FULTON COUNTY SCHOOL SYSTEM

RIVER EVES ELEMENTARY SCHOOL - RENOVATIONS

9000 EVES ROAD, ROSWELL, GA 30076

BID SET
DECEMBER 3, 2018

DESIGN TEAM

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DRAWING INDEX

SHEET NUMBER	SHEET NAME	50% CD 08.07.2018	PERMIT SET 09.20.2018	95% CD 11.08.2018	BID SET 12.03.2018
01 TITLE SHEET					
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02 GENERAL INFORMATION					
G001	GENERAL INFORMATION	•	•	•	•
03 CIVIL					
C000	PROJECT COVER SHEET		•	•	•
C010	TOPOGRAPHIC SURVEY		•	•	•
C020	TOPOGRAPHIC SURVEY		•	•	•
C030	TOPOGRAPHIC SURVEY		•	•	•
C040	TOPOGRAPHIC SURVEY		•	•	•
C050	TOPOGRAPHIC SURVEY		•	•	•
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C101	SITE DEMOLITION AND REMOVAL PLANS		•	•	•
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C301	NPDES NOTES		•	•	•
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C311	SITE ES&PC INITIAL PHASE PLANS		•	•	•
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C321	SITE ES&PC FINAL PHASE PLANS			•	•
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A041	ROOM SIGNAGE & DOOR HARDWARE	•	•	•	•
A101	PROPOSED FLOOR PLAN	•	•	•	•
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MD101B	MECHANICAL DUCTWORK PLAN - SECTION B - DEMOLITION	•	•	•	•
MD101C	MECHANICAL DUCTWORK PLAN - SECTION C - DEMOLITION	•	•	•	•
MD101D	MECHANICAL DUCTWORK PLAN - SECTION D - DEMOLITION	•	•	•	•
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M301	MECHANICAL CONTROL DIAGRAMS	•	•	•	•
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M403	MECHANICAL DETAILS		•	•	•
M501	MECHANICAL SCHEDULES		•	•	•

SHEET NUMBER	SHEET NAME	50% CD 08.07.2018	PERMIT SET 09.20.2018	95% CD 11.08.2018	BID SET 12.03.2018
10 PLUMBING					
P001	PLUMBING SYMBOLS, NOTES, AND ABBREVIATIONS	•	•	•	•
PD101C	PLUMBING PLAN - SECTION C - DEMOLITION	•	•	•	•
PD101D	PLUMBING PLAN - SECTION D - DEMOLITION	•	•	•	•
PD101E	PLUMBING PLAN - SECTION E - DEMOLITION	•	•	•	•
PD101F	PLUMBING PLAN - SECTION F - DEMOLITION	•	•	•	•
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FP101	FIRE PROTECTION PLAN	•	•	•	•
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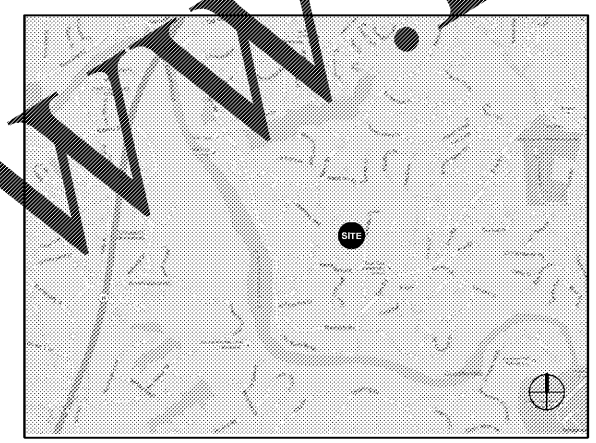
E001	ELECTRICAL SYMBOLS, NOTES, AND LIGHTING SCHEDULE	•	•	•	•
ED101A	ELECTRICAL POWER PLAN - SECTION A - DEMOLITION	•	•	•	•
ED101B	ELECTRICAL POWER PLAN - SECTION B - DEMOLITION	•	•	•	•
ED101C	ELECTRICAL POWER PLAN - SECTION C - DEMOLITION	•	•	•	•
ED101D	ELECTRICAL POWER PLAN - SECTION D - DEMOLITION	•	•	•	•
ED101E	ELECTRICAL POWER PLAN - SECTION E - DEMOLITION	•	•	•	•
ED101F	ELECTRICAL POWER PLAN - SECTION F - DEMOLITION	•	•	•	•
ED201A	ELECTRICAL LIGHTING PLAN - SECTION A - DEMOLITION		•	•	•
ED201B	ELECTRICAL LIGHTING PLAN - SECTION B - DEMOLITION		•	•	•
ED201C	ELECTRICAL LIGHTING PLAN - SECTION C - DEMOLITION		•	•	•
ED201D	ELECTRICAL LIGHTING PLAN - SECTION D - DEMOLITION		•	•	•
ED201E	ELECTRICAL LIGHTING PLAN - SECTION E - DEMOLITION		•	•	•
ED201F	ELECTRICAL POWER PLAN - SECTION F - DEMOLITION		•	•	•
E101A	ELECTRICAL POWER PLAN - SECTION A	•	•	•	•
E101B	ELECTRICAL POWER PLAN - SECTION B	•	•	•	•
E101C	ELECTRICAL POWER PLAN - SECTION C	•	•	•	•
E101D	ELECTRICAL POWER PLAN - SECTION D	•	•	•	•
E101E	ELECTRICAL POWER PLAN - SECTION E	•	•	•	•
E101F	ELECTRICAL POWER PLAN - SECTION F	•	•	•	•
E201A	ELECTRICAL LIGHTING PLAN - SECTION A	•	•	•	•
E201B	ELECTRICAL LIGHTING PLAN - SECTION B	•	•	•	•
E201C	ELECTRICAL LIGHTING PLAN - SECTION C	•	•	•	•
E201D	ELECTRICAL LIGHTING PLAN - SECTION D	•	•	•	•
E201E	ELECTRICAL LIGHTING PLAN - SECTION E	•	•	•	•
E201F	ELECTRICAL LIGHTING PLAN - SECTION F	•	•	•	•
E501	ELECTRICAL ONE-LINE DIAGRAMS		•	•	•
E601	ELECTRICAL PANELBOARD SCHEDULES			•	•
E602	ELECTRICAL PANELBOARD SCHEDULES			•	•

