SECTION I:
GOVERNING CODES

APPLICABLE CODES AND STANDARDS

- 2018 INTERNATIONAL BUILDING CODE (WITH GEORGIA AMENDMENTS 2020)
- 2018 INTERNATIONAL FIRE CODE (WITH GEORGIA AMENDMENTS 2020)
- 2018 INTERNATIONAL PLUMBING CODE (WITH GEORGIA AMENDMENTS 2020)
- 2018 INTERNATIONAL MECHANICAL CODE (WITH GEORGIA AMENDMENTS 2020)
- 2018 INTERNATIONAL FUEL GAS CODE (WITH GEORGIA AMENDMENTS 2020)
- 2020 NATIONAL ELECTRIC CODE (WITH NO GEORGIA AMENDMENTS)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (WITH GEORGIA SUPPLEMENTS AND AMENDMENTS 2020)
- 2018 LIFE SAFETY CODE NFPA 101 (WITH STATE AMENDMENTS 2020)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR TITLES II AND III FACILITIES (2018 IBC GEORGIA AMENDMENTS: TITLE 30, CHAPTER 3)

AUTHORITY HAVING JURISDICTION (AHJ)
CITY OF CONVINGTON, GEORGIA (LOCAL AHJ)

PROJECT DESCRIPTION
THE WORK CONSISTS OF RENOVATION OF AN EXISTING WAREHOUSE BUILDING. THE WORK SHALL BE SPLIT INTO (3) BID PACKAGES WITH VARYING DEGRESS OF WORK..

THE FIRST BID PACKAGE SHALL CONSIST OF RENOVATING THE OFFICES TO INCLUDE NEW TOILET ROOMS, OFFICE SPACE, CONFERENCE AREAS AND ACCOMPANYING SUPPORT SPACES. ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL AND EXTERIOR CANOPY WILL BE PART OF THE PROJECT.

THE SECOND BID PACKAGE SHALL CONSIST OF RENOVATING THE WEST FACTORY PORTION. THIS WILL BE SUBMITTED UNDER A DIFFERENT PERMIT.

THE THIRD BID PACKAGE SHALL CONSIST OF RENOVATING THE EAST FACTORY AND IT WILL BE LIMITED IN ARCHITECTRUAL SCOPE. THIS WILL BE SUBMITTED UNDER A DIFFERENT PERMIT.

SECTION II:
BUILDING "CONSTRUCTION" DATA

1. TYPE OF CONSTRUCTION: TYPE II-B (601 AND 602) FULLY SPRINKLERED
2. PROPOSED BUILDING HEIGHT: EXISTING TO REMAIN (PER IBC 502 DEFINITIONS)
3. MAXIMUM ALLOWABLE BUILDING HEIGHT: 75'-0" (PER TABLE 504.3)
4. PROPOSED NUMBER OF STORIES: EXISTING TO REMAIN
5. MAXIMUM NUMBER OF STORIES ALLOWED: 4 (PER IBC TABLE 504.4 - UNMODIFIED)
6. BASEMENT INDICATION: NO BASEMENT
7. FIRST FLOOR AREA: 150,998 SF

F-1 - FACTORY INDUSTRIAL AREAS	SEPERATE PERMIT
S-2 -LOW-HAZARD STORAGE	SEPERATE PERMIT
H-3 -HAZARDOUS	SEPERATE PERMIT
H-4 -HAZARDOUS	SEPERATE PERMIT
B -BUSINESS AREAS (OFFICE)	6,602 SF
TOTAL FIRST FLOOR AREA	150,998 SF

