MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JULY 19, 2022
9:00 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, July 19, 2022, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Jerica Richardson
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

Ms. Jeannie Peyton, Zoning Division Senior Planner, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued.*

WITHDRAWN, HELD, AND CONTINUED CASES

Z-26 **DUKE REALTY LIMITED PARTNERSHIP** (Charles M. Bettis, owner) requesting rezoning from **GC** and **LI** to **LI** for a warehouse and distribution facility in land lots 499, 502, and 503 of the 18th district. Property is located on the southeast side of Discovery Boulevard and on the northeast side of Mableton Parkway (Discovery Boulevard). ***(Previously held by the Planning Commission from the May 3, 2022, Planning Commission (PC) hearing until the July 5, 2022, PC hearing). WITHDRAWN WITHOUT PREJUDICE***

Z-40 **DENNIS PALMER** (Dennis Palmer, Trustee for The OCC-1701, owner) requesting rezoning from **R-20** to **R-12** for single-family residences in land lot 351 of the 17th district. Property is located at the southeastern corner of the intersection of Old Concord Road and Miller Avenue (1701 Old Concord Road). ***WITHDRAWN WITHOUT PREJUDICE***

O.B. 35 To consider a stipulation amendment for Davest Enterprises, LLC regarding rezoning application Z-70 of 2006 for property located on the east side of Canton Road, north of Centerview Drive, in land lots 299 and 300 of the 16th district (3850 Canton Road). ***WITHDRAWN WITHOUT PREJUDICE***

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

O.B. 33 To consider a stipulation and site plan amendment for Topsc, LLC regarding rezoning application Z-54 of 2016 for property located in land lots 47, 54, and 56 of the 19th district. Property is located on the east side of Austell Road, north side of Roberta Circle Extension; westerly side of Roberta Circle; north, south, east, and west sides of Stallion Parkway (Stallion Parkway).

Ms. Peyton presented the Applicant's request to withdraw without prejudice O.B. 33; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Cupid, to **allow** O.B. 33 to be *withdrawn without prejudice.*

VOTE: **ADOPTED** 5-0

Z-78'21 **ST. BENEDICT'S EPISCOPAL SCHOOL** (Cooper Lake-Daniel, LLC, owner) requesting rezoning from **O&I** and **R-20** to **O&I** for a school in land lot 695 of the 17th district. Property is located on the east and north side of Daniel Street, on the west side of Cooper Lake Road (2001 Daniel Street, 2235 Cooper Lake Road). ***(Previously continued by the Planning Commission (PC) from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; held by the Board of Commissioners (BOC) from the December 21, 2021, BOC Zoning hearing until the February 15, 2022, BOC Zoning hearing; continued by the BOC from the February 15, 2022, and March 15, 2022, BOC Zoning hearings until the April 19, 2022, BOC Zoning hearing; held by the BOC from the April 19, 2022, BOC Zoning hearing until the June 21, 2022, BOC Zoning hearing; held by the BOC from the June 21, 2022, and July 19, 2022, BOC Zoning hearings until the August 16, 2022, BOC Zoning hearing; therefore, was not considered at this hearing).***

SLUP-11'21 **ST. BENEDICT'S EPISCOPAL SCHOOL** (Cooper Lake-Daniel, LLC, owner) requesting a **Special Land Use Permit** for a school in land lot 695 of the 17th district. Property is located on the east and north side of Daniel Street, on the west side of Cooper Lake Road (2001 Daniel Street, 2235 Cooper Lake Road). ***(Previously continued by the Planning Commission (PC) from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; held by the Board of Commissioners (BOC) from the December 21, 2021, BOC Zoning hearing until the February 15, 2022, BOC Zoning hearing; continued by the BOC from the February 15, 2022, and March 15, 2022, BOC Zoning hearings until the April 19, 2022, BOC Zoning hearing; held by the BOC from the April 19, 2022, BOC Zoning hearing until the June 21, 2022, BOC Zoning hearing; held by the BOC from the June 21, 2022, and July 19, 2022, BOC Zoning hearings until the August 16, 2022, BOC Zoning hearing; therefore, was not considered at this hearing).***

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-7 **KM HOMES** (Luther John Deavers, Luther Guy Deavers Jr., owners) requesting rezoning from **R-20** to **FST** for a townhome community in land lot 22 of the 20th district. Property is located on the southeast side of Wade Green Road, north of Wooten Lake Road (4556, 4570, 4600 Wade Green Road). ***(Previously continued by Staff from the February 1, 2022, and the March 1, 2022, Planning Commission (PC) hearings until the April 5, 2022, PC hearing; held by the PC from the April 5, 2022, PC hearing until the May, 3, 2022, PC hearing; continued by Staff from the May 3, 2022, and June 7, 2022, PC hearings until the July 5, 2022, PC hearing; held by the PC until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

Z-34 **RISE PROPERTIES, LLC** (Techsoft Consulting, LLC, owner) requesting rezoning from **PVC** to **RSL** for residential senior living, non-supportive; multi-family and duplex in land lot 17 of the 25th and 26th districts. Property is located on the south side of East-West Connector, east of Hicks Road, and west of Barnes Meadows Road (4061, 4085 Hicks Road). ***(Previously continued by Staff from the June 7, 2022, Planning Commission (PC) hearing until the July 5, 2022, PC hearing; continued by the PC until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

Z-35 **MORRISON BUILDING & INVESTMENT, LLC** (Morrison Building & Investment, LLC, owners) requesting rezoning from **R-20** to **NRC** for commercial use in land lot 42 of the 18th district. Property is located on the south side of Veterans Memorial Highway, north of Lee Road (259 Veterans Memorial Highway). ***(Previously held by the Planning Commission (PC) from the June 7, 2022, and July 5, 2022, PC hearings until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

Z-36 **DAVID GERNATT** (David Gernatt, Trustee of the Shelia Anne Gernatt Irrevocable Trust dated June 19, 2015, owners) requesting rezoning from **R-30** to **R-20** for a single-family subdivision in land lot 335 of the 20th district. Property is located on the west side of County Road, at the terminus of Crestworth Lane (286 County Road). ***(Previously held by the Planning Commission (PC) until the July 5, 2022, PC hearing; continued by Staff until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-38 **DAVID PEARSON COMMUNITIES, INC.** (Barnes Farms, LLC, owner) requesting rezoning from **R-30** to **R-15/OSC** for a single-family subdivision in land lots 8 and 9 of the 18th district; 1251, 1266, 1267, 1268, 1269, 1322, 1323, 1324, and 1325 of the 19th district. Property is located on the east and west side of Brown Road, north of Stout Parkway (5690, unaddressed parcel Brown Road). ***(Previously continued by Staff from the June 7, 2022, Planning Commission (PC) hearing until the July 5, 2022, PC hearing; held by the PC until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

Z-42 **JONATHAN CONWAY, THE STONEHENGE GROUP EBP LLC** (Suzanne Lemmond Brown and Barbara Lemmond Kilgore, owners) requesting rezoning from **NS** to **FST** for a townhome community in land lots 486, 516, and 517 of the 18th district. Property is located on the northeast side of the intersection of Oak Ridge Road and Blair Bridge Road (1350 Oak Ridge Road). ***(Held by the Planning Commission (PC) until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

OSC-1 **GREEN COMMUNITY DEVELOPMENT, LLC** (Charles I Claussen and Alla V Claussen, owners) requesting rezoning from **R-20** to **R-20/OSC** for a single-family subdivision in land lot 740 of the 16th district. Property is located on the east side of Kinridge Court, north of Kinridge Road (2077, 2079 Kinridge Court). ***(Previously continued by Staff until the July 5, 2022, Planning Commission (PC)hearing; continued by Staff until the August 2, 2022 PC hearing; continued by Staff until the August 16, 2022, Board of Commissioners' Zoning hearing; therefore, was not considered at this hearing).***

SLUP-5 **PARALLEL TOWERS III, LLC aka PARALLEL INFRASTRUCTURE LLC** (FDP Properties, LLC, owner) requesting a **Special Land Use Permit** for a cellular tower in land lots 131 and 132 of the 16th district. Property is located on the east side of Canton Road, across from the terminus of Shallowford Road (4648 Canton Rd). ***(Previously continued by Staff until the May 3, 2022, Planning Commission (PC) hearing; held by the PC until the June 7, 2022, PC hearing; continued by Staff until the July 5, 2022, PC hearing; continued by the PC until the August 2, 2022, PC hearing; therefore, was not considered at this hearing).***

O.B. 24 To consider a reduction of lot size from the required 20,000 square-feet to 13,112 square-feet for Hal Simpson for property located on the south side of Kenmare Circle, in land lot 260 of the 17th district (170 Kenmare Circle). ***(Previously continued by Staff until the August 16, 2022, Board of Commissioners' Zoning hearing; therefore, was not considered at this hearing).***

Ms. Peyton made the following announcements and then read in the cases for the Consent Agenda.

CAMPAIGN DISCLOSURE

All speakers who have made a campaign contribution totaling $250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-21 **FRANCISCO PADILLA** (Francisco Joel Padilla Perez, owner) requesting rezoning from **CF** to **NRC** for an office in land lot 1214 of the 19th district. Property is located on the west side of Austell Road, on the south side of Doby Lane (5120 Austell Road). ***(Previously continued by Staff from the April 5, 2022, and May 3, 2022, Planning Commission (PC) hearings until the June 7, 2022, PC hearing; continued by the PC hearing from the June 7, 2022, PC hearing until the July 5, 2022, PC hearing).***

To **delete** Z-21 to the **LRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division on May 31, 2022, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Letter of agreeable conditions from Garvis L. Sams, Jr. dated May 31, 2022 (attached and made a part of these minutes), with the following change:**
   A. **Item No. 7 – add to the end: "*The dumpster enclosures are to have doors, and the doors are to remain closed when not in use.*"**
3. **Construction hours limited to Monday through Friday from 7:00 a.m. until 6:00 p.m.**
4. **Fire Department comments and recommendations**
5. **Stormwater Management Division comments and recommendations**
6. **Water and Sewer Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

CONSENT AGENDA (CONT.)

Z-24 **DAVEST ENTERPRISES, LLC** (Davest Enterprises, LLC, owner) requesting rezoning from **LRO** and **NRC** to **NRC** for a personal care home in land lot 37 of the 20th district. Property is located on the southwest side of Cobb Parkway, north of Cedarcrest Road (4707 Cobb Parkway NW). ***(Previously continued by Staff from the May 3, 2022, Planning Commission (PC) hearing until June 7, 2022, PC hearing; held by the PC from the June 7, 2022, PC hearing until the July 5, 2022, PC hearing).***

To **delete** Z-24 to the **NRC** and **LRO** zoning districts, subject to:

1. **Site Plan dated June 23, 2022 (attached and made a part of these minutes)**
2. **Letter of agreeable conditions from David Woghiren dated June 30, 2022 (attached and made a part of these minutes), with the following change:**
   A. Item No. 14 – delete in its entirety
3. **Assisted living/personal care use *only***
4. **Main structure shall be three-sided brick**
5. **Fire Department comments and recommendations**
6. **Water and Sewer Division comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Department of Transportation comments and recommendations**

Z-29 **MARIA DEL CARMEN RODRIGUEZ** (Miguel Pineda and Maria Del Carmen Rodriguez Jaime, owners) requesting rezoning from **CF** and **R-20** to **R-20** for a single-family residence in land lots 278 and 279 of the 17th district. Property is located on the north side of Waldrep Circle, west of South Cobb Drive (1802 Waldrep Circle). ***(Continued by Staff from the June 7, 202,2 Planning Commission (PC) hearing until the July 5, 2022, PC hearing).***

To **approve** Z-29 to the **R-20** zoning district, subject to:

1. **District Commissioner to approve the final site plan**
2. **The existing accessory structures at the rear of the property to be removed within 60 days of the Board of Commissioners' final zoning decision**
3. **Fire Department comments and recommendations**
4. **Water and Sewer Division comments and recommendations**
5. **Stormwater Management Division comments and recommendations**
6. **Department of Transportation comments and recommendations**

CONSENT AGENDA (CONT.)

At the call for Z-41 (Southern Gas Partners, LLC), opposition was present; therefore, Z-41 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 13 of these minutes).

Z-43 **JVH PROPERTIES, LLC** (JVH Properties, LLC, owner) requesting rezoning from **GC** to **NRC** for an office in land lot 621 of the 17th district. Property is located on the south side of South Cobb Drive, northwest of Ivy Glen Drive (4450 South Cobb Drive).

To **approve** Z-43 to the **NRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division on May 6, 2022, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Maintain the existing 35-foot undisturbed buffer adjacent to residential zoning along the southwest property line**
3. **Include an eight-foot landscape enhancement strip along Ivy Glen Drive and South Cobb Drive**
4. **Fire Department comments and recommendations**
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

Z-44 **TCCA TRUST LLC** (Marilyn Hasty Williams, Trustee for Willis Worley Hasty Trust, owner) requesting rezoning from **LRO** to **NRC** for a personal care home in land lot 776 of the 16th district. Property is located on the southeast side of Sandy Plains Road, northeast of Scufflegrit Road (1900 Sandy Plains Road).

To **approve** Z-44 to the **NRC** zoning district, subject to:

1. ***Revised* site plan dated May 25, 2022, with the District Commissioner approving the final site plan (attached and made a part of these minutes)**
2. **Letter of agreeable conditions from Garvis L. Sams, Jr. dated June 10, 2022 (attached and made a part of these minutes)**
3. **Assisted living/personal care home use *only***
4. **Georgia Native Plant Society Rescue to be conducted on the site prior to clearing and grading or issuance of an LDP (Land Disturbance Permit)**
5. **Maximum of 24 beds; any additional beds to come back before the Board of Commissioners as Other Business**

CONSENT AGENDA (CONT.)

Z-44 **TCCA TRUST LLC (CONT.)**

6. **Fire Department comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Water and Sewer Division comments and recommendations**
9. **Department of Transportation comments and recommendations**

LUP-11 **JEFFERY C. SMITH** (Jeffery C. Smith and Julian W. Smith, owners) requesting a **Temporary Land Use Permit** for produce sales (Renewal of LUP-12-2020) in land lots 1019 and 1054 of the 19th district. Property is located on the east side of Austell Powder Springs Road, south of Furr Avenue (4509 Austell Powder Springs Road).

To **approve** LUP-11 for **24 months**, subject to:

1. **Produce stand to be maintained to the side of the primary structure**
2. **Off-street parking and turn around space to be provided to the side and rear of the existing structure**
3. **Business activity limited to spring and summer months**
4. **Department of Transportation comments and recommendations**

SLUP-9 **BROWARD DEVELOPMENT** (Carol Ann Waddell and Christina Waddell Holcombe, Stephen R. Pendleton and Victoria B. Pendleton, LLC, owners) requesting a **Special Land Use Permit** for a climate controlled self-storage facility in land lots 405 and 498 of the 18th district. Property is located on the northeast side of Mableton Parkway and on the southwest side of Cardell Circle, north of Hunnicutt Road (6949 Mableton Parkway).

To **approve** SLUP-9, subject to:

1. ***Final* site plan and building architecture to be approved by the District Commissioner**
2. **Variance #1 and #2 granted as identified in Zoning Division comments; Variance #3 is not to be approved**
3. **Letter of agreeable conditions from Garvis L. Sams, Jr. dated April 5, 2022 (attached and made a part of these minutes)**
4. **Access hours to be from 6:00 a.m. until 10:00 p.m., seven days a week**
5. **Submittal 1 traffic study to be submitted during Plan Review**
6. **Mableton Parkway Design Guidelines must be met during Plan Review**
7. **Landscape Review Committee shall be established to include the Applicant, County Arborist, and representatives from the Mableton Improvement Coalition, with final approval by the District Commissioner**

CONSENT AGENDA (CONT.)

SLUP-9 BROWARD DEVELOPMENT (CONT.)

8. **All other Staff comments and recommendations, *not otherwise in conflict***

OTHER BUSINESS

O.B. 26 To consider a site plan amendment for Reich Properties, LLC regarding rezoning application Z-203 of 2005 for property located on the west side of Oakdale Road, and on the east side of South Cobb Drive in land lots 690 and 751 of the 17th district (4849 South Cobb Drive). ***(Continued by Staff from the June 21, 2022, Board of Commissioners' (BOC) Zoning hearing until the July 19, 2022, BOC Zoning hearing).***

To **approve** O.B. 26, subject to:

1. **Stipulation #4 from the letter of stipulations amended to allow 58 parking spaces**
2. **District Commissioner to approve the final site plan**
3. **Stormwater Management Division comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
4. **Cobb DOT comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
5. **All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 32 To consider a stipulation and site plan amendment for Longo Homes, Inc./ Vincent Longo regarding rezoning application Z-182 of 2005 for property located on the west side of Mars Hill Road, south of Hadaway Road in land lot 270 of the 20th district (755 Mars Hill Road).

After O.B. 32 was read into the record, the Applicant's representative, Garvis L. Sams, Jr. presented the Applicant's request for a continuance of O.B. 32; thereafter, the following motion was made:

MOTION: Motion by Gambrill, second by Richardson, to **continue** O.B. 32 until the August 16, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 34 To consider a stipulation amendment for Mt. Bethel Christian Academy, Inc. regarding case SLUP-11 (Mt. Bethel United Methodist Church, Inc.) of 2013. Property is located on the north side of Post Oak Tritt Road, west of Holly Springs Road, in land lots 599, 600, 625, and 626 of the 16th district (2509 Post Oak Tritt Road).

To **approve** O.B. 34, subject to:

1. **From an email received on July 13, 2022, from the East Cobb Civic Association (ECCA), make the following changes to Exhibit "B" of petition O.B. 34 (2022) (attached and made a part of these minutes):**
   A. **Page 1, Paragraph 1, Line 7 – delete the words:** ***"its main church and"***
   B. **Page 1, Paragraph 4 – delete:** ***"The location of the temporary classroom buildings is shown on the recently approved Site Plan"*** **and insert:** ***"The location of the two (2) temporary classroom buildings labeled as 'Existing Modular', are shown on the recently approved Site Plan"***
2. **The temporary classroom buildings are approved for a two-year period through August 1, 2024; the Applicant will have to come back for renewal at that time, if they continue**
3. **Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
4. **Cobb DOT comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
5. **All previous stipulations and conditions,** ***not otherwise in conflict with this amendment,*** **to remain in effect**

O.B. 36 To consider a stipulation and site plan amendment for YGLI, LLC regarding rezoning application Z-51 of 2018 for property located on the northeast side of Floyd Road, southeast of Floyd Drive, in land lots 1000 and 1001 of the 19th district (4391 Floyd Road).

To **approve** O.B. 36, subject to:

1. **Site Plan received by the Zoning Division on June 14, 2022, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Letters of agreeable conditions from Garvis L. Sams, Jr. dated July 8, 2022 and July 12, 2022 (attached and made a part of these minutes)**

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 36 (CONT.)

3. **Signed cross parking easement agreement with the adjacent property submitted by Garvis L. Sams, Jr. on July 14, 2022 (attached and made a part of these minutes)**
4. **Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
5. **Site Plan Review comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
6. **Cobb DOT comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
7. **All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

CONSENT VOTE: **ADOPTED** 5-0

REGULAR AGENDA

LUP-8 **DONNA JORDAN** (Mildred Sharlene Mahaffey, Willie Gene Abernathy and Donna Marie Jordan, owners) requesting a **Temporary Land Use Permit** to allow two houses on one lot in land lot 42 of the 18th district. Property is located on the north side of Lee Road, west of Veterans Memorial Highway (264 Lee Road). ***(Previously held by the Planning Commission (PC) from the May 3, 2022, PC hearing until the June 7, 2022, PC hearing; continued by Staff until the July 5, 2022, PC hearing).***

The public hearing was opened, and Wendy Abernathy addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Richardson, to **approve** LUP-8 for **12 months**, subject to:

1. **Code Enforcement shall inspect the property on a quarterly basis to ensure compliance during the 12-month period**
2. **Applicant to secure the proper vehicle tags for the recreational vehicles or any other vehicle on the property no later than August 31, 2022**
3. **All vehicles shall be parked in the driveway on a hardened surface**
4. **No vehicles shall be parked in the backyard for any length of time or for any reason**

REGULAR AGENDA (CONT.)

LUP-8 **DONNA JORDAN (CONT.)**

5. **The use of campers or recreational vehicles for living space is prohibited**
6. **Items stored on the property shall be stored in an enclosed structure**
7. **All Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED** 5-0

LUP-10 **JOSE A ORELLANA** (Jose Adelson Orellana, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 16 of the 17th district. Property is located on the south side of Birchwood Road and the east side of Walnut Circle (803 Birchwood Road). ***(Continued by Staff until the July 5, 2022, Planning Commission hearing).***

The public hearing was opened, and Jose Orellana addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to deny LUP-10.

VOTE: ADOPTED 4-1, Cupid opposed

Following the vote, discussion ensued, Chairwoman Cupid made a motion to reconsider the previous motion, and Commissioner Sheffield made a new motion to include a stipulation for a compliance timeframe.

MOTION: Motion by Cupid, second by Birrell, to **reconsider** the previous motion for LUP-10.

VOTE: **ADOPTED** 5-0

MOTION: Motion by Sheffield, second by Birrell, to **deny** LUP-10, subject to:

1. **Owner to come into compliance within 6 months from the date of today's hearing**

VOTE: **ADOPTED** 4-1, Cupid opposed

Z-39 **CARLOS H MUNOZ SERRANO** (Carlos Munoz, owner) requesting rezoning from **GC** and **R-20** to **LI** for a parking lot in land lot 107 of the 17th district. Property is located on the north side of Lions Club Drive, west of Glore Drive (Lions Club Drive, Glore Drive).

REGULAR AGENDA (CONT.)

Z-39 **CARLOS H MUNOZ SERRANO (CONT.)**

At the call for Z-39, the Applicant was not present, but there was opposition present. The public hearing was opened, and Robin Meyer addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **deny** Z-39.

VOTE: **ADOPTED** 5-0

Z-41 **SOUTHERN GAS PARTNERS, LLC** (Southern Gas Partners, LLC, owner) requesting rezoning from **NS** and **GC** to **NRC** for a convenience store with fuel sales and carwash in land lot 339 of the 16th district. Property is located on the southwest corner of the intersection of Shallowford Road and Trickum Road (Shallowford Road, 3705 Trickum Road).

The public hearing was opened; Jim Courson and Mel Skelton addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **hold** Z-41 until the August 16, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

Chairwoman Cupid called for a brief recess from 10:54 a.m. until 11:00 a.m.

OTHER BUSINESS

O.B. 22 To consider a site plan and stipulation amendment for Robert A. Kerr and Rachelle Kerr regarding rezoning application Z-51 of 2013, for property located on the north side of Roswell Road, west of Robert Lane in land lots 961, 984, and 985 of the 16th district (925 Sunny Meadows Lane). ***(Previously continued by Staff from the May 17, 2022, Board of Commissioners' (BOC) Zoning hearing; continued by the BOC from the June 21, 2022, BOC Zoning hearing; continued by Staff until the July 19, 2022, BOC Zoning hearing).***

OTHER BUSINESS (CONT.)

O.B. 22 **(CONT.)**

The public hearing was opened; Kevin Moore and Chris Lindstrom addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Birrell, to **hold** O.B. 22 until the August 16, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

ADJOURNMENT

The hearing adjourned at 11:48 a.m.

Robin L Stone

Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

Min. Bk. 96 Petition No. Z-21
Doc. Type Site Plan

Meeting Date 7-19-2022

RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

FIRE NOTES

1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. CALL 770 528-8310 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE" LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT, ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH SIGNS NOT MORE THAN 50 FEET APART. SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE. HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN DIRECTIONS OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN TO BE LESS THAN 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL. FOR LANES 20 TO 28 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED BOTH SIDES. FOR LANES 29 TO 37 FEET WIDE REQUIRED ONE SIDE. LANES IN EXCESS OF 37 FEET WIDE REQUIRE NO SIGNS OR MARKING. CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED. COBB COUNTY CODE 118-201. THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.
4. NO BURNING WILL BE ALLOWED ON SITE.
5. SHORE TRANSFORMER PADS NO LESS THAN 14 FEET FROM ANY DOOR, 10 FEET FROM ANY BUILDING OVERHANG, CANOPIES, EXTERIOR WALLS, BALCONY, EXTERIOR STAIRS, WALKWAY OR WALL OPENINGS. (STATE MODIFICATIONS IFC 806.11 2006 EDITION)
6. NO GATE IS TO BE INSTALLED AT THIS TIME. ACCESS TO GATES AND THROUGH GATES SHALL BE IN DIRECT STRAIGHT PATH WITHOUT CURVATURE FOR AT LEAST 45 FEET ON EITHER SIDE. GATES SECURING FIRE APPARATUS ACCESS SHALL BE A MINIMUM 14 FEET IN CLEAR WIDTH FOR A SINGLE LANE AND 20 FEET FOR A DOUBLE LANE. GATE SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS (KNOX SWITCH). EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. (COBB COUNTY DEVELOPMENT STANDARDS 401.08.02.1)
7. ALL ACCESS ROADS REQUIRED TO MEET AMERICAN ASSOCIATION OF STATE AND HIGHWAY TRANSPORTATION OFFICIALS (AASHTO) DESIGN MANUAL LIVE LOAD STANDARD HS20 (75,000 LBS) WITH UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES (COBB SECTION 118-231)
8. A METAL SIGN WITH RAISED LETTERS AT LEAST 1 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: AUTOMATIC SPRINKLERS OR STANDPIPES OR TEST CONNECTION OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.
9. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02).
10. FIRE LINES SHALL NOT EXTEND UNDER THE BUILDING MORE THAN 10 FEET AS MEASURED FROM THE OUTSIDE EDGE OF THE BUILDING TO THE CENTER OF THE VERTICAL PIPE.
11. ALL NEW UNDERGROUND FIRE LINES SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24-10.10.2.1 AND BE WITNESSED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. THE UNDERGROUND PIPING SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO DOWNSTREAM FIRE PROTECTION SYSTEM PIPING.
12. BURIAL DEPTH OF ALL NEW UNDERGROUND FIRE LINES SHALL NOT BE LESS THAN 42 INCHES MEASURED VERTICALLY FROM THE TOP OF PIPE TO THE FINISHED GRADE (CCDS 410.5.2).
13. NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.
14. ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.
15. FINAL DETERMINATION OF FIRE PROTECTION (SPRINKLERS, STANDPIPES AND ALARMS) WILL MADE DURING THE LIFE SAFETY CODE PLAN REVIEW FOR THE BUILDING. PRELIMINARY REQUIREMENTS CONTAINED ON SITE PLANS ARE BASED ON INITIAL REVIEW AND ARE SOMETIMES ACCEPTED AS EQUIVALENCIES DUE TO SITE ACCESS OR OTHER ISSUES WITH THE SITE. IF THE SITE PLANS CONTAIN REQUIREMENTS FOR FIRE PROTECTION SYSTEMS THE SITE APPROVAL IS CONTINGENT ON PROVIDING THE REQUIRED SYSTEMS.
16. ALL COBB COUNTY FIRE MARSHALL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG .
17. SITES WITH DEMO/CONSTRUCTION
    A) MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.
    B) THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241.THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.
18. IFC 510 EMERGENCY RESPONDER RADIO COVER (ERRC) SIGNAL TESTING WILL BE REQUIRED FOR ALL NEW BUILDINGS OR BUILDINGS WITH SUBSTANTIAL RENOVATION(S).
19. IFC 510 COMPLIANCE ACKNOWLEDGEMENT SHOWN ON THE UTILITY SHEET.
20. DESIGNATED FIRE LANES ARE TO MEET THE FOLLOWING REQUIREMENTS:
    A) BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE"
    B) LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT
    C) ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF FIRE LANE WITH SIGNS NOT MORE THAN 100 FEET APART.
    D) SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE.
    E) HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL.
    F) DECORATIVE SIGNAGE MAY BE USED WITH SEPARATE FIRE MARSHAL'S APPROVAL.
    G) LANES 20 TO 28 FEET MARKING AND SIGNS WILL BE REQUIRED ON BOTH SIDES.
    H) LANES 29 TO 37 FEET SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE.
    I) LANES MORE THAN 37 FEET, NO SIGNS OR MARKINGS REQUIRED.
    J) CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED AND THE TOP AND FACE OF CURB SHALL BE PAINTED (COBB COUNTY CODE SECTION 118-231).
    K) THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.

SITE NOTES:

THE SITE CONTAINS: 0.301 ACRES

SITE ADDRESS: 5120 AUSTELL ROAD, LAND LOT 1214, DISTRICT 19, COBB COUNTY GA 30106 PARCEL ID NUMBER: 19121440050

THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC., DATED OCTOBER 20, 2021.

NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0203 H, DATED MARCH 4, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.

TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.

CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

SITE DATA:

PROPOSED BUILDING USE:
OFFICE – 1750 SF

OFFICE SPACE
PARKING REQUIRED = 7 SPACES (1 SPACE PER 285 SQUARE FEET (NET) OF FLOORSPACE)

TOTAL PARKING PROVIDED = 10 SPACES (INCLUDING 1 HC SPACES)

ZONING REQUIREMENTS

EXISTING ZONING: OI (FUTURE COMMERCIAL) ZONING

PROPOSED ZONING: NRC

MINIMUM LOT AREA: 20,000 SQUARE FEET.

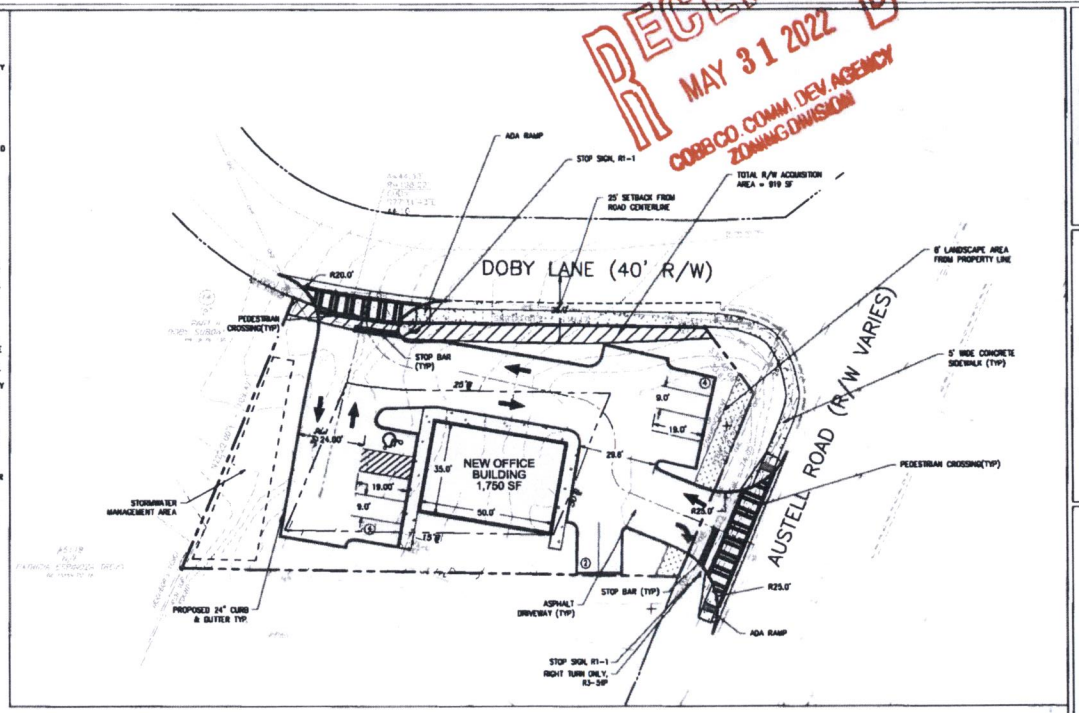
MINIMUM LOT WIDTH, AREA, ALL USES: NO FIXED MINIMUM LOT WIDTHS OR AREAS ARE ESTABLISHED FOR THESE DISTRICTS, BUT LOT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS SET FORTH HEREIN.

MINIMUM YARD REQUIREMENTS:
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60 FT
FRONT YARD: 50 FT
SIDE YARD: 25 FT MAJOR (NORTH) & 15 FT MINOR (SOUTH)
REAR YARD: 30 FT

MAX HEIGHT: 35 FT, WITH NO MORE THAN FOUR STORIES

ZONING NOTES:

1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SIGNS TO BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DIVISION, I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
4. PLEASE CONTACT TERRY MARTIN, PLANNER 2, WITH ANY QUESTIONS AT 770-528-2055 OR TERRY.MARTIN@COBBCOUNTY.ORG



TRANSPORTATION NOTES:

1. ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS SLOPE, IN THE R/W, IS TO MATCH THE STD 1/4 " PER LF (2%, PER ADA).
2. ALL ROADWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. SHOW BORING ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
3. A GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PERMIT IS REQUIRED. APPROVAL OF WORK WITHIN OR ADJACENT TO GDOT RIGHT-OF-WAY IS DEFERRED TO GDOT, CHANNELIZE PERMITTING OFFICE.
4. ALL STRIPING TO BE THERMOPLASTIC.
5. ALL ROADWAY/RAILWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. BORING ARE SHOWN ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
6. 50 FT UNINTERRUPTED ACCESS TO BE CONSTRUCTED TO THE FIRST PARKING SPACE

ARBORIST NOTES:

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PAN. LIGHT POLES ARE NOT PERMITTED IN THE PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT PRIOR APPROVAL OF COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT APART OF THE CIVIL DRAWING THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED CALL 770-528-2147

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

VARIANCE REQUESTS:

1. THIS PROJECT IS SEEKING A REQUEST FOR A CONCURRENT VARIANCE REDUCING THE LOT SIZE FROM 20,000 FT.² TO 17,400 FT.² WHICH IS THE AS-BUILT LOT SIZE.



Prepared By:
CRESCENT VIEW ENGINEERING, LLC
211 Forest Street
Marietta, GA 30060
678-324-3480
www.crescentview.com

Prepared For:
Claudia Padilla
5120 Austell Road
Austell, GA 30106
678-879-9333

Site Plan Alt 1

REVISIONS	
03-14-2022	ZONING COMMENTS
04-25-2022	ZONING COMMENTS

DATE: 02.25.22
SCALE: AS SHOWN
DESIGN: MS
CHECKED: CHB

Zoning Plans For:
5120 Austell Road
Land Lot 1214, 19th District
Cobb County, Georgia

CVE Pl # 22-009

Sheet No.
C-1

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

COPY

Min. Bk. 96 Petition No. Z-21
Doc. Type Letter
Meeting Date 7-19-2022

May 31, 2022

(STIPULATION LETTER, REVISED SITE PLAN AND RENDERINGS/ELEVATIONS)

RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

VIA HAND DELIVERY & EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Francisco Joel Padilla Perez to Rezone an approximate 0.391± Acre Tract from CF to NRC – Located on Austell Road (No. Z-21 [2022])

Dear John:

You will recall this firm represents the Applicant concerning the above-captioned Application for Rezoning which is scheduled to be heard by the Cobb County Planning Commission on June 7, 2022. Thereafter, the application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on June 21, 2022.

The Subject Property is situated on the southwest corner of Austell Road and Doby Lane. The property is currently zoned Future Commercial ("CF"). The Applicant is requesting rezoning in order to develop the property for offices and retail. The "grandfathered" CF zoning district prohibits any redevelopment of the Subject Property.

The County's Professional Staff has recommended deleting the requested Neighborhood Retail Commercial ("NRC") zoning district to the Low Rise Office ("LRO") zoning district to allow the office. In that regard, we have continued our dialogue with your Staff and we are amenable to the deletion to LRC.

With respect to the foregoing, our clients have given us the authority to propose the following stipulations which, if the Application for Rezoning is approved, shall become conditions and a part of the requested rezoning and binding upon the Subject Property thereafter. The referenced stipulations are as follows, to wit:

Petition No. Z-21
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
May 31, 2022
Page 2

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.

2. The Rezoning of the Subject Property shall be in substantial conformity to that certain Revised Site Plan prepared by Crescent View Engineering, LLC being submitted concurrently herewith.

3. The Subject Property shall be developed for purposes of the construction of a 2,000 square-foot building for office and retail purposes only.

4. The architectural style and composition of the building shall be consistent with the Austell Road Corridor Design District requirements which will be subject to review and approval by the District Commissioner. The proposed building shall be one story as depicted in the attached renderings/elevations.

5. Parking area lighting shall be maximally illuminated to the extent allowed under the Cobb County Zoning Ordinance. Security lighting on the building shall also be maximally illuminated; however, no lighting shall be allowed to penetrate outside the boundaries of the subject property.

   In addition to the lighting as described above, the subject property shall be secured by strategically positioned 24-hour, monitored video surveillance. Any video surveillance tape shall be retained for a period of time for no less than a six-week loop prior to re-recordation.

6. The submission of a Landscape Plan during the Plan Review process, subject to review and approval by the County Arborist with final review and approval by the District Commissioner.

7. Dumpsters shall be located consistent with Cobb County Ordinance regulations. Dumpster lids shall contain rubber cushions to reduce noise and the enclosure surrounding shall be designed to be complementary to the building architecture while meeting all Development Standards.

8. Compliance with the following recommendations from the Cobb County Department of Transportation ("DOT"):

Petition No. Z-21
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL:

a. Applicant will enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of the following system improvements to mitigate traffic concerns: The donation of right-of-way on the south side of Doby Lane, a minimum of 25 feet from the roadway centerline.

b. Applicant will verify minimum intersection sight distance is viable for the Austell Road access and if it is not, Applicant will implement remedial measures, subject to DOT's and Georgia Department of Transportation's ("GDOT's") approvals, to achieve the minimum requirement of 500 feet (500').

c. The Driveway on Austell Road will be restricted to right-out access only due to the proximity of the driveway to the Doby Lane intersection to the north. This stipulation is made because commercial driveways require 100 feet (100') straight-line distance (from end of intersection curb return to start of driveway curb return) per Development Standard 402.08.

d. As necessitated, Austell Road access will include taper and/or improved curb radius. The location and design of which will be determined during the Plan Review process, subject to DOT and GDOT approvals. This is only required if entering movements are permitted at the Austell Road driveway.

e. Applicant will extend the Austell Road driveway uninterrupted access to a minimum of 50 feet (50') from the edge of right-of-way line per Development Standard 402.8 or 100 feet (100') from the edge of travelled way per GDOT standards, whichever is further.

f. Applicant shall replace disturbed curb, gutter, and add sidewalk along the Austell Road frontage. Applicant will coordinate with DOT prior to development plan approval to ensure compatibility with the adjacent sidewalk project. This coordination may include the developer paying fee in lieu toward the existing DOT project depending on construction schedules.

g. Applicant shall verify that minimum intersection sight distance is available for the Doby Lane access and if it is not, Applicant shall implement remedial measures, subject to DOT's approval, to achieve the minimum requirement of 280 feet (280').

h. Applicant will extend the Doby Lane driveway uninterrupted access to a minimum of 50 feet (50') from the edge of right-of-way per Development Standard 402.08

i. Applicant shall verify 100 feet (100') straight-line distance (from end of intersection curb return to start of driveway curb return) from Austell Road to the Doby Lane access per Development Standard 402.08.

j. Applicant shall install curb, gutter, and sidewalk along the Doby Lane frontage.

k. Applicant shall obtain GDOT permits for all work that encroaches upon State right-of-way.

9. Compliance with recommendations from the Stormwater Management Division with respect to stormwater management, detention, water quality and downstream considerations, including the following:

a. Applicant shall control stormwater discharges not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

b. Applicant shall substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties and that level spreaders may be required to disburse the stormwater discharge.

c. Applicant shall secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

d. Applicant's engineer shall evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s), including hydrologic routing through the downstream detention pond or lake.

e. Applicant will adhere to Stormwater Runoff Reduction required by the Georgia Stormwater Management Manual ("GSMM") as of January 1, 2021; unless it is determined to be infeasible during Plan Review. If it is determined to be infeasible, additional water quality designs will be required in accordance with the GSMM.

f. Applicant agrees at the time of Plan Review all Erosion Control Best Management Practices ("BMPs") shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".

10. Compliance with recommendations from the Cobb County Water System with respect to the availability of water and sewer capacity concerning the subject property.

11. The Subject Property will be Rezoned to the LRC Zoning District.

12. Compliance with the recommendations from the Cobb County Fire Department with respect to Fire Prevention and Life Safety issues.

13. The District Commissioner shall have the authority to approve certain minor modifications to the site plan, architecture and these stipulations as the development proposal proceeds through the Plan Review process and thereafter except for those that:

    a. Reduce the size of an approved buffer adjacent to property which is zoned the same or in a more restrictive zoning district.

    b. Relocate a structure closer to the property line to an adjacent property which is zoned the same or in a more restrictive zoning district.

    c. Increase the height of a building adjacent to property which is zoned in the same or a more restrictive zoning district.

    d. Change access locations to different roadways.

    e. Increase the square footage of the proposal.

    f. Modifications adverse to provisions of the Cobb County Zoning Ordinance or ones which would require the granting of a Variance(s).

In all respects, the proposed Rezoning, as modified and revised hereby, is appropriate from a land use planning perspective particularly in view of the upgrades which are needed at this particular intersection and in view of the fact that the Subject Property is located within the confines of a Neighborhood Activity Center ("NAC") under the County's Future Land Use Map.

