

Hartsfield-Jackson Atlanta International Airport

City of Atlanta

Department of Aviation

Office of Infrastructure Planning & Development

Concessions

New Construction and Modifications

Design Standards

Architectural

Design Standards Architectural

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Design Standards Architectural

1.0 Purpose

The purpose of this document is to outline the minimum Architectural requirements for New Construction and/or Modifications related to Concessions submitted projects at the City of Atlanta's Hartsfield-Jackson Atlanta International Airport (ATL).

2.0 General

A. Applicable Codes and Standards

1. All design work shall be performed in accordance with generally accepted professional principles and practices for Architectural Design and in compliance with all applicable Federal, State and City of Atlanta Design Codes, Standards and Regulations and the Department of Aviation (DOA), Planning & Development Bureau (P&D) Design and Construction Standards for Concessions New Construction and Modifications.
2. here there may be conflicting requirements in the codes, standards and regulations, the most stringent provision, as determined by P&D shall be applied.

B. Existing Space Requirements

1. Modifying Existing Structures

- a. Proposed space modifications shall comply with all P&D's Design and Construction Standards for Concessions New Construction and Modifications.
- b. Additions or modifications that impact or interface with existing Terminal roof systems shall be compatible with in-place roof systems and conditions. The ATL standard roofing system is a single-ply membrane fully adhered (Per Manufacture's Specification) 135 mil Fleeceback TPO roofing system (80 mil w/55 mil Fleeceback) over new insulation with heat welded TPO sheet seams
- c. Penetrations of existing CPTC Roof Installer must utilize and maintain all Atlanta Airlines Terminal Corporation (AATC) required approvals and shut down requests criteria including roof warranty approvals during satellite antenna installation.

2. Existing Ceilings

- a. Replacement, demolition and/or removal of existing ceiling(s) and associated lighting and mechanical systems above concessionaire (lease) spaces, food court seating and circulation areas shall include the removal of all abandoned hangers, supports, electrical feeds, mechanical ducts and/or other appurtenant items above the ceiling.
- b. Re-attach /Replace all missing junction box covers.

3. New Floor, Wall and Roof Penetrations

- a. Proposed penetrations and/or openings for existing floors, walls and roofs shall comply with the all P&D's Design and Construction Standards for Concessions New Construction and Modifications.
- b. Roof penetrations shall comply with existing TPO roof manufacturer's detail(s) recommendations in order to maintain integrity of roof system and its warranty.
- c. Cabling, conduits and/or other appurtenant connectivity items are not allowed to be run and/or lay directly on top of the existing TPO roofing.

4. Repair of Existing Floor and Roof Penetrations
 - a. Repair/filling of existing cores and/or openings for Concrete Floors, Concrete Floors on Steel Deck, Steel Deck Roof, Concrete on Steel Deck Roof and Concrete Deck Roof shall comply with Detail No.1 through No. 11 (Appendix No. 1)
5. Demising Walls
 - a. New demising walls between Concessions spaces shall be one (1) hour fire rated construction and shall extend to the underside of building structure.
6. Temporary Construction Walls
 - a. Temporary construction walls shall be full height (to underside of finished ceiling)
 - b. Walls shall be constructed of metal studs with gypsum wall board, on the public side, and be attached to the existing floor. The gypsum board shall be painted and shall include finished baseboard (Colors to be selected by DOA)
 - c. Any damage to existing base building finishes shall be repair by Concessionaire at no cost to the DOA.
7. Floor Waterproofing
 - a. At all Food Service Spaces, a waterproof membrane shall be installed prior to the finished floor. The waterproofing membrane shall be continued to six inches (6") high at all perimeter walls and sealed.
8. Floor Mounted Appurtenances
 - a. Any appurtenances such as vendor dispensing equipment, seating, advertisement, and any other floor mounted equipment throughout the airport's interior and exterior public facilities, shall not be a safety hazard to public circulation, obstruct passenger flow or impede any emergency path of travel or exit. Locations shall be submitted to the DOA /P&D for review and acceptance.

3.0 Design

A. General

1. The design of Concession spaces shall utilize a dynamic, progressive modern architecture.
2. The use of materials at the Storefronts shall provide continuity between the Concession design elements and the existing base building architectural elements.
3. Designers shall incorporate good design practices including, but not limited to:
 - a. Sustainable design (See Section 4, Sustainability Standards)
 - b. Adaptability
 - c. Healthy design (Air Quality)
 - d. Utilize materials native to the region when possible
 - e. Utilize materials that are permanent, high quality and durable
 - f. Design for energy efficiency
4. Concept Design shall be review and approve by DOA Concessions before proceeding with Design Development.

B. Storefront Design

1. The existing base building soffit band height at the Domestic Terminal, Concourses and International Terminal shall be maintained.
2. Existing base building columns inside, adjacent to and/or in front of a concession space shall be maintained.
3. Existing base building finishes outside a concessions lease line (Horizontal and Vertical) shall be maintained.
4. No element of a proposed storefront design shall extend beyond the approved lease line (Except for blade signs which must comply with DOA Signage Standards).
5. Concession design affecting adjacent Airline Hold Room spaces shall be reviewed and approved by DOA Concessions, DOA Properties and the Airline Tenant.
6. Security storefront closures shall be open mesh rolling side-mounted or overhead-mounted grilles. Grill housings and rails shall be recessed and concealed from public view.

C. Storefront Design Control Zone

1. The Design Control Zone elements include floor, wall & ceiling finishes, displays, fixtures, lighting, menu boards, counter casework and identity graphics.
2. The Design Control elements shall not obstruct visibility into the Retail/Food Service space.
3. The Design Control Zone for Retail Spaces shall be the area from the front lease line to a point five feet (5 ft.) inside the Retail space.
4. The Design Control Zone for Food Service Spaces shall be the area from the front lease line to a point ten feet (10 ft.) inside the food Service space.
5. All materials and finishes used within the Design Control Zone shall be of high quality and shall be review and approved by DOA Concessions.
6. Use of the following materials within the Design Control Zone shall not be permitted:
 - a. Simulated brick, stone wood or replication of other natural materials
 - b. Plastic Laminates (never as a countertop)
 - c. Multi-colored wall coverings
 - d. Textured paint and/or stucco
 - e. Carpet or fabric
 - f. Rough Cut Lumber
 - g. Mirrored finishes
 - h. Fabric covered panels as display backdrops
7. Ceilings within the Design Control Zone shall be painted gypsum board.
8. No wall partitions shall cross the Design Control Zone.
9. Concession's floor finishes shall be level with the existing abutting base building public area floor. Floor finishes shall be of high quality materials and shall be reviewed and approved by DOA.
10. Lighting within the Design Control Zone shall not be less than 90-foot candles.

