

# 3002 PEACHTREE ROAD, NW

## ATLANTA, GEORGIA 30305

### RENOVATION OF AN EXISTING RETAIL BUILDING

#### SUITE 100 & 200

### PROJECT / CODE INFORMATION

THESE DRAWINGS ARE BASED ON THE FOLLOWING INFORMATION:  
 BUILDING PERMIT:  COMPLETE SHELL:  TENANT FIT OUT: YES

**PROJECT DATA**  
 THIS DATA IS BASED ON THE FOLLOWING INFORMATION:  
 SITE LOCATION: 3002 PEACHTREE ROAD  
 ATLANTA GA

ARCHITECT: Carlton Parker R.A.  
 Alpharetta, GA  
 FL Prof. Reg. # AR0016984

**CONSTRUCTION TYPE:**  
 TYPE IIC, Full Sprinklered  
 SINGLE STORY /SLAB ON GRADE

**OCCUPANCY TYPE:**  
 M - MERCHANDISE (RETAIL OCCUPANCY)

**AREA CALCULATIONS:**  
 TOTAL BUILDING AREA 17,360 SF  
 AREA BEING RENOVATED 5,154 SF  
 NEW AREAS 0 SF  
 EXTERIOR ROOF & COVERED AREAS 1,430 SF  
 TOTAL 6,574 SF

**OCCUPANT LOAD: (TABLE 1004.1.1)**  
 OCCUP. LOAD BASED ON SEATING = 187 + 10 STAFF  
 WHICH IS GREATER THAN OCCUP. LOAD  
 BASED ON AREAS = 177  
 TOTAL OCCUPANT LOAD = 187

**MEANS OF EGRESS: (TABLE 1005.1)**  
 187 PERSONS X .20 = 37.4' REQUIRED EXITING  
 37.4' REQUIRED > 72" PROVIDED  
 NUMBER OF EXITS REQUIRED: 1  
 NUMBER OF EXITS PROVIDED: 2 X 36" WIDE EXIT DOOR = 72"

**MAXIMUM TRAVEL DISTANCE: (TABLE 1016.1)**  
 200 FEET SPRINKLERED

**SCOPE / DESCRIPTION OF WORK:**  
 WORK SCOPE FOR THE REMODEL OF THE EXISTING  
 SPACE, FORMERLY OPERATED AS "3 DOLLAR CAFE" SHALL  
 INCLUDE THE FOLLOWING:

- PARTIAL DEMO OF EXTERIOR FOR FACADE CHANGES
- DEMO OF EXISTING KITCHEN SPACE
- DEMO OF INTERIOR PARTITIONS
- INSTALLATION OF DEMISING WALLS, FLOORING, CEILINGS, FINISHES
- INSTALLATION OF (4) NEW TENANT BATHROOMS IN THE SPACE
- INSTALL NEW HVAC SYSTEM
- INSTALLATION OF NEW ELECTRICAL SERVICE
- REVISE ELECTRICAL DEVICES FOR NEW LAYOUT
- FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH NFPA 10

### BUILDING CODES, STANDARDS & ACTS

ALL WORK PERFORMED BASED ON THESE PLANS SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:

CONSTRUCTION CODES  
 THE FOLLOWING WILL BE THE STATE OF GEORGIA'S MINIMUM STANDARD CONSTRUCTION CODES EFFECTIVE JANUARY 1, 2015:  
 INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)

INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)

INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)

INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)

