



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

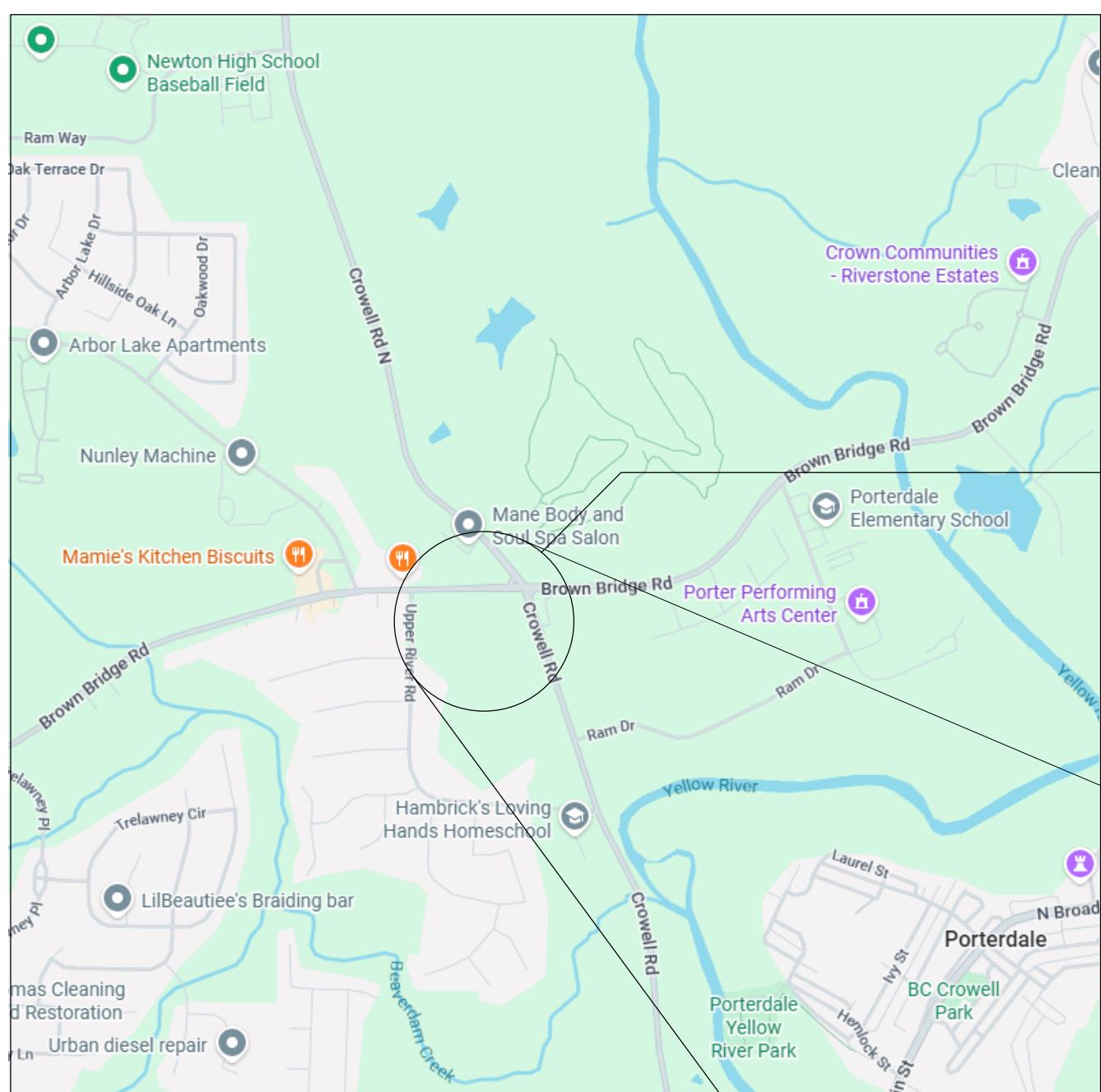
NCWSA OFFICE ADDITION
30% DESIGN

NEWTON COUNTY WATER AND SEWERAGE AUTHORITY

NCWSA OFFICE
11325 BROWN BRIDGE ROAD COVINGTON, GEORGIA, 30016
NCWSA OFFICE ADDITION

ZULU 30% BID SET 01-28-2026

30% DESIGN
1/26/2026



SITE



PROJECT
LOCATION



Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335

Wendel Project No. 616202

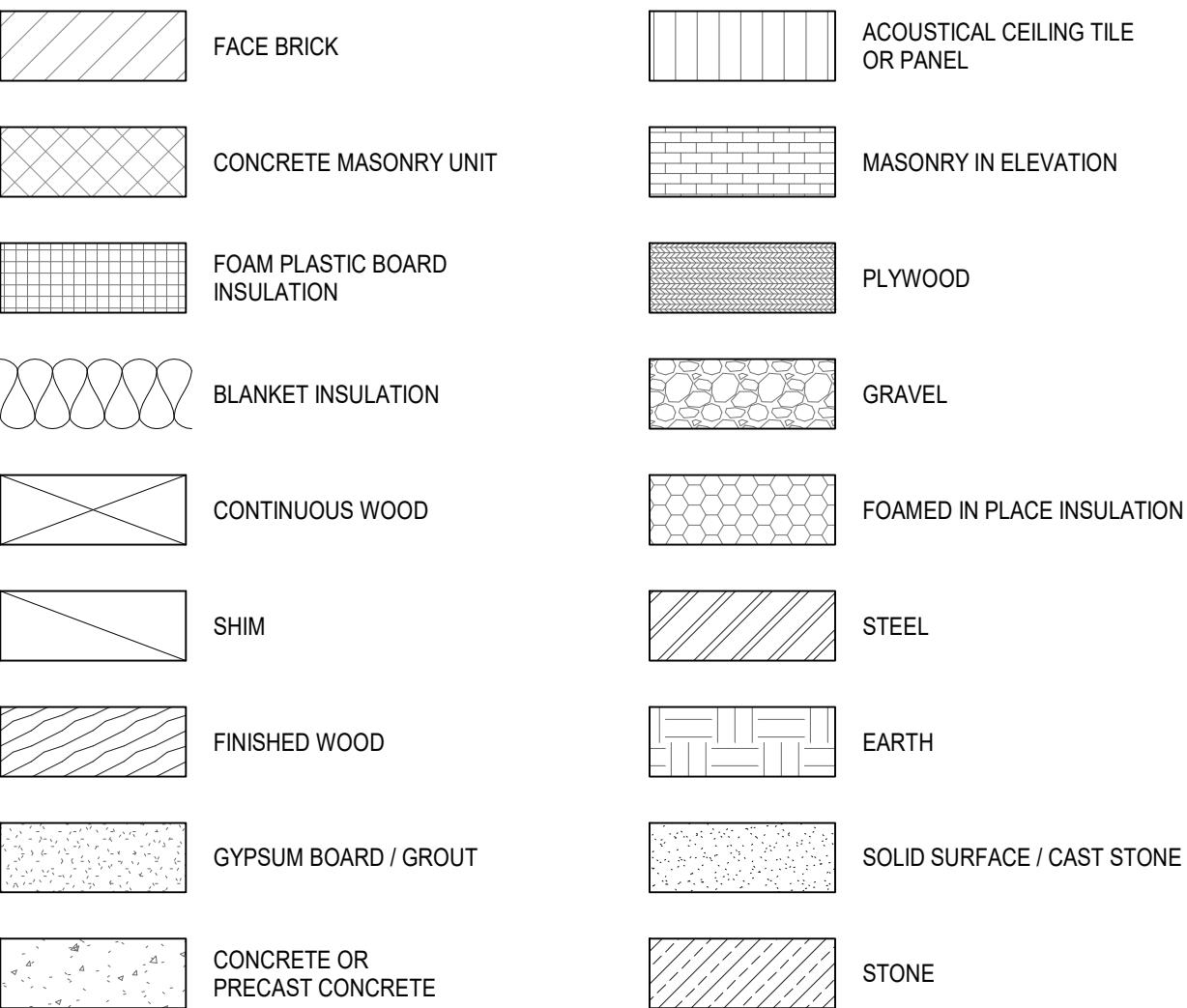
DRAWING INDEX			
SHEET NUMBER	SHEET NAME	REVISION	
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PROJECT TEAM
PES Structural Engineers
1852 Century PINE # 201,
Atlanta, GA 30345
T. 770-457-5923

REVISE LEGEND TO SUIT PROJECT

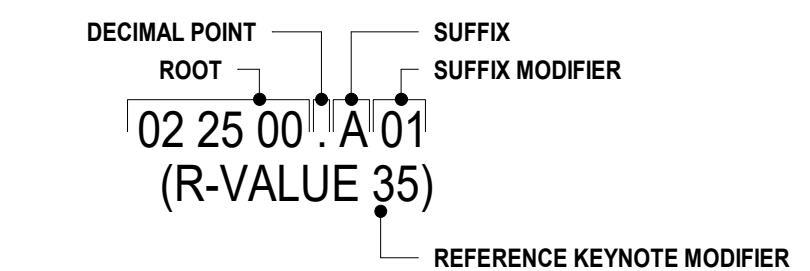
MATERIALS LEGEND:



ABBREVIATIONS

A/C	AIR CONDITION	FIN	FINISH	PTD	PAPER TOWEL DISPENSER
ACP	ACOUSTICAL 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	ACOUSTICAL CEILING TILE	FOC	FACE OF CONCRETE	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FOM	FACE OF MASONRY	R	RADIUS/RISER/TERMAL RESISTANCE
ADJ	ADJACENT/ADJUSTABLE	FR	FRAME	RB	RUBBER BASE
AFF	ABOVE FINISHED FLOOR	FRG	FIBER REINFORCED GYPSUM	RCP	REFLECTED CEILING PLAN
AHU	AIR HANDLING 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	RH	ROOF HATCHRIGHT HAND
AV	AUDIO VISUAL	GFCI	GROUND FAULT CIRCUIT INERRUPTER	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	HWARDE	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	SHLVING
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	SO	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/RECEPACLE
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	MONTEED	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	NIC	NOT IN CONTRACT	TPH	TOILET PAPER HOLDER
EA	EACH	NO	NUMBER	TRD	TERMOPLASTIC POLYOLEFIN
EF	EACH FACE	NRC	NOISE REDUCTION COEFFICIENT	TRT	TREATED
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	NTS	NOT TO SCALE	TV	TELEVISION
EJ	EXPANSION JOINT	OC	ON CENTER	TYP	TYPICAL
EL	ELEVATION	OD	OUTSIDE DIAMETER	UH	UNIT HEATER
ELEC	ELECTRICAL	OF/CI	OWNER FURNISHED/CONTRACTOR	UL	UNDERWRITERS LABORATORIES
ELEV	ELEVATOR	INSTALLED	INSTALLED	UNFIN	UNFINISH
ENCL	ENCLOSURE	OH	OVERHANG	UNO	UNLESS NOTED OTHERWISE
EP	ELECTRICAL PANEL	OPH	OPPOSITE HAND	UR	URINAL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	OPENING	OPENING	UTIL	UTILITY
EQ	EQUAL	OPP	OPPOSITE	VB	VINYL BASE
EQUIP	EQUIPMENT	OS	OCCUPANCY SENSOR	VCT	VINYL COMPOSITION TILE
ETC	ET CETERA	P	PIPE	VERT	VERTICAL
EWC	ELECTRIC WATER COOLER	PCC	PRECAST CONCRETE	VEST	VESTIBULE
EXH FN	EXHAUST FAN	PEJ	PREMOLDED EXPANSION JOINT	VIF	VERIFY IN FIELD
EXP	EXPANSION/EXPOSED	PERF	PERFORATED	VP	VENT PIPE
EXST	EXISTING	PL	PROPERTY LINE	VS	VACANCY SENSOR
EXT	EXTERIOR	PLAM	PLASTIC LAMINATE	VTR	VENT THROUGH ROOF
EXTRU	EXTRUSION	PLBG	PLUMBING	VWC	VINYL WALL COVERING
F/F	FACE TO FACE	PLYWD	PLYWOOD	W	WEST/WIDE
FD	FLOOR DRAIN	PORC	PORCELAIN	W/	WITH
FDTN	FOUNDATION	PP	POWER POLE	WITHOUT	WITHOUT
FE	FIRE EXTINGUISHER	PREF	PREFINISH	WBL	WOOD BLOCKING
FEC	FIRE EXTINGUISHER CABINET	PREFAB	PREFABRICATE	WC	WATER CLOSET
FF	FINISHED FACE	PT	PAINT	WD	WOOD
FHC	FIRE HOSE CABINET			WH	WATER HEATER
				WWR	WELDED WIRE REINFORCEMENT

REFERENCE KEYNOTE LEGEND:



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: ACTUAL BUILDING HEIGHT: 35' (EXISTING) 29' (ADDITION), 2 STORIES
ALLOWABLE BUILDING HEIGHT: 75' SF, 4 STOREYS

ACTUAL BUILDING AREA: 17,628 SF
ALLOWABLE BUILDING AREA: 109,250 SF
PER TABLE 506.2 A₃ = A+(NS x l)
109,250 SF = 92,000+(23,000 x .75)

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 175 FT

MAXIMUM COMMON PATH OF EGESS TRAVEL DISTANCE: 75 FT

MAXIMUM DEAD ENDS IN CORRIDORS: 50 FT

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

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30% DESIGN
NCWSA OFFICE ADDITION

REVISIONS
REV DATE DESCRIPTION
B

DESIGNED: MW4
DRAWN: LDG
CHECKED: DEK
CHECKED:
APPROVED: Approver
FILENAME
BC PROJECT NUMBER
616202
CLIENT PROJECT NUMBER
TITLES & SYMBOLS
A

DRAWING NUMBER
A001

ZULU 30% BID SET 01-28-2026

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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

