BELLE ISLE SQUARE ADDITION & RENOVATION

PERMIT & CONSTRUCTION SET

5009 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

FOR

DEWBERRY CAPITAL
ONE PEACHTREE POINTE
1545 PEACHTREE STREET, SUITE 250
ALPHARETTA, GEORGIA 30309
Contact - ERIN GREER
Phone Number - 404-888-8710

W&A JOB NUMBER 06-110
08.02.06

WARE + ASSOCIATES, INC.
Architects & Engineers
3355 LENOX ROAD, SUITE 1025
Atlanta, Georgia 30326 ~ 404-816-9122
Contact - Kristen Ware, A.I.A.

PROJECT DATA

SCOPE: FACADE RENOVATION OF EXISTING 38,761 SF RETAIL BUILDING. NEW ½½½½½½SF RETAIL BUILDING OVER 2 LEVEL PARKING DECK.

BUILDING CODE DATA:

EXISTING BUILDINGS
TYPE IIB CONSTRUCTION, FORMERLY TYPE IV, SPRINKLERED, UNPROTECTED.

NEW BUILDING
TYPE IIB CONSTRUCTION, SPRINKLERED, UNPROTECTED
MERCANTILE OCCUPANCY
TOTAL BUILDING AREA - 30,646 SF

ALLOWABLE BUILDING AREA PER SBC 2000 TABLE 503 - 12,500SF
4 STORIES
HEIGHT - 55' MAX FROM GRADE PLANE

NEW BUILDING AREA:

SBC SECTION 506 - AREA MODIFICATIONS

TYPE IIB, SPRINKLERED 1 STORY
60' FRONTLINE TO CENTERLINE ROAD
ALLOWABLE FLOOR AREA PER 503 - 12,500 SF, 4 STORIES

ALLOWABLE FLOOR AREA WILL INCREASE

W VALUE
30 X 295 = 8,850

8,850/30 = 295
MAX. W VALUE = 30

FRONTAGE INCREASE
IF = 100(295/811 - 0.25X30/30)
IF = 100(.11375X1)
IF = 11.375

TOTAL ALLOWABLE FLOOR AREA INCREASE
Aa = (AT + (ATXIF) + (ATX1S)
Aa = (12,500 + 1421.875 + 37500) = 51,421.875 SF = ALLOWABLE BUILDING AREA INCREASE

ALLOWABLE BUILDING AREA AFTER MODIFICATIONS PER SBC SECTION 506 = 51,422 SF

SEPARATION REQUIREMENTS:

INTERIOR TENANT PARTITION WALL RATINGS PER SBC TABLE 302.3.3.:

MERCANTILE/MERCANTILE SEPARATION - 2 HOURS
1 HOUR REDUCTION ALLOWED PER SECTION 302.3.3, EXCEPTION 1 FOR SPRINKLERED BUILDINGS.

SEPARATION FROM EXISTING BUILDINGS
SBC SECTION 503.1.3.
BUILDINGS ON THE SAME LOT MUST BE CONSIDERED AS SEPARATE BUILDINGS. BECAUSE OPEN SPACE AROUND NEW BUILDING IS LESS THAN 40'-0", A 3 HOUR FIRE WALL IS REQUIRED ADJACENT TO EXISTING BUILDINGS ACCORDING TO TABLE 705.4.

PARKING DECK:

OCCUPANCY TYPE:
S-2 OCCUPANCY PER 311.3. INCIDENTAL USE TO MERCANTILE PER 302.1.1

SEPARATION REQUIREMENTS:
2 HOUR SEPARATION REQUIRED BETWEEN MERCANTILE BUILDING AND PARKING DECK PER 302.1.1

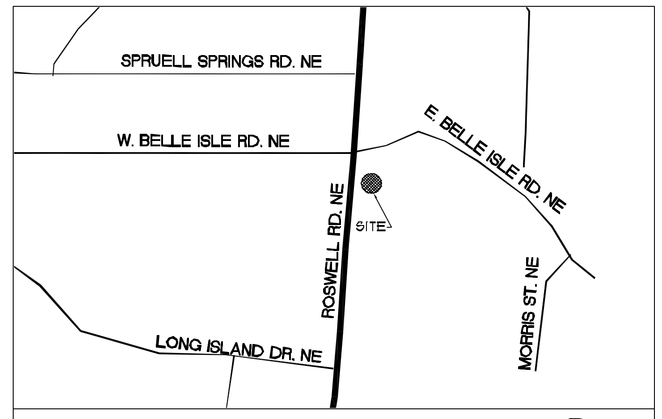
TYPE OF CONSTRUCTION:
IA PER TABLE 503
3 HOUR WALL CONSTRUCTION, 2 HOUR FLOOR CONSTRUCTION

HEIGHT AND AREA:
UNLIMITED HEIGHT AND AREA PER TABLE 406.3.5

SPRINKLER:
SECTION 903.2.11 REQUIRES SPRINKLER SYSTEM IN PARKING GARAGES LOCATED BENEATH OTHER GROUPS.

