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City of Villa Rica



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CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
July 16, 2024 | 6:00 PM

Meeting Call to Order (Chairwoman)

A. Old Business

1. Approval of minutes from 06/18/2024

B. New Business

1. Introduction of new Board members
2. RA-03-24 – 615 Industrial Blvd.- Rezoning of two parcels, V03 0120017 and V03 0120014, from industrial low density (I1) to commercial medium density (C2)
3. Nominations for Vice Chairman

Adoption of the Agenda (Chairwoman)

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

C. Adjournment

City of Villa Rica



PLANNING AND ZONING MEETING MINUTES Holt-Bishop Justice Center, Municipal Courtroom, 101 Main St Tuesday, June 18th, 2024 | 6:00pm

Meeting Called to Order Chairman David Rogers called the meeting to order

Present: Chairman David Rogers, Vice Chairwoman Ashley Head, Commissioner Andrew Newton

Adoption of the Agenda

Vice Chairwoman Ashley Head moved to adopt the agenda as presented.

RESULT:	APPROVED 3/0
MOVER:	Vice Chairwoman Ashley Head
SECONDER:	Commissioner Andrew Newton
AYES:	Chairman David Rogers, Vice Chairwoman Ashley Head, and Commissioner Andrew Newton

A. Old Business

1. Chairman David Rogers moved to approve minutes from 1/16/24

RESULT:	APPROVED 3/0
MOVER:	Commissioner David Rogers
SECONDER:	Vice Chairwoman Ashley Head
AYES:	Chairman David Rogers, Vice Chairwoman Ashley Head, and Commissioner Andrew Newton

B. New Business

1. Shaun Daniels introduced the new Ward 3 Commissioner, Andrew Newton, and welcomed him to the board.
2. Community Development Director, Nina Shabazz was introduced and some of her experience shared. She briefly greeted the Commission.

3. Commissioners were presented with upcoming training opportunities which are required to be completed during their term on the board. They were given information on in-person and online courses.
4. David Rogers spoke on the need to reorganize the board with his departure forthcoming. He nominated Vice Chairwoman Ashley Head to fill the position as Chairwoman.

RESULT:	APPROVED 2/0
MOVER:	Chairman David Rogers
SECONDER:	Commissioner Andrew Newton
AYES:	Chairman David Rogers and Commissioner Andrew Newton

Staff agreed to table the discussion of Vice Chairman.

Public Comments:

John Hannabach, 3106 Golfers Way- Shared his experience on the Planning Commission and the importance of the board. He stressed the need for training and proposed internal training for staff. He also expressed concerns about the extensiveness of the meeting minutes and the commissioners' involvement in Joint Committee and TAC. Mr. Hannabach commended Shaun Daniels for stepping into his role as board administrator.

Dave Hladik, 9783 Reflections Dr.- Expressed his concern with the lack of planning by the City. He also suggested a review of the comprehensive plan annually in order to track the progress of actions.

C. Adjournment 6:29pm

RESULT:	APPROVED 3/0
MOVER:	Chairman David Rogers
SECONDER:	Vice Chairwoman Ashley Head
AYES:	Chairman David Rogers, Vice Chairwoman Ashley Head, Commissioner Andrew Newton

Planning & Zoning Chairman

Community Development Director



CITY OF VILLA RICA

Planning and Zoning Commission Meeting Agenda Item Cover Sheet

SUBJECT: RA-03-24 – Rezoning two parcels from Industrial Low Density (I1) to Commercial Medium Density (C2) for property at 615 Industrial Blvd.

AGENDA DATE: July 16, 2024

DATE PREPARED: July 1, 2024

PREPARED BY: Shaun Daniels, Planner

AMOUNT:

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM?

PUBLIC HEARING: YES

PURPOSE: Scott Evens (the Applicant) seeks to rezone two tracts at Industrial Boulevard. The applicant proposes to rezone the two parcels from Industrial, Low Density (I1) to Commercial Medium Density (C2). The applicant wants to reclassify the parcels to obtain large motor vehicle sales, and minor motor vehicle repair and service outright permitted uses, at the property located at 615 Industrial Boulevard.

BACKGROUND:

The applicant's subject parcels at 615 Industrial Boulevard, off Highway 101, comprise a combined area of 8.29 acres. The applicant's subject parcels are approximately 234 feet southeast of Villa Rica's Gold Dust Park.

The two subject lots are currently vacant but feature two structures: a 10,050-square-foot primary building and a 1,200-square-foot accessory building. Scott Evens proposes to rezone these tracts to establish a car dealership superstore. The plan involves merging the two subject lots and enhancing the existing 10,050-square-foot structure by adding a 10-bay vehicle garage bay. The applicant proposes designing interior spaces including a showroom, reception area, offices, conference room, customer lounge, service area, technician space, and parts storage. The applicant aims for a single-phase construction with a completion period of six months.

STAFF RECOMMENDATION: Approval

Reasons:

1. **Density Comparison:**

- The proposed development is less dense than the current zoning.
- Surrounding parcels to the west and south belong to denser industrial districts compared to the proposed rezoning.

2. **Zoning to the North:**

- Parcels to the north have lighter, less dense commercial zoning.
- 3. **Comprehensive Plan Alignment:**
 - Importantly, the proposed development and rezoning align with the comprehensive plan for the Suburban Village character area.

IMPACT: N/A

MOTION: I move to approve the rezoning request for Scott Evens to rezone the two tracts located at 615 Industrial Blvd from (I1) to (C2).



City of Villa Rica Planning and Zoning Department

1605 Carrollton Villa Rica Hwy | Villa Rica, Ga 30180

678-785-9995 | www.Villarica.org

REZONING APPLICATION

Required Materials to Accompany the Application for Zoning Map Amendment

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
2. A site development plan prepared in conformance with submittal requirements (unless waived by Community Development Manager or requested zoning district is Single-Family Residential).
3. A written statement describing the following:
 - a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code.
 - b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan.
 - c. The areas which are most likely to be directly affected by such a change and the likely effects.
 - d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.
 - e. The proposed time schedule and phasing for development.
 - f. The source/method for providing utility/infrastructure services to the property.
 - g. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
 - h. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.
4. Additional exhibits, as may be required by the Community Development Director.

Acreage	Residential	Commercial	Industrial	PUD
0-5	\$300	\$600	\$750	\$800
5.1-10	\$400	\$700	\$850	\$1000
10.1-20	\$600	\$1100	\$1100	\$1200
20.1- 30	\$800	\$1200	\$1300	\$1500
30.1- 40	\$900	\$1200	\$1400	\$1600
40.1- 50	\$1000	\$1400	\$1600	\$1800
50.1- 60	\$1100	\$1500	\$1700	\$1900
60.01 +	\$1200+25/acre Max. of \$2500	1600+25/acre Max. of \$4000	1800+25/acre Max. of \$5000	2000+25.99/acre Max. of \$6000

Please Return To:

Shaun Daniels

Planner I

(678) 785-9995

sdaniels@villarica.gov

Renee Kilgore

Administrative Assistant

(678) 840-1283

rkilgore@villarica.gov

Required Materials to Accompany the Application for UDC Text Amendment

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

1. Proposed text amendment; Written statement describing reasons for the proposed text amendment; and any other exhibits as may be required by the Community Development Director.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater to Board Member

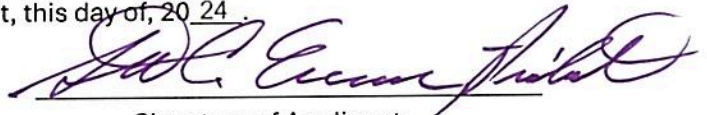
We certify that the foregoing information is true and correct, this day of, 20 24.

SCOTT EVANS

Applicant's Name Printed

N/A

Applicant's Attorney, if applicable – Printed



Signature of Applicant

N/A

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this day of, 2024.


Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.

☐ UDC Text Amendment ☒ Zoning Map Amendment

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: 05/28/24

Applicant Name: SCOTT EVANS - SCOTT EVANS SUPERSTORE

Address: 2280 BANKHEAD HWY City: CARROLLTON State: GA Zip: 30116

Phone: 678-416-2537 Email: SKYLEREVANS05@GMAIL.COM

Agent Name: ZAC BELL - BELL & ASSOCIATES ARCHITECTS

Address: 128 LOVVORN RD City: CARROLLTON State: GA Zip: 30117

Phone: 770-830-8856 Email: ZB.ABARCH@GMAIL.COM

Owner Name (If different from applicant): SAME AS APPLICANT

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____ (Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application)

REZONING REQUEST

Existing Zoning: I-1 LIGHT INDUSTRIAL Requested Zoning: C-2 GENERAL COMMERCIAL

Property Address: 615 INDUSTRIAL BLVD Nearest Intersection: INDUSTRIAL BLVD & ROCKMART RD

Present Use of Property: CURRENT VACANT PROPERTY - PREVIOUSLY USED AS RETAIL

Proposed Use: MOTOR VEHICLE SALES, LARGE & MOTOR VEHICLE REPAIR AND SERVICE, MINOR

Size of Tract: TRACT A = 5.332
TRACT B = 2.960 Land Lot Numbers: 190 Districts: 06

Gross Density: N/A units per acre Net Density: N/A units per acre

Property Tax Parcel Number(s): V03-012-0013 & V 03-012-0014

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____

Application checked by: _____ Date: _____ Map Number(s): _____

Planning Commission: Approved _____ Denied _____ Date: _____ Conditions: No _____ Yes _____ How many: _____

City Council Decision: Approved _____ Denied _____ Date: _____ Conditions: No _____ Yes _____ How many: _____

Manager's Signature: _____ Date: _____

PROCESS

Pre-Application Conference (Optional)

Application Filed with Department

- Staff Review For Completeness.
- Public Hearing Schedule
- Public Notification

Planning Commission Hearing

- Within 45 Days Of Filing Complete Applications
- Consideration Of Staff, Applicant, And Public Testimony

Planning Commission Action

Within 60 Days of Close of hearing

Planning Commission Recommendation

Approval, Approval with Conditions, or Denial

City Council Public Hearing

- Within 45 days of PC action
- Consideration of PC action and staff, applicant, and public testimony

DENIAL

City Council Action

APPROVAL

Scott Evans Superstore
615 Industrial Blvd
Villa Rica, GA 30180

Rezoning Application Written Statement

Shaun Daniels, Planner
City of Villa Rica
1605 Carrollton Villa Rica Hwy
Villa Rica, GA 30180

Dear Mr. Daniels,

Please find attached Rezoning Application and below a written statement as requested for Required Materials to Accompany the Application for Zoning Map Amendment per the Rezoning Application for City of Villa Rica, GA.

a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code.

- Statement by Owner: The Proposed Use for property/existing building located at 615 Industrial Blvd is Motor Vehicle Sales, large and Motor Vehicle Repair and Service, minor. The proposed change, to the best of my knowledge, will not be detrimental to the general public.

b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan.

- Statement by Owner: Proposed Change meets Social and Economic Development (SED) Goals #1, #3, and #4:
 - SED #1: Stimulate revitalization activities and redevelopment of aging properties.
 - Subject Property has been vacant for years and unsightly for the citizens. Proposed change will redevelop an aging property.
 - SED #3: Create employment opportunities within the city and expand business diversity
 - Proposed Change will create new employment opportunities.
 - SED #4: Maintain high quality services for citizens of Villa Rica.
 - Scott Evans has supplied high quality services to residents of Carroll County for many years and plans to expand his services to the City of Villa Rica.

c. The areas which are most likely to be directly affected by such a change and the likely effects.

- Statement by Owner: Proposed Change is less intrusive use than industrial and would positively affect adjacent properties and stimulate growth.

Scott Evans Superstore

615 Industrial Blvd
Villa Rica, GA 30180

d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.

- Statement by Owner: The proposed amendment is necessary due to current zoning (I-1) of the property, however, adjacent property is zoned Commercial and would allow for motor vehicle sales, repairs, & service.

e. The proposed time schedule and phasing for development.

- Statement by Owner: Project is proposed as a single phase of construction to be completed within five (5) months from Notice to Proceed following Permit Approval.

f. The source/method for providing utility/infrastructure services to the property.

- Statement by Owner: Utilities services to Site are Existing. New Power Service to be upgraded.

g. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions;

- Statement by Owner: Existing road is currently under construction for North Loop Bypass (not in scope)

h. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.

- Statement by Owner: Carroll County Fire Marshal – Drawings approved on 04/22/24.

We greatly appreciate your time and look forward to hearing from you.

Regards,



Scott Evans
Owner / Applicant



July 1, 2024

Whitney Cox, Board Administrator
Community Development Department
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
Scott Evens
RA-03-24
615 Industrial Boulevard
Land Lot 190, District 6
Parcel #: V03 0120017, V03 0120014
Acreage: 5.33 & 2.96
Ward: 3
City Council Member: Stephanie Warmoth
Planning Board Member: Andrew Newton
City of Villa Rica, Carroll County, Georgia

Dear Ms. Cox:

Scott Evens, the applicant, is seeking to rezone two tracts at 615 Industrial Blvd. The current zoning is Industrial, Low Density (I1), and the proposed rezoning is Commercial Medium Density (C2). The purpose of this rezoning is to facilitate the construction of a Scott Evens car dealership superstore. Notably, the applicant has not requested any variances.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Property Survey, prepared by Elbert H. Angel, dated February 10, 2023;
2. Zoning Map Amendment (Rezoning) Application, dated May 28, 2024;
3. Applicant Statement of Intent, May 28, 2024
4. Carroll County qPublic.net Assessor's Report Summary, undated



A. Existing Conditions

The subject properties are situated along Industrial Blvd., just off Highway 101. These parcels boast approximately 344 feet of collective frontage along Highway 101. Currently zoned as Industrial, Low Density (I1), each tract features a vacant structure. The surrounding area exhibits a mix of zoning districts. Adjacent to the subject parcels, 3rd Street—populated by Single-Family Urban (R2) zoned residential lots—abuts the property. To the east lies (Nature’s Own) Flowers Baking Company LLC, on land zoned as Industrial Medium-Density (I2). Villa Rica’s Gold Dust public park is approximately 234 feet northwest of the subject properties. Additionally, six Commercial, Low-Density (C1) parcels adjoin the subject parcels to the north, including Dollar General and West Georgia Gymnastic Center.

To the south of the subject properties, an undeveloped parcel and Sunbelt Rentals occupy land zoned as Industrial, Low-Density (I1). Notably, no streams or state waters have been identified on the site, and no easements appear on the preliminary layout or property survey. While the Georgia Department of Transportation conducts road work along Highway 101, the applicant asserts that this work will not impact the two subject parcels.

Surrounding Properties:

TABLE 1 – ADJACENT ZONING AND LAND USE CHARACTER AREAS		
	Current Zoning	Land Use Character Area
North	Commercial Low-Density (C1)	Suburban Village
East	Single-Family Urban (R2)	Traditional Neighborhood
South	Industrial Low Density (I1)	Industrial
West	Industrial Medium-Density (I2)	Industrial & Conservation/ Open Space



Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.

B. Site History

The City of Villa Rica's Unified Development Code (UDC) initially zoned the two subject properties at 615 Industrial Blvd as Light Industrial (LI). However, during the citywide rezoning effort in 2020, the property was rezoned to Industrial, Low density (I1). According to Carroll County's Tax Assessors software (QPublic), the subject parcels currently house vacant structures built around 1989.

The main vacant structure at 615 Industrial Blvd spans approximately 10,050 square feet, while an additional feature is a 1,200-square-foot structure. The accessory features include a 240-square-foot canopy and a 240-square-foot concrete/steel loading ramped area. The accessory structure has a roofed area supported by wooden beams and lacks walls. Notably, Ace Hardware operated within the 10,050-square-foot building in 2008, followed by 101 Sales & Supplies in 2018. All Plant Mechanical continued operations on the subject parcels until February 2024.

C. Proposed Development

Scott Evens seeks to rezone two tracts at 615 Industrial Blvd. from Industrial, Medium Density to Commercial Medium-Density (C2) for the construction of a car dealership superstore. Notably, no variances have been requested. The plan includes combining the two subject lots through a parcel lot merger.

The expansion involves adding to the existing 10,050-square-foot structure, with a 10-bay vehicle bay door area on the south elevation. Additionally, a service area equipped with two glass window garage bays will be built. Two more glass window garage bay doors are planned for the dealership's east



elevation (back). Interior spaces will include a showroom, reception area, offices, conference room, customer lounge, service area, technician space, and parts storage.

This single-phase construction project is estimated to take six months. Utility services are already in place, though electrical upgrades may be needed. City water and sewers will be utilized. Scott Evens currently operates an 11,080-square-foot dealership in Carrollton, GA.

See Table 2 below for yard and bulk requirements in the C2 Zone:

TABLE 2 - BULK REQUIREMENTS – (C2) Commercial Medium, Density ZONE DISTRICT			
	Required	Proposed	Conforming (C) or Nonconforming (NC)
Minimum Lot Area (sf)	2.5ac	5.33ac (Parcel 0017) 2.9ac (Parcel 0014)	C
Minimum Lot Width (ft)	50ft	140ft (Parcel 0017) 204ft (Parcel 0014)	C
Minimum Front Yard Setback (ft)	45ft	TBD	Unknown
Minimum Rear Yard Setback (ft)	45ft	TBD	Unknown
Minimum Side Yard Setback (ft)	30ft	TBD	Unknown
Maximum Building Coverage (%)	50%	TBD	Unknown
Maximum Building Height (ft)	60ft	TBD	Unknown
Maximum Impervious Coverage (%)	80%	TBD	Unknown

Design Standards

The city has design standards for all non-residential design standards in Section 9.04 of the Zoning Ordinance to which the applicant must comply at the time of architectural review.

Amenities/Open Space

The applicant has not indicated the open space amounts proposed. The ordinance requires a total of 5% of the lot to be reserved for open space. The ordinance specifies what is considered non-qualifying open space and qualifying open space as specified below:

Table 7.24: Minimum Required Open Space		
Zoning District	Percentage of Open Space	Notes
R1, R2	8%	-
SFA, MF1	12%	-
MF2	15%	-
CMU, C1, C2, OMI	5%	-
I1, I2	2%	Sites less than 3 acres are exempt
AG, CBD	-	Exempt

Offsite Improvements

The applicant has not proposed any offsite improvements at this time.



Flood Plain

The property is not located within a flood zone and no state waters traverse or is located on the property.

National Flood Hazard Layer FIRMette

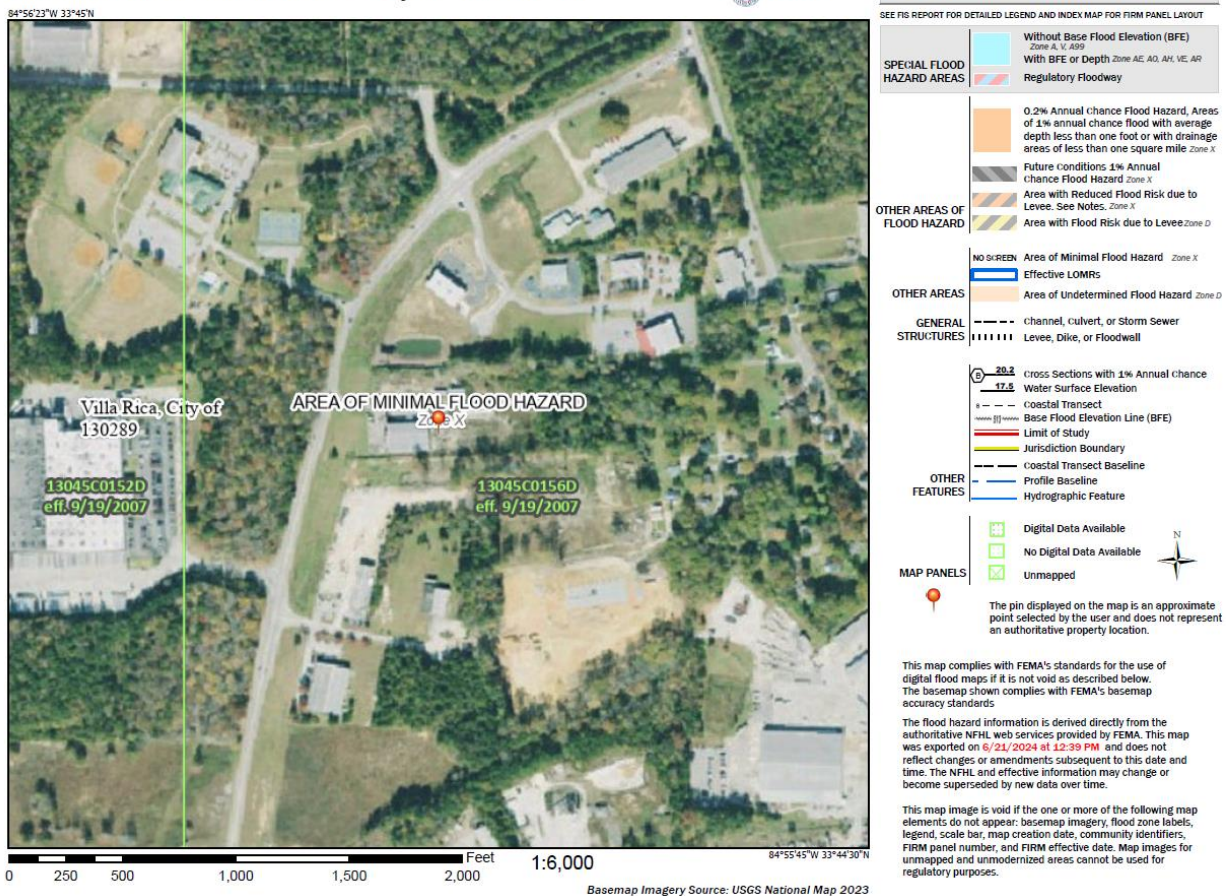


Figure 2: National Flood Hazard Layer FIRM Map

Buffering/Screening/Tree Conservation:

The City of Villa Rica requires all new developments to submit a landscaping plan at the time of development plan submission. To the north and east, the applicant is required to have vegetative buffers between the lower-dense varying adjacent parcels. To the north of the subject parcels are multiple commercial, low-density (C1) lots and Villa Rica requires new (C2) developments abutting (C1) zones to have a type 1 buffer between the varying zoned lots. Type 1 buffers mandate that new developments incorporate a ten-foot buffer using materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material. This buffer must



achieve a unit value of 3.0 for every, one hundred linear feet along any exterior roadway, or a unit value of 2.0 for each one hundred linear feet of adjoining property (whether developed or undeveloped). Notably, at least fifty percent of the unit value should come from deciduous shade trees (overstory).

On the eastern side of the new development are Residential single-family urban (R2) parcels, which require a type 4 buffer. Type 4 buffers call for a buffer width of 75 feet. Additionally, these buffers must include an opaque fence, wall, or earthbound structure with a minimum height of 8 feet. Applicants should select materials from the Landscape Materials Categories listed in Table 7.8, aiming for a unit value of 5.0 for every, one hundred linear feet along exterior roadways and a unit value of 4.0 for each one hundred linear feet of adjoining property (developed or undeveloped). Notably, seventy-five percent of the unit value must come from evergreen trees, and fifty percent of the required landscaping should be on the adjacent property side of the fence.

The adjacent parcels to the west and south fall within denser industrial districts, exempting them from buffer screening requirements.

Table 7.8: Applicable Buffer Yard Types

		New Residential Development						New Commercial Development					New Industrial Development	
		AG	R1	R2	SFA	MF1	MF2	CBD	CMU	C1	C2	OMI	I1	I2
Existing Residential	AG	-	1	1	2	3	3	3	3	3	4	3	4	4
	R1		-	1	2	3	3	3	3	3	4	3	4	4
	R2			-	1	2	3	3	3	3	4	3	4	4
	SFA				-	1	2	3	3	3	3	3	4	4
	MF1					-	1	2	2	2	3	2	3	4
	MF2						-	2	2	2	3	2	3	4
Existing Commercial	CBD							-	1	1	1	1	3	4
	CMU								-	1	1	1	3	4
	C1									-	1	1	2	4
	C2										-	1	2	4
	OMI											-	2	4
Existing Industrial	I1												-	3
	I2													-
-		When a dissimilar land use locates next to an established residential land use within the same zoning classification, buffering and screening standards per Table 7.7: Buffer Yard Types Description for Buffer Yard Type 2 shall apply.												



Table 7.9: Buffer Yard Types Description

Table 7.9: Buffer Yard Types Description			
Type 1	Buffer width - Ten (10) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 3.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 2.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least fifty percent (50%) of the unit value shall be derived from deciduous shade trees (overstory).	Type 3	Buffer width - Thirty (30) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 4.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least ten percent (10%) of the unit value shall be derived from Deciduous Shade Trees (overstory) or deciduous ornamental trees (understory). A minimum fifty percent (50%) of the trees and shrubs shall be evergreen species. Earthen mounds shall be incorporated into the buffer yard design.
Type 2	Buffer width - Twenty (20) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 4.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 3.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least twenty-five percent (25%) of the unit value shall be derived from deciduous shade trees (overstory). A minimum fifty percent (50%) of the trees and shrubs shall be evergreen species. Earthen mounds are encouraged to gain additional height.	Type 4	Buffer width - Seventy-five (75) feet. The buffer yard shall contain an opaque fence/wall a minimum of eight (8) feet in height. An undulating earthen mound may be substituted but the average maintained height with plant material shall be eight (8) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value of 4.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped). Seventy-five percent (75%) of the unit value shall be derived from evergreen trees. Fifty percent (50%) of required landscaping shall be on the adjacent property side of the fence.

D. Rezoning Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.05(2)(b), requires the Planning & Zoning Commission and the legislative body to pay reasonable regard to the following when preparing and considering proposed amendments:

i. The Comprehensive Plan; Villa Rica Future Land Use Map

The Future Land Use Plan prescribes the “Suburban Village” as the future land use character area for the parcels. The intent of the Suburban Village Activity Area is as follows:

“Create nodes in areas where potential for future development exists by establishing development patterns focused around Community Crossroads.”

“Suburban Villages are characterized by clustered commercial development around the intersection of prominent roads (Community Crossroads) and include immediate surrounding residential areas, which are suburban in nature. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more suburban and rural areas, a single business typically occupies a property. Future development should emphasize the compact, small-scale development that supports the immediate surrounding area, including residences, retail, and office uses. Higher density developments should be located closer to more dense/intense areas, where similar development exists. Sidewalks and pedestrian linkages to nearby parks and other amenities should be provided in new developments.”



The activity center has design principles that recommend low to moderate density with concentrated neighborhood commercial development oriented around intersections.

ii. Current conditions and the character of current structures and uses in each district.

The applicant's subject parcels feature two structures, a 10,005 square-foot vacant building, formerly housing the 101 Sales & Supplies business, and a 1,200 square-foot roofed structure supported by wooden beams. The vacant features on the applicant's subject parcels were historically utilized for industrial purposes. Both features appear to have remained vacant and not open to the public for several years.

iii. The most desirable use for which the land in each district is adapted;

According to the Comprehensive Plan's Future Development map the applicant's two tracts are within the Suburban Village area of Highway 101. The Suburban Village character area intent is, characterized by clustered commercial development around the intersection of prominent roads (Community Crossroads) and includes immediate surrounding suburban residential areas. The applicant's rezoning proposal does fit within the suburban village intent general development pattern is compact, with stand-alone or a few businesses on a site. The subject parcel is abutting the industrial area of Highway 101 to the south

iv. The conservation of property values throughout the jurisdiction; and As indicated in the applicant's Rezoning Application Written Statement, the proposed zone change to commercial, medium density would have less impact on the existing adjacent parcels compared to the subject parcel's current industrial, low-density zone classification. The applicants also mentioned that this change of use has the potential to stimulate growth within the area.

v. Responsible development and growth

The growth and development of Highway 101 have consisted of a mixture of uses such as commercial, multifamily residential, agricultural, but mostly industrial parcels. To the north of the are commercial, low-density lots, which are less dense than the applicant's proposed rezoning.

The State of Georgia has several rezoning standards for consideration by decision-making bodies, as indicated in O.C.G.A. 36-67-3 (2010):



i. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The nearby parcels are a mixture of uses, light commercial to the north, single-family residential parcels to the east, and industrial to the south. The proposed use could be suitable for the area and the rezoning request is lighter in density than the current industrial light density (I1).

ii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The use is not expected to affect the existing uses nearby or the usability of any adjacent structures or lots. All buffers within the ordinance must be adhered to.

iii. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject parcels have remained vacant and not open to the public for years resulting in minimal economic gain. The proposed commercial rezoning can potentially produce positive economic opportunities. The applicant's request can potentially yield greater economic benefits than the current unused industrial status. The applicant's subject parcels are located on the border of two-character areas, suburban mixed-use, and industrial.

iv. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No excessive usage of city infrastructure has been identified as expected from the rezoning.

v. If the local government has an adopted land use plan, whether the zoning proposal conforms with the policy and intent of the land use plan; and

The applicant's rezoning request does align with the Comprehensive Plan's Suburban Village character area. The subject parcels are adjacent to industrial land to the west and south, and the applicant's proposal corresponds to existing commercial uses to the north and residential parcels to the east. Although it deviates from the Comprehensive Plan, this rezoning would not result in spot zoning and could potentially enhance commerce along Highway 101.

vi. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

No negative changing conditions are present or anticipated.

E. Comments: No Staff Comments

Recommendation: APPROVAL

Reasons:



1. Density Comparison:

- The proposed development is less dense than the current zoning.
- Surrounding parcels to the west and south belong to denser industrial districts compared to the proposed rezoning.

2. Zoning to the North:

- Parcels to the north have lighter, less dense commercial zoning.

3. Comprehensive Plan Alignment:

- Importantly, the proposed development and rezoning align with the comprehensive plan for the Suburban Village.

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in the *Douglas Sentinel* and *Times-Georgian* on July 6, 2024; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

In response to the public notifications, no residents have contacted the city to voice concerns or support for the proposed actions.

Conclusion:

In conclusion, this planning report has provided an analysis of the variance request and recommended a course of action for the City Council's consideration. The decision should be made in accordance with the city's zoning regulations, comprehensive plan, and the best interests of the community.

