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 onestory 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".

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	X Inconsistent	

<u>Companion Application</u>: 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.

<u>Staff Recommendation</u>: 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 dogowners 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 dogowners 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.



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" Cl	(a.1.V. a.4./ba
Distance from property to nearest main:	
SEWER:	
Outfall Servicing Project:	
Is sewer adjacent to property: Yes (※) No () If n	no, distance to nearest line:
Water Treatment Facility: Snapfinger	() adequate () inadequate
Sewage Capacity; <u>36</u> (MGPD)	Current Flow: 28 (MGPD)
COMMENTS:	

Signature: Yola Lewis



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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" Cl	(adequate/inadequate)
Distance from property to nearest main:	
Size of line required, if inadequate:	
SEWER:	
Outfall Servicing Project:	
Is sewer adjacent to property: Yes (¾ No () If no, d	istance to nearest line:
Water Treatment Facility: Snapfinger	() adequate () inadequate
Sewage Capacity; <u>36</u> (MGPD)	Current Flow: 28 (MGPD)
COMMENTS:	

Signature: Yola Lewis

DEKALB COUNTY

111

Board of Health

2/17/2023

-11

To: Ms. Madolyn Spann, Planning Manager

Mr. John Reid, Senior Planner

From: Ryan Cira, Environmental Health Manager Cc: Alan Gaines, Technical Sevices 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 Memoria	al 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	
Diagon ravious general comments	

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



Development Service Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

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.



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.



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:

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W-7

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MADOLYN SPANN MSPANN@DEKALBCOUNTYG4.GOV OR JOHN REID FREID@DEKALBCOUNTYG4.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING N-7-2023-0072 Case No.: CZ-23-1246278 Parcel I.D. #: 15-179-08: 001 Address: 1807 MEMORIAL DE. 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: ield Reviewed, No problem that INTERFERE with Traffic flow.

Signature: Jerry Whit





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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING Case No.: SLup-23-1246250 Parcel I.D. #: 15-179-08; 001 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: and field REVIEWED. No problem that

Signature: Jory White



DeKalb County Department of Planning & Sustainability

Lee May Interim Chief Executive Officer Andrew A. Baker, AICP Director



SPECIAL LAND USE PERMIT APPLICATION

Date Received:	Application No.:
APPLICANT NAME: _ Celina Lan	ne c/o Battle Law, P.C.
Daytime Phone #: _404-723-6266	Fax #:404-745-0045
Mailing Address: 3562 Habersha	am at Northlake Building J Suite 100 Tucker, GA 30084
	E-mail: _mlb@battlelawpc.com
OWNER NAME:	y Academy Incorporated ontact information for each owner)
Daytime Phone #:404-622-272	7 Fax #:N/A
Mailing Address: 1807 Memoria	al Drive Atlanta,GA 30317
	E-mail: N/A
SLIB IECT PROPERTY ADDRESS	S OR LOCATION: 1807 Memorial Drive Atlanta, GA 30317
	, DeKalb County, GA,
	ot(s): Block(s): Parcel(s): <u>15 179 08 001</u>
creage or Square Feet: 9.87	Commission District(s):04 Existing Zoning:MU-4
Proposed Special Land Use (SLUF	P): Doggy daycare.
	Planning and Development Department to inspect the property that is the
ubject of this application.	By He Law, P.C.
wner: Agent: Sign	nature of Applicant
(Check One)	Celina Lune c/o Battle Lune
otary Signature and Seal:	TARY 1

venue - Suites 100-500 - Decatur, Georgia - 30030 anning Fax] (404) 371-4556 [Development Fax] (404) 371-3007 [voice] 404.371: Web Address http://www.dekallbcountyga.gov/planning

Email Address: planninganddevelopment@dekalbcountyga.gov

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- be completed in pre-application meeting. Please call (404) 371-2155 to schedule p	
 2. Hold a Community Meeting with surrounding neighborhood associations and resid advance of date, time, and location of meeting. Provide documentation (e.g., mesheets, letter(s) from homeowners associations).	
3. Application Form. Form must be completely filled out and be the first page of page	cket.
4. Notarized Authorization Form , if the applicant is not the owner of the subject proportion 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 or 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), pre within the past ten years by a professional engineer, or land surveyor registered in the and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that Survey is complete and currently accurate. Site plans shall be drawn to scale show development or redevelopment projects, proposed buildings, structures, and improvement include the following: a. Complete boundaries of subject property including curb cuts, internal verifacilities, 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 calcand proposed lot coverage, required and proposed parking, and open space, and undisturbed buffers; 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 	the State of Georgia to the Boundary owing all proposed vements. Site plans inicular circulation culations, existing
_ 7. Building Elevations, renderings or details of materials proposed for compliance to	o Article 5.
8. Letter of Application identifying the proposed zoning classification, the reason fo	
request, the existing and proposed use of the property, and detailed characteristics use (e.g., floor area, height of buildings, number of units, mix of unit types, hours continued any statement of conditions agreed upon by the applicant.	
 9. Written documented, detailed analysis of the impact of the proposed zoning map a respect to each of the standards and factors specified in Article 7.4.	mendment with
 _ 10. Campaign disclosure statement, if applicable, to be filed in compliance with State	a 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.



Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030



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:dog daycare, boarding (primary), grooming, indoor/outdoor play areas
Supplemental Regs:Sec. 4.2.11 Overlay District:N/A DRI:N/A
Rezoning : Yes Nox
Existing Zoning:MU-4 Proposed Zoning: Square Footage/Number of Units:
Rezoning Request:
Land Use Plan Amendment: Yes Nox Existing Land Use: NC Proposed Land Use: ConsistentX 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: X Review Calendar Dates: X PC: X BOC: X Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X Zoning Conditions: X Community Council Meeting: X Public Notice, Signs: X Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat: _____ Bldg. Permits: ___X___ 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: 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 subj authority to	ect property described below or attached hereby delegate
	Celina Lane c/o Battle Law P.C.
	Name of Agent or Representative
to file an application on (my) (our) Aluma Aluma Notary Public	behalf. Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner



DeKalbCountyGa.gov

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 <u>√</u>	*

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.
- 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.

Signature of Applicant

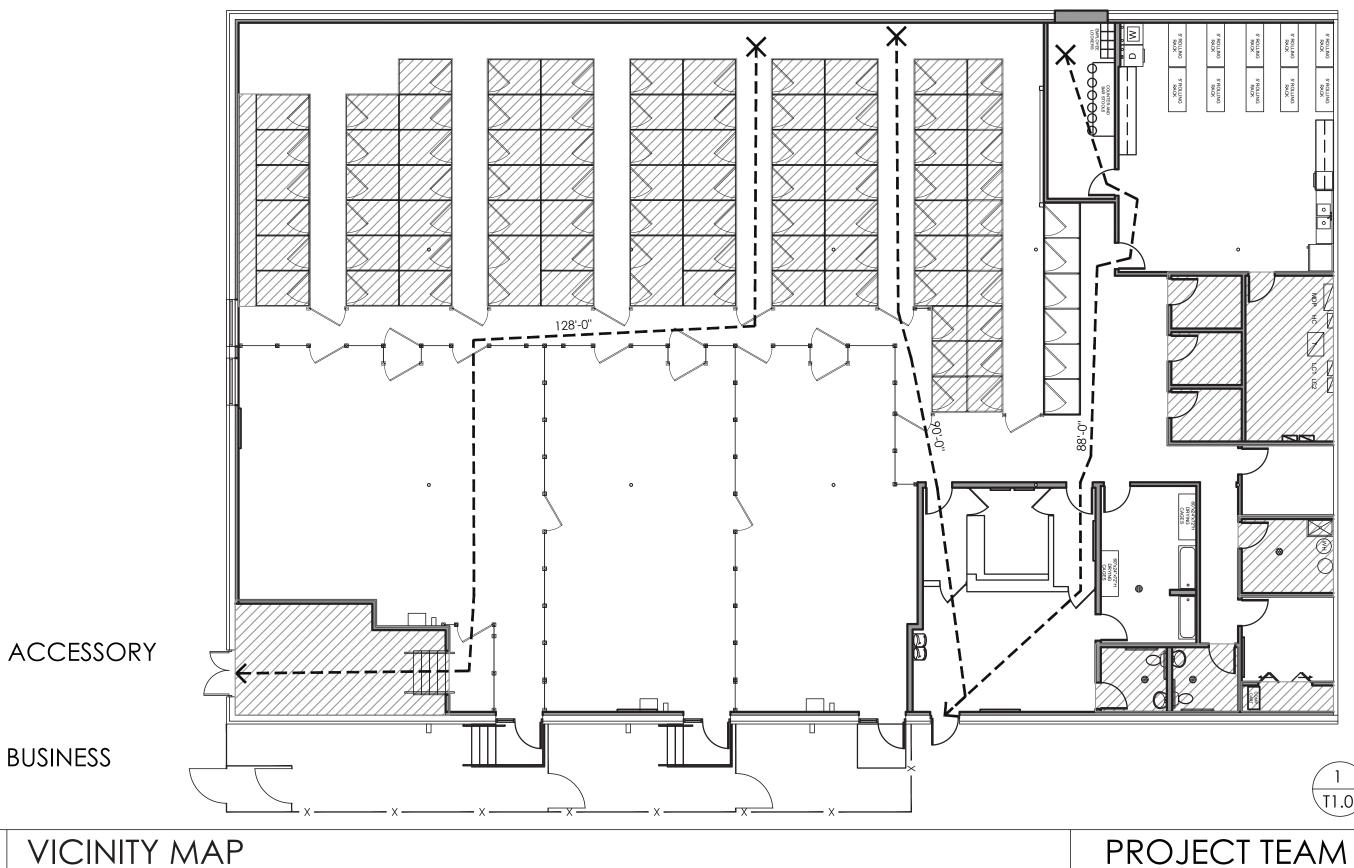
Check one: Owner_X Agent

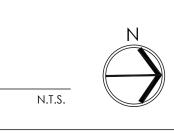
^{*}Notary seal not needed if answer is "no".





1807 MEMORIAL DR. ATLANTA, GA





EXITING PLAN

ABBREVIATIONS DRAWING SYMBOLS VICINITY MAP DRAWING INDEX SHEET INDEX OWNER POMO, LLC ABOVE FINISH FLOOR NOT TO SCALE - ELEVATION NUMBER REVISION # <u>GENERAL</u> AIR HANDLING UNIT ON CENTER 653 NORTH HIGHLAND AVE — SHEET NUMBER **OPPOSITE** ATLANTA, GA 30306 COVER SHEET PLYWOOD CONTACT: LINA LANE ACCESSIBILITY STANDARDS PREFABRICATED EMAIL: LINA.LANE@CAMPBOWWOW.COM POUNDS PER SQUARE FOOT — DETAIL, SECTION OR PLAN NUMBER 2406 WHITES MILL LN CONTROL JOINT **QUARRY TILE** ENLARGED FRONT OF HOUSE PLAN DECATUR, GA 30032 RISER INTERIOR / RESTROOM ELEVATIONS CONTACT: TOON ARPAICHIRARATANA CONCRETE MASONRY UNIT REINFORCING BAR Kirkwood Urban Forest WALL SECTIONS AND DETAILS - WALL SECTION NUMBER, COLUMN CONC CONCRETE REFERENCE YAJAI.ARPAICHIRARATANA@CAMPBOWWOW.COM BUILDING SECTION LETTER CONTINUOUS REINF REINFORCE SHEET NUMBER FLOOR FINISH PLAN Alder Ct SE M Bixby St SE CERAMIC TILE **ROUGH OPENING** FINISH DETAILS A2.1 INTERPLAN LLC CENTER LINE **ROOF TOP UNIT** RTU FIRST FLOOR REFLECTED CEILING PLAN A3.0 ARCHITECT OF RECORD: DOUBLE SPLASHBLOCK Arbors of East Atlanta RECEPTION DESK DETAILS → DETAIL NUMBER KIMBERLY PAVLIK DRINKING FOUNTAIN SHLVS SHELVES **RECEPTION DESK FINISHES** ONE SOUTH 280 SUMMIT AVE, STE D A4.1 DIAMETER SIMILAR → SHEET NUMBER DIMENSION OAKBROOK TERRACE, IL 60181 A5.0 EXTERIOR ELEVATIONS SPEC SPECIFICATION Grace Holiness 😱 DOWN STAINLESS STEEL Deliverance Churc CONTACT: TOM NUTLEY DOOR SCHEDULE DOWN SPOUT STEEL TEL. 630.932.2336 Alonzo A. Crim O FINISH SCHEDULE
 - □

 NOTE NUMBER
 STOR STORAGE The Element at Campus High School EMAIL: tnutley@interplanllc.com SP-1 SPECIFICATIONS EFFINGHAM BUILDERS SUPPLY SUSP SUSPENDED Kirkwood Apartments **SPECIFICATIONS** SP-2 EXPANSION JOINT TREAD Memorial Dr SE, East Lake Family VMCA MECHANICAL, ELECTRICAL, PLUMBING STRUCTURAL TELE TELEPHONE ELECTRICAL - > → WINDOW NUMBER DJW CONSTRUCTION O ELEV ELEVATION TOILET PAPER DISPENSER LARSON ENGINEERING, LLC. GENERAL STRUCTURAL NOTES Krumbz Bakery 1488 BOND ST., SUITE 100 ROOF FRAMING PLAN Lincoln Ave SE EXIST EXISTING UNO UNLESS NOTED OTHERWISE NAPERVILLE, IL. 60563 -) → DOOR NUMBER MECHANICAL VINYL COMPOSITION TILE PH: 630.357..540 Drew Charter St MECHANICAL SPECIFICATIONS VERT VERTICAL FIRE EXTINGUISHER E-MAIL: JLATOCHA@LARSONENGINEERING.COM MECHANICAL SPECIFICATIONS FINISH FLOOR VIF VERIFY IN FIELD CONTACT: JOE LATOCHA **/−**\ **←** REVISION NUMBER FIRE RATED VINYL THRESHOLD M1.0 MECHANICAL PLAN WATER CLOSET GALVANIZED M2.0 MECHANICAL SCHEDULES 8/19/2022 ISSUE FOR PERMIT GYPSUM BOARD WOOD Parkview Restoration M2.1 MECHANICAL SCHEDULES BRITT PETERS AND ASSOCIATES, INC. WATERPROOF HANDICAPPED -)- INTERIOR FINISH NUMBER Charlie Yates Golf Course M2.2 MECHANICAL SCHEDULES NO DATE REMARKS 999 WATERSIDE DR. SUITE 2202 **HEARTLAND DENTA** WWF WELDED WIRE FABRIC MECHANICAL SCHEDULES NORFOLK, VA. 23510 HARDWARE REVISIONS HOLLOW METAL PH: 757.965.5710 M2.4 MECHANICAL SCHEDULES DeKalb Memorial Park ⟨-⟩

■ EXTERIOR FINISH NUMBER HEATING, AIR CONDITIONING, & M2.5 MECHANICAL SCHEDULES E-MAIL: daltman@brittpeters.com Southern Equestrian Li **CONTACT: DENNIS ALTMAN** M2.6 MECHANICAL SCHEDULES INSUL − ROOM NAME INSULATION <u>PLUMBING</u> MAS MASONRY − ROOM NUMBER P0.0 PLUMBING SYMBOLS AND ABBREVIATONS MAX MAXIMUM PLUMBING SPECIFICATIONS **MECH MECHANICAL** ELEV. DATUM POINT Burgess-Peterson Academy MFGR MANUFACTURER PLUMBING WASTE AND VENT FLOOR PLAN Villages of Ea MINIMUM P2.0 PLUMBING DOMESTIC WATER FLOOR PLAN MASONRY OPENING PLUMBING SCHEDULES AND DETAILS P3.0 MIRROR/MOISTURE RESISTANT PLUMBING SCHEDULES AND DETAILS MARBLE THRESHOLD COMCHECK P5.0 METAL NOT APPLICABLE P5.1 COMCHECK NOT IN CONTRACT E0.0 ELECTRICAL SYMBOLS AND ABBREVIATIONS E0.1 ELECTRICAL SPECIFICATIONS ELECTRICAL POWER FLOOR PLAN E1.0 ELECTRICAL POWER ROOF PLAN ELECTRICAL LOW VOLTAGE PLAN SEPARATE PERMITS PROJECT SCOPE E2.0 ELECTRICAL LIGHTING PLAN CAMP ELECTRICAL SCHEDULES PLUMBING FIXTURE REQUIREMENTS (2019 IPC TABLE 403.1) **BUILDING AREA:** OCCUPANT LOAD (IBC 1004.5) BASED ON 10,227 S.F. BUILDING: INTERIOR BUILD-OUT OF AN EXISTING BUILDING FOR A DOG **ELECTRICAL SCHEDULES** SIGNAGE SYSTEM IS NOT WITHIN THE SCOPE OF THIS PERMIT. SUBMIT DRAWINGS **BOW WOW OCCUPANCY** DAYCARE / OVERNIGHT BOARDING FACILITY. TO LOCATION JURISDICTION FOR REVIEW AND APPROVAL IN ACCORDANCE SINGLE STORY BUILDING, FULLY SPRINKLERED 7,340/150 SF PER PERSON=49 ELECTRICAL SCHEDULES **BUSINESS AREAS:** E4.2 2,887=0 WITH LOCAL CODES AND ORDINANCES PRIOR TO INSTALLATION. ACCESORY AREAS: ELECTRICAL SCHEDULES E4.3 WATER CLOSETS: 1 PER 25 FOR THE FIRST 50 OCCUPANCY TYPE (IBC 304.1): ELECTRICAL SCHEDULES 1807 MEMORIAL DR. PROJECT DATA (2) REQUIRED, (2) PROVIDED CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR BUSINESS GROUP B TOTAL MAX. OCCUPANT LOAD: =49 LAVATOTIES: 1 PER 40 FOR THE FIRST 80 ATLANTA, GA. BUILDING DEPARTMENT APPROVAL PRIOR TO INSTALLATION OF SPRINKLER EGRESS WIDTH PER OCCUPANT SERVED (IBC 1005): (2) REQUIRED, (2) PROVIDED SYSTEM. FIRE SPRINKLER SYSTEM TO MEET REQUIREMENTS OF NFPA 13,THE STATE CONSTRUCTION TYPE (IBC 604.1): (1) REQUIRED, (1) PROVIDED NUMBER OF EXITS MOP SINK: AND LOCAL FIRE MARSHALL OR WHICHEVER IS MORE STRINGENT. PROJECT LOCATION: ATLANTA, GA **EXISTING II-B CONSTRUCTION** EGRESS REQUIRED: 2; EGRESS PROVIDED: 2 DRINKING FOUNTAINS: (2) PROVIDED

EGRESS WIDTH (IBC 1006):

BUSINESS OCCUPANCY

WITH SPRINKLER SYSTEM

<u>OCCUPANCY</u>

SPRINKLERED: YES

MAX. LENGTH: 200 FEET

MAX. LENGTH PROVIDED: 128'-0" FEET

EGRESS WIDTH PER OCCUPANT SERVED

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

0.20 INCHES PER OCCUPANT

(2) 36" WIDE = 72" TOTAL

PROVIDED 72" - FROM BUILDING

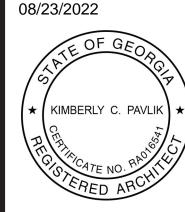
 49×0.20 " = 9.8" MINIMUM

EXIT ACCESS TRAVEL DISTANCE (2019 INTERNATIONAL BUILDING CODE)

INTERPLAN INTERPLAN LL AR001159

> **ARCHITECTUR ENGINEERING**

1 SOUTH 280 SUMMIT AVE, STE OAKBROOK TERRACE, IL 6018 630.932.233



PROJECT NO: 2022.0434

COVER SHEET

CHECKED: JS DRAWN: TN

DATE: 7.20.2022

- 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 DESCRIPTION: TENANT BUILD-OUT

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL PLUMBING CODE

2017 NATIONAL ELECTRIC CODE

2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE

CURRENT CODES AND STANDARDS:

BUILDING:

PLUMBING:

ELECTRICAL:

ENERGY:

FIRE:

MECHANICAL:

ACCESSIBILITY:

ALLOWABLE BUILDING HEIGHT (IBC 504.3):

ALLOWABLE BUILDING AREA (IBC 506.2)

MAX. HEIGHT: 55'-0"

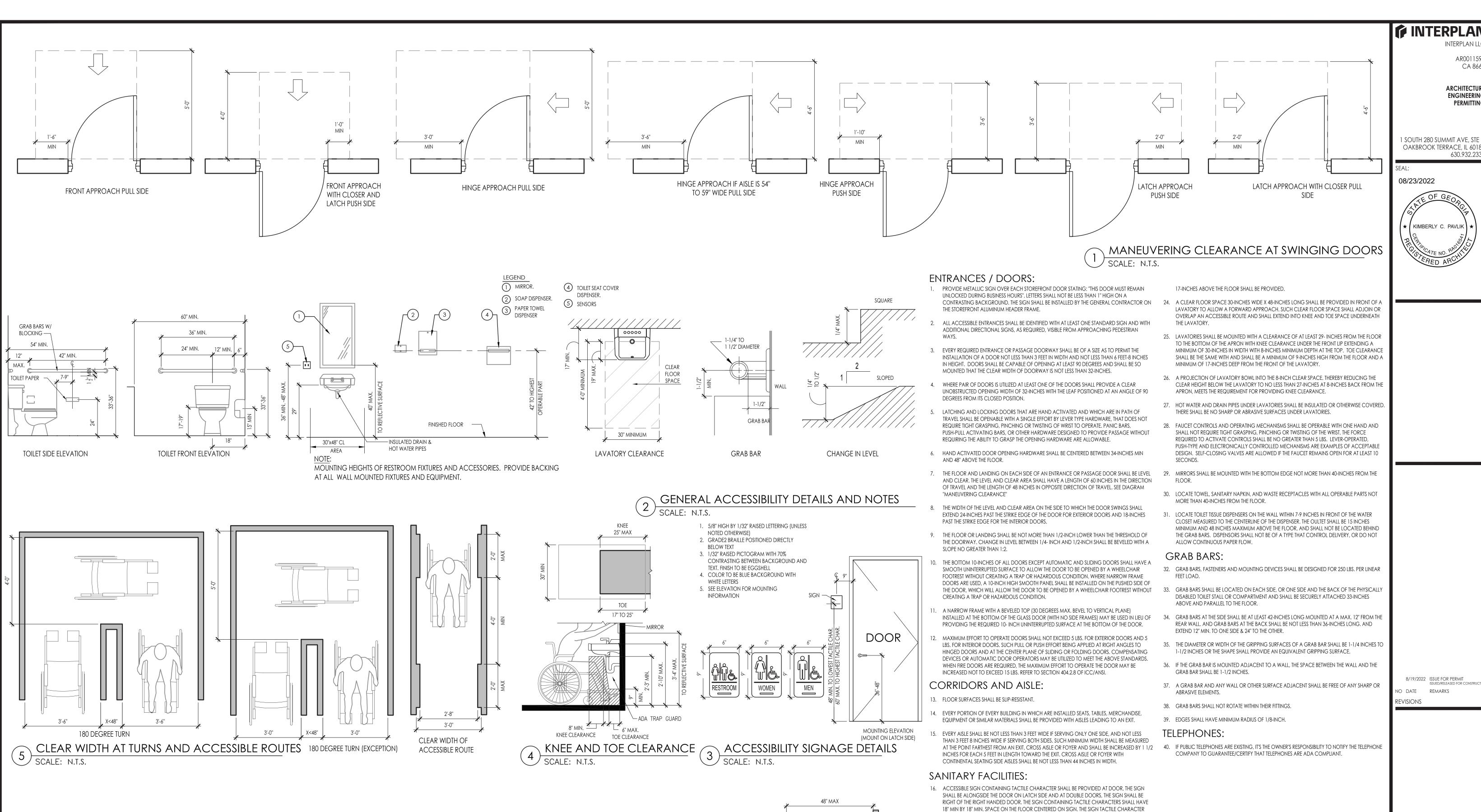
ACTUAL HEIGHT: 20'-0"

ALLOWED AREA: 92,000 S.F

ACTUAL AREA: 10,227 S.F.

