RENOVATIONS TO

WATSON STREET WAREHOUSE

6667 WATSON STREET
UNION CITY, GA 30291

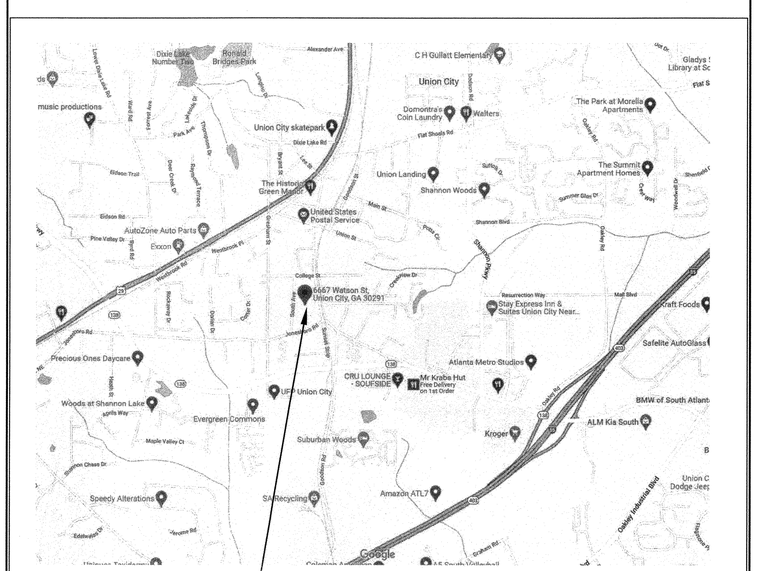
EXISTING PLANS
RFP-PS-26-02

ARCHITECT:
KENT AHRENHOLD ARCHITECT
6851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
404-374-6985
KAHRENHOLD@AOL.COM

MECH. & PLUMB. ENGINEER:
CORNERSTONE DESIGN
3740 DAVINCI COURT, SUITE 100
PEACHTREE CORNERS, GA 30092
404-558-9511
BRUCE DUFF, P.E.

ELEC. ENGINEER:
CORNERSTONE DESIGN
3740 DAVINCI COURT, SUITE 100
PEACHTREE CORNERS, GA 30092
770-356-4789
JAMIE NYGAARD, P.E.

LOCATION MAP:



SITE

NORTH

PROJECT INFORMATION

PROPERTY:
ADDRESS:
6667 WATSON STREET
UNION CITY, GA 30291

CITY : UNION CITY
COUNTY : FULTON

PROJECT DESCRIPTION:
RENOVATIONS TO WAREHOUSE #1 IN AN EXISTING MULTI-WAREHOUSE BUILDING.

INCLUDED IN PROJECT RENOVATION SCOPE:
WAREHOUSE #1 = 15,044 SF (2 STORY)

NOT INCLUDED IN PROJECT RENOVATION SCOPE:
WAREHOUSE #2 = 3,074 SF (1 STORY)
WAREHOUSE #3 = 5, 509 SF (2 STORY)
WAREHOUSE #4 = 7,433 SF (1 STORY)
WAREHOUSE #5 = 7,538 SF (1 STORY)

ELECTRICAL UPGRADES AND REPLACEMENT OF VANDALIZED / MISSING WIRING, FIXTURES, DEVICES, & EQUIPMENT IS INCLUDED IN ALL FIVE WAREHOUSE AREAS.

24 HOUR CONTACT:
KAREN KULINICH
805-341-2428

OWNER:
KAREN KULINICH
805-341-2428

ZONING:
EXISTING

PARKING:
EXISTING STRIPPED PAVED PARKING.

SCOPE OF SERVICES:
THE "ARCHITECT" WILL BE PROVIDING "ARCHITECTURAL CONSTRUCTION CONTRACT ADMINISTRATION SERVICES".

CODE INFORMATION

GROSS AREAS = 15,044 SF (EXISTING)

EXISTING MULTI-TENANT BUILDING:
FIRE RESISTANCE RATING PER I.B.C. TABLE 601, FOR ...

CONSTRUCTION TYPE:
TYPE "V-B" (EXISTING)
NO AUTOMATIC SPRINKLER SYSTEM

STRUCTURAL FRAME AND BEARING WALLS
0 HOUR (EXISTING)
NO AUTOMATIC FIRE SPRINKLER SYSTEM

NON-BEARING WALLS AND INTERIOR PARTITIONS
0 HOUR (EXISTING)
NO AUTOMATIC FIRE SPRINKLER SYSTEM

FLOOR CONSTRUCTION
0 HOUR (EXISTING)
NO AUTOMATIC FIRE SPRINKLER SYSTEM

TENANT SEPARATION
2 HOUR (NEW)
NO AUTOMATIC FIRE SPRINKLER SYSTEM

CLASSIFICATION OF HAZARD OF CONTENTS:
ORDINARY HAZARD CONTENTS

PLUMB. FIXTURE COUNT

(PER IPC 2018, TABLE 2902.1)
OCCUPANCY COUNT: 89 (45 FEMALES & 44 MALES)

