

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Celina Lane c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow for a dog daycare business within the existing Parkview Plaza building (Suite B) in the MU-4 (Mixed Use-4) zoning district, at 1807 Memorial Drive.

PETITION NO: N8-2023-0071 SLUP-23-1246250

PROPOSED USE: Dog daycare.

LOCATION: 1807 Memorial Drive, Atlanta, Georgia 30317.

PARCEL NO. : 15-179-08-001

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Celina Lane c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow for a dog daycare business within the existing Parkview Plaza building (Suite B) in the MU-4 (Mixed Use-4) zoning district. The property is located on the south side of Memorial Drive, the east side of Wilkinson Drive, and the west side of Warren Street, at 1807 Memorial Drive, Atlanta, Georgia. The property has approximately 48 feet of frontage along Memorial Drive, 490 feet of frontage along Warren Street, 850 feet of frontage along Wilkinson Drive and contains 10.89 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with one (1) Condition.

STAFF ANALYSIS: The applicant, Celina Lane c/o Battle Law, is proposing to use a portion of space (Suite B) at 1807 Memorial Drive for a dog daycare facility “Camp Bow Wow”. Suite (B) is within the Parkview Plaza building. The property owner, Ivy School, is seeking to lease space to the Applicant to be used for the proposed dog daycare facility. The applicant is requesting a Special Land Use Permit (SLUP) to allow for a dog daycare business in the MU-4 (Mixed Use-4) zoning district. A SLUP is required for this type of business in MU-4 zoning district and grooming is permitted as an accessory use. The applicant has also filed a companion case to request a major modification to one (1) zoning condition. In 2007, the Board of Commissioners rezoned the subject property from C-2 (General Commercial) and R- 75 (Residential Medium Lot-75) to OCR (Office-Commercial-Residential) for a mixed residential, retail, and restaurant development. In 2009, the Board of Commissioners approved a modification to the OCR zoning conditions to remove the residential component from the development and to approve a modified site plan (CZ-09-165783). In 2010, the conditions and site plan were again modified pursuant to CZ-10-16426, to allow a charter school and health clinic along with the other uses in the OCR zoning district. According to Section 1.1.11, Table 1.1 (Prior Zoning District Conversion to Established New Districts) of the DeKalb County Zoning Ordinance, the zoning district names in effect prior to the effective date of this zoning ordinance (OCR) are converted to reflect a new intent (MU-4). Furthermore, in 2019 CZ-10-16426 was modified again to allow construction of a 29,100 square foot grocery store (Lidl) in the MU-4 district (CZ-1243618). The applicant has filed a companion case to request a major modification to zoning conditions pursuant to CZ-1243618. If approved, the application will modify condition #1: *Substantial compliance with the site plan*

entitled, “Proposed Zoning Conditions Site Plan”, prepared by Wolverton, dated 12-20-19. The newly submitted 2022 site plan proposes the addition of an outdoor dog play area that was not a part of the previously approved site plan. The new condition would state: 1. Substantial compliance with the site plan entitled “Camp Bow Wow”, prepared by INTERPLAN LLC., dated 07/20/22. The requested SLUP is consistent with the *Comprehensive Plan and Zoning Ordinance*. 1807 Memorial Drive is located in Neighborhood Center (NC) future land use character area. The purpose and intent of a NC character area is to satisfy neighborhood residents’ needs for goods and services by promoting a concentration of clustered residential and commercial uses (DeKalb County 2050 Plan, 35). There is currently a school, veterinarian office, gym, and a medical facility within the Parkview Plaza. Additionally, the site is adjacent to a Lidl grocery store, an AutoZone Auto Parts Store, YMCA, and a Residential Medium Lot-75 (R-75) zoning district is southwest of the site. NC shall promote “areas that act as a neighborhood focal point with a concentration of activities including retail, neighborhood commercial, professional office, moderate density housing, and public open space that are all easily accessible by pedestrians”. The proposed modification of the project site for a dog daycare satisfies this goal. The location is within an existing shopping center with a concentration of other suitable neighborhood entities. The proposed use is consistent with adjoining zoning districts: Medium Density Residential (MR-2), Local Commercial (C-1), and Residential Medium Lot- 75 (R-75). The mixed-use of density between residential districts and small-scale commercial provide a stable setting for new businesses. The mix of uses in the Plaza provide well-rounded offerings for the surrounding community. Local dog owners with children can drop their children off at the school, drop their dog off at dog daycare, and purchase some groceries all while staying within the Parkview Plaza neighborhood center. With the veterinarian next door, local dog-owners can go to the same place for daycare and medical needs for their pets. The applicant has included that at the community meeting the surrounding community noted that there are several dog owners that live in the area. It was discussed that dog daycares servicing the area are scarce and the service is in demand in this area. Concerns regarding waste management were addressed. The Camp Bow Wow Operations Manual requires daily cleaning of both the outdoor and indoor spaces. Odor is specifically mentioned in the manual which proscribes various techniques to eliminate odor. Some of which include the requirement of daily cleaning both the outdoor play area, the indoor spaces where the dogs are kept, and the lobby. As well as providing weekly sanitizing and deodorizing, offering a neutral PH, destroys bacteria like the system used in healthcare facilities to sterilize the environment. Additionally, Staff will perform deep steam cleans, this heat system kills over 99.9% of all bacteria. As proposed, the site plan is a 10,277 square foot interior build out of an existing building for a dog daycare with an outdoor play area. The daycare shall reside in suite (B) within the Parkview Plaza’s one-story building (20’ height), which hosts four (4) other enterprises as previously discussed. The applicant has stated that soundproofing will be installed in the building as to comply with *Section 4.2.11 (E6.)*, “the portion of the building or structure in which animals are housed shall be adequately soundproofed to meet the minimum requirements of the county's noise ordinance.” There are no new buildings, only a new fenced-in (8’ fence) outdoor play area for the dogs. The fenced in play area will be located by the entrance of Camp Bow Wow, which is in the rear east portion of the building (Suite B). The outdoor play area will include a concrete flat slab, with turf layered on top. This area is supervised by workers to ensure animal safety. Given the size, scale, and massing of adjacent and nearby lots and buildings, the outdoor addition is suitable. Because the project site is located within an existing shopping center there should be no significant adverse impacts on the environment or surrounding natural resources. Additionally, the existing building already satisfies the zoning development standards of an MU-4 zoning district (ingress/egress, setbacks, lot size, unit size, lot coverage, density, parking, building height, lot width, open space, etc.) except for *Section 4.2.11(D)*. *Section 4.2.11(D)* requires any building or enclosed structure for the housing of animals associated with a pet daycare to have a minimum setback of at least one hundred (100) feet and a setback of at least two hundred (200) feet from property zoned or used for residential. The purpose of this requirement is specific to the use, dog daycare. As is, the proposed use will be at least one hundred (100) feet from the nearest property line but will not be at least two hundred feet (200) feet from the nearest property zoned for residential uses. Currently, the site is approximately one hundred feet (100) from the nearest residentially zoned property. The applicant has not proposed any mitigation efforts but stated that they will be seeking a variance from *Section 4.2.11(D)* should the Special Land Use Permit is granted. Therefore, the Department of Planning and Sustainability recommends “Approval with a Condition”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-1-0. Discussion included encouraging the applicant to meet with the Parkview Civic Association and the need to ensure proper sanitation protocol regarding animal waste.

SLUP-23-1246250 (2023-0071)
Recommended Condition(s)
March 2023

1. The application must receive approval of a variance from *Section 4.2.11 (D)* setback reduction from approximately 200 feet to 100 feet from the nearest property zoned for residential uses prior to the business operating.



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

plansustain@dekalbcountyga.gov www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: Tuesday, March 7th, 2023
Board of Commissioners Hearing Date: Thursday, March 30th, 2023

STAFF ANALYSIS

Case No.:	SLUP-23-1246250	Agenda #: N8
Address:	1807 Memorial Drive Suite B	Commission District: 03 Super District: 06
Parcel ID(s):	15-179-08-001	
Request:	Request a Special Land Use Permit (SLUP) to allow for a dog daycare business within the existing Parkview Plaza building (Suite B) in the MU-4 (Mixed Use High Density) zoning district.	
Property Owner(s):	Celina Lane	
Applicant/Agent:	Battle Law, P.C.	
Acreage:	10.89 acres	
Existing Land Use:	MU-4	
Surrounding Properties:	North: City of Atlanta Jurisdiction East: C-1, MR-2, R-75 South: R-75, C-1 West: City of Atlanta Jurisdiction	
Comprehensive Plan:	NC	Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>

Companion Application: 2023-0070 (CZ 23-1246248) to modify the zoning conditions of CZ-1243618 to update the site plan to reflect the operation of a dog daycare business with an indoor/outdoor play area within the existing Parkview Plaza building (Suite B) in the MU-4 (Mixed Use High Density) zoning district.

Staff Recommendation: Approval with Conditions.

The applicant, Celina Lane c/o Battle Law, is proposing to use a portion of space (Suite B) at 1807 Memorial Drive for a dog daycare facility “Camp Bow Wow”. Suite (B) is within the Parkview Plaza building. The property owner, Ivy School, is seeking to lease space to the Applicant to be used for the proposed dog daycare facility. The applicant is requesting a Special Land Use Permit (SLUP) to allow for a dog daycare business in the MU-4 (Mixed Use-4) zoning district. A SLUP is required for this type of business in MU-4 zoning district and grooming is permitted as an accessory use. The applicant has also filed a companion case to request a major modification to one (1) zoning condition.

In 2007, the Board of Commissioners rezoned the subject property from C-2 (General Commercial) and R-75 (Residential Medium Lot-75) to OCR (Office-Commercial-Residential) for a mixed residential, retail, and

restaurant development. In 2009, the Board of Commissioners approved a modification to the OCR zoning conditions to remove the residential component from the development and to approve a modified site plan (CZ-09-165783). In 2010, the conditions and site plan were again modified pursuant to CZ-10-16426, to allow a charter school and health clinic along with the other uses in the OCR zoning district. According to Section 1.1.11, Table 1.1 (Prior Zoning District Conversion to Established New Districts) of the DeKalb County Zoning Ordinance, the zoning district names in effect prior to the effective date of this zoning ordinance (OCR) are converted to reflect a new intent (MU-4). Furthermore, in 2019 CZ-10-16426 was modified again to allow construction of a 29,100 square foot grocery store (Lidl) in the MU-4 district (CZ-1243618).

The applicant has filed a companion case to request a major modification to zoning conditions pursuant to CZ-1243618. If approved, the application will modify condition #1: *Substantial compliance with the site plan entitled, "Proposed Zoning Conditions Site Plan", prepared by Wolverton, dated 12-20-19.* The newly submitted 2022 site plan proposes the addition of an outdoor dog play area that was not a part of the previously approved site plan. The new condition would state: 1. Substantial compliance with the site plan entitled "[Camp Bow Wow](#)", prepared by INTERPLAN LLC., dated 07/20/22.

The requested SLUP is consistent with the *Comprehensive Plan and Zoning Ordinance*. 1807 Memorial Drive is located in Neighborhood Center (NC) future land use character area. The purpose and intent of a NC character area is to satisfy neighborhood residents' needs for goods and services by promoting a concentration of clustered residential and commercial uses (DeKalb County 2050 Plan, 35). There is currently a school, veterinarian office, gym, and a medical facility within the Parkview Plaza. Additionally, the site is adjacent to a Lidl grocery store, an AutoZone Auto Parts Store, YMCA, and a Residential Medium Lot-75 (R-75) zoning district is southwest of the site. NC shall promote "areas that act as a neighborhood focal point with a concentration of activities including retail, neighborhood commercial, professional office, moderate density housing, and public open space that are all easily accessible by pedestrians". The proposed modification of the project site for a dog daycare satisfies this goal. The location is within an existing shopping center with a concentration of other suitable neighborhood entities. The proposed use is consistent with adjoining zoning districts: Medium Density Residential (MR-2), Local Commercial (C-1), and Residential Medium Lot- 75 (R-75). The mixed-use of density between residential districts and small-scale commercial provide a stable setting for new businesses.

The mix of uses in the Plaza provide well-rounded offerings for the surrounding community. Local dog-owners with children can drop their children off at the school, drop their dog off at dog daycare, and purchase some groceries all while staying within the Parkview Plaza neighborhood center. With the veterinarian next door, local dog-owners can go to the same place for daycare and medical needs for their pets. The applicant has included that at the community meeting the surrounding community noted that there are several dog-owners that live in the area. It was discussed that dog daycares servicing the area are scarce and the service is in demand in this area. Concerns regarding waste management were addressed. The Camp Bow Wow Operations Manual requires daily cleaning of both the outdoor and indoor spaces. Odor is specifically mentioned in the manual which proscribes various techniques to eliminate odor. Some of which include the requirement of daily cleaning both the outdoor play area, the indoor spaces where the dogs are kept, and the lobby. As well as providing weekly sanitizing and deodorizing, offering a neutral PH, destroys bacteria like the system used in healthcare facilities to sterilize the environment. Additionally, Staff will perform deep steam cleans, this heat system kills over 99.9% of all bacteria.

As proposed, the site plan is a 10,277 square foot interior build out of an existing building for a dog daycare with an outdoor play area. The daycare shall reside in suite (B) within the Parkview Plaza's one-story building (20' height), which hosts four (4) other enterprises as previously discussed. The applicant has stated

that soundproofing will be installed in the building as to comply with *Section 4.2.11 (E6)*, “the portion of the building or structure in which animals are housed shall be adequately soundproofed to meet the minimum requirements of the county's noise ordinance.” There are no new buildings, only a new fenced-in (8’ fence) outdoor play area for the dogs. The fenced in play area will be located by the entrance of Camp Bow Wow, which is in the rear east portion of the building (Suite B). The outdoor play area will include a concrete flat slab, with turf layered on top. This area is supervised by workers to ensure animal safety.

Given the size, scale, and massing of adjacent and nearby lots and buildings, the outdoor addition is suitable. Because the project site is located within an existing shopping center there should be no significant adverse impacts on the environment or surrounding natural resources. Additionally, the existing building already satisfies the zoning development standards of an MU-4 zoning district (ingress/egress, setbacks, lot size, unit size, lot coverage, density, parking, building height, lot width, open space, etc.) except for *Section 4.2.11(D)*. *Section 4.2.11(D)* requires any building or enclosed structure for the housing of animals associated with a pet daycare to have a minimum setback of at least one hundred (100) feet and a setback of at least two hundred (200) feet from property zoned or used for residential. The purpose of this requirement is specific to the use, dog daycare. As is, the proposed use will be at least one hundred (100) feet from the nearest property line but will not be at least two hundred feet (200) feet from the nearest property zoned for residential uses. Currently, the site is approximately one hundred feet (100) from the nearest residentially zoned property. The applicant has not proposed any mitigation efforts but stated that they will be seeking a variance from *Section 4.2.11(D)* should the Special Land Use Permit is granted.

Therefore, the Department of Planning and Sustainability recommends “Approval with Condition”.

1. The application must receive approval of a variance from *Section 4.2.11 (D)* setback reduction from approximately 200 hundred feet (200) to one hundred feet (100) from the nearest property zoned for residential uses prior to the business operating.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR
JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: CZ-23-1246278

Parcel I.D. #: 15-179-08-001

Address: 1807 MEMORIAL DRIVE,

ATLANTA GA 30317

WATER:

Size of existing water main: 6" CI (~~ade~~quate/inadequate)

Distance from property to nearest main: _____

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger () adequate () inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28 (MGPD)

COMMENTS:

Signature: Yola Lewis



**DEKALB COUNTY GOVERNMENT
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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-23-1246250

Parcel I.D. #: 15-179-08-001

Address: 1807 MEMORIAL DRIVE

ATLANTA GA 30317

WATER:

Size of existing water main: 6" CI (~~ade~~quate/inadequate)

Distance from property to nearest main: _____

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes No If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger adequate inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28 (MGPD)

COMMENTS:

Signature: Yola Lewis

2/17/2023

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/17/2023

N5-2023-0068

LP-23-1246248 15-173-07-022

710 Fayetteville Road, Atlanta, GA 30316

Amendment

- Please review general comments.

N6-2023-0069

Z-23-1246248 15-173-07-022

710 Fayettevill Road, Atlanta, GA 30316

Amendment

- Please review general comments.

N7-2023-0070

CZ-23-1246278 15-179-08-001

1807 Memorial Drive, Atlanta, GA 30317

Amendment

- Please review general comments.
- Septic system installed on 1915 Memorial Drive on 05/15/1970, which may indicate septic installtion in surrounding area.

N8-2023-0071

SLUP-23-1246250 15-179-08-001

1807 Memorial Drive, Atlanta, GA 30317

Amendment

- Please review general comments.
- Septic system installed on 1915 Memorial Drive on 05/15/1970, which may indicate septic installtion in surrounding area.

ZONING COMMENTS – FEBRUARY 2023

N1 (LP-23-1246239), N2 (Z-23-1246238), N3 (LP-23-1246240), and N4 (Z-23-1246241): 1422 Rock Chapel Road. Rock Chapel Road is SR 124. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov) Rock Chapel Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N5 (LP-23-1246249) & N6 (Z-23-1246248): 710 Fayetteville Road (47 Multi-family Units). The zoning is dependent on the conditions for 15 173 07 048, 15 173 07 002 and 15 173 07 018. Provide inter-parcel multimodal connectivity.

N7 (CZ-23-1246278) & N8 (SLUP-23-1246250): 1807 Memorial Drive. Memorial Drive is State Route 154. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov) The right of way in front of this property is within the City of Atlanta. City of Atlanta review and approval of improvements/access approval required for Memorial Drive. My suggestion would be to make the access point on Memorial Drive a right in/right out and provide primary access at the signal at Wilkinson Drive at Memorial Dr. This would be a City of Atlanta/GDOT decision. Wilkinson Drive and Warren Drive are local streets. DeKalb County Zoning Code (section 5.4.3) and Land Development Code (Section 14-190) require: Right of way dedication of 27.5 feet from centerline, 12 feet of pavement with curb and gutter, a 5-foot sidewalk (Zoning Code) located 6 feet from back of curb. Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov).

N9 (CZ-23-1246251): 7006 Covington Hwy. Covington Hwy is State Route 12. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Covington Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Wellington Walk Place will be a local street. Whether public or private, it needs to be improved to public street standards. DeKalb County Zoning Code (section 5.4.3) and Land Development Code (Section 14-190) require: Right of way dedication of 55 feet (If public), 24 feet of pavement with curb and gutter, a 5-foot sidewalk (Zoning Code) located 6 feet from back of curb. Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Interior streets to remain private. If Wellington Walk remains private, then the HOA will provide funding for ongoing maintenance. Connect sidewalk between Covington Hwy and the existing sidewalks on Wellington Walk Place. Upgrade ADA ramp on the northwest corner of Covington Hwy at Wellington Walk with an ADA ramp of modern standards with truncated domes. Add ADA ramps with truncated domes crossing proposed driveway of townhomes. Provide a pedestrian connection to the townhomes to the sidewalk.

N10 (SLUP-23-1246256): 4434, 4450, 4466 Memorial Drive. Memorial Drive is State Route 10. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov) GDOT MMIP coordination is also required for the I-285 managed lanes project prior to permitting. Contact Tim Matthews, PM (TMatthews@dot.ga.gov) Dedicate right of way or easements needed for the MMIP project, as required. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Northern Ave is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever

greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov) Eliminate right in/right out access point on Northern Ave. Only one access point allowed on Northern Ave. No access allowed from Memorial Drive.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control (those sections have been amended recently, and available in Municode), to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.
- (2) The county codes require the hydrology study to model the existing conditions as wooded
- (3) Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control (those sections have been amended recently, and available in Municode), to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.
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**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-7

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

N-7-2025 0072

Case No.: CZ-23-1246278

Parcel I.D. #: 15-179-08,001

Address: 1807

MEMORIAL DR,
ATLANTA GA. 30317

Adjacent Roadway (s):

(classification)	(classification)

Capacity (TPD) _____ Latest Count (TPD) _____ Hourly Capacity (VPH) _____ Peak Hour. Volume (VPH) _____ Existing number of traffic lanes _____ Existing right of way width _____ Proposed number of traffic lanes _____ Proposed right of way width _____	Capacity (TPD) _____ Latest Count (TPD) _____ Hourly Capacity (VPH) _____ Peak Hour. Volume (VPH) _____ Existing number of traffic lanes _____ Existing right of way width _____ Proposed number of traffic lanes _____ Proposed right of way width _____
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Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<p><i>Plans and field reviewed, No problem that would interfere with Traffic flow.</i></p>

Signature: *Jerry White*



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-8

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

N-8-2023-0571

Case No.: SLup-23-1246250

Parcel I.D. #: 15-179-08; 001

Address: 1807

Memorial Dr.
Atlanta GA. 30317

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

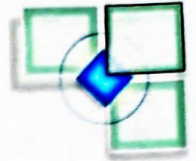
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed. No problem that would interfere with Traffic flow.

Signature: Jerry White



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: Celina Lane c/o Battle Law, P.C.

Daytime Phone #: 404-723-6266 Fax #: 404-745-0045

Mailing Address: 3562 Habersham at Northlake Building J Suite 100 Tucker, GA 30084

E-mail: mlb@battlelawpc.com

OWNER NAME: Ivy Preparatory Academy Incorporated
 (If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-622-2727 Fax #: N/A

Mailing Address: 1807 Memorial Drive Atlanta, GA 30317

E-mail: N/A

SUBJECT PROPERTY ADDRESS OR LOCATION: 1807 Memorial Drive Atlanta, GA 30317

_____, DeKalb County, GA, _____

District(s): 04 Land Lot(s): _____ Block(s): _____ Parcel(s): 15 179 08 001

Acreage or Square Feet: 9.87 Commission District(s): 04 Existing Zoning: MU-4

Proposed Special Land Use (SLUP): Doggy daycare.

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____ Signature of Applicant: [Signature]
 (Check One)

Print Name of Applicant: Celina Lane c/o Battle Law, P.C.

Notary Signature and Seal:

[Signature]

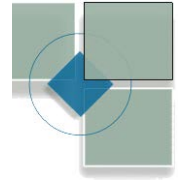


DeKalb County Department of Planning & Sustainability



Lee May
Interim Chief Executive Officer

Andrew Baker
Director



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST (SUBMIT 4 COMPLETE, COLLATED SETS OF APPLICATION DOCUMENTS)

- _____ 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- _____ 2. Hold a **Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- _____ 3. **Application Form**. Form must be completely filled out and be the first page of packet.
- _____ 4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
 - _____ a. is signed and notarized by all owners of the subject property;
 - _____ b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - _____ c. includes a warranty deed, if ownership is less than 2 consecutive years.
- _____ 5. **Written Legal Description** of subject property, in metes and bounds.
- _____ 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - _____ a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - _____ b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - _____ c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - _____ d. Notation of the total acreage or square footage of the subject property;
 - _____ e. Landscaping, trees, open space, and undisturbed buffers;
 - _____ f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - _____ g. Four copies of site plans:
 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 2. Site plan reduced to 8 ½" x 11". 4 copies
- _____ 7. **Building Elevations**, renderings or details of materials proposed for compliance to Article 5.
- _____ 8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc. Include any statement of conditions agreed upon by the applicant.
- _____ 9. Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors specified in Article 7.4.
- _____ 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- _____ 11. **Application fee - \$400.00**. Payable to DeKalb County.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Lina Lane Phone: 678-446-8451 Email: linallane@gmail.com

Property Address: 1807 Memorial Dr. SE

Tax Parcel ID: 15 179 08 001 Comm. District(s): 3 & 6 Acreage: existing commercial suite

Existing Use: _____ Proposed Use: dog daycare, boarding (primary), grooming, indoor/outdoor play areas

Supplemental Regs: Sec. 4.2.11 Overlay District: N/A DRI: N/A

Rezoning: Yes _____ No x

Existing Zoning: MU-4 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No x

Existing Land Use: NC Proposed Land Use: _____ Consistent X Inconsistent _____

Special Land Use Permit: Yes _____ No x Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): CZ-77126, CZ-07-13809, CZ-09-15783, CZ-10-16426, CZ-20-1243618

Condition(s) to be modified:

Modify use conditions to include dog daycare, boarding (primary), grooming, indoor/outdoor play areas

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign
 Disclosure: Zoning Conditions: Community Council Meeting: Public
 Notice, Signs: Tree Survey, Conservation: _____ Land Disturbance Permit (LDP):
 _____ Sketch Plat: _____ Bldg. Permits: Fire Inspection: _____ Business License:
 _____ State License: _____ Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO
 STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: no Mix of Uses: no Open Space: _____
 Enhanced Open Space: NONE Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle:
 _____ Screening: _____ Streetscapes: _____ Sidewalks: ' Fencing/Walls: for outdoor
 dog play area Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials:
 stone, brick, & wood _____ Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____
 Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances: _____ distance separation requirements per Sec. 4.2.11 _____

Comments:

Planner: Brandon White Date 11/1/22

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: Dec. 20, 2022

TO WHOM IT MAY CONCERN:


(I) (WE) Ivy Preparatory Academy Incorporated
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Celina Lane c/o Battle Law P.C.
Name of Agent or Representative

to file an application on (my) (our) behalf.


Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary

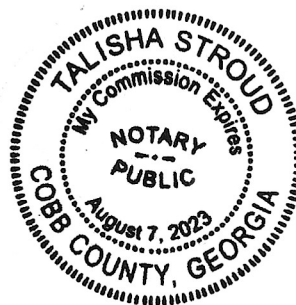


Signature of Applicant /Date

Check one: Owner Agent _____

August 7, 2023

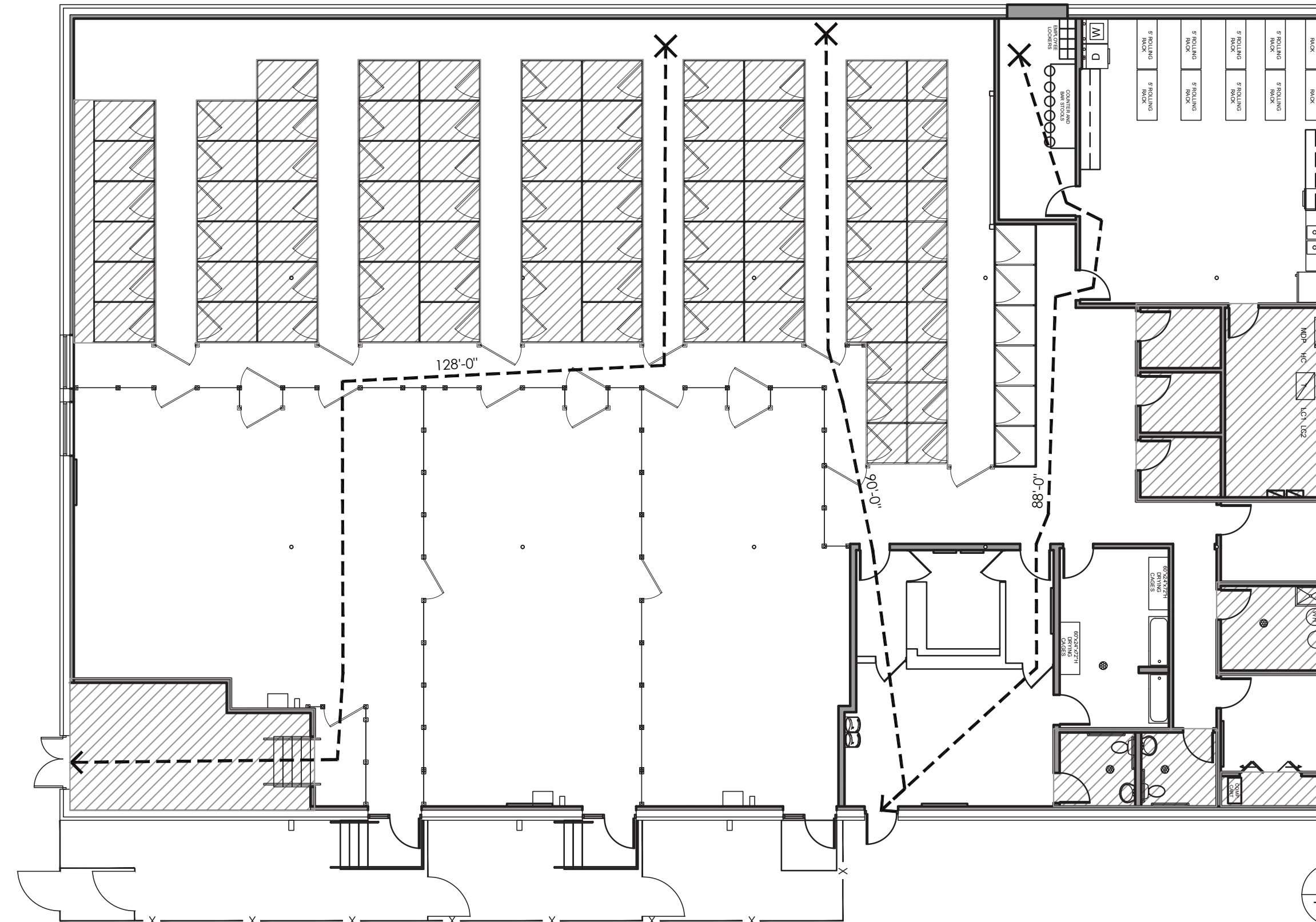
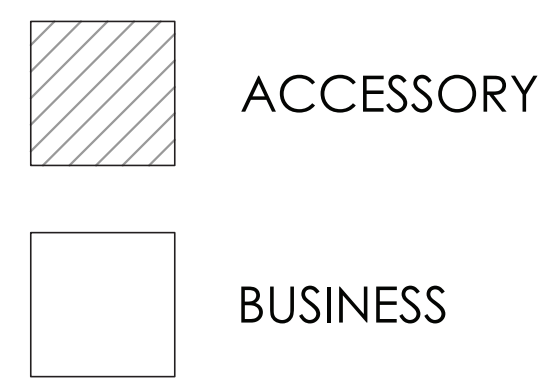
Expiration Date/ Seal



*Notary seal not needed if answer is "no".



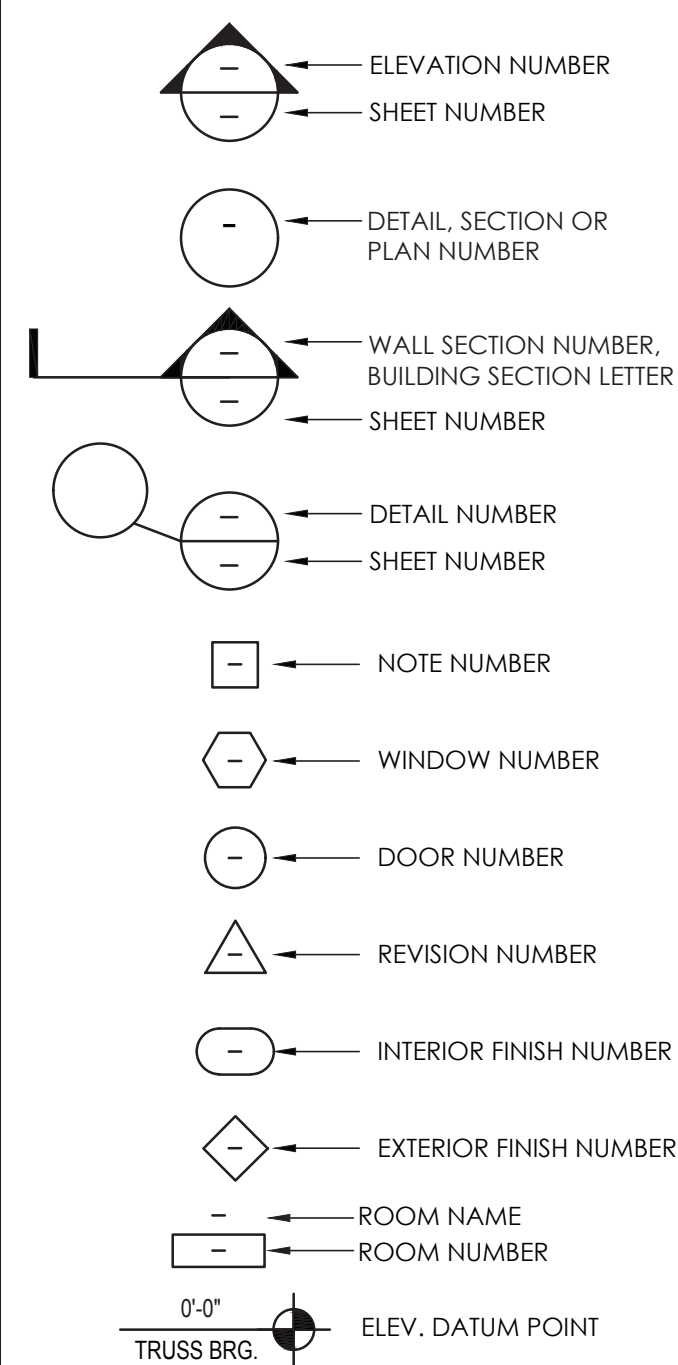
1807 MEMORIAL DR.
ATLANTA, GA



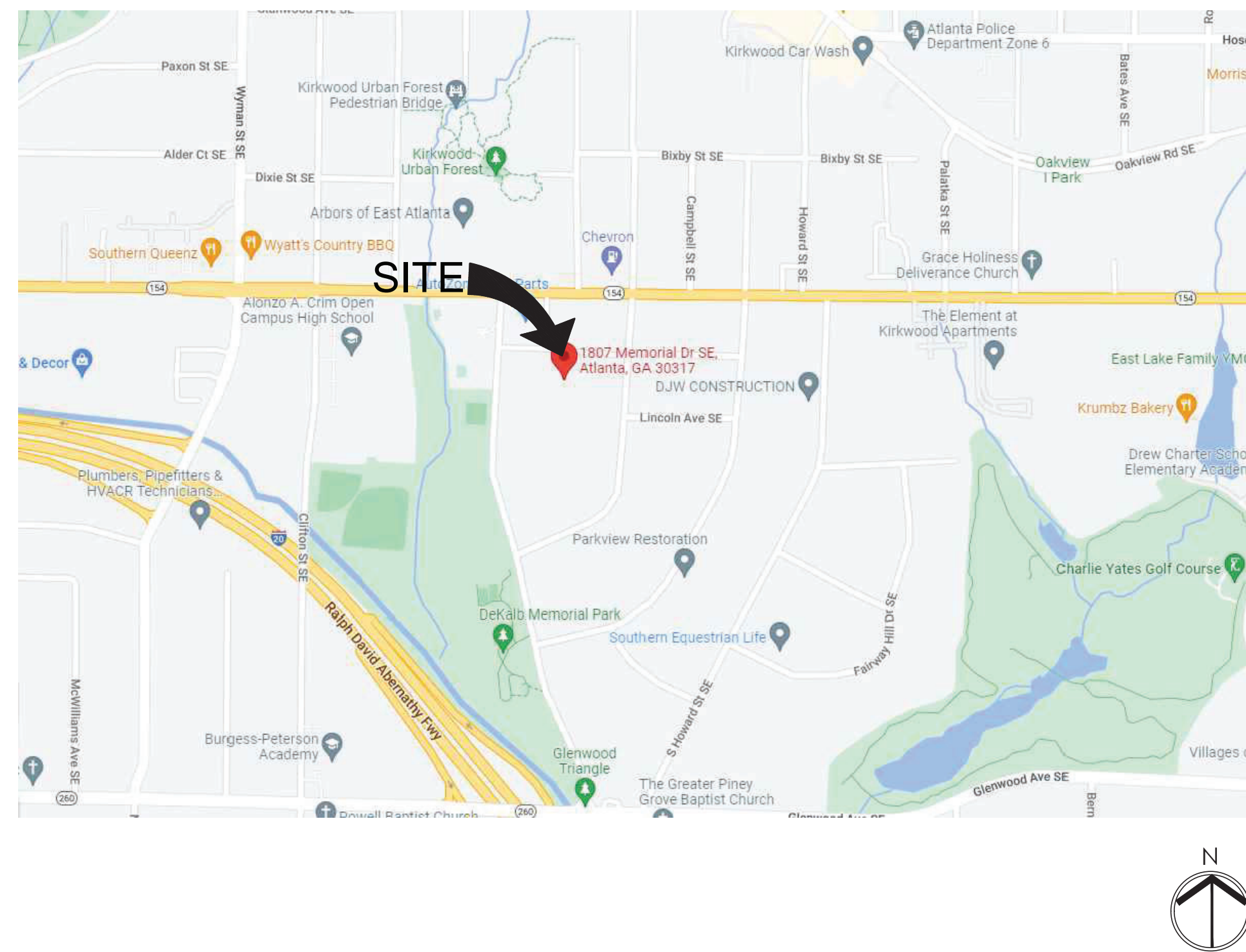
ABBREVIATIONS

AC	AIR CONDITIONING	NOM	NOMINAL
AFF	ABOVE FINISH FLOOR	NTS	NOT TO SCALE
AHU	AIR HANDLING UNIT	OC	ON CENTER
AL	ALUMINUM	OPP	OPPOSITE
ASPH	ASPHALT	PLYWD	PLYWOOD
AT	ALUMINUM THRESHOLD	PREFAB	PREFABRICATED
BD	BOARD	PSF	POUNDS PER SQUARE FOOT
BLKT	BLANKET	PT	PAINT
CJ	CONTROL JOINT	QT	QUARRY TILE
CLG	CEILING	R	RISER
CMU	CONCRETE MASONRY UNIT	REBAR	REINFORCING BAR
COL	COLUMN CONC CONCRETE	REF	REFERENCE
CONT	CONTINUOUS	REFIN	REINFORCE
CPT	CARPET	REQ'D	REQUIRED
CT	CERAMIC TILE	RO	ROUGH OPENING
C/L	CENTER LINE	RTU	ROUGH TOP UNIT
DBL	DOUBLE	SB	SPLASHBLOCK
DF	DRINKING FOUNTAIN	SHLV	SHELVS
DIA	DIAMETER	SIM	SIMILAR
DIM	DIMENSION	SPEC	SPECIFICATION
DN	DOWN	SS	STAINLESS STEEL
DS	DOWN SPOUT	STL	STEEL
EA	EACH	STOR	STORAGE
EBS	EFFINGHAM BUILDERS SUPPLY	SUSP	SUSPENDED
EJ	EXPANSION JOINT	T	TREAD
ELEC	ELECTRICAL	TELE	TELEPHONE
ELEV	ELEVATION	TPD	TOILET PAPER DISPENSER
EQ	EQUAL	TYP	TYPICAL
EXIST	EXISTING	UNO	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN	VCT	VINYL COMPOSITION TILE
FE	FIRE EXTINGUISHER	VERT	VERTICAL
FF	FINISH FLOOR	VIF	VERIFY IN FIELD
FR	FIRE RATED	VT	VINYL THRESHOLD
GALV	GALVANIZED	WC	WATER CLOSET
GYPBD	GYPSON BOARD	WD	WOOD
HC	HANDICAPPED	WP	WATERPROOF
HD	HEARTLAND DENTAL	WWF	WELDED WIRE FABRIC
HDW	HARDWARE	W	WITH
HM	HOLLOW METAL		
HVAC	HEATING, AIR CONDITIONING, &		
VENT			
INSUL	INSULATION		
MAS	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MO	MASONRY OPENING		
MR	MIRROR/MOISTURE RESISTANT		
MT	MARBLE THRESHOLD		
MTL	METAL		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		

DRAWING SYMBOLS



VICINITY MAP



PROJECT TEAM

OWNER
POMO, LLC
653 NORTH HIGHLAND AVE
ATLANTA, GA 30306
CONTACT: LINA LANE
EMAIL: LINA.LANE@CAMPBOWWOW.COM
OR
2406 WHITES MILL LN.
DECATUR, GA 30032
CONTACT: TOON ARPAICHRARATANA
EMAIL: YAJAJARPAICHRARATANA@CAMPBOWWOW.COM

ARCHITECT
INTERPLAN LLC
ARCHITECT OF RECORD:
KIMBERLY PAVLIK
ONE SOUTH 280 SUMMIT AVE, STE D
OAKBROOK TERRACE, IL 60181
CONTACT: TOM NUTLEY
TEL. 630.932.2336
EMAIL: tnutley@interplanllc.com

MECHANICAL, ELECTRICAL, PLUMBING
LARSON ENGINEERING, LLC.
1488 BOND ST., SUITE 100
NAPERVILLE, IL 60563
PH: 630.357.540
E-MAIL: JLATOCHA@LARSONENGINEERING.COM
CONTACT: JOE LATOCHA

STRUCTURAL
BRITT PETERS AND ASSOCIATES, INC.
999 WATERSIDE DR. SUITE 2202
NORFOLK, VA, 23510
PH: 757.965.5710
E-MAIL: daltman@brittpeters.com
CONTACT: DENNIS ALTMAN

DRAWING INDEX

REVISION #	GENERAL
T1.0	COVER SHEET STANDARDS
	ACCESSIBILITY STANDARDS
	ARCHITECTURAL
A1.0	FIRST FLOOR PLAN
A1.1	ENLARGED FRONT OF HOUSE PLAN
A1.2	INTERIOR / RESTROOM ELEVATIONS
A1.3	WALL SECTIONS AND DETAILS
A1.4	DETAILS
A2.0	FLOOR FINISH PLAN
A2.1	FINISH DETAILS
A3.0	FIRST FLOOR REFLECTED CEILING PLAN
A4.0	RECEPTION DESK DETAILS
A4.1	RECEPTION DESK FINISHES
A5.0	EXTERIOR ELEVATIONS
A6.0	DOOR SCHEDULE
A6.1	FINISH SCHEDULE
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
	STRUCTURAL
S-1	GENERAL STRUCTURAL NOTES
S-2	ROOF FRAMING PLAN
	MECHANICAL
M0.0	MECHANICAL SPECIFICATIONS
M0.1	MECHANICAL SPECIFICATIONS
M1.0	MECHANICAL PLAN
M2.0	MECHANICAL SCHEDULES
M2.1	MECHANICAL SCHEDULES
M2.2	MECHANICAL SCHEDULES
M2.3	MECHANICAL SCHEDULES
M2.4	MECHANICAL SCHEDULES
M2.5	MECHANICAL SCHEDULES
M2.6	MECHANICAL SCHEDULES
	PLUMBING
P0.0	PLUMBING SYMBOLS AND ABBREVIATIONS
P0.1	PLUMBING SPECIFICATIONS
P1.0	PLUMBING WASTE AND VENT FLOOR PLAN
P2.0	PLUMBING DOMESTIC WATER FLOOR PLAN
P3.0	PLUMBING SCHEDULES AND DETAILS
P4.0	PLUMBING SCHEDULES AND DETAILS
P5.0	COMCHECK
P5.1	COMCHECK
	ELECTRICAL
E0.0	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E0.1	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL POWER FLOOR PLAN
E1.1	ELECTRICAL POWER ROOF PLAN
E2.0	ELECTRICAL LOW VOLTAGE PLAN
E3.0	ELECTRICAL LIGHTING PLAN
E4.0	ELECTRICAL SCHEDULES
E4.1	ELECTRICAL SCHEDULES
E4.2	ELECTRICAL SCHEDULES
E4.3	ELECTRICAL SCHEDULES
E4.4	ELECTRICAL SCHEDULES

SEPARATE PERMITS

- SIGNAGE SYSTEM IS NOT WITHIN THE SCOPE OF THIS PERMIT. SUBMIT DRAWINGS TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES PRIOR TO INSTALLATION.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR BUILDING DEPARTMENT APPROVAL PRIOR TO INSTALLATION OF SPRINKLER SYSTEM. FIRE SPRINKLER SYSTEM TO MEET REQUIREMENTS OF NFPA 13, THE STATE AND LOCAL FIRE MARSHALL OR WHICHEVER IS MORE STRINGENT. CONTRACTOR TO VERIFY EXISTING CONDITIONS FOR WATER SERVICE AND PROVIDE LINE ITEMS FOR ANY ADDITIONAL WORK WHICH MAY BE REQUIRED FOR INSTALLATION OF FIRE SPRINKLER SYSTEM.
 - FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE PROPER AUTHORITIES IN THIS JURISDICTION. THESE SHOP DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO: BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, MANUFACTURER/MODEL NUMBER/LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS.
- OUTDOOR PLAY YARD FENCES, SIGNAGE, AND FIRE ALARM ARE DEFERRED SUBMITTALS BY OTHERS.

