

Building Design
Single-tenant, 88,866 (3) story office building, concrete structure with glass and masonry exterior facade.

Scope of project includes renovation of 1,152 SF Clinical Supply department suite on 1st floor.

Sprinkler: Fire Alarm System: Yes Yes Generator: Number of Stories: 1 Story Area of New Construction

3 Stories Total 1,152 SF Scope of Project 29,622 SF 1st Floor Total Area 88,866 SF Building Total Area

Means of Egress

Gross Floor Area:

Project Square Footage: Project Use and Classification: Useable Area = 1,152 SF Business Occupancy (Sprinkled)

Maximum Occupant Load Calculation for the floor (per NFPA 101 Table 7.3.1.2): Doors (2) at 34" (clear) are provided - 68" / 0.2 = 340 occupants (2 doors total) Stairs (2) at 48" are provided - 146.7 + (48-44/0.218) = 165 x 2 = 330 occupants (2 stairs total) Maximum Occupant Load per floor = 500 occupants (maximum for two exits)

1,152 SF Business Occupancy:

1 Person per 150 gsf = 8 Occupants Business Occupancy Load:

**Total Occupant Load:** 8 Occupants 2 Exits Provided Total Exits:

Travel Distance: 300 feet (w/ Approved Sprinkler System) 100 feet (w/ Approved Sprinkler System) Common Path of Travel: 50 feet (w/ Approved Sprinkler System) Dead End Corridor:

Fire Ratings

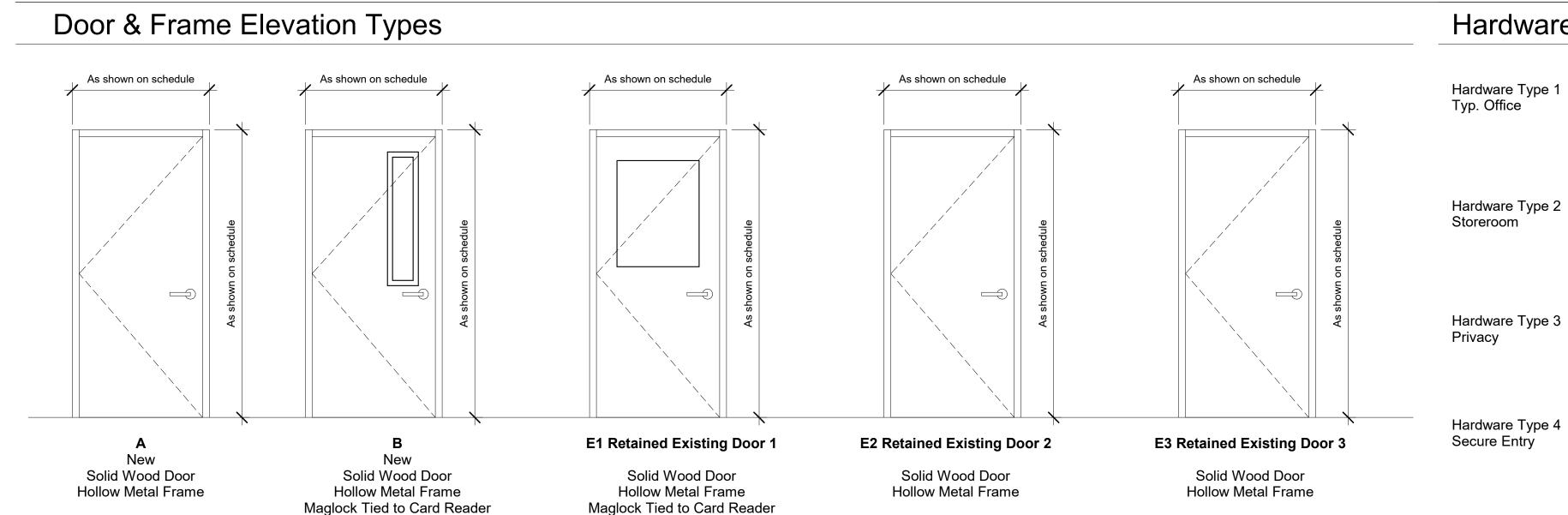
Tenant space Separation: 1 hour(s) Assembly Space Separation: 0 hour(s) Exit Access Corridor: 1 hour(s)

0 hours bearing, 0 hours non-bearing Interior Walls:

2 Life Safety Plan - Full Floor 1/16" = 1'-0"

Life Safety Details

Revisions



#### Hardware Schedule

Hardware Type 1 Typ. Office

(1) Office lockset function (4) Standard Butt Hinges (1) Gasketing set, full door perimeter

(1) Door stop, floor mounted (1) Closer

Hardware Type 2 (1) Storeroom lockset function Storeroom

(4) Standard butt hinges (1) Gasketing set, full door perimeter (1) Door stop, floor mounted

(1) Closer

Hardware Type 3 (1) Privacy lockset function

(4) Standard butt hinges (1) Gasketing set, full door perimeter

(1) Door stop, floor mounted

(1) Closer

(1) Card reader (1) Electronic strike lockset function

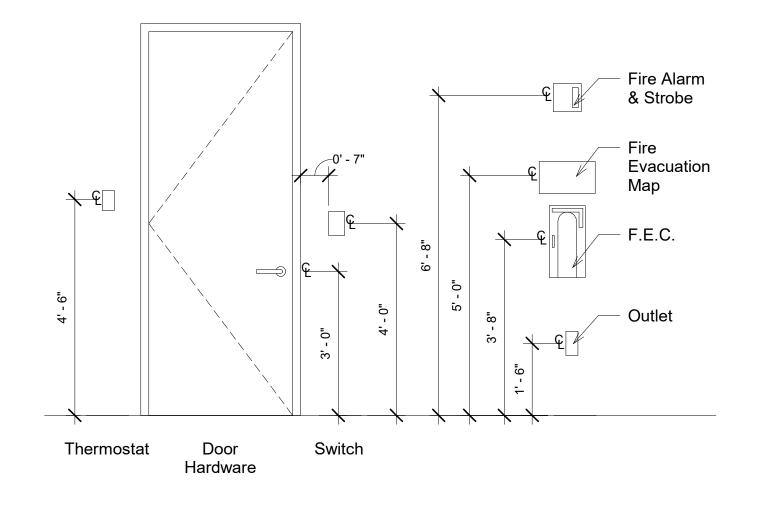
(4) Standard Butt Hinges

(1) Gasketing set, full door perimeter (1) Door stop, floor mounted

(1) Closer

#### Door Schedule

Door Schedule						
Door Number	Door - Hardware Type	Width	Height	Door - Frame Material	Finish	
					•	
1029	E1-4	3' - 0"	7' - 0"	Solid Wood - Hollow Metal		
1093	E2-2	3' - 0"	7' - 0"	Solid Wood - Hollow Metal		
1095	B-4	4' - 0"	7' - 0"	Solid Wood - Hollow Metal		
1027	E3-3	3' - 0"	7' - 0"	Solid Wood - Hollow Metal		
2056	Δ-1	3' - 0"	7' - 0"	Solid Wood - Hollow Metal		



2 ADA Details 1/2" = 1'-0"

#### **General Notes**

- Hardware schedule indicates general intent of hardware operation for the doors in the facility. All necessary components, accessories, and writing required for complete installation shall be provided by the Contractor / door hardware vendor and reviewed and approved by Architect and
- 2. All hardware provided and keyed by General Contractor, unless noted
- Provide strike plates for all doors. For hollow metal door frames, provide strike plate as recommended by door hardware manufacturer for
- 4. Provide silencer sets on all hollow metal door frames not to receive
- New wood doors to match building standard type and finish.
- All doors and frames to be installed plumb, straight and true. Maintain adequate tolerances and clearances so that all doors fit as specified and swing/slide properly.
- Any deviation from this will be rejected by owner as unacceptable and will
- be replaced at supplier's and installer's sole cost. Provide all parts necessary for proper operation of all doors.
- Maximum door opening effort of 5 lbs. at interior doors and exterior doors, 15 lbs. at fire rated doors.
- 10. All doors in the required path of egress equipped with electronic locking devices shall have these devices release in the event of a fire alarm
- 11. All doors must be operable from the inside without the use of key, special
- knowledge or effort. 12. All glazing and sidelites to be 1/4" thick clear tempered glass, U.O.N.
- 13. All keyed lockets to be supplied with building standard cylinder.
- 14. Submit shop drawings for all doors, frames, and hardware prior to
- 15. Provide three jamb anchors minimum at approximate hinge points for doors up to 7'-6"H max. and one base anchor with two power actuated fasteners per jamb.
- 16. Provide frame rough opening dimensions as recommended by frame
- 17. Provide standard frame profile throat dimensions compatible with and as determined by scheduled partition types.
- 18. Provide straps, anchors and framing accessories as required for as-built field conditions as recommended by the manufacturer and industry standards.
- 19. Door frames shall be secured in place with two full height studs per jamb
- Door undercuts shall be kept to a minimal dimension based on floor finish material, and shall be uniform throughout project, U.O.N.
- 21. All doors shall comply with the door landing clearances for approaches
- meeting minimum ADA requirements.

