

GENERAL NOTES	
. By use of the Drawings for Construction of the Project, the Owner represents hat he or she has reviewed and approved the Drawings, and that the construction locument phase of the Project is complete.	27. Projec work. 28. All wor
2. Before submitting bid, Contractor shall visit the job site and verify any and all conditions and items as may be deemed necessary for the construction of this project, whether or not shown in these plans.	29. Shop o or Designe
Contractor shall acquaint himself with all Landlord requirements and shall comply fully with such. Contractor shall obtain written authorization from Landlord prior to performing ny work on the prperty.	30. All finis fire codes. 31. All furr
 Contractor shall prepare or caused to be prepared a contract with Tenant/Owner in he form of the current edition of document A-101 of the American Institute of Architects. Including AIA General Conditions. 	suitable for 32. Refer t and specifi
his contract shall hereby become a part of these plans and specifications the same as bound herein.	
5. Contractor shall carry adequate liability insurance to satisfy landlord's requirements. 6. Contractor shall verify existing conditions and effect all alterations and modifications liecessary to deliver complete store installations to conform to contract drawings and pecifications.	THE PROJE
Contractor shall coordinate his work with all other contractors furnishing the labor, naterials, and all work, so that the work as a whole shall be executed and completed without conflict or delay.	MODIFICAT METAL SCR WALKWAY RENOVATIO
All materials furnished and installed under this contract shall be new, free from all lefects, and shall be guaranteed for a period of one (1) year from date of acceptance of work. Should any trouble develop during this period due to defective material or faulty vorkmanship, Contractor shall correct the trouble without cost to Tenant/Owner. Any lefects noticed at the time of installation shall be corrected immediately to the any trouble develop.	
. Contractor shall cause the work to be diligently pursued until entirely completed.	A. ZONIN B. OCCU
 It shall be the responsibility of the Contractor to acquaint himself with the dimensions of all equipment included in this project so that preparations can be made to provide entry into the lease space with sufficient clearance, and to insure that adequate floor pace is available. 	C. CONS
 Contractor shall verify all dimensions and conditions on site (above and below slab) prior to any work. Any discrepancies must be brought to the attention of the Architect mmediately. 	D. NUMB E. REQU
Contractor shall coordinate the requirements of any and all drawings including irchitectural, mechanical, and electrical. Any conflicts shall be brought to the ittention of the Tenant and the Architect prior to any work	F. GROS
 Contractors shall never scale drawings. Locations for all partitions, walls, ceilings, etc. will be determined by dimensions on the drawings. Any such dimensions missing rom the plans must be brought to the attention of the Architect immediately. 	
4. The contractor shall adhere to the drawings and specifications. Should any error in inconsistency appear regarding the true meaning and/or intent of the drawings or pecifications, the Contractor shall immediately report same to the Architect who will nake any necessary clarification/interpretation, or revisions as required.	INTERNATI ATLANTA A
5. Dimensions on floor plans and sections are to face of stud unless noted otherwise. Dimensions on reflected ceiling plans are to finished face unless noted otherwise.	RULES ANI THE STATE
6. If the Contractor proceeds with the work without notifying the Architect of any such liscrepancies, he shall assume all charges and make any changes to his work made	NATIONAL CODE 2000
necessary by his failure to observe and/or report the condition. 7. Any and all changes in work-as-bid shall be made on AIA Form G-701 Change Order	INTERNATI INTERNATI
orm and shall be signed by all necessary parties. 8. Contractor shall provide adequate protection of work, materials, fixtures, etc. in leased	GEORGIA
pace from loss, damage, fire, theft, etc. 9. Wherever the term "or equal" is used, it shall mean equal product as approved in	INTERNATI NATIONAL
vriting by Architect or Designer. 20. Contractor shall provide all necessary bracing to structure for interior partitions,	INTERNATI
eiling, platforms, etc., whether shown on drawings or not.	INTERNATI
alance loads, railings, etc. as per plans. 2. Contractor shall furnish and install all lamps in lighting fixtures as specified in the drawings. amps shall be guaranteed for a period of one (1) month from the date of acceptance of work	СО
Inless otherwise noted on the plans. 3. Contractor & SubContractor to provide personnel & equipment to directionally adjust all ght fixtures per the direction of the Architect or Designer. This adjustment is to occur after undown prior to the Project opening.	Area Primary S Occupancy Cl
24. Contractor shall be responsible for installation and removal of all barricades as required.	Building Const height, allowa for sprinkler p construction t
equipment and walls. (Unless noted otherwise) 6. All work shall conform to the requirements of all local laws, rules and regulations of all legally constituted Public Authorities having jurisdiction. In case of conflict	Means of Egre
between requirements, the most restrictive shall apply.	Standpipes Interior Finish
SYMBOLS LEGEND	HVAC System Vertical Openi Sprinkler Syst
EXISTING STRUCTURAL COLUMN GRID (1.23)	Fire Alarm Sys
PROPOSED STRUCTURAL COLUMN GRID (1.23)	
DIMENSION - FACE OF STRUCTURE / STUD $2"$	Portable Fire E Cooking Equip
DIMENSION - FINISH FACE (CLEAR)	Fuel Fired App Liquid Petroleu
	Compressed N
ELEVATION MARK	
INTERIOR ELEVATION REFERENCE	OWNER /LA
03 SHEET NUMBER	DOUGLAS McN

A12.3

A12.3 /

ENTRANCE

<u>∕</u>1∖•−

 \sim

EXTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

SECTION CUT REFERENCE

SPACE NAME & NUMBER

DOOR NUMBER (01)

PARTITION TYPE 012

CEILING TYPE & HEIGHT (A 12'-10")

FINISH / FURNISHING INDICATOR WD-2 / 101

ACCESSORY (Fr)

REVISION INDICATOR

AREA ON HOLD

27. Project shall be left cleaned and polished after completion of

28. All work must be free of mildew, pests or any infestation.

29. Shop drawings and finish samples must be submitted to Architect or Designer for approval prior to fabrication. 30. All finishes and furnishings must meet or exceed all applicable

All furnishings and materials shall be contract grade and suitable for commercial use.

32. Refer to Interiors FF&A Specifications Book for additional notes and specifications.

PROJECT SUMMARY

THE PROJECT IS A RENOVATION OF AN EXISTING STAIR TOWER INCLUDING MODIFICATION OF EXISTING CANOPY, PARAPET WALL EXTENSION, NEW METAL SCREEN, SIGNAGE, FINISHES AND LIGHTING. NO CHANGES TO STAIR, WALKWAY OR ROADWAY CONFIGURATION ARE INCLUDED IN THIS RENOVATION. NO NEW ENCLOSURES ARE INCLUDED.

PROJECT DATA

A. ZONING CLASSIFICATION B. OCCUPANCY TYPE:

C. CONSTRUCTION TYPE:

SPI-9: SPECIAL PUBLIC INTEREST ASSEMBLY A-2

D. NUMBER OF STORIES:

E. REQUIRED SEPARATION: F. GROSS FLOOR AREA:

DRAWING NUMBER

DIRECTION OF VIEW

DRAWING NUMBER

DIRECTION OF VIEW

SEE LEGEND & SCHEDULE

SEE LEGEND & SCHEDULE

- SHEET NUMBER

SEE SCHEDULES

SEE SCHEDULE

SEE SCHEDULES

SEE SCHEDULE

- AREA REVISED

- AREA ON HOLD

- REVISION NUMBER

- SHEET NUMBER

A12.3 - SHEET NUMBER

IB **2 STORY STAIR & ELEVATOR TOWER** ADJACENT TO 25 STORY BUILDING MAINTAIN EXISTING SEPARATIONS

597 GSF EXTERIOR

EFFECTIVE CODES

INTERNATIONAL BUILDING CODE 2006, WITH GEORGIA AND CITY OF ATLANTA AMENDMENTS

RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, AUGUST 2003 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2000, WITH GEORGIA AMMENDMENTS

INTERNATIONAL FUEL GAS CODE 2006, WITH GA AMENDMENTS INTERNATIONAL MECHANICAL CODE 2006, WITH GEORGIA AMENDMENTS GEORGIA ACCESSIBILITY LAW 120-3-20

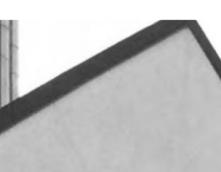
INTERNATIONAL PLUMBING CODE 2006, WITH GEORGIA AMENDMENTS NATIONAL ELECTRIC CODE (NEC) 2011, WITH GEORGIA AMENDMENTS INTERNATIONAL ENERGY CONCERVATION CODE 2009, GA AMENDMENT INTERNATIONAL FIRE PREVENTION CODE 2006 WITH GA AMENDMENTS

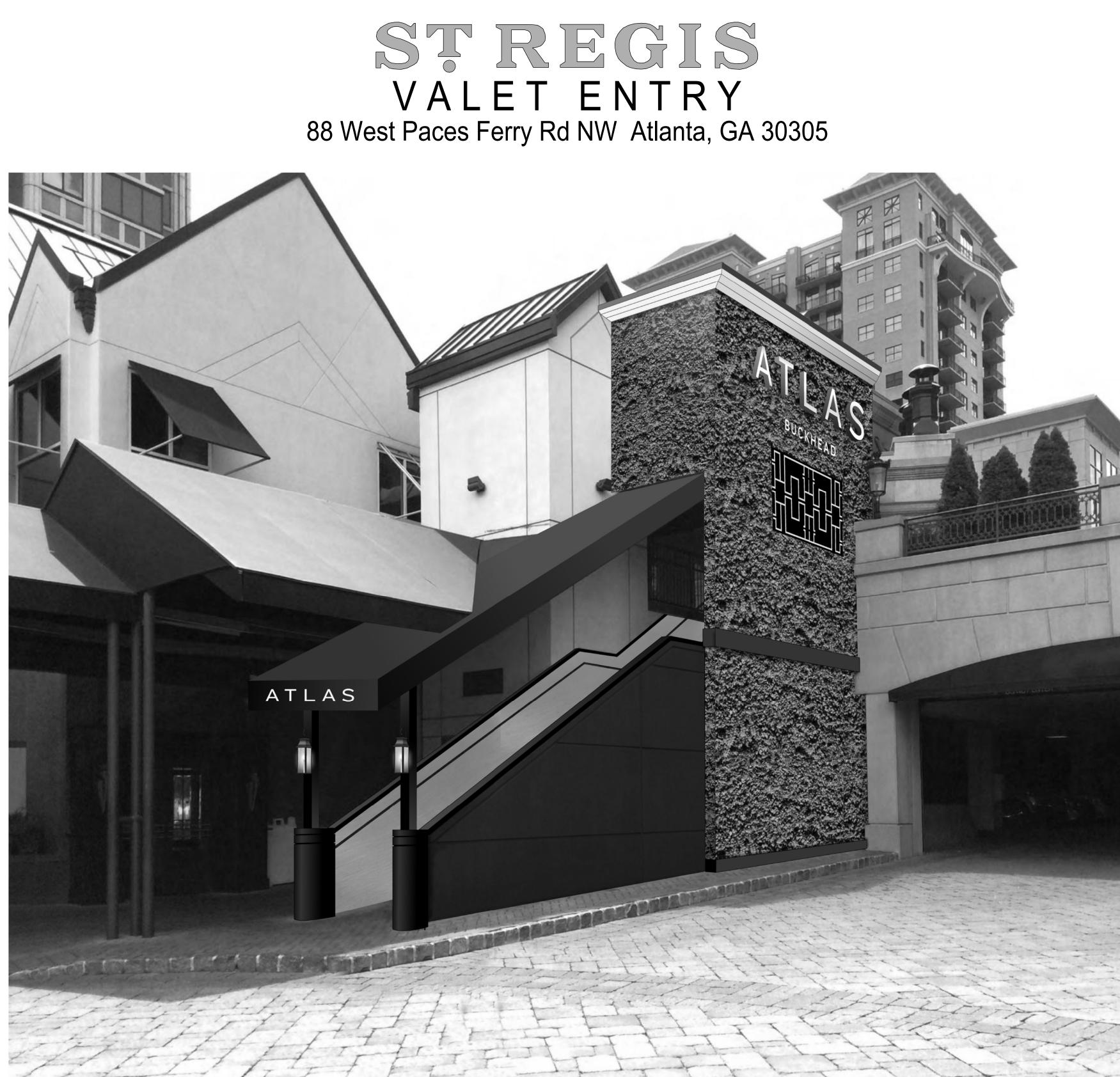
CODES CROSS REFERENCE GUIDE

O.C.O.G. 120-3-3.04] Primary: LSC	Supplement:
· · · · · · · · · · · · · · · · · · ·	
LSC	10.0
	IBC
IBC	LSC
LSC	NONE
IBC	IFC
LSC	NONE
IMC	NONE
LSC	NONE
LSC	NONE
LSC	NONE
State Statures & LSC	NONE
IFC	NONE
LSC & NFPA 96	NONE
IFGC	NFPA 54
NFPA 58	NFPA 54 or IFGC
NFPA 52	NONE
	IBC LSC IBC LSC IMC LSC LSC LSC LSC State Statures & LSC IFC LSC & NFPA 96 IFGC NFPA 58

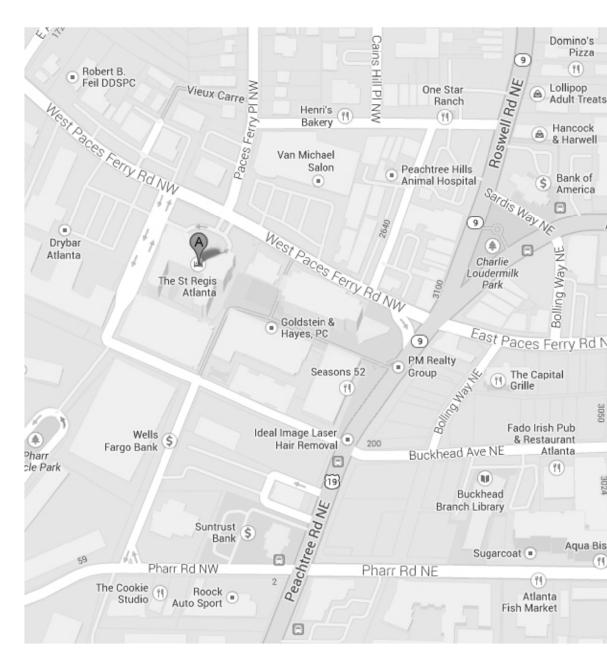
PROJECT DIRECTORY

OWNER /LANDLORD	ARCHITECTURE & INTERIORS:
TAVISTOCK GROUP DOUGLAS McMAHON & TRENT ARNOLD 4705 SOUTH APOPKA VINELAND ROAD SUITE 210 ORLANDO, FL 32819 407-909-7004	THE JOHNSON STUDIO 404-525-5400 ANITA SUMMERS EXT. 107 SUSAN WEILER EXT. 111 127 PEACHTREE STREET SUITE 1717 ATLANTA GA 30303
OWNER'S REP. /CONST. MANAGER:	STRUCTURAL:
EDWARDS DEVELOPMENT SERVICES DAVID EDWARDS 400 NORTHCREEK SUITE 100 3715 NORTHSIDE PARKWAY ATLANTA, GA 30327 678-427-2022	STABILITY ENGINEERING PIERRE COIRON, P.E. CHRIS MURPHY EXT. 116 431 W. PONCE DE LEON AVE. SUITE 4 DECATUR, GA 30030 404-377-9316
PROPERTY:	ELECTRICAL:
THE ST. REGIS ATLANTA JAY JACOB (TAVISTOCK GROUP) 88 WEST PACE FERRY ROAD ATLANTA, GA 30305 404-261-3820	WOMACK & ASSOCIATES, LLC WILLIAM WOMACK, P.E. 4200 PERIMETER PARK SOUTH SUITE 225 ATLANTA, GA 30341 770-458-3005



