	HEIGHT	MATERIAL	THICKNESS	LITE	SIDELITE	TRANSOM	FINISH	RATING	HARDWARE SET	STOP TYPE	MATERIAL	FINISH	RATING	HEAD	JAMB	SILL	
102	COOLER	A	3'-0"	7'-0"	BY MNF.	BY MNF.	NO	NO	NO	BY MNF.	NO	BY MNF.	BY MNF.	BY MNF.	BY MNF.	NO	BY MNF.	BY MNF.	BY MNF.	7
103	FREEZER	A	3'-0"	7'-0"	BY MNF.	BY MNF.	NO	NO	NO	BY MNF.	NO	BY MNF.	BY MNF.	BY MNF.	BY MNF.	NO	BY MNF.	BY MNF.	BY MNF.	7
105	EXPANDED KITCHEN	D	3'-0"	7'-0"	HOLLOW METAL	BY MNF.	NO	NO	NO	PAINTED	NO	5	3	HOLLOW METAL	PAINTED	NO	H2	J2	S2	
107	MULTIPURPOSE ROOM #1	B	3'-0"	7'-0"	STOREFRONT	BY MNF.	YES	NO	NO	WHITE	NO	1	1,3	STOREFRONT	WHITE	NO	H1	J1	S1	
108	CORRIDOR	C	6'-0"	7'-0"	STOREFRONT	BY MNF.	YES	NO	NO	WHITE	NO	1	1,3	STOREFRONT	WHITE	NO	H1	J1	S1	
109	STORAGE	D	6'-0"	7'-0"	SOLID CORE	1-3/4"	NO	NO	NO	STAINED & SEALED	NO	5	3	WOOD	PAINTED	NO	H3	J3	S3	
110A	MULTIPURPOSE ROOM #2	B	3'-0"	7'-0"	STOREFRONT	BY MNF.	YES	NO	NO	WHITE	NO	1	1,3	STOREFRONT	WHITE	NO	H1	J1	S1	
110B	MULTIPURPOSE ROOM #2	D	6'-0"	7'-0"	SOLID CORE	1-3/4"	NO	NO	NO	STAINED & SEALED	NO	4	3	WOOD	PAINTED	NO	H3	J3	S3	

REMARKS

1. G.C. TO COORDINATE WITH TENANT/ BUILDING OWNER FOR APPROVAL OF ALL FINAL DOOR SELECTIONS AND FINISHES PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
2. ALL RATED DOORS SHALL HAVE AUTOMATIC CLOSERS COMPLYING WITH NFPA 101 2018 EDITION SECTION 7.2.1.8.
3. RATED DOORS WITH PANIC HARDWARE SHALL BE LISTED "RATED EXIT HARDWARE"
4. DOOR MANUFACTURER / SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCES SPECIFIC TO DOOR HARDWARE.
5. ADJUST ALL CLOSERS FOR SOFT-CLOSE OPERATION DURING INSTALL.
6. G.C. TO COORDINATE WITH BUILDING OWNER/TENANT'S SECURITY AND LOW VOLTAGE VENDOR ALL DOORS WITH CONTROLLED ACCESS.
7. DOOR PROVIDED BY VENDOR.

DOOR HARDWARE SCHEDULE

HARDWARE SETS		DOOR STOPS	
1	KEYED ENTRY	1	CLOSER
2	OFFICE	2	WALL STOP
3	PRIVACY	3	HINGE
4	PASSAGE		
5	STOREROOM		

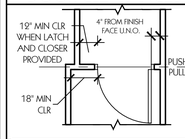
GENERAL HARDWARE NOTES

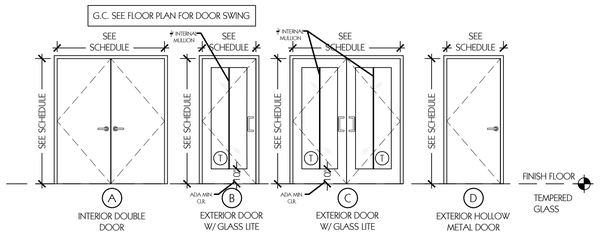
1. HARDWARE SHALL BE PER 2010 A.D.A. STANDARDS.
2. ALL HARDWARE SHALL BE LEVER-OPERATED MECHANISM, PUSH/PULL TYPE MECHANISM or U-SHAPED HANDLES.
3. HARDWARE SHALL BE MOUNTED 40" ABOVE FINISHED FLOOR. G.C. TO COORDINATE ANY DEVIATIONS W/ ARCHITECT.
4. ALL KEYED ENTRIES SHALL BE MASTER KEYED - COORDINATE W/ TENANT AND OR OWNER.
5. ADJUST ALL CLOSERS FOR SOFT CLOSE DURING INSTALL.
6. G.C. TO SUBMIT HARDWARE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW AND APPROVAL PRIOR TO PURCHASING.

GENERAL DOOR NOTES

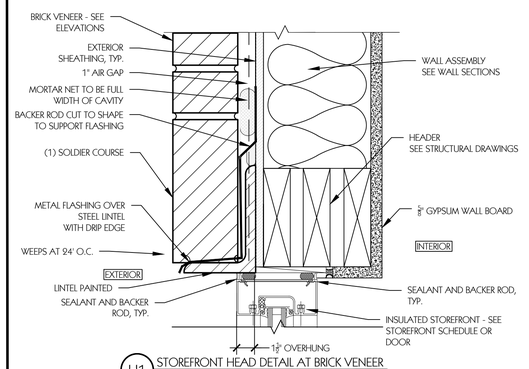
1. DOOR SHALL BE INSTALLED A MINIMUM OF 4" FROM FINISHED ADJACENT WALL ON HINGE SIDE (UNLESS DIMENSIONED OTHERWISE)
2. INSULATION SHALL BE USED TO FILL VOIDS AT DOOR PERIMETER.
3. ANCHOR DOOR THRU HINGES AT TOP HOLE OF HINGE.
4. SHIM AND PLUMB UNITS AS REQUIRED.
5. SET UNITS IN CONTINUOUS SEALANT.
6. ANCHOR DOOR TO OPENING AT PREDRILLED HOLES.
7. OPENING MUST BE LEVEL PRIOR TO INSTALLING UNIT.
8. G.C. TO COORDINATE QUANTITIES AND VARIOUS SWING/HAND DIRECTIONS OF ALL DOORS IN PROJECT.
9. G.C. TO SUBMIT DOOR SUBMITTAL FOR ARCHITECT AND OWNER REVIEW AND APPROVAL PRIOR TO PURCHASING.

DOOR CLEARANCES

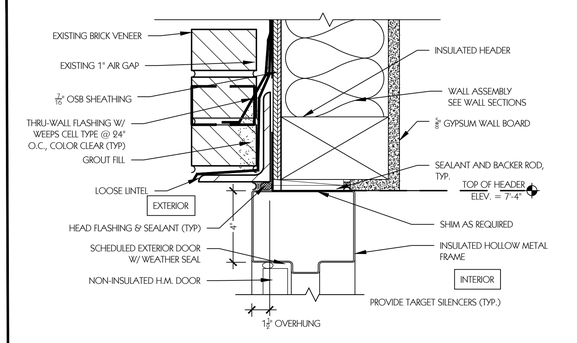




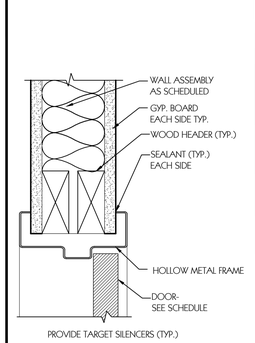
1 DOOR TYPE ELEVATIONS
1/4" = 1'-0"



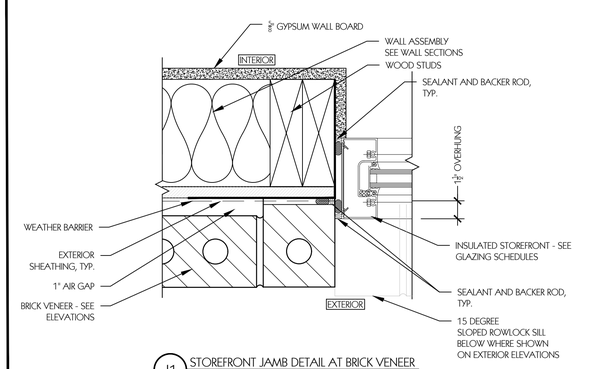
H1 STOREFRONT HEAD DETAIL AT BRICK VENEER
3" = 1'-0"



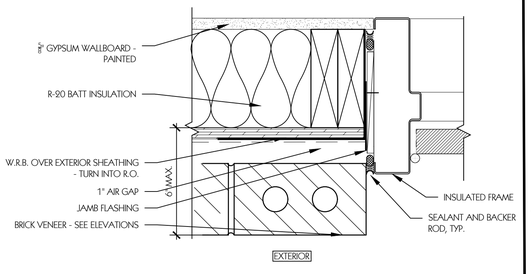
H2 EXTERIOR HEAD DETAIL
3" = 1'-0"



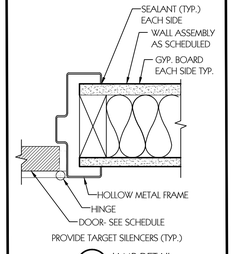
H3 HEAD DETAIL
3"=1'-0"



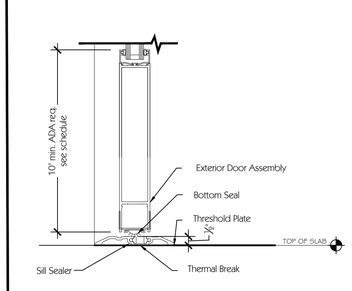
J1 STOREFRONT JAMB DETAIL AT BRICK VENEER
3" = 1'-0"



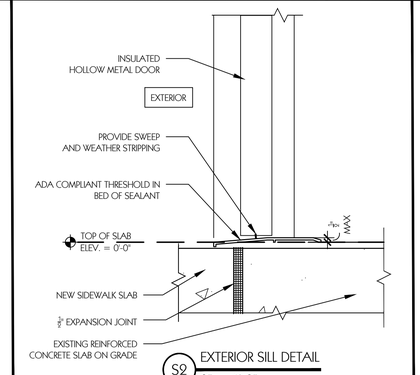
J2 EXTERIOR JAMB DETAIL
3" = 1'-0"



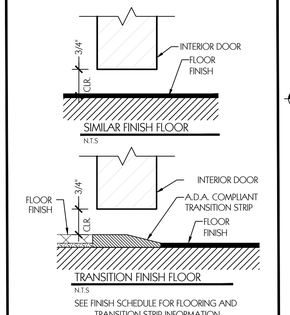
J3 JAMB DETAIL
3"=1'-0"



S1 STOREFRONT SILL DETAIL -ADA COMPLIANT
3" = 1'-0"

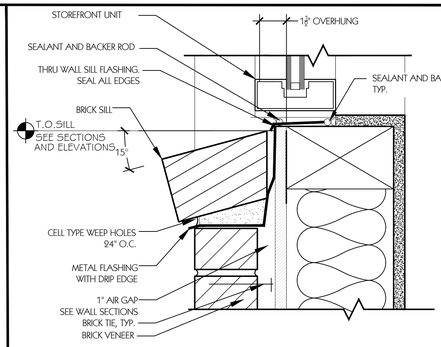


S2 EXTERIOR SILL DETAIL
3" = 1'-0"



SEE FINISH SCHEDULE FOR FLOORING AND TRANSITION STRIP INFORMATION

S3 SILL DETAIL
3" = 1'-0"



S4 STOREFRONT SILL DETAIL AT BRICK VENEER
3" = 1'-0"

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 025898
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

DOOR AND STOREFRONT SCHEDULES AND DETAILS

DRAWING TITLE

Drawn By: PLG, EG,SK
Checked By: PLG,SK
PROJECT # 4344

A-602

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

PROCUREMENT REQUIREMENTS

002113 INSTRUCTIONS TO BIDDERS

A. Furnished by the Owner under separate cover.

References to "the Owner" shall mean FAYETTE SENIOR SERVICES

CONTRACTING REQUIREMENTS

005000 CONSTRUCTION CONTRACT

A. Furnished by the Owner under separate cover.

References to "the Owner" shall mean FAYETTE SENIOR SERVICES

007200 GENERAL CONDITIONS

A. General Conditions and Form of Agreement will be furnished by the Owner.

References to "the Owner" shall mean FAYETTE SENIOR SERVICES

DIVISION 01 - GENERAL REQUIREMENTS

011000 SUMMARY

A. Definitions:

1.Landlord: As indicated.

B. Owner: FAYETTE SENIOR SERVICES

C. Use of Premises:

1.Unless noted otherwise, Contractor shall have free and complete use of the site within project limit lines indicated on the Drawings.

2. Coordinate construction schedule and operations with the Owner and Landlord.

3. Limit noise producing work to the hours required by the Owner and Landlord. Cooperate to minimize noise impacts on adjacent properties.

C. Special Work Requirements:

1.Obtain a copy of, and comply with, all design and construction requirements of the building Landlord. Notify Architect immediately in the event that Landlord's requirements conflict with requirements of the Contract Documents.

2. Limit use of premises to only those areas involved in the construction operations and as required for access.

3. Coordinate use of premises under direction of the Owner and the Landlord, and in accordance with the requirements of jurisdictional code authorities.

4. Occupancy Requirements: Adjacent tenant spaces may be occupied. Cooperate with the Owner and the Landlord to minimize conflict, and to facilitate the operations of adjacent tenants.

5. Perform work during normal working hours, unless directed otherwise by the Owner.

D. Separate Work:

1.Items noted "NIC" (Not In Contract) or FOIO, will be furnished and installed by others.

2. Perform work so as to allow the performance of work by other contractors. FOIO and NIC items are indicated on the Drawings.

E. Owner Furnished Contractor Installed Products:

1.The Owner will furnish various products as indicated on the Drawings and/or specified in the technical Sections. FOIC items are indicated on the Drawings.

2. Coordinate work to facilitate installation of these items.

3. Owner's Responsibilities for Owner Furnished Products:

a. Arrange for and deliver shop drawings, product data, and samples, where required, to Contractor.

b. Arrange and pay for product delivery to Owner's storage facility, unless otherwise specified.

c. On delivery, inspect products jointly with Contractor.

d. Submit claims for transportation damage.

e. Arrange for replacement of damaged, defective, or missing items.

f. Arrange for manufacturers' warranties, inspections, and service.

4. Contractor's Responsibilities for Owner Furnished Products:

a. Review shop drawings, product data, and samples, as requested, and as necessary to facilitate installation.

b. Receive and unload products at the Owner's storage facility; inspect for completeness and damage; transport from the warehouse to the site, and unload products.

c. Handle, store, install and finish products, in compliance with Contract Documents and manufacturer's instructions, as applicable.

d. Repair or replace items damaged by Work of this Contract.

e. Coordinate all work required to accommodate Owner furnished items.

5. Coordinate use of the site with the Owner and the building owner.

F. Applications for Payment: Submit Applications for Payment in accordance with the General Conditions for Construction.

G. Coordination:

1.Coordinate work to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items installed later.

2. Coordinate space requirements for mechanical and electrical systems.

3. Execute cutting and patching to integrate elements of the Work. Remove ill-timed and defective work and replace with new work conforming to the requirements of the Contract Documents.

4. Seal penetrations through floors, walls, and ceilings.

H. Applicable Codes: Conform to the codes listed on the Drawings.

I. Request for Information:

1.A Request for Information (RFI) is a request from the Contractor directed to the Architect for clarification, interpretation, or direction regarding the Work as described by Contract Documents.

2. Coordinate and submit in timely manner so as not to impede delivery, work, and other conditions that may be detrimental to construction progress.

3. Use a "Request for Information" form or another form as approved by the Architect.

4. Allow sufficient time in construction schedule for Architect's response to the RFIs.

J. Existing Utilities:

1.The Architect or the Owner assumes no responsibility for the completeness or accuracy of existing utility line information. Utility information shall be verified by the Contractor.

2. Unless otherwise required, maintain all existing utilities undisturbed during progress of work.

3. Where temporary utility shutdown is required for the performance of the work, schedule and coordinate with the Owner/Landlord Building Manager. Should the Contractor in the performance of the work, disturb, disconnect, or damage any existing utilities required to remain in service, all expenses arising from such disturbance, replacing or repair thereof shall be borne by the Contractor.

4. Maintain and operate utilities systems to assure continuous service, except as otherwise approved by the Owner/landlord Building Manager. Give minimum 7 days' notice of proposed utility shutdowns.

5. Obtain approval from the Owner/Landlord Building Manager prior to cutting any utility lines.

K. Additional Conditions:

1.Scope: As defined in the Agreement and as indicated on the Drawings. Unless otherwise noted or directed, items scheduled and items indicated in the technical specifications shall only be required to the extent indicated on the Drawings. This shall not be interpreted to exclude accessories and procedures related to those items, as specified, and as necessary to complete the work.

2. Definitions:

a. Where "as indicated," "as shown," "as detailed," or words of similar meaning are used, references to the Drawings are intended unless stated otherwise.

b. Where "as directed," "as required," "as selected," "approved" or words of similar meaning are used, it shall be understood that "by the Architect" follows unless stated otherwise.

c. "As necessary" shall be understood to mean "as necessary for a complete and fully functioning installation in accordance with requirements of the Contract Documents, applicable codes and jurisdictional requirements, and accepted trade practices.

d. "Furnish" means "Contractor shall procure, pay for, and deliver"; "install" means "Contractor shall set in position and connect or adjust for final use"; "provide" means "Contractor shall furnish and install."

e. e. Where "includes," is used, it shall be understood that items following may not be a complete list of components to the exclusion of other items not listed but which may be reasonably inferred as necessary to complete the work.

12200 UNIT PRICES

A. No. 1 - Leveling of Existing Floor Slab:

1.Item: State the price for leveling and filling existing exposed floor substrate to specified tolerance, in accordance with section 035416. Price shall include labor, materials, and equipment necessary to recondition the floor including preparation, priming, and filling as specified.

2. Unit Measure: Per square foot to a depth of 1/4 inch.

013119 PROJECT MEETINGS

A. Preconstruction Meeting:

1.Prior to the start of work, Contractor shall schedule and administer a general pre-construction meeting within 2 weeks prior to Construction start at a central site, convenient for all parties, designated by Contractor.

2. Agenda:

a. Submission of list of Subcontractors, list of Products, schedule of values, and progress schedule.

b. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, change orders, and contract closeout procedures.

c. Utility shutdown times, demolition procedures, protective enclosures, barricading, construction sequencing and phasing, work times, access, security, and all other construction issues which would affect the operation, use, and appearance of the work.

B. Progress Meetings: Attend progress meetings called by the Owner or the Architect throughout the progress of the work.

C. Pre-installation Meetings: Convene a pre-installation meeting when it is specified for a certain portion of the Work. Require attendance of entities directly affecting, or affected by, the work of the Section.

D. General Contractor is responsible for meeting agendas, minutes, and distribution thereof.

013300 SUBMITTAL PROCEDURES, SCHEDULES, AND SHOP DRAWINGS

A. Submittal Procedure:

1.Identify deviations from Contract Documents. Leave space for Contractor and Architect review stamps.

2. Review and sign each submittal prior to submittal to Architect. Unsigned submittals may be returned without review.

3. Unless specified otherwise, submit the number of submittals the Contractor requires, plus one which will be retained by Architect.

4. Transmit each item to Architect unless directed otherwise. Include project name, Contractor name, subcontractor, or supplier name, and drawing sheet, detail number, or specification section number corresponding to the submittal as appropriate.

5. Make submittals as required to cause no delay in the Work. Allow sufficient time for possible revision and resubmittal of rejected submittals. Coordinate submittal of related items.

6. Revise and resubmit rejected submittals as required to obtain approval, identifying changes made since previous submittal.

B. Progress schedule, vendor schedule, submittal schedule, Schedule of values, and progress photos: Submit the following to Owner and Architect.

1.Progress Schedule: Submit horizontal bar chart with separate bar for each major trade or operation, identifying first workday of each week.

2. Vendor Schedule: Submit list of Owner's Vendors indicating name of Vendor, Contact Name and Phone Number, and date of arrival on site.

3. Submittal Schedule: Submit List of Submittals required by Specifications and indicate Specification Section and Date required for submittal. Allow time for Owner, Architect and Consultant reviews and resubmittal as may be required.

4. Schedule of Values:

a. Submit typed schedule on form provided by Owner.

b. Subdivide into each major trade or category of work.

c. Include a line item amount for each Allowance if applicable.

d. Include in each line item a directly proportional amount of Contractor's overhead and profit.

5. Submit progress, vendor, and value schedules within 5 days after Notice to Proceed.

6. Submit revised schedules with each Application for Payment; revised schedules shall reflect changes, including change orders, since previous submittal.

7. Submit progress photos weekly using template provided by the Owner or as approved.

C. Shop Drawings, Product Data and Samples:

1.Shop Drawings:

a. Submit shop drawings in the form of electronic copies.

b. Unless specified otherwise, shop drawings shall show quantities, materials, methods of assembly, adjacent construction, dimensions, and other appropriate information to fully illustrate the work.

2. Product Data:

a. Mark each copy to identify applicable products, models, options, and other data; supplement manufacturer's standard data to provide information unique to the work.

b. Submit the number of copies which Contractor requires, plus 2 copies which will be retained by Architect.

3. Samples:

a. Submit samples as specified in the technical sections.

b. Include identification on each sample giving full information.

c. Submit three samples, one of which will be retained by Architect, unless indicated otherwise in the technical section.

D. Certificates: Submit the original signed version to Architect.

014500 QUALITY CONTROL

A. Standards:

1.Comply with industry standards except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.

2. Perform work to meet or exceed the requirements of applicable codes, ordinances, laws, regulations, safety orders, and directives from authorities having jurisdiction over the work.

3. Accessibility: Equipment, accessories, and work shall be in accordance with Federal, State and local codes with respect to handicap accessibility, and with The Americans with Disabilities Act (ADA). The more restrictive code shall apply.

4. Perform work with persons qualified to produce workmanship of specified quality.

5. Install products in accordance with the manufacturer's recommendations. Where conflict exists between manufacturer's recommendations and the specified requirements, notify Architect immediately.

B. Examination Prior to Installation:

1.Prior to starting work of each trade or location, carefully inspect installed work of other trades and verify that such work is complete to the point where work may properly commence. Notify the Architect of conditions detrimental to the proper and timely completion of the work.

2. Do not begin installation until unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

C. Testing Laboratory Services:

1.Where the scope of the work requires, the Owner will arrange for the services of an Independent testing laboratory to inspect and test the Work to verify compliance with the Contract Documents. Reports of all inspections and tests shall be submitted to the Architect for review.

2. Contractor's Responsibilities:

a. Cooperate with testing laboratory personnel, and furnish access, tools, samples, certifications, test reports, design mixes, equipment, storage, and assistance as requested by the testing laboratory.

b. Notify Architect and testing laboratory 48 hours prior to expected time for operations requiring inspection and testing. When tests or inspections cannot be performed, through the fault of the Contractor, reimburse the Owner for the additional costs incurred.

c. Remove and replace all work found not complying with the Contract Documents. Remedies shall be in accordance with the Contract Documents and code requirements.

d. If initial tests and inspections indicate deficient work, the Contractor shall reimburse the Owner for the costs of all subsequent tests and inspections related to the deficiency.

e. All damage which may occur to the work as a result of normal testing operations shall be repaired to match surrounding surfaces.

f. Schedule testing and inspection so that the work of testing and inspection personnel will be as continuous and brief as possible.

g. Reimburse the Owner for travel and lodging expenses incurred for testing and inspection services performed outside a radius of 100 miles of the site.

3. Tests and inspections shall be in accordance with code requirements.

h. 4. Contractor's Convenience Testing: Inspection and testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

015000 TEMPORARY FACILITIES AND CONTROLS

A. Temporary Utilities: Provide temporary utilities, services, and construction as necessary to perform the work. Coordinate temporary facilities and controls with Owner and the Landlord.

1.Electricity: Connect to existing service. Owner will pay costs of energy used. Take measures to conserve energy.

2. Lighting: Permanent lighting may be used during construction. Provide additional temporary lighting as necessary.

3. Heating and Ventilation: Permanent system may be used. Owner will pay for the cost of energy used.

4. Telephone. Coordinate with the Owner.

5. Water: Utilize existing facilities. Owner will pay for water used.

6. Sanitation: Confirm with Owner's Project Manager if existing facilities may be used by construction personnel. If use of existing facilities is allowed, thoroughly clean daily. When existing facilities are not in place or use of existing facilities is not allowed, provide suitable portable sanitation units.

B. Controls:

1.Dust Control: Provide temporary enclosures as necessary to prevent penetration of dust into occupied areas separate from work areas, damage to operating systems and components, and to create environmental conditions necessary for the proper installation of materials and systems.

2. Safety Barriers: Provide and maintain, all lawful and necessary barricades, railings, lights, warning signs, signals, and precautions as may be required to safeguard persons from injury.

3. Smoking: Smoking shall be prohibited in all interior spaces.

4. Noise Control:

a. Provide necessary precautions as required by the Landlord.

b. Unless approved otherwise, limit excessive noise producing activities to non-business hours.

c. Use saws and hydraulic impactor equipment instead of pneumatic tools and compressors to reduce noise.

d. Equipment shall be muffled for quiet operation not to exceed 50 decibels at a distance of 20 feet from the source.

e. Portable stereo equipment shall be inaudible from occupied spaces during business hours

C. Maintain pedestrian and vehicular access to site and within site to provide uninterrupted access:

1.To temporary construction facilities, storage, and work areas.

2. For use by persons and equipment involved in construction of Project.

3. For use by emergency vehicles.

4. To minimize impact on adjacent operations.

D. Fire Safety:

1.Comply with applicable provisions of the 2018 North Carolina Fire Prevention Code and NFPA 70 for fire safety during demolition and construction operations.

E. Temporary Construction:

1.Obtain approval from the Building Owner for modifications to existing systems or facilities not indicated.

2. Barricade:

a. Provide full height barricade to separate construction area from interior occupied areas.

b. Barricade shall conform to Owner's or Landlord's requirements.

c. Remove barricade in accordance with Section 017700.

3. Remove temporary systems or facilities when use is no longer required. Clean and repair damage caused by installation or use of temporary systems or facilities.

F. Construction Cleaning:

1.Control accumulation of waste materials and rubbish. Periodically dispose of off-site.

2. Maintain areas free of dust and other contaminants during finishing operations.

3. Clean and sweep site daily.

016000 PRODUCT REQUIREMENTS

A. Delivery, Storage, and Handling:

1.Transport and handle products by methods to avoid product damage.

2. Manufactured products shall remain in manufacturer's containers or packaging, stored in accordance with manufacturer's instructions, until ready for installation.

B. General Installation Requirements

1.Install each product in accordance with the product manufacturer's instructions, as supplemented by the specifications. Where manufacturer's installation tolerances are special or more restrictive than those specified, manufacturer's instructions shall govern.

2. Do not omit any preparatory step or installation procedure unless specifically modified or exempted by Contract Documents.

3. Distribute copies of manufacturer's instructions to parties involved in the installation.

4. Maintain one set of complete instructions at the job site during installation and until completion.

5. Protect installed components and products from damage. Components and products which are damaged shall be replaced or repaired to like-new condition.

C. Product Options

1.Product Specified by Reference Standards or by Description Only. Provide product meeting those standards.

2. Product Specified by Naming One or More Manufacturers with an "or approved" provision: Use specified product or submit a request for substitution in accordance with the specified substitution requirements. When approved a substitute product may be used.

3. Product Specified by Naming One or More Manufacturers, Without a Provision for Substitution: No substitution will be allowed, except as specified under the Article on Substitutions.

4. Basis of Design

a. Specifications naming products as the "Basis of Design" are not intended to imply preference and should not be construed as restrictive. The product named as basis of design is deemed suitable for use as indicated with regard to characteristics such as function, performance, size, color, texture, pattern, strength, and configuration.

b. Where other manufacturers are named, they are deemed to make products of comparable quality with similar characteristics. There is no implied warranty that standard products of other named manufacturers are suitable for the work without modification. The Contractor is responsible for assuring coordination of the product as if no "basis of design" had been named.

c. Unless otherwise specifically noted, where salient attributes are listed with a numerical value, without qualification such as "maximum," "minimum," or statement of an acceptable range, then values within 10 percent of those specified will be considered acceptable.

d. Products of manufacturers not named in the specification may only be submitted subject to product substitution requirements described elsewhere in these specifications.

D. Product Options and Substitutions:

1.Intent: The Contract Documents require consistent character and quality of design. All components, including visible items of mechanical and electrical equipment, have been selected for a coordinated design in relation to the overall project appearance, function, and performance. Proposed substitutes which in the Architect's opinion would be out of character, obtrusive, or otherwise inconsistent with the design intent, will not be approved.

2. Furnish products specified, except where "or approved" is used; substitute products may be submitted to Architect for approval.

3. Substitutions will be considered only for the following reasons:

a. A product becomes unavailable due to no fault of the Contractor.

b. Subsequent information or changes indicate that the specified product will not perform as intended.

c. A substitute product will be in Owner's best interest by providing a cost savings or schedule benefit.

4. Document each substitution request with complete data substantiating compliance of proposed substitution with contract documents.

5. A substitution request constitutes a representation that Contractor:

a. Has investigated proposed product and has determined that it meets or exceeds performance of the specified product, in all respects.

b. Shall provide the same warranty for substitution as for specified product.

c. Will coordinate installation and make other changes which may be required for work to be complete in all respects.

d. Waives claims for additional costs that may subsequently become apparent.

e. Agrees to pay all costs of redesign related to the substitution.

6. Substitutions will not be considered when they are indicated or implied on shop drawings or product data submittals.

f. 7. The Architect will determine acceptability of proposed substitution and will notify Contractor of acceptance or rejection within a reasonable time.

E. Bidder-Designed Items:

1.Items designated in the Contract Documents as "Bidder-Designed" are documented as necessary to describe design intent. The Contractor shall be responsible for the final design, engineering, permitting (if required by law), furnishing, and installation of the complete item, including components required to yield a fully functioning, structurally stable, and warrantable item in compliance with documented design intent, and applicable building codes.

2. Except as specifically indicated, the Contractor shall be responsible for interface of bidder designed items with other components of the project, including connection to utilities if appropriate.

3. Submittals for each bidder designed item shall indicate the scope of the bidder design work in detail sufficient to clearly describe interface with other items or work.

017329 CUTTING AND PATCHING

A. Repair existing surfaces and construction as necessary to make Work complete, with all components matching and consistent, so as to conceal transition from existing to new work.

B. Provide a smooth, even, and invisible transition to new construction. When finished surfaces are cut so that an invisible transition with new work is not possible, terminate existing surface along the nearest break line, joint, or corner.

C. Major patching procedures shall be reviewed with the Building Owner, prior to proceeding.

017700 CLOSEOUT PROCEDURES

A. Final Cleaning:

1.Thoroughly clean all surfaces prior to final acceptance.

2. Remove waste and surplus materials, rubbish, and construction facilities from the site.

B. Closeout Procedures:

1.Comply with procedures stated in General Conditions of the Contract for Substantial and Final Completion.

2. Owner's Review and Punchlist: Upon substantial completion, all work under this Contract shall be complete and ready for Owner's review.

3. Submit all certificates of approval issued by the governing authorities, including Certificate of Occupancy.

4. Prior to final payment, submit the following affidavits using the forms listed below:

a. Contractors Affidavit of Payment of Debts and Claims AIA Document G706.

b. Consent of Surety for Final payment AIA Document G707.

c. Contractors lien release, and lien releases from each subcontractor; Contractors Affidavit of Release of Liens AIA Document G706A.

5. Submit final Application for Payment identifying total adjusted contract sum, previous payments, and sum remaining due.

C. Project Record Documents:

1.Maintain a complete set of record drawings which clearly and neatly indicate exact installed locations of items that will be concealed in the work such as conduit, piping, ducts, reinforcing, mechanical and electrical equipment, and similar items. Show all changes from the contract documents, and all uncovered existing conditions that will be subsequently concealed.

2. Record drawings shall be used for no other purpose and shall be stored separately from those used for construction.

3. Documents shall be in same format as the Construction Documents.

4. Keep documents current; do not permanently conceal any work until required information has been recorded.

5. At Contract Closeout, submit documents with transmittal letter containing date, Project title, Contractor's name and address, list of documents, and signature of Contractor.

D. Submittals: In addition to submittals required by the Conditions of the Contract, and submittals required by Section 013300, furnish submittals required by governing authorities, and submit a final statement of accounting giving total adjusted Contract Sum, previous payments, and sum remaining due.

E. Operation and Maintenance Data:

1.Submit complete data for each piece of equipment and component used in the work.

2. Submit operation and maintenance data for mechanical and electrical systems.

3. Arrange in a binder with a section for each system.

4. Coordinate number of copies required with Owner.

F. Warranties, Guarantees and Bonds: (two copies required, separate binders):

1.Submit manufacturer warranties.

2. Furnish written guarantee, from each subcontractor performing work covered by the additional guarantee requirements specified in the technical sections. Unless specified or approved otherwise, the guarantee shall commence on the date of Substantial Completion. Each guarantee shall be signed, and:

a. State that the work under guarantee was installed in accordance with the Contract Documents.

b. State the work will be free from defects in workmanship and material for the period of time specified.

c. State that defects will be promptly repaired without additional cost to the Owner.

G. Spare Parts and Maintenance Materials: Furnish products, spare parts, and maintenance materials in quantities specified in each Section, in addition to that used for construction of Work. Coordinate with Owner; deliver to Project Site and obtain receipt prior to final payment.

017900 DEMONSTRATION AND TRAINING

A. Administrative and procedural requirements for instructing Owner's personnel, including the following:

1.Instruction in operation and maintenance of systems, subsystems, and equipment.

B. Instruction Program: Submit outline of instructional program for demonstration and training, including a list of training modules and a schedule of proposed dates, times, length of instruction time, and instructors' names for each training module. Include learning objective and outline for each training module.

C. Coordination:

1.Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.

2. Coordinate instructors, including providing notification of dates, times, length of instruction time, and course content.

3. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instruction program until operation and maintenance data have been reviewed and approved by Architect.

D. Instruction Program

1.Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system, as required by individual Specification Sections.

2. Program Structure: Provide training modules for each of the following:

a. Basis of system design, operational requirements, and criteria.

1) Documentation.

2) Emergencies.

3) Operations.

4) Adjustments.

5) Troubleshooting.

6) Maintenance.

7) Repairs.

E. Preparation:

1.Assemble educational materials necessary for instruction, including documentation and training module. Assemble training modules into a training manual organized in coordination with requirements in Section 017700 "Operation and Maintenance Data."

2. Set up instructional equipment at instruction location.

F. Instruction

1.Facilitator: Engage a qualified facilitator to prepare instruction program and training modules, to coordinate instructors, and to coordinate between Contractor and Owner for number of participants, instruction times, and location.

2. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.

3. Scheduling: Provide instruction at mutually agreed-on times. For equipment that requires seasonal operation, provide similar instruction at start of each season.

a. Schedule training with Owner with at least seven days' advance notice.

b. G. Training Location and Reference Material: Conduct training on-site in the completed and fully operational facility using the actual equipment in-place. Conduct training using final operation and maintenance data submittals.

018119 INDOOR AIR QUALITY

A. General

1.Section Includes:

a. Construction procedures to promote adequate indoor air quality after construction.

2. Project Goals:

a. Dust and Airborne Particulates: Prevent deposition of dust and other particulates in HVAC ducts and equipment.

1) Cleaning of ductwork is not contemplated under this Contract.

2) Contractor shall bear the cost of cleaning required due to failure to protect ducts and equipment from construction dust.

b. Airborne Contaminants: Procedures and products have been specified to minimize indoor air pollutants.

1) Furnish products meeting the specifications.

2) Avoid construction practices that could result in contamination of installed products leading to indoor air pollution.

3. Related Sections:

a. Division 23 - Heating, Ventilating and Air Conditioning: HVAC filters; testing HVAC systems for proper air flow rates, adjustment of dampers and registers, and settings for equipment.

4. Definitions:

a. Adsorptive Materials: Gypsum board, acoustical ceiling tile and panels, carpet and carpet tile, fabrics, fibrous insulation, and other similar products.

b. Contaminants: Gases, vapors, regulated pollutants, airborne mold and mildew, and the like, as specified.

c. Particulates: Dust, dirt, and other airborne solid matter.

d. Wet Work: Concrete, plaster, coatings, and other products that emit water vapor or volatile organic compounds during installation, drying, or curing.

B. Products - Not Used

C. Execution

1.Construction Procedures

a. Prevent the absorption of moisture and humidity by adsorptive materials by:

1) Sequencing the delivery of such materials so that they are not present in the building until wet work is completed and dry.

2) Delivery and storage of such materials in fully sealed moisture-impermeable packaging.

3) Provide sufficient ventilation for drying within reasonable time frame.

b. Do not store construction materials or waste in mechanical or electrical rooms.

c. Prior to use of return air ductwork without intake filters, clean up and remove dust and debris generated by construction activities.

1) Inspect duct intakes, return air grilles, and terminal units for dust.

2) Clean plenum spaces, including top sides of lay-in ceilings, outsides of ducts, tops of pipes and conduit.

3) Clean tops of doors and frames.

4) Clean mechanical and electrical rooms, including tops of pipes, ducts, and conduit, equipment, and supports.

5) Clean return plenums of air handling units.

6) Remove intake filters last, after cleaning is complete.

d. Do not perform dusty or dirty work after starting use of return air ducts without intake filters.

e. Use other relevant recommendations of SMACNA IAQ Guideline for Occupied Buildings under Construction for avoiding unnecessary contamination due to construction procedures.

DIVISION 02 - EXISTING CONDITIONS

024119 SELECTIVE DEMOLITION

A. Notify the Owner prior to commencing demolition work.

B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

C. Demolish in an orderly and careful manner as required to accommodate the work. Where demolition exceeds that indicated, verify such demolition with the Architect and the Landlord prior to proceeding.

D. Protect existing structural members. Contact the Architect prior to modifying structural members beyond the extent indicated. Cease operations and notify the Architect immediately if continued demolition operations not shown on the Drawings, trench to sufficient depth to give a minimum of 6 inches of fill might endanger the existing structure.

E. During demolition operations, notify the Architect of all conditions which differ substantially from those indicated, specified, or expected. Perform no demolition in such areas, unless approved by the Architect.

F. Provide Contractor designed temporary shoring as required to support existing construction against movement or overload during demolition operations, until permanent supports are in place.

G. Except where noted or specified otherwise. Take possession of materials being demolished. and immediately remove from site

H. Carefully remove materials and components to be salvaged or reused at this location. Prior to start of demolition, contact the Owner to determine which items will be claimed. Temporarily store salvage materials and transport them as directed by the Owner

I. Provide a smooth, even, and invisible transition to new construction. When finished surfaces are cut so that an invisible transition with new work is not possible, terminate existing surface along the nearest break line, joint, or corner. Concrete and masonry shall be saw cut or core drilled.

J. Repair all demolition performed in excess of that required, at no additional cost to the Owner

K. Utility Line Demolition:

1.Verify locations of existing utilities prior to demolition.

2. Abandoned underslab conduit shall be cut off below the finished surface line, and all conductors shall be removed. Patch and fill the opening flush with the finish.

3. Abandoned electrical conductors shall be removed back to the branch circuit panel, unless indicated otherwise. Abandoned conduit which is exposed and readily accessible shall be removed. Leave abandoned conduit which is concealed in existing construction to remain.

4. Abandoned piping which is exposed and readily accessible shall be removed. Leave abandoned piping which is concealed in existing construction to remain. Cap all exposed ends.

5. Indicate location of disconnected utilities on the Project Record Drawings as specified in Division 01.

L. Leave site in a condition acceptable to the Owner at all times. Remove demolished materials from site daily as work progresses. Do not overload existing structure with demolished materials.

M. Removal of Bonded Floor Finishes:

1.Scrape, grind and otherwise remove existing floor finish and bonding materials as necessary to receive new floor finishes.

2. Prepared surface shall present a uniform flat surface ready to receive the new floor finishes free of telegraphing and other surface irregularities.

3. New floor finishes shall not be installed over existing floor finish materials unless approved otherwise.

DIVISION 03 - CONCRETE

030033 CONCRETE PATCHING

A. General

1.Section Includes:

a. Trenching and pipe bedding.

b. Patching of concrete at utility trenches.

c. Patching of concrete as necessary to match existing or to achieve surface necessary for subsequent installation of finishes.

2. Quality Assurance:

a. Perform work in accordance with ACI 301, unless indicated or specified otherwise.

b. Concrete work is subject to special testing and inspection as specified in Section 014500.

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTEVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 019698
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL SPECIFICATIONS

DRAWING TITLE

Drawn By: PLG, EO,SK
Checked By: PLG,SK
PROJECT # 4344

A-901

B. Products:

1. Concrete Materials:
   a. Unless specified otherwise, conform to ACI 301.
   b. Concrete Materials:
      1) Cement: ASTM C150, normal - Type 1 portland cement; grey color.
      2) Normal Weight Fine and Coarse Aggregates: ASTM C33; severe weather exposure.
   c. Reinforcing Steel: ASTM C615, grade 60.
   d. Chairs, Bolsters, Bar Supports, and Spacers: Plastic; sized and shaped for strength and support of reinforcement during installation and placement of concrete.
   e. Water: Clean and not detrimental to concrete.
      1) Air-Entrainment: ASTM C 260.
      2) Water Reducer Normal: ASTM C 494, Type A.
      3) Accelerator: ASTM C 494, Type C or E, non-corrosive, non-chloride.
   f. High Range Water Reducer (Superplasticizer): ASTM C 494, Type F or G and shall be of the second or third generation type. Shall be batch plant added to extend plasticity time and reduce water 20 to 30 percent.
2. Accessories:
   a. Bonding Agent: A two-component moisture insensitive, 100% solids epoxy adhesive with a shear bond to concrete strength of over 1400 psi.
   b. Epoxy Adhesive Anchoring System: One of the following:
      1) Dewalt / Powers: Pure 110+ Epoxy (ICC ESR-3298, LARR 26035, VOC report 1303588).
      2) Hilti: RE-500 V3 Epoxy (ICC ESR-3814, LARR 26028).
   c. Curing Materials:
      1) Waterproof Sheet Material: Waterproof paper in accordance with ASTM C171; reinforced waterproof kraft paper; white color at exterior applications; Burke Kraft Curing Paper Type I-SK-30, or approved
      2) Curing Compound: ASTM C309; moisture loss not more than 0.055 gr./sq.cm. when applied in a single coat manufacturers recommended rate.
3. Backfill Material: Well graded sand and gravel with no particles larger than 1 inch, maximum 2 percent passing U.S. No. 200 sieve.
4. Vapor Retarder: Match existing, unless approved otherwise.
5. Concrete Mix:
   a. Mix concrete in accordance with ASTM C94; minimum 3000 psi 28 day compressive strength.
   b. Provide concrete with a water/cement ratio of 0.45 or lower at all interior slabs.
   c. All concrete shall contain the specified water reducing or high range water-reducing admixture.
   d. All slabs placed at ambient temperatures below 50 degrees F shall contain the specified accelerator.
   e. All concrete required to be air entrained shall contain air-entraining admixture to produce 4% to 6% air.

Use white cement and/or colorant as necessary to match adjacent surfaces where concrete patches will be exposed to view in the in the finished work.

C. Execution

1. Trenching
   a. Excavation:
      1) Make trenches with sufficient width to provide free working space at both sides of the trench and around the installed item as required for joining, backfilling, and compacting.
      2) Trench as required to provide the elevations shown on the Drawings. Where elevations are not shown on the Drawings, trench to sufficient depth to give a minimum of 6 inches of fill above the top of the pipe measured from the bottom of the slab.
   b. Bedding and Backfill:
      1) Coordinate with other trades for installation and bedding of utilities.
      2) Place a minimum of 6 inches of bedding material in the trench to fully support the utility line
      3) Place fill surrounding the utility line.
      4) Hand tamp fill materials.
   c. Install vapor retarder over fill, seal to existing vapor retarder.
2. Reinforcement:
   a. Fabricate as indicated and in accordance with ACI 315.
   b. Place, support, and secure reinforcement against displacement.
   c. Locate reinforcing splices not indicated on the drawings at points of minimum stress.
   d. Slab Patching:
      1) Reinforcement: Place as indicated; where not indicated, place as follows at locations where existing reinforcing has been cut or demolished, and where slabs have been penetrated full depth for trenching or similar applications.
      2) Dowel into existing slab at minimum 12 inches on center but in not less than 2 places along long side of concrete patch area.
3. Placement
   a. Mix concrete in accordance with ASTM C94; minimum 3000 psi, 28 day compressive strength.
   b. Placement and Finishing:
      1) Use bonding agent at interface with existing slab edge
      2) Place in accordance with ACI 301.
      3) Finish concrete slabs level and even with existing floor.
      4) Slab Finish: Full Trowel finish interior floor slab surfaces to match adjacent work.
      5) Construction Joints: Place at either expansion or control joint locations.
      6) Slab Tolerances: Slabs: Class B in accordance with ACI 301.
4. Curing:
   a. Use waterproof sheet material; wet cure for a minimum 7 days.
   b. Use waterproof sheet material at surfaces to receive subsequent bonded finish materials. A curing compound may be used on surfaces to receive subsequent bonded finish materials, provided the curing compound is approved in writing by the manufacturer of the adhesive or the bonding finish material. Curing compound may also be used on surfaces to receive subsequent bonded finish materials, provided the curing compound is removed with shot blasting or other approved method prior to installation of bonded materials.

035416 HYDRAULIC CEMENT UNDERLAYMENT

A. General
1. Section Includes:
   a. Underlayments as necessary for leveling of cast-in-place concrete slabs to meet specified tolerances.
   b. Ramps and tapers as necessary to correct levels between dissimilar finishes.
2. Submittals: Manufacturer's product data and installation instructions.
3. Environmental Requirements: Maintain surface and ambient temperature of between 50 and 80 degrees F for 24 hours before, during, and 24 hours after underlayment installation.

B. Products
1. Self-Leveling Underlayment System: Self-leveling, pourable, cement based material, minimum 28 day compressive strength 2,000 psi; minimum bond strength 200 psi; one of the following.
   a. Mapei Corporation "Ultraplan 1 Plus".
   b. Ardex Inc. "K-15" Self-Leveling Underlayment Concrete.
   c. ProSpec "Level Set 300."
   d. Laticrete International, Inc. "Drytek Levelex"
   e. Raeco "SLU," or "SLU Fast-Set".
2. Trowelable Underlayment System: As recommended by manufacturer for conditions.
   a. Mapei Corporation "Mapecem 100" or "Planitop 10".
   b. Ardex Inc. "SD-P" Fast-Setting Underlayment.
   c. ProSpec "Trowel Grade Underlayment."
   d. Laticrete International, Inc. "Laticrete 220 Medium Bed Mortar mixed with "Laticrete 3701 Latex Mortar Admix."
   e. Tamms Industries Co. "Thin Patch."
   f. Raeco "R-50 Latex Mortar Overlayment."
3. Accessories: Furnish primers, patching compounds, and sand fillers as recommended by the underlayment manufacturer for the conditions of the project.

C. Execution

1. With the exception of areas where leveling can be accomplished by use of latex underlayment, as specified in other sections, install cementitious underlayment to concrete slabs as indicated on the Drawings, and as necessary to level slabs or bring substrates to proper elevation.
2. Preparation:
   a. Inspect floor to verify that demolition is complete to the point where work may progress.
   b. Survey floor as necessary to set screeds and reference points. Identify construction joints. Prepare for underlayment at all locations where floor does not meet specified tolerance requirements.
   c. Ensure that subfloor is clean, dry, hard, sound, and free of oils, or other substance that would affect proper bonding and curing.
   d. Verify that all areas to be leveled are at or below final design elevation. Grind down high spots as necessary to meet specified tolerance requirements.
   e. Set screeds, markers, and reference blocks. Set screeds at all construction and control joints to establish weakened plane joints in underlayment.
3. Application:
   a. Unit Price No. 1: Install self-leveling underlayment at other locations as necessary to correct slab flatness and levelness.
   b. Apply primer to all areas to receive underlayment and toppings; repeat application if necessary to achieve proper build.
   c. Thoroughly mix underlayment materials for each type of product in proper proportions to achieve smooth homogeneous mix, free of lumps.
   d. Install trowelable underlayment at locations where slopes are indicated and at other locations where tapered fill is necessary to align the finished surfaces of the various floor finish materials.
   e. Install self-leveling underlayment at existing concrete slab surfaces to correct slab flatness and levelness.
   f. Install underlayments, finish to a smooth uniform surface.
   g. Cure in accordance with the manufacturer's instructions.
4. Tolerances: Very flat; level to within 1/8" in 10 feet.
5. Clean-up: As work proceeds, clean up excess materials, rubbish, and splash.

DIVISION 04 - MASONRY

Not Used

DIVISION 05 - METALS

055000 METAL FABRICATIONS

A. General
1. Section Includes:
   a. Miscellaneous metal fabrications not specified in other Sections.
   b. Shelf and counter support brackets.
   c. Partial height partition supports.
   d. Unistrut metal framing and threaded rod.
2. Submittals:
   a. Shop Drawings: Indicate materials, profiles, sizes, connection attachments, reinforcing, size and type of fasteners, and accessories.
3. Quality Assurance:
   a. Fabricator Qualifications: Experienced and regularly engaged in producing metal fabrications of the type specified; must employ only skilled personnel using proper equipment to produce work.
   b. Use only AWS certified welders.

