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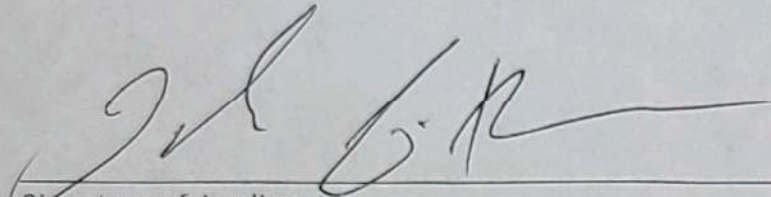
**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>John F. Kennedy</u> Address: <u>3870 Laurel Tree Court</u> City: <u>Snellville</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>770-300-3803</u> Email: <u>Kennedy041@comcast.net</u>	Name: <u>John F. Kennedy</u> Address: <u>3870 Laurel Tree Court</u> City: <u>Snellville</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>770-300-3803</u> Email: <u>Kennedy041@comcast.net</u>
Contact Person: <u>John F. Kennedy</u> Phone: <u>770-300-3803</u> Contact's Email: <u>Kennedy041@comcast.net</u>	
<p style="text-align: center;"><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> OWNER'S AGENT    <input checked="" type="checkbox"/> PROPERTY OWNER    <input type="checkbox"/> CONTRACT PURCHASER</p>	
Existing/Proposed Zoning District(s): <u>R-100</u> Parcel Number(s): <u>6003 144</u> Acreage: <u>8.03</u> Property Address(es): <u>3860 Laurel Tree Court</u> Proposed Development: <u>Outdoor Recreation</u> Variance(s): _____ Waiver(s): _____ Building/Leased Sq. Ft.: <u>Approx. 2000 SF</u> Floor Area Ratio: _____	

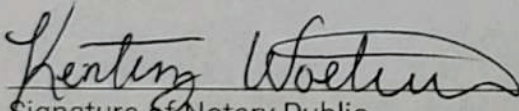
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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 six (6) months from the date of last action by the Board of Commissioners.

  
\_\_\_\_\_  
Signature of Applicant

06/28/2024  
\_\_\_\_\_  
Date

John F. Kennedy / OWNER  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

6/28/2024  
\_\_\_\_\_  
Date

KENTREZ WORTHEN  
NOTARY PUBLIC  
Hancock County  
State of Georgia  
My Comm. Expires Apr. 7, 2025

\_\_\_\_\_  
Notary Seal

GWINNETT COUNTY  
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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 six (6) months from the date of last action by the Board of Commissioners.

*J. F. Kennedy*

Signature of Property Owner

06/28/2024

Date

John F. Kennedy

Type or Print Name and Title

OWNER

*Kentrez Worthen*

Signature of Notary Public

6/28/2024

Date

KENTREZ WORTHEN  
NOTARY PUBLIC  
Hancock County  
State of Georgia  
My Comm. Expires Apr. 7, 2025

Notary Seal

WINNETT COUNTY  
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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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

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

Parcel I.D. Number: R6003144  
(Map Reference Number)

John F. Kennedy  
Signature of Applicant

06/28/2024  
Date

John F. Kennedy / 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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

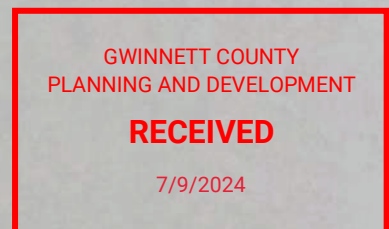
**TAX COMMISSIONERS USE ONLY**

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Verkie Sahby  
Name

TSA II  
Title

6/28/2024  
Date





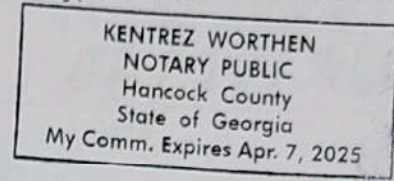
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

John F. Kennedy      06/28/2024      John F. Kennedy / owner  
Signature of Applicant      Date      Type of Print Name and Title

N/A      \_\_\_\_\_      \_\_\_\_\_  
Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

Kentrez Worthen      6/28/2024  
Signature of Notary Public      Date



Notary Seal

**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?

Yes     No    John F. Kennedy (Your Name)

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

NAME AND OFFICIAL 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.



## Letter of Intent

GWINNETT COUNTY  
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The Applicant's vision and goals for the property is to provide opportunities for health, wellness, recreation, and to promote an active lifestyle. The Applicant, John F. Kennedy, requests a special use permit to allow for the existing outdoor recreation area to operate under new private ownership. The Applicant respectfully requests to operate the existing facilities while the special use permit is pending. The Applicant received a certificate of occupancy for the remodel of a 2-story clubhouse (Permit Number: COMBLD2023-01186) and a certificate of completion for the remodel of a 1-story observation deck (Permit Number: COMBLD2023-01284) which includes ADA-compliant men and women restrooms and drinking water fountain.

The site is currently zoned R-100 Single Family Residence. The property is located at 3860 Laurel Tree Court in the Laurel Falls Subdivision and was developed as a recreation area and operated under a Homeowners Association (HOA) that was dissolved and has been inoperable since 2008. As a result, the property was abandoned and in complete disrepair that caused negative environmental impacts. The property was purchased in 2013 by the Applicant and significant improvements have been made to the existing pool, clubhouse, parking lot and sports courts.

The property meets the intent of the 2045 Unified Plan within the Neighborhood Traditional future development type and aligns with the County's goals of creating an active, connected community. The use is consistent and compatible with the adjacent and surrounding property. Due to the unique characteristics of the property and its previous use as part of an HOA, strict application of the current zoning ordinance would create unnecessary hardship to the Applicant to operate the existing outdoor recreation without a special use permit. The existing recreational facilities are well-suited for the proposed use, which will also provide a valuable community resource. The special use permit will not negatively impact the community but rather enhance it by offering well-managed recreational opportunities.

**Intended hours of operation:** Sunday to Saturday 9:00am to 11:00pm

### Amenities:

- Newly renovated outdoor swimming facility with lounge seating, TVs, state-of-the art surround sound system, cabanas and fire pits. ADA accessibility and pool lift is provided.
- Newly renovated restroom facilities.
- A new outdoor covered kitchen and patio area with gas-powered grilling station.
- A 2-story wellness clubhouse with community meeting space and observation deck.
- Newly renovated sports courts for basketball, tennis, pickleball and other similar recreational activities.
- Private open space with a walking nature trail and small picnic areas with grilling stations.

**Proposed Business Operations:** The property is intended to be open to the public upon payment of a prescribed fee charged for the use of the amenities. Special events focused on health and wellness such as retreats, workshops, community gatherings, private social events, water activities and hosting swimming events will be offered for guests up to the maximum occupancy allowed. Although consumption of alcohol is allowed on the premises, the sale of alcohol is not intended under the special use permit. The property is enclosed with a 6-foot fence and gate with keyed access and 24-hour surveillance system at the main entrance. Noise levels will be monitored and controlled to ensure compliance with County regulations. Adequate off-street parking is provided on-site with 25 parking spaces in the existing surface parking lot. Traffic flow will be managed to minimize disruption to the neighborhood. It is the Applicant's intent to comply with all regulations.

**Staffing:** To ensure the smooth operation and safety of the facilities, the Applicant intends to hire the following employees:

- Lifeguards: Certified lifeguards will be on duty during use of the swimming pool.
- Security Personnel: Adequate on-site security will be provided to ensure the safety and welfare of guests at the property. Specifically, the Applicant will employ security guards, either from Gwinnett County Police Department or licensed private security guards on an as-needed basis.
- Management Personnel: A manager will oversee daily operations, bookings, and customer service.
- Maintenance Staff: Responsible for the upkeep and cleanliness of the facilities. Professional pool cleaning and maintenance will be serviced year-round. The pool will be cleaned twice a week during the summer months and once a week during winter months.

