Gwinnett

AGENDA PACKAGE

Board of Construction Adjustments & Appeals Hearing

December 13, 2023

BCAA CHAIRMAN NOTES

To be read by the Chairman

at the start of the meeting

BCAA CHAIRMAN NOTES

BEFORE WE GET STARTED WITH TODAY'S AGENDA, I HAVE A FEW ITEMS TO REVIEW:

- I WOULD LIKE TO REMIND INDIVIDUALS THAT PAST MEETING AGENDAS AND MINUTES CAN BE FOUND AT WWW.GWINNETTCOUNTY.COM.
- PLEASE BE AWARE THAT COMMENTS FROM THE AUDIENCE ARE NOT PERMITTED DURING THESE PROCEEDINGS. THIS IS FOR THE COURTESY OF THOSE SPEAKING, AS WELL AS FOR CLARITY AND RECORDING PURPOSES.
- THIS BOARD WILL FOLLOW AND OPERATE UNDER THE ROBERT'S RULES OF ORDER.
- ANYONE WHO WISHES TO SPEAK FOR OR AGAINST ANY MATTER HEARD BY THIS BOARD MUST SPEAK FROM THE PODIUM AND DIRECT ALL QUESTIONS AND COMMENTS TO THE BOARD.
- THERE IS AN OVERHEAD PROJECTOR AT THE PODIUM, WHICH WILL DISPLAY THE INFORMATION TO THE AUDITORIUM AND TO THE TV MONITORS IN FRONT OF EACH PLANNING COMMISSIONER. PLEASE USE THE POINTER DIAL ROD IN FRONT OF THE PODIUM WHEN REFERING TO SPECIFIC ITEMS DURING YOUR PRESENTATION.
- FINALLY, PLEASE MAKE SURE ALL CELL PHONES AND ELECTRONIC DEVICES ARE MUTED OR TURNED OFF. IF YOU MUST TAKE A PHONE CALL, PLEASE DO SO AFTER EXITING THE AUDITORIUM.

- THE PROCEDURES TODAY WILL BE AS FOLLOWS:

    - The Chairman shall call the matter for discussion before the Board.
    - The Chairman shall then call parties in interest who shall have privilege on the floor after identifying themselves by name, address and affiliation with any business or organization which would be relative to the matter being considered.
    - The Chairman shall then call for questions from the Board to the proponents or opponents immediately after their individual presentation.
    - The Chairman shall then call for discussion of the matter by the Board and the voting thereon.
    - The Board may table a vote on a specific matter to a specified future date and time.

AGENDA

Gwinnett

MEETING AGENDA

Board of Construction Adjustments & Appeals Hearing
Wednesday, December 13, 2023, at 3:00pm

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

A. Call To Order

B. Determination of a quorum (5 Members)

C. Opening Remarks by Chairman and Rules of Order

D. Approval of Agenda

E. Approval of Minutes – November 8, 2023

F. Old Business

G. New Business

Case Number:	**BCA2023-00001**
Applicant:	Subaru of Gwinnett
Phone Number:	770-338-8155
Location:	2950 Satellite Blvd., Duluth, GA. 30096
Map Number:	R7078 027
Proposed Variance Request:	Requesting a live load floor reduction.

H. Other Business

I. Announcements

J. Adjournment

MEETING MINUTES

November 8, 2023

Gwinnett

Un-Official
MEETING MINUTES

Board of Construction Adjustments & Appeals Hearing
Wednesday, November 8, 2023, at 3:00pm

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: David Moss, Louis T Camerio, Jr., Robert Ponder, Stoney Abercrombie, Tom Gardner William Peltier

Absent: Linda Priest

A. Call To Order

B. Determination of a quorum
A quorum was present.

C. Opening Remarks by Chairman and Rules of Order

D. Approval of Agenda
{Action: Approved Motion: Ponder; Second: Abercrombie.; Vote: 6-0: Moss-Yes, Camerio, Jr.-Yes, Ponder-Yes, Abercrombie-Yes, Gardner-Yes, Peltier-Yes}

E. Approval of Minutes – October 11, 2023
{Action: Approved Motion: Moss; Second: Abercrombie; Vote: 6-0: Moss-Yes, Camerio, Jr.-Yes Ponder-Yes, Abercrombie-Yes, Gardner-Yes, Peltier-Yes}

F. Old Business
None

G. New Business

Case Number:	**SBV2023-00004**
Applicant:	DRB Group
Phone Number:	229-218-7789
Location:	790 Ozoro Church Rd.
Map Number:	R5198 007, 5198 008, 5198 169
Acreage:	40.72 acres
Proposed Development:	Detached Single Family Development

