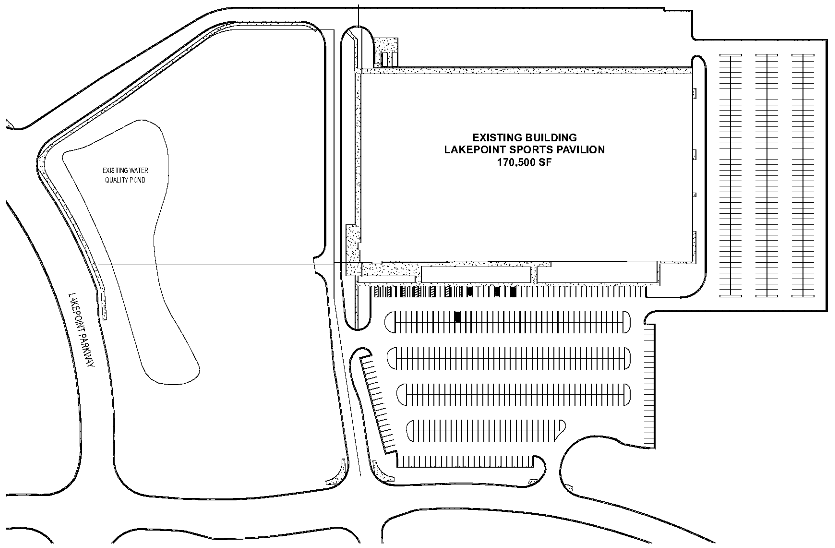


SITE PLAN
NOT TO SCALE

CONSTRUCTION BID DOCUMENTS
LP Indoor Pavilion Interior Mezzanine Renovations
Managed by LakePoint Land, LLC

755 Highway 293, Emerson, GA 30137

Order Plans @ WWW.LDILine.com

PROJECT DATA

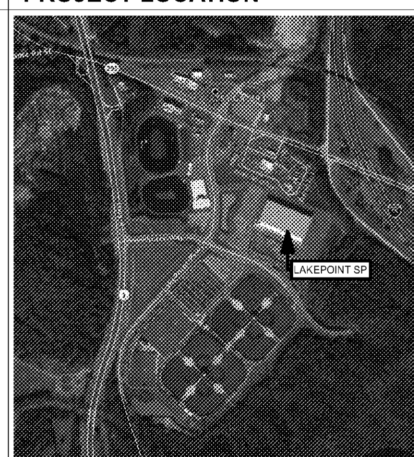
PROJECT LOCATION
LAKE POINT SPORTS PAVILION
755 HIGHWAY 293,
EMERSON, GA 30137

ARCHITECT
COLLINS COOPER CARUSI ARCHITECTS, INC.
3391 PEACHTREE ROAD NE. SUITE 400
ATLANTA, GEORGIA 30326
TEL 404.873.0001

STRUCTURAL ENGINEERING
UZUN + CASE, LLC.
1180 WEST PEACHTREE SREEET
SUITE 1200
ATLANTA, GEORGIA 30309
TEL 678.553.5200

MECHANICAL, PLUMBING & ELECTRICAL ENGINEERING
PROMUS, INC.
518 BLACK CANYON PARK, CANTON, GA 30114
PH: 678.246.5163

PROJECT LOCATION



LEGEND

DIMENSIONING SYSTEM

CENTERLINES OR STRUCTURE — FINISH FACE — FINISH FACE OR CLEAR

NOTE: ANY DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

ROOM FINISH TAG: W P-1 WALL; B RB-1 BASE; F CPT-1 FLOOR

SMOKE PARTITION
1 HR RATED WALL
2 HR RATED WALL
3 HR RATED WALL

F.E.C.I. BRACKET MOUNTED FIRE-EXTINGUISHER- MPEK
F.E.S. BRACKET MOUNTED FIRE- EXTINGUISHER
F.E.C. SEMI- RECESSED FIRE-EXTINGUISHER/ CABINET
B.CJ MASONRY CONTROL JOINT - BRICK VENEER ONLY
C.CJ COMPOSITE MASONRY CONTROL JOINT THROUGH CMU & BRICK VENEER

