

Path: Autodesk Docs\\NCWSA Admin Bldg_V25\\616202-NCWSA-ARCH_V25\\Central\\rvt
Plot Date: 7/1/2026 5:01:41 PM

MATERIALS LEGEND:

	FACE BRICK		ACOUSTICAL CEILING TILE OR PANEL
	CONCRETE MASONRY UNIT		MASONRY IN ELEVATION
	FOAM PLASTIC BOARD INSULATION		PLYWOOD
	BLANKET INSULATION		GRAVEL
	CONTINUOUS WOOD		FOAMED IN PLACE INSULATION
	SHIM		STEEL
	FINISHED WOOD		EARTH
	GYPSUM BOARD / GROUT		SOLID SURFACE / CAST STONE
	CONCRETE OR PRECAST CONCRETE		STONE

DRAWING SYMBOLS:

	WALL SECTION REFERENCE		ROOM NAME AND NUMBER
	BUILDING SECTION REFERENCE		VIEW TITLE - DETAIL NUMBER
	COLUMN CENTERLINE		BUILDING ELEVATION REFERENCE
	EXISTING COLUMN CENTERLINE		INTERIOR ELEVATION REFERENCE
	CENTERLINE		DOOR NUMBER
	BREAK LINE		WINDOW / LOUVER NUMBER
	ENLARGED DETAIL REFERENCE		MATCHLINE REFERENCE
	1-HR FIRE RATING		NEW WALL
	2-HR FIRE RATING		EXISTING WALL TO REMAIN
	3-HR FIRE RATING		EXISTING WALL TO BE REMOVED
	1-HR FIRE/SMOKE RATING		NEW DOOR OPENING
	CONSTRUCTION NOTE		EXISTING DOOR OPENING TO REMAIN
	DEMOLITION NOTE		EXISTING DOOR AND FRAME TO BE REMOVED
	REVISION TAG		ELEVATION REFERENCE
	SIGNAGE TAG		WORKING POINT