OCCUPANCY: BUSINESS USE, TYPE IIB CONSTRUCTION, FULLY SPRINKLERED

OCCUPANCY: BUSINESS USE, TYPE IIB CONSTRUCTION, FULLY SPRINKLERED



25" MAX

POSITION OF CLEAR FLOOR OR

GROUND SPACE

SHALL BE 48" MIN AND 60" MAX ABOVE FLOOR.

DOOR IN IT'S CLOSED POSITION.

48-INCHES LONG IN FRONT OF THE URINAL.

OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE

POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF TOILET SEAT.

17. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN MEASURED PERPENDICULAR FROM

18. 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

19. EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT

20. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A

21. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT

22. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X

23. WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF

GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44-INCHES ABOVE THE

FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

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

THE SIDEWALL, AND 56" MIN. MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES

8/19/2022 ISSUE FOR PERMIT DATE REMARKS

INTERPLAN LL

AR001159 CA 866

ARCHITECTURE ENGINEERING PERMITTING

630.932.233

CAMP

BOW WOW 1807 MEMORIAL DR.

ATLANTA, GA.

PROJECT NO: 2022.0434 DATE: 3.14.2022

ACCESSIBILITY STANDARDS

CHECKED: JS DRAWN: TN

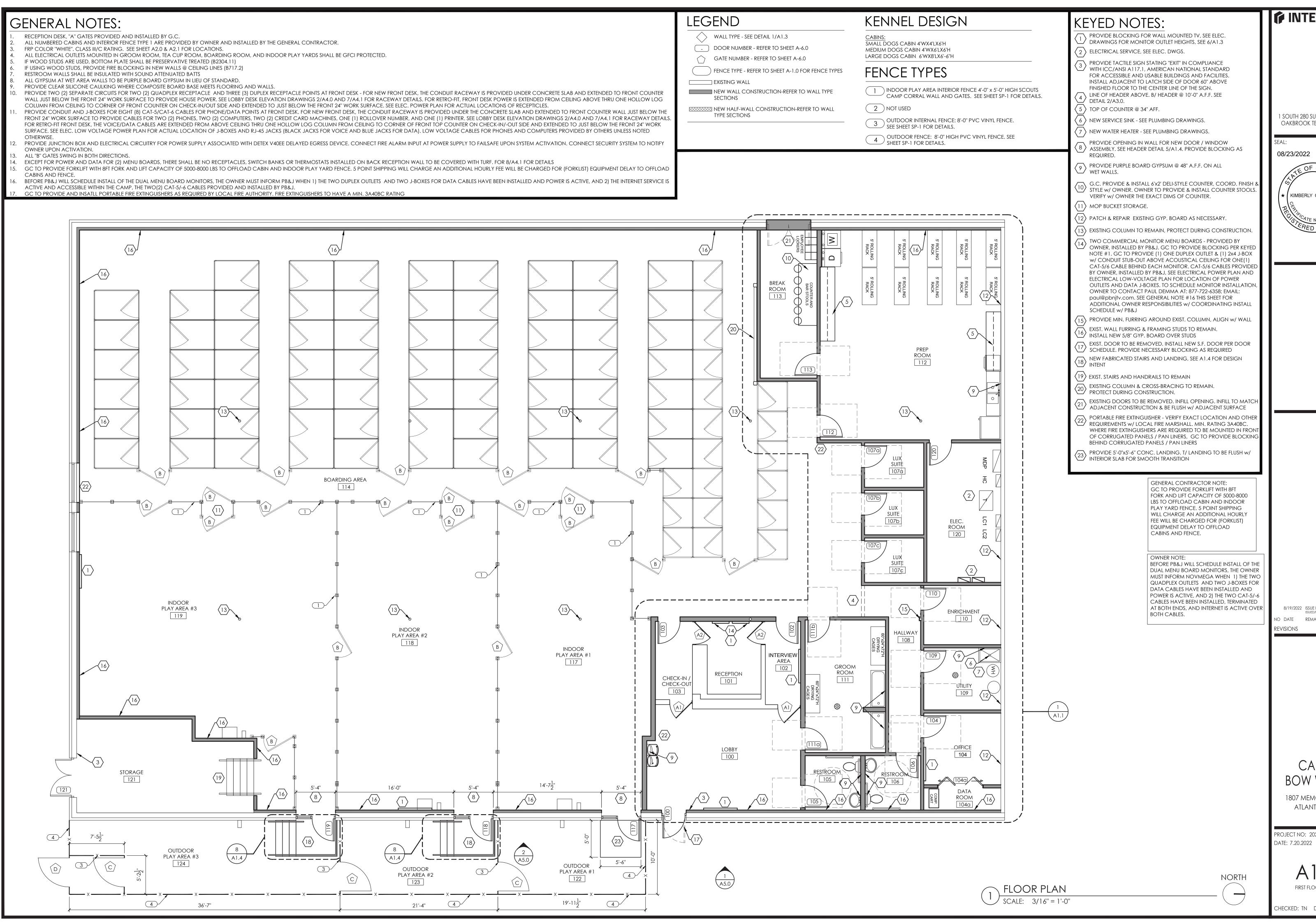
MINIMUM CLEARANCES FOR FRONT, SIDE REACH AND CLEAR FLOOR SPACE

UNOBSTRUCTED FORWARD REACH

TO 24" MAX

OBSTRUCTED SIDE REACH

UNOBSTRUCTED SIDE REACH



AR001159

CA 866

ARCHITECTURE ENGINEERING PERMITTING

SOUTH 280 SUMMIT AVE, STE OAKBROOK TERRACE, IL 6018 630.932.233

KIMBERLY C. PAVLIK

8/19/2022 ISSUE FOR PERMIT O DATE REMARKS

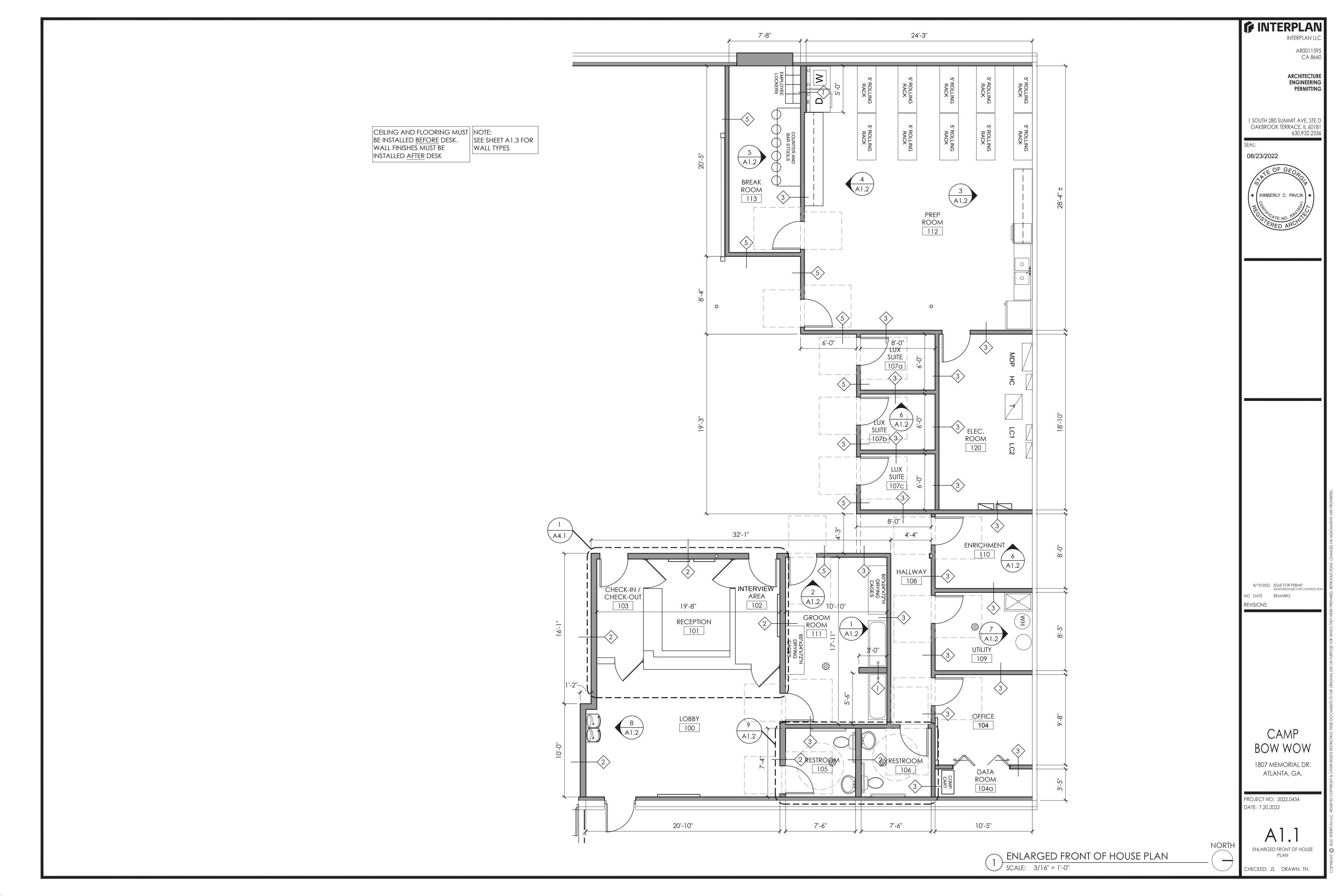
CAMP **BOW WOW**

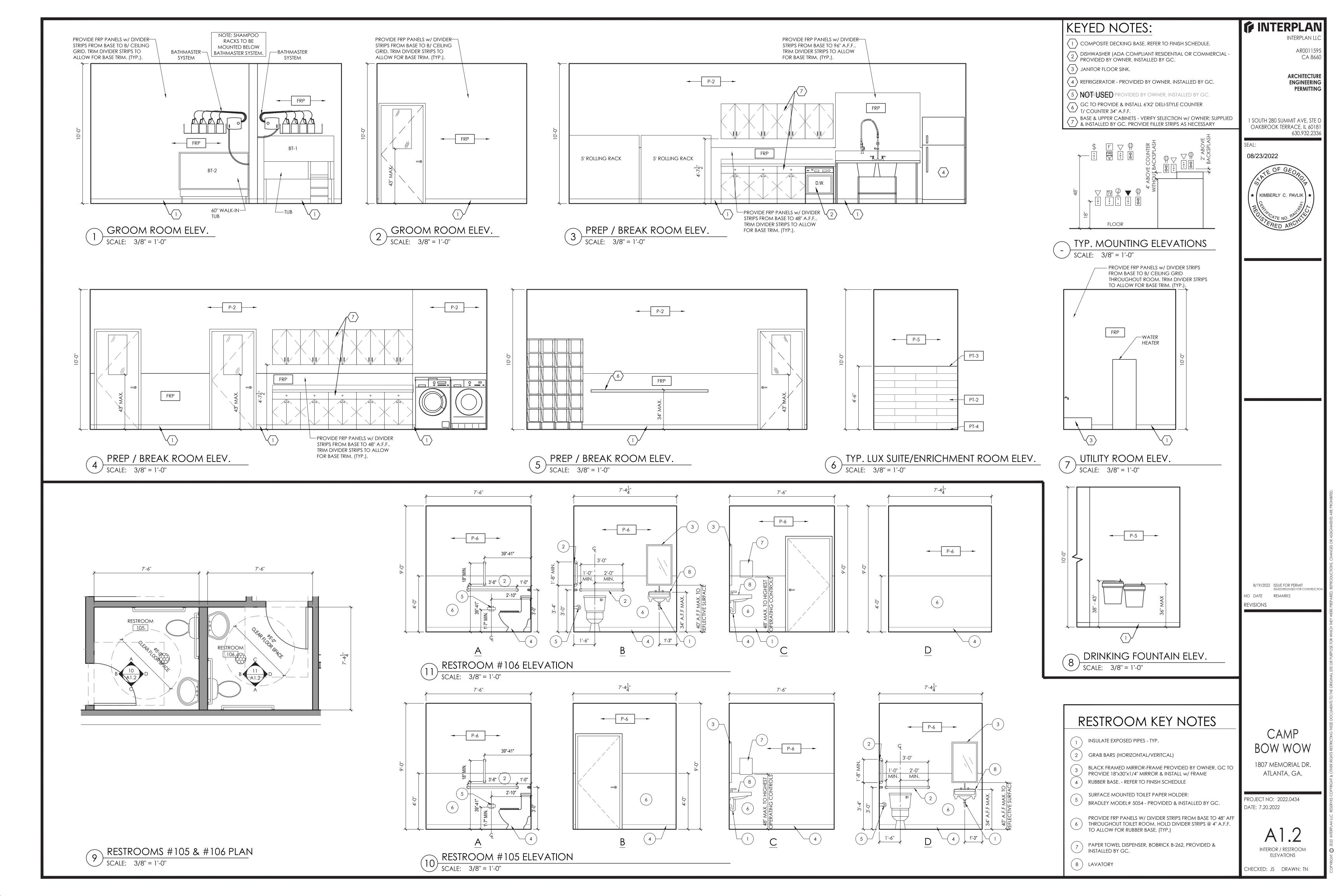
1807 MEMORIAL DR. ATLANTA, GA.

