

RIVERWOOD HIGH SCHOOL-PHASE 3-8 AUDITORIUM/GYMNASIUM ADDITION

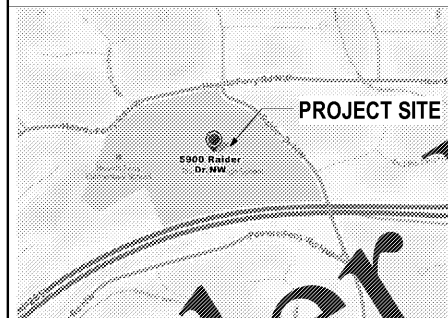
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FULTON COUNTY SCHOOLS RFP NO. 411-19

BUILDING / PHASE SUMMARY:	IUS	FTE	AREA
EXISTING: (THESE BUILDINGS WILL EVENTUALLY ALL BE DEMOLISHED)	71 IUS	1,325 FTE	
NEW REPLACEMENT SCHOOL BUILDINGS:			
PHASE 1A - DEMOLITION OF EXISTING CLASSROOMS (EXISTING CAFETERIA EXPANSION)	(4)		
SUBTOTAL:	67		
PHASE 1B - CLASSROOM BUILDING ADDITION:	30		
SUBTOTAL:	97	1,962 FTE	79,673 SF
PHASE 2A - FINISH OUT THIRD FLOOR OF PHASE 1:	18		
SUBTOTAL:	115	2,225 FTE	112,567 SF
PHASE 2B - CAFETERIA / MEDIA CENTER ADDITION:	41		
SUBTOTAL:	156	3,000 FTE	225,580 SF
PHASE 3 - DEMOLITION/RENOVATION OF EXISTING BUILDING (CLASSROOMS/CAFETERIA/MEDIA CTR/AUDITORIUM):	(48)		
SUBTOTAL:	108	2,100 FTE	
PHASE 4 - AUDITORIUM/GYMNASIUM ADDITION:	8		
SUBTOTAL:	116	2,250 FTE	110,886 SF(EXISTING) 346,654 SF(NEW) 457,540 SF
PHASE 5 - DEMOLITION OF EXISTING BUILDINGS (GYMNASIUMS):	(19)		
SUBTOTAL:	97	1,875 FTE	346,654 SF
PHASE 6 - SITE WORK: SOUTH BUS DROP-OFF AND PARKING			
PHASE 7 - SITE WORK: EAST PARKING AND ADDITION OF TENNIS COURT			
PHASE 8 - CONSTRUCTION OF STADIUM REPLACEMENT AND RELATED SITEWORK & STUDENT PEDESTRIAN BRIDGE			

5900 RAIDER DRIVE NW SANDY SPRINGS, GA 30328

LOCATION MAP



BUILDING DATA

PHASE	PHASE 1A	PHASE 1B	PHASE 2A	PHASE 2B	PHASE 3	PHASE 4	PHASE 5	PHASE 6-8
DESCRIPTION	DEMOLITION OF EXISTING CLASSROOMS (EXISTING CAFETERIA EXPANSION)	CLASSROOM BUILDING ADDITION	FINISH OUT THIRD FLOOR OF PHASE 1	CAFETERIA / MEDIA CENTER ADDITION	DEMOLITION/RENOVATION OF EXISTING BUILDING (CLASSROOMS/CAFETERIA/MEDIA CTR/AUDITORIUM)	AUDITORIUM/GYMNASIUM ADDITION	DEMOLITION OF EXISTING BUILDINGS (GYMNASIUMS)	SITE WORK: SOUTH BUS DROP-OFF AND PARKING SITE WORK: EAST PARKING AND ADDITION OF TENNIS COURT CONSTRUCTION OF STADIUM REPLACEMENT AND RELATED SITEWORK & STUDENT PEDESTRIAN BRIDGE
STATUS	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED	CONSTRUCT COMPLETED
BLDG. AREA	0 SF	43,643 SF	36,030 SF	32,894 SF	0 SF	112,567 SF	0 SF	0 SF
COVERED AREA	0 SF	48,902 SF	45,081 SF	17,960 SF	55,486 SF	302 SF	121,074 SF	346,654 SF
ADJ. TOTAL BLDG AREAS WOOD'D AREAS	0 SF	65,308 SF	0 SF	0 SF	55,486 SF	65,609 SF	193,243 SF	91,091 SF
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DIRECTORY