ABBREVIATIONS

A/C	AIR CONDITION	FIN	FINISH	PTD	PAPER TOWEL DISPENSER
ACP	ACCOUSTICAL CEILING PANEL	FIN FLR	FINISHED FLOOR	PTN	PARTITION
ACS DR	ACCESS DOOR	FLASH	FLASHING	PVC	POLYVINYL CHLORIDE
ACS PNL	ACCESS PANEL	FLR	FLOOR	QT	QUARRY TILE
ACT	ACCOUSTICAL CEILING TILE	FOC	FACE OF CONCRETE	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FOM	FACE OF MASONRY	R	RADIUS/RISER/THERMAL RESISTANCE
ADJ	ADJACENT/ADJUSTABLE	FR	FRAME	RB	RUBBER BASE
AFF	ABOVE FINISHED FLOOR	FRG	FIBER REINFORCED GYPSUM	RCP	REFLECTED CEILING PLAN
AHU	AIR HANDING UNIT	FSS	FOLDING SHOWER SEAT	RD	ROOF DRAIN
ALT	ALTERNATE	FT	FEET/FOOT	RECPT	RECEPTACLE
ALUM	ALUMINUM	FURG	FURRING	REF	REFERENCE/REFRIGERATOR
ANOD	ANODIZE	G	NATURAL GAS	REINF	REINFORCE
ANT	ANTENNA	GA	GAGE	REOD	REQUIRED
AOR	AREA OF REFUGE	GALV	GALVANIZED	RESIL	RESILIENT
APPROX	APPROXIMATELY	GB	GRAB BAR	RET	RETURN
ARCH	ARCHITECT	GC	GENERAL CONTRACTOR	RFG	ROOFING
ASSY	ASSEMBLY	GDR	GUARD RAIL	RFH	ROOF HATCH/RIGHT HAND
AV	AUDIO VISUAL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	RHR	RIGHT HAND REVERSE
BD	BOARD	GL	GLASS	RL	ROOF LEADER
BLDG	BUILDING	GLZ CMU	GLAZED CONCRETE MASONRY UNIT	RM	ROOM
BOT	BOTTOM	GYP	GYPSUM	RO	ROUGH OPENING
BRG	BEARING	GYP BD	GYPSUM WALLBOARD	RR	RAILROAD
BSMT	BASEMENT	H	HIGH	RTU	ROOF TOP UNIT
BTWN	BETWEEN	HB	HOSE BIBB	RV	ROOF VENT
BUR	BUILT UP ROOFING	HC	HANDICAP	S	SOUTH
C TO C	CENTER TO CENTER	HD	HAND DRYER	SA	SUPPLY AIR
CAB	CABINET	HDW	HARDWARE	SC	SOLID CORE
CB	CATCH BASIN	HM	HOLLOW METAL	SCD	SEAT COVER DISPENSER
CDCT	CIRCULAR DUCT	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CFMF	COLD-FORMED METAL FRAMING	HPC	HIGH PERFORMANCE COATING	SD	SOAP DISPENSER
CG	CORNER GUARD	HPT	HIGH POINT	SECT	SECTION
CGFSU	CERAMIC GLAZED STRUCTURAL FACING UNITS	HS	HOT STACK	SF	SQUARE FOOT (FEET)
CH	COAT HOOK	HT	HEIGHT	SHR	SHOWER
CH BD	CHALK BOARD	HVAC	HEATING	SHT	SHEET
CJ	CONTROL JOINT	HYD	HYDRANT	SHTHG	SHEATHING
CL	CENTER LINE	ID	INSIDE DIAMETER	SHV	SHELVING
CLG	CEILING	IF	INSIDE FACE	SIM	SIMILAR
CLO	CLOSET	INCL	INCLUDED	SLNT	SEALANT
CLOS	CLOSURE	INSUL	INSULATION	SND	SANITARY NAPKIN DISPENSER
CLR	CLEAR	INSUL PNL	INSULATED METAL PANEL	SNDU	SANITARY NAPKIN DISPOSAL UNIT
CLRM	CLASSROOM	INT	INTERIOR	SP	STAND PIPE
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SP FIN	SPECIAL FINISH
CO	CLEANOUT	LAB	LABORATORY	SPEC	SPECIFICATION
COL	COLUMN	LAM	LAMINATE	SQ	SQUARE
CONC	CONCRETE	LAV	LAVATORY	SS	STORM SEWER
CONF	CONFERENCE	LF	LINEAR FEET (FOOT)	SSM	SOLID SURFACE MATERIAL
CONSTR	CONSTRUCTION	LH	LEFT HAND	SST	STAINLESS STEEL
CONT	CONTINUE	LHR	LEFT HAND REVERSE	STC	SOUND TRANSMISSION CLASS
