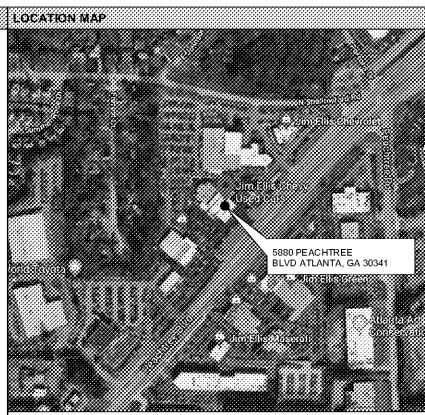


PROJECT DIRECTORY	
OWNER: JIM ELLIS CADILLAC 5880 PEACHTREE BLVD ATLANTA, GA 30341	
GENERAL CONTRACTOR: PRO Building Systems, Inc. 3070 North Peachtree Rd Atlanta, GA 30341	Siroven Ellis Design Coordinator 770-455-1791 Ext. 44 stellis@probbk.com
ARCHITECT: YSM Design P.C. 1320 Ellsworth Industrial Blvd Suite A-100 Atlanta GA 30318	Andres Alvarez Office: (404) 249-4555 Fax: (404) 249-0770 alvarez@ysmdesign.com
ARCHITECT OF RECORD: MIGUEL YELOS SAN MARTIN	
STRUCTURAL ENGINEER: Palmer Engineering Company 3501 Hohenheim at Northlake Building M Tucker, GA 30084	Baku Patel President Office: (770) 908-9908 Fax: (770) 908-9919 bakupatel@peco.com
ENGINEER OF RECORD: BAKU PATEL	
CIVIL ENGINEER: Evans Design Group, Inc. 4755 Summer Song Court Buford, GA 30519	JON M. EVANS, P.E. Contact: (678) 207-5830 jevans@evansdesign.com
MEP ENGINEER: Promus 518 Back Canyon Park Canton, GA 30114	Darin Frick Senior Project Manager Office: (404) 510-4452 darin.frick@promus.us
NOTE: THE REGISTERED ARCHITECT SIGNING THESE DOCUMENTS HAS BEEN EMPLOYED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES. THE REGISTERED ARCHITECT WILL NOTIFY THE BUILDING OFFICIALS IN WRITING IF THE ARCHITECT'S RESPONSIBILITY FOR CONSTRUCTION CONTRACT ADMINISTRATION IS TERMINATED.	



OWNER REVIEW

The Owner, or their designated Representative, has reviewed the attached Review Documents for conformance with the design concept. The review of these Documents by the Owner, or their designated Representative, is intended to represent acknowledgment on the part of the Owner at the stage of design completion achieved by these documents, and does not relieve the Architect of his responsibility to complete the Contract Documents as defined by the Owner/Architect Agreement unless otherwise instructed by the Owner.

This Signature block is on the Cover Sheet A001 of a full set of review documents as issued on the Document Issue Date of _____

REVIEWED AND APPROVED

REVISE AS NOTED

BY: _____ DATE: _____

As Owner or Representative for OWNER NAME HERE

ABBREVIATIONS	
IB	ADJACENT INTERIOR
ADJ	ADJACENT MATERIAL
INSUL	INSULATION
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALUM	ALUMINUM
ARCH.	ARCHITECT
BLOCK	BLOCKING
BLDG	BUILDING
BIO	BOTTOM OF
C.I.P.	CAST IN PLACE
CL	CONTROL JOINT
CLG	CENTERLINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.O.	CLEAN OUT
D.B.E.	DECK BEARING ELEVATION
DBL.	DOUBLE
DIA.	DIAMETER
DIAG.	DIAGONAL
DWG	DRAWING
DS	DOWNSPOUT
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EJ	EXPANSION JOINT
EOS	EDGE OF SLAB
EXSTG.	EXISTING
EXT.	EXTERIOR
F.F.	FLOOR FINISH ELEVATION
F.F.T.	FIRE RETARDANT TREATED
G.A.	GAUGE
GALV.	GALVANIZED
J.B.E.	JOIST BEARING ELEVATION
INSUL	INSULATION
INT.	INTERIOR
MATL	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MAS ONRY OPENING
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE HAND
PLUMB	PLUMBING
P.T.	PRESSURE TREATED
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
REINFC.	REINFORCEMENT
REQD.	REQUIRED
R.L.	RAIN LEADER
R.O.	ROUGH OPENING
S.A.B.	SOUND ATTENUATION BATT
SM.	SIMILAR
STD.	STANDARD
TELE.	TELEPHONE
TAG	TONGUE AND GROOVE
THK.	THICKNESS
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.E.R.I.F.	VERIFY IN FIELD
W.F.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH

SYMBOL LEGEND	
DRAWING TITLE MARK	FRAME ELEVATION
3 A201 SCALE SHEET NUMBER	F17 FRAME ELEVATION NUMBER
SECTION MARK	DOOR NUMBER
3 A201 SHEET NUMBER	123
ELEVATION MARK	COLUMN GRID
3 A201 SHEET NUMBER	A NEW COLUMN LINE V EXISTING COLUMN LINE Y FACE OF MASONRY
DETAIL CALLOUT	FLOOR FINISH LEGEND
3 A201 SHEET NUMBER	ROOM NAME ROOM NUMBER FLOOR FINISH BASE FINISH WALL FINISH

ACCESSIBILITY NOTES (ANSI A117.1 2009)

- Signage** using the international symbol of accessibility shall be placed on the door(s) of the accessible restroom facilities.
- Water closet** height shall be 17 to 19 inches, measured from the floor to the top of the toilet seat and shall be contoured 16" from wall finish on grab bar side. Flush controls shall be 44" max above finished floor on accessible side. Ambulatory stall toilets water closets shall be contoured 17"-19" from the partition face.
- Where **urinals** are provided, at least one stall shall be wall hung w/ an elongated rim at a maximum of 17 inches from the floor to the rim, and shall project 1 1/2" from the rear wall to the rim. A clear floor space of 30 inches by 48 inches shall be provided in front of the accessible urinal. Flush controls shall be 44" max above finished floor.
- Lavatories** shall be mounted with a minimum clearance of 29 inches from the floor to the bottom of the apron, and a maximum of 34" to top surface. Plumbing shall be arranged so that the knee and toe clearance meet applicable disability standards. All plumbing under the lavatories shall be insulated, or concealed with a millwork skirt, so that no hot, sharp, or abrasive surfaces can cause injuries. Automatic, lever, or push operated devices are required on all lavatory faucets. Self-closing devices are permitted, provided the faucet remains operating for at least ten (10) seconds.
- Mirrors** shall be mounted with the bottom edge not higher than 40 inches from the floor and must be min 74" high where shared by both wheelchair and ambulatory people. Tilted mirrors shall not be used where only one mirror is present in the room.
- Doors** to the accessible toilet shall not swing into the clear floor space required by any barriers.
- Grab bars** shall be provided in ADA toilet stalls and toilet rooms. These bars shall be mounted 33 to 36 inches off the floor. The bar behind the toilet shall be 36 inches long, and the bar on the side of the toilet shall be 42 inches long. Other bars may be required by local authorities having jurisdiction.
- Where a drinking fountain fixture is provided, there shall be a drinking fountain that is accessible to individuals who use wheelchairs, and one accessible to those who have difficulty bending or stooping. This is to be accommodated by the use of a "36" fountain or an inverted "J" spout with a paper cup dispenser anchored to the wall. This fixture shall be mounted to meet ADA guidelines.
- Height of **Tables or Counters**: The tops of accessible tables and counters shall be from 29 inches to 34 inches above the finish floor.
- Force to open**: All doors with self-closers shall conform to all applicable codes. Door closing force:
Interior hinged doors - 5 lbs.
Sliding or folding doors - 5 lbs.
- Fire doors** shall have the minimum opening force allowable by NFPA-80. Egress doors shall meet applicable code requirements. All doors with self-closers shall have a minimum sweep period of 5 seconds from 90 degrees open to 12 degrees open, to leading edge of door. (Per ICC/ANSI A117.1).
- Audio/visual signal appliances** complying with the requirements of ANSI A117.1 and NFPA 471 shall be provided.
- The elevation of the **floor surfaces** on both sides of a door opening shall not vary by more than 1/2 inch. The elevation shall be maintained for a distance at least equal to the width of the widest leaf of the doors. (NFPA Life Safety Code)
- Doors hardware**: handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require light grasping, light pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and L-shaped handles are acceptable designs. Handles with detectable warning texture shall be used at all electrical and mechanical rooms and stairwells.