LOCATION MAP



ADD ALTERNATES:

1. REPLACE ALL EXISTING GAS PIPING BACK TO THE EXISTING GAS METER. PAINT AND PROVIDE LABELS AS REQUIRED.

2. REROUTE EXISTING CONDENSATE PIPING FOR FAN COIL UNITS FROM THE ROOF TO WITHIN THE CEILING PLENUM AS SHOWN ON THE DRAWINGS.

3. PREP AND PAINT ALL EXTERIOR FERROUS METAL ON SITE, INCLUDING, BUT NOT LIMITED TO, MASONRY LINTELS, MECHANICAL YARD GATES AND FENCING, PIV, EQUIPMENT SUPPORTS, AND HOLLOW METAL DOORS. (EXCLUDES METALS THAT HAVE A FACTORY FINISH).

4. INSTALL SOLID PHENOLIC URINAL SCREENS IN THE BOYS RESTROOMS.

5. REPLACE CLASSROOM CASEWORK AS NOTED ON SHEETS D101 AND A101 INCLUDING ASSOCIATED PLUMBING FIXTURES. SEE A601 FOR CASEWORK ELEVATIONS.

6. CLEAN AND PRESSURE WASH ALL EXTERIOR WALLS FROM GRADE UP TO THE ROOF COPING. CLEAN AND PRESSURE WASH ALL SIDEWALKS THAT ADJOIN EXTERIOR WALLS. CONTINUE SIDEWALK CLEANING AND WASHING BEYOND THE EXTERIOR WALL TO THE NEXT SIDEWALK CONTROL JOINT. THE INTENT IS TO REMOVE ALL STAINING.