PROJECT SCOPE

INTERIOR BUILD-OUT OF AN EXISTING BUILDING FOR A DOG DAYCARE / OVERNIGHT BOARDING FACILITY.

PROJECT DATA

PROJECT LOCATION: ATLANTA, GA
PROJECT DESCRIPTION: TENANT BUILD-OUT

CURRENT CODES AND STANDARDS:

BUILDING:	2018 INTERNATIONAL BUILDING CODE
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2018 INTERNATIONAL PLUMBING CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE
ENERGY:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
ACCESSIBILITY:	2018 INTERNATIONAL BUILDING CODE

BUILDING AREA:
SINGLE STORY BUILDING, FULLY SPRINKLERED

OCCUPANCY TYPE (IBC 304.1):
BUSINESS GROUP B

CONSTRUCTION TYPE (IBC 604.1):
EXISTING II-B CONSTRUCTION

ALLOWABLE BUILDING HEIGHT (IBC 504.3):
OCCUPANCY: BUSINESS USE, TYPE IIB CONSTRUCTION, FULLY SPRINKLERED
MAX. HEIGHT: 55'-0"
ACTUAL HEIGHT: 20'-0"

ALLOWABLE BUILDING AREA (IBC 506.2)
OCCUPANCY: BUSINESS USE, TYPE IIB CONSTRUCTION, FULLY SPRINKLERED
ALLOWED AREA: 92,000 S.F.
ACTUAL AREA: 10,227 S.F.

OCCUPANT LOAD (IBC 1004.5) BASED ON 10,227 S.F. BUILDING:
BUSINESS AREAS: 7,340/150 SF PER PERSON=49
ACCESSORY AREAS: 2,887=0

TOTAL MAX. OCCUPANT LOAD: =49

EGRESS WIDTH PER OCCUPANT SERVED (IBC 1005):
NUMBER OF EXITS
EGRESS REQUIRED: 2; EGRESS PROVIDED: 2

EGRESS WIDTH (IBC 1006):
OCCUPANCY
BUSINESS OCCUPANCY
WITH SPRINKLER SYSTEM

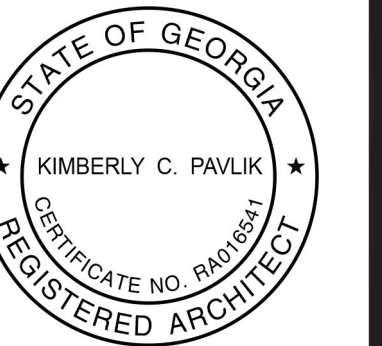
EGRESS WIDTH PER OCCUPANT SERVED
0.20 INCHES PER OCCUPANT
49 x 0.20' = 9.8" MINIMUM
[2] 36" WIDE = 72" TOTAL
PROVIDED 72" - FROM BUILDING

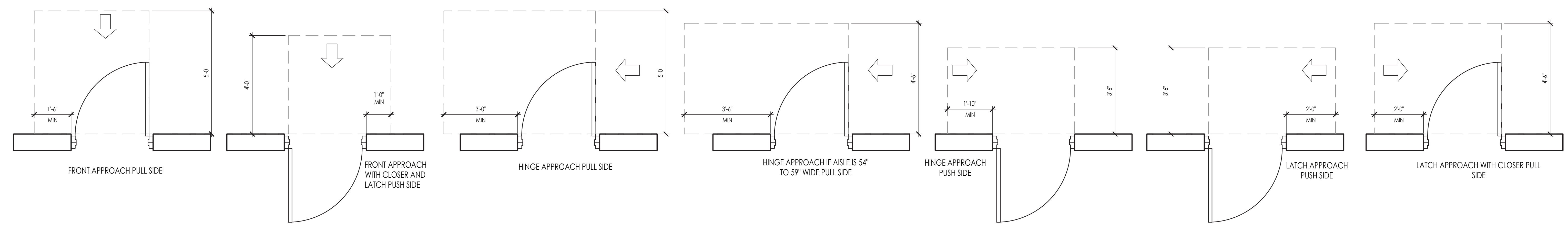
EXIT ACCESS TRAVEL DISTANCE (2019 INTERNATIONAL BUILDING CODE)
SPRINKLERED: YES
MAX. LENGTH : 200 FEET
MAX. LENGTH PROVIDED: 128'-0" FEET

PLUMBING FIXTURE REQUIREMENTS [2019 IPC TABLE 403.1] OCCUPANCY

WATER CLOSETS: 1 PER 25 FOR THE FIRST 50
(2) REQUIRED, (2) PROVIDED
LAVATOIRES: 1 PER 40 FOR THE FIRST 80
(2) REQUIRED, (2) PROVIDED
MOP SINK: (1) REQUIRED, (1) PROVIDED
DRINKING FOUNTAINS: (2) PROVIDED

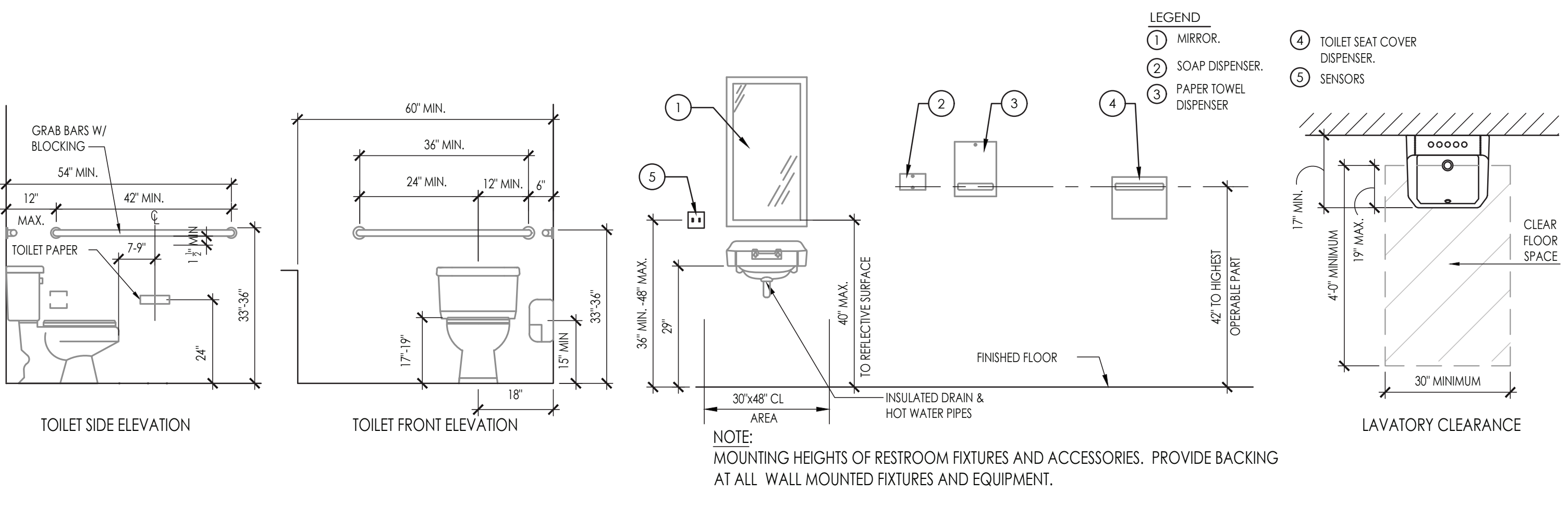
TOILET-ROOMS: (2) REQUIRED, (2) PROVIDED





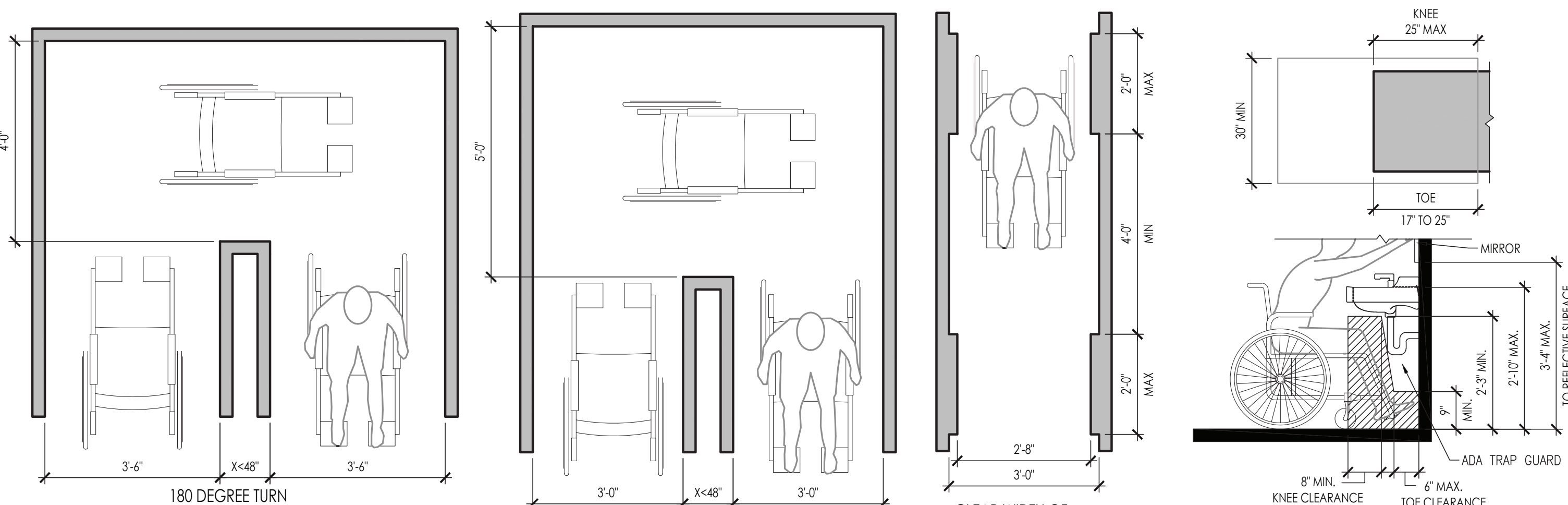
1 MANEUVERING CLEARANCE AT SWINGING DOORS
SCALE: N.T.S.

- ENTRANCES / DOORS:**
- PROVIDE METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
 - ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
 - EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES.
 - WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE. PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE ARE ALLOWABLE.
 - HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MIN AND 48" ABOVE THE FLOOR.
 - THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 40 INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48 INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE".
 - THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.
 - THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2-INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" INCH AND 1/2-INCH SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2.
 - THE BOTTOM 10-INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
 - A NARROW FRAME WITH A BEVELLED TOP (30 DEGREES MAX. BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10-INCH UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS. REFER TO SECTION 404.2.8 OF ICC/ANSI.

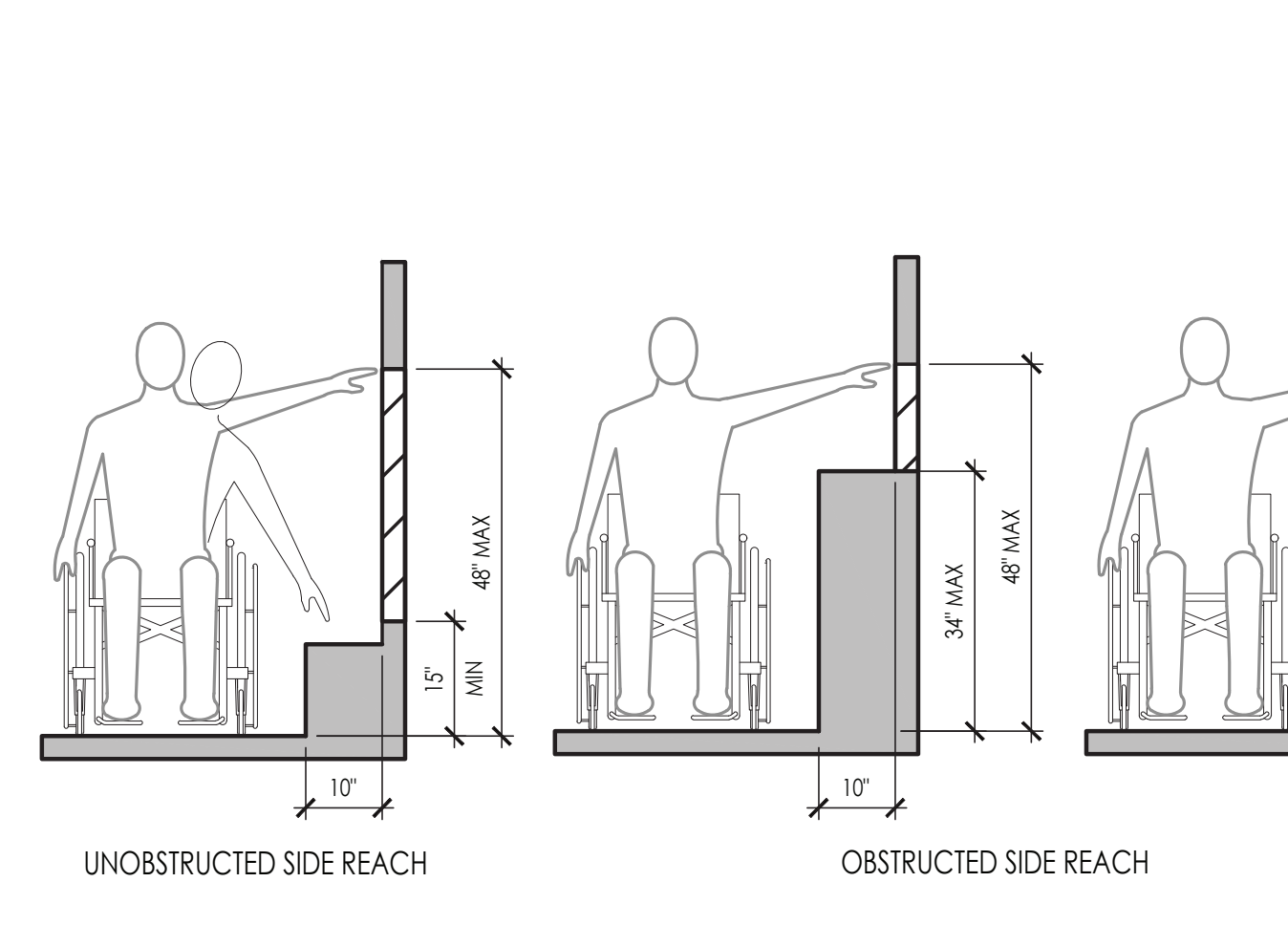


2 GENERAL ACCESSIBILITY DETAILS AND NOTES
SCALE: N.T.S.

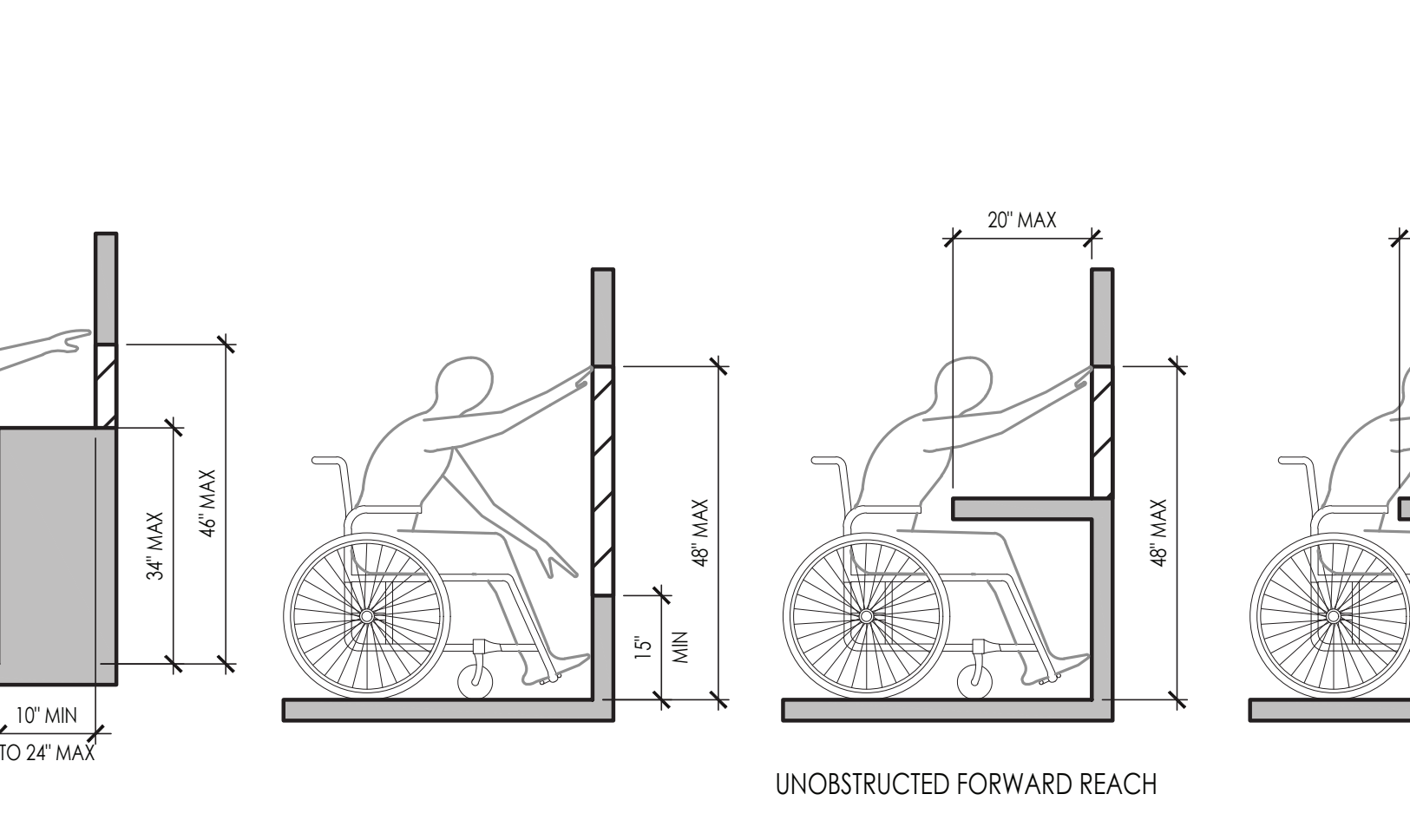
- 5/8" HIGH BY 1/32" RAISED LETTERING (UNLESS NOTED OTHERWISE)
- GRADE 2 BRAILLE POSITIONED DIRECTLY BELOW TEXT
- 1/32" RAISED PICTOGRAM WITH 70% CONTRASTING BETWEEN BACKGROUND AND TEXT. FINISH TO BE EGGSHELL
- COLOR TO BE BLUE BACKGROUND WITH WHITE LETTERS
- SEE ELEVATION FOR MOUNTING INFORMATION



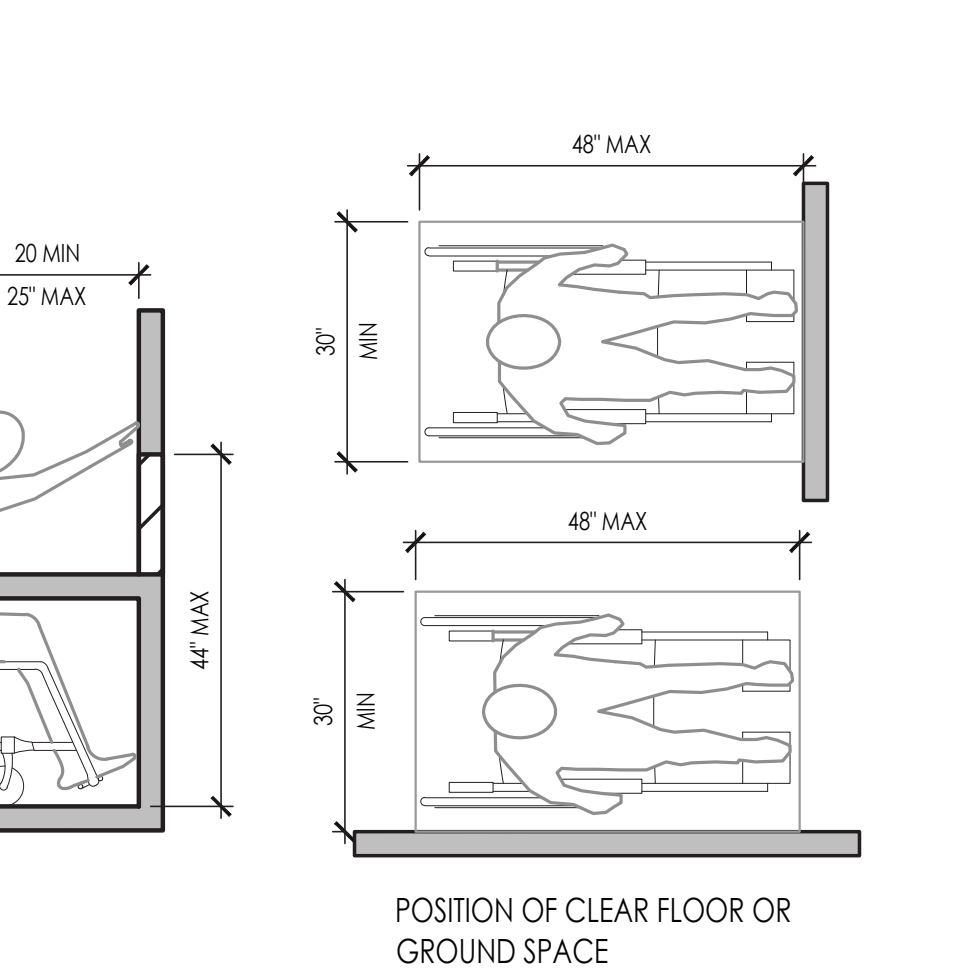
5 CLEAR WIDTH AT TURNS AND ACCESSIBLE ROUTES
SCALE: N.T.S.



4 KNEE AND TOE CLEARANCE
SCALE: N.T.S.



3 ACCESSIBILITY SIGNAGE DETAILS
SCALE: N.T.S.



6 MINIMUM CLEARANCES FOR FRONT, SIDE REACH AND CLEAR FLOOR SPACE
SCALE: N.T.S.



CORRIDORS AND AISLE:

- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
- EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET 8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT. CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1 1/2 INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

SANITARY FACILITIES:

- ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER SHALL BE PROVIDED AT DOOR. THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MIN BY 18" MIN. SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MIN AND 60" MAX ABOVE FLOOR.
- CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 54" MIN. MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE.
- WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF TOILET SEAT.
- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET BOWL. NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 17-INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
- A CLEAR FLOOR SPACE 30-INCHES WIDE X 48-INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
- LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29-INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30-INCHES IN WIDTH WITH 8-INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WITH AND SHALL BE A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17-INCHES DEEP FROM THE FRONT OF THE LAVATORY.
- A PROJECTION OF LAVATORY BOWL INTO THE 8-INCH CLEAR SPACE, THEREBY REDUCING THE CLEAR HEIGHT BELOW THE LAVATORY TO NO LESS THAN 27-INCHES AT 8-INCHES BACK FROM THE APRON, MEETS THE REQUIREMENT FOR PROVIDING KNEE CLEARANCE.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7.9 INCHES IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

GRAB BARS:

- GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33-INCHES ABOVE AND PARALLEL TO THE FLOOR.
- GRAB BARS AT THE SIDE SHALL BE AT LEAST 42-INCHES LONG MOUNTED AT A MAX. 12" FROM THE REAR WALL, AND GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36-INCHES LONG, AND EXTEND 12" MIN. TO ONE SIDE & 24" TO THE OTHER.
- THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCHES TO 1-1/2 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- IF THE GRAB BAR IS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES.
- A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- EDGES SHALL HAVE MINIMUM RADIUS OF 1/8-INCH.

TELEPHONES:

- IF PUBLIC TELEPHONES ARE EXISTING, IT'S THE OWNER'S RESPONSIBILITY TO NOTIFY THE TELEPHONE COMPANY TO GUARANTEE/CERTIFY THAT TELEPHONES ARE ADA COMPLIANT.



NO	DATE	REMARKS
1	8/19/2022	ISSUE FOR PERMIT (ISSUED/RELEASED FOR CONSTRUCTION)
2		

REVISIONS

CAMP BOW WOW
1807 MEMORIAL DR.
ATLANTA, GA.

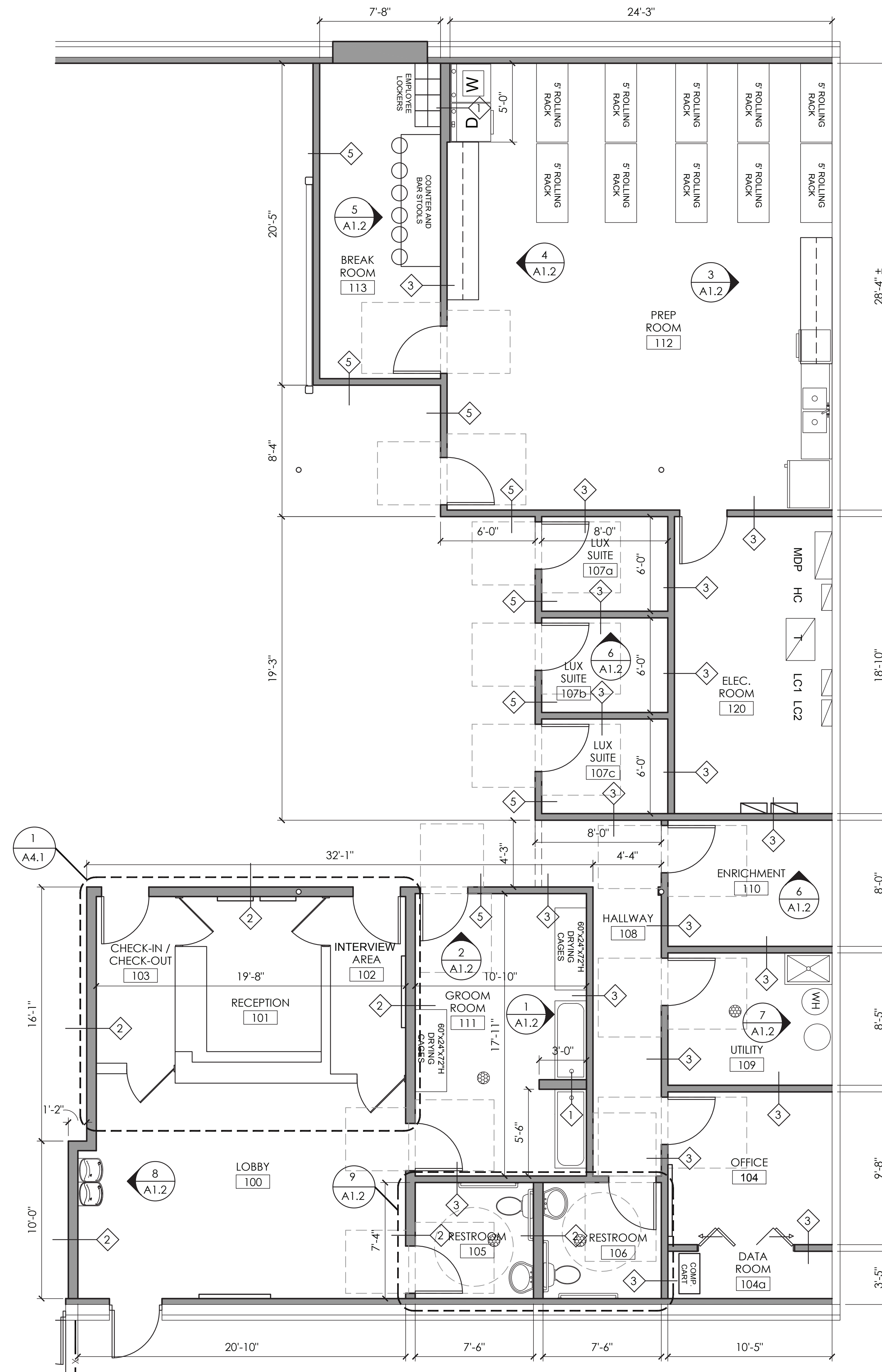
PROJECT NO: 2022.0434
DATE: 7.20.2022

A1.1
ENLARGED FRONT OF HOUSE
PLAN

CHECKED: JS DRAWN: TN

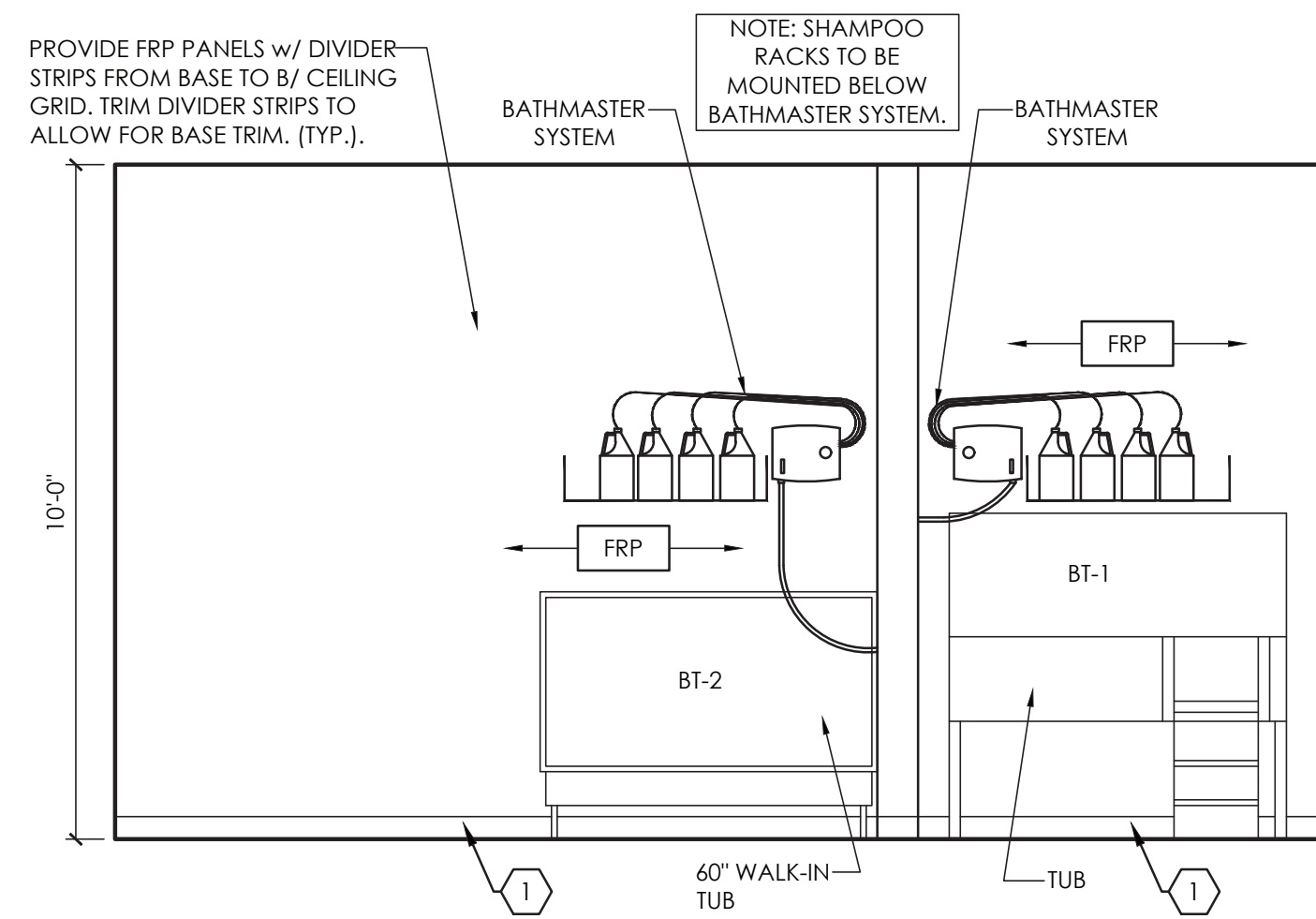
CEILING AND FLOORING MUST
BE INSTALLED BEFORE DESK.
WALL FINISHES MUST BE
INSTALLED AFTER DESK

NOTE:
SEE SHEET A1.3 FOR
WALL TYPES

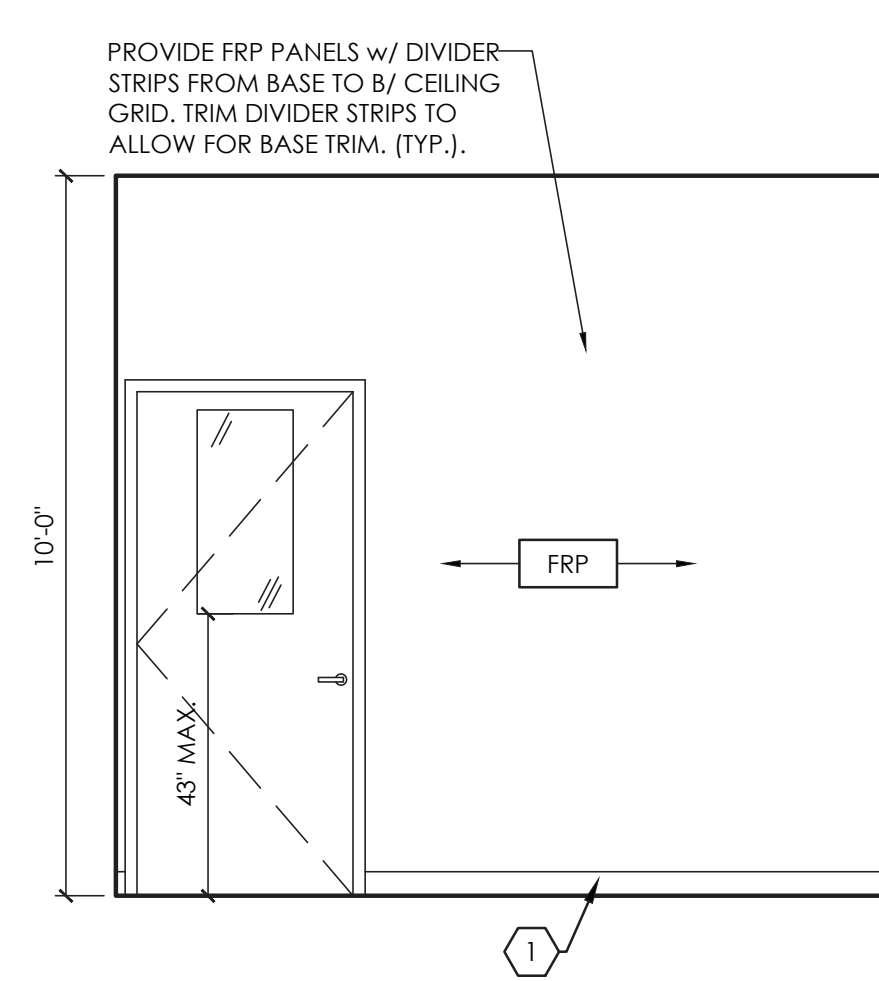


1 ENLARGED FRONT OF HOUSE PLAN
SCALE: 3/16" = 1'-0"

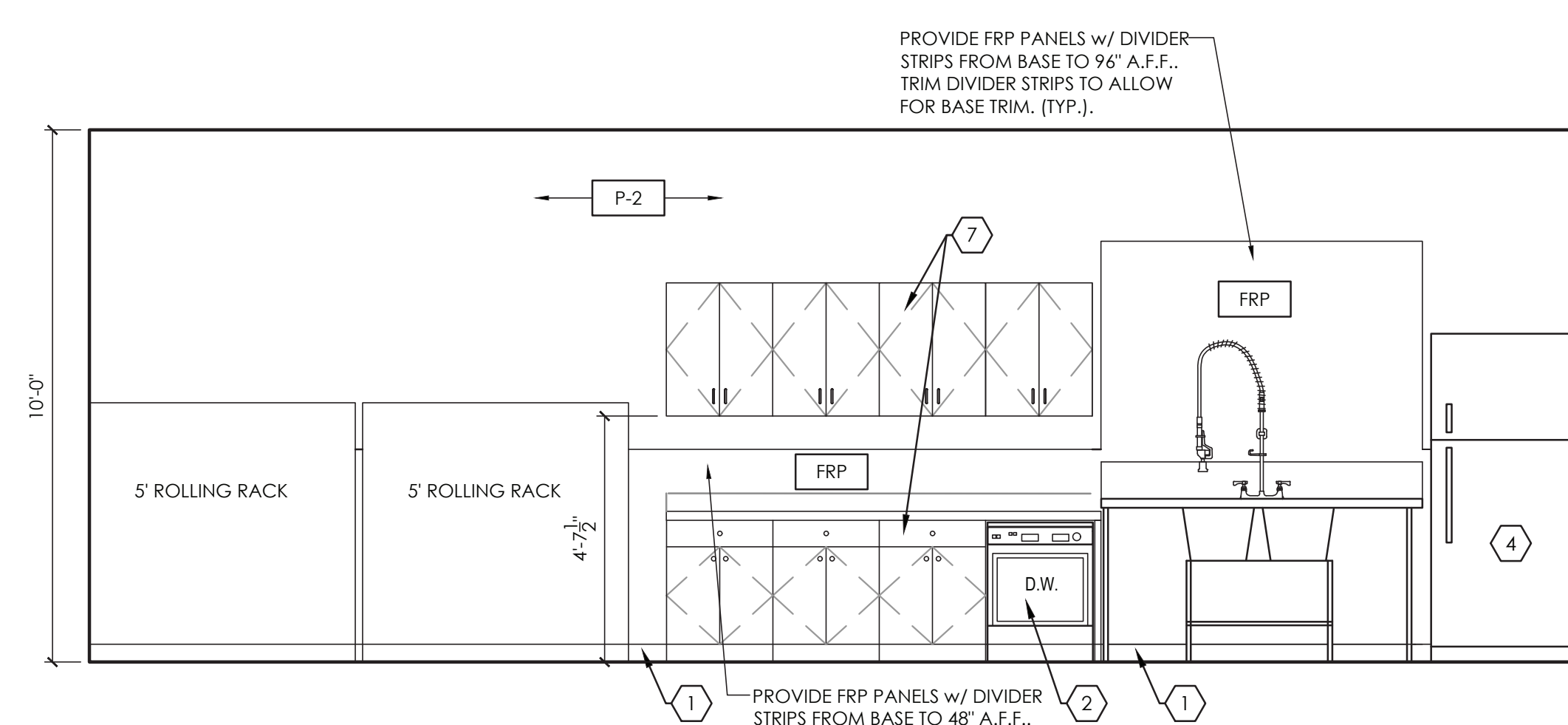




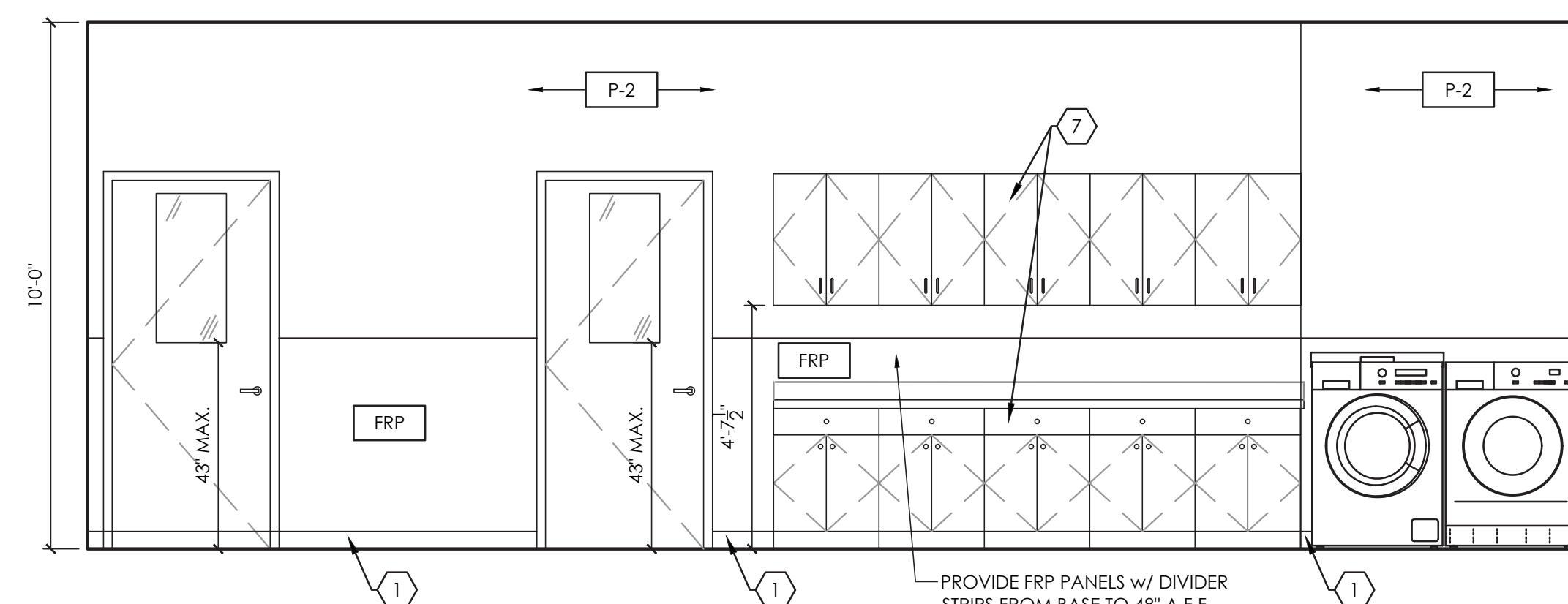
1 GROOM ROOM ELEV.
SCALE: 3/8" = 1'-0"



