CREEKSIDE RETAIL
1211 FRIENDSHIP RD
BRASELTON, GA

OWNER:
FRIENDSHIP ROAD PROPERTIES
1136 ZION CHURCH RD.
BRASELTON, GA 30517

CONTACT: RANDY HERRON
404.419.1225

ARCHITECT:
ZANARDO ARCHITECTS, P.C.
3675 CRESTWOOD PARKWAY
SUITE 240
DULUTH, GA 30096
770.806.1031

CONTACT: SCOTT ZANARDO, AIA
EMAIL: SZANARDO@ZANARDOPC.COM

STRUCTURAL PE
GW DESIGN GROUP, LLC
3104 MERCER UNIVERSITY DRIVE
SUITE 100
ATLANTA, GA 30341
770.457.0065

CONTACT: THAD GILLIAM
INFO@GWDESIGNGROUP.COM

MECHANICAL & PLUMBING
JEAN-CLAUDE RECCA, P.E.
HELIOS ENGINEERS
2897 N. DRUID HILLS ROAD, SUITE 305
ATLANTA, GA 30329
404.382.9800

CONTACT: JEAN-CLAUDE RECCA , P.E.
JCR@HELIOSENGINEERS.COM

ELECTRICAL PE:
HOSKINS ENGINEERING, INC.
1351 DALESFORD DR.
ALPHARETTA, GA 30004
678.463.5074

CONTACT: MATTHEW HOSKINS, P.E.
EMAIL: MHOSKINSENG@BELLSOUTH.NET

BUILDING INFORMATION:

CONSTRUCTION - IBC TYPE V-B WOOD CONSTRUCTION - NFPA V (000)
BUILDING IS FULLY SPRINKLERED PER NFPA-13
ONE STORY BUILDING SHELL (2 TENANTS)
MERCANTILE OCCUPANCY
TENANT 1: 2,204 S.F.
TENANT 2: 7,937 S.F.
TOTAL BUILDING = 10,134 S.F.

COMMON PATH LIMIT	100'
DEAD END LIMIT	50'
TRAVEL DISTANCE LIMIT	250'

OCCUPANCY LOAD:
TENANT 1: 2,204 SF/30= 74 PERSONS
TENANT 2: 7,937 SF/30= 265 PERSONS
TOTAL OCCUPANCY LOAD= 339 PERSONS

EGRESS CAPACITY:
TENANT 1: 2 EXITS AT 32"/2 PER PERSON= 320 OCCUPANTS
1 EXIT AT 44"/2 PER PERSON= 220 OCCUPANTS
TOTAL: 3 EXITS= 540
ACTUAL EXIT EXGRESS OF 540 > ACTUAL OCCUPANT LOAD OF 74

TENANT 2: 9 EXITS AT 32"/2 PER PERSON= 1440 OCCUPANTS
1 EXIT AT 68"/2 PER PERSON= 340 OCCUPANTS
TOTAL: 10 EXITS= 1,780
ACTUAL EXIT EXGRESS OF 1,780 > ACTUAL OCCUPANT LOAD OF 265

IBC TABLE 503

M ALLOWABLE AREA= 9,000 SF
SECTION 506 BUILDING AREA MODIFICATIONS
506.2+506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE

IF= [F/P-.25] W/30
IF= [459/459-.25] 30/30=.75
Aa = [At+[Atx IF] +[Atx s]
[9000+[9000x.75] + [9000x2]
Aa = 33,750 ALLOWABLE SQ. FT.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

☐ International Building Code (ICC): 2012 Edition with 2014, 2015 & 2017 Amendments
☐ National Electrical Code (NFPA): 2014 Edition
☐ International Fuel Gas Code (ICC): 2012 Edition with 2014 & 2015 Amendments
☐ International Mechanical Code (ICC): 2012 Edition with 2014 & 2015 Amendments
☐ International Plumbing Code (ICC): 2012 Edition with 2014 & 2015 Amendments
☐ International Residential Code for One & Two Family Dwellings (Commercial Edition with 2014 & 2015 Amendments
☐ International Energy Conservation Code (ICC): 2009 Edition with 2011 & 2014 Georgia Amendments

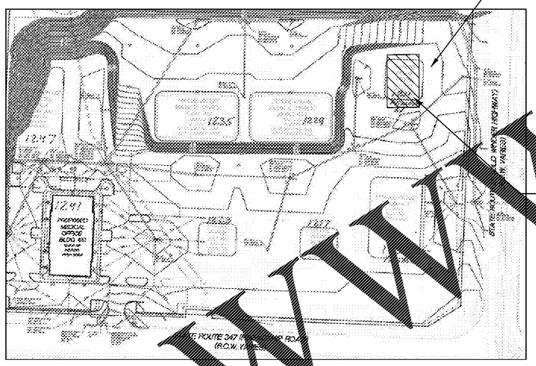
FIRE CODES:

☐ NFPA Codes and Standards: Current Edition (*)
☐ NFPA 101 Life Safety Code: 2012 Edition with 2013 State Amendments (*)
☐ International Fire Code (ICC): 2012 Edition with 2014 Amendments (*)
(* referenced codes are modified by the State Fire Marshal per Ch. 120-3-3 of Rules and Regulations of the Safety Fire Commissioner)
☐ O.C.G.A. Title 25 (State Fire Law)
☐ O.C.G.A. Title 30 (Access and Use of Public Facilities by Persons with Disabilities)
☐ 2010 ADA Standards (Click Here)