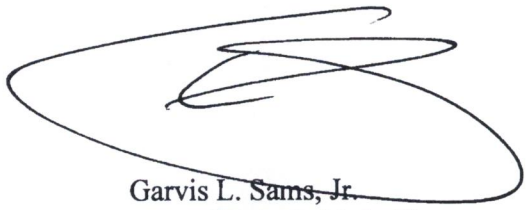
Petition No. Z-21
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL:

Please do not hesitate to contact me should you have any questions or need any further documentation regarding theses matters prior to the Application being heard and considered by the Planning Commission and the Board of Commissioners. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./jac

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
BOC Commission Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director, Community Development (via email w/attachments)
Ms. Jeannie Peyton, Senior Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Ms. Margie Vazquez, Planner II (via email w/attachments)
Mr. LeDarius Scott, Planner I (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Captain Josh Davis, Fire Marshal's Office (via email w/attachments)
Mr. Carl Carver, P.E., Stormwater Management Division (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachments)
Ms. Abby Rettig, Cobb DOT (via email w/attachments)
Mr. Tim Davidson, Water System (via email w/attachments)
Mr. Francisco Joel Padilla Perez (via email w/attachments)
Mr. Trey Baltz, P.E. (via email w/attachments)

Petition No. Z-21
Meeting Date 7-19-2022
Continued

RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

FIRE NOTES

1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COMO. CALL 770 528-8310 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE" LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT; ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH SIGNS NOT MORE THAN 50 FEET APART; SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE; HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN DIRECTIONS OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN TO BE LESS THAN 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL. FOR LANES 20 TO 28 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED BOTH SIDES. FOR LANES 29 TO 37 FEET WIDE REQUIRED ONE SIDE. LANES IN EXCESS OF 37 FEET WIDE REQUIRE NO SIGNS OR MARKING. CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED. COBB COUNTY CODE 118-201. THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.
4. NO BURNING WILL BE ALLOWED ON SITE.
5. SHOW TRANSFORMER PADS NO LESS THAN 14 FEET FROM ANY DOOR, 10 FEET FROM ANY BUILDING OVERHANGS, CHIMNEYS, EXTERIOR WALLS, BALCONY, EXTERIOR STAIRS, PORCH OR WALL OPENINGS. (STATE MODIFICATIONS IFC 603.11 2006 EDITION)
6. NO GATE IS TO BE INSTALLED AT THIS TIME. ACCESS TO GATES AND THROUGH GATES SHALL BE IN DIRECT STRAIGHT PATH WITHOUT CURVATURE FOR AT LEAST 45 FEET ON EITHER SIDE. GATES SECURING FIRE APPARATUS ACCESS SHALL BE A MINIMUM 14 FEET IN CLEAR WIDTH FOR A SINGLE LANE AND 20 FEET FOR A DOUBLE LANE. GATE SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS (KNOX SWITCH). EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. (COBB COUNTY DEVELOPMENT STANDARDS 401.08.02.1)
7. ALL ACCESS ROADS REQUIRED TO MEET AMERICAN ASSOCIATION OF STATE AND HIGHWAY TRANSPORTATION OFFICIALS (AASHTO) DESIGN MANUAL LIVE LOAD STANDARD H520 (75,000 LBS) WITH UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES (COBB SECTION 118-231)
8. A METAL SIGN WITH RAISED LETTERS AT LEAST 1 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: AUTOMATIC SPRINKLERS OR STANDPIPES OR TEST CONNECTION OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.
9. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02).
10. FIRE LINES SHALL NOT EXTEND UNDER THE BUILDING MORE THAN 10 FEET AS MEASURED FROM THE OUTSIDE EDGE OF THE BUILDING TO THE CENTER OF THE VERTICAL PIPE.
11. ALL NEW UNDERGROUND FIRE LINES SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24-10.10.2.1 AND BE WITNESSED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. THE UNDERGROUND PIPING SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO DOWNSTREAM FIRE PROTECTION SYSTEM PIPING.
12. BURIAL DEPTH OF ALL NEW UNDERGROUND FIRE LINES SHALL NOT BE LESS THAN 42 INCHES MEASURED VERTICALLY FROM THE TOP OF PIPE TO THE FINISHED GRADE (CCDS 410.5.2).
13. NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.
14. ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.
15. FINAL DETERMINATION OF FIRE PROTECTION (SPRINKLERS, STANDPIPES AND ALARMS) WILL MADE DURING THE LIFE SAFETY CODE PLAN REVIEW FOR THE BUILDING. PRELIMINARY REQUIREMENTS CONTAINED ON SITE PLANS ARE BASED ON INITIAL REVIEW AND ARE SOMETIMES ACCEPTED AS EQUIVALENCIES DUE TO SITE ACCESS OR OTHER ISSUES WITH THE SITE. IF THE SITE PLANS CONTAIN REQUIREMENTS FOR FIRE PROTECTION SYSTEMS THE SITE APPROVAL IS CONTINGENT ON PROVIDING THE REQUIRED SYSTEMS.
16. ALL COBB COUNTY FIRE MARSHALL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG .
17. SITES WITH DEMO/CONSTRUCTION
    A) MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.
    B) THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241.THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.
18. IFC 510 EMERGENCY RESPONDER RADIO COVER (ERRC) SIGNAL TESTING WILL BE REQUIRED FOR ALL NEW BUILDINGS OR BUILDINGS WITH SUBSTANTIAL RENOVATION(S).
19. IFC 510 COMPLIANCE ACKNOWLEDGEMENT SHOWN ON THE UTILITY SHEET.
20. DESIGNATED FIRE LANES ARE TO MEET THE FOLLOWING REQUIREMENTS:
    A) BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE"
    B) LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT
    C) ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF FIRE LANE WITH SIGNS NOT MORE THAN 100 FEET APART.
    D) SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE.
    E) HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL.
    F) DECORATIVE SIGNAGE MAY BE USED WITH SEPARATE FIRE MARSHAL'S APPROVAL.
    G) LANES 20 TO 28 FEET WARNING AND SIGNS WILL BE REQUIRED ON BOTH SIDES.
    H) LANES 29 TO 37 FEET SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE.
    I) LANES MORE THAN 37 FEET, NO SIGNS OR MARKINGS REQUIRED.
    J) CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED AND THE TOP AND FACE OF CURB SHALL BE PAINTED (COBB COUNTY CODE SECTION 118-231).
    K) THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.

SITE NOTES:

THE SITE CONTAINS: 0.391 ACRES

SITE ADDRESS: 5120 AUSTELL ROAD, LAND LOT 1214, DISTRICT 19, COBB COUNTY GA. 30106 PARCEL ID NUMBER: 19121440050

THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC., DATED OCTOBER 20, 2021.

NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0263 H, DATED MARCH 4, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.

TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.

CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

SITE DATA:

PROPOSED BUILDING USE:
OFFICE - 1750 SF

OFFICE SPACE
PARKING REQUIRED = 7 SPACES (1 SPACE PER 285 SQUARE FEET (NET) OF FLOORSPACE)

TOTAL PARKING PROVIDED = 10 SPACES (INCLUDING 1 HC SPACES)

ZONING REQUIREMENTS

EXISTING ZONING: OI (FUTURE COMMERCIAL) ZONING

PROPOSED ZONING: NRC

MINIMUM LOT AREA: 20,000 SQUARE FEET.

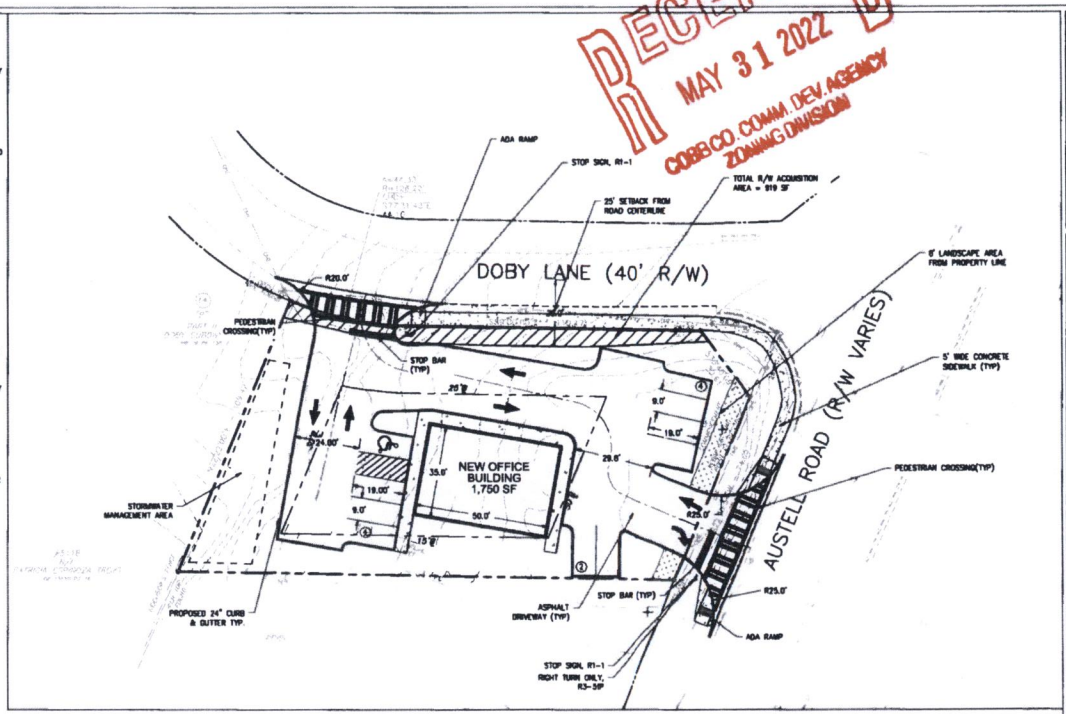
MINIMUM LOT WIDTH, AREA, ALL USES: NO FIXED MINIMUM LOT WIDTHS OR AREAS ARE ESTABLISHED FOR THESE DISTRICTS, BUT LOT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS SET FORTH HEREIN.

MINIMUM YARD REQUIREMENTS:
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60 FT
FRONT YARD: 50 FT
SIDE YARD: 25 FT MAJOR (NORTH) & 15 FT MINOR (SOUTH)
REAR YARD: 30 FT

MAX HEIGHT: 35 FT, WITH NO MORE THAN FOUR STORIES

ZONING NOTES:

1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SIGNS TO BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
4. PLEASE CONTACT TERRY MARTIN, PLANNER 2, WITH ANY QUESTIONS AT 770-528-2035 OR TERRY.MARTIN@COBBCOUNTY.ORG



TRANSPORTATION NOTES:

1. ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS SLOPE, IN THE R/W, IS TO MATCH THE STD 1/4 " PER LF (2% PER ADA).
2. ALL ROADWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. SHOW BORING ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
3. A GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PERMIT IS REQUIRED. APPROVAL OF WORK WITHIN OR ADJACENT TO GDOT RIGHT-OF-WAY IS DEFERRED TO GDOT, CHAMBLEE PERMITTING OFFICE.
4. ALL STRIPING TO BE THERMOPLASTIC.
5. ALL ROADWAY/RAILWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. BORING ARE SHOWN ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
6. 50 FT UNINTERRUPTED ACCESS TO BE CONSTRUCTED TO THE FIRST PARKING SPACE

ARBORIST NOTES:

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PAN. LIGHT POLES ARE NOT PERMITTED IN THE PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT PRIOR APPROVAL OF COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT APART OF THE CIVIL DRAWING THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED CALL 770-528-2147

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

VARIANCE REQUESTS:

1. THIS PROJECT IS SEEKING A REQUEST FOR A CONCURRENT VARIANCE REDUCING THE LOT SIZE FROM 20,000 FT.² TO 17,400 FT.² WHICH IS THE AS-BUILT LOT SIZE.



Prepared By:
CRESCENT VIEW ENGINEERING, LLC
211 Prestwick Street
Woodstock, GA 30189
678-324-5410
www.crescentviewengineering.com

Prepared For:
Claudia Padilla
5120 Austell Road
Austell, GA 30106
678-879-9333

Site Plan Alt 1

REVISIONS	
03-14-2022	ZONING COMMENTS
04-25-2022	ZONING COMMENTS

DATE	03-25-22
SCALE	AS SHOWN
DRAWN	AR
CHECKED	GMB

Zoning Plans For:
5120 Austell Road
Land Lot 1214, 19th District
Cobb County, Georgia

CVE PJ # 22.029

Sheet No.
C-1

Petition No. Z-21
Meeting Date 7-19-2022
Continued

RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

FIRE NOTES

1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COBCO. CALL 770 528-8310 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE" LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT; ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH SIGNS NOT MORE THAN 50 FEET APART; SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE; HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN DIRECTIONS OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN TO BE LESS THAN 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL. FOR LANES 20 TO 28 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED BOTH SIDES. FOR LANES 29 TO 37 FEET WIDE REQUIRED ONE SIDE. LANES IN EXCESS OF 37 FEET WIDE REQUIRE NO SIGNS OR MARKING. CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED. COBB COUNTY CODE 118-201. THE LIFE SAFETY INSPECTION WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.
4. NO BURNING WILL BE ALLOWED ON SITE.
5. SHOW TRANSFORMER PADS NO LESS THAN 14 FEET FROM ANY DOOR, 10 FEET FROM ANY BUILDING OVERHANGS, CANOPIES, EXTERIOR WALLS, BALCONY, EXTERIOR STAIRS, WALKWAY OR WALL OPENINGS. (STATE MODIFICATIONS, IFC 603.11 2008 EDITION)
6. NO GATE IS TO BE INSTALLED AT THIS TIME. ACCESS TO GATES AND THROUGH GATES SHALL BE IN DIRECT STRAIGHT PATH WITHOUT CURVATURE FOR AT LEAST 40 FEET ON EITHER SIDE. GATES SECURING FIRE APPARATUS ACCESS SHALL BE A MINIMUM 14 FEET IN CLEAR WIDTH FOR A SINGLE LANE AND 20 FEET FOR A DOUBLE LANE. GATE SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS (KNOX SWITCH). EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. (COBB COUNTY DEVELOPMENT STANDARDS 401.08.02.1)
7. ALL ACCESS ROADS REQUIRED TO MEET AMERICAN ASSOCIATION OF STATE AND HIGHWAY TRANSPORTATION OFFICIALS (AASHTO) DESIGN MINIMUM LOAD STANDARD H20 (75,000 LBS) WITH UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES (COBB SECTION 118-231)
8. A METAL SIGN WITH RAISED LETTERS AT LEAST 1 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: AUTOMATIC SPRINKLERS OR STANDPIPES OR TEST CONNECTION OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.
9. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02).
10. FIRE LINES SHALL NOT EXTEND UNDER THE BUILDING MORE THAN 10 FEET AS MEASURED FROM THE OUTSIDE EDGE OF THE BUILDING TO THE CENTER OF THE VERTICAL PIPE.
11. ALL NEW UNDERGROUND FIRE LINES SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24-10.10.2.1 AND BE WITNESSED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. THE UNDERGROUND PIPING SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO DOWNSTREAM FIRE PROTECTION SYSTEM PIPING.
12. BURIAL DEPTH OF ALL NEW UNDERGROUND FIRE LINES SHALL NOT BE LESS THAN 42 INCHES MEASURED VERTICALLY FROM THE TOP OF PIPE TO THE FINISHED GRADE (CCDS 410.5.2).
13. NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.
14. ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.
15. FINAL DETERMINATION OF FIRE PROTECTION (SPRINKLERS, STANDPIPES AND ALARMS) WILL MADE DURING THE LIFE SAFETY CODE PLAN REVIEW FOR THE BUILDING. PRELIMINARY REQUIREMENTS CONTAINED ON SITE PLANS ARE BASED ON INITIAL REVIEW AND ARE SOMETIMES ACCEPTED AS EQUIVALENCIES DUE TO SITE ACCESS OR OTHER ISSUES WITH THE SITE. IF THE SITE PLANS CONTAIN REQUIREMENTS FOR FIRE PROTECTION SYSTEMS THE SITE APPROVAL IS CONTINGENT ON PROVIDING THE REQUIRED SYSTEMS.
16. ALL COBB COUNTY FIRE MARSHALL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG .
17. SITES WITH DEMO/CONSTRUCTION
    A) MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.
    B) THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.
18. IFC 510 EMERGENCY RESPONDER RADIO COVER (ERRC) SIGNAL TESTING WILL BE REQUIRED FOR ALL NEW BUILDINGS OR BUILDINGS WITH SUBSTANTIAL RENOVATION(S).
19. IFC 510 COMPLIANCE ACKNOWLEDGEMENT SHOWN ON THE UTILITY SHEET.
20. DESIGNATED FIRE LANES ARE TO MEET THE FOLLOWING REQUIREMENTS:
    A) BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE"
    B) LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT
    C) ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF FIRE LANE WITH SIGNS NOT MORE THAN 100 FEET APART.
    D) SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE.
    E) HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL.
    F) DECORATIVE SIGNAGE MAY BE USED WITH SEPARATE FIRE MARSHAL'S APPROVAL.
    G) LANES 20 TO 28 FEET MARKING AND SIGNS WILL BE REQUIRED ON BOTH SIDES.
    H) LANES 29 TO 37 FEET SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE.
    I) LANES MORE THAN 37 FEET, NO SIGNS OR MARKINGS REQUIRED.
    J) CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED AND THE TOP AND FACE OF CURB SHALL BE PAINTED (COBB COUNTY CODE SECTION 118-231).
    K) THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.

SITE NOTES:

THE SITE CONTAINS: 0.391 ACRES

SITE ADDRESS: 5120 AUSTELL ROAD, LAND LOT 1214, DISTRICT 19, COBB COUNTY GA 30106 PARCEL ID NUMBER: 19121440050

THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC., DATED OCTOBER 20, 2021.

NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0203 H, DATED MARCH 4, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.

TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.

CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

SITE DATA:

PROPOSED BUILDING USE:
OFFICE - 1750 SF

OFFICE SPACE
PARKING REQUIRED = 7 SPACES (1 SPACE PER 285 SQUARE FEET (NET) OF FLOORSPACE)

TOTAL PARKING PROVIDED = 10 SPACES (INCLUDING 1 HC SPACES)

ZONING REQUIREMENTS

EXISTING ZONING: OF (FUTURE COMMERCIAL) ZONING

PROPOSED ZONING: NRC

MINIMUM LOT AREA: 20,000 SQUARE FEET.

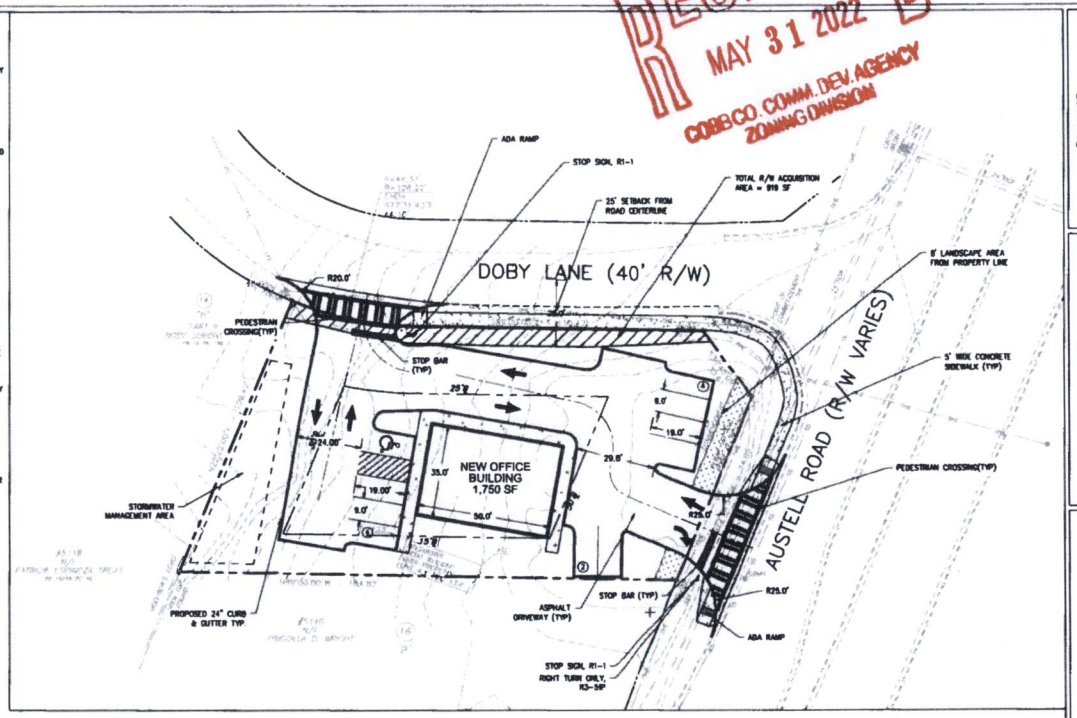
MINIMUM LOT WIDTH, AREA, ALL USES: NO FIXED MINIMUM LOT WIDTHS OR AREAS ARE ESTABLISHED FOR THESE DISTRICTS, BUT LOT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS SET FORTH HEREIN.

MINIMUM YARD REQUIREMENTS:
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 80 FT
FRONT YARD: 50 FT
SIDE YARD: 25 FT MAJOR (NORTH) & 15 FT MINOR (SOUTH)
REAR YARD: 30 FT

MAX HEIGHT: 35 FT, WITH NO MORE THAN FOUR STORIES

ZONING NOTES:

1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SIGNS TO BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
4. PLEASE CONTACT TERRY MARTIN, PLANNER 2, WITH ANY QUESTIONS AT 770-528-2035 OR TERRY.MARTIN@COBBCOUNTY.ORG



TRANSPORTATION NOTES:

1. ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS SLOPE, IN THE R/W, IS TO MATCH THE STD 1/4 " PER LF (2%, PER ADA).
2. ALL ROADWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. SHOW BORING ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
3. A GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PERMIT IS REQUIRED. APPROVAL OF WORK WITHIN OR ADJACENT TO GDOT RIGHT-OF-WAY IS DEFERRED TO GDOT, CHAMBLEE PERMITTING OFFICE.
4. ALL STRIPING TO BE THERMOPLASTIC.
5. ALL ROADWAY/WALKWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. BORING ARE SHOWN ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
6. 50 FT UNINTERRUPTED ACCESS TO BE CONSTRUCTED TO THE FIRST PARKING SPACE

ARBORIST NOTES:

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN THE PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT PRIOR APPROVAL OF COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT APART OF THE CIVIL DRAWING THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED CALL 770-528-2147

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

VARIANCE REQUESTS:

1. THIS PROJECT IS SEEKING A REQUEST FOR A CONCURRENT VARIANCE REDUCING THE LOT SIZE FROM 20,000 FT.² TO 17,400 FT.² WHICH IS THE AS-BUILT LOT SIZE.



Prepared By:
CRESCENT VIEW ENGINEERING, LLC
211 Fraser Street
Marietta, GA 30060
770-421-1741
www.crescentviewengineering.com

Prepared For
Claudia Padilla
5120 Austell Road
Austell, GA 30106
678-879-9333

Site Plan Alt 1

REVISIONS	DATE
ZONING COMMENTS	09-26-22
ZONING COMMENTS	04-14-2022
ZONING COMMENTS	04-25-2022

DRAWN: AS
CHECKED: DHB

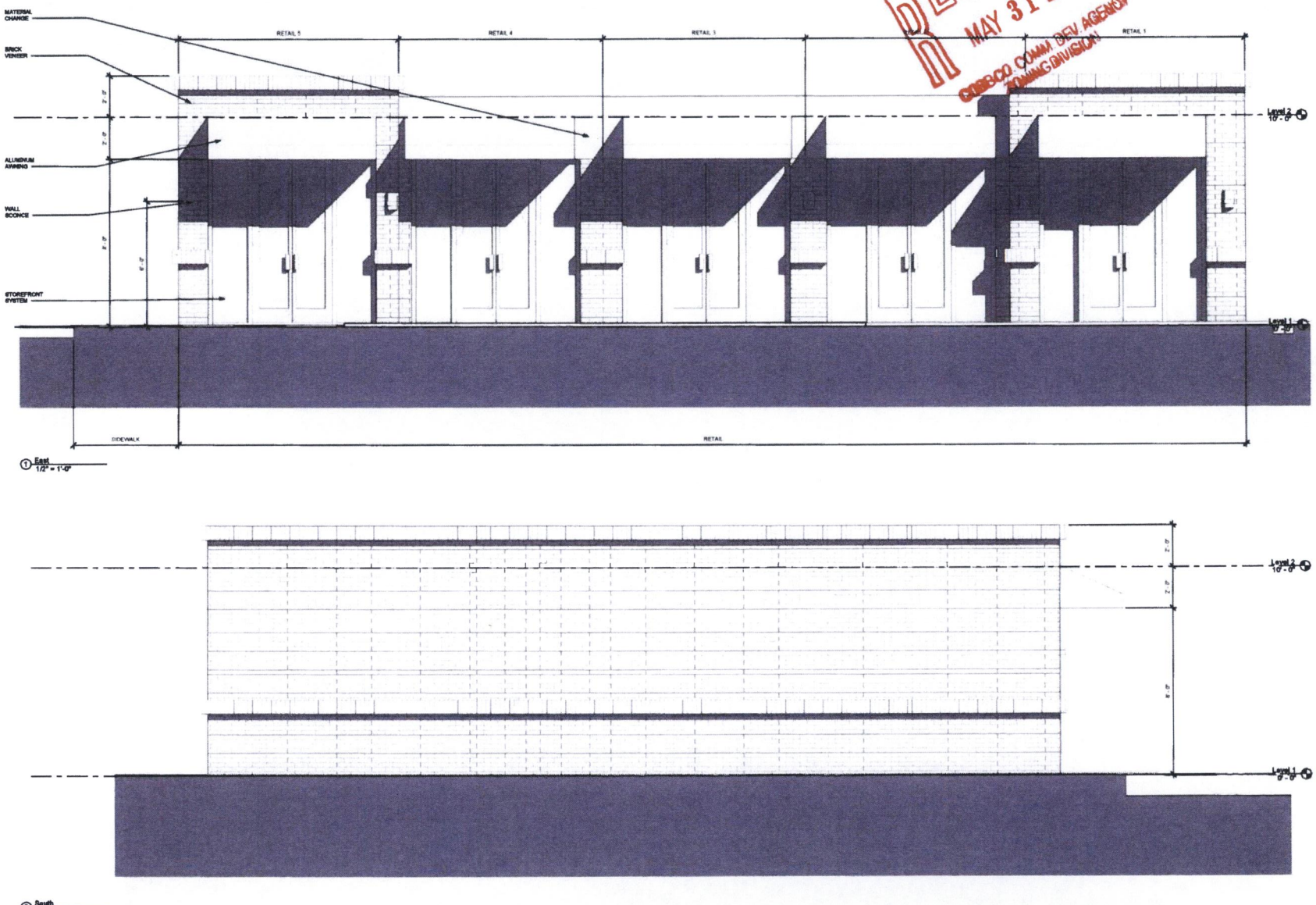
Zoning Plans For
5120 Austell Road
Land Lot 1214, 19th District
Cobb County, Georgia

CVE Pl # 22-026

Sheet No.
C-1

Petition No. Z-21
Meeting Date 7-19-2022
Continued

RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



This drawing, & the design & arrangement of the spaces & details shown thereon, is the property of the ARCHITECT and shall not be used, reproduced or loaned without the written permission of the ARCHITECT.
© COPYRIGHT 2022
HARRIS FRITZ & ASSOCIATES, ARCHITECTS

PADILLA RETAIL SHOPS
5120 AUSTELL RD,
Marietta Ga, 30106

Harris Fritz architects
3600 Dallas Highway
Suite 210-G
Marietta, Georgia 30064
678-445-7189

REVISIONS

2022-05-02
DATE

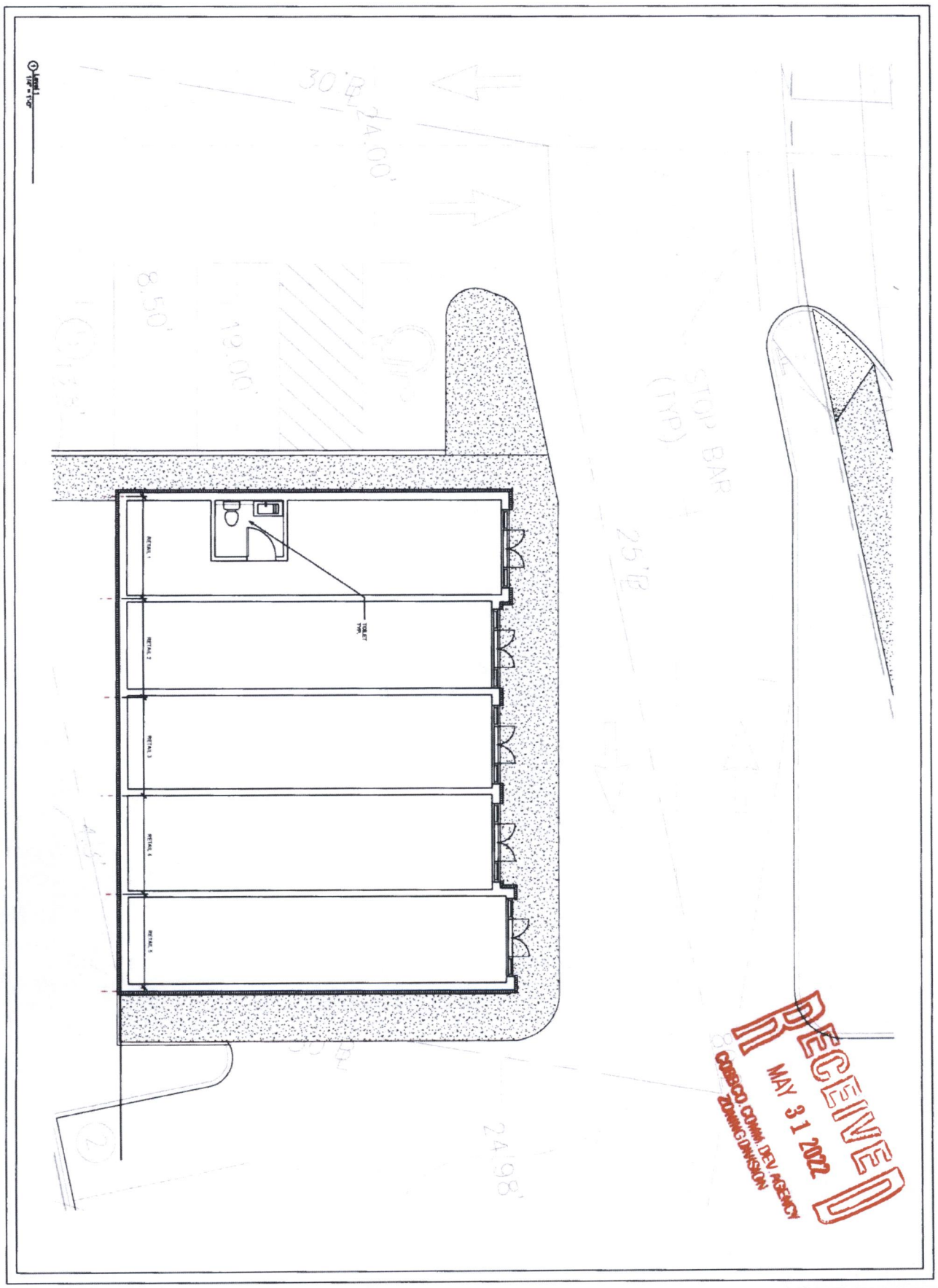
PROJECT NUMBER

SHEET NO:
A1-01 ELEVATIONS

OF 14

NOT ISSUED FOR CONSTRUCTION

Petition No. Z-21
Meeting Date 7-19-2022
Continued



RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SHEET NO. A-101 FLOOR PLAN
DATE 2022-04-06
PROJECT NUMBER
REVISIONS

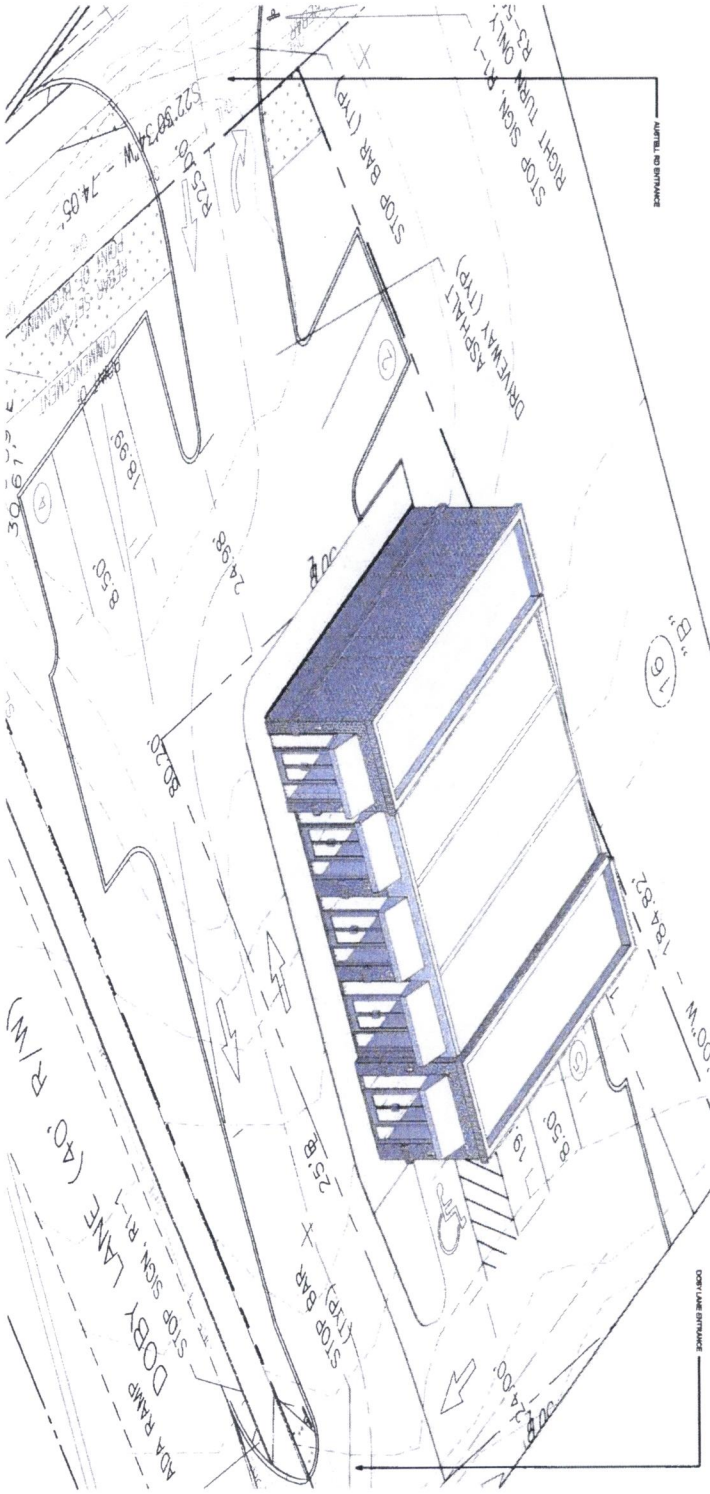
Harris·Fritz
architects
3600 Dallas Highway
Suite 230-142
Marietta, Georgia 30064
678-485-7869

PADILLA RETAIL SHOPS
5120 AUSTELL RD,
Marietta Ga, 30106

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT HIS WRITTEN PERMISSION.
2022
© COPYRIGHT
HARRIS, FRITZ & ASSOCIATE/INC. ARCHITECTS

NOT ISSUED FOR CONSTRUCTION

Petition No. Z-21
Meeting Date 7-19-2022
Continued



RECEIVED
MAY 31 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SHEET NO. A1-0 OF 36	PROJECT NUMBER	DATE 2022-05-20	REVISIONS	Harris·Fritz architects 3800 Dallas Highway Suite 230-142 Marietta, Georgia 30064 678-445-7869	PADILLA RETAIL SHOPS 5120 AUSTELL RD, Marietta Ga, 30106	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT HIS WRITTEN PERMISSION 2022 © COPYRIGHT HARRIS FRITZ & ASSOCIATES INC ARCHITECTS

NOT ISSUED FOR CONSTRUCTION

Petition No. Z-21
Meeting Date 7-19-2022
Continued

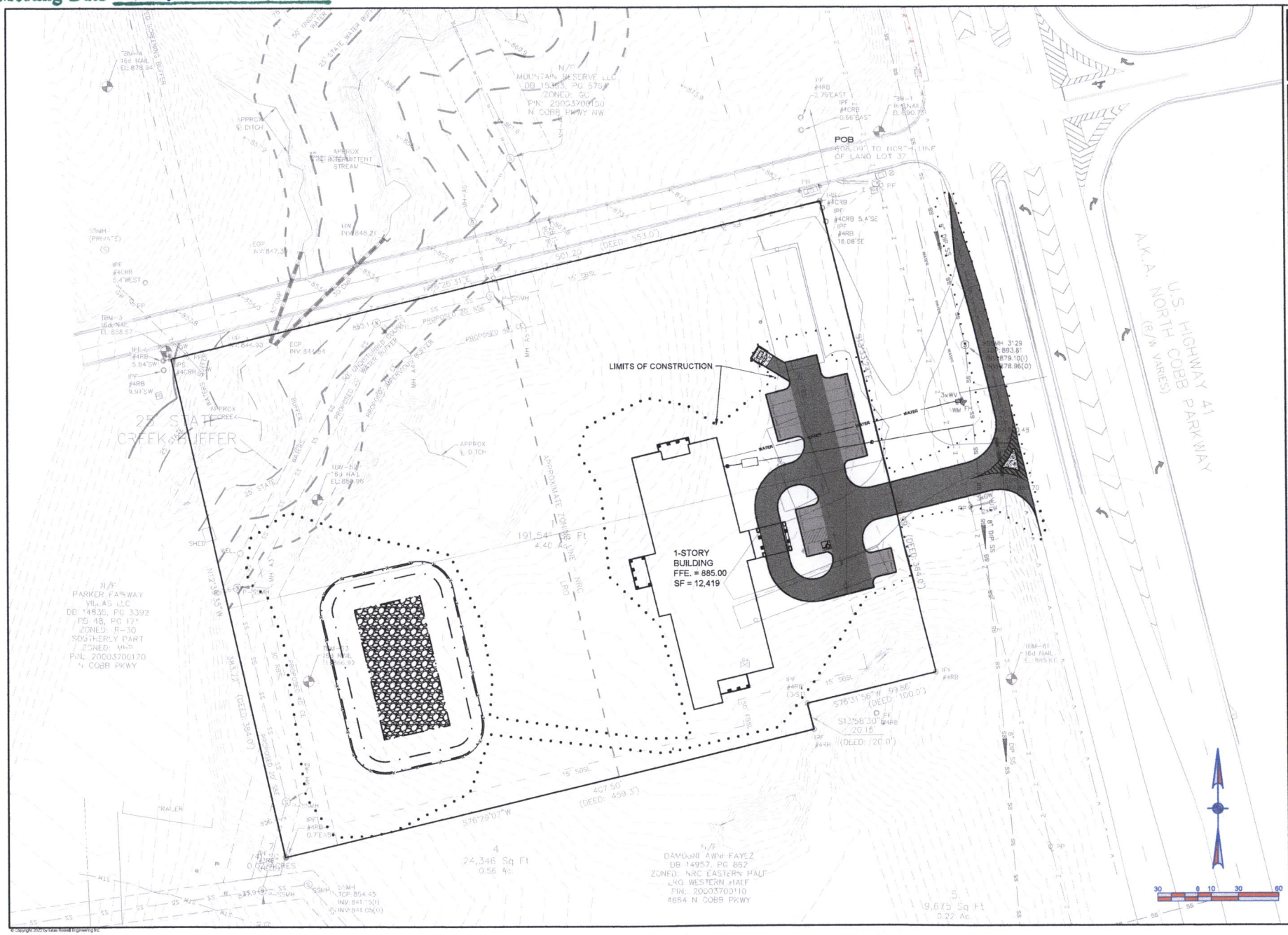
RECEIVED
MAY 31 2022
COBB CO. COMM. DEV AGENCY
ZONING DIVISION

SHEET NO. A1-64 (ID 17mm)	PROJECT NUMBER 2022-04-02 DATE	REVISIONS	Harris·Fritz architects 3600 Dallas Highway Suite 230-142 Marietta, Georgia 30064 678-465-7669	PADILLA RETAIL SHOPS 5120 AUSTELL RD, Marietta Ga, 30106	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT HIS WRITTEN PERMISSION 2022 © COPYRIGHT HARRIS FRITZ & ASSOCIATES INC ARCHITECTS	

NOT ISSUED FOR CONSTRUCTION

Min. Bk. 96 Petition No. Z-24
Doc. Type Site Plan

Meeting Date 7-19-2022



Estes Russell Engineering, Inc.
6400 Lee Highway Suite 109
Chattanooga, Tennessee 37421
PH: 423.800.7699 | WWW.ESTESRUSSELLENG.COM

06/23/22

DESIGNED BY: D.ESTES
DRAWN BY: K.COOK
CHECKED BY: B.RUSSELL
APPROVED BY: D.ESTES

NO.	DATE	DESCRIPTION

GRACE LIVING PERSONAL CARE HOME
4707 COBB PARKWAY
ACWORTH, GA 30101

SITE PLAN

SCALE: 1" = 30'
DATE: 06/23/2022

C2.01
210161

© Copyright 2022 by Estes Russell Engineering Inc.

Min. Bk. 96 Petition No. Z-24
Doc. Type letter
Meeting Date 7-19-2022

June 30, 2022

RE: Application for Rezoning: No. Z-24 (2022)

Applicant: Davest Enterprises, LLC

Property Owner(s): Davest Enterprises, LLC

Property: 4707 Cobb Parkway, Acworth, GA

Dear Mr. Pederson:

I, David Woghiren, representing Davest Enterprises LLC hereby present this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, and the herein stipulations are adopted pursuant to that approval, shall become part of the grant of the requested zoning and shall be binding upon the subject property. This letter is submitted after meeting with the Commissioner, County Staff and area residents; after reviewing of surrounding properties and their uses; and after the review and consideration of Departmental Comments and the Recommendations of Staff.

The proposed stipulations are as follows:

1. The property will be rezoned to NRC and LRO following the current zoning boundaries.
2. All stipulations prior to this rezoning application for the property are removed;
3. The stipulations and conditions are use and site plan specific. Any and all changes shall be brought back to the Board of Commissioners for Approval.
4. Approval is to the site plan submitted June 23, 2022.
5. Building to be one-story without basement. A maximum of 24 beds.
6. The proposed building shall be traditional in style and architecture. Building to have brick fronts, with brick/stucco/hard-surface in normal, professional tones on the other three sides, with final rendering to be approved by the District Commissioner. No vinyl siding or Hardiplank materials shall be used on the exterior. Building should be compatible with the architectural design with WellStar and the development at the intersection of Cobb Pkwy and Cedarcrest Road.
7. The entrance signage shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combination thereof, with accents, complementary to materials used in the building. The sign may not be a digital "moving" type sign. The entrance landscaping shall be professionally designed and implemented, with final approval being made by the Cobb County Arborist and District Commissioner.
8. Landscape plan to be reviewed by Cobb County Arborist and District Commissioner to include a 20 foot undisturbed buffer with supplemental plantings where needed to provide visual screening to the residential area to the west of subject parcel.
9. The detention facility will be fenced, a minimum of six (6) feet in height, with landscaping to the exterior for the purpose of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review Process. All vegetation and landscaping surrounding the detention areas shall be maintained.

