



NEWTON COUNTY WATER AND
SEWERAGE AUTHORITY
NCWSA OFFICE
11325 BROWN BRIDGE ROAD
COVINGTON, GEORGIA, 30016

NCWSA OFFICE ADDITION
30% DESIGN

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ZULU 30% BID SET 01-28-2026

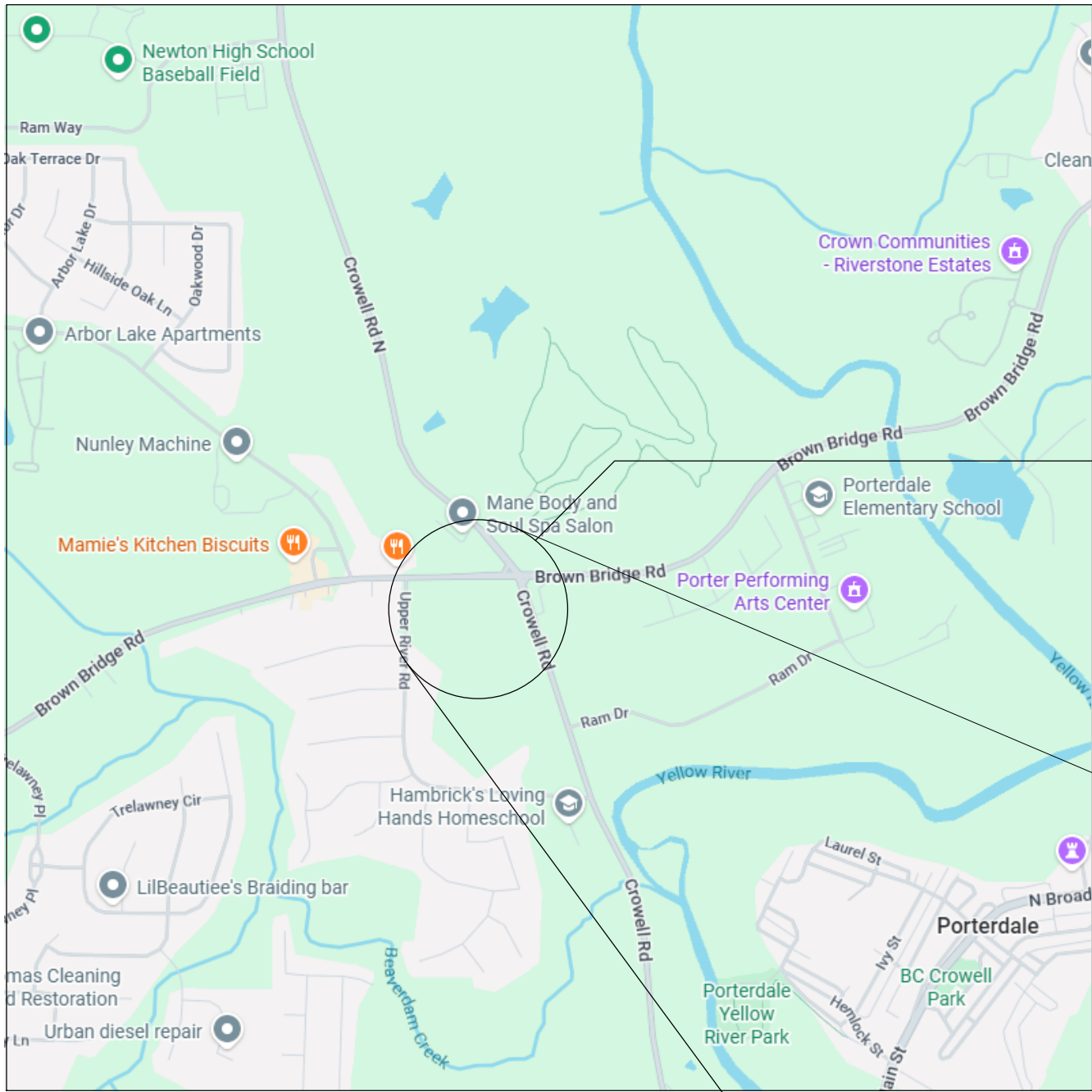
30% DESIGN
1/26/2026



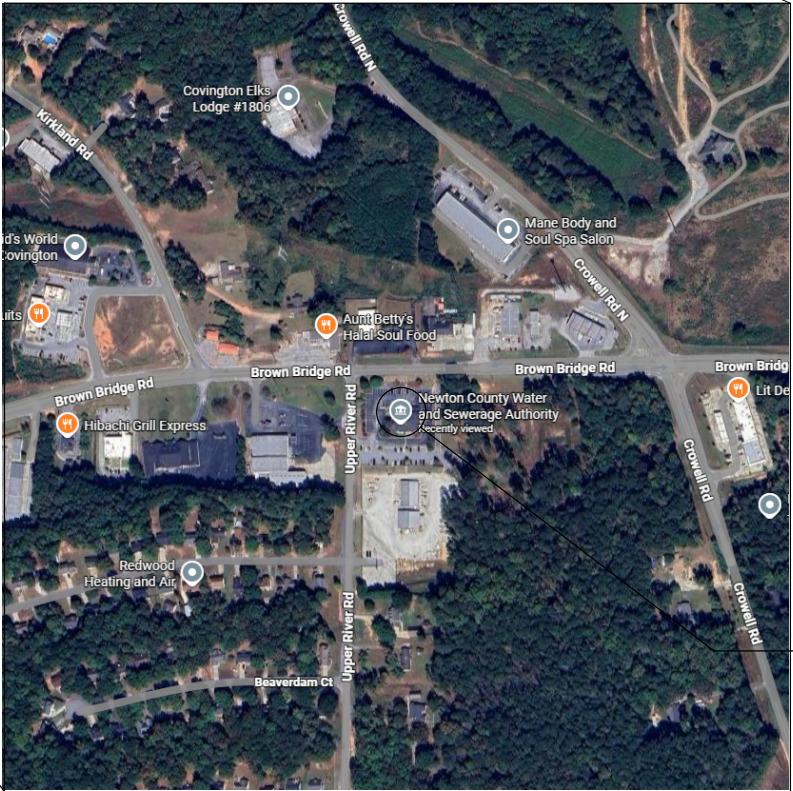
Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
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Wendel Project No. 616202

PROJECT
LOCATION



SITE



DRAWING INDEX			
SHEET NUMBER	SHEET NAME	REVISION	
		NUMBER	DATE
GENERAL			
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S103	ROOF FRAMING PLAN		
S201	WOOD WALL ELEVATIONS		
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S501	STEEL FRAMING DETAILS		
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MECHANICAL			
M101	FIRST FLOOR MECHANICAL ZONING PLAN		
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PROJECT TEAM

PES Structural Engineers
1852 Century Pl NE # 201,
Atlanta, GA 30345
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REVISE LEGEND TO SUIT PROJECT
MATERIALS LEGEND:

	FACE BRICK		ACOUSTICAL CEILING TILE OR PANEL
	CONCRETE MASONRY UNIT		MASONRY IN ELEVATION
	FOAM PLASTIC BOARD INSULATION		PLYWOOD
	BLANKET INSULATION		GRAVEL
	CONTINUOUS WOOD		FOAMED IN PLACE INSULATION
	SHIM		STEEL
	FINISHED WOOD		EARTH
	GYPSUM BOARD / GROUT		SOLID SURFACE / CAST STONE
	CONCRETE OR PRECAST CONCRETE		STONE

DRAWING SYMBOLS:

	WALL SECTION REFERENCE		ROOM NAME AND NUMBER
	BUILDING SECTION REFERENCE		VIEW TITLE - DETAIL NUMBER
	COLUMN CENTERLINE		BUILDING ELEVATION REFERENCE
	EXISTING COLUMN CENTERLINE		INTERIOR ELEVATION REFERENCE
	CENTERLINE		DOOR NUMBER
	BREAK LINE		WINDOW / LOUVER NUMBER
	ENLARGED DETAIL REFERENCE		MATCHLINE REFERENCE
	1-HR FIRE RATING		NEW WALL
	2-HR FIRE RATING		EXISTING WALL TO REMAIN
	3-HR FIRE RATING		EXISTING WALL TO BE REMOVED
	1-HR FIRE/SMOKE RATING		NEW DOOR OPENING
	CONSTRUCTION NOTE		EXISTING DOOR OPENING TO REMAIN
	DEMOLITION NOTE		EXISTING DOOR AND FRAME TO BE REMOVED
	REVISION TAG		ELEVATION REFERENCE
	SIGNAGE TAG		WORKING POINT

DELETE NOTE PRIOR TO ISSUE PROJECT
GRAPHIC TYPE: USE LETTERS TO DIFFERENTIATE BETWEEN WHICH GRAPHIC IMAGES SHOULD BE USED.
SIGN TYPE: USE NUMBERS TO DIFFERENTIATE BETWEEN WHICH SIGN TYPE SHOULD BE USED.

ABBREVIATIONS

A/C	AIR CONDITION	FIN	FINISH	PTD	PAPER TOWEL DISPENSER
ACP	ACCOUSTICAL CEILING PANEL	FIN FLR	FINISHED FLOOR	PTN	PARTITION
ACS DR	ACCESS DOOR	FLASH	FLASHING	PVC	POLYVINYL CHLORIDE
ACS PNL	ACCESS PANEL	FLR	FLOOR	QT	QUARRY TILE
ACT	ACCOUSTICAL CEILING TILE	FOC	FACE OF CONCRETE	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FOM	FACE OF MASONRY	R	RADIUS/RISER/THERMAL RESISTANCE
ADJ	ADJACENT/ADJUSTABLE	FR	FRAME	RB	RUBBER BASE
AFF	ABOVE FINISHED FLOOR	FRG	FIBER REINFORCED GYPSUM	RCP	REFLECTED CEILING PLAN
AHU	AIR HANDING UNIT	FSS	FOLDING SHOWER SEAT	RD	ROOF DRAIN
ALT	ALTERNATE	FT	FEET/FOOT	RECPT	RECEPTACLE
ALUM	ALUMINUM	FURG	FURRING	REF	REFERENCE/REFRIGERATOR
ANOD	ANODIZE	G	NATURAL GAS	REINF	REINFORCE
ANT	ANTENNA	GA	GAGE	REQD	REQUIRED
AOR	AREA OF REFUGE	GALV	GALVANIZED	RESIL	RESILIENT
APPROX	APPROXIMATELY	GB	GRAB BAR	RET	RETURN
ARCH	ARCHITECT	GC	GENERAL CONTRACTOR	RFG	ROOFING
ASSY	ASSEMBLY	GDR	GUARD RAIL	RHG	ROOF HATCH/RIGHT HAND
AV	AUDIO VISUAL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	RHR	RIGHT HAND REVERSE
BD	BOARD	GL	GLASS	RL	ROOF LEADER
BLDG	BUILDING	GLZ CMU	GLAZED CONCRETE MASONRY UNIT	RM	ROOM
BOT	BOTTOM	GYP	GYPSUM	RO	ROUGH OPENING
BRG	BEARING	GYP BD	GYPSUM WALLBOARD	RR	RAILROAD
BSMT	BASEMENT	H	HIGH	RTU	ROOF TOP UNIT
BTWN	BETWEEN	HB	HOSE BIBB	RV	ROOF VENT
BUR	BUILT UP ROOFING	HC	HANDICAP	S	SOUTH
C TO C	CENTER TO CENTER	HD	HAND DRYER	SA	SUPPLY AIR
CAB	CABINET	HDW	HARDWARE	SC	SOLID CORE
CB	CATCH BASIN	HM	HOLLOW METAL	SCD	SEAT COVER DISPENSER
CDCT	CIRCULAR DUCT	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CFMF	COLD-FORMED METAL FRAMING	HPC	HIGH PERFORMANCE COATING	SD	SOAP DISPENSER
CG	CORNER GUARD	HPT	HIGH POINT	SECT	SECTION
CGFSU	CERAMIC GLAZED STRUCTURAL FACING UNITS	HS	HOT STACK	SF	SQUARE FOOT (FEET)
CH	COAT HOOK	HT	HEIGHT	SHR	SHOWER
CH BD	CHALK BOARD	HVAC	HEATING	SHT	SHEET
CJ	CONTROL JOINT	HYD	HYDRANT	SHTHG	SHEATHING
CL	CENTER LINE	ID	INSIDE DIAMETER	SHV	SHELVING
CLG	CEILING	IF	INSIDE FACE	SIM	SIMILAR
CLO	CLOSET	INCL	INCLUDED	SLNT	SEALANT
CLOS	CLOSURE	INSUL	INSULATION	SND	SANITARY NAPKIN DISPENSER
CLR	CLEAR	INSUL PNL	INSULATED METAL PANEL	SNDU	SANITARY NAPKIN DISPOSAL UNIT
CLRM	CLASSROOM	INT	INTERIOR	SP	STAND PIPE
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SP FIN	SPECIAL FINISH
CO	CLEANOUT	LAB	LABORATORY	SPEC	SPECIFICATION
COL	COLUMN	LAM	LAMINATE	SQ	SQUARE
CONC	CONCRETE	LAV	LAVATORY	SS	STORM SEWER
CONF	CONFERENCE	LF	LINEAR FEET (FOOT)	SSM	SOLID SURFACE MATERIAL
CONSTR	CONSTRUCTION	LH	LEFT HAND	SST	STAINLESS STEEL
CONT	CONTINUE	LHR	LEFT HAND REVERSE	STC	SOUND TRANSMISSION CLASS
CONTR	CONTRACTOR	LIN	LINEAR	STD	STANDARD
COORD	COORDINATE	LLH	LONG LEG HORIZONTAL	STL	STEEL
CORR	CORRIDOR	LLV	LONG LEG VERTICAL	STRUCT	STRUCTURAL
CPRS	COMPRESSIBLE	LNDSCP	LANDSCAPE	SUSP	SUSPEND
CPT	CARPET	LOC	LOCATION	SV	SHEET VINYL/SMOKE VENT
CT	CERAMIC TILE	LPT	LOW POINT	SYMM	SYMMETRICAL
CTB	CERAMIC TILE BASE	LVT	LUXURY VINYL TILE	T	TREAD
CUST	CUSTODIAN	MATL	MATERIAL	T&B	TOP AND BOTTOM
D	DEEP/DEPTH	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
DBL	DOUBLE	MECH	MECHANICAL	TB	TOWEL BAR
DEMO	DEMOLITION	MEP	MECHANICAL	TD	TRENCH DRAIN/TOWEL DISPENSER
DEPT	DEPARTMENT	MEZZ	MEZZANINE	TDR	TOWEL DISPENSER/RECEPTACLE
DET	DETAIL	MFR	MANUFACTURER	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	MIN	MINIMUM	TER	TERRAZZO
DIA	DIAMETER	MIRR	MIRROR	THK	THICKNESS
DIAG	DIAGONAL	MISC	MISCELLANEOUS	TK BD	TACK BOARD
DIM	DIMENSION	MO	MASONRY OPENING	TOC	TOP OF CURB/TOP OF CONCRETE
DN	DOWN	MOD BIT	MODIFIED BITUMEN	TOJ	TOP OF JOIST
DPTN	DEMOUNTABLE PARTITION	MTD	MOUNTED	TOP	TOP OF PARAPET
DR	DOOR	MTL	METAL	TOS	TOP OF STEEL
DS	DOWNSPOUT	MTLP	METAL PARTITION	TOW	TOP OF WALL
DWG	DRAWING	N	NORTH	TP	TOWEL PIN
E	EAST	NA	NOT APPLICABLE	TPH	TOILET PAPER HOLDER
EA	EACH	NIC	NOT IN CONTRACT	TPO	THERMOPLASTIC POLYOLEFIN
EF	EACH FACE	NO	NUMBER	TPTN	TILE PARTITION
EIFS	EXTERIOR INSULATION AND FINISH SYSTEMS	NRC	NOISE REDUCTION COEFFICIENT	TRTD	TREATED
EJ	EXPANSION JOINT	OC	ON CENTER	TV	TELEVISION
EL	ELEVATION	OD	OUTSIDE DIAMETER	TYP	TYPICAL
ELEC	ELECTRICAL	OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED	UH	UNIT HEATER
ELEV	ELEVATOR	OH	OVERHANG	UL	UNDERWRITERS LABORATORIES
ENCL	ENCLOSURE	OPH	OPPOSITE HAND	UNFIN	UNFINISH
EP	ELECTRICAL PANEL	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	OPP	OPPOSITE	UR	URINAL
EQ	EQUAL	OS	OCCUPANCY SENSOR	UTIL	UTILITY
EQUIP	EQUIPMENT	P	PIPE	VB	VINYL BASE
ETC	ET CETERA	PCC	PRECAST CONCRETE	VCT	VINYL COMPOSITION TILE
EWC	ELECTRIC WATER COOLER	PEJ	PREMOLDED EXPANSION JOINT	VERT	VERTICAL
EXH FN	EXHAUST FAN	PERF	PERFORATED	VEST	VESTIBULE
EXP	EXPANSION/EXPOSED	PL	PROPERTY LINE	VIF	VERIFY IN FIELD
EXST	EXISTING	PLAM	PLASTIC LAMINATE	VP	VENT PIPE
EXT	EXTERIOR	PLBG	PLUMBING	VS	VACANCY SENSOR
EXTRU	EXTRUSION	PLYWD	PLYWOOD	VTR	VENT THROUGH ROOF
F/F	FACE TO FACE	PORC	PORCELAIN	VWC	VINYL WALL COVERING
FD	FLOOR DRAIN	PP	POWER POLE	W	WEST/WIDE
FDTN	FOUNDATION	PREF	PREFINISH	W/	WITH
FE	FIRE EXTINGUISHER	PREFAB	PREFABRICATE	W/O	WITHOUT
FEC	FIRE EXTINGUISHER CABINET	PT	PAINT	WBL	WOOD BLOCKING
FF	FINISHED FACE			WC	WATER CLOSET
FHC	FIRE HOSE CABINET			WD	WOOD
				WH	WATER HEATER
				WWR	WELDED WIRE REINFORCEMENT

REFERENCE KEYNOTE LEGEND:

DECIMAL POINT	SUFFIX
ROOT	SUFFIX MODIFIER
02 25 00' A 01	(R-VALUE 35)
REFERENCE KEYNOTE MODIFIER	
ROOT:	USE SAME SPECIFICATION NUMBER THAT REFERENCES ITEM
DECIMAL POINT:	SEPARATES ROOT FROM SUFFIX
SUFFIX:	USER DEFINED SINGLE ALPHA CHARACTER (DO NOT USE THE LETTERS "I" OR "O")
SUFFIX MODIFIER:	OPTIONAL USER-DEFINED TWO-DIGIT NUMBER
REFERENCE KEYNOTE MODIFIER:	OPTIONAL TEXT NOTE LOCATED BELOW REFERENCE KEYNOTE. ONLY APPEARS IN DRAWING BLOCKS, CONTAINED WITHIN PARENTHESIS

BUILDING CODE INFORMATION:

PROJECT LOCATION:	NEWTON COUNTY WATER AND SEWERAGE AUTHORITY 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016
PROJECT SCOPE:	THIS PROJECT IS AN ADDITION TO AND RENOVATION OF AN EXISTING ADMINISTRATION BUILDING. THE ADDITION WILL INCLUDE A NEW PUBLIC MEETING SPACE AND OFFICES FOR STAFF.
BUILDING AND FIRE CODES:	2026 BUILDING CODE OF GEORGIA INCLUDE: 2024 INTERNATIONAL BUILDING CODE (IBC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL PLUMBING CODE (IPC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL MECHANICAL CODE (IMC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2023 NFPA 70, NATIONAL ELECTRIC CODE (NEC) w/GEORGIA AMENDMENTS 2010 ADA w/ GEORGIA AMENDMENTS

OCCUPANCY CLASSIFICATION:	BUSINESS /ASSEMBLY - 1HR SEPARATION
TYPE OF CONSTRUCTION:	TYPE 2B
FULLY SPRINKLERED:	YES
FIRE ALARM:	YES
EXISTING BUILDING:	CONTINUATION OF EXISTING USE: YES CHANGE OF USE: ADDING ASSEMBLY FUNCTION TO BUSINESS USE CLASSIFICATION OF WORK: ADDITION / RENOVATION

BUILDING HEIGHT AND AREA:	35' (EXISTING) 29' (ADDITION) , 2 STORIES
ACTUAL BUILDING HEIGHT:	75' SF, 4 STORIES
ALLOWABLE BUILDING HEIGHT:	17,628 SF 109,250 SF PER TABLE 506.2 A ₆ = A ₆ +(NS x I) 109,250 SF = 92,000+(23,000 x .75)

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 175 FT
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 75 FT
MAXIMUM DEAD ENDS IN CORRIDORS: 50 FT

REVISE NOTES TO SUIT PROJECT

GENERAL NOTES:

- THE PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND WILL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND GENERAL NOTES. IN CASES, IF ANY, WHERE REQUIREMENTS INDICATED ON THE ARCHITECTURAL DRAWINGS DIFFER FROM THE SPECIFICATIONS, NOTIFY THE ARCHITECT.
- UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES CONTAINED IN THE ARCHITECTURAL CONTRACT DOCUMENTS WILL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS EVEN IF NOT EXPLICITLY REFERENCED.
- DEFICIENT WORK AND/OR WORK NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL REIMBURSE THE PARTIES REQUIRED FOR PERFORMING THE DESIGN SERVICES ARISING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTION, OR EXPEDITING OF SUBMITTALS.
- COST OF INVESTIGATION AND/OR REDESIGN INCURRED BY THE ARCHITECT DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY IN THE FIELD (VIF) ALL EXISTING JOB CONDITIONS, REVIEW ALL CONTRACT DRAWINGS, AND VERIFY DIMENSIONS AND ELEVATIONS NOTED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF WORK.
- USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE THESE DRAWINGS OR USE DIMENSIONS OBTAINED FROM ELECTRONIC DRAWING OR MODEL FILES, IF PROVIDED.