SYMBOLS

EARTH
STONE FILL
CONCRETE
METAL
RIGID INSULATION
BATT INSULATION
DIMENSIONAL LUMBER
WOOD BLOCKING
FINISH GRADE WOOD

BUILDING SECTION
DETAIL
COLUMN GRID LINE
ELEVATION
PARTITION TYPE (S2bs)
DOOR NUMBER (101)
WINDOW TYPE (A)

INTERIOR ELEVATION
FINISH ELEVATION (FIRST LEVEL EL. 0'-0")
REVISION SYMBOL
REVISION CLOUD
HOLD CLOUD

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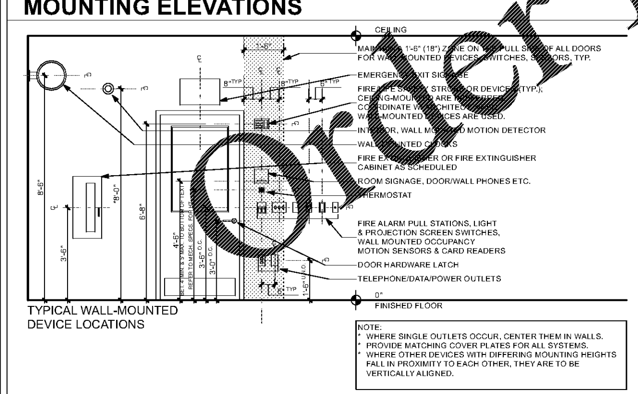
MOUNTING ELEVATIONS



TYPICAL WALL-MOUNTED DEVICE LOCATIONS

NOTE:
* WHERE SINGLE OUTLETS OCCUR, CENTER THEM IN WALLS.
* PROVIDE MATCHING COVER PLATES FOR ALL SYSTEMS.
* WHERE OTHER DEVICES WITH DIFFERING MOUNTING HEIGHTS FALL IN PROXIMITY TO EACH OTHER, THEY ARE TO BE VERTICALLY ALIGNED.

TYPICAL ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
CER	CERAMIC
C.J.	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CPT	CARPET
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DWGS	DRAWINGS
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EQ.	EQUAL
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
GA.	GAUGE
HR	HOUR
J-BOX	JUNCTION BOX
JT.	JOINT
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR.	MANUFACTURER
MTL	METAL
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OD	OVERFLOW DRAIN
OPP. HD. or O.H.	OPPOSITE HAND
PLBG	PLUMBING
RAD.	RADIUS
RD	ROOF DRAIN
RM	ROOM
R.O.	ROUGH OPENING
S.C.	SEALED CONCRETE
S.F.	SQUARE FOOT (FEET)
SIM.	SIMILAR
SPEC.	SPECIFICATION
STRUCT.	STRUCTURAL
T.B.D.	TO BE DETERMINED
T.O.W.	TOP OF WALL
T.O.STL.	TOP OF STEEL
VCT	VINYL COMPOSITION TILE
WD	WOOD
W/O	WITHOUT
U.N.O.	UNLESS NOTED OTHERWISE

CODE ANALYSIS AND REFERENCES

BUILDING CHARACTERISTICS AND CONCEPTS:

1 The LakePoint Sports Pavilion is an existing, indoor, assembly (A4) facility that hosts various sports events from basketball, to cheerleading, to gymnastics. The current project is to build-out and renovate the mezzanine level that was left un-finished during construction. The building was permitted in 2015 under what are still the current codes. The majority of the current work is interior, and consists in renovating the space for meeting rooms, group seating, and office space. Exterior work is limited to the addition of 3 aluminum storefront windows. NO CHANGES HAVE BEEN MADE TO THE OCCUPANCY CLASSIFICATION, QUANTITY OF EXITS, EXIT CAPACITY OR LOCATION OF EXITS AT THE FIRST LEVEL OR AT THE MEZZANINE

2 The existing building is 187,659 SF with a total occupant load of 2,804 persons and an occupant capacity of 6,120 persons. Per code, it is a single story building with a mezzanine. The square footage and occupancy values per floor are as follows:

Level	Total Square Footage	Total # of Occupants per IBC
First Level	170,477	2,255
Mezzanine	17,182	654
Totals	187,659	2,909

3 The existing building is classified as an Assembly Occupancy per the 2012 NFPA 101 Life Safety Code. Business occupancies are classified as being incidental to the Assembly occupancy as allowed by the NFPA. The construction type is IIB per the 2012 International Building Code. The building is sprinklered throughout and has at least 30 ft of frontage on all sides. The design takes advantage of the square footage and building height increases allowed by the building codes. Refer to the analysis below.