AGENCY / ADDRESS	CONTACT
BUILDING DEPARTMENT SANDY SPRINGS PLANNING & ZONING 7940 ROSWELL ROAD SANDY SPRINGS, GEORGIA 30350	CHIEF BUILDING OFFICIAL (770) 730-5600
FIRE MARSHAL SANDY SPRINGS FIRE MARSHAL 7940 ROSWELL ROAD SANDY SPRINGS, GEORGIA 30350	CHIEF FIRE MARSHAL (770) 206-4361 - DOUG BROWN
OWNER FULTON COUNTY SCHOOLS CAPITAL PROGRAMS EXECUTIVE DIRECTOR MR. DAVID KNOTTS 6201 POWERS FERRY RD. NW ATLANTA, GA 30339-5401 (404) 254-2219	CIVIL ENGINEER BREEDLOVELAND PLANNING, INC. MR. CHIP BROWN 15 SIMPSON STREET ATLANTA, GEORGIA 30308 (770) 483-1173
PROGRAM MANAGER JACOBS PROJECT MANAGEMENT CO. FULTON COUNTY SCHOOLS 689 NORTH AVE. HAPVILLE, GEORGIA 30354 (404) 254-3355	MEP ENGINEERS SPURLOCK & ASSOCIATES, INC. MR. BARRY SPURLOCK 2970 CLAIRMONT ROAD NE SUITE 620 ATLANTA, GEORGIA 30329 (404) 633-0245
ARCHITECT CHAPMAN GRIFFIN LANIER SUSSENBACH ARCHITECTS, INC. MR. BOB SUSSENBACH ARCHITECTS, INC. 400 GALLERIA PKWY SUITE 100 ATLANTA, GEORGIA 30339 (404) 733-5493	SECURITY CONSULTANT J & A ENGINEERING CONSULTANTS MR. KEITH JONES 4994 LOWER ROSWELL ROAD SUITE ONE MARIETTA, GEORGIA 30068 (770) 817-4220 - EXT. 202
STRUCTURAL ENGINEER PRUITT EBERLY STONE, INC. MR. TRAVIS PAUL 1852 CENTURY PLACE NE SUITE 201 ATLANTA, GEORGIA 30345 (404) 770-457-5923	DOOR HARDWARE CONSULTANT ALLEGION, P.L.C. MS. LORRIE HAVELKA CAMPAGNOLA 3100 NORTHWOODS PLACE SUITE A NORCROSS, GEORGIA 30071 (678) 906-2119