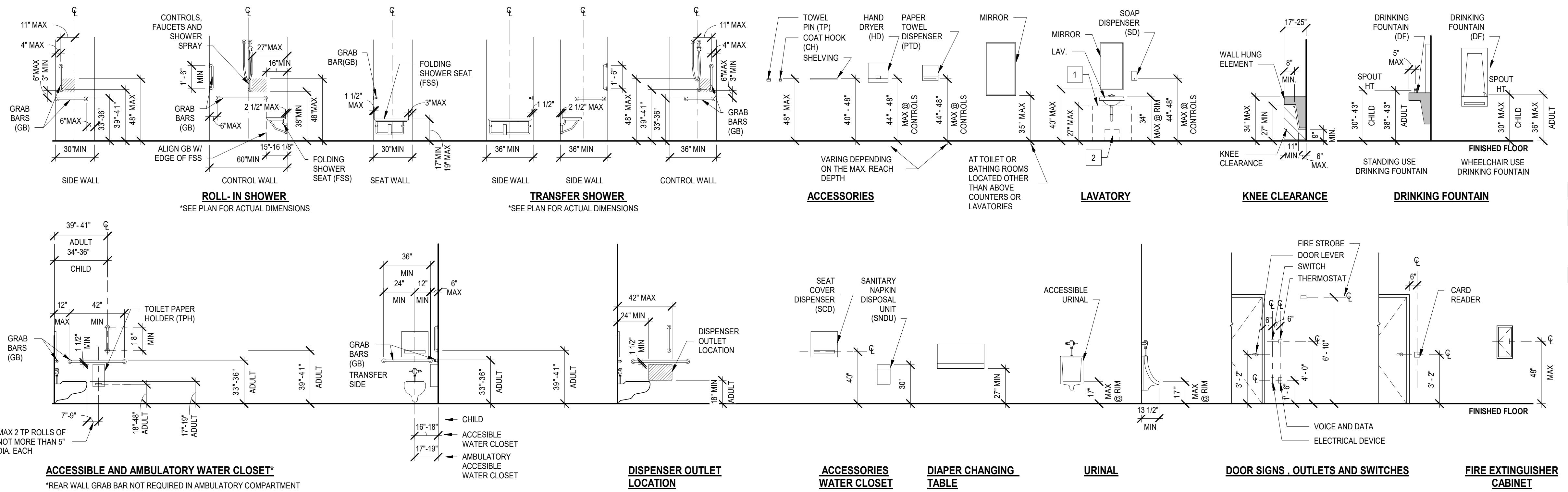
616202

CLIENT PROJECT NUMBER

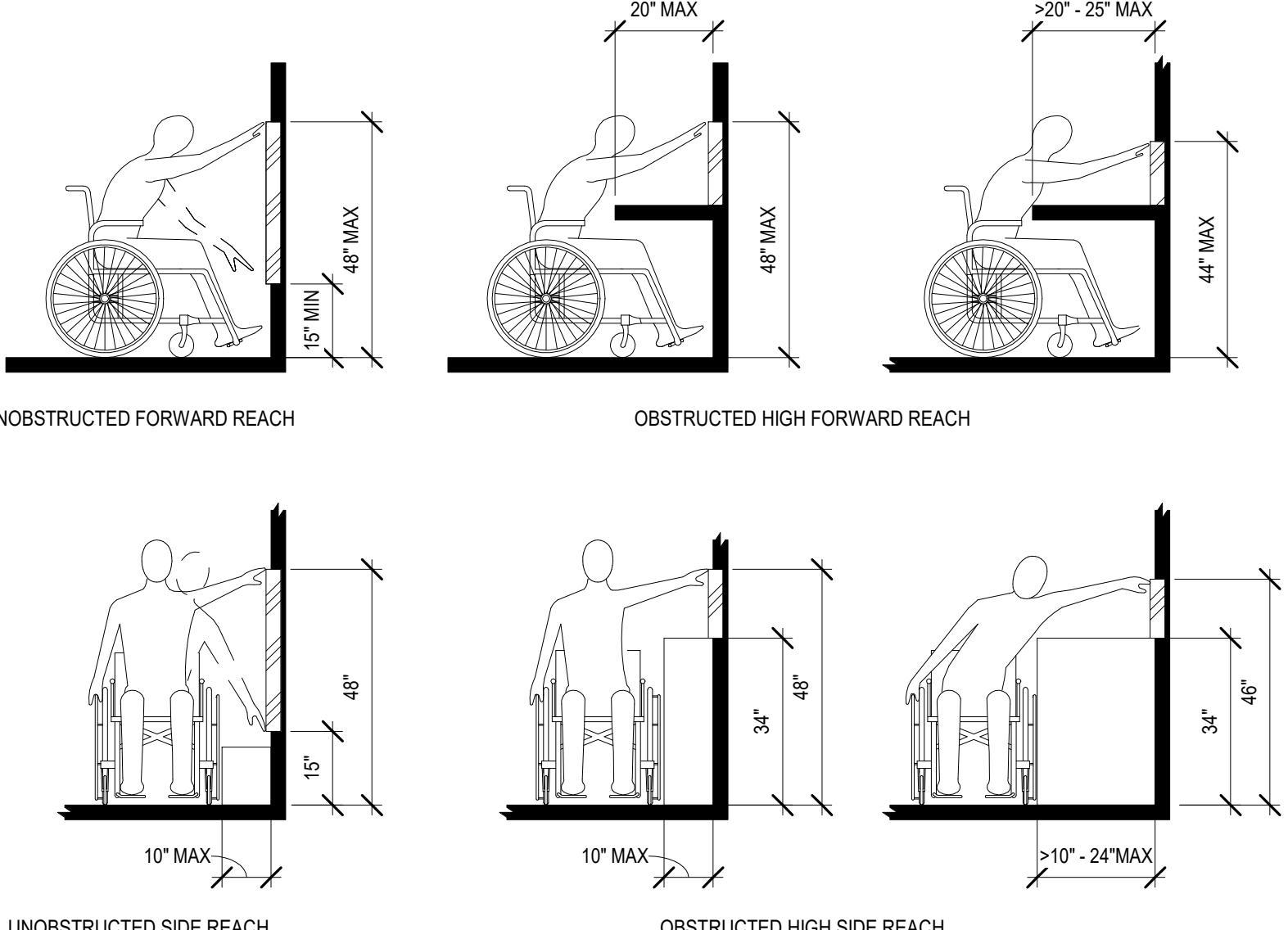
ACCESSIBILITY FIGURES

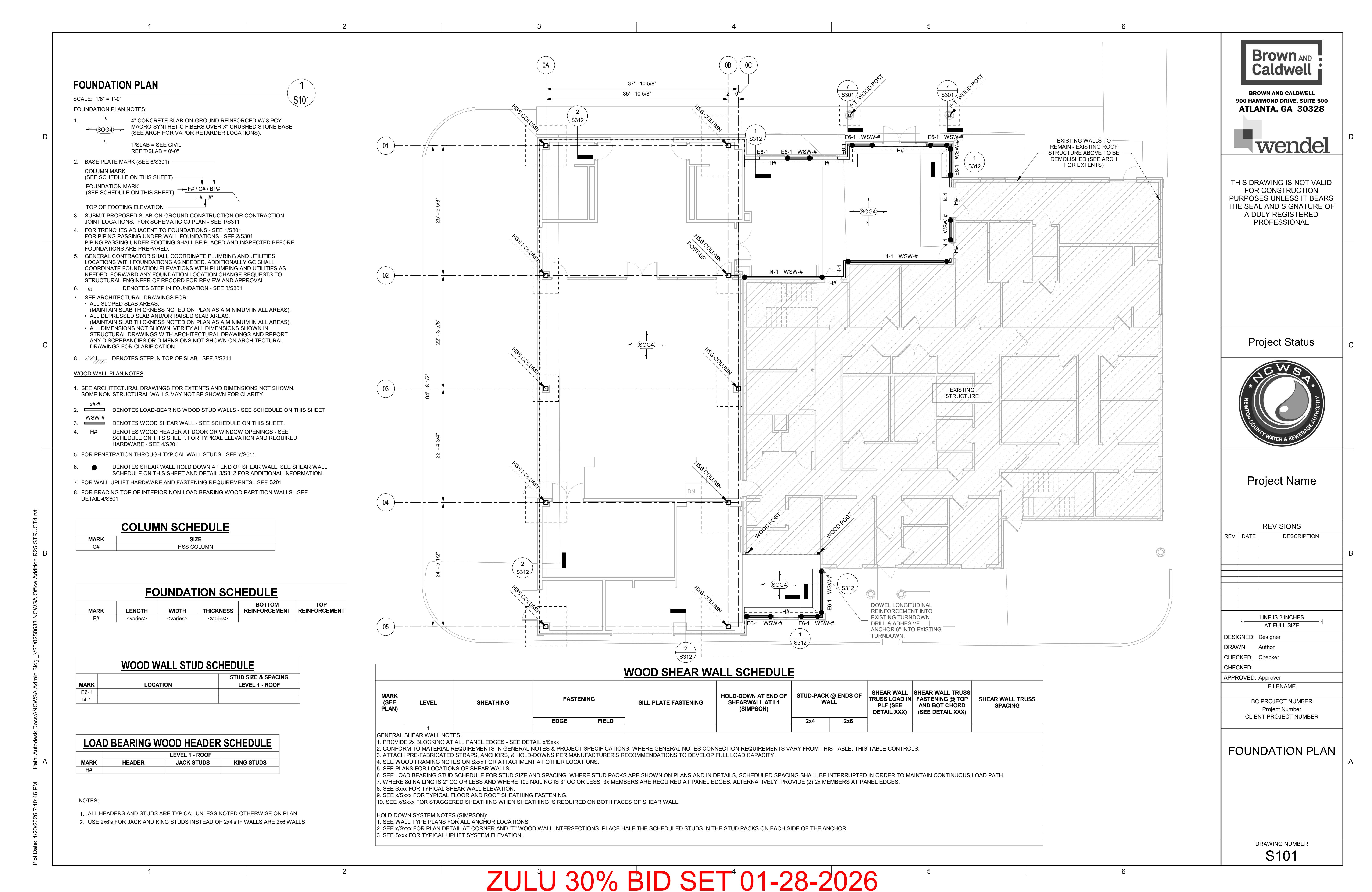
DRAWING NUMBER
A002

TYP FIXTURE MOUNTING HEIGHTS:



ADA REACH RANGE FIGURES:





Brown AND
Caldwell

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

wendel

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A DULY REGISTERED
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

LEVEL 2 FRAMING
PLAN

DRAWING NUMBER
S102

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:
 $I_{x,0} = 0.417 \text{ IN}^4/\text{FT}$ $I_{y,0} = 0.412 \text{ IN}^4/\text{FT}$
 $S_{x,0} = 0.342 \text{ IN}^3/\text{FT}$ $S_{y,0} = 0.347 \text{ IN}^3/\text{FT}$
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 GIRDERS.
5. DENOTES QUANTITY OF 3/4" DIA x 4" LG HEADED STUD ANCHORS WELDED TO TOP FLANGE OF STEEL BEAM (NC): DENOTES NON-COMPOSITE BEAM
6. DENOTES BEAM SIZE
7. TOP OF STEEL ELEVATION (UNLESS NOTED OTHERWISE)
8. FOR TYPICAL COMPOSITE STEEL FRAMING SECTIONS AND DETAILS SEE S511 - S512
9. GENERAL CONTRACTOR SHALL VERIFY ALL OPENING DIMENSIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
10. V=K DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) SHEAR REACTION. IF REACTION IS NOT SHOWN, DESIGN FOR 15K.
11. M=K-FT DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) MOMENT REACTION (+ OR -). IF FORCE IS NOT SHOWN, DESIGN FOR 25 K-FT.
12. M=K FT DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) MOMENT REACTION (+ OR -). IF FORCE IS NOT SHOWN, DESIGN FOR 25 K-FT.
13. A=K DENOTES DESIGN SERVICE LEVEL (ALLOWABLE STRESS DESIGN) AXIAL DRAG CONNECTION. IF FORCE IS NOT SHOWN, DESIGN FOR 5K.
14. BB DENOTES BEAM BOTTOM FLANGE BRACE PER DETAIL 3/S512.
15. POST-UP DENOTES COLUMN POST UP PER DETAIL 1/S501.

WOOD ROOF FRAMING PLAN NOTES

1. WR1 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 GIRDERS. PROVIDE A STUD PACK WITH ONE MORE STUD THAN THE NUMBER OF PLIES IN TRUSS GIRDERS DOWN TO FOUNDATION, UNLESS NOTED OTHERWISE ON SCHEDULE.
4. HG DENOTES PRE-ENGINEERED WOOD TRUSS HIP GIRDERS. PROVIDE A STUD PACK WITH ONE MORE STUD THAN THE NUMBER OF PLIES IN TRUSS GIRDERS 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.
7. NOMINAL BEAM DEPTH
NUMBER OF PLYS
D = DIMENSIONED LUMBER
L = LVL
8. ALL WOOD ROOF BEAMS BEARING ON WALLS SHALL HAVE UPLIFT TIES AT BEARING POINTS - SEE WOOD ROOF BEAM SCHEDULE ON THIS SHEET.
9. FOR TYPICAL ROOF DIAPHRAGM FASTENING - SEE DETAIL 2/S611, UNLESS NOTED OTHERWISE ON PLAN
10. 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.
11. DENOTES LOAD-BEARING WALLS BELOW.

LEVEL SCHEDULE

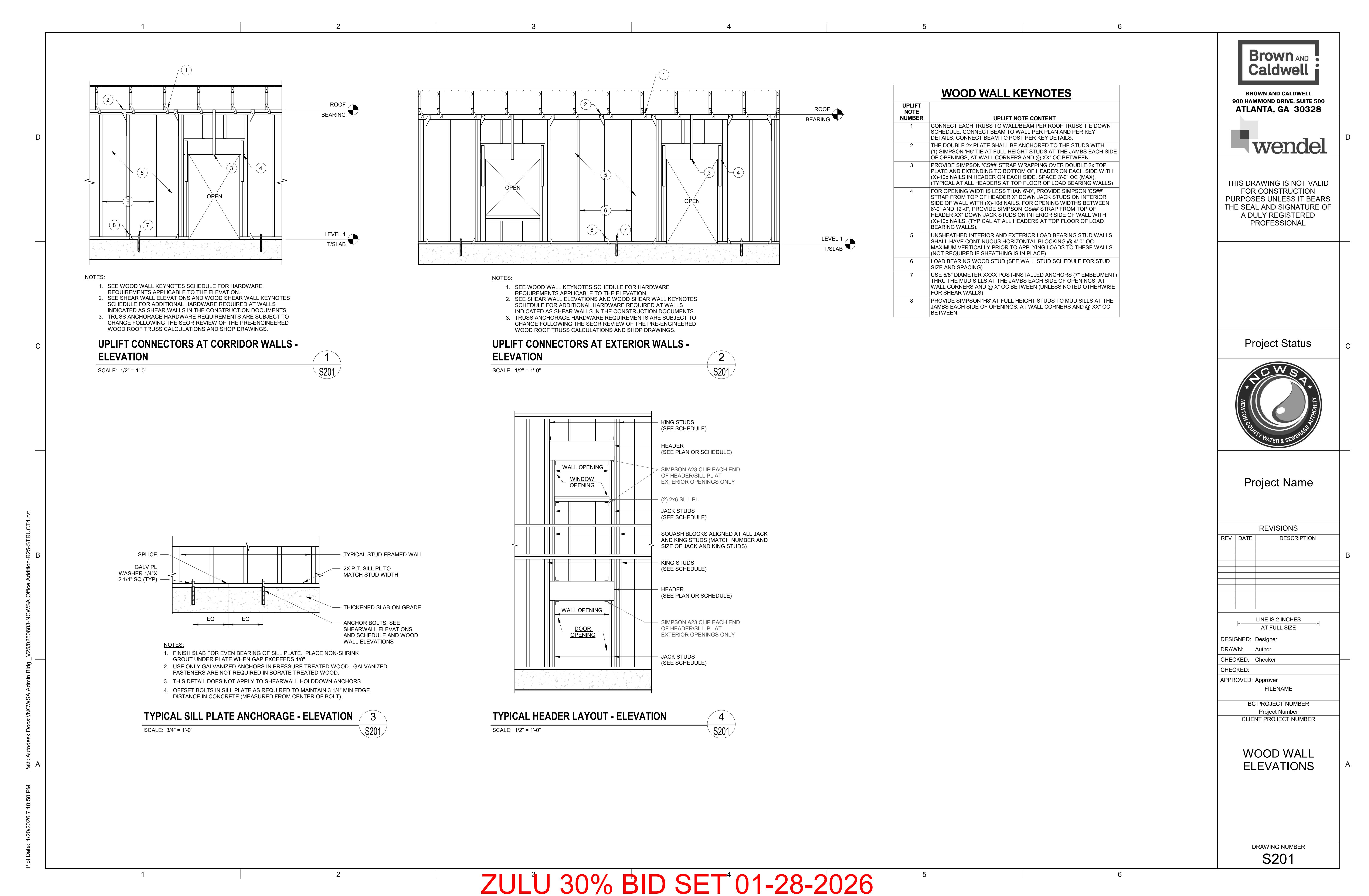
NAME	ELEVATION
FFE	0"
LEVEL 2 - T/STL	12' - 6 1/2"
LEVEL 2 - T/SLAB	13' - 0"

WOOD BEAM SCHEDULE

MARK	BEAM TYPE	STUD PACKS	HANGER (WHERE REQUIRED)
		LEVEL 1	

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) VGTL/R 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

