

PROPOSED PROJECT FOR: NU SEWELL ROAD LOBBY

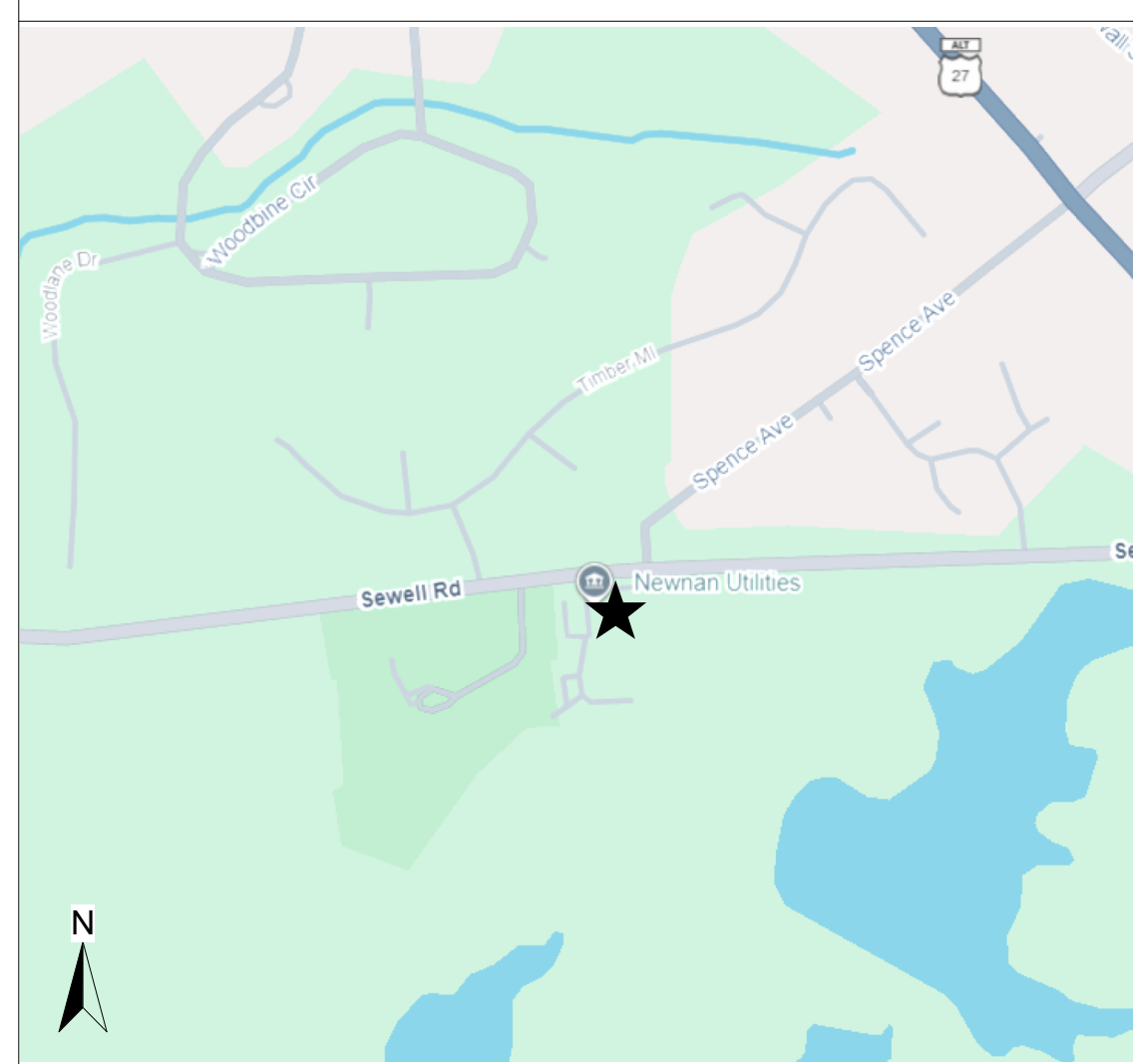
70 SEWELL RD
NEWNAN, GA 30263

04.27.2026 BID SET/PERMIT SET

OWNER
NEWNAN UTILITIES
70 SEWELL RD
NEWNAN, GA 30263
PHONE: 770.683.9170
CONTACT: JONI SCARBROUGH

ARCHITECT
K A OLDHAM DESIGN, INC.
57 PERRY STREET
NEWNAN, GA 30263
PHONE: 770.683.9170
CONTACT: KIP OLDHAM

LOCATION MAP



CODE SUMMARY

BUILDING DEPARTMENT

CITY OF NEWNAN BUILDING DEPARTMENT
25 LAGRANGE STREET
NEWNAN GA, 30263
770.254.2362

APPLICABLE CODES AND REGULATIONS

BUILDING	2024 INTERNATIONAL BUILDING CODE W/ GA AMENDMENTS
MECHANICAL	2024 INTERNATIONAL MECHANICAL CODE W/ GA AMENDMENTS
PLUMBING	2024 INTERNATIONAL PLUMBING CODE W/ GA AMENDMENTS
ELECTRICAL	2023 NATIONAL ELECTRICAL CODE W/ 2026 GA AMENDMENTS
FIRE	2024 INTERNATIONAL FIRE CODE W/ GA AMENDMENTS
GAS	2024 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GA AMENDMENTS
LIFE SAFETY	2024 NFPA 101: LIFE SAFETY CODE 2010 ADA STANDARD FOR ACCESSIBLE DESIGN 2017 ANSI 117.1 AMERICANS WITH DISABILITIES ACT

SCOPE SUMMARY

RENOVATION OF 1600 SF LOBBY/CUSTOMER SERVICE AREA IN EXISTING NEWNAN UTILITIES OFFICE BUILDING. WE ARE NOT AFFECTING EGRESS, LIFE SAFETY, OR ADA COMPLIANCE OF EXISTING BUILDING. WE ARE NOT ADDING ADDITIONAL POWER OR HVAC.

MEP ENGINEERING NOT REQUIRED IF NOT ADDING ADDITIONAL PLUMBING, MECHANICAL SYSTEMS OR ELECTRICAL PANELS.

OCCUPANCY CLASSIFICATION

OCCUPANCY GROUPS: [NFPA 101 & IBC 2018]
LSC: EXISTING BUSINESS
IBC: BUSINESS (B)

CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPE: VB [IBC TABLE 601]
SPRINKLERED

FIRE RESISTANCE RATING - TYPE VB (IBC TABLE 601)

STRUCTURAL FRAME:	0 HOUR(S)
BEARING WALLS - EXTERIOR:	0 HOUR(S)
BEARING WALLS - INTERIOR:	0 HOUR(S)
FLOOR CONSTRUCTION:	0 HOUR(S)
ROOF CONSTRUCTION:	0 HOUR(S)

ALLOWABLE HEIGHT

HEIGHT ALLOWED [IBC TABLE 504.3]: 60', 3 STORIES MAX

HEIGHT PROVIDED: 20', 1 STORY

ALLOWABLE AREA

AREA ALLOWED [IBC TABLE 506.2]: 36,000 SF

AREA PROVIDED: 11,772 SF

BUILDING OCCUPANT SUMMARY

OCCUPANT LOAD [NFPA 7.3.1.2]:

AREA: 11,772 SF
OCCUPANCY 11,772 @ 150 SF/PERSON (GROSS) OCCUPANT LOAD: 79 PEOPLE

EGRESS REQUIREMENTS

EGRESS WIDTH FACTOR [NFPA 7.3.3.1]: LEVEL COMPONENTS = 0.27/ PERSON
EGRESS WIDTH REQUIRED = 15.8" (36 MIN)
EGRESS WIDTH PROVIDED = 36"

MAXIMUM TRAVEL DISTANCE [NFPA 39.2.6.3]: REQUIRED: 300'-0" MAX PROVIDED: 92'-0"

COMMON PATH OF EGRESS TRAVEL [NFPA 39.2.5.2.1]: REQUIRED: 100'-0" MAX PROVIDED: 0'

DEAD END CORRIDOR [NFPA 39.2.5.3]: REQUIRED: 50'-0" MAX PROVIDED: 0'

NUMBER OF EXITS: [NFPA 39.2.4.1] EXITS PROVIDED = 2 MIN EXITS PROVIDED = 6

MINIMUM EXIT SEPARATION DISTANCE [NFPA 7.5.1.3.3]: REQUIRED: 51'-5" PROVIDED: 128'-0"

PLUMBING FIXTURE REQUIREMENTS (PER IBC TABLE 2902.1)

PLUMBING FIXTURE: B OCCUPANCY

OCCUPANT LOAD:	MEN (50%- 40)		WOMEN (50%- 40)		UNISEX		DRINKING FOUNTAIN	SERVICE SINK
	W/C	LAV.	W/C	LAV.	W/C	LAV.		
79 PEOPLE	--	--	--	--	3	2	1	1
REQUIRED	--	--	--	--	10	8	--	--
PROVIDED	--	--	--	--	10	8	--	--

SHEET LIST		
SHEET NUMBER	SHEET NAME	BS/PS
T001	TITLE SHEET	•
LSP1.01	LIFE SAFETY PLAN	•
AD1.01	DEMO PLAN	•
A1.01	FLOOR PLAN	•
A1.02	ENLARGED MILLWORK PLAN	•
A1.03	REFLECTED CEILING PLAN	•
A1.04	TEMP. PLAN DURING CONSTRUCTION	•
A2.01	DOOR/ WINDOW SCHEDULE	•
A2.10	FINISH PLAN	•
A2.20	FURNITURE PLAN (FOR REFERENCE ONLY)	•
A3.01	INTERIOR ELEVATIONS	•
A3.02	INTERIOR ELEVATIONS	•
A3.03	MILLWORK DETAILS	•
A3.04	MILLWORK DETAILS	•
A3.05	3D IMAGES	•

GENERAL NOTES

- THE GC SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONDITIONS OF CONTRACT DOCUMENTS PRIOR TO ORDERING ALL MATERIALS AND PROCEEDING WITH THE WORK. THE GC IS TO NOTIFY THE ARCHITECT OF ALL DISCREPANCIES, AND QUESTIONS AND OBTAIN REQUIRED CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS GOVERN.
- ALL PLUMBING CHASES ARE TO BE VENTED INTO SOFFITS WHERE POSSIBLE AND REQUIRED WHERE UNVENTED SOFFITS ARE INDICATED. REFER TO ELEVATIONS FOR LOCATIONS.
- GC SHALL PROVIDE AND INSTALL EQUIPMENT AND/OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. GC SHALL PROVIDE INSTALLATION OF OWNER FURNISHED EQUIPMENT AND/OR APPLIANCES WHERE DESIGNATED. GC TO VERIFY WITH OWNER ALL PLUMBING AND ELEC. REQUIREMENTS FOR OWNER FURNISHED EQUIPMENT AND/OR APPLIANCES.
- GC TO UNDERCUT DOORS AS REQUIRED FOR FLOOR FINISHES, BUT NO MORE THAN CODE ALLOWS FOR RATING REQUIREMENTS. VERIFY ALL UNDERCUT LOCATION WITH ANY NOTED REQUIREMENTS. VERIFY ALL UNDERCUT LOCATION WITH ANY NOTED REQUIREMENTS PER MECHANICAL DRAWINGS.
- PROVIDE BRACING ABOVE GLAZED OPENING FRAMES. CEILING HEIGHT PARTITIONS WHEN LONG UNBRACED LENGTHS OCCUR AND AT ALL DOORS AND GLAZED OPENING JAMBS AND MULLIONS IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
- FLOOR TOLERANCE: IN LAYING OUT AND DETAILING THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVELNESS RESULTING FROM CONSTRUCTION QUALITY AND LIVE/ DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
- ALL WOOD USED AS STUDS, BLOCKING, OR BRACING SHALL BE FIRE TREATED AS REQUIRED BY CODE. GC IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BLOCKING TO ACCOMMODATE INTERIOR FINISHES AND EQUIPMENT AS DESCRIBED IN THE DOCUMENTS.
- "TYPICAL" MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- ALL HEIGHTS FOR HANDICAP ELEMENTS ARE TO BE IN ACCORDANCE WITH THE ADA FOR MAKING FACILITIES ACCESSIBLE AND USABLE FOR PHYSICALLY HANDICAPPED PEOPLE. THE GC IS RESPONSIBLE FOR COORDINATION AND PROPER INSTALLATION OF ALL RELATED ELEMENTS.
- FURNISH ACCESS PANELS IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT MAY BE REQUIRED. ACCESS PANELS SHALL BE EQUAL IN FIRE RATING TO SURFACE IN WHICH THEY OCCUR. REFER TO CONSULTANT DRAWINGS FOR ANY SPECIFIC REQUIREMENTS. FINAL LOCATIONS OF PANELS NOT SHOWN ON ARCHITECTURAL CEILING PLANS SHALL BE APPROVED BY THE ARCHITECT.
- PROVIDE CONTROL JOINTS IN GYPSUM WALL BOARD SURFACES AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
- ALL EXTERIOR LUMBER EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED, UNLESS OTHERWISE SPECIFIED ON PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL ITEMS INDICATED ON ALL CONSTRUCTION DOCUMENTS. ALL ITEMS INDICATED ON ANY DRAWING ARE TO BE INCLUDED AS A COMPLETE SYSTEM.
- WHERE ELECTRICAL, MECHANICAL, OR OTHER WALL MOUNTED DEVICES OCCUR AT THE SAME LOCATION BUT AT DIFFERENT HEIGHTS, THEY SHALL BE CENTERED ABOVE EACH OTHER.
- OWNER HAS FINAL APPROVAL OF BUILDING MATERIALS, FINISH CHOICES, FIXTURE, AND APPLIANCE CHOICES.
- CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING AND FOLLOWING MANUFACTURERS SPECIFICATIONS FOR ALL EQUIPMENT, MATERIALS, AND CONSTRUCTION SYSTEMS.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY STRUCTURE FOR WEATHERPROOFING, SECURITY, PRIVACY, AND SUPPORT.

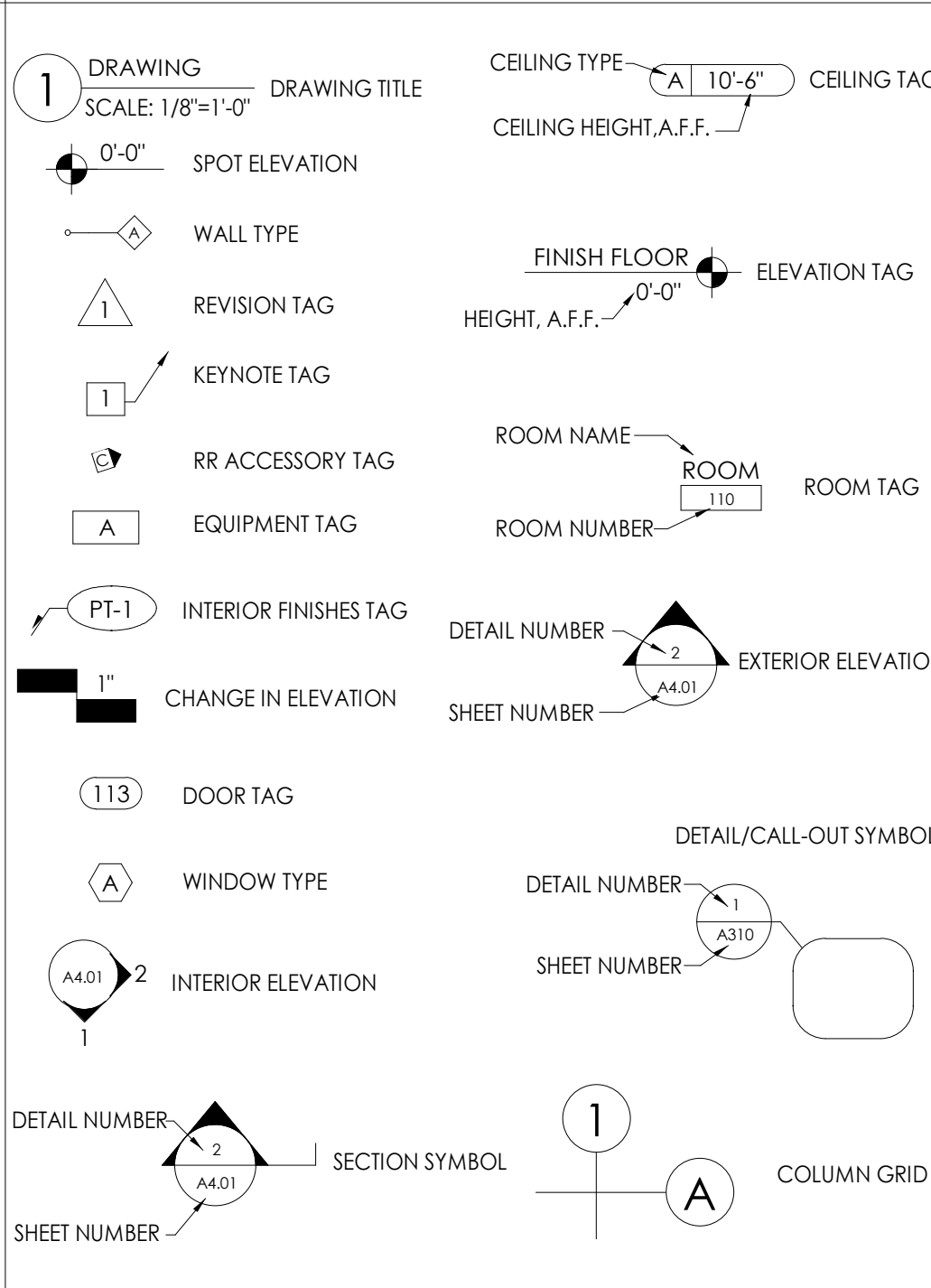
GENERAL NOTES (CONT.)

- ALL ADVERSE CONDITIONS OF SITE AND BUILDING DISCOVERED DURING WORK MUST BE REPORTED TO THE OWNER/ARCHITECT IMMEDIATELY.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE DISPOSAL OF ALL CONSTRUCTION DEBRIS
- ALL MATERIALS STORED ON SITE MUST BE SECURED BY CONTRACTOR.
- ALL MATERIALS STORED OFF SITE SHALL BE STORED IN A BONDED WAREHOUSE
- CONTRACTOR MUST LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR DEMOLITION.
- ALL UTILITIES AND EQUIPMENT WILL BE TESTED AND PROVED IN WORKING ORDER BEFORE JOB IS DEEMED COMPLETE.
- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF GOVERNING FEDERAL, STATE, AND LOCAL CODES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND/OR CIVIL INFORMATION NOT INCLUDED IN THE FINAL DRAWINGS.
- PARTITIONS ARE DIMENSIONED TO FACE OF WALL UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN ON DRAWINGS SHALL BE CONSIDERED CRITICAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACT TO NOTIFY THE ARCHITECT OF DEVIATIONS IN THE PLACEMENT OF WORK PER THESE DIMENSIONS.
- SEPARATE DISSIMILAR METALS AS DIRECTED TO PREVENT GALVANIC ACTION.
- THE DRAWINGS ILLUSTRATE GENERAL WORK SCOPE REQUIREMENTS AND DO NOT ELABORATE ON INSTALLATION TECHNIQUES. WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS. BE PERFORMED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS, AND SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.
- REFER TO INDIVIDUAL SHEETS FOR NOTES RELATED TO SPECIFIC PARTS OF THE WORK.
- COORDINATE ALL PLACEMENT AND SIZING OF STEEL MEMBERS & STRUCTURAL COMPONENTS W/ STRUCTURAL DRAWINGS.
- SEPARATE APPLICATIONS FOR REVIEW BY FIRE REQUIRED FOR: ALL FIRE SPRINKLER AND FIRE ALARM SYSTEMS, FIRE SUPPRESSION SYSTEMS, KITCHEN HOODS, RACK, STORAGE, PRODUCT HEIGHT OVER 12' STORAGE AND/OR HAZARDOUS MATERIALS
- SPRINKLER AND ALARM MODIFICATIONS TO BE REVIEWED AND APPROVED BY CITY OF NEWNAN FIRE MARSHAL.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	EA	EACH	HCP	HANDICAPPED	PLAM	PLASTIC LAMINATE
ADA	AMERICAN DISABILITIES ACT	ELEC	ELECTRIC (AL)	HM	HOLLOW METAL	PL	PLATE
AFF	ABOVE FINISH FLOOR	ELEV	ELEVATION	INT	INTERIOR	PLY	PLYWOOD
ALUM	ALUMINUM	EQ	EQUAL	JBE	JOIST BEARING ELEVATION	PT	PRESSURE TREATED
ASST	ASSISTANT	EQ	EQUAL	INT	INTERIOR	PTD	PAINTED
AUTO	AUTOMATIC	EQ	EQUAL	JT	JOINT	RD	ROOF DRAIN
		EW	EACH WAY	JT	JOINT	REQ	REQUIRED
BLDG	BUILDING	EXP	EXPOSED	LAV	LAVATORY	REINF	REINFORCED
BM	BEAM	EXP JT	EXPANSION JOINT			RCP	REFLECTED CEILING PLAN
BO	BOTTOM OF TRUSS	EXT	EXTERIOR			RO	ROUGH OPENING
BOT	BOTTOM OF TRUSS						
CJ	CONTROL JOIST	FDC	FIRE DEPARTMENT CONNECTION	MAX	MAXIMUM	SAB	SOUND ATTENUATION BATTS
CL	CENTERLINE	FD	FLOOR DRAIN	MECH	MECHANICAL	SCW	SOLID CORE WOOD
CLG	CEILING	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER	SIM	SIMILAR
CLR	CLEAR	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM	SOG	SLAB ON GRADE
COL	COLUMN	FFE	FINISH FLOOR ELEVATION	MTL	METAL	STN	STAIN
CONC	CONCRETE	FLR	FLOOR	NA	NOT APPLICABLE	STR	STRUCTURAL
CONF	CONFERENCE	FRP	FIBERGLASS REINFORCED PANEL	NFHW	NON-FREEZE WALL HYDRANT		
CONT	CONTINUOUS	FRT	FIRE RETARDANT TREATED	NIC	NOT IN CONTRACT		
CORR	CORRIDOR	FOB	FACE OF BRICK	NOM	NOMINAL		
CMU	CONCRETE MASONRY UNIT	FV	FIELD VERIFY	NOM	NOMINAL		
				NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
DBL	DOUBLE	GA	GAUGE	OC	ON CENTER	VERT	VERTICAL
DIA	DIAMETER	GALV	GALVANIZED	OPP	OPPOSITE	VIF	VERIFY IN FIELD
DIM	DIMENSION	GC	GENERAL CONTRACTOR	OPT	OPTION		
DS	DOWNSPOUT	GWB	GYPSUM WALL BOARD	ORD	OVERFLOW ROOF DRAIN	WD	WOOD
DWG	DRAWING					WWF	WELDED WIRE FABRIC

ARCHITECTURAL SYMBOLS



KAOD
K A OLDHAM DESIGN, INC.

