

PROPERTY INFORMATION

ADDRESS:
2353 ATHENS HWY, GAINESVILLE, GA 30507

PARCEL NUMBER:
15022C000016

NEIGHBORHOOD:
COMM-HOSPITALITY-MOTELS (COMM05)

CLIENT

DELTA AUTOMOTIVE
MORTEZA MODABBER

DESIGNER

"MODERNACY LLC"

EMAIL: MODERNACY@GMAIL.COM
PHONE: +1 (470) 535-1549

SCOPE OF WORK

- EXISTING ALTERATION AND REMODELING
- DESIGNING A DEALERSHIP
- SITE AND LANDSCAPE REDESIGNING

CODES ABIDED BY

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR TATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120.3.3 JANUARY 15, 2014 (GEORGIA SAFETY FIRE LAW)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120.3.20A / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

BUILDING INFORMATION

OCCUPANCY CLASSIFICATION:
BUSINESS GROUP B

TYPE OF CONSTRUCTION:
VB - LIGHTWEIGHT TIMBER

SEISMIC DESIGN CATEGORY:
**HAZARD EXPOSURE GROUP 1
CATEGORY C**

SITE CLASS:
D

LAND USE CODE:
**COMMERCIAL
COMM-ATHENS HWY 02**

AREAS

EXISTING AREAS		
BASEMENT FLOOR HEATED	—	SF
BASEMENT FLOOR UNHEATED	—	SF
BASEMENT FLOOR TOTAL	—	SF
1ST FLOOR HEATED	756	SF
1ST FLOOR UNHEATED	400	SF
1ST FLOOR TOTAL	1,156	SF
TOTAL HEATED	756	SF
TOTAL UNHEATED	400	SF
TOTAL	1,156	SF

PROPOSED AREAS		
BASEMENT FLOOR HEATED	—	SF
BASEMENT FLOOR UNHEATED	—	SF
BASEMENT FLOOR TOTAL	—	SF
1ST FLOOR HEATED	+ 135	SF
1ST FLOOR UNHEATED	- 135	SF
1ST FLOOR TOTAL	0	SF
2ND FLOOR HEATED	—	SF
2ND FLOOR UNHEATED	—	SF
2ND FLOOR TOTAL	—	SF
3RD FLOOR HEATED	—	SF
3RD FLOOR UNHEATED	—	SF
3RD FLOOR TOTAL	—	SF
TOTAL HEATED	+ 135	SF
TOTAL UNHEATED	- 135	SF
TOTAL	0	SF

TOTAL AREAS		
BASEMENT FLOOR HEATED	—	SF
BASEMENT FLOOR UNHEATED	—	SF
BASEMENT FLOOR TOTAL	—	SF
1ST FLOOR HEATED	891	SF
1ST FLOOR UNHEATED	265	SF
1ST FLOOR TOTAL	1,156	SF
2ND FLOOR HEATED	—	SF
2ND FLOOR UNHEATED	—	SF
2ND FLOOR TOTAL	—	SF
3RD FLOOR HEATED	—	SF
3RD FLOOR UNHEATED	—	SF
3RD FLOOR TOTAL	—	SF
TOTAL HEATED	891	SF
TOTAL UNHEATED	265	SF
TOTAL	1,156	SF