Petition No. Z-24
Meeting Date 7-19-2022
Continued

10. There shall be no access to/from the private road.
11. All lights to be shielded so no direct light falls beyond property line.
12. Dumpster corral materials and colors to match the building they serve.
13. All staff comments and recommendations.
14. District Commissioner to approve changes not otherwise in conflict.

I believe the above items include all agreed upon stipulations.

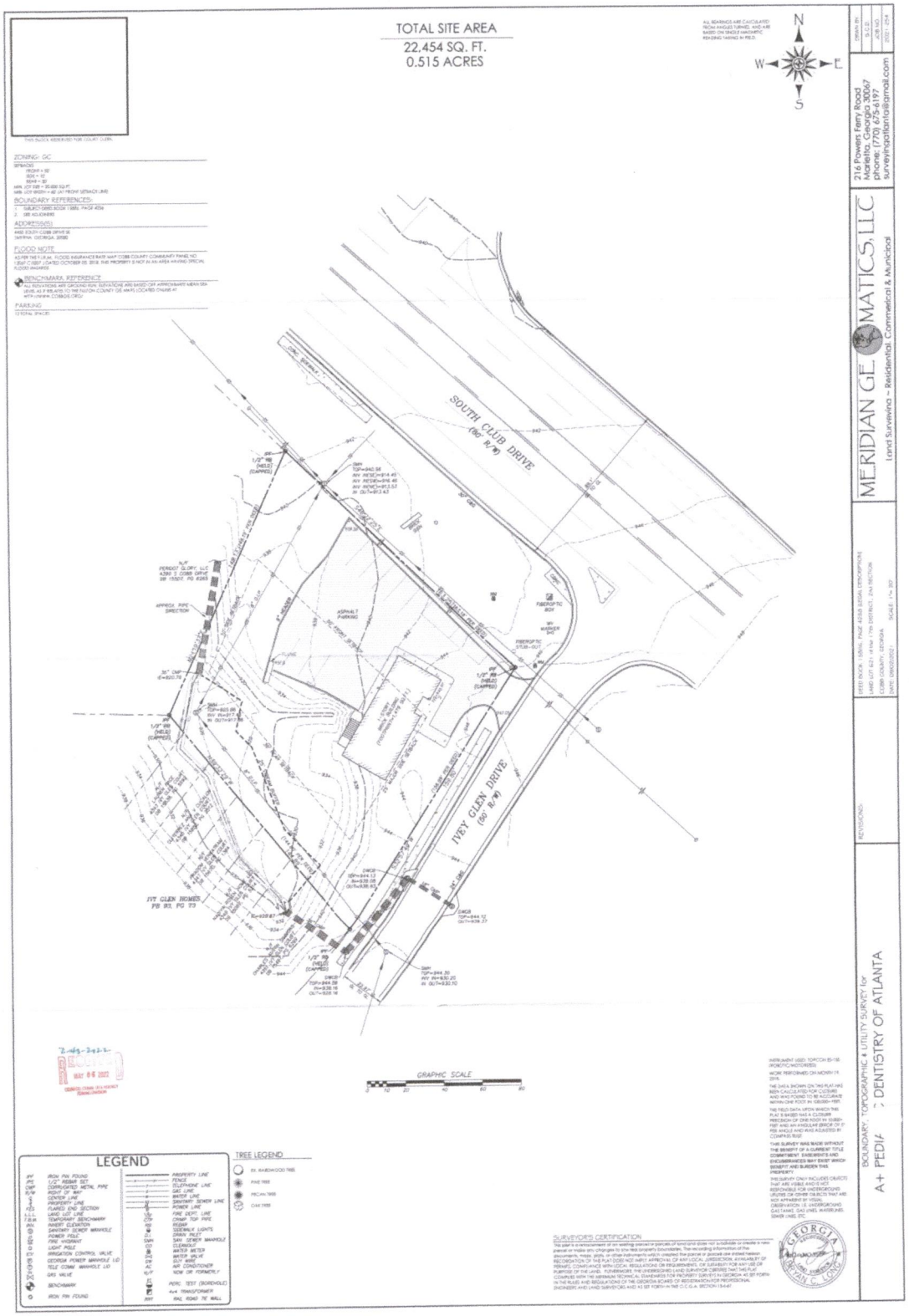
Best Regards,

David Woghiren

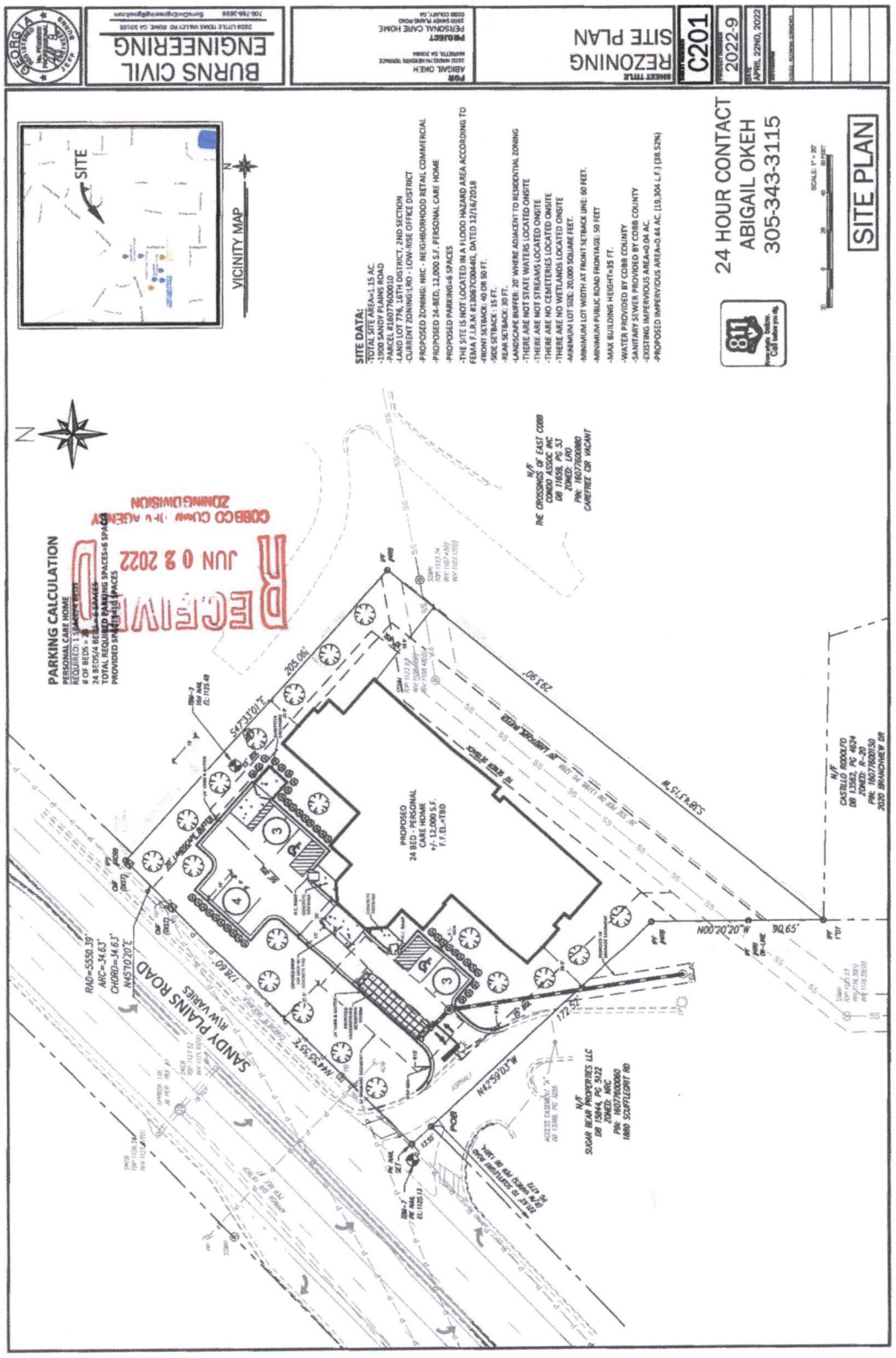
David Woghiren
(678) 616-4822

Min. Bk. 96 Petition No. Z-43
Doc. Type Site Plan dated 5-6-22

Z-43-2022 **DEPARTMENT COMMENTS – Zoning Division** Meeting Date 7-19-2022



Min. Bk. 96 Petition No. Z-44
Doc. Type Revised Site Plan
dated 5-25-2022
Meeting Date 7-19-2022



Min. Bk. 96 Petition No. Z-44
Doc. Type letter
Meeting Date 7-19-2022

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

June 10, 2022

(STIPULATION LETTER)

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of TCCA Trust, LLC to Rezone a 1.15 Acre Tract from LRO to NRC (No. Z-44 [2022])

Dear John:

As you know, firm represents the Applicant, TCCA Trust, LLC ("TCCA"), concerning the above-captioned Application for Rezoning. The Application is presently scheduled to be heard and considered by the Cobb County Planning Commission on July 5, 2022. Thereafter, the Application will be heard and considered for final action by the Cobb County Board of Commissioners on July 19, 2022.

During the pendency of this Application, we have had an opportunity to interface with the County's professional staff with whom we have established a meaningful dialogue. We have also been in contact with area residents from whom we have heard from representatives of Canton Road Neighbors, Inc. ("CRN") which has also been in touch with area residents. In that regard, this letter will serve as TCCA's expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and which shall be binding upon the subject property thereafter. The referenced stipulations/conditions are as follows, to-wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.

2. Rezoning of the subject property shall be in substantial conformity to that certain Revised Site Plan prepared by Burns Civil Engineering, which was submitted to the Zoning Division under separate cover on June 2, 2022 which is being resubmitted concurrently herewith.

3. The proposal to rezone the subject property to Neighborhood Retail Commercial ("NRC") is to allow for the utilization of the subject property and the construction of a Personal Care Facility with an Assisted Living and related components. [1]

   The facility will specialize in the personal care of its residents which will typically include approximately twenty-four (24) residents at any one time who will be monitored, staffed with and attended by credentialed personnel in accordance with Department of Community Health ("DCH") Standards and Regulations. The facility's proposed hours of operation shall be continuous, that is, 24 hours per day, seven days per week.

4. The architectural style and composition of the building shall be in substantial conformity to the attached photo and architectural renderings/elevations.

5. The proposed building will be a one-story, 12,000 square-foot facility with 24 beds.

6. Compliance with the following recommendations from the Cobb County Department of Transportation:

   a. Replacing disturbed curb, gutter, and sidewalk along the Sandy Plains Road frontage.

   b. Meet all Cobb County Development Standards and Ordinances related to project improvements.

7. Compliance with recommendations from the Stormwater Management Division with respect to detention, hydrology and downstream considerations.

[1] This proposal constitutes an appropriate step-down/transition of RSL-type utilization within the existing Neighborhood Activity Center ("NAC").

a. Connecting to the existing downstream storm drain system which was designed in connection with an Eckerd's/Rite-Aid which originally occupied the contiguous "pin-corner".

b. Stormwater runoff from the proposed project will pass through two to three existing downstream stormwater detention/water quality facilities. During plan review careful evaluation of the downstream system will be required including possible hydraulic routing of those systems.

c. Applicant shall have a pre-design meeting with Cobb County Stormwater Management prior to submittal for the Land Disturbance Permit.

d. Following Staff's recommendations regarding the design, configuration and positioning of detention/water quality components.

8. A Landscape Plan shall be submitted to the Community Development Agency during the Plan Review Process subject to review by the County's Arborist and subject to final review and approval by the District Commissioner.

9. Exterior lighting and security lighting shall be environmentally sensitive in order to prevent illumination from extending beyond the boundaries of the subject property.

10. Signage for the proposed personal care facility shall consist of ground-based, monument style signage which shall be consistent with the to-be-built architectural theme. There shall be no flashing sign components and no exterior illumination by remote flood lighting. Additionally, the entrance signage shall be landscaped and that landscaping shall be irrigated.

11. Compliance with recommendations from the Cobb County Water System with respect to the availability and acquisition of water and sewer to service the subject property and by providing a ten-foot (10') setback from the edge of sewer easements to permanent structures as required by County Code §122-123.

12. Compliance with recommendations from the Cobb County Fire Department with respect to Life-Safety and Fire Prevention issues.

Petition No. Z-44
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL

13. The District Commissioner shall have the authority to approve minor modifications as the development proposal proceeds through the Plan Review process and thereafter except for those that:

    a. Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.

    b. Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district.

    c. Increase the height of a building that is adjacent to property that is zoned in the same or more restrictive zoning district.

    d. Violate the Cobb County Zoning Ordinance.

    e. Change access locations to different roadways.

    f. Would be in direct conflict with, or direct contradiction to, Cobb County regulations or any of the foregoing stipulations.

Please do not hesitate to contact me should you or your staff require any additional information or documentation prior to the formulation of your final Zoning Analysis and Staff Recommendations.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

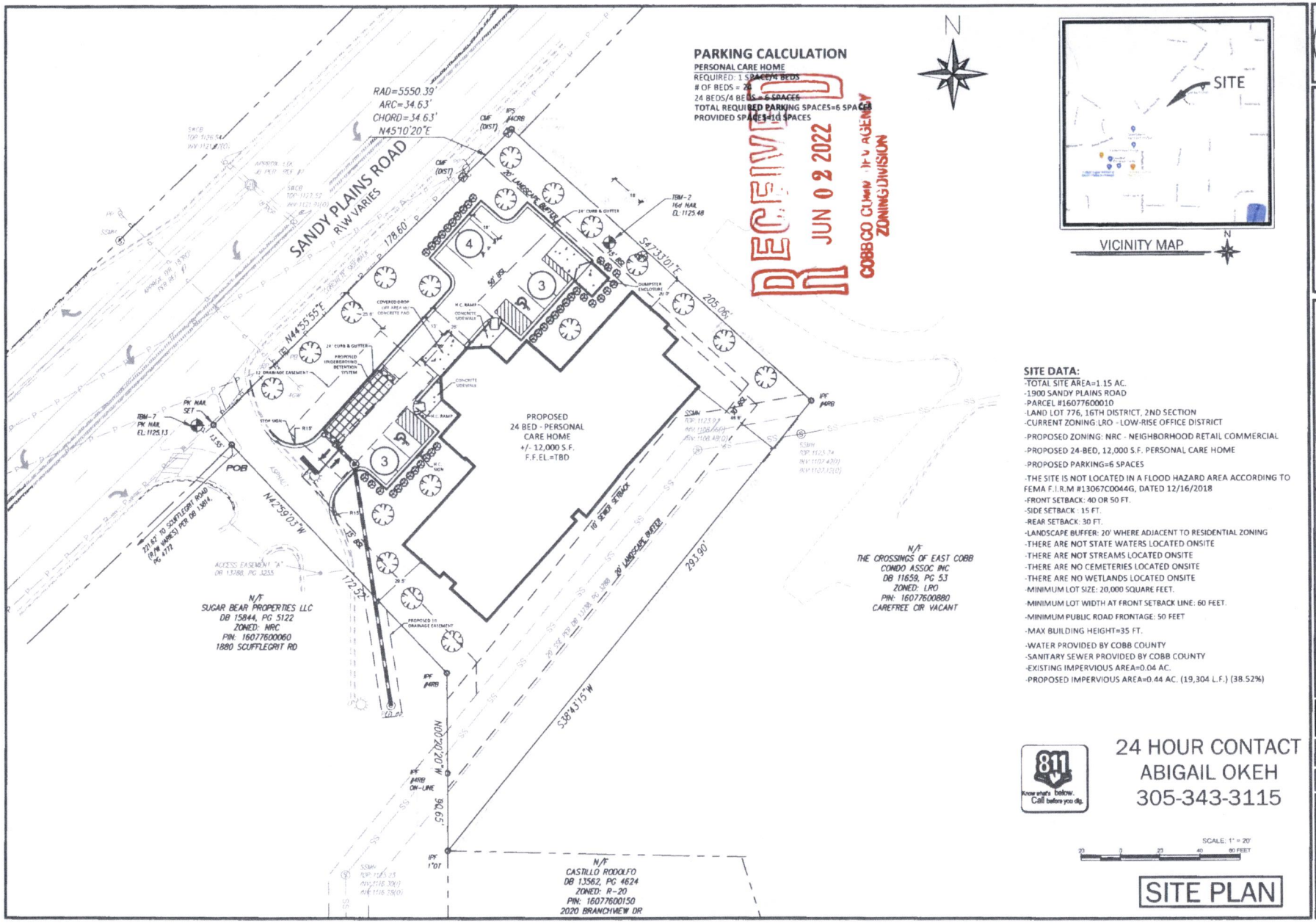
GLS, Jr./jac
Attachments

Petition No. Z-44
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
Board of Commissioners Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director (via email w/attachments)
Ms. Jeannie Peyton, Senior Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Ms. Margie Vazquez, Planner II (via email w/attachments)
Mr. LeDarius Scott, Planner I (via email w/attachments)
Ms. Pam Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Captain Josh Davis, Fire Marshal's Office (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachments)
Ms. Abby Rettig, Cobb DOT (via email w/attachments)
Mr. Carl Carver, P.E., Stormwater Management Division (via email w/attachments)
Mr. Tim Davidson, Plan Review Engineer, Water System (via email w/attachments)
Ms. Carol Brown, Canton Road Neighbors (via email w/attachments)
Mrs. Abigail Okeh (via email w/attachments)
Mr. Victor Okeh (via email w/attachments)
Mr. Jeff Burns, P.E., Burns Civil Engineering (via email w/attachments)

Petition No. Z-44
Meeting Date 7-19-2022
Continued



SITE DATA:

- TOTAL SITE AREA=1.15 AC.
- 1900 SANDY PLAINS ROAD
- PARCEL #16077600010
- LAND LOT 776, 16TH DISTRICT, 2ND SECTION
- CURRENT ZONING:LRO - LOW-RISE OFFICE DISTRICT
- PROPOSED ZONING: NRC - NEIGHBORHOOD RETAIL COMMERCIAL
- PROPOSED 24-BED, 12,000 S.F. PERSONAL CARE HOME
- PROPOSED PARKING=6 SPACES
- THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M #13067C0044G, DATED 12/16/2018
- FRONT SETBACK: 40 OR 50 FT.
- SIDE SETBACK : 15 FT.
- REAR SETBACK: 30 FT.
- LANDSCAPE BUFFER: 20' WHERE ADJACENT TO RESIDENTIAL ZONING
- THERE ARE NOT STATE WATERS LOCATED ONSITE
- THERE ARE NOT STREAMS LOCATED ONSITE
- THERE ARE NO CEMETERIES LOCATED ONSITE
- THERE ARE NO WETLANDS LOCATED ONSITE
- MINIMUM LOT SIZE: 20,000 SQUARE FEET.
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60 FEET.
- MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET
- MAX BUILDING HEIGHT=35 FT.
- WATER PROVIDED BY COBB COUNTY
- SANITARY SEWER PROVIDED BY COBB COUNTY
- EXISTING IMPERVIOUS AREA=0.04 AC.
- PROPOSED IMPERVIOUS AREA=0.44 AC. (19,304 L.F.) (38.52%)

811 Know what's below. Call before you dig.

24 HOUR CONTACT
ABIGAIL OKEH
305-343-3115

GEORGIA 28815 REGISTERED No. PE035027 PROFESSIONAL ENGINEER JEFF BURNS

BURNS CIVIL ENGINEERING
2039 LITTLE TEXAS VALLEY RD ROME, GA 30165
706-766-3698 BurnsCivilEngineering@gmail.com

FOR ABIGAIL OKEH 2200 CUMBERLAND PKWY TERRACE MARIETTA, GA 31064

PROJECT PERSONAL CARE HOME 1900 SANDY PLAINS ROAD COBB COUNTY, GA

SHEET TITLE REZONING SITE PLAN

SHEET NUMBER C201

PROJECT NUMBER 2022-9

DATE APRIL 22ND, 2022

REVISIONS
5/23/22 - REZONING COMMENTS

Petition No. Z-44
Meeting Date 7-19-2022
Continued



Petition No. Z-44
Meeting Date 7-19-2022
Continued



GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

COPY

Min. Bk. 96 Petition No. SLUP-9
Doc. Type letter
Meeting Date 7-19-2022

April 5, 2022

(STIPULATION LETTER, REVISED SITE PLAN & ARCHITECTURAL IMAGERY)

VIA HAND DELIVERY & EMAIL

RECEIVED
APR 05 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Broward Development to Rezone a 3.41 Acre Tract from GC and R-20 to LI and R-20; (No. Z-27 [2022])

Dear John:

You will recall that I represent Broward Development ("Broward") regarding the above-captioned Application for Rezoning. In that regard, the application is scheduled to be heard and considered by the Cobb County Planning Commission on May 3, 2022 and, thereafter, will be heard and considered for final action by the Cobb County Board of Commissioners on May 17, 2022.

Broward's application was formally submitted on March 3, 2022. The application concerns an approximate 3.41-acre tract of land which is located on the northeast side of Mableton Parkway and on the south side of Cardell Circle. The property at issue ("Subject Property") is presently zoned in the General Commercial ("GC") and R-20 (Single-family Residential) zoning districts and is situated within the confines of a Priority Industrial Area ("PIA") and within a sub-level being characterized as Industrial, on Cobb County's Future Land Use Map ("FLUM").

Taking the above issues into consideration, the use of the Subject Property proposed by Broward is compatible with its FLUM designations as a Self-Service Storage Facility ("SSSF") which is a permitted use under Subject Property's Light Industrial ("LI") zoning district which follows the guidelines in §134-279, regarding SSSFs. As determined through our discussions with you and your Staff, this Application does not require a Special Land Use Permit ("SLUP")

Petition No. SLUP-9
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL

in addition to the Application for Rezoning in that the SSSF use is allowed as a permitted use without a SLUP. However, this Application proposes a modern storage facility that is in line with today's Climate-Controlled Self-Service Storage Facility ("CCSSSF") as opposed to the dated, one-story SSSFs that were prevalent in decades past.

Broward's proposal provides storage needs for residential and commercial properties within the area and which will benefit continued development along the Mableton Parkway Corridor consistent with the FLUM. Clearly, the proposed use is a less intense non-residential use which, when compared to other uses which could otherwise be allowed within the confines of the PIA, renders Broward's utilization of the Subject Property appropriate from a land use planning perspective. Broward's proposal will also ensure that the rear/eastern portion of the Subject Property (zoned R-20) shall remain thusly zoned and shall be denominated as Open Space which will clearly transition toward Cardell Circle (an existing residential subdivision within the PIA) and provides additional benefits in order to ensure that the residential subdivision has sufficient distance and positioning from this PIA property.

This letter will serve as Broward's expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and which shall be binding upon the Subject Property thereafter. The stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application for Rezoning.

2. The Subject Property shall be developed in accordance with the Revised Site Plan prepared by Travis Pruitt & Associates, which is being submitted concurrently herewith. The building proposed for the site will be a maximum of 90,300 square feet. However, Broward reserves the latitude to decrease the overall size of the building.

3. The architectural style, composition and design of the building shall be in compliance with the renderings/elevations which are being submitted concurrently with this letter. The revised renderings/elevations supersede the architectural imagery submitted along with the Application for Rezoning. In that regard, the proposed building is

primarily composed of brick; cementitious/masonry components; EFIS; and, architectural panels on all four sides of the building.

4. The granting of the Rezoning for the Subject Property shall be use specific for SSSF. Additionally, Broward will agree to exclude all other uses permitted under the LI classification.

   The rental of vehicles, trucks, RVs, trailers or equipment or other such uses not expressly provided for hereinafter shall be prohibited.

5. Entry to the building shall be via keycard and punch code pad. All activity within strategic locations throughout the facility shall be monitored by strategically positioned video security cameras.

6. Hours of operation shall be from 9:00 a.m. until 6:00 p.m., Monday through Saturday and from 1:00 p.m. until 6:00 p.m. on Sundays.

7. There shall be no outside PA systems, music or other components which could create noise.

8. The utilization of low-intensity, environmental type, down-lighting which shall be subject to review and approval by staff. All exterior lighting shall be shielded, and direct illumination shall be confined within the perimeter of the Subject Property. A lighting photometric plan shall be in substantial conformity to the illumination components typically utilized in the construction of SSSF facilities.

9. The submission of a Landscape Plan during the Plan Review Process subject to final review and approval by the Community Development Agency and the County Arborist, including the following:

   a. Species of vegetation which will be utilized shall be ecologically compatible with the site and appropriate for the design circumstances, subject to the County Arborist's review and approval. A screening buffer of evergreens shall be maintained (as planted).

   b. Subject to water restrictions which may be imposed by the state and/or County, all landscaping for the proposed climate-controlled self-service

storage facility shall be professionally designed, perpetually maintained and irrigated. Any dead or irrevocably diseased vegetation shall be replaced as necessary.

c. HVAC and all mechanical equipment shall be screened from view of the adjoining properties and public rights-of-way in accordance with the architectural style and composition as aforementioned.

d. Dumpsters will be located inside of the building; however, there will be one located outside to the rear of the building and fully screened in accordance with County statutory requirements.

10. Signage, except permitted signage affixed to the building, shall be ground-based, monument style, with finished materials and colors which shall conform to the architectural style and composition as aforementioned. Signage shall comply with the Cobb County Sign Ordinance and Broward agrees that there shall be no electronic or LED signage.

11. Any security fencing and gates for the site shall be in substantial conformity to the security fencing and gates within similarly situated and recently constructed SSSFs which have been entitled within Cobb County. There shall be no outside storage, no overnight vehicle parking or trailer or boat parking or the positioning of trucks, trailers, RVs and/or related or ancillary equipment on the site.

12. Compliance with the following recommendations from the Stormwater Management Division with respect to detention, hydrology and downstream considerations, including the ultimate location and configuration of on-site detention and/or water quality ponds. Additionally, compliance with the following:

    a. Impervious coverage on the site shall not extend beyond seventy percent (70%) of the total site area.

    b. Broward will be responsible for securing any required wetland permits from the U.S. Army Corps of Engineers. Copies of the Corps of Engineers' permits will be furnished at the time of the Land Disturbance Permit.

c. Entering into a Stormwater Facility Maintenance and Access Agreement which shall be required during the Plan Review Process.

d. Broward will control stormwater discharges not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

e. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties.

f. Broward may have to secure drainage easements to receive concentrated discharges where none naturally exist downstream.

g. Pre- and post- Lake/Pond Study to document pre- and post-development sediment levels. (Jetts Lake on the HOA property of Kingsbridge Homeowners Association, Inc. – 1,400 feet downstream.

h. Broward must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s), including hydrologic routing through the downstream detention pond or lake.

13. Compliance with recommendations from the Cobb County Department of Transportation with respect to traffic, transportation and other related infrastructure issues, not necessarily limited to the following, to wit:

a. Broward will verify that minimum intersection sight distance is available for the Mableton Parkway access, and if it is not, Broward will implement remedial measures, subject to Georgia Department of Transportation's ("GDOT's") approval, to achieve the minimum requirement of 630 feet of sight distance.

b. Access on Mableton Parkway shall include a deceleration lane. Final location and design will be determined during Plan Review process, subject to GDOT and Cobb County DOT approvals.

c. Installation of curb, gutter, and sidewalk along the Mableton Parkway frontage. If recommended by Cobb DOT in the Plan Review process, a fee-

in-lieu may be substituted to better coordinate improvements with Cobb DOT Project No. X2762.

d. Closing and removing driveway aprons along the Mableton Parkway frontage that the development renders unnecessary.

e. Placing a 10-foot no access easement along the Cardell Circle road frontage.

f. The submission of a Traffic Study to be in a memorandum (Submittal 1) and agreed to by Cobb County DOT before continuing the study. Cobb County DOT will instruct if a full study is required.

g. Broward will provide additional information to the Cobb County DOT and Cobb County International Airport (at McCollum Field) Manager if required to do so in terms of proximity to Fulton County Airport-Brown Field and/or with respect to any cranes or other issues involved in the development of the property in order to ensure that there are no conflicts with FAA airspace.

h. Obtaining GDOT permits for all work that encroaches upon State right-of-way.

14. Compliance with recommendations from the Cobb County Water System with respect to the availability of water and sewer and capacity issues regarding the Subject Property.

15. Subject to recommendations from the Cobb County Fire Marshal's Office with respect to Fire Prevention and Life Safety including, but not necessarily limited to the following, to wit:

    a. Compliance with IFC 510-Emergency Responder Radio Coverage.

    b. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.

    c. Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads

shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access zone.

d. The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road.

16. If the Subject Property is determined to be undevelopable for the purposes sought by Broward or, if for any reason, the closing on the Subject Property does not take place within one (1) year from the date of a successful approval of the Rezoning Application then, and in such an event(s), the zoning classification of the Subject Property shall revert to its original classifications of GC and R-20 without further action being necessary on the part of Cobb County or the owner of the Subject Property.

17. The proposal will require concurrent variances from the permitted SSSF-specific §134-279 and include:

    a. Waiver of the maximum building height from one story to 35 feet.[1]

    b. Waiver of the pitched roof component.

    c. Waiver of the required 50-foot landscape buffer to 40 feet abutting the R-20 lot being created by the Applicant.

18. The District Commissioner shall have the authority to approve minor modifications to these stipulations, the site plan, architectural renderings/elevations and all other components of this development as it proceeds through the Plan Review Process and thereafter. However, the District Commissioner shall not have the authority to approve modifications or revisions which:

    a. Increase the density or the Floor Area Ratio ("FAR").

[1] Coincidentally, 35 feet is also the maximum height of homes in all single-family residential zoning districts.

b. Reduce the size or composition of approved buffers or landscape strips adjacent to contiguous properties.

c. Relocate a structure closer to a perimeter property line.

d. Increase the height of a building so that it exceeds the at-grade level of buildings located on contiguous and/or adjacent properties.

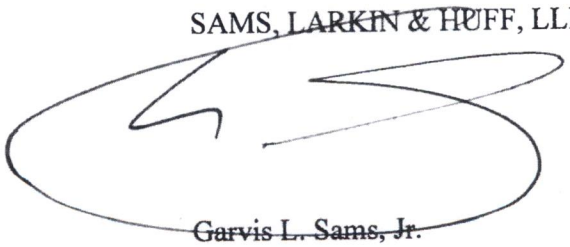
e. Which seek additional waivers from the Cobb County Zoning Ordinance other than those contained herein and/or depicted on the Revised Site Plan.

Please do not hesitate to contact me should you or your staff require any further information or documentation prior to the formulation of your final Zoning Analysis and Staff Recommendations or if such information is needed prior to this Application being heard and considered next month by the Planning Commission and the Board of Commissioners.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./jac
Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
Board of Commissioners Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director (via email w/attachments)

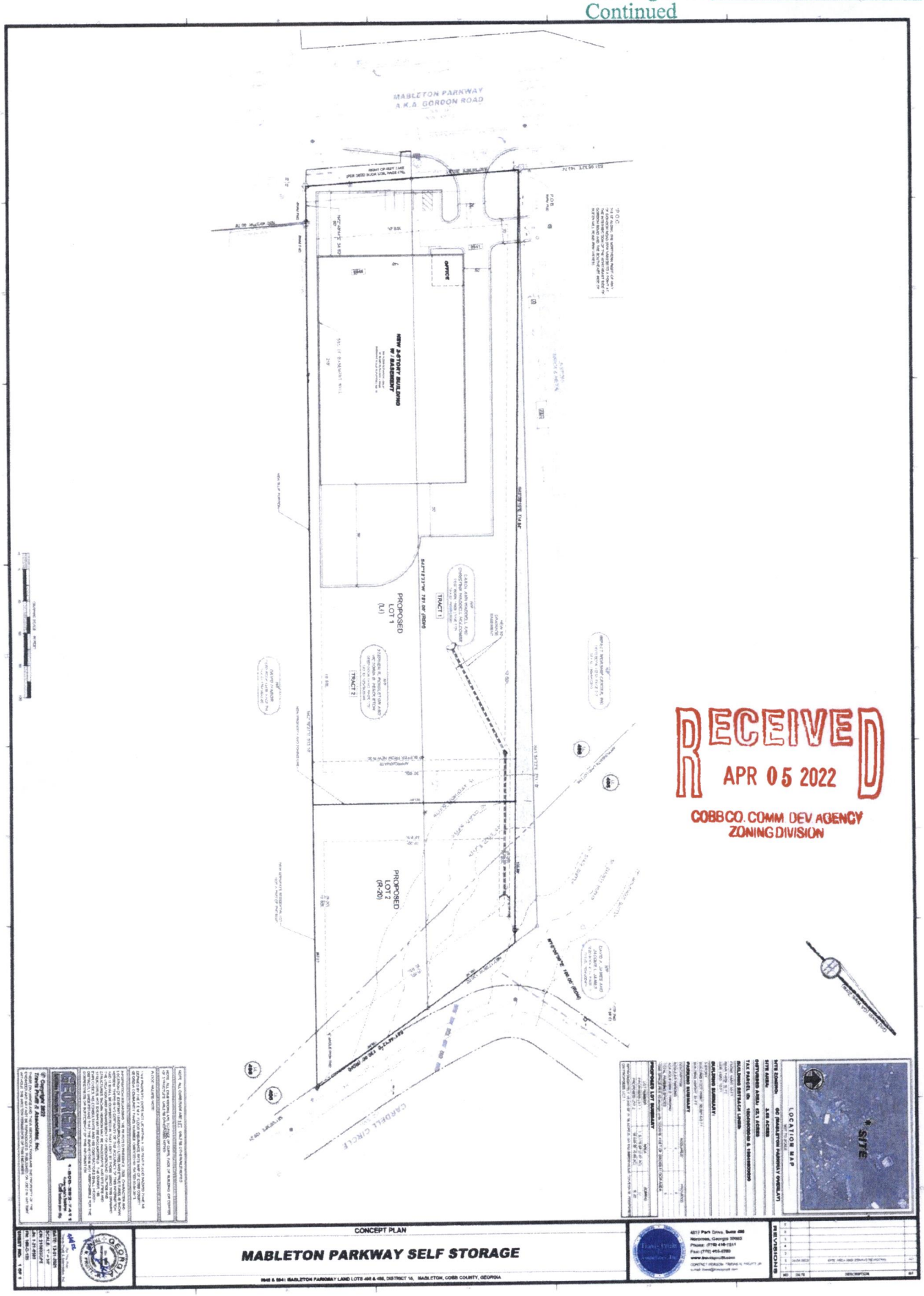
Petition No. SLUP-9
Meeting Date 7-19-2022
Continued

VIA HAND DELIVERY & EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
April 5, 2022
Page 9

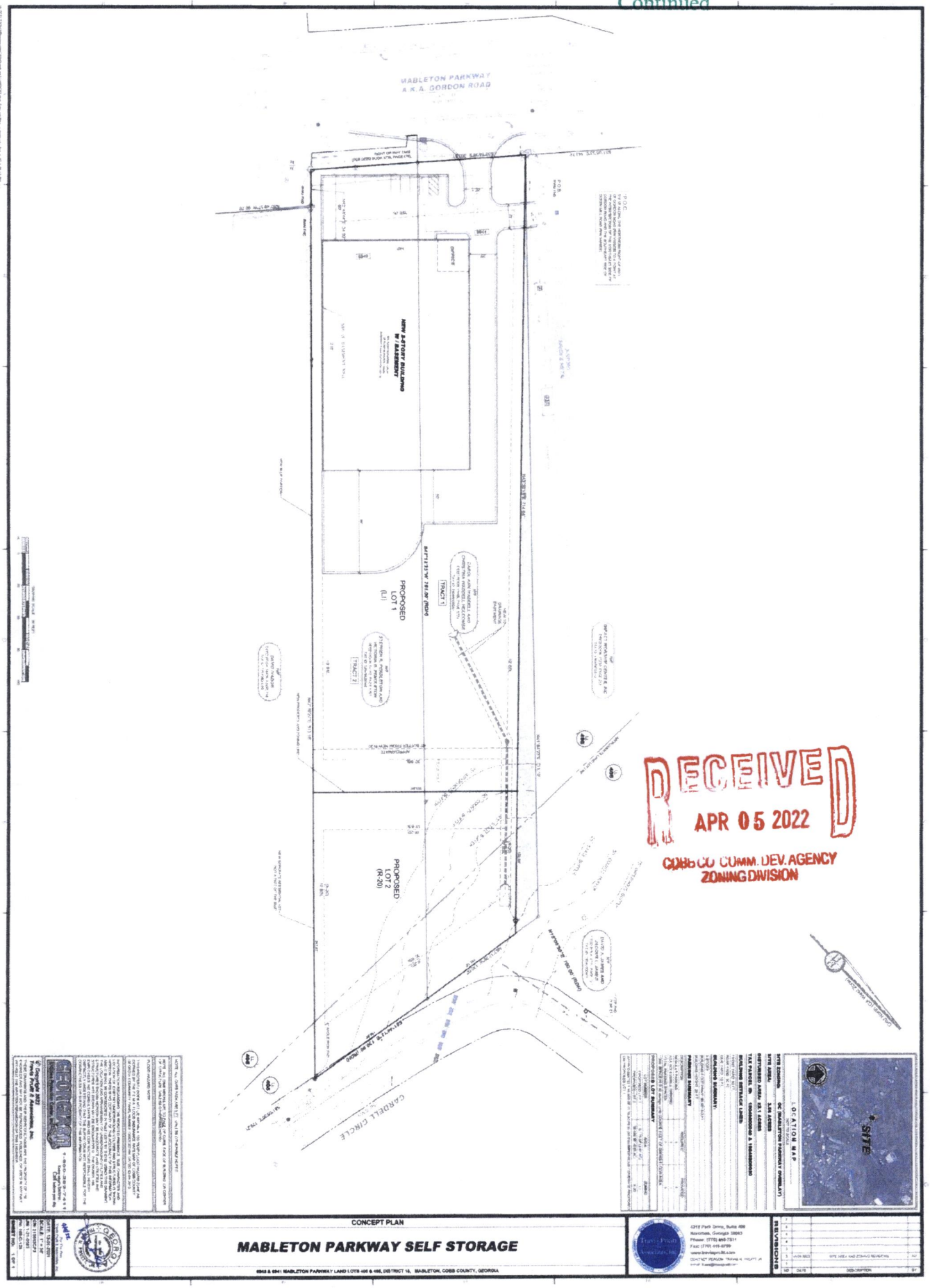
Ms. Jeannie Peyton, Senior Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Mr. Donald Wells, Planner II (via email w/attachments)
Ms. Margie Vazquez, Planner II (via email w/attachments)
Mr. LeDarius Scott, Planner I (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Captain Josh Davis, Fire Marshal's Office (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachments w/attachments)
Ms. Abby Rettig, Cobb DOT (via email w/attachments)
Mr. Carl Carver, P.E., Stormwater Management Division (via email w/attachments)
Mr. Tim Davidson, Water System (via email w/attachments)
Ms. Becca Ford, MIC (via email w/attachments)
Ms. Robin Meyer MIC Zoning Committee Chairwoman (via email w/attachments)
Mr. Brandon Weiner, VP of Acquisitions & Development, Broward Development (via email w/attachments)
Mr. Andrew Blakey, P.E., Travis Pruitt & Associates, Inc. (via email w/attachments)
Mr. Albert Ukrainskiy, E.I.T., Travis Pruitt & Associates, Inc. (via email w/attachments)

Petition No. SLUP-9
Meeting Date 7-19-2022
Continued



RECEIVED
APR 05 2022
COBB CO. COMM DEV AGENCY
ZONING DIVISION

Petition No. SUP-9
Meeting Date 7-19-2022
Continued



RECEIVED
APR 05 2022
COBB CO COMM. DEV. AGENCY
ZONING DIVISION

Petition No. SLUP-9
Meeting Date 7-19-2022
Continued



Petition No. SLUP-9
Meeting Date 7-19-2022
Continued



Petition No. SLUP-9
Meeting Date 7-19-2022
Continued



JULY 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

Min. Bk. 96 Petition No. OB-26
Doc. Type Stormwater Management & Cobb DOT comments and recommendations
Meeting Date 7-19-2022

ITEM OB-26-2022

PURPOSE

To consider a site plan amendment for Reich Properties, LLC regarding rezoning application Z-203 of 2005 for property located on the west side of Oakdale Road, and on the east side of South Cobb Drive in Land Lots 690 and 751 of the 17th District (4849 South Cobb Drive). ***(Continued by Staff from the June 21, 2022 Board of Commissioners hearing to the June 19, 2022 hearing).***

BACKGROUND

The subject property was rezoned Low Rise Office in 2006 for 2 office buildings, one of which was existing. The applicant agreed to a maximum of 50 parking spaces. The applicant would like to amend the approved site plan and stipulations to allow the older building to be removed and install 8 more parking spaces for a grand total of 58 parking spaces. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Water & Sewer Comments: 2006 comments called for master water meter. Records show that the two buildings, being on separate parcels, now correctly have separate CCWS meters.

Stormwater Management: No objection to the current request. This may be considered redevelopment requiring some stormwater mitigation. Redevelopment (excluding routine maintenance and exterior remodeling) that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area, or that involves land disturbing activity on one acre or more.

Cobb DOT: Recommend GDOT permits for any work that encroaches upon State right-of-way. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Site Plan Review: No comments.

Fire Department: The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County. CCFMO has no objections to the OB case as presented.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed stipulation and site plan amendment.

ATTACHMENTS

Other Business application and zoning minutes.

