

PHIPPS PLAZA - LEVEL 1
3500 PEACHTREE ROAD
TENANT 1030 D,
ATLANTA, GEORGIA 30326

ISSUED FOR:
PERMIT / CONSTRUCTION
05.03.2021

DAVIO'S
ATLANTA

PHIPPS PLAZA - LEVEL 1
3500 PEACHTREE ROAD
TENANT 1030 D,
ATLANTA, GEORGIA 30326

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF ATLANTA AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF ATLANTA AND GEORGIA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR PERMIT/CONSTRUCTION
05.03.2021

81 Boylston Street, 2nd Floor
Brookline, MA 02445
617.878.9100
www.sousadesign.com



Job # 202106

Drawn by Ckd by D.G.

Date 05.03.2021

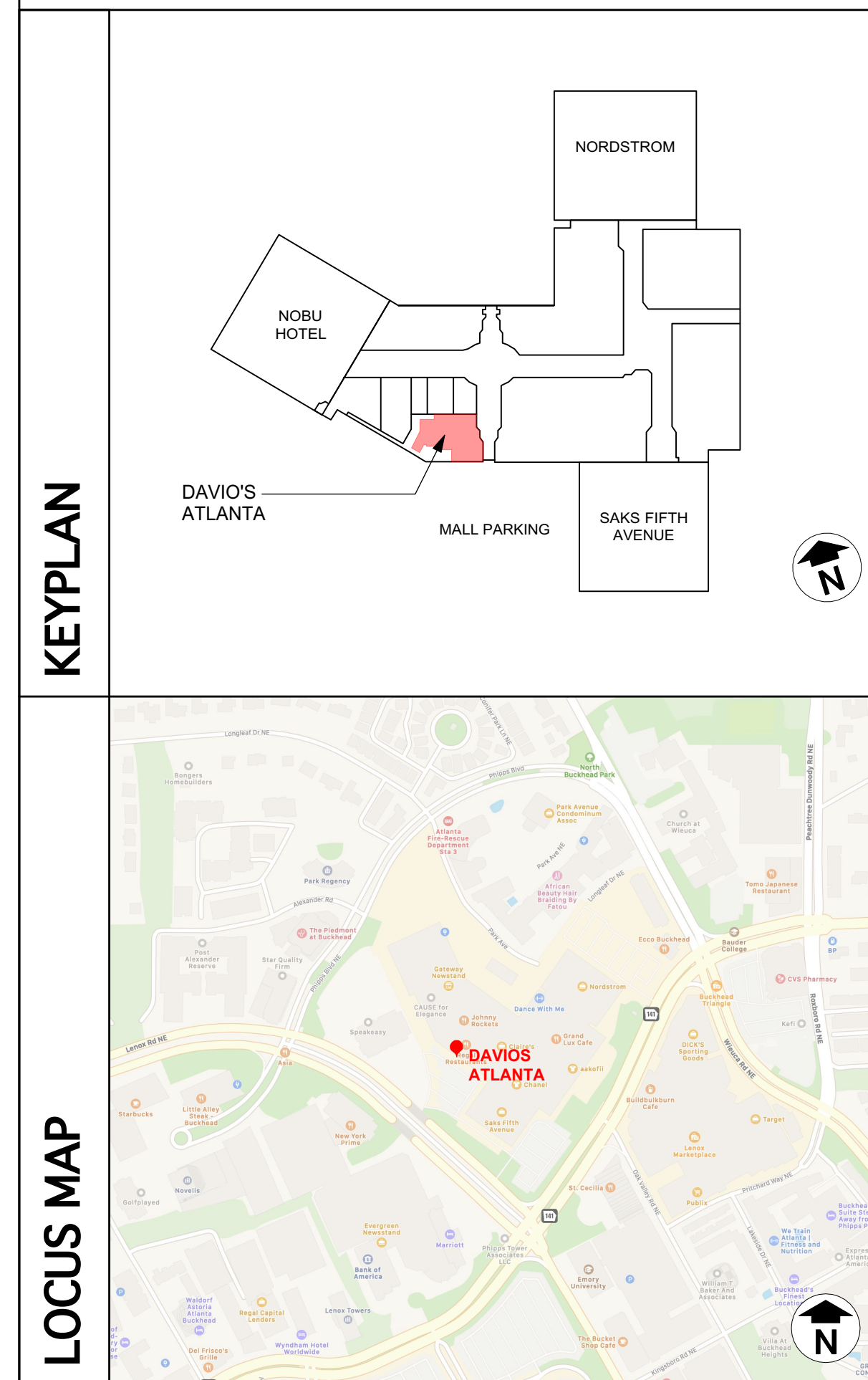
Revisions

NO.	DESCRIPTION	DATE

COVER PAGE

A-000

PROJECT DIRECTORY	GENERAL NOTES	CODE	SCOPE OF WORK																										
<p>OWNER: DAVIO'S LLC</p> <p>Attn: Steve DeFillippo (617) 797-4810</p> <p>ARCHITECT: SOUSA design 81 Boylston Street, 2nd Floor Brookline, MA 02445</p> <p>Attn: Stephen A. Sousa A.I.A. 617.879.9100</p> <p>PROPERTY OWNER: Simon Property Group, Inc. 225 West Washington Street Indianapolis, Indiana 46204</p> <p>Attn: Kevin M. Korthis (317) 263-2475</p> <p>STRUCTURAL ENGINEER: SEDKI & RUSS 1175 Grimes Bridge Rd. Suite 300 Roswell, GA 30075</p> <p>Attn: Nehil Sedki (404) 258-5862</p> <p>ELECTRICAL ENGINEER: idstudio4 6201 Campus Circle Dr E Irving, TX 75063</p> <p>Attn: John Sisk, P.E. (817) 673-1505</p>	<ol style="list-style-type: none"> THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL. CONTRACTOR TO SEAL AND FIRESTOP ALL UNUSED/ ABANDONED FLOORWALL OPENINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING INSTALLATION AND REMOVAL OF TEMPORARY POWER. 	<p>ZONING:</p> <p>PARCEL ID: 17 0044 LL092 OWNER NAME: CPI PHIPPS LLC NEIGHBORHOOD: NORTH BUCKHEAD ZONING CLASSIFICATION: SPI-12 SA1 BUCKHEAD/ LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT</p> <p>ZONING OVERLAY: BUCKHEAD PARKING OVERLAY</p> <p>LAND USE DESCRIPTION: HIGH-DENSITY COMMERCIAL</p> <p>CONSTRUCTION TYPE: TYPE: IA EXISTING BUILDING IS 3-STORIES (ABOVE GRADE) WITH SERVICE AND PARKING LEVEL BELOW GRADE</p> <p>*BUILDING IS FULLY SPRINKLERED*</p> <p>FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS</p> <table border="1"> <tr><td>PRIMARY STRUCTURAL FRAME</td><td>1 HOUR</td></tr> <tr><td>EXTERIOR BEARING WALLS</td><td>1 HOUR</td></tr> <tr><td>INTERIOR LOAD BEARING WALLS & COLUMNS</td><td>1 HOUR</td></tr> <tr><td>FLOOR CONSTRUCTION</td><td>0 HOUR</td></tr> <tr><td>ROOF CONSTRUCTION</td><td>1 HOUR</td></tr> <tr><td>SEPARATION OF USE</td><td>1 HOUR</td></tr> </table> <p>APPLICABLE CODES:</p> <p>WORK TO BE COMPLETED IN ACCORDANCE TO:</p> <ul style="list-style-type: none"> - 2018 INTERNATIONAL BUILDING CODE W/ 2020 STATE OF GEORGIA AMENDMENTS - 2018 INTERNATIONAL MECHANICAL CODE W/ 2020 STATE OF GEORGIA AMENDMENTS - 2018 INTERNATIONAL FIRE CODE W/ 2020 STATE OF GEORGIA AMENDMENTS - 2018 INTERNATIONAL FUEL GAS CODE W/ 2020 STATE OF GEORGIA AMENDMENTS - 2018 INTERNATIONAL PLUMBING CODE W/2020 STATE OF GEORGIA AMENDMENTS - 2020 NATIONAL ELECTRICAL CODE - 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2020 STATE OF GEORGIA SUPPLEMENTS & AMENDMENTS - 2018 NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE W/ 2020 GEORGIA AMENDMENTS - RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 (GEORGIA SAFETY FIRE LAW 2020) - GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-5-20A/ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 	PRIMARY STRUCTURAL