

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Yousef Seha</u>	NAME: <u>_Yousef Seha_____</u>
ADDRESS: <u>1020 Forest Park Lane</u>	ADDRESS: <u>_1020 Forest Park Lane_____</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>404.542.5823</u>	PHONE: <u>404.542.5823</u>
CONTACT PERSON: <u>Yousef Seha</u> PHONE: <u>404.542.5823</u>	
CONTACT'S E-MAIL: <u>yousefrseha@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>4642.56</u>	
PARCEL NUMBER(S): <u>7036 097</u> ACREAGE: <u>0.599</u>	
ADDRESS OF PROPERTY: <u>2064 Old Norcross Rd. Lawrenceville</u>	
SPECIAL USE REQUESTED: <u>Automotive repair facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
 PLANNING & DEVELOPMENT
 DECEMBER 21, 2020
 SUP2021-00012

LEGAL DESCRIPTION
2064 OLD NORCROSS ROAD
LAWRENCEVILLE, GA 30044
A. A. CRAIG ESTATES SUBDIVISION
UNIT 1, LOT 5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2" REBAR AT THE END OF A MITERED INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF CRUSE ROAD (HAVING AN 80' RIGHT-OF-WAY) AND THE NORTHEAST RIGHT-OF-WAY OF OAKLAND ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY OF OAKLAND ROAD NORTH 27 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 363.06 FEET TO A 1/2" REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 26 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 260.96 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 27 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 175.65 FEET TO A 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89 DEGREES 29 MINUTES 59 SECONDS EAST A DISTANCE OF 168.53 FEET TO A 5/8" REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 250.00 FEET TO A NAIL FOUND ON THE SOUTH RIGHT-OF-WAY OF OLD NORCROSS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 29 MINUTES 59 SECONDS EAST A DISTANCE OF 87.12 FEET TO A 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00 DEGREES 30 MINUTES 01 SECONDS EAST A DISTANCE OF 120.00 FEET TO AN "X" FOUND IN CONCRETE; THENCE SOUTH 27 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 145.83 FEET TO A 1/2" REBAR; THENCE SOUTH 89 DEGREES 29 MINUTES 59 SECONDS WEST A DISTANCE OF 153.20 FEET TO A 5/8" REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 26,075 SQUARE FEET / 0.599 ACRES.

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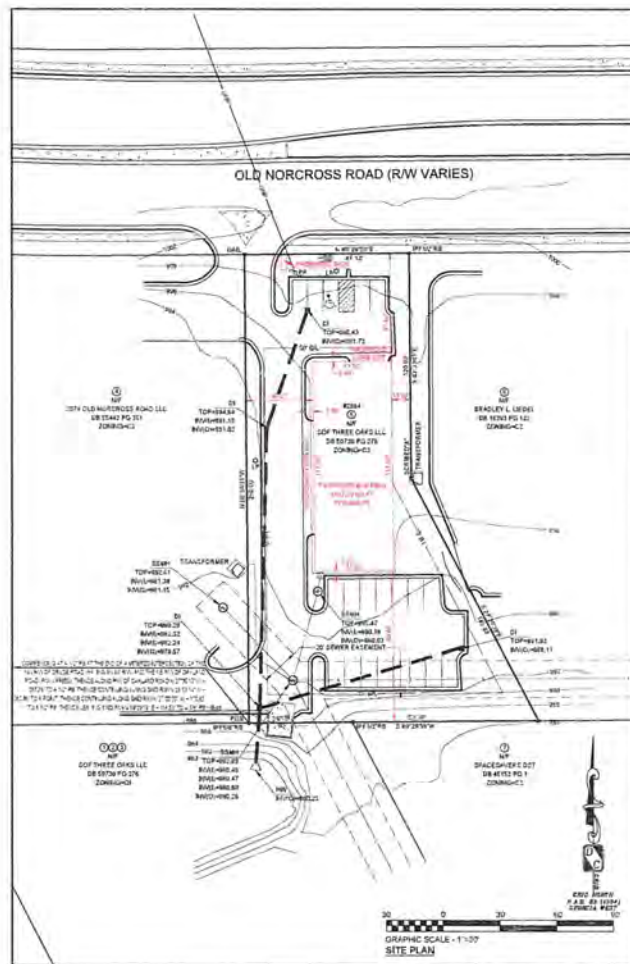
SUP '21012