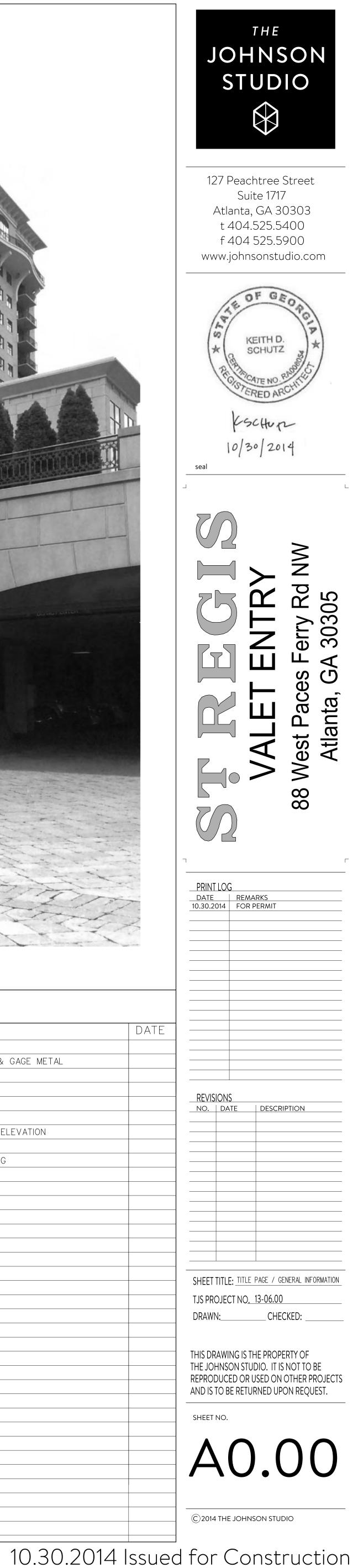


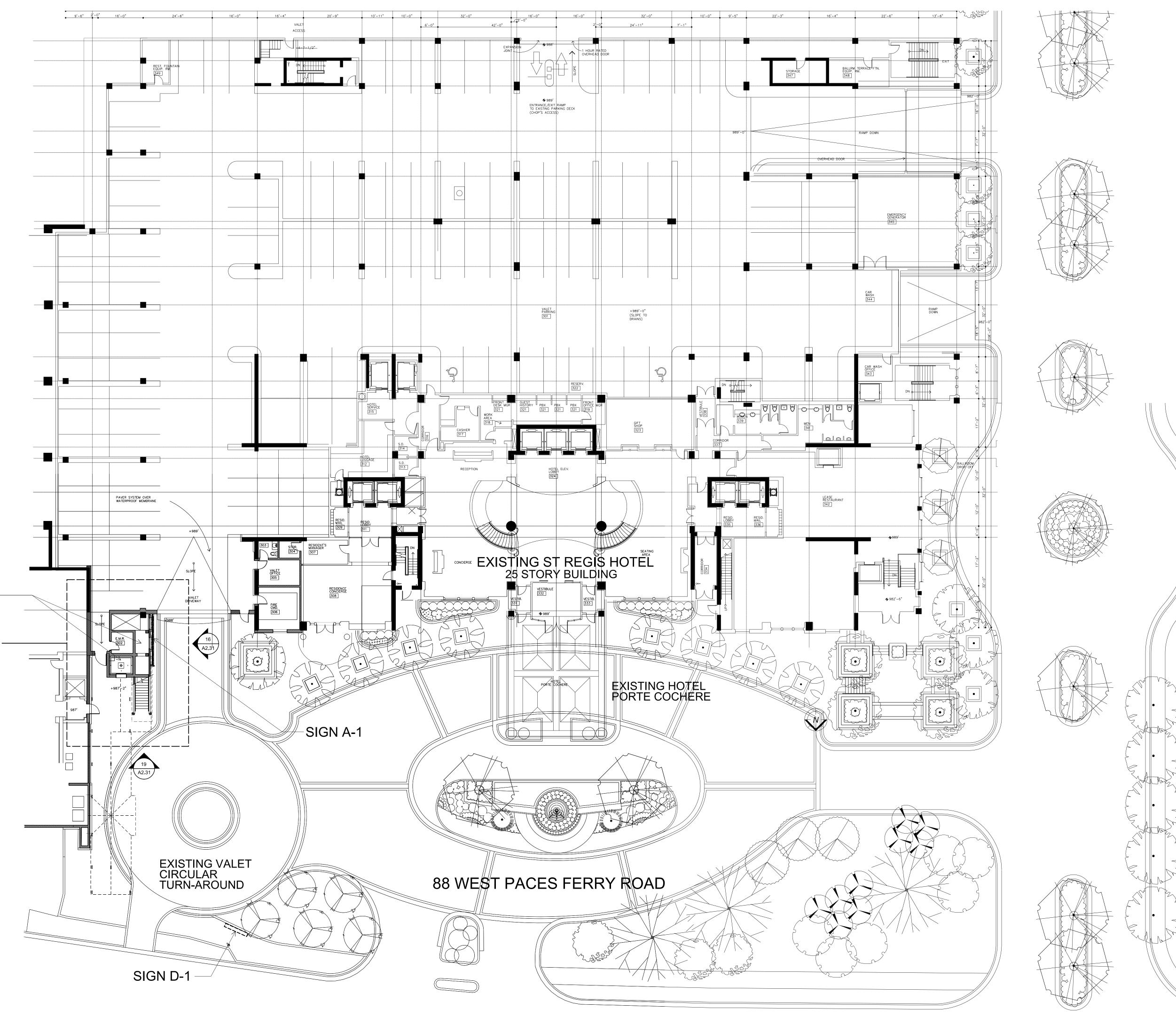
LOCATION MAP

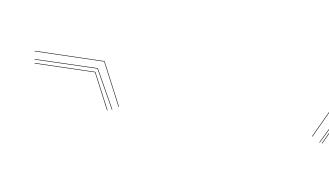


ST REGIS 88 West Paces Ferry Rd NW Atlanta, GA 30305

NO.	TITLE	DATE	NO.	TITLE	D
A0.00	TITLE PAGE / GENERAL INFORMATION			STRUCTRAL	
	ARCHITECTURAL		S1.0	FRAMING PLAN, NOTES & GAGE METAL	
A1.00	SITE PLAN		S1.1	SECTIONS & DETAILS	
D1.01	DEMOLITION PLANS & ELEVATION				
A2.11	3RD FLOOR PLAN				
A2.12	3RD FLOOR REFLECTED CEILING PLAN			ELECTRICAL	
A2.21	4TH FLOOR PLAN		E1.0	SCHEDULES, LEGEND & ELEVATION	
A2.22	4TH FLOOR REFLECTED CEILING PLAN		E2.0	THIRD FLOOR LIGHTING	
A2.31	ELEVATIONS, DETAILS, SCHEDULES		E3.0	FOURTH FLOOR LIGHTING	
A2.32	ELEVATIONS, DETAILS				



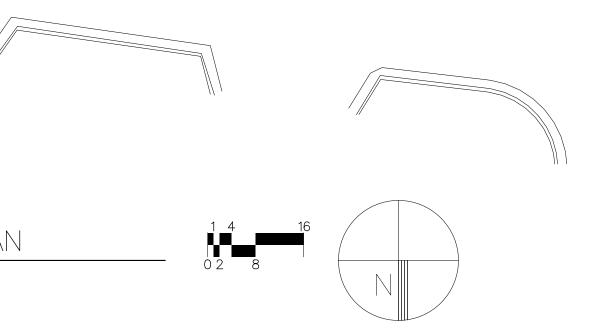


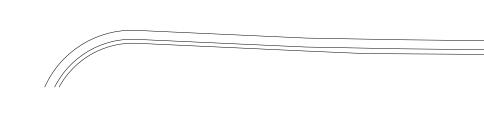


18 SITE PLAN A1.00 1/16"= 1'-0"

EXISTING 2 STORY -STAIR & ELEVATOR TOWER AREA OF NEW WORK

WEST PACES FERRY ROAD





1	\mathbf{C}	\frown	. •
\neg	tor	$(\cap nctri$	ICTION
J	IUI	Constru	JULIULI
-	_		

 \bigcirc 2014 THE JOHNSON STUDIO



SHEET NO.

THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.

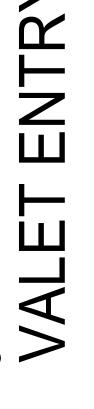
TJS PROJECT NO <u>.</u>	13-06.00
DRAWN:	CHECKED:

SHEET TITLE: <u>SITE PLAN</u>

REVISIONS		
	DATE	DESCRIPTION

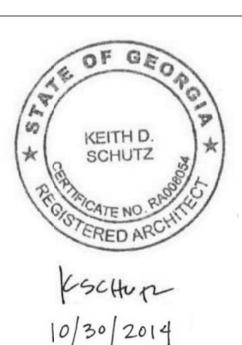
PRINT LOC	Ĵ
DATE	REMARKS
10.30.2014	FOR PERMIT