57 PERRY STREET
NEWNAN, GEORGIA 30263
TELEPHONE: (770) 683-9170
FAX: (770) 683-9171
E-MAIL: info@kaod.com
WEBSITE: www.kaod.com

Revision Schedule

Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. (c) 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

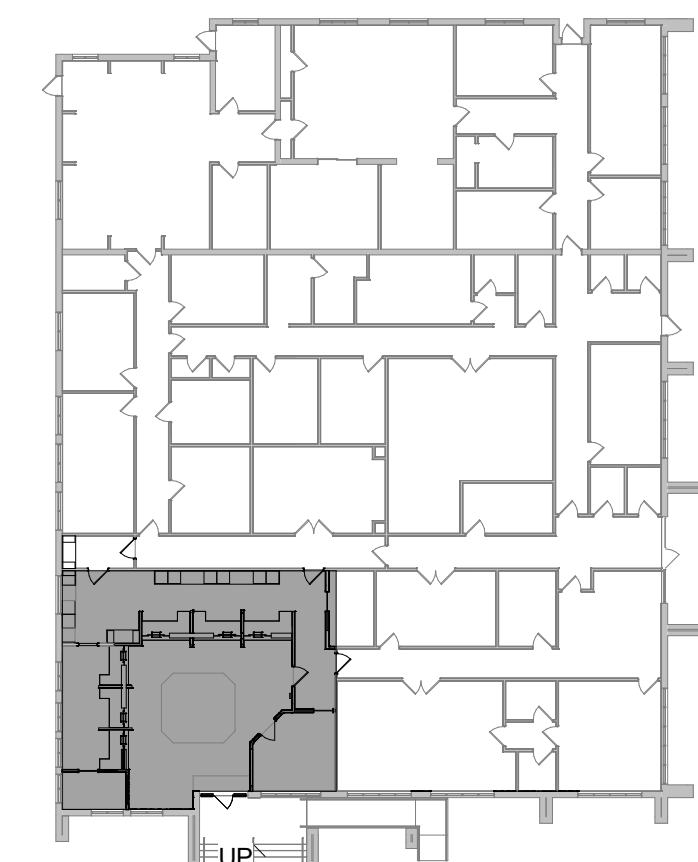
SHEET TITLE:

TITLE SHEET

SHEET NO:

T001

NOT ISSUED FOR CONSTRUCTION



1 KEY PLAN
1" = 30'-0"

EGRESS REQUIREMENTS

EGRESS WIDTH FACTOR [NFPA 7.3.3.1]:
LEVEL COMPONENTS = 0.2 / PERSON
EGRESS WIDTH REQUIRED = 15.8" (36 MIN)
EGRESS WIDTH PROVIDED = 36"

MAXIMUM TRAVEL DISTANCE [NFPA 39.2.6.3]:
REQUIRED: 300'-0" MAX
PROVIDED: 92'-0"

COMMON PATH OF EGRESS TRAVEL [NFPA 39.2.5.2.1]:
REQUIRED: 100'-0" MAX
PROVIDED: 0"

DEAD END CORRIDOR [NFPA 39.2.5.3]:
REQUIRED: 50'-0" MAX
PROVIDED: 0"


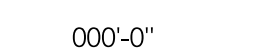



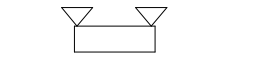
NUMBER OF EXITS: [NFPA 39.2.4.1]
EXITS REQUIRED = 2 MIN
EXITS PROVIDED = 6

MINIMUM EXIT SEPARATION DISTANCE [NFPA 7.5.1.3.3]:
REQUIRED: 51'-5"
PROVIDED: 128'-0"

Revision Schedule

Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET

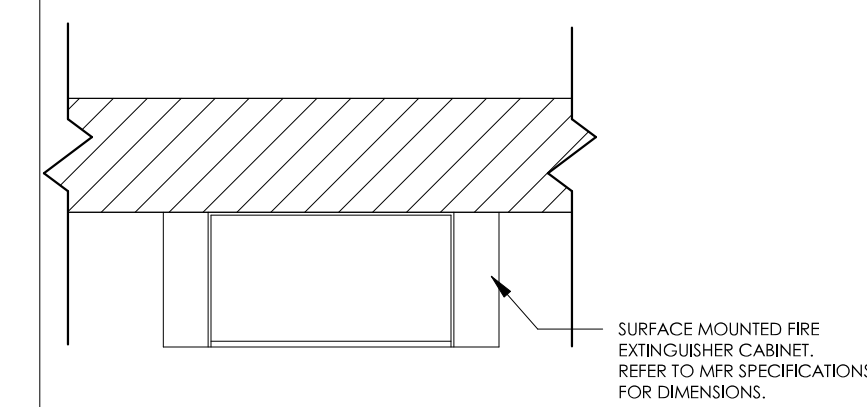
LIFE SAFETY LEGEND

-  EGRESS PATH OF TRAVEL
-  AGGREGATE LENGTH OF TRAVEL
-  NEW EMERGENCY EXIT LIGHT
-  1-HR RATED ASSEMBLY (UL-305)
-  NEW FIRE EXTINGUISHER LOCATION
-  NEW WALL-MOUNTED EMERGENCY LIGHTING

LIFE SAFETY NOTES

- PROVIDE (1) FIRE EXTINGUISHER PER 3000SF OF OCCUPIABLE SPACE OR MAXIMUM 75'-0" OF TRAVEL. REFER TO PLANS FOR LOCATIONS MARKED F.E.C. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE INSPECTOR.
- SEE MOUNTING HEIGHT STANDARDS FOR INSTALLATION HEIGHT
- EMERGENCY LIGHTING REQUIRED IN ALL RESTROOMS; SEE ELECTRICAL DRAWINGS FOR LOCATIONS

FIRE EXTINGUISHER CAB.



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

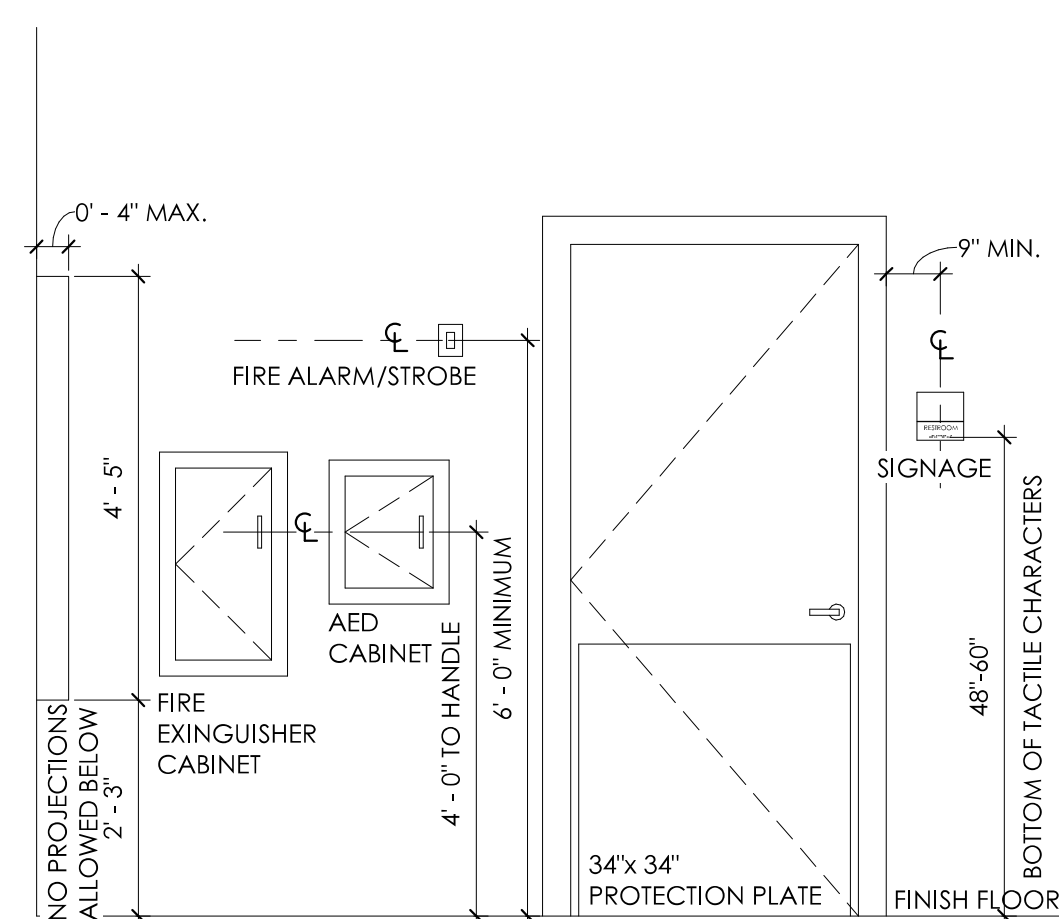
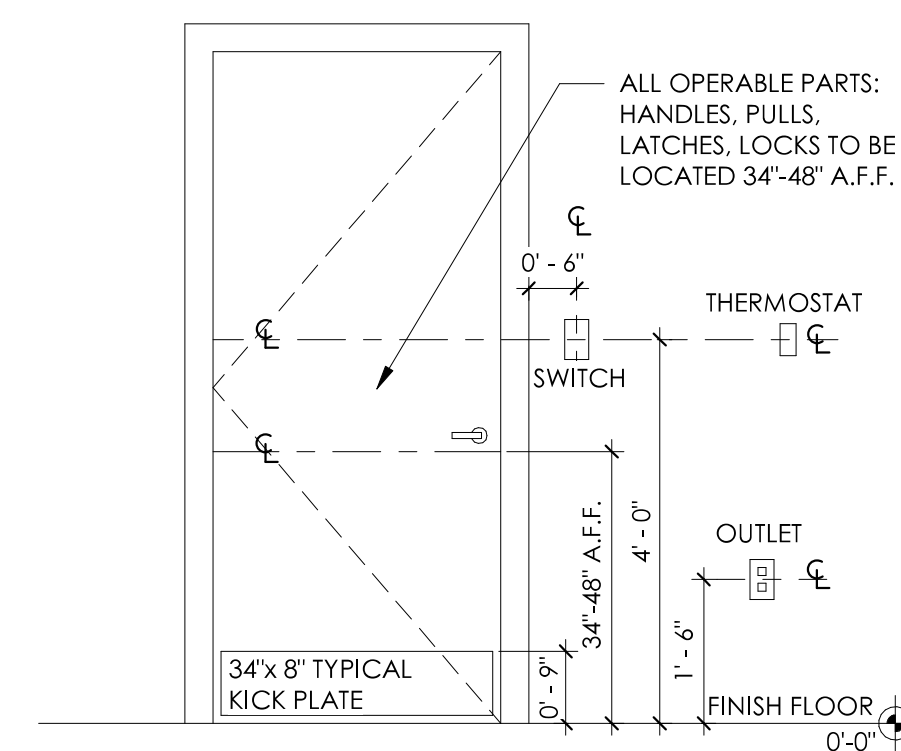
SHEET TITLE:

LIFE SAFETY PLAN

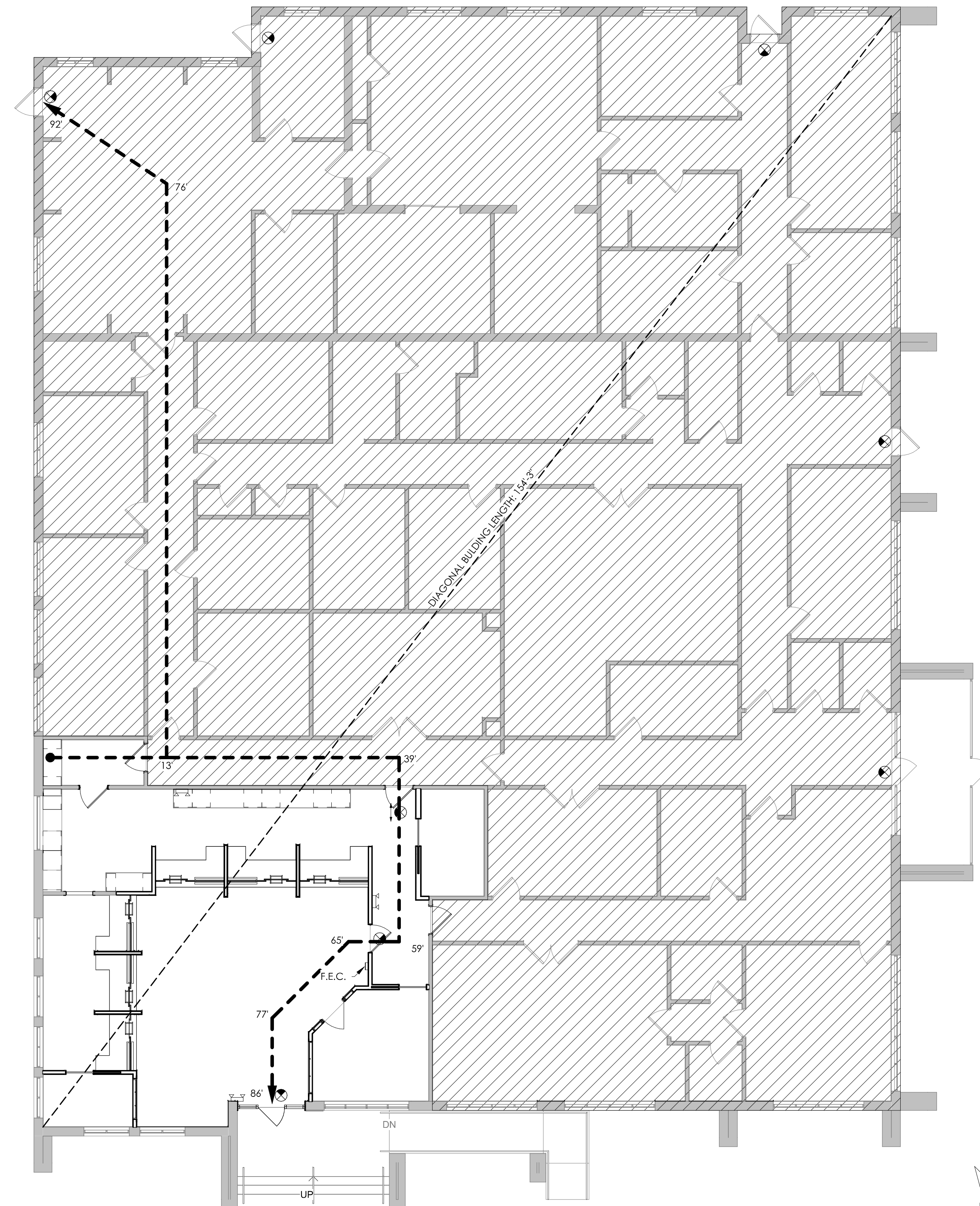
SHEET NO:

LSP1.01

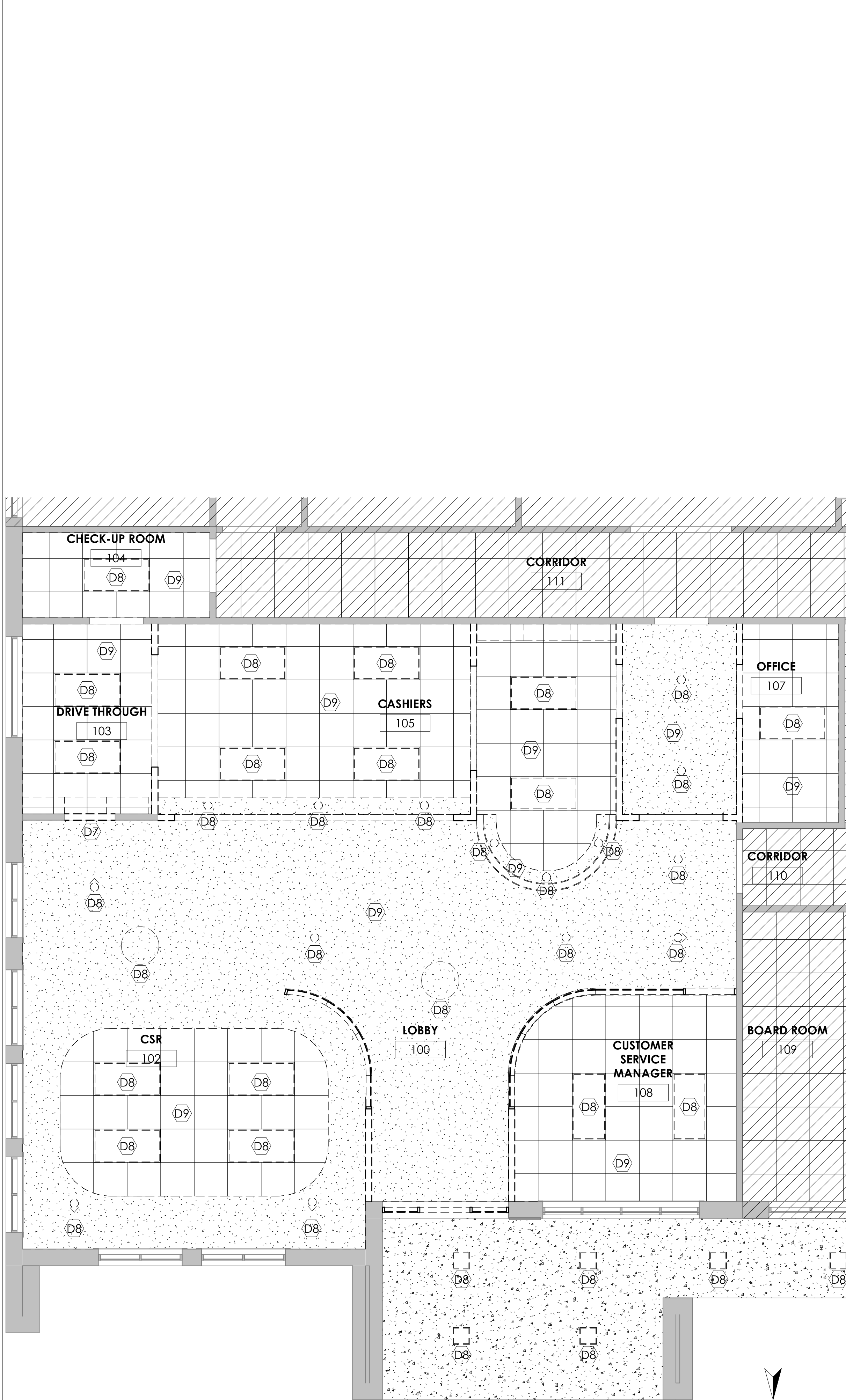
NOT ISSUED FOR CONSTRUCTION



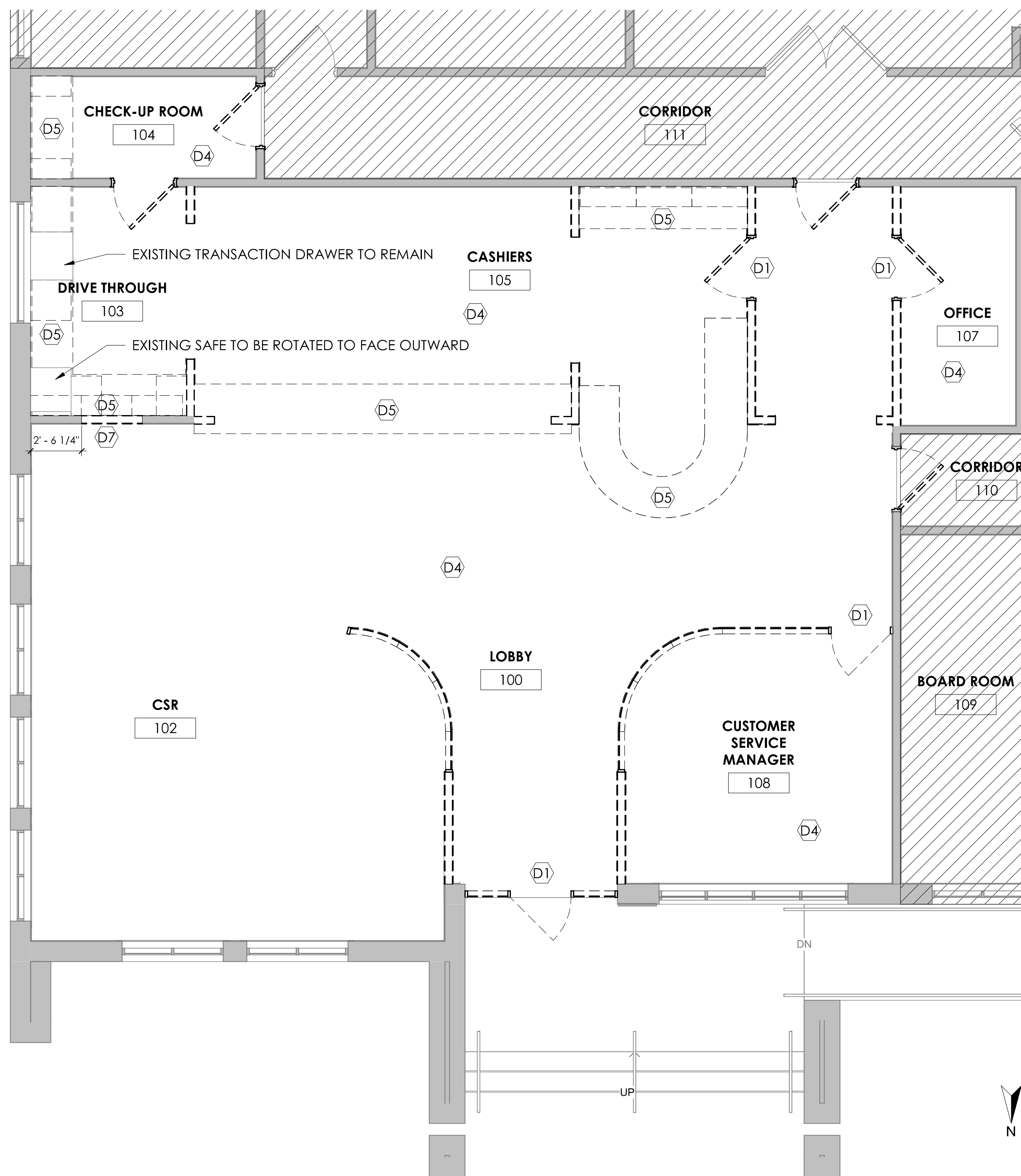
2 STANDARD HEIGHTS
1/2" = 1'-0"



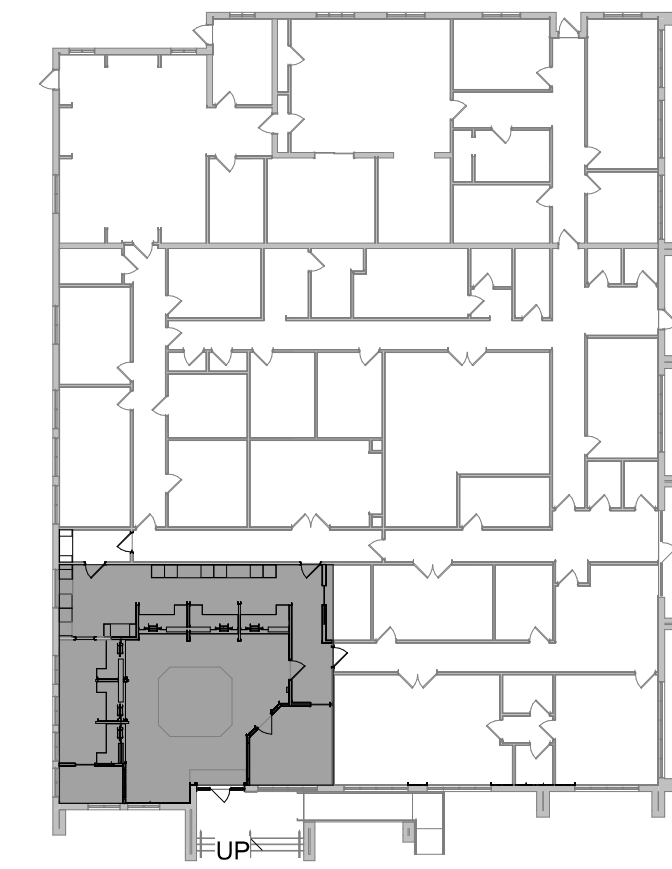
1 LIFE SAFETY PLAN
1/8" = 1'-0"



2 DEMO RCP
1/4" = 1'-0"



1 DEMO PLAN
1/4" = 1'-0"



3 KEY PLAN
1" = 30'-0"

DEMOLITION NOTES

- DEMOLITION WORK SHOWN IS ASSUMED TO BE CORRECT BASED ON EXISTING DRAWINGS AND INSPECTIONS. REFERENCE WAS GIVEN TO SHOW AS MANY SURVEYED ITEMS AS POSSIBLE TO ASSIST THE GC IN UNDERSTANDING THE DEMOLITION SCOPE. DEMOLITION DRAWINGS ARE NOT INTENDED TO REFLECT ALL CONDITIONS. GC IS RESPONSIBLE FOR PERFORMING THE INDICATED DEMOLITION WORK EVEN IF ACTUAL CONDITIONS DIFFER FROM WORK SHOWN ON DRAWINGS.
- RELAY ALL CONFLICTS DETERMINED DURING THE COURSE OF BIDDING AND CONSTRUCTION IMMEDIATELY TO THE ARCHITECT IN WRITING.
- ALL CONSTRUCTION ITEMS SHOWN DASHED AND ITEMS ATTACHED WITHIN THE CONSTRUCTION OF EACH ITEM ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
- ASBESTOS/HAZARDOUS MATERIALS; IF DURING THE COURSE OF DEMOLITION, QUESTIONS ARISE REGARDING THE POSSIBLE PRESENCE OF UNKNOWN HAZARDOUS MATERIALS, THE GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING.
- VERIFY ALL PLUMBING INVERTS AND ALL EXISTING UTILITY LOCATIONS PRIOR TO THE START OF DEMOLITION. INCLUDING UNDERGROUND AND OVERHEAD LINES. UTILITIES MAY REQUIRE RELOCATION TO AVOID CONFLICT WITH NEW CONSTRUCTION.
- ANY UTILITY SYSTEMS REQUIRED TO REMAIN ACTIVE DURING THE COURSE OF NEW WORK SHALL REMAIN ACTIVE. IF CIRCUMSTANCES REQUIRE THE TEMPORARY INTERRUPTION OF ANY UTILITIES, THE GC SHALL NOTIFY, COORDINATE, AND RECEIVE PRIOR PERMISSION BEFORE ANY SHUTDOWN OF SERVICES.
- UNLESS OTHERWISE NOTED, DOORS SCHEDULED TO BE REMOVED SHALL INCLUDE THE DOOR, FRAME, AND HARDWARE.
- PROTECT ALL WALLS, CEILINGS, FLOORS, AND STRUCTURAL COMPONENTS TO REMAIN FROM DAMAGE DURING DEMOLITION. GC SHALL REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION TO A FINISH AND MATERIAL QUALITY NOT LESS THAN EXISTING ADJACENT REMAINING WORK.
- PRIOR TO CUTTING, DRILLING, OR AFFECTING ANY EXISTING STRUCTURAL MEMBERS NOT INDICATED, GC SHALL SUBMIT NOTIFICATION TO THE OWNER, SPECIFYING LOCATION AND REQUESTING CONSENT TO PROCEED WITH THE CUTTING OR DRILLING.
- PROVIDE TEMPORARY PROTECTION AS NECESSARY TO SEAL BUILDING FROM THE ELEMENTS AND MAINTAIN BUILDING SECURITY WHERE DEMOLITION IS INDICATED. NOTIFY THE ARCHITECT IN WRITING IF CERTAIN CONDITIONS REQUIRE EXISTING ELEMENTS TO REMAIN EXPOSED FOR LONG PERIODS OF TIME.
- ALL MATERIAL SHOWN TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF-SITE IN A TIMELY MANNER. GC SHALL NOT STOCKPILE DEMOLISHED MATERIALS ON SITE.
- THE OWNER RESERVES THE RIGHT TO SALVAGE ANY ITEM WHETHER SHOWN ON DEMOLITION DRAWINGS OR NOT. AREAS TO BE DEMOLISHED SHALL BE SURVEYED BY THE OWNER AND THE OWNER SHALL SUPPLY A WRITTEN LIST OF ITEMS FOR SALVAGE NOT ALREADY SHOWN ON THE CONSTRUCTION DRAWINGS. THE GC SHALL BE RESPONSIBLE FOR THE REMOVAL, COLLECTION, AND SERRATION AS REQUIRED FOR SALVAGING, AND SHALL STORE ITEMS IN LOCATIONS AS DIRECTED BY THE OWNER.
- GC IS RESPONSIBLE FOR ALL SHORING AND BRACING NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY.
- DEMO ANY ASSOCIATED PLUMBING, HVAC & ELECTRICAL REQUIRED TO ACCOMPLISH INTENDED FINAL PLANS.

