



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday June 11, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N9. Case No: A-25-1247540

Parcel ID(s): 16 064 03 075

Commission District 04 Super District 07

Applicant: Christopher Tzegaegbe
828 S Stone Mountain Lithonia Road
Lithonia, GA 30088

Owner: Christopher Tzegaegbe
828 S Stone Mountain Lithonia Road
Lithonia, GA 30088

Project Name: 828 S Stone Mtn Lithonia – Accessory Structure

Location: 828 S Stone Mountain Lithonia Road, Lithonia, GA 30088

Requests: Application by Christopher Tzegaegbe to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum height from 24 feet to 26 feet and maximum accessory structure size from 900 feet to 6,300 square feet to construct an accessory structure for a Place of Worship in the R-75 (Residential Medium Lot-75) zoning district.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

STAFF FINDINGS:

The subject property is zoned R-75 and contains a place of worship approved via Special Land Use Permit (SLUP) in the early 2000s. In 2024, a lot combination was completed to consolidate the property into a larger unified campus. The proposed structure, which appears to serve as a gymnasium or multipurpose recreational facility, is intended to support the operations of the religious institution.

The applicant requests variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to:

- Increase the maximum allowable accessory building size, proposing 6,300 square feet where the primary building is 5,400 square feet, and
- Increase the maximum accessory structure height from 24 feet to 26 feet.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The application does not cite a clear physical hardship such as irregular lot shape, topography, or site obstructions. However, the broader challenge arises from the zoning code's one-size-fits-all application of R-75 residential standards to all uses, including places of worship. While places of worship are permitted by right in R-75, the ordinance does not establish tailored development standards for institutional uses under this zoning, resulting in churches and similar facilities being subject to the same dimensional constraints as single-family homes. This regulatory gap imposes limitations that are often incompatible with the operational and spatial needs of institutional uses even if their lot sizes are proportional to the use rather than the zoning (9.53 acres in this case).

In this case, the previously approved SLUP layout reflects programmatic decisions—such as the functional separation of worship space from recreational and service functions—that constrain building placement on the site. These use-based constraints, combined with the lack of zoning flexibility for institutional needs, constitute an exceptional condition that was not self-created and justifies consideration of relief. The requested variance responds not to a special privilege, but to an institutional use being subject to residential design standards that do not account for its function.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The proposed height increase of 2 feet is modest and may be necessary to accommodate programmatic elements such as indoor sports or assembly space. While the structure's 6,300-square-foot footprint exceeds that of the 5,400-square-foot primary building, the variance appears proportionate given the institutional use and the overall parcel size of 9.53 acres.

Within the context of a unified religious campus, the proposed building size is consistent with site capacity and function. Provided setbacks, buffers, and visual scale are maintained relative to surrounding residential development, the request does not represent an excessive departure from the zoning ordinance's intent.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The site operates as a place of worship and is set back from adjacent residential properties, reducing potential impacts. The proposed structure is likely to serve congregational or community-oriented activities, such as after-school programs, indoor recreation, or event space. These uses generally align with the institutional nature of the site and do not inherently present land use conflicts.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

A literal application of the zoning ordinance would restrict the applicant to a 24-foot height and prohibit accessory structures from exceeding the size of the primary building. These limits may not reflect the operational reality of modern worship campuses, which often include large auxiliary buildings such as fellowship halls, classrooms, or recreational centers.

However, this argument rests more on programmatic need than on site-specific hardship. The hardship, if present, lies in the disconnect between permitted uses under SLUP and dimensional constraints in the base zoning code. It is therefore a contextual or functional hardship rather than one rooted in physical limitations. As such, the Board must determine whether that interpretation warrants variance relief or triggers an alternative planning pathway.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The subject property lies within the Suburban (SUB) character area, which supports neighborhood-serving institutional uses and encourages flexible site design that enhances community connectivity and access to services. The SUB area specifically recognizes religious institutions, civic buildings, and recreational facilities as compatible land uses, particularly when integrated into established neighborhoods with appropriate transitions and buffering.

If the proposed structure remains functionally and operationally tied to the existing place of worship, the variance may be viewed as supporting the evolving mission of a community-serving institution. Religious campuses are expected to expand amenities over time, and allowing measured growth—within the scale of a 9.53-acre site—can align with the Comprehensive Plan's goals for institutional presence, pedestrian access, and neighborhood stabilization.

FINAL STAFF ANALYSIS:

Staff recommends approval. The requested height and size variances are reasonable given the use as a Place of Worship, the 9.53-acre lot and institutional context. The Suburban (SUB) character area supports community-serving uses when designed to respect surrounding residential character.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Christopher Tzegaegbe

Mailing Address: 2360 Park Estates Dr

City/State/Zip Code: Snellville, GA 30078

Email: starcon11@yahoo.com

Telephone Home: 404-552-0964 Business: 404-286-3004

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: New Creation Christian Fellowship, Inc.

Address (Mailing): 806 S Stone Mountain Lithonia Rd, Lithonia, GA 30088

Email: floyddautrieve@gmail.com Telephone Home: 404-435-1527 Business: 404-435-1527

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 828 S Stone Mountain Lithonia Rd City: Lithonia State: GA Zip: 30088

District(s): 4/7 Land Lot(s): _____ Block: _____ Parcel: 16 064 03 075

Zoning Classification: R-100 Commission District & Super District: 4/7

CHECK TYPE OF HEARING REQUESTED:

- ☒ **VARIANCE** (From Development Standards causing undue hardship upon owners of property.)
- ☐ **SPECIAL EXCEPTIONS** (To reduce or waive off-street parking or loading space requirements.)
- ☐ **OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.**

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4/24/25

Applicant
Signature: 

DATE: _____

Applicant
Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 4/24/25 Applicant/Agent Signature: 

TO WHOM IT MAY CONCERN:

(I)/ (WE): New Creation Christian Fellowship, Inc. Represented by Bishop Floyd Dautrieve
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

  
Notary Public Owner Signature

Notary Public Owner Signature

Notary Public Owner Signature

Plan Review - Workflow Routing Slip

Report Generated: 01/31/2025 08:48 PM

Review Type: **Site Development**
Number of Files: **37**
Project Name: **1247088**
Workflow: **1247088 - Land Development Template - 6/27/2024 8:39:07 AM**
Total Review Comments: **37**
Total Review Cycle: **2**

Days Calculated as: **Business Days**
Time Elapsed: **150 days 13 hrs**
Time with Jurisdiction: **42 days 7.5 hrs**
Time with Applicant: **108 days 5.5 hrs**
Completed Submission (Prescreen): **0 days 8 hrs**
Completed Plan Review: **Not Completed**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER
Applicant Upload Task	Completed		0	06/27/2024 08:39 AM	06/27/2024 11:07 AM	06/27/2024 11:13 AM	Applicant	Reginald Crayton
Assign Engineering Review Officer Task	Completed		0	06/27/2024 11:13 AM	06/27/2024 04:34 PM	06/27/2024 04:34 PM	Land Development Supervisor	Gamaliel Herry
Prescreen Review Task	Completed		0	06/27/2024 04:34 PM	06/27/2024 04:35 PM	06/27/2024 04:35 PM	Engineering Review Officer	Gamaliel Herry
Assign Reviewers Task - Staff Review	Completed		0	06/27/2024 04:35 PM	06/27/2024 04:35 PM	06/27/2024 04:52 PM	Engineering Review Officer	Gamaliel Herry
DEV ZONING REVIEW Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	08/14/2024 12:18 PM	08/14/2024 12:56 PM	DEV ZONING REVIEW	Robert Satterwhite
ENVIRONMENTAL REVIEW Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	07/05/2024 11:09 AM	07/05/2024 03:18 PM	ENVIRONMENTAL REVIEW	Gary Liao
ENVIRONMENTAL TREE REVIEW Department Review cycle #1	Completed	Approved	1	06/27/2024 04:52 PM	06/28/2024 09:27 AM	06/28/2024 09:30 AM	ENVIRONMENTAL TREE REVIEW	Russell Tanning
GIS DEPT REVIEW IS REQUIRED Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	06/28/2024 01:34 PM	07/12/2024 11:58 AM	GIS DEPT REVIEW IS REQUIRED	Scott Clarke
PLANS REVIEW Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	07/05/2024 11:09 AM	07/05/2024 03:18 PM	PLANS REVIEW	Gary Liao
PROJECT FIRE SITE REVIEW Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	07/08/2024 09:36 AM	07/08/2024 10:17 AM	PROJECT FIRE SITE REVIEW	Tony Pruitt
ROADS_DRAINAGE REVIEW IS REQ Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	06/28/2024 09:55 AM	07/02/2024 11:57 AM	ROADS_DRAINAGE REVIEW IS REQ	Gracien Onya
SANITATION REVIEW IS REQUIRED Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	07/15/2024 02:46 PM	07/16/2024 06:08 PM	SANITATION REVIEW IS REQUIRED	Roger Young
TRANSPORTATION REVIEW IS REQ Department Review cycle #1	Completed	Approved	1	06/27/2024 04:52 PM	07/08/2024 09:12 AM	07/17/2024 10:07 AM	TRANSPORTATION REVIEW IS REQ	Ledrous Brown
WATER AND SEWER REVIEW IS REQ Department Review cycle #1	Completed	Failed	1	06/27/2024 04:52 PM	07/02/2024 12:19 PM	07/05/2024 11:33 AM	WATER AND SEWER REVIEW IS REQ	Scott Dalrymple
Review Complete Task - Staff Review	Completed		1	08/14/2024 12:56 PM	08/14/2024 01:07 PM	08/14/2024 01:07 PM	Engineering Review Officer	Gamaliel Herry
Applicant Resubmit Task	Completed		1	08/14/2024 01:07 PM	08/19/2024 06:53 PM	01/17/2025 04:15 PM	Applicant	Reginald Crayton
Resubmit Received Task - Staff Review	Completed		0	01/17/2025 04:15 PM	01/17/2025 05:43 PM	01/17/2025 05:46 PM	Engineering Review Officer	Kennisha Collins
DEV ZONING REVIEW Department Review cycle #2	Pending		2	01/17/2025 05:46 PM			DEV ZONING REVIEW	
ENVIRONMENTAL REVIEW Department Review cycle #2	Completed	Approved	2	01/17/2025 05:46 PM	01/24/2025 08:33 AM	01/24/2025 08:55 AM	ENVIRONMENTAL REVIEW	Maxtin Fordham
GIS DEPT REVIEW IS REQUIRED Department Review cycle #2	Accepted		2	01/17/2025 05:46 PM	01/21/2025 08:34 AM		GIS DEPT REVIEW IS REQUIRED	Scott Clarke
PLANS REVIEW Department Review cycle #2	Completed	Approved	2	01/17/2025 05:46 PM	01/24/2025 08:33 AM	01/24/2025 08:54 AM	PLANS REVIEW	Maxtin Fordham
PROJECT FIRE SITE REVIEW Department Review cycle #2	Completed	Approved	2	01/17/2025 05:46 PM	01/21/2025 03:22 PM	01/21/2025 05:00 PM	PROJECT FIRE SITE REVIEW	Tony Pruitt
PROJECT FIRELINE REVIEW Department Review cycle #2	Completed	Failed	2	01/17/2025 05:46 PM	01/21/2025 03:22 PM	01/21/2025 05:01 PM	PROJECT FIRELINE REVIEW	Tony Pruitt
ROADS_DRAINAGE REVIEW IS REQ Department Review cycle #2	Completed	Approved	2	01/17/2025 05:46 PM	01/21/2025 08:01 AM	01/21/2025 02:13 PM	ROADS_DRAINAGE REVIEW IS REQ	Gracien Onya
SANITATION REVIEW IS REQUIRED Department Review cycle #2	Completed	Approved	2	01/17/2025 05:46 PM	01/24/2025 04:21 PM	01/24/2025 04:50 PM	SANITATION REVIEW IS REQUIRED	TOMMY TRAVIS
WATER AND SEWER REVIEW IS REQ Department Review cycle #2	Completed	Failed	2	01/17/2025 05:46 PM	01/22/2025 08:59 AM	01/22/2025 12:44 PM	WATER AND SEWER REVIEW IS REQ	Scott Dalrymple

GENERAL NOTES

A0.01 ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.

A0.02 ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT. ARRANGEMENTS FOR PRECLUDE ANY LABOR RELATED JOB DISPUTES COMPLIANCE WITH THESE REQUIREMENTS SHALL BE MADE BY GC TO & RELATED DELAYS/PROBLEMS & COSTS.

A0.03 CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.

A0.04 MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.

A0.05 THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

A0.06 GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.

A0.07 FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.

A0.08 THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.

A0.09 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.

A0.10 GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL UNDER THE JURISDICTION OF A SPECIFIED TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

A0.11 NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY OWNER.

A0.12 CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.

A0.13 THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL(PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.

A0.14 CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.

A0.15 WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.

A0.16 INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.

A0.17 IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.

A0.18 WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

A0.19 GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.

A0.20 SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT IN TRIPLICATE FOR REVIEW. SHOP DRAWINGS ENHANCE THESE SPECIFICATIONS: APPROVAL OF SHOP DRAWINGS SHALL NOT RELEASE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK AS SPECIFIED.

A0.21 THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND/ OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND/OR FABRICATION.

A0.22 ALL REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR LOWER PRICE WITH CREDIT TO THE OWNER IS PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.

A0.23 CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, IMMEDIATELY FOLLOWING DIRECTIVE TO PROCEED WITH WORK, CONFIRMATION WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT AND ANY LONG LEAD TIME ITEMS.

A0.24 DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE HE INFLECTS UPON THE EXISTING WORK WHICH WILL REMAIN. IF FOR ANY REASON DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE, SUBMIT WRITTEN NOTIFICATION OF THIS BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COSTS OF SATISFACTORILY REPAIRING OR REPLACING DAMAGED WORK.

A0.25 FINAL CLEANING AT COMPLETION SHALL INCLUDE DUSTING OF ALL FINISHED SURFACES, VACUUMING, REMOVAL OF SPOTS, STAINS, LABELS, FINGERPRINTS, SPILLS, AND CLEANING OF ALL INTERIOR GLASS.

A0.27 JOB SITE CLEAN-UP SHALL CONTINUE BEYOND DATE OF SUBSTANTIAL COMPLETION TO MOVE-IN DAY AND SHALL INCLUDE REMOVAL OF ACCUMULATED DEBRIS RESULTING FROM WORK BY TELECOMMUNICATIONS CONTRACTORS AND OTHER VENDORS UNDER CONTRACT TO THE OWNER. (NOTE:FURNITURE PACKING MATERIALS WILL BE RESPONSIBILITY OF FURNITURE VENDOR.)

A0.28 GENERAL CONDITIONS (AIA DOCUMENT A201) APPLIES TO THIS PROJECT AND IS A PART OF THIS CONTRACT.

MINIMUM PLUMBING FACILITIES
(PER IPC 4.3.1)

OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	OTHER
	MALE	FEMALE	MALE	FEMALE		
	1 PER 125	1 PER 65	1 PER 200	1 PER 200	1 PER 1000	1 SERVICE SINK
RECREATION CENTER	3/3	4/4	2 / 2	2 / 3	1 / 1	1 / 1
REQUIRED / PROVIDED						

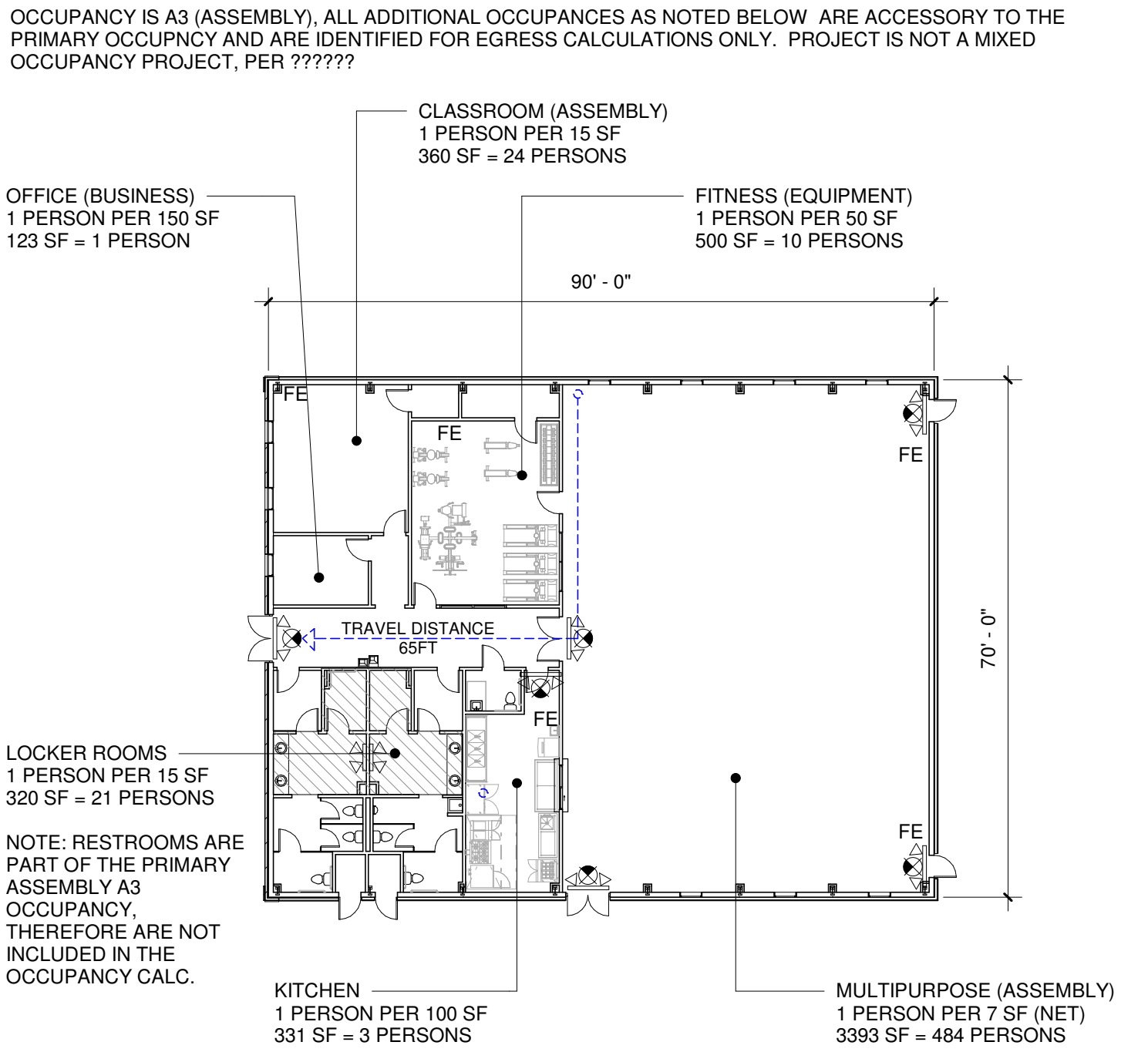
ARCHITECTURAL SYMBOLS

	ELEVATION INDICATOR: ELEV.NUMBER - SHEET NUMBER	NAME NN.NNN	ROOM TAG
	SECTION INDICATOR: DRAWING NUMBER SHEET NUMBER		REVISION NUMBER
	ENLARGED PLAN/DETAIL: DRAWING NUMBER SHEET NUMBER		CODED NOTE
	ELEVATION HEIGHT INDICATOR: HEIGHT DESCRIPTION	X	WINDOW TYPE SYMBOL
		ALIGN	ALIGN ELEMENTS

ABBREVIATIONS

A/C	AIR CONDITIONER	GA	GAUGE	REF	REFRIGERATOR
ADJ	ADJACENT	GALV	GALVANIZED	REFRIG	REFRIGERATOR
ADMIN	ADMINISTRATION	GW	GYP	REQ	REQUIRED
AFF	ABOVE FINISH FLOOR	GYP BD	GYPSUM WALL BOARD	REV	REVISION/REVISED
ALT	ALTERNATE	HDW	HEATING, VENTILATING, HARDWARE	RM	ROOM
ALUM	ALUMINUM	HVAC	AIR CONDITIONING	SAN	SANITARY
APPROX	APPROXIMATE	INT	INTERIOR	SCHED.	SCHEDULE
ARCH	ARCHITECTURAL	JAN	JANITOR	SEC	SECRETARY
AVG	AVERAGE	JUNC	JUNCTION	SF	SQUARE FOOT
BLDG	BUILDING	LAM	LAMINATED	SIM	SIMILAR
BOT	BOTTOM	LAV	LAVATORY	SQ	SQUARE
CPT	CARPET	MAX	MAXIMUM	SS	STAINLESS STEEL
CAB	CABINET	MECH	MECHANICAL	STD	STANDARD
CL	CENTERLINE	MEZZ	MEZZANINE	STOR	STORAGE
CLG	CEILING	MFR	MANUFACTURER	SW	SWITCH
CL.GHT	CEILING HEIGHT	MGR	MANAGER	TV	TELEVISION
CLF	CLEAR	MISC	MISCELLANEOUS	TYP	TYPICAL
CONF	CONFERENCE	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
CORR	CORRIDOR	NTS	NOT TO SCALE	VENT	VENTILATION
DIA	DIAMETER	NOM	NOMINAL	VERT	VERTICAL
DIM	DIMENSION	OC	ON CENTER	VWC	VINYL WALLCOVERING
DN	DOWN	OPNG	OPPOSITE	VEST	VESTIBULE
DR	DOOR	PL	PLASTIC LAMINATE	W/	WITH
DTL/DET	DETAIL	PLAM	PLASTIC LAMINATE	WC	WALLCOVERING
DWG	DRAWING	PLYWD	PLYWOOD	WO	WOOD
EL	ELEVATION	PT	PAINT	W/O	WITHOUT
ELEV	ELEVATOR	QTY	QUANTITY		
EQ	EQUAL				
EQUIP	EQUIPMENT				
EXST	EXISTING				
FE	FIRE EXTINGUISHER				
FL	FLOOR				
FURN	FURNITURE				

LIFE SAFETY PLAN (1"=20'-0")



CODE ANALYSIS

I. AUTHORITIES

A. DEKALB COUNTY BUILDING DEPARTMENT

B. DEKALB COUNTY FIRE MARSHAL

III. PROJECT CRITERIA

A. OCCUPANCY: ASSEMBLY (A3)

B. TYPE OF CONSTRUCTION: IIB

C. SPRINKLERED: **YES**

D. FIRE ALARM: **YES**

E. 1-HOUR PROTECTED: NO

F. GROSS AREA OF PROJECT: 6300 SF

G. NUMBER OF STORIES: 1

II. APPLICABLE CODES

A. INTERNATIONAL BUILDING CODE - 2018 EDITION W/ GA AMENDMENTS (2020, 2022)

B. INTERNATIONAL RESIDENTIAL BUILDING CODE - 2018 EDITION W/ GA AMMENDMENTS (2020)

C. NATIONAL ELECTRICAL CODE - 2020 EDITION W/ GA AMMENDMENTS (2021)

D. INTERNATIONAL FUEL GAS CODE - 2018 EDITION W/ GA AMMENDMENTS (2020, 2022)

E. INTERNATIONAL MECHANICAL CODE - 2018 EDITION W/ GA AMMENDMENTS (2020)

F. INTERNATIONAL PLUMBING CODE - 2018 EDITION W/ GA AMMENDMENTS (2020, 2022, 2023)

G. INTERNATIONAL ENERGY CONSERVATION CODE- 2015 EDITION W/ GA SUPPLEMENTS AND AMMENDMENTS (2020, 2022, 2023)

H. INTERNATIONAL SWIMMING POOL AND SPA CODE- 2018 EDITION W/ GA AMMENDMENTS (2020)

I. GEORGIA ACCESSIBILITY CODE / 1997 / GAC 120-3-20

J. INTERNATIONAL FIRE CODE - 2018 EDITION

K. NFPA 101 (LIFE SAFETY CODE) 2018 EDITION

L. U.S. DEPT. OF JUSTICE, ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) - 2010 EDITION

M. SEE THE "BUILDING AND FIRE COMMERCIAL PLANS SUBMITTAL CHECKLIST" LOCATED IN THE DEKALB DOCUMENTS FOLDER IN PROJECTDOX. CHAPTER 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE STANDARDS IN GEORGIA LINK TO RULES AND REGULATIONS:

IV. GENERAL BUILDING LIMITATIONS

IBC SECTION 302.0

A. OCCUPANCY CLASSIFICATION: TYPE A3/ NEW ASSEMBLY NFPA 101, CHAPTER 12

B. GENERAL BUILDING LIMITATIONS: IIB IBC TABLE 503

CONSTRUCTION TYPE: 2 STORY

HEIGHT LIMITS: 9,500 SF./FL.

C. OCCUPANCY LOAD CALCULATION: REFER TO CHART NFPA 101, SECTION 7.3.1

D. EXITS & TRAVEL DISTANCE

CAPACITY OF MEANS OF EGRESS: 2 EXIT REQ'D

TRAVEL DISTANCE: 200 FT. MAX. NFPA 101, SECTION 12.2.6

DEAD END CORRIDORS: 20 FT. NFPA 101, SECTION 12.2.5.2

COMMON PATH OF TRAVEL: 75 FT. IBC TABLE 1004.3.2.1

DOORS - WIDTH?

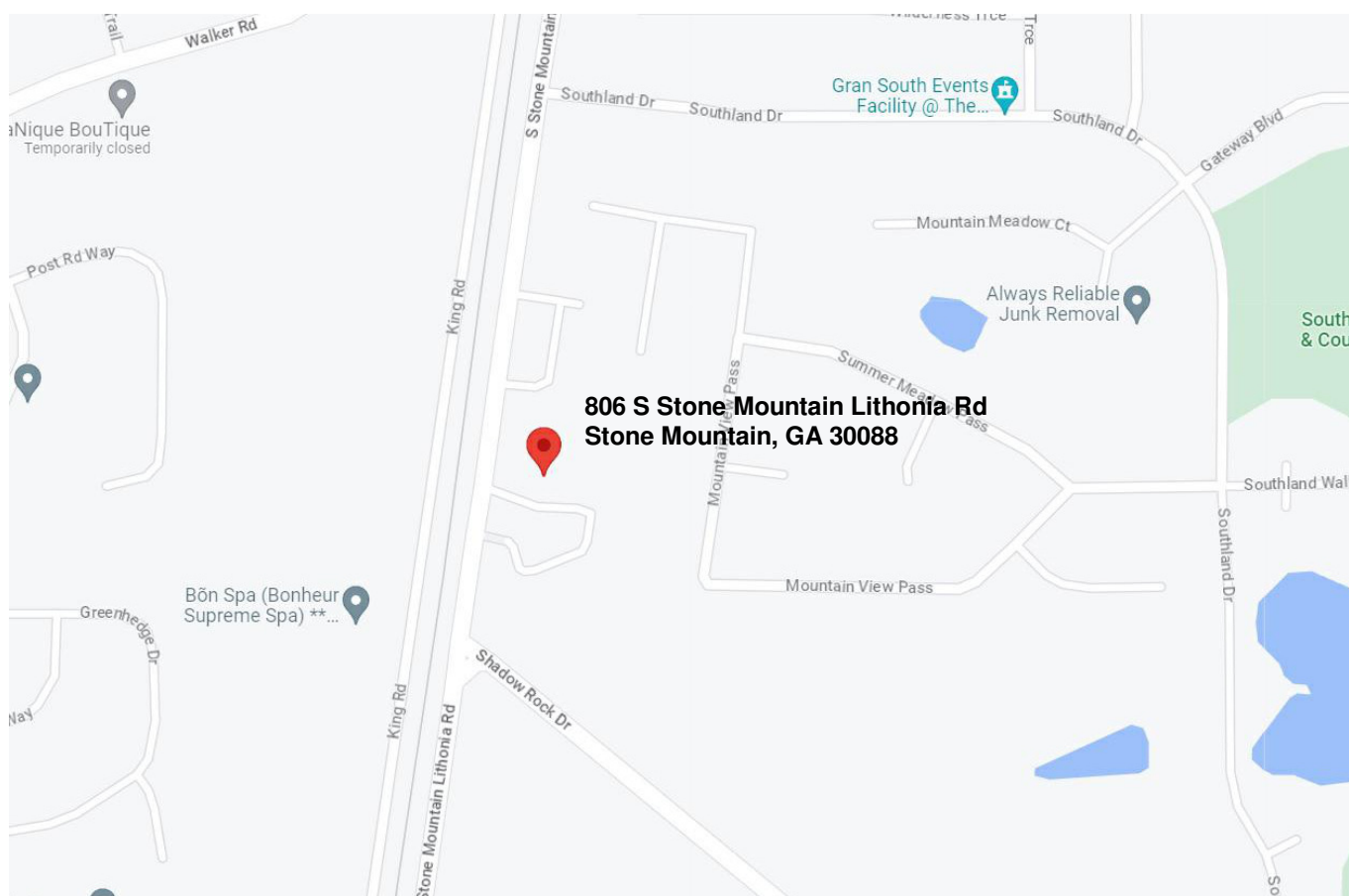
E. FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS - TYPE IIB IBC TABLE 601

- STRUCTURAL FRAME (COLUMNS, GIRDERS & TRUSSES) 0 HR.
- BEARING WALLS INTERIOR 0 HR, EXTERIOR N/A
- NON-BEARING WALLS AND PARTITIONS INTERIOR 0 HR, EXTERIOR 0 HR
- FLOORS, FLOOR CEILING CONSTRUCTION 0 HR
- ROOFS, ROOF CEILING CONSTRUCTION 0 HR

F. PER NFPA 101, 2018 EDITION, 12.3.5.3, A SPRINKLER SYSTEM IS NOT REQUIRED IN THE FOLLOWING:

- ASSEMBLY OCCUPANCIES CONSISTING OF A SINGLE MULTIPURPOSE ROOM OF LESS THAN 12,000 FT² (1115 M²) THAT ARE NOT USED FOR EXHIBITION OR DISPLAY AND ARE NOT PART OF A MIXED OCCUPANCY
- GYMNASIUMS, SKATING RINKS, AND SWIMMING POOLS USED EXCLUSIVELY FOR PARTICIPANT SPORTS WITH NO AUDIENCE FACILITIES FOR MORE THAN 300 PERSON

LOCATION MAP



CALCULATIONS
(PER LSC 7.3.1.2)

USE (LOAD FACTOR)	FLOOR AREA (SF)	OCCUPANTS
OFFICE (1 PER 150SF GROSS)	123 SF	1
MULTIPURPOSE (UNCONCENTRATED - 1 PER 7 NET)	3393 SF	484
KITCHEN (1 PER 100 GROSS)	331 SF	3
FITNESS (EQUIPMENT - 1 PER 50 GROSS)	500 SF	10
CLASSROOM (ASSEMBLY - 1 PER 15 NET)	360 SF	24
LOCKER ROOMS (1 PER 15)	320 SF	21
TOTAL		543

The Dautrieve Family Recreation & Education Center

806 S. Stone Mountain Lithonia Road
Stone Mountain, Georgia, 30088

Owners:
New Creation Christian Fellowship
806 S. Stone Mountain Lithonia Road
Stone Mountain, Georgia, 30088

Architect:
Dshopcafe LLC
919 E. Rock Springs Rd NE
Atlanta, GA 30306
Contact: Tim Sliger, AIA
(P) 404.889.5529
(E) tim@dshopcafe.com

Contractor:
TBD

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	ORIGINAL ISSUE DATE	REVISION NO.	REVISION ISSUE DATE
A0	COVER SHEET/GENERAL PROJECT INFORMATION	07.07.23	3	06.24.24
A1	SITE PLAN, NOTES & PORTE COCHERE	07.07.23	3	06.24.24
A2	CONSTRUCTION PLAN & NOTES	07.07.23	2	04.12.24
A3	CEILING/LIGHTING PLAN & NOTES	07.07.23	1	04.12.24
A4	FINISH PLAN & NOTES	07.07.23	1	04.12.24
A5	BUILDING ELEVATIONS	07.07.23	1	04.12.24
A6	STRUCTURAL DRAWINGS & MISC. DETAILS	07.07.23	2	06.24.24
A7	WALL TYPES & MISC DETAILS	07.07.23	2	06.24.24
E1	ELECTRICAL PLAN, NOTES & DETAILS	07.07.23	1	04.12.24
M1	MECHANICAL PLAN, NOTES & DETAILS	07.07.23	1	04.12.24
P1	PLUMBING PLAN, NOTES & DETAILS	07.07.23	2	06.24.24

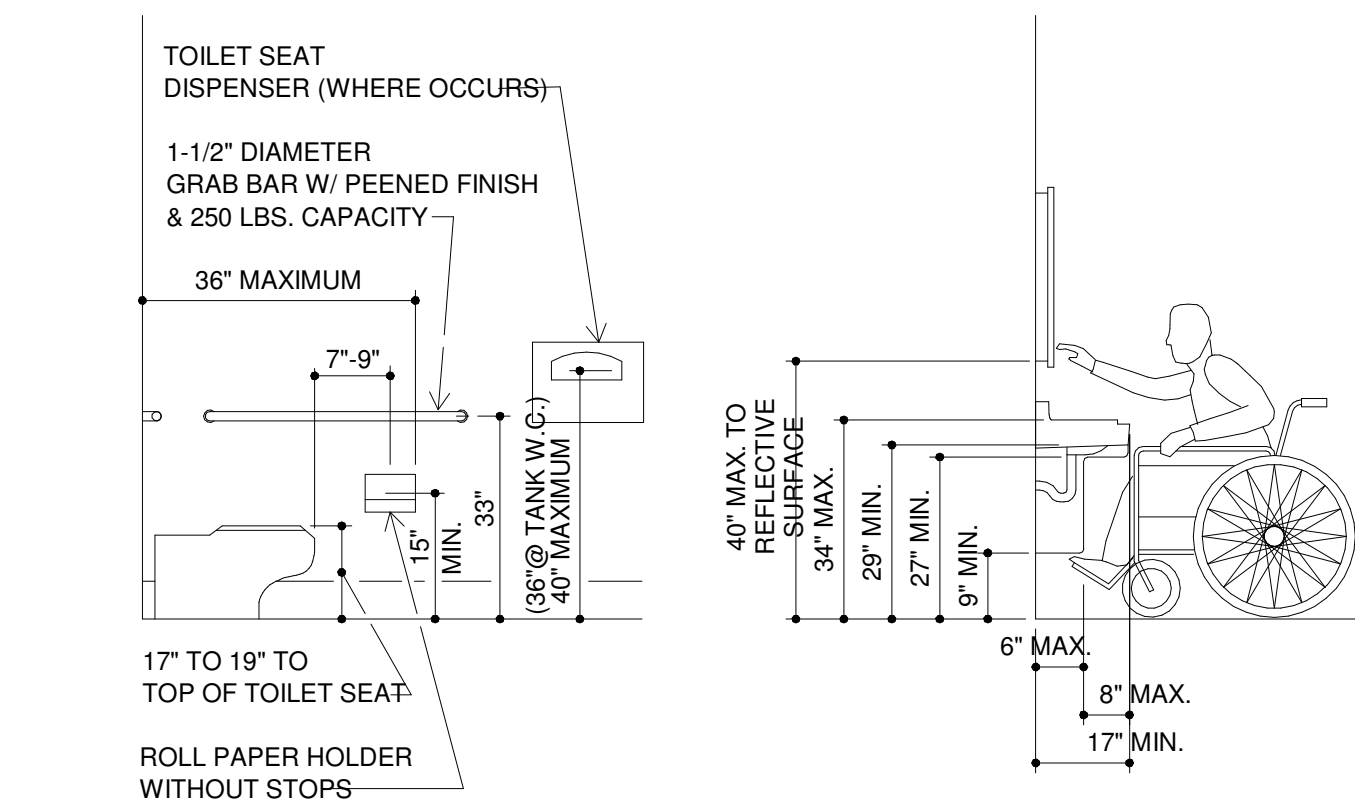
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A NEW PRE-ENGINEEREIND METAL BUILDING, SINGLE STORY, FREE-STANDING GROUND UP MULTI-PURPOSE/RECREATIONAL CENTER, INCLUDING NEW INTERIOR WALLS, CEILING, LIGHTING, FLOORING, ELECTRICAL PLUMBING AND MECHANICAL. PROJECT AREA IS APPX 6300 SF.

