

PROPERTY IS ZONED SPI-9 (SUBAREA 4)  
CITY OF ATLANTA  
BUILDING SETBACK:  
FRONT: NONE  
SIDE: NONE  
REAR: NONE

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002  
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

ZONING NOTE:  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

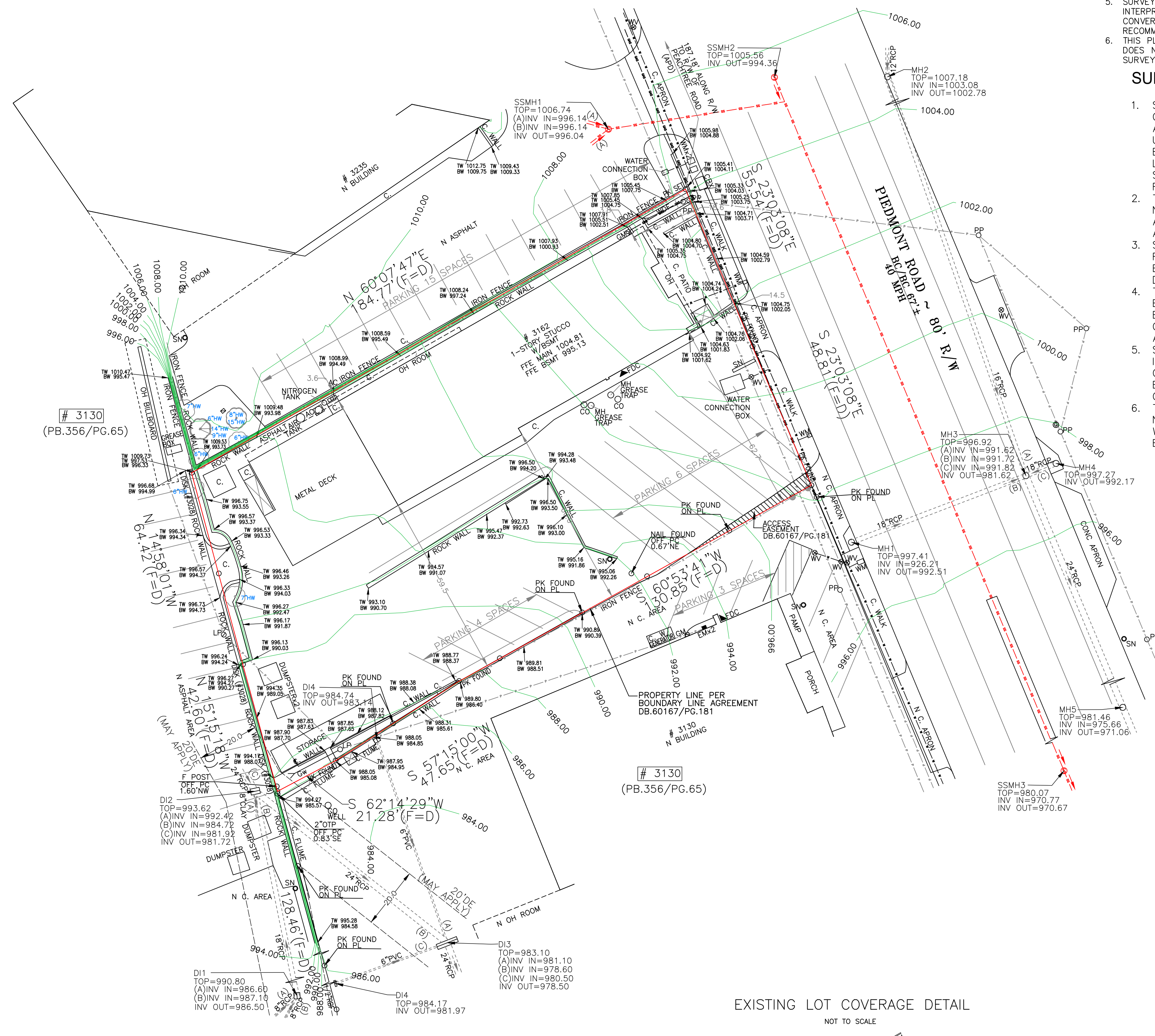


IF YOU DIG GEORGIA...  
CALL US FIRST  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW

\* LEGEND \*

- APP AS PER PLAT
- APF AS PER DEED
- AI AS PER FIELD
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CLF CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- CO CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FR FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GUY GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IVM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS
- OH OVERHANG
- OTF OPEN TOP PIPE FOUND
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PINE PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PP POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WW WIRE FENCE
- WV WATER VALVE
- WW NET WEATHER
- WY WITH
- YI YARD INLET

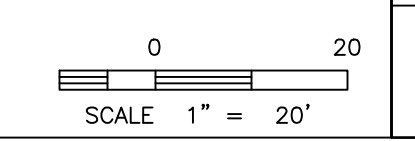
- \* SYMBOLS \*
- ELECTRIC PANEL/METER
  - WATER METER
  - ▲ FIRE DEPARTMENT CONNECTIONS
  - AIR CONDITIONER
  - GAS METER
  - ⊠ JUNCTION BOX
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - TRAFFIC/INFO SIGN
  - GAS MARKER
  - LAMP POST
  - METAL POST/PILLAR
  - WATER VALVE
  - ▭ HEADWALL
  - ▭ STAIRS
  - ▭ DRAINAGE INLET
  - ▭ FIRE HYDRANT
  - ▭ R/W MONUMENT
  - ▭ PARKING METER
  - ▭ PARKING STOPS BLOCKS
  - ▭ CONCRETE MONUMENT
  - ▭ TRAFFIC POLE
  - ▭ SING POLE
  - ▭ BENCHMARK
- \* LINE INDICATORS \*
- INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES FENCE LINE
  - INDICATES DRAINAGE LINE
  - BURIED POWER/CABLE LINE
  - AT&T BURIED LINE
  - OVERHEAD TRAFFIC/SING STRUCTURES



EXISTING LOT COVERAGE DETAIL  
NOT TO SCALE

TOTAL LAND AREA  
19,790.92 SF / 0.454 AC

EXISTING LOT COVERAGE  
19,498.49 SF / 0.448 AC / 98.5%



SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

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FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0253F EFFECTIVE DATE: 9/18/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 2 OF 6
SUBDIVISION	UNIT	<b>PAUL LAWRENCE</b>
LAND LOT 61	17TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.60167/PG.191	PROPERTY ADDRESS: 3162 PIEDMONT ROAD NE ATLANTA, GA 30305
FIELD WORK DATE FEB 23, 2024	PRINTED/SIGNED MARCH 07, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
AU COORD #20240241 DWG #20240241 DEMO PLAN - SITE PLAN		24 LENOX SQUARE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-9747 INFO@SURVEYLANDPRESS.COM

SURVEY LAND EXPRESS, INC  
LAND SURVEYING SERVICES



GENERAL NOTES:

- 1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS INC FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
13. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

EXISTING BUILDING FFE 1004.81

ALL UTILITIES TO BE CAPPED. EXISTING WATER LINE, GAS LINE AND SANITARY SEWER LINE TO BE REUSED

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY

NO GRADED SLOPES SHALL EXCEED 3H:1V

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

NOTE: NO TREES TO BE REMOVED

TREE SAVE STATUS:

X INDICATES TREE TO BE REMOVED

BOUNDARY LINES OBTAINED FROM THE ACTUAL FIELD-RUN SURVEY RECORDS.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 03-17-2024
ANTICIPATED COMPLETION DATE: 09-17-2024
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT 0
TOTAL OF GROSS CUBIC YARDS OF FILL 0
TOTAL OF GROSS CUBIC YARDS OF DEMOLITION DEBRIS 204
TOTAL OF GROSS CUBIC YARDS OF HAUL VOLUMES 0

ALL UTILITIES TO BE CAPPED. EXISTING WATER LINE, GAS LINE AND SANITARY SEWER LINE TO BE REUSED

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PROPERTY IS ZONED SPI-9 (SUBAREA 4) CITY OF ATLANTA BUILDING SETBACK: FRONT: NONE SIDE: NONE REAR: NONE

ZONING NOTE: BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

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USE EXISTING CONC. DRIVE AS CONSTRUCTION ENTRANCE/EXIT

LIMITS OF DISTURBANCE HAYBALES ONLY

ALL DISTURBED AREAS

LIMITS OF DISTURBANCE HAYBALES ONLY

GENERAL NOTES (SITE PLAN)

- 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

NOTES

- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
● DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
● NO GRADED SLOPE SHALL EXCEED 2H : 1V
● NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
● CALL THE ATLANTA ARBORIST AT 404-330-6874 FOR MANDATORY PRE-CONSTRUCTION CONFERENCE AND SITE INSPECTION.
● THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 IT'S THE LAW.
● HAUL ROUTE PERMIT IS NOT REQUIRED
● LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED
● TOPOGRAPHY IS BASED ON FIELD RUN SURVEY
● GRADE TO DRAIN AWAY FROM FOUNDATION.

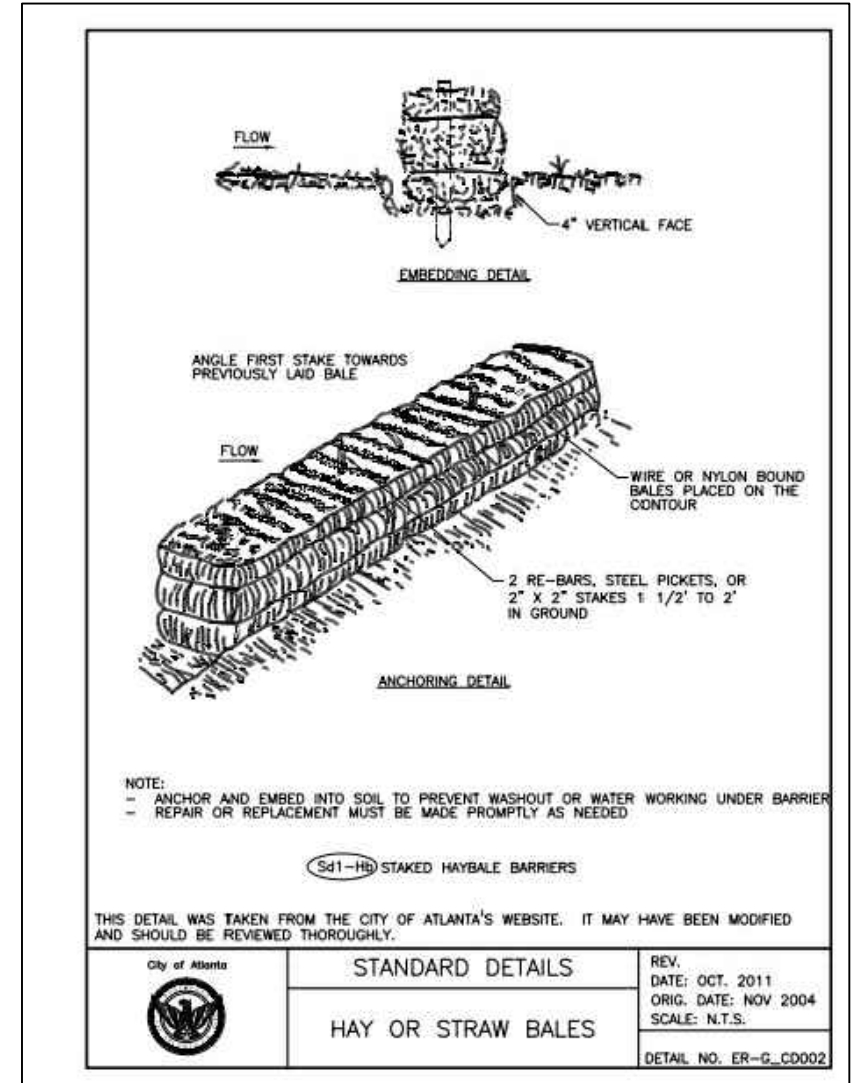
EROSION CONTROL LEGEND

Table with 2 columns: Symbol and Description. Includes Ds1 (Disturbed Area Stabilization w/ Mulching Only), Ds2 (Disturbed Area Stabilization w/ Temporary Seeding), Ds3 (Disturbed Area Stabilization w/ Permanent Vegetation), Ds4 (Disturbed Area Stabilization w/ Permanent Vegetation), and Du (Disturbed Area Stabilization w/ Dust Control).

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000065549
ISSUED: 01/27/2024 EXPIRES: 01/27/2027

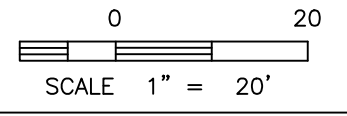
NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER
PAUL LAWRENCE
3162 PIEDMONT ROAD NE
ATLANTA, GA 30305
24 HOUR CONTACT: PAUL LAWRENCE
TELEPHONE: (678) 462-7810
EMAIL: plawrence@sequoiarow.com

TOTAL LAND AREA 19,790.92 SF / 0.454 AC
EXISTING IMPERVIOUS SURFACE 19,498.49 SF / 0.448 AC / 98.5%
DISTURBED AREA: 11,508.88 SF / 0.264 AC



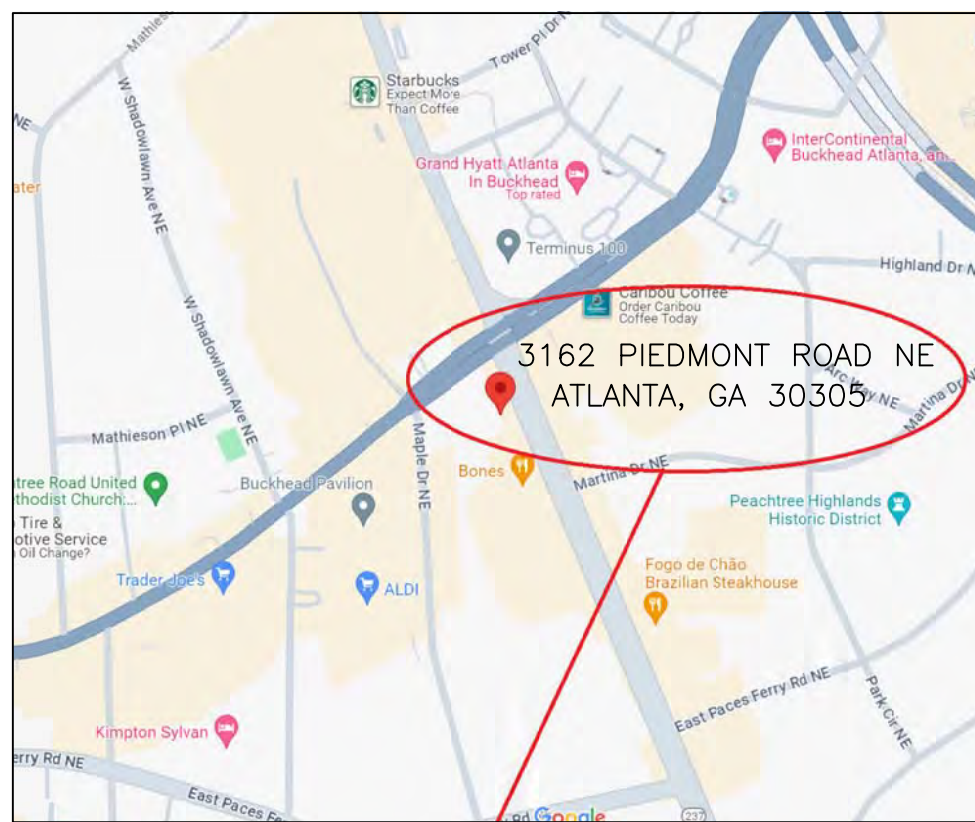
LEGEND section containing symbols for utilities (Electric Panel, Water Meter, Fire Department Connections, Gas Meter, etc.), erosion control (Ds1-Ds4), and other site features.

Demolition Plan Prepared For: PAUL LAWRENCE. Includes lot information, subdivision (FULTON COUNTY, GEORGIA), and contact information for SURVEY LAND EXPRESS, INC.





LOCATION MAP  
(NOT TO SCALE)



SITE

PROPERTY IS ZONED SPI-9  
(SUBAREA 4)  
(CITY OF ATLANTA)

BUILDING SETBACKS:

FRONT: NONE  
SIDE: NONE  
REAR: NONE

ZONING NOTE:

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DIRT STATEMENT

TOTAL GROSS CUBIC YARDS OF CUT: 250  
TOTAL GROSS CUBIC YARDS OF FILL: 250  
TOTAL GROSS CUBIC YARDS OF DEBRIS TO BE REMOVED: 0  
EXCESS OF SOIL TO BE HAULED OFF.

CONSTRUCTION SCHEDULE (APPROX. START DATE MARCH 2024)

LEGEND MONTH [X X X] = 4 WEEKS

	1ST MONTH	2ND MONTH	3RD MONTH	4TH MONTH	5TH MONTH	6TH MONTH	7TH MONTH
INSTALL & MAINTAIN EROSION CONTROL	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X
CLEARING & GRUBBING	X X						
GRADING	X X	X X X X	X X (INSTALL TEMP VEGETATION WITHIN 14 DAYS AFTER GRADING)				
TEMP VEGETATION			X X (WITHIN 14 DAYS AFTER GRADING)				
INSTALL UTILITIES			X X	X X X X			
BUILDING CONSTRUCTION		X X X X	X X X X	X X X X	X X X X	X X X X	X X X X
PAVEMENT/DRIVEWAY					X X X X		
PERMANENT VEGETATION					X X X X	X X X X	X X X X

CLEARING/GRUBBING WILL NOT BEGIN AT THE SAME TIME AS OR BEFORE INITIAL PERIMETER & SEDIMENT STORAGE BMPs.

\* LINE INDICATORS \*

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE
- OVERHEAD TRAFFIC/SING STRUCTURES

\* SYMBOLS \*

- ELECTRIC PANEL/METER
- WATER METER
- FIRE DEPARTMENT CONNECTIONS
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT
- TRAFFIC POLE
- SING POLE
- BENCHMARK

\* LEGEND \*

- AS PER PLAT
- AS PER DEED
- AS PER FIELD
- ANGLE IRON FOUND
- AS PER ZONING
- BOTTOM BANK
- BACK OF CURB
- BLOCK
- BUILDING SETBACK LINE
- BRICK
- BASEMENT
- BASEMENT
- CABLE BOX
- CABLE LINE
- CONCRETE
- CATCH BASIN
- CENTER LINE
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- CITY OF ATLANTA
- SAN SEWER CLEAN OUT
- CADASTRAL MAP
- CRAWL SPACE
- CALCULATED POINT
- CARPOT
- DEED
- DRAINAGE EASEMENT
- DRAINAGE INLET
- DEPARTMENT OF WATERSHED MANAGEMENT
- ELECTRIC POWER BOX
- ELECTRIC METER
- EDGE OF PAVEMENT
- FIELD
- FACE OF CURB
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FRAME
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HEAD WALL
- HARDWOOD TREE
- IRON PIN
- IRON PIN FOUND
- IRON PIN SET
- IRRIGATION VALVE
- IRRIGATION METER
- JUNCTION BOX
- LAND LOT LINE
- MAGNETIC READING IP
- MAGNOLIA TREE
- MAN HOLE
- METAL FENCE
- N'BORS
- OVERHANG
- OPEN TOP PIPE FOUND
- PORCH
- PLAT
- PROPERTY CORNER
- PROPERTY LINE
- PINE TREE
- POINT OF BEGINNING
- POINT OF COMMENCING
- POWER POLE
- POWER LINE
- RECORD
- POLYVINYL CHLORIDE PIPE
- IRON ROD FOUND
- RAIL SPIKE FOUND
- REINFORCING BAR FOUND
- REINFORCING BAR SET
- REINFORCED CON. PIPE
- RIGHT-OF-WAY
- ROIGN
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCREENED PORCH
- SIDEWALK
- TOP OF BANK
- TRAFFIC POLE
- UTILITY EASEMENT
- WOOD
- WOOD FENCE
- WOOD DECK
- WATER LINE
- WATER METER
- WIRE FENCE
- WATER VALVE
- WET WEATHER
- WITH/
- YARD INLET

FLOOD HAZARD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13121C0253F EFFECTIVE DATE: 9/18/2013 ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
- ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SCOPE OF PLAN:

THE PURPOSE OF THIS SITE PLAN IS FOR USE IN ACQUIRING LAND DISTURBANCE PERMITS.

THE SCOPE INCLUDES THE PARKING LOT REPLACEMENT AND ORGANIZE ENTRY TO IT.

EROSION CONTROL BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON. NO LAND DISTURBANCE PROPOSED WITHIN ANY STREAM BUFFER.

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- THE PUBLIC RECORDS INFORMATION AS SHOWN HEREON REFLECT THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
- THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
- THIS SURVEY WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
- IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND ACCOMPANYING PLUMB PRISM POLE WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

SITE PLAN NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
- DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
- ALL GRADED SLOPES TO BE 3H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
- GRADE TO DRAIN AWAY FROM FOUNDATION.
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
- LOCATION OF DUMPSTER AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA.
- THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 -IT'S THE LAW.
- HAUL ROUTE PERMIT IS NOT REQUIRED.
- LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED.
- TOPOGRAPHY IS BASED ON FIELD RUN SURVEY ON FEBRUARY 23, 2024.

TREE PROTECTION: (Tr)

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

USE	AREA (SF)	MAXIMUM	MINIMUM	PROPOSED
PER ATLANTA CITY CODE §16-181.023 OFF STREET PARKING REQUIREMENTS and the SPI - Buckhead Village Parking Table				
Eating & Drinking (Indoor Dining)	7,503 SF <sup>1</sup>	25	19	21

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER

PAUL LAWRENCE  
3162 PIEDMONT ROAD NE  
ATLANTA, GA 30305  
24 HOUR CONTACT: PAUL LAWRENCE  
TELEPHONE: (678) 462-7810  
EMAIL: plawrence@sequoiorow.com

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

EUGENE A STEPANOV  
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549  
ISSUED: 01/27/2024 EXPIRES: 01/27/2027



RELEASED FOR CONSTRUCTION

LOT BLOCK  
SUBDIVISION UNIT  
LAND LOT 61 17TH DISTRICT SECTION  
FULTON COUNTY, GEORGIA DB.60167/PG.191 PB./PG.  
FIELD WORK DATE FEB 23, 2024 PRINTED/SIGNED MARCH 07, 2024  
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

AU COORD #20240241 DWG #20240241 DEMO PLAN - SITE PLAN

24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

NOTES

PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 4 OF 6

PAUL LAWRENCE

PROPERTY ADDRESS:  
3162 PIEDMONT ROAD NE  
ATLANTA, GA 30305

REGISTERED PROFESSIONAL SURVEYOR

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW



EXISTING BUILDING FFE 1004.81

EXISTING WATER LINE, GAS LINE AND SANITARY SEWER LINE TO BE REUSED

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY

TREE SAVE STATUS:

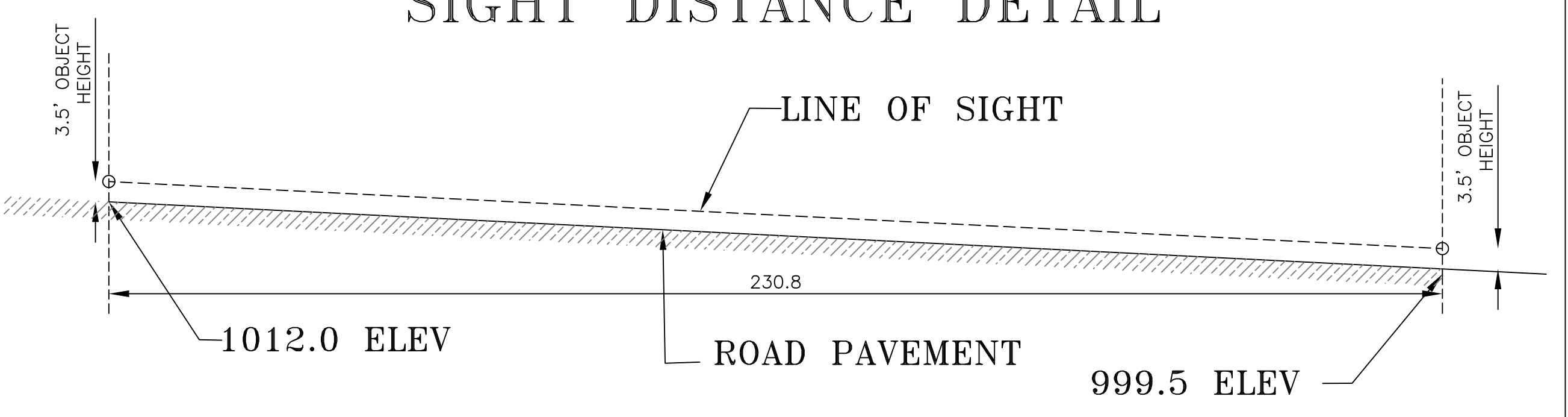
INDICATES TREE TO BE REMOVED

BOUNDARY LINES OBTAINED FROM THE ACTUAL FIELD-RUN SURVEY RECORDS.

NO IMPACT TO TREE CRZs UNLESS EXPLICITLY STATED

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

# SIGHT DISTANCE DETAIL

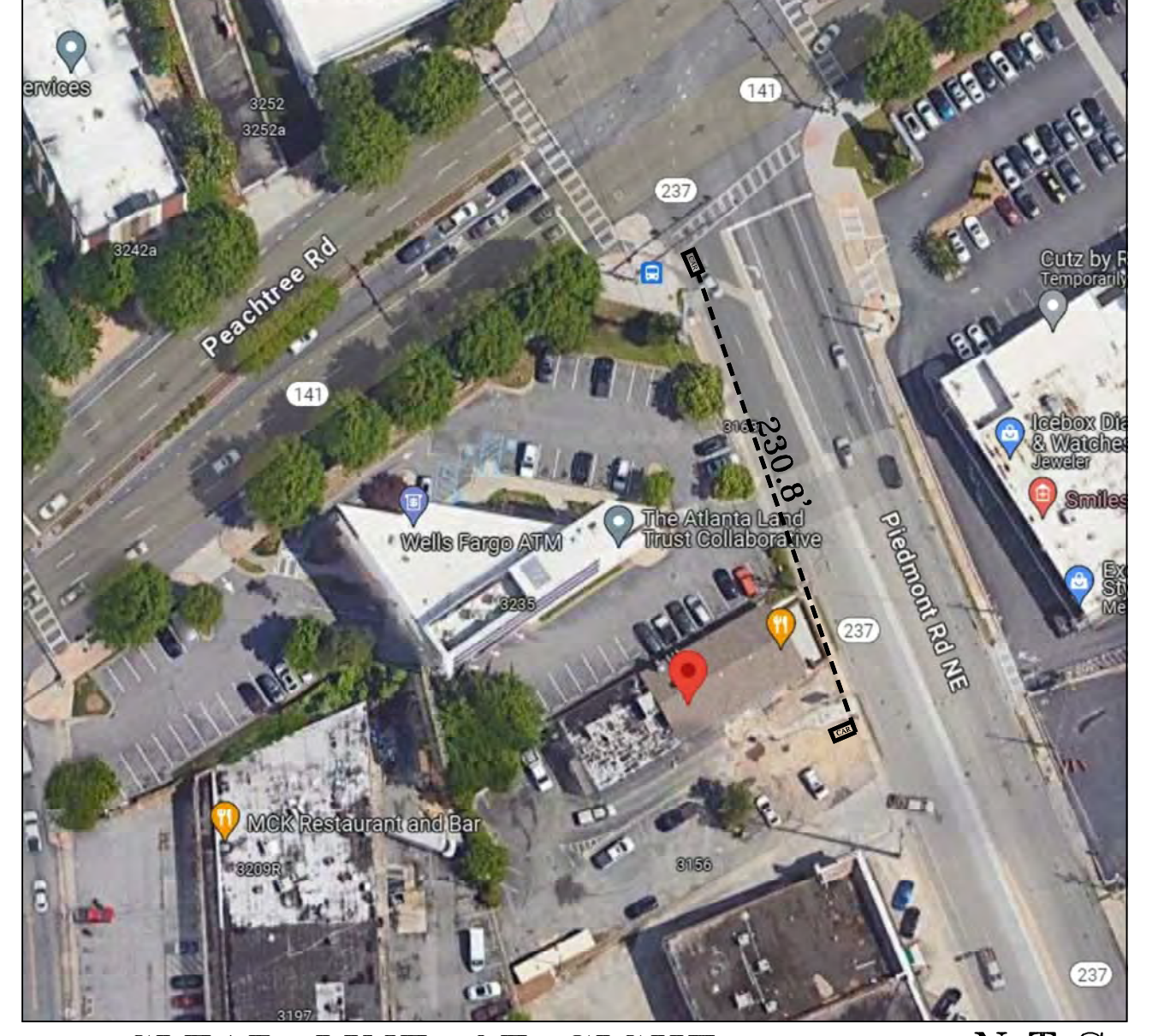


NO GRADED SLOPES SHALL EXCEED 3H:1V

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

NOTE: NO TREES TO BE REMOVED

ALL CURB AND GUTTER ALONG PROPERTY FRONTAGE WILL BE UP TO CURRENT GDOT STANDARDS



CLEAR LINE OF SIGHT NO OBSTRUCTIONS

N.T.S.

**\*SYMBOLS\***

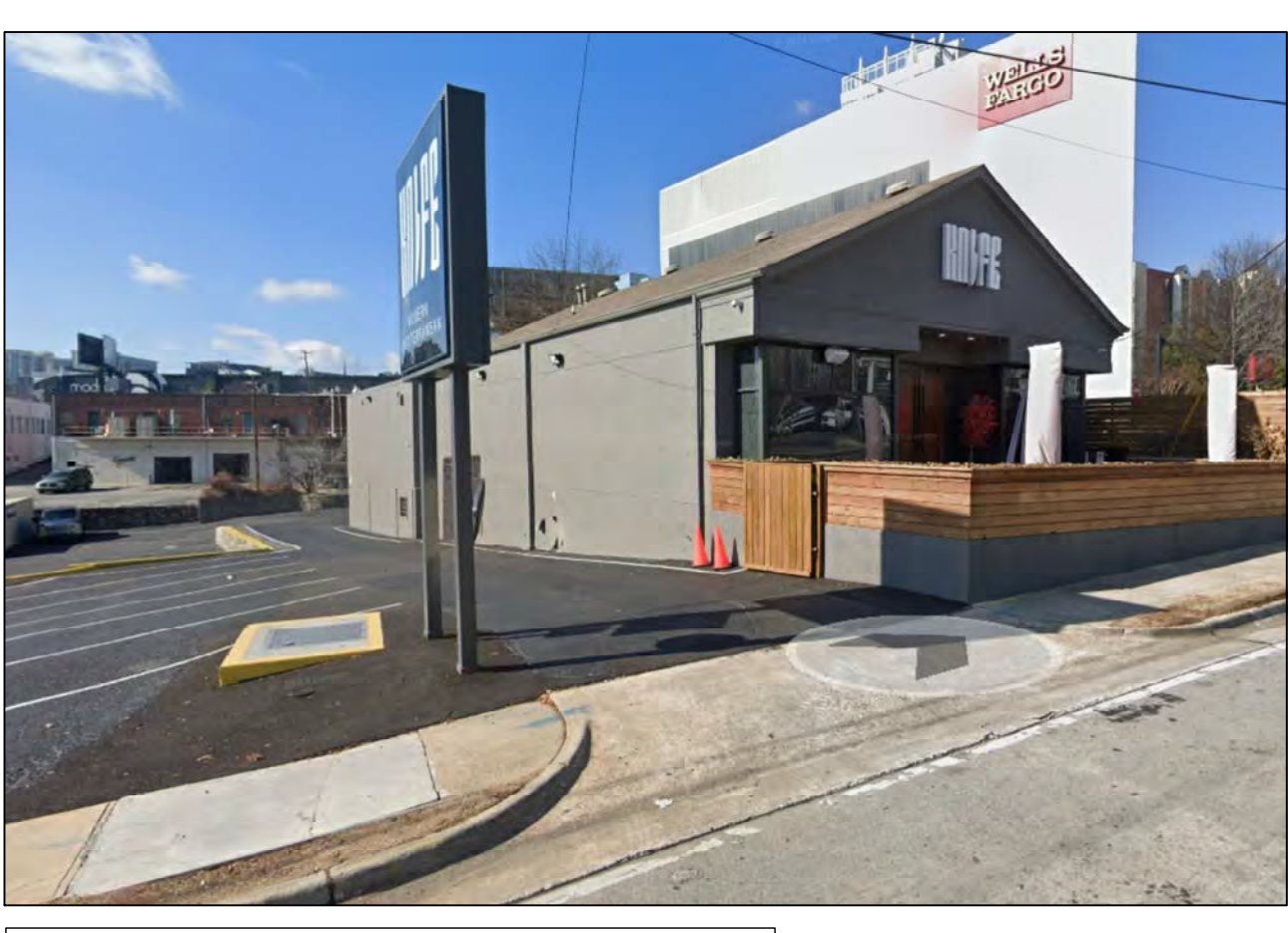
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- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES BURIED POWER/CABLE LINE
- INDICATES BURIED LINE
- INDICATES OVERHEAD TRAFFIC/SIGNAL STRUCTURES



EXISTING SIGN TO REMAIN. THERE IS NO NEED TO RELOCATE IT.

VALET STAND

DUMPSTER LOCATION ON EXISTING CONC PAD LOCATION. SEE SCREENING DETAIL PAGE 6

LOADING/FOOD DELIVERY AREA

LIMITS OF DISTURBANCE HAYBALES ONLY

NO NEW IMPACT TO TREE PROPOSED. NEW IMPROVEMENTS SHALL NOT EXTEND BEYOND THE FOOTPRINT OF THE EXISTING IMPROVEMENTS

ALL DISTURBED AREAS Ds1

LIMITS OF DISTURBANCE HAYBALES ONLY

PROPOSED CONTOURS

PROPERTY LINE

CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd2 TYPE F SEDIMENT CONTROL

INDICATES Sd2 TYPE PP SEDIMENT CONTROL

INDICATES Sd1 TYPE C SILT FENCE

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb HAYBALES

INDICATES TREE PROTECTION FENCE

INDICATES STRUCTURAL ROOT PLATE

DISTURBED AREA STABILIZATION (WITH MULCH)

DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DISTURBED AREA STABILIZATION (WITH SODDING)

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

**TREES TO BE PLANTED:**

T# DENOTES PROPOSED 3" TREE

T1	Oak, Black ( <i>Quercus velutina</i> ) OVERSTORY TREE
T2	Oak, White ( <i>Quercus alba</i> ) OVERSTORY TREE
T3	Blackgum (Tupelo) ( <i>Nyssa sylvatica</i> ) MID-STORY TREE
T4	Oak Georgia ( <i>Quercus georgiana</i> ) MID-STORY TREE
T5	Oak, White ( <i>Quercus alba</i> ) OVERSTORY TREE
T6	Blackgum (Tupelo) ( <i>Nyssa sylvatica</i> ) MID-STORY TREE
T7	Oak Georgia ( <i>Quercus georgiana</i> ) MID-STORY TREE

EXISTING TREES TO BE REMOVED	N/A
EXISTING TREES TO BE PRESERVED	DBH 7"HW
TOTAL:	7"
TREE PLAN TREES TO BE PLANTED	7"

RELEASED FOR CONSTRUCTION

LOT	BLOCK	PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 5 OF 6
SUBDIVISION	UNIT	PAUL LAWRENCE
LAND LOT 61	17TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.60167/PG.191 PB./PG.	PROPERTY ADDRESS: 3162 PIEDMONT ROAD NE ATLANTA, GA 30305
FIELD WORK DATE FEB 23, 2024	PRINTED/SIGNED MARCH 07, 2024	24 LENOX SQUARE ATLANTA, GA 30324 TEL. 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		REGISTERED PROFESSIONAL LAND SURVEYOR STEPHEN A. STEPHENSON
COJORD #20240241 DWG #20240241 DEMO PLAN - SITE PLAN		