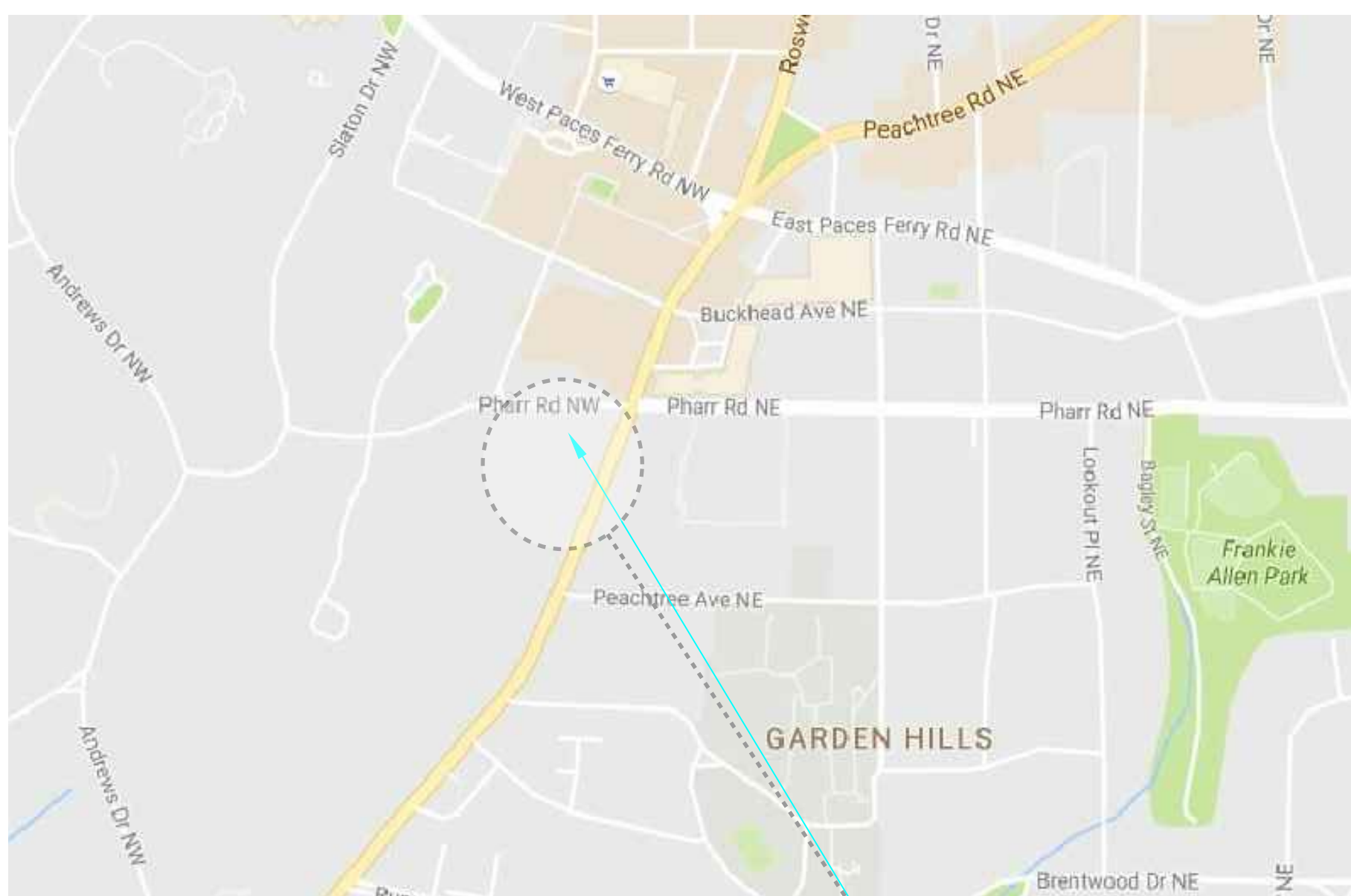
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)

NATIONAL ELECTRICAL CODE, 2014 EDITION, WITH NO GEORGIA AMENDMENTS

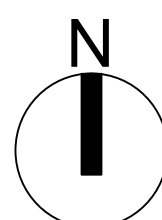
INTERNATIONAL ENERGY CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)

2012 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)

Sheet Number	Drawing Name	Issue Date	Revision
CS-1	Cover Sheet	3/21/2017	Issue for Permit & Pricing
CS-2	Site Plan & Demo	3/21/2017	Issue for Permit & Pricing
D1.0	Demolition Plan	3/21/2017	Issue for Permit & Pricing
A1.11	Floor Plan	3/21/2017	Issue for Permit & Pricing
A1.21	Finish Plan	3/21/2017	Issue for Permit & Pricing
A1.31	Tenant Improvement Plan	3/21/2017	Issue for Permit & Pricing
A2.0	Roof Plan	3/21/2017	Issue for Permit & Pricing
A2.1	Reflected Ceiling Plan	3/21/2017	Issue for Permit & Pricing
A3.0	Enlarged Plans	3/21/2017	Issue for Permit & Pricing
A4.1	Exterior Elevations	3/21/2017	Issue for Permit & Pricing
A4.2	Exterior Elevations	3/21/2017	Issue for Permit & Pricing
A5.1	Wall Sections	3/21/2017	Issue for Permit & Pricing
A5.2	Wall Sections	3/21/2017	Issue for Permit & Pricing
A6.1	Details	3/21/2017	Issue for Permit & Pricing
A8.0	Door & Window Schedule	3/21/2017	Issue for Permit & Pricing
M-0	Mechanical Notes & Specifications	3/21/2017	Issue for Permit & Pricing
M-1	Mechanical Plan	3/21/2017	Issue for Permit & Pricing
E-0	Electrical Notes & Specifications	3/21/2017	Issue for Permit & Pricing
E-1	Electrical Plan	3/21/2017	Issue for Permit & Pricing
E-2	Electrical Site Plan and Details	3/21/2017	Issue for Permit & Pricing
P-0	Notes & Specifications	3/21/2017	Issue for Permit & Pricing
P-1	Plumbing Plan	3/21/2017	Issue for Permit & Pricing
S-1	Foundation Plan	3/21/2017	Issue for Permit & Pricing
S-2	Structural Framing Plan	3/21/2017	Issue for Permit & Pricing
S-3	Structural Details	3/21/2017	Issue for Permit & Pricing