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21 2020

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SUP '210 12



LEGAL DESCRIPTION
 2084 OLD NORCROSS ROAD
 LAWRENCEVILLE, GA 30044
 A. A. CRAG ESTATES SUBDIVISION
 UNIT 1, LOT 5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH LAND DISTRICT, DUNWELT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR AT THE END OF A MITERED INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF CRUISE ROAD (HAVING AN 80' RIGHT-OF-WAY) AND THE NORTH-EAST RIGHT-OF-WAY OF OAKLAND ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), THENCE FOLLOWING SAID RIGHT-OF-WAY OF OAKLAND ROAD NORTH 27 DEGREES 28 MINUTES 15 SECONDS WEST A DISTANCE OF 363.06 FEET TO A 1/2" REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 26 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 200.06 FEET TO A POINT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 27 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 179.86 FEET TO A 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST A DISTANCE OF 188.83 FEET TO A 5/8" REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 30 MINUTES 51 SECONDS WEST A DISTANCE OF 250.00 FEET TO A NAIL, BEING ON THE SOUTH RIGHT-OF-WAY OF OLD NORCROSS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST A DISTANCE OF 85.10 FEET TO A 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 90 DEGREES 30 MINUTES 31 SECONDS EAST A DISTANCE OF 120.00 FEET TO AN "X" FOUND IN CONCRETE, THENCE SOUTH 27 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 140.83 FEET TO A 1/2" REBAR, THENCE SOUTH 89 DEGREES 29 MINUTES 51 SECONDS WEST A DISTANCE OF 183.30 FEET TO A 5/8" REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 28,075 SQUARE FEET / 0.63 ACRES.



DISCLAIMER
 THIS IDENTICAL PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE SURVEYOR AND DOUGLAS CONSULTING LLC MAKE NO GUARANTEE OF REPRESENTATIVE REGISTRATION INFORMATION PROVIDED HEREIN PERTAINING TO EASEMENTS, RIGHT-OF-WAY, ETC. THE SURVEYOR'S RESPONSIBILITY IS TO LOCATE THE PROPERTY AND TO REPORT THE RESULTS OF THE SURVEY TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR.

THIS PLAT IS NOT VALID FOR RECORDING PURPOSES, UNLESS THE SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL, BLUE INK OVER THE STAMP.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONAL OR ENTITY NAMED IN THE CERTIFICATION OR TITLE HEREIN. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WHATEVER. EASEMENTS, RIGHT-OF-WAY, ETC. ARE NOT VALID FOR RECORDING PURPOSES, UNLESS THE SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL, BLUE INK OVER THE STAMP.

RECORDING NOTE
 THIS PLAT DOES NOT CERTIFY THAT SAID PROPERTY WILL OR WILL NOT FLOOD.

RECORDING NOTE
 THIS PLAT DOES NOT CERTIFY THAT SAID PROPERTY IS AN ART AS WELL AS A SERVICE, AND THAT THERE ARE INDEMNIFIABLE DAMAGES IN RECORDING THE SAID RESULTS. DOUGLAS CONSULTING LLC DOES NOT GUARANTEE ACCURACY OR CORRECTNESS OF LOCATING UNDERGROUND UTILITIES AND DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON INFORMATION PROVIDED.

FIELD NOTE
 THIS TRACT OF LAND DOES NOT MEET THE 100' SEPARATION REQUIREMENT FOR ZONING AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS DURING CONSTRUCTION OF THIS PROJECT IN LATE NOVEMBER 2020.