The Applicant is committed to ensuring that all activities are conducted in a manner that is respectful of the community and compliant with local regulations. The Applicant believes approval of the special use permit will provide a positive addition to the area and offer valuable recreational opportunities.

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements of the United 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 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:  
Yes. The Applicant believes the proposed use is suitable in view of use and development of adjacent and nearby property.
  
- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:  
No. The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.
  
- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:  
Yes. The property is zoned R-100 and is a permitted use with a special use permit.
  
- (D) Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:  
No. The proposed use will not cause an excessive or burdensome use of existing infrastructure.
  
- (E) Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:  
Yes. The property is designated as Neighborhood Traditional in the 2045 Unified Plan.
  
- (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:  
Yes. Refer to Letter of Intent for approval of the proposed special use permit.







Owner:  
**John Kennedy**

3870 Laurel Tree Court  
Suwille, GA 30039  
770.366.3003

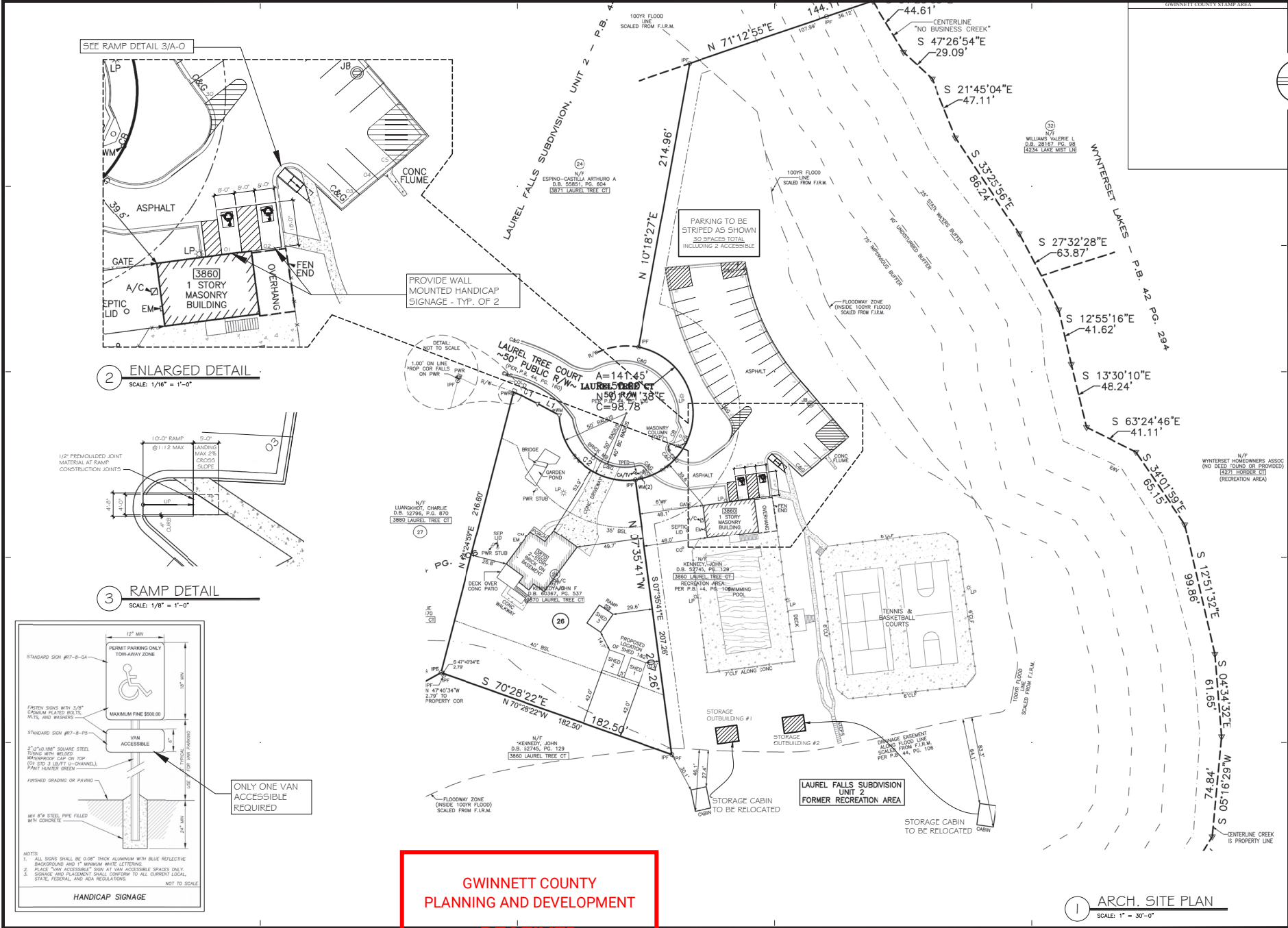
Project:  
**LAUREL FALLS SWIM & TENNIS**

3880 LAUREL TREE COURT  
Suwille, GA 30039  
GWINNETT COUNTY

ARCHITECTURAL  
SITE PLAN

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: JXX  
file name: LFSG-site.dwg  
sheet no.:

A-0



SEE RAMP DETAIL 3/A-O

2 ENLARGED DETAIL  
SCALE: 1/16" = 1'-0"

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

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1 ARCH. SITE PLAN  
SCALE: 1" = 30'-0"

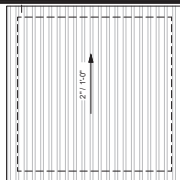
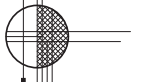
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GWINNETT COUNTY STAMP AREA