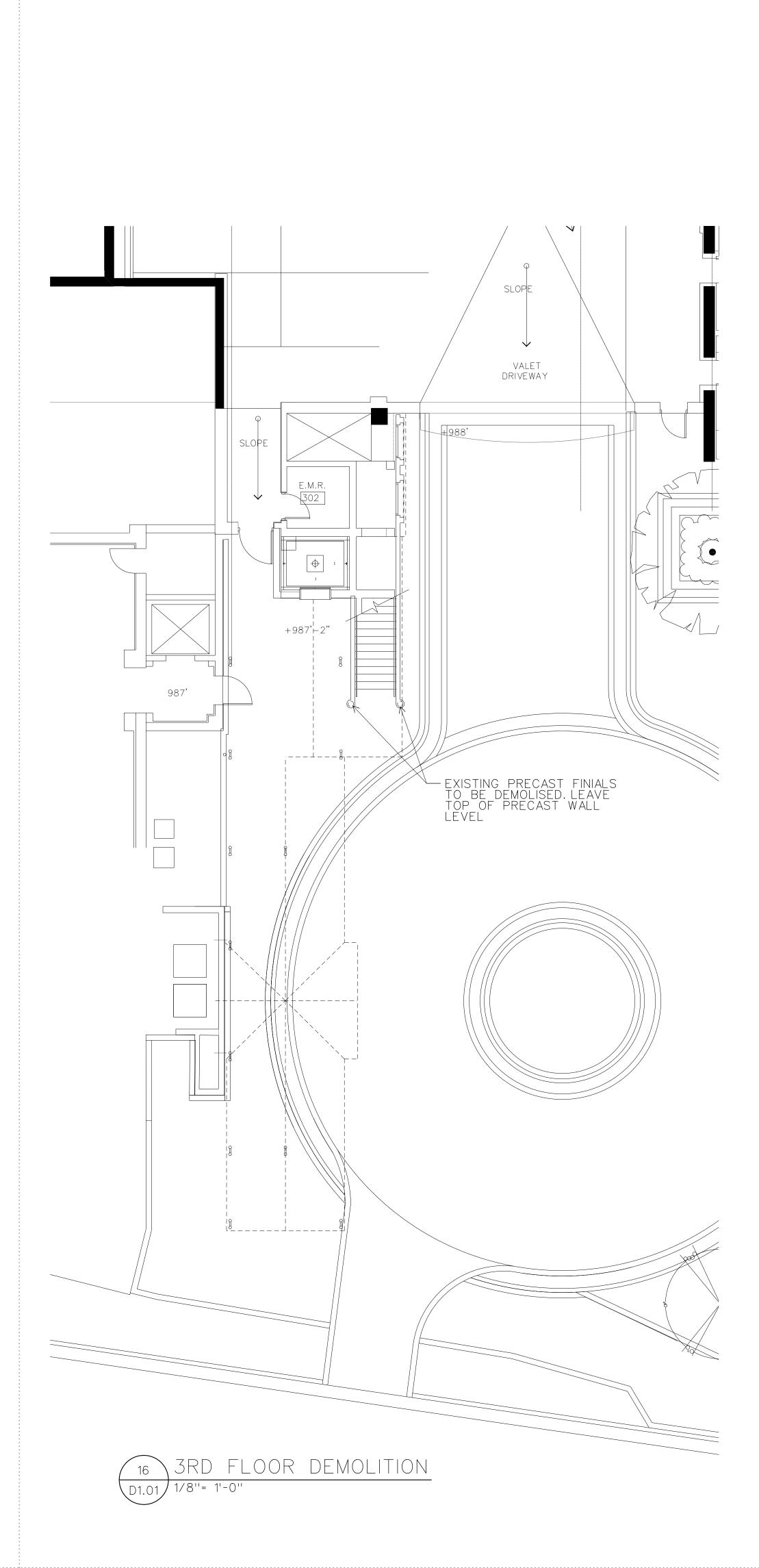


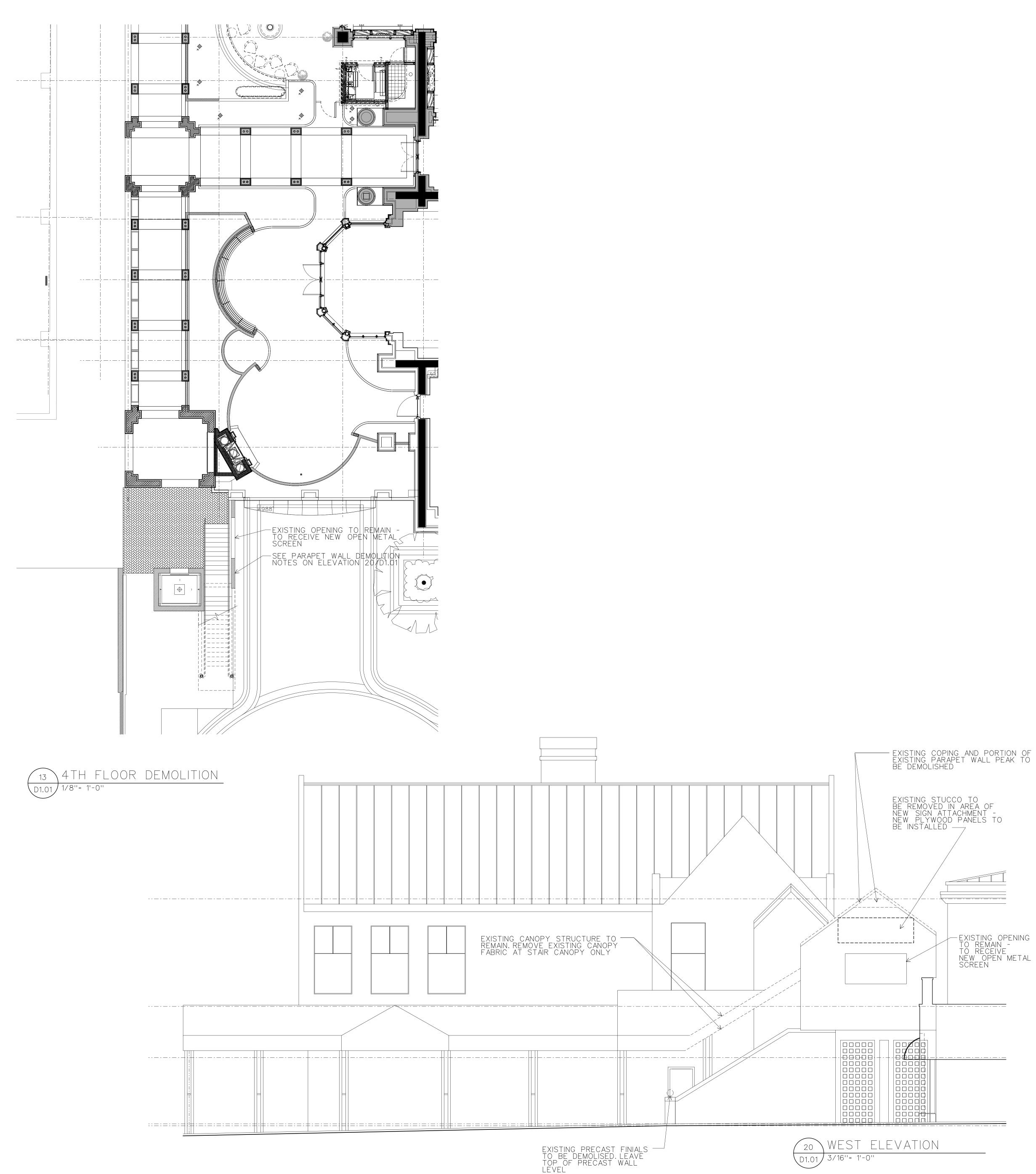


seal



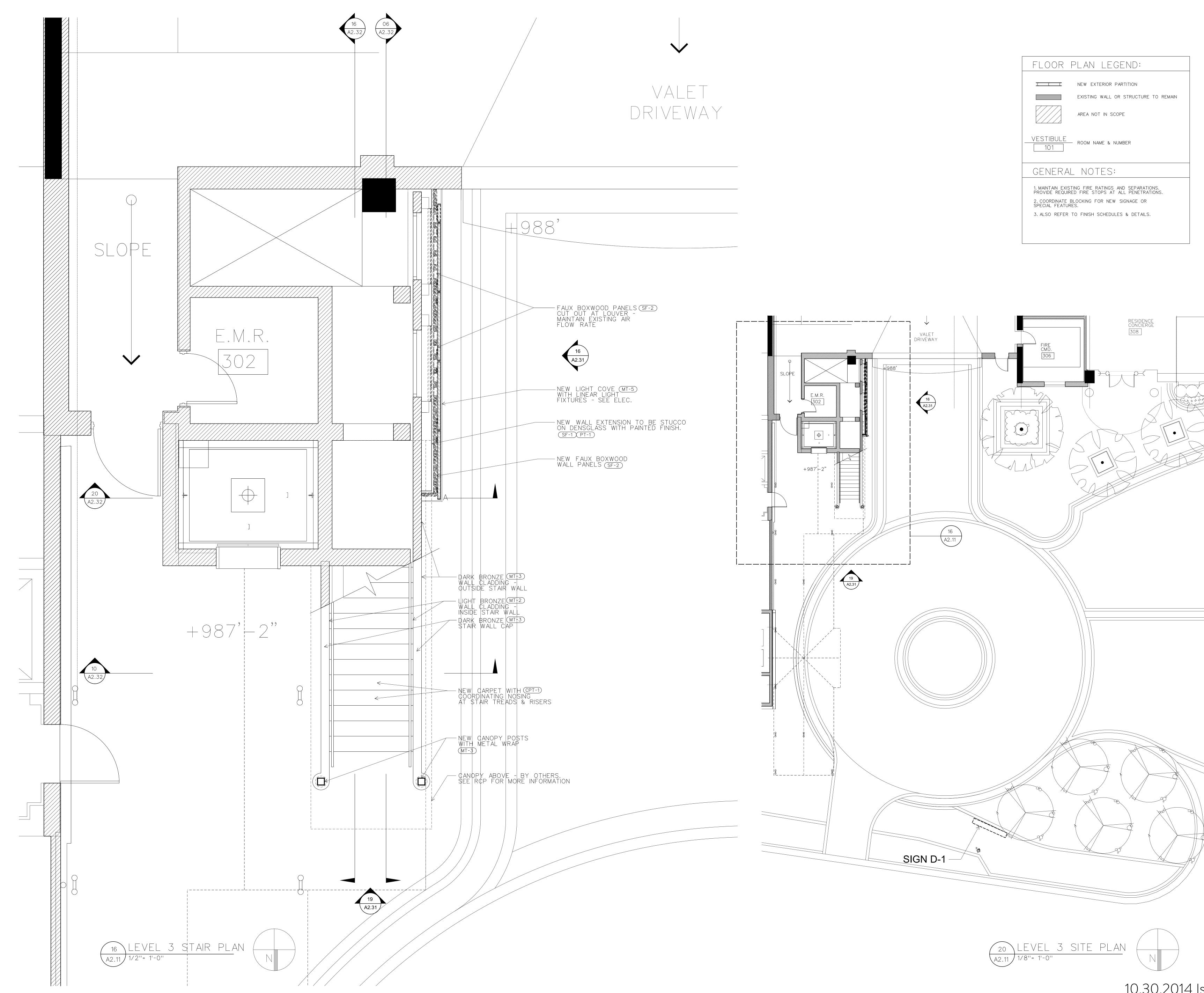






10.30.2014 Issued for Construction





10.30.2014 Issued for Construction

© 2014 THE JOHNSON STUDIO



SHEET NO.

THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.

TJS PROJECT NO. <u>13-06.00</u> DRAWN:_____CHECKED: _

SHEET TITLE: <u>LEVEL 3 PLAN</u>

REVIS	REVISIONS			
NO.	DATE	DESCRIPTION		
	L			

PRINT LOC	5
DATE	REMARKS
10.30.2014	FOR PERMIT





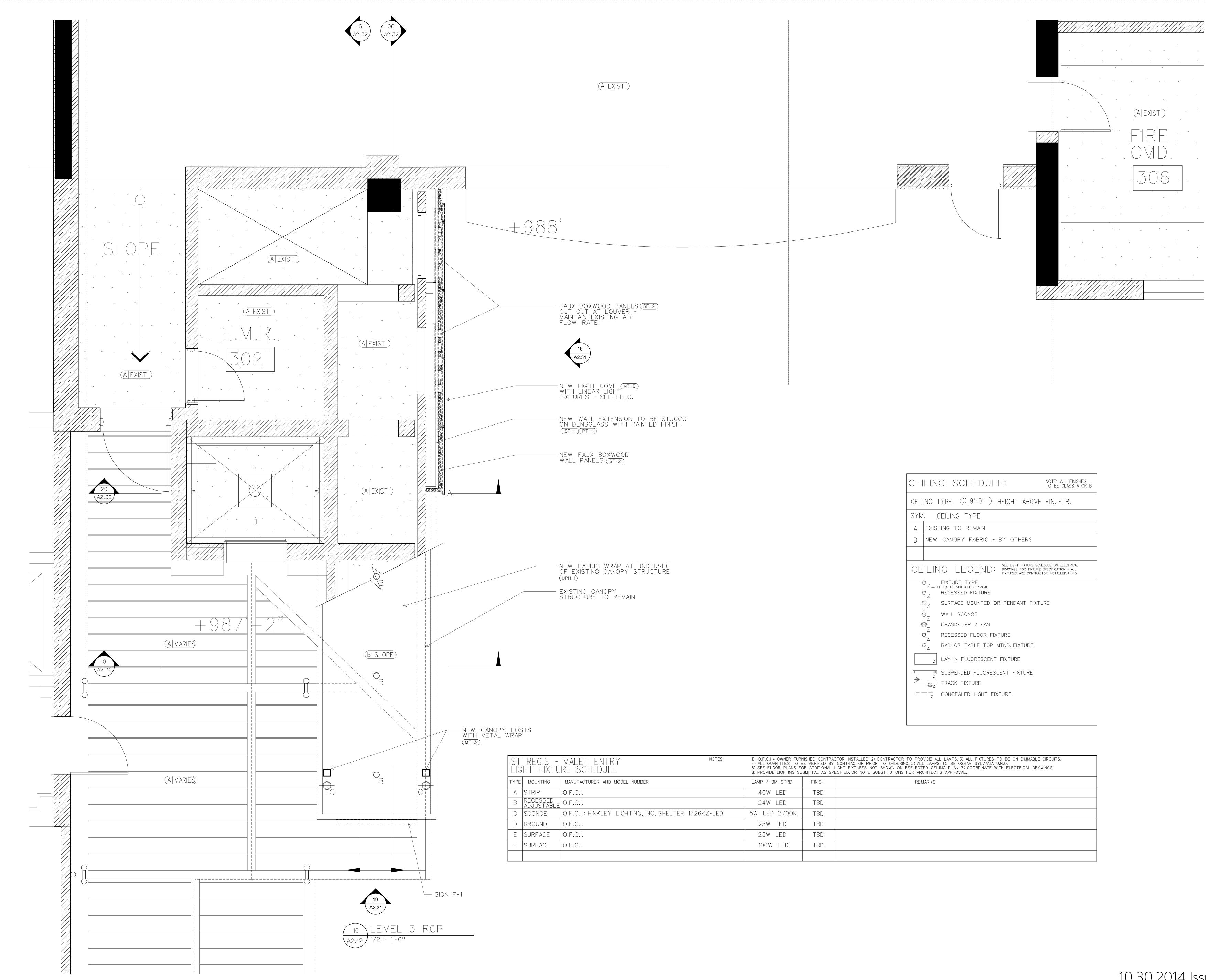


seal

CSCHUp 10/30/2014







	G SCHEDULE:	NOTE: ALL FINISHES TO BE CLASS A OR B
CEILING 7	YPE - C 9'-0" HEIGHT ABOVE	FIN. FLR.
SYM. (CEILING TYPE	
A EXIS	TING TO REMAIN	
B NEW	CANOPY FABRIC - BY OTHERS	
CEILIN	GLEGEND: SEE LIGHT FIXTURE SCHEI DRAWINGS FOR FIXTURE S FIXTURES ARE CONTRACTOR	PECIFICATION - ALL
$ \begin{array}{c} & & Z \\ & & & Z \\ & & & &$	FIXTURE TYPE E FIXTURE SCHEDULE - TYPICAL RECESSED FIXTURE SURFACE MOUNTED OR PENDANT FIXTUR WALL SCONCE CHANDELIER / FAN RECESSED FLOOR FIXTURE BAR OR TABLE TOP MTND. FIXTURE LAY-IN FLUORESCENT FIXTURE SUSPENDED FLUORESCENT FIXTURE TRACK FIXTURE CONCEALED LIGHT FIXTURE	RE

ITIES TO E PLANS F((NER FURNISHED CONTRACTOR INSTALLED. 2) CONTRACTOR TO PROVIDE ALL LAMPS. 3) ALL FIXTURES TO BE ON DIMMABLE CIRCUITS. TIES TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING. 5) ALL LAMPS TO BE OSRAM SYLVANIA U.N.O PLANS FOR ADDITIONAL LIGHT FIXTURES NOT SHOWN ON REFLECTED CEILING PLAN. 7) COORDINATE WITH ELECTRICAL DRAWINGS. CHTING SUBMITTAL AS SPECIFIED, OR NOTE SUBSTITUTIONS FOR ARCHITECT'S APPROVAL.			
SPRD	FINISH	REMARKS		
ED	TBD			
ED	TBD			
700K	TBD			
ED	TBD			
ED	TBD			
ED	TBD			

- I	\mathbf{C}	\frown	. •	
D	tor	Constru	CT	$\cap n$
U				

© 2014 THE JOHNSON STUDIO



SHEET NO.

THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.

