

OFFICE/WAREHOUSE TENANT IMPROVEMENTS for MICHAELANGELO'S LANDSCAPING FORSYTH COUNTY, GEORGIA

GENERAL NOTES and INFORMATION

1. ALL FEDERAL , STATE AND COUNTY CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND TAKE PRESEDENCE OVER ITEMS SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE.
2. OWNER, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND APPROVING THE INFORMATION SHOWN ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT
3. PRIOR TO CONSTRUCTION, G.C. (GENERAL CONTRACTOR) SHALL VERIFY ALL LOADS FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES. REVISE SIZES AS REQUIRED AND NOTIFY ARCHITECT OF ALL CHANGES.
43. TOP OF FOOTING ELEVATIONS SHALL BE SET BY G.C. FOR SPECIFIC SITE CONDITIONS.
5. FOOTINGS ARE DESIGNED FOR THE SOIL BEARING CAPACITY OF 2500 PSF AND ARE TO BE VERIFIED BY A REGISTERED SOILS ENGINEER AS REQUIRED.
6. G.C. SHALL CONFIRM ALL ELECTRICAL OUTLET AND FIXTURE LOCATIONS WITH OWNERS.

LIST OF DRAWINGS

- A-1.0COVER SHEET
- A-3.1MAIN LEVEL FLOOR PLAN
- A-8.1REFLECTED CEILING PLAN
- A-11.1TYPICAL UNIT LIFE SAFETY PLAN
- M-1.1H.V.A.C. PLAN & PLUMBING RISER
- P-1.1PLUMBING PLANS, RISER, NOTES
- E-1.1ELECTRICAL PLANS

CODE SYNOPSIS		
PROJECT NUMBER	PROJECT LOCATION	PROJECT DESCRIPTION
18-17	2204 JUSTIN TRAIL FORSYTH COUNTY, GEORGIA	OFFICE/WAREHOUSE TENANT IMPROVEMENTS

GOVERNING CODES

TYPE	YEAR	APPLICABLE CODES
ARCHITECTURAL	2012 EDITION WITH 6A AMENDMENTS	INTERNATIONAL BUILDING CODE (IBC)
ACCESSIBILITY	2010 ADA	ADA/ICC/ANSI 117.1 STATE ACCESSIBILITY CODE
ELECTRICAL	2014 EDITION WITH NO AMENDMENTS	NATIONAL ELECTRICAL CODE (NEC)
ENERGY	2004 EDITION WITH 6A AMENDMENTS	INTERNATIONAL ENERGY CODE
FIRE SAFETY	2012 EDITION WITH 6A AMENDMENTS	INTERNATIONAL FIRE CODE
GAS / FUELS	2012 EDITION WITH 6A AMENDMENTS	INTERNATIONAL FUEL/GAS CODE
LIFE SAFETY	2012 EDITION	NFPA 101
MECHANICAL	2012 EDITION WITH 6A AMENDMENTS	INTERNATIONAL MECHANICAL CODE
PLUMBING	2012 EDITION WITH 6A AMENDMENTS	INTERNATIONAL PLUMBING CODE
SEISMIC HAZARD EXPOSURE GROUP	2012 EDITION WITH 6A AMENDMENTS	INTERNATIONAL BUILDING CODE (IBC)

OCCUPANCY & CONSTRUCTION	
OCCUPANCY CLASSIFICATION (IBC 311.2) BUSINESS AND STORAGE	
GROUP	B' BUSINESS AND 'S' STORAGE
DIVISION	S-2

TYPE OF CONSTRUCTION (IBC TABLE 601)	
CONSTRUCTION TYPE	II B FIRE RATINGS NON-FIRE SPRINKLERED

BUILDING HEIGHT AND AREA LIMITATIONS (IBC TABLE 503)			
BUILDING CONSTRUCTION	II B	OCCUPANCY	BUSINESS AND STORAGE
ALLOWABLE HEIGHT	55'	ACTUAL HEIGHT (OF EXISTING BLDGS)	22'-8"
ALLOWABLE STORIES	3	ACTUAL STORIES (OF EXISTING BLDGS)	1
ALLOWABLE AREA PER FLOOR	23,000 sf	ACTUAL AREA PER FLOOR	3406 SF
(IBC TABLE 503, SECTIONS 504 & 506			

FIRE CONSTRUCTION PROTECTION REQUIRED FOR TYPE IIB UNSPRINKLERED CONSTRUCTION (IBC TABLE 601)			
BUILDING ELEMENTS	RATING		RATING
BEARINGS WALLS -EXTERIOR	0	FLOOR & FLOOR/CEILING	0
-INTERIOR	0	ROOF & ROOF/CEILING	0
NON-BEARINGS - EXTERIOR	0	EXTERIOR DOORS & WINDOWS	0
STRUCTURAL FRAME	0	STAIR CONSTRUCTION	0
PARTITIONS - PERMANENT	0 *	DRAFTSTOPPING-FLOORS	0
SHAFT ENCLOSURES	0	-ATTIC	0

* 1 HR TENANT SEPARATION WALL UL DESIGN # V401

LIFE SAFETY	
EXIT AND EGRESS REQUIREMENTS	
EXIT ACCESS COMPLIES WITH IBC SECTION 1014 AND TABLE 1021.1	

MEANS OF EGRESS WIDTH (IBC 1015)			
EGRESS WIDTH (2 x OCCUPANT LOAD)	REQUIRED	1.92 INCHES	
	FURNISHED	T2 INCHES	
STAIR UNITS OF EGRESS WIDTH (3 X OCCUPANT LOAD)	REQUIRED	N/A INCHES	
	FURNISHED	N/A INCHES	
COMPLIES WITH DIAGONAL RULE (IBC 1015.2.1)			
DISTANCE OF TRAVEL	MAXIMUM DISTANCE OF TRAVEL		200'
	ACTUAL MAXIMUM DISTANCE OF TRAVEL		62'-4"
SPACES WITH ONE MEANS OF EGRESS	MAXIMUM OCCUPANT LOAD (IBC 1014.3.2)		N/A
	MAXIMUM ALLOWABLE TRAVEL BASED ON OCCUPANT LOAD		N/A
EXITING (PER 1001 & 1004) SHOWN ON SHEET: A-11.1			
MINIMUM EGRESS WIDTHS, SEATING & AISLES MAINTAINED PER 1005, 1007 & 1014.4 SHOWN ON SHEET:		N/A	
EMERGENCY ESCAPE FOR RESIDENTIAL OCCUPANCY & INSTITUTIONAL-1 PROVIDED PER SECTION 1026 SHOWN ON SHEET			N/A