{Action: Approved Motion: Ponder; Second: Abercrombie; Vote: 6-0: Moss-Yes, Camerio, Jr.-Yes, Ponder-Yes, Abercrombie-Yes, Gardner- Yes, Peltier-Yes}

H. Other Business
None

I. Announcements
None

J. Adjournment

{Action: Approved Motion: Ponder; Second: Peltier; Vote: 6-0: Moss-Yes, Camerio, Jr.-Yes, Ponder-Yes, Abercrombie-Yes, Gardner-Yes, Peltier-Yes}

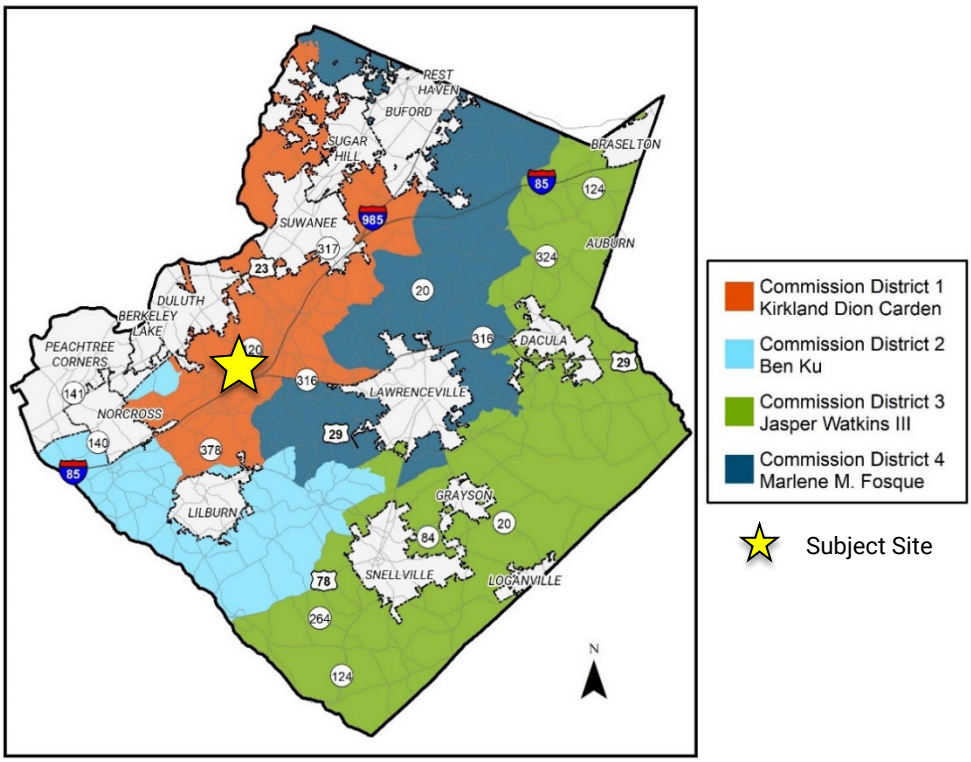
CASE REPORT

BCA2023-00001

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**BCA2023-00001**
Address:	2950 Satellite Blvd., Duluth, GA 30096
Parcel Number:	7078 027
Applicant:	Subaru of Gwinnett
Proposed Variance Request:	**Existing Storage Building -** Requesting a live load floor reduction for the elevated floor storage occupancy, reduce from 125 psf to 60 psf. Variance from the 2018 IBC Section 1607.3. Variance request to install weight limit placards.



Location Map

Applicant:	Precision Planning 400 Pike Blvd. Lawrenceville, GA 30046	**Owner:**	Steve Kendrick 2950 Satellite Blvd Duluth, GA 30046
Contact:	Elysha Wood	**Contact Phone:**	770-338-8155

Existing Condition

The subject site is an existing storage building located on the Subaru Gwinnett Property. A second floor was installed in the building without a building permit. The installed floor was discovered during a routine fire inspection. A third-party engineer analysis determined that the elevated floor structure did not comply with the minimum floor load design as specified in the Georgia State Minimum Standard Building Code (2018 IBC).

Applicant Description

The Owner installed pre-engineered floor storage system which is required to be designed to a minimum live load capacity of 125 PSF. Per Owner request, due to the type of material: and limited quantity of materials being stored on this level the Owner is requesting a live load reduction to a minimum live load capacity of 60 PSF.

