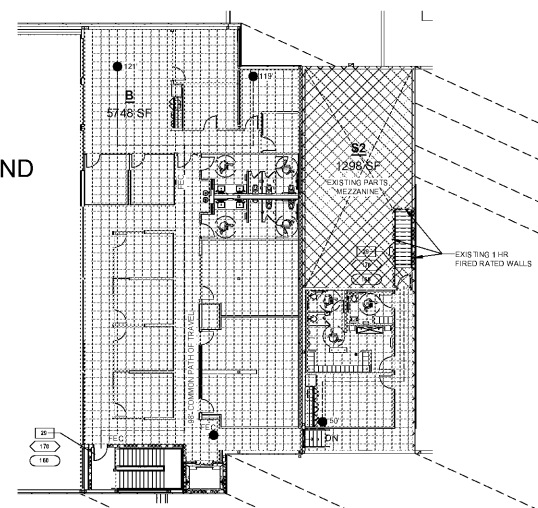
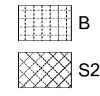


Signed & Sealed: 31 AUG 2018

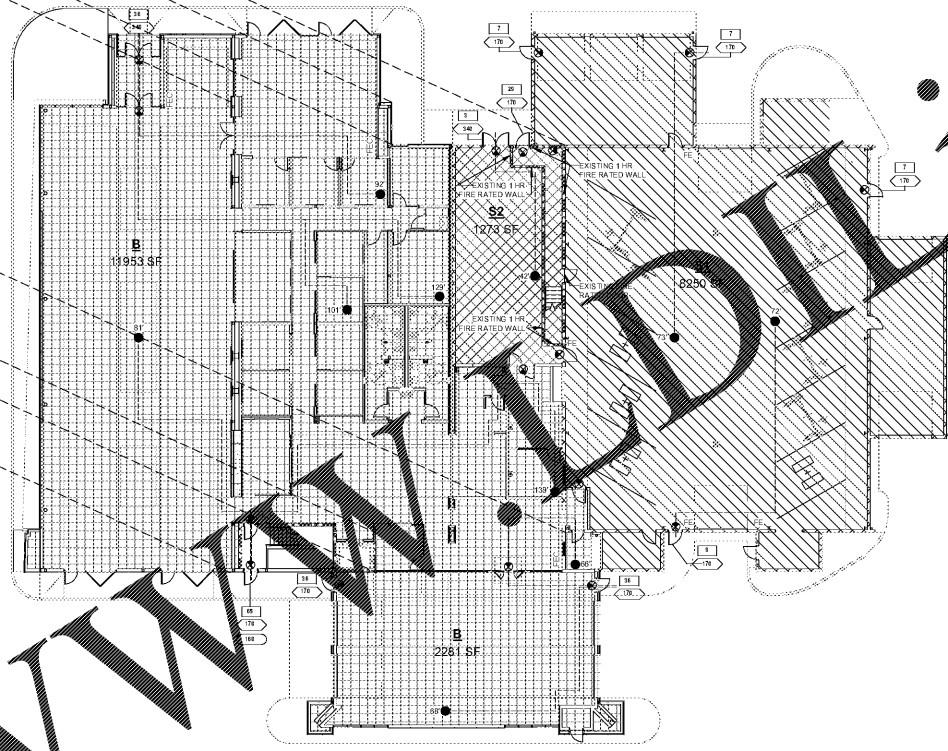
Rev	Date	Comments

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.
 If questions or discrepancies are found between trades, bidders should be submitted by the building General Contractor as a Request for Information to the bidders. These questions will be issued to all Bidders in Advance. No consideration will be given after the bid date for issues that could clearly have been assessed during the bidding period.
 Information to all Bidders:
 For more information about this bid, including a list of the most current documents, instructions to bidders, Responsibility Chart, answers to RFI, 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 reviewing this information.
 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.

IBC LEGEND

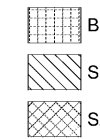


2 SECOND FLOOR
 1/16" = 1'-0"
 A002



1 CODE PLAN - IBC
 1/16" = 1'-0"
 A002

IBC LEGEND



MEANS OF EGRESS	
XXX	DISTRIBUTION OF OCCUPANTS
XXX	DOOR CAPACITY
XXX	STAIR CAPACITY
PARTITION LEGEND	
-----	1-HOUR FIRE BARRIER
-----	2-HOUR FIRE BARRIER
-----	3-HOUR FIRE BARRIER
-----	EXISTING PARTITION
-----	PROPOSED PARTITION
FIRE EQUIPMENT LEGEND	
ALL FIRE EXTINGUISHERS ARE TO MEET OR EXCEED NFPA 10 CODE 5 STANDARD.	
FE	SURFACE MOUNTED FIRE EXTINGUISHER
FE	RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER
FE	EXTINGUISHER CABINET
FCP	FIRE ALARM CONTROL PANEL
FAP	FIRE ALARM ANNUNCIATOR PANEL