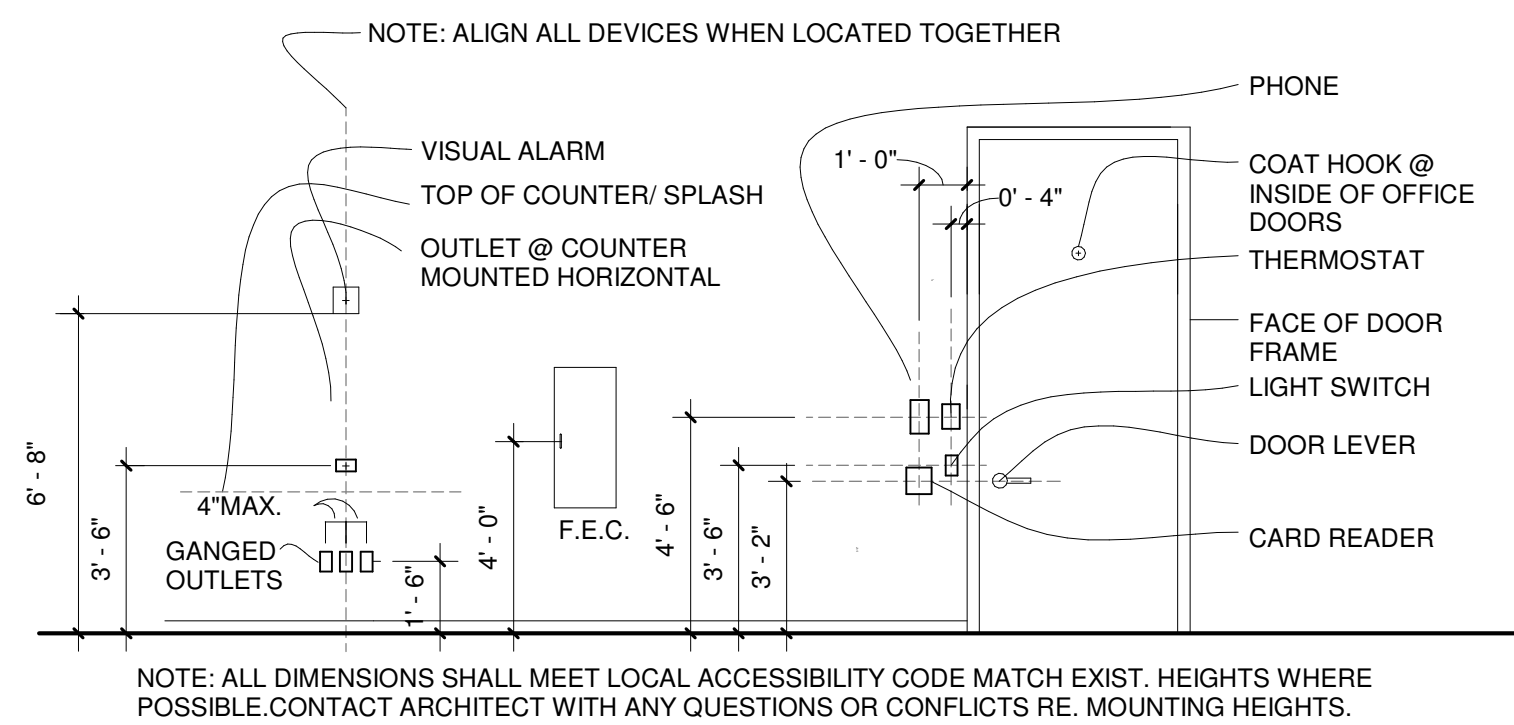
PROJECT IS A NEW ASSEMBLY OCCUPANCY PER 2018 NFPA 101 (LSC), CHAPTER 12 AND A-3 PER 2018 IBC. ALL ADDITIONAL OCCUPANCY CLASSIFICATIONS ARE ACCESSORY TO THE PRIMARY USE/OCCUPANCY AND ARE IDENTIFIED FOR EGRESS CALCULATION ONLY. PER PROJECT IS NOT A MIXED OCCUPANCY PROJECT.

FOOD PREPARATION IN KITCHEN, ASSESSORY USE TO A3, IS FOR PRIVATE RELIGIOUS EVENTS ONLY, NOT OPEN TO THE PUBLIC. THE MULT-PURPOSE SPACE IS TO BE USED FOR VARIOUS RELIGIOUS FUNCTIONS, SERVING AS A GYMNASIUM, COMMUNITY, AND LECTURE HALL, ALL A3 OCCUPANCIES.

TYPICAL ADA DIMENSIONS



TYPICAL MOUNTING HEIGHTS



dshop
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919 E. ROCK SPRINGS RD, NE
ATLANTA GA 30306
P: 404.889.5529

EMAIL: TIM@DSHOPCAFE.COM

Project Name :
DAUTRIEVE FAMILY RECREATION & EDUCATION CENTER
806 S. STONE MOUNTAIN LITHONIA ROAD
STONE MOUNTAIN, GEORGIA, 30088

DEKALB COUNTY, GEORGIA



Revisions :

No.	Date	Description
0	07.07.23	ISSUE FOR PERMIT & CONSTRUCTION
1	01.04.24	PERMIT COMMENTS
2	04.12.24	PERMIT COMMENTS
3	06.24.24	PERMIT COMMENTS

Project No.: 23-20

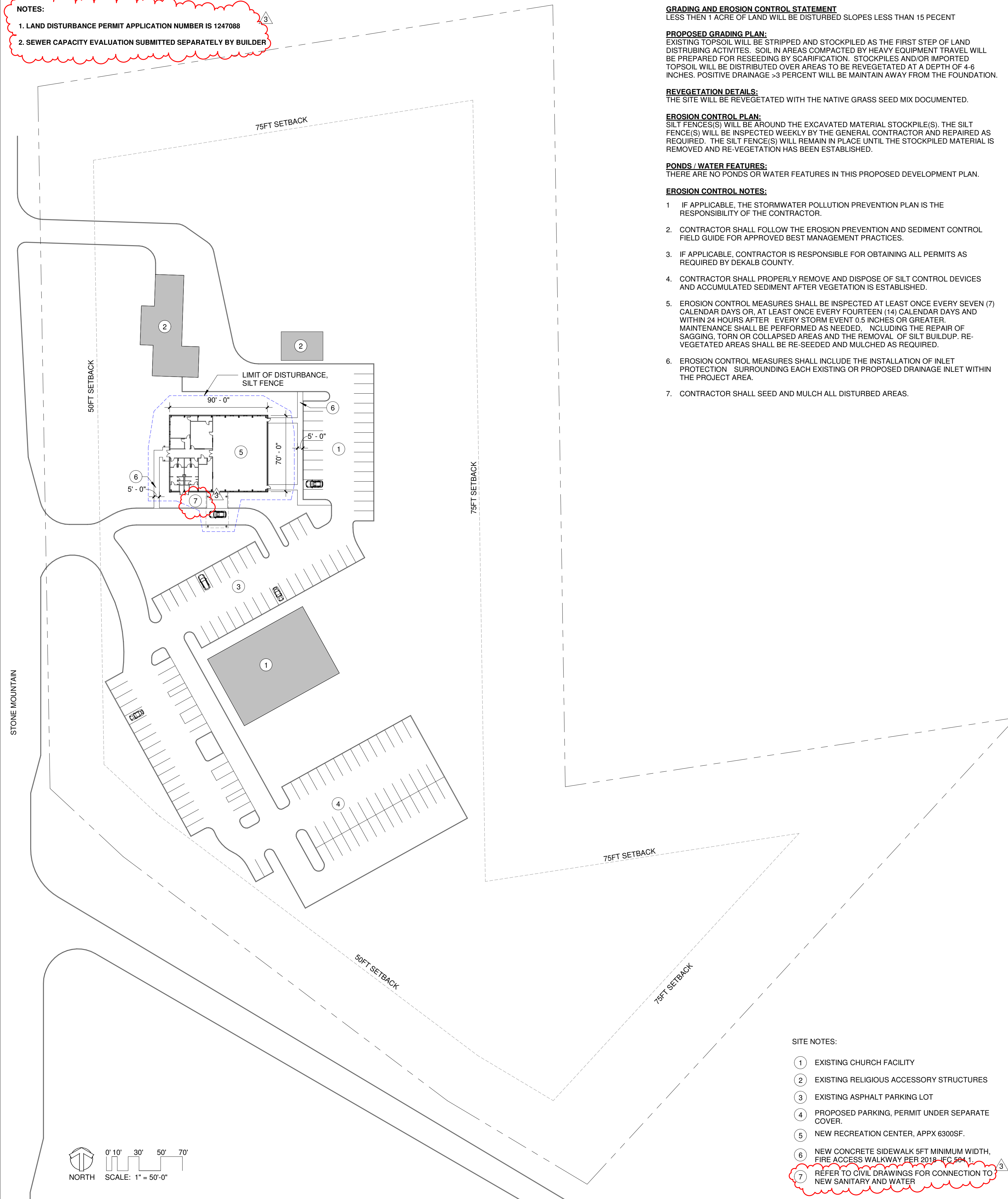
Scale: AS NOTED

Issue Date: 07.07.23

Drawn: TS

COVER SHEET &
GEN. PROJECT
INFO
A0

1. LAND DISTURBANCE PERMIT APPLICATION NUMBER IS 1247088
2. SEWER CAPACITY EVALUATION SUBMITTED SEPARATELY BY BUILDER

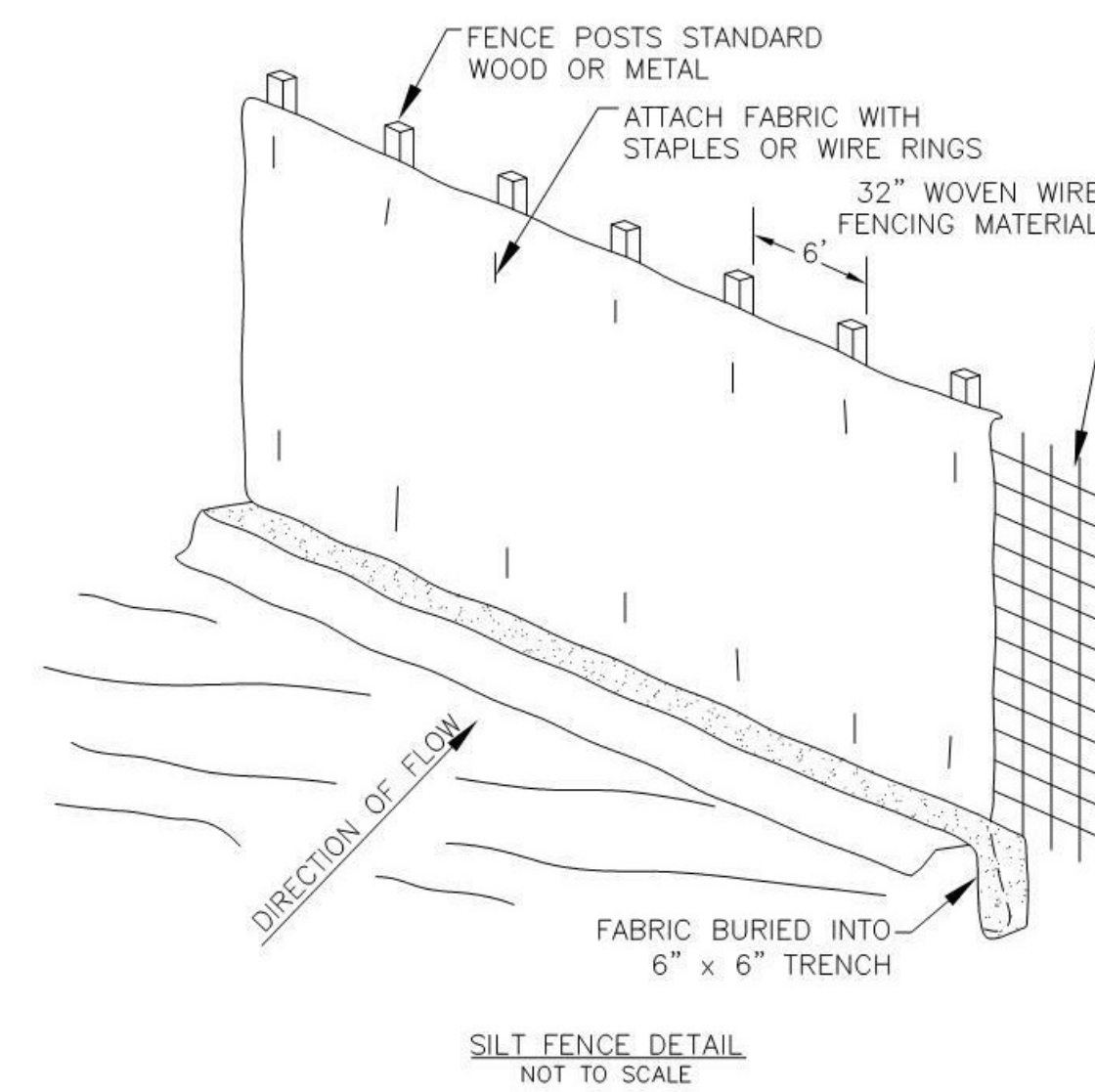


PROPOSED GRADING PLAN:
EXISTING TOPSOIL WILL BE STRIPPED AND STOCKPILED AS THE FIRST STEP OF LAND DISTURBING ACTIVITIES. SOIL IN AREAS COMPACTED BY HEAVY EQUIPMENT TRAVEL WILL BE PREPARED FOR RESEEDING BY SCARIFICATION. STOCKPILES AND/OR IMPORTED TOPSOIL WILL BE DISTRIBUTED OVER AREAS TO BE REVEGETATED AT A DEPTH OF 4-6 INCHES. POSITIVE DRAINAGE >3 PERCENT WILL BE MAINTAIN AWAY FROM THE FOUNDATION.

EROSION CONTROL PLAN:
SILT FENCE(S) WILL BE AROUND THE EXCAVATED MATERIAL STOCKPILE(S). THE SILT FENCE(S) WILL BE INSPECTED WEEKLY BY THE GENERAL CONTRACTOR AND REPAIRED AS REQUIRED. THE SILT FENCE(S) WILL REMAIN IN PLACE UNTIL THE STOCKPILED MATERIAL IS REMOVED AND RE-VEGETATION HAS BEEN ESTABLISHED.

EROSION CONTROL NOTES:

1. IF APPLICABLE, THE STORMWATER POLLUTION PREVENTION PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL FOLLOW THE EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE FOR APPROVED BEST MANAGEMENT PRACTICES.
3. IF APPLICABLE, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AS REQUIRED BY DEKALB COUNTY.
4. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF SILT CONTROL DEVICES AND ACCUMULATED SEDIMENT AFTER VEGETATION IS ESTABLISHED.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR, AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY STORM EVENT 0.5 INCHES OR GREATER. MAINTENANCE SHALL BE PERFORMED AS NEEDED, INCLUDING THE REPAIR OF SAGGING, TORN OR COLLAPSED AREAS AND THE REMOVAL OF SILT BUILDUP. RE-VEGETATED AREAS SHALL BE RE-SEEDING AND MULCHED AS REQUIRED.
6. EROSION CONTROL MEASURES SHALL INCLUDE THE INSTALLATION OF INLET PROTECTION SURROUNDING EACH EXISTING OR PROPOSED DRAINAGE INLET WITHIN THE PROJECT AREA.
7. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS.



UTILITIES NOTES:

1. UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE RESULTING FROM THEIR WORK.
2. MAINTAIN 10 FEET MINIMUM SEPARATION BETWEEN WATER AND SEWER LINES.
3. EXCAVATION AND BACKFILL PER GEORGIA STANDARD SPECIFICATION.
4. TANKS AND MANHOLES MUST BE INSTALLED LEVEL ON SUITABLE FIRM UNDISTURBED OR COMPACTED (TO 98% OF MAX. DENSITY PER AASHTO-99) SOIL TO AVOID SETTLING.
5. SEWER LINE MATERIALS, INSTALLATION AND TESTING MUST CONFORM TO DEKALB COUNTY STANDARDS

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EMAIL: TIM@DSHOPCAFE.COM

Project Name : **DAUTRIEVE FAMILY RECREATION & EDUCATION CENTER**
1806 S. STONE MOUNTAIN LITHONIA ROAD

Project Name :
DAUTRI
806 S. STONE MOUNTAIN
STONE MOUNTAIN

DEKALB COUNTY, GEORGIA



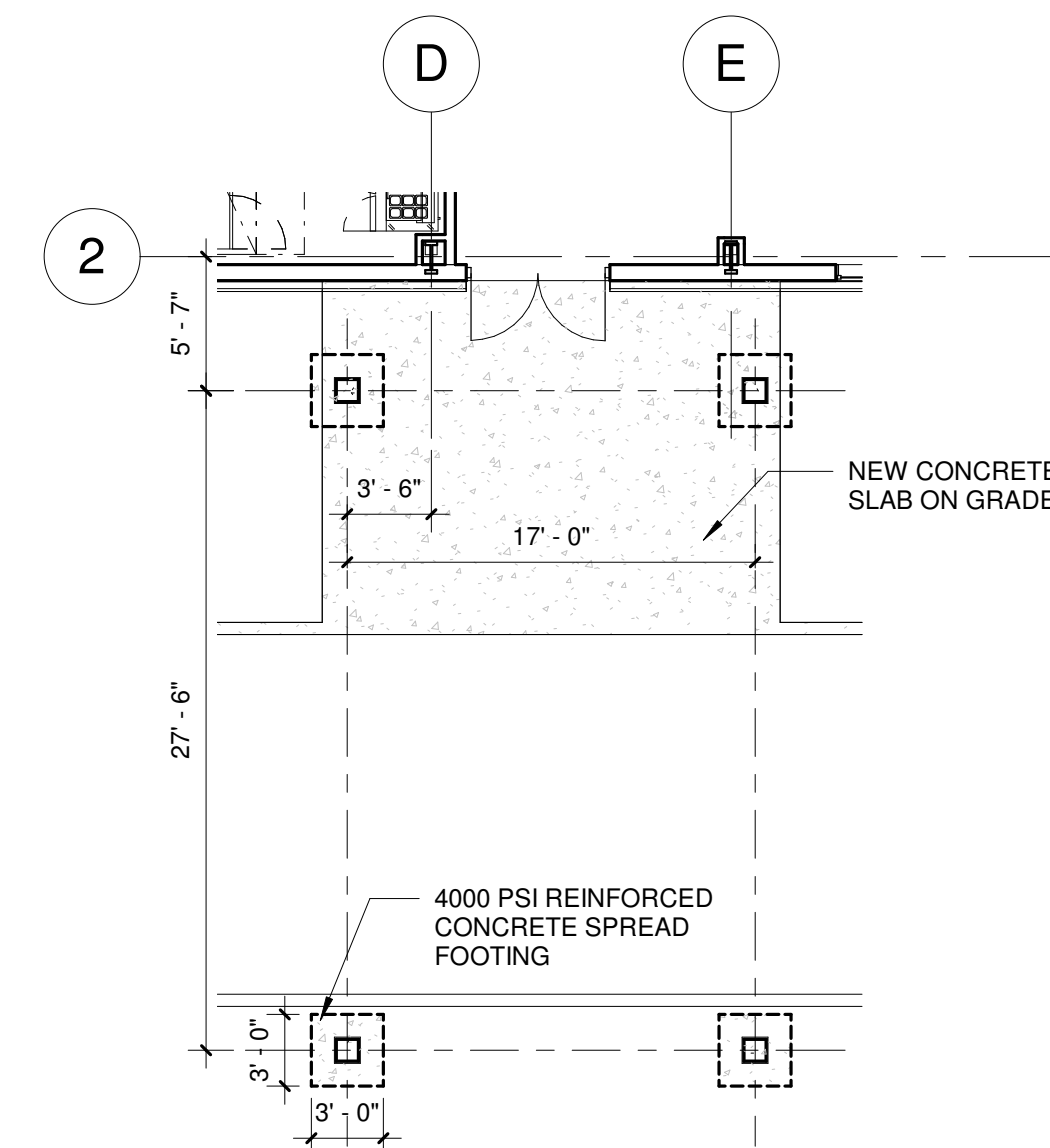
Revisions :		
No.	Date	Description
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3	06.24.24	PERMIT COMMENTS

Project No.:	23-20
Scale:	AS NOTED
Issue Date:	07.07.23
Drawn:	TS

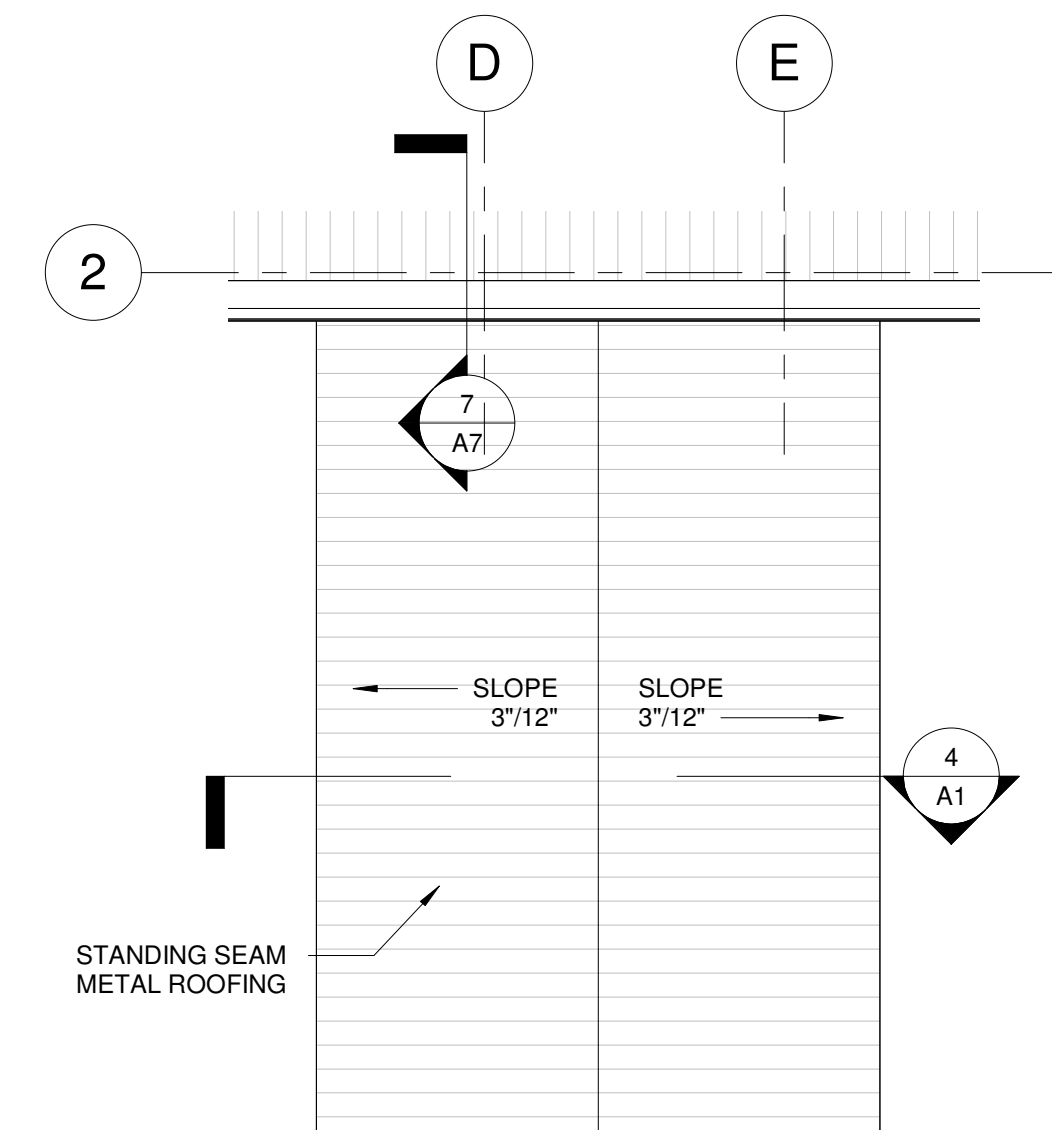
SITE PLAN, NOTES
& PORTE
COCHERE
A1

FOR CONSTRUCTION

2	SILT FENCE DETAIL
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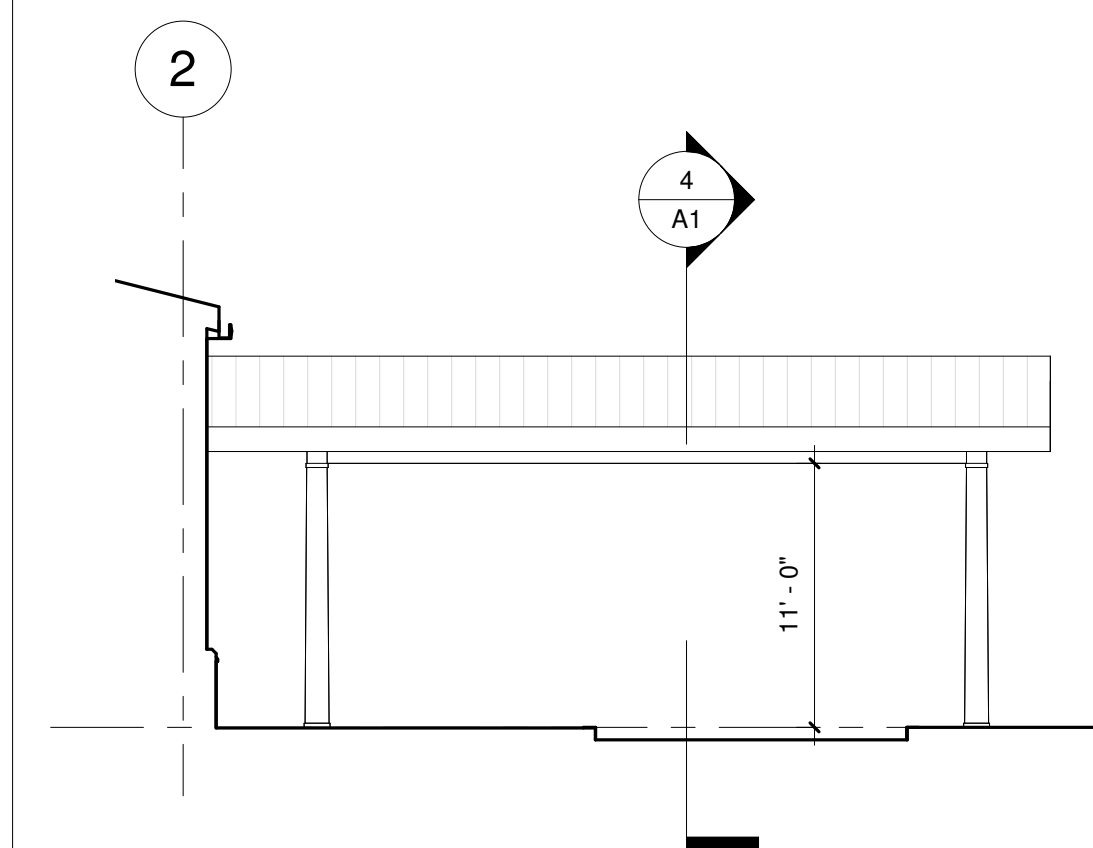


3	UTILITIES NOTES
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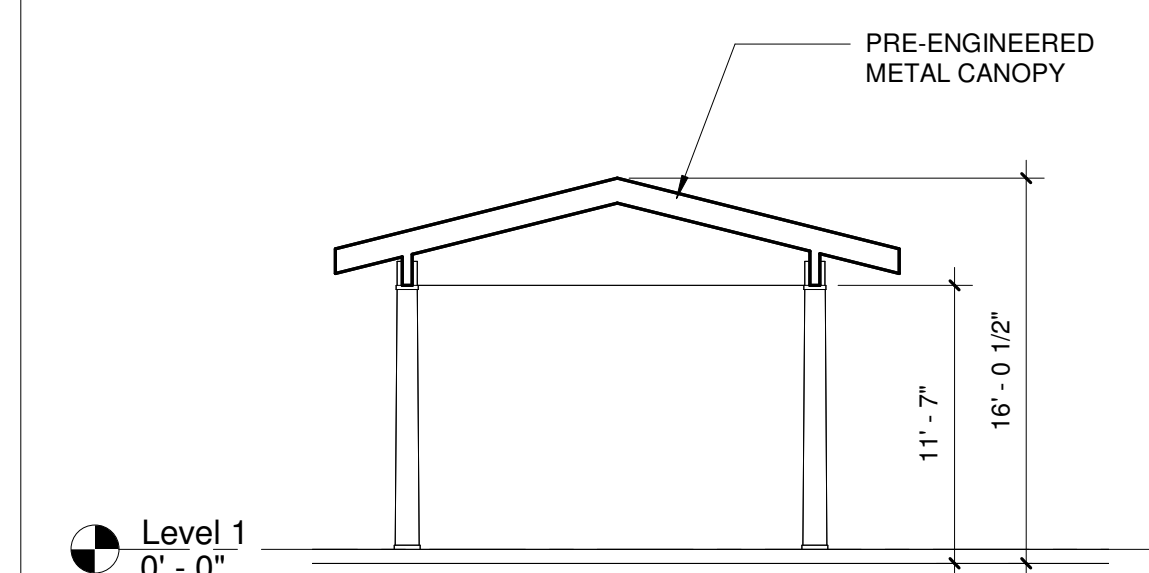
4	CANOPY PLAN
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SCALE: 1/8"=1'-0"



5	CANOPY ROOF PLAN
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SCALE: 1/8"=1'-0"



1	SITE PLAN
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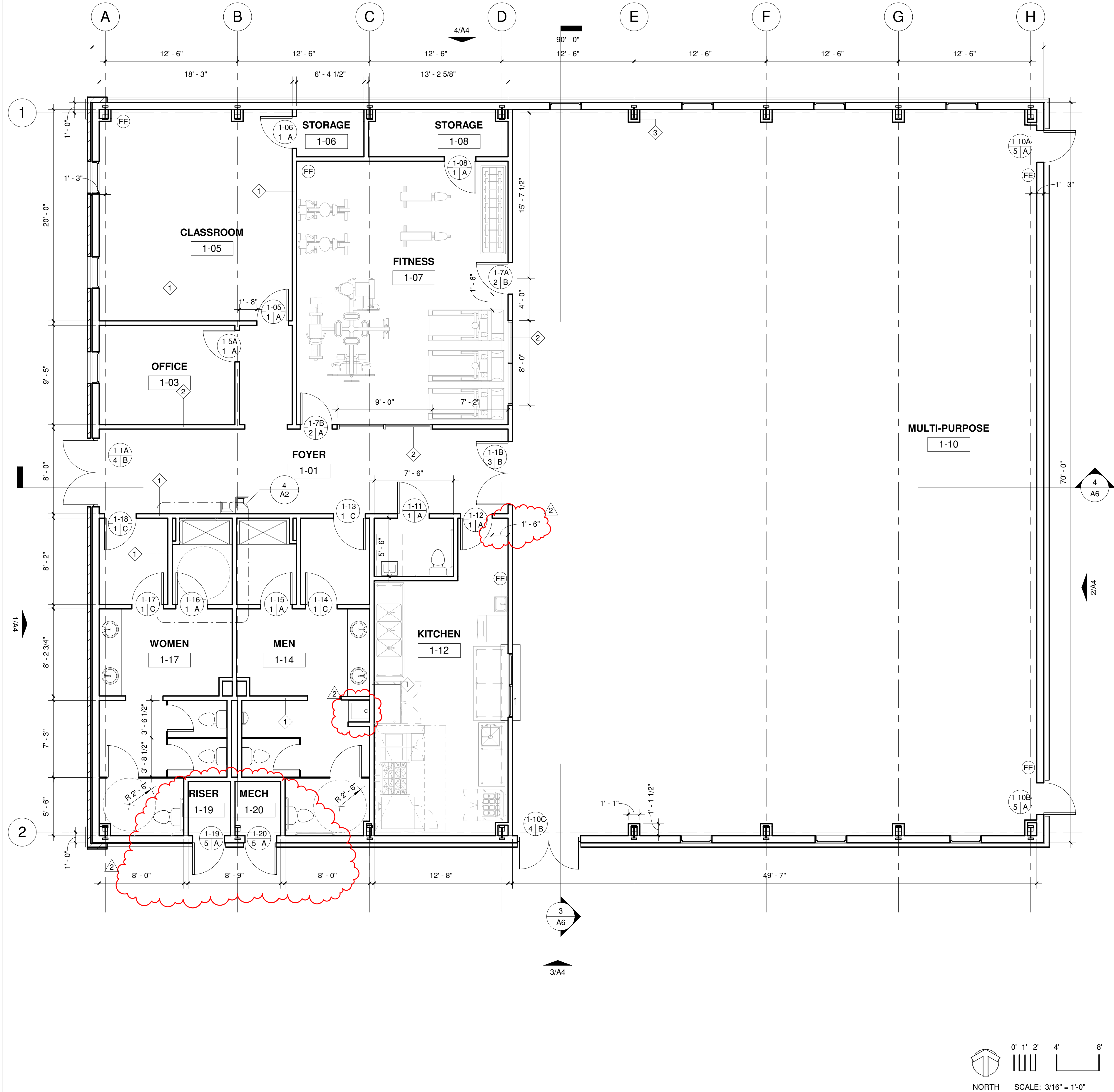
SCALE: 1"=50'-0"

6	CANOPY SECTION
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SCALE: 1/8"=1'-0"

7	CANOPY SECTION
---	----------------

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



1 CONSTRUCTION PLAN

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

SYMBOL	DESCRIPTION OF WALLTYPES
	EXISTING PARTITION
	NEW PARTITION- ALL NEW CONSTRUCTION TO BE NON-RATED
	WALL TYPE 1: NON-RATED WALL TO DECK W/ BATT INSULATION
	WALL TYPE 2: NON-RATED WALL TO DECK W/ WINDOW
	WALL TYPE 3: NON-RATED FURRING WALL TO DECK W/ BATT INSULATION

INDICATES MILLWORK PROVIDED AND INSTALLED BY G.C.