ACCESSIBILITY	
DESIGN CONFORMS TO ICC/ANSI A117.1-2003	
SEE SHEET A-9.1 FOR RESTROOM PLANS AND ELEVATIONS	
AN ACCESSIBLE EGRESS ROUTE IS PROVIDED THROUGHOUT THIS BUILDING PER IBC 1103 & 1007	

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AND CONSTRUCTION
JANUARY 10, 2018

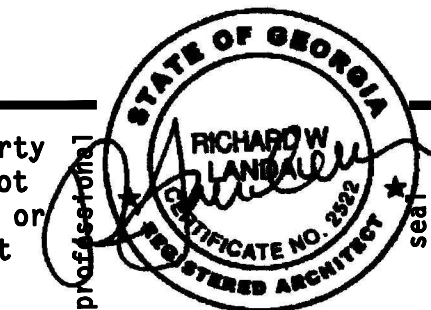
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TENANT PLANS SUITES 2 THRU 5 MICHAELANGELO'S
FORSYTH COUNTY, GEORGIA

project
18-17

number	COVER SHEET		sheet title
	drawn	J.W.H.	checked R.L. approved

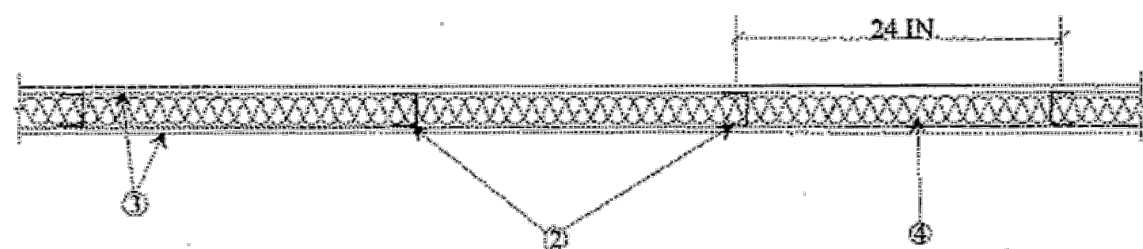
sheet	1 of 7	date 01/10/2018	revisions
A-1.0			

Design No. V401

January 19, 2016

Nonbearing Wall Rating - 1 Hr

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runners - Steel channels, 1 in. deep by 2-1/2 in. wide, fabricated from No. 25 MSG galv steel, attached to concrete or masonry with fasteners 24 in. on centers.

2. Steel Studs - 2-1/2 in. wide with 1-3/8 in. legs, 1/4 in. flange in legs, fabricated from No. 25 ga galv steel, 1-1/2 in. wide by 1-3/4 in. high conduit cutouts spaced 24 in. OC. Studs 1/2 in. less in length than assembly height.

3. Gypsum Board* - 1/2 in. thick, paper or vinyl surfaced. Wallboard sheets applied vertically or horizontally with vertical joints located over studs attached to studs with 1 in. self-drilling, self-tapping steel screws located 12 in. OC in the field and 8 in. OC at joints. Joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.

When used in widths other than 48 in., gypsum board to be installed horizontally.

NATIONAL GYPSUM CO - Types EXP-C, FSW-1, FSW-G, FSW-C, FSK-C, and FSMR-C.

3A. Gypsum Board* - (As an alternate to Item 3) - 5/8 in. thick. Installed as described in Item 3.

NATIONAL GYPSUM CO - Type FSMR-C.

4. Batts and Blankets* - 2 in. thick batts, supplied in 24 in. widths, placed to fill interior of wall. Any mineral wool batt bearing the UL Classification Marking as to Fire Resistance. See Batts and Blankets (BZ12) Category For Names of Classified Companies.

4A. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - (100% Borate Formulation) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

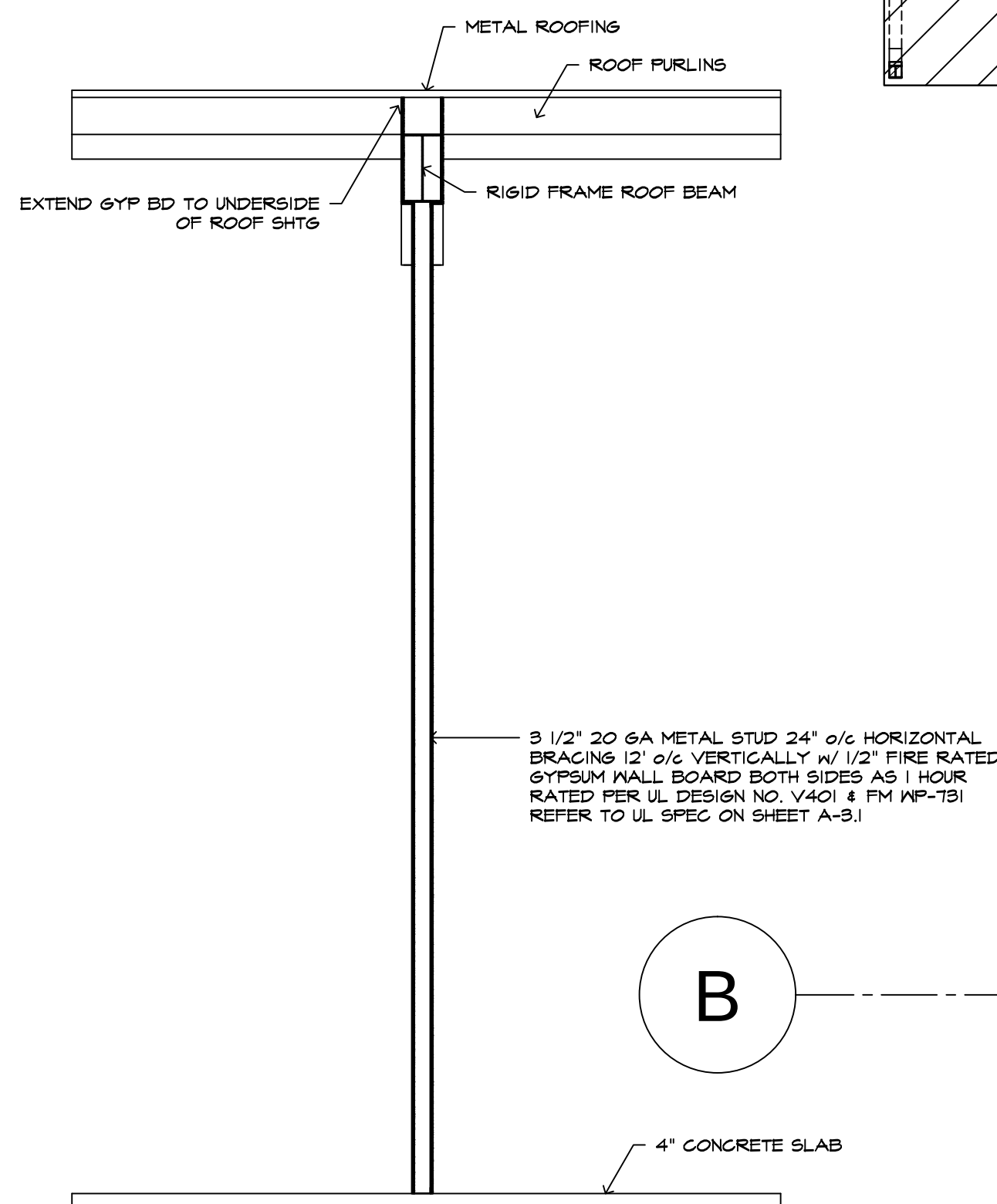
U S GREENFIBER L L C - INS7358, INS745 for use with wet or dry application. INS765LD and INS770LD are to be used for dry application only.