D. Storefront Signage

1. Concessions Signage shall be of the best quality and shall be compatible with adjacent storefronts.
 2. One horizontal sign and one blade sign per storefront as a primary business identity shall be allowed. These signs shall be limited to trade name and logo/symbol only.
 3. The total horizontal sign area shall not exceed a square foot area equaling 10% of the total storefront square footage. Trade name and Logo/Symbol shall fit within the total square footage of the allowable sign area.
 4. The blade sign shall not project more than 36" from the soffit and shall not exceed 20" H x 26" W. Circular blade signs shall not exceed 24" in diameter. Blade signs shall maintain a minimum 8 ft. from AFF to bottom of sign.
 - a. Signage shall be Underwriter Laboratory approved.
 - b. Signage raceways, ballasts and transformers shall not be exposed to public view.
 5. Signage shall be installed on the soffit band and shall maintain a minimum 8 ft. from AFF to bottom of sign.
 6. Pin mounted, rear-lit channel or halo-reversed lit channel letters illuminated with neon two inches (2") away from background plane of the soffit band shall be used.
 - a. Neon-formed letter tubing and/or logos shall not be permitted.
 - b. Signage shall not have and/or use the following:
 - i. Moving or flashing lights
 - ii. Surface mounted light boxes or cabinets
 - iii. Hand lettered signs of any type
 - iv. Freestanding floor signs either within the Design Control Zone or outside the Concessions lease Line
 7. Menu Boards shall not be allowed within the Design Control Zone.
- E. Food Court Ceiling Design
1. New food court ceiling(s) replacement shall include integrated or accompanying LED lighting. The new ceiling system may be designed to be complementary to other elements of the overall concessions concept, and shall include high quality, low maintenance materials (mineral fiber or similar acoustical tiles are not allowed). Design and materials shall be reviewed and approved by DOA Concessions.

4.0 Appendices

1.1 Appendix No. 1

Detail No.1	Concrete on Steel Deck Floor Repair
Detail No.2	Concrete Floor Repair

Detail No.3	Steel Deck Roof Repair
Detail No.4	Concrete on Steel Deck Roof Repair
Detail No.5	Concrete Deck Roof Repair
Detail No.6	Pipe Thru System over Conc. On Steel Deck
Detail No.7	Pipe Thru Roofing System over Steel Deck
Detail No.8	Pipe Thru Roofing System over Conc. Slab
Detail No.9	Satellite Mast and Pad on Conc. Slab
Detail No.10	Satellite Mast on Concrete
Detail No.11	Satellite Mast on Metal Deck
Detail No.12	Tenant-Storefront Signage Guidelines

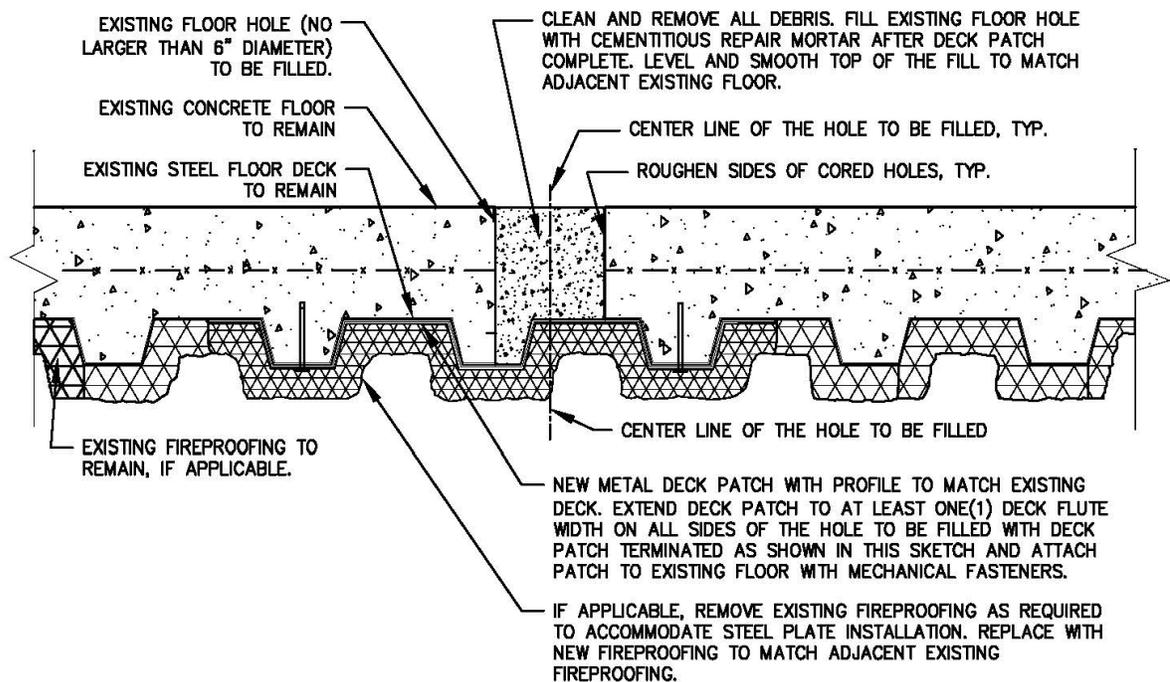
Detail No.1 Concrete on Steel Deck Floor Repair

Requirements for Filling Penetrations in Existing Elevated Concrete Slabs

Proposed filling of cores or openings in existing elevated concrete slabs shall be evaluated by a Georgia registered structural design professional, who shall provide stamped requirements in the construction documents whenever either:

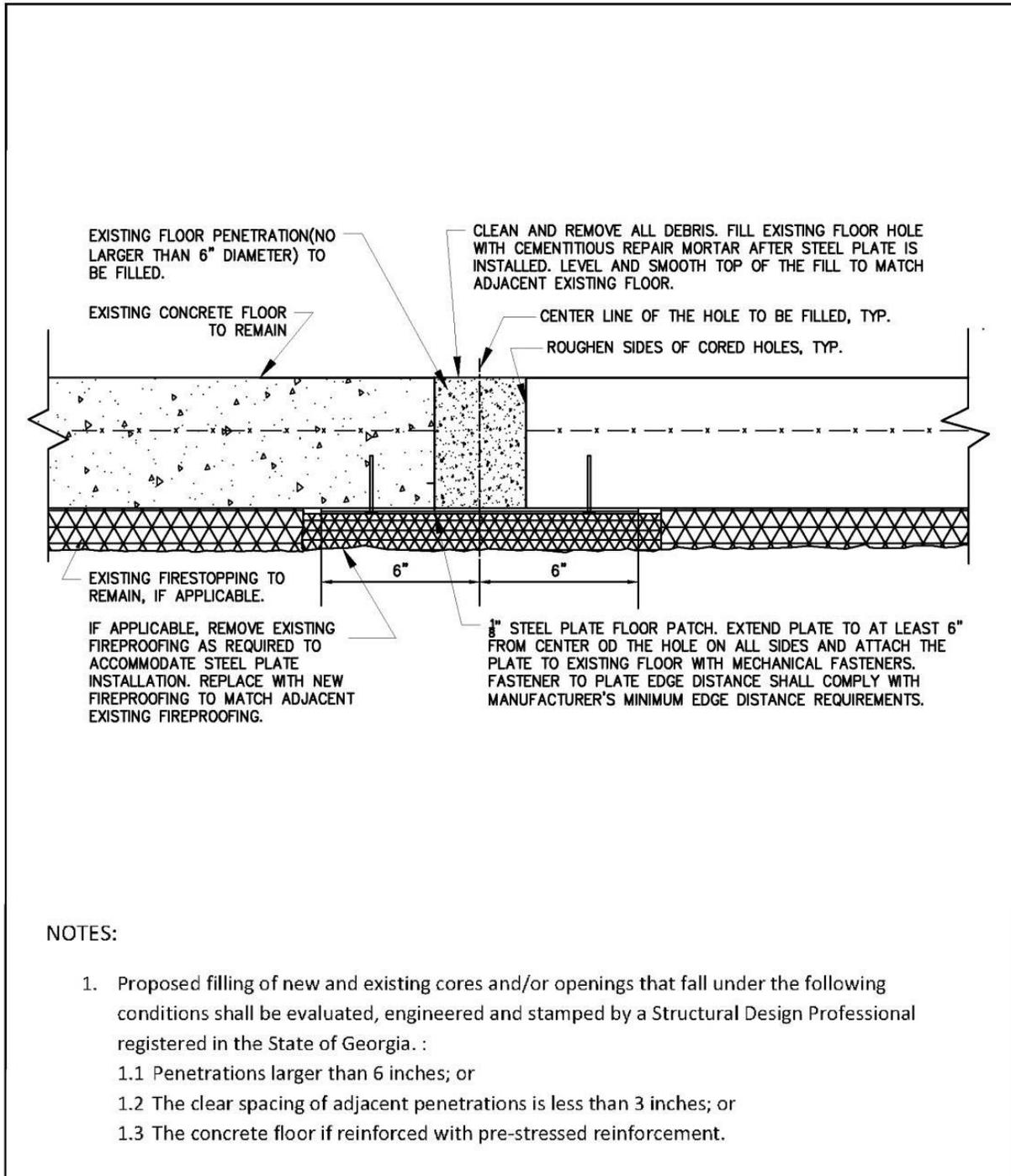
1. The clear spacing of adjacent cores or openings will be less than 3 inches; or
2. The core or opening is proposed for a concrete floor reinforced with prestressed reinforcement; or
3. The greatest dimension for the opening or core proposed exceeds 6 inches.