Min. Bk. 96 Petition No. OB-34
Doc. Type Exhibit "B"

Meeting Date 7-19-2022

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Stipulation Amendment)

Application No.: **OB-34 (2022)**
Hearing Date: **July 19, 2022**

Applicant/Titleholder: **Mt. Bethel Christian Academy, Inc.**

Tax Parcel Identification No.: **16059900020**

RECEIVED
JUN 10 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant and Property Owner, Mt. Bethel Christian Academy, Inc. (hereinafter collectively "Applicant"), is the owner of approximate.ly 33.4 acres located on the northerly side of Post Oak Tritt Road, westerly of Holly Springs Road, Land Lots 599, 600, 625, and 626, 16th District, 2nd Section, Cobb County, Georgia, and being more particularly known as 2509 Post Oak Tritt Road. On November 19, 2013, the Cobb County Board of Commissioners approved a Special Land Use Permit requested by Applicant for the Property. As a result of the approval, Applicant opened its high school campus on the Property in August 2014, which has been in operation since that date. Applicant continues to operate its main church and lower school (pre-school, elementary, and middle) at its campus on Lower Roswell Road. When it received approval of the Special Land Use Permit, Applicant contemplated a phased growth and expansion for its upper (high school) at the North Campus. Since obtaining approval of the Special Land Use Permit in 2013, Applicant has received approvals from the Cobb County Board of Commissioners for modifications to the North Campus.

Applicant now seeks the renewal of its approval to allow for continued use of the temporary classroom buildings on the North Campus, which was approved by the Cobb County Board of Commissioners on May 19, 2020, in Application for "Other Business" OB 26 (2020). The approval of the temporary classroom buildings was for a twenty-four (24) month period which expired on June 1, 2022. Applicant seeks to extend the use of the temporary classroom buildings, as follows:

- Extend the approval for the temporary classroom buildings for a period of twenty-four (24) months, to expire on August 1, 2024.

Applicant includes as part of this Application for "Other Business" a copy of the most recently approved Site Plan for Applicant's North Campus, same being prepared by On Site Civil Group, dated and submitted to Cobb Zoning Division on March 15, 2022, and approved in OB-75 (2021), a reduced copy of which is attached hereto for reference as Exhibit "1." The location of the temporary classroom buildings is shown on the recently approved Site Plan, and Applicant does not propose any changes or revisions to the location of the buildings.

The proposed stipulation amendment to allow continue use of temporary classroom buildings on the North Campus in no way adversely impacts or affects the quality or integrity of the School, the Campus, and the overall development. If the requested amendment is approved, as submitted, it will allow Applicant to continue to use the temporary classroom buildings until such time as the buildings can be replaced with permanent structures. The approval shall also become an additional part of the final rezoning and shall be binding upon the Subject Property.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearing held on November 19, 2013, as to SLUP-11 (2013); as well as, any other amendments approved by the Board of Commissioners through "Other Business" Applications or the District Commissioner, and which are not otherwise in conflict herein, are unaltered or unchanged by this request for Stipulation Amendment.

Min. Bk. 96 Petition No. OB-34
Doc. Type Fire Dept & Cobb DOT comments and recommendations
Meeting Date 7-19-2022

JULY 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

ITEM 034

PURPOSE

To consider a stipulation amendment for Mt. Bethel Christian Academy, Inc. regarding case SLUP-11 (Mt. Bethel United Methodist Church, Inc.) of 2013. The property is located on the north side of Post Oak Tritt Road, west of Holly Springs Road, in Land Lots 599, 600, 625 and 626 of the 16th District.

BACKGROUND

The subject property was approved for a Special Land Use Permit to operate a private school in 2013. The applicant has had a temporary classroom building on the property for many years to accommodate their growing school. The classrooms are in the front of the school building and would have six classrooms. The applicant anticipates needing the temporary classrooms through August 1, 2024. If approved, all previous stipulations would remain in effect.

STAFF COMMENTS

Fire Department: The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County. CCFMO does not have any objections to OB-34-2022 as presented.

Cobb DOT: Recommend retaining the following DOT recommendations from OB-26-2020: A. Maintain a maximum school enrollment of 625 students as designated in SLUP-11-2013; and B. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

RECOMMENDATION

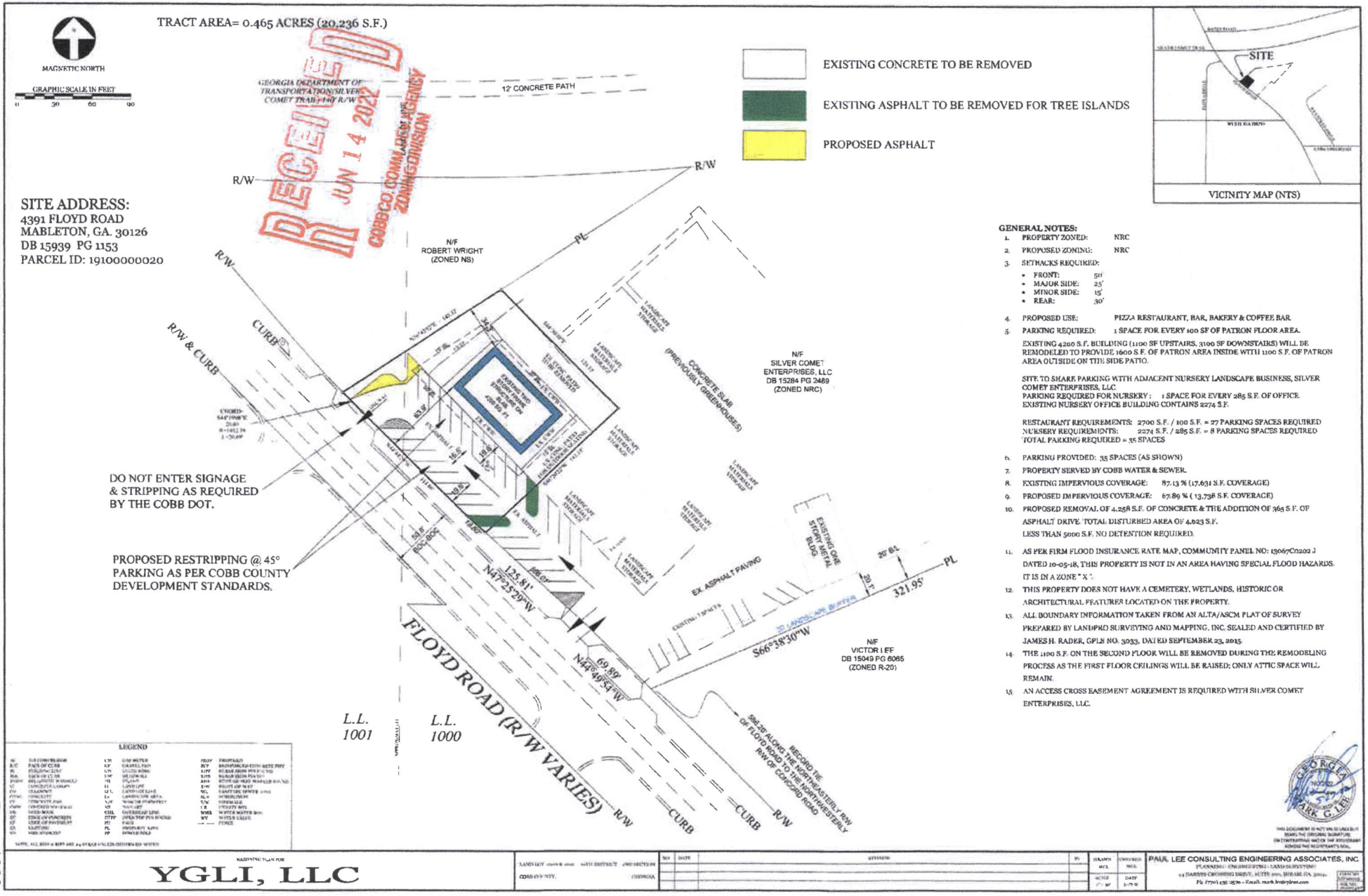
The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

Min. Bk. 96 Petition No. OB-36
Doc. Type Site Plan

Meeting Date 7-19-2022



Min. Bk. 96 Petition No. OB-36
Doc. Type 7-8-2022 letter
Meeting Date 7-19-2022

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

July 8, 2022

(STIPULATION LETTER AND IMAGERY)

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Other Business Application of YGLI, LLC to request a Site Plan Amendment and Stipulation Amendments regarding No. Z-51 of 2018 (No. OB-36-2022)

Dear John:

As you know, this firm represents YGLI, LLC ("YGLI") concerning the above captioned Other Business Application. The Application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on July 19, 2022.

The property at issue consists of an approximate 0.465-acre tract of land ("Subject Property") which is zoned Neighborhood Retail Commercial ("NRC") and which is located within the confines of a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map ("FLUM"). YGLI is requesting an amendment to the use-specific stipulation/conditions from the previous rezoning (No. Z-51 [2018]) along with a site plan amendment in order to utilize the property for a Positano's Italian restaurant which is a permitted use under the NRC zoning district.

From an historical respective, the subject property was a part of a larger tract of land which was originally rezoned to NRC in 2004 (No. Z-126). However, that proposed mixed-use retail development never came to fruition. Later, the property surrounding the subject property was rezoned to Conditional NRC specifically for the purposes of a landscape supply company (No. Z-80 [2014]). The subject property is located in a diverse transitional area which includes the landscape company; a Service Station; an auto care center and car wash; a building which formerly housed a bicycle sales and repair shop; and, the trailhead and parking lot which serves the Silver Comet Trail.

Petition No. OB-36
Meeting Date 7-19-2022
Continued

VIA EMAIL

While this Application has been pending, we have engaged very positive discussions with representatives of the Mableton Improvement Coalition ("MIC"), area business owners, property owners and area residents and the County's professional staff. In that regard, we've been authorized by YGLI to submit this letter of agreeable stipulations and conditions which, if the Other Business Application is approved as submitted and shall become conditions and a part of the grant of the requested Other Business Application and shall be binding upon the Subject Property thereafter. The stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Other Business Application.

2. The Other Business ("OB") Application requests amendments to previously approved use-specific stipulations/conditions and a site plan amendment in substantial conformity to that certain Site Plan prepared by Paul Lee Consulting Engineering Associates submitted with the OB Application on June 14, 2022.

3. The Applicant proposes the remodeling, retrofitting of the existing structure for Positano Pizza Napoletana Restaurant ("Restaurant"). The proposed Restaurant will remodel the existing building for 1,600 square feet of patron area and 1,100 square feet of patron area on the patio.

4. The Applicant agrees that the amendments sought hereunder shall be limited to the uses specifically set forth above.

5. The second story (approximately 900-1,000 square feet) of the existing 4,200 square-foot building will be removed.

6. Utilization of the Restaurant shall be limited to a full capacity of 80 diners/patrons at any one time or as otherwise allowed/mandated by the Cobb County Fire Marshall's Office.

7. The hours of operation for customers will be from 11:00 a.m. until 10:00 pm. and will serve lunch and dinner.

8. The exterior of the existing structure shall be in substantial conformity with the attached renderings/elevations.

Petition No. 08-36
Meeting Date 7-19-2022
Continued

VIA EMAIL

9. HVAC equipment shall be screened from and made a part of landscaping components to protect and screen the HVAC and mechanical equipment.

10. The dumpster utilized by YGLI shall be situated as shown on the site plan; landscaped in order to shield the dumpster from public vantage points, including streets and sidewalks; enclosed with masonry building materials which are the same, or similar to, the primary structure and which will have gates made of metal; and, which will include a drain to a leech field, if so dictated the by Environmental Health Department for standards regarding dumpster enclosures.

11. The Applicant's branding signage for the Restaurant shall be ground based, monument style signage. The finish, materials, and colors for such signage shall be of the same composition as the Restaurant. Said signage shall contain no digital or flashing sign components; no roof signs; and no exterior temporary signage. In addition to the foregoing, there shall be interior directional signage, as needed, regarding interior maneuverability and directions regarding ingress to/egress from the subject property.

12. Any additional lighting fixtures for the parking areas shall be environmentally sensitive and shall be fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the perimeter of the subject property.

13. Security lighting shall be wall-packs, hooded, environmentally sensitive and also fitted with non-glare lenses and cut-off shields.

14. There shall be no parking allowed on or along Floyd Road or on adjacent properties unless written permission is secured prior thereto.

15. The Applicant agrees to comply with all Cobb County Stormwater Management recommendations regarding detention, water quality and downstream considerations applicable to the Subject Property.

16. All setbacks, landscaping, and buffer areas may be penetrated for purposes of access, utilities and stormwater management, including, but not limited to, detention or water quality and any and all slopes or other required engineering features.

Petition No. OB-36
Meeting Date 7-19-2022
Continued

VIA EMAIL

17. There shall be an Architectural/Landscape Review Committee which shall be charged with the review of any proposed landscaping, signage, fencing or further architectural enhancements. The committee shall consist of a representative of MIC, a representative of the Applicant, and a representative from the Cobb County Community Development Agency. This review shall take place either prior to or during the Plan Review process.

18. The Applicant agrees to comply with the recommendations from the Cobb County Department of Transportation ("DOT") with respect to traffic and transportation issues.

19. The Applicant agrees to comply with all recommendations from the Cobb County Fire Marshall.

20. The District Commissioner shall have the authority to approve certain minor modifications as the development proposal proceeds through the Plan Review process and thereafter, except for those that:

    a. Reduce the size of an approved buffer adjacent to property which is zoned the same or in a more restrictive zoning district.

    b. Relocate a structure closer to the property line of an adjacent property which is zoned the same or in a more restrictive zoning district.

    c. Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.

    d. Violate the Cobb County Zoning Ordinance.

    e. Change access location(s) to different roadways.

    f. Would be in direct conflict with or in direct contradiction to Cobb County regulations.

The OB Application is appropriate from a land use planning perspective particularly considering the context of development within which the restaurant will be operated; it meets a need within this sub-area of the County; and, will constitute a quality development which will provide a use that is complementary to surrounding developments and uses.

Petition No. OB-36
Meeting Date 7-19-2022
Continued

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
July 8, 2022
Page 5

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to this Application being heard and considered by the Board of Commissioners on July 19, 2022. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./jcc

Attachments

cc: ON FOLLOWING PAGE

Petition No. 08-36
Meeting Date 7-19-2022
Continued

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
July 8, 2022
Page 6

---

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
Board of Commissioners Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director (via email w/attachments)
Ms. Jeannie Peyton, Senior Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Ms. Margie Vazquez, Planner II (via email w/attachments)
Mr. LeDarius Scott, Planner I (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Captain Josh Davis, Fire Marshal's Office (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachments)
Ms. Abby Rettig, Cobb DOT (via email w/attachments)
Mr. Carl Carver, P.E., Stormwater Management Division (via email w/attachments)
Mr. Tim Davidson, Water System (via email w/attachments)
Ms. Robin Meyer, Mableton Improvement Coalition ("MIC") (via e-mail w/ attachments)
Mr. Todd Lindahl, YGLI (via email w/attachments)
Mr. Tony Tucci, YGLI (via email w/attachments)

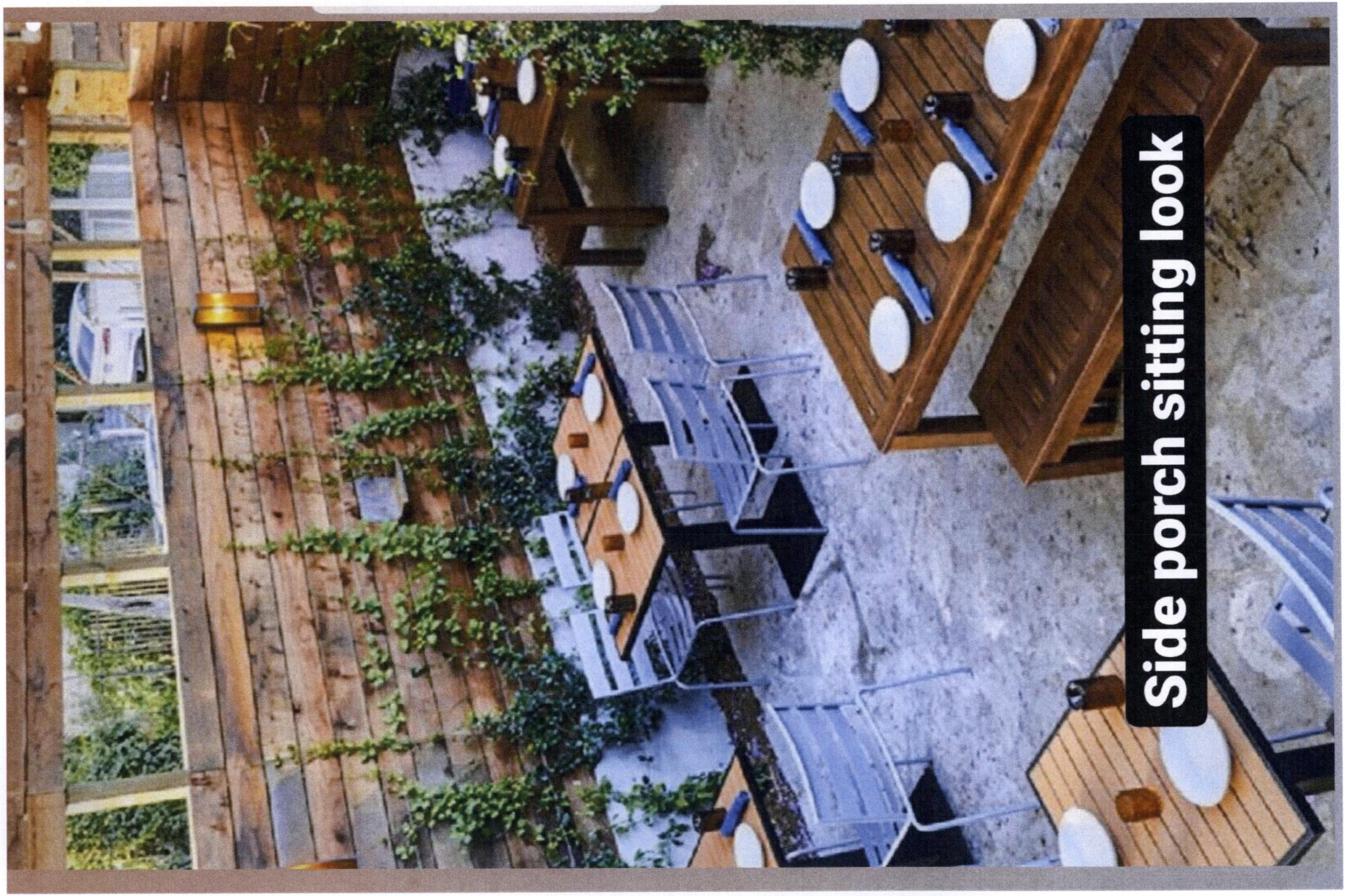
Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Front porch look

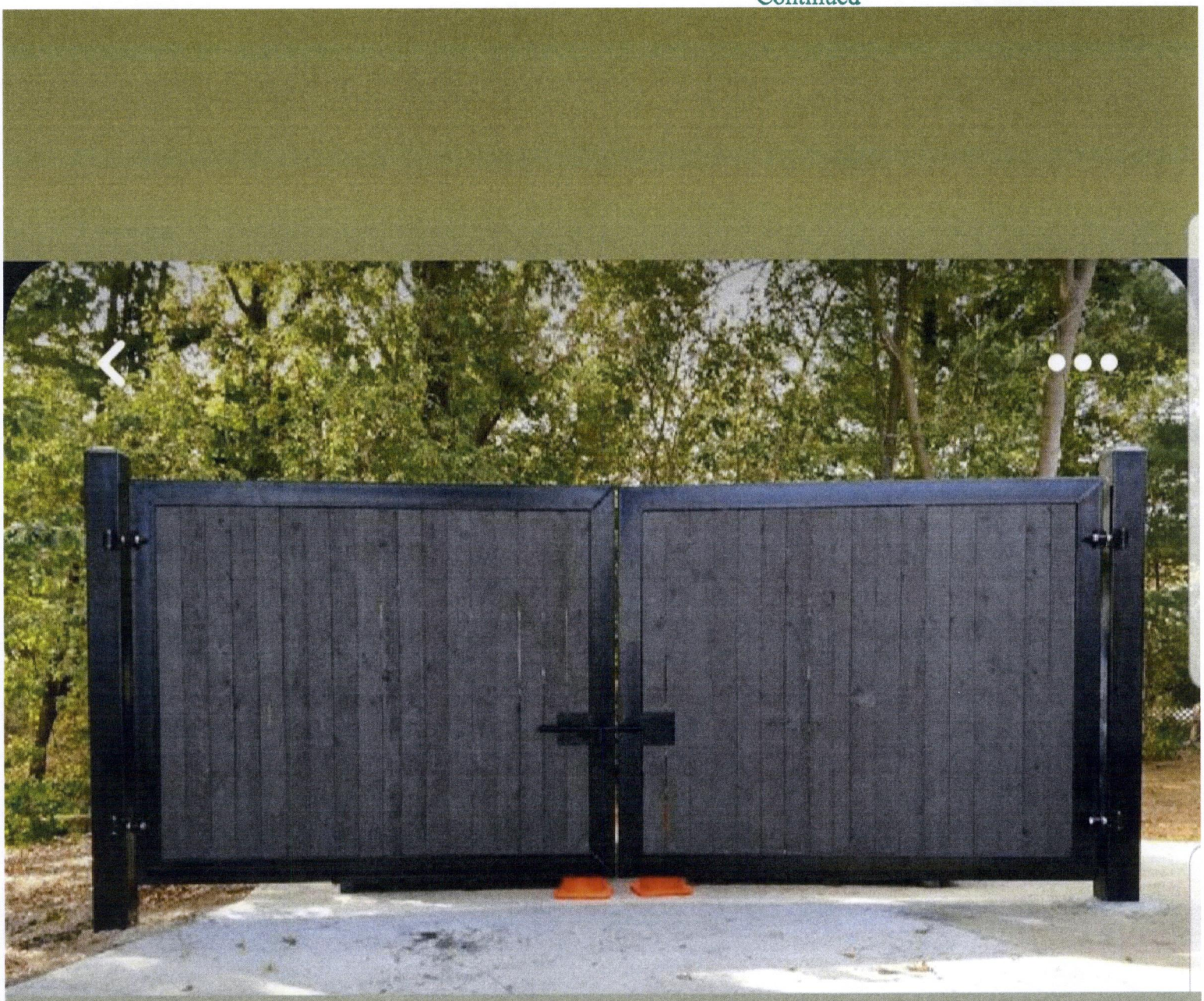
Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Dumpster enclosed

Petition No. OB-36
Meeting Date 7-19-2022
Continued

RESERVED

RESERVED

LIST OF DRAWINGS

		NOT RELEASED FOR CONSTRUCTION	REVISION DATE							
			-	-						
			1	2	3	4	5	6	7	8
A0.0	PROJECT INFORMATION	•								
AC1.0	CIVIL SITE SKETCH - TEMP	•								
A1.0	LIFE SAFETY PLAN & CODE INFORMATION	•								
A2.0	DEMOLITION FLOOR PLAN	•								
A3.0	PROPOSED FLOOR PLAN	•								
A4.0	REFLECTED CEILING PLAN	•								
A5.0	FINISHES, SPECS & FURNITURE	•								
A6.0	ENLARGED PLANS	•								
A7.0	ENLARGED PLANS	•								
A7.0	EXTERIOR ELEVATIONS	•								

GENERAL NOTES

1. EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.

2. NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.

3. ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

4. THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

5. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS.

6. GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.

7. ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4" UNO.

8. ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.

9. PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.

10. ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

11. CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.

12. METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

13. ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS IN A CLOSED POSITION (U.N.O.).

14. INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.



PROJECT DIRECTORY

CLIENT REPRESENTATIVE:	ARCHITECT:	MEP ENGINEER:	STRUCTURAL ENGINEER:
TODD LINDAHL, ORGANIZER 1101 COLLIER ROAD NW, UNIT P1 ATLANTA, GA 30318 P: 678.262.7153	JOHN MOORES, AIA ELAN VITAL DESIGN GROUP,LLC 400 VILLAGE PARKWAY, UNIT 106 ATLANTA, GA 30306 P: 770.316.9739	SCOTT LINDELOW, PE 5064 ROSWELL ROAD, STE D-301 SANDY SPRINGS, GA 30342 P: 770.319.7400	BRIAN RIVERS, PE RESTRUCT ENGINEERING, LLC 5635 LENOX PARK PLACE SUGAR HILL, GA 30518 T: 770.480.7452
CIVIL ENGINEER: - - - - P: -	-: - - - P: -		

PROJECT OVERVIEW

PROJECT DESCRIPTION:
INTERIOR RENOVATION OF EXISTING STRUCTURE. CHANGE IN USE FROM EVENT SPACE TO RESTAURANT. EXTERIOR WORK LIMITED TO ADDITION OF GREASE TRAP, SEWER LINE AND RESTRIPING PARKING.

PROJECT ADDRESS:
4391 FLOYD ROAD
MABLETON, GA 30126
LOCATED IN LAND LOTS 1000 AND 1001,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

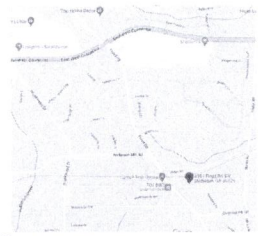
APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE MOST RECENT CODES FOR COBB COUNTY INCLUDING ALL AMENDMENTS AND RELATED APPENDICES. THE FOLLOWING CODES APPLY:

- INTERNATIONAL BUILDING CODE, 2018 EDITION with GA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION with GA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE 2018 EDITION, with GA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION with GA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION with GA AMENDMENTS (2020)
- NATIONAL ELECTRIC CODE, 2020 EDITION with no GA AMENDMENTS
- LIFE SAFETY CODE NFPA 101, 2018 EDITION with STATE AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A/2010 ADA STANDARDS ACCESSIBLE DESIGN
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, WITH GEORGIA AMENDMENTS FIRRE SAFETY; RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 JANUARY 1, 2020.



2 A0.0 **VICINITY MAP**
NO SCALE



1 A0.0 **AREA MAP**
NO SCALE

SYMBOLS

CEILING HEIGHT/ CEILING TYPE NOTATION
COLUMN CENTERLINE NOTATION
DETAIL REFERENCE
DOOR NUMBER NOTATION
DOOR NUMBER NOTATION
ELEVATION/SECTION REFERENCE
ELEVATION NOTATION
EQUIPMENT NOTATION
GLASS TYPE NOTATION
MATERIAL NOTATION
CHANGE IN FINISH
EXTENT OF FINISH
PARTITION TYPE NOTATION
INTERIOR ELEVATION REFERENCE
REVISION NUMBER NOTATION
ROOM NAME AND NUMBER
WINDOW TYPE NOTATION
CHANGE IN ELEVATION

ABBREVIATIONS

A.F.F.	= ABOVE FINISHED FLOOR	N.T.S.	= NOT TO SCALE
B.O.	= BOTTOM OF	O.C.	= ON CENTER
C.H.	= CEILING HEIGHT	O.H.	= OPPOSITE HAND
C.J.	= CONTROL JOINT	O.S.B.	= ORIENTED STRAND BOARD
C.L.	= CENTER LINE	OHD.	= OVERHEAD DOOR
C.M.U.	= CONCRETE MASONRY UNIT	P.	= PROPERTY LINE
COL.	= COLUMN	PL.	= PLATE
CONC.	= CONCRETE	PLWD	= PLYWOOD
CONT.	= CONTINUOUS	P.T.	= PRESSURE TREATED
CTR	= CENTER	PT.	= PAINT
D.F.	= DRINKING FOUNTAIN	R.	= RADIUS
DIA. / ⌀	= DIAMETER	R.C.P.	= REFLECTED CEILING PLAN
D.S.	= DOWNSPOUT	REINF.	= REINFORCE / REINFORCED
EA.	= EACH	R.O.	= ROUGH OPENING
E.I.F.S.	= EXTERIOR INSULATION FINISH SYSTEM	R/S	= ROD & SHELF
E.J.	= EXPANSION JOINT	S.A.T.C.	= SUSPENDED ACOUSTICAL TILE CEILING
EL.	= ELEVATION	SCH./SCHED.	= SCHEDULE
E.O.S.	= EDGE OF SLAB	S.F.	= SQUARE FEET / FOOTAGE
EQ.	= EQUAL	SH.	= SHELF / SHELVES
F.D.	= FLOOR DRAIN	SIM.	= SIMILAR
F.E.	= FIRE EXTINGUISHER	SL.	= SLOPE
F.E.C.	= FIRE EXTINGUISHER CABINET	STD.	= STANDARD
FIN.	= FINISH OR FINISHED	STL.	= STEEL
FL.	= FLOOR	STRUCT.	= STRUCTURE / STRUCTURAL
F.O.S.	= FACE OF STRUCTURE	T.O.	= TOP OF
F.R.	= FIRE RATED / RETARDANT	T.O.S.	= TOP OF SLAB / STEEL
GA.	= GAUGE	TYP.	= TYPICAL
G.C.	= GENERAL CONTRACTOR	U.N.O.	= UNLESS NOTED OTHERWISE
G.W.B.	= GYPSUM WALLBOARD	UL	= UNDERWRITERS' LABORATORIES
H.C.	= HANDICAP	V.I.F.	= VERIFY IN FIELD
HT.	= HEIGHT	W/	= WITH
MFR.	= MANUFACTURER	WD	= WOOD
M.O.	= MASONRY OPENING	W.H.	= WATER HEATER
MET.	= METAL	WWF	= WELDED WIRE FABRIC
N.I.C.	= NOT IN CONTRACT		

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

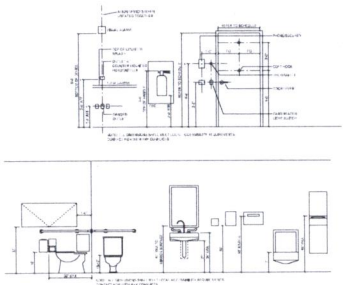
Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

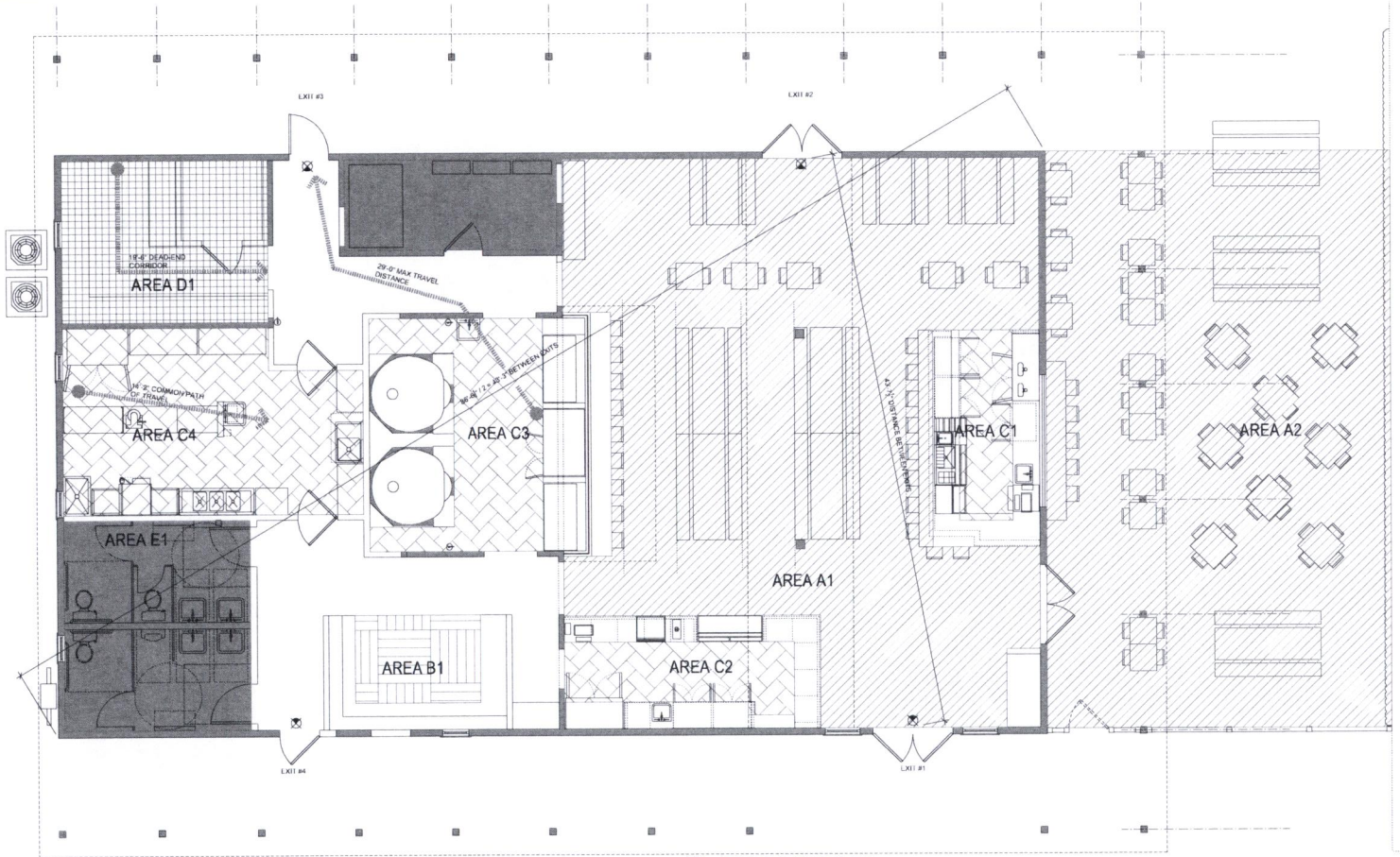
4391 FLOYD ROAD
MABLETON, GEORGIA 30126

DRAWN BY: JCM
CHECKED BY:
PROJECT NO: 22012
SCALE:
DATE: May 6, 2022
SHEET NAME
PROJECT INFORMATION
SHEET NO.
A0.0
PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued



LEGEND	INTERIOR FINISHES	PLUMBING FIXTURE COUNT	LIFE SAFETY ANALYSIS:	CODE SUMMARY
1 HOUR RATED WALL 2 HOUR RATED WALL 3 HOUR RATED WALL SMOKE PARTITION EXISTING MASONRY TO REMAIN EXISTING WALL TO REMAIN EXISTING WALL TO BE REMOVED AREA NOT IN SCOPE	ALL INTERIOR FINISHES TO BE CLASS C WITHIN CORRIDORS AND ENCLOSURE FOR ACCESS ACCESS ALL INTERIOR FINISHES TO BE CLASS C WITHIN ROOM AND ENCLOSED SPACES	CHAPTER 29: PLUMBING BASED UPON 159 PERSONS - 1 WATER CLOSET PER 75 PERSONS -- 3 REQUIRED -- 4 PROVIDED - 1 LAVATORY PER 200 PERSONS -- 1 REQUIRED -- 4 PROVIDED - DRINKING FOUNTAIN EXEMPTION - FULL-SERVICE RESTAURANT	TOTAL OCCUPANT LOAD = 159 PERSONS NUMBER OF EXITS REQUIRED: 2 EXITS NUMBER OF EXITS PROVIDED: 4 EXITS DISTANCE BETWEEN EXITS: REQUIRED: 43'-3" PROVIDED: 43'-7" WIDTH OF EGRESS: (x .2) 159 x .2 = REQUIRED: 31.8" PROVIDED: 200" MAXIMUM TRAVEL DISTANCE: MAXIMUM: 200'-0" PROVIDED: 29'-0" COMMON PATH OF EGRESS: MAXIMUM: 75'-0" PROVIDED: 14'-2" DEAD-END CORRIDORS: ALLOWABLE: 20'-0" MAX PROVIDED: 19'-6"	TYPE OF CONSTRUCTION: TYPE VB, NONSPRINKLERED — IBC SECTION 504 BUILDING HEIGHT: 25' (EXISTING), 40' MAX ALLOWABLE — IBC SECTION 504 NUMBER OF STORIES: 1-STORY (EXISTING), 1-STORY ALLOWED — IBC SECTION 504 ZONING: NRC w/ SPECIAL STIPULATIONS OCCUPANCY CLASSIFICATION: GROUP A-2 ; RESTAURANT — IBC SECTION 309 RATINGS REQUIRED FOR TYPE VB, NONSPRINKLERED (EXISTING) STRUCTURAL FRAME: 0 HR INCL. COLUMNS, GIRDERS, TRUSSES BEARING WALLS: 0 HR EXTERIOR AND INTERIOR NONBEARING WALLS AND PARTITIONS: 0HR AT EXTERIOR WALLS FLOOR CONSTRUCTION: 0 HR INCL. ASSOCIATED SECONDARY MEMBERS ROOF CONSTRUCTION: 0 HR INCL. ASSOCIATED SECONDARY MEMBERS EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE — IBC TABLE 602 10<X<30 = 1 HOUR X > 30 = 0 HOURS REQUIRED CONSTRUCTION TYPE LIMITATION — NFPA TABLE 12.1.6 TYPE V 1-STORY ALLOWED TO 300 PERSONS



01 LIFE SAFETY PLAN
A1.0 1/4" = 1'-0"

LIFE SAFETY ANALYSIS:
LEGEND
- ASSEMBLY: LESS CONCENTRATED USE, WITHOUT FIXED SEATING
- MERCANTILE
- KITCHEN
- STORAGE
- RESTROOMS/HVAC
- EXIT SIGN
- FIRE EXTINGUISHER

AREA ANALYSIS

AREA A1:
ASSEMBLY 1.165 / 15 = 77.7 OR 78 PLRSONS

AREA A2:
ASSEMBLY 1.129 / 15 = 75.3 OR 76 PERSONS

AHLA B1:
MERCANTILE 63.2 / 100 = .63 OR 1 PERSONS

AREA C: KITCHEN
AREA C1: 47.5
AHLA C2: 81.5
AREA C3: 148.6
277.6 / 100 = 2.77 OR 3 PERSONS

ARLA D1:
STORAGE 186.7 / 300 = .62 OR 1 PERSONS

TOTAL OCCUPANT LOAD: 159 PERSONS

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/08/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

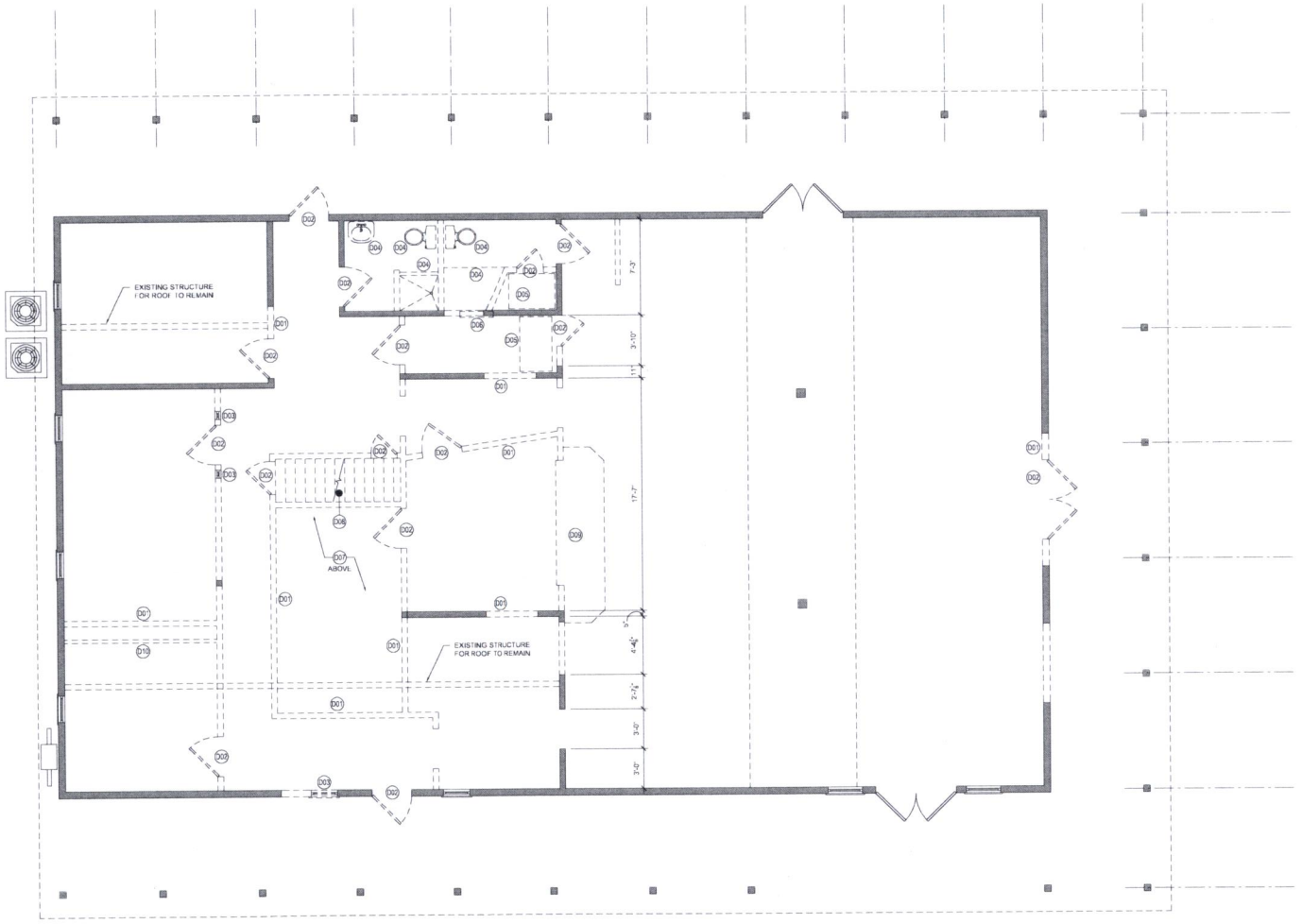
4391 FLOYD ROAD
MABLETON, GEORGIA 30126

drawn by: JCM
checked by: -
project no: 22012
date: May 6, 2022

LIFE SAFETY PLAN & CODE INFORMATION
A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued



01 A2.0 **DEMOLITION PLAN**

1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL PORTIONS OF THE EXISTING CONDITIONS NECESSARY TO CONSTRUCT AND COORDINATE WITH THE NEW WORK SHOWN ON THE DRAWINGS. IF UNCERTAIN WHETHER AN EXISTING ELEMENT IS TO BE REMOVED, CONTACT ARCHITECT BEFORE PROCEEDING.

2. THE IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED BY THE CONTRACTOR THROUGH THE COURSE OF THE DEMOLITION AND/OR CONSTRUCTION WORK, THE CONTRACTOR SHALL INFORM THE OWNER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. BASED ON THE CONTRACTOR'S "MEANS AND METHODS" FOR CONSTRUCTION, CONTRACTOR SHALL DETERMINE INTERMEDIATE STAGING AND SEQUENCING OF THE DEMOLITION, TEMPORARY WORK AND NEW WORK TO INSURE CONTINUOUS OCCUPATION OF EXISTING FACILITY.