GENERAL INFORMATION

- THE DESIGNER HAS UTILIZED AND RELIED UPON THE AVAILABLE CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING/SITE IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. CONTRACTOR MAY NOT RELY SOLELY UPON THE COMPLETENESS OF THESE DRAWINGS. IN ADDITION TO THIS SET OF DOCUMENTS, CONTRACTOR HAS BEEN PROVIDED WITH AND IS RESPONSIBLE TO BECOME FAMILIAR WITH ALL OF THE EXISTING BUILDING/SITE, ARCHITECTURAL, AND ENGINEERING DRAWINGS, AND THE EXISTING PHYSICAL CONDITIONS ON OR RELATING TO THE SITE. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR BIDDING AND CONSTRUCTION PURPOSES. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ACCEPTABLE TO PERFORM ALL WORK.
- NOTIFY DESIGNER IMMEDIATELY UPON DISCOVERY OF CONFLICTS BETWEEN THE CONTRACT DOCUMENTS, THE EXISTING BUILDING/SITE DRAWINGS, AND/OR ACTUAL SITE CONDITIONS. IF A DISCREPANCY OCCURS BETWEEN CONTRACT DOCUMENTS, PROVIDE GREATER QUANTITY AND/OR HIGHER QUALITY REQUIRED.
- DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF LENGTHS, FIT, OR QUANTITIES OF MATERIALS, ETC.
- 3D PERSPECTIVE VIEWS WHERE PROVIDED ARE FOR REFERENCE ONLY TO ASSIST THE CONTRACTOR IN UNDERSTANDING THE DESIGN CONCEPT FOR ARCHITECTURAL COMPONENTS AND ARE NOT INTENDED TO SUPERSEED INFORMATION CONTAINED IN OTHER CONTRACT DOCUMENTS RELATING TO THIS WORK. ISSUES REQUIRING CLARIFICATION AND/OR INTERPRETATION OF THESE PERSPECTIVE VIEWS SHALL BE DIRECTED TO THE DESIGNER IN WRITING.
- DETAILS, SECTIONS, AND NOTES DESIGNATED AS "TYPICAL" OR "TYP" SHOW INTENT. THEY INDICATE THAT THE SAME COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED.
- DETAILS, SECTIONS AND NOTES DESIGNATED AS "SIMILAR" OR "SIM" SHOW INTENT. THEY INDICATE THAT A COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED TO PROVIDE A COMPARABLE INSTALLATION, AND SHALL INCLUDE ANY MODIFICATIONS NEEDED DUE TO ITS LOCATION. DESIGNER SHALL BE THE JUDGE OF COMPLIANCE WITH DESIGN INTENT AT SIMILAR CONDITIONS.
- "ALIGN" INDICATES DESIGN INTENT FOR FINISH FACES OF MATERIALS TO HAVE STRAIGHT, TRUE, LEVEL, AND/OR PLUMB RELATION TO ADJACENT SURFACES WITHIN INDUSTRY STANDARD TOLERANCES.
- INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD OR CONCRETE.
- ALL FASTENERS AND ATTACHMENTS IN PUBLIC AREAS SHALL BE FULLY CONCEALED FROM VIEW UNLESS NOTED OTHERWISE.

ZONING INFORMATION

THE FOLLOWING IS AN ANALYSIS OF APPLICABLE SECTIONS OF THE "HALL COUNTY, GA", CODE OF ORDINANCES.