DEMOLITION LEGEND

- EXTENTS TO BE DEMOLISHED FROM TOP OF SLAB TO TOP OF PARTITION, LIMIT DEMO TO PART OF WALL OR ELEMENT DIMENSIONS INDICATE
- (D1) EXISTING DOOR AND FRAME TO BE REMOVED
- (D2) EXISTING WINDOWS TO BE REMOVED
- (D3) EXISTING PTAC'S TO BE REMOVED
- (D4) EXISTING FLOORING MATERIAL TO BE REMOVED
- (D5) EXISTING MILLWORK TO BE REMOVED
- (D6) EXISTING FURNITURE TO BE REMOVED
- (D7) NEW WALL OPENING FOR DOORWAY, REFER TO DOOR SCHEDULE FOR DIMENSIONS
- (D8) EXISTING LIGHT FIXTURES TO BE REMOVED
- (D9) EXISTING CEILING TO BE DEMOLISHED TO BOTTOM OF TRUSS



57 PERRY STREET
NEWNAN, GEORGIA 30263
TELEPHONE: (770) 683-9170
FAX: (770) 683-9171
E-MAIL: info@kaod.com
WEBSITE: www.kaod.com

Revision Schedule

Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. (c) 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

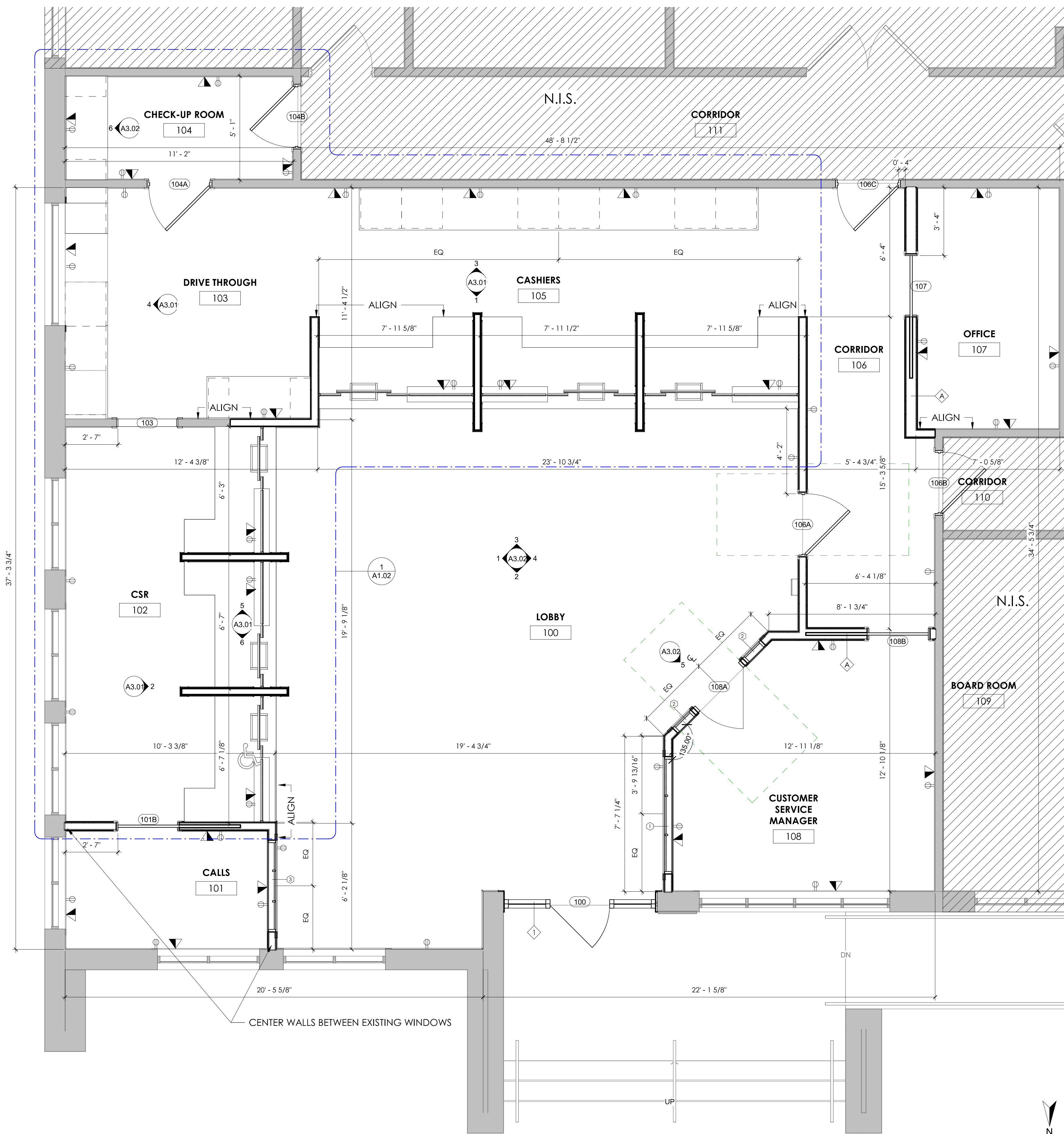
SHEET TITLE:

DEMO PLAN

SHEET NO:

AD1.01

NOT ISSUED FOR CONSTRUCTION

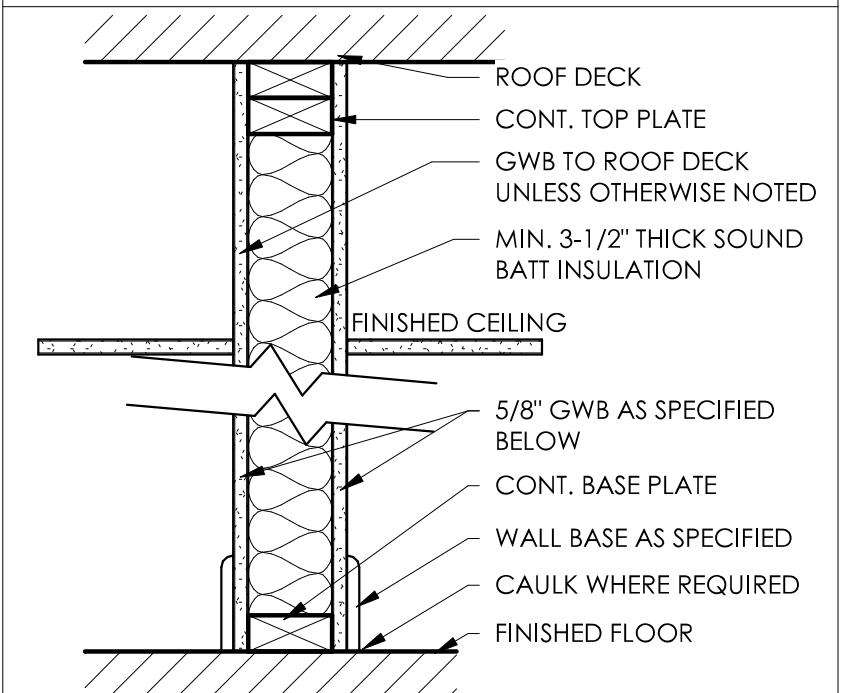


1 FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN NOTES

- REFER TO A1.01 FOR PARTITION SCHEDULE. ALL PARTITIONS ARE TYPE 'A' CONSTRUCTION UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN ARE TO FACE OF STUDS. NOTED CLEAR DIMENSIONS ARE TO FINISHED FACE OF WALLS. DIMENSIONS ARE TO FINISHED FACE FOR EXISTING WALLS.
- DOORS NOT LOCATED BY DIMENSIONS ON PLANS SHALL BE 4" FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. VERIFY DOORS WILL HAVE 18" CLEAR ON THE PUSH SIDE AND 12" CLEAR ON THE PUSH SIDE. PER ADA REQUIREMENTS. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
- CONTRACTOR TO LAYOUT ALL WALL LOCATIONS AND OPENINGS TO DISCOVER ANY CONFLICTS. FOR RESOLUTION SEE THE ARCHITECT PRIOR TO STARTING WALL CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS.
- PROVIDE ALL NECESSARY WOOD BLOCKING IN FRAMING LOCATIONS AT ALL WALL HUNG FURNITURE AND EQUIPMENT TO DISCOVER ANY CONFLICTS. FOR RESOLUTION SEE THE ARCHITECT PRIOR TO STARTING WALL CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS.
- PROVIDE (1) FIRE EXTINGUISHER PER 3000SF OF OCCUPIABLE SPACE OR MAXIMUM 75'-0" OF TRAVEL. REFER TO PLANS FOR LOCATIONS MARKED F.E.C. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE INSPECTOR.
- ALL INTERIOR WALLS TO RECEIVE SOUND BATT. INSULATION UNLESS OTHERWISE NOTED. NO INSULATION IN CEILINGS UNLESS OTHERWISE NOTED.

WALL LEGEND

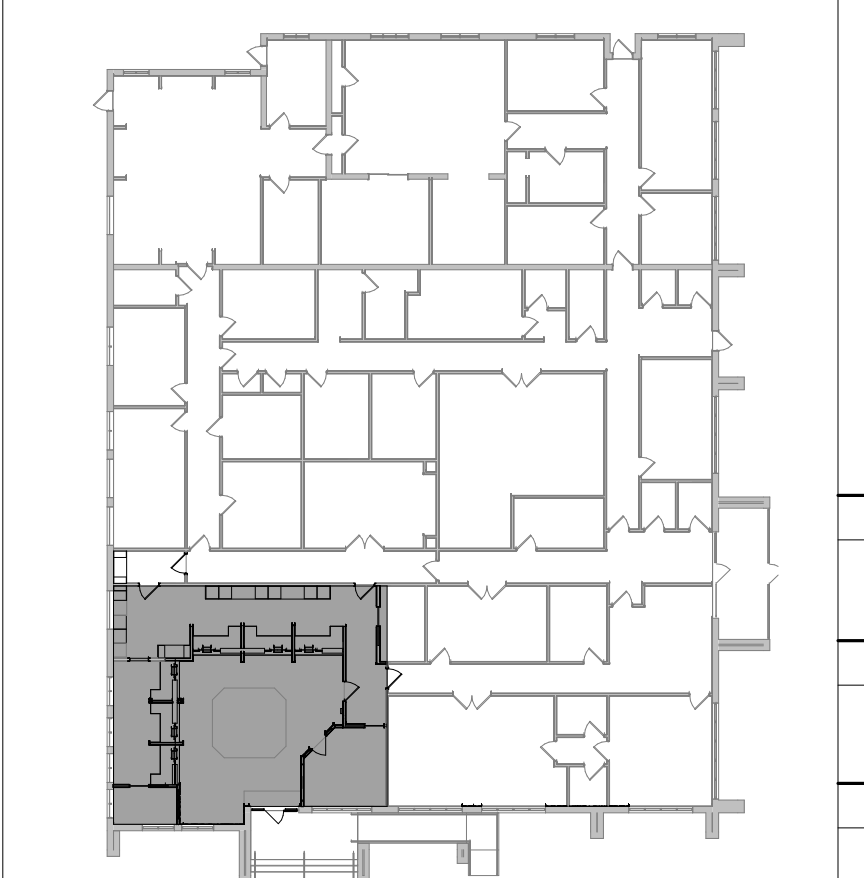


NON-BEARING/ DEMISING WALLS		UL#	F.R.
A	4-3/4"	5/8" GWB ON BOTH SIDES OF 2X4" WOOD STUDS @ 16" O.C.	-
B	6-3/4"	5/8" GWB ON BOTH SIDES OF 2X6" WOOD STUDS @ 16" O.C.	-

- 1 HOUR RATED WALL ASSEMBLY
- EXISTING WALL
- NEW WALL ASSEMBLY

ELECTRICAL LEGEND

- DUPLEX OUTLET, 18" AFF
- QUAD OUTLET, 18" AFF
- DUPLEX DATA CONNECTION, 18" AFF



2 KEY PLAN
1" = 30'-0"



57 PERRY STREET
NEWNAN, GEORGIA 30263
TELEPHONE: (770) 683-9170
FAX: (770) 683-9171
E-MAIL: info@kaod.com
WEBSITE: www.kaod.com

Revision Schedule		
Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. © 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

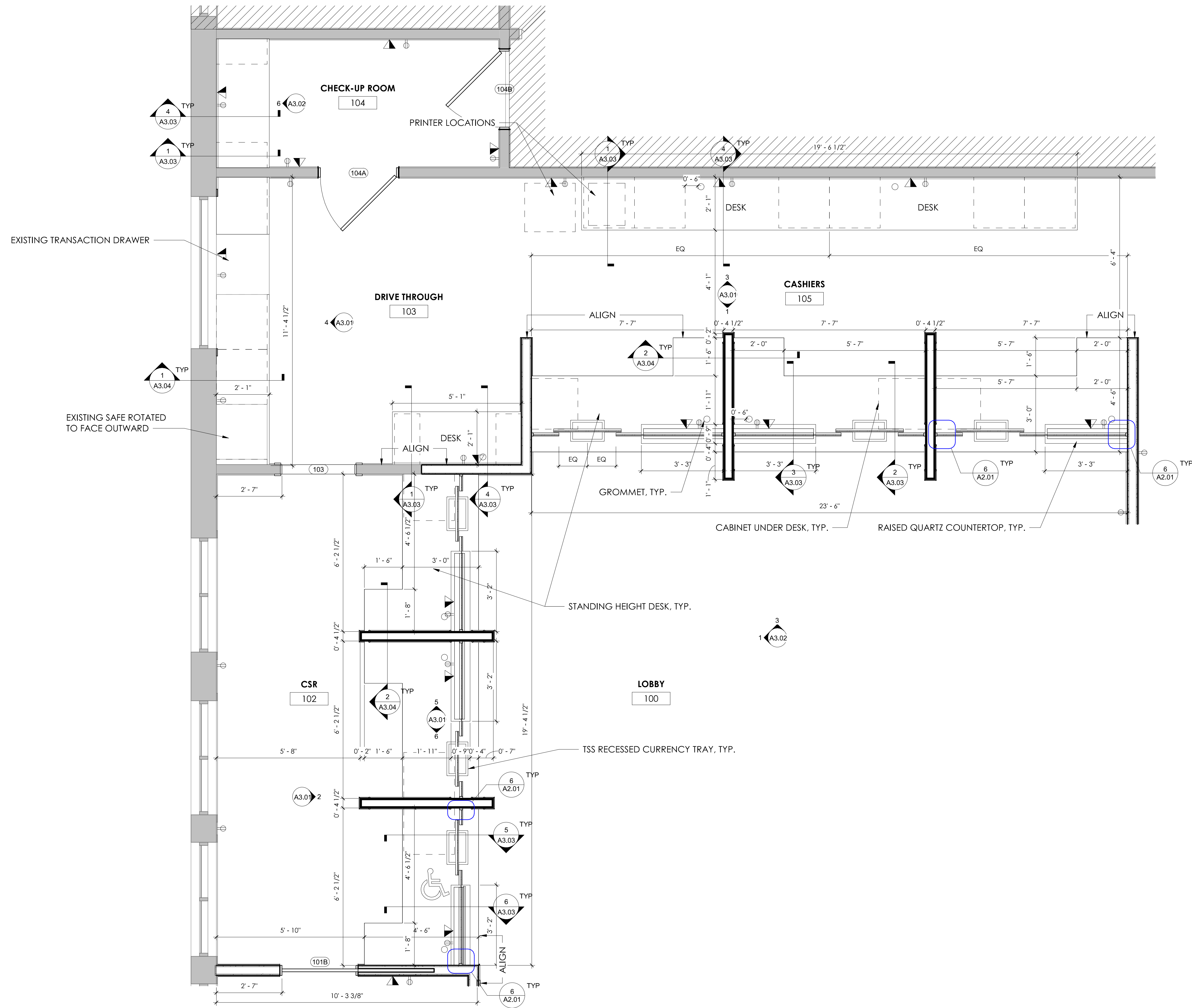
SHEET TITLE:

FLOOR PLAN

SHEET NO:

A1.01

NOT ISSUED FOR CONSTRUCTION



Revision Schedule		
Revision Number	Date	Description
04/27/26		BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

SHEET TITLE:

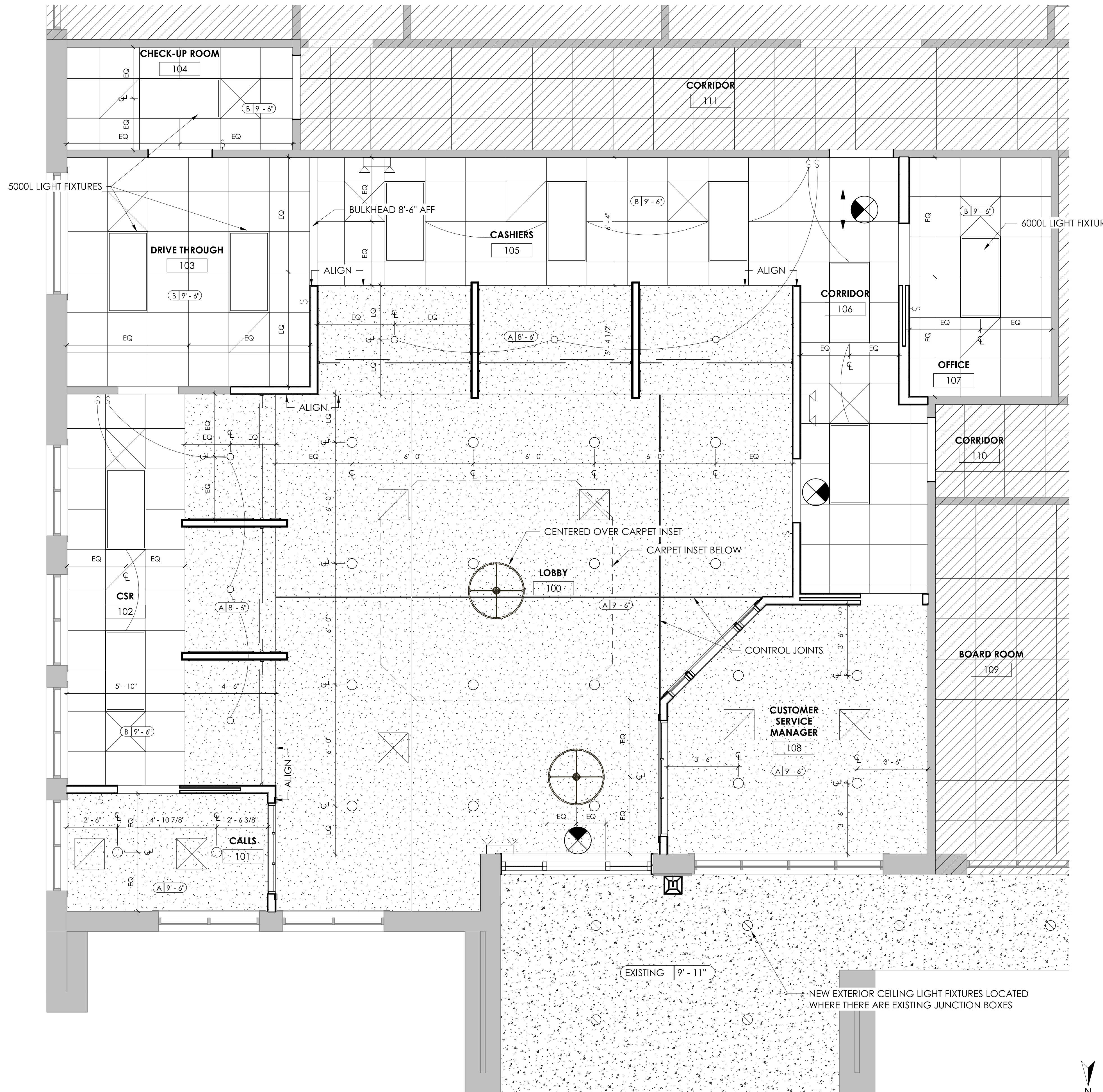
ENLARGED MILLWORK PLAN

SHEET NO:

A1.02

NOT ISSUED FOR CONSTRUCTION

1 ENLARGED MILLWORK PLAN
1/2" = 1'-0"



1 REFLECTED CEILING PLAN
3/8" = 1'-0"

2 KEY PLAN
1" = 30'-0"

CEILING NOTES

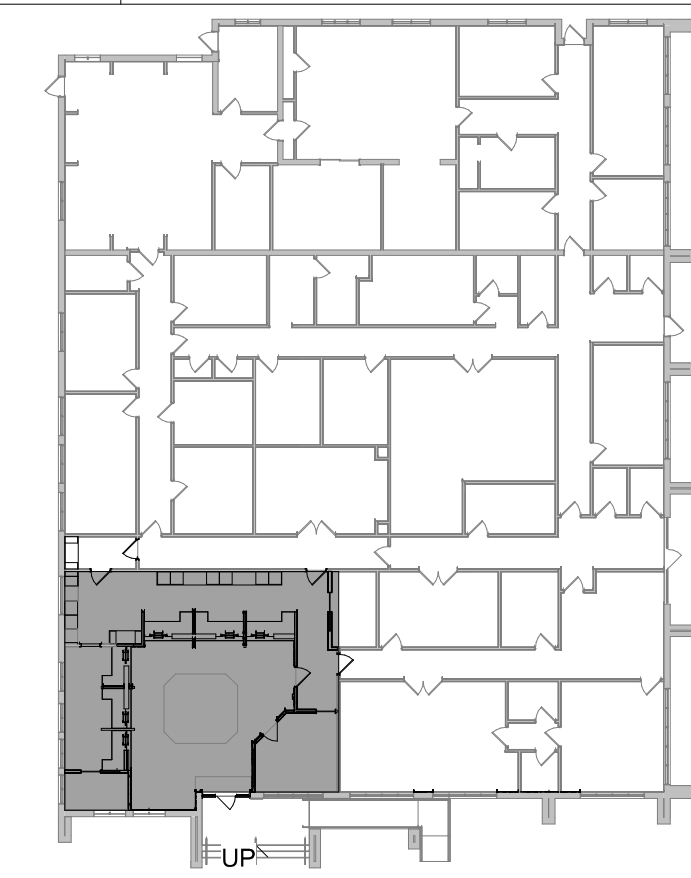
- ** ALL CEILINGS ARE TYPE "A" (9'-0") TYPICAL, UNLESS OTHERWISE NOTED**
- LIGHTING AND HVAC COMPONENTS SHOWN IN CEILING PLAN ARE FOR LOCATION AND DIMENSIONAL PURPOSES ONLY. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERED DRAWINGS.
- DO NOT ATTACH PARTITION OR CEILING SYSTEMS TO PORTIONS OF ANY MECHANICAL EQUIPMENT. CONTRACTOR TO COORDINATE LOCATIONS AND PROVIDE ALTERNATE BRACING IF CONFLICTS OCCUR.
- COORDINATE HEIGHTS OF SUSPENDED LIGHTING, OR SUSPENDED OR WALL MOUNTED HVAC COMPONENTS WITH ARCHITECT IF NOT PROVIDED IN DRAWINGS.
- ALL EXPOSED DECKING, STRUCTURE, PIPING, DUCTWORK AND OTHER CEILING MOUNTED ITEMS SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
- COORDINATE AND FIELD VERIFY CLEARANCES FOR ALL EQUIPMENT TO BE LOCATED ABOVE CEILING.
- DIMENSIONS ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE.
- ALL INTERIOR LIGHT FIXTURES TO BE ON DIMMERS