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL AND SIGNATURE OF A DULY REGISTERED PROFESSIONAL

30% DESIGN



NCWSA OFFICE ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

616202

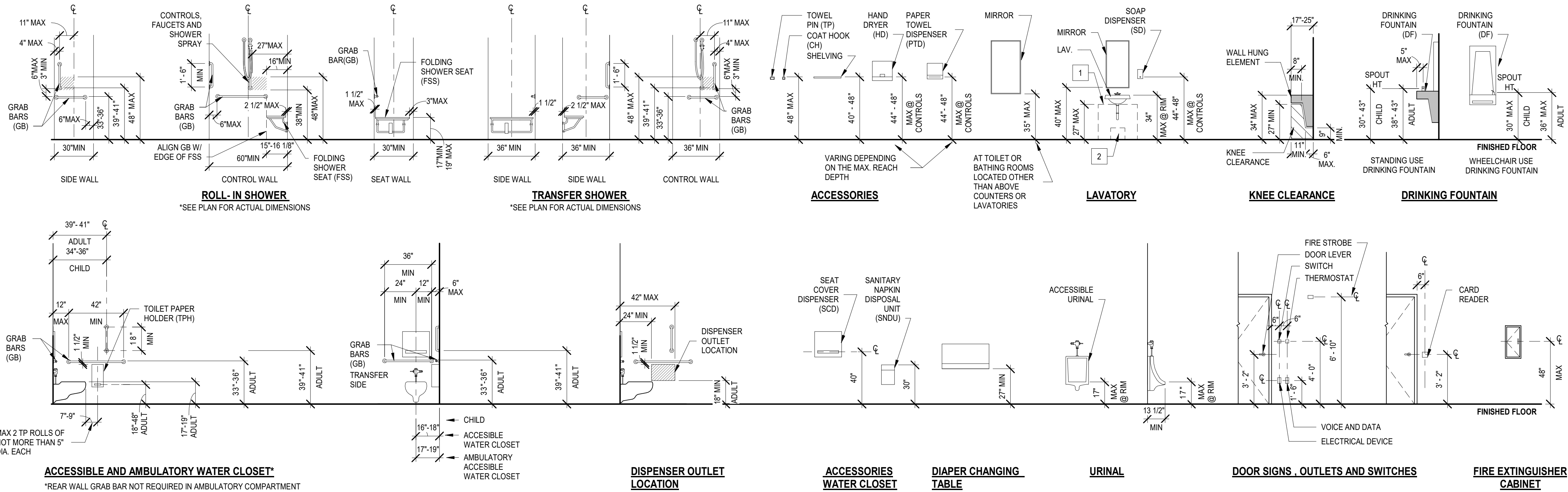
CLIENT PROJECT NUMBER

TITLES & SYMBOLS

DRAWING NUMBER
A001

Plot Date: 1/26/2026 5:54:28 PM Path: Autodeskt Docs\\NCWSA Admin Bldg_V25\\616202-NCWSA-ARCH_V25\\Central\\rvt

TYP FIXTURE MOUNTING HEIGHTS:



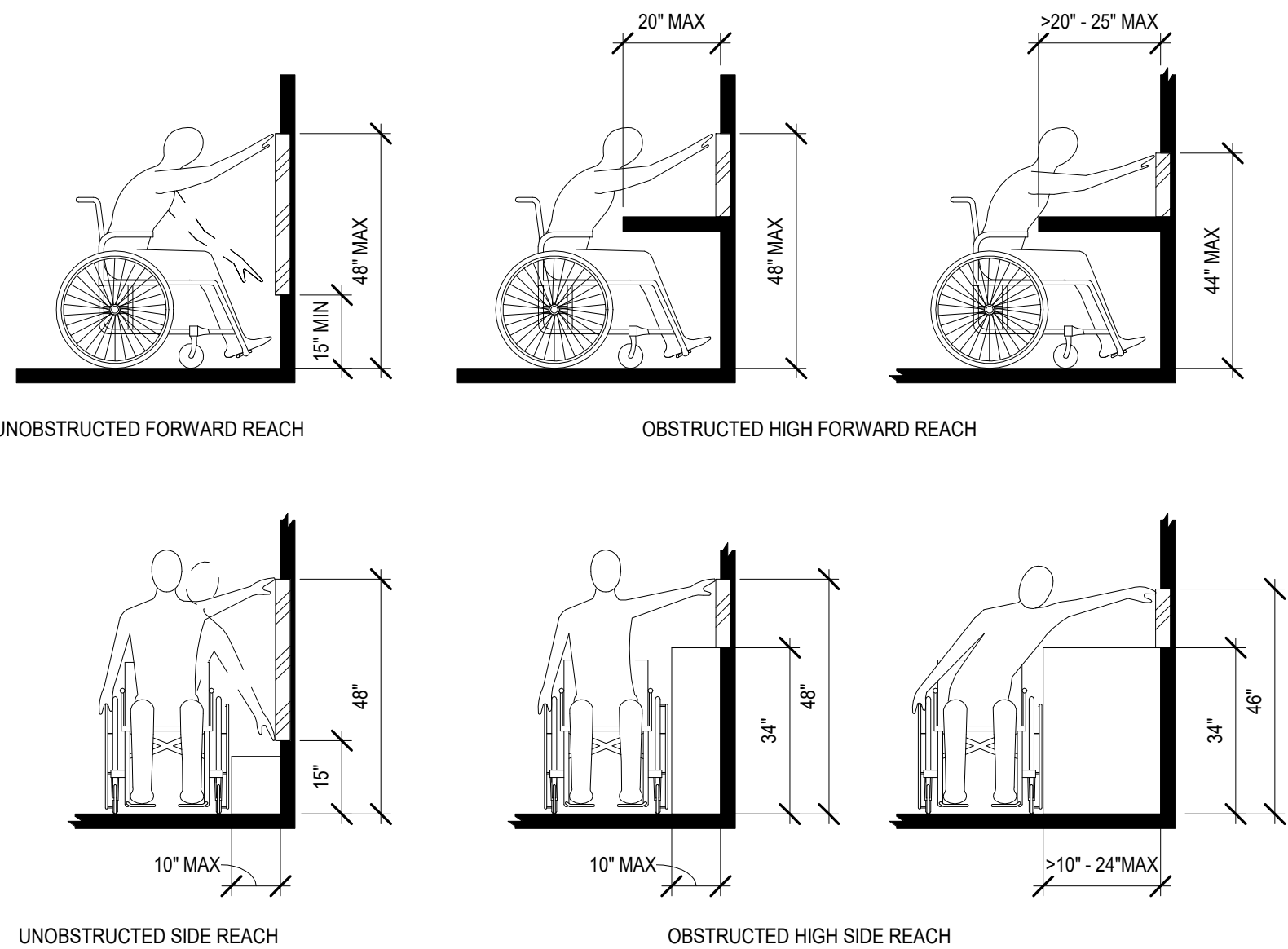
GENERAL NOTES:

- DIMENSIONS FROM THE FINISHED FLOOR SHALL BE TAKEN FROM THE LEADING EDGE/FACE SHOWN TO ACCOUNT FOR SLOPE IN FLOOR
- WATER CLOSET HEIGHT IS TO BE MEASURED FROM TOP OF SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO THE LIFTED POSITION

KEYNOTES:

- 27"HX30"W MIN KNEE CLEARANCE AT FRONT EDGE
- 9"HX11"D MIN KNEE CLEARANCE DEPTH, FRONT OF LAV TO TRAP (8"H WHEN 27"D MIN) THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED
- 24"HX30"W MIN KNEE CLEARANCE AT FRONT EDGE

ADA REACH RANGE FIGURES:



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900 HAMMOND DRIVE, SUITE 500
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DRAWN: LDG

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APPROVED: Approver

FILENAME

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616202

CLIENT PROJECT NUMBER

ACCESSIBILITY FIGURES

DRAWING NUMBER

A002

ZULU 30% BID SET 01-28-2026

8. FOR BRACING TOP OF INTERIOR NON-LOAD BEARING WOOD PARTITION WALLS - SEE
DETAIL 4/S601

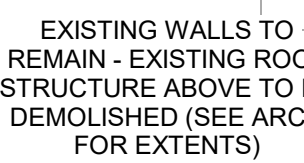
HSS COLUMNREINFORC

STUD SIZE & SPACING
LEVEL 1 - ROOF

KING STUDY

1. ALL HEADERS AND STUDS ARE TYPICAL UNLESS NOTED OTHERWISE ON PLAN.
2. USE 2x6's FOR JACK AND KING STUDS INSTEAD OF 2x4's IF WALLS ARE 2x6 WALLS.

1. SEE WALL TYPE PLANS FOR ALL ANCHOR LOCATIONS.
2. SEE x/Sxxx FOR PLAN DETAIL AT CORNER AND "T" WOOD WALL INTERSECTIONS. PLACE WALL FOR THE SCHEDULED STUDS IN THE STUD PACKS ON EACH SIDE OF THE ANCHOR.
3. SEE Sxxx FOR TYPICAL UPLIFT SYSTEM ELEVATION.



LEVEL 2 FRAMING PLAN

SCALE: 1/8" = 1'-0"

STEEL FLOOR FRAMING PLAN NOTES:

1. DENOTES 3 1/2" NORMAL WEIGHT CONCRETE ON 2"-20 GAUGE COMPOSITE METAL DECK (TOTAL THICKNESS = 5 1/2") REINFORCED W/ 4 PCY MACRO-SYNTHETIC FIBERS.
MINIMUM DECK PROPERTIES:
 $I_{x+} = 0.417 \text{ IN}^4/\text{FT}$ $I_{x-} = 0.412 \text{ IN}^4/\text{FT}$
 $S_{x+} = 0.342 \text{ IN}^3/\text{FT}$ $S_{x-} = 0.347 \text{ IN}^3/\text{FT}$
2. T/SLAB = SEE LEVEL SCHEDULE THIS SHEET.
3. T/STEEL = SEE LEVEL SCHEDULE THIS SHEET.
4. DENOTES THE AMOUNT OF CAMBER ON THE BEAM OR GIRDER
DENOTES QUANTITY OF 3/4" DIA x 4" LG HEADED STUD ANCHORS WELDED TO TOP FLANGE OF STEEL BEAM (NC): DENOTES NON-COMPOSITE BEAM
DENOTES BEAM SIZE
TOP OF STEEL ELEVATION (UNLESS NOTED OTHERWISE)
 W#xH# (C) = #"
5. FOR TYPICAL COMPOSITE STEEL FRAMING SECTIONS AND DETAILS SEE S511 - S512
6. GENERAL CONTRACTOR SHALL VERIFY ALL OPENING DIMENSIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. V=#K DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) SHEAR REACTION. IF REACTION IS NOT SHOWN, DESIGN FOR 15 K.
8. DENOTES MOMENT CONNECTION. DESIGN CONNECTIONS FOR FORCES INDICATED ON PLAN AND IN ELEVATIONS. FOR CONNECTION DETAIL - SEE 2/S502.
 DENOTES BEAM-THRU-BEAM MOMENT CONNECTION. DESIGN CONNECTIONS FOR FORCES INDICATED ON PLAN AND IN ELEVATIONS. FOR CONNECTION DETAIL - SEE 1/S502.
9. DENOTES DRAG CONNECTION. DESIGN CONNECTIONS FOR AXIAL FORCES INDICATED ON PLAN AND IN ELEVATIONS. DRAG CONNECTIONS TO HSS COLUMNS SHALL BE THRU-PLATES, UNO - SEE 2/S501
A=#K DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) AXIAL DRAG FORCE. IF FORCE IS NOT SHOWN, DESIGN FOR 5 K.
10. DENOTES BEAM BOTTOM FLANGE BRACE PER DETAIL 3/S512.
11. POST-UP DENOTES COLUMN POST UP PER DETAIL 1/S501.

WOOD ROOF FRAMING PLAN NOTES:

1. DENOTES 5/8" WOOD ROOF SHEATHING ON SLOPED PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" OC, UNLESS NOTED OTHERWISE.
2. TRUSS BEARING ELEVATION = 12' - 0", UNLESS NOTED OTHERWISE.
3. TG DENOTES PRE-ENGINEERED WOOD TRUSS GIRDER. PROVIDE A STUD PACK WITH ONE MORE STUD THAN THE NUMBER OF PLYS IN TRUSS GIRDER DOWN TO FOUNDATION, UNLESS NOTED OTHERWISE ON SCHEDULE.
4. HG DENOTES PRE-ENGINEERED WOOD TRUSS HIP GIRDER. PROVIDE A STUD PACK WITH ONE MORE STUD THAN THE NUMBER OF PLYS IN TRUSS GIRDER DOWN TO FOUNDATION, UNLESS NOTED OTHERWISE ON SCHEDULE.
5. ALL ROOF TRUSSES SHALL HAVE UPLIFT TIES AT ALL BEARING POINTS PER ROOF TRUSS TIE DOWN SCHEDULE ON THIS SHEET. REACTIONS SHALL BE PROVIDED BY THE TRUSS ENGINEER IN THE FINAL, FOR CONSTRUCTION TRUSS SHOP DRAWINGS.
6. X# - ## DENOTES WOOD BEAM - SEE SCHEDULE ON THIS SHEET.
 NOMINAL BEAM DEPTH
 NUMBER OF PLYS
D = DIMENSIONED LUMBER
L = LVL
7. ALL WOOD ROOF BEAMS BEARING ON WALLS SHALL HAVE UPLIFT TIES AT BEARING POINTS - SEE WOOD ROOF BEAM SCHEDULE ON THIS SHEET.
8. FOR TYPICAL ROOF DIAPHRAGM FASTENING - SEE DETAIL 2/S611, UNLESS NOTED OTHERWISE ON PLAN
9. SEE FLOOR LEVEL BELOW FOR SHEAR WALL LOCATIONS. PROVIDE SHEAR TRUSS OVER THESE LOCATIONS CAPABLE OF TRANSFERRING LOAD TO WALL NOTED ON SHEAR WALL SCHEDULE.
10. DENOTES LOAD-BEARING WALLS BELOW.

LEVEL SCHEDULE

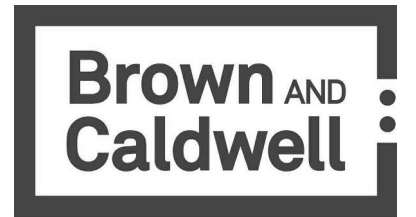
NAME	ELEVATION
FFE	0"
LEVEL 2 - T/STL	12' - 6 1/2"
LEVEL 2 - T/SLAB	13' - 0"

WOOD BEAM SCHEDULE

MARK	BEAM TYPE	STUD PACKS LEVEL 1	HANGER (WHERE REQUIRED)
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ROOF TRUSS TIE DOWN SCHEDULE

UPLIFT REACTION AT BEARING POINTS OF ROOF TRUSS (ASD)	SIMPSON TIE-ROOF @ EACH END OF BEAM	NAILS TO TRUSS	NAILS TO PL	SDS SCREWS TO TRUSS	THRU-BOLTS TO PL	REMARKS
< 540 LB	H2.5A SIMPSON TIE	0.131" x 1 1/2"	0.131" x 1 1/2"	-	-	-
540 LB ≤ REACTION < 1080 LB	(2) H2.5A SIMPSON TIES	0.131" x 1 1/2"	0.131" x 1 1/2"	-	-	-
1080 LB ≤ REACTION < 1420 LB	(2) H8 SIMPSON TIES	0.148" x 1 1/2"	0.148" x 1 1/2"	-	-	-
1420 LB ≤ REACTION < 3990 LB	(2) VGT/LR SIMPSON TIEDOWNS	-	-	1/4" x 3"	(2) 5/8" DIA	2 PLY MIN W/ HDU4 EA FACE BELOW TOP PL; 1/4" x 3" SQ WASHER PL
3990 LB ≤ REACTION < 6485 LB	HGT-2 SIMPSON TIEDOWN	0.148" x 3"	-	-	(2) 5/8" DIA	2 PLY W/ FULL-HEIGHT THREADED ROD; 1/4" x 3" SQ WASHER PL
6485 LB ≤ REACTION < 9035 LB	HGT-3 SIMPSON TIEDOWN	0.148" x 3"	-	-	(2) 5/8" DIA	3 PLY W/ FULL-HEIGHT THREADED ROD; 1/4" x 4" SQ WASHER PL



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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BC PROJECT NUMBER

Project Number

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LEVEL 2 FRAMING PLAN

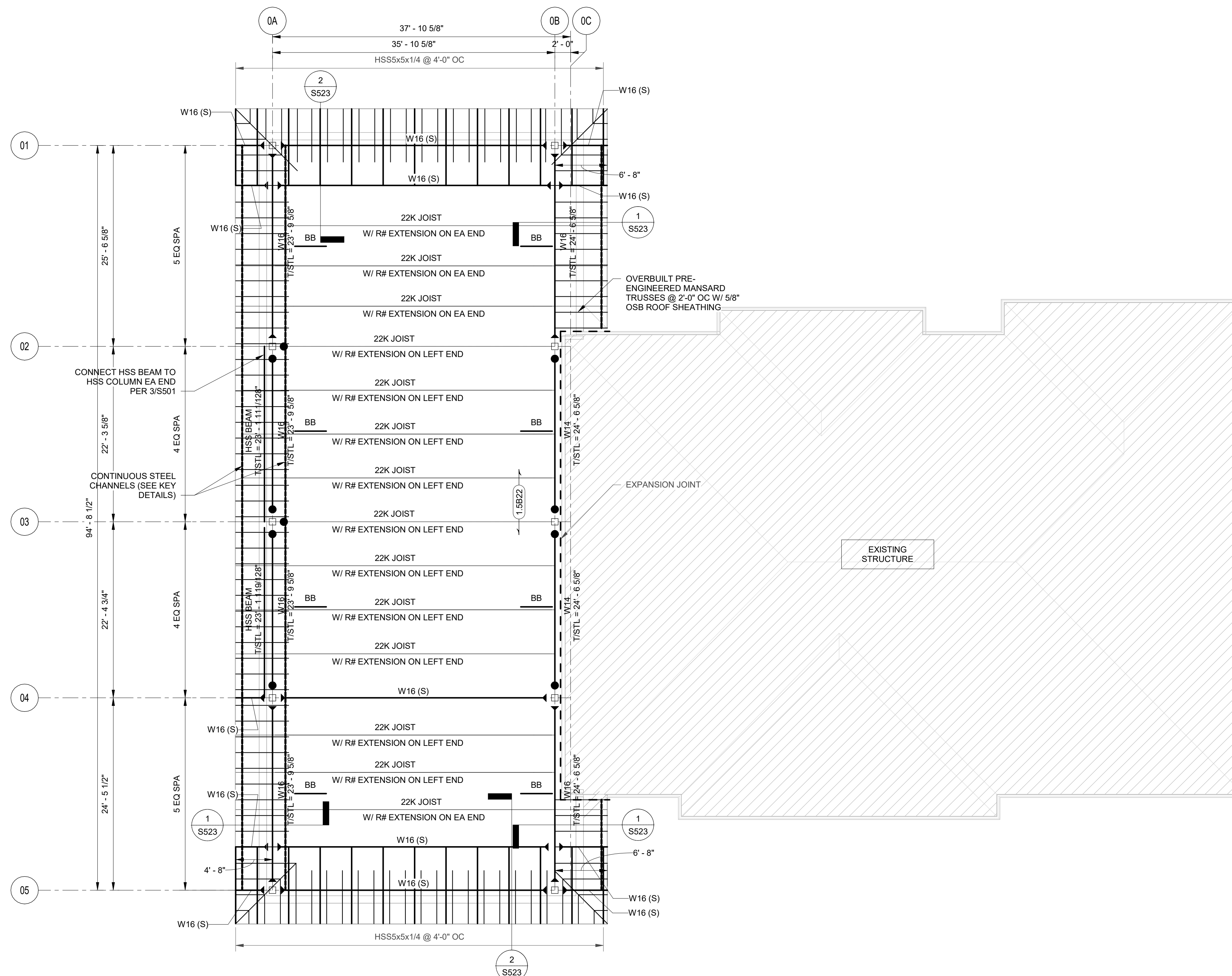
DRAWING NUMBER

S102

ZULU 30% BID SET 01-28-2026

STEEL ROOF FRAMING PLAN NOTES

1.  DENOTES 22 GAUGE 1 1/2" TYPE B WIDE RIB STEEL ROOF DECK.
MINIMUM DECK PROPERTIES:
 $l_w = 0.162 \text{ IN}^2/\text{FT}$ $l_r = 0.175 \text{ IN}^2/\text{FT}$
 $S_{x^*} = 0.183 \text{ IN}^3/\text{FT}$ $S_{y^*} = 0.189 \text{ IN}^3/\text{FT}$
2. SEE PLAN FOR TOP OF STEEL ELEVATIONS.
3. NOTIFY STRUCTURAL ENGINEER OF RECORD IF PIPING WEIGHT IS IN EXCESS OF THOSE NOTED IN SCHEDULE. FOR ALL PIPING SUPPORTED FROM ROOF STRUCTURE SEE x/Sxxx
4. DO NOT SUPPORT MULTIPLE SPRINKLER MAINS FROM THE SAME JOIST. GENERAL CONTRACTOR TO PROVIDE SPRINKLER DRAWINGS TO STRUCTURAL ENGINEER OF RECORD AND JOIST MANUFACTURER FOR REVIEW AND COORDINATION PRIOR TO JOIST FABRICATION WHERE LOAD PER JOIST EXCEEDS 200#.
5. JOISTS SHALL BE REINFORCED AT CONCENTRATED LOADS - SEE 2/S521
6. PROVIDE SUPPORT FRAME AT ROOF DRAINS, VENTS, EXHAUST FANS, HATCHES, AND OTHER OPENINGS LARGER THAN 12" PER 1/S521
COORDINATE SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
7. ROOF EDGE ANGLES SHALL BE CONTINUOUS. FOR SPLICE CONNECTION - SEE 4/S521
8. MAXIMUM SPACING OF STEEL ROOF JOISTS SHALL BE 6' - 0" OC, UNLESS NOTED OTHERWISE.
9. JOIST SEATS SHALL BE DESIGNED FOR ROLL-OVER FORCES ALONG GRID LINES x AND x, UNLESS NOTED OTHERWISE ON PLAN - SEE 3/S521.
10. V=##K DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) SHEAR REACTION. IF REACTION IS NOT SHOWN, DESIGN FOR 15 K.
11.  DENOTES MOMENT CONNECTION. DESIGN CONNECTIONS FOR FORCES INDICATED ON PLAN AND IN ELEVATIONS. FOR CONNECTION DETAIL - SEE 2/S502.
M=##K-FT DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) MOMENT REACTION (+ OR -). IF FORCE IS NOT SHOWN, DESIGN FOR 25 K-FT.
12.  DENOTES DRAG CONNECTION. DESIGN CONNECTIONS FOR AXIAL FORCES INDICATED ON PLAN AND IN ELEVATIONS. DRAG CONNECTIONS TO HSS COLUMNS SHALL BE THRU-PLATES, UNO - SEE 2/S501
A=##K DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) AXIAL DRAG FORCE. IF FORCE IS NOT SHOWN, DESIGN FOR 5 K.
13.  DENOTES BEAM BOTTOM FLANGE BRACE PER DETAIL 7/S521.