No. Date Issue Revisions

Alcon JCR Clinical Supply

Alcon Johns Creek Research Clinic

JCR 1st Floor

11460 Johns Creek Parkway

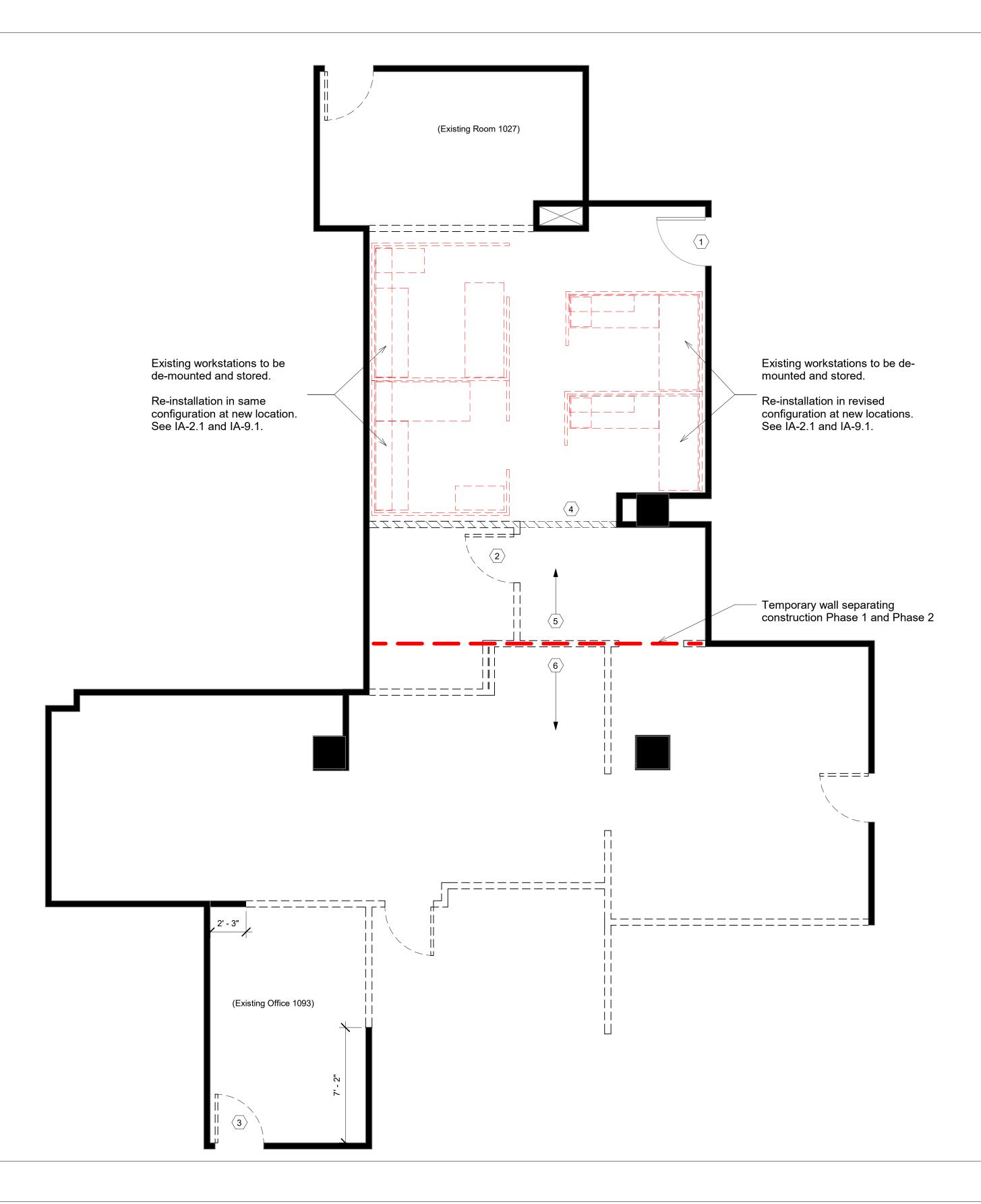
Johns Creek, Georgia 30097

Key Plan

Alcon JCR

Area of Work - 1st Floor

Door Schedule + Details



#### Demolition Plan 1/4" = 1'-0"

#### General Notes

- Do not scale drawings. Dimensions govern.
- Demolition/Restoration items may not be inclusive. The demolition contractor is to review the requirements of new construction and is to complete all demolition/restoration, cutting, and patching necessary to achieve intended new
- 3. Field verify all existing conditions and notify architect of any discrepancies in writing prior to onset of demolition.
- Selective demolition is not indicated in areas where it may be necessary to demolish all or part of existing building component to gain access to areas for tie-in to building systems, or which may be required to install new construction indicated on the drawing. Demolition for these purpose shall be done at no additional cost to owner, and these areas shall be returned to their original condition prior to beginning construction.
- Demolition work shall be executed in conformance with local building code.
- Exercise extreme caution in this demolition. Cost of repair to any adjacent conditions which are damaged as a result of this demolition shall be the responsibility of the
- All materials to be disposed of are to be disposed of by the contractor off the project
- site in accordance with local restrictions unless noted otherwise herein.
- Remove, salvage and store existing doors, frames and sidelites as indicated for reuse, unless noted otherwise.

- Remove existing plumbing fixtures and accessories as indicated. Cap drain lines. 10. Remove all existing floor finishes and substrate. In areas where demolition cause unevenness in the floor slab, perform the necessary work required to provide a smooth slab prepared to receive new finishes.
- 11. All areas shall be kept in a broom clean condition at all times.
- 12. Patch and repair all areas where a demolished wall intersected a remaining wallor ceiling grid. Either finish existing to match adjacent surfaces or prepare to receive new finishes.
- Protect all structural members from damage.
- 14. During demolition, brace all existing structures as needed.
- 15. Do not cut structural work in a manner resulting in a reduction of load carrying capacity or load/deflect ration. Notify Architect of all structural cuts prior to execution to obtain approval.
- 16. Remove existing HVAC equipment and associated ductwork as required.

#### Key Notes

#### Symbols and Legend

Description

**Building Core** 

- Retain existing door for re-use (Retained Existing Door 1) Symbol
- Retain existing door for re-use (Retained Existing Door 2)
- (3) Retain existing door for re-use (Retained Existing Door 3)
- 4 Demolish existing GWB header above.
- (5) Construction Phase 1
- 6 Construction Phase 2