ZONING CLASSIFICATION : H-B

NET LOT AREA (N.L.A.): 1.19 ACRES = 51,836 SF

BUILDING COVERAGE: 1,369 SF = 2.64%

FLOOR AREA RATIO (F.A.R.): 891 SF = 1.71%

BUILDING HEIGHT: 14' / 1 STORIES

IMPERVIOUS SURFACE RATIO: 8,241 SF = 15.89%

PROPOSED BUILDING COVERAGE: 889 SF
PROPOSED ASPHALT DRIVEWAY: 7,352 SF

SUBMITTED TO

**DEPARTMENT OF PLANNING & DEVELOPMENT
HALL COUNTY, GA**

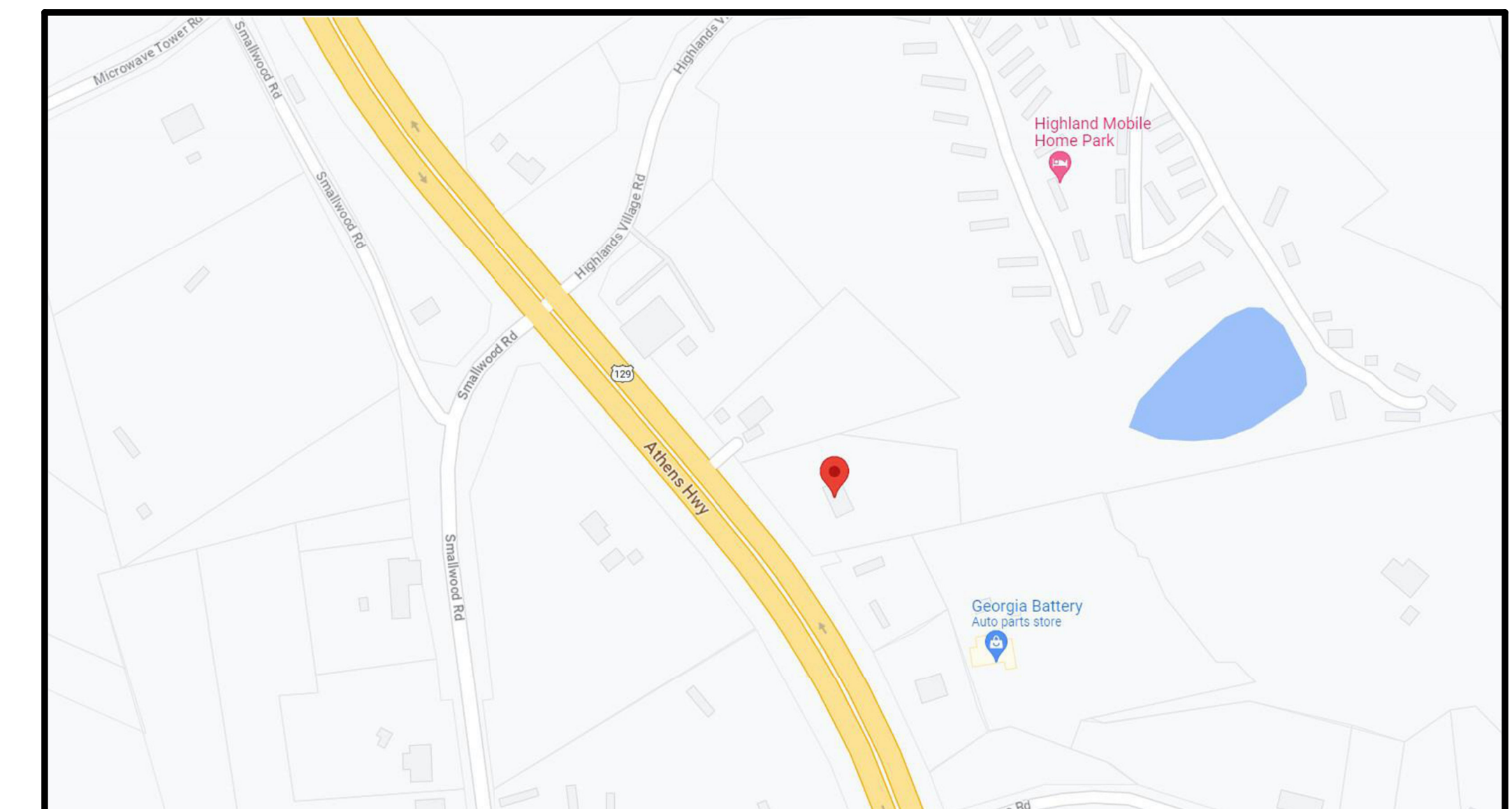
LOCATED IN:
HALL COUNTY GOVERNMENT CENTER

ADDRESS:
2875 BROWNS BRIDGE RD,
GAINESVILLE, GA 30504