Variance Requested

The applicant requests approval of a variance from the following regulation of the Georgia State Minimum Standard building Code, Section 1607.3:

1. Variance from Section 1670.3 to allow the floor load design to be reduced from 125 pounds per square foot to 60 pounds per square foot. The mezzanine shop drawings will be re-designed for the new weight classification, then stamped and signed by the Specialty Engineer. Weight restriction placards will be placed in the building.

Exhibits:

A. Application
B. Letter of Intent
C. Applicable Code Sections
D. Construction Documents

Exhibit A: Application

[attached]

GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 W. Crogan Street, Lawrenceville, Georgia 30046
Phone: 678.518.6000 / Fax: 678.518.6240
www.co.gwinnett.ga.us

Variance Application Form
For Construction and Life Safety Codes
(Board of Construction Adjustments & Appeals)

Variance Case No. BCA _____

Refer to Variance Application Requirements for Construction and Life Safety Codes for instructions to submit this variance application. TYPE or PRINT using BLUE or BLACK ink to complete this application form and submit it with all required attachments. A variance cannot be processed unless all information required by the application is provided.

Applicant Information	Property Owner Information
Name B. Kent Snyder II, RA	**Name** Steve K. Kendrick
Address 400 Pike Blvd.	**Address** 2950 Satellite Blvd. NW
City Lawrenceville	**City** Duluth
State Georgia **Zip** 30046	**State** Georgia **Zip** 30096
Phone 770-338-8000	**Phone** 678-812-8500
Email address 752ks@ppi.us	

Contact Person's Name Elysha Wood **Phone** 770-338-8155

Applicant is: (☒ *Applicable Box*)

☐ **Property Owner** ☒ **Developer's/Owner's Agent** ☐ **Developer**

Project Name: Subaru of Gwinnett

Project Address: 2950 Satellite Blvd. NW / Duluth / GA. / 30096

Occupancy Classification: **IBC** Moderate Hazard Storage **NFPA** Storage-Ordinary Hazard (S)

Type of Construction: **IBC** IIB **NFPA** S-1 **Sprinklered:** No *(YES or NO)*

Use of Building: Vehicle Parts Storage
(Apartment, Church, Hotel, Office, Restaurant, Retail, School, Warehouse, etc.)

Number of Stories: 2 **Bldg Area per floor (sq. ft.):** 5,202 / 3,065 **Total Bldg. Area (sq. ft.):** 8,267 SF

Brief Description of Requested Variance: The Owner installed pre-engineered storage system is required to be designed to a minimum live load capacity of 125 PSF. Per Owner request, due to the type of materials and limited quantity of materials being stored on this level the Owner is requesting a live load reduction to a minimum live load capacity of 60 PSF.

I hereby request a variance from the requirements of one or more of the following code(s): (☒ *Applicable Box*)

- ☑ International Building Code
- ☐ International Energy Conservation Code
- ☐ International Fuel Gas Code
- ☐ International Mechanical Code
- ☐ International Plumbing Code
- ☐ International Residential Code
- ☐ Gwinnett County Construction Code
- ☐ Georgia Accessibility Code
- ☐ International Fire Code
- ☐ NFPA National Electrical Code
- ☐ NFPA Life Safety Code
- ☐ Gwinnett County Fire Protection & Life Safety Ordinance

List Applicable Code Section(s): IBC 2018 Section 1607.3

Describe Proposed Alternatives: The mezzanine shop drawings will be re-designed for the new weight classification, then stamped and signed by the Specialty Engineer. The weight plackards mounted on the mezzanine will be replaced with new ones. The Owner will be responsible for ensuring the weight is not exceded.

ADDITIONAL INFORMATION REQUIRED (*attach to this application*):

- **Attach to this application a LETTER OF INTENT to clearly explain in detail the requested variance and substantiate that acceptance of the variance will not be detrimental to the safeguard of life, health, property, and public welfare.**
- **Attach to this application a reproduced copy of the APPLICABLE CODE SECTIONS.**
- **Attach to this application CONSTRUCTION DOCUMENTS OR OTHER PERTINENT INFORMATION to clearly illustrate the conditions of the requested variance.**

APPLICANT CERTIFICATION

[signature] — 10/25/23

Signature of Applicant — *Date*

B. Kent Snyder II, RA — Architect of Record

Typed or Printed Name — *Title*

[signature] — 10/25/23

Signature of Notary Public — *Date*

Notary Seal

NATALIE PIFER
NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES
10/19/27

PROPERTY OWNER CERTIFICATION

[signature] Agent for John W. Ellis — 10/25/23

Signature of Property Owner — *Date*

Steve K. Kendrick — Executive General Mgr.