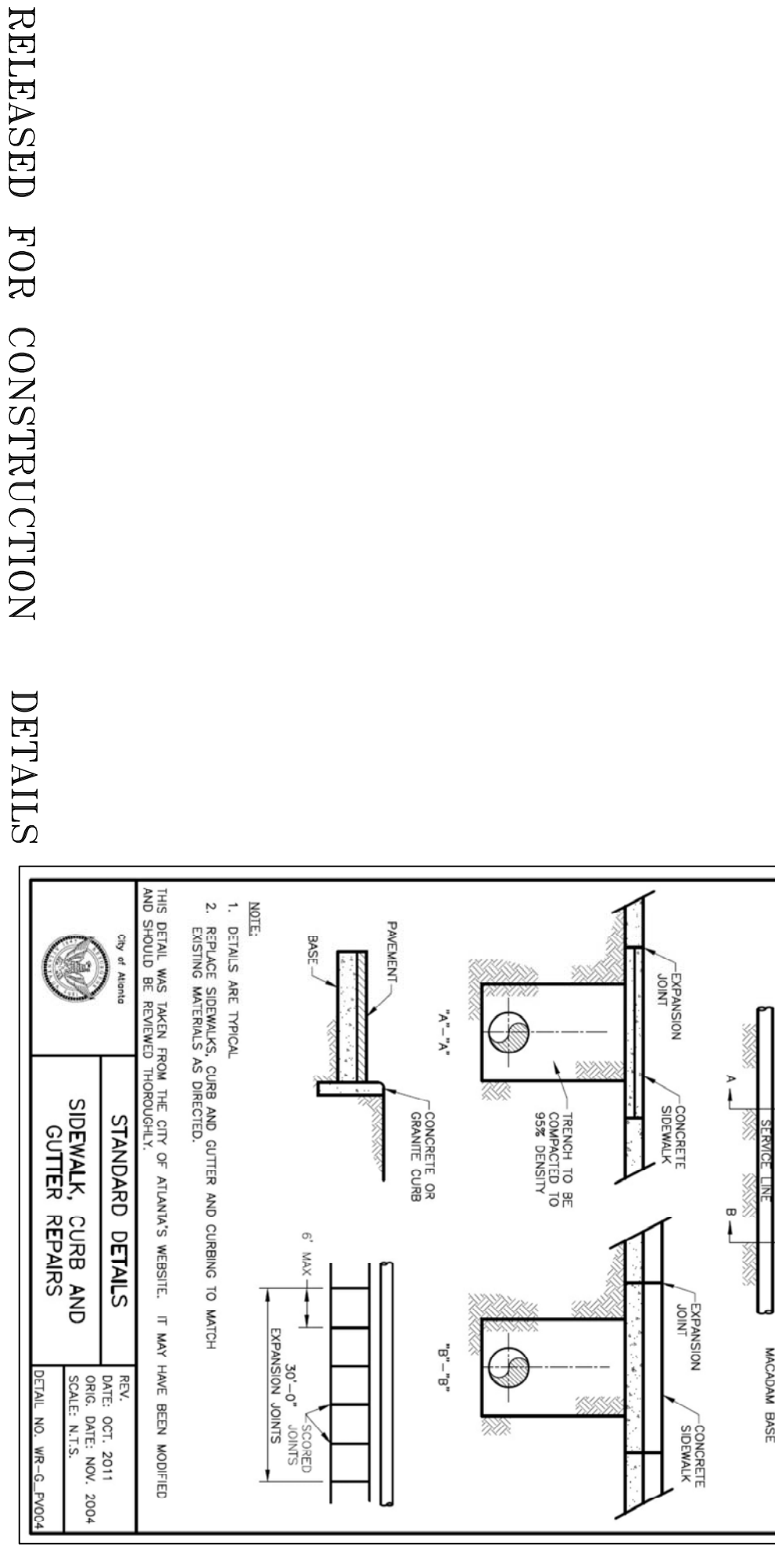
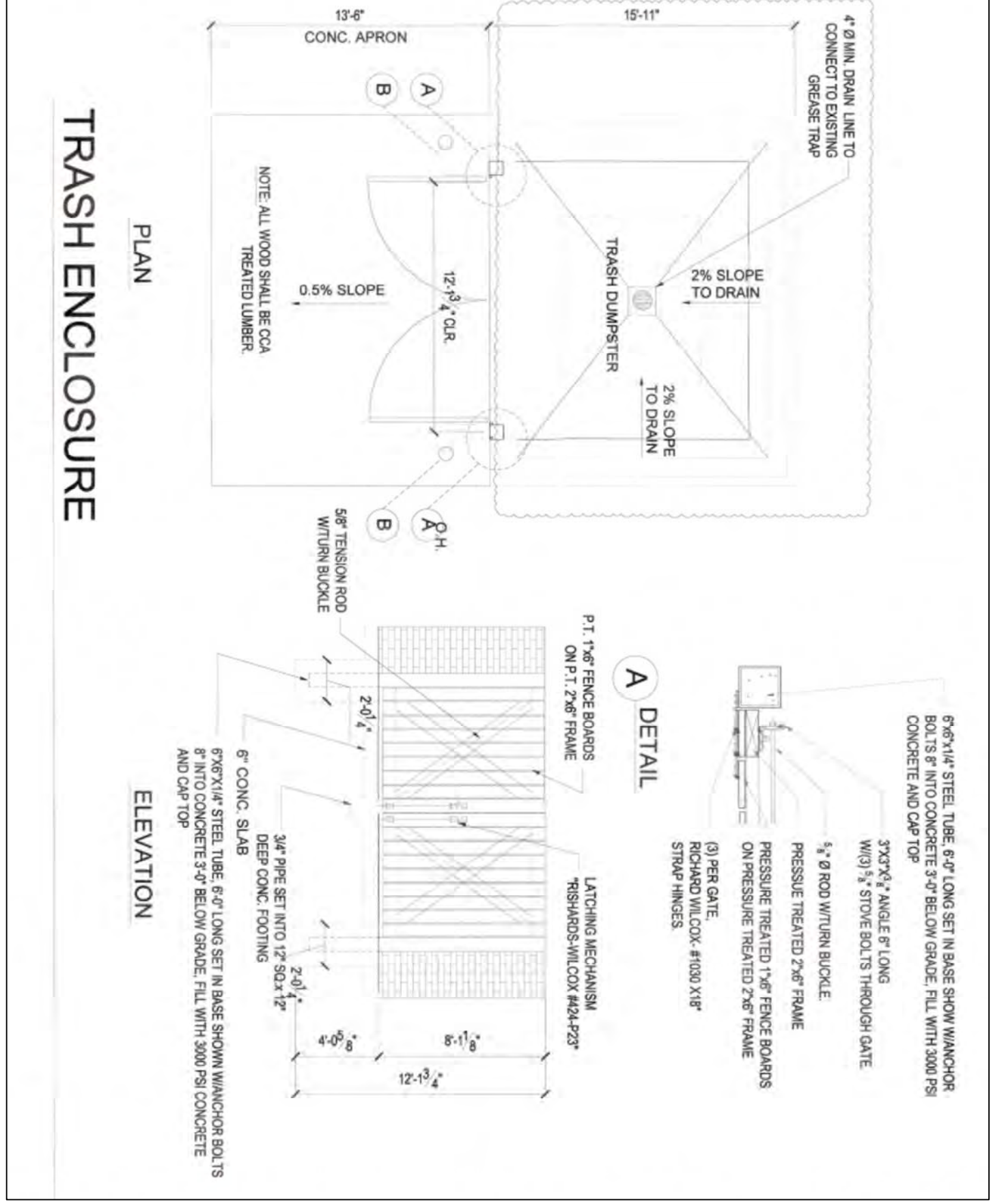
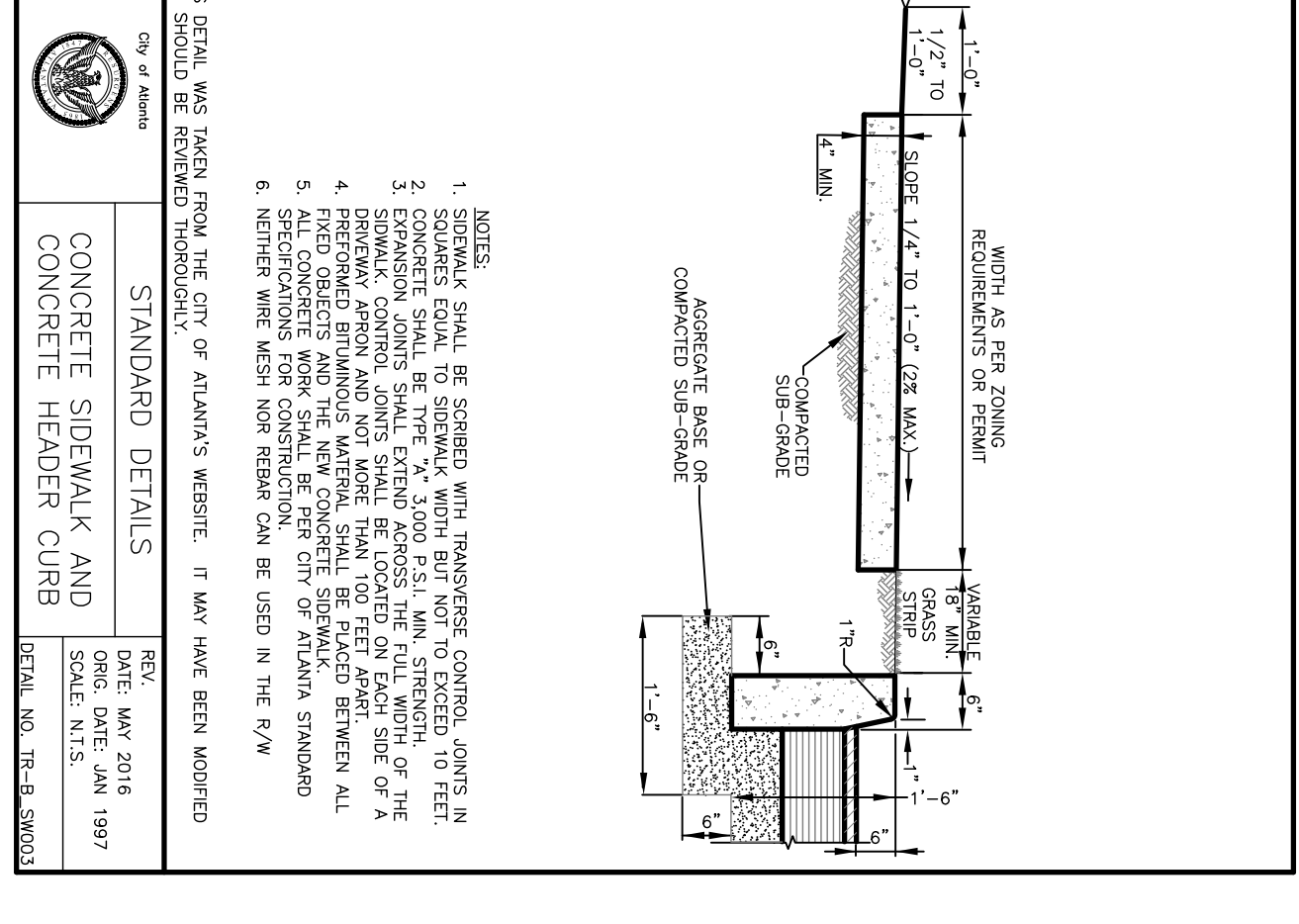
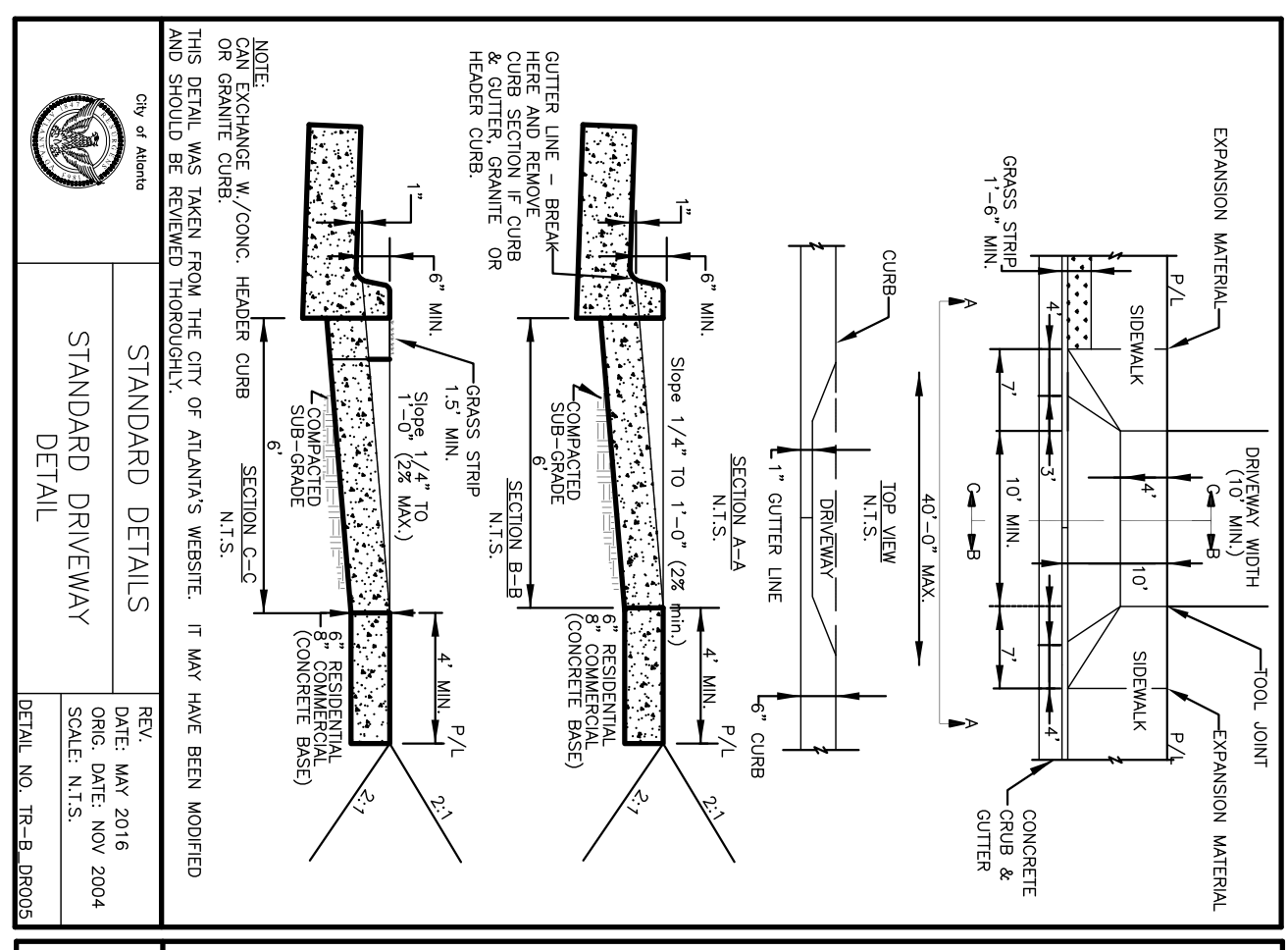
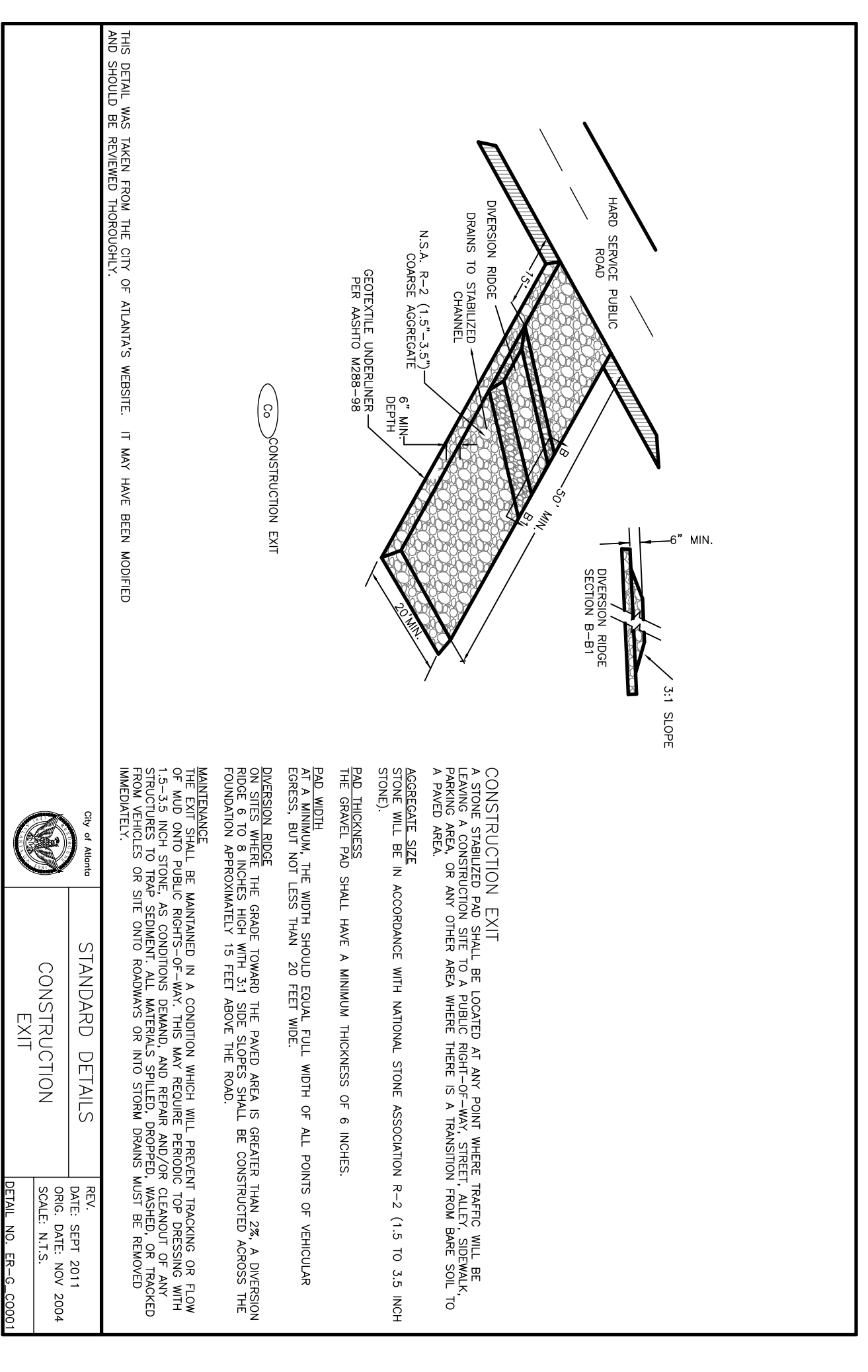
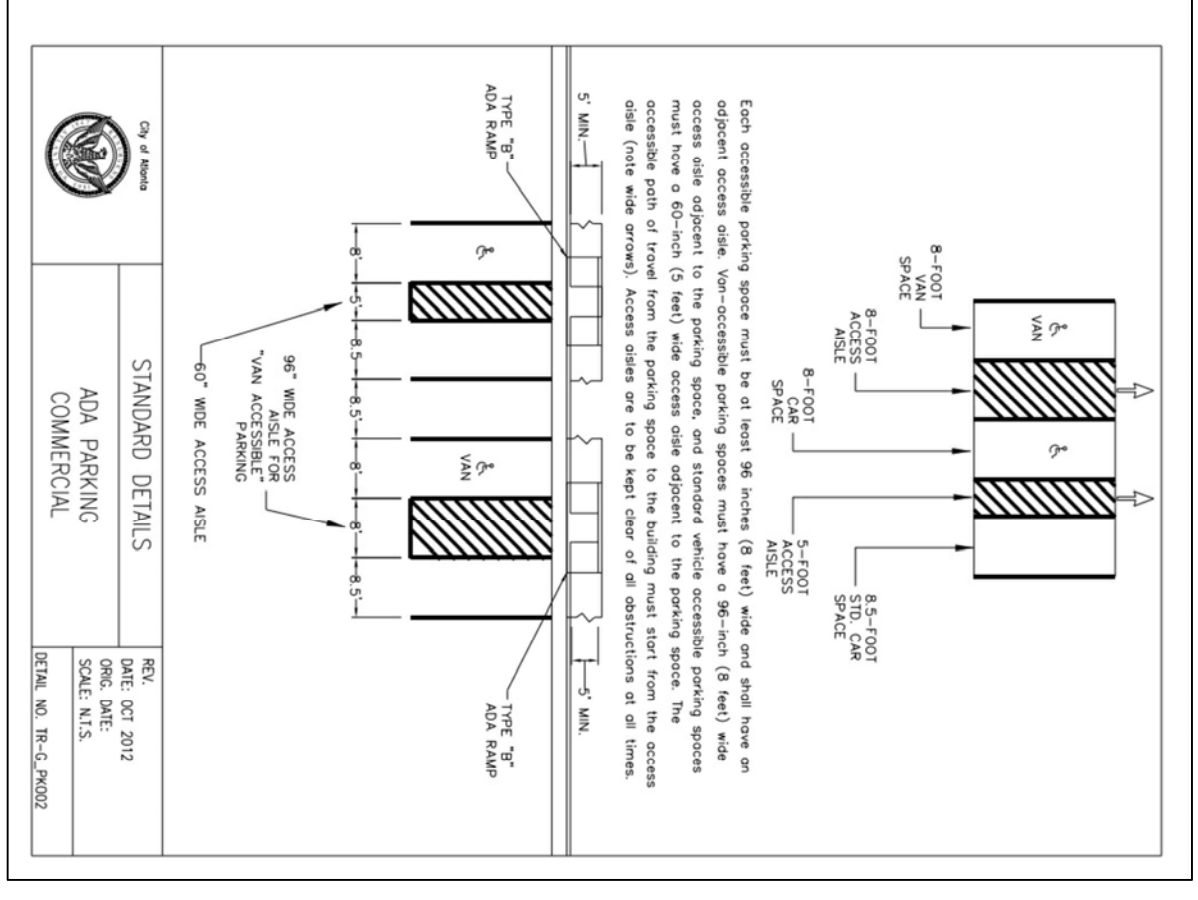
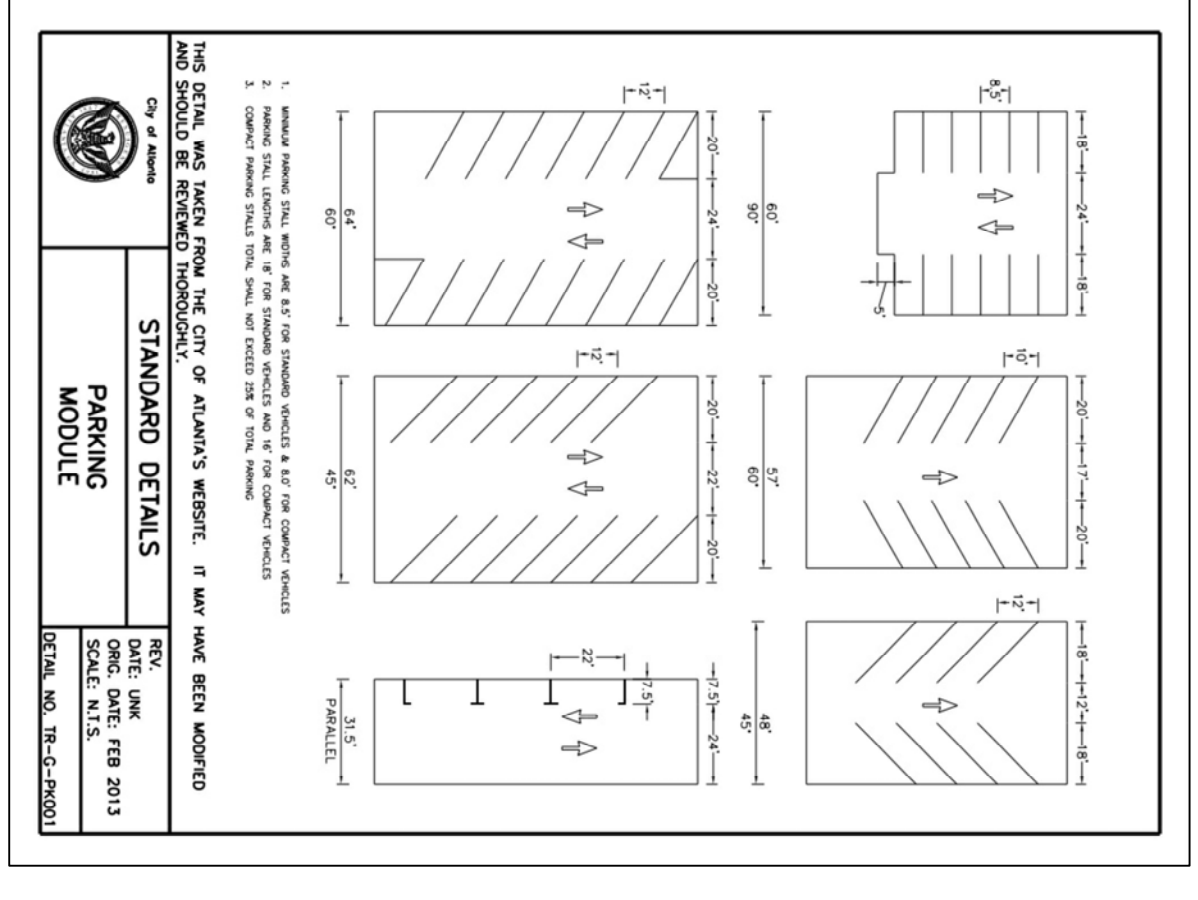
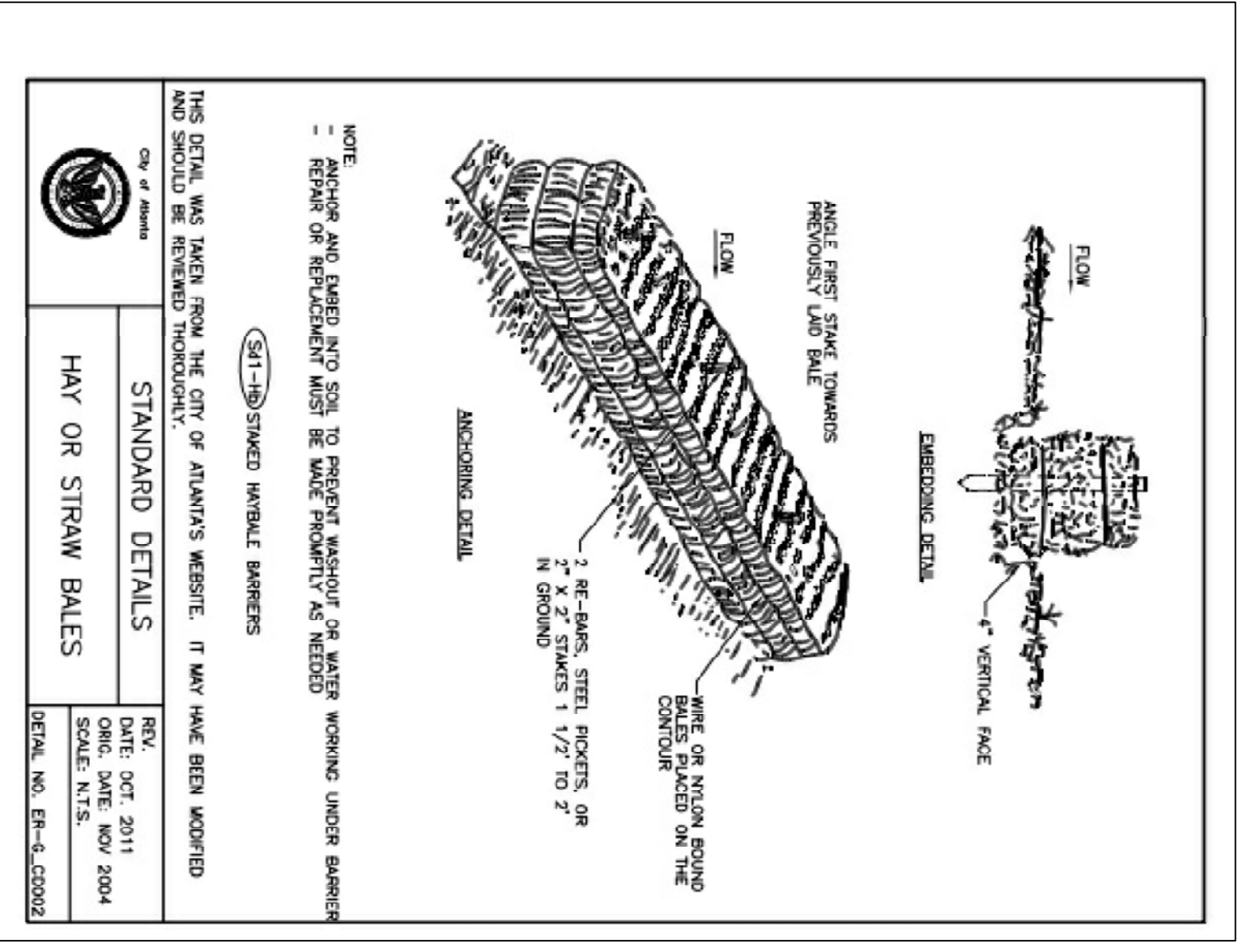
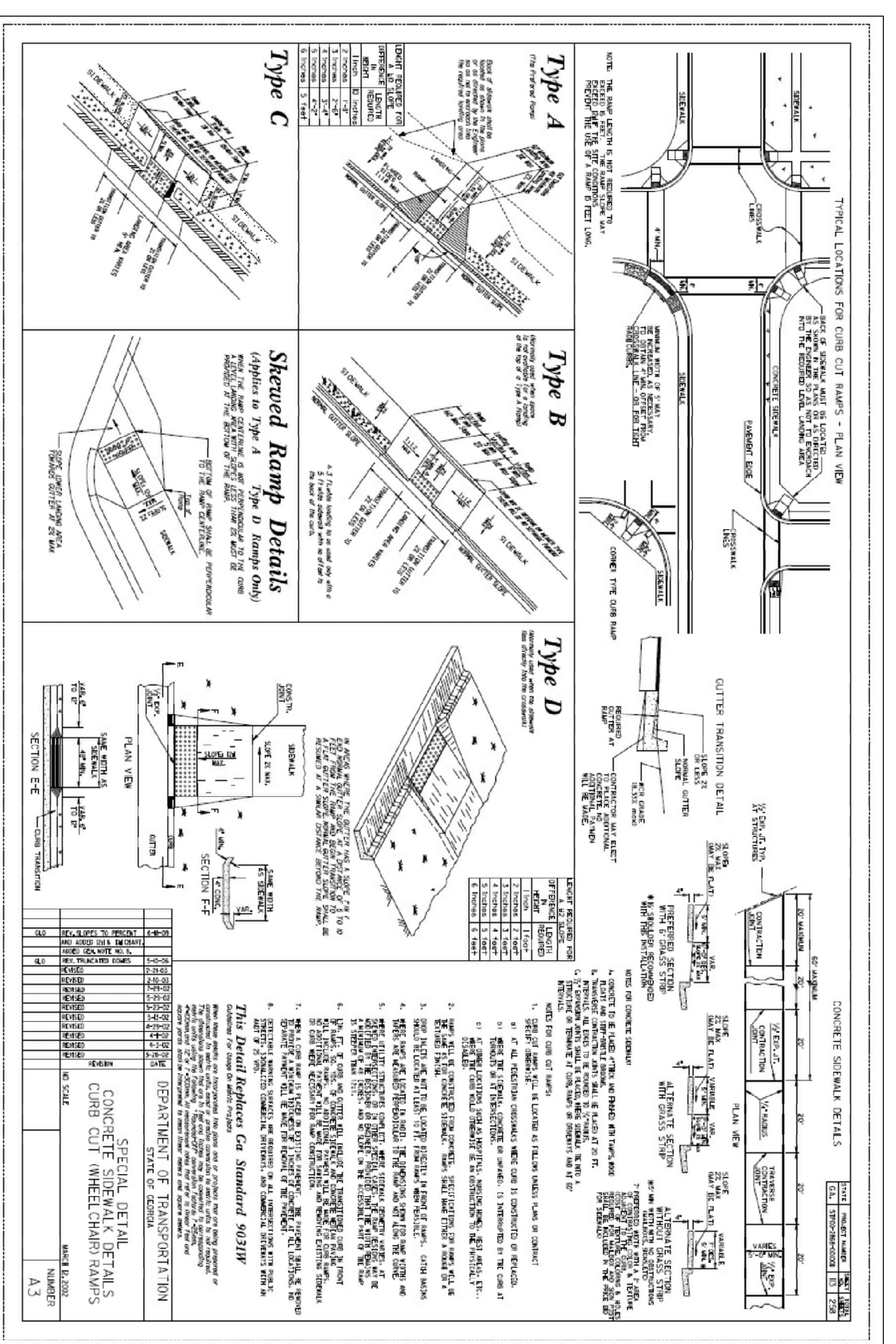
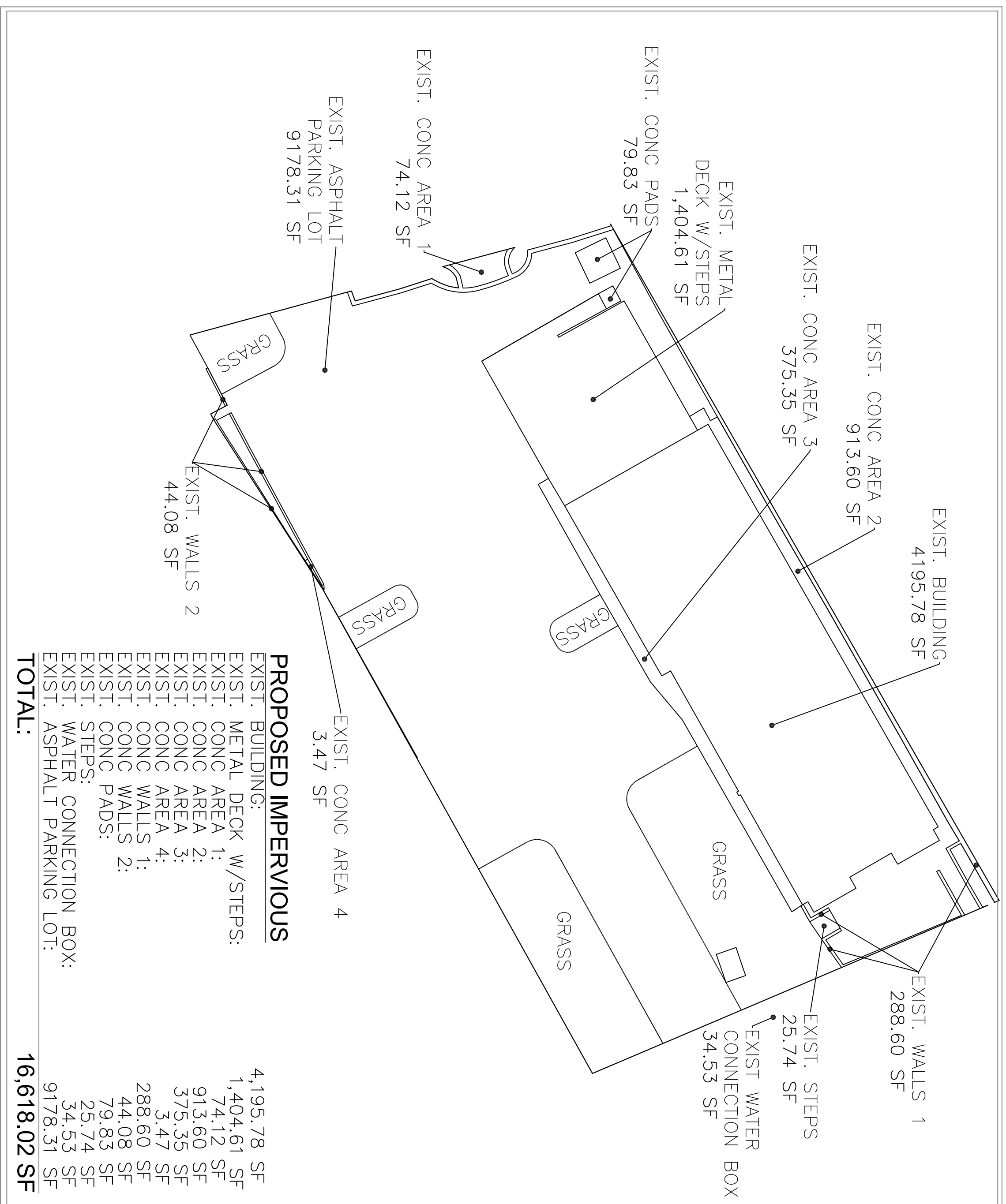
TOTAL LAND AREA	19,790.92 SF / 0.454 AC
EXISTING IMPERVIOUS SURFACE	19,498.49 SF / 0.448 AC / 98.5%
PROPOSED IMPERVIOUS SURFACE	16,618.02 SF / 0.381 AC / 84.0%
DISTURBED AREA:	11,508.88 SF / 0.264 AC
NOTE: THERE WILL BE 0% INCREASE IN IMPERVIOUS AREA	

## EROSION CONTROL, GRADING & TREE PROTECTION PLAN

SCALE 1" = 20'



LOT COVERAGE AREA DETAILS



**RELEASED FOR CONSTRUCTION DETAILS**  
 PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 6 OF 6  
**PAUL LAWRENCE**  
 STANDARD CURB AND GUTTER REPAIRS  
 REV. OCT 2011  
 CONC. DATE: NOV 2004  
 SCALE: N.T.S.  
 REV. NO. BR-3-0004

**PROPERTY ADDRESS:**  
 3162 PIEDMONT ROAD NE  
 ATLANTA, GA 30305

**PROPERTY OWNER:**  
 SURVEY LAND EXPRESS, INC  
 24 LINDSEY DRIVE  
 ATLANTA, GA 30324  
 REV. 404-401-2344  
 INFO@SURVEYLANDEXPRESS.COM

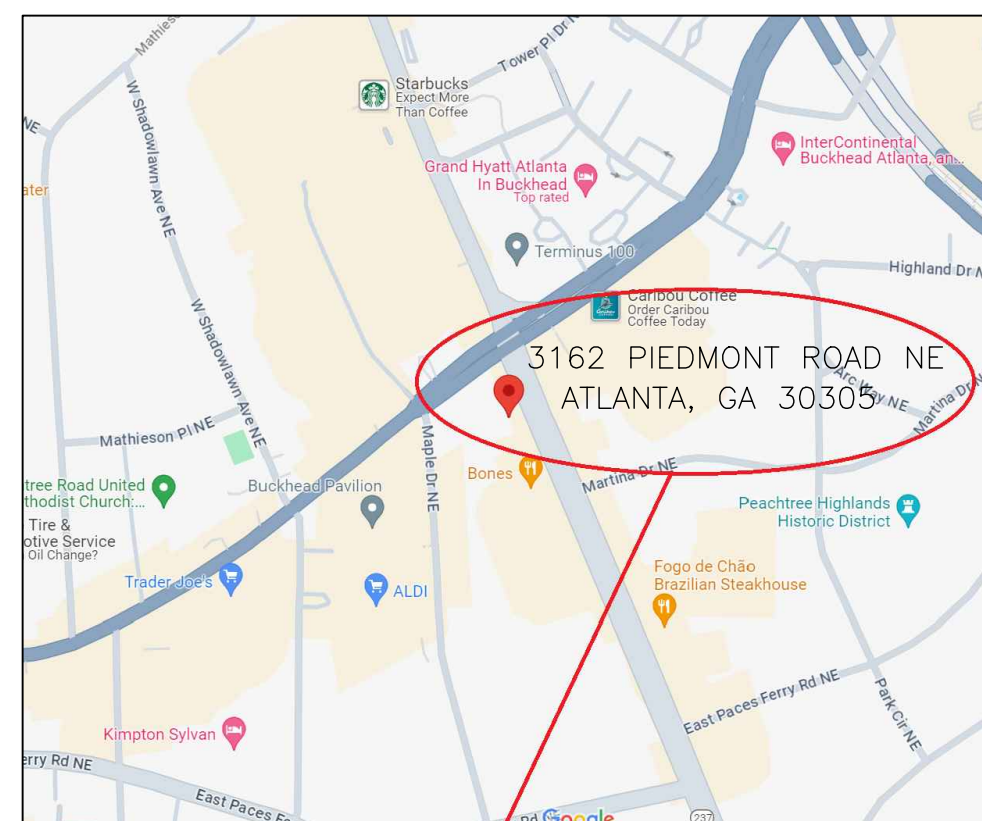


# COVER SHEET

## PARKING LOT REPLACEMENT, GRADING PLAN AND PARKING LAYOUT

### 3162 PIEDMONT ROAD NE ATLANTA, GA 30305

PARCEL ID: 17 00610007064  
OWNER: PIEDMONT IGD LLC  
LAND LOT 61 17TH DISTRICT  
FULTON COUNTY, GEORGIA  
PROPERTY IS ZONED SPI-9 (SUBAREA 4)



SITE VICINITY MAP  
NOT TO SCALE

**KEY SHEET:**

- SHEET 1: COVER SHEET, NOTES, VICINITY MAP, FEMA MAP
- SHEET 2: EXISTING CONDITIONS
- SHEET 3: DEMOLITION PLAN
- SHEET 4: PROPOSED CONDITIONS, NOTES
- SHEET 5: PROPOSED CONDITIONS, EROSION CONTROL,  
GRADING & TREE PROTECTION PLAN
- SHEET 6: MISC. DETAILS

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER

PAUL LAWRENCE  
3162 PIEDMONT ROAD NE  
ATLANTA, GA 30305  
24 HOUR CONTACT: PAUL LAWRENCE  
TELEPHONE: (678) 462-7810  
EMAIL: plawrence@sequoiarow.com



SITE

NFP PANEL 0253F

**FIRM**

FLOOD INSURANCE RATE MAP  
FULTON COUNTY,  
GEORGIA  
AND INCORPORATED AREAS

PANEL 253 OF 490  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ATLANTA, CITY OF	135157	0253	F

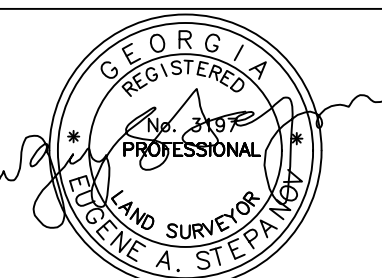
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**13121C0253F**  
**MAP REVISED**  
**SEPTEMBER 18, 2013**

Federal Emergency Management Agency

SCOPE OF WORK:  
THE PURPOSE OF THIS SITE PLAN IS FOR  
PARKING LOT MODIFICATION

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>LOT</td><td>BLOCK</td></tr> <tr><td>SUBDIVISION</td><td>UNIT</td></tr> <tr><td>LAND LOT 61</td><td>17TH DISTRICT</td></tr> <tr><td>FULTON COUNTY, GEORGIA</td><td>DB.60167/PG.191</td></tr> <tr><td>FIELD WORK DATE FEB 23, 2024</td><td>PRINTED/SIGNED MARCH 07, 2024</td></tr> <tr><td>ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED</td><td>PAPER SIZE: 24" x 36"</td></tr> </table>	LOT	BLOCK	SUBDIVISION	UNIT	LAND LOT 61	17TH DISTRICT	FULTON COUNTY, GEORGIA	DB.60167/PG.191	FIELD WORK DATE FEB 23, 2024	PRINTED/SIGNED MARCH 07, 2024	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	<p>EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 6</p> <p><b>PAUL LAWRENCE</b></p> <p>PROPERTY ADDRESS: 3162 PIEDMONT ROAD NE ATLANTA, GA 30305</p>	
LOT	BLOCK													
SUBDIVISION	UNIT													
LAND LOT 61	17TH DISTRICT													
FULTON COUNTY, GEORGIA	DB.60167/PG.191													
FIELD WORK DATE FEB 23, 2024	PRINTED/SIGNED MARCH 07, 2024													
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"													
<p style="font-size: x-small;">THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>														
<p style="font-size: x-small;">AU COORD #20240241 DWG #20240241 DEMO PLAN - SITE PLAN</p>		<p><b>SURVEY LAND EXPRESS, INC</b></p> <p style="font-size: x-small;">24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM</p>												

IN WYOMING, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND SURVEY AND IS NOT VALID IN ANY OTHER STATE OR JURISDICTION.



PROPERTY IS ZONED SPI-9 (SUBAREA 4)  
CITY OF ATLANTA  
BUILDING SETBACK:  
FRONT: NONE  
SIDE: NONE  
REAR: NONE

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002  
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

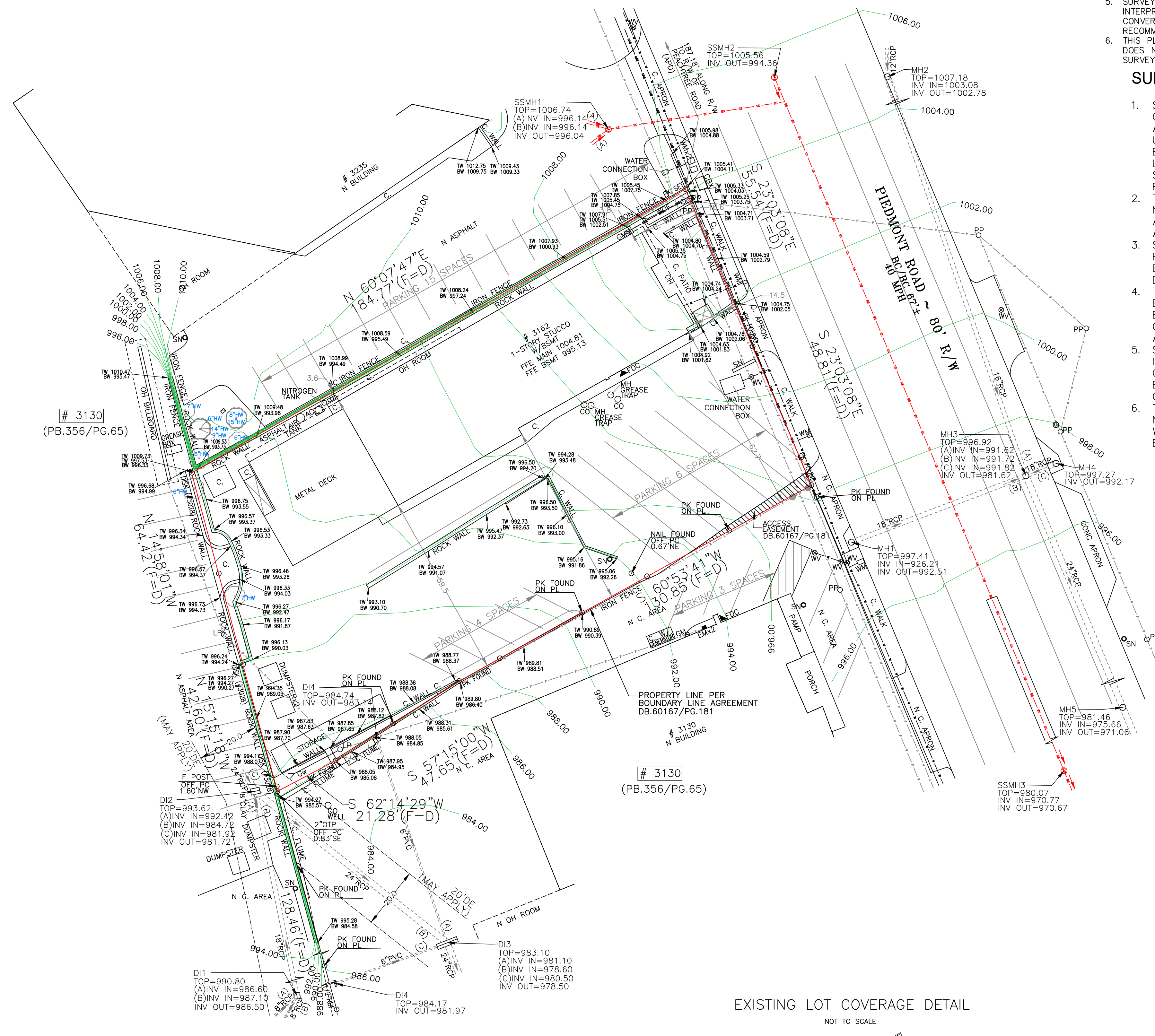
ZONING NOTE:  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.