VICINITY MAP  
NTS



3002 PEACHTREE  
RD. NW

AREA OF WORK

### PROJECT CONTACTS

#### ARCHITECT OF RECORD

CARLTON PARKER, R.A.  
 3023 CAMDEN WAY  
 ALPHARETTA, GEORGIA 30005  
 p. 404.939.1114  
 carlton@restaurant-development.com  
 FL Prof. Reg. # AR0016984

#### TENANT CONTACT

MICHAEL BULLOCH  
 BRADCO  
 3785 PEACHTREE ROAD NW  
 ATLANTA, GA 30004  
 PHONE: 404.233.1676  
 EMAIL: 1234@1234BI.COM

#### MEP ENGINEER

TRINITY ENGINEERING GROUP  
 JAMES WALSH, PE  
 1081 THOMPSON BRIDGE RD  
 GAINESVILLE, GA 30501  
 TEL: (770) 535-1044  
 FAX: (770) 535-0037

#### DESIGN & PROJECT MANAGEMENT

ROBERT D. MCKERROW  
 10235 CRESCENT RIDGE DRIVE  
 ROSWELL, GEORGIA, 30076  
 p. 404.939.1114  
 robb@restaurant-development.com



BRADCO  
 3002 Peachtree Road, N.W.  
 Atlanta, GA 30305  
 TENANT IMPROVEMENT PLANS AND EXTERIOR  
 RENOVATION OF AN EXISTING BUILDING