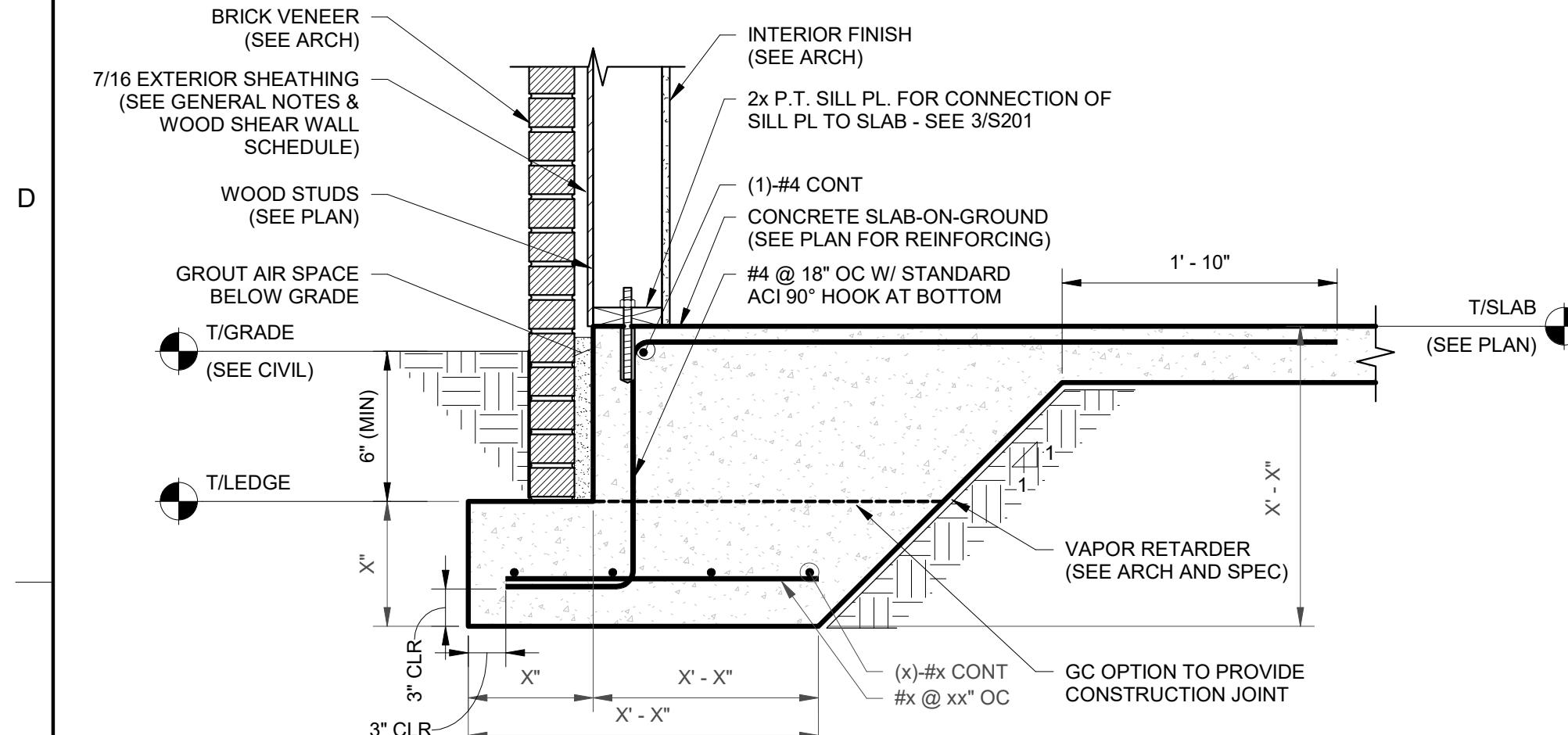
BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328

wendel

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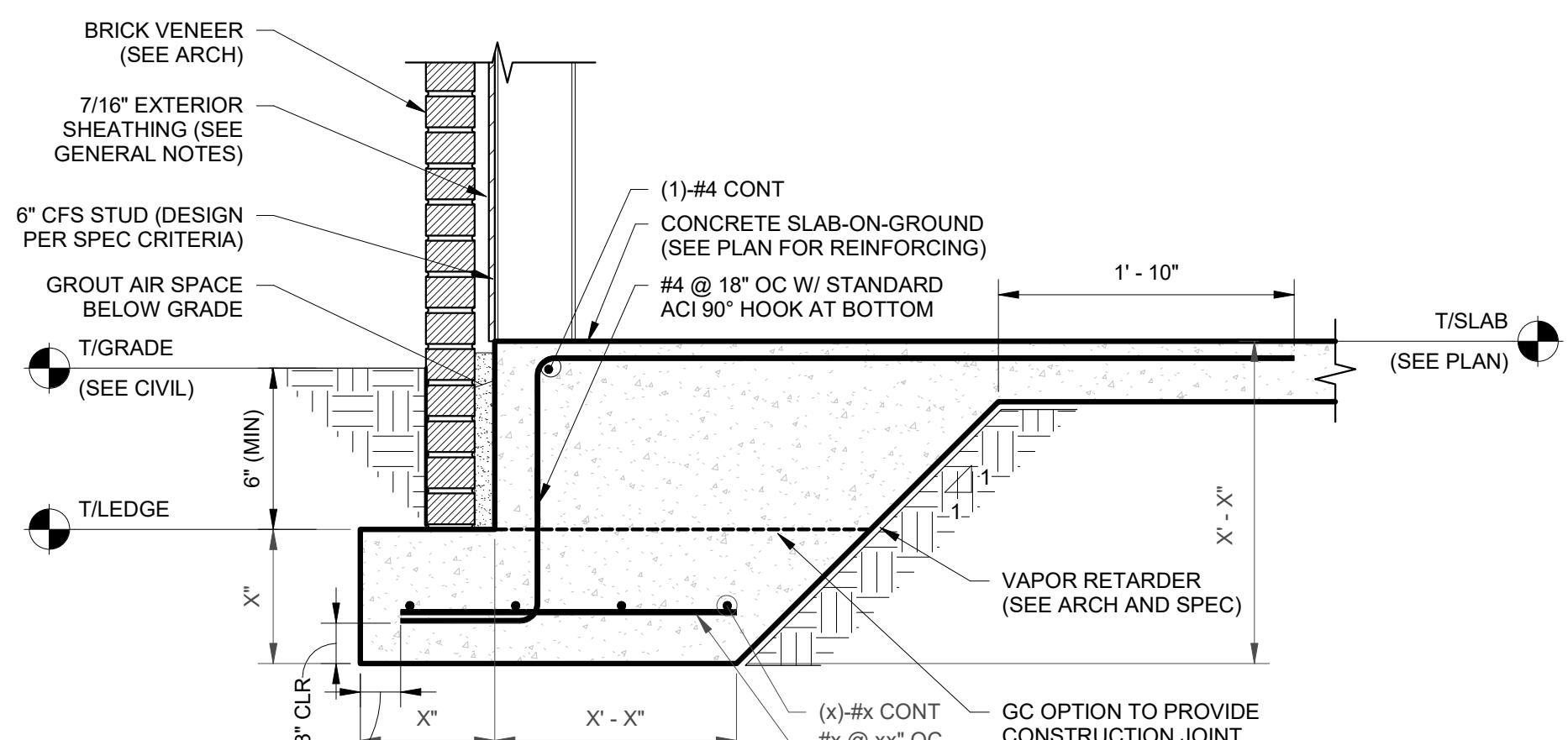


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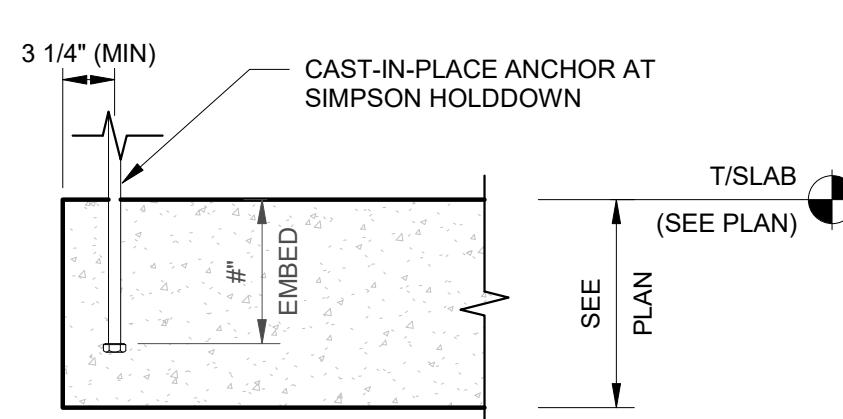
**TYPICAL THICKENED SLAB AT BRICK EXIERIOR
LOAD-BEARING WALL - SECTION**

SCALE: 1" = 1'-0"

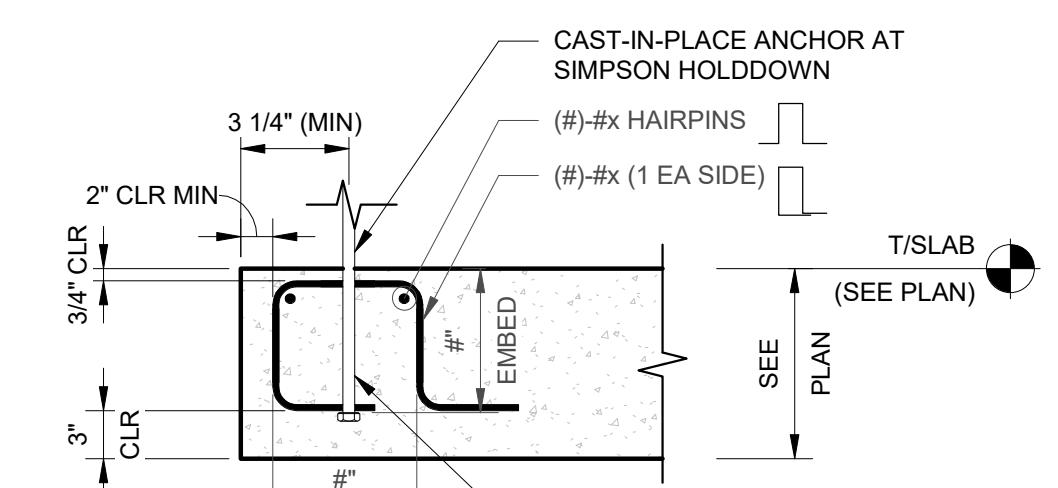


**TYPICAL THICKENED SLAB AT BRICK EXIERIOR
CFS WALL - SECTION**

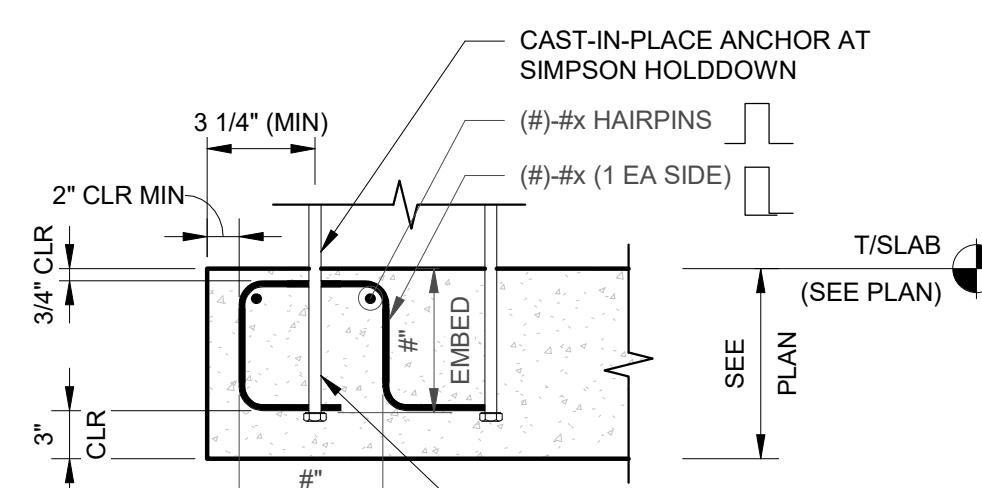
SCALE: 1" = 1'-0"