FRAME	1 HOUR	EXTERIOR BEARING WALLS	1 HOUR	INTERIOR LOAD BEARING WALLS & COLUMNS	1 HOUR	FLOOR CONSTRUCTION	0 HOUR	ROOF CONSTRUCTION	1 HOUR	SEPARATION OF USE	1 HOUR	<p>TENANT SPACE SUMMARY:</p> <table border="1"> <tr><td>INTERIOR AREA</td><td>± 9,000 SF</td></tr> <tr><td>ENCLOSED PATIO AREA</td><td>± 1,128 SF</td></tr> </table> <p>USE CATEGORY: ASSEMBLY (A2) - RESTAURANT</p> <p>OCCUPANCY SUMMARY OF TENANT SPACE **:</p> <table border="1"> <tr><td>PROPOSED INTERIOR SEATING</td><td>= 294</td></tr> <tr><td>PROPOSED ENCLOSED PATIO SEATING</td><td>= 50</td></tr> <tr><td>PROPOSED STANDING</td><td>= 99</td></tr> <tr><td>PROPOSED EMPLOYEE OCCUPANCY</td><td>= 20</td></tr> <tr><td>TOTAL PROPOSED OCCUPANCY</td><td>= 463 (EXISTING)</td></tr> </table> <p>EGRESS CAPACITY OF TENANT SPACE: 850 OCCUPANTS (ALL EXITS TO BE EQUIPPED W/ PANIC HARDWARE)</p> <p>** SEE EGRESS PLAN (AE-100) FOR COMPLETE EXIT CALCULATIONS AND OCCUPANCY SUMMARY BREAKDOWN. **</p> <p>LEVEL 2 ALTERATION</p> <ul style="list-style-type: none"> - PARTIAL RECONFIGURATION OF ENTRY VESTIBULE, DINING AREAS AND FINISHES/ LIGHT FIXTURES. PENDANT LIGHTING TO BE REPLACED THROUGHOUT DINING AREAS. - NEW 4-SEASON EXTERIOR PATIO ENCLOSURE WITH LIGHTING, SIGNAGE AND HEATERS. - EXISTING WINE ROOM PARTITIONS AND MILLWORK TO BE REMOVED TO ACCEPT NEW DINING BOOTHS. - RECONFIGURATION OF DINING AND BAR DINING FURNITURE/ SEATING. INCLUDING: <ul style="list-style-type: none"> - NEW CURVED BACK BANQUETTE AT DINING 2. - REMOVAL OF EXISTING BANQUETTE AND SERVICE STATION. - REMOVAL OF CHEF TABLE, TO BE REPLACED WITH BOOTHS AND PLATE SHELVES. - HALF WALL REPOSITIONED CLOSER TO BAR, BOOTHS TO BE REPLACED. - HOST STATION REPOSITIONED TO ALIGN WITH HALF WALL. - NEW BOOTHS AT EXISTING WINE ROOM LOCATION. - REMOVAL OF DECORATIVE COLUMNS IN DINING ROOMS. - COAT ROOM AND BAR DINING TO BE REMOVED/RECONFIGURED TO ALLOW FOR NEW PDR "D". - NEW BAR SOFFIT, BARTOP AND BACK BAR. - SERVICE STATION AT BAR TO BE "SQUARED-OFF" AND LOWERED. - NEW COUNTERTOP AND HEAT LAMPS AT PIZZA BAR. - NEW APPLIED TRIM AT EXISTING MIRROR TREATMENT. - PDR ENCLOSURE AT PDR "A" & PDR "B" TO BE RECONFIGURED AND NEW HUFOR OPERABLE PARTITIONS TO BE INSTALLED. - NEW SWINGING "SALOON DOOR" AT END OF COOKLINE/ DISPLAY KITCHEN. - RE-PAINT THROUGHOUT TO MATCH EXISTING FINISHES. - FLOORING TO BE REPLACED THROUGHOUT DINING AREAS. <p>- NOTE: ALL KITCHEN EQUIPMENT AND MECHANICAL SYSTEMS TO REMAIN UNLESS OTHERWISE NOTED.</p>	INTERIOR AREA	± 9,000 SF	ENCLOSED PATIO AREA	± 1,128 SF	PROPOSED INTERIOR SEATING	= 294	PROPOSED ENCLOSED PATIO SEATING	= 50	PROPOSED STANDING	= 99	PROPOSED EMPLOYEE OCCUPANCY	= 20	TOTAL PROPOSED OCCUPANCY	= 463 (EXISTING)
PRIMARY STRUCTURAL FRAME	1 HOUR																												
EXTERIOR BEARING WALLS	1 HOUR																												
INTERIOR LOAD BEARING WALLS & COLUMNS	1 HOUR																												
FLOOR CONSTRUCTION	0 HOUR																												
ROOF CONSTRUCTION	1 HOUR																												
SEPARATION OF USE	1 HOUR																												
INTERIOR AREA	± 9,000 SF																												
ENCLOSED PATIO AREA	± 1,128 SF																												
PROPOSED INTERIOR SEATING	= 294																												
PROPOSED ENCLOSED PATIO SEATING	= 50																												
PROPOSED STANDING	= 99																												
PROPOSED EMPLOYEE OCCUPANCY	= 20																												
TOTAL PROPOSED OCCUPANCY	= 463 (EXISTING)																												