IF YOU DIG GEORGIA...  
CALL US FIRST  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW

\* LEGEND \*

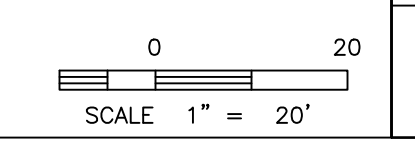
- APP AS PER PLAT
  - APF AS PER DEED
  - AI AS PER FIELD
  - APZ AS PER ZONING
  - BB BOTTOM BANK
  - BC BACK OF CURB
  - BLK BLOCK
  - BLS BUILDING SETBACK LINE
  - BRK BRICK
  - BSMT BASEMENT
  - CBX CABLE BOX
  - CL CABLE LINE
  - C CONCRETE
  - CB CATCH BASIN
  - CLF CENTER LINE
  - CLF CHAIN LINK FENCE
  - CMP CORRUGATED METAL PIPE
  - CO CITY OF ATLANTA
  - CO SAN SEWER CLEAN OUT
  - CM CADASTRAL MAP
  - CRWL CRAWL SPACE
  - CP CALCULATED POINT
  - CPT CARPORT
  - (D) DEED
  - DE DRAINAGE EASEMENT
  - DI DRAINAGE INLET
  - DWM DEPARTMENT OF WATERSHED MANAGEMENT
  - EB ELECTRIC POWER BOX
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - F FIELD
  - FC FACE OF CURB
  - FDC FIRE DEPARTMENT CONNECTION
  - FR FIRE HYDRANT
  - FR FRAME
  - GL GAS LINE
  - GM GAS METER
  - GV GAS VALVE
  - GW GUY WIRE
  - HDW HEAD WALL
  - HW HARDWOOD TREE
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - IV IRRIGATION VALVE
  - IMV IRRIGATION METER
  - JB JUNCTION BOX
  - LLL LAND LOT LINE
  - MAG MAGNETIC READING IP
  - MGN MAGNOLIA TREE
  - MH MAN HOLE
  - MTF METAL FENCE
  - N N'BORS
  - OH OVERHANG
  - OTP OPEN TOP PIPE FOUND
  - P PORCH
  - (P) PLAT
  - PC PROPERTY CORNER
  - PL PROPERTY LINE
  - PINE PINE TREE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCING
  - PP POWER POLE
  - PL POWER LINE
  - R RECORD
  - PVC POLYVINYL CHLORIDE PIPE
  - ROD IRON ROD FOUND
  - RSF RAIL SPIKE FOUND
  - RBF REINFORCING BAR FOUND
  - RBS REINFORCING BAR SET
  - RCP REINFORCED CONC. PIPE
  - R/W RIGHT-OF-WAY
  - SN SIGN
  - SSL SANITARY SEWER LINE
  - SSE SANITARY SEWER EASEMENT
  - SP SCREENED PORCH
  - SW SIDEWALK
  - TB TOP OF BANK
  - TRP TRAFFIC POLE
  - UE UTILITY EASEMENT
  - WD WOOD
  - WDF WOOD FENCE
  - WDK WOOD DECK
  - WL WATER LINE
  - WM WATER METER
  - WF WIRE FENCE
  - WV WATER VALVE
  - WW WET WEATHER
  - WY WITH
  - YI YARD INLET
- \* SYMBOLS \*
- ELECTRIC PANEL/METER
  - WATER METER
  - ▲ FIRE DEPARTMENT CONNECTIONS
  - AIR CONDITIONER
  - GAS METER
  - ⊠ JUNCTION BOX
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - TRAFFIC/INFO SIGN
  - GAS MARKER
  - LAMP POST
  - METAL POST/PILLAR
  - WATER VALVE
  - ▬ HEADWALL
  - ▬ STAIRS
  - ▬ DRAINAGE INLET
  - ▬ FIRE HYDRANT
  - ▬ R/W MONUMENT
  - ▬ PARKING METER
  - ▬ PARKING STOPS BLOCKS
  - ▬ CONCRETE MONUMENT
  - ▬ TRAFFIC POLE
  - ▬ SING POLE
  - ▬ BENCHMARK
- \* LINE INDICATORS \*
- INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES FENCE LINE
  - INDICATES DRAINAGE LINE
  - BURIED POWER/CABLE LINE
  - AT&T BURIED LINE
  - OVERHEAD TRAFFIC/SING STRUCTURES



EXISTING LOT COVERAGE DETAIL  
NOT TO SCALE

TOTAL LAND AREA  
19,790.92 SF / 0.454 AC

EXISTING LOT COVERAGE  
19,498.49 SF / 0.448 AC / 98.5%



SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

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THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0253F EFFECTIVE DATE: 9/18/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPUS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 2 OF 6
SUBDIVISION	UNIT	PAUL LAWRENCE
LAND LOT 61	17TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.60167/PG.191	PROPERTY ADDRESS: 3162 PIEDMONT ROAD NE ATLANTA, GA 30305
FIELD WORK DATE FEB 23, 2024	PRINTED/SIGNED MARCH 07, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
AU COORD #20240241 DWG #20240241 DEMO PLAN - SITE PLAN		24 LENOX SQUARE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-9747 INFO@SURVEYLANDPRESS.COM

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES



GENERAL NOTES:

- 1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

EXISTING BUILDING FFE 1004.81

ALL UTILITIES TO BE CAPPED. EXISTING WATER LINE, GAS LINE AND SANITARY SEWER LINE TO BE REUSED

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY

PROPERTY IS ZONED SPI-9 (SUBAREA 4) CITY OF ATLANTA BUILDING SETBACK: FRONT: NONE SIDE: NONE REAR: NONE

ZONING NOTE: BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

NO GRADED SLOPES SHALL EXCEED 3H:1V

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

NOTE: NO TREES TO BE REMOVED

TREE SAVE STATUS:

X INDICATES TREE TO BE REMOVED

BOUNDARY LINES OBTAINED FROM THE ACTUAL FIELD-RUN SURVEY RECORDS.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 03-17-2024 ANTICIPATED COMPLETION DATE: 09-17-2024 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT 0 TOTAL OF GROSS CUBIC YARDS OF FILL 0 TOTAL OF GROSS CUBIC YARDS OF DEMOLITION DEBRIS 204 TOTAL OF GROSS CUBIC YARDS OF HAUL VOLUMES 0

ALL UTILITIES TO BE CAPPED. EXISTING WATER LINE, GAS LINE AND SANITARY SEWER LINE TO BE REUSED

SURVEY NOTES:

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

- \*SYMBOLS\* ELECTRIC PANEL/METER WATER METER FIRE DEPARTMENT CONNECTIONS AIR CONDITIONER GAS METER SANITARY SEWER MANHOLE STORM MANHOLE TRAFFIC/INVO SIGN GAS WARKER LAMP POST METAL POST/PILLAR WATER VALVE HEADWALL DRAINAGE INLET FIRE HYDRANT R/W MONUMENT PARKING METER CONCRETE MONUMENT PARKING STOP BLOCKS CONCRETE MONUMENT TRAFFIC POLE SING POLE BENCHMARK \*LINE INDICATORS\* INDICATES SANITARY SEWER LINE INDICATES POWER LINE INDICATES WATER LINE INDICATES GAS LINE

USE EXISTING CONC. DRIVE AS CONSTRUCTION ENTRANCE/EXIT

LIMITS OF DISTURBANCE HAYBALES ONLY

ALL DISTURBED AREAS

LIMITS OF DISTURBANCE HAYBALES ONLY

GENERAL NOTES ( SITE PLAN )

- 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

LIMITS OF DISTURBANCE HAYBALES ONLY

LIMITS OF DISTURBANCE HAYBALES ONLY

EXISTING DUMPSTER WILL BE RELOCATED

ALL DISTURBED AREAS

NOTES

- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

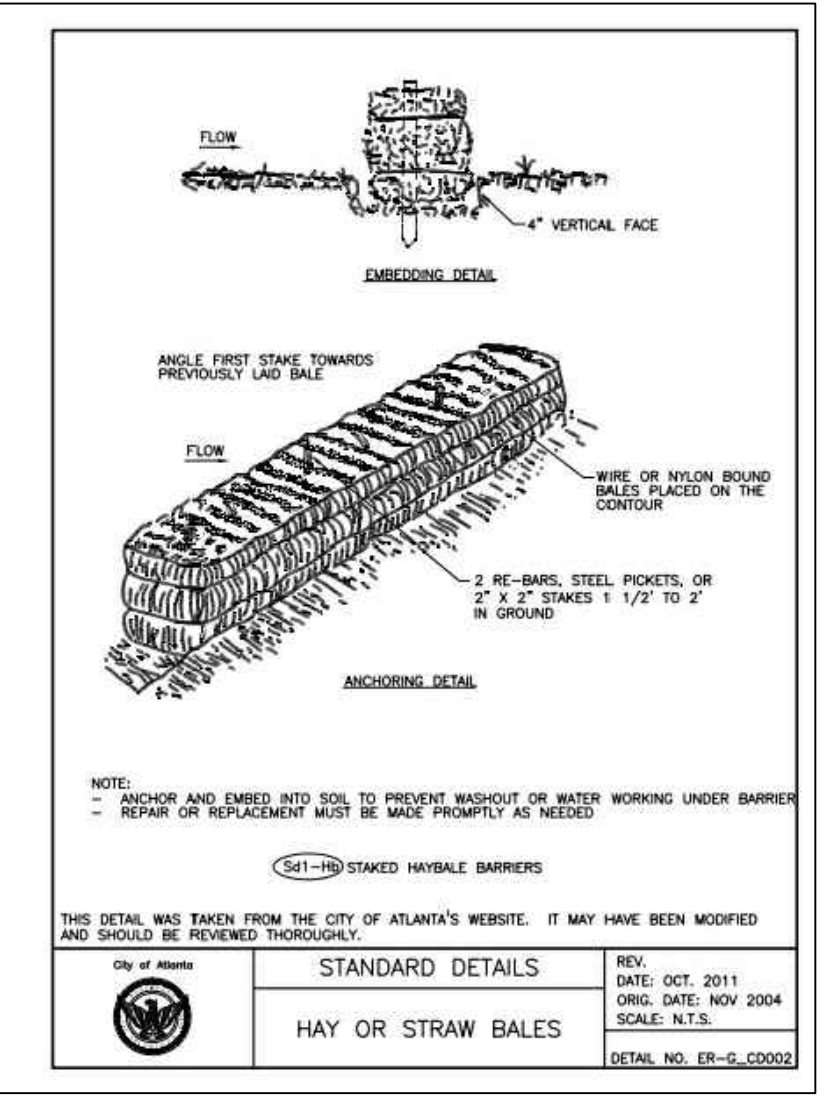
EROSION CONTROL LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Ds1 (Disturbed Area Stabilization w/ Mulching Only), Ds2 (Disturbed Area Stabilization w/ Temporary Seeding), Ds3 (Disturbed Area Stabilization w/ Permanent Vegetation), Ds4 (Disturbed Area Stabilization w/ Permanent Vegetation), Du (Disturbed Area Stabilization w/ Dust Control), and Ds1 (Temporary cover of plant residues).

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION EUGENE A STEPANOV LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000065549 ISSUED: 01/27/2024 EXPIRES: 01/27/2027

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER PAUL LAWRENCE 3162 PIEDMONT ROAD NE ATLANTA, GA 30305 24 HOUR CONTACT: PAUL LAWRENCE TELEPHONE: (678) 462-7810 EMAIL: plawrence@sequoiarow.com

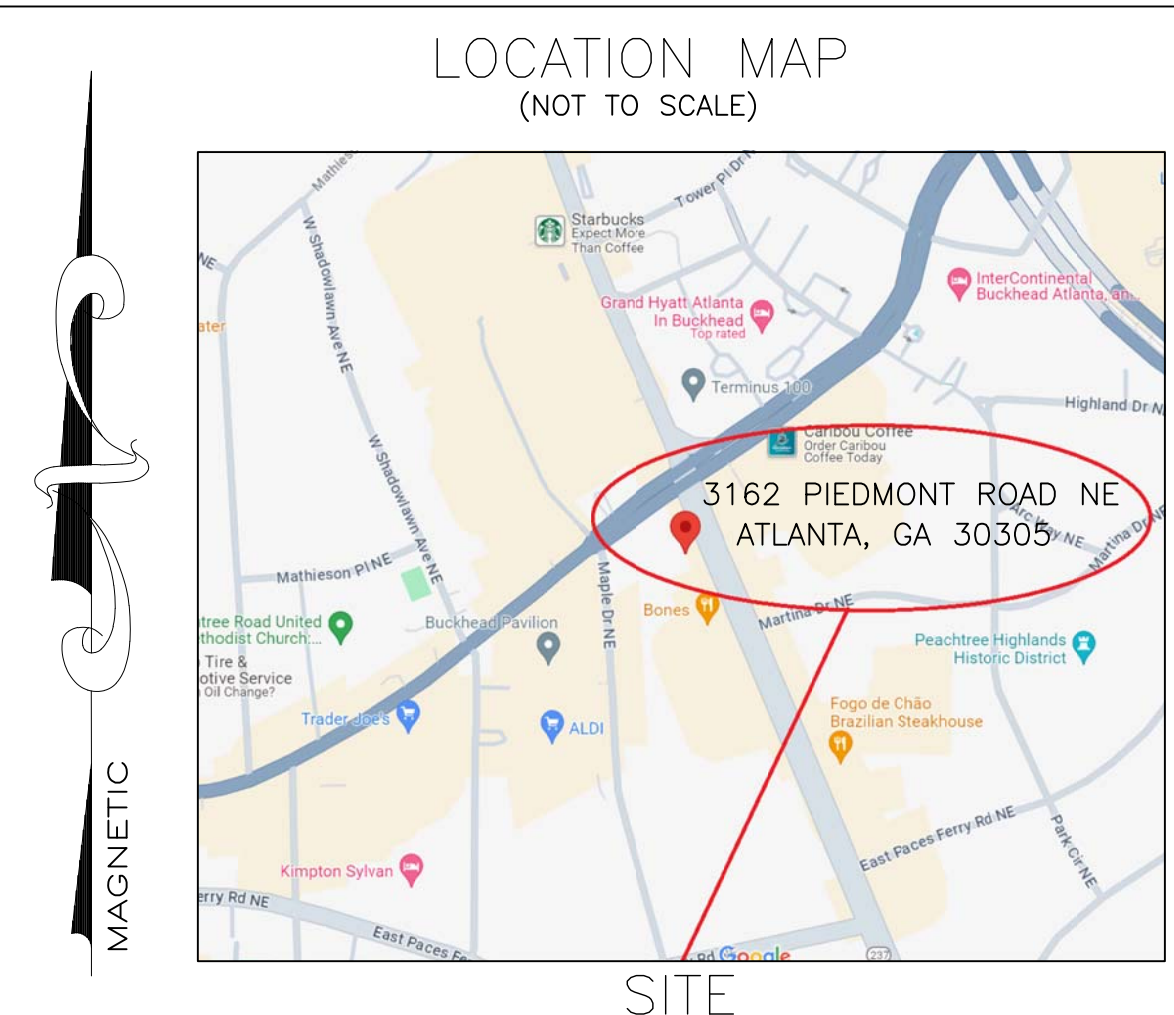
TOTAL LAND AREA 19,790.92 SF / 0.454 AC EXISTING IMPERVIOUS SURFACE 19,498.49 SF / 0.448 AC / 98.5% DISTURBED AREA: 11,508.88 SF / 0.264 AC



- (Co) CONSTRUCTION ENTRANCE/EXIT (Sd2-F) INDICATES Sd2 TYPE F SEDIMENT CONTROL (Sd2-PP) INDICATES Sd2 TYPE PP SEDIMENT CONTROL (Sd1-C) INDICATES Sd1 TYPE C SILT FENCE (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE (Sd1-Hb) INDICATES Sd1 TYPE Hb HAYBALES (Tr) INDICATES TREE PROTECTION FENCE (Ds1) DISTURBED AREA STABILIZATION (WITH MULCH) (Ds2) DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION) (Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) (Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)

Demolition Plan Prepared For: PAUL LAWRENCE. Includes lot information, subdivision, and contact details for Survey Land Express, Inc. Includes a scale bar and north arrow.





**FLOOD HAZARD NOTE:**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13121C0253F EFFECTIVE DATE: 9/18/2013 ZONE: X  
 NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
- ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.

**FUTURE FLOOD DISCLAIMER:**

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

**SCOPE OF PLAN:**

THE PURPOSE OF THIS SITE PLAN IS FOR USE IN ACQUIRING LAND DISTURBANCE PERMITS.  
 THE SCOPE INCLUDES THE PARKING LOT REPLACEMENT AND ORGANIZE ENTRY TO IT.  
 EROSION CONTROL BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON. NO LAND DISTURBANCE PROPOSED WITHIN ANY STREAM BUFFER.

**SITE PLAN DISCLAIMER TO BUILDER:**

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

**PROPERTY IS ZONED SPI-9 (SUBAREA 4) (CITY OF ATLANTA)**

**BUILDING SETBACKS:**  
 FRONT: NONE  
 SIDE: NONE  
 REAR: NONE

**ZONING NOTE:**  
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**DISTURBED AREA STABILIZATION**  
 ANTICIPATED STARTING DATE: 03/17/2024  
 ANTICIPATED COMPLETION DATE: 09/17/2024  
 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

**DIRT STATEMENT**  
 TOTAL GROSS CUBIC YARDS OF CUT: 250  
 TOTAL GROSS CUBIC YARDS OF FILL: 250  
 TOTAL GROSS CUBIC YARDS OF DEBRIS TO BE REMOVED: 0  
 EXCESS OF SOIL TO BE HAULED OFF.

**SURVEY NOTES:**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- THE PUBLIC RECORDS INFORMATION AS SHOWN HEREON REFLECT THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
- THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
- THIS SURVEY WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
- IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND ACCOMPANYING PLUMB PRISM POLE WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

**BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988**

PARKING CALCULATION				
USE	AREA (SF)	MAXIMUM	MINIMUM	PROPOSED
PER ATLANTA CITY CODE §16-181.023 OFF STREET PARKING REQUIREMENTS and the SPI – Buckhead Village Parking Table				
Eating & Drinking (Indoor Dining)	7,503 SF <sup>1</sup>	25	19	21

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER  
 PAUL LAWRENCE  
 3162 PIEDMONT ROAD NE  
 ATLANTA, GA 30305  
 24 HOUR CONTACT: PAUL LAWRENCE  
 TELEPHONE: (678) 462-7810  
 EMAIL: plawrence@sequoiorow.com

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 EUGENE A STEPANOV  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER 0000065549  
 ISSUED: 01/27/2024 EXPIRES: 01/27/2027



**CONSTRUCTION SCHEDULE (APPROX. START DATE MARCH 2024)**

	1ST MONTH	2ND MONTH	3RD MONTH	4TH MONTH	5TH MONTH	6TH MONTH	7TH MONTH
INSTALL & MAINTAIN EROSION CONTROL	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X
CLEARING & GRUBBING	X X						
GRADING	X X	X X X X	X X (INSTALL TEMP VEGETATION WITHIN 14 DAYS AFTER GRADING)				
TEMP VEGETATION			X X (WITHIN 14 DAYS AFTER GRADING)				
INSTALL UTILITIES			X X	X X X X			
BUILDING CONSTRUCTION		X X X X	X X X X	X X X X	X X X X	X X X X	X X X X
PAVEMENT/DRIVEWAY					X X X X		
PERMANENT VEGETATION					X X X X	X X X X	X X X X

CLEARING/GRUBBING WILL NOT BEGIN AT THE SAME TIME AS OR BEFORE INITIAL PERIMETER & SEDIMENT STORAGE BMPs.

**SITE PLAN NOTES:**

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
- DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
- ALL GRADED SLOPES TO BE 3H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
- GRADE TO DRAIN AWAY FROM FOUNDATION.
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
- LOCATION OF DUMPSTER AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA.
- THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 -IT'S THE LAW.
- HAUL ROUTE PERMIT IS NOT REQUIRED.
- LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED.
- TOPOGRAPHY IS BASED ON FIELD RUN SURVEY ON FEBRUARY 23, 2024.

**TREE PROTECTION: (Tr)**

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

(1) THE EATING AND DRINKING ESTABLISHMENT INCLUDES A UNCOVERED OUTDOOR PATIO CONSISTING OF 1,537 SF WHICH IS 20.5% OF THE TOTAL GROSS FLOOR AREA OF THE ESTABLISHMENT. AS THE UNCOVERED OUTDOOR PATIO IS LESS THAN 25% OF THE TOTAL GROSS FLOOR AREA OF THE ESTABLISHMENT, NO ADDITIONAL OFF-STREET PARKING IS REQUIRED FOR THE UNCOVERED OUTDOOR PATIO.

**\* SYMBOLS \***

- ELECTRIC PANEL/METER
- WATER METER
- FIRE DEPARTMENT CONNECTIONS
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT
- TRAFFIC POLE
- SING POLE
- BENCHMARK

**\* LINE INDICATORS \***

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE
- OVERHEAD TRAFFIC/SING STRUCTURES

**\* LEGEND \***

- AS PER PLAT
- AS PER DEED
- AS PER FIELD
- ANGLE IRON FOUND
- AS PER ZONING
- BOTTOM BANK
- BACK OF CURB
- BLOCK
- BUILDING SETBACK LINE
- BRICK
- BASEMENT
- BASEMENT
- CABLE BOX
- CABLE LINE
- CONCRETE
- CATCH BASIN
- CENTER LINE
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- CITY OF ATLANTA
- SAN SEWER CLEAN OUT
- CADASTRAL MAP
- CRAWL SPACE
- CALCULATED POINT
- CARPOT
- DEED
- DRAINAGE EASEMENT
- DRAINAGE INLET
- DEPARTMENT OF WATERSHED MANAGEMENT
- ELECTRIC POWER BOX
- ELECTRIC METER
- EDGE OF PAVEMENT
- FIELD
- FACE OF CURB
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FRAME
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HEAD WALL
- HARDWOOD TREE
- IRON PIN
- IRON PIN FOUND
- IRON PIN SET
- IRRIGATION VALVE
- IRRIGATION METER
- JUNCTION BOX
- LAND LOT LINE
- MAGNETIC READING IP
- MAGNOLIA TREE
- MAN HOLE
- METAL FENCE
- N'BORS
- OVERHANG
- OPEN TOP PIPE FOUND
- PORCH
- PLAT
- PROPERTY CORNER
- PROPERTY LINE
- PINE TREE
- POINT OF BEGINNING
- POINT OF COMMENCING
- POWER POLE
- POWER LINE
- RECORD
- POLYVINYL CHLORIDE PIPE
- IRON ROD FOUND
- RAIL SPIKE FOUND
- REINFORCING BAR FOUND
- REINFORCING BAR SET
- REINFORCED CON. PIPE
- RIGHT-OF-WAY
- ROIGN
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCREENED PORCH
- SIDEWALK
- TOP OF BANK
- TRAFFIC POLE
- UTILITY EASEMENT
- WOOD
- WOOD FENCE
- WOOD DECK
- WATER LINE
- WATER METER
- WIRE FENCE
- WATER VALVE
- WET WEATHER
- WITH/
- YARD INLET

**Co** CONSTRUCTION ENTRANCE/EXIT  
**Sd2-F** INDICATES Sd2 TYPE F SEDIMENT CONTROL  
**Sd2-PP** INDICATES Sd2 TYPE PP SEDIMENT CONTROL  
**Sd1-C** INDICATES Sd1 TYPE C SILT FENCE  
**Sd1-S** INDICATES Sd1 TYPE S SILT FENCE  
**Sd1-Hb** INDICATES Sd1 TYPE Hb HAYBALES  
**Tr** INDICATES TREE PROTECTION FENCE  
**Ds1** DISTURBED AREA STABILIZATION (WITH MULCH)  
**Ds2** DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)  
**Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)  
**Ds4** DISTURBED AREA STABILIZATION (WITH SODDING)

**EROSION CONTROL LEGEND**

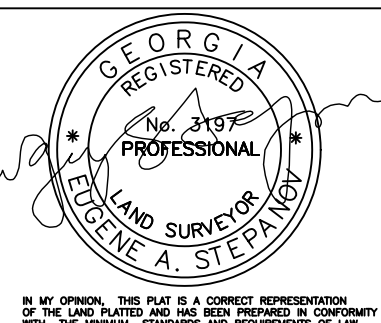
<b>Ds1</b> DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	<b>Ds1</b> A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
<b>Ds2</b> DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	<b>Ds2</b> ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
<b>Ds3</b> DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	<b>Ds3</b> ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
<b>Ds4</b> DISTURBED AREA STABILIZATION (W/ PERMANENT)	<b>Ds4</b> ESTABLISHING PERMANENT NEGATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS. SEE ENLARGED PLANS
<b>Du</b> DISTURBED AREA STABILIZATION (W/ DUST CONTROL)	<b>Du</b> CONTROLLING OF SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADS, AND DEMOLITION SITES. SEE EROSION CONTROL NOTES.

**RELEASED FOR CONSTRUCTION**

LOT BLOCK  
 SUBDIVISION UNIT  
 LAND LOT 61 17TH DISTRICT SECTION  
 FULTON COUNTY, GEORGIA DB.60167/Pg.191 PB./PG.  
 FIELD WORK DATE FEB 23, 2024 PRINTED/SIGNED MARCH 07, 2024  
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

**NOTES**

PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 4 OF 6  
**PAUL LAWRENCE**  
 PROPERTY ADDRESS:  
 3162 PIEDMONT ROAD NE  
 ATLANTA, GA 30305  
 24 LENOX POINTE  
 ATLANTA, GA 30324  
 FAX 404-601-0941  
 TEL 404-252-5747  
 INFO@SURVEYLANDEXPRESS.COM



**SURVEY LAND EXPRESS, INC**  
 LAND SURVEYING SERVICES



EXISTING BUILDING FFE 1004.81

EXISTING WATER LINE, GAS LINE AND SANITARY SEWER LINE TO BE REUSED

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY

TREE SAVE STATUS:

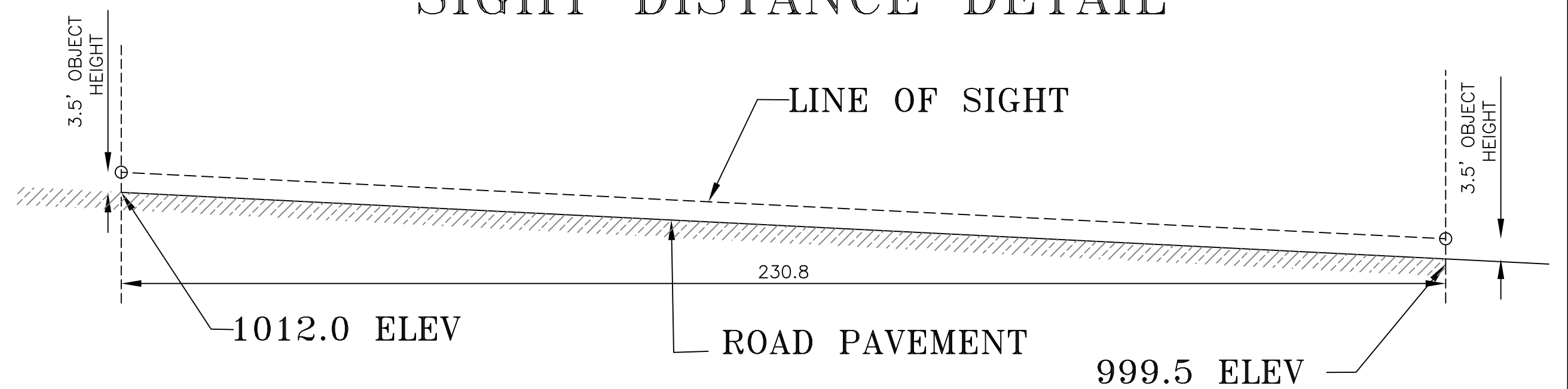
X INDICATES TREE TO BE REMOVED

BOUNDARY LINES OBTAINED FROM THE ACTUAL FIELD-RUN SURVEY RECORDS.

NO IMPACT TO TREE CRZs UNLESS EXPLICITLY STATED

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

# SIGHT DISTANCE DETAIL



- \*SYMBOLS\***
- ELECTRIC PANEL/METER
  - WATER METER
  - FIRE DEPARTMENT CONNECTIONS
  - AIR CONDITIONER
  - GAS METER
  - JUNCTION BOX
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - TRAFFIC/INFO SIGN
  - GAS MARKER
  - LAMP POST
  - METAL POST/PILLAR
  - WATER VALVE
  - HEADWALL
  - STAIRS
  - DRAINAGE INLET
  - FIRE HYDRANT
  - R/W MONUMENT
  - PARKING METER
  - CONCRETE MONUMENT
  - TRAFFIC POLE
  - SING POLE
  - BENCHMARK
  - \*LINE INDICATORS\*
  - INDICATES SANITARY SEWER LINE
  - INDICATES POWER LINE
  - INDICATES WATER LINE
  - INDICATES GAS LINE
  - INDICATES FENCE LINE
  - INDICATES DRAINAGE LINE
  - BURIED POWER/CABLE LINE
  - AT&T BURIED LINE
  - OVERHEAD TRAFFIC/SING STRUCTURES

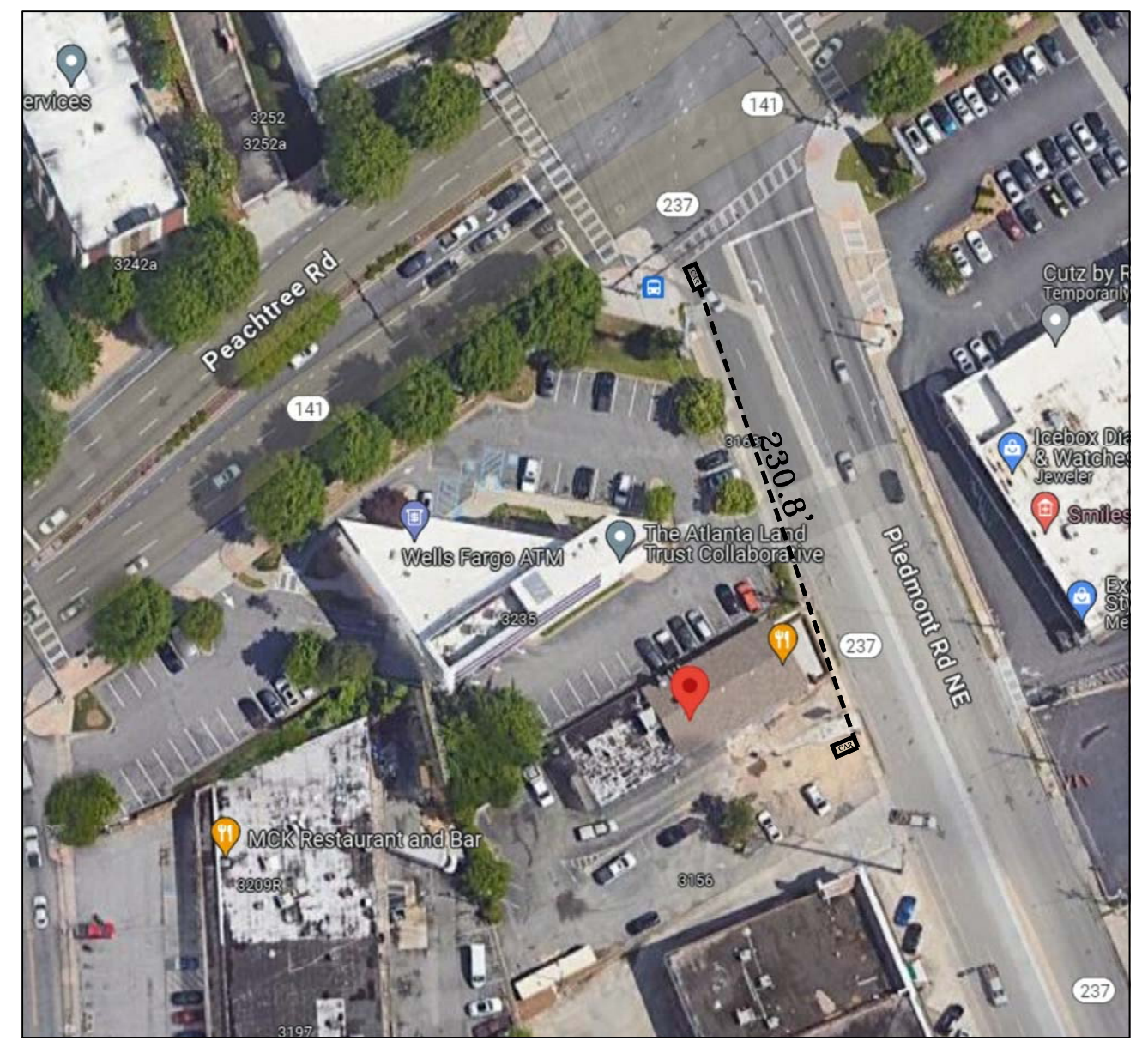
- \*LEGEND\***
- APP AS PER PLAT
  - AS PER FIELD
  - ANGLE FOUND
  - APZ AS PER ZONING
  - BACK SANG
  - BC BACK OF CURB
  - BRK BRICK
  - BLS BUILDING SETBACK LINE
  - BSM BASEMENT
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  - BSM99 BASEMENT
  - BSM100 BASEMENT

NO GRADED SLOPES SHALL EXCEED 3H:1V

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

NOTE: NO TREES TO BE REMOVED

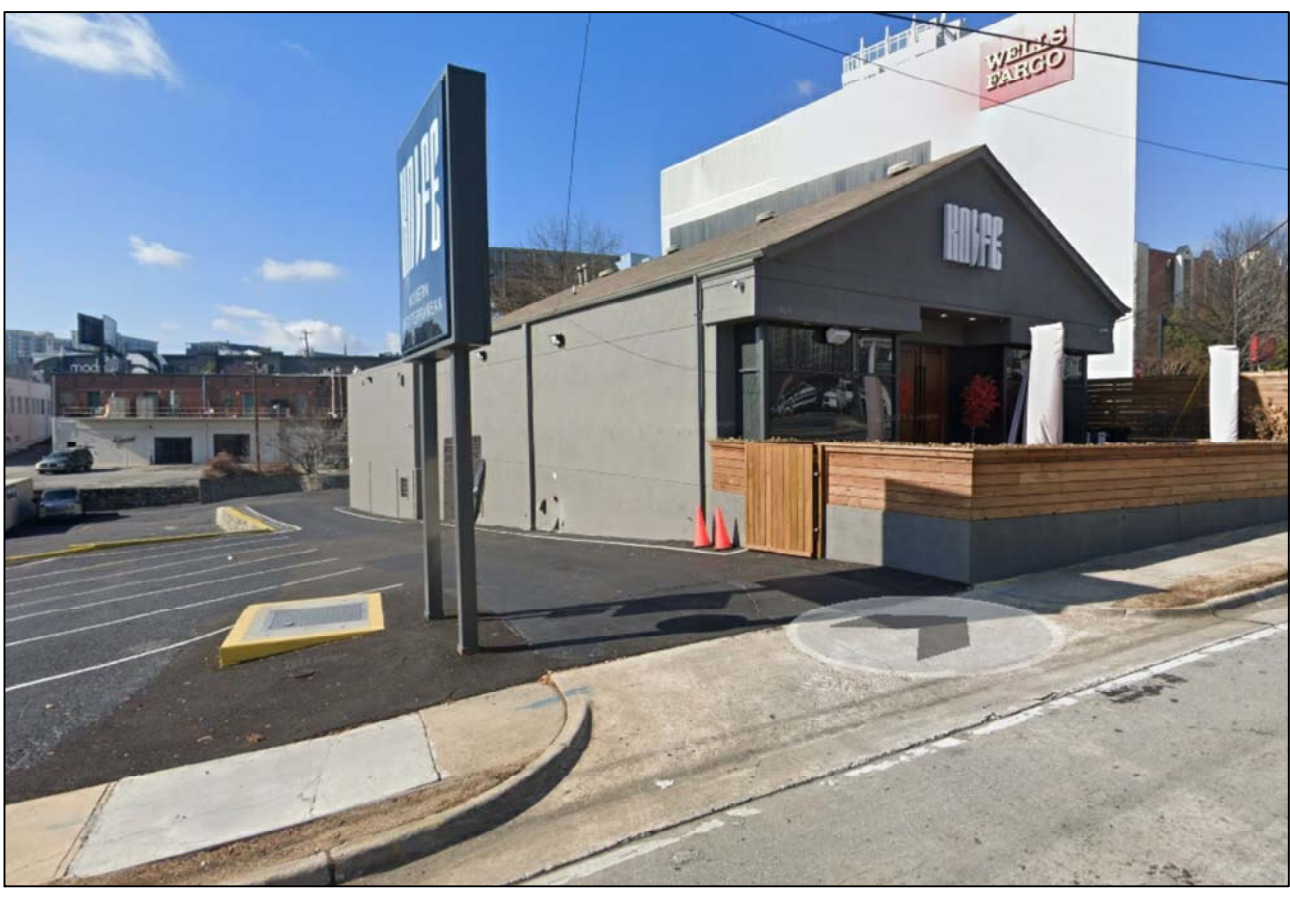
ALL CURB AND GUTTER ALONG PROPERTY FRONTAGE WILL BE UP TO CURRENT GDOT STANDARDS



CLEAR LINE OF SIGHT NO OBSTRUCTIONS

N.T.S.

RIGHT TURN ONLY STREET SIGN TO BE INSTALLED.



EXISTING SIGN TO REMAIN. THERE IS NO NEED TO RELOCATE IT.



IF YOU DO GEORGIA, CALL US FIRST 1-800-252-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW



- Co CONSTRUCTION ENTRANCE/EXIT
- Sd2-F INDICATES Sd2 TYPE F SEDIMENT CONTROL
- Sd2-PP INDICATES Sd2 TYPE PP SEDIMENT CONTROL
- Sd1-C INDICATES Sd1 TYPE C SILT FENCE
- Sd1-S INDICATES Sd1 TYPE S SILT FENCE
- Sd1-Hb INDICATES Sd1 TYPE Hb HAYBALES
- Tr INDICATES TREE PROTECTION FENCE
- INDICATES STRUCTURAL ROOT PLATE
- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)
- INDICATES PROPOSED CONTOURS
- INDICATES EXISTING CONTOURS

TREES TO BE PLANTED:

T# DENOTES PROPOSED 3" TREE

T1	Oak, Black ( <i>Quercus velutina</i> ) OVERSTORY TREE
T2	Oak, White ( <i>Quercus alba</i> ) OVERSTORY TREE
T3	Blackgum (Tupelo) ( <i>Nyssa sylvatica</i> ) MID-STORY TREE
T4	Oak Georgia ( <i>Quercus georgiana</i> ) MID-STORY TREE
T5	Oak, White ( <i>Quercus alba</i> ) OVERSTORY TREE
T6	Blackgum (Tupelo) ( <i>Nyssa sylvatica</i> ) MID-STORY TREE
T7	Oak Georgia ( <i>Quercus georgiana</i> ) MID-STORY TREE

EXISTING TREES TO BE REMOVED	N/A
EXISTING TREES TO BE PRESERVED	DBH 7"HW
TOTAL:	7"
TREE PLAN TREES TO BE PLANTED	7"

