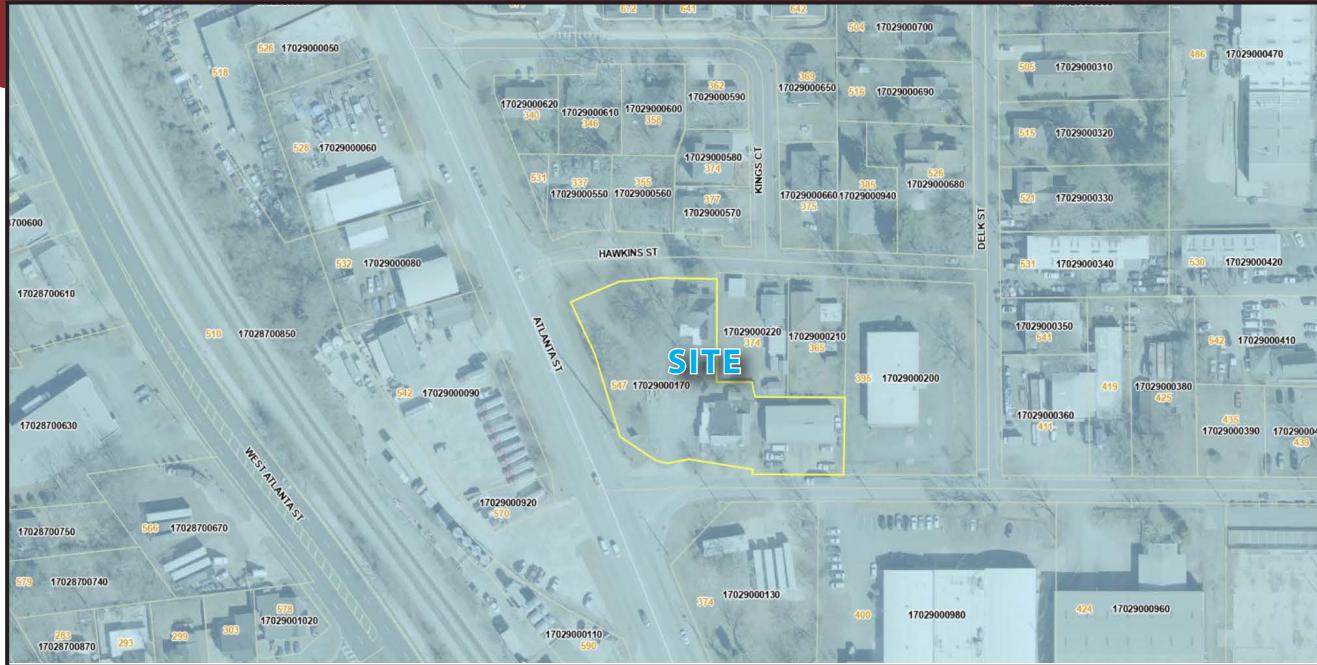
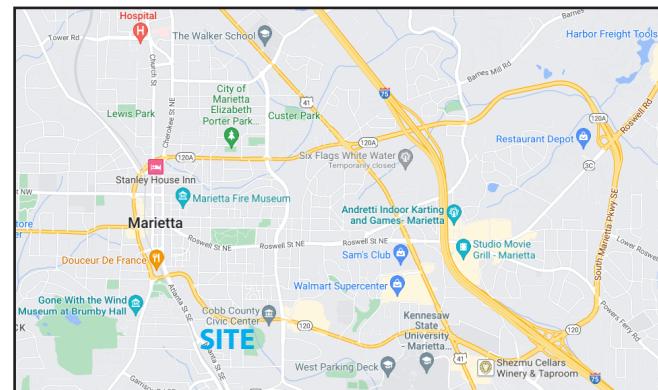


FOR SALE: Opportunity Zone Assemblage - Marietta, GA



547 Atlanta Street • Marietta, Georgia 30060

- ▶ .98 acres zoned CRC (Community Retail Commercial)
- ▶ 18,100 Daily Traffic Count
- ▶ Federal Opportunity Zone
- ▶ Additional land available
- ▶ All utilities
- ▶ Plans available for a permitted 2-story office bldg
- ▶ Great location at the corner Atlanta and Glover Street just south of the Marietta Square



PLEASE CONTACT:

Mel Stowers

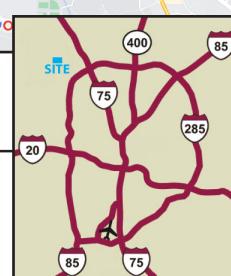
404/626-5966 (phone)

mstowers@stowersco.com

Ben Stowers

770/778-6491 (phone)

bstowers@stowersco.com



Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

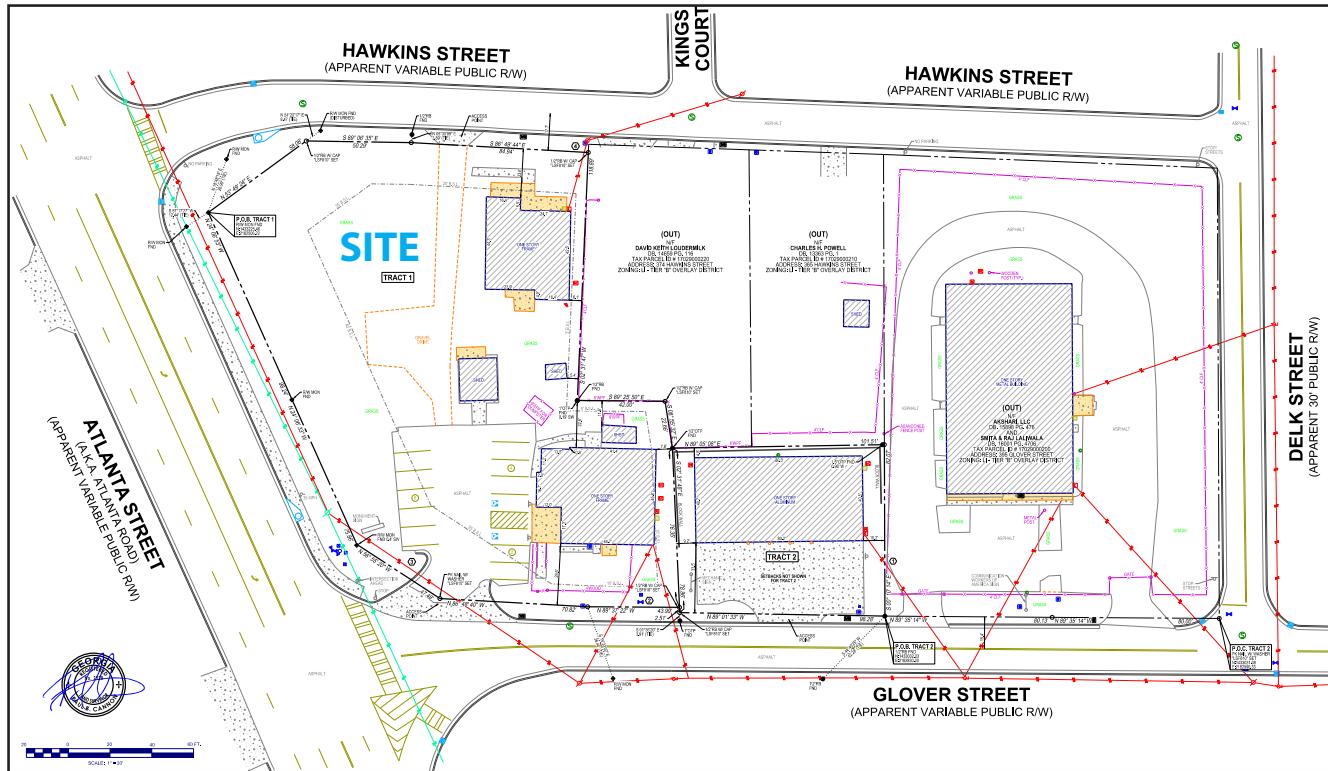
STOWERS & COMPANY

257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350

770-528-9422

547 Atlanta Street • Marietta, Georgia

Available for Sale



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547 S. ATLANTA ROAD

OFFICE BUILDING

MARIETTA, GA

GENERAL PROJECT NOTES:

NOTE: DO NOT SCALE OFF OF DRAWINGS.
 1. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
 2. THE ARCHITECTS SEAL, AFFIRMED HEREBY, CERTIFIES THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THESE DRAWINGS HAVE BEEN PREPARED IN CONFORMITY WITH 2010 ADA STANDARDS. IT IS THE RESPONSIBILITY OF THE BUILDING OWNER, HIS AGENT OR CONTRACTOR TO REVIEW THESE PLANS WITH THE APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO COMMENCING CONSTRUCTION AND FOR OBTAINING A BUILDING PERMIT OR NOTIFY THE ARCHITECT OF ANY ITEM IN CONFLICT WITH THE CODE.
 3. THESE DRAWINGS ARE A WORKING TOOL, FOR ASSISTING THE GENERAL CONTRACTOR IN HIS BIDDING PROCESS BUT DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE CONTRACTOR'S BID IS TO BE BASED ON THE DRAWINGS AS THEY EXIST AT THE TIME OF BIDDING.
 4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH OCCUR WITHIN THE CONTRACT DOCUMENTS PRIOR TO THE ORDERING OF MATERIALS OR EXECUTION OF WORK.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ORDERING ALL ITEMS IN A timely MANNER SO THAT DELIVERY DOES NOT BECOME AN ISSUE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DELAY IN RECEIVING LEAD-TIME ITEMS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED.
 6. DISPOSAL OF ALL CHEMICALS TOXIC OR DANGEROUS SUBSTANCES MUST BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES.
 7. THESE WORKING DRAWINGS INDICATE MATERIALS AND METHODS OF INTERIOR CONSTRUCTION TO SET STANDARDS OF QUALITY AND/OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THEY DO NOT ALTER THE APPEARANCE ORIGINALLY INDICATED. THERE SHALL BE NO LATENT DEFECTS IN THE MATERIALS OR METHODS USED.
 8. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR SUBSTITUTION IF IT IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTIONS OF FINISH MATERIALS MAY BE MADE BY THE CONTRACTOR WITH THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SUBSTITUTION. THE CONTRACTOR MUST RECEIVE APPROVAL BEFORE ORDERING. REVIEW OF SUBSTITUTIONS DUE TO A CHANGE IN THE ORIGINAL SCHEDULE OR BUDGET MAY BE CONSIDERED ADDITIONAL SERVICE.
 8. NOT USE.
 9. THE CONTRACTOR SHALL REED, REFLY AND DRAW-BLUE PRINT AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS. DESIGNER CAN NOT BE HELD RESPONSIBLE FOR ANY FIELD CONDITIONS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS TO PROVIDE ALL CERTIFICATES OF OCCUPANCY PERMIT TO LANDSCAPE AT COMPLETION OF PROJECT.
 11. PRIOR TO FABRICATION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT OF ALL EQUIPMENT AND MILWORK. SHOP DRAWINGS SHALL INCLUDE DETAILED LOCATION DRAWINGS AND MATERIALS SCHEDULES. DRAWINGS TO BE BASED FROM ACTUAL FIELD DIMENSIONS, LOCATION AND ORIENTATION OF EXISTING ITEMS. DRAWINGS TO BE APPROVED BY ARCHITECT PRIOR TO FABRICATION.
 12. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY FOR THE IDENTIFICATION OR REMOVAL OF ANY HAZARDOUS MATERIAL.
 13. THE CONTRACTOR AT THE COMPLETION OF THE WORK SHALL LEAVE ALL WORK AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION. FINAL CLEAN UP INCLUDES (BUT NOT BY WAY OF LIMITATION) THE INTERIOR OF WINDOWS, WALLS, CEILINGS, SHELVES, CABINETS, ETC. REQUIRE BLOCCING. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INTENT OF ALL SUPPORT MEMBERS.
 14. INSTALL PRE-FABRED WOOD BLOCCING PER KHM CUSTOM GRADE STANDARDS INDOOR PARTITIONS WHERE SHELVING, CABINETS, ETC. REQUIRE BLOCCING.
 15. WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED BY ARCHITECT IN WRITING.
 17. ALL MATERIALS INSTALLED WITHIN PUNCHED AREAS SHALL BE NON-CHEMISTABLE AND/OR PLUMBED RATED.