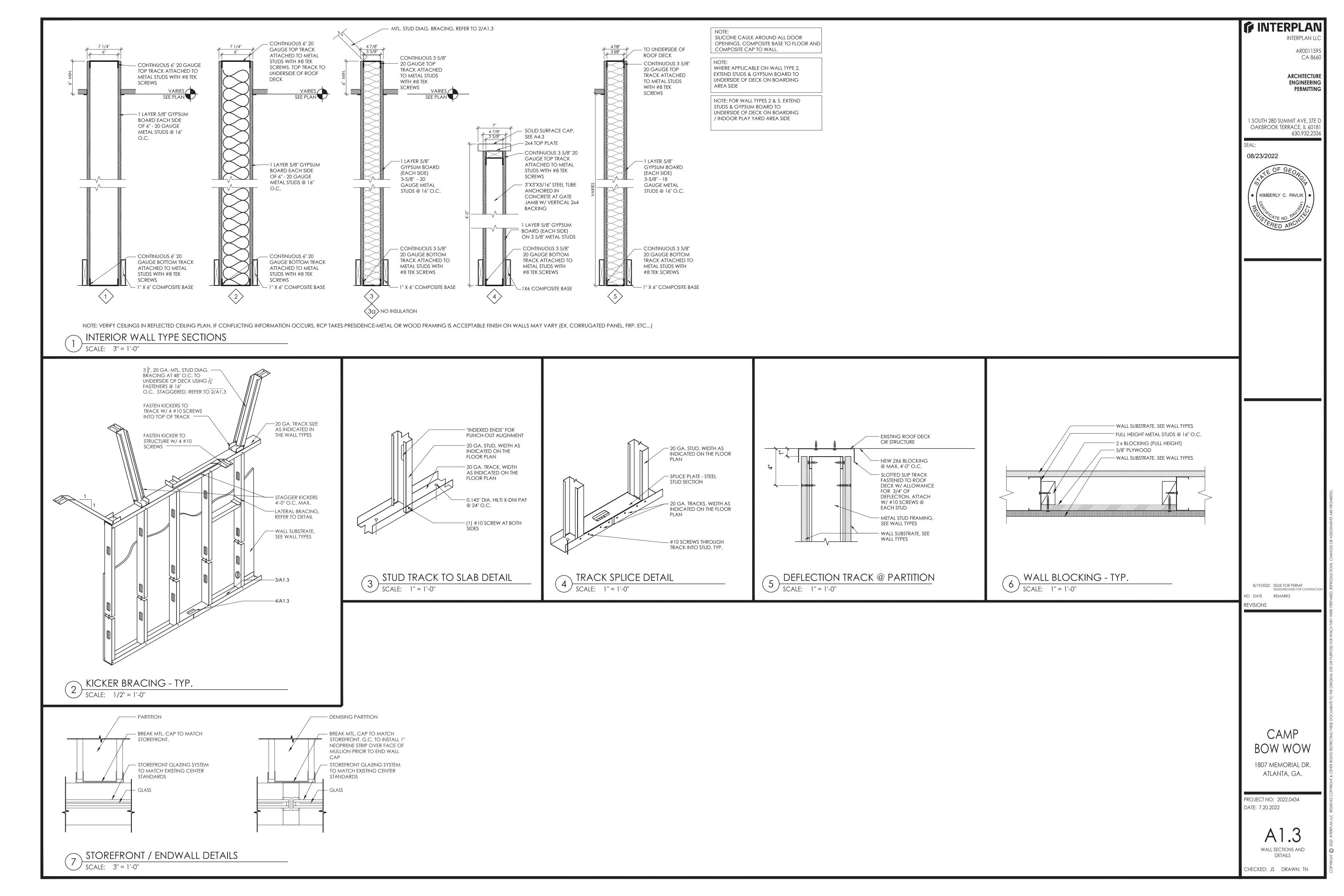
PROJECT NO: 2022.0434

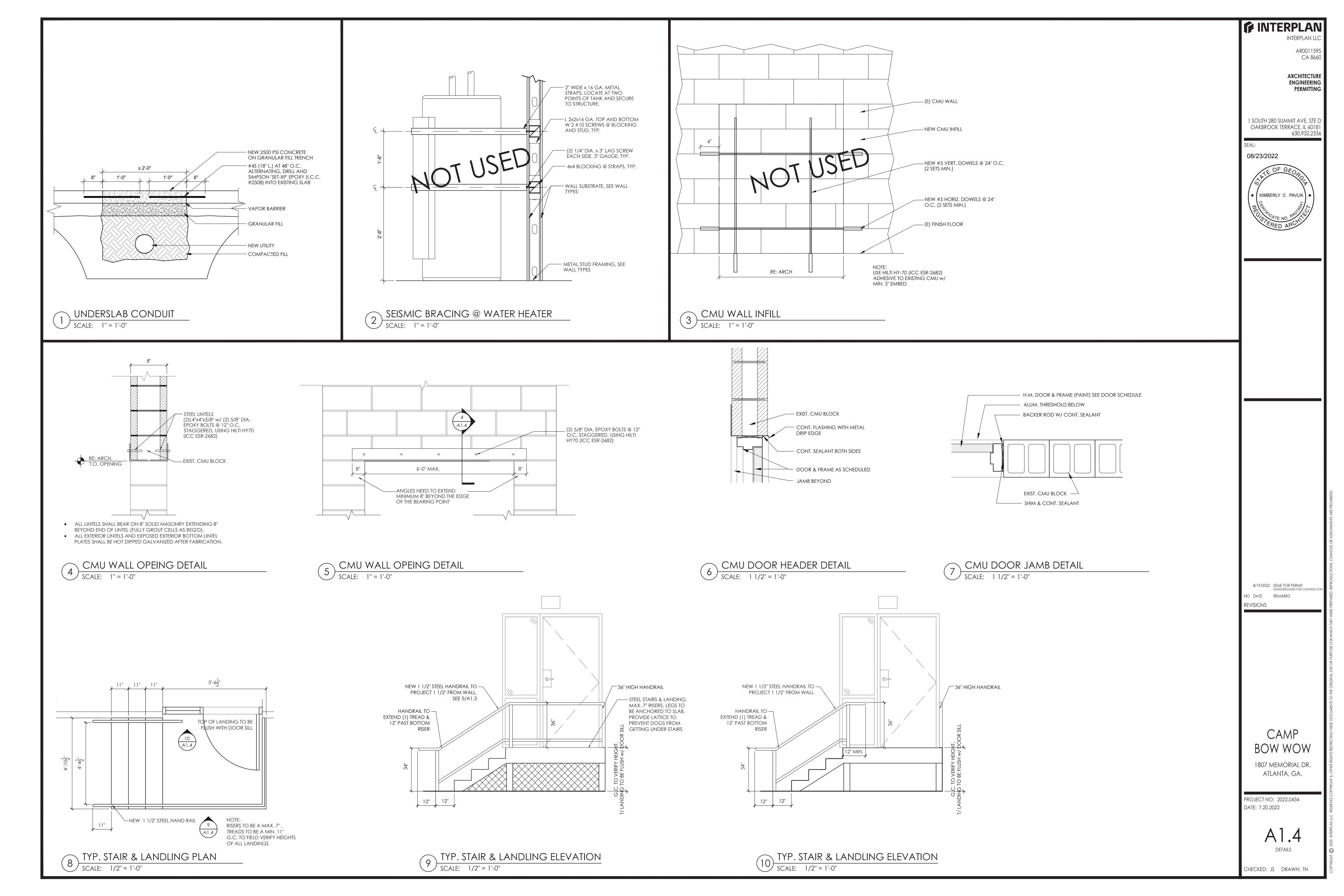
FIRST FLOOR PLAN

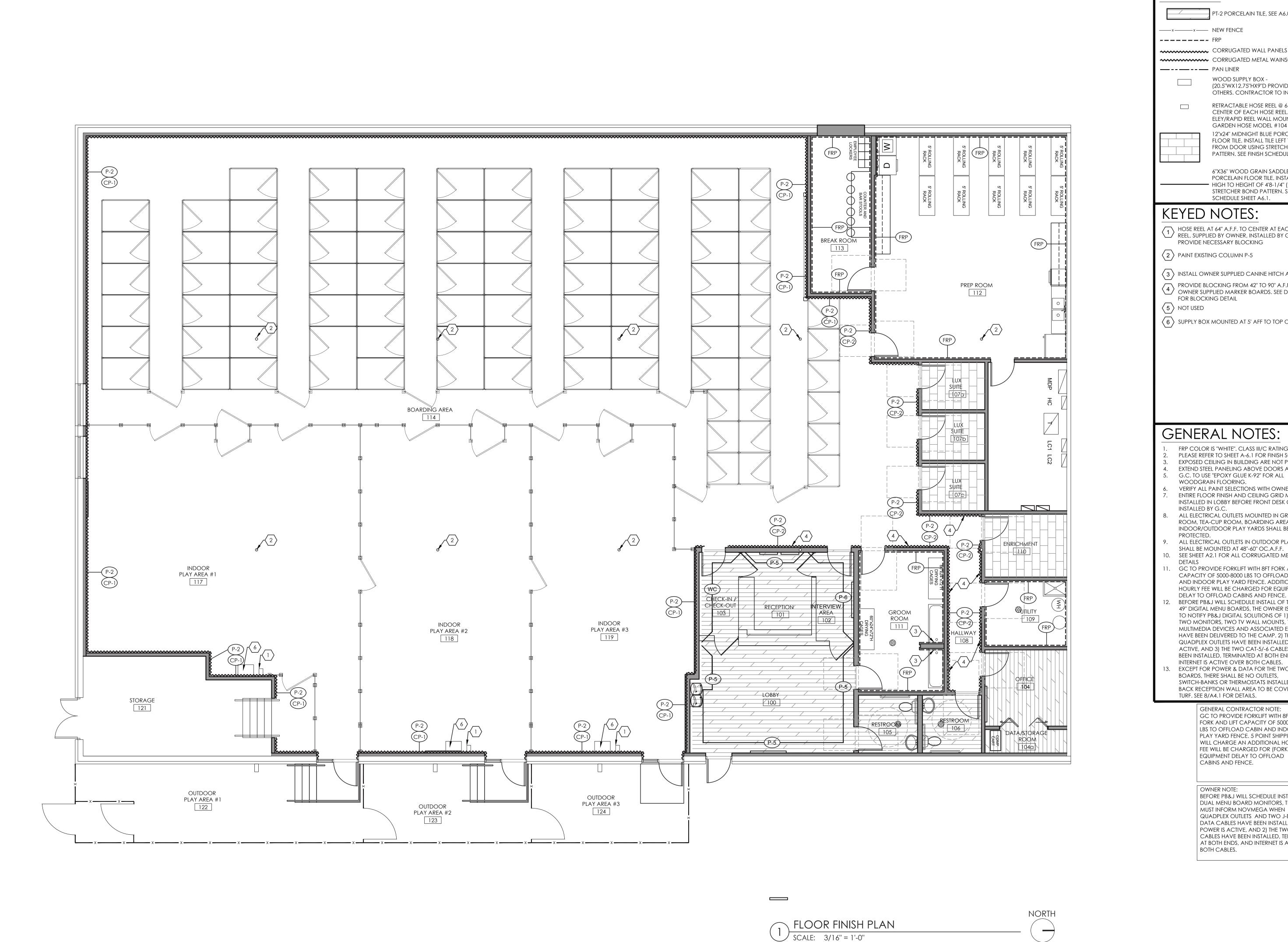
CHECKED: TN DRAWN: JS











№ INTERPLAN LEGEND: INTERPLAN LLO

> AR0011595 CA 8660

ARCHITECTURE

ENGINEERING

630.932.233

1 SOUTH 280 SUMMIT AVE, STE [OAKBROOK TERRACE, IL 6018

★ KIMBERLY C. PAVLIK

08/23/2022

PERMITTING

PT-2 PORCELAIN TILE, SEE A6.0

----×----- NEW FENCE

---- FRP CORRUGATED WALL PANELS CORRUGATED METAL WAINSCOT

WOOD SUPPLY BOX -(20.5"WX12.75"HX9"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 4'8-1/4" (+/- 1/8") USING STRETCHER BOND PATTERN. SEE FINISH SCHEDULE SHEET A6.1.

KEYED NOTES:

- HOSE REEL AT 64" A.F.F. TO CENTER AT EACH HOSE REEL. SUPPLIED BY OWNER, INSTALLED BY G.C. PROVIDE NECESSARY BLOCKING
- $\langle 2 \rangle$ PAINT EXISTING COLUMN P-5
- \langle 3 \rangle INSTALL OWNER SUPPLIED CANINE HITCH AT 36" A.F.F.
- PROVIDE BLOCKING FROM 42" TO 90" A.F.F. AND INSTALL OWNER SUPPLIED MARKER BOARDS. SEE DETAIL 6/A1.3 FOR BLOCKING DETAIL
- $\langle 5 \rangle$ not used
- 6 Supply box mounted at 5' AFF to top of box, typ.

GENERAL NOTES:

- FRP COLOR IS "WHITE". CLASS III/C RATING. PLEASE REFER TO SHEET A-6.1 FOR FINISH SCHEDULE. EXPOSED CEILING IN BUILDING ARE NOT PAINTED. EXTEND STEEL PANELING ABOVE DOORS AT CP-1
- WOODGRAIN FLOORING. VERIFY ALL PAINT SELECTIONS WITH OWNER. ENTIRE FLOOR FINISH AND CEILING GRID MUST BE INSTALLED IN LOBBY BEFORE FRONT DESK CAN BE
- INSTALLED BY G.C. ALL ELECTRICAL OUTLETS MOUNTED IN GROOM ROOM, TEA-CUP ROOM, BOARDING AREA AND INDOOR/OUTDOOR PLAY YARDS SHALL BE GFCI
- 9. ALL ELECTRICAL OUTLETS IN OUTDOOR PLAY YARDS SHALL BE MOUNTED AT 48"-60" OC.A.F.F.
- 10. SEE SHEET A2.1 FOR ALL CORRUGATED METAL DETAILS
- 11. 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. 12. 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.
- 13. 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 (FORKLIST) 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.

CAMP **BOW WOW**

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

O DATE REMARKS

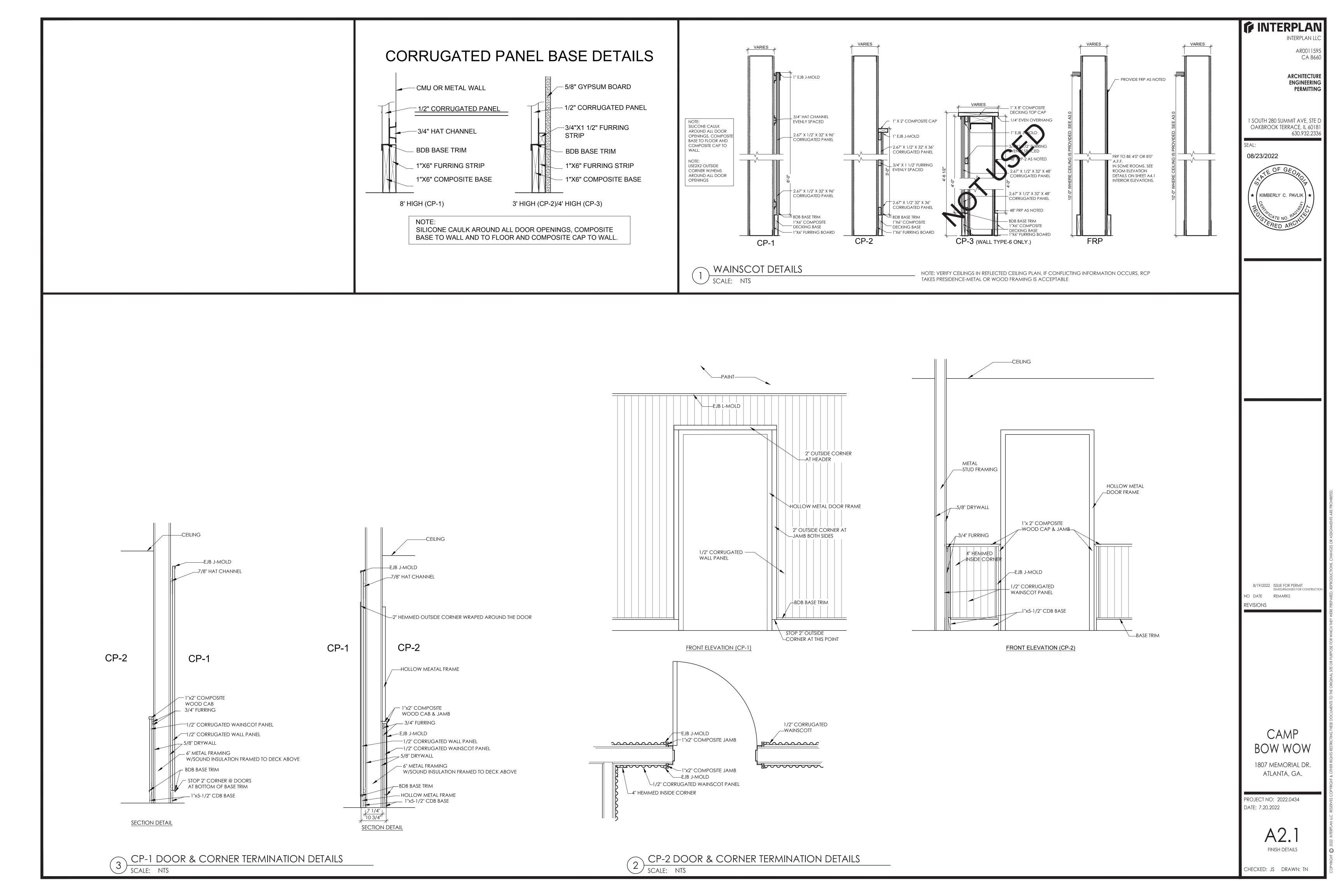
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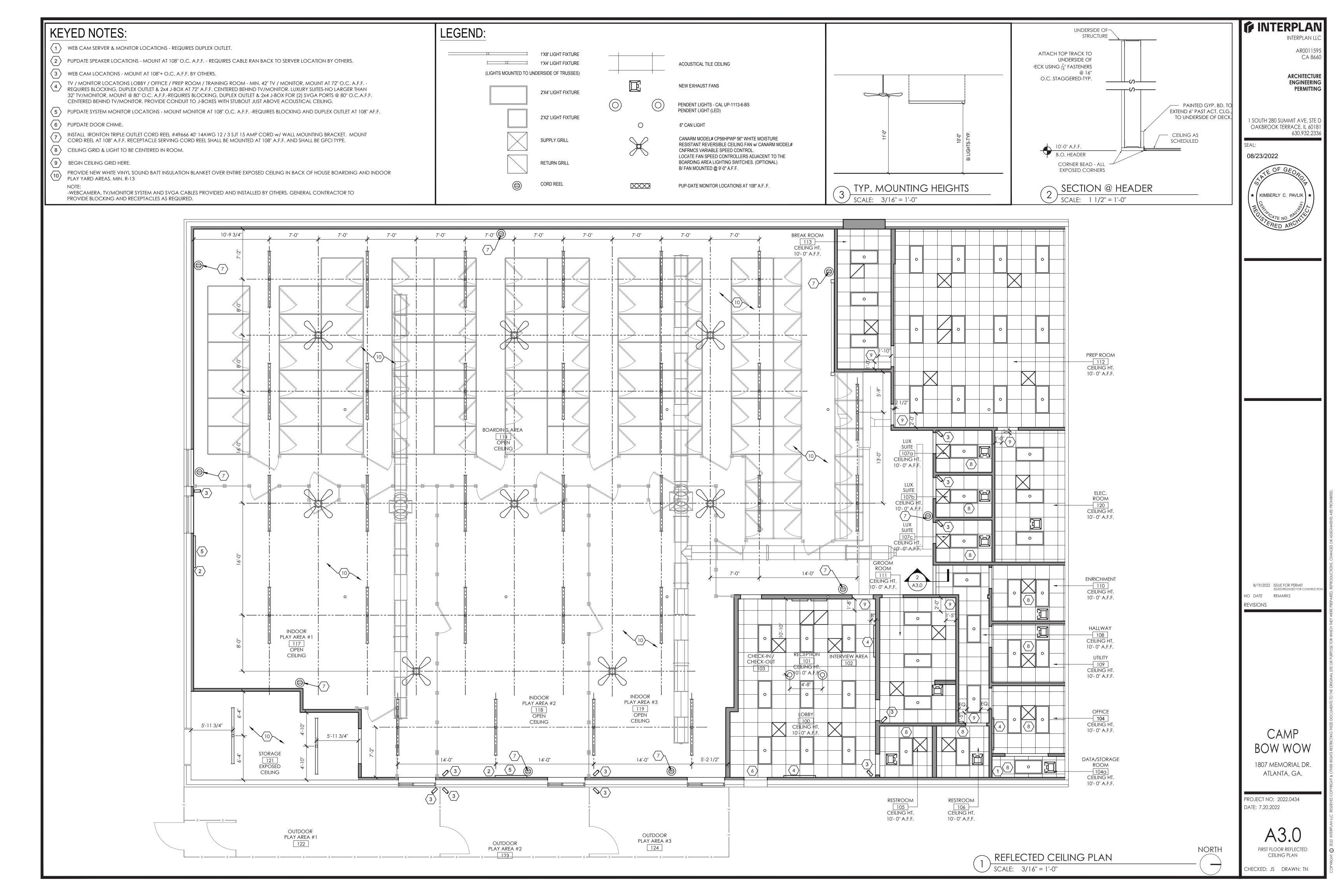
1807 MEMORIAL DR. ATLANTA, GA.

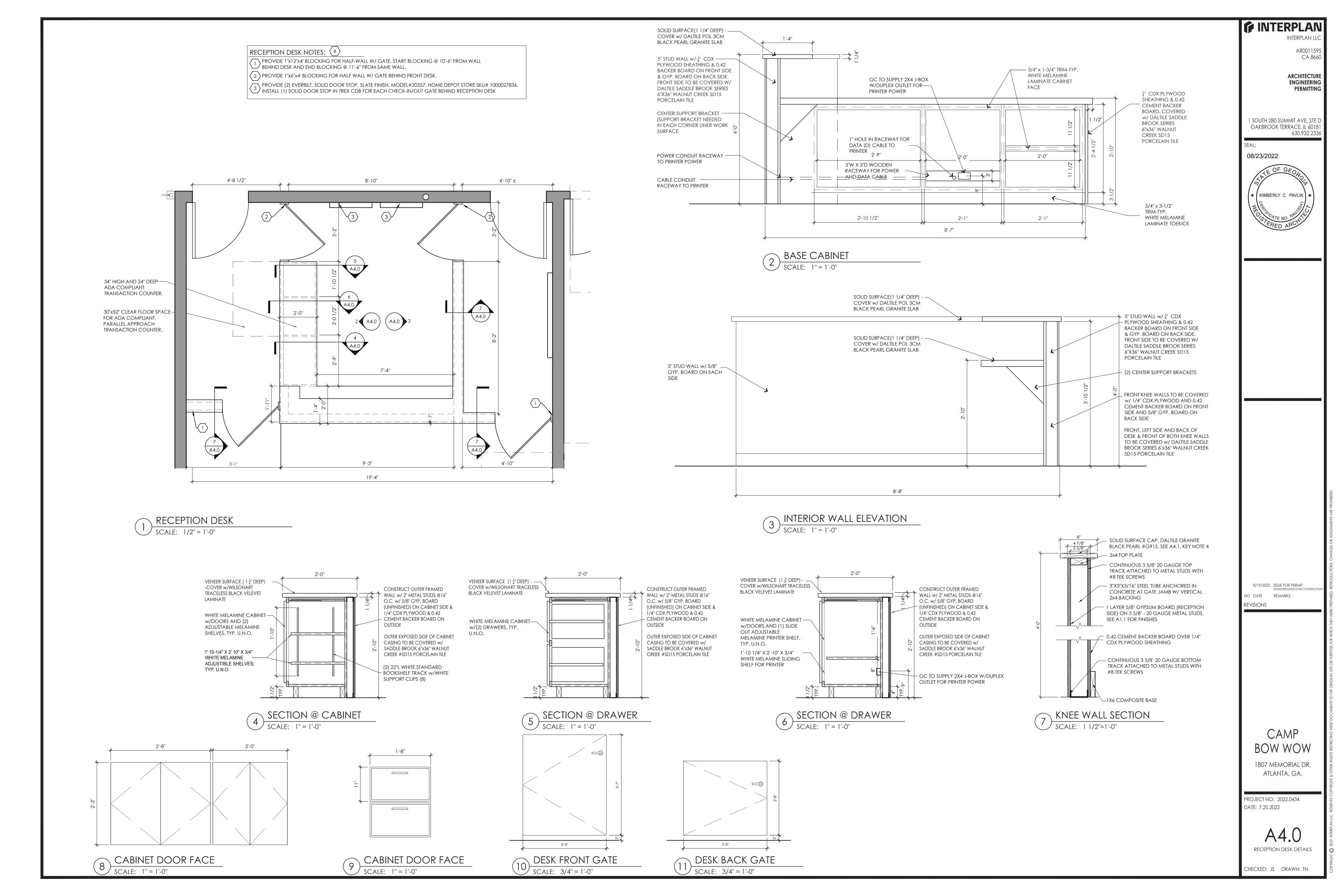
PROJECT NO: 2022.0434 DATE: 7.20.2022

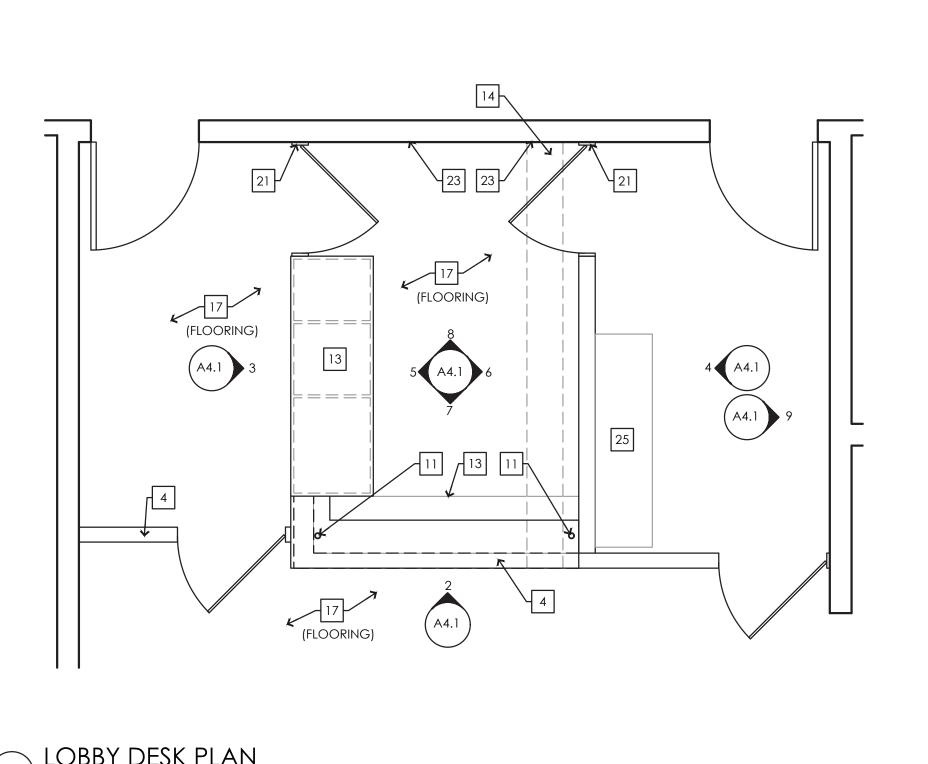
FLOOR FINISH PLAN

CHECKED: JS DRAWN: TN







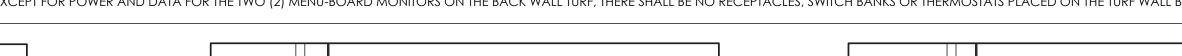


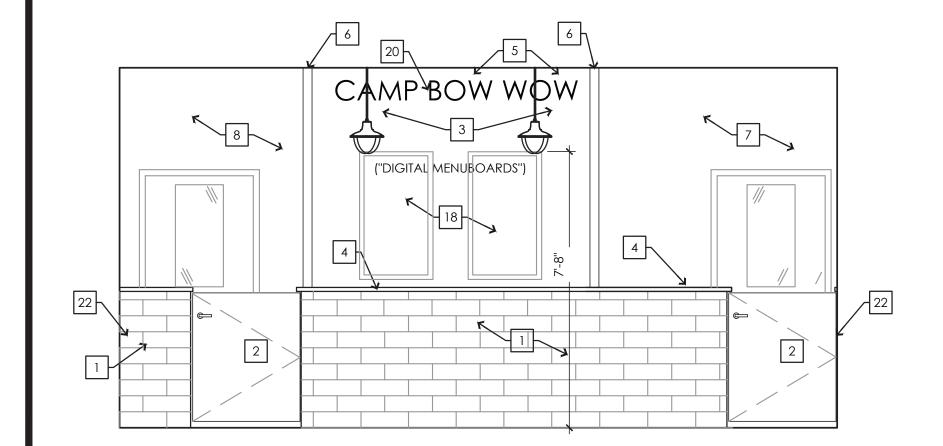
GENERAL NOTES

- 1. NEW FRONT DESK, NEW INTERVIEW WALL & FRONT KNEE-WALL FRAME TO BE CONSTRUCTED w/ 3 5/8" 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 DALTILE PORCELIN 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.
- 3. 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.
- 4. SILICONE CAULK AROUND ALL OF THE FINISH OPTION INSTALLED AT KEYED NOTE #1 AT BASE AND FLOOR.
- 5. 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.
- 6. 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 INTERNER SERVICE IS ACTIVE AND ACCESSIBLE WITHIN THE CAMP. THE TWO (2) CAT-5/-6 DATA CABLES HAVE BEEN PROVIDED AND INSTALLED BY PB&J.