FEC FULLY RECESSED FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER - DRY CHEMICAL TYPE; CLASS: B-C; SIZE: 10

KEYED NOTES:

NEW ALTER PODIUM

NEW CHOIR PLATFORM

2 CONSTRUCTION LEGEND

SCALE: NTS

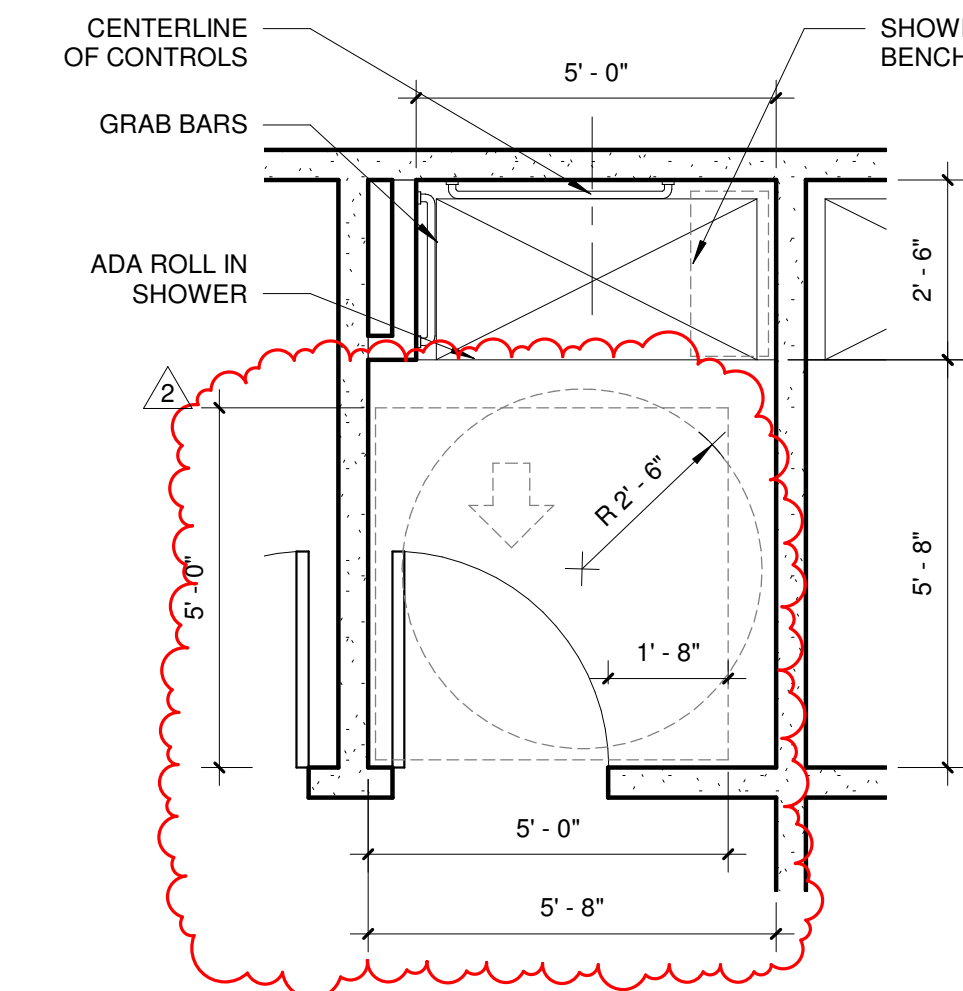
TYPE	SIZE	RATING	DOOR	FRAME	COMMENTS	HARDWARE SET A
1	3'-0" x 7'-0"	NR	SOLID CORE WOOD	HOLLOW METAL		LOCKSET: SCHLAGE SERIES "D", 626 3-HINGES, BALL BEARING TYPE, US26D 1-FLOOR STOP 3-SILENCERS
2	3'-0" x 7'-0"	NR	WOOD/GLASS	HOLLOW METAL	HALF GLASS VISION LITE	
3	6'-0" x 8'-0"	NR	WOOD/GLASS	HOLLOW METAL		HARDWARE SET B (ENTRY) LOCKSET: SCHLAGE SERIES "D", 626 3-HINGES, BALL BEARING TYPE, US26D 1-FLOOR STOP 3-SILENCERS 1-DOOR CLOSER
4	6'-0" x 8'-0"	NR	ALUM/GLASS	HOLLOW METAL	EXTERIOR	
5	3'-0" x 8'-0"	NR	HM/GLASS	HOLLOW METAL	EXTERIOR, HALF GLASS VISION LITE	HARDWARE SET C (RESTROOM) LOCKSET: SCHLAGE SERIES "D", 626 3-HINGES, BALL BEARING TYPE, US26D 1-FLOOR STOP 3-SILENCERS 1-DOOR CLOSER

NOTES:

1. ALL DOORS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

3 DOOR & HARDWARE SCHEDULE

SCALE: NTS



RESTROOM NOTES:

1. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. 2010 ADA SECTION 604.3.1

2. WHERE REQUIRED WATER CLOSETS AND TOILET COMPARTMENTS ARE REQUIRED TO HAVE A REAR AND SIDE WALL OR PARTITION. THEY SHALL BE A MINIMUM OF 16" AND MAXIMUM OF 18" FROM THE REQUIRED SIDE WALL OR PARTITION. THE SEAT HEIGHT SHALL BE A MINIMUM OF 17" ABOVE THE FINISHED FLOOR AND A MAXIMUM OF 19" ABOVE THE FINISHED FLOOR. THE FLUSH LEVER SHALL BE INSTALLED ON THE OPEN SIDE OF THE WATER CLOSET. GEORGIA ACCESSIBILITY CODE 120-3-20A; CHA. 604.2 THRU SECT 604.8.3; 2010 ED.

3. GRAB BARS SHALL BE PROVIDED. FIXED SIDEWALL GRAB BARS SHALL BE A MINIMUM OF 42" IN LENGTH, A MINIMUM OF 12" FROM THE REAR WALL AND A MINIMUM OF 33" AND A MAXIMUM OF 36" ABOVE THE FINISHED FLOOR. A VERTICAL GRAB BAR 18" MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE GRAB BAR MOUNTED A MINIMUM OF 39" AND A MAXIMUM OF 41" ABOVE THE FINISHED FLOOR AND THE CENTER LINE A MINIMUM OF 36" IN LENGTH AND SHALL EXTEND A MINIMUM OF 12" FROM THE CENTERLINE OF THE COMMODE TO THE NEAREST SIDE WALL AND 24" ON THE TRANSFER SIDE. THEY SHALL BE INSTALLED 33" TO 36" ABOVE THE FINISHED FLOOR. GEORGIA ACCESSIBILITY CODE 120-3-20A; CHAP. 6; 604.5.1 THRU 604.5.2.

4 ENLARGED SHOWER PLAN

5 RESTROOM NOTES

GENERAL PARTITION NOTES:

- REFER TO GENERAL PARTITION STANDARDS FOR TYPICAL INFORMATION.
- THE PARTITION ABOVE DOORS SHALL BE OF SAME CONSTRUCTION AS THE ADJACENT PARTITION.
- CAULK GAPS WHERE INTERSECTIONS OF CONSTRUCTION ELEMENTS ARE NOT CRISP AND CONSISTENT. COORDINATE CAULKING AND SEALING WITH SPECIFICATION SHEET. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- FLOOR LEVEL AT DOORWAYS SHALL BE PROVIDED TO INSURE TOLERANCES IN DOOR DETAILS. GC SHOULD ORDER DOORS AND FRAMES FOR SCRIBE TO INSURE THAT UNDERCUT CLEARANCE PER DETAILS.
- CONTRACTOR SHALL VERIFY EXISTING WALLS, DEMISING WALLS, AND CORE WALLS TO INFILL AND PATCH ANY OPENING TO MEET REQUIRED FIRE RATINGS.
- DIMENSIONS, SCALES AS STATED ARE VALID ON THE ORIGINAL DRAWINGS ONLY. DO NOT SCALE FROM THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION, DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.
- NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES, ANY MODIFICATIONS OR DEVIATION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM A "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO THE START OF CONSTRUCTION. HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB WHICH COULD AFFECT FABRICATION/INSTALLATION, WORK OF OTHER TRADES OR VENDORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL NECESSARY WOOD BLOCKING/GROUNDS, ETC ARE TO BE FIRE RETARDANT. GC TO FULLY COORDINATE SETTING AND PLACEMENT OF THESE ELEMENTS AND INSURE THAT LOCAL CODE/BUILDING REQUIREMENTS ARE MET.

GENERAL REQUIREMENTS:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHOP DRAWINGS AND SUBMITTALS REQUIRED BY JURISDICTION FOR PERMITTING AND FINAL INSPECTIONS. THESE MAY INCLUDE BUT ARE NOT LIMITED TO FIRE ALARM, SPRINKLER, LOWER VOLTAGE WORK, ETC. ALL LIGHT FIXTURES AND FINISH MATERIALS WILL REQUIRE FULL PRODUCT SUBMITTALS.
- INSTALLATION SUBMITTAL REQUIREMENTS AND ADMINISTRATIVE REQUIREMENTS ARE TO BE PROVIDED PER SPECIFICATIONS SHEET.
- CONTRACTOR TO THOROUGHLY FIELD VERIFY SPACE PRIOR TO PRICING TO INSURE FIELD CONDITIONS, DIMENSIONS AND QUANTITIES ARE CONSIDERED IN PREPARATION OF FINAL COSTS.
- CONTRACTOR TO VERIFY PENETRATIONS THROUGH PARTITIONS TO ENSURE THAT ADEQUATE BRACING AND REINFORCEMENTS ARE PROVIDED.
- CONTRACTOR SHALL PROVIDE LABOR AND MATERIAL AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.
- CONTRACTOR AND VENDORS SHALL DETERMINE AVAILABILITY OF ALL MATERIALS AND DELIVERY SCHEDULE THAT POTENTIALLY MAY CAUSE COORDINATION PROBLEMS DURING THE CONSTRUCTION/INSTALLATION SCHEDULE THAT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT EARLY ON, FOR POSSIBLE RE-EVALUATION OF MATERIAL DESIGNATION.

6 CONSTRUCTION NOTES

SCALE: NTS

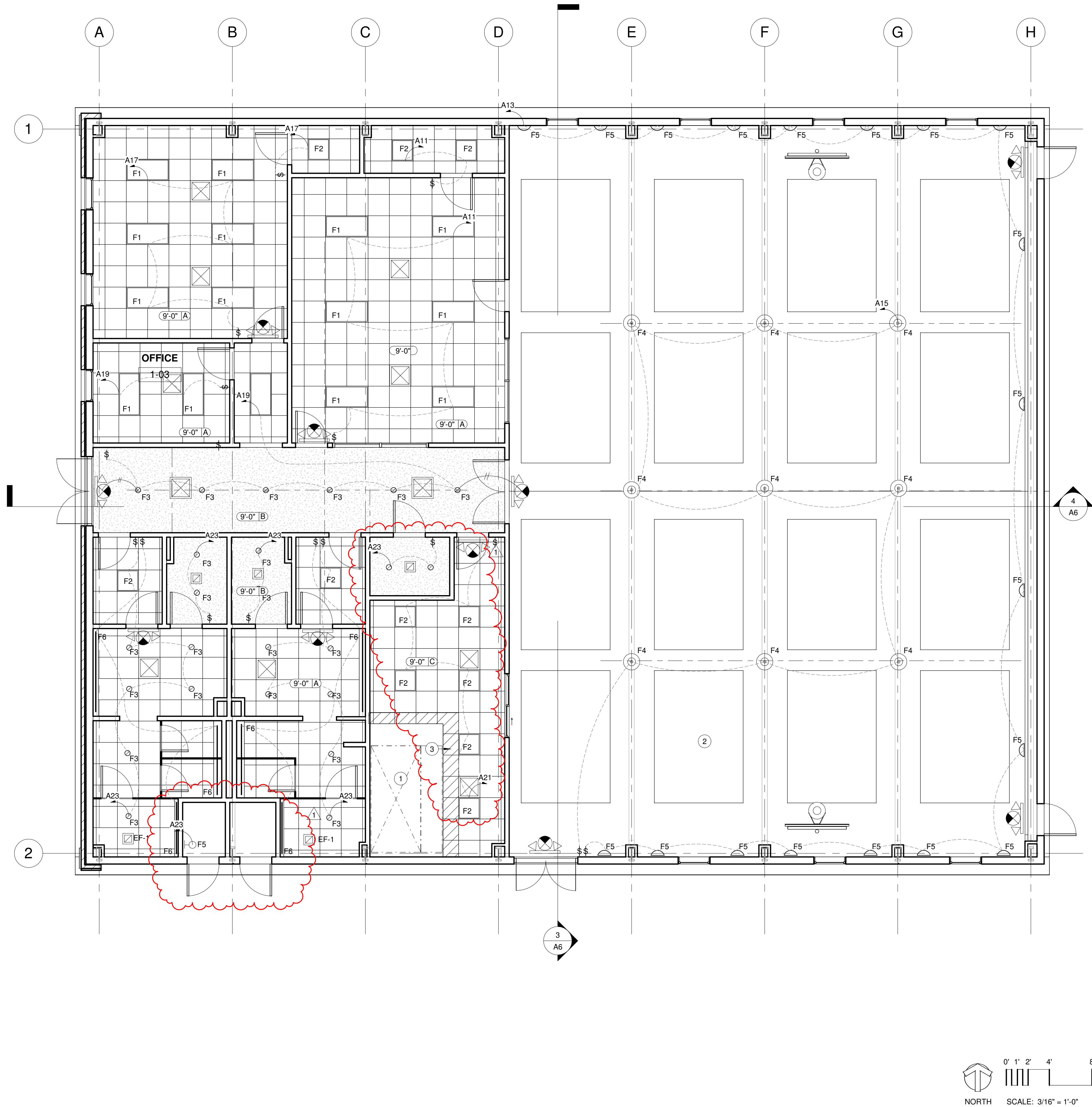


Revisions :		
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**CONSTRUCTION
PLAN & NOTES**

A2



1 REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

SYMBOL	DESCRIPTION	REMARKS
F1	2' X 4' RECESSED LED LIGHT FIXTURE	LED 40W
F2	2' X 2' RECESSED LED LIGHT FIXTURE	LED 19W
F3	RECESSED DOWNLIGHT	LED 9W
F4	PENDANT FIXTURE	40W LED LAMP
F5	WALL SCONCE	LED 15W
F6	RECESSED COVE	LED 9W

EXIT SIGN	ISOLITE ELITE SERIES EDGE-LIT ELT-AC-G
PANEL /CIRCUIT	NOTE: ALL CIRCUITS PER THE ORIGINAL APPROVED CONSTRUCTION PLANS

TYPE	INDICATION	CEILING DESCRIPTION
A		NEW 2' X 2" LAY-IN ACOUSTICAL TILE CEILING SYSTEM
B		NEW GYPSUM BOARD CEILING SYSTEM
C		NEW 2' X 2" LAY-IN ACOUSTICAL TILE CEILING SYSTEM, VINYL COATED
CEILING SYMBOL		CEILING HEIGHT FROM A.F.F.
		CEILING TYPE

2 REFLECTED CEILING PLAN LEGEND

SCALE: 1/4"=1'-0"

- CEILING PLAN CODED NOTES
- 1 COMMERCIAL HOOD
 - 2 CEILING MOUNTED TECTUM ACOUSTICAL PANELS



Project Information
Energy Code: 2015 IECC
Project Title: Dautrive Family Rec Center
Project Type: New Construction

Construction Site: 806 S. Stone Mountain Lithonia
Road, Stone Mountain, Georgia 30088

Additional Efficiency Package(s)
Credits: 1.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Gymnasium/Fitness Center:Playing Area	3393	1.20	4072
2-Gymnasium/Fitness Center:Exercise Area	500	0.72	360
3-Common Space Types:Office - Enclosed	123	1.11	137
4-Common Space Types:Restrooms	768	0.98	753
5-Common Space Types:Classroom/Lecture/Training	360	1.24	446
6-Common Space Types:Food Preparation	363	1.21	439
Total Allowed Watts =			6206

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A Lamps/ Fixture	B # of Fixture	C D Watt. (C X D)
1-Gymnasium/Fitness Center:Playing Area LED: F5: SCONCE: LED A Lamp 9W: LED: F4: H-BAY: LED Other Fixture Unit 60W:	1	19	9
2-Gymnasium/Fitness Center:Exercise Area LED: F1: 2X4: LED Panel 44W: LED: F2: 2X2: LED Panel 33W:	1	6	44
3-Common Space Types:Office - Enclosed LED: F1: 2X4: LED Panel 44W:	1	1	44
4-Common Space Types:Restrooms LED: F3: DOWNLIGHT: LED A Lamp 11W: LED: F2: 2X2: LED Panel 33W:	1	16	11
5-Common Space Types:Classroom/Lecture/Training LED: F1: 2X4: LED Panel 44W:	1	3	44
Total Proposed Watts =			1547

Interior Lighting PASSES: Design 75% better than code

Interior Lighting Compliance Statement
Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the inspection Checklist.

Tim Sliger
Name - Title
Signature
Date 7/7/2023

Project Title: Dautrive Family Rec Center
Data filename:

3 CEILING NOTES

GENERAL CEILING NOTES:

1. INSPECTIONS AS REQUIRED BY LOCAL AUTHORITIES SHALL BE COMPLETED PRIOR TO CLOSING OF CEILINGS.
2. CEILING PLANE SHALL BE LEVEL AND TRUE AND IN ALIGNMENT WITH ALL LIGHTS, SPRINKLERS, HVAC AND OTHER ELEMENTS INCORPORATED IN ITS CONSTRUCTION.
3. FASCIA/SOFFITS SHALL BE LEVEL AND TRUE, FREE OF SURFACE DISTORTION AND DIMENSIONED ACCORDING TO DETAILS SHOWN.
4. MECHANICAL HVAC AND PLUMBING ELEMENTS SHALL AT NO TIME COME IN CONTACT WITH CEILING CONSTRUCTION EXCEPT AS NECESSARY PENETRATIONS MAY REQUIRE.
5. LIGHTS SHOWN IN 2X2 CEILING TILES SHALL BE CENTER U.N.O.
6. CONTRACTOR TO COORDINATE WITH ARCHITECT IF ANY LOCATION OF LIGHT FIXTURES OR DEVICES ARE NOT SHOWN DIMENSIONALLY PRIOR TO INSTALLATION.
7. PROVIDE SEMI-RIGID SOUND ATTENUATION BLANKETS WHERE INDICATED ON DETAILS OR PLAN.
8. CONTRACTOR SHALL VERIFY WITH BUILDING MANAGEMENT IF ENERGY MANAGEMENT SYSTEM IS IN USE AND IF TENANT SYSTEMS ARE REQUIRED TO BE TIED INTO SAID MANAGEMENT SYSTEM. THIS WORK SHALL BE PART OF THE OVERALL CONTRACT IF REQUIRED.
9. ACCESS SHALL BE PROVIDED BY GC AS REQUIRED FOR INSTALLATION AND MAINTENANCE OF MECHANICAL, ELECTRICAL, DATA AND OTHER ELEMENTS WITHIN CEILING PLENUM AND AS REQUIRED BY CODE. THIS ACCESS SHALL BE REVIEWED WITH THE BASE BUILDING ENGINEER TO CONFIRM SUITABILITY FOR GENERAL MAINTAINED.
10. LOCATIONS FOR SPECIAL ACCESS DOORS, HATCHES SHALL BE COORDINATED WITH OTHER TARES AND APPROVED BY THE ARCHITECT. ELECTRICAL AND MECHANICAL SYSTEMS AND VALVES ETC. REQUIRING ACCESS ABOVE GAB OR HARD CEILING SHALL BE MOVED TO A SUITABLE LOCATION IDENTITIES BY THE ARCHITECT SO THAT THE ACCESS HATCHES ARE NOT REQUIRED.
11. PROVIDE LINED "SO" BOOTS AT ALL TRANSFER DUCTS AND WHERE RETURN VENTILATION IS REQUIRED AT FULL HEIGHT PARTITIONS.
12. MECHANICAL AND ELECTRICAL CONTRACTOR SHALL COORDINATE WORK BETWEEN THE ENGINEERING AND THE ARCHITECTURAL DRAWINGS. ARCHITECTURAL CEILING PLAN SHALL GOVERN WITH RESPECT TO AESTHETIC CONSIDERATIONS, QUANTITY, LOCATIONS FOR FIXTURES, DEVICES ETC. CONTRACTOR MECHANICAL AND ELECTRICAL PLANS SHALL GOVERN WITH RESPECT TO FUNCTIONAL CONSIDERATION AND OVERALL SCOPE OF WORK.
13. NOTE: LIGHT FIXTURES LOCATED UNEARTH HVAC DUCT LOOP WILL BE REQUIRED TO BE SUPPORTED BY A INSTRUCT SUPPORT SYSTEM. LIGHT FIXTURES WITH LIMITED CLEARANCE SHALL BE SPECIFIED WITH REMOTE BALLAST.
14. REUSE EXISTING FIXTURES WHEN APPLICABLE. CONTRACTOR TO VERIFY FIXTURES THAT CAN REMAIN OR TO BE RELOCATED. FINAL CIRCUITING TO BE CONFIRMED IN THE FIELD. REUSE EXISTING CIRCUITS AND SWITCHING WHEN APPLICABLE.

5 REFLECTED CEILING PLAN GENERAL NOTES:

4 COMCHECK

SCALE: NTS

dshop
architectural design

919 E. ROCK SPRINGS RD, NE
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Project Name : DAUTRIVE FAMILY RECREATION & EDUCATION CENTER

806 S. STONE MOUNTAIN LITHONIA ROAD
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DEKALB COUNTY, GEORGIA



Revisions :

No.	Date	Description
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Project No.: 23-20

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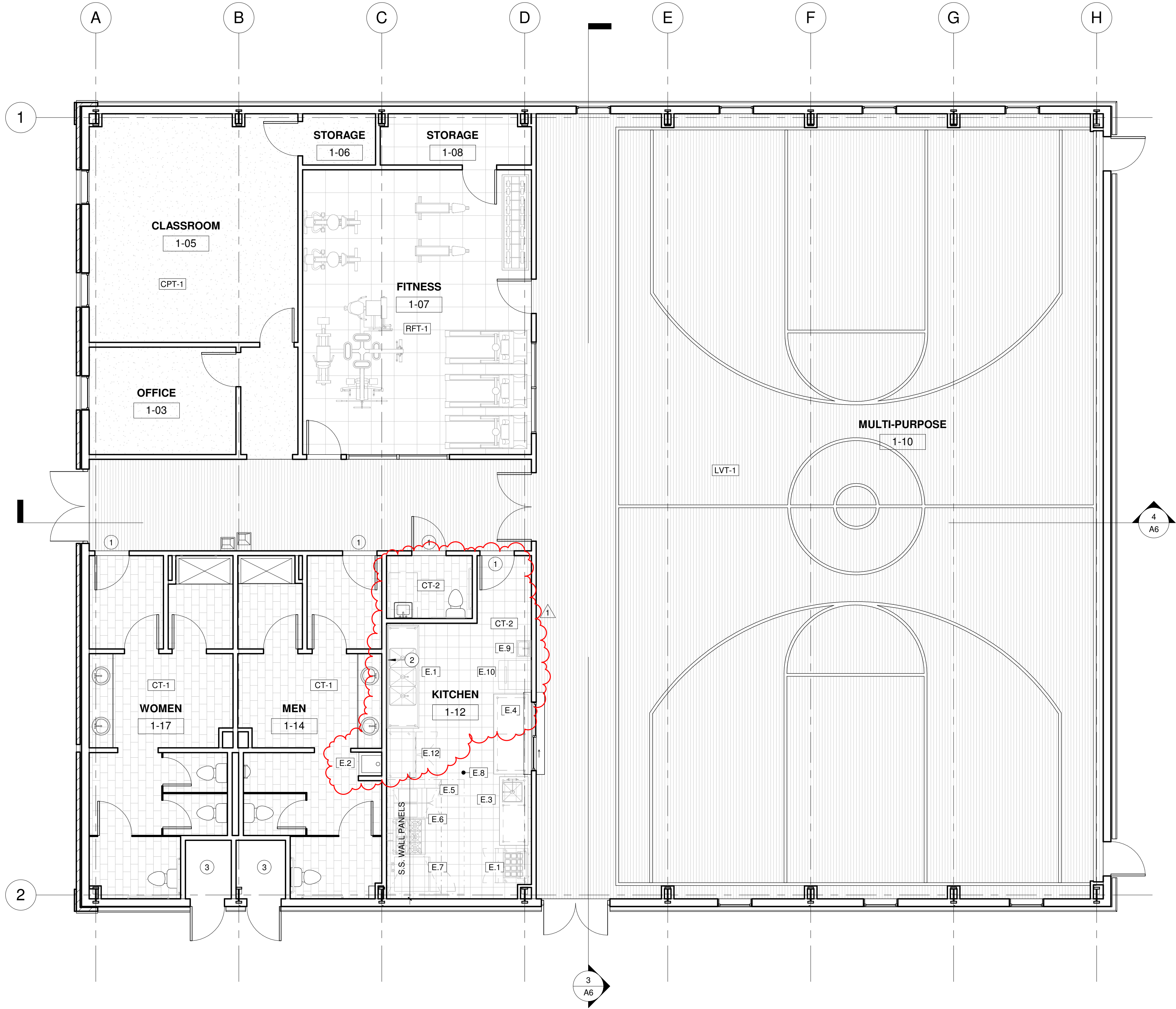
Issue Date: 07.07.23

Drawn: TS

CEILING/LIGHTING
PLAN & NOTES

A3

FOR CONSTRUCTION



	KEY	ITEM	MANUFACTURER	DESCRIPTION	CLASSIFICATION	COMMENTS
WALL	PT-1	PAINT	SHERWIN WILLIAMS	COLOR: TBD		
	PT-2	PAINT	SHERWIN WILLIAMS	COLOR: TBD		
	WC-1	WALL COVERING	TBD			RESTROOMS
MISC.	SS-1	SOLID SURFACE		TBD		RESTROOM VANITY
BASE	B-1	RUBBER COVE BASE.	JOHNSONITE	TBD		TBD
	B-2	WOOD BASE	TBD			
FLOORING	RFT-1	RUBBER FLOOR TILE	TBD		A/B	
	LVT	LUXURY VINYL TILE	TBD		A/B	
	CT-2	QUARRY TILE	TBD		A/B	
	CT-1	QUARRY TILE	TBD		A/B	COVE BASE
	CPT-1	CARPET	TBD			

2

FINISH SCHEDULE

SCALE: NTS

- 1
- PROVIDE STONE TRANSITION STRIP
- 2
- PROVIDE FULL HEIGHT FRP PANELS
- 3
- CONCRETE SLAB, NO FINISH FLOORING

3

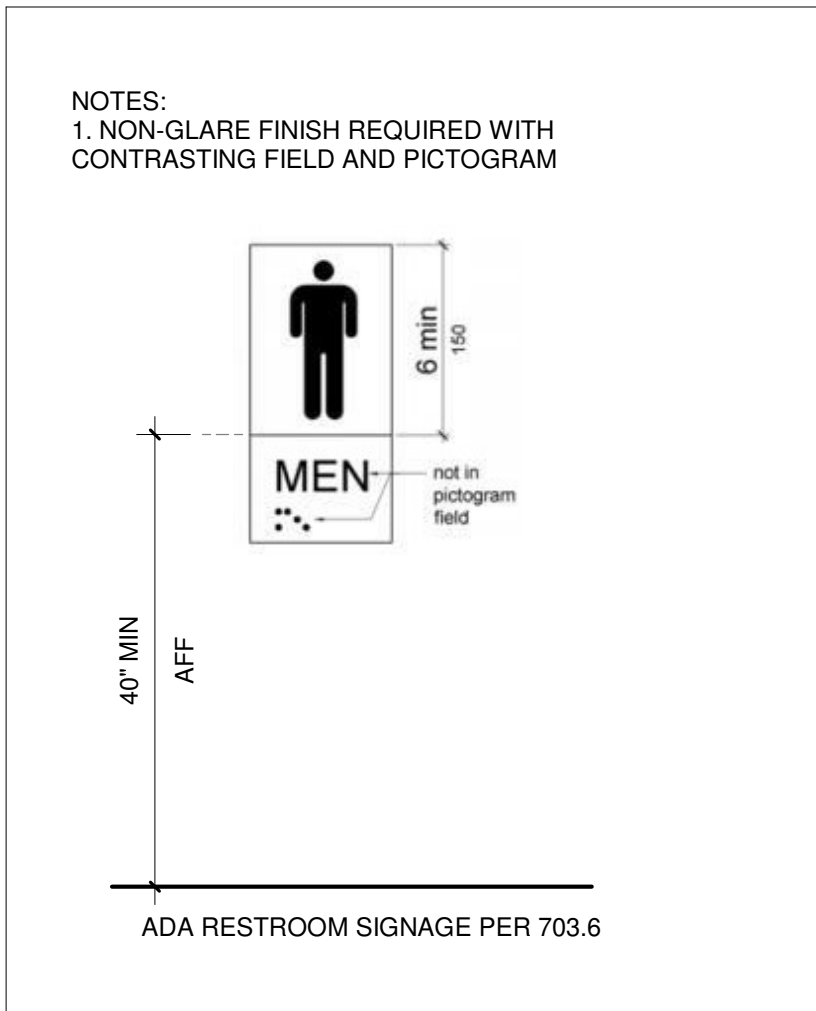
FINISH NOTES

SCALE: NTS

- FINISH PLAN - GENERAL NOTES:
1. FINISHES TO BE AS FOLLOWS (U.N.O.):
WALLS PT-1
BASE B-1
CARPET CPT-1
2. PATCH ALL GYP.BD. CEILING WHERE LIGHTS, DOORS, AND OR DEVICES HAVE BEEN REMOVED.
3. PROVIDE VINYL TRANSITION STRIP BETWEEN ALL CHANGE OF FINISH FLOOR MATERIALS, TYPICAL. JOHNSONITE H ADAPTOR 2 1/2" WIDTH, COLOR: 20 CHARCOAL
4. PROVIDE SKIM COAT FINISH ON ALL EXISTING GYP BD WALLS WHERE WALL COVERING WAS REMOVED DURING DEMOLITION.
5. INTERIOR FINISH CLASSIFICATION PER NFPA 101-2018, SECTION 12.3.3.

(A) CLASS A INTERIOR WALL AND CEILING FINISH, FLAME SPREAD 0-25; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 OR LESS ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE. ANY ELEMENT THEREOF, WHEN SO TESTED, SHALL NOT CONTINUE TO PROPAGATE FIRE.

(B) CLASS B INTERIOR WALL AND CEILING FINISH, FLAME SPREAD 26-75; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT MORE THAN 25 BUT NOT MORE THAN 75 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.
6. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (2018 IBC 1209.2.2) [SEE 2018 IBC SECTION 1209.2.3 FOR SHOWER WALL FINISHES]



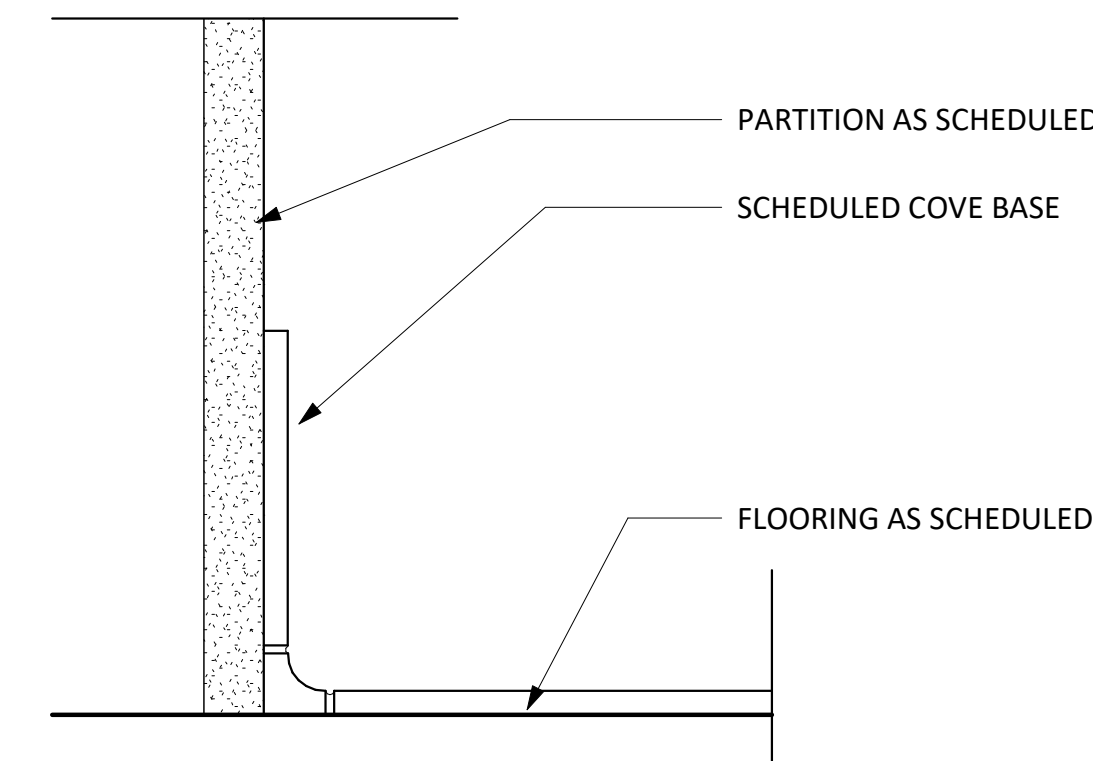
4

TYP. FINISH NOTES

- EQUIPMENT LEGEND:
- E.1 3 COMPARTMENT SINK
- E.2 MOP SINK
- E.3 PREP SINK
- E.4 STAINLESS PREP TABLE
- E.5 FRYER
- E.6 OVEN/RANGE
- E.7 FLAT TOP GRILLE
- E.8 COMMERCIAL HOOD - 12FT
- E.9 HAND WASH SINK
- E.10 ICE MACHINE
- E.11 REACH IN FREEZER
- E.12 REACH IN REFRIGERATOR

5

ADA RESTROOM SIGNAGE



1

FINISH & EQUIPMENT PLAN

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

6

EQUIPMENT LEGEND

6

COVE BASE DTAIL

SCALE: 6" =1'-0"