Cores or openings in concrete slabs, for which none of the above restrictions are applicable, shall be reinstated with a cementitious repair mortar in accordance with the manufacturer's written instructions for preparation, mixing, placement, finishing and curing. Also, see detail below for more information.



PROJECT: ELEVATED FLOOR REPAIR FOR OPENING 6" OR LESS			SKETCH NO.
DRAWING NAME: CONCRETE ON STEEL DECK FLOOR REPAIR			1
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: CM	REFERENCE DWG. NO. NONE
No.		DESIGNED BY: CM	
No.		CHECKED BY: CHECK	
No.		CONTRACT: NONE	
No.		WBS: NONE	
No.		SCALE: NTS	
		DATE: 08/20/2013	

Detail No.2 Concrete Floor Repair

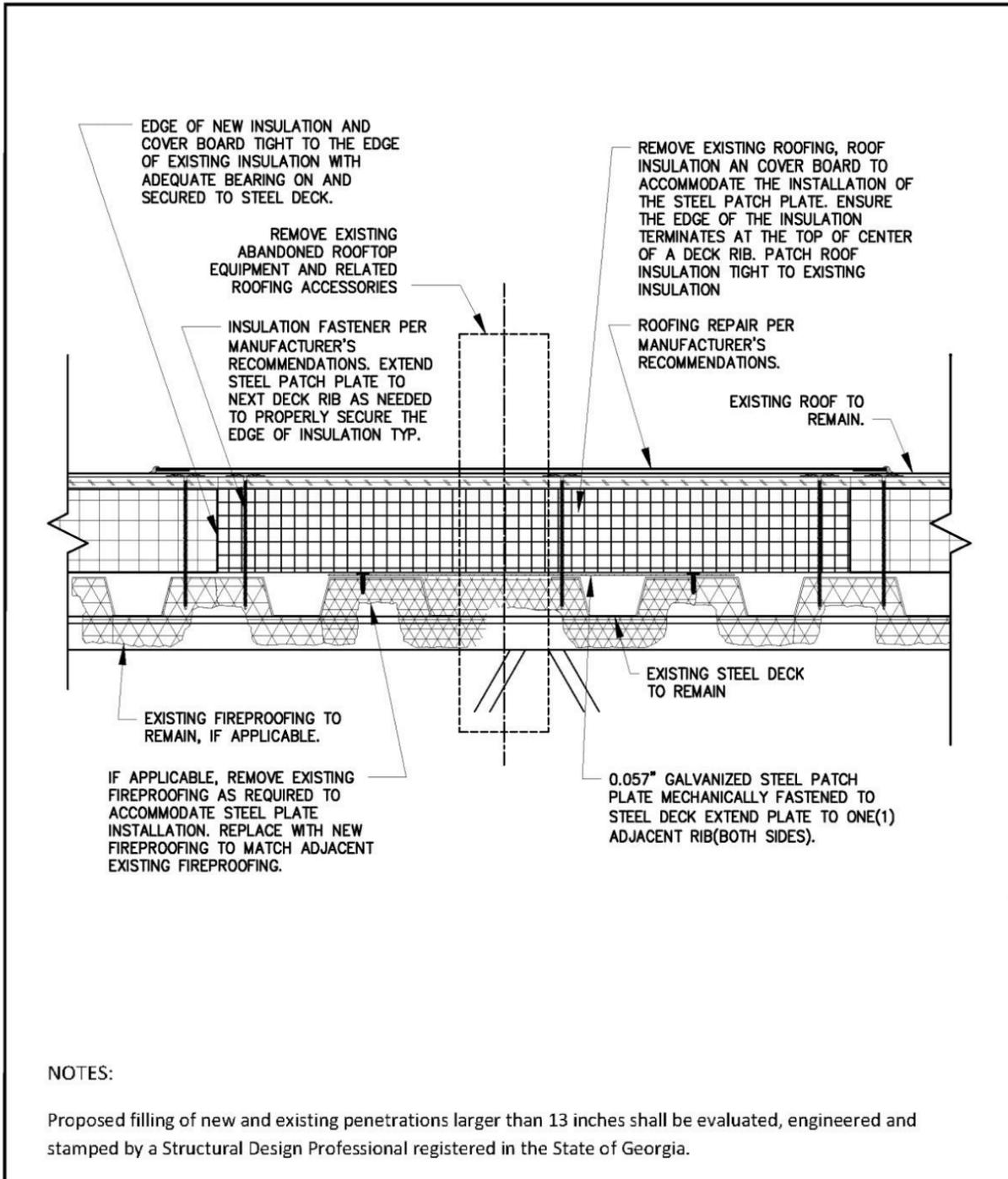


NOTES:

1. Proposed filling of new and existing cores and/or openings that fall under the following conditions shall be evaluated, engineered and stamped by a Structural Design Professional registered in the State of Georgia. :
 - 1.1 Penetrations larger than 6 inches; or
 - 1.2 The clear spacing of adjacent penetrations is less than 3 inches; or
 - 1.3 The concrete floor if reinforced with pre-stressed reinforcement.

