FranklinStreet

FRANKLIN STREET

3384 PEACHTREE ROAD NORTHEAST, SUITE 650
ATLANTA, GA 30326

APPLICABLE BUILDING CODES

BUILDING	2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA AMENDMENTS
FIRE SAFETY	2018 INTERNATIONAL FIRE CODE (IFC), WITH GEORGIA AMENDMENTS
PLUMBING	2018 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE (IMC), WITH GEORGIA AMENDMENTS
GAS PIPING	2018 INTERNATIONAL FUEL GAS CODE (IFGC), WITH GEORGIA AMENDMENTS
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE (NEC)
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA AMENDMENTS
ACCESSIBILITY	GEORGIA ACCESSIBILITY CODE - GSFC RULES & REGULATIONS, 120-3-20A, REFERENCING THE 2010 ADA (AMERICANS WITH DISABILITIES ACT)
LIFE SAFETY	NFPA 101-2018 LIFE SAFETY CODE; AS AMENDED BY RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, CHAPTER 120-3-3 THROUGH THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

BUILDING INFORMATION

BUILDING DESCRIPTION - COMMERCIAL OFFICE BUILDING

BUILDING CONSTRUCTION TYPE: Type I-B

BUILDING OCCUPANCY GROUP (per IBC Ch. 3): Group B

FIRE PROTECTION: SPRINKLER AND FIRE ALARM (HORNS/STROBES)

GENERATOR: NO

HIGH-RISE: YES

NUMBER OF STORIES: 9

TYPICAL FLOOR AREA: 11,229

DATE OF BUILDING CONSTRUCTION: 1962-1963

ARCHITECT'S SCOPE OF SERVICE

HENDRICK, AS THE REGISTERED DESIGN PROFESSIONAL OF WORK, IS ALSO RETAINED TO PERFORM THE DUTIES OF THE REGISTERED PROFESSIONAL AS REQUIRED BY CODE DURING THE CONSTRUCTION ADMINISTRATION PHASE OF THIS WORK.
BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE REGISTERED DESIGN PROFESSIONAL IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES.

PROJECT DESCRIPTION

TENANT SUITE RENOVATION AND EXPANSION IN EXISTING BUILDING. CONSTRUCTION INCLUDES DEMOLITION OF EXISTING ELEMENTS, NEW PARTITIONS & FINISH MATERIALS, NEW LIGHTING & ELECTRICAL AND NEW MECHANICAL & PLUMBING.

DRAWING INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION
INTERIOR DESIGN		
ID-0.0.0	COVER SHEET	
ID-0.1.1	LIFE SAFETY PLAN	
ID-0.2.0	PROJECT SPECIFICATIONS	
ID-0.3.1	DEMOLITION PLAN	
ID-1.1	PARTITION PLAN	
ID-2.1	REFLECTED CEILING PLAN	
ID-3.1	POWER & COMMUNICATION PLAN	
ID-4.1.1	FLOOR FINISH PLAN	
ID-4.2.1	WALL FINISH PLAN	
ID-5.1	FURNITURE PLAN	
ID-6.0	DOOR & FRAME SCHEDULES	
ID-6.1	DOOR DETAILS	
ID-7.1	ELEVATIONS	
ID-8.1	PARTITION TYPES AND DETAILS	
ID-8.2	SECTIONS AND DETAILS	
MEP		
E-0.0	ELECTRICAL LEGEND, SCHEDULES, AND GENERAL NOTES	
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E-1.6	ELECTRICAL PLAN	
L-1.6	LIGHTING PLAN	
M-0.0	MECHANICAL LEGEND, NOTES, DETAILS, AND SCHEDULES	
M-0.1	MECHANICAL SPECIFICATIONS	
M-1.6	MECHANICAL PLAN	
P-0.0	PLUMBING LEGEND, NOTES, DETAILS, AND SCHEDULES	
P-0.1	PLUMBING SPECIFICATIONS	
P-1.6	PLUMBING PLAN	