SURVEY REFERENCE
 THE PLAT IS A RE-SETBACK OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OF DEATH OR NEW PARCELS. THE RECORD INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS OF SAID HEREIN, RECORDATION OF THE PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, STATE, FEDERAL OR FEDERAL, STATE, LOCAL, REGULATORY OR RECORDATION, NOR IS IT A GUARANTEE FOR ANY USE OR PURPOSE OF THE LAND. THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THE PLAT COMPLIED WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR IN GEORGIA AS DEFINED IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN PARAGRAPH 13-1-1.

DATE: 11/20/20
BY: [Signature]
FOR: [Signature]

NO.	REVISION	DATE
1	APPROVED	11/20/20
2	APPROVED	11/20/20
3	APPROVED	11/20/20
4	APPROVED	11/20/20
5	APPROVED	11/20/20
6	APPROVED	11/20/20

SURVEY FOR:
 YOUSEF SEHA
 2084 OLD NORCROSS ROAD
 CITY OF LAWRENCEVILLE
 A. A. CRAG ESTATES SUBDIVISION
 UNIT 1, LOT 5
 LAND LOT 24 DISTRICT
 DUNWELT COUNTY, GEORGIA

DOUGLAS CONSULTING LLC
 3100 WOODBURN DRIVE
 LAWRENCEVILLE, GA 30046
 (770) 962-1171
 2800 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30328
 www.douglasconsulting.com



CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 SCALE: 1"=40'
 FIELD DATE: 12/15/20
 DATE: 12/22/20
 SHEET NO. 2 OF 2

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE PROPERTY IS CURRENTLY ZONED C-2 GENERAL BUSINESS AND IS CURRENTLY VACANT. THE PROPOSED USE WILL TAKE ADVANTAGE OF THE ECONOMIC USE OF THE PROPERTY BY INTEGRATING IT WITH THE ADJACENT COMMERCIAL USES.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES, THE SUBJECT PROPERTY IS DESIGNATED AS EMERGING SURBURAN

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

SEE LETTER OF INTENT

RECEIVED BY

Gwinnett County Board of Commissioners
C/o Planning and Development
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30046

Re: Letter of Intent – Special Use Permit Applications

The Applicant, Yousef R Seha. (hereinafter, Applicant), Submits this Special Use Permit application to allow the property to be developed as Automotive Repair Facility. The property Site Already done with all approved DOT Entrances and Exits And all Parking for Customer as Attached and shown on (as Built Survey).

The site is currently zoned C-2 General Business, and we are not proposing a change to the zone. And No changes in buffers are requested. The buffers shown On the attached concept plan includes, Building Height 20 FT .7 Bays.

The subject property is a .59 Acre track (hereinafter, the Property) located on **2064 OLD NORCROSS RD LAWRENCEVILLE 30044 with Tax Parcel ID R 7036 097. The subject between Gas Station on the Right and Prepaid Hand Car Wash on the left and Self-storage and detention bond on the Back .The subject Property has been zoned C-2 (Gwinnett's most intensive zoning classification) for several decades in an area that has long been established as significant commercial corridor. The proposed Automotive Repair Facility use would be far less intensive than any of permitted (by right) uses already allowed under the current C-2 Zoning and would be entirely consistent with the use and development of adjacent and surrounding property.**

Automotive Repair Facility, Use on the subject, within guidelines and regulations of Gwinnett County, is appropriate to the subject track and consistent with the use and development of adjacent and surrounding properties. Applicant hired (Site and architectural) best licensed engineering to bring the best design and color as Attached, Layout with dimension and size and the Elevation and 3D Elevation for subject ,and As built survey and Site plan . All repairs services of vehicles will be made inside the building area.

Hours of operation: Mon to Sat 8:30AM To 6:00PM, Sun 11:00AM To 5:00 PM

Applicant welcomes the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any question or address any concerns; applicant respectfully requests your approval of this Application.