GENERAL NOTES & CONDITIONS

- ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK
- ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF BRICK, CMU OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENING OF WINDOWS AND DOORS U.N.O. THE HINGE SIDE OF ALL DOORS SHALL BE 6" FROM ADJACENT WALL U.N.O.
 - COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLS, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. W/ MECHANICAL AND ELECTRICAL CONTRACTORS.
 - BOLTING OF WOOD TO STRUCTURAL MEMBERS SHALL BE WITH A MINIMUM OF 1/2" DIA. BOLTS X 4'-0" O.C. U.N.O.
 - ALL EXTERIOR LUMBER EXPOSED TO MOISTURE SHALL HAVE A PRESURE PRESERVATIVE TREATMENT.
 - DO NOT PENETRATE FIRE-RATED ASSEMBLIES WITH PVC, ABS OR OTHER COMBUSTIBLE PIPING OR CONDUIT. ALL PENETRATIONS OF FIRE-RATED ASSEMBLIES SHALL BE SEALED WITH MATERIALS CLASSIFIED BY UNDERWRITERS LABORATORIES FOR USE IN FIRESTOPPING PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.
 - ALL FIRE-RATED GYPSUM BOARD CEILING ASSEMBLIES AND ALL INTERIOR WALLS WHICH ARE PART OF FIRE-RATED ASSEMBLIES AND EXTEND ABOVE FINISH CEILING OR TO THE ROOF DECK ABOVE SHALL HAVE THE PARTICULAR RATING AND OR TYPE OF WALL STENCILED ON BOTH SIDES OF THE WALL IN 3" HIGH RED LETTERS: *1-HOUR (OR 2-HOUR AS SPECIFIED) FIRE AND SMOKE BARRIER. PROTECT ALL OPENINGS MESSAGE TO BE PLACED AT LEAST ONCE ON EACH WALL, BUT NO MORE THAN 12" O.C. COMPLY WITH IBC 703.7.
 - CONTRACTOR SHALL COMPLY WITH LOCAL BUILDING CODES IN FIRESTOPPING ALL FLOOR PENETRATIONS.
 - METAL STUDS AND HANGER WIRE SHALL NOT BE ATTACHED DIRECTLY TO FLOOR/CEILING DECKING IN ANY CIRCUMSTANCES. ATTACH TO STRUCTURAL STEEL, BAR JOISTS, CARRYING CHANNELS, UNISTRUT OR MISC. STEEL SIZED TO ACCOMMODATE SPECIFIC LOADS AND CLEAR SPANS ONLY.
 - CAULK WITH SEALANT AT ALL DISSIMILAR MATERIALS.
 - ALL INTERIOR CONTROL JOINTS AND EXPANSION JOINTS OCCURRING IN FIRE-RATED ASSEMBLIES SHALL BE SEALED TO MEET UNDERWRITERS LABORATORY DESIGNS FOR CONTROL JOINTS AND EXPANSION JOINTS OCCURRING IN ONE AND TWO HOUR FIRE RATED ASSEMBLIES.
 - THE CONTRACTOR SHALL SUPPLY AT ALL SMOKE BARRIERS AND FIRE-RATED WALLS, A 1 HR (AT SMOKE BARRIERS & 1 HR WALLS) OR A 2 HR (AT 2 HR WALLS) FIRE-RATED ENCLOSURE TO UNDERSIDE OF METAL DECK. SEE DOCUMENTS FOR SMOKE BARRIER & FIRE RATED WALL LOCATIONS AND WALL SECTIONS FOR TYPICAL DETAILS OF BEAM. CONTRACTOR SHALL SUPPLY SIMILAR DETAIL AT BAR JOISTS.
 - ALL EXPOSED STRUCTURAL AND MISC. STEEL ON THE EXTERIOR AND INTERIOR OF THE BUILDING SHALL BE PRIMED AND PAINTED. EXTERIOR STEEL SHALL BE GALVANIZED.
 - SUBSTANTIAL COMPLETION OF A PROJECT REFERS TO THE ENTIRE PROJECT AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: SITEWORK, HARDSCAPE, LANDSCAPE, PLAY FIELDS, FENCING, PAVING, STRIPING, SIGNAGE, ANY WORK DEFINED IN THE CONTRACT DOCUMENTS.
 - UNLESS NOTED OTHERWISE, STEEL COLUMNS ARE TO BE PROTECTED W/ 2 HR SOLID CMU FIRE PROOFING TO MIN/ COURSE ABOVE THE CEILING AND SPRAY FIRE-PROOFED FROM TOP OF CMU TO UNDERSIDE OF THE FLOOR OR CEILING STRUCTURE ABOVE.
 - ALL DUCT DETECTORS TO BE TIED INTO THE FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72. DUCT DETECTORS SHALL BE LOCAL SHUT DOWN ONLY WITH RELAY TO CONNECT TO ENERGY MANAGEMENT SYSTEM WHICH WILL DO GLOBAL SHUT DOWN. DUCT DETECTORS SHALL INCLUDE REMOTE TEST SWITCHES AND SHALL BE MAGNET TEST TYPE - NO EXCEPTIONS.
 - CLEAN, PATCH AND RE-FINISH ALL EXPOSED FINISHES DAMAGED BY CONSTRUCTION ACTIVITIES. REPLACE NEW AS REQUIRED.
 - ANY ALTERATION OR ANY INSTALLATION OF EQUIPMENT SHALL MEET AS NEARLY AS PRACTICABLE THE REQUIREMENTS FOR NEW CONSTRUCTION IN ACCORDANCE WITH NFPA 101: 4.6.7., 2012 EDITION.
 - ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, 2013 EDITION.
 - ALL REQUIRED MEANS OF EGRESS AND ALL REQUIRED FIRE PROTECTION FEATURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED FOR THE PORTION OF THE BUILDING BEING OCCUPIED DURING CONSTRUCTION, REPAIR, ALTERATION OR ADDITION IN ACCORDANCE WITH NFPA 101: 4.6.10.1, 2012 EDITION.
 - CAMPUS WILL BE OCCUPIED AT ALL TIMES AND CONTRACTOR SHALL COORDINATE WORK IN A SAFE MANNER AROUND SCHOOL OPERATIONS.
 - PROTECT AND ALL ASSOCIATED WORK SHALL ADHERE TO THE CITY ORDINANCES AND WORK REQUIREMENT ORDINANCES FOR DAYS & HOURS UNLESS A WAIVER IS REQUESTED AND GRANTED.
 - MATERIALS WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 AND WIRES AND CABLES SHALL BE PLENUM RATED. (IMC SECTIONS 602.2.1 AND 602.2.1.1)