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.A.	FIRE ALARM	N	NORTH	T.	TREAD
ACC.	ACCESS	F.D.	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	T & G	TONGUE & GROOVE
ACOUS.	ACOUSTIC (AL)	F.E.	FIRE EXTINGUISHER	NO.	NUMBER	TEL.	TELEPHONE
ADJ.	ADJUSTABLE	F.E.C.	FIRE EXTINGUISHER CABINET	NOM.	NOMINAL	TEMP.	TEMPERED
ADJT.	ADJACENT	F.H.C.	FIRE HOSE CABINET	N.T.S.	NOT TO SCALE	THK.	THICK(NESS)
A.F.F.	ABOVE FINISH FLOOR	FIN.	FINISH	O.C.	ON CENTER	THRESH.	THRESHOLD
A.H.U.	AIR HANDLING UNIT	FIXT.	FIXTURE	O.D.	OUTSIDE DIAMETER	TYP.	TYPICAL
AL.	ALUMINUM	FLR.	FLOOR(ING)	OFF.	OFFICE	U.L.	UNDERWRITER'S LABORATORY
ANOD.	ANODIZED	FLUOR.	FLUORESCENT	O.F.C.I.	OWNER FURNISHED CONTRATOR INSTALLED	U.N.O.	UNLESS NOTED OTHERWISE
APPROX.	APPROXIMATE(LY)	FP.	FIREPROOF	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED	V.C.T.	VINYL COMPOSITION TILE
BD.	BOARD	FT.	FOOT OR FEET	O.H.	OPPOSITE HAND	VERT.	VERTICAL
BLDG.	BUILDING	FUR.	FURRING	OPNG.	OPENING	VEST.	VESTIBULE
BLKG.	BLOCKING	FURN.	FURNISH(ING)	PARTN.	PARTITION	VOL.	VOLUME
BOT.	BOTTOM	GA.	GAUGE	PERIM.	PERIMETER	W.	WIDE
B.S.	BUILDING STANDARD	GALV.	GALVANIZED	PERP.	PERPENDICULAR	W/	WITH
B.O.	BY OWNER	GL.	GLASS OR GLAZING	PREFAB.	PREFABRICATED	WC	WALLCOVERING
CAB.	CABINET	GND.	GROUND	PREFIN.	PREFINISHED	WD.	WOOD
CEM.	CEMENT	G.W.B.	GYPSUM WALL BOARD	PG.	PAGE	W.H.	WATER HEATER
CER.	CERAMIC	GYP.	GYPSUM	P.LAM.	PLASTIC LAMINATE	W/I	WITHIN
CLG.	CEILING	H.	HIGH	PLAS.	PLASTER	W/O	WITHOUT
CLKG.	CAULKING	H.C.	HOLLOW CORE	PLYWD.	PLYWOOD	WOM.	WOMEN
CLO.	CLOSET	HDW.	HARDWARE	PNL.	PANEL(ING)	WSCT.	WAINSCOT
CLR.	CLEAR(ANCE)	HDWD.	HARDWOOD	PT.	PAINT(ED)	WT.	WEIGHT
C.M.U.	CONCRETE MASONARY UNIT	H.M.	HOLLOW METAL	POL.	POLISHED		
COL.	COLUMN	HORZ.	HORIZONTAL	Q.T.	QUARRY TILE		