## Not in Scope

Existing Partition to Remain

Existing to be Demolished

Temporary wall - separation for

Workstations to be retained and re-installed

construction phasing

**Demolition Plan** 

Alcon JCR Clinical Supply

Alcon Johns Creek Research Clinic

JCR 1st Floor

11460 Johns Creek Parkway Johns Creek, Georgia 30097

Key Plan

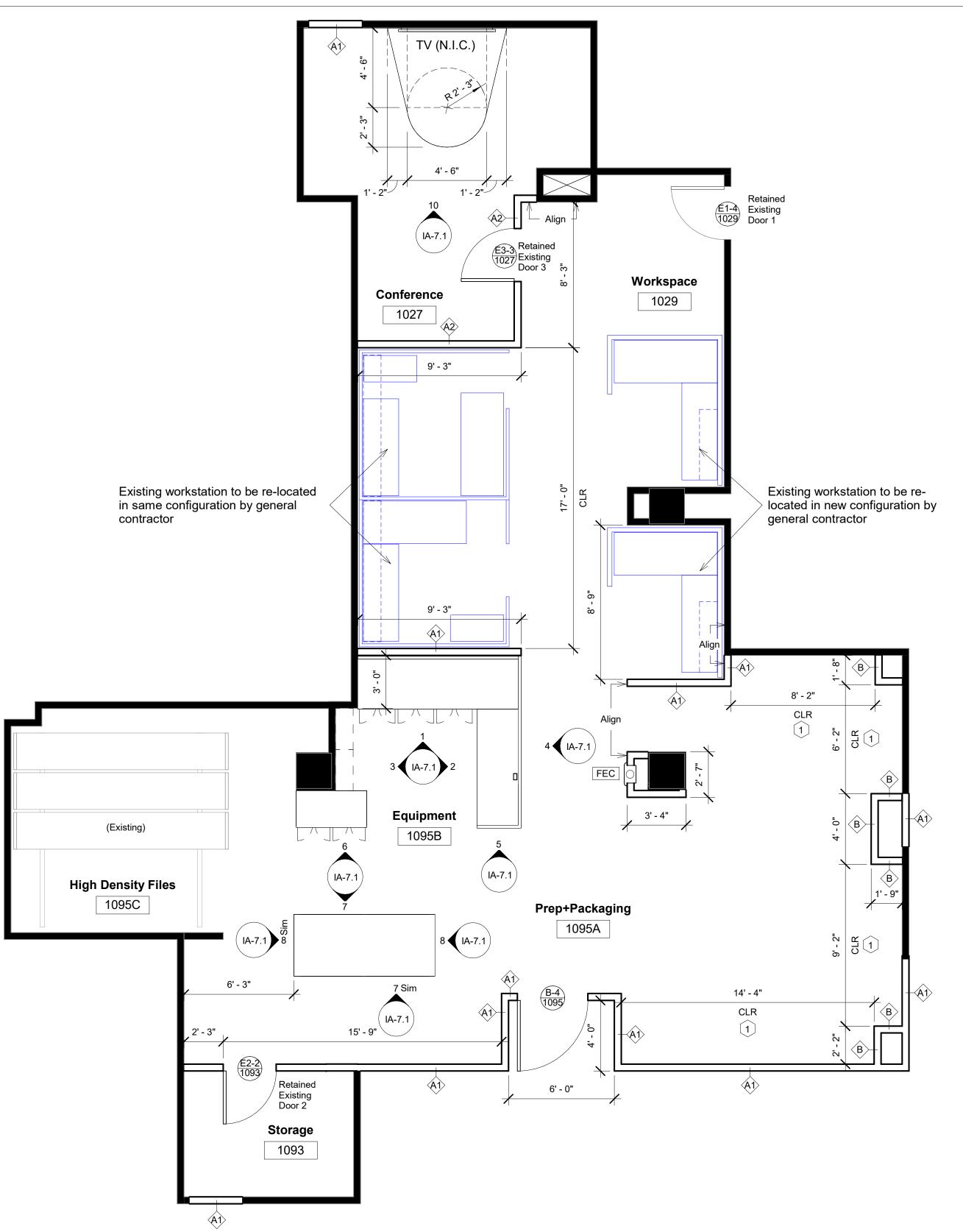
Alcon JCR

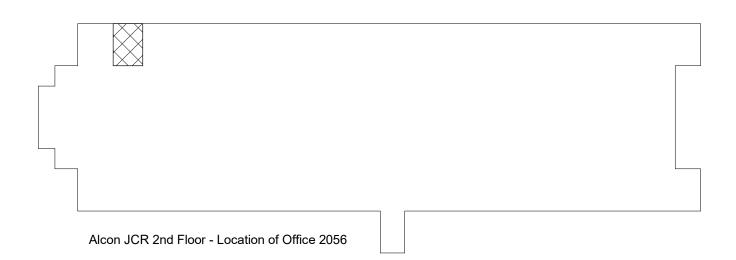
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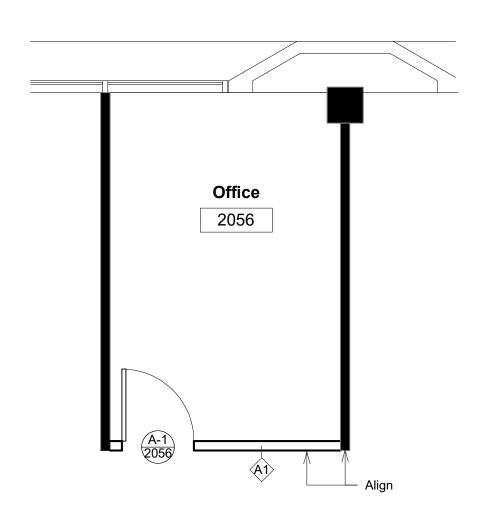
Revisions

Area of Work - 1st Floor

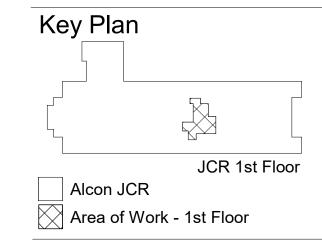








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No.	Date	Issue	Ву	Chec

Revisions

No. Date Revision By

## 1 Clinical Supply Partition Plan 1/4" = 1'-0"

## **General:** Do not scale drawings. Dimensions govern. Contractor to verify all existing conditions and notify architect of any discrepancies in writing. All dimensions shown on the drawings shall be considered critical. It shall be the responsibility of the contractor to notify the architect of any deviation in the placement of partition prior to the erection of the stud walls.

Partitions: All new interior partitions to be type A1 unless noted otherwise. Apply finishes PT-1 and RB-1 unless noted otherwise.

Walls to be located at center line of window mullion unless noted otherwise.

General Notes

New gypsum board construction meeting existing gypsum board construction in the same plane shall be flush with no visible joints showing. Remove existing metal corner bead(s) and other trim as required to receive new construction.

Use water resistant panels at all break areas and locations noted for water service.
Install fire treated blocking in all walls designated to support millwork or equipment i.e. cabinets, shelving, signage, TV mounting brackets, etc.

Furr out all core walls/columns only where power or voice/data j-boxes are required.

Contractor to chalk lines for all systems furniture locations at the time of wall layout. Refer to furniture plans for location. Coordinate pendant light fixture placement over workstations with architect and furniture vendor as required.

Contractor to coordinate ceiling grid with location of walls prior to installation.

#### 2 Office 2056 Partition Plan 1/4" = 1'-0"

### Key Notes Symbols and Legend

1 Coordinate clear dimension with shelving unit submittals.	Symbol	Description	Symbol	Description	Туре
			Door Type Hardware T  001  Room Num	Door Tag	(A1)
		Existing Partition To Remain	Se	ction Number	_ (A2)
		New Partition See Partition Types	1 A101	Section Marker	
		Partition Type	Sh	eet Number	$\langle B \rangle$
	Room name Rm #	Room Identification	1 Ref	Elevation Number	
	00	Key Note	A101 1	Marker	

North Arrow

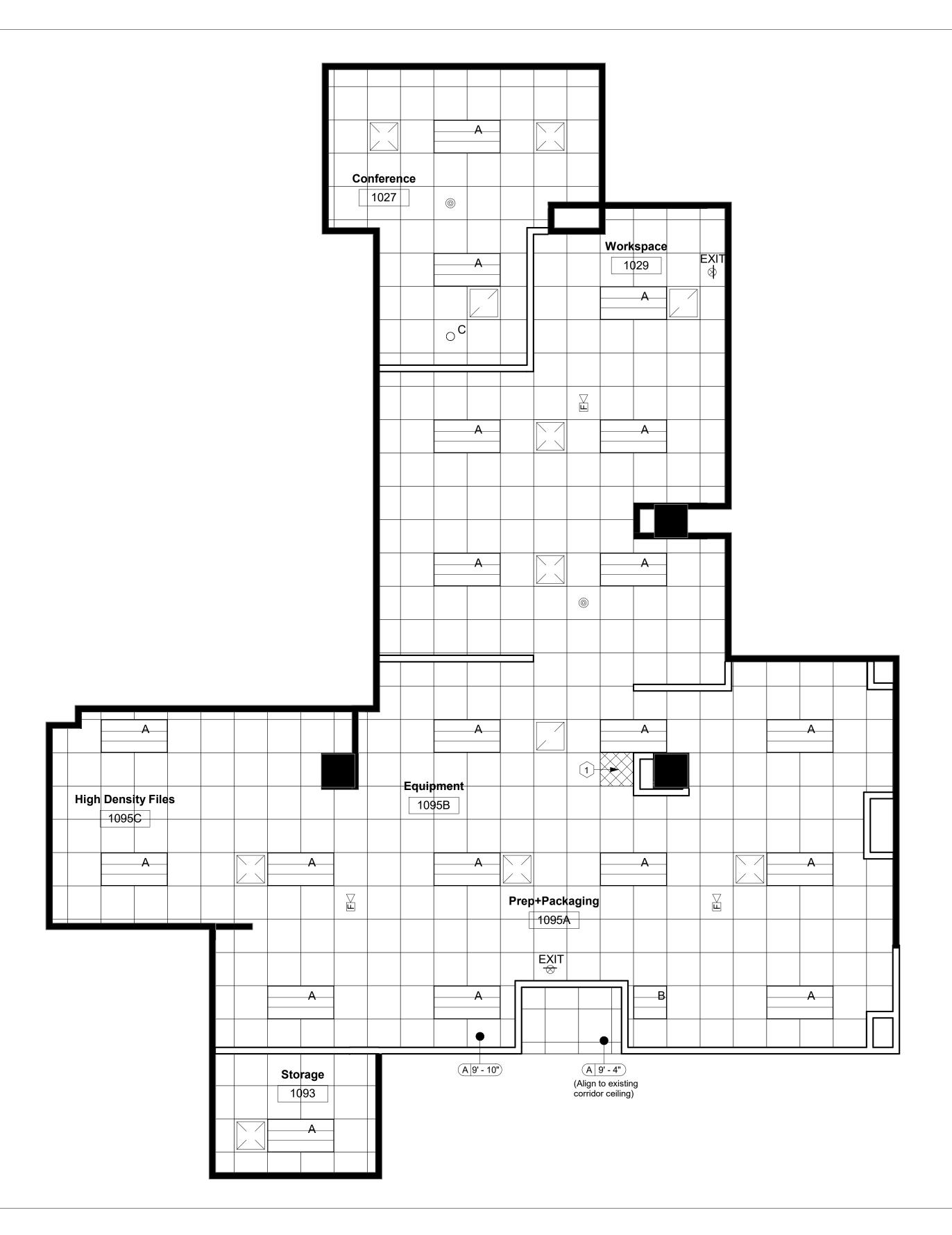
#### Partition Types

Type Section	Description
A1	One layer 5/8" G.W.B. on each side 3 5/8" metal studs (25ga.) at 16" O.C. (total thickness of 4 7/8"). Partition built to <b>underside of ceiling</b> . See IA-8.1 for details.
A2	One layer 5/8" G.W.B. on each side 3 5/8" metal studs (25ga.) at 16" O.C. (total thickness of 4 7/8"). Partition built to <b>6" above ceiling</b> . Provide insulation. See IA-8.1 for details.
В	One layer 5/8" G.W.B. on <b>one side</b> 3 5/8" metal studs (25ga.) at 16" O.C. (total thickness of 4 1/4"). Partition built to <b>underside of ceiling</b> . See IA-8.1 for details.