8. SECOND FLOOR AREA:

B -BUSINESS AREAS (OFFICE)	6,602 SF
TOTAL SECOND FLOOR AREA	6,602 SF

9. BUILDING FLOOR AREA: (PER IBC 505.3)

TOTAL EXISTING BUILDING AREA:	336,244 SF
PROJECT AREA:	150,998 SF

10. MIN REQD BLDG SETBACKS: EXISTING TO REMAIN
11. PARKING REQUIREMENTS: REFER TO CIVIL

SECTION III:
BUILDING "OCCUPANCY" DATA

1. BUILDING OCCUPANCY CLASSIFICATION (302.1)
   FACTORY INDUSTRIAL: GROUP F-1 (306.3)
   LOW-HAZARD STORAGE: GROUP S-2 (311.3)
3. ACCESSORY OCCUPANCIES (507.1.1 AND 507.8)
   BUSINESS: B (304.1)
   HIGH-HAZARD: H-3 (307.5)
   HIGH-HAZARD: H-4 (307.6)
4. REQUIRED ACCESSORY OCCUPANCY SEPARATION (IBC TABLE 508.4, NFPA 101 6.1.14.4.1(b))
   H-3 AND H-4: 1 HOUR FIRE BARRIER CONSTRUCTION
   H-3, H-4, F-1 OR S-2 AND B: 2 HOUR FIRE BARRIER CONSTRUCTION
   H-3 AND F-1: 1 HOUR FIRE BARRIER CONSTRUCTION
   H-4 AND F-1: 1 HOUR FIRE BARRIER CONSTRUCTION
   S-2 AND H-3: 2 HOUR FIRE BARRIER CONSTRUCTION
   S-2 AND H-4: 2 HOUR FIRE BARRIER CONSTRUCTION
   S-2 AND F-1: 1 HOUR FIRE BARRIER CONSTRUCTION
5. ACCESSORY AREA LIMITATION BASED ON TABULAR AREAS (508.2, 507.8, AND TABLE 506.2)

GROUP	ALLOWABLE	ACTUAL
GROUP H-3	14,000 SF	SEPERATE PERMIT
GROUP H-4	70,000 SF	SEPERATE PERMIT
GROUP B	69,000 SF	13,604 SF
TOTAL	83,000 SF	13,604 SF

   RATIO, GROUP H AREA LESS THAN X% < 100% RATIO LIMIT AND < 33,824 SF (10% OF BUILDING AREA)
   RATIO, GROUP B AREA 4% < 100% RATIO LIMIT AND < 33,624 SF (10% OF BUILDING AREA)

   H OCCUPANCIES ALL LOCATED ON FIRST STORY (507.8.4)

6. INCIDENTAL USES: NONE (PER IBC 509)

SECTION III: CONTINUED
BUILDING "OCCUPANCY" DATA

7. DESIGN OCCUPANT LOAD BASED ON GROSS SQUARE FOOTAGE: (CALCULATED PER IBC 1004.5)

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	FUNCTIONAL AREA
F-1 - FACTORY INDUSTRIAL AREAS	100 SF/ OCCUPANT	N/A
S-2 - LOW-HAZARD STORAGE	300 SF/ OCCUPANT	N/A
H-3 - HIGH HAZARD AREAS	100 SF/ OCCUPANT	N/A
H-4 - HIGH HAZARD AREAS	100 SF/ OCCUPANT	N/A
B - BUSINESS AREAS (OFFICE) FIRST FLOOR: 6,602 SF SECOND FLOOR: 6,602 SF	150 SF/ OCCUPANT	13,604 SF

	CALCULATED OCCUPANT LOAD	DECLARED OCCUPANT LOAD
FACTORY INDUSTRIAL AREAS:	N/A	N/A
H-3 HAZARD AREAS	N/A	N/A
H-4 HAZARD AREAS	N/A	N/A
B BUSINESS	90	30
TOTAL BUILDING DESIGN OCCUPANT LOAD:	90	30

