

CITY OF ALPHARETTA

MP-20-03/CU-20-06

C3 North Atlanta Church

FOR OFFICE USE ONLY

7/2/20

PUBLIC HEARING APPLICATION

Case #: _____

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Aaron Snow

Telephone: 818-770-2557

Address: 130 Concord Trc

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

Fax: n/a

Mobile Tel: 818-770-2557

Email: aaron@c3northatl.com

Subject Property Information:

Address: 5815 Windward Pkwy Ste 302

Current Zoning: CUP

District: 2

Section: 1

Land Lot: 1112,1113,1176,1177

Parcel ID: 21 549011120237

Proposed Zoning: N/A

Current Use: Multiple Occupancy

This Application For *(Check All That Apply):*

Conditional Use

Master Plan Amendment

Exception

Rezoning

Master Plan Review

Variance

Public Hearing

Comprehensive Plan Amendment

Other *(Specify):* _____

7/2/20

APPLICANT REQUEST AND INTENT
C3 North Atlanta Church

What is the proposed use(s) of the property?

C3 North Atlanta is a religious 501(c)(3) organization and desires to hold religious services at Roam. C3 North Atlanta is a non-denominational church and is a part of C3 Church Global.

C3 North Atlanta will be renting a shared office space footprint from Roam, a co-working office space organization. Roam is located in Suite number 302. C3 North Atlanta intends to utilize the following spaces:

C3 Room (Capacity 100 in theater seating configuration)
Forum (Capacity 55 in theater seating configuration)
Lobby Area for ingress and egress.

C3 North Atlanta would hold services on Sundays at 10:00 am and 11:30 am. Anticipated attendance would be 40 per service, well within the capacity of the area rented.

Applicant's Request (Please itemize the proposal):

To secure a conditional use permit as required by the City of Alpharetta to operate as a church at Roam.

Attached floor plans indicate the rooms utilized.

To allow for setup and teardown, hours of operation shall be Sundays from 7 am to 5 pm.

C3 North Atlanta does not provide ancillary services such as Mother's morning out, full time daycare, vacation bible school or similar services.

C3 North Atlanta is governed by a Board of Directors and is overseen by C3 Church Americas and C3 Church Global.

C3 North Atlanta employs 1 full time staff member and has a membership of approximately 75 members. Further staffing is administered by a team of volunteers, common in the church community.

Applicant's Intent *(Please describe what the proposal would facilitate):*

The request would facilitate worship services in the C3 Room as well as provide experiences for student activities in the Forum Room.

7/2/20

MP-20-03/CU-20-06
C3 North Atlanta Church

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Wes Allen (property manager) Telephone: 404-375-0745
 Address: 11770 Haynes Bridge Road Suite: 205-542
 City: Alpharetta State: GA Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Identify Authorized Applicant:

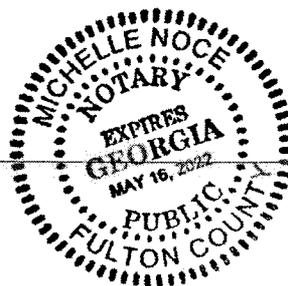
Name of Authorized Applicant: Room / C3 North Atlanta Church Telephone: _____
 Address: 5815 Windward Parkway Suite: 302
 City: Alpharetta State: GA Zip: 30005

So Sworn and Attested:

Owner Signature: [Signature] Date: 7/1/20

Notary:

Notary Signature: [Signature] Date: 7/1/20



DISCLOSURE FORM C3 North Atlanta Church

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: C3 North Atlanta, Inc.

Subject Public Hearing Case: C3 North Atlanta

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: N/A Value: N/A

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: [Handwritten Signature]

Date: 7/1/20

How will this proposal be compatible with surrounding properties?

This property is already zoned for similar and compatible uses and is surrounded by non-residential property.

How will this proposal affect the use and value of the surrounding properties?

This proposal will not have any negative impact upon the land use and value of surrounding properties. This proposal will also give the opportunity for nearby residential citizens beyond the commercial property zone a convenient place of worship.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The use is not excluded from current zoning but requires approval of a conditional use permit.

What would be the increase to population and traffic if the proposal were approved?

As the subject property is located within a commercial/retail area, no significant increase to population or traffic during the Sunday timeframe should be noted.

What would be the impact to schools and utilities if the proposal were approved?