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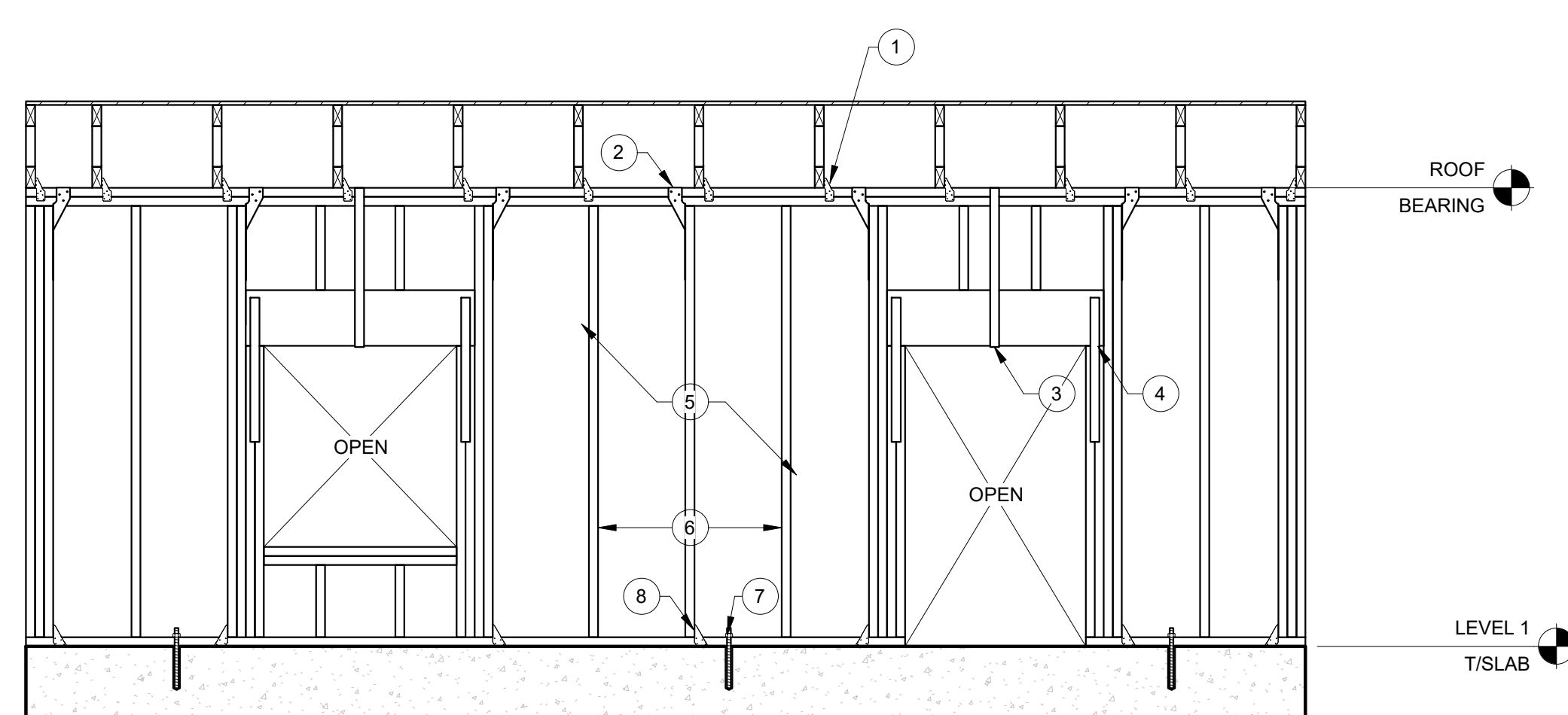
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ROOF FRAMING PLAN

DRAWING NUMBER
S103



UPLIFT NOTE NUMBER	UPLIFT NOTE CONTENT
1	CONNECT EACH TRUSS TO WALLBEAM PER ROOF TRUSS TIE DOWN SCHEDULE. CONNECT BEAM TO WALL PER PLAN AND PER KEY DETAILS. CONNECT BEAM TO POST PER KEY DETAIL CC (MAX).
2	THE DOUBLE 2x PLATE SHALL BE ANCHORED TO THE STUDS WITH (1)-SIMPSON 'H6' TIE AT FULL HEIGHT STUDS AT THE JAMBS EACH SIDE OF OPENINGS, AT WALL CORNERS AND @ XX" OC BETWEEN.
3	PROVIDE SIMPSON 'CS#H' STRAP WRAPPING OVER DOUBLE 2x TOP PLATE AND EXTENDING TO BOTTOM OF HEADER ON EACH SIDE WITH (X)-10d NAILS IN HEADERS EACH SIDE. SPRACER STUDS @ XX" (TYPICAL AT ALL HEADERS AND TOP FLOOR OF LOAD BEARING WALLS).
4	FOR OPENING WIDTHS LESS THAN 6'-0", PROVIDE SIMPSON 'CS#H' STRAP FROM TOP OF HEADER X" DOWN JACK STUDS ON INTERIOR SIDE OF WALL WITH (X)-10d NAILS. FOR OPENING WIDTHS BETWEEN 6'-0" AND 12'-0", PROVIDE SIMPSON 'CS#H' STRAP FROM TOP OF HEADER XX" DOWN JACK STUDS ON INTERIOR SIDE OF WALL WITH (X)-10d NAILS. (TYPICAL AT ALL HEADERS AT TOP FLOOR OF LOAD BEARING WALLS).
5	UNSHEATHED INTERIOR AND EXTERIOR LOAD BEARING STUD WALLS SHALL HAVE CONTINUOUS HORIZONTAL BLOCKING @ 4'-0" OC MAXIMUM VERTICALLY PRIOR TO APPLYING LOADS TO THESE WALLS (NOT REQUIRED IF SHEATHING IS IN PLACE).
6	LOAD BEARING WOOD STUD (SEE WALL STUD SCHEDULE FOR STUD SIZE AND SPACING)
7	USE 5/8" DIAMETER XXXXX POST-INSTALLED ANCHORS (7" EMBEDMENT THRU THE MUD SILLS AT THE JAMBS EACH SIDE OF OPENINGS, AT WALL CORNERS AND @ X" OC BETWEEN (UNLESS NOTED OTHERWISE FOR SHEAR WALLS))
8	PROVIDE SIMPSON 'H6' AT FULL HEIGHT STUDS TO MUD SILLS AT THE JAMBS EACH SIDE OF OPENINGS, AT WALL CORNERS AND @ XX" OC BETWEEN.

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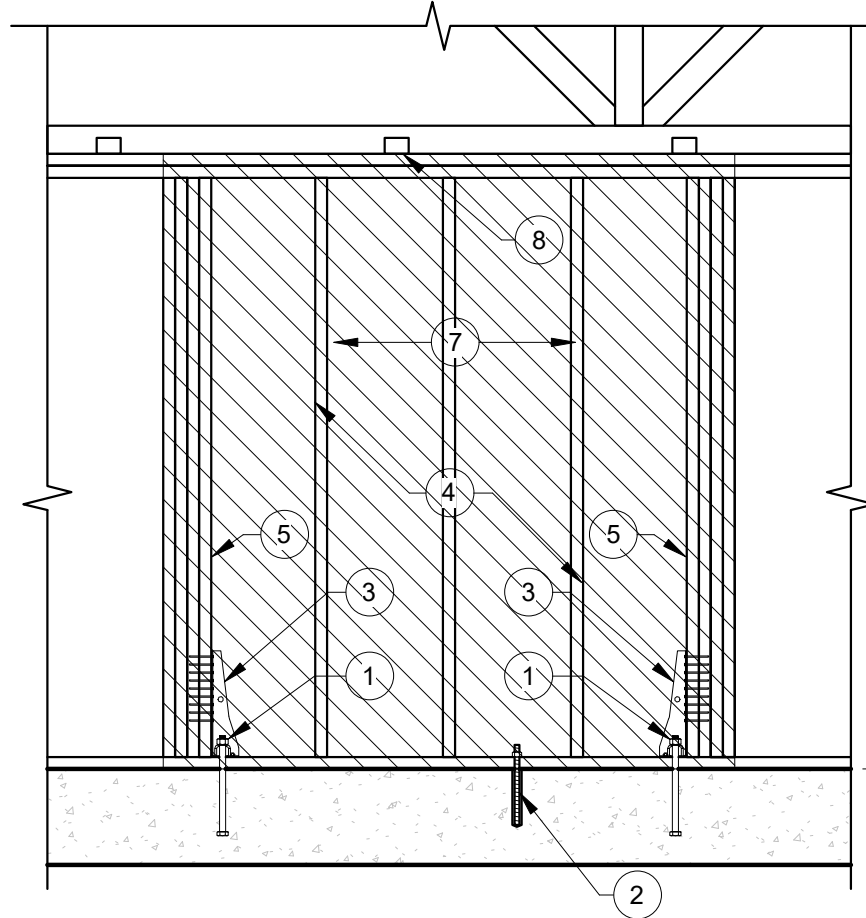
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[illegible]WOOD WALL
ELEVATIONS

ZULU 30% BID SET⁴ 01-28-2026

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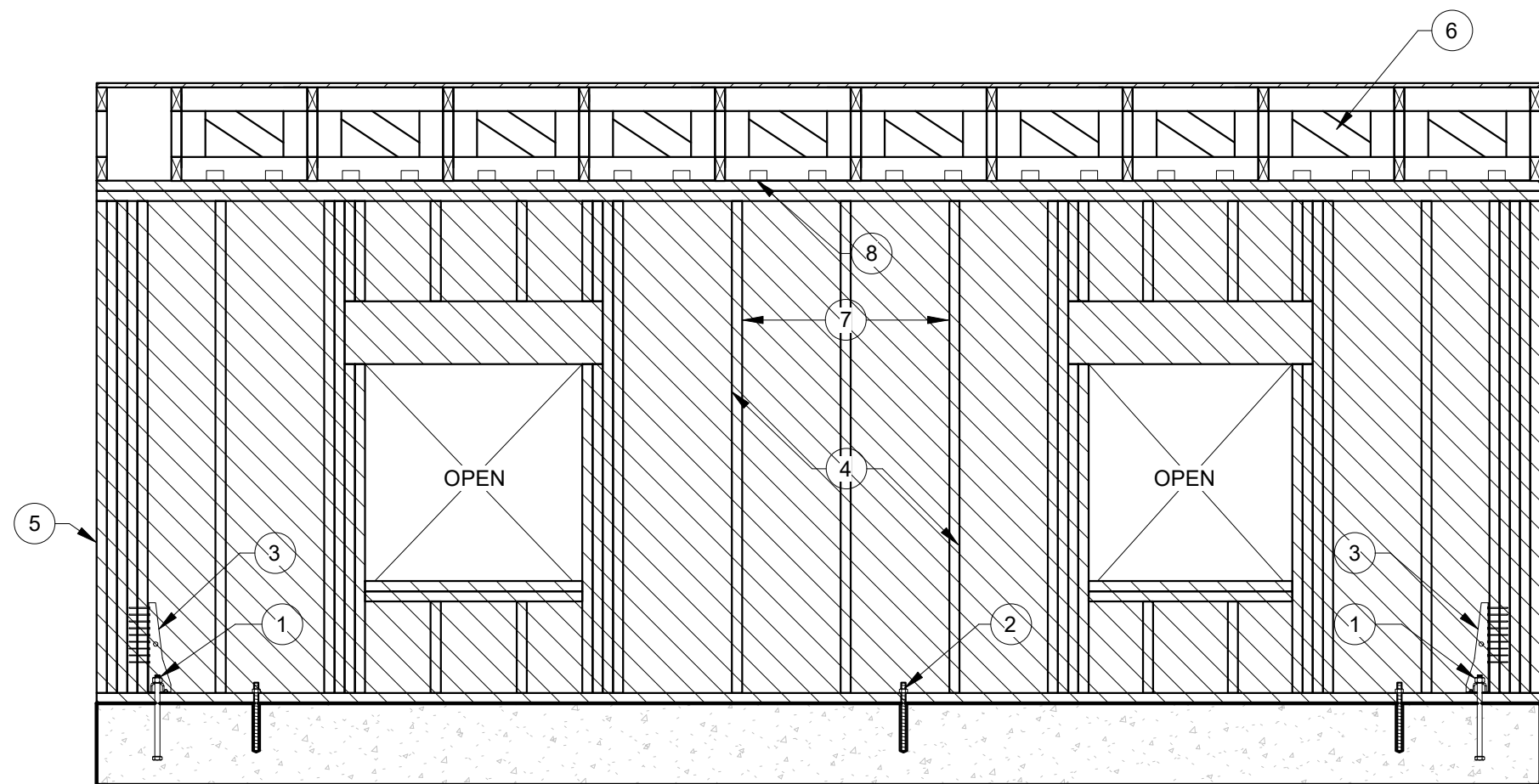
NOTES:

1. SEE SHEAR WALL SCHEDULE AND WOOD SHEAR WALL KEYNOTE SCHEDULE FOR HARDWARE REQUIREMENTS APPLICABLE TO THE ELEVATION.
2. SEE UPLIFT CONNECTORS WALL ELEVATIONS AND WOOD WALL KEYNOTES SCHEDULE FOR HARDWARE REQUIRED IN ADDITION TO HARDWARE SHOWN IN THIS ELEVATION.

TYPICAL INTERIOR WALL SHEAR WALL - ELEVATION

SCALE: 1/2" = 1'-0"

1
S202



NOTES:

1. SEE SHEAR WALL SCHEDULE AND WOOD SHEAR WALL KEYNOTE SCHEDULE FOR HARDWARE REQUIREMENTS APPLICABLE TO THE ELEVATION.
2. SEE UPLIFT CONNECTORS WALL ELEVATIONS AND WOOD WALL KEYNOTES SCHEDULE FOR HARDWARE REQUIRED IN ADDITION TO HARDWARE SHOWN IN THIS ELEVATION.

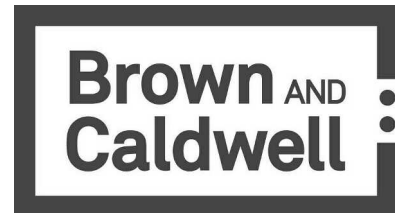
TYPICAL EXTERIOR SHEAR WALL - ELEVATION

SCALE: 1/2" = 1'-0"

2
S202

WOOD SHEAR WALL KEYNOTES

NOTE NUMBER	NOTE CONTENT
1	HOLDOWN ANCHOR (SEE SHEAR WALL SCHEDULE FOR SIZE AND EMBEDMENT LENGTH)
2	USE 5/8" DIAMETER XXXX POST-INSTALLED ANCHORS (7" EMBEDMENT) THRU MUD SILL WITHIN 12" OF HOLDOWN AND AT SPACING INDICATED IN SHEAR WALL SCHEDULE WITH PLATE WASHER 0.229"x3"x3" AT 2x4 WALLS AND 0.229"x5"x5" AT 2x6 WALLS
3	HOLDOWN (SEE SHEAR WALL SCHEDULE)
4	WALL SHEATHING (SEE SHEAR WALL SCHEDULE). INSTALL 2x BLOCKING AT ALL UNSUPPORTED EDGES. FASTEN SHEATHING AT PANEL EDGES PER SHEAR WALL SCHEDULE AND AT INTERMEDIATE SUPPORTS PER GENERAL NOTES.
5	STUD PACK AT END OF SHEAR WALL (SEE SHEAR WALL SCHEDULE FOR QUANTITY)
6	SHEAR TRUSS BETWEEN TRUSSES PERPENDICULAR TO SHEAR WALL (SEE SHEAR WALL SCHEDULE FOR REQUIRED LOCATIONS, FASTENING, AND LOADING)
7	LOAD BEARING WOOD STUD (SEE WALL STUD SCHEDULE FOR STUD SIZE AND SPACING)
8	CONNECTION BETWEEN SHEAR TRUSS AND SHEAR WALL (SEE SHEAR WALL SCHEDULE)



BROWN AND CALDWELL
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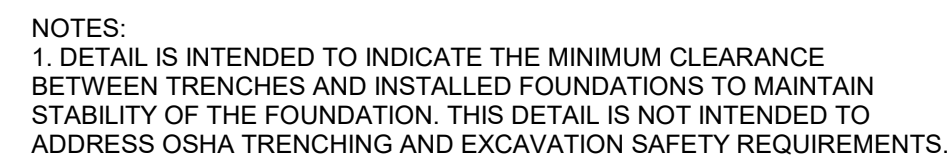
CLIENT PROJECT NUMBER

WOOD SHEAR WALL ELEVATIONS

DRAWING NUMBER

S202

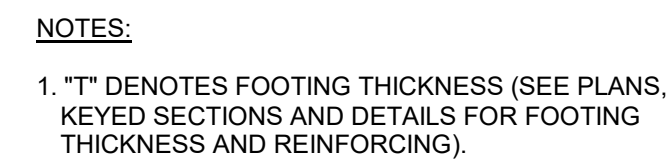
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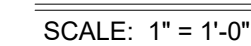
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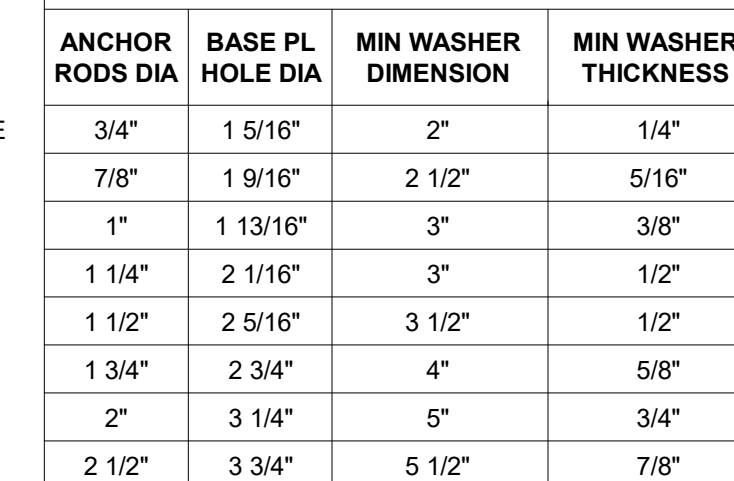
SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



NOTES:

1. PROVIDE LEVELING NUTS AND WASHERS, SHIM STACKS, OR LEVELING PLATE TO TEMPORARILY SUPPORT COLUMN DURING LEVELING AND GROUTING.
2. WELD REQUIRED ONLY AT BRACED FRAME AND MOMENT FRAME COLUMNS AT BASE PLATE TYPE BP-##. AS AN ALTERNATIVE TO WELDING, FILL ALL VOIDS BETWEEN ANCHOR ROD AND BASE PLATE HOLES WITH GROUT OR EPOXY PRIOR TO INSTALLING WASHER AND NUT.
3. PROVIDE ADEQUATE PROJECTION FOR INSTALLATION OF NUT ABOVE BASE PLATE:
 - A. AT BASE PLATE TYPE BP-##: "X" MINIMUM
 - B. AT BASE PLATE TYPE BP-##: "X" MINIMUM

SCALE: 1" = 1'-0"



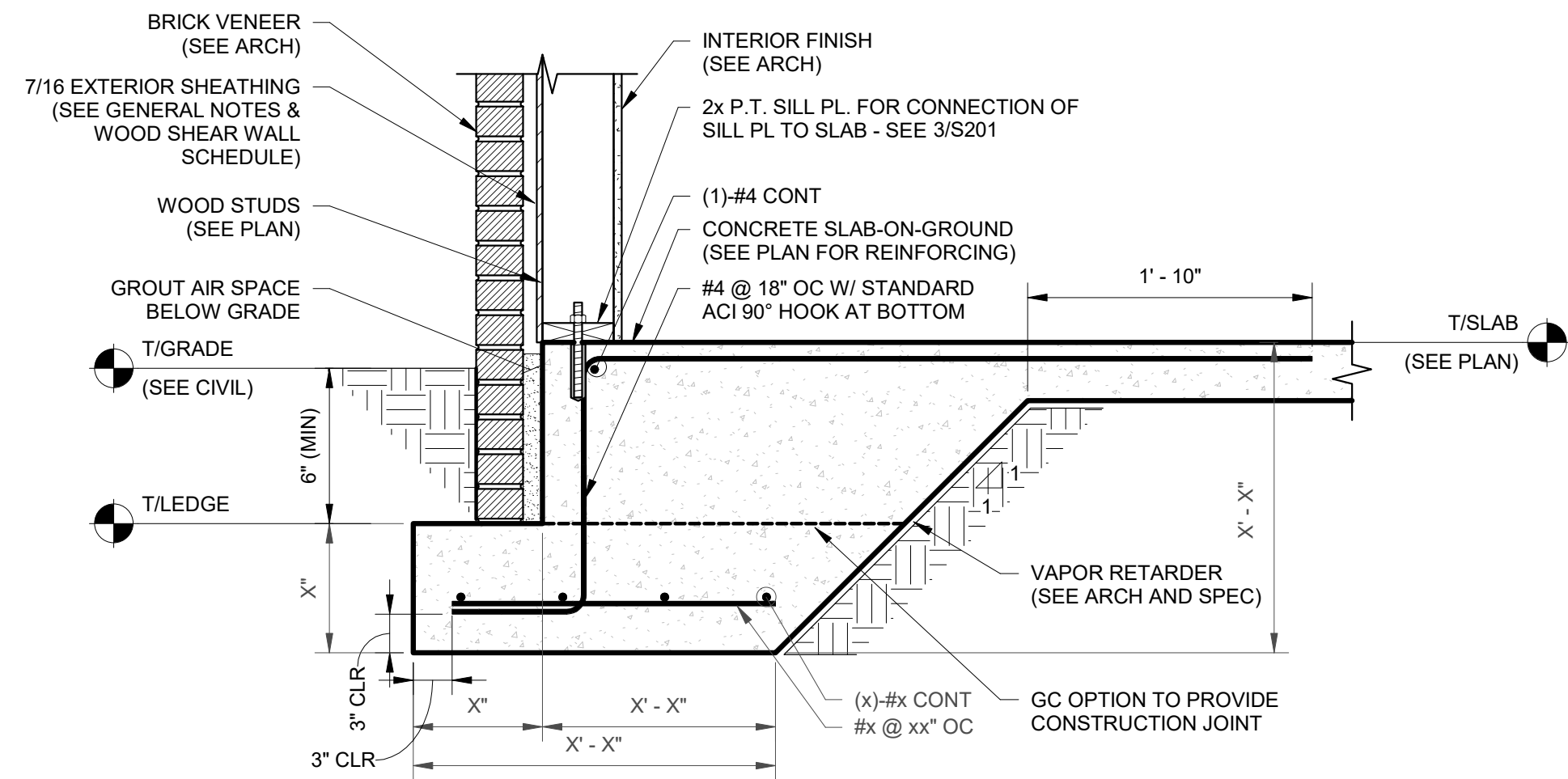
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SCALE: 1" = 1'-0"

S301

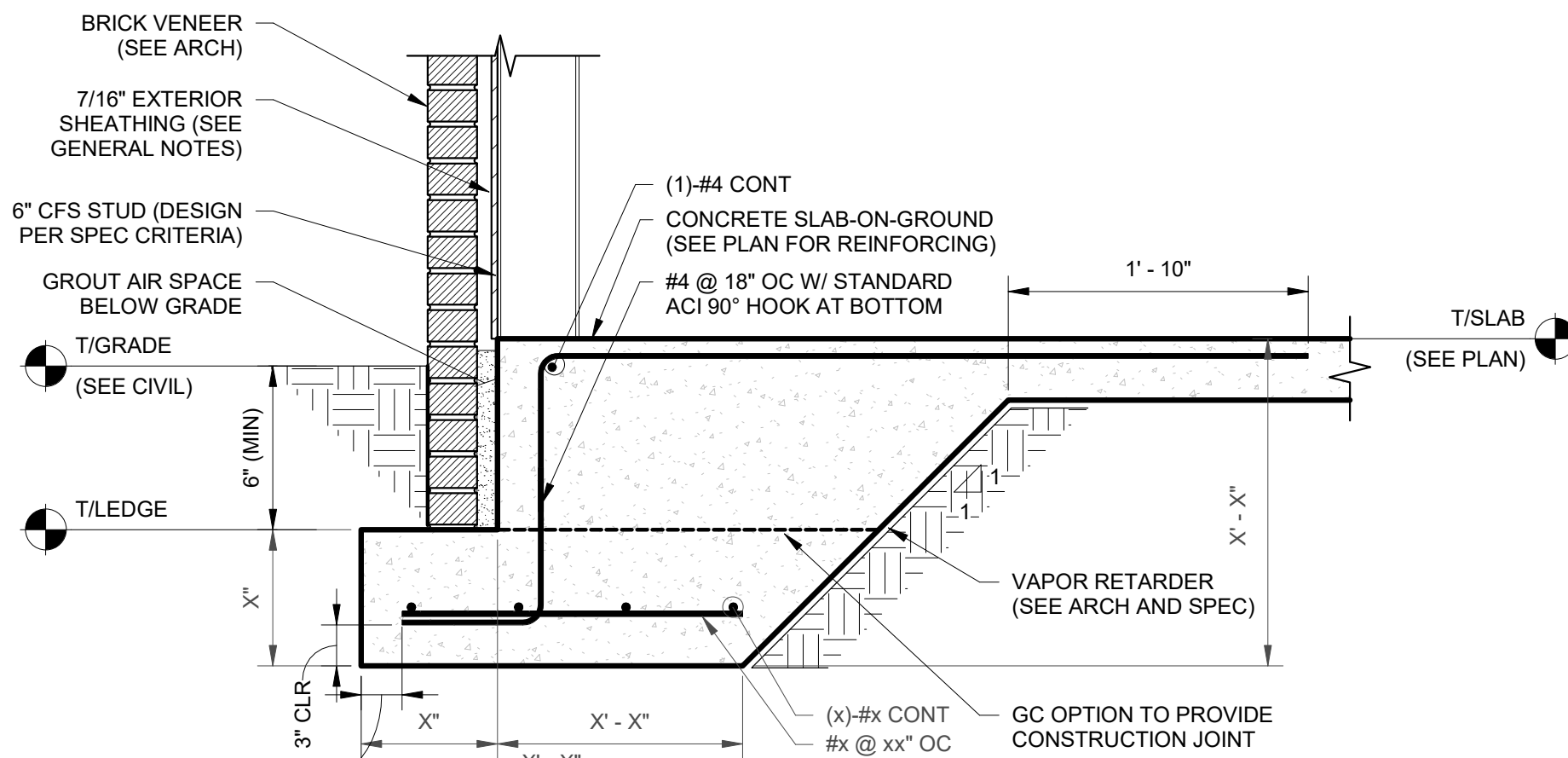
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TYPICAL THICKENED SLAB AT BRICK EXTERIOR
LOAD-BEARING WALL - SECTION