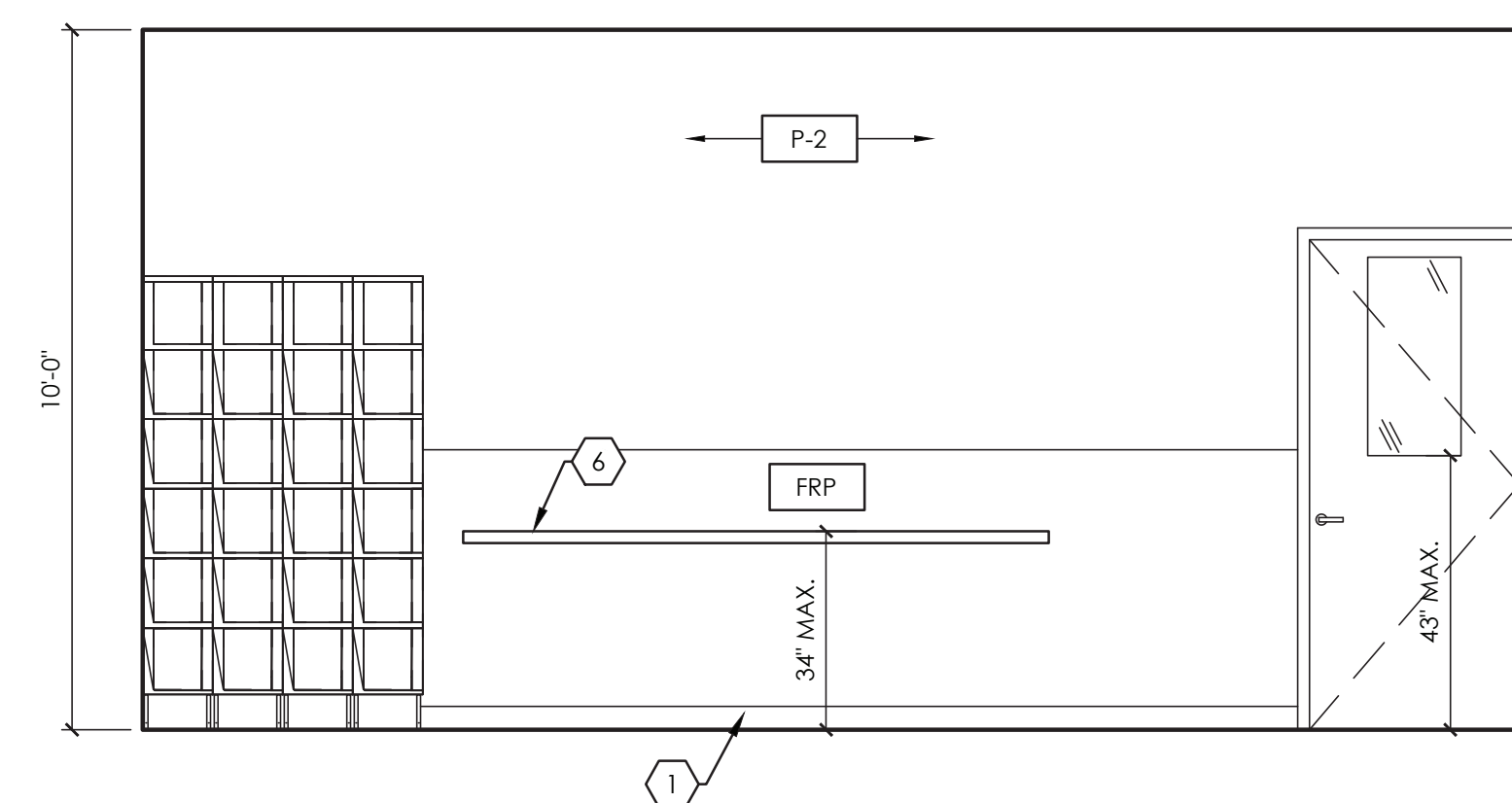
2 GROOM ROOM ELEV.
SCALE: 3/8" = 1'-0"



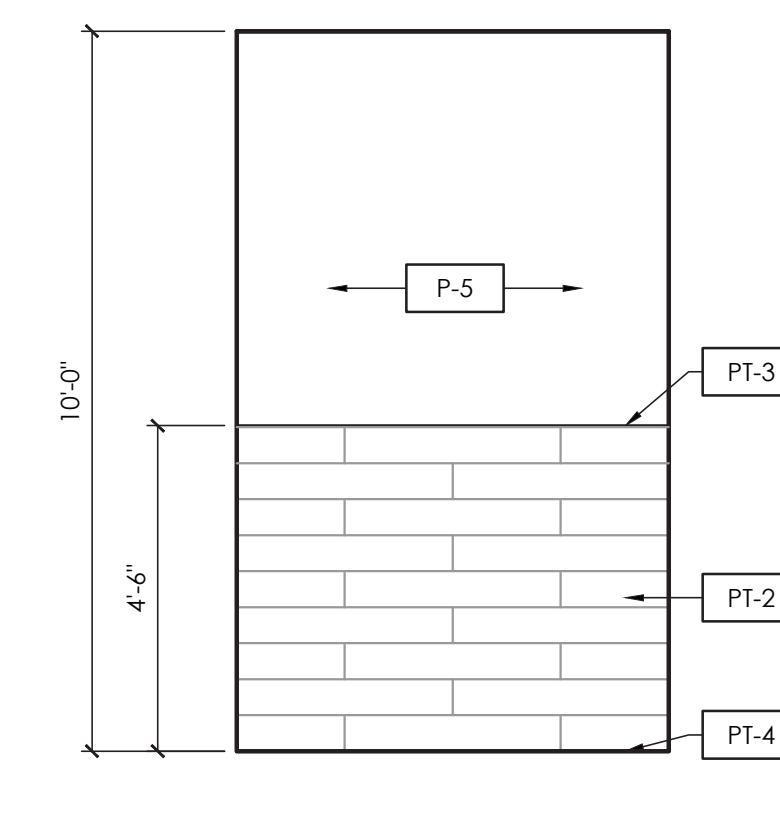
3 PREP / BREAK ROOM ELEV.
SCALE: 3/8" = 1'-0"



4 PREP / BREAK ROOM ELEV.
SCALE: 3/8" = 1'-0"

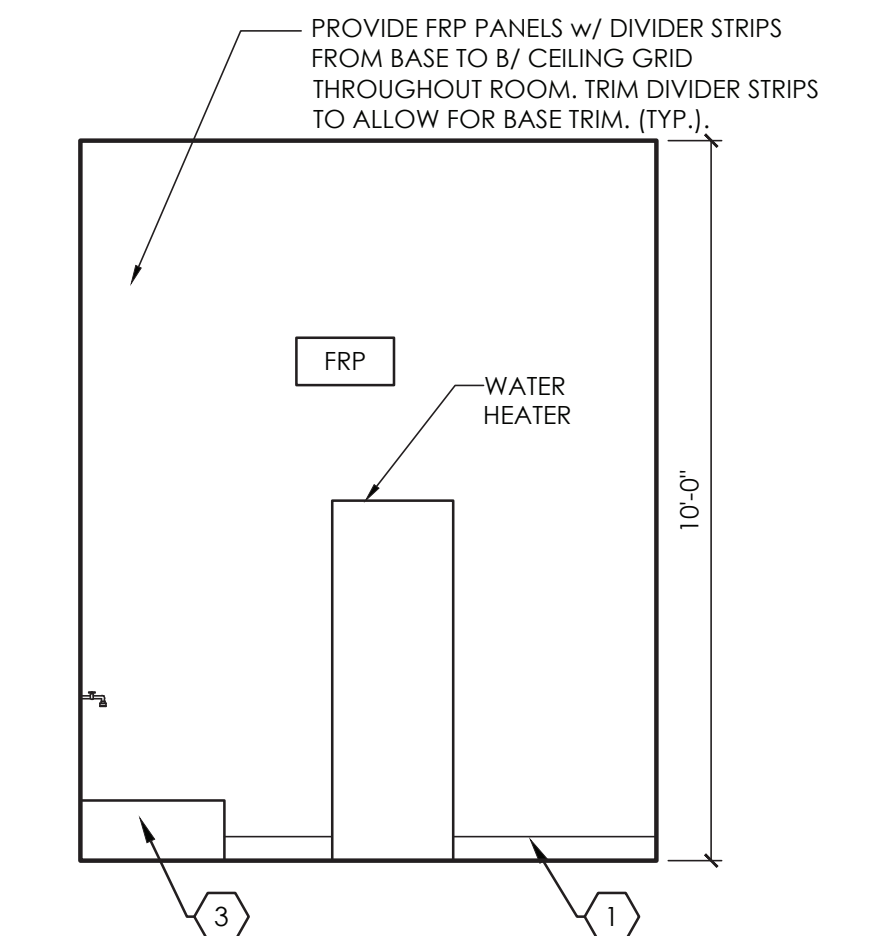


5 PREP / BREAK ROOM ELEV.
SCALE: 3/8" = 1'-0"

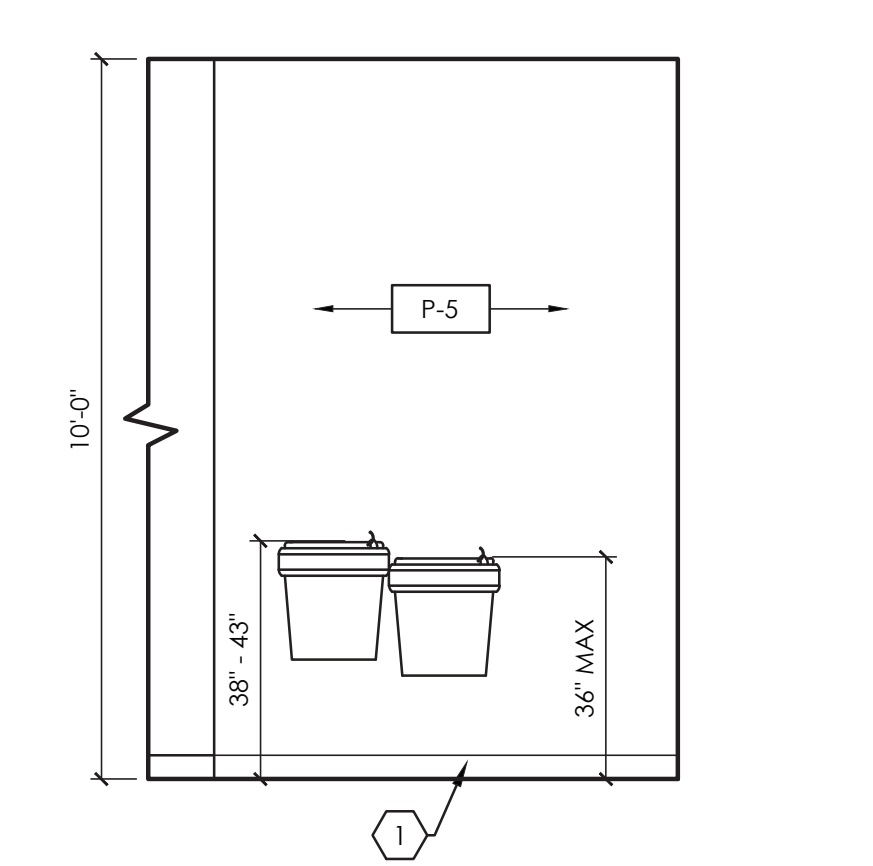


6 TYP. LUX SUITE/ENRICHMENT ROOM ELEV.
SCALE: 3/8" = 1'-0"

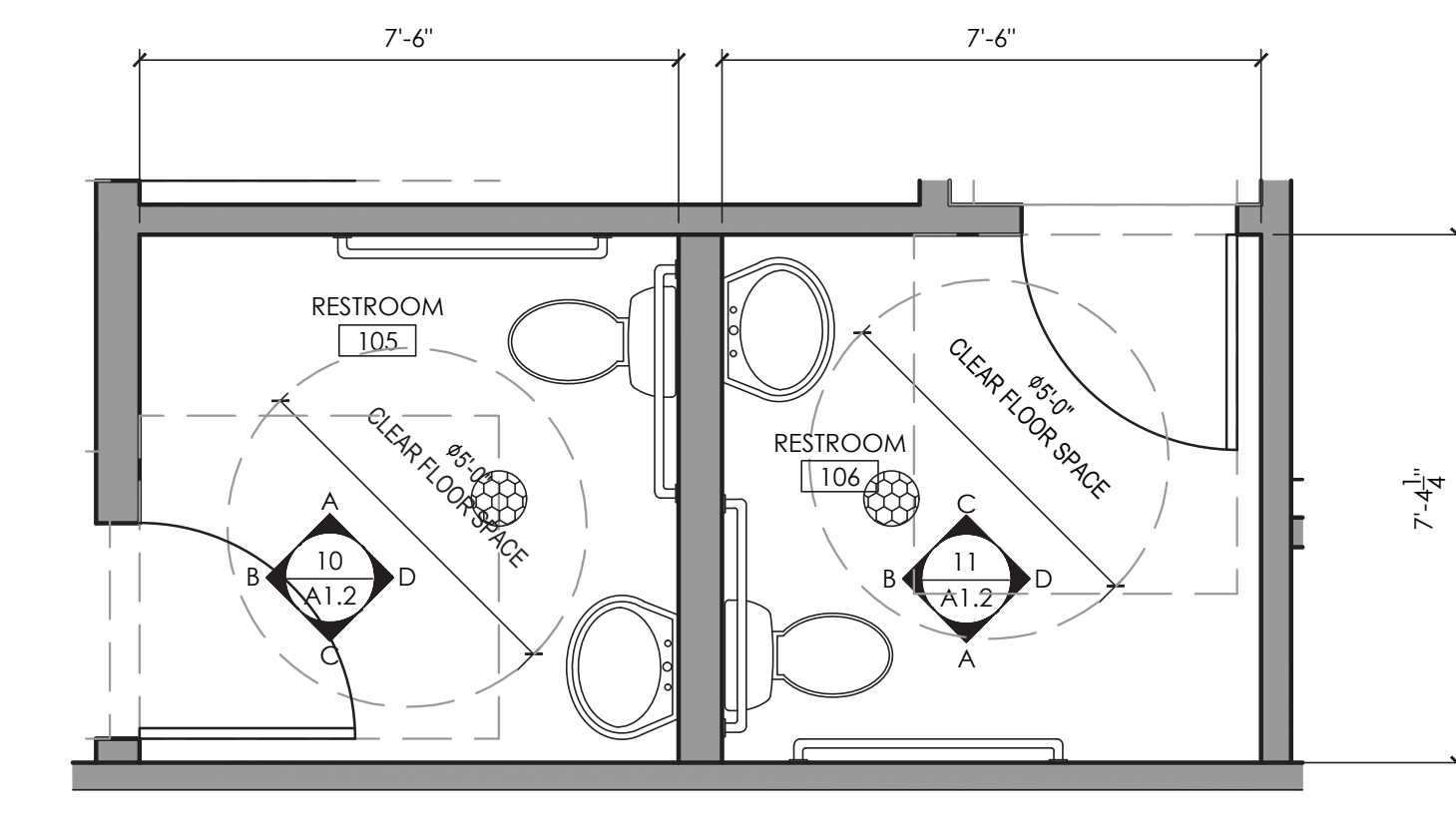
TYP. MOUNTING ELEVATIONS
SCALE: 3/8" = 1'-0"



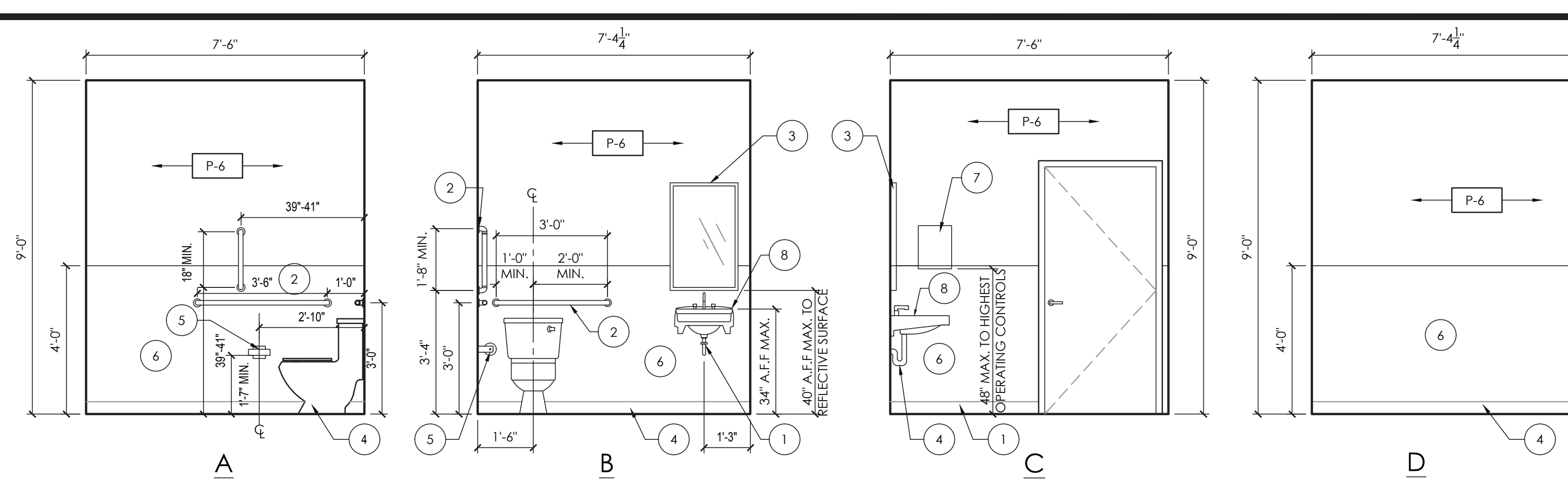
7 UTILITY ROOM ELEV.
SCALE: 3/8" = 1'-0"



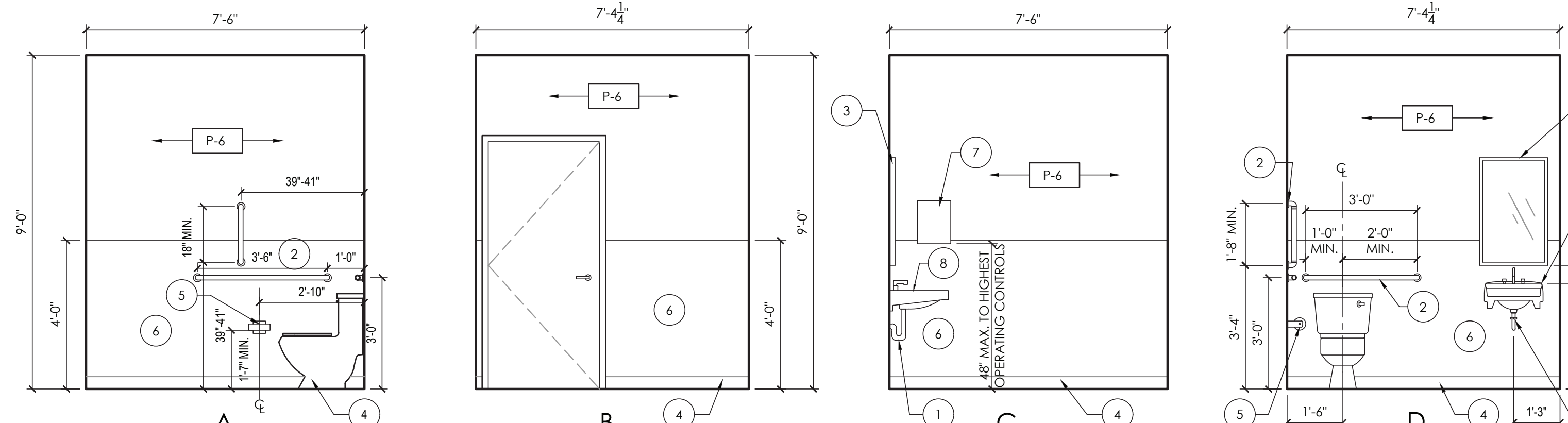
8 DRINKING FOUNTAIN ELEV.
SCALE: 3/8" = 1'-0"



9 RESTROOMS #105 & #106 PLAN
SCALE: 3/8" = 1'-0"



11 RESTROOM #106 ELEVATION
SCALE: 3/8" = 1'-0"



10 RESTROOM #105 ELEVATION
SCALE: 3/8" = 1'-0"

RESTROOM KEY NOTES

- INSULATE EXPOSED PIPES - TYP.
- GRAB BARS (HORIZONTAL/VERTICAL)
- BLACK FRAMED MIRROR-FRAME PROVIDED BY OWNER. GC TO PROVIDE 18"x30"x1/4" MIRROR & INSTALL w/ FRAME RUBBER BASE. - REFER TO FINISH SCHEDULE
- SURFACE MOUNTED TOILET PAPER HOLDER: BRADLEY MODEL# 5054 - PROVIDED & INSTALLED BY GC.
- PROVIDE FRP PANELS w/ DIVIDER STRIPS FROM BASE TO 48" AFF THROUGHOUT TOILET ROOM. HOLD DIVIDER STRIPS @ 4" A.F.F. TO ALLOW FOR RUBBER BASE. (TYP.)
- PAPER TOWEL DISPENSER, BOBRICK B-262, PROVIDED & INSTALLED BY GC.
- LAVATORY

KEYED NOTES:

- COMPOSITE DECKING BASE. REFER TO FINISH SCHEDULE.
- DISHWASHER (ADA COMPLIANT RESIDENTIAL OR COMMERCIAL - PROVIDED BY OWNER, INSTALLED BY GC.
- JANITOR FLOOR SINK.
- REFRIGERATOR - PROVIDED BY OWNER, INSTALLED BY GC.
- NOT USED PROVIDED BY OWNER, INSTALLED BY GC.
- GC TO PROVIDE & INSTALL 6'X2' DELI-STYLE COUNTER 1/2" COUNTER 34" A.F.F.
- BASE & UPPER CABINETS - VERIFY SELECTION w/ OWNER; SUPPLIED & INSTALLED BY GC. PROVIDE FILLER STRIPS AS NECESSARY

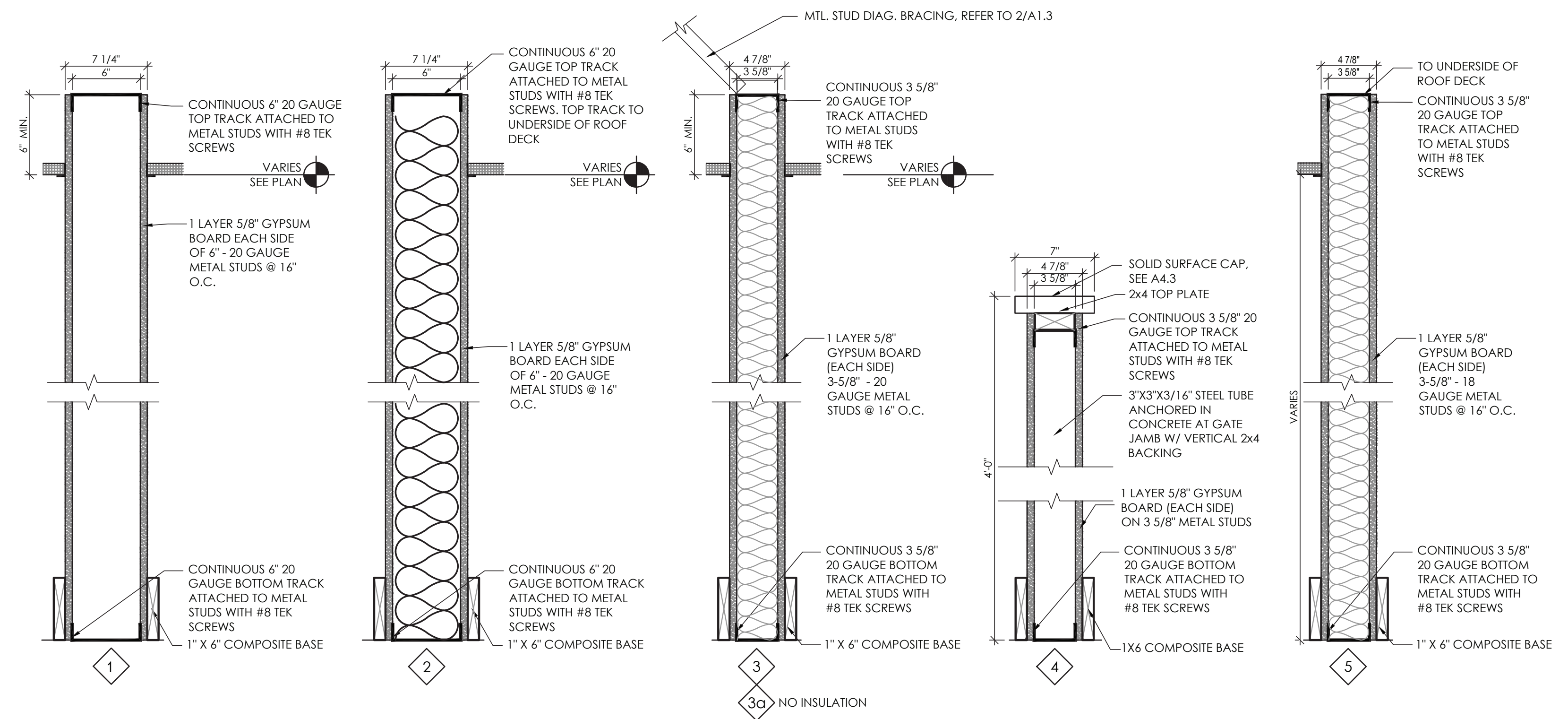
INTERPLAN
INTERPLAN LLC
AR0011595
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
1 SOUTH 280 SUMMIT AVE, STE D
OAKBROOK TERRACE, IL 60181
630.932.2336

SEAL:
08/23/2022
STATE OF GEORGIA
KIMBERLY C. PAVLIK
REGISTERED ARCHITECT
CERTIFICATE NO. 00000000

8/19/2022 ISSUE FOR PERMIT
ISSUED/RELEASED FOR CONSTRUCTION
NO DATE REMARKS
REVISIONS

CAMP
BOW WOW
1807 MEMORIAL DR.
ATLANTA, GA.
PROJECT NO: 2022.0434
DATE: 7.20.2022
A1.2
INTERIOR / RESTROOM
ELEVATIONS
CHECKED: JS DRAWN: TN

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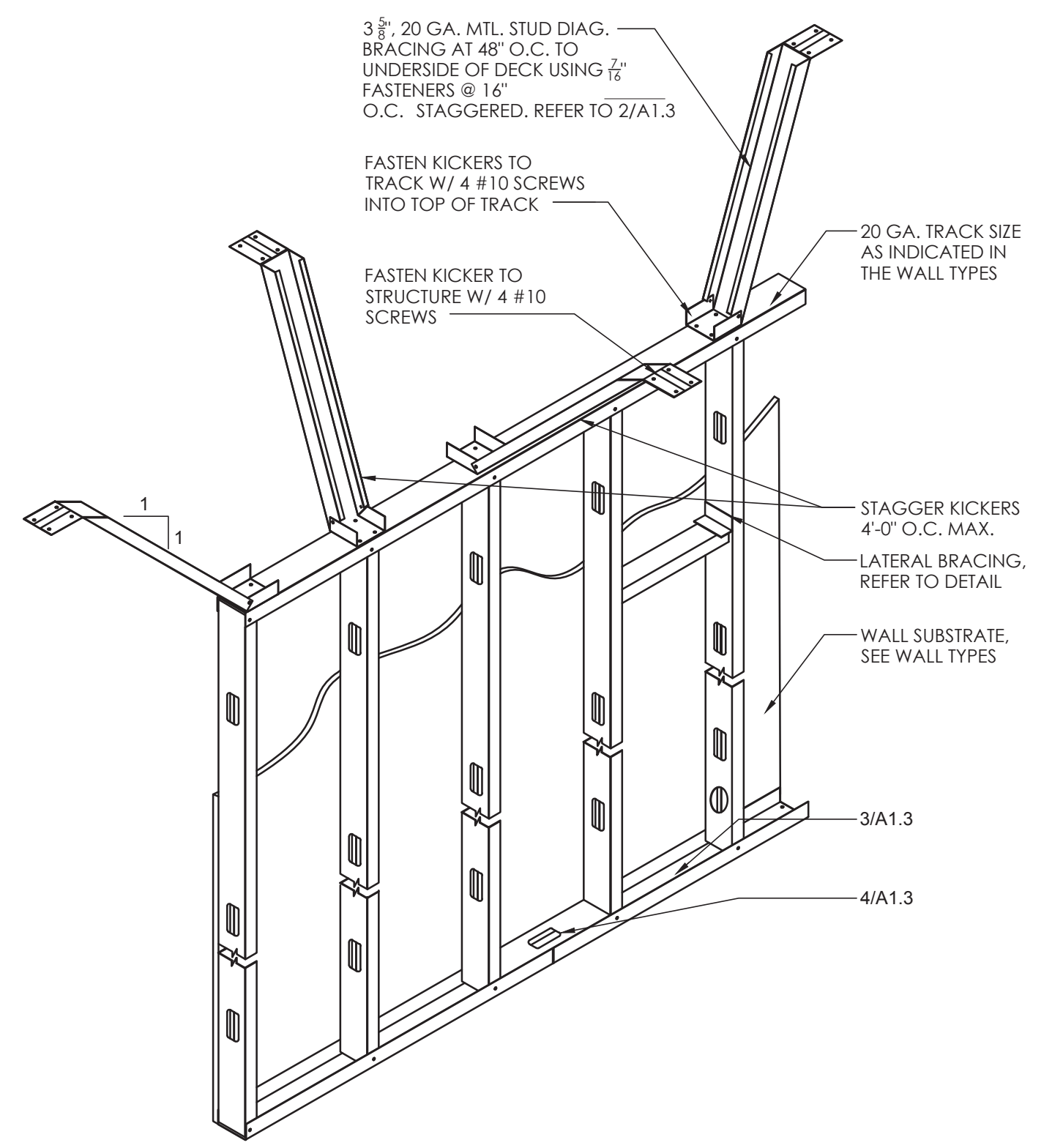
NOTE:
SILICONE CAULK AROUND ALL DOOR OPENINGS, COMPOSITE BASE TO FLOOR AND COMPOSITE CAP TO WALL.

NOTE:
WHERE APPLICABLE ON WALL TYPE 2, EXTEND STUDS & GYPSUM BOARD TO UNDERSIDE OF DECK ON BOARDING AREA SIDE

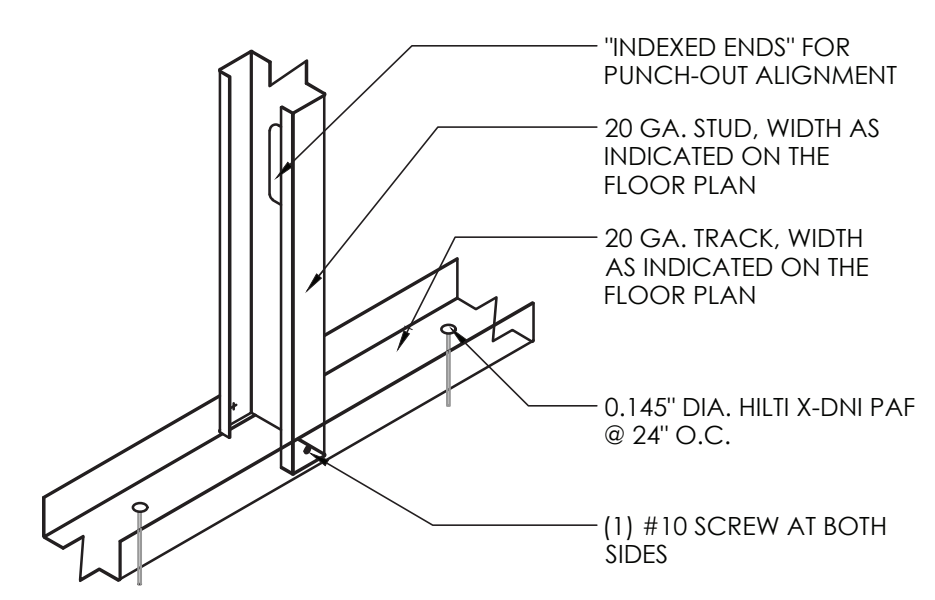
NOTE:
FOR WALL TYPES 2 & 5, EXTEND STUDS & GYPSUM BOARD TO UNDERSIDE OF DECK ON BOARDING / INDOOR PLAY YARD AREA SIDE

NOTE: VERIFY CEILINGS IN REFLECTED CEILING PLAN, IF CONFLICTING INFORMATION OCCURS, RCP TAKES PRECEDENCE-METAL OR WOOD FRAMING IS ACCEPTABLE FINISH ON WALLS MAY VARY (EX. CORRUGATED PANEL, FRP, ETC...)

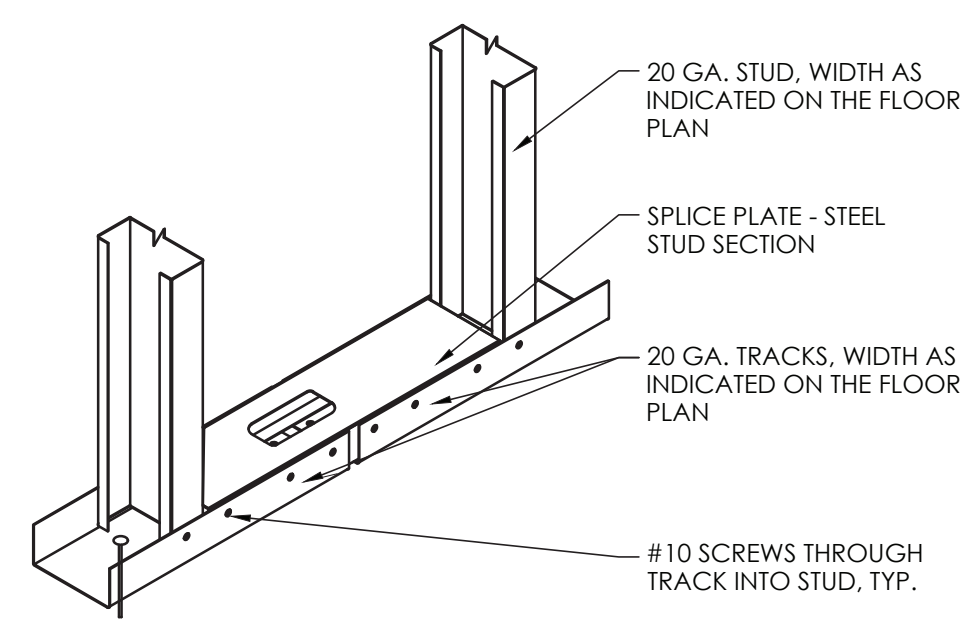
1 INTERIOR WALL TYPE SECTIONS
SCALE: 3" = 1'-0"



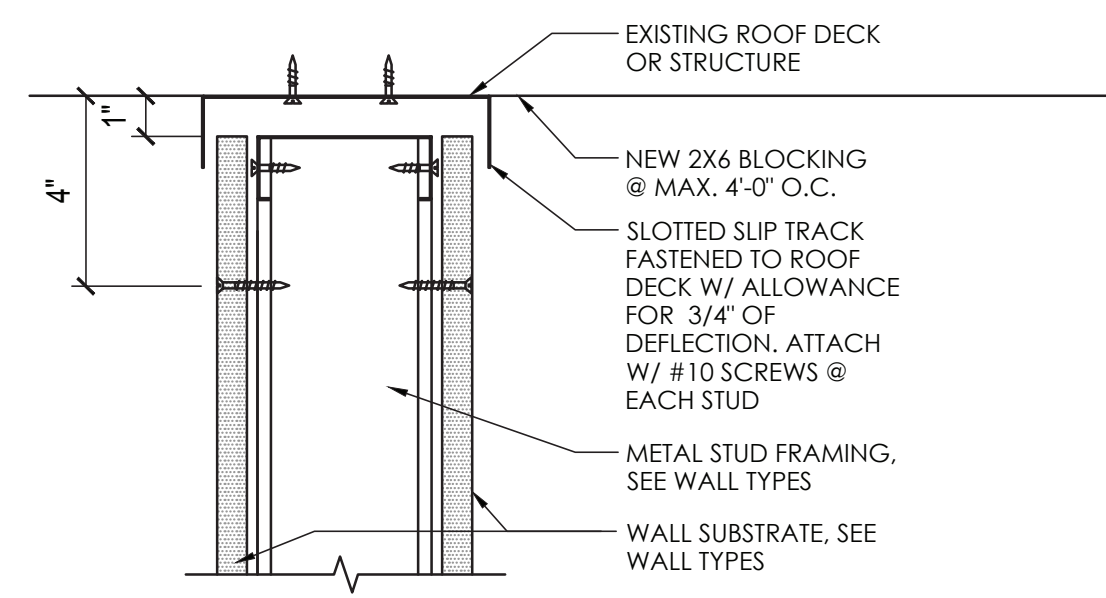
2 KICKER BRACING - TYP.
SCALE: 1/2" = 1'-0"



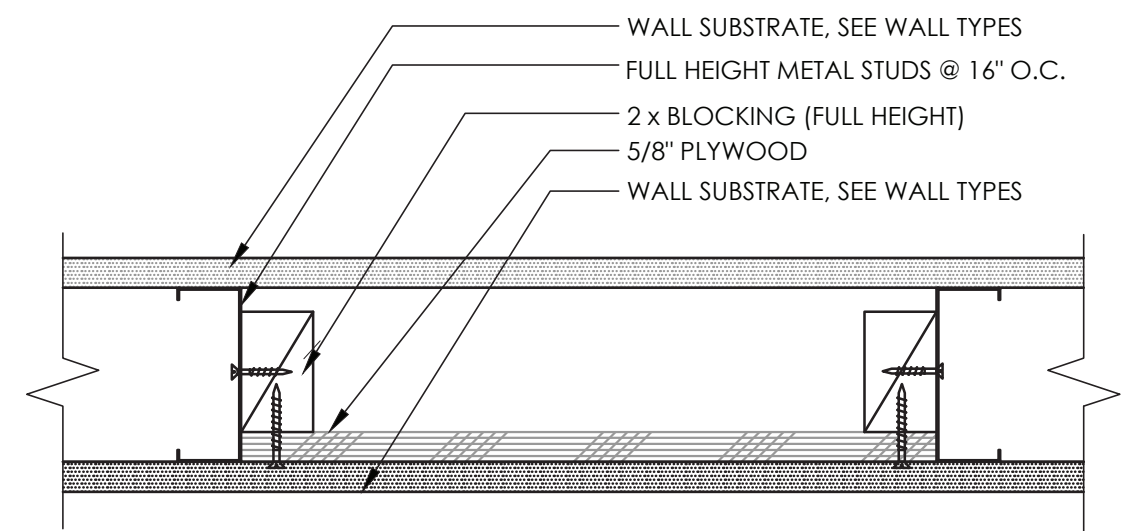
3 STUD TRACK TO SLAB DETAIL
SCALE: 1" = 1'-0"



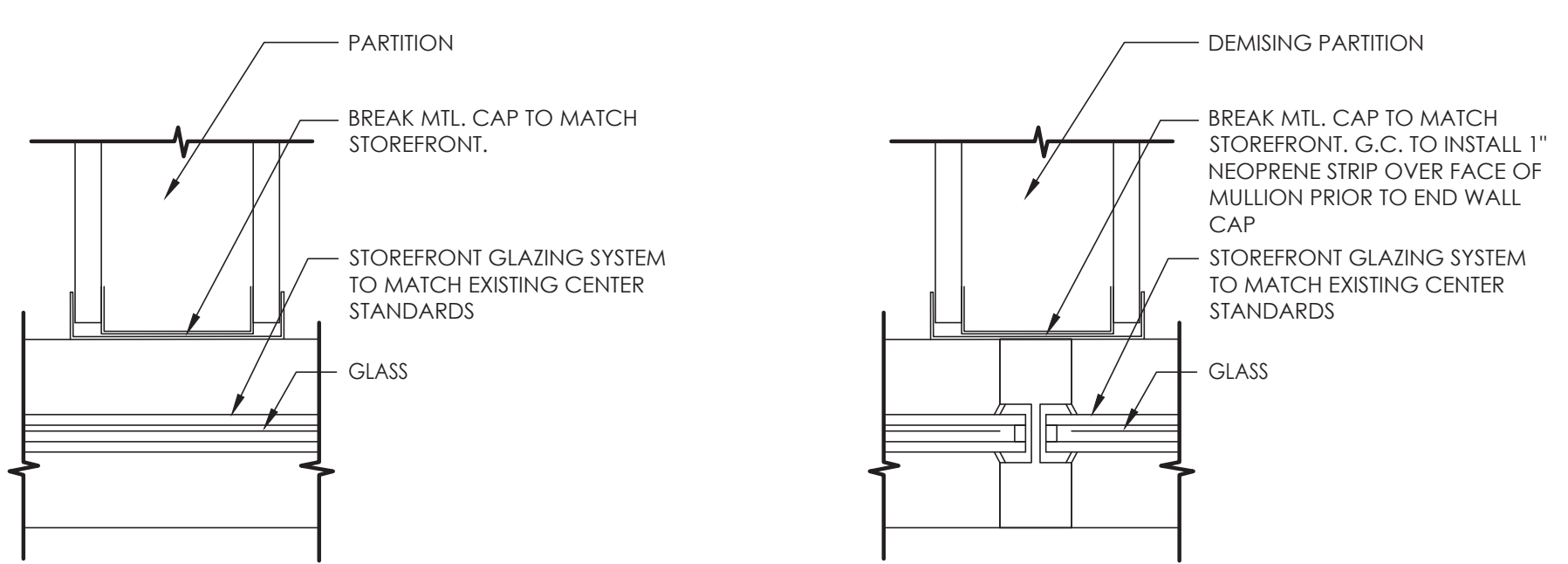
4 TRACK SPLICE DETAIL
SCALE: 1" = 1'-0"



5 DEFLECTION TRACK @ PARTITION
SCALE: 1" = 1'-0"



6 WALL BLOCKING - TYP.
SCALE: 1" = 1'-0"



7 STOREFRONT / ENDWALL DETAILS
SCALE: 3" = 1'-0"

NO.	DATE	REVISIONS

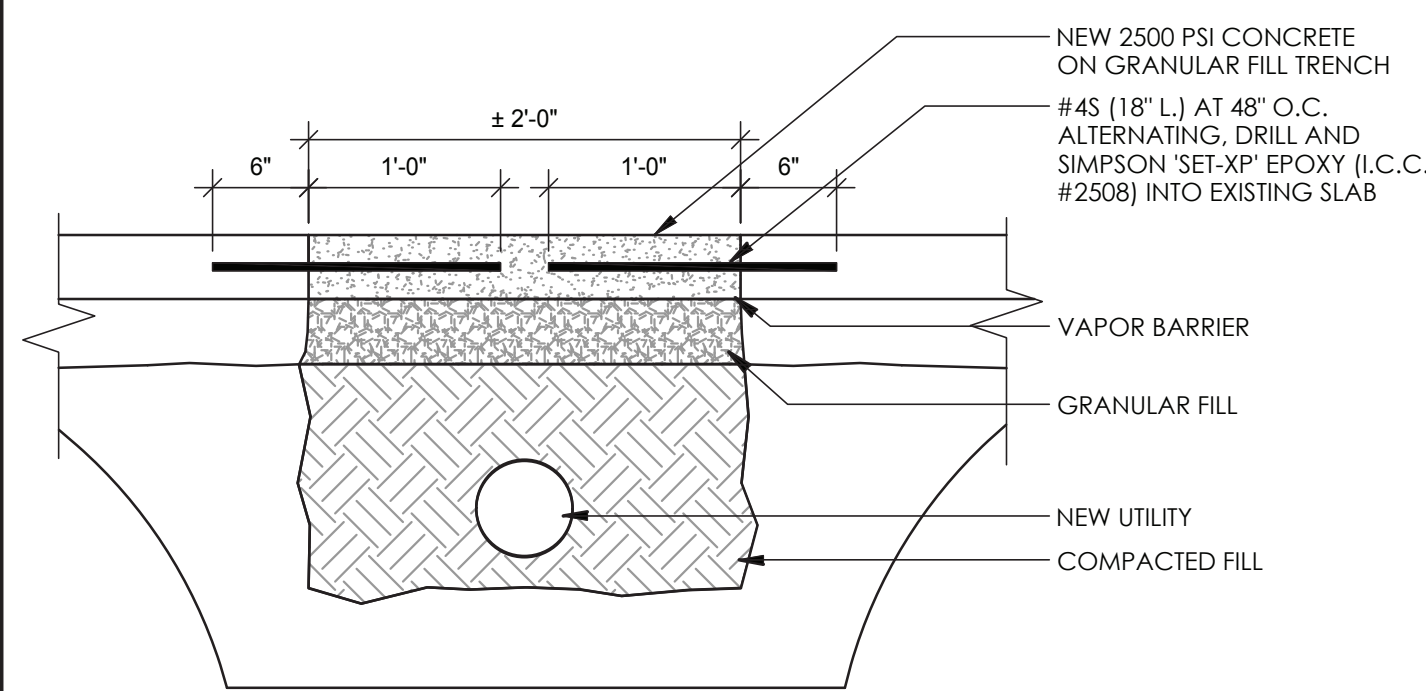
**CAMP
BOW WOW**
1807 MEMORIAL DR.
ATLANTA, GA.