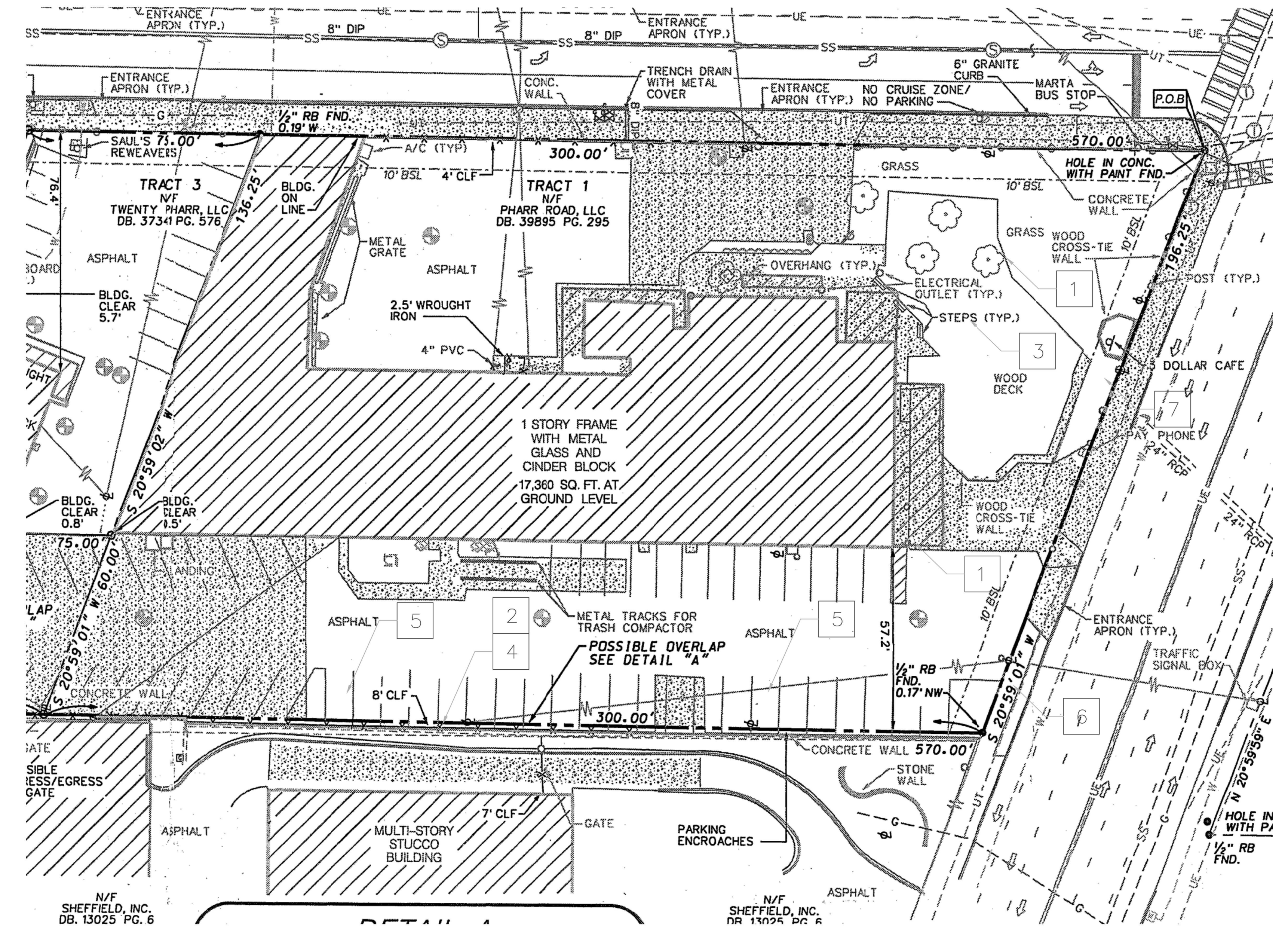
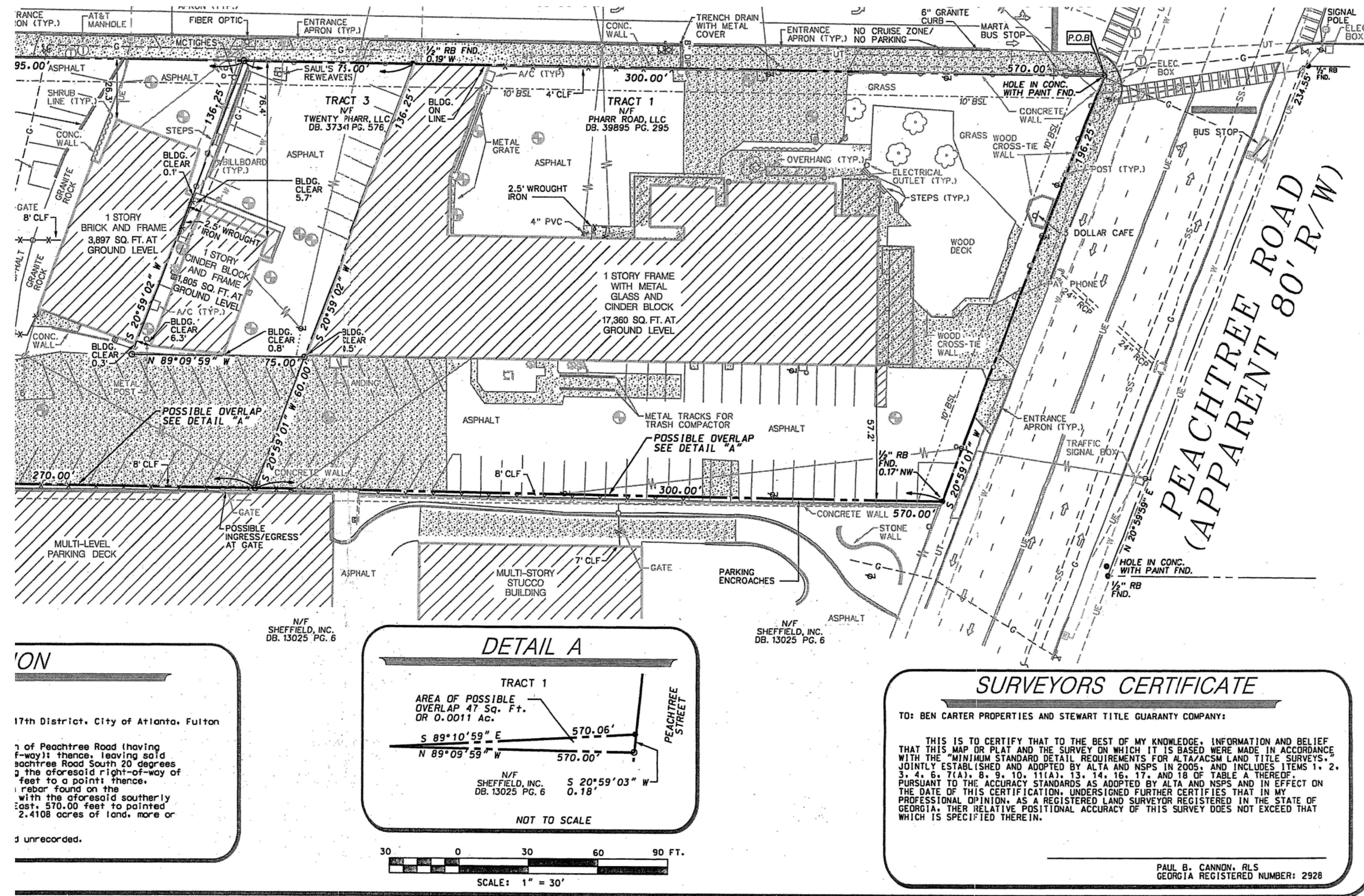
development  
 design - brand - intelligence  
 10235 crescent ridge drive  
 roswell georgia 30076  
 p. 404.939.1114 e. robb@restaurant-development.com