DOCUMENT LIST

ARCHITECTURAL:

- A-000 COVER
- A-001 GENERAL NOTES
- A-002 GENERAL NOTES
- A-003 GENERAL NOTES
- A-004 GENERAL NOTES
- AE-100 LIFE SAFETY / EGRESS PLAN
- D-100 DEMOLITION PLAN
- A-100 CONSTRUCTION PLAN
- A-120 FURNITURE PLAN
- A-121 FURNITURE SPECIFICATIONS
- A-122 FURNITURE SPECIFICATIONS
- A-130 REFLECTED CEILING PLAN
- A-131 LIGHTING SPECIFICATIONS
- A-132 LIGHTING SPECIFICATIONS
- A-200 INTERIOR ELEVATIONS
- A-201 INTERIOR ELEVATIONS
- A-300 EXTERIOR ELEVATIONS (NOT USED)
- A-301 EXTERIOR CANOPY SECTION
- A-302 EXTERIOR DETAILS
- A-303 EXTERIOR DETAILS
- A-400 MILLWORK DETAILS
- A-401 MILLWORK DETAILS
- A-402 MILLWORK DETAILS
- A-403 COLUMN ENCLOSURE DETAILS
- A-500 ENLARGED BAR PLAN & ELEVATIONS
- A-501 ENLARGED BAR ELEVATIONS
- A-502 BAR SECTION
- A-503 ENLARGED VESTIBULE PLAN & ELEVATIONS
- A-600 DOOR SCHEDULE
- A-700 WINDOW SCHEDULE & FINISH MATRIX

STRUCTURAL:

- S-001 STRUCTURAL GENERAL NOTES
- S-100 STRUCTURAL PLANS

ELECTRICAL:

- E-001 ELECTRICAL GENERAL NOTES
- E-100 ELECTRICAL PLANS

GRAPHIC & MATERIAL SYMBOLS

	ELEVATION REFERENCE		BLOCKING
	SECTION REFERENCE		CONCRETE
	DOOR NUMBER		EARTH
	ROOM NUMBER		BATT INSULATION
	WINDOW/ OPERABLE PARTITION NUMBER		GRAVEL
	ELEVATION DESIGNATION		WOOD
	DETAIL REFERENCE		
	NEW DOOR TO BE INSTALLED		
	PARTITION TYPE		
	EXISTING CONSTRUCTION		
	NEW CONSTRUCTION		