SCALE: 1" = 1'-0"

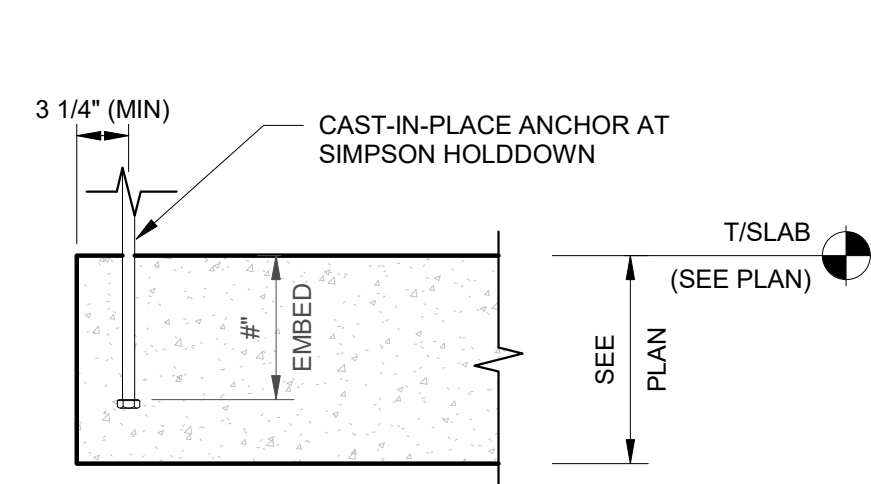
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S312



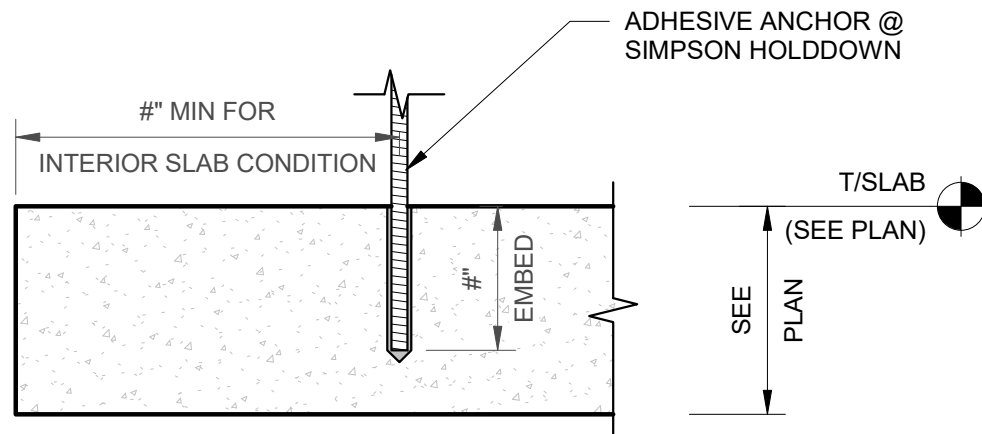
TYPICAL THICKENED SLAB AT BRICK EXTERIOR
CFS WALL - SECTION

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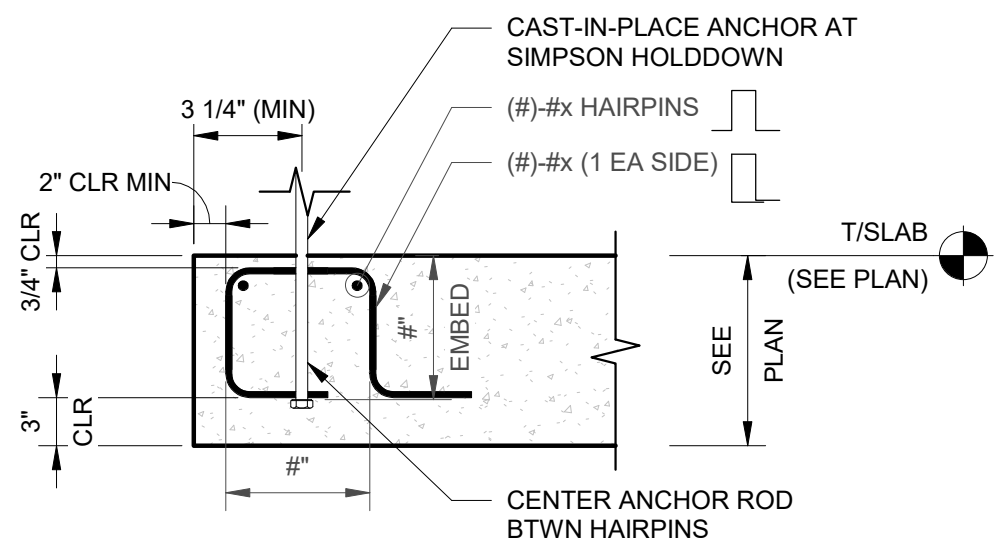
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S312



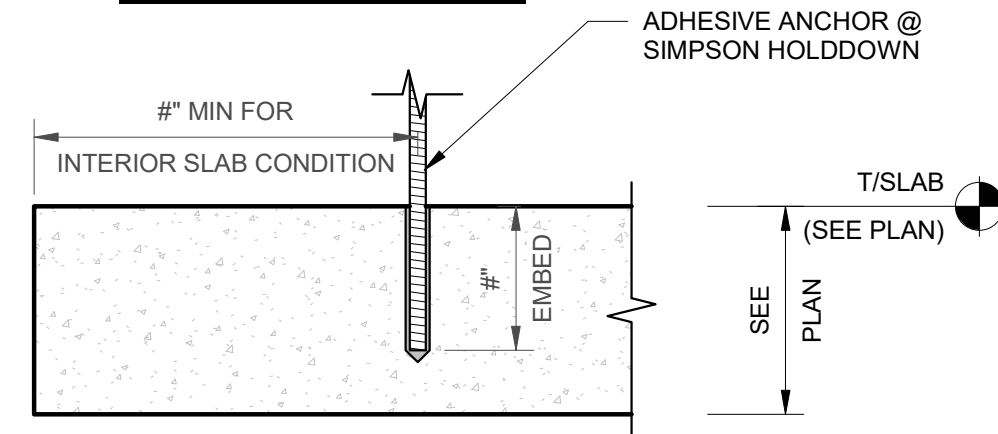
SLAB EDGE - WSW#



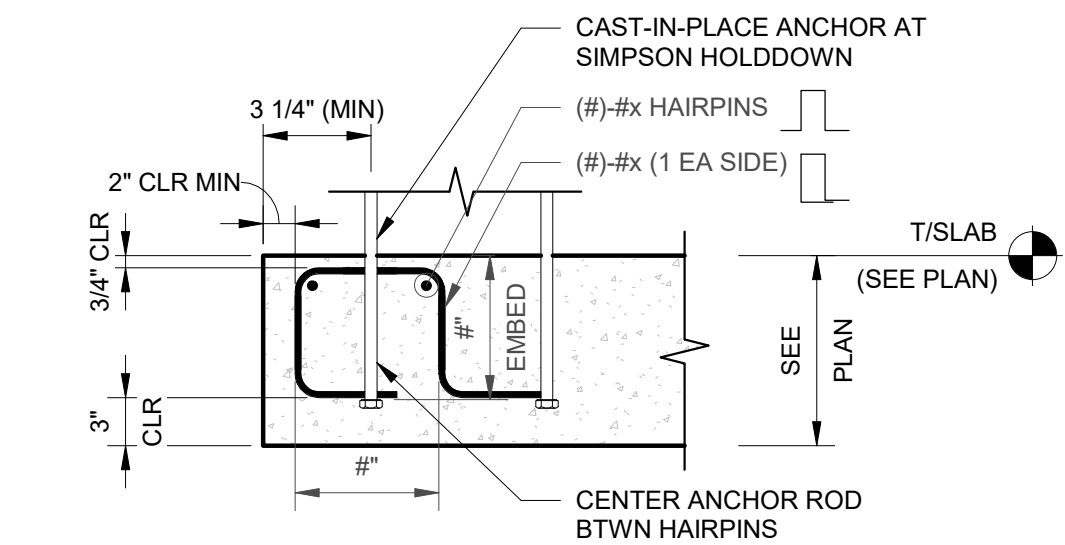
INTERIOR OF SLAB - WSW#



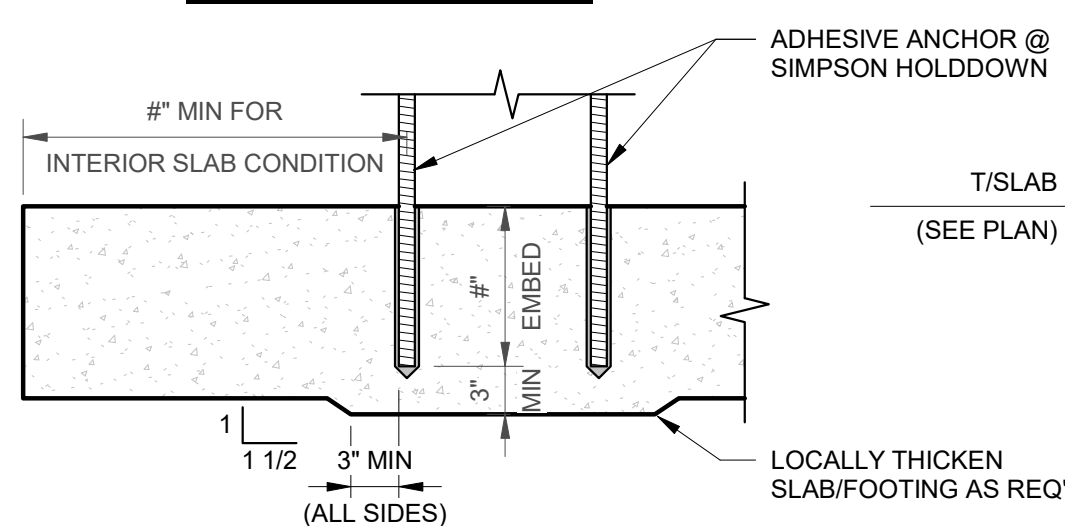
SLAB EDGE - WSW#



INTERIOR OF SLAB - WSW#



SLAB EDGE - WSW#



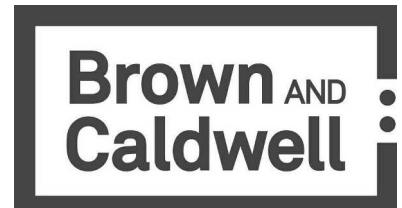
INTERIOR OF SLAB - WSW#

LOCALLY THICKEN
SLAB/FOOTING AS REQ'D

3
S312

SHEAR WALL SIMPSON HOLDDOWN ANCHORAGE DETAIL - SECTION

NOT TO SCALE



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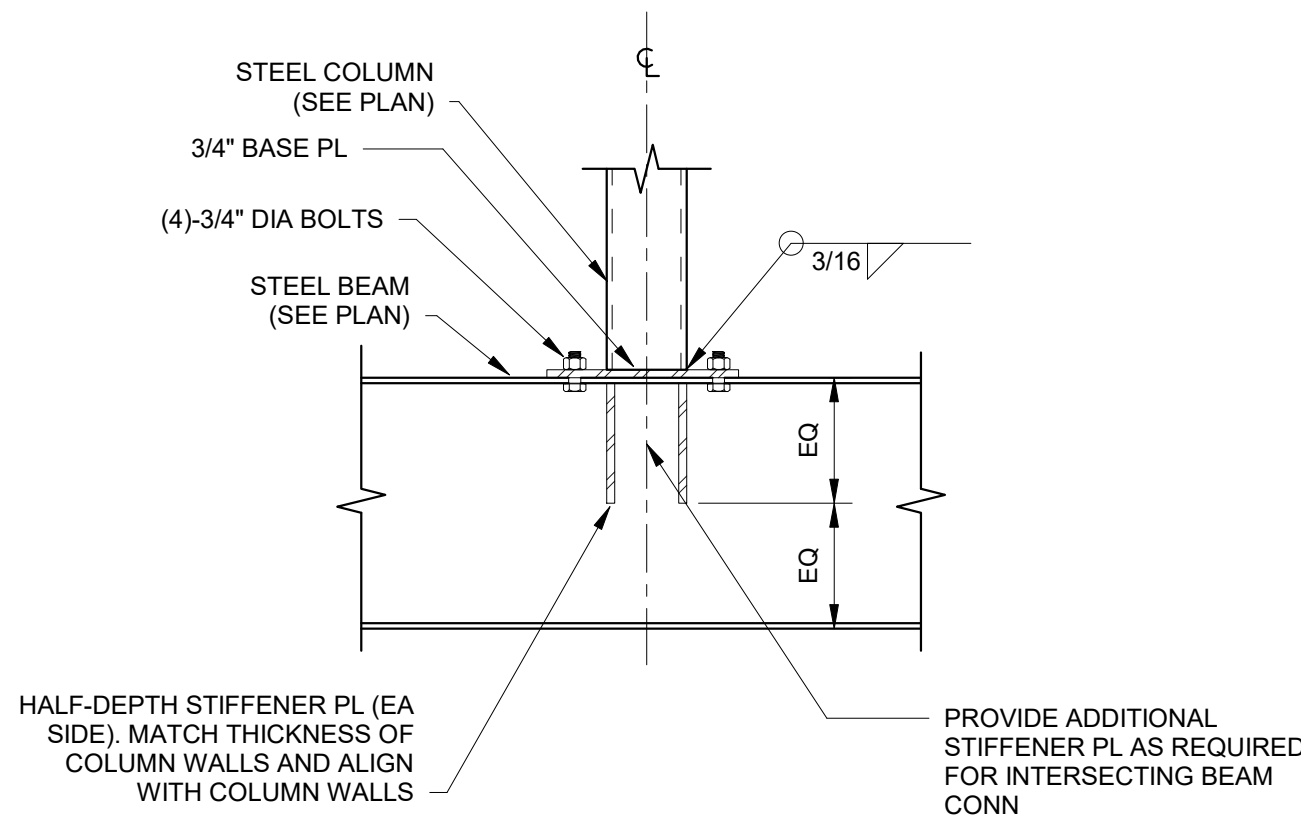
SLAB-ON-GROUND
DETAILS

DRAWING NUMBER

S312

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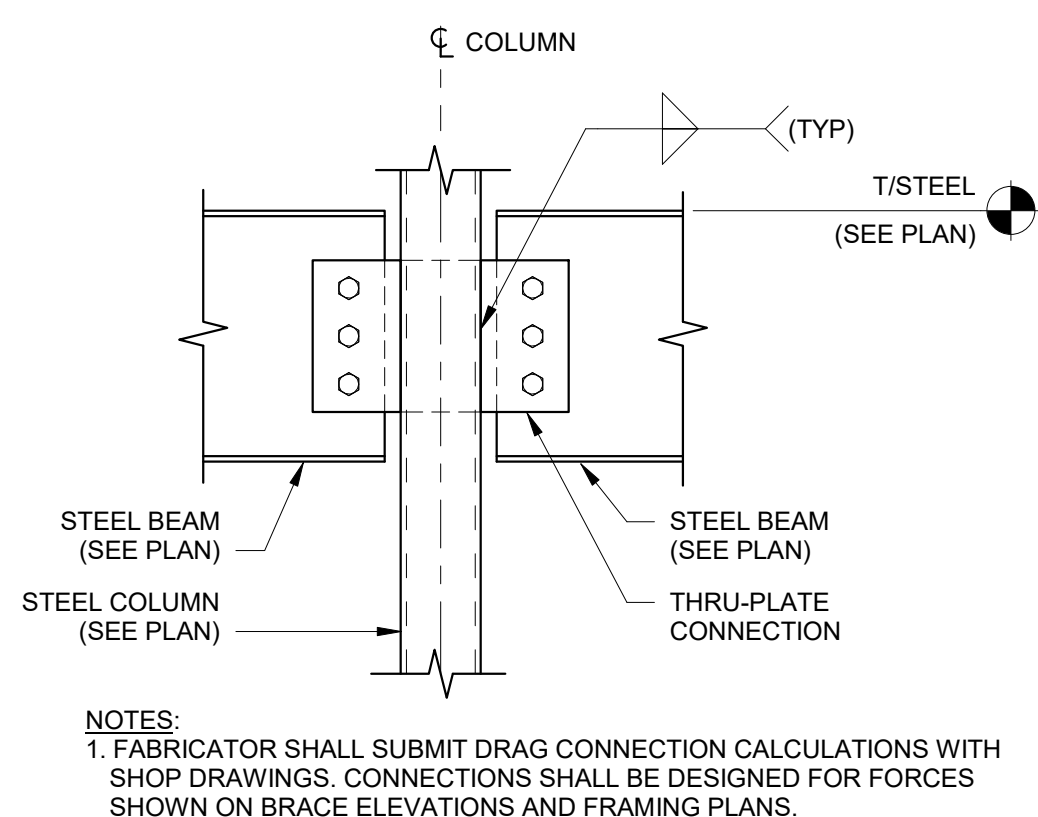
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TYPICAL TRANSFER BEAM CONNECTIONS - DETAILS

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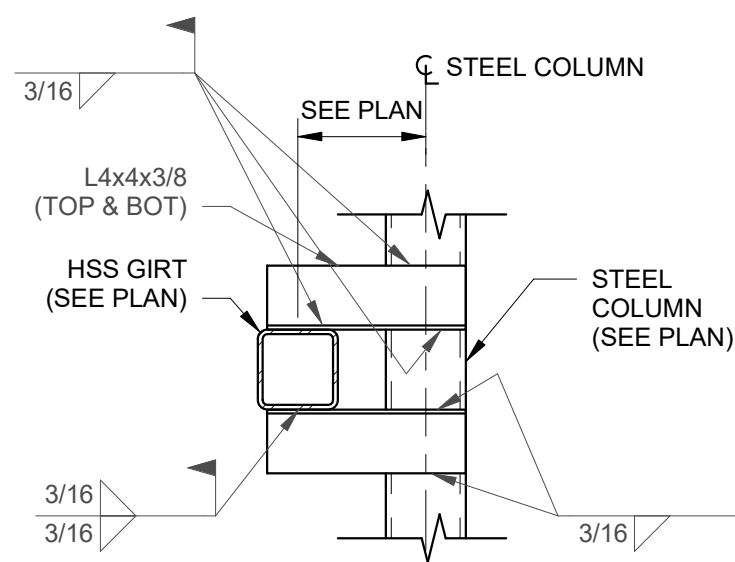
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S501



DRAG CONNECTION AT BEAM TO HSS COLUMN - SECTION

SCALE: 1" = 1'-0"

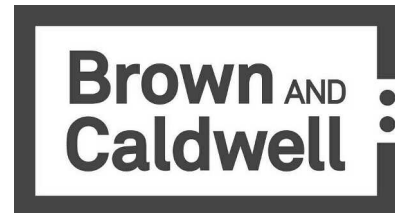
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S501



TYPICAL HSS BEAM TO HSS COLUMN CONNECTION - DETAIL

SCALE: 1" = 1'-0"

3
S501



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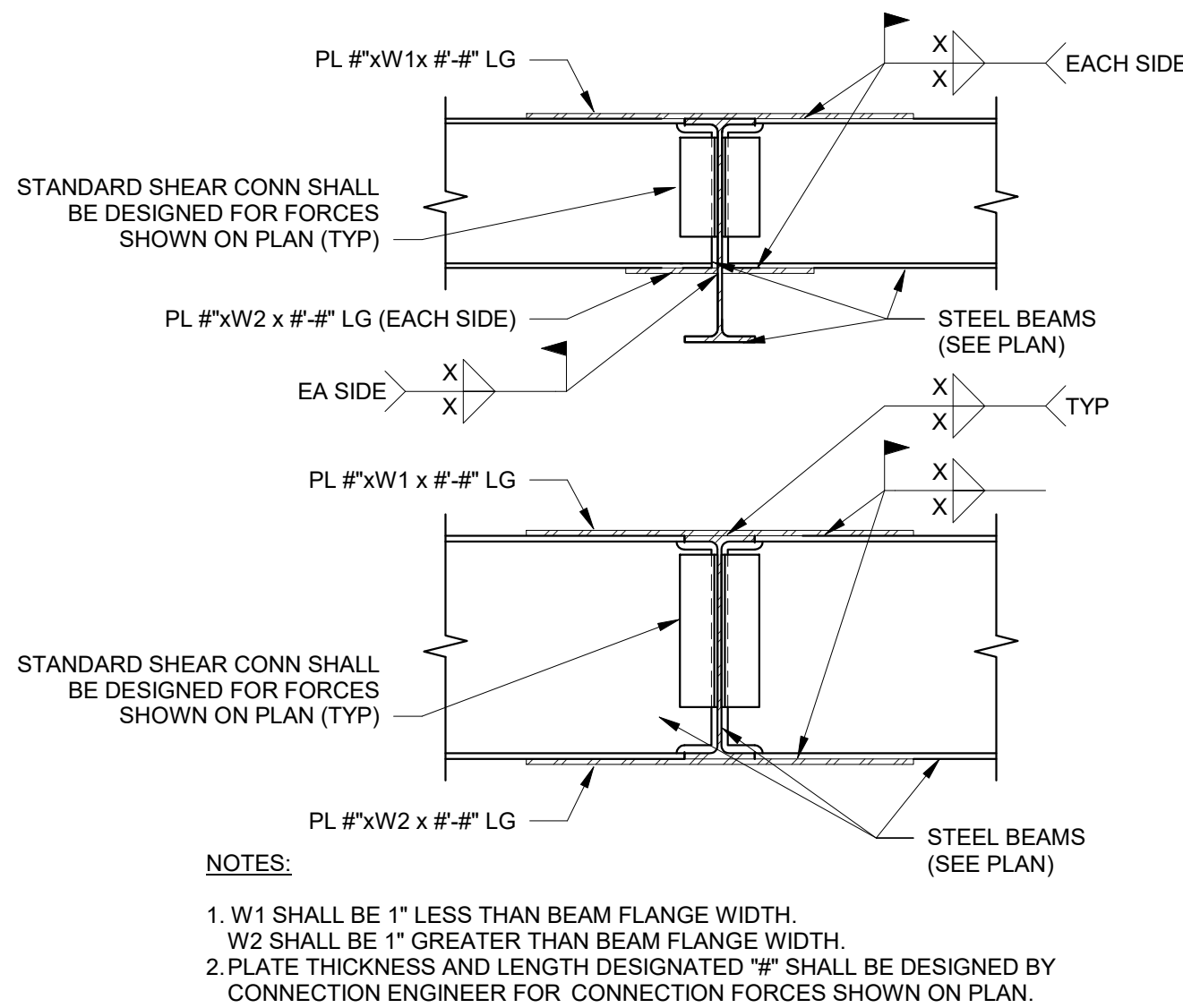
STEEL FRAMING
DETAILS

