



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2505-053 225 Reformation Parkway, Suite 400, Building D, Lower Level
(Design Request of Exterior Modifications to an Existing Building)

DATE: May 16, 2025

RECOMMENDATION

HPC to consider the applicant's design request of minor exterior modifications to an existing building located at 225 Reformation Parkway, Suite 400, Building D, Lower Level as submitted and guided by the City's Historic District Design Guidelines.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting the following exterior modifications:

1. Proposed new exterior vestibule with existing storefront windows and doors reutilized along with two additional storefront windows to match. Exterior finish at vestibule is limited in area and will be pre-finished metal cladding to match existing storefront in finish and black color.
2. All new doors and storefront windows are to be Ykk Commercial Aluminum Storefront in black finish anodized aluminum with black hardware to match.
3. New windows, two along south entry façade, are to match existing windows on building – commercial aluminum clad fixed.
4. All other exterior windows are to remain as is. Existing doors and windows that are no longer in use or have unwanted interior views are to have vinyl branded graphics applied to exterior glazing. This vinyl graphic application will be by Kilwin's and will meet all approved building



signage standards. See A4.0 for proposed exterior elevations for reference along with Color Index.

5. Exterior paint colors – all existing concrete block at exterior to be painted Pure White. All infill railing and new awning supports are to be painted Tricorn Black – refer to A4.0 for Color Index, this black color matches the existing railing and awning support finishes. These paint colors have been previously approved by the HPC.

GENERAL FAÇADE STANDARDS

The treatment and management of exterior materials and architectural features of buildings is important to preserve and enhance the character of the historic district. Over time, commercial buildings are altered or remodeled to enhance commercial competitiveness, reflect current design trends or address maintenance issues. While some improvements use quality materials and sensitive design to maintain the architectural integrity of a building, other projects are misguided and destroy or remove important and historic elements of a building. The following guidelines shall be used for treating façades.

1. Retain all elements, materials and features that are original to the building, and do not cover building façades or fill in existing openings.
2. Remove any materials that have been added to cover the original façade materials and storefronts.
3. Restore as many original elements as possible, particularly the materials, windows, decorative details and cornices.
4. When designing new elements, conform to the original building architecture and materials.
5. Design new elements that respect the architecture, material and design of the building.
6. Do not create false historical appearances or introduce themes that alter the building's form or architectural style. Do not add elements where they never previously existed, such as mansard roofs, metal awnings, decorative shutters, dormers, or balconies.
7. Do not sandblast or use any abrasive cleaning methods, including pressure water cleaning, on historic materials.
8. Do not paint, add water sealers, or apply any surface treatment to unpainted masonry surfaces.
9. Use the National Park Service Preservation Briefs (see the Appendix for a listing) when undertaking cleaning, restoration and rehabilitation projects.
10. Repair/repoint masonry with comparable mixes and materials to those in place. Duplicate the original material in composition, color, texture and method of application and joint profile.



ENTRANCES/STOREFRONTS

Entrances should be designed to be transparent and encourage pedestrian access from the street. When applied, these conditions allow for merchandise, dining areas or office space to be visible from the street; allow natural light into the building; and create real or perceived activity along a street. The following guidelines shall apply to the treatment of storefront entrances/storefronts.

1. Storefronts should consist of large, transparent glass display windows with bulkheads below. Transom windows above display windows or entry doors are also appropriate. The glass windows should provide areas to display merchandise or make visible office or dining space.
2. Preserve the entry ceiling height, door transoms, materials or storefront plan original to the building. Changes to entrances that have gained historic significance over time should also be preserved.
3. Preserve the entry exterior floor original to the building. Changes to an entry floor that has gained historic significance over time should also be preserved.
4. Maintain existing openings. The front and side of buildings should not have blank walls (no openings).

ARCHITECTURAL STYLE ELEMENTS

Once the form and building placement is established for a new building - including accessory structures - its appearance should be refined so that architectural elements such as materials, size and placement of openings, trim, cornices and other decorative features are compatible with the broader context. The following guidelines shall apply.

1. Design building style and features (including roof form) to be compatible with those of surrounding historic buildings. However, designing a building to exactly replicate neighboring historic buildings is discouraged.
2. Design the building façades so there are no blank walls.
3. Use unpainted brick as the predominant exterior material.
4. Use simple color schemes: neutral or earth tone hues for the building surface, and colors that match or complement the dominant neutral building material of the structure for the cornices and framing.
5. Refer to Chapter 5 for guidance on appropriate treatments for specific building features.

DOORS

Doors are often the primary focal point of entrances and serve as a functional and ceremonial element of a storefront. Because of their importance, they require special maintenance and treatment. The following guidelines shall apply to the treatment of doors.



1. Retained, restore and maintain original doors.
2. If replacement parts are necessary, replace with parts that match original materials and architectural style of the building.
3. If replacement of original doors is necessary, replace with custom commercial doors. Residential doors are not appropriate for commercial storefronts and should not be used. Generally, 80% of a commercial door is glass and should match the treatment of display windows.
4. 4. If a residential house has been converted to a commercial business, use residential door types. Commercial doors are not appropriate.

SIDE AND REAR FACADES

The sides and rear of a building can serve many functions including service access, a location for utilities as well as a secondary building entrance. Additionally, many side and rear façades face side streets or alleys and serve as a second “face” of a building. They can define the character along a

side street as well as influence the perception of maintenance and safety in any area. The following guidelines shall apply to the treatment of side and rear façades.