B. Products
1. Materials:
   a. Steel Plate, Bars, Shapes: ASTM A36.
   b. Tubes: ASTM A500 or A501.
   c. Pipe: ASTM A53, seamless, Type S, plain end; schedule 40 unless indicated otherwise.
   d. Bolts and Nuts: ASTM A307
   e. Galvanized Steel: ASTM A653; G90 galvanized finish; 20 gage unless noted otherwise.
2. Products:
   a. Unistrut: Unistrut Corporation, Wayne, MI (800/521-7730). System as indicated on the Drawings:
      1) "P1000 Series" is standard for approval; 12 gage, galvanized finish; submit alternate products for approval.
      2) Provide compatible matching fittings for complete installation as indicated on the Drawings.
   b. Threaded Rod: ASTM A575, and A576; threaded hot rolled steel; sizes as indicated.
   c. Fasteners as indicated on the Structural Drawings, and as required for a complete installation.
   d. Adhesive: Commercial grade construction adhesive, interior and exterior rated; low VOC, suitable for job conditions.
   e. Interior Primer: Modified alkyd type (VOC compliant); lead and chromate free; gray or white color.
   f. Touch-up Primer: Compatible with shop primer.
3. Fabrication:
   a. Accurately fabricate work to the configurations indicated; fit to field conditions.
   b. Fabricate with clean lines, and free of bends and twists. Curved surfaces shall have smooth and uniform radii. Flat surfaces shall form true planes, free from oil canning.
   c. Welds shall have sufficient strength to withstand the loads applied.
   d. Items to be Concealed from View: Fabricate as detailed; ease sharp edges. Furnish unfinished unless otherwise indicated.
   e. For items to be exposed to view or subject to contact, grind welds smooth and level with adjacent surfaces; remove all burrs from cut edges. Fill imperfections with body putty as necessary for a smooth even finish. Prime finish.

C. Execution

1. Installation:
   a. Unless indicated otherwise, install items plumb and level. Install elements accurately in the positions indicated.
   b. Support work rigidly in position. Provide reinforcing anchors, and backing as detailed, and as otherwise necessary for secure attachment.
   c. Touch-up all surfaces damaged during installation. Patch all welds and damage marks with matching primer.
   d. Install metal fabrications in accordance with applicable requirements specified for fabrication.
   e. Isolate metal fabrications from dissimilar materials.
2. Special Installation for Unistrut:
   a. Install in locations shown on the drawings using attachment methods indicated.
   b. Coordinate layout with Landlord requirements; review overhead support locations with the Landlord prior to attempting installation.
   c. Install items plumb and level from overhead structural supports approved by the Landlord.

57000 DECORATIVE METAL

A. General
1. Section Includes: Architectural quality decorative metal work exposed to view in the finished Work.
   a. Decorative metal panel.
2. Submittals:
   a. Shop Drawings:
      1) Indicate materials, thicknesses, finishes, dimensions, methods of joining and anchoring, and relationship to adjacent construction.
      2) Include all typical and special details drawn at full scale.
      3) Note all conditions which may affect the appearance of the finished work.
   b. Indicate provisions for material isolation.
   b. Samples:
      1) Three (3) 12 x 12 inch samples of panel with final proposed finish. Coordinate with submittal sample requirements in Section 064000.
3. Storage and Handling:
   a. Store in location to avoid damage from job-site traffic, direct sunlight, moisture, stacking or other job-site contaminates. Store in a completely supported flat position.
   b. Handle components to avoid denting or scratching of finished surfaces.
4. Project Conditions:
   a. Maintain a constant temperature range of 65°F to 85°F (18°C to 24°C), with stable relative humidity, for at least 48 hours prior to, throughout the installation period and maintained consistently thereafter.
   b. Installation locations must be enclosed, weatherproofed and climate controlled prior to commencing installation.
   c. Do not install if relative humidity is greater than 80%.

B. Products
1. Manufacturer: as indicated in the Drawings
2. Materials: as indicated in the Drawings
3. Finish and pattern: as indicated in the Drawings
   a. Brass:
      1) Extrusions: ASTM B455
      2) Sheet: ASTM B36.
4. Fabrication:
   a. Accurately fabricate work to the configurations indicated; fit to field conditions.
   b. Fabricate with clean lines, and free of bends and twists. Flat surfaces shall form true planes, free from oil canning.
   c. Leave no open joints, except where indicated or required for expansion and contraction. Exposed joints shall be uniform, straight, and hairline.
   d. Brazing:
      1) Limit brazing to locations or methods where brazing marks will not be visible in the finished work.
      2) The use of paint coatings to conceal brazing discoloration is not acceptable.
      3) Finish brazed areas to match adjacent surfaces.
   e. Unless indicated otherwise, provide concealed fasteners wherever possible. Where not possible, exposed fasteners shall match material and finish of adjacent finish materials and be approved by the Architect prior to fabrication.
   f. Use compatible materials or provide isolation of dissimilar materials.
   g. Material thicknesses indicated are minimum. Provide heavier material as necessary to meet the specified fabrication requirements.

C. Execution

1. Preparation: Where built-in anchors are required, furnish anchors to other trades for installation. Coordinate installation as necessary for proper placement and alignment.
2. Installation:
   a. Install elements accurately in the positions indicated.
   b. Support all work rigidly in position. Provide reinforcing anchors and backing as detailed and as otherwise necessary for secure attachment.
   c. Install decorative metal in accordance with applicable requirements specified for fabrication.
   d. Isolate decorative fabrications from dissimilar materials.
3. Protection: Provide temporary protection for decorative metal fabrications until substantial completion.
4. Cleaning: Clean metal trim and cladding panel surfaces in accordance with fabricators recommendations and instructions.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

061000 ROUGH CARPENTRY

A. General:
1. Section Includes:
   a. Blocking and nailers.
   b. Plywood backing.
   c. Plywood terminal back boards.
2. Quality Assurance:
   a. Regulatory Requirements: Work shall conform to/ meet or exceed the requirements of all applicable codes, ordinances, laws, regulations, safety orders, and directives from authorities having jurisdiction over the work.

B. Products:
1. Dimension Lumber.
   a. In accordance with PS 20; graded in accordance with WWPA, WCLB, or NLGA, grading rules; "Utility - Light Framing," or better.
   b. Moisture Content: Kiln dried to 19% maximum.
   c. Species: Hem-Fir, Spruce-Pine-Fir (SPF), or Douglas Fir Larch.
2. Plywood:
   a. Concealed: APA Rated Sheathing; CD grade; Exterior; plywood, 3/4 inch thickness unless otherwise; indicated.
   b. Terminal Backboards: APA AC grade; Exterior; plywood, 3/4 inch thickness unless otherwise indicated; fire retardant.
3. Fire Retardant: Treat all interior concealed lumber and plywood.
   a. Treated wood materials shall bear a UL "FR-S" label, or a label from an approved inspection agency certifying that the material meets the requirements of AWPA C-20 Type A for lumber and AWPA C-27 Type A for plywood.
   b. Treated lumber shall be kiln dried to a maximum moisture content of 19%; treated plywood shall be kiln dried to a maximum moisture content of 15%.
   c. Approved Products:
      1) Interior Fireproofing: Clear finish product, Hickson Corporation "Dricon," Hoover Treated Wood Products "Pyro-guard," or Osmose Wood Preserving Co. of America, Inc. "Flame Proof LHC."
   d. On-Site Fire Retardant Treatment: Site treat sawn ends with approved fire retardant treatment.
4. Fasteners:
   a. G-185 galvanized coating or stainless steel fasteners at treated wood locations.
   b. For Attachment of Blocking to Metal Studs: USG type S-12 trim head screws; 1-5/8 inch long.
   c. Other Applications: As appropriate to conditions.

C. Execution

1. Provide blocking, backing and shims, as indicated.
2. Install blocking to receive mechanical fasteners for support of electrical fixtures and equipment, cabinets, doorstop plates, wood base, wainscots, coat hooks, and all other wall and ceiling mounted components, unless specified otherwise.
3. 2x wood or plywood may be used in lieu of sheet metal backing where approved. For attachment of plywood backing, kerf plywood 1/4" (3/8", maximum if required for heavy gage studs) to receive flange return (or crimp the return closed); provide supplementary sheet metal angle attached to back of stud where necessary to support backing. Screws into edge of plywood are unacceptable.
4. Backing:
   a. Install plywood backing at locations of wall-mounted standards, shelving and counters.
   b. Backing shall be mounted over face of studs beneath gypsum board and shall be continuous over entire plane of wall; 1/2 inch thickness.
   c. Secure backing with edges on firm bearing.
5. Plywood Terminal Backboards:
   a. Provide plywood terminal backboard where indicated on the Drawings.
   b. Backing: Mechanically attach plywood directly to metal studs.

062000 FINISH CARPENTRY

A. General
1. Section Includes: Wood standing and running trim.
2. References: Minimum standards for work in this section shall be in conformity with the North American Architectural Woodwork Standards (NAAWS), current edition.
3. Quality Assurance:
   a. Qualifications of Workmen: Cutting and fitting of trim and finish material, shall be performed by finish carpenters thoroughly trained and experienced in the skills required, completely familiar with the materials involved and the manufacturer's recommended methods of installation, and thoroughly familiar with the requirements of this work.
4. Delivery, Storage and Handling:
   a. Delivery: Do not deliver wood materials to building until "wet work" such as concrete, plaster and gypsum wallboard work has been completed and cured to a condition of equilibrium.
   b. Storage: Store in a dry place with adequate air circulation. Store wood materials in the general areas within the building where they are to be installed. Stack using spacers, stickers, or other devices to permit air circulation. Allow to stabilize for a minimum of 48 hours prior to installation.
   c. Handling: Protect wood materials from excessive moisture in shipment, storage, and handling.
   d. Site Conditions: Maintain temperature between 65°F and 80°F, and humidity within operational design range, from time of delivery of millwork to area of building in which it is to be installed.

B. Products
1. Lumber: In accordance with the NAAWS Grade specified for the product being fabricated
   a. Trim for Opaque Finish: Yellow poplar, or other approved closed grain hardwood.
2. Accessories:
   a. Finishing trim head screws shall be properly sized for adequate penetration into substrate or framing.
   b. Furnish fasteners, shims, sealants, and other materials as necessary for complete and functioning installation.
3. Fabrication and Assembly:
   a. Fabricate to the following grades:
      1) Painted Standing and Running Trim: NAAWS requirements for "Custom" grade fabrication.
   b. Fabricate items to detail, in accordance with approved shop drawings. Shop assemble to the greatest practical extent.
   c. All cuts shall be smooth and exact, with joints accurately matched, tightly fitted, and securely attached. All surfaces shall be sanded, free of splinters and rough edges.
   d. Assemble built-up sections. All glue lines shall be free of squeeze-out where transparent finishes are to be applied.
   e. Painted Standing and Running Trim Sanding: Unless otherwise indicated, ease all exposed edges of wood trim to a uniform 1/16 inch radius. Sand all semi-exposed transparent or opaque finish wood surfaces to NAAWS "Custom" grade standards.
   f. Tolerances for overall assembly dimensions shall be within 1/32 of an inch.
   g. Back or kerf cut all standing and running trim greater than 2 inch in width, except terminate before exposed ends.

C. Execution

1. Installation of Standing and Running Trim.
   a. Install wood trim straight, true, level, plumb, and firmly anchored in place in accordance with good trade practice.
   b. Jointing: Make all joints to conceal shrinkage; miter all corners. except that inside corners of wall base shall be coped; scarf all end-to-end joints at a 45 degree angle; install all trim pieces as long as possible, jointing only where solid support is obtained. Make each continuous run of 8'-0" or less from single piece without joints; locate butt joints no less than 4'-0" from corners or ends of trim.
   c. Fastening:
      1) Install all items straight, true, level, plumb, and firmly anchored in place. Coordinate with other trades to ensure placement of all required backing and blocking in a timely manner.
      2) Use trim head screws of proper dimension to hold the member firmly in place without splitting the wood.
      3) On exposed finish work, set trim head screws for putty.
      4) Screw, do not hammer-drive, all wood screws. Predrill if necessary to prevent splitting.
      5) Align and space fasteners for uniform pattern where possible, no "shotgun" patterns will be accepted.
2. Field Finishing:
   a. Sand all opaque finish wood surfaces to AWS "Custom" grade standards.
   b. Sandpaper all wood surfaces thoroughly as required to produce a uniformly smooth surface, always sanding in the direction of the grain; no coarse grained sandpaper mark, hammer mark, or other imperfections will be accepted.
   c. See Section 099000 for finishing of standing and running trim woodwork not finished under this Section.
3. Clean-up
   a. Maintain the premises in a neat, safe, and orderly condition at all times during execution of this portion of the work, free from accumulation of sawdust, cut-ends, and debris.
   b. At the end of each working day, or more often if necessary, thoroughly sweep and/or vacuum all surfaces where refuse from this portion of the work has settled.
   c. Repair or replace or otherwise restore to new condition all items damaged by work of this Section.

064100 ARCHITECTURAL WOOD CASEWORK

A. General
1. Section Includes:
   a. Special fabricated casework units.
   b. Cabinet hardware.
   c. Applied hardwood wall moulding.
2. References:
   a. Minimum standards for work in this section shall be in conformity with the North American Architectural Woodwork Standards (NAAWS), current edition.
3. Submittals:
   a. Submit Section 066116 submittals simultaneously with submittals for this section.
   b. Product Literature: Submit literature for a sample of each hardware component proposed.
   c. Shop Drawings.
      1) Submit shop drawings in conforming to the requirements of the North American Architectural Woodwork Standards.
      2) On the shop drawing elevations, show the locations of backing required to be installed within walls for attachment of casework and countertops.
      3) Indicate materials, components, profiles and configurations, dimensions, fastening methods, jointing details, colors and finishes, and accessories.
      4) Included hardware, cut-out locations for appliances, plumbing fixtures, mechanical and electrical devices, and other items occurring in casework.
      5) Details shall be at a minimum scale of 1-1/2 inch per foot.
   d. Samples:
      1) Three, 3 x 3 inch plastic laminate samples in each color and finish.
      2) Three, 9 inch samples of each applied panel moulding profile in proposed opaque paint color and finish.
      3) Each hardware component.
4. Quality Assurance:
   a. Single Source Responsibility: All Architectural Woodwork shall be under the responsibility of a single fabricator.
   b. Fabricator Qualifications: Minimum 5 years' experience in work of this Section.
   c. Qualifications of Installers: Use only journeyman finish carpenters who are thoroughly trained and skilled in the work, and who are completely familiar with the materials and quality standards specified. No allowance will be made for lack of skill on the part of workmen.
   d. Interface with Other Products: Review manufacturers cuts sheets and the mechanical and electrical documents to ensure that the architectural woodwork will adequately accommodate all appliances, piping, conduit or fixtures shown being located or fixed to the millwork.

Mock-Ups:

   e. Pre-Installation Meeting:
      1) Before framing is completed, hold a meeting of the contractor, the casework manufacturer, casework installer, and the framing contractor.
         a) Review the locations of backing required for woodwork installation as shown on the casework shop drawings.
         b) Review the method of attachment of the backing to the wall system as shown on the architectural drawings.
      2) Convene 2 weeks prior to beginning work of this Section hold a meeting of the Contractor, Architect, Owner, Fabricator, installer, and related trades. Review, discuss and resolve:
         a) Critical dimensions.
         b) Product delivery and storage.
         c) Staging and sequencing.
         d) Protection of completed
5. Delivery Storage and Handling:
   a. In accordance with 016000, and as follows:
      1) Deliver materials only when the project is ready for installation and the general contractor has provided a clean storage area.
      2) Do not deliver architectural woodwork materials to the building until "wet" work such as gypsum wallboard work has been completed.
      3) Maintain indoor temperature and humidity within the range recommended by the North American Architectural Woodwork Standards for the location of the project.
6. Scheduling: Coordinate fabrication, delivery, and installation with the general contractor and other applicable trades.
7. Field Conditions:
   a. Environmental Requirements: Provide temperature and moisture conditions as recommended by woodwork fabricator for storage and installation, including remainder of construction period.
   b. Field Measurements:
      1) Field measure conditions where woodwork is indicated to be fitted to other construction prior to fabricating work of this Section.
      2) Show final field measurements on shop drawings.
      3) Where field measurements cannot be made without delaying Project, coordinate dimensions among trades to ensure proper fit of woodwork.

B. Products
1. Components
   a. Lumber: Graded in accordance with NAAWS Architectural Woodwork Standards, Section 3 requirements for quality grade specified, average moisture content of 6 percent.
      1) Concealed Framing Lumber: Pine, fir, hemlock, poplar, or other species as approved.
      2) Applied Hardwood Wall Moulding for Opaque Finish: Yellow poplar, or other approved closed grain hardwood.
   b. Casework Core:
      1) Medium Density Fiberboard (MDF): ANSI A208.2 Class MD (medium density) meeting the requirements of NAAWS.
      2) Water-resistant core, where required: MDF, ANSI A 208.2 Grade 155 MR-50.
      3) Provide in compliance with formaldehyde limits per Section 018113, California Green Building Standards.
   c. Plastic Laminate: Meeting the requirements of the NAAWS for its use; colors as scheduled.
   d. Cabinet liner: NEMA LD-3 Grade CLS; colors as indicated.
   e. Edgeband: PVC or ABS matching the color and pattern of the exposed laminate.
   f. Adhesives:
      1) Type I, fully waterproof.
   g. Hardware:
      1) Door and Drawer Pulls: As indicated.
      2) Drawer Slides: Full extension ball bearing; clear zinc finish; rail mount; Accuride or approved; load rating as required for the application.
         a) Light Duty Rating (drawers 12 inches wide or less): Accuride 2632; 65 lb BIFMA load rating
         b) Medium Duty Rating (drawers 32 inches wide or less): Accuride 7432; 100 lb BIFMA load rating.
         c) Heavy Duty Rating (drawers 42 inches wide or less): Accuride 3640; 200 lb BIFMA load rating.
      3) Concealed Door Hinges: European style; concealed; self-closing; 100 degree of opening, Blum, Grass, Hafele or Sugatsune.
      4) Shelf Supports: Bored hole system with metal supports.
      5) Locks:
         a) Olympus Lock or approved; 5 pin tumbler cylinder locks; ANSI Grade 1; configuration to suit condition; keyed alike as directed, and masterkeyed.
         b) Furnish two keys for keyed alike group, and four masterkeys; finish to match pulls.
   h. Solid Surfacing Countertops: Specified in Section 066116.
   i. Fasteners: Type and size as required by conditions of use.
   j. Joint Sealers: Specified in Section 079200.
2. Casework Fabrication:
   a. General Fabrication Requirements:
      1) Fabricate to the configurations indicated, unless approved otherwise on the shop drawings.
      2) Provide openings in casework for the incorporation of all appliance, fixture, electrical and mechanical components. Openings for all appliance and plumbing equipment shall be cut from templates obtained from the appliance and plumbing equipment installer.
      3) Provide concealed access to casework electrical fixtures and wiring.
      4) Unless indicated or approved otherwise, provide adjustable base to provide level installation which accommodates variations in floor levelness.
      5) Shop assemble casework to the greatest practical extent.
      6) Adjustable Shelves: All casework shelves shall be adjustable, unless otherwise noted. Provisions for shelf adjustment shall be by drillings at 2 inches on center in the cabinet body for the placement of shelf support brackets. Provide 4 supports for each shelf. Drillings shall be in straight even lines.
      7) Provide all hardware, fasteners, and exposed trim.
      8) Grommet openings: Provide openings with wiring grommets at locations indicated.

JEFFERSON_

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REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTEVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 019098
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL SPECIFICATIONS

DRAWING TITLE

Drawn By: PLG, EC, SK
Checked By: PLG, SK
PROJECT #: 4344

A-902

b. Plastic Laminate Casework Construction:

1) Fabricate transparent finish wood casework in accordance with NAAWS; "Custom" grade,
"Premium" grade for doors and drawers and exposed interior surfaces

2) Fabricate wood casework with plastic laminate over medium density fiber board.

3) Exposed Exterior Surfaces: High-pressure decorative laminate. Color and pattern as selected by the architect.

4) Exposed Interior Surfaces: High-pressure laminate matching exposed surfaces.

5) Semi-Exposed Surfaces: Low-pressure melamine overlay.

6) Construction Type: NAAWS construction type A, frameless.

7) Edgeband: PVC or ABS, matching the color and pattern of the exposed laminate.

8) Cabinet and Door Interface Style: Flush Overlay.

a) Joint between exposed doors, drawer faces, and countertop edges shall be 1/8 inch plus or minus 1/32 inch.

b) Fabricate drawer bodies to full depth of drawer fronts less 1/2 inch.

9) Hardware:

a) Unless otherwise shown or specified, all drawers shall be equipped with standard full extension slides.

b) Install hardware straight and true and in perfect alignment horizontally and vertically with adjacent casework and hardware.

c) Carefully fit and securely attach cabinet hardware in accordance with manufacturers' printed instructions, and exercise caution not to mar or injure finish surfaces.

3. Applied Hardwood Wall Moulding Fabrication:

a. Fabricate moulding to NAAWS requirements for "Custom" grade fabrication to sizes and shapes indicated on the Drawings.

b. Fabricate in accordance with approved shop drawings. Shop assemble to the greatest practical extent.

c. Provide all mounting hardware, fasteners, and exposed trim.

C. Execution

1. Examination:

a. Verify the adequacy and proper location of any required backing or support framing.

b. Verify that mechanical, electrical, plumbing, and other building components affecting work in this section are in place and ready.

2. Casework Installation:

a. Install all work in conformance with the NAAWS, latest edition.

1) Installation shall conform to the NAAWS grade of the items being installed.

b. Coordinate casework installation with work of other trades for final electrical and mechanical connections.

c. Install all casework accurately, plumb, square, and level, and permanently secured in precise position as indicated on the Drawings.

d. Scribe casework to adjacent surfaces as follows:

1) Countertops and splashes to wall surfaces.

2) Cabinet end-walls and other exposed surfaces to walls.

3) Cabinet bases to floors

e. Complete the casework installation with all required fastenings, clip angles, braces, anchors, adjustable levelers, and other fittings as required to render the work rigid and secure.

f. All fasteners securing casework shall be in concealed or semi-concealed locations, unless approved otherwise.

g. Avoid damaging finished surfaces. Repair or replace all damaged materials and surfaces in a manner approved by the Architect.

h. Upon completion of work, and in the Owner's Construction Manager's presence, demonstrate hardware to work freely as intended.

i. Tolerances for Field Assemblies/Joined Items:

1) Maximum Variation from True Position: 1/16 inch unless otherwise specified or required by NAAWS grade.

2) Maximum Offset from True Alignment with Abutting Materials: 1/32 inch unless otherwise specified or required by NAAWS grade.

3. Applied Hardwood Wall Moulding Installation:

a. Install all work in conformance with the North American Architectural Woodwork Standards (NAAWS), latest edition.

1) Installation shall conform to the NAAWS grade of the items being installed.

b. Install applied hardwood wall moulding over gypsum board as indicated.

c. All work shall be secured in place, square, plumb, and level.

d. All work abutting other building components shall be properly scribed.

e. Caulk gaps and spaces between moulding and gypsum board wall surfaces prior to finishing.

f. Field Finishing: Paint finish in accordance with Section 099000.

066116 SOLID SURFACING FABRICATIONS

A. General

1. Section Includes:

a. Solid surfacing countertops and splashes.

b. Setting materials and accessories.

2. Submittals:

a. Submit Section 064000 submittals simultaneously with submittals for this section.

b. Shop Drawings: Include layout, dimensions, materials, finishes, cutouts, and attachments.

c. Samples:

1) 6 x 6 inch solid surface samples in specified colors.

2) 3 inch long joint sealant samples showing available colors.

d. Closeout Submittals:

1) Maintenance Data: Include recommended cleaning materials and procedures, and list of materials detrimental to solid surfacing.

3. Quality Assurance:

a. Fabricator and Installer Qualifications: Minimum 3 years documented experience in work of this Section.

4. Warranty: Provide manufacturer's 10 year warranty against defects in materials and workmanship.

B. Products

1. Manufacturers: Contract Documents are based on products indicated.

2. Materials:

a. Solid Surfacing Sheet: As indicated.

b. Color: As indicated.

c. Surface Finish: As indicated.

d. Thickness: As indicated.

3. Accessories

a. Mounting Adhesive: Type recommended by solid surfacing manufacturer.

b. Seam Adhesive: Type recommended by manufacturer; color to blend with sheet material.

c. Sealant:

1) As recommended by the solid surfacing manufacturer. Color match solid surfacing material.

4. Fabrication:

a. Fabricate solid surfacing to the configurations indicated in accordance with the manufacturer's recommendations.

b. Assemble work at shop and deliver to project ready for installation.

c. Finish cut exposed edges and surfaces to match factory finish.

d. Fabricate each component of one piece for full length; intermittent seams are not acceptable for fabrications 8'-0" or less in length. Locate seams in least conspicuous locations.

e. Fabricate exposed edges to laminated eased profile.

f. Fabricate work square and to required lines.

g. Recess and conceal fasteners, connections, and reinforcing.

h. Design construction and installation details to allow for expansion and contraction of materials. Properly frame material with tight, hairline joints held rigidly in place.

i. Cut holes for sinks, faucets, and accessories.

j. Do not exceed manufacturer's recommended unsupported overhang distances.

C. Execution

1. Examination:

a. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.

b. Verify that wood substrate is securely anchored in place and that supporting materials are ready to receive the countertop. Notify the Architect if substrate surfaces are unacceptable for proper installation of material.

c. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

2. Preparation: Clean surfaces to receive fabrications; remove loose and foreign matter than could interfere with adhesion.

3. Installation

a. Install in accordance with manufacturer's instructions, and approved Shop Drawings.

b. Install units plumb, level, square, and free from warp or twist while maintaining dimensional tolerances and alignment with surrounding construction.

c. Allow gaps for expansion of not less than 1/16-inch per five feet when installed between walls or other fixed conditions.

d. Apply dabs of mastic on supports; place items on supports and securely attach.

e. Splashes:

1) Install splashes at back and sides of countertops using mastic. Apply mastic to back surface only.

2) Place thin bead of seam adhesive along edge where splashes seat.

f. Seal joint between countertop and splashes and between splashes and walls with color coordinated sealant as specified in Section 079200.

4. Installation Tolerances:

a. Maximum variation from level and plumb: 1/8 inch in 10 feet, noncumulative.

b. Maximum variation in plane between adjacent pieces at joint: Plus or minus 1/16 inch.

5. Cleaning: Clean fabrications in accordance with manufacturer's instructions.

6. Protection: Protect installed fabrications with non-staining sheet coverings.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

079200 JOINT SEALANTS

A. General

1. Section Includes:

a. Sealants for installation at exterior joints.

b. Sealants for installation at interior non-moving joints, tile expansion joints, and as necessary to seal joints around casework.

2. Submittals:

a. Product literature for each material used.

b. Samples:

1) Submit cured samples of each sealant type and color proposed for the work, except that samples of acrylic sealants and white sealants are not required.

2) For each sealant type indicated for "color as selected," or for which no color is indicated, submit color card indicating available stock colors from manufacturer's complete line of pre-formulated colors for each type of sealant.

3. Quality Assurance:

a. Use only skilled installers specially trained in the techniques of sealing, and familiar with the published recommendations of the manufacturers of the sealants being used.

4. Environmental Conditions:

a. Unless recommended otherwise by the manufacturer, install sealant systems as follows:

1) Do not apply sealant when ambient temperatures are below 40 degrees F or expected to fall below 40 degrees F before sealant cure is complete.

2) Do not apply sealant to substrates or accessories that are moist.

5. Guarantee:

a. Furnish guarantees in accordance with Section 017700.

b. Furnish a 2 year installer's guarantee covering defects in installation.

c. Furnish Type S sealant manufacturer's standard 5 year warranty.

B. Products

1. Sealants:

a. Volatile Organic Compound (VOC) Content: Sealants shall meet the requirements of SCAQMD Rule 1168. (maximum VOC content 250 grams/liter).

b. Type S - Neutral Cure Silicone Sealants; Dow Corning, 790 Silicone Building Sealant, or 795 Silicone Structural Glazing and Weatherproofing Sealant; Pecora, 890 Architectural Silicone Sealant; Tremco "Spectrem 1 or 3."

c. Type A: ASTM C834; Tremco "Acrylic Latex Caulk," Pecora "AC-20," Sonneborn "Sonolac," or approved; standard colors to match adjacent construction.

d. Type PT: Polyurethane Traffic Joint Sealant: Multi-Component Polyurethane, Non-Sag Type; Pecora "Dynatred".

e. Type PTNS: ASTM C920, Type M, grade NS, Class 25; Pecora "Dynatred," Tremco "HPL."

f. Type SM: Mildew Resistant Silicone Sealant: USDA Approved; Dow Corning 786 by Dow Chemical, GE Sanitary Sealant or Approved; translucent or white, as scheduled.

2. Accessory Materials:

a. Primer: Non-staining type, recommended by sealant manufacturer to suit application.

b. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.

c. Backer Rod: Closed or open cell foam as recommended by the sealant manufacturer for the application; round profile; thickness approximately 130 percent of joint width.

d. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

e. Compressible Foam Sealant: Pre-compressed pre-faced self-adhesive open cell polyurethane fo am tape; "Backerseal" by Emseal Joint Systems, Ltd., or approved.

C. Installation:

1. Preparation:

a. Clean and prepare joints in accordance with manufacturer's instructions. Remove loose materials and other foreign matter which might impair adhesion of sealant.

b. Apply masking tightly around joints to protect adjacent surfaces from excess sealant.

c. Prime as required for proper bond to substrate materials.

d. Backing Materials:

1) Place backer rod to achieve proper sealant width/depth ratios and to prevent sealant sag.

2) Use bond breaker where there is insufficient depth to use joint filler.

2. Installation:

a. Perform work in accordance with ASTM C1193, unless specified otherwise or recommended otherwise by the sealant manufacturer.

b. Joint Depth:

1) Sealant beads shall have a sectional width to depth ratio of 2 to 1, unless specified otherwise or recommended otherwise by the sealant manufacturer.

2) Install Type PTNS sealant full depth in tile expansion joints with no backer rod.

c. Tooling:

1) Tool joints concave, unless indicated or specified otherwise. Finish free of air pockets, foreign embedded matter, ridges, and sags.

2) Tool type PTNS sealant to match grout joint.

d. Joint Depth: Sealant beads shall have a sectional width to depth ratio of 2 to 1, unless specified otherwise or recommended otherwise by the sealant manufacturer.

e. Tooling: Tool joints concave, unless indicated or specified otherwise. Finish free of air pockets, foreign embedded matter, ridges, and sags.

3. Protect sealant in joints subject to dirt, moisture, and traffic during the sealant curing process. Protection shall be able to resist traffic while remaining securely in position.

D. Schedule:

1. Type S: Provide at all exterior joints unless specified otherwise; standard colors as selected by Architect.

2. Type PT: Provide at all exterior horizontal joints subject to traffic and abrasion; standard colors as selected by Architect.

3. Type A: Provide at interior joints, unless specified otherwise.

4. Type PTNS: Provide at all expansion joints in tile; custom colors to match grout samples submitted by tile installer.

5. Type SM: Provide at joints between walls, counters or floors and plumbing fixtures, and at counter to wall joints where plumbing fixtures are installed in the counter where sealant is required or indicated. Use white against white plumbing fixtures, translucent for all other applications.

DIVISION 08 - OPENINGS

081216 ALUMINUM DOOR FRAMES

A. General

1. Section Includes: Aluminum door frames.

2. Submittals:

a. Product Data: Submit manufacturers complete published literature.

b. Shop Drawings: Indicate frame configuration, anchor types and spacings, location of cutouts for hardware, reinforcement, and finish.

c. Samples: Submit sample of frame finish.

3. Warranty: Warrant against defects in manufacturing of materials for a period of 2 years from date of substantial completion.

B. Products

1. Door Frames:

a. Manufacturer and Series: As scheduled on the Drawings.

2. Frames:

a. Manufacturer's standard knock-down design extruded aluminum door frames; sound and light seal at door stops; channel frame design pre-drilled for securing frame to stud through gypsum board; flush snap-on trim design.

b. Finish: As scheduled on the Drawings.

3. Fabrication:

a. Factory machine doors and frames to accommodate hardware specified in Drawings.

b. Provide reinforcing at hardware locations.

C. Execution

1. Installation of Frames:

a. Install frames in accordance with manufacturer's recommendations and approved shop drawings.

b. Coordinate anchor placement with wall construction work.

c. Install accessories.

d. Installation Tolerance: 1/16 inch maximum diagonal distortion measured with straight edge, corner to corner.

2. Door and hardware installation is specified in Section 087300.

081113 KNOCKED DOWN HOLLOW METAL FRAMES

A. General

1. Section Includes: Knocked down, site assembled, factory primed metal, non-fire rated frames for wood doors in interior applications.

2. Submittals

a. Product Literature: Manufacturer's published literature indicating products to be incorporated in the work.

b. Shop Drawings: Indicate configuration, anchor types and spacings, location of cutouts for hardware, reinforcement, and finish.

B. Products

1. Manufacturer:

a. Curries / Assa Abloy (Mason City IA; 641-423-1334).

b. Acceptable Option (subject to compliance with Contract Document requirements and Architect's approval of conformance to design intent): Karpen Steel (Weaverville, NC; 828- 645-4821)

2. Frame and Trim Material: Cold rolled steel to ASTM A366 with proprietary chemically passivated treatment.

3. Door Frame Profile: "KD Drywall Frames" double return back bend; 14 gage thick; equal rabbet.

4. Cased Opening: "KD Drywall Frames" double return back bend; 14 gage thick; no stops.

5. Face Dimension: 2 inches.

6. Accessories:

a. Frame Reinforcements for Site Installation: Manufacturer's standard reinforcements for hardware as indicated in Section 087100.

b. Furnish fasteners, shims, and other accessories as necessary for a complete installation.

7. Fabrication:

a. Cut, notch and fabricate frames at manufacturer's facility.

b. Flush hairline miter at corner of head and jamb.

c. Hinge Reinforcing: Provide minimum 7 gage hinge reinforcing, tapped for machine screws supplied with hinges.

d. Lock/Strike Reinforcing: 14 gage x Template.

e. Provide compression bar anchor system at top of each jamb to secure frame in opening.

f. Provide optional bottom base anchor for concealed attachment.

g. Provide manufacturer's standard steel glass stop, factory cut to exact length. Provide a hole for installation screw within 2 inches of each end of stop piece at fire-rated glazed openings.

h. Prepare frames for strikes, where required. Provide minimum 1/4 inch depth of threads in factory tapped screw holes.

i. Furnish 16 gage concealed corner reinforcement and alignment clips.

j. Finish: Frames shall be bonderized and receive one coat of factory baked-on prime coat.

C. Execution

1. Installation of Frames:

a. Install frames in accordance with manufacturers written instructions.

b. Installation Tolerances; Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.

c. Coordinate with wall construction for anchor placement, secure anchorages and connections to adjacent construction.

d. Brace frames solidly to maintain in position while being built-in.

e. Install loose accessories.

f. Hardware is specified in Section 087100.

g. Door and hardware installation is specified in Section 087300.

081417 FLUSH WOOD DOORS

A. General

1. Section Includes: Flush wood doors.

2. Submittals:

a. Product data for proposed doors.

b. Samples: Three 8 x 10 inch samples of each transparent finish species and finish combination proposed.

B. Products

1. Solid Core Flush Doors:

a. AWI Section 1300, PC-5 or PC-7 (5 or 7 ply construction; bonded core); Premium grade.

b. Core:

1) Solid particleboard; free from added urea-formaldehyde.

c. Face Veneers:

1) For Opaque Finish: Medium density overlay or paint grade birch.

2) For Transparent Finish: As scheduled on the drawings.

d. Factory seal edges of tops and bottoms.

e. 1-3/4 inch thick, unless scheduled otherwise.

f. Fabrication:

1) Bevel lock edges 1/8 inch in 2 inches on single acting doors.

2) Prefit and premachine doors and frames in accordance with AWI 1300-T-21. Premachine for hardware specified in Section 087100 and locate as specified in Section 087300.

3) Flush Door Blocking: For flush doors, provide solid lock blocks and special blocking as required for the hardware components specified elsewhere. Blocking for fire rated doors shall meet the door manufacturer's labeling requirements.

g. Finish:

1) Opaque: Doors may be field finished, or shop finished in accordance with the requirements of Section 099000, at the Contractor's option.

2) Transparent: Doors shall be factory prefinished as scheduled; stain if indicated; AWI Polyurethane Conversion Varnish or Acrylated UV Curable Urethane.

C. Execution: Door and hardware installation is specified in Section 087300.

083100 ACCESS DOORS AND PANELS

A. General

1.Section Includes: non-rated access doors, frames, and accessories.

2. Submittals: Submit product data. Include sizes, types, finishes, scheduled locations, and details of adjoining construction.

a. Make submittals in accordance with Section 013300.

B. Products

1.Acceptable Manufacturers:

a. Acudor Products, Inc (Fairfield NJ; 973-575-5120, Las Vegas NV; 702-644-8710)

b. Milcor LP. (Lima, OH; 800-441-6899).

c. The Williams Brothers Corporation of America (Front Royal, VA; 800-255-5515).

d. Nystrom Products Co. (Minneapolis, MN; 612-781-7850).

e. Karp Associates, Inc. (Maspeth, NY;718-784-2105).

f. JL Industries (Bloomington, MN; 612-835-6850)

2. Non-Rated Wall and Ceiling Access Doors:

a. Door Types:

1) Non Rated Metal Wall and Ceiling Access Door:

a) Flush type design with exposed trim flange.

b) 16 gage steel frame; 14 gage door panel.

c) Fully concealed pin type hinges or continuous piano hinge, 175 degree opening.

d) Latches: Screwdriver operated cam latch.

2) Non Rated Concealed Drywall Access Door:

a) Flush type design, with integral attachment flange and drywall bead for flush installation.

b) Minimum 16 gage frame; minimum 14 gage door panel.

c) Fully concealed pin type hinges or continuous piano hinge, 175 degree opening.

d) Latches: Screwdriver operated cam type.

[Key operated cylinder lock.]

3. Sizes: Approximately 12" x 12" size for hand access, 22" x 22" size for man entry, unless indicated otherwise, furnish custom sizes as necessary.

4. Finish: Galvanized steel with wiped coat finish; prime units with manufacturer's standard primer to receive paint coatings as specified in Section 099000. Provide stainless steel access doors at restrooms, and other moist locations.

C. Execution

1.Installation:

a. Verify rough openings for door and frame are correctly sized and located.

b. Provide access doors in the locations indicated, and for access to balancing and fire dampers, trap primers, valves, fans, terminal units, and other equipment requiring periodic inspection through finished walls or ceiling, whether indicated or not.

c. Coordinate access requirements with other trades.

084000 ALUMINUM FRAMED GLAZING SYSTEM

A. General

1.Section Includes:

a. Aluminum framed storefront systems.

b. Aluminum framed glass entrance doors integral with aluminum framed glazing systems.

c. Sealants within aluminum framed glazing systems.

d. Related flashing and trim.

e. Related anchor brackets and supports.

f. Structural design of aluminum framed glazing systems, including framing and attachment to structure.

g. Hardware for entry doors.

2. System Description:

a. Appearance: System shall match existing aluminum framed glazing systems and conform to the general appearance as indicated on the drawings, including without limitation, position, spacing, and location of framing members, plane of glazing, exterior frame general profile and shape, and dimension points.

b. Thermal Performance:

1) Systems shall accommodate expansion and contraction caused by a temperature range of -20 degrees F. to + 160 degrees F. without detrimental effects to components, sealing systems, and surrounding construction.

2) Thermal Transmittance: Match existing system. Provide systems with certification stating that they have been tested in accordance with NFRC to meet the thermal transmittance of the existing storefront system using glass which matches the glass to be used in the Project.

3) Performance - Air Infiltration:

a) Air Infiltration Storefront Systems: Not to exceed 0.06 CFM per square foot of fixed area when tested in accordance with ASTM E283 at a static pressure differential of 6.24 PSF.

b) Air Infiltration Aluminum Entrance Doors: Limit air infiltration through assembly to 0.05cf./min/ft. of perimeter crack, measured at a static differential pressure of 1.57PSF as measured in accordance with ASTM E283.

c. Performance - Water Penetration:

1) Design systems to drain water, including condensation, to the exterior.

2) Water Penetration Storefront and Window Systems: No water penetration when tested in accordance with ASTM E331 at a static pressure differential of 20 percent of the designed wind pressure.

d. Structural Design:

1) Bidder Design in accordance with Section 016000.

2) System shall limit framing deflection to 1/175 of the span, and allowable stress within a safety factor of 1.65, whichever is greatest.

3) Anchorages and inserts shall be designed to resist all design and live loads, in combinations as specified, and including a contribution of 1.25 x the design wind load.

4) Design and size members to withstand positive and negative wind loads in compliance with code requirements.

5) Seismic Design: The installed system shall be capable of accommodating seismic loads in compliance with code requirements.

e. Dynamic Movement: System shall accommodate the following without damage to system components or performance.

1) Movement within the system

2) Movement between the system and perimeter framing components.

3) Application and release of design live loads

4) Deflection of structural support framing.

5) Maximum wind and seismic movement shall be calculated as a maximum story drift of .005 times the story height.

f. Under normal circumstances, systems shall not exhibit vibration harmonics, wind whistles, and noises caused by thermal movement. Under the full range of design loads and conditions, the systems shall not exhibit loosening, weakening, or fracturing of attachments or components of the system, including glazing and sealants.

3. Submittals

a. Make submittals in accordance with Section 013300.

b. Product Data: Manufacturer's complete product for all components and systems proposed.

c. Shop Drawings:

1) Elevations, system dimensions, and expansion and contraction joint location.

2) Door types and sizes.

3) All special and typical details.

4) Framing profiles.

5) Materials and finishes.

6) Adjacent construction.

7) Anchorage system details.

8) Fastening methods.

9) Shop drawings shall be stamped by the designing Structural Engineer.

d. Finish Sample: Submit three samples, minimum 2 by 4 inch, of aluminum finished with system and color proposed for the finished work.

e. Closeout Submittal:

1) In accordance with Section 017700.

2) Submit designing engineer's certification that products and installation comply with design requirements.

4. Quality Assurance

a. Installers: Under the direct supervision of the manufacturer of the aluminum framed glazing system.

b. Design: Structural design of the aluminum framed glazing systems shall be by a Structural Engineer Licensed to practice in the State of where the Project is located.

c. Structural welding shall be performed by AWS Certified welders.

d. All materials shall conform to the Metal Curtain wall Guide Specifications as published by the Architectural Aluminum Manufacturer's Association.

5. Manufacturer's Warranty

a. Furnish manufacturer's standard five year written warranty executed to the Owner, from the manufacturer of each aluminum framed glazing system, against defects in materials and workmanship, in accordance with Section 017700.

6. Guarantee

a. Furnish from the installer, a two year written guarantee against defects in installation in accordance with Section 017700.

7. Delivery, Storage, And Handling

a. In accordance with Section 016000.

A. Products

1.Framing Systems: Match existing storefront systems.

2. Aluminum Storefront Doors: Match existing storefront entrance doors.

3. Approved Systems and Manufacturer:

a. Storefront System (Basis of Design): Trifab VG 451T by Kawneer Company, Inc.; center set glazing, sheer block installation, flush glazed from exterior.

b. Doors: Medium Stile Series 350, heavy duty extruded aluminum frame; provide with special 10 inch high bottom rail.

4. Other Manufacturers and Systems: Systems of equivalent design, size, shapes, and performance by the following are also acceptable:

a. Vistawall Architectural Products / Oldcastle BuildingEnvelope™ (Terrell, TX; 800-869-4567).

b. Wausau Metals Corporation (Wausau, WI; 800-388-8728).

c. Southwest Aluminum Systems, Inc. / Oldcastle BuildingEnvelope™ (Chandler, AZ; 866-653-2278).

d. American Products, Inc. (Tampa, FL; 813-925-0144).

5. Accessories:

a. Door Hardware: As scheduled on the Drawings.

b. Glazing Beads: Dense closed cell foam tape, or EPDM with silicone sealed corners. Furnish for installation as a part of the work of Section 088000.

c. Glass: As specified in Section 088000.

d. Sealants: As specified in Section 079200.

e. Fasteners: ASTM A164; aluminum, stainless steel, or zinc plated steel.

6. Aluminum Framed Glazing Systems Fabrication

a. Fabricate frames allowing for shim spacing around perimeter of assembly yet enabling installation.

b. In so far as practical, fitting and assembly of the work shall be performed in the shop.

c. Make joints flush, uniform, hairline (maximum 1/16 inch, except for expansion joints) and weatherproof. Seal joints with sealant.

d. Rigidly fit joints and corners. Accurately fit and secure corners tight. Make corner joints flush, uniform, hairline (maximum 1/16 inch, except for expansion joints) and weatherproof. Seal joints with sealant.

e. Provide drainage holes to allow water to flow to exterior.

f. Prepare components to receive anchorage devices. Fabricate anchorage items.

g. Provide internal reinforcement in mullions with members to maintain rigidity. Provide reinforcing at all door strike jambs.

h. Fabricate framing systems to accommodate hardware using templates furnished from the hardware supplier.

i. Fabricate sill and other flashing to direct water to the exterior.

7. Finishes

a. Finish for Exposed Aluminum Surfaces: Match existing storefront systems.

b. Steel Anchorages and Supports: Clean and apply rust resistant primer.

c. Isolate aluminum from dissimilar materials

C. Execution

1.Examination:

a. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.

b. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

2. Preparation:

a. Coordinate dimensions, tolerances, and method of attachment with the other work.

b. Furnish inserts for placement by other trades. Coordinate locations and alignment.

3. Installation:

a. Install framing systems, doors, and hardware in accordance with manufacturer's instructions and the approved shop drawings.

b. Use anchorage devices to securely attach framing systems to structure.

c. Align framing systems plumb and level, free of warp or twist. Maintain dimensional tolerances, aligning with adjacent work.

d. Storefront Framing:

1) Sub-Sills:

a) Provide extruded aluminum sub-sills in accordance with manufacturer's installation instructions and as specified below.

b) Provide end dams and splice plates sealed into position. End dams and splice plates shall match the height of the sub-sill back.

c) Seal joint between end dam and jamb.

d) Fasten the sub-sill securely to the sill construction. Cap seal tops of fasteners.

e) Fasten the storefront framing into the sub-sill. Use manufacturer's standard interlocking anchors which engage the sub-sill and allow fastening of the storefront without penetrating the horizontal pan of the sub-sill.

2) Install water diverters.

3) Compensation Heads:

a) Provide compensation channels at head conditions if currently installed in existing storefront system. Provide in accordance with manufacturer's installation instructions and as specified below.

b) Provide manufacturer's standard end caps sealed into position. End caps shall match the height of the compensation channel and shall be pre-finished to match the framing at exposed locations.

c) Provide interlocking mullion anchors at vertical tubes.

e. Perimeter sealant is provided under Section 079200 - Sealants.

f. Install hardware in accordance with the requirements specified in Section 087100. Adjust hardware installed in this section for smooth operation.

g. Install additional framing as necessary to support the system components.

h. Protect aluminum from dissimilar materials with a coating of bituminous paint, plastic separator materials, or isolation tape. Keep isolation materials unexposed to view.

i. Touch-up all damage coatings with materials to match the original coating. Remove and replace with new all damaged components which cannot be repaired as determined by the Architect.

4. Installation Tolerances:

a. Variation from Plane: 0.06 inches every three feet maximum or 0.25 inches per 100 feet, whichever is less.

b. Misalignment of Two Adjoining Members Abutting in Plane: 0.015 inches.

5. Field Quality Control

a. Hose test installation in accordance with AAMA 501.2 (modified to exclude the appearance of any water at the interior) at selected locations as approved by the Architect. Hose test separately for each type of system to be provided.

b. Should testing show leakage, eliminate the cause of such leakage at no additional cost to the Owner. Remedial measures shall conform to the specified requirements for the original installation.

c. The testing may be witnessed by the Owner and the Architect. Furnish a minimum of 5 working days notice prior to testing.

JEFFERSON_

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REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015898
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL SPECIFICATIONS

DRAWING TITLE

Drawn By: PLG, EO, SK
Checked By: PLG, SK
PROJECT # 4344

A-903

6. Cleaning

a. Remove protective material from prefinished aluminum surfaces if applicable

b. Wash down exposed surfaces using a solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.

7. Field Quality Control

a. The structural design engineer or an authorized representative shall visit the site to inspect the work. Verify and certify that the installation has been installed in accordance with the structural requirements.

087100 DOOR HARDWARE

A. General

1.Section Includes: Finish hardware for wood doors.

2. General Requirements:

a. Contractor shall provide complete hardware schedule including all pieces of hardware required at each opening as specified herein and indicated in the Drawings.

b. Obtain each kind of hardware (mechanical latch and locksets, exit devices, hinges and closers) from one manufacturer except where specified.

c. Review Drawings, Door Schedule, and requirements of this Section thoroughly and provide required hardware for all openings, including openings which may have been inadvertently omitted from Door Schedule.

d. Should an opening be omitted, or an opening not indicated in Door Schedule, provide hardware of same quality, design and function as specified for similar openings.

e. Furnish hardware complete with brackets, plates, fittings, and other accessories required for installation.

f. Provide screws, nuts, bolts, through-bolts, washers, grommets, and other fastening devices necessary for proper installation of hardware; match finish of hardware being attached. Non-ferrous or corrosion resistant type required where exposed to exterior atmosphere.

3. Submittals:

a. Product and Maintenance Data: Submit for each product indicated.

b. Hardware Schedule: Include the following:

1) Type, style, function, size, quantity, and finish of hardware items.

2) Name, part number and manufacture of each item.

3) Fastenings and other pertinent information.

4) Explanation of abbreviations, symbols and codes contained in schedule.

5) Door and frame sizes, materials, and degrees of swing.

c. Templates: Obtain and distribute templates for doors, frames, and other works specified to be prepared for installing door hardware.

d. Closeout Submittals:

1) Copy of approved hardware schedule.

2) Keying list.

3) Key, tag with mark corresponding to keying schedule.

