


SIXES AND RIDGE DEVELOPMENT

WARM DARK SHELL CONSTRUCTION

3422 SIXES ROAD
CANTON, GA 30114

DRAWING INDEX	CODE INFORMATION	LOCATION MAP	PROJECT INFO																																																																																																																																								
<p>ARCHITECTURAL</p> <p>A-0.0 COVER SHEET A-1.1 FLOOR PLAN, CANOPY PLAN, AND SCHEDULE A-2.1 ROOF PLAN A-4.1 EXTERIOR ELEVATIONS A-5.1 WALL SECTIONS A-5.2 WALL SECTIONS A-5.3 WALL SECTIONS A-5.4 WALL SECTIONS A-5.5 WALL SECTIONS A-5.7 ENLARGED DETAILS A-5.8 ENLARGED DETAILS A-6.1 PLAN DETAILS A-7.1 TYPICAL DETAILS</p> <p>STRUCTURAL</p> <p>S1.1 FOUNDATION AND GROUND FLOOR PLAN S2.1 ROOF FRAMING PLAN S3.1 DESIGN CRITERIA GENERAL NOTES AND DETAILS S3.2 SECTIONS AND DETAILS S3.3 SECTIONS AND DETAILS S3.4 SECTIONS AND DETAILS</p> <p>PLUMBING</p> <p>P1.1 PLUMBING FLOOR PLAN</p> <p>ELECTRICAL</p> <p>E0.1 ELECTRICAL NOTES AND LEGEND E1.1 ELECTRICAL FLOOR PLAN</p>	<p>2000 STANDARD BUILDING CODE WITH GEORGIA AMENDMENTS BUILDING AREA: MERCANTILE: 13,704 S.F. (GROSS) BUILDING HEIGHT: PARAPET HIGH POINT: 27'-7" OCCUPANT LOAD: RETAIL: 1/200 = 89 PERSONS TYPE OF CONSTRUCTION: IIB FIRE RESISTANCE: (TABLE 600) - COLUMNS - NC BEAMS & GIRDERS - NC FLOOR/CEILING - NC ROOF/CEILING - NC EXTERIOR NONBEARING WALLS - NC</p> <p>MAXIMUM TRAVEL TO EXIT: 300'-0" MINIMUM CLEAR DOOR OPENING: 32 INCHES MINIMUM NUMBER OF EXITS: 2 BUILDING SPRINKLERED: YES</p> <p>2000 NFPA 101 LIFE SAFETY CODE OCCUPANCY: RETAIL SEPARATION OF OCCUPANCY: P1A - SEE SHEET A-7.1 CLASSIFICATION OF HAZARDS: ORDINARY EXIT ACCESS CORRIDORS: N/A EXIT PASSAGEWAYS: N/A OCCUPANCY LOAD - PER 26-1.7 RETAIL: 1/200 = 89 PERSONS MAXIMUM TRAVEL DISTANCE: 300 FEET PER TABLE 26-2.6 DEAD END CORRIDOR: 50 FEET PER TABLE 26-2.5.2 MINIMUM NUMBER OF EXITS: TWO (PER SECTION 5-4.1.1) MINIMUM EXIT WIDTH: 44 INCHES (PER SECTION 5-3.4)</p> <p>EXIT REQUIREMENTS: (26-2.3.3) OCCUPANTS: 89 EXITING REQUIRED: 66" x 2" = 13.8 INCHES EXITING PROVIDED: 20 @ 36" = 720 INCHES</p> <p>INSULATION VALUES</p> <table border="1"> <tr> <td>ROOF:</td> <td>3" RIGID INSULATION</td> <td>R=19</td> </tr> <tr> <td>BATT INSULATION:</td> <td>3 1/2" FIBERGLASS BATTS</td> <td>R-19</td> </tr> </table> <p>APPLICABLE CODES</p> <table border="1"> <tr> <td>SBCCI Standard Building Codes</td> <td>2000</td> </tr> <tr> <td>SBCCI Standard Mechanical Codes</td> <td>2000</td> </tr> <tr> <td>SBCCI Standard Plumbing Codes</td> <td>2000</td> </tr> <tr> <td>SBCCI Standard Gas Codes</td> <td>2000</td> </tr> <tr> <td>NFPA 101 Life Safety Code</td> <td>2000</td> </tr> <tr> <td>International Fire Code</td> <td>2003</td> </tr> <tr> <td>OCGA Titles 25 and 30 of Georgia Accessibility Code</td> <td></td> </tr> <tr> <td>NEC Electric Codes</td> <td>2002</td> </tr> </table>	ROOF:	3" RIGID INSULATION	R=19	BATT INSULATION:	3 1/2" FIBERGLASS BATTS	R-19	SBCCI Standard Building Codes	2000	SBCCI Standard Mechanical Codes	2000	SBCCI Standard Plumbing Codes	2000	SBCCI Standard Gas Codes	2000	NFPA 101 Life Safety Code	2000	International Fire Code	2003	OCGA Titles 25 and 30 of Georgia Accessibility Code		NEC Electric Codes	2002	 <p>AREA OF WORK</p>	<p>OWNER IRAM PROPERTIES LLC. 2853 THURLESTON LANE DULUTH, GA 30097 678.491.1640</p> <p>ARCHITECT GROUP SIX DESIGN, LLC 160 TRINITY AVE SW SUITE A ATLANTA, GA 30303 843.693.0610</p> <p>MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL CONSULTANT McVEIGH AND MANGUM ENGINEERING 340 INTERSTATE NORTH PARKWAY SUITE 360 ATLANTA, GA 30339 678.213.1616</p>																																																																																																																		
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SITE DEVELOPMENT PLANS