4B. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lb/ft³.

INTERNATIONAL CELLULOSE CORP - Celbar-RL

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Last Updated on 2016-01-19



WALL SECTION

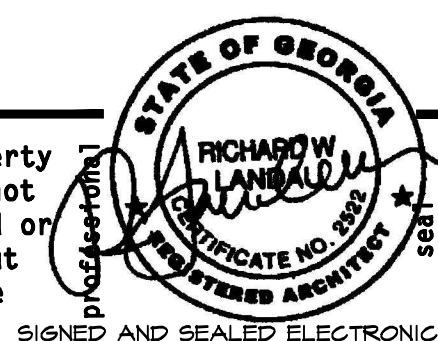
3/8" = 1'-0"

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number
1/8" = 1'-0"

drawn J.W.H.

FLOOR PLAN

checked R.L.

approved

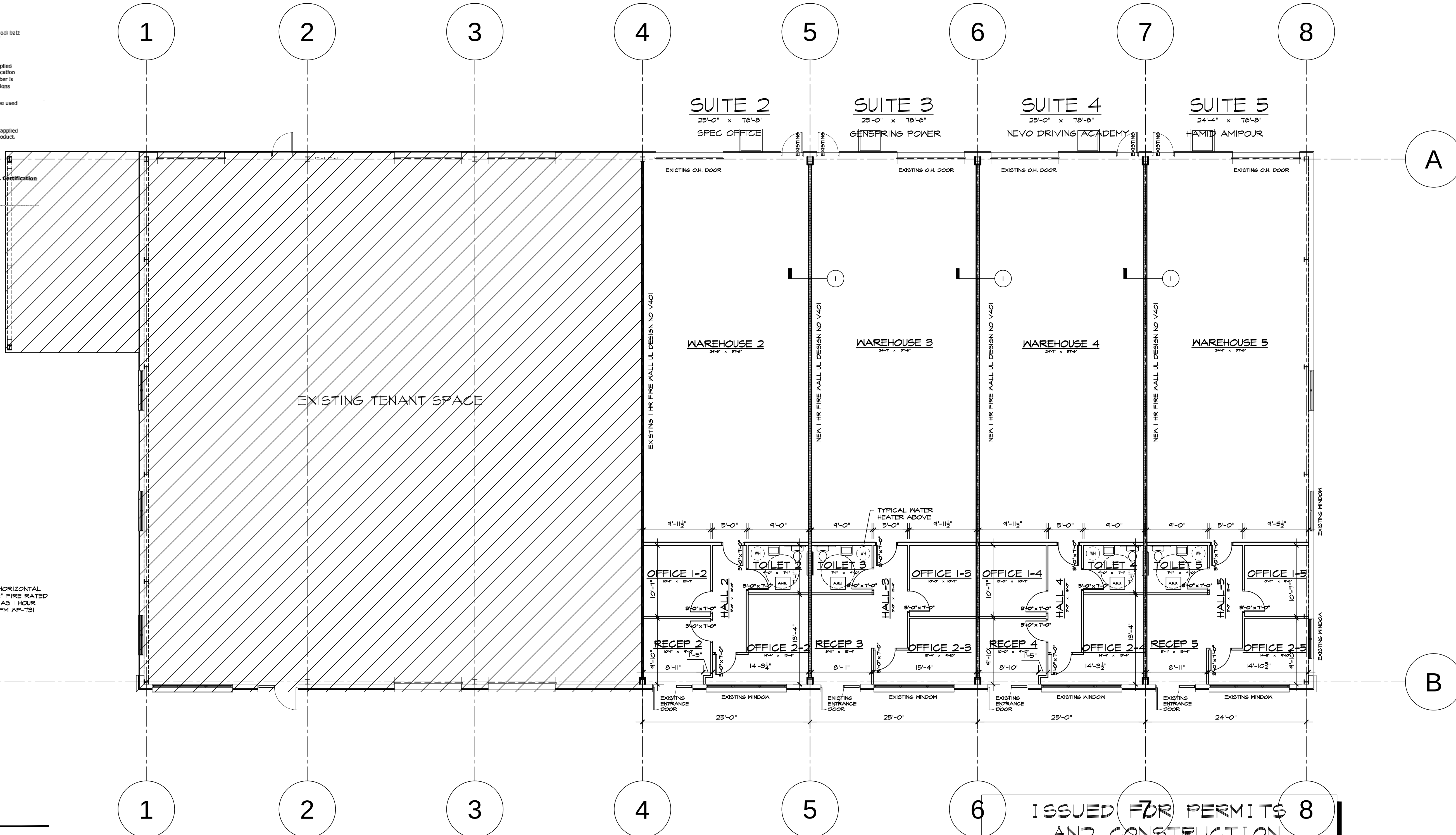
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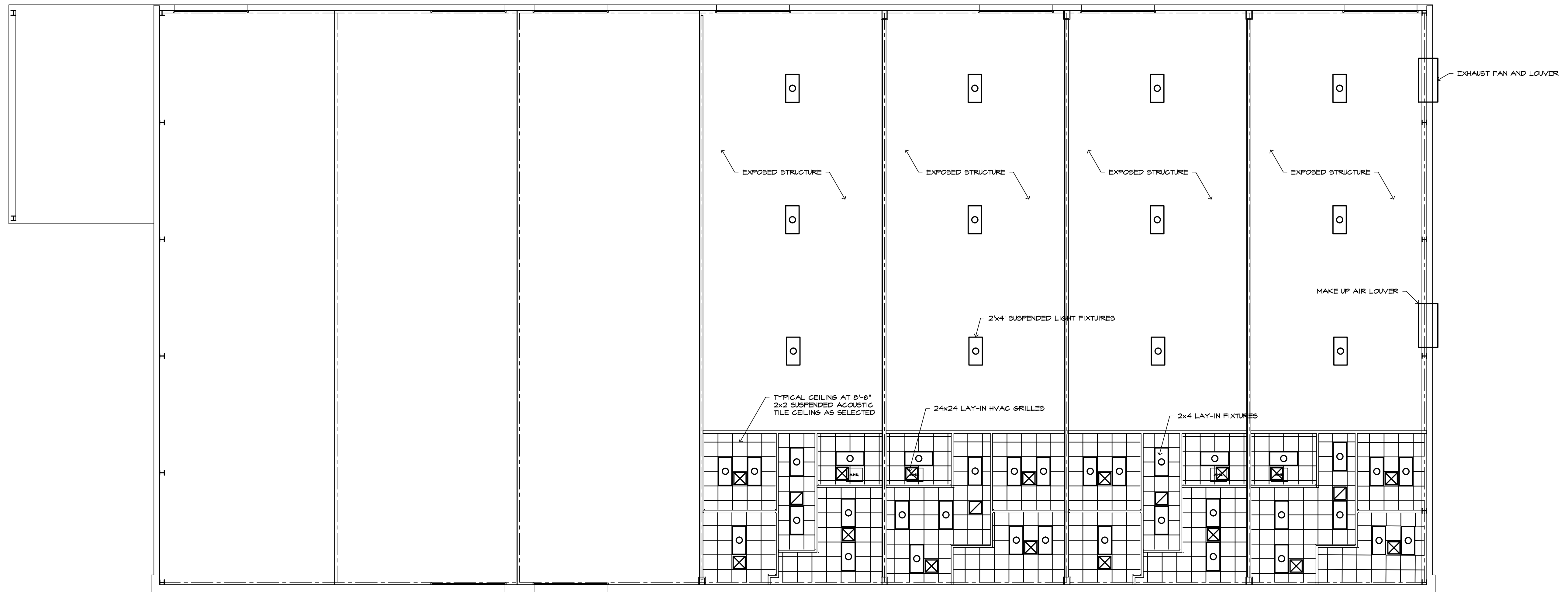
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REFLECTED CEILING PLANS