SHEET TITLE  
**SITE PLAN &  
 DEMO**

DATE  
 9-27-2016  
 PROJECT NO.  
 2017-032117  
 SHEET NO.

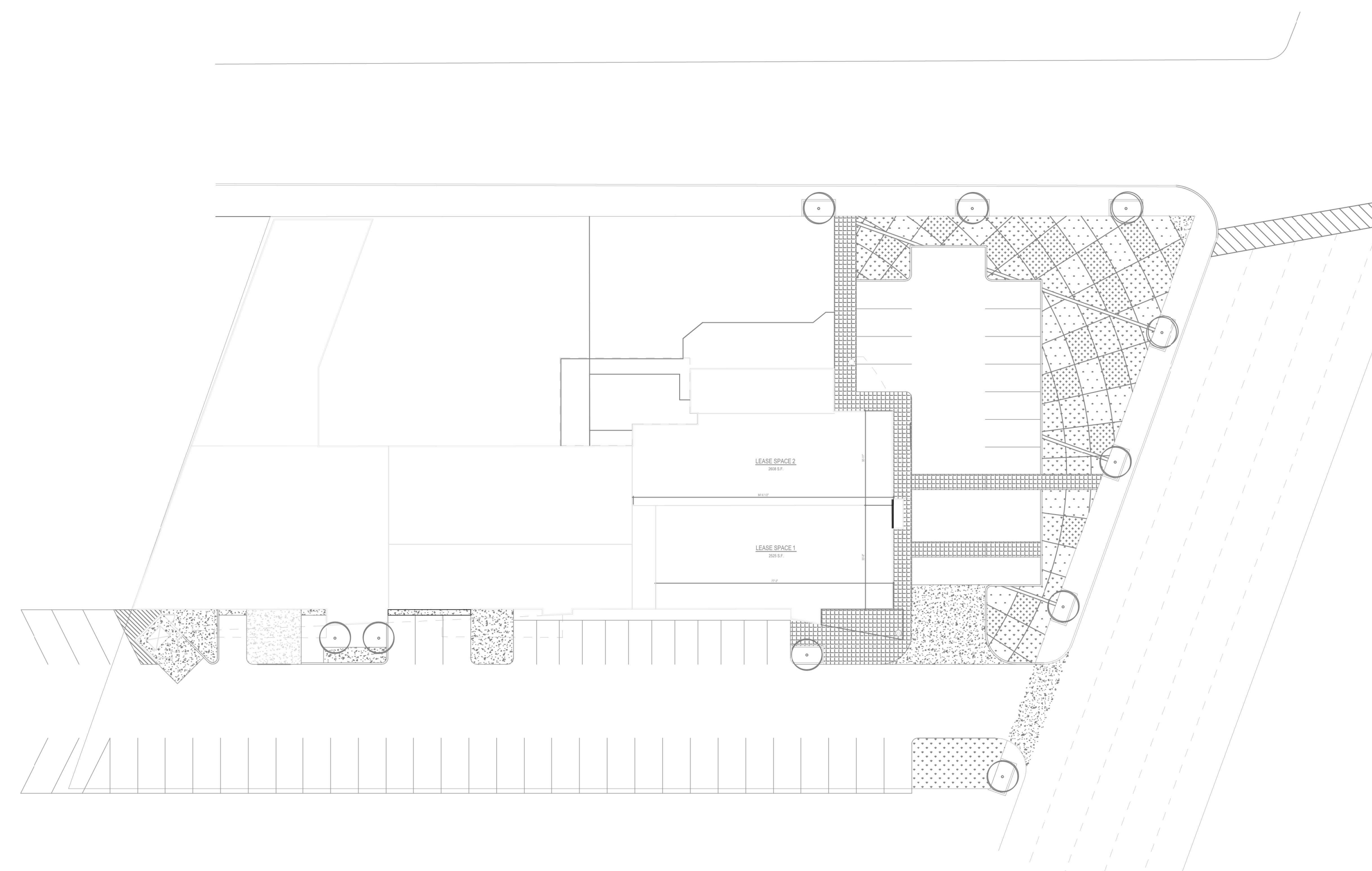
**A1.31**





## SURVEY - SITE PLAN

## BUILDING KEY MAP



## PROPOSED - SITE PLAN

### SITE PLAN DEMO NOTES

- 1 REMOVE SIDEWALKS AND OR CURBING
- 2 REMOVE PARKING LOT LIGHTING
- 3 REMOVE TREES AND SHRUBS
- 4 DEMO ALL BOLLARDS
- 5 REMOVE ASPHALT PARKING LOT
- 6 REMOVE CURBING WHERE NEEDED FOR NEW CURB & ENTRY
- 7 MAKE READY FOR NEW PARKING SPACES AND LANDSCAPING

REVISION  
 03-21-17 FOR PERMIT / PRICING

BRADCO.  
 ATLANTA, GEORGIA  
**3002**  
 Peachtree rd.

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**3002 Peachtree Road, N.W.**  
**Atlanta, GA 30305**  
 TENANT IMPROVEMENT PLANS AND EXTERIOR RENOVATION OF AN EXISTING BUILDING

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SHEET NO.

**CS-2**



















May 30, 2017

SAP REQUEST FOR:

# 3002 PEACHTREE RD., NE

SUITE #000 & 000

ATLANTA GA 30305

PID#:17 0100 0007 015

**CURRENT ZONING: SPI-9 SA1**

CITY OF ATANTA  
OFFICE OF ZONING AND DEVELOPMENT  
& DRC BUCKHEAD VILLAGE  
55 TRINITY AVE SE STE 3350  
ATLANTA GA 30303

**Purpose and Intent: (SPI-9 SA1- BUCKHEAD VILLAGE) Sec. 16-181.002.:**

The SPI district is intended to provide suitable areas for the provision to *encourage the redevelopment of properties within the Buckhead Village consistent with the community vision established in the City of Atlanta Comprehensive Development Plan, the 1999 Vision for the Buckhead Village, the 2001 Buckhead LCI Plan, 2005 Buckhead Village Parking & Circulation Study, and the 2007 Piedmont Area Transportation Plan; with a balanced mix of office, retail, commercial, residential and related uses within the SPI-9 District so as to serve the needs of the Buckhead community, surrounding residential neighborhoods, and specialty shoppers and visitors...*;

