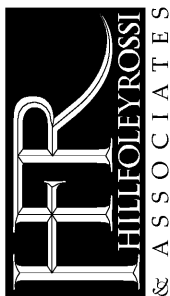
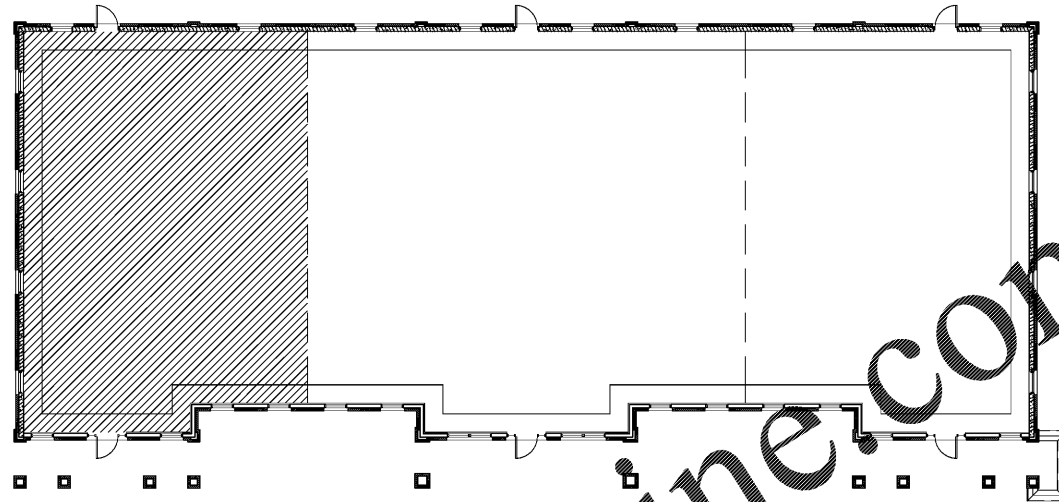


# SUGAR HILL PROFESSIONAL PARK

## VILLAGE PODIATRY

4749 NELSON BROGDON BLVD.  
BUILDING 300, SUITE 101  
SUGAR HILL, GEORGIA 30518



ARCHITECTURE  
ENGINEERING

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Sealed: xx-xx-2020



### SYNOPSIS:

THE SCOPE OF THE WORK CONSISTS OF THE NEW INTERIOR CONSTRUCTION BUILD-OUT FOR A MEDICAL OFFICE SPACE OF 2,224 S.F. IN AN EXISTING ONE STORY SHELL OFFICE BUILDING IN SUGAR HILL, GEORGIA. THE EXISTING SHELL CONSTRUCTION INCLUDES INTERIOR WOOD STUDS AND MASONRY FRAME WITH WOOD TRUSS ROOF. THE NEW CONSTRUCTION INCLUDES GYPSUM BOARD INTERIOR WALLS ON METAL STUDS COMPLETED TO A TURN KEY LEVEL OF FINAL FINISH WITH FINAL PLUMBING, HVAC & ELECTRICAL COMPONENTS INCLUDED.

### DESIGN SUMMARY:

PROJECT ADDRESS:	4749 NELSON BROGDON BLVD, BUILDING 300, SUITE 101 SUGAR HILL, GEORGIA 30518 GWINNETT COUNTY, GA	NUMBER OF EXITS:	MEANS OF EGRESS PROVIDED: 2 DOORS X 36" CLR / DOOR = 72" TOTAL MEANS OF EGRESS PROVIDED
PROJECT NAME:	VILLAGE PODIATRY	NUMBER OF LEVELS:	ONE
CLASSIFICATION:	IBC: GROUP B (BUSINESS-SECTION 304) NFPA 101: CH 38, NEW BUSINESS		
CONSTRUCTION TYPE:	IBC: TYPE V B, UNPROTECTED, UNFIRING/RESISTING		
BUILDING AREA & OCCUPANT LOAD:	2224 SQFT 150 GROSS SQFT PER OCCUPANT = 15 OCCUPANTS (BLDG. AREA ALLOWANCE FROM IBC TABLE 503 = 26,000 SF.)		
EXIT UNITS:	EXITS: REQUIRED: 15 X 0.2" = 33" PROVIDED: 12"		

### SITE LOCATION:



### APPLICABLE CODES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
- 2018 INTERNATIONAL BUILDING CODE WITH 2020 GEORGIA STATE AMENDMENTS
  - 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA STATE AMENDMENTS
  - 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA STATE AMENDMENTS
  - 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA STATE AMENDMENTS
  - 2018 INTERNATIONAL FIRE CODE WITH GEORGIA STATE AMENDMENTS
  - 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS
  - 2018 NFPA 70 NATIONAL ELECTRICAL CODE
  - 2018 NFPA 101 LIFE SAFETY CODE
  - GEORGIA ACCESSIBILITY CODE CHAPTER 120-3-20 (01-08) - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
  - 2012 GWINNETT COUNTY ORDINANCE FOR FIRE PREVENTION AND PROTECTION ORDINANCE
  - GA STATE FIRE MARSHALL MODIFICATIONS O.C.G.A. 120-3-3 (01-01-2020)