DRAWING NUMBER

S501

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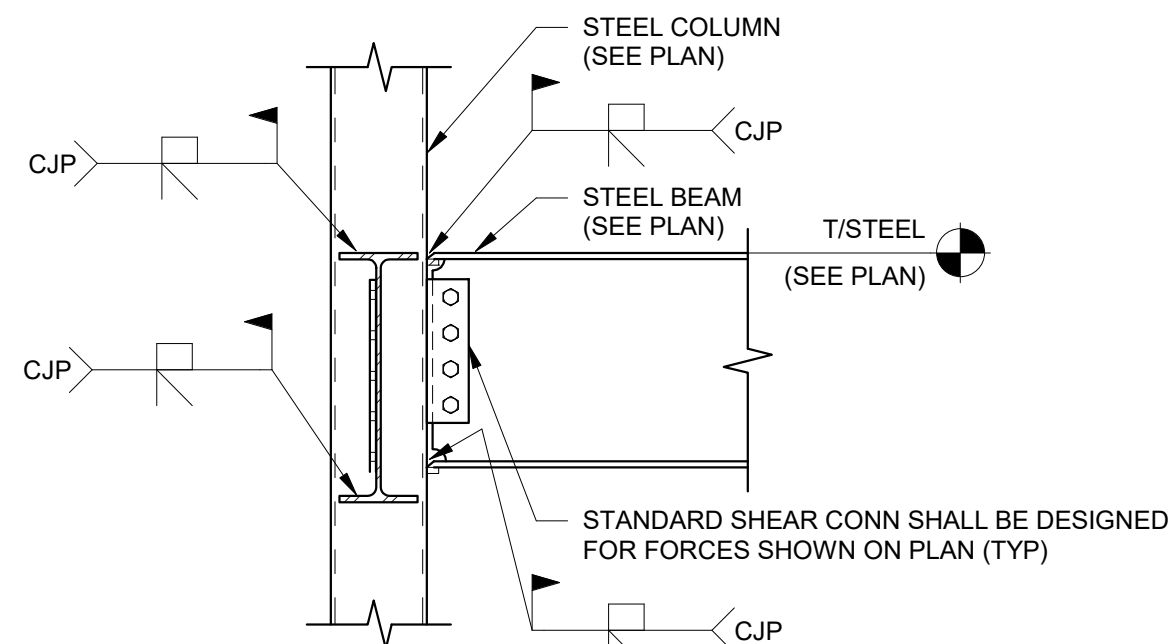
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TYPICAL BEAM THROUGH GIRDER MOMENT CONNECTIONS - SECTION

SCALE: 3/4" = 1'-0"

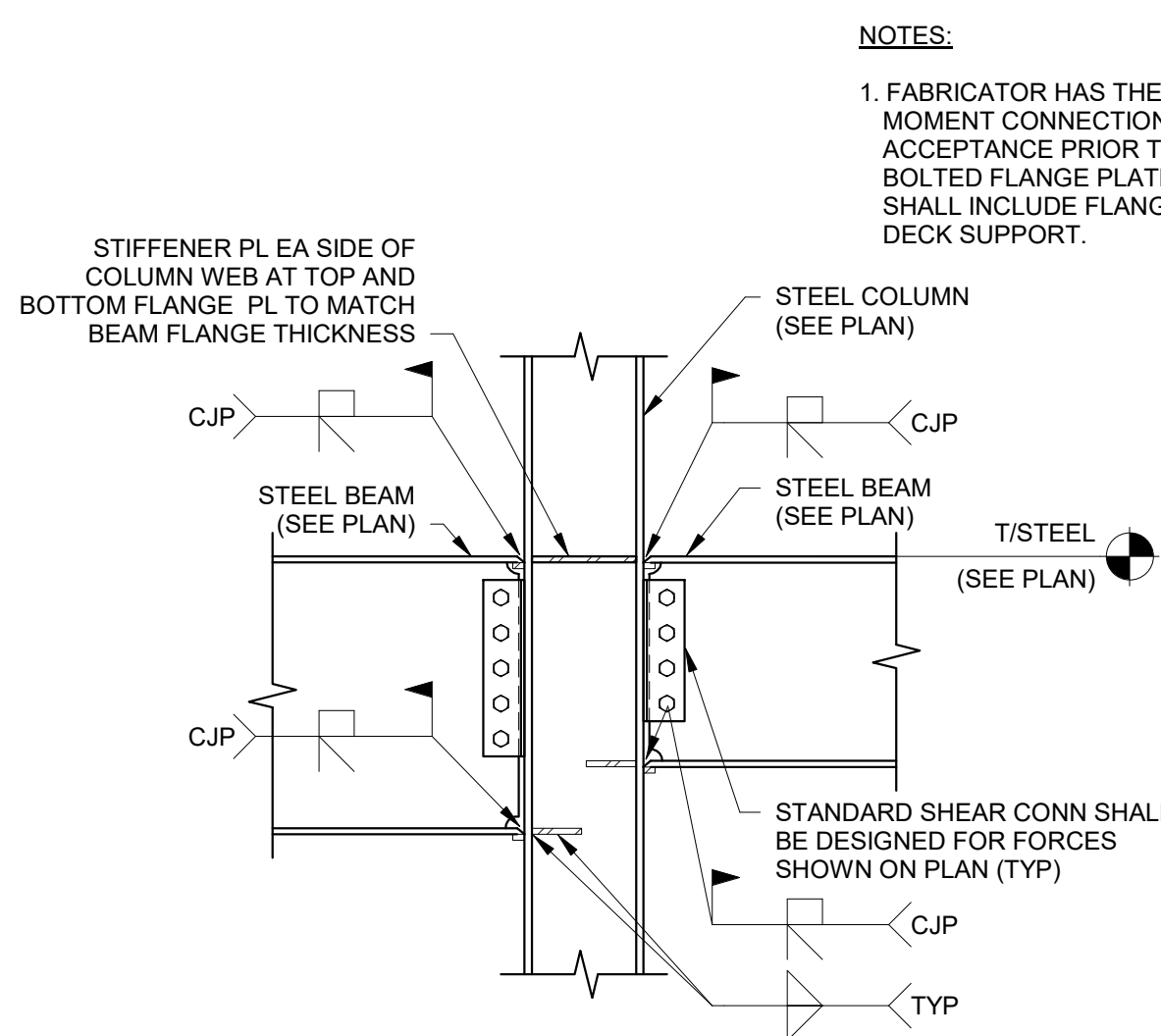
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S502



TYPICAL WIDE FLANGE BEAM TO HSS COLUMN MOMENT CONNECTIONS - SECTION

SCALE: 3/4" = 1'-0"

2
S502

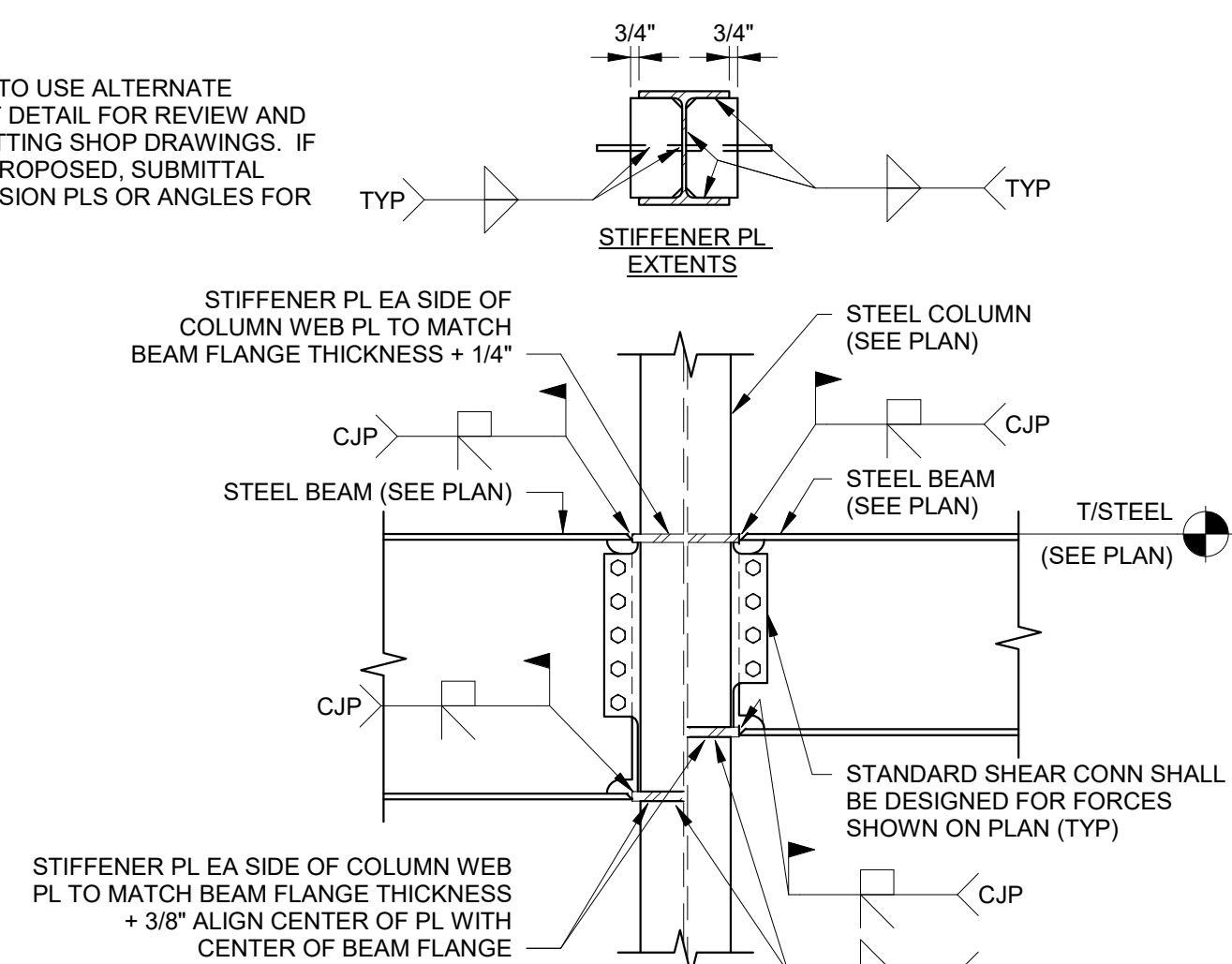


AT WIDE FLANGE COLUMN MAJOR AXIS

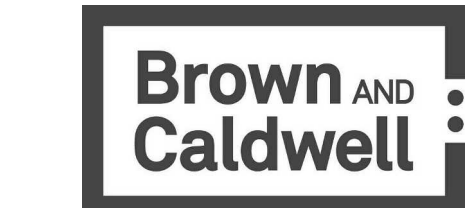
TYPICAL WIDE FLANGE BEAM TO WIDE FLANGE COLUMN MOMENT CONNECTIONS - SECTION

SCALE: 3/4" = 1'-0"

3
S502



AT WIDE FLANGE COLUMN MINOR AXIS



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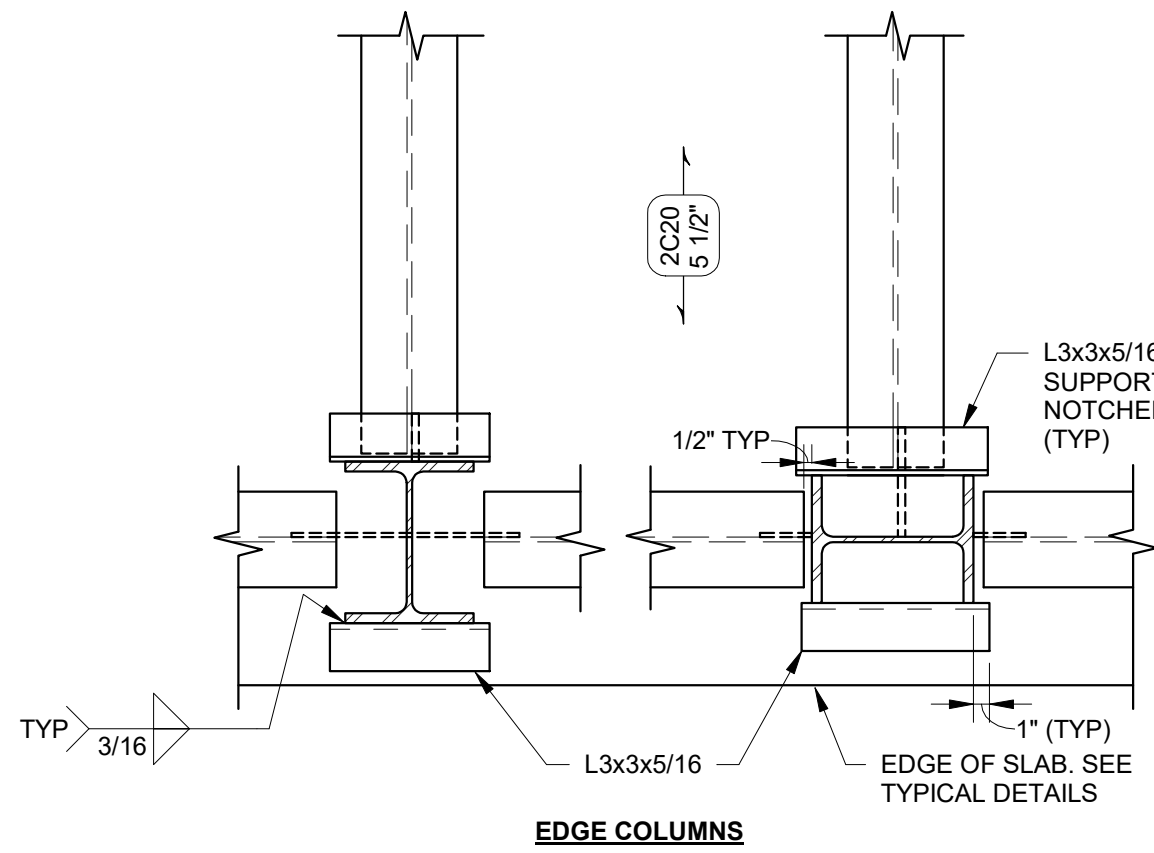
STEEL MOMENT CONNECTION DETAILS

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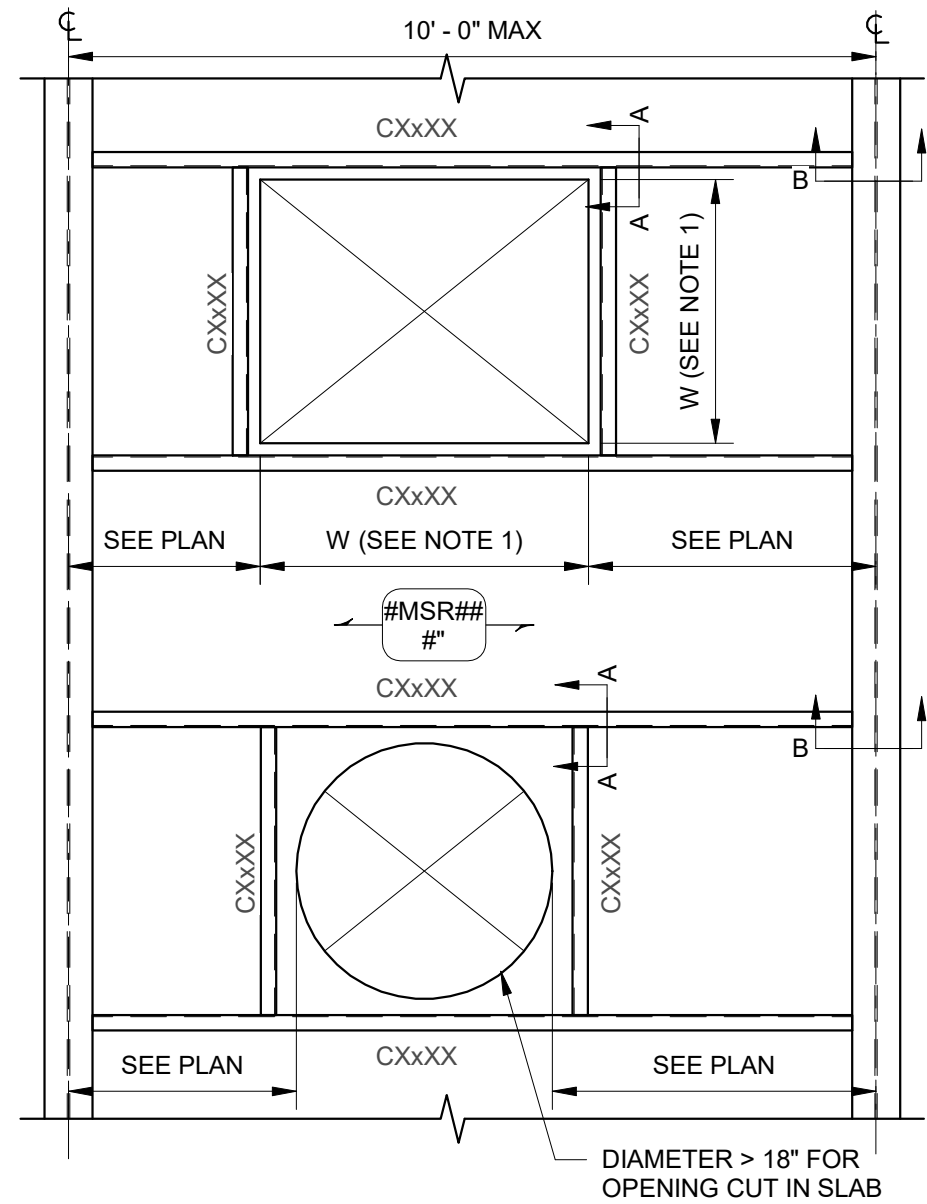
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DECK SUPPORT ANGLE AT COLUMN - PLAN

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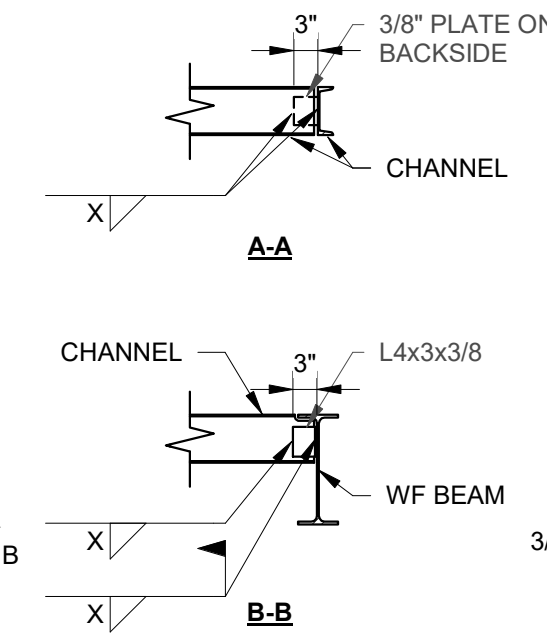
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S512



TYPICAL FRAMED OPENING IN COMPOSITE SLAB - PLAN

SCALE: 1/2" = 1'-0"

2
S512



TYPICAL BEAM BRACING AT FLOOR - SECTION

SCALE: 3/4" = 1'-0"

3
S512



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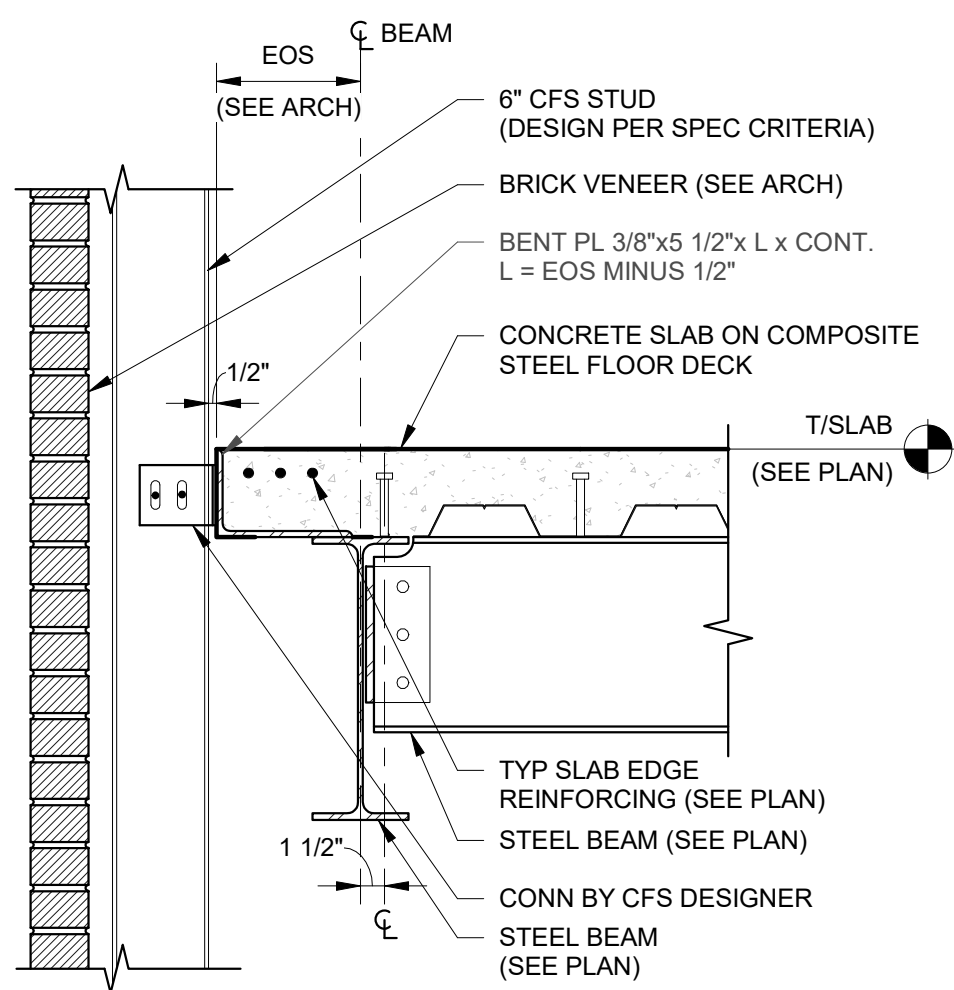
COMPOSITE STEEL FRAMING DETAILS

DRAWING NUMBER

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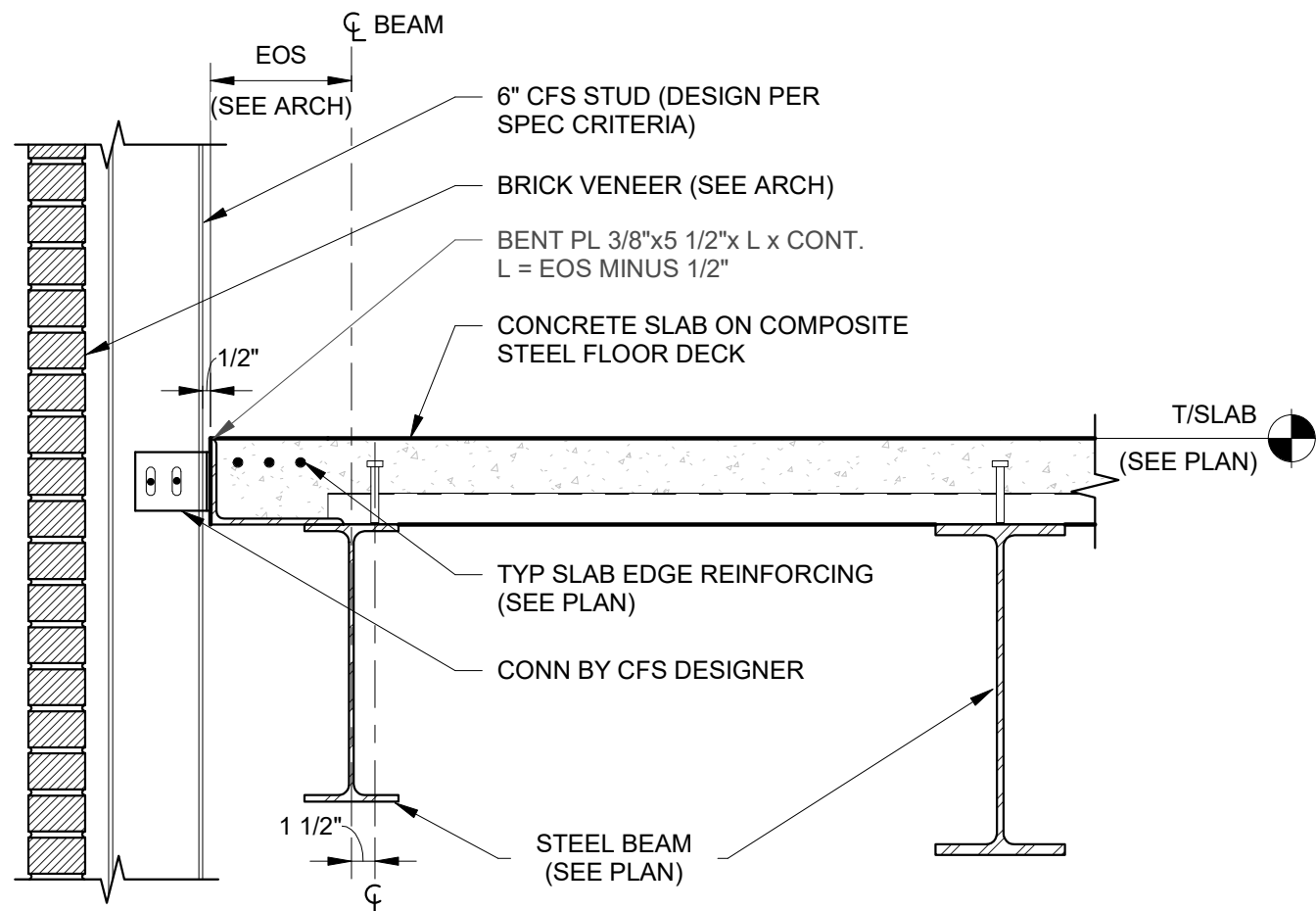
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TYPICAL COMPOSITE DECK AT SPANDREL GIRDER - SECTION