TOTAL LAND AREA  
19,790.92 SF / 0.454 AC

EXISTING IMPERVIOUS SURFACE  
19,498.49 SF / 0.448 AC / 98.5%

PROPOSED IMPERVIOUS SURFACE  
16,618.02 SF / 0.381 AC / 84.0%

DISTURBED AREA:  
11,508.88 SF / 0.264 AC

NOTE: THERE WILL BE 0% INCREASE IN IMPERVIOUS AREA

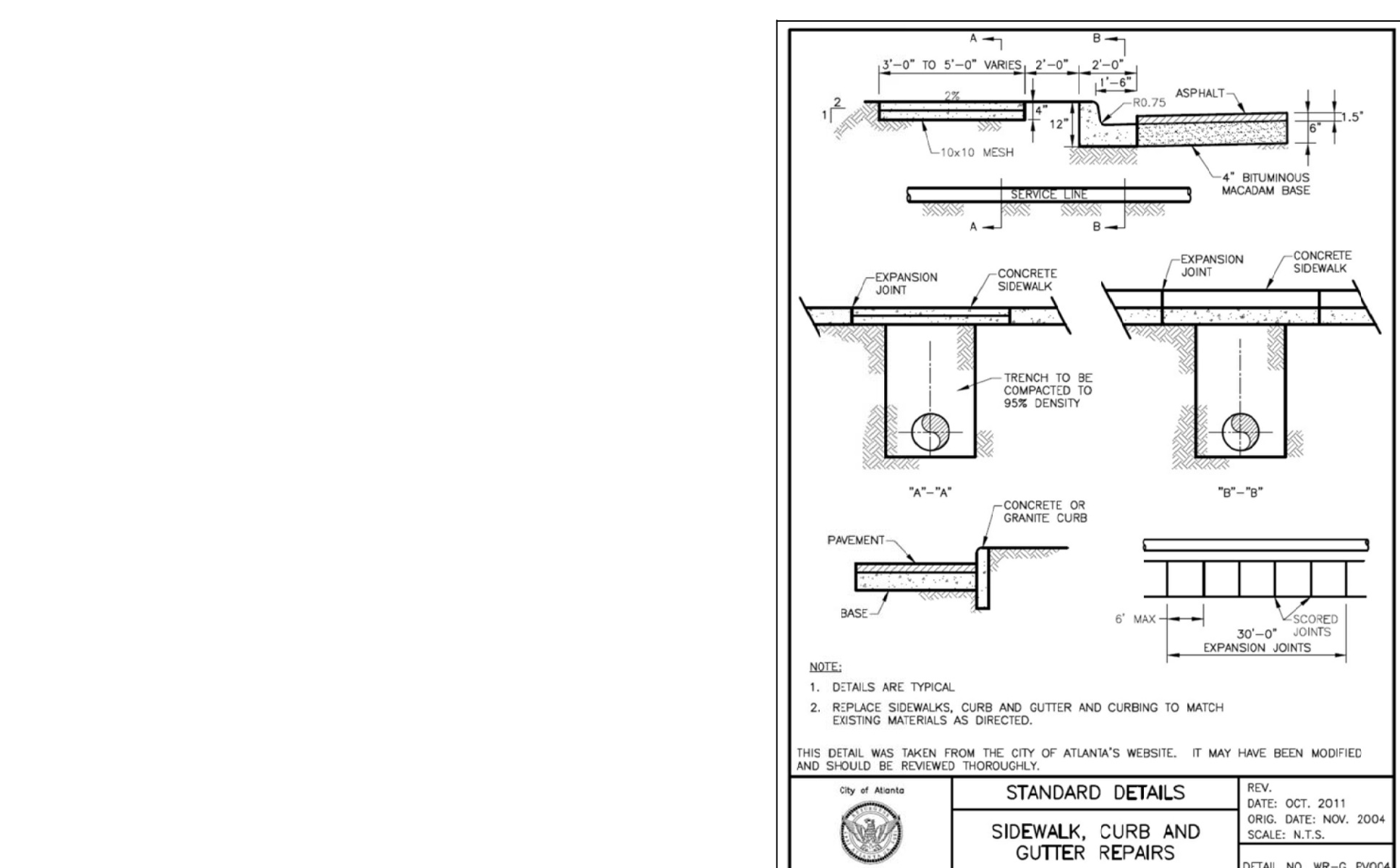
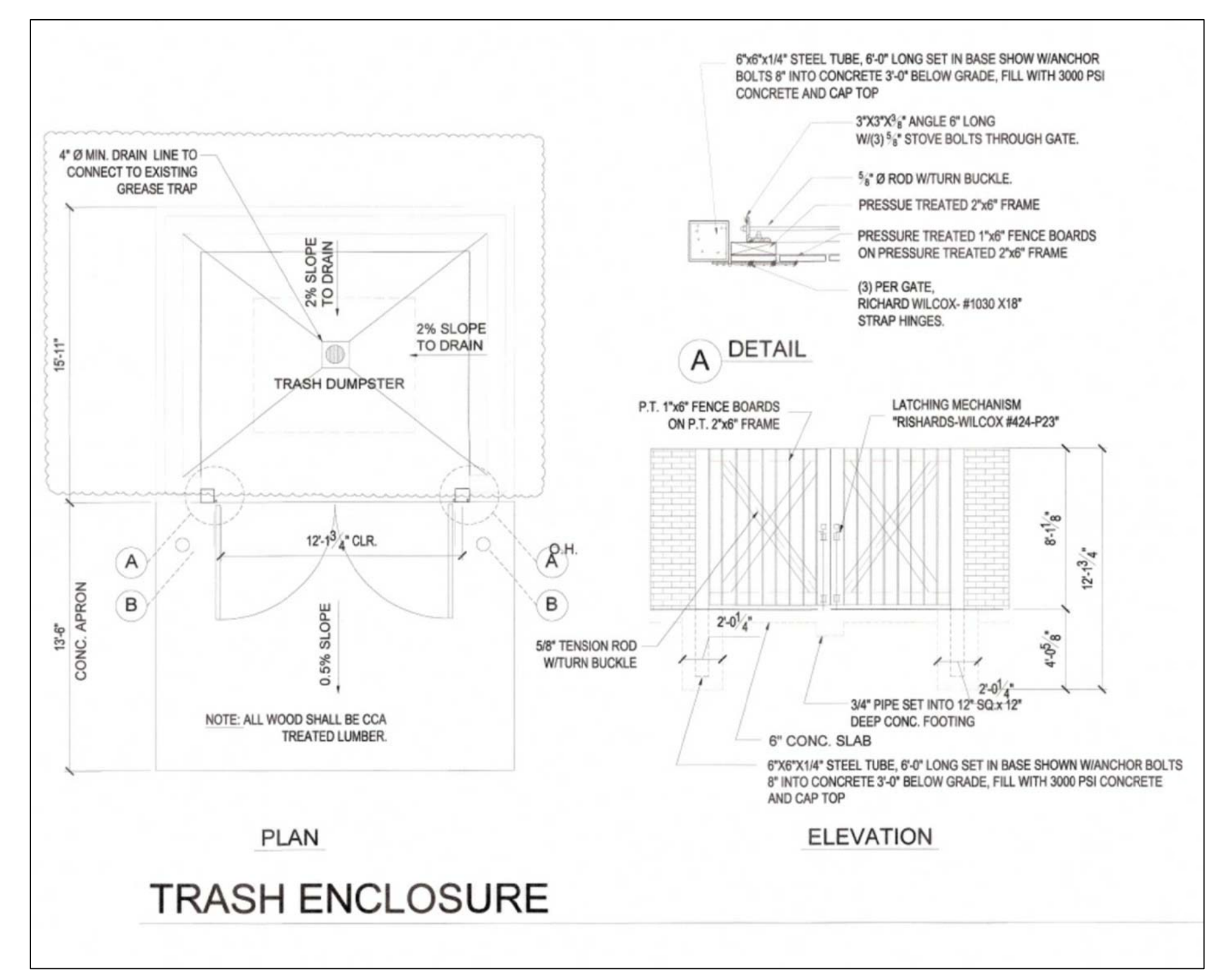
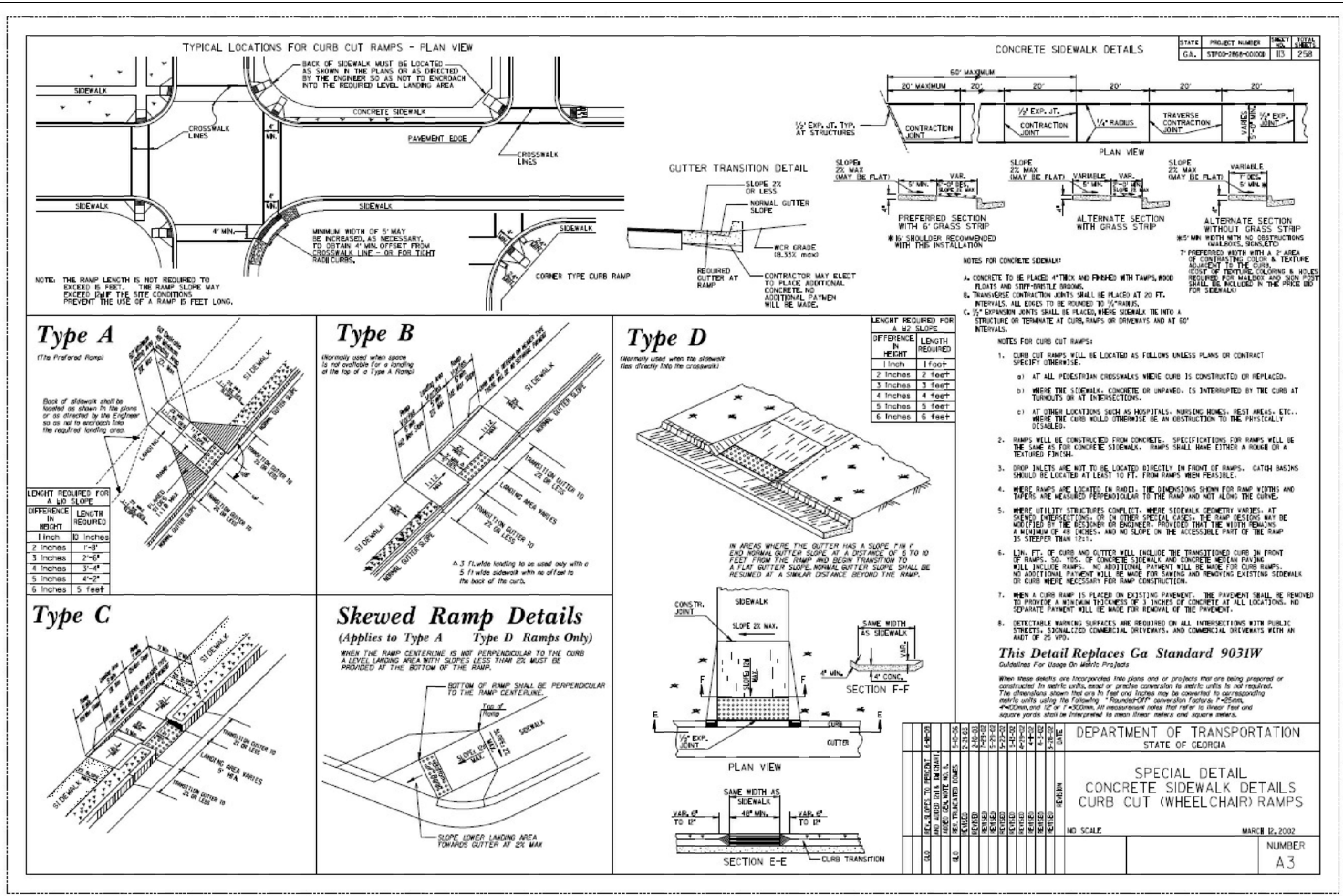
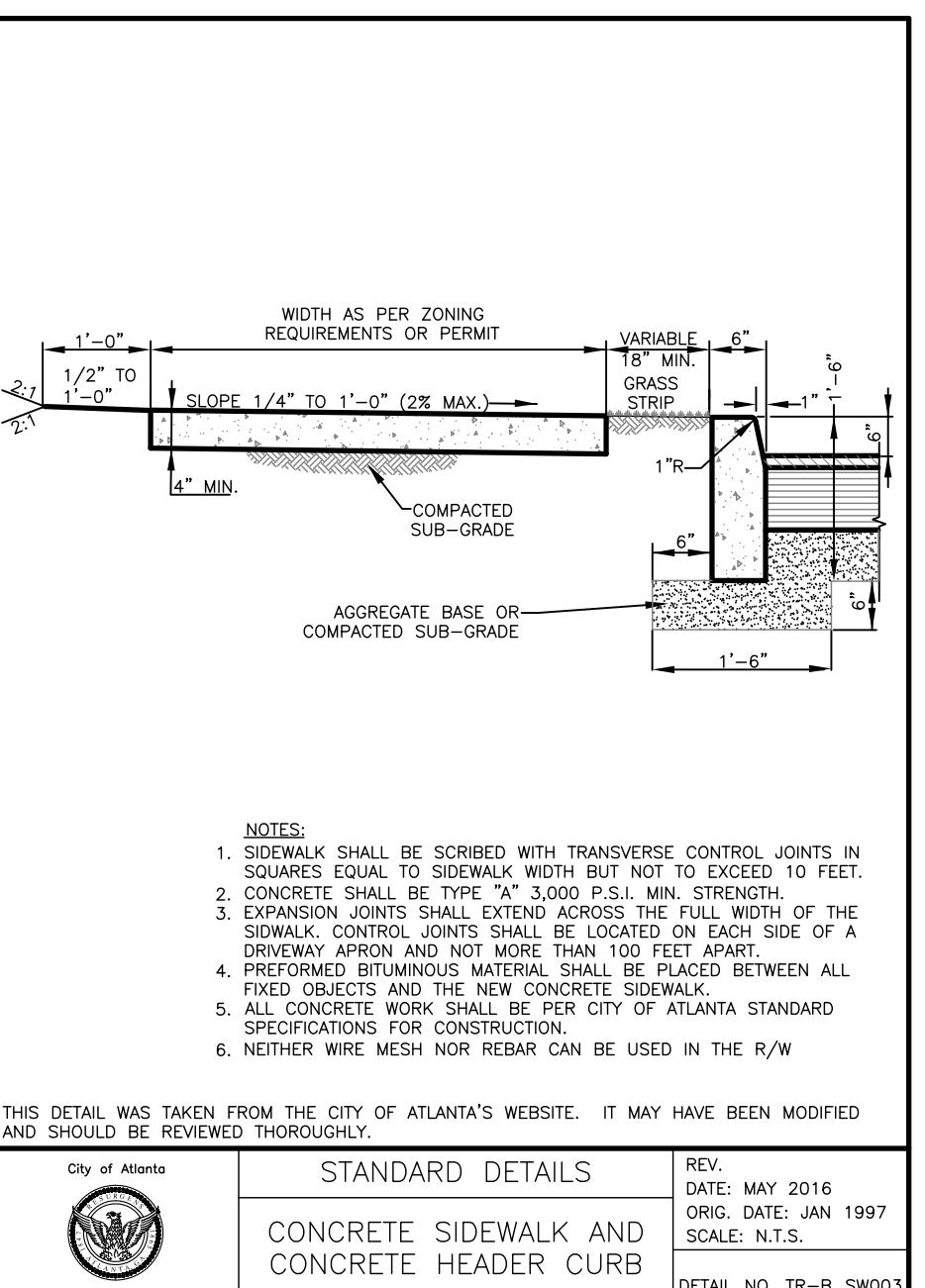
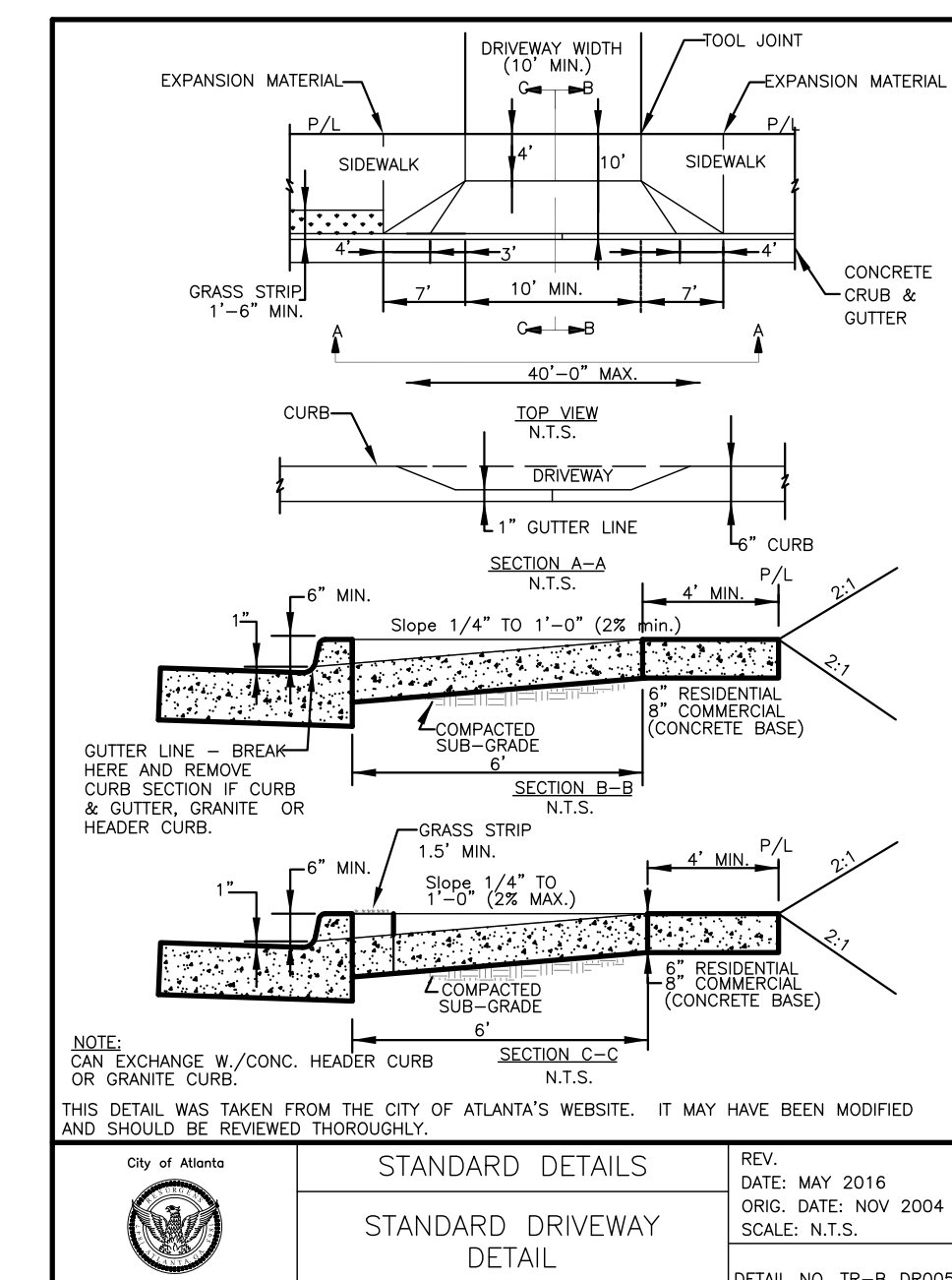
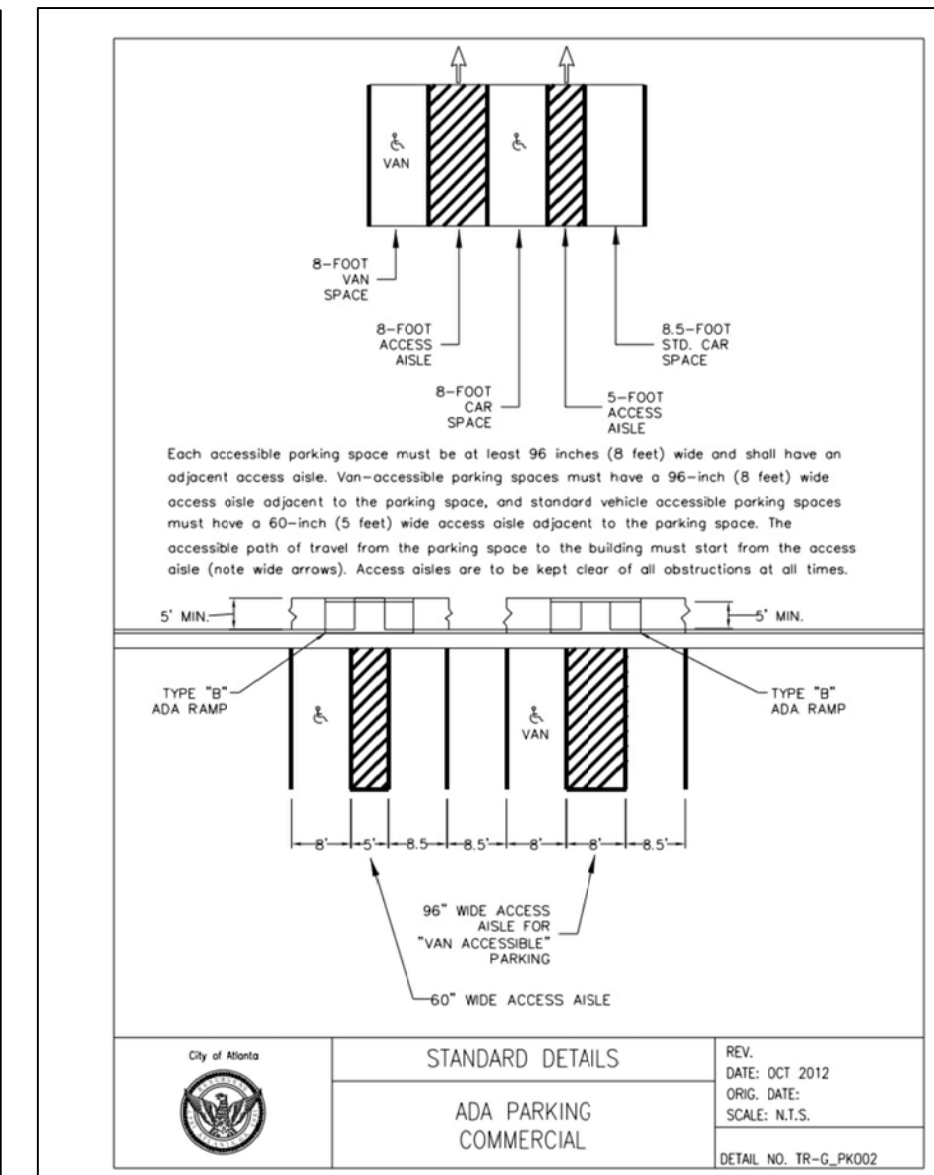
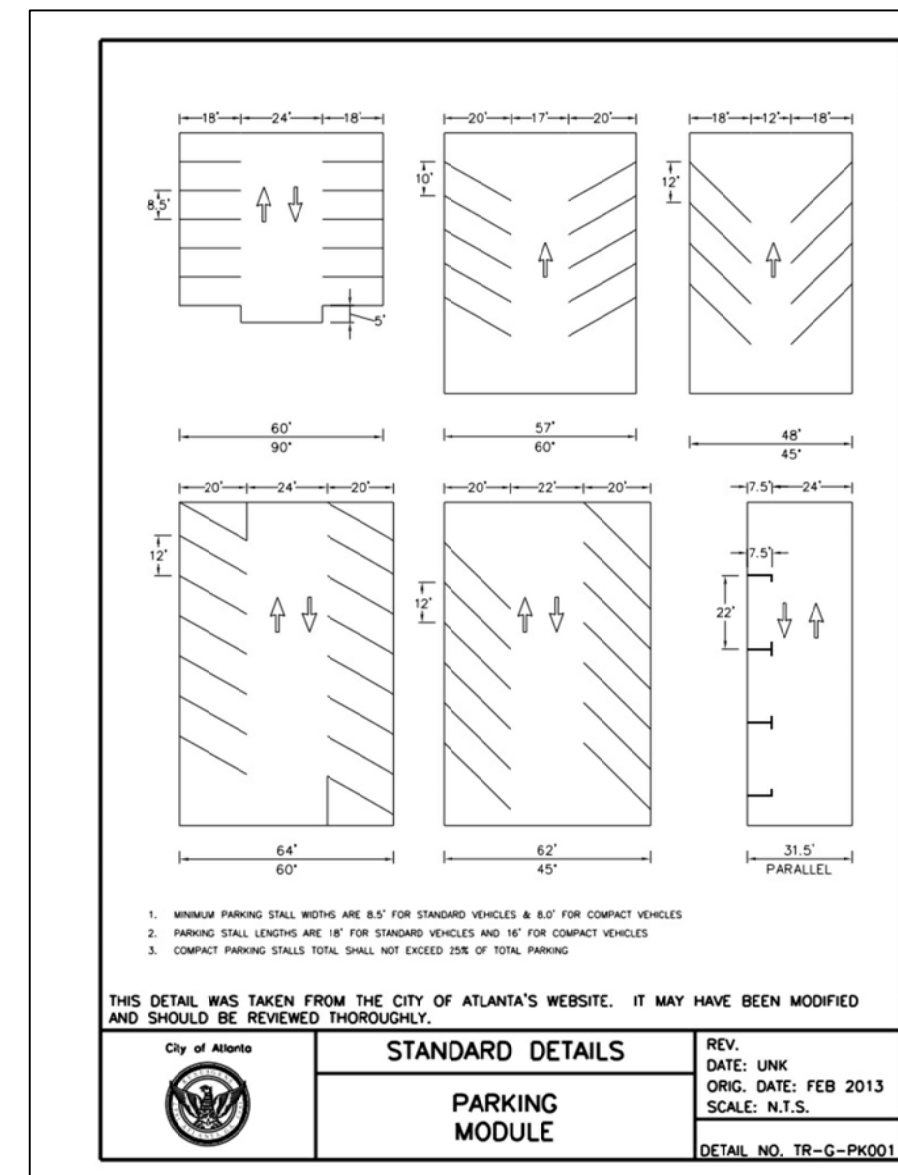
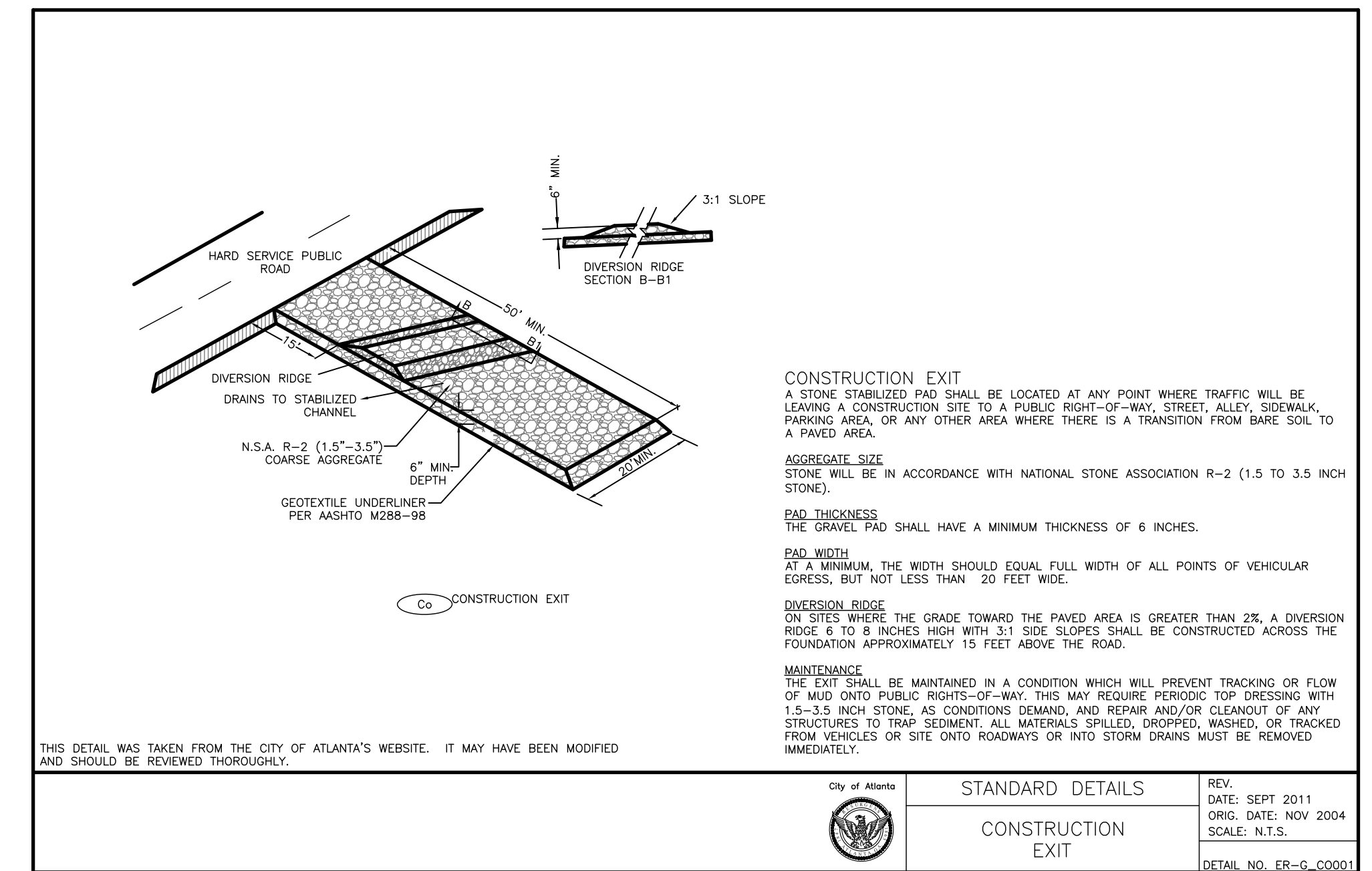
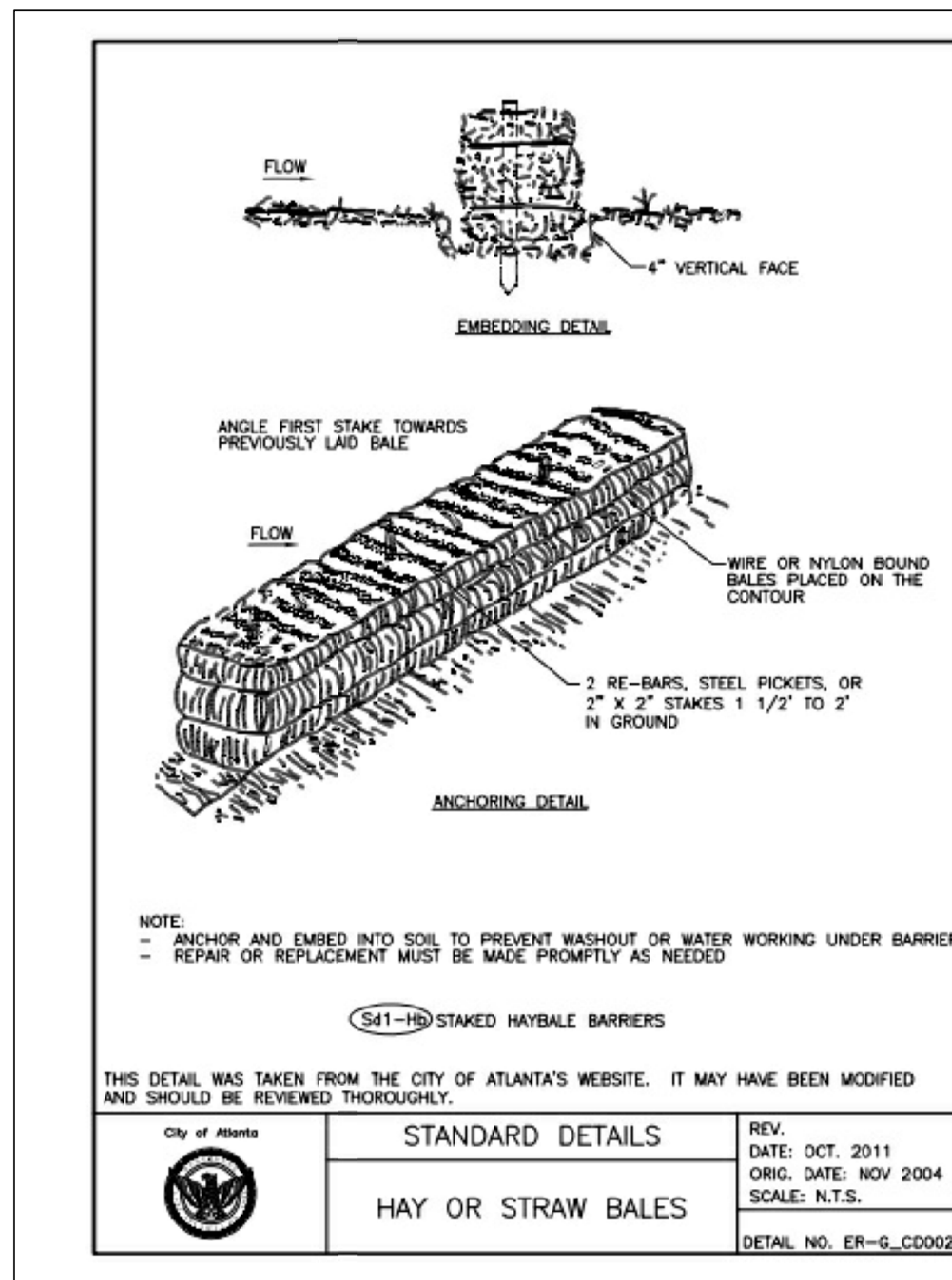
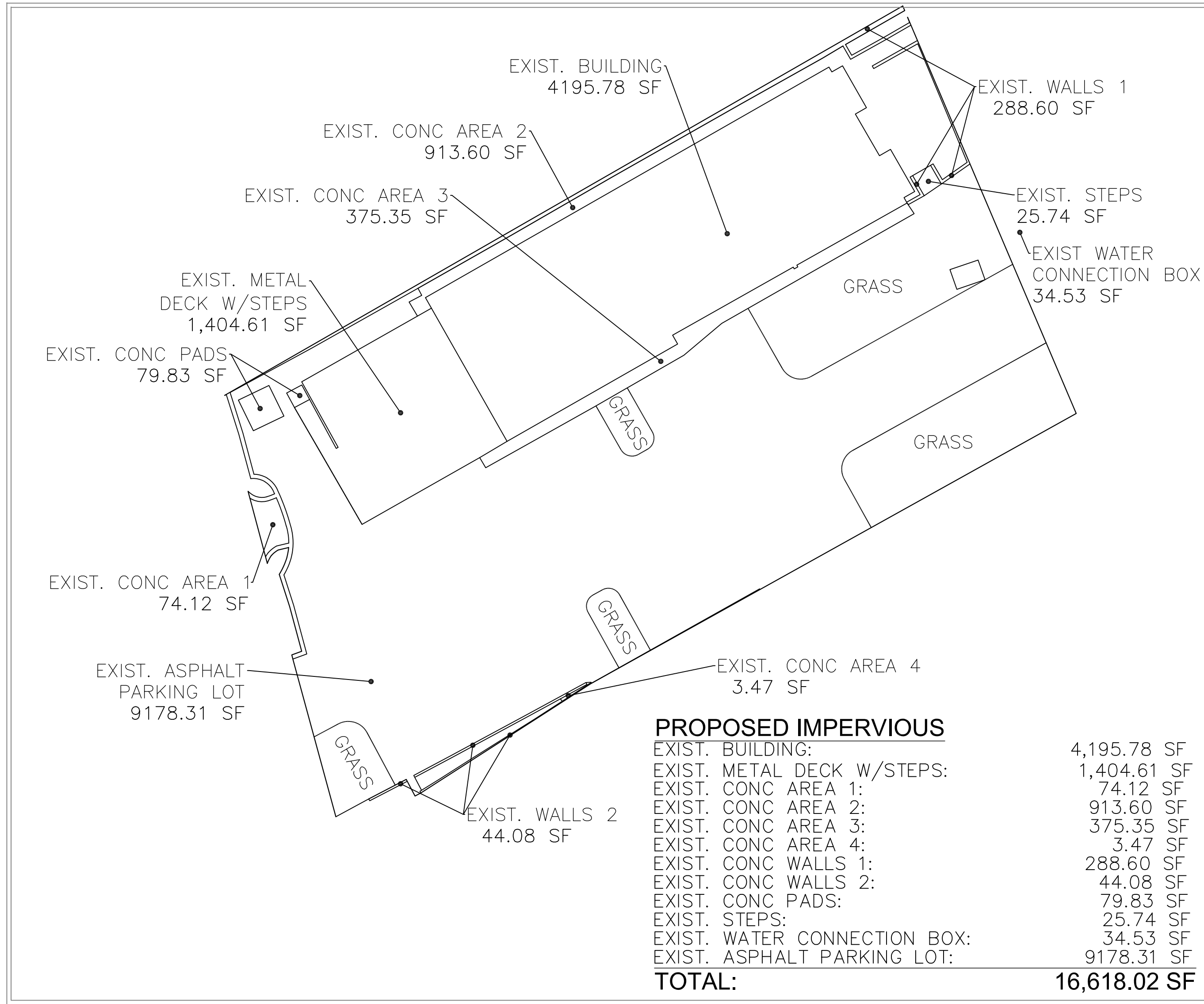
RELEASED FOR CONSTRUCTION

## EROSION CONTROL, GRADING & TREE PROTECTION PLAN

LOT	BLOCK	PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 5 OF 6
SUBDIVISION	UNIT	
LAND LOT 61	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.60167/P.191	PB./PG.
FIELD WORK DATE FEB 23, 2024	PRINTED/SIGNED MARCH 07, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
CU ORD #20240241	DWG #20240241 DEMO PLAN - SITE PLAN	
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747		
SURVEY LAND EXPRESS, INC		LAND SURVEYING SERVICES
PAUL LAWRENCE		PROPERTY ADDRESS: 3162 PIEDMONT ROAD NE ATLANTA, GA 30305
REGISTERED PROFESSIONAL SURVEYOR		



# LOT COVERAGE AREA DETAILS



**RELEASED FOR CONSTRUCTION DETAILS**

LOT: BLOCK  
 SUBDIVISION: UNIT  
 LAND LOT 61 17TH DISTRICT SECTION  
 FULTON COUNTY, GEORGIA DB.60167/PG.191 PB./PG.  
 FIELD WORK DATE FEB 23, 2024 PRINTED/SIGNED MARCH 07, 2024  
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

**PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 6 OF 6**

**PAUL LAWRENCE**

PROPERTY ADDRESS:  
 3162 PIEDMONT ROAD NE  
 ATLANTA, GA 30305

24 LENOX POINTE  
 ATLANTA, GA 30324  
 FAX 404-601-0941  
 TEL 404-252-5747

**SURVEY LAND EXPRESS, INC**  
 LAND SURVEYING SERVICES

REG. PROFESSIONAL SURVEYOR  
 LICENSE NO. 11757









ORINATIONDESIGN,LLC  
3225 SHALLOWFORDRD.  
SUITE 920  
MARIETTA, GA 30062  
O:678.387.1814  
M:404.542.0838  
INFO@ORINATIONDESIGN.COM

March 6<sup>th</sup>, 2023,  
Project: Knife Kitchen And Cocktails

To whom it may concern,

Thank you for taking the time to review drawings for **Knife Kitchen And Cocktails**, located at **3162 Piedmont Rd NE, Atlanta, GA 30305**

This is a response letter addressing your architectural plan review comments.

NO	SHEET	COMMENT	RESPONSE
1	LS-100	1. Back door cannot be existing	1. Sidewalk -serving the backdoor and the staircase- is highlighted per sheet SP-101, LS-100, A-101

Please call or email us if you want to discuss any of the comments we have addressed.

Thank you for your time.

Yours Sincerely,

**Joseph M. Ghobrial**  
**Orination Design, LLC**  
**404.542.0538**  
**[jghobrial@originationdesign.com](mailto:jghobrial@originationdesign.com)**



# Knife Kitchen And Cocktails

3162 PIEDMONT RD NE, ATLANTA, GA 30305



3225 SHALLOWFORD RD.  
SUITE 920, MARIETTA, GA 30062  
O: 678.404.8456  
M: 404.542.0838  
WWW.ORIGINATIONDESIGN.COM

**Knife Kitchen And Cocktails**  
 3162 Piedmont Rd NE, Atlanta, GA 30305  
 COVER SHEET

**PIEDMONT ON PEACHTREE**



No.	Description	Date
1	City comments	08/01/22

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**ISSUED FOR CONSTRUCTION**

Project Number **202120**  
Date **03/06/2023**  
Drawn By **MI**  
Checked By **JG**

**CS-100**

Scale

3/6/2023 11:06:04 PM

ABBREVIATIONS		GENERAL NOTES		SYMBOL AND LEGEND		PROJECT INFORMATION		SHEET INDEX					
<p>(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)</p>													
<p>A.B. ANCHOR BOLT ABV. ABOVE A.C. ASPHALTIC CONCRETE ACM. ALUM. COMPOSITE METAL PANEL A.C.P. ACOUSTIC CEILING PANEL A.F.F. ABOVE FINISH FLOOR ALUM. ALUMINUM A.O.T. ABRASIVE QUARRY TILE AOR. ARCHITECT OF RECORD ARCH. ARCHITECTURAL BD. BOARD BLKG. BLOCKING B.N. BOUNDARY NAIL BM. BEAM B.O.C. BOTTOM OF CEILING B.O.J. BOTTOM OF JOIST B.U.R. BUILT-UP ROOFING BOTT. or (B) BOTTLING C. CONDUIT C.L. or c.l. CENTER LINE CAB. CABINET C.B.B. CEMENTITIOUS BACKER BOARD C.D. CORE DRILL CER. CERAMIC C.J. CONTROL JOINT (COLD JOINT) CLG. CEILING CLKG. CAULKING CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONG. CONCRETE CONN. CONNECTION CONST. CONSTRUCTION CONST. JT. CONSTRUCTION JOINT CONT. CONTINUOUS CONTR. CONTRACTOR COMP. COMPACTED/COMPACTION C.T. CERAMIC TILE C.T. C.T. or q. DOUBLE DEG. or ° DEGREE DET. DETAIL DIA. or Ø DIAMETER DIAG. DIAGONAL DIM. DIMENSION DS. DOWNSPOUT DWG. (S) DRAWING(S) (E) EXISTING E.C. ELECTRICAL CONTRACTOR ELEC. ELECTRICAL ELEV. ELEVATION E.N. EDGE NAIL E.O.C. EDGE OF COUNTER/ EQUIPMENT EQ. or EQUAL ER. EXISTING RELOCATED EXP. EXPANSION EXT. EXTERIOR FACT. FACTORY F.D. FLOOR DRAIN FDN. FOUNDATION F.F. FIRE EXTINGUISHER F.E. FINISHED FLOOR F.L. FINISHED FLOOR LEVEL F.F.AE. FURNITURE, FIXTURES &amp; EQUIPMENT F.G. FLOAT GLASS FLR. FLOOR FIN. FINISH F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.R. FIRE RETARDANT F.R.P. FIBERGLASS REINFORCED PANEL FT. FOOT/ FEET FTG. FOOTING F.V. FIELD VERIFY GA. GAUGE (GAGE) GWB. GYPSUM WALLBOARD G.C. GENERAL CONTRACTOR GALV. GALVANIZED G.I. GALVANIZED IRON GLB. GLUE-LAMINATED BEAM HB. HOSE BIBB H.C. HOLLOW CORE H.D. HUB DRAIN HDR. HEADER HDW. HARDWARE HGR. HANGER HGT. or HT. HEIGHT H.M. HOLLOW METAL HORIZ. or H. HORIZONTAL H.S.B. HIGH STRENGTH BOLT I.D. INSIDE DIAMETER I.E. IN EXAMPLE IN. INCH/ INCHES INSUL. INSULATION INT. INTERIOR INV. INVERTED JT. OR INT. JOINT JST. JOIST</p>	<p>L. ANGLE LAM. LAMINATED LAV. LAVATORY LBS. or (S) POUND(S) LS. LONG LT. LIGHT MATL. MATERIAL MAX. MIN. MAXIMUM/ MINIMUM M.B. MACHINE BOLT MEZZ. MEZZANINE MISC. MISCELLANEOUS M.O. MASONRY OPENING M.P.S. MODULAR PANELBOARD SYSTEM M.S.B. MAIN SWITCH BOARD MTD. MOUNTED MTL. METAL (N) NEW N/A or N/A NOT APPLICABLE N.I.C. NOT IN CONTRACT NO. or # NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE O.C. ON CENTER O.F.C.I. OWNER FURNISHED, CONTRACTOR INSTALLED OFD. OVERFLOW DRAIN O.F.O.1. OWNER FURNISHED, OWNER INSTALLED O.D. OUTSIDE DIAMETER OPP. OPPOSITE PARTN. PARTITION P.L. PLASTIC LAMINATE OR PARALLAM (BEAM) P.L. or # PLASTER PLBG. PLUMBING PLYWD. PLYWOOD P.O.C. POINT OF CONNECTION PR. PAIR PSF. POUNDS PER SQ. FOOT PSI. POUNDS PER SQ. INCH P.T. PRESSURE TREATED Q.T. QUARRY TILE R.D. RADIUS RCP. REFLECTED CEILING PLAN REF. REFERENCE REINF. REINFORCEMENT REV. REVERSE ROAMTS. REQUIREMENTS S.C. SOLID CORE SCHED. SCHEDULE SHT. SHEET SHTG. SHEATHING SIM. SIMILAR SM. SHEET METAL SMS. SHEET METAL SCREW SPEC. (S) SPECIFICATION(S) SQ. SQUARE SQ. IN./ FT. SQUARE INCH/FOOT S.S. STAINLESS STEEL STD. STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL TEMP. TEMPERATURE THICKNESS T&amp;G. TONGUE &amp; GROOVE T.N. TOE NAIL T.O.B. TOP OF BEAM T.O.C. TOP OF CURB T.O.F. TOP OF FOOTING T.O.P. TOP OF PARAPET T.O.PL. TOP OF PLATE T.O.S. TOP OF SLAB T.O.W. TOP OF WALL T.S. TOP OF SHEATHING TYP. TYPICAL UNLESS NOTED OTHERWISE UNDERWRITERS LABORATORY VERT. OR M. VERTICAL V.F. VERIFY IN FIELD V.T.R. VENT THROUGH ROOF V.W.C. VINYL WALL COVERING W/ or w/o WITH/ WITHOUT W.C. WATER CLOSET WD. WOOD WH. WATER HEATER W.I.B. WALK-IN BOX W.R. WATER RESISTANT WT. WEIGHT W.W. WELDED WIRE FABRIC W.W.M. WELDED WIRE MESH</p>	<p>1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLY MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.</p> <p>2. MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN, AND NOT SUPPLEMENTARY TO, THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.</p> <p>3. THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS; ALL COMMUNICATIONS MUST BE IN WRITTEN OR GRAPHIC FORMAT.</p> <p>4. REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND/ OR LOCAL JURISDICTION'S INSPECTION SERVICES PRIOR TO IMPLEMENTATION. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT. NO AL TERA TIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PREDETERMINED ARCHITECT SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.</p> <p>5. CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.</p> <p>6. IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING. AT THAT POINT, A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID DECISION SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.</p> <p>7. THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE. NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.</p> <p>8. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/ OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.</p> <p>9. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.</p> <p>10. UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. OR OTHER INDUSTRY STANDARDS.</p> <p>11. LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.</p> <p>12. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/ OR HIS SUPPLIED MATERIALS.</p> <p>13. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/ OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND/ OR GRAPHIC DIRECTION PRIOR TO PROCEEDING WITH THAT WORK.</p> <p>14. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY THE ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKES PRECEDENCE OVER SMALLER SCALE DRAWINGS VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.</p> <p>15. PROVIDE SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.</p> <p>16. WEATHER CONDITIONS: CONTRACTOR(S) WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.</p> <p>17. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT WILL BE HELD HARMLESS BY GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE I ACTUAL POST CONSTRUCTION PHASES OF THIS PROJECT.</p> <p>18. CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG W/ A BROOM/ VACUUM FINISH AT THE END OF EACH WORKING DAY.</p> <p>19. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS TYPICALLY.</p> <p>20. PAINT ALL WALL SURFACES, DOOR FRAMES, BULKHEADS AND CEILING IN ROOMS WHICH INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF PAINT (UNLESS NOTED OTHERWISE).</p> <p>21. ALL WEATHER- EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.</p>	<p><b>ELEVATION IDENTIFICATION</b></p> <p>ELEVATION DESIGNATION</p> <p>SHEET REFERENCE NO.</p> <p><b>PARTIAL SECTION IDENTIFICATION</b></p> <p>SECTION DESIGNATION</p> <p>SHEET REFERENCE NO.</p> <p><b>INTERIOR ELEVATION IDENTIFICATION</b></p> <p>ELEVATION DESIGNATION</p> <p>DETAIL DESIGNATION</p> <p>SHEET REFERENCE NO.</p> <p><b>GRID LINE IDENTIFICATION</b></p> <p>GRID LINE</p> <p>FACE OF STUD</p> <p>FACE OF MASONRY</p> <p>CENTER LINE OF COLUMN</p> <p><b>CEILING IDENTIFICATION</b></p> <p>ACT-1 MATERIAL DESIGNATION</p> <p>ACT-2 HEIGHT REFERENCE</p> <p>NOTE</p> <p><b>ROOM IDENTIFICATION</b></p> <p>(E) CUSTOMER LOBBY</p> <p>(R) ROOM NAME</p> <p>(CPT-1) MATERIAL FINISH</p> <p><b>ENLARGED DETAIL IDENTIFICATION</b></p> <p>DETAIL DESIGNATION</p> <p>SHEET REFERENCE NO.</p> <p><b>SECTION DETAIL IDENTIFICATION</b></p> <p>DETAIL DESIGNATION</p> <p>SHEET REFERENCE NO.</p> <p><b>ELEVATION REFERENCE IDENTIFICATION</b></p> <p>0'-0" FINISH FLOOR</p> <p>SECTION / ELEVATION / FLOOR DATUM</p> <p><b>PROJECT REFERENCE</b></p> <p>NORTH ARROW</p> <p><b>PROJECT SYMBOL IDENTIFICATION</b></p> <p>101 DOOR NUMBER</p> <p>101 WINDOW NUMBER</p> <p>P-2 MATERIAL NAME I FINISH NAME</p> <p>W-1 WALL TYPE</p> <p>F-1 FIXTURE/ EQUIPMENT TYPE</p> <p>AP-1 GRAPHIC NAME</p> <p>FDXSCXX-1</p> <p><b>PROJECT ANNOTATION IDENTIFICATION</b></p> <p>REVISION / ADDENDUM NUMBER</p> <p>KEYNOTE NUMBER</p>	<p><b>PROPOSED USE</b></p> <p>PROPOSED TENANT IMPROVEMENT/ ADDITION CONSTRUCTION FOR AN OUTDOOR DINING AREA</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS</p> <p>APPLICABLE CODES:</p> <p>2018 INTERNATIONAL BUILDING CODE WITH 2020 GEORGIA AMENDMENTS 2018 INTERNATIONAL PLUMBING CODE WITH 2020 GEORGIA AMENDMENTS 2020 NFPA 70 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GEORGIA AMENDMENTS 2018 NFPA 101 LIFE SAFETY CODE 2018 INTERNATIONAL FIRE CODE WITH 2020 GEORGIA AMENDMENTS 2018 INTERNATIONAL FUEL AND GAS CODE WITH 2020 GEORGIA AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020 GEORGIA AMENDMENTS</p> <p>ACCESSIBILITY: 2010 AMERICANS WITH DISABILITIES ACT O.C.G.A. SECTION 120-3-20.01 - CHAPTER 30-3-7(g) ACCESS AND USE OF PUBLIC FACILITIES BY HANDICAPPED PERSONS</p> <p><b>ACCESSIBILITY</b></p> <p>THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY GEORGIA ACCESSIBILITY CODE (120-3-20 (01-08)) AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN</p> <p><b>CODE COMPLIANCE</b></p> <p>OCCUPANCY GROUP: A2 OUTDOOR DINING AREA</p> <p>CONSTRUCTION TYPE: V-B SPRINKLERED</p> <p><b>BUILDING SUMMARY</b></p> <p>TENANT FLOOR AREA: BAR DECK 190 S.F. (NO NEW S.F. ADDED) 1019 S.F. (NO NEW S.F. ADDED)</p> <p><b>TOTAL BUILDING HEIGHT</b></p> <p><b>OCCUPANT LOAD</b></p> <p>EXISTING OCCUPANT LOAD: 202 OCCUPANTS PREVIOUSLY APPROVED UNDER - BB-202008198</p> <p>PATIO OCCUPANT LOAD: 70 OCCUPANTS (REFER TO SHEET LS-100 FOR CALCULATIONS AND LIFE SAFETY PLAN)</p> <p>TOTAL OCCUPANT LOAD: 272 OCCUPANTS (REFER TO SHEET LS-100 FOR CALCULATIONS AND LIFE SAFETY PLAN)</p> <p><b>PARKING SUMMARY</b></p> <p>SITE AND PARKING (EXISTING TO REMAIN)</p>	<p><b>SHEET NO.</b></p> <p><b>SHEET</b></p> <p>01 GENERAL INFO.</p> <p>CS-100 COVER SHEET GN-100 GENERAL CONSTRUCTION NOTES GN-101 ADA ACCESSIBILITY STANDARDS LS-100 LIFE SAFETY</p> <p>02 ARCHITECTURAL</p> <p>SP-100 SITE PLAN AS PER CIVIL DRAWINGS FOR REFERENCE SP-101 SITE PLAN A-101 EXISTING AND PROPOSED DECK FLOOR PLANS A-102 EXTERIOR ELEVATIONS</p> <p>03 STRUCTURAL</p> <p>S-1 GENERAL NOTES S-2 DECK FOUNDATION PLAN S-3 DECK FRAMING PLAN S-4 SECTIONS AND DETAILS</p>								
<p><b>DEFERRED SUBMITTAL</b></p>				<p><b>KEY MAP</b></p> <p>THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE</p>				<p><b>PROJECT TEAM</b></p> <p><b>TENANT</b></p> <p>PIEDMONT ON PEACHTREE 3162 PIEDMONT RD NE, ATLANTA, GA 30305 (202) 559-8852 plawrence@sequoiarow.com</p> <p><b>ARCHITECT</b></p> <p>ORIGINATION DESIGN, LLC 3225 SHALLOWFORD RD, MARIETTA, GA 30066 404-542-0838 info@originationdesign.com www.originationdesign.com</p> <p><b>MECHANICAL, ELECTRICAL, PLUMBING</b></p> <p>ORIGINATION DESIGN, LLC 3225 SHALLOWFORD RD, MARIETTA, GA 30066 404-542-0838 info@originationdesign.com www.originationdesign.com</p> <p>THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF ORIGINATION DESIGN, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY HIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. ORIGINATION DESIGN, LLC, ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE, AND DATE OF FINAL REVISION FOR THE DRAWINGS.</p>		<p><b>VICINITY MAP</b></p> <p>THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE</p>		<p><b>DESCRIPTIVE SUMMARY OF WORK</b></p> <p>THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD AND FINISH A PROPOSED OUTDOOR DINING AREA.</p> <p>THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS, AND EQUIPMENT ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.</p> <p><b>THE NEW DECK IS DESIGNED TO BE STAND-ALONE STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.</b></p> <p><b>INTERIOR:</b></p> <p>NEW DECK NEW BAR EQUIPMENT NEW STAIRS</p> <p><b>DEMOLITION:</b></p> <p>EXISTING STAIRS</p>	

What is the new added area?