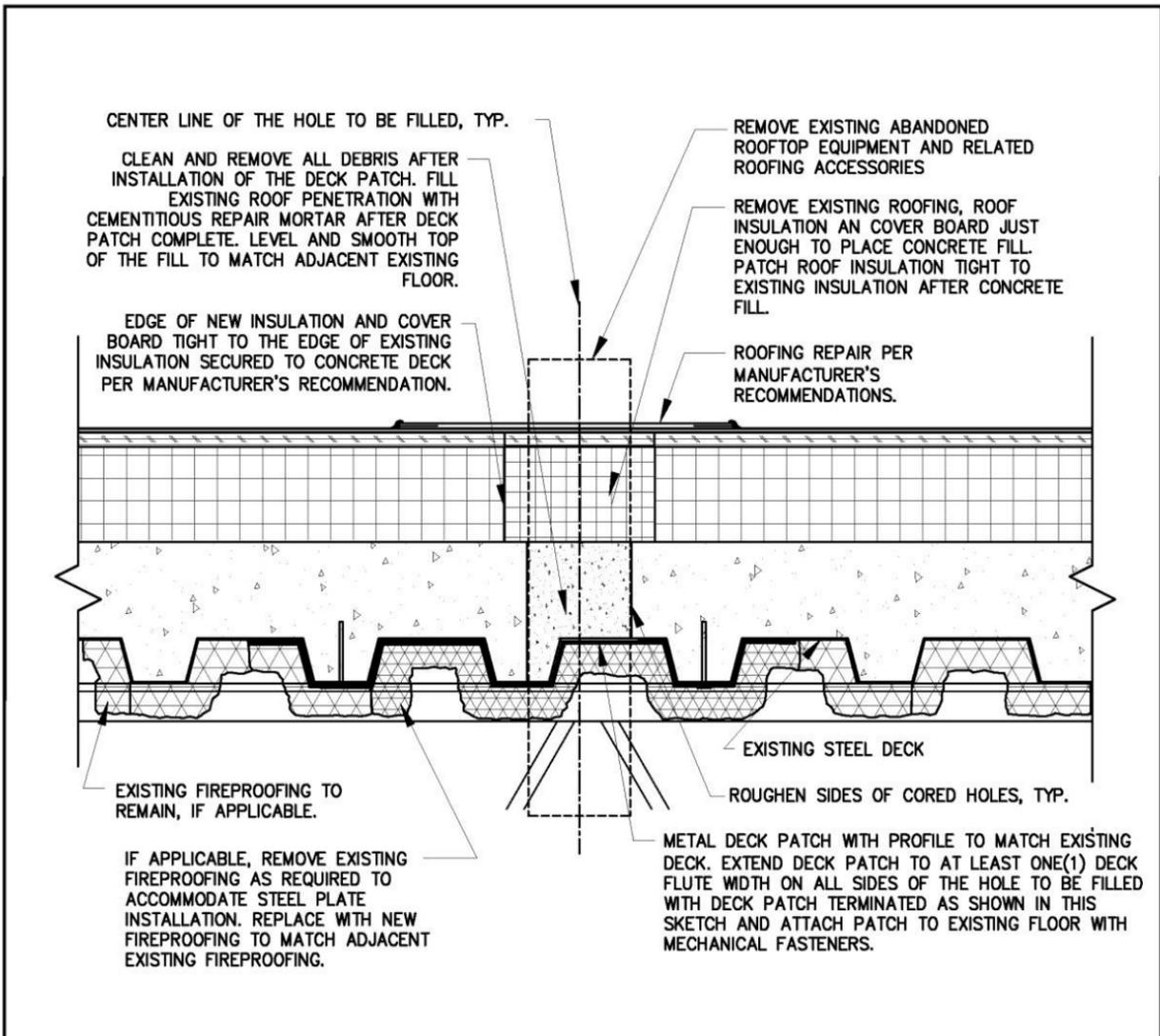
PROJECT: ELEVATED FLOOR PENETRATION REPAIR DETAIL			DETAIL NO.
DRAWING NAME: CONCRETE FLOOR REPAIR			2
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: CM DESIGNED BY: CM CHECKED BY: CHECK CONTRACT: NONE WBS: NONE SCALE: NTS DATE: 03/26/2014	REFERENCE DWG. NO.
No.			NONE
No.			

Detail No.3 Steel Deck Roof Repair



PROJECT: ROOF PENETRATION REPAIR DETAIL			DETAIL NO.
DRAWING NAME: STEEL DECK ROOF REPAIR			3
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: CM DESIGNED BY: CM CHECKED BY: CHECK CONTRACT: NONE WBS: NONE SCALE: NTS DATE: 03/26/2014	REFERENCE DWG. NO.
No.			NONE
No.			

Detail No.4 Concrete on Steel Deck Roof Repair

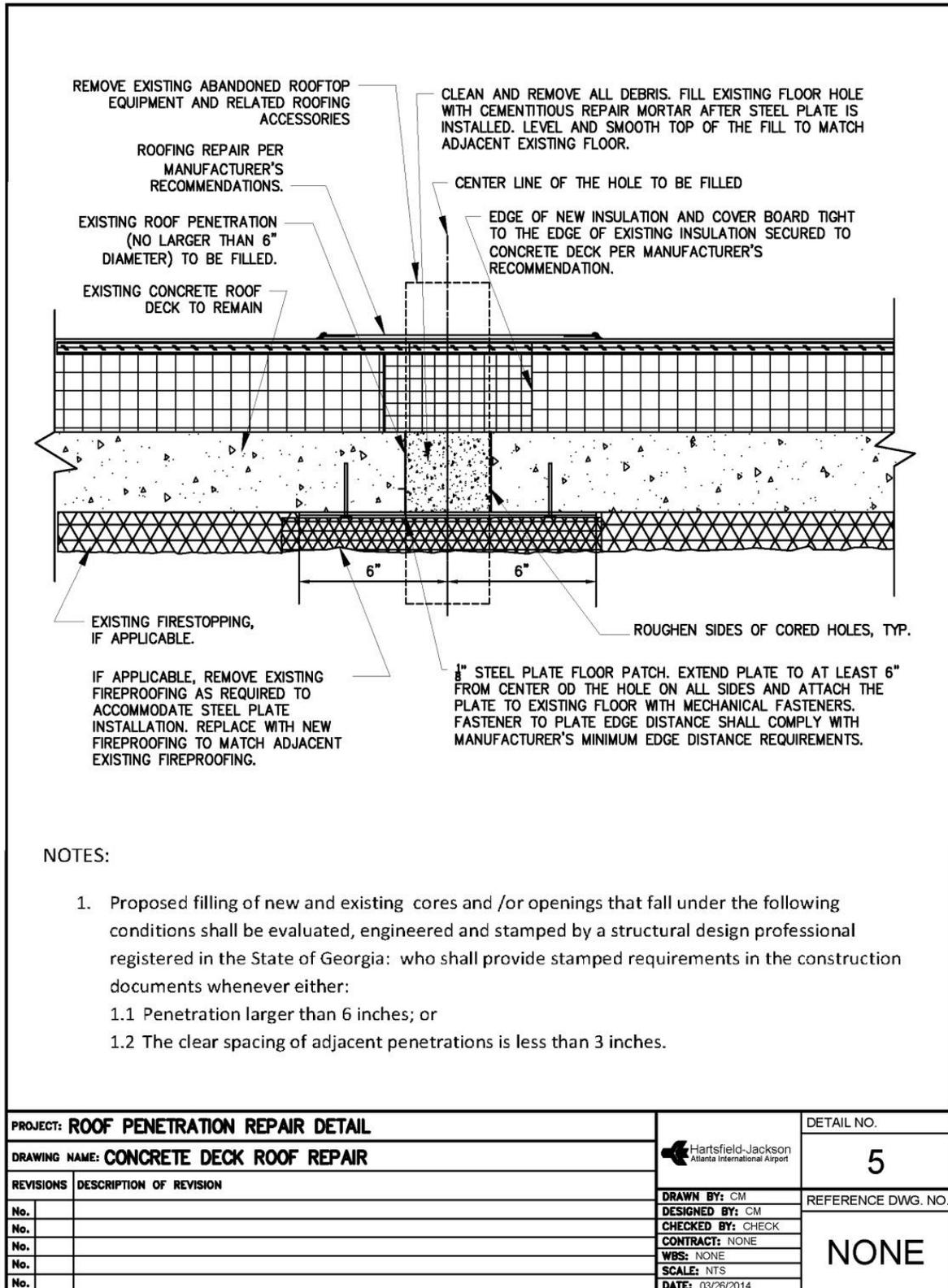


NOTES:

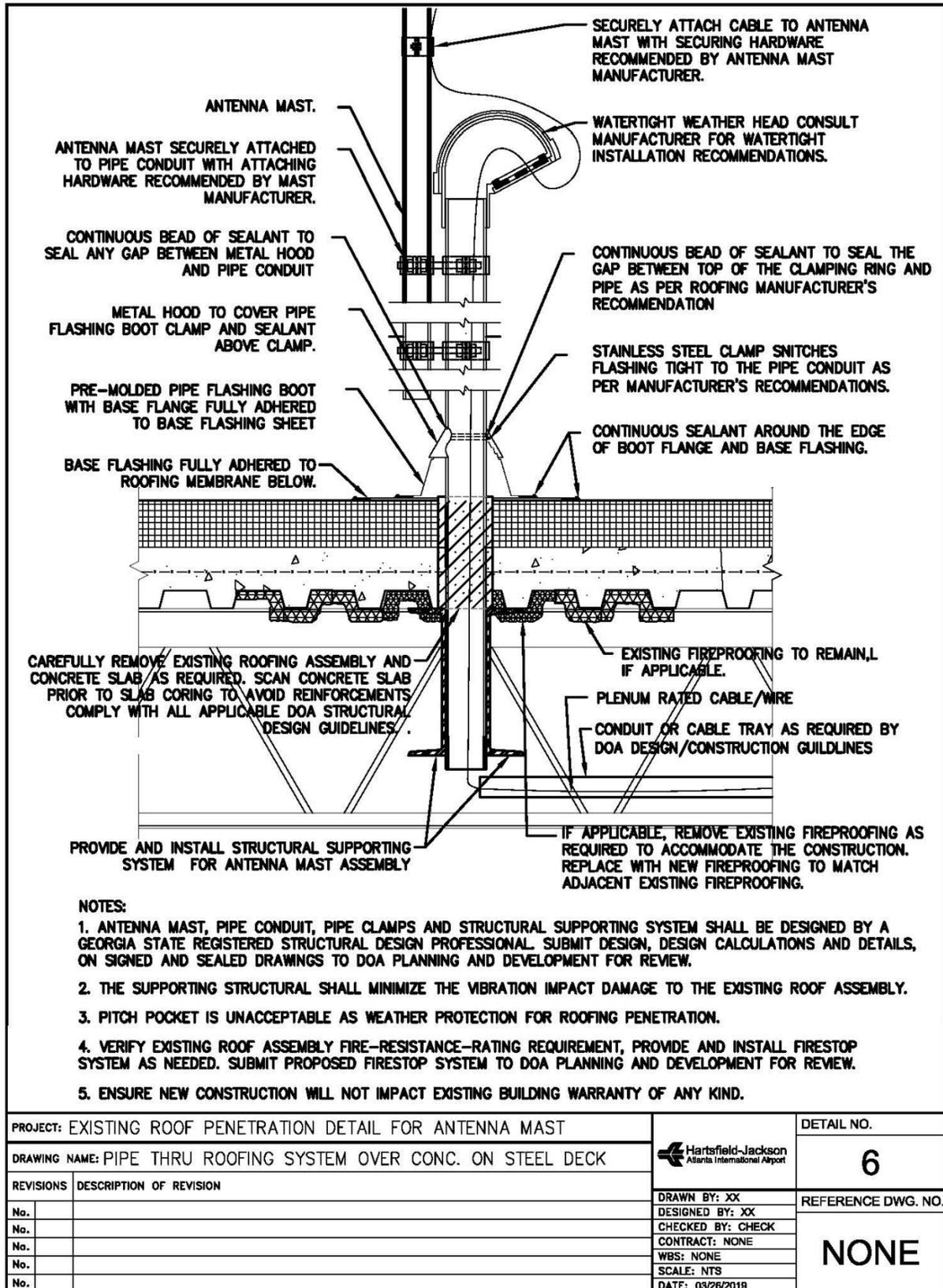
1. Proposed filling of new and existing cores and /or openings that fall under the following conditions shall be evaluated, engineered and stamped by a structural design professional registered in the State of Georgia: who shall provide stamped requirements in the construction documents whenever either:
 - 1.1 Penetration larger than 6 inches; or
 - 1.2 The clear spacing of adjacent penetrations is less than 3 inches.

PROJECT: ROOF PENETRATION REPAIR DETAIL			DETAIL NO.
DRAWING NAME: CONCRETE ON STEEL DECK ROOF REPAIR			4
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: CM DESIGNED BY: CM CHECKED BY: CHECK CONTRACT: NONE WBS: NONE SCALE: NTS DATE: 03/26/2014	REFERENCE DWG. NO.
No.			NONE
No.			