PROJECT NO: 2022.0434
DATE: 7.20.2022

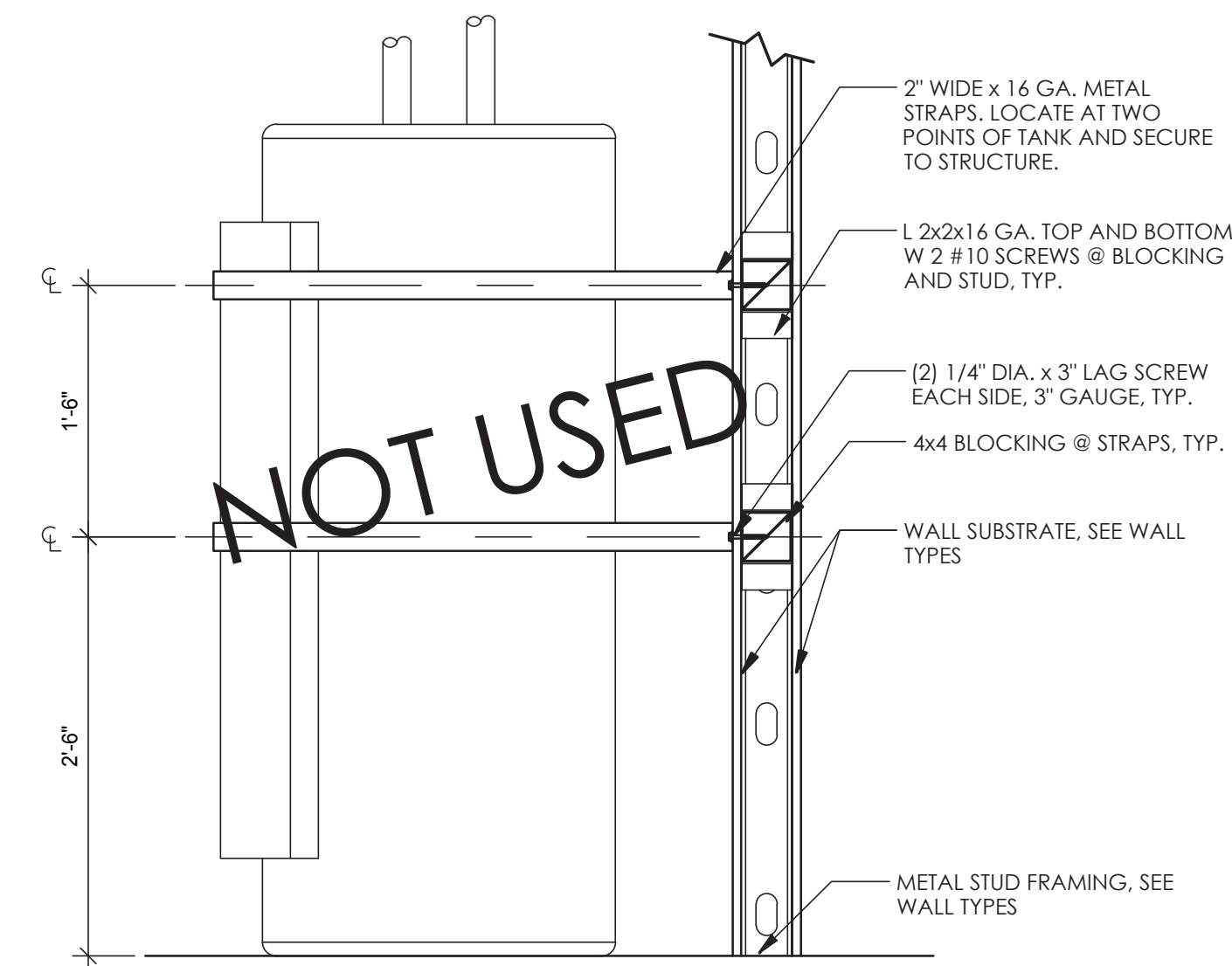
A1.3
WALL SECTIONS AND
DETAILS

CHECKED: JS DRAWN: TN

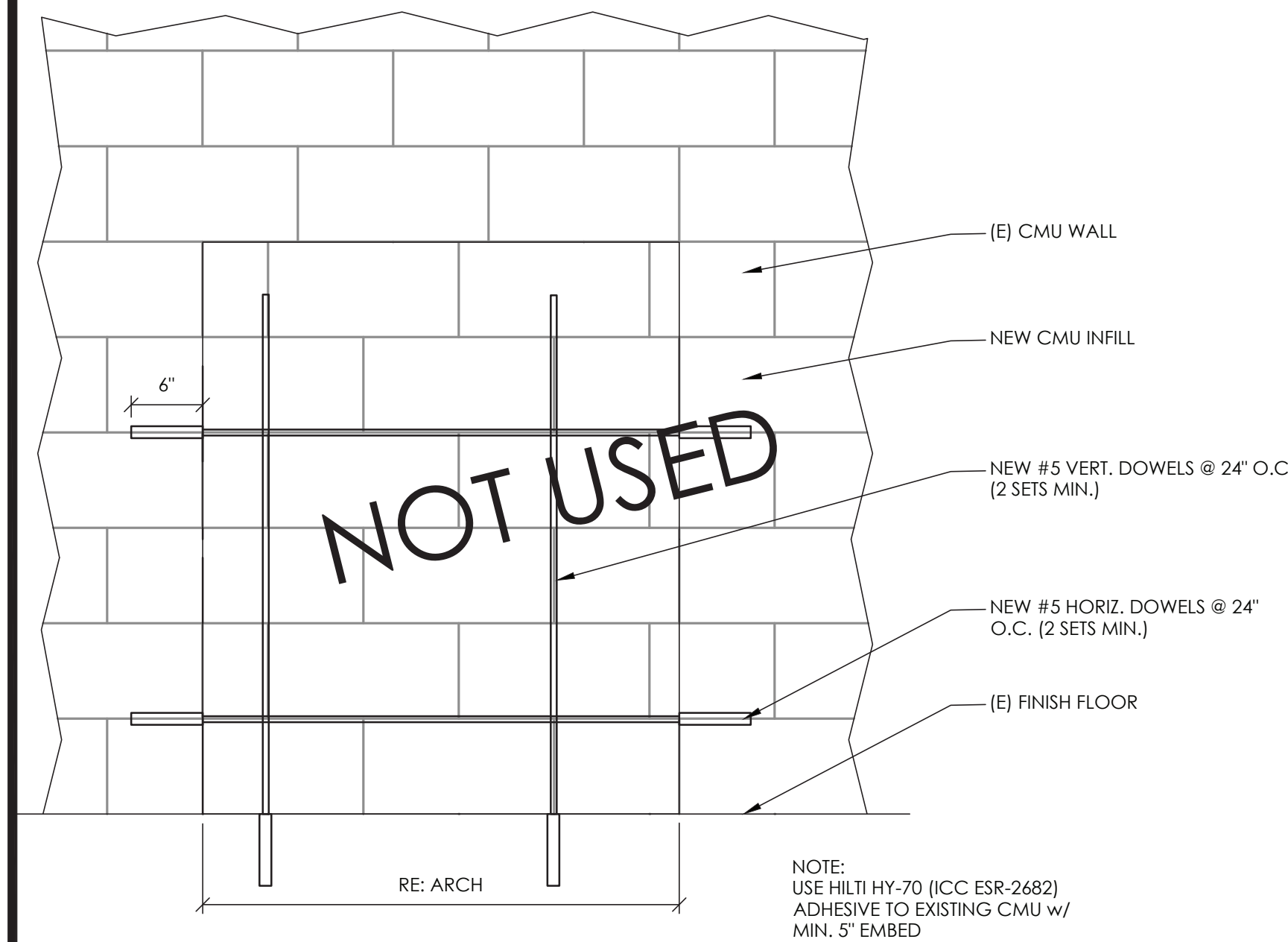
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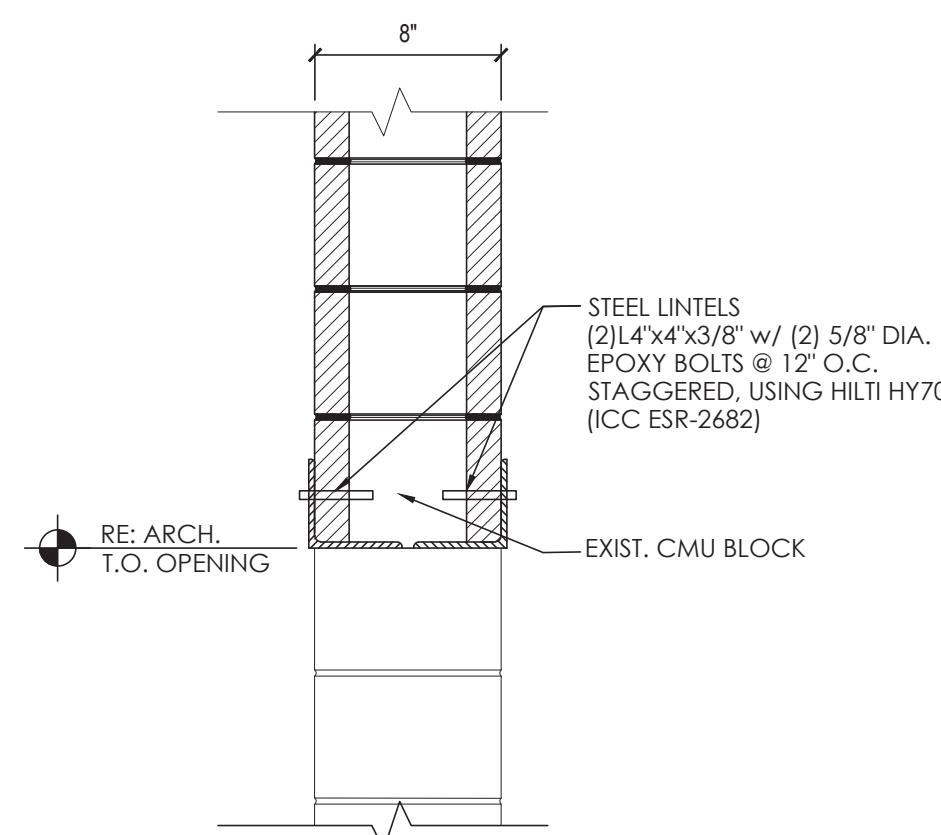
1 UNDERSLAB CONDUIT
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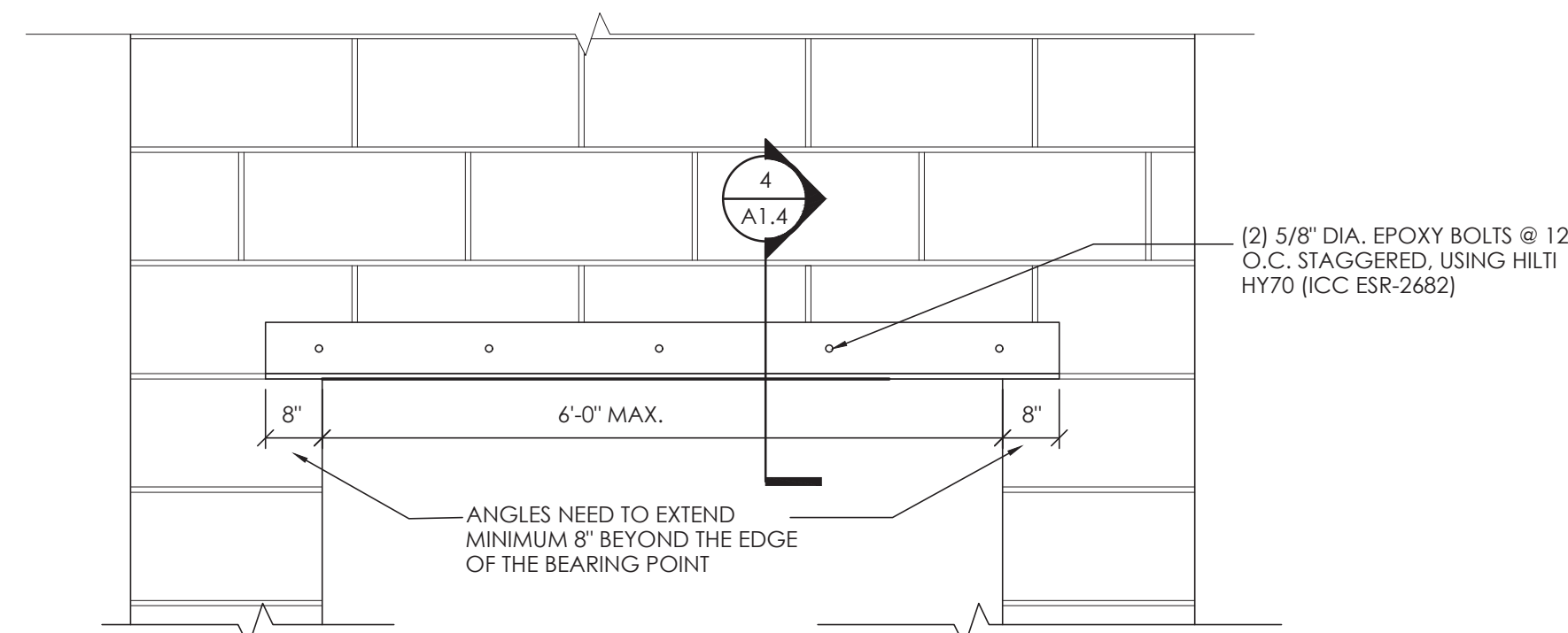
2 SEISMIC BRACING @ WATER HEATER
SCALE: 1" = 1'-0"



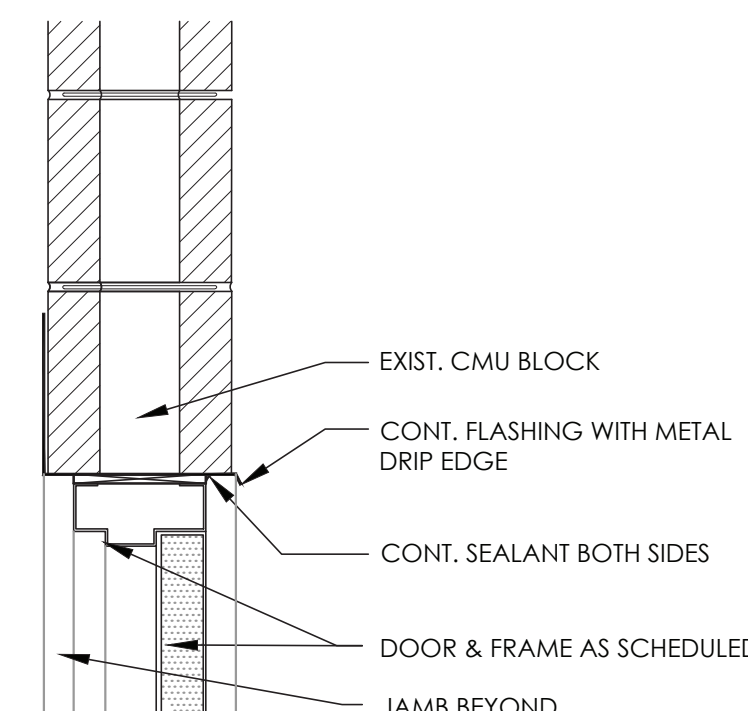
3 CMU WALL INFILL
SCALE: 1" = 1'-0"



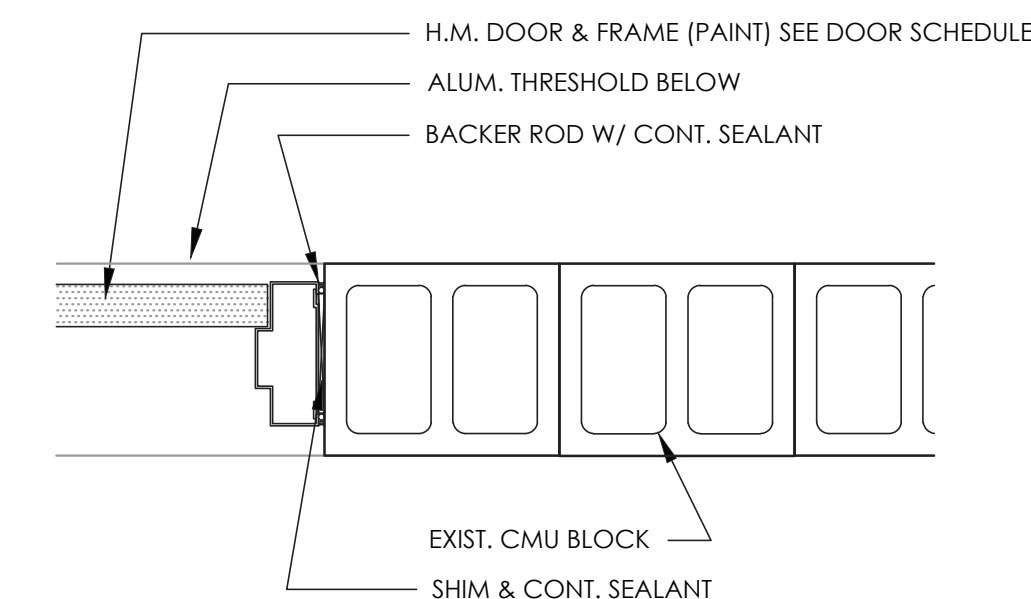
4 CMU WALL OPENING DETAIL
SCALE: 1" = 1'-0"



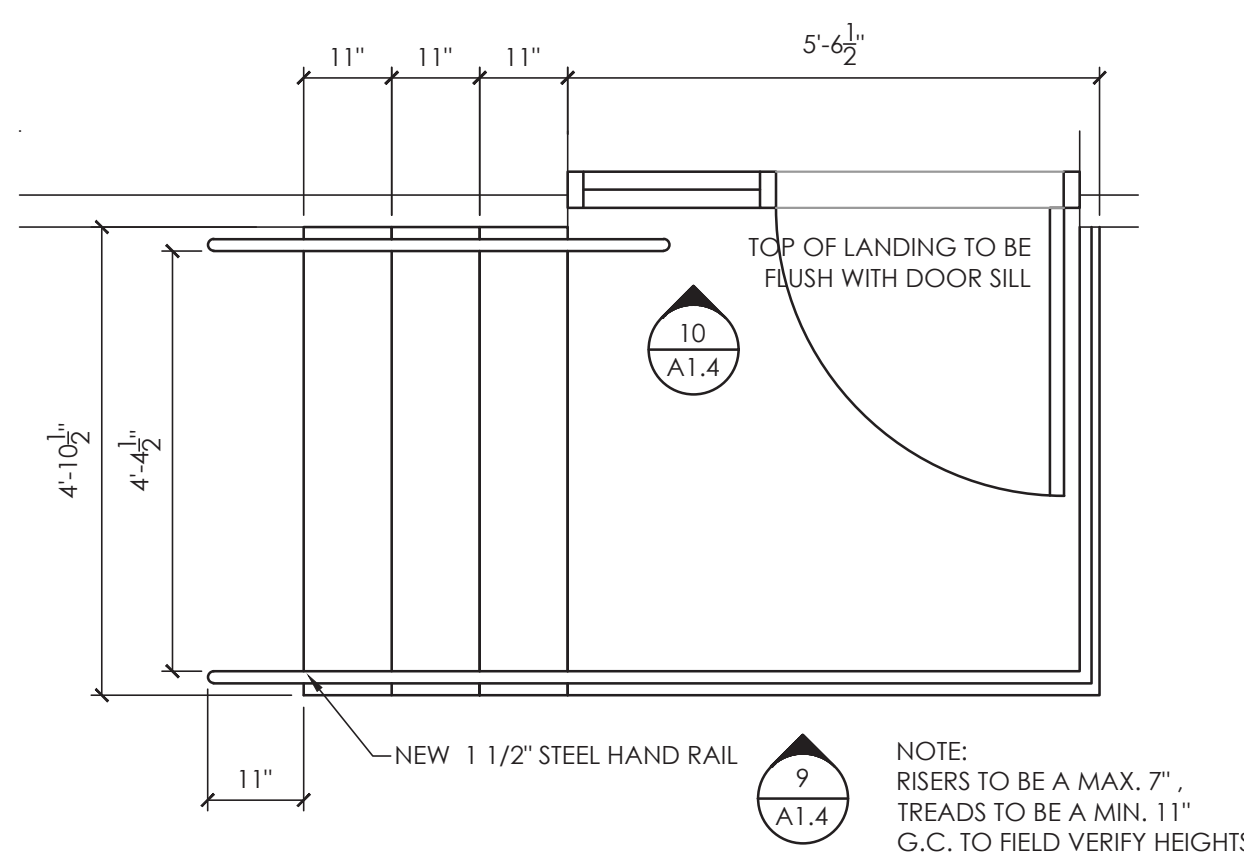
5 CMU WALL OPENING DETAIL
SCALE: 1" = 1'-0"



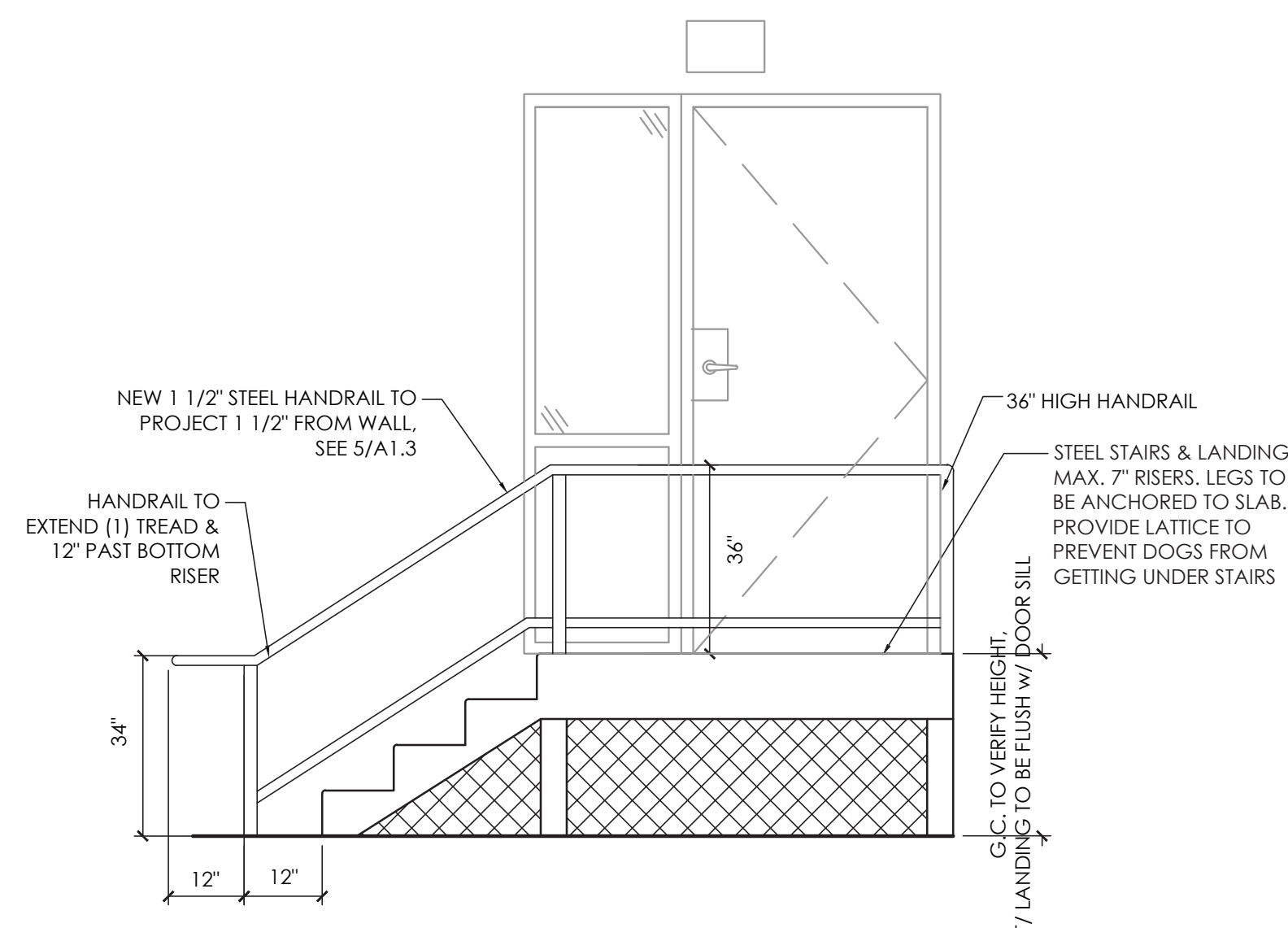
6 CMU DOOR HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



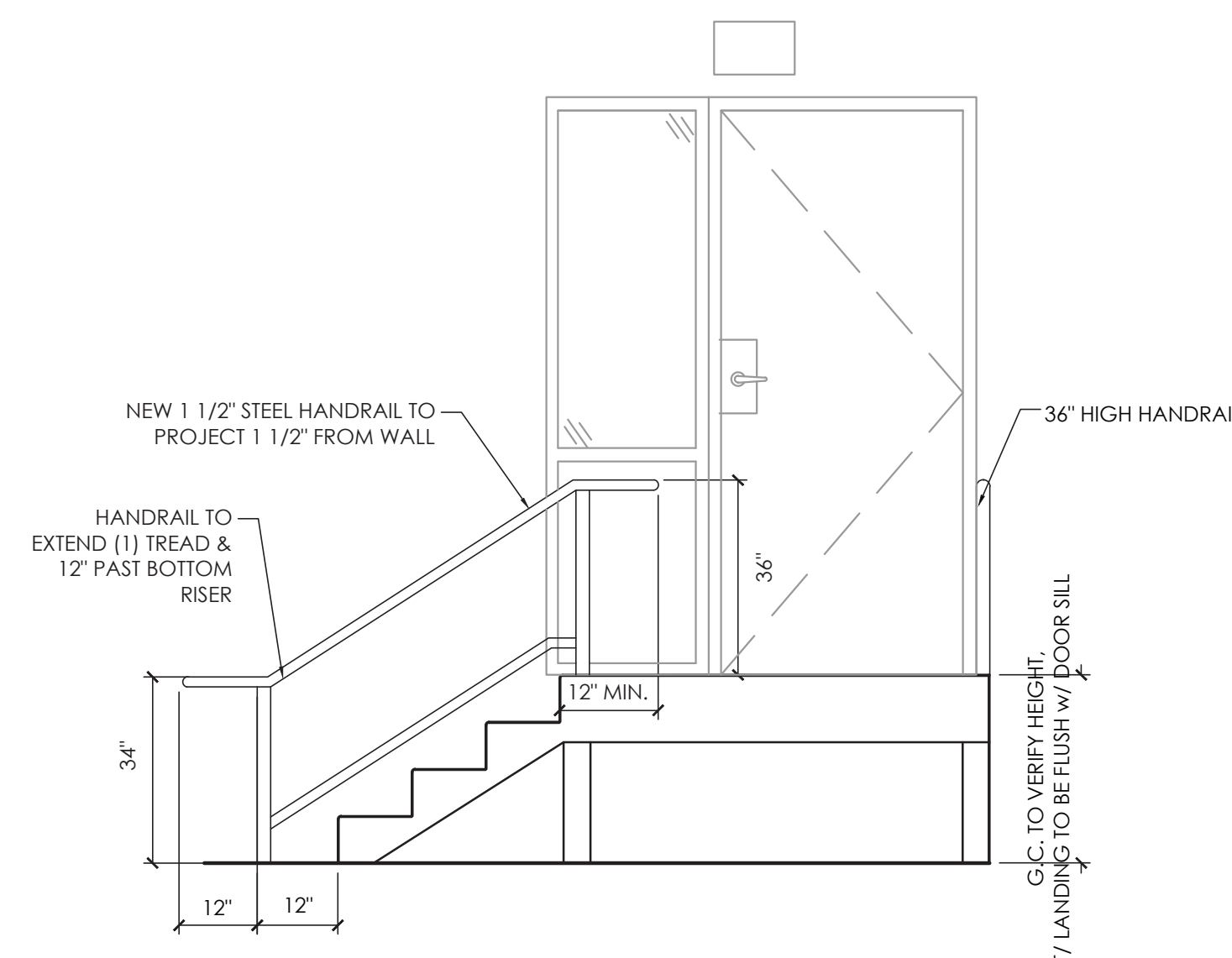
7 CMU DOOR JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



8 TYP. STAIR & LANDING PLAN
SCALE: 1/2" = 1'-0"



9 TYP. STAIR & LANDING ELEVATION
SCALE: 1/2" = 1'-0"



10 TYP. STAIR & LANDING ELEVATION
SCALE: 1/2" = 1'-0"





LEGEND:

- PT-2 PORCELAIN TILE, SEE A6.0
- NEW FENCE
- FRP
- CORRUGATED WALL PANELS
- CORRUGATED METAL WAINSCOT
- PAN LINER
- WOOD SUPPLY BOX - (20.5"W X 12.75"H X 9"D PROVIDED BY OTHERS, CONTRACTOR TO INSTALL.
- RETRACTABLE HOSE REEL @ 64" A.F.F. TO CENTER OF EACH HOSE REEL. ELEY/RAPID REEL WALL MOUNT GARDEN HOSE MODEL # 104
- 12"x24" MIDNIGHT BLUE PORCELAIN FLOOR TILE, INSTALL TILE LEFT TO RIGHT FROM DOOR USING STRETCHER BOND PATTERN. SEE FINISH SCHEDULE SHEET A6.1.
- 6"x36" WOOD GRAIN SADDLE BROOK PORCELAIN FLOOR TILE, INSTALL TILE 9 ROWS HIGH TO HEIGHT OF 48'-1/4" (+/- 1/8") USING STRETCHER BOND PATTERN. SEE FINISH SCHEDULE SHEET A6.1.

KEYED NOTES:

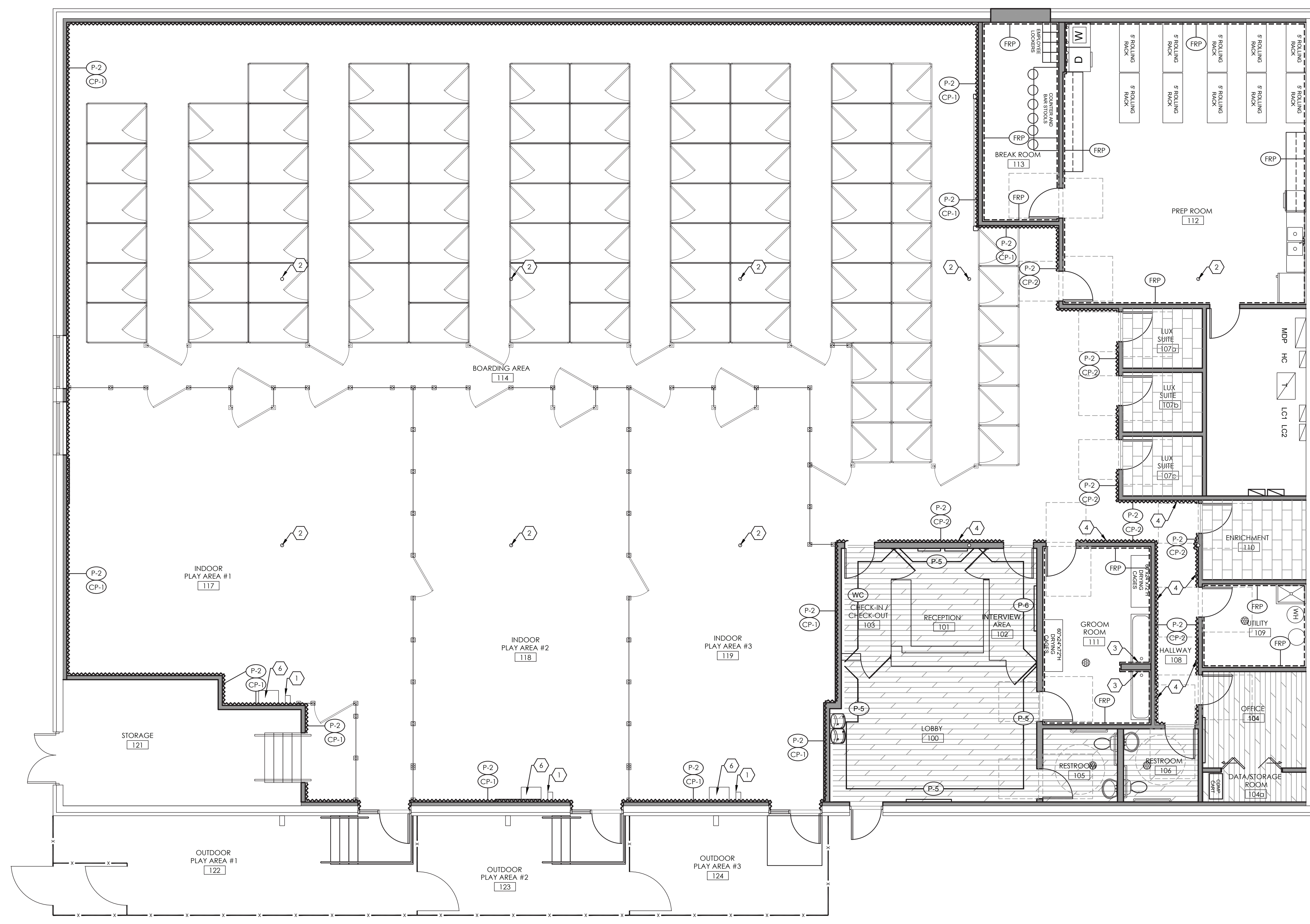
- 1 HOSE REEL AT 64" A.F.F. TO CENTER AT EACH HOSE REEL, SUPPLIED BY OWNER, INSTALLED BY G.C. PROVIDE NECESSARY BLOCKING
- 2 PAINT EXISTING COLUMN P-5
- 3 INSTALL OWNER SUPPLIED CANINE HITCH AT 36" A.F.F.
- 4 PROVIDE BLOCKING FROM 42" TO 90" A.F.F. AND INSTALL OWNER SUPPLIED MARKER BOARDS. SEE DETAIL 6/A/1.3 FOR BLOCKING DETAIL
- 5 NOT USED
- 6 SUPPLY BOX MOUNTED AT 5' AFF TO TOP OF BOX, TYP.

GENERAL NOTES:

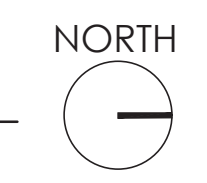
1. FRP COLOR IS "WHITE", CLASS III/C RATING.
2. PLEASE REFER TO SHEET A-6.1 FOR FINISH SCHEDULE.
3. EXPOSED CEILING IN BUILDING ARE NOT PAINTED.
4. EXTEND STEEL PANELING ABOVE DOORS AT CP-1 G.C. TO USE "EPOXY" GLUE K-92 FOR ALL WOODGRAIN FLOORING.
5. VERIFY ALL PAINT SELECTIONS WITH OWNER.
6. ENTIRE FLOOR FINISH AND CEILING GRID MUST BE INSTALLED IN LOBBY BEFORE FRONT DESK CAN BE INSTALLED BY G.C.
7. ALL ELECTRICAL OUTLETS MOUNTED IN GROOM ROOM, TEA-CUP ROOM, BOARDING AREA AND INDOOR/OUTDOOR PLAY YARDS SHALL BE GFCI PROTECTED.
8. ALL ELECTRICAL OUTLETS IN OUTDOOR PLAY YARDS SHALL BE MOUNTED AT 48"-60" O.C.A.F.F.
9. SEE SHEET A2.1 FOR ALL CORRUGATED METAL DETAILS.
10. GC TO PROVIDE FORKLIFT WITH 8FT FORK AND LIFT CAPACITY OF 5000-8000 LBS TO OFFLOAD CABIN AND INDOOR PLAY YARD FENCE. ADDITIONAL HOURLY FEE WILL BE CHARGED FOR EQUIPMENT DELAY TO OFFLOAD CABINS AND FENCE.
11. BEFORE PB&J WILL SCHEDULE INSTALL OF THE DUAL 49" DIGITAL MENU BOARDS, THE OWNER IS REQUIRED TO NOTIFY PB&J DIGITAL SOLUTIONS OF 1) WHEN THE TWO MONITORS, TWO TV WALL MOUNTS, TWO MULTIMEDIA DEVICES AND ASSOCIATED EQUIPMENT HAVE BEEN DELIVERED TO THE CAMP, 2) THE TWO QUADPLEX OUTLETS HAVE BEEN INSTALLED AND ARE ACTIVE, AND 3) THE TWO CAT-5/6 CABLES HAVE BEEN INSTALLED, TERMINATED AT BOTH ENDS, AND INTERNET IS ACTIVE OVER BOTH CABLES.
12. EXCEPT FOR POWER & DATA FOR THE TWO(2) MENU BOARDS, THERE SHALL BE NO OUTLETS, SWITCH-BANKS OR THERMOSTATS INSTALLED ON BACK RECEPTION WALL AREA TO BE COVERED w/ TURF. SEE 8/A4.1 FOR DETAILS.

GENERAL CONTRACTOR NOTE:
GC TO PROVIDE FORKLIFT WITH 8FT FORK AND LIFT CAPACITY OF 5000-8000 LBS TO OFFLOAD CABIN AND INDOOR PLAY YARD FENCE. 5 POINT SHIPPING WILL CHARGE AN ADDITIONAL HOURLY FEE WILL BE CHARGED FOR (FORKLIFT) EQUIPMENT DELAY TO OFFLOAD CABINS AND FENCE.

OWNER NOTE:
BEFORE PB&J WILL SCHEDULE INSTALL OF THE DUAL MENU BOARD MONITORS, THE OWNER MUST INFORM NOVMEGA WHEN 1) THE TWO QUADPLEX OUTLETS AND TWO J-BOXES FOR DATA CABLES HAVE BEEN INSTALLED AND POWER IS ACTIVE, AND 2) THE TWO CAT-5/6 CABLES HAVE BEEN INSTALLED, TERMINATED AT BOTH ENDS, AND INTERNET IS ACTIVE OVER BOTH CABLES.



1 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"



NO	DATE	REVISIONS

CAMP BOW WOW
1807 MEMORIAL DR.
ATLANTA, GA.

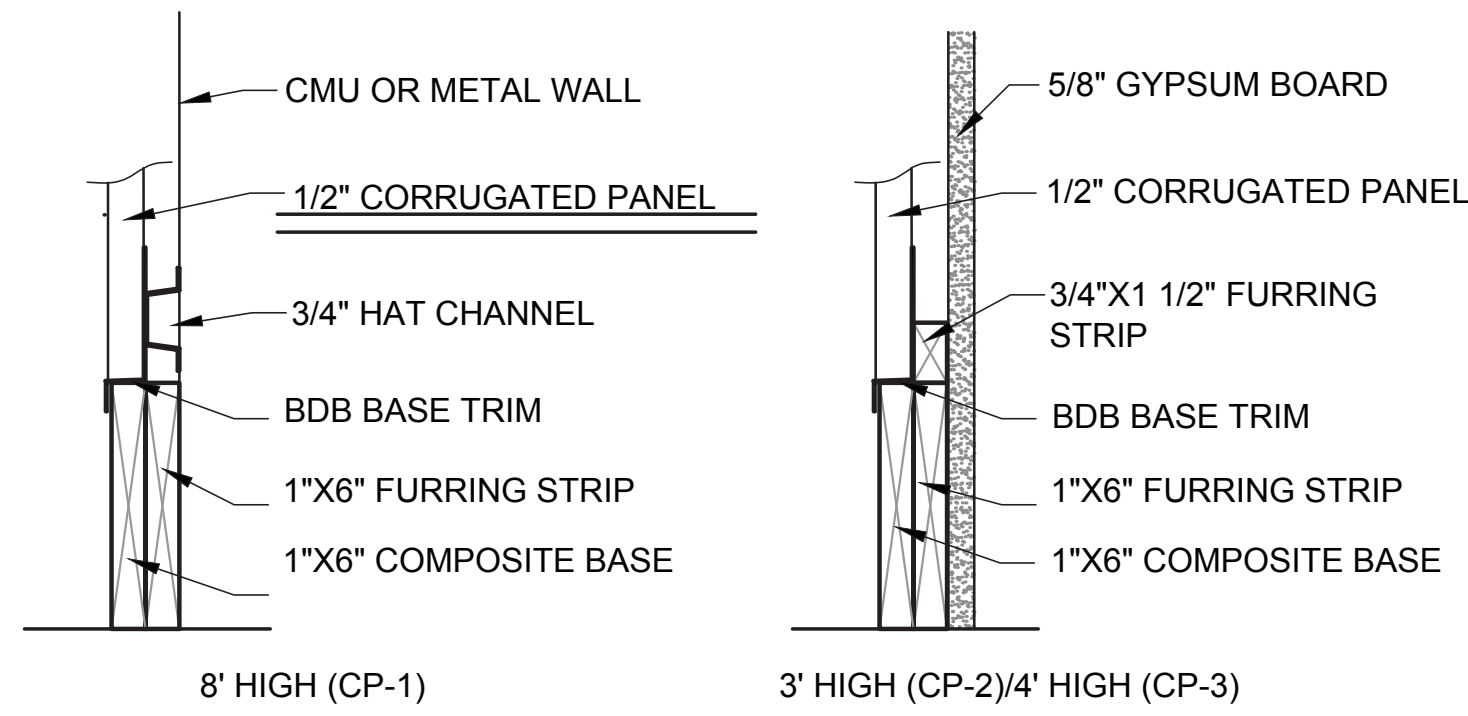
PROJECT NO: 2022.0434
DATE: 7.20.2022

A2.0
FLOOR FINISH PLAN

CHECKED: JS DRAWN: TN

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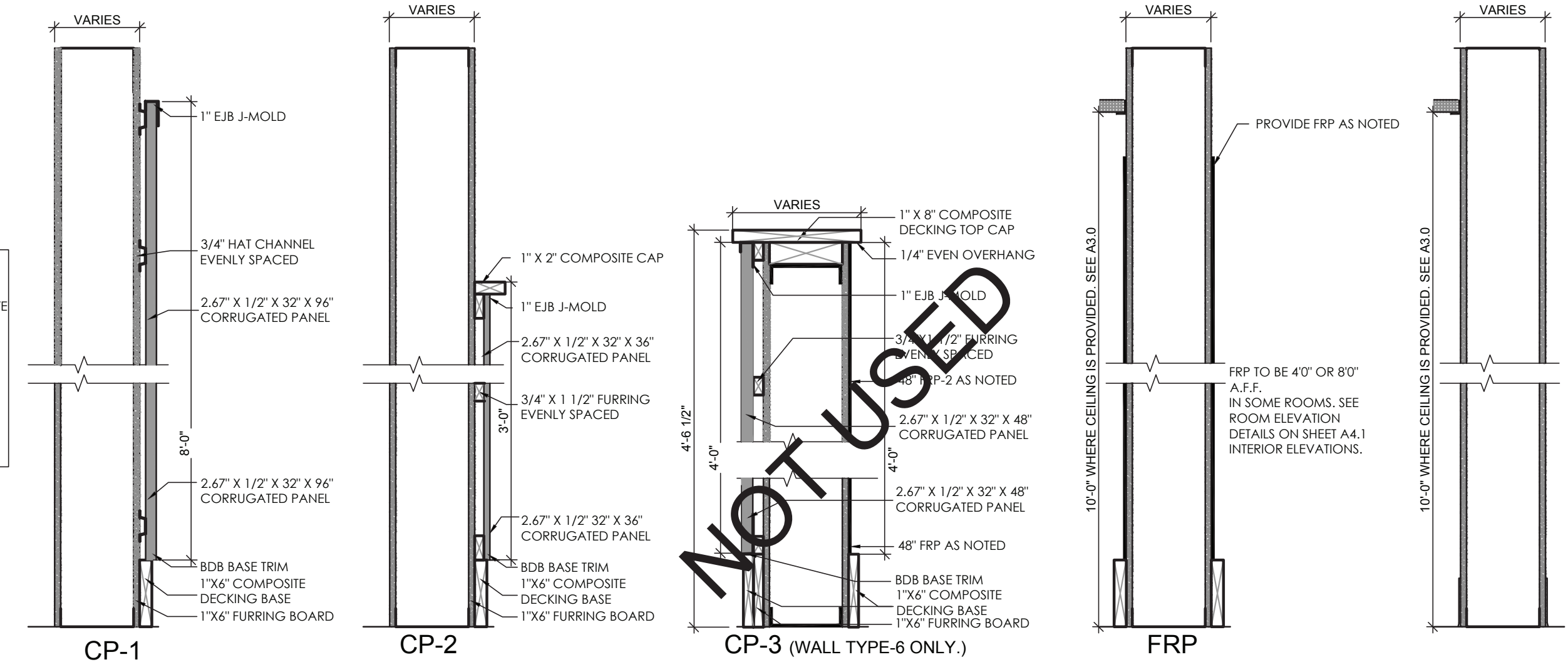
CORRUGATED PANEL BASE DETAILS



NOTE:
SILICONE CAULK AROUND ALL DOOR OPENINGS, COMPOSITE BASE TO WALL AND TO FLOOR AND COMPOSITE CAP TO WALL.