Typed or Printed Name — *Title*

[signature] — 10/25/23

Signature of Notary Public — *Date*

Notary Seal

DARLENE CLARK
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 28, 2024
CHEROKEE COUNTY, GEORGIA

Gwinnett County Government Use Below Only

Date Received ________ **Received By** ________ **Hearing Date** ________

Variance Case # BCA ________ **District–Land Lot–Parcel (MRN)** ________

Exhibit B: Letter of Intent

[attached]

WILLIAM J. PELTIER
AND ASSOCIATES

October 20, 2023

Mr. Elysha Wood
Project Manager
Precision Planning
400 Pike Boulevard
Lawrenceville, GA 30046

RE: Evaluation of Existing Slab-on-Grade at Parts Building for Storage Platform

Mr. Wood,

At the request of your office, William J. Peltier and Associates, Inc. (WJPA) has performed a structural observation and evaluation of the existing slab for the Subaru of Gwinnett Parts Building. The purpose of this evaluation was to determine the allowable load capacity of the existing slab for the support of a currently installed Storage Platform.

It is our understanding that the columns of the Storage Platform have been installed directly to the existing slab-on-grade. The existing slab-on-grade was specified as a 5" thick, 4,000 PSI concrete slab. The slab appeared to be in good condition at the time of our observation. WJPA did not observe any significant slab cracks with the Storage Platform installed on the existing slab.

WJPA has evaluated the existing slab-on-grade based on average concrete strengths determined from cylinder breaks. The average concrete strength was reported to be 4,430 PSI for the slab in question. Testing was performed to verify a slab thickness of 5.5".

Based on these parameters, WJPA has determined that the allowable load carrying capacity of the existing slab-on-grade is 14 kips.

WJPA has reviewed shop drawings for the currently installed Storage Platform. Based on these documents, the Storage Platform structure was designed to support a live load of 125 PSF. A placard installed on the platform states this maximum live load.

However, the 14 kip maximum slab capacity is not sufficient to support the entire 125 PSF live load. It has been determined that if the live load of the Storage Platform is reduced to 60 PSF (or less), then the existing applied column loads will be less than 14 kips and therefore the existing slab will be structurally adequate to support the platform. After conversations with the owner, it was determined that no more than 30 PSF of storage will ever be placed on the platform. Therefore, 60 PSF live load represents twice the live load capacity that be required.

Based on our experience, a platform that can support a live load of 60 PSF will be structurally acceptable for the proposed use. As such, it is our recommendation that the Storage Platform be "de-rated" to a maximum live load of 60 PSF. In addition, all placards shall be revised to reflect the new, reduced maximum live load.

Thank you for the opportunity to serve you on this project. Please do not hesitate to call our office with any questions or concerns.

Sincerely,

WILLIAM J. PELTIER AND ASSOCIATES, INC.

William (Bill) Peltier, PE, SE
Principal
William J. Peltier and Associates, Inc.

Exhibit C: Applicable Code Sections

[attached]

1605.3.2 Alternative basic load combinations. In lieu of the basic load combinations specified in Section 1605.3.1, structures and portions thereof shall be permitted to be designed for the most critical effects resulting from the following combinations. Where using these alternative basic allowable stress load combinations that include wind or seismic loads, allowable stresses are permitted to be increased or load combinations reduced where permitted by the material chapter of this code or the referenced standards. For load combinations that include the counteracting effects of dead and wind loads, only two-thirds of the minimum dead load likely to be in place during a design wind event shall be used. Where using allowable stresses that have been increased or load combinations that have been reduced as permitted by the material chapter of this code or the referenced standards, where wind loads are calculated in accordance with Chapters 26 through 31 of ASCE 7, the coefficient (ω) in the following equations shall be taken as 1.3. For other wind loads, (ω) shall be taken as 1. Where allowable stresses have not been increased or load combinations have not been reduced as permitted by the material chapter of this code or the referenced standards, (ω) shall be taken as 1. Where using these alternative load combinations to evaluate sliding, overturning and soil bearing at the soil-structure interface, the reduction of foundation overturning from Section 12.13.4 in ASCE 7 shall not be used. Where using these alternative basic load combinations for proportioning foundations for loadings, which include seismic loads, the vertical seismic *load effect*, E_v, in Equation 12.4-4 of ASCE 7 is permitted to be taken equal to zero.