GENERAL CONSTRUCTION NOTES

FIRE ALARM/BURGLAR ALARM SYSTEM (WHERE APPLIES)
IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE ALARM / BURGLAR ALARM SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE ALARM / BURGLAR ALARM SYSTEM SHOP DRAWINGS. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE ALARM / BURGLAR ALARM SYSTEM BY ANY JURISDICTIONAL REQUIREMENTS.

FINISHES
GYPSUM WALLBOARD (WHERE APPLIES)
1. PROVIDE GYPSUM WALLBOARD, STEEL FRAMING COMPONENTS, AND ACCESSORIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL. PRODUCTS SPECIFIED HEREIN ARE AS MANUFACTURED BY U.S. GYPSUM ASSOCIATION. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED THEY MEET THOSE ESTABLISHED STANDARDS. MAKE APPROPRIATE SUBMITTAL FOR ANY SUBSTITUTIONS.

ENTRANCES AND EXITS
1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE OR REMAIN ACCESSIBLE.
2. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEADING INTO THE ROOM MUST HAVE TWO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

HAZARDS AND PROTRUDING OBJECTS
IN ACCORDANCE TO DETAIL 8/71.3
1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES ABOVE 27" AND BELOW 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGE WAYS OR AISLES. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.

DEMOLITION (WHERE APPLIES)
GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, HAULING AWAY, AND RECYCLING OF ALL DEMOLISHED ITEMS TO INCLUDE WALL PARTITIONS, CEILING, DOORS AND FRAMES, MILLWORK, CONVEYOR SYSTEM, FLOORING, SIGNAGE, AND ON-SITE DUMPSTERS ARE NOT ALLOWED TO BE USED FOR CONSTRUCTION DUMPING. (RECYCLE AND /OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408-1.1, 5.408-1.3 OF CGS9C

GENERAL RESPONSIBILITIES
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONTACT INFORMATION REGARDING THE PROJECT SITE TO INCLUDE NAMES AND TELEPHONE NUMBERS. CONTACTS SHOULD INCLUDE STORE MANAGER, LANDLORD / PROPERTY MANAGER, CITY BUILDING INSPECTORS, FIRE DEPARTMENT INSPECTORS. THIS MUST BE DONE AT LEAST (2) TWO WEEKS PRIOR TO START OF CONSTRUCTION SO THAT G.C. CAN GAIN ACCESS TO ALL AREAS OF THE SITE AND COMPLETE ALL NECESSARY INSPECTIONS FOR THE PROJECT.

ELECTRICAL
IN ACCORDANCE TO DETAIL 12/71.3
1. BOTTOM OF ELECTRICAL OUTLET J-BOXES SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
2. THE TOP OF THE J-BOX OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.

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ENTRANCES AND EXITS
1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE OR REMAIN ACCESSIBLE.
2. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEADING INTO THE ROOM MUST HAVE TWO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

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1. CODES
ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY GOVERNING CODES.
2. PERMITS
A. THE GENERAL CONTRACTOR (G.C.) WILL PAY FOR ALL APPLICABLE BUILDING AND SIGNAGE PERMIT AND ANY LOCAL JURISDICTION FEES OR ASSESSMENTS AS APPLICABLE. HOWEVER, THE GENERAL CONTRACTOR SHALL INCORPORATE ALL MECHANICAL, ELECTRICAL, PLUMBING (M.E.P.) AND CIVIL PERMITS AS NECESSARY IN HIS / HER BID PROPOSAL TO THE OWNER, THE M.P.E. AND CIVIL PERMITS WILL NOT BE PAID BY THE ARCHITECT. THE G.C. WILL PHYSICALLY PULL THE BUILDING PERMIT AND THE SIGNAGE PERMIT. THE G.C. MUST COORDINATE WITH HIS / HER SUBCONTRACTORS TO ENSURE THEIR APPLICABLE PERMITS ARE PULLED. THE G.C. AND ALL SUBCONTRACTORS PERFORMING WORK ON SITE MUST OBTAIN THEIR MUNICIPALITY BUSINESS LICENSES AT THEIR EXPENSE PRIOR TO START OF CONSTRUCTION. NOT HAVING ALL SUBCONTRACTOR BUSINESS LICENSES PAID FOR AT THE MUNICIPALITY MAY PREVENT THE PROJECT FROM FINAL LOCAL JURISDICTION APPROVAL AND SIGN-OFF.

3. CONSTRUCTION DOCUMENTS
A. THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS OR REASONABLY INFERRED THERE FROM. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED. SAFETY IN, OR ABOUT, THE JOB SITE METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE, OF THE WORK, IF DISCREPANCIES EXIST BETWEEN PLANS OF DIFFERENT SCALES, THE LARGER SCALE PLAN TYPICALLY WILL GOVERN. NOTIFY ARCHITECT FOR A WRITTEN OR GRAPHIC CLARIFICATION OF SUCH DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
B. ALL ARCHITECT CLARIFICATIONS WILL BE WRITTEN AND / OR GRAPHIC VIA ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDERS OR CONSTRUCTION DIRECTIVES.

4. BIDS
A. ALL BIDDERS PRIOR TO SUBMITTAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ARCHITECT'S PLANS & EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR OMISSIONS OF ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK.
B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY APPLICABLE CODE TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
C. CONTRACTORS PRIOR TO BIDDING SHALL GUARANTEE THAT ALL OTHER SUB-BIDDERS OR SUB CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUBCONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HIS OR HER OWN EXPENSE AND IN NO WAY WILL AFFECT ANY ADDITIONAL COST COVER AND ABOVE THE FINAL BID.
D. ALL TRADES SHALL PROVIDE BIDS ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY ALTERNATE SHALL BE SUBMITTED TO THE OWNER (IN WRITING) FOR APPROVAL PRIOR TO ACCEPTANCE OF BID.

5. CONTRACTOR
A. PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY W/ THE PROPER UTILITY COMPANY OR OTHER AGENCY OR COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTION PRIOR TO THE COMMENCEMENT OF WORK.
B. NO CONTRACTOR OR SUB-CONTRACTOR IS TO START ANY WORK UNTIL A THOROUGH EXAMINATION OF ALL THE EXISTING CONDITIONS IS PERFORMED. IF FOR ANY REASON A SATISFACTORY JOB IS IMPOSSIBLE, IT SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. CONTRACTOR SHALL ARCHITECT FOR WRITTEN OR GRAPHIC CLARIFICATION BEFORE PROCEEDING WITH THE JOB.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS FOR SELECTING FABRICATION PROCESSES. FOR QUANTITIES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.
D. CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF POSSIBLE CHANGES TO CONSTRUCTION DOCUMENTS OR ANY CONSTRUCTION DELAY DUE TO NON AVAILABILITY OR LATE DELIVERY OF MATERIALS. CONTRACTOR (& NOT THE ARCHITECT) IS RESPONSIBLE FOR NON AVAILABILITY OR LATE DELIVERY OF PRODUCTS DURING CONSTRUCTION.
E. ANY CONTRACTOR PRIOR TO INSTALLATION OR PROCUREMENT OF MATERIALS SHALL NOTIFY ARCHITECT OF PROBLEMS IF ANY FAILURE TO DO SO SHALL MEAN THAT ALL NECESSARY CORRECTIVE MEASURE, DOCUMENTATION, ETC. SHALL BE DONE BY THAT CONTRACTOR AT HIS OWN EXPENSE AND TIME.
F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE CONSTRUCTION OF THE WORK AND SHALL BRING TO THE ARCHITECT'S ATTENTION OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
G. PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL WALL MOUNTED ITEMS, LIGHT FIXTURES AND ALL OTHER ITEMS REQUIRED.

6. LIABILITIES
A. THE DESIGN PROFESSIONAL (DP) SHALL CONSULT WITH THE CLIENT REGARDING THE PROBABLE SERVICES REQUIRED TO COMPLY WITH BUILDING CODES AND AMERICANS WITH DISABILITIES ACT (ADA). THE DP IS NOT AN ATTORNEY NOR SHOULD THE DP'S RENDERING AN OPINION OF PROBABLE SERVICES REQUIREMENTS BE CONSIDERED EQUIVALENT TO A LEGAL INTERPRETATION OF ADA. THE DP'S OPINION WILL BE BASED SOLELY ON HIS / HER OWN EXPERTISE AND KNOWLEDGE. THIS REQUIRES THE DP TO MAKE A CERTAIN NUMBER OF ASSUMPTIONS AS TO THE TYPES OF DISABILITIES COVERED BY ADA. THE DEGREE OF ACCESS THAT IS READILY ACHIEVABLE AND WHAT CONSTITUTES "READILY ACHIEVABLE AND USABLE" GIVEN THE ASSUMPTIONS WHICH MUST BE MADE THE DP CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF HIS / HER OPINION AS TO FULL COMPLIANCE AND IN RECOGNITION OF THAT FACT, THE CLIENT WAIVES ANY CLAIM AGAINST THE DP RELATIVE TO THE ADEQUACY OF THE OPINION TO FULLY COMPLY WITH BUILDING CODES AND ADA REQUIREMENTS.
B. THE ARCHITECT WHO SIGN THESE PLANS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES OR USES NOT AUTHORIZED OR APPROVED BY THE ARCHITECT. THE SIGNING OF THESE DOCUMENTS WILL NOT IMPOSE A LEGAL DUTY OR RESPONSIBILITY TO OBSERVE THE CONSTRUCTION AND / OR INSTALLATION OF THE FIXED WORKS SUBJECT TO THESE DOCUMENTS.
C. ALL BRACING NECESSARY FOR CONSTRUCTION PURPOSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
D. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFORESAIDED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

7. INTENTION
UNLESS NOTED OTHERWISE, THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT & TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.

8. SUBSTITUTION
NO SUBSTITUTION SHALL BE MADE WITHOUT THE ARCHITECT'S APPROVAL.

9. CHANGES
THE OWNER OR ARCHITECT MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

10. SCOPE
ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND ALL WORK NECESSARY, REASONABLY INFERRED OR REQUIRED BY ANY CODE OR REGULATION ADOPTED BY LOCAL JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.

11. CUTTING AND PATCHING
ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

12. CLEANING
THE CONTRACTOR SHALL CLEANUP, REMOVE AND RECYCLE IN A LEGAL MANNER AND NOT DISPOSE IN LANDFILL ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB.

13. (AS-BUILT) DRAWINGS
GENERAL CONTRACTOR TO KEEP AN ACCURATE RECORD OF CHANGES IN FIELD AND SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ARCHITECT FOR HIS / HER REVIEW AND TO THE OWNER, FOREMAN TO HAVE AN ACCURATE FLOOR PLAN AND PROJECT SCHEDULE ON-SITE AT ALL TIMES.



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Table with 3 columns: No., Description, Date

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Scale



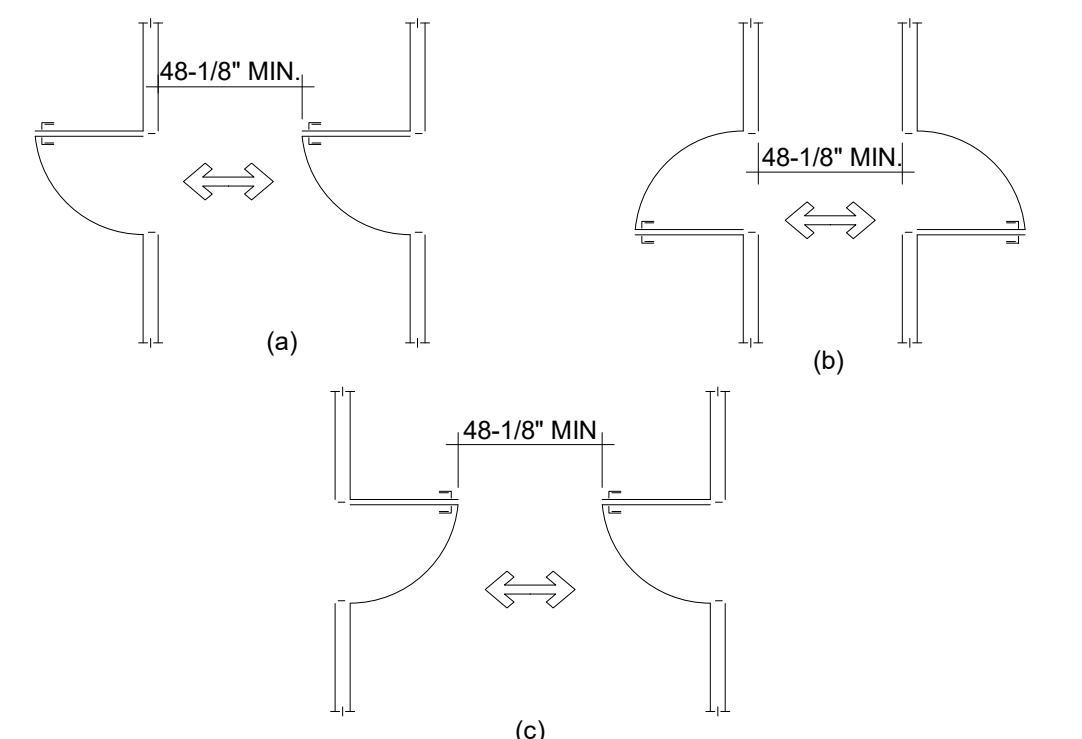


FIGURE 11B-404.2.6 DOORS IN SERIES AND GATES IN SERIES

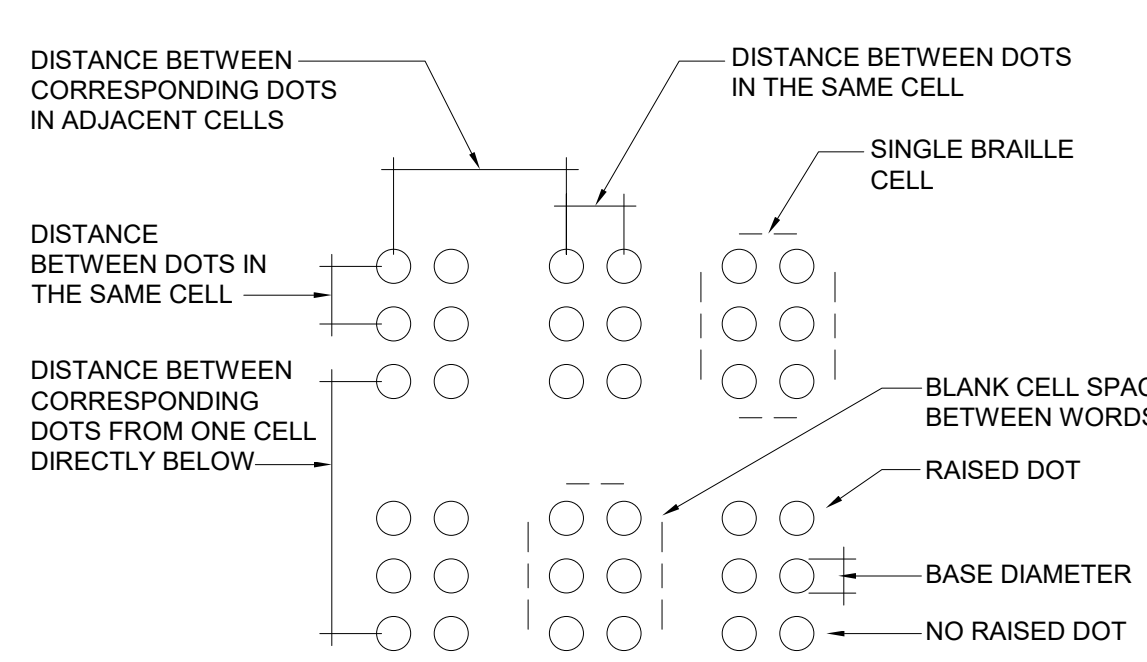
NOTE:  
1. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48-1/8" INCHES MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. (11B-404.2.6)

### ACCESSIBLE DOORS IN A SERIES

MEASUREMENT RANGE	MINIMUM IN INCHES	MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059	0.063
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	1	0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	1	0.300
DOT HEIGHT		0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	1	0.395 TO 0.400

1. MEASURED CENTER TO CENTER

TABLE 11B-703.3.1 BRAILLE DIMENSIONS



- FIGURE 703.3.1 BRAILLE MEASUREMENT
- BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4. (11B-703.3)
  - BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS. (11B-703.3.1)
  - BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. (11B-703.3.2)

### SIGNS / BRAILLE

SCALE	19
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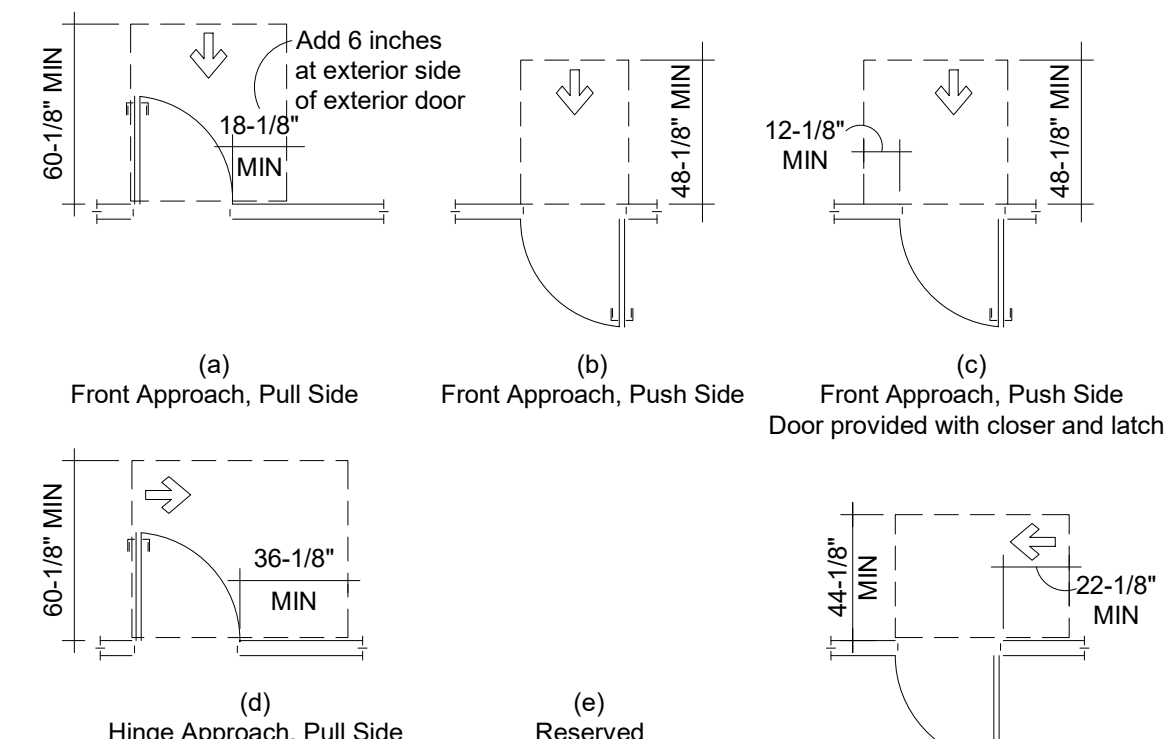


FIGURE 11B-403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

NOTE:  
1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32-1/4" MINIMUM FOR A LENGTH OF 23-3/4" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48-1/4" LONG MINIMUM AND 36-1/4" WIDE MINIMUM. (11B-403.5.1 EXCEPTION 1).

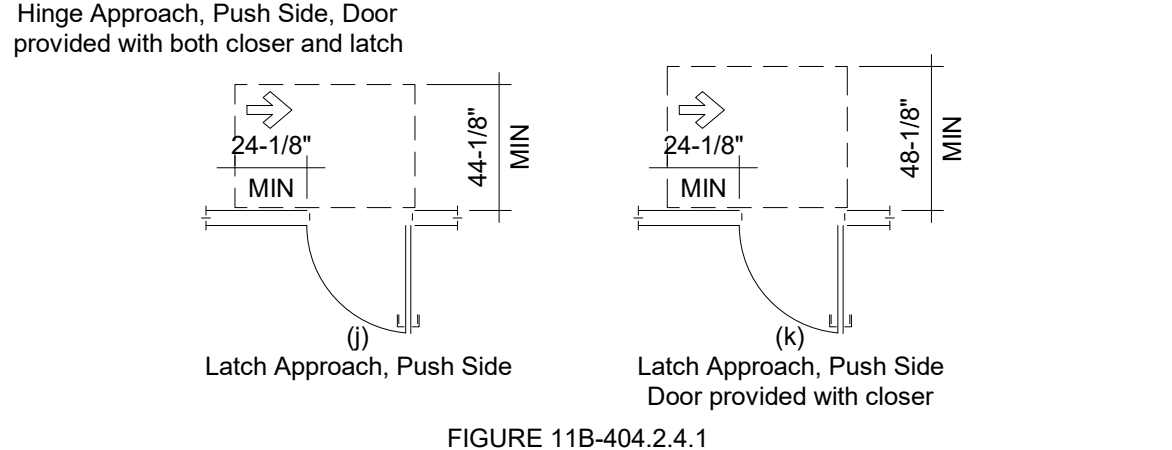


FIGURE 11B-404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

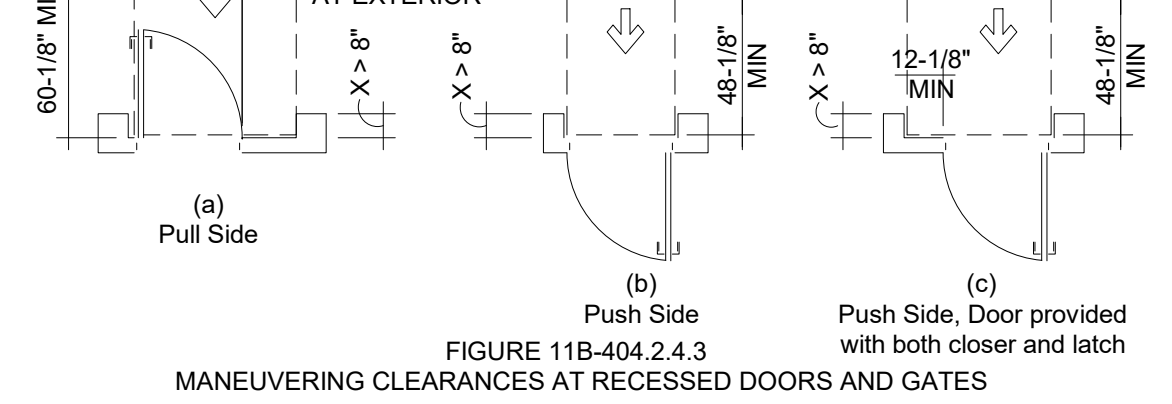


FIGURE 11B-404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

TABLE 11B-404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES			
TYPE OF USE	MINIMUM MANEUVERING CLEARANCE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond stop/latch side unless noted)
FROM FRONT PULL	60-1/8 INCHES	18-1/8 INCHES <sup>5</sup>	
FROM FRONT PUSH	48-1/8 INCHES	0 INCHES <sup>1</sup>	
FROM HINGE SIDE PULL	60-1/8 INCHES	36-1/8 INCHES	
FROM HINGE SIDE PUSH	44-1/8 INCHES <sup>3</sup>	22-1/8 INCHES <sup>3</sup>	
FROM LATCH SIDE PULL	60-1/8 INCHES	24-1/8 INCHES	
FROM LATCH SIDE PUSH	44-1/8 INCHES <sup>4</sup>	24-1/8 INCHES	

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.  
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.  
3. BEYOND HINGE SIDE.  
4. ADD 4 INCHES IF CLOSER IS PROVIDED.  
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

NOTES:  
1. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-308.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE (CENTERED BETWEEN) 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-404.2.7)  
2. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. (11B-404.2.3)

### ACCESSIBLE DOOR CLEARANCES

SCALE	15
N.T.S.	

### ACCESSIBLE DOOR SIDE REACH

SCALE	16
N.T.S.	

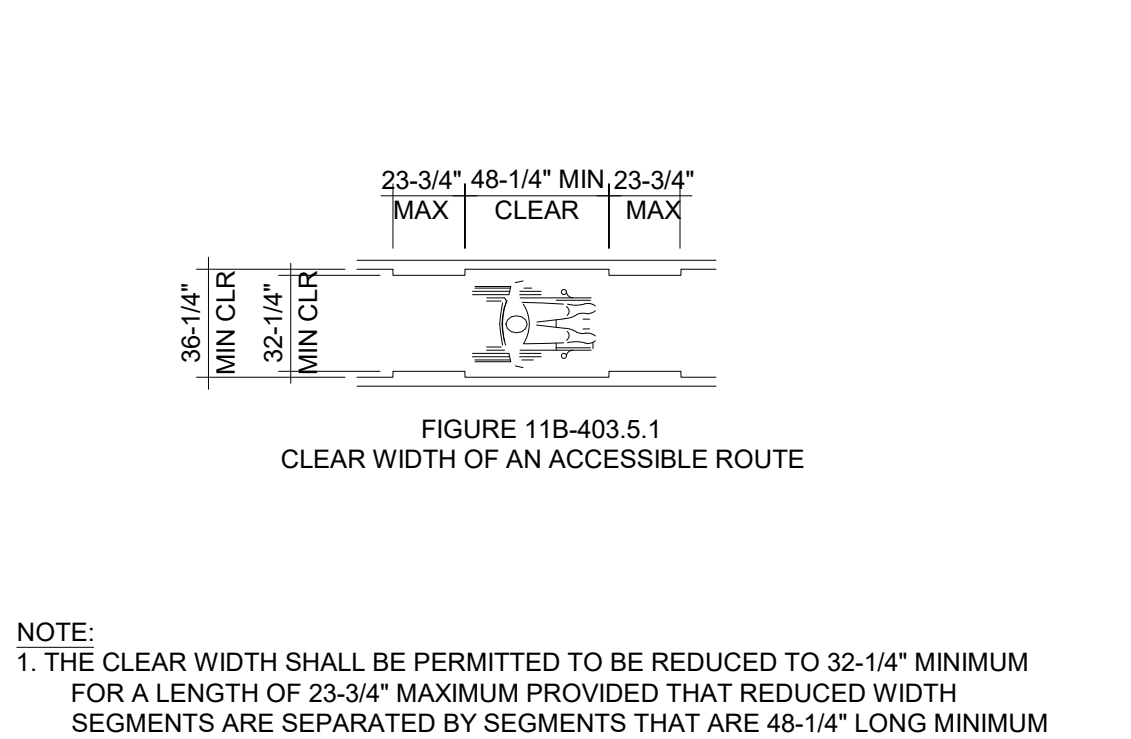


FIGURE 11B-403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

NOTE:  
1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32-1/4" MINIMUM FOR A LENGTH OF 23-3/4" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48-1/4" LONG MINIMUM AND 36-1/4" WIDE MINIMUM. (11B-403.5.1 EXCEPTION 1).

### CLEAR WIDTH AT ROUTE / TURN

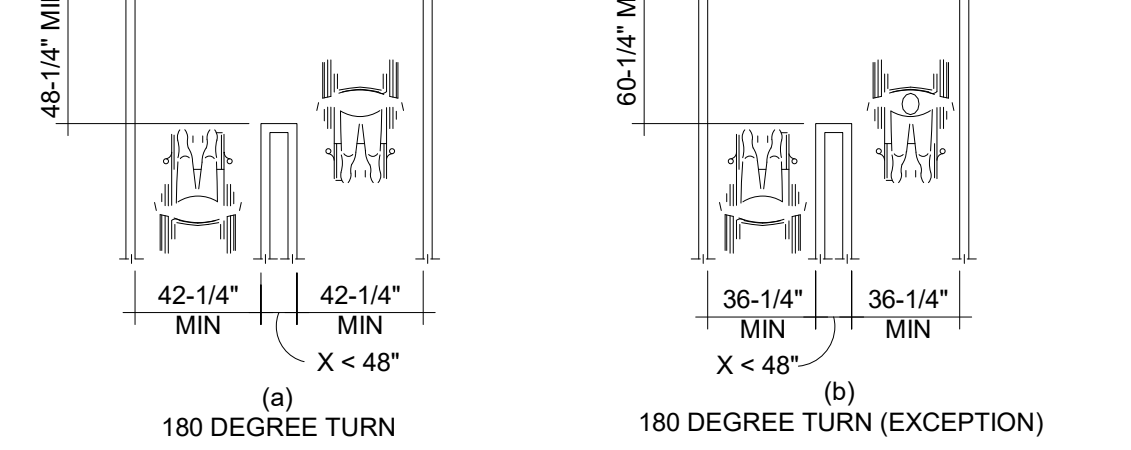
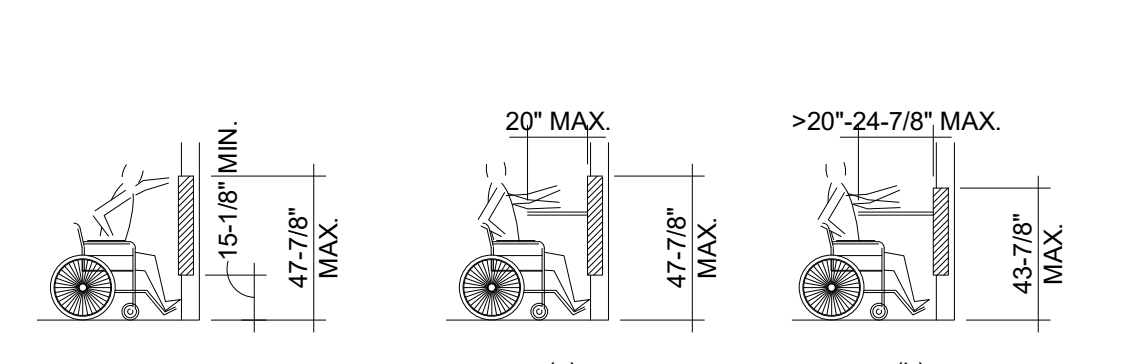


FIGURE 11B-403.5.2 CLEAR WIDTH AT TURN

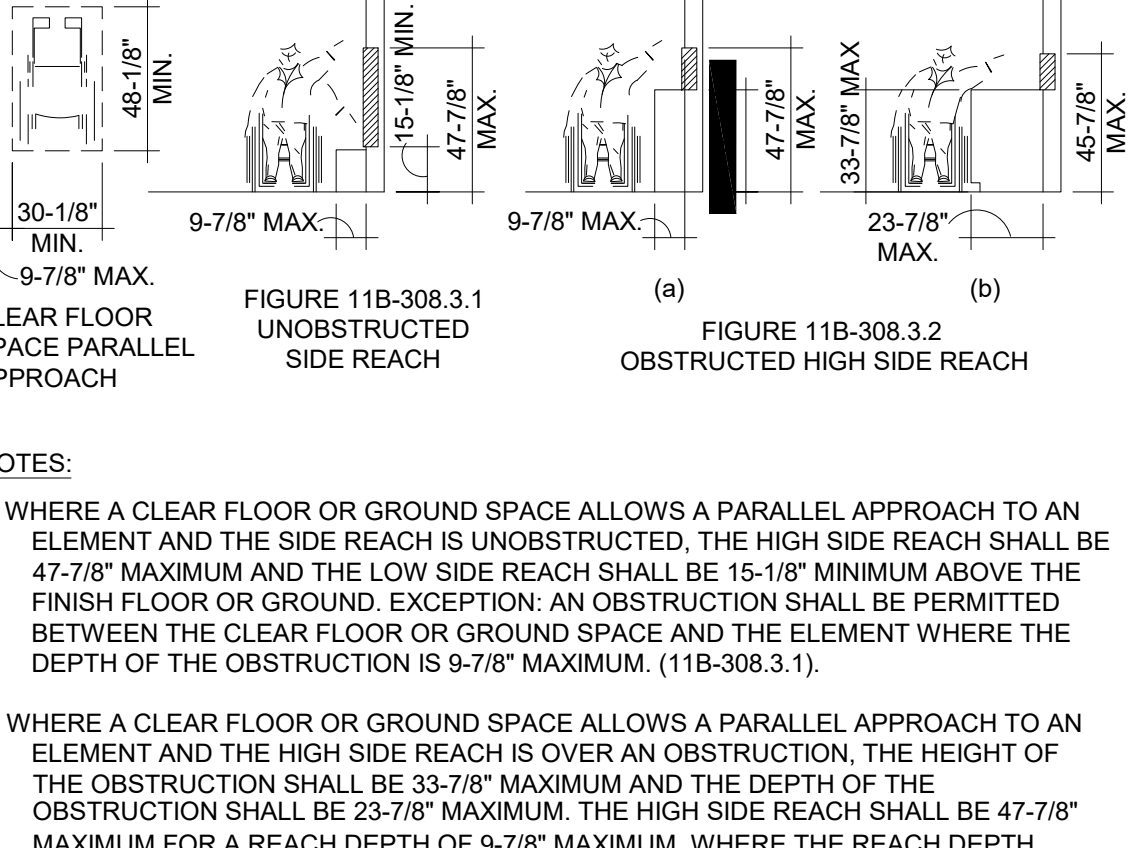
- THE MINIMUM WIDTH OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED. (11B-1023.2)
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. (11B-403.5.3)

### WIDTH OF ACCESSIBLE ROUTE



- FIGURE 11B-308.2.1 UNOBSTRUCTED FORWARD REACH
- FIGURE 11B-308.2.2 OBSTRUCTED HIGH FORWARD REACH
- NOTES:  
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 47-7/8" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-1/8" MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-308.2.1)  
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 47-7/8" MAXIMUM WHERE THE REACH DEPTH IS 20" MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20". THE HIGH FORWARD REACH SHALL BE 43-7/8" MAXIMUM AND THE REACH DEPTH SHALL BE 24-7/8" MAXIMUM. (11B-308.2.2)

### FORWARD REACH



### FORWARD REACH SIDE REACH

SCALE	12
N.T.S.	