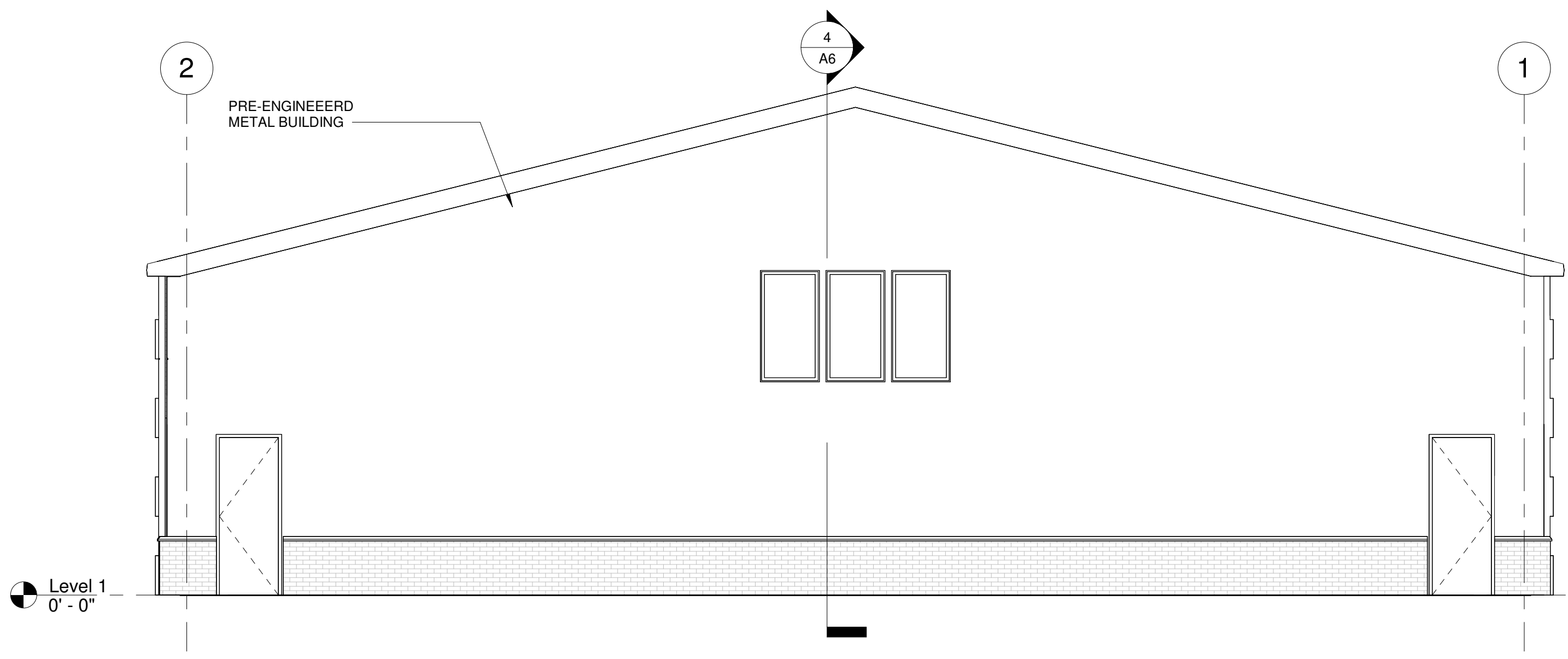


Revisions :		
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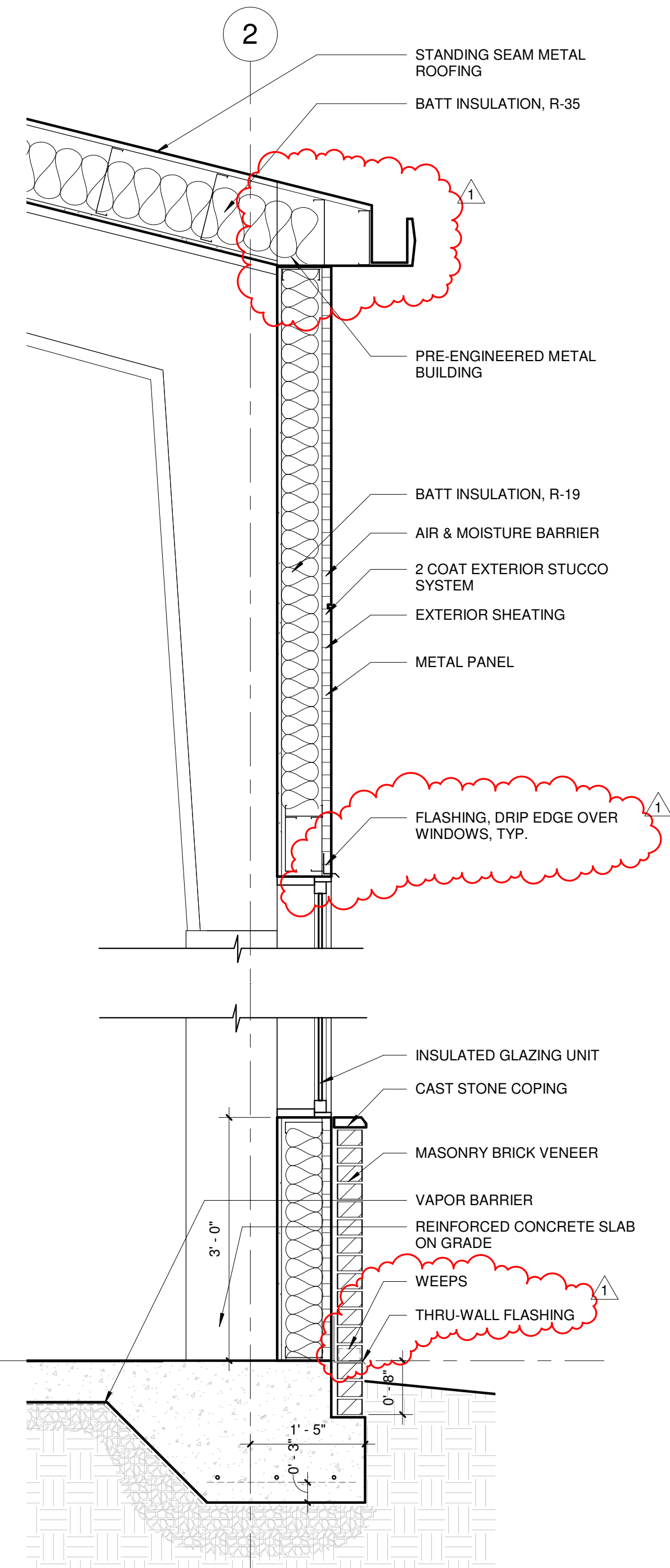
Project No.:	23-20
Scale:	AS NOTED
Issue Date:	07.07.23
Drawn:	TS


FINISH PLAN & NOTES

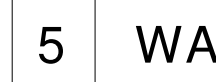
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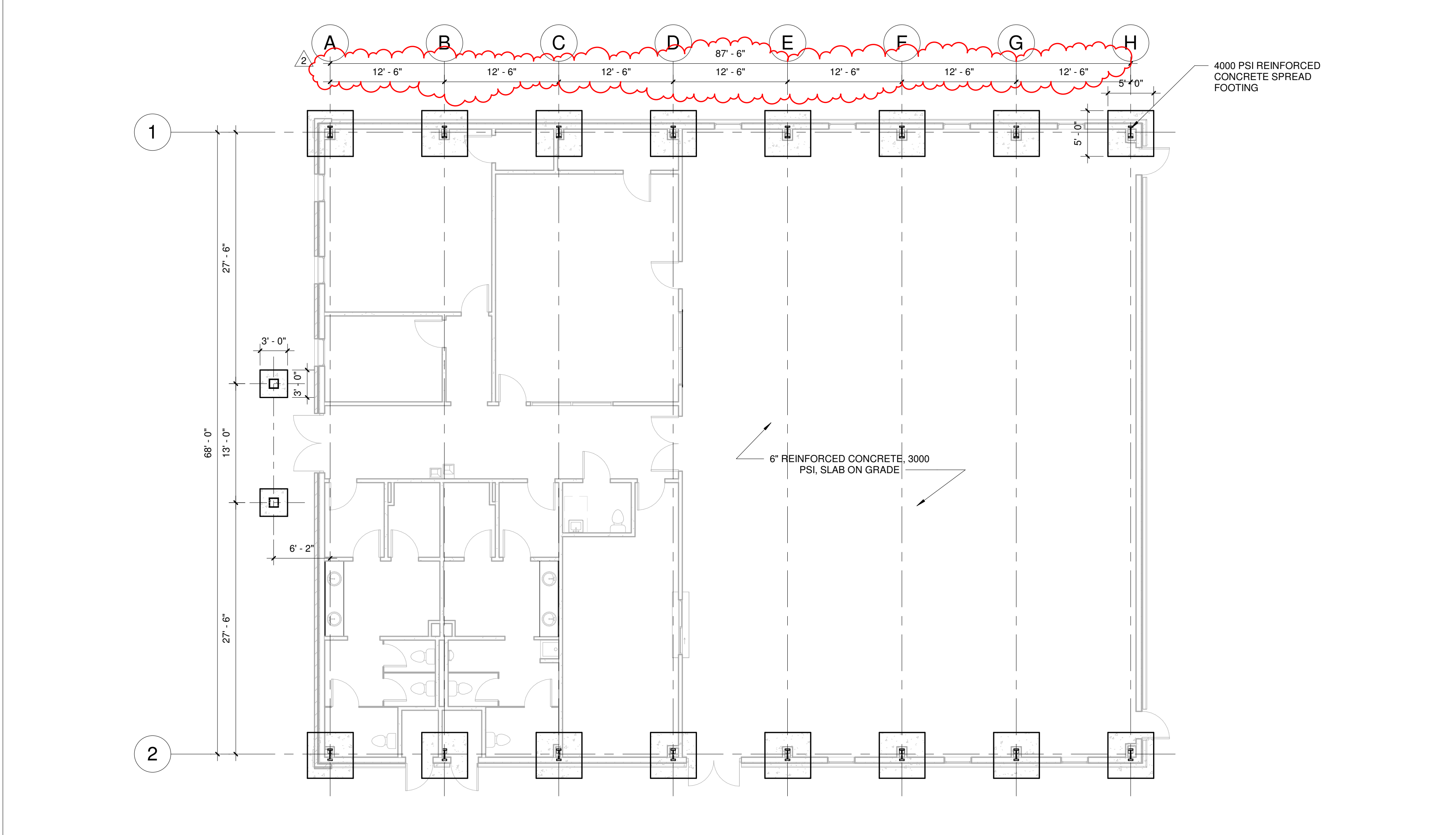
SCALE: 3/8"=1'-0"



 Level 1
0' - 0"

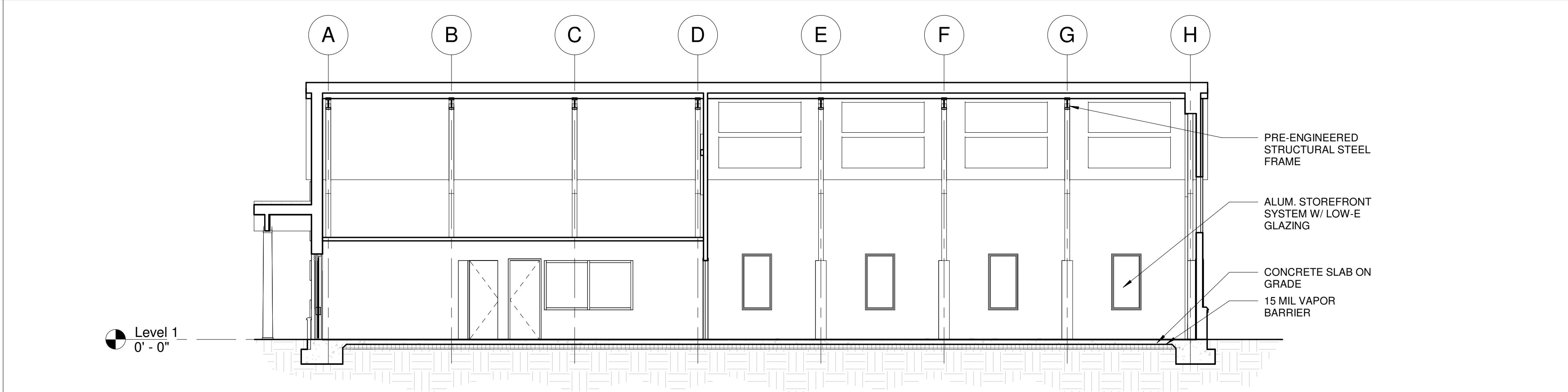


SCALE: 3/4"=1'-0"



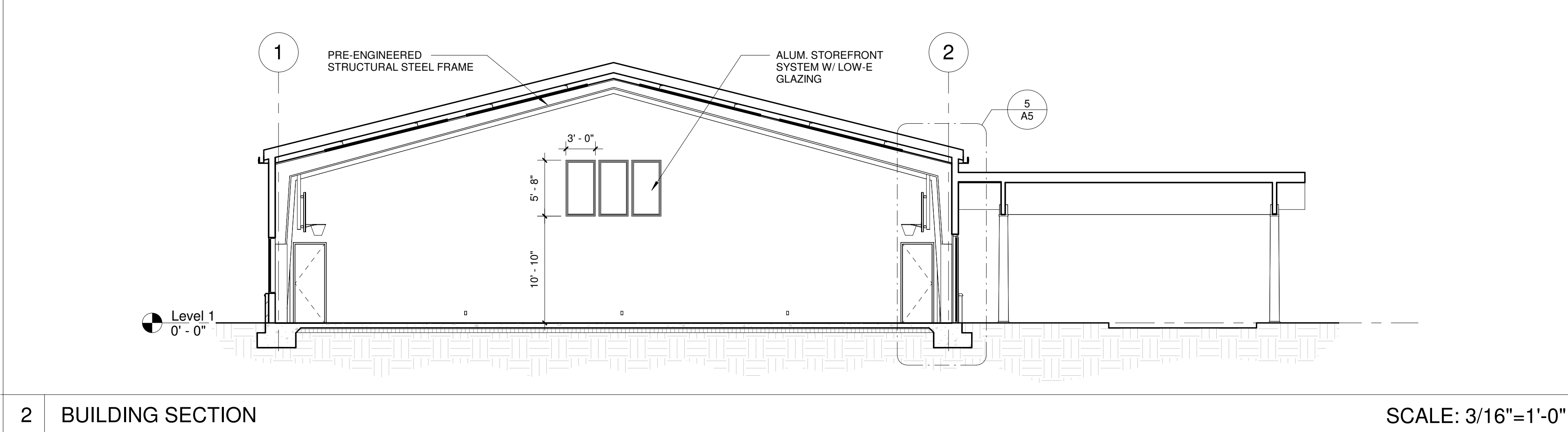
1 FOUNDATION PLAN

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



1 FOUNDATION PLAN

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



2 BUILDING SECTION

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

STRUCTURAL NOTES

- TEMPORARY BRACING SHALL BE PROVIDED TO RESIST WIND LOADING ON STRUCTURAL COMPONENTS AND STRUCTURAL ASSEMBLIES DURING ERECTION AND CONSTRUCTION PHASE
- NEVER ALLOW ROOF TO COME IN CONTACT WITH OR WATER RUNOFF FROM ANY DISIMILAR METAL INCLUDING BUT NOT LIMITED TO COPPER, LEAD OR GRAPHITE. THIS INCLUDES COPPER AND ARSENIC SALTES USED IN TREATED LUMBER, CALCIUM USED IN CONCRETE MORTAR AND GROUT.
- SCOPE OF WORK BY OTHERS WHOSE LATERAL LOADS WILL BE TRANSFERRED INTO STEEL MEMBER PROVIDED BY SUBCONTRACTOR SHALL BE TEMPORARILY BRACED BY OTHERS IN A METHOD THAT DOES NOT INTERFERE WITH ERECTION OF STEEL UNTIL COMPLETE.
- THE UNCOATED MINIMUM STEEL THICKNESS OF THE COLD-FORMED PRODUCTS SHALL NOT BE LESS THAN 95% OF THE DESIGN THICKNESS. THICKNESS MEASUREMENTS MAY BE MADE ANYWHERE ACROSS THE WIDTH OF THE SHEET, BUT NOT CLOSER TO THE EDGES THAN THE MINIMUM DISTANCES SPECIFIED IN THE RELEVATN ASTM SPECIFICATIONS.
- ALL ERECTION, FABRICATION, WORKMANSHIP AND INSTALLATION SHALL BE IN ACCORDANCE WITH INSTALLATION PROCEDURES MANUAL AND OR INDUSTRY STANDARDS.

ROOF SYSTEMS, MBCI OR EQUAL

- ROOF SHEETS SHOULD BE INSTALLED FROM THE LOWEST STEP-DOWN TO HIGHEST ELEVATIONS
- ROOFING SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION AND SPECS, ALONG WITH SUBCONTRACTOR INSTALL PROCEDURES MANUAL.

FASTENERS AND ANCHORS

- THE FOLLOWING OUTLINES THE MECHANICAL ANCHORS THAT ARE APPROVED FOR USE ON THIS PROJECT.
 - EXPANSIONS ANCHORS - KWICK BOLT TZ, BY HILTI OR EQUAL. DRILL HOLE IN CONCRETE OR GROUT FILLED WITH EPOXY. REMOVE DUST. THE MIN. HOLE DEPTH MUST EXCEED THE ANCHOR EMBEDMENT PRIOR TO TORQUING BY ONE HOLD DIAMETER. DIRVE THE ANCHOR INTO THE HOLE USING A HAMMER, A MIN OF SIX THREADS MUST BE BELOW THE SURFACE OF THE FIXTURE. TIGHTEN THE NUT TO THE RECOMMENDED INSTALLATION TORQUE (1/2" - 40 LBS/FT)
 - ADHESIVE ANCHORS IN CONCRETE - HILTI HY-200
 - POWDER ACTUATED FASTENRS - DX BY HILTI OR EQUAL
- ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

STEEL DECKING

- THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE AISI SECTION A3, SHALL GOVERN FABRICATION OF THE SPECIFIED STEEL DECK.
- THE MINIMUM YIELD STRENGTH OF THE STEEL USED SHLL BE 33 KSS.
- ALL FIELD WELDING OR DECK SHALL BE IN STRICK CONFORMANCE WITH ANSI I AWSD13 STRUCTURAL WELDING CODE.
- GALVANIZING SHALL CONFORM TO ASTM-A653-94, STRUCTURAL QUALITY AND FEDERAL SPEC AA-S-775.
- THE VALUES LISTED IN THE TABLE SHOWN BELOW IS FROM THE VULCRACT METAL DECK PRODUCT MANUAL AND REPRESENTS THE MINIMUM ROOF DECK SECTION PROPERTIES THAT ARE REQUIRED BY DESIGN.

DECK TYPE	DESIGN THICK	I 4FT	S _p 3FT	S _n 3FT
B22	0.0295	0.169	0.186	0.192
B20	0.0358	0.212	0.234	0.247
B18	0.0474	0.292	0.318	0.327

COLD FORM STEEL - LGSJ SECTIONS OR EQUAL

- COLD FORM STEEL SECTIONS SHALL CONFORM TO APPLICABLE PROVISIONS OF ASTM A572, ASTM A607 AND/OR ASTM A611.
- MIN. DELIVERED THICKNESS OF COLD FORMED STEEL C'S AND Z'S GAGE

GAGE	DESIGN THICKNESS	FINISH
12	0.105	RED-OXIDE U.N.O ON PLANS
14	0.07	RED-OXIDE U.N.O ON PLANS
16	0.059	RED-OXIDE U.N.O ON PLANS
18	0.0468	GALVANIZED
20	0.0352	GALVANIZED

- MIN. DELIVERED THICKNESS OF COLD FORMED STEEL

GAGE	DESIGN THICKNESS	FINISH
14	0.07	TEX-COTE FINISH APPLIED IN FIELD
16	0.059	TEX-COTE FINISH APPLIED IN FIELD
18	0.055	PRE-FINISHED
18	0.0468	TEX-COTE FINISH APPLIED IN FIELD

- LOAD BEARING STUD TO TRACK CONNECTIONS. THE ENDS OF THE LOAD BEARING STUDS MUST BE INSTALLED INTO THE TOP AND BOTTOM TRACKS SO THAT THE GAP BETWEEN THE ENDS OF STUD AND WEB OF THE TRACK IS AS SMALL AS PRACTICABLE AND IN NO CASE GREATER THAN 3/16" AT THE TIME OF INSTALLATION. THE GAP MUST BE LESS THAN 1/16" AFTER THE DEAD LOAD OF THE STRUCTURE IS IN PLACE.
- ALL COLD FORM STEEL SHALL BE 50 KSI MIN.

HOT ROLLED STEEL

- DESIGN OF STRUCTURAL STEEL ELEMENTS TO BE PROVIDED BY PRE-ENGINEERED METAL BUILDING FABRICATOR.
- MATERIAL SPECIFICATIONS
 - ALL STEEL SHALL BE DOMESTICALLY PRODUCED.
 - ASTM A36 - ROLLED SHAPES, PLATES AND BARS
 - ASTM A992 - WIDE FLANGE SECTIONS
 - ASTM A 53 - TYPE E, GRADE B PIPE
 - ASTM A500 GRADE B - TUBES
 - ASTM F1154 (A36) ANCHOR BOLTS, RODS NUTS AND WASHERS
 - BOLTED CONNECTIONS SHALL BE MADE WITH A MIN OF 3/4" DIA. BOLTS.
- ALL BOLTED CONNECTIONS SHALL BE 'SNUG TIGHT' AS DEFINED INT THE SPECIFICATIONS FOR STRUTURAL JOINS USING AST A323 OR A490 BOLTS.
- BOLTED CONNECTIONS INDICAATE TO BE SLIP CRICTA, SHALL BE INSTALLED TIGHTENED TESTED AND INSPECTED AS OUTLINED IN THE SPECIFIATIONS FOR STRUCTURAL JOINT.
- BRACE AND MAINTAIN ALL STEEL IN ALIGNMENT UNTIL OTHER PARTS OF CONSTRUCTION NECESS FOR PERMANET SUPPORT ARE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY SHORING AS REQUIRED.
- ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF ASTM A123
- STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMERS.

SPECIAL INSPECTIONS

- PER IBC TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS AND STATEMENT OF SPECIAL INSPECTIONS SUBMITTED UNDER SEPARATE COVER

3 STRUCTURAL NOTES

SCALE: NTS

DESIGN LOADS

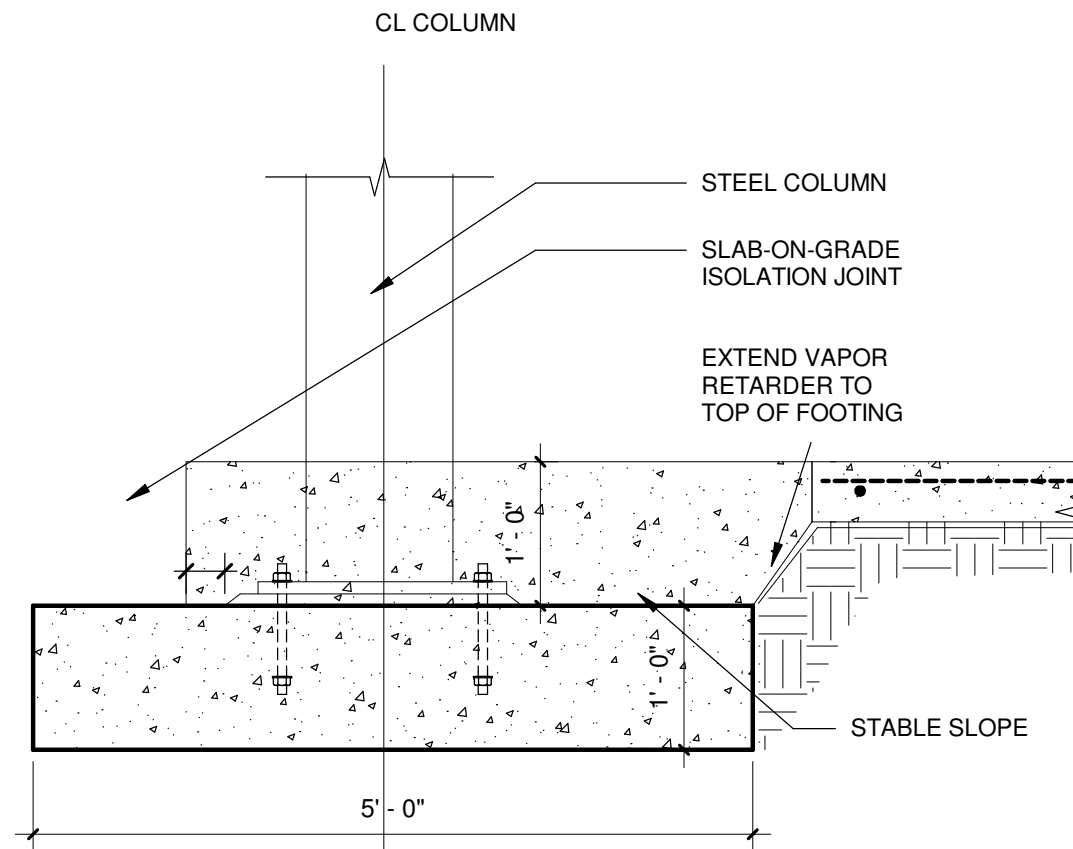
- A. LIVE LOADS:
ELEVATED FLOOR: 40 PSF
ROOF: 20 PSF
SNOW: 5 PSF

- B. DEAD LOADS:
ELEVATED FLOOR: 10 PSF
ROOF: 10 PSF

- C. WIND DESIGN DATA
Risk Category: Category III
Exposure Category: Exposure B
Ultimate Wind Speed (3 second gust): 115MPH
Nominal Wind Speed: 89MPH
Enclosure Classification: Enclosed Building
Internal pressure Coefficient: ± 0.18

- D. FROST LINE: 12"
E. WEATHERING: NEGILBLE

- F. SEISMIC DESIGN DATA
Risk Category: Category III
Seismic Importance Factor: I = 1.0
Mapped Spectral Response Accelerations: S_s = 0.187g
S₁ = 0.086g
Site Class: Site Class D
Spectral Response Coefficients: S_{ds} = 0.199g
S_{d1} = 0.137g
Seismic Design Category: Category C
Basic Seismic Force Resisting System: Light frame wood walls with structural wood shear panels
Response Modification Factor R = 6.5
Seismic Response Coefficient: C_s = 0.029
Analysis Procedure: Equivalent Lateral Force Procedure



- NOTES:
1. CONTRACTOR TO COORDINATE REQUIRED SIZE OF BLOCKOUT FOR STRUCTURAL STEEL COLUMNS WITH STEEL ERECTOR. SUBMIT THE DESIRED BLOCKOUT SIZE TO ARCHITECT FOR APPROVAL.

4 STRUCTURAL DESIGN INFO

5 FOUNDATION DETAIL

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



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STRUCTURAL
DRAWINGS &
MISC DETAILS
A6

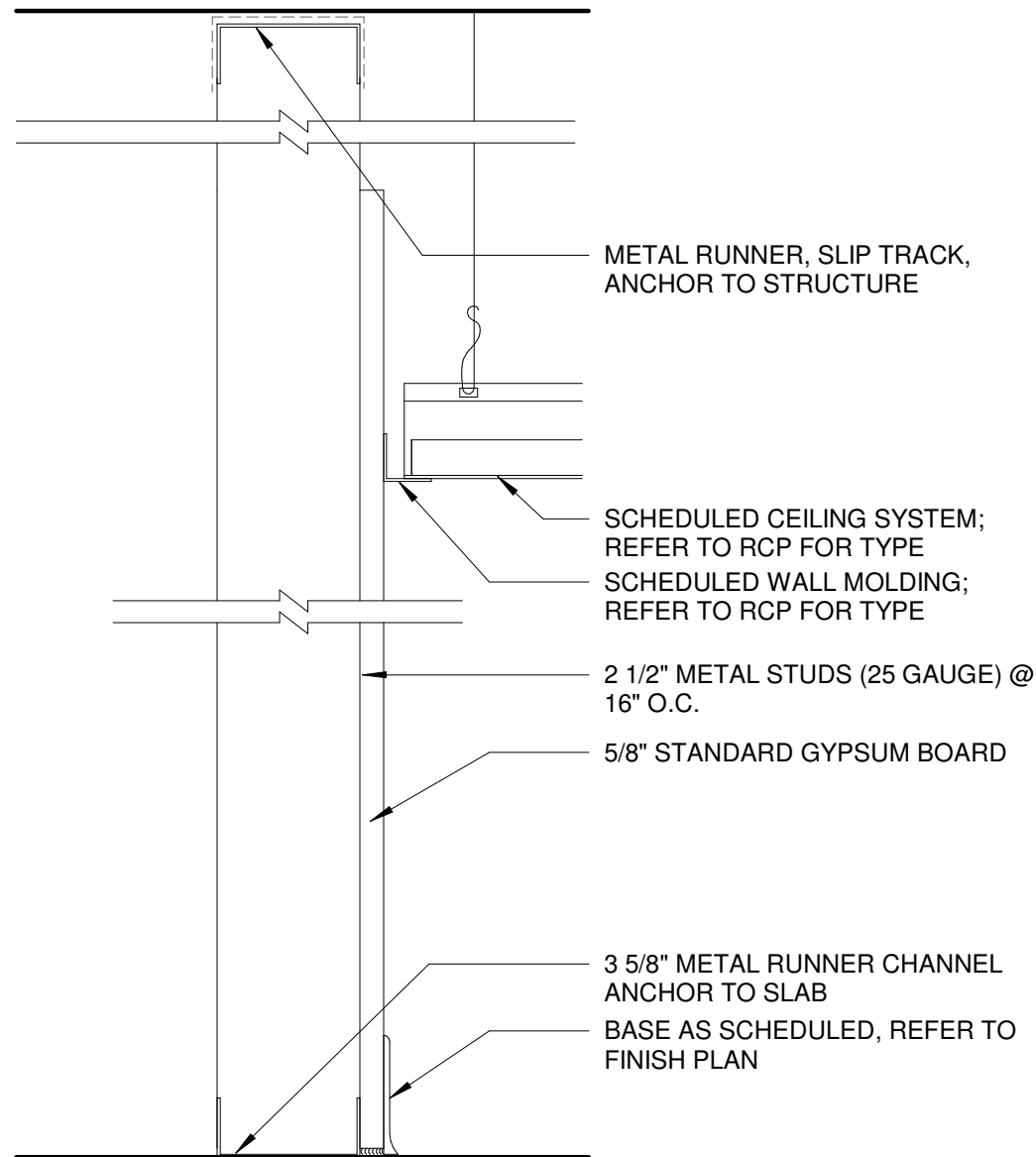
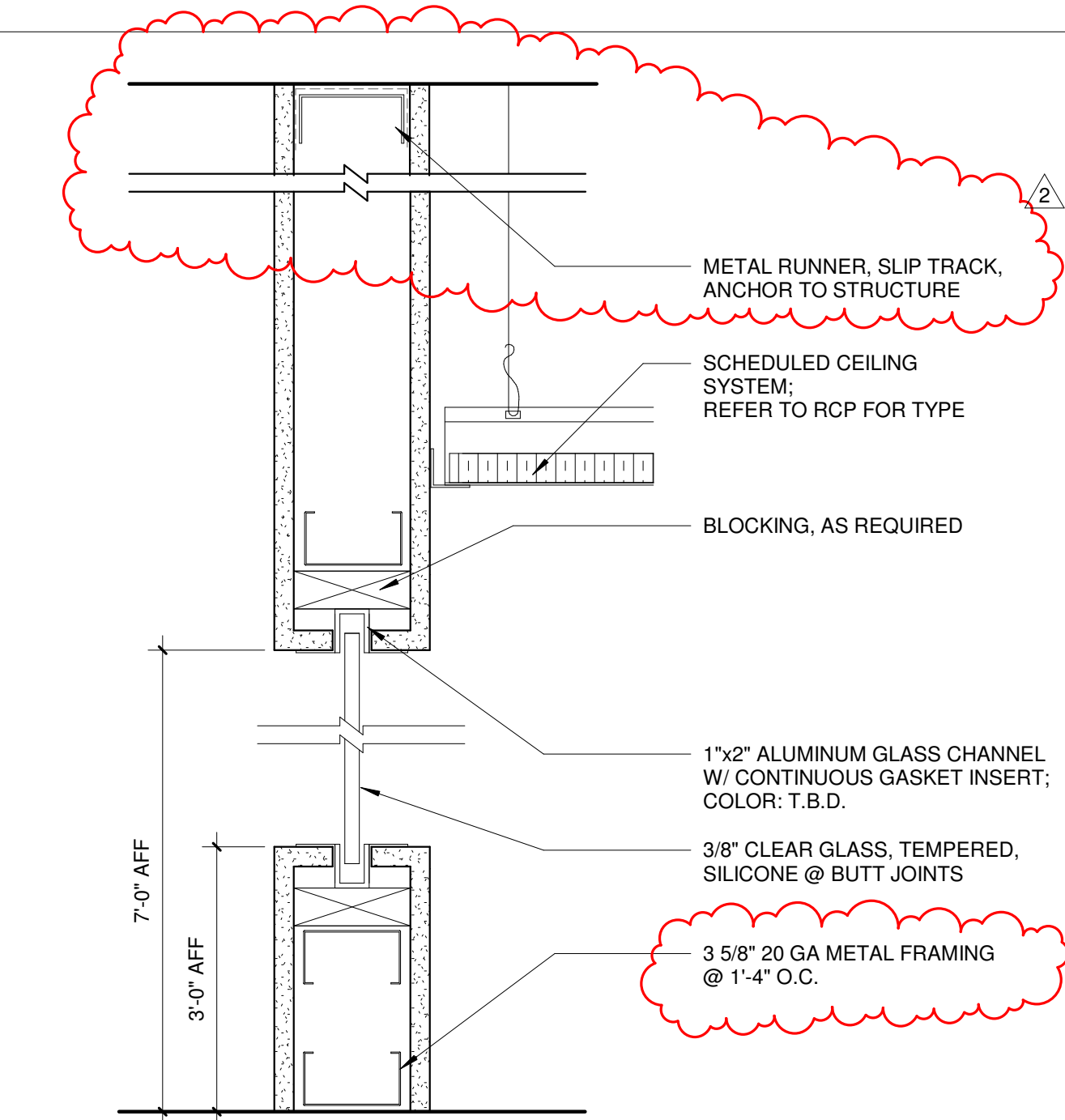
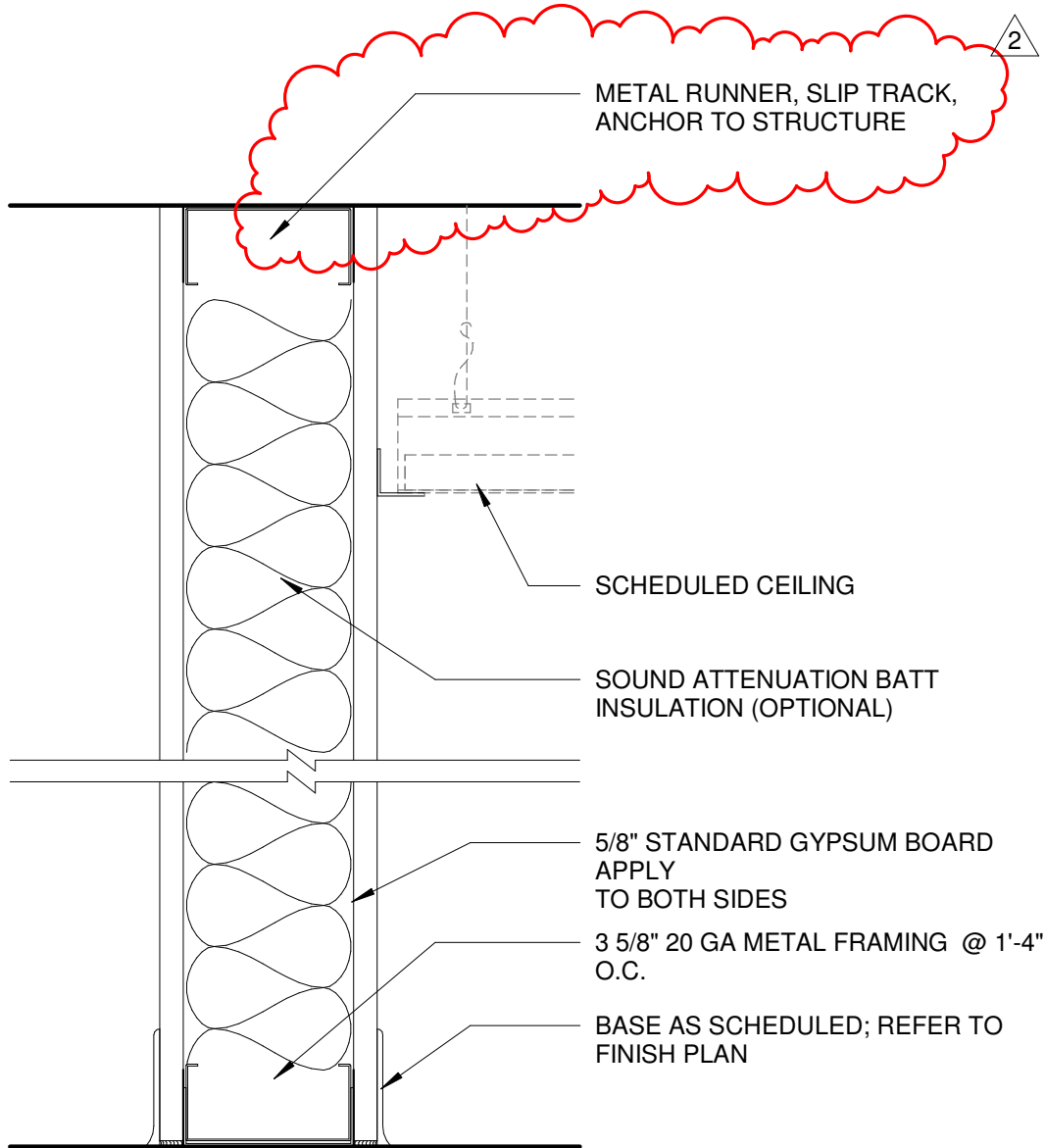