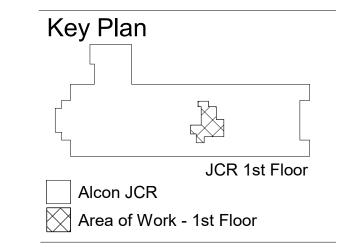
Partition Plan

IA-2.1





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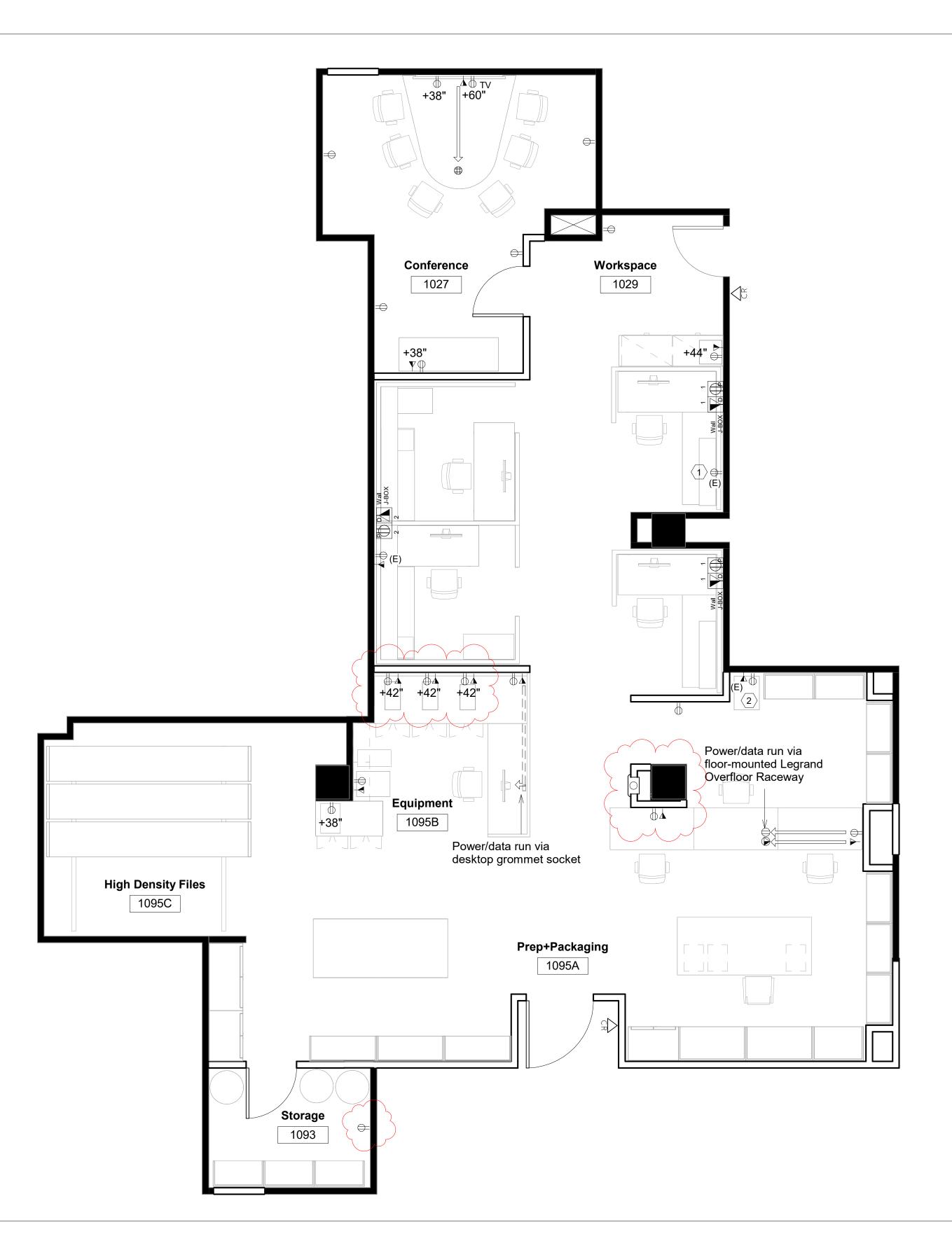
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Re	evisions			
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## 1 RCP 1/4" = 1'-0"

General Notes	Key Notes	Symbols and Legend				
1. Do not scale drawing. Dimensions govern.	1 Start of full tile.	Symbol Description	Symbol	Description		
<ol> <li>All ceiling heights to be 9'-10" A.F.F., new ceiling to match existing, unless noted otherwise.</li> <li>All switches shall be mounted 4'-0" A.F.F. to centerline of switch unless noted otherwise.</li> <li>All switch cover plates shall be white &amp; shall be mounted straight and aligned.</li> </ol>		Building Core	© C	6" Downlight - Cooper Lighting Portfolio 6-inch recessed LED		
5. Where multiple switches occur (switches, dimmers or both) gang groups of switches in the same box with one common cover plate. 6. Down lights, fire alarm signal devices, exit signs, etc. to be located in center of ceiling tile unless noted otherwise.		Not in Scope	EXIT	Exit sign - Ceiling mounted to match building standard		
Contractor to review locations of all fire alarm signal devices and thermostats with architect prior to installation. These devices should be coordinated and aligned with other devices in the same plane.  Contractor to maintain plastic covers over fluorescent fixtures during construction to avoid accumulation of dirt and finger prints on		Ceiling Type Ceiling Identification		Return		
specular lens cover.  9. Refer to engineer's drawings for fixtures tied to building emergency power systems.		A 2' x 2' lay-in acoustical ceiling tile and grid  Ceiling Height		Supply		
<ol> <li>In the event of conflict between M.E.P. and Architectural drawings, notify architect before proceeding.</li> <li>Verify lighting layouts with plenum limitation prior to installations.</li> <li>Provide all electrical drawings required to secure building permit.</li> <li>Existing ceiling grid and remain, new ceiling grid to match existing. Replace all damaged wall angle tees, including but not limited to</li> </ol>				Fire Alarm ADA Approved Visual (Strobe) Alarm Clg Mounted		
		ed to	mited to	, new ceiling grid to match existing. Replace all damaged wall angle tees, including but not limited to	Start of full tile	F
the holes in tees where walls have been demolished or relocated, unless noted otherwise.  14. Sprinklers: Building standard sprinkler heads, for normal use, in a standard distribution pattern installed per building codes spaced to		A 2x4 LED Troπer - Columbia Lighting LCAT24				
give coverage of 225 usable square feet per head. Relocate sprinklers as required to accommodate local code and light fixture placement. Provide concealed sprinkler heads at drywall ceilings or soffits.		B 2x2 LED Troffer - Columbia Lighting LCAT22	_			

RCP





Power + Communication Plan 1/4" = 1'-0"

#### General Notes

- Do not scale drawings. Dimensions govern.
  All receptacles, junction boxes and voice/data receptacles shall be mounted 18" A.F.F. to centerline of receptacle unless noted
- All switches, keypads and wall phones shall be mounted 48" A.F.F. to centerline of device unless noted otherwise.

  All voice, data, and electrical cover plates shall be white in color and shall be mounted straight and aligned.

  All dimensions to devices are A.F.F. and to centerline or outlets and outlet groupings.

  Stagger electrical boxes 6" O.C. at back conditions and separate with a stud within wall.

  Group adjacent electrical devices in one box under common plate.

- All devices above countertops shall be mounted horizontally.
- Coordinate alignment of all devices such as outlets, fire alarm strobes, thermostats, etc. Review alignments with Architect prior

- Locations of floor and wall mounted power, voice/data feeds for systems furniture to be coordinated and verified by the contractor, architect and furniture vendor prior to floor coring or device installation.
   In the event of conflict between M.E.P. and architectural drawings, notify architect prior to proceeding.
   Verify outlet requirements for electrical appliances and equipment: Refrigerators, Vending Machines and copiers.
   Furniture and equipment shown is not in contract and will be provided and installed by owner. Dimensions shown reflect minimum requirements for code compliance only, based on this furniture configuration. Revisions to this should be revised for code compliance.
- 14. Per NFPA 90A 4-3.10.2 Plenum rated cable required in return air plenum. Refer to engineering drawings.

#### Key Notes

- Existing power outlet confirmed; Requires new data outlet adjacent.
- Existing data outlet confirmed; Requires new power outlet adjacent.

