CROSSING @ SIXES

PROJECT DIRECTORY

BUILDING ADDRESS:
THE CROSSING AT SIXES
3422 SIXES ROAD
CANTON, GA 30114

OWNER:
LOCKE SIXES RETAIL, LLC
2500 LENOX ROAD NE, SUITE 200
ATLANTA, GA 30326
CONTACT: I. RICHARD BRYANT
(404) 442-2810

ARCHITECT:
SEIBER DESIGN, INC.
675 DREWRY ST. NE, STUDIO 10
ATLANTA, GA 30306
CONTACT: MATT REDDEN
(404) 875-5765 Ext:226
(404) 875-0224 FAX
matt@seiberdesign.com

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS
MINICK ENGINEERS
3065 HABERSHAM
TUCKER, GA 30084
CONTACT: CHRIS ESSLINGER
(770) 491-7848
(770) 491-7854 FAX
cesslinger@minickeng.com

LANDSCAPE ARCHITECT:
CEI ENGINEERING ASSOCIATES, INC.
3715 NORTHSIDE PARKWAY
200 NORTHCREEK, SUITE 100
ATLANTA, GA 30327
CONTACT: CHARLES ASHLEY
(404) 816-6000
(404) 816-6803 FAX
cashley@ceieng.com

CONTRACTOR:
W. G. Pratt & Associates, LLC
3055 Shamrock Park Drive
Norcross, Georgia 30071
CONTACT: Mac Pardley
(678) 987-0000
(678) 966-19063 FAX
Alex@wgpwk.com

CIVIL:
CEI ENGINEERING ASSOCIATES, INC.
3715 NORTHSIDE PARKWAY
200 NORTHCREEK, SUITE 100
ATLANTA, GA 30327
CONTACT: TUNG "BEZZ" TANG, PE
(404) 816-6800
(404) 816-6803 FAX
tang@ceieng.com

STRUCTURAL:
PALLISTER ENGINEERING COMPANY
3561 HABERSHAM AT NORTHLAKE
TUCKER, GEORGIA 30084
CONTACT: ERIC HAGBERG, PE
(770) 938-9908
(770) 806-9918 FAX
eric.hagberg
@palliserengineeringcompany.com

CODE / PROJECT INFORMATION

CODE ENFORCEMENT: CHEROKEE COUNTY, GEORGIA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2006 EDITION (W/ 2007 GEORGIA AMENDMENTS)
INTERNATIONAL FIRE CODE (IFC), 2006 EDITION (W/ 2007 GEORGIA AMENDMENTS)
INTERNATIONAL PLUMBING CODE (IPC), 2006 EDITION (W/ 2007 GEORGIA AMENDMENTS)
INTERNATIONAL MECHANICAL CODE (IMC), 2006 EDITION (W/ 2007 GEORGIA AMENDMENTS)
INTERNATIONAL FUEL GAS CODE (IFGC), 2006 EDITION (W/ 2007 GEORGIA AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2005 EDITION (W/ 2006 GEORGIA AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2009 EDITION (W/ 2003, 2005, 2006, & 2007 SUPPLEMENTS AND AMENDMENTS)
LIFE SAFETY CODE, NFPA 101, 2000 EDITION (W/ GEORGIA AMENDMENTS, CH. 120-3-3)
GA ACCESSIBILITY CODE FOR BUILDINGS AND FACILITIES (CH. 120-3-20)

CODE DATA

CODE REQUIREMENTS: FOR RETAIL A & RETAIL B

OCCUPANCY CLASSIFICATION: GROUP M (MERCANTILE)

CONSTRUCTION TYPE: TYPE II-B (FULLY SPRINKLERED)

GENERAL BUILDING LIMITATIONS:

MAXIMUM HEIGHT IN FEET:
55'-0" ALLOWED
MAXIMUM NUMBER OF STORIES:
4 ALLOWED
1 PROVIDED
ALLOWABLE BUILDING AREA:
UNLIMITED
RETAIL A BUILDING AREA:
6,857 SF GROSS
RETAIL B BUILDING AREA:
9,295 SF GROSS

EXIT REQUIREMENTS:

EACH SUITE: MINIMUM 2 EXITS REQUIRED
2 EXITS PROVIDED

MAXIMUM TRAVEL DISTANCE:

MAXIMUM COMMON PATH OF TRAVEL
FOR BUILDING W/ SEPARATE SPRINKLER
SYSTEM: 75'-0"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
FOR SPRINKLERED BUILDING: 250'-0"

EXIT WIDTH REQUIREMENTS:

2 EXITS = 64" PROVIDED
PER EXIT x 2 EXITS = 64" REQUIRED

CODE REQUIREMENTS: FOR RESTAURANT 1 & RESTAURANT 2

OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY

CONSTRUCTION TYPE : TYPE II-B (FULLY SPRINKLERED)

