

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Oscar Cordon</u>	NAME: <u>Oscar Cordon</u>
ADDRESS: <u>2000 Mint Julep Ct.</u>	ADDRESS: <u>2000 Mint Julep Ct.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville GA</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>(770)682-1706</u>	PHONE: <u>(770)682-1706</u>
CONTACT PERSON: <u>Elsa Corbaldo</u> PHONE: <u>(678)463-1890</u>	
CONTACT'S E-MAIL: <u>Elsa @ Cordonelectric.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): C2 PRIOR ZONING CASE: RZC 2019-00004

PARCEL NUMBER(S): 5016-005 ACREAGE: .157

ADDRESS OF PROPERTY: 2996 Lawrenceville Hwy

PROPOSED CHANGE IN CONDITIONS: Delete Z E

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>3,920 sq ft.</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED RECEIVED BY

LEGAL DESCRIPTION
2996 Lawrenceville Highway, Lawrenceville, Georgia 30044
(Remainder)

All that tract or parcel of land lying and being in Land Lot 16, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a point located at the Northernmost corner of the mitered intersection of the Easterly right-of-way of Bethsaida Church Road and the Southerly right-of-way of Lawrenceville Highway (a.k.a. U.S. Highway 29 and Georgia Highway 8), thence along said right-of-way of Lawrenceville Highway 117.59 feet to the intersection of said right-of-way and the land lot and District line common to Land Lot 153 of the 6th District and Land Lot 16 of the 5th District; thence South 29°54'23" East a distance of 11.20 feet to a ½ inch rebar set and THE TRUE POINT OR PLACE OF BEGINNING.

From thus established point of Beginning continue along said right-of-way of Lawrenceville Highway North 61°09'00" East a distance of 205.66 feet to a ½ inch rebar set; thence leaving said right-of-way South 14°58'29" East a distance of 159.09 feet to a ½ inch rebar found; thence South 60°56'08" East a distance of 78.80 feet to a ½ inch rebar found (disturbed); thence South 04°12'35" East a distance of 162.43 feet to a ½ inch rebar found; thence South 45°15'50" West a distance of 139.39 feet to a ½ inch rebar (disturbed); thence North 29°54'23" West a distance of 407.37 to THE TRUE POINT OR PLACE OF BEGINNING.

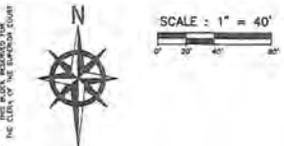
Said tract or parcel of land containing 1.576 acres.

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TRACT 1
1,576 ACRES
68,658 SQ. FEET
TRACT 2
4,594 ACRES
200,151 SQ. FEET
TOTAL AREA
6,171 ACRES
268,809 SQ. FEET

- LEGEND**
- A ARC
 - INDIUS CHORD
 - C.C. CENTERLINE
 - A/C/AIR AIR CONDITIONING
 - R/O/F ROOF-OF-HEAT
 - N/F ADJOINING OWNERSHIP
 - BACK OF CURB
 - CLF CHAIN LINK FENCE
 - BDL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CO CONCRETE
 - CONC CONCRETE
 - CONC CONCRETE
 - CLD & GUTTER
 - CLM CALCULATED
 - ELM ELECTRICITY METER
 - EP EDGE OF PAVEMENT
 - GM GAS METER
 - DN IRON PIN FOUND DISTURBED
 - DFP 1/2" REBAR W/ CAP
 - PS 1/2" REBAR W/ CAP
 - LP LIGHT POLE
 - PL PROPERTY LINE
 - PP POWER POLE
 - D.B. DIRT BLOOD
 - P.B. PAVED
 - P.C. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PS PARKING SPACE
 - P.S.P. PARKING SPACE HANDICAP
 - REBAR REBAR
 - WF WOOD FENCE
 - WM WATER METER
 - UL UNDEGROUND UTILITY LINES
 - UPA UNPAVED AREA

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREIN.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADJOINING OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

NOTE: CORRECTION TO SUCCESSORS AND/OR ASSIGNS EXTENDED TO ONLY ONE YEAR AFTER DATE OF SURVEY.

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE (PRECISION) OF ONE FOOT IN 111,111 FEET AND AN ANGULAR ERROR OF 0.05 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,536 FEET.