4. Quality Assurance:

a. Regulatory Requirements:

1) Conform to requirements of the jurisdictional code authorities.

2) Where openings are noted with an hourly fire resistance rating, provide hardware components labeled by Underwriter's Laboratory, or other testing laboratory approved by the local code authorities, to meet the hourly fire rating noted.

3) Hardware shall conform to NFPA 80 for fire rated class indicated.

4) Comply with provisions of Americans with Disabilities Act (ADA),including ADA Accessibility Guidelines and ANSI A117.1, and additional accessibility requirements of the jurisdictional code authorities.

b. Supplier Qualifications: Direct factory contract supplier who employs certified architectural hardware consultant (AHC) available at all reasonable times during the course of the work for project hardware consultation to Owner, Architect and Contractor.

c. Pre-Installation Conference: Conduct with supplier, installer, and related trades. Coordinate materials and techniques and sequence complex hardware items and systems installation.

5. Delivery, Storage and Handling:

a. Tag each item or package separately, with identification related to the final Door Hardware. Schedule, and include basic installation instructions with each item or package.

b. Deliver keys to Owner.

6. Warranty: Provide manufacturer's warranty stating closers will be free from defects in materials and workmanship for a period of 10 years from date of Substantial Completion.

B. Products

1.Hardware: As indicated.

2. Hardware Materials and Fabrication:

a. Furnish fasteners for installation with each hardware item. Furnish Phillips head fasteners, countersunk oval, flat head, or undercut head as appropriate for material to be installed. Furnish door closers and exit devices applied to wood composite or mineral core doors with sex bolts sized to the thickness of the door.

b. Compatibility: Provide fasteners which are compatible with both unit fastened and substrate, and which will not cause corrosion or deterioration of hardware, base material, or fastener.

3. Hardware Finish: As scheduled on the Drawings.

4. Keying: As directed.

5. Hardware Groups: As scheduled on the drawings.

6. Finishes: To ANSI/BHMA A156.18.

C. Execution

1.Door Hardware Installation: Specified in Section 087300.

087116 LOW ENERGY AUTOMATIC DOOR OPERATORS

A. General

1.Section Includes: Low energy, heavy-duty, automatic swing door operators, and control systems.

2. Performance Requirements:

a. Design operator to be used on doors weighing up to 350 pounds per leaf.

b. Operator shall be capable of operating within temperature ranges of -40°F and +140°F

3. Submittals

a. Product Data: Complete product literature, including standard details, for automatic operator systems.

b. Shop Drawings: Indicate location of push button controls and door operators. Provide wiring diagrams including door frame conduits.

c. Contract Closeout Submittals: In accordance with Section 017700. Include operation and maintenance data with operation and maintenance manuals.

4. Quality Assurance:

a. Qualifications of Installers: Use only mechanics who are thoroughly trained and experienced in the skills required and who are completely familiar with the manufacturer's recommended methods of installation plus the requirements of this work.

b. Automatic door and installation shall conform to the requirements of ANSI A156.19.

c. All components shall be UL listed.

5. Warranty: Automatic door components shall be warranted free of defects in materials or workmanship under normal use for a period of two years from the date of substantial completion.

B. Products

1.Low Energy Door Operator Systems:

a. Automatic Swing Door Operators and Manual Closer: Refer to Door Hardware Schedule on the Drawings.

b. Receiver, Transmitter and Push Plate Switches:

1) Refer to Door Hardware Schedule on the Drawings.

2) Mounting: As indicated on the Drawings.

3) Coordinate with card reader installation if indicated or scheduled.

4) Provide required conduits, including underground conduits to bollard, and raceways for door operators as specified in Division 26.

c. Aluminum Finish: Class II, anodized aluminum finish to match storefront framing.

1) All conduit shall be concealed wherever possible. When not possible, finish to header color.

d. Provide additional parts and accessories as necessary for a complete door operating system.

C. Execution

1.Installation:

a. Install automatic door operators as indicated and in accordance with the manufacturer's instructions.

b. Install doors, operators, and other associated hardware for uniform clearances and smooth operation.

c. Adjust open, hold-open, and close times to those required by the Owner and in accordance with the current ANSI/BHMA 156.19.

d. Verify exact location of controls with the Architect.

2. Adjusting and Cleaning:

a. Adjust doors for positive seal and smooth operation.

b. Adjust sensor beam to provide optimum door operation for conditions of the installation.

087300 DOOR AND HARDWARE INSTALLATION

A. General

1.Section Includes:

a. Installation of hardware specified in Section 087100.

b. Installation of wood doors.

2. Quality Assurance: Installer shall have not less than 3 years experience specializing in installation of work in this section. Company shall maintain qualified personnel trained and experienced in installing hardware.

B. Products

1.Doors, frames and hardware are specified in other sections.

C. Execution

1.Install doors in accordance with the door manufacturer's printed instructions.

2. Install doors plumb and square in associated frames maintaining specified clearances.

3. Unless otherwise specified otherwise in the respective door sections, maintain clearances of 1/8 inch at jambs and heads, 1/8 inch at meeting stiles for pairs of doors, and 1/2 inch from bottom of door to top of decorative floor finish or covering, except where threshold is shown or scheduled provide 1/4-inch clearance from bottom of door to top of threshold.

4. Install doors to operate freely, but not loosely, free from hinge bound conditions, sticking or binding. Do not install in frames which would hinder operation of doors.

5. Ensure doors are free from rattling when in latched position.

6. Finish Hardware Installation

a. Install hardware plumb, level and true to line in accordance with manufacturer's templates, printed instructions, and Project conditions.

b. For substrates which are not factory prepared for hardware:

1) Mortise work to correct size and location without gouging, splintering, or causing irregularities in exposed finish work.

2) Fit faces of mortised components snug and flush without excessive clearance.

3) Finish exposed milled edges to match factory finish.

c. Coordinate installation of electronic hardware with electrical service and fire alarm system as applicable.

d. Locate hardware on doors in accordance with DHI standards, unless otherwise indicated.

7. Adjustment and Cleaning

a. Adjust and check each operating item of hardware and each door to ensure proper operation of function of every unit.

b. Lubricate moving parts with graphite type lubricant unless otherwise recommended by the hardware manufacturer.

c. Replace defective materials or units which cannot be adjusted to operate as intended. Reinstall items found improperly installed.

d. Replace or re-hang doors which are hinge bound and do not swing or operate freely.

e. Remove and replace doors which are warped, twisted or which are not in true planes.

f. Replace factory finished doors damaged during installation.

g. Prior to date of Substantial Completion, readjust and re-lubricate hardware items as necessary.

8. Follow Up Inspection: Installer shall provide letter of agreement to Owner that approximately 6 months after substantial completion, installer will visit project with representative of the manufacturers of the locking devices and door closers to accomplish the following:

a. Re-adjust locks and closers

b. Evaluate maintenance procedures; recommend changes or additions; instruct Owner's personnel.

c. Identify items that have deteriorated or failed.

d. Submit written report identifying problems and likely future problems.

9. Demonstration: Demonstrate electrical and electronic hardware system including adjustment and maintenance procedures.

088000 GLAZING

A. General

1.Section Includes: Glazing for exterior storefronts and entrances.

2. References:

a. American National Standard (ANSI): Z97.1 - Performance Specifications and Test Methods for Safety Glazing Materials in Buildings.

b. ASTM International (ASTM):

1) C1036 - Standard Specification for Flat Glass.

2) C1048 - Standard Specification for Heat Treated Flat Glass, Kind HS, Kind FT (Coated and Uncoated).

c. Glass Association of North America (GANA): Glazing Manual.

3. Submittals

a. Make submittals in accordance with Section 013300.

b. Samples: Submit 12 x 12 inch samples of exterior IGU with Low-E coating.

4. Quality Assurance:

a. Comply with pertinent recommendations in the GANA "Manual of Glazing."

b. Fabricator Qualifications: Minimum 5 years' experience, and as follows.

1) Approved by the coated glass manufacturer(s) for fabrication of glass and glazing units incorporating the respective manufacturers' products.

2) For Fabrication of Sealed Insulating Glass Units: Experienced in assembly of units to standards specified.

3) For Tempering and Heat Strengthening: Capable of demonstrating that they can regularly produce heat treated glass with average roll wave distortion of 0.0025 inches (0.065mm) or less, and allowable maximum of 0.005 inches (0.125mm).

c. Qualifications of Glazers: Provide personnel thoroughly trained and experienced in the skills required, and at least one person completely familiar with the referenced standards and the requirements of this Work, who shall personally direct installation of glazing materials.

5. Warranty

a. Submit warranties under provisions of Section 017700.

b. Insulating Glass Unit Warranty: Furnish ten year manufacturer's warranty, including coverage of units for seal failure, interpane dusting or misting, and replacement of same, under provisions of Section 017700.

B. Products

1.Clear Glass: ASTM C1036, Type I, class 1(clear), quality Q3 glazing select.

2. Accessories:

a. Silicone Sealant: Compatible with insulating glass seal; Dow Corning "795"; clear color.

b. Setting Blocks: Compatible with silicone sealants; Neoprene; 70-90 Shore A durometer hardness; 4 inches long x 1/4 high x width as required for application indicated.

c. Spacers: Compatible with silicone sealant.

3. Fabrication:

a. Insulating Glass Units:

1) Dual lite units fabricated from glass as scheduled; 1/2 inch nominal airspace.

2) Twin primary seals of polyisobutylene and secondary seal of silicone or polysulfide sealant. Outer seal shall be compatible with glazing system.

3) Spacer Bar: black anodized aluminum; fill with desiccant; corners shall be partially miter cut and bent (not cut through) or formed with corner keys ultrasonically soldered in place.

4) Certified through the Insulating Glass Certification Council (IGC) in accordance with ASTM E773 and E774; certified to level CBA.

5) Each piece shall bear certification number, date, and manufacturer's identification mark.

6) Assembly of insulating units shall be by a fabricator approved by the glass materials manufacturer.

b. Tempered and Heat Strengthened Glass:

1) Tempered Glass: ASTM C1048, FT; certified safety glass in accordance with ANSI Z97.1.

2) Heat Strengthened Glass: ASTM C1048, HS.

3) Fabricate tempered and heat strengthened glass units so that principal distortion will be in the horizontal direction in the finished installation.

4) Unless otherwise approved by the building official, provide manufacturer's label on each light, indicating type and thickness of glass.

5) Comply with Code requirements for identification and labeling of safety-glazing materials in hazardous locations subject to human impact loads.

c. Low E Coating: Match existing.

Low E Coating: PPG Industries, Pittsburgh, PA "Solarban 60"; Viracon, Owatonna MN "VE 1-2M;" or approved.

C. Execution

1.Preparation:

a. Clean contact surfaces and wipe dry.

b. Seal frame corner joints, and other leakage points with sealant.

c. Prime surfaces scheduled to receive sealant, unless otherwise recommended by the sealant manufacturer.

2. Installation:

a. Unless specified otherwise, glaze in accordance with the current edition of Glass Association of North America (GANA): Glazing Manual.

b. Setting Blocks: Place setting blocks in frames for support of glass. Place at quarter points unless approved otherwise.

c. Set glass tightly in position with proper clearances in accordance with the frame manufacturer's requirements and in accordance with the referenced standard.

d. Storefront Glazing: Unless specified otherwise, glaze units with gaskets furnished with the framing systems specified in other sections.

e. Adjust glazing materials to form a uniform sight line.

D. Schedule:

1.GL-1: Match existing. Basis of design is insulating glass unit with 1/2 inch air space between two panes of glass as follows:

a. Exterior Pane: 1/4 inch clear tempered glass with low e coating on #2 surface.

b. Interior Pane: 1/4 inch clear tempered glass.

c. Minimum performance to match existing insulating glazing units.

d. All exterior glazing shall be GL-1 unless otherwise indicated.

2. Provide safety glazing in hazardous locations to meet the requirements of the jurisdictional code authorities.

088700 GLAZING SURFACE FILMS

A. General

1.Section Includes: Field applied glazing film.

2. Submittals:

a. Product Data: Submit complete product data for proposed glazing film.

b. Sample: Submit 8 x 10 sample film.

3. Quality Assurance:

a. Qualifications of Glazers: Glazing film shall be installed by personnel experienced in the field installation of glazing films.

B. Products

1.Glazing Films: As scheduled on the Drawings.

C. Execution

1.Preparation: Clean glass to receive glazing film.

2. Installation:

a. Install film in accordance with the film manufacturer's recommendations.

b. Field apply to surfaces of glazing as indicated.

c. Install film to each distinct pane as a single sheet, free of scratches, dirt, and imperfections.

d. Accurately trim film even with glazing stops for complete coverage of visible exterior surface.

e. Provide straight and clean edge line where film is terminated within the field of a glass panel.

f. Install opacifying film to interior glass surfaces.

DIVISION 09 - FINISHES

092200 LIGHTGAGE METAL SUPPORT FRAMING

A. General

1.Section Includes:

a. Interior partition, ceiling, and soffit construction.

b. Steel backing.

2. System Description:

a. Structural Design:

1) Partition Framing:

a) Bidder Design in accordance with Section 016000.

b) Select framing systems, gages, supports, bracing, and connections as necessary to meet the structural requirements specified.

c) Partition framing shall conform to the widths indicated, unless approved otherwise. Provide thicker gages and decreased stud spacing as necessary to meet the design requirements.

d) Select framing members based on the manufacturer's published span tables.

2) Overhead Soffit Framing: As indicated on the Drawings.

b. Design Loads:

1) Interior Ceiling Assemblies: 5 pounds per square foot uniform live load, plus dead loads.

2) Interior Partitions without Wall Mounted Casework: 5 pounds per square foot uniform live lateral load.

3) Interior Partitions with Wall Mounted Casework: 5 pounds per square foot uniform live lateral load, casework dead load, and casework live load of 25 PSF of shelf area.

4) Seismic Loads: Conform to the requirements of the IBC and local jurisdictional code authorities for the appropriate seismic zone requirements of the specific store location.

c. Deflection Requirements: Maximum of 1/240 the span, except maximum 1/360 at tile.

3. Quality Assurance:

a. Regulatory Requirements:

1) Lightgage metal support framing shall be designed to meet the requirements of the jurisdictional code authorities.

2) Provide all calculations, drawings, product data, and other verification as required by the jurisdictional code authority to obtain approval of the lightgage metal support framing installation.

b. Soffit Structural Design: Provide overhead soffit framing as indicated on the Drawings.

B. Products

1.Materials:

a. Light Gage Metal Framing: ASTM C645; galvanized; provide "C" shaped studs, U shaped runners, hat and "Z" shaped furring channels, and other sizes and shapes as necessary. Minimum 25 gage, except furnish thicker gages as required to meet deflection requirements.

b. Furnish minimum 20 gage metal framing studs at locations where security mesh is to be installed.

c. Cold Rolled Channels: Rust inhibitive paint coating; sizes in accordance with ASTM C754.

d. Screws: Self-tapping; low profile head.

e. Proprietary Ceiling Suspension System:

1) Manufacturer:

a) As specified: Chicago Metallic (Chicago, IL Los Angeles, CA; 800-323-7164).

b) Acceptable Substitutions:

1.USG Interiors, Inc. (Chicago, IL; 800-874-4968).

2. Armstrong (800-207-2321).

2) Suspension System: Similar to System 650, or 670; ASTM C635 heavy duty classification.

a) Furring Runners: Manufactured from 0.020 inch thick steel 1-3/8 inch wide with knurled face by 1-1/2 inches high; factory punched cross tee slots, hanger holes, and non-directional bayonet end tab couplings.

b) Furring Tees: Manufactured from 0.020 inch thick I-3/8 inch wide with knurled face by 1-1/2 inches high; factory punched cross tee slots and hanger holes.

c) Furring Cross Channel: 0.020 inch thick steel; 1-3/8 Inch wide with knurled face by 7/8 inches high by 48 inches long with straight locking end tabs.

d) Cross Tees: 0.020 inch thick steel 15/16 inch wide by 1-1/2 inches high; with staked-on dip end tab couplings, factory punched cross tee slots.

e) Moldings: Manufacturer's standard.

f. Partition Head Compensating Channel (Non-Rated): Design for minimum ±1/2 inch deflection. Profiles as indicated; one of the following.

1) 20 gage deep leg track; 2 inch legs.

2) Slip Track Systems Inc. (Anaheim, CA; 714-761-1921) "SLP-TRK."

g. Backing: Where backing for wall-supported items is indicated, provide materials as scheduled on the drawings.

h. Other Framing Materials: Furnish in accordance with ASTM C754.

C. Execution

1.Partition Framing:

a. Runners:

1) Secure runners with fasteners at maximum 24 inches oc.

2) At concrete floors, use powder driven fasteners or drilled in concrete anchors.

3) Top Runner: Use proprietary compensating channel or deep leg track at Contractor's option, as necessary to accommodate building deflection.

4) Align to tolerances specified.

b. Unless indicated otherwise, install studs vertically at 24 inches oc, and not more than 2 inches from abutting construction, at each side of openings, and at corners. Studs for support of stone tile shall be installed at 16 inches o.c.

c. Fit runners under and above openings; secure intermediate studs at spacing of wall studs.

d. Brace partition framing system and make rigid.

e. Install double studs continuous from floor to ceiling track at the jamb of each door frame and cased opening. Studs shall be the same gage as the adjacent studs, but no less than 20 gage. Provide diagonal steel stud bracing to structure at each jamb at partitions which do not extend to structure.

f. Coordinate erection of studs with installation of service utilities. Align stud web openings.

g. Coordinate erection of stud system with requirements of door and window frames, fire extinguisher cabinets, recessed toilet accessories, access doors, and other construction within mounted partition construction.

h. Form openings in walls and frame openings for duct work, air diffusers, access doors, etc.

i. Coordinate the installation of framing with the gypsum board installer to ensure support at all board edges. Provide framing immediately either side of expansion joints.

j. Stud splicing not permissible.

k. At non-load bearing full height partitions subject to compression caused by overhead structural deflection, cut studs 1/2 inch short from full height, except as otherwise indicated. Do not rigidly connect stud to top runner.

l. Backing: Provide for support of wall mounted items, including Owner-furnished casework and accessories.

m. Stud Bridging:

1) At interior partitions greater than 4 feet in length, and with rigid facing material on one stud flange only, provide 3/4 inch bridging channels in horizontal rows at a maximum of 5'-0" on center for the full height of the partition.

2) Interior full height partitions (studs extending from the floor to the structure above) with rigid facing material stopping 3'-0" or more below top of studs - Provide one row 3/4 inch bridging channel horizontally at termination of gypsum board material, and one additional row for each 5'-0" of exposed studs.

3) Install stud bridging channels in long lengths, wire tying and lapping the joints a minimum of 12 inches. Attach bridging channel to each stud as shown in manufacturer's printed instructions.

2. Ceiling and Soffit Framing:

a. Coordinate locations of hangers and supports with the work of other Sections.

b. Provide ceiling and soffit framing as indicated. Where not indicated provide proprietary suspended framing.

c. Proprietary Suspended Framing: Install in accordance with manufacturer's recommendations.

d. Stabilize suspended ceiling, soffit, and fascia framing against lateral movement by means of diagonal bracing.

e. Form openings in ceilings and frame openings for recessed light fixtures, air diffusers, access doors, hatches, etc.

f. Install supplementary hanger wires for support of ceiling mounted equipment.

3. Backing: Provide steel backing where indicated and scheduled.

a. Provide steel backing where indicated and scheduled. At Contractor's option steel backing plates may be substituted for wood blocking, except wood blocking shall be used at the following locations: Handrails, guardrails, grab bars, and similar safety items.

b. Unless indicated or scheduled otherwise, steel backing shall consist of minimum 4 inch wide 16 gage steel plate screwed rigidly to the studs.

4. Installation Tolerances:

a. Install members to provide surface plane with maximum variation of 1/8 inch in 10 feet in any direction.

b. Variation from Vertical (walls): 1/8 inch in 10 feet.

c. Locate assemblies within 1/4 inch of required locations.

092900 GYPSUM BOARD

A. General

1.Section Includes:

a. Gypsum board and accessories.

b. Patching and treatment of existing wall surfaces.

2. Quality Assurance:

a. Gypsum board manufacturers shall be members of the Gypsum Association.

b. Perform work in accordance with GA 216, unless specified otherwise, or required otherwise to meet fire rating requirements.

B. Products:

1.Gypsum Board:

a. 5/8 inch thick unless noted otherwise.

b. Standard Board: ASTM C1396; type X in fire rated partitions where indicated, and where incorporated as a part of a fire rated assembly.

c. Ceiling Board: ASTM C1396; sag resistant

d. Water Resistant Board: ASTM C1396.

Exterior Gypsum Ceiling/Soffit Board: ASTM C1396; sag and moisture resistant.]

Tile Backer Board: Georgia Pacific (800-824-7503} "DensShield Tile Backer"; ASTM C1178; 5/8 inch thickness.

2. Interior Gypsum Trim: Conform to GA 216; L-shape, J-Shape, 90 degree and offset outside corners unless indicated otherwise.

a. Type: Tape-on bead.

1) Contractor's option: Screw-on metal or PVC.

b. Control Joint Trim: USG 093 or approved.

3. Joint Tape: ASTM C475 and GA 216; paper tape.

4. Joint and Finishing Compound: ASTM C475.

a. Typical: USG "SHEETROCK Brand Taping, All-Purpose, and/or Topping Compound," or approved.

Setting Type: USG "SHEETROCK Brand Easy Sand Setting-Type Joint Compound," or approved.

5. Screws: ASTM C1002, typical.

C. Execution

1.Installation Standard: Unless specified otherwise, perform work in accordance with Gypsum Association GA-216.

2. Screw fasten board to framing, unless approved otherwise.

3. Install water resistant board in restrooms and behind and 30 inches perpendicular to sink.

4. Where gypsum board is installed to patch or resurface existing fire rated walls, install so as to maintain existing fire rating.

5. Sequence board insulation with installation of acoustic walls and other locations where insulation is indicated.

6. Trim:

a. Use longest practical lengths, with no piece less than 2 feet long for continuous runs greater than 8 feet. Securely fasten and align trim ends at joints.

b. Place concealed flange corner beads at all external corners. At angles other than 90 degrees, bend the flange to conform to the angle.

c. Place concealed flange type L trim where gypsum board abuts dissimilar materials.

d. Use J trim at exposed gypsum board edges (including light coves) where sealant joint is indicated.

e. Install control joint trim in gypsum board fields with continuous runs in excess of 30 feet, and in locations as directed Confirm locations with architect.

7. Finishing:

a. Provide finishing in accordance with GA 214.

b. Where necessary to sand, do so without damaging the face of the gypsum board.

c. Finish Levels:

1) Provide GA Level 5 finish at all Waiting Room and corridor walls (if no wallcovering or tile); any other walls with dark paint; or where indicated on the Drawings.

2) Provide GA Level 4 finish at all other new gypsum board walls and at repair and refinishing of walls damaged by demolition.

8. Tolerances: Install gypsum board with 1/8 inch in 10 feet maximum variation from plane in any direction.

093000 TILING

A. General

1.Section Includes:

a. Interior floor and wall tile.

b. Tile backer board.

c. Waterproof membrane.

Crack isolation membrane.

d. Mortar and grout.

e. Metal screeds.

f. Stone thresholds.

g. Sealer.

2. Submittals:

a. Product Data: Submit for each type of tile, grout, adhesive, additive, accessory, and membrane specified.

b. Samples:

1) Tile: Submit minimum 3 samples of each type and color of tile. Include representative range of colors and finishes to be expected.

2) Grout: Furnish 3 cured samples of specified grout colors to the expansion joint sealer installer for color matching.

3. Quality Assurance:

a. Conform to ANSI Standard Specifications for the Installation of Ceramic Tile, and the TCNA Handbook for the Installation of Ceramic Tile, current edition.

4. Maintenance:

a. Furnish 10 percent additional quantities of each type of tile installed for maintenance purposes.

b. Leave extra stock at site where directed, in clearly marked sealed cartons.

c. Tile which is used to satisfy extra stock requirements shall be free of damaged tiles, seconds, or tile which is not in conformance with these specifications.

B. Products

1.Tile Types: As scheduled on the Drawings.

2. Setting Materials:

a. Thinset Mortar: Latex-portland cement in accordance with ANSI A118.4; 100% acrylic latex additive at all locations; Mapei Corp "Grani/Rapid" or "Kerabond" with "Universal Keralastic", Laticrete International, Inc., "211 Crete Filler Powder" with 4237 Latex Thin-set Mortar Additive," Hydroment "Tile-Mate Premium" with "447 Flex-a-lastic" by Bostik, or approved.

b. Large and Heavy Tile Mortar (Medium Bed):

1) Mapei Corp. "Grani/Rapid" or "UltraContact".

2) Laticrete International, Inc. "255 MultiMax".

3) Bostik Hydroment "Medium Bed Mortar" mixed with "425 Multi-Purpose Acrylic Admixture," proportions as recommended by the manufacturer.

4) Ardex Engineered Cements "X32 Microtec".

c. Cementitious Grout:

1) Hydroment "Ceramic Tile Grout /Joint Filler" with "425 Flexible Grout Admixture" by Bostik; "Keracolor S" by Mapei Corp., or "1500 Series Sanded Grout" with "1776 Grout Admix Plus" by Laticrete International, Inc.; sanded as appropriate for installation.

2) Colors as listed in the Finish Schedule.

3) Colors: As indicated in the Finish Legend.

3. Setting Accessories:

a. Metal Screed: As manufactured by Schlüter Systems, Inc. (800-225-8902), or Ceramic Tool Company, (414-258-9066); stainless steel tile edging trim; sizes as required for installation of top of screed flush with top of tile, as detailed.

b. Membranes:

1) Tile Waterproofing Membrane:

a) Mapei Corp "Aqua Defense" liquid-rubber waterproofing and crack-isolation membrane.

b) Laticrete International, Inc. "HydroBan".

4. Interior Tile Backer Board and Accessories

a. Manufacturers:

1) Georgia Pacific: "DensSheild".

2) USG: "FiberRock Aqua-Tough"

3) CertainTeed: "DiamondBack Glasroc".

b. Thickness: Nominal 1/2 inch or 5/8 inch as indicated on the Drawings.

c. Provide tape and fasteners as recommended by the interior tile backer board manufacturer.

5. Stone Thresholds: As scheduled on the Drawings.

6. Siloxane Type Sealer:

a. Miracle Sealants "511-H20" by Miracle Sealants and Abrasives Company (800-350-1901).

C. Execution

1.Preparation: Clean substrate surfaces free of grease, dirt, dust, organic impurities, curing agents, and other materials which would impair bond. Clean floors with "Blast-track" unit if necessary.

2. Slab Leveling:

a. Prior to installation of thinset floor tile, where local irregularities in the substrate surface would prevent level installation of the tile, the substrate shall be brought to plane surface with variations not to exceed 1/8 inch in 10 feet from the required plane, and no more than 1/16 inch variation in 24 inches when measured from the high points in the surface. Smooth all abrupt changes in plane.

b. Use subfloor fillers endorsed by the setting mortar manufacturer.

c. Screed or float to appropriate thickness and specified surface tolerance. Allow to set prior to proceeding with installation. Do not exceed the maximum thicknesses for thin bed mortar as recommended by the manufacturer.

3. Installation of Tile Backer Board:

a. Install in accordance with the manufacturer's installation instructions. Provide shims as necessary to align backer board with adjacent substrates.

b. At wall locations, install units with edges firmly supported over framing at a maximum spacing of 16 inches oc.

c. Provide required space between panels.

d. Screw attach units with backer board manufacturer recommended fasteners spaced 6 inches oc along framing.

e. Install fiberglass reinforcing tape with joint compound at joints between panels.

4. Waterproof Membrane Installation:

a. Install waterproof membranes in accordance with manufacturer's installation instructions.

b. At slab on grade locations, install waterproof membranes only along the perimeter of tile areas. Extend the membrane up the wall and a minimum of 6 inches out onto the floor surface.

c. At above grade locations, install waterproof membrane completely over floor surfaces indicated, and up the wall a minimum of 6 inches.

d. Where the waterproof membrane is extended up the wall, extend to one tile height, unless otherwise indicated. Do not expose the waterproof membrane to view.

e. Protect waterproof membrane from damage until after tile installation is complete.

f. Install waterproof membrane into clamping ring of floor drain.

5. Screed Installation:

a. Install screeds at tile field edges at the locations indicated.

b. Accurately cut to length for flush tightly butted joints. Provide miter cut angle joints.

c. Install in longest possible lengths, except that no screed section shall be longer than 12 feet or shorter than 4 feet.

d. Install screeds free from waves and variations in height, flush with top of adjacent tile surfaces.

e. Set screeds directly in setting bed as the tile installation proceeds. Comply with screed manufacturer's instructions to achieve mortar tightly compacted between screed and tile edge.

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
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REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 015696
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL SPECIFICATIONS

DRAWING TITLE

Drawn By:	PLG, EO,SK
Checked By:	PLG,SK
PROJECT #	4344

A-904

6. Installation of Tile:
   a. Interior Floor Application - Thinset over Concrete Substrate and Concrete Substrates with Waterproof Membrane.
      1) TCNA System: F113, F113A, F205, or F205A.
      2) Waterproof Membrane: As specified.
      3) Installation Standard: ANSI A108.5.
      4) Setting Materials: Thinset mortar; 3/32 inch minimum thickness.
   b. Interior Floor Application; Tiles Greater Than 15 Inches in Least Dimension - LHT mortar over Concrete Substrate and Concrete Substrates with Waterproof Membrane.
      1) TCNA System: Similar to F113, F113A, F205, or F205A.
      2) Waterproof Membrane: As specified.
      3) Installation Standard: ANSI A108.5.
      4) Setting Materials: LHT mortar; 3/32 inch minimum thickness.
   c. Interior Wall Tile Application - Thinset Over Tile Backer Board.
      1) TCNA System: Similar to W244.
      2) Installation Standard: ANSI A108.5.
      3) Setting Materials: Thinset mortar.
   d. Joint Pattern:
      1) Lay out tile pattern prior to commencing tile installation.
      2) Accurately locate grout joints on lines indicated; where not indicated, adjust grout joints within specified tolerances to minimize use of cut tiles at field edges.
      3) Where cut tiles are necessary, position floor tile such that cut tile at each edge of each rectilinear field is not less than half of a full size unit.
      4) Unless otherwise indicated, tile joints shall be 1/8" wide.
   e. Tiles shall be blended as necessary to avoid pattern repeats and "patches" of adjoining tiles of distinctive color or character within each field area.
   f. Tiles that exhibit directional patterns shall be set with grain direction as indicated on the shop drawings, or, if not indicated, as directed by the Owner.
   g. Install tiles aligned with adjacent finishes, where indicated. Provide mortar fill as necessary for proper alignment.
   h. Use wet saws to cut tiles for accurate fit and consistent edge conditions; scratch cutters and snapped tiles are not allowed.
   i. Clean joints of mortar to minimum depth of 1/4 inch to allow subsequent grout installation.
   j. Tolerances:
      1) Joint Width Variation: Plus or minus 25% of joint width.
      2) Taper: Plus or minus 25% from one end to the other.
      3) Lippage: No portion of a tile surface shall vary more than 1/32 inch above or below an adjacent tile surface.
      4) Install tile fields level to within tolerance specified for finished substrate.
      5) Chipped or broken tile: Not acceptable.
   k. Special Floor Tile Installation Requirements:
      1) Wash backs of each tile to remove all dust and soil which would compromise adhesion.
      2) Dampen substrate as necessary to prevent excessive suction.
      3) Key the mortar into the substrate with the flat side of the trowel.
      4) Comb mortar over the previously keyed substrate in one direction using the notch side of the trowel.
      5) Firmly press each tile into the mortar. Press down and move the tile back and forth perpendicularly across the ridges approximately 1/8 to 1/4 inch to flatten the ridges and fill in the valleys of the combed mortar, as necessary to achieve minimum mortar coverage of 95 percent, with tile corners and edges firmly supported.
      6) Set tiles in accurate alignment.
7. Stone Thresholds:
   a. Install at tile field edge at door openings indicated.
   b. Set stone thresholds directly in setting bed as the tile installation proceeds.
   c. Position stone threshold to maintain ADA compliance for door thresholds.
8. Grouting:
   a. Mix grouts in accordance with manufacturer's instructions.
   b. Grout all joints, except expansion joints, in accordance with the manufacturer's recommendations. Float joints to a slightly concave profile.
   c. Remove excess grout from tile surfaces in accordance with the grout and tile manufacturer's recommendations. Do not use excess amounts of water.
   d. Protect adjacent surfaces from damage if acid cleaners are used.
   e. Do not grout joints indicated to receive sealants.
   f. Cured grout joints shall be made free of efflorescence, prior to sealing.
   g. Cure installation in accordance with the grout manufacturer's recommendations. Protect tile and grout during curing operations.
9. Expansion Joints:
   a. Place expansion joints as indicated on the Drawings, but in no case more than 25 foot intervals for interior installations.
   b. Place expansion joints at control and expansion joints in concrete slabs, and at intersections with walls and columns.
   c. Joint Sizes: Set to match width of typical grouted joint; not less than 1/8 inch.
   d. Leave expansion joints free of mortar.
   e. Sealant materials and installation are specified in Section 079200.
10. Cleaning:
   a. Wash and thoroughly rinse all tile. Leave all tile surfaces clean. Auto-scrub floor with sealer manufacturer's recommended cleaner as required to remove all contaminants.
   b. Allow floor to dry for a minimum of one hour prior to sealant application.
11. Grout Sealing: Apply two coats of sealer in accordance with the manufacturer's recommendations to achieve maximum penetration into tile grouts.
12. Special Protection Requirements for Tile Surfaces:
   a. Areas Subject Only to Foot Traffic: Lay down non-staining curing paper lapped and sealed at joints and edges with Nashua Brand Duct Tape. Do not use polyethylene or products containing bituminous materials.
   b. Areas Subject to Rolling Trucks, Dollies and Other Equipment: In addition to the above, such areas shall be further protected by continuous plywood or hardboard runways. Coordinate designation of such areas.

095113 ACOUSTICAL PANEL CEILINGS

A. General
1.Section Includes:
   a. Acoustical suspension grids
   b. Acoustical ceiling panels
2. Submittals: Product data of each proposed type of ceiling panel and suspension system.
Samples
3. Quality Assurance:
   a. Codes Conform to the requirements of IBC, seismic design category B and the requirements of the jurisdictional code authorities.

B. Products
1.Acoustical Panels: Types and colors as scheduled on the Drawings; flame spread of 25 or less when tested in accordance with ASTM E84.
2. Suspension System: Types and colors as scheduled on the Drawings; heavy duty classification; direct hung. Furnish stabilizer bars, splices, edge and wall moldings, and other items as necessary to complete suspended ceiling grid system.
3. Accessories: Furnish hangers, clips, fasteners, hanger wire and other accessories as necessary to complete the work.

C. Execution
1.Installation:
   a. Install after major above-ceiling work is complete.
Install system in accordance with ASTM C636, IBC requirements, seismic design category B, the manufacturer's instructions, and as supplemented in this Section.
   b. Install grid to produce finished ceiling true to lines and levels indicated, within the specified tolerances.
   c. Install suspension systems in a manner to support all superimposed loads, with maximum permissible deflection of 1/270 of span.
   d. Hang system independent of walls, columns, ducts, pipes and conduit. Where ducts or other equipment prevent the regular spacing of hangers, provide secondary carrying members for indirect support of the suspensions system, or reinforce the nearest adjacent hangers and related carrying channels as required to span the required distance.
   e. Provide all anchors required for the installation of the ceiling system. Do not anchor system in any manner which might cause damage to the structural system.
   f. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths. Miter corners. Provide edge moldings at junctions with other interruptions. Fabricate edge moldings to fit the surfaces encountered.
   g. Fit acoustic lay-in panels in place, free from damaged edges or other defects detrimental to appearance and function.
   h. Border Units:
      1) Fit border units neatly against abutting surfaces. Scribe and mill recessed tegular edge into partial border units supported at edge by wall molding.
      2) Where border units are greater than 24 inches in length but less than 28 inches, cut units from matching 24 x 48 inch panels without center score.
   i. Field Units: Where cut panels are necessary to accommodate framing at light fixtures, diffusers, and other interruptions in the suspension system module, scribe and cut panels to accommodate the framing; paint tegular edge panels to match factory edge.
   j. Adjust sags or twists which develop in the ceiling system and replace parts which are damaged or defective.
   k. Tolerances:
      1) Variation form Flat and Level Surface: 1/8 inch in 10 feet.
      2) Variation from Plumb of Grid Members Caused by Eccentric Loads: Two degrees maximum.
2. Clean-Up: Remove fingerprints and traces of soil and blemishes from ceiling materials.
Use cleaning materials recommended by the manufacturer of the ceiling materials.

096219 LAMINATE FLOORING

A. General
1.Section Includes:
   a. Substrate preparation.
   b. Laminate flooring.
   c. Cleaning and protection
2. Submittals:
   a. Product Data: Manufacturer's product data for laminate flooring and adhesives.
   b. Samples: 3 samples of laminate flooring, minimum 6 inches long; species and width as proposed for the work.
3. Quality Assurance:
   a. Installer: Minimum of 5 years' experience in the installation of similar products.
4. Delivery, Storage, And Handling
   a. Protect materials from damage, moisture, soiling and deterioration during transit and storage.
   b. Do not deliver laminate flooring materials until Project site conditions and operations which could damage, soil or deteriorate work are complete.
   c. Store products and materials in ventilated, interior locations under constant minimum temperature and relative humidity recommended by laminate flooring manufacturer.
5. Project Conditions:
   a. Obtain and maintain temperature and moisture conditions as recommended by laminate flooring manufacturer during installation and remainder of construction period.
   b. Do not install flooring until all other significant construction work is complete and surrounding air has attained specified moisture content.
   c. If adhesive is recommended by the manufacturer, substrates must be sufficiently dry to achieve a bond with the adhesive (especially when employing direct glue down method to substrate), in accordance with the manufacturer's recommended bond and moisture tests.
   d. Provide permanent HVAC operation and lighting prior to installation.
6. Special Warranty:
   a. Warrant laminate flooring to be free from defects in material and workmanship for three years.
   b. Coverage to include but not limited to:
      1) Buckling, warping, squeaking, and loosening.
      2) Excessive open joints and cracks.
      3) Deterioration of finishes beyond normal wear.

B. Products
1.Laminate Flooring:
   a. As scheduled on the Drawings. (WD-2)
2. Accessories:
   a. Adhesives:
      1) Types recommended by laminate flooring manufacturers for specific application.
   b. Subfloor Filler: Portland cement based latex filler, mixed with water to produce a self-leveling underlayment, or cementitious paste, as appropriate to project requirements.
   c. All other materials not specifically described but required for a complete and proper installation of flooring shall be only as recommended by the manufacturer of the material to which it is applied and shall be subject to the approval of the Architect.

C. Execution
1.Examination:
   a. Examine site conditions and verify that the work of this Section may properly commence. Notify the Architect in writing of unsatisfactory conditions.
   b. Moisture and Alkalinity Testing of Substrates:
      1) Tests shall be conducted by an independent third party testing agency using testing methods and devices in accordance with NFCA requirements and laminate floor covering manufacturer's recommendations. Final moisture test results must be in compliance with industry/manufacturer's standards or meet the following:
         a) RH In-Situ Probe test results, conducted according to ASTM F-2170, shall not exceed 85% .
         b) Anhydrous Calcium Chloride test results, conducted according to ASTM F-1869, shall not exceed an MVER of 3 lbs./ 1000 ft² over a twenty-four (24) hour period.
         c) Alkalinity results shall not exceed a maximum pH rating of 7.
   c. Verify that substrate is flat to plus or minus 1/8 inch in 10 feet (3mm in 3m).
   d. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
2. Installation:
   a. Install flooring in accordance with the manufacturer's written recommendations.
   b. Install laminate flooring plumb, level, square, and free from warp or twist while maintaining dimensional tolerances and alignment with surrounding construction.
3. Cleaning and Protection:
   a. Clean finished floor surfaces in accordance with manufacturer's instructions.
   b. Protect finished floor from abuse by other trades using heavy kraft paper or equivalent.

096513 RESILIENT BASE AND ACCESSORIES General
1.Section Includes: Resilient base.
2. Submittals:
   a. Product literature for base and adhesive.
   b. Samples: 3 samples of proposed base, minimum 6 inches long.
3. Quality Assurance:
   a. Qualifications of Installers:
      1) Use only skilled and experienced resilient base installers for preparation of substrate and installation of resilient base.
      2) Helpers and apprentices used for such work shall be under full and constant supervision at all times by thoroughly skilled resilient base installers.
4. Environmental Requirements:
   a. Maintain minimum 70 degrees F air temperature at base installation area for three days prior to, during, and for 24 hours after installation.
   b. Store base materials in area of application. Allow three days for material to reach equal temperature as area.

B. Products
1.Materials:
   a. Resilient Base: Roll stock, type and colors as scheduled on the Drawings.
   b. Primers and Adhesives: types as recommended by resilient base manufacturers for specific application; tested in accordance with ASTM D5116.

C. Execution
1.Installation:
   a. Adhesive install base materials in accordance with the manufacturer's recommendations. Adhere tightly to wall and floor surfaces.
   b. Use roll stock only. Where cutting is necessary, maintain minimum measurement of 18 inches between joints.
   c. Miter or cope inside corners for accurate fit.
   d. Install base to walls, columns, and to wood casework toe kicks in all areas where resilient base is scheduled, and where no other base finish is specifically noted or detailed.
   e. Install base in maximum practical lengths, with minimum number of joints in each run. Fit joints tight, vertical, and in accurate alignment.
   f. Score back of base material with grooving tool, at outside corners; maintain minimum leg length 18 inches where wall length permits. Mount base so that scored groove is accurately aligned with corner, and with base tightly adhered to wall at both sides of corner, with no visible gaps at top of base. Where cove base is formed around outside corners, stretch toe of cove for smooth transition around corner, with toe in uniform contact with the finish flooring.
   g. Scribe and fit to door frames and other obstructions.
   h. Install straight and level to variation of plus or minus 1/8 inch over 10 feet.
   i. Coordinate installation of base with work of Sections 096433, 096500 and 096800.
   j. Fit joints tight and vertical.
2. Cleaning:
   a. Remove excess adhesive from base and wall surfaces without damage.
   b. Clean base in accordance with manufacturer's instructions.

096519 RESILIENT TILE FLOORING

A. General
1.Section Includes:
   a. Luxury vinyl floor tile.
Resilient tile flooring.
   b. Reducers.
2. Submittals:
   a. Submittals for Review:
      1) Product Data: Provide data on specified products, describing physical and performance characteristics.
      2) Samples:
         a) Flooring: Three, 6 x 6 inch samples in each color and pattern.
         b) Reducers: Three, 4 inch long samples in each color.
3. Quality Assurance:
   a. Qualifications of Installers:
      1) Use only skilled and experienced resilient flooring installers for preparation of substrate and installation of resilient flooring.
      2) Helpers and apprentices used for such work shall be under full and constant supervision at all times by thoroughly skilled resilient flooring installers.
4. Environmental Requirements
   a. Maintain minimum 70 degrees F air temperature at flooring installation area for three days prior to, during, and for 24 hours after installation.
   b. Store flooring materials in area of application. Allow three days for material to reach equal temperature as area.
5. Maintenance:
   a. Extra Materials: One unopened carton of each color and pattern.

B. Products
1.Luxury Vinyl Tile (LVT): As scheduled on the drawings.
2. Accessories:
   a. Reducer Strips: Solid vinyl or rubber composition, 1 1/4 inch wide by flooring thickness, tapered, color black.
   b. Subfloor Filler: Portland cement based latex filler, mixed with water to produce a self-leveling underlayment, or cementitious paste, as appropriate to project requirements.
   c. Primers and Adhesives: Water based, waterproof, recommended by flooring manufacturer.

C. Execution
1.Examination: Perform moisture tests in accordance with ASTM F2170 to determine the vapor emission rate from concrete floors. Notify the Architect of readings in excess of 75 percent relative humidity (RH) or levels recommend by the resilient flooring manufacturer.
2. Preparation: Clean substrate to ASTM F710.
3. Installation of Tile:
   a. Sequence installation with plumbing fixtures to permit sealing around all floor penetrations.
   b. Install subfloor filler to fill low spots, cracks, construction joints, holes, and other defects, and as required to adjust level to meet adjacent finishes. Feather to maximum slope of 1/8 inch in 6 feet; float to smooth, flat, hard surface. Prohibit traffic over filler.
   c. Install in accordance with manufacturer's instructions.
   d. Mix materials from multiple containers to ensure shade variations are consistent when flooring is placed.
   e. Spread only enough adhesive to permit installation of flooring before initial set.
   f. Lay flooring with joints parallel to building lines to produce symmetrical pattern.
   g. Install flooring to pattern directed by Architect. Allow minimum half-size units at room or area perimeter.
   h. Set flooring in place; press with heavy roller to attain full adhesion.
   i. Scribe flooring to walls, columns, cabinets, and other appurtenances to produce tight joints. Ensure that base, trim, plates, or escutcheons will completely cover cut edges.
   j. Extend flooring into recesses and under equipment.
   k. Terminate flooring at centerline of door openings where adjacent floor finish is dissimilar.
4. Installation of Reducer Strips
   a. Install where tile stops with edge exposed; set in adhesive.
   b. Center strips under doors where flooring terminates at door openings.
   c. Install in longest practical lengths; butt ends tight.
   d. Scribe to abutting surfaces.
5. Adjusting: Correct tiles that are not seated; replace damaged tiles.
6. Cleaning: Clean flooring and machine buff in accordance with manufacturer's instructions.
7. Protection:
   a. Do not allow traffic on flooring until adhesive has set.
   b. Cover areas subject to traffic with protective covering.

096813 TILE CARPETING

A. General
1. Section Includes:
   a. Tile carpeting.
   b. Edgings.
2. Submittals:
   a. Submittals for Review:
      1) Product Data: Provide data on specified products, describing physical and performance characteristics.
      2) Samples:
         a) Carpet tile: Full size samples in each color and pattern]
         b) Edgings: 4 inch long samples showing available colors.
3. Quality Assurance:
   a. Carpet Installer shall have minimum of 3 years' experience in carpet installations of similar size and scope.
   b. Measurement Verification: Measurements shown on the Drawings are approximate. The Contractor's shall verify all dimensions and job site conditions; order sufficient carpet tiles to fully carpet areas as indicated and to fill overage requirements as specified.
   c. All carpet of the same type shall be from the same dye lot.
4. Job Conditions:
   a. Precondition: Leave carpet tiles in area to be tiled for 48 hours prior to installation.
   b. Do not begin installation until painting and finishing work have been completed.
   c. Environmental Conditions: Maintain temperature in space in accordance with carpet or adhesive manufacturer's recommendations, but in no case less than 60 degrees F for 24 hours prior to, during, and after installation. Permit no traffic over newly laid adhesive applied carpet for a minimum of 24 hours after installation.
5. Warranty: Furnish manufacturers standard 15-year warranty against wear and deterioration.
6. Warranties: Furnish manufacturers standard 15-year warranty against wear and deterioration.
7. Maintenance:
   a. Extra Stock: Supply a minimum of 10% new stock to the Owner of each type and color of carpet used in the project. Carpet shall be in full manufactured widths. Deliver to the Owner in clearly market cartons; store where directed.

B. Products
1. Carpet Tiles: As scheduled on the Drawings.
2. Accessories:
   a. Subfloor Filler: Portland cement based latex filler, mixed with water to produce a self-leveling underlayment, or cementitious paste, as appropriate to project requirements.
   b. Primers and Adhesives:
      1) Use primers and adhesives as approved by the carpet manufacturers for compatibility with carpet backing.
      2) Use release type adhesives at carpet tile locations.
   c. Edge Strips: Vinyl reducer strips, unless otherwise indicated; size and configuration as appropriate for conditions; color as selected by Architect from manufacturer's standard line.

C. Execution
1. Examination: Perform moisture tests in accordance with ASTM F2170 to determine the vapor emission rate from concrete floors. Notify the Architect of readings in excess of 75 percent relative humidity (RH) or levels recommend by the carpet manufacturer.
2. Preparation:
   a. Clean substrate to ASTM D4258.
   b. Fill cracks, voids, and depressions with leveling compound.
   c. Grind ridges and high spots smooth.
3. Installation of Carpet Tiles:
   a. Install in accordance with CRI 104.
   b. Install carpet tile and adhesive in accordance with manufacturers' instructions.
   c. Blend carpet tiles from different cartons to ensure minimal variation in color.
   d. Lay out each room or area to minimize tiles less than one half size.
   e. Cut tile clean. Fit tiles tight to intersection with vertical surfaces without gaps.
   f. Lay carpet tile to manufacturer's recommended pattern, with tile direction set parallel to building lines.
   g. Locate change of color or pattern between rooms under door centerline.
   h. Fully adhere carpet tiles to substrate.
   i. Place carpet tile dry over substrate.
4. Installation of Edgings:
   a. Install strips where carpet tiles about dissimilar flooring materials, secure to subfloor.
   b. Center strips under doors where carpet tiles terminate at door openings.
   c. Install in longest practical lengths; butt ends tight.
   d. Scribe to abutting surfaces match.
5. Cleaning:
   a. Clean spots as recommended by carpet tile manufacturer.
   b. Cut off loose threads flush with top surface.
   c. Clean with commercial vacuum cleaner.