1. Maintain service and utility access at the side or rear of buildings.
2. Use materials for service doors that are compatible with primary building materials and architecture.
3. Make secondary entrances visible from the street or parking lot. They should have a similar door treatment and design to the front entrance. Awnings and/or planters may also be appropriate to highlight the entrance.
4. Maintain side and rear doors and windows. Do not cover or fill in side or rear building openings. If an opening has been filled or covered, remove fill or cover and restore original opening(s).
5. Do not install false, “Main Street” style storefronts on the rear façade.
6. Retain and repair (rather than replace) original balconies and fire escapes. If existing landings and railings are too deteriorated, replace with an in-kind skeletal assembly to match the historic feature.
7. Do not install residential style doors.
- 8.

WINDOWS

Windows are an important element of any building. They add light to the interior of a building, provide ventilation and are a visual link to the outside. They are also an important part of the architectural form and style of buildings. The following guidelines shall apply to the treatment of windows.



1. Retain, restore and maintain original windows.
2. If replacement parts are necessary, replace with hardware that matches original materials and the architectural style of the building.
3. If complete replacement of original windows is necessary, replace with custom replacement windows. Do not replace windows with stock replacement windows, as they often do not fit original openings or require infill casing to make the replacement window fit.
4. Uncover and repair windows that are covered-up or in-filled with blocks. If the window is no longer needed, glass should be retained so that it appears from the outside to be in use.
5. Windows should have a vertical proportion of height to width.
6. Improve thermal efficiency with weather stripping, storm windows, caulking and interior shades.
7. Do not cover up or fill in existing windows. The front and sides of buildings should not have blank walls (meaning, no openings).
8. Retain and repair (rather than replace) original balconies and fire escapes below windows. If existing landings and railings are too deteriorated, replace with in-kind skeletal assembly to match the historic features.

PORCHES AND PATIOS ROOFS

For additional information regarding the applicant's request, please see the attached application.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments - COA2505-053 Application



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # _____ (staff only)

- Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: <https://canton.onlama.com/>. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: <https://canton.onlama.com/>.
- Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
- Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
- Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
- Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
- Local Resources:** [The Canton City Map](#), [The Canton Historic District Design Guidelines](#), and [The Canton Historic District Residential Design Guidelines](#) provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

Contact Information:

Applicant Name*: Maggie McBride, RA - Bunker Design Telephone: 404-402-1316
Email: maggie@bunker.design
Mailing Address: 220 E Main Street, Canton GA 30114

*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: 225 Reformation Parkway, Building D - Lower Level 0-Suite 400
Land Lot(s): 158, 159, 166 & 167
District/Section: District 14, Section 2 Map #: TIN 14N17 024 Parcel #: PIN 14-0166-0080
Zoning: _____ Present Use: Assembly A-2, Restaurant, property is Mixed Use w/ Mercantile, Restaurant, Business

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
☐ Removal of non-historic detached structure	☐ Installation of screen or storm doors	☐ Addition	☐ Signs
☐ Maintenance of / change in paint color	☐ Installation of screen or storm windows	☒ Alteration	☐ Site Features
		☒ New Construction	☐ Demolition
		☐ Restoration	☐ Relocation
		☒ Commercial	☐ Residential
TYPE OF REVIEW:			
OTHER:			
☐ Amendment to previous COA, Project #:		☐ Other (Description):	



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- ☐ Letter of Intent
- ☐ Site plan
- ☐ Architectural elevations
- ☐ Landscape plan (vegetation not required)
- ☐ Description of materials
- ☐ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- ☒ Letter of Intent
- ☒ Architectural elevations or sketches
- ☒ Description of proposed changes
- ☒ Description of materials
- ☒ Photographs of existing building
- ☒ Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes

- ☐ Letter of Intent
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building

Site Changes – Parking Areas, Drives and Walks

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Fences, Walls, and Systems

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Architectural elevations or sketches
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Signs

- ☐ Letter of Intent
- ☐ Approved sign application
- ☐ Site plan or sketch of site
- ☐ Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be “to scale”. Reduced site plans, surveys, architectural drawings...etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

See the attached following pages for all documents requested from the checklist on this page.

Brief summary of scope of work for HPC review - Commercial

Renovation for new Kilwin's tenant to include new exterior vestibule under existing covered structure with some existing storefront to be reused along with some new storefront windows, two new exterior windows along south facade to match existing, vestibule finish to match existing black metal finish at building, some windows with obstructed or no view of interior will be receiving vinyl graphics at exterior glazing side that are in line with Kilwin's branding.

No other exterior work is proposed,



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION IMPORTANT DATES

SUBMITTAL DEADLINE	MEETING DATE
DECEMBER 16, 2024	JANUARY 6, 2025
JANUARY 13, 2025	FEBRUARY 3, 2025
FEBRUARY 10, 2025	MARCH 3, 2025
MARCH 17, 2025	APRIL 7, 2025
APRIL 14, 2025	MAY 5, 2025
MAY 12, 2025	JUNE 2, 2025
JUNE 16, 2025	JULY 7, 2025
JULY 14, 2025	AUGUST 4, 2025
AUGUST 19, 2025*	SEPTEMBER 9, 2025*
SEPTEMBER 15, 2025	OCTOBER 6, 2025
OCTOBER 23, 2025**	NOVEMBER 13, 2025**
NOVEMBER 10, 2025	DECEMBER 1, 2025
DECEMBER 15, 2025	JANUARY 5, 2026

*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY

**DATE CHANGED DUE TO ELECTIONS HELD AT CITY HALL



Margaret McBride, RA
May 12, 2025

City of Canton
Historic Preservation Committee
Attn: Brittany Anderson

Project Name: Kilwin's (Tenant Fit-up at the Mill on Etowah Building 'D', Suite 400 - Lower Level)

HPC Letter of Intent

Please see below and attached to this letter the filled out application, summary of proposed exterior modifications and reference imagery along with drawings for your review.

