

CONSTRUCTION DOCUMENTS FOR THE GWINNETT COUNTY VOTER REGISTRATION AND ELECTIONS RENOVATION

455 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30046

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PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard,
Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

**GWINNETT COUNTY
VOTER REG. AND
ELEC. RENOVATION**
455 Grayson Hwy
Lawrenceville, GA 30046

COVER SHEET

Date	No.	Description
02-13-19		RELEASED FOR BID

02-13-19
A16-137AGSB
PROJ. NUMBER
XXX.rvt
FILE NAME

CS

Project Directory	Project Information	General Notes	Sheet Index
<p>OWNER: GWINNETT COUNTY BOARD OF COMMISSIONERS 75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046 CONTACT: DAVID MOGGE</p> <p>ARCHITECT: PRECISION PLANNING INC. 400 PIKE BOULEVARD LAWRENCEVILLE, GEORGIA 30046-2210 CONTACT: KENT SNYDER, AIA (770) 338-8000</p> <p>STRUCTURAL ENGINEER: STARZER BRADY FAGAN & ASSOCIATES INC. 2337 PERIMETER PARK DRIVE, #215 ATLANTA, GA 30341 CONTACT: TONY FAGAN, P.E.</p> <p>MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER: JOHNSON SPELLMAN & ASSOCIATES INC. SUITE 130 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092 MECHANICAL CONTACT: GABE PARK PLUMBING CONTACT: ATILER GURSEY ELECTRICAL CONTACT: RON GAINER</p>	<p>PROJECT NAME: GWINNETT COUNTY VOTER REGISTRATIONS AND ELECTIONS OFFICE INTERIOR RENOVATION</p> <p>PROJECT ADDRESS: 455 GRAYSON HIGHWAY LAWRENCEVILLE, GA 30046</p> <p>ZONING DISTRICT: GENERAL BUSINESS</p> <p>OCCUPANCY GROUP: IBC GROUP B (EXISTING BUSINESS)</p> <p>TYPE OF CONSTRUCTION: IIB</p> <p>SPRINKLERED OR UNSPRINKLERED: SPRINKLERED</p> <p>TOTAL TENANT AREA: 23,229 SQ. FT.</p> <p>RENOVATED BUILDING AREA: 5,148 SQ. FT.</p> <p>EXISTING BUILDING HEIGHT: 25' - 0"</p> <p>CODE HEIGHT LIMIT: 55' - 0"</p> <p>FIRE ALARM: YES</p>	<p>1. CONTRACTOR SHALL VERIFY THAT THESE DRAWINGS CORRESPOND TO EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS THAT CANNOT BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.</p> <p>2. THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING, PURCHASING, FABRICATING OR INSTALLING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.</p> <p>4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.</p> <p>5. IF ANY DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.</p> <p>6. THE BUILDING AND SITE SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER. REFER TO SPECIFICATIONS FOR WASTE MANAGEMENT PLAN REQUIREMENTS.</p> <p>CONTRACTORS ARE REQUIRED TO HAVE A VALID GEORGIA STATE GENERAL CONTRACTING LICENSE FOR COMMERCIAL PROJECTS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO PROVIDE THE GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT AND THE RESIDENCY STATUS AFFIDAVIT. REFER TO DIVISION 0 OF THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.</p> <p>8. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THE ARCHITECTURAL WORK PERFORMED WHICH MEETS THE STANDARDS OF PROFESSIONAL CARE.</p> <p>9. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD. ALL BIDDING CONTRACTORS SHALL BE REQUIRED TO VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID. BIDDERS SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND SHALL CONSIDER ANY REQUIRED TO ASSESS ANY EXISTING ITEMS TO BE RELOCATED. BIDDERS SHALL CONSIDER ANY REQUIRED DEMOLITION OR REWORK OF EXISTING SITE AND REPAIR OF EXISTING SITE FEATURES AND LANDSCAPING REGARDLESS OF INDICATION IN THE CONTRACT DOCUMENTS.</p> <p>10. PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS.</p> <p>11. ALL CONSTRUCTION OFFICES SHALL BE PERMITTED SEPARATELY.</p> <p>12. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE AND DEBRIS.</p> <p>13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING NECESSARY FENCING AND ALL SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC FROM DEMOLITION AND CONSTRUCTION WORK FOR THE DURATION OF THE PROJECT.</p> <p>14. IN THE EVENT THE OWNER, THE OWNER'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE OWNER IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO THE CONSTRUCTION DOCUMENTS PREPARED BY PRECISION PLANNING, INC. RELATING TO THIS PROJECT WITHOUT OBTAINING PRECISION PLANNING, INC.'S PRIOR WRITTEN CONSENT, THE OWNER AGREES TO WAIVE ANY CLAIM AGAINST PRECISION PLANNING, INC. AND TO RELEASE PRECISION PLANNING, INC. FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.