IDENTIFICATION AND FIRE BARRIERS:

18. CONTRACTOR SHALL FABRICATION ALL ULTRARATED WALLS REQUIRED FOR PROTECTED WALKWAYS, CORRIDOR PARTITIONS, ENCLUSTERS, PARTITIONS, ETC. AND FIRE BARRIERS AND EXIT ENCLOSURES EITHER BY INSTALLING SONS OR BY STYLING IN CONCEALED SPACES IN CONCEALED SPACES.
 19. 2 OR 1/8 INCH PLATE FOR WALL RATINGS HOUR PER AND BARRIER. PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT. ON CONCRETE FABRICATING.
 19. INSTALL UL RATED FIRE CAULK MATERIAL AROUND PENETRATIONS INTO FIRE RATED PARTITION TO INSURE INTEGRITY OF PARTITION.

INSULATION MATERIALS:

20. INSULATION MATERIALS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, IN ANY LOCATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE INDEX OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E84 AND UL723, OR APPROPRIATE CODE.

hardware:

21. CONTRACTOR SHALL FABRICATE ALL ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PULLING OR TWISTING OF THE WHEEL TO OPERATE. LEVER-OPERATED MECHANICAL PUSH TYPE MECHANISMS AND DOWNDRAULIC HANDLES ARE ACCEPTABLE DESIGNS PER ADAAG.

Signage:

22. CONTRACTOR SHALL PROVIDE AND INSTALL INTERIOR ROOM IDENTIFICATION SIGNAGE AND BUILDING LOGO. SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHICH IS NOT THE SWING SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS. SIGN SHALL BE PLACED IN A VISIBLE LOCATION. MOUNTING HEIGHT SHALL BE 48" ABOVE FINISH FLOOR TO THE CENTER LINE OF THE SIGN PER ADAAG. DO NOT MOUNT SIGN ON THE RETROGRADE DOORS.

23. PROVIDE SUITE DESIGNATION SIGNAGE AT ALL EXTERIOR DOORS. MINIMUM SIZE SHALL BE 4" HIGH.

ACOUSTICAL TILE CEILING:

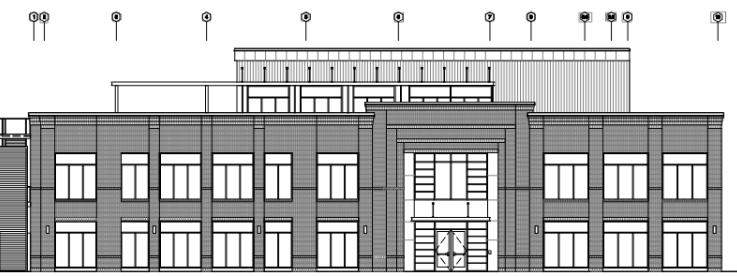
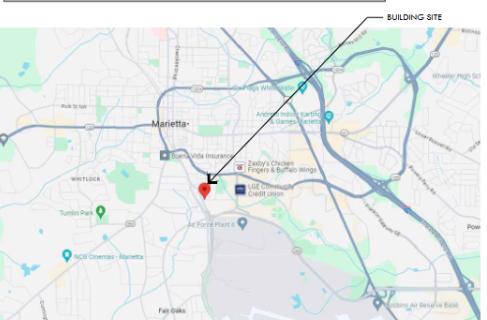
24. NEW CEILING SHALL CONFORM TO ALL SEDSIC REQUIREMENTS OF SEDSIC DESIGN CATEGORY "C" AND CISCA ZONES 0-3 INCLUDING THE FOLLOWING:
 A. EACH INDIVIDUAL PICTURE AND ATTACHMENTS WITH COMBINED WEIGHT OF 54 LBS OR LESS SHALL HAVE TWO NO. 12 GAUGE WIRE HANGERS AT DIAGONAL CORNERS OF RETICLE. THESE WIRES MUST BE BLACK. ANY PICTURE AND ATTACHMENTS WITH A COMBINED WEIGHT OF GREATER THAN 56 LBS MUST BE SUPPORTED BY A HANGER SUPPORT ON THE STRUCTURE.

25. THE HANGER SUPPORTS RUNNER INTERSECTIONS AT ALL GRID SPACES MUST HAVE AN AVERAGE ULTIMATE TEST STRENGTH OF 60 LBS. OR MORE IN BOTH TENSION AND COMPRESSION.
 FULLY AUTOMATIC FIRE SUPPRESSION SYSTEM:
 26. SPRINKLER SHOP DRAWINGS SHOWING SPRINKLER LOCATIONS AND HEAD LAYOUT SHALL BE AVAILABLE ON JOB SITE AT ALL TIMES.