The design intent summary of proposed exterior alterations is as follows:

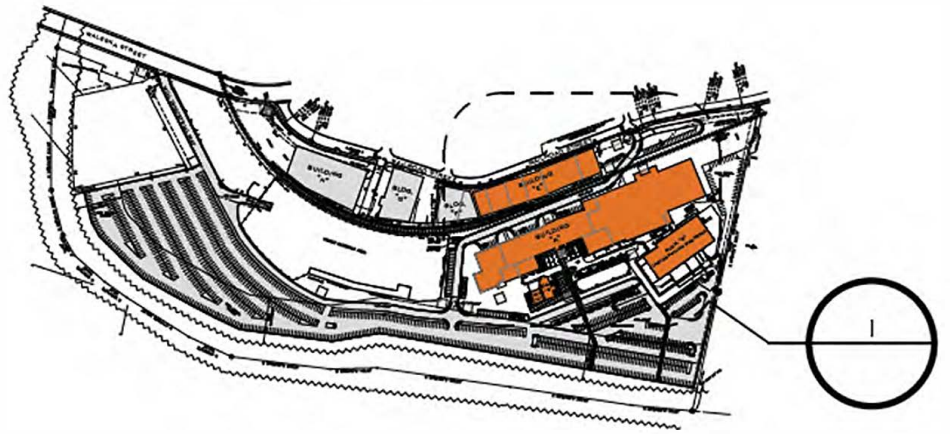
1. Proposed new exterior vestibule with existing storefront windows and doors reutilized along with two additional storefront windows to match. This vestibule is to make the existing interior entry ramp code compliant. Exterior finish at vestibule is limited in area and will be pre-finished metal cladding to match existing storefront in finish and black color.
2. All new doors and storefront windows are to be Ykk Commercial Aluminum Storefront in Black finish anodized aluminum with black hardware to match.
3. New windows (two along south entry facade) are to match existing windows on building - commercial aluminum clad fixed.
4. All other exterior windows are to remain as-is. Existing doors and windows that are no longer in use or have unwanted interior views are to have vinyl branded graphics applied to exterior glazing. This vinyl graphic application will be by Kilwin's and will meet all approved building signage standards. See A4.0 for proposed exterior elevations for reference along with Color Index.
5. Exterior Paint colors - All existing Concrete Block at exterior to be painted Pure White. All infill railing and new awning supports are to be painted Tricorn Black - refer to A4.0 for color index - this black color matches the existing railing and awning support finishes. These paint colors have been previously approved by the HPC.

Thank you, in advance, for your consideration,

A handwritten signature in red ink, appearing to read "Margaret McBride", with a stylized flourish at the end.