12/17/2020
Yousef Seha

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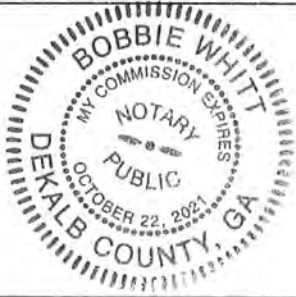
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Yousef Seha 12-17-2020
Signature of Applicant Date

Yousef Seha Owner

Type or Print Name and Title

Bobbie Whitt 12/17/2020 
Signature of Notary Public Date Notary Seal

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Yousef Seha 12-17-2020
Signature of Property Owner Date

Yousef Seha Owner
Type or Print Name and Title



Bobbie Whitfield 12/17/2020
Signature of Notary Public Date Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Yousef Seha 12-17-2020 Yousef Seha Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

N/A
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Bobbie Whit 12/17/2020
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Yousef Seha
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7 - 036 - 097
(Map Reference Number) District Land Lot Parcel

 Yousef Seha 12-17-2020
Signature of Applicant Date

 Yousef Seha Owner
Type or Print Name and Title

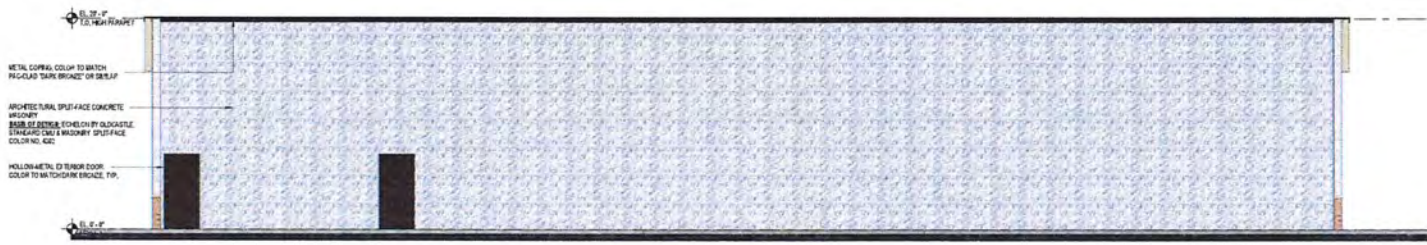
*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 Vickie Schobky TSA II
NAME TITLE
 12/17/2020
DATE

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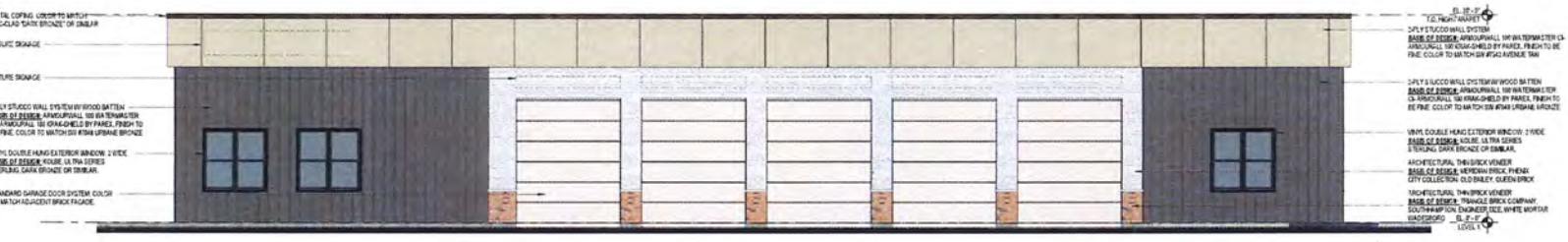
EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