4. THE OWNER SHALL CONTINUOUSLY OCCUPY EXISTING AREAS, FOR THEIR INTENDED PURPOSE, ADJACENT TO THE PROJECT LIMIT DURING THE LIFETIME OF THE PROJECT. REFER TO SPECIFICATIONS FOR SPECIAL PROJECT REQUIREMENTS FOR THE FOLLOWING:
   a. MAINTAINING EXISTING SYSTEMS DURING CONSTRUCTION (INCLUDING APPROVALS FROM AUTHORITIES HAVING JURISDICTION)
      - LIFE SAFETY (FIRE ALARM, FIRE SUPPRESSION, EMERGENCY POWER)
      - MECHANICAL, ELECTRICAL, PLUMBING AND CONTROLS
   b. MAINTAINING EGRESS PATHWAYS (INCLUDING APPROVALS FROM AUTHORITIES HAVING JURISDICTION)
   c. SPECIAL INSTRUCTIONS AND REQUIREMENTS FOR UTILITY AND SERVICES INTERRUPTION.
   d. RESTRICTIONS AND REQUIREMENTS FOR WORK IN OWNER OCCUPIED AREAS.
   e. DUST PROOF, TEMPORARY FINISHED PARTITIONS TO PROTECT OCCUPIED AREAS.

5. CONTRACTOR TO COORDINATE THE PROPOSED ARCHTIECTURAL WORK WITH EXISTING STRUCTURAL AND MEP EQUIPMENT FOR ALL DEMOLITION WORK INCLUDING OPENINGS AND PENETRATIONS FOR REQUIRED SCOPE OF WORK AND APPLICABLE LIMIT OF WORK DIMENSIONS PRIOR TO PROCEEDING WITH DEMOLITION WORK.
6. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN DEMOLITION DRAWINGS AND EXISTING CONDITIONS FOUND BEFORE OR DURING DEMOLITION WORK.
7. CONTRACTOR TO INFORM ARCHITECT AND CONSULTANTS RELATED TO THE DISCOVERY IF THERE ARE UNFORESEEN STRUCTURAL MEMBERS, MISCELLANEOUS OBJECTS OR UNIDENTIFIED UTILITY LINES FOUND DURING DEMOLITION WORK.
8. SEE DEMOLITION DRAWINGS FOR REMOVAL AND / OR TEMPORARY SUPPORT OF AFFECTED ELECTRICAL DEVICES, EXISTING LIGHTING ETC. COORDINATE DEMOLITION WORK WITH THE INSTALLATION OF NEW ELECTRICAL WORK.
9. ANY AND ALL DAMAGE TO EXISTING COMPONENTS OF THE BUILDING AND / OR FINISHES THAT ARE TO REMAIN SHALL BE REPAIRED TO MATCH ADJACENT EXISTING CONSTRUCTION.
10. CUT AND PATH EXISTING GYPSUM WALLBOARD ASSEMBLIES AS REQUIRED FOR THE FOLLOWING:
   a. NEW PLUMBING PIPING AND FIXTURES
   b. MECHANICAL EQUIPMENT AND GRILLS
   c. ELECTRICAL OUTLETS, SWITCHES, DEVICES, AND WIRING
   d. LIGHTING FIXTURES AND WIRING
   e. OTHER ASSEEMBLIES AS INDICATED BY THE CONTRACT DOCUMENTS
   f. WOOD BLOCKING

DEMOLITION NOTES:

D01. REMOVE EXISING WALLS
D02. REMOVE EXISTING DOORS
D03. REMOVE EXISTING GLAZING
D04. REMOVE EXISTING PLUMBING FIXTURES
D05. REMOVE EXISTING EQUIPMENT
D06. REMOVE EXISTING ELECTRICAL PANEL AND WIRING
D07. REMOVE EXISTING FLOOR STRUCTURE
D08. REMOVE EXISTING STAIRS
D09. REMOVE EXISTING BAR
D10. REMOVE EXISTING CABINETRY/SHELVING

WALL LEGEND
- EXISTING MASONRY TO REMAIN
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	PLAN REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

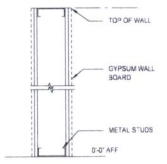
JCM
22012
May 6, 2022

DEMOLITION FLOOR PLAN

A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. 08-36
Meeting Date 7-19-2022
Continued



PARTITION TYPE

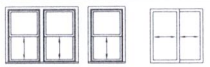
TYPE	STUD	DEP	LAYERS	RATING
A	3-5/8"	5"	[illegible]	1-HR
B	3-5/8"	5"	[illegible]	1-HR
C	3-5/8"	5"	[illegible]	2-HR

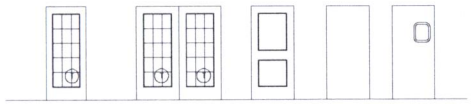
NOTES:
1. WALLS TO BE CONSTRUCTED OF 3-5/8" 16 GA STUDS @ 16" O.C.
2. WALLS TO BE BRACED OFF FLOOR JOISTS AT WALLS AT EACH END OR SECURED TO CEILING

WINDOW SCHEDULE

WINDOW NO.	NOMINAL SIZE WIDTH x HEIGHT	WINDOW STYLE	WINDOW MATERIAL	WINDOW FINISH	FRAME MATERIAL	FRAME FINISH	RATING	GLAZING	REMARKS/ SPECIAL CONDITIONS
A	3'-0" X 3'-2"	3	ALUM	PAINT	ALUM	PAINT	-	-	MATCH ADJACENT/EXISTING OPENINGS
B	5'-6" X 3'-2"	3	ALUM	PAINT	ALUM	PAINT	-	-	MATCH ADJACENT/EXISTING OPENINGS
-	-	-	-	-	-	-	-	-	

NOTES:
1. WINDOWS TO BE WOOD, METAL CLAD OR SIM WINDOWS, LOW E, ARGON-FILLED, DOUBLE PANED
2. GLASS IN DOORS AND SIDELIGHTS TO BE TEMPERED.
3. PROVIDE INSECT SCREENING AT OPERABLE WINDOWS.
4. REFER TO ELEVATIONS FOR GRID PATTERNS.
5. ALL VIEW EXTERIOR WINDOWS TO BE INSULATED, TYP.





DOOR ELEVATIONS

DOOR SCHEDULE

DOOR NO.	SIZE WIDTH X HEIGHT	THICK	DOOR TYPE	DOOR STYLE	DOOR MATERIAL	DOOR FINISH	HARDWARE ACTION	HARDWARE CLOSER	HARDWARE WSTRIP	HARDWARE STOP	FRAME MATERIAL	FRAME FINISH	RATING	GLAZING	REMARKS
01	6'-0" X 8'-8"	1 1/2"	SOLID / GLASS	B	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	EXISTING TO REMAIN, CHECK INSTALL
02	6'-0" X 8'-8"	1 1/2"	SOLID / GLASS	B	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	CONFIRM HARDWARE FUNCTION W/ OWNER
03	6'-0" X 8'-8"	1 1/2"	SOLID / GLASS	B	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	EXISTING TO REMAIN, CHECK INSTALL
04	3'-6" X 8'-8"	1 1/2"	SOLID	D	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	EXISTING TO REMAIN, CHECK INSTALL
05	3'-0" X 8'-8"	1 1/2"	SOLID / GLASS	A	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	CONFIRM HARDWARE FUNCTION W/ OWNER
11	3'-0" X 8'-8"	1 1/2"	SOLID	C	WD.	PT.	PUSH / PULL	-	-	-	WD	PT.	-	-	LATCHSET W/ THUMB TURN OCCUPANCY
12	3'-0" X 8'-8"	1 1/2"	SOLID	C	WD.	PT.	PUSH / PULL	-	-	-	WD	PT.	-	-	LATCHSET W/ THUMB TURN OCCUPANCY
13	3'-0" X 8'-8"	1 1/2"	SOLID / GLASS	E	ALUM.	PT.	PUSH / PULL	-	-	-	ALUV	PT.	-	-	COORD STEEL IN WALLS AT JAMBS
14	3'-0" X 8'-8"	1 1/2"	SOLID / GLASS	E	ALUM.	PT.	PUSH / PULL	-	-	-	ALUV	PT.	-	-	COORD STEEL IN WALLS AT JAMBS
15	3'-0" X 8'-8"	1 1/2"	SOLID	C	WD.	PT.	LOCK SET	-	-	-	WD	PT.	-	-	
16	3'-0" X 8'-8"	1 1/2"	SOLID	D	-	-	-	-	-	-	-	-	-	-	BY OTHER-WALK-IN MANU.

NOTE: ALL EXTERIOR DOORS TO BE INSULATED, TYP.
T = TEMPERED

DOOR SCHEDULE ABBREVIATIONS:

ACTION
LK LOCKSET
PAS PASSAGE SET
P/P PUSH/PULL
BP BI-PARTING
PRB PRIVACY
TL TOUCH LATCH
DB DEADBOLT

HINGE
F FLAT
PIV PIVOTAL
BB BALL BEARING
OH OVERHEAD
FB FLUSH BOLT

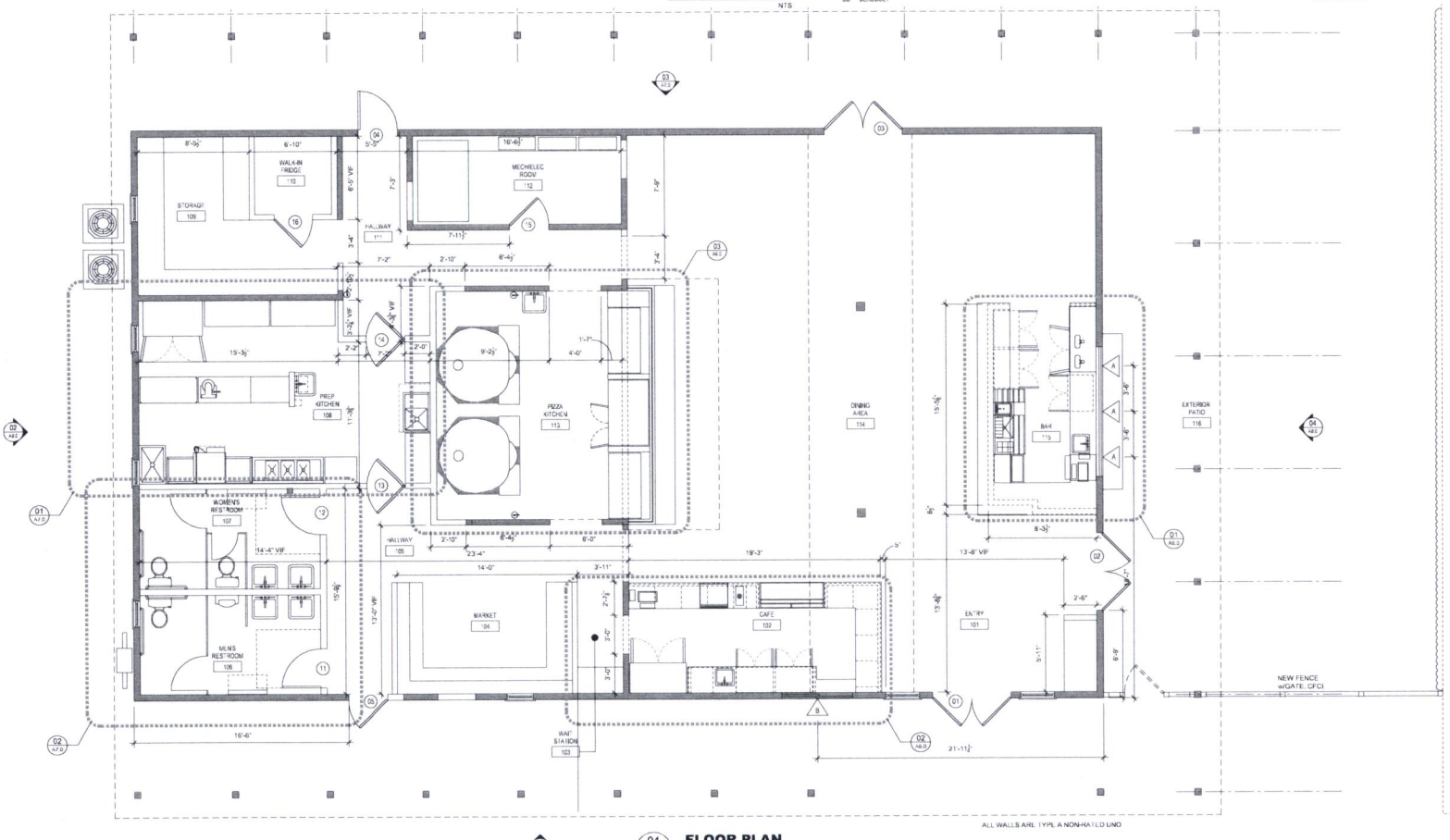
CLOSER
C1 SURFACE MOUNTED, INTERIOR

WSTRIP
THR WEATHER STRIPPING

STOP
F FLOOR STOP
W WALL STOP
O OVERHEAD

MATERIALS
HM HOLLOW METAL
SCW SOLID CORE WOOD
HCW HOLLOW CORE WOOD
OH OVERHEAD
WD WOOD
GA GLASS/ALUMINUM STOREFRONT
FBG FIBERGLASS

NAT NATURAL
PT PAINTED
CLR CLEAR/SILVER FINISH
CD CLAD
ST STAIN



01 FLOOR PLAN
A3.0
1/4" = 1'-0"

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

DRAWN BY: JCM
CHECKED BY: -
PROJECT NO: 22012
SCALE: -
DATE: May 9, 2022
REVISED:

PROPOSED FLOOR PLAN

A3.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued

LIGHT FIXTURE SCHEDULE

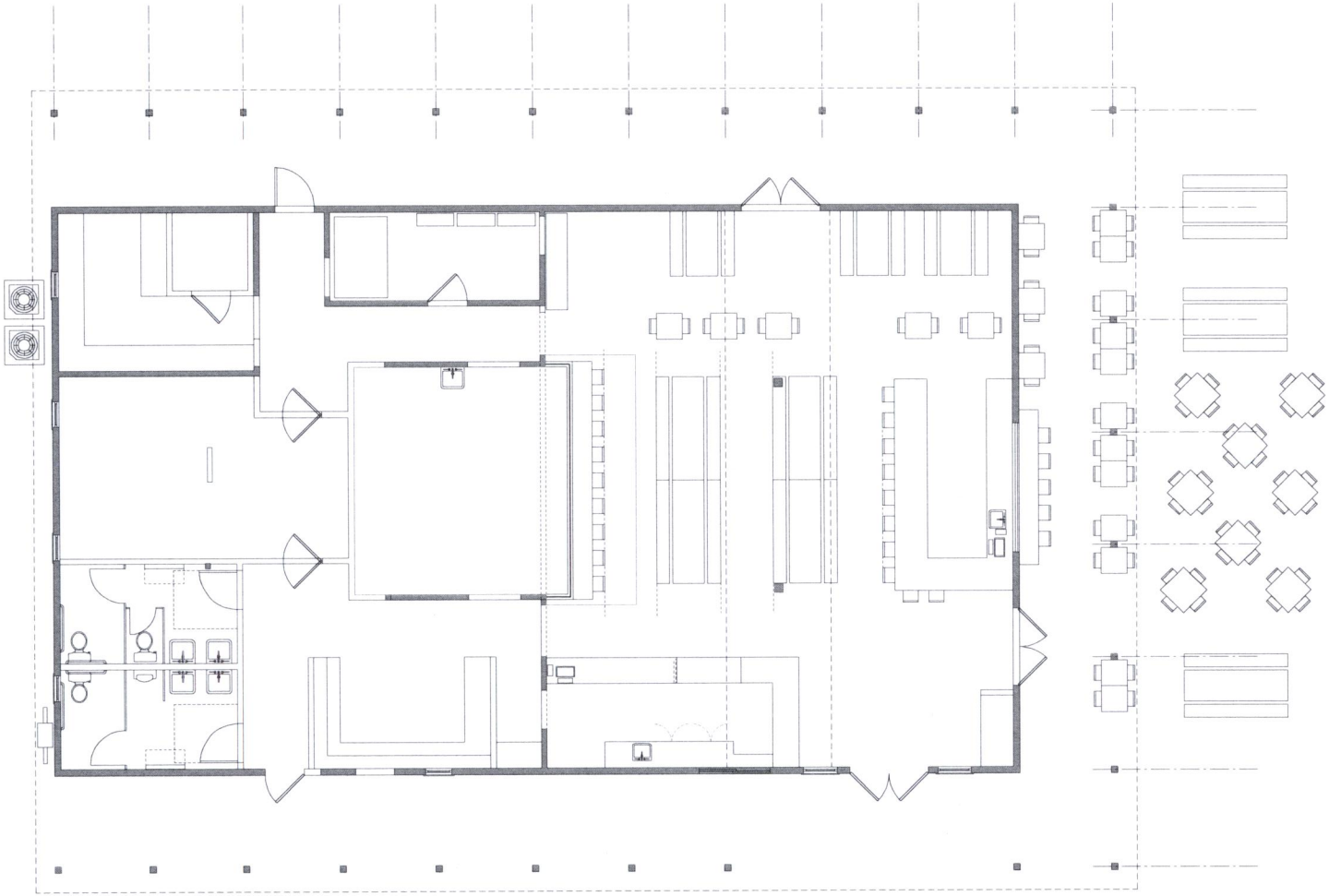
TAG	TYPE	MANUFACTURER	SPECIFICATION	REMARKS	QUANTITY
A	ROUND LED LIGHT	VOIGT	3-2" DIAMETER	-	20

CEILING ELEMENT SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	REMARKS	QUANTITY
01	ACOUSTICAL CEILING CLOUD	ARMSTRONG	TECTUM ROUND SHAPE	-	35

LEGEND

- TWIST LOCK/PULL OUT
- DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- 220 VOLT OUTLET
- QUADRAPLEX OUTLET
- DEDICATED OUTLET
- SPECIALTY OUTLET
- TELEPHONE VERIFICATION LINE
- WALL TELEPHONE
- JUNCTION BOX
- CABLE TV OUTLET
- SMOKE DETECTOR
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- EMERGENCY EXIT LIGHT W/ BATTERY PACK
- EXIT LIGHT WITH BATTERY PACK
- MOTOR
- EXHAUST FAN
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- FLUORESCENT LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXTURE
- TRACK LIGHT FIXTURES AND TRACK
- CHANDELIER
- CEILING FAN/LIGHT
- ELECTRICAL PANEL
- FLOOR OUTLET
- FIRE EXTINGUISHER
- HOSE BIBB/WATER LINE
- GAS LINE
- CARBON MONOXIDE DETECTOR
- ROPE LIGHTING
- DOORBELL
- CARBON MONOXIDE DETECTOR



01 A3.0 **FLOOR PLAN**

1/4" = 1'-0"

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVISION
-	06/19/22	CLIENT REVISION

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

DRAWN BY: JCM
DESIGNED BY: -
PROJECT NO: 22012
SCALE: -
DATE: May 6, 2022
LAST REV: -

REFLECTED CEILING PLAN

A4.0

PRELIMINARY - NOT FOR CONSTRUCTION

THE ARCHITECTURAL WORKS AS DEPICTED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF EVDG AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF EVDG. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Petition No. OB-36
Meeting Date 7-19-2022
Continued

FINISH NOTES / SPECIFICATIONS

1. ALL FINISHES AND MATERIALS ARE INDICATED WITHIN FINISH PLANS, CEILING PLANS, ELEVATIONS, FINISH LEGEND AND IN FINISH SPECIFICATIONS. NO SUBSTITUTIONS OF FINISHES, MATERIALS, PRODUCTS OR SYSTEMS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ARCHITECT OR INTERIOR DESIGNER.

2. ELEMENTS OF BUILDING SYSTEMS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS TO DENOTE LOCATION AND LAYOUT PATTERN WHERE PLACEMENT IS CRITICAL TO APPEARANCE. THEY MAY NOT REPRESENT THE COMPLETE SYSTEMS THAT COMPLY WITH STANDARDS OR REQUIREMENTS.

3. INTERIOR DRAWINGS INDICATE LOCATION OF LIGHTING IN APPLIED FINISH MATERIAL. REFER TO ELECTRICAL DRAWINGS FOR WIRING LAYOUT AND ADDITIONAL INFORMATION AND DETAILS. IN THE EVENT OF DISCREPANCIES BETWEEN THESE DRAWINGS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.

4. CENTER ALL DEVICES IN THE CENTER OF CEILING TILES OR CEILING OR WALL PANELS UNLESS OTHERWISE INDICATED.

5. DEVICES LOCATION IN DROPPED SOFFITS/CASED OPENINGS ARE TO BE CENTERED IN THE SOFFIT/OPENING UNLESS NOTED OTHERWISE.

6. CEILING DEVICES SHALL NOT BE MOUNTED CLOSER THAN 12" FROM FINISHED VERTICAL WALL.

7. DEVICES TO ALIGN ARE INDICATED BY CENTERLINE.

8. DIMENSIONS GIVEN ARE TO THE CENTER OF VISIBLE PORTION OF DEVICES UNLESS NOTED OTHERWISE.

9. DEVISES LOCATED ABOVE ENTRY DOORS ARE TO BE CENTERED WITH REGARD TO THE DOORS.

10. ALL FINISH MATERIALS ARE TO BE CLASS A UNLESS NOTED OTHERWISE. FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR INTERIOR FINISHES ARE TO BE IN ACCORDANCE WITH APPLICABLE CODES.

11. EXTEND FINISHES INTO CEILING COVES UNLESS NOTED OTHERWISE.

12. ALL FASTENERS AND ATTACHMENTS IN PUBLIC AREAS SHALL BE FULLY CONCEALED FROM VIEW UNLESS NOTED OTHERWISE.

13. FINISHES INDICATED ON THE FINISH PLANS REPRESENT THE MAJOR WALL FINISHES. FOR ADDITIONAL FINISH INFORMATION PERTAINING TO THE WALLS SEE INTERIOR ELEVATIONS. COLUMNS FINISHED TO MATCH WALLS UNLESS NOTED OTHERWISE.

14. PAINT ALL INTERIOR AND EXTERIOR GRILLES, DIFFUSERS, LOUVERS, ACCESS PANELS, PIPES AND CONDUIT EXPOSED TO VIEW TO MATCH THE SURFACES IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

15. ALL EXPOSED GYPSUM BOARD SURFACES ARE TO RECEIVE PAINT UNLESS NOTED OTHERWISE. CONFIRM PAINT DESIGNATIONS WITH ARCHITECT WHERE NOT INDICATED ON DRAWINGS.

16. ALL PAINTED WALLS SHALL HAVE AN EVENT DEPTH OF COLOR AND REFLECTANCE. IF A PORTION OF A WALL IS REPAINTED AND AN EVEN FINISH IS NOT ACHIEVED, THE ENTIRE WALL SHALL BE REPAINTED.

17. PROVIDE CAULK JOINTS OF MATCHING COLOR AT ALL LOCATIONS BETWEEN ADJOINING FINISH MATERIALS.

18. PROVIDE TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES PER SILL AND FLOOR TRANSITION DETAILS.

19. FLOOR FINISH TRANSITIONS OCCUR AT CENTER OF DOOR IN CLOSED POSITION UNLESS NOTED OTHERWISE.

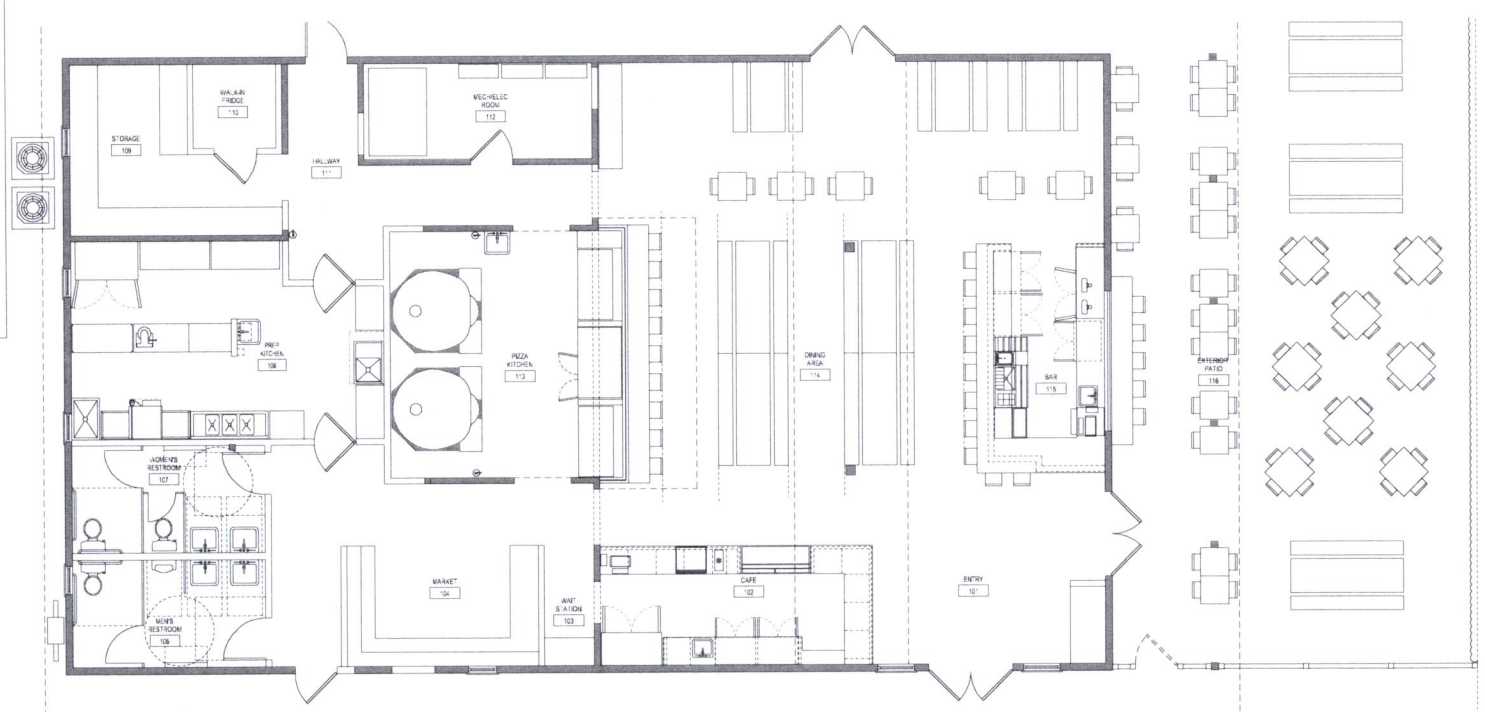
20. ART IS PROPOSED IN AREAS IDENTIFIED WITH DASHED LINES ON THE INTERIOR ELEVATIONS. CONTRACTOR IS TO COORDINATE WITH ALL TRADES TO ENSURE THAT THESE AREAS ARE CLEAR OF OTHER DEVICES. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING TO SUPPORT ART.

MATERIAL SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	CLASS RATING	NOTES
CS-1	POLISHED CONCRETE FLOOR	-	SATIN LEVEL 2 (LIGHT 2 HONED POLISH)	CLASS C	WATER-BASED SEALER. GC AND OWNER TO DETERMINE DESIRED FINISH
CT-1	CERAMIC TILE-FLOOR	DALTILE	TBD	CLASS C	EXISTING LOCATED IN RESTROOM. GC TO DETERMINE MATCHING EXIS REQD
PT-1	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-2	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-3	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-4	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-5	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
WB-1	WALL BASE - FRONT OF HOUSE	TARKETT / JOHNSONITE MILLWORK REVEAL 4.25"	MW-XX-4.25" x 8' / GREY (MW48F)	CLASS C	-
WB-2	WALL BASE - BACK OF HOUSE	TARKETT / JOHNSONITE GREY 48 COVE 4" VINYL	4" x 120' ROLL / COVE (WITH TOE)	CLASS C	-

FINISH SCHEDULE

TAG	AREA	WALLS	LOORS	CEILINGS	ACCESSORY	BASE	NOTES
101	ENTRY	GWB/PT1	CS-1	GWB/PT1	-	WB-1	-
102	CAFE	GWB/PT1	CS-1	GWB/PT1	WD	WB-1	-
103	WAIT STATION	GWB/PT1	CS-1	GWB/PT1	-	WB-2	-
104	MARKET	GWB/PT1	CS-1	GWB/PT1	-	WB-2	-
105	HALLWAY	GWB/PT1	CS-1	GWB/PT1	-	WB-2	-
106	MEN'S RESTROOM	CT1 WRGWB/PT1	CS-1	GWB/PT1	-	TILE	-
107	WOMEN'S RESTROOM	CT1 WRGWB/PT1	CS-1	GWB/PT1	-	TILE	-
108	PREP KITCHEN	FRP/PT1	CS-1	GWB/PT1	-	FRP	-
109	STORAGE	GWB/PT1	CS-1	OPEN	-	WB-2	-
110	WALK-IN FRIDGE	BY MANU	CS-1	BY MANU	-	-	-
111	HALLWAY	GWB/PT1	CS-1	GWB/PT2	-	WB-2	-
112	MECH / ELEC ROOM	GWB/PT1	CS-1	OPEN	-	-	-
113	PIZZA KITCHEN	CT1 FRP/PT1	CS-1	GWB/PT5	-	TILE	-
114	DINING AREA	GWB/PT1	CS-1	GWB/PT1 / EXISTING	-	WB-1	-
115	BAR	GWB/PT1	CS-1	GWB/PT1 / EXISTING	WD	WB-1	-



01 A5.0 **FINISH & FURNISHING FLOOR PLAN**

1/4" = 1'-0"

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

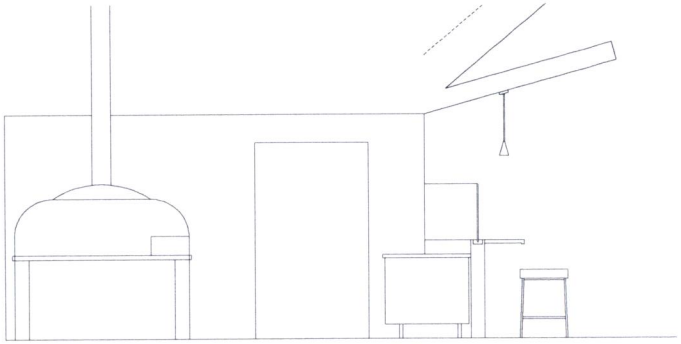
DRAWN BY	JCM
CHECKED BY	-
PROJECT NO.	22012
DATE	May 6, 2022

FINISHES, SPECS & FURNISHINGS

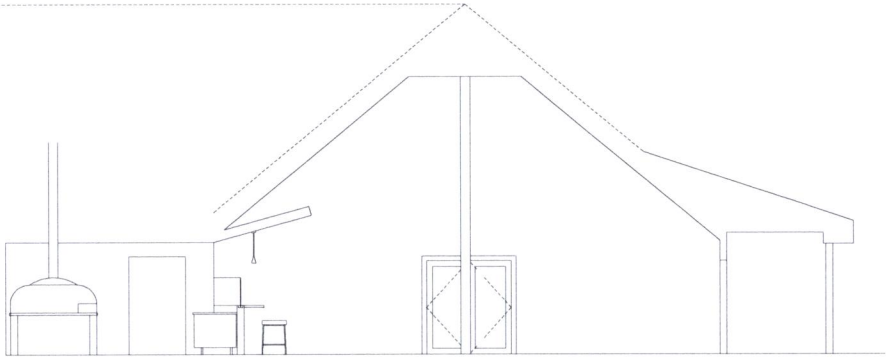
A5.0

PRELIMINARY - NOT FOR CONSTRUCTION

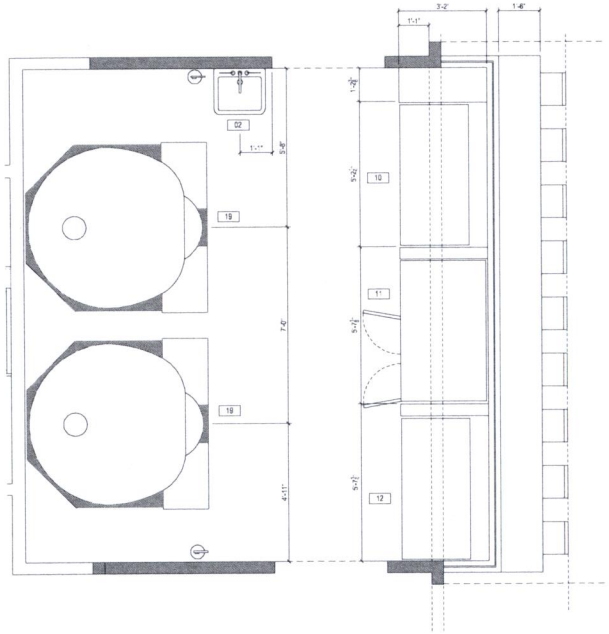
Petition No. OB-36
Meeting Date 7-19-2022
Continued



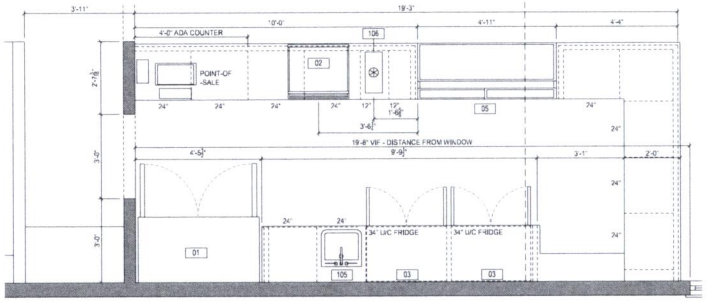
05 A6.0 **KITCHEN SECTION** 1/2" = 1'-0"



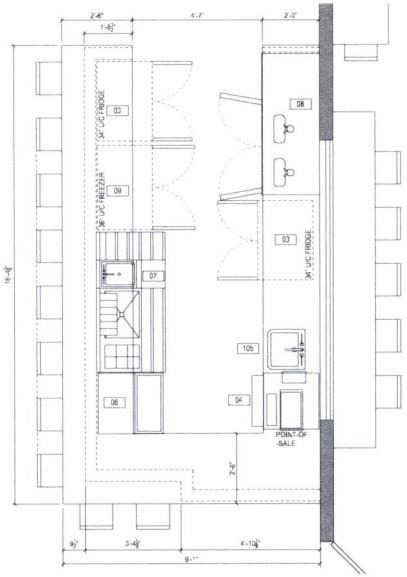
04 A6.0 **DINING SECTION** 1/4" = 1'-0"



03 A6.0 **ENLARGED KITCHEN PLAN** 1/2" = 1'-0"



02 A6.0 **ENLARGED CAFE PLAN** 1/2" = 1'-0"



01 A6.0 **ENLARGED BAR PLAN** 1/2" = 1'-0"

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

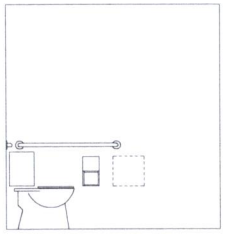
DRAWN BY: JCM
CHECKED BY: -
PROJECT NO: 22012
SCALE:
DATE: May 6, 2022

ENLARGED PLANS

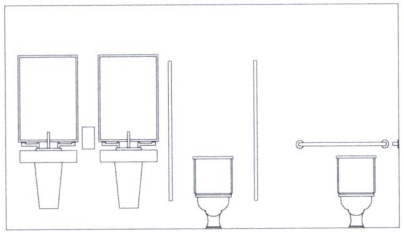
A6.0

PRELIMINARY - NOT FOR CONSTRUCTION

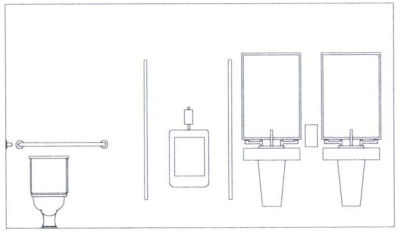
Petition No. OB-36
Meeting Date 7-19-2022
Continued



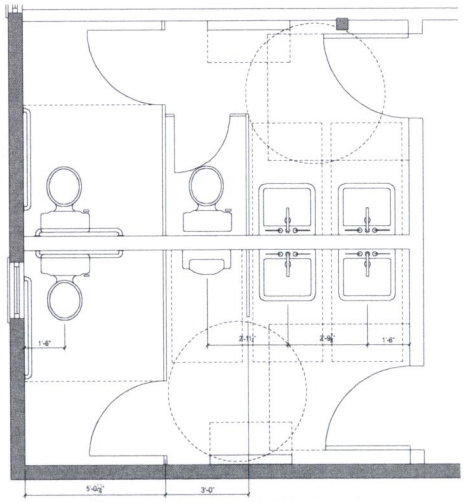
05 A7.0 **INTERIOR ELEVATION** 1/2" = 1'-0"



04 A7.0 **INTERIOR ELEVATION** 1/2" = 1'-0"



03 A7.0 **INTERIOR ELEVATION** 1/2" = 1'-0"



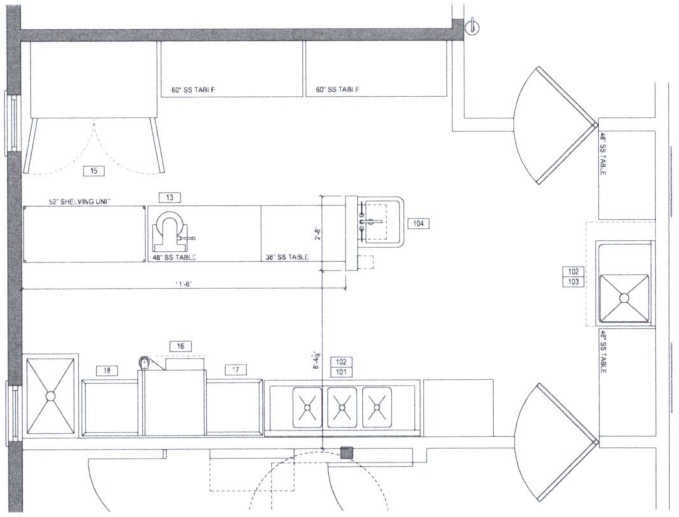
02 A7.0 **ENLARGED RESTROOM PLAN** 1/2" = 1'-0"

EQUIPMENT SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	NOTES
01	COCA COLA COOLER	-	MODEL NUMBER GDM-45	-
02	ESPRESSO MACHINE	ILLY	UNIC TWIN PHOENIX U1 (PER (ITEM #2447)	-
03	UNDERCOUNTER REFRIDGERATOR	BEVERAGE-AIR	UCR34HC - 34"	GLASS DOORS AND LED LIGHTING (FROM WEBRESTAURANT)
04	BAR DISHWASHER	AUTO-CHLOR	U34 SPACESAVER SINGLE RACK U/C LOW ENERGY	-
05	GELATO MACHINE COOLER	ISA MILLENIUM	L 175 GALATO MACHINE	-
06	UNDERCOUNTER ICE MAKER	SCOTSMAN	CU1526MA-1 PRODIGY SERIES 26" AIR COOLED	MEDIUM CUBED MACHINE - 150 LB
07	BAR WITH COCKTAIL STATION	EAGLE GROUP	WS-60-2 SPEC BAR 60" STAINLESS STEEL COMBINATION	COCKTAIL STATION WITH 12" ALCESSED WORKBOARD
08	DOUBLE TAP KEG	AVANTCO	UDD-66-IC (2) DOUBLE TAP BEER DISPENSER	BLACK (2) 1/2 KEG CAPACITY
09	UNDERCOUNTER 36" FREEZER	AVANTCO	SSUC SERIES UNDERCOUNTER FREEZER MODEL #178SSUC36FHC	-
10	SALAD PREP TABLE	AVANTCO	PICL SERIES REFRIDGERATED 60" 178PICL260HC	-
11	PIZZA PREP TABLE	AVANTCO	178PICL3HC - 93" REFRIDGERATED PIZZA PREP TABLE	-
12	UNDERCOUNTER REFRIDGERATOR	AVANTCO	SSUC SERIES UNDERCOUNTER REFRIDGERATOR MODEL #178SSUC60RHC	-
13	MIXER (PRIMARY)	ARTISAN PIZZA SOLUTIONS	MODEL IM44AD COMMERCIAL SPIRAL MIXER (220V 3 PHASE)	-
14	MIXER (SECONDARY)	ARTISAN PIZZA SOLUTIONS	MODEL IM44AM COMMERCIAL SPIRAL MIXER (220V SINGLE PHASE)	-
15	TWO DOOR REFRIDGERATOR/FREEZER	ARCTIC AIR	AT49 TWO DOOR REACH-IN FREEZER	-
16	DISHWASHER MACHINE	AUTO-CHLOR	SYSTEM A4 WATERSAVER - SINGLE RACK - IN LINE - LOW ENERGY	-
17	TABLE (LEFT SIDE)	EAGLE GROUP	CDTR 36" 16 GA. 430 STAINLESS STEEL CLEAN DISH TABLE	-
18	TABLE (RIGHT SIDE)	EAGLE GROUP	CDTR 36" 16 GA. 430 STAINLESS STEEL CLEAN DISH TABLE	-
19	PIZZA OVEN	ACUNTA WOOD FIRED	ANGOLARE 130	ACUNTA NAPOLI OVENS

FIXTURE SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	NOTES
101	THREE COMPARTMENT SINK	KLINGER'S TRADING	HEAVY DUTY STAINLESS STEEL THREE COMPARTMENT SINK (ETS3/D)	w/ DOUBLE DRAINBOARDS
102	FAUCET	REGENCY (FROM WEBRESTAURANT)	WALL MOUNT PRE-RINSE FAUCET #600PRSF12LL	12" ADD-ON FAUCET AND WALL BRACKET
103	TWO COMPARTMENT SINK	KOOLMORE	2-COMPARTMENT STAINLESS STEEL NSF COMMERCIAL KITCHEN	PREP AND UTILITY SINK WITH DRAINBOARD
104	WALL-HUNG SINK	REGENCY (FROM WEBRESTAURANT)	17" X 15" WALL-MOUNTED HAND SINK WITH GOOSENECK #600HS17SP	SIDE SPLASH
105	BAR SINK	REGENCY (FROM WEBRESTAURANT)	10" X 14" X 10" 16 GA. STAINLESS STEEL #600D1101410	ONE COMPARTMENT DROP-IN SINK w/ 8" GOOSENECK FAUCET
106	PITCHER RINSER	STEAMING PITCHER SINSER SINK	AUTOMATIC STAINLESS STEEL CUP WASHER/CLEANER	-



01 A7.0 **ENLARGED PREP/DISH ROOM PLAN** 1/2" = 1'-0"

evdg
elan vital design group, llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

DRAWN BY: JCM
CHECKED BY: -
PROJECT NO: 22012
SCALE:
DATE: May 6, 2022
DRAWING NO:

ENLARGED PLANS

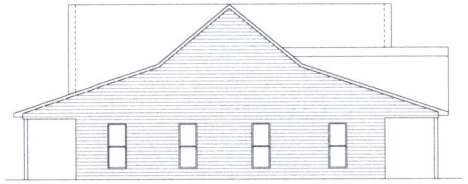
A7.0

PRELIMINARY - NOT FOR CONSTRUCTION

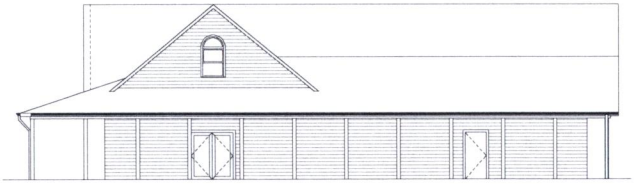
Petition No. 08-36
Meeting Date 7-19-2022
Continued

EXTERIOR NOTES / SPECIFICATIONS

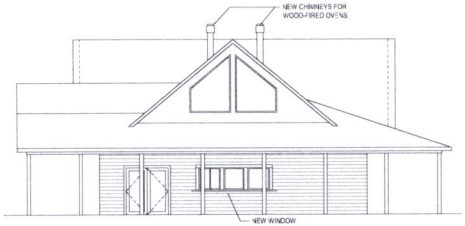
1. EXTERIOR SIGNAGE TO BE PERMITTED SEPARATELY.
2. PREP EXTERIOR FOR NEW PAINT-CONFIRM WITH OWNER.