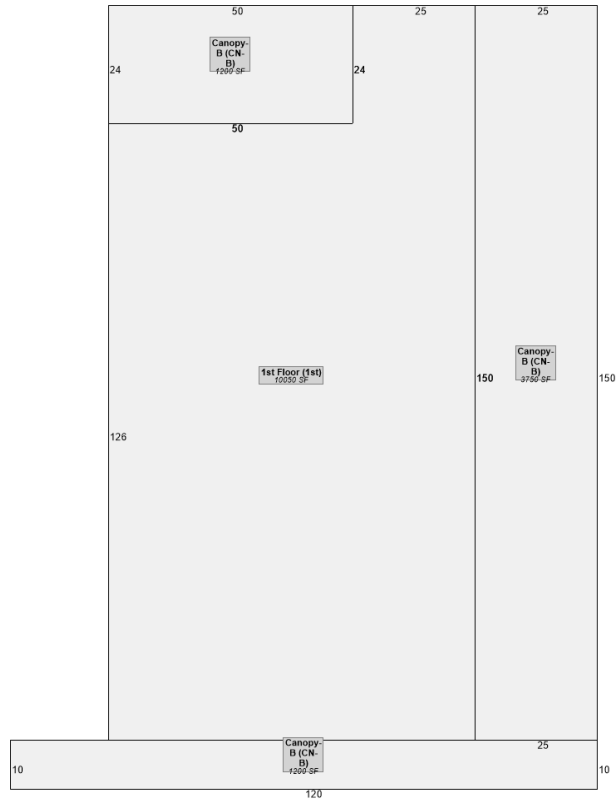
Please let me know if you require any additional information or have any questions regarding this report.

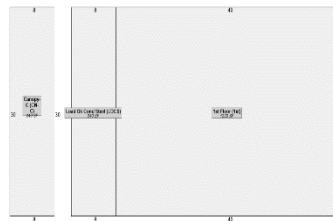
Sincerely,

Shaun Daniels
Planner
City of Villa Rica: Community Development
sdaniels@villarica.gov | 678-785-9995



(Current Building Dimensions)

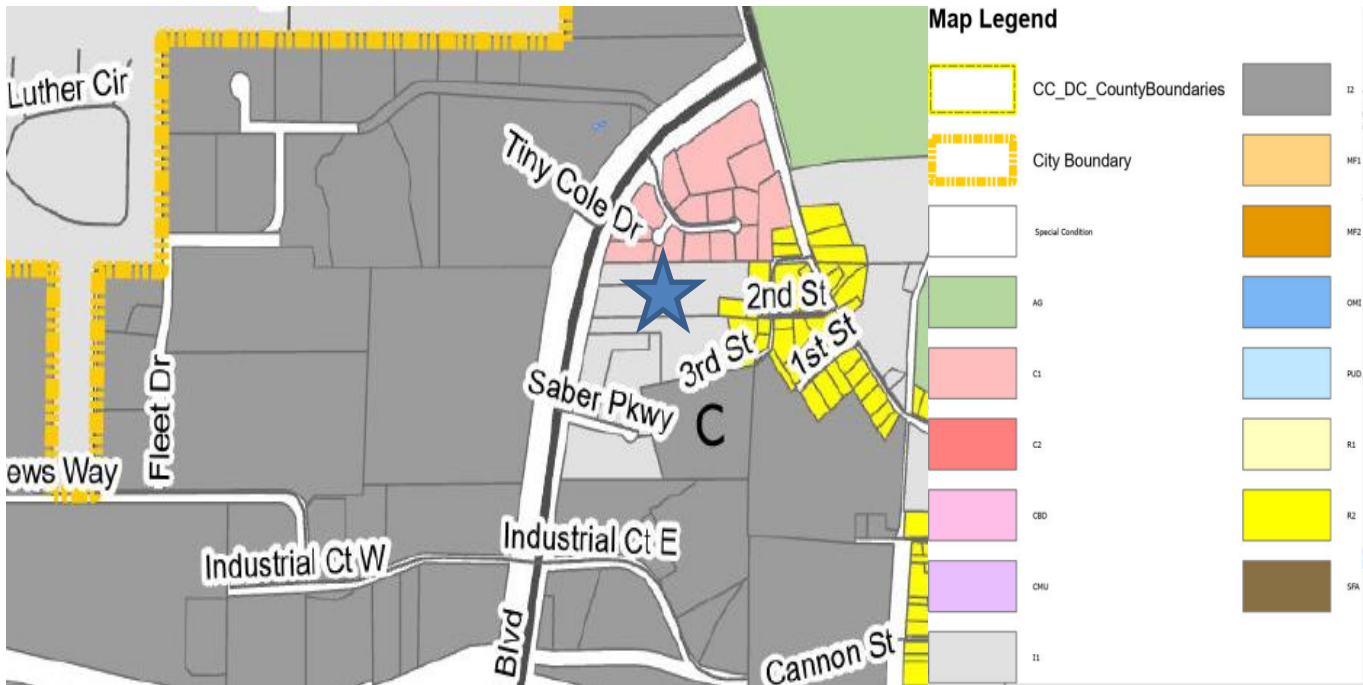




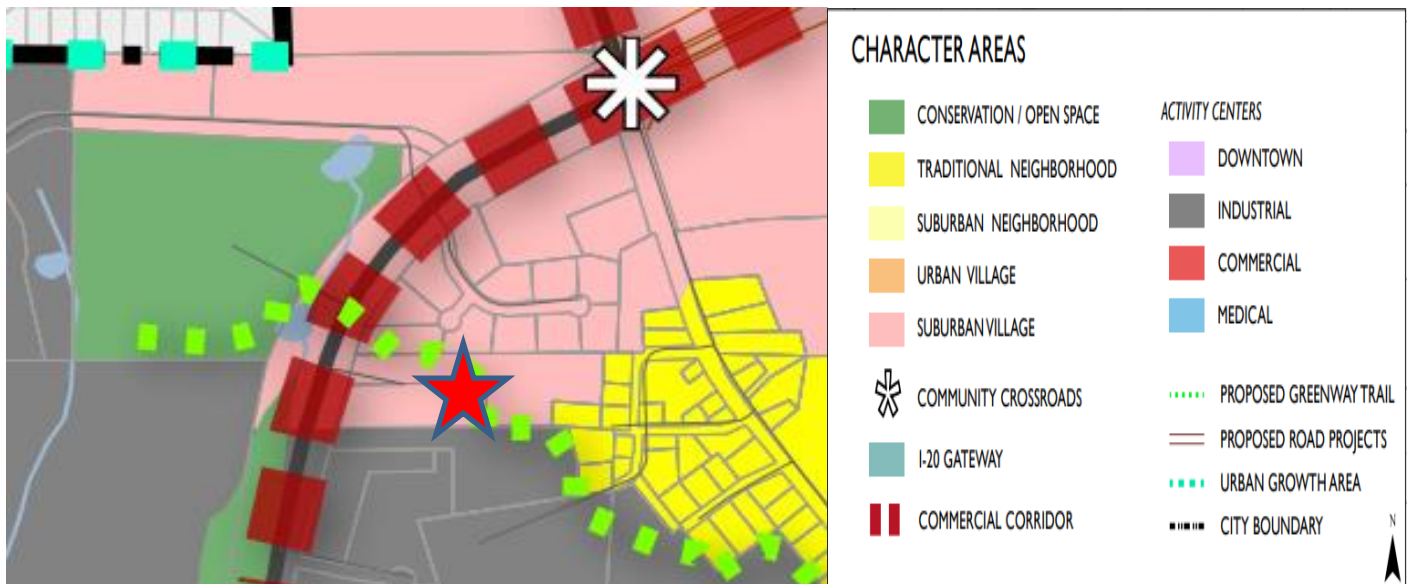


Corresponding Maps:

Villa Rica Zoning Map:



Villa Rica Future Land Use Map:



SYMBOLS LEGEND

DRAWING TITLE ..

SECTION

DETAIL

(ENLARGED PLAN)

INTERIOR ELEVATION ..

CEILING HEIGHT

DOOR

WINDOW

REVISIONS

ELEVATION HEIGHT

EXTERIOR ELEVATION ..

DETAIL ID NUMBER

SHEET WHERE DETAIL IS LOCATED

DETAIL NAME

SCALE

DRAWING SCALE

1

A-B

DETAIL ID NUMBER

SHEET WHERE DETAIL IS LOCATED

SECTION ID NUMBER

SHEET WHERE SECTION IS LOCATED

DETAIL ID NUMBER

SHEET WHERE DETAIL IS LOCATED

AREA TO BE ENLARGED

ELEVATION ID NUMBER

SHEET WHERE ELEVATION IS LOCATED

CEILING HEIGHT ABOVE FINISHED FLOOR

DOOR NUMBER

DESIGNATION

WINDOWN NUMBER

DESIGNATION

REVISION NUMBER

REVISED AREA CIRCLED

ELEV.

10'00"0"

ELEVATION HEIGHT

ELEVATION ID NUMBER

SHEET WHERE ELEVATION IS LOCATED

PARTIAL ABBREVIATIONS LIST	
DIADIAMETER	STRUCTSTRUCTURAL
CONCCONCRETE	W/WITH
SPECSPECIFICATION	GAGAUGE
MINMINUTE OR MINIMUM	DTLDETAIL
LBPOUND	CLGCEILING
GYP BDGYPSUM BOARD	MFGMANUFACTURER
FFFINISHED FLOOR	REBARREINFORCING BAR
CMUCONCRETE MASONRY UNIT	PT.PRESURE TREATED
FEFIRE EXTINGUISHER	OCON CENTER
HCHANDICAP	SFSQUARE FOOT
COLCOLUMN	W/PWATER PROOF
HMHOLLOW METAL	WTWEIGHT
OPNGOPENING	YDYARD
MTL PNLMETAL PANEL	HGTHEIGHT

WALL LEGEND

SEE FLOOR PLANS

ADDITION & MODIFICATIONS FOR:

SCOTT EVANS SUPER STORE

615 INDUSTRIAL BLVD.

VILLA RICA, GEORGIA 30180

OWNER:

SCOTT EVANS SUPER STORE

615 INDUSTRIAL BLVD.

VILLA RICA, GEORGIA 30180

24 HOUR CONTACT: SCOTT EVANS

T710-633-8600

sevens228@yahoo.com

DIRECT ALL QUESTIONS TO

MARK SMITH - PROJECT DIRECTOR

T710-830-8856 EXT. 13

ATTN. MARK SMITH

ms.abarch@gmail.com

ARCHITECT:

ALAN BELL ARCHITECT INC

128 LOWVORN ROAD

CARROLLTON, GEORGIA 30117

T710-830-8856

THESE PLANS ARE FOR PERMIT PURPOSES ONLY, AND ARE NOT FOR BIDDING PURPOSES. THEREFORE ALL DETAILS ARE NOT SHOWN. COORDINATE ALL DETAILS, SHOP DRAWINGS AND FINISHES WITH THE OWNER OR CONTRACTOR.

ALAN BELL, THE ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE. THIS NOTE IS INCLUDED PER GA CODE SECTION 90-2A-.02 AND BOARD RULE 43-4-16

LOCATION MAP

GENERAL PROJECT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.

2. APPROVED PLANS SHALL BE KEPT IN THE JOB TRAILER AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.

3. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT PRIOR TO COMMENCING WORK.

4. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS, DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE OWNER SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.

5. CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN SOILS EVALUATION SHEET. THE OWNER AND/OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS OR FOR THE FINAL RECOMMENDATIONS, GRADING, TRENCHING, ETC. - CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK. SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION, EXISTING ELEVATIONS AND LOCATIONS TO BE MATCHED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITY SERVICES AND TO PROTECT THEM FROM DAMAGE. THE UTILITIES, WHETHER SHOWN HEREIN OR NOT, CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. IT IS MANDATORY THAT THE CONTRACTOR CALL FOR A UTILITY LOCATE PRIOR TO STARTING EXCAVATION.

1. THE OWNER WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE OWNER AND/OR ARCHITECT'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

2. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. ALL ITEMS ARE TO BE INSTALLED AS PART OF THIS CONTRACT UNLESS OTHERWISE NOTED.

3. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. CONTRACTOR SHALL ACCEPT PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE OR EXISTING STRUCTURES AT THE TIME OF BIDDING OR THEREAFTER.

5. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT AND FIXTURES AND COORDINATE LOCATION OF FLOOR, SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUB OUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.

7. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOK) CONDITION AT ALL TIMES.

8. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.

9. CONTRACTOR SHALL PROVIDE TEMPORARY WATER POWER AND TOILET FACILITIES AS REQUIRED, AND SHALL BE RESPONSIBLE FOR ALL UTILITY COST UNTIL DATE OF SUBSTANTIAL COMPLETION.

10. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, INSTALLATION AND HOOKUP OF ALL EQUIPMENT, FIXTURES AND OTHER OWNER FURNISHED ITEMS, EXCEPT PLANTS AND DECOR.

11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. EXCEPTION: (THE ROOFING SUBCONTRACTOR SHALL FURNISH AND MAINTAIN AGREEMENT CO-SIGNED BY THE CONTRACTOR TO MAINTAIN THE ROOFING IN A WATERIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER DATE OF SUBSTANTIAL COMPLETION)

12. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, EQUIPMENT, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREENED ON.

13. ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.

2. BUILDING DESCRIPTION: (EXIST. BLDG.)

CONSTRUCTION TYPE: BUSINESS GROUP B IIB

USE GROUP:

BUSINESS GROUP B

ALLOWABLE AREA:

23,000 SF. PER IBC 506.2

ACTUAL AREA:

11,818 SF.

ALLOWABLE HEIGHT:

3 STORIES

ACTUAL HEIGHT:

1 STORY

3. BUILDING AREA TABULATION (EXISTING BLDG.)

EXTERIOR (INCLUDING WALLS)

BUSINESS GROUP B

11,818 SF.

4. OCCUPANCY AND EGRESS:

CLEAR OCCUPIED FLOOR SPACE

SHOWROOM (GROUP B)

8,193 SF.

55 PEOPLE

RECEPTION (GROUP B)

10 SF.

1 PERSON

OFFICES

6,000 SF.

5 PEOPLE

CONFERENCE

252 SF.

9 PEOPLE

CUSTOMER LOUNGE

203 SF.

9 PEOPLE

SERVICE BAY

1,845 SF.

1 PERSON

TECHNICIANS

4,836 SF.

11 PEOPLE

PARTS

371 SF.

2 PEOPLE

TOTAL

16,422 SF.

101 PEOPLE

5. PLUMBING FIXTURES:

WOMEN

REQUIRED

PROVIDED

WATER CLOSETS

2

2

LAVATORIES

2

2

TOTAL

4

4

MEN

REQUIRED

PROVIDED

WATER CLOSETS

1

1

LAVATORIES

2

2

URINALS

1

1

TOTAL

4

4

UNSEX

REQUIRED

PROVIDED

WATER CLOSETS

0

1

LAVATORIES

0

1

TOTAL

0

2

6. DRINKING FOUNTAINS

REQUIRED

PROVIDED

1

1

NOTE

1. BUILDING IS NOT SPRINKLER PROTECTED.

LIST OF DRAWINGS

DWG. NO.

TITLE

TITLE SHEET

BY OTHERS

CIVIL

D-1

DEMOLITION PLAN - MAIN LEVEL

D-2

DEMOLITION PLAN - UPPER LEVEL

A-1

FLOOR PLAN - MAIN LEVEL

A-2

FLOOR PLAN - UPPER LEVEL/ADA COMPLIANCE DETAILS/SECTION THRU CANOPY

A-3

EXTERIOR BUILDING ELEVATIONS

A-4

ENLARGED TOILET PLANS/ADA COMPLIANCE DETAILS/MOUNTING HEIGHTS

A-5

BUILDING SECTIONS

A-6

WALL SECTION/SECTION THRU CANOPY/ALUMINUM & GLASS

ARCHITECTURAL

L5-1

LIFE SAFETY PLAN - GROUND LEVEL

L5-2

LIFE SAFETY PLAN - UPPER LEVEL

STRUCTURAL

S-1

FOUNDATION PLAN

S-2

FOUNDATION DETAILS/NOTES

PLUMBING

P-1

PLUMBING PLAN - SANITARY SEWER, WASTE, VENT & AIR/NOTES

P-2

PLUMBING PLAN - DOMESTIC WATER/FIXTURE SCHEDULE/NOTES

P-3

PLUMBING PLAN - GAS

MECHANICAL

M-1

MECHANICAL PLAN - HVAC/EQUIPMENT SCHEDULE/NOTES

ELECTRICAL

E-1

ELECTRICAL PLAN - LIGHTING - MAIN & UPPER LEVEL/FIXTURE SCHEDULE

E-2

ELECTRICAL PLAN - POWER DISTRIBUTION

E-3

PANEL SCHEDULES/RISER DIAGRAM/ELECTRICAL NOTES

DATES

ISSUED FOR CHECK SET:

ISSUED FOR FIRE MARSHAL PERMIT:

ISSUED FOR BIDS:

ISSUED FOR CONSTRUCTION:

ISSUED FOR AS BUILT:

ABA

BELL & ASSOCIATES ARCHITECTS

ALAN BELL

MARK SMITH, TROY BELL & ZAC BELL

alanbellarchitect.com

128 LOWVORN ROAD

CARROLLTON, GEORGIA 30117

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REVISIONS

1/17/2024

M.S.

3/18/2024

M.S.

BY

ADDITION & MODIFICATIONS FOR:

SCOTT EVANS SUPER STORE

615 INDUSTRIAL BLVD.

VILLA RICA, GEORGIA 30180

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE EXECUTING ANY WORK. THIS DOCUMENT IS THE SOLE PROPERTY OF ALAN BELL ARCHITECT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT EXPRESSED WRITTEN CONSENT FROM ALAN BELL ARCHITECT.

DATE: JUNE 5, 2023

SCALE: AS NOTED

JOB NO.: 23019-C10

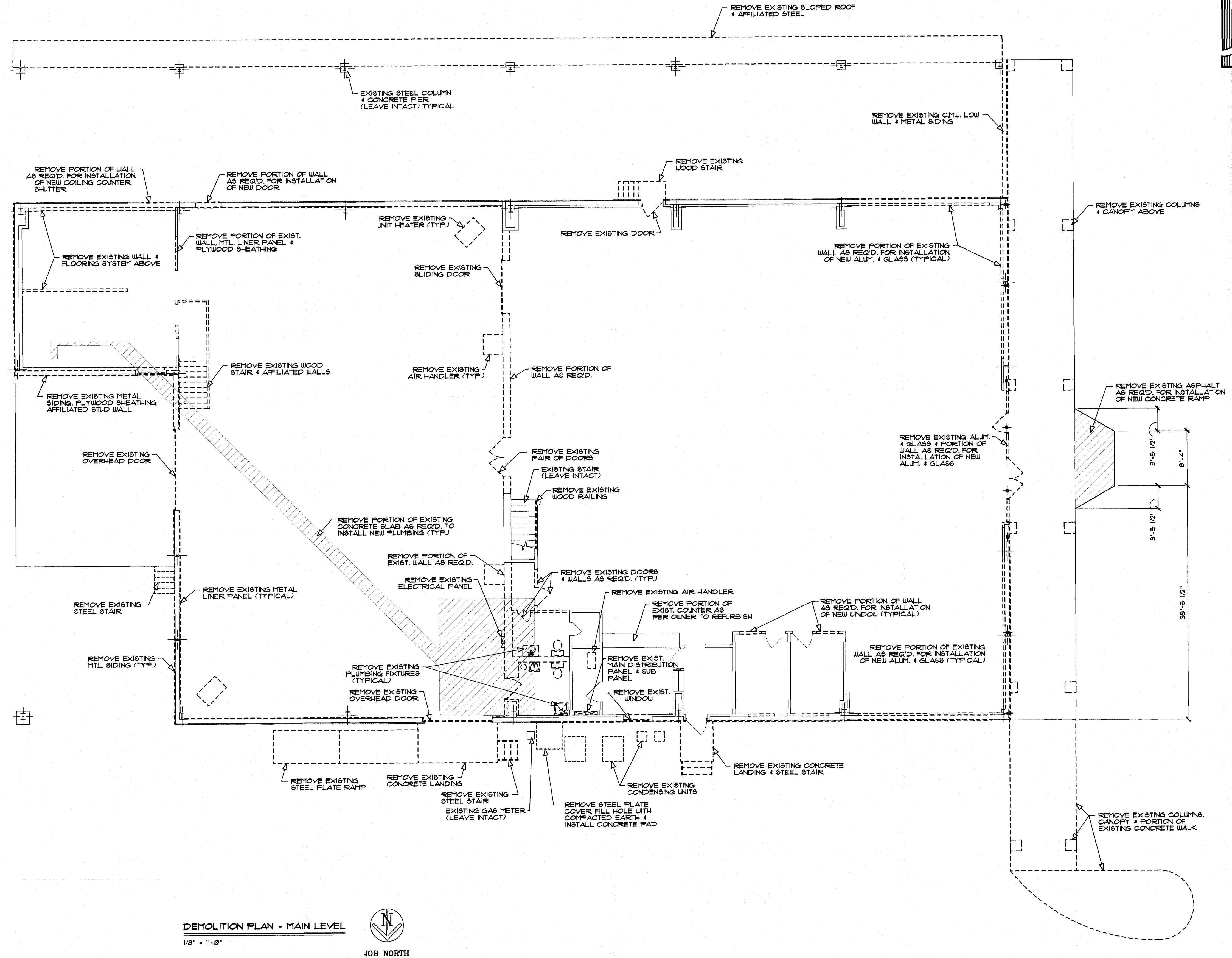
SHEET

TITLE

OF 1 SHEETS

DEMOLITION NOTES:

- DIMENSIONS ON THIS SHEET ARE FOR BIDDING PURPOSES ONLY. ACTUAL DIMENSIONS MAY VARY.
- CONTRACTOR SHALL REMOVE WOOD & STEEL STAIRS AS INDICATED ON DEMOLITION PLAN.
- TAG AND STORE ALL ITEMS TO BE REMOVED AND SALVAGED FOR SALE OR RE-USE AS DIRECTED BY OWNER.
- DEMOLITION CONTRACTOR SHALL INSPECT THE SITE AND DETERMINE TO WHAT EXTENT DEMOLITION AND REMOVAL HAS ALREADY BEEN EXECUTED BY THE OWNER'S OWN FORCES.
- REMOVE EXISTING AIR HANDLERS AND CONDENSING UNITS AS INDICATED ON DEMOLITION PLAN. CONTRACTOR SHALL LEAVE EXISTING DUCT INTACT FOR THE MECHANICAL CONTRACTOR TO MODIFY.
- REMOVE EXISTING INTERIOR WALLS AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING UNIT HEATERS AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING FLOORING SYSTEM AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING DOORS, FRAMES AND HARDWARE AS INDICATED ON DEMOLITION PLAN.
- REMOVE PORTION OF EXISTING WALLS AS REQ'D. FOR INSTALLATION OF NEW DOOR OPENINGS & FRAMES AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING ELECTRICAL OUTLETS, DATA OUTLETS AND SWITCHES AT WALLS TO BE REMOVED.
- PRIOR TO COMMENCEMENT OF DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE, SURFACES, EQUIPMENT OR TO SURROUNDING AREAS WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM DEMOLITION WORK & FILE WITH OWNER PRIOR TO STARTING WORK.
- ITEMS INDICATED TO BE REMOVED BUT OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED. VERIFY WITH OWNER.
- CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S TENANTS AND THE GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK. COORDINATE ACTIVITY WITH OWNER.
- PROVIDE INTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENTS TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
- PROTECT FROM DAMAGE, EXISTING FINISH WORK AND SURFACES THAT ARE TO REMAIN IN PLACE AND BECOME EXPOSED DURING DEMOLITION OPERATIONS.
- REMOVE EXISTING CMU LOW WALL AS INDICATED ON DEMOLITION PLAN.
- DAMAGE TO SURROUNDING AREAS CAUSED BY DEMOLITION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONDUCT DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVES, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURE AND PROMPTLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.
- REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. BURNING OF REMOVAL MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
- REMOVE EXISTING PLUMBING FIXTURES TO BE RELOCATED AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING ALUMINUM & GLASS AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING CONCRETE LANDINGS AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING METAL SIDING AS INDICATED ON DEMOLITION PLAN.
- REMOVE PORTION OF EXISTING WALLS AS REQUIRED FOR INSTALLATION OF NEW WINDOWS AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING ELECTRICAL PANELS AS INDICATED ON DEMOLITION PLAN.
- REMOVE PORTION OF EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF NEW PLUMBING FIXTURES.
- REMOVE PORTION OF EXISTING COUNTER AS REQUIRED TO BE REFINISHED AS PER OWNER.
- REMOVE EXISTING STEEL PLATE COVER, FILL HOLE WITH COMPACTED EARTH AND INSTALL CONCRETE PAD AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING STEEL PLATE RAMP AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING WOOD RAILING AT EXISTING STAIR AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING SLOPED METAL ROOF & AFFILIATED STEEL COMPONENTS AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING COLUMNS, CANOPY AND PORTION OF EXISTING CONCRETE WALK AS INDICATED ON DEMOLITION PLAN.
- REMOVE EXISTING ASPHALT AS REQUIRED FOR INSTALLATION OF NEW CONCRETE RAMP.
- FINISH FLOOR OF SERVICE BAY AND TECHNICIANS SHALL BE DETERMINED IN FIELD. CONTRACTOR SHALL REMOVE EXISTING ASPHALT AS REQUIRED FOR CONSTRUCTION OF NEW ADDITIONS AND CONCRETE APRONS AS REQUIRED FOR SMOOTH TRANSITION TO EXISTING ASPHALT PAVING.
- CONTRACTOR SHALL REMOVE PORTION OF EXISTING CONCRETE SLAB AS REQUIRED TO INSTALL NEW SANITARY SEWER AND DOMESTIC WATER PLUMBING.
- CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL PANELS AS INDICATED ON DEMOLITION PLAN.