ABBREVIATIONS

@	AT ABOVE FINISH FLOOR	GC	GENERAL CONTRACTOR
AFF	ATTENUATING	GL	GLASS OR GLAZING
ATTEN	ATTENUATING	GW	GYPSUM WALL BOARD
BLDG	BUILDING	HC	HOLLOW CORE
CH	CEILING HEIGHT	HDWR	HARDWARE
CL	CENTER LINE	HM	HOLLOW METAL
CLR	CLEAR	HOR	HORIZONTAL
COL	COLUMN	HT	HEIGHT
CONC	CONCRETE	HVAC	HEATING, VENT, A/C
CONT	CONTINUOUS	HWH	HOT WATER HEATER
CPT	CARPET	INSUL	INSULATION
CT	CERAMIC TILE	INT	INTERIOR
DIM	DIMENSION	L	LENGTH
DWG(S)	DRAWING(S)	LAV	LAVATORY
EA	EACH	LH	LEFT HAND(ED)
EIFS	EXT INSUL. FINISH SYSTEM	MAX	MAXIMUM
ELEC	ELECTRICAL	MECH	MECHANICAL
ELEV	ELEVATION	MFR	MANUFACTURER
EQ	EQUAL	MD	MEDIUM DENSITY
EWC	ELECTRICAL WATER COOLER	MIN	MINIMUM
EXT	EXTERIOR	MO	MASONARY OPENING
FC	FIRE CODE / FIRE CORE	MTL	METAL
FD	FLOOR DRAIN	NIC	NOT IN CONTRACT
FEC	FIRE EXTINGUISHER CABINET	NL	NIGHT LIGHT
FF	FINISHED FLOOR	NOM	NOMINAL
FFE	FINISHED FLOOR ELEVATION	NTS	NOT TO SCALE
FIN	FINISH	OC	ON CENTER
FFL	FLUORESCENT LIGHTING	OD	OUTSIDE DIAMETER
FOF	FACE OF FINISH	OH	OPPOSITE HANDED
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FRT	FIRE RETARDANT TREATED		

P LAM	PLASTIC LAMINATE	W/	WITH
PLYWD	PLYWOOD	WC	WATER CLOSET
PT	PRESSURE TREATED	WD	WOOD
PR	PAIR	X-REF	CROSS REFERENCE
PT	PAINTED		
QT	QUARRY TILE		
R	RISER		
RAD	RADIUS		
REQ	REQUIRED		
REF	REFERENCE		
REV	REVERSE		
RH	RIGHT HAND(ED)		
RO	ROUGH OPENING		
RTU	ROOF TOP UNIT		
SA	SOUND ATTENTION BATTS		
SD	SMOKE DETECTORS		
SIM	SIMILAR		
SPEC	SPECIFICATION		
SQ	SQUARE		
SQ FT	SQUARE FEET		
SS	STAINLESS STEEL		
STL	STEEL		
STN	STAIN		
SV	SHEET VINYL		
T	TREAD		
THK	THICKNESS		
TP	TOILET PAPER DISPENSER		
TYP	TYPICAL		
UNO	UNLESS NOTED OTHERWISE		
VCT	VINYL COMPOSITION TILE		
VIF	VERIFY IN FIELD		
VTR	VENT THROUGH ROOF		

LIFE SAFETY LEGEND

	CEILING MOUNTED ILLUMINATED EXIT SIGN, SHADED REGION INDICATES FACE
	RECESSED EMERGENCY BATTERY UNIT
	WALL MOUNTED EMERGENCY BATTERY UNIT
	MANUAL PULL STATION MOUNTED 48" AFF
	AUDIO/VISUAL ALARM MOUNTED 80" AFF. "M" DENOTES MINI-UNIT
	VISUAL ONLY UNIT MOUNTED 80" AFF.
	FIRE EXTINGUISHER (TYPE K)

NOTE: ALL FIREPROTECTION AND LIFE SAFETY SYSTEMS TO REMAIN, CONTRACTOR TO MODIFY AS REQUIRED IN COORDINATION WITH PROPOSED SCOPE OF WORK.

NOTE: ALL DOOR THRESHOLDS TO BE ADA COMPLIANT.

CODE SUMMARY

WORK TO BE COMPLETED IN ACCORDANCE TO:

- 2018 INTERNATIONAL BUILDING CODE W/ 2020 STATE OF GEORGIA AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE W/ 2020 STATE OF GEORGIA AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE W/ 2020 STATE OF GEORGIA AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE W/ 2020 STATE OF GEORGIA AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE W/2020 STATE OF GEORGIA AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2020 STATE OF GEORGIA AMENDMENTS
- 2018 NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE W/ 2020 GEORGIA AMENDMENTS
- RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 (GEORGIA SAFETY FIRE LAW 2020)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A/ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