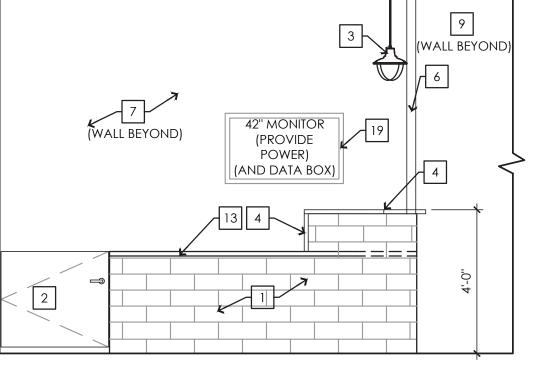
LOBBY / RECEPTION NEW DESIGN FEATURES KEYED NOTES

- INSTALL PORCELAIN TILE OVER FRONT, LEFT SIDE & BACK LEFT SIDE OF FRONT DESK & FRONT SIDE OF KNEE-WALLS PORCELAIN TILE DALTILE SADDLE BROOK SERIES 6"X36" WALLNUT CREEK SD15; CEG-IG INDUSTRIAL EPOXY GROUT TRUFFLE #540; INSTALLED IN 1 | HORIZONTAL STAGGERED PATTERN (NO CDB BASE).
- 1 | 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
- | 3 | NEW PENDANT LIGHTS PROVIDE AND INSTALL TWO CAL UP-1113-6-BS 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) DALTILE POLISHED 3CM GRANITE SLAB G915 BLACK PEARL; COUNTER AND TOP CAPS TO HAVE 1-1/2" OVERHANG ON ALL SIDES AND FRONT OF TOP | SOLID SURFACE - FROM DESK, DESK INCOM COUNTER, INTERVIEW MALE AND A SUBJECT OF THE SUBJECT OF
 - TURF WALL COVERING 10'H X 7'W PROVIDED BY OWNER AND INSTALLED BY GC; TO ORDER, CONTACT MATT SCAVO, 'PERFECT TURF' 773-580-4240. TURF SHALL BE ORDERED FROM PERFECT TURF TO MAINTAIN CONSISTENCY OF TURF THROUGHOUT ALL CAMPS
- │ 6 │ │ 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 BREMNER 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
- 9 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 ENAMAL 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 GROMET 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 CASSINGS, 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/2XUSB CHARGING PORTS [P2] IN 2"X4" J-BOX AT LEFT FRONT CORNER ABOVE WORKSURFACE; 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 CABINETRY; INSTALL ONE QUADPLEX RECEPTACLE [P3] IN 4"X4" J-BOX IN RIGHT CORNER UNDER WORK SURFACE, INSTALL ONE DUPLEX RECEPTACLE W/2XUSB CHARGING PORTS [P4] IN 2"X4" J-BOX AT RIGHT FRONT CORNER ABOVE WORKSURFACE, AND INSTALL ONE DUPLEX RECEPTACLE [P5] IN 2"X4" J-BOX IN OUTER CASING WALL OF CABINETRY 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 CABINETRY 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, SEE 1/A1.4 FOR SLAB REPAIR DETAIL.
- 15 WALL BASEBOARD TREX COMPOSITE DECK BOARD (CDB); SELECT 1"x6" SQUARE EDGE, COLOR SADDLE
- - PORCELAIN TILE DALTILE, 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@pbnjtv.com; GC TO PROVIDE BLOCKINGPER 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@image360lc.com
- 21 PROVIDE 1"X6"X4" BLOCKING IN WALL FOR 1"X6"X4" GATE JAMB BEHIND FRONT DESK
- | 22 | 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
- 24 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

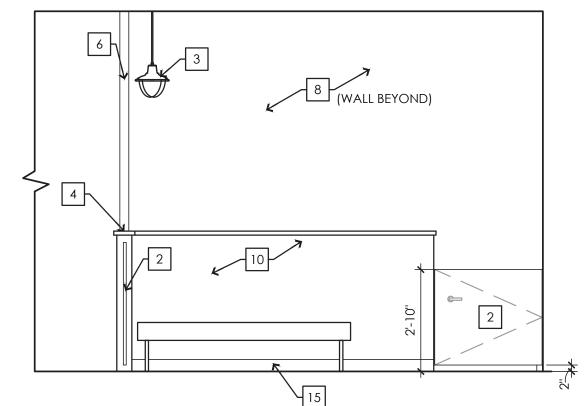




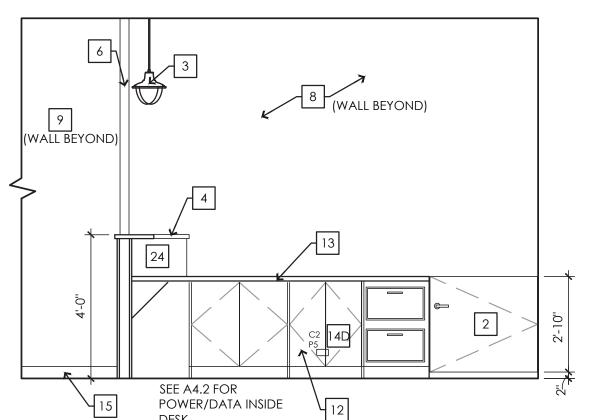
LOBBY DESK FRONT ELEVATION SCALE: 3/8" = 1'-0"



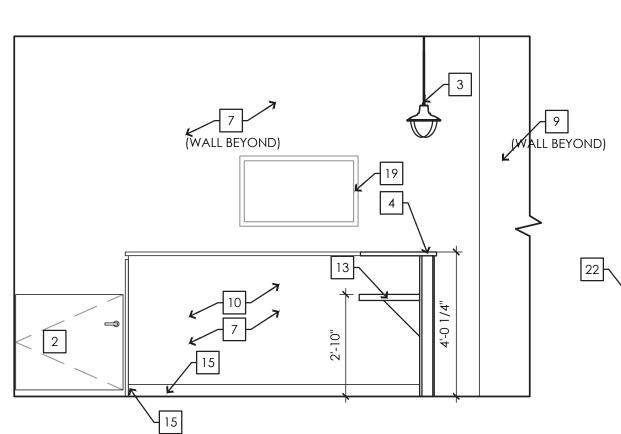
LOBBY DESK CHECK-IN / CHECK-OUT ELEVATION



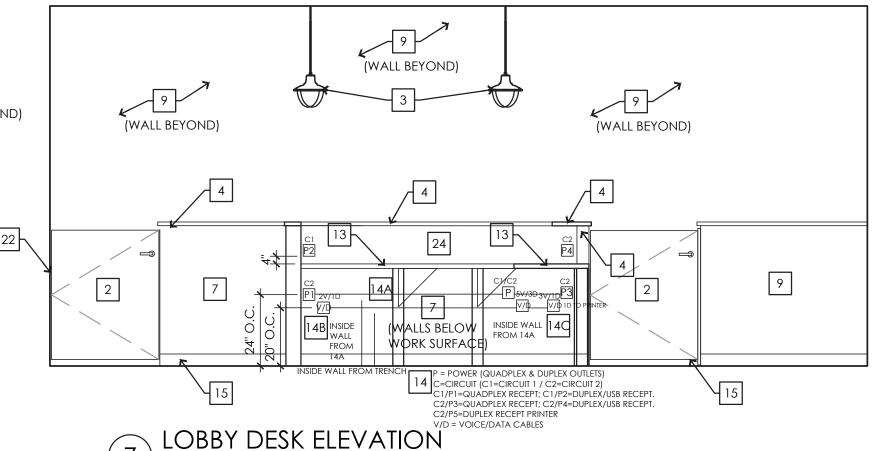
LOBBY DESK INTERVIEW ELEVATION



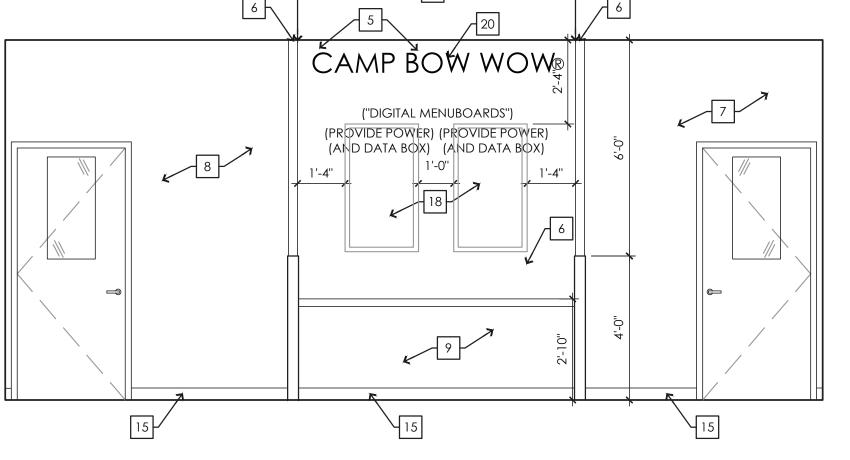
LOBBY DESK CHECK-IN / CHECK-OUT ELEVATION



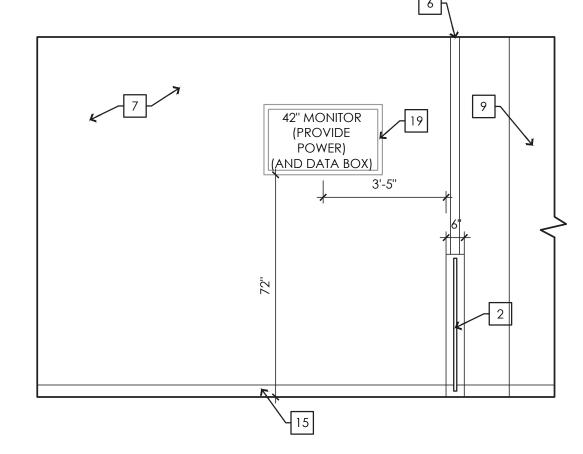
LOBBY DESK INTERVIEW WALL ELEVATION SCALE: 3/8" = 1'-0"



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



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



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

CAMP **BOW WOW**

INTERPLAN LL

AR001159

ARCHITECTURE

ENGINEERING

630.932.233

SOUTH 280 SUMMIT AVE, STE

OAKBROOK TERRACE, IL 6018

KIMBERLY C. PAVLIK

08/23/2022

PERMITTING

CA 866

1807 MEMORIAL DR.

ATLANTA, GA.

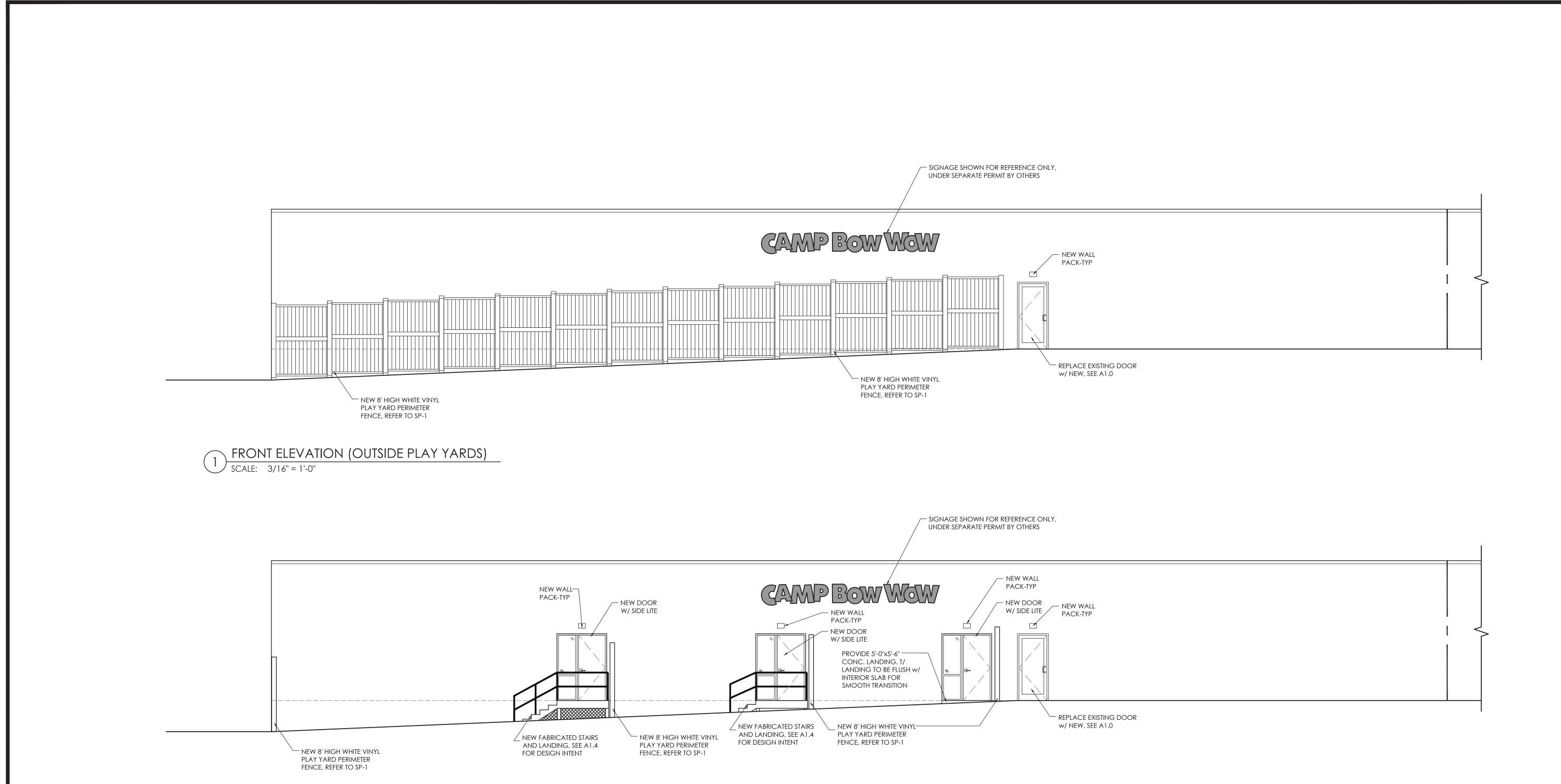
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REVISIONS

PROJECT NO: 2022.0434 DATE: 7.20.2022

RECEPTION DESK FINISHES



PRONT ELEVATION (INSIDE PLAY YARDS)

SCALE: 3/16" = 1'-0"

INTERPLAN

AR0011595 CA 8660

ARCHITECTURE ENGINEERING PERMITTING

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

SEAL:

08/23/2022



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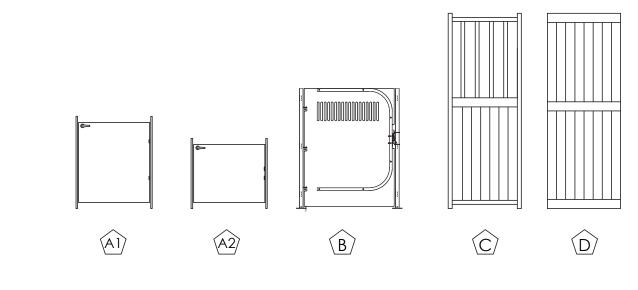
CAMP BOW WOW

1807 MEMORIAL DR. ATLANTA, GA.

PROJECT NO: 2022.0434 DATE: 7.20.2022

A5.0 EXTERIOR ELEVATIONS

				DC	OR SCHEE	ULE			HARD	WARE SCHEDULE	GENERAL NOTES:		INTERPL
OOR MBER	SIZE	TYPE	DC MATERIAL	OR FINISH	FR/ MATERIAL	AME FINISH	HARDW ARE SET	NOTES	SET #1 1 PASSAGE LEVER (ADA COMPLIANT)	SET#7 1 LEVER LOCK SET (ADA COMPLIANT)	ALL PRODUCTS ARE RECOMMENDED PER CA OR ALTERNATIVES MUST BE PRESENTED TO CA	AMP BOW WOW'S SPECIFICATIONS. ANY EQUAL	INTERPLA
100	3'-0"x7'-0'	" (ALUM	ANODIZED	ALUM	ANODIZED	9		1 1/2 PR BUTTS 1 CLOSER (ADA COMPLIANT)	2 CLOSERS (ADA COMPLIANT) PARALLEL ARM APPLICATION 3 PR BUTTS	PURCHASING AND INSTALLATION.	ANTI BOW WOWTOK ATTROVALTRIOR TO	AR00 CA
102	3'-0" x 7'-0'		SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH	1 WALL MOUNTED DOORSTOP 3 SILENCERS	ASTREGAL	DOOR TYPES		
						FACTORY FINISH	1	1/4" TEMPERED SAFETY GLASS-BRONZE FRAME. 23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH	(1) 6" X 34" KICKPLATE HD THRESHOLD & SEALS	2 SURFACE BOLIS O WEATHER TRIPS OF DOOM WE AND RAIN DRIP			ARCHITE ENGINE
103	3'-0" x 7'-0		SOLID CORE	LAMINATE	TKD 'C' SERIES	FACIORT FINISH	1	1/4" TEMPERED SAFETY GLASS-BRONZE FRAME. DUTCH DOOR - OFFICE LOCK SET MASTER KEY TO THIS	SET #2 1 LEVER PRIVACY LOCKSET (ADA COMPLIANT)	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	2" 3'-0" 2" 2" 1'-10"	3'-0" 2" 2" 2" 2" 2" 2" 2" 2" 2" 2" 2" 2" 2"	PERMI
104	3'-0" x 7'-0	" G	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	3	DOOR - SEPARATE KEY; LAMINATE DOOR SHELF BOTH SIDES	1 1/2 PR BUTTS 3 SILENCERS	FASTENING OF EYE BOLTS. THRESHOLD			
104 a	6'-0" X 7'-0'		SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	BI-FOLD		1 WALL MOUNTED DOORSTOP 1 CLOSER (ADA COMPLIANT)	SECURITY LATCH GUARD PLATE (1) 6" X 34" KICKPLATE			1 SOUTH 280 SUMMIT AVE
105	3'-0" x 7'-0' 3'-0" x 7'-0'		SOLID CORE SOLID CORE	LAMINATE	TKD 'C' SERIES TKD 'C' SERIES	FACTORY FINISH	2		(1) 6" X 34" KICKPLATE	SET#8	5 OT USED 4		OAKBROOK TERRACE, IL 630.93
7 a, b & C	3'-0"x7'-0"		ALUM	ANODIZED	ALUM	ANODIZED	ο 0	ALUMINUM ANODIZED STOREFRONT DOOR, BRUSHED	SET #3 1 OFFICE LOCK (ADA COMPLIANT)	1 LEVER LOCKSET(ADA COMPLIANT)			SEAL:
109	3'-0" x 7'-0		SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	NICKEL FINISH. PROVIDE PUSH/PULL HARDWARE	FOR LOWER DOOR SECTION 2 PR BUTTS FOR ENTIRE DOOR	1 ½ PR BUTTS SECURIO (ATOP GUARD PLATE 1 CLOSER (ADA COMPLAINT)	56"		08/23/2022
110	3'-0"x7'-0"		ALUM	ANODIZED	ALUM	ANODIZED	9	ALUMINUM ANODIZED STOREFRONT DOOR, BRUSHED	3 SILENCERS 2 WALL MOUNTED DOORSTOP	WEATHER STRIPPING DOOR SHOE AND RAIN DRIP			OF GE
		" -						NICKEL FINISH. PROVIDE PUSH/PULL HARDWARE 23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH	1 SURFACE BOLT	THRESHOLD 1 CLOSER(ADA COMPLAINT)	<u>DOOR TYPE B</u> <u>DOOR T</u>	YPE B1 DOOR TYPE C	ALE OF OF
111a	3'-0" x 7'-0		SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	1/4" TEMPERED SAFETY GLASS-BRONZE FRAME. 23" X 35" WINDOW IN UPPER SECTION OF DOOR WITH	(1) 6" X 34" KICKPLATE	(1) 6" X 34" KICKPLATE	HM DOOR & FRAME H.M. DOOR GLAZING TO	2 w/ SIDELITE; ALUM. STOREFRONT DOOR AT ENTRANCE &	A KIMBERI V. C. DAVIJIK
111b	3'-0" x 7'-0	" E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1	1/4" TEMPERED SAFETY GLASS-BRONZE FRAME.	SET #4 1 LEVER ENTRANCE/OFFICE LOCK (ADA COMPLIANT)	SET#9 DEADLOCK DEADBOLT BY KEY OUTSIDE ONLY - THUMB TURN	RESIS	STANT LUXURY SUITES	KIMBERLY C. PAVLIK
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.	3 SILENGERT USED	INSIDE OFFSET DUAL DOOR PULLS	2" 3'-0" 2" 2" 3'-0"	2" 2" 3'-0" 2" 2" 3'-0" 2"	PROPERTY NO. PROPERTY
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.	1 WALMOUNTED DOORSTOP (1) 6" X 34" KICKPLATE	HD CLOSER HD THRESHOLD			O'TERED ARCHI
117	3'-0" x 7'-0'	" B1	HM	PAINT	НМ	PAINT	6	GALVANIZED 16GA. WELDED H.M. FRAME, w/ SIDE-LITE, HOLLOW METAL DOOR SLAB. PRIMED	SET #5	HD SEALS HD HINGES		SLIDE BOLT-	
	3-0 X7-0	DI	THVI	FAINT	TilVi	FAINT	0	FINISHED IN FACTORY, SEE DETAILS 6/A1.4 & 7/A1.4	1 DELAYED EGRESS RIM EXIT DEVICE WITH MORTISE CYLINDER (ADA COMPLIANT) - DETEX V40XEE	<u>SET #10</u>	ENOTUSED E	SHELF+	
118	3'-0" x 7'-0	" B1	нм	PAINT	НМ	PAINT	6	GALVANIZED 16GA. WELDED H.M. FRAME, w/ SIDE-LITE, HOLLOW METAL DOOR SLAB. PRIMED	1 1/2 PR BUTTS 1 CLOSER (ADA COMPLIANT)	1 PASSAGE LEVER (ADA COMPLIANT) 1 INACTIVE LEVER		-0-1	
								FINISHED IN FACTORY, SEE DETAILS 6/A1.4 & 7/A1.4 GALVANIZED 16GA. WELDED H.M. FRAME, w/	WEATHER STRIPPING DOOR SHOE AND RAIN DRIP	1 SURFACE BOLS PLACTIVE LEAF) 3 PAIR OTS USE ACTIVE LEAF) 6 SILLINGERS	MAX AX	DUTCH DOOR	
119	3'-0" x 7'-0	" B1	НМ	PAINT	HM	PAINT	6	SIDE-LITE, HOLLOW METAL DOOR SLAB. PRIMED FINISHED IN FACTORY, SEE DETAILS 6/A1.4 & 7/A1.4	THRESHOLD SECURITY LATCH GUARD PLATE	6 SILINCERS 1 WALL MOUNTED DOOR STOP			
120	3'-0" x 7'-0	" E	SOLID CORE	LAMINATE	TKD 'C' SERIES	FACTORY FINISH	1		(1) 6" X 34" KICKPLATE	(1) 6" X 34" KICKPLATE	DOOR TYPE D DOOR TYPE	PEE DOOR TYPE F DOOR TYPE G	-
121	3'-0" x 7'-0	" EXIST	EXIST	EXIST	EXIST	EXIST	5	EXISTING DOOR TO REMAIN. PROVIDE NEW	SET#6 1 LEVER LOCK SET (ADA COMPLIANT)	<u>SET#11</u> 3 SETS BUTT HINGES, TOP, BOTTOM & INTERMEDIATE	HOLLOW METAL DOOR SOLID-CORE D	OOR w/ SOLID-CORE DOOR DUTCH DOOR #104	
			 NOCK DOWN HOLLOW	METAL FRAMES, BF			 Laminate	HARDWARE PER HARDWARE SET #5 DOORS TO BE WILSONART MONTICELLO MAPLE #7925	1 CLOSER (ADA COMPLIANT) PARALLEL ARM APPLICATION 1 1/2 PR BUTTS	1 LOCKSET - STOREFRONT LOCK 2 OVERHEAD (STORE) 2 SET WEATHER STRIPPING AND SWEEP	WINDO	<u> </u>	
									WEATHER STRIPPING DOOR SHOE AND RAIN DRIP	I ADA IHRESHOLD	STANDARD INTE	RIOR DOOR FINISH	
									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	2 SETS OFFSET PUSH/PULL	LAMINATE VENE MAPLE #7925-60	ER WILSONART MONTICELLO	
									FASTENING OF EYE BOLTS. THRESHOLD	SET#12 1 PASSAGE LEVER 1 PAIR BUTT HINGES			
									SECURITY LATCH GUARD PLATE (1) 6"X34" KICK PLATE	3 SILENCERS USED 1 WALLOLOGR MOUNTED DOOR STOP 1 6"x46" KICKPLATE			
									(1) O NOT MORTENIE	1 6"x46" KICKPLATE			
									* ALL DOOR HARDWARE TO RECEIVE BUILDING STANDARD . * PROVIDE SILENCERS ON ALL DOOR FRAMES THROUGHOU		GATE TYPES		
										OSERS SHALL TAKE 3 SECONDS TO OPERATE FROM AN OPEN			
									* RE-KEY ALL NEW AND EXISTING LOCK SETS TO NEW TENAN * OFFICE DOOR LOCKSET SHALL BE A SEPARATE KEY	T MASTER.	GATES SIZE	TE SCHEDULE NOTES	
									* ALL HARDWARE DOOR LEVERS SHALL BE SCHLAGE COMM * ALL HARDWARE DOOR LEVERS FOR INDOOR PLAY AREAS	SHALL OPERATE BY PUSHING UP	(A1) 3'-0" x 3'-7"	2 CONTRACTOR PROVIDED - CONTRACTOR INSTALLED	
									* ALL DOORS AND GATES IN THE MEANS OF EGRESS SHALL E ANY SPECIAL	BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR	3'-0" x 2'-8"	CONTRACTOR PROVIDED -	I
									KNOWLEDGE OR EFFORT			CONTRACTOR INSTALLED CONTRACTOR PROVIDED -	
											(B) 4'- 5" x 5'-0"	CONTRACTOR INSTALLED	
											4'-0" x 8'-0"	3 CONTRACTOR PROVIDED - CONTRACTOR INSTALLED	
											(D) 4'-0" x 8'-0"	CONTRACTOR PROVIDED -	