The conditional use permit approval would not have an impact schools or utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

This proposal should be complementary with the Alpharetta Comprehensive Plan and the Future Land Use Map. No physical site changes are noted and the actual use would be one of a regular tenant in an approved complex.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

There are no changing conditions that would affect the development of the property as this is an existing complex.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

7/2/20

CITIZEN PARTICIPATION FORM - PART A

C3 North Atlanta Church

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: C3 North Atlanta

Contact Name: Aaron Snow Telephone: 818-770-2557

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attaching listing

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Entities may respond via email at hey@c3northatl.com

7/2/20
FIFTY NINE ZERO FIVE WINDWARD PARK
WAY LLC
3756 LAVISTA RD SUITE 200
TUCKER GA 30084

STOCKBRIDGE WINDWARD OAKS LLC
P.O. BOX 450233
ATLANTA GA 31145

5905 WINDWARD INVESTORS LLC
621 NORTH AVE NE STE C110
ATLANTA GA 30308

A T & T COMMUNICATIONS
2613 BROWNTOWN RD NW
ATLANTA GA 30318

ADP INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

A D P INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

KM BUILDING LLC
5780 WINDWARD PKWY SUITE 275
ALPHARETTA GA 30005-5216

A T & T RESOURCE MGMT CORP
P O BOX 7207
BEDMINSTER NJ 07921-7207

WINDWARD CREATIVE LP
3350 RIVERWOOD PKWY SUITE 750
ATLANTA GA 30339

WINDWARD POINT WHP INC
3930 E JONES BRIDGE RD SUITE 145
NORCROSS GA 30092

WINDWARD NORTHPOINT LLC
742 PEACHOID RD
GAFFNEY SC 29341-3499

GEORGIAS OWN CREDIT UNION
1155 PEACHTREE ST NE STE 400
ATLANTA GA 30309-3600

LAUKIEN DIRK
24 WATERWAY AVE SUITE 225
SPRING TX 77380

WINDWARD MILL LLC
P.O. BOX 450233
ATLANTA GA 31145-0233

STOCKBRIDGE WINDWARD OAKS LLC
P.O. BOX 450233
ATLANTA GA 31145

7/2/20

MP-20-03/CU-20-06
C3 North Atlanta Church



July 1, 2020

Owner name here
Address
City, State, Zip

Dear Property Owner,

This is to advise that C3 North Atlanta, Inc. has applied to the City of Alpharetta for a conditional use permit to hold regular church services at Roam, located at 5815 Windward Parkway. The services would be held on Sunday mornings at 10:00 and 11:30 am. We would have a small volunteer staff onsite for setup and breakdown from 7am to 1:30 pm.

C3 North Atlanta and the City of Alpharetta are interested to ascertain if your business has any comments regarding this application.

Should you have any comments to share, you may contact us via email at hey@c3northatl.com.

Thank you in advance for your consideration. If we may answer any questions or provide further clarification, please let us know.

Sincerely yours,

Ps Aaron Snow

GENERAL NOTES

- (1) THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,956 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON GTS-3D WITH ELECTRONIC DISTANCE METER.
- (3) THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 352,482 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) ATTORNEY CONSULTATION IS RECOMMENDED FOR ZONING AND SETBACK REQUIREMENTS FOR THIS SITE.
- (6) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDING THE CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.
- (7) A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) PER FLOOD INFORMATION RATE MAP (FIRM) PANEL 13121C0099, EFFECTIVE SEPTEMBER 18, 2013.
- (8) NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- (9) NO EVIDENCE OF FIELD DELINEATION OF WETLANDS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- (10) SURVEY REFERENCES: Fulton County, Georgia Records:
 Old Republic National Title Insurance Company Agent File No. A190147
 SURVEY BY WATTS & BROWNING DATED AUGUST 24, 1984, LAST REVISED SEPTEMBER 6, 1984
 SURVEY BY DAVID A. BURR FOR LUCENT TECHNOLOGIES, INC., DATED FEBRUARY 3, 2003.
 PLAT BOOK 162, PAGE 119
 QUILTMAN DEED BETWEEN AT&T CORP. AND LUCENT TECHNOLOGIES, INC., DATED MARCH 12, 2003.
 DEED BOOK 3166, PAGE 162 VESTING DEED TRACT A
 DEED BOOK 1193, PAGE 136 VESTING DEED TRACT C
 DEED BOOK 13108, PAGE 346 NIGHT-OF-WAY DEED
 DEED BOOK 4140, PAGE 318 Sowaee EMC Easement, too general to locate
 DEED BOOK 4427, PAGE 156 Sowaee EMC Easement, too general to locate
 DEED BOOK 5070, PAGE 215 Sowaee EMC Easement, too general to locate
 DEED BOOK 7822, PAGE 115 Sowaee EMC Easement, too general to locate
 DEED BOOK 7871, PAGE 359 Sowaee EMC Easement, too general to locate
 DEED BOOK 8441, PAGE 384 Sowaee EMC Easement, too general to locate
 DEED BOOK 9988, PAGE 277 Right of Way Deed, does not affect subject property
 DEED BOOK 8700, PAGE 352 Declaration of Covenants, Conditions and Restrictions, affects subject property (last amended in DEED BOOK 32041, PAGE 527)
 DEED BOOK 28329, PAGE 119 Assignment by the dissolution of Covenants, Conditions and Restrictions, affects subject property
 DEED BOOK 32041, PAGE 527 Assignment of Declaration of Covenants, Conditions and Restrictions, affects subject property
 DEED BOOK 38765, PAGE 576 Warranty Deed with Easements that affects Subject Property and shown hereon.
 DEED BOOK 38763, PAGE 583 Sanitary Sewer and Access Easement Agreement that affects Subject Property and shown hereon.
 DEED BOOK 43972, PAGE 76 Atlanta Gas Light Company Easement, too general to locate
 DEED BOOK 43940, PAGE 43 Declaration of Covenants, Conditions and Restrictions, affects subject property.
 DEED BOOK 43761, PAGE 267 Georgia Power Company Easement, too general to locate
 DEED BOOK 45029, PAGE 37 Sanitary Sewer Easement that affects Subject Property and shown hereon.
 DEED BOOK 59723, PAGE 44 Water Meter Agreement