2018 NFPA 101 OCCUPANCY SUMMARY

AREA	SQUARE FOOTAGE	SF/PERSON	OCCUPANCY
BAR (CONCENTRATED USE)	574 SF	7	82
BAR DINING (LESS CONCENTRATED USE)	140 SF	15	10
BAR DINING (BENCH-TYPE SEATING)	-	1 PERSON / 18"	32 (48 ALLOWABLE)
PIZZA BAR	-	-	5
DINING 1 (LESS CONCENTRATED USE)	452 SF	15	31
DINING 1 (BENCH-TYPE SEATING)	-	-	20 (26 ALLOWABLE)
DINING 2 (LESS CONCENTRATED USE)	1,144 SF	15	77
DINING 2 (BENCH-TYPE SEATING)	-	-	16 (18 ALLOWABLE)
PDR "A" (LESS CONCENTRATED USE)	716 SF	15	48
PDR "B" (LESS CONCENTRATED USE)	564 SF	15	38
PDR "C" (LESS CONCENTRATED USE)	173 SF	15	12
PDR "D" (LESS CONCENTRATED USE)	321 SF	15	22
TOTAL INTERIOR	-	-	393
PATIO (LESS CONCENTRATED USE)	1022 SF	15	69
KITCHEN	1982 SF	100	20
DESIGN OCCUPANT LOAD	-	-	482 (MIN)
ACTUAL PROPOSED OCCUPANT LOAD	-	-	463

NOTE: CALCULATIONS AS PER NFPA 101 - TABLE 7.3.1.2 OCCUPANT LOAD FACTOR

PROPOSED SEATING OCCUPANCY

BAR	25
BAR DINING	40
PIZZA BAR	05
DINING 1	42
DINING 2	72
PDR "A"	48
PDR "B"	36
PDR "C"	10
PDR "D"	16
TOTAL INTERIOR SEATING	294
TOTAL ENCLOSED PATIO	50
TOTAL PROPOSED SEATING	344

EMPLOYEE CALCULATION

BACK OF HOUSE OCCUPANT SUMMARY
CALCULATIONS AS PER NFPA 101 - TABLE 7.3.1.2 OCCUPANT LOAD FACTOR

KITCHEN	1,982 SF / 100 SF = 20 OCCUPANTS MIN
TOTAL EMPLOYEE CALCULATION	= 20 OCCUPANTS PROPOSED

OCCUPANCY SUMMARY

PROPOSED INTERIOR SEATING	= 294
PROPOSED ENCLOSED PATIO	= 50
PROPOSED STANDING	= 99
PROPOSED EMPLOYEE OCCUPANCY	= 20
TOTAL PROPOSED PATRON OCCUPANCY	= 463

USE GROUP
International Building Code (IBC) 2018
Section 303 Assembly Group A

A-2 ASSEMBLY (RESTAURANT)

FLOOR AREA

INTERIOR FLOOR AREA	± 9,000 SF
PATIO FLOOR AREA	± 1,128 SF

*BUILDING IS FULLY SPRINKLERED

EXIT CAPACITY CALCULATIONS
2018 NFPA 101
Table 7.3.1 Capacity Factors

Exit # 1 = 347/2 = 170
Exit # 2 = 347/2 = 170
Exit # 3 = 347/2 = 170
Exit # 4 = 347/2 = 170
TOTAL PATRONS EXIT CAPACITY = 680
Exit # 5 = 347/2 = 170 (STAFF ONLY)
TOTAL EXIT CAPACITY = 850

* ALL EXITS EQUIPPED WITH PANIC HARDWARE

TOILET CALCULATIONS
2018 International Plumbing Code with State of Georgia Amendments
Section 403.1 Minimum Number of Required Plumbing Fixtures

RESTAURANT		
WOMEN	4	1 fixture per 75 occupants
MEN	4	1 fixture per 75 occupants
TOTAL	8 fixtures	

Women Fixtures govern (4 Fixtures per 75 Occupants):
4 x 75 = 300 x 2 = 600 Allowable Patrons

ACCESSIBLE SEATING
ADAAG MANUAL
Chapter 5- Restaurants and Cafeterias
5.1 General - At least 5%, but not less than one, of the fixed tables shall be accessible.

TABLES	TOTAL	FIXED
INTERIOR ACCESSIBLE SEATING (5%) = 81*		15*
ACCESSIBLE SEATING (5%) = 4 (81* x .05)		1 (15* x .05)

* Includes Bar & Counter Seating

TOTAL INTERIOR SEATING - 4 REQUIRED
FIXED INTERIOR SEATING - 1 REQUIRED
7 TOTAL ACCESSIBLE SEATS PROVIDED

INDICATES 3'-8" CLEAR EGRESS WALKWAY
INDICATES STANDING AREA

ADAAG MANUAL
Accessibility Guidelines for Buildings and Facilities
Chapter 5: Restaurants and Cafeterias

5.1* General.
Except as specified or modified in this section, restaurants and cafeterias shall comply with the requirements of section 4. Where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least 5 percent, but not less than one, of the fixed tables (or a portion of the dining counter) shall be accessible and shall comply with 4.3.2 as required in 4.1.3(1b). In establishments where separate areas are designated for smoking and non-smoking patrons, the required number of accessible fixed tables (or counters) shall be proportionally distributed between the smoking and non-smoking areas. In new construction, and where practicable in alterations, accessible fixed tables (or counters) shall be distributed throughout the space or facility.

5.2 Counters and Bars.
Where food or drink is served at counters exceeding 34 in (865 mm) in height for consumption by customers seated on stools or standing at the counter, a portion of the main counter which is 60 in (1525 mm) in length minimum shall be provided in compliance with 4.32 or service shall be available at accessible tables within the same area.

5.3 Access Aisles.
All accessible fixed tables shall be accessible by means of an access aisle at least 36 in (915 mm) clear between parallel edges of tables or between a wall and the table edges.