1/8" = 1'-0"

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REFLECTED CEILING PLAN

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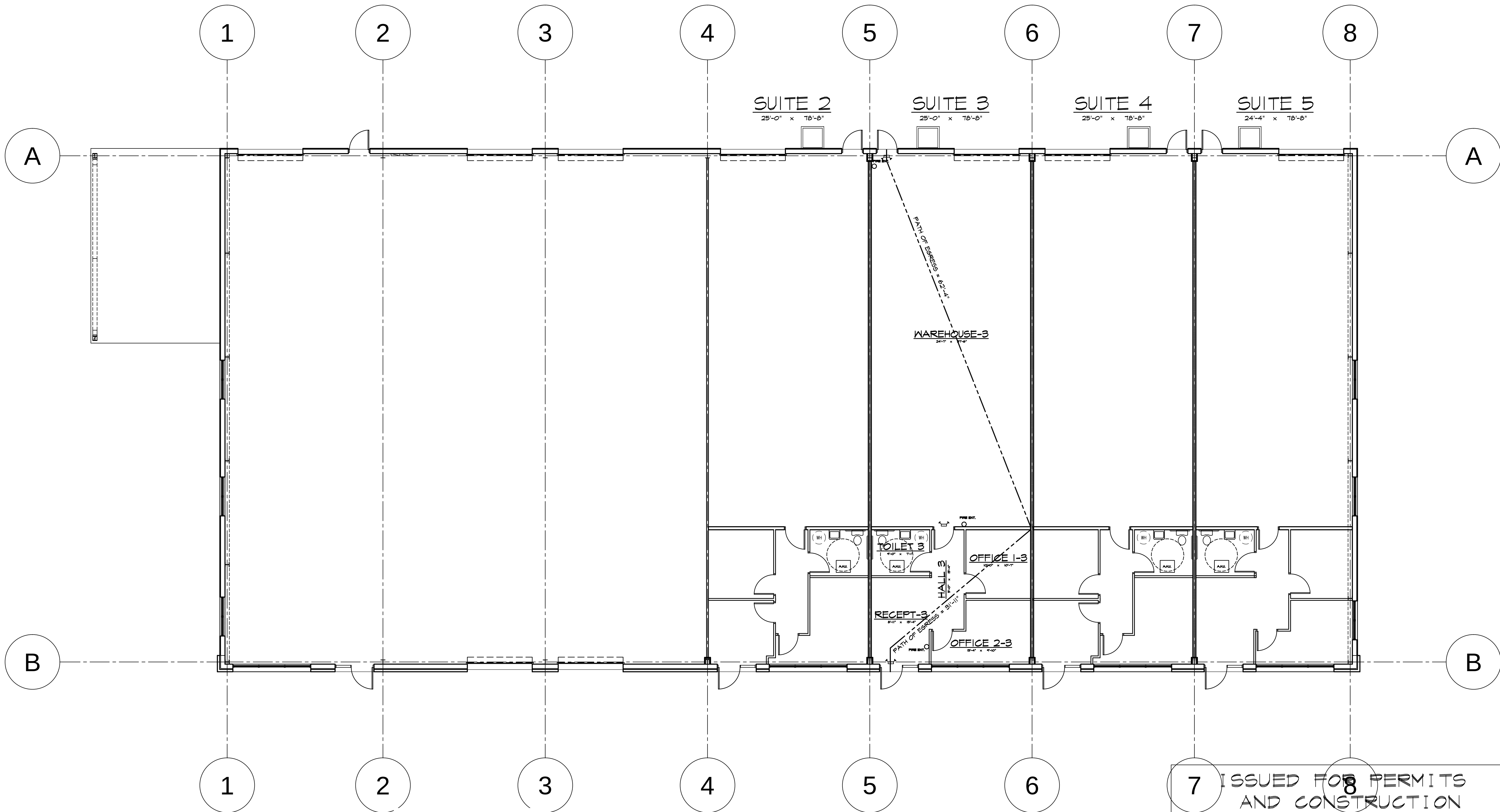
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TYPICAL BAY USING BAY 3 AS AN EXAMPLE