TJS PROJECT NO<u>. 13-06.00</u> DRAWN:_____CHECKED: _____

SHEET TITLE: <u>LEVEL 3 RCP</u>

REVISIONS					
NO.	DATE	DESCRIPTION			
-		•			

PRINT LOC	
DATE	REMARKS
10.30.2014	FOR PERMIT

 $\overline{()}$





7//

seal



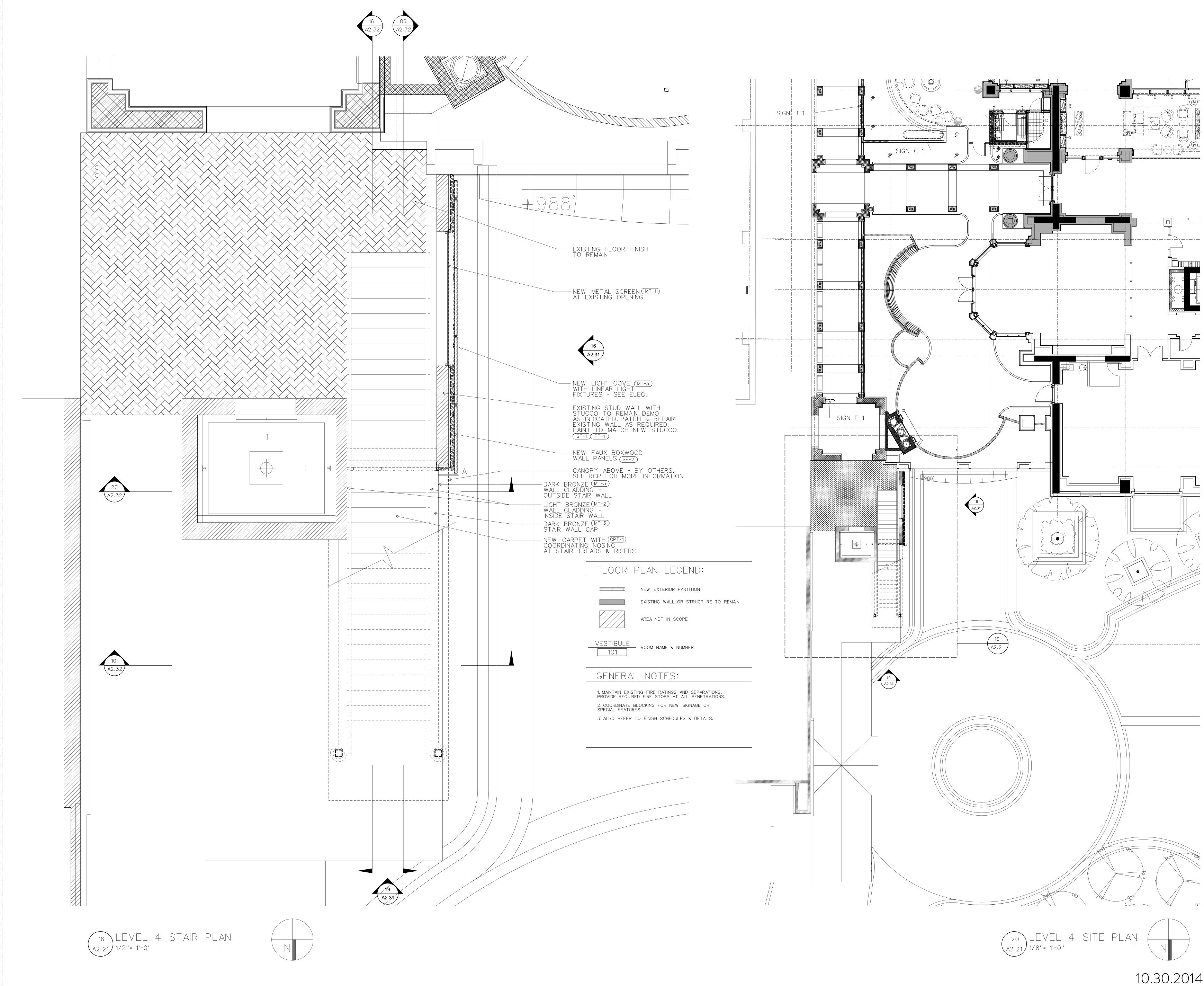
127 Peachtree Street Suite 1717 Atlanta, GA 30303 t 404.525.5400 f 404 525.5900 www.johnsonstudio.com

ТНЕ

JOHNSON

STUDIO

 \bigotimes



10.30.2014 Issued for Construction

© 2014 THE JOHNSON STUDIO



SHEET NO.

REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST

DRAWN:	CHECKED:	
THIS DRAWING IS T	THE PROPERTY OF	

SHEET TITLE:	LEVEL 4 PLAN	
TJS PROJECT	NO. 13-06.00	

<u> </u>	IONS	
NO.	DATE	DESCRIPTION

PRINT LOC	2					
DATE	REMARKS					
10.30.2014	FOR PERMIT					

7//

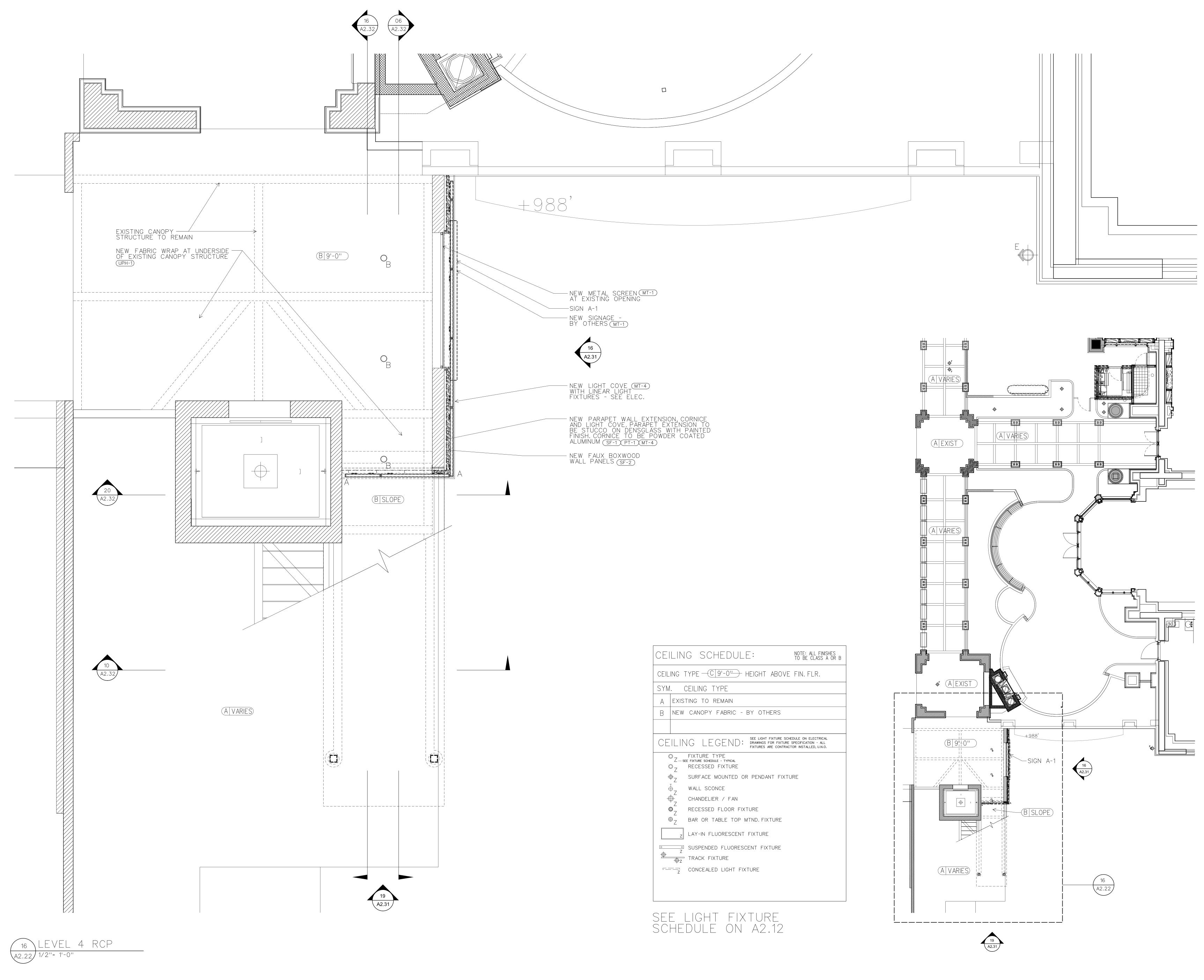




CSCHUp 10/30/2014







10.30.2014 Issue

ed for	Constru	uction

 \bigcirc 2014 THE JOHNSON STUDIO



SHEET NO.

THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.

