

**BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2- FAMILY DWELLINGS AND TOWNHOUSES)**

COOK OUT

155 Tom Hill Sr. Blvd
Macon GA 31210

Name of Project: Cook - Out
Address: 155 Tom Hill Sr. Boulevard, GA Zip Code: 31210

Proposed Use: Restaurant
Owner or Authorized Agent: Jeremy Reaves Phone #: 336-215-7025
Address: 15 Laura Lane / Suite 300 / Thomasville, NC 27360 Email: --

Owned By: City / County Private State
Code Enforcement Jurisdiction: City: Macon County: -- State: GA

LEAD DESIGN PROFESSIONAL

Designer	Firm	Name	License#	Telephone#	Email
Architectural	Lindsey Architecture	Rodney Lindsey	RA010824	336-617-4402	rod@lindseyarch.com
Electrical	Vrettos Pappas	Kostas Pappas	029006	336-372-7555	kjpappas@vpce.com
Plumbing	Vrettos Pappas	Dino M. Pappas	029733	336-372-7555	dmpappas@vpce.com
Mechanical	Vrettos Pappas	Dino M. Pappas	029733	336-372-7555	dmpappas@vpce.com
Sprinkler-Standpipe	--	--	--	--	--
Structural	--	--	--	--	--
Retaining Walls >5'High	--	--	--	--	--
Other	--	--	--	--	--

SCOPE OF WORK: 2012

INTERIOR RENOVATIONS include new walls, new floor, ceiling, and wall finishes; new doors; new windows; new furnishings; new kitchen equipment; plumbing work to include new fixtures, drains, piping, sanitary; mechanical work includes new units, ducts, and controls; electrical work includes new wiring, outlets, lighting, fans;
EXTERIOR RENOVATIONS include re-facing the existing walls with new stone veneer and brick pilasters; new concrete slab for cooler/freezer; re-face existing dumpster enclosure with stone veneer to match building; seal coat or re-pave parking lot and re-stripe; replace landscaping; new menu boards, signs.

2006 EDITION OF GA CODE FOR:

New Construction Addition Upfit
 Reconstruction Alteration Repair Renovation

Constructed: 2000 Original Use(s) (Ch. 3): Restaurant

Renovated: unknown Current Use(s) (Ch. 3): Restaurant

Proposed Use(s) (Ch. 3): Restaurant

BASIC BUILDING DATA

Construction Type: I-A II-A III-A I-V V-A
 I-B II-B III-B V-B (Existing Bldg.)

Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D

Standpipes: No Yes Class I II III Wet Dry

Fire District: No Yes (Primary) Flood Hazard Area No Yes

Building Height: 23'-2 +/- Feet 1 Number of Stories

Mezzanine No Yes

Gross Building Area:

Floor:	Existing (sq. ft.)	Renovated (sq. ft.)	Sub-Total
--	--	--	--
Existing Building	4,217	--	--
--	--	--	--
--	--	--	--
--	--	--	--
TOTAL	4,217	--	--

ALLOWABLE AREA

Primary Occupancy: Assembly A-1 A-2 A-3 A-4 A-5
 Business Educational Factory F-1 Moderate F-2 Low F-3
 Hazardous H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HMP
 Institutional I-1 I-2 I-3 I-4
 I-3 Use Condition I-1 I-2 I-3 I-4 I-5
 Mercantile Residential R-1 R-2 R-3 R-4
 Storage S-1 Moderate S-2 Low High Piled
 Parking Garage Open Enclosed Repair Garage
 Utility and Miscellaneous

Secondary Occupancy: None

Incidental Uses (Table 508.2.5):

Furnace room where any piece of equipment is over 400,000 Btu per hour input
 Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
 Refrigerant machine room
 Hydrogen cutoff rooms, not classified as Group H
 Incinerator rooms
 Paint shops, not classified as Group H, located in occupancies other than Group F
 Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy
 Laundry rooms over 100 square feet
 Group I-3 cells equipped with padded surfaces
 Group I-2 waste and linen collection rooms
 Waste and linen collection rooms over 100 square feet
 Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium capacity of more than 100 Ah used for standby power, emergency power or uninterrupted power supplies
 Roof-top air conditioning pumps
 Group I-2 mercantile kitchens over 100 square feet
 Group I-2 mercantile kitchens
 Group I-2 offices with less than 100 square feet
 Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Provisions: 402 403 404 405 406 407 408 409 410
 411 412 413 414 415 416 417 418 419 420
 421 422 423 424 425 426 427

Special Provisions: 509.2 509.3 509.4 509.6 509.7 509.8 509.9

Mixed Occupancy: No Yes Separation: -- Hr. Exception: --

Incidental Use Separation (508.2.5)
 This separation is not exempt as a Non-Separated Use (see exceptions).
 Non-Separated Use (508.3)
 The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
 Separated Use (508.4) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

Story No.	Description and use	(A) Bldg Area per story (Actual)	(B) Allowable Area	(C) Area for Frontage Increase ¹	(D) Area for Sprinkler Increase ²	(E) Allowable Area or Unlimited	(F) Maximum Building Area
1	Restaurant	4,217	6,000	4,500	NA	10,500	--
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--	--	--	--	--	--	--	--
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- Frontage area increase from Section 506.2 are computed thus:
 - Perimeter which fronts a public way or open space having 20 feet minimum width = 281' (F)
 - Total Building Perimeter = 281' (P)
 - Ratio (F/P) = 1 (F/P)
 - W = Minimum width of public way = 30' (W)
 - Percent of frontage increase I = $100 \left[\frac{F/P - .025}{W/30} \right] \times W/30 = \underline{75}$ (%)
- The sprinkler increase per Section 506.3 is as follows:
 - Multi-story building I = 200 percent
 - Single-story building I = 300 percent