LIFE SAFETY/OCCUPANCY CALCULATIONS					
RM NUMBER	ROOM NAME	OCCUPANCY CLASS	FLOOR AREA	SF/PERSON	OCCUPANT LOAD
101	WAREHOUSE-3	S-2	1413.501	300	4.7
102	TOILET 3	B	63.753	100	.6
103	RECEPT-3	B	118.897	100	1.2
104	HALL 3	B	76.915	100	.8
105	OFFICE 1-3	B	105.404	100	1.1
106	OFFICE 2-3	B	125.24	100	1.3
TOTALS					9.6

TOTAL EGRESS WIDTH REQUIRED @ .2" PER OCCUPANT (WITHOUT SPRINKLER SYSTEM) = $9.6 \times .2 = 1.92'$
TOTAL EGRESS WIDTH PROVIDED = $72'$

TRAVEL DISTANCE
MAXIMUM TRAVEL DISTANCE ALLOWED: 200'-0"
MAXIMUM TRAVEL DISTANCE TO EXIT: 62'-4"



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

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LIFE SAFETY PLAN

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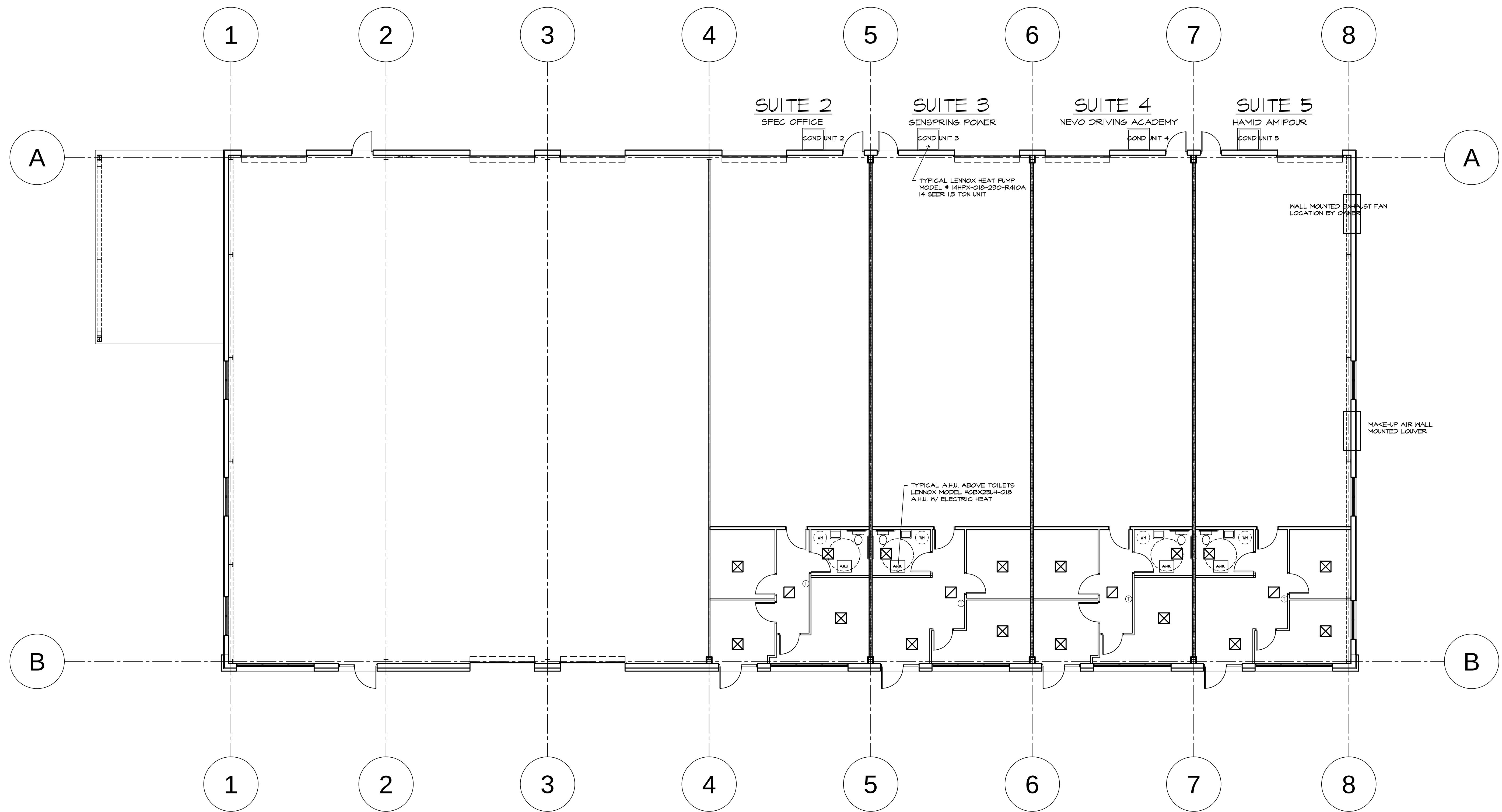
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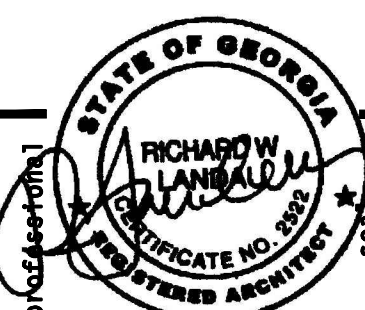
HVAC PLAN
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H.V.A.C. PLAN