CEILING MATERIAL LEGEND

TAG	DESCRIPTION
A	1/2" GW8 CEILING ON SUSPENDED METAL GRID, PAINTED
B	2X2 SUSPENDED ACOUSTICAL LAY-IN CEILING

LIGHTING LEGEND

○	6" RECESSED LED CAN LIGHT HH6IC-LED-2000L-DIM10-MVOLT-WD-35K-90- HH6-6501-CL-WH
○	4" RECESSED LED CAN LIGHT HH4IC-LED-1500L-DIM10-MVOLT-WD-35K-90- HH4-4501-CL-WH
□	2X4 RECESSED LED 24-FPL-BL-LED-3000L-4000L-5000L-6000L-DIM10- MVOLT-30K-35K-40K-50K-85 (SET TO 4000L & 35K UNLESS NOTED OTHERWISE ON RCP)
⊙	DECORATIVE LED PENDANT FIXTURE, B.O. FIXTURE 7" MIN A.F.F. VISUAL COMFORT MARSTON LARGE CHANDELIER, 3000K
⊔	WALL-MOUNTED EMERGENCY LIGHTING
⊗	EMERGENCY EXIT LIGHT
⊠	OUTDOOR LED WALL SCONCE, B.O. FIXTURE 80" MIN A.F.F. VISUAL COMFORT GALENA MEDIUM WALL LANTERN, TEXTURED BLACK, 3000K
⊙	6" RECESSED OUTDOOR LED CAN LIGHT HL6IP-LED-3000L-DIM10-MVOLT-MD-35K-90- HL-4501-CL-WH
⊞	DIMMER LIGHT SWITCH, 48" A.F.F.
⊠	SUPPLY AIR DIFFUSER
⊠	RETURN AIR GRILLE



Revision Schedule		
Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

SHEET TITLE:

REFLECTED CEILING PLAN

SHEET NO:

A1.03

NOT ISSUED FOR CONSTRUCTION

FLOOR PLAN NOTES

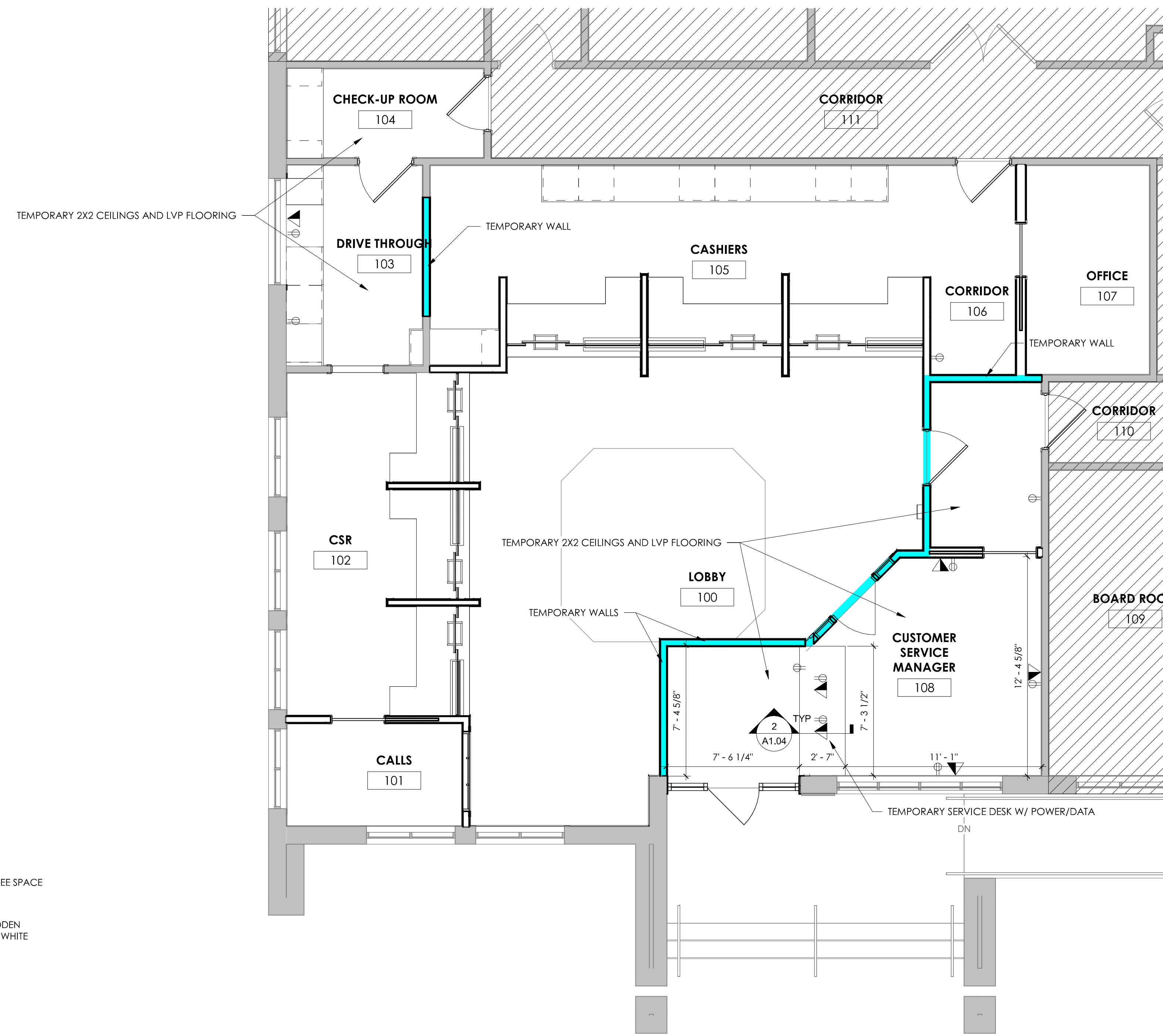
- REFER TO A1.01 FOR PARTITION SCHEDULE. ALL PARTITIONS ARE TYPE 'A' CONSTRUCTION UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN ARE TO FACE OF STUDS, NOTED CLEAR DIMENSIONS ARE TO FINISHED FACE OF WALLS. DIMENSIONS ARE TO FINISHED FACE FOR EXISTING WALLS.
- DOORS NOT LOCATED BY DIMENSIONS ON PLANS SHALL BE 4" FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. VERIFY DOORS WILL HAVE 18" CLEAR ON THE PULL SIDE AND 12" CLEAR ON THE PUSH SIDE, PER ADA REQUIREMENTS. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
- CONTRACTOR TO LAYOUT ALL WALL LOCATIONS AND OPENINGS TO DISCOVER ANY CONFLICTS. FOR RESOLUTION SEE THE ARCHITECT PRIOR TO STARTING WALL CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS.
- PROVIDE ALL NECESSARY WOOD BLOCKING IN FRAMING LOCATIONS AT ALL WALL HUNG FURNITURE AND EQUIPMENT TO INCLUDE, BUT NOT LIMITED TO, GRAB BARS, HANDRAILS, CASEWORK, MARKER BOARDS AND ALL RESTROOM ACCESSORIES.
- PROVIDE (1) FIRE EXTINGUISHER PER 3000SF OF OCCUPIABLE SPACE OR MAXIMUM 75'-0" OF TRAVEL. REFER TO PLANS FOR LOCATIONS MARKED F.E.C. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE INSPECTOR.
- ALL INTERIOR WALLS TO RECEIVE SOUND BATT. INSULATION UNLESS OTHERWISE NOTED. NO INSULATION IN CEILINGS UNLESS OTHERWISE NOTED.

KAOD
K A OLDHAM DESIGN, INC.

57 PERRY STREET
NEWNAN, GEORGIA 30263
TELEPHONE: (770) 683-9170
FAX: (770) 683-9171
E-MAIL: info@kaod.com
WEBSITE: www.kaod.com

Revision Schedule

Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. © 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

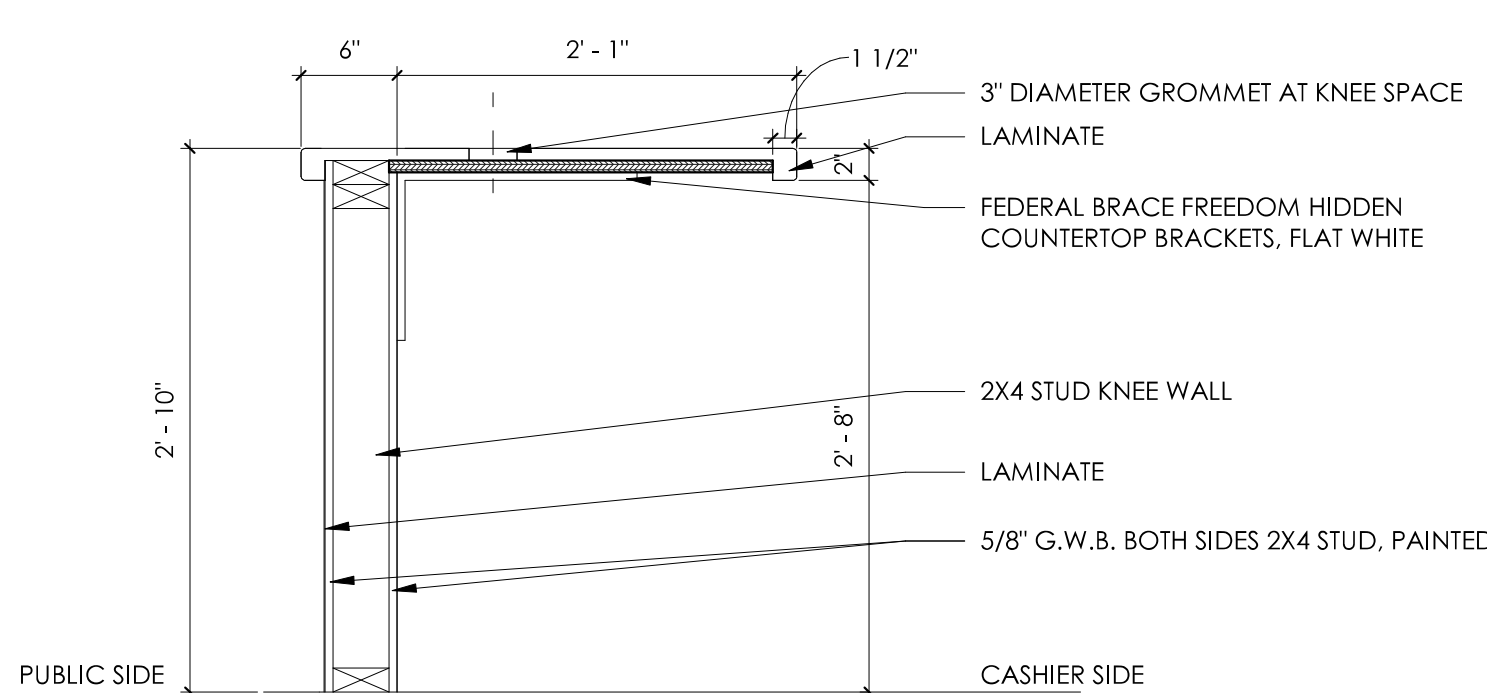
SHEET TITLE:

TEMP. PLAN DURING CONSTRUCTION

SHEET NO:

A1.04

NOT ISSUED FOR CONSTRUCTION



2 TYPICAL MILLWORK - TEMPORARY SERVICE DESK ADA
1" = 1'-0"

1 TEMPORARY FLOOR PLAN DURING CONSTRUCTION
1/4" = 1'-0"

DOOR SCHEDULE													
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THICKNESS	FIRE RATING	DOOR			FRAME			HDWR SET	COMMENTS
						TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
100	LOBBY	2'-11"	7'-8 1/2"			A	SCWD, GLASS, ALUM EXT CLADDING	PT	I	WD	PT	05	
101B	CALLS	3'-0"	7'-0"	0'-1 3/8"		C	SCWD, GLASS	PT	I	WD	PT	03	
103	DRIVE THROUGH	3'-0"	7'-0"						I	WD	PT		
104A	CHECK-UP ROOM	3'-0"	7'-0"	0'-1 3/8"		B	SCWD	PT	I	WD	PT	01	
104B	CHECK-UP ROOM	3'-0"	7'-0"	0'-1 3/8"		B	SCWD	PT	I	WD	PT	01	
106A	CORRIDOR	3'-0"	7'-0"	0'-1 3/8"		B	SCWD	PT	I	WD	PT	02	
106B	CORRIDOR	3'-0"	7'-0"	0'-1 3/8"		B	SCWD	PT	I	WD	PT	04	
106C	CORRIDOR	3'-0"	7'-0"	0'-1 3/8"		B	SCWD	PT	I	WD	PT	04	
107	OFFICE	3'-0"	7'-0"	0'-1 3/8"		C	SCWD, GLASS	PT	I	WD	PT	03	
108A	CUSTOMER SERVICE MANAGER	3'-0"	7'-6"			D	SCWD, GLASS	PT	I	WD	PT	02	
108B	CUSTOMER SERVICE MANAGER	3'-0"	7'-0"	0'-1 3/8"		C	SCWD, GLASS	PT	I	WD	PT	03	

DOOR GENERAL NOTES

1. WEATHER-STRIPPING SHALL BE PROVIDED AT HEAD AND JAMBS OF ALL EXTERIOR DOORS
2. ALL THRESHOLDS SHALL CONFORM TO HANDICAP ACCESS REQUIREMENTS
3. ALL UNCOVERED EXTERIOR DOOR OPENINGS SHALL BE WEATHERPROOFED AS REQ'D TO MAINTAIN INTEGRITY OF OPENING
4. REFER TO PROJECT MANUAL FOR HARDWARE SET SPECS

GLAZING LEGEND

- ① 1" INSULATED TEMPERED ② 1" INSULATED ③ 1/4" CLEAR TEMPERED ④ 1/4" CLEAR

WINDOW GENERAL NOTES:

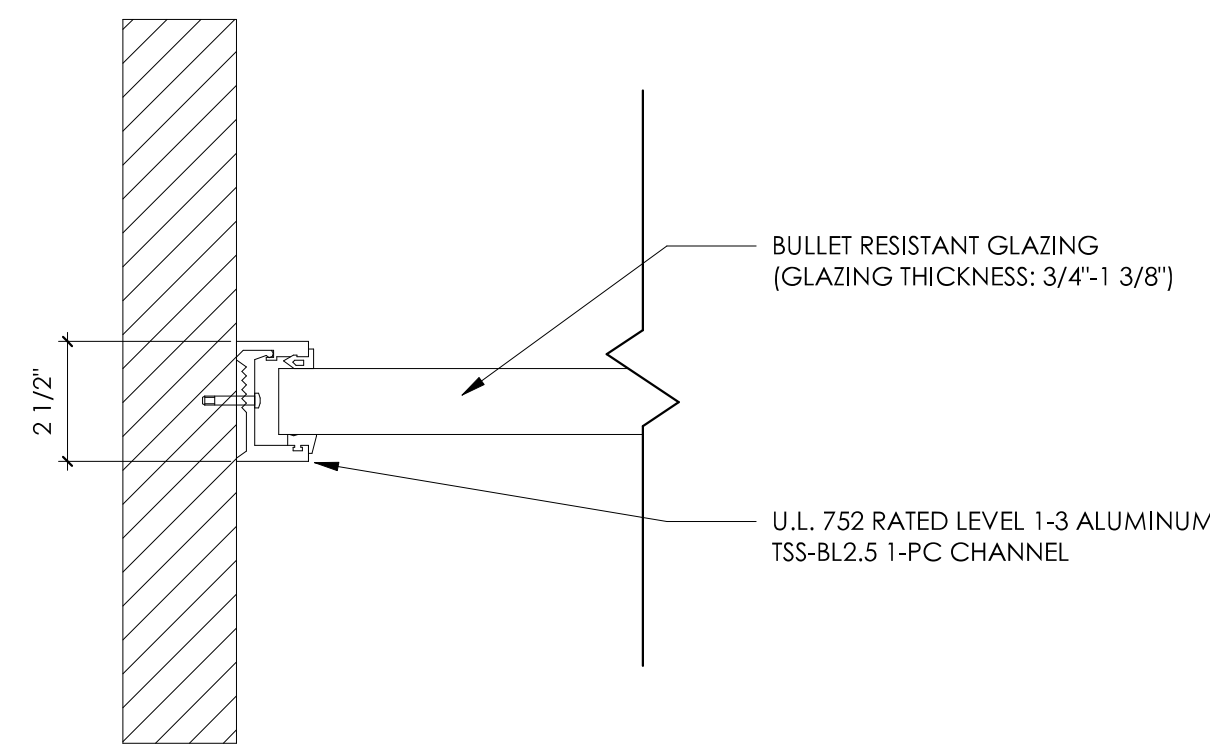
1. TEMPERED GLAZING SHALL BE PROVIDED IN ALL LOCATIONS WHERE WINDOWS OR GLAZING IS LOCATED WITHIN 4'-0" OF INTERIOR OR EXTERIOR DOORS AND BELOW DOOR HEAD HEIGHT.
2. SEE WINDOW ELEVATIONS FOR GLAZING TYPES.
3. SECTIONS THROUGH WINDOW MEMBERS ARE SHOWN SCHEMATICALLY - ACTUAL CONFIGURATIONS MAY DIFFER FOR VARIOUS APPROVED MFR.'S.
4. ROUGH OPENINGS ARE SHOWN ON WINDOW ELEVATIONS. ACTUAL WINDOW UNITS SHOULD BE CONSTRUCTED TO MEET TOLERANCES NECESSARY FOR PROPER HORIZONTAL AND VERTICAL ALIGNMENT OF SYSTEMS AND CONFORMANCE W/ DETAILS AND SPECIFICATIONS OF THE CONTRACT DOCUMENTS.
5. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
6. WINDOW MFR. SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL MULLION REINFORCEMENT NECESSARY TO MEET ALL SPECIFIED LOADING CRITERIA.



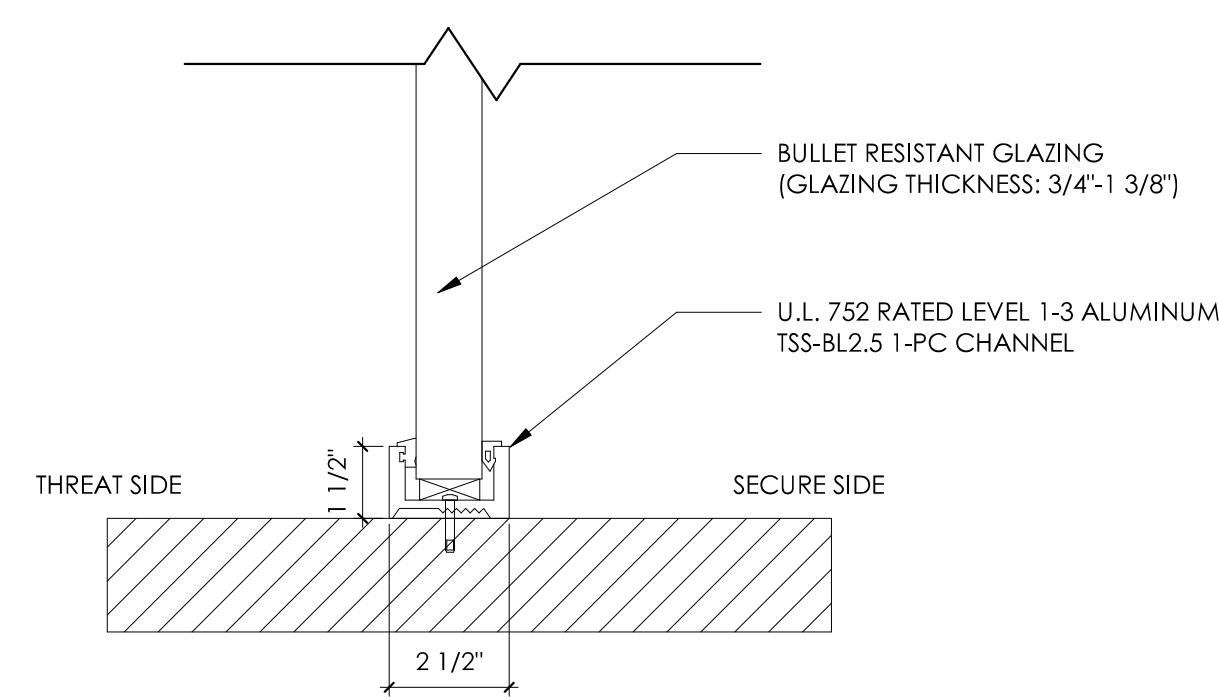
57 PERRY STREET
NEWNAN, GEORGIA 30263
TELEPHONE: (770) 683-9170
FAX: (770) 683-9171
E-MAIL: info@kaod.com
WEBSITE: www.kaod.com

Revision Schedule

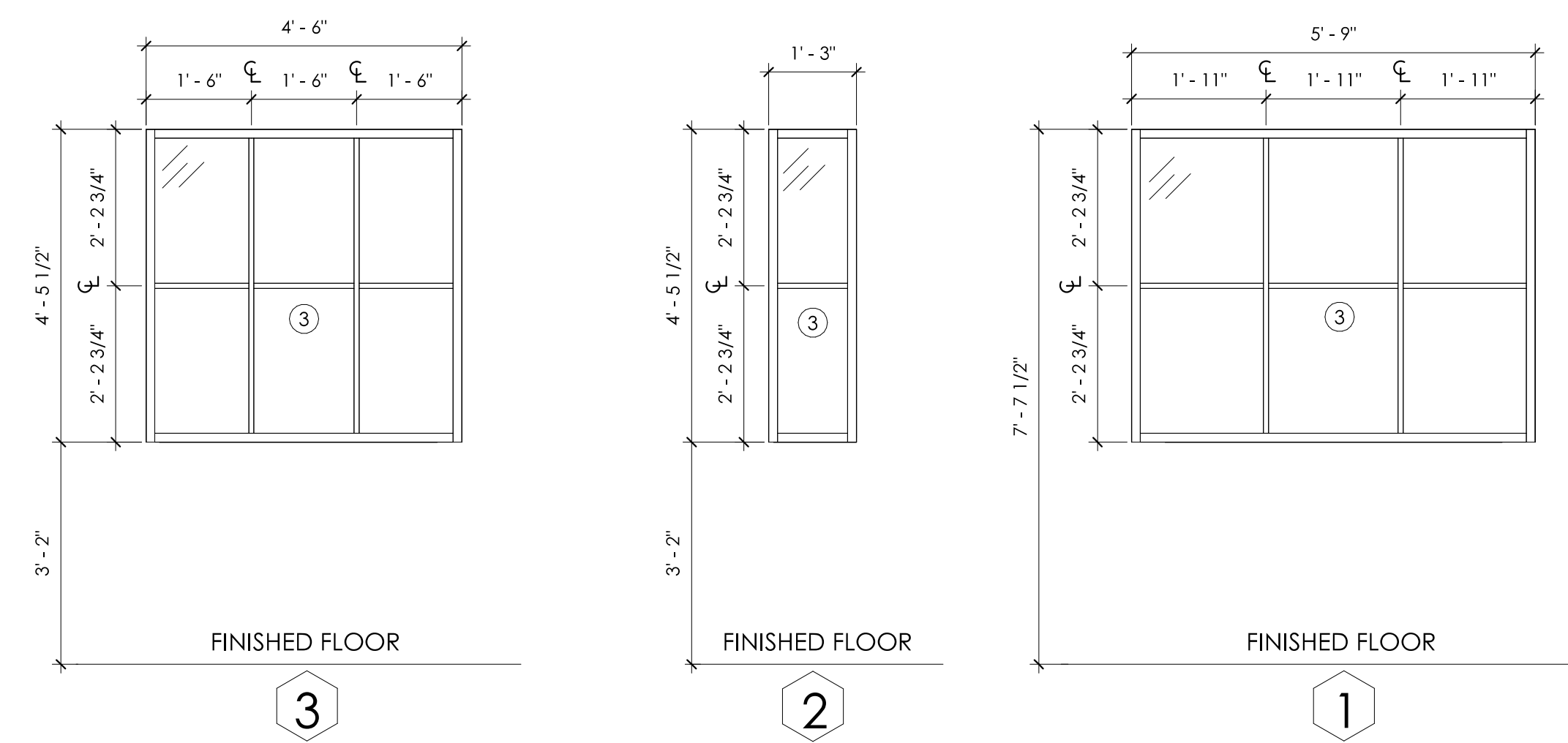
Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