- APPLICABLE CODES:**
- BUILDING CODE: INTERNATIONAL BUILDING CODE 2012 EDITION W/ GA AMENDMENTS 2014, 2015, 2017, 2018
 - GAS CODE: INTERNATIONAL FUEL GAS CODE 2012 EDITION W/ GA AMENDMENTS 2014, 2015
 - MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE 2012 EDITION W/ GA AMENDMENTS 2014, 2015
 - PLUMBING CODE: INTERNATIONAL PLUMBING CODE 2012 EDITION W/ GA AMENDMENTS 2014, 2015
 - ELECTRICAL CODE: INTERNATIONAL ELECTRICAL CODE 2017 EDITION W/ NO AMENDMENTS
 - FIRE PREVENTION: INTERNATIONAL FIRE CODE 2012 EDITION W/ GA AMENDMENT 2014
 - ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE 2009 EDITION W/ GA SUPPLEMENTS & AMENDMENTS 2011, 2012
 - LIFE SAFETY CODE: NFPA 101 LIFE SAFETY CODE, 2012 EDITION, W/ 2014 GA AMENDMENTS
 - ACCESSIBILITY CODE: 2012 GEORGIA STATE LAW, TITLE 30, CHAPTER 3 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED AND THE RULES AND REGULATIONS OF THE GEORGIA SAFETY FIRE COMMISSIONER.



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ROBERT SUSSENBACH
REGISTERED PROFESSIONAL ARCHITECT
STATE OF GEORGIA
LICENSE NO. 10000

DATE	NO.	DESCRIPTION
03/27/18		CODE PRELIMINARY SUBMITTAL / ALIGNMENT
06/19/18		SOE CONSTRUCTION DOCUMENTS
09/17/18		CODE CHECK / REVISIONS
10/10/18		FINAL CODE SUBMITTAL
11/01/18		ISSUED FOR PROPOSALS

DOE FACILITY CODE 660-5066

RIVERWOOD HIGH SCHOOL-PHASE 3-8
AUDITORIUM/GYMNASIUM ADDITION

5900 RAIDER DRIVE NW SANDY SPRINGS, GA 30328

FULTON COUNTY SCHOOLS RFP NO. 411-19

COVER SHEET - VOLUME 1

PROJECT NO. 16015.02

DATE: 09/17/18

DESIGNED BY: Author

CHECKED BY: Checker

SCALE:

A-0.0