Survey Certification
 To: ORP II Windward Crossing, LLC, Mutual of Omaha Bond and/or their successors and assigns, as that interest may appear, Old Republic National Title Insurance Company

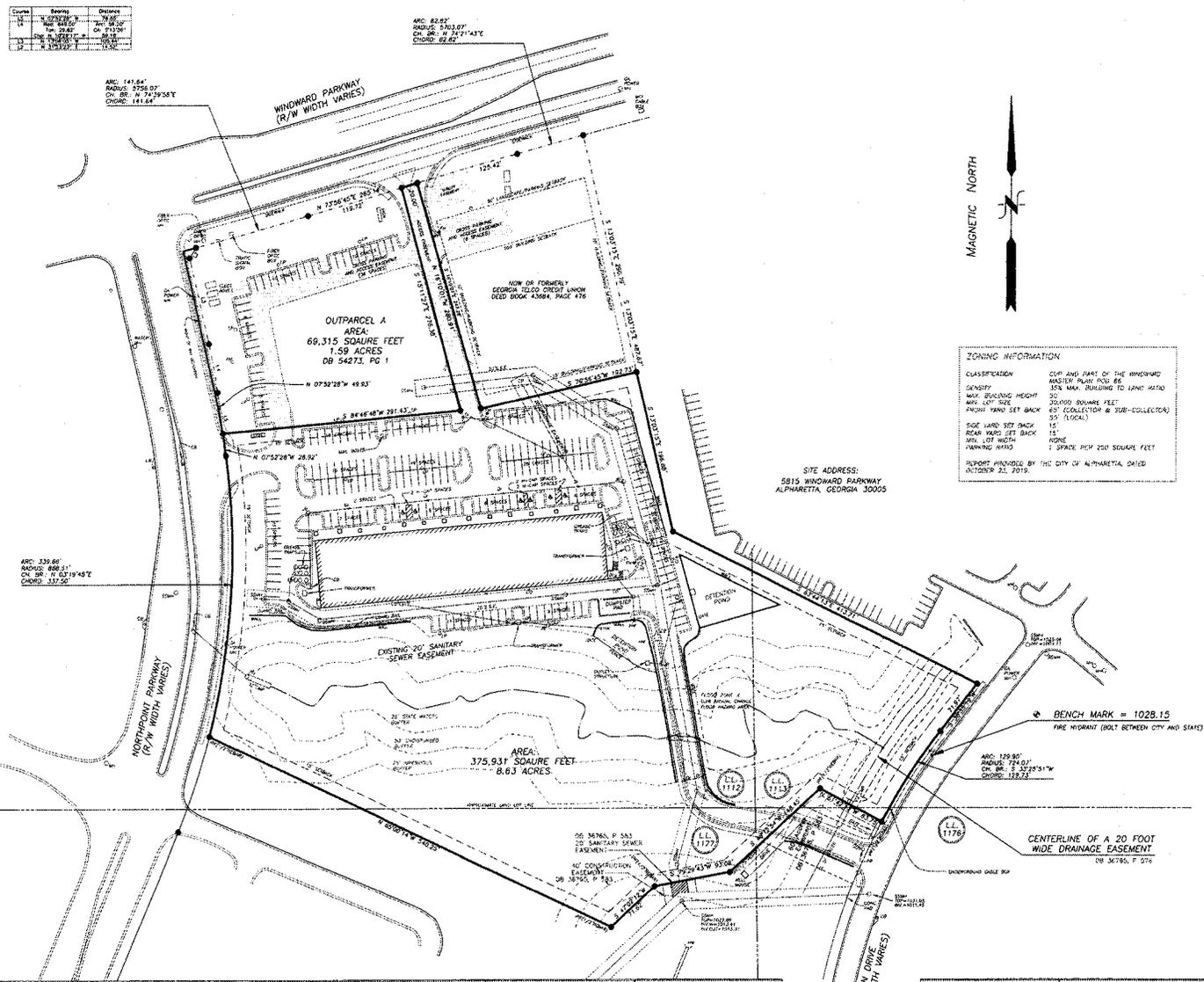
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA and ACSM Land Title Surveys, jointly established and approved by ALTA and ACSM, and includes Items 3, 4, 17, 18, and 19 of Table A thereof. The fieldwork was completed on October 13, 2019.

