

**REGULATORY AUTHORITIES**

**BUILDING & FIRE DEPTS:** COBB COUNTY BUILDING DEPARTMENT  
1150 POWDER SPRINGS ST, SUITE 400  
MARIETTA, GA 30064  
TEL: (770) 528-2043

**HEALTH DEPT:** COBB COUNTY HEALTH DEPARTMENT  
1738 COUNTY SERVICES PARKWAY  
MARIETTA, GEORGIA 30068  
TEL: (770) 435-7815

**PROJECT CONTACTS**

**OWNER:** NICHOLAS CORBISHLEY  
GOOD TIMES RESTAURANTS  
141 UNION BLVD. #400  
LAKEWOOD, CO 80228  
TEL: (303) 384-1430

**ARCHITECT:** JOHN SPONSELLER  
8025 W 25TH PLACE  
LAKEWOOD, CO 80214  
TEL: (303) 815-0181

**M&P ENGINEER:** ROGER BLANK  
29376 SQUAW PASS RD.  
EVERGREEN, CO 80439  
TEL: (720) 320-7744

**ELECTRICAL ENGINEER:** WALTER RABINOVICH  
8611 E. HAMPDEN AVE. #200  
DENVER, CO 80231  
TEL: (303) 355-5534

**STRUCTURAL ENGINEER:** DAVID BLANKFARD  
LITTLE CONSULTING  
410 BLACKWELL ST. SUITE 10  
DURHAM, NC 22701  
TEL: (919) 474-2500