SIXES ROAD RETAIL CENTER

CHEROKEE COUNTY, GA

3422 SIXES ROAD

PARCEL #: 047L, MAP #: 15N08
 LL 354,355/ DISTRICT 15

GENERAL NOTES:

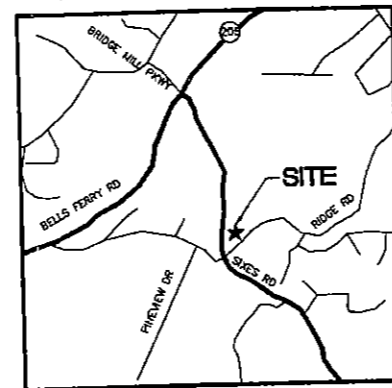
- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:**
- TOPO SURVEY: LAI ENGINEERING
 1395 S. MARIETTA PKWY,
 BUILDING 400, SUITE 200
 MARIETTA, GA 30067
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.**
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.**
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.**
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.**
- F. WARRANTY/DISCLAIMER:**
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR:**
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.**
- I. WETLANDS NOTE:**
 ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (678) 491-1640. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR, THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CHEROKEE COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13057C0220 B EFFECTIVE DATE JULY 15, 1988.



VICINITY MAP
N.T.S.

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- 7 DETAILS SHEET
- 8 EROSION DETAILS
- 9 GDOT & COUNTY DETAILS

ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO D.O.T. STANDARDS.

PROPERTY OWNER/DEVELOPER:
IRAM PROPERTIES, LLC
 2653 THURLESTON LANE
 DULUTH, GA 30097
 c/o IRAM FAROOQI (770) 476-9268

**CHEROKEE COUNTY
 DEPT. OF PLANNING AND ZONING**

January 26, 2007

MEMORANDUM

To: Mr. Pov Chin, Proj. Mgr.
 CEI Engineering

From: Jeff Watkins, Director of Planning and Zoning

CC: Hon. Representative Sean Ferguson
 Commissioner Mahurin, Post 3
 Geoff Morton, County Engineer
 Craig Henschel, County Auditor
 Vicki Taylor, Zoning Administrator
 Allison Stort, Planner

RE: Iram Property at Sixes and Ridge Road

On October 17, 2006 the Board of Commissioners approved the site plan for the Sixes Road Retail Center subject to the architectural design. The Board further directed the applicant to work with the Director of Planning on transportation, parking, architectural, lighting and buffers to include allowing the disturbance of the rear buffer in order to install retaining walls. In their direction, the Board of Commissioners authorized the Director of Planning to grant necessary administrative variances.