TABLE K-1 PEAK HOURLY ESTABLISHMENT HOT WATER DEMAND						
Equipment Type	Gallons Per Hour	Quantity	Gallons/hour/day		Totals	
Vegetable sink	1	X	High	Low		
Single food/Meat prep sink	1	X	15	15	=	15
Double food prep sink		X	10	10	=	10
3-Compartment Pot sink	1	X	60	45	=	45
4-Compartment Pot Sink		X	80	60	=	
Pre-rinse for dishes-shower head type	1	X	45	45	=	
Bar sink three-compartment		X	20	20	=	
Chemical sanitizing glasswasher		X	60	60	=	
Lavatory / Hand Wash Sinks	2	X	5	5	=	10
Cook sink		X	10	10	=	
Hot water filling faucet		X	15	15	=	
Bain Marie		X	10	10	=	
Coffee urn	1	X	5	5	=	5
Kettle stand		X	5	5	=	
Garbage can washer		X	50	50	=	
Janitor's sink	1	X	15	15	=	15
Utility or Curbed cleaning facility		X	20	10	=	
Nine and twelve pound clothes washer		X	45	45	=	
Sixteen pound clothes washer		X	60	60	=	
Single Compartment/Dump Sink	1	X	10	10	=	10
Warewashing machine		X			=	
Hose Reels		X			=	
Other Equipment (See note #4)					=	
Peak Hourly Hot Water Demand					=	(110)

NOTES: PROVIDIE A.O SMITH 80 GALLON, 125 000 BTU COMMERCIAL WATER HEATER OR EQUAL

1 WALL TYPE '1' SCALE: 3"=1'-0" 2 WALL TYPE '2' SCALE: 3"=1'-0" 3 WALL TYPE '3' SCALE: 3"=1'-0" 4 WATER CALCULATION SCALE: 3"=1'-0"

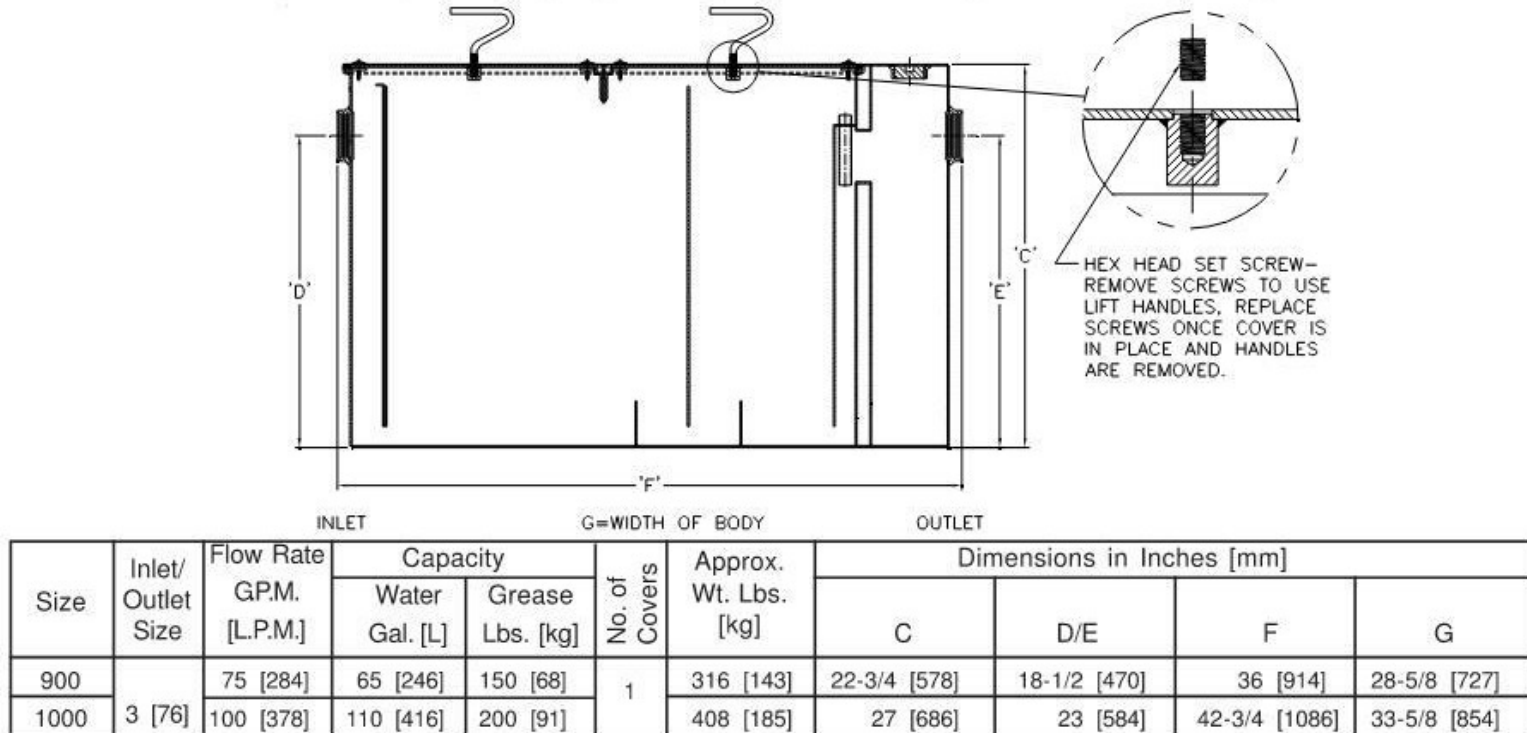
Grease Interceptor Sizing Worksheet

The Uniform Plumbing Code Formula

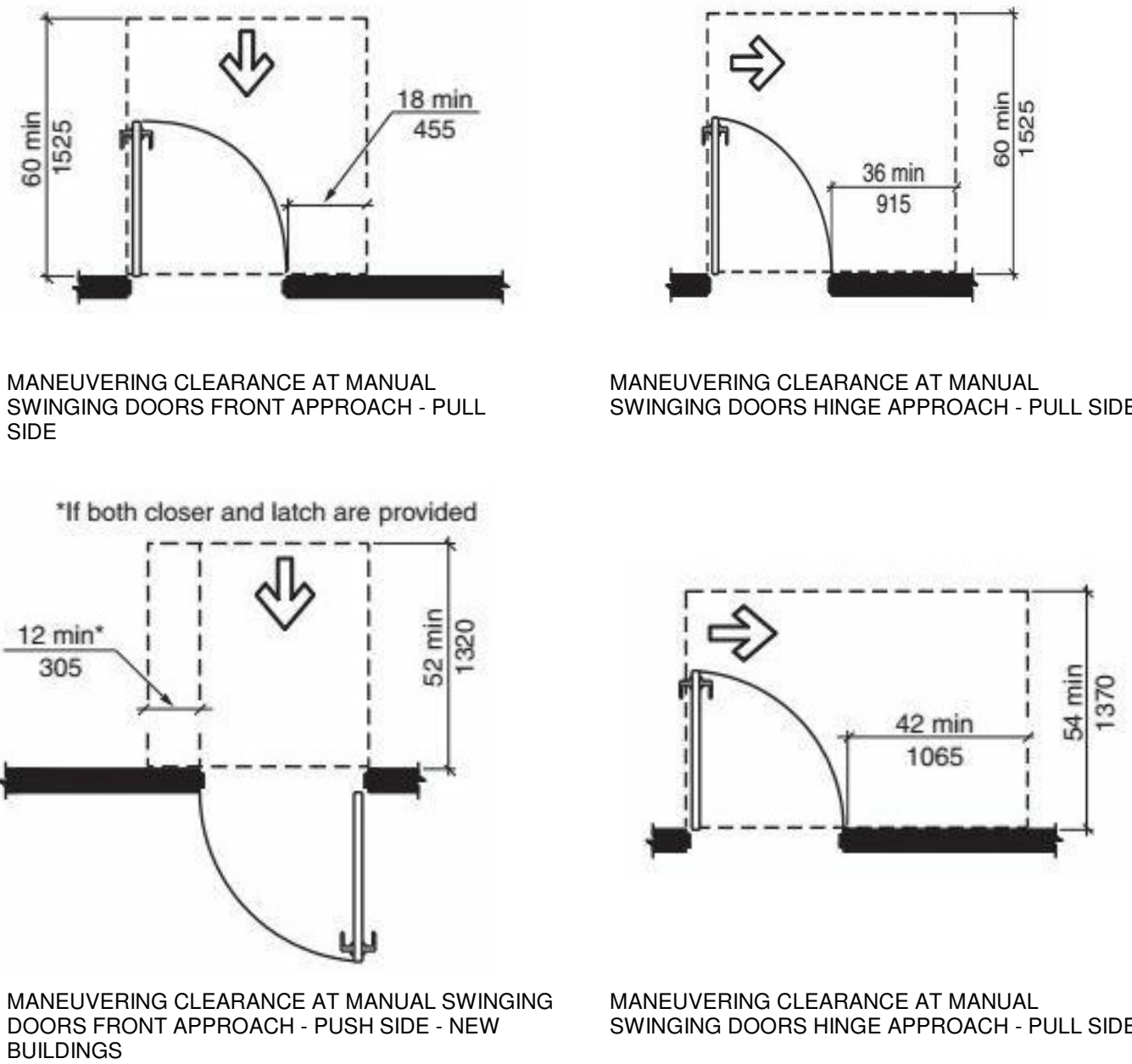
Company	Calculated By	Date
Project	Location	
Follow these six simple steps to determine grease interceptor size.		
Enter Calculations Here	No. of Meals Per Peak Hours	Waste Flow Rate
	25	2
	Step 1	Step 2
	Step 3	Step 4
	Step 5	Step 6
1	Number of Meals Per Peak Hour (Recommended Formula): Seating Capacity: 50 x Meal Factor: .5 = 25	Notes:
2	Establishment Type: Fast Food (45 min): 1.33 Restaurant (60 min): 1.00 Laisure Dining (90 min): 0.67 Dinner Club (120 min): 0.50	Notes:
3	Waste Flow Rate: Condition: With a Dishwashing Machine: 6 Gallons Without a Dishwashing Machine: 5 Gallons Single Service Kitchen: 2 Gallons Food Waste Disposer Only: 1 Gallon	Notes:
4	Retention Time: Commercial Kitchen Waste Dishwasher: 2.5 Hours Single Service Kitchen Single Serving: 1.5 Hours	Notes:
5	Storage Factor: Kitchen Type: Fully Equipped Commercial: 8 Hours Hours of Operation: 8 Hours: 1.00 12 Hours: 1.50 16 Hours: 2.00 24 Hours: 3.00 Single Service Kitchen: 1.50	Notes:
6	Calculate Liquid Capacity: Multiply the values obtained from step 1, 2, 3 and 4. The result is the approximate grease interceptor size for this application.	Notes:
	Select Grease Interceptor: Using the approximate required liquid capacity from step 5, select an appropriate size as recommended by the manufacturer.	Notes:

ZURN Z1172 LARGE CAPACITY GREASE INTERCEPTOR

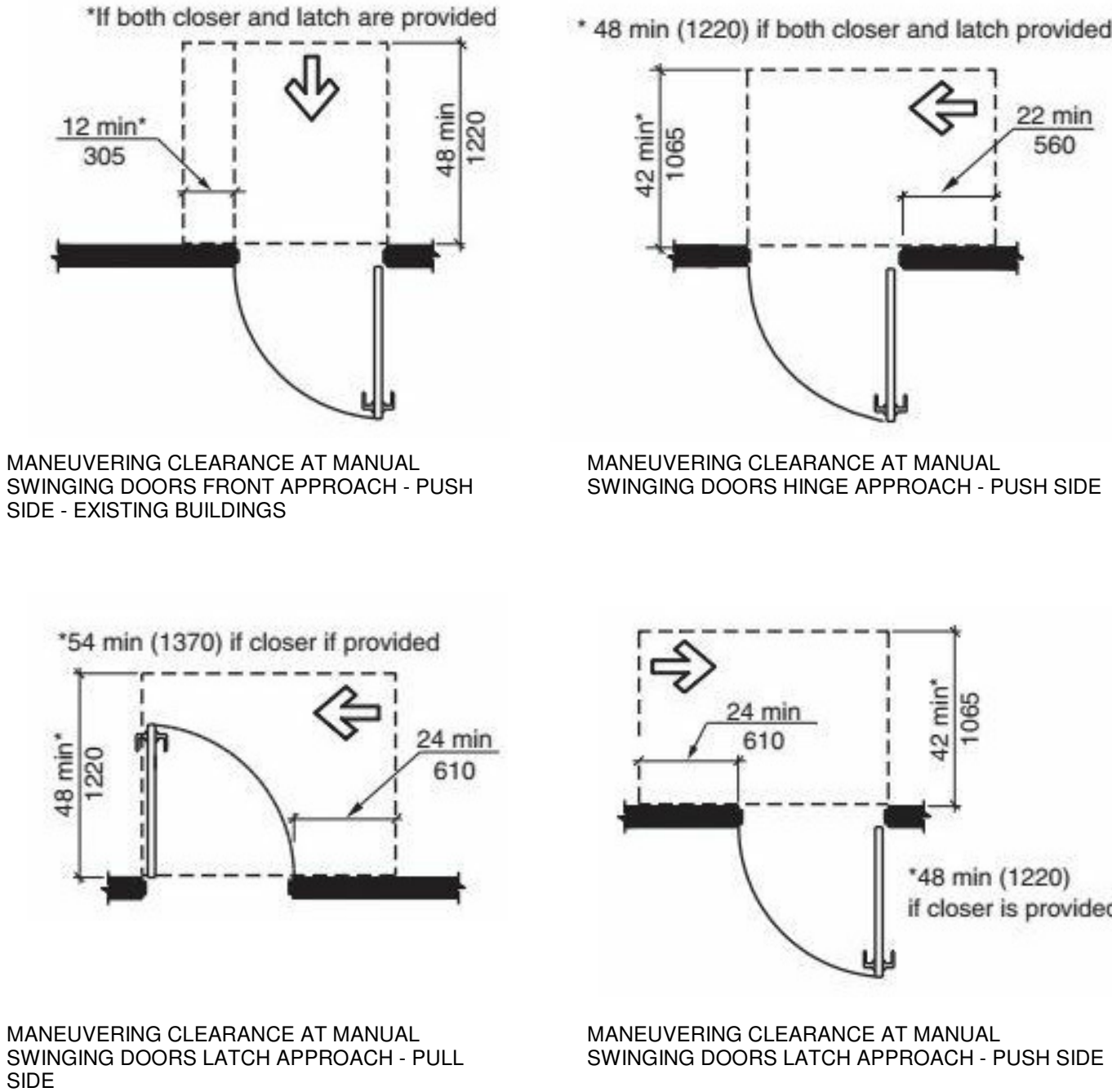
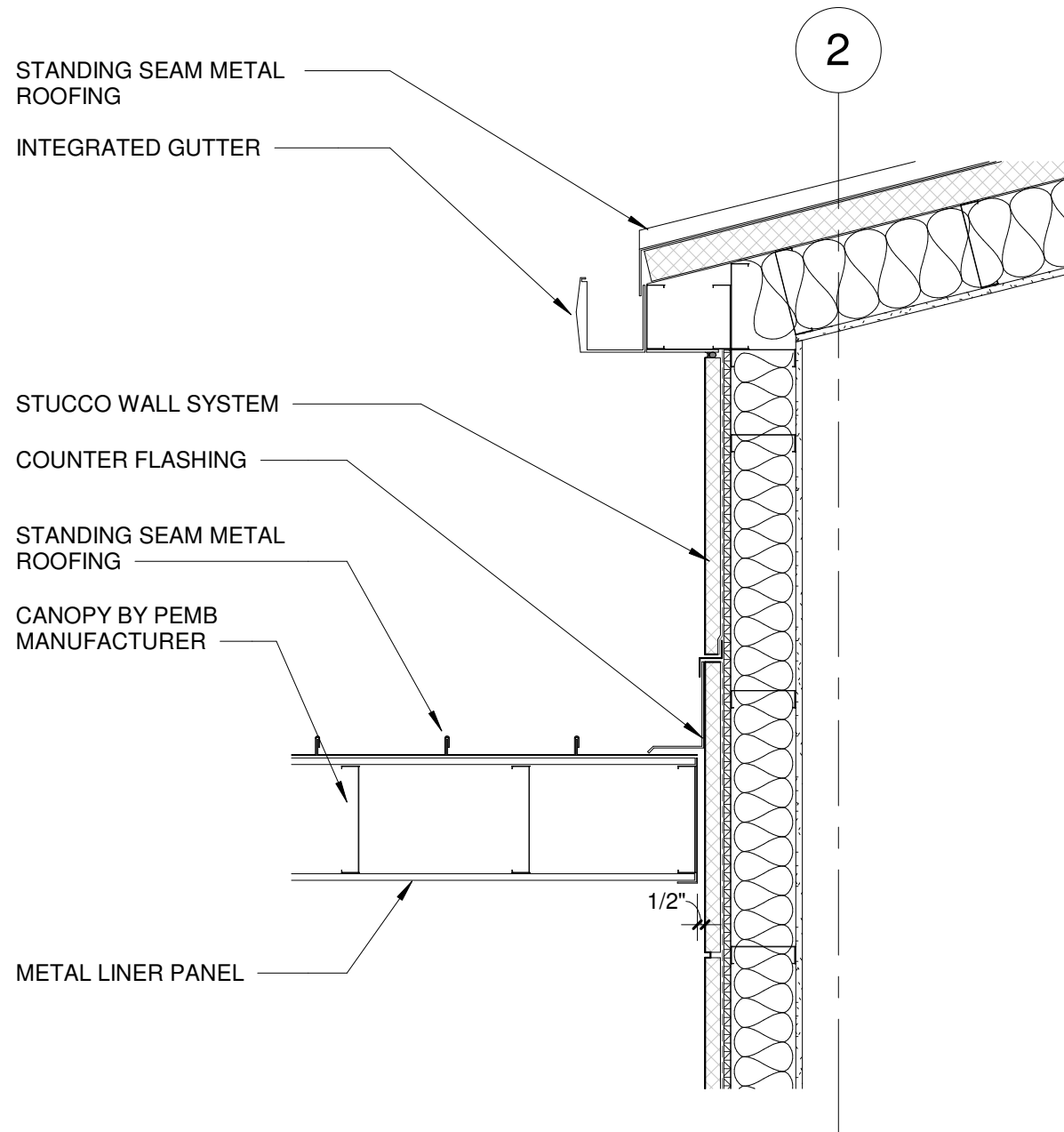
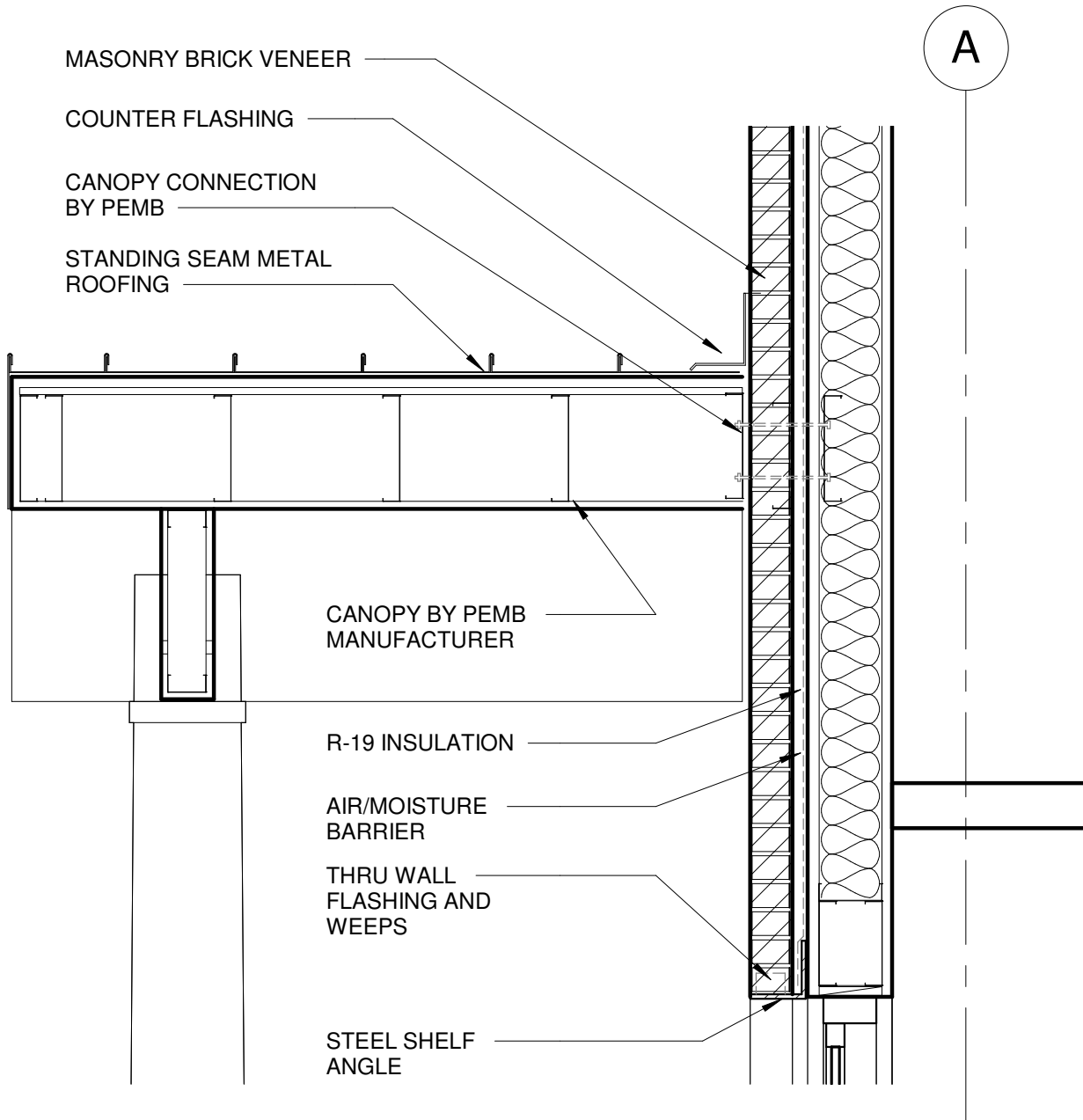
Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Size	Inlet/Outlet Size	Flow Rate GPM [L.P.M.]	Capacity Water Gal. [L]	Grease Lbs. [kg]	No. of Covers	Approx. Wt. Lbs. [kg]	Dimensions in Inches [mm]			
							C	D/E	F	G
900	3 [76]	75 [284]	65 [246]	150 [68]	1	316 [143]	22-3/4 [578]	18-1/2 [470]	36 [914]	28-5/8 [727]
1000	3 [76]	100 [378]	110 [416]	200 [91]	1	408 [185]	27 [686]	23 [584]	42-3/4 [1086]	33-5/8 [854]



5 GREASE CALC & INTERCEPTOR SPEC SCALE: 3"=1'-0" SCALE: NTS



6 CANOPY DETAIL SCALE: 3/4"=1'-0" 7 ENTRANCE CANOPY DETAIL SCALE: 3/4"=1'-0" 8 ADA DOOR CLEARANCES 9 NOT USED



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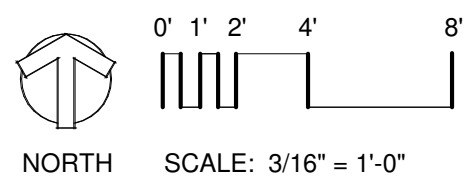
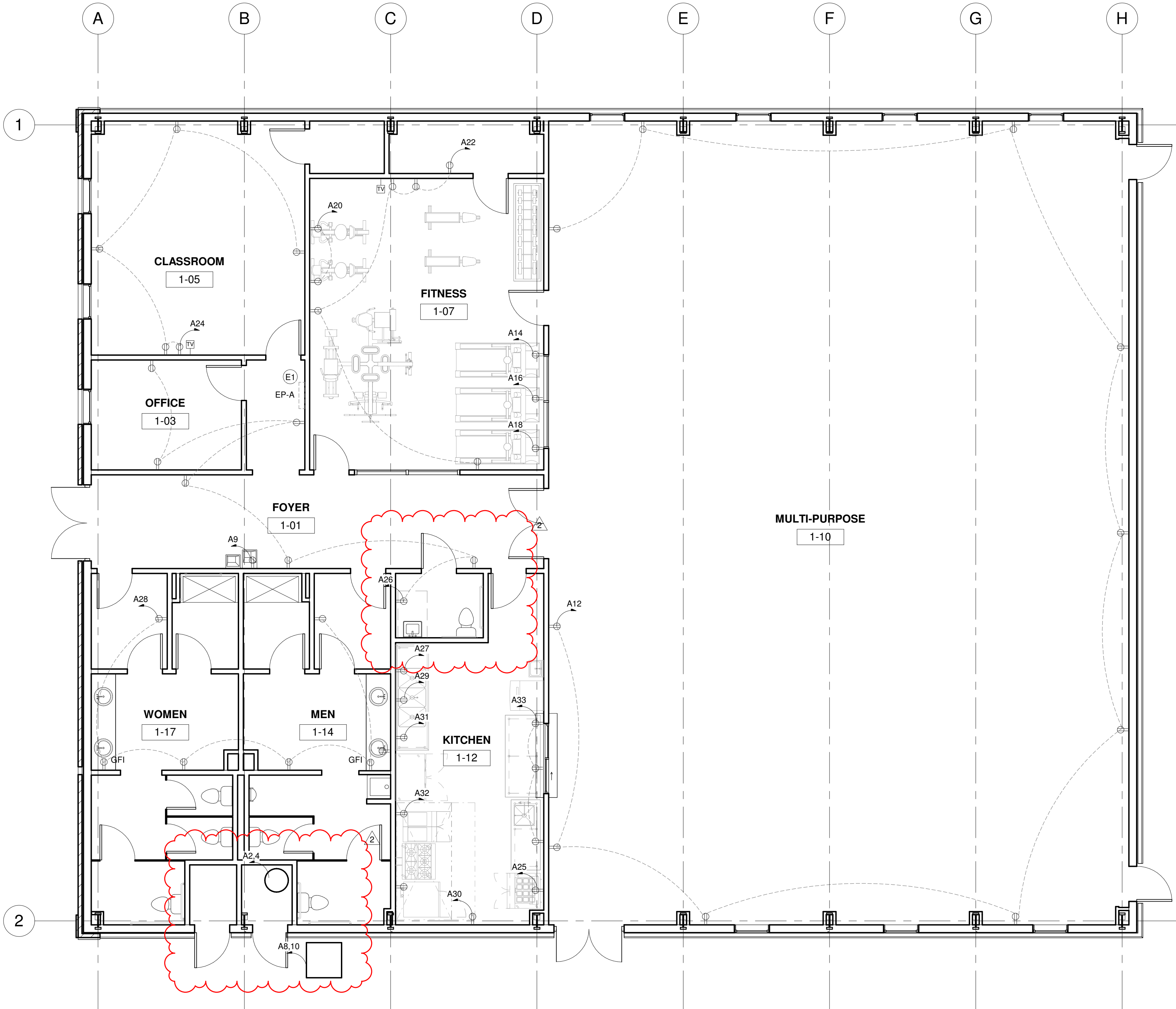
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Drawn: TS

WALL TYPES &
MISC DETAILS

A7



ELECTRICAL ABBREVIATIONS:

ABV	ABOVE	IMC	INTERMEDIATE METAL CONDUIT
AFF	ABOVE FINISHED FLOOR	INCAN	INCANDESCENT JUNCTION BOX
ARCH	ARCHITECT	MC	METAL CLAD CABLE
BEL	BELOW	MCC	MOTOR CONTROL CENTER
BF	BELOW FLOOR	NC	NORMALLY CLOSED
BM	BEAM	NF	NONFUSIBLE
C	CONDUIT	NO	NORMALLY OPEN
CB	CIRCUIT BREAKER	OC	ON CENTER
CKT	CIRCUIT	OCP	OVERCURRENT PROTECTION
CLG	CEILING	PC	PHOTOCELL
COL	COLUMN	PH	PHASE
CONN	CONNECT	PL	PILOT LIGHT
CONT	CONTINUATION	PNL	PANEL
DN	DOWN	PVC	POLYVINYL CHLORIDE CONDUIT
EC	EMPTY CONDUIT	RC	REMOTE CONTROL
ELE	ELEVATOR	RECPT	RECEPTACLE
EMT	ELECTRICAL METALLIC TUBING	RS	RAPID START
EXP	EXPOSED	SC	SPLIT CIRCUIT
F	FUSED	SPEC	SPECIFICATION
FA	FIRE ALARM	SPDT	SINGLE POLE DOUBLE THROW
FIX	FIXTURE	ST	SHUNT TRIP
FL	FLOOR	SW	SWITCH
G	GROUND	TEL	TELEPHONE
GRP	GROUND FAULT PROTECTION SYSTEM	TS	TIGHT TO STRUCTURE
GR	GRADE	UG	UNDERGROUND
HID	HIGH INTENSITY DISCHARGE	UN	UNLESS OTHERWISE NOTED
HOA	HAND OFF AUTOMATIC	UP	UPPER
HPS	HIGH PRESSURE SODIUM	XFMR	TRANSFORMER
IG	ISOLATED GROUND		

ELECTRICAL SYMBOL LEGEND:

\$	SWITCH
\$3	3 WAY SWITCH
D	DIMMER SWITCH
⊕	DUPLEX RECEPTACLE
⊕	QUAD RECEPTACLE
⊕ GFI	G.F.C.I. DUPLEX RECEPTACLE
⊕	SPECIAL PURPOSE OUTLET, NEMA CONFIG. TO MATCH
⊕	JUNCTION BOX CEILING/WALL/FLOOR MOUNTED
X-1,3,5	ARROWHEAD INDICATES HOMERUN
X-1,3,5	X-1,3,5 INDICATES TO PANEL X
	CIRCUIT NUMBERS 1,3, AND 5
	PANELBOARD-WALL MOUNTED

2 ELECTRICAL LEGEND

SCALE: NTS

ELECTRICAL LEGEND:

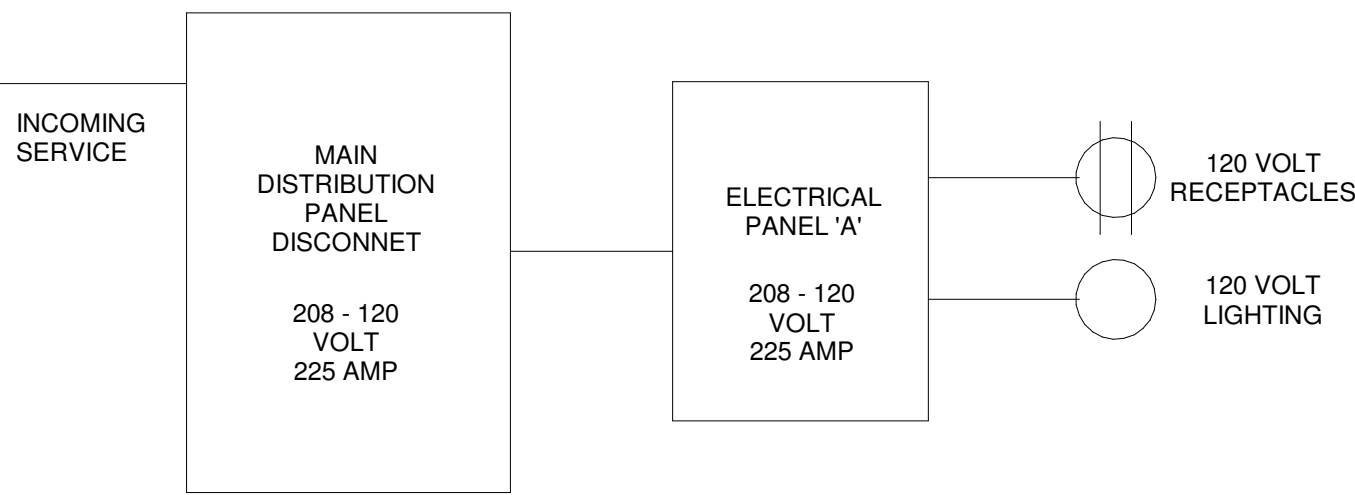
- (E1) NEW 225 AMP 3 PHASE PANEL
- (E2) NOT USED

GENERAL ELECTRICAL NOTES:

1. IF CIRCUIT NOTATION IS ****, CONTRACTOR TO CONFIRM CAPACITY AND TIE RECEPTACLE INTO ADJACENT CIRCUIT, VERIFY IN FIELD.