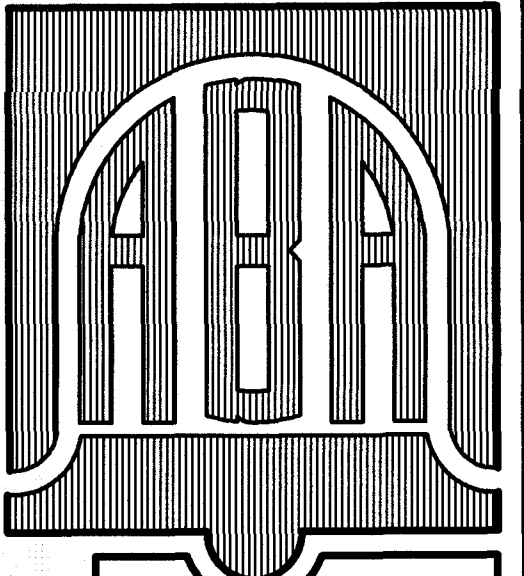


DEMOLITION PLAN - MAIN LEVEL

1/8" = 1'-0"



JOB NORTH



BELL & ASSOCIATES
ARCHITECTS

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REVISIONS

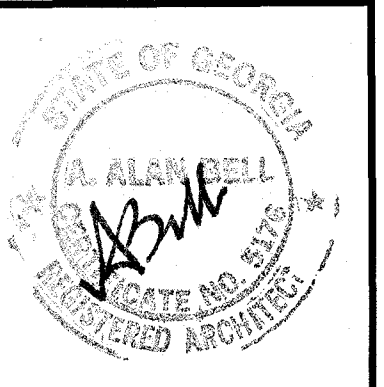
BY

ADDITION & MODIFICATIONS FOR:

SCOTT EVANS SUPER STORE

615 INDUSTRIAL BLVD.
VILLA RICA, GEORGIA 30180

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DATE : JUNE 5, 2023

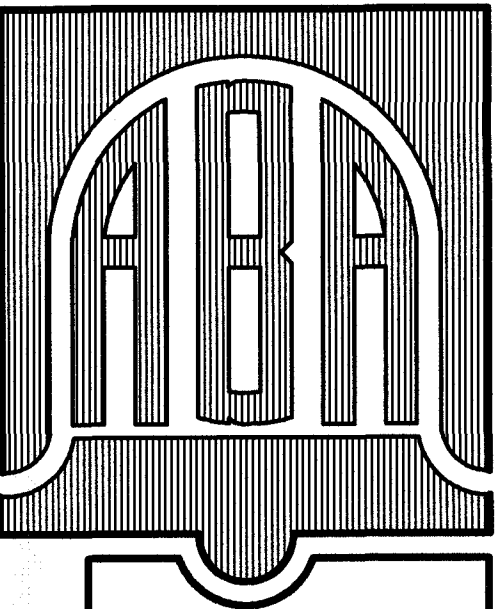
SCALE : AS NOTED

JOB NO. : 23019-C10

SHEET

D-1

OF 2 SHEETS

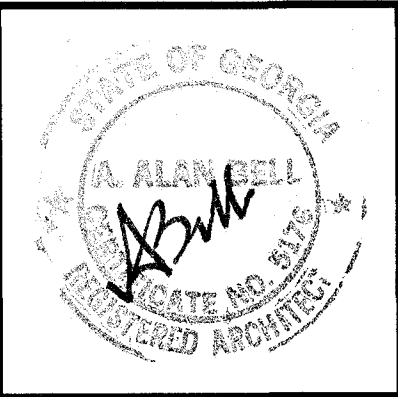


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REVISIONS	BY

ADDITION & MODIFICATIONS FOR:
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615 INDUSTRIAL BLVD.
VILLA RICA, GEORGIA 30180

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DATE : JUNE 9, 2023

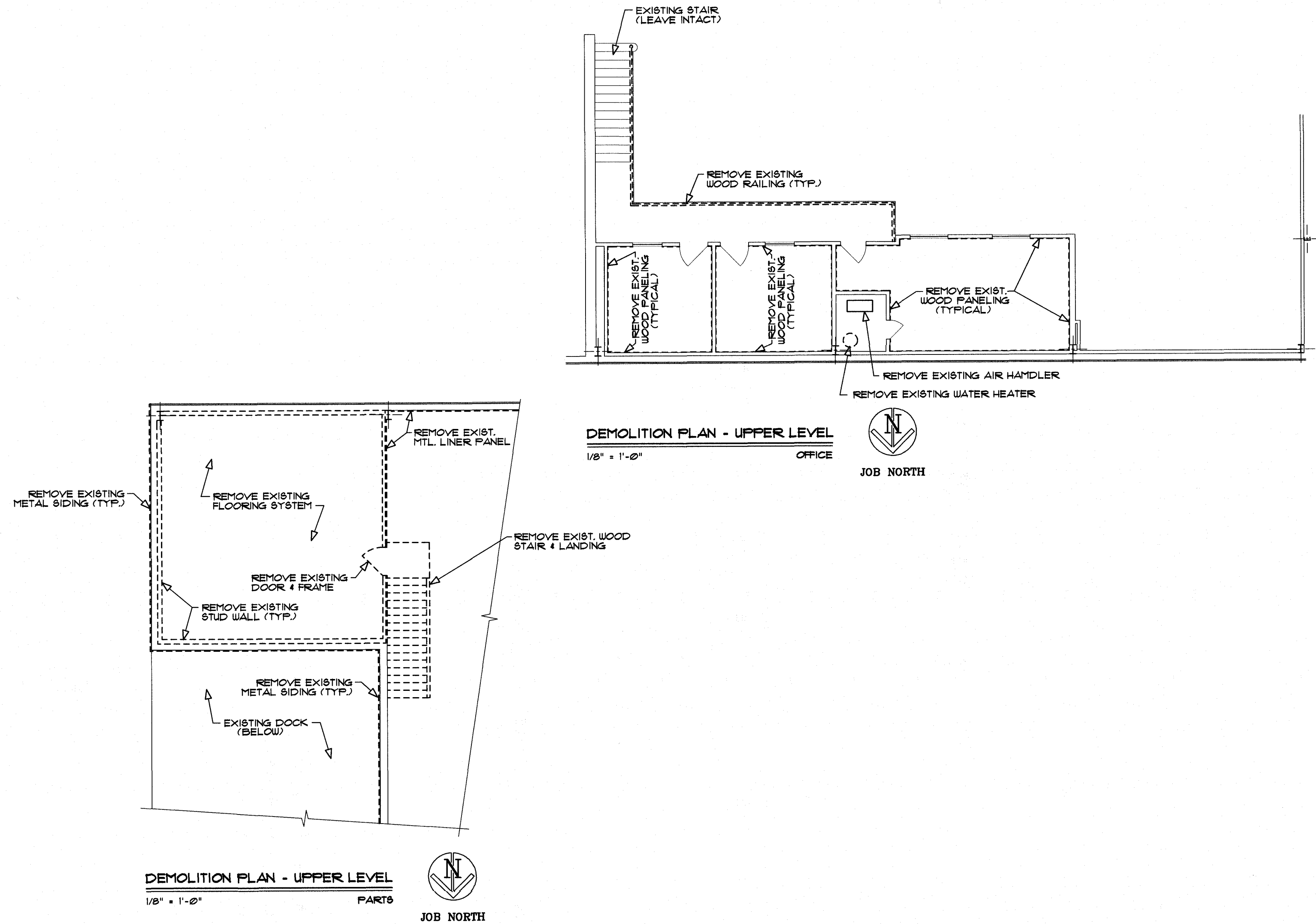
SCALE : AS NOTED

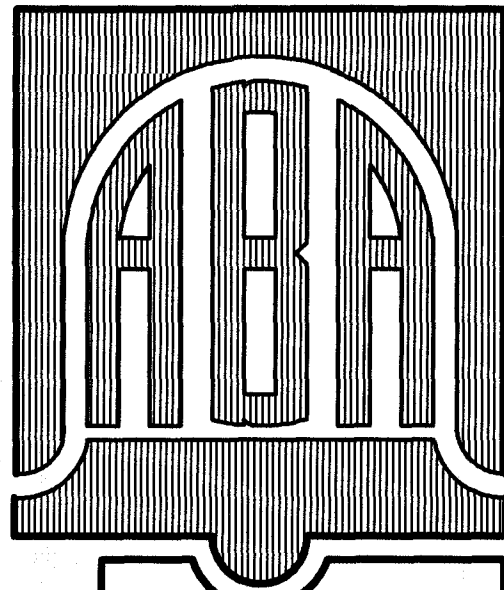
JOB NO. : 23019-C10

SHEET

D-2

OF 2 SHEETS



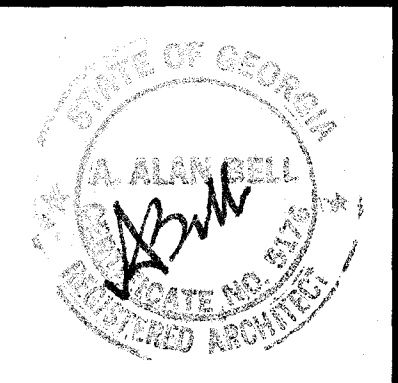


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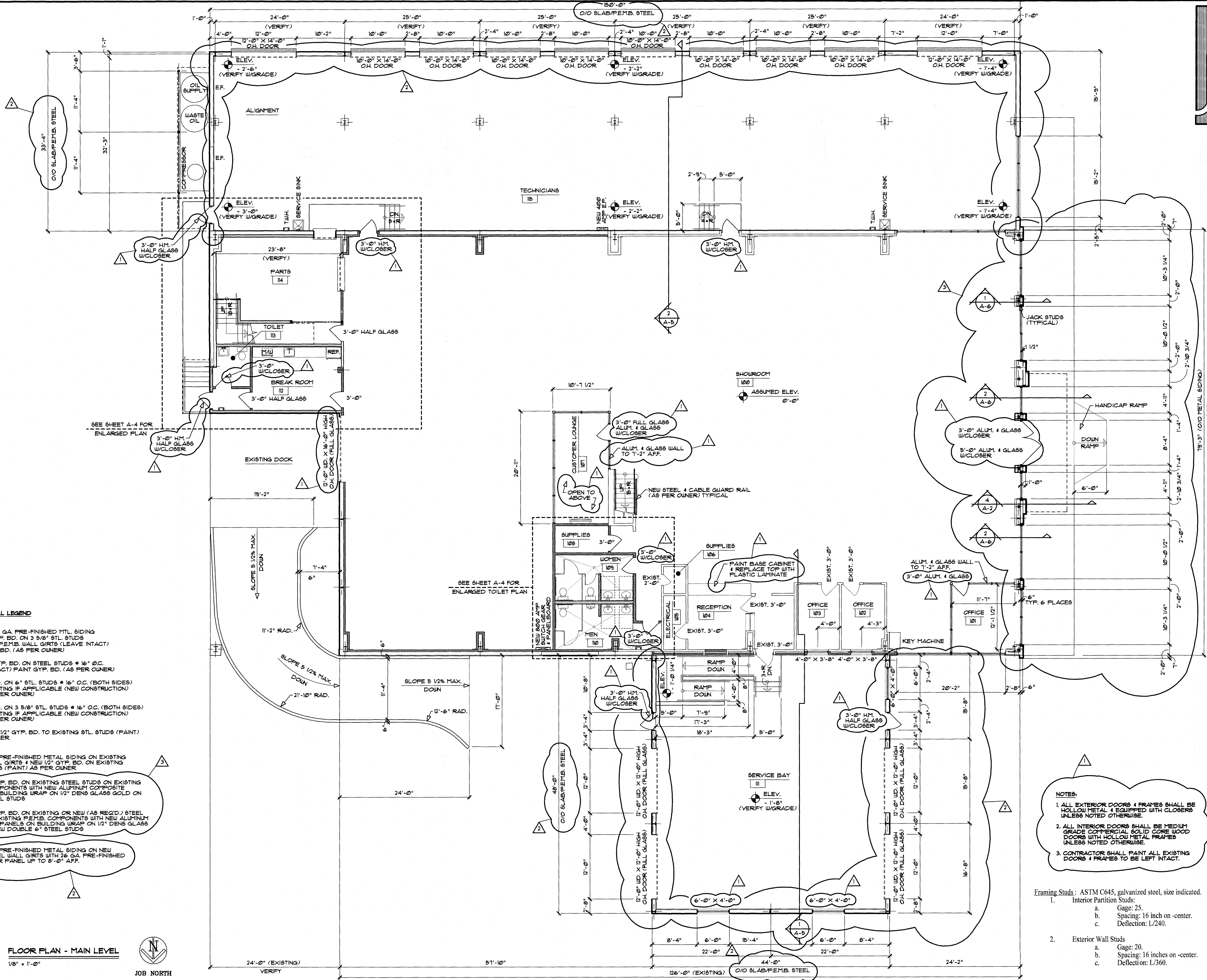
REVISIONS	BY
1	T.B.
2	T.B.
3	T.B.

ADDITION & MODIFICATIONS FOR:
SCOTT EVANS SUPER STORE
615 INDUSTRIAL BLVD.
VILLA RICA, GEORGIA 30180

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SHEET
A-1
OF 6 SHEETS



WALL LEGEND

- EXISTING 26 GA. PRE-FINISHED MTL SIDING WITH 1/2" GYP. BD. ON 3 5/8" STL. STUDS 16" O.C. ON PEMB. WALL GIRTS (LEAVE INTACT) PAINT GYP. BD. (AS PER OWNER)
- EXISTING GYP. BD. ON STEEL STUDS 16" O.C. (LEAVE INTACT) PAINT GYP. BD. (AS PER OWNER)
- 1/2" GYP. BD. ON 6" STL. STUDS 16" O.C. (BOTH SIDES) MATCH EXISTING IF APPLICABLE (NEW CONSTRUCTION) PAINT (AS PER OWNER)
- 1/2" GYP. BD. ON 3 5/8" STL. STUDS 16" O.C. (BOTH SIDES) MATCH EXISTING IF APPLICABLE (NEW CONSTRUCTION) PAINT (AS PER OWNER)
- APPLY NEW 1/2" GYP. BD. TO EXISTING STL. STUDS (PAINT) AS PER OWNER
- NEW 26 GA. PRE-FINISHED METAL SIDING ON EXISTING PEMB. WALL GIRTS & NEW 1/2" GYP. BD. ON EXISTING STEEL STUDS (PAINT) AS PER OWNER
- EXISTING GYP. BD. ON EXISTING STEEL STUDS ON EXISTING PEMB. COMPONENTS WITH NEW ALUMINUM COMPOSITE PANELS ON BUILDING WRAP ON 1/2" DENS GLASS GOLD ON NEW 6" STEEL STUDS
- EXISTING GYP. BD. ON EXISTING OR NEW (AS REQ'D) STEEL STUDS ON EXISTING PEMB. COMPONENTS WITH NEW ALUMINUM COMPOSITE PANELS ON BUILDING WRAP ON 1/2" DENS GLASS GOLD ON NEW DOUBLE 6" STEEL STUDS
- NEW 26 GA. PRE-FINISHED METAL SIDING ON NEW PEMB. STEEL WALL GIRTS WITH 26 GA. PRE-FINISHED METAL LINER PANEL UP TO 8'-0" AFF.

FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"

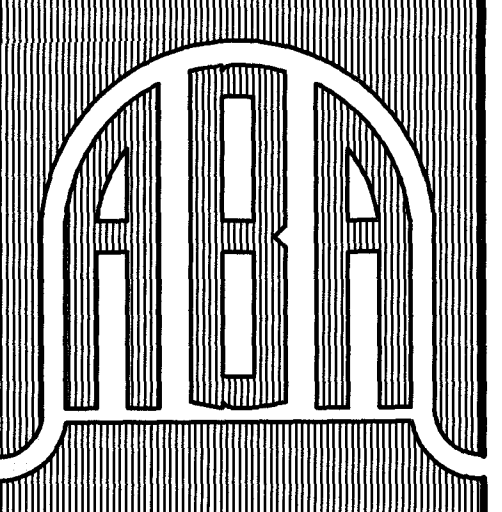


NOTES:

- ALL EXTERIOR DOORS & FRAMES SHALL BE HOLLOW METAL & EQUIPPED WITH CLOSERS UNLESS NOTED OTHERWISE.
- ALL INTERIOR DOORS SHALL BE MEDIUM GRADE COMMERCIAL SOLID CORE WOOD DOORS WITH HOLLOW METAL FRAMES UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PAINT ALL EXISTING DOORS & FRAMES TO BE LEFT INTACT.

Framing Studs : ASTM C645, galvanized steel, size indicated.

- Interior Partition Studs:
 - Gage: 25.
 - Spacing: 16 inch on -center.
 - Deflection: L/240.
- Exterior Wall Studs:
 - Gage: 20.
 - Spacing: 16 inches on -center.
 - Deflection: L/360.



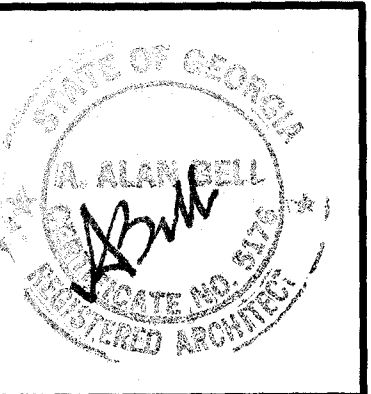
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REVIEWS	BY
1	1/17/2024
2	2/13/2024
3	3/18/2024
4	4/1/2024

SCOTT EVANS SUPER STORE
615 INDUSTRIAL BLVD.
VILLA RICA, GEORGIA 30180

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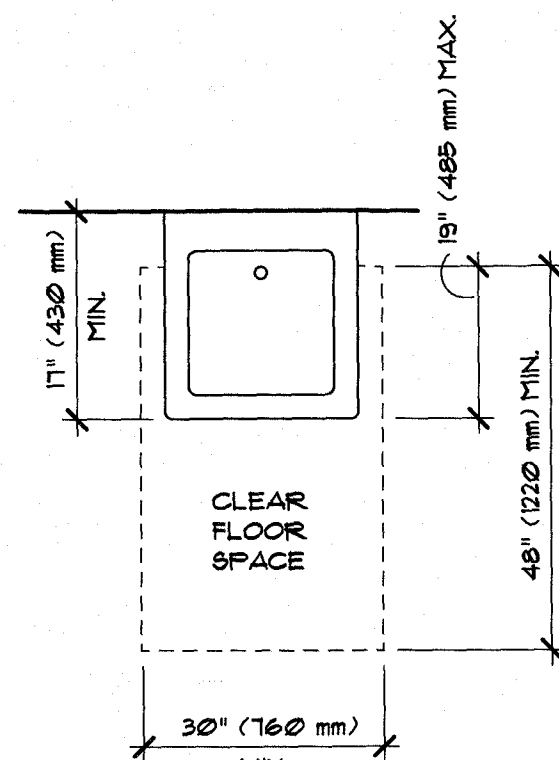
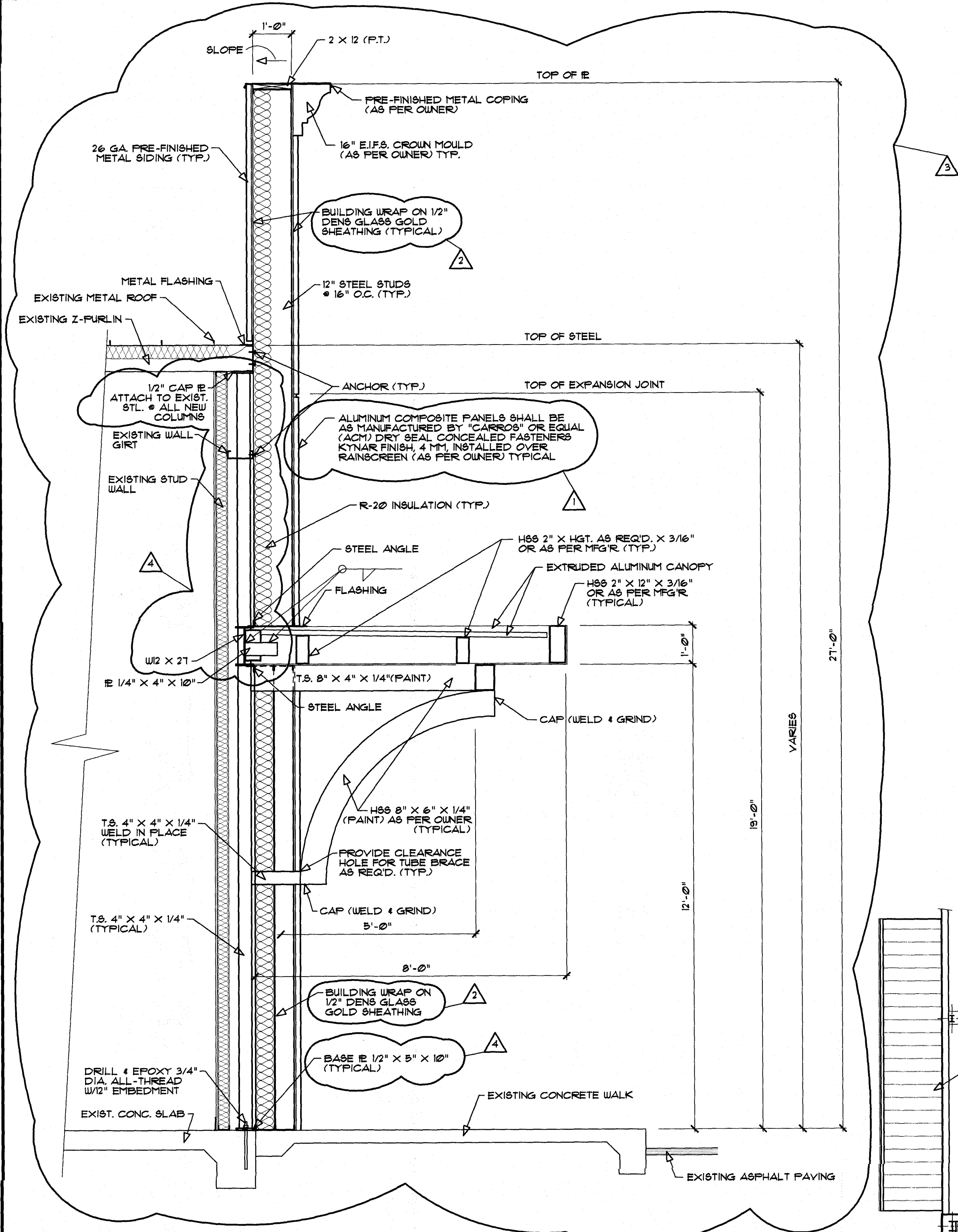
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OB NO. : 23019-C10

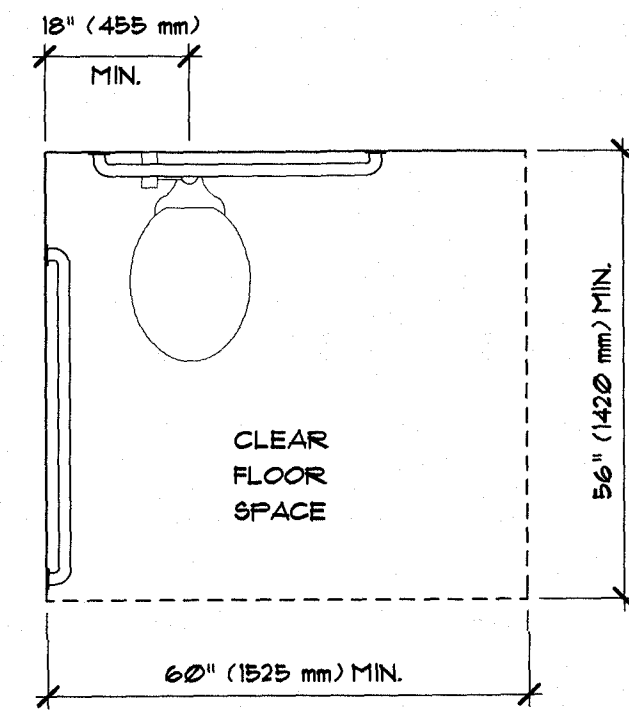
HEET

A-2

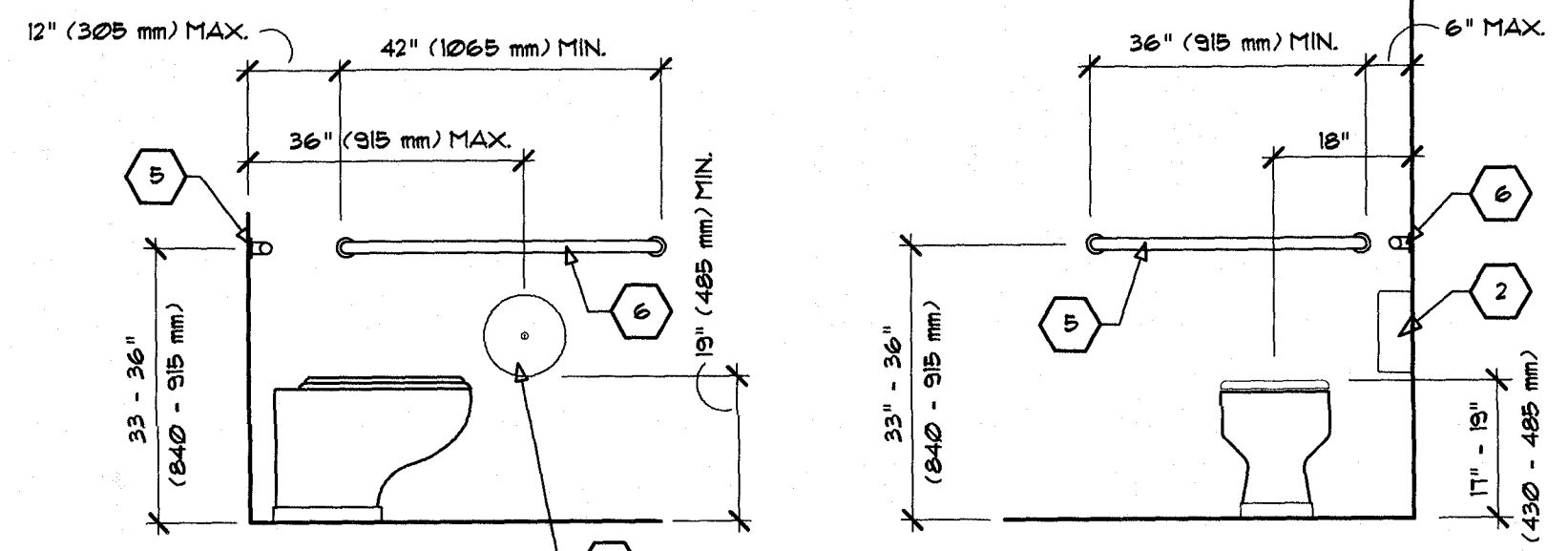
F 6 SHEETS



3 CLEAR FLOOR SPACE AT LAVATORY
A-2
1/2" = 1'-0"

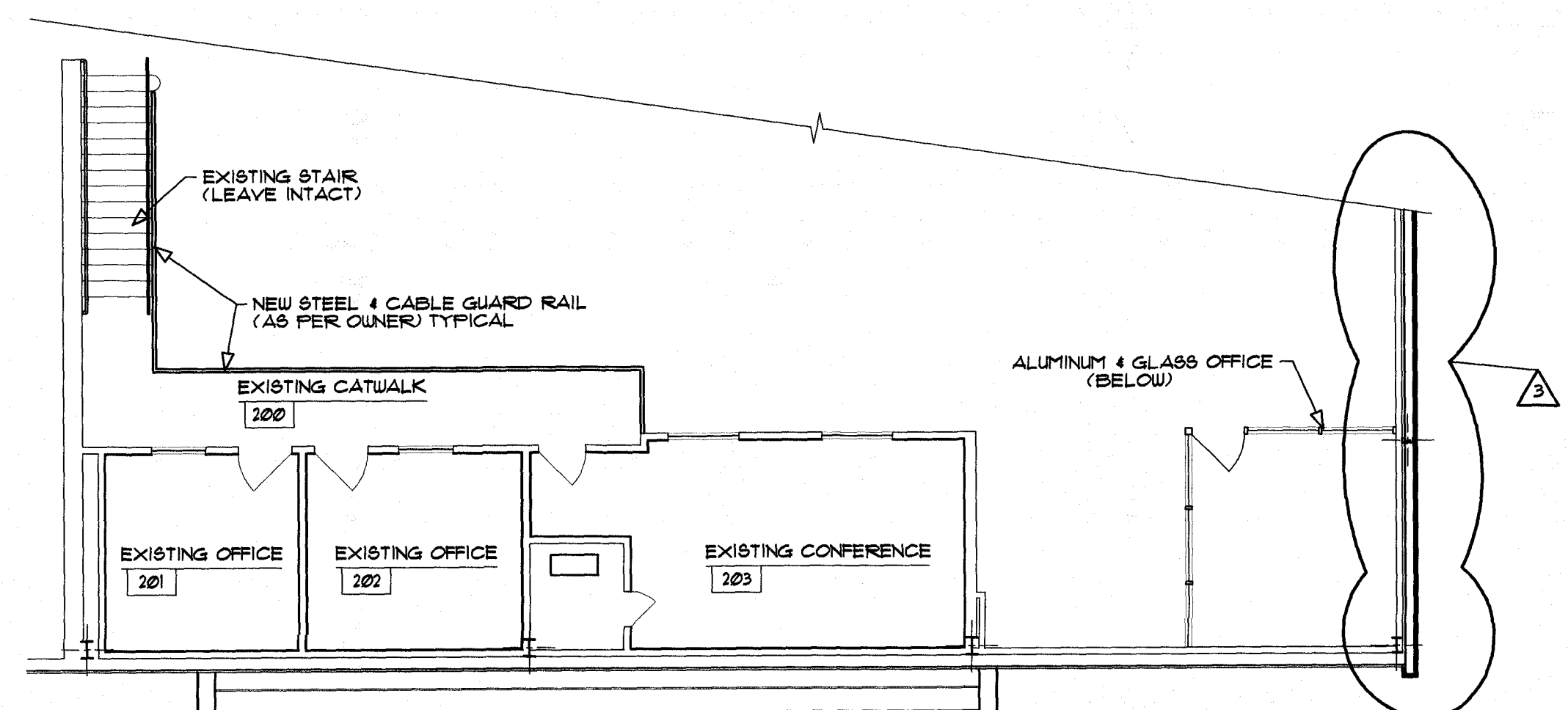


2 CLEAR FLOOR SPACE AT WATER CLOSET
A-2
1/2" = 1'-0"



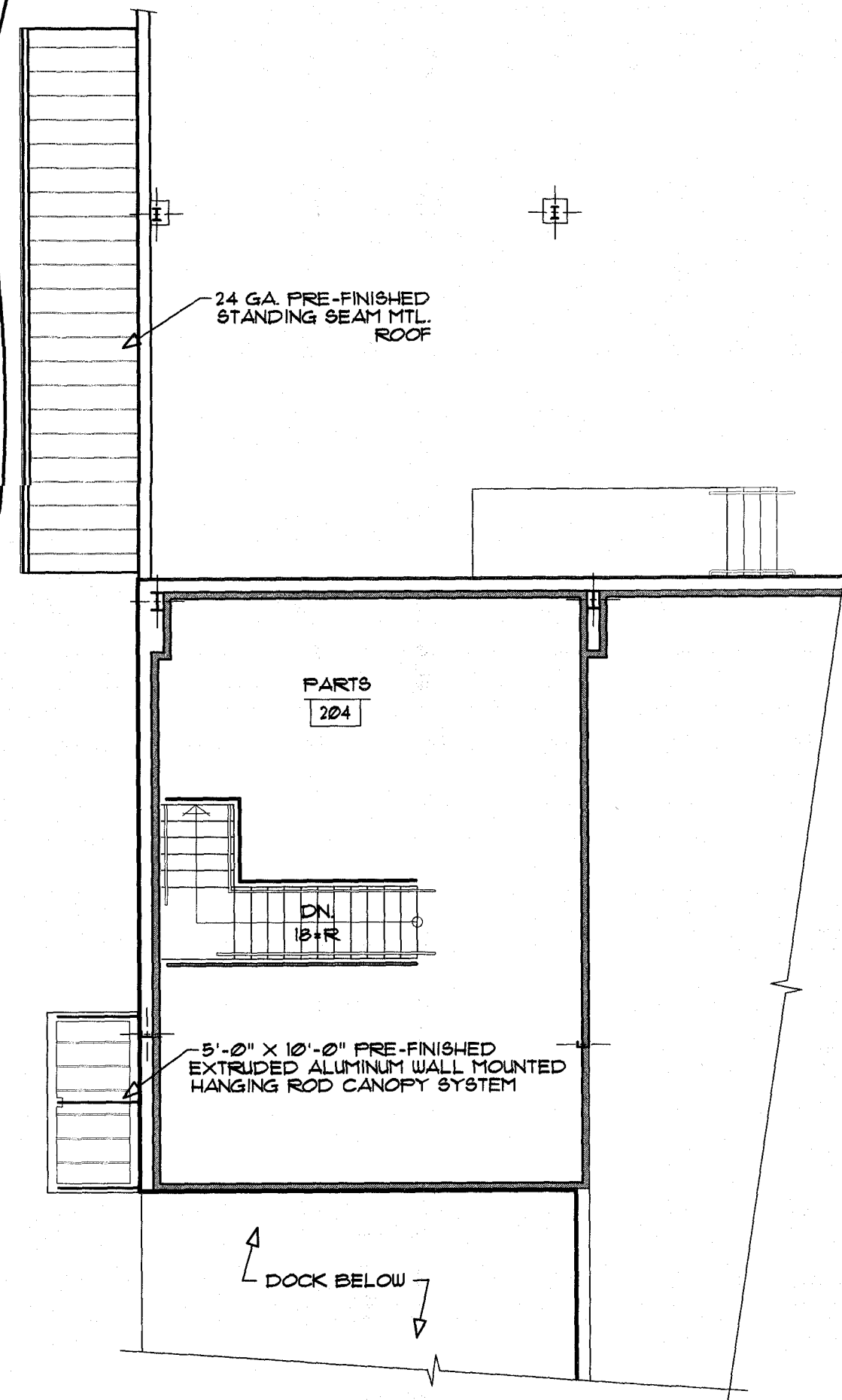
1 GRAB BARS AT WATER CLOSET
A-2
1/2" = 1'-0"

NOTES:
SEE SHEET A-4 FOR ADDITIONAL A.D.A. COMPLIANCE DETAILS
& TOILET ACCESSORIES LEGEND.