GENERAL BUILDING LIMITATIONS:

MAXIMUM HEIGHT IN FEET:
55'-0" ALLOWED
MAXIMUM NUMBER OF STORIES:
2 ALLOWED
1 PROVIDED
ALLOWABLE BUILDING AREA:
9,500 SF
RESTAURANT 1 & 2 BUILDING AREA:
6,697 SF GROSS

EXIT REQUIREMENTS:
2 EXITS PROVIDED

ZONING DATA

SITE ADDRESS: 3422 SIXES RD.
ZONING DISTRICT: PUD
TOTAL SITE AREA: 105,851 SF GROSS

INDEX OF DRAWINGS

SHEET	TITLE	LAST REV.
A0.0	ARCHITECTURAL COVER SHEET	
	CIVIL DRAWINGS	
1	COVER SHEET	
2	ZONING	
3	ESEPC CHECKLIST, STORMWATER QUALITY SITE DEVELOPMENT REVIEW TOOL, AND DESIGN PROFESSIONAL QUALIFICATIONS	
4	SITE PLAN	
5	SIXES ROAD STRIPING PLAN	
6	SITE ENTRANCE DETAILS AT 30 SCALE	
7	INTERSECTION SITE DISTANCE A AND B	
8	INTERSECTION SITE DISTANCE C	
9	DEMOLITION/CONSTRUCTION	
10	GRADING AND PIPE CHART	
11	GRADING PLAN B	
12	STORM DRAIN PLAN AND PROFILE	
13	STORM DRAIN PLAN AND PROFILE	
14	UNDERGROUND DETENTION PLAN AND PROFILE	
15	EXISTING STORM DRAIN OUTLET PLAN AND PROFILE	
16	EROSION CONTROL PLAN (PHASE I)	
17	EROSION CONTROL PLAN (PHASE II)	
18	EROSION CONTROL PLAN (PHASE III)	
19	GENERAL UTILITY PLAN	
20	WATER PLAN	
21	SEWER PLAN	
22	8" SEWER MAIN C PLAN AND PROFILE (BY OTHERS)	
23	SEWER SERVICE PLAN AND PROFILE	
24	LANDSCAPE PLAN	
25	DETAIL SHEET	
26	DETAIL SHEET	
27	EROSION DETAIL SHEET	
28	GDOT COUNTY DETAIL SHEET	
29	GDOT COUNTY DETAIL SHEET	
30	COWSA DETAIL SHEET	
31	COWSA DETAIL SHEET	
32	COWSA DETAIL SHEET	
33	COWSA DETAIL SHEET	
	ARCHITECTURAL DRAWINGS	
A1.0	ARCHITECTURAL SITE PLAN	
A1.1	SITE DETAILS	
A2.0	RETAIL A - FLOOR & SIDEWALK PLAN	
A2.1	RETAIL A - LIGHTING & ROOF PLAN	
A2.2	RETAIL B - FLOOR & SIDEWALK PLAN	
A2.3	RETAIL B - LIGHTING & ROOF PLAN	
A2.4	RESTAURANT - FLOOR & SIDEWALK PLAN	
A2.5	RESTAURANT - LIGHTING & ROOF PLAN	
A3.0	RETAIL A - EXTERIOR ELEVATIONS	
A3.1	RETAIL B - EXTERIOR ELEVATIONS	
A3.2	RESTAURANT - EXTERIOR ELEVATIONS	
A3.3	BUILDING SECTIONS	
A3.4	WALL SECTIONS	
A3.5	WALL SECTIONS	
A3.6	EXTERIOR DETAILS	
A3.7	EXTERIOR DETAILS	
A5.0	DOOR SCHEDULE	

SYMBOL LEGEND

PROPERTY LINE
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION
DETAIL INDICATOR
SECTION INDICATOR (DRAWING NO. / SHEET NO.)
COLUMN GRID INDICATOR
PARTITION TYPE
MULTIPLE ELEVATION SYMBOL (DRAWING NO. / SHEET NO.)
SINGLE ELEVATION SYMBOL (SHEET NO.)
ROOM NAME/NUMBER (BUILDING USE)
DOOR NUMBER
WINDOW TYPE
CEILING INDICATOR (HEIGHT / FINISH TYPE)
REVISION AREA (REV. NO.)
DIMENSION SYSTEM (FACE OF STUD / CENTERLINE / CLEAR)
MATERIAL/FINISH TYPE

GENERAL NOTES

1. CONTRACTOR SHALL CAREFULLY REVIEW THE CONSTRUCTION DRAWINGS. INFORMATION REGARDING THE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED BY REFERENCE TO INCOMPLETE DOCUMENT SETS.