04 A8.0 **EXTERIOR ELEVATION - WEST**



03 A8.0 **EXTERIOR ELEVATION - NORTH**



02 A8.0 **EXTERIOR ELEVATION - EAST**



01 A8.0 **EXTERIOR ELEVATION - SOUTH**

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

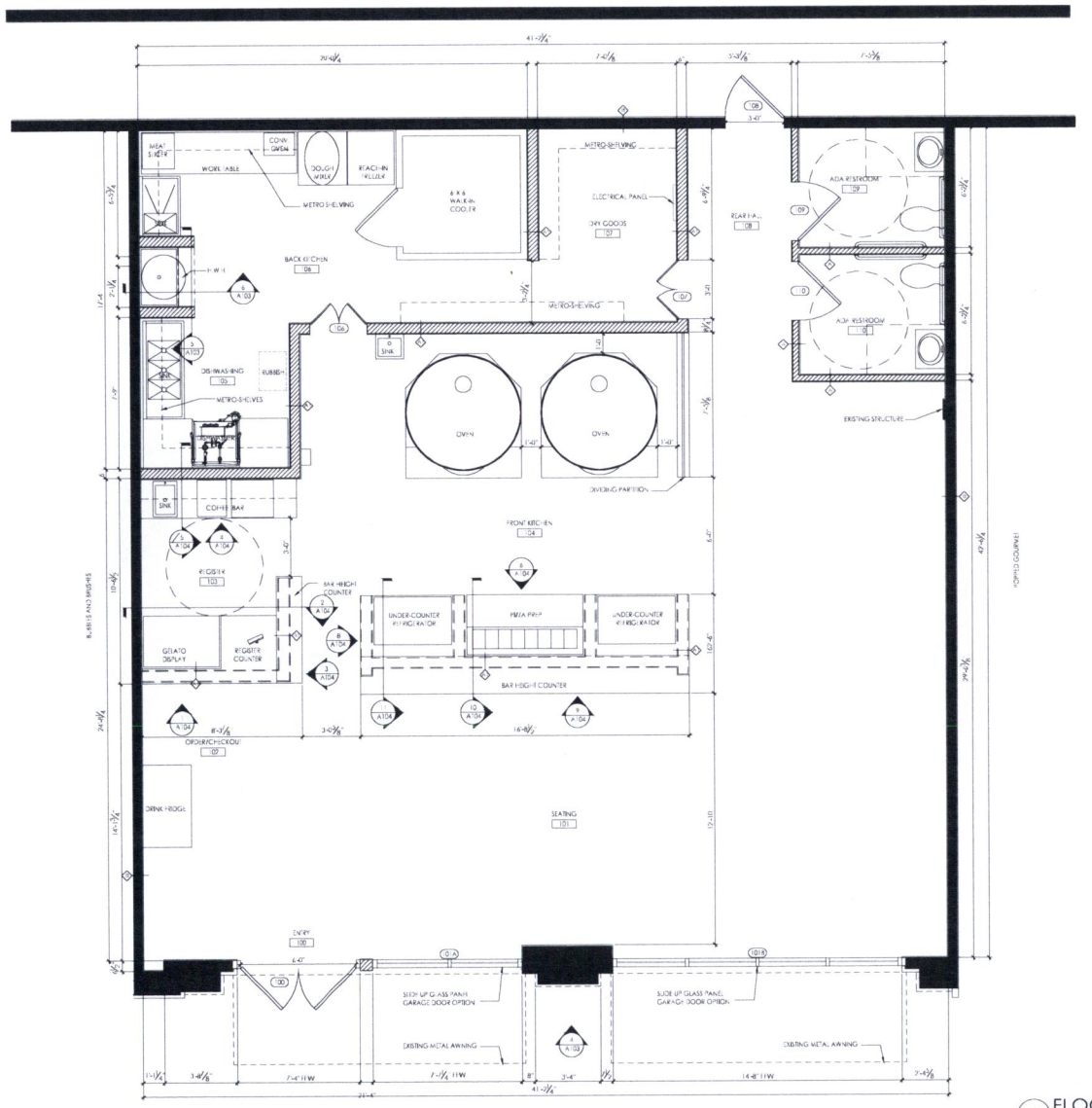
JCM
22012
May 6, 2022

ELEVATIONS

A8.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued



1 FLOOR PLAN
SCALE: 3/8"=1'-0"

FLOOR PLAN NOTES

1. DIMENSIONS SHOWN ARE TO FACE OF STUDS AND CENTERLINE OF COLUMNS. NOTED CLEAR DIMENSIONS ARE TO FINISHED FACE OF WALLS (FFW).

2. DOORS NOT LOCATED BY DIMENSION ON PLANS SHALL BE 4" FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. VERIFY DOORS WILL HAVE 18" CLEAR ON THE PULL SIDE AND 12" CLEAR ON THE PUSH SIDE PER ADA REQUIREMENTS. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.

3. CONTRACTOR TO LAYOUT ALL WALL LOCATIONS AND OPENINGS TO DISCOVER ANY CONFLICTS OR POSSIBLE ISSUES WITH THE ARCHITECT PRIOR TO STARTING WALL CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS.

4. PROVIDE ALL NECESSARY WOOD BLOCKING IN FRAMING LOCATIONS AT ALL WALL MOUNTED FURNITURE AND EQUIPMENT TO INCLUDE, BUT NOT LIMITED TO, WALL MOUNTED DOOR STOPS, GRAB BARS, HANDRAILS, CASEWORK, MARKERBOARDS AND ALL RESTROOM ACCESSORIES.

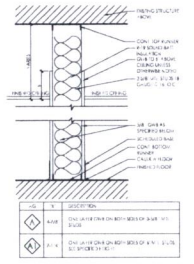
5. PROVIDE 4" CONCRETE PAD ON COMPACTED FILL TOP ALL OUTDOOR MECHANICAL UNITS. PAD SHALL EXTEND 6" MIN. BEYOND EACH EDGE OF THE OVERALL EQUIPMENT LAYOUT.

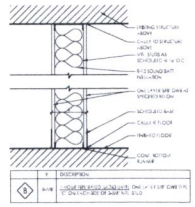
6. SLOPE FLOOR AT TILE ROOMS INDICATED WITH FLOOR DRAINS. COORDINATE GROUT JOINS WITH FLOOR DRAIN LOCATIONS.

LEGEND

	EXISTING WALLS
	NEW FLOOR TO CEILING WALLS
	NEW KNEE WALL

PARTITION TYPES





KAOD
K A Oldham Design, Inc
75 Jackson St. Suite 401
Newnan, Georgia 30263
Telephone (770) 683-9170
Fax (770) 683-9171
E-Mail info@kaod.com
Web Site www.kaod.com

PRINTED

DATE	COMMENTS
03.22.2018	FOR REVIEW
04.02.2018	FOR PRICING
04.04.2018	FOR REVIEW
04.16.2018	FINAL PLAN REVIEW
06.01.2018	LANDLORD REVIEW
06.27.2018	FOR PERMIT

This drawing is property of K A Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. © 2018

STATE OF GEORGIA
REGISTERED ARCHITECT

POSITANO PIZZA RESTAURANT

ASHLEY PARK
316 NEWNAN CROSSING BLVD.
SPACE #316 A/B
NEWNAN, GEORGIA 30265

Prepared for
FATON GJUKA

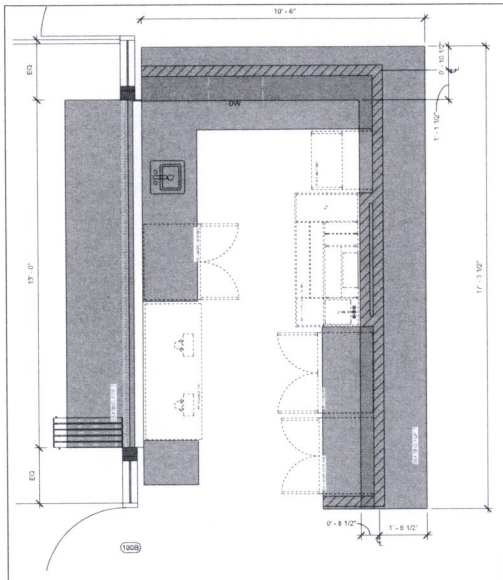
COMMISSION NO
1806.00

SHEET TITLE
FLOOR PLAN

SHEET NO
A101

NOT ISSUED FOR CONSTRUCTION

Petition No. 08-36
Meeting Date 7-19-2022
Continued



2 Architectural Plan Callout
1/2" = 1'-0"

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION OR BASE BUILDING / BUILDING CORE
	NEW BUILDING STANDARD PARTITION - 3-5/8" METAL STUDS: 25 GAUGE AT 24" O.C. WITH 1/2" GWB ON EACH SIDE- SLAB TO CEILING GRID. PROVIDE BLOCKING AS REQUIRED FOR CEILING TILE TYPE. USE FINISH TRIM PIECE AT TOP OF PARTITION.
EXISTING	LOCATION OF BUILDING STANDARD TENANT DEMISING PARTITION OR CORRIDOR PARTITION. ALL TENANT DEMISING AND CORRIDOR PARTITIONS TO BE FLOOR TO STRUCTURE. MIN. 1-HOUR RATED ASSEMBLY. MIN. 3-5/8" MIN. 25 GAUGE METAL STUDS AT 24" O.C. (5/8") TYPE "X" FIRE CODE DRYWALL EACH SIDE AND 3-1/2" SOUND ATTENUATION BATTS IN CAVITY. ANCHOR TO SLAB AND SEAL TIGHT TO STRUCTURE. CONTINUOUS PERIMETER CAULKING AS REQUIRED (TEST NUMBER: UL DES. U 465). PROVIDE FIRE DAMPERED RETURN AIR GRILLES AS REQUIRED. PATCH / REPAIR / UPGRADE AS REQUIRED.
FE	LOCATION OF FIRE EXTINGUISHER - 2-A_10_BC.
	FURNISH AND INSTALL 6": 25 GAUGE METAL STUDS AT 16" O.C. TO A LIMITING HEIGHT OF 20'-0". FURNISH AND INSTALL 6": 20 GAUGE METAL STUDS AT 24" O.C. TO A LIMITING HEIGHT OF 22'-10". FURNISH AND INSTALL 6": 20 GAUGE METAL STUDS AT 16" O.C. TO A LIMITING HEIGHT OF 32'-11". FURNISH AND INSTALL 6 GW 16 @ 16" O.C. OR 80 CSN 16 @ 16" O.C. TO A LIMITING HEIGHT OF 32'-11" TO 35'-11".

GLASS AND GLAZING NOTES

SEE ARCHITECTURAL PLAN / LEGEND FOR LOCATION AND DIMENSIONS OF NEW AND RELOCATED GLAZING.

THE U-FACTOR AND SHGC FOR EACH EXTERIOR GLAZED FENESTRATION PRODUCT (DOOR, WINDOW, SKYLIGHT) SHALL BE DETERMINED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL NFRC 100-01 (PROCEDURE FOR DETERMINING FENESTRATION PRODUCT U-FACTORS) AND NFRC 200-01 (PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENTS AND VISIBLE TRANSMITTANCE AT NORMAL INCIDENCE).

APPLY CLEAR SILICONE ADHESIVE TAPE AT ALL BUTT-JOINTS.

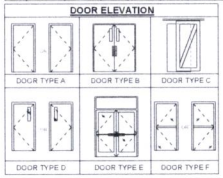
ALL EXPOSED EDGES OF GLASS SHALL BE GROUND AND POLISHED.

W-1 NANA WALL SYSTEM - SLSG - (OR SIMILAR)

DOOR SCHEDULE

MARK	OPENING WIDTH	OPENING HEIGHT	FRAME TYPE	FRAME FINISH	DOOR ELEVATION TYPE	DOOR TYPE	DOOR FINISH	DOOR NEW	DOOR EXISTING	HARDWARE & ACCESSORIES LOCKSET WITH THUMB LATCH	PRIVACY	CLOSER	DOOR STOP (WF)	PANIC HARDWARE	COMMENTS
100A	6' - 0"	7' - 0"	ALUM	PWDR COAT	E	STOREFRONT	PWDR COAT	-	X	X	-	X	-	-	EXISTING BUILDING STANDARD STOREFRONT DOUBLE DOOR
100B	3' - 0"	7' - 0"	ALUM	PWDR COAT	F	STOREFRONT	PWDR COAT	-	X	X	-	X	W	-	EXISTING BUILDING STANDARD STOREFRONT SINGLE DOOR
101	3' - 6"	7' - 4"	-	-	C	BARN DOOR	STAIN	X	-	-	-	-	-	-	NEW BUILDING STANDARD BARN DOOR
102	3' - 0"	7' - 0"	HM	PAINT	A	SC	STAIN	-	X	-	X	-	W	-	EXISTING BUILDING STANDARD INTERIOR DOOR
103	3' - 0"	7' - 0"	HM	PAINT	A	SC	STAIN	-	X	-	X	-	W	-	EXISTING BUILDING STANDARD INTERIOR DOOR
104	3' - 0"	7' - 0"	HM	PAINT	A	SC	PAINT	X	-	-	-	-	-	-	NEW BUILDING STANDARD INTERIOR DOOR
106A	3' - 0"	7' - 0"	HM	PAINT	B	METAL	PAINT	X	-	-	-	-	W	-	NEW BUILDING STANDARD DOUBLE HINGE DOOR INTO KITCHEN
106B	3' - 0"	7' - 0"	HM	PAINT	A	METAL	PAINT	-	X	X	-	X	-	X	EXISTING BUILDING STANDARD EXTERIOR METAL DOOR
106C	3' - 0"	7' - 0"	HM	PAINT	D	METAL	PAINT	X	-	-	-	-	W	-	NEW BUILDING STANDARD SINGLE DOUBLE HINGE DOOR INTO KITCHEN
108A	3' - 0"	7' - 0"	HM	PAINT	A	METAL	PAINT	-	X	X	-	X	-	-	EXISTING BUILDING STANDARD EXTERIOR METAL DOOR

DOOR ELEVATION

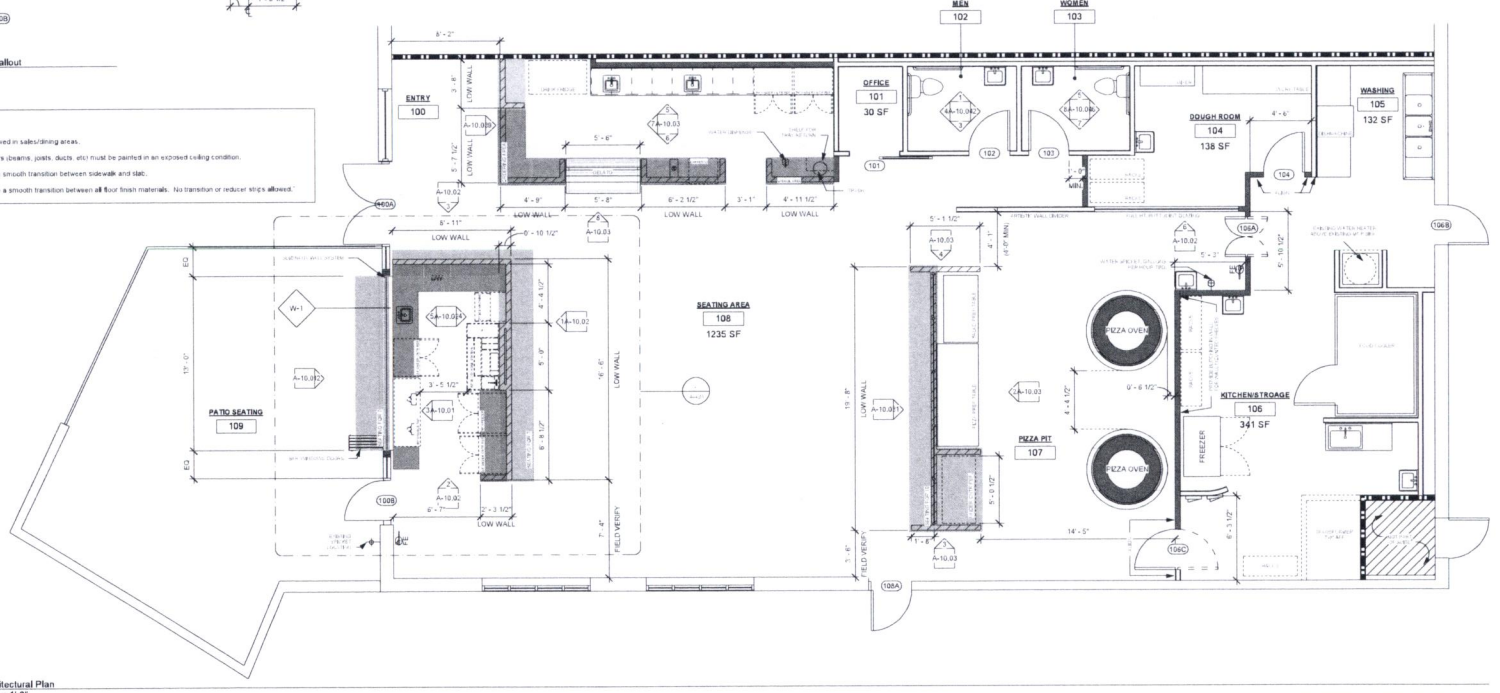


Plumbing Notes

1. All floor drains must have trap primers.
2. If required, Tenant shall install a Remote Reader located at tenant's rear service door.
3. If required, Coordinate the purchase of water meter for redistribution of water with on-site operations and installation requirements.
4. If use requires the Tenant to supply and install at tenant's expense internal or external grease trap (if acceptable by Code & Health Department).
5. Tenant is responsibility to maintain grease trap per local code and acceptable practice.
6. NO PLUMBING (lines of any type) ALLOWED IN ANY DEMISING WALLS.
7. If saw cuts are required, make sure Tenant's contractor verifies location of all conduit prior to saw cut. Tenant's GC to coordinate any slab cut with property management to ensure neighboring tenants are not disturbed.
8. For second level construction: all floor penetrations must be sleeved and sealed liquid tight.
9. Ceramic Tile or FRP Panels are required on all restroom walls to minimum height of 48".
10. Tenant to verify if existing Grease Trap meets code requirement. If a new Grease Interceptor is required specific to tenants use then Tenant will obtain LL approval prior to installation of trap.

Interior Notes

1. No rubber base allowed in sales/dining areas.
2. All exposed members (beams, joists, ducts, etc) must be painted in an exposed ceiling condition.
3. Tenant must provide smooth transition between sidewalk and slab.
4. Tenant must provide a smooth transition between all floor finish materials. No transition or reducer strips allowed.



1 Architectural Plan
1/4" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS ON THIS DRAWING ARE OWNED BY AND THE PROPERTY OF HUGHES TURNER PHILLIPS ASSOCIATES, LLC AND WERE CREATED AND DEVELOPED FOR USE ON AND CONNECTION WITH SAID PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF HUGHES TURNER PHILLIPS ASSOCIATES, LLC. ALL GENERAL CONDITIONS (LATEST EDITION) SHALL PREVAIL ON ALL WORKING DRAWINGS. DETAILS, PLANS, ARRANGEMENTS AND IDEAS.

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
2970 CLAIRMONT ROAD NE | SUITE 300 | ATLANTA, GA 30329 | 404.237.3553 | FAX: 404.261.5768

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

PROJECT
Positano Pizza Napoletana
390 CITY CIRCLE
SUITE 150
PEACHTREE CITY, GA 30269

CLIENT
Faton Gjuka, Bujar Gjuka and Shaqir Zeqiri
Architectural Plan

STAMP
GEORGIA
STAMP DATE 07/19/22

PROJECT NUMBER: 0401519
DATE: 07/08/22
SHEET NUMBER: A4.01

SCALE: As indicated
DRAWN BY: AW/WM

☐ REVIEW AND APPROVE
☐ NOT RELEASED FOR CONSTRUCTION
■ RELEASED FOR CONSTRUCTION

Min. Bk. 96 Petition No. OB-36
Doc. Type 7-12-2022 letter

Meeting Date 7-19-2022

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

July 12, 2022

SUPPLEMENTAL STIPULATIONS PURSUANT TO DISCUSSIONS WITH THE MABLETON IMPROVEMENT COALITION ("MIC")

VIA EMAIL

Ms. Robin Meyer
Mableton Improvement Coalition ("MIC")
6375 Queens Mill Road
Mableton, GA 30126

Re: Other Business Application of YGLI, LLC to request a Site Plan Amendment and Stipulation Amendments regarding No. Z-51 of 2018 (No. OB-36-2022)

Dear Robin:

You will recall that this firm, on behalf of YGLI, LLC ("YGLI"), submitted a stipulation letter and related imagery last week on July 8, 2022 (copies of that imagery are attached). Since then, as well as before that submission, we have been in discussions with you and other MIC representatives regarding the OB Application with a view toward finding and articulating common ground between YGLI and MIC which has worked well.

Robin, while this letter is addressed to you and MIC, I am submitting it to all others who received copies of last week's submission. Except as revised or modified hereby, the terms, provisions and imagery submitted on July 8, 2022 shall control. Nevertheless, YGLI agrees to the following supplemental stipulations becoming conditions and a part of the grant of the requested Other Business approval and binding upon the Subject Property thereafter. The referenced supplemental stipulations are, as follows, to wit:

1. The proposed use will be solely for a Restaurant to be developed by YGLI.

2. There will be no drive-thru windows; however, there will be a singular pick-up point for "To Go Orders" on the front of the building adjacent to the entryway into the restaurant.

Petition No. OB-36
Meeting Date 7-19-2022
Continued

S L H

VIA EMAIL

3. The existing parking lot will be repaved, lined and stripped in accordance with parking specifications under the Developmental Regulations. There shall be at least a minimum of twenty-seven (27) parking spaces.

   In addition to the foregoing, the paving which YGLI will undertake will also include that portion of Nature's Supply Centre's parking lot specifically related to the area in front of the landscape company, some of the parking spaces of which will be utilized.

4. An agreement to secure and submit a Parking Easement Agreement between YGLI and the Titleholder of Nature's Supply Centre (the landscape company contiguous to the Subject Property). This Parking Easement Agreement will be submitted on or before the expiration of thirty (30) days after the Board of Commissioners' approval of this Other Business Application.

   There shall be no parking on or along Floyd Road or on adjacent properties unless written permission is secured prior thereto.

5. The side and back of the building will have decks for dining patrons which will look substantially similar to those decked areas shown in the photographs submitted with the July 8, 2022 stipulation letter, all of which is being re-submitted and attached hereto.

6. Requesting a concurrent Variance in order to allow the construction of a decorative fence between the Subject Property and the landscape company, twelve feet (12') in height. Again, the photographs attached accurately depict how that fencing will be landscaped with the vegetation located thereon and being approved by the Arborist and the Architecture/Landscape Committee and being attached to the fence with the vegetation being evident from the YGLI side of the fence. Final approval will be by the District Commissioner.

7. Replacement of Paragraph No. 10 of the July 8, 2022 stipulation letter to now read:

   "The dumpster which will be located on the Subject Property shall comply in all respects with Cobb County Ordinance requirements regarding the location, construction and efficacy of dumpster enclosures. The dumpster enclosure will be in substantial conformity to the imagery shown and attached to the July 8, 2022 stipulation letter, and the ultimate positioning of same will be subject to review and approval by the Architecture/Landscape Committee."

Petition No. OB-36
Meeting Date 7-19-2022
Continued

S L H

VIA EMAIL

Please do not hesitate to contact me should you require any further information or documentation prior to this Application being heard and considered by the Board of Commissioners on July 19, 2022. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./klk
Attachment

cc: Members, Cobb County Board of Commissioners (via email w/attachment)
Dr. Jackie McMorris, County Manager (via email w/attachment)
Board of Commissioners Assistants (via email w/attachment)
Ms. Jessica Guinn, AICP, Director (via email w/attachment)
Ms. Jeannie Peyton, Senior Planner (via email w/attachment)
Mr. John Pederson, AICP, Zoning Division Manager (via email w/attachment)
Mr. Terry Martin, AICP, CNU-A, Planner III (via email w/attachment)
Ms. Margie Vazquez, Planner II (via email w/attachment)
Mr. LeDarius Scott, Planner I (via email w/attachment)
Ms. Pamela Mabry, County Clerk (via email w/attachment)
Ms. Robin Stone, Deputy County Clerk (via email w/attachment)
Ms. Leila Washington, Deputy County Clerk (via email w/attachment)
Captain Josh Davis, Fire Marshal's Office (via email w/attachment)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachment)
Ms. Abby Rettig, Cobb DOT (via email w/attachment)
Mr. Carl Carver, P.E., Stormwater Management Division (via email w/attachment)
Mr. Tim Davidson, Water System (via email w/attachment)
Mr. Todd Lindahl, YGLI (via email w/attachment)
Mr. Tony Tucci, YGLI (via email w/attachment)

Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. 08-36
Meeting Date 7-19-2022
Continued

Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Front porch look

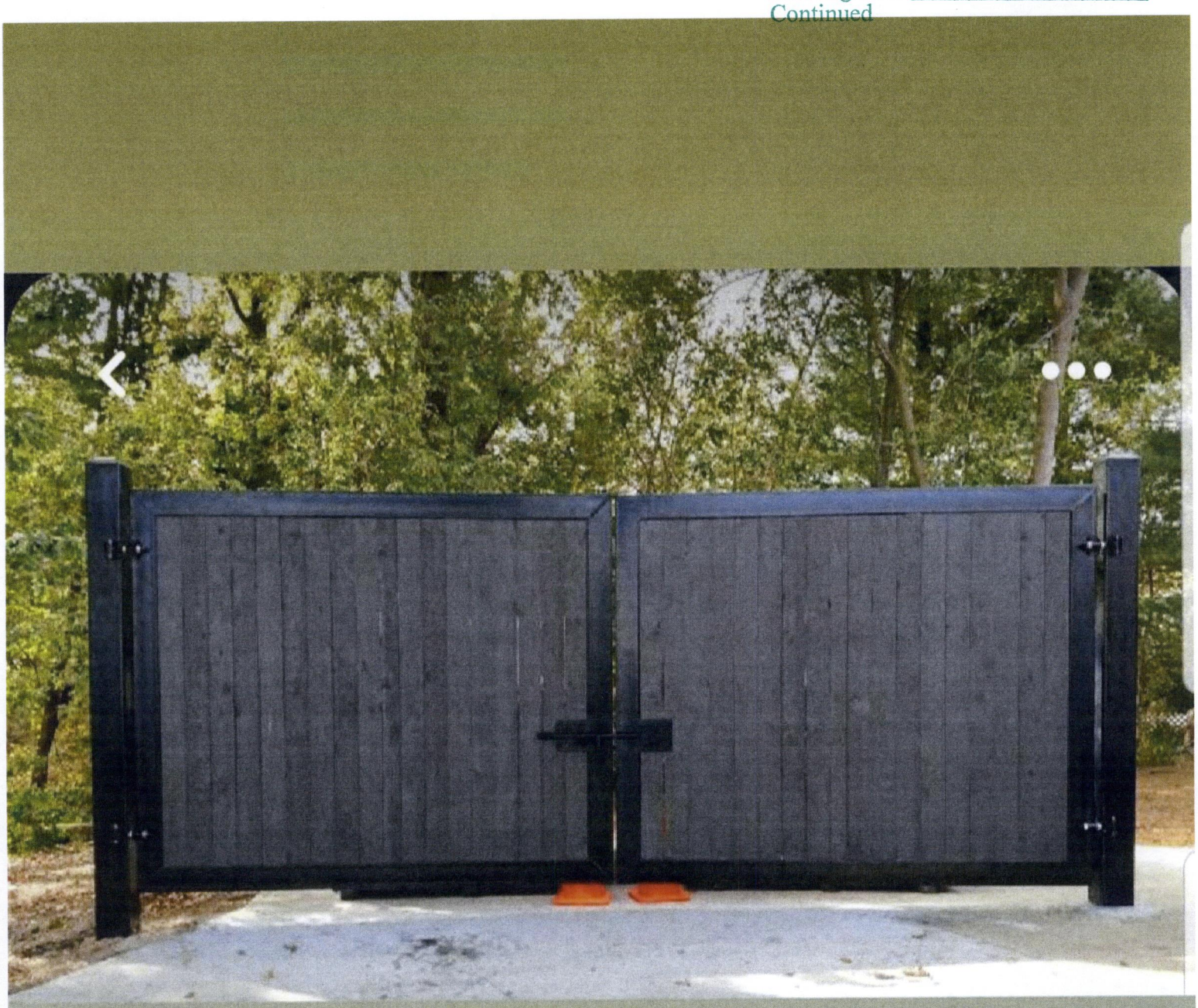
Petition No. OB-36
Meeting Date 7-19-2022
Continued



Petition No. 08-36
Meeting Date 7-19-2022
Continued



Petition No. OB-36
Meeting Date 7-19-2022
Continued



Dumpster enclosed

Petition No. OB-36
Meeting Date 7-19-2022
Continued

RESERVED

RESERVED

LIST OF DRAWINGS

		NOT RELEASED FOR CONSTRUCTION	REVISION DATE							
			-	-						
			1	2	3	4	5	6	7	8
A0.0	PROJECT INFORMATION	•								
AC1.0	CIVIL SITE SKETCH - TEMP	•								
A1.0	LIFE SAFETY PLAN & CODE INFORMATION	•								
A2.0	DEMOLITION FLOOR PLAN	•								
A3.0	PROPOSED FLOOR PLAN	•								
A4.0	REFLECTED CEILING PLAN	•								
A5.0	FINISHES, SPECS & FURNITURE	•								
A6.0	ENLARGED PLANS	•								
A7.0	ENLARGED PLANS	•								
A7.0	EXTERIOR ELEVATIONS	•								

GENERAL NOTES

1. EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.

2. NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.

3. ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

4. THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

5. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS.

6. GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.

7. ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4" UNO.

8. ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.

9. PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.

10. ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

11. CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.

12. METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

13. ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS IN A CLOSED POSITION (U.N.O.).

14. INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.



PROJECT DIRECTORY

CLIENT REPRESENTATIVE:	ARCHITECT:	MEP ENGINEER:	STRUCTURAL ENGINEER:
TODD LINDAHL, ORGANIZER 1101 COLLIER ROAD NW, UNIT P1 ATLANTA, GA 30318 P: 678.262.7153	JOHN MOORES, AIA ELAN VITAL DESIGN GROUP,LLC 400 VILLAGE PARKWAY, UNIT 106 ATLANTA, GA 30306 P: 770.316.9739	SCOTT LINDELOW, PE 5064 ROSWELL ROAD, STE D-301 SANDY SPRINGS, GA 30342 P: 770.319.7400	BRIAN RIVERS, PE RESTRUCT ENGINEERING, LLC 3635 LENOX PARK PLACE SUGAR HILL, GA 30518 T: 770.480.7452

CIVIL ENGINEER:
-
-
-
-
P: -

-:
-
-
-
P:-

PROJECT OVERVIEW

PROJECT DESCRIPTION:
INTERIOR RENOVATION OF EXISTING STRUCTURE. CHANGE IN USE FROM EVENT SPACE TO RESTAURANT. EXTERIOR WORK LIMITED TO ADDITION OF GREASE TRAP, SEWER LINE AND RESTRIPING PARKING.

PROJECT ADDRESS:
4391 FLOYD ROAD
MABLETON, GA 30126
LOCATED IN LAND LOTS 1000 AND 1001,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE MOST RECENT CODES FOR COBB COUNTY INCLUDING ALL AMENDMENTS AND RELATED APPENDICES. THE FOLLOWING CODES APPLY:

- INTERNATIONAL BUILDING CODE, 2018 EDITION with GA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION with GA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE 2018 EDITION, with GA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION with GA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION with GA AMENDMENTS (2020)
- NATIONAL ELECTRIC CODE, 2020 EDITION with no GA AMENDMENTS
- LIFE SAFETY CODE NFPA 101, 2018 EDITION with STATE AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A/2010 ADA STANDARDS ACCESSIBLE DESIGN
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, WITH GEORGIA AMENDMENTS FIRRE SAFETY: RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 JANUARY 1, 2020.



2 A0.0 **VICINITY MAP** NO SCALE



1 A0.0 **AREA MAP** NO SCALE

SYMBOLS

CEILING HEIGHT/ CEILING TYPE NOTATION
COLUMN CENTERLINE NOTATION
DETAIL REFERENCE
DOOR NUMBER NOTATION
DOOR NUMBER NOTATION
ELEVATION/SECTION REFERENCE
ELEVATION NOTATION
EQUIPMENT NOTATION
GLASS TYPE NOTATION
MATERIAL NOTATION
CHANGE IN FINISH
EXTENT OF FINISH
PARTITION TYPE NOTATION
INTERIOR ELEVATION REFERENCE
REVISION NUMBER NOTATION
ROOM NAME AND NUMBER
WINDOW TYPE NOTATION
CHANGE IN ELEVATION

ABBREVIATIONS

A.F.F.	= ABOVE FINISHED FLOOR	N.T.S.	= NOT TO SCALE
B.O.	= BOTTOM OF	O.C.	= ON CENTER
C.H.	= CEILING HEIGHT	O.H.	= OPPOSITE HAND
C.J.	= CONTROL JOINT	O.S.B.	= ORIENTED STRAND BOARD
℄	= CENTER LINE	OHD.	= OVERHEAD DOOR
C.M.U.	= CONCRETE MASONRY UNIT	P.L.	= PROPERTY LINE
COL.	= COLUMN	PL.	= PLATE
CONC.	= CONCRETE	PLWD.	= PLYWOOD
CONT.	= CONTINUOUS	P.T.	= PRESSURE TREATED
CTR.	= CENTER	PT.	= PAINT
D.F.	= DRINKING FOUNTAIN	R.	= RADIUS
DIA. / ⌀	= DIAMETER	R.C.P.	= REFLECTED CEILING PLAN
D.S.	= DOWNSPOUT	REINF.	= REINFORCE / REINFORCED
EA.	= EACH	R.O.	= ROUGH OPENING
E.I.F.S.	= EXTERIOR INSULATION FINISH SYSTEM	R/S	= ROD & SHELF
E.J.	= EXPANSION JOINT	S.A.T.C.	= SUSPENDED ACOUSTICAL TILE CEILING
EL.	= ELEVATION	SCHED.	= SCHEDULE
E.O.S.	= EDGE OF SLAB	S.F.	= SQUARE FEET / FOOTAGE
EQ.	= EQUAL	SH.	= SHELF / SHELVES
F.D.	= FLOOR DRAIN	SIM.	= SIMILAR
F.E.	= FIRE EXTINGUISHER	SL.	= SLOPE
F.E.C.	= FIRE EXTINGUISHER CABINET	STD.	= STANDARD
FIN.	= FINISH OR FINISHED	STL.	= STEEL
FL.	= FLOOR	STRUCT.	= STRUCTURE / STRUCTURAL
F.O.S.	= FACE OF STRUCTURE	T.O.	= TOP OF
F.R.	= FIRE RATED / RETARDANT	T.O.S.	= TOP OF SLAB / STEEL
GA.	= GAUGE	TYP.	= TYPICAL
G.C.	= GENERAL CONTRACTOR	U.N.O.	= UNLESS NOTED OTHERWISE
G.W.B.	= GYPSUM WALLBOARD	UL.	= UNDERWRITERS LABORATORIES
H.C.	= HANDICAP	V.I.F.	= VERIFY IN FIELD
HT.	= HEIGHT	W/	= WITH
MFR.	= MANUFACTURER	WD.	= WOOD
M.O.	= MASONRY OPENING	W.H.	= WATER HEATER
MET.	= METAL	WWF	= WELDED WIRE FABRIC
N.I.C.	= NOT IN CONTRACT		

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	C. PVT TEL VIS (V)
-	06/19/22	C. PVT TEL VIS (V)

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

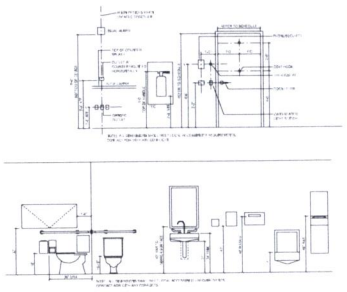
DRAWN BY: JCM
CHECKED BY: -
PROJECT NO: 22012
SCALE:
DATE: May 6, 2022

SHEET NAME
PROJECT INFORMATION

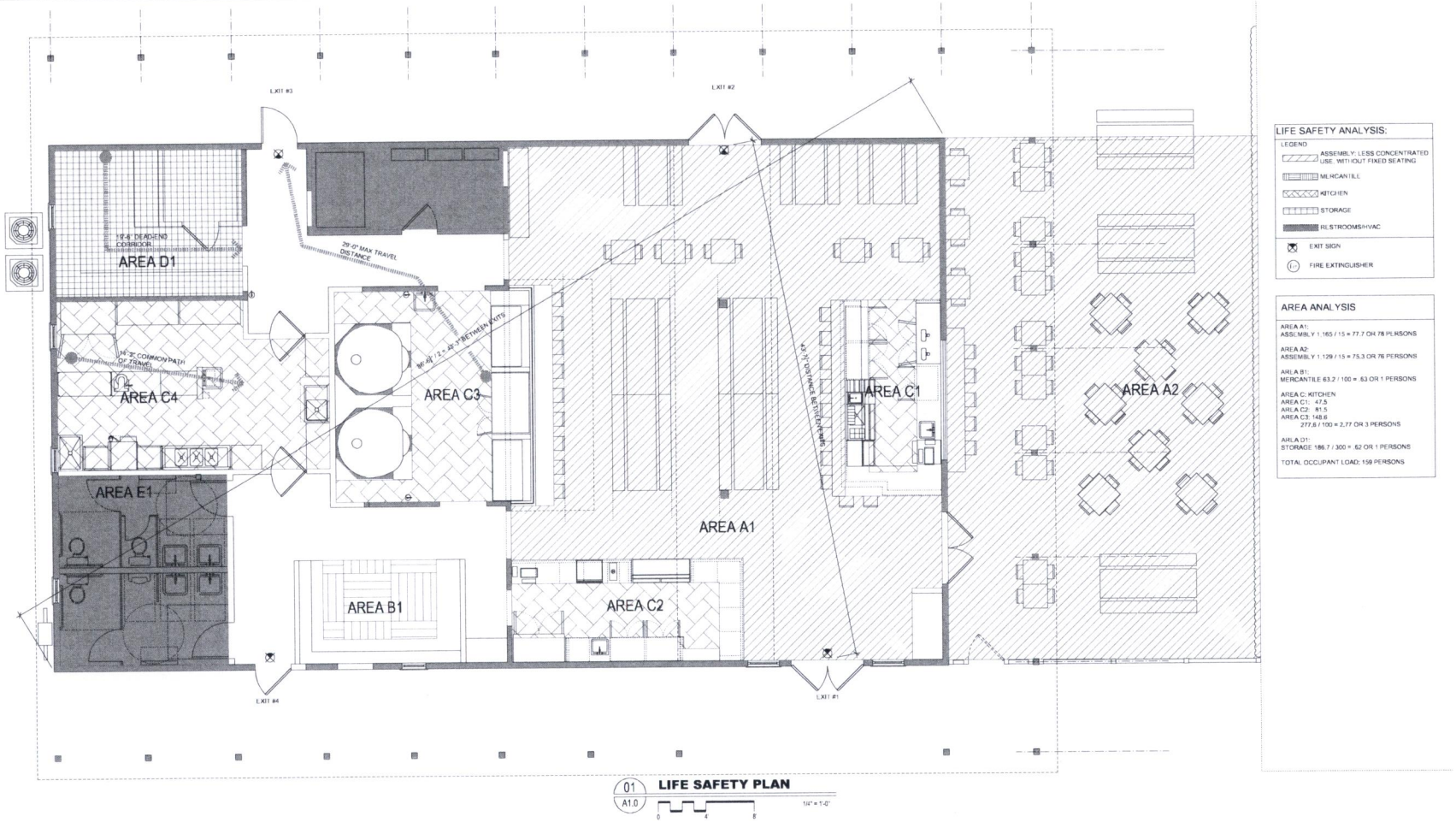
A0.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued



LEGEND	INTERIOR FINISHES	PLUMBING FIXTURE COUNT	LIFE SAFETY ANALYSIS:	CODE SUMMARY
1 HOUR RATED WALL 2 HOUR RATED WALL 3 HOUR RATED WALL SMOKE PARTITION EXISTING MASONRY TO REMAIN EXISTING WALL TO REMAIN EXISTING WALL TO BE REMOVED AREA NOT IN SCOPE	ALL INTERIOR FINISHES TO BE CLASS C WITHIN CORRIDORS AND ENCLOSURE FOR ACCESS ACCESS ALL INTERIOR FINISHES TO BE CLASS C WITHIN ROOM AND ENCLOSED SPACES	CHAPTER 29: PLUMBING BASED UPON 159 PERSONS - 1 WATER CLOSET PER 75 PERSONS -- 3 REQUIRED -- 4 PROVIDED - 1 LAVATORY PER 200 PERSONS -- 1 REQUIRED -- 4 PROVIDED - DRINKING FOUNTAIN EXEMPTION - FULL-SERVICE RESTAURANT	TOTAL OCCUPANT LOAD = 159 PERSONS NUMBER OF EXITS REQUIRED: 2 EXITS NUMBER OF EXITS PROVIDED: 4 EXITS DISTANCE BETWEEN EXITS: REQUIRED: 43-3" PROVIDED: 43-7" WIDTH OF EGRESS: (x .2) 159 x .2 = REQUIRED: 31.8" PROVIDED: 200" MAXIMUM TRAVEL DISTANCE: MAXIMUM: 200'-0" PROVIDED: 29'-0" COMMON PATH OF EGRESS: MAXIMUM: 75'-0" PROVIDED: 14'-2" DEAD-END CORRIDORS: ALLOWABLE: 20'-0" MAX PROVIDED: 19'-6"	TYPE OF CONSTRUCTION: TYPE VB, NONSPRINKLERED — IBC SECTION 504 BUILDING HEIGHT: 25' (EXISTING), 40' MAX ALLOWABLE — IBC SECTION 504 NUMBER OF STORIES: 1-STORY (EXISTING), 1-STORY ALLOWED — IBC SECTION 504 ZONING: NRC w/ SPECIAL STIPULATIONS OCCUPANCY CLASSIFICATION: GROUP A-2 : RESTAURANT — IBC SECTION 309 RATINGS REQUIRED FOR TYPE VB, NONSPRINKLERED (EXISTING) STRUCTURAL FRAME: 0 HR. INCL. COLUMNS, GIRDERS, TRUSSES BEARING WALLS: 0 HR EXTERIOR AND INTERIOR NONBEARING WALLS AND PARTITIONS: 0HR AT EXTERIOR WALLS FLOOR CONSTRUCTION: 0 HR INCL. ASSOCIATED SECONDARY MEMBERS ROOF CONSTRUCTION: 0 HR INCL. ASSOCIATED SECONDARY MEMBERS EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE — IBC TABLE 602 10<X<30 = 1 HOUR X > 30 = 0 HOURS REQUIRED CONSTRUCTION TYPE LIMITATION — NFPA TABLE 12.1.6 TYPE V 1-STORY ALLOWED TO 300 PERSONS



LIFE SAFETY ANALYSIS:

LEGEND
- ASSEMBLY: LESS CONCENTRATED USE, WITHOUT FIXED SEATING
- MERCANTILE
- KITCHEN
- STORAGE
- RESTROOMS/HVAC
- EXIT SIGN
- FIRE EXTINGUISHER

AREA ANALYSIS

AREA A1:
ASSEMBLY 1,165 / 15 = 77.7 OR 78 PERSONS

AREA A2:
ASSEMBLY 1,129 / 15 = 75.3 OR 76 PERSONS

AREA B1:
MERCANTILE 63.2 / 100 = .63 OR 1 PERSONS

AREA C: KITCHEN
AREA C1: 47.5
AREA C2: 81.5
AREA C3: 148.6
277.6 / 100 = 2.77 OR 3 PERSONS

AREA D1:
STORAGE 186.7 / 300 = .62 OR 1 PERSONS

TOTAL OCCUPANT LOAD: 159 PERSONS

01 A1.0 **LIFE SAFETY PLAN**
1/4" = 1'-0"

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/08/22	[illegible]
-	06/19/22	[illegible]

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

drawn by: JCM
checked by: -
project no. 22012
revised: -
date: May 6, 2022

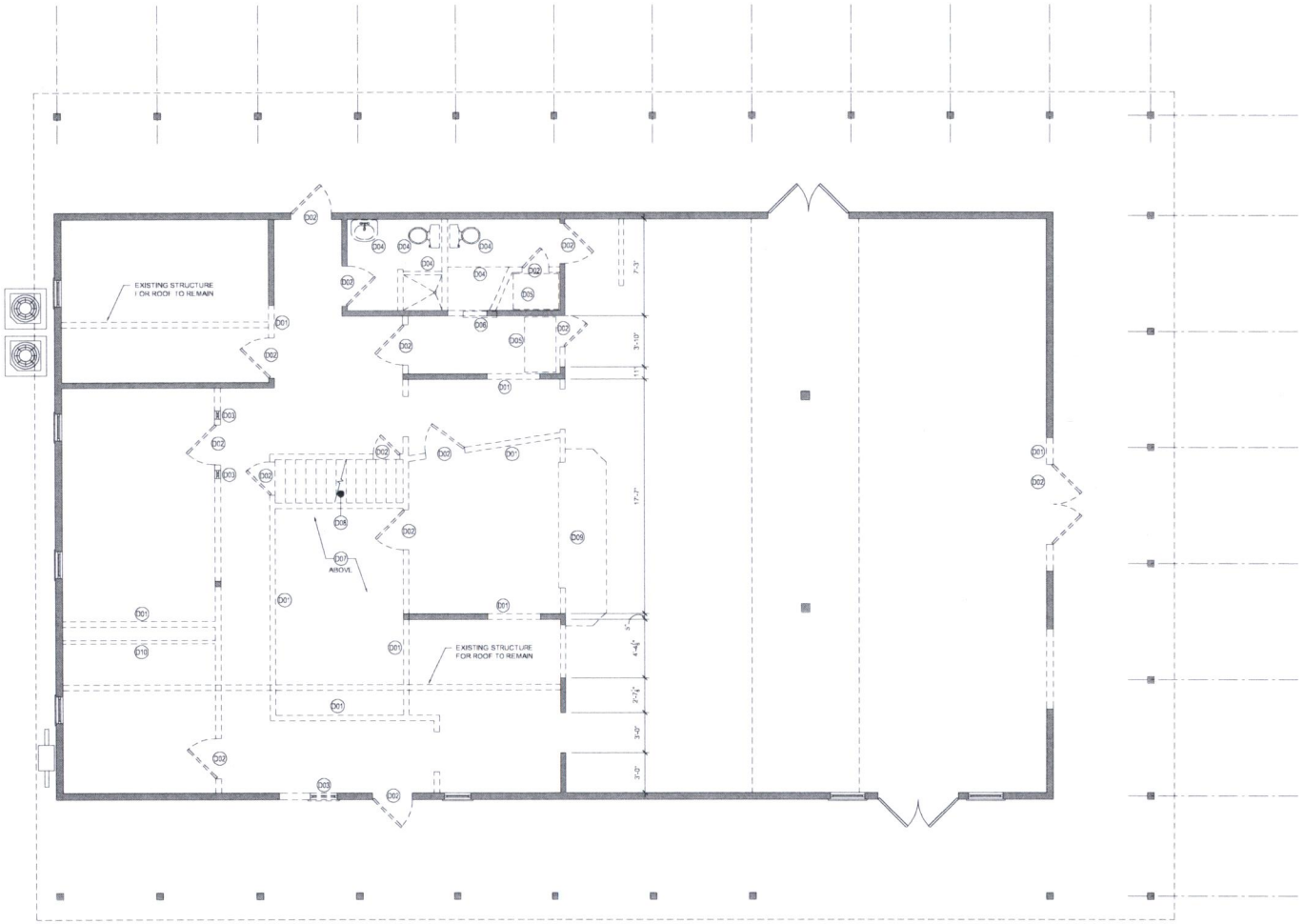
sht. title:
LIFE SAFETY PLAN & CODE INFORMATION

A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

THESE PLANS AND DESIGNS ARE THE PROPERTY OF EVDG AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF EVDG

Petition No. OB-86
Meeting Date 7-19-2022
Continued



01 A2.0 **DEMOLITION PLAN**

1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL PORTIONS OF THE EXISTING CONDITIONS NECESSARY TO CONSTRUCT AND COORDINATE WITH THE NEW WORK SHOWN ON THE DRAWINGS. IF UNCERTAIN WHETHER AN EXISTING ELEMENT IS TO BE REMOVED, CONTACT ARCHITECT BEFORE PROCEEDING.

2. THE IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED BY THE CONTRACTOR THROUGH THE COURSE OF THE DEMOLITION AND/OR CONSTRUCTION WORK, THE CONTRACTOR SHALL INFORM THE OWNER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. BASED ON THE CONTRACTOR'S "MEANS AND METHODS" FOR CONSTRUCTION, CONTRACTOR SHALL DETERMINE INTERMEDIATE STAGING AND SEQUENCING OF THE DEMOLITION, TEMPORARY WORK AND NEW WORK TO INSURE CONTINUOUS OCCUPATION OF EXISTING FACILITY.

4. THE OWNER SHALL CONTINUOUSLY OCCUPY EXISTING AREAS, FOR THEIR INTENDED PURPOSE, ADJACENT TO THE PROJECT LIMIT DURING THE LIFETIME OF THE PROJECT. REFER TO SPECIFICATIONS FOR SPECIAL PROJECT REQUIREMENTS FOR THE FOLLOWING:
   a. MAINTAINING EXISTING SYSTEMS DURING CONSTRUCTION (INCLUDING APPROVALS FROM AUTHORITIES HAVING JURISDICTION)
      - LIFE SAFETY (FIRE ALARM, FIRE SUPPRESSION, EMERGENCY POWER)
      - MECHANICAL, ELECTRICAL, PLUMBING AND CONTROLS
   b. MAINTAINING EGRESS PATHWAYS (INCLUDING APPROVALS FROM AUTHORITIES HAVING JURISDICTION)
   c. SPECIAL INSTRUCTIONS AND REQUIREMENTS FOR UTILITY AND SERVICES INTERRUPTION.
   d. RESTRICTIONS AND REQUIREMENTS FOR WORK IN OWNER OCCUPIED AREAS.
   e. DUST PROOF, TEMPORARY FINISHED PARTITIONS TO PROTECT OCCUPIED AREAS.
5. CONTRACTOR TO COORDINATE THE PROPOSED ARCHTIECTURAL WORK WITH EXISTING STRUCTURAL AND MEP EQUIPMENT FOR ALL DEMOLITION WORK INCLUDING OPENINGS AND PENETRATIONS FOR REQUIRED SCOPE OF WORK AND APPLICABLE LIMIT OF WORK DIMENSIONS PRIOR TO PROCEEDING WITH DEMOLITION WORK.
6. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN DEMOLITION DRAWINGS AND EXISTING CONDITIONS FOUND BEFORE OR DURING DEMOLITION WORK.
7. CONTRACTOR TO INFORM ARCHITECT AND CONSULTANTS RELATED TO THE DISCOVERY IF THERE ARE UNFORESEEN STRUCTURAL MEMBERS, MISCELLANEOUS OBJECTS OR UNIDENTIFIED UTILITY LINES FOUND DURING DEMOLITION WORK.
8. SEE DEMOLITION DRAWINGS FOR REMOVAL AND / OR TEMPORARY SUPPORT OF AFFECTED ELECTRICAL DEVICES, EXISTING LIGHTING ETC. COORDINATE DEMOLITION WORK WITH THE INSTALLATION OF NEW ELECTRICAL WORK.
9. ANY AND ALL DAMAGE TO EXISTING COMPONENTS OF THE BUILDING AND / OR FINISHES THAT ARE TO REMAIN SHALL BE REPAIRED TO MATCH ADJACENT EXISTING CONSTRUCTION.
10. CUT AND PATH EXISTING GYPSUM WALLBOARD ASSEMBLIES AS REQUIRED FOR THE FOLLOWING:
   a. NEW PLUMBING PIPING AND FIXTURES
   b. MECHANICAL EQUIPMENT AND GRILLS
   c. ELECTRICAL OUTLETS, SWITCHES, DEVICES, AND WIRING
   d. LIGHTING FIXTURES AND WIRING
   e. OTHER ASSEEMBLIES AS INDICATED BY THE CONTRACT DOCUMENTS
   f. WOOD BLOCKING

DEMOLITION NOTES:

D01. REMOVE EXISING WALLS
D02. REMOVE EXISTING DOORS
D03. REMOVE EXISTING GLAZING
D04. REMOVE EXISTING PLUMBING FIXTURES
D05. REMOVE EXISTING EQUIPMENT
D06. REMOVE EXISTING ELECTRICAL PANEL AND WIRING
D07. REMOVE EXISTING FLOOR STRUCTURE
D08. REMOVE EXISTING STAIRS
D09. REMOVE EXISTING BAR
D10. REMOVE EXISTING CABINETRY/SHELVING

WALL LEGEND
- EXISTING MASONRY TO REMAIN
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

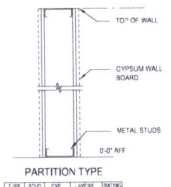
drawn by: JCM
checked by: "
project no: 22012
scale:
date: May 6, 2022

DEMOLITION FLOOR PLAN

A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued



PARTITION TYPE

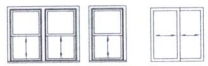
TYPE	STUD	CAVITY	LAYERS	RATING
A	3-5/8"	2"	(2) 5/8" GWB	0 HR
B	3-5/8"	2" TYPE A	(2) 5/8" GWB	1 HR
C	3-5/8"	2" TYPE A	(2) 5/8" GWB	2 HR

NOTES:
1. WALLS TO BE CONSTRUCTED OF 3-5/8" 16 GA STUDS @ 16" O.C.
2. WALLS TO BE BRACED 10'-0" HIGH ABOVE ALL WALLS AT EACH END OR SECURED TO CEILING.

WINDOW SCHEDULE

WINDOW NO	NOMINAL SIZE WIDTH X HEIGHT	WINDOW STYLE	WINDOW MATERIAL	WINDOW FINISH	FRAME MATERIAL	FRAME FINISH	RATING	GLAZING	REMARKS; SPECIAL CONDITIONS
A	3'-0" X 3'-0"	3	ALUV	PAINT	ALUM	PAINT	-	-	MATCH ADJACENT/EXISTING OPENINGS
B	5'-0" X 3'-0"	3	ALUV	PAINT	ALUM	PAINT	-	-	MATCH ADJACENT/EXISTING OPENINGS
-	-	-	-	-	-	-	-	-	-

NOTES:
1. WINDOWS TO BE WOOD, METAL CLAD OR SIM WINDOWS, LOW E. ARGON-FILLED, DOUBLE PANED
2. GLASS IN DOORS AND SIDELIGHTS TO BE TEMPERED.
3. PROVIDE INSECT SCREEN AT OPERABLE WINDOWS.
4. REFER TO ELEVATIONS FOR GRID PATTERNS.
5. ALL NEW EXTERIOR WINDOWS TO BE INSULATED, TYP.



DOOR SCHEDULE

DOOR NO.	SIZE WIDTH X HEIGHT	SIZE THICK	DOOR TYPE	DOOR STYLE	DOOR MATERIAL	DOOR FINISH	HARDWARE ACTION	HARDWARE CLOSER	HARDWARE WSTRIP	HARDWARE STOP	FRAME VATERIAL	FRAME FINISH	RATING	GLAZING	REMARKS
01	6'-0" X 6'-8"	1 1/2"	SOLID / GLASS	B	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	EXISTING TO REMAIN, CHECK INSTALL
02	6'-0" X 6'-8"	1 1/2"	SOLID / GLASS	B	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	CONFIRM HARDWARE FUNCTION W/ OWNER
03	6'-0" X 6'-8"	1 1/2"	SOLID / GLASS	B	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	EXISTING TO REMAIN, CHECK INSTALL
04	3'-6" X 6'-8"	1 1/2"	SOLID	D	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	EXISTING TO REMAIN, CHECK INSTALL
05	3'-0" X 6'-8"	1 1/2"	SOLID / GLASS	A	WD.	PT.	LOCK SET	X	X	-	WD	PT.	-	-	CONFIRM HARDWARE FUNCTION W/ OWNER
11	3'-0" X 6'-8"	1 1/2"	SOLID	C	WD.	PT.	PUSH / PULL	-	-	-	WD	PT.	-	-	LATCHSET W/ THUMB TURN OCCUPANCY
12	3'-0" X 6'-8"	1 1/2"	SOLID	C	WD.	PT.	PUSH / PULL	-	-	-	WD	PT.	-	-	LATCHSET W/ THUMB TURN OCCUPANCY
13	3'-0" X 6'-8"	1 1/2"	SOLID / GLASS	F	ALUM.	PT.	PUSH / PULL	-	-	-	ALUV	PT.	-	-	COORD S'EEL IN WALLS AT JAMBS
14	3'-0" X 6'-8"	1 1/2"	SOLID / GLASS	E	ALUM.	PT.	PUSH / PULL	-	-	-	ALUV	PT.	-	-	COORD S'EEL IN WALLS AT JAMBS
15	3'-0" X 6'-8"	1 1/2"	SOLID	C	WD.	PT.	LOCK SET	-	-	-	WD	PT.	-	-	
16	3'-0" X 6'-8"	1 1/2"	SOLID	D	-	-	-	-	-	-	-	-	-	-	BY OTHERS, WALK-IN MANU.

NOTE: ALL EXTERIOR DOORS TO BE INSULATED, TYP.
T = TEMPERED

DOOR SCHEDULE ABBREVIATIONS:

ACTION
LK LOCKSET
PAS PASSAGE SET
PP PUSH/PULL
BP BATHROOM
PRI PRIVACY
TL TOUCH LATCH
DB DEADBOLT

HINGE
F FLAT
PIV PIVOTAL
BB BALL BEARING
OH OVERHEAD
FB FLUSH BOLT

CLOSER
C1 SURFACE MOUNTED, INTERIOR

WSTRIP
THR WEATHER STRIPPING

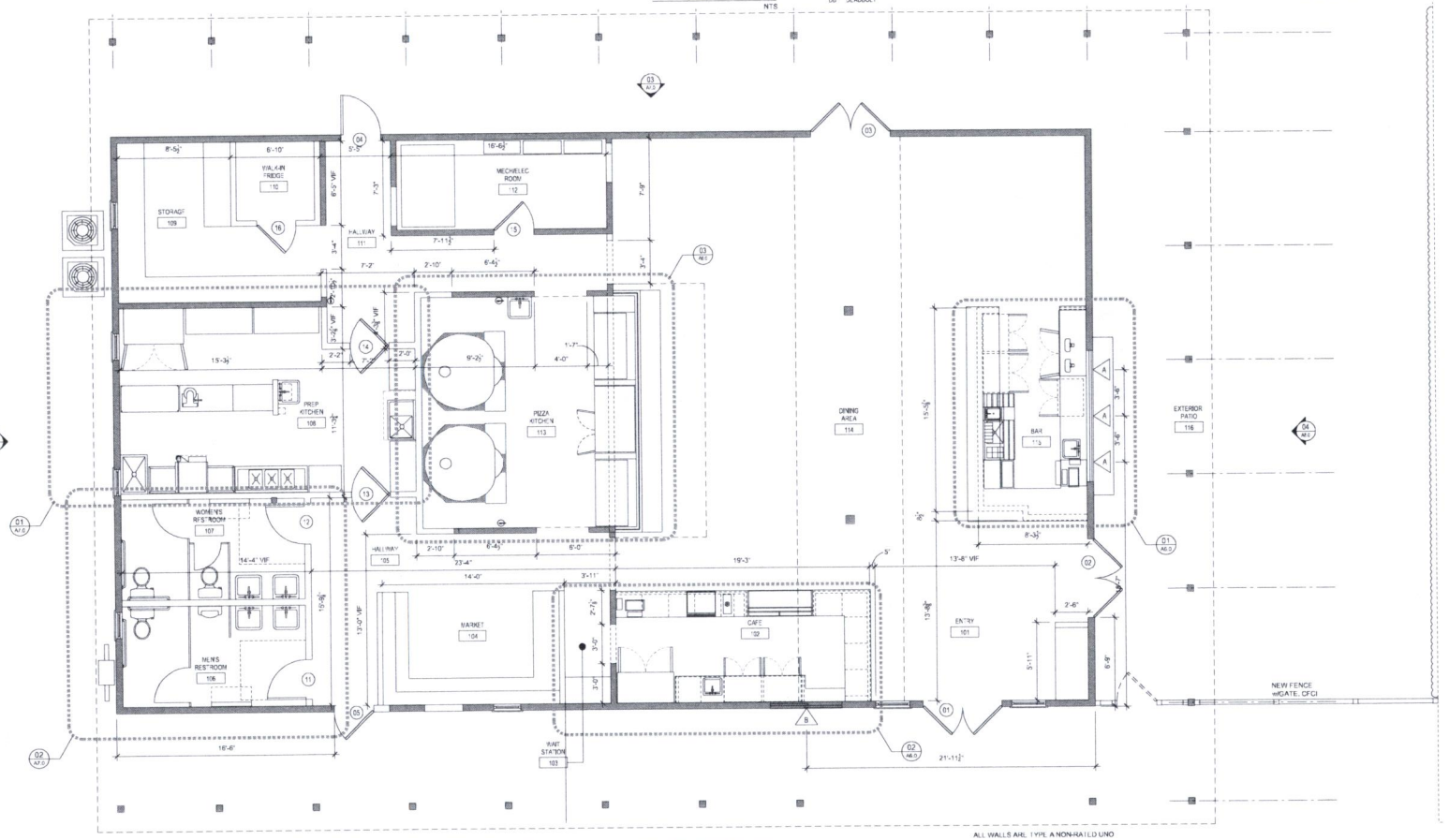
STOP
F FLOOR STOP
W WALL STOP
O OVERHEAD

MATERIALS
HM HOLLOW METAL
SCW SOLID CORE WOOD
HCW HOLLOW CORE WOOD
OH OVERHEAD
WD WOOD
GA GLASS/ALUMINUM STOREFRONT
FBG FIBERGLASS

NAT NATURAL
PT PAINTED
CLR CLEAR/SILVER FINISH
CD CLAD
ST STAIN



DOOR ELEVATIONS
NTS



01 A3.0 **FLOOR PLAN**
1/4" = 1'-0"

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

drawn by: JCM
checked by: -
project no: 22012
scale:
date: May 6, 2022

PROPOSED FLOOR PLAN

A3.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued

LIGHT FIXTURE SCHEDULE

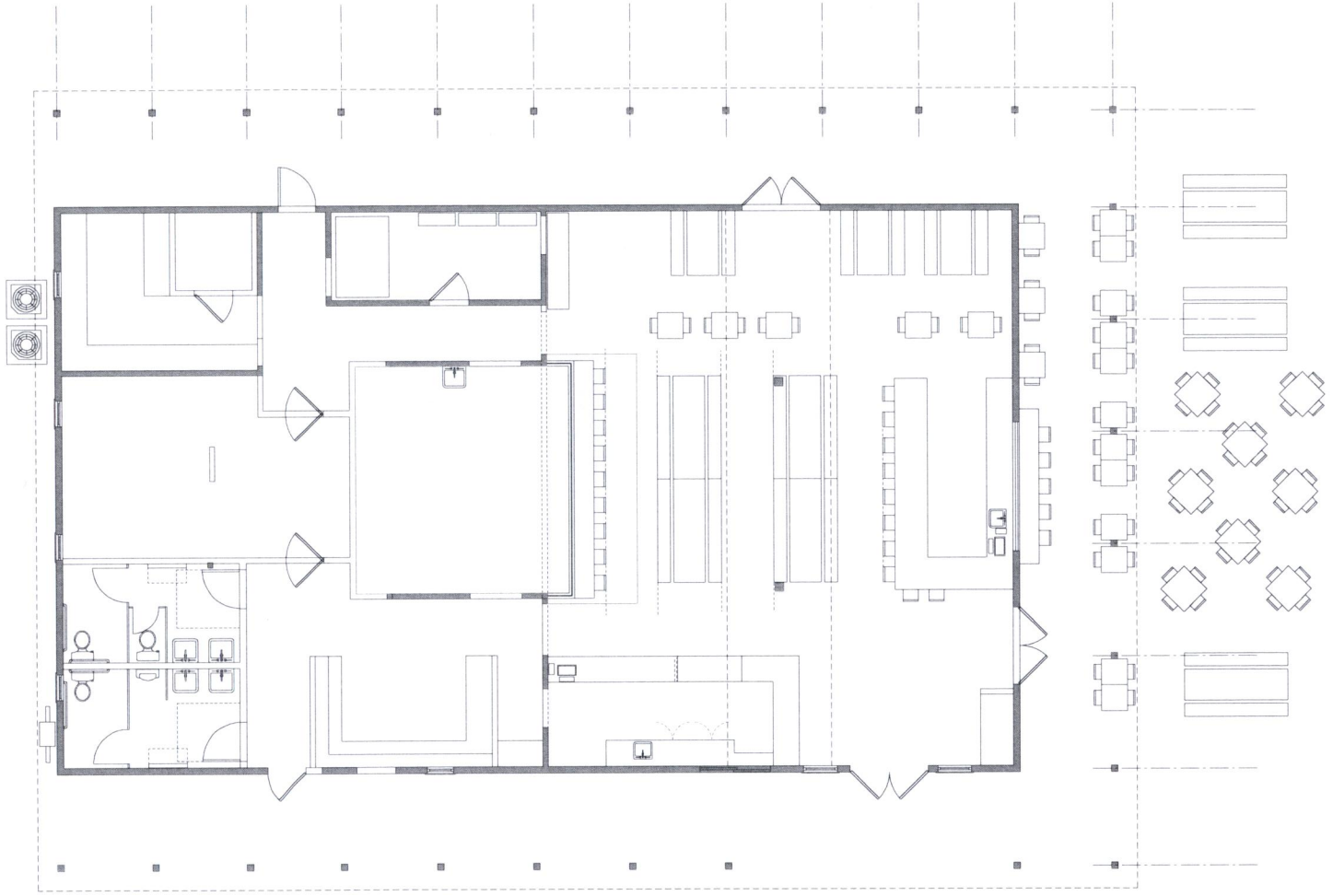
TAG	TYPE	MANUFACTURER	SPECIFICATION	REMARKS	QUANTITY
A	ROUND LED LIGHT	VOIGT	3'-0" DIAMETER	-	20

CEILING ELEMENT SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	REMARKS	QUANTITY
01	ACOUSTICAL CEILING CLOUD	ARMSTRONG	TECTUM ROUND SHAPE	-	33

LEGEND

- TWIST LOCK/PULL OUT
- DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- 220 VOLT OUTLET
- QUADRAPLEX OUTLET
- DEDICATED OUTLET
- SPECIALTY OUTLET
- TELEPHONE VERIFICATION LINE
- WALL TELEPHONE
- JUNCTION BOX
- CABLE TV OUTLET
- SMOKE DETECTOR
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- EVERGENCY EXIT LIGHT W/ BATTERY PACK
- EXIT LIGHT WITH BATTERY PACK
- MOTOR
- EXHAUST FAN
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- FLUORESCENT LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXTURE
- TRACK LIGHT FIXTURES AND TRACK
- CHANDELIER
- CEILING FAN/LIGHT
- EP ELECTRICAL PANEL
- FLOOR OUTLET
- FIRE EXTINGUISHER
- HOSE BIBB/WATER LINE
- GAS LINE
- CARBON MONOXIDE DETECTOR
- ROPE LIGHTING
- DOORBELL
- CARBON MONOXIDE DETECTOR



01 A3.0 **FLOOR PLAN**

1/4" = 1'-0"

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

DRAWN BY: JCM
DESIGNED BY: -
PROJECT NO: 22012
SCALE: -
DATE: May 6, 2022
NOTES: -

REFLECTED CEILING PLAN

A4.0

PRELIMINARY - NOT FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued

FINISH NOTES / SPECIFICATIONS

1. ALL FINISHES AND MATERIALS ARE INDICATED WITHIN FINISH PLANS, CEILING PLANS, ELEVATIONS, FINISH LEGEND AND IN FINISH SPECIFICATIONS. NO SUBSTITUTIONS OF FINISHES, MATERIALS, PRODUCTS OR SYSTEMS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ARCHITECT OR INTERIOR DESIGNER.

2. ELEMENTS OF BUILDING SYSTEMS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS TO DENOTE LOCATION AND LAYOUT PATTERN WHERE PLACEMENT IS CRITICAL TO APPEARANCE. THEY MAY NOT REPRESENT THE COMPLETE SYSTEMS THAT COMPLY WITH STANDARDS OR REQUIREMENTS.

3. INTERIOR DRAWINGS INDICATE LOCATION OF LIGHTING IN APPLIED FINISH MATERIAL. REFER TO ELECTRICAL DRAWINGS FOR WIRING LAYOUT AND ADDITIONAL INFORMATION AND DETAILS. IN THE EVENT OF DISCREPANCIES BETWEEN THESE DRAWINGS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.

4. CENTER ALL DEVICES IN THE CENTER OF CEILING TILES OR CEILING OR WALL PANELS UNLESS OTHERWISE INDICATED.

5. DEVICES LOCATION IN DROPPED SOFFITS/CASED OPENINGS ARE TO BE CENTERED IN THE SOFFIT/OPENING UNLESS NOTED OTHERWISE.

6. CEILING DEVICES SHALL NOT BE MOUNTED CLOSER THAN 12" FROM FINISHED VERTICAL WALL.

7. DEVICES TO ALIGN ARE INDICATED BY CENTERLINE.

8. DIMENSIONS GIVEN ARE TO THE CENTER OF VISIBLE PORTION OF DEVICES UNLESS NOTED OTHERWISE.

9. DEVISES LOCATED ABOVE ENTRY DOORS ARE TO BE CENTERED WITH REGARD TO THE DOORS.

10. ALL FINISH MATERIALS ARE TO BE CLASS A UNLESS NOTED OTHERWISE. FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR INTERIOR FINISHES ARE TO BE IN ACCORDANCE WITH APPLICABLE CODES.

11. EXTEND FINISHES INTO CEILING COVES UNLESS NOTED OTHERWISE.

12. ALL FASTENERS AND ATTACHMENTS IN PUBLIC AREAS SHALL BE FULLY CONCEALED FROM VIEW UNLESS NOTED OTHERWISE.

13. FINISHES INDICATED ON THE FINISH PLANS REPRESENT THE MAJOR WALL FINISHES. FOR ADDITIONAL FINISH INFORMATION PERTAINING TO THE WALLS SEE INTERIOR ELEVATIONS. COLUMNS FINISHED TO MATCH WALLS UNLESS NOTED OTHERWISE.

14. PAINT ALL INTERIOR AND EXTERIOR GRILLES, DIFFUSERS, LOUVERS, ACCESS PANELS, PIPES AND CONDUIT EXPOSED TO VIEW TO MATCH THE SURFACES IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

15. ALL EXPOSED GYPSUM BOARD SURFACES ARE TO RECEIVE PAINT UNLESS NOTED OTHERWISE. CONFIRM PAINT DESIGNATIONS WITH ARCHITECT WHERE NOT INDICATED ON DRAWINGS.

16. ALL PAINTED WALLS SHALL HAVE AN EVENT DEPTH OF COLOR AND REFLECTANCE. IF A PORTION OF A WALL IS REPAINTED AND AN EVEN FINISH IS NOT ACHIEVED, THE ENTIRE WALL SHALL BE REPAINTED.

17. PROVIDE CAULK JOINTS OF MATCHING COLOR AT ALL LOCATIONS BETWEEN ADJOINING FINISH MATERIALS.

18. PROVIDE TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES PER SILL AND FLOOR TRANSITION DETAILS.

19. FLOOR FINISH TRANSITIONS OCCUR AT CENTER OF DOOR IN CLOSED POSITION UNLESS NOTED OTHERWISE.

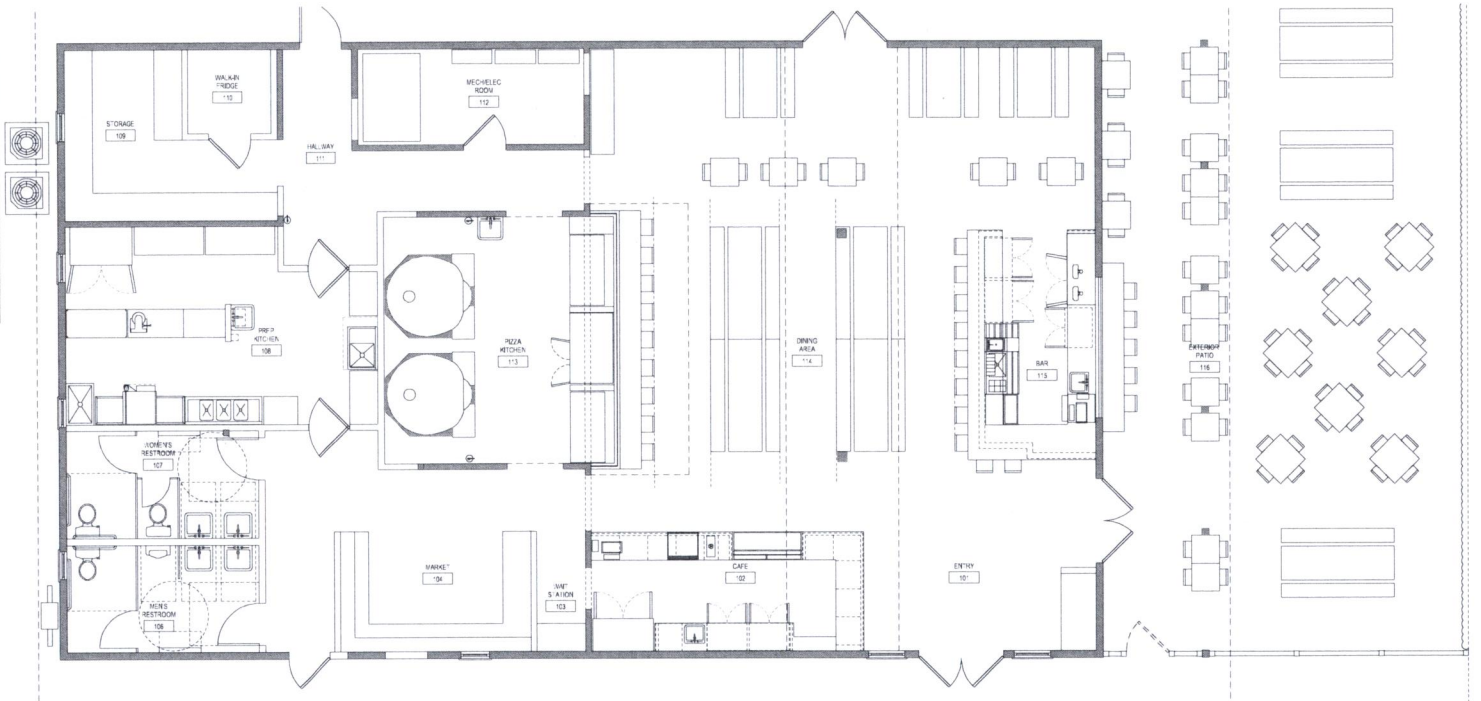
20. ART IS PROPOSED IN AREAS IDENTIFIED WITH DASHED LINES ON THE INTERIOR ELEVATIONS. CONTRACTOR IS TO COORDINATE WITH ALL TRADES TO ENSURE THAT THESE AREAS ARE CLEAR OF OTHER DEVICES. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING TO SUPPORT ART.

MATERIAL SCHEDULE

AG	TYPE	MANUFACTURER	SPECIFICATION	CLASS RATING	NOTES
CS-1	POLISHED CONCRETE FLOOR	-	SATIN (LEVEL 2 @ LEVEL 3 HONED POLISH)	CLASS C	WATER-BASED SEALER. GC AND OWNER TO DETERMINE DESIRED FINISH
CT-1	CERAMIC TILE-FLOOR	DALTILE	TBD	CLASS C	EXISTING LOCATED IN RESTROOM. GC TO DETERMINE MATCHING EXIS REQ'D
PT-1	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-2	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-3	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-4	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
PT-5	PAINT	SHERWIN WILLIAMS	COLOR TBD	CLASS C	-
WB-1	WALL BASE - FRONT OF HOUSE	TARKETT / JOHNSONITE MILLWORK REVEAL 4.25"	MWXX-F 4.25" x 8' / GREY (MW48F)	CLASS C	-
WB-2	WALL BASE - BACK OF HOUSE	TARKETT / JOHNSONITE GREY 4.8 COVE 4" VINYL	4" x 120' RO.L / COVE (WITH TOE)	CLASS C	-

FINISH SCHEDULE

TAG	AREA	WALLS	FLOORS	CEILINGS	ACCESSORY	BASE	NOTES
101	ENTRY	GWB/PT1	CS-1	GWB/PT1	-	WB-1	-
102	CAFE	GWB/PT1	CS-1	GWB/PT1	WD	WB-1	-
103	WAIT STATION	GWB/PT1	CS-1	GWB/PT1	-	WB-2	-
104	MARKET	GWB/PT1	CS-1	GWB/PT1	-	WB-2	-
105	HALLWAY	GWB/PT1	CS-1	GWB/PT1	-	WB-2	-
106	MEN'S RESTROOM	CT1 WRGWB/PT1	CS-1	GWB/PT1	-	TILE	-
107	WOMEN'S RESTROOM	CT1 WRGWB/PT1	CS-1	GWB/PT1	-	TILE	-
108	PREP KITCHEN	FRP/PT1	CS-1	GWB/PT1	-	FRP	-
109	STORAGE	GWB/PT1	CS-1	OPEN	-	WB-2	-
110	WALK-IN FRIDGE	BY MANU	CS-1	BY MANU	-	-	-
111	HALLWAY	GWB/PT1	CS-1	GWB/PT2	-	WB-2	-
112	MECH / ELEC ROOM	GWB/PT1	CS-1	OPEN	-	-	-
113	PIZZA KITCHEN	CT1 FRP/PT1	CS-1	GWB/PT5	-	TILE	-
114	DINING AREA	GWB/PT1	CS-1	GWB/PT1 EXISTING	-	WB-1	-
115	BAR	GWB/PT1	CS-1	GWB/PT1 EXISTING	WD	WB-1	-



01 A5.0 **FINISH & FURNISHING FLOOR PLAN**

1/4" = 1'-0"

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

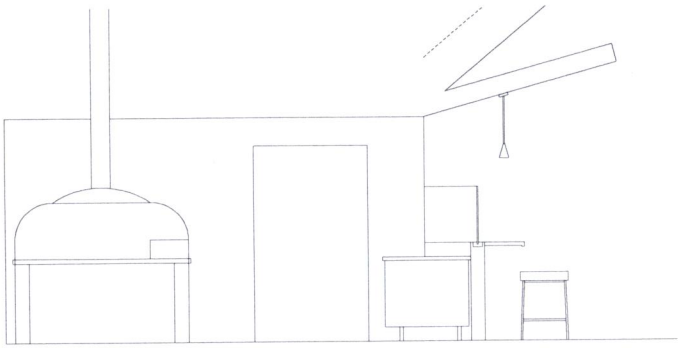
DRAWN BY: JCM
CHECKED BY: -
PROJECT NO: 22012
SCALE: -
DATE: May 6, 2022

FINISHES, SPECS & FURNISHINGS

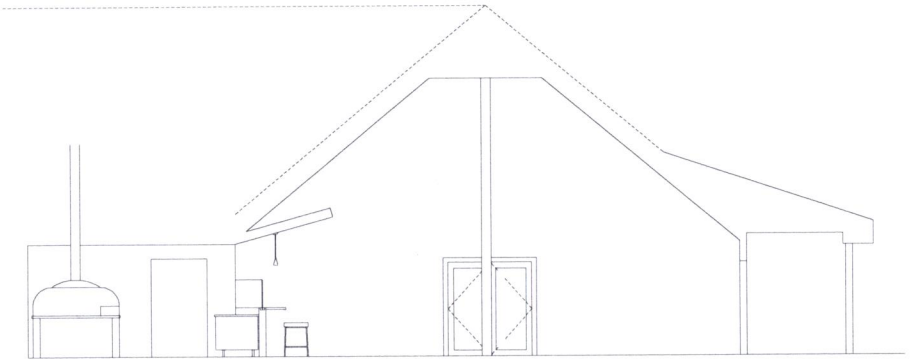
A5.0

PRELIMINARY - NOT FOR CONSTRUCTION

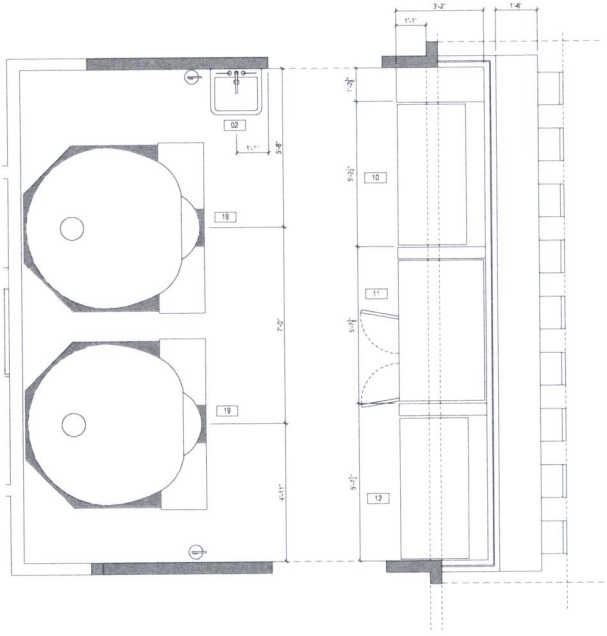
Petition No. 08-36
Meeting Date 7-19-2022
Continued



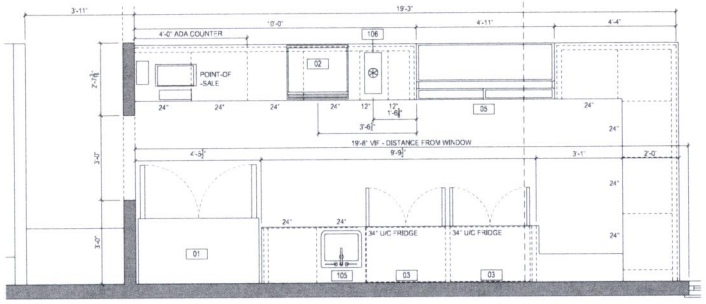
05 A6.0 **KITCHEN SECTION**
1/2" = 1'-0"