</p> <p>15. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN.</p> <p>16. REMOVE ONLY THOSE PORTIONS OF EXISTING CONDITIONS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.</p> <p>17. IN AREAS WHERE WORK IS BEING PERFORMED, PATCH AND REPAIR EXISTING FIRE-RATED ASSEMBLIES TO MAINTAIN FIRE-RESISTANCE RATINGS.</p> <p>18. IF ANY SERVICES TO THE BUILDING REQUIRE INTERRUPTION FOR ANY REASON, PROPER NOTICE MUST BE GIVEN TO THE OWNER PRIOR TO SCHEDULING OF THIS WORK.</p> <p>19. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY EXISTING, TO-REMAIN FINISH AND/OR ASSEMBLIES WHICH ARE DAMAGED DURING CONSTRUCTION ACTIVITIES.</p> <p>20. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241, STANDARD FOR SAFE GUARDING CONSTRUCTION ALTERATION AND DEMOLITION OPERATIONS.</p> <p>21. EXISTING BUILDING HAS A SPRINKLER SYSTEM INSTALLED AND IN OPERATION. CONTRACTOR SHALL ENDEAVOR TO KEEP EXISTING SPRINKLER SYSTEM IN SERVICE AND OPERATING DURING CONSTRUCTION PER NFPA 101, CHAPTER 9.9.7.6.1 WHERE REQUIRED. SPRINKLER IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24 HOUR PERIOD, THE AUTHORITY HAVING JURISDICTION SHALL BE NOTIFIED AND THE BUILDING SHALL BE EVACUATED OR AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR ALL PARTIES LEFT UNPROTECTED BY THE SHUTDOWN UNTIL THE SPRINKLER SYSTEM HAS BEEN RETURNED TO SERVICE.</p>	<p>GENERAL CS COVER SHEET</p> <p>LIFE SAFETY LS1.1 LIFE SAFETY AND CODE NOTES LS1.2 LIFE SAFETY AND CODE NOTES LS2.1 LIFE SAFETY PLAN, NOTES AND DETAILS</p> <p>DEMOLITION D1.1 DEMOLITION SITE PLAN D2.1 DEMOLITION PLAN AND NOTES D4.1 DEMOLITION REFLECTED CEILING PLAN AND NOTES</p> <p>ARCHITECTURAL A1.1 SITE PLAN A1.2 PARKING DETAILS A2.1 NEW FLOOR PLAN, NOTES AND DETAILS A4.1 NEW REFLECTED CEILING PLAN, NOTES AND DETAILS A5.1 DEMOLITION AND NEW EXTERIOR ELEVATIONS A6.1 NEW FINISH PLAN AND DETAILS A6.2 INTERIOR ELEVATIONS A6.3 MILLWORK SECTIONS A9.1 DOOR AND WINDOW SCHEDULE, NOTES AND DETAILS A10.1 NEW SIGNAGE NOTES AND DETAILS</p> <p>STRUCTURAL S1.1 GENERAL NOTES AND ABBREVIATIONS S2.1 PARTIAL FOUNDATION, FRAMING, AND ROOF PLANS S3.1 SECTIONS AND DETAILS</p> <p>MECHANICAL M0.01 HVAC NOTES, SCHEDULES & DETAILS M1.1 DEMOLITION PART PLAN M2.1 NEW WORK PART PLAN</p> <p>PLUMBING P0.1 PLUMBING SCHEDULES & GENERAL NOTES P1.1 SECOND FLOOR PLUMBING DEMOLITION PART PLAN A P2.1 SECOND FLOOR PLUMBING NEW WORK PART PLAN A</p> <p>ELECTRICAL DE3.1 ELECTRICAL DEMOLITION PLAN E1.0 SYMBOLS LEGEND & NOTES E1.1 FIXTURE SCHEDULE E1.2 OVERALL PLAN E2.1 LIGHTING PLAN E3.1 POWER & COMMUNICATIONS PLAN E4.1 SPECIAL SYSTEMS PLAN E5.1 ENLARGED PLANS E6.1 PANEL SCHEDULES E7.1 DETAILS</p>
<p>Symbol Legend</p> <p>View Name 1/8" = 1'-0"</p> <p>Room name: 101 ROOM NAME & NUMBER</p> <p>ENLARGED DETAIL REFERENCE</p> <p>SECTION REFERENCE</p> <p>INTERIOR ELEVATION MARK</p> <p>EXTERIOR ELEVATION MARK</p> <p>COLUMN REFERENCE</p> <p>INTERIOR FINISH TAG</p> <p>BREAK LINE</p> <p>DIMENSION LINE TO FACE OF STUD, MASONRY OR CONCRETE</p> <p>DIMENSION LINE TO COLUMN CENTERLINE</p> <p>DIMENSION LINE TO FINISH ASSEMBLIES</p> <p>PLAN WIDTH</p> <p>NORTH ARROW</p> <p>TRUE NORTH</p> <p>ELEVATION MARKER</p> <p>A.F.F.</p> <p>WINDOW REFERENCE TYPE</p> <p>DOOR REFERENCE NUMBER</p> <p>PARTITION TYPE</p> <p>PLAN KEYNOTE</p> <p>CEILING TYPE TAG</p> <p>EXTERIOR FINISH TYPE</p> <p>REVISION NUMBER</p>	<p>Applicable Codes</p> <p>THE FOLLOWING CODES SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT:</p> <p>INTERNATIONAL BUILDING CODE (IBC), 2012 EDITION WITH 2014, 2015, 2017 AND 2018 GEORGIA AMENDMENTS</p> <p>INTERNATIONAL FIRE CODE (IFC), 2012 EDITION WITH 2014 GEORGIA AMENDMENTS</p> <p>INTERNATIONAL PLUMBING CODE (IPC), 2012 EDITION WITH 2014 AND 2015 GEORGIA AMENDMENTS</p> <p>INTERNATIONAL MECHANICAL CODE (IMC), 2012 EDITION WITH 2014 AND 2015 GEORGIA AMENDMENTS</p> <p>INTERNATIONAL FUEL AND GAS CODE, 2012 EDITION WITH 2014 AND 2015 GEORGIA AMENDMENTS</p> <p>NATIONAL ELECTRIC CODE (NEC), 2017 EDITION WITH NO GEORGIA AMENDMENTS</p> <p>INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2009 EDITION WITH 2011 AND 2012 GEORGIA AMENDMENTS</p> <p>DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN, 2010 EDITION WITH NO GEORGIA AMENDMENTS</p> <p>NFPA 101 LIFE SAFETY CODE, 2012 EDITION</p>		

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