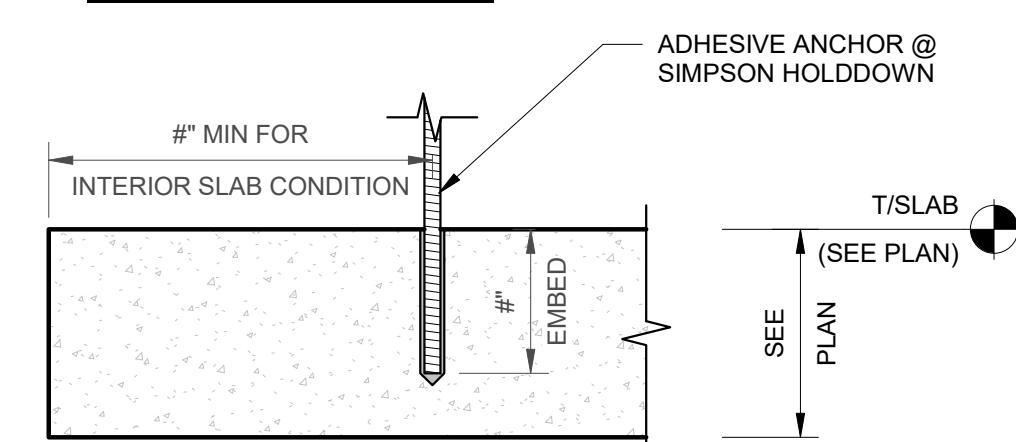
SLAB EDGE - WSW#



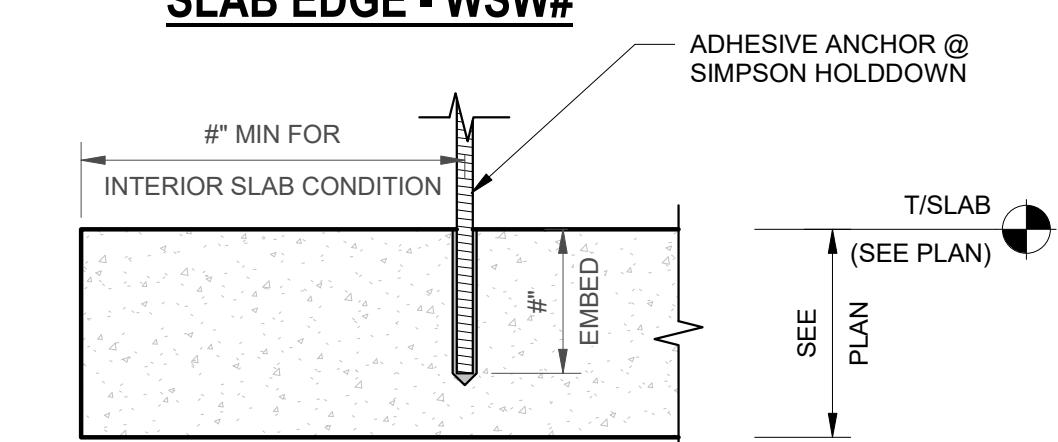
SLAB EDGE - WSW#



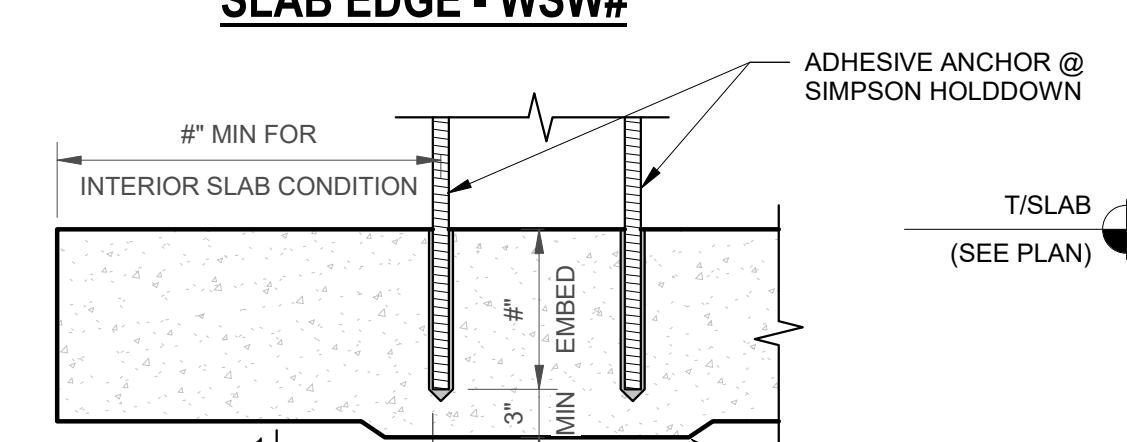
SLAB EDGE - WSW#



INTERIOR OF SLAB - WSW#



INTERIOR OF SLAB - WSW#



INTERIOR OF SLAB - WSW#

SHEAR WALL SIMPSON HOLDDOWN ANCHORAGE DETAIL - SECTION

NOT TO SCALE

Project Status



Project Name

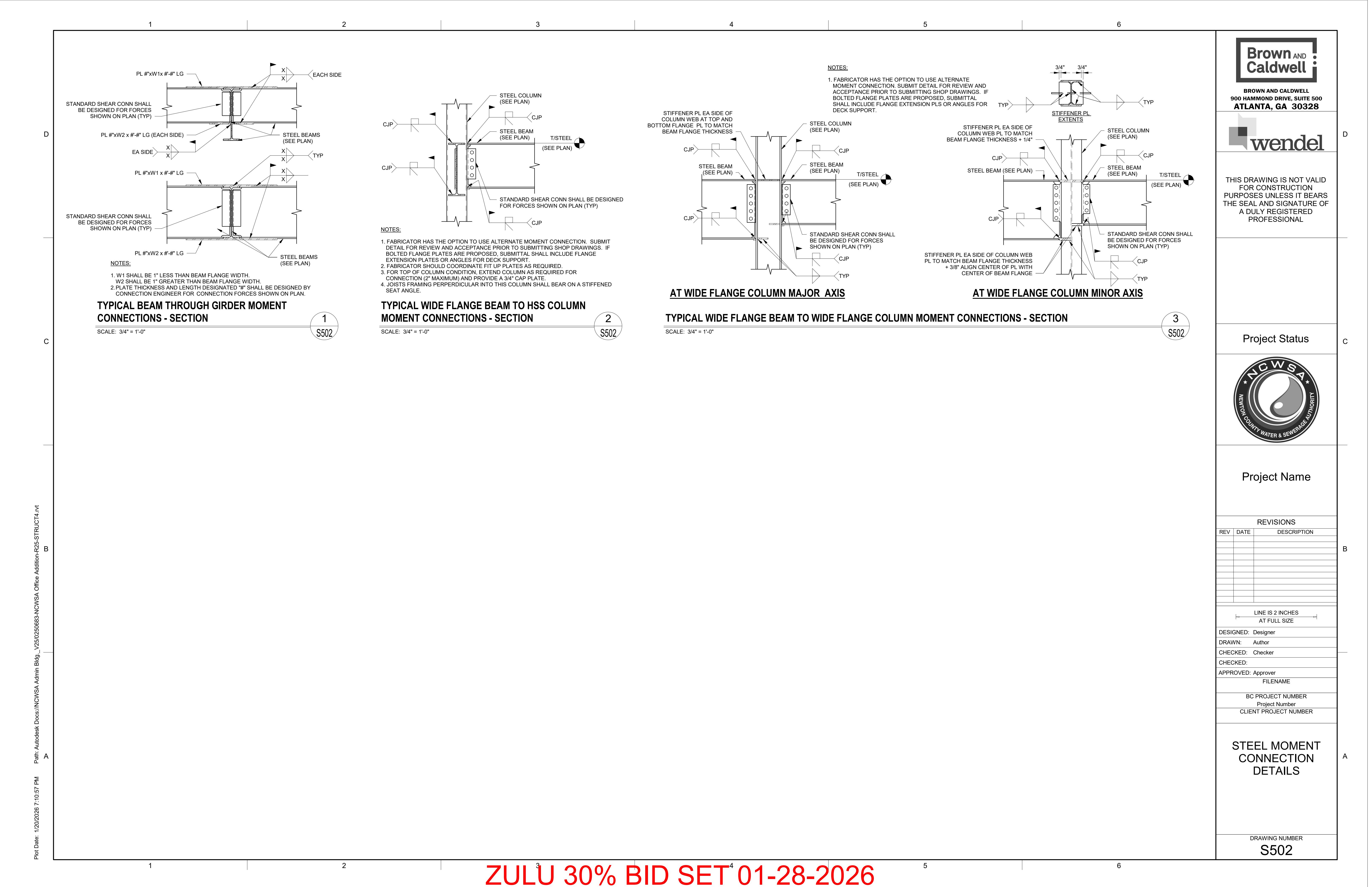
REVISIONS		
REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

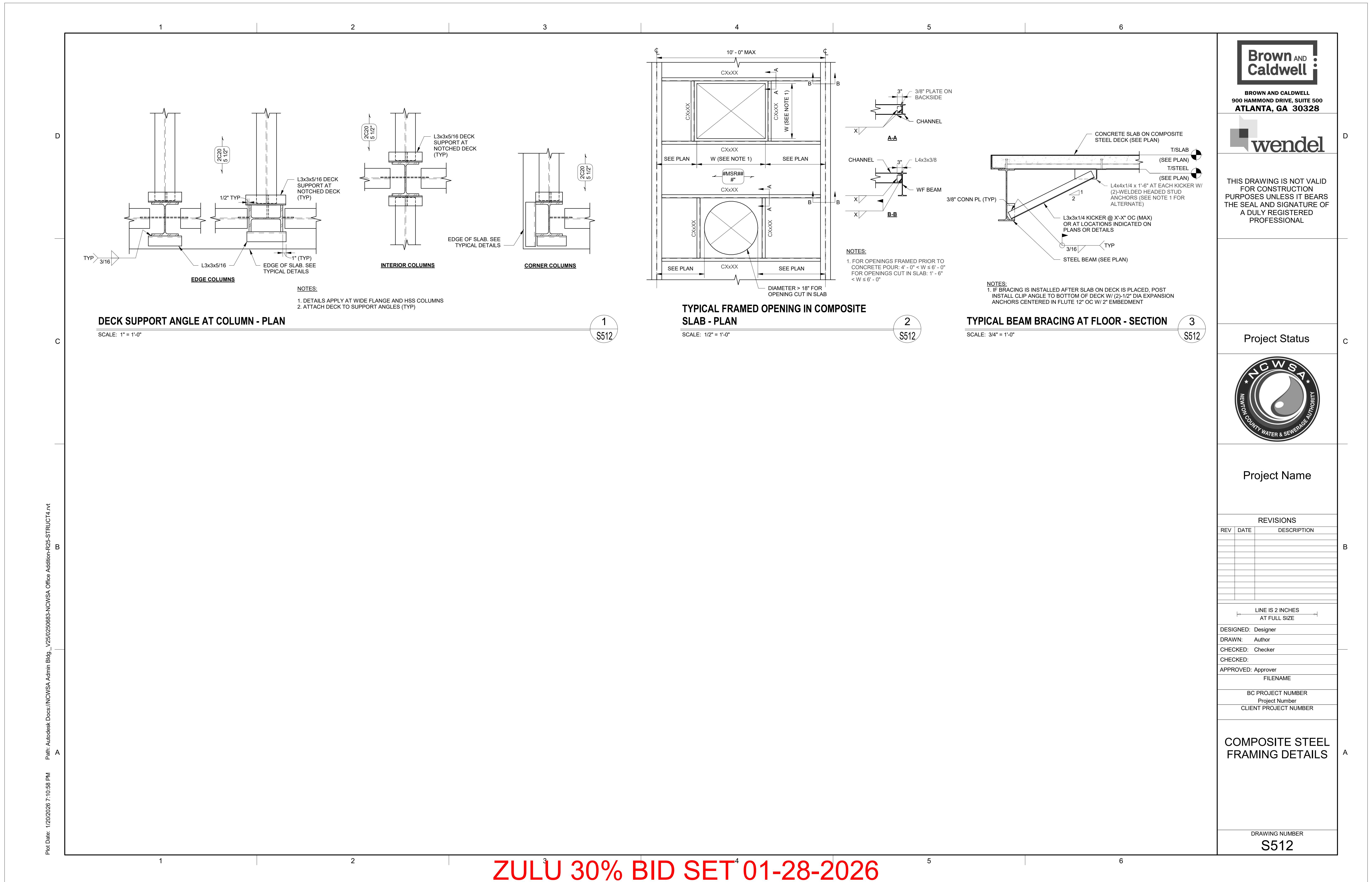
DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
CHECKED:
APPROVED: Approver
FILENAME
BC PROJECT NUMBER
Project Number
CLIENT PROJECT NUMBER