### DRAWING INDEX:

ARCHITECTURAL	MECHANICAL & PLUMBING	ELECTRICAL
A 000 COVER SHEET	M 100 SYMBOLS AND ABBREVIATIONS	E-1 POWER PLAN
A 100 DIMENSIONED FLOOR PLAN	M 101 FLOOR PLAN- HVAC	E-2 LIGHTING PLAN
A 101 FIXTURE FLOOR PLAN	M 201 DETAILS AND SCHEDULES	
A 102 FLOOR FINISH PLAN	MP 101 MECHANICAL SPECIFICATIONS	
A 103 REFLECTED CEILING PLAN	P 100 SYMBOLS AND ABBREVIATIONS	
A 104 INTERIOR ELEVATIONS MILLWORK	P 101 FLOOR PLAN- SANITARY	
	P 102 FLOOR PLAN- DOMESTIC WATER AND GAS	
	P 201 DETAILS AND SCHEDULES	

### PROJECT NOTES:

#### GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE STANDARD BUILDING RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURER'S RECOMMENDATIONS, AND ALL OTHER APPLICABLE LOCAL & NATIONAL CODES.
- PROVIDE ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED CONFORMING TO THE AMERICANS WITH DISABILITIES ACT OF 2010. TO THE BEST OF OUR KNOWLEDGE, THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2012 I.B.C. AND THE RULES AND REGULATIONS OF NEW CONSTRUCTION PER A.D.A.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS UNLESS A WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT TO THE CONTRARY IS RECEIVED.
- THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THAT OUR ARCHITECTURAL WORK AND JUDGMENT RENDERED MEET THE STANDARDS OF CARE OF OUR PROFESSION.
- THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION. ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
- PROVIDE ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP DESIGNATING EXITS AND WAYS OF TRAVEL THERETO.
- FIRE BARRIER SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ANOTHER FIRE BARRIER TO A FIRE BARRIER, OR A COMBINATION THEREOF, INCLUDING CONTINUITY THROUGH ALL CONCEALED SPACES SUCH AS THOSE FOUND ABOVE A CEILING, INCLUDING INTERIOR WALL SPACES.
- PASSAGES OF PIPES, CONDUITS, BUS BAYS, CABLES, WIRES, AIRDUCTS, PNEUMATIC DUCTS, AND SIMILAR BUILDING SERVICES EQUIPMENT THROUGH FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS:  
THE SPACE BETWEEN PENETRATING ITEM AND FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE FIRE BARRIER.  
PRODUCT PRODUCT MUST MEET TEST METHODS ASTM E814 OR 141. FOR FIRE RATING.
- FIRE BARRIERS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH 2" STENCILS (AT 12" ON CENTER) ABOVE DECORATIVE TRIM OR CONCEALED SPACES WITH THE FOLLOWING:  
FIRE SMOKE BARRIER  
PROJECT ALL OPENINGS
- PROVIDE, AT LEAST 2 CLASS 2A/10BC 5 LB FIRE EXTINGUISHER TO BE MOUNTED READILY VISIBLE AND ACCESSIBLE AND SHALL BE INSTALLED AT A MAX. OF 48" ABOVE THE FINISHED FLOOR NOT BE TOP OF THE HANDLE. ADDITIONAL UNITS MAY BE REQUIRED TO MEET A 75 FT. TRAVEL DISTANCE LIMITATION. INSTALL IN ACCORDANCE WITH NFPA 10 OR PER LOCAL AUTHORITIES.
- WHEN A BEAM OR COLUMN BECOMES PART OF A FIRE RATED WALL OR CEILING IT MUST BE PROTECTED AND BE FIRE RATED AS IS THE WALL OR CEILING.
- PROVIDE SEPARATE PLANS AND SPECIFICATIONS FOR FIRE ALARM AND FIRE SUPPRESSION SYSTEMS (IF APPLICABLE) TO THE FIRE MARSHAL'S OFFICE HAVING JURISDICTION.
- THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOOR. FOR A DISTANCE ON EACH SIDE EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.
- DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A LOCK FOR OPERATION FROM THE INSIDE OF THE BUILDING.
- EVERY INTERIOR AND EXTERIOR DOOR IN THE BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, PANIC HARDWARE, OR U-SHAPE DESIGNED DEVICES, ETC.)
- PROVIDE CONTINUOUS BLOCKING IN ALL STUD WALLS THAT ARE TO RECEIVE GRAB BARS, TOILET PARTITIONS, MILLWORK, CABINETS, COUNTERTOPS ETC..
- PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS INCLUDING SCREWS, NAILS AND OTHER FASTENING DEVICES.
- WHERE MATERIAL FASTENERS ARE NOT INDICATED, PROVIDE AS SPECIFIED BY THE MATERIAL MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
- USE ONLY "LEAD-FREE" PIPE AND SOLDER FOR DOMESTIC WATER SYSTEM. (SAFE DRINKING WATER ACT OF 1986 AND S.S.P.C., SECTION 1210.1.4).
- GENERAL CONTRACTOR SHALL TREAT THE SOIL BENEATH THE BUILDING WITH TERMITICIDE PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO 4" GRANULAR BASE & 4" CONC. SLAB 4" CONC. SLAB TO BE REINFORCED WITH 6x6 10/10 W/P
- ALL WALLS TO BE ANCHORED BY POWER ACTUATED FASTENERS.
- ALL WOOD THAT IS IN DIRECT CONTACT WITH CEMENT, MASONRY OR EARTH SHALL BE PRESSURE TREATED.
- ANY BUILDING SIGNAGE IS TO BE PERMITTED UNDER SEPARATE COVER.
- GYPSUM BOARD WALLS AND CEILINGS SHALL BE INSTALLED PER THE GYPSUM CONSTRUCTION HANDBOOK, 6TH EDITION.
- ALL INTERIOR WALLS TO RECEIVE SOUND BATT INSULATION.
- CONTRACTOR TO FIELD VERIFY EXISTING INTERIOR CONDITIONS OF SPACE IN REGARDS TO FLOOR STEPS, PRIOR TO PLACEMENT OF VAPOR BARRIER, GRANULAR BASE, AND 4" REINFORCED CONCRETE SLAB ON GRADE.
- CONTRACTOR TO FIELD VERIFY ACTUAL LOCATIONS OF STUBBED IN WATER AND SEWER PRIOR TO ESTABLISHING FINAL PRICING AND BIDS AS REQUIRED.
- CONTRACTOR TO FIELD VERIFY SOIL COMPACTION PRIOR TO POURING CONCRETE SLAB ON GRADE.