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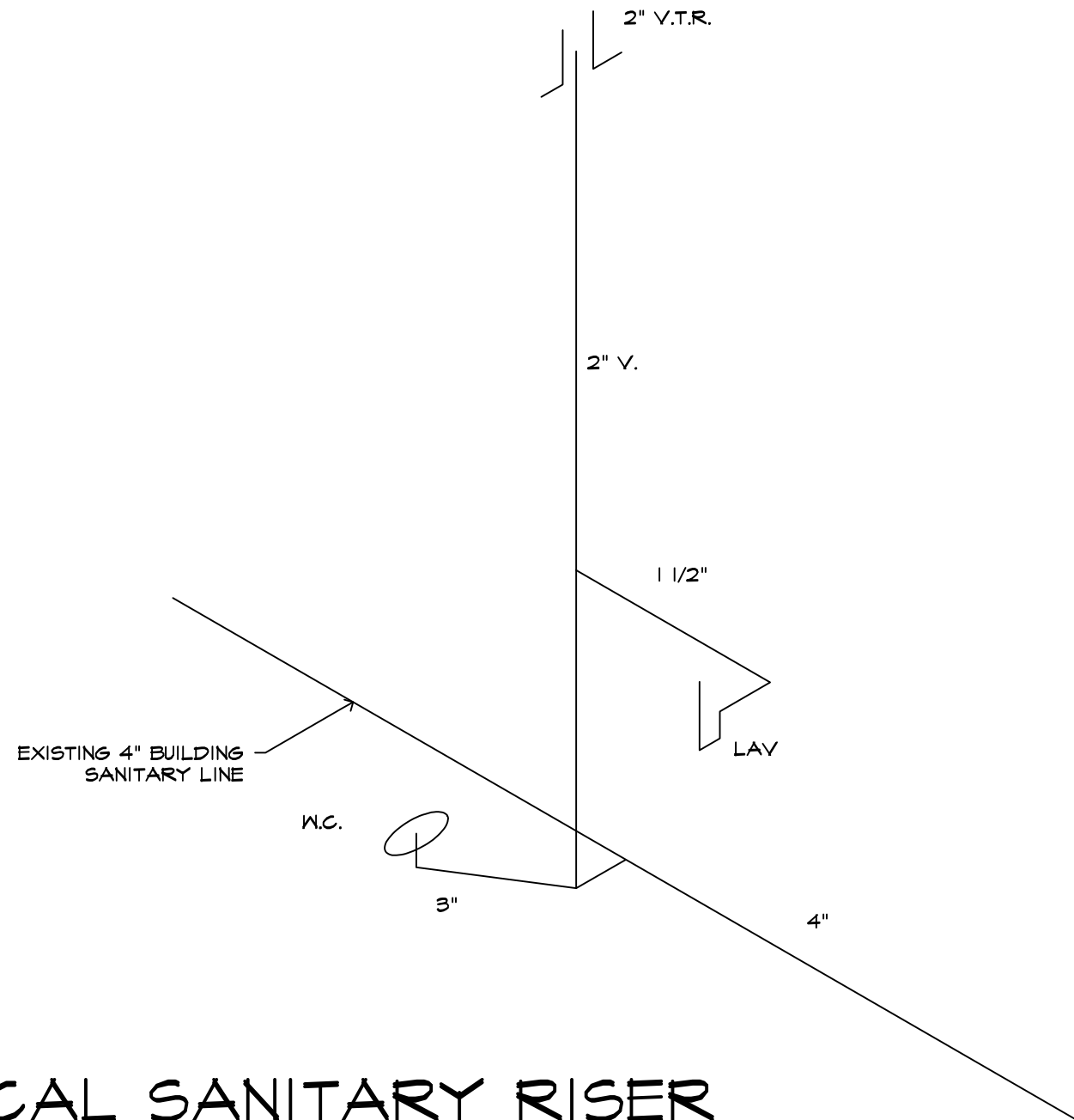
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TYPICAL SANITARY RISER
NOT TO SCALE

PLUMBING NOTES

ALL LAVS TO HAVE 0.5 AERATORS OR 0.25 GPM PER METERING CYCLE.

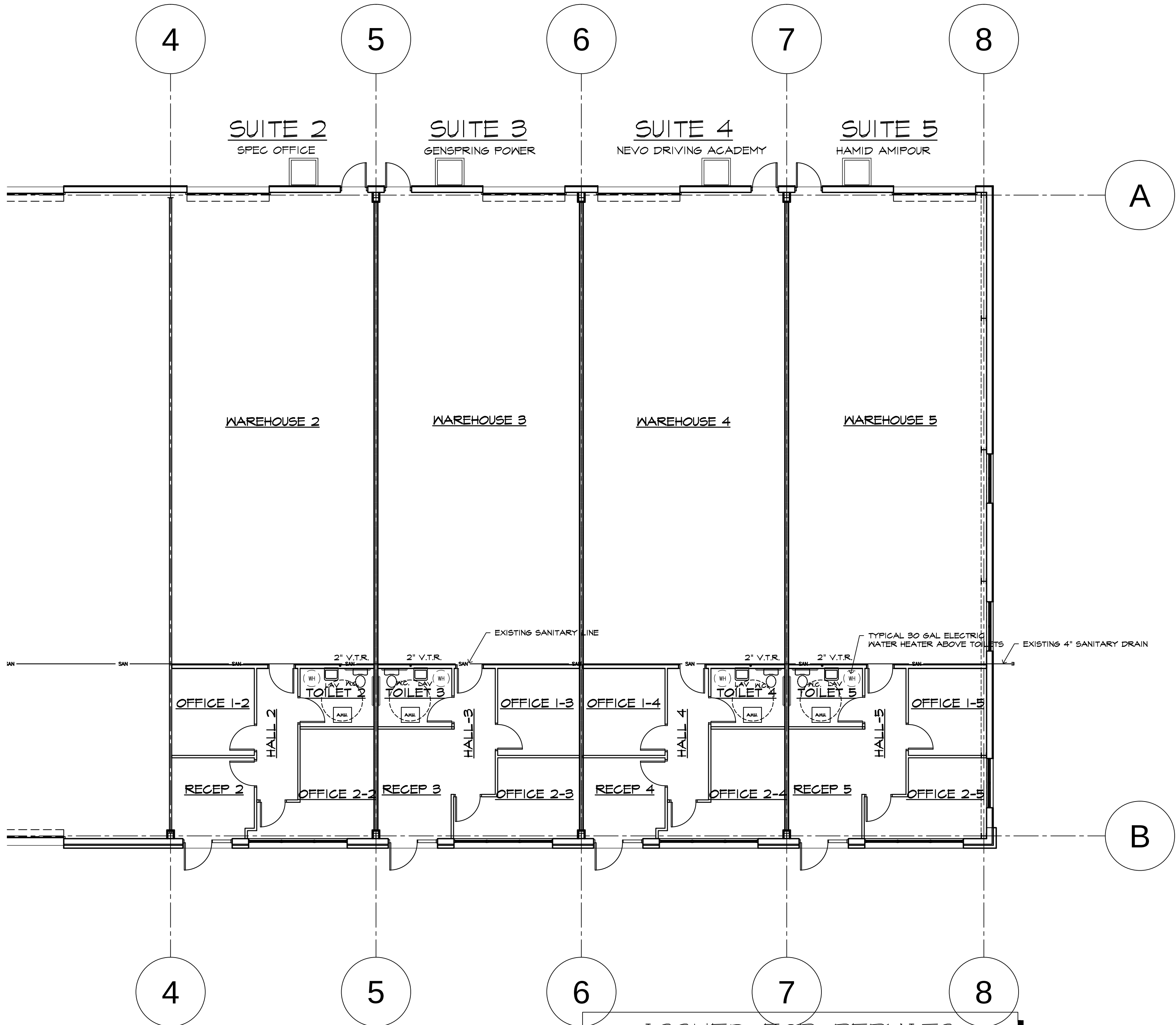
LAVS AND HAND WASH SINKS SHALL BE LIMITED 110 DEGREES F THROUGH TEMPERING DEVICE.