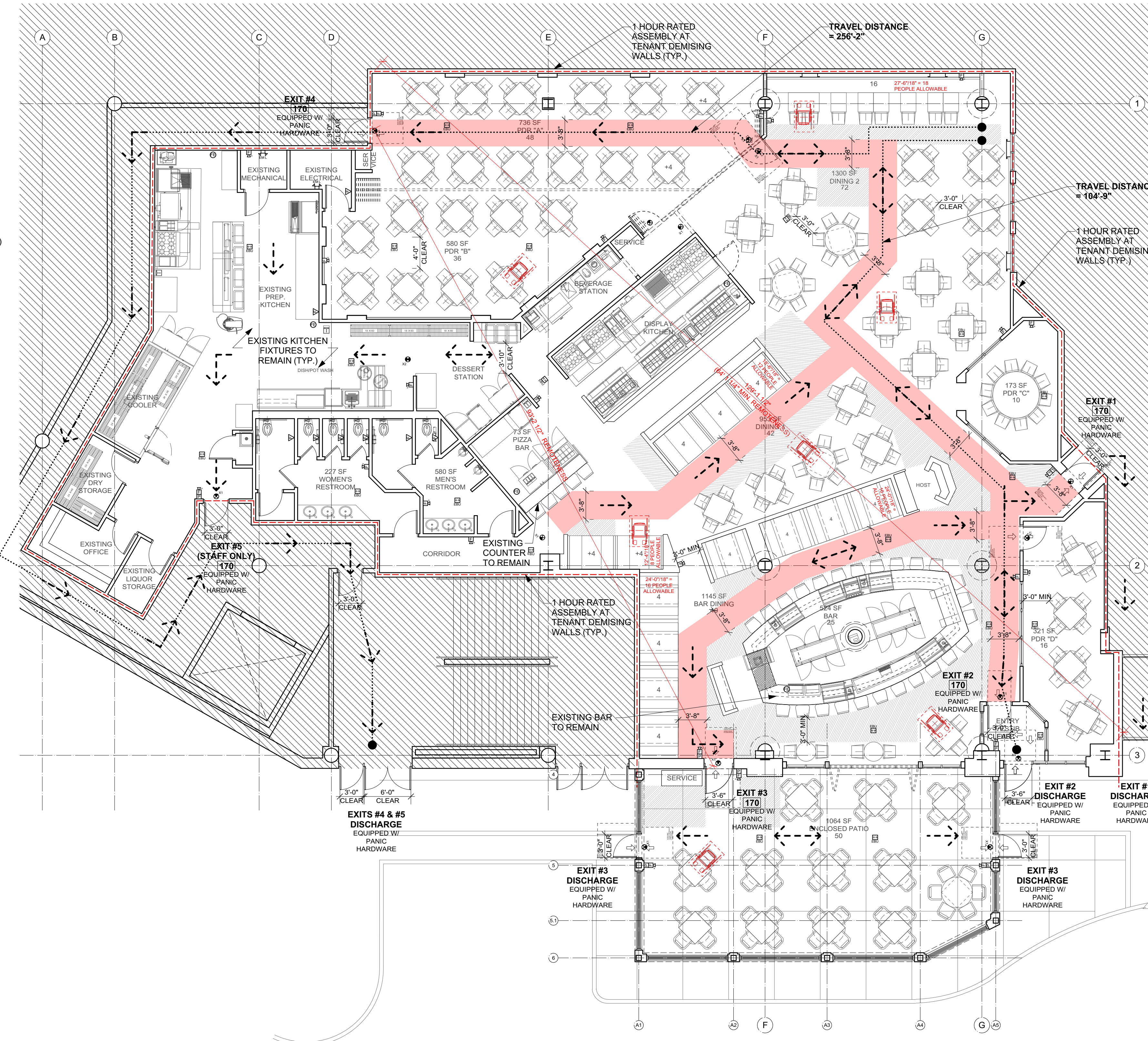
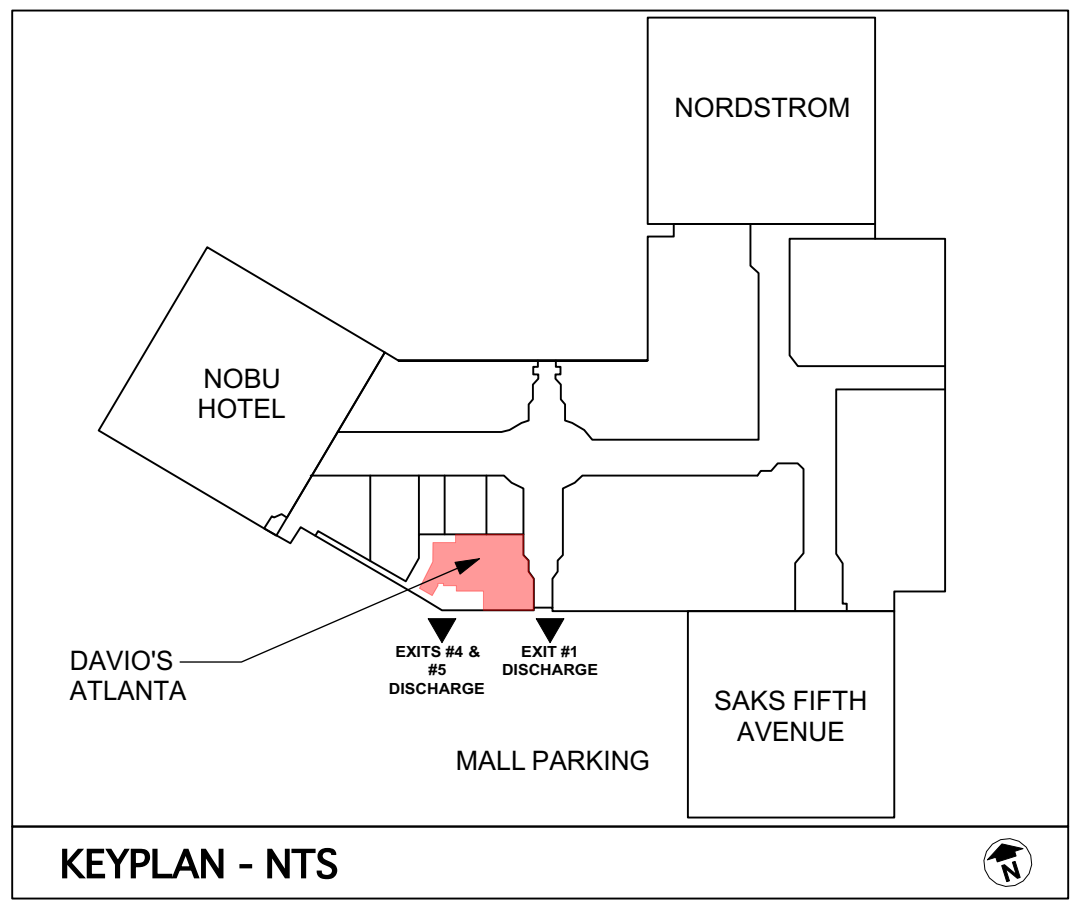
5.4 Dining Areas.
In new construction, all dining areas, including raised or sunken dining areas, loggias, and outdoor seating areas, shall be accessible. In non-elevator buildings, an accessible means of vertical access to the mezzanine is not required under the following conditions: 1) the area of mezzanine seating measures no more than 33 percent of the area of the total accessible seating area; 2) the same services and decor are provided in an accessible space usable by the general public; and, 3) the accessible areas are not restricted to use by people with disabilities. In alterations, accessibility to raised or sunken dining areas, or to all parts of outdoor seating areas is not required provided that the same services and decor are provided in an accessible space usable by the general public and are not restricted to use by people with disabilities.