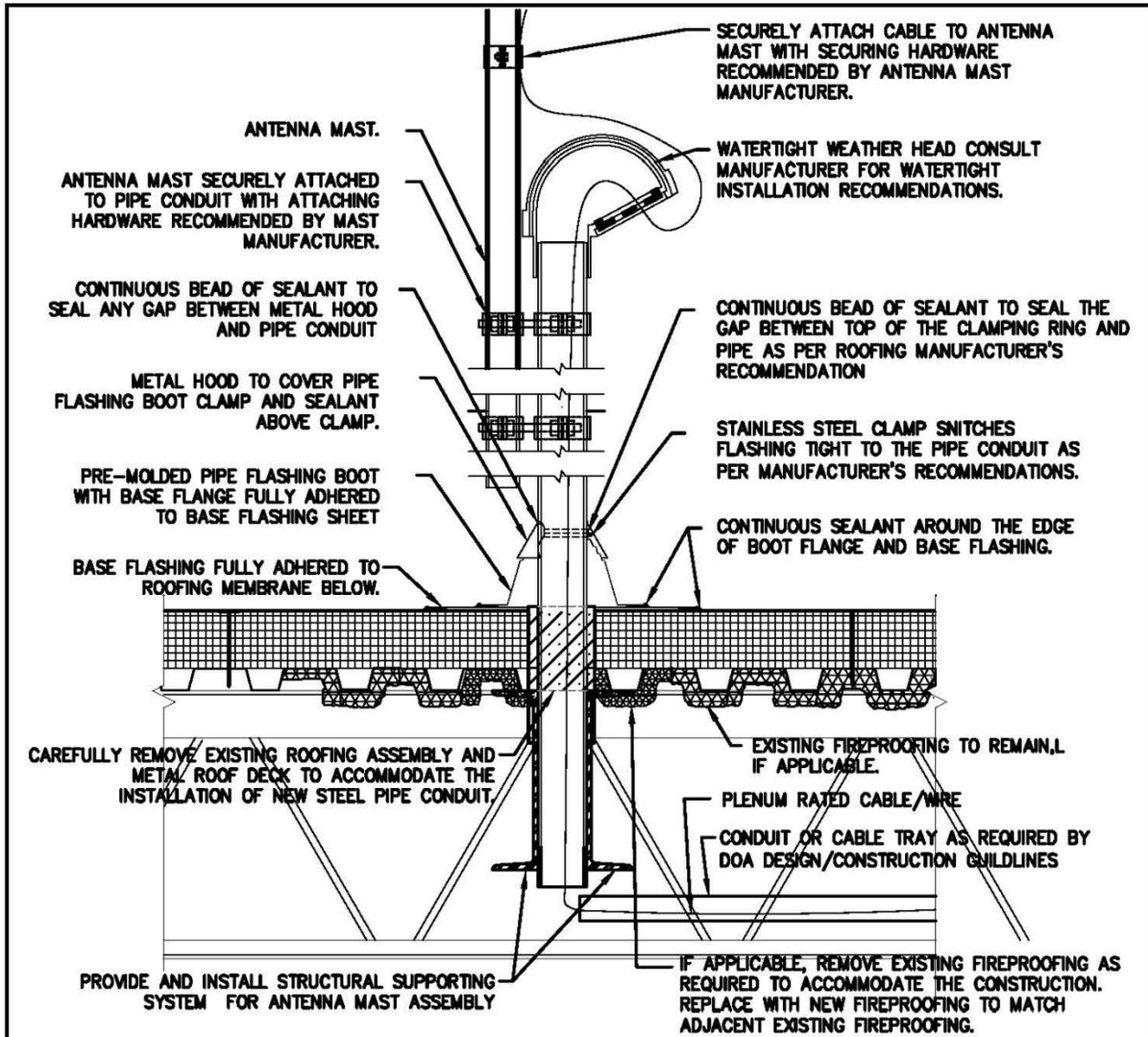
Detail No.5 Concrete Deck Roof Repair



Detail No.6 Pipe Thru Roofing System Over Conc. On Steel Deck



Detail No. 7 Pipe Thru Roofing System Over Steel Deck

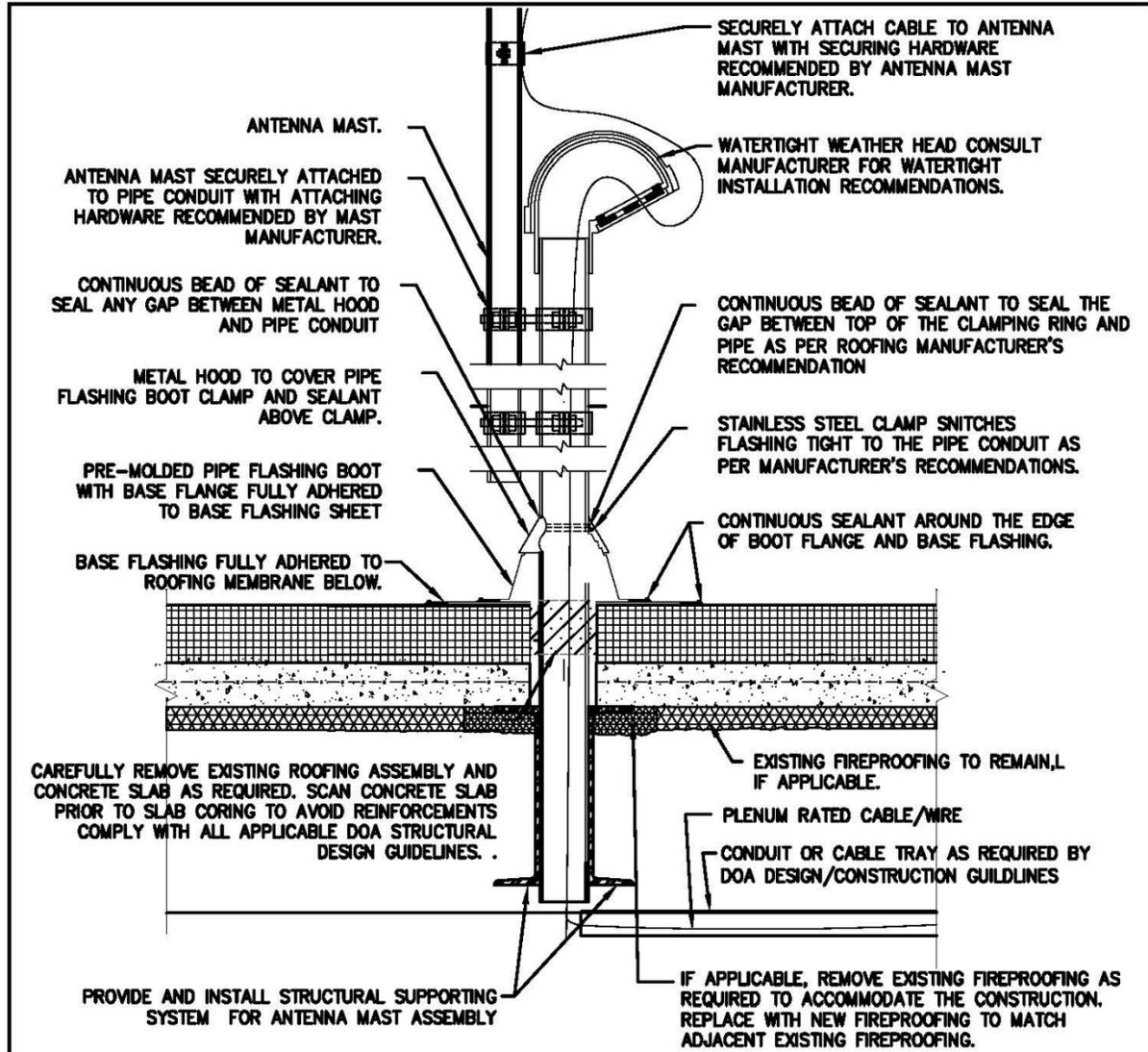


NOTES:

1. ANTENNA MAST, PIPE CONDUIT, PIPE CLAMPS AND STRUCTURAL SUPPORTING SYSTEM SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED STRUCTURAL DESIGN PROFESSIONAL. SUBMIT DESIGN, DESIGN CALCULATIONS AND DETAILS, ON SIGNED AND SEALED DRAWINGS TO DOA PLANNING AND DEVELOPMENT FOR REVIEW.
2. THE SUPPORTING STRUCTURAL SHALL MINIMIZE THE VIBRATION IMPACT DAMAGE TO THE EXISTING ROOF ASSEMBLY.
3. PITCH POCKET IS UNACCEPTABLE AS WEATHER PROTECTION FOR ROOFING PENETRATION.
4. VERIFY EXISTING ROOF ASSEMBLY FIRE-RESISTANCE-RATING REQUIREMENT, PROVIDE AND INSTALL FIRESTOP SYSTEM AS NEEDED. SUBMIT PROPOSED FIRESTOP SYSTEM TO DOA PLANNING AND DEVELOPMENT FOR REVIEW.
5. ENSURE NEW CONSTRUCTION WILL NOT IMPACT EXISTING BUILDING WARRANTY OF ANY KIND.

PROJECT: EXISTING ROOF PENETRATION DETAIL FOR ANTENNA MAST			DETAIL NO.
DRAWING NAME: PIPE THRU ROOFING SYSTEM OVER STEEL DECK			7
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: XX DESIGNED BY: XX CHECKED BY: CHECK CONTRACT: NONE WBS: NONE SCALE: NTS DATE: 05/13/2019	REFERENCE DWG. NO.
No.			NONE
No.			