CONTR	CONTRACTOR	LINEAR	LINEAR	STD	STANDARD
COORD	COORDINATE	LLH	LONG LEG HORIZONTAL	STL	STEEL
CORR	CORRIDOR	LLV	LONG LEG VERTICAL	STRUCT	STRUCTURAL
CPRS	COMPRESSIBLE	LANDSCP	LANDSCAPE	SUSP	SUSPEND
CPT	CARPET	LOC	LOCATION	SV	SHEET VINYL/SMOKE VENT
CT	CERAMIC TILE	LPT	LOW POINT	SYMM	SYMMETRICAL
CTB	CERAMIC TILE BASE	LVT	LUXURY VINYL TILE	T	TREAD
CUST	CUSTODIAN	MATL	MATERIAL	T&B	TOP AND BOTTOM
D	DEEP/DEPTH	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
DBL	DOUBLE	MECH	MECHANICAL	TB	TOWEL BAR
DEMO	DEMOLITION	MEP	MECHANICAL	TD	TRENCH DRAIN/TOWEL DISPENSER
DEPT	DEPARTMENT	MEZZ	MEZZANINE	TDR	TOWEL DISPENSER/RECEPTACLE
DET	DETAIL	MFR	MANUFACTURER	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	MIN	MINIMUM	TER	TERRAZZO
DIA	DIAMETER	MIRR	MIRROR	THK	THICKNESS
DIAG	DIAGONAL	MISC	MISCELLANEOUS	TK BD	TACK BOARD
DIM	DIMENSION	MO	MASONRY OPENING	TOC	TOP OF CURB/TOP OF CONCRETE
DN	DOWN	MOD BIT	MODIFIED BITUMEN	TOJ	TOP OF JOIST
DPTN	DEMOUNTABLE PARTITION	MTD	MOUNTED	TOP	TOP OF PARAPET
DR	DOOR	MTL	METAL	TOS	TOP OF STEEL
DS	DOWNSPOUT	MTLP	METAL PARTITION	TOW	TOP OF WALL
DWG	DRAWING	N	NORTH	TP	TOWEL PIN
E	EAST	NA	NOT APPLICABLE	TPH	TOILET PAPER HOLDER
EA	EACH	NIC	NOT IN CONTRACT	TPO	THERMOPLASTIC POLYOLEFIN
EF	EACH FACE	NO	NUMBER	TPTN	TILE PARTITION
EIFS	EXTERIOR INSULATION AND FINISH SYSTEMS	NRC	NOISE REDUCTION COEFFICIENT	TRTD	TREATED
EJ	EXPANSION JOINT	OC	ON CENTER	TV	TELEVISION
EL	ELEVATION	OD	OUTSIDE DIAMETER	TYP	TYPICAL
ELEC	ELECTRICAL	OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED	UH	UNIT HEATER
ELEV	ELEVATOR	OH	OVERHANG	UL	UNDERWRITERS LABORATORIES
ENCL	ENCLOSURE	OPH	OPPOSITE HAND	UNFIN	UNFINISH
EP	ELECTRICAL PANEL	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	OPP	OPPOSITE	UR	URINAL
EQ	EQUAL	OS	OCCUPANCY SENSOR	UTIL	UTILITY
EQUIP	EQUIPMENT	P	PIPE	VB	VINYL BASE
ETC	ET CETERA	PCC	PRECAST CONCRETE	VCT	VINYL COMPOSITION TILE
EWC	ELECTRIC WATER COOLER	PEJ	PREMOLDED EXPANSION JOINT	VERT	VERTICAL
EXH FN	EXHAUST FAN	PERF	PERFORATED	VEST	VESTIBULE
EXP	EXPANSION/EXPOSED	PL	PROPERTY LINE	VIF	VERIFY IN FIELD
EXST	EXISTING	PLAM	PLASTIC LAMINATE	VP	VENT PIPE
EXT	EXTERIOR	PLBG	PLUMBING	VS	VACANCY SENSOR
EXTRU	EXTRUSION	PLYWD	PLYWOOD	VTR	VENT THROUGH ROOF
F/F	FACE TO FACE	PORC	PORCELAIN	VWC	VINYL WALL COVERING
FD	FLOOR DRAIN	PP	POWER POLE	W	WEST/WIDE
FDTN	FOUNDATION	PREF	PREFINISH	W/	WITH
FE	FIRE EXTINGUISHER	PREFAB	PREFABRICATE	W/O	WITHOUT
FEC	FIRE EXTINGUISHER CABINET	PT	PAINT	WBL	WOOD BLOCKING
FF	FINISHED FACE			WC	WATER CLOSET
FHC	FIRE HOSE CABINET			WD	WOOD
				WH	WATER HEATER
				WWR	WELDED WIRE REINFORCEMENT