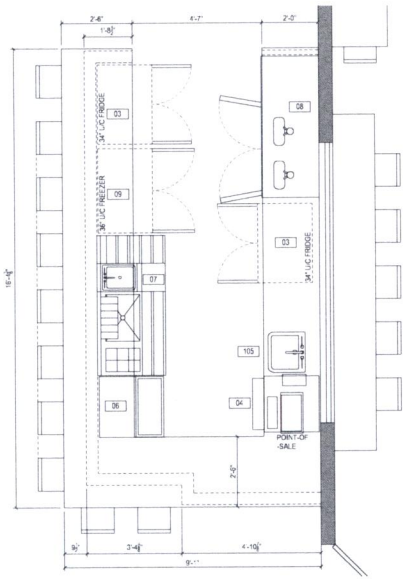
04 A6.0 **DINING SECTION**
1/4" = 1'-0"



03 A6.0 **ENLARGED KITCHEN PLAN**
1/2" = 1'-0"



02 A6.0 **ENLARGED CAFE PLAN**
1/2" = 1'-0"



01 A6.0 **ENLARGED BAR PLAN**
1/2" = 1'-0"

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

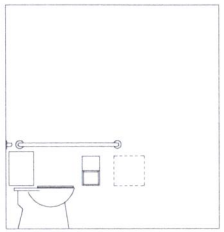
drawn by: JCM
checked by: -
project no. 22012
scale:
date May 6, 2022

ENLARGED PLANS

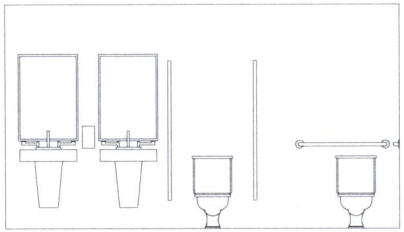
A6.0

PRELIMINARY - NOT FOR CONSTRUCTION

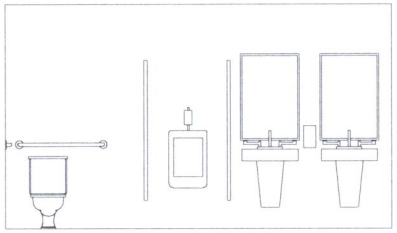
Petition No. OB-36
Meeting Date 7-19-2022
Continued



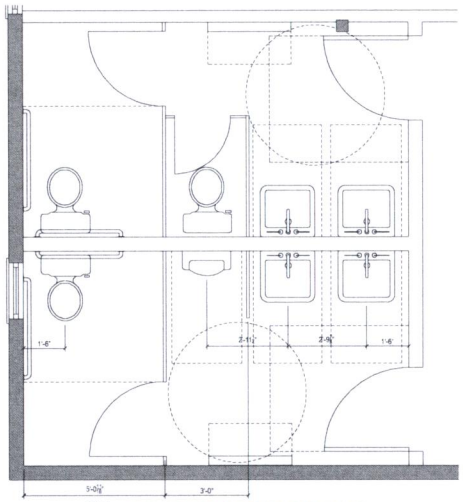
05 A7.0 **INTERIOR ELEVATION** 1/2" = 1'-0"



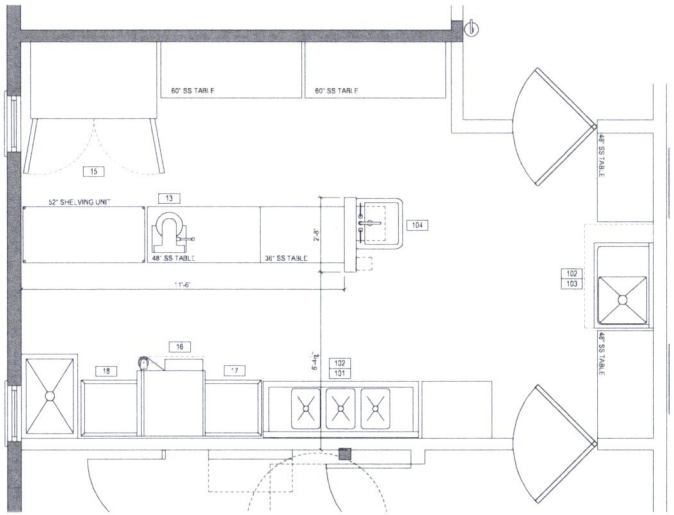
04 A7.0 **INTERIOR ELEVATION** 1/2" = 1'-0"



03 A7.0 **INTERIOR ELEVATION** 1/2" = 1'-0"



02 A7.0 **ENLARGED RESTROOM PLAN** 1/2" = 1'-0"



01 A7.0 **ENLARGED PREP/DISH ROOM PLAN** 1/2" = 1'-0"

EQUIPMENT SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	NOTES
01	COCA COLA COOLER	-	MODEL NUMBER GDM-45	-
02	ESPRESSO MACHINE	ILLY	UNICYRIN PHOENIX MULTIPLE (ITEM #2447)	-
03	UNDERCOUNTER REFRIDGERATOR	BEVERAGE-AIR	UCR34HC - 34"	GLASS DOORS AND LED LIGHTING (FROM WEBRESTAURANT)
04	BAR DISHWASHER	AUTO-CHLOR	U3M SPACESAVER SINGLE RACK UC LOW ENERGY	-
05	GELATO MACHINE COOLER	ISA MILLENIUM	L 170 GALATO MACHINE	-
06	UNDERCOUNTER ICE MAKER	SCOTSMAN	CU1526MA-1 PRODIGY SERIES 26" AIR COOLED	MEDIUM CUBED MACHINE - 150 LB
07	BAR WITH COCKTAIL STATION	EAGLE GROUP	WS-60-2 SPEC BAR 60" STAINLESS STEEL COMBINATION	COCKTAIL STATION WITH 12" RECESSED WORKBOARD
08	DOUBLE TAP KEG	AVANTCO	UDD-60-HC (2) DOUBLE TAP BEER DISPENSER	BACK (2) 10 KEG CAPACITY
09	UNDERCOUNTER 36" FREEZER	AVANTCO	SSUC SERIES UNDERCOUNTER FREEZER MODEL #178SSUC36FHC	-
10	SALAD PREP TABLE	AVANTCO	PICL SERIES REFRIDGERATED 60" 17BPICL2604HC	-
11	PIZZA PREP TABLE	AVANTCO	178PICL3HC - 93" REFRIDGERATED PIZZA PREP TABLE	-
12	UNDERCOUNTER REFRIDGERATOR	AVANTCO	SSUC SERIES UNDERCOUNTER REFRIDGERATOR MODEL #178SSUC60RHC	-
13	MIXER (PRIMARY)	ARTISAN PIZZA SOLUTIONS	MODEL IM44AC COMMERCIAL SPIRAL MIXER (220V 3 PHASE)	-
14	MIXER (SECONDARY)	ARTISAN PIZZA SOLUTIONS	MODEL IM44AM COMMERCIAL SPIRAL MIXER (220V SINGLE PHASE)	-
15	TWO DOOR REFRIDGERATOR/FREEZER	ARCTIC AIR	AF48 TWO DOOR REACH-IN FREEZER	-
16	DISHWASHER MACHINE	AUTO-CHLOR	SYSTEM A/ WATERSAVER - SINGLE RACK - IN LINE - LOW ENERGY	-
17	TABLE (LEFT SIDE)	EAGLE GROUP	CDTR 36" 16 GA. 430 STAINLESS STEEL CLEAN DISH TABLE	-
18	TABLE (RIGHT SIDE)	EAGLE GROUP	CDTR 36" 16 GA. 430 STAINLESS STEEL CLEAN DISH TABLE	-
19	PIZZA OVEN	ACUNTA WOOD FIRED	ANGOLARE 130	ACUNTA NAPOLI OVENS

FIXTURE SCHEDULE

TAG	TYPE	MANUFACTURER	SPECIFICATION	NOTES
101	THREE COMPARTMENT SINK	KLINGER'S TRADING	HEAVY DUTY STAINLESS STEEL THREE COMPARTMENT SINK (ETS320)	w/ DOUBLE DRAINBOARDS
102	FAUCET	REGENCY (FROM WEBRESTAURANT)	WALL MOUNT PRE-RINSE FAUCET #600PRSF12LL	12" ADD-ON FAUCET AND WALL BRACKET
103	TWO COMPARTMENT SINK	KOOLMORE	2-COMPARTMENT STAINLESS STELL 18"S COMMERCIAL KITCHEN	PREP AND UTILITY SINK WITH DRAINBOARD
104	WALL-HUNG SINK	REGENCY (FROM WEBRESTAURANT)	17" X 15" WALL-MOUNTED HAND SINK WITH GOOSENECK #600HS17SP	SIDE SPLASH
105	BAR SINK	REGENCY (FROM WEBRESTAURANT)	10" X 14" X 10" 16 GA. STAINLESS STEEL #600DI1014	ONE COMPARTMENT DROP-IN SINK w/ 8" GOOSENECK FAUCET
106	PITCHER RINSER	STEAMING PITCHER SINSER SINK	AUTOMATIC STAINLESS STEEL CUP WASHER/CLEANER	-

evdg

elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

4391 FLOYD ROAD
MABLETON, GEORGIA 30126

JCM
-
22012
May 6, 2022

ENLARGED PLANS

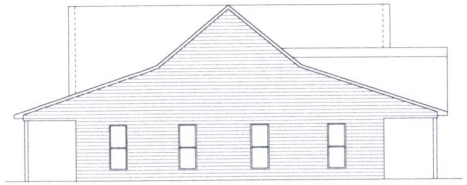
A7.0

PRELIMINARY - NOT FOR CONSTRUCTION

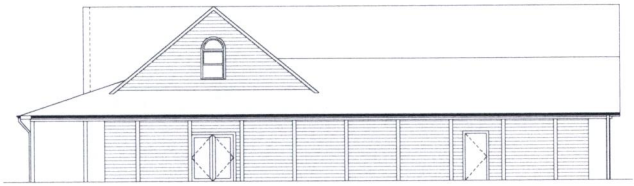
Petition No. OB-36
Meeting Date 7-19-2022
Continued

EXTERIOR NOTES / SPECIFICATIONS

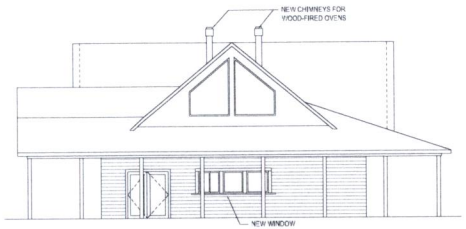
1. EXTERIOR SIGNAGE TO BE PERMITTED SEPARATELY.
2. PREP EXTERIOR FOR NEW PAINT-CONFIRM WITH OWNER.



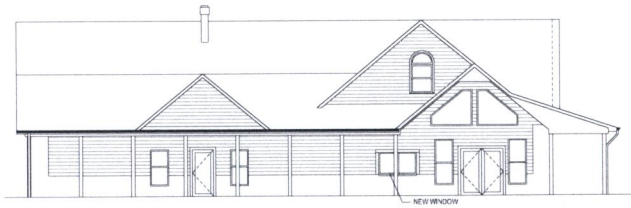
04 A8.0 **EXTERIOR ELEVATION - WEST**



03 A8.0 **EXTERIOR ELEVATION - NORTH**



02 A8.0 **EXTERIOR ELEVATION - EAST**



01 A8.0 **EXTERIOR ELEVATION - SOUTH**

evdg
elan vital design group,llc.
400 Village Parkway
Unit 106
Atlanta, GA 30306
phone: 770.316.9739

Revisions

No.	Date	Type
-	06/05/22	CLIENT REVIEW
-	06/19/22	CLIENT REVIEW

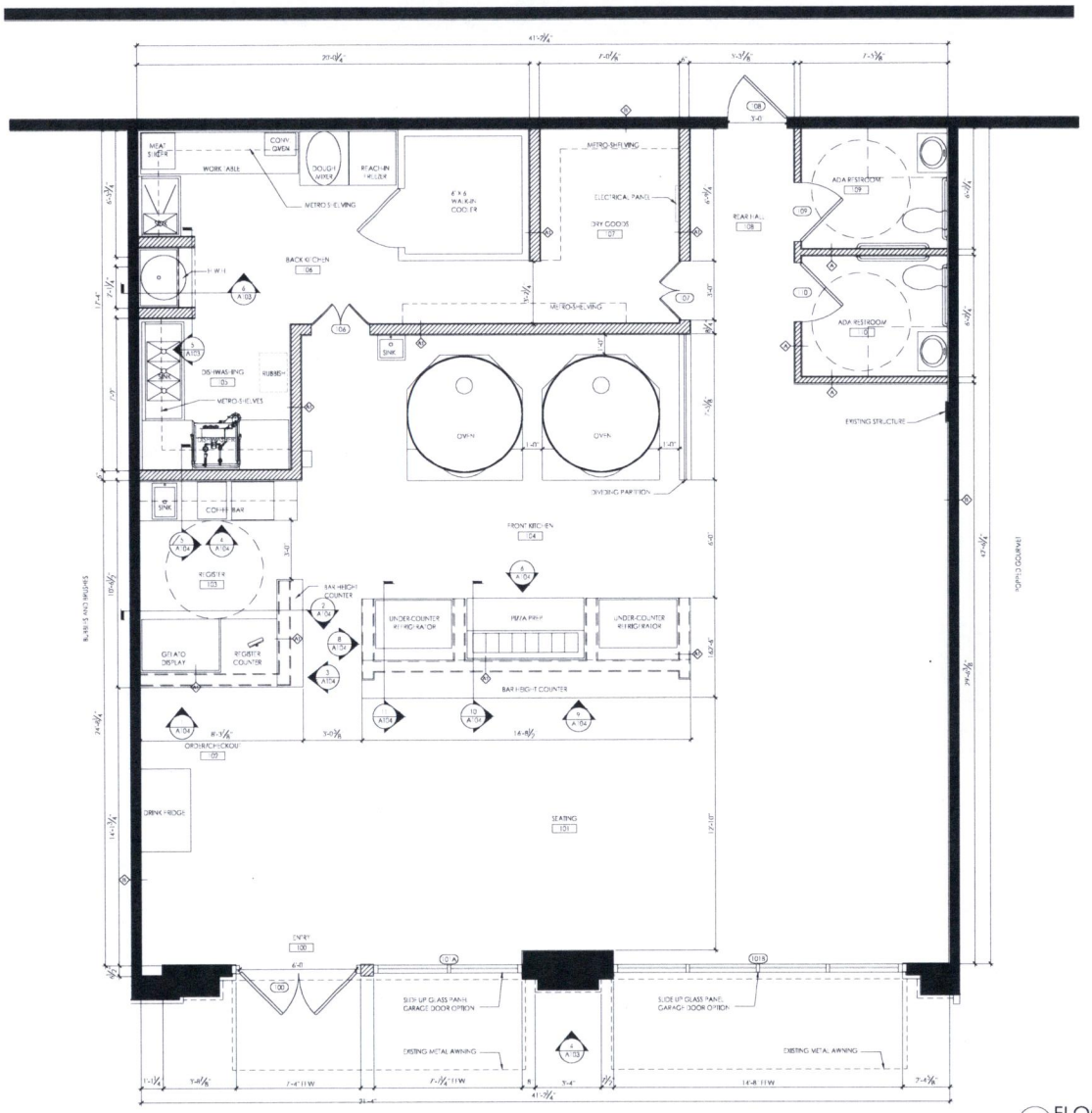
4391 FLOYD ROAD
MABLETON, GEORGIA 30126

DRAWN BY: JCM
CHECKED BY: -
PROJECT NO: 22012
SCALE:
DATE: May 6, 2022

ELEVATIONS

A8.0

PRELIMINARY - NOT FOR CONSTRUCTION



1 FLOOR PLAN
SCALE: 3/8"=1'-0"

FLOOR PLAN NOTES

1. DIMENSIONS SHOWN ARE TO FACE OF STUDS AND CENTERLINE OF COLUMNS. NOTED CLEAR DIMENSIONS ARE TO FINISHED FACE OF WALLS (FFW).

2. DOORS NOT LOCATED BY DIMENSION ON PLANS SHALL BE 4" FROM FACE OF ADJOINING PARTITION TO HINGE STOP OF DOOR OPENING. VERIFY DOORS WILL HAVE 18" CLEAR ON THE PULL SIDE AND 12" CLEAR ON THE PUSH SIDE PER ADA REQUIREMENTS. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.

3. CONTRACTOR TO LAYOUT ALL WALL LOCATIONS AND OPENINGS TO DISCOVER ANY CONFLICTS OR RESOLUTION WITH THE ARCHITECT PRIOR TO STARTING WALL CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS.

4. PROVIDE ALL NECESSARY WOOD BLOCKING IN FRAMING LOCATIONS AT ALL WALL HUNG FURNITURE AND EQUIPMENT TO INCLUDE, BUT NOT LIMITED TO, WALL MOUNTED DOOR STOPS, GRAB BARS, HANDRAILS, CASEWORK, MARKERBOARDS, AND ALL RESTROOM ACCESSORIES.

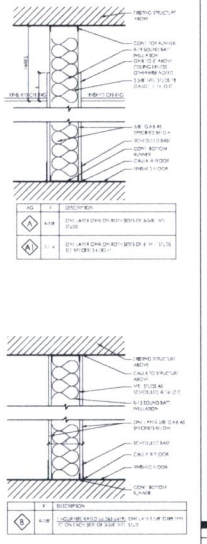
5. PROVIDE 4" CONCRETE PAD ON COMPACTED FILL FOR ALL OUTDOOR MECHANICAL UNITS. PAD SHALL EXTEND 6" MIN. BEYOND EACH EDGE OF THE OVERALL EQUIPMENT LAYOUT.

6. SLOPE FLOOR AT THE ROOMS INDICATED WITH FLOOR DRAINS. COORDINATE GROUT JOINTS WITH FLOOR DRAIN LOCATIONS.

LEGEND

	EXISTING WALLS
	NEW FLOOR TO CEILING WALLS
	NEW KNEE WALL

PARTITION TYPES



KAOD
K A Oldham Design, Inc
75 Jackson St. Suite 401
Newnan, Georgia 30263
Telephone: (770) 683-9170
Fax: (770) 683-9171
E-Mail: info@kaod.com
Web Site: www.kaod.com

PRINTED

DATE	COMMENTS
03.22.2018	FOR REVIEW
04.02.2018	FOR PRICING
04.04.2018	FOR REVIEW
04.16.2018	FINAL PLAN REVIEW
06.01.2018	LANDLORD REVIEW
06.27.2018	FOR PERMIT

This drawing is property of K A Oldham Design, Inc. and may not be reproduced or used without the Architect's written permission. © 2018

STATE OF GEORGIA
REGISTERED ARCHITECT

POSITANO PIZZA
RESTAURANT

ASHLEY PARK
316 NEWNAN CROSSING BLVD,
SPACE #316 A/B
NEWNAN, GEORGIA 30265

Prepared for
FATON
GJUKA

COMMISSION NO.
1806.00

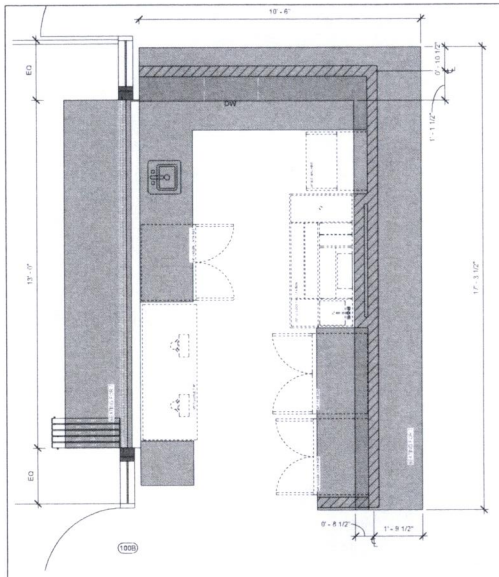
SHEET TITLE:
FLOOR PLAN

SHEET NO.
A101

NOT ISSUED FOR CONSTRUCTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued

Petition No. OB-36
Meeting Date 7-19-2022
Continued



2 Architectural Plan Callout
1/2" = 1'-0"

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION OR BASE BUILDING / BUILDING CORE
	NEW BUILDING STANDARD PARTITION - 3-5/8" METAL STUDS: 25 GAUGE AT 24" O.C. WITH 1/2" GWB ON EACH SIDE- SLAB TO CEILING GRID. PROVIDE BLOCKING AS REQUIRED FOR CEILING TILE TYPE. USE FINISH TRIM PIECE AT TOP OF PARTITION.
EXISTING	LOCATION OF BUILDING STANDARD TENANT DEMISING PARTITION OR CORRIDOR PARTITION. ALL TENANT DEMISING AND CORRIDOR PARTITIONS TO BE FLOOR TO STRUCTURE. MIN. 1-HOUR RATED ASSEMBLY. MIN. 3-5/8" MIN. 25 GAUGE METAL STUDS AT 24" O.C. (5/8") TYPE 'X' FIRE CODE DRYWALL EACH SIDE AND 3-1/2" SOUND ATTENUATION BATTS IN CAVITY. ANCHOR TO SLAB AND SEAL TIGHT TO STRUCTURE. CONTINUOUS PERIMETER CAULKING AS REQUIRED (TEST NUMBER: UL DES. U465). PROVIDE FIRE DAMPERED RETURN AIR GRILLES AS REQUIRED. PATCH / REPAIR / UPGRADE AS REQUIRED.
	LOCATION OF FIRE EXTINGUISHER - 2_A_10_BC.
	FURNISH AND INSTALL 6": 25 GAUGE METAL STUDS AT 16" O.C. TO A LIMITING HEIGHT OF 20'-0". FURNISH AND INSTALL 6": 20 GAUGE METAL STUDS AT 24" O.C. TO A LIMITING HEIGHT OF 22'-10". FURNISH AND INSTALL 8": 20 GAUGE METAL STUDS AT 16" O.C. TO A LIMITING HEIGHT OF 32'-11". FURNISH AND INSTALL 8 SW 16 @ 16" O.C. OR 80 CSN 16 @ 16" O.C. TO A LIMITING HEIGHT OF 32'-11" TO 35'-11".

GLASS AND GLAZING NOTES

SEE ARCHITECTURAL PLAN / LEGEND FOR LOCATION AND DIMENSIONS OF NEW AND RELOCATED GLAZING.

THE U-FACTOR AND SHGC FOR EACH EXTERIOR GLAZED FENESTRATION PRODUCT (DOOR, WINDOW, SKYLIGHT) SHALL BE DETERMINED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL NFRC 100-01 (PROCEDURE FOR DETERMINING FENESTRATION PRODUCT U-FACTORS) AND NFRC 200-01 (PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENTS AND VISIBLE TRANSMITTANCE AT NORMAL INCIDENCE).

APPLY CLEAR SILICONE ADHESIVE TAPE AT ALL BUTT-JOINTS.

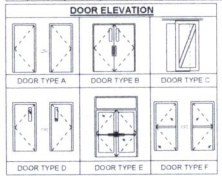
ALL EXPOSED EDGES OF GLASS SHALL BE GROUND AND POLISHED.

W-1 NANA WALL SYSTEM - SL60 - (OR SIMILAR)

DOOR SCHEDULE

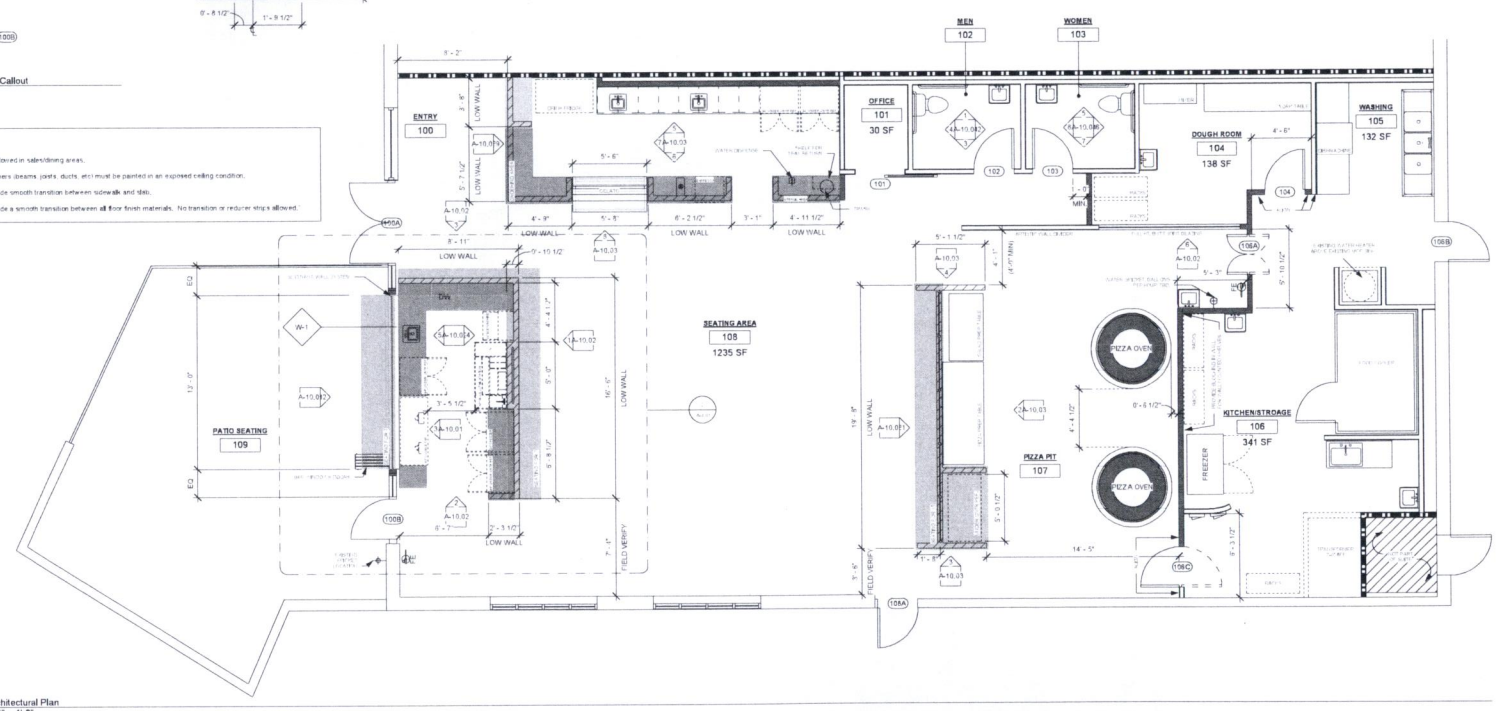
MARK	OPENING WIDTH	OPENING HEIGHT	FRAME TYPE	FRAME FINISH	DOOR ELEVATION TYPE	DOOR TYPE	DOOR FINISH	DOOR NEW	DOOR EXISTING	HARDWARE & ACCESSORIES LOCKSET WITH THUMB LATCH	PRIVACY	CLOSER	DOOR STOP (WP)	PANIC HARDWARE	COMMENTS
100A	6' - 0"	7' - 0"	ALUM	PWDR COAT	E	STOREFRNT	PWDR COAT	-	X	X	-	X	-	-	EXISTING BUILDING STANDARD STOREFRONT DOUBLE DOOR
100B	3' - 0"	7' - 0"	ALUM	PWDR COAT	F	STOREFRNT	PWDR COAT	-	X	X	-	X	W	-	EXISTING BUILDING STANDARD STOREFRONT SINGLE DOOR
101	3' - 8"	7' - 4"	-	-	C	BARN DOOR	STAIN	X	-	-	-	-	-	-	NEW BUILDING STANDARD BARN DOOR
102	3' - 0"	7' - 0"	HM	PAINT	A	SC	STAIN	-	X	-	X	-	W	-	EXISTING BUILDING STANDARD INTERIOR DOOR
103	3' - 0"	7' - 0"	HM	PAINT	A	SC	STAIN	-	X	-	X	-	W	-	EXISTING BUILDING STANDARD INTERIOR DOOR
104	3' - 0"	7' - 0"	HM	PAINT	A	SC	PAINT	X	-	-	-	-	-	-	NEW BUILDING STANDARD INTERIOR DOOR
106A	3' - 0"	7' - 0"	HM	PAINT	B	METAL	PAINT	X	-	-	-	-	W	-	NEW BUILDING STANDARD DOUBLE HINGE DOOR INTO KITCHEN
106B	3' - 0"	7' - 0"	HM	PAINT	A	METAL	PAINT	-	X	X	-	X	-	X	EXISTING BUILDING STANDARD EXTERIOR METAL DOOR
106C	3' - 0"	7' - 0"	HM	PAINT	D	METAL	PAINT	X	-	-	-	-	W	-	NEW BUILDING STANDARD SINGLE DOUBLE HINGE DOOR INTO KITCHEN
108A	3' - 0"	7' - 0"	HM	PAINT	A	METAL	PAINT	-	X	X	-	X	-	-	EXISTING BUILDING STANDARD EXTERIOR METAL DOOR

DOOR ELEVATION



Plumbing Notes

1. All floor drains must have trap primers.
2. If required, Tenant shall install a Remote Reader located at tenant's rear service door.
3. If required, Coordinate the purchase of water meter for redistribution of water with on-site operations and installation requirements.
4. If use requires the Tenant to supply and install at tenant's expense internal or external grease trap (if acceptable by Code & Health Department).
5. Tenant's responsibility to maintain grease trap per local code and acceptable practice.
6. NO PLUMBING (lines of any type) ALLOWED IN ANY DEMISING WALLS.
7. If saw cuts are required, make sure Tenant's contractor verifies location of all conduit prior to saw cut. Tenant's GC to coordinate any slab cut with property management to ensure neighboring tenants are not disturbed.
8. For second level construction, all floor penetrations must be sleeved and sealed liquid tight.
9. Ceramic Tile or FRP Panels are required on all restroom walls to minimum height of 48".
10. Tenant to verify if existing Grease Trap meets code requirement. If a new Grease Interceptor is required specific to tenants use then Tenant will obtain LL approval prior to installation of trap.



1 Architectural Plan
1/4" = 1'-0"

Interior Notes

1. No rubber base allowed in sales/dining areas.
2. All exposed members (beams, joists, ducts, etc) must be painted in an exposed ceiling condition.
3. Tenant must provide smooth transition between sidewalk and slab.
4. Tenant must provide a smooth transition between all floor finish materials. No transition or reducer strips allowed.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS ON THEIR DRAWING ARE OWNED BY AND THE PROPERTY OF HUGHES TURNER PHILLIPS ASSOCIATES, LLC AND WERE CREATED AND DEVELOPED FOR USE IN AND CONNECTION WITH SAID PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF HUGHES TURNER PHILLIPS ASSOCIATES, LLC. ALL GENERAL CONDITIONS, LATEST EDITIONS, SHALL PREVAIL ON ALL WORKING DRAWINGS, DETAILS, PLANS, ARRANGEMENTS AND IDEAS.

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
3970 CLAIRMONT ROAD NE | SUITE 300 | ATLANTA, GA 30329 | 404.233.3533 | FAX 404.261.5768

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

PROJECT
Positano Pizza
Napoletana
288 3TY - BRUCE
SUITE 103
PEACHTREE CITY, GA 30269

CLIENT
Faton Gjuka, Bujar Gjuka and Shaqir Zegiri

Architectural Plan

STAMP
GEORGIA
STAMP DATE: 06/15/22

PROJECT NUMBER: 2041318
DATE: 06/15/22
SHEET NUMBER: A-4.01

SCALE: As indicated
DRAWN BY: JOSHUA M.

☐ REVIEW AND APPROVE
☐ NOT RELEASED FOR CONSTRUCTION
■ RELEASED FOR CONSTRUCTION

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

July 14, 2022

VIA EMAIL

Min. Bk. 96 Petition No. OB-36
Doc. Type 7-14-22 letter containing the Signed parking easement agreement
Meeting Date 7-19-2022

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Other Business Application of YGLI, LLC to request Site Plan and Stipulation Amendments regarding No. Z-51 of 2018 (No. OB-36-2022)

Dear John:

In accordance with our discussion earlier today and consistent with my dialogue with both the District Commissioner and representatives of MIC, attached is a copy of the agreed-upon parking easement between our client and the landscaping company which is contiguous to both the east and north of the subject property.

My understanding is that the OB Application is presently on the consent agenda pending your and the Commissioner's receipt of this parking easement agreement.

Please do not hesitate to contact me should you have any questions prior to this application being heard and considered by the BOC on Tuesday of next week. With kindest regards I am,

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./jac
Attachment

cc: ON FOLLOWING PAGE

Petition No. 08-36
Meeting Date 7-19-2022
Continued

S L H

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
July14, 2022
Page 2

---

cc: Commissioner Monique Sheffield, District 4 (via email w/attachment)
Ms. Robin Meyer, Mableton Improvement Coalition ("MIC") (via e-mail w/attachment)

Petition No. OB-36
Meeting Date 7-19-2022
Continued

After recording, return to:

Garvis L. Sams, Jr., Esquire
Sams, Larkin & Huff, LLP
376 Powder Springs Street
Suite 100
Marietta, GA 30064

PARKING EASEMENT AGREEMENT

THIS PARKING EASEMENT AGREEMENT (the "Agreement") is made this 13th day of July, 2022, by and between Silver Comet Enterprises, LLC ("Grantor") and YGLI, LLC ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of the property described on Exhibit "A" attached hereto and made a part hereof located in Cobb County, Georgia ("Grantor's Parcel");

WHEREAS, Grantee is the owner of the property contiguous and to the west and southwest of Grantor's Parcel which is described on Exhibit "B" attached hereto and made a part hereof, also located in Cobb County, Georgia (Grantee's Parcel");

WHEREAS, Grantee has filed an Other Business Application with Cobb County requesting site plan and stipulations amendments;

WHEREAS, Grantor has agreed to grant to Grantee a permanent, non-exclusive easement on and through Grantor's Parcel for vehicular parking upon Grantor's Parcel;

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00) paid by Grantee to Grantor, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

Petition No. 08-36
Meeting Date 7-19-2022
Continued

1. Grantor does hereby grant, bargain, sell and convey unto Grantee a non-exclusive, irrevocable and permanent easement (the "Easement") over, across, upon and under Grantor's Parcel (the "Easement Area").

2. The purpose of the Easement granted herein is to allow Grantee and its guests, patrons, invitees, successors and assigns to use Grantor's surface level parking lot and related driveways and other facilities in the Easement Area (the "Parking Facilities"). The Parking Facilities shall comprise no less than eight (8) full size existing parking spaces. Grantor will ensure that the Easement Area will be available and free from any obstructions or encroachment within said area.

3. The Easement and rights of the parties hereunder shall run with Grantor's Parcel and Grantee's Parcel and shall be binding on and shall inure to the benefit of the parties hereto and the respective successors and assigns. The Easement shall be an appurtenance to Grantee's Parcel and shall be for the use, benefit and enjoyment of Grantee and its successors, assigns, legal representatives and successors in title.

4. This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of Georgia.

5. All notices, requests, consents, demands and other communications required or which any party desires to give hereunder shall be in writing and shall be deemed sufficiently given or furnished if delivered by personal delivery, by courier, or by registered of certified United States Mail, postage prepaid, addressed to the party to whom directed at the address specified below (unless changed by similar notice in writing given by the particular party whose address is to be changed) or by e-mail, telex or facsimile. Any such notice or communication shall be deemed to have been given either at the time of personal delivery or, in the case of a courier or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or, in the case of e-mail, telex or facsimile, upon receipt.

Grantor: Silver Comet Enterprises, LLC
4419 Floyd Road, SW
Mableton, GA 30126

Grantee: YGLI, LLC
1101 Collier Road, NW
Unit P1
Atlanta, GA 30318

Petition No. 08-36
Meeting Date 7-19-2022
Continued

IN WITNESS WHEREOF, this Agreement is executed under seal by the undersigned this 13th **day of** July **, 2022.**

GRANTOR:

SILVER COMET ENTERPRISES, LLC,

Signed, sealed and delivered in the presence of:

Witness

Notary Public

JASON A. CAMPBELL
NOTARY PUBLIC
My Commission Expires
02-02-2024
BARTOW COUNTY, GEORGIA

By: _____

Print Name: Parker C. Kennedy

GRANTEE:

YGLI, LLC

By: _____
Todd Lindahl

Signed, sealed and delivered in the presence of:

Witness

Notary Public

JASON A. CAMPBELL
NOTARY PUBLIC
My Commission Expires
02-02-2024
BARTOW COUNTY, GEORGIA

EXHIBIT "A"
LEGAL DESCRIPTION

Petition No. OB-36
Meeting Date 7-19-2022
Continued

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA LAND LOT 1000, DISTRICT 19, SECTION 2, COBB COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHERN RIGHT OF WAY OF CONCORD ROAD (PUBLIC RIGHT OF WAY VARIES) AND THE EASTERN RIGHT OF WAY OF FLOYD ROAD (PUBLIC RIGHT OF WAY VARIES), THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY OF FLOYD ROAD A DISTANCE OF 586.20 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID RIGHT OF WAY OF FLOYD ROAD NORTH 44 DEGREES 49 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 69.89 FEET TO A POINT; THENCE NORTH 47 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 106.01 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING NORTH 46 DEGREES 20 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 141.15 FEET TO AN IRON PIN SET; THENCE NORTH 44 DEGREES 30 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 129.13 FEET TO AN IRON PIN SET; THENCE NORTH 56 DEGREES 42 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 175.41 FEET TO AN IRON PIN FOUND AT THE SOUTHERN RIGHT OF WAY OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SILVER COMET TRAIL (140' PUBLIC RIGHT OF WAY); THENCE ALONG THE SAID RIGHT OF WAY WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 523.68 FEET AND A RADIUS OF 1991.76 FEET BEING SUBTENDED BY A CHORD OF NORTH 77 DEGREES 07 MINUTES 55 SECONDS EAST A DISTANCE OF 522.17 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING SOUTH 86 DEGREES 38 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 156.42 FEET TO AN IRON PIN FOUND; THENCE SOUTH 58 DEGREES 08 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 571.16 FEET TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES 09 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 73.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 44 DEGREES 18 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 46.86 FEET TO AN IRON PIN FOUND; THENCE SOUTH 66 DEGREES 38 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 321.95 FEET TO AN IRON PIN FOUND AT THE SAID RIGHT OF WAY OF FLOYD ROAD, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.885 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED SEPTEMBER 29, 2015.

EXHIBIT "B"
LEGAL DESCRIPTION

Petition No. 08-36
Meeting Date 7-19-2022
Continued

Property Address: 4391 Floyd Road Southwest Mableton, GA
Parcel ID: 19100000020

Property 1:
ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA LAND LOT 1000 AND 1001, DISTRICT 19, SECTION 2, COBB COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHERN RIGHT OF WAY OF CONCORD ROAD (PUBLIC RIGHT OF WAY VARIES) AND THE EASTERN RIGHT OF WAY OF FLOYD ROAD (PUBLIC RIGHT OF WAY VARIES), THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY OF FLOYD ROAD A DISTANCE OF 762.10 FEET TO AN IRON PIN SET, WHICH IS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID RIGHT OF WAY OF FLOYD ROAD NORTH 47 DEGREES 24 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 19.81 FEET TO A POINT: THENCE NORTH 44 DEGREES 44 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 114.86 FEET TO A POINT: THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 20.58 FEET AND A RADIUS OF 1402.39 FEET BEING SUBTENDED BY A CHORD OF NORTH 44 DEGREES 19 MINUTES 08 SECONDS WEST A DISTANCE OF 20.68 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING NORTH 56 DEGREES 42 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 145.31 FEET TO AN IRON PIN SET; THENCE SOUTH 44 DEGREES 30 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 129.13 FEET TO AN IRON PIN SET; THENCE SOUTH 46 DEGREES 20 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 141.15 FEET TO AN IRON PIN SET, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.465 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC, SEALED AND CERTIFIED BY JAMES H. RAIDER, GRLS NO. 3033, DATED SEPTEMBER 23, 2015.

JULY 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4

Min. Bk. 96 Petition No. OB-36
Doc. Type Fire Dept, Site Plan Review, and Cobb DOT comments and recommendations
Meeting Date 7-19-2022

ITEM OB-36

PURPOSE

To consider a stipulation and site plan amendment for YGLI, LLC regarding rezoning application Z-51 of 2018 for property located on the northeast side of Floyd Road, southeast of Floyd Drive, in Land Lots 1000 and 1001 of the 19th District (4391 Floyd Road).

BACKGROUND

The subject property was rezoned to Neighborhood Retail Commercial in 2018 for a special events facility. The applicant would like to amend the stipulations to allow a Positano's Italian restaurant on the property. The applicant would also need to amend the approved site plan to remove two parking spaces in order to put in two tree islands, and to add one parking space with improve turning area at the exit of the property. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Water & Sewer Comments: No additional comments.
Stormwater Management: No objection to the current request.
Cobb DOT: See attached.
Site Plan Review: A land disturbance permit is required for the construction of the proposed parking lot modifications, as well as any other proposed and/or required site improvements. Fully designed civil engineering plans must be submitted to the Site Plan Review Section, Community Development Agency.
Since a portion of the proposed project encroaches onto the adjacent parcel, an off-site construction easement must be recorded prior to the issuance of any permits for this project.
Fire Department: The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County. CCFMO has no objections to the OB case as presented.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed stipulation and site plan amendment.

ATTACHMENTS

Other Business application and zoning minutes.

Petition No. 08-36
Meeting Date 7-19-2022
Continued

Cobb DOT Recommendations

1. Recommend retaining the following DOT recommendations from Z-51-2018:
    a. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Floyd Road, a minimum of 50' from the roadway centerline upon redevelopment; and,
    b. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
2. Recommend reconstructing driveways on Floyd Road per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards. This recommendation should be implemented upon redevelopment of the property, where redevelopment is defined as any action requiring a Land Disturbance Permit.
3. Recommend extending the uninterrupted distance for the eastern driveway on Floyd Road to a minimum of 50' from the edge of the right-of-way per Development Standard 402.08. This recommendation should be implemented upon redevelopment of the property, where redevelopment is defined as any action requiring a Land Disturbance Permit.