

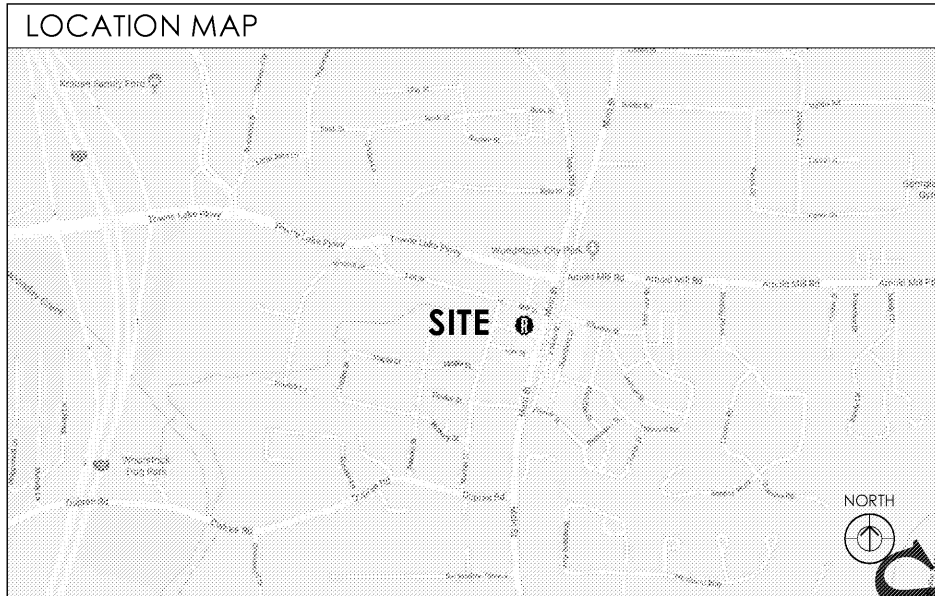


REFORMATION BREWERY

105 ELM STREET
WOODSTOCK, GEORGIA 30188



REV #	DATE	DESCRIPTION



PROJECT SCOPE

THIS PROJECT ENTAILS THE RENOVATION OF AN EXISTING 6,018 SF FORMER FURNITURE WAREHOUSE FACILITY INTO A NEW SMALL SCALE BREWING AND TASTING FACILITY W/ WARMING KITCHEN FOR REFORMATION BREWERY. PARTIAL DEMOLITION OF EXISTING CMU WALLS TO OCCUR FOR NEW WINDOW AND DOOR OPENINGS AS WELL AS PARTIAL ROOF DEMOLITION FOR A NEW FEATURE TOWER AT THE NW CORNER OF THE EXISTING STRUCTURE. A NEW EXTERIOR DECK IS ALSO PROPOSED.

INTERIOR FIT UP OF THE SPACE IS INCLUDED IN THESE DOCUMENTS AND INCLUDES COMPLETELY NEW PLUMBING, ELECTRICAL AND HVAC SERVICES AS WELL AS A SMALL SCALE BREWING FACILITY.