#### FIRE CODE COMPLIANCE

- SEPARATE SUBMITTAL AND REVIEWS BY FIRE REQUIRED FOR:  
-FIRE SPRINKLER  
-FIRE ALARM SYSTEMS  
-KITCHEN HOODS  
-FIRE SUPPRESSION SYSTEMS  
-RACK STORAGE (PRODUCT HEIGHT OVER 12 FEET)  
-STORAGE AND/OR USE OF HAZARDOUS MATERIALS
- GWINNETT COUNTY FIRE MARSHALL INSPECTION ARE TO BE SCHEDULED ONLINE AT [HTTPS://EDDSPERMITSGWINNETTCOUNTY.COM/CITIZENACCESS/](https://eddspermits.gwinnettcounty.com/citizenaccess/)
- 50% = INSPECTION OF VERTICAL PENETRATIONS  
-80% = INSPECTION OF ANY FIRE RATED PARTITION, FLOOR OR CEILING, CEILING COVER UP.  
-100% = FINAL INSPECTION, ALL SYSTEMS AND EQUIPMENT ARE INSTALLED AND OPERATIONAL.
- ANY INSPECTIONS REQUESTS MADE BEFORE 2:00PM WILL TENTATIVELY BE SCHEDULED FOR THE NEXT BUSINESS DAY.

### CONTACT INFORMATION:

ARCHITECT:	HILL FOLEY ROSSI & ASSOCIATES 3680 PLEASANT HILL ROAD DULUTH, GA 30096 CONTACT: JEFF HILL PHONE: (770) 622-9858	HVAC & PLUMBING ENGINEER:	STEVE GRANADE GRANADE ENGINEERING ALPHARETTA, GA CONTACT: STEVE GRANADE PHONE: (678) 520-8663
OWNER:	VILLAGE PODIATRY CENTERS 400 CIRCLE 75 PARKWAY SUITE 400 ATLANTA, GEORGIA 30339 ATTN: GEORGE MILLER PHONE: (404) 921-9171	ELECTRICAL ENGINEER:	TI ENGINEERING LLC ALPHARETTA, GA CONTACT: TIM LEE PHONE: (678) 434-8664
		GENERAL CONTRACTOR:	TO BE DETERMINED

Suite 101 - Village Podiatry Centers  
Sugar Hill Professional Park.  
4749 Nelson Brogdon Blvd., Bldg. 300 Suite 101  
Sugar Hill, GA, 30518  
Owner:  
DR. CLIFF JOHNSON  
Phone: 678-643-1742

ISSUED FOR CONSTRUCTION

ISSUED / REVISIONS:

mk	date	issue
1	07/08/20	Fire Marshall Comments

COVER SHEET

A000

HFR 20-164.00