REFERENCE KEYNOTE LEGEND:

DECIMAL POINT	SUFFIX
ROOT	SUFFIX MODIFIER
02 25 00' A 01	(R-VALUE 35)
ROOT:	USE SAME SPECIFICATION NUMBER THAT REFERENCES ITEM
DECIMAL POINT:	SEPARATES ROOT FROM SUFFIX
SUFFIX:	USER DEFINED SINGLE ALPHA CHARACTER (DO NOT USE THE LETTERS "I" OR "O")
SUFFIX MODIFIER:	OPTIONAL USER-DEFINED TWO-DIGIT NUMBER
REFERENCE KEYNOTE MODIFIER:	OPTIONAL TEXT NOTE LOCATED BELOW REFERENCE KEYNOTE. ONLY APPEARS IN DRAWING BLOCKS, CONTAINED WITHIN PARENTHESIS

BUILDING CODE INFORMATION:

PROJECT LOCATION:	NEWTON COUNTY WATER AND SEWERAGE AUTHORITY 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016
PROJECT SCOPE:	THIS PROJECT IS AN ADDITION TO AND RENOVATION OF AN EXISTING ADMINISTRATION BUILDING. THE ADDITION WILL INCLUDE A NEW PUBLIC MEETING SPACE AND OFFICES FOR STAFF.
BUILDING AND FIRE CODES:	2026 BUILDING CODE OF GEORGIA INCLUDE: 2024 INTERNATIONAL BUILDING CODE (IBC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL PLUMBING CODE (IPC) w/GEORGIA AMENDMENTS 2024 INTERNATIONAL MECHANICAL CODE (IMC) w/GEORGIA AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2023 NFPA 70, NATIONAL ELECTRIC CODE (NEC) w/GEORGIA AMENDMENTS 2010 ADA w/ GEORGIA AMENDMENTS
OCCUPANCY CLASSIFICATION (IBC CH. 3):	NOTE: BUILDING FULLY SPRINKLERED MIXED USE / SEPARATED OCCUPANCY (IBC 508.3) GROUP A-3 ASSEMBLY / GROUP B BUSINESS
OCCUPANCY SEPARATION (IBC CH.5)	GROUP A-3 ASSEMBLY TO GROUP B BUSINESS: ONE-HOUR REQUIRED SEPARATION (IBC TABLE 508.3.3)
TYPE OF CONSTRUCTION:	ADDITION: TYPE IIB EXISTING: TYPE IIB TYPE IIB LOBBY & BREAK ROOM ONLY
FULLY SPRINKLERED:	YES
FIRE ALARM:	YES
EXISTING BUILDING:	CONTINUATION OF EXISTING USE: YES CHANGE OF USE: ADDING ASSEMBLY FUNCTION TO BUSINESS USE CLASSIFICATION OF WORK: LEVEL 2
BUILDING HEIGHT AND AREA:	35' (EXISTING) 29' (ADDITION) , 2 STORIES
ACTUAL BUILDING HEIGHT:	75' SF, 4 STORIES
ALLOWABLE BUILDING HEIGHT:	
ACTUAL BUILDING AREA:	17,628 SF
ALLOWABLE BUILDING AREA:	109,250 SF PER TABLE 506.2 A ₆ = A ₆ + (NS x I) 109,250 SF = 92,000 + (23,000 x .75)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE:	175 FT
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:	75 FT
MAXIMUM DEAD ENDS IN CORRIDORS:	50 FT

GENERAL NOTES:

- THE PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND WILL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND GENERAL NOTES. IN CASES, IF ANY, WHERE REQUIREMENTS INDICATED ON THE ARCHITECTURAL DRAWINGS DIFFER FROM THE SPECIFICATIONS, NOTIFY THE ARCHITECT.
- UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES CONTAINED IN THE ARCHITECTURAL CONTRACT DOCUMENTS WILL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS EVEN IF NOT EXPLICITLY REFERENCED.
- DEFICIENT WORK AND/OR WORK NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL REIMBURSE THE PARTIES REQUIRED FOR PERFORMING THE DESIGN SERVICES ARISING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTION, OR EXPEDITING OF SUBMITTALS.
- COST OF INVESTIGATION AND/OR REDESIGN INCURRED BY THE ARCHITECT DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY IN THE FIELD (VIF) ALL EXISTING JOB CONDITIONS, REVIEW ALL CONTRACT DRAWINGS, AND VERIFY DIMENSIONS AND ELEVATIONS NOTED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF WORK.
- USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE THESE DRAWINGS OR USE DIMENSIONS OBTAINED FROM ELECTRONIC DRAWING OR MODEL FILES, IF PROVIDED.



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



CONSTRUCTION DOCUMENTS

07/01/2026



NCWSA OFFICE ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MWV
DRAWN: LDG
CHECKED: DEK
APPROVED: Approver

FILENAME
BC PROJECT NUMBER
616202
CLIENT PROJECT NUMBER

TITLES & SYMBOLS

DRAWING NUMBER
A001