

RETAIL DEVELOPMENT FOR POP'S WINE AND SPIRITS

2-1 764 TR A-B MCFARLAND 400 IND PARK , ALPHARETTA , GA 30040

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PERSPECTIVE



PROJECT CRITERIA

PROJECT DESCRIPTION
A RETAIL DEVELOPMENT WITH A PACKAGE STORE

PROJECT ADDRESS & SUITE NUMBER
2-1 764 TR A-B MCFARLAND 400 IND PARK, ALPHARETTA, GA 30040

ZONING CASE
AZ180018

ZONING DISTRICT
CBD, ATLANTA HWY. - MCFARLAND PKWY. - MULLINAX RD. OVERLAY DISTRICT

OCCUPANCY CLASSIFICATION
SEPARATED MIXED USE M, B & S-1

CALCULATED OCCUPANT LOAD

TENANT SPACE - 1	: 64 PERSONS (GROSS FLOOR AREA = 2,031 SF)
TENANT SPACE - 2	: 64 PERSONS (GROSS FLOOR AREA = 2,038 SF)
TENANT SPACE - 3	: 22 PERSONS (GROSS FLOOR AREA = 693 SF)
TENANT SPACE - 4	: 22 PERSONS (GROSS FLOOR AREA = 697 SF)
TENANT SPACE - 5	: 22 PERSONS (GROSS FLOOR AREA = 690 SF)
TENANT SPACE - 6	: 31 PERSONS (BASEMENT GROSS FLOOR AREA = 1,323 SF)
	303 PERSONS (GROUND GROSS FLOOR AREA (SALES) = 11,501 SF)
	6 PERSONS (GROUND GROSS FLOOR AREA (STORAGE) = 629 SF)
	4 PERSONS (MEZZANINE GROSS FLOOR AREA = 825 SF)

*GROSS FLOOR AREA : THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE OUTSIDE WALLS OF THE BUILDING (NFPA 101 LIFE SAFETY PLAN 3.3.21.2.1)

TYPE OF CONSTRUCTION
II-B

SPRINKLERED
NO

FIRE ALARM
YES

1 HOUR PROTECTED
NO

ALLOWABLE BUILDING AREA
21,875 SF. PER STORY (W/ FRONTAGE INCREASE) PER IBC 2012 TABLE 506.2

ACTUAL BUILDING AREA
BASEMENT (STORAGE): 1,323 SF GROUND FLOOR (MERCANTILE): 11,501 SF
TOTAL: 21,443 SF

ALLOWABLE BUILDING HEIGHT
2 STORIES, 55'-0". PER IBC 2012 TABLE 503

ACTUAL BUILDING HEIGHT
1 STORY W/BASEMENT, 50'-0"

BUILDING CODES

- INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015) (2017)(2018)
- INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
- INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
- INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
- NATIONAL ELECTRICAL CODE, 2017 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)
- LIFE SAFETY CODE (NFPA 101)
- GEORGIA ACCESSIBILITY CODE

FORSYTH COUNTY FIRE MARSHAL'S NOTE

1. KNOX BOX KEY BOX SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING AT AN APPROVED LOCATION. WWW.KNOXBOX.COM. FORSYTH COUNTY ORDINANCE 58 SECTION 58-51(F)

BIDDING GC

CBI GENERAL CONTRACTORS

Contact CBI with any questions
TEL : 770.619.2855 x120

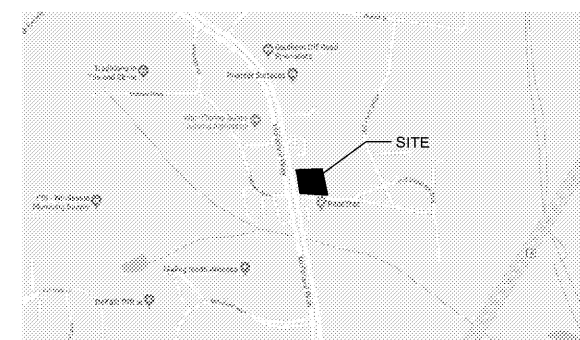
REVISIONS	NO.	DATE	DESCRIPTION

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GENERAL NOTES

1. DO NOT SCALE DRAWINGS. USE ALL WRITTEN DIMENSIONS ONLY. CONTRACTOR TO SUBMIT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION.
2. ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURER'S RECOMMENDATIONS.
3. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND STATE AND LOCAL CODES, UNLESS WRITTEN NOTIFICATION RECEIVED FROM THE ARCHITECT.
4. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THE ARCHITECTURAL WORK PERFORMED WHICH MEETS THE STANDARDS OF PROFESSIONAL CARE.
5. FLOOR FINISH ON BOTH SIDES OF A DOOR SHALL BE LEVEL FOR A DISTANCE EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.

LOCATION



COVER SHEET
 DATE: 01/20/2019
 PROJ. NO: 201834

COVER