Date of Plat or Map: November 1, 2019

CLAUDE S. BROWN
 No. 2420
 CLAUDE S. BROWN
 GEORGIA SURVEYOR

LEGEND

- IPS --- IRON PIN SET (1/2" REBAR)
- IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
- B/W --- RICHED DE WAY
- PP --- POWER POLE
- DEEDED WIRE
- FENCE
- L --- LAND LOT
- CMP --- CORRUGATED METAL PIPE
- RCP --- RENEVATED CONCRETE PIPE
- CB --- CATCH BASIN
- DI --- DRAIN INLET
- SSWH --- SANITARY SEWER MANHOLE
- 6.6.0 --- ALSO KNOWN AS
- D.O.T. --- DEPARTMENT OF TRANSPORTATION
- FP --- FLAG POLE



ZONING INFORMATION

CLASSIFICATION	G01 AND PART OF THE WINDWARD MASTER PLAN PUD #6
SETBACK	50' MAX. BUILDING TO LANE WIDTH
MAX. BUILDING HEIGHT	32'
MAX. LOT COVER	30,000 SQUARE FEET
FRONT YARD SET BACK	45' (COLLECTOR & SUB-COLLECTOR)
REAR YARD SET BACK	35' (LOCAL)
SIDE YARD SET BACK	15'
MIN. LOT WIDTH	NONE
PARKING RATIO	1 SPACE PER 250 SQUARE FEET

REPORT PROVIDED BY THE CITY OF ALPHARETTA, DATED OCTOBER 22, 2019.

SITE ADDRESS:
 5915 WINDWARD PARKWAY
 ALPHARETTA, GEORGIA 30005

BENCH MARK = 1028.15
 FIRE HYDRANT (BOLT BETWEEN CITY AND STATE)

CENTERLINE OF A 20 FOOT WIDE DRAINAGE EASEMENT
 1028.3650, E 276'

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR ORP II WINDWARD CROSSING, LLC, MUTUAL OF OMAHA, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY: ZH

CHECKED BY: C. BROWN

DATE: SEPTEMBER 9, 2023

SCALE: 1" = 80'

JOB NO.: 1955

Prepared By:
REGISTERED LAND SURVEYORS, INC.
 135 Savannah Estates Drive
 Canton, Georgia 30015
 770-998-7676
 registeredands@comcast.net

PROJECT TITLE/NO.
WINDWARD CROSSING

BLING IN LAND LOT 1112, 1113, 1176 AND 1177 OF THE 2ND DISTRICT, 1ST SECTION
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

REVISIONS			REVISIONS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
(1)	SURVEY IN PROGRESS	02/16/20	(7)	PARTIAL AS-BUILT	01/14/21
(2)	ENHANCED DESCRIPTIONS	11/10/21	(8)	AS-BUILT	03/10/21
(3)	REVIEW TITLE	02/02/22	(9)	UPGRADE	11/17/22
(4)	COMPLETE REVISION	02/02/22			
(5)	DATE NO.				
(6)	80' ACCESS EASEMENT	12/11/23			
(7)	NAME CHANGE - UPDATE	02/17/24			
(8)	DR REF & ADDRESS	04/17/24			

CLAUDE S. BROWN
 No. 2420
 CLAUDE S. BROWN
 GEORGIA SURVEYOR

SHEET NO.
S-1

BY MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED. ALL HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