8. PROVIDED EGRESS WIDTH : (CALCULATED PER IBC 1005.3.2)
   BASED ON MODELED PERFORMANCE-BASED DESIGN ANALYSIS:
   5 DOORS @ 32" CLEAR EGRESS WIDTH / 0.2" PER OCCUPANT: 800 OCCUPANTS > EGRESS DESIGN BASIS
9. PROVIDED STAIR EGRESS WIDTH FROM SECOND STORY OFFICE: (CALCULATED PER IBC 1005.3.1)
   1 STAIRS @ 44" WIDTH X 0.3" PER OCCUPANT = 146 > 2nd FLOOR EGRESS DESIGN BASIS

SECTION IV:
BUILDING ALLOWABLE MODIFICATIONS

1. ALLOWABLE AREA: (PER IBC SECTION 507.2)
   FULLY SPRINKLERED, TWO-STORY BUILDING (GROUP F-1/S-2 OCCUPANCY) SURROUNDED BY YARDS NOT LESS THAN 60 FEET IN WIDTH. THE AGGREGATE FLOOR AREA OF GROUP H OCCUPANCIES LOCATED IN AN UNLIMITED AREA BUILDING SHALL NOT EXCEED 10 PERCENT OF THE AREA OF THE BUILDING (IBC 507.8.1)
2. ALLOWABLE HEIGHT: (PER IBC SECTION 507.8.1) 75 FEET MAXIMUM (EXISTING TO REMAIN)
3. EXCEPTIONS: (PER IBC SECTIONS 504 AND 506)
   BUILDINGS AND STRUCTURES DESIGNED TO HOUSE SPECIAL INDUSTRIAL PROCESSES THAT REQUIRE LARGE AREAS AND UNUSUAL BUILDING HEIGHTS TO ACCOMMODATE CRANEWAYS OR SPECIAL MACHINERY AND EQUIPMENT, SHALL BE EXEMPT FROM THE BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA LIMITATIONS SPECIFIED IN SECTIONS 504 AND 506.

SECTION V:
"FIRE RESISTIVE" BUILDING ELEMENTS

1. REQUIRED FIRE RESISTIVITY OF STRUCTURAL ELEMENTS: (PER IBC TABLE 601 AND 602)

	REQUIRED	PROVIDED
STRUCTURAL FRAME:	0 HRS	0 HRS
BEARING WALLS:	0 HRS	NONE
EXTERIOR NON-BEARING WALLS AND PARTITIONS: (DISTANCE LESS THAN 5 FEET TO PROPERTY LINE PER IBC TABLE 602)	0 HRS	0 HRS
EXTERIOR NON-BEARING WALLS AND PARTITIONS: (DISTANCE BETWEEN 5 AND 10 FEET TO PROPERTY LINE PER IBC TABLE 602)	0 HRS	0 HRS
EXTERIOR NON-BEARING WALLS AND PARTITIONS: (DISTANCE BETWEEN 10 AND 30 FEET TO PROPERTY LINE PER IBC TABLE 602)	0 HRS	0 HRS
EXTERIOR NON-BEARING WALLS AND PARTITIONS: (DISTANCE GREATER THAN 30 FEET TO PROPERTY LINE PER IBC TABLE 602)	0 HRS	0 HRS
INTERIOR NON-BEARING WALLS AND PARTITIONS:	0 HRS	0 HRS
FLOOR CONSTRUCTION:	0 HRS	0 HRS
ROOF CONSTRUCTION:	0 HRS	0 HRS

SECTION V: CONTINUED
"FIRE RESISTIVE" BUILDING ELEMENTS

2. REQUIRED FIRE RESISTANCE RATING OF OTHER ELEMENTS: FIRE BARRIERS

	REQUIRED	PROVIDED
HORIZONTAL EXITS : (PER IBC 1026.2)	2 HR	2 HR
EXIT STAIRS : (PER IBC 713.4, 1023.2)	1 HR	1 HR
EXIT PASSAGEWAYS : (PER IBC 1023.3)	1 HR	1 HR
CORRIDORS SERVING OVER 30 OCCUPANTS (F-2 & B) : (PER IBC 1018.1)	0 HR	0 HR
CORRIDORS SERVING OVER 30 OCCUPANTS (H-4) : (PER IBC 1020.1)	1 HR	1 HR
ELECTRICAL ROOM SEPARATION: (PER NEC 450.23)	0 HR	0 HR