2. COMPLY WITH LOCAL LAWS, REGULATIONS, ORDINANCES, BUILDING CODES AND OTHER REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PERTAINING TO THE WORK. SUBMIT A WRITTEN REPORT INDICATING ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS ON THE JOB SITE.

4. SECURE, PAY FOR, AND SCHEDULE ALL PERMITS, INSPECTIONS, AND FEES AS REQUIRED TO COMPLETE THE WORK.

5. ADDITIONAL WORK PERFORMED WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S EXPENSE.

6. COORDINATE STAGING AND STORAGE OF MATERIALS, LOCATION OF JOB SITE OFFICE, TEMPORARY PHONE, TEMPORARY SANITARY FACILITIES, ETC. WITH OWNER PRIOR TO PROCEEDING WITH WORK.

7. DO NOT SCALE FROM DRAWINGS. DISCREPANCIES IN DIMENSIONS, WHETHER INDICATED OR INFERRED, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

8. NO STRUCTURE SHALL BE CONSTRUCTED ON OR PLACED OVER PUBLIC OR UTILITY EASEMENTS EXCEPT REMOVABLE FENCING OR PAVING, OR AS APPROVED BY THE AUTHORITY OR UTILITY HOLDING THE EASEMENT.

9. FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASIONS, TOOL MARKS, RAISED GRAIN AND OTHER BLEMISHES OR IMPERFECTIONS ON EXPOSED SURFACES.

10. SUBMIT RECORD DRAWINGS/ DOCUMENTS DESCRIBING ACTUAL CONSTRUCTION AS COMPLETED (INCLUDING BUT NOT LIMITED TO NEW PIPING, WIRING, DUCTWORK, ETC.).

11. GYPSUM WALLBOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS AND STANDARDS OF THE GYPSOM CONSTRUCTION HANDBOOK, PUBLISHED BY USG.

12. PROVIDE SAMPLES AND MOCK-UPS AS REQUIRED BY OWNER TO MEET QUALITY AND CHARACTERISTICS SPECIFIED BY OWNER.

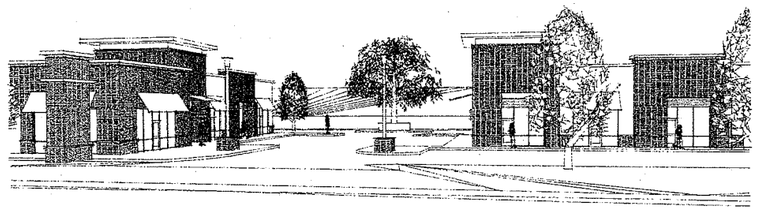
13. WOOD BLOCKING, IF REQUIRED FOR EQUIPMENT, FIXTURES, ETC., SHALL BE FIRE TREATED.

14. TENANT SEPARATION PARTITIONS TO BE 1 HOUR RATED WALLS. 3 5/8" METAL STUDS WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF METAL STUDS SEALED TO UNDERSIDE OF METAL DECK ABOVE.

15. ALL CONTROLS FOR MECHANICAL AND ELECTRICAL FIXTURES AND SYSTEMS TO BE MOUNTED AT HEIGHT CONSISTENT WITH GEORGIA ACCESSIBILITY CODE.

16. DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.

17. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF OWNER SUPPLIED ITEMS.



THE CROSSING @ SIXES

PROJECT SCOPE:

CONSTRUCTION OF THREE ONE-STORY, FREE-STANDING RETAIL BUILDING SHELLS WITH TOTAL GROSS BUILDING AREA OF 22,239 SQUARE FEET. TENANT BUILD-OUT WORK IS NOT INCLUDED IN THE CURRENT SCOPE OF WORK.

SITE WORK INLCLUDES GRADING, SITE UTILITIES, PARKING, HARDSCAPING AND LANDSCAPING.

VICINITY MAP

seiber

Seiber Design Inc.
675 Drewry St. NE
Studio 10
Atlanta GA 30306
404.875.6765

Seal

STATE OF GEORGIA
JOSEPH EDWARD SEIBER
CERTIFICATE No. 21161
REGISTERED ARCHITECT
8-17-07

THE CROSSING @ SIXES

Revisions
Revision History

Number	Date	Description
	08-20-2007	RELEASE FOR PERMIT
1		
2		
3		
4		

Job Address: THE CROSSING @ SIXES
Retail B: 3422 Sixes Road
Retail A: 3542 Sixes Road
Restaurant: 3508 Sixes Road
SIXES ROAD
CHEROKEE COUNTY, GA

Drawing Title: COVER SHEET

Drawing Status: RELEASED FOR PERMIT

Drawing Number: A0.0

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