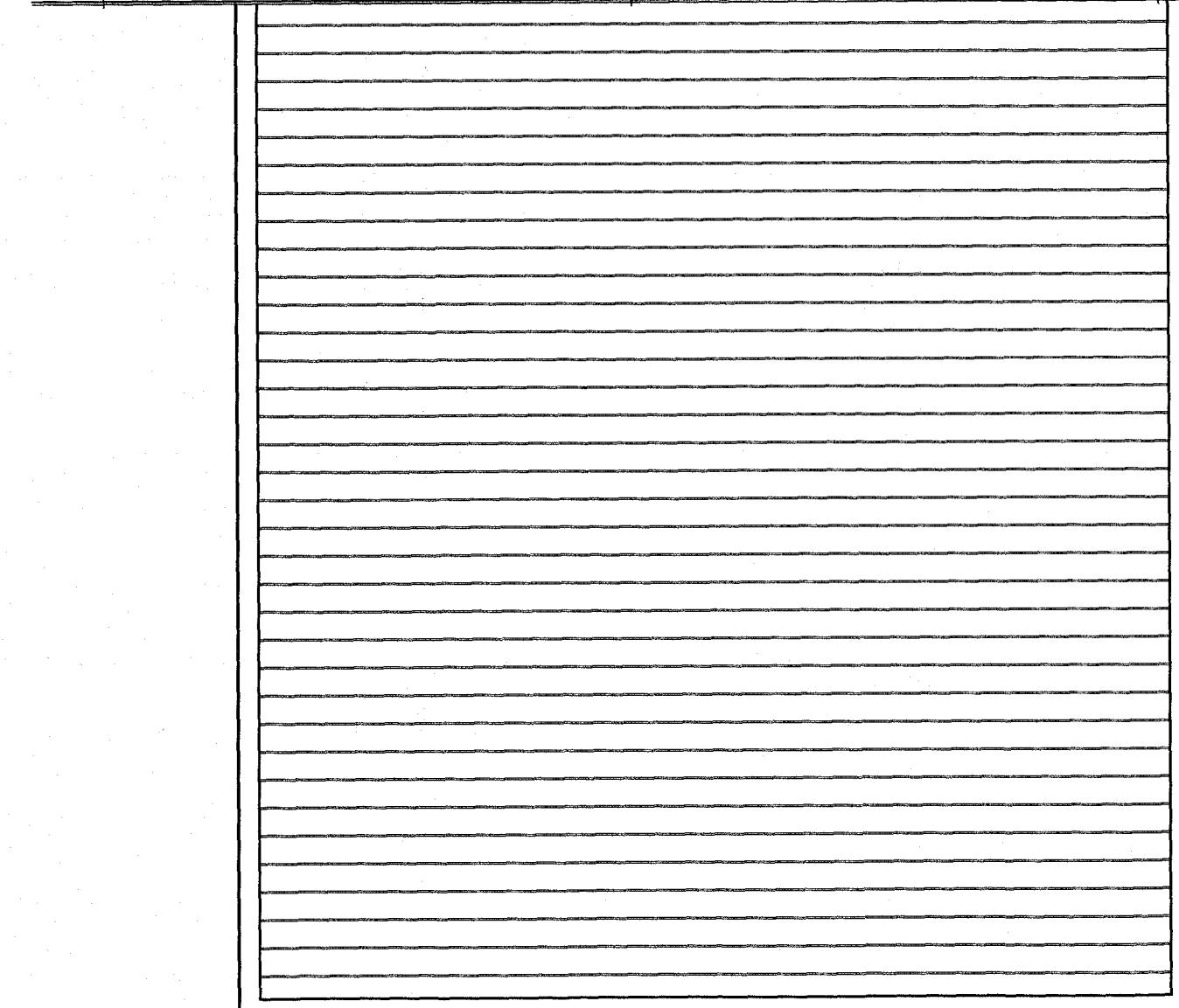
NOTE:

1. CONTRACTOR SHALL REMOVE EXISTING WALL PANELING & INSTALL 1/2" GYP. BD.
2. ALL EXISTING UPPER LEVEL OFFICE CEILING\$ SHALL BE LEFT INTACT.
3. CONTRACTOR SHALL PAINT ALL EXISTING DOORS & FRAMES TO BE LEFT INTACT.



FLOOR PLAN - UPPER LEVEL

$1/8" = 1'-0"$ PARTS



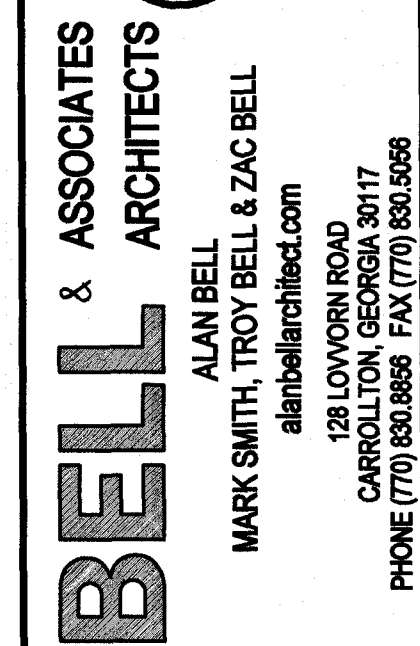
FLOOR PLAN - UPPER LEVEL

1/8" = 1'-0" OFFICE



WALL LEGEND

- EXISTING 26 GA. PRE-FINISHED MTL. SIDING WITH 1/2" GYP. BD. ON 3 5/8" STL. STUDS @ 16" O.C. ON P.E.M.B. WALL GIRTS (LEAVE INTACT) PAINT GYP. BD. (AS PER OWNER)
- EXISTING GYP. BD. ON STEEL STUDS @ 16" O.C. (LEAVE INTACT) PAINT GYP. BD. (AS PER OWNER)
- APPLY NEW 1/2" GYP. BD. TO EXISTING STL. STUDS (PAINT) AS PER OWNER
- EXISTING 26 GA. PRE-FINISHED MTL. SIDING WITH 1/2" GYP. BD. ON NEW 3 5/8" STL. STUDS @ 16" O.C. ON P.E.M.B. WALL GIRTS (LEAVE INTACT) PAINT GYP. BD. (AS PER OWNER)
- 1/2" GYP. BD. ON 3 5/8" STL. STUDS @ 16" O.C. (BOTH SIDES MATCH EXISTING IF APPLICABLE (NEW CONSTRUCTION) PAINT (AS PER OWNER)
- NEW 26 GA. PRE-FINISHED METAL SIDING ON EXISTING P.E.M.B. WALL GIRTS WITH NEW 1/2" GYP. BD. ON NEW 3 5/8" STEEL STUDS (PAINT) AS PER OWNER



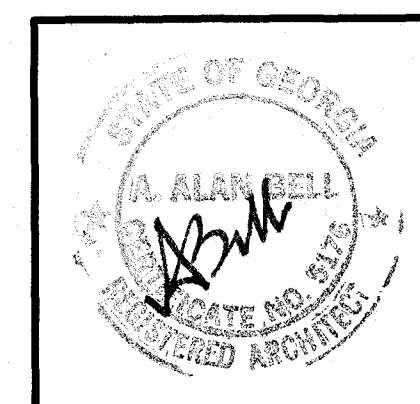
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1	1/17/2024	M.S.
2	2/13/2024	M.S.
3	3/18/2024	M.S.

ADDITION & MODIFICATIONS FOR:

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VILLA RICA, GEORGIA 30180

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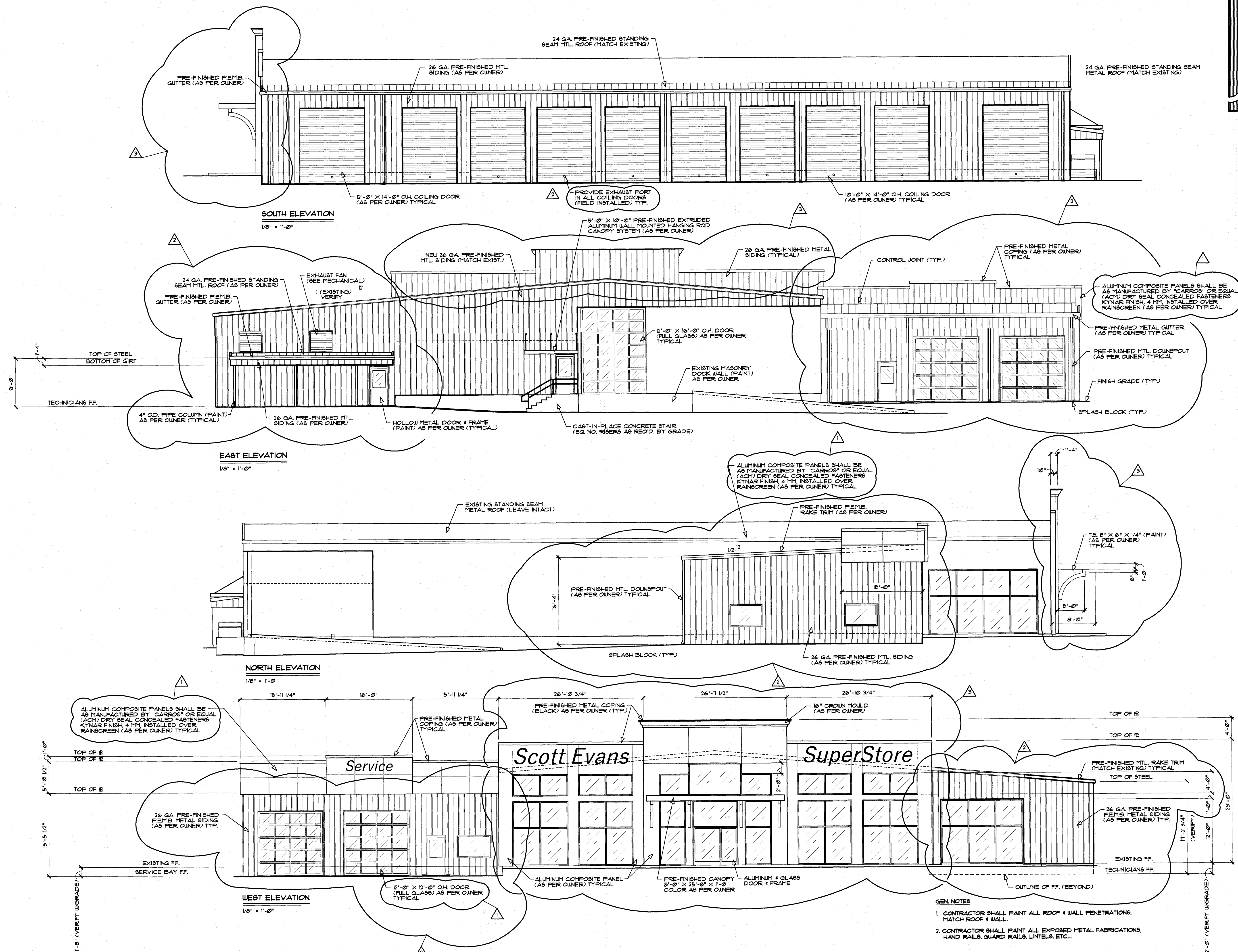
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JOB NO. : 23019-C10

SHEET

A-3

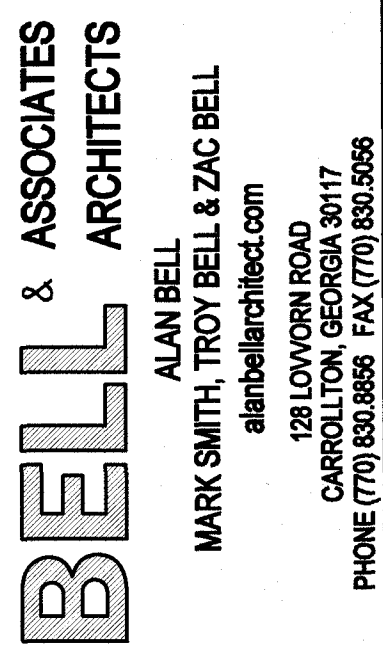
OF 6 SHEETS





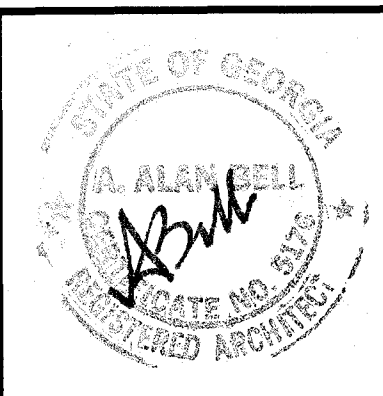
JOB NORTH

OF 6 SHEETS

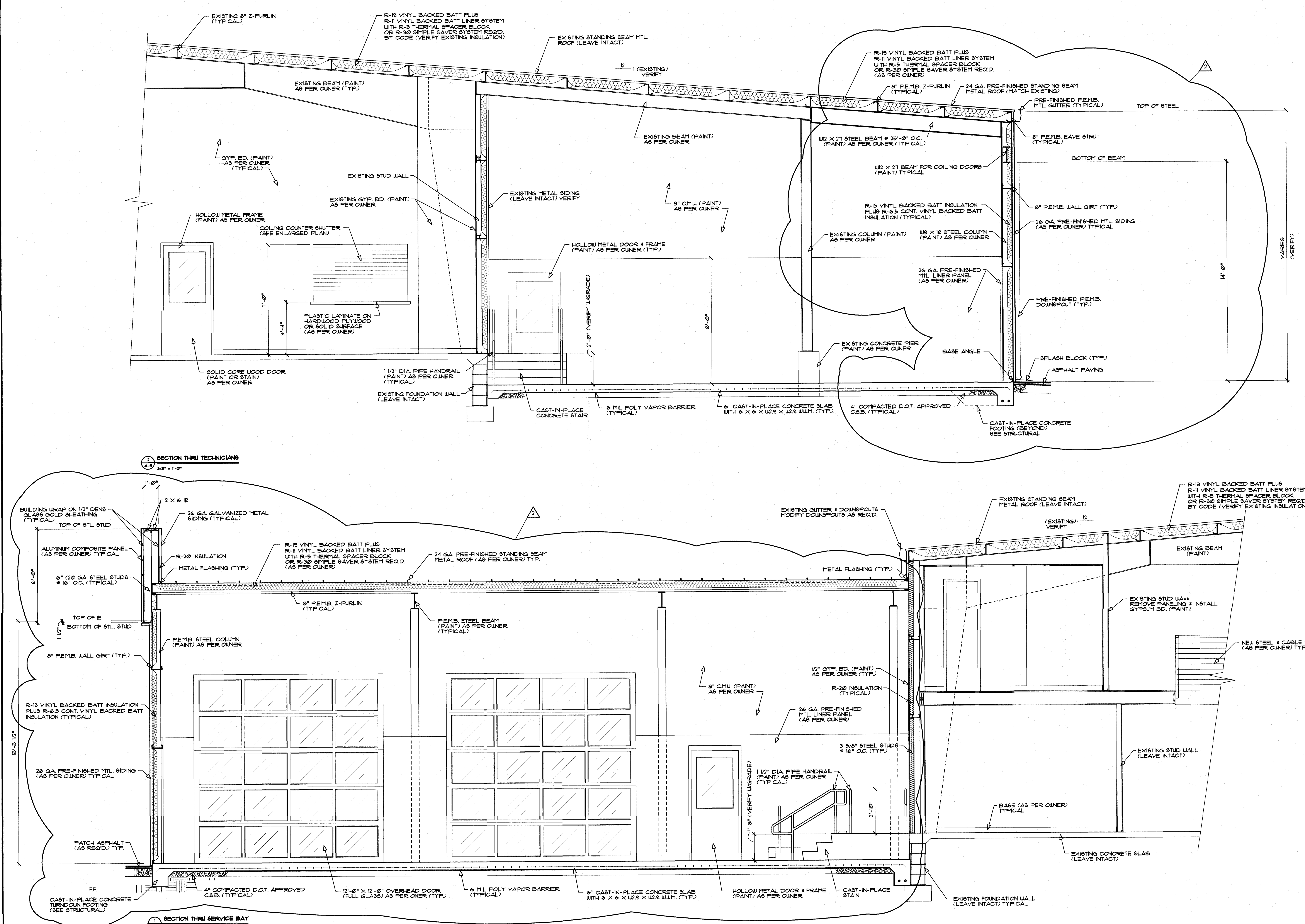


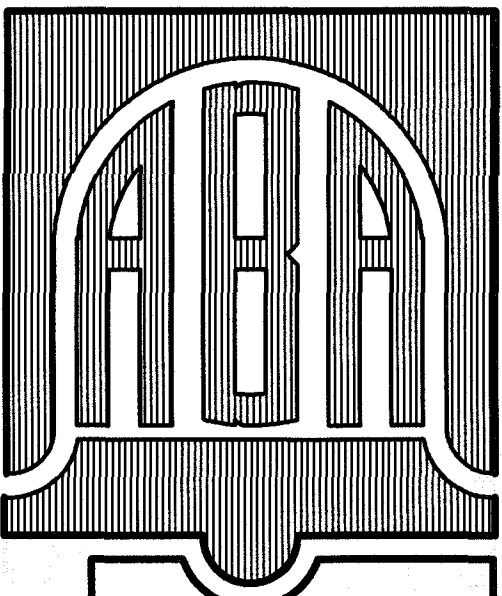
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JOB NO. :	23019-C10
SHEET	
A-5	
OF	6 SHEETS





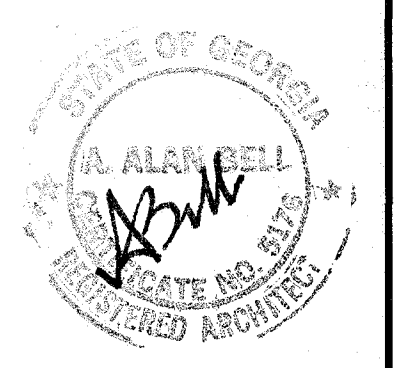
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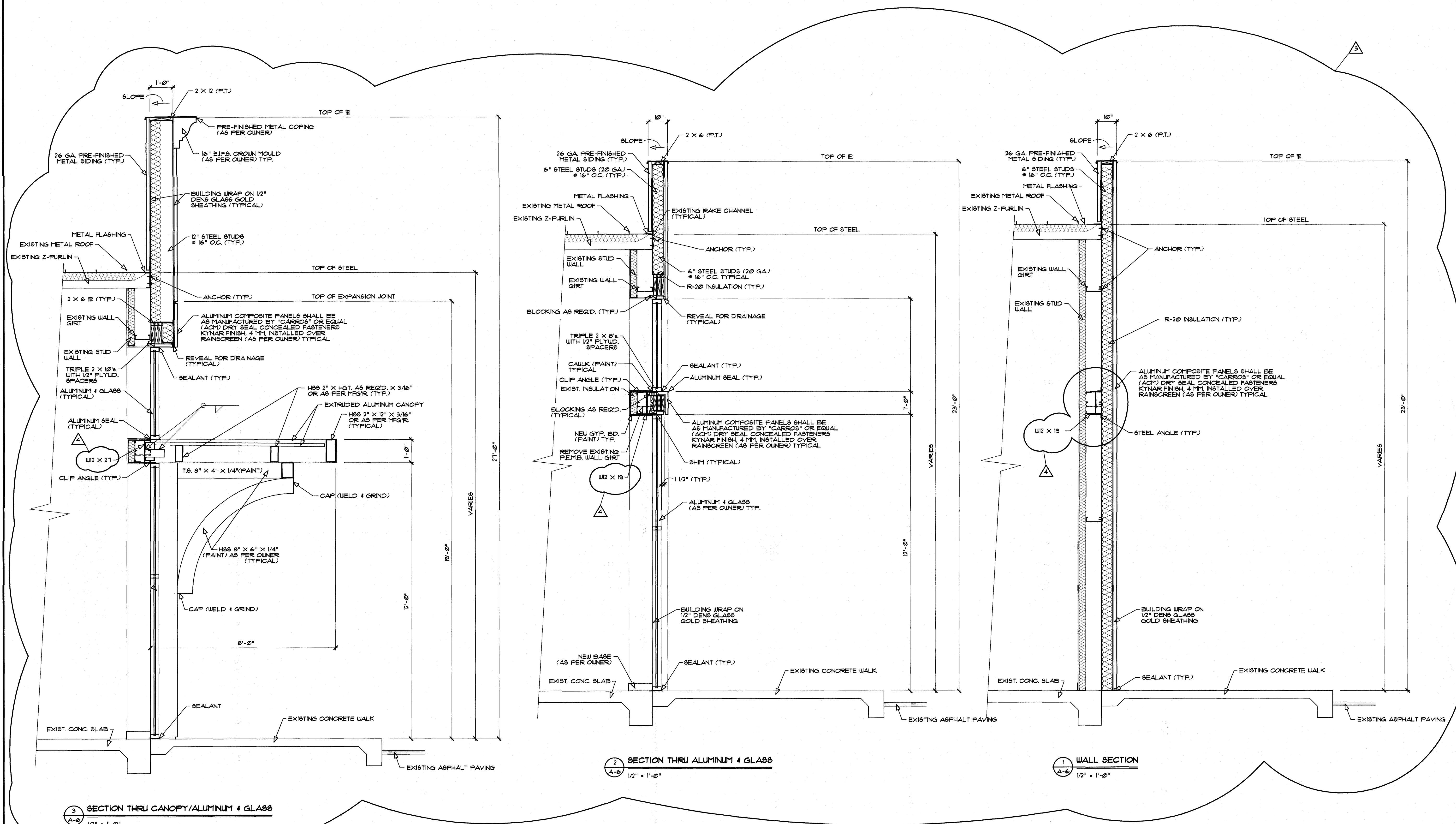
REVISIONS	BY
3	3/18/2014 M.B.
4	4/1/2014 M.B.

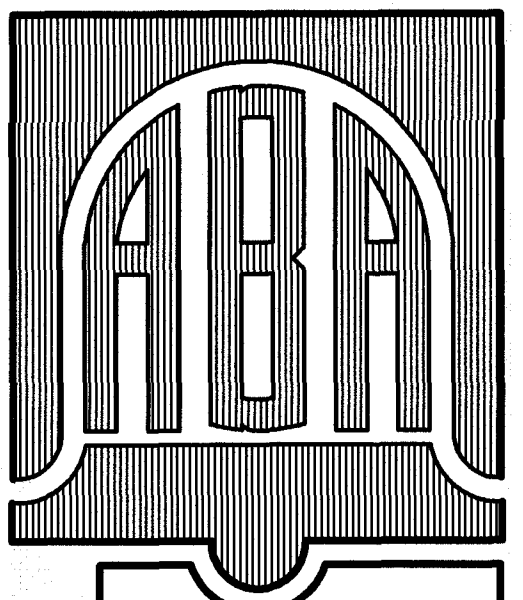
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SHEET
A-6
OF 6 SHEETS



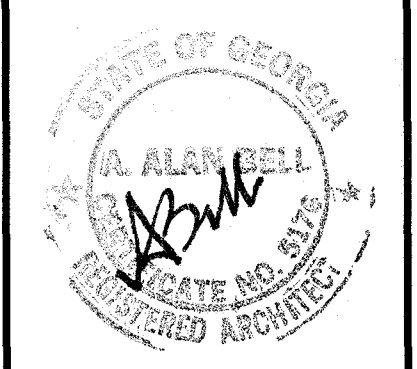


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ADDITION & MODIFICATIONS FOR:
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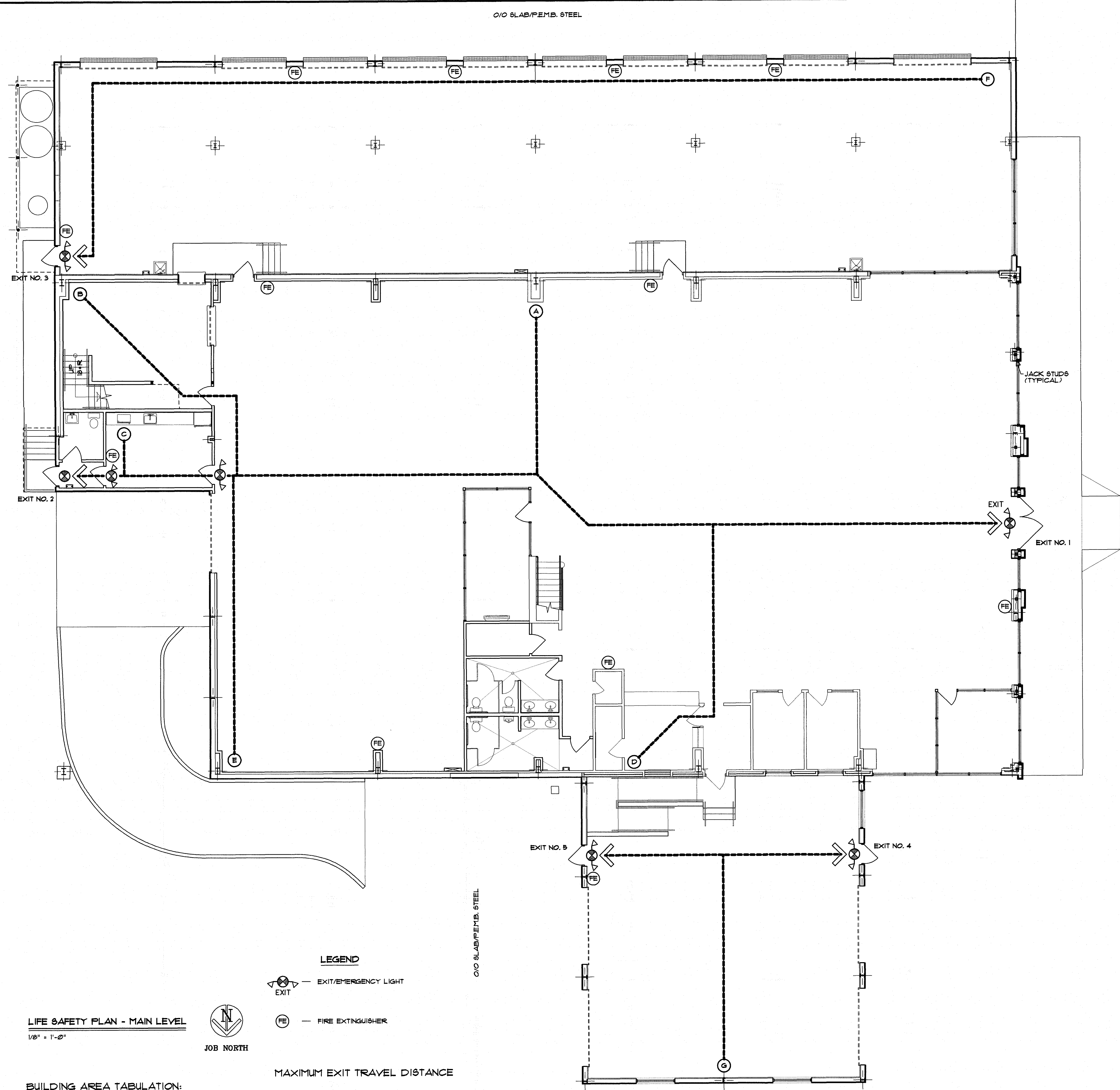
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SHEET
LS-1
OF 2 SHEETS

MAXIMUM EXIT TRAVEL DISTANCE	
COMMON PATH OF EGRESS TRAVEL 75 FEET (MAXIMUM)	
FROM POINT A TO COMMON PATH	24'-6"
FROM POINT B TO COMMON PATH	30'-0"
FROM POINT C TO COMMON PATH	5'-6"
FROM POINT D TO COMMON PATH	44'-6"
FROM POINT E TO COMMON PATH	43'-7"
FROM POINT F TO COMMON PATH	N/A
FROM POINT G TO COMMON PATH	32'-0"

MAXIMUM EXIT TRAVEL DISTANCE	
EXIT EGRESS TRAVEL DISTANCE 200 FEET (MAXIMUM)	
FROM POINT A TO EXIT NO. 1	102'-10"
FROM POINT A TO EXIT NO. 2	99'-6"
FROM POINT B TO EXIT NO. 1	167'-7"
FROM POINT B TO EXIT NO. 2	10'-7"
FROM POINT C TO EXIT NO. 1	148'-3"
FROM POINT C TO EXIT NO. 2	16'-1"
FROM POINT D TO EXIT NO. 1	62'-0"
FROM POINT D TO EXIT NO. 2	150'-4"
FROM POINT E TO EXIT NO. 1	169'-3"
FROM POINT E TO EXIT NO. 2	71'-3"
FROM POINT F TO EXIT NO. 3	171'-7"
FROM POINT G TO EXIT NO. 4	53'-10"
FROM POINT G TO EXIT NO. 5	53'-10"



LEGEND
EXIT/EMERGENCY LIGHT
EXIT
FE — FIRE EXTINGUISHER

LIFE SAFETY PLAN - MAIN LEVEL
1/8" = 1'-0"

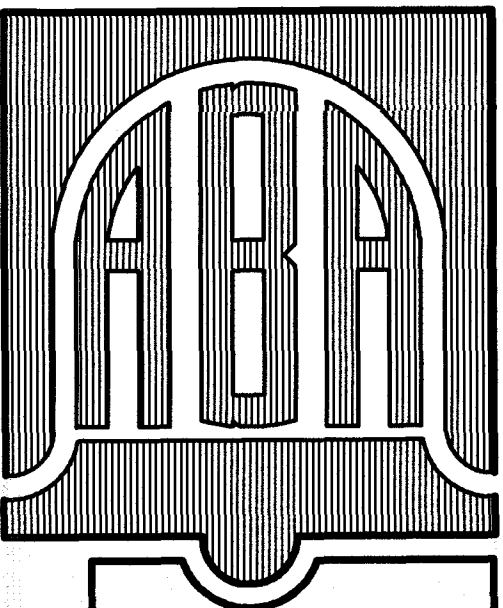


OCCUPANT LOAD		
BUSINESS (GROUP B)	EXTERIOR SQUARE FOOTAGE	17,878 SQ. FT.
100 PEOPLE	INTERIOR SQUARE FOOTAGE (CLEAR OCCUPIED FLOOR SPACE)	16,299 SQ. FT.