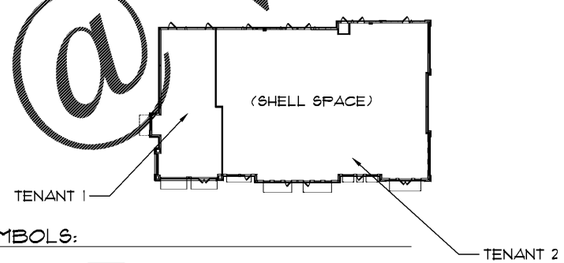
2. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE COMPLETE SET OF DOCUMENTS AND THE SITE PRIOR TO CONSTRUCTION.
3. IF DISCREPANCIES, OMISSIONS, OR ERRORS ARE FOUND IN THE DRAWINGS, THE CONTRACTOR WILL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OR THE MEANS OF CONSTRUCTION. THE CONTRACTOR WILL SUPERVISE AND DIRECT ALL WORK AND WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES, TEMPORARY BRACING, AND SAFETY.
5. ALL WORKMANSHIP IS TO BE DONE BY SKILLED CRAFTSMEN TRAINED AND SKILLED IN THEIR TRADES. ALL SUBCONTRACTORS TO HAVE AT LEAST 5 YEARS OF PROVEN EXPERIENCE IN THEIR TRADES. ALL WORK TO BE DONE IN A FIRST CLASS MANNER.
6. ALL MATERIALS TO BE NEW AND IN FIRST CLASS CONDITION. ALL MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN APPROPRIATE CONDITIONS.
7. JOB SITE TO BE KEPT IN A CLEAN MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED IN A LEGAL MANNER AT THE COMPLETION OF THE PROJECT.
8. OWNER WILL SUBMIT AND PAY FOR FIRE DEPT. PERMIT. OWNER WILL SUBMIT FOR BUILDING DEPARTMENT PERMIT AND GENERAL CONTRACTOR IS TO PAY FOR AND PICK UP BUILDING AND SITE PERMIT AS APPLICABLE TO THIS PROJECT. SUB CONTRACTORS ARE TO PAY FOR THEIR OWN PERMITS.

LOCATION MAP:

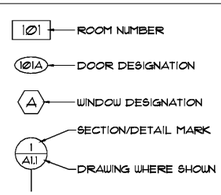
NOT TO SCALE



KEY PLAN

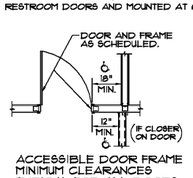


SYMBOLS:



TYPICAL ACCESSIBLE DOOR DETAILS:

THE FOLLOWING SYMBOL OF ACCESSIBILITY, HAVING RAISED SYMBOLS AND WRITING WITH BRAILLE, SHALL BE DISPLAYED ON SIGNAGE AT ALL ACCESSIBLE RESTROOM DOORS AND MOUNTED AT 60" AFF. ON THE LATCH-SIDE OF DOORS.



ACCESSIBLE DOOR FRAME MINIMUM CLEARANCES TYPICAL FOR ALL DOORS

GRAPHIC PROPORTIONS

SCOPE OF WORK:

1. NEW ONE STORY WOOD RETAIL BUILDING SHELL.
2. PLUMBING INCLUDES MAIN WATER SUPPLY, SANITARY SEWER, SPRINKLER SYSTEM & GREASE TRAP(S).
3.
4. ELECTRICAL INCLUDES MAIN RISER PANELS, HOUSE PANEL, EXTERIOR LIGHTS, EXIT LIGHTING.
5.

A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, AGENT, OPERATOR, PERSON IN CHARGE OR PROPRIETOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING IN ACCORDANCE WITH GEORGIA SMOKEFREE AIR ACT OF 2005. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT.)

DRAWING INDEX:

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A0.2	SPECIFICATIONS	●
A0.3	SPECIFICATIONS	●
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A1.2	ROOF PLAN & DETAILS	●
A2.1	ELEVATIONS & DETAILS	●
A4.1	WALL SECTIONS	●
A4.2	WALL SECTIONS	●
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ELECTRICAL		
E0.1	ELECTRICAL LEGEND, NOTES, & DETAILS	●
E0.2	ELECTRICAL PANEL SCHEDULES	●
E1.0	SITE PLAN - ELECTRICAL	●
E1.1	FLOOR PLAN - ELECTRICAL	●
E2.1	RISER DIAGRAM	●

CONTACT THE GUINNETT COUNTY FIRE MARSHAL'S INSPECTION REQUEST LINE AT 6785186271 FOR INSPECTION AT 80% AND 100% COMPLETION. NOTE: 80% INCLUDE NEW BUILDINGS COMING OUT OF THE GROUND AND INSPECTION OF FLOOR/CEILING PENETRATIONS, 80% INSPECTION OF ANY FIRE-RATED BARRIERS, FLOOR, OR CEILING AND 100% FINAL INSPECTION: ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING, READY FOR OCCUPANCY. THE INSPECTION REQUEST MUST BE PHONED IN BEFORE 2:00 PM THE DAY PRIOR TO THE DATE OF INSPECTION IS NEEDED.

BUILDING PROTECTED BY AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM PER NFPA-13. SPRINKLER CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS AND CALCS. TO THE BUILDING AND G.C. FIRE DEPARTMENT FOR APPROVAL.

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STATE OF GEORGIA — SCOTT P. ZANARDO — 024 — REGISTERED ARCHITECT

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date 01/28/18
drawn NT
chckd SZ
proj# 2018-01

COVER SHEET

A0.1