CONC.	CONCRETE	HR.	HOUR	QTY.	QUANTITY		
CONT.	CONTINUOUS	HTR.	HEATER	QUAD.	QUADRAPLEX		
CORR.	CORRIDOR	H.V.A.C.	HEATING, VENTILATING, AIR CONDITIONING	R.	RISER,RANGE		
CPT.	CARPET(ED)	H.W.		R.A.	RETURN AIR		
CNTR.	CENTER TO CENTER	I.D.	INSIDE DIAMETER	RAD.	RADIUS		
C.T.	CERAMIC TILE	INCL.	INCLUDE(D),(ING)	RCP	REFLECTED CLG. PLAN		
C.W.	COLD WATER	INFO.	INFORMATION	REFR.	REFRIGERATOR		
D.	DEEP	INSUL.	INSULATE(D),(ING)	RELOC.	RELOCATE(D)		
DBL.	DOUBLE	INT.	INTERIOR	REQ.	REQUIRE(D),(ING)		
D.D.	DOUBLE DUPLEX	JAN.	JANITOR	RES.	RESILIENT		
DEPT.	DEPARTMENT	J.B.	JUNCTION BOX	REV.	REVISE(D),REVISION		
DET.	DETAIL	JT.	JOINT	RFL.	REFLECT(ED),(ING)		
D.F.	DRINKING FOUNTAIN	KIT.	KITCHEN	RH	RIGHT HAND		
DIA.	DIAMETER	L.	LENGTH	RL	RAILING		
DIAG.	DIAGONAL	LAM.	LAMINATE(D)	RM	ROOM		
DIFF.	DIFFUSER	LAV.	LAVATORY	S.	SOUTH		
DIM.	DIMENSION	LBL.	LABEL	SCHED.	SCHEDULE		
DISP.	DISPENSER	LBS.	POUNDS	S.C.	SOLID CORE		
DN.	DOWN	LG.	LONG	S.C.F.W.	FLUSH WOOD		
DO.	DITTO	L.H.	LEFT HAND	SECT.	SECTION		
DR.	DOOR	LT.	LIGHT	SHT.	SHEET		
DS.	DOWNSPOUT	MATL.	MATERIAL(S)	SIM.	SIMILAR		
DW.	DISHWASHER	MAX.	MAXIMUM	SK.	SINK		
DWG.	DRAWING	MECH.	MECHANICAL	SPEC.	SPECIFICATION		
DWR.	DRAWER	MED.	MEDIUM	SPKR.	SPEAKER		
E.	EAST	MET.	METAL	SPRK.	SPRINKLER		
EA.	EACH	MEZZ.	MEZZANINE	SQ.	SQUARE		
E.F.	EXHAUST FAN	MFG.	MANUFACTURER	S.S.	STAINLESS STEEL		
EL.	ELEVATOR	MIN.	MINIMUM	STD.	STANDARD		
ELEC.	ELECTRIC(AL)	MISC.	MISCELLANEOUS	STL.	STEEL		
ELEV.	ELEVATION	M.O.	MASONRY OPENING	STN.	STAIN		
EMER.	ENCLODE(D),	MT.	MOUNT(ED),(ING)	STOR.	STORAGE		
ENCL.	(ENCLOSURE)	MULL.	MULLION	SUSP.	SUSPEND(ED)		
EQ.	EQUAL			SW.	SWITCH		
EQPT.	EQUIPMENT						
E.W.C.	ELECTRICAL WATER COOLER						
EX.	EXISTING						
EXP.	EXPANSION						
EXT.	EXTERIOR						