3 ELECTRICAL NOTES

4 NOT USED



5 ONE LINE DIAGRAM

PANELBOARD SCHEDULE - "A"										TYPE: SURFACE			
VOLTAGE 208V/120, 3 PHASE, 4 WIRE										MLO 225 A			
DEVICE		BRANCH CIRCUIT						BRANCH CIRCUIT				DEVICE	
AMP	POLE	DESCRIPTION		KILO VOLT AMPS	CKT	PHASE			CKT	KILO VOLT AMPS		POLE	AMP
						A	B	C					
40	2	AHU-1			1	•			2		WATER HEATER	2	40
		-			3		•		4				
40	2	AHU-2			5			•	6		AHU-3	1	20
		-			7	•			8		CONDENSER	2	40
20	1	DRINKING FOUNTAIN			9		•		10		-		
20	1	LIGHTING			11			•	12		RECEPTACLES	1	20
20	1	LIGHTING			13	•			14		FITNESS EQUIPMENT	1	20
20	1	LIGHTING			15		•		16		FITNESS EQUIPMENT	1	20
20	1	LIGHTING			17			•	18		FITNESS EQUIPMENT	1	20
20	1	LIGHTING			19	•			20		RECEPTACLES	1	20
20	1	LIGHTING			21		•		22		RECEPTACLES	1	20
20	1	LIGHTING			23			•	24		RECEPTACLES	1	20
20	1	KITCHEN EQUIPMENT			25	•			26		RECEPTACLES	1	20
20	1	KITCHEN EQUIPMENT			27		•		28		RECEPTACLES	1	20
20	1	KITCHEN EQUIPMENT			29			•	30		RECEPTACLES	1	20
20	1	KITCHEN EQUIPMENT			31	•			32		RECEPTACLES	1	20
20	1	KITCHEN RECEPTACLE			33		•		34		KITCHEN HOOD	1	20
20	1	SPARE			35				36		SPARE	1	20
20	1	SPARE			37	•			38		SPARE	1	20
20	1	SPARE			39		•		40		SPARE	1	20
20	1	SPARE			41			•	42		SPARE	1	20
NOTES: DELEGATED DESIGN, DESIGN-BUILD ELECTRICAL CONTRACTOR TO CONFIRM CIRCUITS AND LOAD CALCULATIONS.										TOTAL DEMAND KVA: TOTAL DEMAND AMPS: TOTAL CONN KVA:			

Revisions :

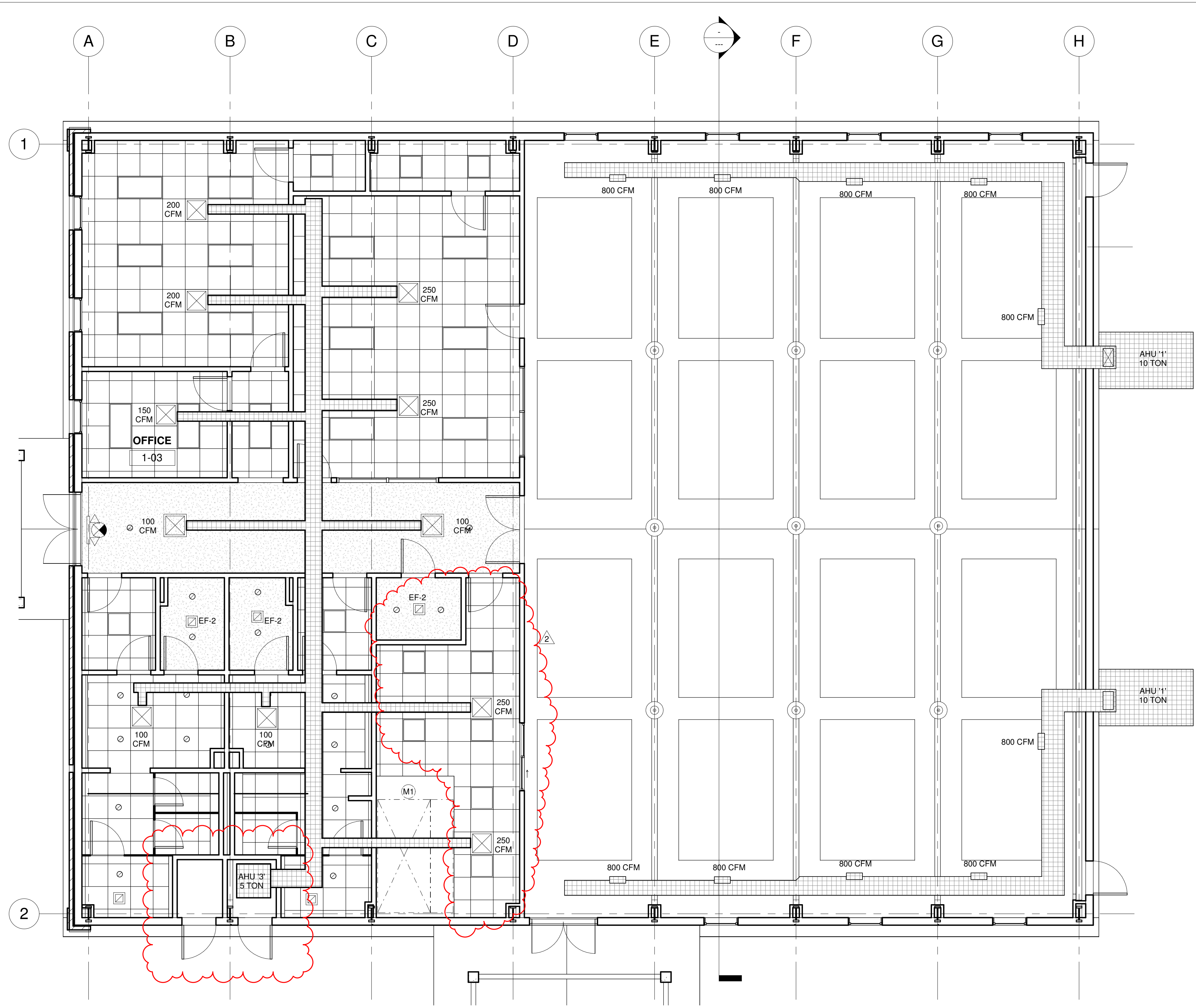
No.	Date	Description
0	07.07.23	ISSUE FOR PERMIT & CONSTRUCTION
1	04.12.24	PERMIT COMMENTS

Project No.: 23-20

Scale: AS NOTED

Issue Date: 07.07.23

Drawn: TS



1 MECHANICAL PLAN

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

ASHRAE 62-2004 OA CALCULATIONS

SPACE DESCRIPTION	SF	OCCUPANCY DENSITY	CFM/PERSON*	CFM/SF*	DEFAULT CFM/PERSON*	EQUATION 6-1 OA REQUIRED
ASSEMBLY (MULTIPURPOSE)	3390	-	-	0.30	-	1017
ASSEMBLY (FITNESS)	500	10	20	0.06	-	300
ASSEMBLY (CLASSROOM)	360	65	7.5	0.06	-	180

AIR INLET/OUTLET SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	FACE SIZE L X W INCH	MAT'L	FINISH	MOUNTING	VOLUME DAMPER	REMARKS
A	TITUS	TWSA	SUPPLY	24X24	STEEL	WHITE	LAY-IN	YES	
B	TITUS	PAR	RETURN	24X24	STEEL	WHITE	LAY-IN	YES	

EXHAUST FAN SCHEDULE

MARK	SERVICE	TYPE	CFM	ESP IN W.C.	MAX RPM	MOTOR H.P.	DRIVE	MAX SONES	CONTROLLED BY	MODEL	REMARKS
EF-1	BATHROOM		75							TBD	
EF-2	SHOWER		75							TBD	

2 MECHANICAL SCHEDULES

3 NOT USED

SCALE: NTS

4 MECHANICAL LEGENDS & NOTES

SCALE: NTS

HVAC ABBREVIATION	
AG	ABOVE CEILING
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
BD	BACKDRAFT DAMPER
BTUH	BRITISH THERMAL UNIT PER HOUR
CAP	CAPACITY
CFM	CUBIC FEET PER MINUTE
CD	CEILING DIFFUSER
CBGR	CURVED BLADE CEILING REG.
GHS	GILDED WATER SUPPLY
GHR	GILDED WATER RETURN
CS	CONDENSER WATER SUPPLY
CR	CONDENSER WATER RETURN
DN	DOWN
DS	DOOR GRILLE
D	DRAIN
DB	DRY BULB
EA	EACH
ER	EXHAUST REGISTER
EG	EXHAUST GRILLE
EF	EXHAUST FAN
ENT	ENTERING KTR TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
FGO	FACE OPERATED DAMPER
FPT	FAN POWERED TERMINAL UNIT
FSD	FIRE/SMOKE DAMPER
FD	FIRE DAMPER
FT	FEET
FCU	FAN COIL UNIT
GPM	GALLONS PER MINUTE
GWS	GLYCOL WATER SUPPLY
GWR	GLYCOL WATER RETURN
HP	HORSE POWER
IN	INCHES
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	LINEAR BAR GRILLE
LBS	POUNDS
LD	LINEAR DIFFUSER
LRAG	LINEAR RETURN AIR GRILLE
LMT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	1000 BTUH
MD	MOTORIZED DAMPER
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NC	NOT IN CONTRACT
NOM	NOMINAL
NO	NUMBER OR DESIGNATION
NO	NORMALLY OPEN
NPSHA	NET POSITIVE SECTION HEAD AVAILABLE
OA	OUTSIDE
OPD	OPPOSED BLADE DAMPER
PH	ELECTRICAL PHASE
PIU	POWER INDUCTION UNIT
PSIG	POUNDS PER SQUARE INCH
RPM	REVOLUTIONS PER MINUTE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RAD	RETURN AIR DUCT
RAK	RETURN AIR REGISTER
SA	SUPPLY AIR
SD	SPLITTER DAMPER
SG	SUPPLY GRILLE
SP	STATIC PRESSURE
SQ	SQUARE
SR	SUPPLY AIR REGISTER
TG	TRANSFER GRILLE
TYP	TYPICAL
MB	MET BULB
MG	WATER GAUGE

NOTES:

- (M1) NEW 12FT COMMERCIAL HOOD

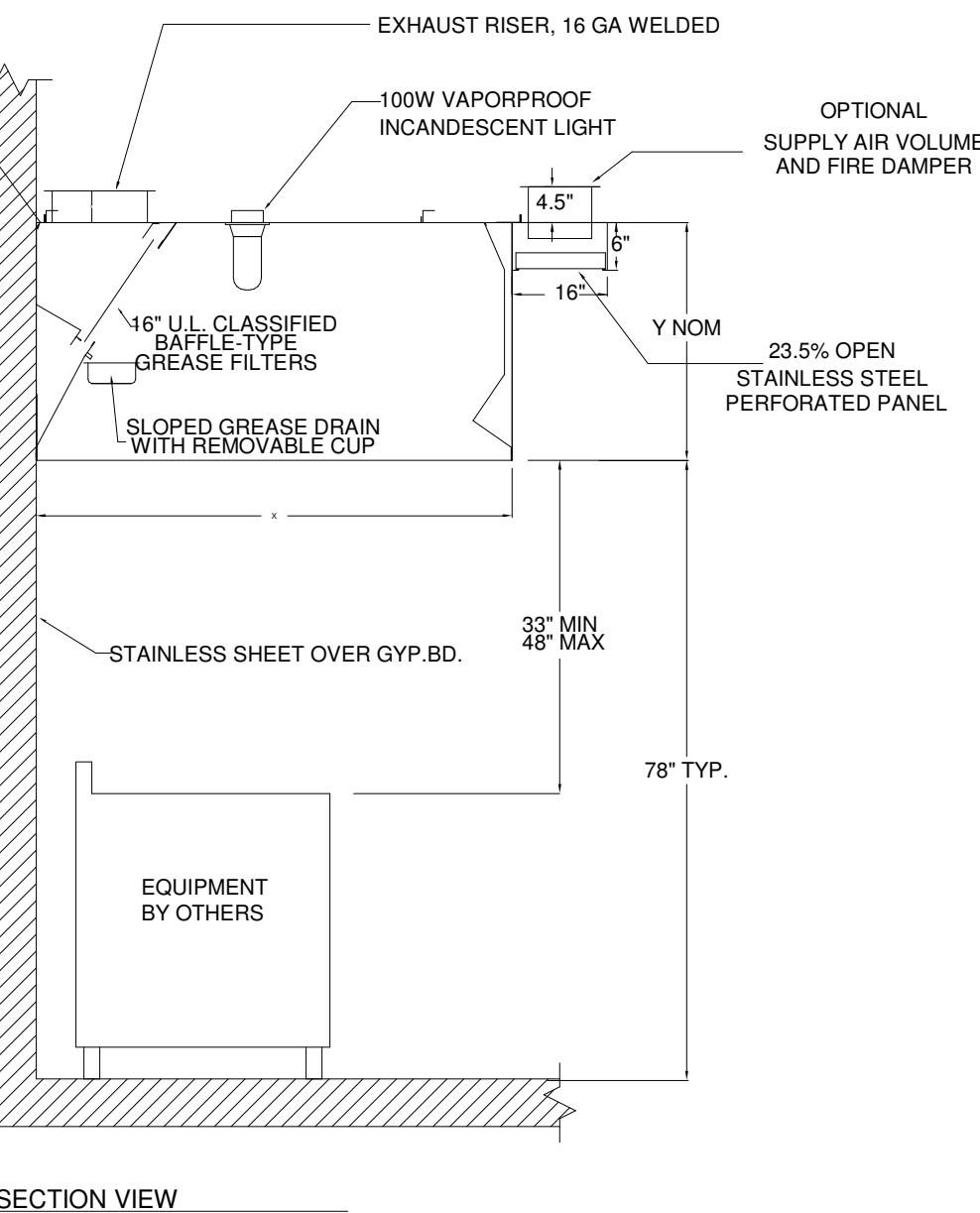
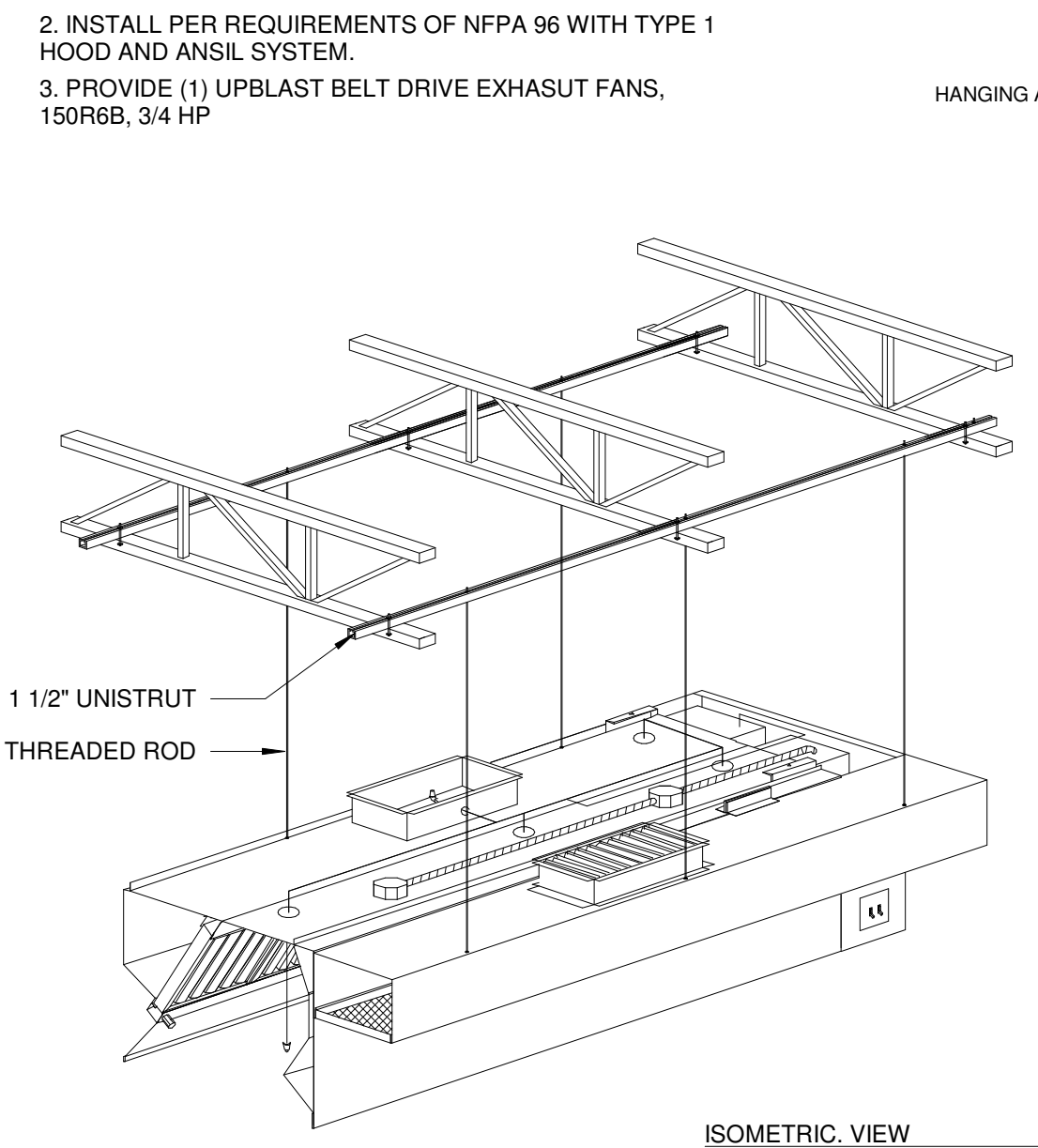
HVAC LEGEND	
SYMBOLS	DESCRIPTION
	EXISTING DIFFUSER TO REMAIN
	EXISTING RETURN AIR GRILLE TO REMAIN
	EXISTING SLOT DIFFUSER TO REMAIN
	RELOCATE EXISTING SUPPLY DIFFUSER
	RELOCATE EXISTING RETURN AIR GRILLE
	RELOCATE EXISTING SLOT DIFFUSER
	NEW SUPPLY DIFFUSER
	NEW RETURN AIR GRILLE
	NEW SLOT DIFFUSER
	EXISTING TO BE REMOVED
	FLEXIBLE DUCT CONNECTION
	EXISTING THERMOSTAT TO REMAIN
	RELOCATE THERMOSTAT
	NEW THERMOSTAT
	ON/OFF HALL SWITCH
	HUMIDISTAT
	DUCT RISE
	DUCT DROP
	MANUAL OPPOSED BLADE VOLUME DAMPER
	EXISTING EQUIPMENT TO BE REMOVED
	FIRE DAMPER
	MOTOR OPERATED FIRE/SMOKE DAMPER
	FLEXIBLE DUCTWORK
	EQUIPMENT DESIGNATION
	EQUIPMENT NUMBER
	MOTOR OPERATED DAMPER
	BACKDRAFT DAMPER
	SMOKE DETECTOR
	EXISTING DUCT OR EQUIPMENT TO REMAIN
	NEW DUCTWORK - X DIMENSION IS HORIZONTAL - Y DIMENSION IS VERTICAL
	CONNECT TO EXISTING
	CONDENSATE DRAIN PIPE

5 TYPICAL DIFFUSER DETAIL

SCALE: NTS

NOTE:

1. INSTALL HOOD W/ 3/8" THREADED ROD CONNECTED TO UNISTRUT SUPPORTED BY EXISTING STRUCTURE.
2. INSTALL PER REQUIREMENTS OF NFPA 96 WITH TYPE 1 HOOD AND ANSIL SYSTEM.
3. PROVIDE (1) UPBLAST BELT DRIVE EXHAUST FANS, 150R6B, 3/4 HP



6 HOOD DETAILS

SCALE: NTS



2022 SEWER CAPACITY EVALUATION

Department of Watershed Management

Email request to: sewercapacity@dekalbcountyga.gov

Project Name: Dautrieve Recreation Center

Dekalb County AP # (if applicable): 3136953

Type of Development: Private - Recreation Center

Project Address: 806 South Stone Mountain Lithonia Rd

Land Lot & Parcel ID: 16 064 03 074

Stone Mountain, GA 30088

Estimated Month Flow Begins: 9/4/2024
(mm/yyyy)

Replacing existing sewer customer? Yes ☐ No ☒

If yes, see calculations notes.

Total Peak Flow Requesting (gpd): 1,023.75

Sewershed:

Average Daily Flow Requesting (gpd): 409.5

Intended Tie-in Manhole ID: 16-064-s307
See Additional Resources

Developer/ Owner Information

Company Name: New Creation Christian Fellowship

Address: 806 South Stone Mountain Lithonia Rd

Contact Name: Floyd Dautrieve

City, State, Zip Code: Stone Mountain, GA 30088

Phone Number: 404-435-1527

Email Address: floyddautrieve@gmail.com

Engineer Information (if applicable)

Company Name: Grace Engineering, LLC

Address: 1000 Grace Hill Dr

Contact Name: Raouf Elmasry

City, State, Zip Code: Roswell, GA 30075

Phone Number: 678-713-6786

Email Address: contemporarydarch@yahoo.com

Please include the following items in your submittal package if applicable:

☒ Proposed Peak and Average Daily Flow **Calculation** based on attached guidelines (See Appendix - A)

☐ Detailed information about building use type(s) and unit counts for both proposed and existing uses, if applicable

☒ Requested flows greater than 500 GPD average daily flow should be sealed by a Professional Engineer

☐ If a new physical connection to the sewer is being proposed Geographical Information System (GIS) map clearly showing the proposed site(s) surrounding areas, and utilities. (See Page 3 for map request form)

☐ Proposed utility or site plan, if available

☐ Essential Services & Community Enhancement screener (optional - See Appendix B)

Name: Raouf Elmasry

Date: 5/23/2024

Signed:

Seal: (if signed by Professional Engineer)



Fill out all highlighted fields, sign form (electronically or scanned) and email to: sewercapacity@dekalbcountyga.gov

Additional Resources:

Water & sewer map request (manhole ID): <https://survey123.arcgis.com/share/c496b791b4cd497994fb38da543444f1>

Watershed GIS requests: dwm_gis@dekalbcountyga.gov

Capacity Assurance Program: <https://www.dekalbcountyga.gov/watershed-management/capacity-assurance-program>

Watershed Planning Docs: <https://www.dekalbcountyga.gov/planning-and-sustainability/watershed-guides-checklists-and-calendars>

Appendix - A (Revised 01/01/2020)

Table 1: Sanitary Flow Contributions from Site Specific Sources

CONTRIBUTOR	UNIT	DESIGN AVG DAILY FLOW (GPD)
Barber Shop	Per Station	20
Carwash (Automatic)	Per Unit	166
Carwash (Self Service)	Per Bay	100
Church (NOT including food or day schools)	Per 1,000 sf	30
Coffee Shop/Deli/Fast Food	Per 1,000 sf	450
Coin Laundromats	Per Washing Machine	400
Commercial Laundromats	Per Washing Machine	640
Daycare	Per 1,000 sf	150
Dentist	Per dental chair	120
Full-Service Restaurant/Bar/Caterer	Per 1,000 sf	550
Gym/Dance Studio (w/o shower)	Per 1,000 sf	65
Gym/Dance Studio (w/showers)	Per person	20
Hair Salon	Per Shampoo Bowl/Chair	150
Hospitals	Per bed	200
Motel/Hotel	Per room	100
Nail Salon	Per pedicure chair	50
Nursing Home/Assisted Living	Per bed	125
Offices	Per 1,000 sf	110
Police/Fire Station	Per 1,000 sf	100
Residence (Single family/Apts/Condo, etc.)	Per residence	185
Retail/Shopping Center/Mercantile	Per 1,000 sf	100
School	Per student	16
School - w/gymnasium	Per student	20
Service Station/Convenience Store	Per 1,000 sf	100
✓ Theater/Museum/Auditorium/Amusement	Per 1,000 sf	✓ 65
Warehouse/Industrial	Per 1,000 sf	25

GPD = gallons per day

Example Calculation – 1 house* 185 gpd = 185 gpd average daily flow

185 gpd * 2.5 (peaking factor) = 462.5 gpd peak daily flow

CALCULATIONS NOTES:

- Current, existing flow (since 01/2019) that is being replaced (previous use, demolished buildings, etc.) are subtracted from the flow request for both average and peak daily flow.
- Include information about the units in calculations.
- Your peak daily flow should be 2.5 times the average daily flow, per the peaking factor of 2.5

Simple calculations:

Proposed 6300/1000 x 65 = 409.5 gpd, 409.5 x 2.5 = 1023.75 gpd peak daily flow

Total Peak Flow Requesting = 1023.75 gpd

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Dautrieve Recreation Center

LOCATION: 806 S. Stone Mountain Lithonia Rd, Stone Mountain, GA 30088

PERMIT APPLICANT: _____

PERMIT APPLICANT'S ADDRESS: _____

ARCHITECT OF RECORD: Timothy Sliger

STRUCTURAL ENGINEER OF RECORD: _____

MECHANICAL ENGINEER OF RECORD: _____

ELECTRICAL ENGINEER OF RECORD: _____

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: Timothy Sliger

This *Statement of Special Inspections* is submitted in accordance with Section 1704.3 of the 2018 International Building Code. It includes a *Schedule of Special Inspection Services* applicable to the above-referenced Project as well as the identity of the individuals, agencies, or firms intended to be retained for conducting these inspections. If applicable, it includes *Special Inspections for Wind Resistance* and/or *Special Inspections for Seismic Resistance*.

Are *Special Inspections for Wind Resistance* included in the *Statement of Special Inspections*? NO

Are *Special Inspections for Seismic Resistance* included in the *Statement of Special Inspections*? NO

The Special Inspector(s) shall keep records of all inspections and shall furnish interim inspection reports to the Building Official and to the Registered Design Professional in Responsible Charge at a frequency agreed upon by the Design Professional and the Building Official prior to the start of work. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge prior to completion of that phase of work. A *Final Report of Special Inspections* documenting required special inspections and corrections of any discrepancies noted in the inspections shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge at the conclusion of the project.

Frequency of interim report submittals to the Registered Design Professional in Responsible Charge:

☐ Weekly ☐ Bi-Weekly ☐ Monthly ☐ Other; specify: _____

Frequency of interim report submittals to the Building Official:

☐ Monthly ☐ Bi-Monthly ☐ Upon Completion ☐ Other; specify: _____

The Special Inspection Program does not relieve the Contractor of the responsibility to comply with the Contract Documents. Jobsite safety and means and methods of construction are solely the responsibility of the Contractor.

Statement of Special Inspections Prepared by:

Timothy K. Sliger

Type or print name

Tim Sliger
Signature

06/24/24

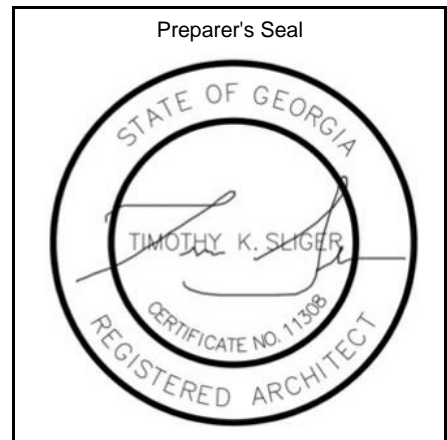
Date

Building Officials Acceptance:

Signature

Date

Permit Number: _____



SPECIAL INSPECTIONS FOR WIND RESISTANCE

See the *Schedule of Special Inspections* for inspection and testing requirements

Allowable Stress Design Wind Speed: $V_{asd} = 85$ m.p.h.

Wind Exposure Category: Category B

Special Inspection for Wind Resistance Required: NO

(Required in Wind Exposure Category B, where the Allowable Stress Design Wind Speed (V_{asd}) is 120 miles-per-hour or greater. Required in Wind Exposure Category C or D, where the Allowable Stress Design Wind Speed (V_{asd}) is 110 miles-per-hour or greater.)

Description of structural wood and cold-formed steel light-frame construction, main windforce-resisting system subject to special inspections for wind resistance:

(Required for systems noted in IBC Section 1705.11.1 and 1705.11.2.)

Not applicable

Description of wind force-resisting components subject to special inspections for wind resistance:

(Required for systems and components noted in IBC Section 1705.11.3.)

Not applicable

Statement of Responsibility:

Each contractor responsible for the construction or fabrication of a system or component described above must submit a *Contractor's Statement of Responsibility*.

SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

See the *Schedule of Special Inspections* for inspection and testing requirements

Seismic Design Category: SDC B

Special Inspection for Seismic Resistance Required: NO

Description of seismic force-resisting system subject to special inspection and testing for seismic resistance:

(Required for systems noted in IBC Section 1705.12.1, 1705.12.2, and 1705.12.3. Special inspections for seismic resistance of structural steel, where required, shall be in accordance with AISC 341.)

Not applicable

Description of designated seismic systems subject to special inspection and testing for seismic resistance:

(Required for architectural, electrical, and mechanical systems and their components that require design in accordance with ASCE 7, Chapter 13, have a component importance factor (I_p) greater than one and are in Seismic Design Category C, D, E, or F.)

Not applicable

Description of additional seismic systems and components requiring special inspections:

(Required for systems noted in IBC Section 1705.12.5, 1705.12.6, 1705.12.7, and 1705.12.8.)

Not applicable

Description of additional seismic systems and components requiring testing:

(Required for systems and components noted in IBC Section 1705.12.13.)

Not applicable

Statement of Responsibility:

Each contractor responsible for the construction or fabrication of a system or component described above must submit a *Contractor's Statement of Responsibility*.

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.2.1 Structural Steel Construction					
1. Fabricator and erector documents (verify reports and certificates as listed in AISC 360, Section N3.2 for compliance with construction documents).	Submittal Review	N	Each Submittal	1, 2	
2. Material verification of structural steel.	Shop (3) and Field Inspection	N	Periodic	1	
3. Structural steel welding:					
a. Inspection tasks prior to welding (Observe or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1).	Shop (3) and Field Inspection	N	Observe or Perform as noted (4)	1	
b. Inspection tasks during welding (Observe or perform for each welded joint or member the QA tasks listed in AISC 360, Table N5.4-2).	Shop (3) and Field Inspection	N	Observe (4)	1	
c. Inspection tasks after welding (Observe or perform for each welded joint or member the QA tasks listed in AISC 360, Table N5.4-3).	Shop (3) and Field Inspection	N	Observe or Perform as noted (4)	1	
d. Nondestructive testing (NDT) of welded joints: (see commentary)					
1) Complete penetration groove welds 5/16" or greater in Risk Category III or IV.	Shop (3) or Field Ultrasonic Testing – 100% of welds	N	Periodic		
2) Complete penetration groove welds 5/16" or greater in Risk Category II.	Shop (3) or Field Ultrasonic Testing – 10% of welds minimum	Y	Periodic	1	
3) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1.	Shop (3) or Field Radiographic or Ultrasonic Testing	N	Periodic		
4) Fabricator's NDT reports when fabricator performs NDT.	Verify Reports	N	Each Submittal (5)	1, 2	
4. Structural steel bolting:	Shop (3) or Field Inspection				
a. Inspection tasks prior to bolting (Observe or perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-1).		N	Observe or Perform as noted (4)	1	
b. Inspection tasks during bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2).		N	Observe (4)	1	
1) Pre-tensioned and slip-critical joints:					
a) Turn-of-nut with match-marks.		N	Periodic	1	
b) Direct tension indicator.		N	Periodic	1	
c) Twist-off type tension control bolt.		N	Periodic	1	
d) Turn-of-nut without match-marks.	NOT PERMITTED	N	Continuous		
e) Calibrated wrench.	NOT PERMITTED	N	Continuous		

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
2) Snug-tight joints.		N	Periodic	1	
c. Inspection tasks after bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3).		N	Perform (4)	1	
5. Visual inspection of exposed cut surfaces of galvanized structural steel main members and exposed corners of the rectangular HSS for cracks subsequent to galvanizing.	Shop (3) or Field Inspection	N	Periodic		
6. Embedded items (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors).	Field Inspection	N	Periodic	1	
7. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents.	Field Inspection	N	Periodic	1	
1705.2.2 Cold-Formed Steel Deck					
1. Manufacturer documents (Verify reports and certificates as listed in SDI QA/QC, Section 2, Paragraphs 2.1 and 2.2 for compliance with construction documents).	Submittal Review	N	Each Submittal	1, 2	
2. Material verification of steel deck, mechanical fasteners, and welding materials.	Shop (3) and Field Inspection	N	Periodic	1	
3. Cold-formed steel deck placement:	Shop (3) and Field Inspection				
a. Inspection tasks prior to deck placement (Perform the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.2).		N	Perform (4)	1	
b. Inspection tasks after deck placement (Perform the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.2).		N	Perform (4)	1	
4. Cold-formed steel deck welding:	Shop (3) and Field Inspection				
a. Inspection tasks prior to welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.3).		N	Observe (4)	1	
b. Inspection tasks during welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.4).		N	Observe (4)	1	
c. Inspection tasks after welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.5).		N	Perform (4)	1	
5. Cold-formed deck mechanical fastening:	Shop (3) and Field Inspection				
a. Inspection tasks prior to mechanical fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.6).		N	Observe (4)	1	

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
b. Inspection tasks during mechanical fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.7).		N	Observe (4)	1	
c. Inspection tasks after mechanical fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1, Table 1.8).		N	Perform (4)	1	
1705.2.3 Open-Web Steel Joists and Joist Girders					
1. Installation of open-web steel joists and joist girders:					
a. End connections – welded or bolted.	Per SJI CJ or SJI 100	N	Periodic		
b. Bridging – horizontal or diagonal:					
1) Standard bridging.	Per SJI CJ or SJI 100	N	Periodic		
2) Bridging that differs from the specifications listed in SJI CJ or SJI 100.		N	Periodic		
1705.3 Concrete Construction					
1. Inspection and placement verification of reinforcing steel and prestressing tendons	Shop (3) and Field Inspection	N	Periodic	1	
2. Reinforcing bar welding:					
a. Verification of weldability of bars other than ASTM A706.		N	Periodic		
b. Inspection of single-pass fillet welds 5/16-inch or less in size.		N	Periodic		
c. Inspection of all other welds.		N	Continuous		
3. Inspection of anchors cast in concrete.	Shop (3) and Field Inspection	N	Periodic	1	

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT		Synovus Branch Bank Midland Commons			
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
4. Inspection of anchors post-installed in hardened concrete members per research reports, or if no specific requirements are provided, requirements shall be provided by the registered design professional and approved by the building official, including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment, and tightening torque.	Field Inspection	N	Periodic or as required by the research report issued by an approved source		
a. Adhesive anchors installed in horizontal or upward-inclined orientation that resists sustained tension loads.		N	Continuous	1	
b. Mechanical and adhesive anchors not defined in 4.a.		N	Periodic	1	
5. Verify use of approved design mix.	Shop (3) and Field Inspection	N	Periodic	1	
6. Prior to placement, fresh concrete sampling, perform slump and air content tests, determine temperature of concrete, and perform any other tests as specified in construction documents.	Shop (3) and Field Inspection	N	Continuous	1	
7. Inspection of concrete and shotcrete placement for proper application techniques.	Shop (3) and Field Inspection	N	Continuous	1	
8. Verify maintenance of specified curing temperature and techniques.	Shop (3) and Field Inspection	N	Periodic	1	
9. Inspection of prestressed concrete:	Shop (3) and Field Inspection				
a. Application of prestressing force.		N	Continuous		
b. Grouting of bonded prestressing tendons.		N	Continuous		
10. Inspect erection of precast concrete members.		N	Periodic		
11. Verification of in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	Review Field Testing and Laboratory Reports	N	Periodic		
12. Inspection of formwork for shape, lines, locations, and dimensions.	Field Inspection	N	Periodic	1	
13. Concrete strength testing and verification of compliance with construction documents.	Field Testing and Review of Laboratory Reports	N	Periodic	1	

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.4 Masonry Construction					
(A) Level 1, 2, and 3 Quality Assurance					
1. Prior to construction, verification of compliance of submittals.	Submittal Review	N	Each Submittal		
(B) Level 2 and 3 Quality Assurance:					
1. Prior to construction, verification of f'_m and f'_{AAC} except where specifically required by the code.	Testing by Unit Strength Method or Prism Test Method	N	Periodic		
2. During construction, verification of slump flow and visual stability index (VSI) when self-consolidating grout is delivered to the project site.	Field Testing	N	Periodic		
3. Verify the following comply prior to the start of masonry construction:					
a. Proportions of the site-prepared mortar.	Field Inspection	N	Periodic		
b. Grade and size of prestressing tendons and anchorages.	Field Inspection	N	Periodic		
c. Grade, type, and size of reinforcement, anchor bolts, prestressing tendons, and prestressing anchorages.	Field Inspection	N	Periodic		
d. Prestressing technique.	Field Inspection	N	Periodic		
e. Properties of thin-bed mortar for AAC masonry. (Level 2: Continuous for first 5000 SF and periodic after)	Field Inspection	N	Level 2: Continuous/Periodic		
		N	Level 3: Continuous		
f. Sample panel construction.	Field Inspection	N	Level 2: Periodic		
		N	Level 3: Continuous		
4. Verify the following comply prior to grouting:					
a. Grout space.	Field Inspection	N	Level 2: Periodic		
		N	Level 3: Continuous		
b. Placement of prestressing tendons and anchorages.	Field Inspection	N	Periodic		
c. Placement of reinforcement, connectors, and anchor bolts.	Field Inspection	N	Level 2: Periodic		
		N	Level 3: Continuous		
d. Proportions of site-prepared grout and prestressing grout for bonded tendons.	Field Inspection	N	Periodic		
5. Verify compliance of the following during construction:					
a. Materials and procedures with the approved submittal.	Field Inspection	N	Periodic		
b. Placement of masonry units and mortar joint construction.	Field Inspection	N	Periodic		
c. Size and location of structural members.	Field Inspection	N	Periodic		