$D + L + (L_r \text{ or } S \text{ or } R)$ **(Equation 16-17)**

$D + L + 0.6\,\omega W$ **(Equation 16-18)**

$D + L + 0.6\,\omega W + S/2$ **(Equation 16-19)**

$D + L + S + 0.6\,\omega W/2$ **(Equation 16-20)**

$D + L + S + E/1.4$ **(Equation 16-21)**

$0.9D + E/1.4$ **(Equation 16-22)**

Exceptions:

1. Crane hook loads need not be combined with roof live loads or with more than three-fourths of the snow load or one-half of the wind load.
2. Flat roof snow loads of 30 psf (1.44 kN/m^2) or less and roof live loads of 30 psf (1.44 kN/m^2) or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 psf (1.44 kN/m^2), 20 percent shall be combined with seismic loads.

1605.3.2.1 Other loads. Where F, H or T are to be considered in the design, each applicable load shall be added to the combinations specified in Section 1605.3.2. Where self-straining loads, T, are considered in the design, their structural effects in combination with other loads shall be determined in accordance with Section 2.4.4 of ASCE 7.

SECTION 1606
DEAD LOADS

1606.1 General. Dead loads are those loads defined in Chapter 2 of this code. Dead loads shall be considered to be permanent loads.

1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the *building official.*

SECTION 1607
LIVE LOADS

1607.1 General. Live loads are those loads defined in Chapter 2 of this code.

1607.2 Loads not specified. For occupancies or uses not designated in Table 1607.1, the live load shall be determined in accordance with a method *approved* by the *building official.*

1607.3 Uniform live loads. The live loads used in the design of buildings and other structures shall be the maximum loads expected by the intended use or occupancy but shall not be less than the minimum uniformly distributed live loads given in Table 1607.1.

1607.4 Concentrated live loads. Floors, roofs and other similar surfaces shall be designed to support the uniformly distributed live loads prescribed in Section 1607.3 or the concentrated live loads, given in Table 1607.1, whichever produces the greater *load effects*. Unless otherwise specified, the indicated concentration shall be assumed to be uniformly distributed over an area of $2^1/_2$ feet by $2^1/_2$ feet (762 mm by 762 mm) and shall be located so as to produce the maximum *load effects* in the structural members.

1607.5 Partition loads. In office buildings and in other buildings where partition locations are subject to change, provisions for partition weight shall be made, whether or not partitions are shown on the construction documents, unless the specified live load is 80 psf (3.83 kN/m^2) or greater. The partition load shall be not less than a uniformly distributed live load of 15 psf (0.72 kN/m^2).

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[g]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
1. Apartments (see residential)	—	—
2. Access floor systems		
Office use	50	2,000
Computer use	100	2,000
3. Armories and drill rooms	150[n]	—
4. Assembly areas		
Fixed seats (fastened to floor)	60[m]	
Follow spot, projections and control rooms	50	
Lobbies	100[m]	—
Movable seats	100[m]	
Stage floors	150[n]	
Platforms (assembly)	100[m]	
Other assembly areas	100[m]	
5. Balconies and decks[h]	1.5 times the live load for the area served, not required to exceed 100	—
6. Catwalks	40	300
7. Cornices	60	—
8. Corridors		
First floor	100	
Other floors	Same as occupancy served except as indicated	—
9. Dining rooms and restaurants	100[m]	—
10. Dwellings (see residential)	—	—
11. Elevator machine room and controlroom grating (on area of 2 inches by 2 inches)	—	300
12. Finish light floor plate construction (on area of 1 inch by 1 inch)	—	200
13. Fire escapes	100	
On single-family dwellings only	40	—
14. Garages (passenger vehicles only)	40[o]	Note a
Trucks and buses	See Section 1607.7	
15. Handrails, guards and grab bars	See Section 1607.8	
16. Helipads	See Section 1607.6	
17. Hospitals		
Corridors above first floor	80	1,000
Operating rooms, laboratories	60	1,000
Patient rooms	40	1,000
18. Hotels (see residential)	—	—
19. Libraries		
Corridors above first floor	80	1,000
Reading rooms	60	1,000
Stack rooms	150[b, n]	1,000
20. Manufacturing		
Heavy	250[n]	3,000
Light	125[n]	2,000
21. Marquees, except one- and two-family dwellings	75	—
22. Office buildings		
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000

(continued)