ALL IRON PINS LABELED AS SET OR FOUND (S) OR (F) ARE 1/2" REBAR HOLES, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE PROVIDED PRECISE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREIN. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. UNLESS OTHERWISE NOTED, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREIN MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL BEAR EXPLICITLY UNDERSTANDING THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREIN.

ZONING INFORMATION:

ZONING PER GWINNETT COUNTY, GA. ZONED (ZONED)

BUILDING SETBACK REQUIREMENTS:

- R-7S FRONT - 50'
- REAR - 10'
- SEAR - 30'
- MINIMUM LOT SIZE: 10,000 S.F. SEWER 25,000 S.F. SEPTIC
- FRONT - 15'
- SIDE - 10'
- REAR - 30'
- MINIMUM LOT SIZE

NOTE: ZONING INFORMATION SHOWN HEREIN TAKEN FROM ZONING MAPS AND MINOR REVISIONS ONLY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.

PARKING

(TRACT 1 ONLY)

5 PS ± 2 FTING.

TOTAL SPACES = 7

NOTES:

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREIN.

OWNER'S ACKNOWLEDGEMENT AND DECLARATION:

STATE OF GEORGIA
COUNTY OF GWINNETT:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECLARED BY THIS DECLARATION TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, SEWER COLLECTORS, UTILITY STATIONS, DRAINAGE, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SUBSCRIBER: *[Signature]* DATE: 01/13/2020
 PRINTED NAME: JAMES A. JACOBS
 OWNER: *[Signature]* DATE: 01/19/2020
 PRINTED NAME: SUELE L. JACOBS
 DRIVER: *[Signature]* DATE: 01/13/2020
 PRINTED NAME: OSCAR JOSEPH HILDER GABRIELA GADON

NOTES:

UNLESS STATED OTHERWISE HEREIN, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THEATED WHICH ARE READILY APPARENT FROM A CASUAL, ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSIGNED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENTS NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREIN, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSIGNED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREIN. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSIGNED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SHEET ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

2"X3" FOR OFFICIAL USE ONLY

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVALS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTERESTS IN THE LAND SHOWN THEREON. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTAR FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature] JAMES A. JACOBS 01/13/2020
 SIGNATURE PRINTED NAME DATE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CLERK OF THE SUPERIOR COURT

CIC 20014

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13100C 0101F DATE: SEPTEMBER 29, 2005

UTILITY PROTECTION CENTER
IF YOU DIG DEEPER...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

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ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX:(770)554-8154

LEGAL REFERENCES:

- O.C.G.A. § 15-6-87
- O.C.G.A. § 15-6-88
- O.C.G.A. § 15-6-89
- O.C.G.A. § 15-6-90
- O.C.G.A. § 15-6-91
- O.C.G.A. § 15-6-92
- O.C.G.A. § 15-6-93
- O.C.G.A. § 15-6-94
- O.C.G.A. § 15-6-95
- O.C.G.A. § 15-6-96
- O.C.G.A. § 15-6-97
- O.C.G.A. § 15-6-98
- O.C.G.A. § 15-6-99
- O.C.G.A. § 15-6-100

DATE: 01/13/2020
 TIME: 12:00
 FILED: 01/19/2020
 BY: JAC
 SCALE: 1"=40'
 SHEET # 1 OF 1
 19306



PROJECT DESCRIPTION: EXISTING PLAT FOR SANG LUONG
 DATE: 01/13/2020
 COUNTY: GWINNETT
 SHEET: 19306

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

no

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

no

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

yes

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

no

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

yes

- (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 CHANGE IN CONDITIONS:

yes

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J & I Cordon Electric, LLC
2220 Mint Julep Court
Lawrenceville, GA 30039
Office (770) 682-1706
Cell (678) 508-3546
Ocordon07@yahoo.com
EN216439
2019192164



RE: Letter of Intent: 2996 Lawrenceville Highway Lawrenceville, GA 30044

TO WHOM IT MAY CONCERN:

Please be advised, the above referenced address will be occupied as administrative office space for electrical contractor/subcontractor five days a week. Staff will mainly operate Monday-Friday during normal business hours, schedules subject to change based upon volume of work. We would like to request a deletion of 2.E pertaining to 75- foot buffer conflicts with rear zoning. We are requesting this change because we need some more office space.

