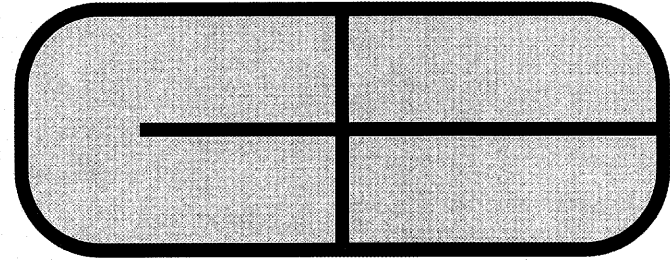


PROPOSED SHELL RETAIL CENTER PETER PATEL

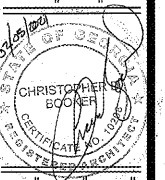
5303 WRIGHTSBORO ROAD
GROVETOWN, GEORGIA 30813



ARCHITECTS
Christopher Booker & Associates, PC

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PROPOSED BUILDING SHELL &
DUNKIN' OMNI PC# 362912
APS INVESTMENT, INC.
5303 WRIGHTSBORO ROAD
GROVETOWN, GEORGIA 30813



COVER SHEET
CODE ANALYSIS

DATE: FEBRUARY 3, 2021
JOB NO. 2052-A
SHEET NO.

CS1.0

DRAWINGS INDEX

CS1.0	COVER SHEET CODE ANALYSIS
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A0.1	UL DESIGN (U419) CONT.
A2.0	LIFE SAFETY/NEW FLOOR PLAN GENERAL NOTES & LEGENDS
A2.1	REFLECTED CEILING PLAN NOTES & LEGENDS
A2.2	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS ENLARGED ELEVATIONS
A3.1	EXTERIOR ELEVATIONS DETAILS
A3.2	NATIONAL ACCOUNTS
A3.3	MASTER FINISH SCHEDULE (EXTERIOR)
A3.4	MASTER FINISH SCHEDULE (EXTERIOR)
A4.0	WALL SECTIONS
A4.1	WALL SECTIONS
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A4.4	ENLARGED DETAILS
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S0.0	STRUCTURAL GENERAL NOTES
S1.0	FOUNDATION & SLAB PLAN
S2.0	ROOF FRAMING PLAN
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S4.0	STRUCTURAL DETAILS - SHEET 2
M1.0	HVAC PLAN
M2.0	HVAC NOTES SCHEDULES
P2.0	WASTE PLAN
P3.0	PLUMBING NOTES & SCHEDULES
E1.0	LIGHTING PLAN
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E2.1	MECHANICAL POWER PLAN
E2.2	UG CONDUIT FUTURE DD CONECTION
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E3.1	RISER DIAGRAMS
E3.2	SCHEDULES

CODE ANALYSIS

APPLICABLE CODES:

BUILDING CODES: 2018 IBC, WITH GEORGIA AMENDMENTS
NFPA 2018, LIFE SAFETY CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ACCESSIBILITY CODE: 2018 ADA STANDARDS FOR ACCESSIBLE DESIGN
MECHANICAL CODE: 2018 IMC, WITH GEORGIA AMENDMENTS
ELECTRICAL CODE: 2020 NEC
PLUMBING CODE: 2018 IPC, WITH GEORGIA AMENDMENTS
ENERGY CODE: 2015 IECC

OCCUPANCY CLASSIFICATION: NEW MERCANTILE, CH. 36 (LSC 2018)
(M) MERCANTILE (IBC 2018)

TYPE OF CONSTRUCTION: III, NON SPRINKLERED

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS: (IBC 2018, TABLE 601)

STRUCTURAL 0HR
BEARING WALLS- EXT. 0HR
BEARING WALLS- INT. 0HR
NON-BEARING WALLS 0HR
FLOOR CONSTRUCTION 0HR
ROOF CONSTRUCTION 0HR

BUILDING AREA & HEIGHT: (M) MERCANTILE

(PER IBC 2018)
ALLOWABLE BUILDING AREA = 12,500 SQ. FT. (T 506.2)
ALLOWABLE HEIGHT = 55'-0" (T 504.3)
ALLOWABLE STORIES = 2 (TWO) (T 504.4)

ACTUAL BUILDING AREA = 5,700 SQ. FT.
ACTUAL HEIGHT = 22'-0"
ACTUAL STORIES = ONE

OCCUPANT LOAD: (PER LSC 2018, TABLE 7.3.1.2)

SUITE #1 (FUTURE DUNKIN)
SALES 1,100 SQ. FT. @ 30 GROSS = 33
STORAGE 580 SQ. FT. @ 300 GROSS = 2
TOTAL OCCUPANT LOAD 35

SUITE #2 (RETAIL SPACE)
SALES 840 SQ. FT. @ 30 GROSS = 28
STORAGE 365 SQ. FT. @ 300 GROSS = 1
TOTAL OCCUPANT LOAD 29

SUITE #3 (RETAIL SPACE)
SALES 845 SQ. FT. @ 30 GROSS = 28
STORAGE 365 SQ. FT. @ 300 GROSS = 1
TOTAL OCCUPANT LOAD 29

SUITE #4 (RETAIL SPACE)
SALES 1,020 SQ. FT. @ 30 GROSS = 34
STORAGE 580 SQ. FT. @ 300 GROSS = 2
TOTAL OCCUPANT LOAD 36

PLEASE NOTE FINAL OCCUPANT LOAD FOR SUITES 2, 3 & 4 TO BE DETERMINED BY TENANT BUILD-OUT CODE ANALYSIS.

EGRESS: NEW MERCANTILE, CH. 36 (LSC TABLE A.7.6)
TRAVEL DISTANCE LIMIT: 150' (TOTAL)
COMMON PATH LIMIT: 75' (CORRIDOR COMMON PATH)
DEAD-END LIMIT: 20'

INTERIOR FINISHES: (LSC 2018, TABLE A.10.2.2) (NEW MERCANTILE)

WALLS & CEILING:
EXITS - CLASS A OR CLASS B
EXIT ACCESS CORRIDORS - CLASS A OR CLASS B
OTHER SPACES - CLASS A OR CLASS B

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

FLOOR:
EXITS - CLASS I OR CLASS II
EXIT ACCESS CORRIDORS - ---
OTHER SPACES - N/A

CLASS I: INTERIOR FLOOR FINISH SHALL BE CHARACTERIZED BY A CRITICAL RADIANT FLUX NOT LESS THAN 0.45 W/cm², AS DETERMINED BY THE TESTING DESCRIBED IN 10.2.7.3 (LSC).
CLASS II: INTERIOR FLOOR FINISH SHALL BE CHARACTERIZED BY A CRITICAL RADIANT FLUX NOT LESS THAN 0.22 W/cm² BUT LESS THAN 0.45 W/cm², AS DETERMINED BY THE TESTING DESCRIBED IN 10.2.7.3 (LSC).

SHELL DESIGN