BUILDING AREA TABULATION:

MAXIMUM EXIT TRAVEL DISTANCE	
COMMON PATH OF EGRESS TRAVEL	75 FEET (MAXIMUM)
EXIT EGRESS TRAVEL DISTANCE	200 FEET (MAXIMUM)

O/O SLAB/P.E.M.B. STEEL

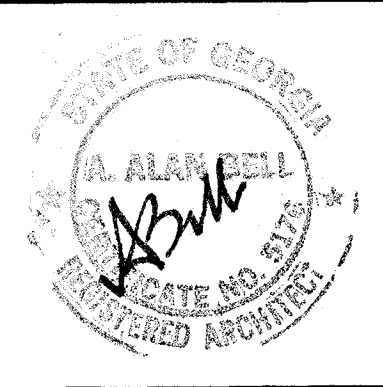


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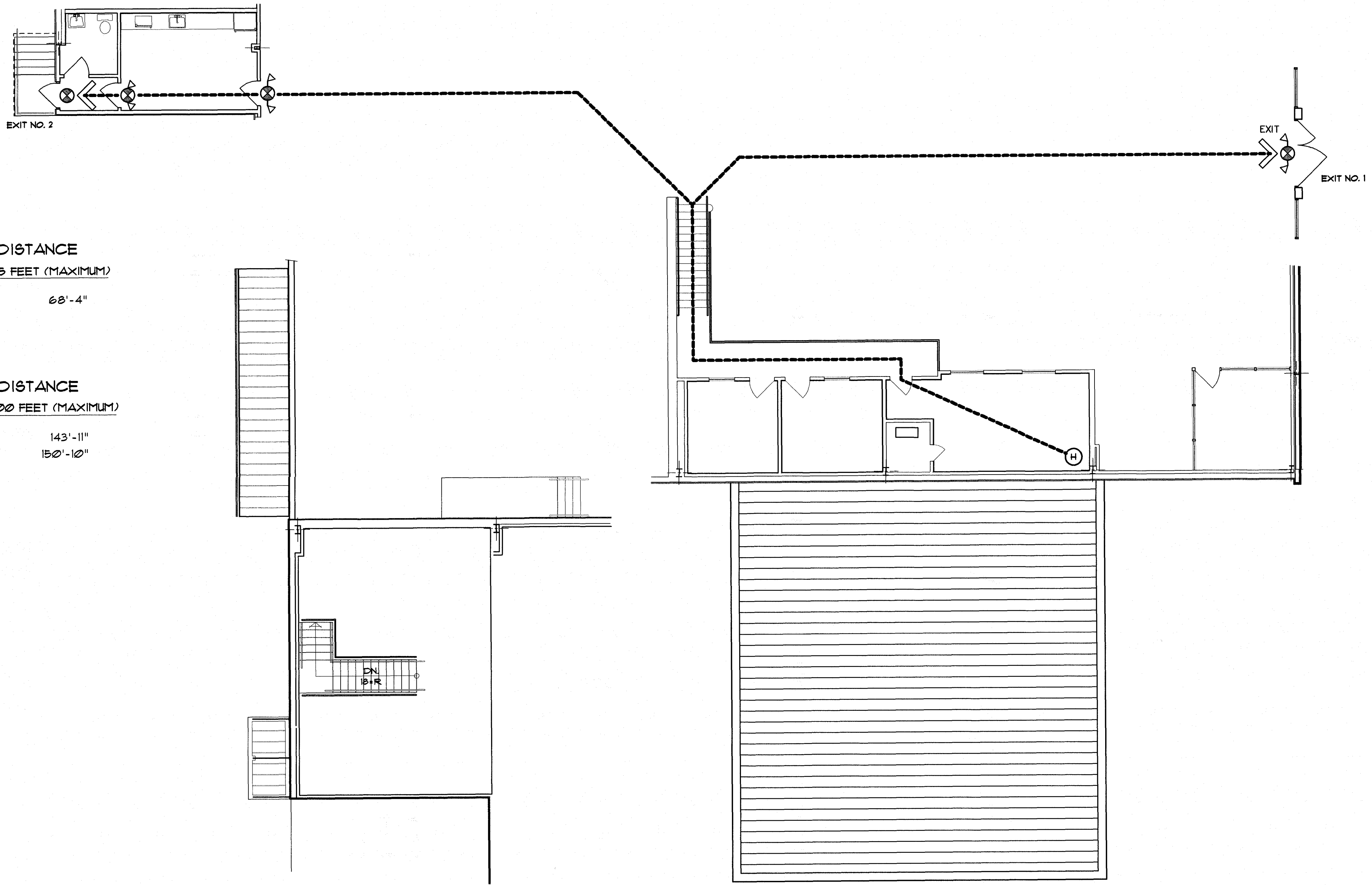
DATE : **JUNE 5, 2023**

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JOB NO. : **23015-C10**

SHEET

LS-2
OF 2 SHEETS



MAXIMUM EXIT TRAVEL DISTANCE
COMMON PATH OF EGRESS TRAVEL 75 FEET (MAXIMUM)
FROM POINT H TO COMMON PATH 68'-4"

MAXIMUM EXIT TRAVEL DISTANCE
EXIT EGRESS TRAVEL DISTANCE 200 FEET (MAXIMUM)
FROM POINT H TO EXIT NO. 1 143'-11"
FROM POINT H TO EXIT NO. 2 150'-10"

OCCUPANT LOAD

BUILDING AREA TABULATION:

BUSINESS (GROUP B) 120 PEOPLE	EXTERIOR SQUARE FOOTAGE 17,878 SQ. FT.
	INTERIOR SQUARE FOOTAGE (GROSS OCCUPIED FLOOR SPACE) 16,293 SQ. FT.

MAXIMUM EXIT TRAVEL DISTANCE
COMMON PATH OF EGRESS TRAVEL 75 FEET (MAXIMUM)
EXIT EGRESS TRAVEL DISTANCE 200 FEET (MAXIMUM)

LIFE SAFETY PLAN - UPPER LEVEL
1/8" = 1'-0"



LEGEND

- EXIT/EMERGENCY LIGHT
- EXIT
- FIRE EXTINGUISHER

- NOTES:
1. CONTINUE GRADE BEAM REINFORCING THRU COLUMN FOOTING (TYP.)
 2. HOOK REBAR AROUND CORNERS.
 3. ALL CONCRETE SHALL BE f_c 3500 P.S.I.
 4. ALL REINFORCING STEEL SHALL BE f_y 60,000 P.S.I., GRADE 60.

DESIGN NOTES

SEISMIC DESIGN CATEGORY B/USE GROUP TWO/SITE CLASS C
SEISMIC IMPORTANCE FACTOR 1.0

$\delta_{dr} = 0.215$
 $\delta_{dr} = 0.139$
DESIGN WIND SPEED/VELOCITY 115 mph (3 SECOND GUST)

DESIGN WIND PRESSURE -24 (psf WALLS) EXPOSURE B
DESIGN WIND PRESSURE -11 (psf rppt)
WIND IMPORTANCE FACTOR 1.0

COMPONENTS AND CLADDING -17.5 psf ZONE 5 + -15.6 psf ZONE 4
INTERNAL PRESSURE COEFFICIENT +1.0/0.0

BASIC SEISMIC FORCE RESISTING SYSTEM - REINFORCED CONCRETE + MASONRY WALLS

DESIGN BASE SHEAR 58 kips. RESPONSE MODIFICATION FACTOR 2
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
GROUND SNOW LOAD 5 psf SNOW IMPORTANCE FACTOR 1.0

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL TO HAVE A MIN. YIELD STRENGTH OF 36 ksi (ASTM A36), UNLESS NOTED. STRUCTURAL TUBES ARE TO HAVE A MIN. YIELD STRENGTH OF 46 ksi (ASTM A 500).
2. ALL WELDS ARE TO BE MADE WITH E70XX ELECTRODES.
3. ALL CONNECTIONS, EXCEPT THOSE INDICATED ON THE DRAWINGS AS "WELDED CONNECTIONS," ARE TO BE MADE USING 3/4" DIA. A325 BOLTS.

FOUNDATIONS AND SLABS:

1. IF AFTER EXCAVATION, THE CONDITION OF SOIL INDICATES A SAFE BEARING CAPACITY OF LESS THAN 2500 psf, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED PRIOR TO THE PLACEMENT OF ANY FOUNDATION.
2. ALL BACKFILL SHALL BE COMPACTED TO 98% OF THE STANDARD PROCTOR DENSITY.
3. CONSTRUCTION OR CONTROL JOINTS SHALL BE PROVIDED IN FLOOR SLABS ON GRADE SUCH THAT THE MAX SPAN BETWEEN JOINTS IS 25 FT., OR AS NOTED ON DRAWINGS.

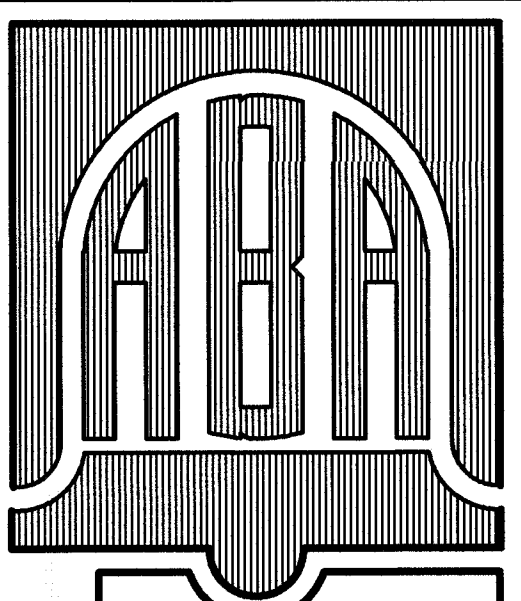
GENERAL NOTES AND SPECIFICATIONS

CONCRETE AND REINFORCING:

1. ALL CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3500 psi WITH A MAX. AGGREGATE SIZE OF 3/4" UNLESS NOTED OTHERWISE ON PLANS.
2. ALL REINFORCING BARS #4 AND LARGER SHALL BE ASTM A615, GRADE 60. REBARS #3 OR SMALLER SHALL BE ASTM GRADE 40.
3. ALL BAR SPLICES SHALL CONFORM TO CLASS "C" LAP SPLICE UNLESS NOTED OTHERWISE ON DRAWINGS (33" FOR #3 BARS, 26" FOR #5 BARS, AND 20" FOR #4 BARS).
4. CORNER BARS ARE TO BE PROVIDED AT ALL CORNERS AND INTERSECTIONS OF REINFORCEMENT.

GENERAL NOTES

1. THE CONTRACTOR'S WORK SHALL INCLUDE BRACING AND TEMPORARY SHORING AS NECESSARY TO PREVENT MOVEMENT OF THE STRUCTURE AND STRUCTURAL ELEMENTS UNTIL ALL NEW CONSTRUCTION IS PROPERLY IN PLACE.
2. WHERE EXISTING CONDITIONS ARE SHOWN, THEY HAVE BEEN DERIVED FROM AVAILABLE DRAWINGS AND REPRESENT THE ARCHITECT'S BEST ESTIMATE OF ACTUAL CONDITIONS. DEFICTED EXISTING CONDITIONS HAVE NOT IN ALL CASES BEEN CORROBORATED BY FIELD INVESTIGATION.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OF EQUIPMENT, WIRING, PLUMBING, ETC., WITH ALL TRADES AFFECTED.
4. ANY REFERENCE TO A CODE OR STANDARD SHALL BE UNDERSTOOD TO REFER TO THE LATEST EDITION AND/OR REVISION OF THAT CODE OR STANDARD, UNLESS NOTED OTHERWISE.
5. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
6. CONSTRUCTION SAFETY TO MEET GUIDELINES OF OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1926/1910) "CONSTRUCTION INDUSTRY".
7. ALL WORK NOT COVERED OTHERWISE TO COMPLY WITH IBC INTERNATIONAL BUILDING CODE (2018 EDITION) AND AMERICANS WITH DISABILITIES ACT (ADA).



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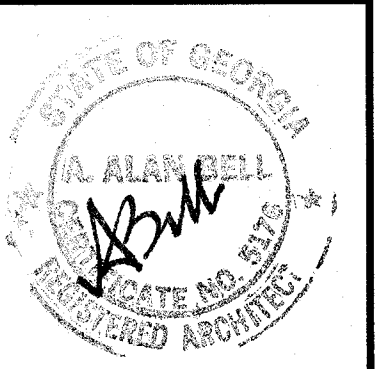
REVISIONS	BY
1	1/17/2024 M.B.
2	2/13/2024 M.B.

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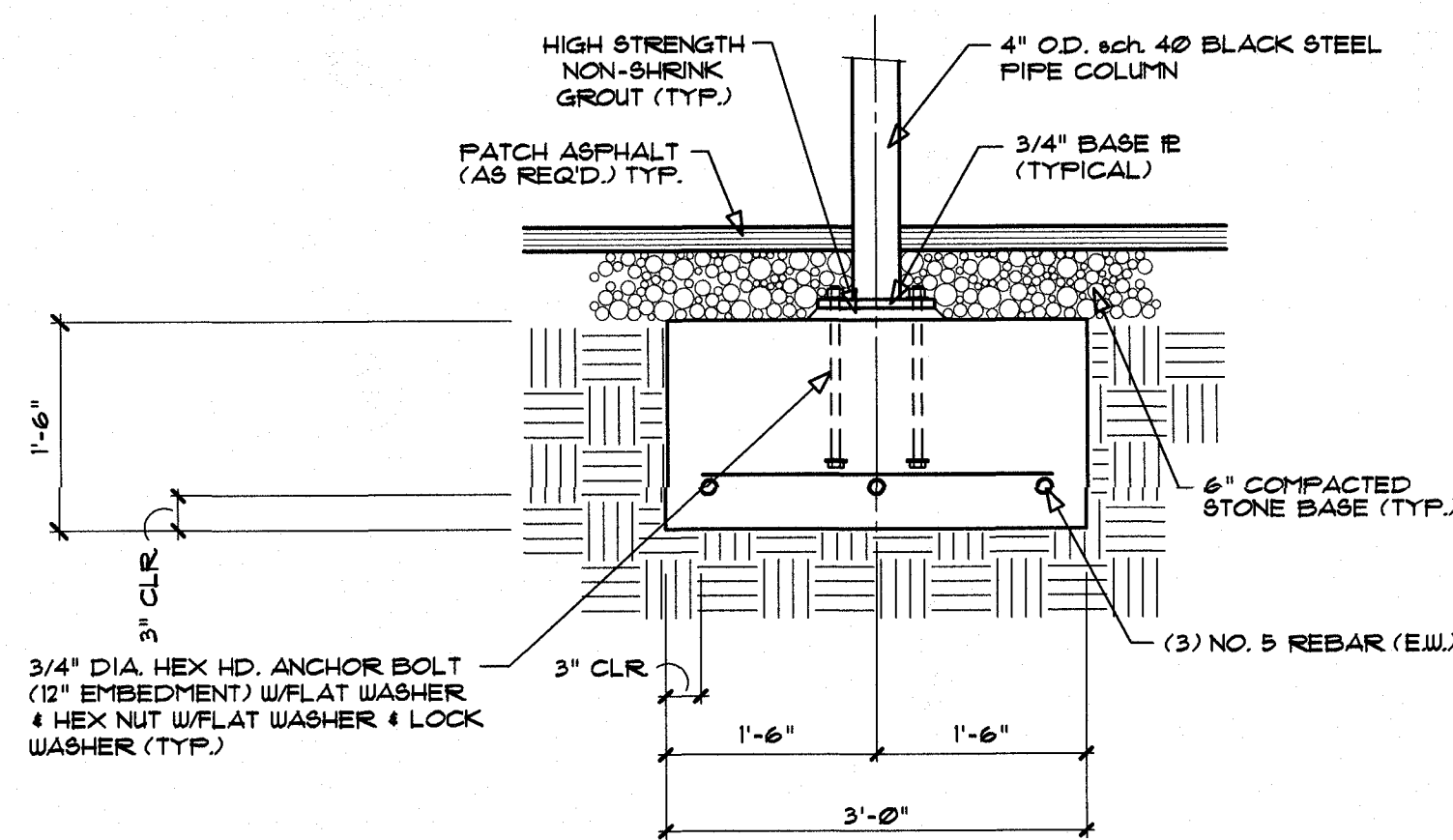
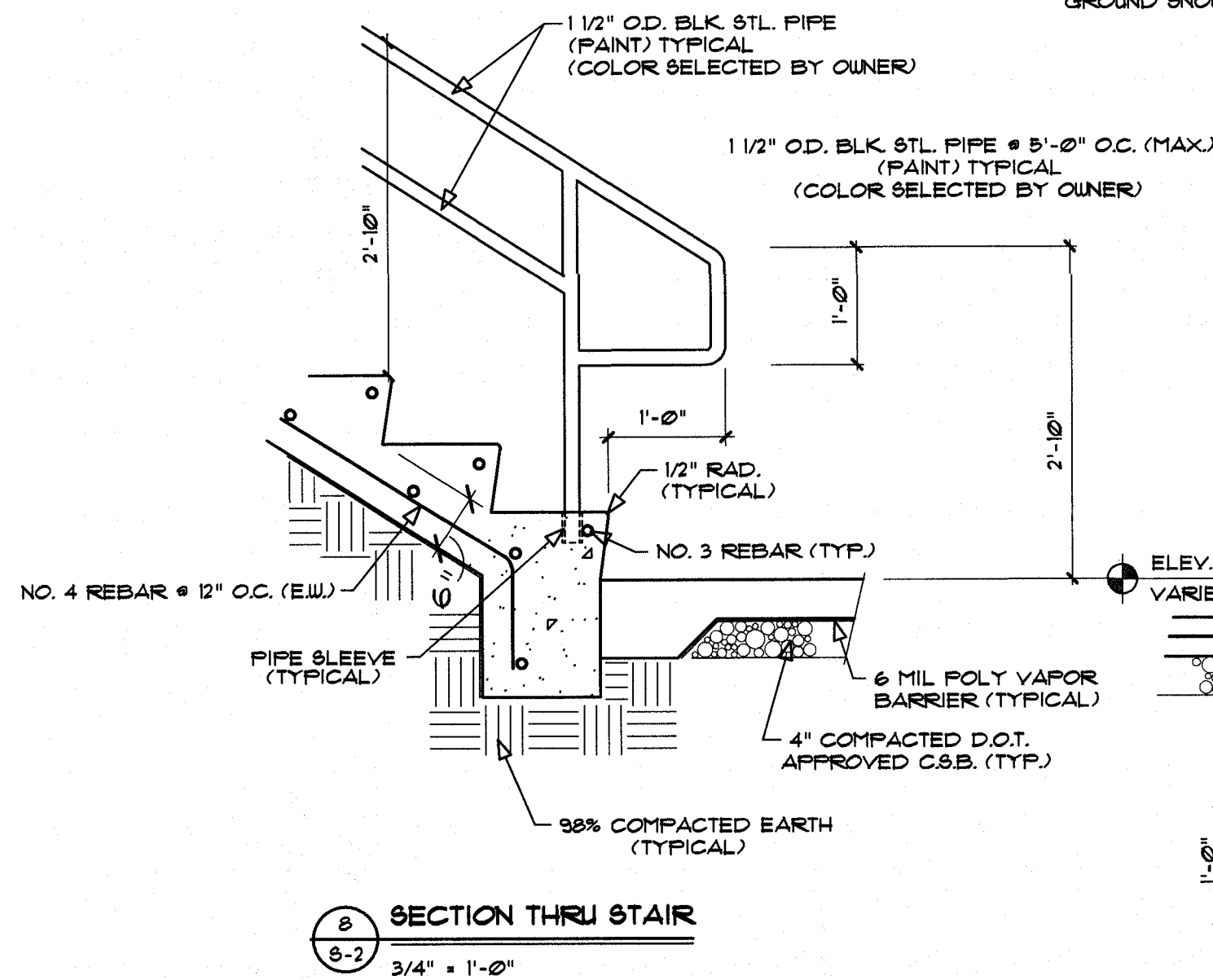
SCOTT EVANS SUPER STORE

615 INDUSTRIAL BLVD.
VILLA RICA, GEORGIA 30180

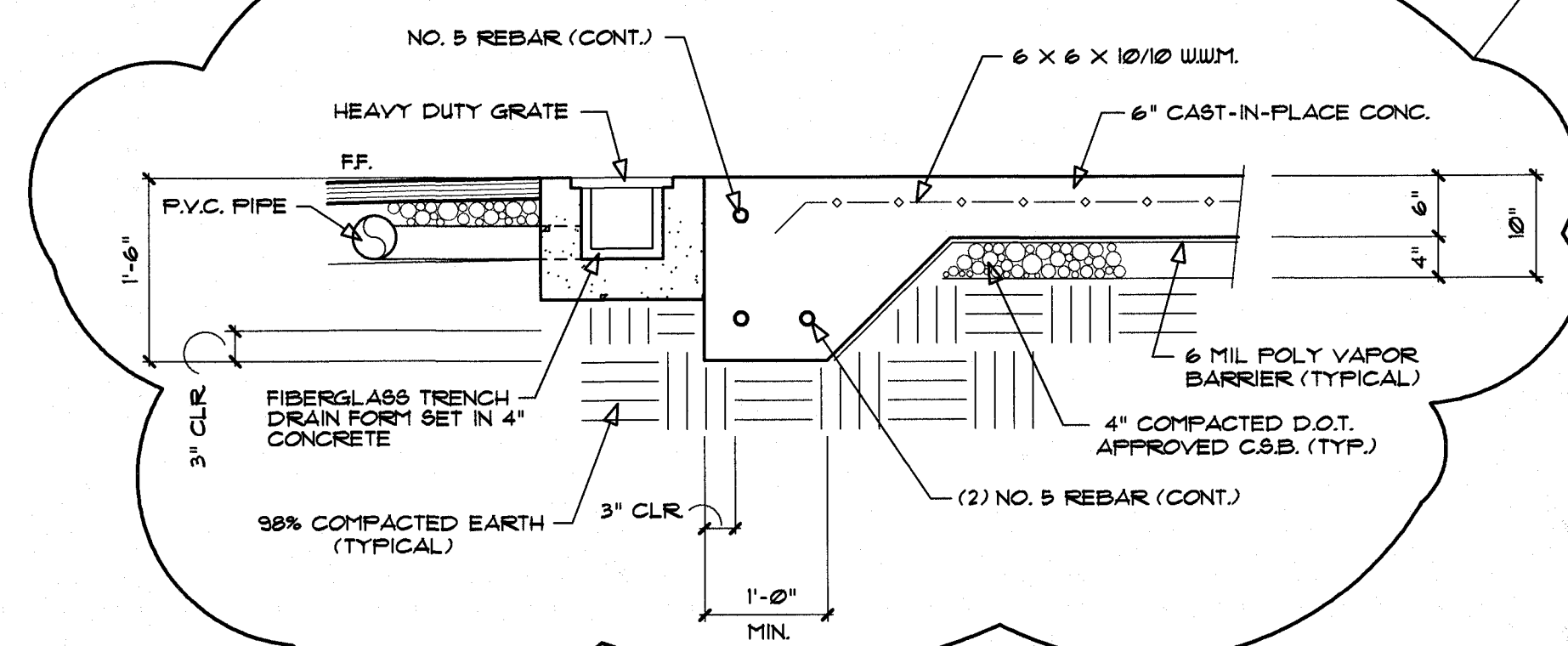
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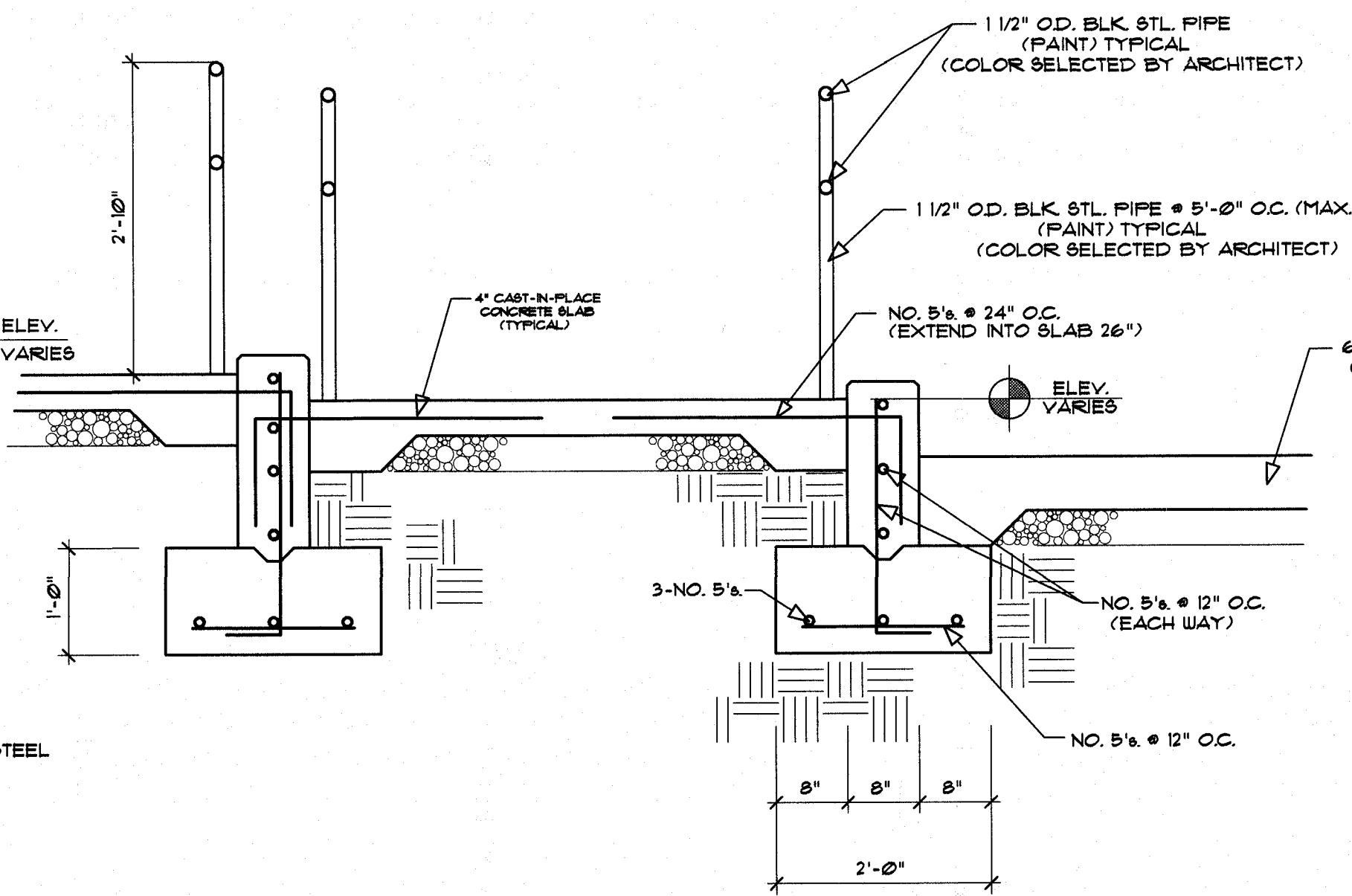
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JOB NO. : 23018-C10
SHEET
S-2
OF 2 SHEETS



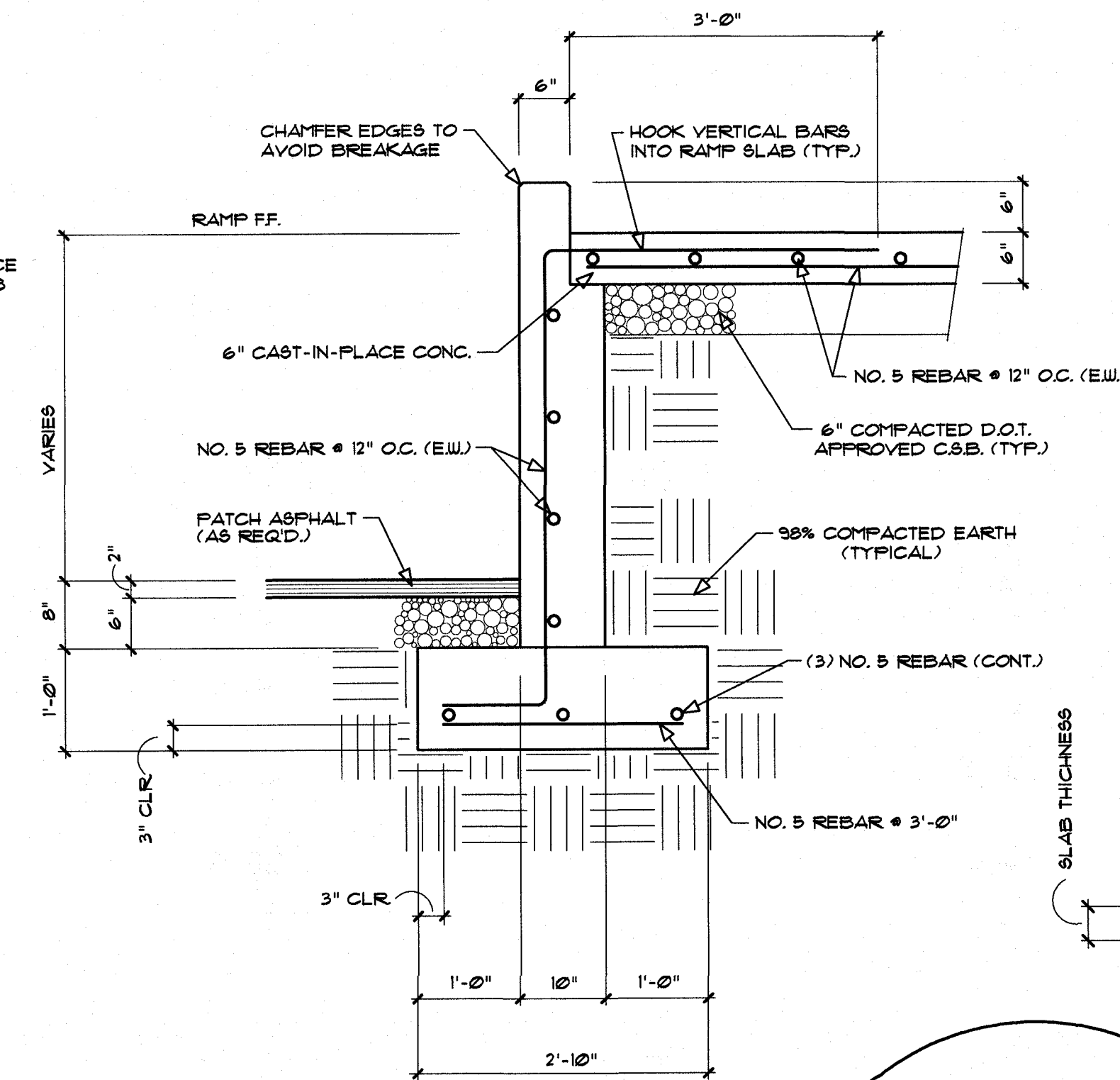
SECTION THRU COLUMN FOOTING (S-2) 3/4" = 1'-0"