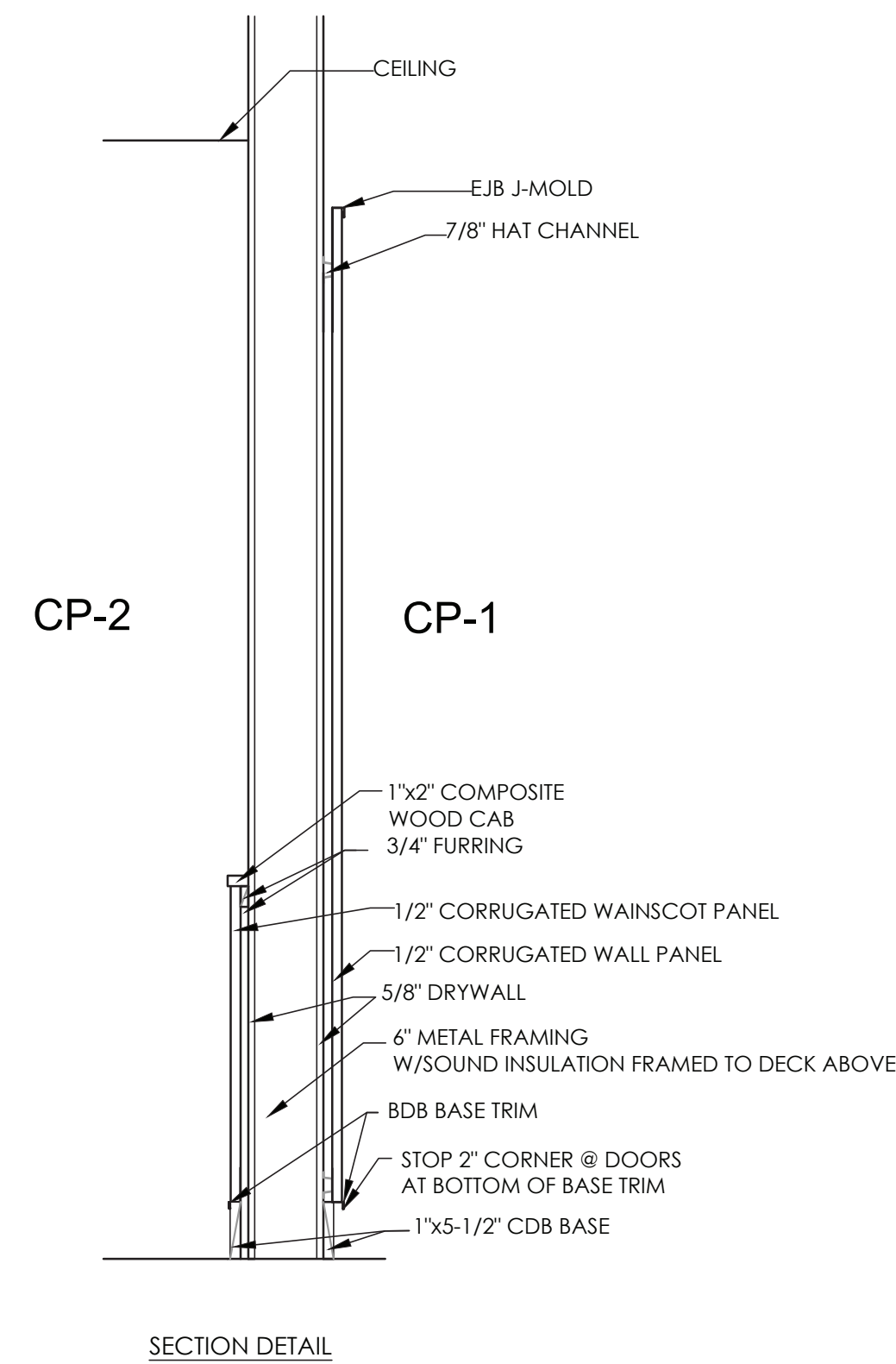
NOTE:
SILICONE CAULK AROUND ALL DOOR OPENINGS, COMPOSITE BASE TO FLOOR AND COMPOSITE CAP TO WALL.

NOTE:
USE 2X2 OUTSIDE CORNER W/HEMS AROUND ALL DOOR OPENINGS

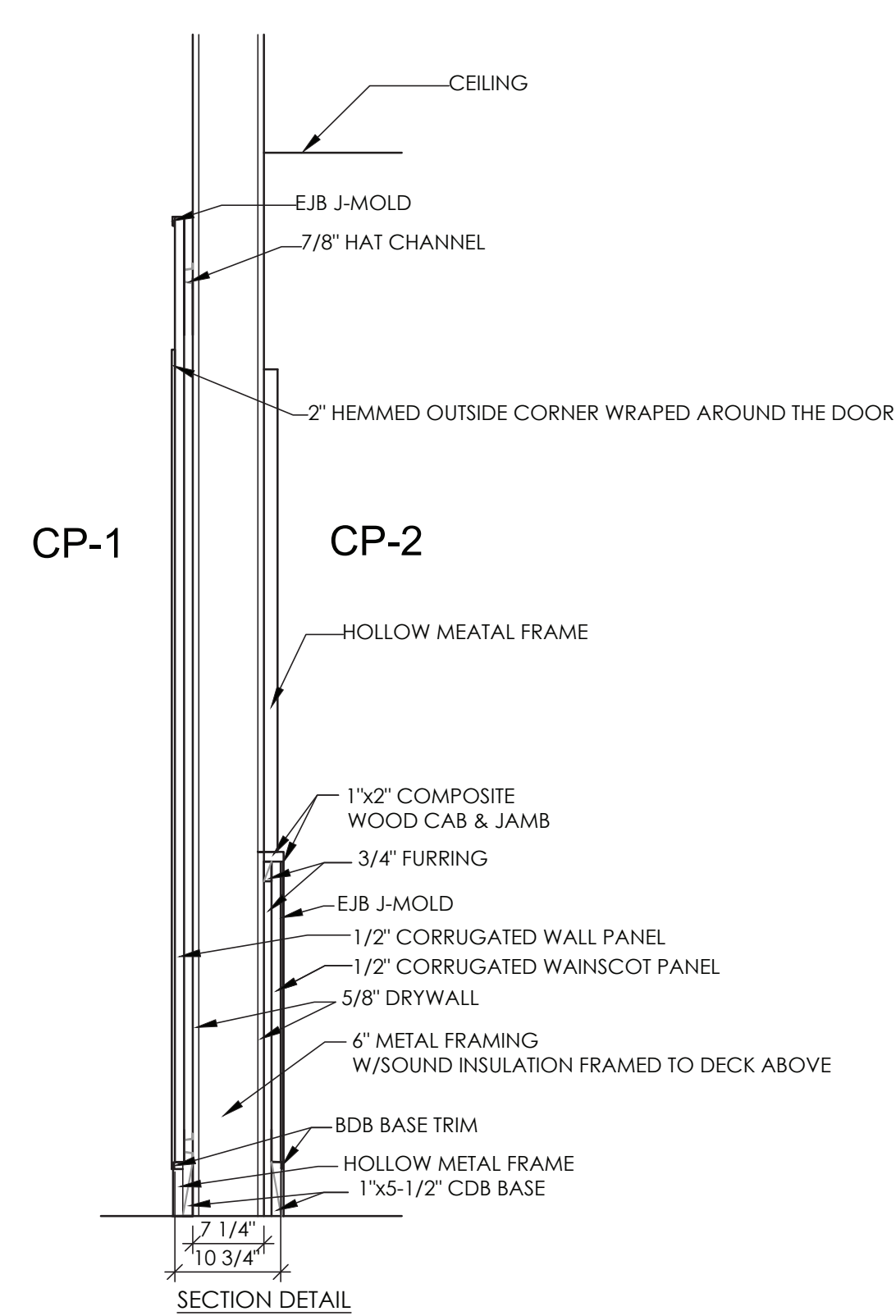


1 WAINSCOT DETAILS
SCALE: NTS

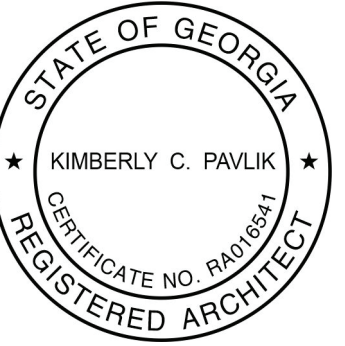
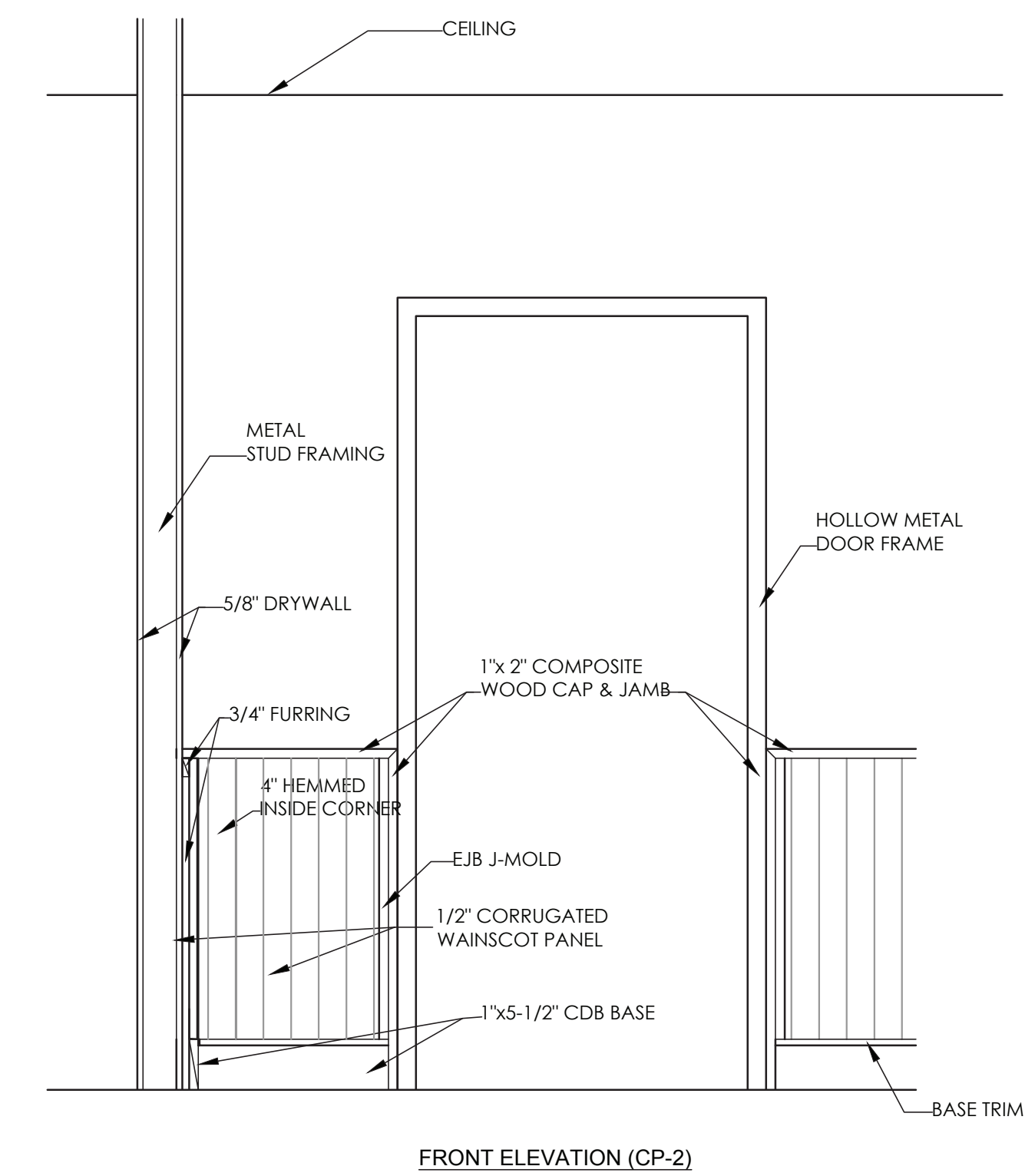
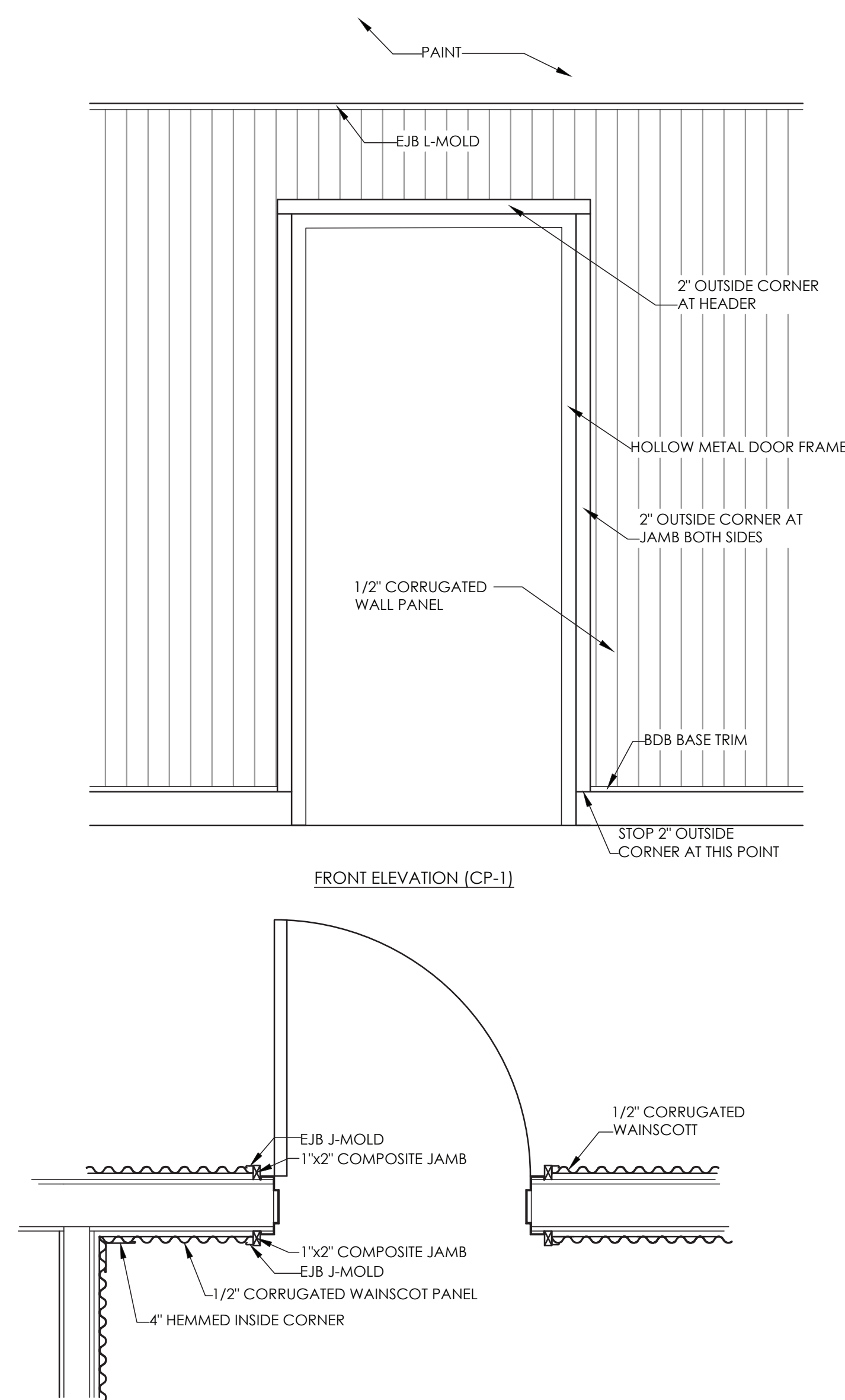
NOTE: VERIFY CEILINGS IN REFLECTED CEILING PLAN, IF CONFLICTING INFORMATION OCCURS, RCP TAKES PRECEDENCE-METAL OR WOOD FRAMING IS ACCEPTABLE



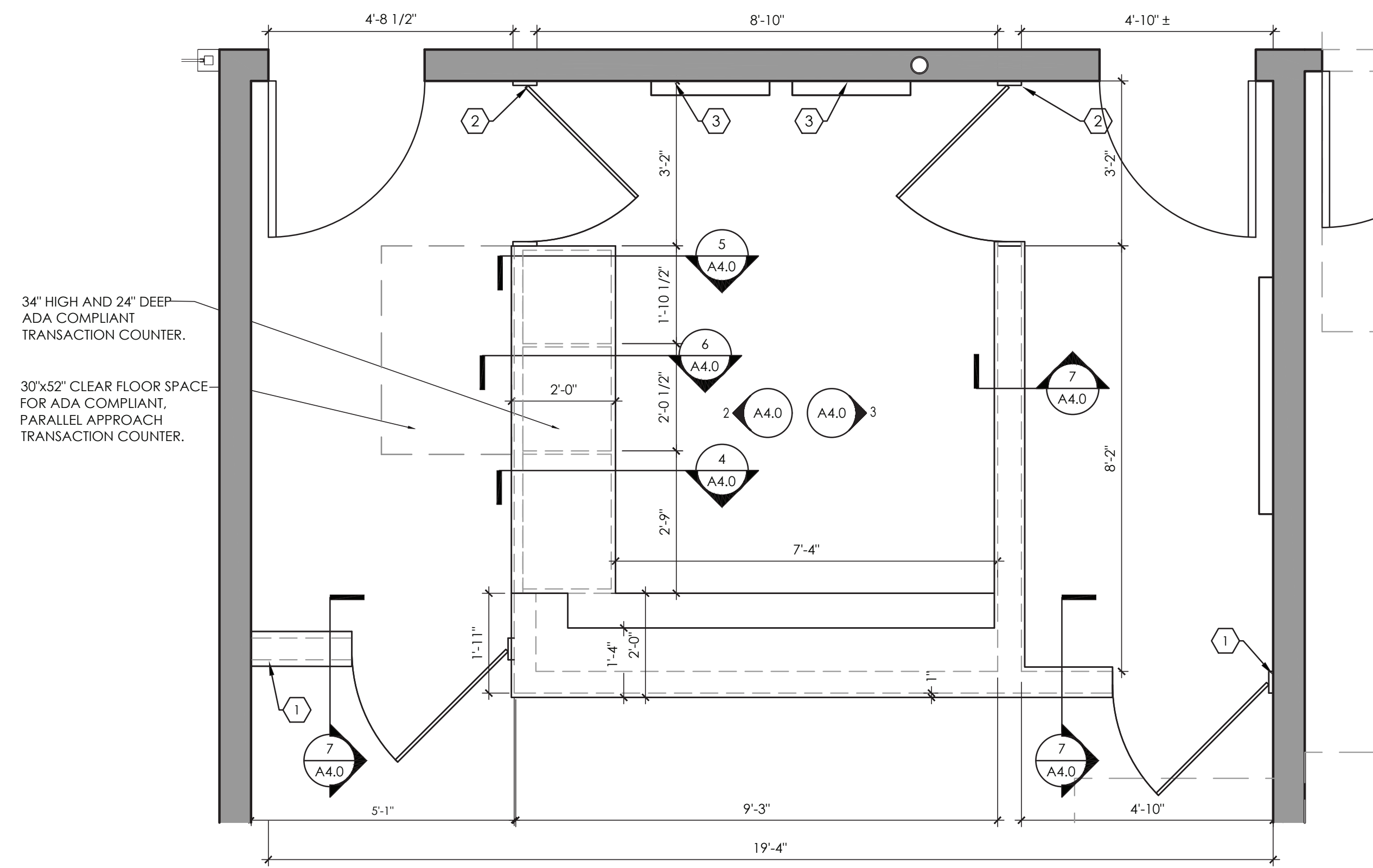
3 CP-1 DOOR & CORNER TERMINATION DETAILS
SCALE: NTS



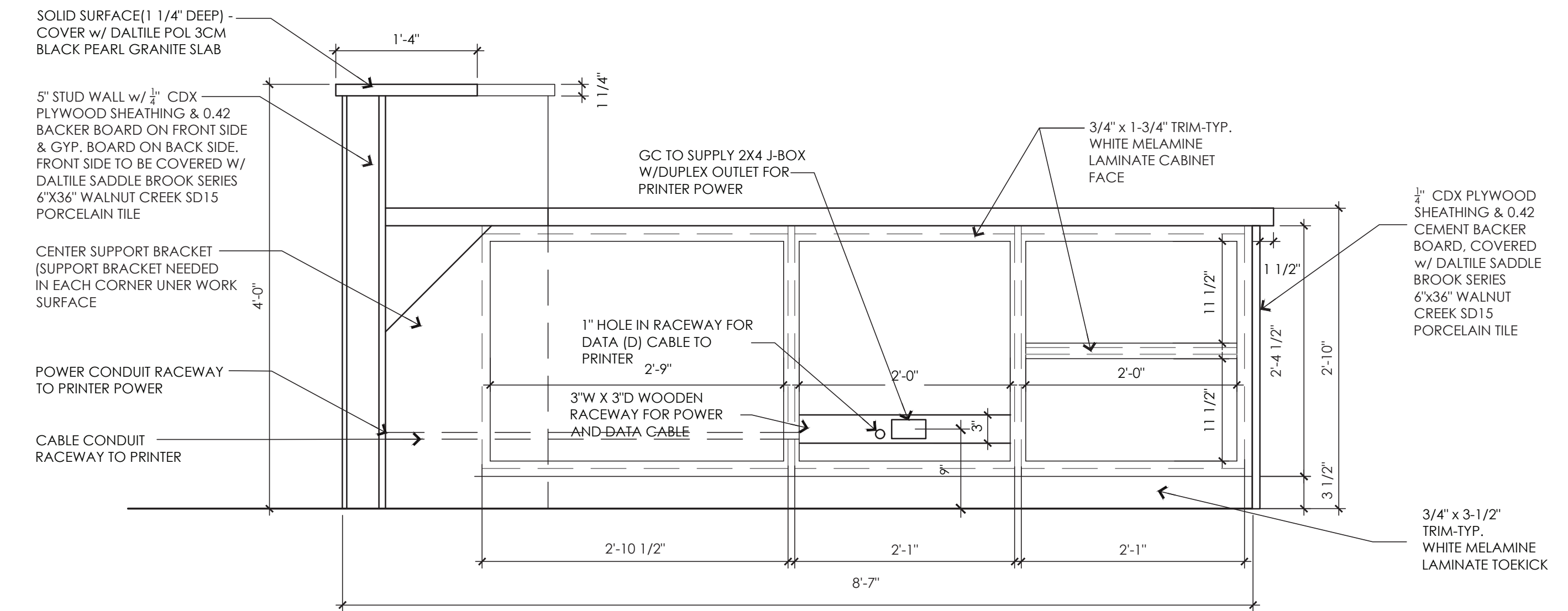
2 CP-2 DOOR & CORNER TERMINATION DETAILS
SCALE: NTS



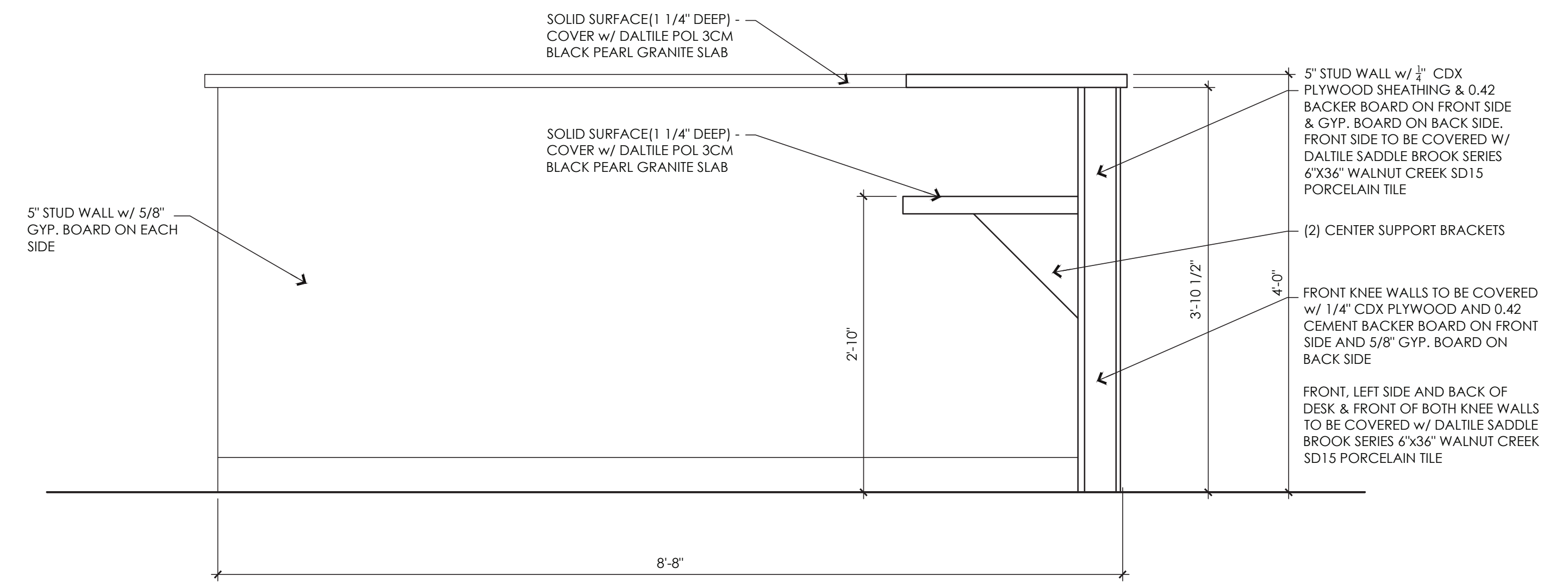
- RECEPTION DESK NOTES:**
- 1 PROVIDE 1"x12"x4" BLOCKING FOR HALF-WALL W/ GATE. START BLOCKING @ 10'-6" FROM WALL BEHIND DESK AND END BLOCKING @ 11'-6" FROM SAME WALL.
 - 2 PROVIDE 1"x6"x4" BLOCKING FOR HALF WALL W/ GATE BEHIND FRONT DESK.
 - 3 PROVIDE (2) EVERBILT, SOLID DOOR STOP, SLATE FINISH, MODEL #20357, HOME DEPOT STORE SKU# 1000027836. INSTALL (1) SOLID DOOR STOP IN TREX CDB FOR EACH CHECK-IN/OUT GATE BEHIND RECEPTION DESK.



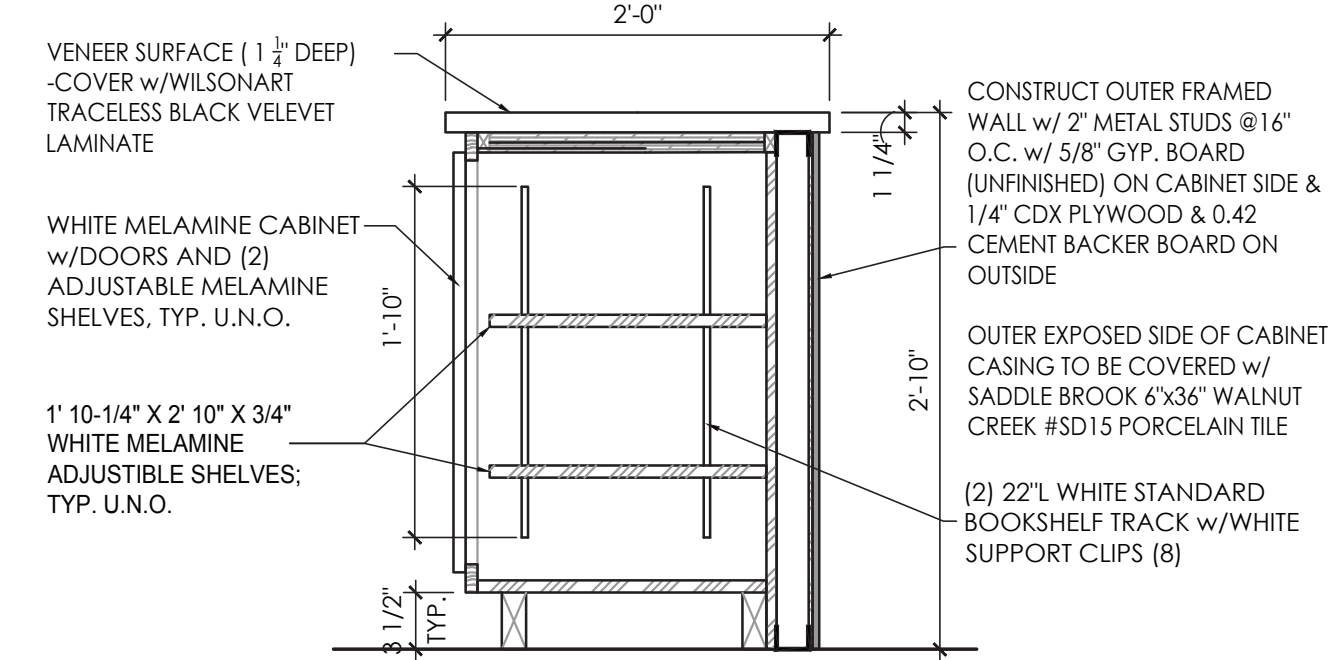
1 RECEPTION DESK
SCALE: 1/2" = 1'-0"



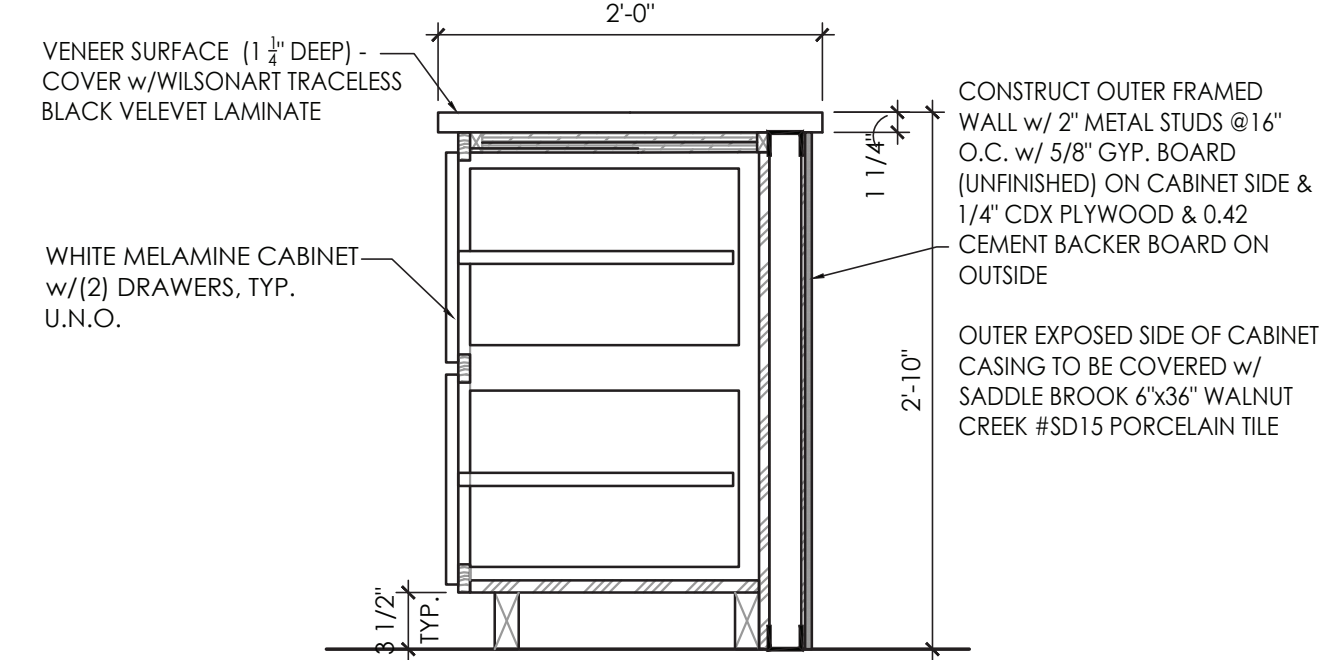
2 BASE CABINET
SCALE: 1" = 1'-0"



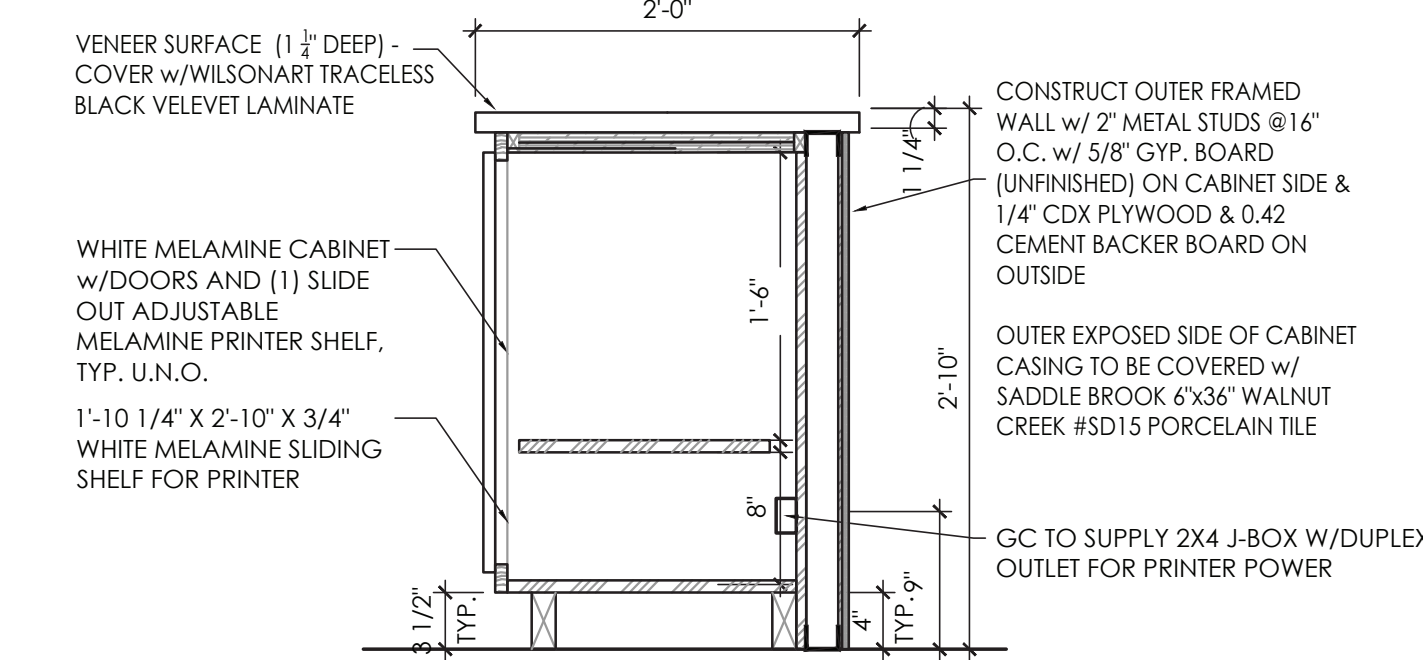
3 INTERIOR WALL ELEVATION
SCALE: 1" = 1'-0"



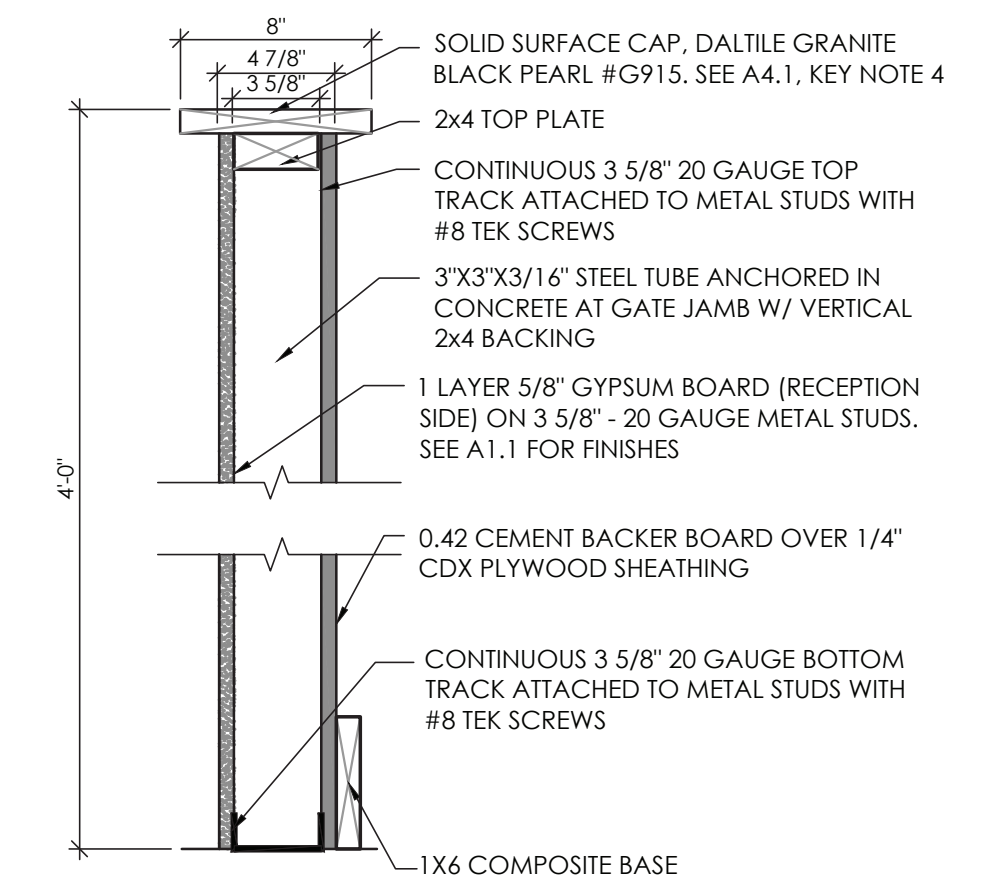
4 SECTION @ CABINET
SCALE: 1" = 1'-0"



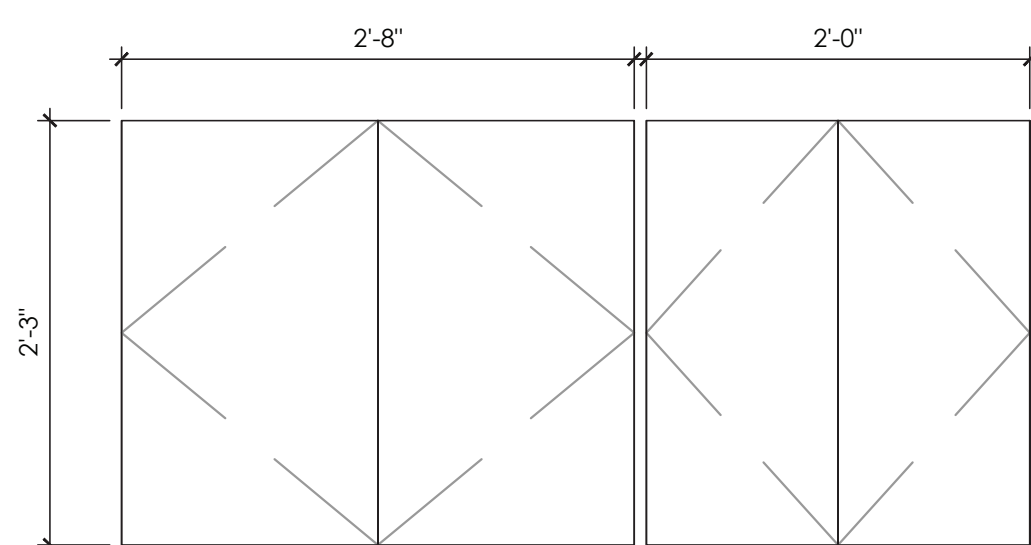
5 SECTION @ DRAWER
SCALE: 1" = 1'-0"



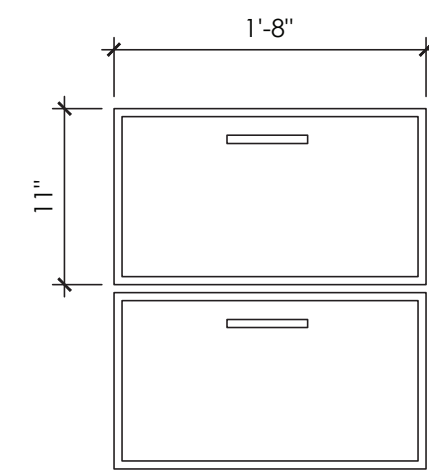
6 SECTION @ DRAWER
SCALE: 1" = 1'-0"



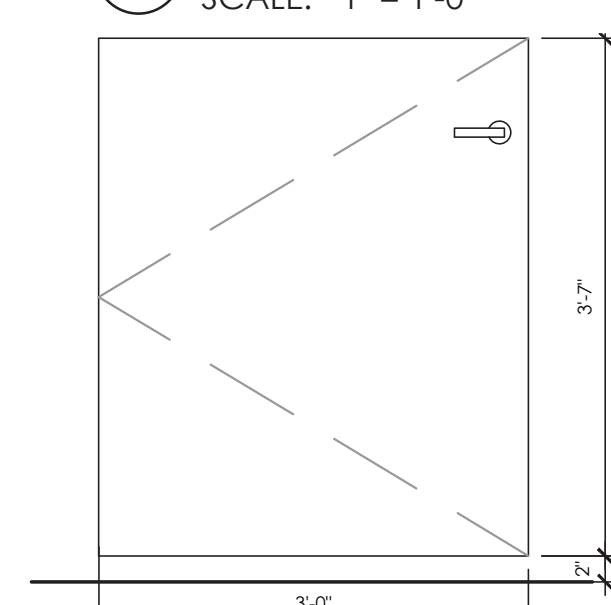
7 KNEE WALL SECTION
SCALE: 1 1/2" = 1'-0"



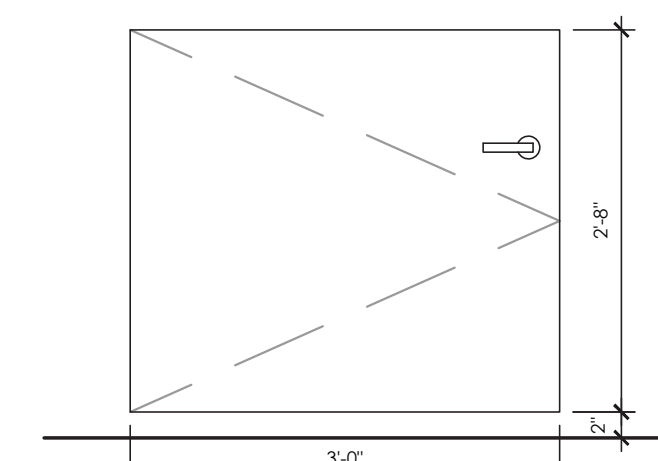
8 CABINET DOOR FACE
SCALE: 1" = 1'-0"