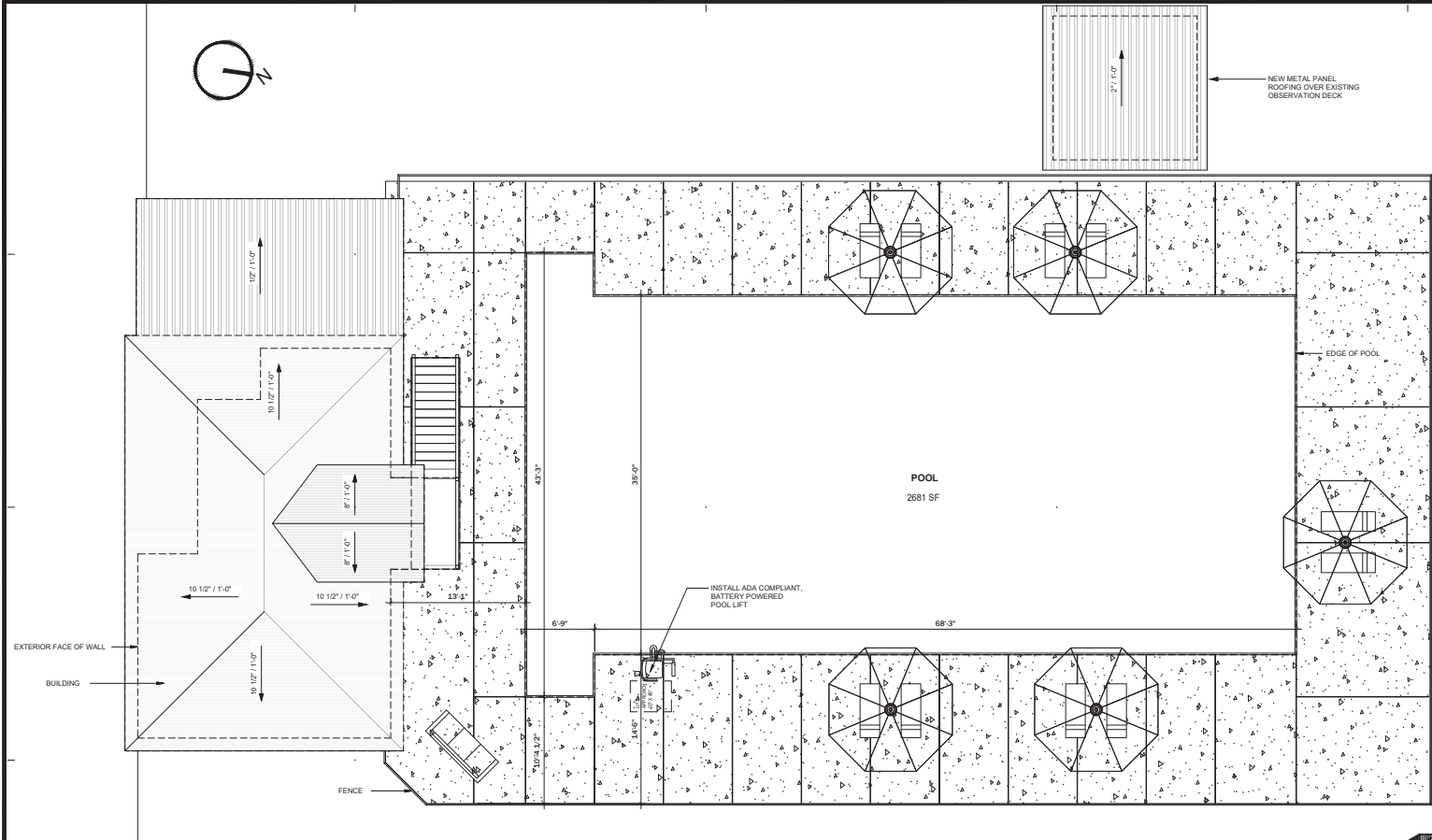
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3000 Langford Road  
Ducktown, GA 30039  
770-549-8565  
770-549-8566 Fax

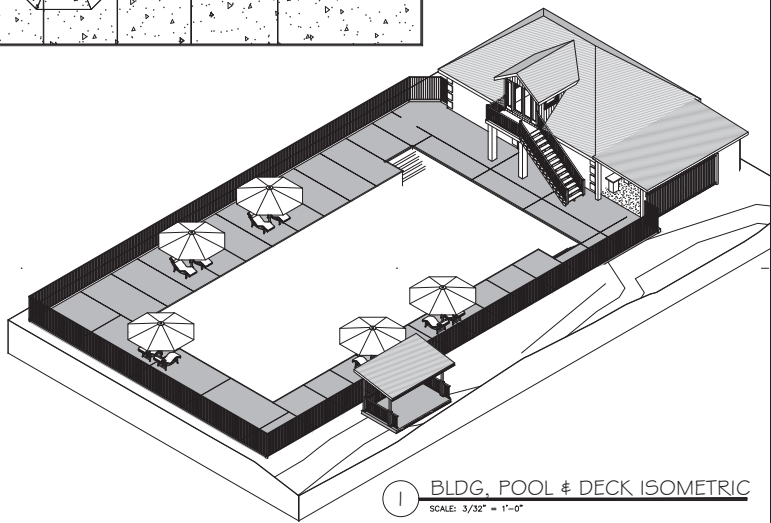


NEW METAL PANEL ROOFING OVER EXISTING OBSERVATION DECK

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2 BLDG, POOL & POOL DECK LAYOUT  
SCALE: 3/16" = 1'-0"  
NORTH



1 BLDG, POOL & DECK ISOMETRIC  
SCALE: 3/32" = 1'-0"

Owner:  
**John Kennedy**

3870 Laurel Tree Court  
Suwille, GA 30039  
770-366-2003

Project:  
**LAUREL FALLS SWIM & TENNIS**  
3800 LAUREL TREE COURT  
Suwille, GA 30039  
GWINNETT COUNTY

POOL & DECK PLAN

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: JXX  
file name: LFSG-pool  
sheet no.:

A-1

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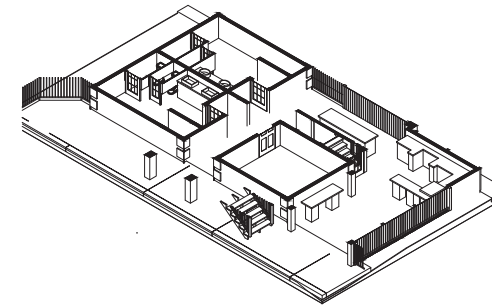
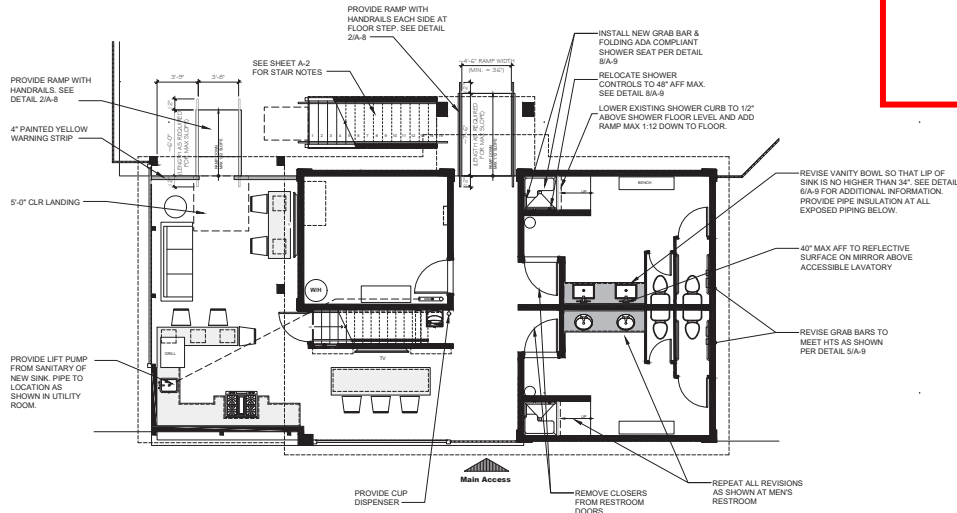
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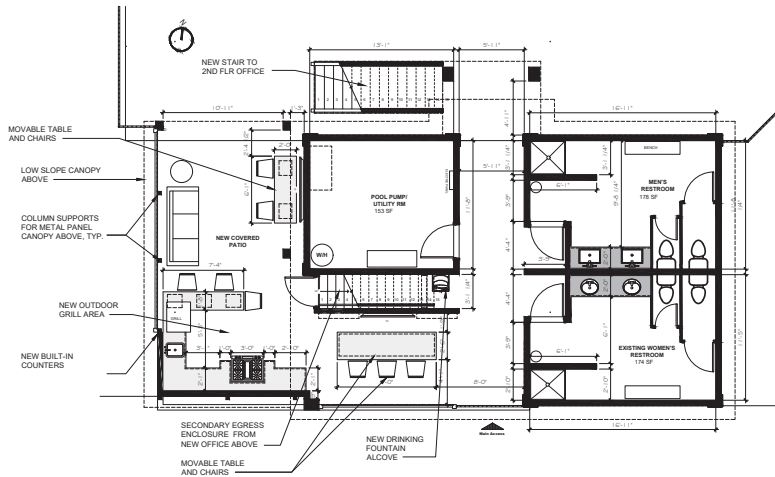
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1000 Langford Road  
Dunwoody, GA 30328  
770-459-8565  
770-459-8566 Fax