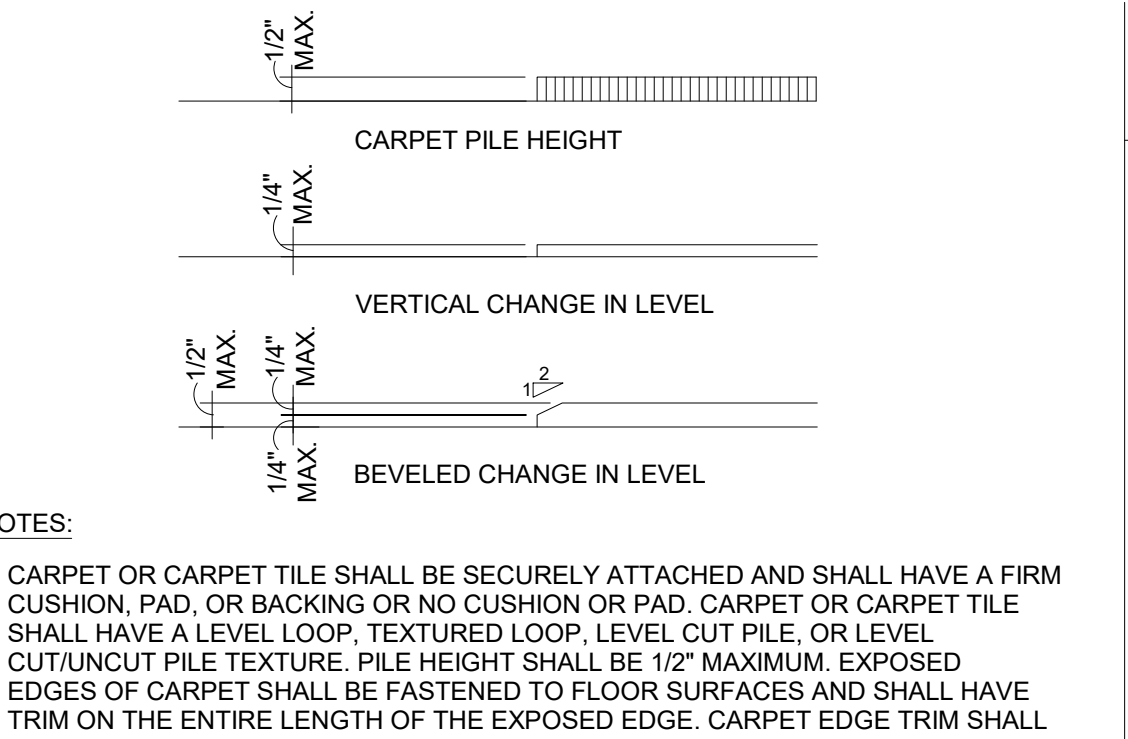
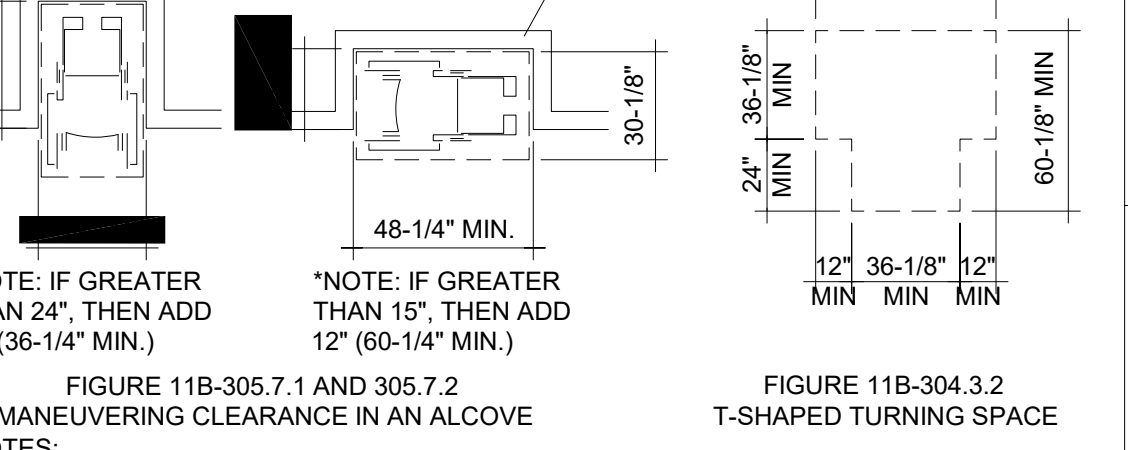


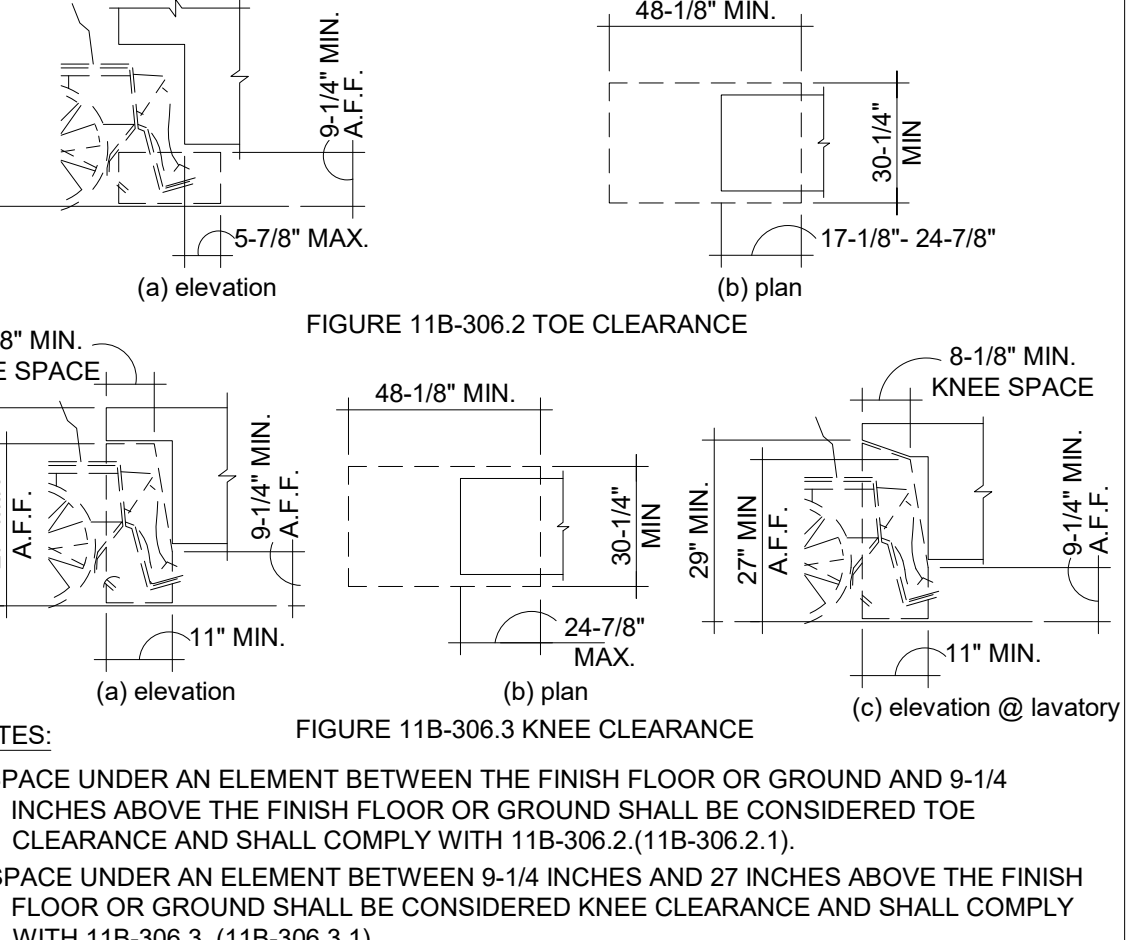
FIGURE 11B-303.1 FLOOR / GROUND SURFACE

### FLOOR / GROUND SURFACE

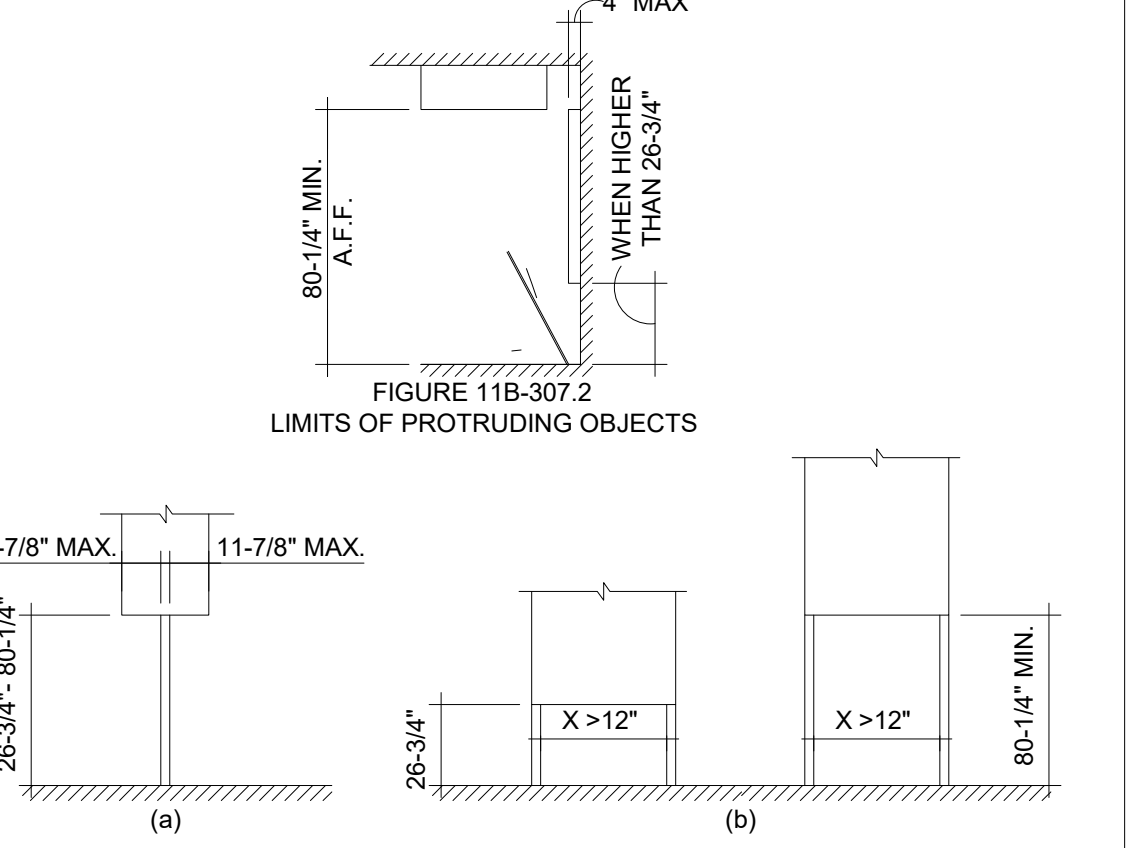


- FIGURE 11B-303.2 WHEEL CHAIR CLEARANCE SPACE
- FIGURE 11B-303.3.2 T-SHAPED TURNING SPACE
- NOTES:  
1. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303. (11B-302.2)  
2. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (11B-303.2)  
3. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (11B-303.3)
- ALCOVES SHALL BE 36-1/4" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES. (11B-305.1)
  - ALCOVES SHALL BE 60-1/4" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES. (11B-305.2)
  - THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60-1/8" SQUARE MINIMUM WITH ARMS AND BASE 36-1/8" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (11B-304.3.2)

### CLEAR FLOOR & TURNING SPACE



### TOE & KNEE CLEARANCE

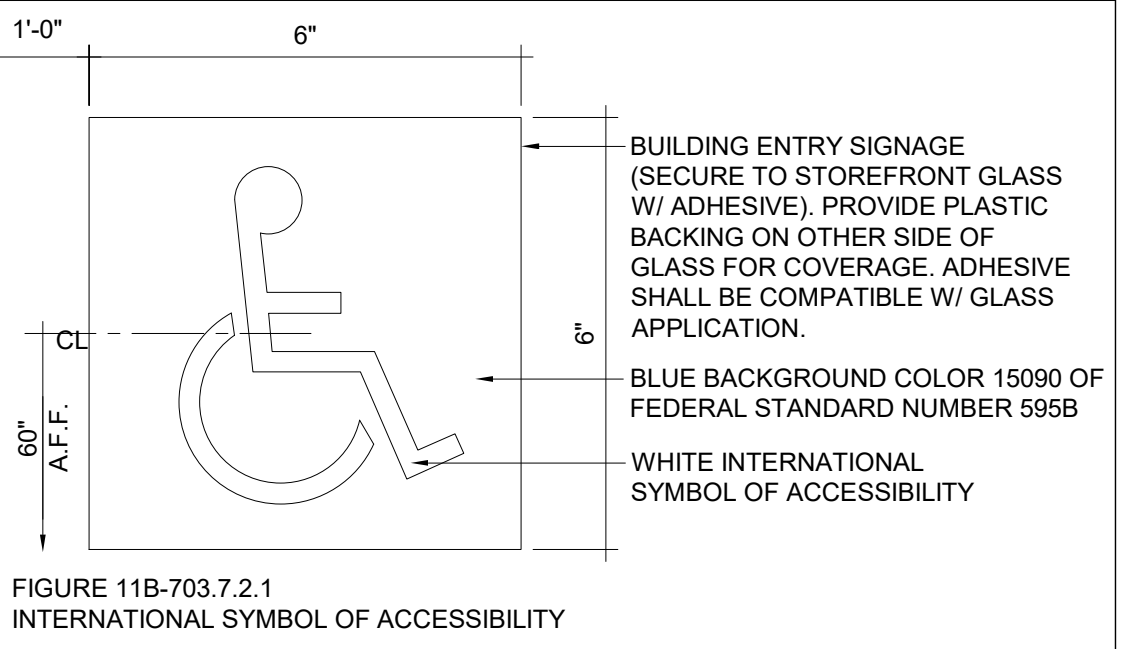


### PROTRUDING OBJECTS

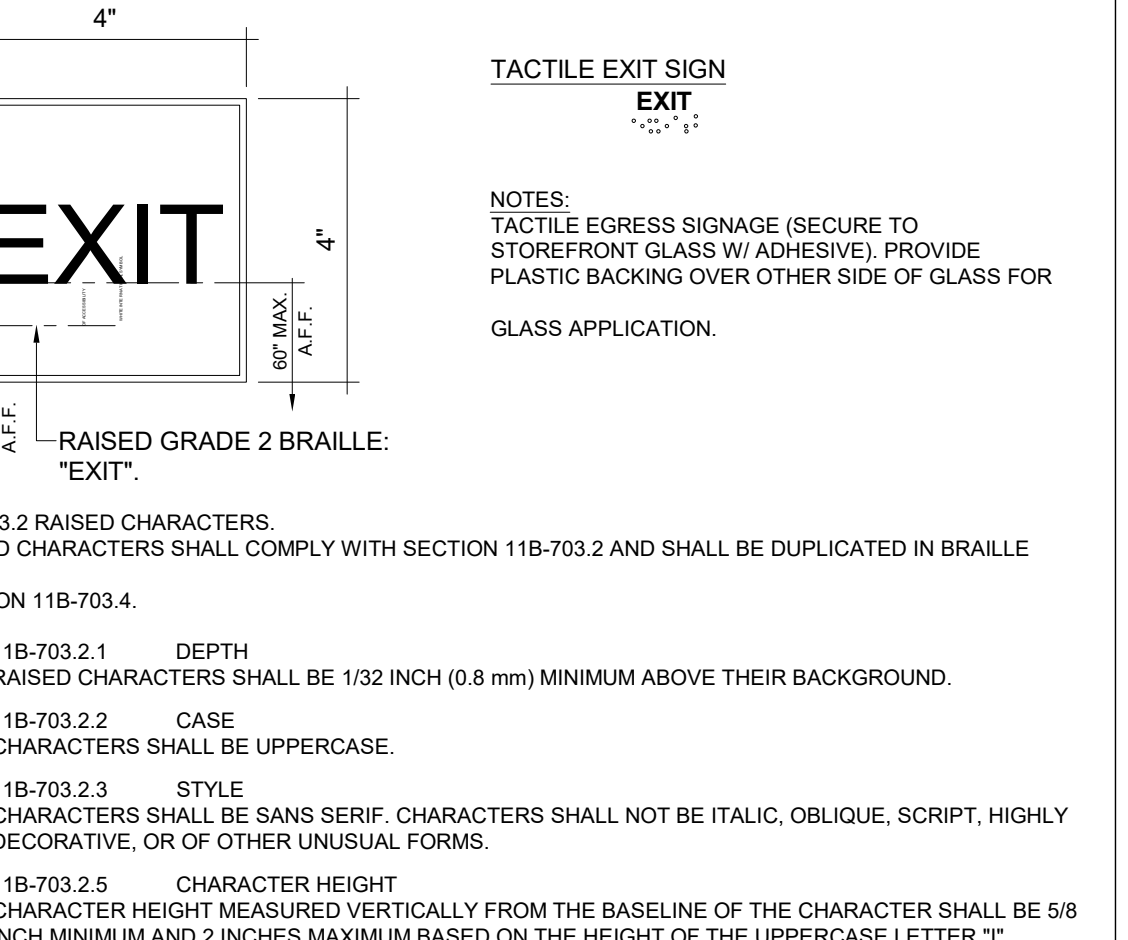
SCALE	8
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### ACCESSIBILITY NOTES

- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.3, 11B-408.4.3, 11B-404.4, 11B-405.3.3 AND 11B-410.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.3)
- ALL NEW CONSTRUCTION MUST COMPLY WITH DIMENSIONS AS DENOTED ON THESE CONSTRUCTION DOCUMENTS AND WITH CHAPTER 11B OF THE 2018 IBC. DIMENSIONS WITH A SPECIFIED DIMENSIONAL "RANGE" MUST BE LESS THAN THE MAXIMUM DIMENSIONAL RANGE OR GREATER THAN THE MINIMUM MAXIMUM OR MINIMUM DIMENSIONS, BUT SHALL BE LESS THAN THE MAXIMUM AND GREATER THAN THE DESIGN INTENT OF ARCHITECT IS TO PROVIDE REASONABLE DIMENSIONAL TOLERANCES. ENSURE COMPLIANCE WITH THE ADA, AND TO SIMPLIFY AND EXPEDITE THE CONSTRUCTION PROCESS. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR NON-COMPLIANCE WITH THIS NOTICE. CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO BIDDING OF ANY QUESTIONS OR CONCERNS RELATING TO THIS MATTER.
- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (11B-404.2.8.1)
- THE FORCE FOR PUSHING OR PULLING A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:  
1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.  
2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.  
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N).  
4. EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM.  
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENHANCE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (11B-404.2.9)
- POWER-OPERATED DOORS WHERE MEANS OF EGRESS DOORS ARE OPERATED BY SUCH AS DOORS WITH A PHOTOELECTRIC-ACTUATED MECHANISM TO OPEN THE DOOR UPON THE APPROACH OF A PERSON, OR DOORS WITH POWER-ASSISTED MANUAL OPERATION. THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS.
- REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN SECTION 1010.1.3, EXCEPT THAT THE FORCE TO SET THE DOOR IN MOTION SHALL NOT EXCEED 50 POUNDS (220 N). THE DOOR SHALL BE CAPABLE OF SWINGING FROM ANY POSITION TO THE FULL WIDTH OF THE OPENING IN WHICH SUCH DOOR IS INSTALLED WHEN A FORCE IS APPLIED TO THE DOOR FROM THE SIDE FROM WHICH AND LOW-ENERGY DOORS SHALL COMPLY WITH BHM 4156.19. (CBC SECTION 1008.1.4.2)
- TEST DOORS FOR DOOR OPENING FORCE AND CLOSED SPEED WITH AIR CONDITIONING AND OTHER FORMS OF MECHANICAL PRESSURIZATION TURNED ON AND ALSO WHEN TURNED OFF.



### BUILDING ENTRY SIGN



### BUILDING ENTRY SIGN

- FIGURE 11B-703.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY
- FIGURE 11B-703.2.2 TACTILE EXIT SIGN
- NOTES:  
1. TACTILE EGRESS SIGNAGE (SECURE TO STOREFRONT GLASS W/ ADHESIVE), PROVIDE PLASTIC BACKING ON OTHER SIDE OF GLASS FOR APPLICATION.  
2. BLUE BACKGROUND COLOR 15090 OF FEDERAL STANDARD NUMBER 5958  
3. WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- FIGURE 11B-703.4.1 TACTILE EXIT SIGN
- NOTES:  
1. TACTILE EGRESS SIGNAGE (SECURE TO STOREFRONT GLASS W/ ADHESIVE), PROVIDE PLASTIC BACKING OVER OTHER SIDE OF GLASS FOR GLASS APPLICATION.  
2. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

### BUILDING EXIT SIGN

SCALE	4
N.T.S.	

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ADA ACCESSIBILITY STANDARDS

**PIEDMONT ON PEACHTREE**

JOSEPH M. GHORBAL  
REGISTERED ARCHITECT

No.	Description	Date

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Drawn By MD  
Checked By J.G.

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Scale

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**GENERAL NOTES**

- ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES.
- THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED MAX. CROSS SLOPE 2%.
- WALKING SURFACE SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.
- PROVIDE A 80"x80" MIN. LANDING ON STRIKE SIDE OF DOOR W/ 44" MIN. WIDTH IN DIRECTION OF TRAVEL.
- WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
- EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-5" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
- THRESHOLD TO BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH - PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE <30" TO 44" AFF.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FLUSH OR SURFACE BOLTS SHALL BE AUTOMATIC TYPE. LOCKABLE DOORS SHALL BE PROVIDED WITH A SIGN STATING "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN MIN. 7 HIGH LETTERS.
- EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN AND LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE AND 6" HIGH AND SHALL CONFORM TO ALL APPLICABLE CODES.
- PROVIDE ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING AT ALL EXIT CORRIDORS AS REQUIRED BY CODE. EMERGENCY LIGHTING SHALL PROVIDE ILLUMINATION OF ONE FOOT CANDLE AT FLOOR LEVEL.
- THE MAXIMUM EFFORT REQUIRED TO OPERATE FIRE-RATED DOORS IS 5 LBS. EXIT DOORS IS 85 LBS. FOR EXTERIORS, AND 5 LBS. FOR INTERIOR DOORS.
- SEE ELECTRICAL DRAWINGS FOR ALL FIRE ALARM DEVICES AND EQUIPMENT.

**CONSTRUCTION TYPE:** IBC - BUILDING CHAPTER 5: TYPE V-B  
**OCCUPANCY AREA:** A2 - ASSEMBLY (OUTDOOR DINING)  
**FIRE PROTECTION:** BUILDING SPRINKLERED

**EXISTING BUILDING OCCUPANCY - PREVIOUSLY APPROVED UNDER - BB-202005196**

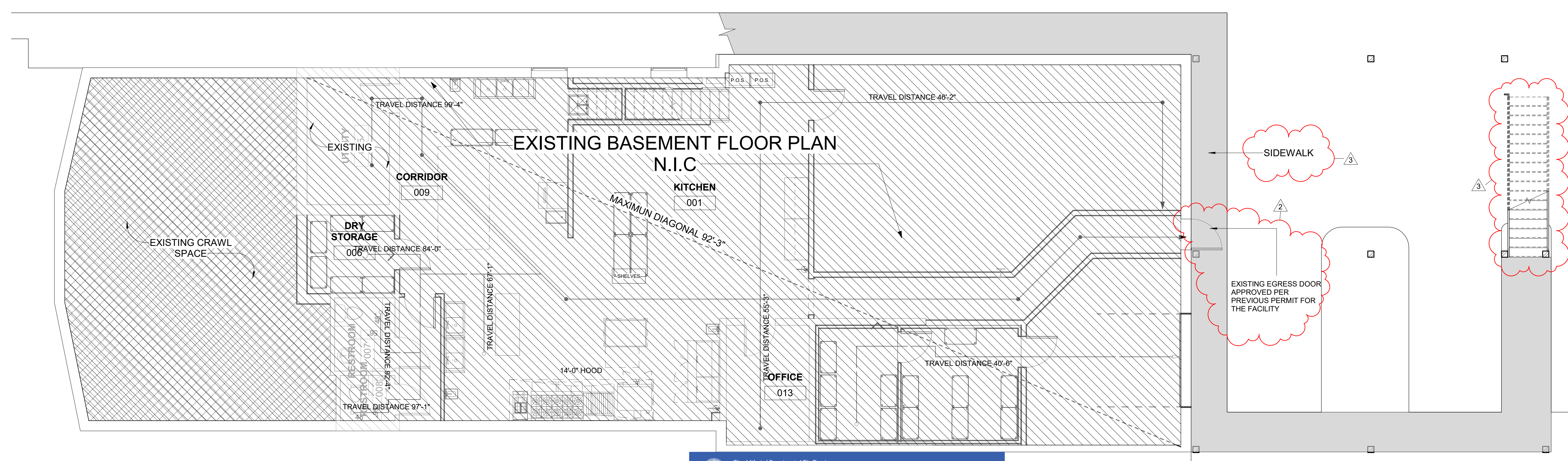
**EXISTING OCCUPANT LOAD**

Name	Area	Load Factor	Occupant Load
001 KITCHEN	998 SF	100 SF	10
002 EMPLOYEE OFFICES	656 SF	150 SF	4
003 DELIVERY DROP OFF STORAGE	242 SF	500 SF	0
005 UTILITY	99 SF	500 SF	0
006 DRY STORAGE	65 SF	500 SF	0
013 OFFICE	93 SF	150 SF	1
016 EGRESS CORRIDOR	146 SF	500 SF	0
017 WALK-IN COOLER	125 SF	500 SF	0
018 WALK-IN FREEZER	84 SF	500 SF	0
102 WAITING AREA	134 SF	15 SF	9
103 BAR 1	309 SF	100 SF	3
104 WAIT STATION	27 SF	15 SF	2
105 DINING AREA	2602 SF	15 SF	173
<b>GRAND TOTAL</b>	<b>5580 SF</b>		<b>202</b>

**OCCUPANT LOAD-DECK**

Name	Area	Load Factor	Occupant Load
01 BAR	190 SF	100 SF	2
02 DECK	1019 SF	15 SF	68
<b>Grand total</b>	<b>1208 SF</b>		<b>70</b>

**TOTAL OCCUPANCY LOAD IS 272 OCCUPANTS**  
PER TABLE LIFE SAFETY NFPA 101 7.3.1.2  
 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT ASSEMBLY WITHOUT FIXED SEATS  
 NFPA 101 7.3.3 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION



**City of Atlanta | Department of City Planning**  
**OFFICE OF BUILDINGS**

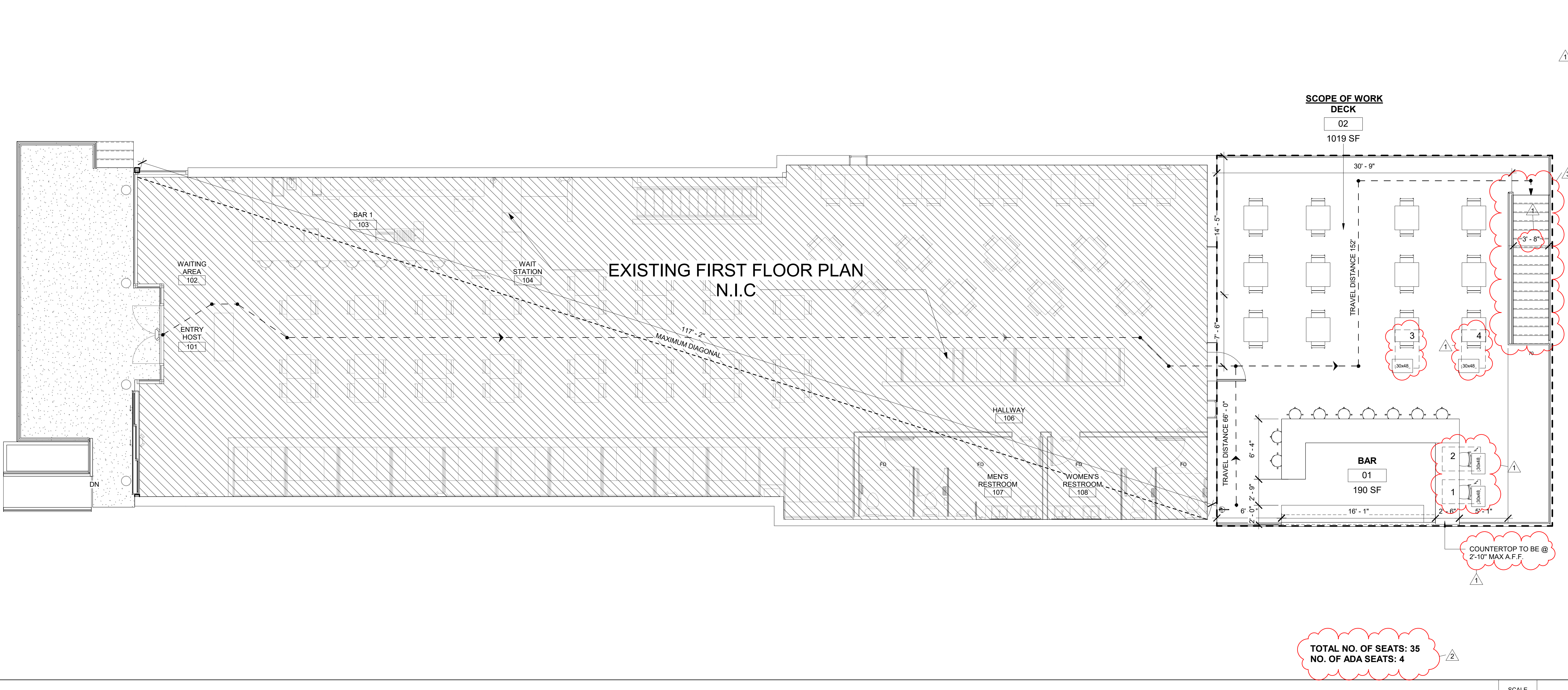
**THIS PLAN IS APPROVED FOR CONSTRUCTION**

The approval of plans shall not prevent the Building Official from thereafter requiring the correction of errors in the plans and specifications, or from preventing building operations being carried on thereunder when in violation of the building code, zoning ordinance, or any other ordinance in the City of Atlanta.

03/06/2023 10:36:48 PM  
 DATE ISSUED BY  
 KEEP THIS APPROVED PLAN ON JOB SITE DURING CONSTRUCTION

2018 NFPA 101 LIFE SAFETY CODE  
 2018 IBC WITH GEORGIA AMENDMENTS

**LIFE SAFETY FOR BASEMENT FLOOR PLAN** SCALE 3/16" = 1'-0" 01



**SCOPE OF WORK**  
 DECK  
 02  
 1019 SF

**TOTAL NO. OF SEATS: 35**  
**NO. OF ADA SEATS: 4**

**LIFE SAFETY FOR FIRST FLOOR PLAN** SCALE 3/16" = 1'-0" 02

**EXITING ANALYSIS**

<b>1) BASEMENT FLOOR PLAN</b>	<b>4 EXIST IN THE BUILDING</b>
BUILDING IS SPRINKLERED 1/2	15 OCCUPANTS
EXISTING OCCUPANCY LOAD IS	0 OCCUPANTS
ADDED OCCUPANCY LOAD IS	15 OCCUPANTS
TOTAL OCCUPANCY LOAD IS	15 OCCUPANTS
OUTDOOR DINING AREA WITH STAIRS FOR EGRESS	
EGRESS WIDTH PER OCCUPANT (NO RAMP, OR CORRIDORS)	NUMBER OF EGRESS IN THE BASEMENT FLOOR PLAN = 2
EXIT WIDTH REQUIRED = 0.2 X 15 = 3"	EXIT WIDTH PROVIDED = 2 DOORS 36" = 72"
TRAVEL DISTANCE = 99'-4" < 200'-0" OK	
MAXIMUM DIAGONAL: 92'-3"	
1/2 x 92' - 3" OF = 46' - 1 1/2" MIN. DISTANCE BETWEEN EXITS REQUIRED	EXISTING DISTANCE BETWEEN TWO EXITS = 46' - 6" - COMPLIANCE
<b>2) FIRST FLOOR PLAN</b>	<b>4 EXIST IN THE BUILDING</b>
BUILDING IS SPRINKLERED 1/2	187 OCCUPANTS
EXISTING OCCUPANCY LOAD IS	70 OCCUPANTS
ADDED OCCUPANCY LOAD IS	25 OCCUPANTS
TOTAL OCCUPANCY LOAD IS	25 OCCUPANTS
OUTDOOR DINING AREA WITH STAIRS FOR EGRESS	
EGRESS WIDTH PER OCCUPANT (NO RAMP, OR CORRIDORS)	NUMBER OF EGRESS IN THE FIRST FLOOR PLAN = 2
EXIT WIDTH REQUIRED = 0.2 X 25 = 5' - 0"	EXIT WIDTH PROVIDED = 1 DOOR 48" & 1 DOOR 36" = 84"
TRAVEL DISTANCE = 148' - 4" < 200'-0" OK	
MAXIMUM DIAGONAL: 117'-2"	
1/3 x 117' - 2" OF = 39'-0" MIN. DISTANCE BETWEEN EXITS REQUIRED	EXISTING DISTANCE BETWEEN TWO EXITS = 108' - 10" - COMPLIANCE

**PLUMBING**  
**PLUMBING FIXTURE CALCULATIONS**

PER 29-2018 IBC TABLE 2902.1

OCCUPANCY	MALE	FEMALE	TOTAL	URINALS*	LAVATORY
	1360CC	1360CC	272 OCC.		
	WATER CLOSETS				
	(MALE) 1 per 75	(FEMALE) 1 per 75		67% OF THE REQUIRED WATER CLOSETS	(MALE) 1 per 200 / (FEMALE) 1 per 200
<b>FIXTURES</b>	REQUIRED	2 WC PER M	2 WC PER F	1 U PER M	1 LAV PER M 1 LAV PER F
	PROVIDED	3 WC PER M	3 WC PER F	1 U PER M	3 LAV PER M 3 LAV PER F

\*IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQUIRED WATER CLOSETS IN ASSEMBLY OCCUPANCIES.  
 \*RETAIL ESTABLISHMENT SERVES WATER UPON REQUEST.

**LEGEND**

- NUMBER OF PEOPLE EXITING
- PER 2012 NFPA 101, SECTION 7.12.1  
 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 100 FEET. IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7.
- SEE PLAN FOR TRAVEL DISTANCE ON EACH AREA
- ANSUL SYSTEM WILL BE SERVICED EVERY SIX (6) MONTHS.
- CLASS K FIRE EXTINGUISHER REQUIRED, FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS - ORDINARY HAZARD OCCUPANCY
- TO BE MOUNTED AT 4'-0" HIGH FROM FINISH FLOOR TO HANDLE OF FIRE EXTINGUISHER
- TWO HOUR RATED INTERIOR PARTITION

**ORIGINATION DESIGN**  
 Architecture.Engineering

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 SUITE 920, MARIETTA, GA 30062  
 O: 678.404.8456  
 M: 404.542.0838  
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**Knife Kitchen And Cocktails**  
 3162 Piedmont Rd NE, Atlanta, GA 30305  
**LIFE SAFETY**

**PIEDMONT ON PEACHTREE**



No.	Description	Date
1	City comments	08/01/22
2	City comments	08/21/22
3	CITY COMMENTS	03/06/23

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**ISSUED FOR CONSTRUCTION**

Project Number 202120  
 Date 03/06/2023  
 Drawn By MO  
 Checked By JG

**LS-100**  
 Scale 3/16" = 1'-0"





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**Knife Kitchen And Cocktails**  
3162 Piedmont Rd NE, Atlanta, GA 30305  
SITE PLAN AS PER CIVIL DRAWINGS FOR REFERENCE

PIEDMONT ON PEACHTREE



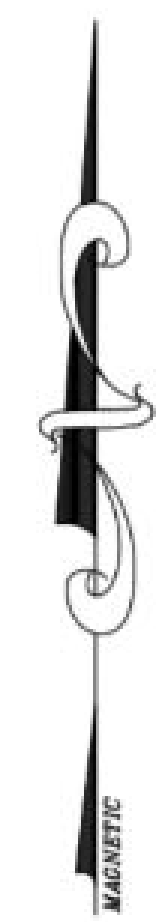
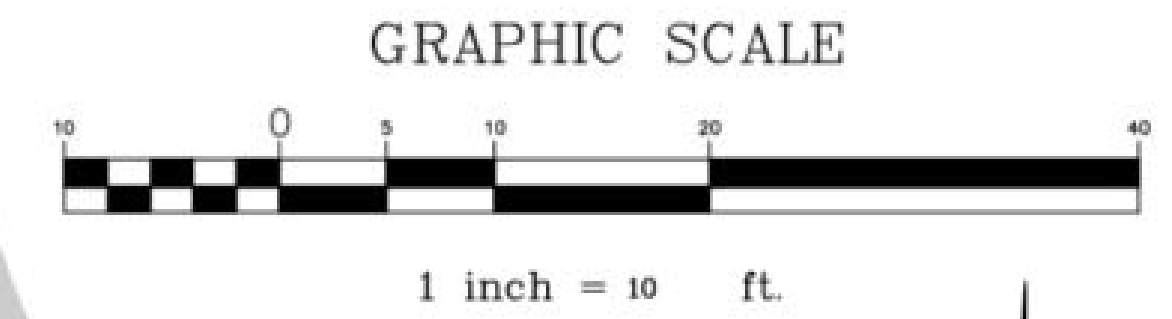
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Project Number 202120  
Date 03/06/2023  
Drawn By A.S.  
Checked By J.G.

**SP-100**  
Scale 3" = 1'-0"

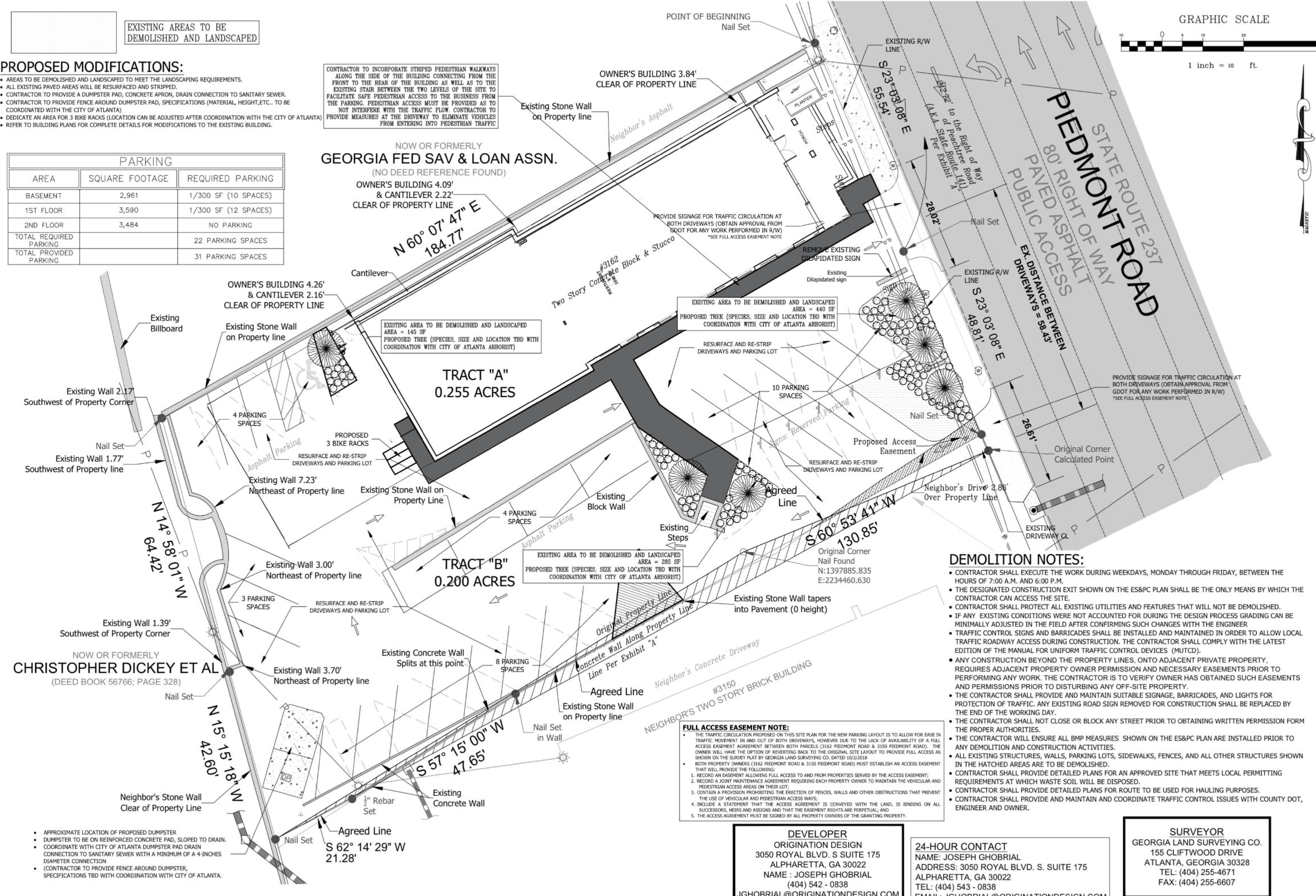


EXISTING AREAS TO BE DEMOLISHED AND LANDSCAPED

- PROPOSED MODIFICATIONS:**
- AREAS TO BE DEMOLISHED AND LANDSCAPED TO MEET THE LANDSCAPING REQUIREMENTS.
  - ALL EXISTING PAVED AREAS WILL BE RESURFACED AND STRIPPED.
  - CONTRACTOR TO PROVIDE A DUMPSTER PAD, CONCRETE APRON, DRAIN CONNECTION TO SANITARY SEWER.
  - CONTRACTOR TO PROVIDE FENCE AROUND DUMPSTER PAD, SPECIFICATIONS (MATERIAL, HEIGHT, ETC., TO BE COORDINATED WITH THE CITY OF ATLANTA)
  - DEDICATE AN AREA FOR 3 BIKE RACKS (LOCATION CAN BE ADJUSTED AFTER COORDINATION WITH THE CITY OF ATLANTA)
  - REFER TO BUILDING PLANS FOR COMPLETE DETAILS FOR MODIFICATIONS TO THE EXISTING BUILDING.

PARKING		
AREA	SQUARE FOOTAGE	REQUIRED PARKING
BASEMENT	2,961	1/300 SF (10 SPACES)
1ST FLOOR	3,590	1/300 SF (12 SPACES)
2ND FLOOR	3,484	NO PARKING
TOTAL REQUIRED PARKING		22 PARKING SPACES
TOTAL PROVIDED PARKING		31 PARKING SPACES

CONTRACTOR TO INCORPORATE STRIPPED PEDESTRIAN WALKWAYS ALONG THE SIDE OF THE BUILDING CONNECTING FROM THE FRONT TO THE REAR OF THE BUILDING AS WELL AS TO THE EXISTING STAIR BETWEEN THE TWO LEVELS OF THE SITE TO FACILITATE SAFE PEDESTRIAN ACCESS TO THE BUSINESS FROM THE PARKING. PEDESTRIAN ACCESS MUST BE PROVIDED AS TO NOT INTERFERE WITH THE TRAFFIC FLOW. CONTRACTOR TO PROVIDE MEASURES AT THE DRIVEWAY TO ELIMINATE VEHICLES FROM ENTERING INTO PEDESTRIAN TRAFFIC



**DEMOLITION NOTES:**

- CONTRACTOR SHALL EXECUTE THE WORK DURING WEEKDAYS, MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M.
- THE DESIGNATED CONSTRUCTION EXIT SHOWN ON THE ES&PC PLAN SHALL BE THE ONLY MEANS BY WHICH THE CONTRACTOR CAN ACCESS THE SITE.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES THAT WILL NOT BE DEMOLISHED.
- IF ANY EXISTING CONDITIONS WERE NOT ACCOUNTED FOR DURING THE DESIGN PROCESS GRADING CAN BE MINIMALLY ADJUSTED IN THE FIELD AFTER CONFIRMING SUCH CHANGES WITH THE ENGINEER
- TRAFFIC CONTROL SIGNS AND BARRICADES SHALL BE INSTALLED AND MAINTAINED IN ORDER TO ALLOW LOCAL TRAFFIC ROADWAY ACCESS DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ANY CONSTRUCTION BEYOND THE PROPERTY LINES, ONTO ADJACENT PRIVATE PROPERTY, REQUIRES ADJACENT PROPERTY OWNER PERMISSION AND NECESSARY EASEMENTS PRIOR TO PERFORMING ANY WORK. THE CONTRACTOR IS TO VERIFY OWNER HAS OBTAINED SUCH EASEMENTS AND PERMISSIONS PRIOR TO DISTURBING ANY OFF-SITE PROPERTY.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE SIGNAGE, BARRICADES, AND LIGHTS FOR PROTECTION OF TRAFFIC. ANY EXISTING ROAD SIGN REMOVED FOR CONSTRUCTION SHALL BE REPLACED BY THE END OF THE WORKING DAY.
- THE CONTRACTOR SHALL NOT CLOSE OR BLOCK ANY STREET PRIOR TO OBTAINING WRITTEN PERMISSION FROM THE PROPER AUTHORITIES.
- THE CONTRACTOR WILL ENSURE ALL BMP MEASURES SHOWN ON THE ES&PC PLAN ARE INSTALLED PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITIES.
- ALL EXISTING STRUCTURES, WALLS, PARKING LOTS, SIDEWALKS, FENCES, AND ALL OTHER STRUCTURES SHOWN IN THE HATCHED AREAS ARE TO BE DEMOLISHED.
- CONTRACTOR SHALL PROVIDE DETAILED PLANS FOR AN APPROVED SITE THAT MEETS LOCAL PERMITTING REQUIREMENTS AT WHICH WASTE SOIL WILL BE DISPOSED.
- CONTRACTOR SHALL PROVIDE DETAILED PLANS FOR ROUTE TO BE USED FOR HAULING PURPOSES.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AND COORDINATE TRAFFIC CONTROL ISSUES WITH COUNTY DOT, ENGINEER AND OWNER.