**Summary of the Proposed Development:**

The owner, **3002, LLC**, desires to **convert a former 5,154 sqft restaurant (single) tenant space to retail use** to include subdividing the former space into 2 'white box' suites. The entire total area is 9,752 sqft, of which, 4,598 sqft will remain as-is (comprising of one occupied tenant space and one vacant space - up for lease).

The former site of **3 DOLLAR CAFÉ**, vacant since 2013, the building is located in Buckhead Village neighborhood within an amazing thriving live work area of Buckhead with plenty of foot traffic and excellent accessibility. The improvements will bring a much-appreciated value to this corner as well as revive business activity for a potential (brand) business.

*To increase connectivity for all transportation modes within the district and between the district and other areas;*

*To create incentives for the provision of public facilities and functional, publicly-accessible open spaces;*

*To encourage and implement environmentally-responsible development,*

*To ensure the safe and convenient movement of pedestrians within Buckhead Village through the provision of adequate and accommodating streetscapes and to reduce pedestrian and vehicular conflicts by providing clear delineated streetscapes for pedestrian movement;*



*To implement the community vision through the provision of specific graphic standards to provide a pleasing, cohesive urban aesthetic for the district through vibrant, quality design; the proposed exterior revisions are as follows:*

- DEMO OF EXTERIOR FRONT FACADE CHANGES FROM BLOCK WALL WITH UNIT WINDOWS TO A NEW METAL FRAMED WALLS WITH EISS (SYNTHETIC STUCCO) WITH A HEIGHT PROFILE THAT GRADUALLY RISES FROM 2'6" to 14' (SEE ILLUSTRATION ON 0.CS1) ABOVE THE EXISTING BUILDING CEILING/PARAPET.
  - POTENTIAL SIGNAGE TO BE PROPOSED FOR FUTURE TENTANT BUT NOT FOR THIS APPLICATION
- PARAPET ROOF TO REMAIN AS-IS
- RESTORE LANDSCAPE AND RESURFACE ASPHALT FOR (10) PARKING SPACES LOCATED IN THE FRONT BUILDING (FORMERLY LOCATION OF DEMOLISHED DECK) TO ORIGINAL CONDITIONS
- REPAIR SIDEWALKS AND WALKWAYS
- INSTALLATION OF NEW LANDSCAPE BEDS WITH TREES, GRASS AREAS AND SEASONAL COLOR BEDS WITH FLOWERS AND ORNAMENTAL GRASSES.