097200 WALL COVERINGS

A. General
1. Section Includes: Wall coverings.
2. Submittals: Samples: Minimum 8 x 10 inch samples each of wall covering proposed.
3. Quality Assurance:
   a. Wall Covering Installer: Minimum of 3 years' experience in wall covering installations of similar size and scope. Able to show evidence of experience when requested by the Architect.
4. Product Delivery, Storage, and Handling:
   a. Deliver wall coverings to the project site in unbroken and undamaged original factory packaging and clearly labeled with the manufacturer's identification label, quality or grade, and lot number.
   b. Store materials in a clean, dry storage area with temperature maintained above 55°F with humidity normal to the that of the final project conditions.
   c. Store material in original packaging to prevent damage.
5. Environmental Conditions:
   a. Do not apply wall coverings and tackable surface when surface and ambient temperatures are outside the temperature ranges required by the wall covering manufacturer.
   b. Provide continuous ventilation and heating facilities to maintain substrate surface and ambient temperatures above 55°F unless required otherwise by manufacturer's instructions.
   c. Apply adhesive when substrate surface temperature and ambient temperature is above 55°F (13°C) and relative humidity is below 40 percent.
   d. Maintain constant recommended temperature and humidity for at least 72 hours prior to and throughout the installation period, and for 72 hours after wall covering and tackable surface installation completion.
   e. Provide not less than 80-foot-candles per square foot lighting level measured mid-height at substrate surfaces.
6. Maintenance:
   a. Extra Stock: Supply a minimum of 5% new stock to the Owner of each type and color of wallcovering used in the project. Wallcovering shall be in full manufactured widths. Deliver to the Owner in clearly market cartons; store where directed.

B. Products
1. Wall Coverings: As scheduled on the Drawings.
2. Substrate Filler: As recommended by adhesive and wall covering manufacturers; compatible with substrate.
3. Primers and Adhesives:
   a. Substrate Primer and Sealer: As recommended by wall covering manufacturer.
   b. Adhesives: As recommended by the wall covering manufacturer.

C. Execution
1. Examination:
   a. Examine substrate and notify the Architect of unacceptable conditions which would prevent a satisfactory installation. Unacceptable conditions include, without limitation, cracks, voids, ridges, oils, grease, moisture, porosity, indelible and water soluble crayon, ball or felt tip pen marks, and foreign materials.
   b. Verify that wall sizing has been properly applied.
   c. Acclimate wallcovering to site conditions for a minimum amount of time prior to installation in accordance with each manufacturer's instructions.
2. Preparation:
   a. Schedule work such that the subsequent work of other sections will not damage the work of this section.
   b. Verify the type, pattern, color, and quantity of each type of wall covering for each location scheduled to receive wall covering.
   c. Remove electrical outlet and switch plates, mechanical diffusers, escutcheons, registers, surface hardware, fittings, and fastenings prior to starting work; store during and replace after work.
   d. Protection: Provide sufficient drop cloths, shields, and protective equipment to prevent wall covering materials from fouling adjacent surfaces, and in particular at storage and preparation areas.
3. Installation:
   a. Apply adhesives in strict accordance with the adhesive manufacturer's directions for the type of material being applied.
   b. Install wall covering secure, smooth, clean, and without wrinkles, gaps or overlaps.
   c. Extend wall covering continuously behind such items as mirrors, and other items which are close to but not touching walls.
   d. Install wall covering where scheduled in strict accordance with the wall covering manufacturer's recommendations.
   e. Provide double-cut seams on nonmatch patterns, butt seams on match patterns.
   f. Install wall covering oriented vertically, unless otherwise indicated. Horizontal seams are not permitted.
   g. Corner Seams: Make no seams within 6 inches of an inside or outside corner, except where a color or pattern change is indicated. Lap wall coverings at inside corner seams to prevent substrate show through.

097736 FIBERGLASS REINFORCED PLASTIC PANEL WALL COVERINGS

A. General
1.Section Includes: Fiberglass reinforced plastic (FRP) panel system.
2. Environmental requirements.
   a. Maintain uniform minimum temperature of 60 degrees F. and humidity of between 20 to 40 percent from 24 hours before to 24 hours after FRP installation, unless otherwise approved by the panel manufacturer.
   b. Maintain maximum ventilation to remove volatile emissions produced during the installation process

B. Products
1.Materials
   a. Fiberglass Reinforced Panel (FRP): As listed in the Finish Schedule.
      1) Fire Rating: Class 1/A fire rating.
      2) Color: As scheduled on the Drawings
   b. Accessories:
      1) Primers and Adhesives: As recommended by the panel manufacturer for the substrate indicated.
      2) Sealant: Manufacturer's standard silicone sealant; USDA approved installation.
      3) Trim Moldings: Manufacturer's standard; color to match panels.

C. Execution
1.Preparation:
   a. Coordinate installation with the installers of adjacent and integral construction to allow for installation of FRP panels prior to the installation of escutcheons, cover plates, louver flanges, and other components to be installed over or through FRP panels.
2. Adhesive Wall Panel Installation:
   a. Adhesively bond panels in accordance with the panel manufacturer's recommendations.
   b. Accurately cut and fit panels around obstructions; scribe fit at edges. Allow sufficient space to seal joints with sealant.
   c. Do not install panels with edge or surface damage. Replace with new undamaged material, all panels which become chipped or damaged prior to final acceptance.
   d. Provide J molding at all exposed edges. Provide H molding at all vertical butt joints. H moldings shall not be run behind base finish material. Provide trim moldings at inside and outside corners.
   e. Seal all joints between panels and moldings, and between FRP system and adjacent construction.
3. Clean-Up:
   a. Remove fingerprints and traces of soil and blemishes from wall materials.
   b. Use cleaning materials recommended by the manufacturer of the panels.

098100 ACOUSTIC INSULATION

A. General:
1.Section Includes:
   a. Acoustical insulation in stud framed gypsum board wall cavities.
   b. Acoustical sealant.
2. Quality Assurance:

B. Products
1.Acoustic Insulation:
   a. ASTM C665, Type I; unfaced glass or mineral fiber batts, blankets, or rolls; minimum fire hazard classification rating of 25/50 per ASTM E84; no added formaldehyde.
   b. Thickness: Minimum 3-inch thick, unless required otherwise to meet the STC requirements indicated or specified.
   c. Widths: Widths to friction-fit between studs, where indicated for installation in stud walls; widths as appropriate for installation above acoustical ceiling panels.
2. Acoustical Sealant:
   a. Non-hardening, non-skinning, for use in conjunction with gypsum board; similar to USG "Acoustical Sealant."
   b. Sprayed Foam: Dow Corning "Fire Stop 2001 Silicon Foam" or approved.
3. Preformed Foam Filler: Foam assemblies available from the metal deck manufacturer which are preformed to fit the flutes in the metal deck.
4. Accessories: Furnish other accessories such as fasteners and retainers, not specifically described, but required for a complete installation.

C. Installation:
1.Install insulation in accordance with manufacturer's instructions, and as indicated.
2. Install insulation without gaps or voids.
3. Trim insulation neatly to fit spaces. Use insulation materials free of damage.
4. Sealant:
   a. Install acoustical sealant around perimeter of all acoustically insulated partitions; one continuous bead at each side of framing member interface with substrate.
   b. Seal all penetrations through acoustical assemblies, except for penetrations in fire rated construction to receive firestopping.
5. Provide preformed foam fillers or sprayed foam to seal the flute openings where acoustical partitions are installed tight to metal deck assemblies.

099000 PAINTING

A. General
1.Section Includes: Site applied interior paint coatings.
2. Submittals:
   a. Materials List.
   b. Samples: 3 samples of each proposed paint finish on an 8"x10" card. Reference manufacturer, type of paint, color, sheen, substrate, and application.
3. Quality Assurance:
   a. Applicator Qualifications: Company specializing in commercial painting and finishing with a minimum of three years documented experience.
   b. Paint coatings shall be free of dust, dirt, flow lines, streaks, sags, blisters, pinholes, bugs, runs, or other surface imperfections.
   c. In addition to the coats specified, provide additional coats as required to obtain adequate hide.
4. Delivery, Storage, And Handling:
   a. In accordance with Section 016000.
   b. Delivery: Deliver paint materials to the jobsite in sealed, original, labeled containers, each bearing manufacturer's name, type of paint, brand name, color designation, and instructions for mixing and/or reducing.
   c. Storage: Store paint materials at a minimum ambient temperature of 45 degrees F. in a well ventilated area.
   d. Toxic, acidic, and combustible materials: Take all necessary precautionary safety measures as recommended by the material manufacturers and governing regulations.
   e. Place cotton waste, cloths, and material which may constitute a fire hazard in closed metal containers and daily remove from the site.

JEFFERSON_
JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 632 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA 031898
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL SPECIFICATIONS

DRAWING TITLE

Drawn By: PLG, EQ,SK
Checked By: PLG,SK
PROJECT # 4344

A-905

5. Site Conditions:
   a. Temperature:
      1) Do no painting work when surface and air temperatures are below 40 degrees F or below those temperatures recommended by the manufacturer for the material type used.
      2) Minimum temperatures for latex finishes: 45 degrees F for interior work.
   b. Lighting: Maintain a lighting level of minimum 50 foot-candles on the surfaces to be painted or finished.

6. Maintenance Materials: Furnish quantity of paint equal or greater than 5 percent of the quantity of each type, color, and sheen of paint used in the work, except amount shall be not more than 5 gallons, nor less than two one quart cans, of each type of finish coat of each color and sheen required.

B. Products

1.Interior Latex Paint Systems:
   a. Manufacturer: Benjamin Moore, no substitutions allowed.
   b. Gypsum Board Substrate - Typical:
      1) Primer: Latex primer sealer; Ultra Spec 500
      2) Finish: As scheduled in Drawings.
   c. Gypsum Board Substrate - Wet Areas:
      1) Primer: Latex primer sealer; Ultra Spec 500
      2) Finish: As scheduled in Drawings.
   d. Metal Substrate:
      1) Primer: Surface preparation per manufacturer, first coat of finish.
      2) Finish: Second coat of finish as scheduled in Drawings.
   e. Wood Substrates:
      1) Primer: Latex primer sealer; Ultra Spec 500
      2) Finish: As scheduled in Drawings.

C. Execution

1.Preparation:
   a. Moisture Check: Check for excess moisture using an electronic moisture meter. Do not paint materials with excess moisture levels which would impair the bonding of finish coatings.
   b. Hardware and Miscellaneous Items:
      1) Carefully remove electrical outlet and switch plates, mechanical diffusers, escutcheons, surface hardware, fittings, and fastenings prior to starting work.
      2) Carefully store, clean, and replace these items upon completion of work in each area.
      3) Do not use solvent or abrasives to clean hardware that will remove the permanent lacquer finish normally used on some of these items.
   c. Prepare surfaces by removing all dirt, dust, grease, oil, moisture, and other contaminants which will impair the proper adhesion of the finish.
   d. Gypsum Board: Remove light dust, and dirt.
   e. Wood - Opaque paint finish:
      1) Fill all nail holes and cracks.
      2) Sand filler smooth and level with wood surface.
   f. Ferrous Metal Shop Primed under other Sections:
      1) Solvent clean to remove oil and grease. Remove loose rust and blistered and peeling paint to bare metal by scraping, sanding, and wire brushing in accordance with SSPC-SP2 and SP3.
      2) Immediately retouch damaged or abraded surfaces with compatible primer. Lightly sand all shop prime painted surfaces to receive paint finish.
   g. Unprimed Ferrous Metal:
      1) Solvent clean in accordance with SSPC SP-1.
      2) Commercial blast per SSPC SP6.
   h. Galvanized Ferrous Metal:
      1) Clean in accordance with paint manufacturer's requirements for substrate preparation.
      2) Abrade surface with 3M "Scotchbrite Heavy Duty" (brown) pad, or as necessary to achieve sufficient profile for paint adhesion.
   i. Existing Finished Surfaces to Be Repainted:
      1) Remove loose, blistered, scaled, or crazed finishes to bare substrate, feather new work into existing work. Prepare surfaces to the nearest break line if necessary to blend new finishes with old finishes.
      2) Wash and rinse surfaces with trisodium phosphate and water or other solution required to remove remaining film, wax, oil, grease, or foreign matter which would impair bond or cause bleed through.
      3) Lightly sand or apply a liquid deglosser on existing semi-gloss and high-gloss finishes before refinishing.
   j. Mask adjacent surfaces.

2. Application Requirements; General:
   a. Unless specified or indicated otherwise, follow paint manufacturer's label directions for general application procedures and coverage rates.
   b. Do not apply finishes on surfaces that are not sufficiently dry. Make sure each coat of finish is dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
   c. Where painting is indicated to cover patches and new work in plane with existing, repaint entire surface to nearest break line.
   d. Opaque Finishes:
      1) Apply number of coats scheduled, except that additional finish coats shall be applied as necessary for complete hiding of substrate colors.
      2) Apply primer coats untinted. Where more than one coat of paint is required, tint each succeeding coat up to the final coat similar in tint, but slightly lighter in value (shade).
      3) Sand lightly between coats if necessary to achieve required finish; sand between all coats applied to wood substrates.
   e. Rollers for application and backrolling of latex paints shall have a nap of 3/8 inch or less.
   f. Where roller texture is scheduled for application to gypsum board surfaces, finish coats may be roller-applied, or spray applied and backrolled at Contractor's option.
   g. Factory Primed Surfaces: Apply scheduled finish system, less primer coat, except as necessary to for patching damage to factory prime coating.

3. Gypsum Board - Latex System:
   a. System: Three coats - first coat latex primer sealer (untinted; omit at previously painted walls), second and third coat latex paint (Omit third coat at previously painted walls subject to approval by the Architect.)
   b. Sheen: As scheduled.
   c. Application:
      1) Except as otherwise indicated, use on all exposed gypsum board surfaces indicated to be painted or repainted.
      2) Provide prime coat only behind permanently mounted mechanically anchored items

4. Interior Ferrous Metal and Galvanized - Latex System:
   a. System: Three coats; first coat latex primer (omit at shop primed items); second and third coats interior latex finish. The primer may be omitted at factory primed surfaces, except as necessary to recoat damaged or abraded preprimed surfaces.
   b. Sheen: As scheduled.
   c. Application: Interior ferrous metal surfaces including interior hollow metal door frames, electrical panels, fire extinguisher cabinets, countertop brackets, and access doors.

5. Wood - Opaque Finish Latex System:
   a. System: Three coats; first coat latex wood primer, and second and third coat latex enamel.
   b. Sheen: As scheduled.
   c. Application: Use on wood or medium density fiberboard surfaces, including wood doors, and standing and running trim.

6. Cleanup:
   a. As the work proceeds and on completion of the work, promptly remove all primers, paints, and finishes where spilled, splashed or splattered in a manner not to damage the surface from which it is removed.
   b. Remove masking.
   c. Clean, or replace with new, all lamps and electrical fixtures damaged by overspray; replace with new identical components all lighting fixture louvers and reflectors damaged by overspray.

7. Colors: As scheduled on the Drawings.

DIVISION 10 - SPECIALTIES

101400 SIGNAGE

A. General

1.Section Includes:
   a. Code required, informational and directional at locations indicated on the Drawings.
   b. Installation of signage furnished by the Owner.

2. Submittals:
   a. Product Data: Submit for each sign type.

3. Regulatory Requirements: Signage shall conform to the requirements of the jurisdictional code authorities.

B. Products

1.General: Furnish signage similar to details. For custom signage, font shall be Optima, or approved.

2. Wall and Door Plaques: Braille Signs; design as indicated; high impact styrene; pictograms, borders, lettering, and Braille raised 1/32''; radius corners; double faced mounting tape on back.

3. Decals: Screen printed self-adhesive vinyl; custom shape, colors, and text as indicated on the Drawings.

4. Entry Door Signage: Screen printed or individual letters on self-adhesive vinyl; configuration and text as indicated on the Drawings; colors as directed.

5. Fabrication: Signs shall be free of rough edges, irregular surfaces, non-uniform finishes, and similar imperfections.

C. Execution

1.All graphics shall be mounted level and plumb and in accurate alignment, unless indicated otherwise.

2. Plaques:
   a. Clean surfaces as necessary to accept mounting tape.
   b. Use double stick tape for mounting unless approved otherwise.

3. Decals: Adhere to substrate free of bubbles.

4. Coordinate with Owners vendor to install Owner furnished signage.

102813 TOILET ACCESSORIES

A. General
   1. Section Includes: Toilet accessories.
   2. Submittals:
      a. Product Data: Submit for each toilet accessory.
      b. Accessory Schedule: List of accessories by room.

B. Products
   1. Accessories: As scheduled on the Drawings.

C. Execution
   1. Preparation
      a. Deliver inserts and rough-in frames to jobsite at appropriate time for building-in. Coordinate installation.
      b. Furnish templates and rough-in measurements as required.
      c. Protect adjacent or adjoining finished surfaces from damage during installation of work of this Section.
      d. Coordinate installation of blocking and backing as necessary to support wall mounted items.
   2. Installation
      a. Install fixtures, accessories, and items in accordance with manufacturer's instructions, in full compliance with the manufacturer's installation instructions, and as indicated on the Drawings.
      b. Install true, plumb, and level, securely and rigidly anchored to substrate.
      c. Mount accessories in locations and elevations as indicated on the Drawings. Where elevation is not indicated, mount at the minimum elevation recommended by the manufacturer.

104416 FIRE EXTINGUISHERS AND CABINETS

A. General
   1. Section Includes:
      a. Fire extinguishers.
      b. Fire rated and non-fire rated cabinets.
   2. Quality Assurance:
      a. Regulatory Requirements:
         1) NFPA 10 requirements for portable fire extinguishers.
         2) ASTM E814 for fire resistive cabinets in rated wall assemblies.

B. Products
   1. Extinguishers:
      a. Approved Manufacturers:
         1) Kidde Commercial Division (Mebane, NC; 800-880-6788).
         2) Larsen's Manufacturing Company (Minneapolis MN; 612 571 1181).
         3) J.L. Industries Inc. (Commerce, CA; 323 726 9070).
         4) Potter Roemer (Santa Ana, CA; 714-430-5300, 800-366 3473).
         5) Williams Brothers Corporation (Scarborough, Ontario; 540 636 4444; 800 255 5515).
      b. Multi-Purpose Dry Chemical Type: Heavy Duty DOT Steel tank; UL rating 2A-10B:C, 5 lb capacity, FM approved; red enamel finish; pressure gage; metal valves and siphon tubes.
   2. Fire Extinguisher Cabinets:
      a. Manufacturer, type and finishes as indicated on the Drawings.
      b. All cabinets shall be recessed except when wall conditions do not allow for required depth, in which case, provide semi-recessed cabinet.
      c. Furnish sizes as necessary to accommodate extinguishers, at locations indicated on the Drawings.
      d. Fire Rating:
         1) Non-Rated Partitions: Non-fire rated cabinets
         2) Rated Partitions: Fire rated cabinets for 1 hour or 2 hour combustible and non-combustible wall systems.
   3. Fire Extinguisher Brackets: Manufacturer's standard J-type. Provide at fire extinguisher locations where no cabinet is indicated.

C. Execution
   1. Installation:
      a. Install in locations as indicated on the drawings.
      b. Install brackets 48 inches from finished floor to top of bracket.
      c. Secure rigidly in place in accordance with manufacturer's instructions.
      d. Install cabinets plumb and level in wall openings in locations as indicated. Unless otherwise indicated, install 30 inches from finished floor to inside bottom of cabinet.
      e. Fire-Rated Units:
         1) Provide fire rated units when recessed cabinets are installed in fire rated walls.
         2) Include UL label.

DIVISION 11 - EQUIPMENT

110000 EQUIPMENT AND APPLIANCES

A. General
   1. Section Includes:
      a. Equipment and appliances.
      b. Installation of Owner Furnished equipment and appliances.
   2. Submittals: Provide the following for each piece of General Contractor provided equipment and appliance.
      a. Product Data: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of equipment specified.
      b. Copies of Warranties: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
   3. Quality Assurance:
      a. Supply manufacturers certified installers if required to secure warranty.
      b. Use installation methods required by the manufacturer to secure warranty.
      c. Refer to Electrical and Plumbing Drawings for connections for equipment and appliances.
   4. Warranty: Provide manufacturer's extended warranty on all General Contractor provided equipment and appliances.

B. Products
   1. Appliances and Equipment: As indicated on the Drawings.

C. Execution
   1. Examination:
      a. Utility Verification:
         1) Prior to installing utilities for equipment and appliances, confirm power and plumbing requirements with manufacturer's current written literature.
         2) Notify the Architect in writing if utility requirements differ from those indicated on the MEP drawings or from utilities installed.
         3) Prior to installing equipment and appliances, verify utility rough-ins are present and correctly located.
   2. Installation: Install in accordance with manufacturer's instructions.
   3. Testing:
      a. Test all equipment and appliances to ensure proper functioning prior to turn over to the Owner.
      b. Supply all materials required to test the equipment under actual usage conditions.
   4. Cleaning:
      a. Remove packing materials from equipment and appliances.
      b. Wash and clean equipment and appliances.

DIVISION 12 - FURNISHINGS

Not Used

124813 ENTRANCE FLOOR MATS

A. General
   1. Section Includes:
      a. Carpet entry mats.
      b. Perimeter angle frame.
   2. Submittals
      a. Product Data. Submit for mats and frame.
      b. Shop Drawings: Indicate perimeter angle frame size and locations, mat joint locations, and relevant details of adjacent construction. Indicate method for fastening frame to substrate.

B. Products
   1. Entrance Floor Mats and Grates: As scheduled on the Drawings.
   2. Miscellaneous Accessories: Furnish fasteners, sleeve anchors, and other materials as necessary for a complete installation.

C. Execution
   1. Examination: Verify that substrate is properly level, clean, and ready for installation of entry mat frame.
   2. Installation
      a. Mechanically fasten entry mat frame sections accurately into positions as indicated. Corner joints shall be mitered and tightly butted. For each angle frame section, place fasteners 2 inches from each end and at maximum 24 inches on center along the length.
      b. Coordinate installation of slab leveling material within perimeter frame area as necessary to align the crush line of the entry mat with perimeter frame.
      c. Install carpet entry mats in accordance with the manufacturer's instructions. Place carpet entry mat tight to the substrate with a uniform appearance free of wrinkles. Trim at perimeter edges for tight butt fit to frame.**(with metal grate)** Carpet entry mats.
         b. Rigid grates.
         c. Perimeter angle frame.
         a. Product Data. Submit for mats, grates, and frame.
         b. Shop Drawings: Indicate perimeter angle frame size and locations, mat joint locations, rigid grate fastening details, and relevant details of adjacent construction. Indicate method for fastening frame to substrate.
         a. Mechanically fasten entry mat frame sections accurately into positions as indicated. Corner joints shall be mitered and tightly butted. For each angle frame section, place fasteners 2 inches from each end and at maximum 24 inches on center along the length.
         b. Coordinate installation of slab leveling material within perimeter frame area as necessary to align the crush line of the entry mat and top of rigid grate with perimeter frame.
         c. Install carpet entry mats in accordance with the manufacturer's instructions. Place carpet entry mat tight to the substrate with a uniform appearance free of wrinkles. Trim at perimeter edges for tight butt fit to frame.
         d. Install rigid grates in accordance with the manufacturer's instructions. Trim at perimeter edges for perpendicular fit to frame.

DIVISION 13 - SPECIAL CONSTRUCTION

Not Used

DIVISION 14 - CONVEYING EQUIPMENT

Not Used

DIVISION 21 - FIRE SUPPRESSION

SECTION 210033 - BIDDER DESIGN FIRE SUPPRESSION

A. Fire protection systems are bidder designed and shall conform to the requirements of the jurisdictional code authorities, and requirements of the Landlord.

B. Sprinkler heads shall be the fully-concealed type, finished to match the ceiling they are installed in.
   1. Submittals: Submit product data for sprinkler heads.

C. Fire protection subcontractor shall furnish stamped, signed shop drawings of the sprinkler system prepared by a Professional Engineer licensed to practice in the State where the project is located.

D. Submit approved shop drawings for local Building Department and Fire Marshal review and approval, as submittal for permit, as required.

DIVISION 22 - PLUMBING

SEE ENGINEERED PLUMBING DRAWINGS

DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

SEE ENGINEERED MECHANICAL DRAWINGS

DIVISION 26 - ELECTRICAL

SEE ENGINEERED ELECTRICAL DRAWINGS

END

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.
150 HUDDESTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30269
770 - 639 - 9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

STATE OF GEORGIA
STEFAN KRAL
CERTIFICATE NO. RA-031998
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL SPECIFICATIONS

DRAWING TITLE

Drawn By: PLG, EQ,SK	A-906
Checked By: PLG,SK	
PROJECT # 4344	

GENERAL NOTES

THIS STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE WITH 2024 GEORGIA STATE AMENDMENTS AND ASCE 7-16

LOADS:

RISK CATEGORY =	III
ROOF DEAD LOAD =	20 psf
ROOF DEAD LOAD = (AVAILABLE TO RESIST UPLIFT)	5 psf
ROOF LIVE LOAD = (DOES NOT INCLUDE MECHANICAL UNITS)	20 psf
GROUND SNOW LOAD, Pg =	5 psf
SEISMIC IMPORTANCE FACTOR, I =	1.25
MAPPED SPECTRAL ACCELERATIONS: Ss = 0.160, S1 = 0.081	
SITE CLASS (SOIL TYPE):	D (ASSUMED)
SPECTRAL RESPONSE COEFFICIENTS: SDs = 0.171 , SD1 = 0.129	
SEISMIC DESIGN CATEGORY:	B
SEISMIC FORCE RESISTING SYSTEM: WOOD FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS	
RESPONSE MODIFICATION FACTOR, R:	6.5
OVERSTRENGTH FACTOR, OMEGA:	3.0
DEFLECTION AMPLIFICATION FACTOR, Cd:	4.0
SEISMIC RESPONSE COEFFICIENT, Cs:	0.033
DESIGN BASE SHEAR:	2.8k
ANALYSIS PROCEDURE:	E.L.F. PROCEDURE
BASIC WIND SPEED (ULTIMATE)	114 mph
BASIC WIND SPEED (SERVICE)	88 mph
WIND EXPOSURE CATEGORY:	B
INTERNAL PRESSURE COEFFICIENT:	±0.18

COMPONENTS & CLADDING PRESSURES (ULTIMATE):

ZONE	1	2E, 3	2R	2 O.H.	3 O.H.	4	5
A=10	+17.5 -29.4	+17.5 -39.3	+17.5 -51.2	-49.2	-61.1	+19.6 -21.2	+19.6 -26.2
A=20	+16.0 -29.4	+16.0 -36.1	+16.0 -46.1	-48.3	-55.1	+18.7 -20.3	+18.7 -24.1
A=50	+16.0 -26.0	+16.0 -31.8	+16.0 -39.4	-47.1	-47.2	+17.5 -19.2	+17.5 -21.8
A=100	+16.0 -23.4	+16.0 -28.6	+16.0 -34.4	-46.1	-41.3	+16.6 -18.3	+16.6 -20.0

EDGE DISTANCE, a = 3'-0" (ROOF); 3'-0" (WALL)

SEE ASCE 7 FOR ZONE LAYOUT AND ADD. INFO.

GENERAL:

1. GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF MECHANICAL EQUIPMENT AND COORDINATE WITH THE STRUCTURAL DRAWINGS.
2. STRUCTURAL DRAWINGS INDICATE TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. ANY DETAILS SHOWN SHALL APPLY TO ALL LIKE AND SIMILAR CONDTIONS.
3. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. CONTRACTOR SHALL DESIGN AND PROVIDE TEMPORARY SUPPORT, SHORING AND BRACING FOR ALL STRUCTURAL COMPONENTS DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
6. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES AND PROCEDURES FOR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION COMPLIES WITH OSHA REGULATIONS.

SHOP DRAWINGS:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THAT ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. STRUCTURAL DRAWINGS INDICATE TYPICAL AND CERTAIN CONDITIONS ONLY. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT.
2. SUBMIT THE FOLLOWING SHOP DRAWINGS FOR ENGINEER'S REVIEW:
   a. CONCRETE MIX DESIGNS
   b. REINFORCING STEEL
   c. PRE-ENGINEERED WOOD TRUSSES
3. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
4. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT/ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED, STAMPED, AND SIGNED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.
5. REPRODUCTION OF ANY PORTION OF THE CONTRACT DOCUMENTS FOR SUBMITTALS OR SHOP DRAWINGS IS NOT PERMITTED AND SHALL RESULT IN REJECTION OF THAT SUBMITTAL OR SHOP DRAWING.
6. CONTRACT DOCUMENTS WILL GOVERN OVER SUBMITTALS AND SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER. BE REVIEWED.

DRAWING INDEX

EXISTING CONDITIONS:

1. WHERE EXISTING CONDITIONS ARE SHOWN THEY HAVE BEEN DERIVED FROM AVAILABLE DRAWINGS AND REPRESENT THE ENGINEER'S BEST ESTIMATE OF ACTUAL CONDITIONS. DEPICTED EXISTING CONDITIONS MAY NOT, IN ALL CASES, BE CORROBORATED BY FIELD INVESTIGATIONS.
2. ALL DIMENSIONS AND DETAILS OF EXISTING WORK INDICATED ON THE DRAWINGS SHALL BE FIELD MEASURED AND VERIFIED BEFORE PROCEDING WITH WORK. ANY DISREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
3. NECESSARY PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR UNDERMINE ANY EXISTING BUILDING FOUNDATIONS OR STRUCTURE AND SHORING SHALL BE PROVIDED AS REQUIRED.
4. CONTRACTOR SHALL NOT MODIFIY ANY EXISTING STRUCTURAL COMPONENTS WITHOUT PRIOR APPROVAL OF THE STRUCTUAL ENGINEER UNLESS SPECIFICALLY NOTED IN THE THESE DRAWINGS.

FOUNDATION:

1. THE FOUNDATION DESIGN USES MINIMUM ALLOWABLE DESIGN CRITERIA DETERMINED BY 2018 IBC.
2. THE FOUNDATION DESIGN IS BASED ON A NET ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF FOR SHALLOW FOUNDATIONS ON EITHER PROPERLY COMPACED NATIVE SOILS OR STRUCTURAL FILL. SEE GEOTECH REPORT FOR SITE PREPARATION PROCEDURES.
3. A REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY THE DESIGN SOIL BEARING CAPACITY AND SHALL VERIFY THE CONDITION AND/OR ADEQUACY OF ALL SUBGRADE AND FILL PRIOR TO PLACEMENT OF FOOTINGS AND SLABS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO "THE SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND THE "MANUAL OF STEEL CONSTRUCTION" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.
2. MATERIAL REQUIREMENTS, UNO:
   a. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. CHANNELS, PLATES AND OTHER MISC. SHAPES SHALL CONFORM TO ASTM A36.
   b. STRUCTURAL TUBING (HSS) SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S, Fy = 35 ksi.
   c. BOLTED CONNECTIONS SHALL CONSIST OF A MINIMUM 3/4" DIAMETER ASTM F3125 A325 HIGH STRENGTH BOLTS.
   d. WELDING ELECTRODES SHALL CONFORM TO AWS 5.1 OR A5.5 E-70XX (LOW-HYDROGEN FOR SMAW WELDING).
   e. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 THREADED RODS, UNO
   f. GROUT BELOW BASE PLATES SHALL BE HIGH-STRENGTH, NON-SHRINK, NONSTEELLIC GROUT, WITH A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI
   g. HEADED ANCHORS FOR OTHER THAN COMPOSITE FLOOR SYSTEM SHALL BE ¾" DIAMETER WITH AN AFTER WELD LENGTH OF 5" AND SHALL CONFORM TO ASTM A108, UNLESS NOTED OTHERWISE.

CONCRETE:

1. CONCRETE FOR ALL STRUCTURAL ELEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 psi, AND SHALL BE NORMAL WEIGHT WITH A W/CM = 0.55 MAX.
2. UNLESS NOTED OTHERWISE, SLABS ON GRADE SHALL BE A MINIMUM OF FOUR INCHES THICK, SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 W.W.F. LOCATED 1½" BELOW THE TOP OF SLAB AND PLACED OVER A 4" GRADED AGGREGATE BASE AND A MINIMUM 12 MIL VAPOR BARRIER.
3. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45 AND SHALL BE AIR ENTRAINED 5% +/-1.
4. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITIONS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
5. CONCRETE TEST REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

REINFORCING:

1. DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCING", AND CRSI MANUAL OF STANDARD PRACTICE.
2. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 DEFORMED BARS, UNO. LAP SPLICE LENGTH SHALL BE A MINIMUM "CLASS B" TENSION SPLICE, UNO.
3. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A1064 AND SHALL BE LAPPED A MINIMUM OF 8" ON ALL SIDES AND SPLICES.
4. BRICK AND CMU VENEER TIES SHOULD BE A MINIMUM 9 GAUGE CORROSION-RESISTANT WIRE @ 16" MAX. HORIZONATALLY, AND 16" O.C. VERTICALLY, SECURELY ATTACHED TO SUPPORT WALL.
5. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH (NOT FORMED)	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 BARS AND LARGER	2"
#5 BARS AND SMALLER	1-1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
SLABS AND WALLS	1"

6. PROVIDE CONTINUOUS REINFORCING WHEREVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED; STAGGER SPLICES WHERE POSSIBLE; USE CLASS "B" TENSION SPLICE UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCING AND SHALL BE LAPPED WITH CLASS "B" TENSION SPLICES. UNLESS NOTED OTHERWISE LAP LENGTHS EXPRESSED IN NUMBER OF BAR DIAMETERS SHALL BE AS FOLLOWS:

BAR SIZE	CLASS	3,000	4,000	5,000
#6 OR SMALLER	A	44 DIA.	38 DIA.	34 DIA.
	B	57 DIA.	49 DIA.	44 DIA.
#7 OR LARGER	A	55 DIA.	47 DIA.	42 DIA.
	B	71 DIA.	62 DIA.	55 DIA.

TABLE IS FOR NORMAL WEIGHT CONCRETE. INCREASE THE ABOVE LAP LENGTHS BY A FACTOR OF 1.3 FOR BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THEM (I.E. TOP BARS). INCREASE LAP LENGTHS BY A FACTOR OF 1.3 FOR WHEN LIGHT WEIGHT CONCRETE IS USED.

WOOD:

1. STRUCTURAL WOOD COMPONENTS SHALL BE NO. 2 SOUTHERN PINE CONFORMING TO THE LATEST EDITION OF NDS.
2. WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS' ASSOCIATION STANDARDS. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.
3. CONNECTORS AND FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETADANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER INCLUDING BUT NOT LIMITED TO ANCHOR RODS, POWDER ACTUATED FASTENERS, NAILS, SCREWS, BOLTS, AND STEEL FRAMING HARDWARE. ZINC COATING WEIGHTS SHALL COMPLY WITH THE REQUIREMENTS INCLUDED IN IBC SECTION 2304.9.5 FOR THE APPROPRIATE USE.
4. CONNECTION HARDWARE SPECIFIED SHALL USE THE TYPE, SIZE, AND MAXIMUM NUMBER OF FASTENERS SPECIFIED IN THE MANUFACTURER'S PRODUCT LITERATURE UNLESS NOTED OTHERWISE IN THE DETAILS. SIMPSON PRODUCTS ARE SPECIFIED BUT MAY BE SUBSTITUTED WITH AN EQUIVALENT PRODUCT FROM ANOTHER MANUFACTURER PENDING APPROVAL FROM EOR.
5. ALL CONNECTIONS SHALL USE COMMON NAILS UNLESS OTHERWISE NOTED IN DETAILS OR BY MANUF. PRODUCT LITERATURE.
6. MULTIPLE MEMBER BEAMS OF 2x SHALL BE ATTACHED WITH A NAILS OR SCREWS E.F. @ 16" O.C., STAGGER.
7. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,600 psi, Fv = 220 psi, E = 1,800 ksi
8. INTERIOR NON LOAD-BEARING WALLS SHALL BE ATTACHED TO ROOF TRUSSES USING SIMPSON DTC CLIP ANGLES.

WOOD SHEATHING:

1. ROOF SHEATHING IS DESIGNED AS A DIAPHRAGM AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE BUILDING CODE. UNLESS SHOWN OTHERWISE, PROVIDE ⅜" PLYWOOD (WOOD STRUCTURAL PANELS – APA RATED SHEATHING WITH 32-16 SPAN RATING). PANELS SHALL BE FASTENED USING 10d NAILS AT 6" O/C ALONG PANEL EDGES AND OPENINGS AND 12" O/C ELSEWHERE.
2. WALL SHEATHING SHALL BE ½" PLYWOOD (WOOD STRUCTURAL PANELS – APA RATED SHEATHING WITH 24-0 SPAN RATING). PANELS SHALL BE FASTENED USING 10d NAILS AT 6" O/C ALONG PANEL EDGES, BLOCKING, AND OPENINGS AND 12" O/C ELSEWHERE U.N.O.

PRE-ENGINEERED WOOD TRUSSES:

1. ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFIC CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. ALL HARDWARE (BOLTS, HANGERS, STRAPS, ETC.) REQUIRED FOR CONNECTIONS BETWEEN PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS ENGINEER. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING TRUSS SYSTEM COMPONENTS, AS WELL AS PERMANENT BRACING REQUIRED FOR TRUSS DESIGN. BRACE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE/STRUCTURAL BUILDING COMPONENT ASSOCIATION "BUILDING COMPONENT SAFETY INFORMATION", BCSI-13 GUIDELINES AND RELATED SUMMARY SHEETS.
2. ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE AS THE SPECIALTY ENGINEER. ALL PRE-ENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER OF RECORD.
3. LOAD DURATION FACTORS CONFORMING TO THE LATEST NDS SHALL BE USED
4. WOOD TRUSS MANUFACTURER SHALL DESIGN FOR THE FOLLOWING SUPERIMPOSED GRAVITY LOADS:

TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
TOP CHORD LIVE LOAD	20 PSF
BOTTOM CHORD LIVE LOAD, U.N.O.	10 PSF*

(*) NOT CONCURRENT WITH TOP CHORD LIVE LOAD

5. DESIGN ROOF TRUSSES TO RESIST WIND UPLIFT PRESSURES IN ACCORDANCE WITH THE BUILDING CODE NOTED ABOVE. USE 5 psf MAX. DEAD LOAD TOTAL (TC+BC) IN DETERMINING NET UPLIFT PRESSURES.
6. IN ADDITION TO THE ABOVE LOADS, WOOD ROOF TRUSSES SHALL BE DESIGNED FOR CONCENTRATED LOADS HUNG FROM OR SUPPORTED ON TRUSSES. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS ALONG WITH ROOF FRAMING PLAN FOR LOADING INFORMATION AND LOCATION. LOADING REQUIRED BY OTHER SUBCONTRACTORS, SUCH AS FIRE PROTECTION, SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.
7. ANY REPAIRS OR MODIFICATIONS OF THE PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.
8. THE DESIGN OF THE WOOD TRUSSES REQUIRES APPLICATION OF ADDITIONAL LOADS FROM ARCHITECTURAL ELEMENTS AND ROOF TOP EQUIPMENT. APPLIED LOADS FROM INDIVIDUAL LOAD CASES HAVE BEEN PROVIDED. THE TRUSS DESIGNER IS RESPONSIBLE FOR INCORPORATING THOSE LOADS INTO THE TRUSS DESIGN BY APPLYING THE LOAD COMBINATIONS FROM THE GOVERNING BUILDING CODE. GGHE WILL PROVIDE NO ASSITANCE IN THE CORRECT APPLICATION OF THESE ADDITIONAL LOADS.

EXISTING CONDITIONS:

1. WHERE EXISTING CONDITIONS ARE SHOWN THEY HAVE BEEN DERIVED FROM AVAILABLE DRAWINGS AND REPRESENT THE ENGINEER'S BEST ESTIMATE OF ACTUAL CONDITIONS. DEPICTED EXISTING CONDITIONS MAY NOT, IN ALL CASES, BE CORROBORATED BY FIELD INVESTIGATIONS.
2. ALL DIMENSIONS AND DETAILS OF EXISTING WORK INDICATED ON THE DRAWINGS SHALL BE FIELD MEASURED AND VERIFIED BEFORE PROCEDING WITH WORK. ANY DISREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
3. NECESSARY PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR UNDERMINE ANY EXISTING BUILDING FOUNDATIONS OR STRUCTURE AND SHORING SHALL BE PROVIDED AS REQUIRED.
4. CONTRACTOR SHALL NOT MODIFIY ANY EXISTING STRUCTURAL COMPONENTS WITHOUT PRIOR APPROVAL OF THE STRUCTUAL ENGINEER UNLESS SPECIFICALLY NOTED IN THE THESE DRAWINGS.

POST-INSTALLED ANCHORS:

1. UNLESS NOTED OTHERWISE, POST-INSTALLED CONCRETE ANCHORS SHALL COMPLY WITH ICC-ES ACCEPTANCE CRITERIA FOR ANCHORS IN CRACKED CONCRETE AND SEISMIC APPLICATIONS.
2. PLACE POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR AND EMBEDMENTS.
3. PROPER INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE VERIFIED BY A QUALIFIED TECHNICIAN IN ACCORDANCE WITH THE PROJECT REQUIREMENTS AND THE ICC-ES REPORT. THE TECHNICIAN SHALL VERIFY THE INITIAL INSTALLATION OF EACH TYPE OF ANCHOR AND PERIODICALLY VERIFY INSTALLATIONS THEREAFTER.
4. POST-INSTALLED ANCHORS MAY NOT BE SUBSTITUTED FOR CAST-IN-PLACE ANCHORS SHOWN IN THE DETAILS WITHOUT THE PERMISSION OF THE ENGINEER OF RECORD.
5. MECHANICAL ANCHORS FOR USE IN CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE MECHANICAL ANCHORS FOR USE IN CONCRETE INCLUDE THE FOLLOWING:
   * SIMPSON STRONG-TIE TITEN HD (ICC-ES ESR-2713)
   * POWERS FASTENERS WEDGE BOLT+ (ICC-ES ESR-3889)
   * HILTI KWIK HUS-EZ/KH-EZ (ICC-ES ESR-3027)
6. ADHESIVE ANCHORS, INCLUDING REBAR, FOR USE IN CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308. ADHESIVE ANCHORS SHALL BE INSTALLED INTO DRY HOLES DRILLED USING A CARBIDE DRILL BIT INTO CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ACCEPTABLE ADHESIVE ANCHORS FOR USE IN CONCRETE INCLUDE THE FOLLOWING:
   * SIMPSON STRONG-TIE AT-3G (ICC-ES ESR-5026)
   * POWERS AC200+ (ICC-ES ESR-4027)
   * HILTI HY-200 V3 A/R (ICC-ES ESR-4868)

ABBREVIATIONS

AB	– ANCHOR BOLT	IJ	– ISOLATION JOINT
ALT	– ALTERNATE	INFO	– INFORMATION
APPROX	– APPROXIMATELY	INT	– INTERIOR
ARCH	– ARCHITECT	JT	– JOINT
ARCHL	– ARCHITECTURAL	KJ	– CONSTRUCTION JOINT
B/	– BOTTOM OF	L	– ANGLE
BLDG	– BUILDING	LG	– LONG
BM	– BEAM	LLH	– LONG LEG HORIZONTAL
BOS	– BOTTOM OF STEEL	LLV	– LONG LEG VERTICAL
BOTT	– BOTTOM	LP	– LOW POINT
BRG	– BEARING	LW	– LONG WAY
C/C	– CENTER TO CENTER	MFR	– MANUFACTURER
CH	– CHANNEL	MAS	– MASONRY
CIP	– CAST IN PLACE	MO	– MASONRY OPENING
CJ	– CONTRACTION JOINT	MATL	– MATERIAL
CL	– CENTERLINE	MAX	– MAXIMUM
CLR	– CLEAR	MEP	– MECHANICAL/ELECTRICAL/PLUMBING
CMU	– CONCRETE MASONRY UNIT	MIN	– MINIMUM
COL	– COLUMN	MISC	– MISCELLANEOUS
CONC	– CONCRETE	NS	– NEAR SIDE
CONFIG	– CONFIGURATION	NIC	– NOT IN CONTRACT
CONT	– CONTINUOUS	NTS	– NOT TO SCALE
CONTR	– CONTRACTOR	O/C	– ON CENTER
CTR	– CENTER	OH	– OPPOSITE HAND
DBL	– DOUBLE	OPNG	– OPENING
DTL	– DETAIL	PART	– PARTITION
DIA	– DIAMETER	PL	– PLATE
DIM	– DIMENSION	plf	– POUNDS PER LINEAR FOOT
DN	– DOWN	psf	– POUNDS PER SQUARE FOOT
DWG	– DRAWING	psi	– POUNDS PER SQUARE INCH
EA	– EACH	PT	– POST TENSIONED/PRESSURE TREATED
EE	– EACH END	REINF	– REINFORCING/REINFORCEMENT
EF	– EACH FACE	REM	– REMAINDER
EJ	– EXPANSION JOINT	REQD	– REQUIRED
EL	– ELEVATION	REV	– REVISED/REVISION
ELEV	– ELEVATOR	RO	– ROUGH OPENING
EOD	– EDGE OF DECK	SCHED	– SCHEDULE
EOS	– EDGE OF SLAB	SECT	– SECTION
EQ	– EQUAL	SIM	– SIMILAR
ES	– EACH SIDE	SQ	– SQUARE
EW	– EACH WAY	STD	– STANDARD
EXIST	– EXISTING	SW	– SHEARWALL/SHORT WAY
EXP	– EXPANSION	STL	– STEEL
FIN	– FINISH	STRUCT	– STRUCTURAL
FLR	– FLOOR	TG	– TRUSS GIRDER
FND	– FOUNDATION	TO	– THRU OUT
FOM	– FACE OF MASONRY	T/	– TOP OF
FS	– FAR SIDE	TOC	– TOP OF CONCRETE
FT	– FOOT	T	– TOP
FTG	– FOOTING	TEMP	– TEMPERATURE
GA	– GAUGE	TOS	– TOP OF STEEL
GALV	– GALVANIZED	TYP	– TYPICAL
GC	– GENERAL CONTRACTOR	UNO	– UNLESS NOTED OTHERWISE
HC	– HOLLOW CORE	VERT	– VERTICAL
HG	– HIP GIRDER	W/	– WITH
HORIZ	– HORIZONTAL	WD	– WOOD
HP	– HIGH POINT	WWF	– WELDED WIRE FABRIC

LEGEND

ITEM	SYMBOL	ITEM	SYMBOL
CONCRETE		TOP OF FOOTING ELEVATION	T-1-8
EARTH		SPOT ELEVATION	+0'-0"
CONCRETE BLOCK (CMU)		STEP IN FTG OR GRADE BM	8"
BRICK		CENTERLINE BEAM SPLICE	
SECTION INDICATOR	4 / S-5	NUMBER (PRECEDING)	#, NO.
DETAIL INDICATOR	1 / S6.0	PLUS OR TENSION	+
		MINUS OR COMPRESSION	–
		POUNDS (FOLLOWING)	#
FOOTING TYPE TOP OF FOOTING ELEVATION	F4.5 -2'-0"	STEP IN STRUCTURE OR DEPRESSED SLAB	OR 4
COLUMN TYPE	C3	TOP OF STEEL ELEVATION OR JOIST BEARING (JBE)	T/STL EL. +20'-8" OR (+20'-0")
		BOTTOM OF DECK ELEVATION	B/DECK EL. +20'-8"

GGHE PROJ.# 25068

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PRINT RECORD

#	DESCRIPTION	DATE

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M. HINES
10/10/2025

PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL NOTES

Drawn By: crh
Checked By: MJG
PROJECT # 4344

S-001

SPECIAL INSPECTIONS NOTES:

1. DURING CONSTRUCTION, SPECIAL STRUCTURAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE. AN APPROVED SPECIAL INSPECTOR WITH QUALIFICATIONS SATISFACTORY TO THE BUILDING OFFICIAL SHALL PERFORM SPECIAL INSPECTIONS. ALL SPECIAL STRUCTURAL INSPECTION REPORTS SHALL BE PREPARED BY AND BEAR THE SEAL OF THE SPECIAL INSPECTOR, AND ALL REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, ARCHITECT, AND TO THE STRUCTURAL ENGINEER.
2. SPECIAL INSPECTOR SHALL PREPARE THE REQUIRED QUALITY ASSURANCE PLANS & SUBMIT PLAN TO BUILDING OFFICIAL, ARCHITECT, AND THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE PERMITTED CONSTRUCTION DOCUMENTS. THE SPECIAL INSPECTOR SHALL FURNISH PERIODIC INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONALS OF RECORD. THE FREQUENCY OF REPORTS SHALL BE AS AGREED UPON BY THE BUILDING OFFICIAL. ALL NONCONFORMING ITEMS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF CORRECTED, THE BUILDING OFFICIAL, ARCHITECT, AND THE STRUCTURAL ENGINEER.
4. THE SPECIAL INSPECTOR, UPON COMPLETION OF THE WORK AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SHALL SUBMIT A SIGNED & SEALED FINAL REPORT DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE PRIOR REPORTS.
5. SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY.
6. ALL STRUCTURAL ELEMENTS OF THE BUILDING FRAME SHALL BE INSPECTED FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND REQUIREMENTS OF THE GOVERNING BUILDING CODE, INCLUDING, BUT NOT BE LIMITED TO THE SECTIONS LISTED ON THIS DRAWING.
7. SPECIAL INSPECTIONS FOR WIND RESISTANCE ARE NOT REQUIRED.
8. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE ARE REQUIRED.