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[g]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
23. Penal institutions		
Cell blocks	40	—
Corridors	100	
24. Recreational uses:		
Bowling alleys, poolrooms and similar uses	75[m]	
Dance halls and ballrooms	100[m]	
Gymnasiums	100[m]	
Ice skating rink	250[n]	—
Reviewing stands, grandstands and bleachers	100[c, m]	
Roller skating rink	100[m]	
Stadiums and arenas with fixed seats (fastened to floor)	60[c, m]	
25. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage[i]	10	
Uninhabitable attics with storage[i, j, k]	20	
Habitable attics and sleeping areas[k]	30	
Canopies, including marquees	20	—
All other areas	40	
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	
Public roomsm and corridors serving them	100	
26. Roofs		
All roof surfaces subject to maintenance workers		300
Awnings and canopies:		
Fabric construction supported by a skeleton structure	5[m]	
All other construction, except one- and two-family dwellings	20	
Ordinary flat, pitched, and curved roofs (that are not occupiable)	20	
Primary roof members exposed to a work floor		
Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages		2,000
All other primary roof members		300
Occupiable roofs:		
Roof gardens	100	
Assembly areas	100[m]	
All other similar areas	Note 1	Note 1
27. Schools		
Classrooms	40	1,000
Corridors above first floor	80	1,000
First-floor corridors	100	1,000
28. Scuttles, skylight ribs and accessible ceilings	—	200
29. Sidewalks, vehicular driveways and yards, subject to trucking	250[d, n]	8,000[e]
30. Stairs and exits		
One- and two-family dwellings	40	300[f]
All other	100	300[f]

(continued)

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[g]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		—
Heavy	250[n]	
Light	125[n]	
32. Stores		
Retail		
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125[n]	1,000
33. Vehicle barriers	See Section 1607.9	
34. Walkways and elevated platforms (other than exitways)	60	—
35. Yards and terraces, pedestrians	100[m]	—

For SI: 1 inch = 25.4 mm, 1 square inch = 645.16 mm^2, 1 square foot = 0.0929 m^2, 1 pound per square foot = 0.0479 kN/m^2, 1 pound = 0.004448 kN, 1 pound per cubic foot = 16 kg/m^3.

a. Floors in garages or portions of buildings used for the storage of motor vehicles shall be designed for the uniformly distributed live loads of this table or the following concentrated loads: (1) for garages restricted to passenger vehicles accommodating not more than nine passengers, 3,000 pounds acting on an area of 4½ inches by 4½ inches; (2) for mechanical parking structures without slab or deck that are used for storing passenger vehicles only, 2,250 pounds per wheel.

b. The loading applies to stack room floors that support nonmobile, double-faced library book stacks, subject to the following limitations:
   1. The nominal book stack unit height shall not exceed 90 inches.
   2. The nominal shelf depth shall not exceed 12 inches for each face.
   3. Parallel rows of double-faced book stacks shall be separated by aisles not less than 36 inches wide.

c. Design in accordance with ICC 300.

d. Other uniform loads in accordance with an approved method containing provisions for truck loadings shall be considered where appropriate.

e. The concentrated wheel load shall be applied on an area of 4.5 inches by 4.5 inches.

f. The minimum concentrated load on stair treads shall be applied on an area of 2 inches by 2 inches. This load need not be assumed to act concurrently with the uniform load.

g. Where snow loads occur that are in excess of the design conditions, the structure shall be designed to support the loads due to the increased loads caused by drift buildup or a greater snow design determined by the building official (see Section 1608).

h. See Section 1604.8.3 for decks attached to exterior walls.

i. Uninhabitable attics without storage are those where the maximum clear height between the joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.

j. Uninhabitable attics with storage are those where the maximum clear height between the joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.

   The live load need only be applied to those portions of the joists or truss bottom chords where both of the following conditions are met:
   i. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
   ii. The slopes of the joists or truss bottom chords are not greater than two units vertical in 12 units horizontal.

   The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

(continued)

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[g]

k. Attic spaces served by stairways other than the pull-down type shall be designed to support the minimum live load specified for habitable attics and sleeping rooms.

l. Areas of occupiable roofs, other than roof gardens and assembly areas, shall be designed for appropriate loads as approved by the building official. Unoccupied landscaped areas of roofs shall be designed in accordance with Section 1607.13.3.

m. Live load reduction is not permitted.

n. Live load reduction is only permitted in accordance with Section 1607.11.1.2 or Item 1 of Section 1607.11.2.

o. Live load reduction is only permitted in accordance with Section 1607.11.1.3 or Item 2 of Section 1607.11.2.