NEC 450.23 LESS-FLAMMABLE LIQUID-INSULATED TRANSFORMERS. TRANSFORMERS INSULATED WITH LISTED LESS-FLAMMABLE LIQUIDS THAT HAVE A FIRE POINT OF NOT LESS THAN 300° C SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH 450.23(A) OR 450.23(B)

(A) INDOOR INSTALLATIONS. INDOOR INSTALLATIONS SHALL BE PERMITTED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
(1) IN TYPE I OR TYPE II BUILDINGS, IN AREAS OF WHERE ALL OF THE FOLLOWING REQUIREMENTS ARE MET:
A. TRANSFORMER IS RATED AT 35,000 VOLTS OR LESS (ACTUAL PROVIDED: 12.47KV)
B. NO COMBUSTIBLES ARE STORED
C. A LIQUID CONFINEMENT AREA IS PROVIDED (GEAR IS EQUIPPED WITH UL LISTED CONTAINMENT PAN)
D. THE INSTALLATION COMPLIES WITH ALL RESTRICTIONS PROVIDED FOR IN THE LIST OF THE LIQUID

3. ACTUAL WIDTH OF OPENINGS WITHIN FIRE BARRIERS: REFER TO FLOOR PLANS, SECTIONS AND SCHEDULES
4. MAXIMUM ALLOWABLE SUM OF OPENING WIDTH IN EACH FIRE BARRIER: (PER IBC SECTION 707.6) ≤ 25% OF WALL LENGTH
5. FIRE RESISTIVE RATING OF FIRE BARRIER OPENING PROTECTION: (PER IBC TABLE 716.1(2)) REFER TO FLOOR PLANS, SECTIONS AND SCHEDULES
   DOORS IN 2-HR FIRE BARRIER: 1.5 HRS
6. FIRE RESISTIVE RATING OF FIRE WALLS: 2 HRS (PER IBC TABLE 706.4)
7. ACTUAL AREA OF OPENINGS IN EA FIRE WALL: REFER TO FLOOR PLANS, SECTIONS AND SCHEDULES
8. ALLOWABLE SUM OF OPENING WIDTH IN EA FIRE WALL: (PER IBC SECTION 706.8) ≤ 25% OF WALL LENGTH
9. FIRE RESISTIVE RATING OF OPENING PROTECTION: (IN EA FIRE WALL) 1.5 HR
10. OTHER RATED ASSEMBLIES AND RATING OF EACH: REFER TO FLOOR PLANS, SECTIONS AND SCHEDULES
11. SMOKE REMOVAL SYSTEM REQUIRED: YES (PER IBC SECTION 910)
12. SMOKE REMOVAL SYSTEM PROVIDED: YES
    REQUIRED IN WET CHEMISTRY AREA (PER 910.2.1) AND LOADING DOCK AREA (PER 910.2.2) HIGH-PILED COMBUSTIBLE STORAGE

SECTION VI:
BUILDING EGRESS

1. REFER TO CODE ANALYSIS PLANS FOR ROOM AREAS AND OCCUPANT LOADS .
2A. EXITS REQUIRED BASED ON EGRESS DESIGN BASIS: (BASED ON IBC TABLE 1006.3.2)
   LEVEL 1: 4
   LEVEL 2: 1
2B. EXITS PROVIDED:
   LEVEL 1: 5
   LEVEL 2: 1
2C. EXITS PROVIDED IN EA ROOM OR AREA: REFER TO LIFE SAFETY PLANS.
3. EXIT WIDTH REQUIRED FOR EA EXIT: REFER TO LIFE SAFETY PLANS.
4. EXIT WIDTH PROVIDED FOR EA STAIR: REFER TO FLOOR PLANS.
5. EXIT WIDTH PROVIDED FOR CORRIDORS: REFER TO FLOOR PLANS.
6. EMERGENCY EXIT ILLUMINATION PLAN: REFER TO ELECTRICAL PLANS.
7. EXIT SIGN LAYOUT PLAN: REFER TO ELECTRICAL PLANS.
8. EXIT TRAVEL DISTANCE & COMMON PATH: REFER TO LIFE SAFETY PLANS.