6 TYP. BP GLASS JAMB DETAIL
3" = 1'-0"



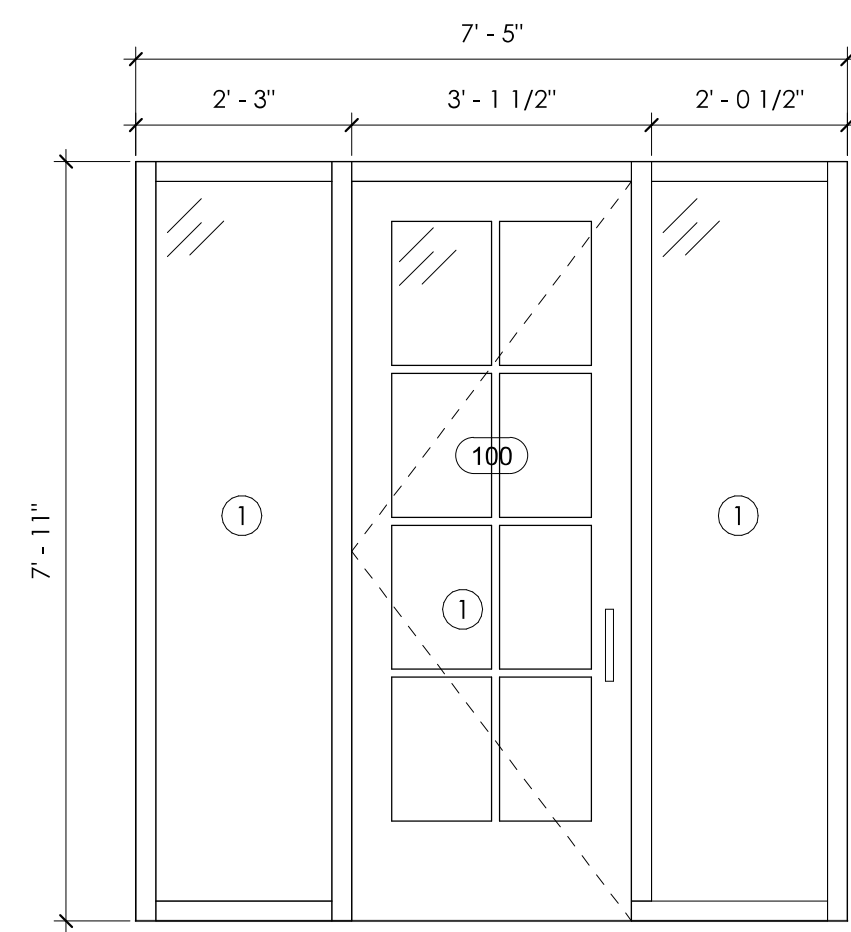
5 TYP. BP GLASS SILL DETAIL
3" = 1'-0"



4 WINDOW TYPES
1/2" = 1'-0"

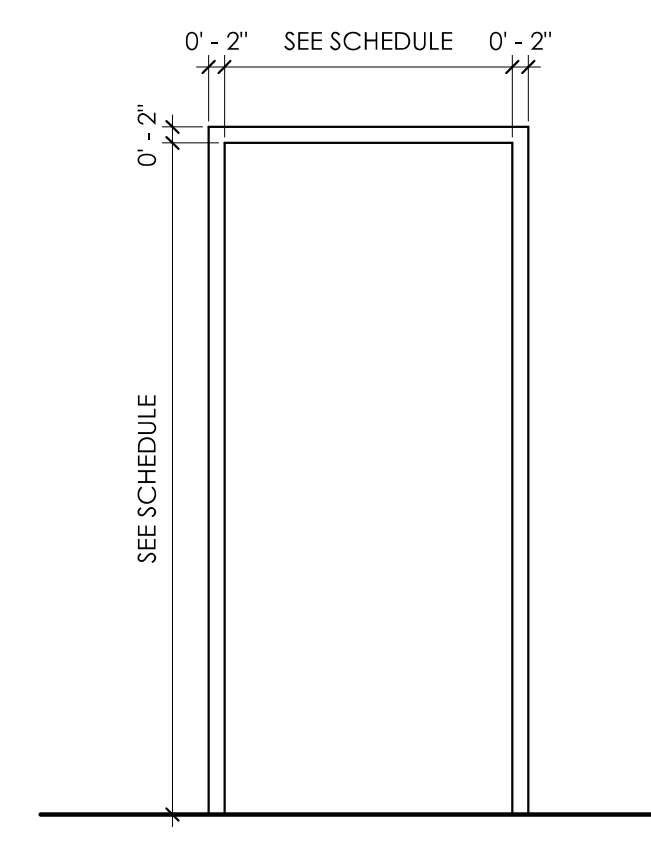
JELD-WEN CUSTOM WOOD FIXED WINDOWS, 7/8" CONTEMPORARY PROFILE SDL

F.V. OPENING DIMENSIONS. HEIGHT TO MATCH EXISTING WINDOWS

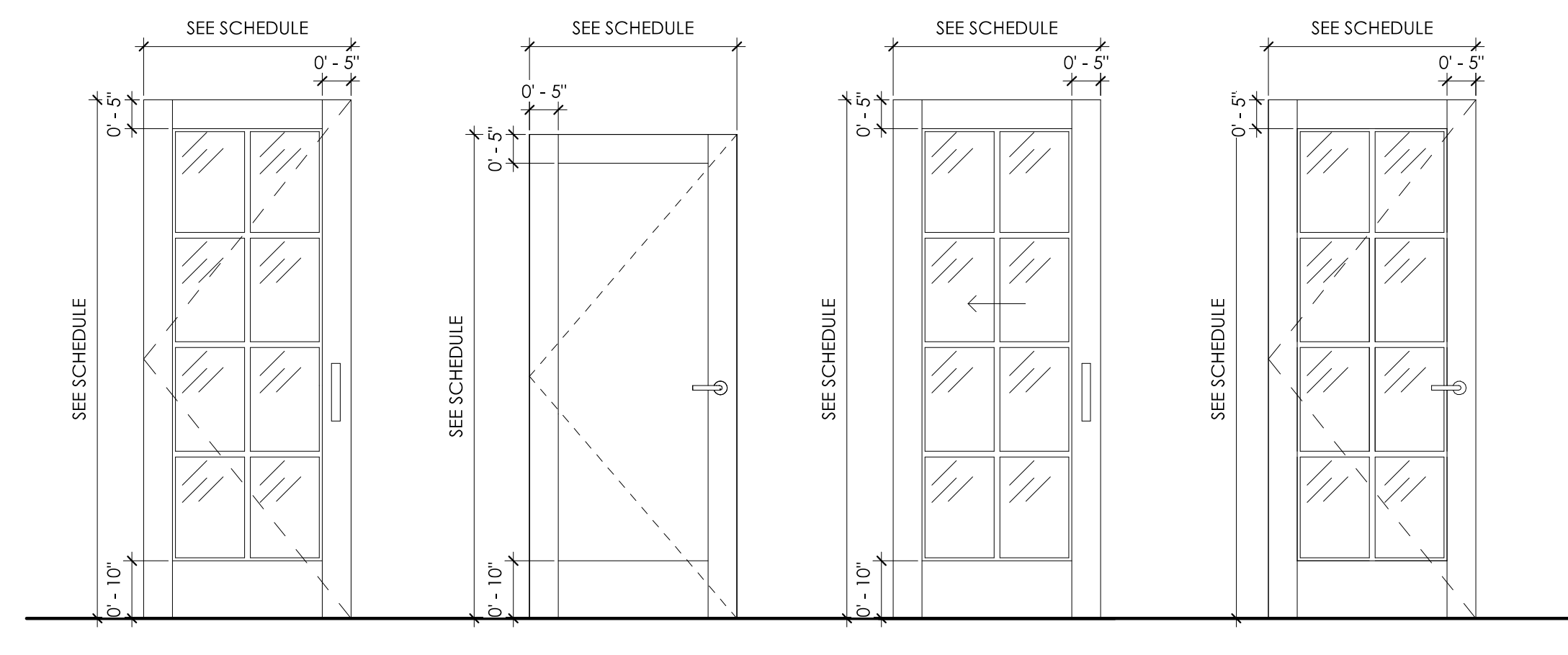


3 STOREFRONT ELEVATION
1/2" = 1'-0"

ANDERSEN E-SERIES ENTRY DOOR & WINDOWS, EXTERIOR COLOR TO MATCH EXISTING DOOR, INTERIOR PAINTED W/ PT-2



2 FRAME TYPES
1/2" = 1'-0"



1 DOOR TYPES
1/2" = 1'-0"

ANDERSEN E-SERIES ENTRY DOOR, EXTERIOR COLOR TO MATCH EXISTING DOOR, INTERIOR PAINTED W/ PT-2, FINELIGHT FLAT GRILLE PROFILE

JELD-WEN KARONA WOOD INTERIOR PANEL DOOR: K4010, STD FLAT PANEL, PAINTED W/ PT-2, FINELIGHT FLAT GRILLE PROFILE

JELD-WEN KARONA WOOD INTERIOR POCKET DOOR: K6020 8-LITE, SQUARE STICKING PROFILE

JELD-WEN KARONA WOOD INTERIOR POCKET DOOR: K6020 8-LITE, SQUARE STICKING PROFILE



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. © 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

SHEET TITLE:

DOOR / WINDOW SCHEDULE

SHEET NO:

A2.01

NOT ISSUED FOR CONSTRUCTION

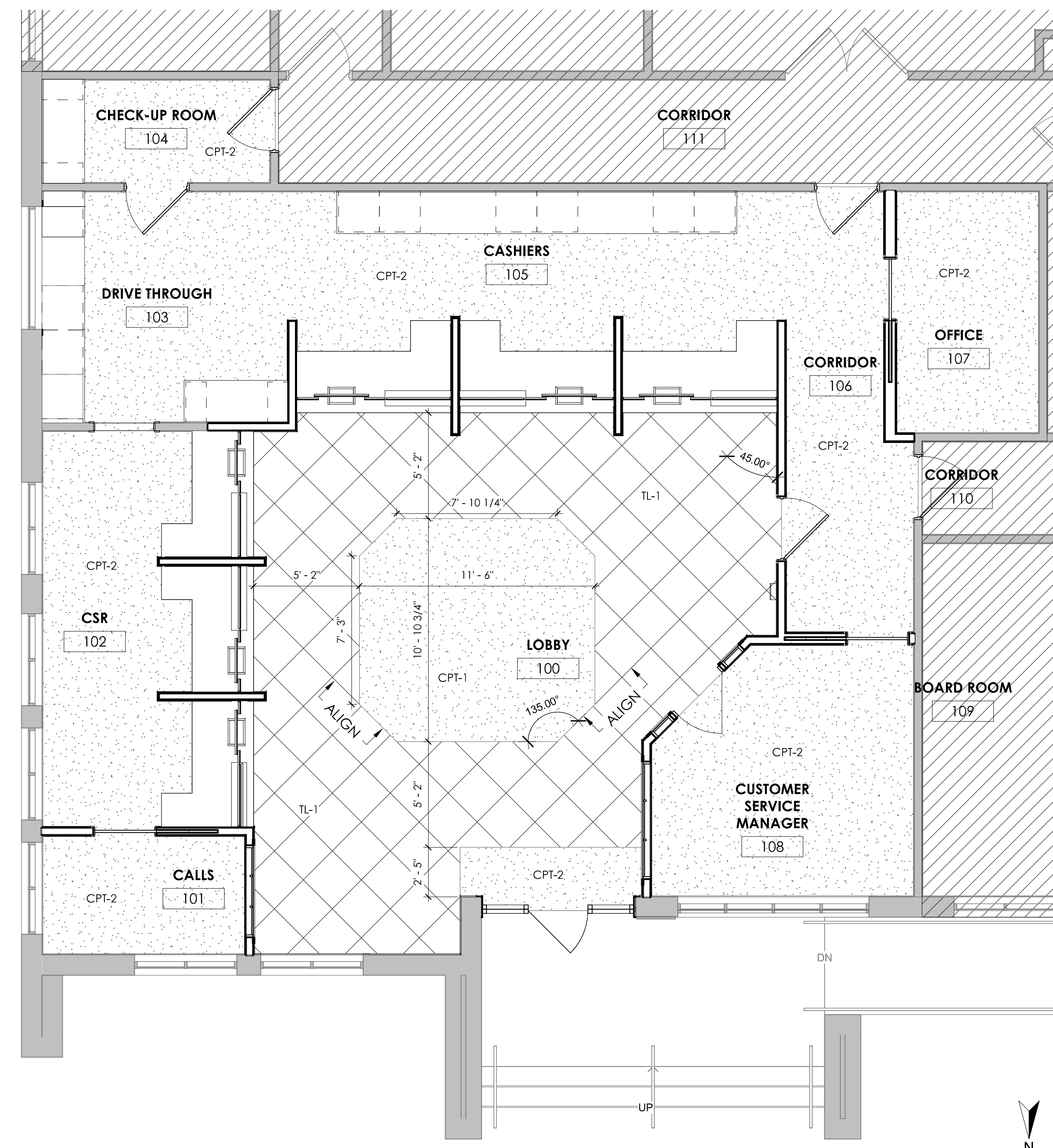
FINISH SCHEDULE							
ROOM NO.	ROOM NAME	FLOORS			WALLS		
		FLOOR	BASE	GROUT	COMMENTS	FINISH	GROUT
100	LOBBY	CPT-1, CPT-2, TL-1	WB-1	GR-1		PT-1, PT-2	
101	CALLS	CPT-2	WB-1			PT-1	
102	CSR	CPT-2	WB-1			PT-1	
103	DRIVE THROUGH	CPT-2	WB-1			PT-1	
104	CHECK-UP ROOM	CPT-2	WB-1			PT-1	
105	CASHIERS	CPT-2	WB-1			PT-1	
106	CORRIDOR	CPT-2	WB-1			PT-1	
107	OFFICE	CPT-2	WB-1			PT-1	

INTERIOR FINISH LEGEND				
KEYNOTE	MATERIAL	MANUFACTURER	COLOR/FINISH	DESCRIPTION AND NOTES
WALL FINISHES				
PT-1	PAINT	SHERWIN WILLIAMS	SW 7566 WESTHIGHLAND WHITE, EG-SHEL	WALL PAINT; PROMAR 200
PT-2	PAINT	SHERWIN WILLIAMS	COLOR TBD, SEMI-GLOSS	PAINT FOR ALL DOORS, DOOR & WINDOW TRIM, WALL BASE, WALL MOULDING; PROMAR 200
PT-3	PAINT	SHERWIN WILLIAMS	COLOR TBD, SEMI-GLOSS	WINDOW PAINT (NEW & EXISTING); EMERALD URETHANE TRIM ENAMEL
FLOOR FINISHES				
TL-1	TILE	DALTILE	HADDONSTONE DAWN, MATTE	24X24, 45 DEGREE ANGLE
GR-1	GROUT	MAPEI	5105 DRIFTWOOD	
CPT-1	CARPET	INTERFACE	THREAD LIGHTLY, JETTY 108542	MONOLITHIC, 45 DEGREE ANGLE, INSTALL USING TACTILES
CPT-2	CARPET	INTERFACE	VIVA COLORES, CENIZO 106047	MONOLITHIC, INSTALL USING TACTILES
TR-1	TRANSITION STRIPS	SCHLUTER	BRUSHED STAINLESS STEEL	SCHIENE
CEILING FINISHES				
CT-1	CEILING TILE	ARMSTRONG	WHITE	24" X 24" ULTIMA 15/16" BEVELED TEGULAR CEILING TILES, REFER TO RCP FOR LOCATIONS
PT-4	PAINT	SHERWIN WILLIAMS	SW 7566 WESTHIGHLAND WHITE, EG-SHEL	REFER TO RCP FOR LOCATIONS
MILLWORK CABINET FINISHES				
S-1	WOOD STAIN	MINWAX	MATCH EXISTING MILLWORK COLOR	
MILLWORK COUNTER FINISHES				
Q-1	QUARTZ	DEKTON	NARA	2CM THICKNESS

KAOD
K A OLDHAM DESIGN, INC.

57 PERRY STREET
NEWNAN, GEORGIA 30263
TELEPHONE: (770) 683-9170
FAX: (770) 683-9171
E-MAIL: info@kaod.com
WEBSITE: www.kaod.com

Revision Schedule		
Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. (c) 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

SHEET TITLE:

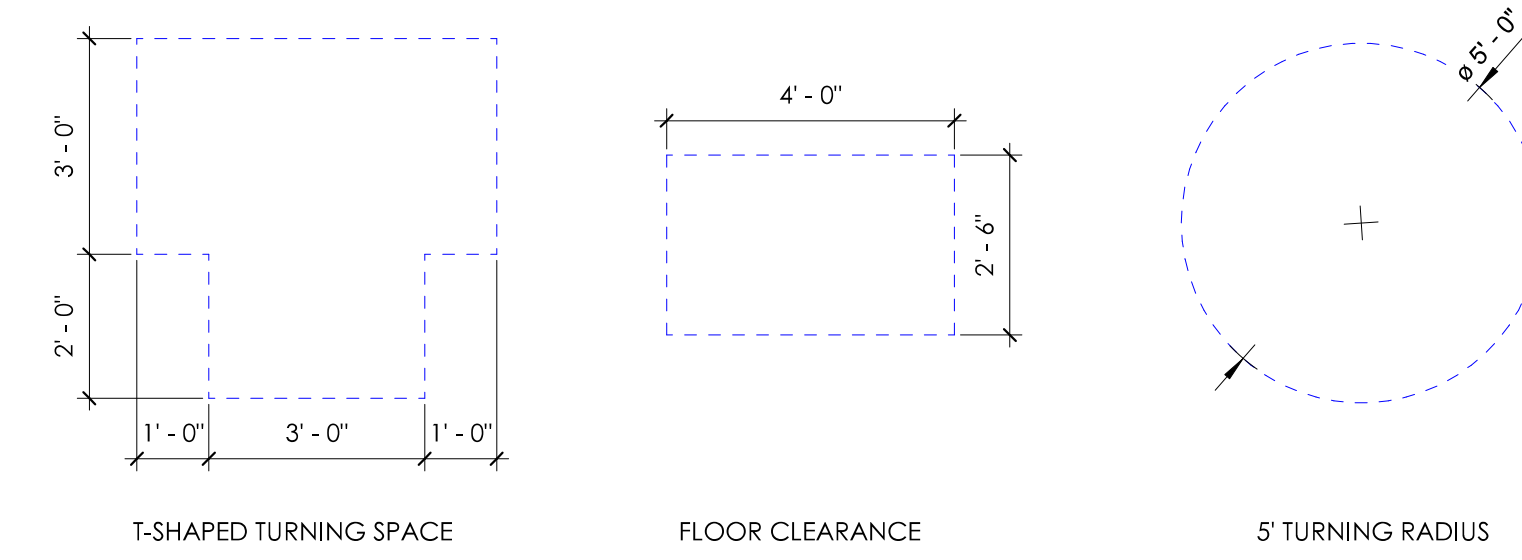
FINISH PLAN

SHEET NO:

A2.10

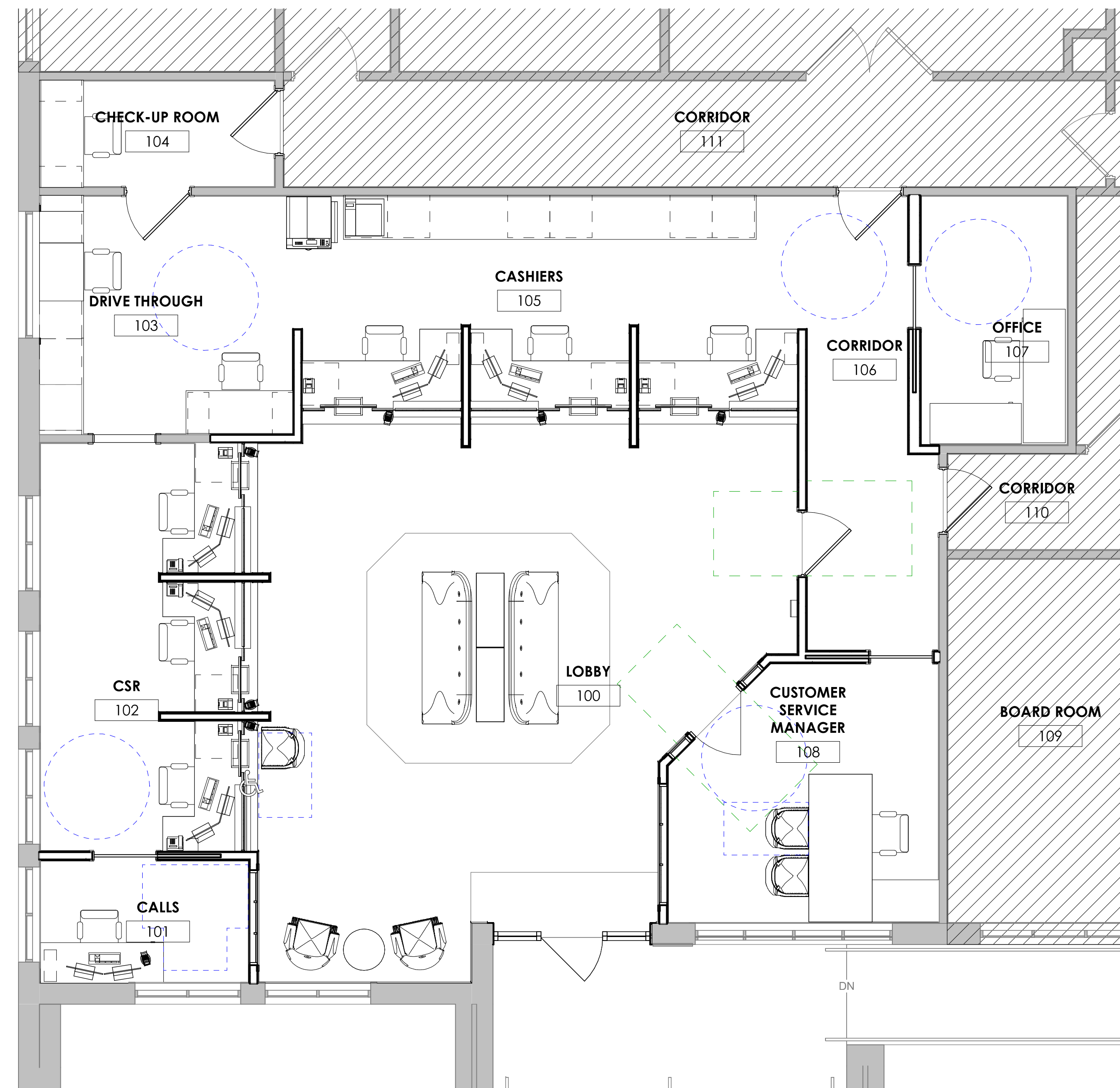
NOT ISSUED FOR CONSTRUCTION

1 FINISH PLAN
1/4" = 1'-0"



2 ADA CLEARANCE
3/8" = 1'-0"

Revision Schedule		
Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



1 FURNITURE PLAN (FOR REFERENCE ONLY)
1/4" = 1'-0"



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. (c) 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