5.5 Food Service Lines.
Food service lines shall have a minimum clear width of 36 in (915 mm), with a preferred clear width of 42 in (1065 mm) to allow passage around a person using a wheelchair. Tray slides shall be mounted no higher than 34 in (865 mm) above the floor (see Fig. 53). If self-service shelves are provided, at least 50 percent of each type must be within reach ranges specified in 4.2.5 and 4.2.6.

5.6 Tableware and Condiment Areas.
Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall be installed to comply with 4.2 (see Fig. 54).

5.7 Raised Platforms.
In banquet rooms or spaces where a head table or speaker's lectern is located on a raised platform, the platform shall be accessible in compliance with 4.8 or 4.11. Open edges of a raised platform shall be protected by placement of tables or by a curb.

5.8 Vending Machines and Other Equipment.
Spaces for vending machines and other equipment shall comply with 4.2 and shall be located on an accessible route.



1 EGRESS PLAN
Scale: 1/8" = 1'-0"

DAVIO'S ATLANTA

PHIPPS PLAZA - LEVEL 1
3500 PEACHTREE ROAD
TENANT 1030 D,
ATLANTA, GEORGIA 30326

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

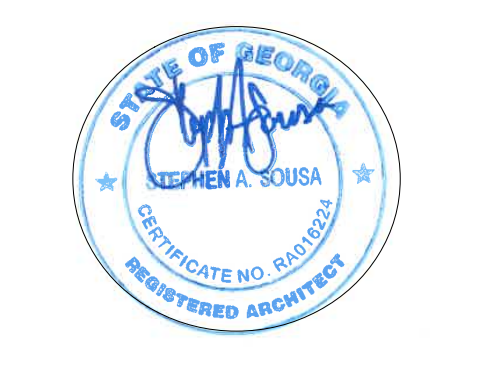
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF ATLANTA AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF ATLANTA AND GEORGIA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR PERMIT/CONSTRUCTION
05.03.2021

SOUSA design
Architects

81 Baylston Street, 2nd Floor
Brookline, MA 02445
617.878.9100
www.sousadesign.com



Job # 202106
Drawn by Ckd by D.G.
Date 05.03.2021

Revisions

No.	Description

LIFE SAFETY / EGRESS PLAN

AE-100

**DAVIO'S
ATLANTA**

**PHIPPS PLAZA - LEVEL 1
3500 PEACHTREE ROAD
TENANT 1030 D,
ATLANTA, GEORGIA 30326**

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF ATLANTA AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF ATLANTA AND GEORGIA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR PERMIT/CONSTRUCTION
05.03.2021

**SOUSA design
Architects**

81 Boylston Street, 2nd Floor
Brookline, MA 02445
617-879-9100
www.sousadesign.com



Job # 202106

Drawn by Ckd by D.G.