8/19/2022 ISSUE FOR PERMIT
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NO DATE REMARKS
REVISIONS

CAMP BOW WOW

1807 MEMORIAL DR. ATLANTA, GA.

PROJECT NO: 2022.0434 DATE: 7.20.2022

A6.0

DOOR SCHEDULE

ROOM FINISH SCHEDULE													
ROOM NAME	ROOM NUMBER	FRP WAINSCOT 48" HIGH	FRP WAINSC OT 96" HIGH	8' TALL CORRUGATE D WALL PANEL (CP-1)	36" HIGH STEEL WAINSCOT (CP-2)	48" HIGH STEEL WAINSCOT (CP-3)	NO ELCTRIC RECEPTACLE BELOW 60"	GATE	BASE	CEILING	FLOORS	WALLS	NOTES
LOBBY	100								CDB	ACT	WGV	AS NOTED	SEE A2.0 & A4.1 FOR WALL FINISHES; INSTALL BLOCKING IN WALL FROM 48" TO 80" A.F.F.FOR OWNER PROVIDED INTERVIEW MONITOR, INSTALLED BY OTHERS
RECEPTION	101							A1/A2	CDB	ACT	WGV	AS NOTED	SEE A2.0 & A4.1 FOR WALL FINISHES AND MONITOR LOCATIONS; INSTALL BLOCKING IN BACK WALL FROM 60" TO 80" A.F.F. FOR (2) OWNER PROVIDED MONITORS. NO OUTLETS, SWITCHES OR T-STATS TO BE INSTALLED ON BACK WALL BETWEEN GATES
INTERVIEW AREA	102						Х	A1/A2	CDB	ACT	WGV	AS NOTED	SEE A2.0 & A4.1 FOR WALL FINISHES. INSTALL BLOCKING IN WALLS FROM 48" TO 80" AFF FOR OWNER PROVIDEDINTERVIEW MONITOR, INSTALLED BY OTHERS
CHECK IN / CHECK OUT	103						Х	A1/A2	CDB	ACT	WGV	AS NOTED	SEE A2.0 & A4.1 FOR WALL FINISHES. INSTALL BACKING IN WALLS FROM 48" TO 60" AFF FOR OWNER PROVIDED LEASH HOLDERS
OFFICE	104								RB	ACT	WGV	P2	SEE A2.0 FOR WALL FINISHES. INSTALL BACKING IN WALLS FROM 48" TO 60" AFF FOR OWNER PROVIDED LEASH HOLDERS
DATA / STORAGE ROOM	104a								RB	ACT	WGV	P2	INSTALL THREE(3) 4'x8' FIRE RATED PLYWOOD FOR TELEPHONE EQUIPMENT MOUNTING
RESTROOM	105	FRP							RB	ACT-2	WGV	P6	WHITE Vinylrock CEILING AND WHITE FRP WAINSCOT TO 48" A.F.F.
restroom	106	FRP							RB	ACT-2	WGV	P6	WHITE Vinylrock CEILING AND WHITE FRP WAINSCOT TO 48" A.F.F.
ISOLATION / LUXURY SUITES	107 a, b & C						Х		PT-4	ACT-2	PT-1/PT-4	PT-2/PT-3/P-5	WHITE Vinylrock CEILING AND P-5 PAINT ABOVE WALL TILE
HALLWAY	108				Х		Х		CDB	ACT	PC	Pl	SEE A2.0 FOR WALL FINISHES, INSTALL BLOCKING IN WALLS FROMN 48" TO 80" FOR OWNER PROVIDED LEASE HOLDERS AND WHITEBOARDS, INSTALLED BY GC
UITILITY	109		FRP						CDB	ACT-2	PC	P2	WHITE Vinylrock CEILING, AND WHITE FRP WAINSCOT TO 9' A.F.F., CAULK TREX CDB AT WALLS AND FLOOR, SEE ELEVATIONS ON A1.2
ENRICHMENT	110						Х		PT-4	ACT-2	PT-1/PT-4	PT-2/PT-3/P-5	WHITE Vinylrock CEILING AND P-5 PAINT ABOVE WALL TILE
GROOM ROOM	111		FRP				Х		CDB	ACT-2	PC	P2	WHITE Vinylrock CEILING, AND WHITE FRP WAINSCOT TO 9' A.F.F., CAULK TREX CDB AT WALLS AND FLOOR, SEE ELEVATIONS ON A1.2
PREP AREA	112	FRP	FRP						CDB	ACT-2	PC	P2	WHITE Vinylrock CEILING, AND WHITE FRP WAINSCOT TO 9' A.F.F., CAULK TREX CDB AT WALLS AND FLOOR, SEE ELEVATIONS ON A1.2
BREAK ROOM	113	FRP	FRP						CDB	ACT-2	PC	P2	WHITE Vinylrock CEILING, AND WHITE FRP WAINSCOT TO 9' A.F.F., CAULK TREX CDB AT WALLS AND FLOOR, SEE ELEVATIONS ON A1.2
BOARDING AREA	114			Х				В	CDB	OPEN	PC	P2/P4	P-2 ABOVE CP-1 IN BOARDING AREA, CAULK CDB AT WALLS AND FLOOR
INDOOR PLAY AREA 1	117					X	Х	В	CDB	OPEN	PC	P2/P4	P-2 ABOVE P-4, CAULK TREX CDB AT WALLS AND FLOOR
INDOOR PLAY AREA 2	118						X	В	CDB	OPEN	PC	P2/P4	P-2 ABOVE P-4, CAULK TREX CDB AT WALLS AND FLOOR
INDOOR PLAY AREA 3	119						X	В	CDB	OPEN	PC	P2/P4	P-2 ABOVE P-4, CAULK TREX CDB AT WALLS AND FLOOR
MECHANICAL ROOM	120								RB	ACT-2	PC	P2	
STORAGE	121								EXIST	EXIST	EXIST	EXIST	

		SCHEDULED FINISHES	INTERPLAN
TAG	DESCRIPTION	NOTES	INTERPLAN LLO
ACT-)	ACOUSTICAL CEILING TILE	2' X 2' LAYOUT- 15/16" WHITE GRID WITH 5/8" THICK SQUARE LAY IN STANDARD FISSURE TILE	AR001159 CA 866
ACT-2	ACOUSTICAL CEILING TILE-WASHABLE	VINYL FACED -GYP CORE -SMOOTH FINISH WHITE	ARCHITECTUR
FRP	FIBERGLASS REINFORCED PANELS	WHITE COLOR-PEBBLE FINISH	ENGINEERING PERMITTING
P-1	PAINT (SHERWIN WILLIAMS- SVELT SAGE #6164 ENAMEL SEMI-GLOSS)	WALLS PER FINISH SCHEDULE	
P-2	PAINT (SHERWIN WILLIAMS-SLEEPY BLUE #6225 ENAMEL SEMI-GLOSS)	WALLS PER FINISH SCHEDULE	1 SOUTH 280 SUMMIT AVE, STE
P-3	PAINT (SHERWIN WILLLIAMS-BREVITY BROWN #6068 DTM-INDUSTRIAL ENAMEL SEMI-GLOSS)	hm door trim and slabs	OAKBROOK TERRACE, IL 6018 630.932.233
P-4	PAINT (SHERWIN WILLLIAMS-ACROLON 100 POLYURETHANE TWO-PART ALUM. PAINT(PART A GLOSS CLEAR #B65T724 AND PART B HARDENER #B65V720)	INDOOR PLAY AREAS TO 8'-0" A.F.F. ON CMU AND MASONRY WALLS ONLY, APPLY PER MANUFACTURER'S GUIDELINES	SEAL: 08/23/2022
P-5	PAINT (SHERWIN WILLIAMS-SNOWBOUND #7004 ENAMEL SEMI-GLOSS)	LUXURY SUITES / ISO. ROOM AND SEPARATE ENRICHMENT ROOM WALLS ABOVE TILES; LOBBY AND RECEPTION AREA WALLS PER FRONT OF HOUSE PLAN, RECEPTION DESK ELEVATION FINISHES PLAN AND FINISH SCHEDULE	E OF GEO
P-6	PAINT (SHERWIN WILLIAMS-SANTORINI BLUE #7607 ENAMEL SEMI-GLOSS)	LOBBY / RESTROOM WALLS PER FRONT OF HOUSE PLAN. RECEPTION DESK ELEVATION FINISHES PLAN AND FINISH SCHEDULE	CONTRACT OF THE PROPERTY OF TH
P-7	PAINT (SHERWIN WILLIAMS-PURE WHITE #7005 ENAMEL SEMI-GLOSS)	HARDCAP DRYWALL CEILINGS	★ KIMBERLY C. PAVLIK ★
WGV	WOOD GRAIN VINYL FLOORING	KARNDEAN VAN GOGH COLLECTION-BARNDWOOD 48"X7" VG5-7 BURNT GINGER. CONTACT TYE WALKER 303-588-6504 tye.walker@karndean.com USE PO# 0396 ON ORDER	THE THE WATER OF THE PARTY OF T
CP-1)	CORRUGATED WAINSCOT (2.67" x 7/8") 96" TALL	MBCI 2.67 X 7/8" CORRUGATED SHEET (32" WIDE COVERAGE), COLOR G-90 GALVANIZED. 96" TALL SHEET INSTALLED ABOVE BASE.	STERED ARCHIT
CP-2	CORRUGATED WAINSCOT (2.67" x 7/8") 36" TALL	MBCI 2.67 X 7/8" CORRUGATED SHEET (32" WIDE COVERAGE), COLOR G-90 GALVANIZED. 36" TALL SHEET INSTALLED ABOVE BASE.	
CP-3	CORRUGATED WAINSCOT (2.67" x 7/8") 48" TALL	MBCI 2.67 X 7/8" CORRUGATED SHEET (32" WIDE COVERAGE), COLOR G-90 GALVANIZED. 48" TALL SHEET INSTALLED ABOVE BASE.	
		TO ORDER CORRUGATED STEEL CONTACT: LARRY ROWDEN 806.740.3210 Irowden@mbci.com	
WC	WALL COVERING GRAPHICS	CBW MOTIFF PEEL & STICK VINYL GRAPHICS; OWNER PROVIDED, INSTALLED BY OTHERS	
PL	PAN LINER	COORD. W/ CAMP BOW WOW CONSTRUCTION MANAGER	
PC	POLISHED CONCRETE	3000 GRIT POLISHED CONCRETE	
RB	RUBBER BASE	4" ROPPE PINNACLE RUBBER BASE-COLOR: TOFFEE.	
CDB	COMPOSITE DECKING BASE	TREX SELECT COMPOSITE DECKING. COLOR: SADDLE . 1"X 5.5" SQUARE EDGE	
WTC	WAINSCOT TOP CAP	TREX SELECT COMPOSITE DECKING. COLOR: SADDLE. 1"x7.5" SQUARE EDGE w/ FRP INSIDE TEACUP AREA, 1"X 11.5" SQUARE EDGE w/ CP-3	
PT-1	PORCELAIN FLOOR TILE 12x24	DALTILE, FABRIC ART LINEAR, 12x24, COLOR: MIDNIGHT BLUE #ML65; CEG-IG CUSTOM INDUSTRIAL EPOXY GROUT, COLOR: DOVE GREY #370; INSTALL TILE FROM LEFT TO RIGHT AT DOOR USING A STRETCHER BOND PATTERN. SEE FINISH FLOOR PLAN	
(PT-2)	PORCELAIN WALL TILE 6x36	DALTILE, SADDLE BROOK, 6x36, COLOR: GRAVEL ROAD #SD16; CEG-IG CUSTOM INDUSTRIAL EPOXY GROUT, COLOR: GREYSTONE #542; INSTALL TILE 9 ROWS HIGH TO HEIGHT OF 4'8-1/4" (+/- 1/8") A.F.F. USING A STRETCHER BOND PATTERN. SEE FINISH PLAN	
PT-3	STAINLESS STEEL 304 TILE EDGE TRIM	schluter systems, scheine 3" stainless steel 304 finish, product code #e100304	
PT-4	ALUMINUM ANODIZED SATIN NICKEL COVE BASE	SCHLUTER SYSTEMS, DILEX-AHK $\frac{1}{2}$ ' ALUM. ANOD. IN SATIN NICKEL FINISH, PRODUCT CODE #AHK1S125AT	
(PT-5)	STAINLESS STEEL 304 TILE TRANSITION TRIM	SCHLUTER SYSTEMS, SCHEINE SERIES 2" STAINLESS STEEL 304 FINISH, RENO RAMP PRODUCT CODE #ERP100B65. ADA COMPLIANT DOOR THRESHOLD TRANSITION TRIM FROM TILE TO CONCRETE	

ashley.jewell@daltile.com OR BARB JOSEY 303.949.9638 barb.josey@daltile.com, USE NATIONAL ACCOUNT NR: NA-003628

TO ORDER SHERWIN WILLIAMS PAINT AND RECEIVE CBW DISCOUNT PRICING, CONTACT LOCAL SHERWIN WILLIAMS STORE AND PROVIDE CBW ACCOUNT NUMBER 3304-2200-7

NOTE 1: TO PREVENT DISCOLORATION OF TILE AND GROUT DUE TO ANIMAL WASTE, WET AND CLEANING CHEMICALS, ENVIROMENT OF THE CAMP, IT IS IMPERATIVE THE GC ONLY USE THE DALTILE 'PORCELAIN TILE AND EPOXY GROUT' PRODUCTS LISTED IN THE FINISH SCHEDULE. NOTE 2: SEE CBW LUXURY SUITE ENRICHMENT ROOM NEW FINISH REQUIREMENTS HANDOUT PROVIDED IN THE BID PACKAGE FOR MORE DETAILS ON PT-1 THRU PT-5 FINISHES

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.

3000 GRIT POLISHED CONCRETE FLOOR SPECS:

CONCRETE POLISH PROCESS:

1. SEAL ALL CRACKS & JOINTS W/ CLEAR POLYUREA PE-85 (TWO PART) TO SPECIFICATIONS

2. GRIND WITH 30 GRIT METAL PAD

3. GRIND WITH 70 GRIT METAL PAD

4. GRIND WITH 120 GRIT METAL PAD

9. POLISH WITH 400 GRIT RESIN PAD

- 5. WASH AREA 6. CONSOLIDECK LS (HARDENER) SATURATION
 7. POLISH WITH 100 GRIT RESIN PAD 8. POLISH WITH 200 GRIT RESIN PAD
- 10. POLISH WITH 800 GRIT RESIN PAD 11. WASH AREA 12. CONSOLIDECK LS GUARD(SEALER) SATURATION 13. BUFF PASS w/ 800 GRIT RESIN PAD 14. BUFF PASS w/ 3000 GRIT RESIN PAD
- SCOPE OF WORK:

 1. FILL CONSTRUCTION JOINTS WITH JOINT FILLER

 2. BEGIN CONCRETE GRINDING WITH 30 GRIT
 METAL-BOND DIAMONDS

NOTE 3: SHERWIN WILLIAMS ACROLON 100 RO BE APPLIED PER MANUFACTURER'S DIRECTIONS

- 3. FOLLOWED BY TWO ADDITIONAL PASSES WITH 70 & THEN 120 METAL-BOND DIAMOND PASSES 4. WASH AREA 5. APPLY CONCRETE LS GUARD HARDENER/SEALER @ 400 SF/GAL.
 6. BEGIN POLISHING CONCRETE WITH 100, THEN 200, THEN 400 AND THEN 800 GRIT RESIN-BOND DIAMOND
- 7. WASH AREA
- 8. APPLY FINAL COAT OF LS GUARD @ 1000 SF/GAL.
 9. FINAL POLISH WITH 800 AND THEN 3000 GRIT RESIN-BOND POLISHING PADS 10. CLEAN WORK AREA AFTER COMPLETION

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CAMP **BOW WOW**

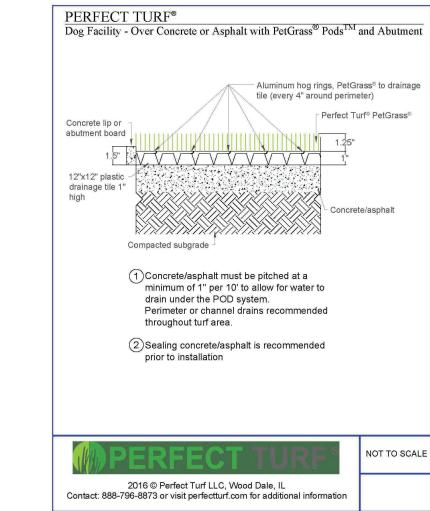
1807 MEMORIAL DR. ATLANTA, GA.

PROJECT NO: 2022.0434 DATE: 7.20.2022

FINISH SCHEDULE



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



OVER CONCRETE OR ASPHALT-ABUTMENT

TURF DETAILS - BY OTHERS

NOTE: ALL GATES SWING BOTH STAINLESS STEEL FENCE PANEL STAINLESS STEEL FENCE GATE INWARDS & OUTWARDS PLAY YARD SIDE CABIN AISLE SIDE 4'-0" 4'-0" SCOUTS CAMP CORRAL HDPE PANEL INFORMATION 2 SCALE: NTS

5 POINT SS CABIN & INDOOR PLAY YARD FENCE ASSEMBY

-8 FEET HIGH / 8 FEET WIDE -INTERIOR SEMI-PRIVACY FENCE -COUNTRY ESTATES MANTAUK -COLOR:WHITE(DEFAULT) OR BEIGE(OPTIONAL) 8'-0" POST CENTERS GROUND LEVEL F OUTDOOR SEMI-PRIVACY FENCE

OPTIONAL 8' PVC FENCE RENERAL REQUIREMENTS - BY OTHERS

SCALE: NTS

GAP BETWEEN BOTTOM OF FENCE PANEL & REFER TO SPECIFICATIONS FOR MORE GRADE SHALL NOT EXCEED 3". STEP FENCE INFORMATION ON FENCING PANELS AS REQUIRED TO FOLLOW GRADE. A. TOP RAIL CONTRACTOR IS RESPONSIBLE FOR QUOTING B. TOP PICKETS AND INSTALLING FENCE TO MEET OR EXCEED C. MIDDLE RAIL THE WIND RATING REQUIREMENTS THE MANUFACTURER RECOMMENDS WHERE THE D. BOTTOM PICKETS INSTALLATION IS TO OCCUR. E. BOTTOM RAIL F. KICK PLATE -8 FEET HIGH / 6 FEET WIDE G. POST. POST CENTERS NOTE-GC TO CORE DRILL FOR -PERIMETER PRIVACY FENCE THE FENCE POSTS IF THEY ARE -COUNTRY ESTATES-LAKELAND TO BE PLACED ON ASPHALT OR CONCRETE SLAB -COLOR:WHITE(DEFAULT) OR BEIGE(OPTIONAL) GROUND LEVEL F SCREWS ADDED TO SECTIONS FOR SECURING EVERYOTHER VERTICAL INTO THE RAILS AS IN 6" HVHZ RATED STYLE OBTAIN FENCE MATERIALS FROM COUNTRY ESTATES

CONTACT SID GERMAN AT:

E: SG@CEFENCE.COM

P: (225) 324-7070

OUTDOOR PERIMETER FENCE (4

PROJECT NO: 2022.0434 DATE: 7.20.2022

CHECKED: JS DRAWN: TN

ONLY WILL NEED TO PROVIDE VINYL COVERED 8" WIDE x $\frac{1}{8}$ " THICK CLEAR STRIPS, 50% OVERLAP AT ALL PLAY YARD DOORS PERFECT TURF®

Dog Facility - Over Concrete or Asphalt with PetGrass® PodsTM and Abutment Aluminum hog rings, PetGrass® to drainage Perfect Turf® PetGrass®

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INTERPLAN LLO

AR0011595

ARCHITECTURE

1 SOUTH 280 SUMMIT AVE, STE [

OAKBROOK TERRACE, IL 6018

INFORMATIONAL

PURPOSES

ENGINEERING

630.932.233

PERMITTING

CA 8660

CAMP **BOW WOW**

1807 MEMORIAL DR.

ATLANTA, GA.