GENERAL NOTES

1. Contractor to Verify All Dimensions and Existing Conditions at The Job Site. Architect Not to be Held in Liable of Any Discrepancies.
2. All Work Shall Comply To The Georgia Uniform Construction Code and All Applicable Subcodes.
3. All Electrical Work Shall be Replaced As Required To Restore To Original Condition.
4. All Plumbing Work Shall Remain and Replaced/ Replaced As Required To Restore To Original Condition or Contract Administration.
5. Architect is Not Relieved For Any On Site Supervision or Contract Administration.
6. All Work is To be Performed To The Highest Standards of The Trades.
7. Contractor is To Comply To All State and Local Ordinances.
8. All Demolition Shall be Approved By The Owner Prior To Construction Prior To Commencement of Work.
9. It Shall be The Responsibility Of The General Contractor To Coordinate All Work With The Structural, Mechanical, Electrical and Other Consultants. The General Contractor To Submit A New Layout If It Requires Necessary For Approval.
10. All Demolition Shall be Approved By The Owner Prior To Commencement of Any Work.
11. Support All Existing Work As New Work Progresses.
12. Protect All Existing Work As New Work Progresses.
13. The Contractor Shall Familiarize Himself With All Existing Conditions At The Job Site Prior To The Start of Any Work.
14. Contractor is To Provide Access Panels As Required Needed or Created By Architect, Engineer, Construction Official or Owner.
15. Contractor and/or Owner Shall Provide For The Safety of All Job Related Personnel As Well As The General Public.
16. Openwork Wall Board Shall Have a Minimum Thickness of 1/2" (UNLESS OTHERWISE NOTED) AND Openwork Wall Board in Bathrooms and Wet Areas Shall be Moisture Resistant Type.
17. Seal All Penetrations Through Fire Rated Assemblies With A Through Penetration Sealant System Tested in Accordance With ASTM E814 For The Specific Type and Size of Penetration and The Specific Type of Rating Assembly Being Penetrated.

ARCHITECTURAL REVIEW 12/17/20

NOT ISSUED FOR CONSTRUCTION

PREPARED BY: AME ARCHITECTS, INC.

 10000 W. WOODBRIDGE BLVD. SUITE 100
 LAWRENCEVILLE, GA 30044
 PHONE: 770.962.1111



MY NEIGHBORHOOD MECHANIC

2064 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30044

EXTERIOR ELEVATION

TITLE: 018013
 DATE: 5/03/2020
 DRAWN BY: Author
 CHECKED BY: Checker

PROJECT NO. 018013
 SHEET NO. A3.00

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21-2020

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GENERAL NOTES

1. Contractor to Verify All Dimensions and Existing Conditions At The Job Site. Architect to Be Notified in Writing Of Any Discrepancies.
2. All Work Shall Comply To The Georgia Uniform Construction Code And All Applicable Subcodes.
3. All Electrical Work Shall Be Replaced As Required To Restore To Original Condition.
4. All Plumbing Work Shall Remain And Repair / Replace As Required To Restore To Original Condition.
5. Architect Is Not Retained For Any On-Site Supervision Or Contract Administration.
6. All Work Is To Be Performed To The Highest Standards Of The Trade.
7. Contractor To Comply To All State And Local Ordinances.
8. All Dimensions Shall Be Approved By The Owner Prior To Commencement Of Work.
9. It Shall Be The Responsibility Of The General Contractor To Coordinate All Work With The Structural, Mechanical, Electrical And Other Consultants. The General Contractor To Submit A New Layout If It Becomes Necessary For Approval.
10. All Details Shall Be Approved By The Owner Prior To Commencement Of Any Work.
11. Protect All Existing Work As New Work Progresses.
12. Support All Work As New Work Progresses.
13. The Contractor Shall Familiarize Himself With All Existing Conditions At The Job Site Prior To The Start Of Any Work.
14. Contractor Is To Provide Access Panels As Required Needed Or Directed By Architect, Engineer, Construction Official Or Owner.
15. Contractor And / Or Owner Shall Provide For The Safety Of All Job Related Personnel As Well As The General Public.
16. Openings Wall Board Shall Have A Minimum Thickness Of 1/2" Gypsum. All Exterior Wall Board In Basements And Vented Areas Shall Be Moisture Resistant Type.
17. Seal All Penetrations Through Fire Rated Assemblies With A Through Penetration Gasket System Tested In Accordance With ASTM E814 For The Specific Type And Size Of Penetrating Item And The Specific Type Of Rated Assembly Being Penetrated.