SLAB-ON-GROUND
DETAILS

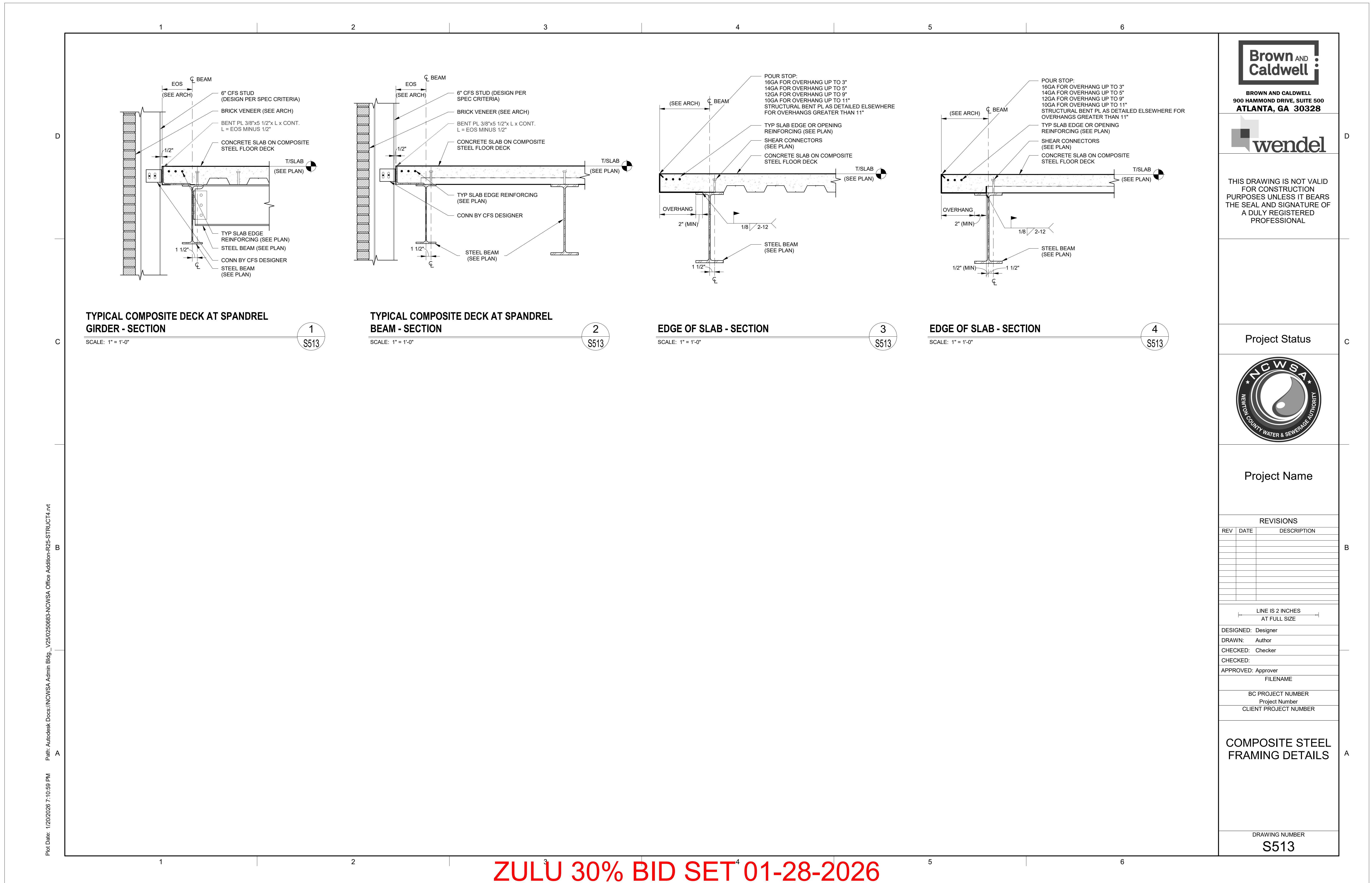
DRAWING NUMBER
S312



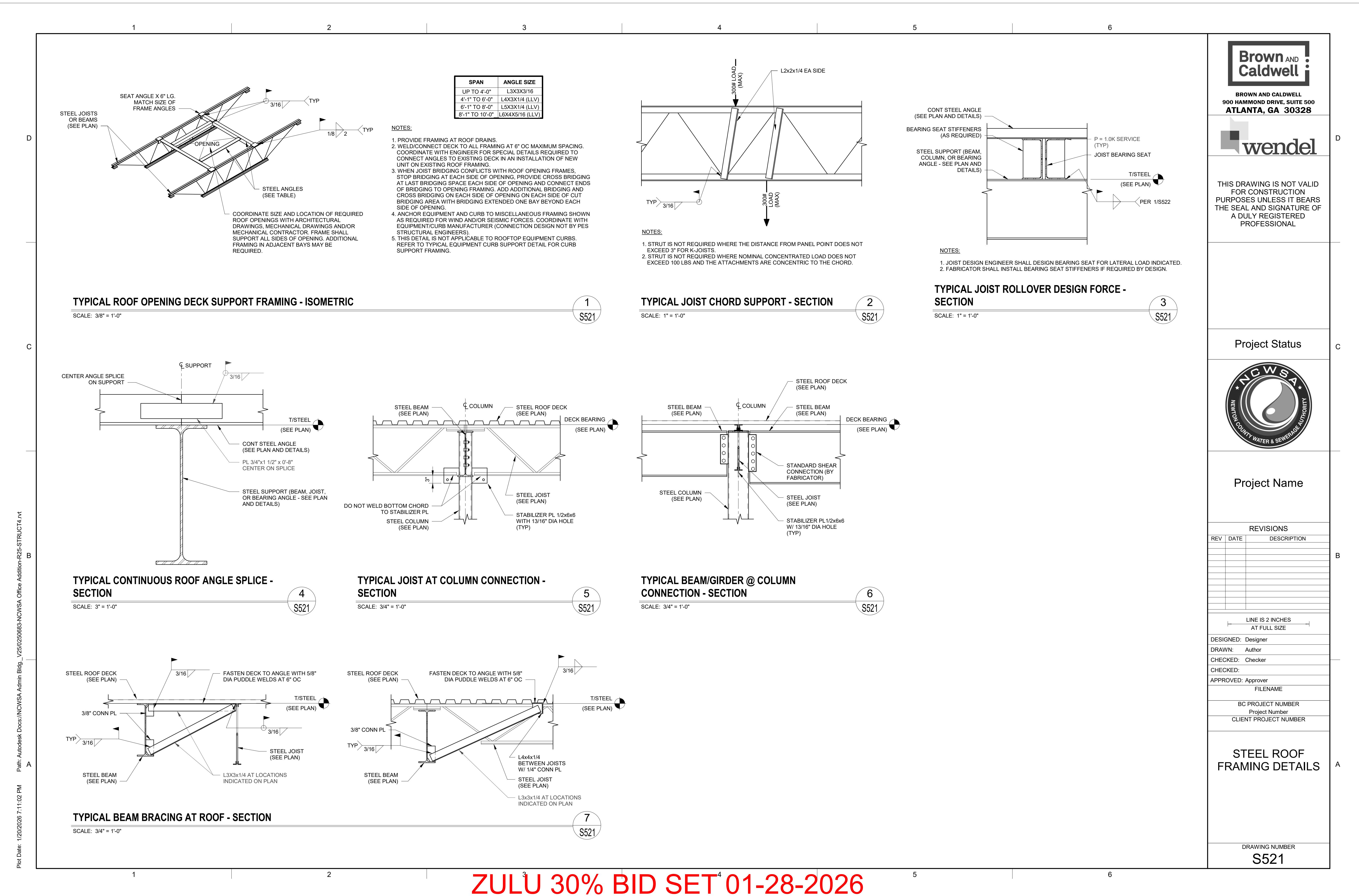
ZULU³ 30% BID SET⁴ 01-28-2026

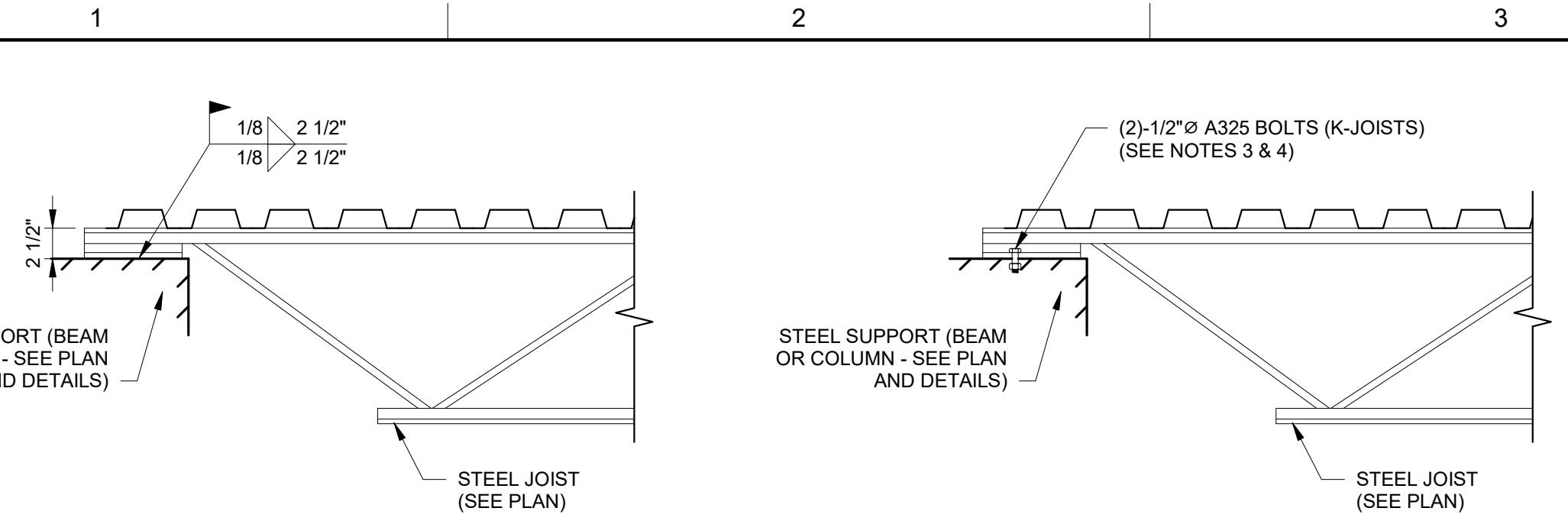


ZULU ³ 30% BID SET⁴ 01-28-2026



ZULU ³ 30% BID SET⁴ 01-28-2026





WELDED CONNECTION

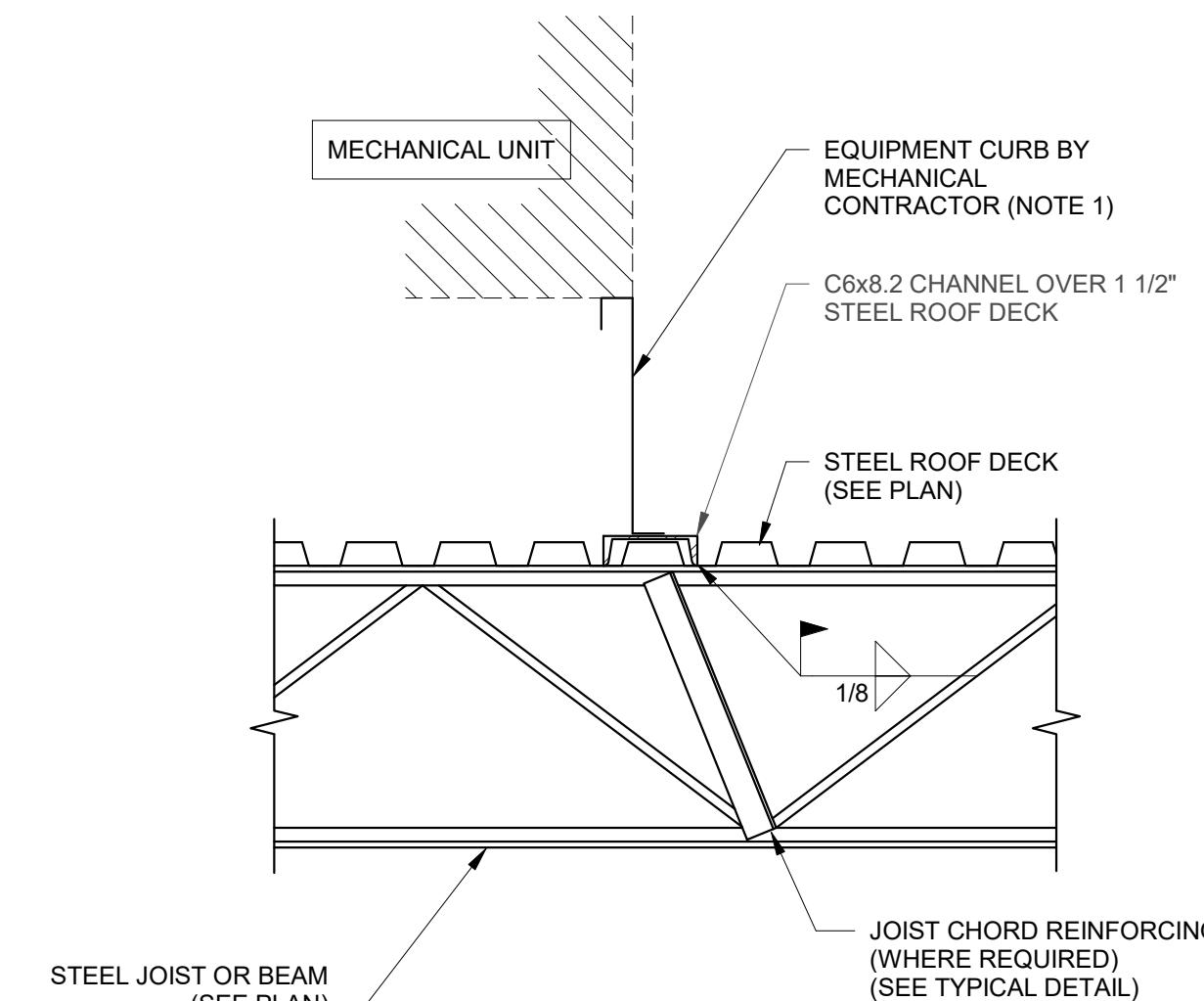
NOTES:

1. JOIST SEAT DEPTHS AND CONNECTIONS INDICATED IN THIS DETAIL ARE TYPICAL UNO ON PLANS AND SPECIFIC DETAILS.
2. SLOPED OR BEVELED SEATS ARE REQUIRED WHERE ROOF SLOPE EXCEEDS 1/4" FT. COMPLY WITH SJI SPECIFICATIONS AND SEE PLANS FOR JOIST SEAT DEPTHS.
3. BOLTED CONNECTIONS ARE REQUIRED AT LOCATIONS INDICATED BY THE JOIST SUPPLIER.
4. IF BOLTS CANNOT BE INSTALLED AT CONNECTIONS INDICATED AS BOLTED, NOTIFY THE JOIST SUPPLIER AND SUBMIT PROPOSED CONNECTION MODIFICATION TO ARCH/SEOR FOR REVIEW. WELDS INDICATED IN THIS DETAIL SHALL NOT BE SUBSTITUTED FOR BOLTS.

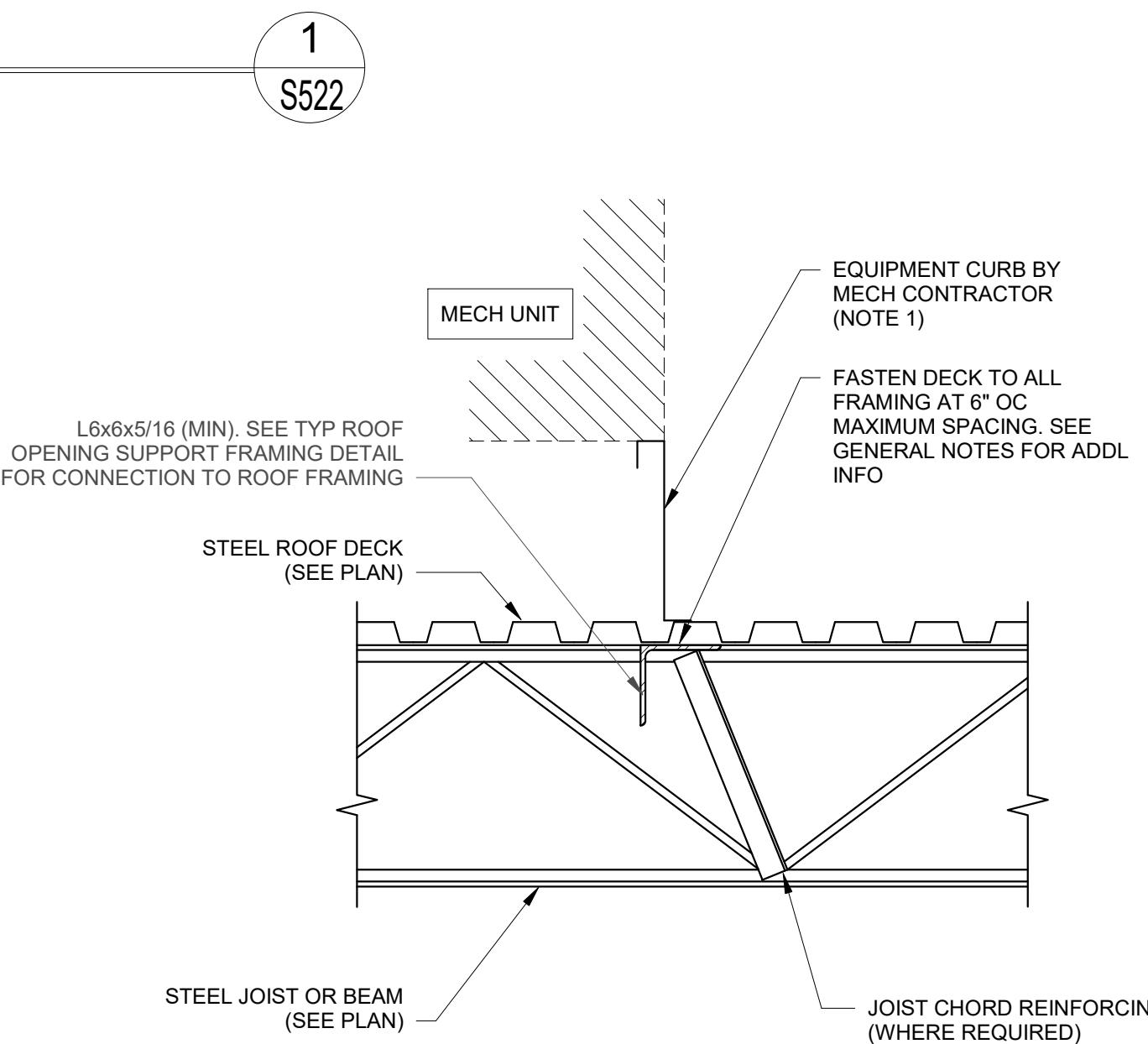
BOLTED CONNECTION

TYPICAL STEEL JOIST SEAT CONNECTIONS - SECTION

SCALE: 1" = 1'-0"



UNIT WEIGHT > 3000 LBS



UNIT WEIGHT < 3000 LBS

NOTES:

1. COORDINATE SIZE AND LOCATION OF EQUIPMENT CURB WITH MECHANICAL CONTRACTOR. CURB SHALL BE SUPPORTED ON ALL SIDES.
2. ANCHOR EQUIPMENT AND CURB TO MISCELLANEOUS FRAMING SHOWN AS REQUIRED FOR WIND AND/OR SEISMIC FORCES. COORDINATE WITH EQUIPMENT/CURB MANUFACTURER (CONNECTION DESIGN NOT BY PES STRUCTURAL ENGINEERS).
3. NOTIFY SEOR IF EQUIPMENT SIZE AND/OR WEIGHT (INCLUDING CURB) EXCEEDS WEIGHT NOTED ON PLANS.
4. IN ADDITION TO CURB SUPPORT FRAME, INSTALL TYPICAL ROOF OPENING FRAME TO SUPPORT DECK AT PERIMETER OF OPENINGS. SEE TYPICAL ROOF OPENING FRAME DETAIL FOR ADDITIONAL INFORMATION.
5. PROVIDE LARGER FRAMING MEMBERS AS REQUIRED FOR ANCHORAGE OF EQUIPMENT CURB.

TYPICAL EQUIPMENT CURB SUPPORT - SECTION

SCALE: 1" = 1'-0"

1

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5

6

DRAWING NUMBER

S522

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900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328

wendel

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PROFESSIONAL

Project Status



Project Name

REVISIONS		
REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: Designer
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APPROVED: Approver
FILENAME
BC PROJECT NUMBER
Project Number
CLIENT PROJECT NUMBER

STEEL ROOF
FRAMING DETAILS

2

ZULU 30% BID SET 01-28-2026

1 2 3 4 5 6

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Project Status



Project Name

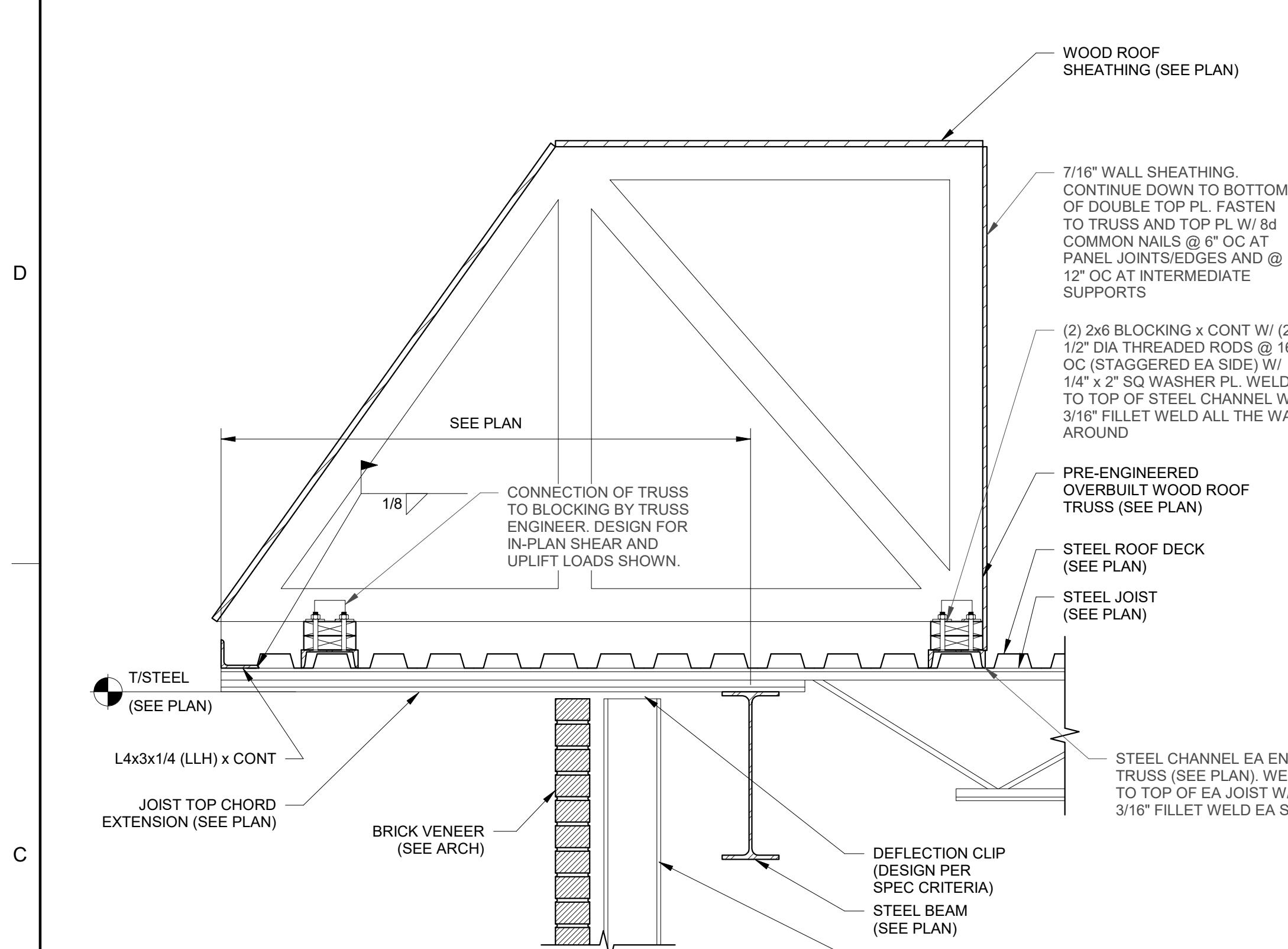
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REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