**"SANDY PLAINS"**

3460 SANDY PLAINS RD. N.E. SUITE 110  
MARIETTA, GA 30062

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**PROJECT SCOPE**

3,800 SF TENANT FINISH FOR A NEW BAD DADDY BURGER BAR RESTAURANT

**GENERAL NOTES**

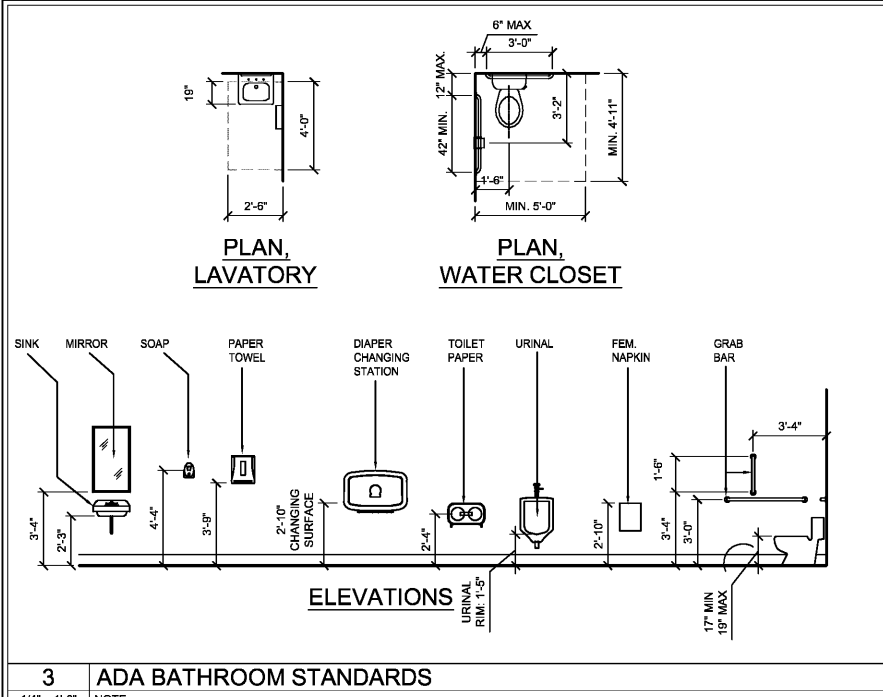
1. **CODE CONFORMANCE:** WORK SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING MODEL CODES LISTED ON THIS SHEET.
2. **GC INSURANCE:** THE GC SHALL CARRY ADEQUATE LIABILITY INSURANCE AS REQUIRED BY OWNER.
3. **DISCREPANCY NOTIFICATION:** GC SHALL NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES IN DRAWINGS AND NOTES IMMEDIATELY AND SUBMIT RFI FOR CLARIFICATION. IF THE GC PROCEEDS WITH WORK WITHOUT NOTIFYING ARCHITECT THE GC ASSUMES FULL RESPONSIBILITY FOR ALL CHANGES AND WORK TO BRING DRAWINGS INTO CONFORMANCE WITH DRAWINGS AND NOTES.
4. **NO SPACING:** DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS AS DESCRIBED ON DRAWINGS.
5. **FIELDWORK FOR EQUIPMENT:** GC SHALL ACQUAINT HIMSELF WITH THE EQUIPMENT DIMENSIONS AND SPECIFICATIONS IN ORDER TO MAKE ACCOMMODATION TO FIT ALL EQUIPMENT INTO SPACE WITH PROPER CLEARANCES.
6. **NOT IN CONTRACT:** ALL WORK NOTED AS "NIC" OR "NOT IN CONTRACT" SHALL BE BY OTHERS AND NOT INCLUDED IN SCOPE OF WORK FOR THESE DRAWINGS.
7. **PERMITS & APPROVALS:** THE GC IS RESPONSIBLE FOR SECURING ALL PERMITS AND APPROVALS.
8. **CONTRACTOR COORDINATION:** THE SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING THE WORK OF OTHER SUBCONTRACTORS IN THEIR OWN WORK.
9. **DIMENSIONS:** ALL DIMENSIONS ARE TO FACE OF NEW FRAMING, FACE OF EXISTING WALL FINISHES UNLESS NOTED OTHERWISE.
10. **GENERAL COORDINATION:** THE GC SHALL COORDINATE THE WORK DESCRIBED IN ALL DRAWINGS AND SPECIFICATIONS REQUIRED FOR THE PROJECT INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL WORK, SIGNAGE, MILLWORK, & KITCHEN EQUIPMENT.
11. **BLOCKING:** THE GC SHALL PROVIDE AND INSTALL ALL IN-WALL BLOCKING TO SUPPORT SHELVING, EQUIPMENT, COUNTERTOPS, GARAGE DOORS, TOILET ACCESSORIES & ARTWORK. PROVIDE FRT WOOD STUDS, WOOD BLOCKING, & WOOD SHEATHING AT CONSTRUCTION TYPES 1, 2, 3, & 4 (NOT REQUIRED AT CONSTRUCTION TYPE 5).
12. **BRACING:** THE GC SHALL BRACE ALL INTERIOR WALLS, PLATFORMS, & CEILINGS TO STRUCTURE.
13. **LAMPS:** THE GC SHALL INSTALL ALL SPECIFIED LAMPS IN LIGHTING LIGHTING FIXTURES. LAMPS PROVIDED BY THE GC SHALL BE GUARANTEED FOR A PERIOD OF (1) MONTH FROM THE DATE OF ACCEPTANCE OF WORK BY OWNER.
14. **SEALANT:** THE GC SHALL PROVIDE SILICONE SEALANT AT ALL JOINTS BETWEEN WALLS, CEILING GRID, FLOORS, COUNTERTOPS, EQUIPMENT, & MILLWORK.
15. **QUALITY:** THE GC SHALL COMPLETE ALL WORK IN A MANNER CONSISTENT WITH RECOGNIZED STANDARDS WITHIN THE CONSTRUCTION INDUSTRY AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
16. **WARRANTY:** THE GC SHALL, AT HIS EXPENSE, REMEDY ANY DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY APPEAR WITHIN A PERIOD OF 1 YEAR FROM THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. **SUBSTITUTIONS:** SUBSTITUTIONS SHALL NOT BE USED WITHOUT PRIOR OWNER REVIEW AND APPROVAL.
18. **LEAD TIMES:** GC TO FAMILIARIZE HIMSELF WITH LEAD TIMES FOR ALL MATERIALS AND EQUIPMENT AT START OF CONSTRUCTION SO AS TO AVOID DELAYS DURING CONSTRUCTION.
19. **FIRE SPRINKLER SYSTEM:** GC TO FURNISH OR MODIFY FOR FULLY COMPLETE FIRE SPRINKLER SYSTEM AS REQUIRED BY CODE.
19. **FIRE ALARM SYSTEM:** GC TO FURNISH OR MODIFY FOR FULLY COMPLETE FIRE ALARM SYSTEM AS REQUIRED BY CODE. SYSTEM TO BE INTEGRATED INTO SHELL BUILDING SYSTEM.
20. **SHOP DRAWINGS/SUBMITTALS:** GC TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL TO OWNER FOR THE FOLLOWING ITEMS: 1) BAR SHELVING ASSEMBLY 2) NEW STOREFRONT 3) DOOR & HARDWARE 4) STRUCTURAL STEEL 5) PLUMBING FIXTURES & ACCESSORIES 6) HVAC 7) FIRE ALARM & SPRINKLER 8) PAINT.
21. ALL EXTERIOR DOORS (STOREFRONT) WITH GLAZING & OVERHEAD DOORS TO HAVE INSULATED GLAZING.