9 CABINET DOOR FACE
SCALE: 1" = 1'-0"



10 DESK FRONT GATE
SCALE: 3/4" = 1'-0"



11 DESK BACK GATE
SCALE: 3/4" = 1'-0"

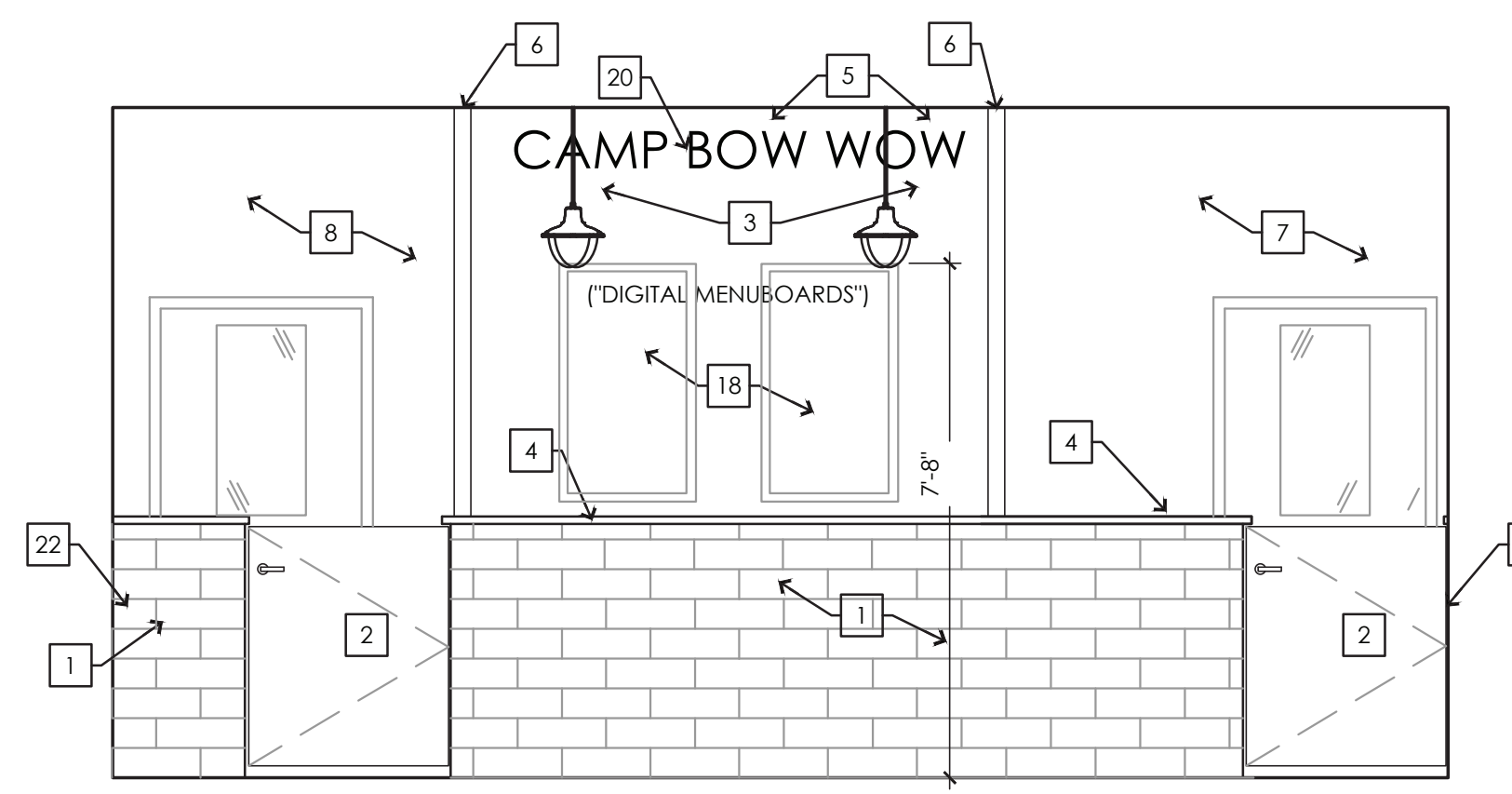
GENERAL NOTES

- NEW FRONT DESK, NEW INTERVIEW WALL & FRONT KNEE-WALL FRAME TO BE CONSTRUCTED w/ 3/5" METAL STUDS @ 16" O.C.; NEW FRONT DESK OUTER WALL TO BE CONSTRUCTED w/ 2" METAL STUDS @ 16" O.C. COVER FRONT OF DESK WALL AND FRONT OF KNEE-WALLS w/ 1/4" CDX PLYWOOD AND 0.42 CEMENT BACKER BOARD ON SURFACES TO RECEIVE DALITILE PORCELAIN TILES. SEE ELEVATION DRAWINGS A4.0 AND A4.1 FOR FRONT DESK DESIGN DETAILS
- INSTALL THE FRONT COUNTER TOP, INTERVIEW WALL AND HALF WALL TOP CAPS AT KEYED NOTE #4 AND TWO WORK SURFACES AT KEYED NOTE #13 AFTER THE INTERVIEW WALL HAS BEEN CONSTRUCTED AND AFTER THE FINISH AT KEYED NOTE #1 HAS BEEN INSTALLED ON THE FRONT DESK FRONT, LEFT CHECK-IN/CHECK-OUT SIDE AND BACK SURFACES. THIS WILL HELP TO ENSURE THE CORRECT WIDTH AND OVERHANG OF THE HALF WALL TOP CAPS, COUNTER TOP AND WORK SURFACES.
- USE PINE BOARDS AND PINE LATTICE TRIM TO TRIM AROUND ALL EXPOSED TILE. CEMENT BACKER BOARD AND LAMINATE WOOD ON THE WALLS OF NEW FRONT DESK. STAIN ALL TRIM w/VARATHANE "EARLY AMERICAN" #339710 WOOD STAIN FINISH.
- SILICONE CAULK AROUND ALL OF THE FINISH OPTION INSTALLED AT KEYED NOTE #1 AT BASE AND FLOOR.
- GC TO PROVIDE IN WALL BLOCK BETWEEN 60" AND 100" AFF AND 24" WIDE FROM CENTER OF EACH MENU MONITOR; AND BETWEEN 50" AND 70" AFF AND 36" WIDE FROM CENTER OF ONE INTERVIEW MONITOR.
- BEFORE OWNER SCHEDULES THE INSTALLATION OF THE TWO NEW MENU BOARD 49" MONITORS, THE BUILDING POWER AND INTERNET SERVICE MUST BE ACTIVE.
- OWNER NOTE - BEFORE PB&J WILL SCHEDULE INSTALL OF THE DUAL MENU BOARD MONITORS, THE OWNER MUST INFORM PB&J WHEN: 1) THE TWO MONITORS, TWO TV WALL MOUNTS, TWO MULTIMEDIA DEVICES AND ASSOCIATED EQUIPMENT HAVE BEEN DELIVERED TO THE CAMP. 2) THE TWO QUADPLEX OUTLETS AND TWO J-BOXES FOR DATA CABLES HAVE BEEN INSTALLED AND POWER IS ACTIVE. AND 3) THE INTERNET SERVICE IS ACTIVE AND ACCESSIBLE WITHIN THE CAMP. THE TWO (2) CAT-5/6 DATA CABLES HAVE BEEN PROVIDED AND INSTALLED BY PB&J.

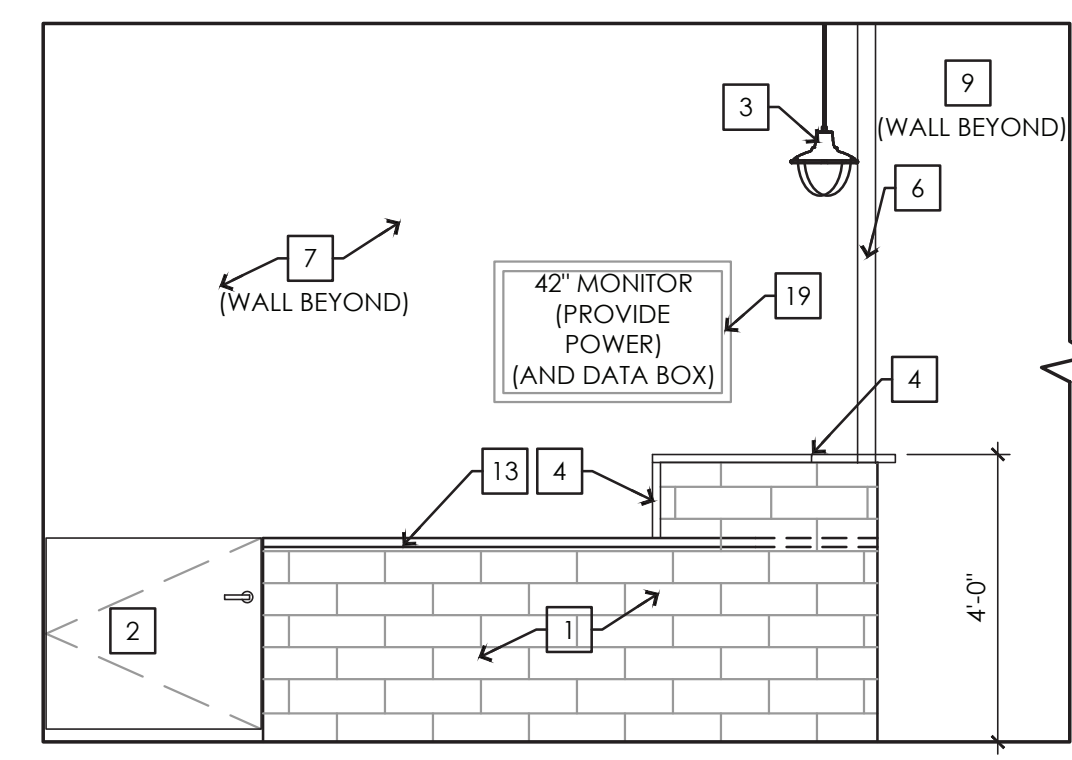
LOBBY / RECEPTION NEW DESIGN FEATURES KEYED NOTES

- INSTALL PORCELAIN TILE OVER FRONT, LEFT SIDE & BACK LEFT SIDE OF FRONT DESK & FRONT SIDE OF KNEE-WALLS - PORCELAIN TILE - DALITILE SADDLE BROOK SERIES 6"X36" WALNUT CREEK SD15; CEG-IG INDUSTRIAL EPOXY GROUT TRUFFLE #540; INSTALLED IN HORIZONTAL STAGGERED PATTERN (NO CDB BASE).
- BUILD AND INSTALL TWO FRONT AND TWO BACK GATES AT FRONT DESK - FRONT GATES ARE 2'11-3/4"X3'7"X1-1/2" AND BACK GATES ARE 2'11-3/4"X2'8"X1-1/2" - COVER ALL SIDES WITH WILSONART LAMINATE TRACELESS BLACK VELVET #15505-31 VENEER
- NEW PENDANT LIGHTS - PROVIDE AND INSTALL TWO CAL UP-113-6-B3 PENDENT LIGHT (LED); IF CAL PENDENT LIGHT FIXTURE IS OUT OF STOCK, CONTACT CBW CM FOR LIGHT FIXTURE OPTIONS
- SOLID SURFACE - FRONT DESK, DESK FRONT COUNTER, INTERVIEW WALL AND WING WALL TOP CAPS (1 1/4" DEEP) - DALITILE POLISHED 3CM GRANITE SLAB G915 BLACK PEARL; COUNTER AND TOP CAPS TO HAVE 1-1/2" OVERHANG ON ALL SIDES AND FRONT OF TOP COUNTER TO HAVE 3-1/2" OVERHANG; OVERHANG DIMENSIONS ARE BEFORE KEYED NOTES #1 FINISHES INSTALLED.
- TURF WALL COVERING - 10'H X 7'W - PROVIDED BY OWNER AND INSTALLED BY GC; TO ORDER, CONTACT MAIT SCAVO, "PERFECT TURF" 773-580-4240. TURF SHALL BE ORDERED FROM PERFECT TURF TO MAINTAIN CONSISTENCY OF TURF THROUGHOUT ALL CAMPS
- PROVIDE AND INSTALL 1x6 PINE BOARDS STAINED WITH VARATHANE "EARLY AMERICAN" #339710 WOOD STAIN FINISH
- PAINT - SHERWIN WILLIAMS SANTORINI BLUE #7607 ENAMEL SEMI-GLOSS FINISH
- WALL GRAPHIC - OWNER PROVIDED AND INSTALLED BY OTHERS; TO SCHEDULE INSTALL CONTACT DAN BREMMER OR JEN MCARTHUR, "PRO GRAPHICS INSTALL" 7245 GILPIN WAY, #220, DENVER, CO 80229; DIRECT: 303-945-6977 OFFICE: 303-945-4053. WALLS TO RECEIVE GRAPHICS SHALL BE LEVEL 5 FINISH AND PREP WALL w/ ONE COAT OF KILZ COMPLETE COAT PAINT AND PRIMER IN ONE, WHITE, INTERIOR / EXTERIOR
- PAINT - SHERWIN WILLIAMS SNOWBOUND WHITE #7004 ENAMEL SEMI-GLOSS FINISH
- BUILD INTERVIEW WALL, 5" PARTITION; COVER ALL SIDES AND TOP w/ 5/8" GYP. BOARD; PAINT ALL SIDES AND TOP OF INTERVIEW WALL w/ ONE COAT OF SHERWIN WILLIAMS SANTORINI BLUE #7607 IN ENAMEL SEMI-GLOSS FINISH. SEE ELEVATION DRAWINGS ON SHEETS A4.0 AND A4.1 FOR MORE DETAILS
- CUT TWO 2" HOLES IN FRONT WORK SURFACE (1 IN EACH CORNER) FOR COMPUTER AND TELEPHONE POWER AND DATA CORDS; PROVIDE TWO 2" BLACK GROMMET AND INSTALL IN 2" HOLES. SEE ELECTRICAL POWER PLAN AND ELECTRICAL LOW VOLTAGE POWER PLAN FOR LOCATION OF TWO QUADPLEX AND ONE DUPLEX OUTLETS AND TWO 2X4 J-BOXES FOR CAT-5/6 CABLES.
- CABINETS AND DRAWERS - BUILD OR BUY CASINGS, CABINETS, SHELVES AND DRAWERS IN WHITE MELAMINE DOORS. DOORS IN WHITE P-LAM. SEE ELEVATION DRAWINGS ON SHEETS A4.0 AND A4.1 FOR DETAILS
- VENEER SOLID SURFACE - NEW DESK TOP WORK SURFACES (1-3/8" DEEP) - WILSONART LAMINATE TRACELESS BLACK VELVET #15505-31 VENEER; 1-1/2" OVERHANG ON MOST SIDES, BEFORE KEYED NOTE #1 FINISHES INSTALLED.
- CUT AND POUR BACK FLOOR TRENCH AND PROVIDE POWER AND CABLE RACEWAY - CUT FLOOR TRENCH APPROX 12" WIDE AND 13LF FROM INSIDE BACK WALL TO UNDER/INSIDE NEW FRONT WALL OF FRONT DESK [14]; PROVIDE TWO DEDICATED 120V/20A CIRCUITS (CIRCUIT-1 / CIRCUIT-2) TO 4"X4" J-BOX [P] FOR FRONT DESK POWER [P] AND CONDUIT STUBOUT ABOVE ACOUSTICAL CEILING THROUGH TRENCH TO 4"X4" J-BOX [V/D] INSIDE FRONT WALL FOR TELECOM CABLES [14A]. VOICE CABLES AND RJ45 JACKS ARE TO BE BLACK IN COLOR AND DATA CABLES AND RJ45 JACKS ARE TO BE BLUE IN COLOR; PROVIDE PULL STRING FROM CONDUIT STUBOUT ABOVE ACOUSTICAL CEILING TO ALL TELECOM J-BOXES IN THE FRONT DESK. EXTEND CIRCUIT-1 [C1] TO 4"X4" J-BOX [14B] IN WALL AT LEFT FRONT CORNER OF FRONT DESK UNDER FRONT WORK SURFACE AND TO 2"X4" J-BOX AT LEFT FRONT CORNER ABOVE WORK SURFACE; INSTALL ONE QUADPLEX RECEPTACLE [P1] IN 4"X4" J-BOX IN LEFT CORNER UNDER WORK SURFACE AND INSTALL ONE DUPLEX RECEPTACLE W/2XUS8 CHARGING PORTS [P2] IN 2"X4" J-BOX AT LEFT FRONT CORNER ABOVE WORK SURFACE; EXTEND CIRCUIT-2 [C2] TO 4"X4" J-BOX [14C] IN WALL AT RIGHT FRONT CORNER OF FRONT DESK UNDER FRONT WORK SURFACE TO 2"X4" J-BOX AT RIGHT FRONT CORNER ABOVE WORK SURFACE; AND TO 2"X4" J-BOX [14D] IN THE OUTER CASING WALL OF CHECK-IN/CHECK-OUT SIDE NEW CABINERY; INSTALL ONE QUADPLEX RECEPTACLE [P3] IN 4"X4" J-BOX IN RIGHT CORNER UNDER WORK SURFACE; INSTALL ONE DUPLEX RECEPTACLE W/2XUS8 CHARGING PORTS [P4] IN 2"X4" J-BOX AT RIGHT FRONT CORNER ABOVE WORK SURFACE; AND INSTALL ONE DUPLEX RECEPTACLE [P5] IN 2"X4" J-BOX IN OUTER CASING WALL OF CABINERY FOR PRINTER POWER. PROVIDE AND INSTALL EIGHT (8) CAT-5E/CAT-6 CABLES THROUGH CONDUIT STUBOUT ABOVE ACOUSTICAL CEILING THROUGH TRENCH TO 4"X4" J-BOX [V/D] INSIDE FRONT WALL [14A]. EXTEND TWO (2) VOICE [V] AND ONE (1) DATA [D] CABLES TO 4"X4" J-BOX [14B] IN WALL AT LEFT FRONT CORNER OF FRONT DESK UNDER FRONT WORK SURFACE; EXTEND THREE (3) VOICE [V] AND ONE (1) DATA [D] CABLES TO 4"X4" J-BOX [14C] IN WALL AT RIGHT FRONT CORNER OF FRONT DESK UNDER FRONT WORK SURFACE; EXTEND ONE (1) DATA [D] CABLE THROUGH CONDUIT RACEWAY INSIDE WALL OF OUTER CASING WALL OF CABINERY TO 2"X4" J-BOX [14D] FOR PRINTER CONNECTION. SEE ELEVATION DRAWING 2/A4.0, 5/A4.1 AND 7/A4.1 FOR DETAILS OF POWER AND VOICE/DATA CABLE LOCATIONS; SEE ELECTRICAL POWER PLAN AND ELECTRICAL LOW VOLTAGE POWER PLAN FOR LOCATION OF RECEPTACLES AND TELECOM J-BOXES; COORDINATE W/CBW CM FOR ACTUAL LOCATION OF RECEPTACLES AND TELECOM J-BOXES. SEE 1/A.1.4 FOR SLAB REPAIR DETAIL.
- WALL BASEBOARD - TREX COMPOSITE DECK BOARD (CDB); SELECT 1"x6" SQUARE EDGE, COLOR SADDLE
- NOT USED
- PORCELAIN TILE - DALITILE, SADDLE BROOK SERIES, 6"X36" FARMHOUSE SD14; CEG-IG INDUSTRIAL EPOXY GROUT HAYSTACK #380, INSTALL IN HORIZONTAL STAGGERED PATTERN
- TWO COMMERCIAL MONITOR MENU BOARDS - PROVIDED BY OWNER AND INSTALLED BY PB&J; TO SCHEDULE INSTALL, CONTACT PAUL DEMMA, OFFICE: 877-722-6358, EXT. 0 EMAIL: paul@pbjtv.com; GC TO PROVIDE BLOCKING PER GENERAL NOTES, ONE (1) DUPLEX RECEPTACLE AND ONE (1) 2X4 J-BOX w/CONDUIT STUB-OUT ABOVE ACOUSTICAL CEILING FOR ONE (1) CAT-5/6 CABLE BEHIND EACH MONITOR, CAT-5/6 CABLES INSTALLED BY OTHERS (PB&J). SEE ELEVATIONS DRAWINGS ON A4.0 & A4.1 FOR DETAILS OF MONITOR LOCATIONS. SEE ELECTRICAL POWER PLAN AND ELECTRICAL LOW VOLTAGE POWER PLAN FOR LOCATION OF RECEPTACLES AND DATA J-BOXES.
- ONE (1) 42" MONITOR INTERVIEW AREA - MONITOR, WALL MOUNT AND CAT-5/CAT-6 CABLE INSTALLED BY OTHERS (PB&J); GC TO PROVIDE BLOCKING PER GENERAL NOTES, ONE (1) DUPLEX RECEPTACLE AND ONE (1) J-BOX w/ CONDUIT STUBOUT ABOVE ACOUSTICAL CEILING FOR ONE CAT-5/CAT-6 CABLE; SEE ELEVATION DRAWINGS A4.0 & A4.1 FOR DETAILS OF MONITOR LOCATIONS. SEE ELECTRICAL POWER PLAN AND ELECTRICAL LOW VOLTAGE POWER PLAN FOR LOCATION OF OUTLET AND J-BOX.
- "CAMP BOW WOW" 8" X 84" WHITE LETTERING - OWNER PROVIDED AND INSTALLED BY GC; TO ORDER CONTACT DAVE WARREN, "IMAGE360", OFFICE: 303-771-4133; EMAIL: mail@image360.com
- PROVIDE 1"X6"X4" BLOCKING IN WALL FOR 1"X6"X4" GATE JAMB BEHIND FRONT DESK
- PROVIDE 1"X12"X4" BLOCKING IN WALL FOR 1"X6"X4" FRONT GATE JAMB AT FRONT OF DESK. START BLOCKING @ 11'-6" FROM WALL BEHIND DESK AND END BLOCKING @ 12'-6" FROM SAME WALL
- PROVIDE TWO (2) EVERBILT, SOLID DOOR STOP, SLATE FINISH, MODEL #20357, HOME DEPOT SKU #1000027836; INSTALL (1) SOLID DOOR STOP IN TREX CDB FOR EACH GATE BEHIND RECEPTION DESK
- PROVIDE 3/8" X 1" 2-1/2" CORKBOARD - INSTALL CORKBOARD OVER ENTIRE WALL SURFACE BETWEEN COUNTER TOP AND DESK WORK SURFACE AND TRIM W/3/8" X 1" SOLID PINE LATTICE TRIM STAINED W/VARATHANE "EARLY AMERICAN" #339710 WOOD STAIN
- INTERVIEW AREA / LOBBY BENCH - ONE BENCH IS REQUIRED FOR INTERVIEW AREA AND TWO OPTIONAL BENCHES FOR LOBBY GUEST AREA - FLEMING LIVING EDGE ACACIA WOOD BENCH w/METAL LEGS, 71"W x 16"D x 18"H; PROVIDED AND INSTALLED BY OWNER; ORDER ONLINE AT WWW.HOUZZ.COM/PRODUCTS/
- EXCEPT FOR POWER AND DATA FOR THE TWO (2) MENU-BOARD MONITORS ON THE BACK WALL TURF, THERE SHALL BE NO RECEPTACLES, SWITCH BANKS OR THERMOSTATS PLACED ON THE TURF WALL BETWEEN BACK GATES

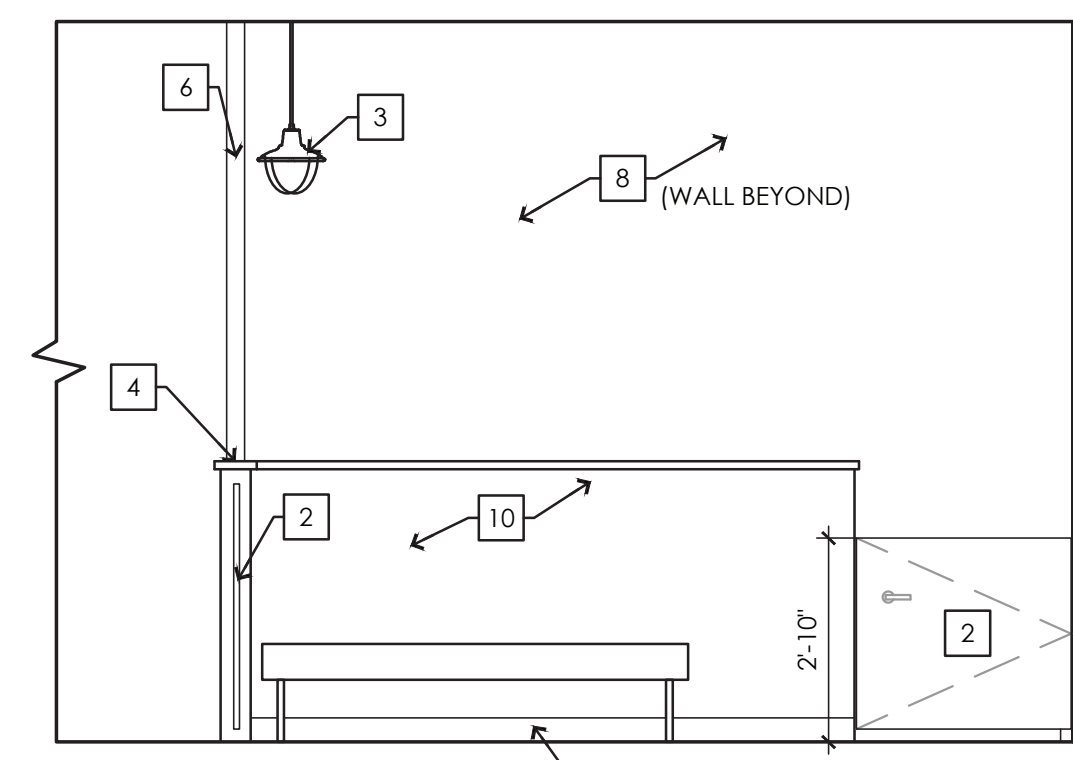
1 LOBBY DESK PLAN
SCALE: 3/8" = 1'-0"



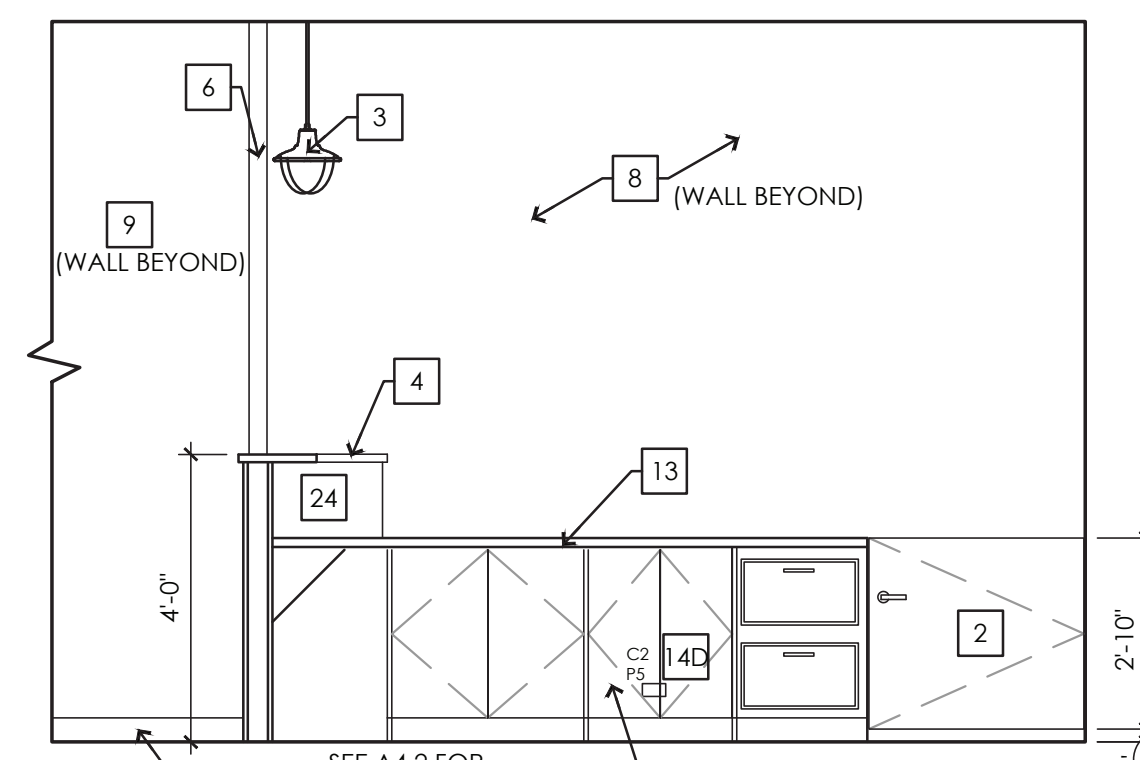
2 LOBBY DESK FRONT ELEVATION
SCALE: 3/8" = 1'-0"



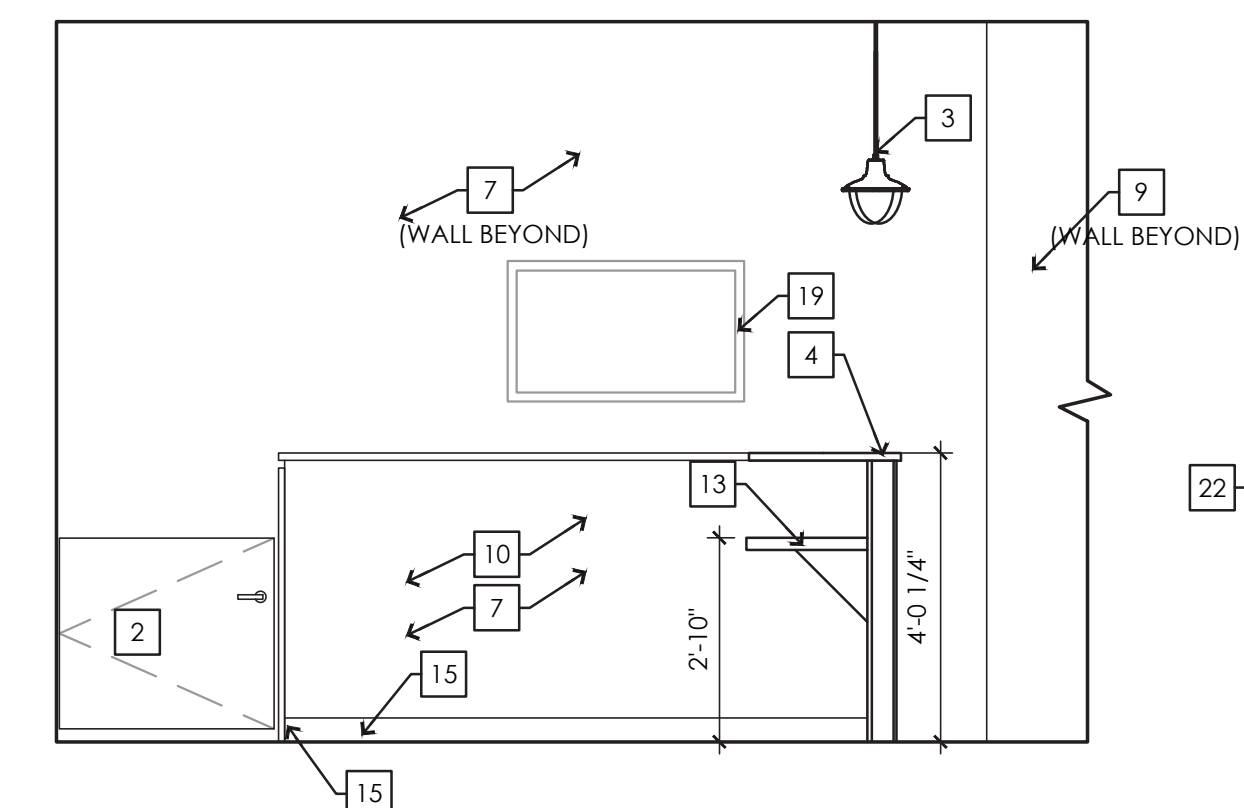
3 LOBBY DESK CHECK-IN / CHECK-OUT ELEVATION
SCALE: 3/8" = 1'-0"



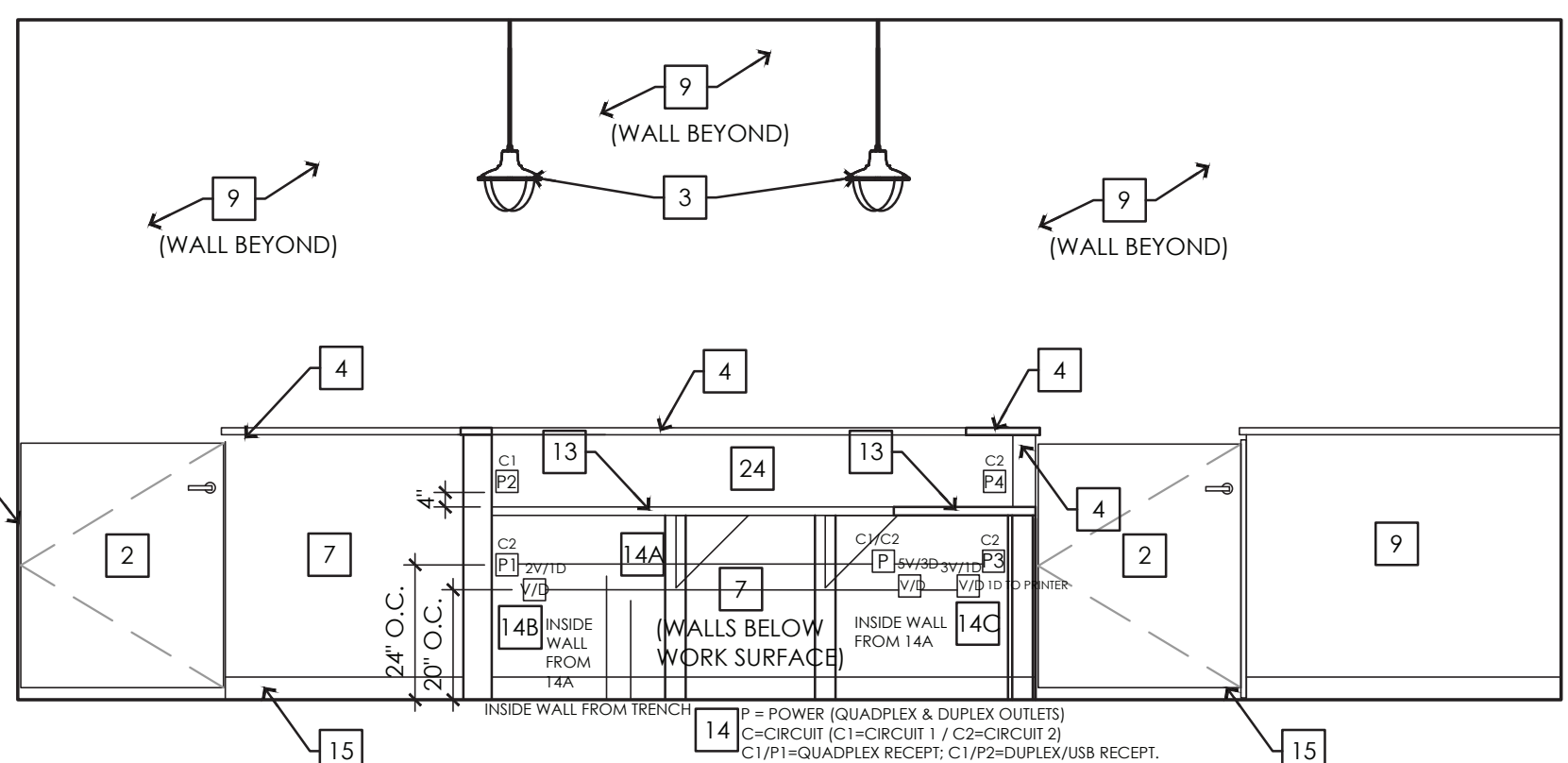
4 LOBBY DESK INTERVIEW ELEVATION
SCALE: 3/8" = 1'-0"



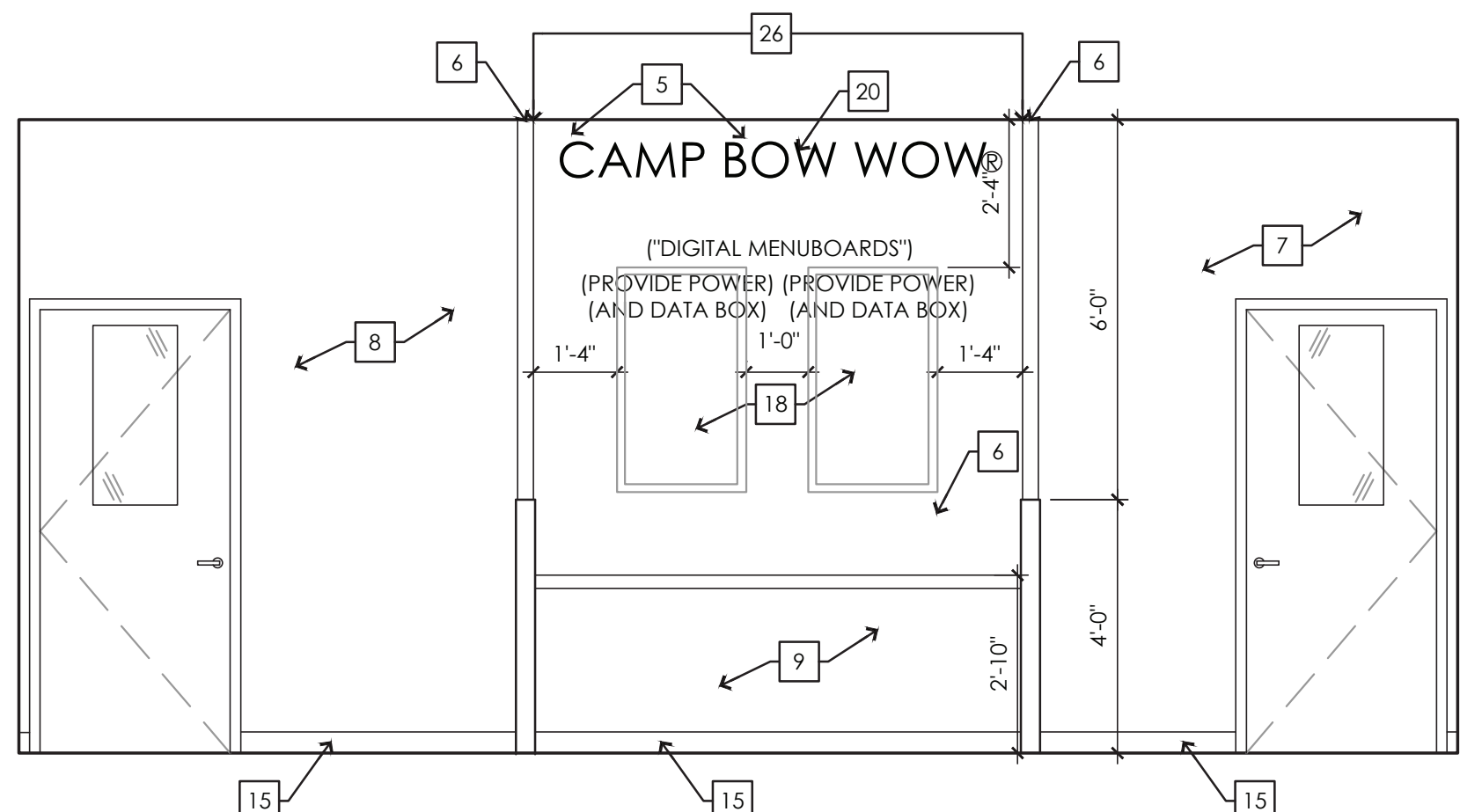
5 LOBBY DESK CHECK-IN / CHECK-OUT ELEVATION
SCALE: 3/8" = 1'-0"



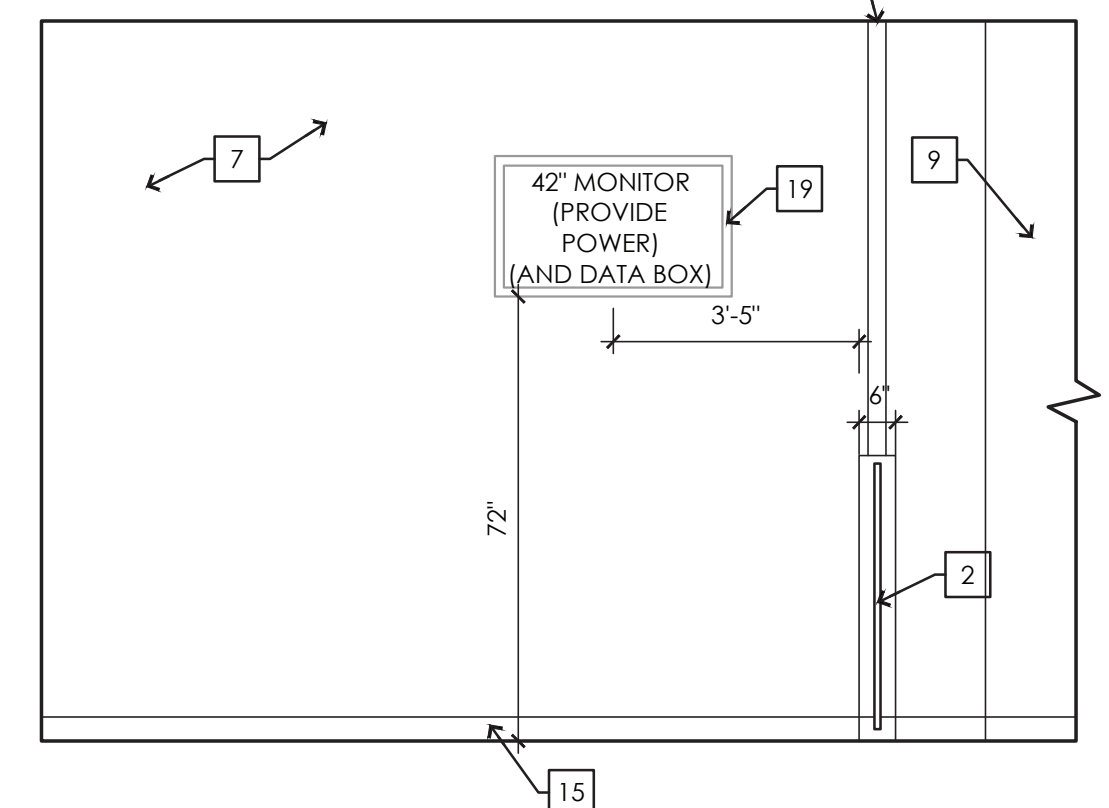
6 LOBBY DESK INTERVIEW WALL ELEVATION
SCALE: 3/8" = 1'-0"



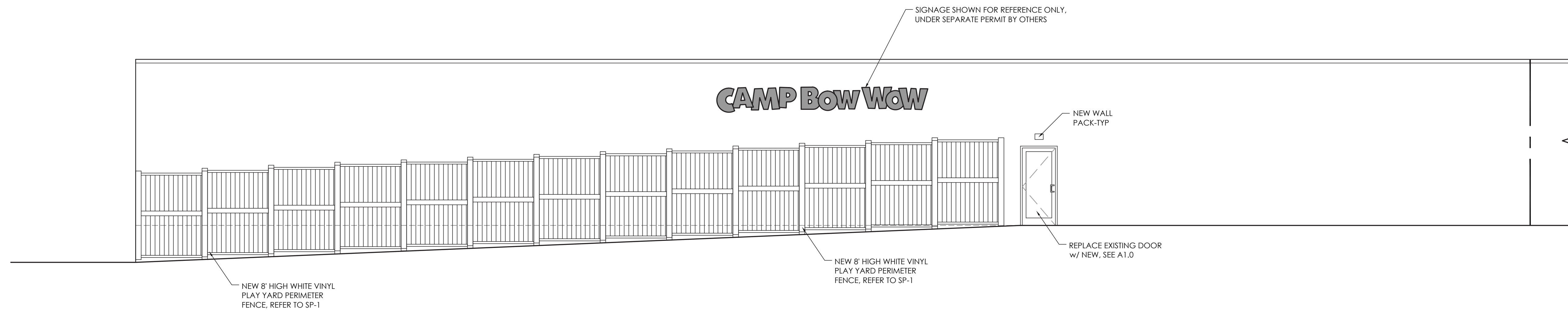
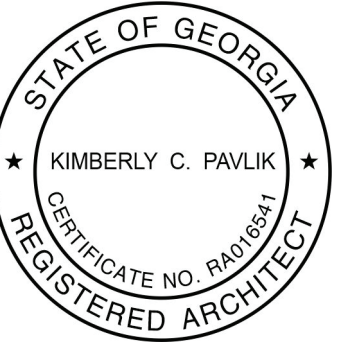
7 LOBBY DESK ELEVATION
SCALE: 3/8" = 1'-0"



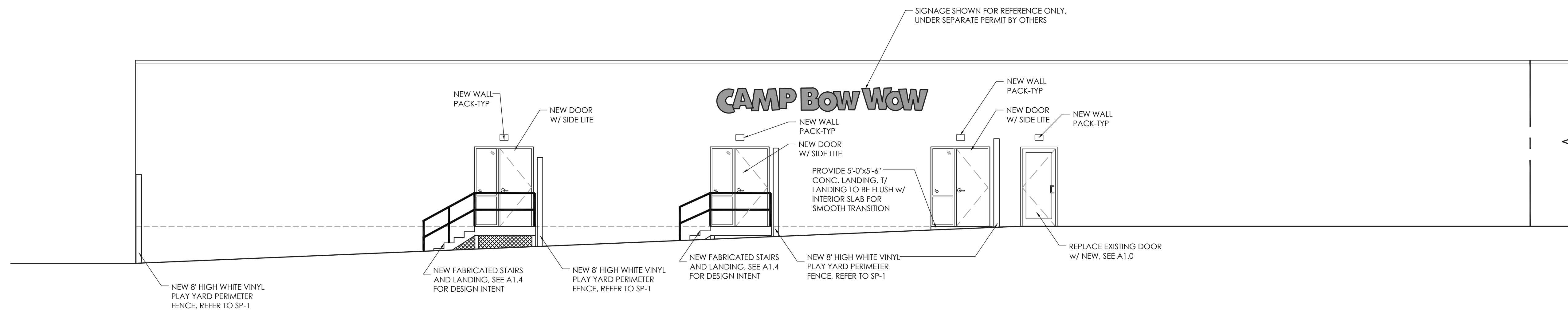
8 BACK WALL ELEVATION
SCALE: 3/8" = 1'-0"



9 LOBBY DESK INTERVIEW MONITOR ELEVATION
SCALE: 3/8" = 1'-0"



1 FRONT ELEVATION (OUTSIDE PLAY YARDS)
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION (INSIDE PLAY YARDS)
SCALE: 3/16" = 1'-0"

NO	DATE	REMARKS

REVISIONS

CAMP BOW WOW
1807 MEMORIAL DR.
ATLANTA, GA.