SHOWER HOT WATER TO BE LIMITED TO 120 DEGREES F.

WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH. FLUSH HANDLES SHALL BE LOCATED ON WIDE FACE OF TANK.

INDIVIDUAL BACKFLOW PREVENTER REQUIRED ON ALL WATER OUTLETS TO EQUIPMENT.

CONTRACTOR SHALL INSTALL TESTABLE DOUBLE CHECK VALVE ASSEMBLY ON THE DOWNSIDE OF WATER METER AS REQUIRED BY UTILITY.



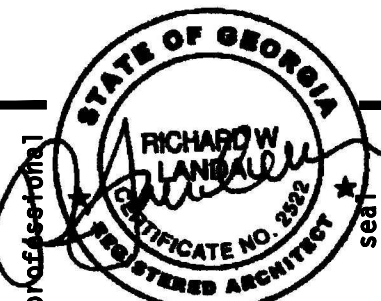
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PLUMBING PLAN
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ELECTRICAL LEGEND

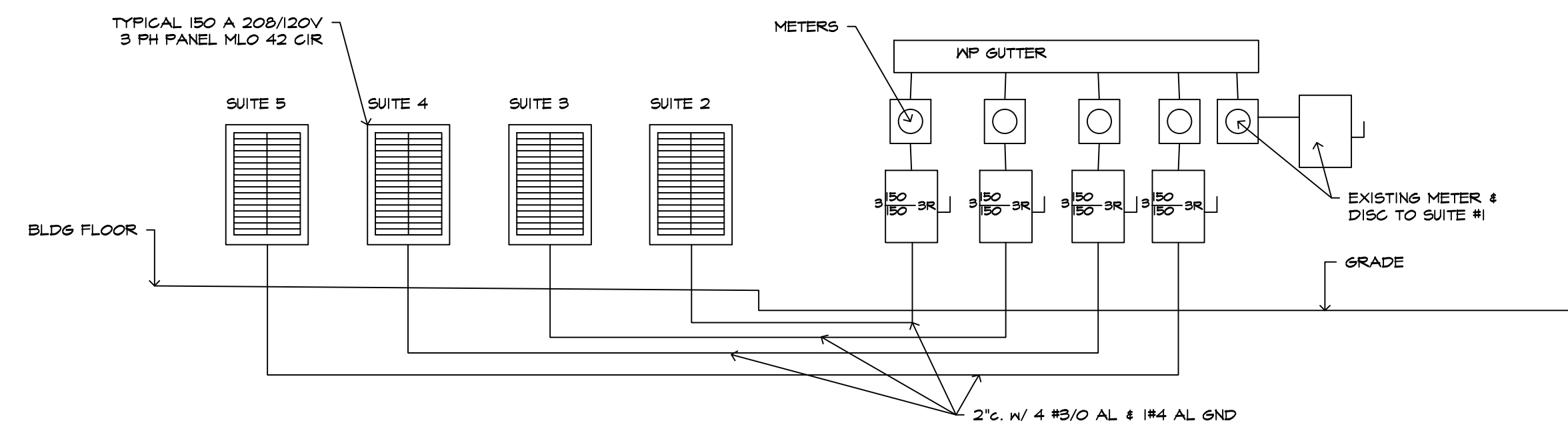
	DUPLEX RECEPTACLE 120V 15a
	G.F.I. DUPLEX RECEPTACLE 120V 15a
	DUPLEX OUTLET 120V 15a SPLIT WIRED
	DUPLEX OUTLET OVER COUNTER AT +12"
	SPECIAL PURPOSE OUTLET MATCH EQUIP PLUG
	FLOOR OUTLET WITH FLOORING TRIM RING
	SINGLE POLE SWITCH @ +48"
	SWITCH 3 WAY
	SWITCH WITH DIMMER
	SURFACE MOUNTED CEILING LIGHT
	WALL MOUNTED LIGHT
	RECESSED CEILING LIGHT
	LAY-IN FLUOR. 2'x4' x 4 LAMP
	LAY-IN FLUOR. 2'x4' x 4 LAMP w/2 LAMP BATTERY CIRCUIT
	FLUOR. STRIP FIXTURE SIZE AS SHOWN
	SURFACE MTD. FLUOR. FIXTURE x 2 LAMP
	TELEPHONE OUTLET
	FUSED SWITCH
	ELECTRICAL PANEL SIZED AS INDICATED
	OUTLET FOR TELEVISION HOOKUP
	COMPUTER NETWORK OUTLET
	PADDLE FAN AND LIGHT
	EMERGENCY BATTERY BACKUP LIGHT
	BATTERY BACK-UP EXIT LIGHT
	CEILING MOUNTED EXHAUST FAN
	BATTERY BACK-UP EXIT LIGHT W/EMERG. EXIT LIGHTS (MIN 1 FOOT CANDLE/SIFI)
	LIGHTED EXIT DIRECTION SIGN
	WALL MOUNTED THERMOSTAT