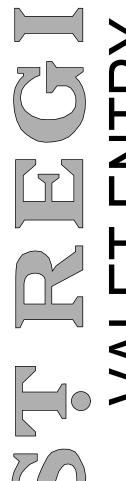
DRAWN:	_CHECKED:
THIS DRAWING IS THE	

SHEET	TITI F•	LEV	EL 4	RCP	
JULLI			·		

TJS PROJECT NO<u>. 13-06.00</u>

REVIS	IONS)	
NO.	DA	TE	DESCRIPTION

		Γ
PRINT LOC		_
DATE	REMARKS	
10.30.2014	FOR PERMIT	_
		_
		_
		_
		_
		-
		_
		-
		_
		_
		_
		_
		_
		_
		_
		_





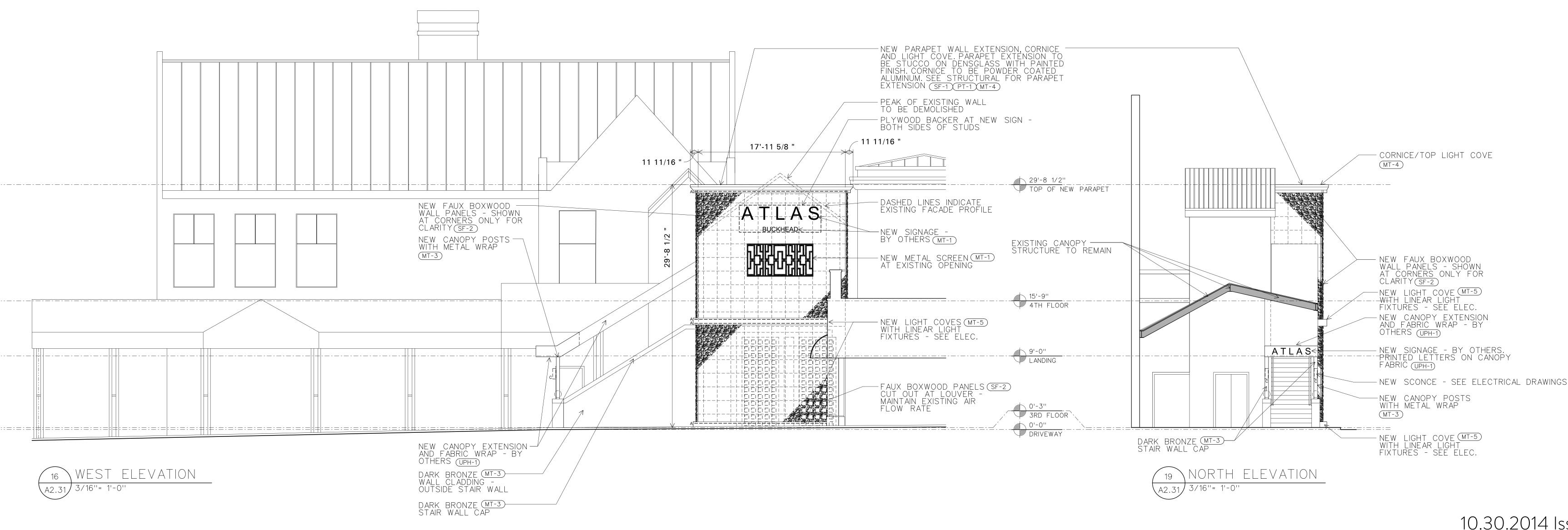


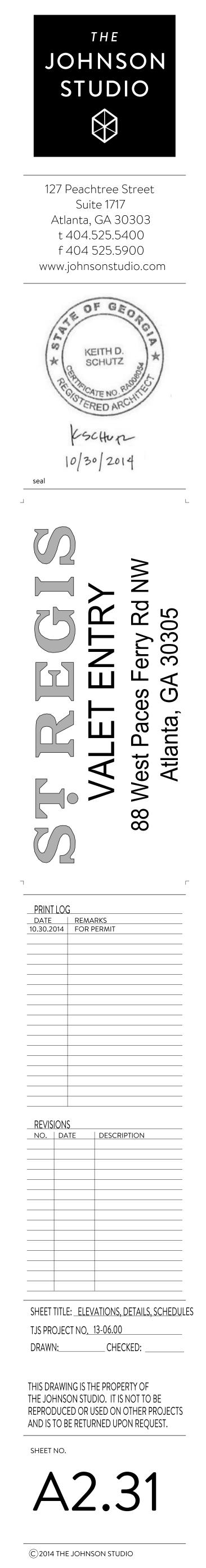
10/30/2014 seal

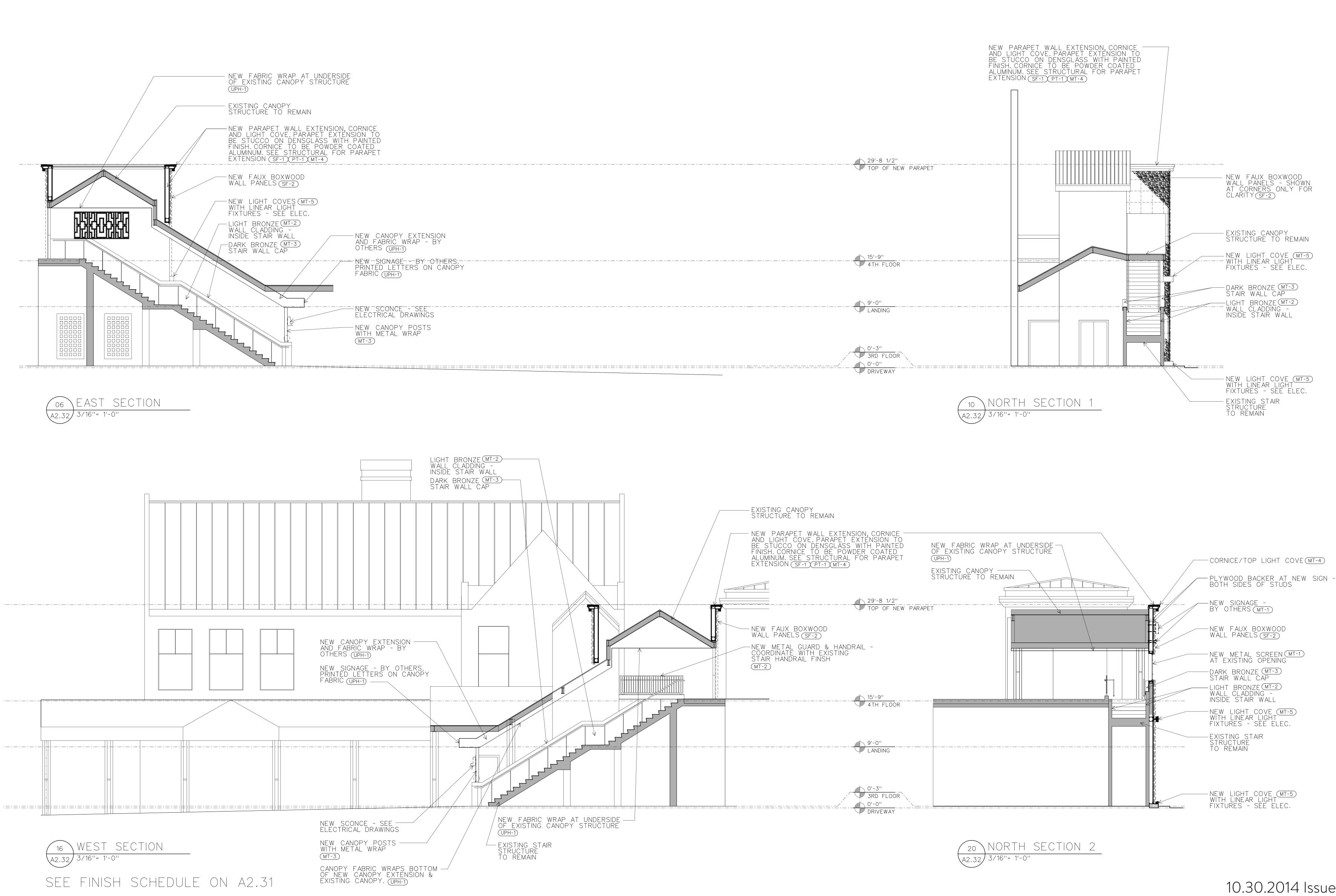




EY	MATERIAL	MANUFACTURER	SPECIFICATION	SIZE	FINISH/COLOR	LOCATION	REMARKS
CPT-1	CARPET	BOLON: GREGORY MILFORD / JENNIFER HARDY: 404.840.7660 gmilford@bellsouth.net	BOLON CARPET FOR EXTERIOR USE WITH COORDINATING JOHNSONITE NOSING. COLOR AND PATTERN TBD.	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS		STAIR TREADS & RISERS	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
ИТ-1	METAL	TO BID	BRUSHED STAINLESS STEEL	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	BRUSHED STAINLESS STEEL	MISC. ACCENTS	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
/IT-2	METAL	PUZIO'S IRON STUDIO MICHAEL PUZIO 404-888-0340	LIGHT BRONZE	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	LIGHT BRONZE	STAIR WALL CLADDING - INSIDE	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
ИТ-3	METAL	PUZIO'S IRON STUDIO MICHAEL PUZIO 404-888-0340	DARK BRONZE	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	BARK BRONZE	STAIR WALL CLADDING - OUTSIDE	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
ИТ-4	METAL	TO BID	POWDER COATED ALUMINUM	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	TBD	PARAPET WALL CORNICE	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
ИТ-5	METAL	TO BID	POWDER COATED ALUMINUM	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	ТВО	MID AND LOWER LIGHT COVE CLADDING	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
PL-1	PLASTIC LAMIN	ATE TBD	PLASTIC LAMINATE	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	TBD		SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
PT-1	PAINT	TBD	TBD - PAINT FOR EXTERIOR STUCCO SURFACE	N/A	TBD - DARK GREEN TO MATCH PANTONE 350C		SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
SF-1	EXTERIOR CEMI PLASTER STUC		3 COAT CEMENT PLASTER; PORTLAND CEMENT BASE; TO MATCH EXISTING	N/A	SAND FINISH; INTEGRAL COLOR & FINISH TO MATCH	EXISTING EXTERIOR CEMENT PLASTER WALLS	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
SF-2	FAUX BOXWOO	D EASY GRASS	TWO-TONE MZ6148 - 20" x 20" PANELS	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	TWO-TONE	STAIR TOWER WALLS	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
JPH-1	CANOPY FABRI	C TBD	TBD	VARIOUS SHAPES & SIZES; SEE DWGS FOR DETAILS	TBD	STAIR TOWER CANOPY	SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.







- I	C	\frown	. •
DC	tor	Constr	notion
		0011501	action

© 2014 THE JOHNSON STUDIO



SHEET NO.

THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.

DRAWN:_____CHECKED:

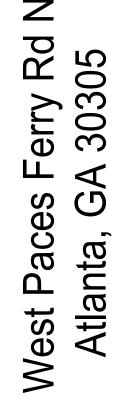
SHEET TITLE: <u>ELEVATIONS, DETAILS</u> TJS PROJECT NO. 13-06.00

	SIONS	
<u>_NO.</u>	DATE	DESCRIPTION

PRINT LOG DATEREMARKS10.30.2014FOR PERMIT ---------------_____ _____ _____ -----







 \geq

KSCHUp 10/30/2014 seal _____

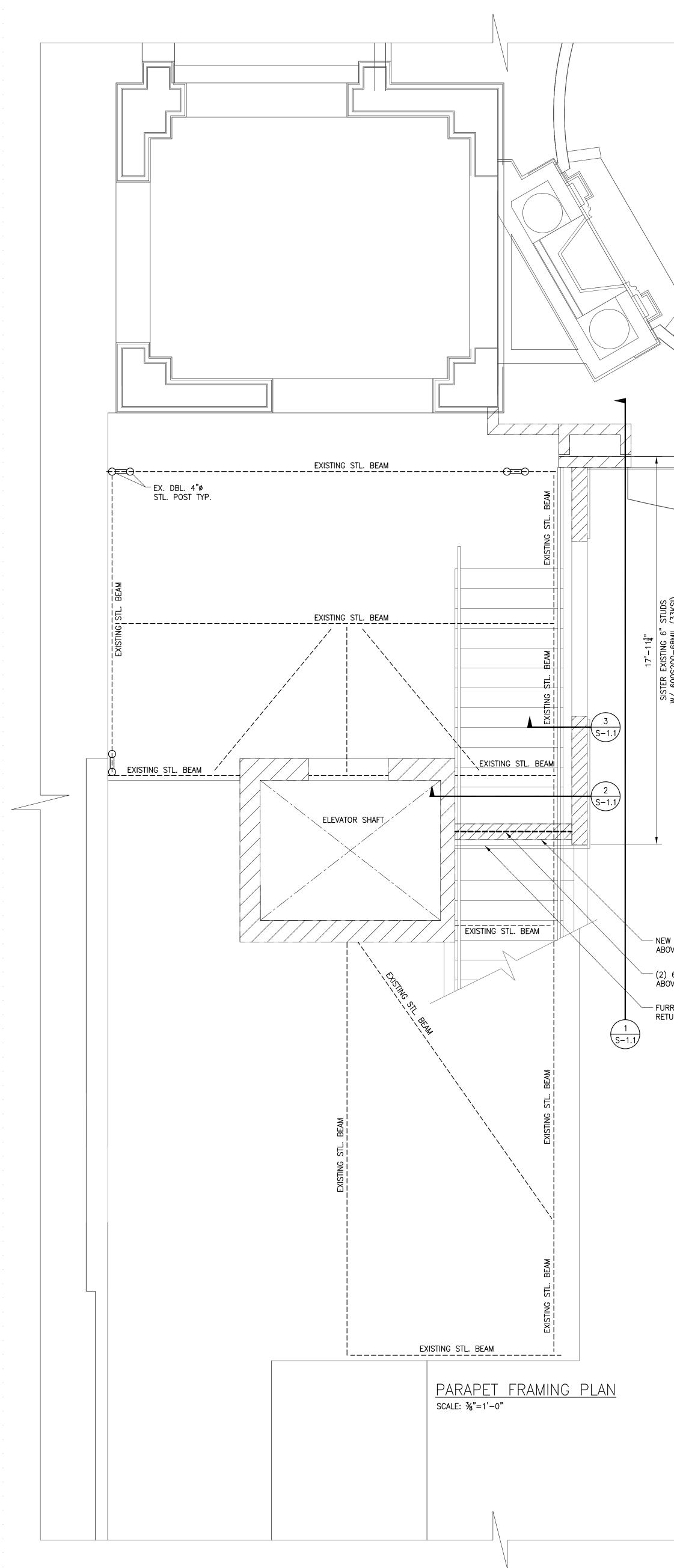


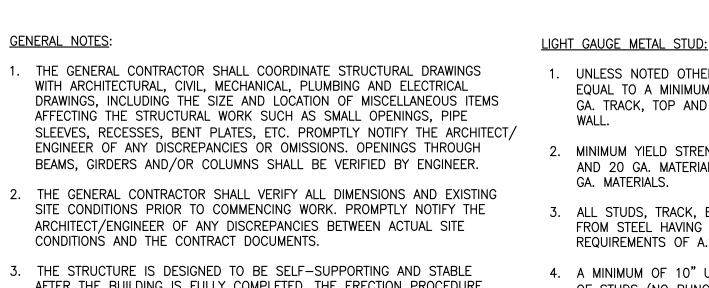
www.johnsonstudio.com

127 Peachtree Street Suite 1717 Atlanta, GA 30303 t 404.525.5400 f 404 525.5900

JOHNSON STUDIO \bigotimes

ТНЕ





- AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE, INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 4. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
- 5. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- 6. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS. THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
- 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL BUILDING CODE 2006.

ABBREVIATION (ALPHABETIZED):



STRUCTURAL STEEL:

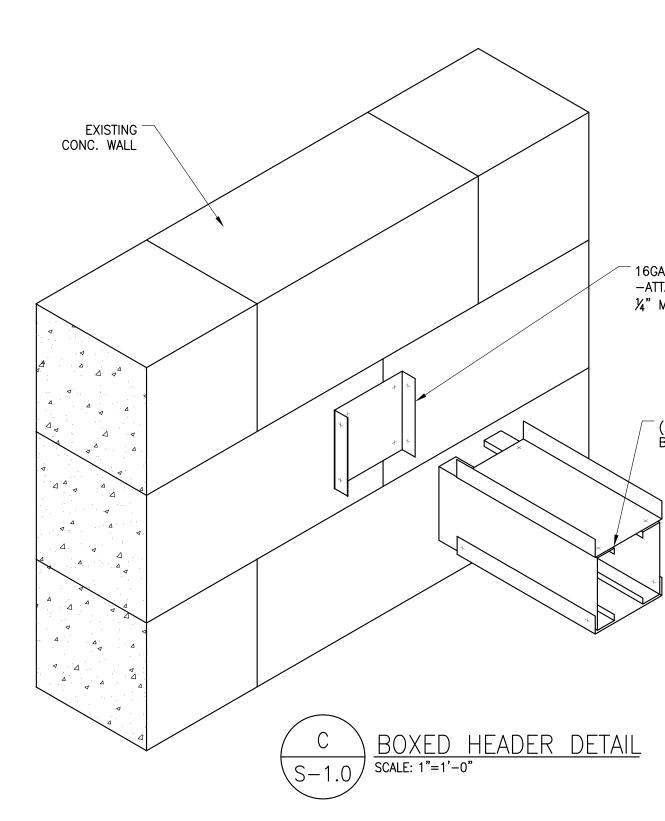
- 1. STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED: STRUCTURAL STEEL . . ASTM A992 GRADE 50 U.N. STEEL ANGLES, CHANNELS & PLATES ASTM A36 U.N. . ASTM A53, GRADE B STEEL PIPES . STEEL TUBES (HSS) . ASTM A500, GRADE B HIGH STRENGTH BOLTS ASTM A325, GALVANIZED ASTM A563, GALVANIZED NUTS . UNFINISHED BOLTS . ASTM A307 WELDING ELECTRODES AWS CLASS E70
- 2. THE STRUCTURAL STEEL FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS NOT DETAILED HEREIN. SHOP DRAWINGS SHALL BE FULLY APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION. DESIGN OF SPECIAL CONNECTIONS BETWEEN STEEL FRAMING COMPONENTS BY OTHER THAN THE PROJECT STRUCTURAL ENGINEER-OF-RECORD SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT. CONNECTION DESIGN INCLUDING BUT NOT LIMITED TO BRACE END CONNECTIONS, MOMENT-RESISTING CONNECTIONS, MODIFIED BEAM SEAT CONNECTIONS, AND MEMBER SPLICE CONNECTIONS. INDICATE DESIGN FORCES AND REACTIONS FOR EACH APPLICABLE CONNECTION.
- 4. FIELD CONNECTIONS SHALL BE BOLTED USING HIGH STRENGTH BOLTS EXCEPT WHERE FIELD WELDING IS SHOWN ON THE DRAWINGS. 5. BOLTED CONNECTIONS SHALL BE BEARING TYPE WITH THREADS
- INCLUDED IN THE SHEAR PLANE AND SHALL BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC-2004, "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS".
- 6. HIGH STRENGTH BOLTS SHALL BE 7/6" DIAMETER MINIMUM UNLESS NOTED OTHERWISE.
- 7. THE STRUCTURAL STEEL FRAME SHALL BE BRACED IN TWO DIRECTIONS DURING CONSTRUCTION, INCLUDING HORIZONTAL BRACING AT CONCRETE FLOORS, UNTIL ALL FINAL CONNECTIONS HAVE BEEN MADE AND CONCRETE IS PLACED AND CURED.
- 8. STRUCTURAL WELDED JOINTS SHALL CONFORM TO PROVISIONS OF AWS D1.1, STRUCTURAL WELDING CODE BY THE AMERICAN WELDING SOCIETY.
- 9. PROOF OF WELDER CERTIFICATIONS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.
- 10. THE FASTENER SCHEDULE FOR BEAMS SHALL BE: <u>BEAM SIZES</u> <u># OF BOLTS</u> W8 W10 - W12 = 3

- GA. MATERIALS.

- METAL" (AWS D1.3–98).
- 9. ALL WELDS SHALL BE TOUCHED UP WITH ZINC RICH PAINT.

- O.C. BOTH SIDES IN BETWEEN.
- FLANGE.

- RECORD.
- INTERMEDIATE STUDS.
- 22. MULTIPLE STUD COLUMNS WITHOUT LATERAL BRACING MUST BE 12 GA.



ABOVE EXISTING ROOF

(2) 6" ×16GA LIGHT GAGE BOXED HDR ABOVE EXISTING STL. BEAM

- FURR OUT FINISHED FACE OF RETURN WALL

- NEW RETURN WALL

1. UNLESS NOTED OTHERWISE, ALL LOAD-BEARING STUDS SHALL BE EQUAL TO A MINIMUM OF 16 GA. SPACED AT 16" CENTERS WITH 16 GA. TRACK, TOP AND BOTTOM. WALLS TO BE SAME SIZE AS THICKEST

2. MINIMUM YIELD STRENGTH (Fy) FOR STUDS IS 33,000 PSI FOR 18 GA. AND 20 GA. MATERIALS, AND 50,000 PSI FOR 16 GA, 14 GA., AND 12

3. ALL STUDS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF A.S.T.M. A525.

4. A MINIMUM OF 10" UN-PUNCHED STEEL IS REQUIRED AT BOTH ENDS OF STUDS (NO PUNCHING HOLES OF ANY SIZE IS PERMITTED IN THESE 10 INCHES). NO CUTTING OF THE STUD FLANGE IS PERMITTED.

5. LOAD-BEARING WALLS SHALL BE PRE-FABRICATED OFFSITE IN A PRE-PANELIZATION SHOP IN A CONTROLLED ENVIRONMENT WITH A CERTIFIED QUALITY CONTROL PROGRAM. THE FACILITY MUST HAVE MINIMUM OF TWO YEARS OF OPERATION EXPERIENCE.