PROJECT NO: 2022.0434
DATE: 7.20.2022

A5.0
EXTERIOR ELEVATIONS

CHECKED: JS DRAWN: TN

DOOR SCHEDULE								
DOOR NUMBER	SIZE	TYPE	DOOR		FRAME		HARDWARE SET	NOTES
			MATERIAL	FINISH	MATERIAL	FINISH		
100	3'-0" x 7'-0"	C	ALUM	ANODIZED	ALUM	ANODIZED	9	
102	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH 1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.
103	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH 1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.
104	3'-0" x 7'-0"	G	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	3	DUTCH DOOR - OFFICE LOCK SET MASTER KEY TO THIS DOOR - SEPARATE KEY; LAMINATE DOOR SHELF BOTH SIDES
104 a	6'-0" x 7'-0"	F	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	BI-FOLD	
105	3'-0" x 7'-0"	F	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	2	
106	3'-0" x 7'-0"	F	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	2	
107 a, b & C	3'-0" x 7'-0"	C	ALUM	ANODIZED	ALUM	ANODIZED	9	ALUMINUM ANODIZED STOREFRONT DOOR, BRUSHED NICKEL FINISH. PROVIDE PUSH/PULL HARDWARE
109	3'-0" x 7'-0"	F	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	
110	3'-0" x 7'-0"	C	ALUM	ANODIZED	ALUM	ANODIZED	9	ALUMINUM ANODIZED STOREFRONT DOOR, BRUSHED NICKEL FINISH. PROVIDE PUSH/PULL HARDWARE
111a	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH 1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.
111b	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH 1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.
112	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH 1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.
113	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH 1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.
117	3'-0" x 7'-0"	B1	HM	PAINT	HM	PAINT	6	GALVANIZED 16GA. WELDED H.M. FRAME, w/ SIDE-LITE, HOLLOW METAL DOOR SLAB. PRIMED FINISHED IN FACTORY, SEE DETAILS 6/A1.4 & 7/A1.4
118	3'-0" x 7'-0"	B1	HM	PAINT	HM	PAINT	6	GALVANIZED 16GA. WELDED H.M. FRAME, w/ SIDE-LITE, HOLLOW METAL DOOR SLAB. PRIMED FINISHED IN FACTORY, SEE DETAILS 6/A1.4 & 7/A1.4
119	3'-0" x 7'-0"	B1	HM	PAINT	HM	PAINT	6	GALVANIZED 16GA. WELDED H.M. FRAME, w/ SIDE-LITE, HOLLOW METAL DOOR SLAB. PRIMED FINISHED IN FACTORY, SEE DETAILS 6/A1.4 & 7/A1.4
120	3'-0" x 7'-0"	E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	
121	3'-0" x 7'-0"	EXIST	EXIST	EXIST	EXIST	EXIST	5	EXISTING DOOR TO REMAIN. PROVIDE NEW HARDWARE PER HARDWARE SET #5

INTERIOR DOORS TO BE TIMELY 18 GA KNOCK DOWN HOLLOW METAL FRAMES, BROWNTONE SC101 FINISH; ALL INTERIOR LAMINATE DOORS TO BE WILSONART MONTICELLO MAPLE #7925

HARDWARE SCHEDULE	
<p>SET #1 1 PASSAGE LEVER (ADA COMPLIANT) 1 1/2 PR BUTTS 1 CLOSER (ADA COMPLIANT) 3 PR BUTTS 1 WALL MOUNTED DOORSTOP 3 SILENCERS (1) 6" X 34" KICKPLATE HD THRESHOLD & SEALS</p> <p>SET #2 1 LEVER PRIVACY LOCKSET (ADA COMPLIANT) 1 1/2 PR BUTTS 3 SILENCERS 1 WALL MOUNTED DOORSTOP 1 CLOSER (ADA COMPLIANT) (1) 6" X 34" KICKPLATE</p> <p>SET #3 1 OFFICE LOCK (ADA COMPLIANT) FOR LOWER DOOR SECTION 2 PR BUTTS FOR ENTIRE DOOR 3 SILENCERS 2 WALL MOUNTED DOORSTOP 1 SURFACE BOLT 1 SHELF (1) 6" X 34" KICKPLATE</p> <p>SET #4 1 LEVER ENTRANCE/OFFICE LOCK (ADA COMPLIANT) 1 1/2 PR BUTTS 3 SILENCERS 1 WALL MOUNTED DOORSTOP (1) 6" X 34" KICKPLATE</p> <p>SET #5 1 DELAYED EGRESS RIM EXIT DEVICE WITH MORTISE CYLINDER (ADA COMPLIANT) - DEIEX V40XEE 1 1/2 PR BUTTS 1 CLOSER (ADA COMPLIANT) WEATHER STRIPPING DOOR SHOE AND RAIN DRIP THRESHOLD SECURITY LATCH GUARD PLATE (1) 6" X 34" KICKPLATE</p> <p>SET #6 1 LEVER LOCK SET (ADA COMPLIANT) 1 CLOSER (ADA COMPLIANT) PARALLEL ARM APPLICATION 1 1/2 PR BUTTS WEATHER STRIPPING DOOR SHOE AND RAIN DRIP 3" SECTION OF #2/0 STRAIGHT LINK STAINLESS CHAIN WITH EYE BOLTS FASTENED TO WALL AND DOOR, CHAIN FITTED WITH SNAP HOOK, G.C. TO PROVIDE BACKING FOR FASTENING OF EYE BOLTS. THRESHOLD SECURITY LATCH GUARD PLATE (1) 6" X 34" KICK PLATE</p>	<p>SET #7 1 LEVER LOCK SET (ADA COMPLIANT) 2 CLOSERS (ADA COMPLIANT) PARALLEL ARM APPLICATION 3 PR BUTTS ASTREGAL 2 SURFACE BOLTS WEATHER STRIPPING DOOR SHOE AND RAIN DRIP 3" SECTION OF #2/0 STRAIGHT LINK STAINLESS CHAIN WITH EYE BOLTS FASTENED TO WALL AND DOOR, CHAIN FITTED WITH SNAP HOOK, G.C. TO PROVIDE BACKING FOR FASTENING OF EYE BOLTS. THRESHOLD SECURITY LATCH GUARD PLATE (1) 6" X 34" KICKPLATE</p> <p>SET #8 1 LEVER LOCKSET (ADA COMPLIANT) 1 1/2 PR BUTTS SECURITY LATCH GUARD PLATE 1 CLOSER (ADA COMPLIANT) WEATHER STRIPPING DOOR SHOE AND RAIN DRIP THRESHOLD 1 CLOSER (ADA COMPLIANT) (1) 6" X 34" KICKPLATE</p> <p>SET #9 DEADLOCK DEADBOLT BY KEY OUTSIDE ONLY - THUMB TURN INSIDE OFFSET DUAL DOOR PULLS HD CLOSER HD THRESHOLD HD SEALS HD HINGES</p> <p>SET #10 1 PASSAGE LEVER (ADA COMPLIANT) 1 INACTIVE LEVER 1 SURFACE BOLT (ACTIVE LEAF) 3 PAINTERS 6 SILENCERS 1 WALL MOUNTED DOOR STOP (1) 6" X 34" KICKPLATE</p> <p>SET #11 3 SETS BUTT HINGES, TOP, BOTTOM & INTERMEDIATE 1 LOCKSET - STOREFRONT LOCK 2 OVERSETS WEATHER STRIPPING AND SWEEP 1 ADA THRESHOLD 2 SETS OFFSET PUSH/PULL</p> <p>SET #12 1 PASSAGE LEVER 1 PAIR BUTT HINGES 3 SILENCERS 1 WALL MOUNTED DOOR STOP 1 6" X 34" KICKPLATE</p>

- * ALL DOOR HARDWARE TO RECEIVE BUILDING STANDARD ADA COMPLIANT LEVER SETS - U.N.O
- * PROVIDE SILENCERS ON ALL DOOR FRAMES THROUGHOUT THE ENTIRE SPACE.
- * ALL NEW DOOR CLOSERS SHALL BE ADA COMPLIANT. CLOSERS SHALL TAKE 3 SECONDS TO OPERATE FROM AN OPEN POSITION OF 70° TO A POINT 3" FROM THE LATCH. MAXIMUM OPENING FORCE IS NOT TO EXCEED 8 LBS.
- * RE-KEY ALL NEW AND EXISTING LOCK SETS TO NEW TENANT MASTER.
- * OFFICE DOOR LOCKSET SHALL BE A SEPARATE KEY
- * ALL HARDWARE DOOR LEVERS SHALL BE SCHLAGE COMMERCIAL AL SERIES OR EQUAL - STAIN CHROME FINISH.
- * ALL HARDWARE DOOR LEVERS FOR INDOOR PLAY AREAS SHALL OPERATE BY PUSHING UP
- * ALL DOORS AND GATES IN THE MEANS OF EGRESS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT

GENERAL NOTES:

- ALL PRODUCTS ARE RECOMMENDED PER CAMP BOW WOW'S SPECIFICATIONS. ANY EQUAL OR ALTERNATIVES MUST BE PRESENTED TO CAMP BOW WOW FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION.

DOOR TYPES

DOOR TYPE B
HM DOOR & FRAME

DOOR TYPE B1
H.M. DOOR w/ SIDELITE; GLAZING TO BE IMPACT RESISTANT

DOOR TYPE C
ALUM. STOREFRONT DOOR AT ENTRANCE & LUXURY SUITES

DOOR TYPE D
HOLLOW METAL DOOR

DOOR TYPE E
SOLID-CORE DOOR w/ WINDOW

DOOR TYPE F
SOLID-CORE DOOR

DOOR TYPE G
DUTCH DOOR #104

STANDARD INTERIOR DOOR FINISH
LAMINATE VENEER WILSONART MONTICELLO MAPLE #7925-60

GATE TYPES

GATE SCHEDULE			
GATES	SIZE	QUANTITY	NOTES
A1	3'-0" x 3'-7"	2	CONTRACTOR PROVIDED - CONTRACTOR INSTALLED
A2	3'-0" x 2'-8"	2	CONTRACTOR PROVIDED - CONTRACTOR INSTALLED
B	4'-5" x 5'-0"	20	CONTRACTOR PROVIDED - CONTRACTOR INSTALLED
C	4'-0" x 8'-0"	3	CONTRACTOR PROVIDED - CONTRACTOR INSTALLED
D	4'-0" x 8'-0"	1	CONTRACTOR PROVIDED - CONTRACTOR INSTALLED

INTERPLAN
INTERPLAN LLC
AR0011595
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

1 SOUTH 280 SUMMIT AVE, STE D
OAKBROOK TERRACE, IL 60181
630.932.2336

SEALED:
08/23/2022

NO	DATE	REVISIONS

8/19/2022 ISSUE FOR PERMIT
ISSUED/RELEASED FOR CONSTRUCTION

CAMP BOW WOW
1807 MEMORIAL DR.
ATLANTA, GA.

PROJECT NO: 2022.0434
DATE: 7.20.2022

A6.0
DOOR SCHEDULE

CHECKED: JS DRAWN: TN

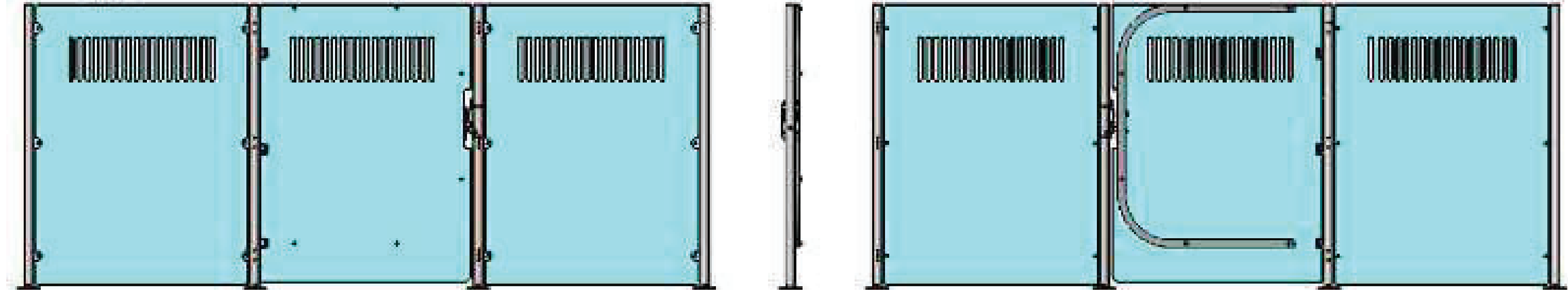
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CABIN

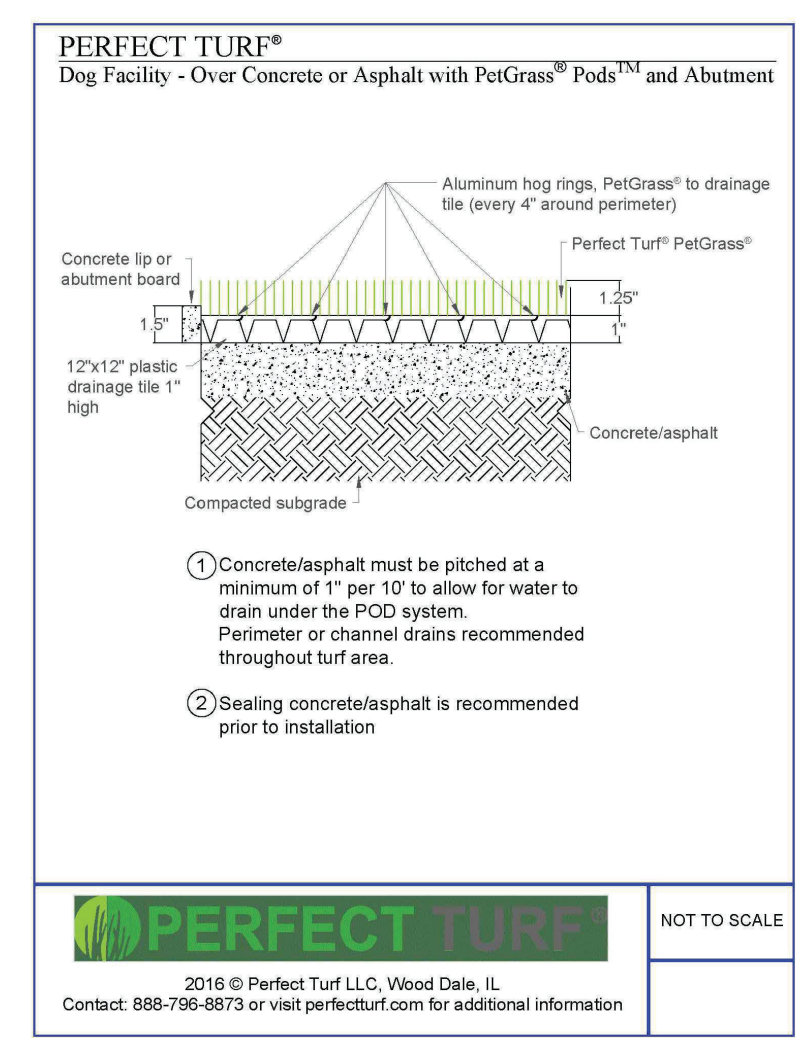


OWNER FURNISHED CONTRACTOR INSTALLED		
ITEM	DESCRIPTION	NOTES
GT	GROOMERS TUB	INCLUDES SHAMPOO MIXING DEVICE & WIRE RACK
DW	DISHWASHER	COMMERCIAL, 220v/240v 30amp; RESIDENTIAL, 120v 20 AMP
W	WASHING MACHINE	
R	REFRIGERATOR	
D	DRYER	COMMERCIAL, 220v/240v 30amp
DCIF	DOG CABINS/INTERIOR FENCE	REQUIRES FORKLIFT W/ 8' FORKS TO UNLOAD WITH LIFT CAPACITY OF 5000-8000 LBS
LH & WMB	LEASH HOLDERS & WHITE MARKER BOARDS	
BFM	BLACK FRAME AROUND MIRRORS	IN ALL RESTROOMS OPEN TO THE PUBLIC
PTH	PAPER TOWEL HOLDER	IN ALL RESTROOMS OPEN TO THE PUBLIC
ESB	EMERGENCY SUPPLY BOX	
SBH	SPRAY BOTTLE HOLDER	
AF	ARTWORK AND FRAMES	
SM	SPARTAN SINGLE STATION SOAP MIXING UNIT @ MOP SINK FAUCET	
SS	SHADE SAILS	WILL NEED TO PROVIDE VINYL COVERED CABLE TO COMPLETE
RS	CLEAR REFRIGERATION STRIPS	8" WIDE x 1/2" THICK CLEAR STRIPS, 50% OVERLAP AT ALL PLAY YARD DOORS

FENCE



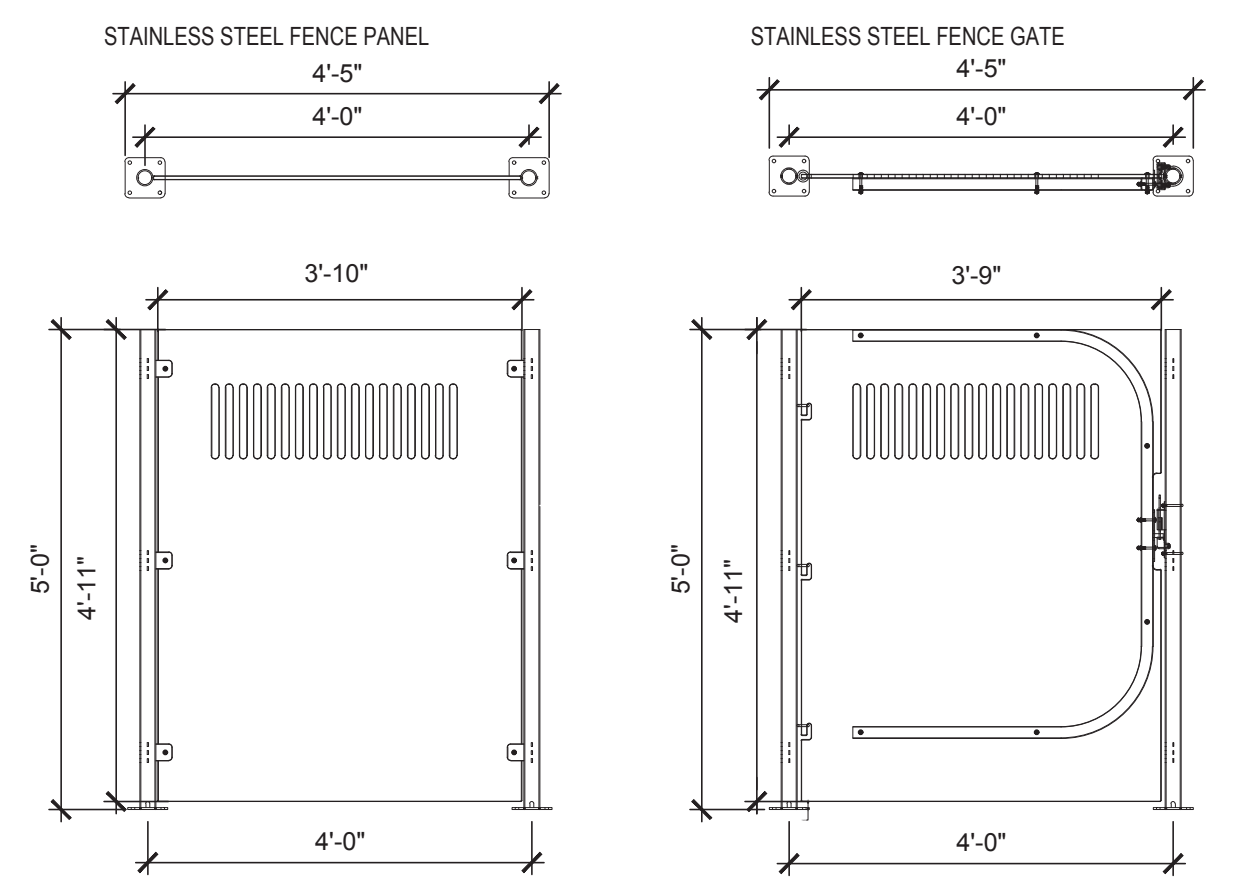
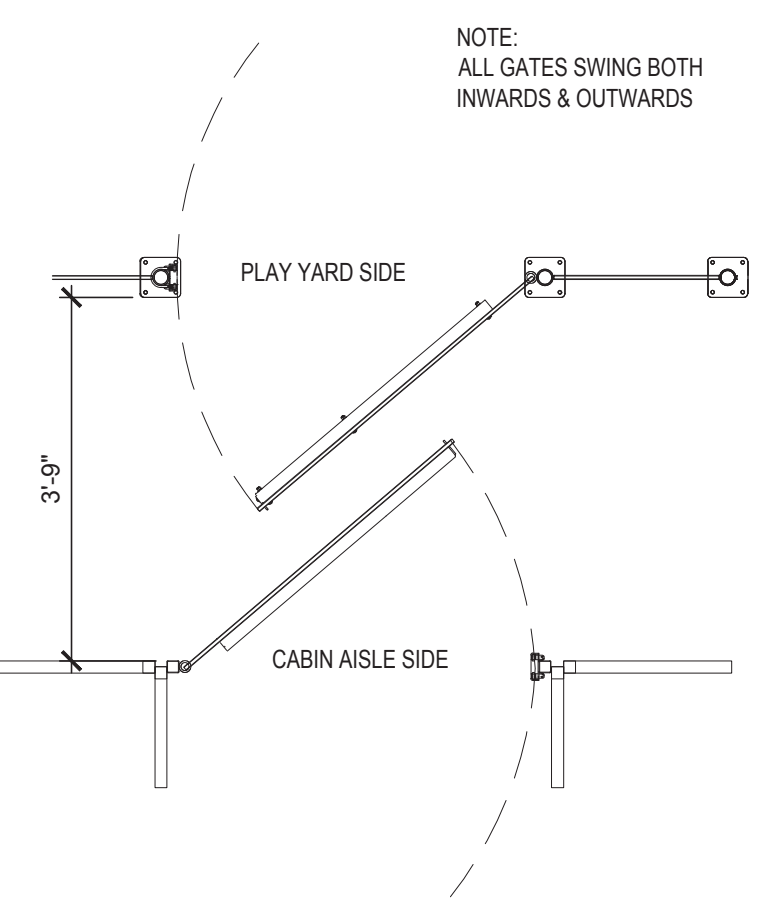
COLOR OF BLUE PLASTIC RECEIVED WILL BE SAME AS BLUE PLASTIC IN CABIN PICTURES BELOW.



OVER CONCRETE OR ASPHALT-ABUTMENT

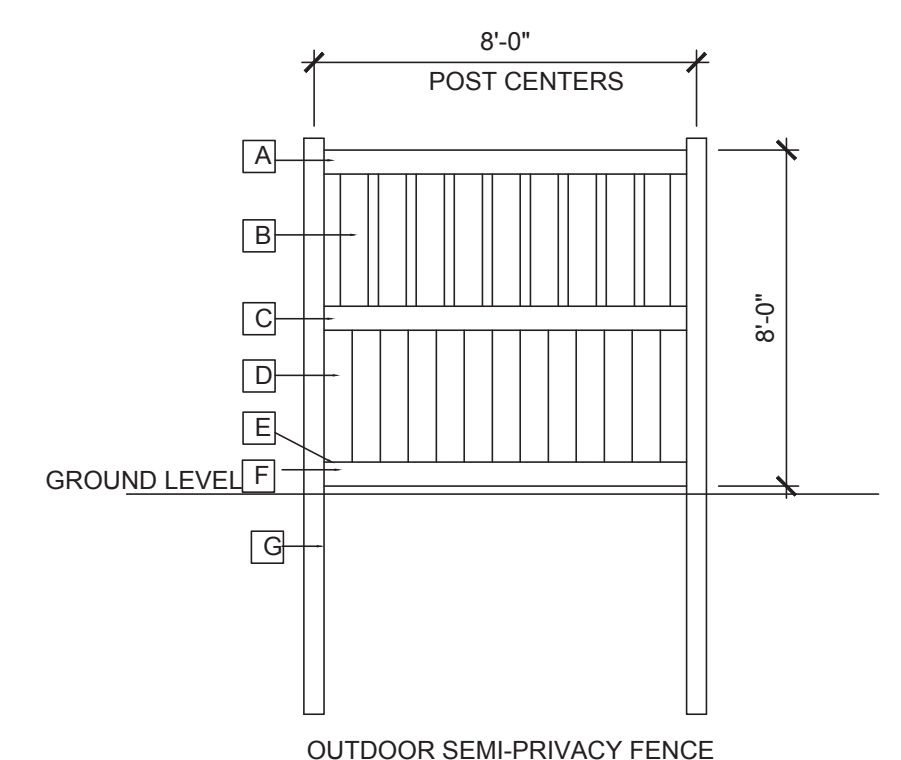
3 TURF DETAILS - BY OTHERS
SCALE: NTS

4 5 POINT SS CABIN & INDOOR PLAY YARD FENCE ASSEMBLY
SCALE: NTS



2 SCOUTS CAMP CORRAL HDPE PANEL INFORMATION
SCALE: NTS

- 8 FEET HIGH / 8 FEET WIDE
- INTERIOR SEMI-PRIVACY FENCE
- COUNTRY ESTATES MANTAUK
- COLOR: WHITE (DEFAULT) OR BEIGE (OPTIONAL)

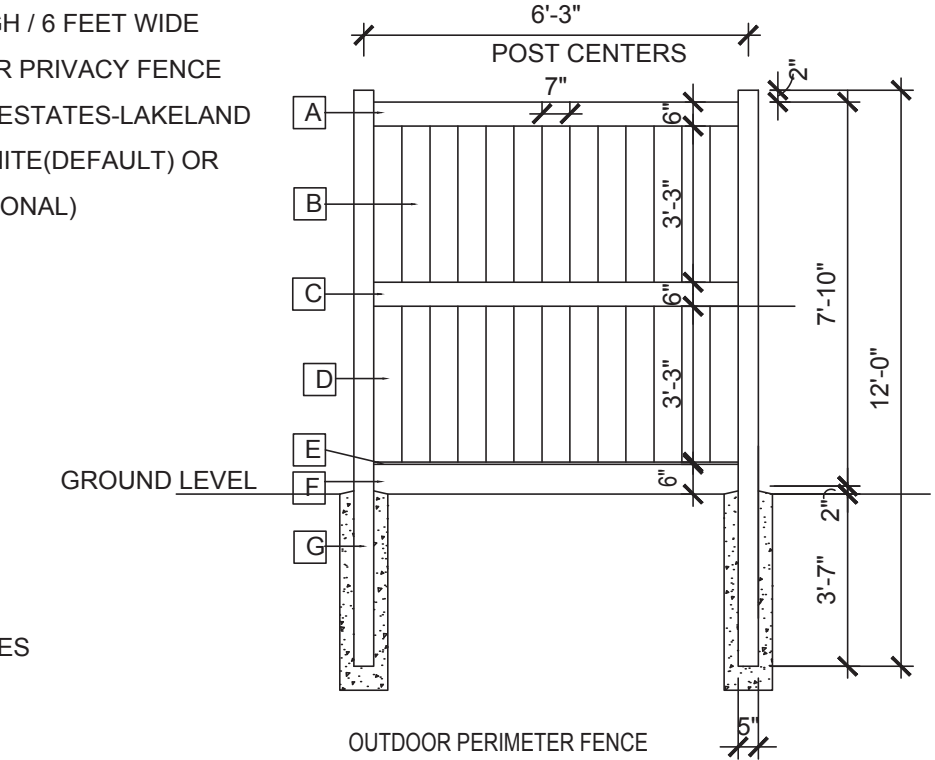


1 OPTIONAL 8' PVC FENCE RENERAL REQUIREMENTS - BY OTHERS
SCALE: NTS

NOTE:
GAP BETWEEN BOTTOM OF FENCE PANEL & GRADE SHALL NOT EXCEED 3". STEP FENCE PANELS AS REQUIRED TO FOLLOW GRADE.

- A. TOP RAIL
- B. TOP PICKETS
- C. MIDDLE RAIL
- D. BOTTOM PICKETS
- E. BOTTOM RAIL
- F. KICK PLATE
- G. POST.

- 8 FEET HIGH / 6 FEET WIDE
- PERIMETER PRIVACY FENCE
- COUNTRY ESTATES-LAKELAND
- COLOR: WHITE (DEFAULT) OR BEIGE (OPTIONAL)



NOTE:
SCREWS ADDED TO SECTIONS FOR SECURING EVERY OTHER VERTICAL INTO THE RAILS AS IN 6" HVHZ RATED STYLE

OBTAIN FENCE MATERIALS FROM COUNTRY ESTATES

CONTACT SID GERMAN AT:
P: (225) 324-7070
E: SG@CEFENCE.COM

NOTE:
REFER TO SPECIFICATIONS FOR MORE INFORMATION ON FENCING

NOTE:
CONTRACTOR IS RESPONSIBLE FOR QUOTING AND INSTALLING FENCE TO MEET OR EXCEED THE WIND RATING REQUIREMENTS THE MANUFACTURER RECOMMENDS WHERE THE INSTALLATION IS TO OCCUR.

8/19/2022 ISSUE FOR PERMIT
BASED/RELEASED FOR CONSTRUCTION

NO. DATE REMARKS

REVISIONS

CAMP BOW WOW
1807 MEMORIAL DR.
ATLANTA, GA.

PROJECT NO: 2022.0434
DATE: 7.20.2022

SP-1
SPECIFICATIONS

CHECKED: JS DRAWN: TN

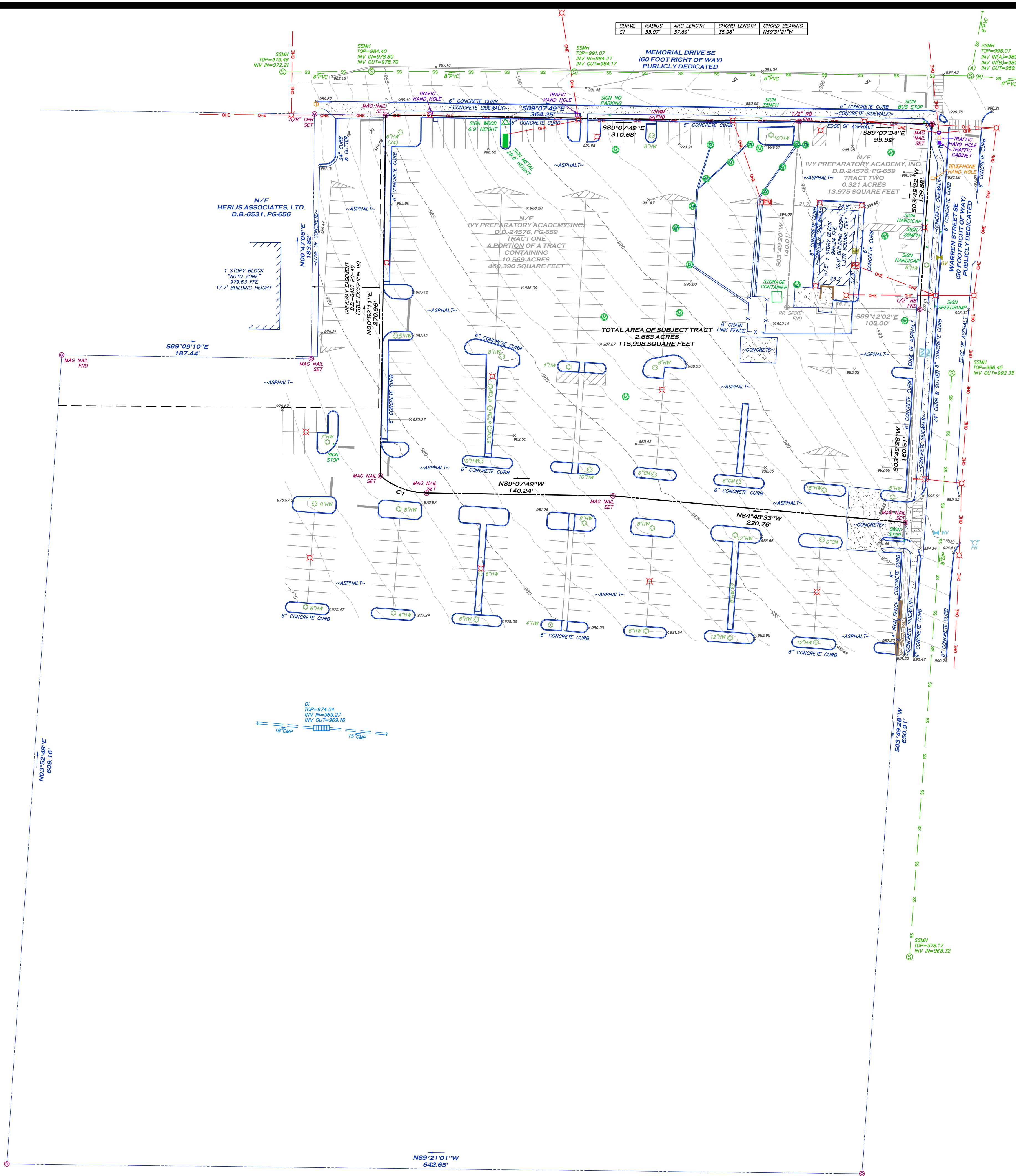
OVERALL PARENT TRACT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

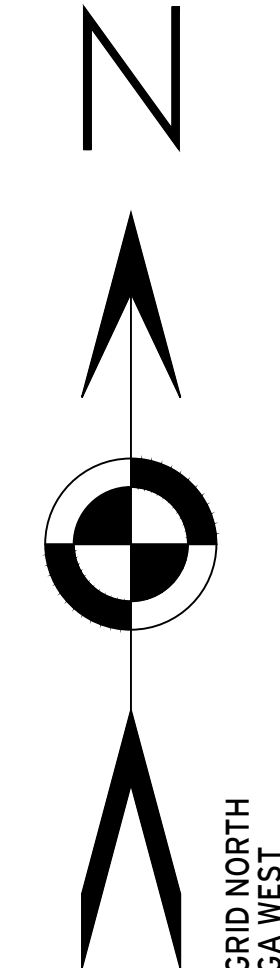
COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE (HAVING A 60-FOOT, PUBLICLY DEDICATED RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF WARREN STREET (HAVING A 50-FOOT, PUBLICLY DEDICATED RIGHT OF WAY), SAID NAIL BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF WARREN STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 03 DEGREES 49 MINUTES 22 SECONDS WEST A DISTANCE OF 139.88 FEET TO A 1/2-INCH REBAR FOUND; SOUTH 03 DEGREES 49 MINUTES 28 SECONDS WEST A DISTANCE OF 650.91 FEET TO A 3/4-INCH CRIMPED TOP PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY OF WARREN STREET NORTH 89 DEGREES 21 MINUTES 01 SECONDS WEST A DISTANCE OF 642.65 FEET TO A 1/2-INCH REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF WILKINSON DRIVE (HAVING A 50-FOOT, PUBLICLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF WILKINSON DRIVE NORTH 03 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 609.16 FEET TO A MAG NAIL FOUND; THENCE LEAVING SAID RIGHT OF WAY OF WILKINSON DRIVE SOUTH 89 DEGREES 09 MINUTES 10 SECONDS EAST A DISTANCE OF 187.44 FEET TO A MAG NAIL SET; THENCE NORTH 00 DEGREES 47 MINUTES 06 SECONDS EAST A DISTANCE OF 183.82 FEET TO A 5/8-INCH CAPPED REBAR SET ON SAID RIGHT OF WAY OF MEMORIAL DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST A DISTANCE OF 364.25 FEET TO A 1/2-INCH REBAR FOUND; SOUTH 89 DEGREES 07 MINUTES 34 SECONDS EAST A DISTANCE OF 99.99 FEET TO A MAG NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE AND THE WESTERLY RIGHT OF WAY OF WARREN STREET, SAID NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.890 ACRES (474,365 SQUARE FEET).



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CT	55.07'	37.69'	36.98'	M42.68N



GRAPHIC SCALE
0 40' 80'
1 Inch = 40 Feet

LEGEND

---	PROPERTY LINE
---	OVERHANG/awning
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	B.S.L.
---	INDEX CONTOUR
---	MINOR CONTOUR
x	SPOT ELEVATION
---	WATER LINE
---	OVERHEAD UTILITY LINE
---	OHE
---	GAS LINE
---	SS
---	SANITARY SEWER LINE
---	UGE
---	UNDERGROUND ELECTRIC LINE
---	FENCE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SM	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
OTP	OPEN TOP PIPE
FND	FOUND
MP	MONITORING WELL
LP	LIGHT POLE
SP	SIGNAL POLE
S	SIGN
T	TREE

SURVEYOR'S CERTIFICATION

TO LIDL US OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6B, 7A, 8, 9, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2019.