ALLOWABLE HEIGHT

Type of Construction	Type	Allowable (Table 503)	Increase for Sprinklers	Shown on Plans	Code Reference
Building Height in Feet	V-B	40'	Feet = H + 20' = N/A	--	Exist Building
Building Height in Stories	V-B	1'	Stories + 1 = N/A	1	Exist Building

FIRE PROTECTION REQUIREMENTS

Building Element	Fire Separation Distance (Feet)	Req. Reduction	Provided Reduction	Detail # and Sheet #	Design # for rated assembly	Design # For rated penetration	Design # for rated joints
Structural Frame, including columns, girders, trusses	--	0	Existing				
Exterior Walls							
North	N/A	--	Existing				
East	N/A	--	Existing				
West	N/A	--	Existing				
South	N/A	--	Existing				
Interior Walls and Partitions							
North	N/A	--	Existing				
East	N/A	--	Existing				
West	N/A	--	Existing				
South	N/A	--	Existing				
Floor Construction							
Including supporting beams and joists	--	0	--				
Shaft Enclosures - Exit	N/A	--	--				
Shaft Enclosures - Other	N/A	--	--				
Corridor Separation	N/A	N/A	--				
Occupancy Separation	--	N/A	--				
Party/Fire Wall Separation	--	N/A	--				
Smoke Barrier Separation	--	N/A	--				
Tenant Separation	--	N/A	--				
Incidental Use Separation	--	0	--				

* Indicate section number permitting reduction

LIFE SAFETY SYSTEMS REQUIREMENT

Emergency Lighting: No Yes
Exit Signs: No Yes
Fire Alarm: No Yes
Smoke Detection Systems: No Yes (Duct type) Partial
Panic Hardware: No Yes

EXIT REQUIREMENTS:

NUMBER AND ARRANGEMENT OF EXITS

Floor, Room, or Space Designation	Minimum Number of Exits		Travel Distance		Arrangement Means of Egress	
	Required	Shown on plans	Allowable Travel Distance (Table 1016)	Actual Travel Distance Shown on Plans	Required Distance Between Exit Doors	Actual Distance Shown on Plans
Restaurant	2	3	200'	100'-100'	--	17'-4"
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--

- Corridor dead ends (Section 1018.4)
- Single exits (Table 1018.2)
- Common Path of Travel (Section 1014.3 & 1028.8)

EXIT WIDTH

Use Group or Space Description	Area (sq. ft.)	Occupant load	Calculated Egress Width per Occupant	Exit Width (in.)					
				Required Width (Section 1005.01) (a - b) x c		Actual Width Shown on Plans			
				Stair	Level	Stair	Level		
Commercial Kitchen	1,400	200	8	NA	0.2	NA	1.6"	NA	--
Fixed Seating	--	--	80	NA	0.2	NA	17.6"	NA	--
Waiting Area 48	--	5	10	NA	0.2	NA	5.4"	NA	--
Accessory Storage	192	300	1	NA	0.2	NA	.2"	--	--
Total			99	Total Required		24.8"	NA	99"	

LIST OF DRAWINGS

COVER BUILDING CODE SUMMARY

ARCHITECTURAL

- A0.1 LIFE SAFETY PLAN, ABBREVIATIONS, SYMBOLS AND ADA CLEARANCES
- A0.2 SITE PLAN
- AD1.1 DEMO FLOOR AND CEILING PLANS
- A1.0 COORDINATION PLAN
- A1.1 FLOOR PLAN
- A1.2 REFLECTED CEILING PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 DOOR AND FINISH SCHEDULES AND DETAILS
- A3.2 WALL PARTITION TYPES AND FINISH SCHEDULE

MECHANICAL

- M1 MECHANICAL SCHEDULES, NOTES, AND LEGEND
- M2 MECHANICAL FLOOR PLAN
- M3 MECHANICAL DETAILS
- M4 KITCHEN HOOD DETAILS
- M5 KITCHEN HOOD DETAILS
- M6 KITCHEN HOOD DETAILS

ELECTRICAL

- E1 ELECTRICAL SCHEDULE, NOTES, AND LEGEND
- E2 ELECTRICAL POWER PLAN AND NOTES
- E3 ELECTRICAL LIGHTING PLAN AND NOTES
- E4 POWER RISER DIAGRAM AND PANEL SCHEDULES

PLUMBING

- P1 PLUMBING SCHEDULE, NOTES, AND LEGEND
- P2 SANITARY AND GREASE WASTE PLAN AND NOTES
- P3 POTABLE WATER PIPING PLAN AND NOTES
- P4 FUEL GAS PIPING PLAN AND NOTES
- P5 PLUMBING DETAILS

ACCESSIBLE PARKING (SECTION 1106) (Existing - no change to # of parking spaces)

STRUCTURAL DESIGN

DESIGN LOADS

(EXISTING CONSTRUCTION)

PLUMBING FIXTURE REQUIREMENTS

Use	No. Occupants	Waterclosets		Urinals	Sinks		Showers/Tubs	Drinking Fountains
		Male	Female		Male	Female		
Restaurant	50	1	1	--	1	1	NA	NA
Required								
Provided	50	1	1	1	1	1	NA	NA

SPECIAL APPROVALS

Special approval: Local jurisdiction Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below

ENERGY SUMMARY (EXISTING BUILDING)

MECHANICAL SUMMARY (EXISTING MECHANICAL) DRAWINGS

ELECTRICAL SUMMARY (SEE ELECTRICAL DRAWINGS)



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