5 The existing building is a pre-engineered, metal structure with concrete slab-on-grade, composite metal deck floors, metal roof decking with single-ply roofing and standing seam metal roofing. Exterior walls are metal stud framing, corrugated metal panels, aluminum storefront and curtainwall, and CMU. All walls and roofs are insulated.

GENERAL CODE SUMMARY: Applicable Construction and Fire Codes, Effective January 1, 2017

2012	International Building Code (IBC), with 2014, 2015, 2017, 2018 Georgia Amendments
2012	International Fire Code (IFC), with 2014 Georgia Amendments
2012	International Plumbing Code (IPC), with 2014, 2015 Georgia Amendments
2012	International Mechanical Code (IMC), with 2014, 2015 Georgia Amendments
2012	International Fuel Gas Code (IFGC), with 2014, 2015 Georgia Amendments
2017	National Electrical Code (NEC)
2009	International Energy Conservation Code (IECC), with Supplements & Amendments, with 2011, 2012 Georgia Supplements and Amendments
2012	Life Safety Code (LSC, NFPA 101), with Georgia Amendments
2010	ADA Standards for Accessible Design, Title III, 28 CFR, part 36, subpart D and 2004 ADAAG, 36 CFR part 1191, appendices B & D)
2007	Building Ordinance of City of Atlanta
[illegible]	Rules and Regulations of the Safety Fire Commissioner for State Minimum Fire Safety Standards Chapter 120-3-3 (Georgia Safety Fire Law)

REFERENCED STANDARDS AND GUIDELINES:

ANSI A117.1	Providing Accessibility and Usability for Physically Handicapped People
ADA	Americans with Disabilities Act, 2010
NFPA 10	Standard for Portable Fire Extinguishers
NFPA 80-99	National Fire Alarm Code
NFPA 72-02	Fire Doors & Windows
NFPA 105-03	Standard for Installation of Smoke Door Assemblies
NFPA 96	Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
NFPA 220	Standard on Types of Building Construction

GEORGIA CODES REFERENCE GUIDE

Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types Including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	None
Standpipes	IBC	IFC
Interior Finish	LSC	None
HVAC	IMC	None
Vertical Openings	LSC	None
Sprinkler Systems Minimum Construction Standard	LSC	None
Fire Alarm Systems	LSC	None
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	None
Portable Fire Extinguishers	IFC	None
Cooking Equipment	LSC and NFPA 96	None
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	None

GENERAL INFORMATION:

	LSC	IBC
OCCUPANCY TYPES: (NFPA 101, see Chapter 6; IBC, see Chapter 3 and Chapter 5)	LSC (Primary) Assembly (Chap. 13) Business is incidental to Assembly per 6.1.14.1.3	IBC Assembly - A4 (IBC 303.5); Assembly A2 (IBC 303.3); Business - B (IBC 304.1); B is an accessory occupancy per 508.2
CONSTRUCTION TYPE: (IBC, Section 602.2; Table 601) (NFPA 101, Sections 13.1.6, Tables 8.1 and A.8.2.1.2)	LSC Type II(000)	IBC (Primary) Type IIB, Sprinklered
MAXIMUM HEIGHT: IBC, TABLE 503; 504.2	LSC 13--Not defined in LSC.	IBC (Primary) 75' (includes 20' sprinkler increase per 504.2)
MAXIMUM # OF STORIES: (IBC, TABLE 503; Section 505) (IBC 505.1 & 505.2.3 (exception 5) (NFPA 101, Section 13.1.6, and Table 13.1.6)	LSC Chap. 13--1 story	IBC (Primary) 1 story (with a mezzanine)
ALLOWABLE BUILDING AREA PER STORY: (IBC, TABLE 503; Ammended by IBC sections 507, 507.3)	The allowable building area is not limited.	
OCCUPANCY SEPARATION: (IBC, TABLE 508.4; NFPA Table 6.1.14.1(a); IBC 508.2)	Not applicable	

