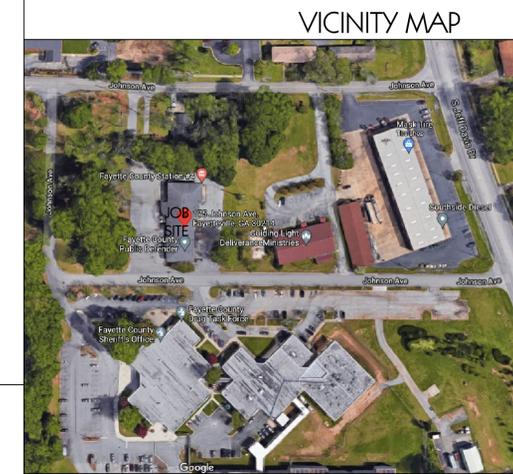


# FAYETTE COUNTY ELECTION OFFICE

## REMODEL

FAYETTEVILLE, GEORGIA



JEFFERSON

JEFFERSON BROWNE GRESHAM ARCHITECTS, INC.  
150 HUDDLESTON ROAD, SUITE 1000  
PEACHTREE CITY, GEORGIA 30069  
770-632-9545  
JEFFERSONBROWNEARCHITECTS.COM

PRINT RECORD

#	DESCRIPTION	DATE	BY	REVISIONS
1	REVISION PER CLIENT	JUNE 21, 2021		



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### PROJECT TEAM

**BUILDING OWNER**  
FAYETTE COUNTY, GEORGIA  
140 STONEWALL AVENUE WEST, SUITE 201  
FAYETTEVILLE, GEORGIA 30214  
CONTACT: STEVEN P.TAFOYA- DIRECTOR, BUILDING OFFICIAL  
PHONE: 770-305-5127  
E-MAIL: STAFOYA@FAYETTECOUNTYGA.GOV

**ARCHITECT**  
JEFFERSON BROWNE GRESHAM ARCHITECTS INC.  
DESIGN PRINCIPAL: JEFFERSON  
PROJECT ARCHITECT: PAUL GRESHAM - GA LIC. #013611  
150 HUDDLESTON RD, SUITE 1000  
PEACHTREE CITY, GEORGIA 30269  
CONTACT: STEFAN KRAL - PROJECT MANAGER  
PHONE: 770-632-9545  
E-MAIL: STEFAN@JBGA.US

**GENERAL CONTRACTOR**  
TBD

### PERMIT INFORMATION

JEFFERSON BROWNE GRESHAM ARCHITECTS WILL BE PROVIDING CONTRACT/ CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT.  
JEFFERSON BROWNE GRESHAM ARCHITECTS WILL NOT BE PROVIDING ADA/ ACCESSIBILITY ANALYSIS OR DESIGN BEYOND 5'-0" OUTSIDE OF THE BUILDING SHELL. REFER TO CIVIL DRAWINGS UNDER SEPARATE COVER.

SUMMARY OF THE WORK: EXISTING ONE STORY OFFICE BUILDING REMODEL

CONSTRUCTION TYPE: V-B (000) NOT SPRINKLERED  
OCCUPANCY CLASSIFICATION: EXISTING BUSINESS  
BUILDING HEIGHT: +/- XX'-0" A.F.F. AT ROOF RIDGE  
BUILDING AREA(S): +/- 5,416 S.F. SF (OUTSIDE OF FRAMING)  
FIRST FLOOR:  
OCCUPANT LOAD: 73 OCCUPANTS

### REQUIRED SUBMITTALS

- G.C. PROVIDED AND ENGINEER SEALED CONCRETE, FOUNDATION, AND REBAR SHOP DRAWINGS FOR STRUCTURAL ENGINEER / ARCHITECT REVIEW PRIOR TO ORDERING OR FABRICATION.
- G.C. PROVIDED ENGINEER SEALED LIGHT GAUGE METAL FRAMING SHOP DRAWINGS FOR STRUCTURAL ENGINEER / ARCHITECT REVIEW PRIOR TO ORDERING OR FABRICATION.
- G.C. PROVIDED DOOR HARDWARE SCHEDULE FOR OWNERS AND ARCHITECT'S REVIEW AND APPROVAL.