SCHEDULE OF SPECIAL INSPECTIONS

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT Y/N	EXTENT
1705.2.1 STEEL CONSTRUCTION			
FABRICATOR AND ERECTOR DOCUMENTS (VERIFY REPORTS AND CERTIFICATES AS LISTED IN AISC 360, SECTION N 3.2 FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS)	SUBMITTAL REVIEW	Y	EACH SUBMITTAL
MATERIAL VERIFICATION OF STRUCTURAL STEEL	SHOP* AND FIELD INSPECTION	Y	PERIODIC
STRUCTURAL STEEL WELDING:			
1. INSPECTION TASKS PRIOR TO WELDING PER AISC 360 TABLE N5.4-1	SHOP* AND FIELD INSPECTION	Y	OBSERVE OR PERFORM AS NOTED
2. INSPECTION TASKS DURING TO WELDING PER AISC 360 TABLE N5.4-2	SHOP* AND FIELD INSPECTION	Y	OBSERVE
3. INSPECTION TASKS AFTER TO WELDING PER AISC 360 TABLE N5.4-3	SHOP* AND FIELD INSPECTION	Y	OBSERVE OR PERFORM AS NOTED
4. NONDESTRUCTIVE TESTING (NDT) OF WELDED JOINTS		N	
A. COMPLETE PENETRATION GROOVE WELDS 5/16" OR GREATER IN RISK CATEGORY III OR IV	SHOP OR FIELD ULTRASONIC TESTING - 100%	N	PERIODIC
B. COMPLETE PENETRATION GROOVE WELDS 5/16" OR GREATER IN RISK CATEGORY II	SHOP OR FIELD ULTRASONIC TESTING - 10% OF WELDS MINIMUM	N	PERIODIC
C. WELDED JOINTS SUBJECT TO FATIGUE WHEN REQUIRED BY AISC 360, APPENDIX 3, TABLE A-3.1	SHOP OR FIELD RADIOGRAPHIC OR ULTRASONIC TESTING	N	PERIODIC
D. FABRICATOR'S NDT REPORTS WHEN FABRICATOR PERFORMS NDT	VERIFY REPORTS	N	EACH SUBMITTAL
STRUCTURAL STEEL BOLTING:	SHOP AND FIELD INSPECTION	Y	
1. INSPECTION TASKS PRIOR TO BOLTING (OBSERVE, OR PERFORM TASKS FOR EACH BOLTED CONNECTION, IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N5.6-1)		Y	OBSERVE OR PERFORM AS NOTED
2. INSPECTION TASKS DURING BOLTING (OBSERVE THE QA TASKS LISTED IN AISC 360, TABLE N5.6-2)		Y	OBSERVE
A. PRE-TENSIONED & SLIP CRITICAL JOINTS		Y	
1) TURN-OF-NUT WITH MATCHING MARKINGS		Y	PERIODIC
2) DIRECT TENSION INDICATOR		Y	PERIODIC
3) TWIST-OFF TYPE TENSION CONTROL BOLT		Y	PERIODIC
4) TURN-OF-NUT WITHOUT MATCHING MARKINGS		Y	CONTINUOUS
5) CALIBRATED WRENCH		Y	CONTINUOUS
B. SNUG TIGHT JOINTS		Y	PERIODIC
3. INSPECTION TASKS AFTER BOLTING (PERFORM TASKS FOR EACH BOLTED CONNECTION IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N5.6-3)		Y	PERFORM
VISUAL INSPECTION OF EXPOSED CUT SURFACES OF GALVANIZED STRUCTURAL STEEL MAIN MEMBERS AND EXPOSED CORNERS OF THE RECTANGULAR HSS FOR CRACKS SUBSEQUENT TO GALVANIZING	SHOP* AND FIELD INSPECTION	N	PERIODIC
EMBEDMENTS (VERIFY DIAMETER, GRADE, TYPE, LENGTH, EMBEDMENT. SEE 1705.3 FOR ANCHORS)	FIELD INSPECTION	N	PERIODIC
VERIFY MEMBER LOCATIONS, BRACES, STIFFENERS, AND APPLICATION OF JOINT DETAILS AT EACH CONNECTION COMPLIES WITH CONSTRUCTION DOCUMENTS	FIELD INSPECTION	Y	PERIODIC
1705.3 CONCRETE CONSTRUCTION			
INSPECTION AND PLACEMENT VERIFICATION OF REINFORCING STEEL	SHOP* AND FIELD INSPECTION	Y	PERIODIC
INSPECTION OF ANCHORS CAST IN CONCRETE.	SHOP* AND FIELD INSPECTION	Y	PERIODIC
INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS PER RESEARCH REPORTS, OR, IF NO SPECIFIC REQUIREMENTS ARE PROVIDED, REQUIREMENTS SHALL BE PROVIDED BY THE REGISTERED DESIGN PROFESSIONAL AND APPROVED BY THE BUILDING OFFICIAL, INCLUDING VERIFICATION OF ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE DIMENSIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, CONCRETE MINIMUM THICKNESS, ANCHOR EMBEDMENT AND TIGHTENING TORQUE	FIELD INSPECTION	Y	PERIODIC OR AS REQUIRED BY THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE
1. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARD-INCLINED ORIENTATION THAT RESIST SUSTAINED TENSION LOADS.		Y	CONTINUOUS
2. MECHANICAL AND ADHESIVE ANCHORS OTHER THAN THOSE DEFINED IN NOTE 1.		Y	PERIODIC
VERIFY USE OF APPROVED DESIGN MIX	SHOP* AND FIELD INSPECTION	Y	PERIODIC
PRIOR TO PLACEMENT, FRESH CONCRETE SAMPLING, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE TEMPERATURE OF CONCRETE AND PERFORM ANY OTHER TESTS AS SPECIFIED IN CONSTRUCTION DOCUMENTS.	SHOP* AND FIELD INSPECTION	Y	CONTINUOUS
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	SHOP* AND FIELD INSPECTION	Y	CONTINUOUS
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	SHOP* AND FIELD INSPECTION	Y	PERIODIC
ERECTION OF PRECAST CONCRETE MEMBERS		N	PERIODIC
VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	FIELD TESTING AND REVIEW OF LABORATORY REPORTS	N	PERIODIC
INSPECTION OF FORMWORK FOR SHAPE, LINES, LOCATION AND DIMENSIONS	FIELD INSPECTION	Y	PERIODIC
CONCRETE STRENGTH TESTING AND VERIFICATION OF COMPLIANCE WITH CONSTRUCTION DOCUMENTS	FIELD TESTING AND REVIEW OF LABORATORY REPORTS	Y	PERIODIC

SCHEDULE OF SPECIAL INSPECTIONS

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT	
1705.6 SOILS			
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	FIELD INSPECTION	Y	PERIODIC
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	FIELD INSPECTION	Y	PERIODIC
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	FIELD INSPECTION	Y	PERIODIC
VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	FIELD INSPECTION	Y	CONTINUOUS
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	FIELD INSPECTION	Y	PERIODIC
1705.12.2 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE			
FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE RESISTING SYSTEM FOR SDC C, D, E OR F.	FIELD INSPECTION	N	CONTINUOUS
NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, SHEAR PANELS AND HOLD-DOWNS FOR SDC C, D, E OR F.	SHOP* AND FIELD INSPECTION	Y	PERIODIC

NOTES:

THE INSPECTION AND TESTING AGENT(S) SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL PRIOR TO COMMENCING WORK. THE QUALIFICATIONS OF THE SPECIAL INSPECTOR(S) AND/OR TESTING AGENCIES MAY BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL AND/OR THE DESIGN PROFESSIONAL.

(*) SHOP INSPECTIONS OF FABRICATED ITEMS ARE NOT REQUIRED WHERE THE FABRICATOR IS APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2.5.1 AND LISTED IN ACTIVITY 1709.2.

OBSERVE: OBSERVE ON A RANDOM BASIS, OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. PERFORM: THESE TASKS SHALL BE PERFORMED FOR EACH WELDED JOINT, BOLTED CONNECTION, OR STEEL ELEMENT

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PRINT RECORD

#	DESCRIPTION	DATE

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M HIVES
10/10/2025

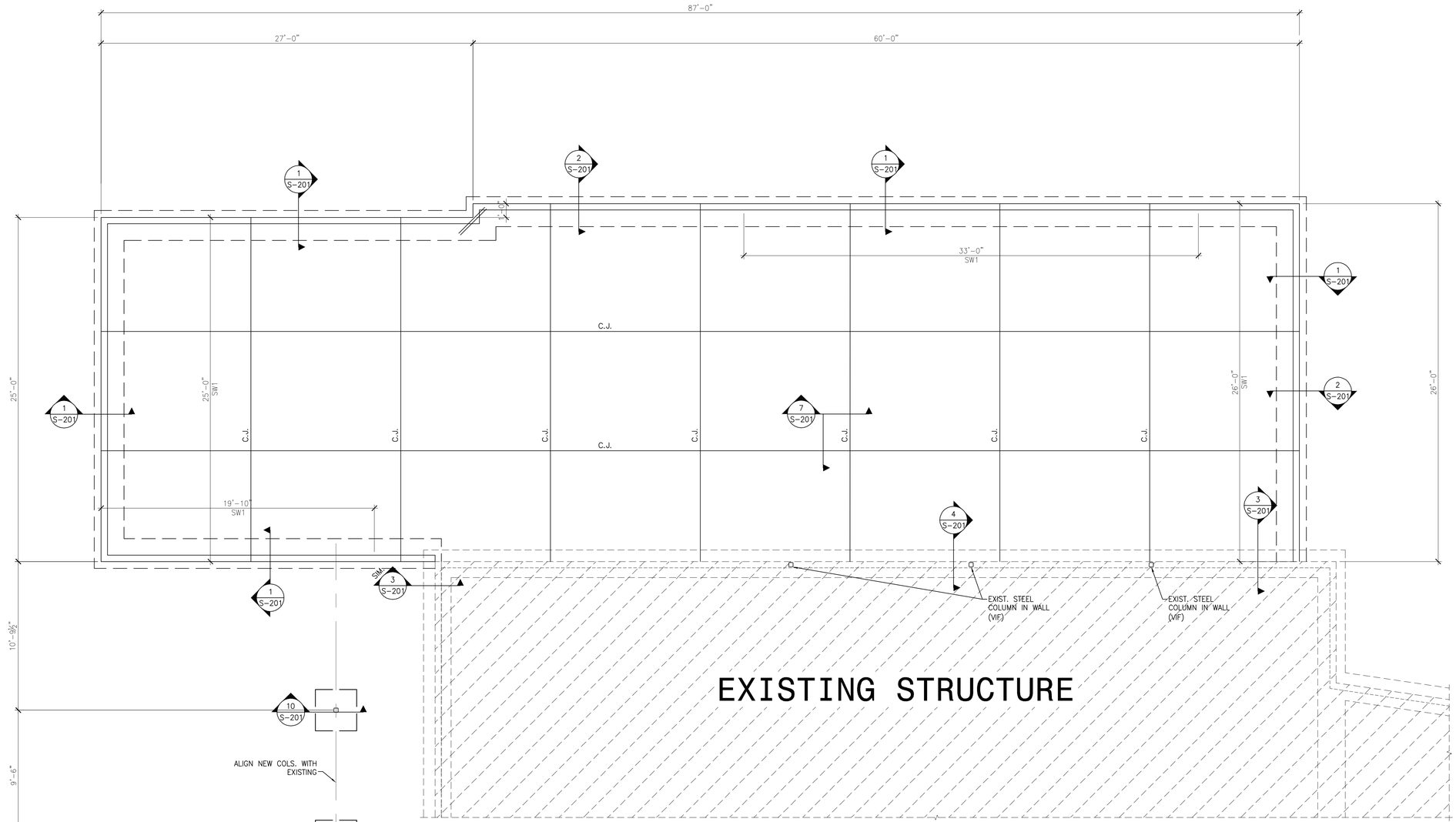
PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

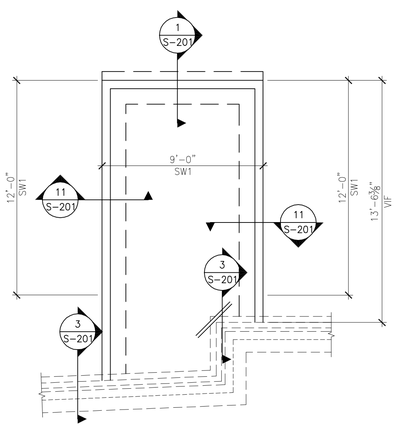
SEAL

SPECIAL INSPECTIONS

Drawn By: cmh
Checked By: MJG
PROJECT # 4344

S-002





2 S-101 KITCHEN EXPANSION FOUNDATION PLAN
SCALE: ¼"=1'-0"

1 S-101 FOUNDATION PLAN – ADDITION
SCALE: ¼"=1'-0"

FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. TOP OF CONCRETE SLAB ELEVATION SHALL MATCH EXISTING (+0'-0"). ALL OTHER DIMENSIONS ARE MEASURED FROM THIS DATUM.
3. "SWx" INDICATES WOOD FRAMED SHEARWALL, SEE 8/S-201.
4. SLAB ON GRADE SHALL BE 4" NORMAL WEIGHT CONCRETE, REINFORCED WITH 6x6 W1.4xW1.4 W.W.F. LOCATED 1½" BELOW THE TOP OF SLAB, UNO.
5. C.J. INDICATES CONTROL JOINT, SEE 7/S-201
6. SEE ARCHITECTURAL DRAWINGS FOR ANY SLOPES, DEPRESSIONS, TRENCHES, ETC. IN SLAB ON GRADE.
7. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO EDGE OF SLAB U.N.O.
8. ═══ INDICATES (2) #4 x 4'-0" AT SLAB MID-DEPTH, 3" APART. PROVIDE AT ALL RE-ENTRANT CORNERS AND INTERSECTIONS, AT ALL DISCONTINUOUS CONTROL JOINTS IN SLAB-ON-GRADE AND AS SHOWN ON PLAN. SEE 6/S-201.

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PRINT RECORD

#	DESCRIPTION	DATE

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M. HINES
10/10/2025

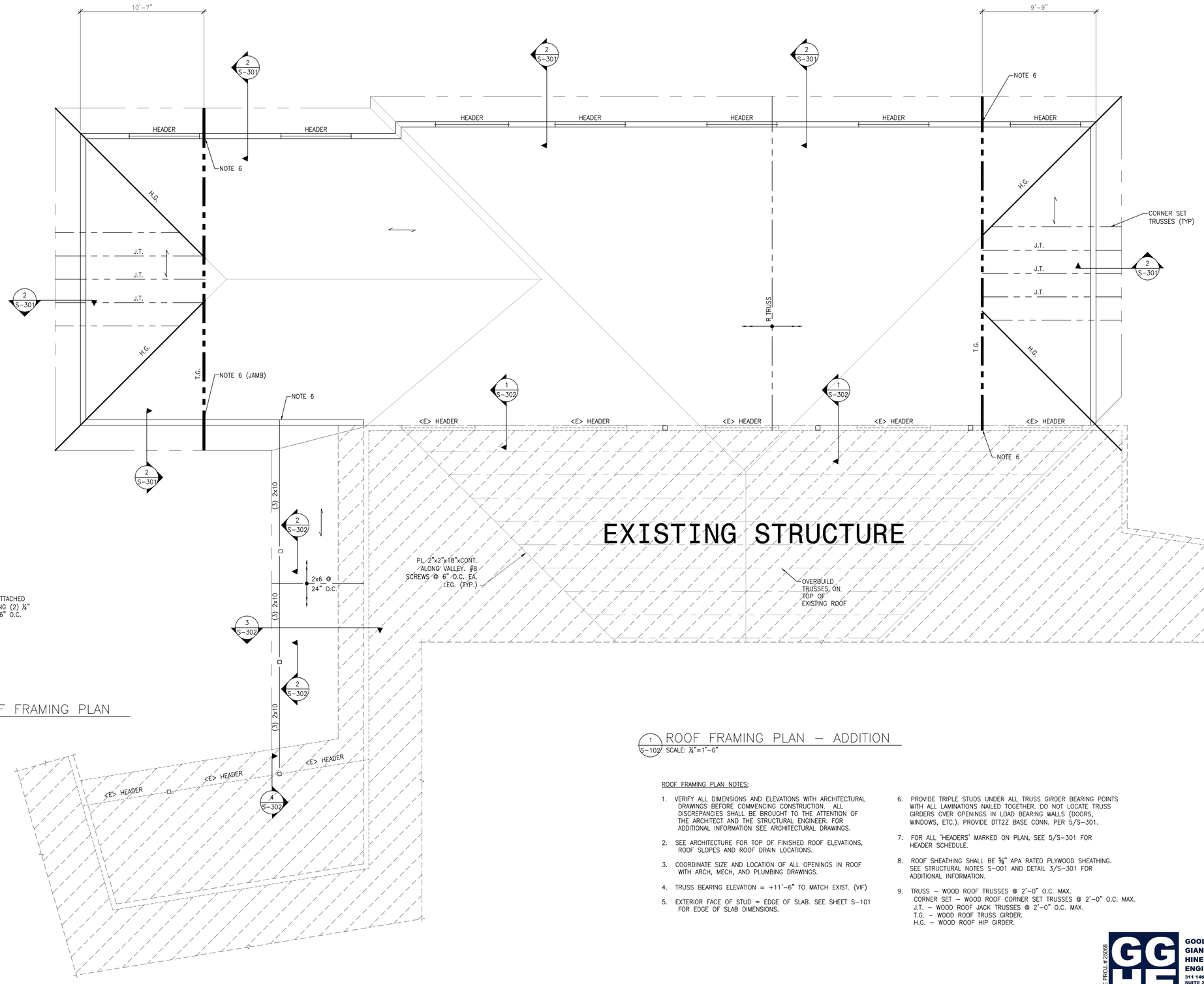
PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

SLAB AND FOUNDATION PLAN

Drawn By: crh
Checked By: MJG
PROJECT # 4344

S-101



2 S-102 KITCHEN EXPANSION ROOF FRAMING PLAN
SCALE: ¼"=1'-0"

1 S-102 ROOF FRAMING PLAN – ADDITION
SCALE: ¼"=1'-0"

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. SEE ARCHITECTURE FOR TOP OF FINISHED ROOF ELEVATIONS, ROOF SLOPES AND ROOF DRAIN LOCATIONS.
3. COORDINATE SIZE AND LOCATION OF ALL OPENINGS IN ROOF WITH ARCH, MECH, AND PLUMBING DRAWINGS.
4. TRUSS BEARING ELEVATION = +11'-6" TO MATCH EXIST. (VIF)
5. EXTERIOR FACE OF STUD = EDGE OF SLAB. SEE SHEET S-101 FOR EDGE OF SLAB DIMENSIONS.
6. PROVIDE TRIPLE STUDS UNDER ALL TRUSS GIRDER BEARING POINTS WITH ALL LAMINATIONS NAILED TOGETHER. DO NOT LOCATE TRUSS GIRDERS OVER OPENINGS IN LOAD BEARING WALLS (DOORS, WINDOWS, ETC.). PROVIDE DTT2Z BASE CONN. PER 5/S-301.
7. FOR ALL 'HEADERS' MARKED ON PLAN, SEE 5/S-301 FOR HEADER SCHEDULE.
8. ROOF SHEATHING SHALL BE ⅜" APA RATED PLYWOOD SHEATHING. SEE STRUCTURAL NOTES S-001 AND DETAIL 3/S-301 FOR ADDITIONAL INFORMATION.
9. TRUSS – WOOD ROOF TRUSSES @ 2'-0" O.C. MAX.
   CORNER SET – WOOD ROOF CORNER SET TRUSSES @ 2'-0" O.C. MAX.
   J.T. – WOOD ROOF JACK TRUSSES @ 2'-0" O.C. MAX.
   T.G. – WOOD ROOF TRUSS GIRDER.
   H.G. – WOOD ROOF HIP GIRDER.

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PRINT RECORD

#	DESCRIPTION	DATE

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M. HINES
10/10/2025

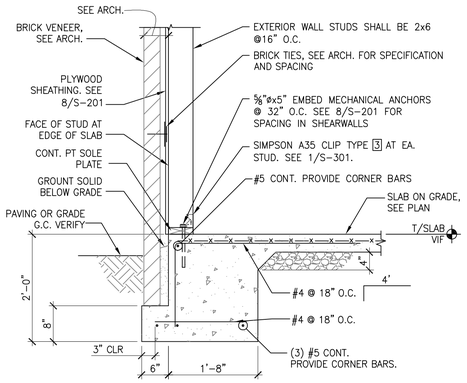
PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

ROOF FRAMING PLAN

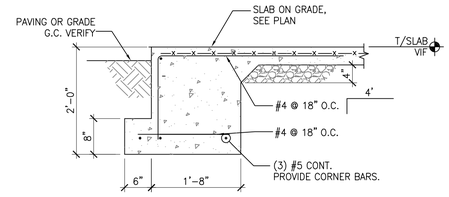
Drawn By: cmh
Checked By: MJG
PROJECT # 4344

S-102

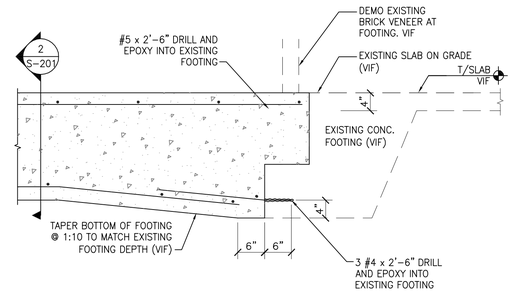


NOTE:
1. SEE WALL ELEVATION 8/S-201 FOR ADDITIONAL INFORMATION.

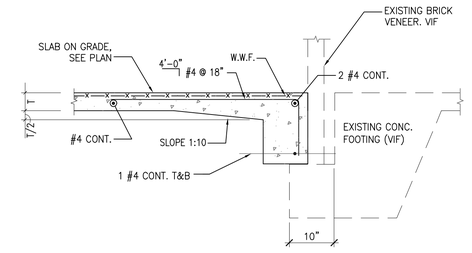
1 TYPICAL SLAB EDGE DETAIL
S-201 SCALE: ¾"=1'-0"



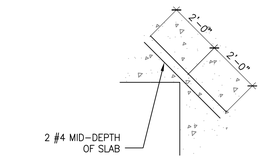
2 SLAB EDGE DETAIL AT DOORS AND STOREFRONT
S-201 SCALE: ¾"=1'-0"



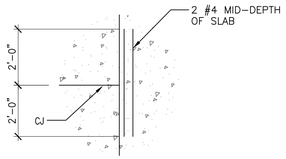
3 SLAB AT EXISTING (PERP.)
S-201 SCALE: ¾"=1'-0"



4 SLAB AT EXISTING (PAR.)
S-201 SCALE: ¾"=1'-0"

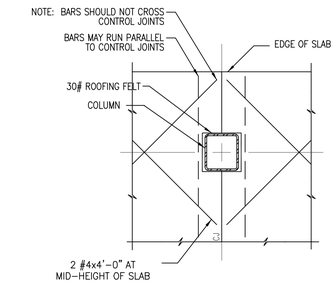


RE-ENTRANT CORNER

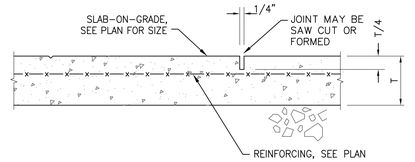


DISCONTINUOUS JOINT

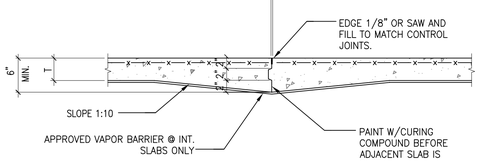
5 TYPICAL SLAB REINFORCING
S-201 NOT TO SCALE



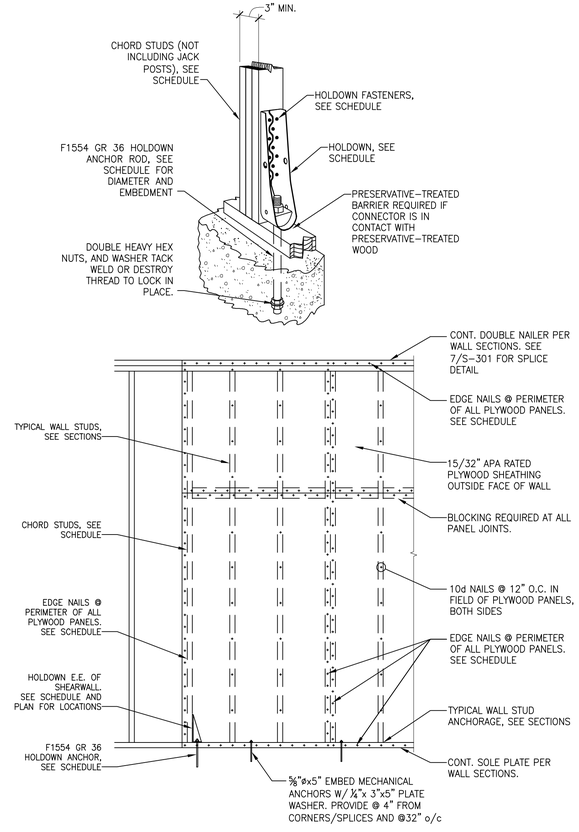
6 SLAB ISOLATION JOINT AT COLUMN
S-201 SCALE: ¾"=1'-0"



NOTE:
CUT WITH EARLY ENTRY SAW AS SOON AS SLAB WILL NOT RAVEL (1-4 HOURS)



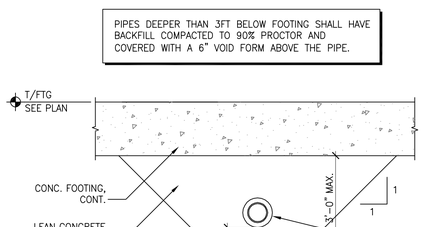
7 SLAB CONTROL/CONSTRUCTION JOINT
S-201 SCALE: ¾"=1'-0"



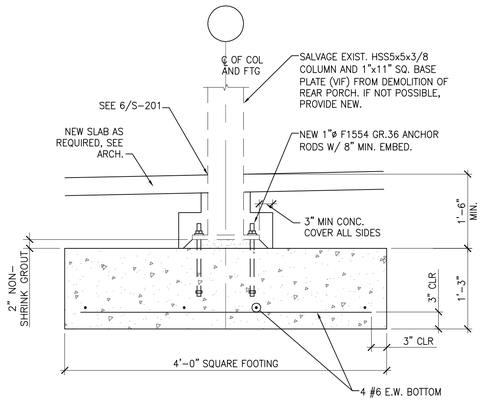
TYPE	EDGE NAILS	HOLDOWN	HOLDOWN FASTENERS	HOLDOWN ANCHOR	CHORD STUDS
SW1	10d @ 6" O.C.	SIMPSON HDUE3	10 SDS SCREWS	5/8"ø x 8" EMBED	2
***	10d @ 6" O.C.	--	--	--	--

*** REQUIREMENTS FOR EXTERIOR NON-SHEARWALL LOAD-BEARING WALLS

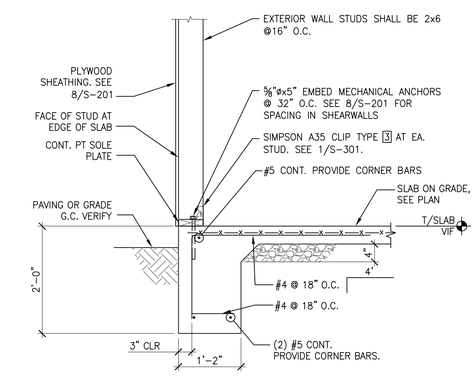
8 SHEAR WALL ELEVATION
S-201 NOT TO SCALE



9 PIPE BELOW FOOTING
S-201 SCALE: ⅜"=1'-0"



10 COVERED WALKWAY COLUMN SECTION
S-201 SCALE: ¾"=1'-0"



NOTE:
1. SEE WALL ELEVATION 8/S-201 FOR ADDITIONAL INFORMATION.

11 TYPICAL SLAB EDGE DETAIL
S-201 SCALE: ¾"=1'-0"

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770 • 639 • 9545
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PRINT RECORD

#	DESCRIPTION	DATE

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M. HINES
10/10/2025

PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

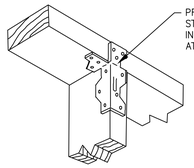
SEAL

FOUNDATION SECTIONS AND DETAILS

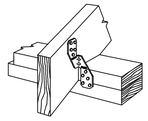
Drawn By: crh
Checked By: MJG
PROJECT # 4344

S-201

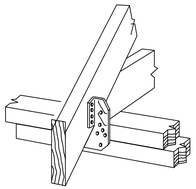
GGHE PROJ. # 25008
GOODMAN GIANNAVOLA HINES ENGINEERS
311 14th STREET SUITE 2
ATLANTA, GA 30318
GGHEngineers.com
GA FIRM # PEF007706
EXP 06/2026



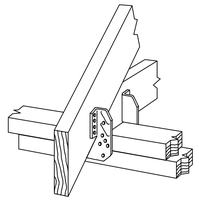
SIMPSON STRONG-TIE A35 TYPE 3 INSTALLATION



SIMPSON STRONG-TIE H2.5A INSTALLATION



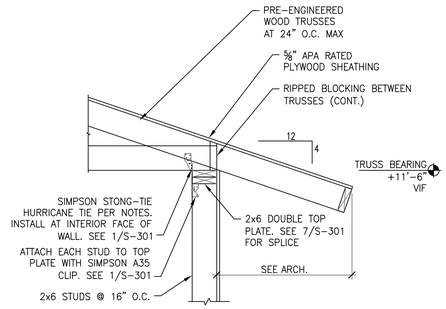
SIMPSON STRONG-TIE H10A INSTALLATION



SIMPSON STRONG-TIE (2) H10A INSTALLATION

1 S-301 WOOD TRUSS HURRICANE TIE DETAILS

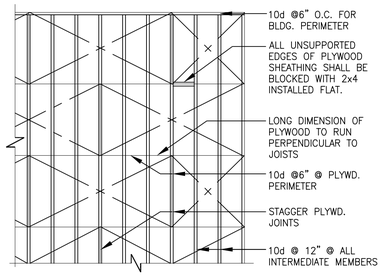
N.T.S.



NOTES:
1. FOR SINGLE HURRICANE TIE, INSTALL ON INTERIOR SIDE OF WALL.
2. PROVIDE THE FOLLOWING SIMPSON STRONG-TIE HURRICANE TIES, MIN.:
   AT TRUSSES – (1) SIMPSON H2.5A
   AT J.T. AND CORNER SET TRUSSES – (1) SIMPSON H2.5A
   AT TRUSS GIRDERS – (2) SIMPSON H10A

2 S-301 SECTION AT ROOF

SCALE: 3/4"=1'-0"

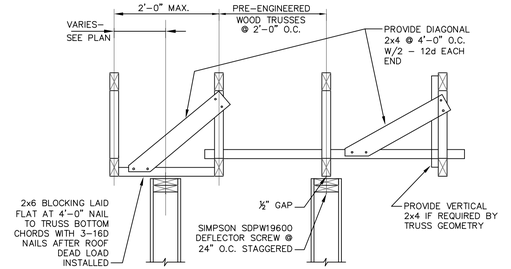


NOTES:
1. MIN. PLYWD. SHT. SIZE SHALL BE 2'-0" X 4'-0".
2. MIN. 3/8" NAILING EDGE DISTANCE.
3. EDGE NAIL CL/BEAMS AND AROUND ALL OPENINGS.

3 S-301 BLOCKED PLYWOOD DIAPHRAGM

N.T.S.

NOTE:
SIMPSON DTC CLIPS MAY BE USED IN LIEU OF SCREWS SHOWN



4 S-301 WALL DETAIL AT ROOF

N.T.S.

CONNECTION	FASTENING [a, m]	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON (2½"x0.131") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 – 8d COMMON (2½"x0.131") 2 – 3" x 0.131" NAILS 2 – 3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2 – 8d COMMON (2½"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3 – 8d COMMON (2½"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 – 16d COMMON (3½"x0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") @ 16" O.C. 3" x 0.131" NAILS @ 8" O.C. 3" 14 GAGE STAPLES @ 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3" – 16d (3½"x0.135") @ 16" 4 – 3" x 0.131" NAILS @ 16" 4 – 3" 14 GAGE STAPLES @ 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 – 16d COMMON (3½"x0.162") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 – 8d COMMON (2½"x0.131") 4 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOENAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	END NAIL
9. DOUBLE STUDS	16d (3½"x0.135") @ 24" O.C. 3" x 0.131" NAILS @ 8" O.C. 3" 14 GAGE STAPLES @ 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3½"x0.135") @ 16" O.C. 3" x 0.131" NAILS @ 12" O.C. 3" 14 GAGE STAPLES @ 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 – 16d COMMON (3½"x0.162") 12 – 3" x 0.131" NAILS 12 – 3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON (2½"x0.131") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2½"x0.131") @ 16" O.C. 3" x 0.131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 6" O.C.	TOENAIL
13. TOP PLATES, LAPS, & INTERSECTIONS	2 – 16d COMMON (3½"x0.162") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 – 8d COMMON (2½"x0.131") 5 – 3" x 0.131" NAILS 5 – 3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 – 8d COMMON (2½"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SEC. 2308.10.4.1., TABLE 2308.10.4.1)	3 – 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 – 3" x 0.131" NAILS 4 – 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1., TABLE 2308.10.4.1)	3 – 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 – 3" x 0.131" NAILS 4 – 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1., TABLE 2308.10.1)	3 – 8d COMMON (2½"x0.131") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2 – 8d COMMON (2½"x0.131") 2 – 3" x 0.131" NAILS 2 – 3" 14 GAGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING WALL	3 – 8d COMMON (2½"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3 – 8d COMMON (2½"x0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3½"x0.162") 3" x 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4"x0.192") 32" O.C. 3" x 0.131" NAIL @ 24" O.C. 3" 14 GAGE STAPLE @ 24" O.C. 2 – 20d COMMON (4"x0.192") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3½"x0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 – 10d COMMON (3"x0.148") 4 – 3" x 0.131" NAILS 4 – 3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 – 10d COMMON (3"x0.148") 4 – 3" x 0.131" NAILS 4 – 3" 14 GAGE STAPLES 2 – 16d COMMON (3½"x0.162") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2x RIDGE BEAM	2 – 16d COMMON (3½"x0.162") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES 2 – 16d COMMON (3½"x0.162") 3 – 3" x 0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3 – 16d COMMON (3½"x0.162") 4 – 3" x 0.131" NAILS 4 – 3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 – 16d COMMON (3½"x0.162") 4 – 3" x 0.131" NAILS 4 – 3" 14 GAGE STAPLES	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD [b] SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	½" AND LESS: 6d [c,l] 2⅜"x0.113" NAIL [n] 1¾" 16 GAGE [o] 19/32" TO ¾": 8d [d] OR 6d [e] 2⅜"x0.113" NAIL [p] 2" 16 GAGE [p] ⅞" TO 1": 8d [c] 1⅛" TO 1¼": 10d [d] OR 8d [e]	
SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING):	¾" AND LESS: 6d [e] ⅞" TO 1": 8d [d] 1⅛" TO 1¼": 10d [d] OR 8d [e]	
32. PANEL SIDING (TO FRAMING)	½" OR LESS: 6d [f] ⅝": 8d [f]	
33. FIBERBOARD SHEATHING: [g]	½": NO. 11 GAGE ROOFING NAIL [h] 6d COMMON NAIL (2"x0.113") NO. 16 GAGE STAPLE [i] 25/32": NO. 11 GAGE ROOFING NAIL [h] 8d COMMON NAIL (2⅜"x0.131") NO. 16 GAGE STAPLE [i]	
34. INTERIOR PANELING	¼": 4d [j] ⅜": 6d [k]	

a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6" on center at edges, 12" at intermediate supports except 6" at supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d – 2"x0.113"; 8d – 2½"x0.131"; 10d – 3"x0.148").
d. Common (6d – 2"x0.113"; 8d – 2½"x0.131"; 10d – 3"x0.148").
e. Deformed shank (6d – 2"x0.113"; 8d – 2½"x0.131"; 10d – 3"x0.148").
f. Corrosion–resistant siding (6d – 1⅞"x0.106"; 8d – 2⅛"x0.128") or casing (6d – 2"x0.099"; 8d – 2½"x0.113") nail.
g. Fasteners spaced 3" on center at exterior edges and 6" on center at intermediate supports, when used as structural sheathing. Spacing shall be 6" on center on the edges and 12" on center at intermediate supports for nonstructural applications.
h. Corrosion–resistant roofing nails with ⅞" diameter head and 1½" length for ½" sheathing and 1¾" length for 25/32" sheathing.
i. Corrosion–resistant staples with nominal ⅞" crown and 1⅜" length for ½" sheathing and 1½" length for 25/32" sheathing. Panel supports at 16" (20" if strength axis in the long direction of the panel, unless noted otherwise.
j. Casing (1½"x0.080") or finish (1⅜"x0.072") nails spaced 6" on panel edges, 12" at intermediate supports.
k. Panel supports at 24". Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports.
l. For roof sheathing applications, 8d nails (2½"x0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16".
n. For roof sheathing applications, fasteners spaced 4" on center at edges, 8" at intermediate supports.
o. Fasteners spaced 4" on center at edges, 8" at intermediate supports for subfloor and wall sheathing and 3" on center at edges, 6" at intermediate supports for roof sheathing.
p. Fasteners spaced 4" on center at edges, 8" at intermediate supports.

FASTENING SCHEDULE

5 S-301 TYPICAL JAMB AND HEADER CONNECTION DETAIL

N.T.S.

WINDOW OR DOOR HEADER/SILL SCHEDULE						
	OPENING WIDTH	SECTION	COMPOSITION	JAMB STUDS (E.S.) JACK	JAMB STUDS (E.S.) FULL HGT	WINDOW SILL
6" STUDWALL	0' TO 4–0"		(3)–2x8 W/ (2) 1/2" PLYWOOD PLATES	SINGLE	DOUBLE	SINGLE
	4'–1" TO 6'–0"		(3)–2x10 W/ (2) 1/2" PLYWOOD PLATES	SINGLE	DOUBLE	SINGLE
	6'–1" TO 8'–0"		(3)–2x12 W/ (2) 1/2" PLYWOOD PLATES	DOUBLE	DOUBLE	DOUBLE

NOTE:
1. SCHEDULE IS FOR HEADERS SUPPORTING ROOF LOADS ONLY
2. SEE 5/S–301 FOR SCHEMATIC OPENING ELEVATION

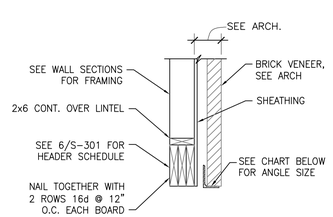
6 S-301 HEADER SCHEDULE

N.T.S.

TYPICAL – ALL DOUBLE PLATE CONDITIONS – UNO

7 S-301 SECTION

N.T.S.



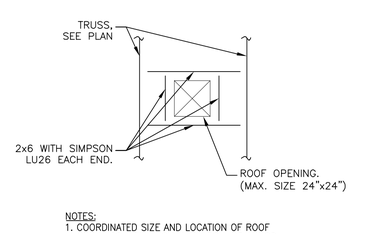
SPAN	ANGLES ✱
0 – 4'	L4x4x¼
4.1' – 6.0'	L4x4x5/16
6.1' – 8'	L6x4x5/16

✱ L.L.V. TYP.

NOTES:
1. PROVIDE 8" BEARING EACH END.

8 S-301 TYPICAL LINTEL DETAIL

N.T.S.



NOTES:
1. COORDINATED SIZE AND LOCATION OF ROOF OPENINGS WTIH MECH. AND ARCH. DRAWINGS.

9 S-301 TYP. SMALL ROOF OPENING

N.T.S.

GGHE PROJ. # 25008

GOODMAN GIANNAVOLA HINES ENGINEERS
311 14th STREET SUITE 2
ATLANTA, GA 30318
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GA FIRM # PEF007706 EXP 06/2026

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PEACHTREE CITY, GEORGIA 30269
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JEFFERSONARCHITECTS.COM

PRINT RECORD

#	DESCRIPTION	DATE

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M. HINES
10/10/2025

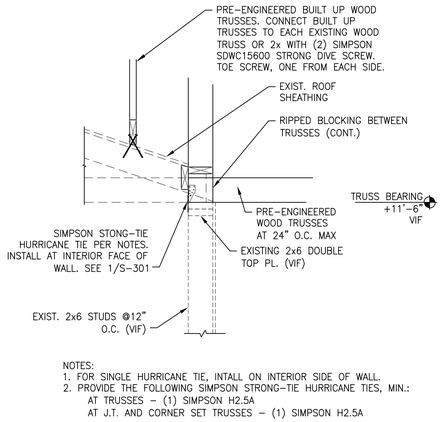
PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

SECTIONS AND DETAILS

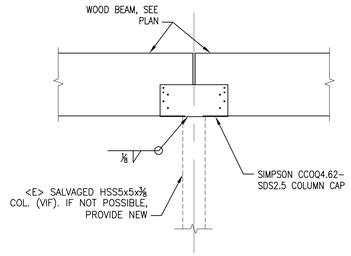
Drawn By: crh
Checked By: MJG
PROJECT # 4344

S-301

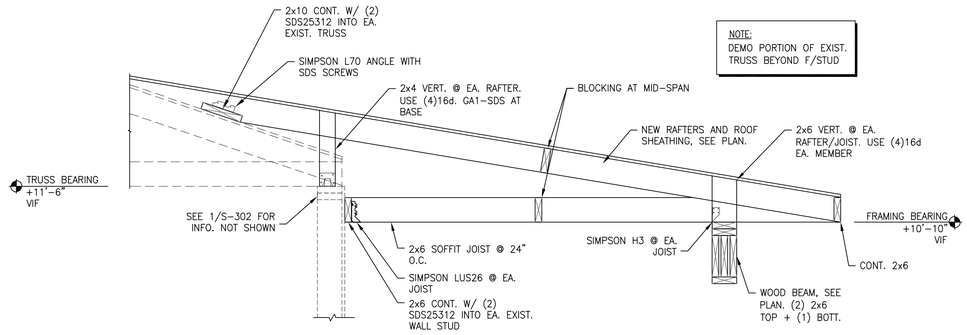


NOTES:
1. FOR SINGLE HURRICANE TIE, INTALL ON INTERIOR SIDE OF WALL.
2. PROVIDE THE FOLLOWING SIMPSON STRONG-TIE HURRICANE TIES, MIN.:
   AT TRUSSES - (1) SIMPSON H2.5A
   AT J.T. AND CORNER SET TRUSSES - (1) SIMPSON H2.5A

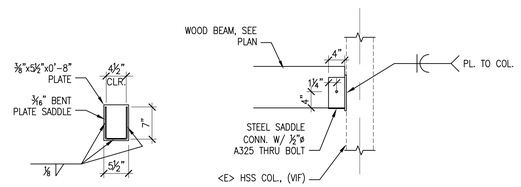
1 S-302 SECTION AT EXISTING WALL
SCALE: ¾"=1'-0"



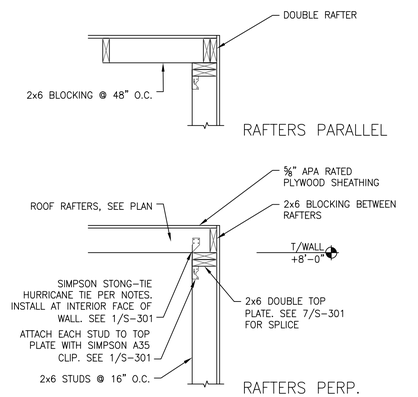
2 S-302 SECTION
SCALE: ¾"=1'-0"



3 S-302 SECTION AT COVERED WALKWAY ROOF
SCALE: ¾"=1'-0"



4 S-302 SECTION
SCALE: ¾"=1'-0"



NOTES:
1. FOR SINGLE HURRICANE TIE, INSTALL ON INTERIOR SIDE OF WALL.
2. PROVIDE THE FOLLOWING SIMPSON STRONG-TIE HURRICANE TIES, MIN.:
   AT RAFTERS - (1) SIMPSON H3

5 S-302 SECTION AT ROOF
SCALE: ¾"=1'-0"

GOODMAN GIANNAVOLA HINES ENGINEERS
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PRINT RECORD

#	DESCRIPTION	DATE

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTEVILLE, GEORGIA, 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. SE000762 STRUCTURAL ENGINEER CHRIS M. HINES
10/10/2025

PERMIT SET
ISSUED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

SECTIONS AND DETAILS

Drawn By: crh
Checked By: MJG
PROJECT # 4344

S-302

SPECIFICATIONS

DIFFUSERS, GRILLES, & REGISTERS:

LOUVERED FACE DIFFUSERS (CONTINUED):

OPTIONAL ROUND DAMPER SHALL BE CONSTRUCTED OF HEAVY GAUGE STEEL. DAMPER MUST BE OPERABLE FROM THE FACE OF THE DIFFUSER. OPTIONAL SECTORIZING BAFFLES SHALL BE AVAILABLE TO RESTRICT THE DISCHARGE AIR IN CERTAIN DIRECTIONS.

OPTIONAL MOLDED INSULATION BLANKET SHALL BE AVAILABLE. THE INSULATION WILL BE R-6, FOIL-BACKED AND PROVIDED AN ADDITIONAL 1-INCH GAP AROUND THE NECK TO INSTALL INSULATED FLEX DUCT.

THE MANUFACTURER SHALL PROVIDE PUBLISHED PERFORMANCE DATA FOR THE SQUARE DIFFUSER. THE DIFFUSER SHALL BE TESTED IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 70-2006.

EGGCRATE GRILLE:

RETURN GRILLES SHALL BE TITUS MODEL 50F FOR THE SIZES AND MOUNTING TYPES AS SHOWN ON THE PLANS AND OUTLET SCHEDULE. RETURN GRILLES MUST PROVIDE A FREE AREA OF AT LEAST 90%. OUTER BORDERS SHALL BE CONSTRUCTED OF HEAVY EXTRUDED ALUMINUM WITH A THICKNESS OF 0.040-0.050 INCH AND SHALL HAVE COUNTERSUNK SCREW HOLES FOR A NEAT APPEARANCE. BORDER WIDTH SHALL BE 1¼ INCHES ON ALL SIDES AND SHALL BE INTERLOCKED AT THE FOUR CORNERS AND MECHANICALLY STAKED TO FORM A RIGID FRAME. CHOICE OF THREE SIZES OF ALUMINUM GRID: ½ X ½ X ½ INCH, ½ X ½ X 1 INCH, OR 1 X 1 X 1 INCH SHALL BE AVAILABLE.

OPTIONAL OPPOSED-BLADE VOLUME DAMPER SHALL BE CONSTRUCTED OF HEAVY GAUGE STEEL OR ALUMINUM. DAMPER MUST BE OPERABLE FROM THE FACE OF THE GRILLE.

DOUBLE DEFLECTION REGISTERS:

ALUMINUM SUPPLY GRILLES SHALL BE OF THE SIZES AND MOUNTING TYPES SHOWN ON THE PLANS AND OUTLET SCHEDULE. THE DEFLECTION BLADES SHALL BE AVAILABLE PARALLEL TO THE LONG OR SHORT DIMENSION OF THE GRILLE OR REGISTER. CONSTRUCTION SHALL BE OF ALUMINUM WITH A 1¼-INCH WIDE BORDER ON ALL SIDES. SIZES 24 X 24 INCHES AND BELOW SHALL HAVE ROLL-FORMED BORDERS WITH A MINIMUM THICKNESS OF 0.032 INCH. LARGER SIZES SHALL BE CONSTRUCTED USING CONTINUOUS ALUMINUM EXTRUSIONS WITH A NOMINAL THICKNESS OF 0.040 THROUGH 0.050 INCH AND SHALL BE INTERLOCKED AT THE FOUR CORNERS AND MECHANICALLY STAKED TO FORM A RIGID FRAME. SCREW HOLES SHALL BE COUNTERSUNK FOR A NEAT APPEARANCE.

DEFLECTION BLADES SHALL BE CONTOURED TO A SPECIFICALLY DESIGNED AND TESTED CROSS-SECTION TO MEET PUBLISHED TEST PERFORMANCE DATA. BLADES SHALL BE SPACED ON ¾-INCH CENTERS. BLADES SHALL HAVE FRICTION PIVOTS ON BOTH SIDES TO ALLOW INDIVIDUAL BLADE ADJUSTMENT WITHOUT LOOSENING OR RATTLING OR BE INSERTED THROUGH THE FRAME AND HELD TIGHT WITH STEEL FRICTION WIRE INTERLOCKED TO THE FRAME ON BOTH ENDS OF EACH SIDE. PLASTIC BLADE PIVOTS ARE NOT ACCEPTABLE.

OPTIONAL OPPOSED BLADE VOLUME DAMPER SHALL BE CONSTRUCTED OF HEAVY GAUGE STEEL OR ALUMINUM. DAMPER MUST BE OPERABLE FROM THE FACE OF THE GRILLE.

THE GRILLE FINISH SHALL BE #26 WHITE. THE FINISH SHALL BE AN ANODIC ACRYLIC PAINT, BAKED AT 315° F FOR 30 MINUTES. THE PENCIL HARDNESS MUST BE HB TO H. THE PAINT MUST PASS A 100-HOUR ASTM B117 CORROSIVE ENVIRONMENTS SALT SPRAY TEST WITHOUT CREEPAGE, BLISTERING OR DETERIORATION OF FILM. THE PAINT MUST PASS A 250-HOUR ASTM D870 WATER IMMERSION TEST. THE PAINT MUST ALSO PASS THE ASTM D2794 REVERSE IMPACT CRACKING TEST WITH A 50-INCH POUND FORCE APPLIED.

THE MANUFACTURER SHALL PROVIDE PUBLISHED PERFORMANCE DATA FOR THE GRILLE. THE GRILLE SHALL BE TESTED IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 70-2006.

SPECIFICATIONS

HEAT PUMP:

EQUIPMENT: FACTORY ASSEMBLED, SINGLE PIECE, AIR-COOLED HEAT PUMP UNIT. CONTAINED WITHIN THE UNIT ENCLOSURE IS ALL FACTORY WIRING, PIPING, CONTROLS, COMPRESSOR, REFRIGERANT CHARGE, AND SPECIAL FEATURES REQUIRED PRIOR TO FIELD START-UP.

UNIT CABINET WILL BE CONSTRUCTED OF GALVANIZED STEEL, BONDERIZED, AND COATED WITH A POWDER COAT PAINT.