6. THE PANELIZER MUST SUBMIT FULLY DIMENSIONED WALL PANEL SHOP DRAWINGS OF EACH INDIVIDUAL WALL PANEL WITH THE MATERIALS EXPLICITLY CALLED OUT, AS WELL AS A FULLY DIMENSIONED PANEL LAYOUT DRAWING LOCATING EACH PANEL. THESE DRAWINGS MUST BE SUBMITTED FOR APPROVAL AND WALL PANEL CONSTRUCTION SHALL NOT BEGIN UNTIL THE ENGINEER'S APPROVAL IS RECEIVED. ALL CALCULATIONS AND DRAWINGS MUST BE STAMPED BY THE DESIGN ENGINEER, REGISTERED IN THE STATE OF PROJECT.

WALL PANELS MAY BE FABRICATED WITH SELF-DRILLING SCREWS OR WELDED CONNECTIONS. FIELD WELDING OF MATERIALS LESS THAN 18 GA. SHALL NOT BE PERMITTED. WELDS SHALL BE PERFORMED BY OPERATORS QUALIFIED IN ACCORDANCE WITH SECTION 6.0 OF THE AMERICAN WELDING SOCIETY'S "STRUCTURAL WELDING CODE - SHEET

8. BOTH STUD FLANGES SHALL BE ATTACHED TO THE TOP AND BOTTOM TRACK WITH A MINIMUM OF 1" WELD EACH SIDE.

10. SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.

11. STUDS SHALL HAVE FULL BEARING AGAINST THE INSIDE TRACK WEB TOP AND BOTTOM. STUDS MUST BE CUT SQUARE. THE PANELIZATION FACILITY MUST USE A COMPRESSION MECHANISM IN THEIR JIGS (I.E.: HYDRAULIC RAMS) TO FULLY SEAT THE STUDS IN THE TRACK PRIOR TO WELDING.

12. MULTIPLE STUD "COLUMNS" SHALL BE WELDED TOGETHER IN GROUPS OF AT LEAST TWO STUDS WITH 2" TOP AND BOTTOM AND 1" AT 24"

13. TRACK SPLICES WITHIN A PANEL MUST BE SECURELY ANCHORED TO A COMMON ELEMENT (A STUD OR HEADER); OR BUTT-WELDED TOGETHER; OR SPLICED WITH STUD MATERIAL SECURELY FASTENED TO THE TRACK ON BOTH SIDES OF THE SPLICE.

14. LATERAL BRIDGING SHALL BE USED TO RESIST TORSIONAL FORCES ON THE LOAD-BEARING STUDS. BRIDGING SHALL BE 2¹/₂" - 18 GA. FLAT STRAPS, SCREW ATTACHED TO BOTH FLANGES OF EACH STUD WITH SOLID BLOCKING REQUIRED AT 8'-0" O.C. MAXIMUM AND ADJACENT TO EACH OPENING. BLOCKING MAY BE MADE FROM MATCHING GAUGE STUDS ATTACHED WITH 16 GA. CLIP ANGLES WITH (2) #10 SCREWS INTO EACH

15. ALTERNATIVELY COLD ROLLED CHANNELS 1₺" CRC CHANNEL IN 3§" OR 4" STUDS AND 2¹/₂" CRC IN 6" STUDS WELDED TO THE OUTER EDGE OF THE PUNCHOUTS WITH $\frac{1}{2}$ " MIN. WELD.

16. BRIDGING IS TO BE SPACED AT NO MORE THAN 4'-0" O.C. VERTICALLY. 17. MINIMUM TRACK FASTENING SHALL BE 0.177" DIAMETER POWDER ACTUATED FASTENERS SPACED AT 8" O.C. FOR ALL EXTERIOR WALLS, AND 12" O.C. FOR INTERIOR BEARING WALLS, AND 16" O.C. FOR

INTERIOR NON-LOAD BEARING WALLS (U.N.O.), WITH 1¹/₂" MINIMUM PENETRATION INTO CONCRETE. AT X-BRACED SHEAR WALLS, EXPANSION BOLTS MUST BE USED PER DETAILS. 18. VOIDS BENEATH TRACK SHALL NOT BE PERMITTED. CONTRACTOR SHALL

PROVIDE A REASONABLY LEVEL SLAB (WITHIN ACI 117 TOLERANCES). WHERE UNEVENNESS OF SUPPORTING FLOOR PREVENTS CONTINUOUS SOLID BEARING, PANEL OR TRACK SHALL BE LEVELED BY PLACING MORTAR OR GROUT BENEATH TRACK.

19. CONTINUOUS STUDS EACH SIDE OF HEADERS SHALL BE EQUAL TO $\frac{1}{2}$ OF THE INTERRUPTED STUDS PLUS ONE STUD AT EACH SIDE. USE MINIMUM OF TWO STUDS EACH SIDE. HEADERS SHALL BE DESIGNED TO TRANSFER ALL UNIFORM AND/OR CONCENTRATED LOADS. HEADERS SHALL BE CONSTRUCTED OF UNPUNCHED STUDS. SHEAR SHALL BE TRANSFERRED BY FULL BEARING ON JACK STUDS OR BY SHEAR PLATES. SHEAR PLATES SHALL BE 16 GA. MINIMUM.

20. CUTTING OF LOAD-BEARING METAL STUDS, TRACK OR X-STRAPPING IS NOT PERMITTED WITHOUT SPECIFIC APPROVAL FROM THE ENGINEER OF

21. ATTACH ALL EXTERIOR SHEATHING AND SHEATHING AT BEARING WALLS TO METAL STUDS WITH #6 SCREWS AT 7" O.C. AT ALL EDGES AND AT

MINIMUM, REGARDLESS OF GAUGES INDICATED ON FRAMING PLANS. 23. REFER TO ARCHITECTURAL PLANS FOR NON-LOAD BEARING WALLS AND TO VERIFY ALL DIMENSIONS SHOWN FOR LOAD BEARING WALLS.

LOAD INFORMATION: (PER IBC 2012 & ASCE7-10)

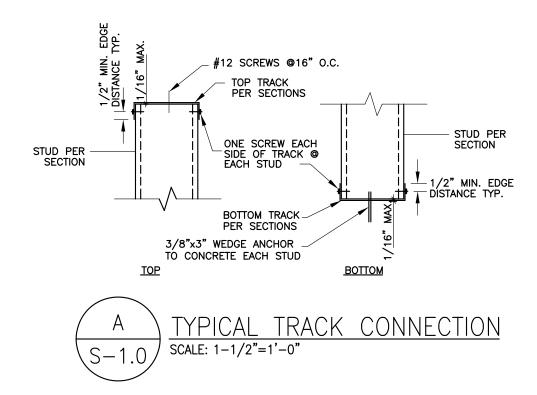
WIND LOAD:

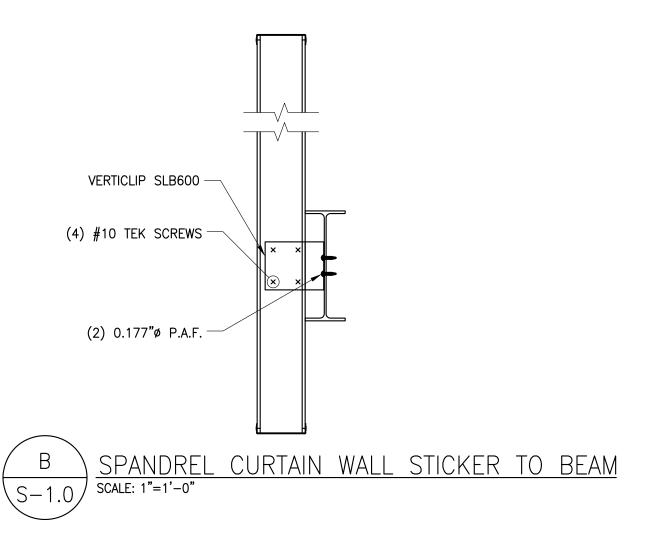
ULTIMATE DESIGN WIND SPEED Vult = 115 MPH NOMINAL DESIGN WIND SPEED Vasd = 89 MPH RISK CATEGORY = II

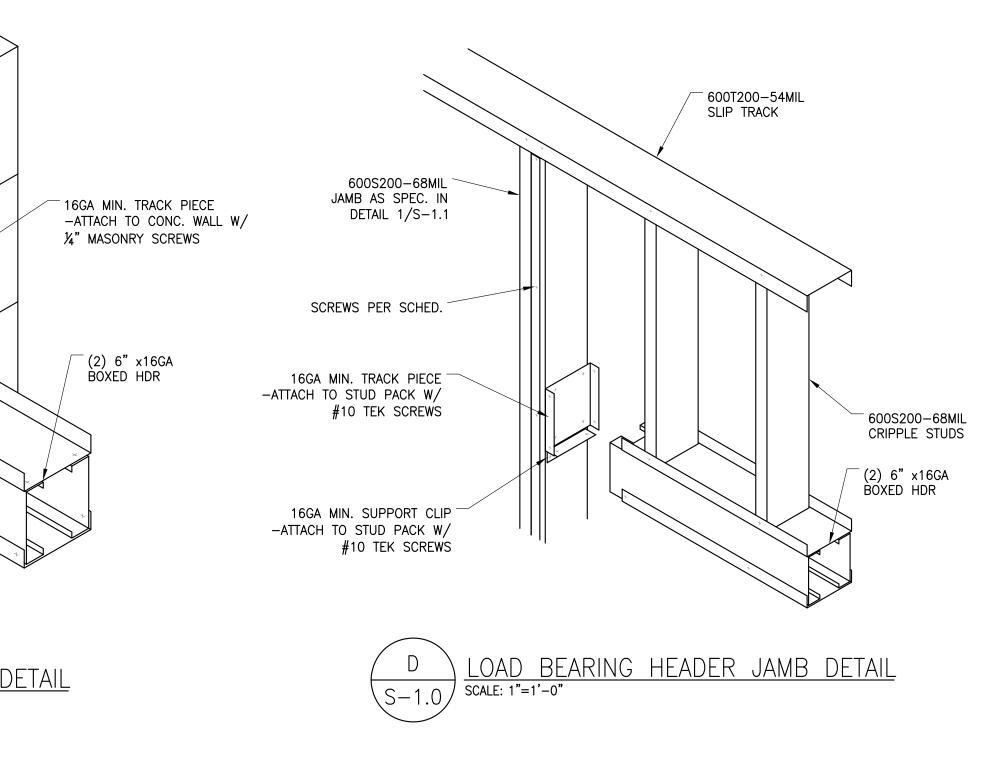
IMPORTANCE FACTOR, Iw = 1.0EXPOSURE = BINTERNAL PRESSURE COEFFICIENT = ± 0.18

MAX PARAPET WIND PRESSURE = 30 PSF

TYPE	P2	P3 (TYP.)	P4
SIZE REQ'D	600S200-68MIL (33KSI)	600S200-68MIL (33KSI)	600S200-68MIL (33KSI)
SUPPORT CONDITION	#8 TEK @12"	600Т125-33 ТRACK #8 ТЕК @12"	600T125-33 TRACK #8 TEK @12"







STABILITY ENGINEERING 431 Ponce de Leon Av, Ste 4, Decatur, GA 30030 Ph/Fax: 404-377-9316 se #13432