OF 1 SHEET

7/2/20

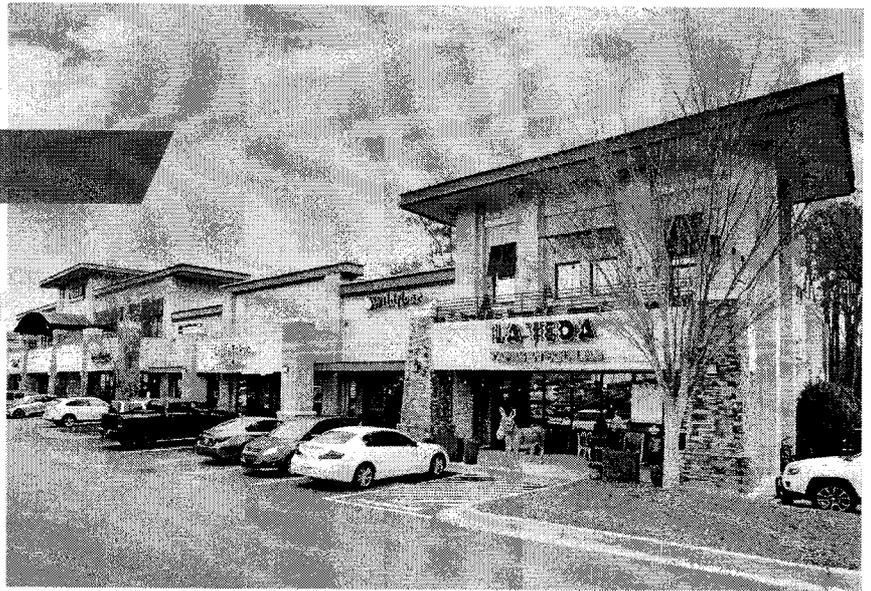


Windward Crossing

5815 Windward Pkwy., Alpharetta, GA 30005

LEASING INFORMATION

Rental Rate	\$20 NNN
Year Built	2005
Property Type	General Retail Shop
Building/GLA	47,383 SF
Parking	--
Intersection	North Point Pkwy. and Windward Pkwy.
Traffic Light	Yes
Traffic Count	32,800 AADT (Windward Pkwy.)

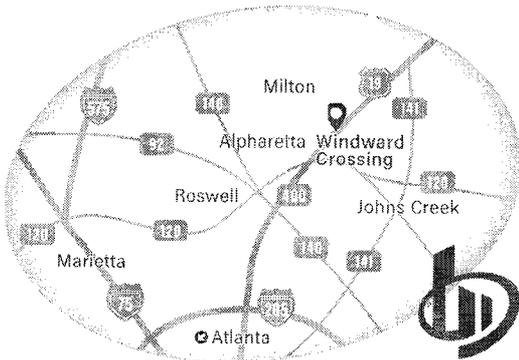
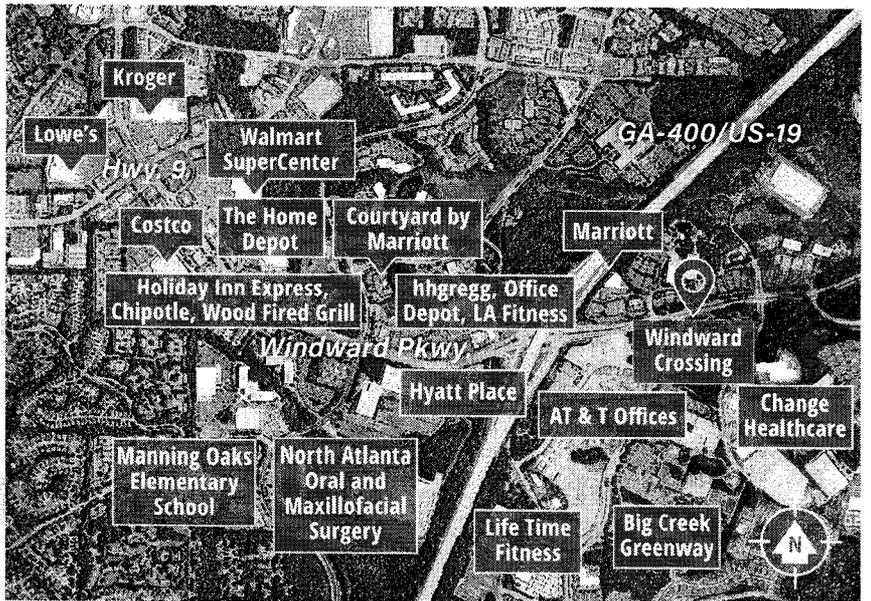


LEASING CONTACT

Wes Allen

☎ 404-375-0745 ✉ wallen@plnms.com

LOCATION MAP



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	2,056	72,610	167,720
Household	901	28,286	61,484
Avg. Income	\$99,756	\$126,625	\$133,683



7/2/20



WINDWARD CROSSING

5815 Windward Pkwy., Alpharetta, GA 30005

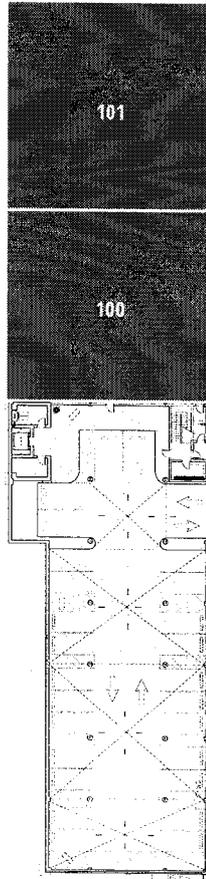
CENTER HIGHLIGHTS

- Property has a great mix of existing tenants tailored toward daytime population: modern co-working/meeting places, restaurants, cafés, and wellness centers.
- The surrounding Windward community includes a 1,400 AC business park, 6.8 million SF office spaces, more than 2,000 luxury homes, and an affluent residential base.
- Property surrounded by modern lifestyle and shopping centers, featuring unique restaurants, boutique shops and wellness/fitness retail stores.
- Alpharetta is the sixth fastest-growing city in the nation and has been named a top place for families to live.