Margaret McBride, RA
Bunker Design
maggie@bunker.design
+1.404.402.1316

EXHIBIT 'A'
SITE REFERENCE PLAN



SITE KEY PLAN

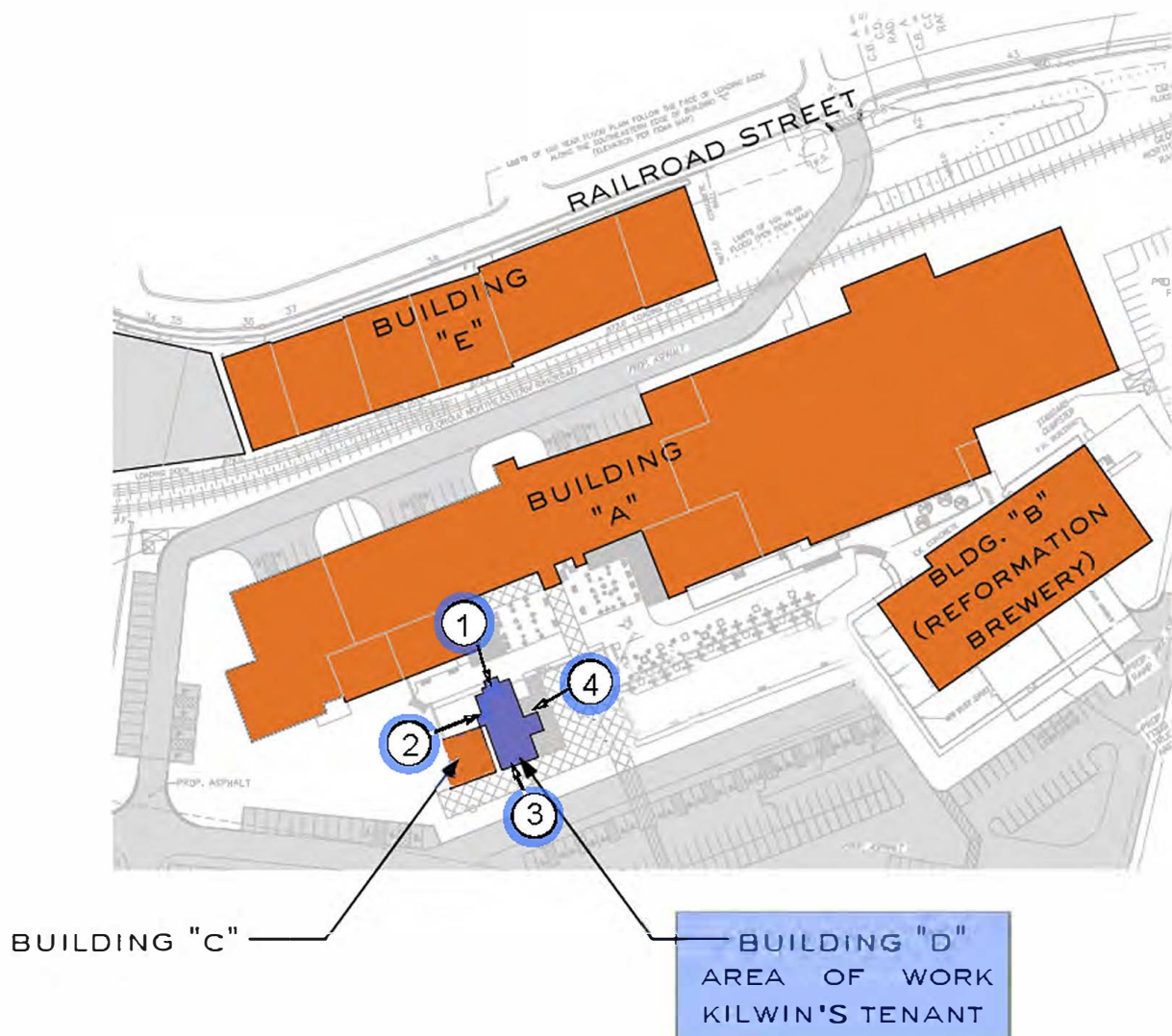


EXHIBIT 'B'
EXISTING EXTERIOR IMAGES



1

IMAGE 1 - PLAN NORTH VIEW OF EXTERIOR
REFER TO ARCHITECTUAL SITE REFERENCE PLAN ON PREVIOUS PAGE



2

IMAGE 2 - PLAN EAST VIEW OF EXTERIOR
REFER TO ARCHITECTUAL SITE REFERENCE PLAN ON PREVIOUS PAGE





3

IMAGE 3 - PLAN SOUTH VIEW OF EXTERIOR
REFER TO ARCHITECTUAL SITE REFERENCE PLAN ON PREVIOUS PAGE

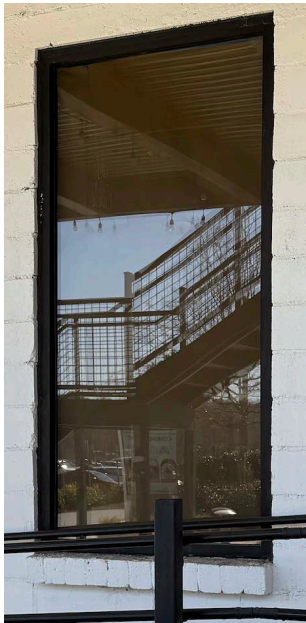


4

IMAGE 4 - PLAN WEST VIEW OF EXTERIOR
REFER TO ARCHITECTUAL SITE REFERENCE PLAN ON PREVIOUS PAGE

EXHIBIT 'C'

DOORS AND RAILING REFERENCE IMAGERY



REFERENCE IMAGE
FOR PROPOSED
WINDOWS AT SOUTH
FACADE AND VESTIBULE
MATCH EXISTING IN
STYLE AND FINISH



REFERENCE IMAGE FOR
BLACK METAL CLADDING
THAT WILL MATCH EXISTING
BUILDING APPROVED BLACK
FINISH



EXISTING STOREFRONT
DOORS, SIDELITES AND
TRANSOMS TO BE REUSED
AT NEW VESTIBULE



STYLE REFERENCE IMAGE
FOR PROPOSED
MECHANICAL LOUVER
ABOVE SOUTH FACADE
WINDOW



STYLE REFERENCE IMAGE
FOR PAIR OF ENTRY
DOORS AT VESTIBULE



EXHIBIT 'D'
OWNER AUTHORIZATION LETTER

05/12/25

To Whom It May Concern:

This letter is to serve as approval for Bunker Design Collaborative to serve as authorized agent for the Historical Preservation Committee submittal for Suite 400 at the above referenced property.

Sincerely,



Penn Hodge
Canton Mill Venture, LLC
Owner, The Mill on Etowah

DO NOT SCALE THESE DRAWINGS.

THE INTENT OF THESE DRAWINGS IS TO INDICATE THE SCOPE OF WORK REQUIRED IN ORDER TO COMPLETE AND OCCUPANCY. THE CONTRACTOR AND SUB-CONTRACTORS ARE EXPECTED TO VISIT THE PROJECT SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT - PRIOR TO CONSTRUCTION - OF ANY DISCREPANCIES WITHIN THE DRAWINGS OR POSSIBLE CONFLICTS WHICH AFFECT THE PROGRESS OF THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF GYP TO FACE OF GYP, UNLESS NOTED OTHERWISE.

ALL FIRE ALARM AND DETECTION SYSTEMS, INCLUDE IN THE BID PRICE ANY WORK REQUIRED TO MODIFY EXISTING SYSTEM, IN ORDER TO COMPLY WITH LOCAL AND FEDERAL CODES - NO CHANGE ORDERS WILL BE ACCEPTED FOR ANY FIRE DETECTION OR ALARM SYSTEM MODIFICATIONS.

WHERE NEW CONSTRUCTION JOINS EXISTING SURFACES MATCH AND ALIGN NEW FINISHES WITH THE EXISTING.

SEAL ALL PENETRATIONS OF FIRE-RATED WALL ASSEMBLIES, IF APPLICABLE IN ACCORDANCE WITH U.L. FIRE-RATED PENETRATION DETAIL(S).

PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2-A, 10-B,C FOR EVERY 300 SQ. FT. OF FLOOR AREA. PROVIDE 1-1/2" TRAPDOOR PANEL PROTECTORS. LATEST VERSION SHALL NOT EXCEED 75" FEET. MOUNT BOTTOM AT 2'-9 1/2" A.F.F. - EXISTING FIRE EXTINGUISHERS AND CABINETS MAY BE RECHARGED, REFURBISHED AND REINSTALLED IN THE APPROPRIATE LOCATIONS AS DIRECTED BY THE LOCAL FIRE INSPECTION OFFICIAL IN LIEU OF PURCHASING NEW EXTINGUISHERS, HOWEVER, IF REQUIRED CONTRACTOR WILL ALSO PROVIDE ADDITIONAL EXTINGUISHERS TO MEET CURRENT CODES.

REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK REQUIRED. LOCATIONS FOR MECH. ELEC. & PLUMBING FIXTURES SHALL BE AS SHOWN ON THE ARCHITECTURAL/INTERIOR FLOOR & CEILING PLANS.

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL CODES AND RESTRICTIONS.

APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL BE USED ONLY BY THE SUPER-INTENDANT. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES. THESE SHALL BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND THE WORKERS AT ALL TIMES.

CONTRACTOR SHALL SUBMIT (2) SAMPLES OF CONCRETE STAIN AND FINISH FOR ARCHITECT/ TENANT APPROVAL PRIOR TO FINISHING EXISTING CONCRETE FLOOR THROUGHOUT.

INTERIOR STEEL FRAMED GYPSUM BOARD PARTITION DESIGN CRITERIA SHALL BE BASED ON ASTM C 754 STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING JOINTS TO REDUCE NOISE TRANSMISSION. SOFT INSULATION, HEATING, VENTILATING OR ALLOWABLE DEFLECTION WITH A 5 PSF UNIFORM LOAD PERPENDICULAR TO THE PARTITION IS L/240.

PARTITIONS WITH CERAMIC TILE FINISH SHALL HAVE AN ALLOWABLE DEFLECTION OF L/300.

CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH THE DRAWINGS AND PRIOR TO BIDDING, START OF, AND DURING CONSTRUCTION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND FOR CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION.

NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR MOVED IN ANY WAY WITHOUT PREVIOUS AUTHORIZATION IN WRITING FROM THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT/OWNER.

ALL COMMON INTERIOR WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS, BETWEEN TENANT SPACES, OR BETWEEN DWELLING UNITS MEET THE FOLLOWING MINIMUM REQUIREMENTS FOR SOUND TRANSMISSION WHEN NOT SPECIFICALLY NOTED ELSEWHERE ON THE DRAWINGS OR IN THE SPECIFICATIONS FOR (A) AIR-BORNE SOUND (A) WHERE NOT SPECIFICALLY SHOWN IN THE DOCUMENTS, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SHALL HAVE SOUND TRANSMISSION COEFFICIENTS AND OTHER TENANT SPACES FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A MINIMUM SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS, EXCEPT FOR THE STC RATINGS SPECIFIED; SUCH DOORS SHALL BE FITTING TO THE FRAME AND SILL AND CONTAIN SOUND SEALS.

WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED, THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.

ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE MECHANICAL EQUIPMENT AND PUMP ROOMS. ELEVATOR EQUIPMENT- MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO THE MECHANICAL EQUIPMENT ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS.

THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER. WHERE TWO SPACES OF DIFFERING STC REQUIREMENTS OCCUR ADJACENT, THE MOST STRINGENT STC SHALL BE MAINTAINED.

A- MECHANICAL ROOM - STC 55
B-TOILET/RESTROOMS - STC 55
C-CONFERENCE ROOMS - STC 50
D-OFFICES - STC 45

ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.

PROVIDE A BEAD OR GASKET SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C919, WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAIN WALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL SEAL OF ACOUSTICAL FOAM TAPE, PERMANENT RESILIENT ACOUSTICAL SEALANT, OR AN ALTERNATE APPROVED METHOD. THE JOINT BETWEEN THE TOP OF CMU AND THE STRUCTURE ABOVE ALL SOUND SEPARATION WALLS. ADDITIONALLY AT ALL CMU VERTICAL JOINTS BETWEEN CONCRETE COLUMNS OR WALL TERMINATIONS TO CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE THE ACOUSTICAL FOAM TAPE BEHIND THE SEALANT.

PROVIDE ALL NEW PARTITION PROOF TESTING AND HARDWARE REQUIRED DURING CONSTRUCTION TO PREVENT DUST FROM ENTERING ADJACENT FINISHED AREAS.

ALL EXISTING PIPING, DUCTWORK, CONDUITS, ETC., INTERFERING WITH THE INTENDED LIGHT FIXTURE INSTALLATION SHALL BE REROUTED AS REQUIRED AND A LINE ITEM BID COST IDENTIFIED FOR SUCH WORK.

CONTRACTOR SHALL VERIFY CLEARANCES REQUIRED FOR ALL FIXTURES BEFORE ORDERING MATERIAL.

ALL DRYWALL (GYPSUM WALLBOARD) CONSTRUCTION SHALL RECEIVE THE FOLLOWING JOINT TREATMENT: ALL JOINTS IN FINISH ROOM SPACES SHALL RECEIVE COMPOUND AND TAPED LEVEL TO A "LEVEL 4" FINISH PER GA-214. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER REINFORCED BEAD AND BE COMPOUNDED IN A CONVENTIONAL MANNER. NO HORIZONTAL JOINTS SHALL BE ACCEPTED UNLESS APPROVED BY OWNER. IF NOTED, UNAPPROVED HORIZONTAL JOINTS ARE UNACCEPTABLE EXCEPT WHERE SPECIALLY NOTED ON THE PLANS OR WHERE DESCRIBED IN THE SPECIFICATIONS TO RECEIVE LEVEL 1 OR 2 FINISHES. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED.