**MODEL CODES**

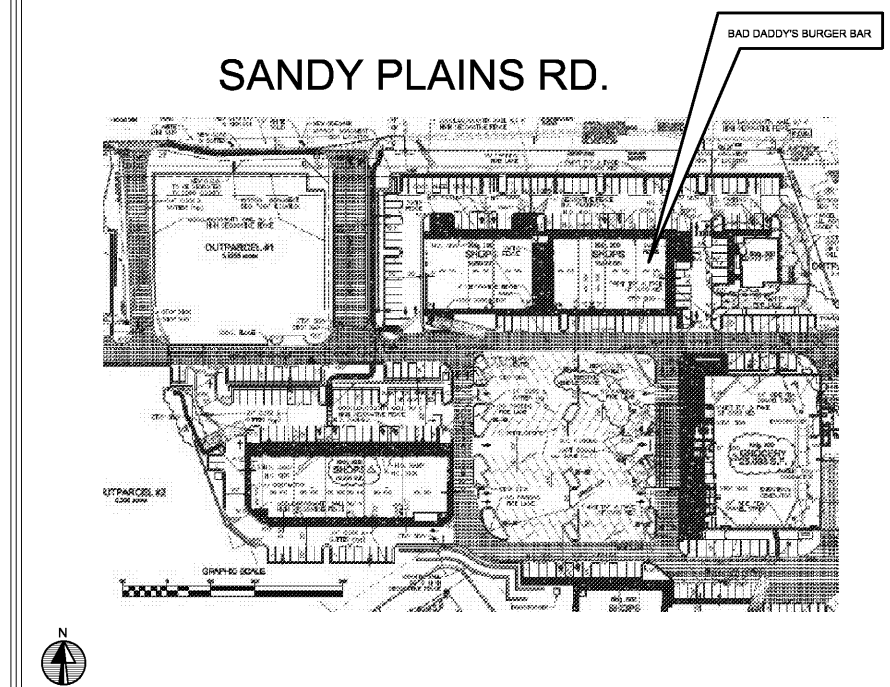
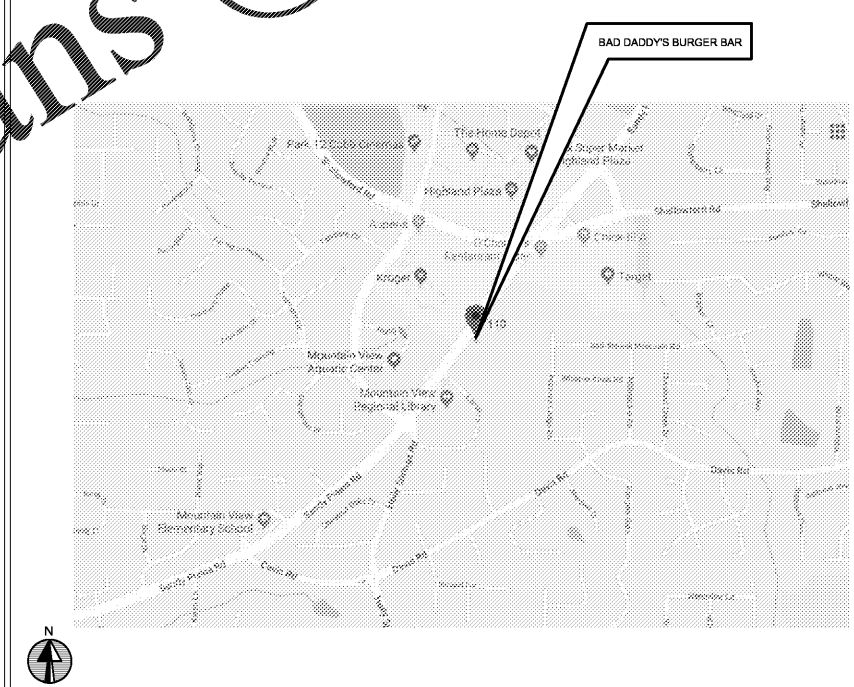
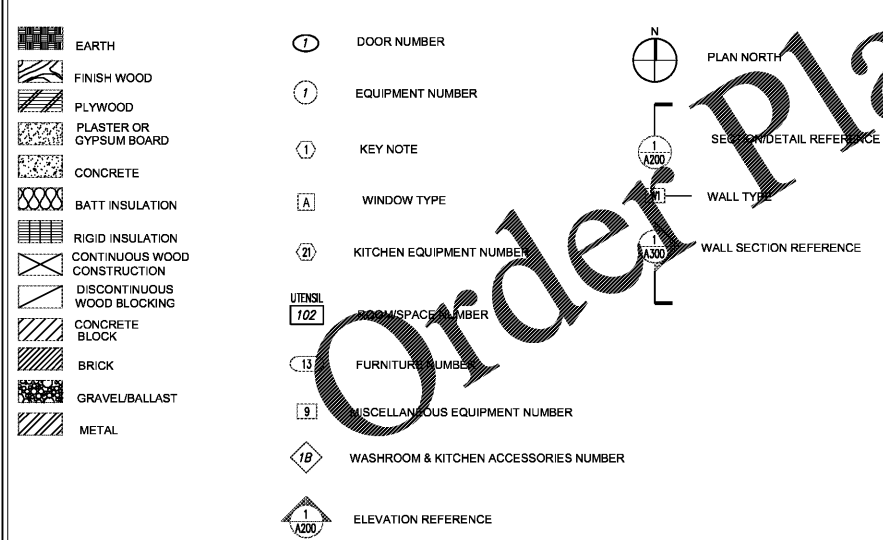
- INTERNATIONAL BUILDING CODE 2012 EDITION
- INTERNATIONAL PLUMBING CODE 2012 EDITION
- INTERNATIONAL MECHANICAL CODE 2012 EDITION
- INTERNATIONAL FUEL GAS CODE 2012 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE 2009 EDITION
- INTERNATIONAL FIRE CODE 2012 EDITION
- NATIONAL ELECTRICAL CODE 2017 EDITION