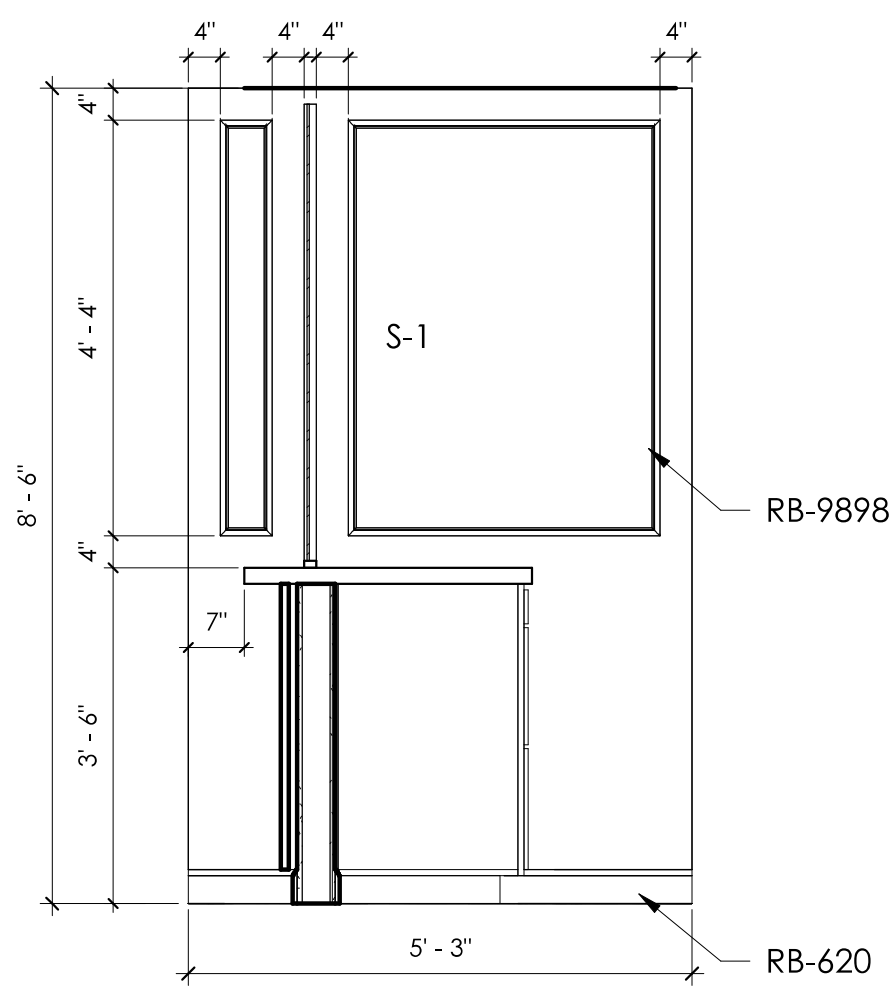
Prepared for

NEWNAN UTILITIES

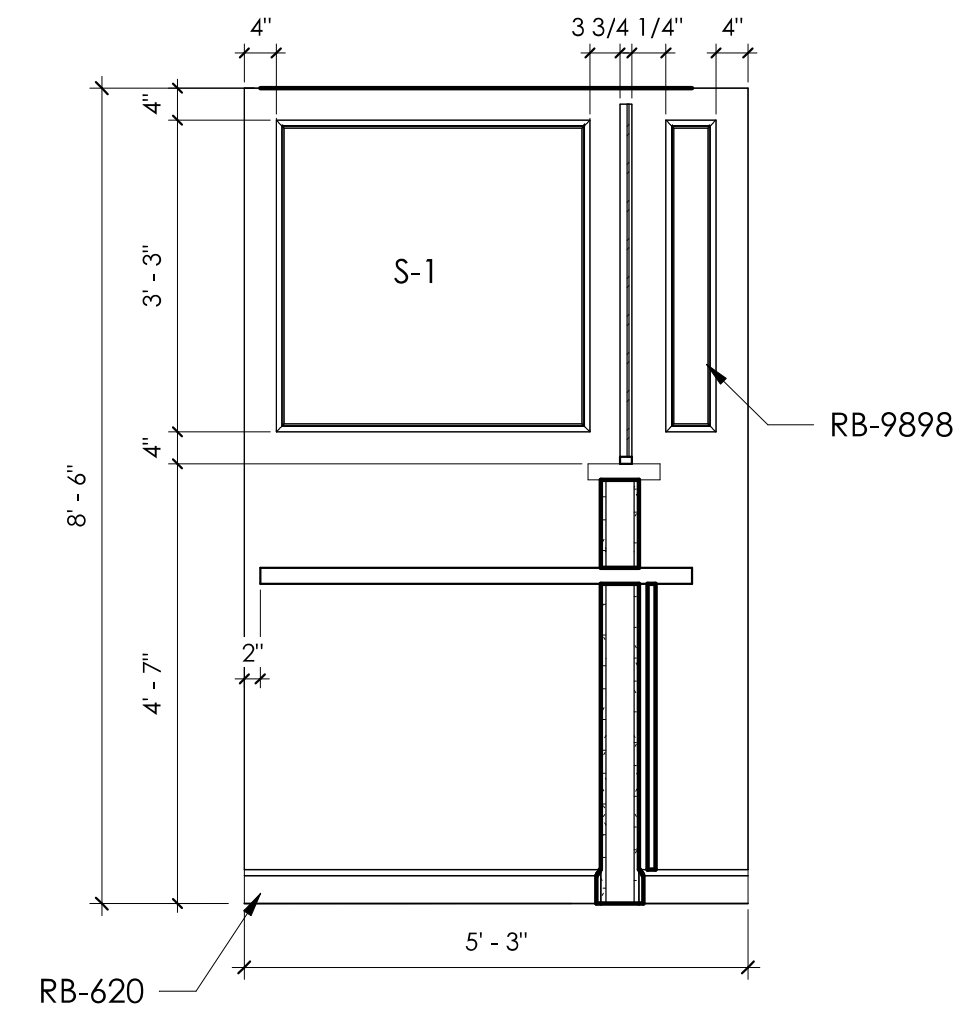
COMMISSION NO:	2560-00
SHEET TITLE:	FURNITURE PLAN (FOR REFERENCE ONLY)
SHEET NO:	

A2.20
NOT ISSUED FOR CONSTRUCTION

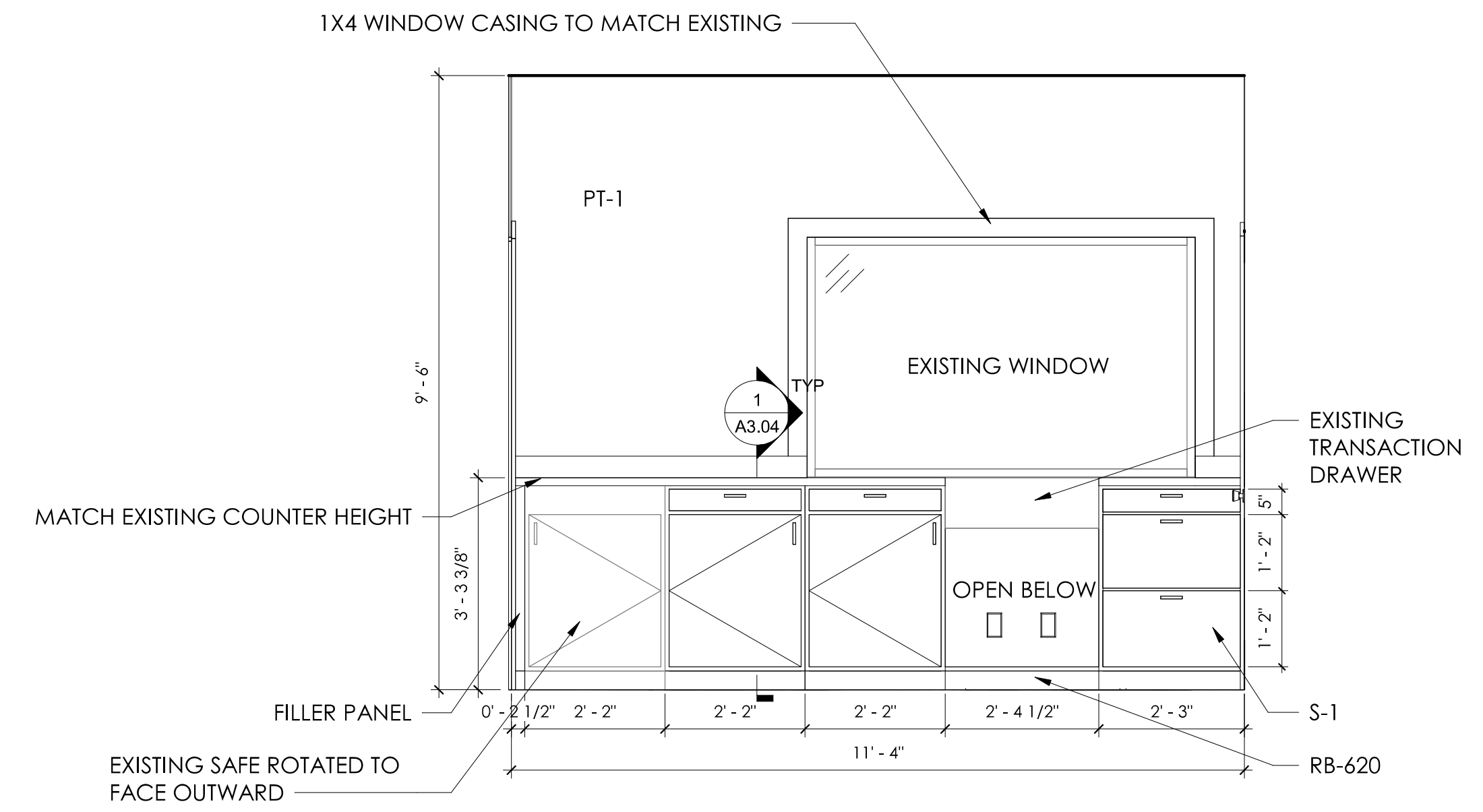
Revision Schedule		
Revision Number	Date	Description
04/27/26		BID SET/ PERMIT SET



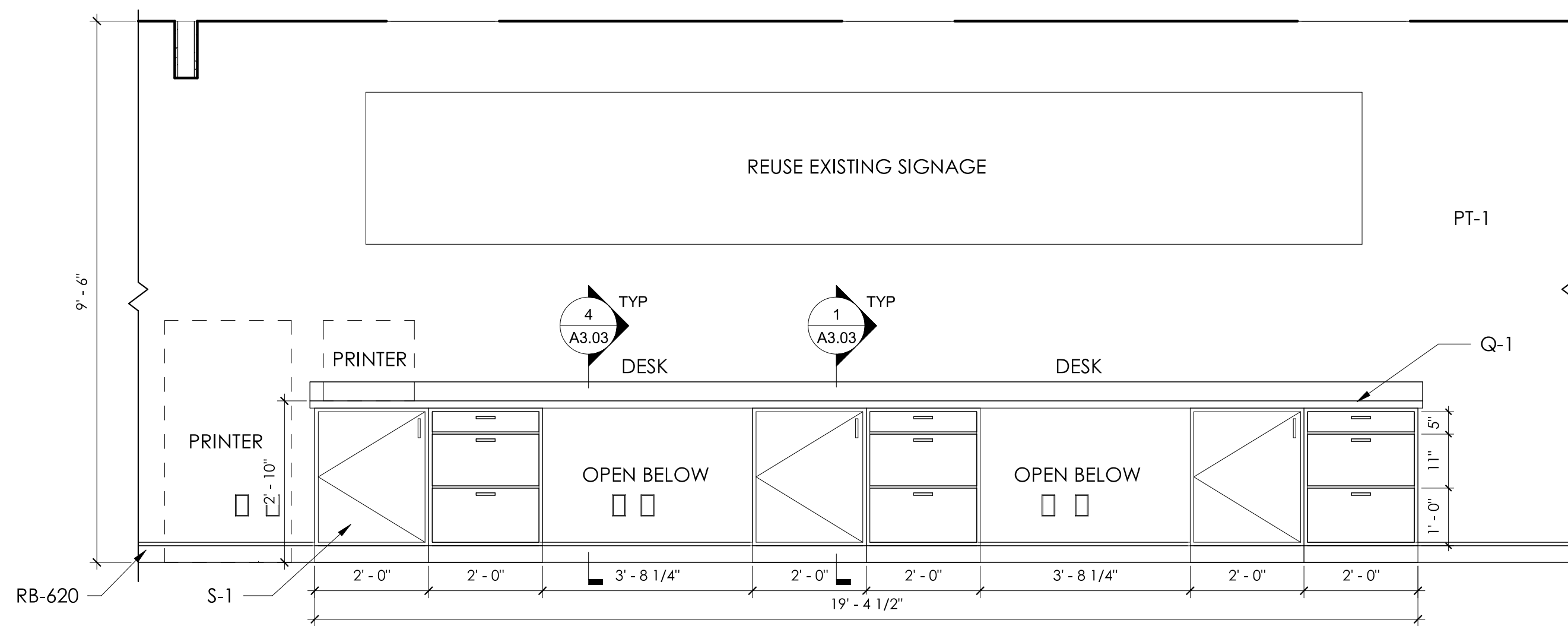
6 DESK DIVIDING WALL TYP.
1/2" = 1'-0"



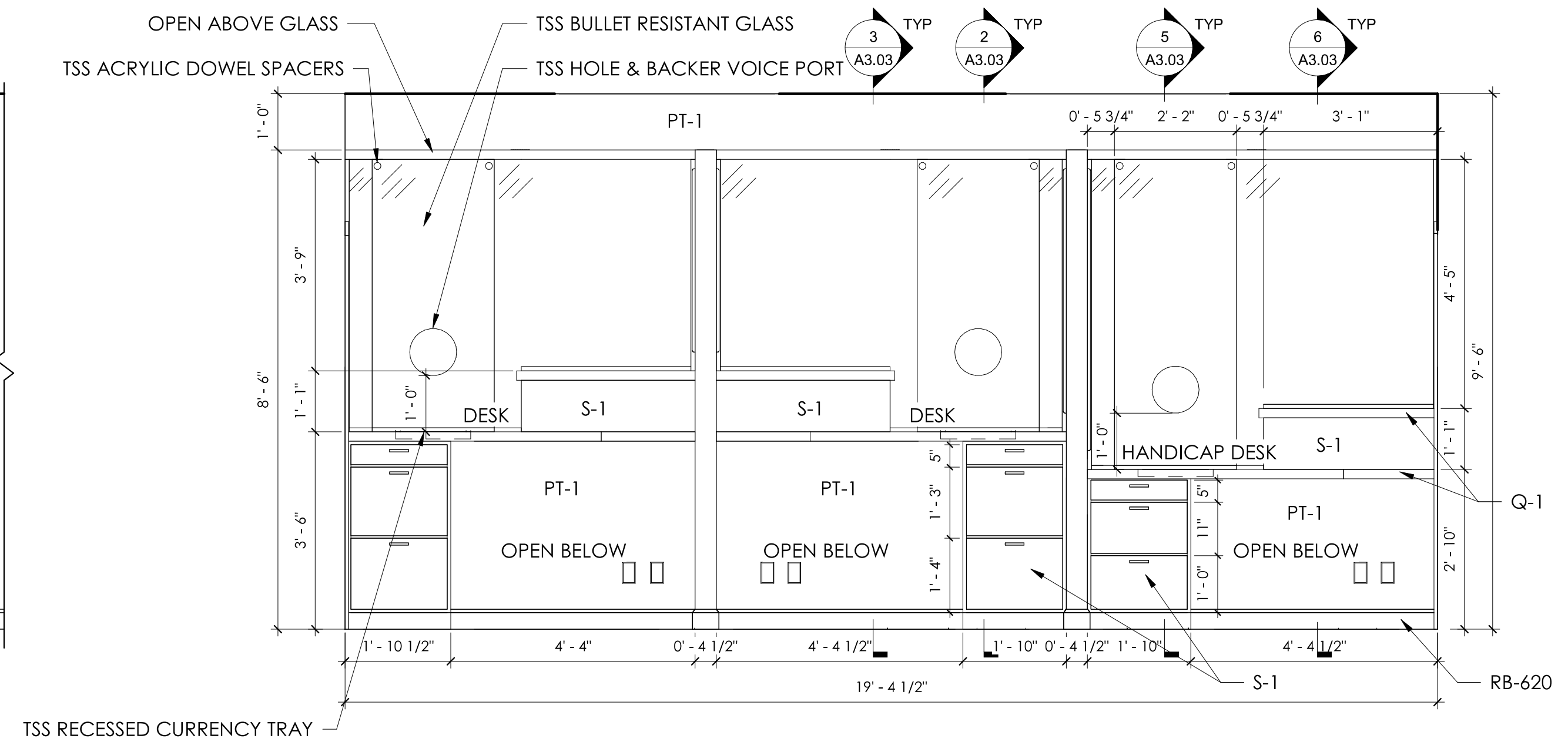
5 DESK DIVIDING WALL TYP.
1/2" = 1'-0"



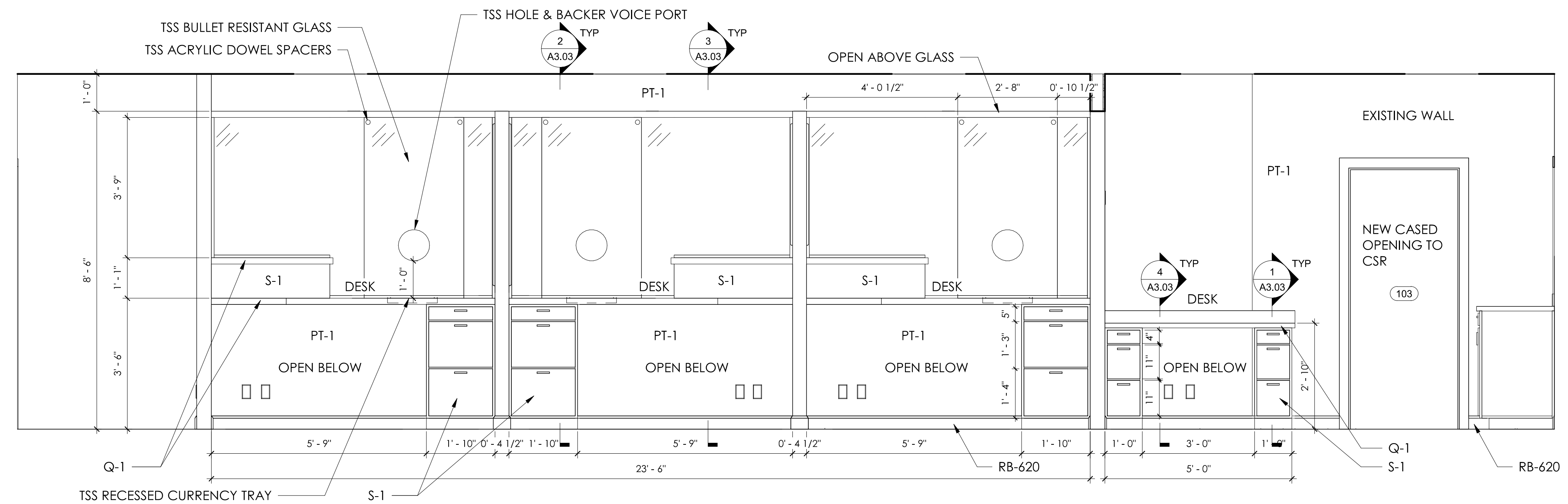
4 DRIVE THROUGH
1/2" = 1'-0"



3 CASHIER BACK WALL
1/2" = 1'-0"



2 BACK OF CSR DESK
1/2" = 1'-0"



1 BACK OF CASHIER DESK
1/2" = 1'-0"



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

SHEET TITLE:

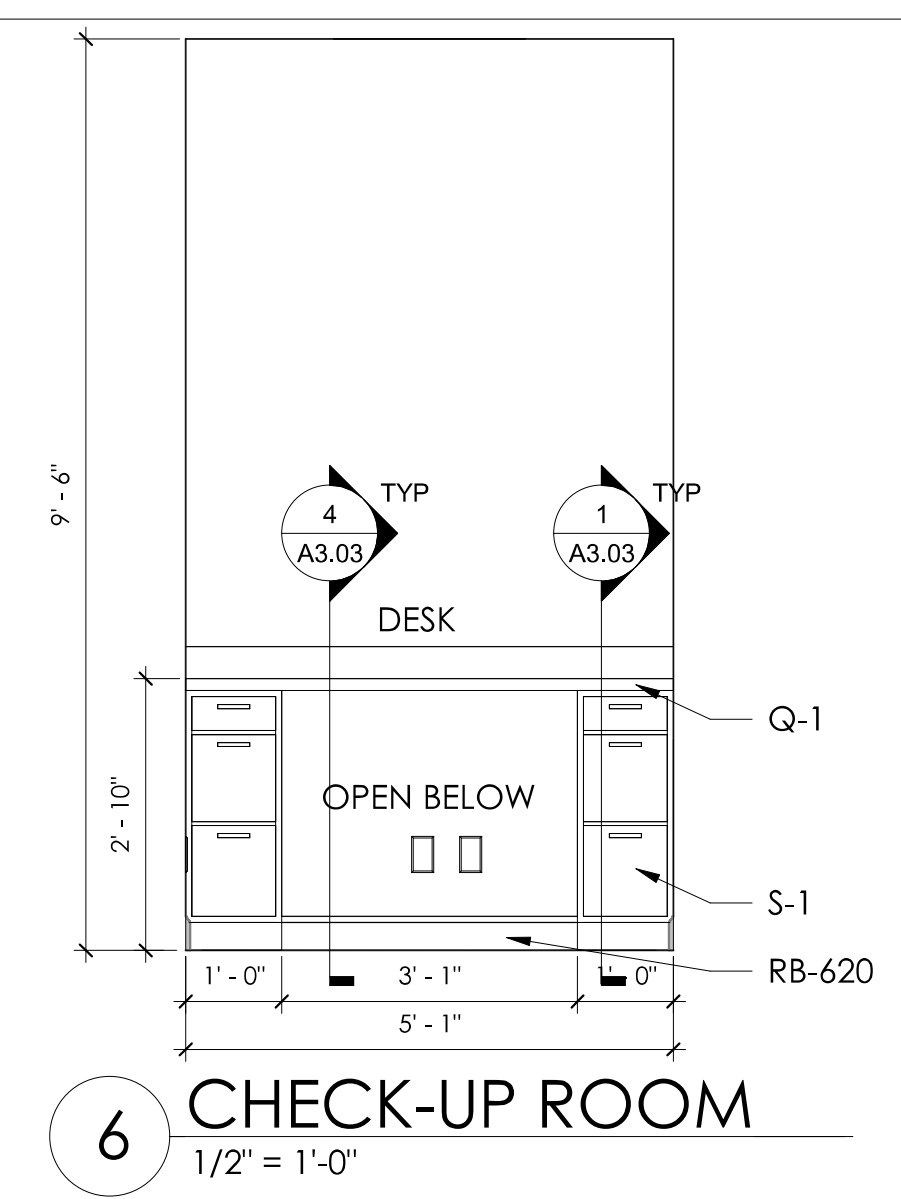
INTERIOR ELEVATIONS

SHEET NO:

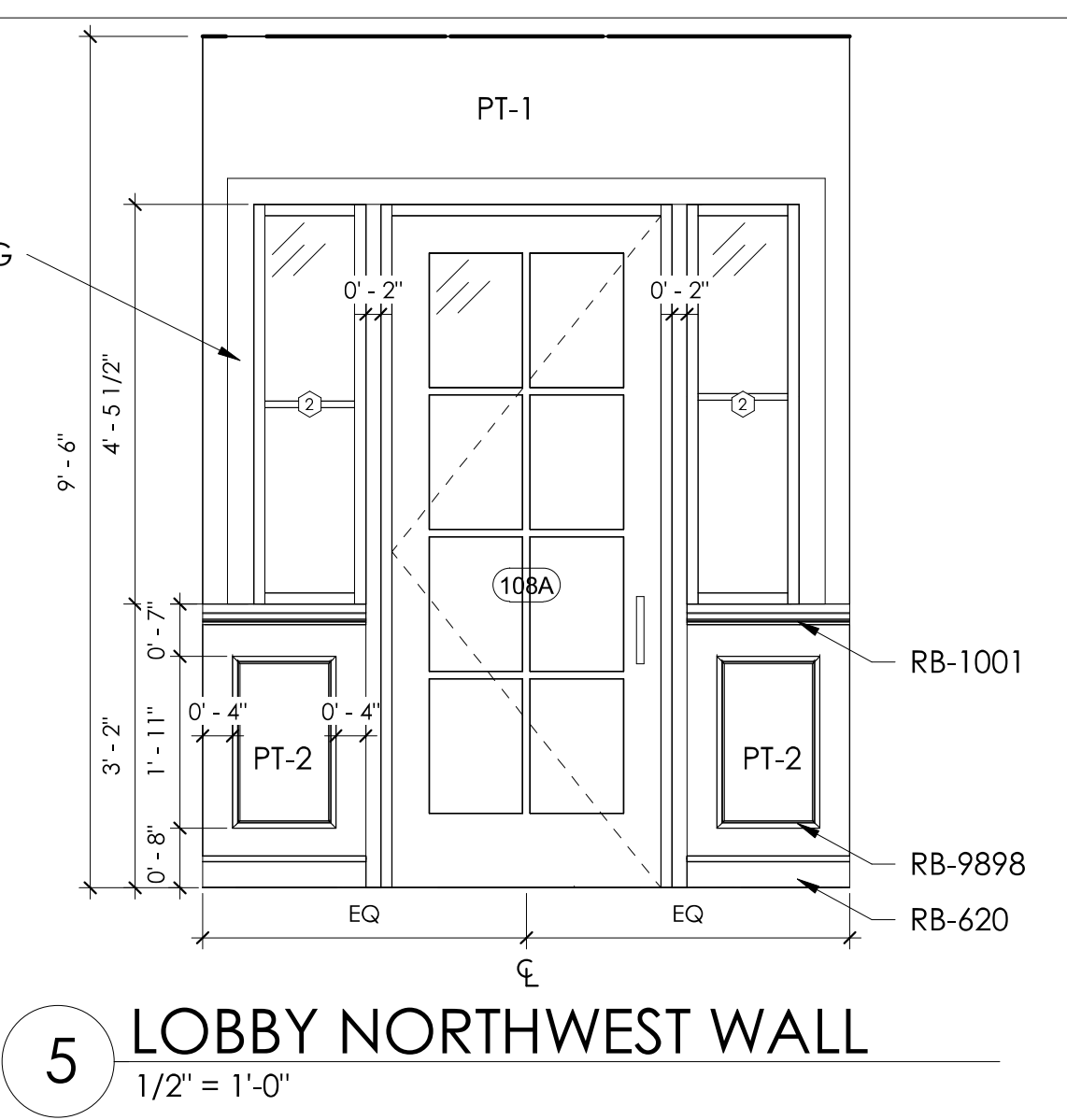
A3.01

NOT ISSUED FOR CONSTRUCTION

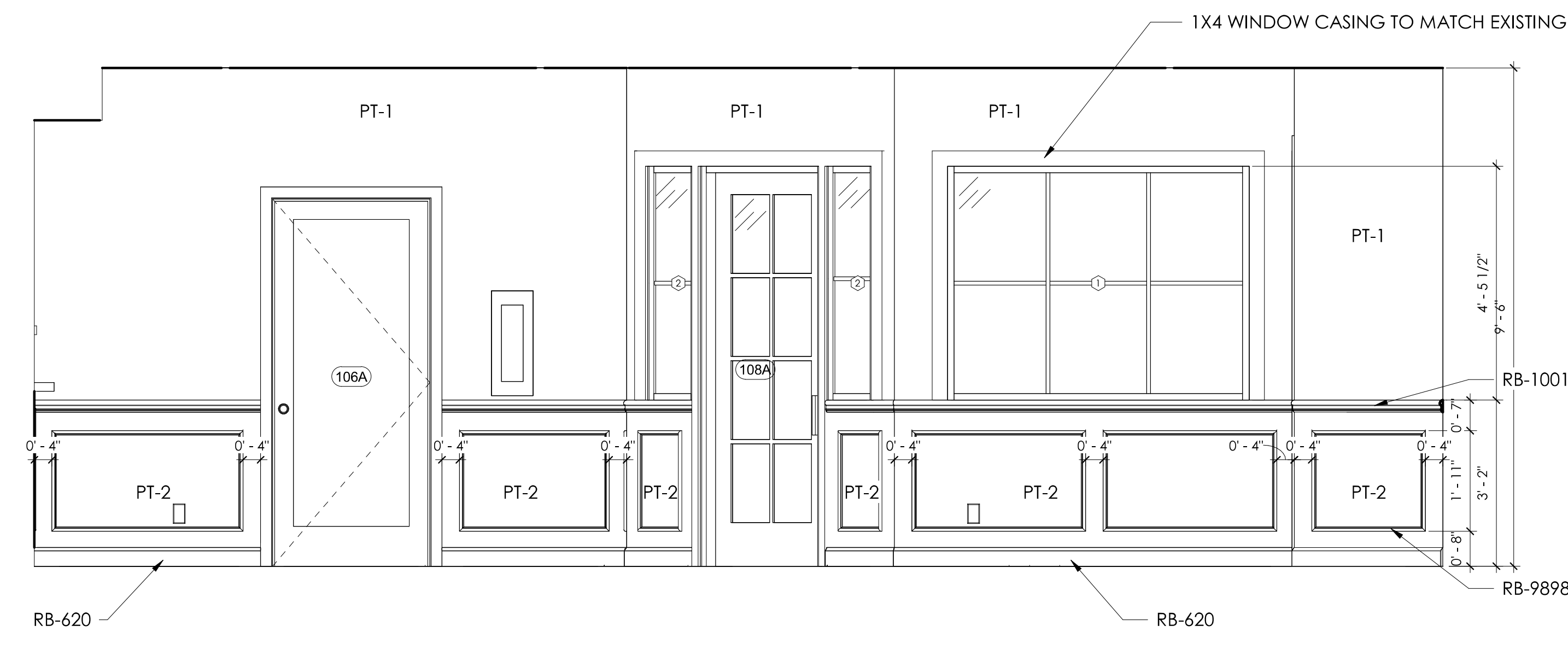
Revision Schedule		
Revision Number	Date	Description
04/27/26		BID SET/ PERMIT SET



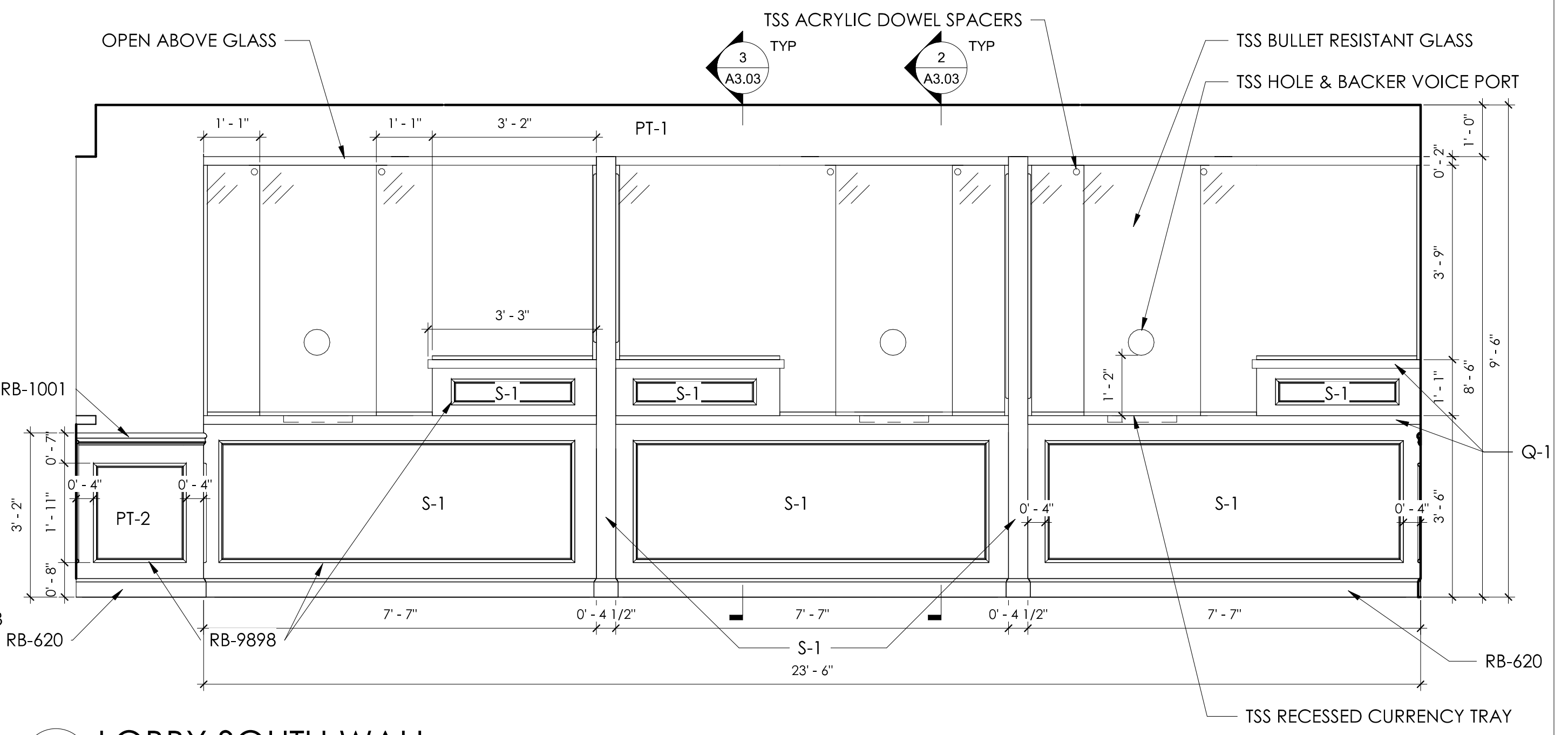
6 CHECK-UP ROOM
1/2" = 1'-0"



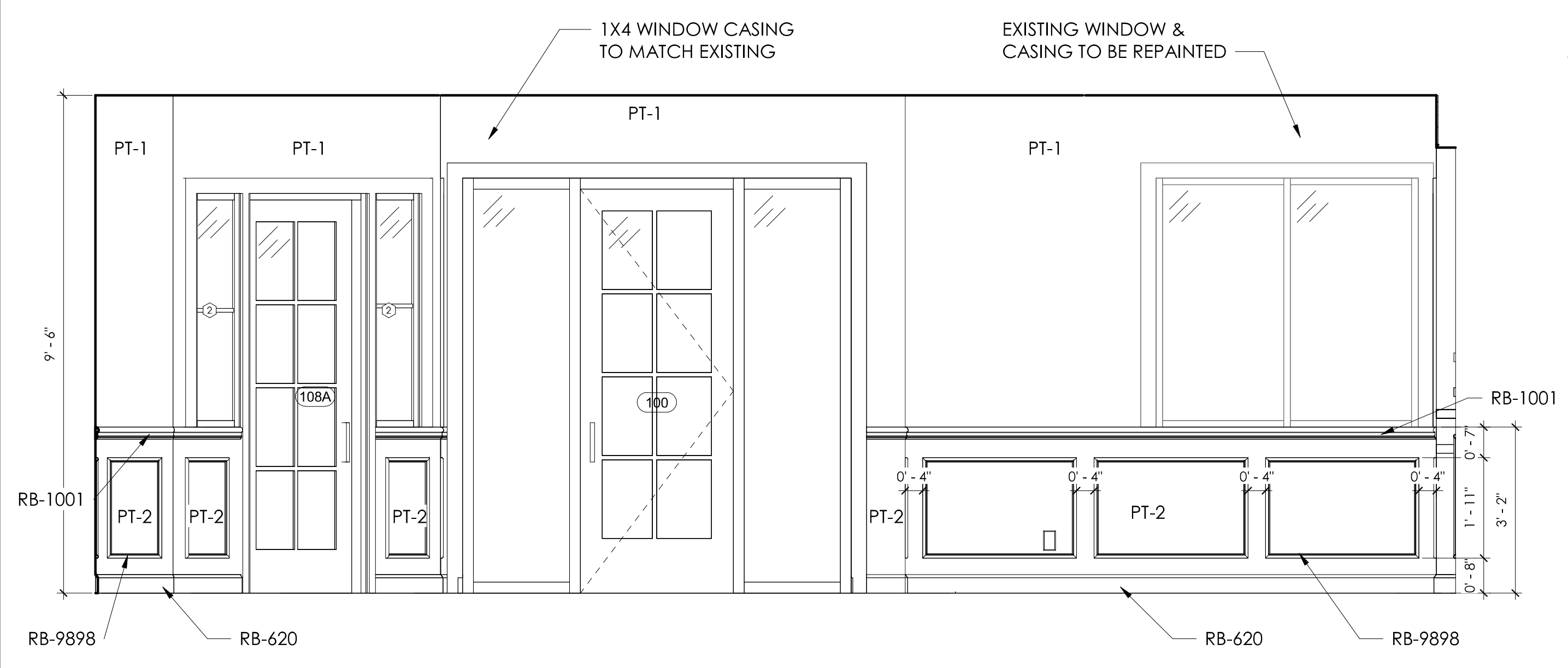
5 LOBBY NORTHWEST WALL
1/2" = 1'-0"



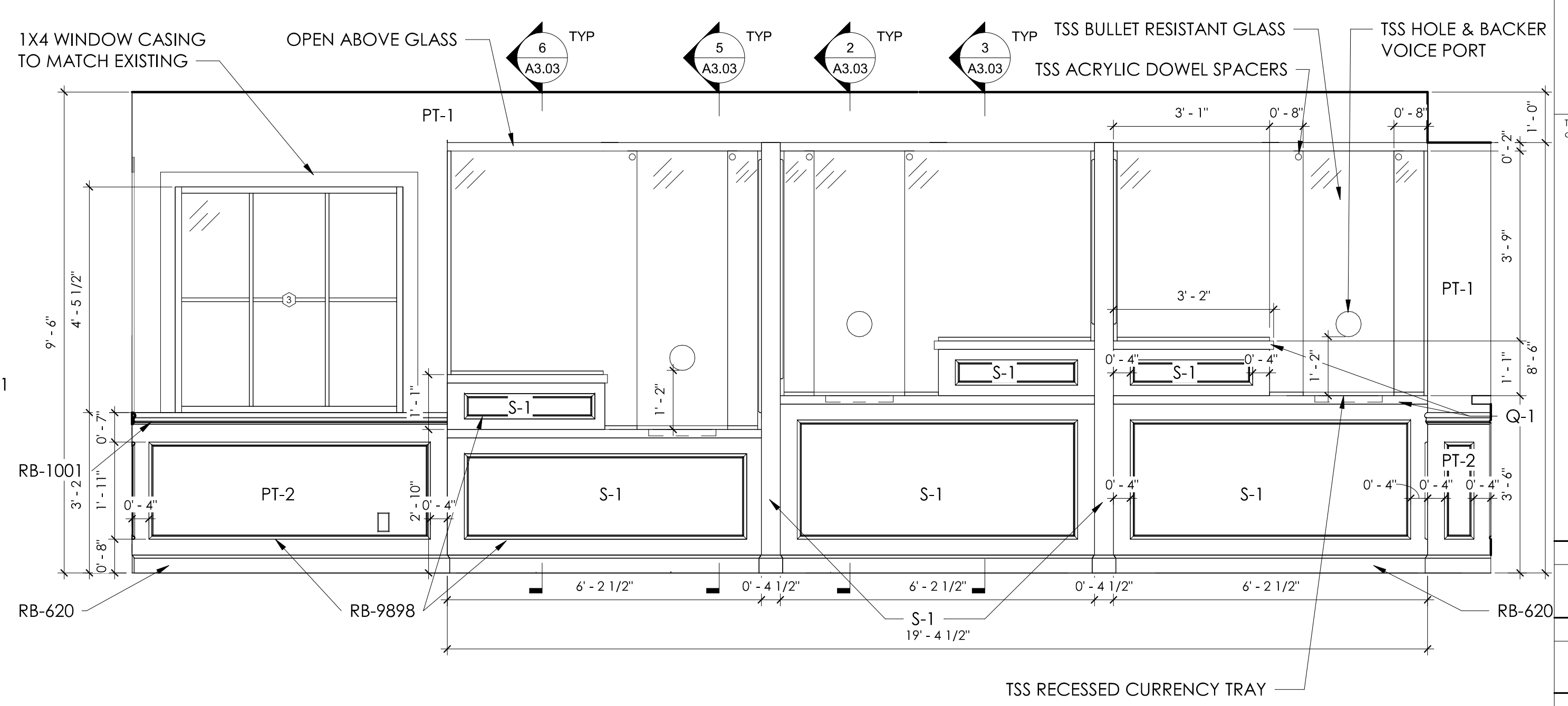
4 LOBBY WEST WALL
1/2" = 1'-0"



3 LOBBY SOUTH WALL
1/2" = 1'-0"



2 LOBBY NORTH WALL
1/2" = 1'-0"



1 LOBBY EAST WALL
1/2" = 1'-0"



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. (c) 2024

NU SEWELL ROAD LOBBY
70 SEWELL RD
NEWNAN, GA 30263
Prepared for
NEWNAN UTILITIES

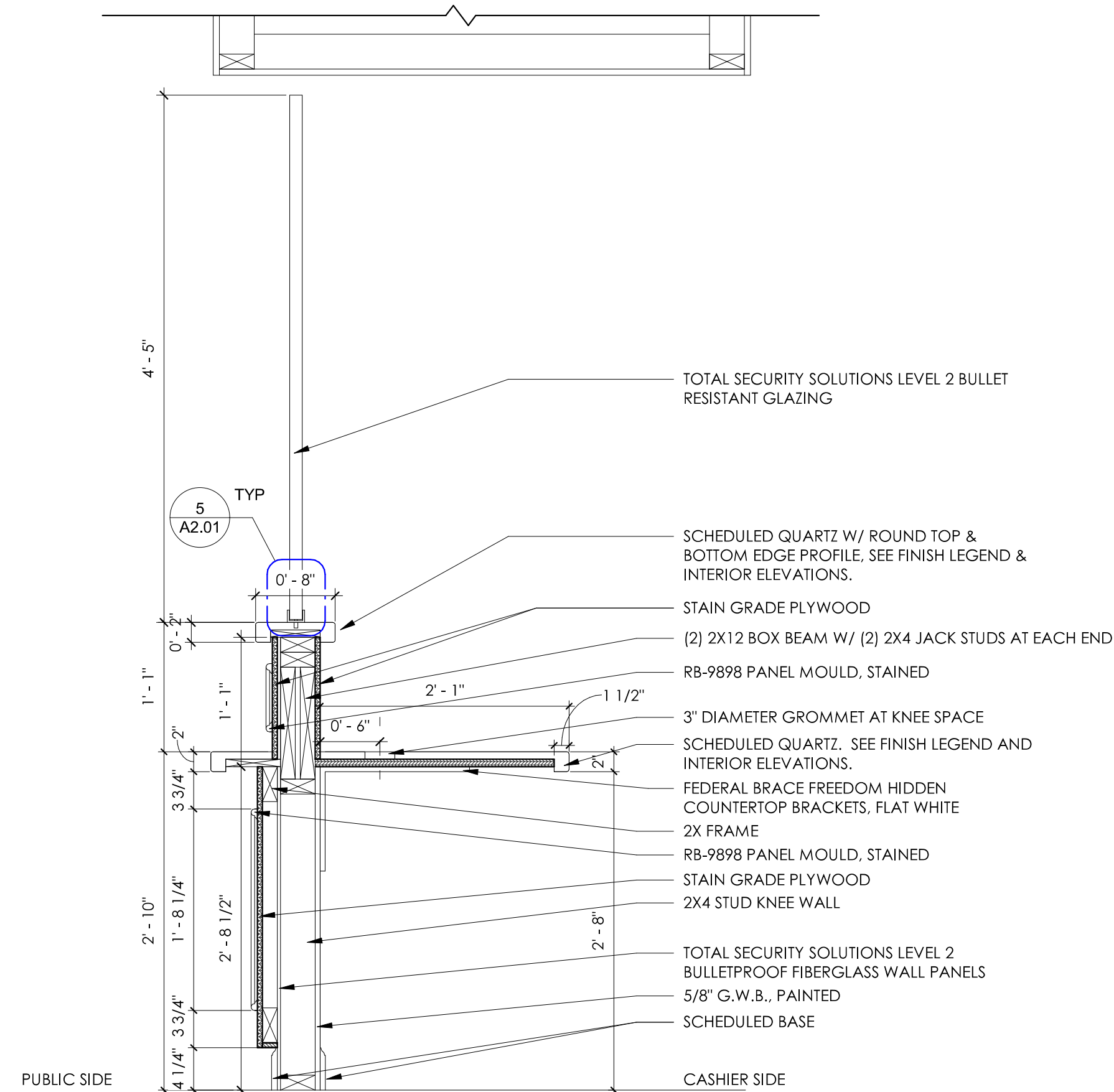
COMMISSION NO:
2560-00

SHEET TITLE:
INTERIOR ELEVATIONS

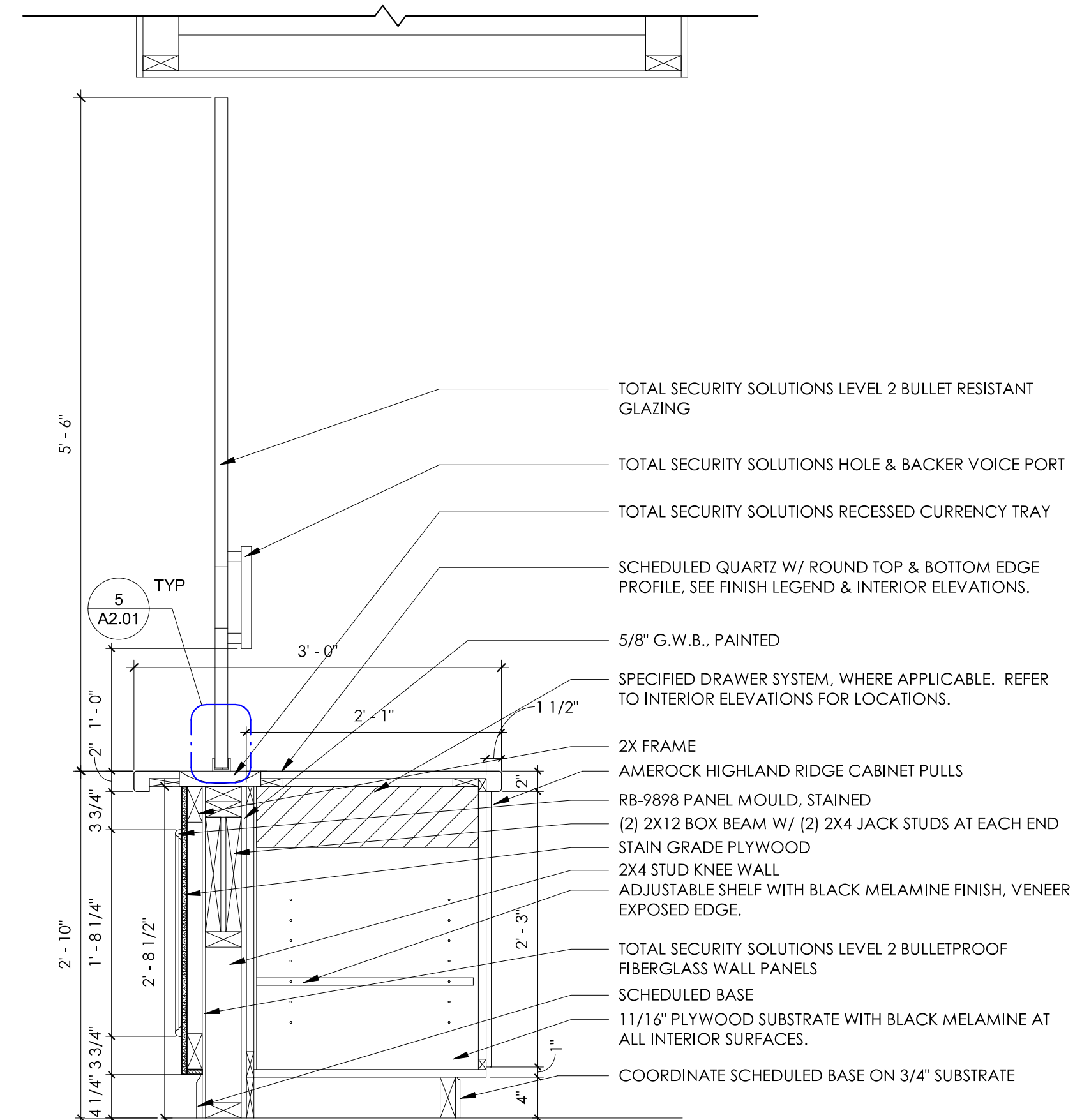
SHEET NO:

A3.02
NOT ISSUED FOR CONSTRUCTION

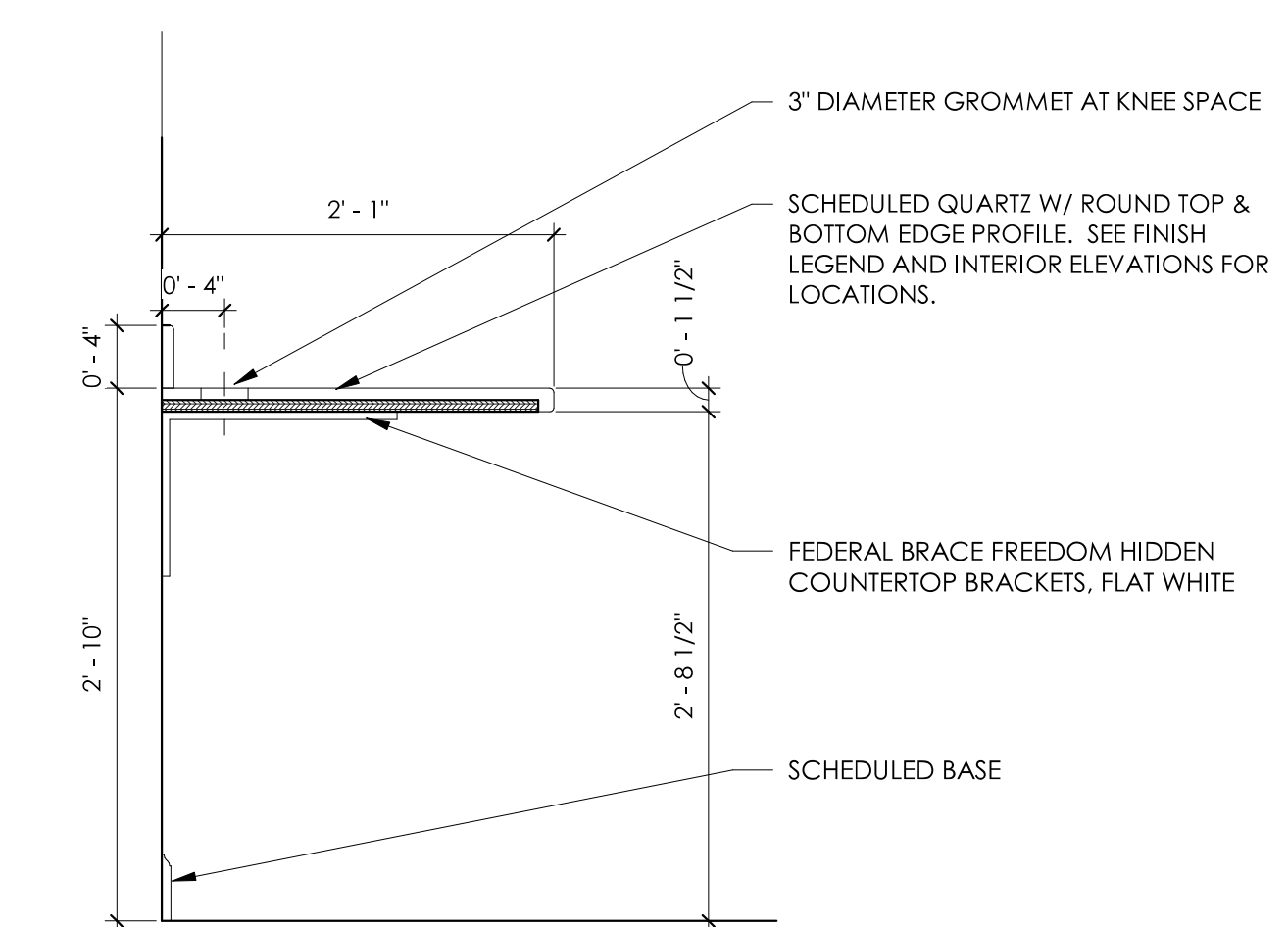
Revision Schedule		
Revision Number	Date	Description
04/27/26	BID SET/ PERMIT SET	