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

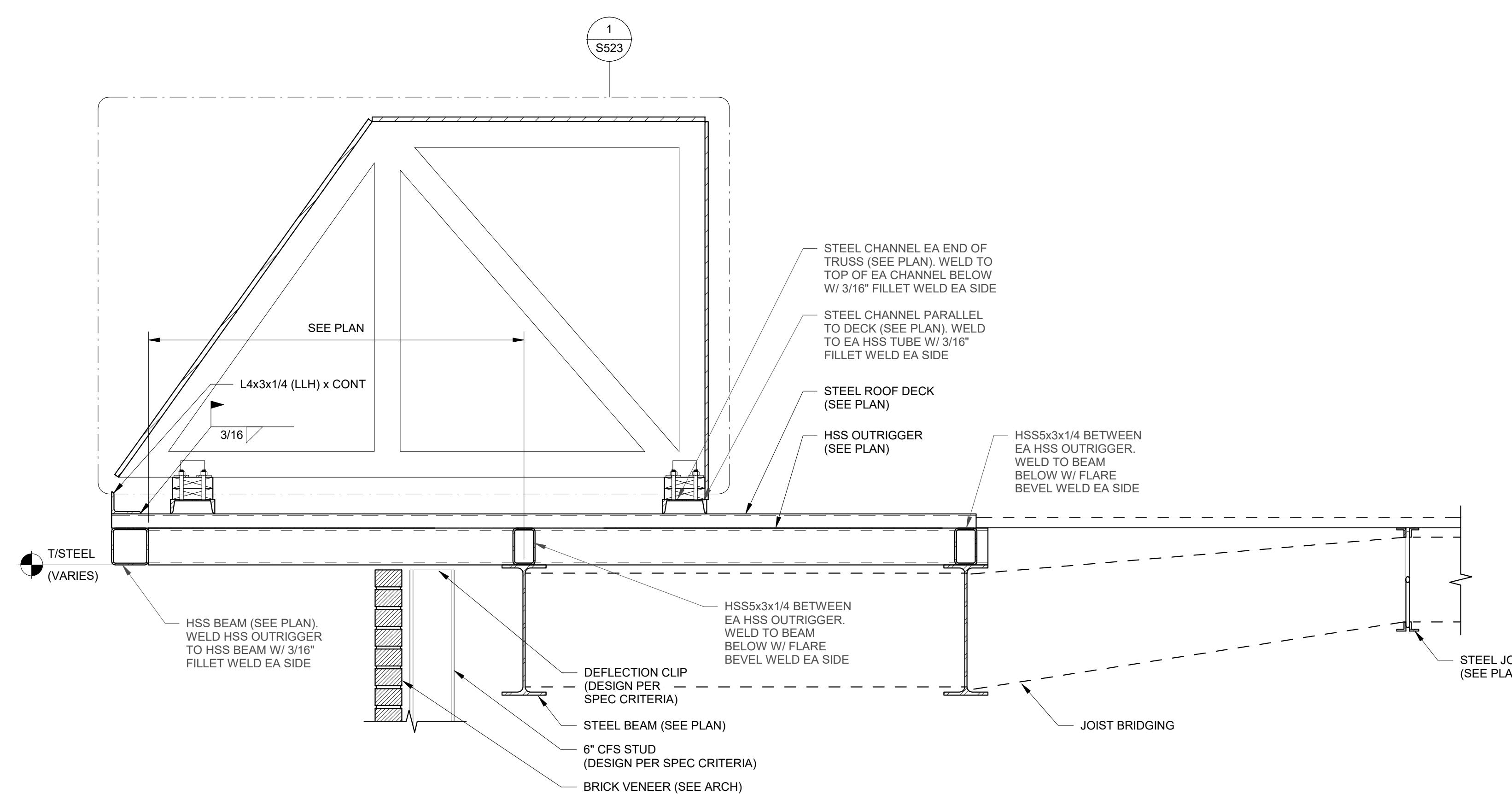
STEEL ROOF
FRAMING DETAILS

DRAWING NUMBER
S523



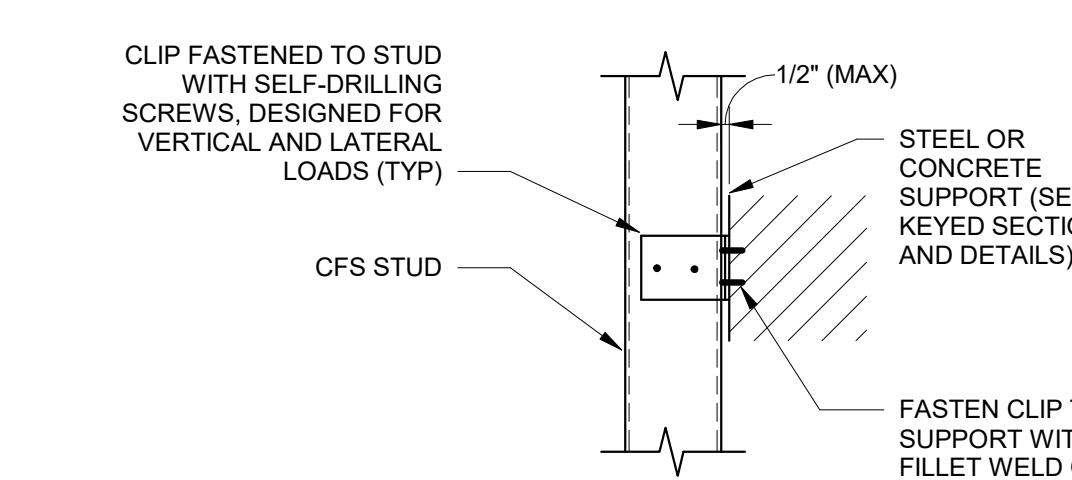
OVERBUILT TRUSS AT JOIST BEARING - SECTION

SCALE: 1" = 1'-0"



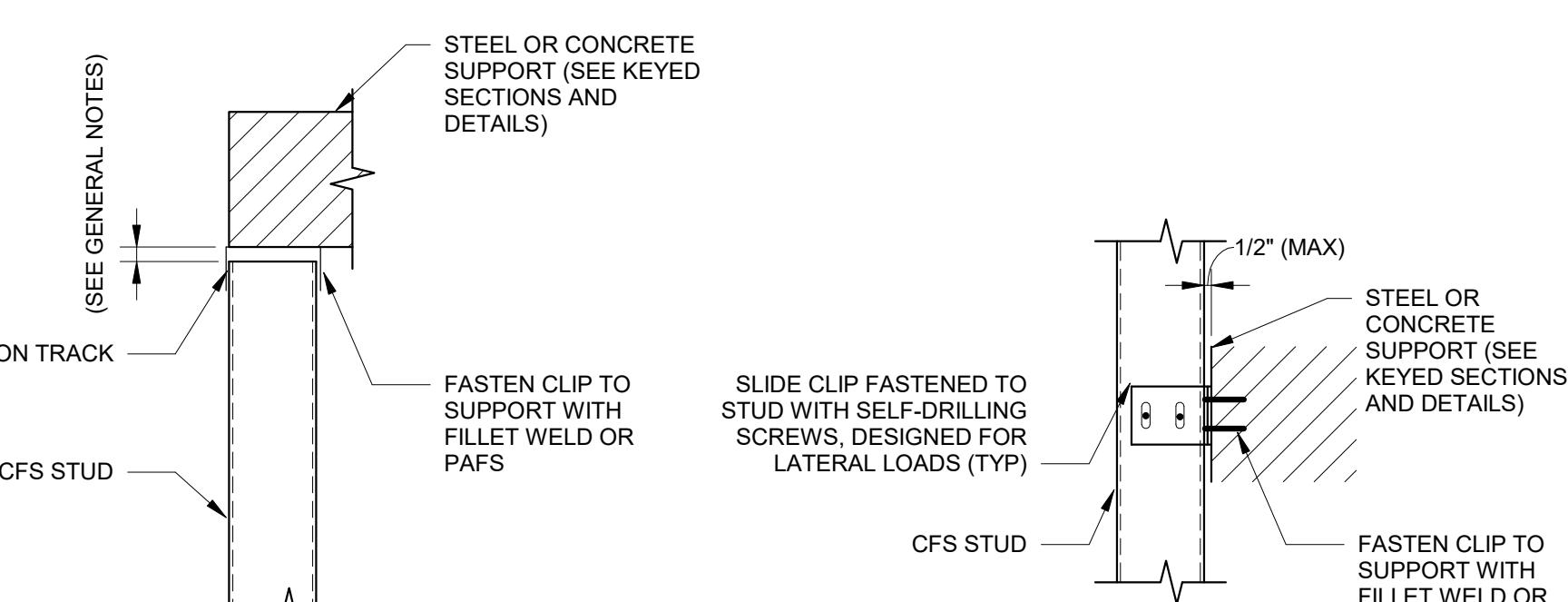
OVERBUILT TRUSS AT DECK BEARING - SECTION

SCALE: 1" = 1'-0"



TYPICAL RIGID STUD CONNECTION - SECTION

SCALE: 1" = 1'-0"



TYPICAL VERTICAL DEFLECTION STUD CONNECTIONS - SECTION

SCALE: 1" = 1'-0"

1

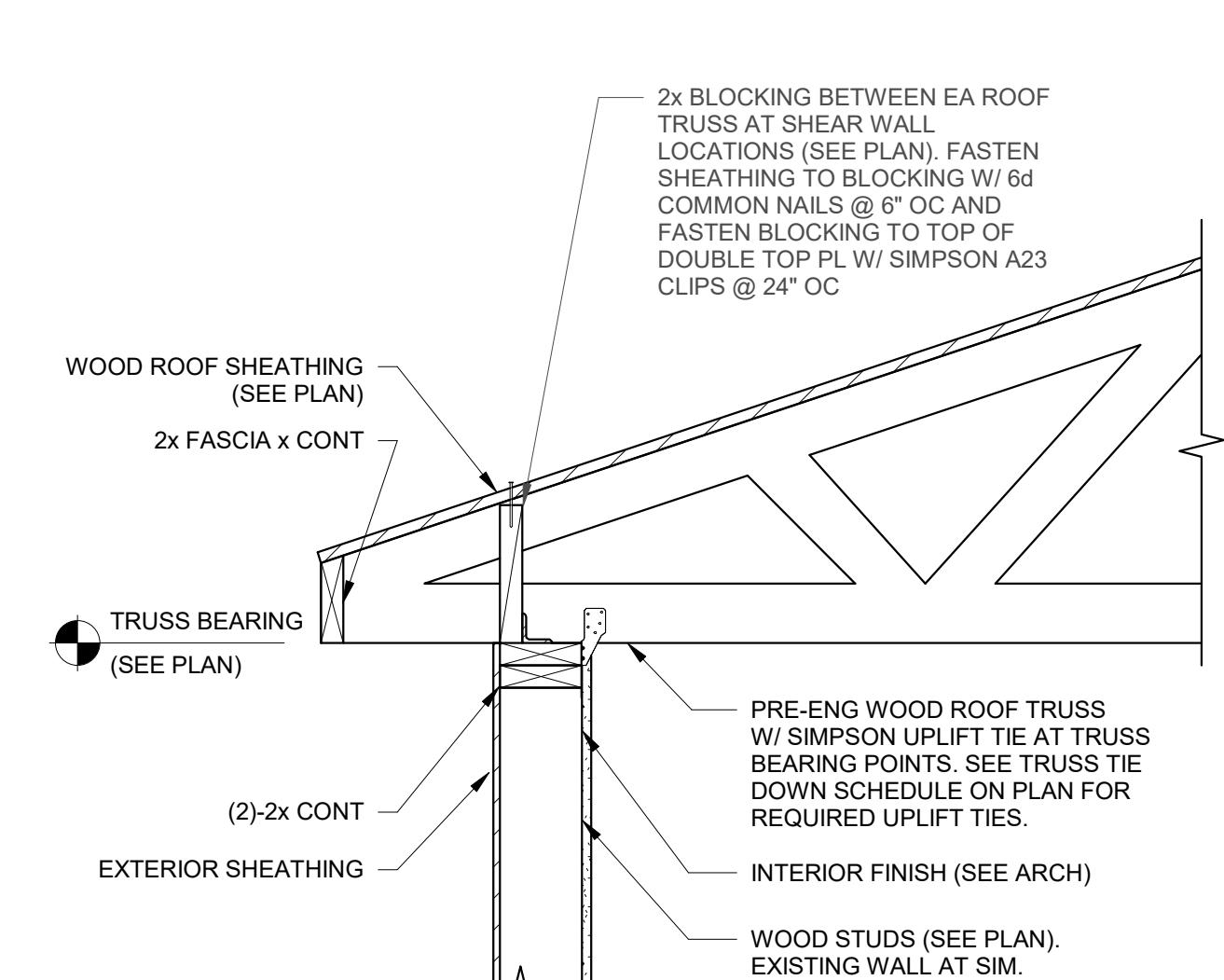
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3

4

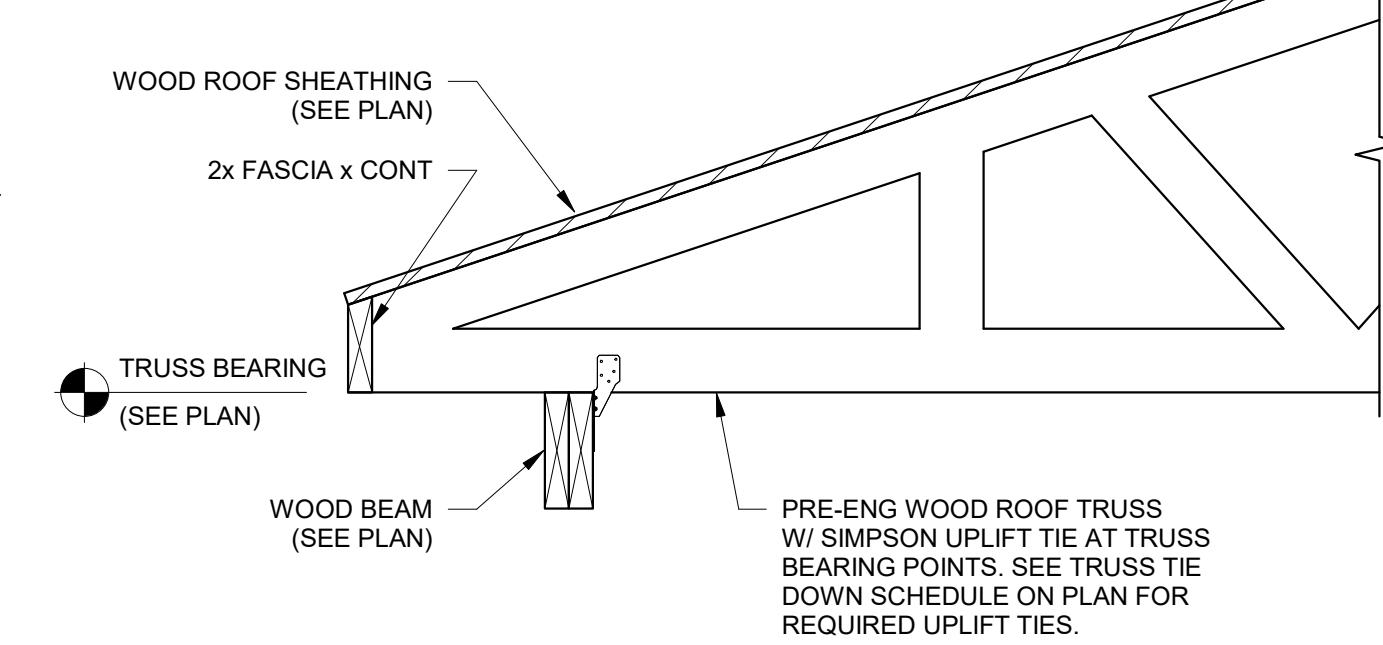
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6