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
 Checked By: AEA
 Approved By: YSM

Sheet Title:
CODE STUDY

Sheet Number:
A002

NFPA MISCELLANEOUS		CODES	
FIRE EXTINGUISHERS CLASSIFICATION OF HAZARD - NFPA10-5.4.1	NONE	AUTHORITY HAVING JURISDICTION:	CITY OF CHAMBLEE, GEORGIA & DEKALB COUNTY FIRE MARSHAL
KITCHEN EXTINGUISHER RATING	4A	GEORGIA STATE MINIMUM STANDARD CODES:	INTERNATIONAL BUILDING CODE, 2012 EDITION WITH 2014, 2015 & 2017 GEORGIA STATE AMENDMENTS
FLOOR AREA PER UNIT OF "A"	1500 SF	PLUMBING CODE:	INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS, AND IF C APPENDIX F
MAX. TRAVEL DISTANCE TO EXTINGUISHER	75'	MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
FIRE ALARMS	MANUAL/AUTOMATIC	ELECTRICAL CODE:	NFPA NATIONAL ELECTRICAL CODE, 2017 EDITION
INITIATION	NO	GAS CODE:	INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
VOICE NOTIFICATION	NO	FIRE CODE(S):	INTERNATIONAL FIRE CODE, 2012 EDITION WITH 2014 GEORGIA STATE AMENDMENTS, CURRENT EDITION OF NFPA CODES AND STANDARDS AS ADOPTED & MODIFIED BY THE STATE FIRE MARSHAL
FIRE SPRINKLERS	YES	ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH 2011 & 2012 GEORGIA STATE AMENDMENTS
IBC SUMMARY		ACCESSIBILITY CODE:	CGA TITLES 25 AND 30 / 2010 ADA STANDARDS
BUILDING HEIGHT (TABLE 503 OCC S-1)	50'	LIFE SAFETY CODE:	NFPA 101 LIFE SAFETY CODE, 2012 EDITION WITH 2013 GEORGIA STATE AMENDMENTS
Sprinkler Increase (SMA 2)	20'	PROJECT SCOPE NARRATIVE	
TOTAL ALLOWABLE BUILDING HEIGHT	70'	DEMOLITION	
BUILDING HEIGHT SHOWN	31'	DEMOLITION WORK CONSISTS OF THE PARTIAL REMOVAL OF THE EXISTING SHOWROOM, THE REMOVAL OF EXISTING DRIVEWAY PANELS IN THE SERVICE DRIVE AND THE DEMOLITION OF INTERIOR PARTITIONS IN THE FIRST AND SECOND FLOOR.	
NO. STORES SHOWN	2	EXTERIOR CONSTRUCTION	
OCCUPANCY CLASSIFICATION	Mixed Unseparated B, S1, S2	CONSTRUCTION OF NEW SHOWROOM AND ADMINISTRATIVE AREAS CONSISTING OF CONCRETE SLAB ON GRADE, CONVENTIONAL STEEL FRAME STRUCTURE, STRUCTURAL METAL STUD WALL FRAMING, AND SERVICE PLY MEMBRANE ROOF SYSTEM OVER RIGID INSULATION ON METAL DECK. EXTERIOR STOREFRONT GLAZED CURTAIN WALL IN SELECTED AREAS AS INDICATED ON FLOOR PLANS AND ELEVATION ELEVATIONS. EXTERIOR SHOPS TO BE COMPOSITE METAL PANELS IN THREE COLORS TO CONFORM WITH THE REQUIREMENTS OF THE FORD LINCOLN RETAIL CORPORATE IDENTITY. THE NEW EXTERIOR SIGN OF THE EXISTING SERVICE DRIVE TO BE COMPOSITE METAL PANEL. THE EXISTING SERVICE SHOP WILL RECEIVE NEW FINISH FLOOR/INTERIOR AND EXTERIOR PAINT AS INDICATED IN FLOOR PLANS AND ELEVATIONS.	
SPRINKLERED	Yes	INTERIOR CONSTRUCTION	
MEZZANINE	NO	INTERIOR SCOPE INCLUDES NEW FINISHES, FURNITURE, AND PARTITIONS IN THE SHOWROOM, SERVICE DRIVE, SHOWROOM/SERVICE DRIVE/ADMINISTRATIVE SHOP MATERIALS WILL INCLUDE CERAMIC FLOOR TILE, CARPET, METAL STUD AND GYP. PARTITIONS, CERAMIC WALL TILE, GYP CEILING, INTERIOR STOREFRONT, FURNITURE AND FIXTURES TO BE PROVIDED BY THIRD PARTY VENDOR AND COORDINATED BY THE G.C. ALL FINISHES, FIXTURES AND FURNITURE TO COMPLY WITH CADILLAC RETAIL CORPORATE IDENTITY STANDARDS.	
ROOF COVERING FIRE CLASSIFICATION	C	CODE AND AREAS	
MINIMUM INTERIOR FINISH CLASS (Table 803.5)	B	BUILDING HAS BEEN CLASSIFIED AS MIXED USE UNSEPARATED. NO FIRE SEPARATIONS BETWEEN OCCUPANCIES ARE REQUIRED BY THE CLASSIFICATION. SOME EXISTING FIRE RATED PARTITIONS ARE BEING MAINTAINED, BUT ARE NOT REQUIRED BY CODE. AS A RESULT, THE ALLOWABLE BUILDING AREAS HAVE BEEN CALCULATED BY THE MOST STRINGENT (S-1) OCCUPANCY.	
Exit Enclosures and Exit Passageways	B		
Rooms and Enclosed Spaces	C		
DISTANCE LIMITS:			
Common Path	100		
Dead End	50		
Exit Travel Distance	250		
OCCUPANCY SEPARATIONS: (Table 508.3.3 w/sprinklers)			
B to S-1 = 0 hrs			
B to S-2 = 1 hr			
S-2 to S-1 = 1 hr			
SEISMIC CATEGORY	C		