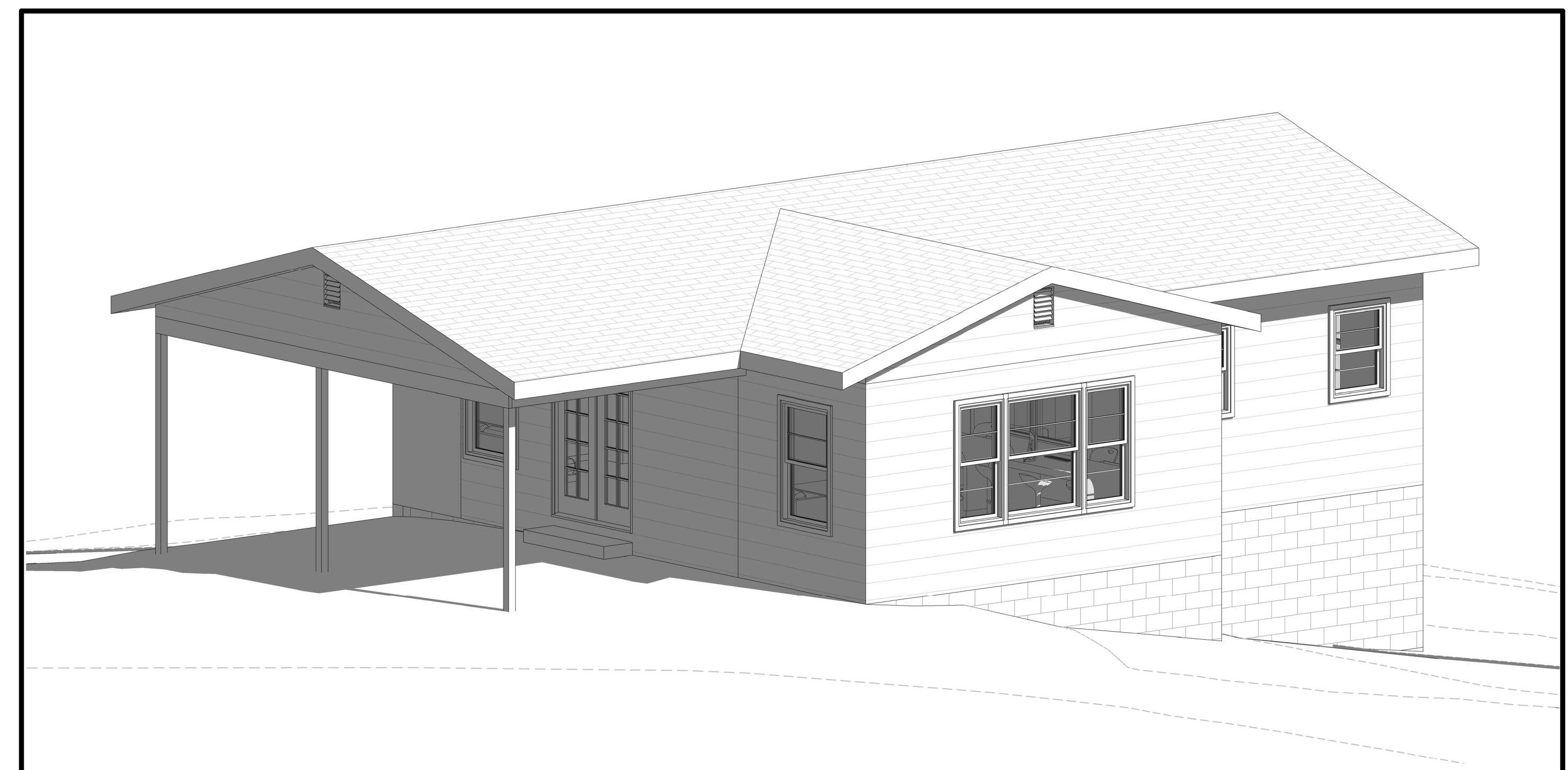
SHEET INDEX

NO.	SHEET TITLE
OC-00	COVER SHEET
A0-00	SURVEY
A0-01	PROPOSED SITE PLAN
A0-02	EROSION AND SEDIMENT CONTROL PLAN
A0-03	ARCHITECTURAL SITE PLAN
A1-01	FLOOR PLANS

SITE MAP



SITE RENDER



DELTA DEALERSHIP

PROJECT
2353 ATHENS HWY, GAINESVILLE, GA 30507
ADDRESS
DELTA AUTOMOTIVE / MORTEZA MODABBER
CLIENT

NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS

NOTES

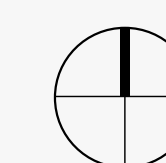
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COVER SHEET