PANEL BOARD SCHEDULE FOR SUITE 2, 3, 4

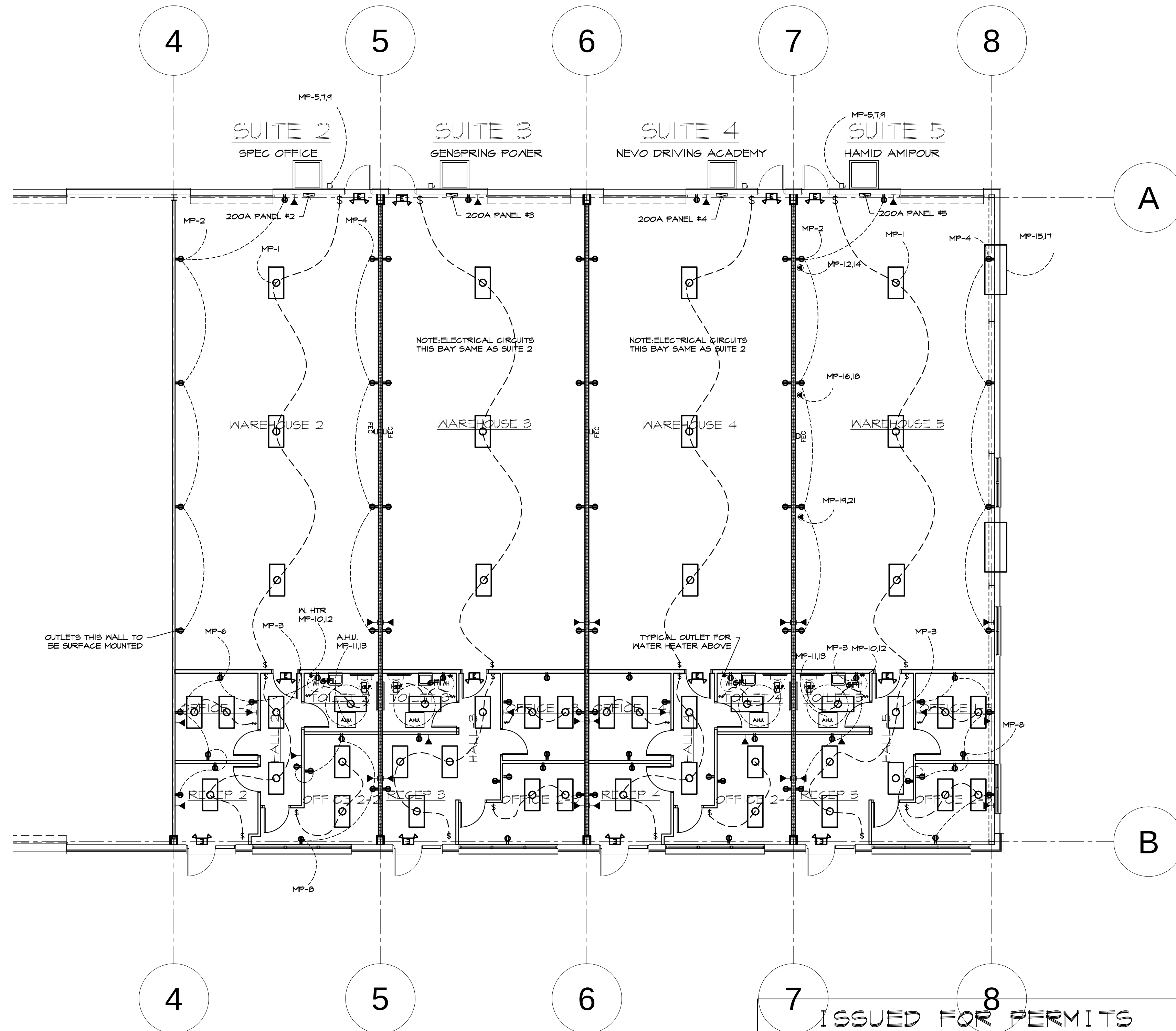
CIR #		CIR #	
1	WAREHOUSE LIGHTS	2	WAREHOUSE RECEPTACLES
3	OFFICE LIGHTS	4	WAREHOUSE RECEPTACLES
5	HVAC COND UNIT	6	OFFICE RECEPTS
7		8	OFFICE RECEPTS
9		10	WATER HEATER
11	HVAC AHU	12	
13		14	SPARE
15	SPARE	16	SPARE
17	SPARE	18	SPARE
19	SPARE	20	SPARE
21	SPARE	22	SPARE
23	SPARE	24	SPARE
25	SPARE	26	SPARE
27	SPARE	28	SPARE
29	SPARE	30	SPARE
31	SPARE	32	SPARE
33	SPARE	34	SPARE
35	SPARE	36	SPARE
37	SPARE	38	SPARE
39	SPARE	40	SPARE
41	SPARE	42	SPARE

PANEL BOARD SCHEDULE FOR SUITE 5

CIR #		CIR #	
1	WAREHOUSE LIGHTS	2	WAREHOUSE RECEPTACLES
3	OFFICE LIGHTS	4	WAREHOUSE RECEPTACLES
5	HVAC COND UNIT	6	OFFICE RECEPTS
7		8	OFFICE RECEPTS
9		10	WATER HEATER
11	HVAC AHU	12	
13		14	220V OUTLET WAREHOUSE
15	WAREHOUSE VENT FAN	16	
17		18	220V OUTLET WAREHOUSE
19	220V OUTLET WAREHOUSE	20	
21		22	SPARE
23	SPARE	24	SPARE
25	SPARE	26	SPARE
27	SPARE	28	SPARE
29	SPARE	30	SPARE
31	SPARE	32	SPARE
33	SPARE	34	SPARE
35	SPARE	36	SPARE
37	SPARE	38	SPARE
39	SPARE	40	SPARE
41	SPARE	42	SPARE



ELECTRICAL RISER
NOT TO SCALE



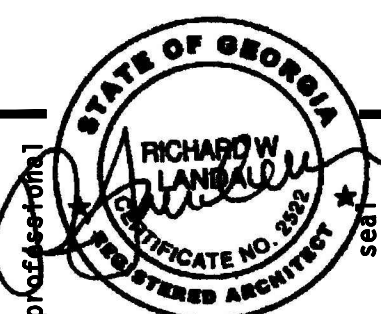
ELECTRICAL PLANS
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ELECTRICAL PLAN

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approved

sheet title

sheet

E-1.1

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