OBLIGATIONS OF CONTRACTOR

A. Except as otherwise specifically noted, the following is included in the contractor's Work:

1. Contractor shall provide inspections on the following low voltage systems prior to start of Work on building(s) to determine and document the pre-existing condition of each system in the Owner's project controls system. Contractor shall conduct system checks in presence of Owner and shall use the indicated companies for this inspection, re-inspection, and certification. Other companies are not allowed to perform this task unless approved in writing by Owner.

a. Fire Alarm System – MITEC
b. INTERCOM SYSTEM – SOUTHWESTERN COMMUNICATIONS
c. Intrusion Detection System – NETPLANNER
d. CCTV Security Surveillance System – NETPLANNER
e. HVAC Controls – ALC CONTROLS

CONTACT INFORMATION:

MITEC: Jerry Wall (770) 813-5959

SOUTHWESTERN COMMUNICATIONS: (678) 376-8884 Katrina Jones katrinajones@swc.net

NETPLANNER: Phillip Cohen (678) 205-2569 phillipcohen@netplanner.com

ALC CONTROLS: David Hewitt (678) 414-8560 David.Hewitt@automatedlogic.com

B. Separate Bid Documents

2. Note that the roofing scope for this project is covered in a separate set of documents. It is the responsibility of the Contractor to coordinate between the separate sets of documents. Notify the Owner and Architect if any discrepancies are discovered.

GENERAL NOTES

CONTRACT DOCUMENTS

1. THE PLANS ARE COMPLEMENTARY; WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
2. THE WRITTEN SPECIFICATIONS, AND ADDENDA FOR THIS PROJECT COMPLEMENTS THE DRAWINGS, AND ARE HEREBY MADE A PART OF THESE PLANS.
3. ALL DRAWINGS AND DETAILS OF THE EXISTING CONDITIONS ARE REPRESENTATIVE OF EXISTING CONDITIONS ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF DETAILS WITH ACTUAL CONDITIONS AND COORDINATE WITH THE ARCHITECT ANY DEVIATIONS TO EXECUTE THE INTENT OF THE DOCUMENTS.

GENERAL NOTES

1. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY UPON THE DISCOVERY OF ANY POSSIBLE HISTORIC OR ANTHROPOLOGIC FINDS DURING CONSTRUCTION.
2. OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY UPON THE DISCOVERY OF ANY POSSIBLE ASBESTOS OR HAZARDOUS FINDS DURING CONSTRUCTION. WORK IN THE SUSPECTED AREA SHALL STOP IMMEDIATELY UNTIL THE PROPER INVESTIGATION AND ABATEMENT MEASURES CAN BE TAKEN.

DIMENSIONS

1. ALL INTERIOR DIMENSIONS SHOWN ON FLOOR PLANS FOR METAL STUD PARTITIONS ARE TO THE FACE OF FRAMING MEMBER, OR TO THE CENTERLINE OF COLUMN GRID SHOWN.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
3. EXTERIOR DIMENSIONS SHOWN ON FLOOR PLANS ARE TO THE FACE OF EXTERIOR WALLS OR TO THE CENTERLINE OF COLUMN GRID SHOWN.
4. DRAWINGS ARE CAD GENERATED AND HAVE THE ABILITY TO BE PRINTED AT VARIOUS SCALES; IF DIMENSIONS ARE NOT INDICATED ON THE DRAWINGS NOTIFY THE ARCHITECT AND DIMENSIONS WILL BE PROVIDED. **DO NOT SCALE DRAWINGS**.

DRAWING KEYNOTE SYSTEM:

A KEYNOTE SYSTEM IS USED ON THESE DRAWINGS FOR MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE DRAWING FOR THE INFORMATION WHICH REFERS TO EACH KEYNOTE SYMBOL ON THAT RESPECTIVE DRAWING.

EACH KEYNOTE SYMBOL CONSISTS OF 6-DIGIT NUMBER FOLLOWED BY AN ALPHA NUMERICAL SUFFIX. THE 6-DIGIT NUMBER RELATES TO A SPECIFICATION SECTION WHICH GENERALLY COVERS THE ITEM THAT IS REFERENCED. THE ALPHA NUMERICAL SUFFIX COMBINED WITH THE 6-DIGIT NUMBER CREATES A KEYNOTE SYMBOL WHICH IDENTIFIES THE SPECIFIC REFERENCE NOTATION USED ON THE DRAWINGS. THE SUFFIX DOES NOT RELATE TO ANY CORRESPONDING REFERENCE LETTER OR NUMBER USED IN THE ORGANIZATION SYSTEM OF THE SPECIFICATIONS.