**FULL ACCESS EASEMENT NOTE:**

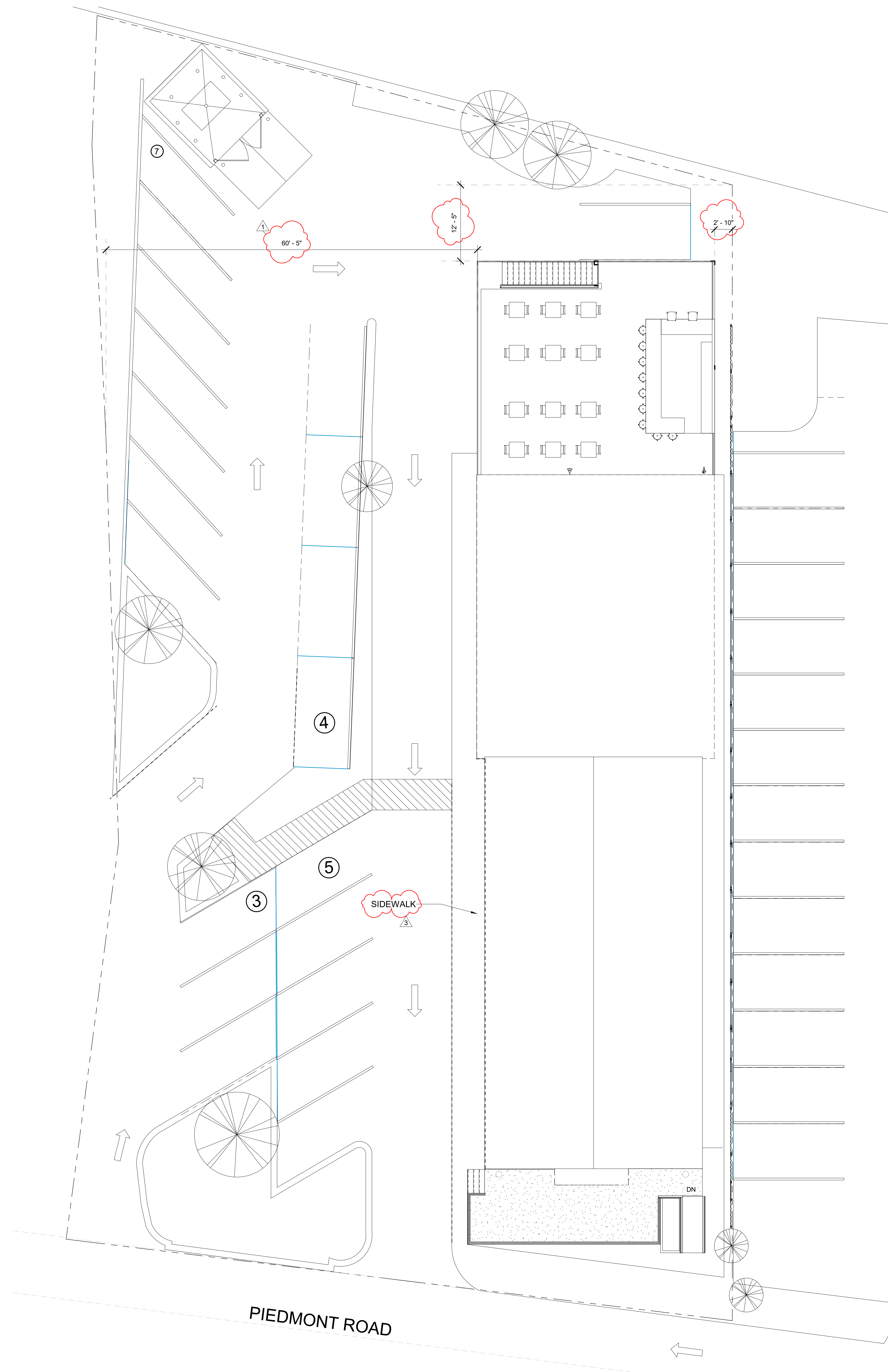
THE TRAFFIC CIRCULATION PROPOSED ON THIS SITE PLAN FOR THE NEW PARKING LAYOUT IS TO ALLOW FOR EASE IN TRAFFIC MOVEMENT IN AND OUT OF BOTH DRIVEWAYS, HOWEVER DUE TO THE LACK OF AVAILABILITY OF A FULL ACCESS EASEMENT AGREEMENT BETWEEN BOTH PARCELS (3162 PIEDMONT ROAD & 3150 PIEDMONT ROAD), THE OWNER WILL HAVE THE OPTION OF REVERTING BACK TO THE ORIGINAL SITE LAYOUT TO PROVIDE FULL ACCESS AS SHOWN ON THE SURVEY PLAT BY GEORGIA LAND SURVEYING CO. DATED 10/2/2018

BOTH PROPERTY OWNERS (3162 PIEDMONT ROAD & 3150 PIEDMONT ROAD) MUST ESTABLISH AN ACCESS EASEMENT THAT WILL PROVIDE THE FOLLOWING:

- RECORD AN EASEMENT ALLOWING FULL ACCESS TO AND FROM PROPERTIES SERVED BY THE ACCESS EASEMENT;
- RECORD A JOINT MAINTENANCE AGREEMENT REQUIRING EACH PROPERTY OWNER TO MAINTAIN THE VEHICULAR AND PEDESTRIAN ACCESS AREAS ON THEIR LOT;
- CONTAIN A PROVISION PROHIBITING THE ERECTION OF FENCES, WALLS AND OTHER OBSTRUCTIONS THAT PREVENT THE USE OF VEHICULAR AND PEDESTRIAN ACCESS WAYS;
- INCLUDE A STATEMENT THAT THE ACCESS AGREEMENT IS CONVEYED WITH THE LAND, IS BINDING ON ALL SUCCESSORS, HEIRS AND ASSIGNS AND THAT THE EASEMENT RIGHTS ARE PERPETUAL; AND
- THE ACCESS AGREEMENT MUST BE SIGNED BY ALL PROPERTY OWNERS OF THE GRANTING PROPERTY.

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No.	Description	Date
1	City comments	08/01/22
3	CITY COMMENTS	03/06/23

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Project Number 202120  
Date 03/06/2023  
Drawn By HN  
Checked By JG

**SP-101**  
Scale 1/8" = 1'-0"





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**Knife Kitchen And Cocktails**  
3162 Piedmont Rd NE, Atlanta, GA 30305  
EXISTING AND PROPOSED DECK FLOOR PLANS

**PIEDMONT ON PEACHTREE**



No.	Description	Date
1	City comments	08/01/22
3	CITY COMMENTS	03/06/23

No.	Description	Date

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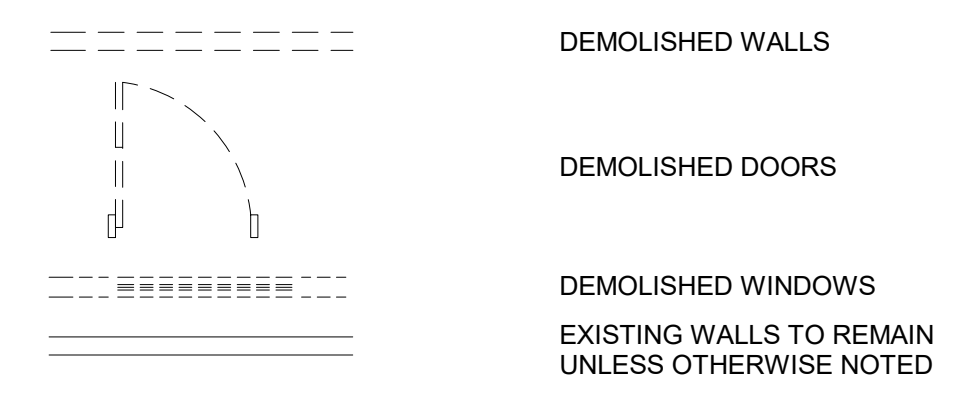
**ISSUED FOR CONSTRUCTION**

Project Number 202120  
Date 03/06/2023  
Drawn By MD  
Checked By JG

**A-101**  
Scale 3/16" = 1'-0"

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**DEMOLITION LEGEND**



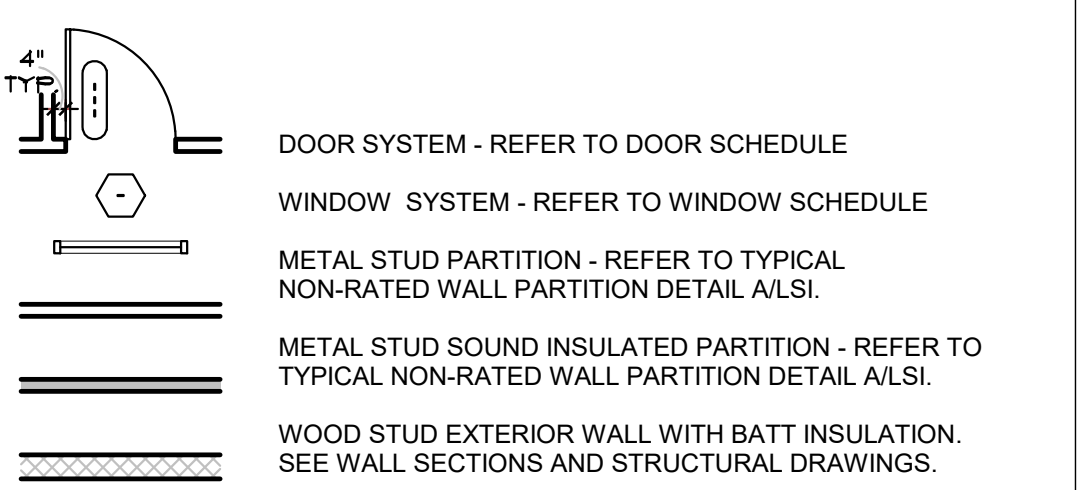
**DEMOLITION NOTES**

- SEE T1.1 FOR FURTHER GENERAL DEMOLITION NOTES.
- TO BE REVIEW AND MODIFY BASED ON TENANT COMMENTS.

**GENERAL NOTES**

- CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED.
- SEE SHEET K-100 FOR EQUIPMENT, FURNITURE, FIXTURES AND PLUMBING FIXTURES.
- SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT EVER SCALE DRAWINGS.
- DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB), UNLESS OTHERWISE NOTED ON PLANS.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS.
- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE ARCHITECT, OWNER, AND LANDLORD UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENTS, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS SHALL BE AS SPECIFIED AND FREE OF DEFECTS.
- ALL OUTSIDE CORNERS AT DRYWALL PARTITION AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
- PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL NEW DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE AREA OF WORK AND AREA AFFECTED BY CONSTRUCTION. TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE WALL MOUNTED TELEVISIONS AND GRAPHIC SIGNAGE TO PROVIDE BLOCKING FOR MOUNTING.
- ALL WET/PLUMBING WALLS ARE TO BE PROVIDED WITH MOISTURE RESISTANT GYP. BOARD, UNLESS TILE IS TO BE USED, THEN PROVIDE CEMENT BACKER BOARD.
- ALL PLUMBING WALLS ARE TO BE 6" METAL STUD FRAMING, PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED FIXTURES, GRAB BARS, SHELVING, CABINETRY, ETC.
- THERE SHALL BE NO PENETRATIONS TO A DEMISING WALL, UNLESS OTHERWISE NOTED. IF PENETRATIONS ARE TO BE NOTED, THEN ALL PENETRATIONS INCLUDING CONDUITS, PIPES, DUCTWORK, ETC. SHALL BE UL RATED PER CURRENT CODE REQUIREMENTS.
- NO PLUMBING IS ALLOWED IN DEMISING WALLS. FURR OUT AS REQUIRED.
- INSTALL FULL THICKNESS BATT INSULATION CONTINUOUS TO ROOF DECK IN ALL WALL SEPARATING REST ROOMS FROM ADJACENT CONVENIENCE STORE AREAS. INSULATION TO BE NON-COMBUSTIBLE, BEARING THE UL CLASSIFICATION MARKING
- BRACE STUDS ABOVE CEILING AS REQUIRED TO PROVIDE RIGID WALLS THROUGHOUT. SEE STRUCTURAL DRAWINGS
- ALL CABINETS IN FAST-FOOD AREA, INCLUDING COFFEE BAR AND SALES COUNTER, TO HAVE SOLID TOP WITH METAL SIDES PAINTED AND KICK PLATE BASE PAINTED "BLACK"
- USE FDA APPROVED FOOD GRADE CLEAR WALKING BETWEEN COUNTERTOPS AND WALLS AND WHERE REQUIRED PER LOCAL AND COUNTY HEALTH DEPARTMENT REQUIREMENTS
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE EQUIPMENT AND DRYWALL INSTALLERS TO ENSURE THAT ALL ELECTRICAL WIRING, WATER LINES AND REFRIGERATION LINES HAVE BEEN INSTALLED PROPERLY ON ALL EQUIPMENT PRIOR TO THE HANGING OF ANY DRYWALL. SEE THE CIRCLE K PROJECT MANUAL FOR ANY EQUIPMENT LOCATION CLARIFICATIONS.
- ALL INSULATION SHALL NOT BE EXPOSED TO VIEW FROM INSIDE SALES FLOOR AREA

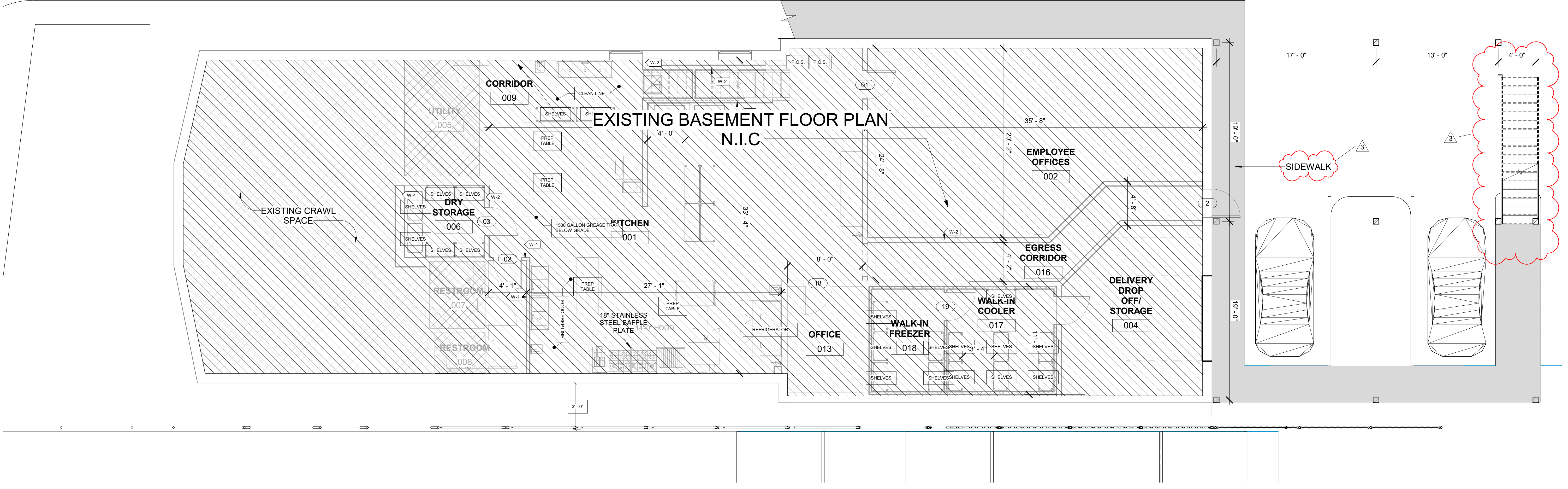
**WALL LEGEND**



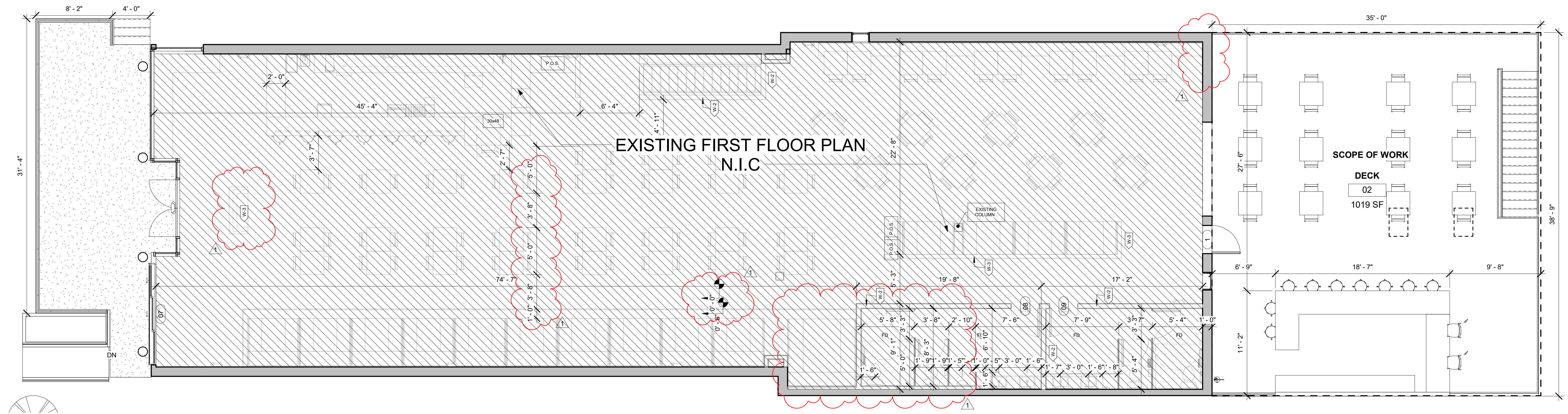
**WALL TYPES**

- W-1 (N) 4" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM BOARD ON EACH SIDE
- W-2 (N) 6" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM BOARD ON EACH SIDE
- W-3 (N) 6" x 16GA. METAL STUD 43 1/2" HIGH LOW WALL @ 16" O.C. 5/8" GYPSUM BOARD
- W-4 (N) 12" CMU RETAINING WALL

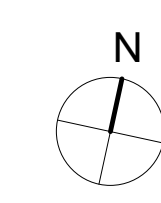
**NOTE:**  
PROVIDE 5/8" WATER RESISTANT GYP. BOARD WHERE PLUMBING WALLS OCCUR, TYP.  
TYPICAL WALLS TO RECEIVE 5/8" GYP. BOARD.



**PROPOSED BASEMENT FLOOR PLAN** 3/16"= 1'-0" SCALE 02



**PROPOSED FLOOR PLAN** 3/16"= 1'-0" SCALE 02





BXUVC.G512 - Fire-resistance Ratings

BXUVC - Fire-resistance Ratings

See General Information for Fire-resistance Ratings

Design No. G512

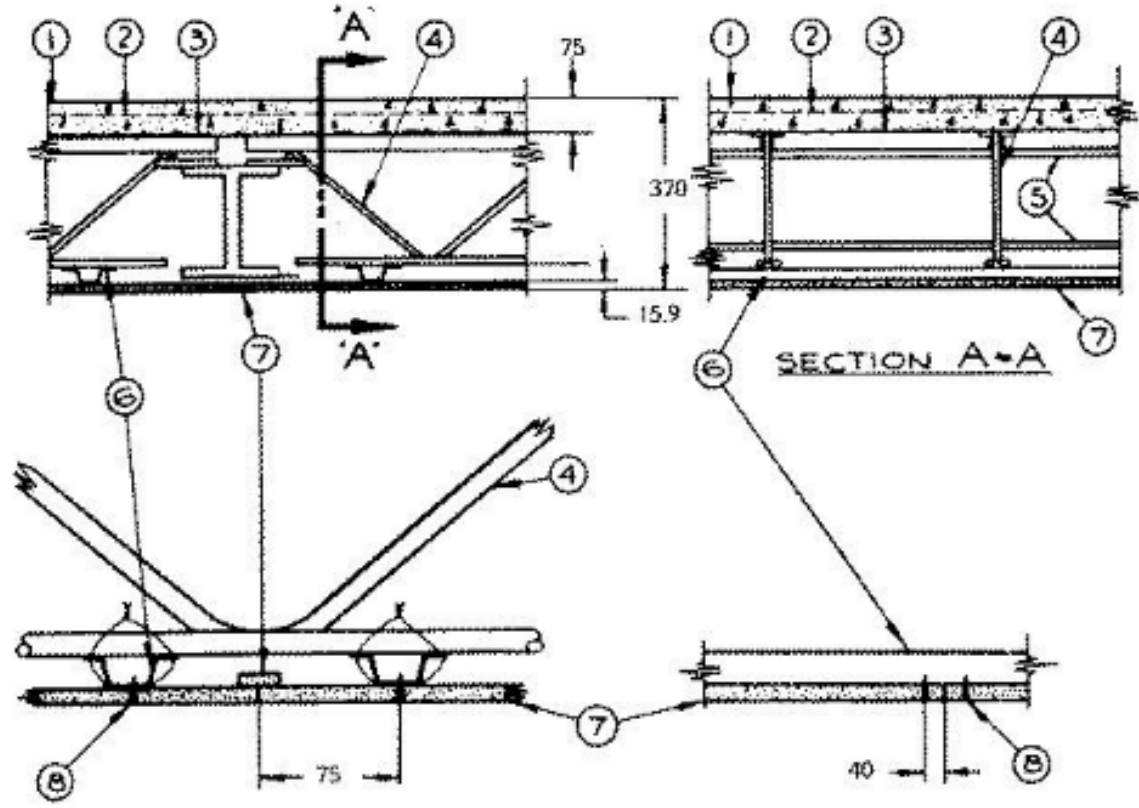
February 11, 2019

Restrained Assembly Rating - 3 h

Unrestrained Assembly Rating - 3 h

Unrestrained Beam Rating - 3 h

Load Restricted — Assembly evaluated in accordance with Working Stress Design methods, for use under Limit States Design methods; refer to information under Guide BXUVC.

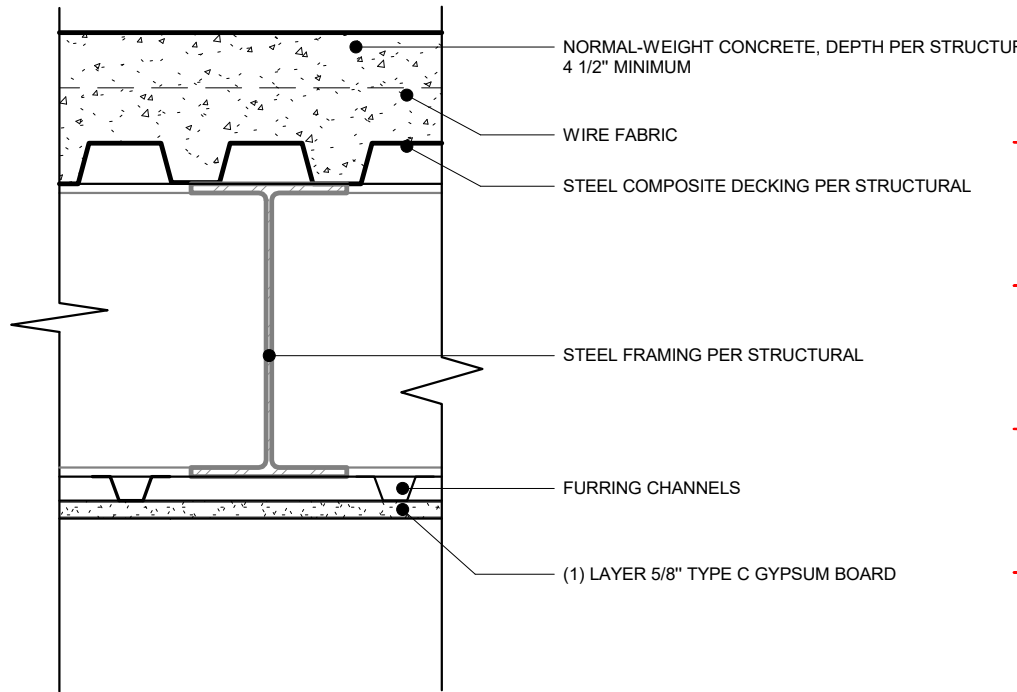


- 1. Sand-Gravel Concrete — 2390/150 kg/m³, 21 MPa nom compressive strength.
2. Wire Fabric — 152x152 P9.2/P9.2 steel wire.
3(a). Metal Lath — 1.8 kg/m², 9.5 mm rib, exposed steel, tied to each joint 225 mm OC and side overlap also tied midway between joints, with 1.2 mm steel wire.
3(b). Metal Pan — As an alternate, the form material for the concrete may be metal pan of 0.4 mm (min) sheet steel.
3(c). Steel Floor Units — As an alternate, the form material for the concrete may be steel floor units, noncomposite fluted type.
4. Steel Joists — 250 mm deep, 7 kg/m min size, designed in accordance with the relevant provisions of Part 4 of the National Building Code of Canada.
5. Horizontal Bridging — 13 mm diameter continuous steel bar stock, welded to top and bottom chords of each joist.
6. Furring Channels — 0.5 mm steel, 70 mm wide at top and 44 mm wide at bottom by 22 mm deep, spaced 600 mm OC.
7. Gypsum Wallboard — (CKNXC), 15.9 mm thick, 1200 mm wide installed with long dimension perpendicular to furring channels.
8. Wallboard Screw — Type 5 Phillips, self-drilling and self-tapping, 25 mm long.
9. Joint System — (not shown) — Wallboard joints may either be exposed or covered with fibre tape and joint compound.
10. Outlet Boxes and Fittings for Service Penetrations — (not shown) — Where required, labelled outlet boxes and fittings may be installed as specified for the individual manufacturers listed under CEVVC.

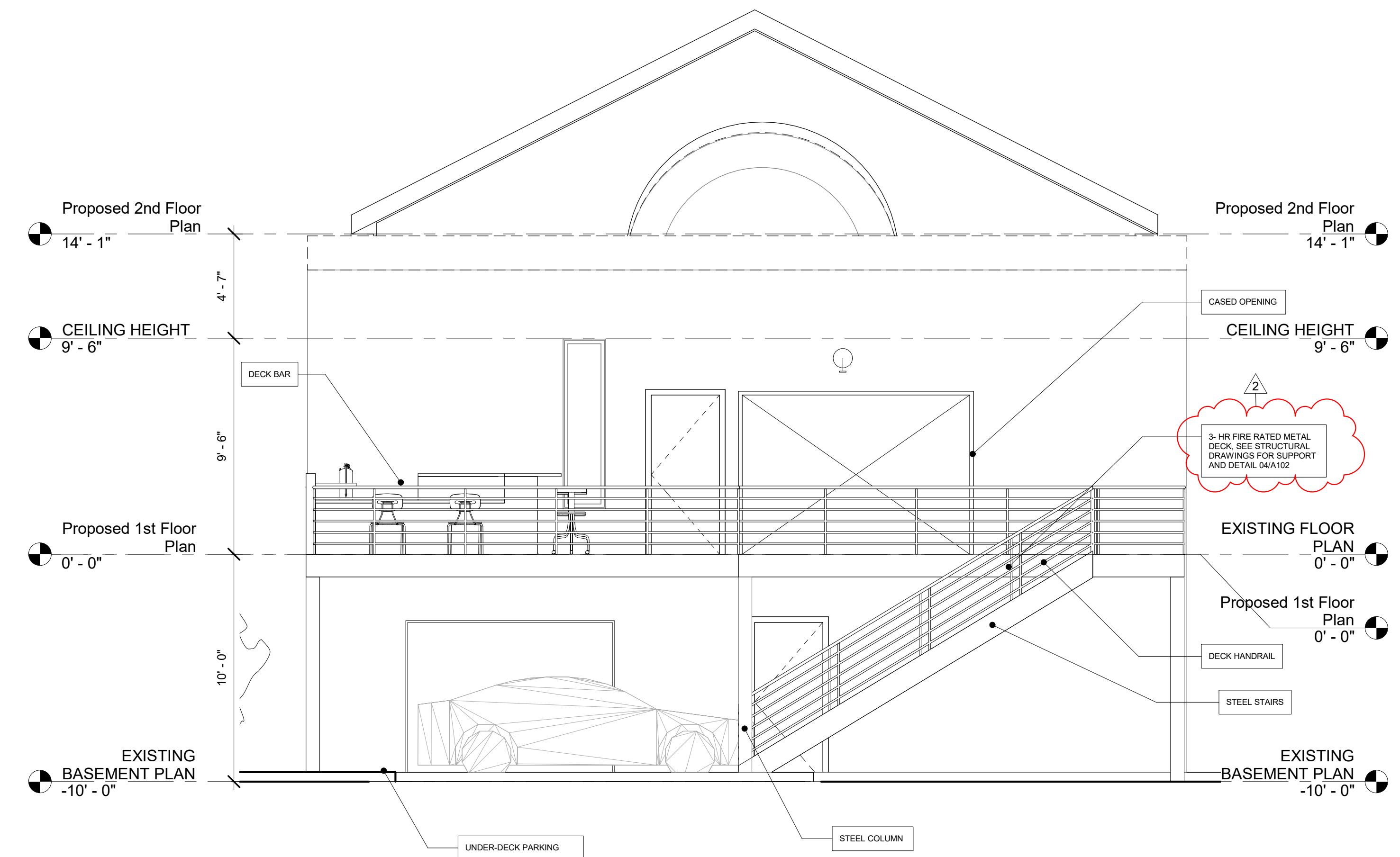
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Last Updated on 2019-02-11

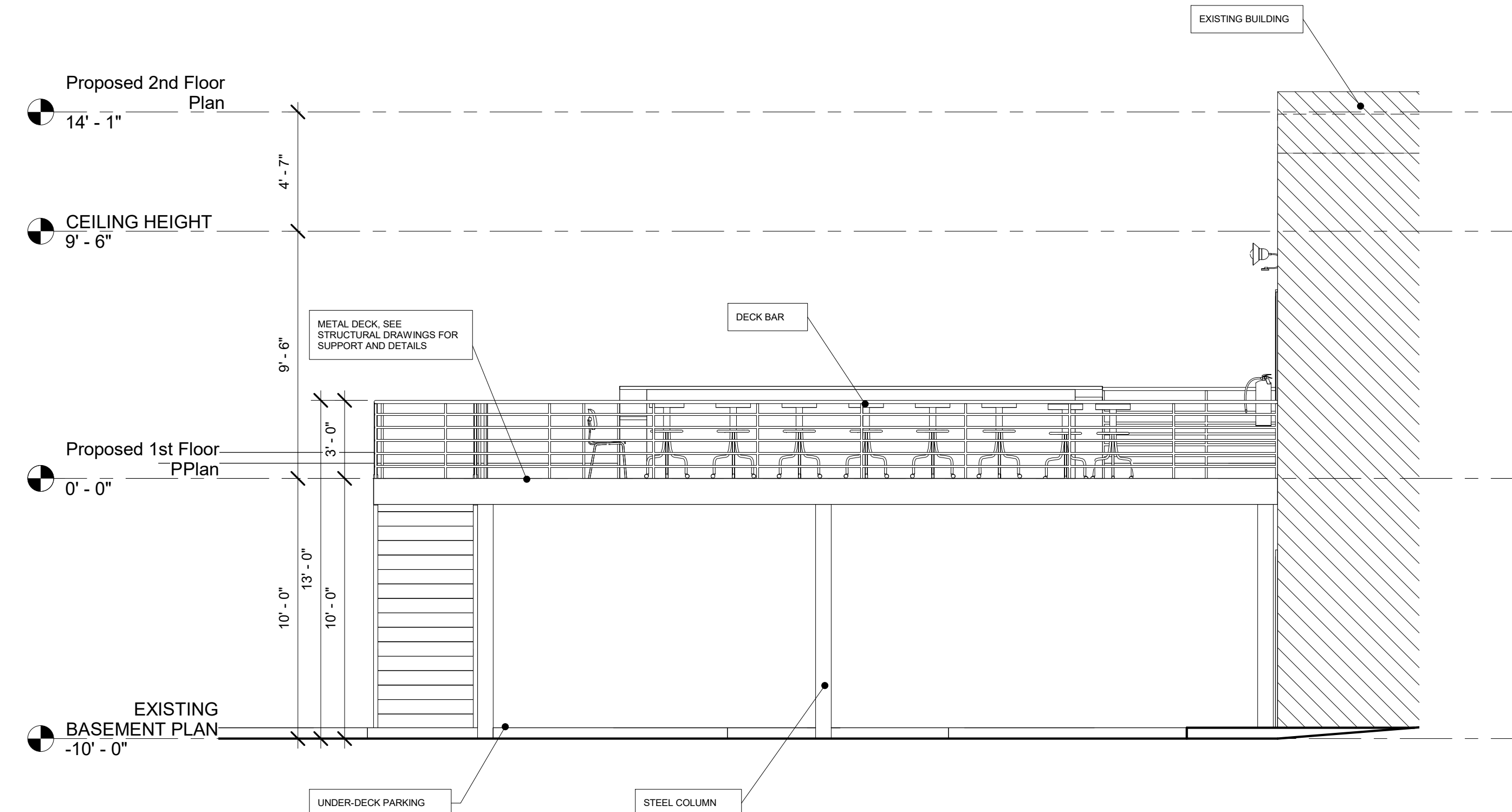
The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL Solutions' Follow - Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL Solutions' Follow - Up Service. Always look for the Mark on the product.



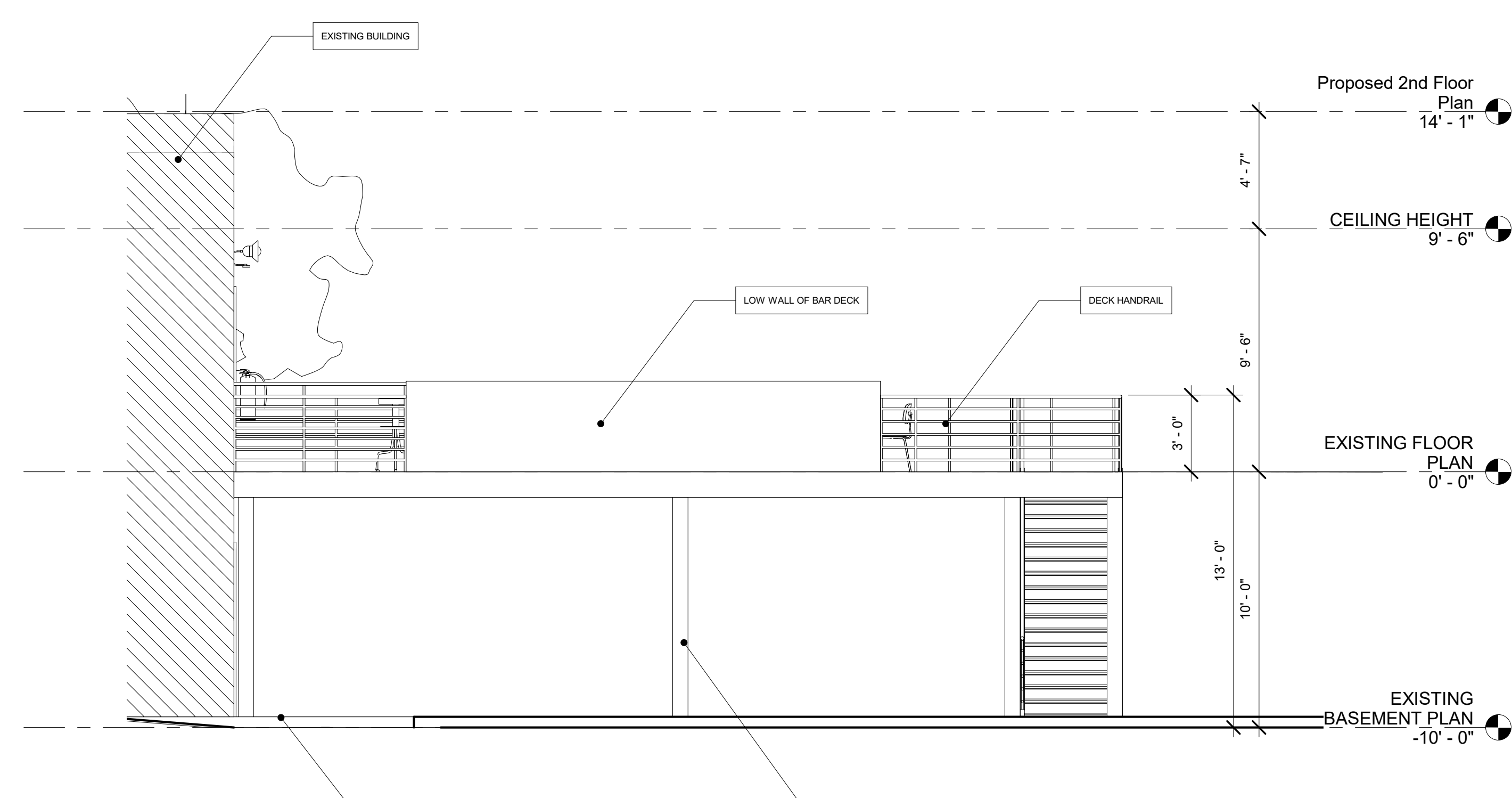
3-HR FIRE RATED HORIZONTAL ASSEMBLY SCALE 1/4" = 1'-0" 04



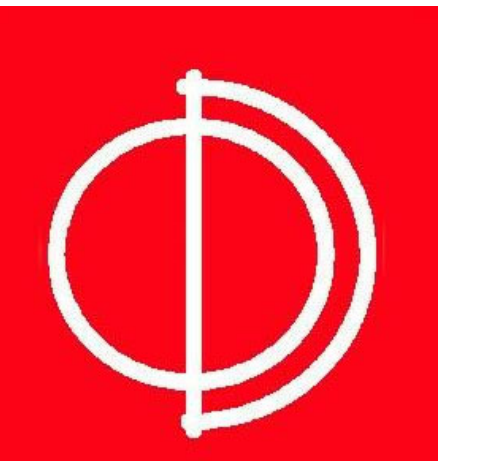
NORTH ELEVATION SCALE 1/4" = 1'-0" 02



WEST ELEVATION SCALE 1/4" = 1'-0" 03



EAST ELEVATION SCALE 1/4" = 1'-0" 01



ORIGINATION DESIGN Architecture.Engineering

3225 SHALLOWFORD RD. SUITE 920, MARIETTA, GA 30062 O: 678.404.8456 M: 404.542.0838 WWW.ORIGINATIONDESIGN.COM

Knife Kitchen And Cocktails 3162 Piedmont Rd NE, Atlanta, GA 30305 EXTERIOR ELEVATIONS

PIEDMONT ON PEACHTREE



Table with 3 columns: No., Description, Date. Row 1: 2, City comments, 08/21/22

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ISSUED FOR CONSTRUCTION

Project Number 202120 Date 03/06/2023 Drawn By MI Checked By JG

A-102 Scale As indicated





# City of Atlanta: Office of Buildings

Department of City Planning

## LIGHT COMMERCIAL PLAN REVIEW COMMENTS

55 Trinity Avenue, Suite 3900

Atlanta, Georgia 30303

(404) 330-6150

[https://aca3.accela.com/atlanta\\_ga/](https://aca3.accela.com/atlanta_ga/)

This review was performed to verify compliance with the requirements found within those codes adopted and amended by the State of Georgia and enforced by the City of Atlanta.

### APPLICATION INFORMATION

REVISION REQUIRED-HOLD  **APPROVED WITH CONDITIONS**  **APPROVED**

**Plan Review#1**  **#2**  **3\***  **#4\***

DATE: 3/9/2023 DATE ASSIGNED: 8/8/2022 APPLICATION NUMBER **BB-202204314**

Address: 3162 PIEDMONT RD NE

Project Name: ROSEWOOD STEAKHOUSE, PATIO (LC)

Applicant Name: Tiara Crumby Email address: pcgroupinc@comcast.net

Design Professional: Joseph M. Ghobrial Email address: Email Address

**PLAN REVIEWER** <NAME> NEBIYOU SETEGN Plans Examiner email address

**SCOPE OF WORK** .. ROSEWOOD STEAKHOUSE, PATIO-CONSTRUCTION OF A NEW OUTDOOR PATIO.

### BUILDING CODE DATA

Occupancy Group Classification **IBC** Assembly Group - A-2 **LSC** Assembly

Square Footage: **Existing** Sq. ft. 5580 **New** Sq. ft. **TOTAL** Sq. ft. 5580

Occupant Load **Existing** 202 **New** sq. ft 70 **TOTAL** Sq. ft. 272

Number of Stories **Existing**  1 **New**  **# of Stories**

Height of the Structure 15feet inches

New Construction NO **REDLINES** **N/A**

Renovation/Alteration YES

Existing YES - ADDITION

Interior MAJOR **C of O** Type of Certification

Type of Construction VB

Sprinklered: NFPA 13

Inclusionary Zoning: Compliance Level

FEE TABLE INFORMATION			
	OCCUPANCY	UNITS	NEW/EXISTING SQUARE FOOTAGE
NEW USES			
CREDIT USES			
CREDITS / MISC			

VALUATION CALCULATION TABLE		
TYPE OF CONSTRUCTION	OCCUPANCY	SQUARE FOOTAGE
VB	A-2	5580



The following comments or clarifications are required before this project can be approved for permit issuance. Failure to complete the requested corrections within 180 (one hundred and eighty) days of your application submittal date may result in your permit application expiring through inactivity.

Please review the comments listed in the body of this Revision letter. The drawings submitted have been reviewed and generated comments from the Plan Reviewer that require further clarification, modification, and/or revisions to the submitted drawings. **Provide a minimum two (2) revised plan sets that reflect the comments required by this letter, or remove the previously submitted red line sets and collate the corrected sheets into the plan set for resubmittal.** Please return the Plan Reviewer's redline sheets upon resubmission.

To ensure the project proceeds quickly through the resubmittal review process, **please provide a Response Letter** that contains written responses to each numbered comment.

### **Building Plan Review Comments Revisions Required:**

No.	Sheet No.	Code Section	Comment
4	<b>General Statement</b>	COA 103.3 & 107.2.4 This document is intended for the "registered design professional of record" for the project and shall be submitted to that person in its entirety without modification.  When submitting corrections, the design professional shall provide a response letter, to the plans examiner's comments, addressing all comments sequentially for all trades, and cloud any corrections on the sheets affected along with the Delta (Δ) and date of the change.  This review process attempts to be comprehensive and address the minimum requirements found in the code. If the designer wishes to disagree with any comment, they are encouraged to do so by substantiating with reference(s) from applicable law, code, standard or ordinance.	
2	<b>General Statement-2</b>	Provide a Building Code Data Legend on the Title Sheet. Include the following code information for each building proposed:	• Please refer to plan for additional comments

Revision Comments from other review agencies listed below are **not** included in this Revision Letter and include the following:

<b><u>Zoning:</u></b>	<b>404-330-6175 #2</b>	<b><u>Planning:</u></b>	<b>404-330-6145</b>
<b><u>Fire:</u></b>	<b>404-865-8688</b>	<b><u>Arborist:</u></b>	<b>404-330-6874</b>
<b><u>Site Development:</u></b>	<b>404-330-6089</b>	<b><u>Sewer:</u></b>	<b>404-546-0311</b>
<b><u>Traffic:</u></b>	<b>404-330-6501</b>	<b><u>Health Kitchen:</u></b>	<b>404-613-1301 – Fulton County</b>
<b><u>Grease Trap:</u></b>	<b>404-330-6249</b>	<b><u>Solid Waste:</u></b>	<b>404-612-8013 – Fulton County</b>
<b><u>Water Service:</u></b>	<b>404-546-7312</b>	<b><u>Sanitation:</u></b>	<b>404-330-6236</b>

Please understand other agencies may have revision comments, which are not contained within this Revision Letter. Please contact these agencies if you have questions.

If you require additional information regarding this revision letter, need clarification of any stated requirements, or would like to schedule a meeting to discuss your project, please contact the Office of Buildings at (404) 330-6150 or send an email to the assigned plans examiner for your project.



Please provide your response letter with the corrected plans so staff can make the re-review as efficient and effective as possible. If the plans are determined to comply with City of Atlanta's Code requirements this concludes the Construction Plan Review portion.

Thank you,

<NAME>

City of Atlanta: Office of Buildings



**GENERAL NOTES**

- ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES.
- THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED MAX. CROSS SLOPE 2%.
- WALKING SURFACE SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.
- PROVIDE A 80"x80" MIN. LANDING ON STRIKE SIDE OF DOOR W/ 44" MIN. WIDTH IN DIRECTION OF TRAVEL.
- WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
- EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-5" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
- THRESHOLD TO BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH - PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE <30" TO 44" AFF.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FLUSH OR SURFACE BOLTS SHALL BE AUTOMATIC TYPE. LOCKABLE DOORS SHALL BE PROVIDED WITH A SIGN STATING "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN MIN. 7 HIGH LETTERS.
- EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN AND LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE AND 6" HIGH AND SHALL CONFORM TO ALL APPLICABLE CODES.
- PROVIDE ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING AT ALL EXIT CORRIDORS AS REQUIRED BY CODE. EMERGENCY LIGHTING SHALL PROVIDE ILLUMINATION OF ONE FOOT CANDLE AT FLOOR LEVEL.
- THE MAXIMUM EFFORT REQUIRED TO OPERATE FIRE-RATED DOORS IS 5 LBS. EXIT DOORS IS 85 LBS. FOR EXTERIORS, AND 5 LBS. FOR INTERIOR DOORS.
- SEE ELECTRICAL DRAWINGS FOR ALL FIRE ALARM DEVICES AND EQUIPMENT.