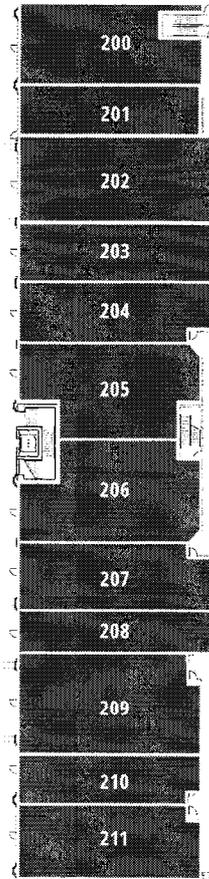
LEASING INFORMATION

STE	TENANT
100	Available (6,048 SF)
101	Knuckle Up
200/201	Rusii Indian Cuisine
202	Q'Paso Latin Grub
203	Available (1,440 SF)
204	MDW Hair Salon
205/206	Any Lab Test Now
207	Available (2,124 SF)
208	Benchmark Physical Therapy
209	Little Tokyo
210	Wildflour Cafe
211	Hacienda Bar & Grill
300	Roam Innovative Workplace

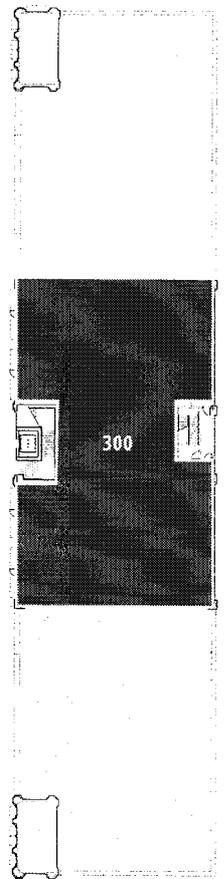
BASEMENT LEVEL

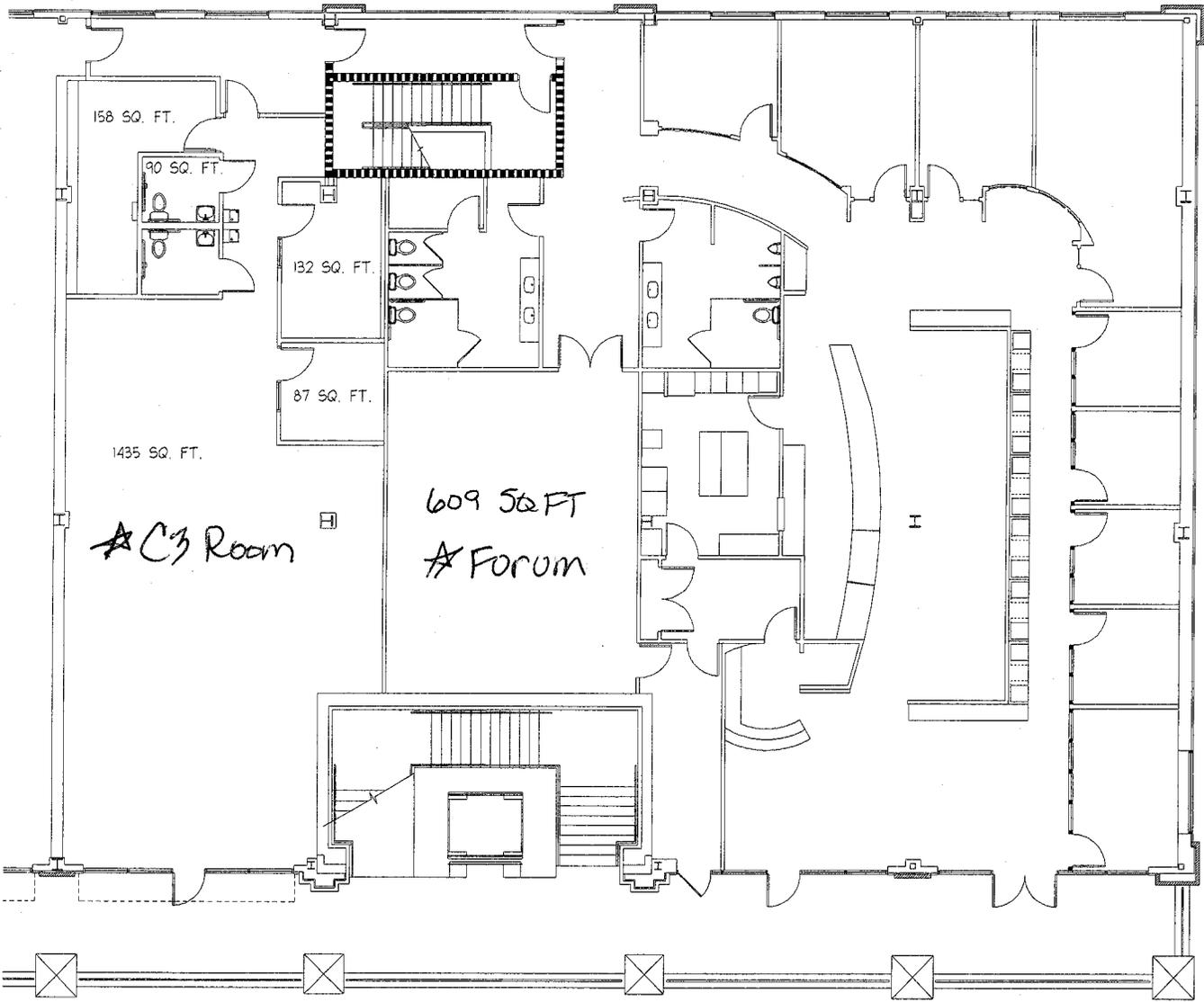


MAIN LEVEL



SECOND LEVEL





Rooms
to be
used

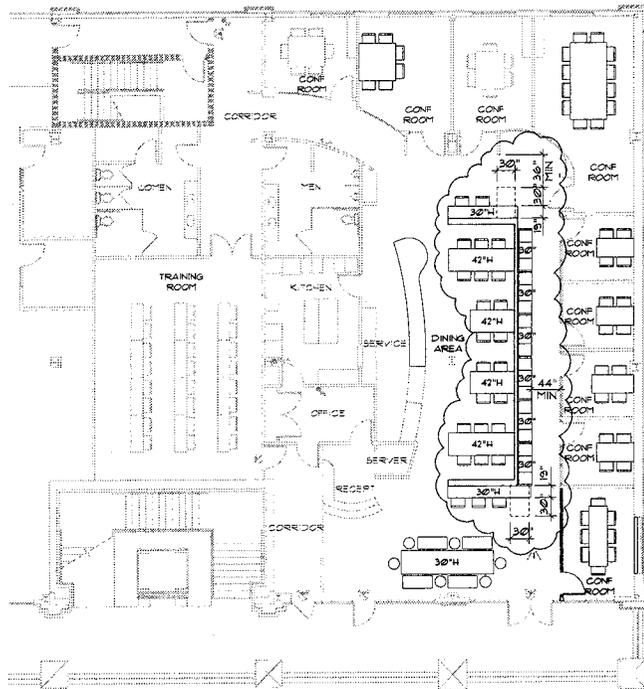
* C3 Room

609 SQ FT
* Forum

INTERIOR ALTERATIONS FOR:

ROOM

5815 WINDWARD PARKWAY
SUITE 302
ALPHARETTA, GA 30005

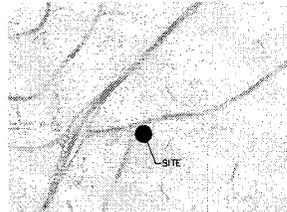


ARRANGEMENT PLAN

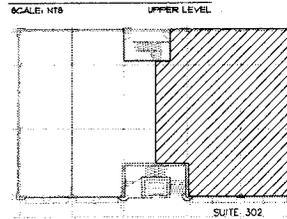
1 A01 SCALE: 1/8" = 1'-0"

NOTE:
ALL WOOD BLOCKING AND BRACING TO BE FIRE RESISTANT TREATED FOR TYPE IIB CONSTRUCTION.