Detail No. 8 Pipe Thru Roofing System Over Conc. Slab

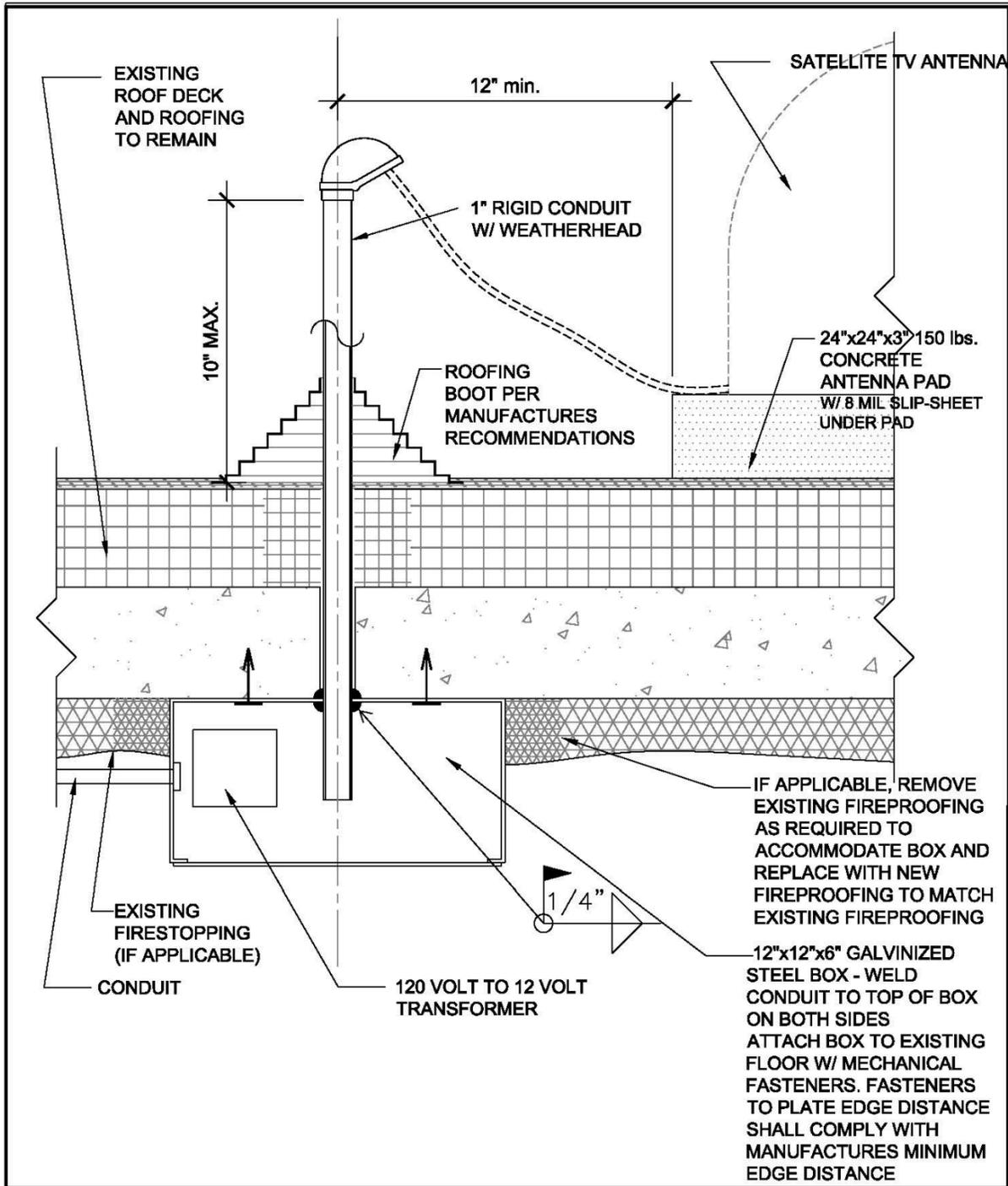


NOTES:

1. ANTENNA MAST, PIPE CONDUIT, PIPE CLAMPS AND STRUCTURAL SUPPORTING SYSTEM SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED STRUCTURAL DESIGN PROFESSIONAL. SUBMIT DESIGN, DESIGN CALCULATIONS AND DETAILS, ON SIGNED AND SEALED DRAWINGS TO DOA PLANNING AND DEVELOPMENT FOR REVIEW.
2. THE SUPPORTING STRUCTURAL SHALL MINIMIZE THE VIBRATION IMPACT DAMAGE TO THE EXISTING ROOF ASSEMBLY.
3. PITCH POCKET IS UNACCEPTABLE AS WEATHER PROTECTION FOR ROOFING PENETRATION.
4. VERIFY EXISTING ROOF ASSEMBLY FIRE-RESISTANCE-RATING REQUIREMENT, PROVIDE AND INSTALL FIRESTOP SYSTEM AS NEEDED. SUBMIT PROPOSED FIRESTOP SYSTEM TO DOA PLANNING AND DEVELOPMENT FOR REVIEW.
5. ENSURE NEW CONSTRUCTION WILL NOT IMPACT EXISTING BUILDING WARRANTY OF ANY KIND.

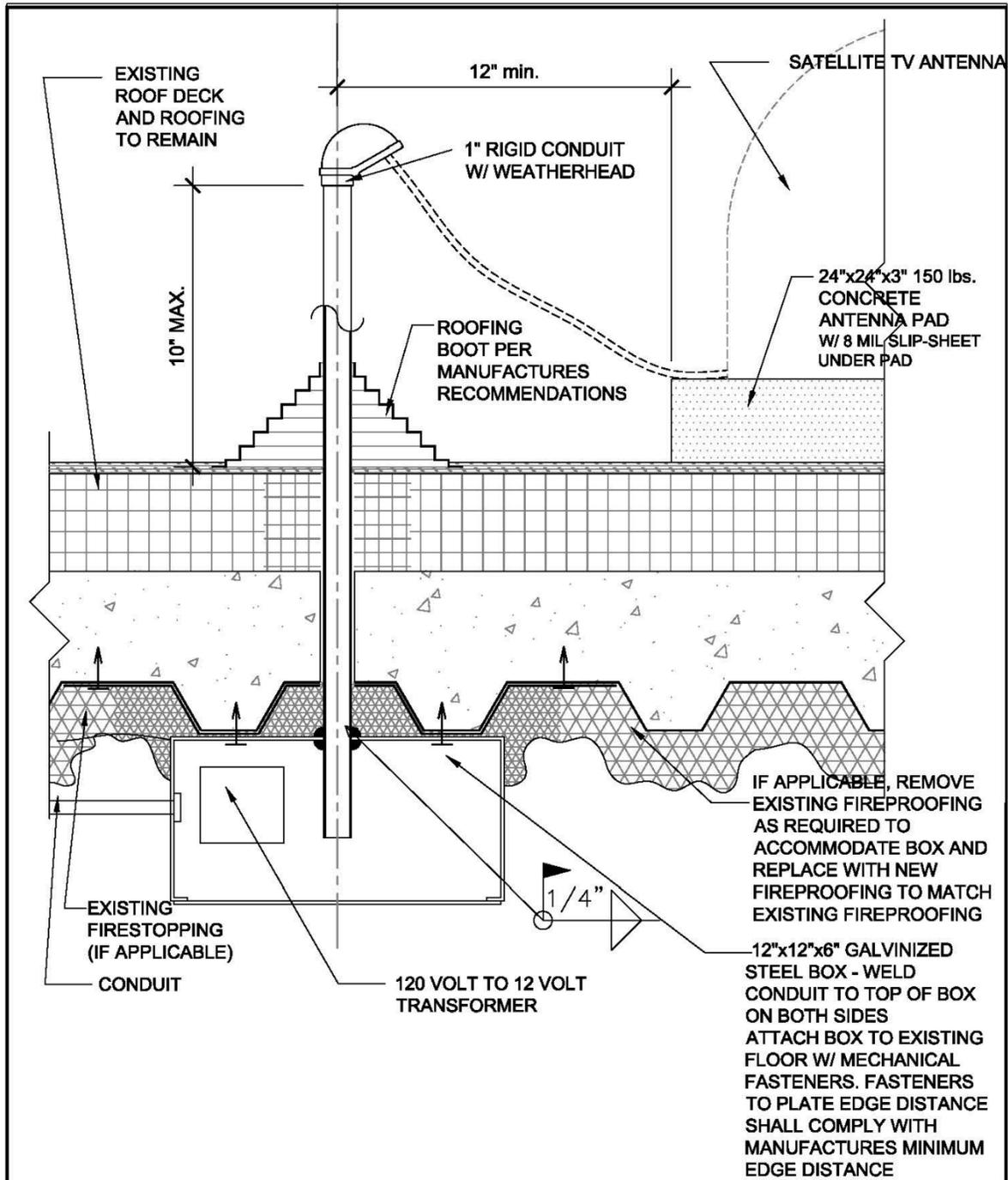
PROJECT: EXISTING ROOF PENETRATION DETAIL FOR ANTENNA MAST			DETAIL NO.
DRAWING NAME: PIPE THRU ROOFING SYSTEM OVER CONC. SLAB			8
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: XX DESIGNED BY: XX CHECKED BY: CHECK CONTRACT: NONE WBS: NONE SCALE: NTS DATE: 05/13/2019	REFERENCE DWG. NO.
No.			NONE
No.			
No.			
No.			