CURRENT STATE OF GEORGIA MINIMUM STANDARD CODES
2000 STANDARD BUILDING CODE WITH 2002, 2003, 2004, 2005, & 2006 GA. AMMENDMENTS
2000 STANDARD MECHANICAL CODE WITH 2001, 2004, 2005, & 2006 GA. AMMENDMENTS
2000 STANDARD GAS CODE WITH 2001, 2002, 2003, 2005 & 2006 GA. AMMENDMENTS
2000 STANDARD PLUMBING CODE WITH 2001, 2002, 2003, 2004, 2005, 2006 GA. AMMENDMENTS
2005 EDITION NATIONAL ELECTRICAL CODE WITH 2006 GA. AMMENDMENTS
2000 INTERNATIONAL ENERGY CONSERVATION WITH 2003, 2005, & 2006 GA. AMMENDMENTS
INTERNATIONAL FIRE CODE 2003 WITH GA. AMMENDMENTS
LIFE SAFETY CODE (NFPA 101) 2000
GEORGIA ACCESSIBILITY CODE- GSFC RULES & REG'S. 120-3-20- TITLES 25 AND 30 -LATEST REVISION

FINAL SET OF APPROVED DRAWINGS TO BE KEPT AT THE JOB SITE AT ALL TIMES



LOCATION MAP NO SCALE

DRAWING INDEX

NUM.	DESCRIPTION
	TITLE SHEET
	COVER SHEET & INDEX
C-101	SITE PLAN
	ARCHITECTURAL
A-001	GENERAL DATA NOTES & SYMBOLS
A-002	UL DETAILS
A-101	BUILDING B FLOOR PLAN
A-102	BUILDING B RCP AND FLOOR PLAN
A-103A	BUILDING A ROOF PLAN & SIDEWALK PLAN
A-103B	BUILDING B ROOF PLAN
A-104	PARKING DECK LEVEL 1 PLAN
A-105	PARKING DECK LEVEL 2 PLAN
A-106	PARKING DECK LEVEL 1 - RCP
A-107	PARKING DECK LEVEL 2 - RCP
A-108	BUILDING B - SIDEWALK PLAN
A-201	BUILDING A - ELEVATIONS
A-202	BUILDING B - ELEVATIONS
A-203	BUILDING B - STOREFRONT MATERIAL ELEVATIONS
A-204	STAIR AND ELEVATOR ELEVATIONS
A-205	BUILDING A - MATERIALS & COLORS
A-301	SECTIONS
A-302	SECTIONS
A-303	SECTIONS
A-304	SECTIONS
A-305	SECTIONS
A-306	SECTIONS
A-307	SECTIONS
A-308	SECTIONS
A-309	SECTIONS
A-310	SECTIONS
A-311	SECTIONS
A-312	SECTIONS
A-313	SECTIONS
A-314	SECTIONS
A-315	SECTIONS
A-316	SECTIONS
A-317	SECTIONS
A-318	SECTIONS
A-401	ELEVATION DETAILS
A-402	STAIR DETAILS
A-501	DETAILS
A-502	DETAILS
A-503	MISC DETAILS, EIFS, ETC.
A-504	SIGNAGE PLANS
A-601	DOOR SCHEDULES
A-602	FINISH SCHEDULES & RESTROOM DETAILS
	STRUCTURAL
S-101	EXISTING CONDITIONS DRAINAGE & DEMO
S-102	LOWER LEVEL FOUNDATION PLAN
S-103	MID LEVEL FRAMING PLAN
S-104	UPPER LEVEL FRAMING PLAN
S-105	UPPER LEVEL SLABS PLAN
S-106	ROOF FRAMING PLAN
S-201	RETAINING WALL ELEVATIONS
S-301	DETAILS
S-302	SECTIONS
S-303	SECTIONS
S-304	SECTIONS
S-305	DETAILS
S-501	DETAILS
S-502	---
S-503	---
S-504	FRAMING DETAILS
S-505	DETAILS, SCHEDULES, LOADS, & NOTES
	MECHANICAL
M-1	FLOOR PLAN BUILDING 2 - MECHANICAL
M-2	FLOOR PLAN BUILDING 1- MECHANICAL
	PLUMBING
P-1	FLOOR PLAN BUILDING 2- PLUMBING
P-2	FLOOR PLAN BUILDING 1- PLUMBING
	ELECTRICAL
E-1	FLOOR PLAN BUILDING 2- ELECTRICAL
E-2	FLOOR PLAN BUILDING 2- ELECTRICAL
E-3	FLOOR PLAN BUILDING 1- ELECTRICAL & POWER

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