FROM IBC TABLE 1017.2, EXIT ACCESS TRAVEL DISTANCE, SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL FOR A SPRINKLERED BUILDING, AND NFPA 101 TABLES 38.2.6.3 AND 40.2.6.1

OCCUPANCY	F-1	S-2	H-4	H-3	B		
TRAVEL DISTANCE	400'-0" *	400'-0"	175'-0"	150'-0"	300'-0"		
COMMON PATH	100'-0"	100'-0"	75'-0"	25'-0"	100'-0"		

* THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE 400 FEET (122 M) IN GROUP F-1 OR S-1 OCCUPANCIES WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE PORTION OF THE BUILDING CLASSIFIED AS GROUP F-1 OR S-1 IS LIMITED TO ONE STORY IN HEIGHT.
- THE MINIMUM HEIGHT FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CEILING OR ROOF SLAB OR DECK IS 24 FEET (7315 MM).
- THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

SECTION VII:
SPECIAL OCCUPANCIES AND OPERATIONS

1. HIGH PILED COMBUSTIBLE STORAGE: N/A (PER IFC TABLE 3206.2)

SECTION VIII:
BUILDING "FIRE DETECTION AND SUPPRESSION"

1. SMOKE DETECTION OR FIRE ALARM SYSTEM REQUIRED: NO (PER IFC TABLE 3206.2 AND SECTION 3206.5)
2. SMOKE DETECTION OR FIRE ALARM SYSTEM PROVIDED: YES (PER IBC 907)
3. SMOKE DETECTION / FIRE ALARM SYSTEM DATA:
   SYSTEM TYPE(S):
   SMOKE DETECTION: YES
   ALARM: MANUAL FIRE ALARM SYSTEM
   AREAS PROVIDED: ALL AREAS OF NEW CONSTRUCTION
4. EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM: NO (PER IBC 907.5)
5. EMERGENCY RESPONDER RADIO COVERAGE: YES (PER IBC 915)
6. FIRE DEPT. COMMUNICATION SYSTEM REQUIRED: NO (PER IBC 907.2.13.2)
7. FIRE COMMAND CENTER REQUIRED: NO (PER IBC 911)
8. SPRINKLER SYSTEM REQUIRED: YES (PER IBC 903.2)
9. AREAS IN BLDG WHERE SPRINKLER SYSTEM IS PROVIDED: ALL
10. TYPE OF SPRINKLER SYSTEM PROVIDED:
    SYSTEM TYPE(S):
    ALL AREAS: AUTOMATIC SPRINKLER SYSTEM
11. LOCATION OF SPRINKLER SYSTEM WATER SOURCE: TBD
12. STANDPIPE SYSTEM REQUIRED: NO (PER IBC 905)
13. STANDPIPE SYSTEM PROVIDED: NO
14. FIRE EXTINGUISHER LOCATIONS: (PER IBC SECTION 906 AND NFPA 101) REFER TO LIFE SAFETY PLANS

SECTION X:
OCCUPANCY VENTILATION REQUIREMENTS

1. OUTSIDE AIR / OCCUPANCY VENTILATION TABLE: (PER IBC 1202) REFER TO MECHANICAL DRAWINGS.

SECTION XI:
ENERGY CODE REQUIREMENTS

1. CLIMATE ZONE: 3A (PER IECC SECTION C301)
   BELOW THE WARM-HUMID LINE: NO

BUILDING ALTERATION EXCEPTION: (PER IECC SECTION C301)

ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE.