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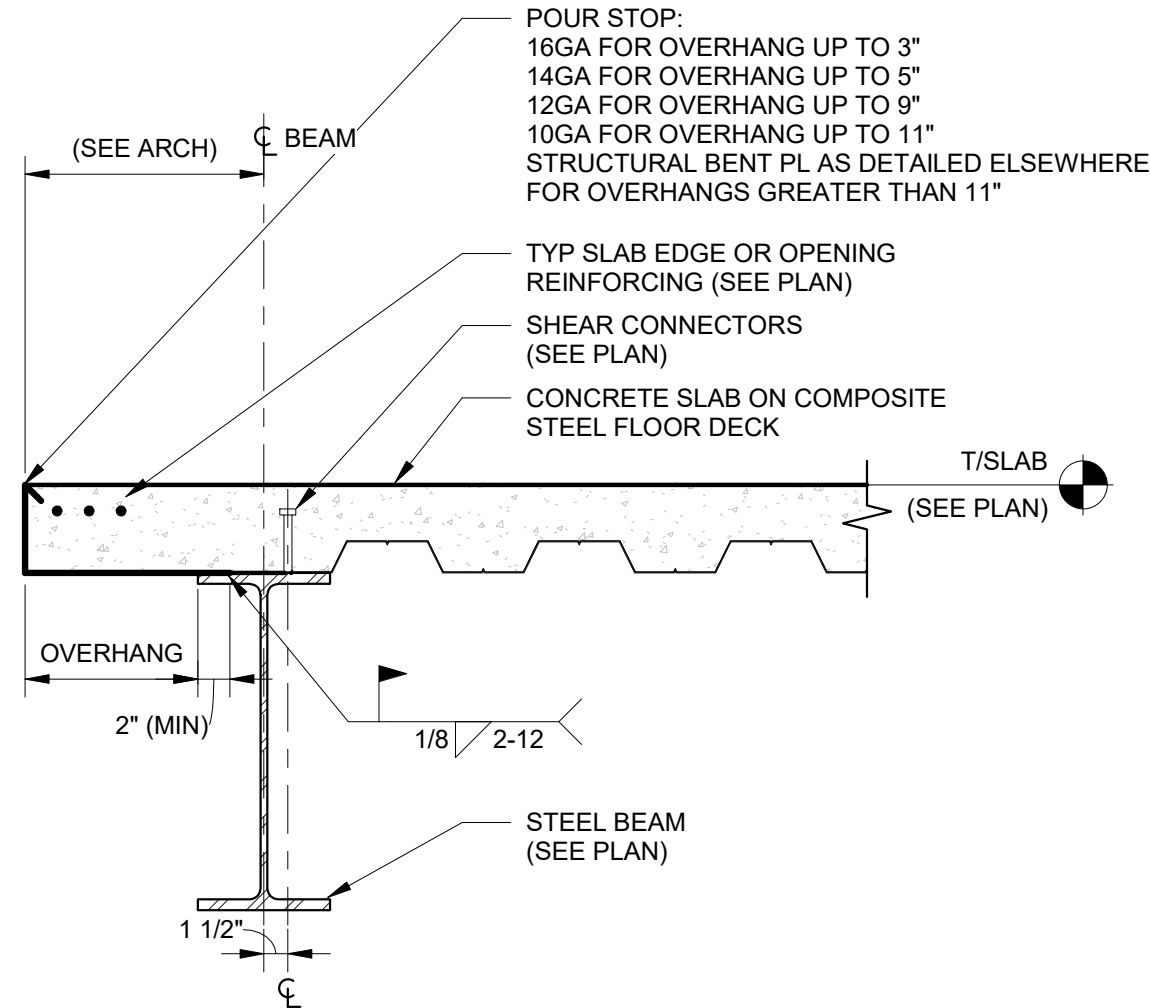
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S513



TYPICAL COMPOSITE DECK AT SPANDREL BEAM - SECTION

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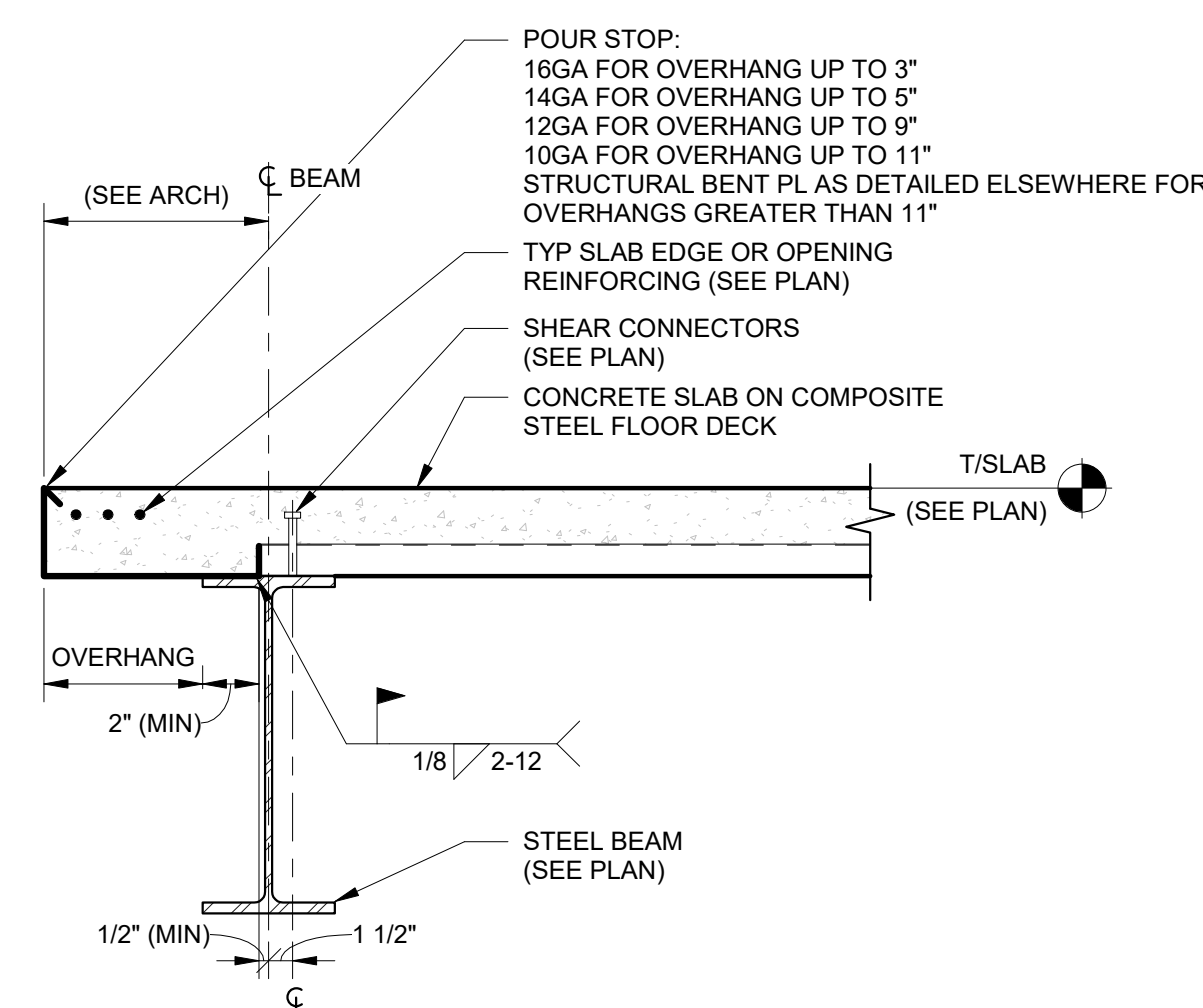
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S513



EDGE OF SLAB - SECTION

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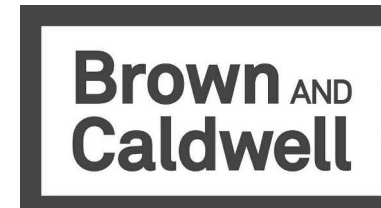
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S513



EDGE OF SLAB - SECTION

SCALE: 1" = 1'-0"

4
S513



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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Project Status



Project Name

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES AT FULL SIZE

DESIGNED: Designer

DRAWN: Author

CHECKED: Checker

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

Project Number

CLIENT PROJECT NUMBER

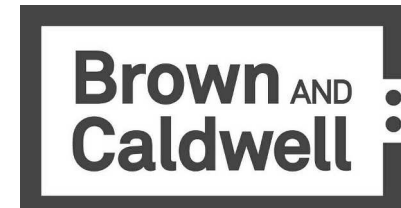
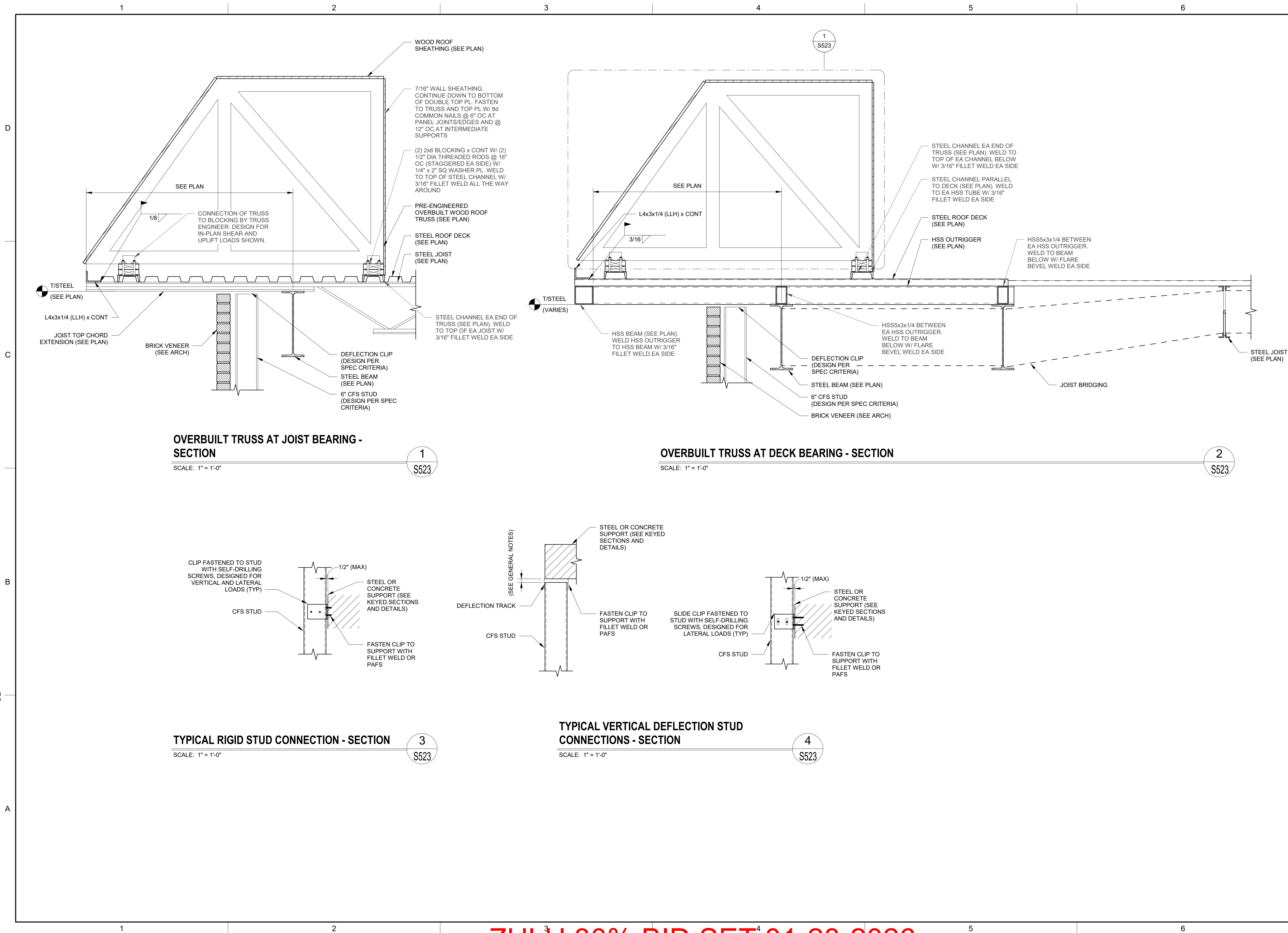
COMPOSITE STEEL FRAMING DETAILS

DRAWING NUMBER

S513

ZULU 30% BID SET 01-28-2026

Plot Date: 1/20/2026 7:11:03 PM Path: Autodeskt Doss\NCWSA Admin Bldg_V25\0250663\NCWSA Office Addition-R25-STRUCT4.rvt



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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PROFESSIONAL

Project Status



Project Name

REVISIONS

REV	DATE	DESCRIPTION

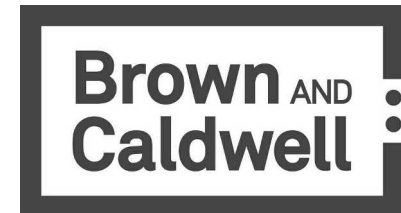
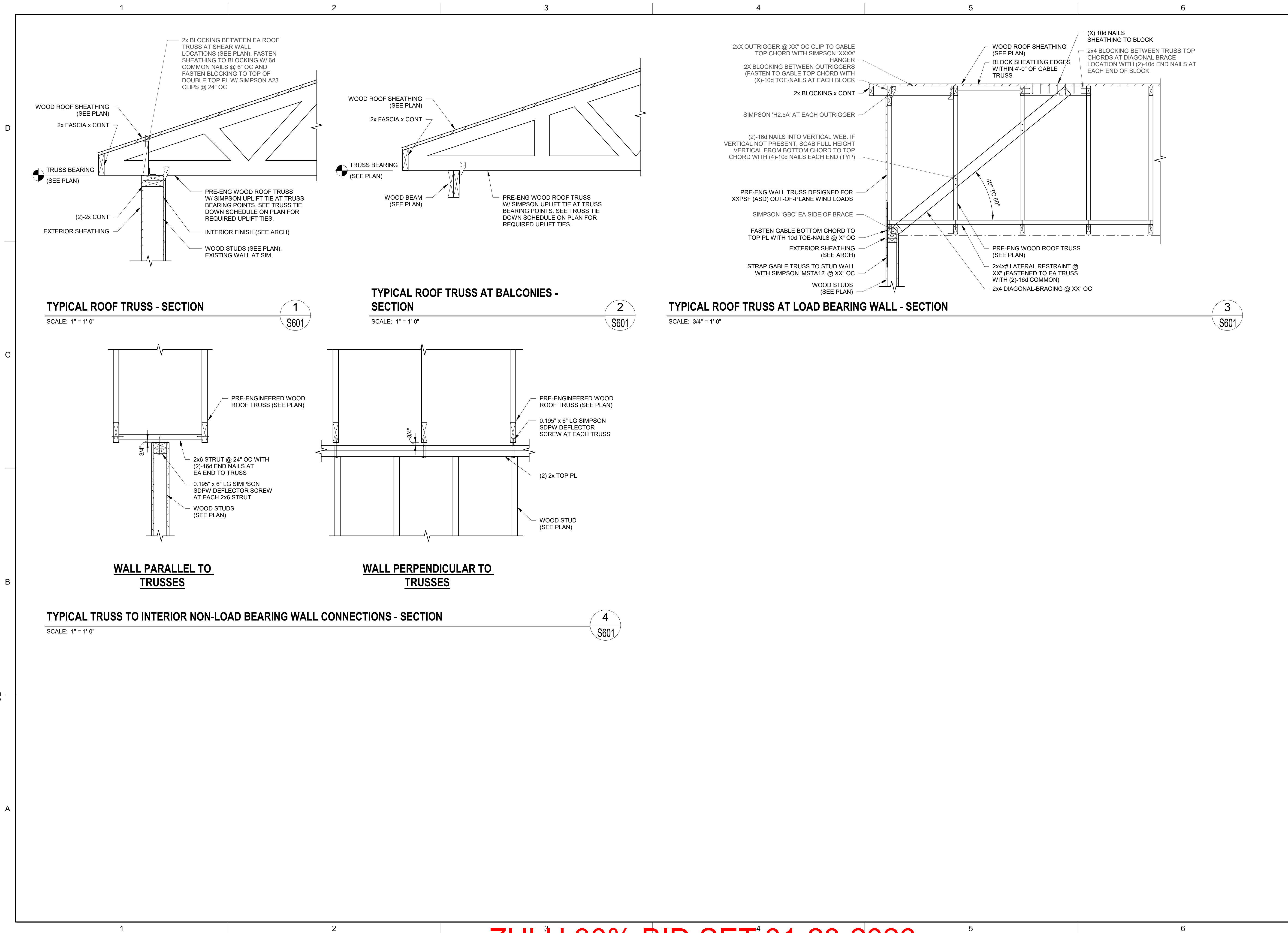
DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED:
APPROVED: Approver
FILENAME
BC PROJECT NUMBER
Project Number
CLIENT PROJECT NUMBER

STEEL ROOF
FRAMING DETAILS

DRAWING NUMBER
S523

ZULU 30% BID SET 01-28-2026

Plot Date: 1/20/2026 7:11:04 PM Path: Autodeskk Docs\NCWSA Admin Bldg_V2502506633-NCWSA Office Addition-R25-STRUCT4.rvt



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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PROFESSIONAL