**The facility will need minimum tenant improvements to include:**

- DEMO OF EXISTING KITCHEN SPACE, EXISTING BAR AND PATRON SPACE & INSTALLATION OF DEMISING WALLS, FLOORING, CEILINGS, FINISHES AND LIGHTING IN THE RECAPTURED SPACE, (2) NEW BATHROOMS, (REVISE PLUMBING ACCORDINGLY), INSTALL NEW HVAC SYSTEM, NEW ELECTRICAL SERVICE and REVISE ELECTRICAL DEVICES FOR NEW LAYOUT

**The parking is not adversely impacted. We will provide a cooperative means for meeting parking needs within the village;** *To provide for appropriate transitions from the high intensity areas along Peachtree Road to the mixed-use character of the surrounding village areas and the lower density residential neighborhoods that border the district and to prevent incompatible commercial uses and parking in residential neighborhoods;* **and we have provided a breakdown for parking as follows:**

- Existing Parking: 98 spaces (restaurant 9,752sqft @ 1/100)
- New Proposed Parking: 105 spaces. Required: 44
  - (proposed retail for 2 new tenants: 5,154 sqft @ 1/200=28 spaces)
  - (ex. office/business: 4,598sqft @ 1/300=16 spaces)

**We do not seek any other variations at this time (unless so deemed by the City as required. If so, we will amend the application).**

April Ingraham

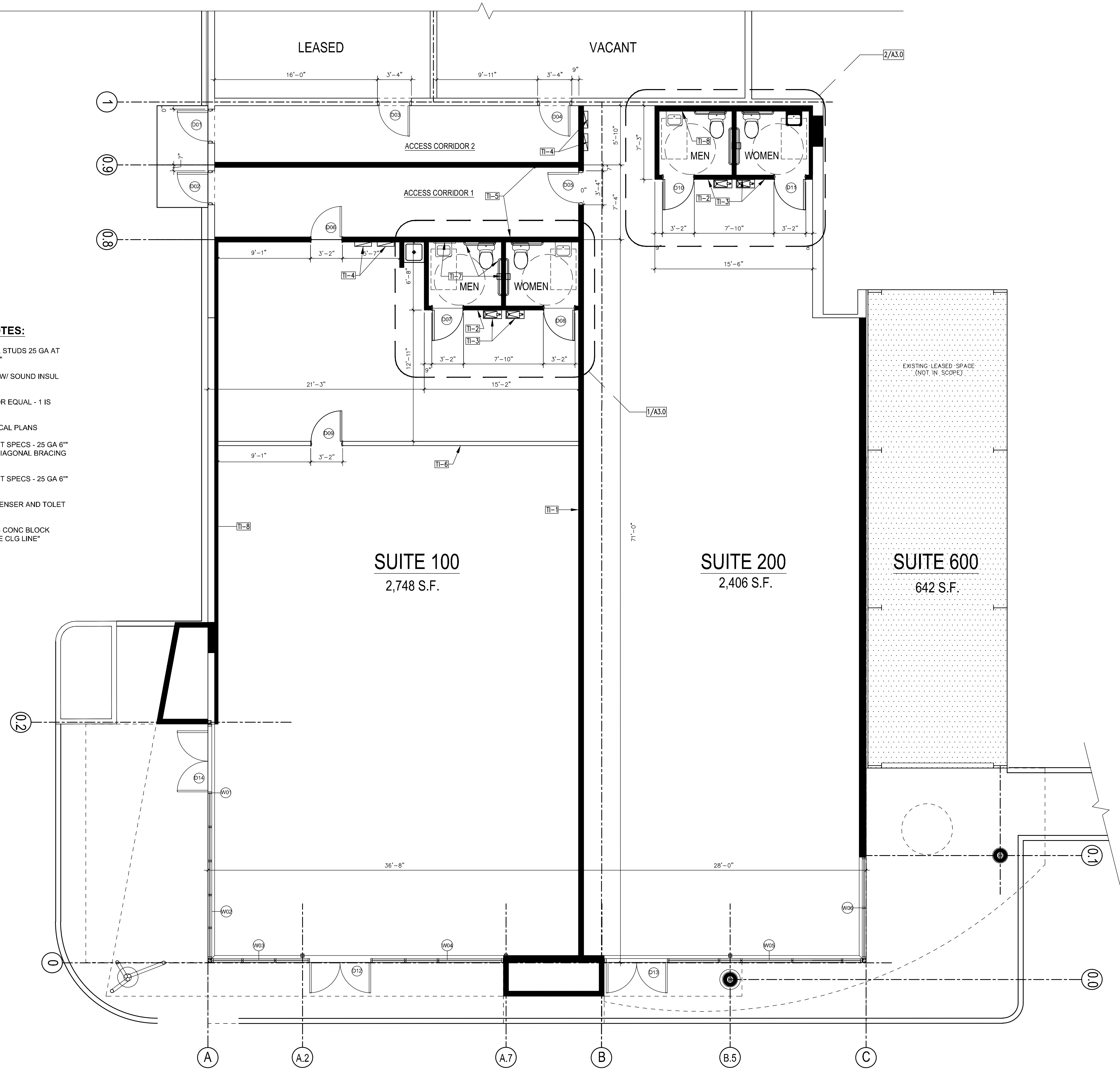
Consultant, Agent for Owner  
The Permit Specialist, LLC  
404-421-1520