Subsequently, a site development plan has been submitted to Cherokee County for the Sixes Road Retail Center by CEI Engineering seeking a land disturbance permit. Planning staff has reviewed the site plan for this project and, upon authorization of the Board of Commissioners, has found the proposed layout of the parking area, building and the rear buffer to be reasonable and within the scope of the Board of Commissioners approval granted October 17, 2006.

Staff would further request the following of the project:

- 1 Shrubbery or other vegetative material, which when grown will reach a height of 3 ft. or which can be pruned to such height, be planted around the edge of the parking area to screen the front of parked vehicles from Sixes and Ridge roads.
- 2 To work with the County Arborist to identify and attempt to save any trees within the rear buffer area which may be accommodated in the site plan.

The finding of the Planning staff and the request stated above is limited to the scope of the direction of the Board of Commissioners granted October 17, 2006, and further only addresses the parking area, building, and rear buffer. This letter does not constitute an approval of the land disturbance permit. The applicant is still required to adhere to all other federal, state or local rules and regulations applicable to the development of this site. Issues related to the approval of the architectural design shall be addressed in separate cover.

RESOURCE LIST:

- | | |
|--|---|
| ZONING & PLANNING
130 EAST MAIN STREET, SUITE 108
CANTON, GA 30114
678-493-6105
CONTACT: VICKY TAYLOR | TELEPHONE
BELLSOUTH
400 CHASTAIN CENTER BLVD. SUITE 121
KENNESAW, GEORGIA 30144
678-354-3793
CONTACT: WES LYNCH |
| BUILDING
CHEROKEE COUNTY
130 EAST MAIN ST., SUITE 109
CANTON, GA 30114
678-493-6220
CONTACT: AMANDA FANN (PERMIT STAFF) | ELECTRIC
COBB EMC
1000 EMC PARKWAY
MARIETTA, GEORGIA 30066
678-355-3454
CONTACT: JOHN PRIDST |
| UTILITIES (WATER/SEWER)
CHEROKEE COUNTY
WATER/SEWER AUTHORITY
1857 AUTHORITY DRIVE
WOODSTOCK, GA 30189
770-591-7156
CONTACT: CORY GORLEY (COORDINATOR)
RODNEY GOODMAN (REVIEWER) | GAS COMPANY
ATLANTA GAS LIGHT
770-517-2018
CONTACT: WAYNE CARMICHAEL (DISTRICT ENGINEER) |
| STORMWATER
130 EAST MAIN STREET, SUITE 108
CANTON, GA 30114
678-493-6077
CONTACT: ANDY MYCROFT | |
| DEPARTMENT OF TRANSPORTATION
CHEROKEE COUNTY TRANSPORTATION DEPT.
130 EAST MAIN STREET
CANTON, GA 30114
678-493-6077
CONTACT: GEOFF MORTON | |

FOR BID
ONLY

APPROVED	DATE
CHEROKEE COUNTY	_____
CCWSA	_____

SITE PLAN WAS APPROVED IN THE CHEROKEE COUNTY BOARD OF COMMISSIONERS REGULAR MEETING DATED ON 10/17/06

ENGINEERING ASSOCIATES, INC

ENGINEERS • PLANNERS • SURVEYORS

3715 NORTHSIDE PKWY, (404) 816-6800
 200 Northcreek, Suite 100, FAX (404) 816-6803
 ATLANTA, GA 30327



**24 HR EMERGENCY CONTACT:
 IRAM FAROOQI 678-491-1640**

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