Engineering Notes:

GENERAL CONTRACTOR TO PROVIDE ENGINEERING DRAWINGS AND PERMITTING FOR SPRINKLER AND ALARM SYSTEMS. OWNER WILL REVIEW FIRE ALARM SHOP DRAWINGS. ALARM SYSTEMS DEVICES TO NOT BE INSTALLED IN THE MIDDLE OF ARTWALLS.

LOCATION MAP:



CODE REQUIREMENTS:

CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES:

INTERNATIONAL BUILDING CODE (IBC): 2018 EDITION WITH 2020, 2022 & 2024 STATE AMENDMENTS

INTERNATIONAL FIRE CODE (IFC):

2018 EDITION WITH NO AMENDMENTS

INTERNATIONAL PLUMBING CODE (IPC):

2018 EDITION WITH 2020, 2022 & 2024 STATE AMENDMENTS

INTERNATIONAL MECHANICAL CODE (IMC):

2018 EDITION WITH 2020 & 2024 STATE AMENDMENTS

INTERNATIONAL GAS CODE (IGC):

2018 EDITION WITH 2020 & 2022 STATE AMENDMENTS

NATIONAL ELECTRICAL CODE (NEC):

2020 EDITION WITH 2021 STATE AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE (IECC):

2018 EDITION WITH 2020, 2022 & 2024 STATE AMENDMENTS

ACCESSIBILITY REQUIREMENTS:

CHAPTER 120-3-20, GA ACCESSIBILITY CODE / 2010 ADA STANDARDS

CHAPTER 120-3-20, GA STATE MINIMUM FIRE SAFETY STANDARDS / 2018 LIFE SAFETY CODE

PROJECT DATA:

1. PROJECT SIZE:

BUILDING AREA:
 FIRST LEVEL: 5,519 SQ. FT.
 SECOND LEVEL: 5,519 SQ. FT.
 THIRD LEVEL: 2,230 SQ. FT.
 TOTAL: 10,268 SQ. FT.

BUILDING HEIGHT: 42'-3"

2. PROJECT DESCRIPTION:

OFFICES FOR AN INTERIOR DESIGN FIRM. FUNCTIONS INCLUDE: CONFERENCE ROOMS, BREAK ROOM AND OFFICES

3. OCCUPANCY USES:

MULTIPLE OCCUPANCY BUILDING PROTECTED AS MIXED OCCUPANCY. OCCUPANCIES PRESENT:

FIRE LEVEL: BUSINESS (GROUP B)
 SECOND LEVEL: BUSINESS (GROUP B)
 THIRD LEVEL: ASSEMBLY (GROUP A-2)

4. BUILDING HEIGHT / AREA LIMITATIONS:

BUSINESS (GROUP B)
 ALLOWABLE HEIGHT: 70 FEET
 ALLOWABLE STORIES: 4 ABOVE GRADE PLANE
 AREA FACTOR: 5.4,000 S.F.

ASSEMBLY (GROUP A-2)
 ALLOWABLE HEIGHT: 70 FEET
 ALLOWABLE STORIES: 5 ABOVE GRADE PLANE
 AREA FACTOR: 54,500 S.F.

5. BUILDING CONSTRUCTION TYPE:

TYPE V-A (III), WITH AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY FIRE ALARM.

* EMERGENCY FIRE ALARM REQUIRED PER 2018 NFPA 101 SECTION 14.3.4.1.1 IN ACCORDANCE WITH SECTION 9.6.

2018 IBC TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

PRIMARY STRUCTURAL FRAME: 1

BEARING WALLS: 1

INTERIOR: 1

NON BEARING WALLS AND PARTITIONS: 0

INTERIOR: 0

NON BEARING WALLS AND PARTITIONS: 1

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 1

WALL SECTIONS: 1

ASSEMBLY: 1

ROOF CONSTRUCTION AND ASSOCIATED MEMBERS: 1

WALL SECTIONS: 1

ASSEMBLY: 1

ENLARGED PLATES: 1

END PLATES: 1

END PLATES - SECTION + DETAILS: 1

ENLARGED PLATES: 1

EXTERIOR STAIRS: 1

DUCTWORK: 1

WALL SECTIONS: 1

WALL SE