Detail No. 9 Satellite Antenna Conduit and Pad on Concrete Roof Slab



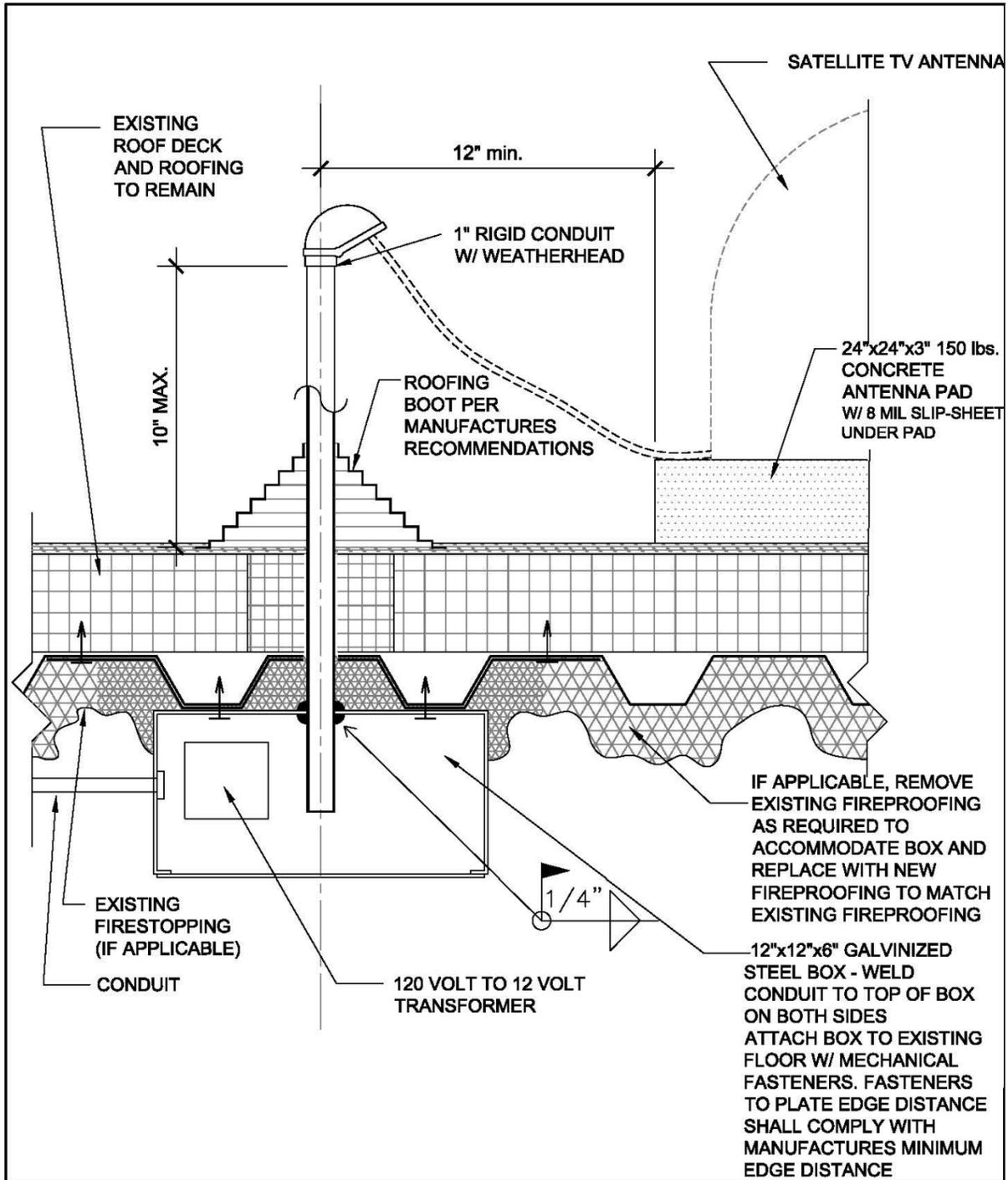
PROJECT: SATELLITE ANTENNA CONDUIT AND PAD ON CONCRETE ROOF SLAB			DETAIL NO.
DRAWING NAME:			9
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: XX	REFERENCE DWG. NO.
No.		DESIGNED BY: XX	NONE
No.		CHECKED BY: CHECK	
No.		CONTRACT: NONE	
No.		WBS: NONE	
No.		SCALE: NTS	
		DATE: 05/13/2019	

Detail No. 10 Satellite Antenna Conduit and Pad on Conc. on Metal Deck



PROJECT: SATELLITE ANTENNA CONDUIT AND PAD ON CONCRETE			DETAIL NO.
DRAWING NAME: ON METAL DECK			10
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: XX	REFERENCE DWG. NO.
No.		DESIGNED BY: XX	NONE
No.		CHECKED BY: CHECK	
No.		CONTRACT: NONE	
No.		WBS: NONE	
No.		SCALE: NTS	
		DATE: 06/13/2019	

Detail No. 11 Satellite Antenna Conduit and Pad on Metal Deck



PROJECT: SATELLITE MAST AND PAD DETAILS			DETAIL NO.
DRAWING NAME: SATELLITE ANTENNA CONDUIT AND PAD ON METAL DECK			11
REVISIONS	DESCRIPTION OF REVISION	DRAWN BY: XX DESIGNED BY: XX CHECKED BY: CHECK CONTRACT: NONE WBS: NONE SCALE: NTS DATE: 05/13/2019	REFERENCE DWG. NO.
No.			NONE
No.			
No.			
No.			

Detail No. 12 Tenant Storefront Signage Standards