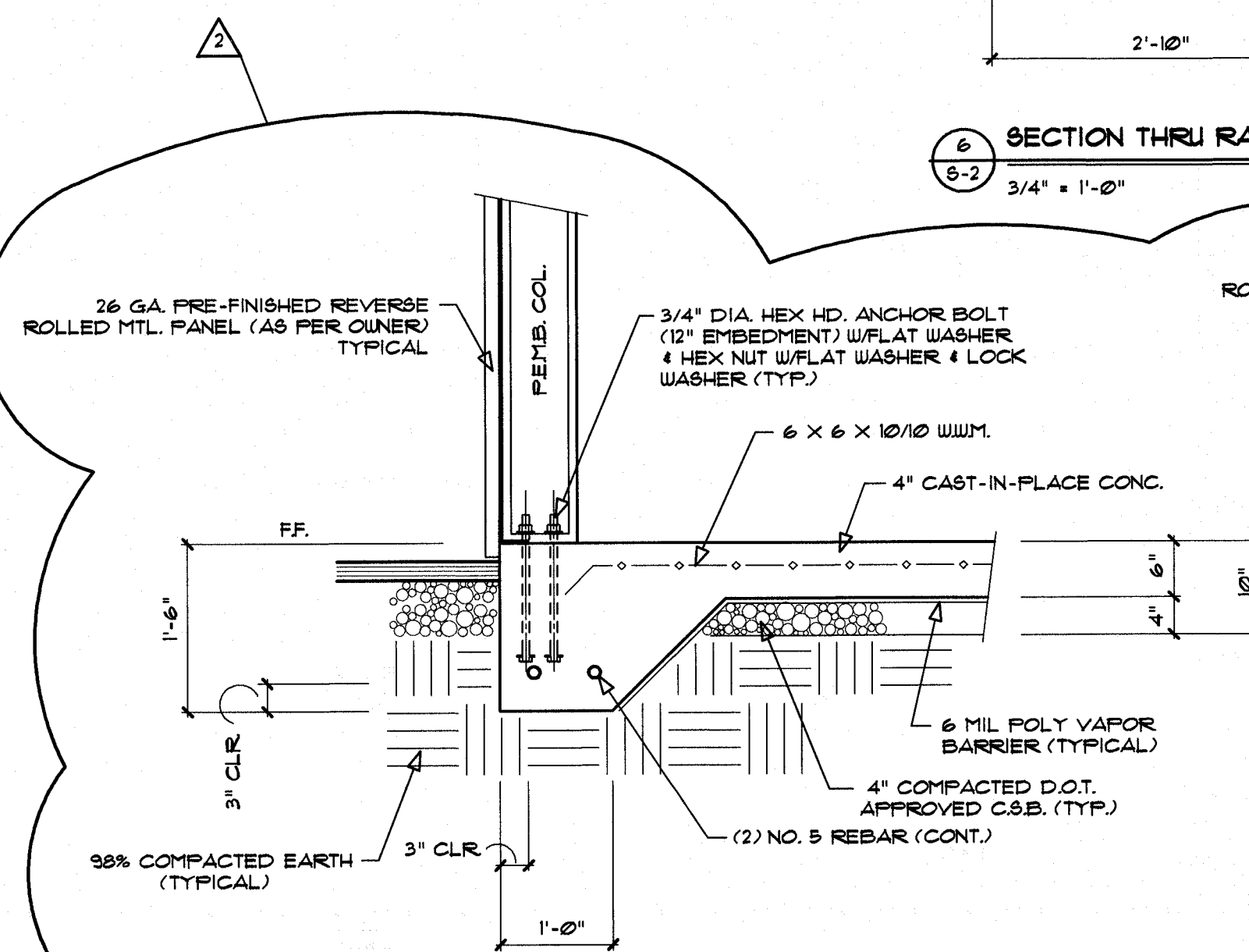
SECTION GRADE BEAM (S-2) 3/4" = 1'-0"



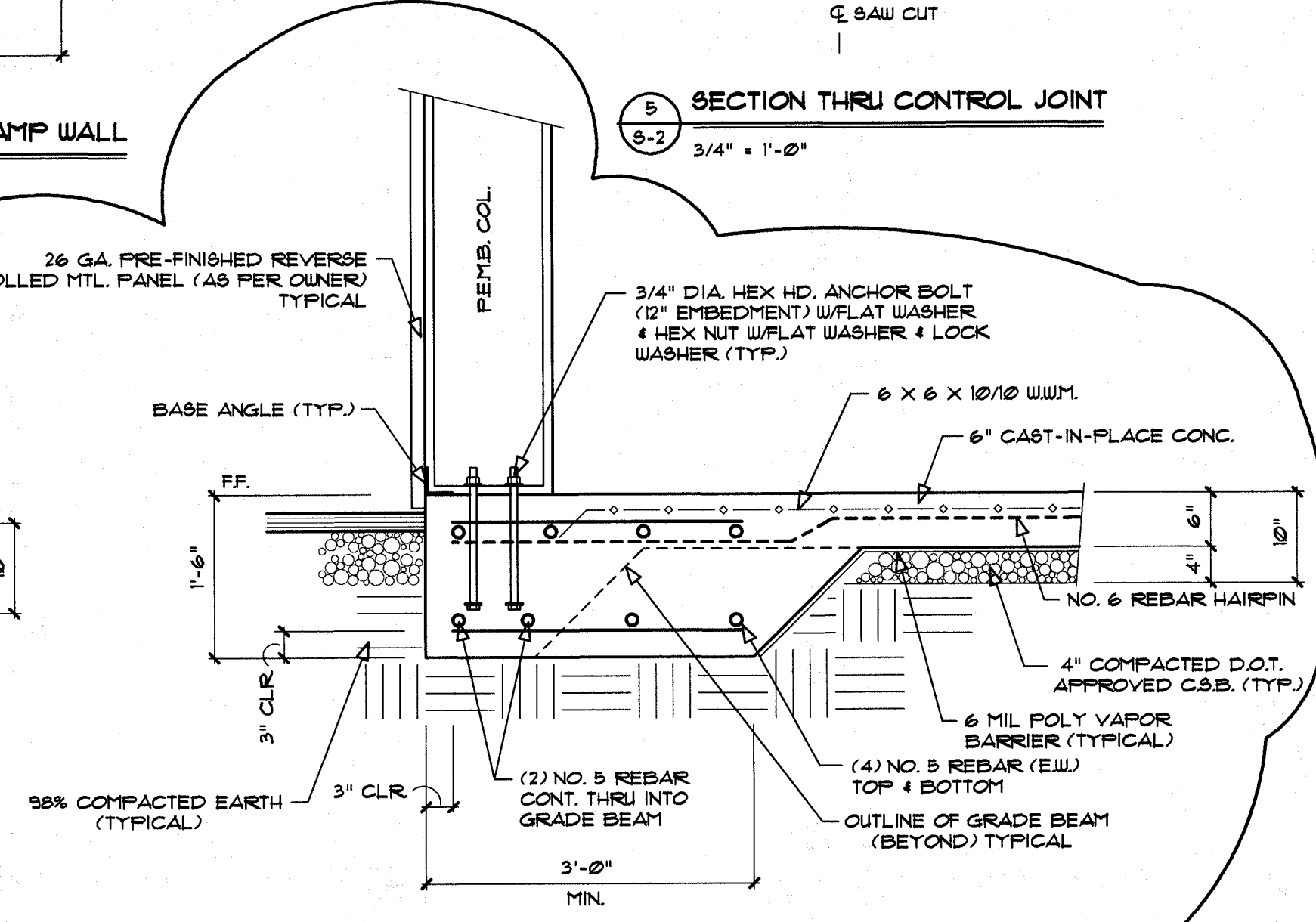
SECTION THRU H.C. RAMP (S-2) 3/4" = 1'-0"



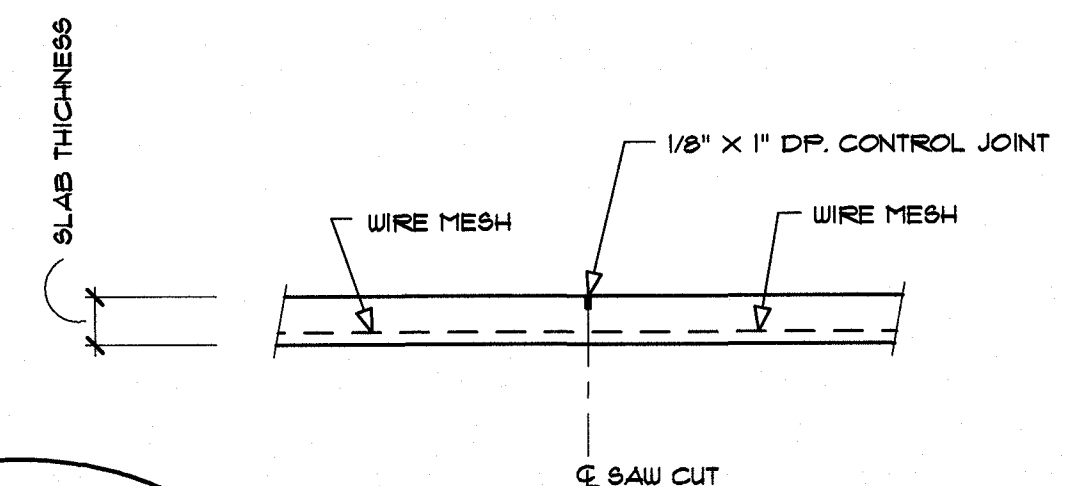
SECTION THRU RAMP WALL (S-2) 3/4" = 1'-0"



SECTION GRADE BEAM/END WALL COLUMN (S-2) 3/4" = 1'-0"



SECTION THRU SIDE WALL COLUMN FOOTING (S-2) 3/4" = 1'-0"



SECTION THRU CONTROL JOINT (S-2) 3/4" = 1'-0"

GENERAL PLUMBING SPECIFICATIONS

THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETE WATER AND SANITARY SEWER SYSTEMS AS SHOWN ON THE PLUMBING DRAWINGS. THESE DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW EVERY DETAIL OF THE INSTALLATION. ANY ITEM NECESSARY TO MAKE A COMPLETE AND OPERATING SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR.

STANDARDS

ALL WORK PERFORMED AND EQUIPMENT SUPPLIED BY THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES. THE CONTRACTOR SHALL PAY ALL FEES REQUIRED BY THE GOVERNING AUTHORITIES AND UTILITIES TO OBTAIN PERMITS, INSPECTIONS CONNECTIONS AND BACKUPS FOR THE WORK SHOWN. THE CONTRACTOR SHALL FURNISH TO THE OWNER A RECORD OF ALL INSPECTIONS AT THE CLOSE OF THE PROJECT.

MATERIALS

WHERE MENTION OF TRADE NAMES AND BRANDS ARE USED IN DESCRIBING MATERIALS FOR THIS INSTALLATION, THEY ARE USED TO INDICATE TYPE, QUALITY AND ARRANGEMENT OF MATERIAL REQUIRED. EQUAL MATERIALS BY OTHER MANUFACTURERS MAY BE USED UPON PRIOR APPROVAL OF THE OWNER.

COORDINATION

ALL WORK MUST BE COORDINATED WITH THE OTHER TRADES. THE PLUMBING CONTRACTOR SHALL MAKE ALL NECESSARY CONNECTIONS FOR WATER AND DRAIN TO ALL EQUIPMENT SUPPLIED BY OTHERS AS WELL AS THAT EQUIPMENT FURNISHED BY THE PLUMBING CONTRACTOR.

DISINFECTION

ALL DOMESTIC WATER PIPING SYSTEMS SHALL BE DISINFECTED WITH CHLORINE PRIOR TO ITS BEING PLACED INTO OPERATION. THE AMOUNT OF CHLORINE APPLIED SHALL NOT BE LESS THAN 50 PPM. FOLLOWING CONTACT WITH THE PIPING SYSTEM FOR A PERIOD OF NOT LESS THAN 16 HOURS, THE SYSTEM SHALL BE FLUSHED WITH CLEAR WATER. THE VALVES IN THE SYSTEM SHALL BE OPERATED A MINIMUM OF 4 TIMES DURING THE DISINFECTION PERIOD AND 4 TIMES DURING THE FLUSHING OPERATION.

JOB NOTES - PLUMBING

ALL PLUMBING INSTALLATIONS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE GEORGIA PLUMBING CODE AND ALL OTHER STATE AND LOCAL CODES.

ALL DOMESTIC WATER LINES SHALL BE INSULATED USING 1" FIBERGLASS PIPE INSULATION. INSULATION SHIELDS SHALL BE EMPLOYED AT ANY POINT A HANGER BEARS ON THE INSULATION TO PREVENT DISTORTION OF THE INSULATION.

ALL DOMESTIC WATER LINES SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 5'-0". THE CONTRACTOR SHALL USE HANGERS WHICH WRAP THE INSULATION AND DO NOT CONTACT THE PIPE.

ALL DOMESTIC WATER PIPING SHALL BE TESTED AT 100 PSI FOR A PERIOD OF NOT LESS THAN 1 HOUR. SANITARY SYSTEMS SHALL BE TESTED AT 10' HYDROSTATIC HEAD ABOVE THE HIGHEST VENT FOR A PERIOD OF NOT LESS THAN THREE HOURS. NO DROP IN PRESSURE OR LEVEL SHALL BE ACCEPTABLE AND ANY TESTS REQUIRED BY THE LOCAL AUTHORITY WHICH ARE MORE STRINGENT SHALL BE ACCOMPLISHED IN ADDITION TO THESE TESTS.

CONNECTIONS BETWEEN DISSIMILAR METALS AND CONNECTIONS TO THE WATER HEATER SHALL BE MADE USING DIELECTRIC UNIONS.

ALL VALVES IN THE SYSTEM SHALL BE ACCESSIBLE AT THE CLOSE OF THE PROJECT. A VALVE SHALL BE INSTALLED IN THE SUPPLY LINE TO THE BUILDING, AT THE PRESSURE REDUCING VALVE AND AT THE SUPPLY LINE TO THE WATER HEATERS AND ANY OTHER PLACE SHOWN ON THE DRAWINGS. VERIFY THAT A BACKFLOW PREVENTER AND PRESSURE REDUCING VALVE HAS BEEN INSTALLED AT A POINT PRIOR TO WHERE CONNECTING TO EXISTING SUPPLY AT WHICH THE WATER ENTERS THE BUILDING IF NO REQUIREMENT IS SPECIFIED.

ALL SEWER LINES SHALL BE SLOPED AT BETWEEN 1% AND 2%. OUTSIDE SEWERS MAY BE SLOPED PER LOCAL AUTHORITY RECOMMENDATIONS (NOT LESS THAN 4/10 OF 1%).

ALL SEWER, WASTE AND VENT LINES SHALL BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON. PVC SHALL BE DUAL MARKED ASTM D-1785/2665 PIPE WITH DUV PATTERN FITTINGS AND SOLVENT WELD JOINTS.

ALL ROOF PENETRATIONS SHALL BE FLASHED WATERTIGHT BY THE ROOFING CONTRACTOR USING APPROVED FLASHINGS FURNISHED BY THE PLUMBING CONTRACTOR.

ALL PLUMBING FIXTURES SHALL BE SET PLUMB, LEVEL, SOLID AND TRUE. ALL FIXTURES SHALL BE CAULKED TO THE ADJACENT SURFACES USING ADHESIVE SILICON CAULKING AND WIPED BY A PROFESSIONAL IN A WORKMANLIKE MANNER.

ACCEPTABLE FIXTURE MANUFACTURERS SHALL BE KOHLER, ELKAY, AMERICAN STANDARD, ELJER, JAY R SMITH AND CRANE.

PLUMBING SUPPLY LEGEND

- NEW COLD WATER SUPPLY
- NEW HOT WATER SUPPLY
- EXISTING COLD WATER SUPPLY
- EXISTING HOT WATER SUPPLY

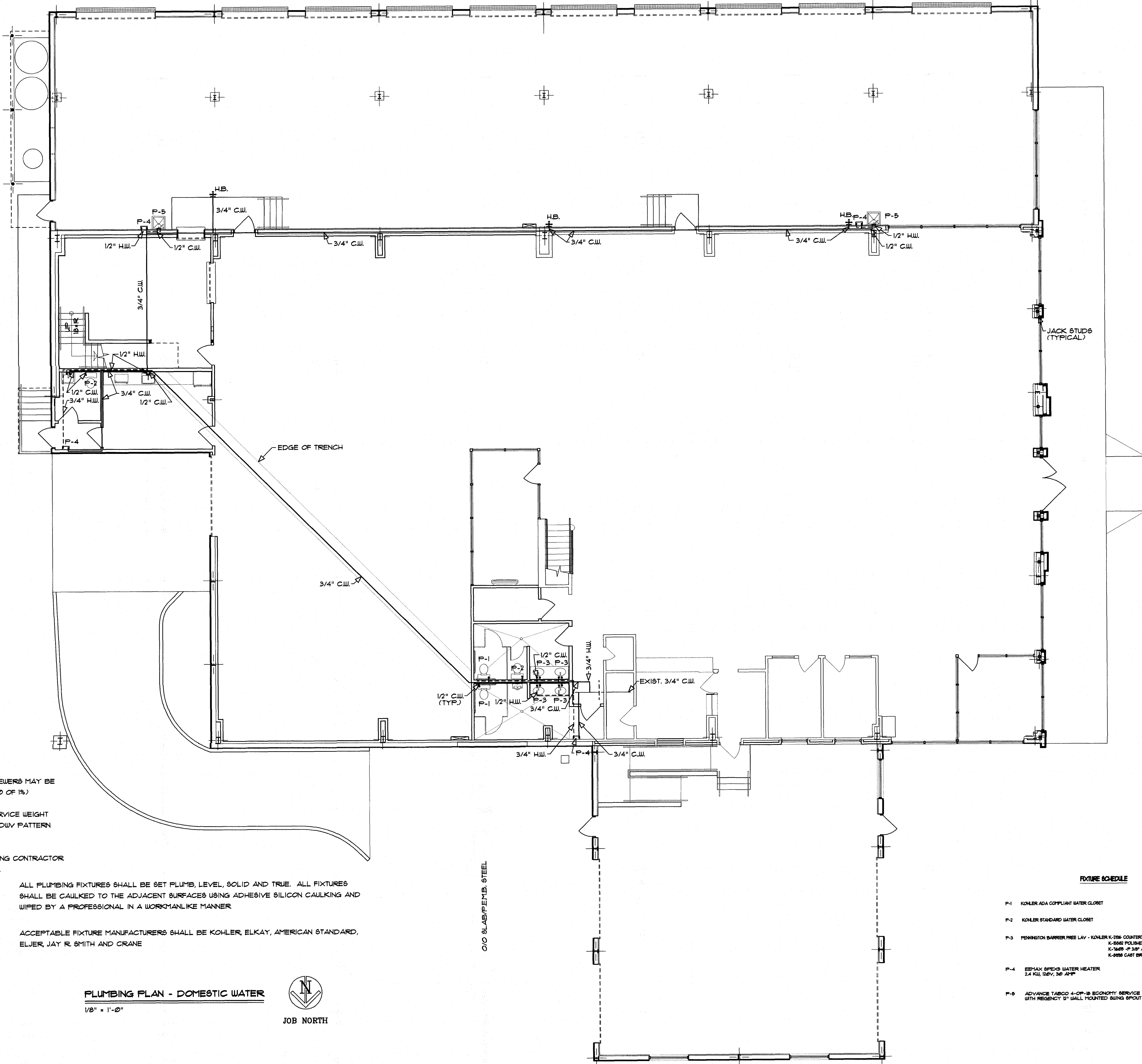
NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ACCESSORIES, P-TRAPS, DRAINS, FAUCETS, CONTROLS, SUPPORTS, ETC...
VERIFY ALL SUPPLY PIPING SIZES WITH MANUFACTURER.

PLUMBING PLAN - DOMESTIC WATER

1/8" = 1'-0"



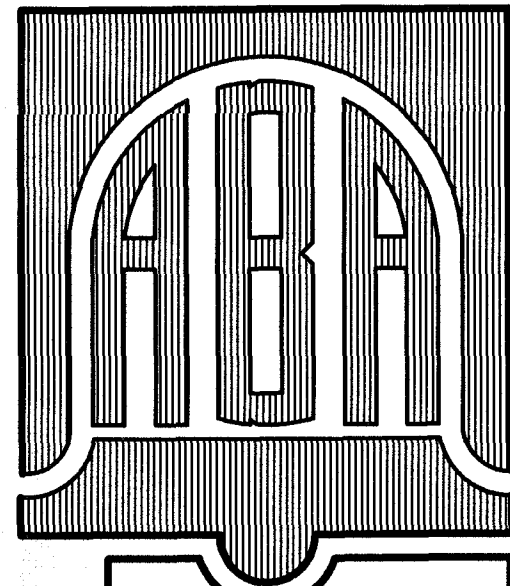
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FIXTURE SCHEDULE

- P-1 KOHLER ADA COMPLIANT WATER CLOSET
- P-2 KOHLER STANDARD WATER CLOSET
- P-3 PENNINGTON BARRIER FREE LAV - KOHLER K-336 COUNTERTOP LAVATORY
K-5540 POLISHED CHROME FAUCET
K-7645 1/2" 90° ANGLE SUPPLIES AND STOPS
K-9955 CAST BRASS P-TRAP
- P-4 EEPHAX SPONGE WATER HEATER
2.4 KILL, 25V, 30 AMP
- P-5 ADVANCE TABCO 4-OP-18 ECONOMY SERVICE RINK LBS MOUNTED - 24"
WITH REGISTRY 5" BALL MOUNTED BUNG SPOUT RINKEL FAUCET W/1" O.D. CONNECTIONS

GENERAL NOTE:
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WORKING SYSTEM.

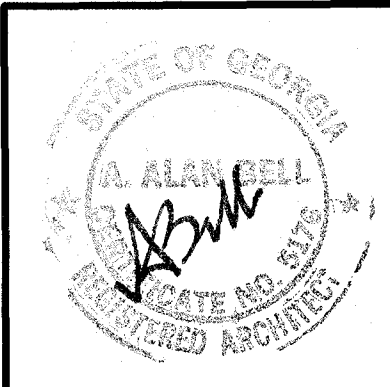


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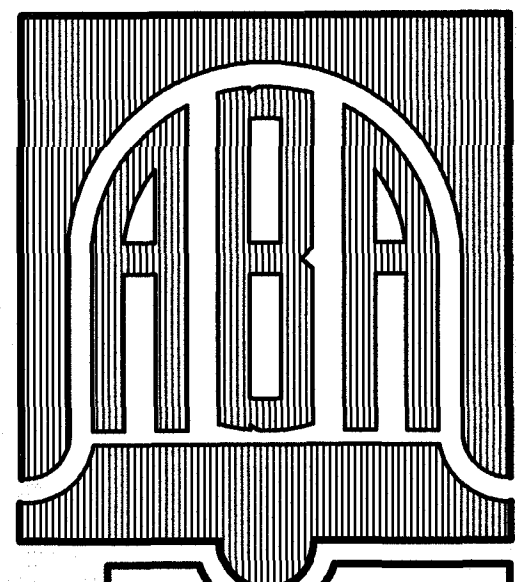
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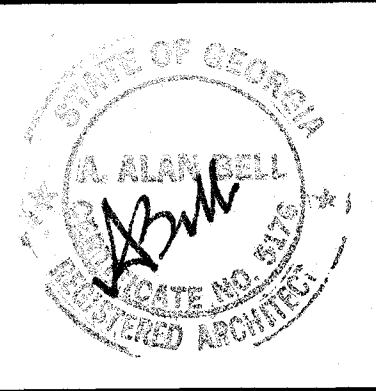


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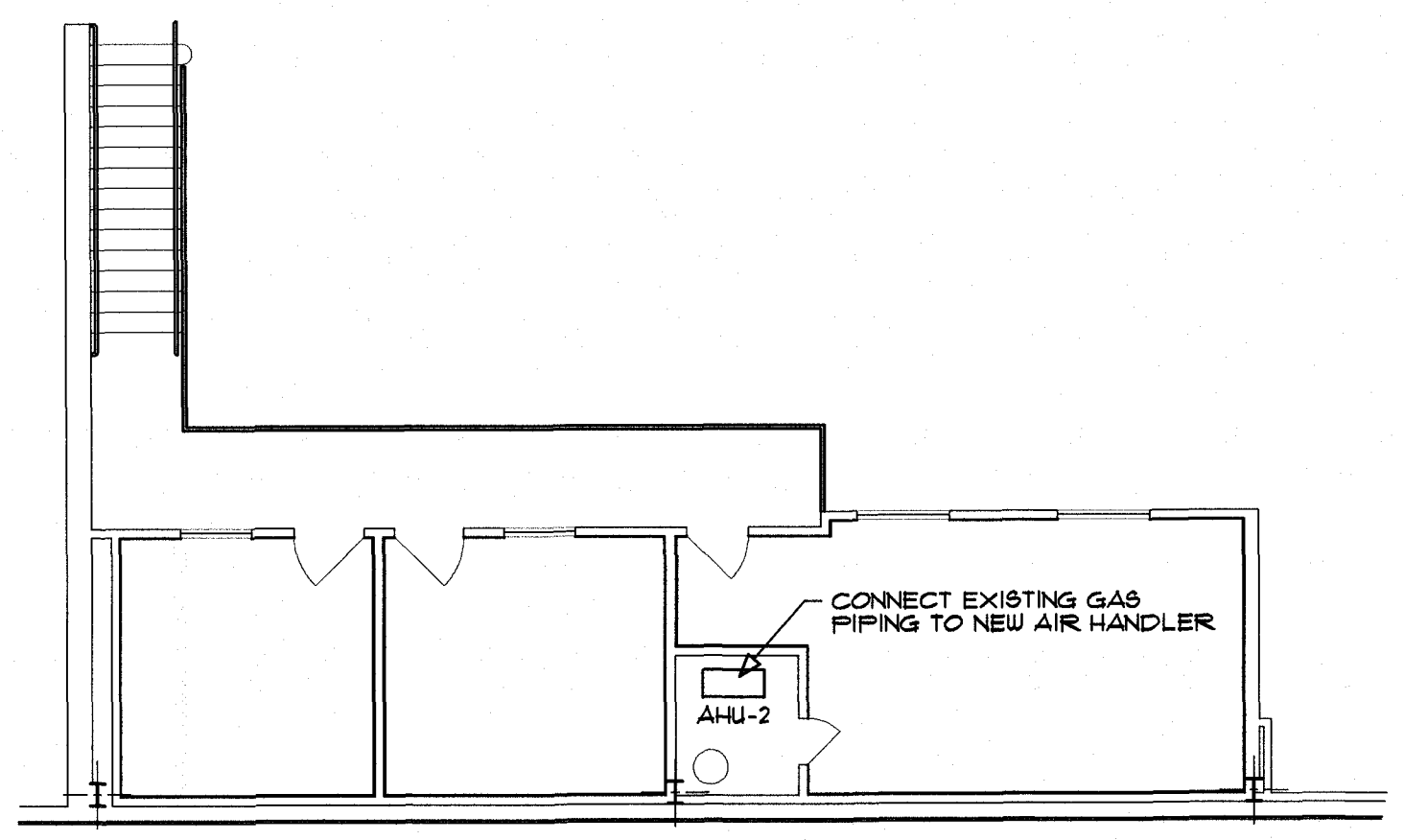
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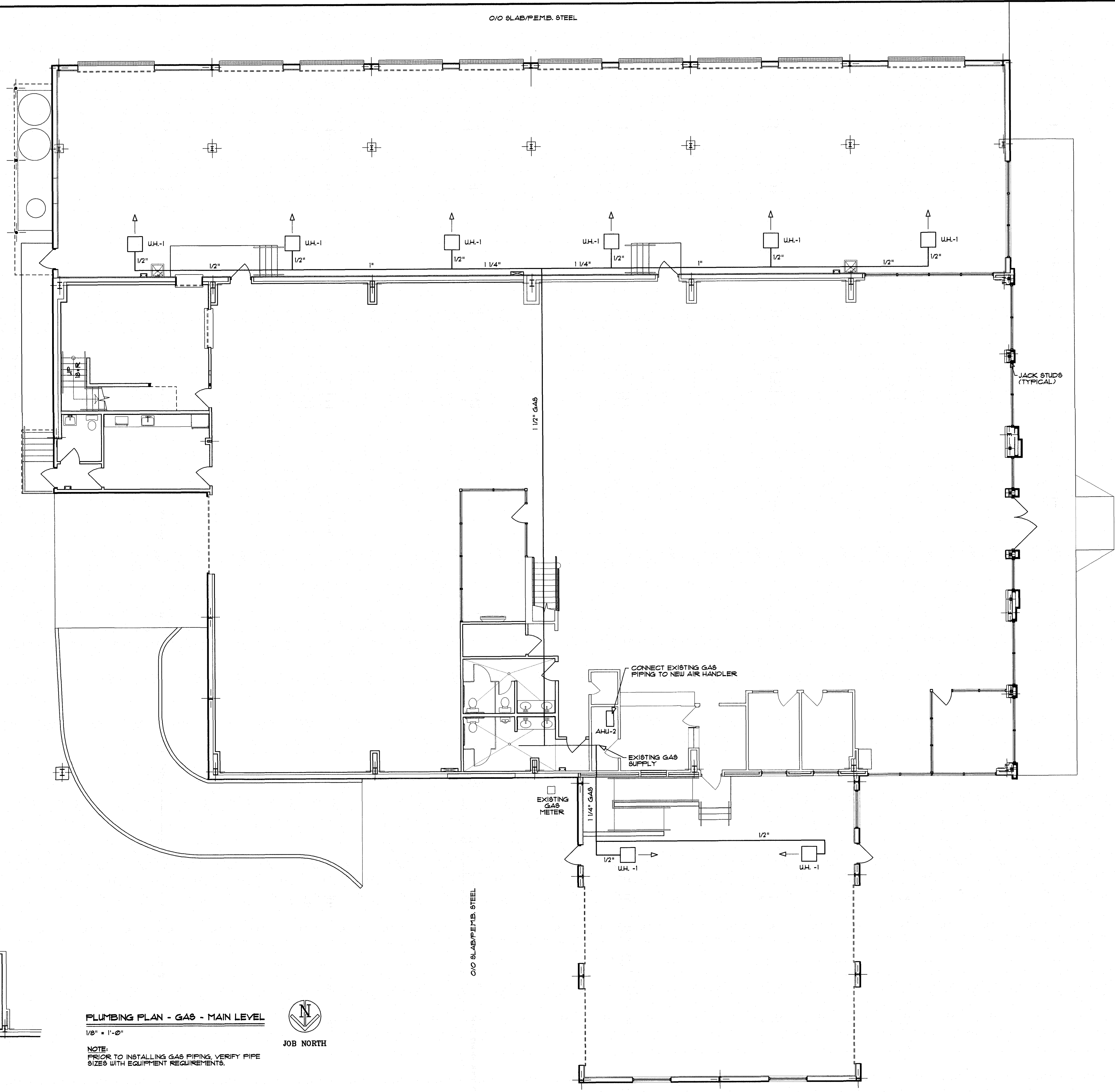


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MECHANICAL PLAN - GAS - UPPER LEVEL
1/8" = 1'-0"
JOB NORTH



PLUMBING PLAN - GAS - MAIN LEVEL
1/8" = 1'-0"
NOTE:
PRIOR TO INSTALLING GAS PIPING, VERIFY PIPE SIZES WITH EQUIPMENT REQUIREMENTS.
JOB NORTH

O/O SLAB/P.E.M.B. STEEL

GENERAL MECHANICAL NOTES

THE MECHANICAL CONTRACTOR SHALL SURVEY THE PLANS AND SPECIFICATIONS AND PLACE THE EQUIPMENT IN SUCH A MANNER TO AVOID CONFLICT WITH OTHER TRADES AND SO THAT THE EQUIPMENT WILL BE SERVICEABLE AT THE CLOSE OF THE PROJECT

THE MECHANICAL CONTRACTOR SHALL CONNECT ALL EQUIPMENT REQUIRING AIR CONDITIONING TO THE RESPECTIVE UNITS AND OTHER EQUIPMENT

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL EQUIPMENT IN SUCH A MANNER THAT THE INTAKES OF ALL EQUIPMENT DO NOT PICK UP WATER IN THE AIRSTREAM.