Project Status



Project Name

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: Designer

DRAWN: Author

CHECKED: Checker

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

Project Number

CLIENT PROJECT NUMBER

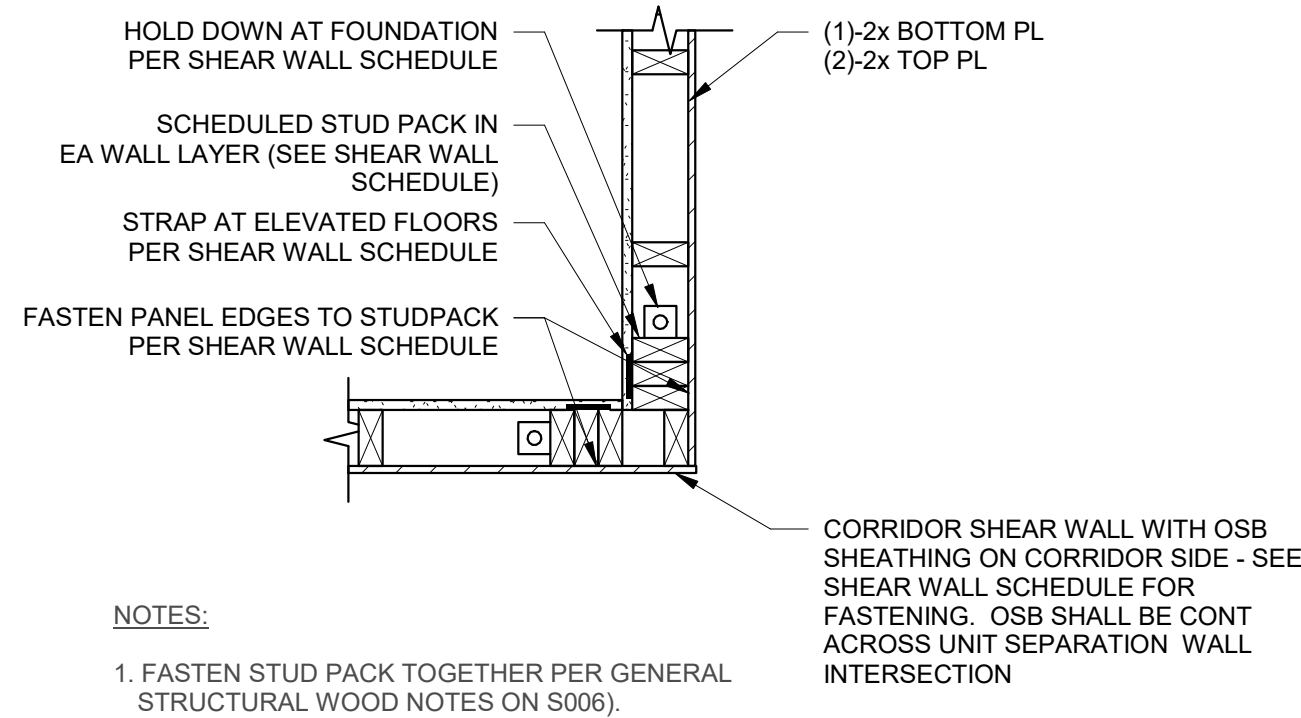
WOOD ROOF
FRAMING DETAILS

DRAWING NUMBER

S601

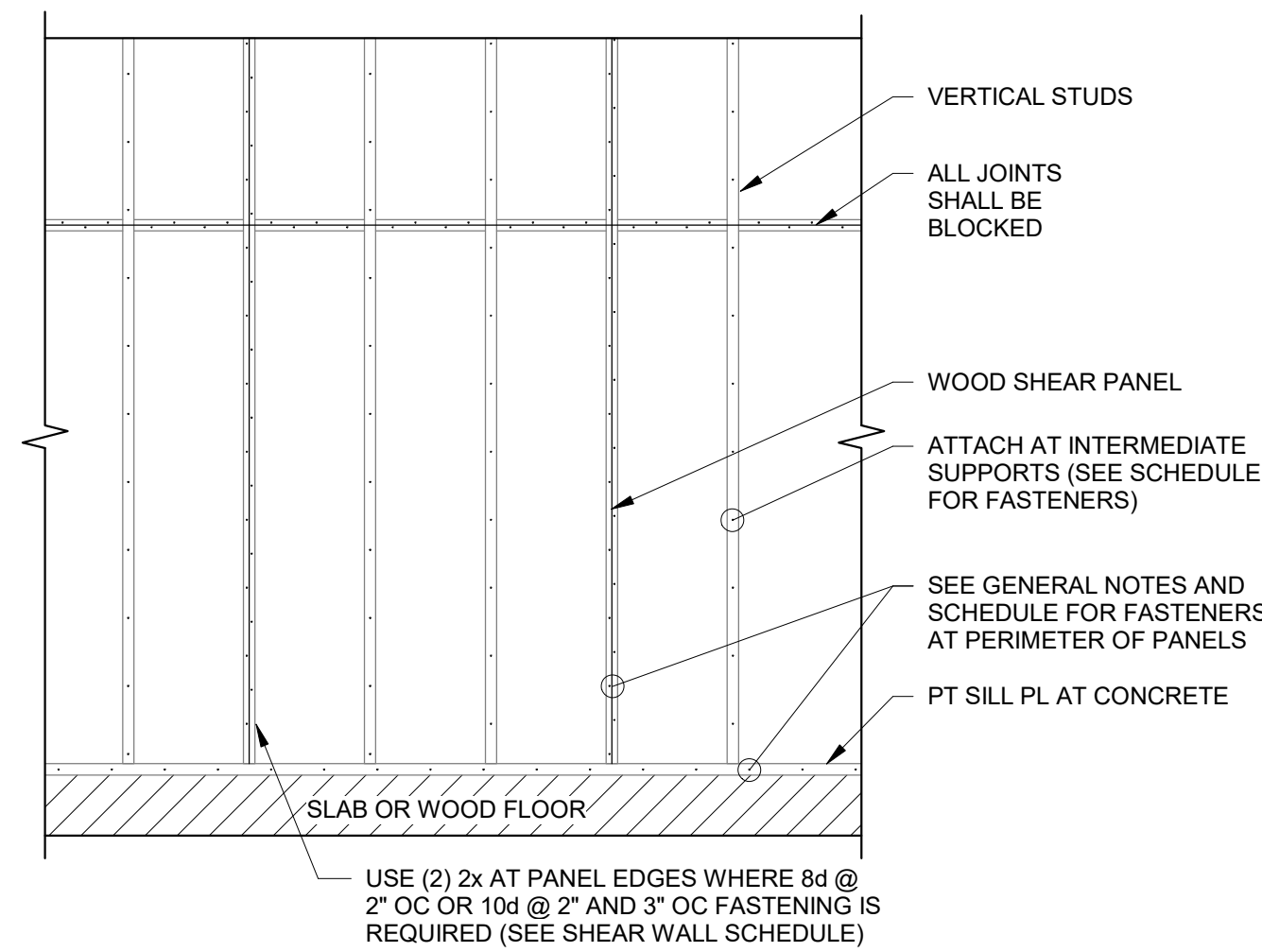
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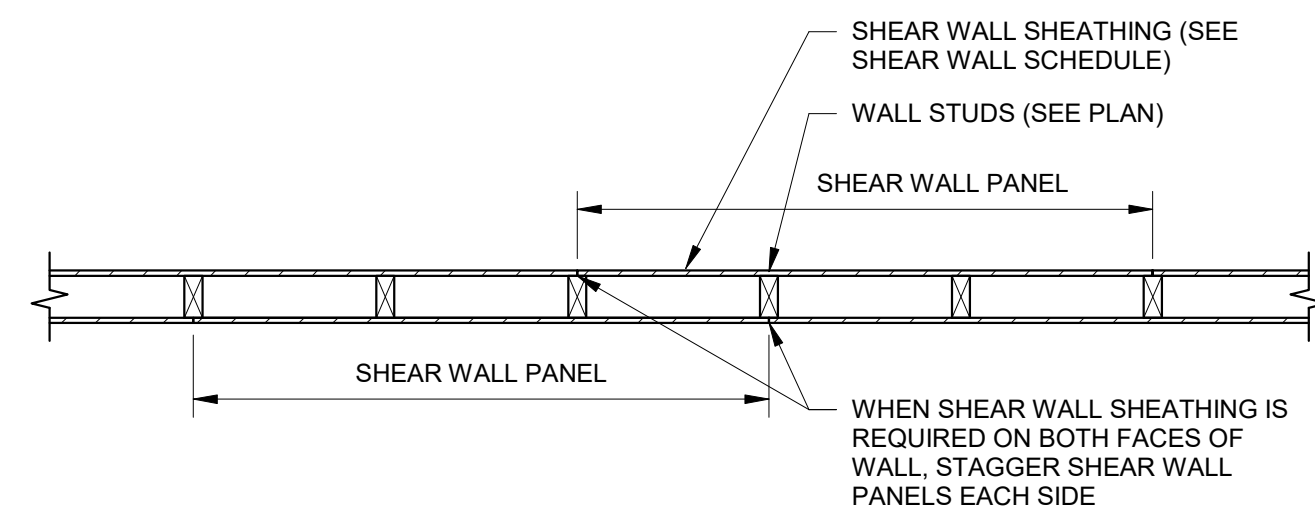
TYPICAL UNIT SEPARATION/CORRIDOR SHEAR WALL INTERSECTION - PLAN

SCALE: 1" = 1'-0"



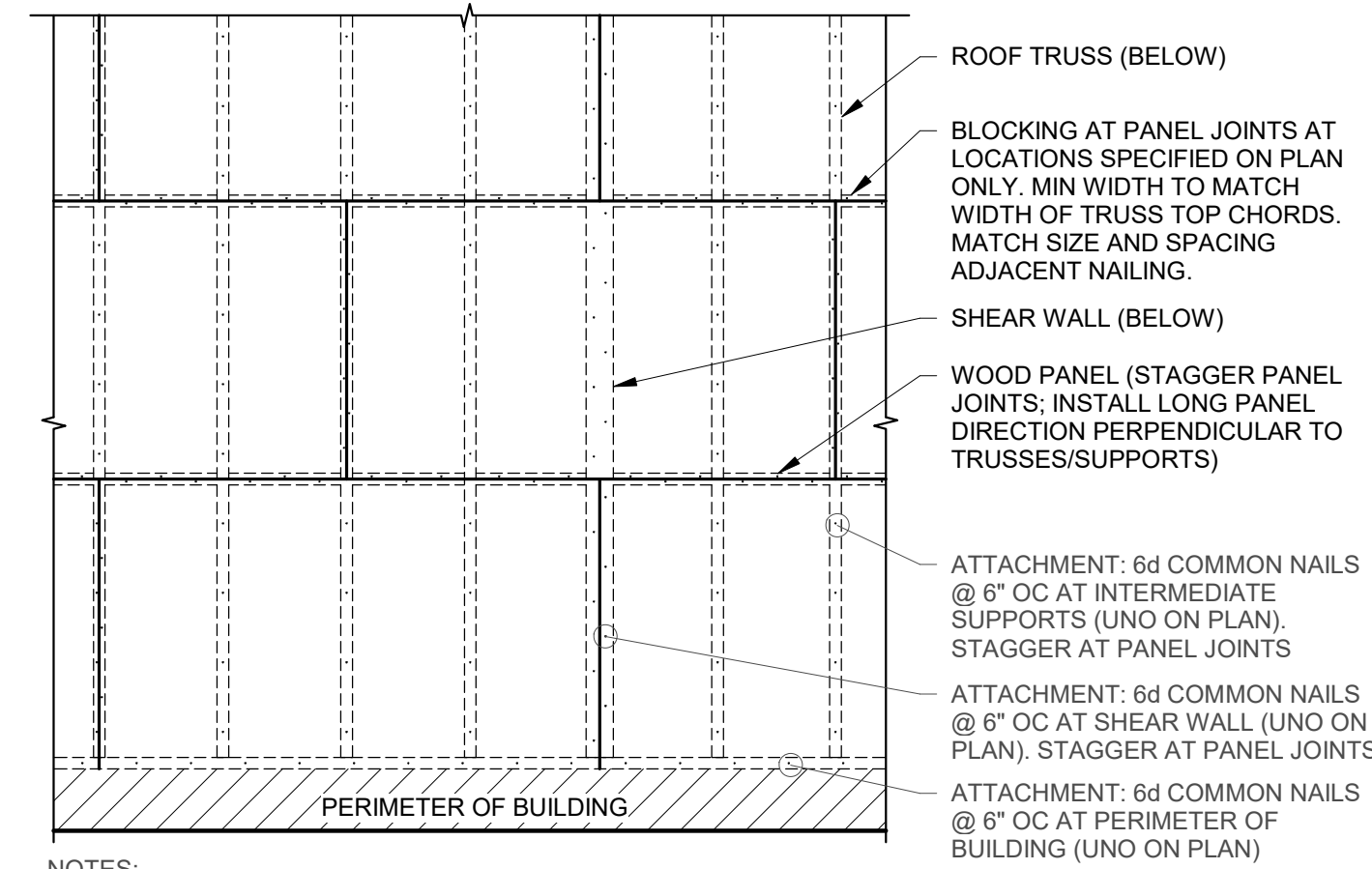
TYPICAL SHEAR WALL PANEL CONNECTION - ELEVATION

SCALE: 1/2" = 1'-0"



STAGGERED SHEAR WALL SHEATHING WHEN BOTH SIDES ARE SHEATHED - PLAN

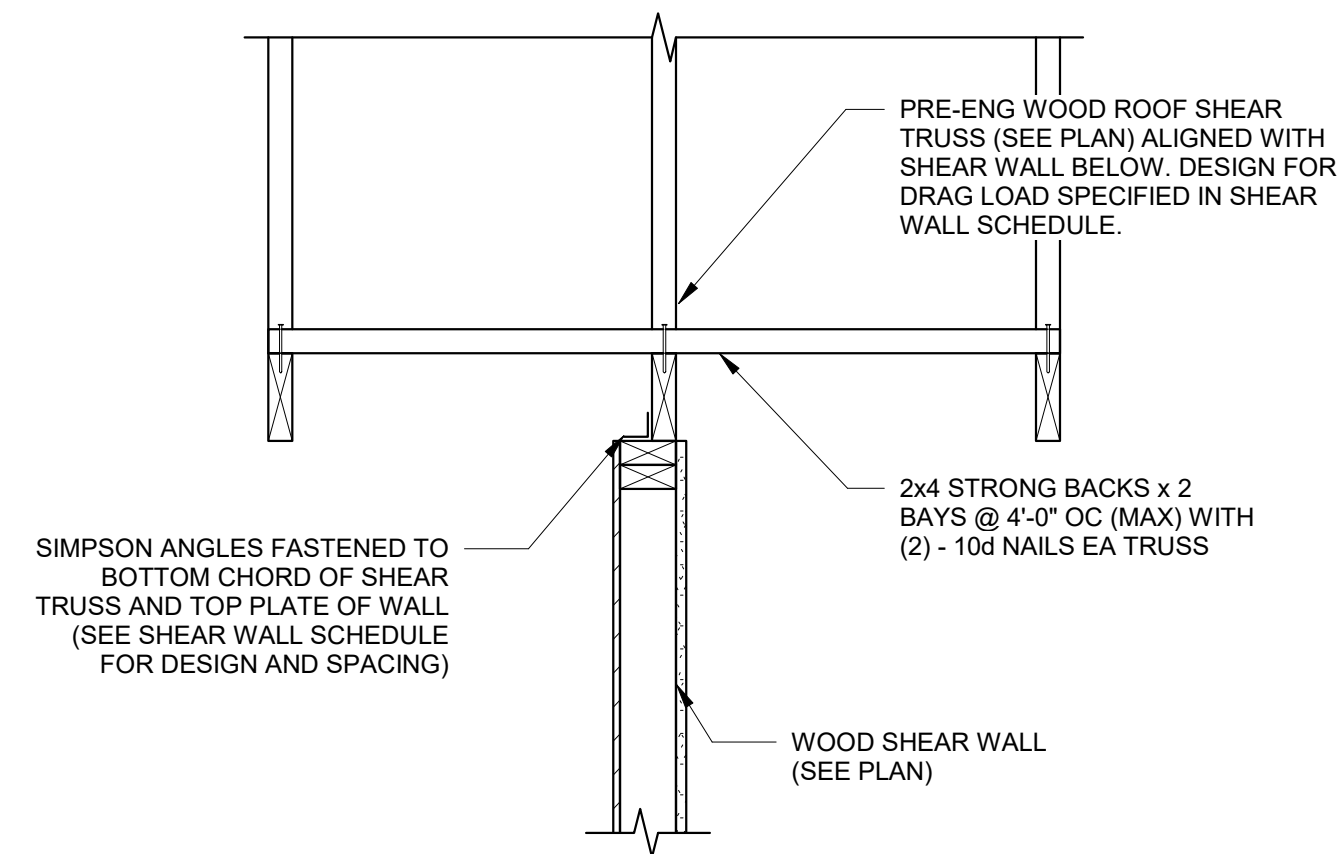
SCALE: 3/4" = 1'-0"



FRAMING PARALLEL TO SHEAR WALL

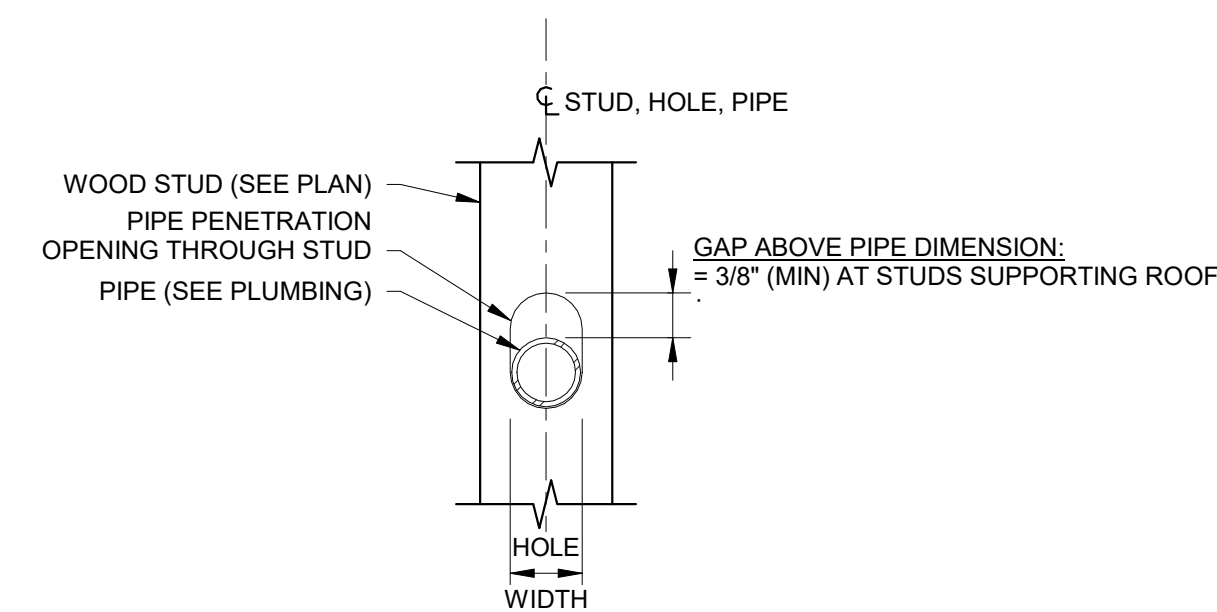
TYPICAL ROOF DIAPHRAGM CONNECTION - PLAN

SCALE: 1/2" = 1'-0"



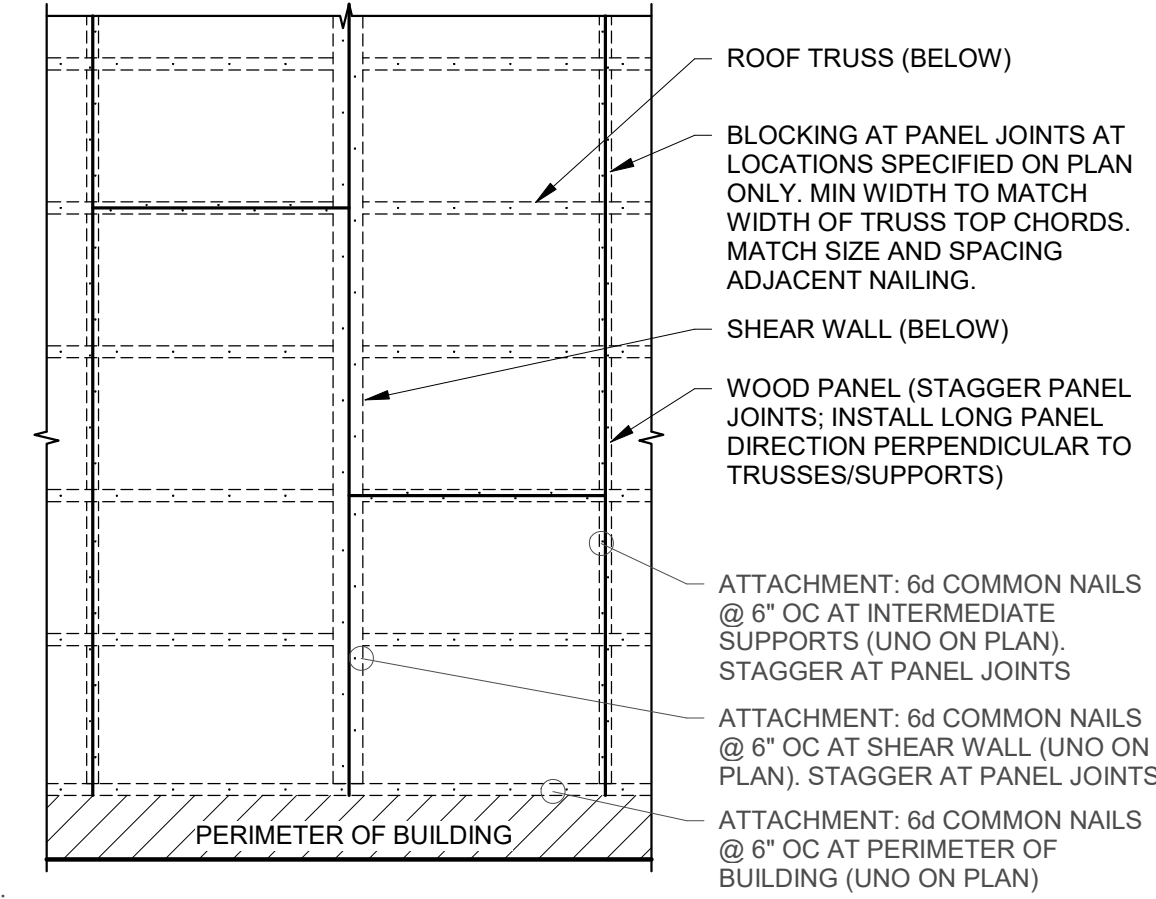
TYPICAL SHEAR TRUSS TO SHEAR WALL CONNECTIONS - SECTION

SCALE: 1" = 1'-0"

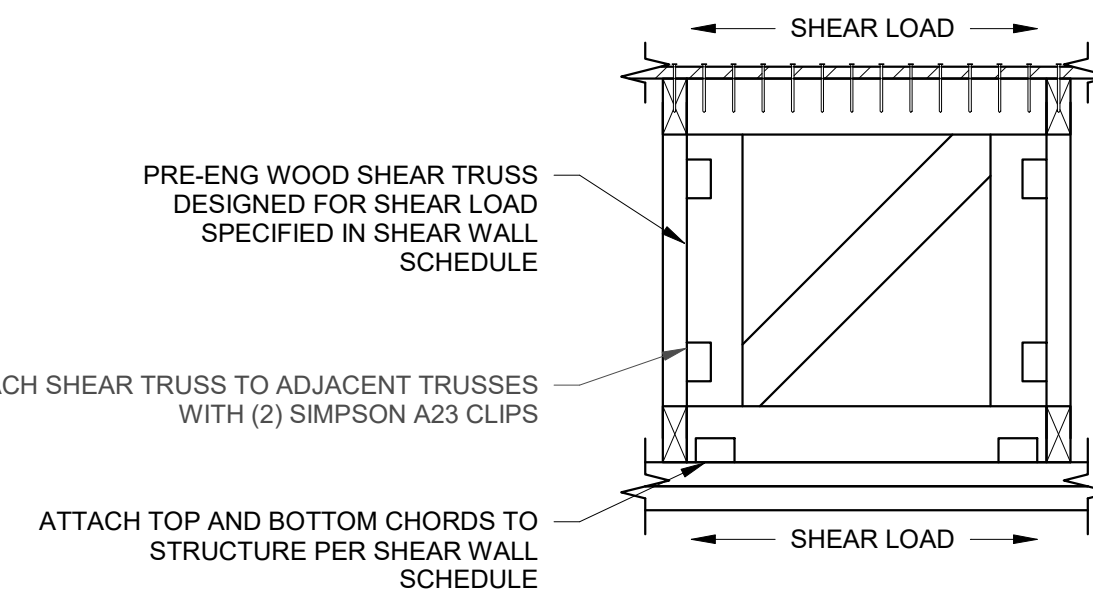


PIPE PENETRATION THROUGH WOOD STUD - DETAIL

SCALE: 1 1/2" = 1'-0"



FRAMING PERPENDICULAR TO SHEAR WALL



TYPICAL SHEAR TRUSS FASTENING - SECTION

SCALE: 1" = 1'-0"



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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Project Status



Project Name

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES AT FULL SIZE

DESIGNED: Designer

DRAWN: Author

CHECKED: Checker

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

Project Number

CLIENT PROJECT NUMBER

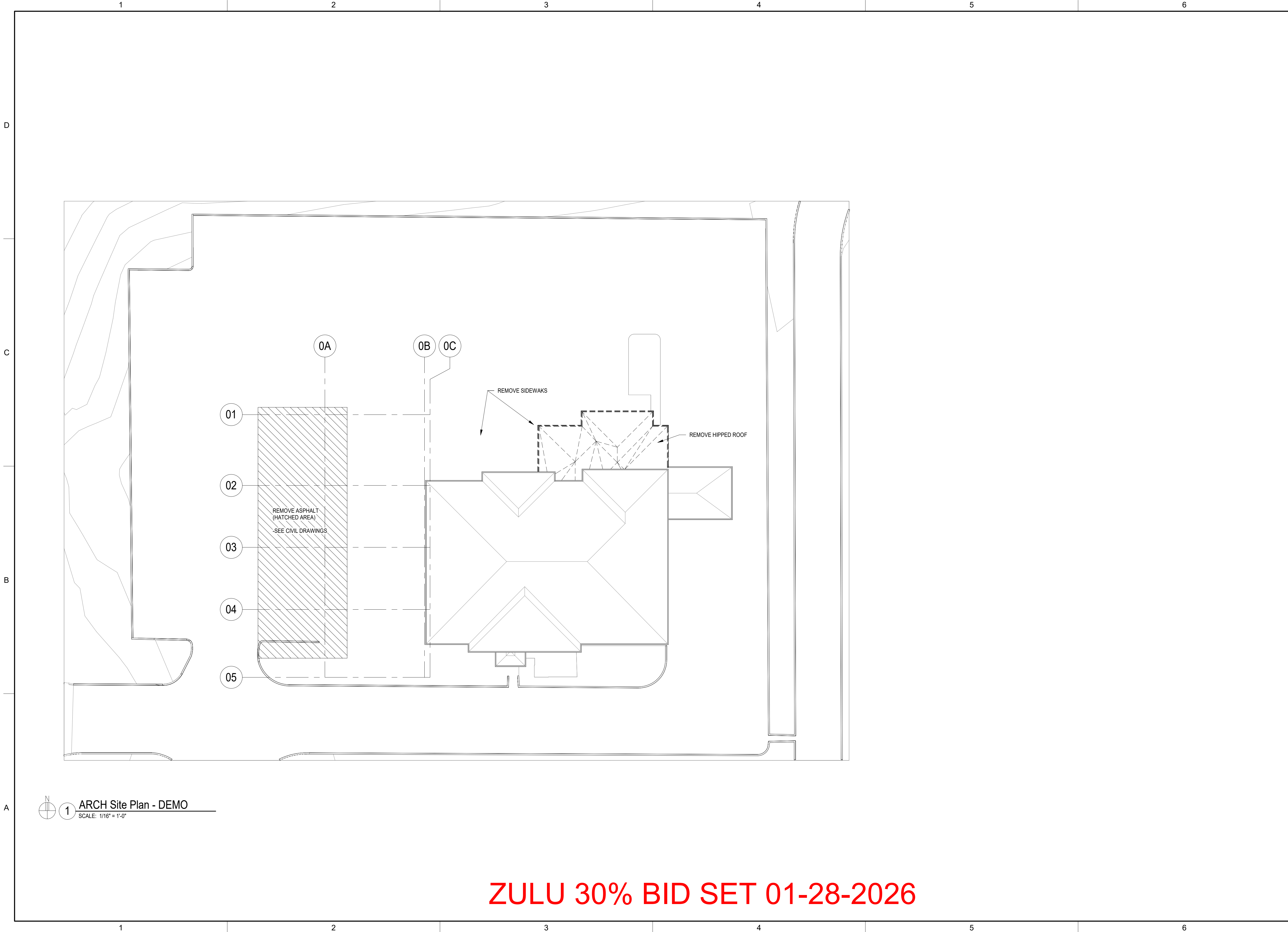
WOOD SHEAR WALL AND DIAPHRAGM DETAILS

DRAWING NUMBER

S611

ZULU 30% BID SET 01-28-2026

Path: AutodesK Docs\\NCWSA Admin Bldg_V25\\616202-NCWSA-ARCH_V25\\Central\\1.rvt
Plot Date: 1/26/2026 5:54:34 PM