**CONSTRUCTION TYPE:** IBC - BUILDING CHAPTER 5: TYPE V-B  
**OCCUPANCY AREA:** A2 - ASSEMBLY (OUTDOOR DINING)  
**FIRE PROTECTION:** BUILDING SPRINKLERED

**EXISTING BUILDING OCCUPANCY - PREVIOUSLY APPROVED UNDER - BB-202005196**

**EXISTING OCCUPANT LOAD**

Name	Area	Load Factor	Occupant Load
001 KITCHEN	998 SF	100 SF	10
002 EMPLOYEE OFFICES	656 SF	150 SF	4
003 DELIVERY DROP OFF STORAGE	242 SF	500 SF	0
005 UTILITY	99 SF	500 SF	0
006 DRY STORAGE	65 SF	500 SF	0
013 OFFICE	93 SF	150 SF	1
016 EGRESS CORRIDOR	146 SF	500 SF	0
017 WALK-IN COOLER	125 SF	500 SF	0
018 WALK-IN FREEZER	84 SF	500 SF	0
102 WAITING AREA	134 SF	15 SF	9
103 BAR 1	309 SF	100 SF	3
104 WAIT STATION	27 SF	15 SF	2
105 DINING AREA	2602 SF	15 SF	173
<b>GRAND TOTAL</b>	<b>5580 SF</b>		<b>202</b>

**OCCUPANT LOAD-DECK**

Name	Area	Load Factor	Occupant Load
01 BAR	190 SF	100 SF	2
02 DECK	1019 SF	15 SF	68
<b>Grand total</b>	<b>1208 SF</b>		<b>70</b>

**TOTAL OCCUPANCY LOAD IS 272 OCCUPANTS**  
 PER TABLE LIFE SAFETY NFPA 101 7.3.1.2  
 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT ASSEMBLY WITHOUT FIXED SEATS  
 NFPA 101 7.3.3 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

**EXITING ANALYSIS**

**1) BASEMENT FLOOR PLAN**  
 BUILDING IS SPRINKLERED / 2  
 EXISTING OCCUPANCY LOAD IS 15 OCCUPANTS  
 ADDED OCCUPANCY LOAD IS 0 OCCUPANTS  
 TOTAL OCCUPANCY LOAD IS 15 OCCUPANTS  
 OUTDOOR DINING AREA WITH STAIRS FOR EGRESS  
 EGRESS WIDTH PER OCCUPANT (NO RAMP, OR CORRIDORS)  
 NUMBER OF EGRESS IN THE BASEMENT FLOOR PLAN = 2  
 EXIT WIDTH REQUIRED = 0.2 X 15 = 3"  
 EXIT WIDTH PROVIDED = 2 DOORS 36" = 72"  
 TRAVEL DISTANCE = 99'-4" < 200'-0" OK  
 MAXIMUM DIAGONAL: 92'-3"  
 1/2 x 92' - 3" OF = 46' - 1 1/2" MIN. DISTANCE BETWEEN EXITS REQUIRED  
 EXISTING DISTANCE BETWEEN TWO EXITS = 46' - 6" - COMPLIANCE

**2) FIRST FLOOR PLAN**  
 BUILDING IS SPRINKLERED / 2  
 EXISTING OCCUPANCY LOAD IS 187 OCCUPANTS  
 ADDED OCCUPANCY LOAD IS 70 OCCUPANTS  
 TOTAL OCCUPANCY LOAD IS 257 OCCUPANTS  
 OUTDOOR DINING AREA WITH STAIRS FOR EGRESS  
 EGRESS WIDTH PER OCCUPANT (NO RAMP, OR CORRIDORS)  
 NUMBER OF EGRESS IN THE FIRST FLOOR PLAN = 2  
 EXIT WIDTH REQUIRED = 0.2 X 257 = 51.4"  
 EXIT WIDTH PROVIDED = 1 DOOR 48" & 1 DOOR 36" = 84"  
 TRAVEL DISTANCE = 148' < 200'-0" OK  
 MAXIMUM DIAGONAL: 117'-2"  
 1/3 x 117' - 2" OF = 39'-0" MIN. DISTANCE BETWEEN EXITS REQUIRED  
 EXISTING DISTANCE BETWEEN TWO EXITS = 108' - 10" - COMPLIANCE

**PLUMBING**

**PLUMBING FIXTURE CALCULATIONS**  
 PER 29-2018 IBC TABLE 2902.1

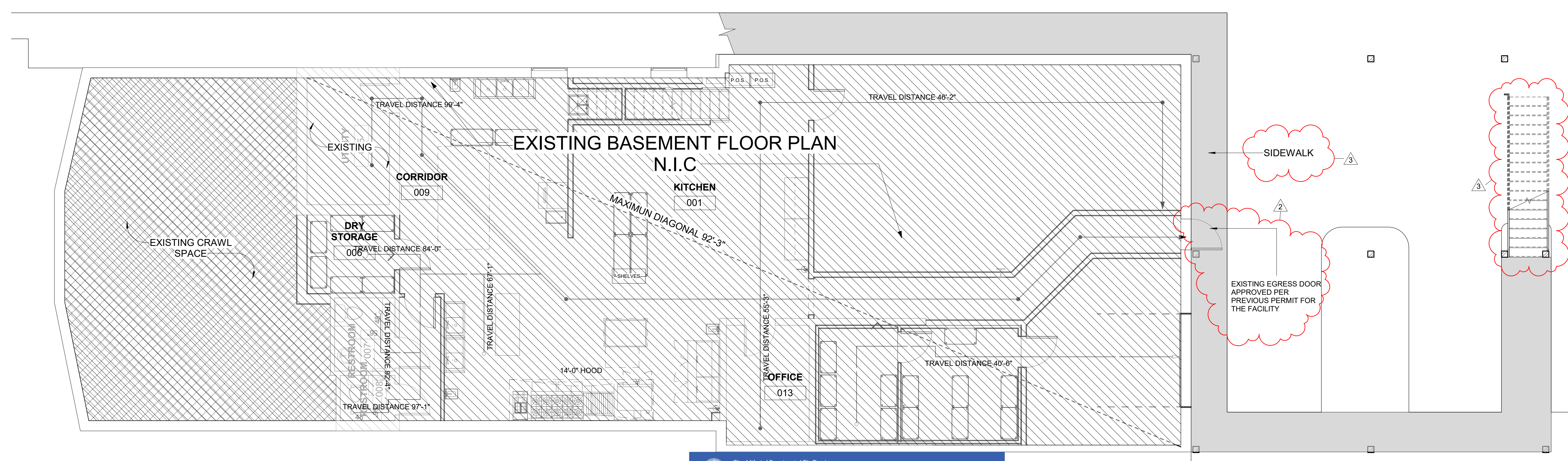
OCCUPANCY	MALE	FEMALE	TOTAL
	1360CC	1360CC	272 OCC.

FIXTURES	WATER CLOSETS		URINALS*		LAVATORY	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
(MALE) 1 per 75 / (FEMALE) 1 per 75	2 WC PER M	2 WC PER F	67% OF THE REQUIRED WATER CLOSETS	1 U PER M	3 LAV PER M	1 LAV PER F
	3 WC PER M	3 WC PER F	1 U PER M	3 LAV PER M	3 LAV PER F	

\*IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQUIRED WATER CLOSETS IN ASSEMBLY OCCUPANCIES.  
 \*RETAIL ESTABLISHMENT SERVES WATER UPON REQUEST.

**LEGEND**

- NUMBER OF PEOPLE EXITING
- PER 2012 NFPA 101, SECTION 7.12.1  
 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 100 FEET. IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7.
- SEE PLAN FOR TRAVEL DISTANCE ON EACH AREA
- ANSUL SYSTEM WILL BE SERVICED EVERY SIX (6) MONTHS.
- CLASS K FIRE EXTINGUISHER REQUIRED, FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS - ORDINARY HAZARD OCCUPANCY  
 - TO BE MOUNTED AT 4'-0" HIGH FROM FINISH FLOOR TO HANDLE OF FIRE EXTINGUISHER
- TWO HOUR RATED INTERIOR PARTITION



**City of Atlanta | Department of City Planning**  
**OFFICE OF BUILDINGS**

**THIS PLAN IS APPROVED FOR CONSTRUCTION**

The approval of plans shall not prevent the Building Official from thereafter requiring the correction of errors in the plans and specifications, or from preventing building operations being carried on thereunder when in violation of the building code, zoning ordinance, or any other ordinance in the City of Atlanta.

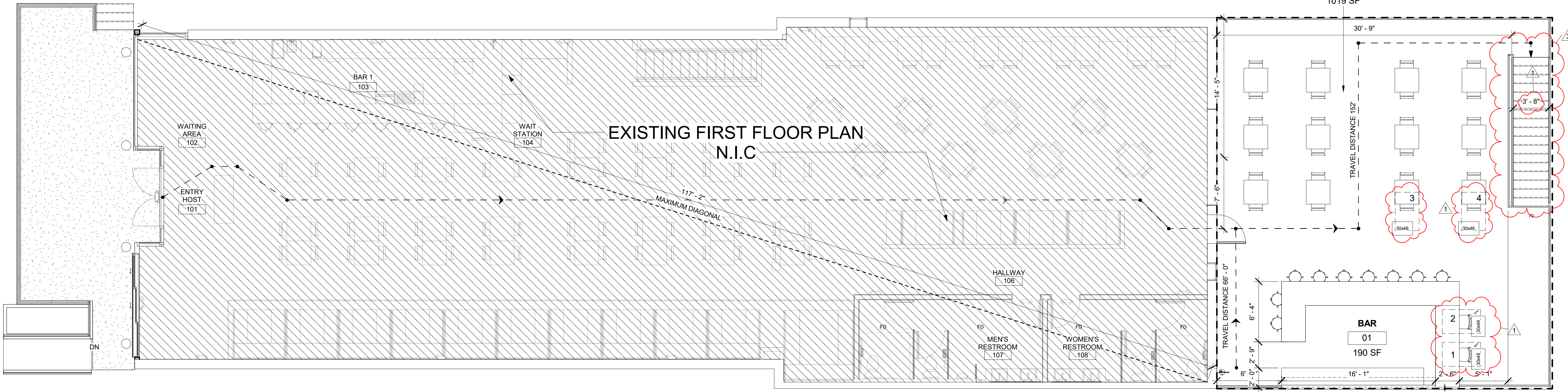
03/06/2023 10:36:48 PM  
 DATE ISSUED BY  
 KEEP THIS APPROVED PLAN ON JOB SITE DURING CONSTRUCTION

2018 NFPA 101 LIFE SAFETY CODE  
 2018 IBC WITH GEORGIA AMENDMENTS

**LIFE SAFETY FOR BASEMENT FLOOR PLAN** SCALE 3/16" = 1'-0" 01

**SCOPE OF WORK**

DECK  
 02  
 1019 SF



TOTAL NO. OF SEATS: 35  
 NO. OF ADA SEATS: 4

**LIFE SAFETY FOR FIRST FLOOR PLAN** SCALE 3/16" = 1'-0" 02



3225 SHALLLOWFORD RD.  
 SUITE 920, MARIETTA, GA 30062  
 O: 678.404.8456  
 M: 404.542.0838  
 WWW.ORIGINATIONDESIGN.COM

**Knife Kitchen And Cocktails**  
 3162 Piedmont Rd NE, Atlanta, GA 30305  
**LIFE SAFETY**

**PIEDMONT ON PEACHTREE**



No.	Description	Date
1	City comments	08/01/22
2	City comments	08/21/22
3	CITY COMMENTS	03/06/23

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**ISSUED FOR CONSTRUCTION**

Project Number 202120  
 Date 03/06/2023  
 Drawn By MO  
 Checked By JG

**LS-100**  
 Scale 3/16" = 1'-0"





No.	Description	Date
1	City comments	08/01/22
3	CITY COMMENTS	03/06/23

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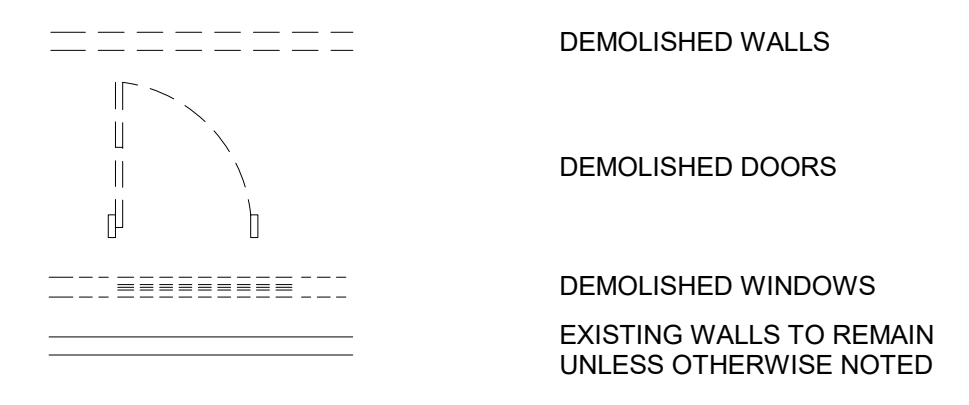
**ISSUED FOR  
CONSTRUCTION**

Project Number **202120**  
Date **03/06/2023**  
Drawn By **MD**  
Checked By **JG**

**A-101**  
Scale **3/16" = 1'-0"**

3/6/2023 11:06:02 PM

**DEMOLITION LEGEND**



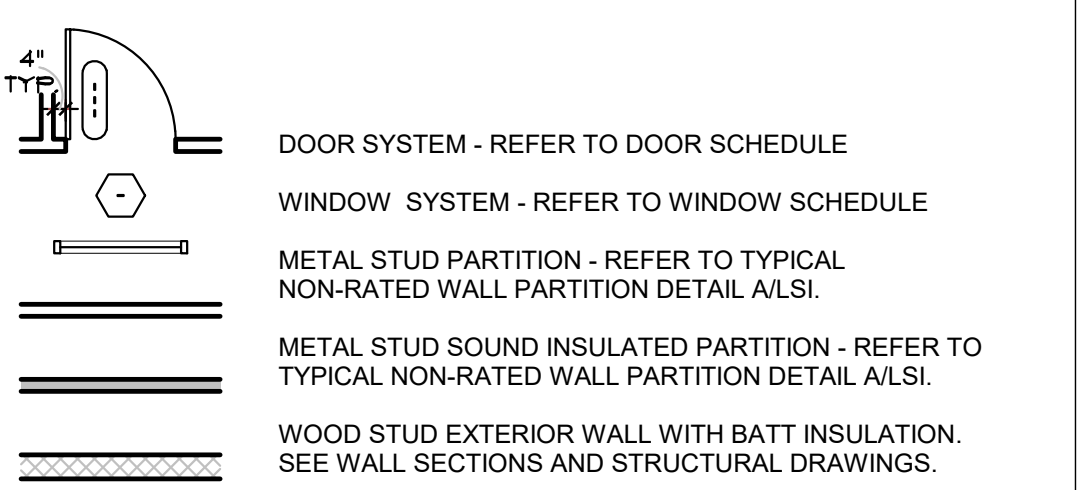
**DEMOLITION NOTES**

- SEE T1.1 FOR FURTHER GENERAL DEMOLITION NOTES.
- TO BE REVIEW AND MODIFY BASED ON TENANT COMMENTS.

**GENERAL NOTES**

- CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED.
- SEE SHEET K-100 FOR EQUIPMENT, FURNITURE, FIXTURES AND PLUMBING FIXTURES.
- SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT EVER SCALE DRAWINGS.
- DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB), UNLESS OTHERWISE NOTED ON PLANS.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS.
- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE ARCHITECT, OWNER, AND LANDLORD UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENTS, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS SHALL BE AS SPECIFIED AND FREE OF DEFECTS.
- ALL OUTSIDE CORNERS AT DRYWALL PARTITION AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
- PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL NEW DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE AREA OF WORK AND AREA AFFECTED BY CONSTRUCTION. TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE WALL MOUNTED TELEVISIONS AND GRAPHIC SIGNAGE TO PROVIDE BLOCKING FOR MOUNTING.
- ALL WET/PLUMBING WALLS ARE TO BE PROVIDED WITH MOISTURE RESISTANT GYP. BOARD, UNLESS TILE IS TO BE USED, THEN PROVIDE CEMENT BACKER BOARD.
- ALL PLUMBING WALLS ARE TO BE 6" METAL STUD FRAMING, PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED FIXTURES, GRAB BARS, SHELVING, CABINETRY, ETC.
- THERE SHALL BE NO PENETRATIONS TO A DEMISING WALL, UNLESS OTHERWISE NOTED. IF PENETRATIONS ARE TO BE NOTED, THEN ALL PENETRATIONS INCLUDING CONDUITS, PIPES, DUCTWORK, ETC. SHALL BE UL RATED PER CURRENT CODE REQUIREMENTS.
- NO PLUMBING IS ALLOWED IN DEMISING WALLS. FURR OUT AS REQUIRED.
- INSTALL FULL THICKNESS BATT INSULATION CONTINUOUS TO ROOF DECK IN ALL WALL SEPARATING REST ROOMS FROM ADJACENT CONVENIENCE STORE AREAS. INSULATION TO BE NON-COMBUSTIBLE, BEARING THE UL CLASSIFICATION MARKING.
- BRACE STUDS ABOVE CEILING AS REQUIRED TO PROVIDE RIGID WALLS THROUGHOUT. SEE STRUCTURAL DRAWINGS.
- ALL CABINETS IN FAST-FOOD AREA, INCLUDING COFFEE BAR AND SALES COUNTER, TO HAVE SOLID TOP WITH METAL SIDES PAINTED AND KICK PLATE BASE PAINTED "BLACK".
- USE FDA APPROVED FOOD GRADE CLEAR WALKING BETWEEN COUNTERTOPS AND WALLS AND WHERE REQUIRED PER LOCAL AND COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE EQUIPMENT AND DRYWALL INSTALLERS TO ENSURE THAT ALL ELECTRICAL WIRING, WATER LINES AND REFRIGERATION LINES HAVE BEEN INSTALLED PROPERLY ON ALL EQUIPMENT PRIOR TO THE HANGING OF ANY DRYWALL. SEE THE CIRCLE K PROJECT MANUAL FOR ANY EQUIPMENT LOCATION CLARIFICATIONS.
- ALL INSULATION SHALL NOT BE EXPOSED TO VIEW FROM INSIDE SALES FLOOR AREA.

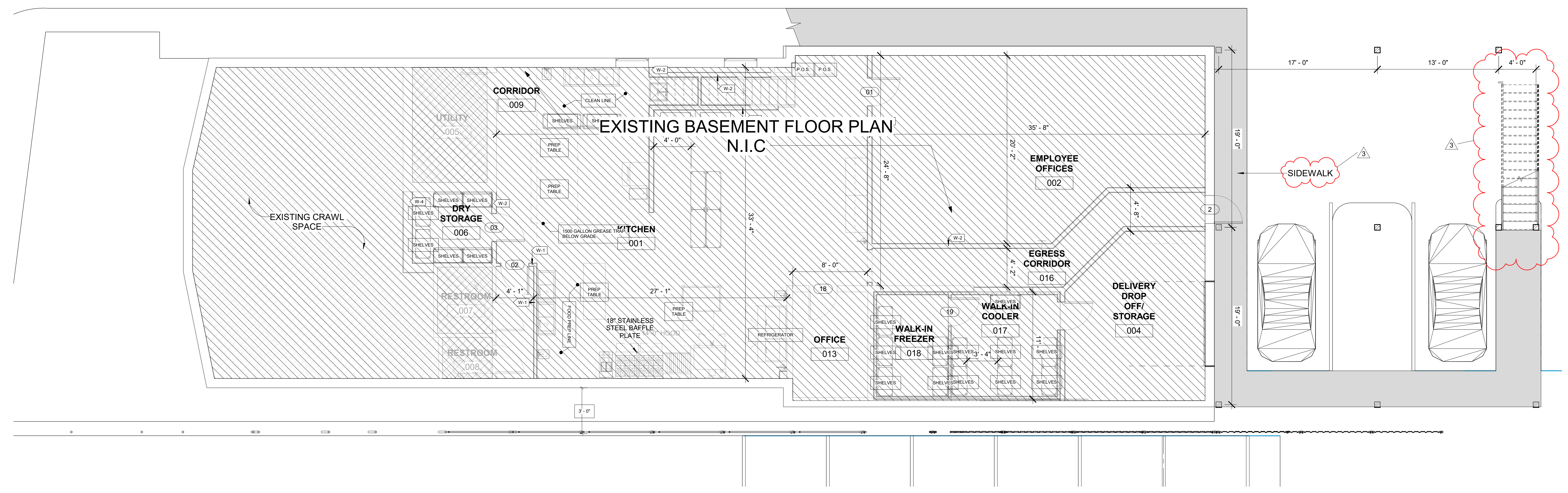
**WALL LEGEND**



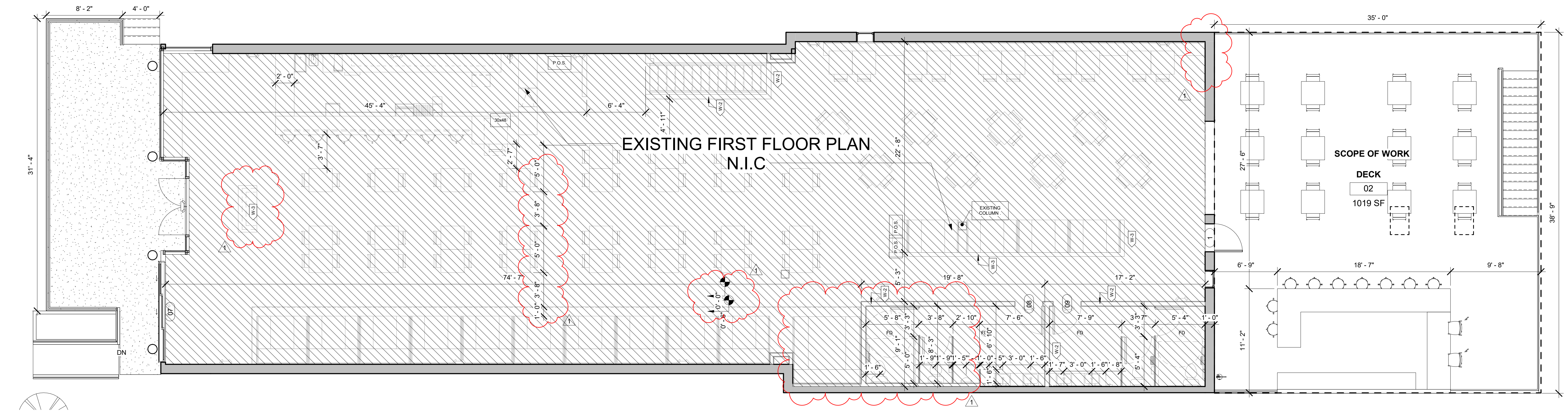
**WALL TYPES**

- W-1 (N) 4" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM BOARD ON EACH SIDE
- W-2 (N) 6" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM BOARD ON EACH SIDE
- W-3 (N) 6" x 16GA. METAL STUD 43 1/2" HIGH LOW WALL @ 16" O.C. 5/8" GYPSUM BOARD
- W-4 (N) 12" CMU RETAINING WALL

**NOTE:**  
PROVIDE 5/8" WATER RESISTANT GYP. BOARD WHERE PLUMBING WALLS OCCUR, TYP.  
TYPICAL WALLS TO RECEIVE 5/8" GYP. BOARD.



**PROPOSED BASEMENT FLOOR PLAN** 3/16" = 1'-0" SCALE **02**



**PROPOSED FLOOR PLAN** 3/16" = 1'-0" SCALE **02**



BXUVC.G512 - Fire-resistance Ratings

BXUVC - Fire-resistance Ratings

See General Information for Fire-resistance Ratings

Design No. G512

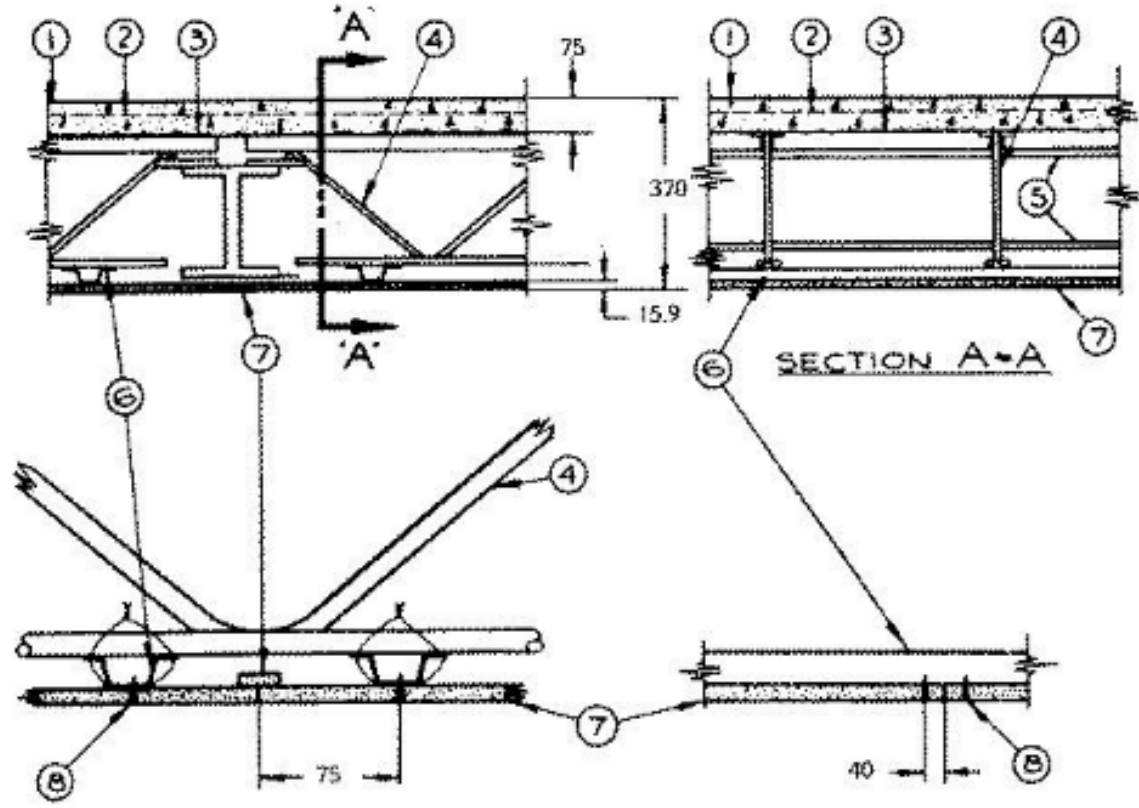
February 11, 2019

Restrained Assembly Rating - 3 h

Unrestrained Assembly Rating - 3 h

Unrestrained Beam Rating - 3 h

Load Restricted — Assembly evaluated in accordance with Working Stress Design methods, for use under Limit States Design methods; refer to information under Guide BXUVC.



Beam — W200x52, min size.

1. Sand-Gravel Concrete — 2390/150 kg/m<sup>3</sup>, 21 MPa nom compressive strength.

https://iq.ulprospector.com/en/profile?e=224836

2. Wire Fabric — 152x152 P9.2/P9.2 steel wire.

3(a). Metal Lath — 1.8 kg/m<sup>2</sup>, 9.5 mm rib, exposed steel, tied to each joint 225 mm OC and side overlap also tied midway between joints, with 1.2 mm steel wire.

3(b). Metal Pan — As an alternate, the form material for the concrete may be metal pan of 0.4 mm (min) sheet steel. The min overall concrete thickness measured between the top of the slab and the bottom plane of the pan shall be 90 mm. The min concrete thickness shall be measured directly over a joint.

3(c). Steel Floor Units — As an alternate, the form material for the concrete may be steel floor units, noncomposite fluted type, 38 mm nom depth, 0.76 mm (min). Welded to supports 300 mm OC. Adjacent units button-punched or crimped midway between joints. The min overall concrete thickness measured between the top of the slab and the top plane of the section shall be 75 mm.

4. Steel Joists — 250 mm deep, 7 kg/m min size, designed in accordance with the relevant provisions of Part 4 of the National Building Code of Canada, spaced 610 mm OC and welded to end supports.

5. Horizontal Bridging — 13 mm diameter continuous steel bar stock, welded to top and bottom chords of each joist.

6. Furring Channels — 0.5 mm steel, 70 mm wide at top and 44 mm wide at bottom by 22 mm deep, spaced 600 mm OC, perpendicular to joists. Two courses of furring channel positioned 150 mm OC, 75 mm from each end joint of wallboard. Channels secured to each joist with 1.2 mm galvanized wire bent into double-strand saddle ties. Channels spliced with adjoining pieces overlapped 150 mm and tied together using double strand of 1.2 mm galvanized steel wire at each end of overlap.

7. Gypsum Wallboard — (CKNXC), 15.9 mm thick, 1200 mm wide installed with long dimension perpendicular to furring channels and side joints located midway between joists. Wallboard fastened to furring channels with 25 mm wallboard screws spaced 300 mm OC, 40 mm and 75 mm from butted side and end joints, respectively. End joints attached to double channels and protected above with 70 mm wide strips of 15.9 mm thick wallboard with joints staggered 200 mm from the side joints of the wallboard sheets. End joints of the wallboard sheets may be continuous or, as an alternate, the end joints may be staggered and similarly fastened to double furring channels that extend 75 mm beyond each end joint, and which are wired to lower chords of joists. Wallboard joints may be either exposed or covered with the joint system. CGC-INC — Types C, P-K2, WRC.

UNITED STATES GYPSUM CO — Types C, P-K2, WRC

8. Wallboard Screw — Type 5 Phillips, self-drilling and self-tapping, 25 mm long. Screwheads may be either exposed or covered with joint cement.

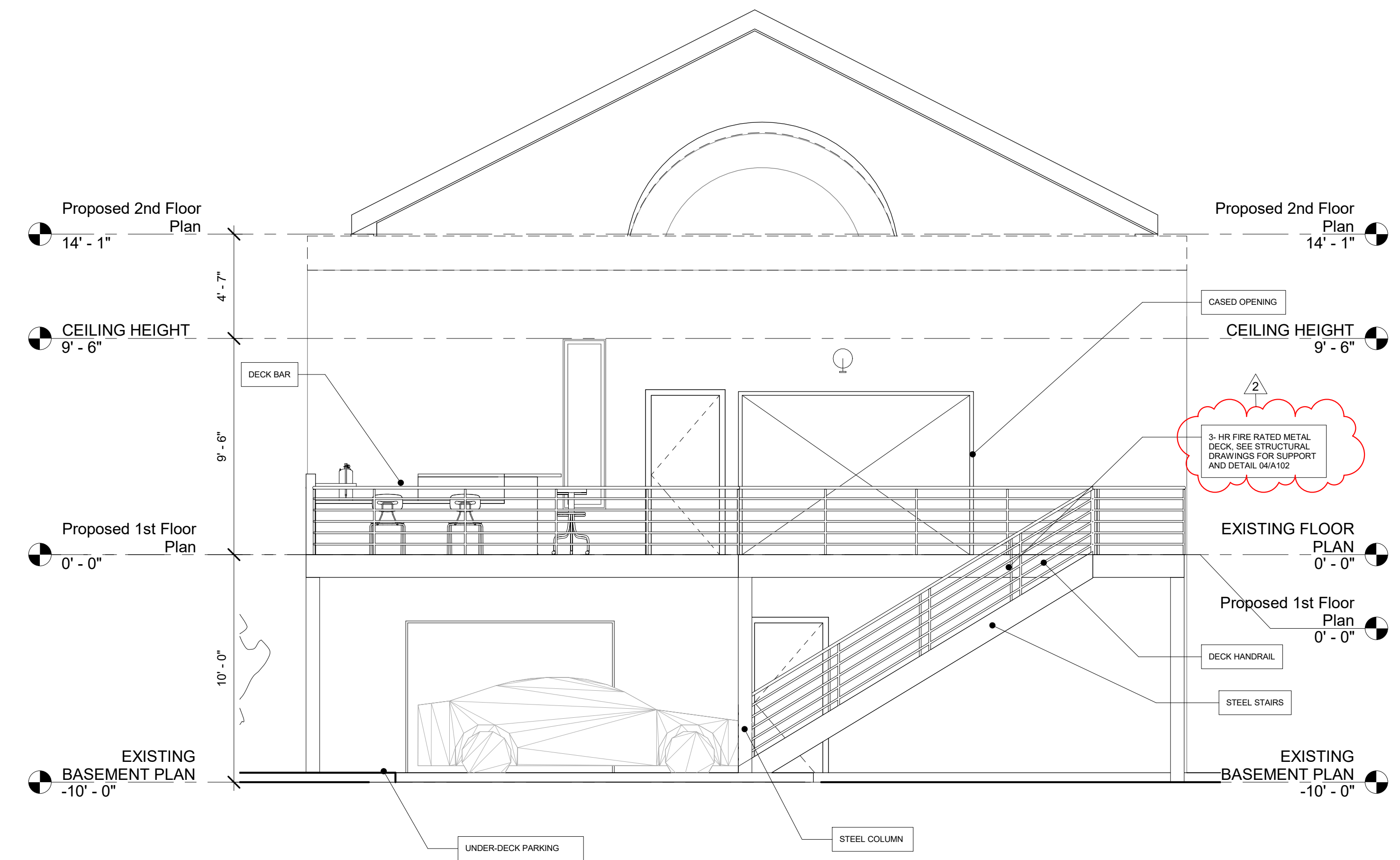
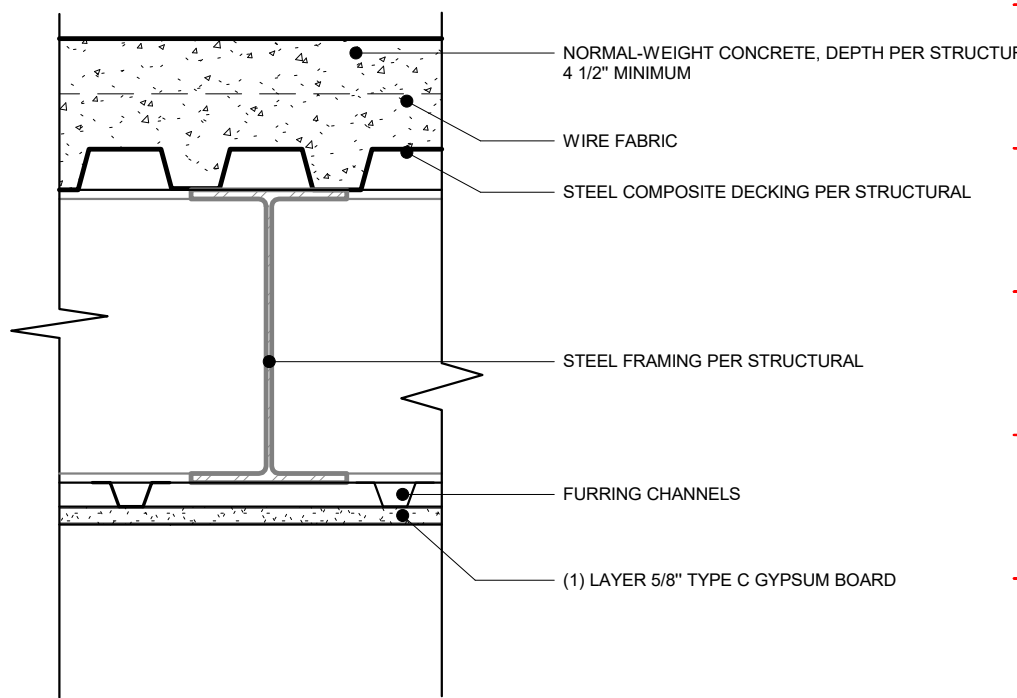
9. Joint System — (not shown) — Wallboard joints may either be exposed or covered with fibre tape and joint compound, except where required for specific edge configuration. Lath joints covered with 60 mm wide pressure-sensitive glass fibre tape or glass fibre tape attached with wire staples. For tapered, rounded edge wallboard, joints covered with fibre tape and joint compound.

10. Outlet Boxes and Fittings for Service Penetrations — (not shown) — Where required, labelled outlet boxes and fittings may be installed as specified for the individual manufacturers listed under CEVVC.

Last Updated on 2019-02-11

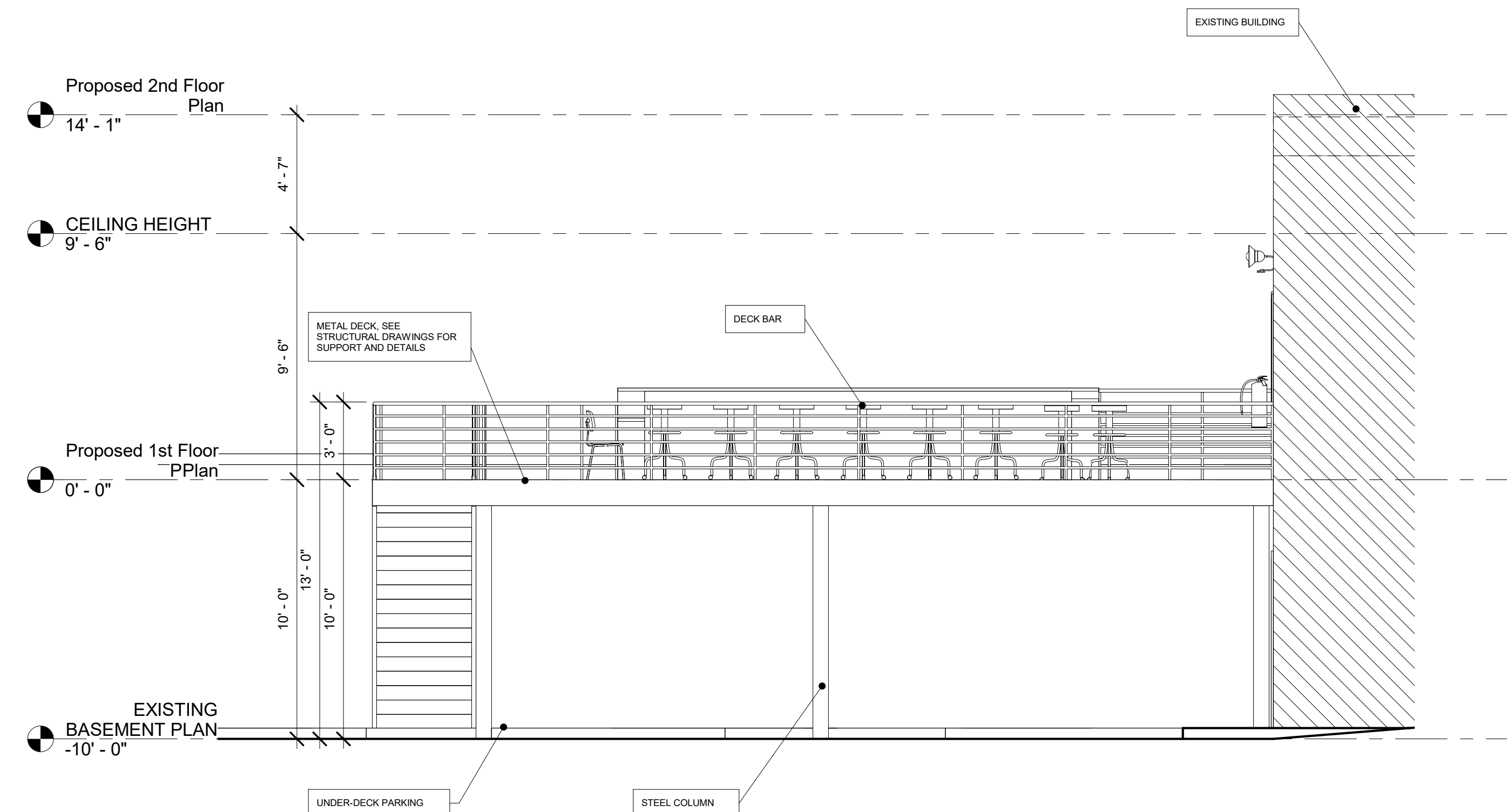
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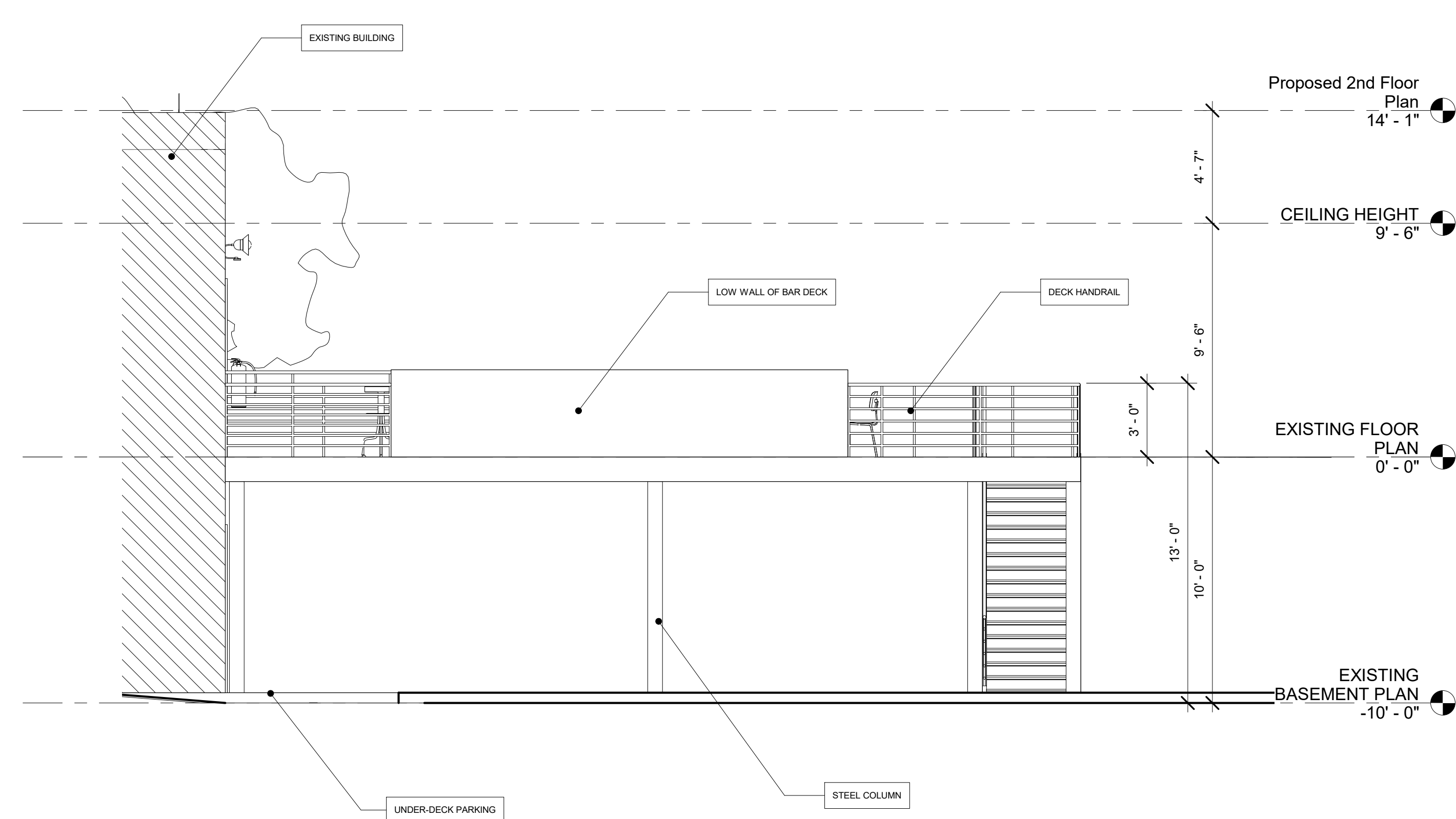


3-HR FIRE RATED HORIZONTAL ASSEMBLY SCALE 1/4" = 1'-0" 04

NORTH ELEVATION SCALE 1/4" = 1'-0" 02



WEST ELEVATION SCALE 1/4" = 1'-0" 03



EAST ELEVATION SCALE 1/4" = 1'-0" 01



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Knife Kitchen And Cocktails 3162 Piedmont Rd NE, Atlanta, GA 30305 EXTERIOR ELEVATIONS

PIEDMONT ON PEACHTREE



Table with 3 columns: No., Description, Date. Row 2: 2, City comments, 08/21/22

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ISSUED FOR CONSTRUCTION

Project Number 202120 Date 03/06/2023 Drawn By MI Checked By JG

A-102 Scale As indicated