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
(B) Level 2 and 3 Quality Assurance (Continued):					
d. Type, size, anchor location, and other details of anchorage of masonry to structural members, frames, or other construction.	Field Inspection	N	Level 2: Periodic		
		N	Level 3: Continuous		
e. Welding of reinforcement.	Field Inspection	N	Continuous		
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).	Field Inspection	N	Periodic		
g. Application and measurement of prestressing force.	Field Testing	N	Continuous		
h. Placement of grout and prestressing grout for bonded tensons is in compliance.	Field Inspection	N	Continuous		
i. Placement of AAC masonry units and construction of thin-bed mortar joints. (Level 2: Continuous for first 5000 SF and periodic after)	Field Inspection	N	Level 2: Continuous/Periodic		
		N	Level 3: Continuous		
j. Observe preparation of grout specimens, mortar specimens, and/or prisms.	Field Inspection	N	Level 2: Periodic		
		N	Level 3: Continuous		
(C) Level 3 Quality Assurance:					
1. During construction, verification of f' m and f' AAC for every 5000 SF.	Testing by Unit Strength Method or Prism Test Method	N	Periodic		
2. During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout.	Field Inspection	N	Periodic		

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.6 Soils					
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Field Inspection	Y	Periodic	1	
2. Verify excavations are extended to proper depth and have reached proper material	Field Inspection	Y	Periodic	1	
3. Perform classification and testing of compacted fill materials	Field Inspection	Y	Periodic	1	
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill	Field Inspection	Y	Continuous	1	
5. Prior to placement of controlled fill, inspect subgrade and verify that site has been prepared properly.	Field Inspection	Y	Periodic	1	
1705.11.2 Cold-Formed Steel Special Inspections for Wind Resistance					
1. Inspection during welding operations of elements of the main windforce-resisting system.	Shop (3) and Field Inspection	N	Periodic		
2. Inspection of screw attachment, bolting, anchoring, and other fastening of components within the main windforce-resisting system, including shear walls, braces, diaphragms, collectors (drag struts), and hold-downs.	Shop (3) and Field Inspection	N	Periodic		
1705.11.3 Wind-Resisting Components					
1. Roof covering, roof deck, and roof framing connections.	Shop (3) and Field Inspection	N	Periodic		
2. Exterior wall covering and wall connections to roof and floor diaphragms.	Shop (3) and Field Inspection	N	Periodic		
1705.12.1 Structural Steel Special Inspections for Seismic Resistance					
1. Seismic force-resisting systems in SDC B, C, D, E, or F.	Shop (3) and Field Inspection	N	In Accordance with AISC 341		
2. Structural steel elements in SDC B, C, D, E, or F other than those in Item 1, including struts, collectors, chords, and foundation elements.	Shop (3) and Field Inspection	N	In Accordance with AISC 341		
1705.12.2 Structural Wood Special Inspections for Seismic Resistance					
1. Field gluing operations of elements of the seismic force-resisting system for SDC C, D, E, or F.	Field Inspection	N	Continuous		
2. Nailing, bolting, anchoring, and other fastening of components within the seismic force-resisting system, including wood shear walls, wood diaphragms, drag struts, shear panels, and hold-downs for SDC C, D, E, or F.	Shop (3) and Field Inspection	N	Periodic		
1705.12.4 Designated Seismic Systems Verification Special Inspections for Seismic Resistance					

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1. For SDC C, D, E, or F, inspect and verify the component label and anchorage or mounting conforms to the certificate of compliance in accordance with ASCE 7, Section 13.2.2.	Field Inspection	N	Periodic		
1705.12.5 Architectural Components Special Inspection for Seismic Resistance					
1. For SDC D, E, or F, inspection during the erection and fastening of exterior cladding and interior or exterior veneer more than 30-feet above grade or walking surface and weighing more than 5 psf.	Field Inspection	N	Periodic		
2. For SDC D, E, or F, inspection during the erection and fastening of interior nonbearing walls more than 30-feet above grade or walking surface and weighing more than 15 psf.	Field Inspection	N	Periodic		
3. For SDC D, E, or F, inspection during the erection and fastening of exterior nonbearing walls more than 30-feet above grade or walking surface.	Field Inspection	N	Periodic		
4. For SDC D, E, or F, inspection during anchorage of access floors.	Field Inspection	N	Periodic		
1705.12.6 Plumbing, Mechanical, & Electrical Components Special Inspection for Seismic Resistance					
1. Inspection during the anchorage of electrical equipment for emergency or standby power systems in SDC C, D, E, or F.	Field Inspection	N	Periodic		
2. Inspection during the anchorage of other electrical equipment in SDC E or F.	Field Inspection	N	Periodic		
3. Inspection during the installation and anchorage of piping systems designed to carry hazardous materials, and their associated mechanical units in SDC C, D, E, or F.	Field Inspection	N	Periodic		
4. Inspection during the installation and anchorage of HVAC ductwork designed to contain hazardous materials in SDC C, D, E, or F.	Field Inspection	N	Periodic		
5. Inspection during the installation and anchorage of vibration isolation systems in SDC C, D, E, or F where nominal clearance of 1/4-inch or less is required by the approved construction documents.	Field Inspection	N	Periodic		
6. Inspection during the installation of mechanical and electrical equipment, including ductwork, piping systems, and their structural supports, where automatic fire sprinkler systems are installed in structures assigned to SDC C, D, E, or F to verify one of the following unless flexible sprinkler hose fittings are used:					

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
a. ASCE/SEI 7, Section 13.2.3 minimum required clearances have been provided.	Field Inspection	N	Periodic		
b. A 3-inch or greater nominal clearance has been provided between fire protection sprinkler system drops and sprigs and structural members not used collectively or independently to support the sprinklers, equipment attached to the building structure, and other systems' piping.	Field Inspection	N	Periodic		
1705.12.7 Storage Racks Special Inspections for Seismic Resistance					
1. Inspection during the anchorage of storage racks 8-feet or greater in height in structures assigned to SDC D, E, or F.	Field Inspection	N	Periodic		
1705.12.8 Seismic Isolation Systems					
1. Inspection during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system in structures assigned to SDC B, C, D, E, or F.	Shop and Field Inspection	N	Periodic		
1705.13.1 Structural Steel Testing for Seismic Resistance					
1. Nondestructive testing of structural steel in the seismic force-resisting systems in accordance with AISC 341, in structures assigned to SDC B, C, D, E, or F.	Field Test	N	Periodic		
2. Nondestructive testing of structural steel elements in the seismic force-resisting systems not covered in Item 1 above, including struts, collectors, chords, and foundation elements in accordance with AISC 341 in structures assigned to SDC B, C, D, E, or F.	Field Test	N	Periodic		
1705.13.2 Seismic Certification of Nonstructural Components					
1. Review certificate of compliance for nonstructural components in structures assigned to SDC B, C, D, E, or F.	Certificate of Compliance Review	N	Each Submittal		
1705.13.3 Seismic Certification of Designated Seismic Systems					
1. Review certificate of compliance for designated seismic system components in structures assigned to SDC C, D, E, or F.	Certificate of Compliance Review	N	Each Submittal		
1705.13.4 Seismic Isolation Systems					
1. Test seismic isolation system in accordance with ASCE 7, Section 17.8 in structures assigned to SDC B, C, D, E, or F.	Prototype Testing	N	Per ASCE 7		

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.14 Sprayed Fire-resistant Materials					
1. Verify surface condition preparation of structural members.	Field Inspection	N	Periodic		
2. Verify minimum thickness of sprayed fire-resistant materials applied to structural members.	Field Inspection	N	Periodic		
3. Verify density of the sprayed fire-resistant material complies with approved fire-resistant design.	Field Inspection and Testing	N	Per IBC Section 1705.14.5		
4. Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material.	Field Inspection and Testing	N	Per IBC Section 1705.14.6		
5. Condition of finished application.	Field Inspection	N	Periodic		

SCHEDULE OF SPECIAL INSPECTION SERVICES					
PROJECT	Synovus Branch Bank Midland Commons				
MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	DATE COMPLETED
1705.15 Mastic and Intumescent Fire-resistant Coatings					
1. Inspect and test mastic and intumescent fire-resistant coatings applied to structural elements and decks per AWC1 12-B.	Field Inspection and Testing	N	Periodic		
1705.16 Exterior Insulation and Finish Systems (EIFS)					
1. Inspection of water-resistive barrier over sheathing substrate.	Field Inspection	N	Periodic		
1705.17 Fire-resistance Penetrations and Joints					
1. Inspect penetration firestop.	Field Testing	N	Per ASTM E2174		
2. Inspect fire-resistant joint systems.	Field Testing	N	Per ASTM E2393		
1705.18 Smoke Control Systems					
1. Leakage testing and recording of device locations prior to concealment.	Field Testing	N	Periodic		
2. Prior to occupancy and after sufficient completion, pressure difference testing, flow measurements, and detection and control verification.	Field Testing	N	Periodic		
*INSPECTION AGENTS					
FIRM	ADDRESS		TELEPHONE NUMBER		
1. Testing/Inspection Agency to be determined by Owner	To Be Determined		To Be Determined		
<p>Notes:</p> <p>(1) The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agencies may be subject to the approval of the Building Official and/or the Design Professional.</p> <p>(2) The list of Special Inspectors may be submitted as a separate document, if noted above.</p> <p>(3) Shop inspections of fabricated items are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.1 and listed in activity 1709.2.</p> <p>(4) Observe: Observe on a random basis, operations need not be delayed pending these inspections. Perform: These tasks shall be performed for each welded joint, bolted connection, or steel element.</p> <p>(5) NDT of welds completed in an approved fabricator's shop may be performed by that fabricator when approved by the AHJ. Refer to AISC 360, N6.</p>					
Are Special Inspections for Wind Resistance included in the Statement of Special Inspections?				NO	
Are Special Inspections for Seismic Resistance included in the Statement of Special Inspections?				NO	
DATE: _____					

FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Dautrieve Recreation Center

LOCATION: 806 S. Stone Mountain Lithonia Rd, Stone Mountain, GA 30088

PERMIT APPLICANT: _____

PERMIT APPLICANT'S ADDRESS: _____

ARCHITECT OF RECORD: Timothy Sliger

STRUCTURAL ENGINEER OF RECORD: _____

MECHANICAL ENGINEER OF RECORD: _____

ELECTRICAL ENGINEER OF RECORD: _____

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: Timothy Sliger

To the best of my information, knowledge, and belief, which are based upon observations or diligent supervision of our inspection services for the above-referenced Project, I hereby state that the special inspections or testing required for this Project and designated for this Agent in the *Schedule of Special Inspection* Services, have been completed in accordance with the Contract Documents.

The Special Inspection program does not relieve the Contractor of the responsibility to comply with the Contract Documents. Jobsite safety and means and methods of construction are solely the responsibility of the Contractor.

Interim reports submitted prior to this final report and numbered to for a basis for and are considered to be an integral part of this final report. The following discrepancies that were outstanding since the last interim report dated have been corrected:

(Attach 8½" x 11" continuation sheet(s) if required to complete the description of corrections)

Prepared by:

Special Inspection Agent/Firm

Type or Print Name

Signature

Date

Each approved fabricator that is exempt from Special Inspection of shop fabrication and implementation procedures per International Building Code, Section 1704.2.5.1 must submit a *Fabricator's Certificate of Compliance* at the completion of Fabrication

FABRICATOR'S NAME:

CERTIFICATION OR APPROVAL AGENCY:

DATE OF LAST AUDIT OR APPROVAL:

[illegible]

Name and Title (Type or Print)

Date _____

Attach copies of the Fabricator's certification or building code evaluation service report and the Fabricator's quality control manual

Plan Review - Review Details

Report Generated: 02/26/2025 08:48 AM

Review Type: Commercial Building Permit

Number of Files: 73

Project Name: 3136953

Workflow: 3136953 - Building Plan Review Template - 8/7/2023 9:09:56 AM

Total Review Comments: 53

Days Calculated as: Business Days

Elapsed Days: 392 days 0.5 hrs

Days with Jurisdiction: 84 days 22.5 hrs

Days with Applicant/Submitter: 307 days 2 hrs

Completed Submission (Prescreen): 67 days 5 hrs

Completed Plan Review: Not Completed

WORKFLOW ROUTING SLIP

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Applicant Upload Task	Completed		0	08/07/2023 09:09 AM	08/30/2023 06:06 PM	08/30/2023 06:07 PM	Applicant	Christopher TzegaegbE	17 days 9 hrs
Prescreen Review Task	Completed		0	08/30/2023 06:07 PM	09/06/2023 09:06 AM	09/06/2023 09:07 AM	Permit Tech	Ian SMITH	3 days 15 hrs
Prescreen Corrections Task	Completed		0	09/06/2023 09:07 AM	09/11/2023 09:09 AM	11/10/2023 11:18 AM	Applicant	Christopher TzegaegbE	45 days 2 hrs
Prescreen Review Task	Completed		0	11/10/2023 11:18 AM	11/13/2023 02:16 PM	11/13/2023 02:17 PM	Permit Tech	Bonnie Valentine	0 days 3 hrs
Assign Reviewers Task	Completed		0	11/13/2023 02:17 PM	11/13/2023 02:17 PM	11/13/2023 02:17 PM	Permit Tech	Bonnie Valentine	0 days 0 hrs
DEV ZONING REVIEW Department Review cycle #1	Reassigned		1	11/13/2023 02:17 PM		12/15/2023 01:13 PM	DEV ZONING REVIEW	Robert Satterwhite	20 days 23 hrs
SITE PLAN Department Review cycle #1	Completed	Failed	1	11/13/2023 02:17 PM	11/28/2023 03:31 PM	11/28/2023 03:36 PM	SITE PLAN	Patrick Walker	9 days 1.5 hrs
FIRE SITE PLAN Department Review cycle #1	Completed	Failed	1	11/13/2023 02:17 PM	11/14/2023 03:04 PM	11/15/2023 12:43 PM	FIRE SITE PLAN	Tony Pruitt	1 day 22.5 hrs
FATS OILS GREASE REVIEW Department Review cycle #1	Completed	Failed	1	11/13/2023 02:17 PM	11/27/2023 03:14 PM	11/27/2023 10:36 PM	FATS OILS GREASE REVIEW	Yola Lewis	8 days 8.5 hrs
COMMERCIAL STRUCTURAL PLANS Department Review cycle #1	Completed	Failed	1	11/13/2023 02:17 PM	11/14/2023 03:05 PM	11/15/2023 12:43 PM	COMMERCIAL STRUCTURAL PLANS	Tony Pruitt	1 day 22.5 hrs



Plan Review - Review Details

Report Generated: 02/26/2025 08:48 AM

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
FIRE STRUCTURAL PLANS Department Review cycle #1	Completed	Failed	1	11/13/2023 02:17 PM	11/14/2023 03:05 PM	11/15/2023 12:43 PM	FIRE STRUCTURAL PLANS	Tony Pruitt	1 day 22.5 hrs
DEV ZONING REVIEW Department Review cycle #1 (Reassigned from Robert Satterwhite)	Completed	Failed	1	12/15/2023 01:13 PM	12/15/2023 01:13 PM	12/15/2023 01:28 PM	DEV ZONING REVIEW	Kenneth Bailey	0 days 0.5 hrs
Review Complete Task	Completed		1	12/15/2023 01:28 PM	12/19/2023 11:51 AM	12/19/2023 11:51 AM	Permit Tech	Bonnie Valentine	1 day 22.5 hrs
Applicant Resubmit Task	Completed		1	12/19/2023 11:51 AM	03/13/2024 08:56 AM	03/13/2024 08:58 AM	Applicant	Christopher TzegaegbE	59 days 21 hrs
Resubmit Received Task	Completed		0	03/13/2024 08:58 AM	03/15/2024 09:58 AM	03/15/2024 09:58 AM	Permit Tech	Bonnie Valentine	2 days 1 hr
COMMERCIAL STRUCTURAL PLANS Department Review cycle #2	Completed	Failed	2	03/15/2024 09:58 AM	03/21/2024 02:20 PM	03/22/2024 10:55 AM	COMMERCIAL STRUCTURAL PLANS	Tony Pruitt	5 days 1 hr
DEV ZONING REVIEW Department Review cycle #2	Completed	Failed	2	03/15/2024 09:58 AM	03/15/2024 10:19 AM	03/15/2024 10:22 AM	DEV ZONING REVIEW	Kenneth Bailey	0 days 0.5 hrs
FATS OILS GREASE REVIEW Department Review cycle #2	Completed	Failed	2	03/15/2024 09:58 AM	03/18/2024 09:41 AM	04/01/2024 12:44 PM	FATS OILS GREASE REVIEW	Yola Lewis	11 days 3 hrs
FIRE SITE PLAN Department Review cycle #2	Completed	Failed	2	03/15/2024 09:58 AM	03/15/2024 12:58 PM	03/22/2024 10:56 AM	FIRE SITE PLAN	Tony Pruitt	5 days 1 hr
FIRE STRUCTURAL PLANS Department Review cycle #2	Completed	Failed	2	03/15/2024 09:58 AM	03/15/2024 12:58 PM	03/22/2024 10:56 AM	FIRE STRUCTURAL PLANS	Tony Pruitt	5 days 1 hr
SITE PLAN Department Review cycle #2	Completed	Failed	2	03/15/2024 09:58 AM	03/25/2024 12:43 PM	03/25/2024 12:46 PM	SITE PLAN	Patrick Walker	6 days 3 hrs
Review Complete Task	Completed		2	04/01/2024 12:44 PM	04/02/2024 12:29 PM	04/02/2024 12:29 PM	Permit Tech	Bonnie Valentine	0 days 24 hrs
Applicant Resubmit Task	Completed		2	04/02/2024 12:29 PM	04/16/2024 11:13 AM	04/16/2024 11:19 AM	Applicant	Christopher TzegaegbE	9 days 23 hrs
Resubmit Received Task	Completed		0	04/16/2024 11:19 AM	04/18/2024 09:49 AM	04/18/2024 09:50 AM	Permit Tech	Bonnie Valentine	1 day 22.5 hrs
COMMERCIAL STRUCTURAL PLANS Department Review cycle #3	Completed	Failed	3	04/18/2024 09:50 AM	04/18/2024 04:43 PM	04/19/2024 03:01 PM	COMMERCIAL STRUCTURAL PLANS	Tony Pruitt	1 day 5 hrs



Plan Review - Review Details

Report Generated: 02/26/2025 08:48 AM

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
DEV ZONING REVIEW Department Review cycle #3	Completed	Denied	3	04/18/2024 09:50 AM	04/18/2024 10:26 AM	04/18/2024 10:30 AM	DEV ZONING REVIEW	Kenneth Bailey	0 days 0.5 hrs
FATS OILS GREASE REVIEW Department Review cycle #3	Completed	Failed	3	04/18/2024 09:50 AM	04/23/2024 04:22 PM	05/03/2024 04:27 PM	FATS OILS GREASE REVIEW	Yola Lewis	11 days 6.5 hrs
FIRE SITE PLAN Department Review cycle #3	Completed	Failed	3	04/18/2024 09:50 AM	04/18/2024 04:43 PM	04/19/2024 03:01 PM	FIRE SITE PLAN	Tony Pruitt	1 day 5 hrs
FIRE STRUCTURAL PLANS Department Review cycle #3	Completed	Failed	3	04/18/2024 09:50 AM	04/18/2024 04:43 PM	04/19/2024 03:01 PM	FIRE STRUCTURAL PLANS	Tony Pruitt	1 day 5 hrs
SITE PLAN Department Review cycle #3	Completed	Failed	3	04/18/2024 09:50 AM	05/08/2024 01:55 PM	05/08/2024 02:01 PM	SITE PLAN	Gary Liao	14 days 4 hrs
Review Complete Task	Completed		3	05/08/2024 02:01 PM	05/10/2024 08:49 AM	05/10/2024 08:49 AM	Permit Tech	Bonnie Valentine	1 day 19 hrs
Applicant Resubmit Task	Completed		3	05/10/2024 08:49 AM	06/25/2024 10:56 AM	06/25/2024 11:06 AM	Applicant	Christopher TzegaegbE	31 days 2.5 hrs
Resubmit Received Task	Completed		0	06/25/2024 11:06 AM	06/25/2024 02:03 PM	06/25/2024 02:03 PM	Permit Tech	Bonnie Valentine	0 days 3 hrs
COMMERCIAL STRUCTURAL PLANS Department Review cycle #4	Completed	Approved	4	06/25/2024 02:03 PM	07/08/2024 09:00 AM	07/08/2024 10:40 AM	COMMERCIAL STRUCTURAL PLANS	Tony Pruitt	7 days 20.5 hrs
FATS OILS GREASE REVIEW Department Review cycle #4	Completed	Approved	4	06/25/2024 02:03 PM	07/08/2024 12:16 PM	07/18/2024 02:23 PM	FATS OILS GREASE REVIEW	Yola Lewis	16 days 0.5 hrs
FIRE SITE PLAN Department Review cycle #4	Completed	Conditional Approval	4	06/25/2024 02:03 PM	07/08/2024 09:00 AM	07/08/2024 10:40 AM	FIRE SITE PLAN	Tony Pruitt	7 days 20.5 hrs
FIRE STRUCTURAL PLANS Department Review cycle #4	Completed	Approved	4	06/25/2024 02:03 PM	07/08/2024 09:00 AM	07/08/2024 10:40 AM	FIRE STRUCTURAL PLANS	Tony Pruitt	7 days 20.5 hrs
SITE PLAN Department Review cycle #4	Completed	Failed	4	06/25/2024 02:03 PM	07/07/2024 11:22 AM	07/08/2024 10:22 AM	SITE PLAN	Ramona Eversley	7 days 20.5 hrs
Review Complete Task	Completed		4	07/18/2024 02:23 PM	07/22/2024 03:48 PM	07/22/2024 03:48 PM	Permit Tech	Ian SMITH	2 days 1.5 hrs
Applicant Resubmit Task	Completed		4	07/22/2024 03:48 PM	07/22/2024 08:16 PM	07/22/2024 08:22 PM	Applicant	Christopher TzegaegbE	0 days 4.5 hrs



Plan Review - Review Details

Report Generated: **02/26/2025 08:48 AM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Resubmit Received Task	Completed		0	07/22/2024 08:22 PM	07/23/2024 01:26 PM	07/23/2024 01:26 PM	Permit Tech	Bonnie Valentine	0 days 17 hrs
DEV ZONING REVIEW Department Review cycle #5	Completed	Denied	5	07/23/2024 01:26 PM	07/25/2024 09:40 AM	07/25/2024 09:42 AM	DEV ZONING REVIEW	Kenneth Bailey	1 day 20.5 hrs
SITE PLAN Department Review cycle #5	Completed	Failed	5	07/23/2024 01:26 PM	07/30/2024 01:45 PM	07/30/2024 01:46 PM	SITE PLAN	Ramona Eversley	5 days 0.5 hrs
Review Complete Task	Completed		5	07/30/2024 01:47 PM	08/01/2024 10:29 AM	08/01/2024 10:29 AM	Permit Tech	Bonnie Valentine	1 day 20.5 hrs
Applicant Resubmit Task	Pending		5	08/01/2024 10:29 AM			Applicant		142 days 23.5 hrs

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1		Permit Tech Ian SMITH 9/6/23 9:06 AM	Comment Please log into your e-permitting portal and pay the fees due, then resubmit for approval.		<div>Responded by: Christopher TzegaegbE - 7/22/24 8:19 PM All outstanding fees to date have now been paid</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 6/25/24 11:04 AM Fees already paid as required</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made</div>	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
2	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 3:36 PM	Changemark MIN. PLUMBING FIXTURES PLEASE BASED THE TABLE ON THE USE OF THE FACILITY AS A RECREATION CENTER AND THE DESCRIPTION COLUMN IN 2018 IPC TABLE 403.1 AND PROVIDE THE NUMBER OF FIXTURES ACCORDINGLY.	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
3	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 3:36 PM	Changemark ROOM NAMES PLEASE ADD ON THIS LIFE SAFETY PLAN ROOM NAMES WHERE NOT INDICATED.	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
4	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 3:46 PM	Changemark EMERGENCY LIGHTING PLEASE PROVIDE AN EMERGENCY LIGHT IN THE EXIT ACCESS CORRIDOR PER 2018 NFPA 101 SECTION 7.9.	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
5	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 3:51 PM	Changemark EXTINGUISHMENT PLEASE PROVIDE AND AUTOMATIC SPRINKLER SYSTEM FOR THIS FACILITY PER 2018 NFPA 101 SECTION 12.3.5.	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
6	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 3:55 PM	Changemark APPLICABLE CODES PLEASE ADD THE FOLLOWING REFERENCE TO THIS LIST AND SHOW COMPLIANCE IN THE DESIGN ACCORDINGLY - SEE THE "BUILDING AND FIRE COMMERCIAL PLANS SUBMITTAL CHECKLIST" LOCATED IN THE DEKALB DOCUMENTS' FOLDER IN PROJECTDOX: Chapter 120-3-3 Rules and Regulations for the State Minimum Fire Standards in Georgia Link to Rules and Regulations:	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
7	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 4:07 PM	Changemark A3 - ASSEMBLY PLEASE INDICATE WHAT THE PRIMARY USE OF THE ASSEMBLY AREA WILL BE. THE KITCHEN IMPLIES THAT FOOD WILL BE PREPARED AND SERVED IN THIS FACILITY. IF SO, THE USE GROUP APPEARS TO FIT THAT OF AN A2-ASSEMBLY USE. PLEASE COORDINATE WITH THE END-USER AND APPLY THE CORRECT ASSEMBLY GROUP. THE NUMBER OF PLUMBING FACILITIES SHALL COMPLY ACCORDINGLY.	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
8	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 4:15 PM	Changemark MEANS OF EGRESS MEANS OF EGRESS SHALL BE BASED ON 2018 NFPA 101 CHAPTER 12 "NEW ASSEMBLIES." PLEASE REVIEW "Table 102.13 Codes Reference Guide" FROM THE LINK BELOW: https://rules.sos.ga.gov/gac/120-3-3-.04?urlRedirected=yes&data=admin&lookingfor=120-3-3-.04	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
9	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 4:46 PM	Changemark ACCESS WALKWAY PLEASE COMPLY WITH T HE FOLLOWING CODE REFERENCE: "... An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided where required by the fire code official." 2018 IFC SECTION 504.1	A1 Architectural Site Plan.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
10	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 4:48 PM	Changemark LAND DEVELOPMENT DRAWINGS PLEASE ADD THE LDP # FOR THE SITE WORK.	A1 Architectural Site Plan.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
11	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 5:12 PM	Changemark MANEUVERING CLEARANCES PLEASE SHOW THAT THE ARRANGEMENT OF THE DOORS ARE IN COMPLIANT WITH 2010 ADA SECTION 404.2.4. (TYP.)	A2 Construction Plans and Notes.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Info Only
12	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/14/23 5:14 PM	Changemark ROOM NAMES IF THESE ARE SHOWERS, PLEASE SHOW COMPLIANCE WITH 2010 ADA SECTION 608.	A2 Construction Plans and Notes.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Info Only
13	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 8:59 AM	Changemark ROOM LAYOUT PLEASE SHOW THAT THIS SPACE IS ALSO USED FOR BASKETBALL ACTIVITIES, A DINING AREA AND ETC.	A0 Cover Sheet.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
14	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 9:43 AM	Changemark WALL FINISH PLEASE SHOW COMPLIANCE WITH THE FOLLOWING 2018 IBC REFERENCES: 1209.2.2 Walls and partitions. Walls and partitions within 2 feet (610 mm) of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (SEE SECTION 1209.2.3 FOR SHOWER WALL FINISHES)	A4 Finish Plan and Notes.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
15	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 9:50 AM	Changemark ADOPTED CODE YEAR PLEASE UPDATE THE YEAR FROM 2000 TO 2018 AND VERIFY COMPLIANCE WITH SECTION 12.3.3.	A4 Finish Plan and Notes.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
16	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 10:00 AM	Changemark FLASHING & WEEP HOLES PLEASE SHOW FLASHING AND WEEP HOLES AND ITS SPACING. SEE 2018 IBC SECTIONS 1404.4.	A5 Building Elevations.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Info Only
17	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 10:02 AM	Changemark FLASHING DETAILS PLEASE SHOW FLASHING DETAILS ABOVE WALL OPENING FOR BOTH CONDITIONS BRICK AND METAL PANELS.	A5 Building Elevations.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Info Only
18	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 11:15 AM	Changemark COLUMN SPACING PLEASE SHOW THE COLUMN SPACING.	A6 Structural Drawings and Misc Details.pdf	Responded by: Christopher TzegaegbE - 6/25/24 10:59 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:57 AM Revisions made	Resolved
19	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 12:03 PM	Changemark RISK CATEGORY PLEASE REVIEW 2018 IBC 1604.5 SECTION AND SHOW COMPLIANCE FOR THE PROPOSED ASSEMBLY STRUCTURE WITH AN OCCUPANT LOAD OF 522.	A6 Structural Drawings and Misc Details.pdf	Responded by: Christopher TzegaegbE - 6/25/24 10:59 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
20	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 12:11 PM	Changemark SPECIAL INSPECTIONS AND TESTS PLEASE ADD "TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS" AND UPDATE ACCORDINGLY PER THIS STRUCTURE. SEE THE "ibc_2022_amendments.pdf" FILE IN THE DEKALB DOCUMENTS' FOLDER FOR THE AMENDMENT.	A6 Structural Drawings and Misc Details.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Info Only
21	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 12:19 PM	Changemark FASTENER SCHEDULE AND NOTES THE COVER SHEET INDICATES THE PROPOSE STRUCTURE WILL BE TYPE IIB CONSTRUCTION. IF COMBUSTIBLE MATERIAL ARE USED IN THIS STRUCTURE, PLEASE SHOW COMPLIANCE WITH 2018 IBC SECTION 603, AND UPDATE THE SCHEDULE TITLE FOR THIS COMMERCIAL BUILDING.	A6 Structural Drawings and Misc Details.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Resolved
22	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 12:26 PM	Changemark WALL/CANOPY DETAILS PLEASE SHOW WITH DETAILS HOW THE CANOPIES INTERACT WITH THE WALL STRUCTURE.	A5 Building Elevations.pdf	Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
23	1	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 11/15/23 12:40 PM	Changemark HEAD OF WALL DOES THIS WALL "TYPE 2" EXTENDS TO AND ANCHORED TO THE STUCTURE ABOVE? IF SO, PLEASE SHOW DETAIL FOR DEFLECTION, GAUGE & SPACING OF METAL STUDS. (TYP.)	A7 Wall Types and Misc Details.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Resolved
24	1	FATS OILS GREASE REVIEW Yola Lewis 11/27/23 10:25 PM	Changemark WS Changemark note #01 Provide a plumbing plan for the sewer line. it must show the grease trap and all req fresh air fixtires connected to iti. mop sink included.	P1 Plumbing Plans.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
25	1	FATS OILS GREASE REVIEW Yola Lewis 11/27/23 10:29 PM	Changemark WS Changemark note #01 A sewer capacity request is required. Applicaton uploaded to DeKalb Folder for your use.	P1 Plumbing Plans.pdf	Reviewer Response: Yola Lewis - 7/18/24 1:09 PM model has passed ----- Responded by: Christopher TzegaegbE - 6/25/24 11:06 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Resolved
26	1	FATS OILS GREASE REVIEW Yola Lewis 11/27/23 10:35 PM	Changemark WS Changemark note #01 HOw is water routed to this new building. where does the sewer from this building connect to the existing sewer?	A1 Architectural Site Plan.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:05 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3 ----- Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
27	1	SITE PLAN Patrick Walker 11/28/23 3:33 PM	Comment Design professional is to complete the checklist in the DEKALB DOCUMENTS folder. Please upload completed checklist and revised plans as necessary.		<div>Responded by: Christopher TzegaegbE - 7/22/24 8:17 PM Complete civil site plan submitted as requested</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 6/25/24 11:03 AM Revision submitted. A separate application has been submitted for the land disturbance permit with permit # 1247088</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3</div> <div>-----</div> <div>Reviewer Response: Patrick Walker - 3/25/24 12:45 PM Checklist not uploaded as requested.</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made</div>	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
28	1	SITE PLAN Patrick Walker 11/28/23 3:36 PM	Comment An erosion and sediment control plan will be required. Must be sealed and signed by a Georgia licensed design professional.		<div>Responded by: Christopher TzegaegbE - 7/22/24 8:16 PM Complete civil site plan submitted as requested</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 6/25/24 11:04 AM Revision submitted. A separate application has been submitted for the land disturbance permit with permit # 1247088</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 4/16/24 11:17 AM Revision made on latest submitted version V3</div> <div>-----</div> <div>Reviewer Response: Patrick Walker - 3/25/24 12:45 PM Please indicate on which sheet is the E&SC plan.</div> <div>-----</div> <div>Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made</div>	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
29	1	DEV ZONING REVIEW Kenneth Bailey 12/15/23 1:28 PM	Comment 12/15/23: Pursuant to Dekalb County Occupancy Regulations this Church Use and any attendant buildings or structures on this property have to be compliant with the Commercial Regulations for construction. Therefore, this proposed Commercial Structure will require a Land Disturbance Permit (LDP) Prior to Issuance of this Building Permit. You will need to contact Ryan Washington in the Land Development Division at rwashington@dekalbcountyga.gov to schedule a Pre-Application Meeting for the Land Disturbance Permit Process. Please see the Special Land Use Permit (SLUP) #SLUP-04-026 Conditions of Approval for this use on this property in the Documents Folder of this Project Dox File.		<p>Responded by: Christopher TzegaegbE - 7/22/24 8:19 PM A separate application has been submitted for the land disturbance permit with permit # 1247088</p> <p>-----</p> <p>Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted. A separate application has been submitted for the land disturbance permit with permit # 1247088</p> <p>-----</p> <p>Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3</p> <p>-----</p> <p>Responded by: Christopher TzegaegbE - 3/13/24 8:58 AM Revisions made</p>	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
30	2	DEV ZONING REVIEW Kenneth Bailey 3/15/24 10:22 AM	Comment 03/15/24: This Permit is a Building Permit however this Commercial Use on this property as stated in previous review of 12/15/23 will require a Land Disturbance Permit before we will issue a Building Permit on this property. Please see full comments below, including contact information for the Land Development Division that can assist you with the Land Disturbance Permit Process. 12/15/23: Pursuant to Dekalb County Occupancy Regulations this Church Use and any attendant buildings or structures on this property have to be compliant with the Commercial Regulations for construction. Therefore, this proposed Commercial Structure will require a Land Disturbance Permit (LDP) Prior to Issuance of this Building Permit. You will need to contact Ryan Washington in the Land Development Division at rwashington@dekalbcountyga.gov to schedule a Pre-Application Meeting for the Land Disturbance Permit Process. Please see the Special Land Use Permit (SLUP) #SLUP-04-026 Conditions of Approval for this use on this property in the Documents Folder of this Project Dox File.		Responded by: Christopher TzegaegbE - 7/22/24 8:19 PM A separate application has been submitted for the land disturbance permit with permit # 1247088 ----- Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted. A separate application has been submitted for the land disturbance permit with permit # 1247088 ----- Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3	Unresolved
32	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/21/24 2:36 PM	Changemark MULTIPURPOSE ROOM PLEASE CHANGE THE OCCUPANT LOAD FACTOR BACK TO 7 SF/PERSON NET AS BEFORE FOR THIS ROOM USING THE MOST RESTRICTIVE PROVISION. SEE OCGA 120.3.3.04 SECTION 7.3.1.2 AND COMPLY WITH 2018 NFPA 101 SECTION 12.3.4.1.2. AND 2018 IBC SECTION 1004.5 - ASSEMBLY WITHOUT FIXED SEATS CONCETRATED CHAIR ONLY - NOT FIXED) CLICK ON THIS LINK TO ACCESS: https://rules.sos.ga.gov/gac/120-3-3-.04?urlRedirected=yes&data=admin&lookingfor=120-3-3-.04)	A0 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
33	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/21/24 2:40 PM	Changemark FIRE ALARM PLEASE CHANGE "NO" BACK TO "YES" PER 2018 NFPA 101 SECTION 12.3.4.1.1 WITH AN OCCUPANT LOAD OVER 300.	A0 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved
34	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/21/24 3:32 PM	Changemark MULTIPURPOSE ROOM PLEASE CHANGE THE OCCUPANT LOAD BACK TO 484 AS BEFORE SINCE IN THIS INSTANCE 75.F./PERSON IS THE MOST RESTRICTIVE FOR THIS USE AS REMARKED IN THE OTHER CHANGE MARK.	A0 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved
35	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/21/24 3:33 PM	Changemark TOTAL OCCUPANT LOAD PLEASE UPDATE THE TOTAL OCCUPANT LOAD USING THE MOST RESTRICTIVE PROVISION.	A0 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved
36	2	FIRE STRUCTURAL PLANS Tony Pruitt 3/21/24 4:47 PM	Changemark DOOR MANEUVERING PLEASE SHOW DIMENSION HERE TO VERIFY MIN. 18" CLR PER 2010 ADA SECTION 404.2.4.	A2 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3	Resolved
37	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/21/24 5:05 PM	Changemark ADOPTED CODE YEAR PLEASE UPDATE THE YEAR FROM 2000 TO 2018 AND VERIFY COMPLIANCE WITH SECTION 12.3.3.	A4 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
38	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/21/24 5:12 PM	Changemark WALL FINISH PLEASE ADD THIS NOTE TO THE DRAWING: Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (2018 IBC 1209.2.2) [SEE 2018 IBC SECTION 1209.2.3 FOR SHOWER WALL FINISHES]	A4 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved
39	2	FIRE SITE PLAN Tony Pruitt 3/22/24 9:36 AM	Changemark APPROVED LDP (b) All persons proposing developments, redevelopments or construction shall submit site plans to the director illustrating the means by which conformance with policy provisions may be achieved and illustrating compliance with applicable development standards before issuance of a development or building permit. [DEKALB COUNTY ORDINANCE Sec. 14-35. - Plan submission requirement] https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH14LADE_ARTIIENCOSTMANEDERE_S14-35PLSURE PLEASE SUBMIT TO THE DEKALB COUNTY P&S AN APPLICATION FOR THE LAND DEVELOPMENT PERMIT. THIS SHEET CAN NOT BE APPROVED WITHOUT AN APPROVED LDP. NOR CAN A BUILDING PERMIT BE ISSUED TO CONSTRUCT THE BUILDING PRIOR TO THE ISSUANCE OF THE LDP.	A1 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3	Info Only
40	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/22/24 10:28 AM	Changemark FLASHING AND WEEP HOLES PLEASE SHOW FLASHING AND WEEP HOLES AND WEEP HOLE SPACING. SEE 2018 IBC SECTIONS 1404.4. OR INDICATED WHERE THE RESPONSES HAVE BEEN MADE	A5 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
41	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/22/24 10:32 AM	Changemark FLASHING DETAIL PLEASE SHOW FLASHING DETAILS ABOVE WALL OPENING FOR BOTH CONDITIONS BRICK AND METAL PANELS. OR INDICATED WHERE THE RESPONSES HAVE BEEN MADE	A5 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Info Only
42	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/22/24 10:36 AM	Changemark CANOPY DETAILS PLEASE SHOW WITH DETAILS HOW THE CANOPIES INTERACT WITH THE WALL STRUCTURE. OR INDICATED WHERE THE RESPONSES HAVE BEEN MADE.	A5 V2.pdf	Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved
43	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/22/24 10:48 AM	Changemark REVIEW COMMENTS PLEASE RESPOND TO THE REVIEWERS COMMENTS FOR THE #1 REVIEW AND BE MORE SPECIFIC THAN "REVISIONS MADE." HOW WERE THE REVISIONS MADE, AND WHERE INDICATED IN THE SET OF CONSTRUCTION DOCUMENTS?	A6 V2.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved
44	2	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 3/22/24 10:53 AM	Changemark REVIEWER'S COMMENTS PLEASE RESPOND TO THE REVIEWERS COMMENTS FOR THE #1 REVIEW AND BE MORE SPECIFIC THAN "REVISIONS MADE." HOW WERE THE REVISIONS MADE, AND WHERE INDICATED IN THE SET OF CONSTRUCTION DOCUMENTS?	A7 Wall Types and Misc Details.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted ----- Responded by: Christopher TzegaegbE - 4/16/24 11:15 AM Revision made on latest submitted version V3	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
45	2	FATS OILS GREASE REVIEW Yola Lewis 4/1/24 12:31 PM	Changemark WS Changemark note #01 All of these freadh air fixtures must connect to your grease waste line. Your Kitchen Safe Waste System riser diagram does not show P-7 or P-8 on the grease waste line.	P1 V2.pdf	Reviewer Response: Yola Lewis - 5/3/24 4:23 PM only 3 comp sink, prep sink and hand sink with one floor drain in the kitchen is approved here ----- Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3	Resolved
46	2	FATS OILS GREASE REVIEW Yola Lewis 4/1/24 12:43 PM	Changemark WS Changemark note #01 Sewer capacity request evaluation required application uploaded to DeKalb Document Folder Approval required for water sewer review approval.	P1 V2.pdf	Reviewer Response: Yola Lewis - 7/18/24 1:09 PM model has passed ----- Responded by: Christopher TzegaegbE - 6/25/24 11:05 AM Revision submitted ----- Reviewer Response: Yola Lewis - 5/3/24 3:48 PM you need a sewer capacity evalution request. Htis must be approved before approcl of the water and sewer review fro this development. ----- Responded by: Christopher TzegaegbE - 4/16/24 11:16 AM Revision made on latest submitted version V3	Resolved