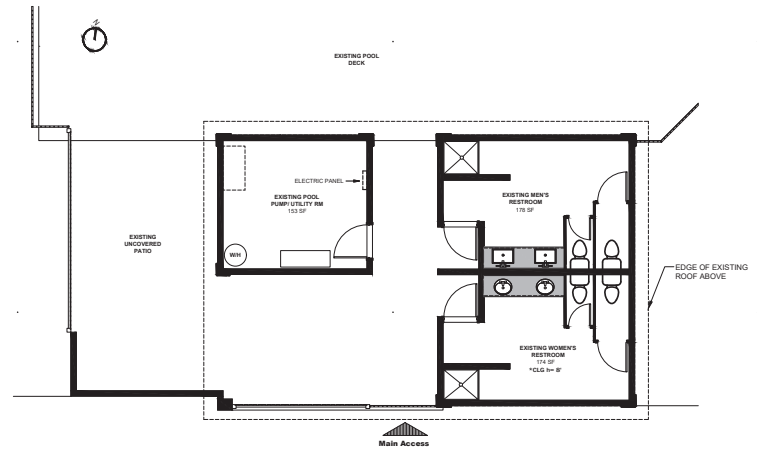


1 1ST FLOOR ISOMETRIC  
SCALE: 1/8" = 1'-0"

4 1ST FLOOR - Post Construction Alterations  
SCALE: 3/16" = 1'-0"



3 1ST FLOOR - As Renovated  
SCALE: 3/16" = 1'-0"



2 1ST FLOOR - Original  
SCALE: 3/16" = 1'-0"

Owner:

John Kennedy

3870 Laurel Tree Court  
Southville, GA 30039  
770.366.3003

Project:

LAUREL FALLS SWIM & TENNIS

3800 LAUREL TREE COURT  
Southville, GA 30039  
GWINNETT COUNTY

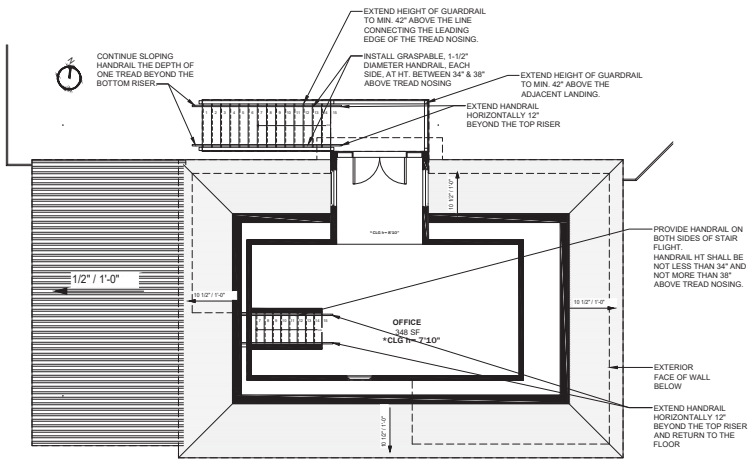
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sheet no.:

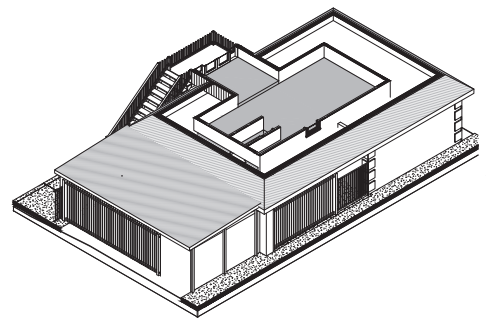
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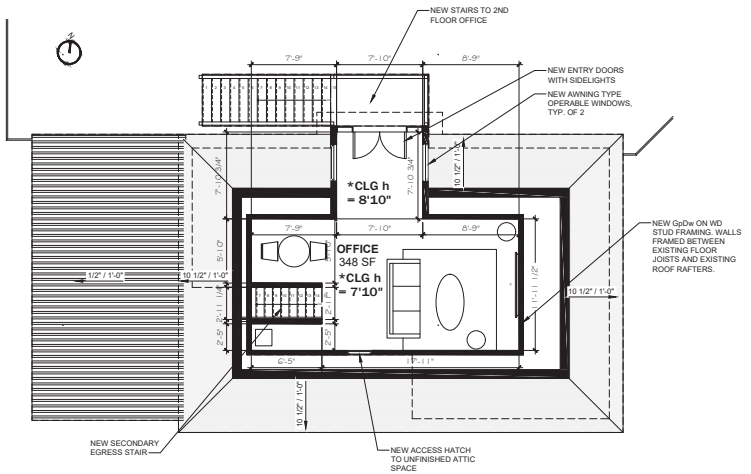
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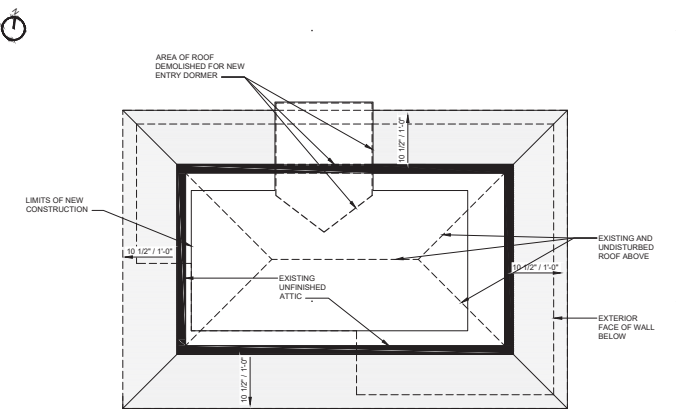
④ 2ND FLOOR - Post Construction Alterations  
SCALE: 3/16" = 1'-0"



① 2ND FLOOR ISOMETRIC  
SCALE: 1/8" = 1'-0"



③ 2ND FLOOR - As Renovated  
SCALE: 3/16" = 1'-0"



② 2ND FLOOR - Original  
SCALE: 3/16" = 1'-0"

Owner:

John Kennedy

3870 Laurel Tree Court  
Suwanee, GA 30039  
770.366.3003

Project:

LAUREL FALLS SWIM & TENNIS

3800 LAUREL TREE COURT  
Suwanee, GA 30039  
WINNETT COUNTY

2ND FLOOR PLANS

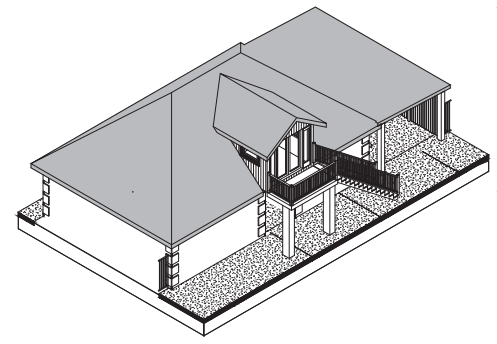
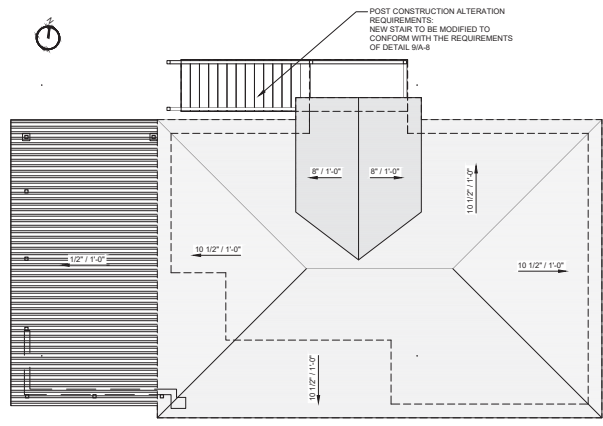
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by: L-MP  
app: xxx  
file name: LRS0-2flr.dwg  
sheet no.:

GWINNETT COUNTY STAMP AREA

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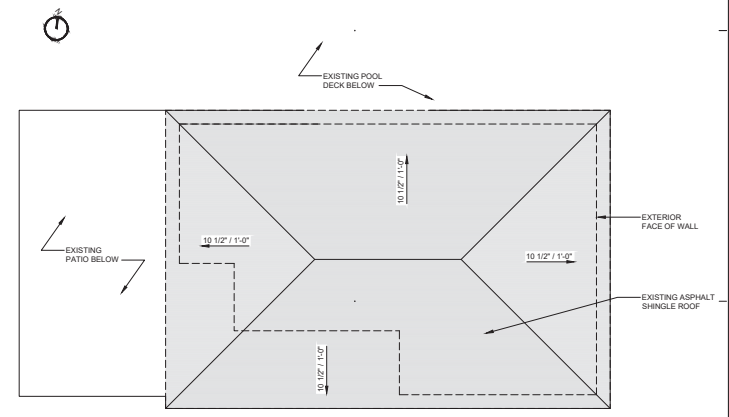
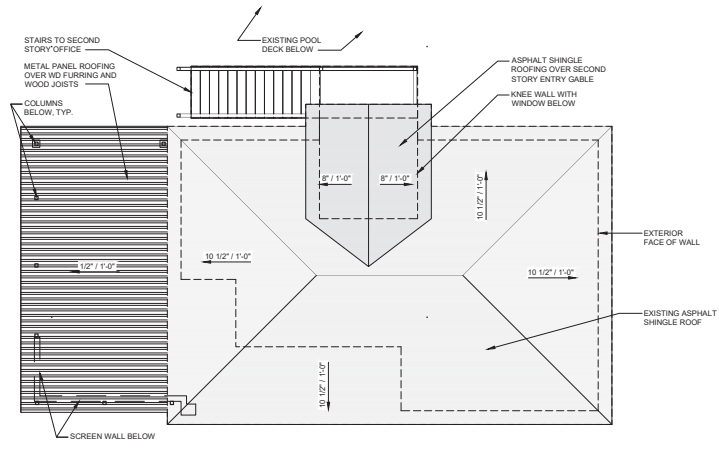
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4 ROOF PLAN - Post Construction Alterations  
SCALE: 3/16" = 1'-0"

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



3 ROOF PLAN - As Renovated  
SCALE: 3/16" = 1'-0"

2 ROOF PLAN - Original  
SCALE: 3/16" = 1'-0"

Owner:

John Kennedy

3879 Laurel Tree Court  
Suwanee, GA 30039  
770.366.2083

Project:

LAUREL FALLS SWIM & TENNIS

3889 LAUREL TREE COURT  
Suwanee, GA 30039  
GWINNETT COUNTY

ROOF PLANS

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: xxx  
file name: LFSG-roof.dwg  
sheet no.:

A-4

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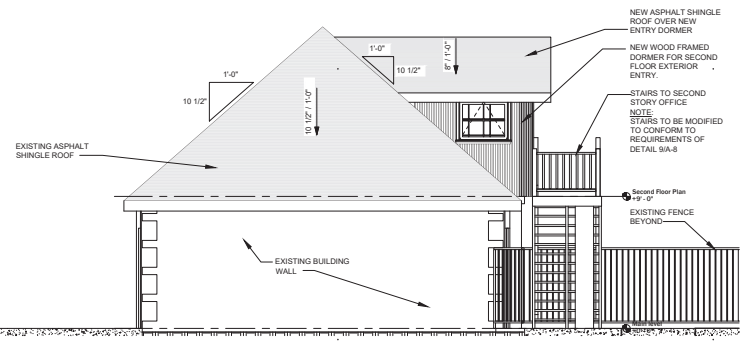
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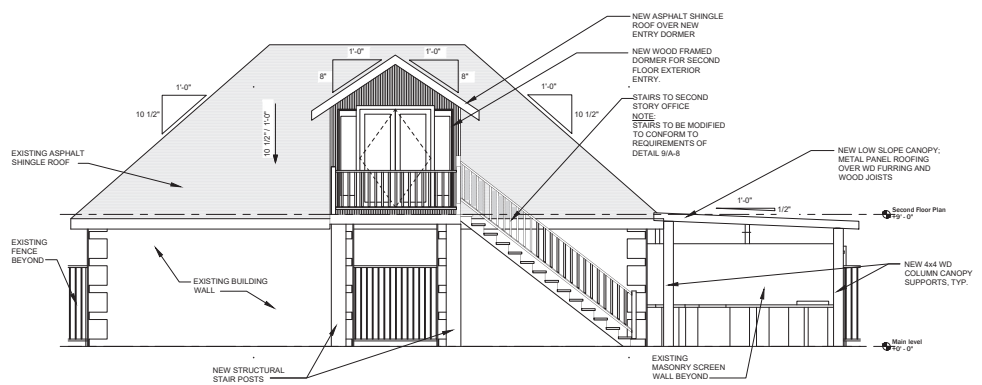
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ARCHITECTS

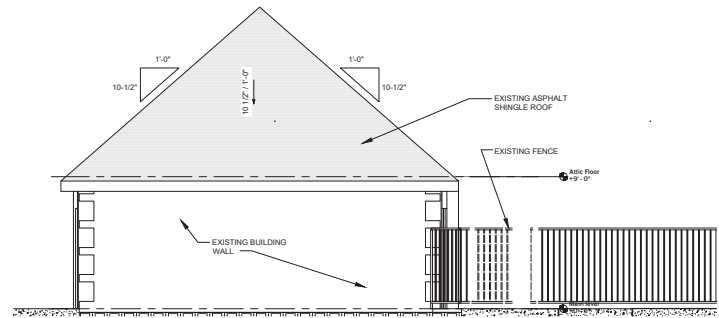
1000 Langford Road  
Ducktown, GA 30505  
770-549-8867  
770-549-8866 Fax



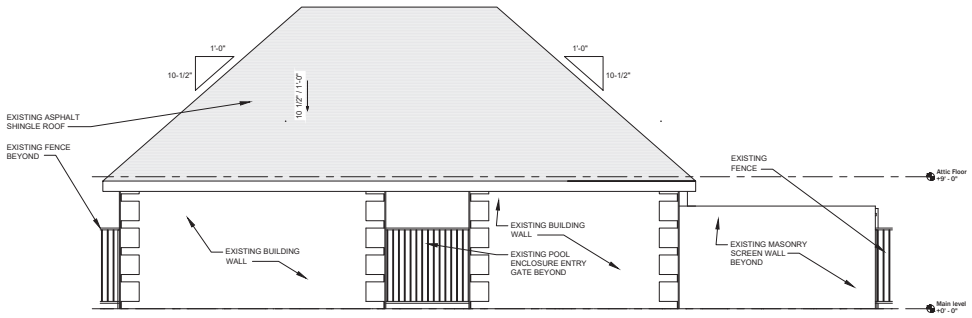
④ EAST ELEVATION - As Renovated  
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION - As Renovated  
SCALE: 1/4" = 1'-0"



③ EAST ELEVATION - Original  
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION - Original  
SCALE: 1/4" = 1'-0"

Owner:

John Kennedy

3870 Laurel Tree Court  
Suwille, GA 30039  
770.366.3003

Project:

LAUREL FALLS SWIM & TENNIS

3800 LAUREL TREE COURT  
Suwille, GA 30039  
GWINNETT COUNTY

ELEVATIONS

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: JXX  
file name: LFSG-elev1  
sheet no.:

A-5

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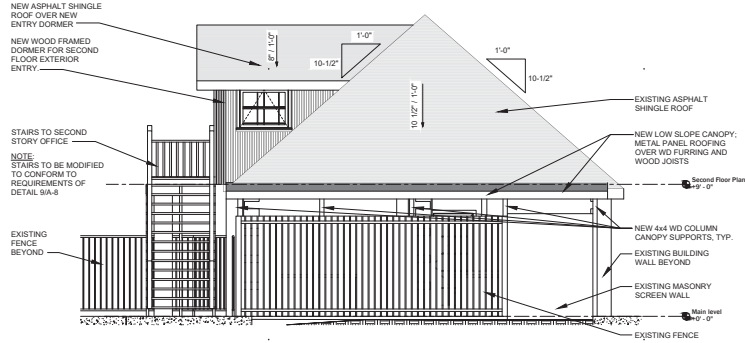
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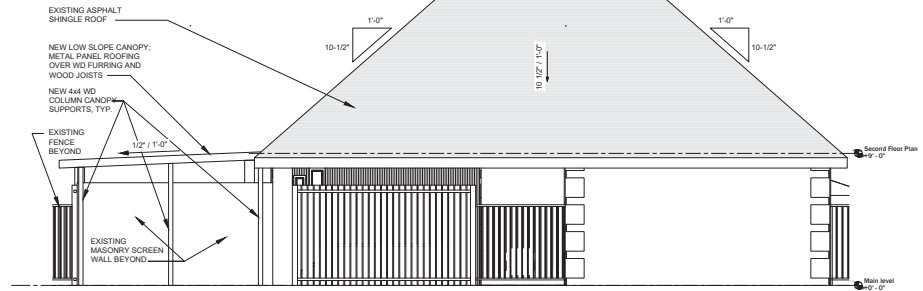
GWINNETT COUNTY STAMP AREA

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ARCHITECTS

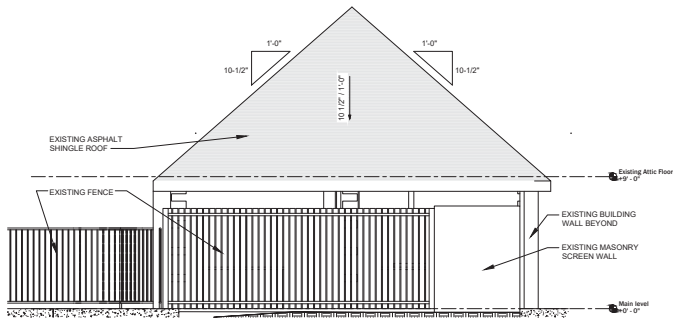
3000 Langford Road  
Ducktown, GA 30509  
770-549-8869  
770-549-8866 Fax



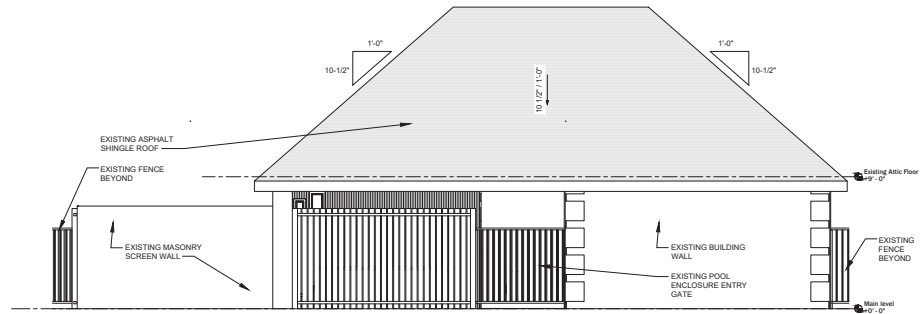
4 WEST ELEVATION - As Renovated  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - As Renovated  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - Original  
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - Original  
SCALE: 1/4" = 1'-0"

Owner:

John Kennedy

3879 Laurel Tree Court  
Suwanee, GA 30039  
770.364.2803

Project:

LAUREL  
FALLS  
SWIM &  
TENNIS

3880 LAUREL TREE COURT  
Suwanee, GA 30039  
GWINNETT COUNTY

ELEVATIONS

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: JXX  
file name: LFSG-roof.dwg  
sheet no.:

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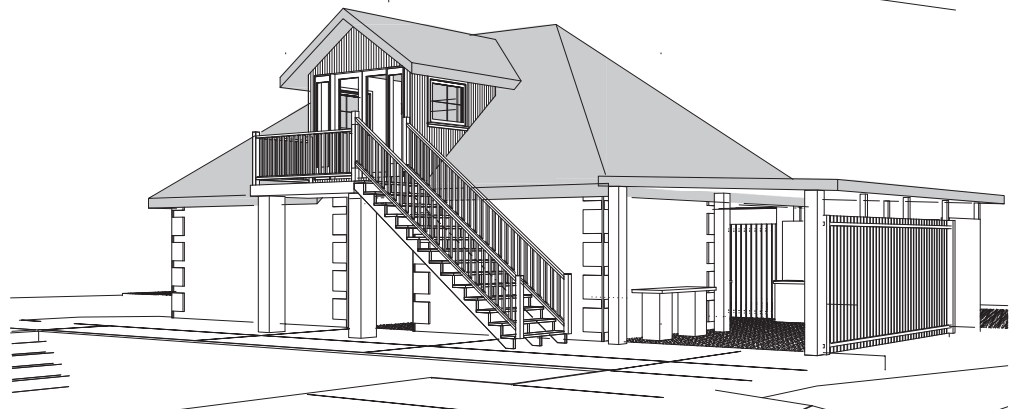
GWINNETT COUNTY STAMP AREA

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PONDER  
ARCHITECTS

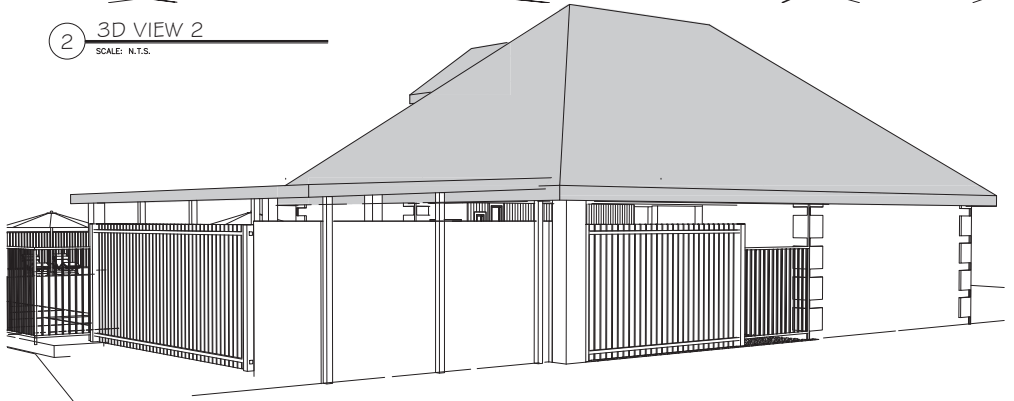
3000 Langford Road  
Duckton, GA 30039  
770-447-8267  
770-447-8266 Fax



1 3D VIEW 1  
SCALE: N.T.S.



2 3D VIEW 2  
SCALE: N.T.S.



3 3D VIEW 3  
SCALE: N.T.S.