CONDENSER FAN WILL BE DIRECT-DRIVE PROPELLER TYPE, DISCHARGING AIR UPWARD. CONDENSER FAN MOTORS WILL BE TOTALLY ENCLOSED, 1-PHASE TYPE WITH CLASS B INSULATION AND PERMANENTLY LUBRICATED BEARINGS. SHAFTS WILL BE CORROSION RESISTANT. FAN BLADES WILL BE STATICALLY AND DYNAMICALLY BALANCED. CONDENSER FAN OPENINGS WILL BE EQUIPPED WITH STEEL WIRE SAFETY GUARDS.

COMPRESSOR WILL BE HERMETICALLY SEALED. COMPRESSOR WILL BE MOUNTED ON RUBBER VIBRATION ISOLATORS.

CONDENSER COIL WILL BE AIR COOLED. COIL WILL BE CONSTRUCTED OF ALUMINUM FINS MECHANICALLY BONDED TO COPPER TUBES WHICH ARE THEN CLEANED, DEHYDRATED, AND SEALED.

REFRIGERATION CIRCUIT COMPONENTS WILL INCLUDE LIQUID-LINE SHUTOFF VALVE WITH SWEAT CONNECTIONS, VAPOR-LINE SHUTOFF VALVE WITH SWEAT CONNECTIONS, SYSTEM REFRIGERANT CHARGE, POE COMPRESSOR OIL, ACCUMULATOR, AND REVERSING VALVE.

SEE SCHEDULE FOR LIST OF ACCEPTABLE MANUFACTURERS.

FAN COIL UNIT:

GENERAL: EXCEPT AS OTHERWISE INDICATED, PROVIDE FAN COIL UNIT MANUFACTURER'S STANDARD MATERIALS AND COMPONENTS AS INDICATED BY PUBLISHED PRODUCT INFORMATION, DESIGNED AND CONSTRUCTED AS RECOMMENDED BY MANUFACTURER, AND AS REQUIRED FOR A COMPLETE INSTALLATION.

COOLING COILS: EXCEPT AS OTHERWISE INDICATED, PROVIDE MANUFACTURER'S STANDARD COIL OF INDICATED TYPE AND RATED FOR INDICATED CAPACITY. COPPER TUBE COILS, MECHANICALLY EXPANDED INTO ALUMINUM PLATE FINS; RATED AT 250 PSIG AND LEAK TESTED AT 350 PSIG MIN. AIR PRESSURE. PROVIDE MANUAL AIR VENTS.

ELECTRIC HEATING COILS SHALL BE AN OPEN GRID TYPE WITH FACTORY INSTALLED HIGH LIMIT CONTROL. HEATER SHALL BE FULLY ACCEPTABLE THROUGH THE DISCHARGE GRILLE OPENINGS.

THE FAN SHALL BE A CENTRIFUGAL, FORWARD CURVED, DOUBLE WIDTH, DOUBLE INLET, DIRECT DRIVE TYPE. BALANCED STATICALLY AND DYNAMICALLY, AND OF INDICATED CAPACITY.

MOTORS SHALL BE OF INDICATED CAPACITY, 3 SPEED, PERMANENT SPLIT CAPACITOR, INSTALLED FOR EASY REMOVAL. PROVIDE MOTORS WITH AUTOMATIC-RESET AND INTEGRAL THERMAL OVERLOAD PROTECTION. MOTORS SHALL BE CAPABLE OF OPERATING AT TEMPERATURES INDICATED ON DRAWINGS WITHOUT OVERLOADING. MOTOR SHALL BE CAPABLE OF FIELD OILING AS REQUIRED.

CABINETS: CABINETS SHALL BE FABRICATED OF 18 GAUGE STEEL AND HAVE BAKED ENAMEL FINISH. ALL SURFACES IN CONTACT WITH AIR STREAM SHALL BE INSULATED WITH HALF INCH THICK, 1-1/2 POUND DENSITY, MATT FACED, GLASS FIBER INSULATION.

THE FILTER SHALL BE ONE INCH THICK, THROWAWAY GLASS FIBER TYPE.

THE DRAIN PAN SHALL BE REMOVABLE AND HAVE SELF EXTINGUISHER THREE (3) POUND DENSITY CELLULAR POLYSTYRENE PLASTIC LINER. THE DRAIN PAN SHALL EXTEND UNDER THE ENTIRE COIL SECTION.

THERMOSTAT SHALL BE 7-DAY PROGRAMMABLE TYPE.

SEE SCHEDULE FOR LIST OF ACCEPTABLE MANUFACTURERS.

DUCTWORK AND ACCESSORIES:

INDUSTRY STANDARDS: COMPLY WITH SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION) HVAC DUCT CONSTRUCTION STANDARDS, RECOMMENDATIONS FOR FABRICATION, GAUGES, CONSTRUCTION AND DETAILS, AND INSTALLATION PROCEDURES, EXCEPT AS OTHERWISE INDICATED.

COMPLY WITH ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS) FUNDAMENTALS HANDBOOK RECOMMENDATIONS, EXCEPT AS OTHERWISE INDICATED.

DUCTWORK METAL AND GAUGES: EXCEPT AS OTHERWISE INDICATED, FABRICATE DUCTWORK FROM GALVANIZED SHEET STEEL COMPLYING WITH ASTM A527, LOCKFORMING QUALITY, WITH ASTM A525 G90 ZINC COATING, MILL PHOSPHATIZED. GAUGES TO COMPLY WITH SMACNA STANDARDS.

DUCT SEALANT: NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT (TYPE APPLICABLE FOR THE FABRICATION/INSTALLATION DETAIL) AS COMPOUNDED AND RECOMMENDED BY THE MANUFACTURER SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN DUCTWORK.

DUCTWORK SUPPORT MATERIALS: EXCEPT AS OTHERWISE INDICATED, PROVIDE UPPER ATTACHMENT, HANGERS OF GALVANIZED STEEL STRAPS, OR STEEL RODS AND LOWER ATTACHMENT FOR SUPPORT OF DUCTWORK. HANGING/SUPPORT SYSTEMS SHALL BE IN ACCORDANCE WITH SMACNA REQUIREMENTS.

EXPOSED DUCTWORK SHALL BE DOUBLE-WALL SPIRAL PIPE WITH PAINT GRIP UNLESS OTHERWISE NOTED OR SUBSTITUTION APPROVED BY OWNER.

VOLUNTARY ALTERNATE EXPOSED DUCTWORK SHALL BE SINGLE-WALL SPIRAL PIPE UNLESS OTHERWISE NOTED OR SUBSTITUTION APPROVED BY OWNER. ALL EXPOSED DUCTWORK SHALL BE LINED IN LIEU OF WRAPPED. DUCT LINER THERMAL RESISTANCE SHALL MEET THE MINIMUM VALUES SPECIFIED IN PARAGRAPH 'DUCT INSULATION' BELOW.

DUCTWORK LOCATED OUTSIDE OF THE BUILDING ENVELOPE SHALL BE THERMADUCT PRODUCTS OR COVERED WITH 3M VENTURECLAD JACKETING, OR EQUAL PRODUCT, AND SEALED WEATHER-TIGHT.

DUCT INSULATION:

R-6 SUPPLY, OUTSIDE AND RETURN AIR DUCT INSULATION IN CONDITIONED AND UNCONDITIONED SPACES
R-8 SUPPLY AND RETURN AIR DUCT INSULATION OUTSIDE THE BUILDING
R-8 INSULATION BETWEEN DUCTS AND THE BUILDING EXTERIOR WHEN DUCTS ARE PART OF A BUILDING ASSEMBLY

DIFFUSERS, GRILLES, & REGISTERS:

LOUVERED FACE DIFFUSERS:

CEILING DIFFUSERS SHALL BE OF THE SIZES AND MOUNTING TYPES SHOWN ON THE PLANS AND OUTLET SCHEDULE. A UNIFORM FACE SIZE AND APPEARANCE WHEN DIFFERENT NECK SIZES ARE USED IN THE SAME AREA. ALL CONES SHALL BE ONE PIECE PRECISION DIE-STAMPED; THE BACK CONE SHALL ALSO INCLUDE AN INTEGRALLY DRAWN INLET (WELDED-IN INLETS AND CORNER JOINTS ARE NOT ACCEPTABLE). THE TWO INNER CONES SHALL BE CONSTRUCTED AS A SINGLE, REMOVABLE INNER CONE ASSEMBLY FOR EASY INSTALLATION AND CLEANING. THE INNER CONE ASSEMBLY MUST HAVE A HOLE WITH REMOVABLE PLUG IN THE CENTER TO ALLOW QUICK ADJUSTMENT OF AN OPTIONAL INLET DAMPER WITHOUT REMOVING THE INNER CONE ASSEMBLY. DIFFUSERS SHALL BE CONSTRUCTED OF 24-GAUGE STEEL OR 0.040 ALUMINUM.

THE FINISH SHALL BE #26 WHITE. THE FINISH SHALL BE AN ANODIC ACRYLIC PAINT, BAKED AT 315°F FOR 30 MINUTES. THE PENCIL HARDNESS MUST BE HB TO H. THE PAINT MUST PASS A 100-HOUR ASTM B117 CORROSIVE ENVIRONMENTS SALT SPRAY TEST WITHOUT CREEPAGE, BLISTERING OR DETERIORATION OF FILM. THE PAINT MUST PASS A 250-HOUR ASTM D870 WATER IMMERSION TEST. THE PAINT MUST ALSO PASS THE ASTM D2794 REVERSE IMPACT CRACKING TEST WITH A 50-INCH POUND FORCE APPLIED.

SPECIFICATIONS

APPLICABLE CODES:

INTERNATIONAL FIRE CODE (IFC), 2018 EDITION
2020 IFC GA AMENDMENTS
INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION
2020, 2022, 2023 & 2024 IPC GA AMENDMENTS
INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION
2020 & 2024 IMC GA AMENDMENTS
INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION
2020 & 2022 IFGC GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION
2020, 2022 & 2023 SUPPLEMENTS AND AMENDMENTS

EXISTING CONDITIONS:

CONTRACTOR SHALL VISIT THE SITE AND UNDERSTAND JOB CONDITIONS BEFORE SUBMITTING A PROPOSAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITY SERVICES PRIOR TO SUBMITTING HIS PROPOSAL. NO CONSIDERATION WILL BE GIVEN TO CLAIMS FOR EXTRA COST ARISING FROM CONTRACTOR'S FAILURE TO BE FULLY COGNIZANT OF JOB OR SITE CONDITIONS EXISTING AT TIME OF ACCEPTANCE OF BID.

ACTIVE SERVICES: WHEN ENCOUNTERED IN WORK, PROTECT, BRACE, SUPPORT EXISTING ACTIVE SEWERS, GAS AND OTHER SERVICES REQUIRED FOR PROPER EXECUTION OF WORK. IF EXISTING ACTIVE SERVICES ARE ENCOUNTERED THAT REQUIRE RELOCATION, RELOCATE AS APPROVED. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES THAT ARE TO REMAIN.

INACTIVE SERVICES: WHEN ENCOUNTERED IN WORK, REMOVE, CAP OR PLUG INACTIVE SERVICES, AS INDICATED.

INTERRUPTION OF SERVICES: WHERE WORK MAKES TEMPORARY SHUT-DOWNS OF SERVICES UNAVOIDABLE, SHUT DOWN AT NIGHT, OR AT SUCH TIMES AS APPROVED BY OWNER, WHICH WILL CAUSE LEAST INTERFERENCE WITH ESTABLISHED OPERATING ROUTINE. ARRANGE WORK TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING TIME ACTUALLY REQUIRED TO MAKE NECESSARY CONNECTION TO EXISTING WORK.

WHERE EXISTING WALLS, CEILINGS, FLOORS, ETC., ARE CUT OR OTHERWISE DAMAGED DURING CONSTRUCTION, REPAIR ALL SURFACES TO THEIR ORIGINAL CONDITION.

SHOP DRAWINGS:

SUBMIT SHOP DRAWINGS FOR REVIEW. PDF FILES PREFERRED. SHOP DRAWINGS SHALL BE BOUND INTO VOLUMES (FILES), WITH EACH VOLUME (FILE) CONTAINING ONE COPY OF ALL SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL BE SUBMITTED SIMULTANEOUSLY; NO SHOP DRAWINGS WILL BE CHECKED UNTIL ALL HAVE BEEN SUBMITTED.

SUBMITTALS SHALL BE SUPPORTED BY DESCRIPTIVE MATERIAL, SUCH AS CATALOG CUTS, DIAGRAMS, PERFORMANCE CURVES AND CHARTS PUBLISHED BY THE MANUFACTURER, TO SHOW CONFORMANCE TO SPECIFICATION AND DRAWING REQUIREMENTS; MODEL NUMBERS ALONE WILL NOT BE ACCEPTABLE. ALL LITERATURE SHALL CLEARLY INDICATE THE SPECIFIED MODEL NUMBER, DIMENSIONS, ARRANGEMENT, RATING AND CHARACTERISTICS OF THE PROPOSED EQUIPMENT. CAPACITIES AND RATINGS SHALL BE BASED ON CONDITIONS INDICATED OR SPECIFIED HEREIN. ANY DEVIATIONS FROM SPECIFIED EQUIPMENT (PARTICULARLY THOSE WHICH REQUIRE COORDINATION WITH OTHER TRADES) SHALL BE CLEARLY NOTED IN A CONCISE LIST ON A SEPARATE SHEET.

GUARANTEE:

GUARANTEE THAT EACH PIECE OF APPARATUS SHALL BE OF THE CUSTOMARY STANDARD AND QUALITY FURNISHED BY THE DESIGNED MANUFACTURER FOR THAT CATALOG NUMBER.

GUARANTEE THAT THE AIR SYSTEMS SHALL OPERATE WITHOUT AERODYNAMIC NOISE GENERATED FROM THE FAULTY INSTALLATION OF DUCT WORK OR ANY COMPONENT OF THE AIR DISTRIBUTION SYSTEM.

GUARANTEE THAT ALL SYSTEMS AND COMPONENTS SHALL BE PROVIDED WITH A ONE YEAR WARRANTY FROM THE TIME OF DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL COVER ALL MATERIALS AND WORKMANSHIP. DURING THIS WARRANTY PERIOD, ALL DEFECTS IN MATERIALS AND WORKMANSHIP SHALL BE CORRECTED BY REPAIR OR REPLACEMENT WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

GENERAL NOTES:

REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT.

ALL DUCT DIMENSIONS INDICATED IN THESE DOCUMENTS ARE INSIDE-CLEAR DIMENSIONS.

PORTIONS OF DUCTWORK OR PIPING VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK. PAINT BLACK BEHIND ALL GRILLES.

ALL WIRING IN THE CEILING PLENUM SHALL BE PLENUM RATED CABLE.

MOUNTING FRAME OF CEILING MOUNTED AIR DISTRIBUTION DEVICES SHALL BE COMPATIBLE WITH CEILING TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE.

ALL FIRE SEPARATIONS MUST BE PROTECTED WHEN APPLICABLE.

PROVIDE NEW FILTERS (MERV 7 OR BETTER PER OWNER) FOR ALL APPLICABLE HVAC EQUIPMENT AT THE END OF CONSTRUCTION.

ALL MATERIAL IN PLENUM MUST MEET FIRE AND SMOKE SPREAD AS REQUIRED BY NFPA 90A.

ALL ROOF PENETRATIONS TO BE 12" APART AND AT LEAST 12" AWAY FROM CURBS, WALLS, AND DRAIN SUMPS TO PROVIDE ROOFING CONTRACTOR WITH SUFFICIENT ACCESS FOR FLASHING EACH ROOF PENETRATION.

SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ARCHITECT PRIOR TO BID SUBMISSION.

CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED.

THE CONTRACTOR SHALL REFERENCE THE FULL SET OF CONSTRUCTION DOCUMENTS DURING PRICING AND CONSTRUCTION FOR COORDINATION BETWEEN DISCIPLINES RELATIVE TO THE MECHANICAL SCOPE.

DUCTLESS SPLIT SYSTEM

WALL-MOUNTED INDOOR UNIT
STANDARD PREFILTER IS INCLUDED WITH INDOOR UNIT
CHOICE OF FAN SPEEDS: LOW, MEDIUM, HIGH
INDOOR UNIT POWERED FROM OUTDOOR UNIT
AUTO RESTART FOLLOWING A POWER OUTAGE
BASE HEATER
LIMITED WARRANTY: FIVE YEARS ON PARTS AND DEFECTS AND SEVEN YEARS ON THE COMPRESSOR

SEE SCHEDULE FOR LIST OF ACCEPTABLE MANUFACTURERS.

LEGEND

SYMBOLS	DESCRIPTION
X1 / X2	DIFFUSER, GRILLE, REGISTER OR LOUVER TAG X1 = TYPE, X2 = CFM
	POSITIVE PRESSURE (AIR GOES OUT) DIFFUSER OR REGISTER, 4-WAY AIR PATTERN (UNLESS OTHERWISE NOTED)
	NEGATIVE PRESSURE (AIR GOES IN) GRILLE
	POSITIVE PRESSURE AIRFLOW (TYP. SUPPLY)
	NEGATIVE PRESSURE AIRFLOW (TYP. RETURN/EXHAUST)
	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER (MVD)
	BACKDRAFT DAMPER (BDD)
FD	VERTICAL (TYP. WALL) FIRE DAMPER
FSD	VERTICAL (TYP. WALL) COMBINATION FIRE/SMOKE DAMPER
FD	HORIZONTAL (TYP. FLOOR/CEILING) FIRE DAMPER
FSD	HORIZONTAL (TYP. FLOOR/CEILING) COMBINATION FIRE/SMOKE DAMPER
T	THERMOSTAT
H	HUMIDISTAT
S	REMOTE TEMPERATURE SENSOR
	INTERNALLY LINED DUCT
	DUCT UP
	DUCT UP
	DUCT DOWN
	SUPPLY DUCT
UNIT #	EQUIPMENT TYPE EQUIPMENT NUMBER. WHERE A LETTER IS USED, THERE ARE MULTIPLE INSTANCES.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	M	MOTOR
BDD	BACKDRAFT DAMPER	MA	MAKE-UP AIR
AHU	AIR HANDLING UNIT	MAU	MAKE-UP AIR UNIT
CO2	CARBON DIOXIDE	MAV	MANUAL AIR VENT
CU	CONDENSING UNIT	MBH	1,000 BTU PER HR
D	CONDENSATE DRAIN	MFCU	MINI FAN COIL UNIT
DB	DRY BULB	MHP	MINI HEAT PUMP
DH	DEHUMIDIFIER	MVD	MANUAL VOLUME DAMPER
EA	EXHAUST AIR	NC	NORMALLY CLOSED
EAT	ENTERING AIR TEMPERATURE	NO	NORMALLY OPEN
EDH	ELECTRIC DUCT HEATER	OA	OUTSIDE AIR
EF	EXHAUST FAN	OBD	OPPOSED BLADE DAMPER
ESP	EXTERNAL STATIC PRESSURE	PIU	POWER INDUCTION UNIT
EWH	ELECTRIC WALL HEATER	RA	RETURN AIR
F	DEGREES FAHRENHEIT	RH	RELIEF HOOD
FCU	FAN COIL UNIT	RTU	ROOFTOP UNIT
FD	FIRE DAMPER	SA	SUPPLY AIR
FSD	COMBINATION FIRE/SMOKE DAMPER	SP	STATIC PRESSURE
FURN	FURNACE	U.N.O	UNLESS NOTED OTHERWISE
H	HUMIDISTAT	UC	UNDER CUT DOOR
IH	INTAKE HOOD	VAV	VARIABLE AIR VOLUME
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LWT	LEAVING WATER TEMPERATURE	WL	WALL LOUVER

SHEET INDEX

PROFICIENT ENGINEERING
3150 Holcomb Bridge Road
Norcross, Georgia 30071
404.330.9798
PROJECT # 125544

JEFFERSON_
JEFFERSON_
COMMERCIAL STUDIO
PEACHTREE CITY, GEORGIA
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JEFFERSONBROWNEARCHITECTURE.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED Andrew Smith NO. PENDING PROFESSIONAL ENGINEER ANDREW SMITH

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MR
PROJECT # 4344

M-001

Global Plasma Solutions
10 Mall Terrace, Building C
Savannah, GA 31406
Phone: (912) 356-0115 Fax: (912) 356-0114
Email: info@globalplasmasolutions.com Web: www.globalplasmasolutions.com
VERSION 1.6 running ASHRAE 62.1-2013

Zone Tag	Facility Type	Zone Use	Zone Floor Area (square ft) Az	Zone Max Occupancy Pz	Table 6.1 OA per Occupant Rp	Table 6.1 cfm/ft2 Ra	Pz * Rp Pz * Rp	Az * Ra Az * Ra	Table 6.2 Ventilation Effectiveness Ez	Outdoor Air to Zone (CFM) with Ez correction (Vbz/Ez)
Assembly	Public Assembly Spaces	Multi-purpose Assembly	1,270.0	45.0	5.0	0.06	225	76	0.8	377
										OA required per VRP

Zone Height (feet)	10		
Desired Outside Air (Vo) IAQP	400		
Supply Air (Vs)	1,990		
Return Air (Vr)	1590		
Recirc. Flow Factor (R)	0.80		
Ventilation Effectiveness (Ez)	0.8		
Level of Physical Activity	Sedentary		
Filter Location	B		
HVAC Flow Type	Constant		
Outdoor Air Flow Type	Constant		

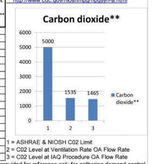
$$Y_s = \frac{V_o}{V_s}$$
$$Y_r = \frac{V_o - (1-R)\,V_s}{V_r}$$
$$V_{oc} = \frac{V_o}{E_z}$$

Occupied Zone
$E_z = E_v$

Air Changes Per Hour	9.4	VRP OA CFM per person	8.4
Outside Air Per VRP	377 CFM	IAQ OA CFM per person	8.9
Outside Air Per IAQ	400 CFM		
Outside Air Savings	24 CFM	Winter Heating Savings	
OA Summer Drybulb	94.0	OA Winter Design DB (F)	27
OA Summer Wetbulb	76.0	Supply Air DB Setpoint (F)	90
Cat Leaving Air Drybulb (F	55.0	MBH Saved Winter	-1.6
Cat Leaving Air Wetbulb (F	55.0	KW Saved Winter	-0.5
OA MBH Saved Summer*	#NAME?		
OA Tons Saved Summer*	#NAME?		

*OA = Outside Air
**OSHA, NIOSH & WHO most conservative values us
http://www.cdc.gov/niosh/npg/npgsyne-a.html

Indoor Contaminants Generated By People & From Outdoors	Maximum Threshold Value (PPM)	Steady State Using the VRP* (Prescribed OA) Plasma Off	Steady State Using the IAQ Method (Reduced OA) Plasma On	Is Steady State Level Acceptable at Reduced OA Levels?	Contaminant Generation Rate (PPM)	Filtration Effectiveness	Cognizant Authority**
Acetaldehyde	100.0	0.01114	0.00187	Yes	0.00032	50%	OSHA
Acetone	250.0	0.00191	0.00042	Yes	0.00433	50%	NIOSH
Ammonia	25.00	0.02296	0.00898	Yes	0.14210	50%	NIOSH
Benzene	1.0000	0.00253	0.00043	Yes	0.00015	50%	OSHA
2- Butenone (MEK)	200.0	0.00023	0.00006	Yes	0.00088	50%	NIOSH
Carbon dioxide**	5000	1535	1465	Yes	292	0%	NIOSH
Chloroform	2.0000	0.00011	0.00002	Yes	0.00003	50%	NIOSH
Ozonane	100.0	0.00000	0.00000	Yes	0.00000	50%	OSHA
Hydrogen Sulfide	10.0	0.00000	0.00000	Yes	0.00000	50%	NIOSH
Methane	NA	1.58094	1.58094	Yes	0.00000	0%	NA
Methanol	200.0	0.00000	0.00000	Yes	0.00000	0%	NIOSH
Methylene Chloride	25.0	0.00081	0.00015	Yes	0.00080	50%	OSHA
Propane	1000.0	0.00998	0.00998	Yes	0.00000	0%	NIOSH
Tetrachloroethane	5.0000	0.00000	0.00000	Yes	0.00000	50%	OSHA
Tetrachloroethylene	100.0000	0.00037	0.00006	Yes	0.00001	50%	OSHA
Toluene	100.0000	0.00034	0.00009	Yes	0.00021	50%	NIOSH
1,1,1 - Trichloroethane	350.0000	0.00079	0.00014	Yes	0.00038	50%	NIOSH
Xylene	100.0000	0.00230	0.00039	Yes	0.00000	50%	OSHA



1 = ASHRAE & NIOSH CO2 Limit
2 = C02 Level at Ventilation Rate OA Flow Rate
3 = C02 Level at IAQ Procedure OA Flow Rate
**Carbon dioxide has been provided for reference only for gathering demand control ventilation (DCV) setpoints. The National Research Council was commissioned by the US Navy to prove C02 is not a contaminant of concern when using air purification to control the other contaminants of concern, as found on submarines.

Building materials and furnishings assumed to have no VOCs and off-gassing is complete
All yellow shaded boxes require user input or review

IAQ acceptable at reduced outside air levels?	Yes

Date	9/5/2025
Job Name	-
Representative	-
Engineer	-
Contractor	-

IMC 2006 & later allows for ASHRAE 62 IAQP through the engineered exception found in Section 403.2
Exhaust flow rates may differ from Table 6.5 based on ASHRAE 62 IAQP via Section 6.5.2

AIR PURIFICATION SCHEDULE

ZONE TAG	FLOW	SA FLOW	OA FLOW	GPS MODEL	PRESSURE DROP	VOLTAGE (AC)	WATTS	MIN ION DENSITY (IONS/CC)	NOTES
FCU-1	CV	1990	400	GPS-FC24-AC	0.05" W.C.	24-240	8	300 MILLION	1 TO 11

1. BASIS OF DESIGN: GLOBAL PLASMA SOLUTIONS. APPROVED EQUALS BY AIRGENICS AND BIOXGEN, SUBJECT TO SPECIFICATION COMPLIANCE.
2. MOUNT BI-POLAR ION GENERATOR WHERE INDICATED ON SCHEDULE
3. IF CONTRACTOR SUBSTITUTES BASIS OF DESIGN WITH ANOTHER MANUFACTURER, CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND MECHANICAL CHANGES.
4. BI-POLAR IONIZATION SYSTEMS REQUIRING PERISHABLE GLASS TUBES ARE NOT ACCEPTABLE
5. ALL MANUFACTURERS MUST PASS UL-867-2007 OZONE CHAMBER TESTING BY EITHER UL OR ETL
6. PROVIDE WITH WEATHERPROOF ENCLOSURE.
7. PROVIDE WITH SELF-CLEANING FEATURE. SYSTEMS WITHOUT SELF-CLEANING SHALL NOT BE ACCEPTABLE.
8. PROVIDE STEP-DOWN TRANSFORMER.
9. IONIZATION SYSTEMS WITH MULTIPLE ION MODULES MOUNTED TO A BAR SHALL NOT BE AN ACCEPTABLE SUBSTITUTE
10. IONIZATION SYSTEMS THAT DO NOT USE EPOXY TO PROTECT THE ION CIRCUITRY SHALL NOT BE ACCEPTABLE.
11. IONIZATION POWER SUPPLY SHALL HAVE POWER ON AND PLASMA ON INDICATION LIGHT

SPLIT DIRECT EXPANSION (DX) EQUIPMENT

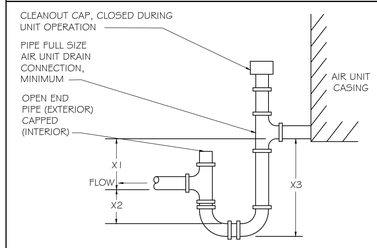
MARK	SERVES	INDOOR UNIT: TOTAL SA (CFM)	OA (CFM)	ESP (IN WG)	MOTOR (HP)	AUXILIARY HEATER (KW @ 208V)	WEIGHT (LBS)	BASIS OF DESIGN	OUTDOOR UNIT: MIN. SEER2	MIN. HSPF2	WEIGHT (LBS)	REFRIG. CHARGE (LBS)	BASIS OF DESIGN	NOMINAL TONNAGE (TONS)	COMBINED COOLING CAPACITIES: COOLING TOTAL (MBH)	SENS (MBH)	LAT (MBH)	ENT TDB (°F)	ENT TWB (°F)	LVG TDB (°F)	LVG TWB (°F)	REMARKS 1	2	3	4	5	6	7
FCU-1 / HP-1	MULTI-PURPOSE 1	1,990	400	0.50	3/4 ECM	11.3	211.0	FJ5AN--60	14.5	7.5	234.0	8.7	27SCA560	5.0	59.9	49.0	10.8	78.8	66.2	55.0	56.0	X	X	X	X	X	X	X
FCU-2 / HP-2	MULTI-PURPOSE 2	1,200	300	0.50	1/2 ECM	6.8	148.0	FJ5AN--36	14.5	7.5	173.0	7.6	27SCA536	3.0	38.1	30.7	7.5	79.7	66.7	55.0	56.0	X	X	X	X	X	X	X

NOTES (APPLY TO ALL):
A. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.
B. SUBMITTED UNIT CAPACITIES SHOULD BE WITHIN +/-10% OF SCHEDULED CAPACITIES.
C. BASIS OF DESIGN: CARRIER. REFER TO SPECIFICATIONS. ACCEPTABLE ALTERNATES: JCI/YORK, TRANE, DAIKIN/MCQUAY, LENNOX.
D. ALL EVAPORATORS AND COOLING COILS LOCATED ABOVE LOWEST LEVEL FINISHED FLOOR SHALL BE INSTALLED WITH AN AUXILIARY CONDENSATE DRAIN PAN UNDER THE UNIT. PROVIDE AN ELECTRONIC WATER LEVEL DETECTOR WIRED TO SHUT DOWN THE UNIT UPON DETECTION OF WATER IN THE AUXILIARY DRAIN PAN.
E. AS AN ALTERNATIVE TO THE AUXILIARY CONDENSATE DRAIN PAN, AN ELECTRONIC WATER LEVEL DETECTOR WIRED TO SHUT DOWN THE UNIT UPON DETECTION OF WATER MAY BE INSTALLED IN THE PRIMARY DRAIN LINE, OVERFLOW DRAIN LINE OR EQUIPMENT-SUPPLIED DRAIN PAN. WATER LEVEL DETECTOR SHALL BE LOCATED AT A POINT HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM OF SUCH PAN.
F. R-454B REFRIGERANT

REMARKS (APPLY AS SCHEDULED):
1. PROGRAMMABLE THERMOSTAT.
2. LOW AMBIENT PACKAGE.
3. DISPOSABLE FILTER.
4. ANTI-SHORT CYCLE TIMER.
5. INDOOR FAN DELAY KIT.
6. DISCONNECT SWITCH PROVIDED BY ELECTRICAL SUBCONTRACTOR AT BOTH THE INDOOR AND OUTDOOR UNIT. REFER TO THE ELECTRICAL DOCUMENTS.
7. MOUNT OUTDOOR HEAT PUMP ON CONCRETE HOUSEKEEPING PAD. PAD SHALL BE A MINIMUM 4" THICK AND SHALL EXTEND 6" BEYOND UNIT ON ALL SIDES.

CONDENSATE TRAP (DRAW THROUGH UNIT)

NO SCALE

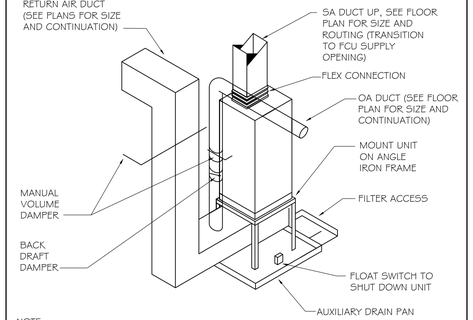


WHERE:
X1 =1" PLUS MAXIMUM NEGATIVE STATIC PRESSURE
X2 =HALF OF X1
X3 =X1 +X2+PIPE Ø+INSULATION

NOTES
1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.

VERTICAL FAN COIL UNIT DETAIL

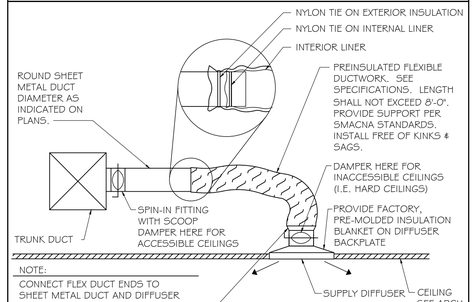
NO SCALE



NOTE:
ROUTE PRIMARY CONDENSATE LINE TO HUB DRAIN, SEE PLMB. DWGS.

DIFFUSER TAKE-OFF DETAIL

NO SCALE

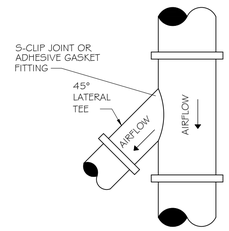


NOTE:
CONNECT FLEX DUCT ENDS TO SHEET METAL DUCT AND DIFFUSER NECK WITH NYLON TIES. INTERIOR LINER AND EXTERIOR INSULATION OF FLEX DUCT TO BE TIED INDIVIDUALLY. INSTALL USING TENSIONING TOOL AS PER MANUFACTURER'S RECOMMENDATIONS.

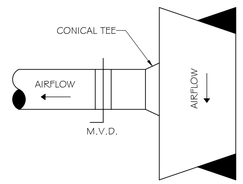
WHERE BRANCH DUCT SIZE DIFFERS FROM SCHEDULED DIFFUSER NECK SIZE, CONTRACTOR SHALL PROVIDE NECESSARY TRANSITION.

DUCTWORK DETAILS

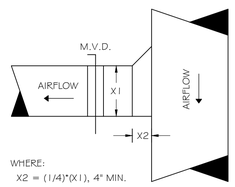
NO SCALE



ROUND - ROUND



RECTANGULAR - ROUND



WHERE:
X2 = (1/4)*(X1), 4" MIN.

RECTANGULAR - RECTANGULAR

PROFICIENT ENGINEERING
3150 Holcomb Bridge Road
Norcross, Georgia 30071
404.330.9798
PROJECT # 125544

JEFFERSON_
JEFFERSON_
COMMERCIAL STUDIO
PEACHTREE CITY, GEORGIA
770 - 632 - 9545
JEFFERSONBROWNEARCHITECTURE.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. PERMIT PROFESSIONAL ENGINEER ANDREW SMITH

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

DETAILS & SCHEDULES

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MB
PROJECT # 4344

M-002

DUCTLESS SPLIT DIRECT EXPANSION (DX) EQUIPMENT

INDOOR UNIT						OUTDOOR UNIT						COMBINED CAPACITIES	
MARK	SERVES	TYPE	MODEL/SERIES	NOMINAL TONS / MIN. SEER	CFM	MARK	MIN. SEER	MIN. HSPF	MODEL/SERIES	MAX. PIPING LENGTH (FT)	MAX. PIPING HEIGHT (FT)	COOLING TOTAL (MBH)	HEATING @ 47°F (MBH)
MFCU-1	DRY STORAGE	WALL-MOUNTED, HEAT PUMP	FTX09NMVJU	0.75	417	MHP-1	19.0	9.0	RX09NMVJU	65.6	49.3	9.0	10.0

NOTES (APPLY TO ALL):

A. BASIS OF DESIGN: DAIKIN. EQUAL PRODUCTS: MITSUBISHI, LENNOX, SAMSUNG, LG, SANYO, CARRIER, JCI/YORK.

B. SINGLE POWER CONNECTION AT OUTDOOR UNIT. DISCONNECT SWITCHES PROVIDED AT THE INDOOR AND OUTDOOR UNITS BY ELECTRICAL SUBCONTRACTOR. REFER TO THE ELECTRICAL DOCUMENTS.

C. R-410A REFRIGERANT.

D. FACTORY CONDENSATE PUMP OR CONDENSATE LIFT MECHANISM.

E. WALL MOUNTED WIRED REMOTE CONTROLLER.

F. INVERTER DRIVEN COMPRESSOR.

G. MOUNT MHP ON 54" THICK CONCRETE HOUSEKEEPING PAD ON GRADE. ALTERNATIVELY, WALL MOUNTED UNIT TO ENSURE PROPER CLEARANCES WITH NEW AND EXISTING UNITS AS NEEDED.

H. REFRIGERANT LINE SET TOTAL EQUIVALENT LENGTH SHALL NOT EXCEED LENGTH SHOWN ON SCHEDULE. SHOULD AN ALTERNATE MANUFACTURER BE USED, CONTRACTOR SHALL COMPLY WITH ALTERNATE MANUFACTURER LINE SET LIMITATIONS.

I. WIND BAFFLE ACCESSORY.

J. UNITS SHALL BE DOE 2023 COMPLIANT.

GENERAL NOTES

A. EACH SUPPLY DIFFUSER/REGISTER RUNOUT SHALL BE PROVIDED WITH A VOLUME DAMPER. REFER TO THE DIFFUSER TAKE-OFF DETAIL FOR ADDITIONAL INFORMATION.

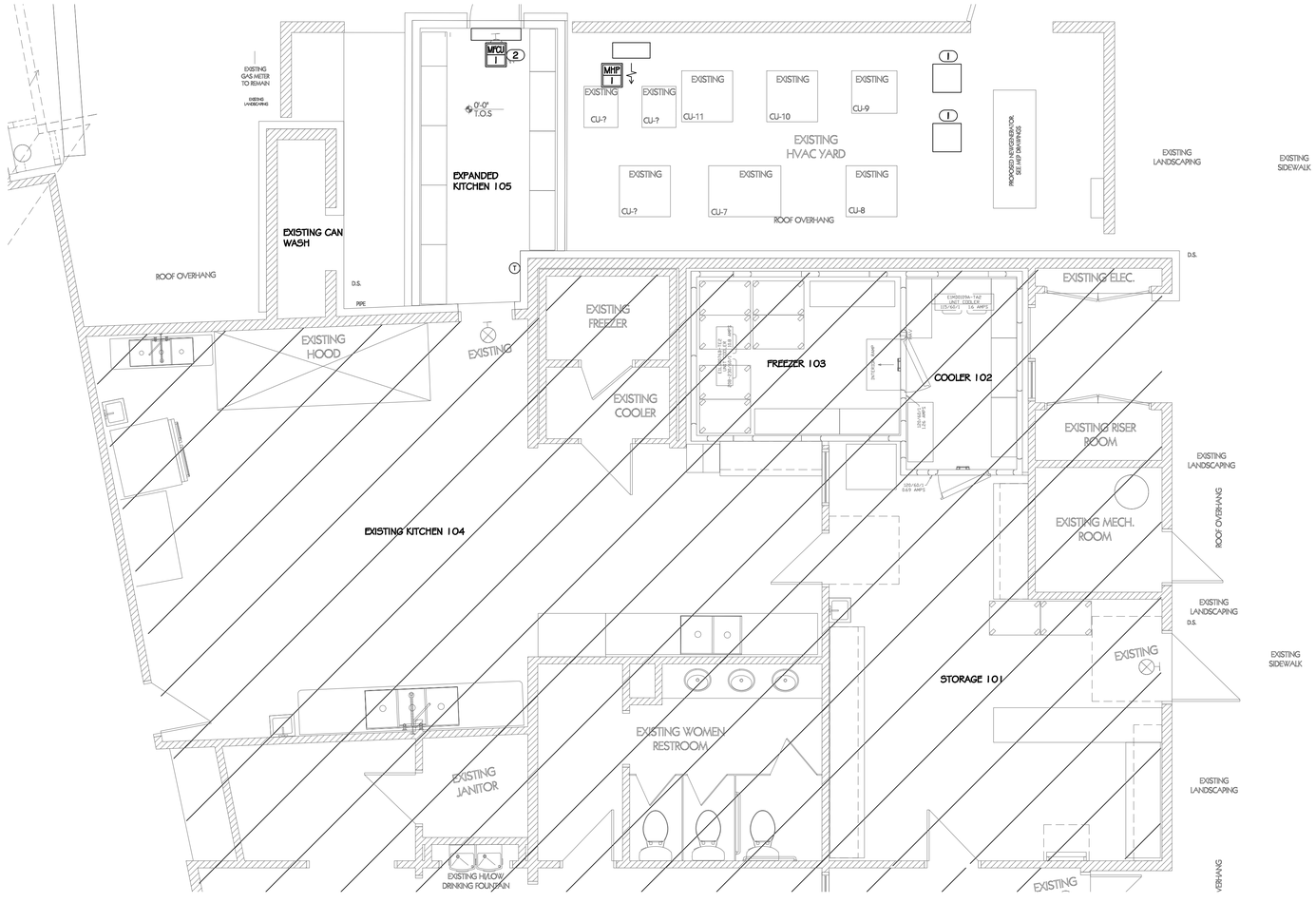
B. DRAWINGS ARE DIAGRAMMATIC ONLY; FINAL ROUTING OF DUCTWORK AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC. SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.

C. NO SCOPE IN HATCHED REGION.

KEYNOTES

(1) CONDENSING UNIT FOR NEW WALK-IN COOLER/FREEZER.

(2) TRAP AND PUMP 1"Ø CONDENSATE DRAIN LINE FROM MINI-FAN COIL UNIT TO SPLASH BLOCK ON GRADE. TERMINATION LOCATION SHALL NOT CAUSE A NUISANCE.



1 FLOOR PLAN - KITCHEN ALTERATION/ADDITION
1/4" = 1'-0"

PROFICIENT ENGINEERING
3150 Holcomb Bridge Road
Norcross, Georgia 30071
404.330.9798
PROJECT # 125544

JEFFERSON_

JEFFERSON_
COMMERCIAL STUDIO
PEACHTREE CITY, GEORGIA
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JEFFERSONBROWNEARCHITECTURE.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED Andrew Smith No. PEMSENT PROFESSIONAL ENGINEER ANDREW SMITH

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

FLOOR PLAN - KITCHEN ALTERATION / ADDITION

DRAWING TITLE

Drawn By:	AS / RB / TS
Checked By:	AS / BA / MR
PROJECT #	4344

M-101

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	NOISE CRITERIA @ MAX CFM	MODEL
RS1812	EGGCRATE GRILLE	18x12	18x12	25	TITUS 50F
RS2418	EGGCRATE GRILLE	24x18	24x18	25	TITUS 50F
SCL06	LOUVERED FACE SUPPLY	24x24	6Ø	25	TITUS TMS
SCL12	LOUVERED FACE SUPPLY	24x24	12Ø	25	TITUS TMS

A. AIR DEVICE (I.E. DIFFUSERS, REGISTERS AND GRILLES) COLOR SELECTION SHALL BE MADE BY ARCHITECT. CONTRACTOR SHALL SUBMIT COLOR/FINISH CHARTS FOR ARCHITECTURAL REVIEW AND SELECTION.
B. THE CONTRACTOR SHALL COORDINATE AIR DEVICE FRAME AND/OR SUSPENSION TYPE WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.

GENERAL NOTES

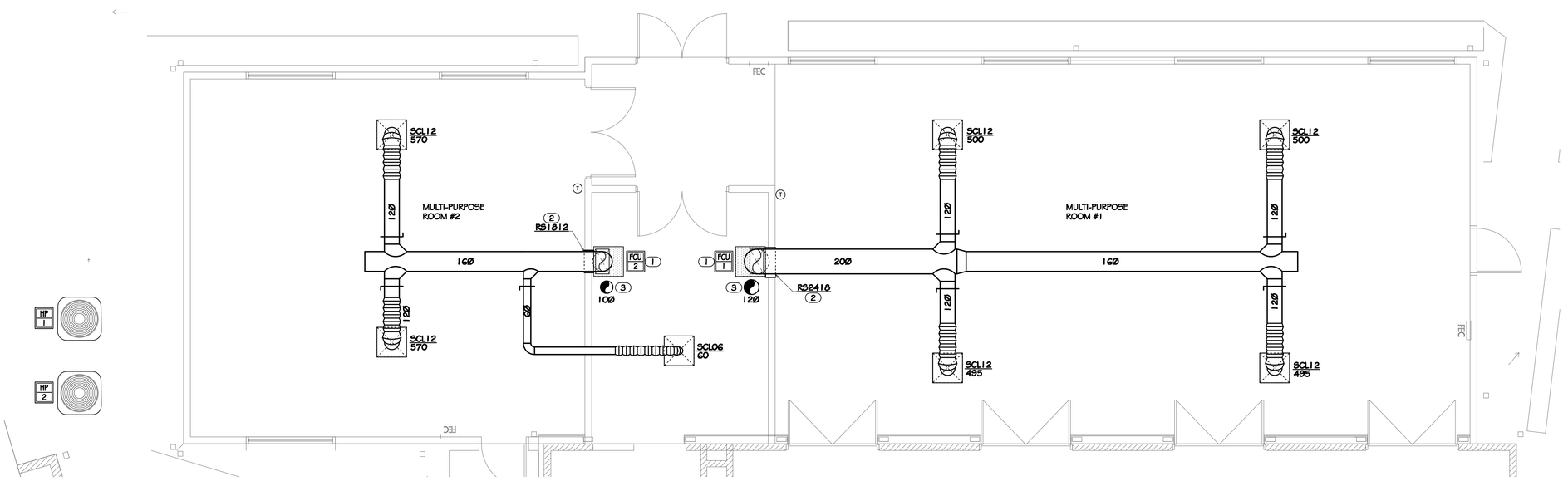
A. EACH SUPPLY DIFFUSER/REGISTER RUNOUT SHALL BE PROVIDED WITH A VOLUME DAMPER. REFER TO THE DIFFUSER TAKE-OFF DETAIL FOR ADDITIONAL INFORMATION.

B. DRAWINGS ARE DIAGRAMMATIC ONLY; FINAL ROUTING OF DUCTWORK AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC. SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.

C. NO SCOPE IN HATCHED REGION EXCEPT FOR COORDINATING THE TERMINATION OF THE CONDENSATE LINES FOR THE NEW WALK-IN COOLER/FREEZERS. TIE INTO DRAIN WHERE CONDENSATE LINES FOR DEMOLISH WALK-INS TERMINATED OR ROUTE TO SPLASH BLOCK ON GRADE. TERMINATION LOCATION SHALL NOT CAUSE A NUISANCE.

KEYNOTES

1. FAN COIL UNIT PROVIDED WITH FRACTIONAL HORSEPOWER CONDENSATE PUMP. TRAP AND PUMP 1"Ø CONDENSATE DRAIN LINE TO EXTERIOR SPLASH BLOCK ON GRADE. TERMINATION LOCATION SHALL NOT CAUSE A NUISANCE.
2. SIDEWALL RETURN GRILLE MOUNTED LOW IN WALL AND FULLY DUCTED TO RETURN CONNECTION OF FAN COIL UNIT.
3. OUTSIDE AIR DUCT DOWN FROM ROOF CAP WITH INTEGRAL BACKDRAFT DAMPER AND TIED INTO RETURN DUCT OF FAN COIL UNIT. BALANCE PER OA CFM NOTED IN SPLIT DIRECT EXPANSION (DX) EQUIPMENT SCHEDULE.



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

PROFICIENT
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3150 Holcomb Bridge Road
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PROJECT # 125544

JEFFERSON_

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COMMERCIAL STUDIO
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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA
REGISTERED
No. PE009267
PROFESSIONAL
ENGINEER
ANDREW SMITH

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

FLOOR PLAN - ADDITION

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MR
PROJECT # 4344

M-102

SPECIFICATIONS

GENERAL

CONTRACTOR SHALL REFER TO ALL RELATED DOCUMENTS, ARCHITECTURAL, STRUCTURAL, CIVIL AND MEP DRAWINGS, AND FULLY UNDERSTAND THE SCOPE OF WORK AND CONDITION OF CONSTRUCTION.

THE WORK UNDER THIS SPECIFICATIONS AND DRAWINGS SHALL INCLUDE ALL LABOR.

ALL INSTALLATION OF DEVICES AND CONNECTION OF CONDUCTORS SHALL BE PERFORMED BY LICENSED AND SKILLED ELECTRICIAN OR JOURNEYMAN.

ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE OWNER. IF ANY PORTION OF THE WORK IS FOUND UNSATISFACTORY BY THE OWNER, IT SHALL BE REMOVED AND REINSTALLED WITHOUT DELAY AT NO COST TO THE OWNER.

THE WORK INCLUDES, BUT NOT LIMITED TO:
- THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM.
- ROUGH-IN AND FINAL CONNECTIONS TO ALL DEVICES REQUIRING ELECTRICAL POWER, INCLUDING OWNER PROVIDED EQUIPMENT.
- LIGHTING CONTROL
- LIGHTING FIXTURES

EACH CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED BY THE REGULATORY AUTHORITIES. ALL FEES RELATED TO OBTAINING PERMITS AND INSPECTION SHALL BE PAID FOR BY EACH CONTRACTOR IN HIS TRADE.

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL ELECTRICAL CODE 2020, SPECIFICATIONS, UTILITY COMPANY REQUIREMENTS AND ALL INDUSTRY STANDARDS.

ANY DIFFERENCES IN ABOVE MENTIONED REQUIREMENTS, THE MOST STERN SHALL OVERRULE ALL OTHERS.

IN ADDITION TO ABOVE MENTIONED CODES AND SPECIFICATIONS, THE FOLLOWING INDUSTRY STANDARDS SHALL BE COMPLIED IF THEY ARE MORE STRINGENT.
- IEEE
- IES
- IECC 2015
- ASHRAE 90.1
- NFPA
- NEMA
- UL
- ADA

THE MANUFACTURERS PUBLISHED DIRECTIONS SHALL BE FOLLOWED IN THE DELIVERY, STORAGE, PROTECTION, INSTALLATION AND WIRING OF ALL EQUIPMENT AND MATERIAL.

THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. THE SYSTEMS SHALL INCLUDE BUT ARE NOT LIMITED TO THE ITEMS SHOWN ON THE DRAWINGS. EXACT LOCATIONS OF THESE ITEMS SHALL BE DETERMINED BY REFERENCE TO THE GENERAL PLANS AND MEASUREMENTS AT THE BUILDING AND IN COOPERATION WITH THE OTHER SUBCONTRACTORS, AND IN ALL CASES, SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE OWNER RESERVES THE RIGHT TO MAKE ANY REASONABLE CHANGE IN THE LOCATION OF ANY PART OF THIS WORK WITHOUT ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL SEEK APPROVAL FROM THE OWNER FOR ANY CHANGES TO THE SPECIFICATIONS OR CONTRACT DOCUMENTS.

ANY EXCEPTIONS, INCONSISTENCIES AND CONFLICTS IN CONTRACT DOCUMENTS, SPECIFICATIONS AND CONTRACT DOCUMENTS BY OTHER TRADE SHALL BE BROUGHT TO ATTENTION TO THE OWNER PRIOR TO BID.

CONTRACTOR SHALL COORDINATE AND VERIFY THE WORK WITH EXISTING CONDITIONS AND THE WORK OF OTHER TRADE PRIOR TO ANY FABRICATIONS OR INSTALLATION. IF THE LAYOUT OF THE DEVICES ON DRAWINGS ARE IMPRACTICAL TO THE CONDITION IN FIELD, CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY PRIOR TO ANY FABRICATION OR INSTALLATION.

ELECTRICAL DEVICES ARE INDICATED ON DRAWINGS AT APPROXIMATE LOCATIONS. THE OWNER RESERVE THE RIGHT TO MAKE REASONABLE CHANGES IN LOCATIONS WITHOUT ADDITIONAL COSTS.

THE LINES INDICATING BRANCH CIRCUITS DO NOT REPRESENT THE ROUTING OF ELECTRICAL CONDUITS. THEY INDICATE THE LAYOUT AND CONTROL OF CIRCUITS.

PRODUCTS AND WORK

MATERIALS FURNISHED SHALL BE NEW AND BY STANDARD MANUFACTURERS AND MUST CONFORM TO THE NATIONAL BOARD OF FIRE UNDERWRITER'S REQUIREMENTS AND BEAR THE UNDERWRITER'S LABORATORIES' SEAL OF APPROVAL.

LISTED MANUFACTURERS, MODELS, OR CATALOGUE NUMBERS IN PART OR ALL SHALL ENTAIL TO INCLUDE THE PUBLISHED MANUFACTURER'S DESCRIPTION AND SPECIFICATION.

CONTRACTOR SHALL NOT INTERPRET THAT THE LISTED MANUFACTURERS IN SPECIFICATIONS OR DRAWINGS TO EXCLUDE ALL OTHER MANUFACTURERS.

CONTRACTOR SHALL MAKE CERTAIN THAT ALL EQUIPMENT FIT IN THE SPACE DESIGNATED AND DESIGNED FOR THE SURROUNDINGS IT OCCUPIES.

COMPLETE CATALOGUE ILLUSTRATION AND DESCRIPTIONS OF ALL EQUIPMENT SHALL BE SUBMITTED TO THE OWNER PRIOR TO ORDERING ANY EQUIPMENT.

ALL HORIZONTAL RUNS OF CONDUITS SHALL BE SUPPORTED BY MEANS OF APPROVED HANGER FROM THE STRUCTURAL CEILING.

COORDINATE THE WORK UNDER THIS SECTION WITH ALL OTHER TRADES.

CONDUITS AND RACEWAYS:

MANUFACTURERS: SQUARE D, B-LINE, ALLIED TUBE & CONDUIT, HOFFMAN, CARLON ELECTRICAL, WIREMOLD.

OUTDOORS EXPOSED: RIGID STEEL.
OUTDOORS CONCEALED ABOVE GROUND: RIGID STEEL.
OUTDOORS UNDERGROUND: TYPE EPC-40-PVC
OUTDOORS CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND MOTOR DRIVEN EQUIPMENT): LFMC.
BOXES AND ENCLOSURES ABOVE GROUND: NEMA 3R UNLESS NOTED OTHERWISE ON PLANS.
INDOORS EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE: EMT. INDOORS EXPOSED NOT SUBJECT TO SEVERE PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.
INDOORS CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT.
INDOORS CONNECTION TO VIBRATING EQUIPMENT: FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
INDOORS DAMP OR WET LOCATIONS: IMC.
INDOORS LOW-VOLTAGE CABLES: EMT.

CONDUCTORS:

COPPER CONDUCTORS #10 AND SMALLER: LABELED PER UL 83, TYPE THHN/THWN, SOLID COPPER 600 VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA. METAL CLAD (TYPE MC) CABLE WHERE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 330.

COPPER CONDUCTORS #8 OR LARGER: LABELED PER UL 83, TYPE THHN/THWN, STRANDED COPPER, 600VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.

ACCEPTABLE MANUFACTURERS OF CONDUCTORS:
- PIRELLIE
- SOUTHWIRE
- AETNA
- REPUBLIC
- AFC
- ENCORE WIRE
- KERITE

CONTRACTOR MAY USE ALUMINUM CONDUCTORS FOR #4 AWG OR LARGER IN THE PLACE OF COPPER CONDUCTORS. CONTRACTOR SHALL REFER TO NEC TABLE 310-16 FOR EQUIVALENT AMPACITY AND SHALL COMPENSATE FOR VOLTAGE DROP.

CONTRACTOR SHALL MAKE ADEQUATE ADJUSTMENT TO CONDUIT SIZES INDICATED SHOULD ALTERNATIVE CONDUCTOR INSULATION OR MATERIAL BE UTILIZED.

SPECIFICATIONS

MOLDED CASE CIRCUIT BREAKER:

INCLUDE SCHEDULE OF ALL FUSES, RATINGS, TIME COORDINATION DATA, MANUFACTURER'S STANDARD DATA AND TIME-CURRENT CURVES. ALL DATA SHALL BE BASED ON TEST OF STANDARD PRODUCTS.

APPROVED MANUFACTURERS:
- GENERAL ELECTRIC
- CUTLER HAMMER
- SQUARE D
- SIEMENS

THERMAL-MAGNETIC BOLT-IN TYPE CIRCUIT BREAKERS WITH QUICK-MAKE, QUICK-BREAK CONTACTS; TRIP-FREE OPERATION WITH OVER-THE-CENTER TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

MULTI-POLE BREAKERS SHALL HAVE INTERNAL COMMON TRIP AND COMMON RESET WITH A SINGLE TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

TRIP RATINGS SHALL BE MOLDED ON THE HANDLE OR FACE OF BREAKER.

BREAKER TERMINALS SHALL BE RATED TO ACCOMMODATE A MINIMUM OF 75 DEGREE C. CONDUCTORS.

BREAKER SHALL BE RATED FOR MOUNTING AND OPERATION IN ANY POSITION; SHALL ACCOMMODATE AND MATCH THE TYPE OF TERMINATIONS REQUIRED.

SINGLE POLE BREAKERS RATED 15 AND 20 AMPERES SHALL BE UL LABELED AS "SWITCHING BREAKERS" AT THE APPLIED CIRCUIT VOLTAGE.

MULTI-POLE BREAKERS RATED 100 AMPERES AND LARGER SHALL BE MOLDED CASE THERMAL-MAGNETIC BOLT-IN TYPE BREAKER WITH ADJUSTABLE INSTANTANEOUS TRIP.

OVERCURRENT DEVICES RATED 1,000 AMPERES AND LARGER, SERVING LOADS GREATER THAN 150 VOLTS TO GROUND SHALL BE EQUIPPED WITH GROUND FAULT PROTECTION OF EQUIPMENT (GFPE) AS REQUIRED BY NEC ARTICLES 210.13 AND 230.95.

LIGHTING FIXTURE

SUBMITTAL:
SCHEDULE BY TYPE DESIGNATION ALL LIGHTING FIXTURES, EACH COMPLETE WITH DATA SHEET WITH COMPLETE PHYSICAL, ELECTRICAL AND LIGHTING CHARACTERISTICS, LAMP TYPE AND LAMP DATA.

REFER TO THE "LIGHTING FIXTURE SCHEDULE" IN THE DRAWINGS FOR INDIVIDUAL FIXTURE DESCRIPTIONS AND MANUFACTURER TYPES.

PROVIDE LAMPS FOR EACH FIXTURE OF QUANTITY, TYPE AND COLOR AS LISTED IN LIGHTING FIXTURE SCHEDULE. GE, SYLVANIA OR PHILIPS ARE ACCEPTABLE.

EACH LIGHTING FIXTURE SHALL BE UL LABELED FOR PROPER OPERATION IN THE TYPE OF CEILING CONSTRUCTION AND FOR THE MOUNTING ARRANGEMENT ONIN WHICH IT IS INSTALLED.

FIELD VERIFY ACTUAL CEILING SLOPE FOR FIXTURES INSTALLED IN SAME AND ACTUAL FIELD DIMENSIONS AND ANGLES OF CONSTRUCTION FOR ANY FIXTURE CONFORMING THE SHAPE AND LENGTH OF SAME, FOR COORDINATION OF FIXTURE CONSTRUCTION.

PANELBOARD

SUBMITTAL:
INCLUDE SCHEDULE OF EACH PANELBOARD WITH ALL DEVICES AND COMPLETE WITH PHYSICAL AND ELECTRICAL DATA AND WITH RATINGS FOR EACH COMPONENT INCLUDING BREAKER/FUSE OVERLAY CURVES.

LABELED PER UL #67 AND #50, CONFORM WITH NEMA #250 AND PB1, NFPA #70-384 AND 70-373.

ALL JUNCTION BOXES SHALL BE LABELED WITH PANEL AND CIRCUIT DESIGNATION.

PROVIDE TYPED CIRCUIT DIRECTORY WITH EACH CIRCUIT SERVING DEVICES AND AREA ITS SERVING.

APPROVED MANUFACTURERS:
- GENERAL ELECTRIC
- CUTLER HAMMER
- SQUARE D
- SIEMENS

LIGHTING CONTROL

TIME SWITCHES:
SOLID STATE, PROGRAMMABLE, WITH ALPHANUMERIC DISPLAY; COMPLYING WITH UL 917. 20-A BALLAST LOAD, 120/240VAC.

TWO ON-OFF SET POINTS ON A 24-HOUR SCHEDULE AND ANNUAL HOLIDAY SCHDULE THAT OVERRIDES THE WEEKLY OPERATION ON HOLIDAYS.

ALLOW CONNECTION OF A PHOTOELECTRIC RELAY AS SUBSTITUTE FOR ON-OFF FUNCTION OF A PROGRAM.

BATTERY BACKUP FOR NOT LESS THAN SEVEN DAYS RESERVE TO MAINTAIN SCHEDULES AND TIME CLOCK.

INDOOR OCCUPANCY SENSORS:
WALL OR CEILING MOUNTED SOLID-STATE INDOOR OCCUPANCY SENSORS WITH A SEPARATE POWER PACK.

ADJUSTABLE TIME-DELAY OVER A RANGE OF 1 TO 30 MINUTES.

SENSOR OUTPUT: CONTACTS RATED TO OPERATE THE CONNECTED RELAY, COMPLYING WITH UL773A. SENSOR IS POWERED FROM POWER PACK.

POWER PACK: DRY CONTACTS RATED FOR 20-A BALLAST LOAD AT 120 OR 277 VAC. AUTOMATIC LIGHT-LEVEL SENSOR: ADJUSTABLE FROM 2 TO 200 FC (21.5 TO 2152 LUX); TURN LIGHTS OFF WHEN SELECTED LIGHTING LEVEL IS PRESENT.

DUAL SENSOR TYPE: DETECT OCCUPANCY AREA USING PIR (PASSIVE INFRA-RED) AND ULTRASONIC DETECTION METHOD.

GROUNDING AND BONDING

ALL GROUNDING AND BONDING SHALL CONFORM TO NEC ARTICLE 250.

COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS REQUIRED BY APPLICABLE CODE OR AUTHORITIES HAVING JURISDICTION.

INSTALL SOLID CONDUCTOR FOR #8 AWG AND SMALLER AND STRANDED CONDUCTORS FOR #6 OR LARGER.

INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS FOR ALL EQUIPMENT.

LOW VOLTAGE TRANSFORMERS

SUBMITTAL:
PROVIDE PRODUCT DATA FOR EACH TRANSFORMER. INDICATE DIMENSIONS AND WEIGHTS.

PROVIDE CERTIFICATION THAT TRANSFORMERS, ACCESSORIES, AND COMPONENTS WILL WITHSTAND SEISMIC FORCES.

MANUFACTURERS: CUTLER-HAMMER, SIEMENS, GE AND SQUARE D.

INSULATION CLASS: 220 DEG C, UL COMPONENT RECOGNIZED INSULATION SYSTEM WITH MAXIMUM OF 150 DEG C RISE ABOVE 40 DEG C AMBIENT TEMPERATURE.

COMPLY WITH NEMA TP1, CLASS 1 EFFICIENCY LEVELS AND TESTED ACCORDING TO NEMA TP2.

TESTING AND INSPECTION: PERFORM VISUAL AND MECHANICAL INSPECTION AND ELECTRICAL TEST STATED IN NETA ACCEPTANCE TESTING SPECIFICATION. CERTIFY COMPLIANCE WITH TEST PARAMETERS.

PERFORM AN INFRARED SCAN OF TRANSFORMER CONNECTIONS TWO MONTHS AFTER SUBSTANTIAL COMPLETION, PLUS 2 FOLLOW UP SCANS. ONE AT 4 MONTHS AND THE OTHER AT 11 MONTHS. PROVIDE CERTIFIED REPORT.

ELECTRICAL GENERAL NOTES

THE DESIGN OF THIS SET OF DOCUMENT IS BASED ON NEC 2020.

ELECTRICAL CONTRACTOR SHALL REFER TO ALL OTHER DESIGN DRAWINGS PRIOR TO BID AND RETAIN FULL UNDERSTANDING OF THE SCOPE OF WORK.

FIXTURE TYPE INDICATED BY UPPER CASE CHARACTERS, SWITCHING AND GROUPING DESIGNATED BY LOWER CASE LETTER AND CIRCUIT BY NUMBER (WHERE APPLICABLE).

REFER TO THE ARCHITECTURAL/INTERIORS REFLECTED CEILING PLANS FOR EXACT FIXTURE PLACEMENT AND DIMENSIONS.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS.

COORDINATE THE INSTALLATION OF ALL CEILING MOUNTED DEVICES (FIRE ALARM SYSTEM DEVICES AND SPEAKERS, SOUND SYSTEM SPEAKER, ETC.) TO BE SYMMETRICAL ABOUT LIGHT FIXTURES AND SPRINKLER HEADS. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN. TYPICAL.

ALL MOUNTING OF EQUIPMENT IS AS SHOWN UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECT THE COLOR/FINISHES OF ALL ELECTRICAL DEVICES, OUTLETS, COVERPLATES AND TRIM.

EMERGENCY BATTERY PACKS AND EXIT SIGNS SHALL BE CONNECTED AHEAD OF ANY SWITCHING DEVICES.

REFER TO MECHANICAL DRAWINGS FOR DUCT SMOKE DETECTOR LOCATIONS AND QUANTITIES OPERATION SHALL INCLUDE DUAL CONTACT BASE WITH LOCAL EQUIPMENT SHUTDOWN AND FIRE ALARM SIGNAL INITIATION.

WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOME RUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT.

REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION AND REQUIREMENTS OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS, WHICH REQUIRE ELECTRICAL SERVICE.

EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED IN ALL RACEWAYS.

WALL SWITCHES CONTROLLING CIRCUITS OF OPPOSITE PHASES SHALL NOT BE INSTALLED IN COMMON BOX UNLESS PERMANENT BARRIER IS PROVIDED.

ALL HOME RUNS SHALL RUN PARALLEL TO STRUCTURE AS MUCH AS POSSIBLE WHERE CEILING IS EXPOSED.

ALL RACEWAY AND EQUIPMENT SUPPORTS AND HANGERS SHALL BE FULLY COORDINATED WITH STRUCTURAL DRAWINGS TO INSURE LOCATION OF SAME OCCURS WITHIN FOUR (4) INCHES OF PANEL POINT ON BAR JOISTS.

COORDINATE LOCATION OF ALL FLOOR MOUNTED MECHANICAL AND PLUMBING EQUIPMENT IN ORDER TO VERIFY POWER & CONTROL RACEWAY CONCEALED IN SLABS TERMINATED AT PROPER LOCATION.

DISCONNECT SWITCHES, MOTOR STARTERS AND OTHER ELECTRICAL EQUIPMENT INSTALLED ABOVE ACCESSIBLE CEILINGS, AND REQUIRING ACCESS FOR MAINTENANCE, SHALL BE INSTALLED WITH BOTTOM OF DEVICE ONE (1) FOOT ABOVE CEILING TO PROVIDE READY ACCESSIBILITY.

MECHANICAL, PLUMBING, FIRE PROTECTION AND OTHER EQUIPMENT ARE SHOWN ON FLOOR PLAN IN APPROXIMATE LOCATION. COORDINATE WITH M, P, FP AND CONTRACT DRAWINGS/SUBMITTALS FOR EXACT LOCATION OF EQUIPMENT.

GENERAL DIAGRAMMATIC RACEWAY INTERCONNECTIONS OF EQUIPMENT, FIXTURES AND DEVICES ARE INDICATED ON FLOOR AND REFLECTED CEILING PLANS, REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR ELEVATION CHANGES AND RACEWAY ROUTES.

RACEWAY FOR EXTERIOR LIGHTING MAY BE INDICATED OUTSIDE OF BUILDING FOOTPRINT FOR CLARITY. ROUTE ALL EXTERIOR LIGHTING RACEWAY WITHIN BUILDING STRUCTURE.

POWER AND COMMUNICATIONS/DATA CONDUITS CAN CROSS AT 90°, BUT WHERE PARALLEL, SHALL BE A MINIMUM OF 8" APART.

TELEVISION AND RADIO ANTENNAS CABLES SHALL HAVE SURGE PROTECTION. GROUND ALL MASTS.

PROVIDE SURGE PROTECTION FOR ELECTRICAL AND TELEPHONE SERVICES.

PROVIDE SPD FOR FIRE ALARM CONTROL PANEL.

FIELD COORDINATE MECHANICAL AND PLUMBING EQUIPMENT ELECTRICAL CHARACTERISTICS WITH DIV.15 CONTRACTOR PRIOR TO ROUGH-IN. ADJUST ELECTRICAL CONNECTIONS IF NECESSARY TO MATCH ACTUAL EQUIPMENT IN FIELD. FOR EXAMPLE, COORDINATE THE NAMEPLATE OVERCURRENT PROTECTION DEVICE RATING OF MECHANICAL EQUIPMENT AMONG MECHANICAL AND ELECTRICAL SUBCONTRACTORS. ADJUST CIRCUIT BREAKER TO MATCH NAMEPLATE RATING OF EQUIPMENT AT NO ADDITIONAL COST.

FIELD COORDINATE MECHANICAL AND PLUMBING EQUIPMENT REQUIREMENTS FOR ANY SUPPLEMENTAL POWER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CONTROL CIRCUITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ALL EQUIPMENT TO ITS INTENDED OPERATIONAL STATUS.

REFER TO FIRE PROTECTION DRAWINGS FOR LOCATIONS OF FLOW AND TAMPER SWITCHES.

EACH PENETRATION OF A FIRE RESISTANT RATED ASSEMBLY BY A PIPE, TUBE WIRE OR CONDUIT SHALL BE PROTECTED BY A THROUGH PENETRATION FIRE STOP SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTME 814 OR E199.

ELECTRIC RECEPTACLES, SWITCHES, OUTLETS, ETC. SHALL NOT BE INSTALLED BACK TO BACK ON FIRE RESISTANCE RATED WALLS. THEY SHALL BE AT LEAST 24-INCHES APART.

LIGHT SWITCHES AND ELECTRICAL OUTLETS, LOCATED IN ROOMS ACCESSIBLE TO THE DISABLED SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR SURFACE. IF THE REACH OR THE CONTROL IS OVER AN OBSTRUCTION, THE MINIMUM HEIGHT SHALL BE REACHED TO 44 INCHES FOR A FORWARD APPROACH OR 46 INCHES FOR A SIDE APPROACH.

REFER TO LOW VOLTAGE CONSULTANT'S DRAWINGS FOR VOICE, DATA AND CATV OUTLET LOCATIONS. REFER TO LV CONSULTANT'S DRAWINGS FOR ANY ADDITIONAL INFORMATION.

CONNECT ALL EXIT SIGNS TO NEAREST UNSWITCHED PORTION OF THE LIGHTING CIRCUIT IN THE AREA.

ELECTRICAL BOXES INSTALLED IN FIRE RATED WALLS SHALL MAINTAIN THE INTEGRITY OF THE RATED WALL.

SUPPORT ALL VERTICAL RACEWAY PER NEC TABLE 300.19(A).

MAKE ELECTRICAL CONNECTIONS TO ELECTRIC WATER COOLERS FROM GFCI PROTECTED OUTLET IN WALL BEHIND COOLER HOUSING. THE OUTLET AND CORD SHALL NOT BE VISIBLE FROM PUBLIC VIEW.

COORDINATE WITH CUTSHEETS OF ALL EQUIPMENT TO BE INSTALLED AND PROVIDE ADDITIONAL CIRCUITS FOR CONTROLS IF REQUIRED BY MANUFACTURER.

FINAL COLOR, FINISH AND OTHER AESTHETIC PORTIONS OF ALL DEVICES SHALL BE COORDINATED WITH ARCHITECT OR OWNER'S REPRESENTATIVE. THIS SET OF DRAWINGS DOES NOT SUPERCEDE ARCHITECTURAL OR INTERIOR DOCUMENTS.

ALL EXPOSED HORIZONTAL RUNS OF CONDUITS SHALL BE EITHER PARALLEL OR PERPENDICULAR TO EXTERIOR WALLS.

PROVIDE PLENUM RATED CABLES IF THE CABLES ARE EXPOSED AND ROUTED THROUGH PLENUM.

FOR ALL FUSES 1,200A OR HIGHER, PROVIDE ARC ENERGY REDUCTION PER NEC 240.67.

WHERE HIGHEST TRIP SETTING IN INSTALLED OVERCURRENT DEVICE IS 1,200A OR HIGHER, CONTRACTOR TO PROVIDE DOCUMENTATION OF CIRCUIT BREAKER(S) LOCATION AND PROVIDE AT LEAST ONE METHOD TO REDUCE CLEARING TIME VIA ENERGY-REDUCING MAINTENANCE SWITCH, INSTANTANEOUS TRIP SETTING, OR OTHER APPROVED METHOD AS LISTED PER NEC 240.87(B).

LEGEND

SYMBOLS	DESCRIPTION	TYPICAL MOUNTING HEIGHT UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
AC	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	FLUSH WITH FINISHED FLOOR
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	IN CEILING
	SPECIAL RECEPTACLE, CONFIGURATION AND ELECTRICAL CHARACTERISTIC AS NOTED ON DWG	18" AFF
J	JUNCTION BOX FLUSH IN WALL WITH COVER. SIZE PER NEC.	18" AFF
J	JUNCTION BOX FLUSH IN CEILING WITH COVER. SIZE PER NEC.	IN CEILING
J	JUNCTION BOX FLUSH IN FINSHED FLOOR WITH COVER. SIZE PER NEC.	FLUSH WITH FINISHED FLOOR
$	SWITCH	42" AFF
$3 / $3	SWITCH - 3 WAY	42" AFF
¢ / $OS	SWITCH - WALL MTD, INTEGRAL OCCUPANCY SENSOR	42" AFF
$LV	SWITCH - WALL MTD, LOW VOLTAGE, PILOT LIGHT	42" AFF
D / $D	SWITCH - WALL MTD, DIMMING	42" AFF
OS	SWITCH - CEILING MOUNTED OCCUPANCY SENSOR	IN CEILING
TV	TV OUTLET	18" AFF
	TELEPHONE OUTLET	18" AFF
	TELEPHONE OUTLET. SUBSCRIPT: F - FIREMAN'S PHONE, H - HOUSE PHONE, P - PAY PHONE	42" AFF OR 6" ABOVE COUNTER TOP
	TELEPHONE / DATA COMBINATION OUTLET	18" AFF
	TELEPHONE / DATA COMBINATION OUTLET	FLUSH WITH FINISHED FLOOR
	TELEPHONE / DATA COMBINATION OUTLET	42" AFF OR 6" ABOVE COUNTER TOP
	DATA OUTLET	18" AFF
	DATA OUTLET	42" AFF OR 6" ABOVE COUNTER TOP
	DISCONNECT SWITCH. SUBSCRIPT: AMP / # OF POLES / ENCLOSURE	AS INDICATED ON DWG
	FUSED DISCONNECT SWITCH. SUBSCRIPT: AMP / # OF POLES / ENCLOSURE / FUSE	AS INDICATED ON DWG
	ELECTRICAL PANELBOARD. REFER TO PANELBOARD SCHEDULE.	SURFACE MOUNTED ON WALL
	EQUIPMENT AS NOTED ON DRAWING.	SURFACE MOUNTED ON WALL
M	MOTOR	
XX-#	HOME RUN WITH WIRE TICKS. XX - PANEL DESIGNATION, # - CIRCUIT DESIGNATION. WIRE TICKS - (1) NEUTRAL, (3) HOT & (1) GROUND	
D / D	SMOKE DETECTOR. CEILING / WALL MOUNTED	
H / H	HEAT DETECTOR. CEILING/WALL MOUNTED	
	FIRE ALARM NOTIFICATION DEVICE. AUDIO AND VISUAL.	80" AFF
	FIRE ALARM NOTIFICATION DEVICE. AUDIO.	80" AFF
	FIRE ALARM NOTIFICATION DEVICE. VISUAL.	80" AFF
	FIRE ALARM INITIATION DEVICE. PULL STATION.	42" AFF

ABBREVIATIONS

AC	6" ABOVE COUNTER SPACE OR 42" AFF	IG	ISOLATED GROUND
AF	AMP FUSE	ISC	SHORT CIRCUIT CURRENT
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AL	ALUMINUM	MTD	MOUNTED
BFC	BELOW FINISHED CEILING	N	NEUTRAL
BKR	BREAKER	NL	NIGHT LIGHT
CND	CONDUIT	NEC	NATIONAL ELECTRICAL CODE
CONN	CONNECTED OR CONNECTION	PNL	PANEL
CTB	CABLE TV TERMINAL BACKBOARD	RECPT	RECEPTACLE
CU	COPPER	SPD	SURGE PROTECTIVE DEVICE
DN	DOWN	TEL	TELEPHONE
EC	EMPTY CONDUIT	TTB	TELEPHONE TERMINAL BOARD
ELEC	ELECTRICAL	TV	TELEVISION
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FAA	FIRE ALARM ANNUNCIATOR PANEL	XFMR	TRANSFORMER
G OR GRND	GROUND	UG	UNDERGROUND
GFCI OR GF	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF

SHEET INDEX

PROFICIENT ENGINEERING
3150 Holcomb Bridge Road
Norcross, Georgia 30071
404.330.9798
PROJECT # 125544

JEFFERSON_

JEFFERSON_
COMMERCIAL STUDIO
PEACHTREE CITY, GEORGIA
770 - 632 - 9545
JEFFERSONBROWNEARCHITECTURE.COM

REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA
No. 032547
PROFESSIONAL ENGINEER
BRIAN M. ARMENTA

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MR
PROJECT # 4344

E-001

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	VOLTS
A		(1) 27W LED	2x4 LED RECESSED TROFFER	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
A2		(1) 28.6W LED	2x2 LED RECESSED TROFFER	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
A2E		(1) 28.6W LED	2x2 LED RECESSED TROFFER W/ BATTERY BACKUP	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
D		(1) 15.6W LED	6" LED RECESSED DOWNLIGHT	SIGNIFY 6 R N PGR DL 20 935 W CL Z10 U	120V 1P 2W
K		(1) 32W LED	LED STRIP LIGHT	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
OB		(1) 75W LED	NEW EXTERIOR WALL SCONCE	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
OBRE		(1) 75W LED	EXTERIOR WALL SCONCE	EXISITING WALL SCONCE RELOCATED TO NEW LOCATION, SEE ARCHITECTURAL PLANS	120V 1P 2W
OF		(1) 175W LED	WALLPACK WITH BATTERY BACKUP	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
OH		(1) 20W LED	BOLLARD	EXISTING BOLLARD RELOCATED TO NEW LOCATION, SEE ARCHITECTURAL PLANS	120V 1P 2W
S2		(1) 35.8W LED	LED SURFACE MOUNTED LIGHT	AS PER MANUFACTURER'RS REQUIREMENTS	120V 1P 2W
X		(1) 5W LED	THERMOPLASTIC EXIT SIGN WITH BACKUP BATTERY	MATCH EXISTING BUILDING STANDARD	120V 1P 2W
XC		(2) 1.5W LED	COMBINATION EXIT/EMERGENCY LIGHTING UNIT	MATCH EXISTING BUILDING STANDARD	120V 1P 2W

GENERAL SCHEDULE

CALLOUT	SYMBOL	VOLTS	KVA	BREAKER	WIRE CALLOUT	DISCONNECT DESCRIPTION
COOLER CONDENSER		208/120V 2P 3W	3.95	20/2	1/2"C,2#12,#12N,#12G	AS PER MANUFACTURER'S REQUIREMENTS
COOLER DOOR		120V 1P 2W	0.08	20/1	1/2"C,1#12,#12N,#12G	AS PER MANUFACTURER'S REQUIREMENTS
COOLER EVAP		120V 1P 2W	0.19	20/1	1/2"C,1#12,#12N,#12G	AS PER MANUFACTURER'S REQUIREMENTS
FCU-1		208/120V 2P 3W	12.96	80/2	1-1/4"C,2#2,#2N,#8G	100A/2P/NEMA 1
FCU-2		208/120V 2P 3W	7.98	50/2	3/4"C,2#6,#6N,#10G	60A/2P/NEMA 1
FREEZER CONDENSER		208/120V 2P 3W	5.2	30/2	1/2"C,2#10,#10N,#10G	AS PER MANUFACTURER'S REQUIREMENTS
FREEZER DOOR		120V 1P 2W	0.15	20/1	1/2"C,1#12,#12N,#12G	AS PER MANUFACTURER'S REQUIREMENTS
FREEZER EVAP		208/120V 2P 3W	2.25	20/2	1/2"C,2#12,#12N,#12G	AS PER MANUFACTURER'S REQUIREMENTS
HP-1		208/120V 2P 3W	6.45	50/2	3/4"C,2#6,#6N,#10G	60A/2P/NEMA 3R
HP-2		208/120V 2P 3W	3.99	30/2	1/2"C,2#10,#10N,#10G	30A/2P/NEMA 3R
MFCU-1		208/120V 2P 3W	0.1	15/2	1/2"C,2#12,#12N,#12G	30A/2P/NEMA 1
MHP-1		208/120V 2P 3W	2.52	15/2	1/2"C,2#12,#12N,#12G	30A/2P/NEMA 3R

Panel BE

ROOM
MOUNTING FLUSH
FED FROM ATS
NOTE NEW

VOLTS 208Y/120V 3P 4W
BUS AMPS 100
NEUTRAL 100%

AIC 22,000
MAIN BKR MLO
LUGS STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.2	EXISTING REACH IN REFRIG	a	2	20/2	3.8	EXISTING COOLER CONDENSER
3	20/1	1.0	EXISTING REACH IN FREEZER	b	4	|		
5	20/1	1.0	EXISTING WALK-IN	c	6	20/2	2.0	EXISTING FREEZER EVAP
7	20/1	0.8	EXISTING COOLER EVAP	a	8	|		
9	20/1	1.2	EXISTING REACH IN REFRIG	b	10	20/2	3.8	EXISTING FREEZER CONDENSER
11	20/1	0.0	SPACE	c	12	|		
13	20/1	0.5	EXISTING SPRINKLER	a	14	20/2	3.8	EXISTING BLAST CHILL
15	20/1	0.5	EXISTING SPRINKLER	b	16	|		
17	20/1	1.2	EXISTING REFRIGERATOR	c	18	20/1	0.5	EXISTING HUB ROOM
19	20/1	1.2	EXISTING REFRIGERATOR	a	20	20/1	0.5	EXISTING HUB ROOM
21	20/1	1.2	EXISTING REFRIGERATOR	b	22	20/2	2.2	FREEZER EVAP
23	20/2	4.0	COOLER CONDENSER	c	24	|		
25	|			a	26	20/1	0.2	COOLER EVAP
27	30/2	5.2	FREEZER CONDENSER	b	28	20/1	0.2	FREEZER DOOR
29	|			c	30	20/1	0.1	COOLER DOOR
31	20/1	0.4	RECEPTACLE	a	32	20/1	0.0	SPACE
33	20/1	0.0	SPACE	b	34	20/1	0.0	SPACE
35	20/1	0.0	SPACE	c	36	20/1	0.0	SPACE
37	20/1	0.0	SPACE	a	38	20/1	0.0	SPACE
39	20/1	0.0	SPACE	b	40	20/1	0.0	SPACE
41	20/1	0.0	SPACE	c	42	20/1	0.0	SPACE

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LARGEST MOTOR	5.2	1.3	(25%)	RECEPTACLES	2.4	2.4	(50%>10)
MOTORS	11.8	11.8	(100%)	KITCHEN EQUIPMENT	22.2	14.4	(65%)
				TOTAL LOAD		29.9	
				BALANCED 3-PHASE LOAD		83.0 A	
				PHASE A		94.7%	
				PHASE B		111%	
				PHASE C		94.3%	

Panel CA

ROOM
MOUNTING FLUSH
FED FROM UTILITY
NOTE EXISTING

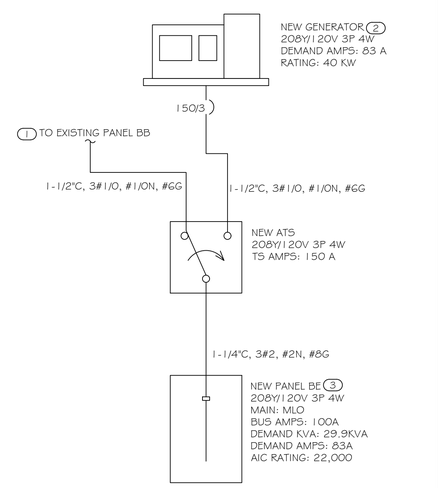
VOLTS 208Y/120V 3P 4W
BUS AMPS 225
NEUTRAL 100%

AIC EXISTING
MAIN BKR MLO
LUGS STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.2	EXISTING DISHWASHER	a	2	20/1	0.4	EXISTING MULTIPURPOSE
3	20/1	1.0	EXISTING ICE MAKER	b	4	20/1	0.5	EXISTING SCREEN MTR
5	20/1	1.0	EXISTING CATER	c	6	20/1	0.9	EXISTING EXTERIOR RECEPT
7	35/1	4.0	EXISTING DIM	a	8	20/1	1.1	EXISTING MULTIPURPOSE
9	35/2	5.0		b	10	20/1	1.1	EXISTING MULTIPURPOSE
11	|			c	12	20/1	0.9	EXISTING PARLOR
13	20/1	1.2	EXISTING REC	a	14	20/1	1.0	EXISTING SOUND EQUIP
15	50/2	6.4	HP-1	b	16	20/1	1.0	EXISTING SOUND EQUIP
17	|			c	18	20/1	1.1	RECEPTACLE
19	20/2	1.4	EXISTING AHU	a	20	20/1	0.4	RECEPTACLE
21	|			b	22	20/1	0.5	EXISTING MULTIPURPOSE REC
23	20/2	2.8	EXISTING AHU	c	24	20/1	0.0	SPACE
25	|			a	26	20/1	1.0	EXISTING CATERING
27	20/1	1.2	LIGHTING	b	28	20/1	1.0	EXISTING CATERING
29	20/1	1.1	LIGHTING	c	30	20/1	1.0	EXISTING MICROWAVE
31	30/2	4.0	HP-2	a	32	20/1	1.0	EXISTING CATERING
33	|			b	34	20/1	1.0	EXISTING MICROWAVE
35	80/2	13.0	FCU-1	c	36	35/1	4.0	EXISTING RANGE
37	|			a	38	35/1	4.0	EXISTING KITCHEN EQUIP
39	50/2	8.0	FCU-2	b	40	20/1	1.1	RECEPTACLE
41	|			c	42	20/1	0.0	SPACE

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	2.4	3.0	(125%)	RECEPTACLES	18.1	14.1	(50%>10)
LARGEST MOTOR	6.4	1.6	(25%)	KITCHEN EQUIPMENT	13.2	8.6	(65%)
MOTORS	2.8	2.8	(100%)	HEATING	27.3	27.3	(100%)
				COOLING	19.6	0.0	(0%)
				TOTAL LOAD		57.4	
				BALANCED 3-PHASE LOAD		159.2 A	
				PHASE A		104%	
				PHASE B		85.1%	
				PHASE C		111%	

ONE LINE DIAGRAM



KEYNOTES

(1) PROVIDE NEW 208V 150A 3P BREAKER IN EXISTING PANEL "BB" TO SUPPLY NEW ATS SYSTEM.

(2) NEW GENERATOR. BASIS OF DESIGN: GENERAC XG04045CNAX. FIELD COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.

(3) NEW 208/120V PANEL "BE" TO REPLACE EXISTING 240V/120V "BE" PANEL. FIELD COORDINATE FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.

PROFICIENT ENGINEERING
3150 Holcomb Bridge Road
Norcross, Georgia 30071
404.330.9798
PROJECT # 125544

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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION

4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. 032047 PROFESSIONAL ENGINEER BRIAN M. ARMENTA

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

SCHEDULES & ONE LINE DIAGRAM

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MR
PROJECT # 4344

E-002

COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: SENIOR SERVICES ADDITION
Project Type: Addition

Construction Site:
4 CENTER DRIVE
FAYETTVILLE, GA 30214

Owner/Agent:

Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Convention Center	2130	1.01	2151
		Total Allowed Watts =	2151

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Convention Center				
LED: A: 2x4 LED RECESSED TROFFER: Other:	1	5	27	135
LED: A2: 2x2 LED RECESSED TROFFER: Other:	1	23	29	658
LED: A2E: 2x2 LED RECESSED TROFFER W/ BAT: Other:	1	8	29	229
LED: K: LED STRIP LIGHT: Other:	1	4	32	128
		Total Proposed Watts =		1150

Interior Lighting PASSES: Design 47% 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. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COM*check* Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian M. Armenta -PE (Name - Title) — Signature — 10-13-2025 (Date)

COMcheck Software Version 4.1.5.5

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.2.3 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.4.1 [FI18][3]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][3]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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REVISIONS

#	DESCRIPTION

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED No. 032547 PROFESSIONAL ENGINEER BRIAN M. ARMENTA

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

COMPLIANCE RPEORT

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MR
PROJECT # 4344

E-003

GENERAL NOTES

ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

EXISTING MECHANICAL EQUIPMENT IS EXISTING TO REMAIN. MAINTAIN CIRCUITING.

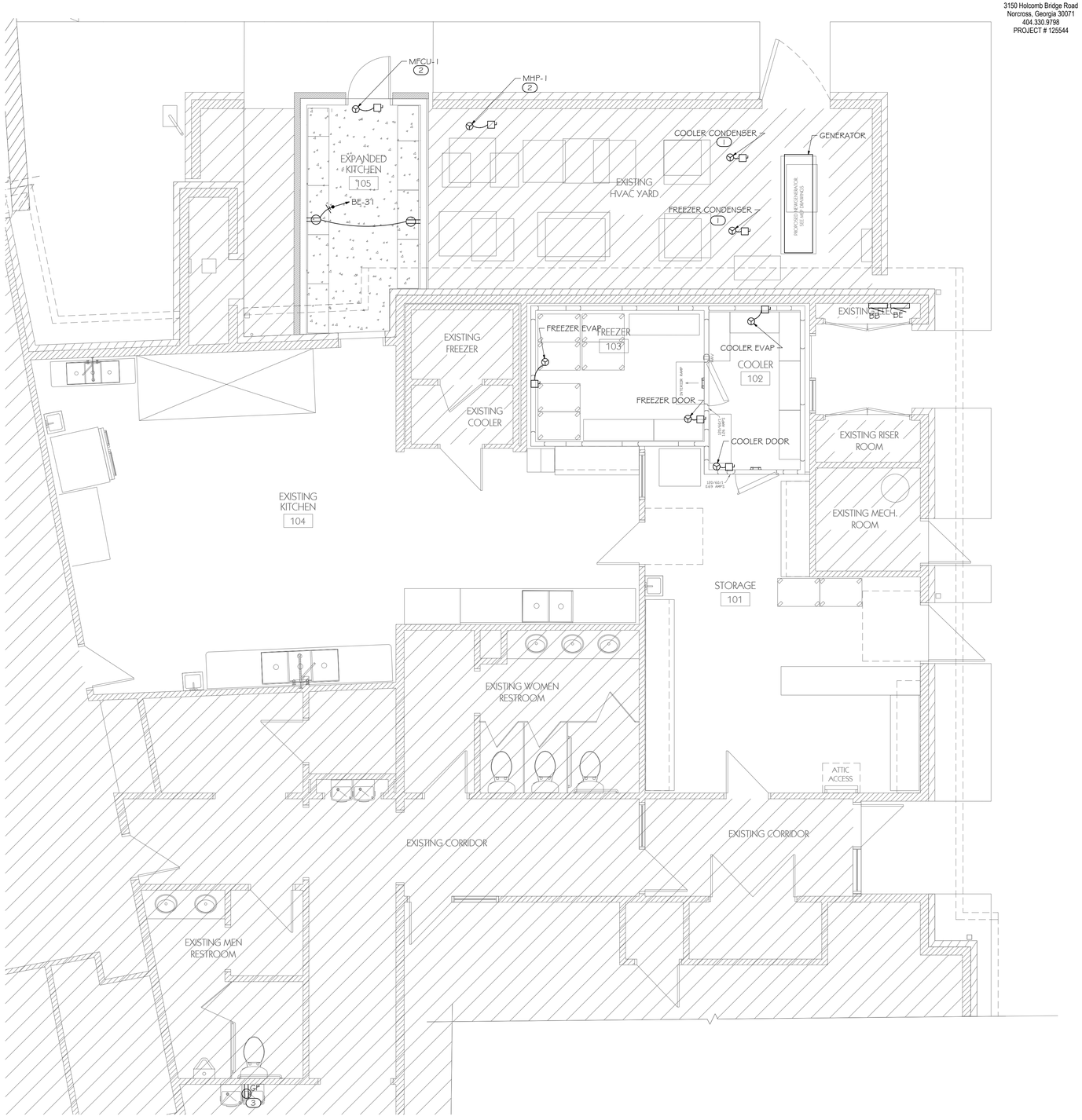
CLEAN AND REPAIR EXISTING ITEMS TO REMAIN. ALL ITEMS NEED TO BE TESTED FOR FUNCTIONALITY AND REPLACED IF FAULTY. ANY DAMAGED ITEMS WILL NEED TO BE REPLACED.

CONTRACTOR SHALL VERIFY EXISTING CIRCUITING, SPARE BREAKERS, SPACES, AND EXISTING EQUIPMENT AND DEVICES TO REMAIN PRIOR TO COMMENCING WORK.

ALL SINGLE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 50A OR LESS AND THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100A OR LESS IN BAR, KITCHEN, AND FOOD PREP AREAS SHALL BE GFI PER NEC 210.8(B). GFCI MUST BE READILY ACCESSIBLE FOR TESTING. FOR RECEPTACLES OBSTRUCTED FROM ACCESSIBILITY BY EQUIPMENT, ACCEPTABLE ALTERNATIVES TO A GFCI RECEPTACLE ARE REMOTE TEST BUTTONS, GFCI BREAKERS, OR GFCI RECEPTACLES UPSTREAM ON THE SAME CIRCUIT.

KEYNOTES

1. FIELD COORDINATE EXACT LOCATION OF WALK IN CONDENSING UNITS WITH OWNER/MANUFACTURER PRIOR TO INSTALLATION. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. POWER FOR NEW MINISPLIT. PROVIDE 1/2"C #12,#12N,#12G WIRING WITH 20A/2P BREAKER TO NEAREST AVAILABLE 208/120V PANEL WITH AVAILABLE 2P BREAKER SPACE.
3. POWER FOR WATER FOUNTAIN. PROVIDE 1/2"C #12,#12N,#12G WIRING WITH 20A/1P BREAKER TO NEAREST AVAILABLE 208/120V PANEL WITH AVAILABLE 1P BREAKER SPACE.



1 FLOOR PLAN - KITCHEN ALTERATION/ADDITION - POWER
1/4" = 1'-0"

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REVISIONS

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FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

PROJECT

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRIAN M. ARMENTA No. 032547

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

KITCHEN ALTERATION/ ADDITION- POWER

DRAWING TITLE

Drawn By:	AS / RB / TS
Checked By:	AS / BA / MR
PROJECT #	4344

E-101

GENERAL NOTES

REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.

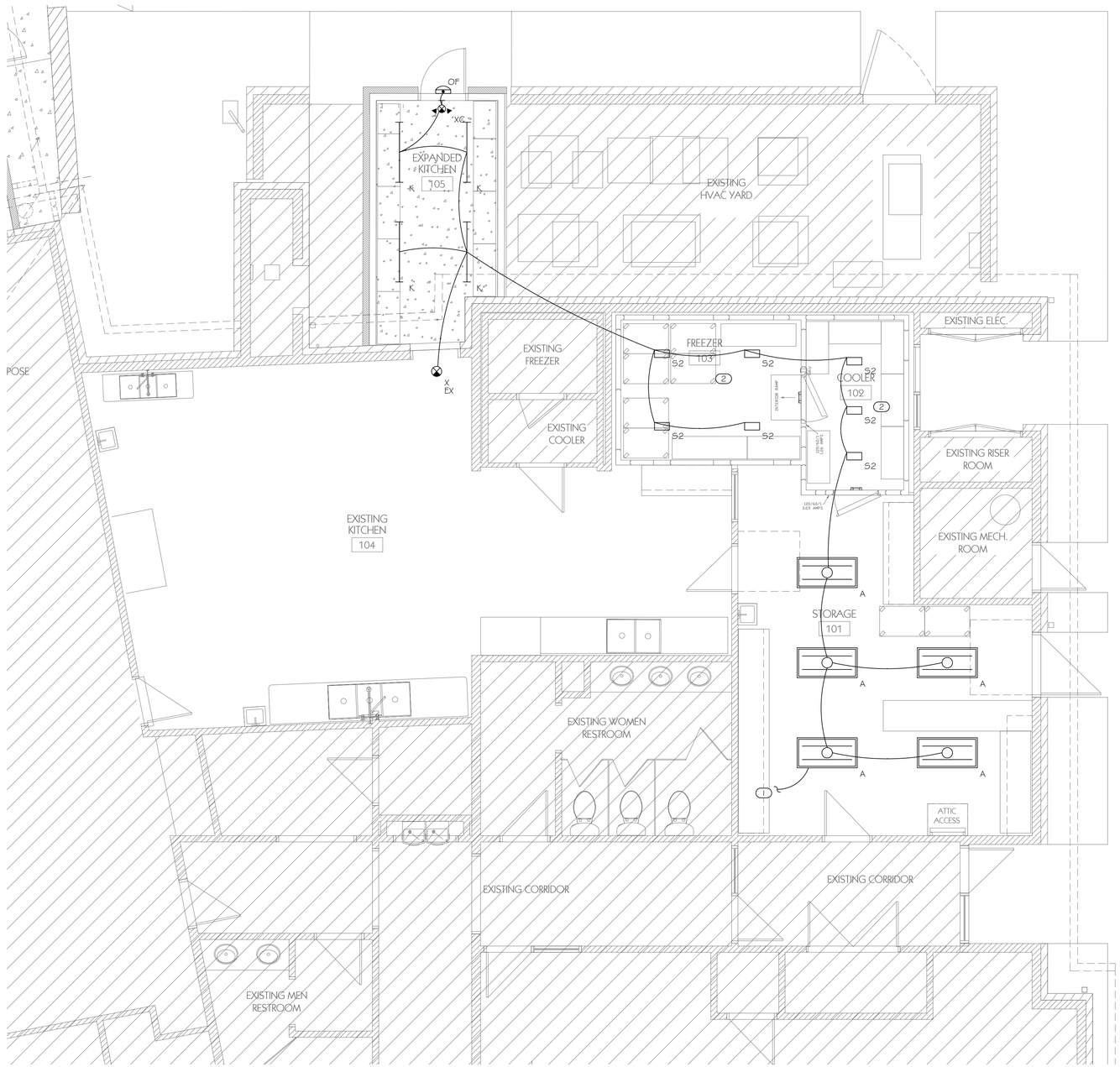
ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

PROVIDE UNSWITCHED HOT LEG OF CIRCUIT TO EMERGENCY LIGHTING AND EXIT SIGNS.

FIXTURES DENOTED WITH 'EX' ARE EXISTING TO REMAIN.

KEYNOTES

1. CAPTURE AND INTERCEPT NEAREST 120V LIGHTING CIRCUIT SERVING THE AREA. MAINTAIN CIRCUITING AND SWITCHING CONTROL. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
2. LIGHTS IN COOLER AND FREEZER AREAS TO BE PROVIDED BY VENDOR. FIELD COORDINATE FINAL LIGHTING REQUIREMENTS AND SWITCHING CONTROL WITH WALK IN MANUFACTURER PRIOR TO INSTALLATION. G.C TO COORDINATE FINAL FIXTURE COUNT WITH VENDOR.



1 FLOOR PLAN - KITCHEN ALTERATION/ADDITION - LIGHTING
1/4" = 1'-0"

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REVISIONS

#	DESCRIPTION

PROJECT

FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

GEORGIA REGISTERED No. 032547 PROFESSIONAL ENGINEER BRIAN M. ARMENTA

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SEAL

KITCHEN ALTERATION/ ADDITION - LIGHTING

DRAWING TITLE

Drawn By: AS / RB / TS
Checked By: AS / BA / MR
PROJECT # 4344

E-102

GENERAL NOTES

ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

EXISTING MECHANICAL EQUIPMENT IS EXISTING TO REMAIN. MAINTAIN CIRCUITING.