Please feel free to contact the Human Resources and Office Manager, Elsa Gallardo (678) 463-1890 or by email elsa@cordonelectric.com should you have any questions or need additional information. Thank you.

Sincerely,



Oscar Cordon
Owner

CORDON ELECTRIC, LLC

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CHANGE IN CONDITIONS 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.



Signature of Applicant

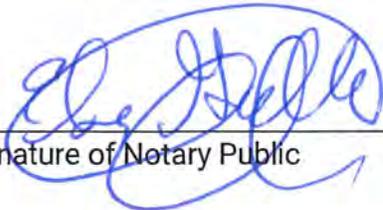
02/05/2020

Date

Oscar Cordon

owner

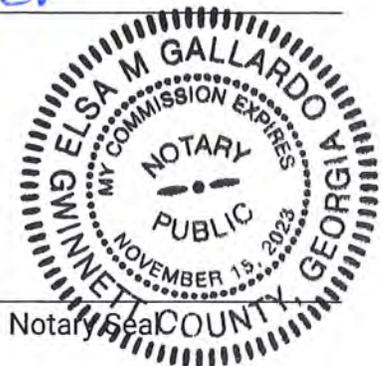
Type or Print Name and Title



Signature of Notary Public

02/05/2020

Date



Notary Seal

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CHANGE IN CONDITIONS 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.



Signature of Property Owner

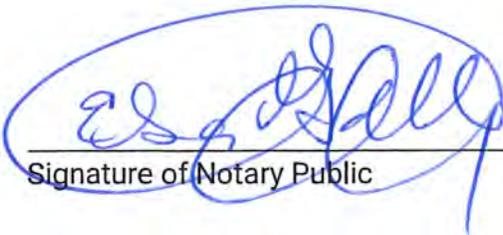
02/05/2020

Date

Oscar Cordon

owner

Type or Print Name and Title



Signature of Notary Public

02/05/2020

Date



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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R 546 - 005 - _____
(Map Reference Number) District Land Lot Parcel

Signature of Applicant Date 02/05/2020

Oscar Carbon 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.*****

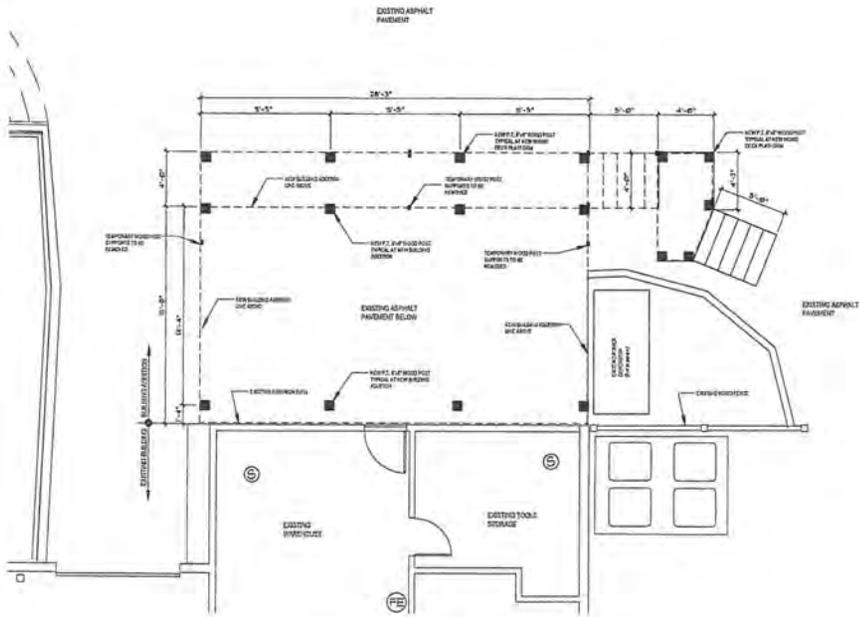
TAX COMMISSIONERS USE ONLY

(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)