PLUMBING FIXTURE COUNT:
WATER CLOSETS (1 PER 75)

	Req'd	Provided
FEMALE	1	2
MALE	1	1.5 2 UNI-SEX
TOTAL	2	5.5 TOTAL

LAVATORIES (1 PER 200)

	Req'd	Provided
FEMALE	1	2
MALE	1	2 2 UNI-SEX
TOTAL	2	6 TOTAL

OCCUPANCY LOAD

OCCUPANT LOAD FACTOR: (PER LSC NFPA 101 TABLE 7.3.1.2)

OCCUPANCY CLASSIFICATION: (PER LSC NFPA 101 CHAPTER 6)
BUSINESS (6.1.11.1)

OCCUPANCY TYPE:

AREAS	Sf / OCCUPANT
BUSINESS AREAS	150
CONFERENCE AREAS	15
WAREHOUSE AREAS	500

OCCUPANCY LOAD: (PER LSC NFPA 101 TABLE 7.3.1.2)
(SEE LIFE SAFETY PLAN FOR OCCUPANCY COUNT DETAILS)
OCCUPANCY COUNT = 89

APPLICABLE CODES

THE GEORGIA STATE MINIMUM STANDARD CODES:

- 2018 INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE WITH GA STATE AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH GA STATE AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE WITH GA STATE AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION
- 2018 INTERNATIONAL FIRE CODE WITH GA STATE AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE WITH GA STATE AMENDMENTS
- 2018 NFPA LIFE SAFETY CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN WITH GA AMENDMENT 120-3-20.

DRAWING INDEX

#	NAME
	ARCHITECTURAL
A-0	COVER SHEET
A-0.1	EXISTING / DEMO FIRST FLOOR PLAN
A-0.2	EXISTING / DEMO 2nd FLOOR PLAN
A-1	REFERENCE SITE PLAN
A-2	RENOVATION FIRST FLOOR PLAN
A-3	RENOVATION 2nd FLOOR PLAN
A-4	OFFICE AREA FIRST FLOOR PLAN
A-5	OFFICE AREA 2nd FLOOR PLAN
A-6	LIFE SAFETY FLOOR PLANS
A-7	LIFE SAFETY DETAILS
	MECHANICAL
M-1.0	HVAC SPECIFICATION AND SCHEDULES
M-1.1	HVAC DETAILS
M-2.0	HVAC FLOOR PLAN FIRST FLOOR
M-2.0	HVAC FLOOR PLAN SECOND FLOOR
	PLUMBING
P-1.0	PLUMBING SPECIFICATION AND DETAILS
P-2.0	PLUMBING FIRST FLOOR SUPPLY PLAN
P-2.1	PLUMBING SECOND FLOOR SUPPLY PLAN
P-3.0	PLUMBING FIRST FLOOR SANITARY PLAN
P-3.1	PLUMBING SECOND FLOOR SANITARY PLAN
	ELECTRICAL
E-1.0	ELECTRICAL SYMBOLS LEGEND AND GENERAL NOTES
E-2.0	ELECTRICAL POWER PLAN FIRST FLOOR AND WAREHOUSE #2
E-2.1	ELECTRICAL POWER PLAN 2nd FLOOR
E-2.2	POWER & LIGHTING PLANS WAREHOUSE #3, #4, & #5
E-3.0	ELECTRICAL LIGHTING PLAN FIRST FLOOR AND WAREHOUSE #2
E-3.1	ELECTRICAL LIGHTING PLAN SECOND FLOOR
E-4.0	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES SERVICE #1
E-4.1	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES SERVICE #2
E-5.0	ELECTRICAL SPECIFICATIONS

ISSUE / REVISIONS
1. (12-27-21): EXISTING PLANS.
2. (1-1-22): REVISED PRELIMINARY PLAN.
3. (1-4-22): PRELIMINARY SCHEME B.
4. (1-8-22): REVISED PRELIMINARY PLAN.
5. (2-8-22): FINAL REVIEW
6. (2-28-22): PERMIT / CONSTRUCTION.

STATE OF GEORGIA
HENRY KENNETH AHRENHOLD
CERTIFICATE NO. 12-4
REGISTERED ARCHITECT

RENOVATIONS TO
WATSON STREET WAREHOUSE
6667 WATSON STREET
UNION CITY, GA

Kent Ahrenhold Architect
6851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY
DAB
CHECKED BY
KA
DATE
28 Feb. 2022
DRAWING TITLE
COVER SHEET
SHEET NO.
A-0

RELEASED FOR CONSTRUCTION