EXCEPTION: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION, PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

1. STORM WINDOWS INSTALLED OVER EXISTING *FENESTRATION*.
2. SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE-PANE *FENESTRATION* ASSEMBLIES REDUCING SOLAR HEAT GAIN, PROVIDED THE CODE DOES NOT REQUIRE THE GLAZING OR *FENESTRATION* TO BE REPLACED.
3. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION, PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
4. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
5. *ROOF RECOVER*.
6. *AIR BARRIERS* SHALL NOT BE REQUIRED FOR *ROOF RECOVER* AND ROOF REPLACEMENT WHERE THE *ALTERATIONS* OR RENOVATIONS TO THE BUILDING DO NOT INCLUDE *ALTERATIONS*, RENOVATIONS OR *REPAIRS* TO THE REMAINDER OF THE BUILDING ENVELOPE.
7. *ALTERATIONS* THAT REPLACE LESS THAN 50 PERCENT OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH *ALTERATIONS* DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER

ASSEMBLY MAXIMUM (PER IECC SECTION C402.1.3 & 4)	INSULATION MINIMUM R-VALUE	
ROOFS		
INSULATION ABOVE DECK	U=0.040	R-25 CI
METAL BUILDINGS	U=0.033	R-19 + R-11 LS
ATTIC AND OTHER	U=0.026	R-38
WALLS, ABOVE GRADE		
MASS	U=0.132	R-7.6 CI
METAL BUILDING	U=0.051	R-13 + R-6.5 CI
METAL FRAMED	U=0.049	R-13 + R-7.5 CI
WALLS BELOW GRADE	C-1.140	NR
FLOORS (ABOVE UNCONDITIONED SPACE)		
MASS	U=0.120	R-8.3 CI
JOIST/FRAMING	U=0.033	R-30
SLAB ON GRADE FLOORS		
UNHEATED SLABS	F=0.730	NR
OPAQUE DOORS		
NONSWINGING	U=0.211	R-4.75

FENESTRATION
VERTICAL FENESTRATION (30% MAXIMUM OF ABOVE-GRADE WALL)
SKYLIGHT AREA (3% MAXIMUM OF GROSS ROOF AREA OR 6% MAX WITH DAYLIGHT RESPONSIVE CONTROLS)

METAL FRAMING WITH OR WITHOUT THERMAL BREAK
METAL FRAMING (FIXED) U-FACTOR U= 0.50
METAL FRAMING, ENTRANCE DOOR U-FACTOR U= 0.83

SHGC - ALL FRAME TYPES
REFER TO **TABLE C402.4** FOR ORIENTATION AND PROJECTION FACTORS

SECTION XII:
HAZARDOUS MATERIALS

1. HAZARDOUS MATERIALS PRESENT IN BUILDING: NO
   NONE TO BE PRESENT IN OFFICE RENOVATION BID PACKAGE 1
2. MATERIAL SAFETY DATA SHEETS PROVIDED: NO
3. HAZARDOUS MATERIALS MANAGEMENT PLAN PROVIDED: PROVIDED BY OWNER PRIOR TO OCCUPANCY
4. WATER REACTIVE MATERIALS PRESENT IN BUILDING: NO (PER IBC 415.8.3)

SECTION XIII:
ACCESSIBILITY

1. SITE EXTERIOR ROUTE OF TRAVEL: (PER IBC CHAPTER 11)
   REFER TO CIVIL DRAWINGS
2. BUILDING INTERIOR ROUTE OF TRAVEL: (PER IBC CHAPTER 11)
   REFER TO AISLEWAY LAYOUTS ON FLOOR PLANS.
   ELEVATED AREAS ARE NOT REQUIRED TO BE ACCESSIBLE. ACCESSIBLE ROUTE NOT PROVIDED (PER IBC 1103.2.9 AND 1104.3.1 EXCEPTION 2)