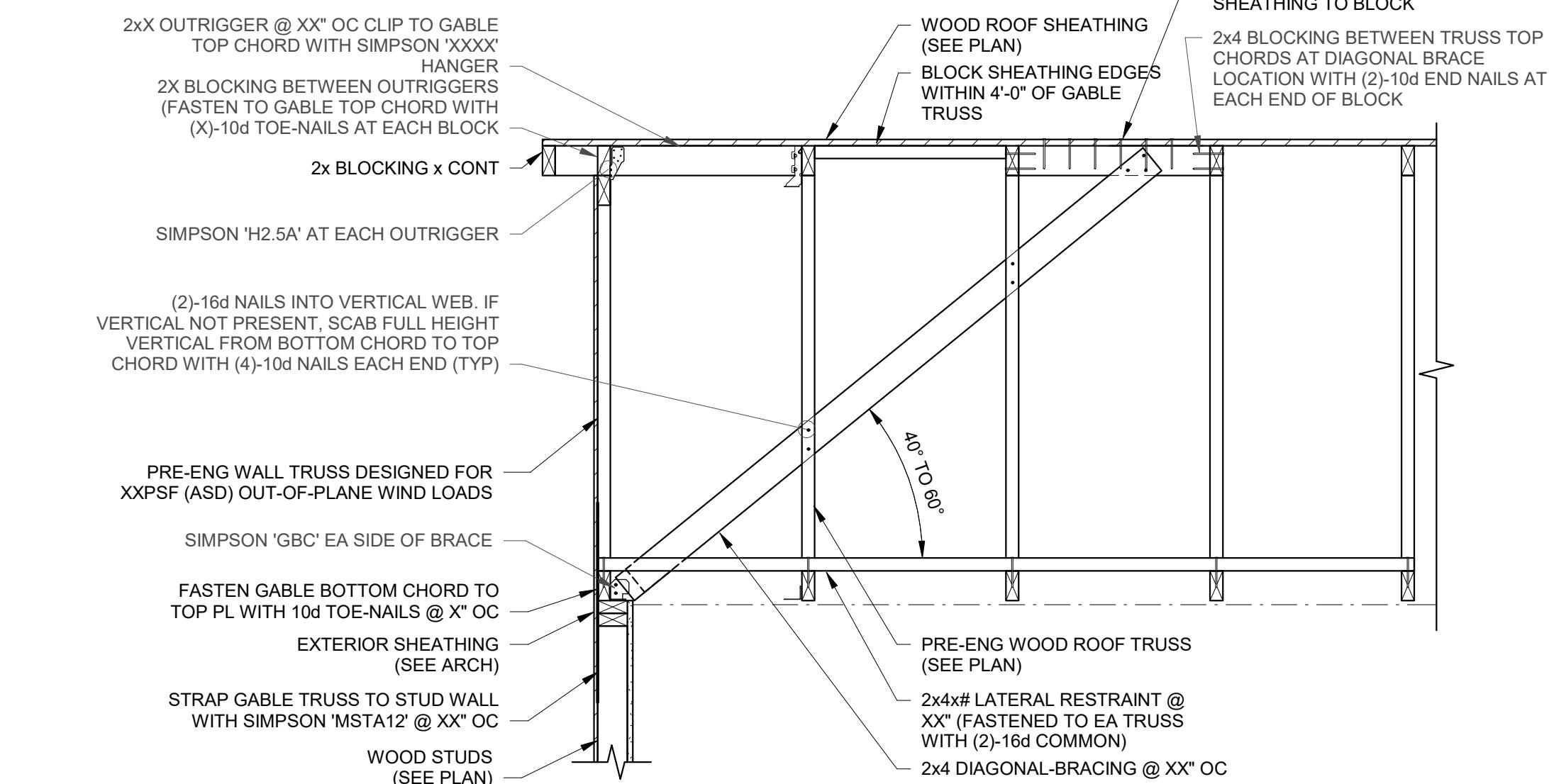
TYPICAL ROOF TRUSS - SECTION

SCALE: 1" = 1'-0"

1
S601

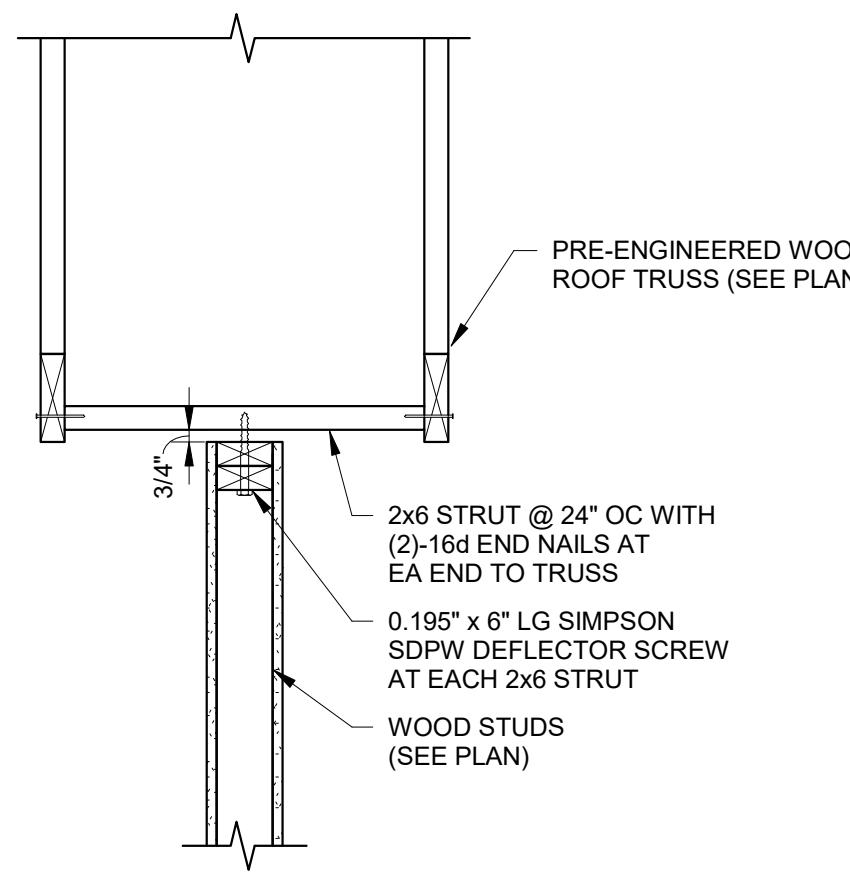
TYPICAL ROOF TRUSS AT BALCONIES - SECTION

SCALE: 1" = 1'-0"

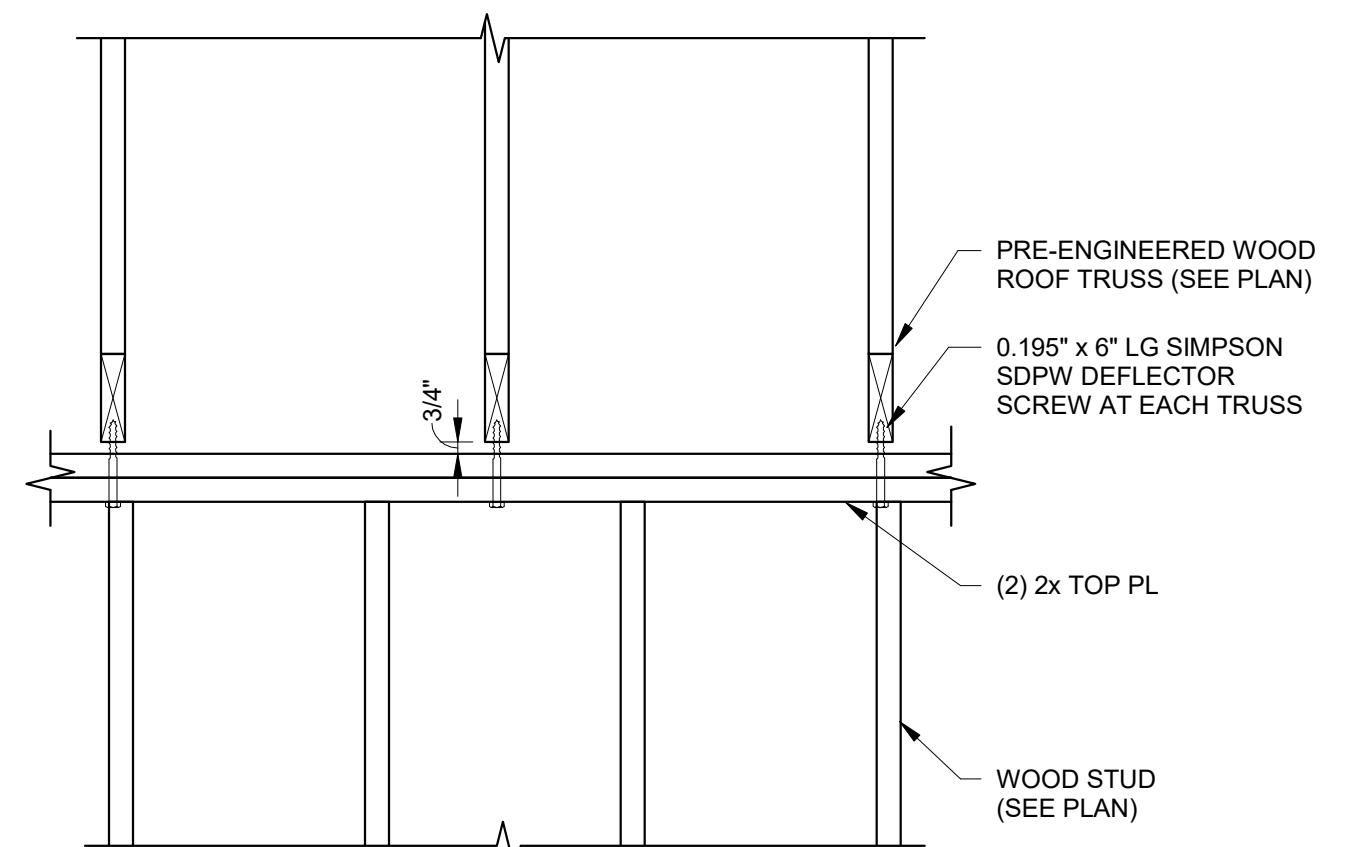
2
S601

TYPICAL ROOF TRUSS AT LOAD BEARING WALL - SECTION

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

3
S601

WALL PARALLEL TO TRUSSES



WALL PERPENDICULAR TO TRUSSES

TYPICAL TRUSS TO INTERIOR NON-LOAD BEARING WALL CONNECTIONS - SECTION

SCALE: 1" = 1'-0"

4
S601

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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

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FILENAME

BC PROJECT NUMBER
Project Number

CLIENT PROJECT NUMBER

WOOD ROOF FRAMING DETAILS

DRAWING NUMBER
S601

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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

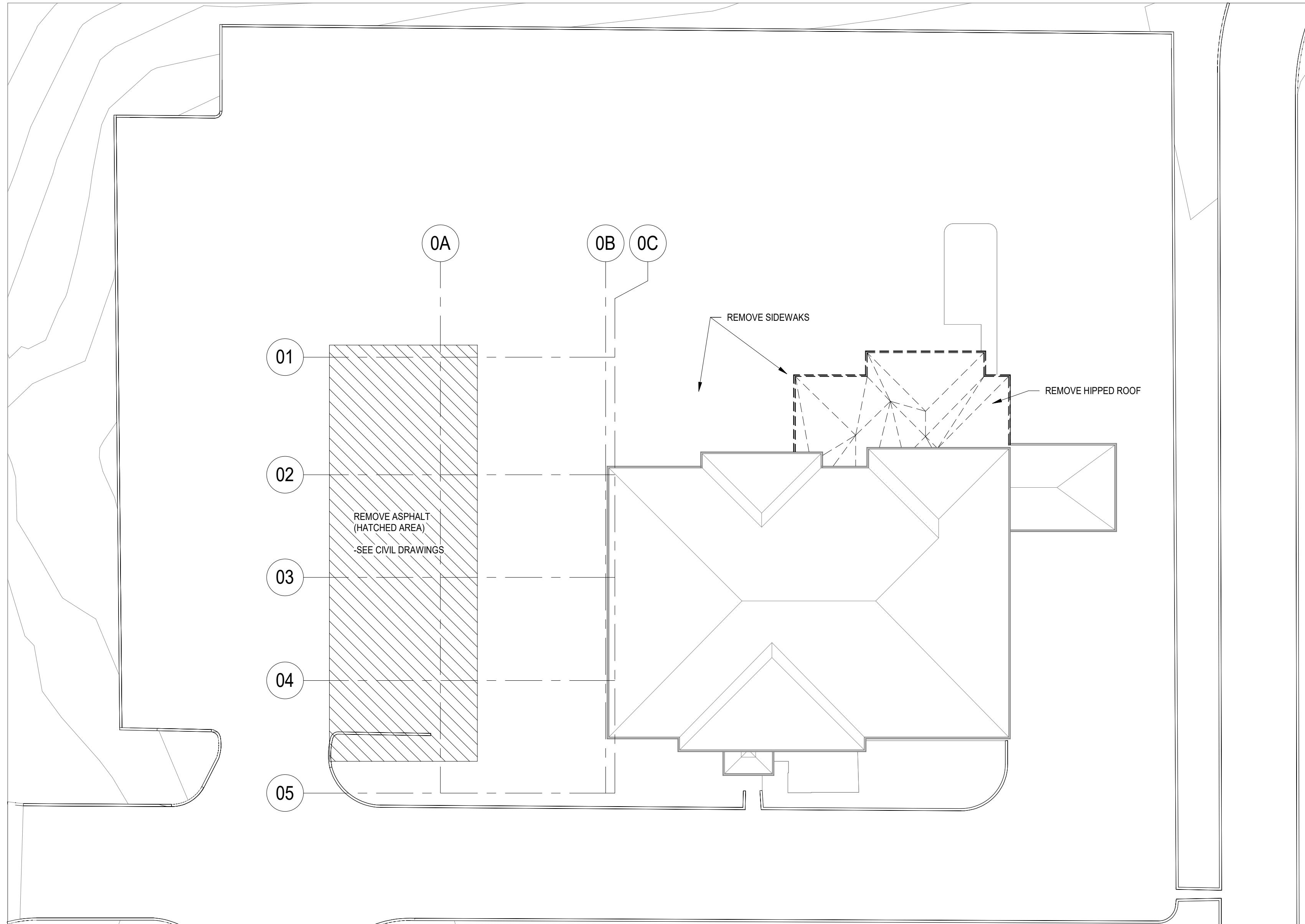
616202

CLIENT PROJECT NUMBER

DEMO SITE PLAN

DRAWING NUMBER

AD100



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REV	DATE	DESCRIPTION

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AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

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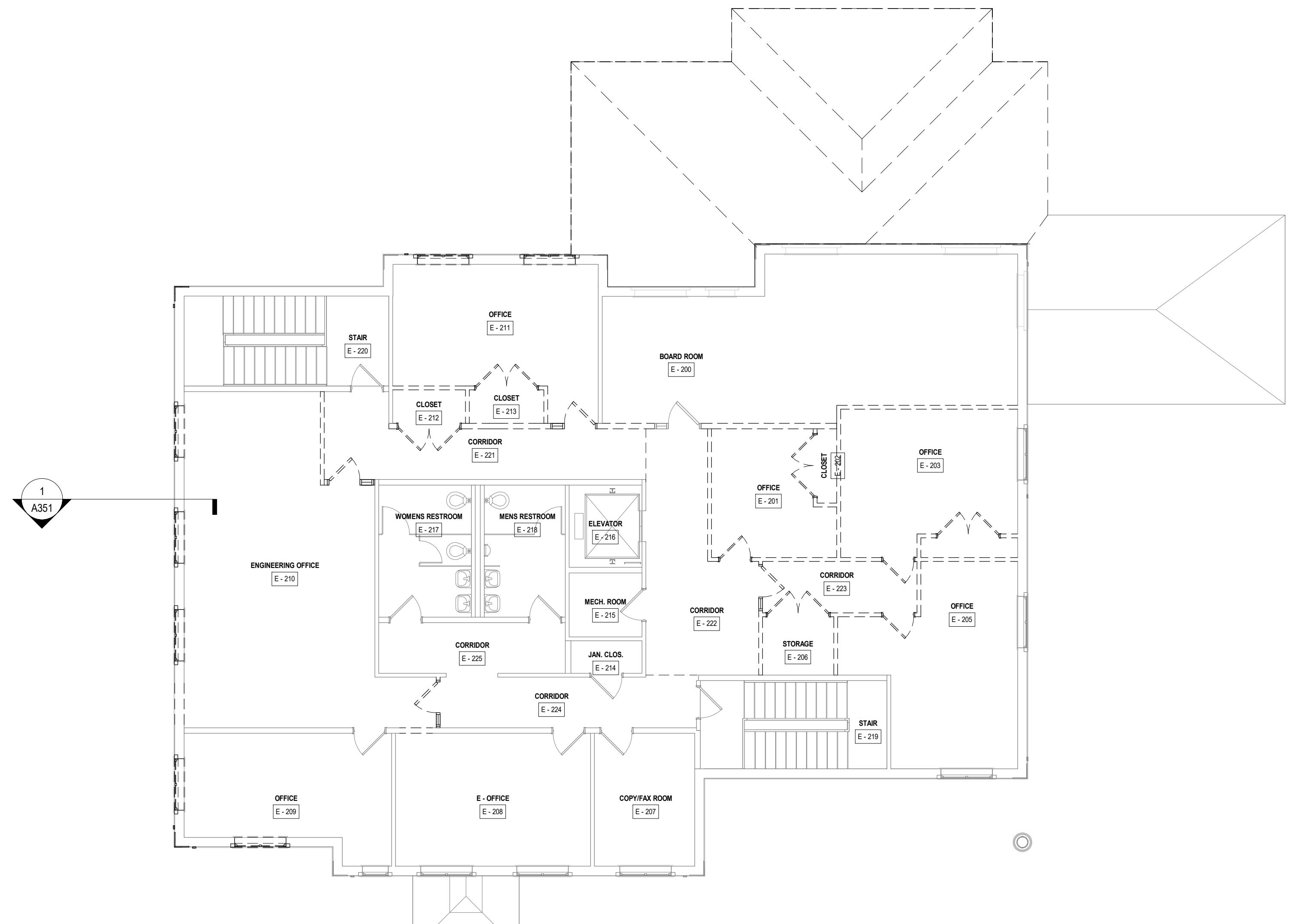
FILENAME