#### Symbols and Legend

Description

	Building Core	Floor Mounted	Ceiling Mounted	Wall Mounted	Flex Mounted	
	Not in Scope	$\bigcirc$				Single power receptacle
(E)	Existing to Remain	•		$\bigoplus$	<b>(2)</b>	Duplex power receptacle
(2)	Number of Receptacles	<b>•</b>		#		Quadraplex power receptacle
+38"	Placement Height A.F.F.					Dedicated duplex receptacle
Room name Rm #	Room Identification			⊕ <sup>GFI</sup>		Ground fault interrupt receptacle
00	Key Note	•		<b>Y</b>	<b>y</b> <sup>(2)</sup>	Combination voice data receptacle
<u> </u>	Centerline	J	J	J		Junction Box / Floor Core

Description

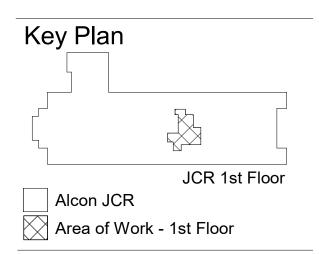
Card Reader

TV/HDMI

Symbols - Mount Location

#### Alcon JCR Clinical Supply

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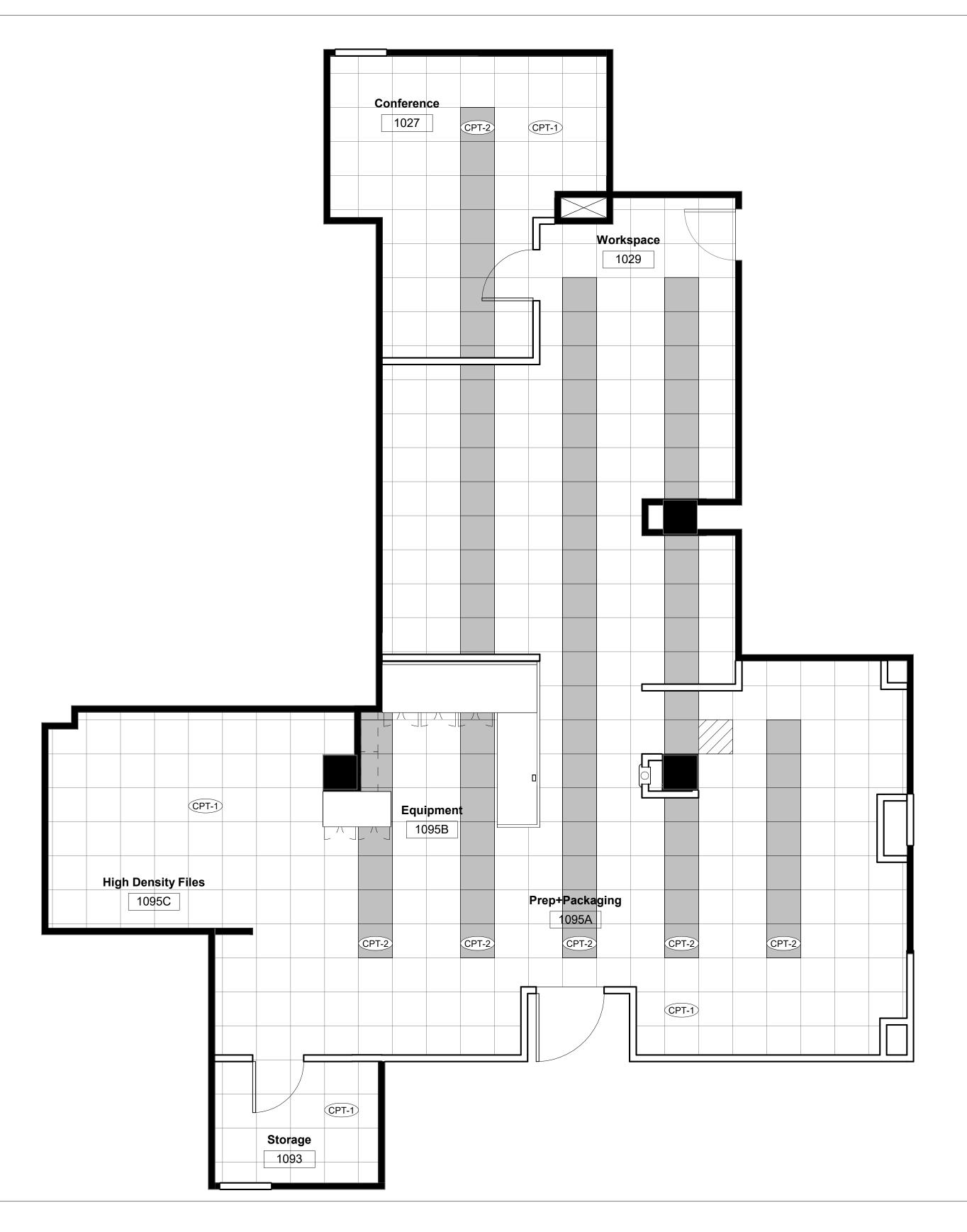


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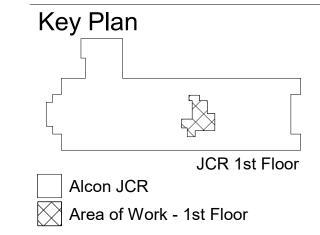
Re	visions			
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P&C Plan





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Re	evisions			
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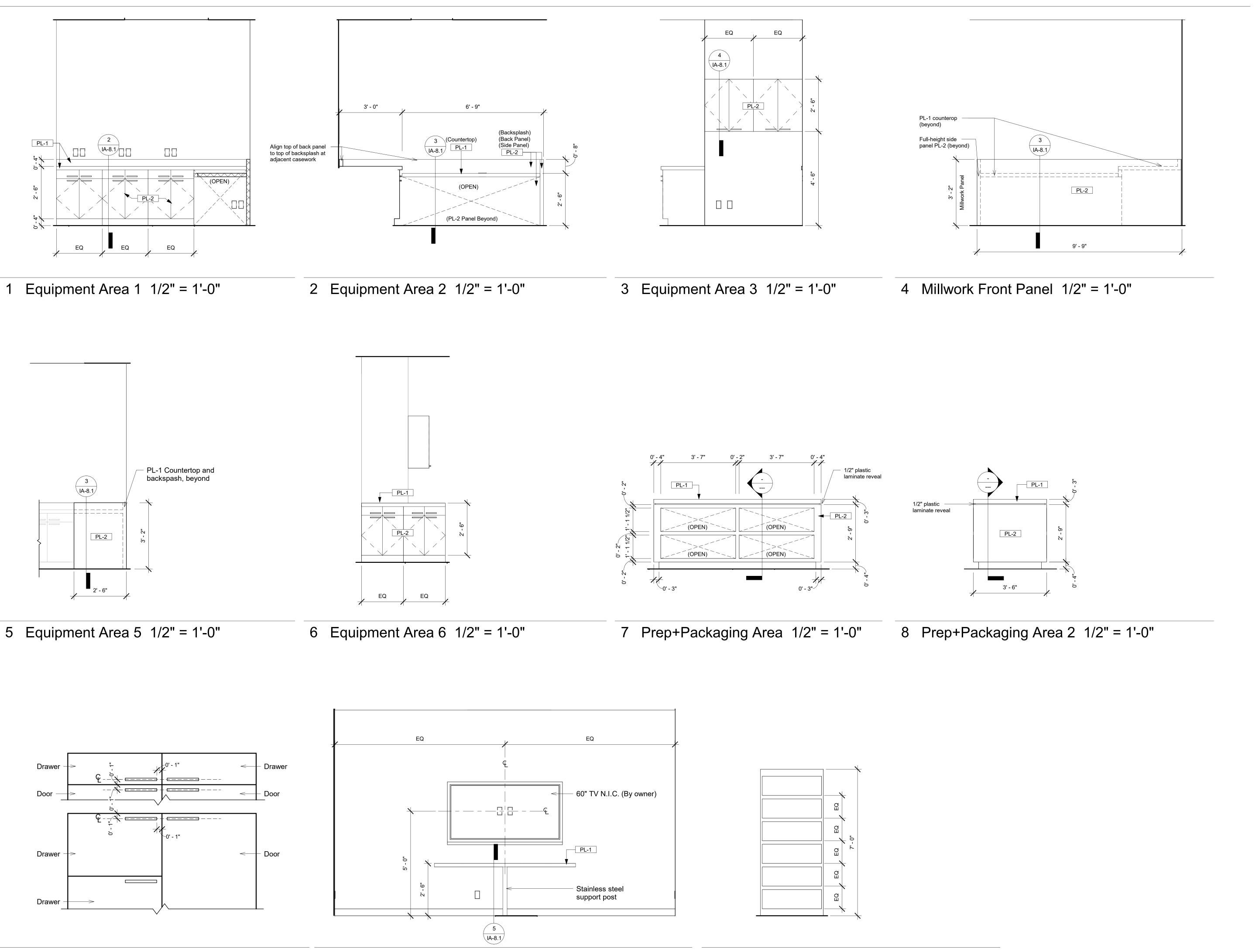
#### Finish Plan 1/4" = 1'-0"