127 Peachtree Street Suite 1717 Atlanta, GA 30303 t 404.525.5400 f 404 525.5900 www.johnsonstudio.com





REVISIONS <u>NO. DATE</u> DESCRIPTION _____

SHEET TITLE: FRAMING PLAN, NOTES, & GAGE METAL TJS PROJECT NO. 13-06.00

DRAWN: <u>MJS</u>CHECKED: <u>CAM</u> DATE: OCTOBER 31, 2014

THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST

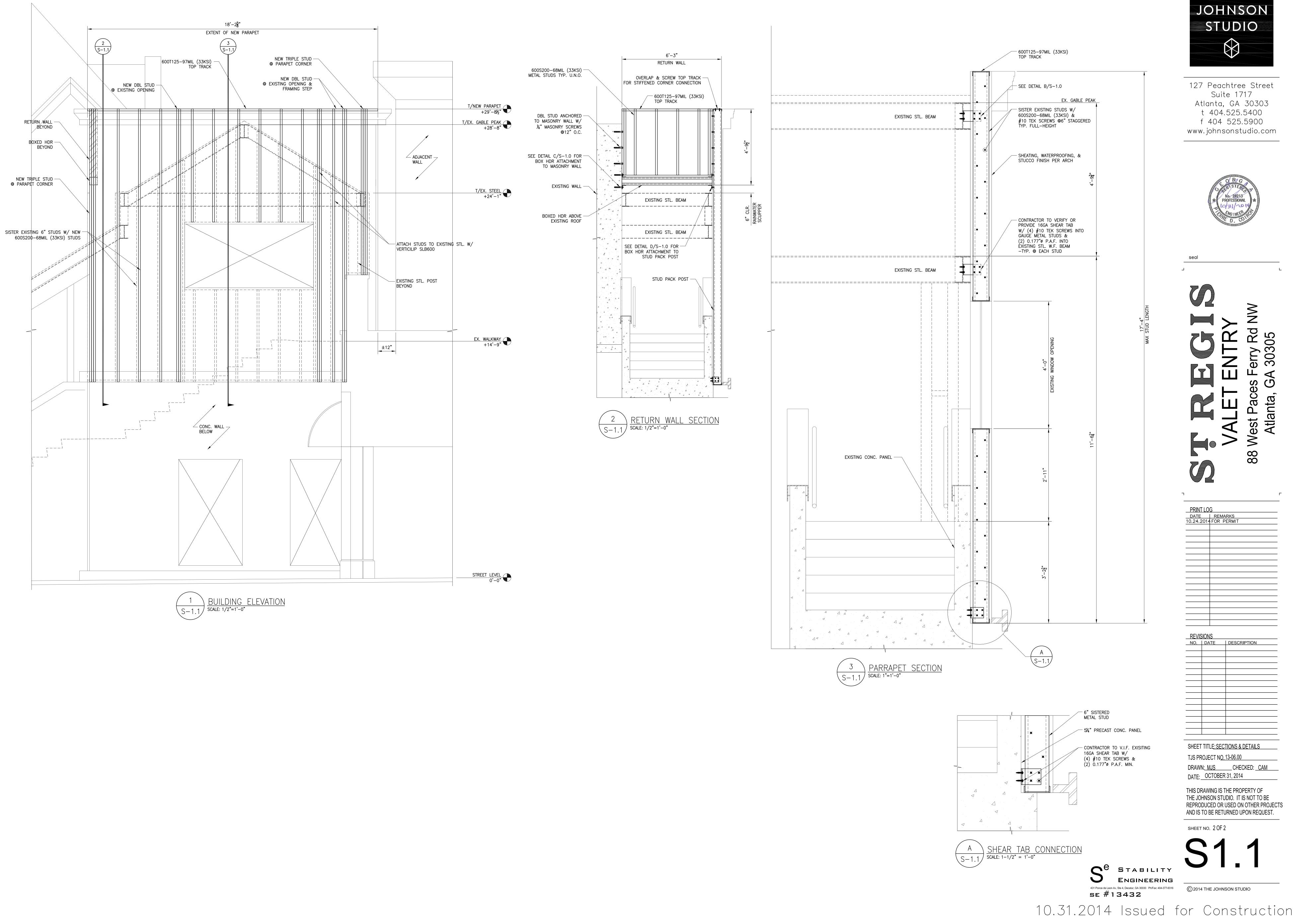
SHEET NO. 10F2





© 2014 THE JOHNSON STUDIO

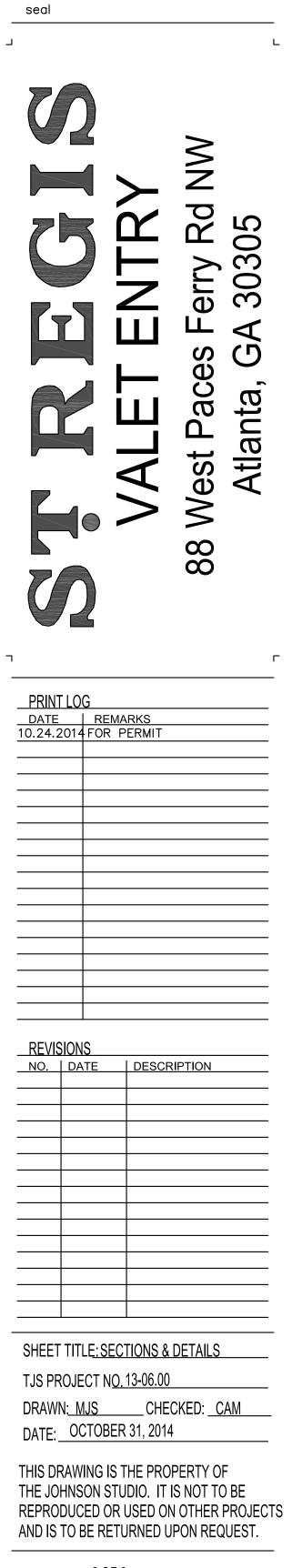
10.31.2014 Issued for Construction



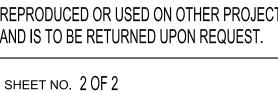


127 Peachtree Street Suite 1717 Atlanta, GA 30303 t 404.525.5400 f 404 525.5900 www.johnsonstudio.com









SHEET NO. 2 OF 2

© 2014 THE JOHNSON STUDIO

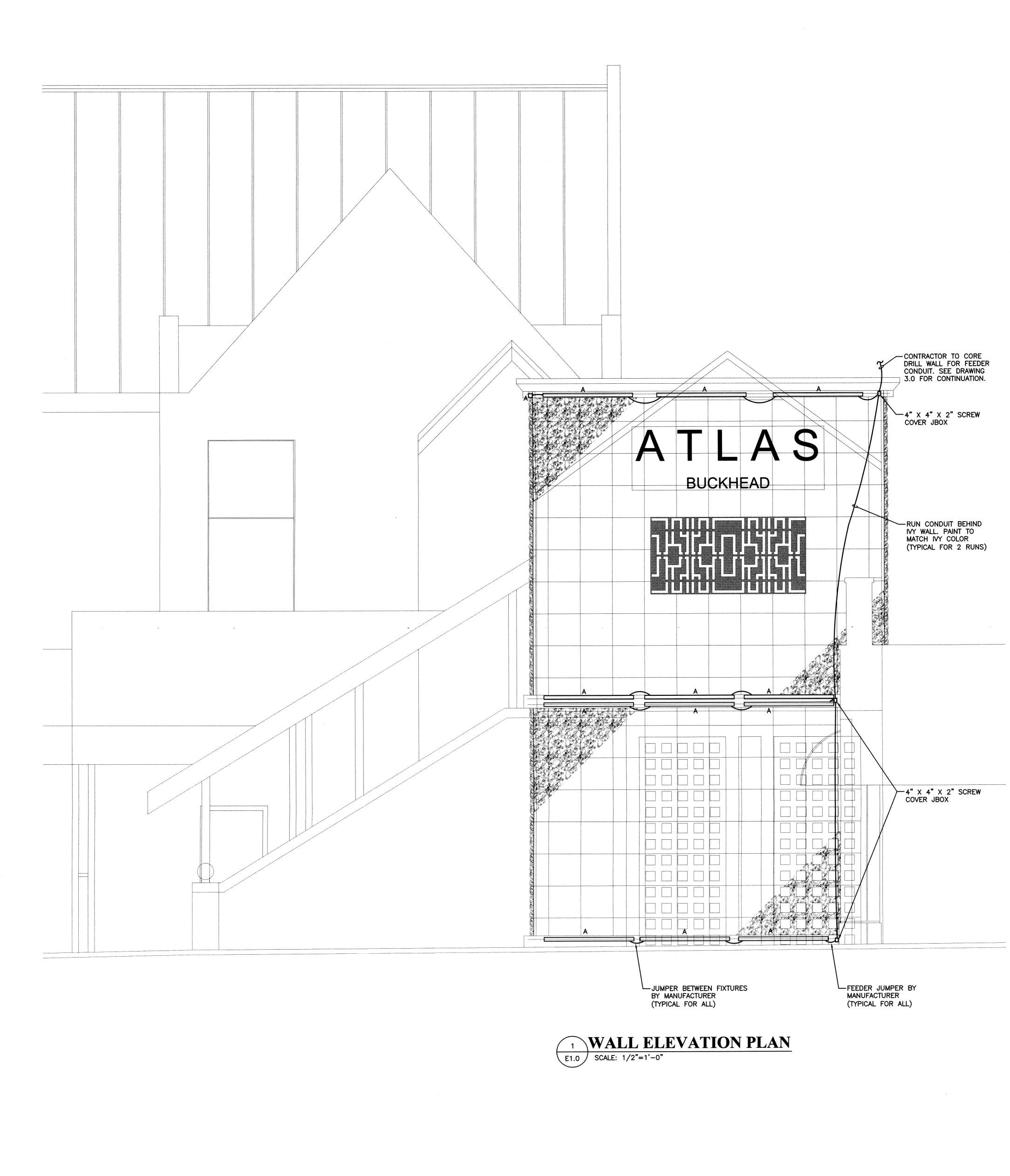
LEGEND

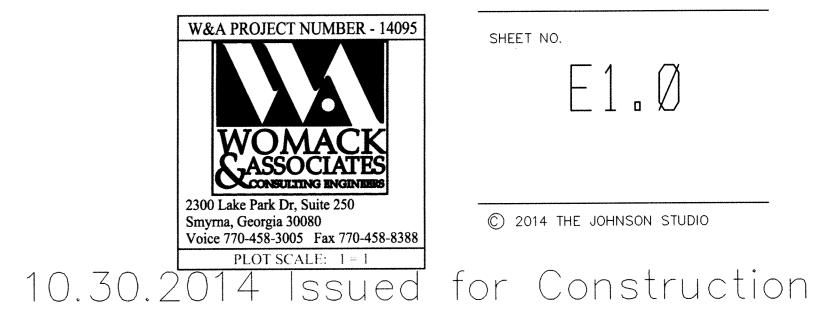
Lu	
	CONCEALED CONDUIT. SEE NOTE BELOW
 11	EXPOSED CONDUIT. SEE NOTE BELOW
	UNDERGROUND OR UNDERFLOOR CONDUIT. SEE NOTE BELOW.
L	FLEX CONDUIT, SIZE AND CONDUCTORS SAME AS HOMERUN.
¢	20AMP 125V. STRAIGHT BLADE 3 WIRE GROUNDING DUPLEX OUTLET. NUMBER INDICATES CIRCUIT. WP - INDICATES WEATHERPROOF GFCI - GROUND FAULT CIRCUIT INTERRUPTER
Θ	SINGLE OUTLET, SAME DESCRIPTION AS ABOVE.
+	QUAD OUTLET (DOUBLE DUPLEX), SAME DESCRIPTION AS ABOVE.
3\$ _b , \$a	20AMP 120/277V TOGGLE TYPE A.C. SWITCH. LETTER INDICATES SWITCHING. $3 - 3$ WAY, $4 - 4$ WAY.
d\$c	DIMMER SWITCH, LUTRON NOVA SERIES, WATTAGE INDICATED ON THE DRAWINGS.
	LIGHT FIXTURE, CAPITAL LETTER INDICATES TYPE, SMALL LETTER INDICATES SWITCHING, NUMBER INDICATES CIRCUIT.
42	EMERGENCY LIGHT FIXTURE, SAME DESCRIPTION AS ABOVE.
⊗⊗¢	EXIT LIGHT / EXIT LIGHT WITH EMERGENCY HEADS
JB	J-BOX WITH BLANK COVER, UNLESS OTHERWISE NOTED.
ΦF	FLOOR MOUNTED J-BOX WITH BLANK COVER, HUBBELL # B-2527 W/#S-2725, #S-3079.
\bowtie	PANELBOARD.
Т	TRANSFORMER.
TFROC	TYPICAL FOR REMAINDER OF CIRCUIT.
38,781 A AVAILABLE	AVAILABLE SYMMETRICAL SHORT CIRCUIT CURRENT AT THE EQUIPMENT AS CALCULATED BY THE ENGINEER. THE ELECTRICAL DISTRIBUTION SYSTEM SHALL BE A FULLY RATED SYSTEM.
30'	LENGTH OF FEEDER IN FEET.
	NOTE: HASH MARKS INDICATE NUMBER OF #12 CU. HOT CONDUCTORS, #12 CU. NEUTRAL CONDUCTOR, RESPECTIVELY. GROUND CONDUCTOR NOT SHOWN. NO HASH MARKS INDICATE 3#12 CU. CONDUCTORS (A HOT, NEUTRAL AND GROUND), UNLESS OTHERWISE NOTED. 1/2" CONDUIT MINIMUM.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & CATALOG NUMBER			MOUNTING	NO./LAMPS	LOAD
Α	OWNER FURNISHED	CONTRACTOR	INSTALLED	SURFACE	INCL. IN FIXT.	40W LED
В	OWNER FURNISHED	CONTRACTOR	INSTALLED	RECESSED	INCL. IN FIXT.	24W LED
С	OWNER FURNISHED	CONTRACTOR	INSTALLED	RECESSED	INCL. IN FIXT.	5W LED
D	OWNER FURNISHED	CONTRACTOR	INSTALLED	AT GRADE	INCL. IN FIXT.	25W LED
Е	OWNER FURNISHED	CONTRACTOR	INSTALLED	SURFACE	INCL. IN FIXT.	25W LED
F	OWNER FURNISHED	CONTRACTOR	INSTALLED	SURFACE	INCL. IN FIXT.	100W LED

•







127 Peachtree Street Suite 1717 Atlanta, GA 30303 t 404.525.5400 f 404 525.5900 www.johnsonstudio.com



SZ erry Rd 30305 7 4 C S West Pac Atlanta 88 PRINT LOG DATE | REMARKS 10.30.2014 FOR PERMIT

Г

REVISIONS NO. | DATE | DESCRIPTION ----

_____ <u>.....</u> -----_____

SHEET TITLE: & ELEVATION TJS PROJECT <u>NO.3-06.00</u> DRAWN:_____CHECKED!

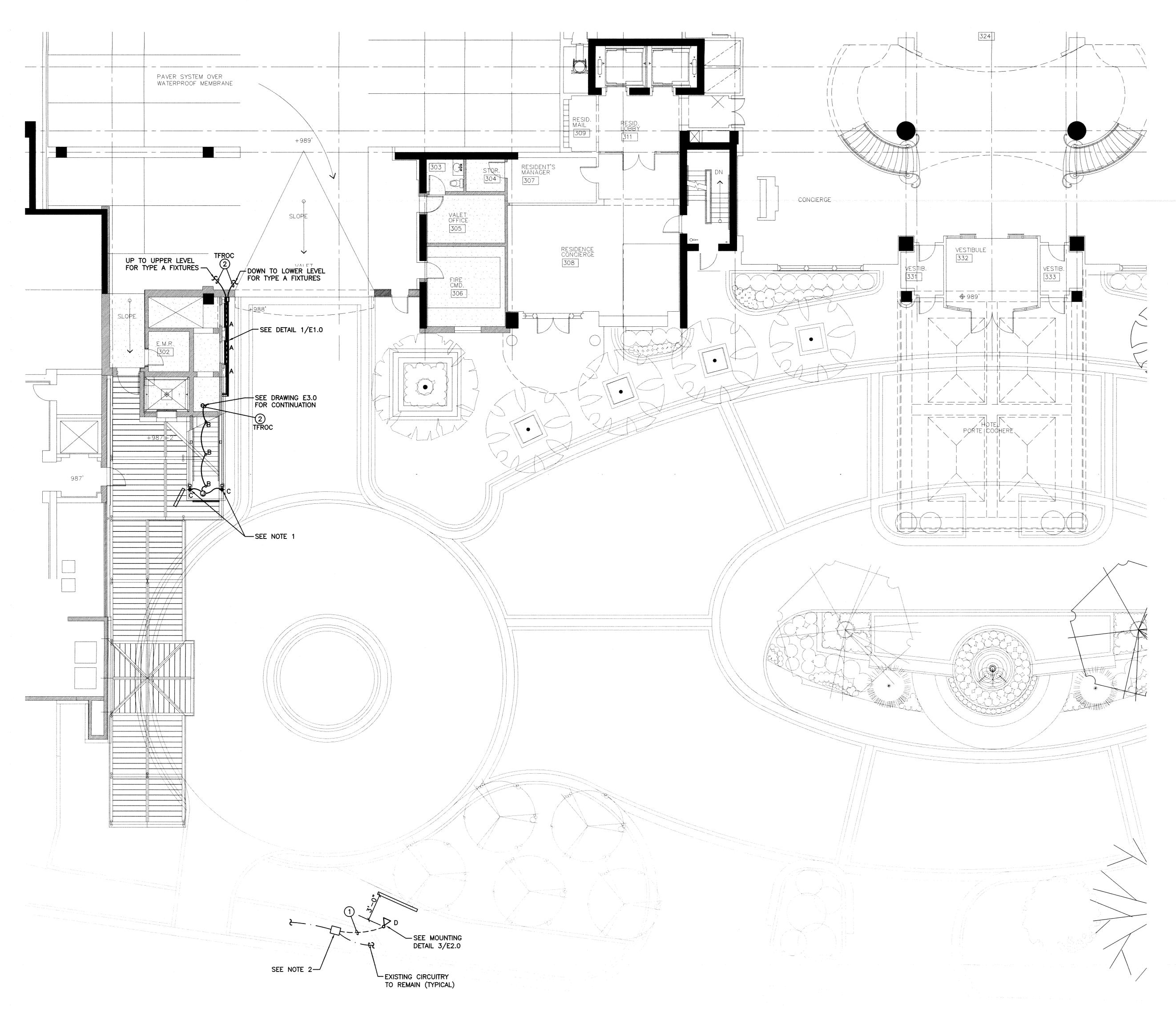
THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.