SPECIFICATIONS

GENERAL NOTES:

- 1. THE TERMS "GENERAL CONTRACTOR", "CONTRACTOR", OR "SUBCONTRACTOR" REFER TO THOSE ENGAGED TO PERFORM THE WORK.
- 2. ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATED WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, SUBCONTRACTORS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE TENANT. WORK SHOWN IN THESE NOTES IS TO BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENTS AND / OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS DELINEATED PROPERLY
- 3. THE WORK CONTAINED IN THESE CONTRACT DOCUMENTS AND / OR SPECIFICATIONS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR AND / OR IT'S SUBCONTRACTORS WHETHER OR NOT SPECIFICALLY NOTED
- 4. FOR CLARIFICATION PURPOSES, TENANT, CLIENT AND OWNER ARE THE SAME PARTY, LANDLORD IS THE PARTY LEASING THE SPACE TO THE TENANT, AND THE GENERAL CONTRACTOR, WHETHER WORKING FOR THE LANDLORD OR THE TENANT, WILL BE REQUIRED TO HANDLE ALL WORK IN THESE DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.
- 5. THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DOCUMENTS NOTED. LANDLORD'S DESIGN CRITERIA AND THE EXECUTED LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND THE LEASE OR DESIGN CRITERIA INFORMATION IS TO BE REPORTED TO TENANT'S ARCHITECT PRIOR TO THE START OF ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ACQUAINTING THEMSELVES WITH THE CONTENT AND SCOPE OF THESE SPECIFICATIONS, AND SPECIAL ATTENTION SHOULD BE GIVEN THE SPECIFICATIONS THROUGHOUT THE SPAN OF THIS PROJECT BY THIS GENERAL CONTRACTOR, SUPERVISORS AND SUBCONTRACTORS, AS THE STANDARD ESTABLISHED HEREIN SHALL BE APPLIED, WITH EMPHASIS TO ALL WORK. ALL WORK IS BY TENANT'S GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. WORK DECLARED UNACCEPTABLE BY THE TENANT AND LANDLORD SHALL BE CORRECTED IN A MANNER AND TO A DEGREE OF QUALITY AS ACCEPTABLE BY THE TENANT AND LANDLORD.
- 6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT BUILDING SITE AND PREMISES AND NOTIFY THE LANDLORD, THE I ANDI ORD'S REPRESENTATIVE AND TENANT'S PROJECT ARCHITECT OR TENANT'S CONSTRUCTION REPRESENTATIVE OF ANY AND ALL DISCREPANCIES AND LIST ANY WORK NOT YET COMPLETED BEFORE STARTING WORK. IF THE GENERAL CONTRACTOR IS REQUIRED TO INSTALL A STOREFRONT BARRICADE DURING THE CONSTRUCTION PHASE OF THIS PROJECT, SUCH BARRICADE TO MEET THE LATEST BARRICADE DESIGN REQUIREMENTS OF THE LANDLORD, INCLUDING THE PAINTING OF SUCH BARRICADE AND ANY SIGNAGE ALLOWABLE BY LANDLORD AND UNDER LEASE OBLIGATION. ADDITIONALLY, THIS BARRICADE MUST BE MOVED OUT AS REQUIRED FOR STOREFRONT WORK AND / OR REMOVED AT THE END OF THE CONSTRUCTION TIME PERIOD. CHECK WITH THE LANDLORD TO VERIFY IF A BARRICADE HAS PREVIOUSLY BEEN INSTALLED ON THESE PREMISES IN ANTICIPATION OF CONSTRUCTION BY THE NEW TENANTS; IF THIS IS THE CASE, DO NOT INCLUDE ANY COST FOR THE ACTUAL BARRICADE BUT DO INCLUDE COSTS FOR MOVING SUCH BARRICADES IN AND OUT, ANY OTHER SPECIFIC LANDLORD REQUIREMENTS REGARDING SUCH BARRICADES, AND THE PAINTING AND / OR REMOVAL OF SUCH BARRICADES AFTER CONSTRUCTION.
- 7. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL FIELD CONDITIONS AND SHALL HAVE SOLE RESPONSIBILITY FOR VERIFICATION OF CLEAR HEIGHTS WITHIN THE PREMISES; ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE GENERAL CONTRACTOR IS TOTALLY RESPONSIBLE FOR ALL "HOLD" DIMENSIONS AND IS TO CONTACT THE ARCHITECT, THE TENANT AND THE TENANT'S CONSTRUCTION REPRESENTATIVE OF ANY DISCREPANCIES VERBALLY AND ALSO IN WRITING. FIRST, PRIOR TO BUILDING WALLS, IF THERE IS A QUESTION. TENANT'S FIXTURES FIT INTO PLACE WITH NO ROOM FOR ERROR. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING
- 8. WHEN BIDDING THIS PROJECT, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO THE TENANT OR TENANT'S ARCHITECT IMMEDIATELY. LANDLORD DOES NOT PAY ANY COSTS FOR JOB CONDITION SITUATIONS, UNLESS SPECIFICALLY NOTED IN THE LEASE.
- 9. ALL WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL CODES. SUB-CODES AND BUILDING DEPARTMENTS AND HEALTH DEPARTMENTS, IF APPLICABLE HAVING JURISDICTION. GENERAL CONTRACTOR TO CONTACT LOCAL BUILDING OFFICIALS FOR SPECIFIC REQUIREMENTS FOR THIS USE.
- 10. THE OCCUPANCY CLASSIFICATION FOR THIS LOCATION IS NOTED ON THE TITLE SHEET.
- 11. DEMOLITION WORK (IF ANY) AS DEFINED ON THE DEMOLITION DRAWING
- 12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING ANY AND ALL OSHA REQUIREMENTS. UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. SEE AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, LATEST EDITION.
- 13. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, INCLUDING ANY AND ALL OSHA REQUIREMENTS, IN CONNECTION WITH THE WORK. SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. SEE AIA DOCUMENT B141 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND
- 14. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS FOR THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS. THIS INCLUDES COSTS FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENT AND HEALTH DEPARTMENT PERMIT COSTS, AND PERMIT COSTS FOR FIXTURING SUPPLIED BY TENANT (IF APPLICABLE).
- 15. ALL CLEARANCES OF PIPES AND DUCT WORK INSTALLED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS MUST BE MAINTAINED FOR ADEQUATE HEIGHTS REQUIRED FOR CEILING SYSTEM AND LIGHT FIXTURES. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS. GENERAL CONTRACTOR (OR DESIGNATED AUTHORIZED CONTRACTOR AT GENERAL CONTRACTOR'S EXPENSE) TO REMOVE OR REPLACE AS REQUIRED ANY AND ALL EXISTING P.V.C. PIPING WITH LOCAL CODE ALLOWABLE MATERIALS THROUGHOUT LEASED PREMISES.
- 16. THE GENERAL CONTRACTOR AGREES THAT IN THE PERFORMANCE OF THE WORK CALLED FOR BY THIS CONTRACT, THEY WILL EMPLOY ONLY SUCH LABOR AS WILL NOT DELAY OR INTERFERE WITH THE PROGRESS OF THE PROJECT, AND AS WILL BE ACCEPTABLE TO AND WORK IN HARMONY WITH ALL OTHER CONTRACTORS EMPLOYED ON THE CONSTRUCTION SITE OR ON ANY OTHER BUILDING, STRUCTURE, OR OTHER IMPROVEMENT WHETHER PUBLIC OR PRIVATE WHICH THE GENERAL CONTRACTOR MAY THEN BE ERECTING OR ALTERING IN OTHER LOCATIONS.
- 17. ALL WORK TO BE COMPLETED FOLLOWING LANDLORD'S CONSTRUCTION "RULES AND REGULATIONS", IF APPLICABLE. THE GENERAL CONTRACTOR IS RESPONSIBLE DURING THE BIDDING PROCEDURES, FOR CONTACTING THE LANDLORD'S REPRESENTATIVE FOR A COPY OF THESE "RULES AND REGULATIONS" AND TO INCLUDE ANY COSTS IN THE WORK QUOTED TO THE LANDLORD.
- 18. GENERAL CONTRACTOR AGREES THAT IN THE PERFORMANCE OF TENANT'S WORK AT THE PREMISES, ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL NOT CREATE ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE OR VIOLATE LANDLORD'S LABOR CONTRACTS AFFECTING THE BUILDING OR INTERFERE WITH THE BUSINESS OF LANDLORD. IN THE EVENT OF THE OCCURRENCE OF ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE RESULTING FROM ACTIONS OR OMISSIONS OF GENERAL CONTRACTOR OR SUBCONTRACTORS OR ANY SUBTENANT OR CONCESSIONAIRE, OR THEIR RESPECTIVE EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, GENERAL CONTRACTOR SHALL, IMMEDIATELY UPON NOTICE FROM TENANT, CEASE THE CONDUCT GIVING RISE TO SUCH CONDITION. THIS CLAUSE MUST BE PART OF ALL GENERAL CONTRACTOR / SUBCONTRACTOR AGREEMENTS AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.
- 19. ALL CONTRACTORS SHALL BE BONDED, LICENSED CONTRACTORS POSSESSING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF QUALITY WORKMANSHIP, IN HARMONY WITH OTHER CONTRACTORS WORKING ON THE PROJECT. THE TENANT AND TENANT'S ARCHITECT ARE TO BE NOTIFIED IN WRITING OF THE NAMES, ADDRESSES, DAYTIME PHONE, FAX, AND EMERGENCY PHONE NUMBERS OF ALL SUBCONTRACTORS AND SUPPLIERS WORKING ON THIS PROJECT. GENERAL CONTRACTOR MUST ATTEST THAT NO PRODUCTS CONTAINING ASBESTOS OR HAZARDOUS MATERIAL WERE KNOWINGLY USED ON THIS PROJECT
- 20. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH MALL GENERAL MANAGER AND TENANT'S PROJECT MANAGEMENT REPRESENTATIVE FOR A PRECONSTRUCTION MEETING, AT WHICH TIME, HE /SHE WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADDRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF THE SUBCONTRACTORS FOR THIS PROJECT. THE GENERAL CONTRACTOR WILL COMPLETE THE CHECKLIST FORM (CONTRACTOR INFORMATION FORM) REQUIRED FOR EACH TENANT'S SPACE THAT CONTRACTOR WILL BE WORKING ON AS REQUIRED UNDER LEASE OBLIGATION. THE CHECKLIST FORM INCLUDING SCHEDULE INFORMATION AS WELL AS GENERAL CONTRACTOR AND SUBCONTRACTORS INFORMATION IS TO BE SUBMITTED TO THE LANDLORD'S REPRESENTATIVE UPON ARRIVAL AT THE JOB SITE.
- 21. IF THE LANDLORD, LANDLORD'S REPRESENTATIVE OR LANDLORD'S ARCHITECT. TENANT. TENANT'S REPRESENTATIVE OR TENANT'S ARCHITECT DO NOT MAKE REPEATED SITE VISITS CONTINUALLY OR AT ALL THE GENERAL CONTRACTOR IS NOT RELIEVED OF ANY RESPONSIBILITY OR DUTIES INVOLVED IN THIS
- 22. THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM TO ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), NO EXCEPTIONS WILL BE PERMITTED. THE PROVISIONS OF THE TENANT'S LEASE SHALL APPLY IN THE EVENT OF VIOLATION RESULTING IN DAMAGES, CAUSES OF ACTION OR ANY CLAIMS ARISING THEREFROM, IF GENERAL CONTRACTOR AND / OR IT'S SUBCONTRACTORS DO NOT COMPLY WITH THIS ACT.
- 23. THE GENERAL CONDITIONS OF THE "CONTRACT FOR CONSTRUCTION" DOCUMENT A-201, ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS, LATEST EDITION, RELATES TO THE WORK OF THIS PROJECT AND IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS AS THOUGH FULLY CONTAINED IN THESE CONTRACT DOCUMENTS.
- 24. THE GENERAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NUMBER OF COPIES OF DOCUMENT A-201, TO BECOME ACQUAINTED WITH THE ARTICLES CONTAINED THEREIN AND TO REVIEW WITH ALL SUBCONTRACTORS, SUPPLIERS AND ANY OTHER PARTIES TO THE CONTRACT OR INDIVIDUALS OR AGENCIES ENGAGED ON THE WORK AS TO ITS CONTENTS.

- 25. THE TENANT'S ARCHITECT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK. ALTER. ADD TO, OR DEDUCT FROM THE CONTRACT WORK, IF THE INTENT IS TO ADHERE TO A PREVIOUSLY AGREED UPON DÉSIGN WITHOUT ANY COST TO TENANT, IT'S AGENTS OR TENANT'S ARCHITECT
- 26. NO CHANGE ORDERS OR EXTRAS FOR COSTS CAN BE AUTHORIZED UNLESS APPROVED IN WRITING BY THE TENANT'S ARCHITECT, THE TENANT'S CONSTRUCTION REPRESENTATIVE OR THE TENANT. ANY ISSUANCE OF CREDITS TO BE CALCULATED BASED ON COMPETITIVE RATES AND EQUIPMENT COSTS APPROVED BY THE TENANT'S ARCHITECT OR THE TENANT'S CONSTRUCTION REPRESENTATIVE FOR THE TENANT
- 27. THE GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES, AT THE PREMISES, LANDLORD APPROVED CONTRACT DOCUMENTS, BUILDING DEPARTMENT AND HEALTH DEPARTMENT (IF APPLICABLE) APPROVED
- 28. THE GENERAL CONTRACTOR IS TO ARRANGE WITH THE LANDLORD FOR THE BUILDING, WHERE BUILDING EQUIPMENT AND MATERIALS ARE TO BE LOCATED AND HOW TRUCK TRAFFIC IS TO BE ROUTED TO AND
- 29. AN APPROVAL BY THE TENANT WILL ONLY BE VALID IF IN WRITING AND SIGNED BY THE TENANT OR BY THE TENANT'S DESIGNATED REPRESENTATIVE FOR SUCH PURPOSE. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM TENANT'S ARCHITECT ON ALL STRUCTURAL CHANGES DURING THE COURSE OF THE CONSTRUCTION PHASE OF PROJECT. AS WELL AS VERIFICATION OF CORRECT INSTALLATION AND SPECIFICATION FOR MISCELLANEOUS STEEL FOR MECHANICAL SYSTEMS, STEEL FOR MEZZANINES (IF APPLICABLE), DUCTS, ETC. THE LANDLORD'S ARCHITECT AND THE LANDLORD ARE NOT INVOLVED NOR WILL THEY TAKÉ ANY RESPONSIBILITY FOR TENANT'S STRUCTURE. ANY STRUCTURAL WORK ON PROJECT TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT SUPPORTS, HANGING SYSTEMS, CONCRETE SLABS, COSTS, ETC.
- 30. THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROTECT ALL NEUTRAL PIERS, LANDLORD'S AND ADJACENT TENANT CONSTRUCTION IF ADJACENT TO THIS TENANT'S WORK, AND MAKE ANY AND ALL REQUIRED REPAIRS TO THE SATISFACTION OF THE LANDLORD AND / OR THE TENANT IF THIS WORK IS
- 31. ALL FINISH AND EXPOSED WOOD SHALL BE KILN DRIED, MILL QUALITY FINISH AND SHALL RECEIVE A FIRE RETARDANT COATING OR TREATMENT IF REQUIRED BY CODE OR THE LOCAL FIRE MARSHALL. NO WOOD OR COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING UNLESS NONCOMBUSTIBLE LUMBER IS USED AND IS SPECIFICALLY ALLOWED BY APPLICABLE BUILDING CODES, THE FIRE MARSHALL AND ALL AGENCIES HAVING JURISDICTION, IF FIRE TREATED WOOD IS REQUIRED FOR FIXTURING ITEMS THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING THIS WORK AS PER BUILDING OFFICIALS'
- 32. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL, AS REQUIRED, BEGINNING WITH THE CONSTRUCTION PHASE, HAND OPERATED FIRE EXTINGUISHERS, U.L. RATED, AS PER LOCAL CODE REQUIREMENTS: PLACEMENT AS APPROVED BY TENANT AND LOCAL BUILDING OFFICIAL.
- 33. ALL CEILINGS, IF REQUIRED, SHALL BE UNDERWRITERS APPROVED AND OF THE NONCOMBUSTIBLE TYPE. SEE CEILING SPECIFICATION WITHIN THE CONTRACT DOCUMENTS.
- 34. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL, OR AS REQUIRED BY LANDLORD, OF TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION. THE CONTRACTORS AND SUBCONTRACTORS PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALI REMOVE AND DISPOSE OF, AT LEAST ONCE A WEEK AND MORE FREQUENTLY AS TENANT MAY DIRECT, ALL DEBRIS AND RUBBISH CAUSED BY OR RESULTING FROM THE PERFORMANCE OF TENANT'S WORK AND, UPON COMPLETION THEREOF. REMOVE ALL TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS AND RUBBISH OF WHATEVER KIND REMAINING IN THE BUILDING WHICH HAD BEEN BROUGHT IN OR CREATED BY THE CONTRACTOR AND SUBCONTRACTORS IN THE PERFORMANCE OF TENANT'S WORK. THIS CONTRACTOR MUST MAINTAIN A CLEAR PATH OF EGRESS FROM THE PREMISES FREE FROM TRASH AND RUBBISH AT ALL TIMES. ALL REMOVAL OF CONSTRUCTION DEBRIS TO AN APPROVED DUMPING SITE TO BE INCLUDED IN THE
- 35. ALL EXITS SHALL BE UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION AND OCCUPANCY.
- 36. THE GENERAL CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY UTILITY SERVICES DURING
- 37. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALL (A) MAKE APPROPRIATE ARRANGEMENTS WITH LANDLORD FOR TEMPORARY UTILITY CONNECTIONS INCLUDING WATER AND ELECTRICITY. AS AVAILABLE WITHIN THE BUILDING, WHICH CONNECTIONS SHALL BE AT SUCH LOCATIONS AS SHALL BE DETERMINED BY LANDLORD (B) PAY THE COST OF THE CONNECTIONS AND OF PROPER MAINTENANCE AND REMOVAL OF SAME, AND (C) PAY ALL UTILITY CHARGES INCURRED AT THE PREVAILING RATES OF THE UTILITY COMPANY PROVIDING SUCH SERVICE TO THE BUILDING, DURING THE COURSE OF CONSTRUCTION UP TO AND INCLUDING THE DATE OF "TURN OVER" TO
- 38. IT IS THE GENERAL CONTRACTOR'S REQUIREMENT, THROUGH ITS SUBCONTRACTORS, TO RECONFIGURE AND BRING IN NEW UTILITY SERVICES AS REQUIRED, TO MEET THE NEEDS OF THESE CONTRACT
- 39. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT ARE RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE AREA WHERE THE PROJECT IS LOCATED, IN ORDER TO VERIFY LOCATIONS OF UTILITIES, UNDERGROUND OR OVERHEAD, AND SECURE THE PROPER PROCEDURES WHILE WORKING ADJACENT TO, ABOVE OR NEAR SUCH UTILITIES TO AVOID ANY PROBLEMS WITH EXPLOSIONS, DISCONNECTION, REMOVALS, ETC.
- 40. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL UTILITY METERS AND NOTIFY THE UTILITY COMPANY OF THE NAME, ADDRESS AND PHONE NUMBERS OF THE TENANT FOR PERMANENT SERVICES, TENANT'S G.C. UNLESS OTHERWISE NOTED SHALL BRING IN ALL ADDITIONAL SERVICES, ADEQUATE FOR TENANT'S NEEDS AS REQUIRED ,INCLUDING, BUT NOT LIMITED TO ELECTRIC, SPRINKLER, SOIL (WASTE), AND DOMESTIC WATER LINES (WHEN APPLICABLE).
- 41. THE GENERAL CONTRACTOR AND / OR IT'S ELECTRICAL SUBCONTRACTOR SHALL VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH THE TENANT OR THE TENANT'S CONSTRUCTION REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE / VOLTAGE SPECIFICATIONS, WIRING SIZES AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH HE EQUIPMENT SUPPLIERS, AND CHECK THE CONTRACT DOCUMENTS FOR MISCALCULATIONS. IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE TENANT, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT AMPERAGE / VOLTAGE AND WIRING SIZE. NO LIGHT FIXTURES ARE TO BE ORDERED UNTIL THIS "DOUBLE CHECK" TAKES PLACE.
- 42. THE GENERAL CONTRACTOR AND / OR ELECTRICAL SUBCONTRACTOR IS TO FURNISH AND INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE EXIT / EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED
- 43. ALL PLUMBING AND ELECTRICAL ROUGH-IN TO BE NEW AND ELECTRICAL SERVICE CONDUIT AND WIRE TO THE DEMISED PREMISES TO BE EXTENDED TO THE POINT OF NEW PANELS BY THE CONTRACTOR AS NECESSARY AND SHOWN ON CONTRACT DOCUMENTS. GENERAL CONTRACTOR TO FIELD VERIFY THAT THESE UTILITY LINES ARE AT OR ADJACENT TO TENANT'S SPACE AS NOTED AND AT THE SIZE SPECIFIED, BASED ON GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S PRE-BID REVIEW OF PREMISES. IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE CONTRACT DOCUMENTS OR OF A SIZE LARGER OR SMALLER THAN NOTED. THIS CONTRACTOR IS TO MODIFY THE SERVICE ACCORDINGLY WITH EITHER NEW CONDUIT AND / OR NEW COPPER SERVICE WIRE EXTENDING BACK TO LANDLORD'S ELECTRICAL / METER ROOM SERVICE POINT, AND INCLUDE SUCH COSTS IN THE BID TO THE TENANT.
- 44. THE ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A CIRCUIT DIRECTORY WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITER'S CODE. THE SIGN(S) JUNCTION BOX PERMIT IS TO BE INCLUDED IN THE WORK FOR THE ELECTRICAL SUBCONTRACTOR AND THE BOX IS TO BE SUPPLIED BY THIS CONTRACTOR AND PROPERLY
- 45. THE GENERAL CONTRACTOR OR THE FIXTURE CONTRACTORS, THOSE CONTRACTORS PAID BY THE G.C. BASED ON THE SPECIFIC CONTRACTOR SUPPLYING THE MILLWORK OR FIXTURES, IS TO PROVIDE SHOP DRAWINGS OF ALL MILLWORK AND FIXTURES, PRIOR TO START OF CONSTRUCTION, FOR APPROVAL BY THE ENANT'S ARCHITECT. IT IS NOT THE TENANT'S ARCHITECT'S RESPONSIBILITY TO FOLLOW UP ON THESE
- 46. GENERAL CONTRACTOR WILL PERFORM ALL LEASEHOLD IMPROVEMENTS AND FURNISH AND INSTALL ALL FIXTURES, UTILIZING SPECIFIED FIXTURE CONTRACTORS, IF NOTED.
- 47. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NECESSARY GROUNDS FOR ALL MILLWORK AND FIXTURES, FITTINGS AND EQUIPMENT AS REQUIRED. CONTACT FIXTURE CONTRACTOR FOR SPECIFICS.
- 48. THE PROPER RECEIPT OF ALL NEW MATERIALS AND EQUIPMENT AT THE JOB SITE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND / OR ITS SUBCONTRACTORS (IF ANY). SECURE AND SAFE STORAGE OF ALL NEW AND EXISTING MATERIALS AND EQUIPMENT TO REMAIN (IF ANY) WILL BE PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO IMMEDIATELY ADVISE TENANT OR TENANT'S REPRESENTATIVE OF ALL DAMAGED OR DEFICIENT SHIPMENTS OF MATERIALS AND EQUIPMENT, WHETHER SUPPLIED BY TENANT OR DIRECTLY BY CONTRACTOR OR IT'S SUPPLIERS. GENERAL CONTRACTOR TO COMPLETE AND SUBMIT ALL NECESSARY PAPERWORK AND ARRANGE INSPECTIONS OF DAMAGED GOODS AS PER TENANT CONSTRUCTION DEPT. REQUIREMENTS. NOTIFY TENANT, OR TENANT'S REPRESENTATIVE OF ANY POSSIBLE DELAYS. INCOMPLETE ORDERS AND DELAYS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SUPPLIER AND THE ARCHITECT. SUBMIT CONFIRMATION OF ALL ORDERS, DELIVERY DATES, AND A FULL WRITTEN SCHEDULE TO TENANT'S ARCHITECT.
- 49. THE GENERAL CONTRACTOR SHALL UNLOAD, PROTECT AND INSTALL TENANT'S SPECIFIED EQUIPMENT,
- 50. ALL EXISTING TO REMAIN AND NEW BUILDING ENTRY GLASS AND DOORS, STOREFRONT AND INTERIOR GLAZING, IF APPLICABLE, MUST COMPLY WITH ALL APPLICABLE CODES, L'ANDLORD'S CRITERIA, LANDLORD'S AND TENANT'S CONTRACT DOCUMENTS AND SAFETY GLAZING STANDARDS. GENERAL CONTRACTOR TO VERIFY IN FIELD ALL EXISTING GLAZING TO REMAIN MEETS OR EXCEEDS SUCH CODES, STANDARDS, ETC. INCLUDING BUT NOT LIMITED TO TYPE, SUPPORT, FRAMING METHODS, ETC. AND UPGRADE IF OR AS REQUIRED. ALL STOREFRONTS TO BE INSTALLED BY GLAZING SUBCONTRACTORS CAREFULLY FOLLOWING REQUIREMENTS AND DETAILS FOR DESIGN AGAINST WIND LOAD CONSIDERATIONS, EVEN THOUGH SUCH INSTALLATION OF STOREFRONT GLAZING MAY BE IN AN ENCLOSED BUILDING. GENERÁL CONTRACTOR TO VERIFY EXISTING STRUCTURAL SUPPORT/ HANGING CONDITIONS FOR STOREFRONT AND IF STRUCTURAL SPANS ABOVE FOR SUCH HANGING EXCEED NORMAL HANGING SUPPORT DETAILS OR SPAN AND / OR WIND LOAD CALCULATIONS ARE REQUIRED DUE TO LOCAL BUILDING DEPARTMENT REQUIREMENTS. THIS CONTRACTOR IS TO HIRE A LOCAL STRUCTURAL CONSULTANT TO DESIGN SUCH SUPPORT SYSTEM HANGERS AND COMPLETE ALL STRUCTURAL CALCULATIONS / DRAWINGS IN THOSE AREAS WHERE SUCH INFORMATION IS REQUIRED AND TO INCLUDE SUCH COSTS IN THE BID TO
- 51. ANY SUBSTITUTIONS OF FINISH MATERIALS MUST BE APPROVED BY THE TENANT'S ARCHITECT IN WRITING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TWO (2) SAMPLES OF EACH SUBSTITUTION.