### COORDINATION NOTES

- FIRE ALARM NOT REQUIRED FOR THIS PROJECT PER NFPA 101 SECTION 38.3.4.1 IF REQUIRED PER LOCAL JURISDICTION FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED SEPARATELY. FIRE ALARM COMPANY LICENSED IN STATE OF GEORGIA WILL PROVIDE ALL REQUIRED SUBMITTALS AS REQUIRED BY GOVERNING JURISDICTION(S) FOR ALL SCOPE REQUIRED.
- I.T. PACKAGE, LOW VOLTAGE DRAWINGS AND SECURITY SYSTEMS WILL BE PROVIDED BY OWNER.
- LOW VOLTAGE DRAWINGS SHALL BE SUBMITTED AND APPROVED SEPARATELY. COMPANY LICENSED IN STATE OF GEORGIA WILL PROVIDE ALL REQUIRED SUBMITTALS AS REQUIRED BY GOVERNING JURISDICTION(S) FOR ALL SCOPE REQUIRED.
- FOR PERMITTING AND INSPECTIONS, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY COORDINATION.
- COORDINATE ALL BUILDING DIMENSIONS WITH CIVIL DRAWINGS SUBMITTED UNDER SEPARATE COVER.
- DEFERRED SUBMITTALS
- ALL DEFERRED SUBMITTALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
- ASSOCIATED COST AND FEE FOR SHOP DRAWING AND DEFERRED SUBMITTALS TO BE INCLUDED AND PROVIDED IN THE CONTRACTOR'S BASE FEE.
- ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND NOT IN THIS SCOPE OF WORK. G.C. TO COORDINATE WITH BUILDING OWNER ALL REQUIREMENTS REGARDING BUILDING STANDARDS AND ANY LOCAL JURISDICTION REQUIREMENTS.
- SITE LIGHTING IS NOT IN SCOPE OF THIS PROJECT. IF DURING BUILDING PERMIT APPROVAL FOR THIS PROJECT IF CITY WOULD REQUIRE ANY CHANGES RELATED TO EXISTING SITE LIGHTING IT WOULD BE ADDITIONAL SERVICE AND SCOPE WILL BE EVALUATED AT THAT TIME.
- G.C. LOCATE SEWER LATERAL EXISTING STRUCTURE AND INSTALL NEW CLEANOUT. SEE MEP DRAWINGS.
- POWER AND WATER SERVICE TO REMAIN IN SERVICE. ADJACENT PUBLIC DEFENDERS OFFICE IS SAME FEED, COORDINATE WITH SHARON LUNSFORD AT 770-716-4340 IF INTERRUPTION IS NEEDED. G.C. SHALL BE LICENSED IN STATE OF GEORGIA.
- SITE, PARKING IMPROVEMENTS ARE NOT PART OF SCOPE OF THIS PROJECT.

### APPLICABLE CODES

- INTERNATIONAL BUILDING CODE 2018 w/ GEORGIA AMENDMENTS (2020)
  - INTERNATIONAL FIRE CODE 2018 W/ ALL GEORGIA AMENDMENTS (2020)
  - NATIONAL FIRE PROTECTION ASSOCIATION "LIFE SAFETY CODE" 101-2018
  - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
  - RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120-3-3
  - RULES AND REGULATIONS FOR STATE MINIMUM FIRE SAFETY STANDARDS
  - INTERNATIONAL PLUMBING CODE 2018 W/ ALL GEORGIA AMENDMENTS (2020)
  - INTERNATIONAL MECHANICAL CODE 2018 W/ ALL GEORGIA AMENDMENTS (2020)
  - INTERNATIONAL FUEL GAS CODE 2018 W/ ALL GEORGIA AMENDMENTS
  - NATIONAL ELECTRIC CODE 2020 - NO GEORGIA AMENDMENTS
  - INTERNATIONAL ENERGY CONSERVATION CODE 2015 W/ ALL GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- THIS PROJECT IS DESIGNED PER ASHRAE/IESNA STANDARD 90.1-2013

**STRUCTURAL ENGINEER**  
ALPHA OMEGA ENGINEERING, LLC  
21 LANTERN CIRCLE  
CARTERSVILLE, GEORGIA 30120  
CONTACT: JASON BAINES  
OFFICE: 404-771-9106  
E-MAIL: jason.baines@comcast.net

**MEP ENGINEER**  
FAGAN ENGINEERING SERVICES, INC.  
327 DAHLONEGA STREET, SUITE 101B  
CUMMING, GEORGIA 30040  
OFFICE: 678-648-4904  
CONTACT: BRIAN FAGAN

FAYETTE COUNTY ELECTIONS OFFICE  
REMODEL  
175 JOHNSON AVENUE  
FAYETTEVILLE, 30214 GEORGIA  
PROJECT #3142



FINAL DRAWING  
FOR REVIEW PURPOSES ONLY  
Release Date: May 25, 2021

COVER INDEX SHEET

DRAWING TITLE

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Drawn By: SKLO  
Checked By: RIG  
PROJECT # 21-3142

A-001