A. ALL NEW GYPSUM BOARD CONSTRUCTION SHALL BE PROPERLY PREPARED TO RECEIVE SPECIFIC FINISH MATERIAL IN A MANNER FULLY ACCEPTABLE TO THE OWNER.

B. ALL EXISTING DRYWALL SURFACES SHALL BE CAREFULLY EXAMINED TO ASSURE THEIR INSTALLATION SATISFIES THE ABOVE REQUIREMENTS. REMEDIAL WORK NECESSARY TO UPGRADE THESE SURFACES SHALL BE UNDERTAKEN.

C. TAPED JOINTS SHALL BE REINFORCED WITH AN ALUMINUM SCREW HEADS SHALL BE TROWELLED SMOOTH AND LEVEL, USING JOINT COMPOUND, TO MATCH ADJACENT GYPSUM BOARD SURFACES. NO BULGING OR UNEVEN FINISHED GYPSUM BOARD WILL BE ACCEPTED.

VERIFY THAT MECHANICAL, ELECTRICAL OR FIRE-PROTECTION DEVICES ARE NOT LOCATED ON WALLS DESIGNATED FOR BRANDING OR ACCENT PAINT.

LIGHT TO SHEET A006 FOR WALL PARTITION TYPES.

COORDINATE WOOD BLOCKING WITH ALL OWNER PROVIDED MILLWORK AND EQUIPMENT.

CONTRACTOR SHALL INSTALL OWNER PROVIDED SIGNAGE.

WHERE PARTITIONS ABUT EXTERIOR WALLS OR WINDOW MULLIONS, INSTALL BUILDING EQUIPMENT IN AN A/C CONDITIONING DUCT DIFFUSERS.

CONTRACTOR SHALL INSTALL ALL A/C AND PLUMBING FOR POSSIBLE LEAKS PRIOR TO THE REINSTALLATION OF CEILING TILES AND FINISHES TO ASSURE THAT THERE WILL NOT BE ANY UNFORESEEN WATER DAMAGE.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND RESTORING THE INTEGRITY OF EXISTING PARTITIONS AND CEILING TILES AND ALL FIRE RATED CEILINGS ABOVE ACOUSTICAL CEILINGS. ANY MISSING PANELS, OPENINGS AND PENETRATIONS SHALL BE PROPERLY SEALED TO COMPLY WITH THE FIRE CODE.

EXIT LIGHTS & EMERGENCY LIGHTING SHALL BE FURNISHED & INSTALLED AS REQUIRED BY LOCAL CITY BUILDING CODES. ALL EXISTING FIXTURES SHALL BE BROUGHT UP TO CODE AS REQUIRED.

WHERE NEW DOORS ARE PROVIDED, OR ARE FURNISHED, THEY SHALL BE FINISHED TO MATCH EXISTING DOORS. EXISTING DOORS SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO RESEMBLE A LIKE NEW CONDITION.

IF FIELD CONDITIONS REQUIRE ANY CHANGES OR MODIFICATIONS, SAME MUST BE APPROVED BY OWNER/ARCHITECT PRIOR TO PERFORMING SAID CHANGES OR MODIFICATIONS.

PRIOR TO CUTTING INTO ANY EXISTING STRUCTURAL PORTION OF ANY BUILDING FOR ACCESS OR FOR REPAIRS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO CONSULTATION WITH STRUCTURAL ENGINEER TO DETERMINE REINFORCEMENT, SHORING, BRACING OR OTHER SUPPORT IS SATISFACTORY BEFORE PROCEEDING WITH THE WORK.



LEGEND

SCALE: NTS

	X	ELEVATION TAG
		DOOR TAG. SEE SCHEDULES
		WINDOW TAG. SEE SCHEDULES
		EQUIPMENT TAG. SEE MEP SHEETS
		WALL TYPE TAG. SEE SCHEDULES
		FLOOR FINISH TRANSITION. PROVIDE THRESHOLD AS REQUIRED

SHEET NOTES

SCALE: NTS

A. REF. ENGINEERING SHEETS FOR FIXTURE SCHEDULES.

B. REFERENCE SHEET A05 FOR ALL DOOR, PARTITION AND FINISH SCHEDULES.

C. REFERENCE ELECTRICAL, MECHANICAL AND PLUMBING ENGINEER SHEETS FOR ALL PLUMBING, ELECTRICAL, MECHANICAL AND KITCHEN EQUIPMENT SCHEDULES AND SPECS.

D. PROVIDE BLOCKING IN CEILING AND/OR WALLS AS REQUIRED FOR CEILING / WALL MOUNTED MILLWORK, EQUIPMENT, TOILET & DECORATIVE ACCESSORIES, ETC.

E. REF. SHEET E2.0 & A3.0 FOR CEILING AND LIGHTING INFORMATION

F. REFERENCE ELEVATIONS ON A50 SHEETS FOR MORE INFORMATION

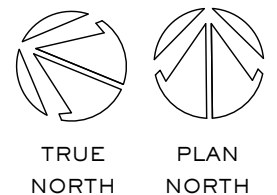
G. PROVIDE THRESHOLD TRANSITIONS AS REQUIRED, THRESHOLDS TO NOT CHANGE IN HEIGHT MORE THAN $\frac{1}{8}"$ PER ADA

H. FLOOR FINISHES TO EXTEND UNDERNEATH MILLWORK AND FURNITURE, TYP.

WALL LEGEND

SCALE: NTS

NEW INTERIOR WALL	
EXISTING MASONRY WALL	
EXISTING WALL	
NOT IN SCOPE	



BUNKER
DESIGN HOUSE

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KILWIN'S
at The Mill on Etowah