- 52. ALL CONCRETE FLOOR SLABS AND / OR FILLING IN OF DEPRESSED FLOOR AREAS LEVEL WITH CONCRETE OR OTHER APPROVED FINISHES WILL BE COMPLETED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR TO INCLUDE MISCELLANEOUS STEEL FRAMING AND METAL DECK (IF APPLICABLE) AND CONCRETE INSTALLATION. ALL FLOOR SLAB PENETRATIONS SHALL HAVE WATERTIGHT SLEEVES EXTENDING A MINIMUM 4" A.F.F. AND MUST BE INSTALLED PER LANDLORD'S CRITERIA. CONCRETE SLABS MAY ONLY BE CORE DRILLED / SAW CUT, IF CONTRACTOR IS REQUIRED TO PENETRATE SUCH SLAB ABOVE BELOW OR ADJACENT TO TENANT'S SPACE; COORDINATION AND APPROVAL BY THE LANDLORD WILL BE NECESSARY PRIOR TO CORE DRILLING / SAWCUTTING. IF THIS IS A STRUCTURAL SLAB THEN ANY AND ALL PENETRATIONS THROUGH SLAB MUST BE COORDINATED WITH THE LANDLORD'S REPRESENTATIVE PRIOR TO STARTING WORK. GENERAL CONTRACTOR AND / OR IT'S PLUMBING / ELECTRICAL SUBCONTRACTOR, WITH LANDLORD'S PRIOR WRITTEN APPROVAL, TO CORE DRILL / SAW CUT, (WHICHEVER IS APPLICABLE) CONCRETE SLAB. IF SAW OF THE STRUCTURAL SLAB IS PERMITTED BY THE LANDLORD, MAKE REPAIRS IN ACCORDANCE WITH LANDLORD'S CONSTRUCTION PROCEDURES.
- 53. ALL THE FLOOR FINISHES, WITHIN THE PREMISES, OR AT THE TRANSITION BETWEEN LANDLORD FLOOR FINISHES AND TENANT'S FLOOR FINISHES (AT ENTRY OR REAR DOOR, IF APPLICABLE) ARE TO BE SMOOTH AND LEVEL TO AVOID TRIPPING HAZARDS AND BE WITHIN THE REQUIREMENTS OF BARRIER FREE DESIGN. IF AN EXPANSION JOINT COVER IS REQUIRED, SUCH COVER IS TO BE LEVEL AND SMOOTH WITH TENANT'S FLOOR FINISH ELEVATION AND WILL NOT PROJECT ABOVE SUCH FLOOR FINISH ELEVATION. IF THE EXISTING SLABS ARE NOT LEVEL, THE GENERAL CONTRACTOR IS REQUIRED TO COMPLETE EXTENSIVE FLASH PATCHING THROUGHOUT TO OBTAIN A SMOOTH AND LEVEL CONCRETE SLAB.
- 54. SHOULD AN EXPANSION JOINT OCCUR IN THE LEASED PREMISES, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AFFECTED BY SUCH JOINT, INCLUDING FURNISHING AND INSTALLING A LEVEL. SLAB HEIGHT EXPANSION JOINT COVER, INCLUDING FLOOR, WALLS AND CEILING, GENERAL CONTRACTOR SHALL MAINTAIN INTEGRITY OF ALL SUCH EXPANSION JOINTS IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICES.
- 55. ANY SCAFFOLDING, SAFETY RAILINGS, BARRICADES AND / OR PROTECTION DEVICES REQUIRED FOR THE PROJECT WILL BE FURNISHED AND PAID FOR BY THE GENERAL CONTRACTOR AS PART OF THE BASE BID. PROTECTION OF WORK IN PLACE - WORK IN PLACE THAT IS SUBJECT TO INJURY BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PROPER, WHOLE, AND UNBLEMISHED CONDITION. ALL SUCH WORK SHALL BE COORDINATED WITH THE TENANT'S REPRESENTATIVE. THE TENANT'S ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR EXISTING CONDITIONS AT THE JOB SITE AND SINCE ALL WORK IS BY GENERAL CONTRACTOR FOR THE TENANT "FIT-OUT", THEIR REPRESENTATIVES WILL BE REQUIRED TO DO ALL SUPERVISION, OBSERVATIONS AND JOB SITE SAFETY.
- THE STRUCTURAL SYSTEM OF THE BUILDING HAS BEEN DESIGNED TO CARRY A MAXIMUM LIVE LOAD AS SPECIFIED IN THE LANDLORD'S CRITERIA, AND THE LANDLORD'S OR TENANT'S GENERAL CONTRACTOR AND OR THEIR SUBCONTRACTOR AND / OR ANY AND ALL MATERIAL SUPPLY HANDLERS NOT TO IMPOSE ANY LOADING FOR ANY OF THE TENANT'S WORK ON A TEMPORARY OR PERMANENT BASIS WHICH CAN EXCEED
- 57. ANY ALTERATIONS, ADDITIONS, DRILLING, WELDING OR OTHER ATTACHMENT OR REINFORCEMENTS TO LANDLORD'S STRUCTURE TO ACCOMMODATE TENANT'S WORK SHALL NOT BE PERFORMED WITHOUT, IN EACH INSTANCE, GENERAL CONTRACTOR OBTAINING LANDLORD'S PRIOR WRITTEN APPROVAL, AND THIS CONTRACTOR SHALL LEAVE LANDLORD'S STRUCTURE AS STRONG AS, OR STRONGER THAN, THE ORIGINAL DESIGN AND WITH FINISHES UNIMPAIRED. ONLY UTILIZE LANDLORD'S DESIGNATED ROOFING CONTRACTOR FOR ALL ROOF PENETRATIONS, FLASHING AND COUNTER FLASHING.
- 58. SPRINKLER SYSTEM DESIGN AND / OR LAYOUT MODIFICATION, (IF APPLICABLE) TO BE PROVIDED BY THE DESIGNATED SPRINKLER SUBCONTRACTOR AND ALL SUBMISSIONS TO THE FIRE MARSHALL AND BUILDING INSPECTOR FOR THE NECESSARY APPROVAL ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR. GENERAL CONTRACTOR TO VERIFY WITH THE LANDLORD OR LANDLORD'S CRITERIA IF SPRINKLER CONTRACTOR IS TO BE LANDLORD'S APPROVED OR DESIGNATED CONTRACTOR. SPRINKLER HEAD SPACING TO CONFORM WITH THE LATEST N.F.P.A. STANDARDS (PAMPHLET 13) AND ALL CODES HAVING JURISDICTION. SPRINKLER HEAD BRANCH LINES, DROPS AND HEADS ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR AND THE DESIGN MUST BE BASED ON FLOOR LAYOUT AND REFLECTED CEILING PLANS. APPROVALS BY LANDLORD, LANDLORD'S INSURANCE UNDERWRITER AND THE BUILDING INSPECTOR AND FIRE MARSHALL WILL BE REQUIRED.
- 59. THE MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID FOR THE WORK ON THIS PROJECT. THE CONTRACTOR MUST BECOME FAMILIARIZED WITH THE FIELD CONDITIONS AND THE SCOPE OF WORK CONTRACTOR TO ENGINEER (LINI ESS A FIRE ALARM DRAWING IS SUBMITTED AS A PART OF THESE CONTRACT DOCUMENTS), FURNISH AND INSTALL ANY / ALL REQUIRED FIRE ALARM, SMOKE EVACUATION, SMOKE DETECTION SYSTEMS, INCLUDING ANY / ALL PARTS AND LABOR (OR MODIFY EXISTING AS REQUIRED), TO MEET LOCAL CODES, LANDLORD REQUIREMENTS AND FIRE MARSHAL SPECIFICATION, WHETHER SUCH WORK IS OR IS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS, IF A SMOKE EVACUATION AND / OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW WORK, MODIFICATION AND REWIRING TO BE COMPLETED DURING CONSTRUCTION PHASE TO POINT OF NEW PANELS. IF SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED TO LANDLORD FIRE ALARM SYSTEM, THEY ARE TO BE PER LANDLORD'S SYSTEM . CONTRACTOR TO CONTACT LANDLORD OR APPROVED AGENTS FOR PURCHASE AND INSTALLATION OF DETECTORS AT G.C. EXPENSE. G.C. AND / OR ITS FIRE ALARM SUBCONTRACTOR TO CONTACT LANDLORD FOR FINAL POINT OF CONNECTION TO LANDLORD'S FIRE ALARM JUNCTION BOX AND PERFORM WORK AT CONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR WILL FURNISH AND INSTALL A COMPLETE MECHANICAL SYSTEM TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT. INSTALLED AND MOUNTED WITH DISCONNECT AND WIRING HANGERS AND DUNNAGE FOR SAME (INCLUDING THE HIRING OF A LOCAL STRUCTURAL ENGINEER TO DESIGN SUCH DUNNAGE HANGERS), DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, CONTROLS, TIME CLOCKS, ETC., WHETHER OR NOT SUCH WORK IS OR IS NOT SHOWN OR DELINEATED IN THE CONTRACT DOCUMENTS. GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR(S) ARE REQUIRED TO COORDINATE WITH ALL OTHER CONTRACTORS ON JOB TO MAINTAIN TENANT'S CEILING HEIGHT, LIGHT FIXTURE LOCATION, SPRINKLER BRANCH LINES, ETC.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TOILET ACCESSORIES, AS WELL AS THE NEW TOILET ROOM(S), DRINKING FOUNTAIN AND SERVICE SINK IF APPLICABLE, IN THESE PREMISES UNLESS NOTED OTHERWISE OR EXISTING. TOILET ACCESSORY AND FIXTURE MOUNTING HEIGHTS TO BE THE HEIGHT NOTED ON THE LATEST A.D.A / CABO / ANSI REGULATIONS AS REQUIRED BY LOCAL BUILDING AGENCIES AND PLUMBING CODES. THE GENERAL CONTRACTOR TO FURNISH AND INSTALL NEW TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, OR REFURBISH EXISTING LIGHT / FAN UNIT(S) TO LIKE NEW CONDITION, (WHERE NOTED ON THE PLANS), WHETHER SUCH WORK IS SHOWN OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. THE TOILET ROOM IS OF THE A.D.A. AND/ OR CABO / ANSI TYPE AND ALL PLUMBING FIXTURES AND TOILET ACCESSORIES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, BUT WITH SPECIFICATIONS AND MOUNTING HEIGHTS HANDICAPPED ACCESSIBLE, UTILIZING ABOVE SPECIFICATIONS ONLY AS A GUIDELINE.
- 62. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL SUBCONTRACTOR TO ENGINEER AND INSTALL ALL NECESSARY MISC. STRUCTURAL STEEL SHAPES. SHAPES TO BE INSTALLED WHERE DIRECTED BY THE LANDLORD'S REPRESENTATIVE FOR ADDITIONAL MECHANICAL UNIT ROOFTOP SUPPORT AND THE SUPPORT OF INTERIOR MECHANICAL EQUIPMENT, DUCTWORK, COLLARS, DIFFUSERS, REGISTERS,
- 63. ALL GYPSUM BOARD TO BE 5/8" THICK, FIRE CODE "X" BOTH SIDES (WATER RESISTANT IN TOILET ROOMS) AND ALL METAL STUDS TO BE 3 5/8" METAL STUDS - MINIMUM GAUGE AS PER CODE AT 16" O.C. TO UNDERSIDE OF DECK ABOVE, UNLESS OTHERWISE NOTED. DEMISING WALL FIRE RATING TO BE CONFIRMED BY GENERAL CONTRACTOR RESPONDING TO LANDLORD AND CODE REQUIREMENTS. SEE CONTRACT. DOCUMENTS FOR WALL INDICATIONS ALL PENETRATIONS FOR SUPPLY OR RETURN AIR FTC. TO HAVE PROPERLY INSTALLED FIRE DAMPERS MEETING THE LATEST FIRE DEPARTMENT REQUIREMENTS, BASED ON SPECIFIC LOCATION OF TENANT'S SPACE IN BUILDING THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BUILDING AND ELECTRICAL INSPECTORS FOR ALL CONCEALED WORK PRIOR TO CLOSING UP WALLS, FLOORS, CEILINGS.
- 64. ALL GYPSUM BOARD TO BE APPLIED VERTICALLY ON WALLS UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD TO BE FIRE RESISTANT AND NONCOMBUSTIBLE AS SPECIFIED BY LOCAL CODES.
- 65. ALL METAL FRAMING, GYPSUM BOARD, PARTITIONS, SOFFITS AND FACADES BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
- 66. ALL GYPSUM BOARD TO BE FIRE TAPED AND SPACKLED THREE (3) COATS, SANDED AND READY TO RECEIVE PAINT OR WALL COVERING. ALL EXISTING GYPSUM BOARD TO BE REPAIRED TO "LIKE NEW" CONDITION.
- 67. ALL DOORS, METAL BUCKS, TRIMMED OPENINGS AND HARDWARE, INCLUDING LOCKS, TO BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- 68. ALL SWITCH / OUTLET PLATES / COVERS TO BE FINISHED IN SAME COLOR / WALL COVERING AS ADJACENT WALL FINISHES, UNLESS NOTED OTHERWISE. FACTORY PAINTED GRILLES, DIFFUSERS, METAL TRIM (BUCKS, ETC.), ACCESSORIES, SWITCH AND OUTLET PLATES, ETC., ARE TO BE PAINTED TO MATCH ÀDJACENT SÚRFACE IN AN ENAMEL, CLEANABLE FINISH, OR AS SPECIFIED ON THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT AND FRAME ALL OPENINGS FOR OTHER TRADES, SUCH AS MECHANICAL, SPRINKLER, PLUMBING, ELECTRICAL, FIXTURE CONTRACTOR, THROUGH PARTITIONS AND STRUCTURAL WALLS. ALL PENETRATIONS THROUGH RATED WALLS, WITH DUCTS OF PIPING, TO BE FILLED AT OPENING WITH "FIRESTOPPING" MATERIALS TO MAINTAIN THE INTEGRITY OF THE SPECIFIED RATING OF THE WALL.
- 70. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO FURNISH THE FOLLOWING MINIMUM COVERAGE AND LIMITS OF LIABILITY. IF TENANT'S REQUIREMENTS ARE MORE STRINGENT, GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE MOST STRINGENT REQUIREMENTS.
- A. WORKMAN'S COMPENSATION, AS REQUIRED BY STATE LAW, AND INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH A LIMIT OF NOT LESS THAN \$2,000,000 AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE BENEFITS ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT THE CONTRACTOR AND SUBCONTRACTORS FROM ANY AND ALL LIABILITY UNDER THE

B. COMPREHENSIVE GENERAL LIABILITY INSURANCE (INCLUDING CONTRACTOR'S PROTECTIVE LIABILITY) IN AN AMOUNT NOT LESS THAN \$2,000,000 FOR ANY ONE OCCURRENCE WHETHER INVOLVING BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) OR PROPERTY DAMAGE LIABILITY OR A COMBINATION THÈREOF WITH A AGGREGATE LIMIT OF \$2,000,000. SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION, COLLAPSE AND UNDERGROUND COVERAGE. SUCH INSURANCE SHALL INSURE THE TENANT, THE LANDLORD AND THE GENERAL CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY KIND WHATSOEVER AND TO WHOMEVER BELONGING AND ARISING FROM IT'S OPERATIONS LINDER THE CONTRACT AND WHETHER SUCH OPERATIONS ARE PERFORMED BY THE TENANT, GENERAL CONTRACTOR OR ANY OF THEIR SUBCONTRACTORS, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF

AND THE AGENTS AND EMPLOYEES OF ANY OF THEM, PROVIDED SUCH GIVING OR FAILURE TO GIVE IS THE PRIMARY CAUSE OF LOSS. THE GENERAL CONTRACTOR IS TO NAME THE ARCHITECT / ENGINEER, ITS AGENTS AND CONSULTANTS ON THE CONTRACTOR'S POLICY OR POLICIES OF COMPREHENSIVE OR COMMERCIAL GENERAL LIABILITY INSURANCE. SUCH INSURANCE SHALL INCLUDE PRODUCTS AND COMPLETED OPERATIONS AND CONTRACTUAL LIABILITY COVERAGE, SHALL BE PRIMARY AND NONCONTRIBUTING WITH ANY INSURANCE MAINTAINED BY THE ARCHITECT/ENGINEER OR ITS AGENTS AND CONSULTANTS, AND SHALL PROVIDE THAT THE ARCHITECT / ENGINEER BE GIVEN THIRTY DAYS. UNQUALIFIED WRITTEN NOTICE PRIOR TO ANY CANCELLATION THEREOF. IF THE FOREGOING REQUIREMENTS ARE NOT MET BY THE GENERAL CONTRACTOR, THAT GENERAL CONTRACTOR REMAINS OBLIGATED TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT / ENGINEER, ITS CONSULTANTS, EMPLOYEES, AGENTS AND ALL OTHER STATED INSURERS, FROM AND AGAINST ANY AND ALL LOSSES WHICH WOULD HAVE BEEN INDEMNIFIED AND INSURED AGAINST BY THE CONTRACTOR, BUT WERE NOT.

71. IF A REAR EXIT DOOR EXISTS THEN THE GENERAL CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL AN PER LANDLORD'S REQUIREMENTS (UNLESS WORK IS PREVIOUSLY COMPLÉTED BY LANDLORD) AND AS PER LANDLORD'S TYPICAL DESIGN REQUIREMENTS. IF DOOR IS IN NEED OF REPAIR OR REPLACEMENT, GENERAL CONTRACTOR TO COMPLETE SUCH WORK, AND INCLUDE COSTS IN BID TO TENANT.