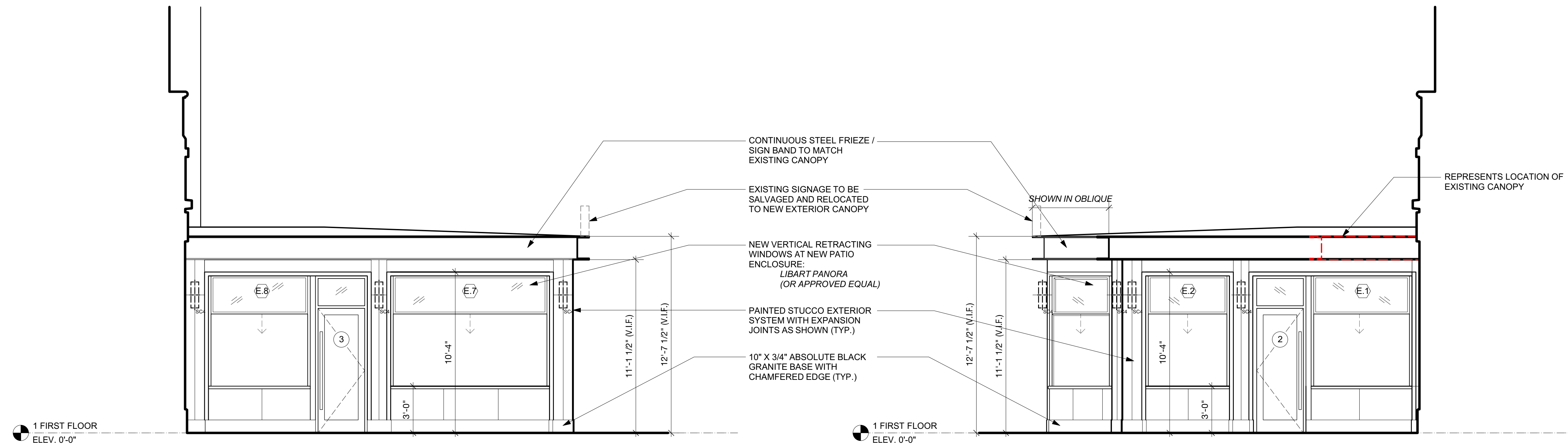
Date 05.03.2021

Revisions

NO.	DESCRIPTION

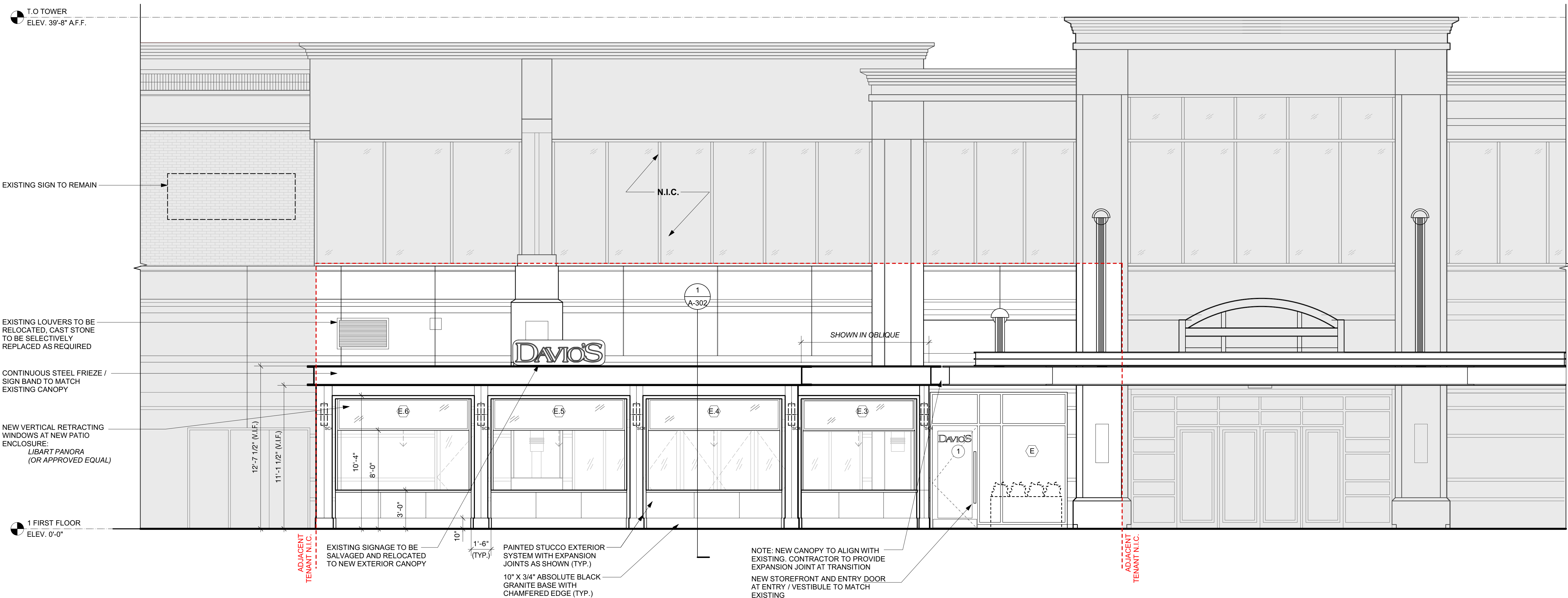
EXTERIOR ELEVATION

A-300



1 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

2 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"