Plan Review - Review Details

Report Generated: 02/26/2025 08:48 AM

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
47	3	DEV ZONING REVIEW Kenneth Bailey 4/18/24 10:30 AM	Comment 04/18/24: As stated in previous reviews this Commercial Use on this property will require a Land Disturbance Permit before we can issue a Building Permit on this property. Additionally, this request is a modification to the original approval for the Special Land Use Permit (SLUP) that was approved for the Guyana Association Request and would require a Modification to the actual Special Land Use Permit. Please see full comments below, including contact information for the Land Development Division that can assist you with the Land Disturbance Permit Process and SLUP Process. 12/15/23: Pursuant to Dekalb County Occupancy Regulations this Church Use and any attendant buildings or structures on this property have to be compliant with the Commercial Regulations for construction. Therefore, this proposed Commercial Structure will require a Land Disturbance Permit (LDP) Prior to Issuance of this Building Permit. You will need to contact Ryan Washington in the Land Development Division at rWASHINGTON@dekalbcountyga.gov to schedule a Pre-Application Meeting for the Land Disturbance Permit Process. Please see the Special Land Use Permit (SLUP) #SLUP-04-026 Conditions of Approval for this use on this property in the Documents Folder of this Project Dox File.		Responded by: Christopher TzegaegbE - 7/22/24 8:20 PM A separate application has been submitted for the land disturbance permit with permit # 1247088 ----- Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted. A separate application has been submitted for the land disturbance permit with permit # 1247088	Unresolved
48	3	COMMERCIAL STRUCTURAL PLANS Tony Pruitt 4/18/24 5:29 PM	Changemark RISK CATEGORY BECAUSE OF THE PROPOSE ASSEMBLY OCCUPANT LOAD IS IN EXCESS OF 300 PERSONS AS INDICATED ON SHEET A0, PLEASE DESIGN THE PEMB TO RISK CATEGORY III INSTEAD OF II.	A6 V3.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:00 AM Revision submitted	Resolved



Plan Review - Review Details

Report Generated: 02/26/2025 08:48 AM

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
49	3	FATS OILS GREASE REVIEW Yola Lewis 5/3/24 4:23 PM	Changemark WS Changemark note #01 This deos niot match what you have on you domestic riser diagram or on the plumbming plan. you do not show the p7. will p8 be used in the kitchen?	P1 V3.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:05 AM Revision submitted	Resolved
50	3	FATS OILS GREASE REVIEW Yola Lewis 5/3/24 4:23 PM	Changemark WS Changemark note #03 Grease waste	P1 V3.pdf	Responded by: Christopher TzegaegbE - 6/25/24 11:05 AM Revision submitted	Resolved
51	3	FATS OILS GREASE REVIEW Yola Lewis 5/3/24 4:24 PM	Changemark WS Changemark note #01 This is a new building. a sewer cap. evaluation is req.	P1 V3.pdf	Reviewer Response: Yola Lewis - 7/18/24 1:10 PM model has passed ----- Responded by: Christopher TzegaegbE - 6/25/24 11:04 AM Revision submitted	Resolved
52	3	SITE PLAN Gary Liao 5/8/24 1:58 PM	Comment Again, design professional is to complete the checklist in the DEKALB DOCUMENTS folder. Please upload completed checklist and revised plans as necessary. This checklist comment has been made three times, never addressed. Please feel free to reach out if you don't understand our comments or not familiar with our site plan codes. DO NOT RESUBMIT WITHOUT ADDRESSING COMMENTS. THE PROJECT WILL NOT BE APPROVED.		Responded by: Christopher TzegaegbE - 7/22/24 8:16 PM Complete civil site plan submitted as requested ----- Responded by: Christopher TzegaegbE - 6/25/24 11:04 AM Revision submitted. A separate application has been submitted for the land disturbance permit with permit # 1247088	Unresolved
53	4	SITE PLAN Ramona Eversley 7/7/24 11:30 AM	Comment Please have your design professional submit revised building footprint site plans for review. There are no building footprint site plans uploaded. Please follow the checklist in the Dekalb folder.		Responded by: Christopher TzegaegbE - 7/22/24 8:16 PM Complete civil site plan submitted as requested	Unresolved



Plan Review - Review Details

Report Generated: **02/26/2025 08:48 AM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
54	5	DEV ZONING REVIEW Kenneth Bailey 7/25/24 9:42 AM	Comment 07/25/24: As stated in previous review a Land Disturbance Permit (LDP) is required to be issued before this Building Permit will be Approved or Issued. Mr. Christopher TzegaegbE does not need to resubmit again for this project until the Land Disturbance Permit is issued first.			Unresolved
55	5	SITE PLAN Ramona Eversley 7/30/24 1:46 PM	Comment LDP must be approved before building permit can be issued.			Unresolved



HEARING TYPE PUBLIC HEARING	DEKALB COUNTY BOARD OF COMMISSIONERS ZONING AGENDA / MINUTES MEETING DATE: <i>January 25, 2005</i>	ITEM NO. _____ ACTION TYPE ORDINANCE
SUBJECT: Special Land Use Permit – New Creation Christian Ministries COMMISSION DISTRICTS: 4 & 7		
DEPARTMENT: Planning	PUBLIC HEARING: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ATTACHMENT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> No PAGES: 18	INFORMATION Shari Strickland/John A. Bell CONTACT: PHONE NUMBER: (404) 371-2155	

PURPOSE:
SLUP-04026

A Special Land Use Permit relating to Section 27-145 (c)(9) of the DeKalb County Zoning Ordinance to allow for the construction of a place of worship including provision for the construction of a one story sanctuary building and associated parking lot in the R-100 (Single Family Residential) District. The property is located on the northeast corner of South Stone Mountain-Lithonia Road, and Shadow Rock Road. The property has approximately 632 feet of frontage along South Stone Mountain-Lithonia Road, with approximately 609 feet of frontage along Shadow Rock Road, and contains approximately 11.03 acres.

SUBJECT PROPERTY:
16-064-03-074, 075, 215

RECOMMENDATION(S):
PLANNING DEPARTMENT

APPROVAL Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed project meets all of the requirements of the Zoning Ordinance for approval of the special land use permit. A revised site plan dated November 5, 2004 was submitted to address such pertinent issues as setbacks, public safety, and modification to the existing and proposed access points as well as landscaping requirements as provided under the zoning ordinance. Therefore, it is the recommendation of the Planning Department that the application to be "Approved," subject to the following conditions:

1. A four (4) foot high fence needs to be constructed adjacent to Shadow Rock Road, as well as along those areas abutting residential properties.
2. The proposed gymnasium as well as all future expansion cannot be greater than the principal structure, and therefore the total square footage of which cannot exceed 10,000 square feet.
3. Install a sidewalk along Shadow Rock Road and instead of a fence, a bermed landscaping border with appropriate vegetation for screening and the parking area.
4. Drainage improvements shall be subject to the approval of the Development Department.

PLANNING COMMISSION:
Approval.

COMMUNITY COUNCIL:
Approval.

Page 2

**FOR USE BY COM
MISSION OFFICE/CLERK ONLY**

ACTION: HIS

MOTION was made by Commissioner Ellis, seconded by Commissioner Stokes, and passed 6-0-0-1 to approve with conditions the special land use permit application of New Creation Christian Ministries. Commissioner Gannon was out of the room and not voting.

ADOPTED: JAN 25 2005
(DATE)

[Signature]

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JAN 25 2005
(DATE)

[Signature]

CLERK
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: FEB 02 2005
[Signature]

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____
MINUTES: _____

Floyd Dautrieve, 686 Antietam Drive, Stone Mountain, GA. 30087, spoke in support of the application.

No one spoke in opposition of the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - GALE WALLDORFF	X			
DISTRICT 3 - LARRY JOHNSON	X			
DISTRICT 4 - BURELL ELLIS	X			
DISTRICT 5 - HANK JOHNSON	X			
DISTRICT 6 - KATHIE GANNON	X			X
DISTRICT 7 - CONNIE STOKES	X			

LOCAL ISSUING AUTHORITY
DEKALB COUNTY DEPARTMENT OF
PLANNING AND SUSTAINABILITY
178 SAMS STREET
DECATUR, GA 30030

**LOT COMBINATION
FOR
806 & 828 SOUTH STONE MOUNTAIN LITHONIA RD**

**PARCEL 16 064 03 074 - 806 SOUTH STONE MOUNTAIN LITHONIA RD
STONE MOUNTAIN, GA 30088**

**PARCEL 16 064 03 075 - 828 SOUTH STONE MOUNTAIN LITHONIA RD
LITHONIA, GA 30058**

COMBINATION -AP #1246976VICINITY MAP

ZONING : R100 (RESIDENTIAL MEDIUM LOT DISTRICT)
REFERENCE AP LIST:
SPECIAL LAND USE PERMIT: SLUP-04026, APPROVAL DATE: 2/2/05
LDP-AP # 1247088

MARCH 9, 2024

SHEET INDEX

- | | | |
|--------|---|--|
| G-001 | - | COVER SHEET |
| 1 OF 1 | - | RETRACEMENT & TOPOLOGICAL SURVEY (BY OTHERS) |
| G-003 | - | SITE PLAN |

SCOPE OF WORK

THE PURPOSE OF THE COMBINATION IS TO COMBINE TO
EXISTING PARCELS (16 064 03 074 & 16 064 03 075) INTO ONE

GENERAL NOTES:
OWNER: NEW CREATION CHRISTIAN FELLOWSHIP, INC
806 SOUTH STONE MOUNTAIN LITHONIA RD
STONE MOUNTAIN, GA 30087
PHONE: (404) 552-0964
CONTACT: CHRIS TZEGAEGBE
PHONE: 404-522-0964
EMAIL: STARCON11@YAHOO.COM

ENGINEER: SOUTH ENGINEERING RESOURCES, LLC
3470 PRAIRIE DRIVE
SNELLVILLE, GA 30039
CONTACT: REGINALD CRAYTON, PE
PHONE: 404-428-3445
EMAIL: RCRAYTON@SERGALLC.COM

SURVEYOR: IRON STONE SURVEYING
96 ERNEST BILES DR
JACKSON, GA 30233
CONTACT: JOHN PATRICK HARRIS
PHONE: 770-957-4614

EXISTING TAX PARCEL TABLE

PARCEL NUMBER	ADDRESS	EXISTING AREAS
16 064 03 074	806 SOUTH STONE MOUNTAIN LITHONIA RD STONE MOUNTAIN, GA 30088	4.841 ACRES/210,869 SF
16 064 03 075	828 SOUTH STONE MOUNTAIN LITHONIA RD LITHONIA, GA 30058	4.692 ACRES/204,367 SF

PROPOSED TAX PARCEL TABLE

PARCEL NUMBER	ADDRESS	PROPOSED AREAS
16 064 03 075	828 SOUTH STONE MOUNTAIN LITHONIA RD LITHONIA, GA 30058	9.533 ACRES/415,236 SF

WATERS OF THE STATE DO NOT EXIST ON
OR WITHIN 200 FT OF THIS SITE.

F.I.R.M. NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAP
OF DEKALB COUNTY, GEORGIA COMMUNITY
PANEL NUMBER: 13089C0093K
EFFECTIVE DATE: DECEMBER 8, 2016
THIS PROPERTY IS LOCATED IN ZONE X
(AREAS OF MINIMAL FLOOD HAZARD)

RECEIVING WATERS
CROOKED CREEK OF
DEKALB COUNTY GA

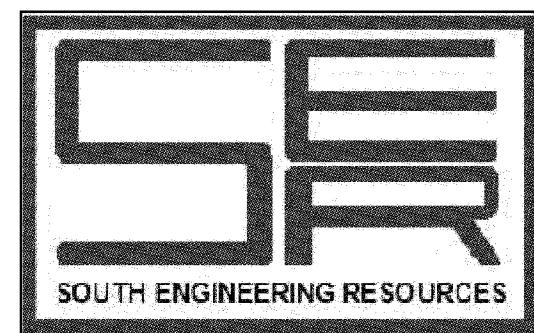
STATE PLAN COORDINATE SYSTEM: DATUM - NAD 83
GRID ZONE - GA WEST

NTS		DATE: 04/3/2024
SHEET NO. G-001	LOT COMBINATION FOR 806 & 828 SOUTH STONE MOUNTAIN LITHONIA RD	

REV:	DESCRIPTION:	DATE:	REV:	DESCRIPTION:	DATE:
1	REVISED PER DEKALB COUNTY COMMENTS	10/12/24			



COVER SHEET





LEGEND

- A = ARC LENGTH
- AC = AIR CONDITIONING UNIT
- BB = BOTTOM OF BANK
- B/L = BUILDING SETBACK LINE
- BFP = BACKFLOW PREVENTER
- BDG = BUILDING
- CBG = CURB & GUTTER
- C/L = CENTERLINE
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CM = COMMUNICATIONS MANHOLE
- CMP = CORRUGATED METAL PIPE
- D = DELTA ANGLE
- DB = DEED BOOK
- DI = DUCTILE IRON PIPE
- DMH = DRAINAGE MANHOLE
- EM = ELECTRIC METER
- FDC = FIRE DEPARTMENT CONNECTION
- FIH = FIRE HYDRANT
- GM = GAS METER
- HB = HOSE BIB
- HDPE = HIGH DENSITY POLYETHYLENE
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- LLL = APPARENT LAND LOT LINE
- LL = LAND LOT
- LP = LIGHT POLE
- NF = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- OTP = OPEN TOP PIPE
- PC = PROPERTY CORNER
- PL = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- PPC = PLASTIC PIPE CORRUGATED
- R = RADIUS
- R/W = RIGHT OF WAY
- RB = REBAR
- RE = RIM ELEVATION
- SMH = SANITARY SEWER MANHOLE
- SOFT = SQUARE FEET
- TB = TOP OF BANK
- WM = WATER METER
- WV = WATER VALVE
- WVL = WATER VAULT

SYMBOL LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BUILDING OUTLINE
- BRICK PAVERS
- IRON PIN FOUND
- IRON PIN PLACED (1/2" REBAR)
- BOUNDARY POINT
- IPF CONCRETE MONUMENT
- OVERHEAD WIRE
- DIRECTION OF PIPE
- DRAINAGE MANHOLE
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- AIR CONDITIONING UNIT
- FINISHED FLOOR ELEVATION
- SIGN
- COMMUNICATIONS MANHOLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- GAS METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VAULT
- WATER VALVE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- HOG WIRE FENCE
- WOOD FENCE
- CENTERLINE OF ROAD

REFERENCE MATERIALS INCLUDE:

- PB 131, PG 69
- PB 99, PG 76
- PB 90, PG 11
- PB 110, PG 35
- DB 9644, PG 696
- DB 26311, PG 556
- DB 25621, PG 609
- DB 16133, PG 412
- DB 14688, PG 446
- DB 22411, PG 641
- DB 30351, PG 650
- DB 22864, PG 696
- DB 30824, PG 653
- DB 23048, PG 695
- DB 1055, PG 278
- DB 27165, PG 615
- DB 10991, PG 573
- DB 24069, PG 61
- DB 29982, PG 275
- DB 8001, PG 184
- DB 12501, PG 5

THIS SURVEY WAS PERFORMED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88) AND ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THAT DATUM UNLESS OTHERWISE NOTED.

THIS SURVEY FEATURES TOPOGRAPHIC INFORMATION OBTAINED VIA GROUND-RUN GPS LOCATION.

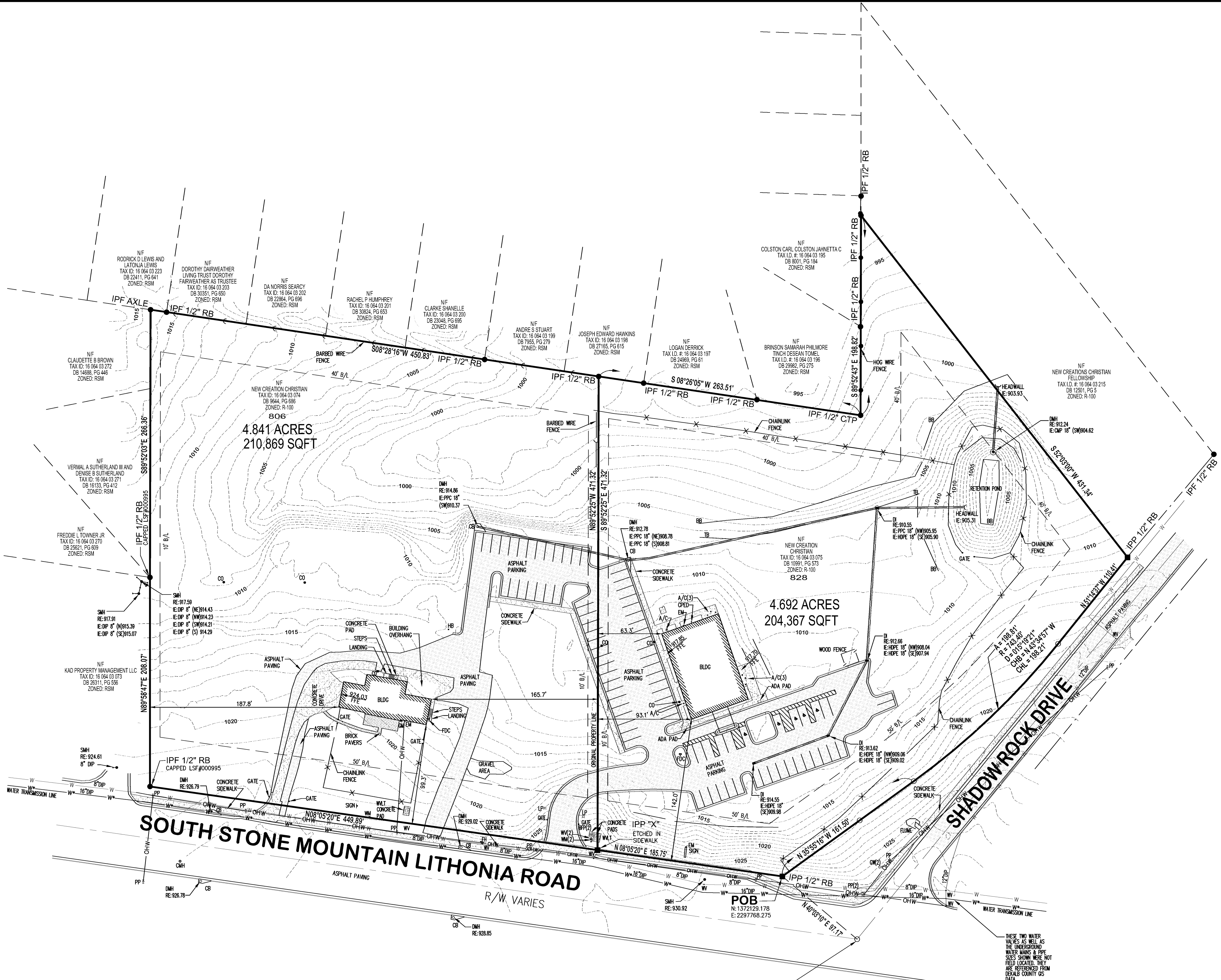
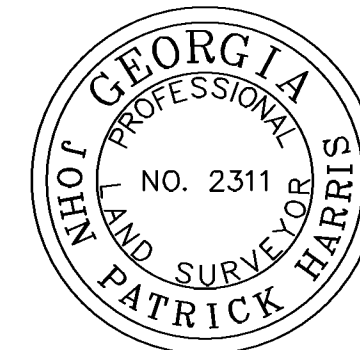
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION FURNISHED ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13089C0093K EFFECTIVE DATE: 12/8/2016

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUTAILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN PATRICK HARRIS, P.L.S. #2311

05/14/2024
DATE



POC

COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF THE CENTERLINE OF SOUTH STONE MOUNTAIN ROAD AND THE CENTERLINE OF SHADOW ROCK DRIVE. THENCE N08°05'30"E 268.21 FEET TO A CALCULATED POINT ON THE CENTERLINE OF SOUTH STONE MOUNTAIN ROAD. THENCE S81°53'30"E 51.35 FEET TO AN "X" ETCHED IN THE SIDEWALK, WHICH IS THE POINT OF BEGINNING.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL, STAMPED HEREON.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THE SURVEY. ALL CORNERS AND CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 381,569 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

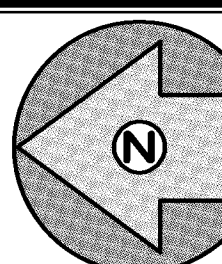
ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED: KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY GARMIN, MODEL: BR7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS NEW CREATION CHRISTIAN PER DEED BOOK 9644, PAGE 696 OF DEKALB COUNTY, GEORGIA RECORDS. FIELD WORK COMPLETED ON: 2/29/2024 PLAT COMPLETED ON: 3/5/2024

SCALE: 0' 50' 100' 150' 1"= 50'

SHEET NUMBER: 1 of 1



GRID NORTH
NAD83/GA WEST

	10/9/24	9/25/24	8/28/24	5/14/24	DATE
ADDED WATER TRANSMISSION LINES	240114				
ADDED TOPO IN NW CORNER/UPDATED TO NAD88	240114				
SHOWED EXISTING WATER/SEWER MAINS IN R/W	240114				
REVISE TOPO	240114				
DESCRIPTION OF REVISION	No.	Job No.			

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

RETRACEMENT & TOPOLOGICAL SURVEY
FOR STAR CONSTRUCTION
IN LAND LOT 64, DISTRICT 16, DEKALB COUNTY, GEORGIA



SITE ADDRESS: 828 SOUTH STONE MOUNTAIN LITHONIA RD
LITHONIA, GA 30058

1. PARCEL NUMBER: 16 064 03 075
2. PARCEL AREAS: 9.533 ACRES (415,236 SF)
3. CURRENT ZONING : R-100 (RESIDENTIAL MEDIUM LOT DISTRICT)
4. DISTRICT: 16TH
5. LAND LOT: 064
6. SURVEY OBTAINED FROM UNITED LAND SURVEYING
1258 CONCORD RD SE
SUITE 103, SMYRNA, GA 30080
7. EXISTING/PRINCIPLE USE: CHURCH
8. MIN LOT AREA: 3 ACRES
EXISTING LOT AREA: 9.533 ACRES
9. MIN LOT WIDTH (AT STREET): 100 FT
EXISTING LOT WIDTH (AT STREET): 635.64 FT
10. MIN LOT FRONTAGE(AT BUILDING LINE): 115 FT
EXISTING LOT WIDTH (AT BUILDING LINE): 612.46 FT
11. MAX LOT COVERAGE: 35%
EXISTING: 15.85%
12. MINIMUM FRONT YARD SETBACK: 35 FEET
13. MINIMUM SIDE YARD SET BACK (THOROUGHFARES): 50 FEET
(CORNER): 20 FEET
14. MINIMUM REAR YARD SETBACK: 40 FEET
15. MAX BUILDING HEIGHT: 35 FEET

- # KEYED NOTES:
1. EXISTING 5,400 SF CHURCH BUILDING.
 2. EXISTING 3,411 SF BUILDING.
 3. EXISTING SITE PARKING SPACES, 87 TOTAL.

PARKING RATIO CALCULATION:

MAIN USE: CHURCH (MAIN SANCTUARY: 3,300 SF)
MIN: ONE (1) SPACE FOR EACH FORTY (40) SQUARE FEET OF FLOOR SPACE IN THE LARGEST ASSEMBLY ROOM.
(3,300 SF/40) SF X 1 SPACE = 82.5 OR 83 SPACES
MAX: ONE (1) SPACE FOR EACH TWENTY (20) SQUARE FEET OF FLOOR SPACE IN THE LARGEST ASSEMBLY ROOM.
(3,300 SF/20SF X 1 SPACE = 165 SPACES

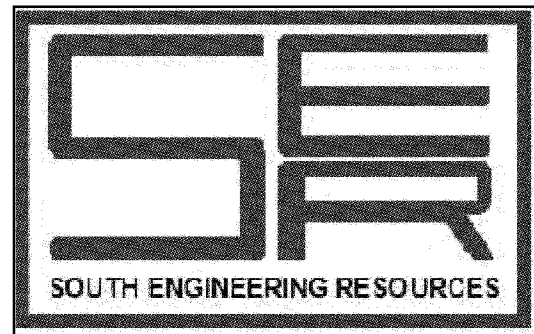
TOTAL AMOUNT OF EXISTING PARKING: 87 SPACES
TOTAL SPACES REQUIRED: 83 SPACES

- NOTES:
1. THE PRESENCE OF BURY PITS ARE NOT LOCATED ON THIS PROPERTY.
 2. WATER SERVICE WILL BE PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT.
 3. ELECTRIC SERVICE TO BE UNDERGROUND.
 4. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA EPD.
 5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

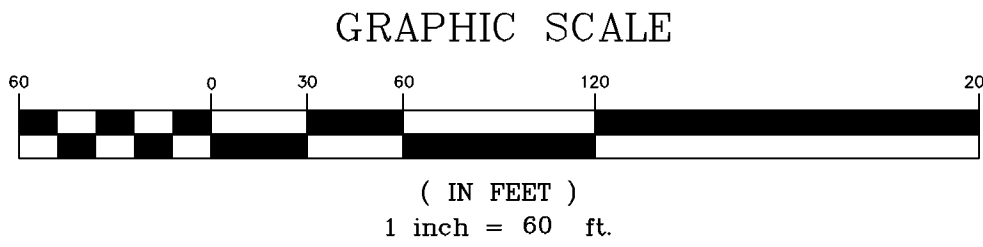
REV:	DESCRIPTION:	DATE:	REV:	DESCRIPTION:	DATE:
1	REVISED PER DEKALB COUNTY COMMENTS	10/11/24			



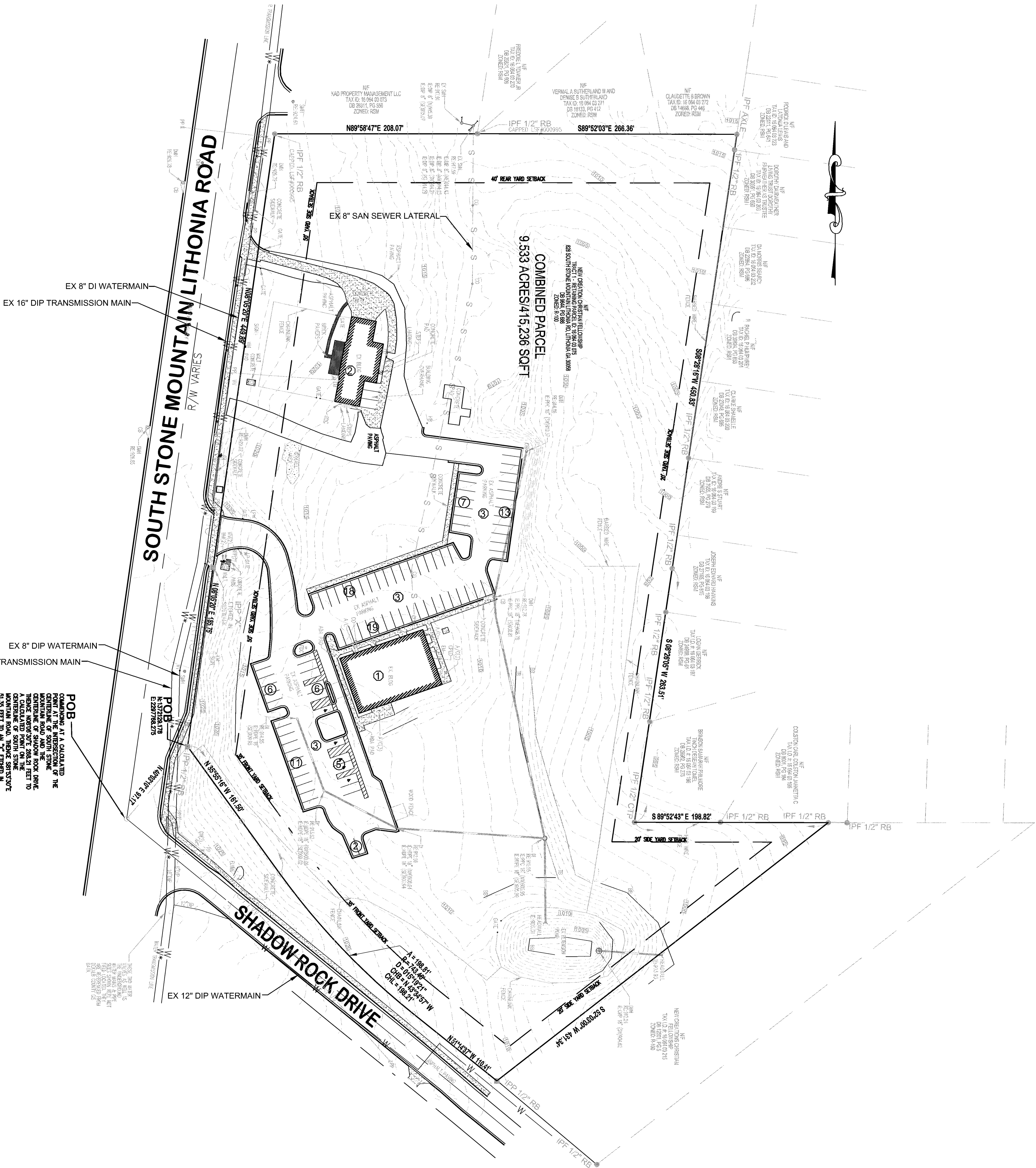
SITE PLAN




ADDRESS TABLE	
TRACT	ASSIGNED ADDRESSING
TRACT 1	828 SOUTH STONE MOUNTAIN LITHONIA RD LITHONIA, GA 30058



SCALE: 1" =60'		DATE: 4/3/2024
SHEET NO. G-003	LOT COMBINATION FOR 806 & 828 SOUTH STONE MOUNTAIN LITHONIA RD	





404.371.2155(o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

CERTIFICATE OF CONFORMITY

I, Reginald Crayton, the engineer / surveyor for the

Subdivision known as New Creation Christian Fellowship, Inc

located in Land Lot 064 of the 16 District, hereby certify that no lots

platted within the subdivision are non-conforming or will result in any non-conforming lots.

Reginald Crayton
SIGNATURE

Reginald Craton
NAME (PLEASE PRINT)

3470 Prairie Drive
ADDRESS

Snelville, GA 30039
CITY, STATE, ZIP CODE