SECTION XIV:
PLUMBING FIXTURE COUNT REQUIREMENTS

OCCUPANT LOAD FOR PLUMBING FIXTURES: (PER IBC CHAPTER 29 AND TABLE 2902.1)

1. GROUP B EGRESS DESIGN BASIS:
   CALCULATED OCCUPANT LOAD:
   FIRST FLOOR 25
   SECOND FLOOR 25
   PROPOSED AREA (ACTUAL COUNT): N/A
   TOTAL PLUMBING OCCUPANT LOAD: 50

MINIMUM PLUMBING FIXTURE CALCULATIONS: (PER IBC CHAPTER 29 AND TABLE 2902.1)

2. OCCUPANT LOAD BY SEX: (PER IBC 2902.1.1)
   MEN RATIO: 50% MEN OCCUPANCY COUNT: 25
   WOMEN RATIO: 50% WOMEN OCCUPANCY COUNT: 25
3. PLUMBING FIXTURE COUNT: (PER IBC CHAPTER 29 AND TABLE 2902.1)

	CALC. BASIS:	REQUIRED:	PROVIDED:
MEN'S WATER CLOSETS (INCLUDES URINALS)	1/100	1	2
WOMEN'S WATER CLOSETS:	1/100	1	2
UNISEX WATER CLOSETS:	-		1
TOTAL WATER CLOSETS:		2	5
MEN'S LAVATORIES:	1/100	1	2
WOMEN'S LAVATORIES:	1/100	1	2
UNISEX LAVATORIES:	-		1
TOTAL LAVATORIES:		2	5
DRINKING FOUNTAINS:	1/400	1	1
SERVICE SINKS:	1	1	

SECTION XV:
UNDERGROUND AND PAD MOUNTED TRANSFORMERS

NOT APPLICABLE

SECTION XVI:
SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION AND DEFERRED SUBMITTALS

1. SPECIAL INSPECTIONS REQUIRED: YES
   SEE STRUCTURAL DRAWINGS FOR LIST OF SPECIAL INSPECTIONS
2. STRUCTURAL OBSERVATION REQUIRED: YES
   SEE STRUCTURAL DRAWINGS FOR LIST OF STRUCTURAL OBSERVATIONS
3. SEPARATE PERMITS: YES
   SEPARATE PERMITS LIST:
   - FIRE PROTECTION - AUTOMATIC SPRINKLERS
   - FIRE PROTECTION - FIRE ALARM
   - GENERAL ASSEMBLY PROCESS EQUIPMENT
4. DEFERRED SUBMITTALS: YES
   DEFERRED SUBMITTALS LIST:
   - BUILDING SIGNAGE

   NOTE: SEPARATE PERMITS AND DEFERRED SUBMITTALS MUST BE REVIEWED BY SSOE BEFORE SUBMISSION TO AHJ. WHEN DETERMINED THEY ARE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, AN SSOE COVER LETTER INDICATING SUCH WILL BE PROVIDED SO THEY CAN BE SUBMITTED TO THE AHJ FOR THEIR REVIEW AND PERMITS.
5. FUTURE MODIFICATIONS:
   BUILDING OFFICIAL REQUESTS REVIEW OF FUTURE MODIFICATIONS.

SHADING SHOWS AREAS THAT ARE NOT INCLUDED IN THE SCOPE OF THIS PACKAGE

SSOE®

CONSULTANTS:

Issued For CONSTRUCTION
05/03/2022
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SEAL ON THIS DOCUMENT AUTHORIZED BY:

STATE OF GEORGIA
KIRK J. MARCHISEN
CERTIFICATE NO. 27468
REGISTERED ARCHITECT

PROJECT INFORMATION:

BROWNFIELD MODIFICATIONS

CLIENT INFORMATION:

ASCEND ELEMENTS
ASCEND ELEMENTS
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COVINGTON, GA
30014

CLIENT PROJECT NO: XXX-XXXXX-XX

NO.	DATE	SUBJECT
REVISION OR ISSUE		

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