VICINITY PLAN



KEY PLAN



EFFECTIVE CODES

ADMINISTRATION: (THE MOST RESTRICTIVE SUPERSEDES)		
CODE OF THE CITY OF ALPHARETTA, GA	ED. LATEST	
STANDARD BUILDING CODE, CHAPTER 1	ED. 1994	
CITY OF ALPHARETTA UNIFIED DEV. CODE	ED. LATEST	
BUILDING: INTERNATIONAL BUILDING CODE	ED. 2006	
W/ GA AMENDMENTS 2007, 2009, 2010		
FIRE SAFETY: INTERNATIONAL FIRE CODE	ED. 2006	
W/ GA AMENDMENTS 2007, 2010		
LIFE SAFETY CODE NFPA 101	ED. 2000	
CITY SPRINKLER CODE, ORD. NO. 770	ED. LATEST	
ELECTRICAL: NATIONAL ELECTRICAL CODE	ED. 2008	
W/ GA AMENDMENTS 2009		
ENERGY: INTERNATIONAL ENERGY CONSERV. CODE	ED. 2009	
W/ GA AMENDMENTS 2011		
ADA: GEORGIA ACCESS LAW 130-3-120	ED. LATEST	
PLUMBING: INTERNATIONAL PLUMBING CODE	ED. 2009	
W/ GA AMENDMENTS 2007 THRU 2011		
MECHANICAL: INTERNATIONAL MECHANICAL CODE	ED. 2006	
W/ GA AMENDMENTS 2007, 2009, 2010, 2011		