General Notes	Key Notes	Symbols and Legend
<ol> <li>Do not scale drawings. Dimensions govern.</li> <li>All finishes to be installed in accordance with the manufacturers specifications and contract documents</li> </ol>	1 Enter note.	Symbol Description Symbol Description Symbol Description Symbol Description Symbol Description Symbol Description
<ul> <li>3. All interior finishes shall be a minimum of class "C" fire rated finish.</li> <li>4. Contractor to provide client with all maintenance instructions for all finish materials provided by sub-con</li> </ul>	tractor.	Finish Tags  Paint  PT-1 MFTR: Sherwin-Williams
<ul> <li>All interior partitions shall receive one coat primer and two coats commercial grade eggshell latex paint unless noted otherwise.</li> <li>All recessed fire extinguisher cabinets shall be painted the color of the wall on which they occur.</li> <li>All wall finishes shall be PT-1 unless noted otherwise.</li> </ul>	unless	Color: SW7001 Marshmallow Finish: LRV 82
		Direction of Pattern Begin Tile Pattern Install: Pair with RB-1
<ul> <li>8. All interior doors and door frames shall be PT-2 with semi-gloss finish unless noted otherwise.</li> <li>9. All flooring shall be CPT-1 unless noted otherwise.</li> </ul>		Plastic Laminate Rubber Base
10. All rubber base shall be RB-1 and shall be 4" with finished edge where carpet is provided and cove base VCT is provided unless noted otherwise.	e where	PL-1MFTR: FormicaPL-2MFTR: FormicaRB-1MFTR: JohnsoniteStyle: 5882-58Style: 927-SP4" Wall Base
<ul> <li>11. Provide transition strip between carpet and hard surface.</li> <li>12. Flooring installer to provide Installation Diagram for placement of hard surface flooring and carpet. Refer to drawings for intent of placement of tiles and patterns.</li> <li>Note: All final finished surfaces or furniture in fire rated lobby or egress areas are to have a minimum flame spread and smoke development rating of class "a" or "b" and a minimum radiant flux value of class 1 or 2. flame and smoke rating can be reduced to class "c" or class "b" where class "b" or class "a" is required and radiant flux value can be reduced to class 1 or none if the building has a sprinkler system. All final finish selections are to be reviewed by the Architect for compliance with this requirement. this requirements are set forth in n.f.p.a. 101.10.2, 10.2.8, 38.3.3 (new construction) and 39-3.3 (existing construction) and 101- 3.3.120, 10.2 interior finish chapter of the 2003 or most current edition of the n.f.p.a 101 Life Safety Handbook.</li> </ul>	er to	Color: Citadel Warp Color: Folkstone Color: 01 Snow White W  Matte Finish Install: Pair with PT-1
	ame	Carpet
	2. and are set	CPT-1 MFTR: Tarkett Style: 04654 Metri II Color: 62107 Agate Install: Tile 24" x 24" Quarter-Turned  CPT-2 MFTR: Patcraft Style: 10533 - Access Color: 00590 - Trek Collection: Walk Forward Install: Tile 24" x 24"