Job: Data: Revision:

Owner:

John  
Kennedy

3870 Laurel Tree Court  
Suwanee, GA 30039  
770-366-3063

Project:

LAUREL  
FALLS  
SWIM &  
TENNIS

3800 LAUREL TREE COURT  
Suwanee, GA 30039  
GWINNETT COUNTY

3D  
ELEVATIONS

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: JXX  
file name: LFSG-3D elev  
sheet no.:

A-7

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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

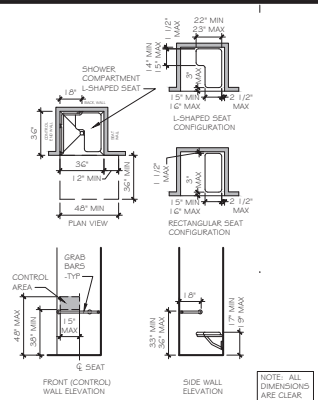
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GWINNETT COUNTY STAMP AREA

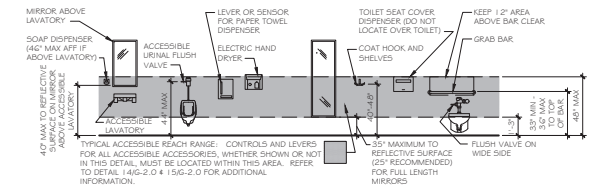
PONDER &  
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ARCHITECTS

3000 Langford Road  
Dunwoody, GA 30034  
770-452-8850  
770-452-8856 Fax



ACCESSIBLE TRANSFER  
TYPE SHOWER

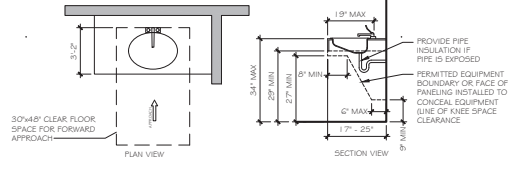
SCALE: 1/4" = 1'-0"



- NOTES:
1. THE CLEAR FLOOR SPACE AT ACCESSORIES SHALL BE 30" MINIMUM BY 48" MINIMUM.
  2. UNLESS OTHERWISE SPECIFIED THE CLEAR FLOOR SPACE MAY BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
  3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
  4. REFER TO 116-2.0 & 156-2.0 FOR DETAILED INFORMATION REGARDING FORWARD AND SIDE REACH REQUIREMENTS.
  5. TOILET AND BATHING ROOM ACCESSORIES MUST BE LOCATED OR SELECTED SO THEY ARE NOT PROTRUDING OBJECTS INTO THE CIRCULATION SPACE. REFER TO DETAILS 116-2.0 & 126-2.0 FOR ADDITIONAL INFORMATION.
  6. CIRCULAR GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM.
  7. GRAB BARS SHALL HAVE 1 1/2" CLEARANCE BETWEEN THE BAR AND THE WALL. THE AREA 1 1/2" BELOW AND AT EACH END AND 12" ABOVE THE GRAB BAR SHALL REMAIN CLEAR OF ANY PROTRUDING OBJECTS.
  8. GRAB BARS SHALL NOT ROTATE WITH THEIR FITTINGS AND SHALL WITHSTAND A 250 POUND LOAD APPLIED AT ANY POINT.

TOILET & BATHING ROOM ACCESSIBLE ACCESSORY MOUNTING HEIGHTS

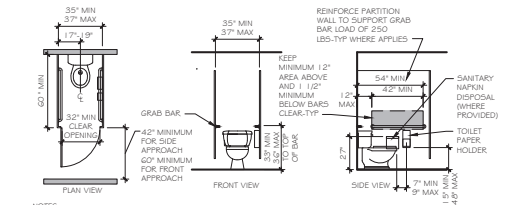
SCALE: 1/4" = 1'-0"



- NOTES:
1. A CLEAR FLOOR SPACE POSITIONED FOR FORWARD APPROACH AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. REFER TO DETAILS 90-2.0 AND 106-2.0.
  2. THE FRONT OF SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE FUTURE RIM OR COUNTER SURFACE, WHICHEVER IS HIGHER.
  3. HAND OPERATED, SELF CLOSING FAUCETS SHALL REMAIN OPEN FOR 1.0 SECONDS MINIMUM.
  4. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
  5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

ACCESSIBLE SINK AND COUNTERTOP

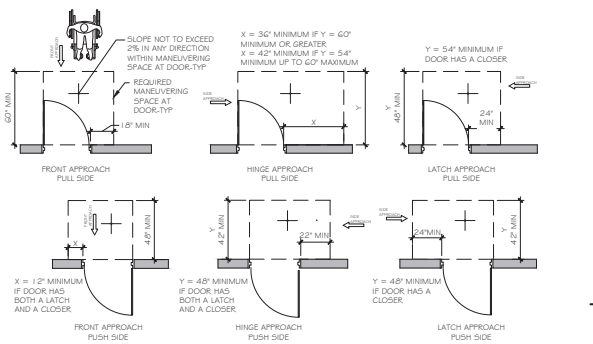
SCALE: 1/2" = 1'-0"



- NOTES:
1. THE CENTERING OF THE WATER CLOSET SHALL BE 17" TO 19" FROM THE SIDE WALLS OR PARTITIONS IN AMBULATORY ACCESSIBLE TOILET STALLS.
  2. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60" MINIMUM AND A CLEAR WIDTH OF 35" TO 37".
  3. THE DOOR SHALL BE SELF-CLOSING. AN ACCESSIBLE DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.
  4. A 42" SIDEWALL GRAB BAR SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.
  5. COAT HOOKS PROVIDED WITHIN TOILET COMPARTMENTS SHALL BE 48" MAXIMUM ABOVE THE FLOOR OR GROUND, WHERE PROVIDED A FOLD-DOWN SHELF SHALL BE 40" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.
  6. DOOR MANEUVERING CLEARANCES SHALL BE PROVIDED AT COMPARTMENT DOORS. IF THE APPROACH IS TO THE LATCH SIDE OF THE DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42" MINIMUM.

AMBULATORY ACCESSIBLE TOILET STALL AND WATER CLOSET

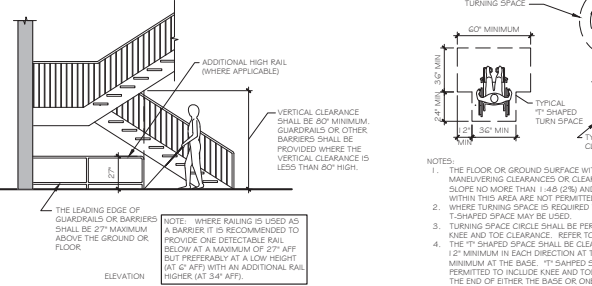
SCALE: 1/4" = 1'-0"



- NOTES:
1. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. REFER TO DETAIL 46-2.0.
  2. THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.

REQUIRED DOOR MANEUVERING CLEARANCE AT ACCESSIBLE DOORS/GATES

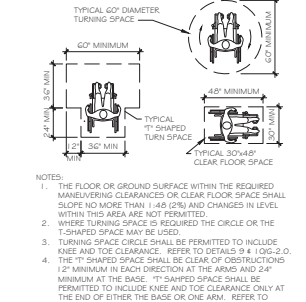
SCALE: 1/4" = 1'-0"



- NOTES:
1. THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES OR CLEAR FLOOR SPACE SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.
  2. WHERE TURNING SPACE IS REQUIRED THE CIRCLE OR THE T-SHAPED SPACE MAY BE USED.
  3. TURNING SPACE CIRCLE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE. REFER TO DETAILS 9 & 106-2.0.
  4. THE T-SHAPED SPACE SHALL BE CLEAR OF OBSTRUCTIONS 12" MINIMUM IN EACH DIRECTION TO THE ARMS AND 24" MINIMUM AT THE BASE. T-SHAPED SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE ONLY AT THE END OF EITHER THE BASE OR ONE ARM. REFER TO DETAILS 9 & 106-2.0.