SHEET NO. E1.Ø





 \bigcirc 2014 THE JOHNSON STUDIO





WIRING SCHEDULE

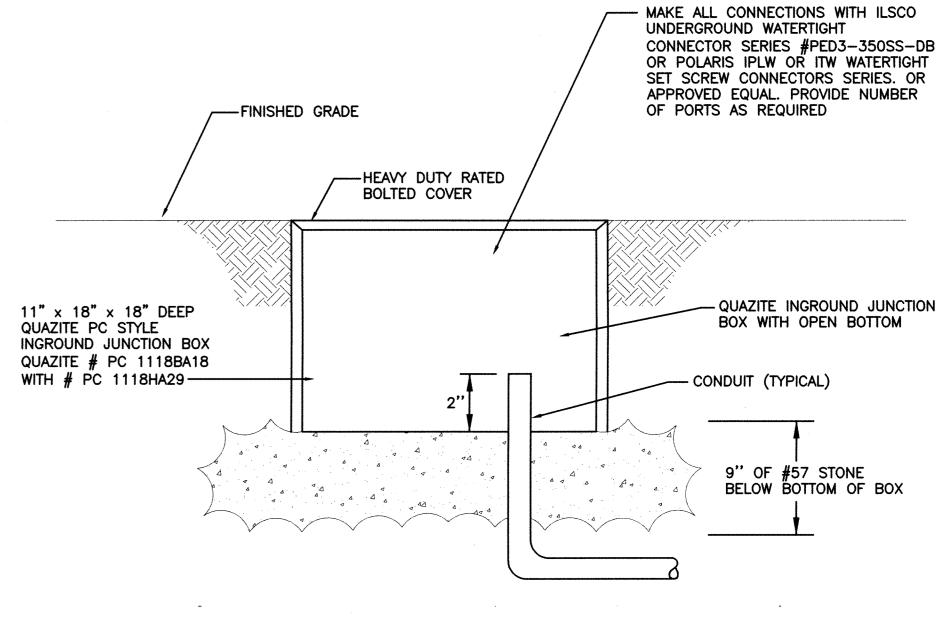
1 2 #10 + 1#10G IN 3/4" RGS C.

2 2 #10 + 1#10G IN 1/2" C.

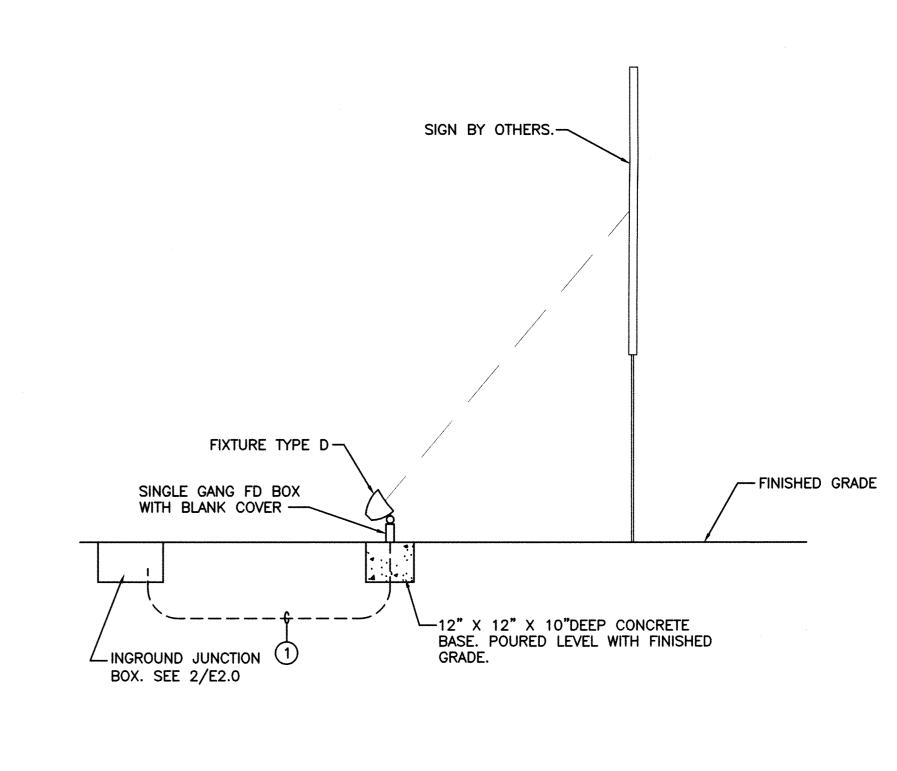
ALL CONDUCTORS ARE TO BE COPPER

NOTES

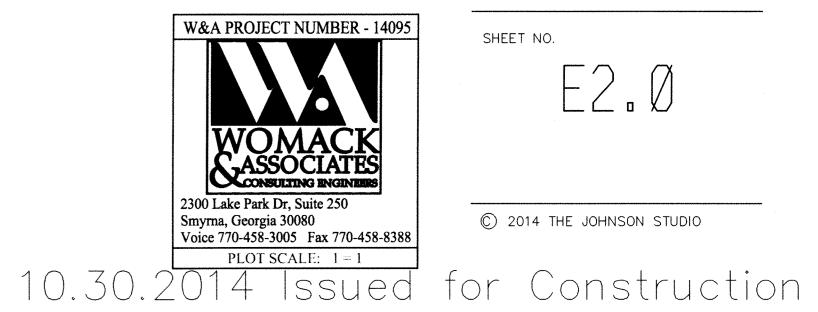
- CONTRACTOR TO INSTALL MC CABLE (2/C #12 + #12G) INTO SUPPORT POST, RUN DOWN TO NEW TYPE C FIXTURE. CUT SINGLE GANG BOX INTO COLUMN AS REQUIRED TO MOUNT TYPE C FIXTURE. CONNECT TO MC CABLE IN POSTS AS REQUIRED.
- 2. CONTRACTOR TO FIELD LOCATE THE EXISTING LIGHTING CONDUIT/CONDUCTORS FEEDING THE PEDESTRIAN FIXTURE. CUT THE CONDUIT IN SUCH A MANOR THAT A NEW INGROUND JUNCTION BOX CAN BE INSTALLED OVER THE CIRCUITRY. SPLICE CONDUCTORS AND EXTEND CONDUIT/CONDUCTORS TO THE NEW TYPE D SIGN LIGHTER.



² **TYPICAL INGROUND JUNCTION BOX** E2.0 SCALE: N.T.S.

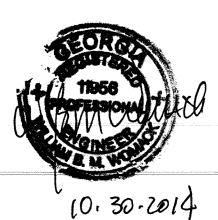


SIGN LIGHTING DETAIL ່ 3 ` E2.0 SCALE: NTS





127 Peachtree Street Suite 1717 Atlanta, GA 30303 t 404.525.5400 f 404 525.5900 www.johnsonstudio.com



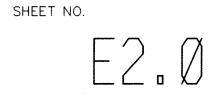
seal



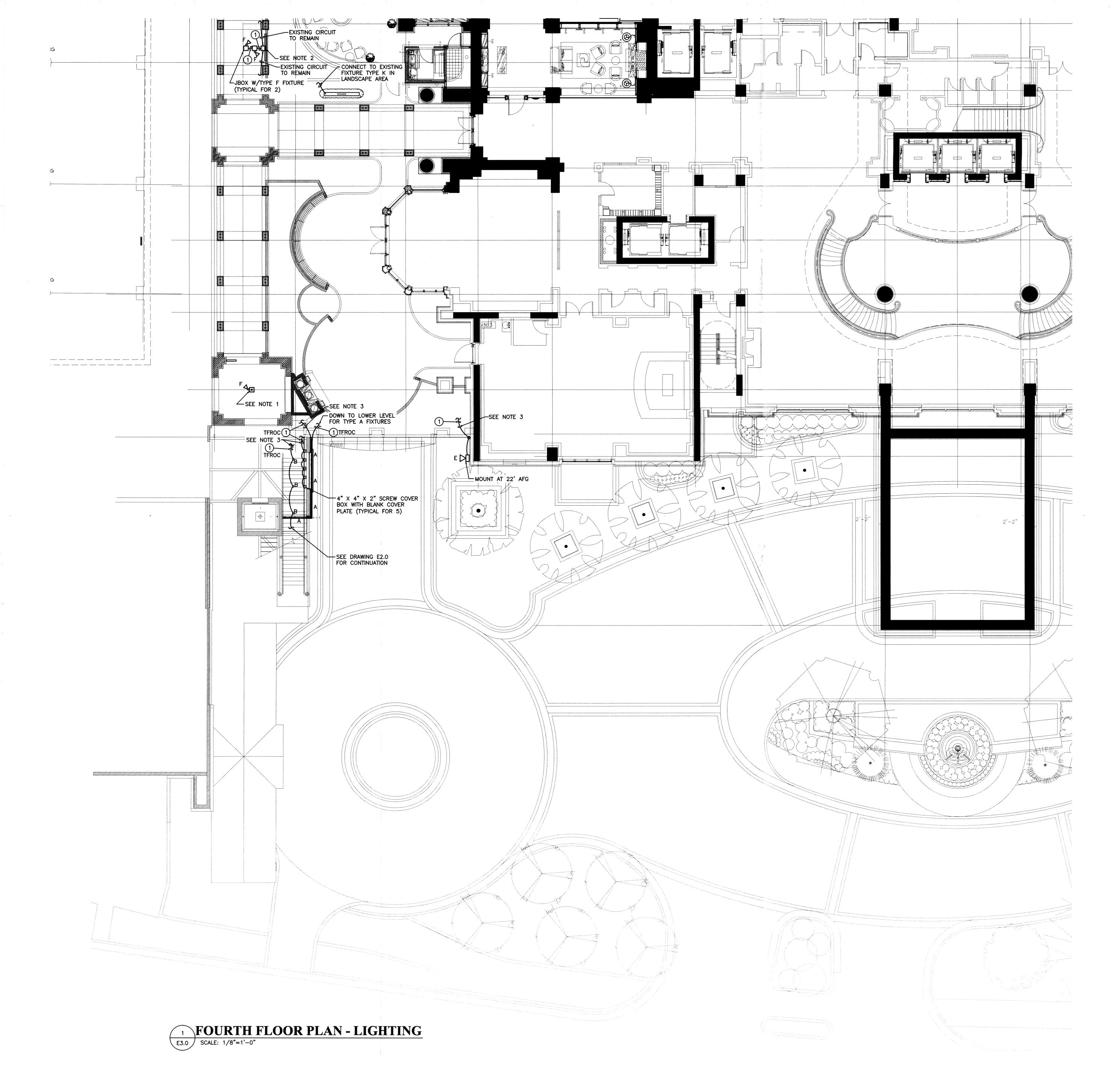
	<u>I LOG</u>	
DATE	RE	MARKS R PERMIT
10.30.	2014 FOF	R PERMIT
		·
REVIS	SIONS	
NO.	DATE	DESCRIPTION

SHEET TITLE: THIRD FLOOR LIGHTING TJS PROJECT NO.3-06.00 DRAWN:_____CHECKED: WMW

THIS DRAWING IS THE PROPERTY OF THE JOHNSON STUDIO. IT IS NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS AND IS TO BE RETURNED UPON REQUEST.



14095	1
	1
4	
5	
נ	
0.0000	
8-8388	
1	-

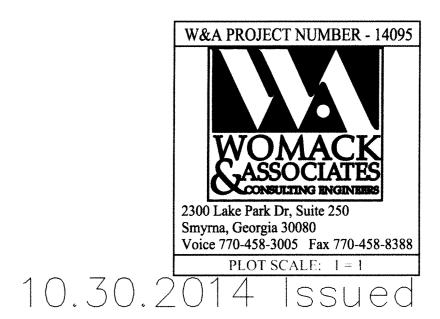


WIRING SCHEDULE

(1) 2 #10 + 1#10G IN 1/2" C. ALL CONDUCTORS ARE TO BE COPPER

NOTES

- 1. CONTRACTOR TO REMOVE THE EXISTING PENDANT FIXTURE, PROVIDE AND INSTALL 12" X 12" X 6" DEEP 14GA METAL JUNCTION BOX, MOUNT ONTO CEILING AND EXTEND THE EXISTING WIRING INTO THE BOX AS REQUIRED. PAINT BOX TO MATCH CEILING COLOR. INSTALL NEW TYPE F FIXTURE ONTO THE SIDE OF THE BOX AND RE-INSTALL THE PENDANT FIXTURE ONTO THE BOTTOM OF THE BOX. PROVIDE ACCESS INTO THE BOX FROM THE SIDE.
- 2. CONTRACTOR BREAK EXISTING CONDUIT/CONDUCTORS THAT RUN ON THE BEAM OF THE CANOPY. (CIRCUIT P7-2-2 AS PER 2006 DRAWING TO BE VERIFIED) INSTALL 2-GANG BOX IN CENTER OF COLUMNS AND RUN UP THE ROOF BEAM WITH 2 #10 + 1 #10G IN 1/2" RGS C. INSTALL (2) OCTAGON BOXES (TYPICAL TO THE EXISTING) APPROXIMATELY 3' AND 3'-6" OFF FACE OF SIGN ON THE ROOF TRUSS. PAINT ALL CONDUITS, BOXES, ETC. THE COLOR OF THE CANOPY SUPPORTS.
- 3. CONTRACTOR TO CONNECT THE NEW SIGN LIGHTING INTO THE EXISTING 120V 20A CONTACTORED CIRCUITS PRESENTLY FEEDING THE LIGHTING IN THE AREA BEING REMOVED. THESE CIRCUITS ARE FROM PANEL LL VIA A CONTACTOR/PE CELL FOR CONTROL. VERIFY LOAD ON EACH CIRCUIT DOES NOT EXCEED 1500 WATTS AT 120V MAX.





14095	
58-8388	
0-0300	

for Construction