NO.	REVISION	DATE
1	ARCHITECTURAL REVIEW	12/17/20

NOT ISSUED FOR CONSTRUCTION

PROJECT BY FIRM

AME ARCHITECTS, INC.
1000 N. WILSON ROAD, SUITE 100
LAWRENCEVILLE, GA 30044
770.962.1111

DESIGNED BY



CLIENT

MY NEIGHBORHOOD MECHANIC

PROJECT

2064 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30044

TYPE

PERSPECTIVE RENDERING

SCALE 1/4" = 1'-0"	DATE	DRAWN BY	CHECKED BY
	5/03/2020	Author	Checker
PROJECT NO.	NO. 018013	NO. 018013	

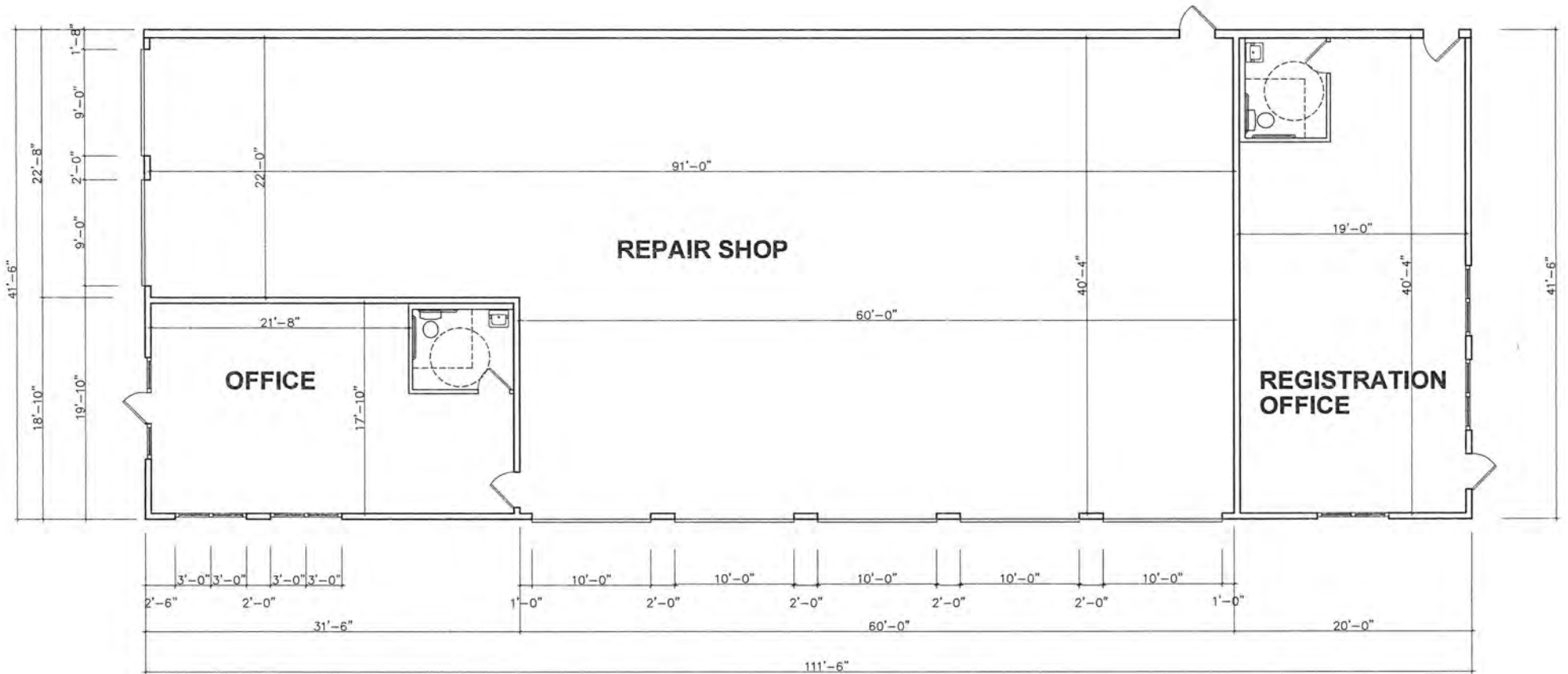
DATE

A3.01

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**FLOOR PLAN
SCALE 1':1/8"**

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Planning & Development