

FULTON COUNTY SCHOOL SYSTEM

EVOLINE C. WEST ELEMENTARY

SCHOOL - RENOVATIONS

7040 RIVERTOWN RD, FAIRBURN, GA 30213



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- RENOVATIONS
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BID SET
DECEMBER 20, 2019

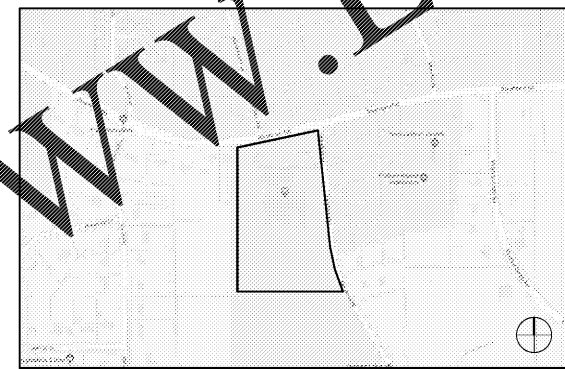
DESIGN TEAM

ARCHITECT	CIVIL	MECHANICAL	ELECTRICAL	PLUMBING	STRUCTURAL
CDH PARTNERS Melissa Cantrell 675 Tower Road Marietta, GA 30060 1678-784-3491	BREEDLOVE Chip Brown 15 Simpson St. NW Atlanta, GA 30309 1770-483-1173	RMF ENGINEERING Vance Nail 990 Hammond Dr. Ste. 630 Atlanta, GA 30328 1678-810-0028	RMF ENGINEERING Beth Crutchfield 990 Hammond Dr. Ste. 630 Atlanta, GA 30328 1678-810-0028	RMF ENGINEERING Vance Nail 990 Hammond Dr. Ste. 630 Atlanta, GA 30328 1678-810-0028	MCVEIGH & MANGUM ENGINEERING Mark Hufstetter 1955 Lake Park Drive, SE Suite 325 Smyrna, GA 30080 1678-213-1616

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LOCATION MAP



SEE SHEET G001 FOR ALL ADDITIVE ALTERNATE

OBLIGATIONS OF CONTRACTOR: Except as otherwise specifically noted, the following is indicated in the contractor's work:

- A. 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.**
- Fire alarm System - MITEC
 - Intercom System - SOUTHWESTERN COMMUNICATIONS
 - Intrusion Detection System - NETPLANNER
 - CCTV Security Surveillance System - NETPLANNER
 - HVAC Controls - ALC CONTROLS
- B. Contact Information**
- MTEC: Jerry Wall (770) 813-5959
- SOUTHWESTERN COMMUNICATIONS: Katrina Jones (678) 376-8884 katrinajones@swc.net
- NETPLANNER: Phillip Cohen (678) 205-2569 phillipcohen@netplanner.com
- ALC CONTROLS: David Hewitt (678) 414-8560 david.hewitt@automatedlogic.com

GADOE FIRE MARSHAL CERTIFICATION

THE LOCAL FIRE OFFICIAL HAVING JURISDICTION IS CURRENTLY REVIEWING A SET OF DOCUMENTS IDENTICAL TO THIS SET OF DOCUMENTS SUBMITTED ON 11/15/2019.

A CONSTRUCTION PERMIT WILL BE ISSUED TO THE CONTRACTOR AT THE START OF CONSTRUCTION.

(signed) 11.14.19 DESIGN PROFESSIONAL

GENERAL NOTES

CONTRACT DOCUMENTS

- THE PLANS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
- THE WRITTEN SPECIFICATIONS, AND ADDENDA FOR THIS PROJECT COMPLEMENTS THE DRAWINGS, AND ARE HEREBY MADE A PART OF THESE PLANS.
- 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

- ARCHITECT SHALL BE NOTIFIED IMMEDIATELY UPON THE DISCOVERY OF ANY POSSIBLE HISTORIC OR ANTHROPOLOGIC FINDS DURING CONSTRUCTION.
- 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

- ALL INTERIOR DIMENSIONS SHOWN ON FLOOR PLANS FOR METAL STUD PARTITIONS ARE TO THE FACE OF STAMMING MEMBER, OR TO THE CENTERLINE OF COLUMN GRID SHOWN.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE SITE. DIMENSIONAL VARIATIONS SHALL BE REPORTED TO THE ARCHITECT.
- EXTERIOR DIMENSIONS SHOWN ON FLOOR PLANS ARE TO THE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF COLUMN GRID SHOWN.
- 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 NOTATIONS. REFER TO THE KEYNOTE LEGEND ON THE DRAWING FOR THE INFORMATION WHICH REFERS TO EACH KEYNOTE NUMBER IN THAT RESPECTIVE DRAWING.

EACH KEYNOTE SYMBOL CONSISTS OF 6-DIGIT NUMBER FOLLOWED BY AN ALPHANUMERICAL SUFFIX. THE 6-DIGIT NUMBER RELATES TO A SPECIFICATION SECTION WHICH GENERALLY COVERS THE ITEM THAT IS REFERENCED. THE ALPHANUMERICAL 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 SUB-CONTRACTORS OR IN ASSIGNING 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 30329
PROJECT ADDRESS:	7040 RIVERTOWN RD, FAIRBURN, GA 30213

BUILDING AREA

1 FLOOR LEVELS	2 AREA (GROSS S.F.)
Main Level	66,897 SF
Lower Level	52,409 SF
TOTAL	119,306 SF

PROJECT TYPE:

SEISMIC ZONE:

A. APPLICABLE CODES

BUILDING:	INTERNATIONAL BUILDING CODE, 2012 Edition, WITH GEORGIA AMENDMENTS (2014)(2015)(2017)(2018)
MECHANICAL:	INTERNATIONAL MECHANICAL CODE, 2012 Edition, WITH GEORGIA AMENDMENTS (2015)
PLUMBING:	INTERNATIONAL PLUMBING CODE, 2012 Edition, WITH GEORGIA AMENDMENTS (2014)(2015)
GAS:	INTERNATIONAL FUEL GAS CODE, 2012 Edition, WITH GEORGIA AMENDMENTS (2014)(2015)
ELECTRICAL:	NATIONAL ELECTRIC CODE, 2017 Edition, WITH NO GEORGIA AMENDMENTS
FIRE:	INTERNATIONAL FIRE CODE, 2012 Edition, WITH GEORGIA AMENDMENTS (2014); INTERIOR FINISH PER NFPA 101 (2011)(2012)
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2009 Edition, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)
LIFE SAFETY:	2012 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)
ACCESSIBILITY:	GAC 120-3-20 (01-08)

B. BUILDING INSPECTION DEPARTMENT

THIRD PARTY (TBD)

C. OCCUPANCY CLASSIFICATION GROUP

GROUP E

D. TYPE OF CONSTRUCTION

TYPE IIB

E. SPRINKLERED / UNSPRINKLERED

SPRINKLERED

F. ALLOWABLE HEIGHT

1. Allowable Building Height

2. Actual Building Height

2 STORES
2 STORES

G. ALLOWABLE AREA

1. Area Allowed Per Floor

2. Area Modifications Allowed Per Floor

EXISTING
EXISTING

H. OCCUPANT SEPARATION

N/A

I. TENANT SEPARATION

N/A

K. CONSTRUCTION ELEMENTS:

ITEM	CODE & SECTION	RATING (MIN.)	DESIGN NUMBER	COMMENTS