1607.6 Helipads. Helipads shall be designed for the following live loads:

1. A uniform live load, L, as specified in Items 1.1 and 1.2. This load shall not be reduced.
   1.1. 40 psf (1.92 kN/m^2) where the design basis helicopter has a maximum take-off weight of 3,000 pounds (13.35 kN) or less.
   1.2. 60 psf (2.87 kN/m^2) where the design basis helicopter has a maximum take-off weight greater than 3,000 pounds (13.35 kN).
2. A single concentrated live load, L, of 3,000 pounds (13.35 kN) applied over an area of 4.5 inches by 4.5 inches (114 mm by 114 mm) and located so as to produce the maximum load effects on the structural elements under consideration. The concentrated load is not required to act concurrently with other uniform or concentrated live loads.
3. Two single concentrated live loads, L, 8 feet (2438 mm) apart applied on the landing pad (representing the helicopter's two main landing gear, whether skid type or wheeled type), each having a magnitude of 0.75 times the maximum take-off weight of the helicopter, and located so as to produce the maximum load effects on the structural elements under consideration. The concentrated loads shall be applied over an area of 8 inches by 8 inches (203 mm by 203 mm) and are not required to act concurrently with other uniform or concentrated live loads.

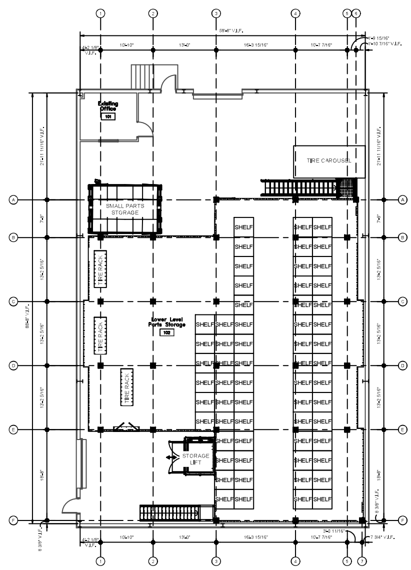
Landing areas designed for a design basis helicopter with maximum take-off weight of 3,000-pounds (13.35 kN) shall be identified with a 3,000 pound (13.34 kN) weight limitation. The landing area weight limitation shall be indicated by the numeral "3" (kips) located in the bottom right corner of the landing area as viewed from the primary approach path. The indication for the landing area weight limitation shall be a minimum 5 feet (1524 mm) in height.

1607.7 Heavy vehicle loads. Floors and other surfaces that are intended to support vehicle loads greater than a 10,000-pound (4536 kg) gross vehicle weight rating shall comply with Sections 1607.7.1 through 1607.7.5.

1607.7.1 Loads. Where any structure does not restrict access for vehicles that exceed a 10,000-pound (4536 kg) gross vehicle weight rating, those portions of the structure subject

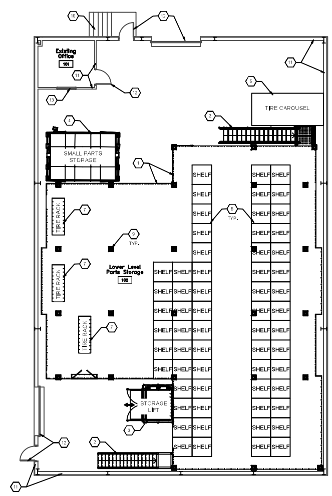
Exhibit D: Construction Documents

[attached]



Lower Level Dimension Plan

SCALE 1/8" = 1'-0"



Lower Level Reference Plan

SCALE 1/8" = 1'-0"

Dimension Notes

1. ALL DIMENSIONS AT BUILDING PERIMETER ARE TO FACE OF EXISTING WALL. VERIFY IN THE FIELD.
2. COLUMN LINES ARE REFERENCED TO CENTER OF COLUMNS.

ABBREVIATIONS:

V.I.F. = VERIFY IN FIELD

Reference Plan Key Notes

1. NEW PRE-ENGINEERED STORAGE LEVEL PLATFORM. -DESIGNED BY SPECIALITY ENGINEER -REFER TO SHOP DRAWINGS.
2. NEW PRE-ENGINEERED STAIR. -DESIGNED BY SPECIALITY ENGINEER -REFER TO SHOP DRAWINGS.
3. NEW STORAGE LEVEL LIFT - OWNER PROVIDED CONTRACTOR INSTALLED
4. NEW SMALL PARTS STORAGE VENDING MACHINE - OWNER PROVIDED CONTRACTOR INSTALLED
5. RELOCAED TIRE STORAGE CAROUSEL - OWNER PROVIDED CONTRACTOR INSTALLED
6. NEW 6'-0" HIGH METAL SHELVING - OWNER PROVIDED CONTRACTOR INSTALLED
7. NEW METAL TIRE RACK - OWNER PROVIDED CONTRACTOR INSTALLED
8. NEW PRE-ENGINEERED STORAGE LEVEL ACCESS SWING GATE. -DESIGNED BY SPECIALITY ENGINEER -REFER TO SHOP DRAWINGS.
9. NEW PRE-ENGINEERED STORAGE LEVEL COLUMN. -DESIGNED BY SPECIALITY ENGINEER -REFER TO SHOP DRAWINGS. -REFER TO STRUCTURAL FOR NEW FOOTING TO BE CUT INTO EXISTING SLAB.
10. EXISTING STAIR TO REMAIN
11. EXISTING WALL TO REMAIN
12. EXISTING DOOR TO REMAIN
13. EXISTING WINDOW TO REMAIN