TENANT

ROOM
5815 WINDWARD PARKWAY
SUITE 302
ALPHARETTA, GA 30005
PHONE: 678.495.2260
EMAIL: PEYTON@MEETATROOM.COM
CONTACT: PEYTON DAY

GENERAL CONTRACTOR

TOTAL COMMERCIAL CONSTRUCTION
2870 PEACHTREE ROAD
SUITE 402
ATLANTA, GA 30305
PHONE: 404.839.9221
EMAIL: CARLTON@AOL.COM
CONTACT: CARLTON BROWN

ARCHITECT

DAEDALUS DESIGN-INNOVATION INC
815 VICTORIA COURT
CUMMING, GA 30042
PHONE: 811.300.2344
EMAIL: DAEDALUS@BELLSOUTH.NET
CONTACT: ERNIE KNOCH, AIA

DRAWING LIST

- ISSUED OR REVISID
- ISSUED, NO REVISIONS

NUMBER	SHEET NAME
A01	TITLE SHEET
A11	FLOOR PLAN
A12	RCP AND DEVICE PLAN

SCOPE OF WORK

AN INTERIOR ALTERATION FOR AN EXISTING COFFEE AND CONFERENCE ROOM FACILITY. THE SCOPE OF WORK INCLUDES APPROXIMATELY 481 SF OF NEW CONSTRUCTION: NEW CONFERENCE ROOM AND A HALF-HEIGHT PARTITION, THE REMAINING 4859 SF ARE TO RECEIVE NEW FINISHES AND NEW FURNISHINGS. EXISTING FIRE ALARM AND DETECTION SYSTEMS, FIRE EXTINGUISHERS, EGRESS ILLUMINATION AND EXIT SIGNAGE REMAIN UNALTERED.

PROJECT INFORMATION

PROJECT DATA				
OCCUPANCY / GROUP CLASSIFICATION	ASSEMBLY A2			
TYPE OF CONSTRUCTION	IIB			
SPRINKLERED	YES			
SEISMIC USE GROUP	1			
SEISMIC DESIGN CATEGORY	C			
TOTAL INTERIOR FINISH AREA	5142 USF			
FLOOR LEVEL	UPPER			
TOTAL NUMBER OF STORIES IN BUILDING	2			
CALCULATED OCCUPANCY LOAD	228			
REQUIRED MIN FLOOR LIVE LOAD	100 PSF			
OCCUPANCY LOAD CALCULATIONS: ROOM-BY-ROOM				
USE	OCCUPY CLASS	SIZE (SF)	BY/PERSON	PERSONS
RECEPTION	B1	384	1000	4
SERVER ROOM	B1	8	1000	1
DINING	A2	175	150	87
CONFERENCE ROOM	A2	141	150	10
CONFERENCE ROOM	A2	85	150	6
CONFERENCE ROOM	A2	85	150	6
CONFERENCE ROOM	A2	85	150	6
CONFERENCE ROOM	A2	85	150	6
CONFERENCE ROOM	A2	31	150	21
CONFERENCE ROOM	A2	164	150	11
CONFERENCE ROOM	A2	183	150	13
CONFERENCE ROOM	A2	132	150	9
TRAINING ROOM	E	690	200	35
KITCHEN	A2	270	1000	3
SERVICE AREA	A2	215	1000	3
OFFICE	B1	11	1000	2
WOMEN	B1	241	1000	3
MEN	B1	241	1000	2
EGRESS WIDTH CALCULATIONS		TOTAL PERSONS 228		
OCCUPANCY LOAD X 2' PER PERSON + REQ'D EGRESS WIDTH		228 X 2' PER PERSON + 46" REQ'D WIDTH TOTAL		
4 EXITS PROVIDED AT 36" EA = 144"				

DAEDALUS
ARCHITECTURE INTERIOR DESIGN
815 VICTORIA COURT
CUMMING, GA 30042
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DATE	ISSUE
12.12.11	CONSTRUCTION
12.22.11	REV 1

ROOM
INTERIOR ALTERATIONS
5815 WINDWARD PARKWAY
SUITE 302
ALPHARETTA, GA 30005

DATE	12 DECEMBER 2011
DRAWN BY	CHECKED
	EK
PROJECT NO.	2011010

TITLE SHEET | A01

7/2/20

C3 North Atlanta Church

MP-20-03/CU-20-06