BC PROJECT NUMBER
616202

CLIENT PROJECT NUMBER

**2ND FLOOR - DEMO
PLANS**

DRAWING NUMBER
AD102



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

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1 2 3 4 5 6



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BC PROJECT NUMBER
616202
CLIENT PROJECT NUMBER

DEMO ELEVATIONS

ZULU 30%
BID SET
01-28-2026

DRAWING NUMBER
AD301

1 2 3 4 5 6



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REV	DATE	DESCRIPTION

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DESIGNED: MW4

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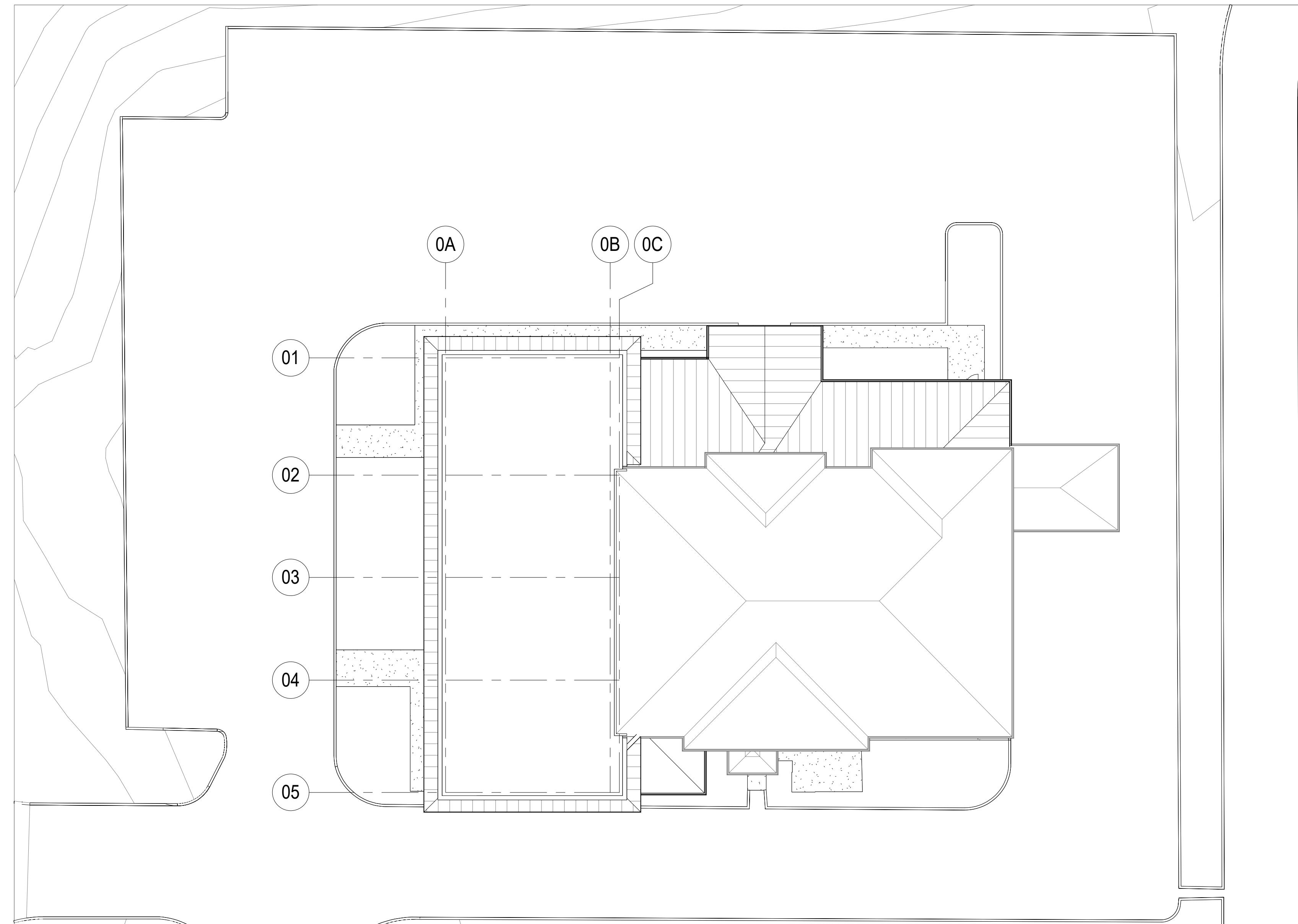
BC PROJECT NUMBER

616202

CLIENT PROJECT NUMBER

CONSTRUCTION
SITE PLAN

DRAWING NUMBER
A100



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

ZULU 30% BID SET 01-28-2026

1 FIRST FLOOR CONSTRUCTION PLAN

1

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ADDITION

REVISIONS		
REV	DATE	DESCRIPTION

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FILENAME

BC PROJECT NUMBER
616202

CLIENT PROJECT NUMBER

1ST FLOOR -
CONSTRUCTION
PLANSDRAWING NUMBER
A101

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REVISIONS		
REV	DATE	DESCRIPTION

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AT FULL SIZE

DESIGNED: MW4

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CHECKED: DEK

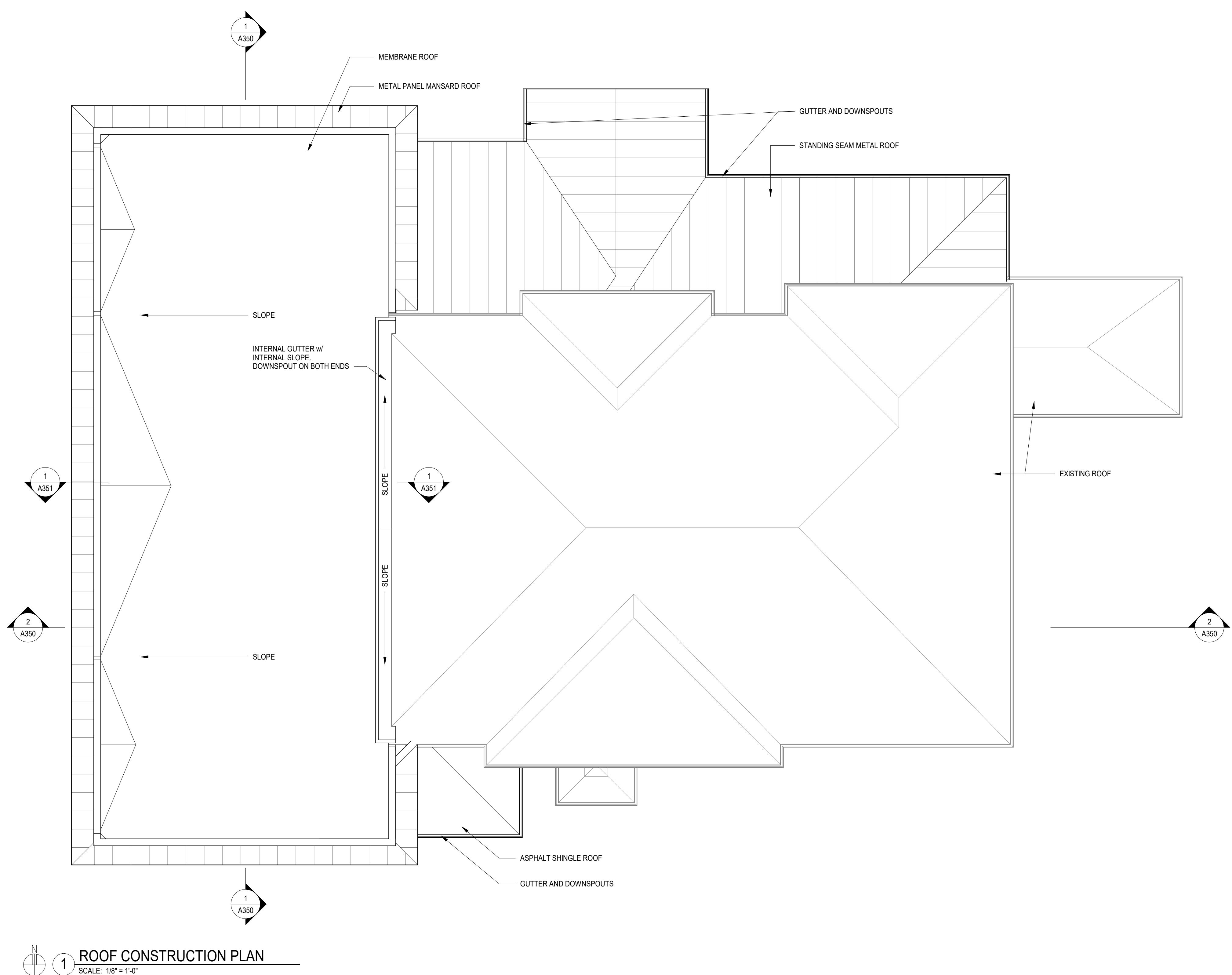
CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER
616202

CLIENT PROJECT NUMBER

ROOF -
CONSTRUCTION
PLANSDRAWING NUMBER
A150

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1 NORTH ELEVATION

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



30% DESIGN



NCWSA OFFICE
ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

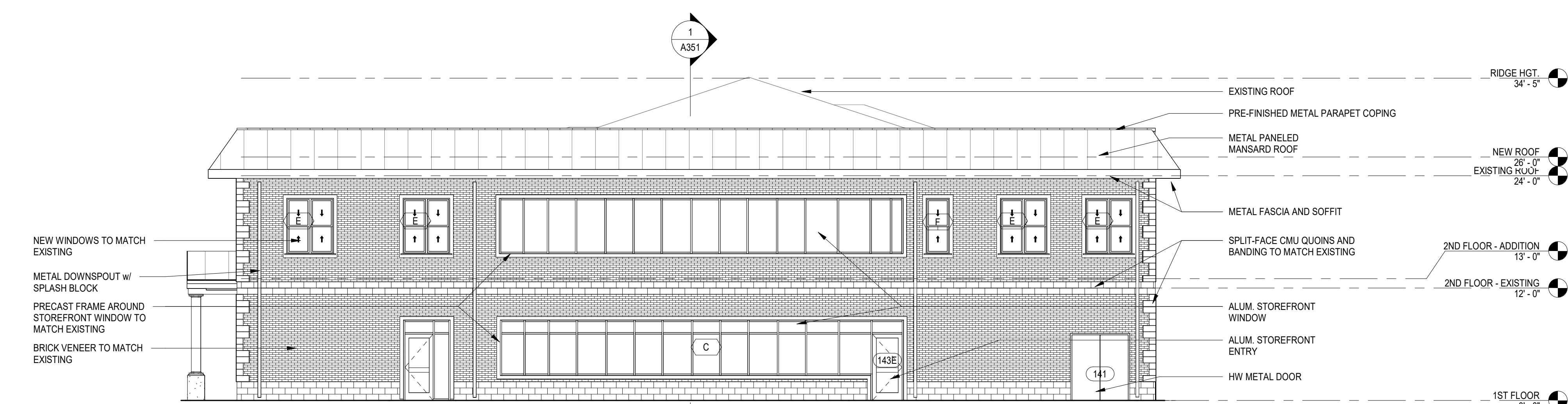
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DRAWN: LDG
CHECKED: DEK
CHECKED:
APPROVED: Approver
FILENAME
BC PROJECT NUMBER
616202
CLIENT PROJECT NUMBER

CONSTRUCTION
ELEVATIONS

2 SOUTH ELEVATION

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

ZULU 30% BID SET 01-28-2026



3 WEST ELEVATION

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

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A301

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**PRELIMINARY
DESIGN**



**NCWSA OFFICE
ADDITION**

REVISIONS

REV	DATE	DESCRIPTION
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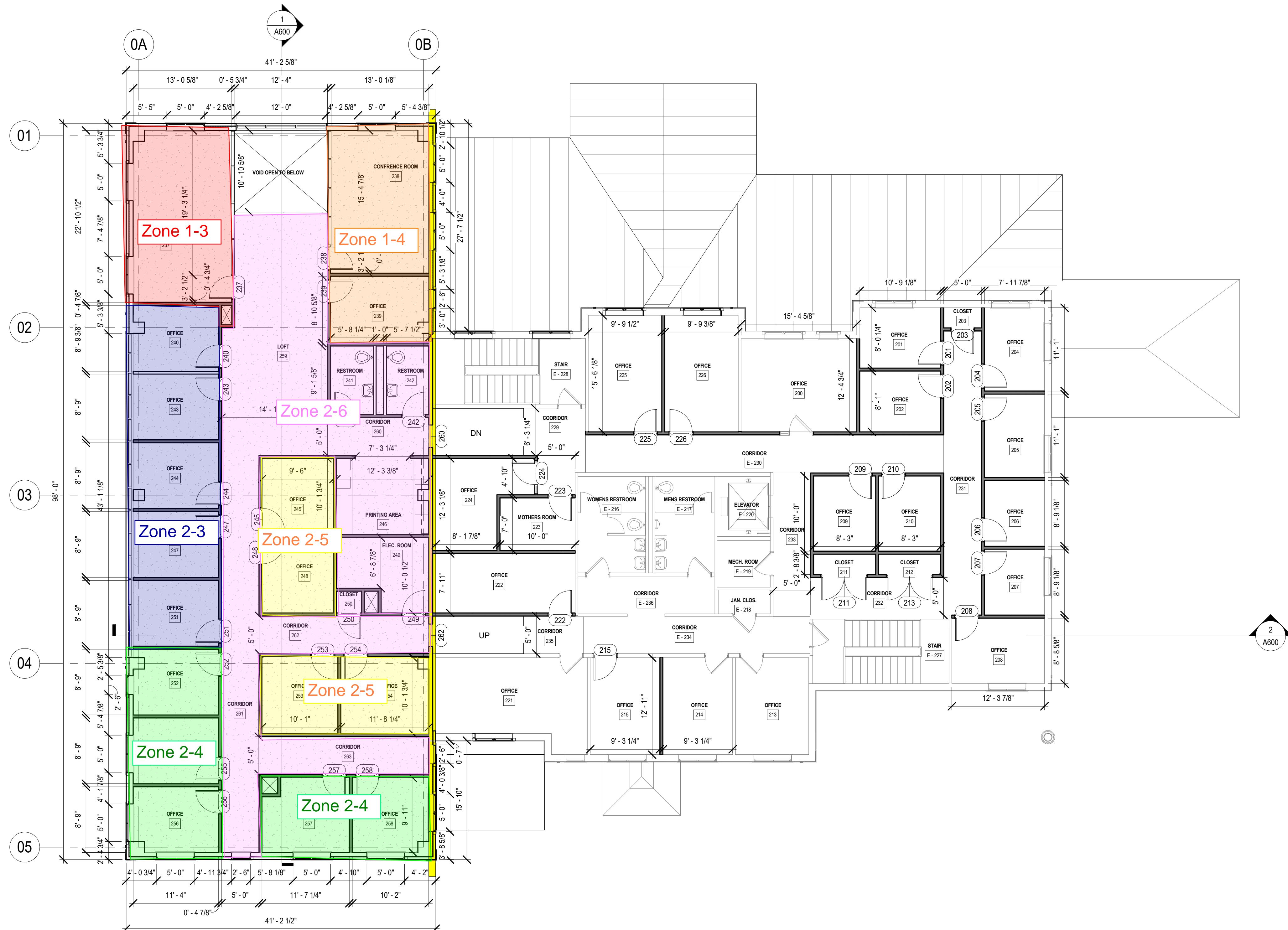
FILENAME

BC PROJECT NUMBER

Project Number

CLIENT PROJECT NUMBER

**SECOND FLOOR
MECHANICAL
ZONING PLAN**



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

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