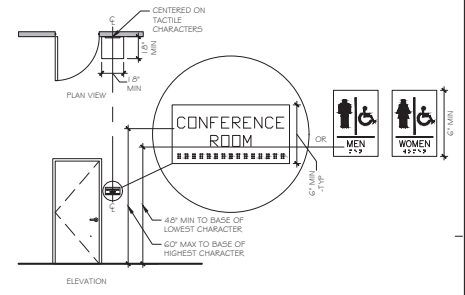
VERTICAL CLEARANCE

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



CLEAR FLOOR & TURNING SPACE

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



- NOTES:
1. CHARACTERS SHALL BE 48" INCHES MINIMUM AND 60" INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE MEASURED TO THE BASELINE OF THE CHARACTERS.
  2. WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR THE SIGN SHALL BE ALONGSIDE THE DOOR ON THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT SIDE OF DOUBLE DOORS SIGNS SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON THE SIGN BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
  3. DOOR-MOUNTED SIGNS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
  4. REFER TO SECTION 703 OF THE 2010 ADA STANDARDS FOR REQUIREMENTS OF TACTILE CHARACTERS, VISUAL CHARACTERS AND PICTOGRAMS.

ACCESSIBLE ROOM IDENTIFICATION SIGNAGE

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

Owner:

John Kennedy

3870 Laurel Tree Court  
Suwanee, GA 30039  
770.366.2603

Project:

LAUREL FALLS SWIM & TENNIS

3880 LAUREL TREE COURT  
Suwanee, GA 30039  
GWINNETT COUNTY

ROOF PLANS

Job no.: 23011  
date: 05/05/23  
by: L-MP  
app: JXX  
file name: LFSG-roof.dwg  
sheet no.:

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**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**

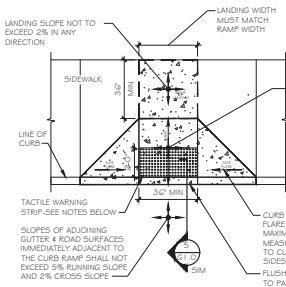
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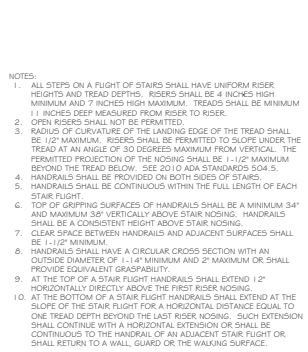
GWINNETT COUNTY STAMP AREA

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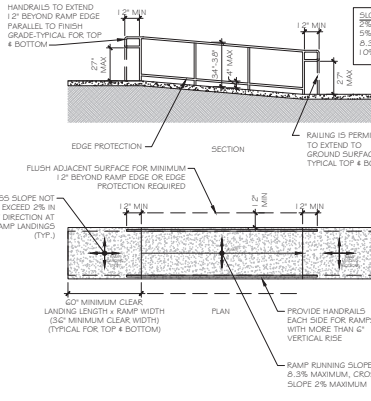
1000 Langford Road  
Ducktown, GA 30503  
770-549-8859  
770-549-8956 Fax



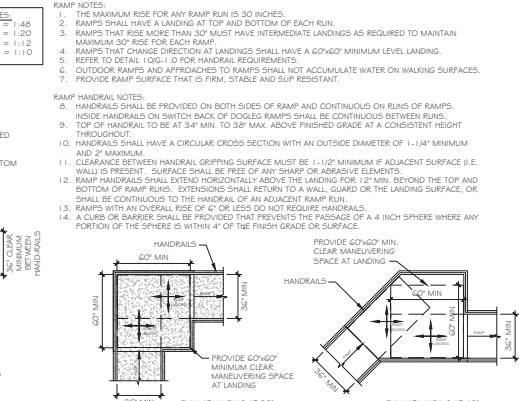
**5 PERPENDICULAR CURB RAMP**  
SCALE: 1/4" = 1'-0"



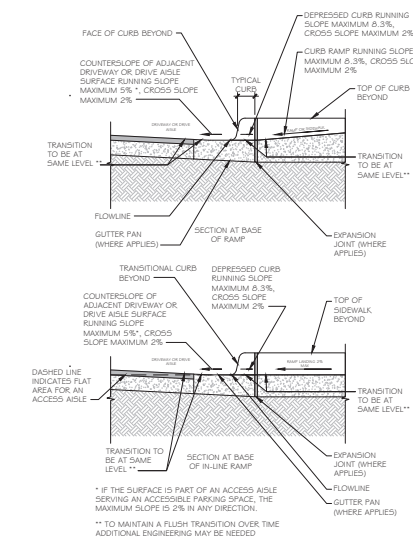
**4 STAIR & STAIR HANDRAIL**  
SCALE: 1/4" = 1'-0"



**2 RAMP & RAMP HANDRAIL**  
SCALE: 1/4" = 1'-0"



**3 ACCESSIBLE ROUTE CLEAR WIDTH AND SLOPE**  
SCALE: 1/4" = 1'-0"



**1 BOTTOM OF CURB RAMP**  
SCALE: N.T.S.

- NOTES:
1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE MINIMUM 11 INCHES DEEP MEASURED FROM RISER TO RISER.
  2. OPEN RISERS SHALL NOT BE PERMITTED.
  3. RADII OF CURVATURE OF THE LANDING EDGE OF THE TREAD SHALL BE 1/2" MAXIMUM. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1-1/2" MAXIMUM BEYOND THE TREAD BELOW. SEE 2010 ADA STANDARDS 504.5.
  4. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT.
  5. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE A MINIMUM 34" AND MAXIMUM 38" VERTICALLY ABOVE STAIR NOSING. HANDRAILS SHALL BE A CONSISTENT HEIGHT ABOVE STAIR NOSING.
  6. CLEAR SPACE BETWEEN HANDRAILS AND ADJACENT SURFACES SHALL BE 1-1/2" MAXIMUM.
  7. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1-1/4" MINIMUM AND 2" MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY.
  8. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND 12" HORIZONTALLY DIRECTLY ABOVE THE FIRST RISER NOSING.
  9. AT THE BOTTOM OF A STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE.

- NOTES:
1. THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36". THE CLEAR WIDTH MAY BE REDUCED TO 32" MINIMUM FOR A LENGTH OF 24" MAXIMUM PROVIDED THAT THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MINIMUM AND 36" WIDE MINIMUM.
  2. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%).
  3. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%).

**Owner:**  
**John Kennedy**

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770.366.3603

**Project:**  
**LAUREL FALLS SWIM & TENNIS**  
3880 LAUREL TREE COURT  
Suwills, GA 30039  
GWINNETT COUNTY

**SITE DETAILS**

job no.: 23011  
date: 05/05/23  
by: L-MP  
app: xxx  
file name: LFGS-details  
sheet no.:

**A-8**

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7/9/2024

Legal Description

*All that tract or parcel of land lying and being in Land Lot 3, of the 6th District, of Gwinnett County, Georgia and being that certain 8.03 acre, more or less, tract of land more particularly shown and delineated as "Recreation Area", on that certain Plat of Laurel Falls Subdivision, Unit 2, as per Plat recorded in Plat Book 44, Page 106, Gwinnett County Records, which said Plat is incorporated herein by this reference and made a part of this description and being further identified as Gwinnett County Tax Parcel #R6003-144.*