GENERAL NOTES

- The Contractor shall verify all conditions and dimensions prior to any work and shall be responsible for all work and materials, including those furnished by subcontractors.
- All construction shall comply with applicable state and local building codes and ordinances.
- DO NOT SCALE THE DRAWINGS**. Written dimensions shall govern on all floor plans. Request any missing dimensions from the Architect.
- The Contractor shall report to the Architect any error, inconsistency or omission he may discover. The Contractor shall be responsible for correcting any error after the start of construction which has not been brought to the attention of the Architect. The means of correcting any error shall be subject to review by the Architect.
- The Architect shall review shop drawings and samples for substantial conformance with design intent. The Architect's review of a separate item shall not indicate review of an assembly in which the item functions. The Architect's review of shop drawings does not absolve the Contractor from complying with the contract documents.
- It shall be the responsibility of the Contractor to locate all existing utilities, whether shown hereon or not, and to protect them from damage during construction activities. The Contractor shall bear all expense of repair or replacement of utilities or other property damaged by operators in conjunction with the execution of the work.
- Existing elevators and locators to be joined shall be verified by the contractor before construction. Should they differ from those shown on the drawings, the Contractor shall notify the Architect so that modifications can be made before proceeding with the work.
- The Contractor shall provide all temporary utilities, structures, and facilities, as required.
- Approved plans shall be kept in a plan box and shall not be used by workers. All construction sets shall reflect the same information. The Contractor shall also maintain in good condition one complete set of drawings with all revisions, addenda and change orders on the premises at all times.
- The Contractor shall be responsible for the complete security of the job site, while construction is in progress and until job is complete.
- All debris shall be removed from the premises and all areas shall be left in clean condition at all times.
- Contractor shall take all necessary precautions to ensure the job site safety of workers and visitors while construction is in progress and until job is complete.
- The Contractor shall permanently identify all fire rated walls required to have protected openings, corridor partitions, smokestop partitions, horizontal exit partitions and enclosures, either by installing signs or stenciling in concealed spaces the following: FIRE AND SMOKE BARRIER - PROTECT OPENING. Identification shall be spaced no more than ten (10) feet on center with a minimum letter size of one (1) inch in height.
- The General Contractor shall contract with a Fire Alarm subcontractor licensed in the locality of the project. The Fire Alarm subcontractor shall prepare and seal all documents necessary to obtain required fire alarm system permits prior to installation. Any fees provided in these documents are for reference only, not for Permit.
- The General Contractor shall contract with a Fire Sprinkler subcontractor licensed in the locality of the project. The Fire Sprinkler subcontractor shall prepare and seal all documents necessary to obtain required fire alarm system permits prior to installation. Any fees provided in these documents are for reference only, not for Permit.
- Elevators and Escalators shall be installed following the requirements of ASME A17.1 and the applicable edition of the LBS Safety Code.
- Penetrations into or through, or over, ceiling or horizontal fire rated walls shall be protected by a system listed by a recognized testing agency and identified by using a document listing neither per code.
- Primary framing of all handrails and guard rails shall have a clear diameter of 1-1/2". Use a 1-1/4" diameter standard pipe (actual outside diameter is 1-5/8"). Use 1-1/2" inside diameter standard intermediate framing of a smaller size to meet code and use of applicable codes are met. Indicate the use of substitutes.
- Where applicable includes the removal of an existing pre-engineered metal building. The General Contractor shall contract with a P.E.M.B. subcontractor with engineering capability. The General Contractor is responsible for all engineering work associated with modifying and repairing the P.E.M.B.
- The General Contractor shall contract with a metal stud subcontractor licensed to perform engineering design in the locality of the project. The metal stud subcontractor shall prepare and seal all documents required by the local authority. Those included in the Contract Documents.
- Construction not permitted for activity shall not be performed between the hours of 7:00PM and 7:00AM on weekdays, before the hour of 9:00AM or after the hour of 5:00PM on Saturday or at any time on Sunday.