THE MECHANICAL CONTRACTOR SHALL EMPLOY SKILLED CRAFTSMEN IN THE AIR CONDITIONING TRADE AND SHALL HAVE AT LEAST FIVE YEARS EXPERIENCE IN THIS FIELD

ALL DUCTWORK SHALL BE IN COMPLIANCE WITH ALL CODES. THE SIZES SHOWN ON THE DRAWINGS ARE FREE AIR SIZES AND SHALL BE ADJUSTED TO ALLOW FOR DUCTLINER.

ALL GRILLES, REGISTERS AND DIFFUSERS SHALL BE TITUS, METALAIR OR APPROVED EQUAL.

ALL EQUIPMENT SHALL BE TRANE, BARD, CARRIER, LENNOX, OR APPROVED EQUAL.

FANS SHALL BE MANUFACTURED AS SPECIFIED OR EQUAL MANUFACTURER PRIOR APPROVED.

ALL AIR HANDLERS SHALL BE EQUIPPED WITH AUXILIARY DRAIN PANS EQUIPPED WITH FLOAT TYPE CUTOFF SWITCHES TO PREVENT SPILLAGE ONTO CEILING. THE DRAIN SHALL BE 3/4" P.V.C. PIPE FROM BOTH THE UNIT AND THE AUXILIARY PAN

THE CONDENSATE DRAINS SHALL BE PITCHED 1/4" IN ONE FOOT TO A POINT OUTSIDE THE STRUCTURE

AIR HANDLING EQUIPMENT SUSPENDED FROM THE STRUCTURE SHALL BE SUSPENDED USING 1/2" MINIMUM THREADED ROD AND EITHER SPRING TYPE OR NEOPRENE IN SHEAR ISOLATORS TO PREVENT SOUND TRANSMISSION TO THE STRUCTURE. EQUIPMENT WHICH RESTS ON SURFACES INSIDE THE STRUCTURE SHALL BE SET ON NEOPRENE ISOLATORS FOR DAMPENING OF VIBRATION TRANSMISSION

ALL RETURN GRILLES SHALL BE FILTER GRILLES

THE MECHANICAL CONTRACTOR SHALL EMPLOY CANVAS FLEXIBLE DUCT CONNECTORS FOR ALL CONNECTIONS TO THE AIR HANDLERS.

PERFORATED BANDING MATERIAL SHALL NOT BE ACCEPTABLE AS A HANGER MATERIAL

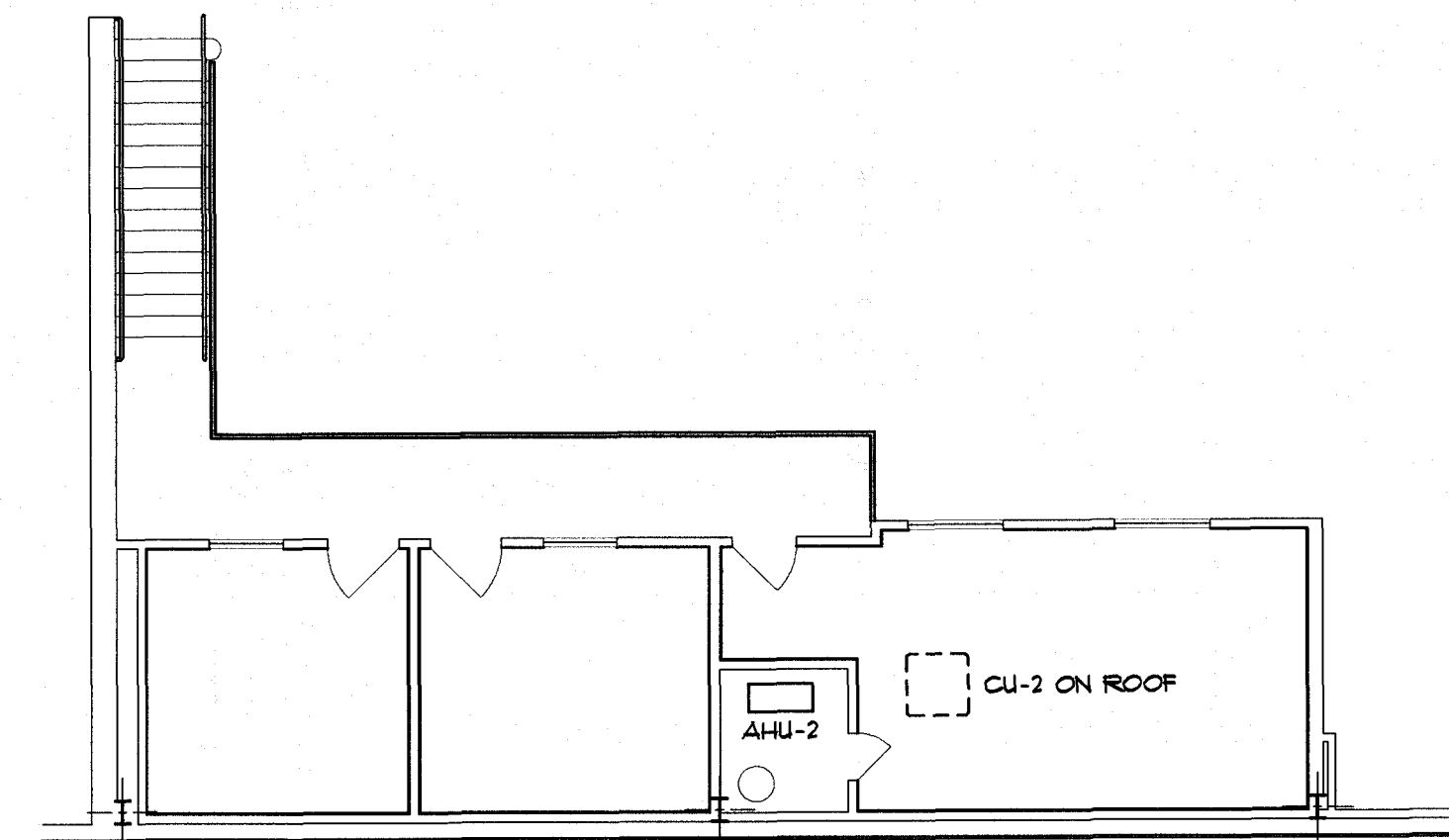
DUCTLINER SHALL BE MECHANICALLY ATTACHED TO THE DUCTWORK

ALL REFRIGERANT LINES SHALL BE CONSTRUCTED OF REFRIGERANT TUBING AND SHALL BE SIZED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR EFFECTIVE LENGTH. THE TUBING SHALL ENTER THE WALL AT A POINT NO MORE THAN 12" ABOVE FINISHED GRADE AND NEVER BE EXPOSED ON OUTSIDE WALLS

THERMOSTATS SHALL BE AS PROVIDED BY THE EQUIPMENT MANUFACTURER OR HONEYWELL, OR WHITE-ROGERS AND SHALL BE ELECTRONIC PROGRAMMABLE

ALL AUXILIARY DRAIN PANS SHALL BE ONE PIECE ALUMINUM WELDED SEAM UNITS WITH THREADED DRAIN OUTLET USE DIELECTRIC UNION FOR CONNECTION

ALL GRILLES FOR SUPPLY AIR IN THE BUILDING SHALL HAVE VERTICAL AIRFLOW CAPABILITY AS WELL AS BALANCING DAMPER ADJUSTABLE FROM THE FACE



MECHANICAL PLAN - H.V.A.C. - UPPER LEVEL

1/8" = 1'-0"



JOB NORTH

MECHANICAL PLAN - H.V.A.C. - MAIN LEVEL

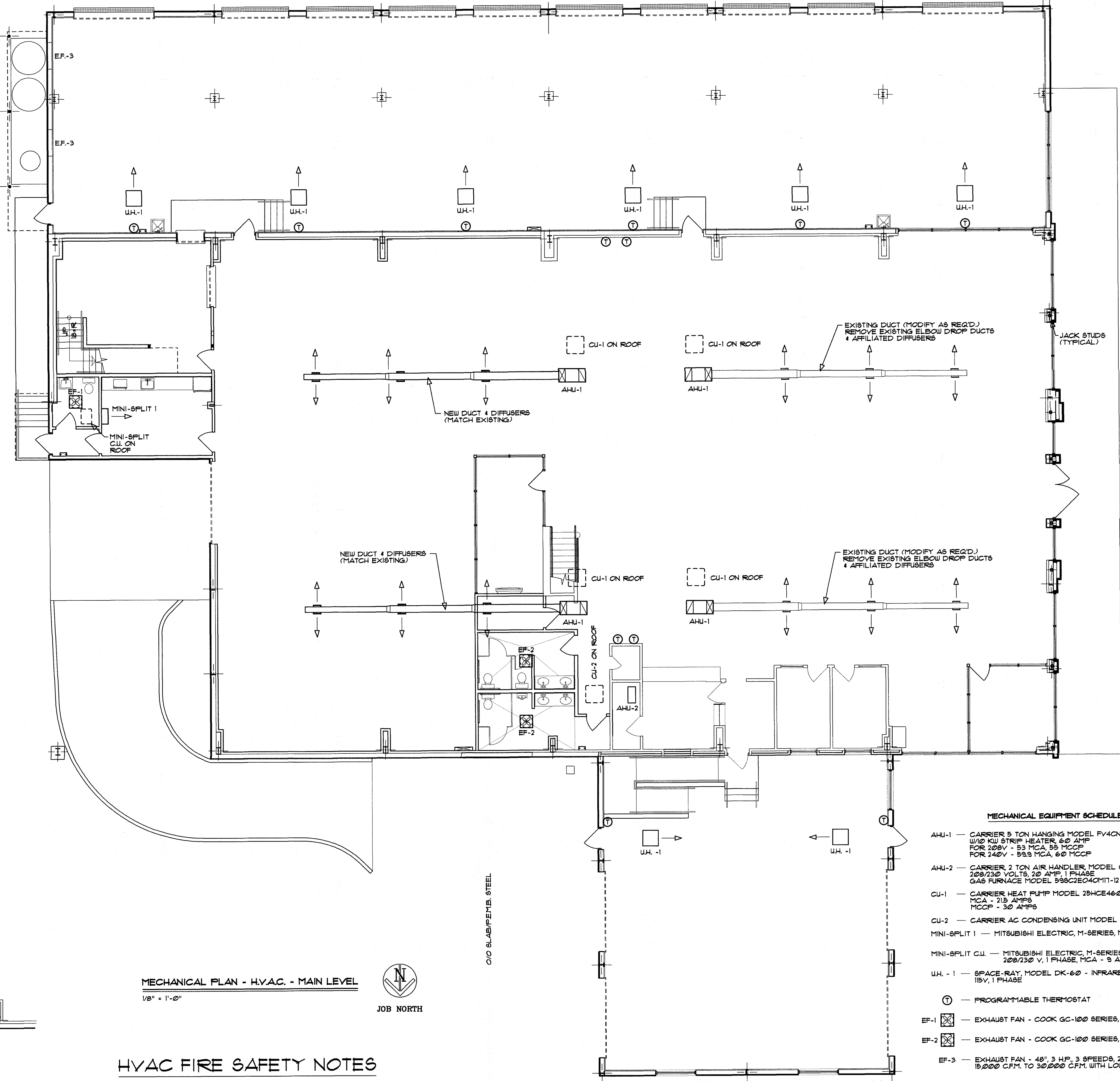
1/8" = 1'-0"



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HVAC FIRE SAFETY NOTES

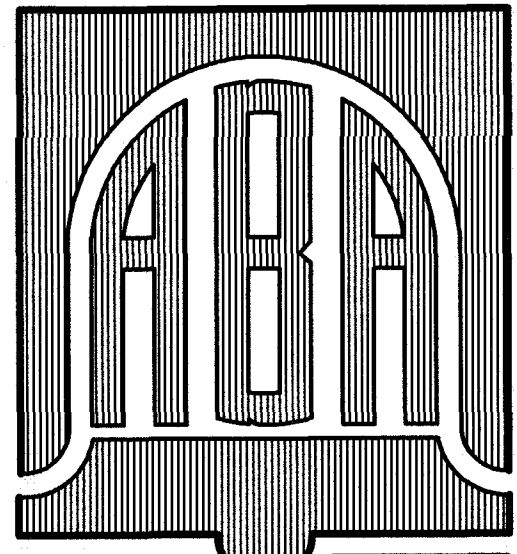
FURNACES, FANS AND AIR HANDLERS SHALL BE EQUIPPED WITH FIRESTATS MOUNTED IN THE SUPPLY PLENUM. FIRESTATS SHALL HAVE MANUAL RESETS, BE ACCESSIBLE AND SHALL BE SET TO SHUT DOWN THE FANS WHEN THE TEMPERATURE REACHES 190 DEGREES F. THESE ITEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR



MECHANICAL EQUIPMENT SCHEDULE

- AHU-1 — CARRIER 5 TON HANGING MODEL FV4CNB2006L, 208/230V, 1 PHASE W/10 KW STRIP HEATER, 60 AMP FOR 208V - 53 MCA, 55 MCCP FOR 240V - 59.5 MCA, 60 MCCP
- AHU-2 — CARRIER 2 TON AIR HANDLER MODEL CVPY241TX1C, 208/230 VOLTS, 20 AMP, 1 PHASE GAS FURNACE MODEL 598C1E04M11-12
- CU-1 — CARRIER HEAT PUMP MODEL 25HCE460AP050 MCA - 21.5 AMPS MCCP - 30 AMPS
- CU-2 — CARRIER AC CONDENSING UNIT MODEL GA58AN42400W, 208/230 VOLTS
- MINI-SPLIT 1 — MITSUBISHI ELECTRIC, M-SERIES, MODEL MSZ-UR12NA
- MINI-SPLIT CU. — MITSUBISHI ELECTRIC, M-SERIES, MODEL MUZ-UR12NA, 208/230 V, 1 PHASE, MCA - 9 AMPS, MCCP - 15 AMPS
- U.H. - 1 — SPACE-RAY, MODEL DK-60 - INFRARED, 60,000 BTU INPUT, NATURAL GAS 115V, 1 PHASE
- ① — PROGRAMMABLE THERMOSTAT
- EF-1 — EXHAUST FAN - COOK GC-100 SERIES, 50 CFM, 115V, 1 PHASE
- EF-2 — EXHAUST FAN - COOK GC-100 SERIES, 15 CFM, 115V, 1 PHASE
- EF-3 — EXHAUST FAN - 48" 3 HP, 3 SPEEDS, 240V/20 AMP (VERIFY) 15,000 CFM TO 30,000 CFM, WITH LOUVERS

GENERAL NOTE:
MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WORKING SYSTEM.

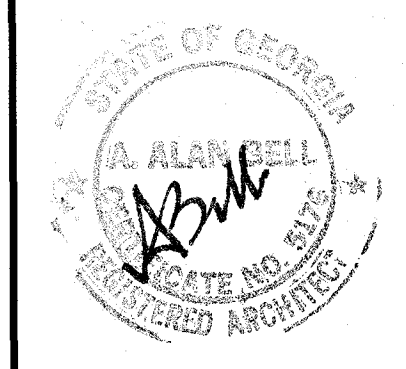


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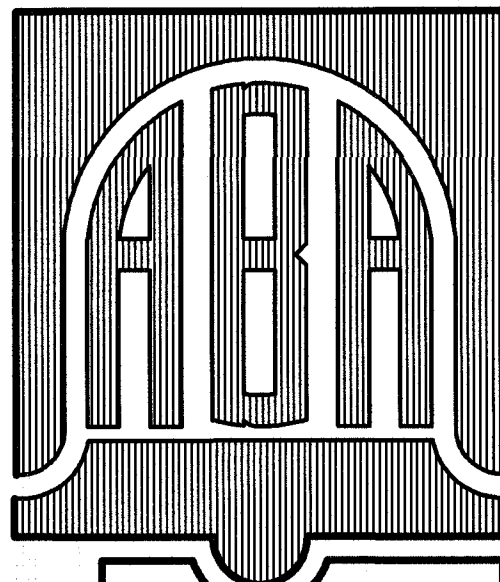
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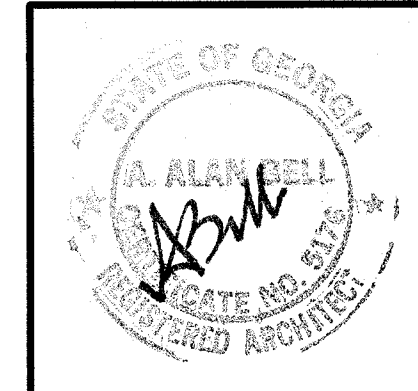


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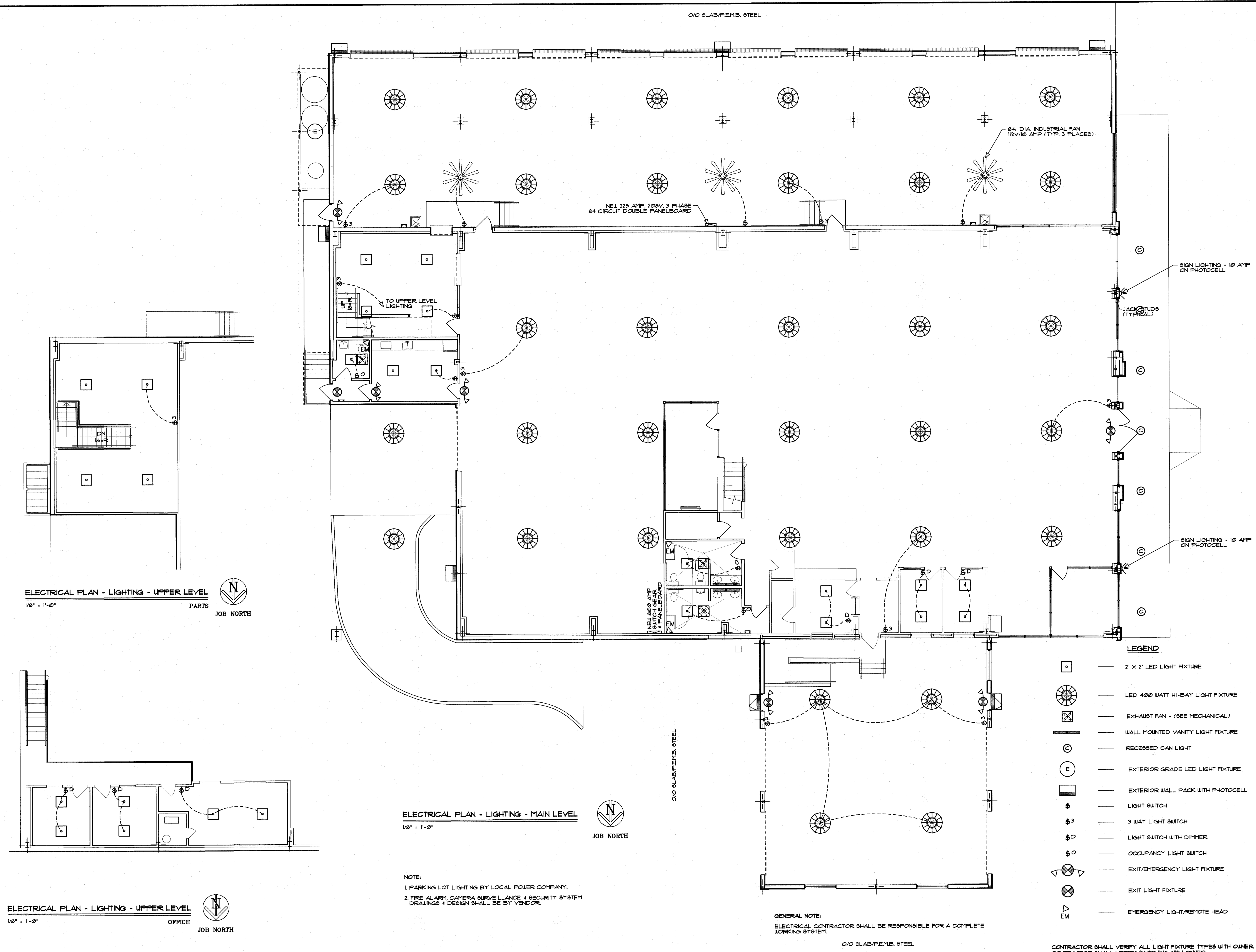
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ELECTRICAL PLAN - LIGHTING - UPPER LEVEL
1/8" = 1'-0" PARTS
JOB NORTH

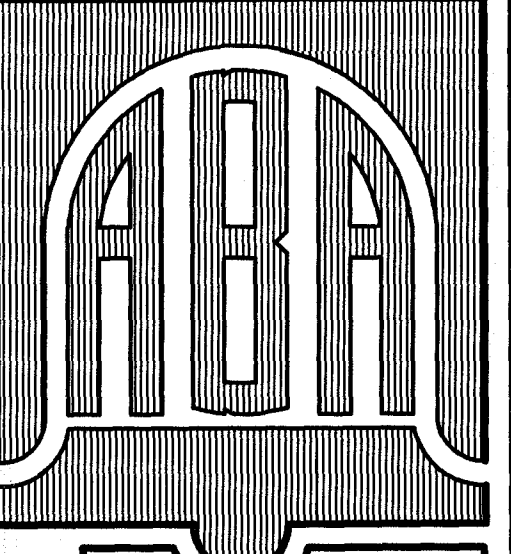
ELECTRICAL PLAN - LIGHTING - MAIN LEVEL
1/8" = 1'-0" JOB NORTH

ELECTRICAL PLAN - LIGHTING - UPPER LEVEL
1/8" = 1'-0" OFFICE
JOB NORTH

NOTE:
1. PARKING LOT LIGHTING BY LOCAL POWER COMPANY.
2. FIRE ALARM, CAMERA SURVEILLANCE & SECURITY SYSTEM DRAWINGS & DESIGN SHALL BE BY VENDOR.

GENERAL NOTE:
ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WORKING SYSTEM.

CONTRACTOR SHALL VERIFY ALL LIGHT FIXTURE TYPES WITH OWNER.
CONTRACTOR SHALL VERIFY SWITCHING WITH OWNER.

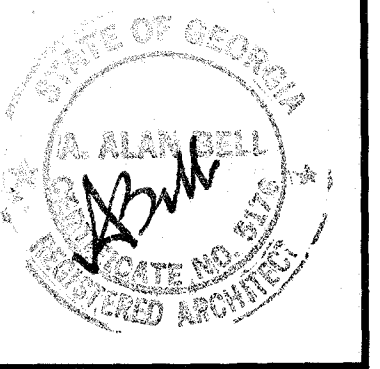


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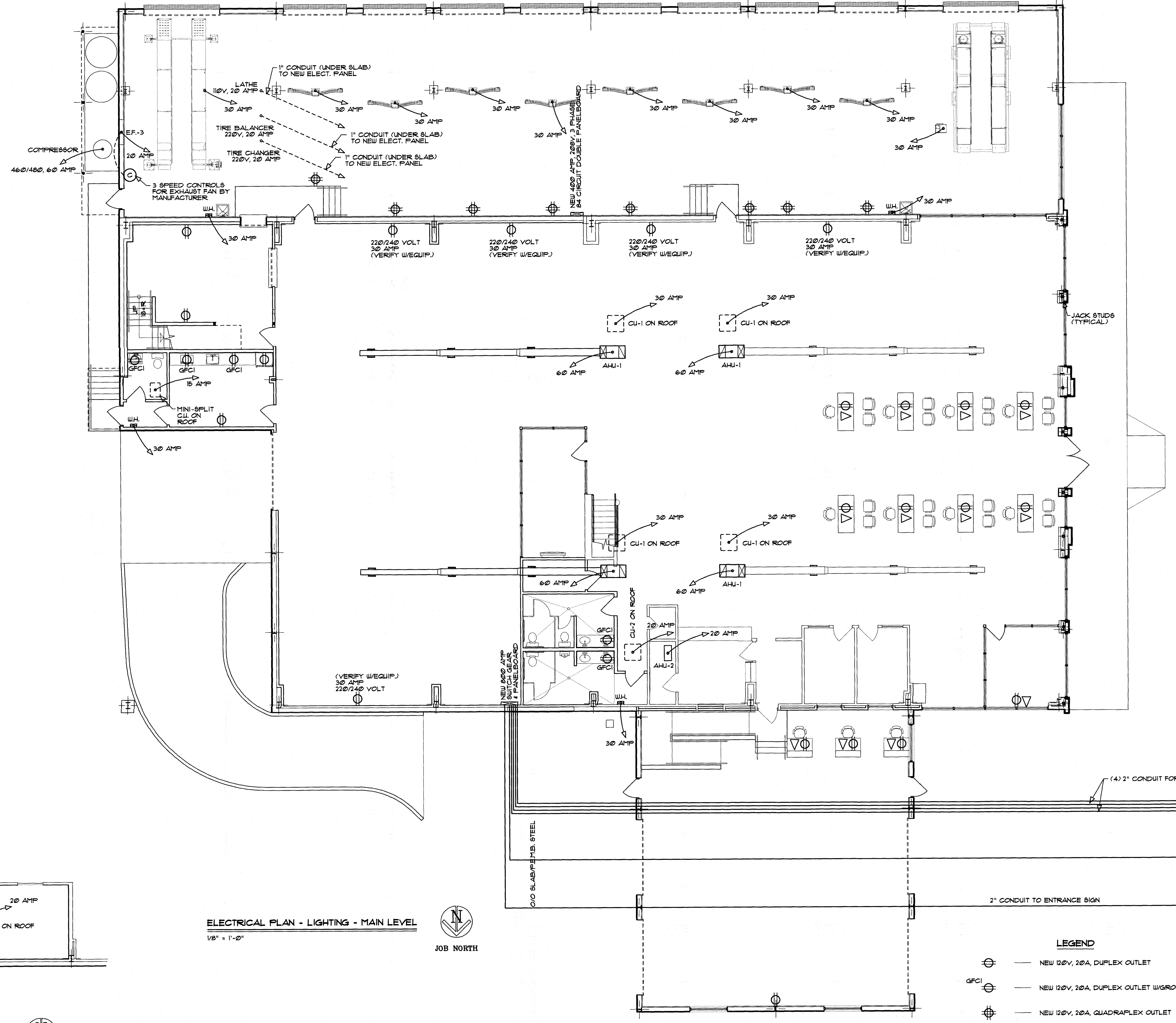
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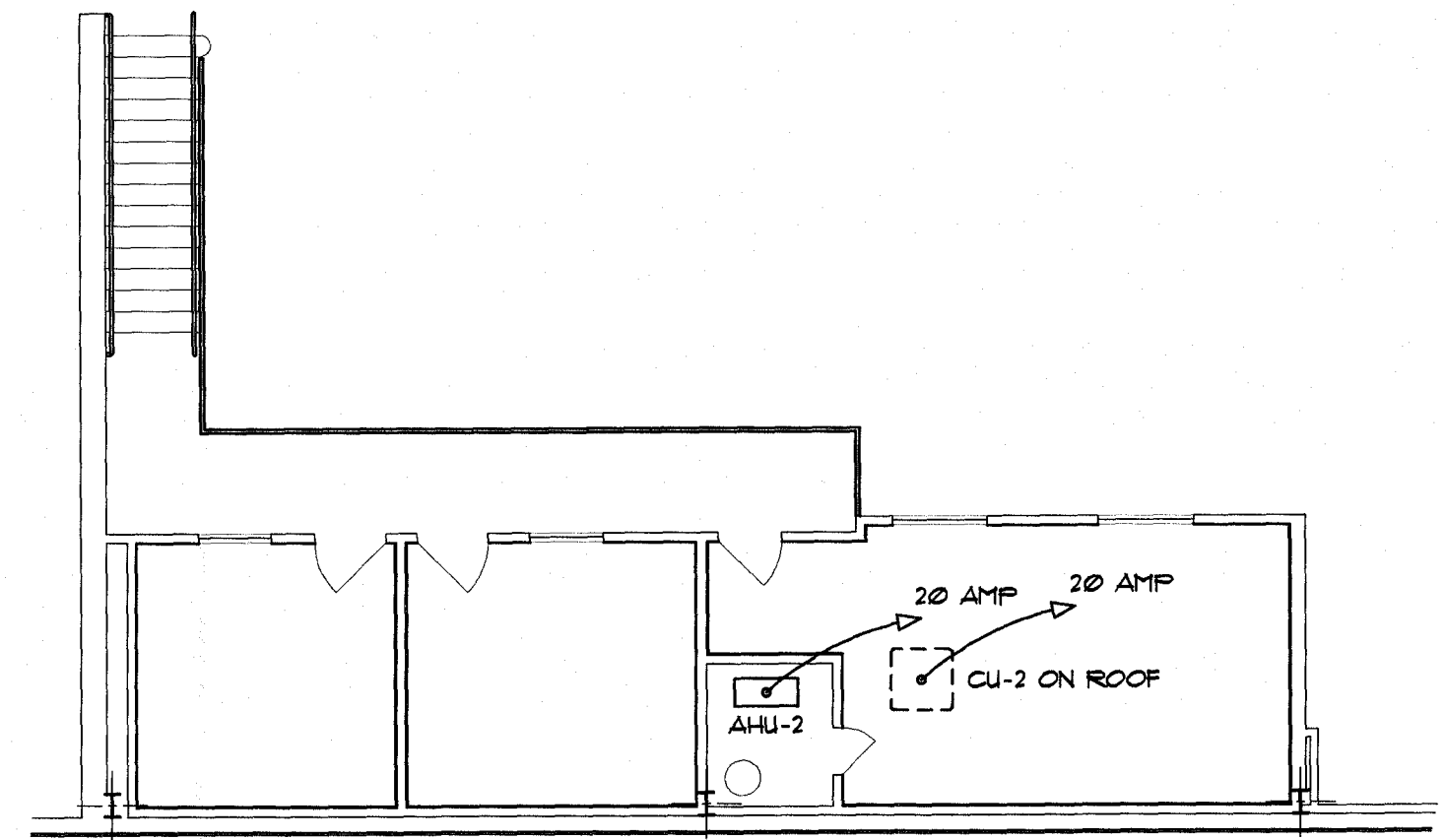