**CODE SUMMARY**

1. OCCUPANCY: ASSEMBLY (A-2)	MORE RESTRICTIVE OF 2 CALCULATIONS, 73 MEN, 73 WOMEN
2. TYPE OF CONSTRUCTION: TYPE 2-B, FULLY SPRINKLED	
3. BUILDING AREA ALLOWABLE: 6,000 SF ACTUAL: 3,800 SF	BARS: 15 SEATS + 5 STAFF = 20 OCC; 10 MEN, 10 WOMEN RESTAURANTS: DINING (108) + PATIO (28) + STAFF (20) = 154 OCC, 77 MEN, 77 WOMEN
4. EXITING EXITS REQUIRED: 2 EXITS PROVIDED: 4	BARS: 1 TOILET PER 40 SEATS, 1 LAV PER 100 OCC RESTAURANTS: 1 TOILET PER 75 OCC, 1 LAV PER 200 OCC
5. TRAVEL DISTANCE MAXIMUM ALLOWED: 200' ACTUAL: 52'-0"	TOILETS (BAR) 10 M + (DINING) 10.25 + 0.25 = 1.23 > 1.00, THEREFORE NEED 3 WC PER GENDER (1 WC & URINAL FOR MEN ALLOWED)
6. OCCUPANT LOAD CALC #1 (BASED ON AREA)	TOILETS (BAR) 10 M + (DINING) 73/200 = 0.14 + 0.37 = 0.51 < 1.00, THEREFORE 1 LAV PER GENDER ALLOWED
KITCHEN/PREP AREAS: 1,501/200 = 8 OCC	
DINING SEATING: 1,179/15 = 79 OCC	
BAR SEATING: 314/15 = 21 OCC	
PATIO SEATING: 326/15 = 22 OCC	
CIRCULATION & RESTROOMS: (623) 0 OCC	
TOTAL OCCUPANTS: = 130 OCC	
7. OCCUPANT LOAD CALC #2 (BASED ON STAFF & ACTUAL SEATS): TOTAL OCCUPANTS (121 SEATS + 25 STAFF) = 146 OCC	
8. PLUMBING FIXTURES: BASED ON ACTUAL SEATS & ACTUAL STAFF,	



**MATERIALS & SYMBOLS**



CONSULTANT:  
**JOHN SPONSELLER, ARCHITECT**  
8025 W. 25TH PL.  
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GOOD TIMES RESTAURANTS, INC.  
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Lakewood, CO 80228  
303-384-1430

BAD DADDY'S BURGER BAR  
"SANDY PLAINS"  
3460 SANDY PLAINS RD N.E.  
SUITE 110  
MARIETTA, GA 30062

Issue Record:

6.7.2019	FOR PLAN REVIEW

Revisions:  
08.01.2019 BAR FIXT. TO GREASE WST.  
08.28.2019 OWNER REVS

Drawn:  
DRAWN BY: JS, KC

Checked:  
CHECKED BY: JS

Project No.  
PROJECT#: 19-213

Contact:

COVER SHEET, CODE STUDY

**A000**  
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