Finish Plan

IA-5.1





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Key Plan

JCR 1st Floor

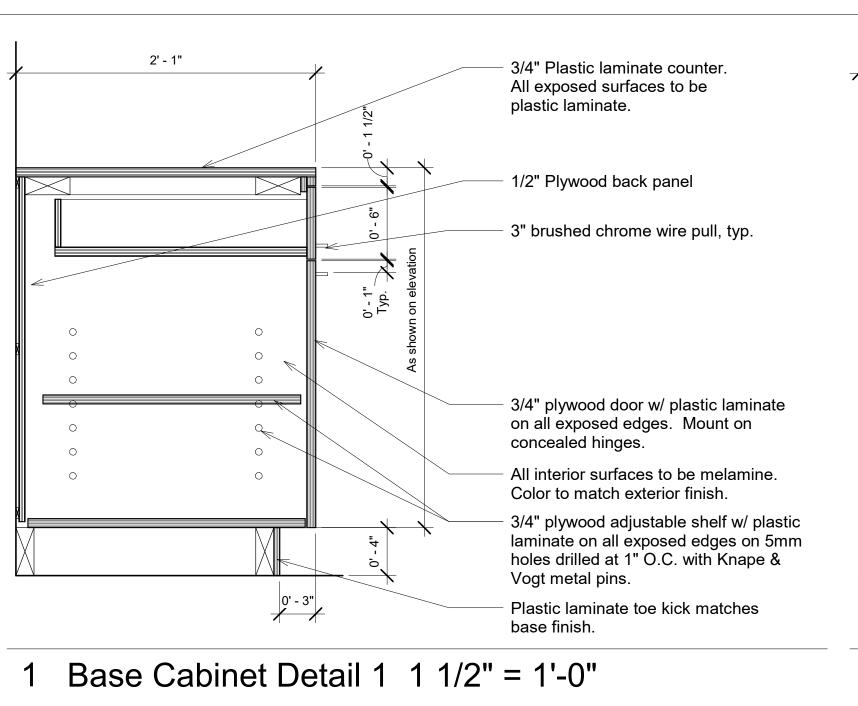
Alcon JCR

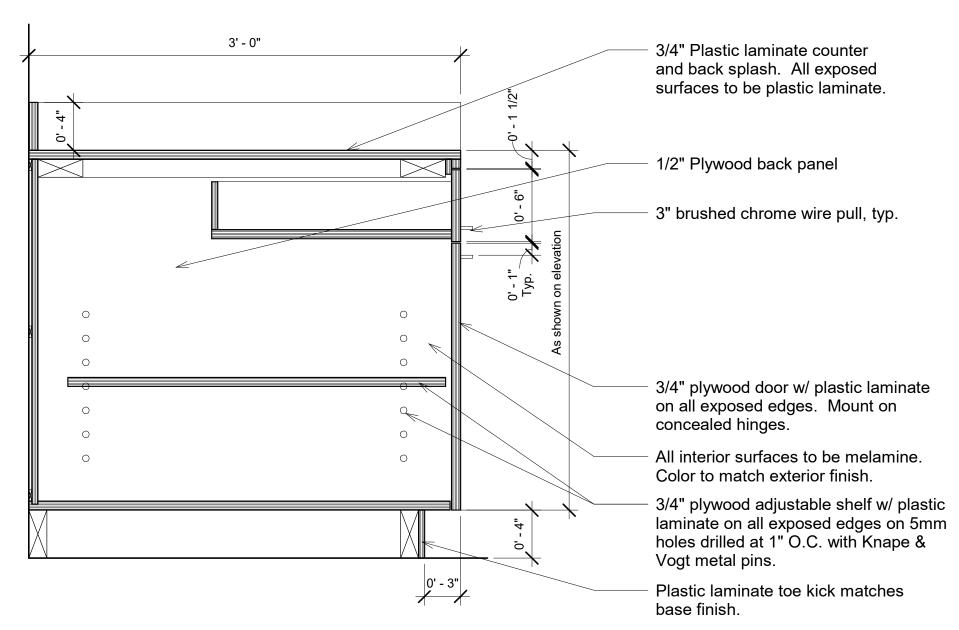
Area of Work - 1st Floor

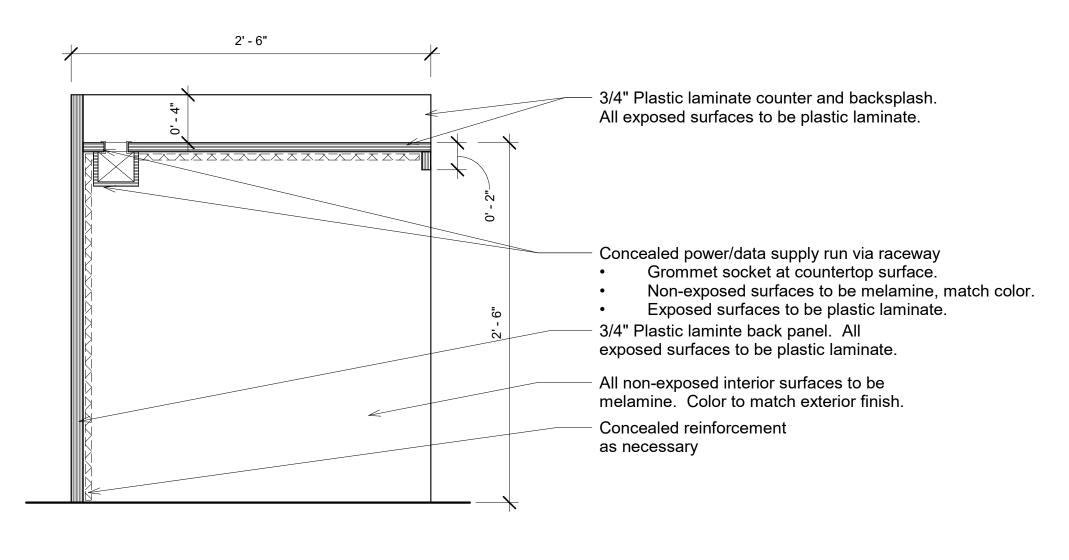
Interior Elevation

Revisions

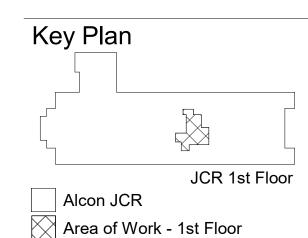
IA-7.1



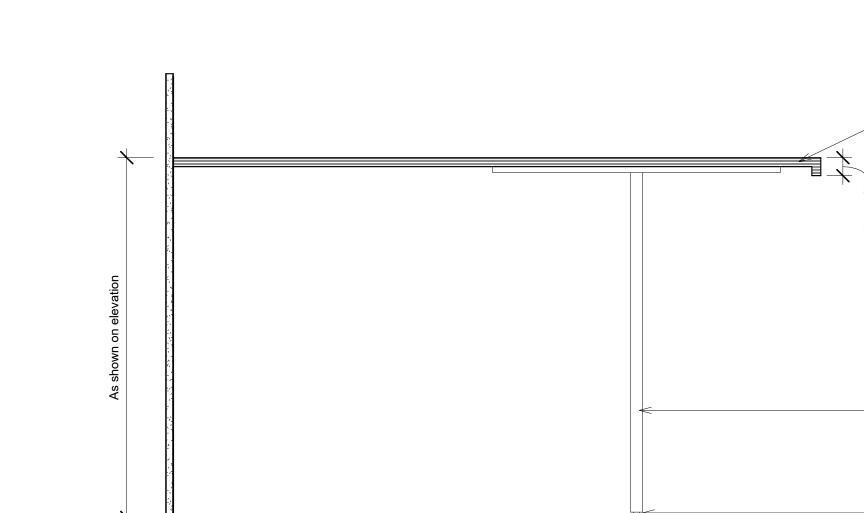




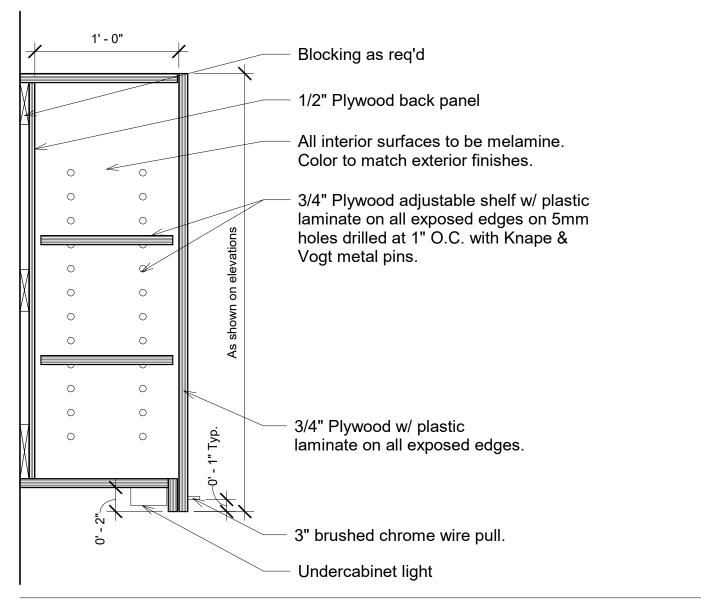
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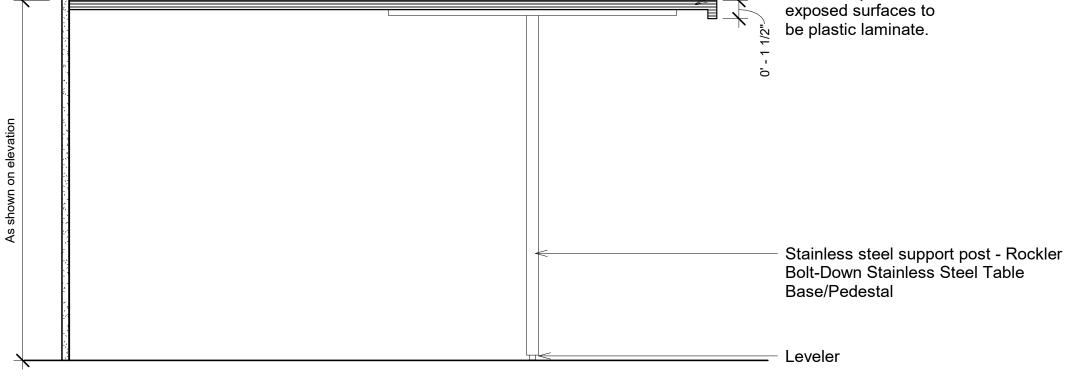






3 Base Cabinet Detail 3 1 1/2" = 1'-0"



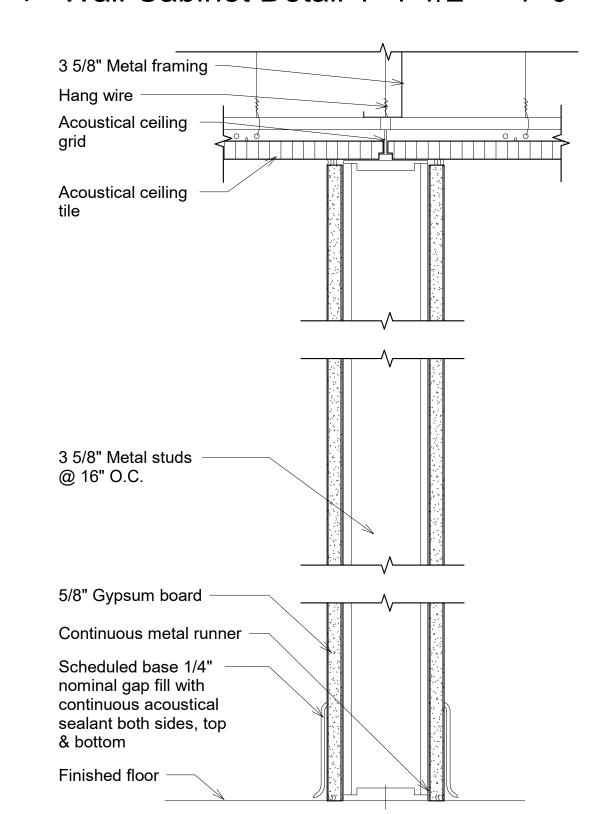


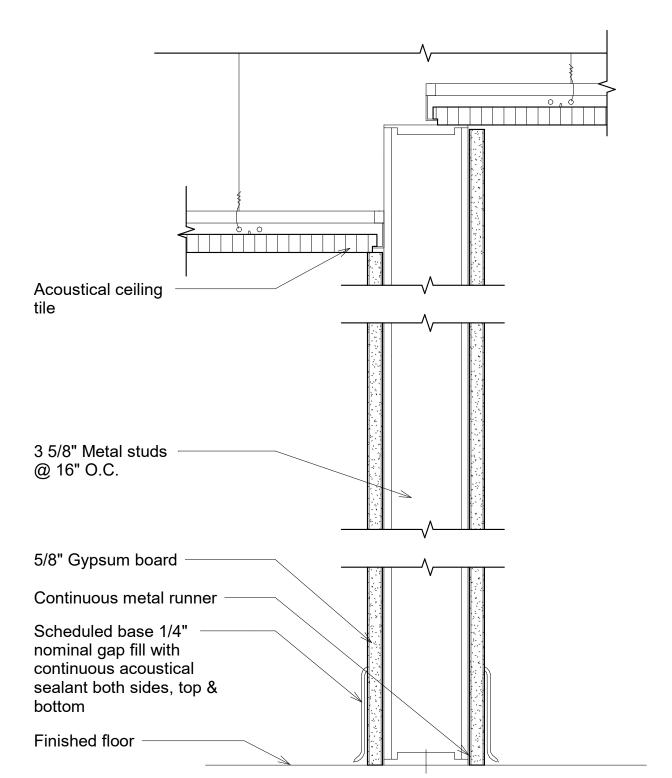
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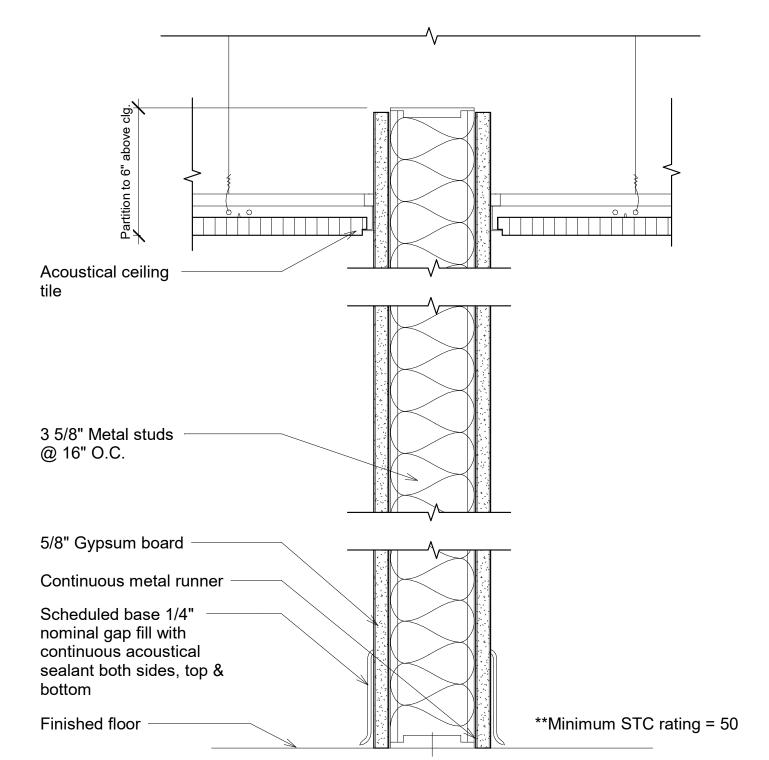
Revisions