FOR CONSTRUCTION

A2.1B

06/XX/2023
DATE

A20-146
PROJ. NUMBER

FILE NAME

Authorized 10/10/2023
These project documents have been reviewed by applicable County Departments and have been found to be in substantial compliance with the applicable codes and regulations.

DATE	NO.	DESCRIPTION
05/11/23		ADDED STORAGE LEVEL TO THE PARTS BUILDING "B"
07/19/23	△	PLAN REVIEW COMMENTS ADDRESSED

RELEASE

LOWER LEVEL DIMENSION/ REFERENCE PLANS

DESIGN	DRAWN	CHECKED
PPI	WEW	BKS

SHEET TITLE

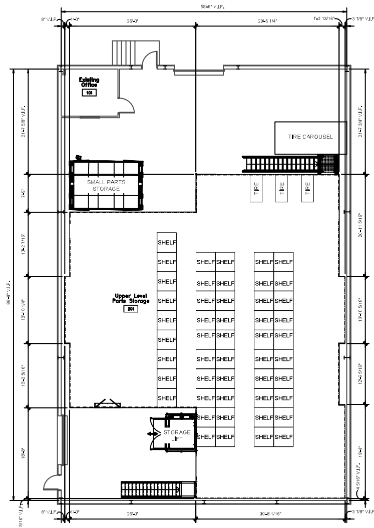
SUBARU OF GWINNETT PARTS BUILDING "B"
Land Lot 78, 7th District, Parcel 707827
2950 Satellite Boulevard NW
Duluth, GA 30096

PROJECT

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

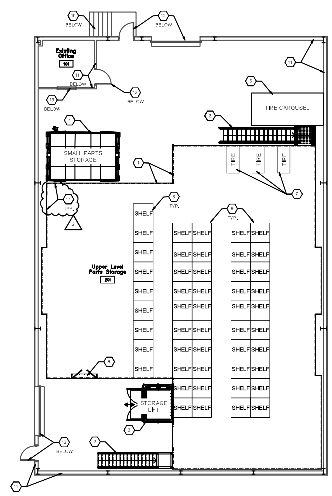
STATE OF GEORGIA
B. KENT SNYDER
05/10/23
CERTIFICATE NO. 013251
REGISTERED ARCHITECT

STAMP



Upper Level Dimension Plan

SCALE 1/8" = 1'-0"



Upper Level Reference Plan

SCALE 1/8" = 1'-0"

Dimension Notes

1. ALL DIMENSIONS AT BUILDING PERIMETER ARE TO FACE OF EXISTING WALL. VERIFY IN THE FIELD.
2. COLUMN LINES ARE REFERENCED TO CENTER OF COLUMNS.

ABBREVIATIONS:

V.I.F. = VERIFY IN FIELD

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10. EXISTING STAIR TO REMAIN
11. EXISTING WALL TO REMAIN
12. EXISTING DOOR TO REMAIN
13. EXISTING WINDOW TO REMAIN
14. NEW PRE-ENGINEERED GUARDRAIL ASSEMBLY DETAILS. -DESIGNED BY SPECIALITY ENGINEER -REFER TO SHOP DRAWINGS.

PRECISION Planning Inc.
planners • engineers • architects • surveyors

SUBARU OF GWINNETT
PARTS BUILDING "B"
Land Lot 78, 7th District, Parcel 707827
2950 Satellite Boulevard NW
Duluth, GA 30096

PROJECT

UPPER LEVEL DIMENSION/ REFERENCE PLANS

DESIGN	DRAWN	CHECKED
PPI	WEW	BKS

SHEET TITLE

DATE	NO.	DESCRIPTION
05/1/23		ADDED STORAGE LEVEL TO THE PARTS BUILDING "B"
07/19/23	1	PLAN REVIEW COMMENTS ADDRESSED
08/11/23	2	PLAN REVIEW COMMENTS ADDRESSED

RELEASE

06/XX/2023
DATE
A20-146
PROJ. NUMBER
FILE NAME

A2.2B

FOR CONSTRUCTION

Authorized 10/10/2023
These documents have been reviewed by applicable County Departments and have been found to be in general compliance with the applicable codes and regulations.

STAMP