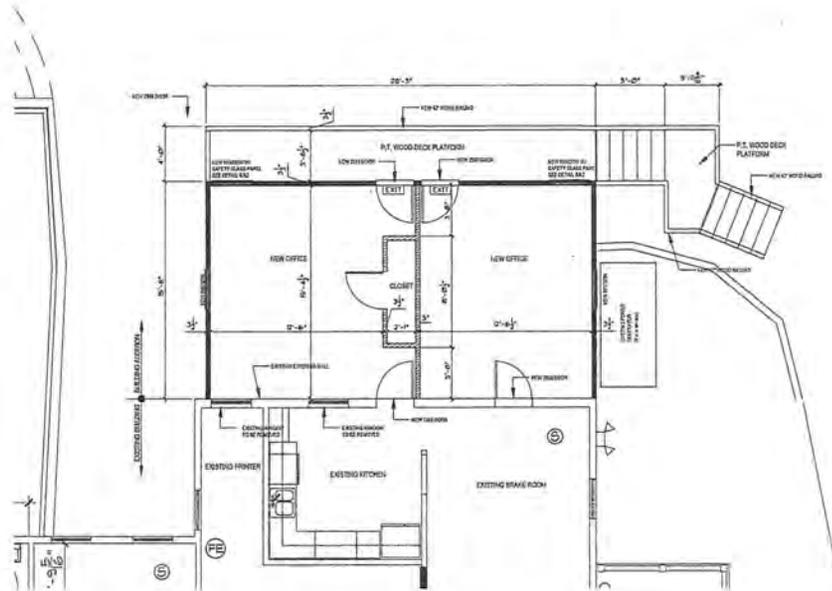
Vickie Schoby TSA II
NAME TITLE

2/6/2020
DATE

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1 BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THESE DRAWINGS ARE PRELIMINARY AND ARE NOT TO BE USED FOR PERMITS OR CONTRACTS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
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DEMOLITION NOTES

1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEORGIA ACCESSIBILITY CODE AND ALL APPLICABLE REGULATIONS.
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10. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEORGIA ACCESSIBILITY CODE AND ALL APPLICABLE REGULATIONS.

GEORGIA ACCESSIBILITY CODE

ENTRANCES TO THE BUILDING SHALL BE PROVIDED PER REQUIREMENTS OF RULE 110-3-20-20 (1) (a) ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF ENTRIES REQUIRED BY THE APPLICABLE BUILDING CODES. THIS PARAGRAPH DOES NOT REQUIRE AN INCREASE IN THE TOTAL NUMBER OF ENTRANCES PLANNED FOR A FACILITY. GEORGIA ACCESSIBILITY CODE.

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH RULE 110-3-20-14 SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE NOT IN THE SAME SITE. 110-3-20-17 (a) GEORGIA ACCESSIBILITY CODE.

BUILT UP CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 110-3-20-15 (a) BUILT-UP CURB RAMPS ARE NOT ALLOWED IN THE PARKING ACCESSIBLE GEORGIA ACCESSIBILITY CODE.

SLOPE OF CURB RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF RULE 110-3-20-15 (2) 110-3-20-15 (2) GEORGIA ACCESSIBILITY CODE.

SURFACES OF CURB RAMPS SHALL COMPLY WITH RULE 110-3-20-16 GEORGIA ACCESSIBILITY CODE.

CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES. GEORGIA ACCESSIBILITY CODE.

SIDES OF CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 110-3-20-15 (1) (b) GEORGIA ACCESSIBILITY CODE.

CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH RULE 110-3-20-16 (2) DETECTABLE WARNING SHALL CONSIST OF INDICATED DOTS. TEXTURE SHALL CONTRAST IN COLOR WITH THE WORKING SURFACE. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND 3 FT. DEPTH OF THE CURB RAMP. RULE 110-3-20-16 (2) GEORGIA ACCESSIBILITY CODE.

WALL / ROOM LEGEND

[Solid Line]	EXISTING TO REMAIN
[Dashed Line]	EXISTING TO BE REMOVED
[Dotted Line]	NEW WOOD STUD WALL
[Thick Solid Line]	NEW INSULATED EXTERIOR WALL

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JOSE E. JIMENEZ, RA
CA Registered Architect
www.jedesign.com
j@jedesign.com
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210

arcade design

OFFICE ADDITION
J & I CORDON ELECTRIC, LLC
2998 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044

Project No: _____
Date: _____
Revisions: _____
Scale: _____
Sheet No: _____
Title: FLOOR PLANS
Project No: AS-010120
Date: JANUARY 14, 2010
Project Architect: JFJ, RA
Scale: Noted
Author: A-1
Review & Comment: _____