4 Wall Cabinet Detail 1 1 1/2" = 1'-0"

5 Conference Table Detail 1 1/2" = 1'-0"

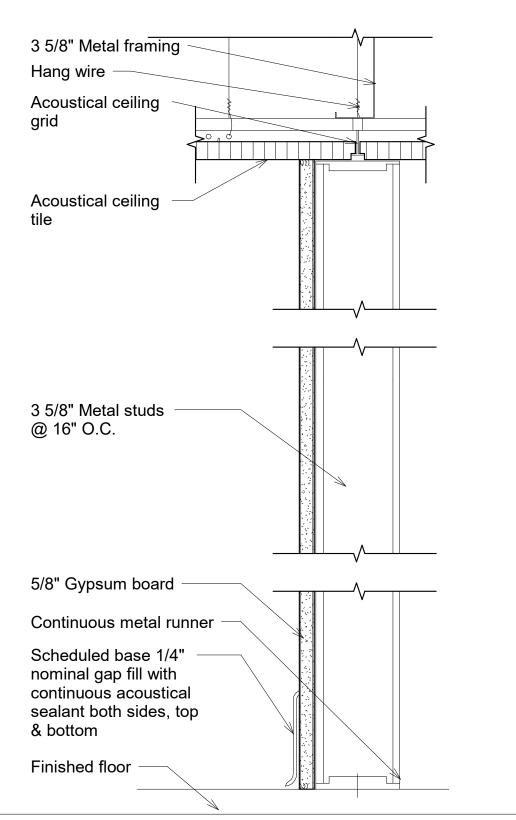






3/4" plastic laminate

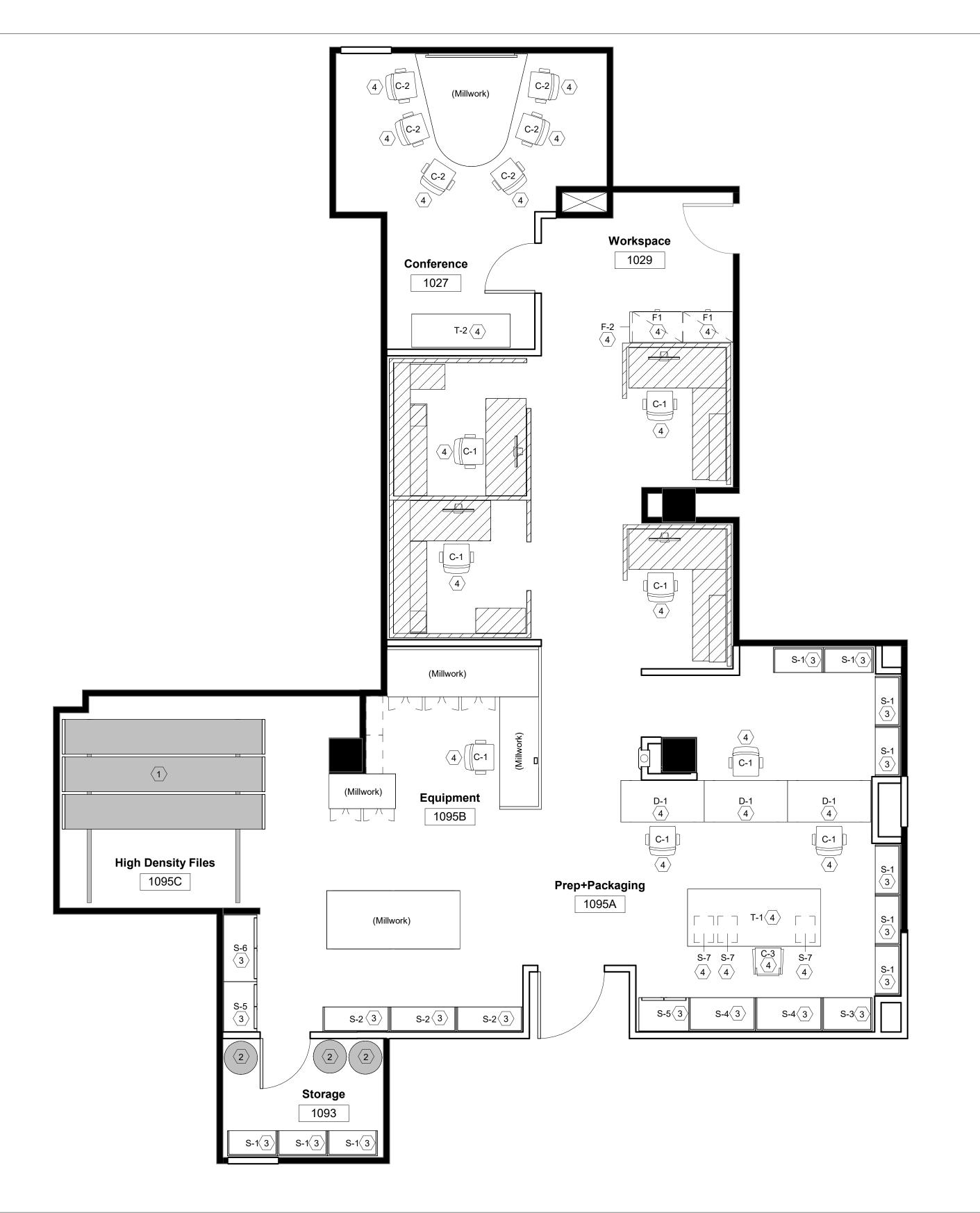
counter top. All

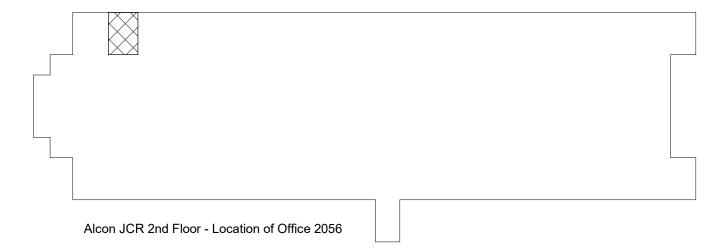


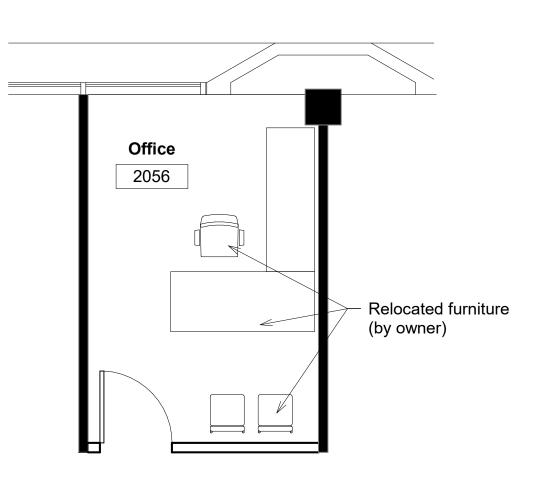
Details

IA-8.1

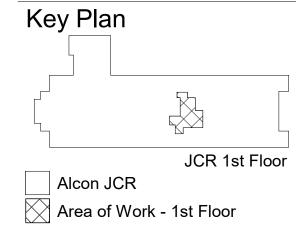
6 Partition Type A1 3" = 1'-0" 7 Partition Type A1- At Corridors 3" = 1'-0" 8 Partition Type A2 3" = 1'-0" 9 Partition Type B 3" = 1'-0"







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Re	visions			
No.	Date	Revision	Ву	Check

FFE Plan

FFE Plan

IA-9.1

General Notes	Symbols and Legend	Symbol	Description	Symbol	Description	Symbol	Description
Key Notes  1 Existing high density files to remain in place. 2 Existing storage bins to be relocated. 3 Contractor purchase and install. 4 Not included in contractor purchase.	Symbols and Legend  Description  Existing to be de-mounted and re-installed.  Existing to remain (N.I.C.)  Shelving  S-1  MFTR: Grainger Standalone Closed Metal Shelving Size: 36"W x 18"D x 84"H (Med-Duty) Finish: Gray  Shelving  MFTR: Grainger Standalone Closed Metal Shelving Size: 48"W x 18"D x 84"H (Med-Duty) Finish: Gray  Shelving  MFTR: Grainger Standalone Closed Metal Shelving Size: 48"W x 18"D x 84"H (Med-Duty) Finish: Gray  MFTR: Grainger Standalone Closed Metal Shelving Size: 36"W x 24"D x 84"H (Med-Duty) Finish: Gray	Supply Cabinet S-5  Supply Cabinet S-6  Storage Cart S-7  Task Chair C-1	MFTR: Grainger Cabinet with Swing Handle & Keyed Lock Size: 36"W x 24"D x 84"H (Hvy-Duty) Finish: Gray  MFTR: Grainger Cabinet with Swing Handle & Keyed Lock Size: 48"W x 24"D x 84"H (Hvy-Duty) Finish: Gray  MFTR: ULINE Collaboration Mobile Pedestal Files Model: H-8260 Size: 15"W x 20"D x 22"H Finish: White  MFTR: Fabric: Finish:	Task Stool  C-3  Workstation  WS-E  Desk  D-1  Waterfall Table  T-1  Credenza	MFTR: Fabric: Finish:  Existing workstation, de-mounted and re-installed in configuration shown.  MFTR: ULINE Electric     Adjustable Height Desk Model: H-7598W Finish: White Size: 60" x 30"  MFTR: ModernOffice Team Collaborative     Standing Height Meeting Table Finish: White Size: 71"L x 41"W x 42"H  MFTR: ModernOffice 4-Door Locking	Lateral File  F-1  Top/Side Panel  F-2	MFTR: ModernOffice 2-Drawer Locking Lateral File Finish: Size: 35.5"W x 22"D x 29.5"H  MFTR: Finish: Size:
	Shelving MFTR: Grainger Standalone Closed Metal Shelving Size: 48"W x 24"D x 84"H (Med-Duty) Finish: Gray	Conference Chai	r MFTR: Fabric: Finish:	(T-2)	Storage Credenza Finish: White Size: 71"W x 24"D x 30"H		