BUILDING CALCULATIONS (2012 IBC, TABLE 2002.1)		SPECIAL INSPECTIONS SUMMARY - 2012 IBC	
OCCUPANT LOAD: OCCUPANTS (ASSUMED 100 MALE, 100 FEMALE)		SEISMIC DESIGN CATEGORY: C	
WATER CLOSETS / URINALS	LAVATORIES	2012 IBC CHAPTER 17:	
MALE	FEMALE	1705.1.1 SPECIAL CASES	
3	5	1705.2 STEEL CONSTRUCTION	
TOTAL: 8		1705.3 CONCRETE CONSTRUCTION	
OCCUPANT LOAD: 32 OCCUPANTS (ASSUMED 16 MALE, 16 FEMALE)		1705.4 MASONRY CONSTRUCTION	
WATER CLOSETS / URINALS	LAVATORIES	1705.6 SOILS	
MALE	FEMALE	1705.10 WIND RESISTANCE	
1	1	1705.11 SEISMIC RESISTANCE	
TOTAL: 2		1705.11.1 STRUCTURAL COMPONENTS	
1st FLOOR: 3	1st FLOOR: 3	1705.11.5 ARCHITECTURAL COMPONENTS	
2nd FLOOR: 3	2nd FLOOR: 3	1705.11.6 MECHANICAL AND ELECTRICAL SEISMIC RESISTANCE	
TOTAL: 6		1705.14 INTUMESCENT FIRE COATINGS	
1st FLOOR: 3	1st FLOOR: 3	1705.15 EIFS	
2nd FLOOR: 3	2nd FLOOR: 3	1705.16 FIRE STOPPING	
TOTAL: 6			
WATER CLOSETS / URINALS	LAVATORIES		
MALE	FEMALE		
1	1		
TOTAL: 2			
1st FLOOR: 1	1st FLOOR: 1		
2nd FLOOR: 1	2nd FLOOR: 1		
TOTAL: 2			
1st FLOOR: 1	1st FLOOR: 1		
2nd FLOOR: 1	2nd FLOOR: 1		
TOTAL: 2			

NOTE: PROVIDED FUTURE COUNT SHOWN IN CHART ABOVE DOES NOT INCLUDE 2 PRIVATE RESTROOMS CONSISTING OF 1 LAVATORY & 1 WATER CLOSET EACH-AS THEY ARE NOT AVAILABLE TO THE PUBLIC

*Special Inspections shall be performed by a third party inspector contracted directly by the Owner. A detailed Special Inspections document conforming to IBC requirements shall be prepared separately and maintained on the job site. Additional Special Inspection forms may be required by the AHJ at time of permit application. Special inspection reports and final report in accordance with IBC chapter 1704, shall be available at the time the building is approved for occupancy.

D:\esanchez\2018
 8/31/2018 4:11 PM
 JIM ELLIS CADILLAC.esanchez.rvt

Order Plans @

WWW.ArchLine.com