DRAWING LIST	
No.	Sheet Name
A001	COVER
A002	DOSE STUDY
A003	ADA
A004	ADA
A005	ADA
A006	ADA RESTROOM PLANS
A007	ENERGY ANALYSIS
A008	U.I. DETAILS
A009	ARCHITECTURAL GENERAL NOTES
A010	MECHANICAL GENERAL NOTES
A011	MECHANICAL NOTES AND SCHEDULES
A012	MECHANICAL PLAN - FIRST FLOOR
A013	MECHANICAL PLAN - SECOND FLOOR
A014	MECHANICAL PLAN - ROOF
A015	MECHANICAL SECTIONS
A016	MECHANICAL DETAILS
A017	PLUMBING NOTES
A018	PLUMBING PLAN - FIRST FLOOR
A019	PLUMBING PLAN - SECOND FLOOR
A020	PLUMBING PLAN - ROOF
A021	PLUMBING SECTIONS AND DETAILS
A022	PLUMBING DETAILS
A023	ELECTRICAL NOTES
A024	ELECTRICAL PLAN - FIRST FLOOR
A025	ELECTRICAL PLAN - SECOND FLOOR
A026	ELECTRICAL PLAN - ROOF
A027	ELECTRICAL SECTIONS AND DETAILS
A028	ELECTRICAL DETAILS
A029	MECHANICAL NOTES AND SCHEDULES
A030	MECHANICAL PLAN - FIRST FLOOR
A031	MECHANICAL PLAN - SECOND FLOOR
A032	MECHANICAL PLAN - ROOF
A033	MECHANICAL SECTIONS
A034	MECHANICAL DETAILS
A035	PLUMBING NOTES
A036	PLUMBING PLAN - FIRST FLOOR
A037	PLUMBING PLAN - SECOND FLOOR
A038	PLUMBING PLAN - ROOF
A039	PLUMBING SECTIONS AND DETAILS
A040	PLUMBING DETAILS
A041	ELECTRICAL NOTES
A042	ELECTRICAL PLAN - FIRST FLOOR
A043	ELECTRICAL PLAN - SECOND FLOOR
A044	ELECTRICAL PLAN - ROOF
A045	ELECTRICAL SECTIONS AND DETAILS
A046	ELECTRICAL DETAILS

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Signed & Sealed: 31 AUG 2018

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Rev	Date	Comments

BID SET

Every Contractor or Subcontractor, by submitting a bid for this project, certifies that they have reviewed all aspects of this project and have included all work required to provide a complete project that meets all building codes.

Questions or discrepancies are to be resolved through the building General Contractor as a Request for Information on this bid. All questions must be received by the building General Contractor no later than the date of the bid opening. No consideration will be given after the bid date for issues that could clearly have been ascertained during the bidding process.

Information to all Bidders:
For more information about this bid, including a list of the required documents, visit the website at: www.probuilding.com. Responsibility Chart, answers to RFIs, etc. go to project website. Note: this address will be provided to bidders with invitation to bid.

It is the responsibility of ALL Bidders to become familiar with this bid and the additional information that is contained herein. If you do not have access to the internet, you MUST contact your General Contractor for this information. NO Change Orders will be accepted for any information not provided in this bid.

No consideration will be given for Change Order Requests based on any of the following:
1. Items requiring clarification but not clearly indicated as an exception on the bid set.
2. Items requiring clarification but not submitted to Architect as a request for information during bidding.
3. Items deemed to be industry standard for a particular system or assembly.
4. Items that can reasonably be inferred or assumed from contract documents.



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JIM ELLIS CADILLAC
ATLANTA, GA

PERMIT/BID SET 08/31/2018

Client:
JIM ELLIS CADILLAC

5880 PEACHTREE BLVD
ATLANTA, GA 30341

Project:
JIM ELLIS CADILLAC

5880 PEACHTREE BLVD
ATLANTA, GA 30341

Project Number: 18020
Drawn By: ES / TFL
Checked By: AEA
Approved By: YSM

Sheet Title:
COVER

Sheet Number:
A001