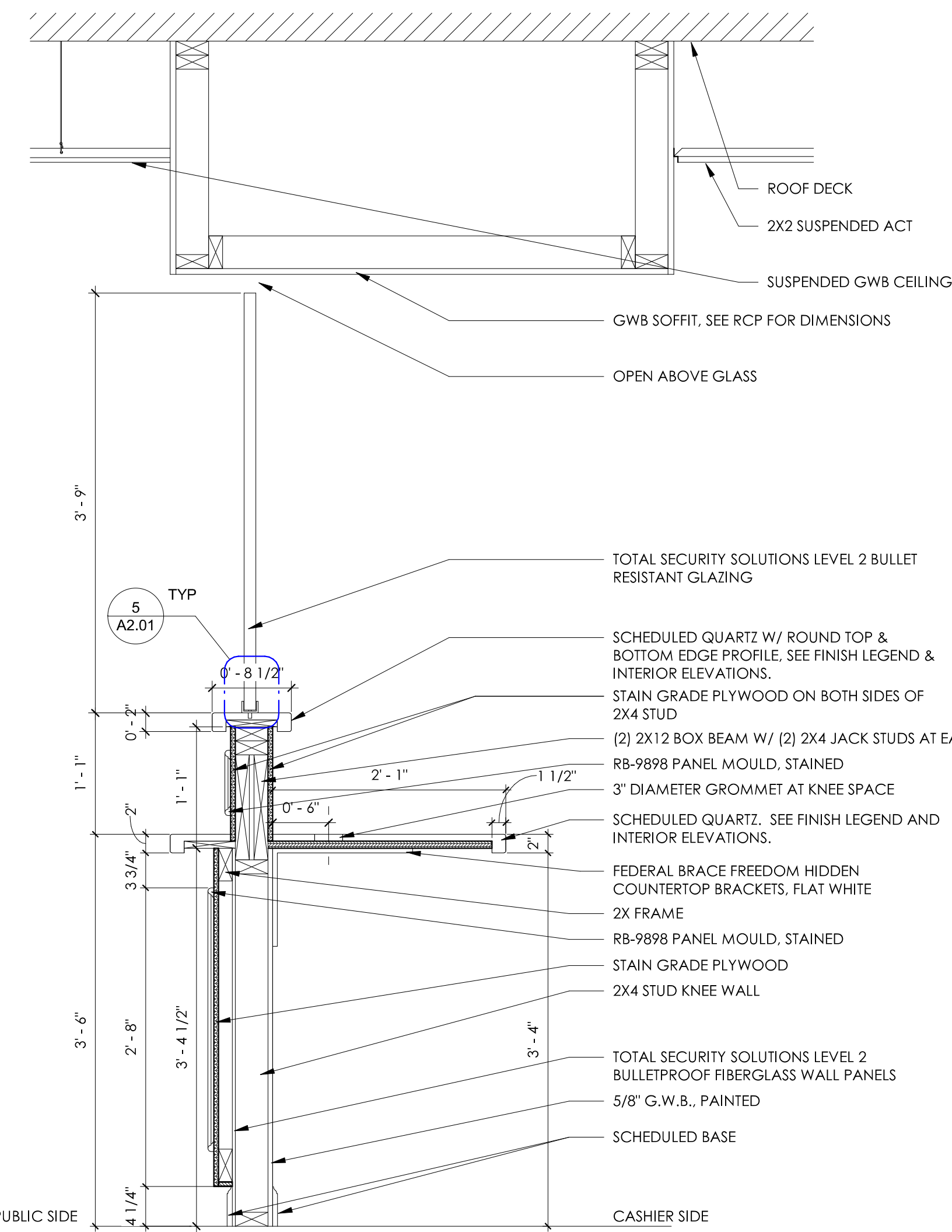
6 TYPICAL MILLWORK - SERVICE DESK ADA
1" = 1'-0"



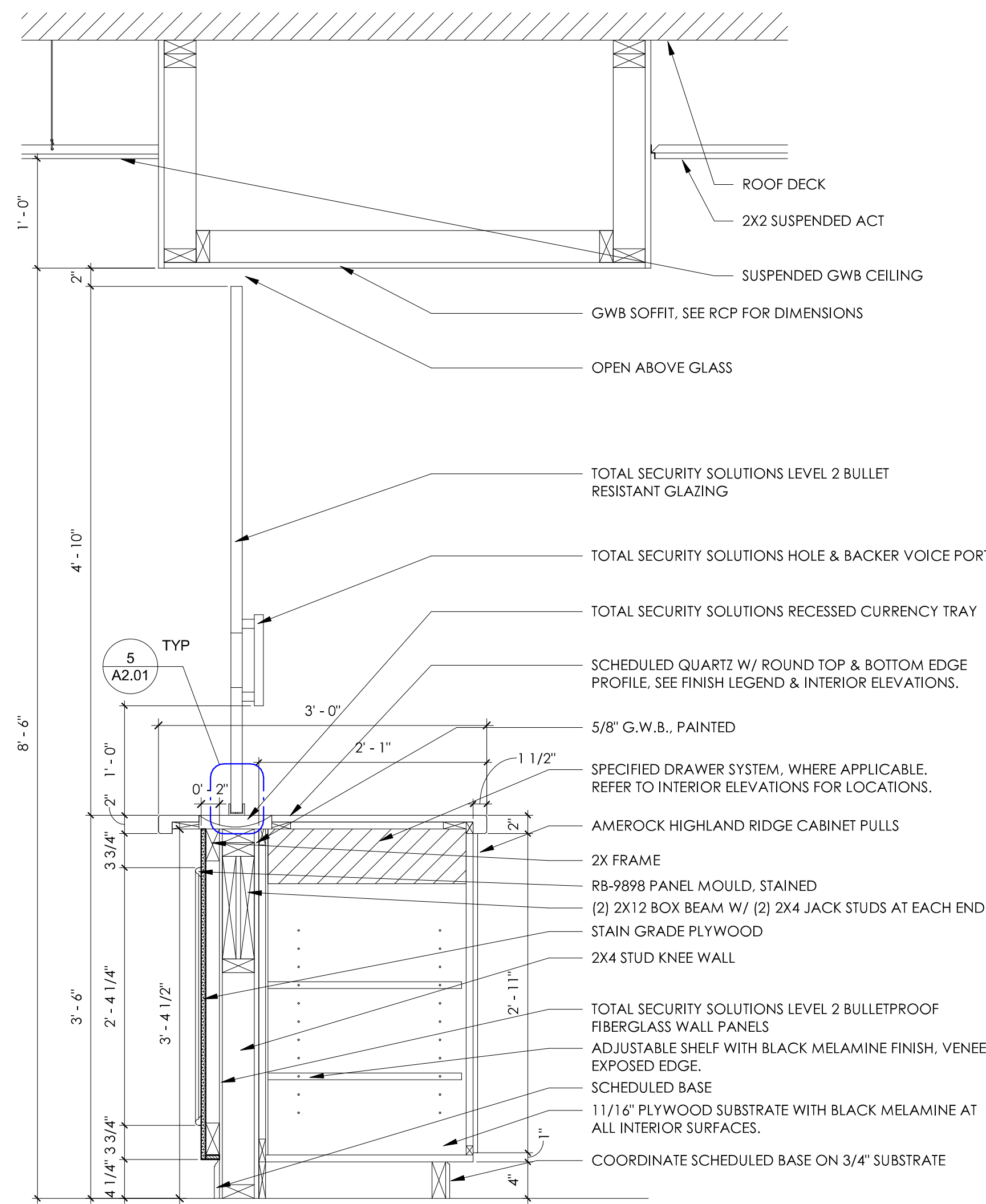
5 TYPICAL MILLWORK - SERVICE DESK ADA
1" = 1'-0"



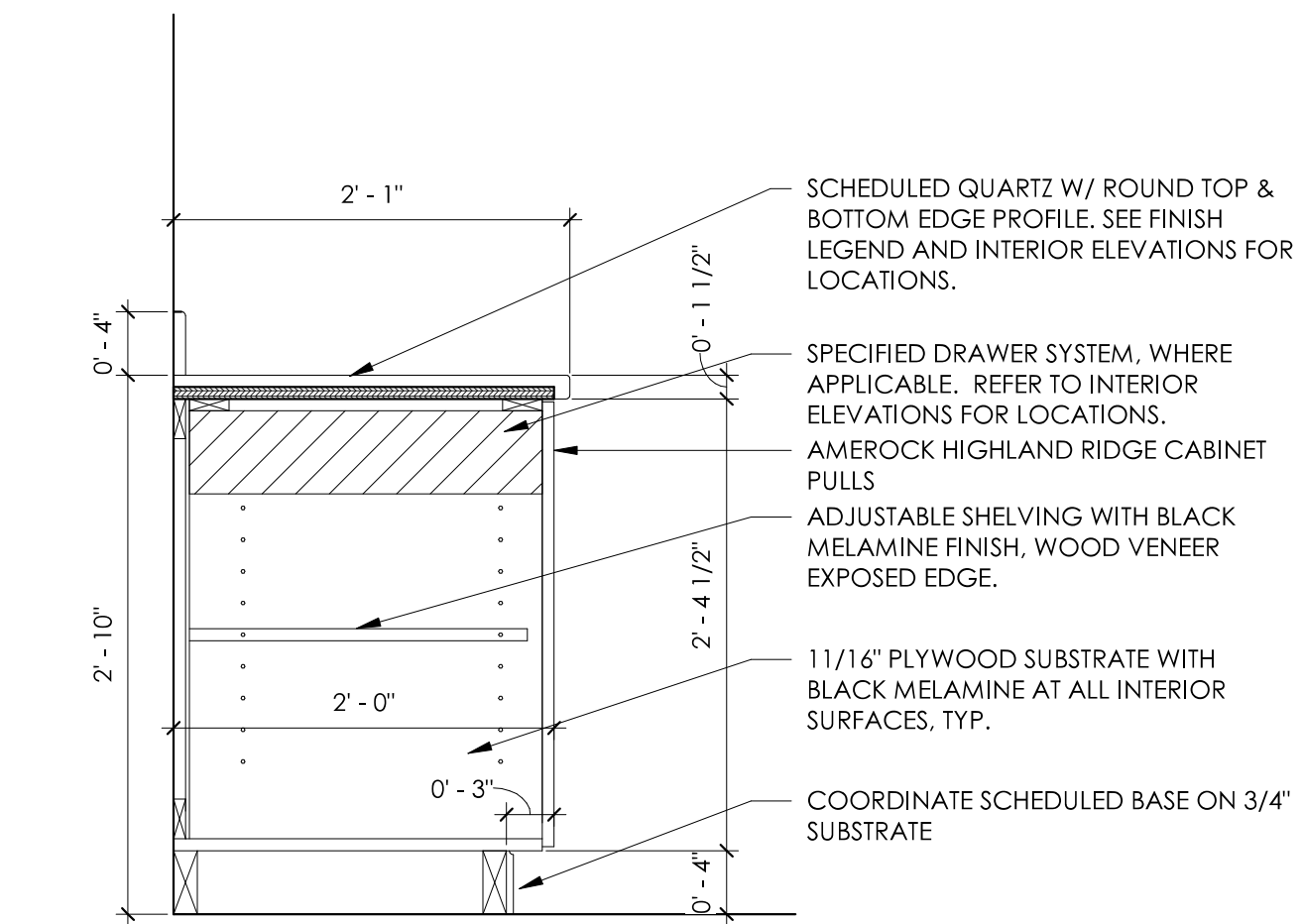
4 TYPICAL MILLWORK - DESK ADA
1" = 1'-0"



3 TYPICAL MILLWORK - SERVICE DESK
1" = 1'-0"



2 TYPICAL MILLWORK - SERVICE DESK
1" = 1'-0"



1 TYPICAL MILLWORK - CABINERY ADA
1" = 1'-0"



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY
70 SEWELL RD
NEWNAN, GA 30263

Prepared for
NEWNAN UTILITIES

COMMISSION NO:	2560-00
SHEET TITLE:	MILLWORK DETAILS
SHEET NO:	

A3.03
NOT ISSUED FOR CONSTRUCTION

Revision Schedule		
Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

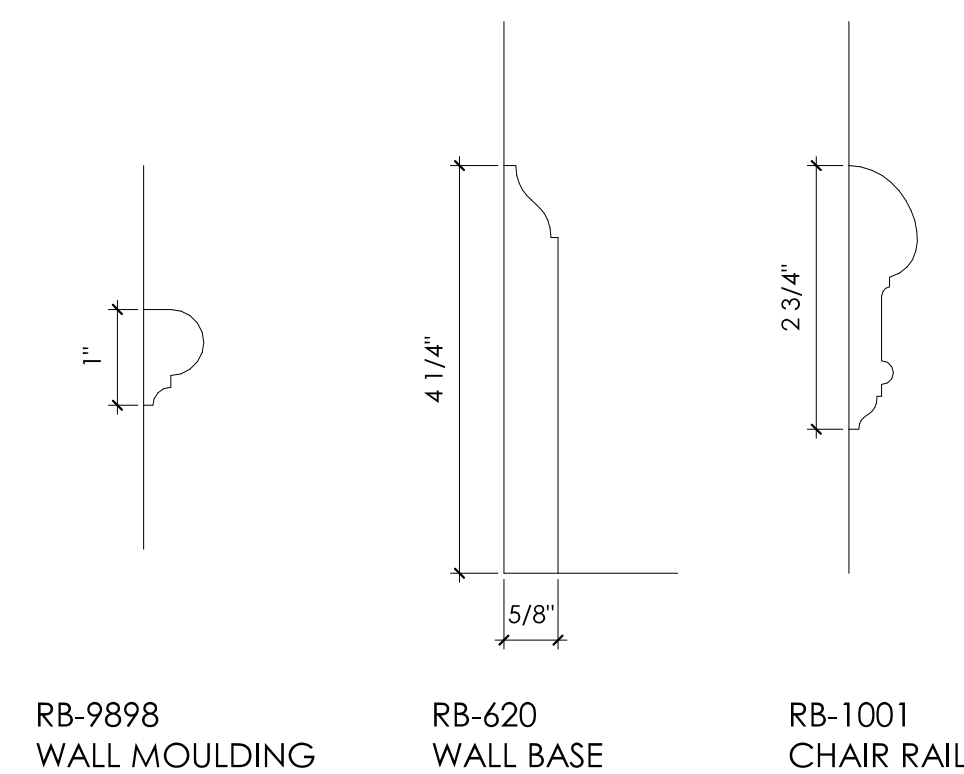
SHEET TITLE:

MILLWORK DETAILS

SHEET NO:

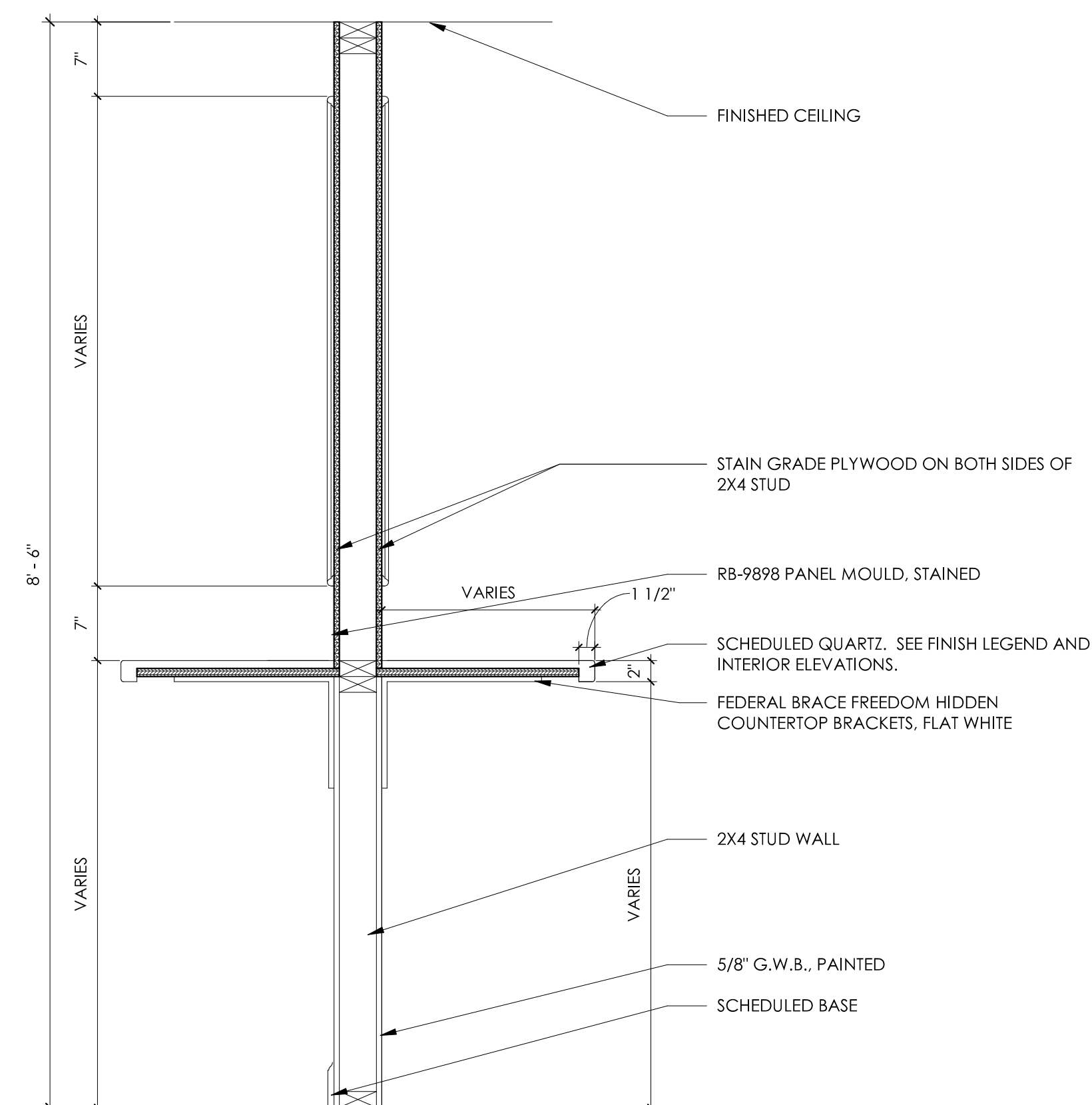
A3.04

NOT ISSUED FOR CONSTRUCTION

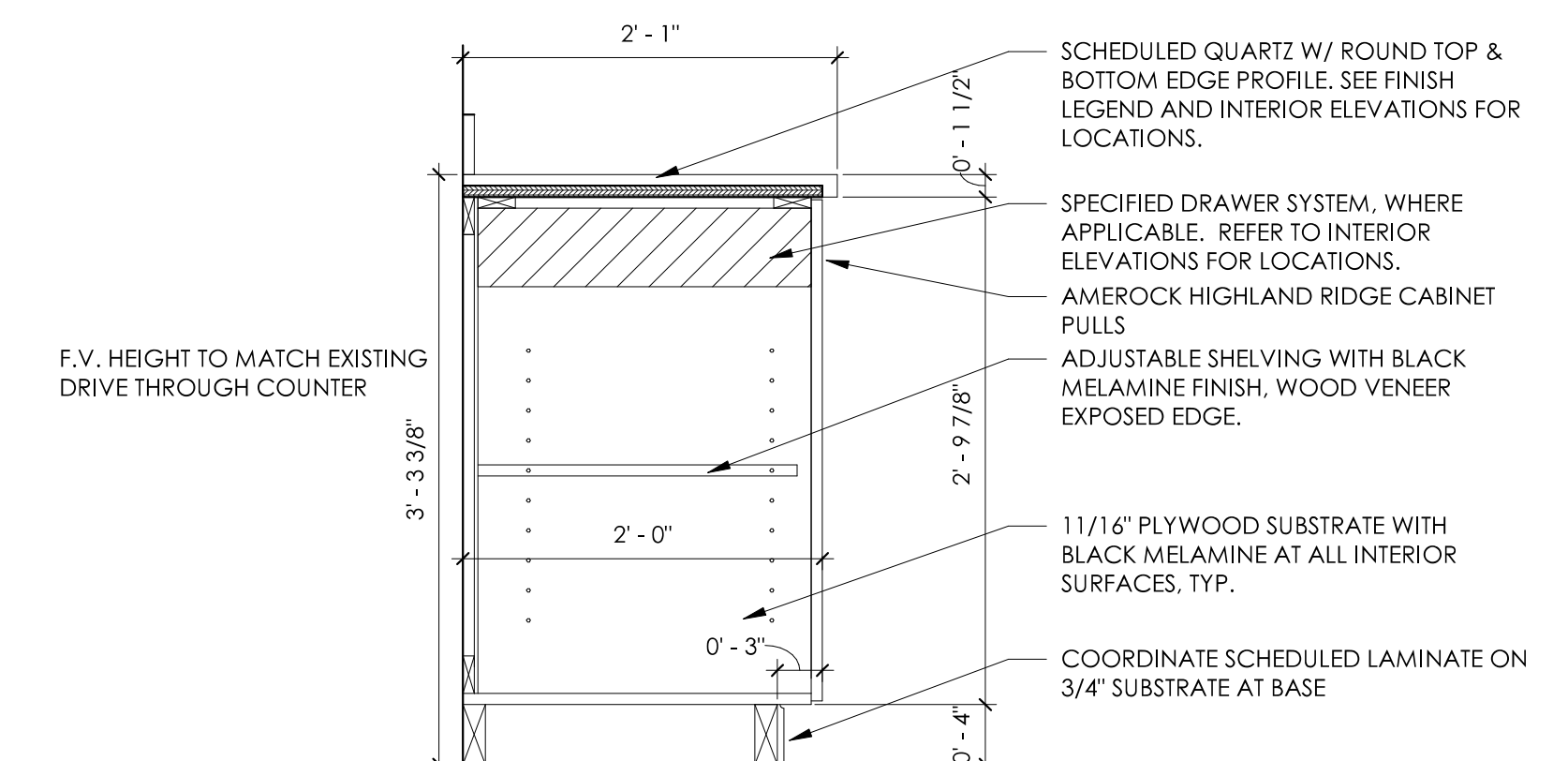


RB-9898 WALL MOULDING
RB-620 WALL BASE
RB-1001 CHAIR RAIL

3 MOULDING DETAILS
6" = 1'-0"



2 TYPICAL MILLWORK - DIVIDING WALL
1" = 1'-0"



1 DRIVE THROUGH CABINETRY
1" = 1'-0"

Revision Schedule

Revision Number	Date	Description
	04/27/26	BID SET/ PERMIT SET



LOBBY INTERIOR



This drawing is property of K.A. Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. [c] 2024

NU SEWELL ROAD LOBBY

70 SEWELL RD
NEWNAN, GA 30263

Prepared for

NEWNAN UTILITIES

COMMISSION NO:

2560-00

SHEET TITLE:

3D IMAGES

SHEET NO:

A3.05

NOT ISSUED FOR CONSTRUCTION



FRONT ENTRY



LOBBY INTERIOR