BUILDING COMPONENT FIRE RESISTANCE RATINGS IN HOURS:

NFPA 101, Section 8.6.5	Vertical openings/Shaft Enclosures (Elevators, Stairs)-fewer than 4 stories:	1-hour fire barriers
NFPA 101, Section 8.6.5	Opening Protectives at Shaft Enclosures (Elevators, Stairs):	1-hour
NFPA 101, Section 13	Exit Access Corridors	Chap. 13--Fire resistance rated separation is not required for Assembly occupancy exit corridor walls.
FIRE DOOR AND FIRE SHUTTER PROTECTION RATINGS: (IBC Table 716.5)		
TYPE OF ASSEMBLY:	Required Wall Assembly Rating	Minimum Fire Door/Fire Shutter Rating
Fire Barriers: Shaft enclosures, exit access stairs and ramps, interior exit stairs and ramps, exit	1-hour fire resistance rated assembly	60-min door

EXITING COMPONENTS:

OCCUPANCY LOAD:	Occupancy type:	Square footage per occupant:
(IBC Table 1004.1.2 and NFPA101, Table 7.3.1.2) (Refer to Life Safety Plans for the occupant load in individual areas)	Assembly Concentrated Use Assembly (without fixed seats) Unconcentrated (tables and chairs) Business (accessory use) Storage, Mechanical, Equipment	1 person per 7 sf net 1 person per 15 sf net 1 person per 100 sf gross 1 person per 300 sf gross
MAX. TRAVEL DISTANCE:	Occupancy type: Assembly - 250 ft (sprinklered)	
DEAD-END LIMIT:	Occupancy type: Assembly - 20 ft (sprinklered)	
COMMON PATH OF TRAVEL:	Occupancy type: Assembly - 20 ft serving >50 persons (sprinklered) Occupancy type: Assembly - 75 ft serving <50 persons (sprinklered)	
EGRESS CAPACITY: NFPA 101, Table 7.3.3.1 and Section 7.2.2.4.1.2 (1)	Other than seating: Level Components & Ramps Stairs	 0.2"/ Occupant 0.3"/Occupant

PORTABLE FIRE EXTINGUISHERS:

OCCUPANCY HAZARD CLASS: (IFC 906; NFPA 10, 5.4)	Light (Low) Hazard Class
CLASSIFICATION OF FIRES: (NFPA 10, 5.2.1)	Class A
MINIMUM CLASS A RATING ON FIRE EXTINGUISHERS: (IFC Table 906.3 (1))	2A
MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER: (IFC Table 906.3 (2); NFPA 10 Table	75'

PLUMBING FIXTURE COUNT

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS/URINALS MALE	WATER CLOSETS/URINALS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	OTHER
ASSEMBLY	A-4	Coliseums, arenas, skating rinks, pools, & tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder over 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder over 1,520	1 PER 200	1 PER 150	NONE REQ.	1 PER 1,000	1 SERVICE SINK
			33	54	16	21		7	
	A-4	QUANTITY OF FIXTURES PROVIDED	32 WCs + 21 Urs	67	19	35		8	

COOPER CARUSI ARCHITECTS COLLINS

3391 Peachtree Rd NE, Suite 400
Atlanta, Georgia 30326
404-873-0001

LP Indoor Pavilion, LLC
Managed byLakePoint Land, LLC

755 Highway 293
Emerson, GA 30137

RENOVATIONS TO LAKEPOINT SPORTS PAVILION MEZZANINE
755 Highway 293
Emerson, GA 30137

PROJECT NUMBER
19016.00

STATE OF GEORGIA · SAMUEL R. COOPER · CERTIFICATE NO. [illegible] · REGISTERED ARCHITECT

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RELEASED FOR CONSTRUCTION

PERMIT DOCUMENTS	12.18.19
ISSUED FOR BID	01.15.20

NOTE: READ THE SPECIFICATIONS
THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

SHEET TITLE
COVER SHEET

A-001

BIM Server: bimserver.ccca.lan - BIM Server 20/Projects/19016.00 LakePoint Champions Center Mezzanine - 1/29/20