THE USE OF KEYNOTE REFERENCE NUMBERS ON THESE DRAWINGS IS A CONVENTION ONLY FOR DENOTING MATERIALS USED AND INCORPORATED INTO THE DRAWINGS. THESE NUMBERS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG HIS SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

PROJECT and CODE SUMMARY

OWNER:	FULTON COUNTY SCHOOLS BOARD OF EDUCATION 6201 POWERS FERRY ROAD NW ATLANTA, GEORGIA 30339
PROJECT ADDRESS:	9000 EVES ROAD, ROSWELL, GA 30076

BUILDING AREA

1. FLOOR LEVELS	2. AREA (GROSS S.F.)
1st Floor	109,621 SF
TOTAL	109,621 SF

PROJECT TYPE: RENOVATION

SEISMIC ZONE: SEISMIC DESIGN CATEGORY "C" PER THE UNIFORM HAZARD 2008 USGS National Seismic Hazard Maps

A. APPLICABLE CODES

BUILDING:	INTERNATIONAL BUILDING CODE, 2012 Edition, WITH GEORGIA AMENDMENTS
MECHANICAL:	INTERNATIONAL MECHANICAL CODE, 2012 Edition, WITH GEORGIA AMENDMENTS
PLUMBING:	INTERNATIONAL PLUMBING CODE, 2012 Edition, WITH GEORGIA AMENDMENTS
GAS:	INTERNATIONAL FUEL GAS CODE, 2012 Edition, WITH GEORGIA AMENDMENTS
ELECTRICAL:	NATIONAL ELECTRIC CODE, 2017 Edition
FIRE:	INTERNATIONAL FIRE CODE, 2012 Edition, WITH GEORGIA AMENDMENTS; INTERIOR FINISH PER NFPA 101 2012 CHAPTER 10
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2009 Edition, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
LIFE SAFETY:	2012 NFPA 101 - LIFE SAFETY CODE WITH STATE AMEMDMENTS
ACCESSIBILITY:	2010 DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN

B. BUILDING INSPECTION DEPARTMENT
THIRD PARTY (TBD)

		REFERENCES
C. OCCUPANCY CLASSIFICATION GROUP	GROUP E	IBC, SECTION 305.1 NFPA 101 CHAPTER 14
D. TYPE OF CONSTRUCTION	TYPE IIB	IBC, TABLE 601
E. SPRINKLERED / UNSPRINKLERED	SPRINKLERED	NFPA 13
F. ALLOWABLE HEIGHT 1. Allowable Building Height 2. Actual Building Height	2 STORIES 1 STORY	IBC, TABLE 503
G. ALLOWABLE AREA 1. Area Allowed Per Floor 2. Area Modifications Allowed Per Floor	EXISTING N/A	IBC, TABLE 503 IBC, SECTION 506
H. OCCUPANT SEPARATION	N/A	IBC, SECTION 508.4
I. TENANT SEPARATION	N/A	

K. CONSTRUCTION ELEMENTS:

ITEM	CODE & SECTION	RATING (MIN.)	DESIGN NUMBER	COMMENTS
STRUCTURAL FRAME	IBC T 601	0	0	
BEARING WALLS				
EXTERIOR	IBC T 601	0	0	
INTERIOR	IBC T 601	0	0	
NON BEARING WALLS				
EXTERIOR	IBC T 602	0	0	
INTERIOR	IBC T 601	0	0	
FLOOR CONSTRUCTION	IBC T 601	0	0	
ROOF CONSTRUCTION	IBC T 601	0	0	STRUCTURE ABOVE 20 FT UNPROTECTED

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PROJECT NO: 18046.00

	50% CD'S	08/07/2018
	PERMIT SET	09/20/2018
	95% CD'S	11/08/2018
	BID SET	12/03/2018

STATE OF GEORGIA
MELISSA ANNE CANTRELL
12-3-18
CERTIFICATE NO. 010584
REGISTERED ARCHITECT

CONTRACT DOCUMENT
ISSUED FOR CONSTRUCTION

SHEET TITLE
COVER SHEET

SHEET NUMBER
T001

12/3/2018 2:56:12 PM

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