MITCHELL LOWERY, GEORGIA, L.S. 3109
DATE OF PLAT OR MAP: SEPTEMBER 9, 2019

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30011
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
LIDL US OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
1807 MEMORIAL DRIVE SE
ATLANTA, GEORGIA 30317

STATE: GEORGIA
COUNTY: DEKALB
DISTRICT: 15TH
LAND LOT: 179

REVISIONS

DATE	DESCRIPTION
10/25/19	SUBJECT PROPERTY LINES ADDED

Lowery & Associates
LAND SURVEYING, LLC

DATE: SEPTEMBER 9, 2019
JOB #: 192682
SCALE: 1"=40'
SHEET 2 OF 2



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 10
Fax: 404-745-0045
Email: jnb@battlelawpc.com

COMMUNITY MEETING TO DISCUSS SPECIAL LAND USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF A DOGGY GROOMING/DAYCARE CENTER

Project Title: 1807 Memorial Drive

When: December 15, 2022

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

<https://otago.zoom.us/join>

Meeting ID: 835 6799 4620

Password: 284744

PROPOSED LOCATION(S):

**1807 MEMORIAL DRIVE
15 179 08 001**

DEQUESADA IVAN	5505 PERSHING AVE	FORT WORTH TX 76107
ALMOND MEREDITH K	885 BRIARCLIFF RD NE	ATLANTA GA 30306
JONES PATRICK	331 S HOWARD ST SE	ATLANTA GA 30317
AYCOCK CAMERON	256 ELEANOR ST SE	ATLANTA GA 30317
PARKS WILLIE GENE	264 ELEANOR ST SE	ATLANTA GA 30317
MURPHY JAMES R	332 ELEANOR ST	ATLANTA GA 30317
WILLIAMS HATTIE M	348 ELEANOR ST SE	ATLANTA GA 30317
WILLIAMS SHARON L REVOCABLE LIVING TRUST	213 S HOWARD ST SE	ATLANTA GA 30317
KEIFER ORION P JR	1931 MEMORIAL DR SE	ATLANTA GA 30317
PALMER MICHAEL AND MEGHAN JOINT	347 ELEANOR ST SE	ATLANTA GA 30317
WEISS ADAM	339 ELEANOR ST SE	ATLANTA GA 30317
HATFIELD ADAM TERRIL	1577 LINCOLN AVE SE	ATLANTA GA 30317
HEFFLEY ADRIANA C	280 WARREN ST SE	ATLANTA GA 30317
CRAIG WILLIAM T	320 WILKINSON DR SE	ATLANTA GA 30317
KTIP 1 LLC	5376 CABOT CREEK DR	BUFORD GA 30518
SANDERS REGINALD	PO BOX 170373	ATLANTA GA 30317
WHITE JOHNNY	PO BOX 50087	ATLANTA GA 30302
ROARHOUSE LLC	143 MELLRICH AVE NE	ATLANTA GA 30317
SABITA EMTERPRISE INC	1955 MORELAND AVE SE	ATLANTA GA 30316
JAMES KENIE A	1562 LIBERTY AVE SE	ATLANTA GA 30317
HELLMANN ROBERT JOSEPH III	1558 LIBERTY AVE SE	ATLANTA GA 30317
WEEKS ROBIN	126 WARREN ST SE	ATLANTA GA 30317
PASEUR PITCHFORD KRISTA	134 WARREN ST SE	ATLANTA GA 30317
CUMISKEY SEAN	1879 BIXBY ST SE	ATLANTA GA 30317
LANGFORD TREVOR JOHN	915 W PEACHTREE ST NW APT 220	ATLANTA GA 30309
WARREN JOSHUA	197 CAMPBELL ST SE	ATLANTA GA 30317
SMITH PATRICIA	168 CAMPBELL ST SE	ATLANTA GA 30317
TINO CLAYTON	172 CAMPBELL ST SE	ATLANTA GA 30317
SOSEBEE ANN S	133 WARREN ST SE	ATLANTA GA 30317
CROSS CHAD	170 CLAY ST SE	ATLANTA GA 30317
ROMO RAFAEL ALBERTO	2090 BLUFFTON WAY	ROSWELL GA 30075
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
HOME TRS IV LLC	P.O BOX 4090	SCOTTSDALE AZ 85261
1860 MEMORIAL DR LLC	1860 MEMORIAL DR SE	ATLANTA GA 30317
PRYCE LUIS	198 SE CLAY ST UNIT C	ATLANTA GA 30317
BISHOP STEPHANIE N	198 CLAY ST SE # D	ATLANTA GA 30317
ALLEN DAVE K	1836 MEMORIAL DR SE UNIT 301	ATLANTA GA 30317
HORDER ALEXIS	1836 MEMORIAL DR SE UNIT 302	ATLANTA GA 30317
POWELL GREGORY	196 CLIFTON ST SE	ATLANTA GA 30317
TROTTIS CONTRACTING AND BUILDING LLC	1899 TROTTI ST	ATLANTA GA 30317
ATLANTA BOARD OF EDUCATION	256 CLIFTON ST SE	ATLANTA GA 30317
DANIEL MOLLIE BELL ALLEN	386 WILKINSON DR SE	ATLANTA GA 30317
BENTON WILLIE C	359 HOWARD ST	ATLANTA GA 30317
HOPSON CRYSTAL L	347 S HOWARD ST SE	ATLANTA GA 30317
PHILLIPS ZACH	293 S HOWARD ST SE	ATLANTA GA 30317
HERNANDEZ EMILY CATHERINE	279 S HOWARD ST SE	ATLANTA GA 30317
SUMITANI JIERI	318 ELEANOR ST SE	ATLANTA GA 30317
BOYKO RICHARD ALEXANDER	328 ELEANOR ST SE	ATLANTA GA 30317
BENNETT MARNIE	352 ELEANOR ST SE	ATLANTA GA 30317
MUENCH ANYLTHA TORRES	1699 S BAYSHORE LN	MIAMI FL 33133

HEBERT STEPHEN	381 ELEANOR ST SE	ATLANTA GA 30317
A;BERGHINI MICHAEL REVOCABLE LIVING	371 ELEANOR ST SE	ATLANTA GA 30317
JONES MCARTHUR	327 ELEANOR ST SE	ATLANTA GA 30317
HOLMES THOMAS REID	317 ELEANOR ST SE	ATLANTA GA 30317
KHOURY AYSHA H	320 WARREN ST	ATLANTA GA 30317
ABEBE CHALI	308 WILKINSON DR SE	ATLANTA GA 30317
MOHIUDDIN TAHMID	303 WARREN ST SE	ATLANTA GA 30317
STEINBOOK BRANDON	295 WARREN ST SW	ATLANTA GA 30317
LIBERMAN ARIEL JACK	1562 LINCOLN AVE SE	ATLANTA GA 30317
BANKS CLIFFORD	1578 LINCOLN AVE SE	ATLANTA GA 30317
SABITA ENTERPRISE INC	1955 MORELAND AVE SE	ATLANTA GA 30316
RUSSELL JAMES E	1660 CENTRAVILLA DR	ATLANTA GA 30311
WEST AMANDA	1598 LIBERTY AVE SE	ATLANTA GA 30317
KINDRACHUK DAVID	598 W WILLOW ST	LOUISVILLE CO 80027
BOWMAN BOBBY E	156 WARREN ST SE	ATLANTA GA 30317
CYPRESS MOON RENTALS LLC	1162 FAYETTEVILLE RD SE	ATLANTA GA 30316
KAHN JASON R	2123 RINGNECK RD	WEST LAFAYETTE IN 47906
AHMED ASHA F	1911 BIXBY ST SE	ATLANTA GA 30317
ENTERKIN CHRISTIAN M	1912 MEMORIAL DR SE	ATLANTA GA 30317
MUNDY ALEXANDER JR	1123 OD COACH RD	STONE MOUNTAIN GA 30083
HOAR ERIC JAMES	187 HOWARD ST SE	ATLANTA GA 30317
SARMIENTO CLOVIS JOHN	201 HOWARD ST SE STE 8	ATLANTA GA 30317
BILLINGS ROBERT	124 DEARBORN ST SE	ATLANTA GA 30317
LARKWORTHY JOHN STEPHEN	134 DEARBORN ST SE	ATLANTA GA 30317
DRESSIE EMANUEL D	145 DEARBORN ST SE	ATLANTA GA 30317
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
ADKINS JULIE	158 CLAY ST SE	ATLANTA GA 30317
AWAX OPERATIONS LLC	188 CLAY ST SE	ATLANTA GA 30317
1760 MEMORIAL LLC	4488 N SHALLWFORD RD STE 201	DUNWOODY GA 30338
SPIVEY AGNES N	178 DEARBORN ST SE	ATLANTA GA 30317
THR GEORGIA L P	1717 MAIN ST STE 2000	DALLAS TX 75201
SEWELL BRYAN I	177 WARREN STREET SE	ATLANTA GA 30317
HALE KYLE	1623 JOSEPHINE ST	BERKELEY CA 94703
GRAY YONINA M	1836 MEMORIAL DR SE UNIT 403	ATLANTA GA 30317
BEASLEY MICHAEL D JR	1836 MEMORIAL DR SE UNIT 201	ATLANTA GA 30317
PALLER MACKENZIE T	178 CLIFTON ST SE	ATLANTA GA 30317
WILLIAMS RUTH A	190 CLIFTON ST SE	ATLANTA GA 30317
A TO Z MANAGEMENT LLC	PO BOX 370189	DECATUR GA 30037
CLAY STREET HOLDINGS LLC	4488 N SHALLOWFORD RD STE 201	DUNWOODY GA 30338
COOPER ULYSSES	3172 THRASHER CIR	DECATUR GA 30032
BOYETT ROBERT	1553 OVERLAND TER SE	ATLANTA GA 30317
FORMANCZYK JAKE C	323 S HOWARD ST SE	ATLANTA GA 30317
JOHNSON LEWIS A	309 S HOWARD ST SE	ATLANTA GA 30317
SWAIN ROSA	242 ELEANOR ST SE	ATLANTA GA 30317
ANDERSON ERROL R	248 ELEANOR ST SE	ATLANTA GA 30317
LETT KACIE	338 ELEANOR ST SE	ATLANTA GA 30317
ABRAMSON SUSAN L	1316 METROPOLITAN AVE	ATLANTA GA 30316
BARTON VALERIE DAWN	217 S HOWARD ST SE	ATLANTA GA 30317
MOSS MARCI LYNN	215 S HOWARD ST SE	ATLANTA GA 30317
HARLAN KATHERINE	359 ELEANOR ST SE	ATLANTA GA 30317
FALCOM HOMES AND INVESTMENTS	2243 CANDLER RD	DECATUR GA 30032
HASSETT JEREMIAH	331 ELEANOR ST SE	ATLANTA GA 30317

KOST SHANNON S	1573 LINCOLN AVE SE	ATLANTA GA 30317
GOOD ANNIE B	276 WARREN ST SE	ATLANTA GA 30317
HALE HARLAN VICTOR	315 WARREN ST SE	ATLANTA GA 30317
GREESON HELEN NASON	311 WARREN ST SE	ATLANTA GA 30317
CRADUR KEVIN	1571 LIBERTY AVE SE	ATLANTA GA 30317
THORN NATHANIEL	1591 LIBERTY AVE SE	ATLANTA GA 30317
CALLAWAY PAUL V	1579 LIBERTY AVE SE	ATLANTA GA 30317
SCHWARTZ FREDERICK IV	1575 LIBERTY AVE SE	ATLANTA GA 30317
SABITA ENTERPRISE INC	1955 MORELAND AVE SE	ATLANTA GA 30316
UGALDE REBECCA	8612 COSTMARY LN	HOUSTON TX 77055
BRAIER FREDERICO	3629 EMBRY CIR	ATLANTA GA 30341
FREEMAN RHONDA LEA	191 CAMPBELL ST SE	ATLANTA GA 30317
EVANS MICHAEL	179 CAMPBELL ST SE	ATLANTA GA 30317
ROBINSON STEPHEN AND COURTNEY LIVING	P.O. BOX 170058	ATLANTA GA 30317
SASNETT KAREN A	162 CAMPBELL ST SE	ATLANTA GA 30317
PURCELL JARED A	114 DEARBORN ST SE	ATLANTA GA 30317
2017 2 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS TX 75201
GEUKA DIRIKI	184 CLAY ST SE	ATLANTA GA 30317
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
KROLL BRENDAN	191 WARREN ST SE	ATLANTA GA 30317
MEDDERS BRADEN M	187 WARREN ST SE	ATLANTA GA 30317
RIEDINGER RACHAEL	198 CLAY ST SE UNIT B	ATLANTA GA 30317
LOUZIR OMAR	1163 W PEACHTREE ST NE APT 1207	ATLANTA GA 30309
HUGHES ANDREW T	1836 MEMORIAL DR SE	ATLANTA GA 30317
WARREN KIRKWOOD LLC	5494 AMSTERDAM AVE NE	ATLANTA GA 30306
OGLESBY ANNIE RUTH	200 CLIFTON ST SE	ATLANTA GA 30317
2017 1 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS TX 75201
O'REILLY JOHN J	3175 KIRKWOOD DR NW	KENNESAW GA 30144
ROCKHILL JENNIFER B	608 GASKILL ST SE	ATLANTA GA 30316
BANKS ASHLEY FALK	267 S HOWARD ST SE	ATLANTA GA 30317
GAY ROBYN	235 S HOWARD ST SE	ATLANTA GA 30317
WAIN DANIEL	300 ELEANOR ST SE	ATLANTA GA 30317
PRESSLEY JESSE LEE	308 ELEANOR ST SE	ATLANTA GA 30317
WATSON PRIME REAL ESTATE LLC	310 COLLEGIATE DR	POWDER SPRINGS GA 30127
WALKER JAKE	257 S HOWARD ST SE	ATLANTA GA 30317
MCNAMARA MARISSA S	358 WILKINSON DR SE	ATLANTA GA 30317
DAVIS OGENE L	366 WILKINSON DR SE	ATLANTA GA 30317
NAGPAL NEERAJ	305 ELEANOR ST SE	ATLANTA GA 30317
BELL MINNIE L	295 ELEANOR ST SE	ATLANTA GA 30317
WALKER SONDRRA J	304 WARREN ST SE	ATLANTA GA 30317
WICKS JEREMY C	312 WARREN ST SE	ATLANTA GA 30317
PANCHETTI FABIOLA	289 WARREN ST SE	ATLANTA GA 30317
WOLANDE MANAGEMENT GROUP INC	PO BOX 712	AVONDALE ESTATE GA 30002
HAYSLETT CANTRINA	1595 LIBERTY AVE	ATLANTA GA 30317
KENNEDY BRIAN SCOTT	1570 LINCOLN AVE SE	ATLANTA GA 30317
WHITE JOHNNY	PO BOX 50087	ATLANTA GA 30302
ADVANTAGE SOLUTIONS GROUP INC	1582 LIBERTY AVE SE	ATLANTA GA 30317
PATEL KISHAN	1550 MILLWOOD PL	ATLANTA GA 30317
WARREN SOUTH LLC	549 AMSTERDAM AVE NE STE 4	ATLANTA GA 30306
KINDRACHUK DAVID	598 WEST WILLOW ST	LOUISVILLE CO 80027
UHELSKI RACHEL	178 WARREN ST SE	ATLANTA GA 30317

YOUNGER COLEMAN	188 WARREN ST SE	ATLANTA GA 30317
BALE KATHERINE CAMPBELL	145 CAMPBELL ST SE	ATLANTA GA 30317
EMRICH ARTHUR B III	1899 BIXBY ST SE	ATLANTA GA 30317
CURRAN SEAN	185 ELEANOR ST SE	ATLANTA GA 30317
BUTTS JOHN R III	171 ELEANOR ST SE	ATLANTA GA 30317
HERBERS SANGER MARTHA A	186 ELEANOR ST SE	ATLANTA GA 30317
JENNINGS REBECCA	1946 MEMORIAL DR SE	ATLANTA GA 30317
O TOOLE KATHRYN E	201 HOWARD ST SE 5	ATLANTA GA 30317
NAYEE JAYMINI	201 HOWARD ST NE UNIT 6	ATLANTA GA 30317
MCQUADE STEVEN TRUST	123 WARREN ST SE	ATLANTA GA 30317
WOOTEN LYDIA LARAINE	P O BOX 124	AVONDALE ESTATES GA 30002
GWINN BETTY DAVIS	140 CLAY ST NE	ATLANTA GA 30317
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	OTLANTA GA 30303
WARREN KIRKWOOD LLC	5494 AMSTERDAM AVE NE	ATLANTA GA 30306
GRIMES SEAN	183 DEARBORN ST SE	ATLANTA GA 30317
OBENSHAIN ELIZABETH A	156 DEARBORN ST SE	ATLANTA GA 30317
SMITH GLORIA L	166 DEARBORN ST SE	ATLANTA GA 30317
TSE TRACY	153 WARREN ST SE	ATLANTA GA 30317
JONES STANFORD TAYLOR	147 WARREN ST	ATLANTA GA 30317
CORRIVEAU DANIELLE	1836 MEMORIAL DR SE UNIT 103	ATLANTA GA 30317
HAWK MATTHEW GREER	1836 MEMORIAL DR SE UNIT 401	ATLANTA GA 30317
HORTON DEBRA	179 CLAY ST SE	ATLANTA GA 30317
DAVIS JEAN L	167 CLAY ST SE	ATLANTA GA 30317
PERRIMON ROBERT LEE	357 S HOWARD ST	ATLANTA GA 30317
WIMBLEY DOROTHY A	297 S HOWARD ST SE	ATLANTA GA 30317
CLINKSALES JUDY	236 ELEANOR ST SE	ATLANTA GA 30317
OWENS PHILLIP	4765 BETHLEHEM RD	FAIRBURN GA 30213
SANDERS FRANCINA	314 ELEANOR ST SE	ATLANTA GA 30317
MAYES KEVIN A	2248 CLOVERDALE DR SE	ATLANTA GA 30316
DIXON ANNIE LOIS	265 S HOWARD ST SE	ATLANTA GA 30317
RAGO PATRICK	219 S HOWARD ST SE	ATLANTA GA 30317
JOHNSON JEANETTE WARREN	365 ELEANOR ST SE	ATLANTA GA 30317
BURKE KELSEY WALKER	323 ELEANOR ST SE	ATLANTA GA 30317
RESPRESS PAULINE	281 ELEANOR ST SE	ATLANTA GA 30317
HICKS KATHLEEN B	296 WARREN ST SE	ATLANTA GA 30317
IVY PREPARATORY ACADEMY INCORP	1807 MEMORIAL DR	ATLANTA GA 30317
SCONYERS RYAN P	307 WARREN ST SE	ATLANTA GA 30317
RUFF STEVE	1563 LIBERTY AVE SE	ATLANTA GA 30317
HUDES MICHELLE LYNN	1598 LINCOLN AVE SE	ATLANTA GA 30317
PADGETT JORDAN	1566 LINCOLN AVE	ATLANTA GA 30317
HORTON KONNER	211 ELEANOR ST SE	ATLANTA GA 30317
DINWIDDIE JOSEPH L	1574 LIBERTY AVE SE	ATLANTA GA 30317
MONDAL AMIT	1542 MILLWOOD PL	ATLANTA GA 30317
DEKALB COUNTY	1300 COMMERCE DR	DECATUR GA 30030
PATRICK CURT B	172 WARREN ST SE	ATLANTA GA 30317
SPENCER JACK	208 WARREN ST SE	ATLANTA GA 30317
GOODMAN SARA	173 CAMPBELL ST SE	ATLANTA GA 30317
BURCH EVAN	144 CAMPBELL ST SE	ATLANTA GA 30317
ARMSTRONG ASHLEY M	1926 MEMORIAL DR SE	ATLANTA GA 30317
TATE TIFFANY GREEN	153 ELEANOR ST SE	ATLANTA GA 30317
REENDERS SYMANTHA	174 ELEANOR ST	ATLANTA GA 30317
REEVES KIMBERLY B	179 HOWARD ST SE	ATLANTA GA 30317

TAYEB DANNI EL	201 HOWARD ST SE UNIT 1	ATLANTA GA 30317
STRODE BROOKE A	1463 LA FRANCE ST NE UNIT 14	ATLANTA GA 30317
BOARDMAN KAREN JEAN	118 DEARBORN ST SE	ATLANTA GA 30317
BARTLETT ASHTON DANIELLE	154 CLAY ST SE	ATLANTA GA 30317
FOUR CLAY LLC	4488 N SHALLOWFORD RD STE 201	DUNWOODY GA 30338
TRUBITT MEREDITH	139 DEARBORN ST SE	ATLANTA GA 30317
MEMORIAL SBF LLC	931 PONCE DE LEON AVE	ATLANTA GA 30306
LEWIS KATHERINE E	184 DEARBORN ST SE	ATLANTA GA 30317
KLECKLEY WILLIAM J	659 HOLLY DELL CT	JONESBORO GA 30238
ATLANTA CITY OF	68 MITCHELL ST STE 1225	ATLANTA GA 30303
RODRIGUEZ VICTORIA ELENA	198 CLAY ST SE # G	ATLANTA GA 30317
TZEKOVA GERGANNA	1836 MEMORIAL DR SE UNIT 402	ATLANTA GA 30317
WARREN KIRKWOOD LLC	5494 AMSTERDAM AVE NE	ATLANTA GA 30306
KIMREY KATHRYN ELYSE	174 CLIFTON ST SE	ATLANTA GA 30317
FLETCHER IV TULLY MACK	193 CLAY ST SE	ATLANTA GA 30317
AMBLES INEZ	3550 HAZY CT	DECATUR GA 30034
DEKALB COUNTY	1300 COMMERCE DR	DECATUR GA 30030
PIERCE ERIN	1000 BARONE AVENUE APT 5404	ATLANTA GA 30329
ROBINSON AMANDA BROOKE	341 S HOWARD ST SE	ATLANTA GA 30317
ORTEGA CHRISTIAN A	285 S HOWARD ST SE	ATLANTA GA 30317
KEIFER ORION P JR	1931 MEMORIAL DR SE	ATLANTA GA 30317
BARRY VAUGHN	270 ELEANOR ST SE	ATLANTA GA 30317
SANDERS MYRTLE M	290 ELEANOR ST SE	ATLANTA GA 30317
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LINEBERRY EDWARD	356 ELEANOR ST SE	ATLANTA GA 30317
MERCER RONALD CHADWICK	211 S HOWARD ST SE	ATLANTA GA 30317
EDWARDS JAMES A JR	261 S HOWARD ST SE	ATLANTA GA 30317
CASEMAN MORGAN N	377 ELEANOR ST	ATLANTA GA 30317
AUSTIN BENEDICTA	313 ELEANOR ST	ATLANTA GA 30317
BANKS CLIFFORD EUGENE	271 ELEANOR ST SE	ATLANTA GA 30317
SMITH TIMOTHY MATTHEW	454 SEMINOLE AVE NE # 1	ATLANTA GA 30307
U S HOUSING AND URBAN DEVELOPMENT	2401 NW 23RD ST STE 1A1	OKLAHOMA CITY OK 73107
OCONELL MARGARETA LIVING TRUST	299 WARREN ST SE	ATLANTA GA 30317
LIDL US OPERATIONS LLC	3500 S CLARK ST	ARLINGTON VA 22202
HARRIS MELANIE MACALUSO	1590 LINCOLN AVE SE	ATLANTA GA 30317
BREBACH EMILY	1558 LINCOLN AVE	ATLANTA GA 30317
WARREN SOUTH LLC	549 AMSTERDAM AVE NE STE 4	ATLANTA GA 30306
2018 3 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS TX 75201
NARTEY NAAKIE	1546 MILLWOOD PL	ATLANTA GA 30317
WARREN SOUTH LLC	549 AMSTERDAM AVE NE STE 4	ATLANTA GA 30306
CROWELL JACQUELYN	162 WARREN ST SE	ATLANTA GA 30317
MCKINNIE ERIC D	198 WARREN ST SE	ATLANTA GA 30317
SMITH HANNAH CATHERINE	159 CAMPBELL ST SE	ATLANTA GA 30317
DIDAS ARVYDAS	1885 BIXBY ST SE	ATLANTA GA 30317
BROWN YOLANDA T	188 CAMPBELL ST SE	ATLANTA GA 30317
MARRIOTT RICHARD	160 ELEANOR ST	ATLANTA GA 30317
APEX PROPERTIES AND DEV	208 BENT OAK WAY	SPARTANBURG SC 29301
SLIMAN EMILY	201 HOWARD ST SE UNIT 3	ATLANTA GA 30317
REECE RICHARD	180 CAMPBELL ST SE	ATLANTA GA 30317
NUALLA MICHAEL J	130 DEARBORN ST SE	ATLANTA GA 30317
JACKSON VICTOR	7028 BEAVER TRL	RIVERDALE GA 30296
MEMORIAL SBF LLC	931 PONCE DE LEON AVE	ATLANTA GA 30306

INTOWN CAPITAL INVESTMENTS LLC	1270 CAROLINE ST. ST NE STE D120 321	ATLANTA GA 30307
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
EPPS VALESIA D	194 DEARBORN ST SE	ATLANTA GA 30317
BEISNER BROOKE M	171 WARREN ST SE	ATLANTA GA 30317
ZIBBELL KAYLA	1849 BIXBY ST SE	ATLANTA GA 30317
SHINN DAVID HYUNSUNG	1836 MEMORIAL DR # 101	ATLANTA GA 30317
NUNEMAKER MATTHEW	1836 MEMORIAL DR SE # 404	ATLANTA GA 30317
GEBHARD KOENIGSTEIN JULIUS	1836 MEMORIAL DR SE UNIT 303	ATLANTA GA 30317
NEVILLE MICHAEL P	184 CLIFTON ST SE	ATLANTA GA 30317
CLAY STREET HOLDINGS LLC	4488 N SHALLOWFORD RD STE 201	DUNWOODY GA 30338
BUILDING BROTHERS LLC	1977 THOMASVILLE ESTATE DR	ATLANTA GA 30315
GRAY SHAWN M	438 S HOWARD ST SE	ATLANTA GA 30317
HOUSTON DORA ANN	273 S HOWARD ST SE	ATLANTA GA 30317
REYNOLDS ETHELIN EDWARDS	261 S HOWARD ST SW	ATLANTA GA 30317
ROLLINS RUSSELL ALLAN	296 ELEANOR ST SE	ATLANTA GA 30317
NEU GIARRA MAX J	304 ELEANOR ST SE	ATLANTA GA 30317
HEATH LAURA	371 S HOWARD ST SE	ATLANTA GA 30317
MITCHELL GLADYS M	362 WILKINSON DR SE	ATLANTA GA 30317
FISHER CRYSTAL	385 ELEANOR ST SE	ATLANTA GA 30317
COLE JAMES DANIEL	299 ELEANOR ST SE	ATLANTA GA 30317
DANIEL CHARLIE	287 ELEANOR ST SE	ATLANTA GA 30317
EADES BENJAMIN	308 WARREN ST SE	ATLANTA GA 30317
SMITH EUNICE	316 WARREN ST SE	ATLANTA GA 30317
MILSTEAD JOSHUA D	293 WARREN ST SE	ATLANTA GA 30317
HOGAN MARK G	287 WARREN ST SE	ATLANTA GA 30317
GUILBEAUX ALISON	1586 LINCOLN AVE	ATLANTA GA 30317
WHELESS NANCY	1574 LINCOLN AVE	ATLANTA GA 30317
MATTHEWS SHIRLEY	1594 LIBERTY AVE SE	ATLANTA GA 30317
WHITE JOHNNY	PO BOX 50087	ATLANTA GA 30302
LIDDELL JONATHAN	1549 MILLWOOD PL	ATLANTA GA 30317
SOFOWORA OLUWAGBEMINIYI	361 PHARR RD NE APT 252	ATLANTA GA 30305
DEKALB COUNTY	1300 COMMERCE DR	DECATUR GA 30030
BAKER GOERING MADELEINE M	184 WARREN ST SE	ATLANTA GA 30317
MCKINNIE ERIC DWIGHT	192 WARREN ST SE	ATLANTA GA 30317
RUSSELL ELIZABETH KATHERINE	139 CAMPBELL ST SE	ATLANTA GA 30317
SEELMAN KRISTIE L	1895 BIXBY ST SE	ATLANTA GA 30317
WILLBANKS MARJORIE L	PO BOX 151	AVONDALE ESTATES GA 30002
BRAU HEIDI J	177 ELEANOR ST	ATLANTA GA 30317
GILES CHRISTOPHER CHAD	157 ELEANOR ST SE	ATLANTA GA 30317
BYRD STEFANI	1943 HUDSON DR	WILMINGTON NC 28403
COPELAND KERRY R	1940 MEMORIAL DR	ATLANTA GA 30317
SAREMBOCK MITCHELL JUDD	201 HOWARD ST SE UNIT 4	ATLANTA GA 30317
DANIELS ALLANNA NICHOLE	201 HOWARD ST SE UNIT 7	ATLANTA GA 30317
HANCOCK KATHRYN L	129 WARREN ST SE	ATLANTA GA 30317
WEEKS JANET	40 CLUF BAY RD	BRUNSWICK ME 4011
DONEGAN BRIAN	115 DEARBORN ST	ATLANTA GA 30317
RICCIARDULLI MATEO	146 CLAY ST SE	ATLANTA GA 30317
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
COSTELLO TARA	187 DEARBORN ST SE	ATLANTA GA 30317
WAGNER MATTHEW L	173 DEARBORN ST SE	ATLANTA GA 30317
GONZALEZ LUIS	160 DEARBORN ST SE	ATLANTA GA 30317
LAWAL ADEDAYO	567 W END PL SW	ATLANTA GA 30310

SOLODKIN CLARENCE	161 WARREN ST SE	ATLANTA GA 30317
EGBULA MAGDALENE	151 WARREN ST SE	ATLANTA GA 30317
ELLIS CAMERON MCLEAN	141 WARREN ST SE	ATLANTA GA 30317
RADCLIFFE DWAYNE	1836 MEMORIAL DR SE UNIT 102	ATLANTA GA 30317
CODY MAYA N	1836 MEMORIAL DR SE 104	ATLANTA GA 30317
CORNETT KATHLEEN SUZANNE	183 CLAY ST	ATLANTA GA 30317
PETERSON ALLEN E	173 CLAY ST SE	ATLANTA GA 30317
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STRACHAN RYAN	386 ELEANOR ST SE	ATLANTA GA 30317
ALVAREZ DOUGLAS	1977 MEMORIAL DR SE	ATLANTA GA 30317
TUGGLE ANTHONY EUGEN	2694 FAIROAKS RD	DECATUR GA 30033
CLIFTON MAXIE T	276 ELEANOR ST SE	ATLANTA GA 30317
SOLOMON GLENN	286 ELEANOR ST SE	ATLANTA GA 30317
LOCKHART SCOTT GRAEME	253 S HOWARD ST SE	ATLANTA GA 30317
BARRY VAUGHN	270 ELANOR ST SE	ATLANTA GA 30317
PALMER LISA R	221 S HOWARD ST SE	ATLANTA GA 30317
CRAIG MICHAEL	344 WILKINSON DR SE	ATLANTA GA 30317
EPHRAIM BEVERLY	277 ELEANOR ST SE	ATLANTA GA 30317
CHADWELL ROBERT CLARKE	1581 LINCOLN AVE SE	ATLANTA GA 30317
LEONARD LELAND W	2340 FAIRWAY CIR SW	ATLANTA GA 30331
BALL JUANITA	292 WARREN ST SE	ATLANTA GA 30317
TELL HEATHER	PO BOX 754	DECATUR GA 30031
HERLIS ASSOCIATES LTD	3300 HOLCOMB BRIDGE RD # 250	NORCROSS GA 30092
JOINT REVOCABLE TRUST OF BRUNE MICHAEL	1559 LIBERTY AVE SE	ATLANTA GA 30317
BAGLE ASHISH S	1567 LIBERTY AVE SE	ATLANTA GA 30317
LONERGAN KRISTIN R	1597 LIBERTY AVE	ATLANTA GA 30317
SCRUGGS WILLIAM C	2056 HOSEA L WILLIAMS DR NE	ATLANTA GA 30317
ALVAREZ KARLA P	1578 LIBERTY AVE SE	ATLANTA GA 30317
ORROCK DANIEL H	1570 LIBERTY AVE SE	ATLANTA GA 30317
HTET HAN	1544 MILLWOOD PL	ATLANTA GA 30317
IYENGAR VINOD	5227 TYLER CT	CASTRO VALLEY CA 94546
YOUNG MENS CHRISTIAN ASSOC OF	569 MLK JR. DR NW	ATLANTA GA 30314
POINTE COUPEE PROPERTIES LLC	607 CLIFTON RD NE	ATLANTA GA 30307
MCMILLAN JESSICA A	1896 MEMORIAL DR SE	ATLANTA GA 30317
MADDISON KAREEM AZIZ	163 CAMPBELL ST	ATLANTA GA 30317
LYONS SHAWN	151 CAMPBELL ST SE	ATLANTA GA 30317
FRANCO ELI J	149 ELEANOR ST SE	ATLANTA GA 30317
ALEXANDER TASHUA	PO BOX 160155	ATLANTA GA 30316
HERTLEIN MAXWELL J	166 ELEANOR ST SE	ATLANTA GA 30317
GOLSON KATIE	201 HOWARD ST SE UNIT 2	ATLANTA GA 30317
GREGA EDWARD	132 CLAY ST SE	ATLANTA GA 30317
INTOWN CAPTIAL INVESTMENTS LLC	1270 CAROLINE ST NE STE D120 321	ATLANTA GA 30307
CITY OF ATLANTA THE	68 MITCHELL ST SW	ATLANTA GA 30303
ATLANTA CITY OF	68 MITCHELL ST STE 1225	ATLANTA GA 30303
MCEVOY MEREDITH	1314 LAVISTA RD NE	ATLANTA GA 30324
CHERRY WILLIAM	177 DEARBORN ST	ATLANTA GA 30317
FRANCIS AMANDA JEAN	198 CLAY ST NE # A	ATLANTA GA 30317
BOBBITT BRITTANY ALEXANDRA	198 CLAY ST SE # F	ATLANTA GA 30317
CORLEY SUZANNE MOHAMMED	198 CLAY ST SE # H	ATLANTA GA 30317
GARRETT SEAN	163 CLAY ST SE	ATLANTA GA 30317

Meeting ID

Topic

83567994620 Community Meeting:1805 - 1863 Memorial Drive SE

Name (Original Name)

User Email

Jordan Battle

jnb@battlelawpc.com

jsm@battlelawpc.com (Josh Mahoney)

jsm@battlelawpc.com

Lina Lane

lina.lane@campbowwow.com

Lina Lane

lina.lane@campbowwow.com

Batoya Clements bdc@battlelawpc.com (Batoya Clements)

bdc@battlelawpc.com

Lillie Huddleston

lilliehuddleston@gmail.com

Joseph Dinwiddie

jldinwiddie@gmail.com

Lillie Huddleston

lilliehuddleston@gmail.com

Joseph Dinwiddie

jldinwiddie@gmail.com

Jadene King

jadene.king@badoncre.com

Jadene King

jadene.king@badoncre.com



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STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Special Land Use Permit to
Allow for a Dog Day Care

of

CELINA LANE
c/o Battle Law, P.C.

for

+/-9.87 Acres of Land
Being 1807 Memorial Drive
Atlanta, Georgia and
Parcel Nos. 15 179 08 001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



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I. LETTER OF INTENT

Celina Lane (the “Applicant”) is seeking to use space on a portion of the +/- 9.87 acres of land being Tax Parcel No. 15 179 08 001 having frontage on 1807 Memorial Drive (the “Subject Property”) for a dog day care. The Applicant is seeking a Special Land Use Permit of the Subject Property.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County zoning ordinance and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. DEKALB COUNTY SPECIAL LAND USE PERMIT CRITERIA

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;

The site for the use contemplated is adequate enough to house the use and there is land area available for the proposed use including all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located. The Applicant is looking to locate its business within the building located at 1807 Memorial Drive Southeast. The building is owned by the Ivy Preparatory Academy at Kirkwood (the “School”). The School is looking to lease space to the Applicant to be used for the proposed dog day care business. The proposed business would not result in any changes to the building besides the installation of a fenced-in play area for the dogs. Parking for the entire building exists on-site already. Therefore, the site for the use contemplated is adequate enough to house the use and there is land area available for the proposed use including all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/ congestion, noise, smoke, odor, dust, or vibration generated by the proposed use;

The proposed use is compatible with the adjacent properties and land uses and with other properties and land uses in the district. The proposed use is a dog day care. The business will be located within the Parkview Plaza building where there is currently a school, a veterinarian’s office, a gym, and a medical facility. Nearby, there is a Lidl grocery store, an AutoZone Auto Parts store, a YMCA, and a residential neighborhood. According to the Applicant’s meeting with the community, there are several dog-owners that live in the area surrounding the Subject Property and dog day cares servicing the area are scarce. In fact, the dog day cares in the area often reach capacity due to the number of local dog-owners looking to drop off their dogs. So, dog day care is in demand in this area.



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Having the dog day care near the School, Lidl, and veterinarian's office is excellent. Local dog-owners with children can drop their children off at the School, drop their dog off at dog day care, and even grab some groceries all while staying within the Parkview Plaza development. With the veterinarian next door, local dog-owners can head to the same place for day care and medical needs for their pets.

The School will not be disturbed by the dog day care. Despite being in the same building, the School will not be disturbed by the daily uses of the dog day care. The School has performed a thorough investigation into the proposed use and found that it will not disrupt the daily activities at the School, hence the School's willingness to rent the space to the Applicant for the proposed use. So, these two uses are not incompatible.

Therefore, the proposed use is compatible with the adjacent properties and land uses and with other properties and land uses in the district.

The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. The dog day care will not produce any smoke, dust, or vibration. While some might be concerned about noise or odor due to the dog day care, this will not be an issue.

The individuals who will run the dog day care are skilled in caring for dogs. Grouping dogs together during outdoor playtime into groups that get along well goes a long way to limiting the amount of barking that will take place. Additionally, the dogs will not be kept outside overnight. All dogs will be kept inside overnight, and soundproofing will be installed in the building. So, no noise will come about as a result of the dog day care use after working hours.

Camp Bow Wow is very strict about cleaning its facilities. The operations manual requires daily cleaning of both the outdoor play area, the indoor spaces where the dogs are kept and the lobby. Odor is specifically mentioned in the operations manual with various techniques included to eliminate odor. Camp Bow Wow expects its franchisees to keep an odor free operation. Therefore, no odor will come about because of the dog day care.

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

There are adequate public services, public facilities, and utilities to serve the use contemplated. The services, facilities, and utilities currently serving the existing development in Parkview Plaza can serve the proposed business.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;



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The public street on which the use is proposed to be located is adequate with sufficient carrying capacity for the use proposed so as to not unduly increase traffic and create congestion in the area. The Subject Property fronts on both Memorial Drive and Wilkinson Drive. Memorial Drive is a major arterial road with more than enough capacity to accommodate this new business. The proposed use will not unduly increase traffic in the area because it will attract those individuals who are already visiting the shops in Parkview Plaza. Therefore, the public street on which the use is proposed to be located is adequate with sufficient carrying capacity for the use proposed so as to not unduly increase traffic and create congestion in the area.

- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

Adequate ingress and egress to the Subject Property and to all proposed buildings, structures, and uses thereon exists. The currently existing infrastructure used by the School and other businesses in Parkview Plaza has already been built to County standards so as to protect pedestrian and automotive safety and with traffic flow and control in mind. There is adequate access to the Subject Property in the event of fire or other emergency.

- F. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. The business will attract pedestrian vehicles to a degree that will not unduly increase traffic and congestion in the area. Therefore, the existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. Camp Bow Wow has very high standards for its franchises and operations is key among them. Camp Bow Wow locations are required to be clean and they are required to make safety, of the dogs and the community, a top priority.

Soundproofing will be installed to make sure no sounds from the dog daycare disrupt nearby uses. A high quality fence will be installed to house the outdoor play area, which will be cleaned regularly (the fence and the play area) so that the outward appearance of the daycare is pristine. Camp Bow Wow does not keep dogs outside overnight, nor do they allow them to go outside at night. All dogs are kept in their kennels outside of business hours. So no noises from the dogs will disrupt neighbors. Therefore, the proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

- H. Whether or not the proposed use is consistent with, advances, conflicts, or detracts from the policies of the Comprehensive Plan;



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The proposed use is consistent with the policies of the Comprehensive Plan. The Subject Property is in the Neighborhood Center character area. DeKalb County's 2050 Comprehensive Plan describes the Neighborhood Center as an area "to promote a concentration of clustered residential and commercial uses that serve the goods and service needs of a few surrounding, local neighborhoods." Adding the dog daycare to the existing mixture of commercial uses on the Subject Property furthers the ends of the Comprehensive plan by clustering more uses onto the Subject Property. This use in particular will serve the neighborhood according to those individuals who attended the community meeting. Therefore, the proposed use is consistent with the policies of the Comprehensive Plan.

I. Whether or not there is adequate provision of refuse and service areas;

There is adequate provision of refuse and service areas.

J. Whether the length of time for which the special land use permit is granted should be limited in duration;

The length of time for which the special land use permit is granted should not be limited in duration. Limiting the duration of this special land use permit, should it be granted, will create an unnecessary strain upon the proposed business.

K. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;

The zoning proposal does not provide for any new buildings. Rather, the proposal only includes a new fenced-in outdoor play area for the dogs. This addition is appropriate given the size, scale, and massing of adjacent and nearby lots and buildings.

L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

The proposed plan will not adversely affect any historic buildings, sites, districts, or archaeological resources. The Subject Property is not located in a historic district, nor is the existing building a historic building. The site is already developed, so no archaeological resources will be disturbed.

M. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

The proposed use satisfies most of the requirements contained within the Supplemental Regulations for such special land use permit. Section 4.2.11(D) applies. That section requires that the use shall have minimum setback of at least one hundred (100) feet and that the use should be setback at least two hundred (200) feet from property zoned or used for residential



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uses. The proposed use will be at least one hundred (100) feet from the nearest property line but will not be at least two hundred feet (200) feet from the nearest property zoned for residential uses. The Applicant will be seeking a variance from this section of the Code if the Special Land Use Permit is granted.

N. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, as expressed and evidenced during the review process.

The proposed use would be consistent with the needs of the neighborhood or of the community as a whole. During the community meeting, those who attended expressed excitement over the new dog day care that the Applicant is proposing. Those attendees further expressed the lack of dog daycare in the area and that it is in great demand.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Special Land Use Permit to allow for a dog day care be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



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violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Special Land Use Permit of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Special Land Use Permit in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Special Land Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

Camp Bow Wow

Outdoor Play Yard Fencing

- The Safety of the public, our employees, and the dogs in our care is the primary concern at Camp Bow Wow.
- In order to ensure the safety of the public as well as the dogs, Camp Bow Wow utilizes 8' PVC Vinyl fencing at our locations around the country.
- We understand that there are often restrictions on the height to protect the Community. In order to comply with these concerns, Camp Bow Wow installs the highest quality and most attractive fencing available.

8 Foot Tall Semi-Privacy Yard Fences



Semi-Privacy Yard Gate Latch & Picket Filler



8 Foot Tall Perimeter Fence



Optional Colors are All White, All Beige and White & Beige



1807 Memorial Drive Atlant: X



Show search results for 1807 M...

Entrance

Fence

Dog Play Area

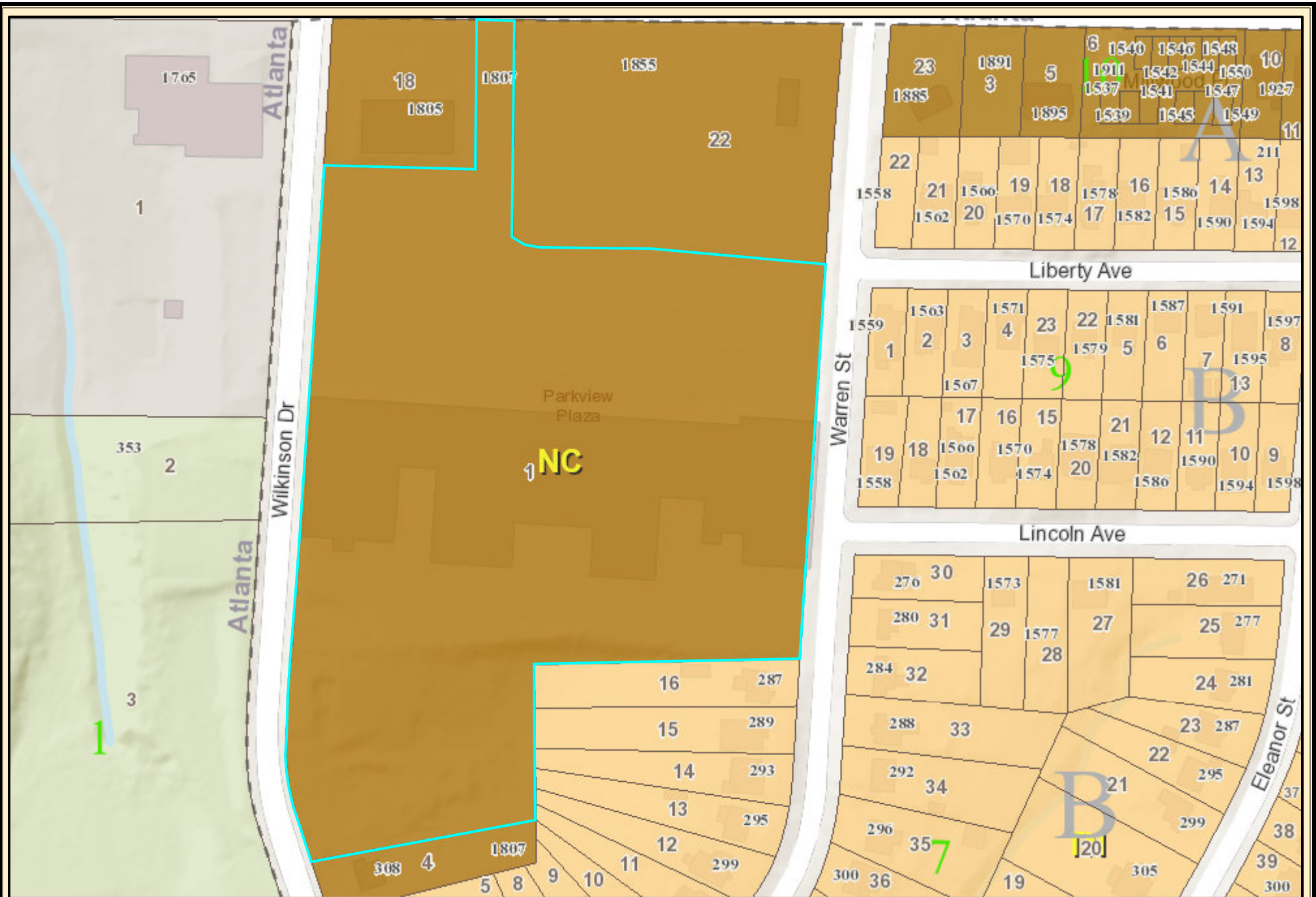
4517

0 10 20ft

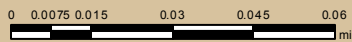
-84.3271 33.7455 Degrees

POWERED BY
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1807 Memorial Drive Land Use Map



Date Printed: 2/27/2023



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