CLEAN AND REPAIR EXISTING ITEMS TO REMAIN. ALL ITEMS NEED TO BE TESTED FOR FUNCTIONALITY AND REPLACED IF FAULTY. ANY DAMAGED ITEMS WILL NEED TO BE REPLACED.

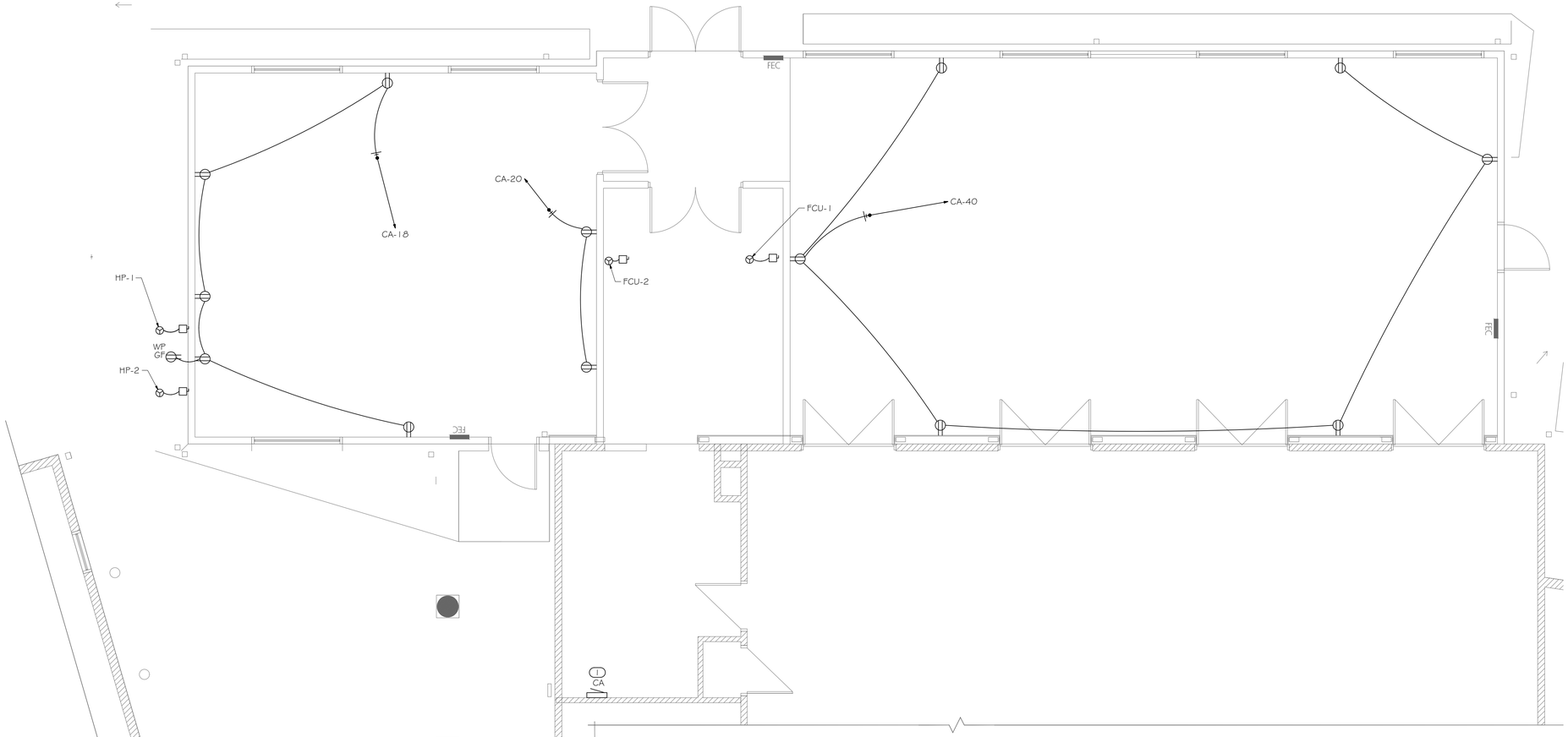
CONTRACTOR SHALL VERIFY EXISTING CIRCUITING, SPARE BREAKERS, SPACES, AND EXISTING EQUIPMENT AND DEVICES TO REMAIN PRIOR TO COMMENCING WORK.

KITCHEN APPLIANCE CONNECTION LOCATION TO BE COORDINATED WITH THE ACTUAL EQUIPMENT INSTALLED. REFER TO ARCHITECTURAL DOCUMENTS FOR MOUNTING HEIGHT AND DIMENSIONS. COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH KITCHEN EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

ALL SINGLE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 50A OR LESS AND THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100A OR LESS IN BAR, KITCHEN, AND FOOD PREP AREAS SHALL BE GFI PER NEC 210.8(B). GFCI MUST BE READILY ACCESSIBLE FOR TESTING. FOR RECEPTACLES OBSTRUCTED FROM ACCESSIBILITY BY EQUIPMENT, ACCEPTABLE ALTERNATIVES TO A GFCI RECEPTACLE ARE REMOTE TEST BUTTONS, GFCI BREAKERS, OR GFCI RECEPTACLES UPSTREAM ON THE SAME CIRCUIT.

KEYNOTES

(1) FIELD COORDINATE EXACT LOCATION OF EXISTING DISTRIBUTION EQUIPMENT PRIOR TO INSTALLATION.



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

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SEAL

FLOOR PLAN - ADDITION - POWER

DRAWING TITLE

Drawn By:	AS / RB / TS
Checked By:	AS / BA / MR
PROJECT #	4344

E-103

GENERAL NOTES

REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.

ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

PROVIDE UNSWITCHED HOT LEG OF CIRCUIT TO EMERGENCY LIGHTING AND EXIT SIGNS.

FIXTURES DENOTED WITH 'EX' ARE EXISTING TO REMAIN.

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

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FLOOR PLAN - ADDITION - LIGHTING

DRAWING TITLE

Drawn By:	AS / BB / TS
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PROJECT #	4344

E-104

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE	IMB	ICE MACHINE BOX
A/C	ABOVE CEILING	IE	INVERT ELEVATION
A/F	ABOVE FLOOR	IWH	INSTANTANEOUS WATER HEATER
AFF, AFG	ABOVE FINISHED FLOOR/GRADE	L, LAV	LAVATORY
B/F, B/G	BELOW FLOOR/GRADE	MBH	1000 BTU/HR
BFP	BACKFLOW PREVENTER	MS	MOP SINK
CD	CONDENSATE DRAIN	MV	MIXING VALVE
CONT	CONTINUATION	O/H	OVERHEAD
CW	COLD WATER	G	NATURAL GAS
DN	DOWN	PD	PUMPED DISCHARGE
ET	EXPANSION TANK	PRV	PRESSURE REDUCING VALVE
EWC	ELECTRIC WATER COOLER	RP	RECIRCULATION PUMP
ex.	EXISTING	S, SAN	SANITARY
FCO	FLOOR CLEANOUT	SH	SHOWER
FD	FLOOR DRAIN	SK	SINK
FHB	FREEZEPROOF HOSE BIBB	TP	TRAP PRIMER
FS	FLOOR SINK	TYP	TYPICAL
FRH	FREEZEPROOF ROOF HYDRANT	UR	URINAL
FWH	FREEZEPROOF WALL HYDRANT	V	VENT
GCO	GRADE CLEANOUT	VTR	VENT THROUGH ROOF
GI	GREASE INTERCEPTOR	WC	WATER CLOSET
HB	HOSE BIBB	W.C.	WATER COLUMN
HD	HUB DRAIN	WCO	WALL CLEANOUT
HW	HOT WATER	WHA	WATER HAMMER ARRESTER
HWR	HOT WATER RETURN	WMB	WASHING MACHINE BOX

LEGEND

— - — — - —	COLD WATER PIPE
— - — — - —	HOT WATER PIPE
— — - — - —	HOT WATER RETURN PIPE
— S —	SANITARY PIPE
— — — — —	VENT PIPE
— G —	NATURAL GAS PIPE
— GW —	GREASE WASTE PIPE
— F —	FIRE SPRINKLER PIPE
— ST —	STORM PIPE
— EST —	EMERGENCY STORM PIPE
— IW —	INDIRECT WASTE PIPE
— PD —	PUMPED DISCHARGE
— FW —	FILTERED WATER PIPE
	PIPE UP / PIPE DOWN
	PIPE TEE FROM TOP / TEE FROM BOTTOM
	PIPE CAP / PIPE CONTINUATION
	DIRECTIONAL FLOW ARROW
	BALL VALVE / CHECK VALVE
	MIXING VALVE / PRESSURE REDUCING VALVE
	BACKFLOW PREVENTER ASSEMBLY
	WALL HYDRANT / HOSE BIBB
	FLOOR DRAIN / FLOOR SINK
	WATER HAMMER ARRESTOR
	GAS COCK / GAS SOLENOID VALVE
oc	P-TRAP
◎c	HUB DRAIN
	TRAP PRIMER
⊙	FLOOR CLEANOUT / GRADE CLEANOUT
⊗	VENT THROUGH ROOF
	PIPE CLEANOUT / WALL CLEANOUT

SPECIFICATIONS

GENERAL
ALL WORK SHALL COMPLY WITH ALL STATE, CITY AND LOCAL CODES, RULES AND REGULATIONS. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND INSPECTIONS ASSOCIATED WITH THIS WORK, AND SHALL PAY ALL COSTS AND FEES INVOLVED.

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE IN THE FIELD CONCERNED. MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS, SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR EQUIPMENT INSTALLATION PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS. ALL EQUIPMENT AND DEVICES SHALL BE INSTALLED SUCH THAT THEY ARE EASILY ACCESSIBLE AND SERVICABLE. THIS EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: PLUMBING FIXTURES, WATER HEATERS, EXPANSION TANKS, PUMPS, BACKFLOW PREVENTERS, VALVES, MIXING VALVES, THERMOMETERS, GAUGES, TRAP PRIMERS AND CLEANOUTS.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS (AS APPLICABLE) TO ENSURE ALL PLUMBING WORK IS COORDINATED WITH PHYSICAL CONDITIONS AND ALL OTHER TRADES.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS TO ENSURE THERE IS ADEQUATE WALL THICKNESS SUCH THAT ALL PIPING, FIXTURE CARRIERS, WALL CLEANOUTS, WALL BOXES, WALL HYDRANTS AND ACCESS PANELS WILL FIT IN THE WALL SPACE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF WALL SPACE IS INADEQUATE PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL OBTAIN EXACT WALL, FIXTURE, AND LAYOUT DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ROUGH-IN AND INSTALLATION DRAWINGS FOR ALL PLUMBING FIXTURES, KITCHEN EQUIPMENT AND OWNER FURNISHED EQUIPMENT (AS APPLICABLE), AND SHALL COORDINATE THE PLUMBING INSTALLATION PRIOR TO COMMENCING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY VALVES, CONNECTIONS, TRAPS, ACCESS PANELS, UNIONS, ESCUTCHEONS, WATER HAMMER ARRESTORS, VACUUM BREAKERS, RELIEF VALVES, PIPE INSULATION, AND EQUIPMENT SPECIALTY DEVICES AS REQUIRED TO FACILITATE COMPLETE AND OPERATIONAL CONDITIONS WHICH ARE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THESE DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ALL POSSIBLE PHYSICAL CONDITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND EXACT LOCATIONS OF EQUIPMENT AND FIXTURES. PROVIDE NECESSARY PIPING OFFSETS TO COORDINATE WITH THE BUILDING STRUCTURE, WORK OF OTHER TRADES, AND CONNECTION TO SITE UTILITIES (AS APPLICABLE).

COORDINATE THE ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ISSUING SUBMITTALS OR PURCHASING EQUIPMENT.

UNLESS NOTED OTHERWISE, ALL DRAINAGE PIPING SHALL BE SLOPED AT A MINIMUM OF ¼" PER FOOT. 2" SANITARY PIPING AND ALL GREASE WASTE PIPING SHALL BE SLOPED AT ½" PER FOOT.

DOMESTIC WATER PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

ALL DOMESTIC WATER PIPING, SANITARY P-TRAPS AND GREASE WASTE PIPING SUBJECT TO FREEZING SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. CONDENSATE PIPING SUBJECT TO FREEZING WITHIN WALK-IN FREEZERS SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN 1" THICK PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION. IF INSTALLED IN EXTERIOR BLOCK WALLS, INTERSTITIAL SPACES SHALL BE FILLED WITH FOAM INSULATION.

IN CONCEALED LOCATIONS WHERE PIPING, OTHER THAN CAST-IRON OR GALVANIZED STEEL, IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, OR SIMILAR MEMBERS LESS THAN 1½" FROM THE NEAREST EDGE OF MEMBER, PIPE SHALL BE PROTECTED BY STEEL SHIELD PLATES IN ACCORDANCE WITH IPC 305.6.

PIPE PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS SHALL HAVE EQUIVALENTLY RATED SLEEVES AND SHALL BE SEALED AND FIRE CAULKED WITH A U.L. LISTED FIRE STOPPING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LISTED DETAILS AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION REGARDING CROSS CONNECTION CONTROL OR OBTAINING A FOOD SERVICE PERMIT (AS APPLICABLE). REPORT ANY OBSERVED DISCREPANCIES TO THE ARCHITECT OR ENGINEER PRIOR TO COMMENCING WITH THE WORK.

CONTRACTOR SHALL CONFIRM PLUMBING FIXTURE FINISHES WITH THE ARCHITECTURAL SCHEDULES & DETAILS (AS APPLICABLE).

PROFICIENT ENGINEERING WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW PROFICIENT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC IN NATURE.

SUBMITTALS
FURNISH SHOP DRAWINGS FOR MANUFACTURED PRODUCTS. ALL ITEMS SHALL BE CLEARLY MARKED TO MATCH EQUIPMENT MARKS ON THE PLUMBING DRAWINGS. ALL OPTIONS MUST BE CLEARLY MARKED ON THE SUBMITTAL SHEET. A MODEL NUMBER LISTING ON A COVER SHEET IS NOT AN ACCEPTABLE SUBSTITUTE FOR MARKING THE ACTUAL SUBMITTAL SHEET. ELECTRICAL DATA FOR POWERED EQUIPMENT MUST BE INDICATED ON THE SUBMITTAL SHEET FOR THAT ITEM.

SUBMITTAL REVIEW IS CONSIDERED A GENERAL ACCEPTANCE OF THE BASIC APPLICABILITY OF THE EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND/OR ALTERNATE ARRANGEMENT OF THE EQUIPMENT WITHIN A GIVEN SPACE. WHEN SUBSTITUTED EQUIPMENT IS INSTALLED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION OR ADDITIONAL COST BROUGHT ON BY THE USE OF THIS EQUIPMENT.

HANGERS AND SUPPORTS
HANGERS SHALL BE COMPLETE WITH RODS AND SUPPORTS PROPORTIONED TO THE SIZE OF PIPE TO BE SUPPORTED, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SIZE HANGERS FOR INSULATED PIPING TO BEAR ON OUTSIDE OF INSULATION. PROVIDE INSULATION PROTECTORS AT HANGERS BEARING ON THE OUTSIDE OF INSULATION. PROVIDE A RIGID INSERT OR RIGID INSULATION AT EACH INSULATION PROTECTOR.

WHERE SEVERAL PIPES 2½" AND SMALLER RUN PARALLEL AND IN THE SAME PLANE, THEY MAY BE SUPPORTED ON GANG OR MULTIPLE HANGERS. LARGER PIPING SHALL BE INDEPENDENTLY HUNG, RUN PARALLEL AND BE EQUALLY SPACED.

PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH IPC SECTION 308, AND SPACING OF HANGERS SHALL NOT EXCEED THE LIMITS SET FORTH IN TABLE 308.5. PIPES SHALL BE SUPPORTED WITHIN 1'-0" OF EACH ELBOW.

VERTICAL PIPE SUBJECT TO MOVEMENT SHALL BE SUPPORTED FROM THE WALL BY MEANS OF A PIPE CLAMP.

SUPPORT DOMESTIC WATER PIPING IN SPACES BEHIND PLUMBING FIXTURES BY BRACKETS AND U-BOLTS SECURED TO WASTE AND VENT STACKS. SIZE U-BOLTS TO BEAR ON THE PIPING.

AFTER HANGER RODS ARE INSTALLED IN FINISHED CONCRETE CEILING, FILL THE REMAINING OPENING WITH CEMENT SO THAT NO HOLE SHOWS AT THE CEILING.

WHERE COPPER PIPING IS USED, NONFERROUS METAL SUPPORT(S) OR PROPER ISOLATION BETWEEN DISSIMILAR MATERIALS SHALL BE PROVIDED.

PIPE HANGERS AND SUPPORTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN MANUFACTURER'S STANDARDIZATION SOCIETY STANDARD PRACTICES NO. SP-69 AND SP-58.

SLEEVES AND PENETRATIONS
SLEEVES SHALL BE PROVIDED WHERE PIPES PASS THROUGH WALLS, FLOORS AND ROOFS.
PROVIDE STANDARD WEIGHT STEEL SLEEVES IN CONCRETE AND MASONRY CONSTRUCTION, PROVIDE 26GA GALVANIZED SHEET METAL SLEEVES IN INTERIOR DRYWALL CONSTRUCTION. SLEEVES SHALL BE THE FULL THICKNESS OF WALLS AND SHALL ALLOW FOR THE FULL THICKNESS OF PIPE INSULATION, WHERE APPLICABLE.

SLEEVES MAY BE OMITTED WHEN OPENINGS ARE CORE DRILLED FOR CONCEALED VERTICAL AND HORIZONTAL PIPING. SLEEVES ARE NOT REQUIRED AT INDIVIDUAL PLUMBING FIXTURES OR IN CONCRETE FLOOR SLABS ON GRADE, UNLESS OTHERWISE NOTED.

SLEEVES FOR ALL PIPING PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE PROVIDED WITH 3M PIPE BARRIER NO. CP-25 FIRE PROOFING CAULKING, OR EQUAL, IN ANNULAR SPACE BETWEEN SLEEVE AND PIPING. CONTRACTOR SHALL VERIFY THE RATING OF THE WALL AND CONFIRM THE PENETRATION PROTECTION PROVIDED MEETS THAT RATING.

PENETRATIONS THROUGH OUTSIDE WALLS SHALL BE WATERTIGHT. CAULK BETWEEN PLUMBING PIPE AND SLEEVE. PACK WITH FIBERGLASS AND CAULK, 1" DEEP AT EACH FACE WITH NON-HARDENING SEALANT BETWEEN PIPE AND SLEEVE.

IN EXTERIOR WALLS AND BEARING PARTITIONS, WOOD STUDS ARE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF THE WIDTH OF THE STUD. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS NOT SUPPORTING LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

BORED HOLES NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH ARE PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE STUD WIDTH ARE PERMITTED IN NONBEARING PARTITIONS IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED THAT NOT MORE THAN TWO SUCH SUCCESIVE DOUBLED STUDS ARE SO BORED. THE EDGE OF A BORED HOLE SHALL NOT BE NEARER THAN ⅝ INCH (15.9 mm) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

SPECIFICATIONS

WASTE AND VENT PIPING SYSTEMS AND ACCESSORIES
SANITARY PIPING SHALL BE PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM.

PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM D-2665. FABRICATED FITTINGS SHALL CONFORM TO ASTM F-1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564. PRIMER SHALL CONFORM TO ASTM F-656. BURIED PIPE SHALL CONFORM TO ASTM D-2321.

WASTE AND VENT PIPING SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING CODES. AT A MINIMUM, WASTE PIPING SHALL BE TESTED WITH AT LEAST 10 FOOT OF WATER HEAD PRESSURE APPLIED.

SANITARY STACKS TRANSITIONING TO THE HORIZONTAL SHALL BE THROUGH 45° WYE BRANCHES, COMBINATION WYE AND ONE-EIGHTH BEND BRANCHES, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.

ALL VENTS THROUGH ROOF SHALL BE LOCATED AT LEAST 10'-0" AWAY FROM ANY AIR INTAKE, EVAPORATIVE COOLER, OR ANY OTHER DEVICE THAT WOULD DRAW AIR FROM THE VENT. FLASH AROUND ALL PIPES PENETRATING THROUGH ROOF WITH STANDARD MANUFACTURED FLASHINGS. FLASHING SHALL BE SHEET METAL WITH RUBBER GASKETS AND SHALL EXTEND INTO ROOFING AND UP PIPE DISTANCES IN ACCORDANCE WITH THE LOCAL CODE.

NO DOUBLE COMBINATION FITTINGS MAY BE UTILIZED IN THE HORIZONTAL.

WHERE TWO HORIZONTAL PIPES (BACK-TO-BACK WATER CLOSETS OR TWO SANITARY BRANCHES) COMBINE IN THE VERTICAL, A DOUBLE COMBINATION WYE EIGHTH BEND FITTING SHALL BE INSTALLED. DOUBLE SANITARY TEE OR SANITARY CROSS IS NOT ACCEPTABLE.

WHERE DRAWINGS REQUIRE CONNECTION TO EXISTING SANITARY SEWER PIPING IN BUILDING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD DETERMINE EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER IF THERE IS A POTENTIAL ISSUE MAINTAINING PROPER SLOPE IN CONNECTING TO EXISTING, OR IF THERE IS A MORE DIRECT CONNECTION POSSIBLE. CONTRACTOR SHALL CONFIRM THAT ANY EXISTING PIPING TO BE REUSED IS CLEAN, FREE OF DEFECTS, ADEQUATELY SLOPED ¼"/FT MINIMUM) AND THAT THERE ARE NO DIPS THAT COULD HOLD WATER. PROVIDE CAMERA SCOPING TO DOCUMENT THIS INFORMATION. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER OF ANY DEFICIENCIES.

DOMESTIC WATER SYSTEMS AND ACCESSORIES
THE PRIMARY SPECIFICATION FOR DOMESTIC WATER PIPING SHALL BE AS FOLLOWS: WATER PIPING ABOVE FLOOR: TYPE 'L' HARD DRAWN COPPER TUBING, ASTM B88, WROUGHT SOLDER JOINTS, ANSI B16.22. WATER PIPING BELOW FLOOR: TYPE 'K' SOFT DRAWN COPPER TUBING, WITH NO JOINTS BELOW SLAB, ASTM B88.

AS AN ALTERNATE TO THE PRIMARY SPECIFICATION FOR WATER PIPING, THE FOLLOWING MAY BE USED IN WHOLE OR IN PART. THE PLUMBING CONTRACTOR SHALL LIST EACH SYSTEM AS A SEPARATE LINE ITEM AS AN ALTERNATE FOR THE OWNER'S SELECTION. USE OF ANY ALTERNATE SHALL BE AT THE SOLE DISCRETION OF THE OWNER. SERVICE PIPING BELOW GRADE: CPVC (CHLORINATED POLYVINYL CHLORIDE) SCHEDULE 40 WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. SHALL MEET ASTM D2846 AND ASTM F 441. HOT AND COLD WATER PIPING ABOVE FLOOR: CPVC (CHLORINATED POLYVINYL CHLORIDE) SCHEDULE 40 WITH SOLVENT WELD JOINTS WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. PIPING SHALL MEET ASTM D 2846 AND SHALL BE CERTIFIED BY THE NSF INTERNATIONAL FOR USE WITH POTABLE WATER SYSTEMS. SOLVENT CEMENTS FOR CPVC PLASTIC PIPING SHALL MEET ASTM F437, ASTM F438 AND ASTM F439. HOT AND COLD WATER PIPING ABOVE FLOOR: CROSS-LINKED POLYETHYLENE (PEX) TUBING, SHALL COMPLY WITH ASTM F 876, ASTM F 877; CSA B137.5. WATER PIPING BELOW SLAB: CROSS-LINKED POLYETHYLENE (PEX) TUBING, BELOW FLOOR PEX PIPING SHALL CONFORM TO ASTM D2774. INSTALL ACCORDING TO MANUFACTURER'S GUIDELINES.

ALL DOMESTIC HOT WATER PIPING SHALL HAVE A MINIMUM PRESSURE RATING OF 100PSI AT 180°F.

DOMESTIC WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH ALL GOVERNING CODES. PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

BALL VALVES SHALL BE TWO-PIECE BRONZE BODY, LARGE PORT WITH SOLID, SMOOTH BORE CHROME PLATED BRASS BALL. SEATS SHALL BE REINFORCED TFE WITH TEFLON PACKING RING AND THREADED ADJUSTABLE PACKING NUT. PROVIDE STEM EXTENSION AS NEEDED TO PROVIDE HANDLE ON OUTSIDE OF PIPE INSULATION. VALVES SHALL BE APOLLO 70 OR EQUAL.

BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS FOR EASE OF TESTING AND SERVICING. FOR BACKFLOW PREVENTERS WITH VENT CONNECTIONS, ROUTE VENT LINE TO NEAREST DRAIN AND DISCHARGE WITH AIR GAP. BACKFLOW PREVENTERS SHALL BE TESTED IN ACCORDANCE WITH IPC 312.10.2. CONTRACTOR SHALL PROVIDE CERTIFICATIONS THAT STATE DEVICES HAVE BEEN TESTED AND APPROVED.

THERMOMETERS SHALL BE 9" ADJUSTABLE ANGLE, 30°-180°F RANGE (TRERICE BX9 OR EQUAL). PRESSURE GAUGES SHALL BE 4½" DIAL SIZE, 0-160PSI (TRERICE 600CB OR EQUAL).

CONTRACTOR SHALL FIELD VERIFY INCOMING DOMESTIC WATER PRESSURE TO CONFIRM ADEQUATE PRESSURE TO SERVE THE DOMESTIC WATER SYSTEM. CONTRACTOR SHALL ALERT ENGINEER TO A POTENTIAL LOW PRESSURE CONDITION. WHERE PRESSURE EXCEEDS 80PSI, PROVIDE PRESSURE REGULATING VALVE (WATTS LF223) AND UPSTREAM STRAINER (WATTS LSF777).

CONTRACTOR SHALL FIELD COORDINATE LOCATION OF ACCESSIBLE ISOLATION VALVES ON DOMESTIC HOT & COLD WATER SUPPLIES TO FIXTURES OR GROUPS OF FIXTURES SUCH THAT THEY MAY BE SHUT OFF FOR SERVICING. SERVICE AND HOSE BIBB VALVES SHALL BE IDENTIFIED. ALL OTHER VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE(S) SHALL BE IDENTIFIED, INDICATING THE FIXTURE(S) SERVED.

RETURN AIR PLENUMS
ALL EXPOSED MATERIALS WITHIN RETURN AIR PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50, AS DETERMINED IN ACCORDANCE WITH ASTM E84/UL723. COPPER AND CAST IRON PIPING IS APPROVED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL RETURN AIR PLENUM LOCATIONS WITH THE MECHANICAL CONTRACTOR.

INSULATION
INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RECIRCULATION PIPING IN ACCORDANCE WITH IECC TABLE C403.2.10. PIPE UP TO 1½": 1" THICK INSULATION. PIPE 1½" OR LARGER: 1½" THICK INSULATION

INSULATE ALL HORIZONTAL COLD WATER PIPING LOCATED ABOVE CEILING, VERTICAL PIPING LOCATED IN AN EXTERIOR WALL, EXPOSED PIPING (I.E. MECH ROOMS). PIPE UP TO 1"-½" THICK. PIPING 1½" AND OVER: 1" THICK INSULATION. ALL WATER AND DRAINAGE PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN 1" THICK PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION. IF INSTALLED IN EXTERIOR BLOCK WALLS, INTERSTITIAL SPACES SHALL BE FILLED WITH FOAM INSULATION.

ALL JOINTS SHALL BE SEALED WITH MATCHING VAPOR BARRIER TAPE.

INSULATION SHALL HAVE A K-FACTOR (AVERAGE THERMAL CONDUCTIVITY) NOT TO EXCEED 0.27 BTU-IN/HR x SQFT x °F.

PROTECTION OF PIPING
PIPING PASSING UNDER FOOTINGS OR THROUGH FOUNDATION WALLS SHALL BE PROVIDED WITH A SLEEVE TWO PIPE SIZES LARGER THAN THE PIPE. OPEN ENDS OF SLEEVES SHALL BE SEALED. PIPING PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED IN ACCORDANCE WITH IPC 305.1. ALL PIPING INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS SHALL BE PROTECTED BY STEEL SHIELD PLATES IN ACCORDANCE WITH IPC 305.6. VERTICAL STACKS IN WOOD CONSTRUCTION SHALL BE PROTECTED FROM BUILDING SETTLING WITH COMPRESSION/EXPANSION FITTINGS AND PIPE CLAMPS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (FERNCO XJ SERIES OR EQUAL).

NATURAL GAS SYSTEMS AND ACCESSORIES
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCAL GAS UTILITY PROVIDER TO CONFIRM THE AVAILABILITY OF THE INDICATED DESIGN DELIVERY PRESSURE PRIOR TO COMMENCING WORK.

ALL GAS PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE AND NFPA 54.

ABOVE GRADE GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL (ASTM A53/A53M). FITTINGS SHALL BE ASME B16.3 MALLEABLE IRON OR ASTM A234/A234M WROUGHT STEEL WELDING TYPE. JOINTS SHALL BE THREADED OR WELDED TO ASME B31.1.

BELOW GRADE GAS PIPING SHALL BE FLEXIBLE POLYETHYLENE TUBING AND SHALL COMPLY WITH ASTM D2513 AND CSA B137.4, AND SHALL BE INSTALLED IN ACCORDANCE WITH IFGC SECTION 402.11.2. PROVIDE MANUFACTURED RISER ASSEMBLY TO TRANSITION FROM TUBING TO ABOVEGROUND METALLIC PIPING.

SHUTOFF VALVES SHALL BE PROVIDED AND LOCATED IN PLACES SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

ALL GAS FIRED APPLIANCES ARE PROVIDED WITH A GAS PRESSURE OF 7"W.C. AT FINAL EQUIPMENT CONNECTION. IF 7"W.C. EXCEEDS EQUIPMENT'S SPECIFIC INLET PRESSURE REQUIREMENT, CONTRACTOR SHALL PROVIDE APPROPRIATE PRESSURE REGULATING VALVE.

GAS PIPING ON ROOF SURFACES SHALL BE ELEVATED NO LESS THAN 3½" INCHES ABOVE ROOF SURFACE AND SHALL BE CLAMPED TO RUBBER CHANNEL SUPPORTS (MIFAB C10 SERIES OR EQUAL). PROVIDE SUPPORT AT EVERY ELBOW. THE MAXIMUM SPACING OF SUPPORTS SHALL BE: ½" PIPE: 5'-0", ¾" TO 1¼" PIPING: 6'-0", 1½" AND LARGER: 12'-0". VERTICAL PIPING SHALL BE SUPPORTED AT BASE, TOP AND AT 10' INTERVALS (MINIMUM).

ALL EXTERIOR GAS PIPING ON ROOF SHALL BE PRIMED AND PAINTED O.S.H.A. YELLOW. GAS PIPING RUNNING ON EXTERIOR WALLS SHALL BE PRIMED AND PAINTED TO MATCH BUILDING WALL.

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED 'GAS' IN BLACK LETTERS. ALL PIPING GREATER THAN 7"W.C. SERVICE PRESSURE SHALL BE IDENTIFIED BY A YELLOW LABEL WITH BLACK LETTERS INDICATING THE PIPING SYSTEM PRESSURE. THE SYSTEM SHALL BE LABELED PER OSHA RECOMMENDED ANSI/ASME GUIDELINE A13.1 WHICH INDICATES THAT LABELS BE INSTALLED AT ALL CHANGES IN DIRECTION, ON BOTH SIDES OF ENTRY POINTS THROUGH FLOORS AND WALLS, NEXT TO ALL VALVES AND FLANGES, AND AT 25FT INTERVALS ON STRAIGHT RUNS.

BALL VALVES: THREE PIECE BODY, FULL PORT, CHROME PLATED BALL, BLOWOUT PROOF STEM, TFE SEATS, UL LISTED FOR FLAMMABLE LIQUIDS, 600 PSI WOG, THREADED ENDS.

PRESSURE REGULATOR VALVE: SINGLE STAGE AND SUITABLE FOR NATURAL GAS, STEEL JACKET AND CORROSION RESISTANT COMPONENTS, THREADED FOR REGULATORS NPS 2 AND SMALLER. PROVIDE SHUTOFF VALVE IMMEDIATELY AHEAD OF REGULATOR, AND INSTALL TEST PORTS ON EITHER SIDE REGULATOR, WITH UPSTREAM TEST PORT DOWNSTREAM OF SHUTOFF VALVE. REGULATORS SHALL BE INSTALLED PER IFGC SECTION 410. FOR 2PSI INLET, PROVIDE MAXITROL '325-1' SERIES. PROVIDE VENT PROTECTOR FOR EXTERIOR APPLICATIONS. FOR INTERIOR APPLICATIONS, VENT SHALL BE PIPED TO THE EXTERIOR WITH TURNDOWN AND SCREEN PROTECTOR (REGULATOR EQUIPPED WITH FACTORY PROVIDED VENT LIMITER IS ACCEPTABLE WHERE APPROVED BY THE LOCAL JURISDICTION).

SHUTOFF VALVES SHALL BE PROVIDED IN ACCORDANCE WITH IFGC 409. INSTALL MANUAL GAS SHUTOFF VALVE FOR EACH GAS APPLIANCE AHEAD OF CORRUGATED STAINLESS STEEL TUBING OR COPPER CONNECTOR. SHUTOFF SHALL BE WITHIN 6' OF APPLIANCE.

INSTALL UNIONS IN PIPES NPS 2 AND SMALLER, ADJACENT TO EACH VALVE, AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT.

ALL GAS PIPING INSTALLED BENEATH THE BUILDING SLAB SHALL BE ENCASED IN WROUGHT IRON CONDUIT. PIPING SHALL BE PROTECTED AND INSTALLED ACCORDING TO THE INTERNATIONAL FUEL GAS CODE SECTION 404.14.

SHEET INDEX

PROFICIENT ENGINEERING
3150 Holcomb Bridge Road
Norcross, Georgia 30071
404.330.9798
PROJECT # 125544

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REVISIONS

#	DESCRIPTION

PROJECT
FAYETTE SENIOR SERVICES
INTERIOR ALTERATION AND ADDITION
4 CENTER DRIVE
FAYETTVILLE, GEORGIA 30214
PROJECT #4344

GEORGIA REGISTERED No. 039968 PROFESSIONAL ENGINEER MIKE ROEDER

PERMIT SET
RELEASED FOR CONSTRUCTION
Release Date: October 13, 2025

SEAL

GENERAL

DRAWING TITLE

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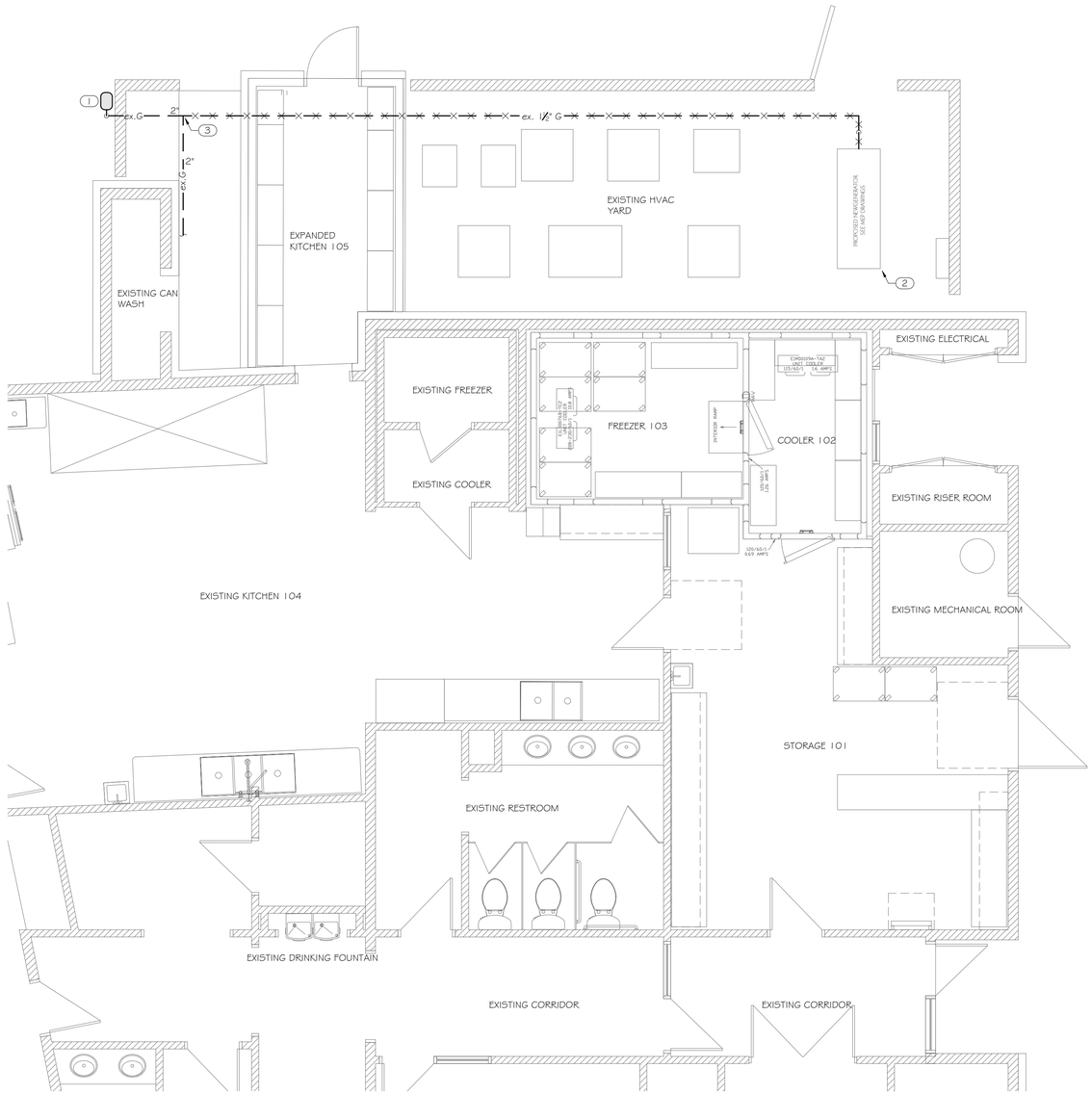
PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE RUNOUT	WASTE CONN.	VENT	WATER RUNOUT		WATER CONN.		SPECIFICATION
					CW	HW	CW	HW	
EWC-1	WATER COOLER (ADA) - BI-LEVEL	2"	1 1/2"	2"	1/2"	---	1/2"	---	BI-LEVEL WATER COOLER (ELKAY EZSTL8LC). ORIFICES AT 38 3/8" AND 32 7/8" AFF. 8.0 GPH OF 50DEG WATER @ 80DEG INLET TEMP. PROVIDE ACCESSORY APRON (LKAPREZL) IF INSTALLED ON AN EXPOSED WALL FOR CANE DETECTION. MOUNT WITH WALL CARRIER (ZURN 1225-EL). PROVIDE UNIVERSAL FILTRATION KIT (ELKAY EWF172).
PRIOR TO SUBMITTAL OR PURCHASE, THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE SPECIFICATIONS WITH ARCHITECT/OWNER									

KEYNOTES

1. EXISTING NATURAL GAS METER TO REMAIN
2. DEMO EXISTING GENERATOR
3. DEMO EXISTING 1½" B/G NATURAL GAS FROM EXISTING GENERATOR BACK TO THIS POINT.



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

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DEMO PLAN

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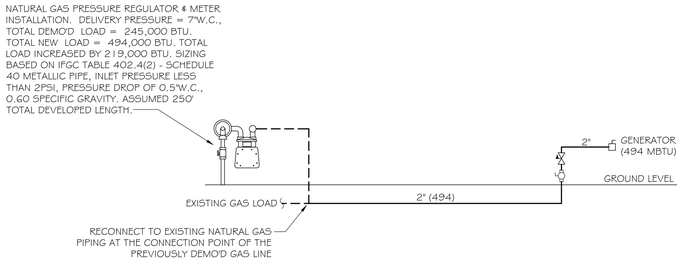
Checked By: AS / BA / MR	
PROJECT # 4344	

NATURAL GAS RISER DIAGRAM

NO SCALE

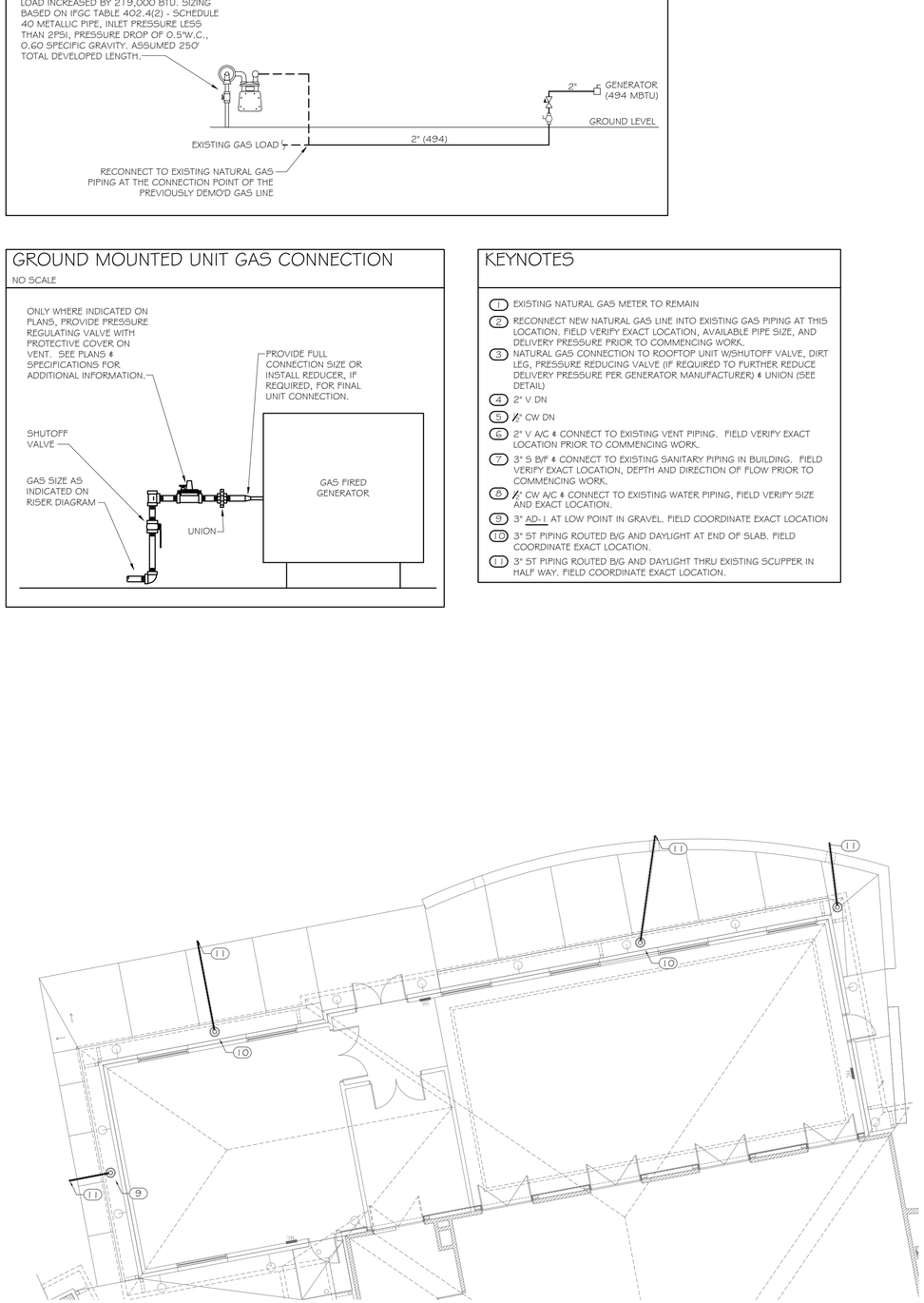


GROUND MOUNTED UNIT GAS CONNECTION

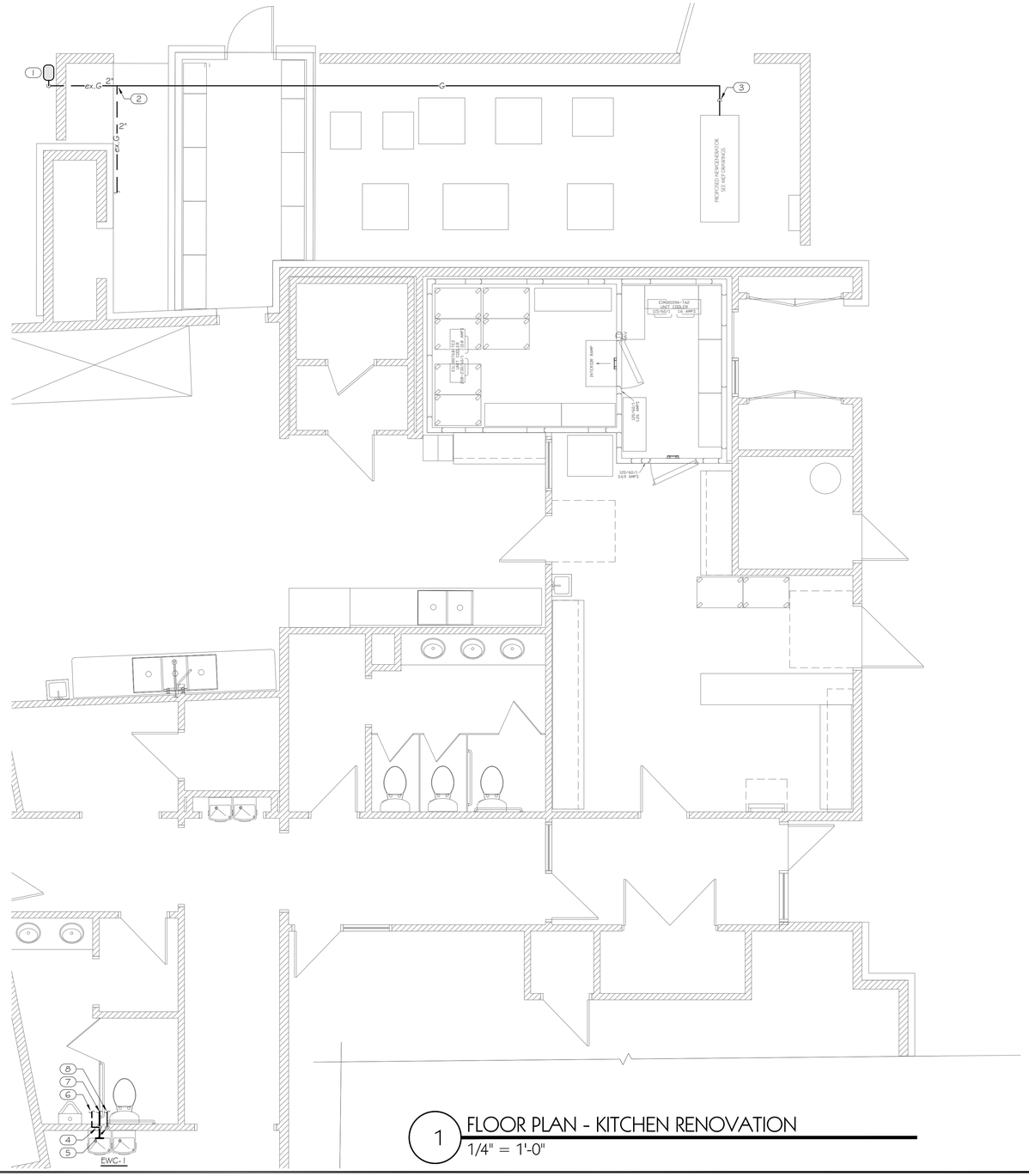
NO SCALE

KEYNOTES

1. EXISTING NATURAL GAS METER TO REMAIN
2. RECONNECT NEW NATURAL GAS LINE INTO EXISTING GAS PIPING AT THIS LOCATION. FIELD VERIFY EXACT LOCATION, AVAILABLE PIPE SIZE, AND DELIVERY PRESSURE PRIOR TO COMMENCING WORK.
3. NATURAL GAS CONNECTION TO ROOFTOP UNIT W/SHUTOFF VALVE, DIRT LEG, PRESSURE REDUCING VALVE (IF REQUIRED TO FURTHER REDUCE DELIVERY PRESSURE PER GENERATOR MANUFACTURER) & UNION (SEE DETAIL)
4. 2" V DN
5. ½" CW DN
6. 2" V A/C & CONNECT TO EXISTING VENT PIPING. FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING WORK.
7. 3" S B/F & CONNECT TO EXISTING SANITARY PIPING IN BUILDING. FIELD VERIFY EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK.
8. ¾" CW A/C & CONNECT TO EXISTING WATER PIPING, FIELD VERIFY SIZE AND EXACT LOCATION.
9. 3" AD-1 AT LOW POINT IN GRAVEL. FIELD COORDINATE EXACT LOCATION
10. 3" ST PIPING ROUTED B/G AND DAYLIGHT AT END OF SLAB. FIELD COORDINATE EXACT LOCATION.
11. 3" ST PIPING ROUTED B/G AND DAYLIGHT THRU EXISTING SCUPPER IN HALF WAY. FIELD COORDINATE EXACT LOCATION.



2 FLOOR PLAN - ADDITION STORM DRAINAGE
1/8" = 1'-0"



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

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4 CENTER DRIVE
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SEAL

FLOOR PLAN - ALTERATION/ADDITION AND DRAINS AT ADDITION

DRAWING TITLE

Drawn By:	AS / BB / TS
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PROJECT #	4344

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