- BY THE SPECIFIC CONTRACTOR TO PERFORM WORK OR SUPPLY MATERIALS TO THIS PROJECT ONLY. PAYMENTS TO GENERAL CONTRACTOR BY TENANT, UNLESS CONTRACT STATES OTHERWISE, THE GENERAL CONTRACTOR MUST PURCHASE ALL MATERIALS FROM SPECIFIED VENDORS, AND MUST DOCUMENT ALL PURCHASES FOR WHICH A PAYMENT BY TENANT IS MADE.
- 73 THE GENERAL CONTRACTOR IS REQUIRED TO SUBMIT PARTIAL WAIVERS OF LIENS FOR ITS WORK AS WELL AS SUBCONTRACTORS OR MATERIAL SUPPLIERS, UPON THE REQUEST OF THE TENANT OR THE TENANT'S ARCHITECT AND THE REQUEST FOR THE FINAL 10% RETENTION ON THIS PROJECT MUST INCLUDE SIGNED AND EXECUTED WAIVERS OF LIEN INDICATING 100% COMPLETION AND 100% PAYMENT IN FULL (WITH FULL VARRANTY) BY ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS, INCLUDING COMPLETION OF ALL
- 74. ALL WORK THAT NEEDS TO BE COMPLETED BY THE GENERAL CONTRACTOR BELOW OR ABOVE THE PREMISES MAY HAVE TO BE DONE IN OTHER TENANT'S DEMISED PREMISES AND SUCH WORK NEEDS TO BE
- 75. THE CONSTRUCTION DRAWINGS LISTED IN THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE TO TENANT DURING PREPARATION OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT PROBLEMS ARISE DURING THE COURSE OF THE PROJECT, DUE TO CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL INFORM THE TENÁNT'S ARCHITECT
- 76. THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO ALL NEW REQUIREMENTS, WHETHER STATED OR NOT ON THESE CONTRACT DOCUMENTS , FOR THE LATEST A.D.A. LAW EFFECTIVE JANUARY 26, 1992. THIS LAW IS A CIVIL RIGHTS LAW AND THE EXCLUSION OF REQUIREMENTS BY THE LOCAL CODE OFFICIALS DOES T RELIEVE THE TENANT OR THE GENERAL CONTRACTOR OF ADHERING TO THE NECESSARY WORK, ITHER DURING CONSTRUCTION OR AFTER OCCUPANCY.
- EVERY SUBCONTRACTOR AGREEMENT FOR THE PROJECT AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL IOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN
- 78. TENANT'S WORK SHALL BE COORDINATED WITH THAT OF LANDLORD AND OTHER TENANTS IN THE BUILDING TO SUCH EXTENT THAT TENANT'S WORK WILL NOT INTERFERE WITH OR DELAY COMPLETION OF OTHER CONSTRUCTION WORK IN THE BUILDING.
- 79. CONTRACTOR IS TO VERIFY THAT THIS SPACE IS ASBESTOS FREE. NO ASBESTOS WORK IS TO BE LANDLORD IS RESPONSIBLE FOR ALL ASBESTOS TESTING, FILING AND REMOVAL

- C) FINALIZE CHANGES ON PLANS AND SPECIFICATIONS AND MARK ALL APPROVED LANDLORD, BUILDING DÉPARTMENT, FIRE MARSHALL AND TENANT CHANGES ON A SET OF PRINTS FOR BOTH TENANT AND TENANT'S ARCHITECT AND FORWARD SUCH INFORMATION TO BOTH PARTIES VIA OVER NIGHT DELIVERY. MARKS SHALL BE COMPLETED USING A CLOUD PROCEDURE WITH A RED FELT TIP PEN TO EASILY
- D) PREPARE A WRITTEN OPERATING PROCEDURE FOR STORE MANAGEMENT FOR MECHANICAL EQUIPMENT AND CHANGE FILTERS FOR EQUIPMENT, ON DAY OF TURNOVER, IF APPLICABLE.
- E) PAY IN FULL ALL MATERIAL SUPPLIERS AND FIXTURE CONTRACTORS THAT TENANT PREVIOUSLY SELECTED OR WHO MAY BE SPECIFIED ON THESE CONTRACT DOCUMENTS WITH REQUESTS FOR WARRANTIES GATHERED. FOR TURNOVER TO TENANT FOR RECORD PURPOSES.
- 81. GUARANTEES FOR ALL WORK BY SUBCONTRACTORS SHALL BE FOR A PERIOD OF ONE YEAR, FROM THE DATE OF COMPLETION OF THE WORK UNLESS OTHERWISE NOTED. AT THE TIME OF FINAL SUBMITTAL FOR ALL COSTS BY THE GENERAL CONTRACTOR TO THE LANDLORD, INCLUDING BASE BID, EXTRAS AND CREDITS. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL FURNISH TO THE TENANT A WRITTEN GUARANTEE STIPULATING THAT, AT NO ADDITIONAL COST TO THE TENANT, ANY DEFECTIVE WORK OR MATERIALS SHALL BE REPAIRED OR REPLACED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF WORK, UNLESS OTHERWISE NOTED. IF SUCH WORK AFFECTS TENANT'S OTHER WORK, TENANT'S OTHER
- 82. UPON COMPLETION OF WORK, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO OBTAIN A CERTIFICATE OF COMPLETION AND APPROVAL FROM THE BUILDING DEPARTMENT, OR OTHER AUTHORITIES HAVING JURISDICTION, AND SUBMIT SAME TO THE TENANT'S ARCHITECT. FINAL PAYMENT WILL NOT BE

C. THE GIVING OF OR FAILURE TO GIVE DIRECTIONS BY THE ARCHITECT / ENGINEER, ITS CONSULTANTS,

APPROVED AUDIBLE TYPE PANIC BAR ASSEMBLY FOR REAR EXIT DOOR(S), PAINT OUTSIDE OF DOOR AS GENERAL CONTRACTOR WILL PLACE TENANT'S NAME IN TYPE, SIZE AND LOCATION ON OUTSIÓE OF DOOR

- 72. ALL PAYMENTS MADE TO THE GENERAL CONTRACTOR FOR THIS PROJECT ARE TO BE ALLOCATED FOR THIS PROJECT ONLY, FOR PAYMENTS TO SUBCONTRACTORS, MATERIAL SUPPLIERS AND AGENTS AUTHORIZED
- DONE IN COORDINATION WITH THE TENANTS BELOW, OR ABOVE, INCLUDING ANY OVERTIME WORK OR PAYMENT FOR SECURITY THAT MAY BE NECESSARY. THE COST FOR THIS WORK, INCLUDING OVERTIME MUST BE INCORPORATED IN THE BASE BID TO THE TENANT. THE GENERAL CONTRACTOR TO INCLUDE IN TS BASE BID, ALL COSTS IN COMPLETING BELOW SLAB WASTE PIPING, OVERHEAD DOMESTIC WATER LINES, VENT LOOPS OR PENETRATIONS THROUGH ROOF AS WELL AS ALL SECURITY COSTS, REPAIRS TO WALLS, CLEANING, FLOORS IN TENANT'S SPACE, LANDLORD'S SPACE OR ADJOINING TENANT'S SPACES.
- JNKNOWN SITE CONDITIONS OR CODE AND LANDLORD REQUIREMENTS (IF ANY) THAT CONFLICT WITH THE MMEDIATELY. ANY CHANGES THAT WILL BE REQUIRED, WILL BE DELINEATED BY TENANT ARCHITECT
- 77. QUALITY STANDARDS: ALL SUCH WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. GENERAL CONTRACTOR SHALL REQUIRE ANY PERSON PERFORMING ANY SUCH WORK TO GUARANTEE THE SAME TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. TENANT SHALL ALSO REQUIRE ANY SUCH PERSON TO BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ADDITIONAL CHARGE, OF ANY AND ALL WORK DONE OR FURNISHED BY OR THROUGH SUCH PERSON, WHICH SHALL BECOME DEFECTIVE WITHIN ONE (1) YEAR AFTER COMPLETION OF THE WORK. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO TENANT'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL INSURE TO THE BENEFIT OF BOTH LANDLORD AND TENANT. AS THEIR RESPECTIVE INTERESTS APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER. GENERAL CONTRACTOR TO HAVE THIS CLAUSE IN
- COMPLETED BY THIS CONTRACTOR UNLESS SPECIFICALLY NOTED IN THESE CONTRACT DOCUMENTS. IF ASBESTOS IS UNCOVERED, NOTIFY THE TENANT'S REPRESENTATIVE IMMEDIATELY AND STOP ALL WORK
- 80. THE GENERAL CONTRACTOR, AT THE POINT OF "SUBSTANTIAL COMPLETION" AND "TURNOVER" OF PREMISES TO TENANT. MUST COMPLETE. AT GENERAL CONTRACTOR'S COST AND EXPENSE (FINAL PAYMENT CANNOT BE REQUESTED TO TENANT BY THIS GENERAL CONTRACTOR UNLESS ALL OF THIS
- A) FINAL INSPECTIONS BY ALL BODIES HAVING JURISDICTION NECESSARY FOR FINAL COMPLETION,

CERTIFICATE OF OCCUPANCY OR COMPLETION, WHICHEVER IS APPLICABLE.

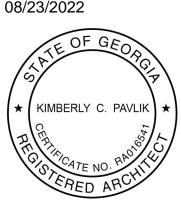
- B) THE GENERAL CONTRACTOR TO FINALIZE ALL APPLICABLE LANDLORD AND TENANT PUNCH LISTS AND / OR REQUIREMENTS, PAY ALL APPLICABLE LANDLORD AND / OR TENANT CHARGES ALLOCATED TO THE SATISFACTION OF BOTH THE LANDLORD AND THE TENANT.
- DISTINGUISH CHANGES FROM ORIGINAL WORK.
- F) TURN OVER ALL KEYS TO STORE MANAGEMENT.
- WORK IS TO BE COMPLETED BY THE SUBCONTRACTOR AT NO COST TO THE LANDLORD OR TENANT.
- SSUED BY THE TENANT PRIOR TO RECEIPT OF SUCH CERTIFICATES.
- 83. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO TURNOVER OF THE SPACE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SPACE CLEANED. ANY CLEANING WHICH IS NOT DONE AT THE TIME OF TURNOVER AND NEEDS TO BE DONE BY THE TENANT, WILL BE BACK CHARGED TO THE

AR001159

CA 866

ARCHITECTURE **ENGINEERING**

1 SOUTH 280 SUMMIT AVE, STE OAKBROOK TERRACE, IL 6018 630.932.233



8/19/2022 ISSUE FOR PERMIT O DATE REMARKS REVISIONS

1807 MEMORIAL DR. ATLANTA, GA.

PROJECT NO: 2022.0434

DATE: 7.20.2022

SPECIFICATIONS

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

SURVEYOR'S CERTIFICATION

TO LIDL US OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY

COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

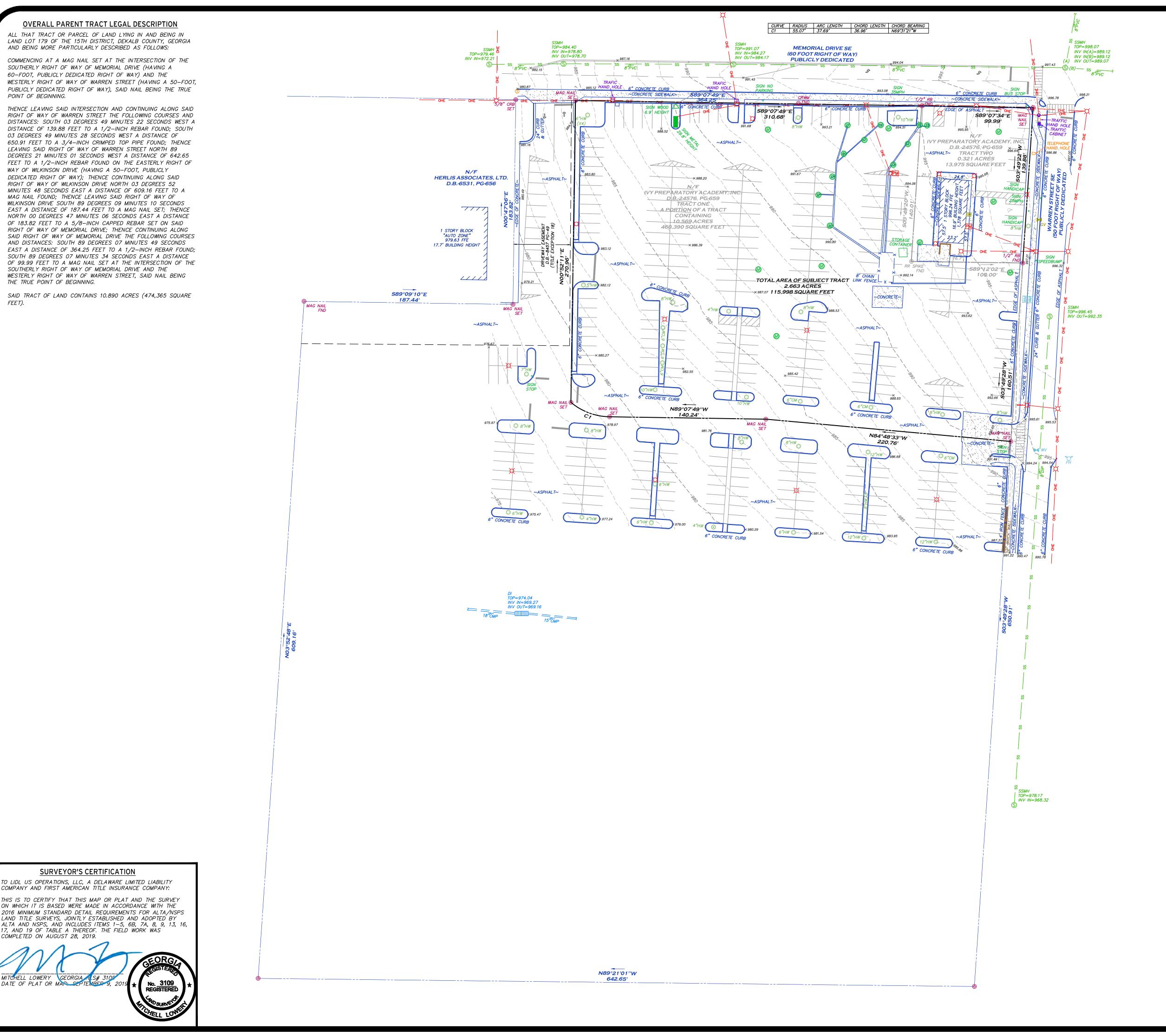
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY

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

17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS

COMPLETED ON AUGUST 28, 2019.



REVISIONS DESCRIPTION SUBJECT PROPERTY

PROPERTY LINE --- OVERHANG/AWNING RECORD CALLS — — — BUILDING SETBACK LINE BUILDING SETBACK LINE --- -- INDEX CONTOUR MINOR CONTOUR SPOT ELEVATION WATER LINE OHE OVERHEAD UTILITY LINE ----- GAS LINE

----- SANITARY SEWER LINE UGE UNDERGROUND ELECTRIC LINE - X ---- X ---- FENCE LINE --- STORM DRAIN PIPE WATER VALVE WATER METER FIRE HYDRANT GAS METER GAS VALVE POWER METER DROP INLET

GRAPHIC SCALE

1 Inch = 40 Feet

(BEARING/DISTANCE)

DI IIII

CRWM OTP

SWCB _____O

DWCB 🔼

<u>LEGEND</u>

SANITARY SEWER MANHOLE SINGLE-WING CATCH BASIN DOUBLE-WING CATCH BASIN JUNCTION BOX REBAR CAPPED REBAR

CONCRETE R/W MONUMENT OPEN TOP PIPE FOUND MONITORING WELL LIGHT POLE SIGNAL POLE

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

Issociates



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 ATLANTA GA 30317
HERNANDEZ EMILY CATHERINE	279 S HOWARD ST SE	ATLANTA GA 30317 ATLANTA GA 30317
SUMITANI JIERI	318 ELEANOR ST SE	ATLANTA GA 30317
BOYKO RICHARD ALEXANDER	328 ELEANOR ST SE	ATLANTA GA 30317 ATLANTA GA 30317
BENNETT MARNIE	352 ELEANOR ST SE	ATLANTA GA 30317 ATLANTA GA 30317
MUENCH ANYLTHA TORRES	1699 S BAYSHORE LN	MIAMI FL 33133
WOLIVON ANTENNA TOMILES	1033 3 DATSHOILE LIV	IAIIVIAII I F 22T22

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
CRADEUR 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 30317 ATLANTA GA 30303
ATLANTA CITY OF	68 MITCHELL ST SW # 11100	ATLANTA GA 30303
KROLL BRENDAN	191 WARREN ST SE	ATLANTA GA 30303 ATLANTA GA 30317
MEDDERS BRADEN M	187 WARREN ST SE	ATLANTA GA 30317 ATLANTA GA 30317
RIEDINGER RACHAEL	198 CLAY ST SE UNIT B	ATLANTA GA 30317 ATLANTA GA 30317
LOUZIR OMAR	1163 W PEACHTREE ST NE APT 1207	ATLANTA GA 30317 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 SONDRA 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

VOLINCED COLEMANI	100 MADDENI CT CE	ATLANTA GA 30317
YOUNGER COLEMAN BALE KATHERINE CAMPBELL	188 WARREN ST SE 145 CAMPBELL ST SE	ATLANTA GA 30317 ATLANTA GA 30317
EMRICH ARTHUR B III	1899 BIXBY ST SE	ATLANTA GA 30317 ATLANTA GA 30317
CURRAN SEAN	185 ELEANOR ST SE	ATLANTA GA 30317 ATLANTA GA 30317
BUTTS JOHN R III	171 ELEANOR ST SE	ATLANTA GA 30317 ATLANTA GA 30317
HERBERS SANGER MARTHA A	186 ELEANOR ST SE	ATLANTA GA 30317 ATLANTA GA 30317
JENNINGS REBECCA	1946 MEMORIAL DR SE	ATLANTA GA 30317 ATLANTA GA 30317
O TOOLE KATHRYN E NAYEE JAYMINI	201 HOWARD ST SE 5 201 HOWARD ST NE UNIT 6	ATLANTA GA 30317 ATLANTA GA 30317
MCQUADE STEVEN TRUST	123 WARREN ST SE	ATLANTA GA 30317 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	0TLANTA 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 GERGANA	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 EUGUNE	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
OCONNELL 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
	113 DEARBORN 31 146 CLAY ST SE	
RICCIARDULLI MATEO		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
null	null	null
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 30324 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 ATLANTA GA 30317
GAME I I JEAN	103 CLA I 31 3L	ATLANTA DA 2021/

Meeting ID Topic

83567994620 Community Meeting:1805 - 1863 Memorial Drive SE

Name (Original Name)

Jordan Battle jsm@battlelawpc.com (Josh Mahoney)

Lina Lane Lina Lane

Batoya Clements bdc@battlelawpc.com (Batoya Clements)

Lillie Huddleston Joseph Dinwiddie Lillie Huddleston Joseph Dinwiddie Jadene King Jadene King **User Email**

jnb@battlelawpc.com jsm@battlelawpc.com

lina.lane@campbowwow.com lina.lane@campbowwow.com

bdc@battlelawpc.com lilliehuddleston@gmail.com jldinwiddie@gmail.com lilliehuddleston@gmail.com jldinwiddie@gmail.com jadene.king@badoncre.com jadene.king@badoncre.com



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



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 dogowners 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;



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;



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



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 CONTITUTIONAL 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



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





Top View of Dowels in Top Rail



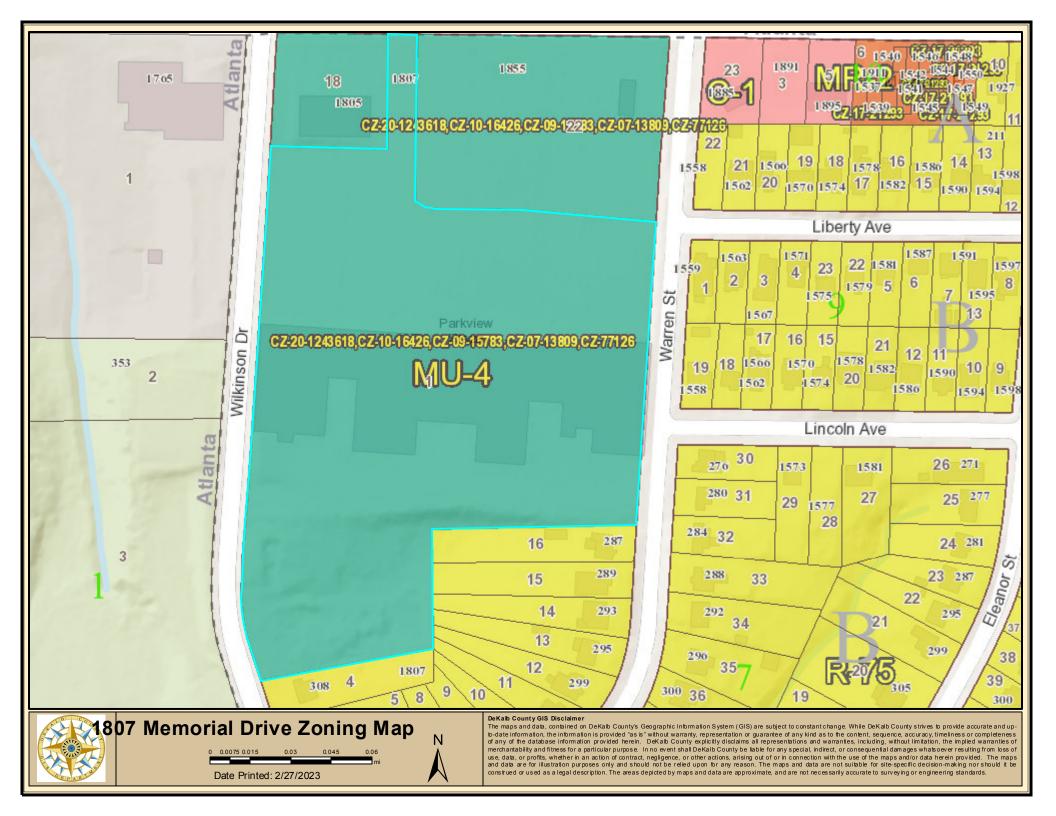


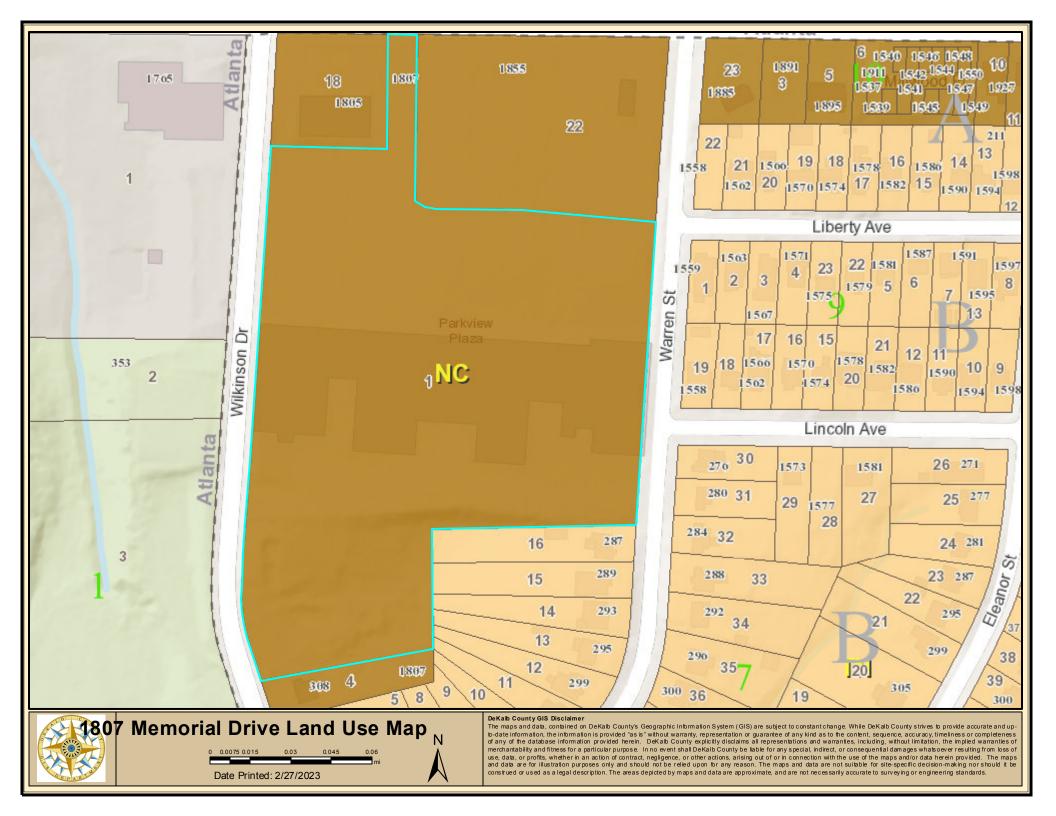
Optional Colors are All White, All Beige and White & Beige













1807 Memorial Drive Aerial View

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Date Printed: 2/27/2023



The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness or any of the database information provided herein. DeKalb County explicitly disclaims all representations and warrantee, including, without limitation, the implied warrantes of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages what soever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.