1 ARCH Site Plan - DEMO
SCALE: 1/16" = 1'-0"

ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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30% DESIGN



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ADDITION

REVISIONS		
REV	DATE	DESCRIPTION

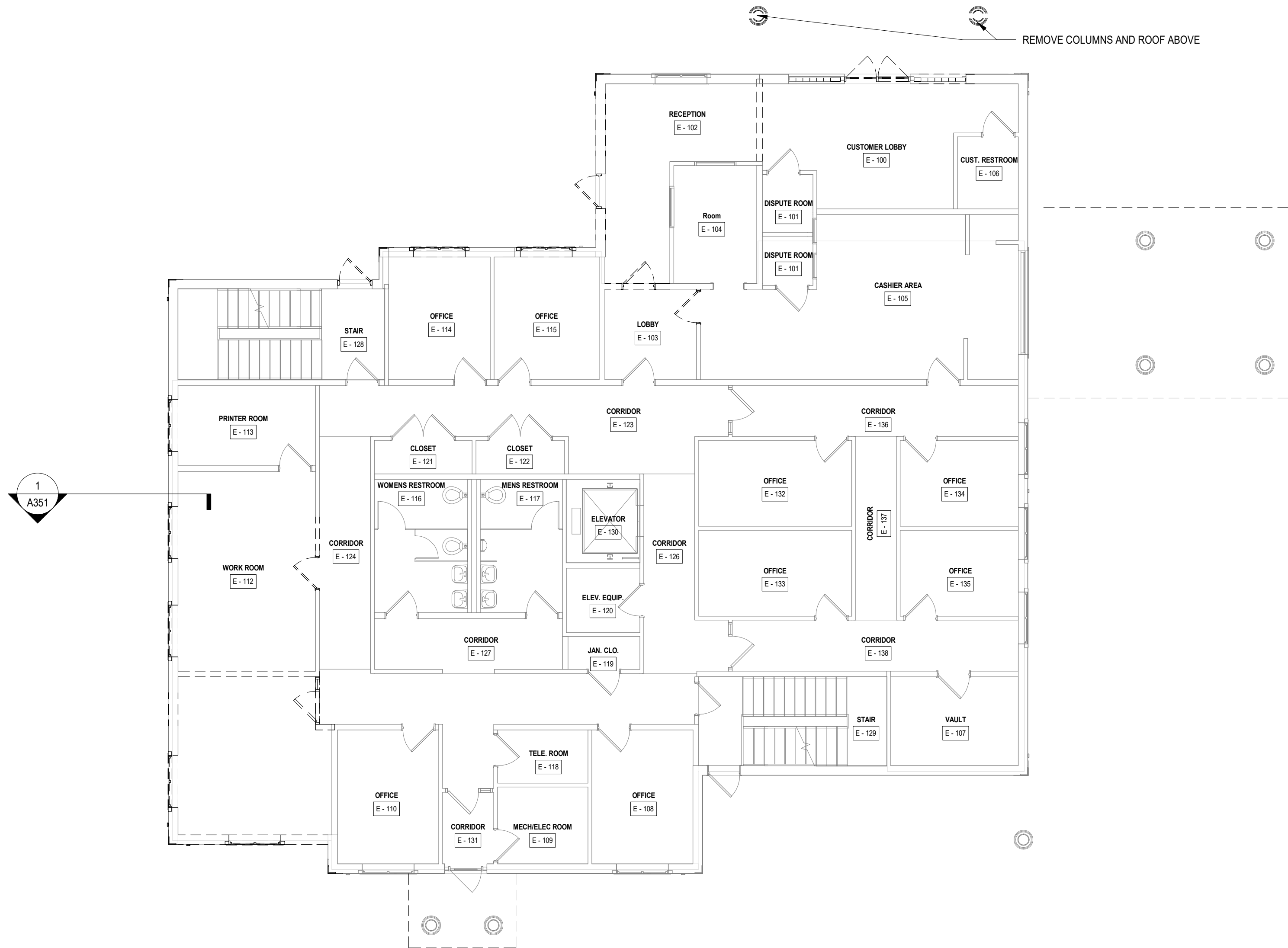
LINE IS 2 INCHES AT FULL SIZE	
DESIGNED:	MW4
DRAWN:	LDG
CHECKED:	DEK
CHECKED:	
APPROVED:	Approver
FILENAME	
BC PROJECT NUMBER 616202	
CLIENT PROJECT NUMBER	

DEMO SITE PLAN

DRAWING NUMBER AD100

Plot Date: 1/26/2026 5:54:35 PM Path: Autodesk Docs://NCWSA Admin Bldg_V25/616202-NCWSA-ARCH_V25(Central).rvt

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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30% DESIGN



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ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

616202

CLIENT PROJECT NUMBER

1ST FLOOR - DEMO
PLANS

DRAWING NUMBER

AD101



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30% DESIGN



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ADDITION

REVISIONS

[illegible]

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDC

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

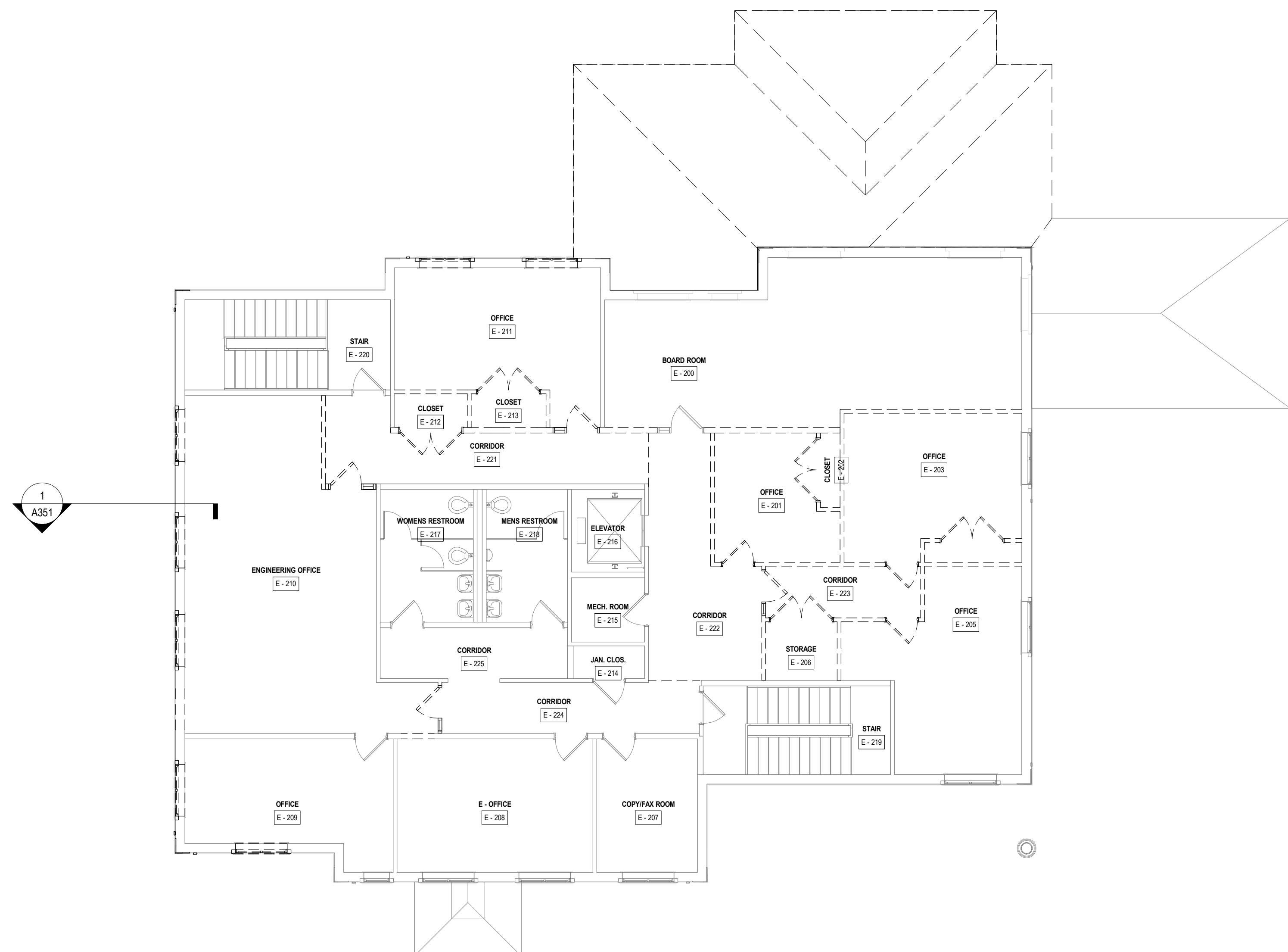
6202

010202
CLIENT PROJECT NUMBER

2ND FLOOR - DEMO PLANS

DRAWING NUMBER

AD102

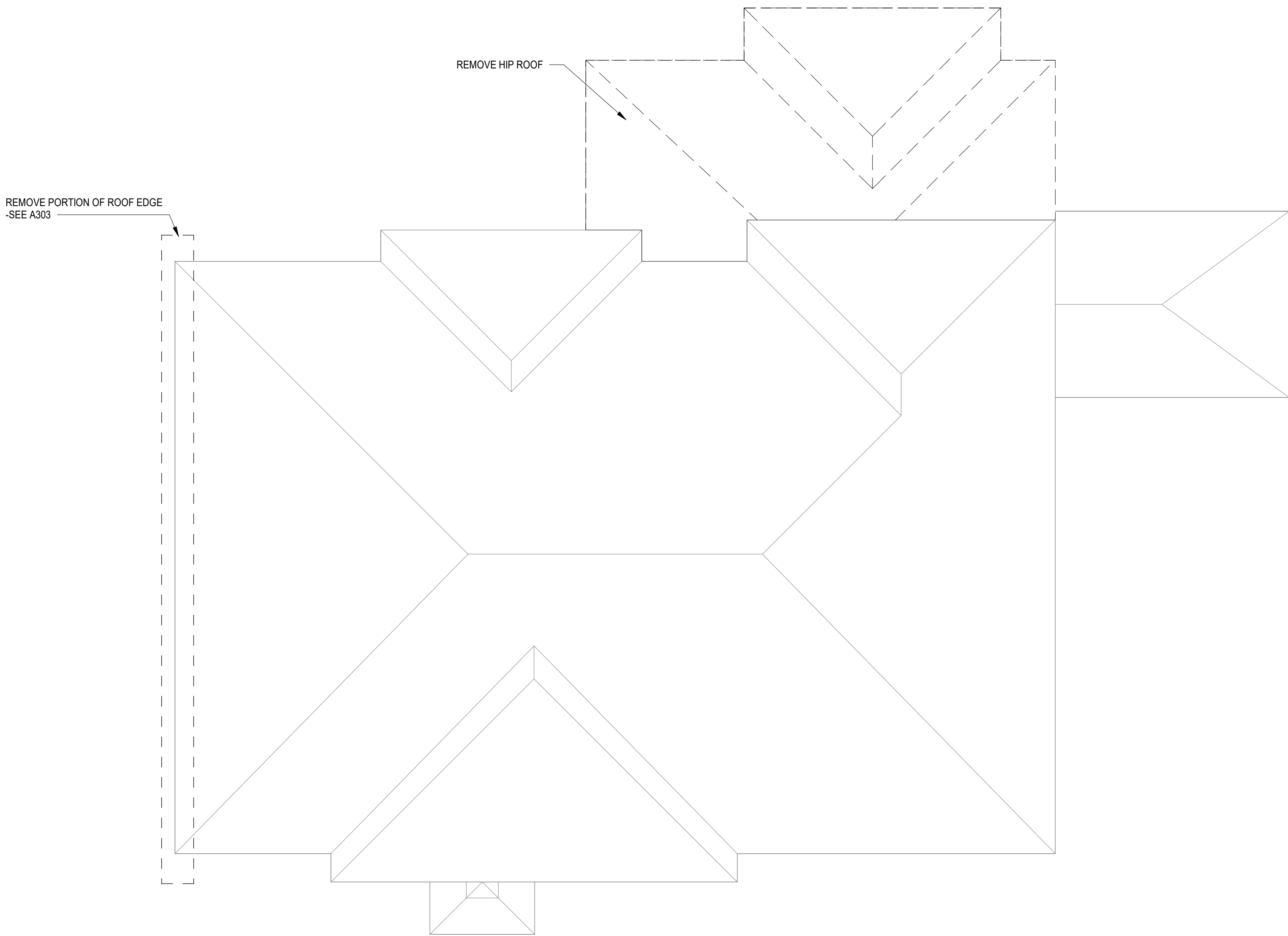


1 SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

ZULU 30% BID SET 01-28-2026

Plot Date: 1/26/2026 5:54:36 PM Path: AutodesK Docs\\NCWSA Admin Bldg_V25\\616202-NCWSA-ARCH_V25\\Central\\,rvt



1 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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PROFESSIONAL

30% DESIGN



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ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

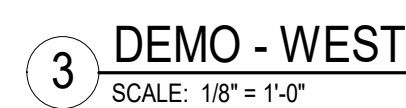
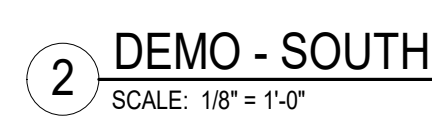
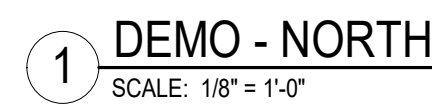
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CLIENT PROJECT NUMBER

ROOF - DEMO
PLANS

DRAWING NUMBER

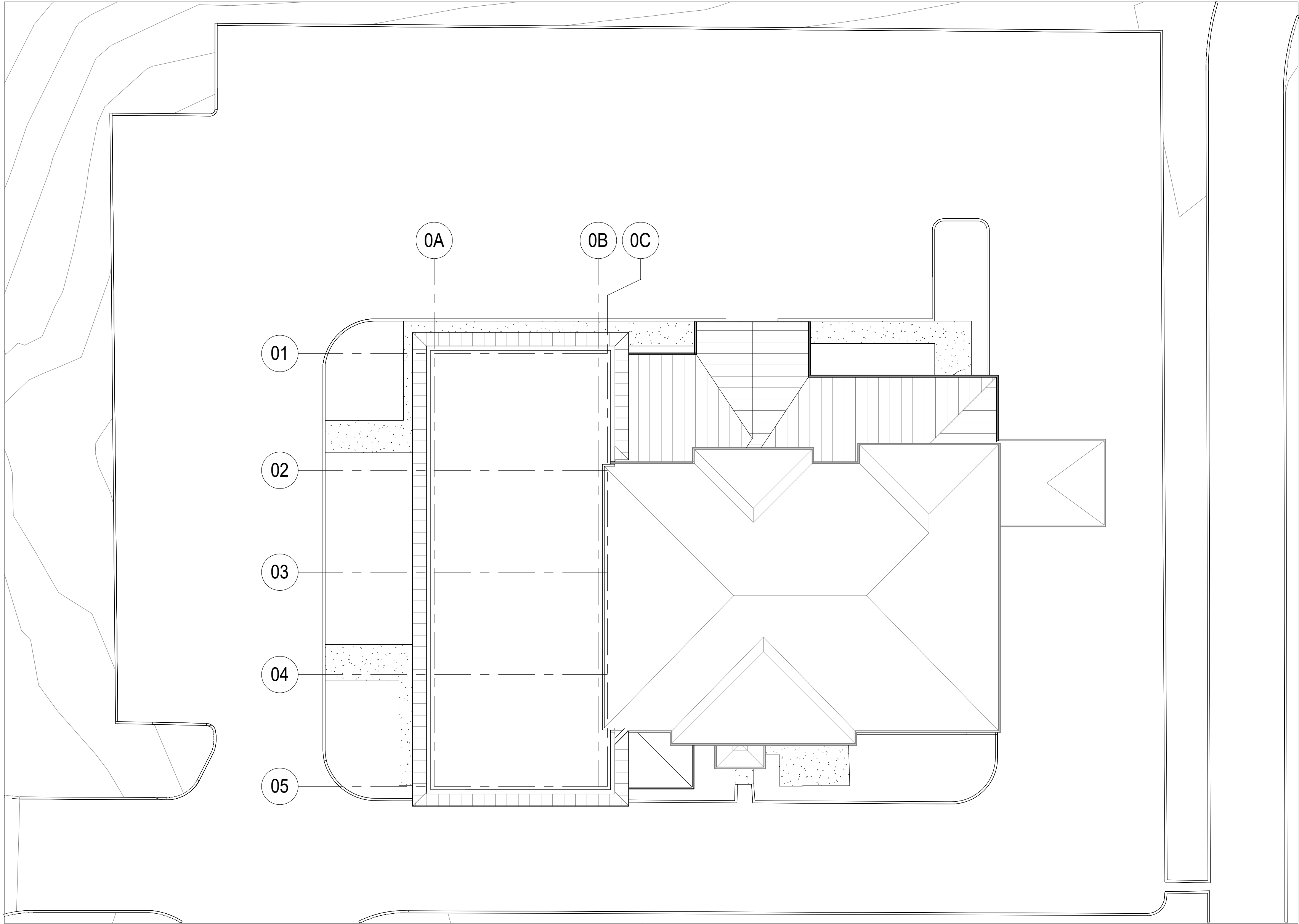
AD103



ZULU 30%
BID SET
01-28-2026

Plot Date: 1/26/2026 5:54:28 PM Path: Autodesk Docs://NCWSA Admin Bldg_V25/616202-NCWSA-ARCH_V25(Central).rvt

1 ARCH Site Plan - NEW CONSTRUCTION
SCALE: 1/16" = 1'-0"



ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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PROFESSIONAL

30% DESIGN



NCWSA OFFICE
ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

616202

CLIENT PROJECT NUMBER

CONSTRUCTION
SITE PLAN

DRAWING NUMBER

A100



Path: Autodesk Docs\\NCWSA Admin Bldg_V25\\616202-NCWSA-ARCH_V25\\Central\\rvt
Plot Date: 1/26/2026 5:54:32 PM

1 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"



ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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30% DESIGN



NCWSA OFFICE
ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

616202

CLIENT PROJECT NUMBER

2ND FLOOR -
CONSTRUCTION
PLANS

DRAWING NUMBER

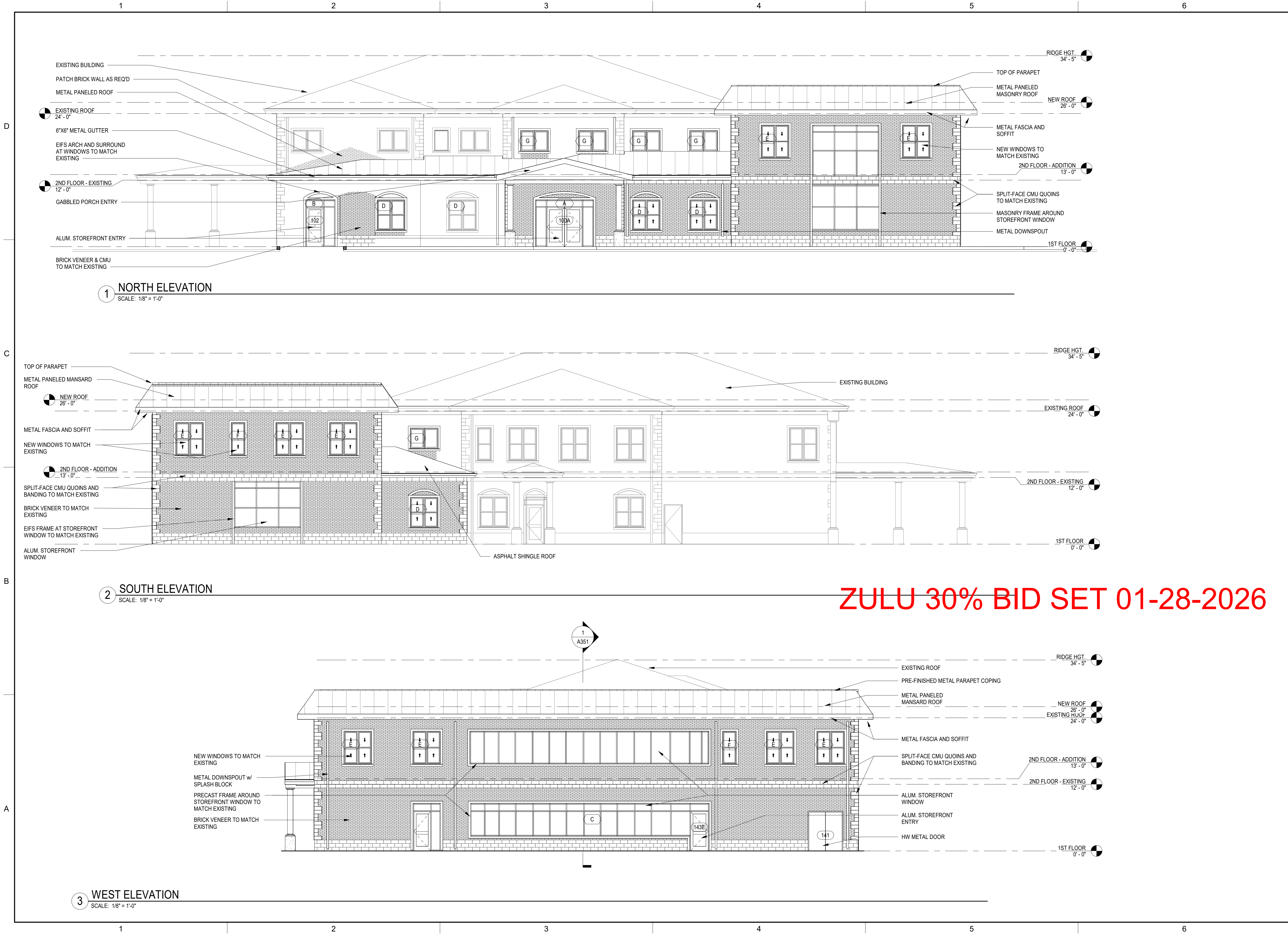
A102



6



Plot Date: 1/26/2026 5:54:33 PM Path: AutodesK Docs\\NCWSA Admin Bldg_V25\\616202-NCWSA-ARCH_V25\\Central\\rvt



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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PROFESSIONAL

30% DESIGN



NCWSA OFFICE
ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

616202

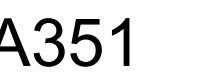
CLIENT PROJECT NUMBER

CONSTRUCTION
ELEVATIONS

DRAWING NUMBER

A301

ZULU 30% BID SET 01-28-2026



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1 ARCH 1st Floor Plan - NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"

ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



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PROFESSIONAL

PRELIMINARY
DESIGN



NCWSA OFFICE
ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: Designer

DRAWN: Author

CHECKED: Checker

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

Project Number

CLIENT PROJECT NUMBER

FIRST FLOOR
MECHANICAL
ZONING PLAN

DRAWING NUMBER

M101



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PROFESSIONAL

PRELIMINARY
DESIGN

NCWSA OFFICE
ADDITION

[illegible]

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: Designer

DRAWN: Author

CHECKED: Checker

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

Project Number

CLIENT PROJECT NUMBER

SECOND FLOOR MECHANICAL ZONING PLAN

DRAWING NUMBER

M102



1 ARCH 2nd Floor Plan - NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"

ZULU 30% BID SET 01-28-2026