Boathouse Building - Lower Level
225 Reformation Pkwy, #400
Canton, Georgia 30114

[illegible]

job number:	250210
date of issue:	05.12.25

drawing name:

PROPOSED FLOOR PLAN

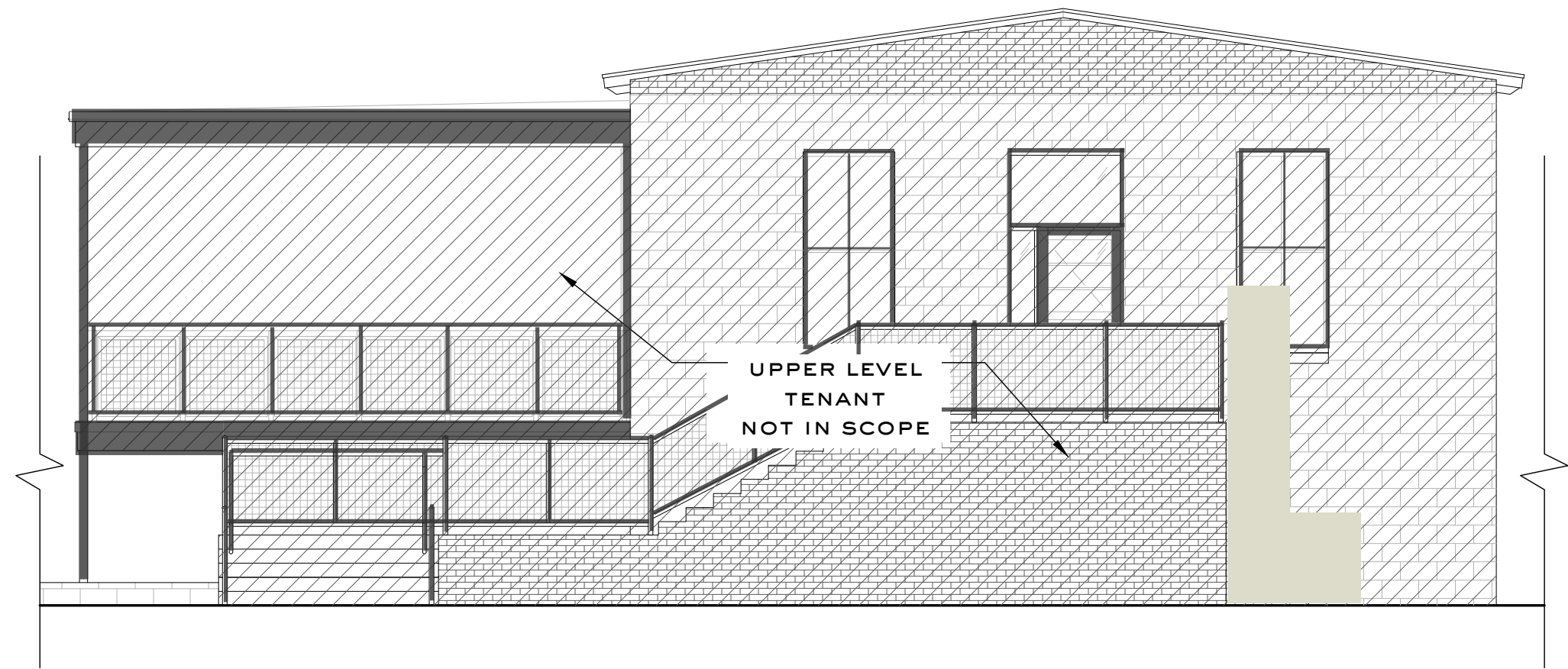
drawing no.:

A 2.0

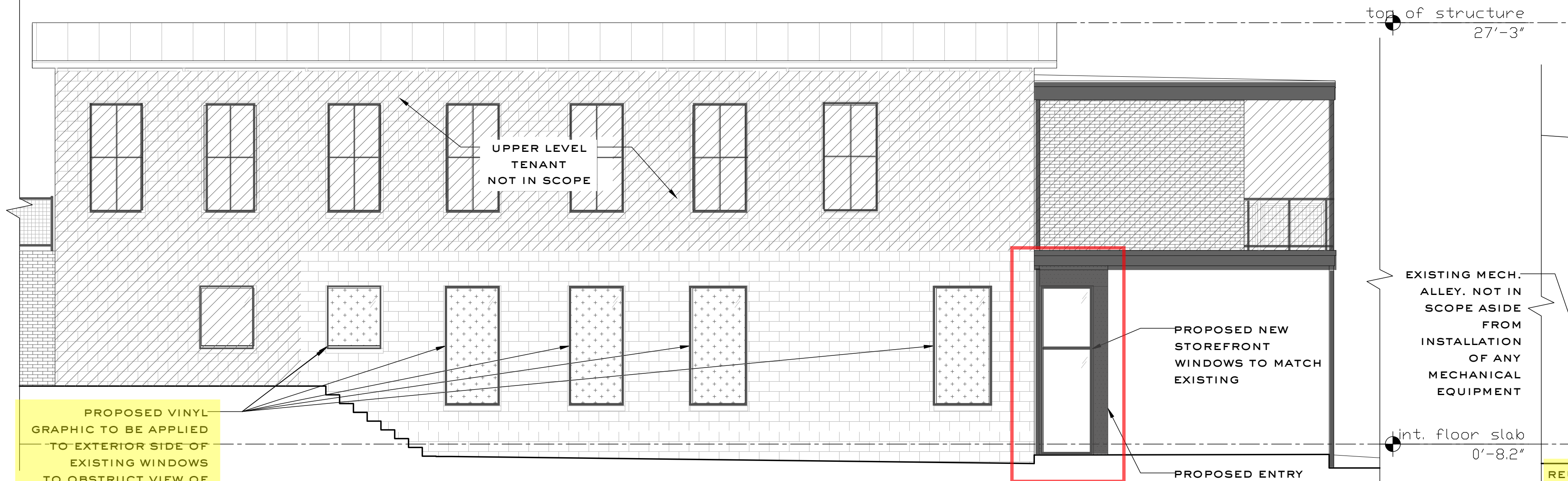
RELEASED FOR CONSTRUCTION



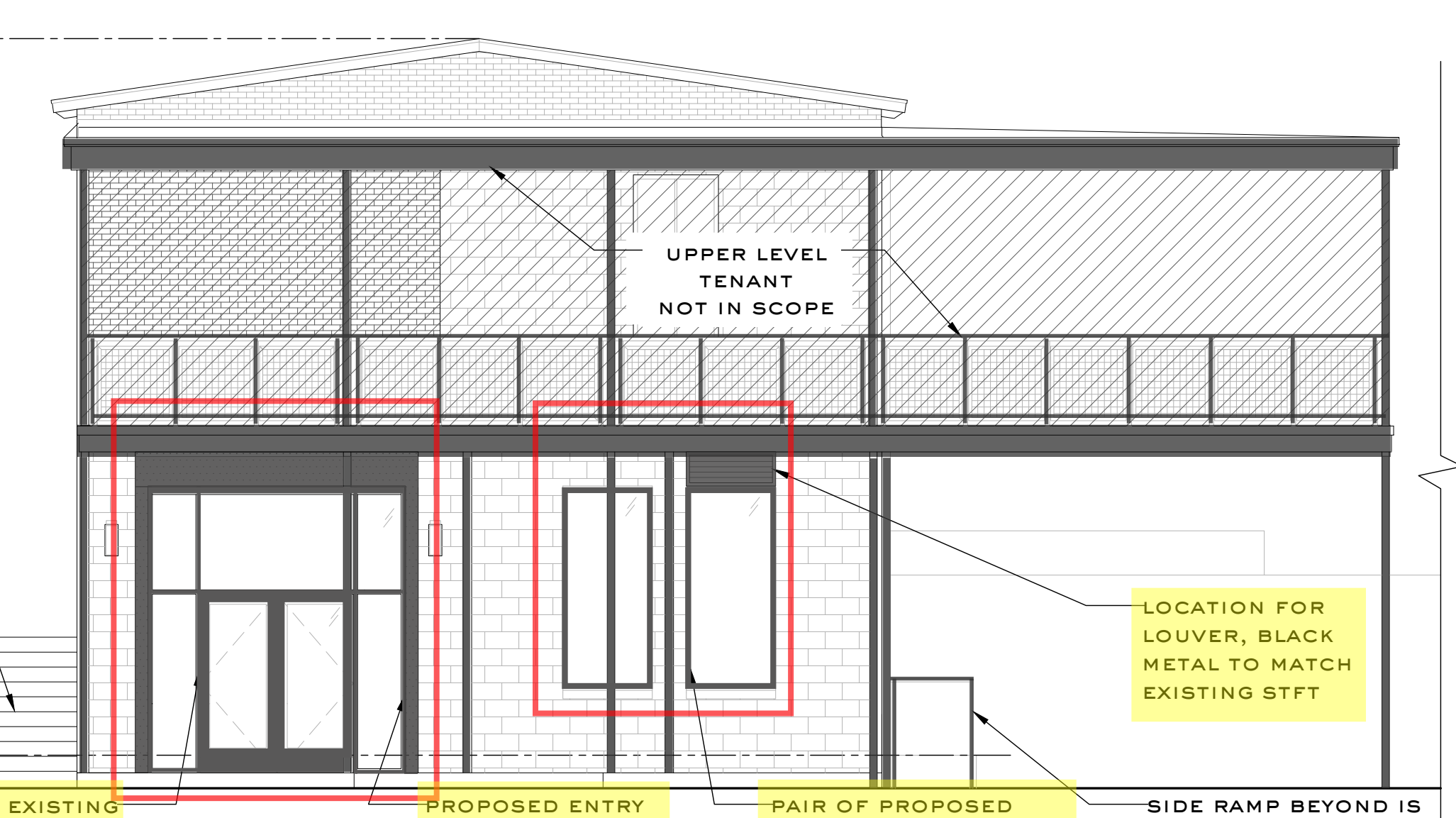
4 PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION - NORTH - NOT IN SCOPE
SCALE: 3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

COLOR KEY

C1 SW 6530 Navy Blue Paint Color Color Number: 12B.13	C2 SW 6530 Navy Blue Paint Color Color Number: 12B.13	C5 SW 6530 Navy Blue Paint Color Color Number: 12B.13
C4 SW 6645 Tussock Paint Color Color Number: 12B.13	C3 SW 7005 Pure White Paint Color Color Number: 12B.13	C6 SW 6538 Tussock Black Paint Color Color Number: 12B.13

PAINT COLOR FOR ALL EXTERIOR WALL SURFACES MASONRY & THIN BRICK

PAINT COLOR FOR ALL METAL, STOREFRONT, ETC.

BUNKER DESIGN HOUSE

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revisions:		
no.	date	description

job number:	250210
date of issue:	05.12.25
drawing name:	

PROPOSED EXTERIOR ELEVATIONS

drawing no:	
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A 4.0

RELEASED FOR CONSTRUCTION