CODE SUMMARY

JURISDICTION/AUTHORITY	CITY OF WOODSTOCK, GEORGIA
CODE BOOK STANDARDS	INTL BUILDING CODE, 2012 ED W/ GA AMEND
BUILDING MECHANICAL	INTL MECHANICAL CODE, 2012 ED W/ GA AMEND
PLUMBING	INTL PLUMBING CODE, 2012 ED W/ GA AMEND
GAS	INTL FUEL GAS CODE, 2012 ED W/ GA AMEND
ELECTRICAL	NATIONAL ELECTRICAL CODE, 2017 ED
FIRE	INTL FIRE CODE, 2012 ED W/ GA AMEND
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE, 2012 ED
ENERGY	INTL ENERGY CONSERVATION CODE, 2009 ED W/ GA AMEND
ACCESSIBILITY	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
SITING/SITE AREA	.855 ACRES
CLIMATE ZONE	CLIMATE ZONE 3A
BUILDING DATA (EXISTING):	
CONSTRUCTION TYPE	VB (UNPROTECT)
SPRINKLERED/UNSPRINKLERED	SPRINKLERED (NFPA13)
OCCUPANCY CLASSIFICATION	ASSEMBLY (A-2)
ALLOWABLE BUILDING AREA (T503)	6,000 SF
-FRONTAGE INCREASE (506.2)	(If=[234.5 W/324 H]-25) 20.12/30 = 31.8% = 1,906 SF
-SPRINKLER INCREASE (506.3)	(300%) 18,000 SF
TOTAL ALLOWABLE BUILDING AREA	25,906 SF
ACTUAL GROSS BUILDING AREA	6,018 SF (EXISTING)
MAX ALLOWABLE HEIGHT	40'
MAX DESIGNED HEIGHT	20'-10"
NUMBER OF STORIES	1 (EXISTING)
MAX ALLOWABLE TRAVEL DISTANCE TO EXIT (12.2.6)	200'
ACTUAL MAXIMUM TRAVEL DISTANCE TO EXIT	66'-1"
BUILDING OCCUPANCY/LIFE SAFETY	
BUILDING OCCUPANCY/LIFE SAFETY (SEE OCCUPANCY CALCULATIONS ON SHEET A1.6)	
TOTAL OCCUPANT LOAD -	216 OCCUPANTS - INTERIOR 79 OCCUPANTS - EXTERIOR DECK 295 TOTAL OCCUPANTS (FOR TOILET)
EGRESS REQUIREMENTS	2 REQUIRED/5 PROVIDED 43.2' EGRESS WIDTH REQUIRED 238' PROVIDED
MINIMUM PLUMBING FIXTURE REQUIREMENTS PER TABLE 403.1 OF THE INTL PLUMBING CODE:	

SHEET INDEX

#	title	#	title
A0.0	COVER SHEET		
A0.1	ARCHITECTURAL SITE PLAN		
A1.0	EXISTING / DEMOLITION FLOOR PLAN		
A1.1	FLOOR PLAN		
A1.2	REFLECTED CEILING PLAN		
A1.3	ROOF PLAN		
A1.4	FIXTURE PLAN		
A1.5	FINISH PLAN		
A1.6	EGRESS PLAN		
A2.1	EXTERIOR ELEVATIONS		
A2.2	INTERIOR ELEVATIONS		
A2.3	INTERIOR ELEVATIONS		
A3.1	WALL SECTIONS		
A3.2	WALL SECTIONS & COMCHECK		
A3.3	STAIR AND RAMP DETAILS		
A4.1	SCHEDULES		
S0.1	GENERAL		
M0.1	GENERAL		
M0.2	DETAILS		
M0.3	SCHEDULES		
M1.1	FLOOR PLAN		
M2.1	KITCHEN HOOD PACKAGE		
M2.2	KITCHEN HOOD PACKAGE		
M2.3	KITCHEN HOOD PACKAGE		
M2.4	KITCHEN HOOD PACKAGE		
M2.5	KITCHEN HOOD PACKAGE		
P0.1	GENERAL		
P0.2	DETAILS		
P0.3	DETAILS & SCHEDULES		
P0.4	RISER DIAGRAMS		
P1.1	FLOOR PLAN - WASTE & VENT		
P1.2	FLOOR PLAN - WATER & GAS		
E0.1	GENERAL		
E0.2	PANEL SCHEDULES		
E1.1	FLOOR PLAN - POWER		
E1.2	FLOOR PLAN - LIGHTING		