[Consultant@ThePermitSpecialist.com](mailto:Consultant@ThePermitSpecialist.com)

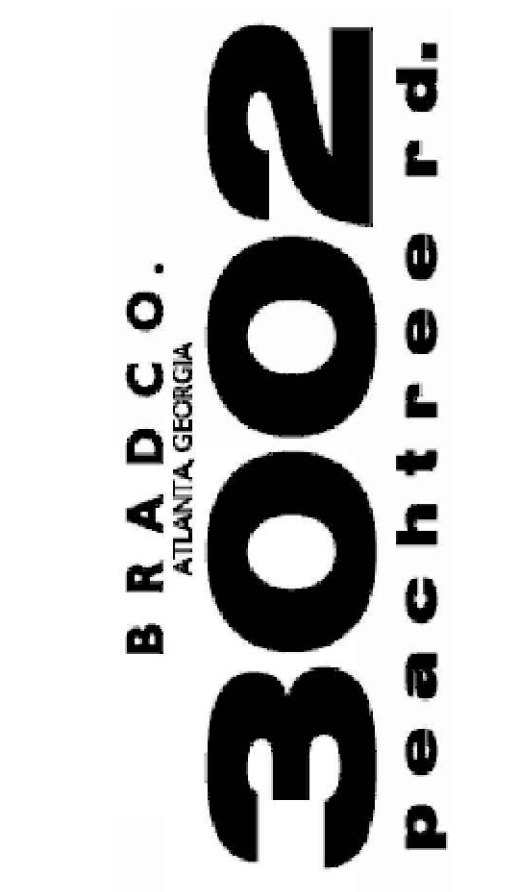


**TENANT IMPROVEMENT PLAN KEY NOTES:**

- TI-1 "1 HOUR TENANT DEMISING WALL - 6" METAL STUDS 25 GA AT 16" OC SEALED TO U/S DECK - UL DESIGN 419"
- TI-2 "NON RATED BATHROOM WALL TO U/S DECK W/ SOUND INSUL BATT'S - 3/58" MTL STUDS 25 GA AT 16" O/C"
- TI-3 HIGH/LOW DRINKING FOUNTAINS BY ELKAY OR EQUAL - 1 IS HANDICAP ACCESSIBLE
- TI-4 TENANT ELECTRICAL PANELS - SEE ELECTRICAL PLANS
- TI-5 "NON RATED STOCK ROOM WALL PER TENANT SPECS - 25 GA 6" MTL STUDS 16" O/C TO 8" ABOVE CEILING\* DIAGONAL BRACING AS REQUIRED
- TI-6 "NON RATED STOCK ROOM WALL PER TENANT SPECS - 25 GA 6" MTL STUDS 16" O/C TO 8" ABOVE CEILING"
- TI-7 "HANDICAP GRAB BARS, MIRROR, SOAP DISPENSER AND TOILET PAPER HOLDER - PER TENANT SPECS"
- TI-8 "4" MTL STUD WALL FURRED OVER EXISTING CONG BLOCK WALL W/ R-19 BATT INSULATION TO 8" ABOVE CLG LINE"



**1 TENANT IMPROVEMENT PLAN**  
SCALE: 1/4" = 1'-0"



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**development**  
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**TENANT IMPROVEMENT PLAN**

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