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O/O SLAB/PEMB. STEEL



ELECTRICAL PLAN - LIGHTING - MAIN LEVEL
1/8" = 1'-0"

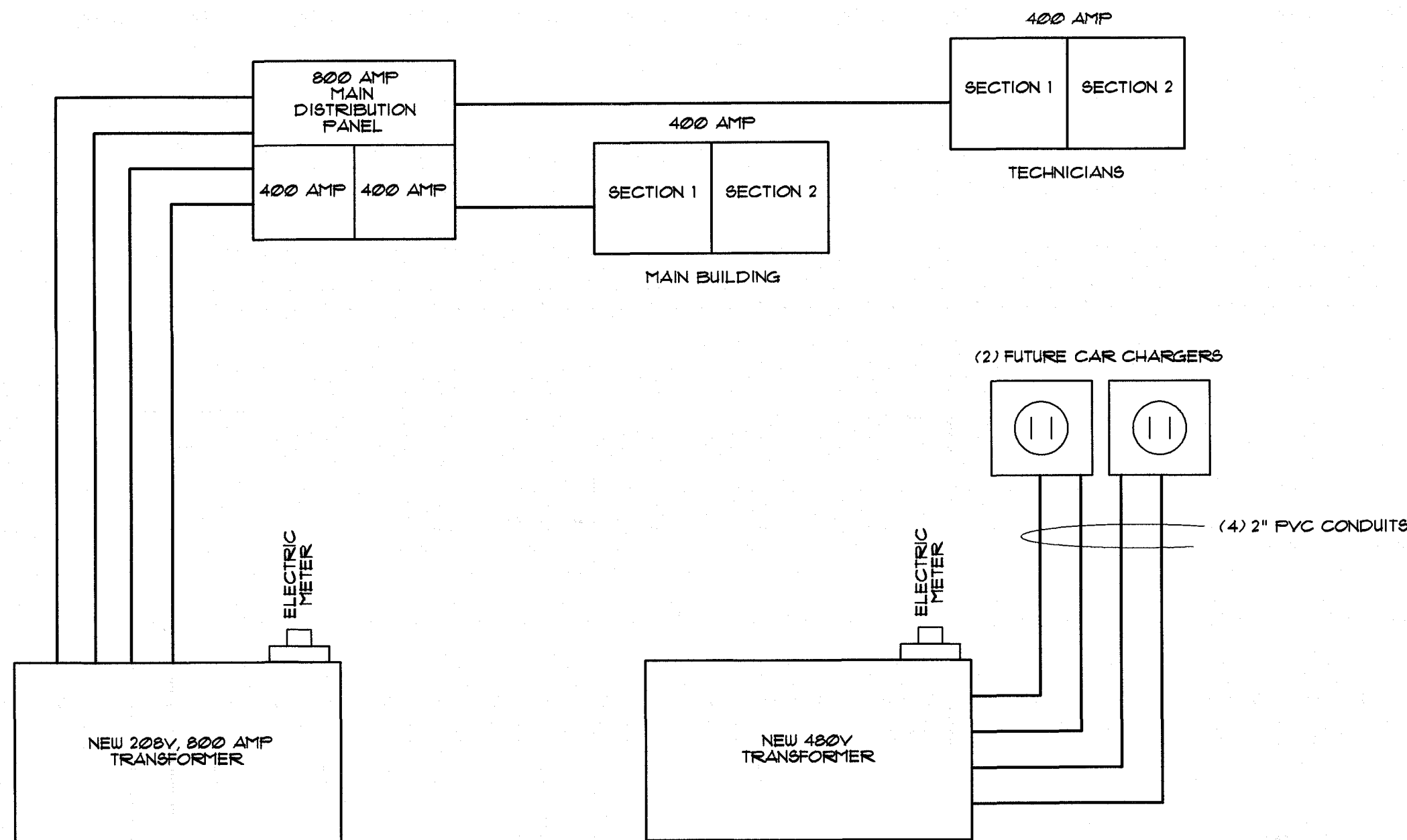


ELECTRICAL PLAN - POWER DISTRIBUTION - UPPER LEVEL
1/8" = 1'-0"



- LEGEND**
- NEW 120V, 20A, DUPLEX OUTLET
 - NEW 120V, 20A, DUPLEX OUTLET W/GROUND FAULT INTERCEPTOR
 - NEW 120V, 20A, QUADRAPLEX OUTLET
 - DATA OUTLET (AS PER OWNER) VERIFY LOCATION W/OWNER
- NOTE:**
VERIFY ALL OUTLET LOCATIONS & HEIGHTS WITH OWNER.

O/O SLAB/PEMB. STEEL



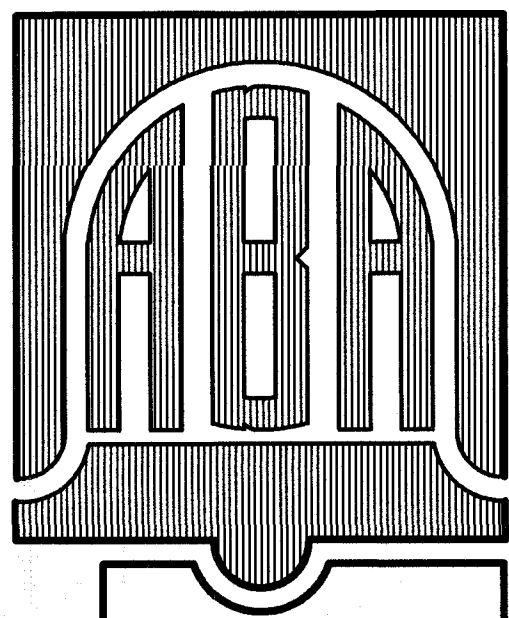
RISEI DIAGRAM

MAIN DISTRIBUTION PANEL 800 AMP, 3 PHASE			
400 AMP SUB FEEDER BREAKER FOR SERVICE PANELS			
SECTION 1			
1	HIGH BAY LIGHTS	2	IT RACKS
3	HIGH BAY LIGHTS	4	PHONE SYSTEM
5	HIGH BAY LIGHTS	6	CONVENIENCE OUTLETS
7	OFFICE LIGHTS	8	EMERGENCY LIGHTS
9	OFFICE LIGHTS	10	WORK STATIONS
11	OFFICE LIGHTS	12	WORK STATIONS
13	FRONT ENTRANCE CAN LIGHTS	14	WORK STATIONS
15	SIGNAGE	16	WORK STATIONS
17	SIGNAGE	18	WORK STATIONS
19	SIGNAGE	20	SERVICE BAY LIGHTS
21	OFFICE RECEPTACLES	22	SERVICE BAY RECEPTACLES
23	OFFICE RECEPTACLES	24	SERVICE BAY RECEPTACLES
25	OFFICE RECEPTACLES	26	SERVICE BAY RECEPTACLES
27	OFFICE RECEPTACLES	28	SERVICE BAY RECEPTACLES
29	OFFICE RECEPTACLES	30	VENDING MACHINES
31	OFFICE RECEPTACLES	32	VENDING MACHINES
33		34	VENDING MACHINES
35		36	
37		38	
39		40	
41		42	
SECTION 2			
1	OVERHEAD DOORS 20 AMP	2	20 AMP PARTS LIGHTS
3		4	20 AMP PARTS RECEPTACLES
5	OVERHEAD DOORS 20 AMP	6	20 AMP PARTS RECEPTACLES
7		8	20 AMP PARTS RECEPTACLES
9	OVERHEAD DOORS 20 AMP	10	20 AMP PARTS RECEPTACLES
11		12	20 AMP RESTROOM LIGHTS 4 EXHAUST FANS
13	OVERHEAD DOORS 20 AMP	14	20 AMP RESTROOM RECEPTACLES
15		16	20 AMP RESTROOM RECEPTACLES
17	BREAK ROOM RECEPTACLES	18	20 AMP RESTROOM RECEPTACLES
19	BREAK ROOM RECEPTACLES	20	30 AMP INSTA HOT WATER HEATER
21	BREAK ROOM RECEPTACLES	22	30 AMP INSTA HOT WATER HEATER
23	BREAK ROOM RECEPTACLES	24	20 AMP UNIT HEATERS
25	FIRE ALARM PANEL	26	20 AMP PARTS/RESTROOM
27	WALL PACK LIGHTS	28	
29	WALL PACK LIGHTS	30	
31		32	
33		34	
35		36	
37		38	
39		40	
41		42	
SECTION 2			
1		2	
3	30 AMP CU 1	4	60 AMP AHU 1
5		6	
7		8	
9	30 AMP CU 1	10	60 AMP AHU 1
11		12	
13		14	20 AMP CU 2
15	30 AMP CU 1	16	20 AMP CU 2
17		18	20 AMP AHU 2
19		20	20 AMP AHU 2
21	30 AMP CU 1	22	OVERHEAD DOORS POWER
23		24	
25		26	OVERHEAD DOORS POWER
27	60 AMP AHU 1	28	
29		30	OVERHEAD DOORS POWER
31		32	
33	60 AMP AHU 1	34	OVERHEAD DOORS POWER
35		36	
37		38	
39		40	30 AMP
41		42	MINI SPLIT

TECHNICIAN PANEL 400 AMP, 3 PHASE			
1	30 AMP	2	20 AMP FANS, 5 AMP MOTOR
3	LIFT	4	20 AMP FANS, 5 AMP MOTOR
5	30 AMP	6	20 AMP FANS, 5 AMP MOTOR
7	LIFT	8	20 AMP WORK STATION
9	30 AMP	10	20 AMP WORK STATION
11	LIFT	12	20 AMP WORK STATION
13	30 AMP	14	20 AMP WORK STATION
15	LIFT	16	20 AMP WORK STATION
17	30 AMP	18	20 AMP WORK STATION
19	LIFT	20	20 AMP WORK STATION
21	30 AMP	22	20 AMP WORK STATION
23	LIFT	24	20 AMP WORK STATION
25	30 AMP	26	20 AMP OIL PUMP
27	LIFT	28	20 AMP UNIT HEATERS
29	30 AMP	30	20 AMP UNIT HEATERS
31	LIFT	32	30 AMP INSTA HOT WATER HEATER
33	30 AMP	34	30 AMP INSTA HOT WATER HEATER
35	LIFT	36	20 AMP
37		38	WHEEL BALANCER
39		40	
41		42	
SECTION 3			
1	20 AMP LATHE	2	20 AMP TIRE CHANGER
3	30 AMP	4	30 AMP
5	SHOWROOM LIFT	6	SHOWROOM LIFT
7	30 AMP	8	30 AMP
9	SHOWROOM LIFT	10	SHOWROOM LIFT
11	30 AMP	12	
13	SHOWROOM LIFT	14	60 AMP AIR COMPRESSOR
15	20 AMP QUAD (TECHNICIAN)	16	
17	20 AMP QUAD (TECHNICIAN)	18	20 AMP QUAD (TECHNICIAN)
19	20 AMP QUAD (TECHNICIAN)	20	20 AMP QUAD (TECHNICIAN)
21	20 AMP QUAD (TECHNICIAN)	22	20 AMP QUAD (TECHNICIAN)
23	20 AMP QUAD (TECHNICIAN)	24	
25	20 AMP EXHAUST FAN	26	
27		28	
29		30	
31		32	
33		34	
35		36	
37		38	
39		40	
41		42	

ELECTRICAL NOTES AND SPECIFICATIONS

- ALL ELECTRICAL INSTALLATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER STATE AND LOCAL CODES INVOLVED. THE CODE ENFORCEMENT AUTHORITY OF THE INVOLVED LOCALITY SHALL RESERVE THE FINAL JUDGEMENT IN ANY INTERPRETATION.
- VERIFY PANELS ARE SUITABLE FOR SERVICE VOLTAGE AND APPLICABLE SHORT CIRCUIT FAULT RATING.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND OF THE QUALITY AND DESIGN SPECIFIED.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS AND COORDINATION OF WORK WITH OTHER TRADES. THE CONTRACTOR SHALL, AT THE CLOSE OF THE PROJECT, FURNISH TO THE OWNER EVIDENCE OF ALL INSPECTIONS REQUIRED BY THE AUTHORITY.
- ALL DEVICES INSTALLED IN THIS PROJECT SHALL BE SPECIFICATION GRADE AND SHALL BE INSTALLED PLUMB AND TRUE TO ALL ADJACENT SURFACES.
- ALL DEVICES AND SPLICES IN THE WIRING SYSTEM SHALL BE MADE IN APPROVED JUNCTION BOXES WHICH SHALL BE READILY ACCESSIBLE AT THE CLOSE OF THE PROJECT.
- PERSONS EMPLOYED BY THE ELECTRICAL CONTRACTOR SHALL BE SKILLED IN THE ELECTRICAL TRADE AND BE FAMILIAR WITH THIS TYPE OF WORK.
- ALL INSTALLATIONS SHALL BE DONE IN A WORKMANLIKE MANNER AND UNACCEPTABLE WORK SHALL BE REMOVED AND RE-INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE A COMPLETE WIRING SYSTEM WITH ALL COMPONENTS AS SHOWN ON THE DRAWINGS. THE WIRING SYSTEM SHALL BE COMPLETE FROM THE SERVICE ENTRANCE TO EVERY OUTLET AND APPARATUS SHOWN ON THE DRAWINGS WHICH REQUIRE ELECTRICAL CONNECTION.
- ALL FEEDERS AND BRANCH CIRCUIT WIRING SHALL BE COLOR CODED IN ACCORDANCE WITH THE 2011 NEC.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL A COMPLETE AND OPERATING SYSTEM. THE DRAWINGS ARE SCHEMATIC IN NATURE AND NOT INTENDED TO SHOW EVERY DETAIL. THE CONTRACTOR SHALL INSTALL A COMPLETE SYSTEM REGARDLESS OF WHETHER IT IS SHOWN IN ITS ENTIRETY ON THE PLANS.
- ALL CIRCUIT WIRING SHALL BE COPPER AND SHALL BE #2 OR LARGER UNLESS SO NOTED.
- MAKE ALL NECESSARY JOINTS IN THE WIRING USING IDEAL #82 OR #453 WIRE NUTS OR EQUAL.
- LEAVE AT EACH FIXTURE OUTLET 8" WIRE LOOP FOR FIXTURE CONNECTION.
- CABLE CONNECTORS SHALL BE SOLDERLESS TYPE OZ OR APPROVED EQUAL MATERIAL APPROPRIATE FOR THE PARTICULAR APPLICATION INVOLVED.
- ALL CONDUCTORS SHALL BE STRANDED COPPER - THHN OR XHHW UNLESS OTHERWISE NOTED.
- ALL CONCEALED OUTLETS FOR ELECTRIC LIGHTS, SWITCHES, WALL RECEPTACLES, ETC SHALL HAVE STANDARD GALVANIZED STEEL OUTLET BOXES AND PLASTER RINGS, WHERE REQUIRED. BOXES AND COVERS SHALL NOT BE LESS THAN 1/8" THICK AND IN EVERY INSTANCE OF SUCH FORM AND DIMENSION AS TO BE ADAPTED TO ITS SPECIFIC USE AND LOCATION, TYPE OF FIXTURE TO BE USED, NUMBER, SIZE, CONNECTING THERETO.
- SWITCH AND WALL RECEPTACLE BOXES SHALL BE 4" SQUARE BOXES WITH SQUARE CORNERED COVERS.
- LOCATIONS OF OUTLETS SHOWN ON THE DRAWINGS ARE RELATIVE AND APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED ON SITE ACCORDING TO ARCHITECTURAL DRAWINGS, DIMENSIONS, BUILDING CONDITIONS, AND OWNER'S DIRECTION. THE RIGHT IS RESERVED TO CHANGE THE EXACT LOCATION OF ANY SWITCH, FIXTURE OR OUTLET IN ANY ROOM BEFORE IT IS PERMANENTLY INSTALLED. UNLESS OTHERWISE REQUIRED, INDICATED OR DIRECTED, THE OUTLET BOXES SHALL BE PLACED AT CENTERLINES ABOVE FINISHED FLOOR AS DIRECTED BY THE OWNER. THE ELECTRICAL CONTRACTOR SHALL CONSIDER BASEBOARDS, DOOR TRIM AND WINDOW TRIM WHEN PLACING BOXES.
- WHERE DEVICES ARE SHOWN AT DIFFERENT LEVELS AND ADJACENT, THEY SHALL BE INSTALLED IN ONE VERTICAL LINE.
- OUTLETS OCCURRING IN ARCHITECTURAL FEATURES SHALL BE ACCURATELY PLACED AS SHOWN IN THE DETAILS OR DIMENSIONAL DRAWING OR AS DIRECTED BY THE OWNER. INSTALL SWITCHES EQUAL DISTANCE FROM DOOR TRIM IN EACH APPLICATION ON THE STRIKE SIDE OF THE DOOR FRAME.
- ALL OUTLET BOXES SHALL BE INSTALLED IN WALLS AND CEILINGS TO BE FLUSH WITH THE FINISHED SURFACE.
- PROVIDE WALL SWITCHES WHERE NOTED ON THE DRAWINGS. EXCEPT WHERE OTHERWISE NOTED OR SPECIFIED, FURNISH HUBBELL 1220 SERIES, ARROWHART 1930 SERIES, F45 20AC SERIES OR SIERRA 5020 IN COLORS AS SPECIFIED BY THE OWNER. IVORY SHALL BE USED WHERE PREFERENCE IS NOT SPECIFIED.
- PROVIDE DUPLEX RECEPTACLES WHERE NOTED ON THE DRAWINGS. DUPLEX RECEPTACLES SHALL BE HUBBELL, ARROWHART, F45 #5252-1 OR SIERRA 1460 (IVORY UNLESS OTHERWISE DIRECTED BY THE OWNER).
- WHERE MORE THAN ONE SWITCH OCCURS AT ANY LOCATION, ARRANGE THE SWITCHES IN GANG PATTERN AND USE A SINGLE COVERPLATE.
- FACE PLATES SHALL BE FURNISHED FOR ALL OUTLETS, SWITCHES, TELEPHONE OUTLETS, ETC. COVERS SHALL BE IN FINISH AS DIRECTED BY THE OWNER.
- FACE PLATES ON FS BOXES SHALL BE GALVANIZED STEEL OR ALUMINUM ADAPTED TO THE SPECIFIC USE.
- FURNISH AND INSTALL ALL LIGHTING FIXTURES AS SCHEDULED WITH ALL LAMPS AT EACH OUTLET.
- VERIFY THAT PANELBOARD TRIM IS FLUSH AND/OR SURFACE DEPENDING ON JOB CONDITIONS AND IS EQUIPPED WITH DOOR LOCKS KEYED ALIKE. VERIFY ALL CIRCUIT BREAKERS ARE COMPENSATED THERMALMAGNETIC MOLDED CASE TYPE QUICK MAKE/QUICK BREAK BOTH IN MANUAL AND AUTOMATIC MODE. MULTI-POLE BREAKERS SHALL BE SINGLE HANDLE, INTERNAL COMMON TRIP.
- ALL LIGHTING FIXTURES SHALL BE FURNISHED COMPLETELY FACTORY PREWIRED.
- INSTALL A 6' OR LESS LENGTH OF SEALTITE FLEXIBLE CONDUIT TO EACH PIECE OF EQUIPMENT WHICH MAY MOVE OR VIBRATE. (AIR CONDITIONING, FANS, ETC.)
- THE CONTRACTOR SHALL CHECK ALL DATA AGAINST THE NAMEPLATE RATING OF ALL EXISTING EQUIPMENT FOR VOLTAGE, AMPERAGE AND LOCATION AND MAKE ADJUSTMENTS WHERE NECESSARY. NOTIFY OWNER OF ANY CHANGES.
- FURNISH AND INSTALL CONTACTORS AND DISCONNECTS WHERE REQUIRED FOR PROPER OPERATION OF EQUIPMENT. INSTALL PROPER NEMA ENCLOSURE FOR LOCATIONS.
- VERIFY THAT ALL CONNECTIONS TO A/C EQUIPMENT ARE EQUIPPED WITH CONTROLS FOR PROPER OPERATION.
- FURNISH AND INSTALL CONDUIT FOR THERMOSTATS. (WIRING BY MECH)
- ELECTRICAL CONTRACTOR SHALL VERIFY THAT EXISTING SERVICE ENTRANCE MEETS ALL APPLICABLE CODES.
- SAFETY SWITCHES SHALL BE HEAVY DUTY WITH PAD LOCKING. ENCLOSURES SHALL BE NEMA 1 FOR INTERIOR AND NEMA 3R FOR EXTERIOR UNLESS OTHERWISE NOTED. SWITCHES SHALL BE SQUARE D, SIEMENS OR GENERAL ELECTRIC WITH FACTORY APPLIED GRAY FINISH. VERIFY EXISTING MEETS THIS SPECIFICATION.
- VERIFY THAT EXISTING PANELBOARDS ARE OF THE AUTOMATIC CIRCUIT BREAKER TYPE. ELECTRICAL CONTRACTOR SHALL VERIFY GROUNDING IS COMPLETE AND IN COMPLIANCE WITH CODES.
- VERIFY THAT PANELBOARDS ARE EQUIPPED WITH MAIN LUGS UNLESS OTHERWISE SPECIFIED AND THAT THE MAIN SWITCHES ARE LOCATED ON THE EXTERIOR ADJACENT TO THE METER SOCKET AND ENCLOSED IN NEMA 3R ENCLOSURES. VERIFY THE PANELBOARDS ARE EQUIPPED WITH ISOLATED NEUTRAL BAR AND THE SERVICE POINT IS THE EXTERIOR SWITCH. VERIFY THAT ALL GROUNDING IS ACCOMPLISHED AT THE SERVICE POINT.
- VERIFY PANEL ENCLOSURES ARE CODE SIZED, GALVANIZED STEEL.

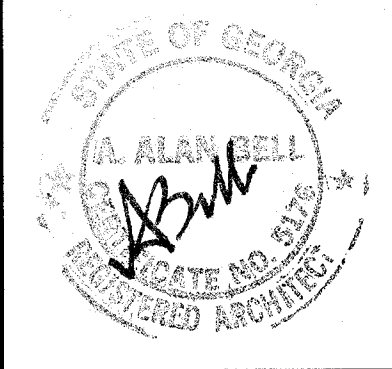


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REVISIONS	BY

ADDITION & MODIFICATIONS FOR:
SCOTT EVANS SUPER STORE
615 INDUSTRIAL BLVD.
VILLA RICA, GEORGIA 30180

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE EXECUTING ANY WORK. THIS DOCUMENT IS THE SOLE PROPERTY OF ALAN BELL ARCHITECT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT EXPRESSED WRITTEN CONSENT FROM ALAN BELL ARCHITECT.



DATE : JUNE 5, 2023
SCALE : AS NOTED
JOB NO. : 23019-C10
SHEET
E-3
OF 3 SHEETS

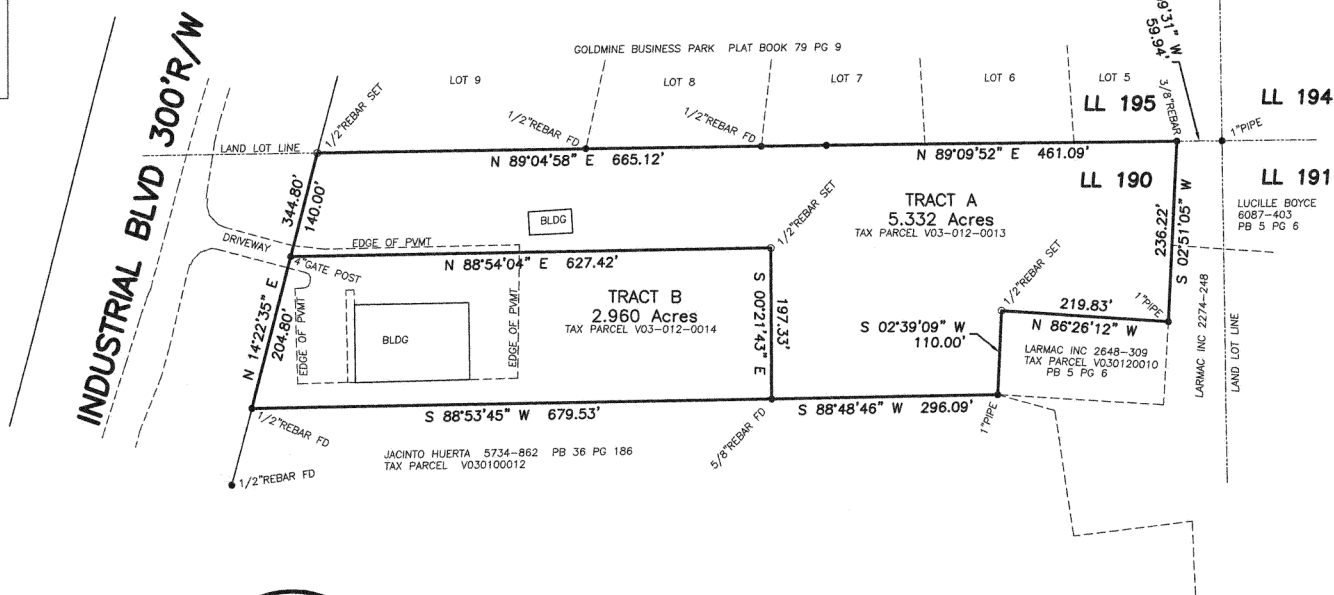
DATE OF FIELD WORK: FEBRUARY 2023
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS:
GOLD CITY HOLDINGS, LLC
REF DEED: 4805-230 REF PLAT: 35-189
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO

● = MONUMENT FOUND AS NOTED
○ = 1/2" REBAR SET

RETRACEMENT SURVEY FOR

GOLD CITY HOLDINGS, LLC
BEING IN LAND LOT 190 6th LAND DISTRICT
CARROLL COUNTY GEORGIA

SCALE 1" = 150' PLAT DATE: FEBRUARY 10, 2023



A circular seal for a Georgia Land Surveyor. The outer ring contains the text "GEORGIA" at the top and "ELBERT H. ANGEL" at the bottom. Inside this ring, the words "REGISTERED" and "LAND SURVEYOR" are written in a semi-circle, separated by two five-pointed stars. In the center of the seal, the number "No. 1742" is printed.

ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

The field data upon which this plot is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveyCE software. Relative positional accuracy: $< 0.04'$ (95% confidence level)

NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

JOB No. 23-010 / V03-012-0014 / PLAT# P-23-012

Elbert H. Angel Georgia RLS #1742 DATE

eFiled and eRecorded
DATE: 04/17/2023
TIME: 11:20 AM
DEED BOOK: 6153
PAGE: 860 - 861
FILING FEES: \$25.00
TRANSFER TAX: \$2,200.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0872179815
PARTICIPANT ID: 7067927936
PT61: 022-2023-001594
RECORDED BY: WT
CLERK: Alan J. Lee
Carroll County, GA

Return Recorded Document to:

Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32023M7429
Parcel ID: V03-0120014;0017

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 14th day of April, 2023, between **Gold City Holdings, LLC**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Carroll Properties, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lots 190 of the 6th District, Carroll County, Georgia, as shown as Tract A, containing 5.332 acres and Tract B, containing 2.960 acres, as shown on a plat of survey entitled "Retracement Survey For Gold City Holdings, LLC," dated February 10, 2023, prepared by Elbert H. Angel, Georgia Registered Land Surveyor No. 1742, and recorded in Plat Book 108, Page 705, Carroll County, Georgia Public Records, which recorded plat is incorporated herein and made a part hereof by this reference.

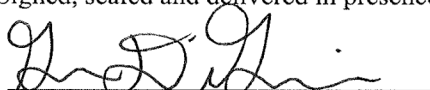
This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

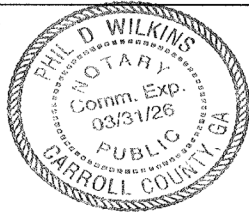
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

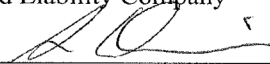
Signed, sealed and delivered in presence of:


Witness


Notary Public



Gold City Holdings, LLC,
a Limited Liability Company

By:  (SEAL)
Andreas Duin, Member