ABBREVIATIONS

AB	ANCHOR BOLT	EXIST	EXISTING	OPT	OPTIONAL
AC	AIR CONDITIONING	EXP	EXPOSED/EXPANSION	PCS	PIPING
ACT	ACOUSTIC CEILING TILE	FD	FLOOR DRAIN	RTU	ROOF TOP UNIT
ADA	AMERICAN DISABILITIES ACT	FE	FIRE EXTINGUISHER	TD	TYPICAL
ADJ	ADJACENT	FIN	FINISH(ED)	TSB	TYPICAL SCHEDULE
AFF	ABOVE FINISH FLOOR	FF	FINISH FLOOR	PS	POUNDS PER SQUARE FOOT
AHU	AIR HANDLING UNIT	FRMG	FRAMING	PT	PIPS / PRESSURE TREATED
AL/ALUM	ALUMINUM	GA	GAGE	PTD	PAPER TOWEL DISPENSER/PAINTED
ANG	ANGLE	GALV	GALVANIZED	QT	QUARRY TILE
APPROX	APPROXIMATE	GYP	GYPHUM	R	RISER/RADIUS
ASPH	ASPHALT	HC	HANDICAPPED	REBAR	REINFORCING BAR
BD	BOARD	HM	HOLLOW METAL	REF	REFERENCE
BDT	BOTTOM	HORIZ	HORIZONTAL	REIN	REINFORCE
CA	CONSTRUCTION ADMINISTRATOR	HP	HORIZONTAL PIPING	REQ'D	REQUIRED
CD	CEILING DIFFUSER	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RO	ROUGH OPENING
CJ	CONTROL JOINT	INFO	INFORMATION	ROOF	ROOFING
CFM	CUBIC FEET PER MINUTE	INSUL	INSULATION	RPM	REVOLUTIONS PER MINUTE
CLG	CEILING	INT	INTERIOR	RTU	ROOF TOP UNIT
CLR	CLEAR	JB	JUNCTION BOX	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SPEC	SPECIFICATION
COL	COLUMN	KI	KILOWATT	SS	STAINLESS STEEL
CONC	CONCRETE	MAN	MASONRY	STD	STANDARD
CONT	CONTINUOUS	M	MAXIMUM	STL	STEEL
CPT	CARPET	ME	MECHANICAL	STL	SELF TAPPING SCREWS
CT	CERAMIC TILE	MEF	MEDIUM MANUFACTURER	STOR	STORAGE
C/L	CENTER LINE	MIN	MINIMUM	TELE	TELEPHONE
CU	CUPBOARD	MO	MASONRY OPENING	TD	TOILET TISSUE DISPENSER
DBI	DOWN BLOW INLET	MTL	METAL	TYP	TYPICAL
DI	DIMENSION	NA	NOT APPLICABLE	VB	VINYL BASE/VAPOR BARRIER
DIAM	DIAMETER	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
DOWN	DOWN	NO	NUMBER	VERT	VERTICAL
DRAWING	DRAWING	NOM	NOMINAL	WC	WATER CLOSET
EACH	EACH	NTS	NOT TO SCALE	WD	WOOD
EJ	EXPANSION JOINT	OC	ON CENTER	WP	WATERPROOF
ELEC	ELECTRICAL	OA	OUTSIDE AIR	W/M	WELDED WIRE MESH
ELEV/EL	ELEVATION	OPG	OPENING	WH	WATER HEATER
EQ	EQUAL	OPP	OPPOSITE		
EWC	ELECTRICAL WATER COOLER				

PROJECT DIRECTORY

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GENERAL PROJECT NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING AND/OR COMMENCEMENT OF WORK.
- ALL MATERIALS INDICATED IN THESE DRAWINGS ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY.
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.

	WATER CLOSETS		LAVATORIES		SERVICE SINKS
	MEN	WOMEN	MEN	WOMEN	
A-2					
TOTAL OCCUPANTS	1/75	1/75	1/200	1/200	1
295 (148 MEN / 148 WOMEN)	1.97	1.97	.74	.74	
TOTAL REQUIRED	(1.97) 2	(1.97) 2	(0.74) 1	(0.74) 1	1
TOTAL PROVIDED	1 WC / 2 UR*	2*	2*	2*	1

*MINIMUM FACILITIES NOTE:
3 ADDITIONAL UNISEX ADA BATHROOMS ARE PROVIDED ADDING AN ADDITIONAL 3 WC/3 LAV.

DRINKING FOUNTAIN NOTE:
FACILITY WILL PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE TO OCCUPANTS PER IPC 410.3 AS A PERMITTED SUBSTITUTION FOR DRINKING FOUNTAINS.

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REFORMATION BREWERY



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1000 CIRCLE 75 PARKWAY
SUITE 400
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ISSUE DATE: 01/05/2018
DRAWN BY: BJK / TJH
CHECKED BY: TMV
PND PROJ #: 17072

COVER SHEET

SHEET # **A0.0**