GENERAL NOTES

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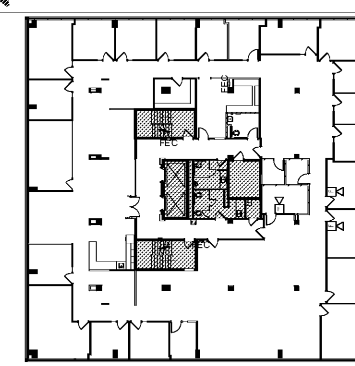
3. THE ARCHITECT'S SEAL, AFFIXED HEREON, CERTIFIES THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THESE DRAWINGS HAVE BEEN PREPARED IN CONFORMITY WITH THE LOCAL ACCESSIBILITY CODES LISTED ABOVE) FOR BUILDINGS AND FACILITIES AS WELL AS THE ANSI SPECIFICATION A 117.1 1998 EDITION, SECTIONS 3 & 4 AND THE ADA (AMERICANS WITH DISABILITIES ACT). IT IS THE RESPONSIBILITY OF THE OWNER (CLIENT), HIS AGENT OR THE CONTRACTOR TO REVIEW THESE PLANS WITH THE LOCAL GOVERNING AUTHORITY DURING THE BUILDING PERMIT PROCESS AND PRIOR TO BEGINNING CONSTRUCTION. THE INTERIOR DESIGNER SHOULD BE NOTIFIED IMMEDIATELY OF ANY ITEMS IN CONFLICT WITH THESE ACCESSIBILITY REQUIREMENTS.
4. THESE DRAWINGS DO NOT PURPORT TO SHOW ALL OBJECTS EXISTING AT THE SITE. PRIOR TO COMMENCEMENT THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AS WELL AS EXISTING UTILITIES TO DETERMINE ALL REQUIREMENTS FOR DISCONNECTING, CAPPING OR PROTECTING ALL SUCH WORK IN ACCORDANCE WITH THE UTILITY COMPANY OR OWNER.
5. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE PLANS, SPECIFICATIONS AND DOCUMENTS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM OF DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION
6. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN AND NOTIFY THE INTERIOR DESIGNER OF ANY DISCREPANCIES PRIOR TO THE ORDERING OF MATERIALS, BEGINNING FABRICATION AND/OR STARTING CONSTRUCTION.
7. FOR ANY CONFLICT BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE INTERIOR DESIGNER AND REQUEST CLARIFICATION OR DIRECTION PRIOR TO THE START OF WORK AND IN SUFFICIENT TIME FOR THE INTERIOR DESIGNER TO RENDER A DECISION WITHOUT DELAYING PROGRESS.
8. UPON AWARDING CONTRACTS TO SUBCONTRACTORS; THE GENERAL CONTRACTOR SHALL SUBMIT TO THE INTERIOR DESIGNER AND THE OWNER, A SCHEDULE FOR ALL LONG LEAD TIME ITEMS ON THE PROJECT (I.E. MATERIALS, HARDWARE, FABRICS, ETC.) AND SHALL BE RESPONSIBLE FOR NOTIFYING THE INTERIOR DESIGNER AND OWNER AS TO ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED, PRIOR TO ORDERING THAT ITEM.
9. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A BUILDING PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL AND PLUMBING PERMITS PRIOR TO THE START OF CONSTRUCTION. THE COMMUNICATIONS VENDOR IS RESPONSIBLE FOR OBTAINING THE
10. THE CONTRACTOR SHALL SUBMIT TO THE OWNER ONE (1) COPY OF ALL BUILDING PERMITS, INSPECTION AND OCCUPANCY CERTIFICATES.
11. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION TO EXISTING EQUIPMENT, BUILDING FEATURES, OR ANY OTHER RELATED PROPERTY OF THE LANDLORD OR OWNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE FIRE EXTINGUISHERS IN THE WORK SPACE TO COMPLY WITH ALL FIRE REGULATIONS THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REGULATIONS IN THE EXECUTION OF THE WORK.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL LEAVE ALL WORK AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION.
15. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISHED FACE TO FINISHED FACE.
16. ALL WOOD BLOCKING IN WALLS OR ABOVE CEILINGS SHALL BE FIRE TREATED TO MEET LOCAL CODES. DIMENSIONS FOR BLOCKING SHALL BE MEASURED TO THE CENTERLINE OF THE BLOCKING.
17. ALL FIRE RATED/SMOKE BARRIER WALL CONSTRUCTION SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE FINISHED CEILINGS OR IN CONCEALED SPACES, WHICH READ AS FOLLOWS: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
18. THE INTERIOR DESIGNER HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ANY HAZARDOUS MATERIAL, INCLUDING ASBESTOS, WITHIN THE LIMITS OF THE PROJECT. THE INTERIOR DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION AND REMOVAL OF ANY HAZARDOUS MATERIAL OR FOR ANY EFFECT FROM ITS PRESENCE. IF ANY SUCH MATERIAL IS FOUND IN THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE OWNER AND INTERIOR DESIGNER IMMEDIATELY.

KEY PLAN

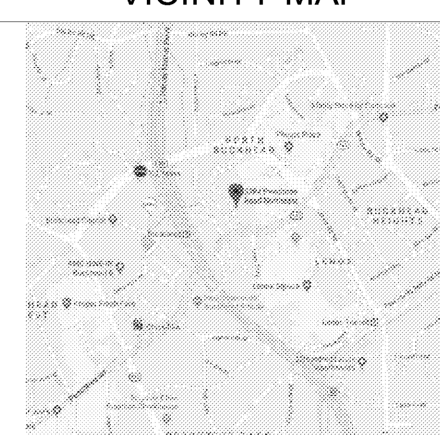


FLOOR #6 - SINGLE-TENANT FLOOR

AREA N.I.C. | AREA OF WORK

PROJECT NORTH

VICINITY MAP



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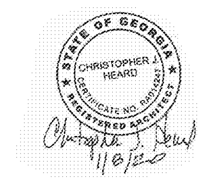

No.	Date	Description
	1/8/2020	ISSUED/RELEASED FOR CONSTRUCTION

Project Name

FranklinStreet

FRANKLIN STREET
3384 PEACHTREE ROAD
NE, SUITE 650
ATLANTA, GA 30326

ISSUE
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COVER SHEET

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142-001-01 Project No.	Drawing Number

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