SHEET TITLE

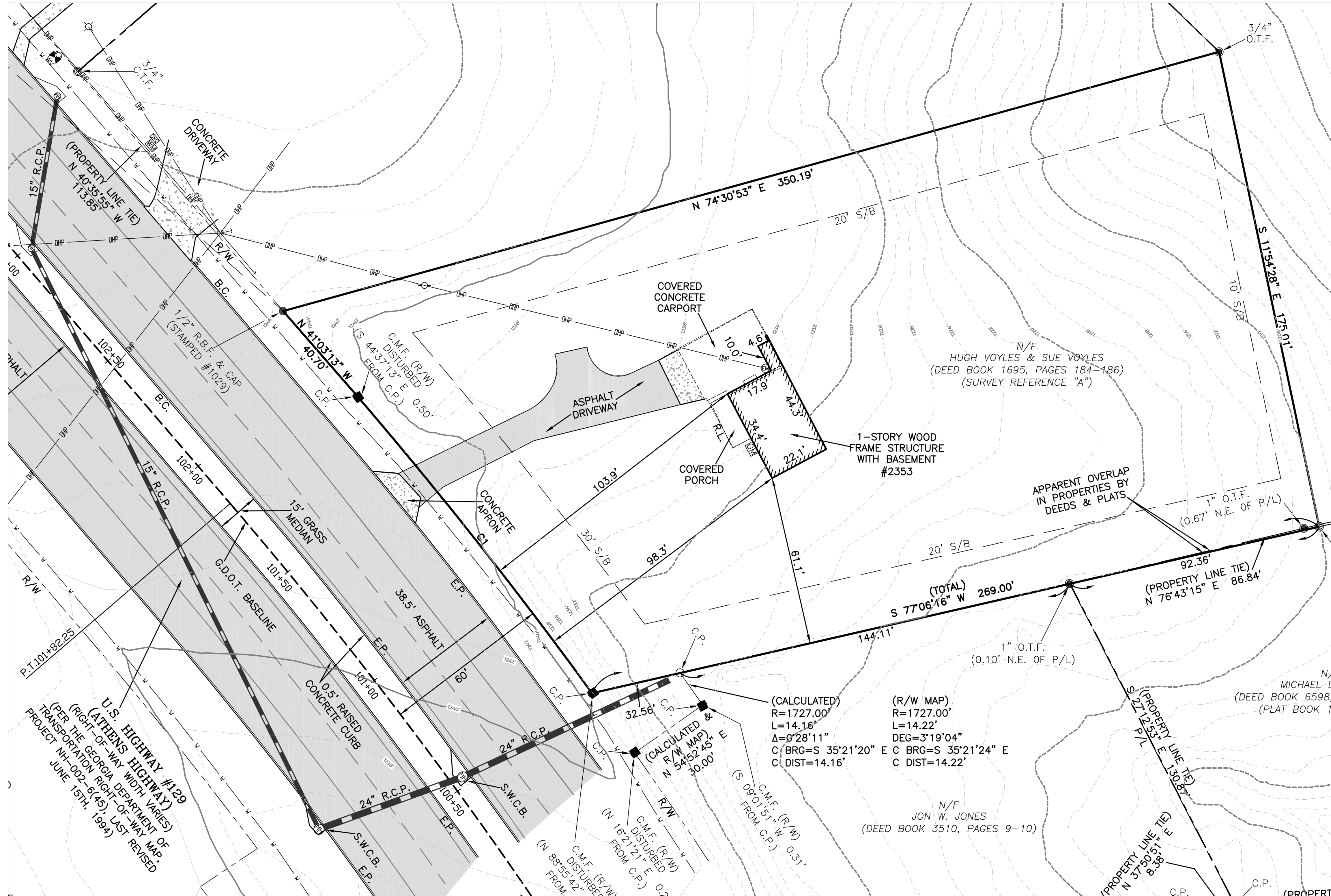
SCALE

NORTH



OC-00

SHEET NO.



SURVEY
 SCALE: 1" = 20'-0"



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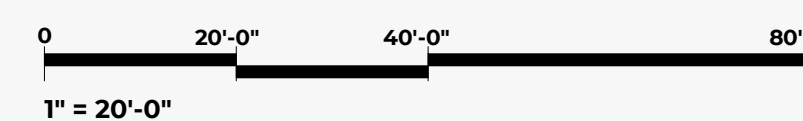
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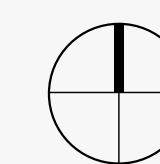
STAMP & SIGNATURE

SURVEY

SHEET TITLE



1" = 20'-0"



SCALE

NORTH

A0-00

SHEET NO.

SITE PLAN INFORMATION

ZONING CLASSIFICATION : H-B

REQUIRED BUILDING SETBACKS:

FRONT YARD: **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.** FROM PROPERTY LINE, WHICHEVER IS GREATER

SIDE YARD - INTERIOR: **20 Ft.**

SIDE YARD - EXTERIOR: **20 Ft.**

REAR YARD: **10 Ft.**

LOT AREA:

NET LOT AREA (N.L.A.): 1.19 ACRES = **51,836 Sq. Ft.**

BUILDING COVERAGE:

MAXIMUM BUILDING COVERAGE : N/A

PROPOSED BUILDING COVERAGE : 1,369 SF = **2.64%**

FLOOR AREA RATIO (F.A.R.):

MAXIMUM F.A.R. : N/A

PROPOSED F.A.R. : 891 SF = **1.71%**

IMPERVIOUS SURFACE RATIO (I.S.R.):

MAXIMUM I.S.R. : N/A

PROPOSED I.S.R. : 8,241 SF = **15.89%**

PROPOSED BUILDING COVERAGE : 899 SF

PROPOSED ASPHALT DRIVEWAY : 7,352 SF

PROPOSED GEOCELLS PAVING : 9,362 SF (NOT INCLUDED IMPERVIOUS SURFACE)

OSR (OPEN SPACE REQUIREMENTS) :

MINIMUM OSR: %20 OF LOT AREA = 10,367 Sq. Ft.

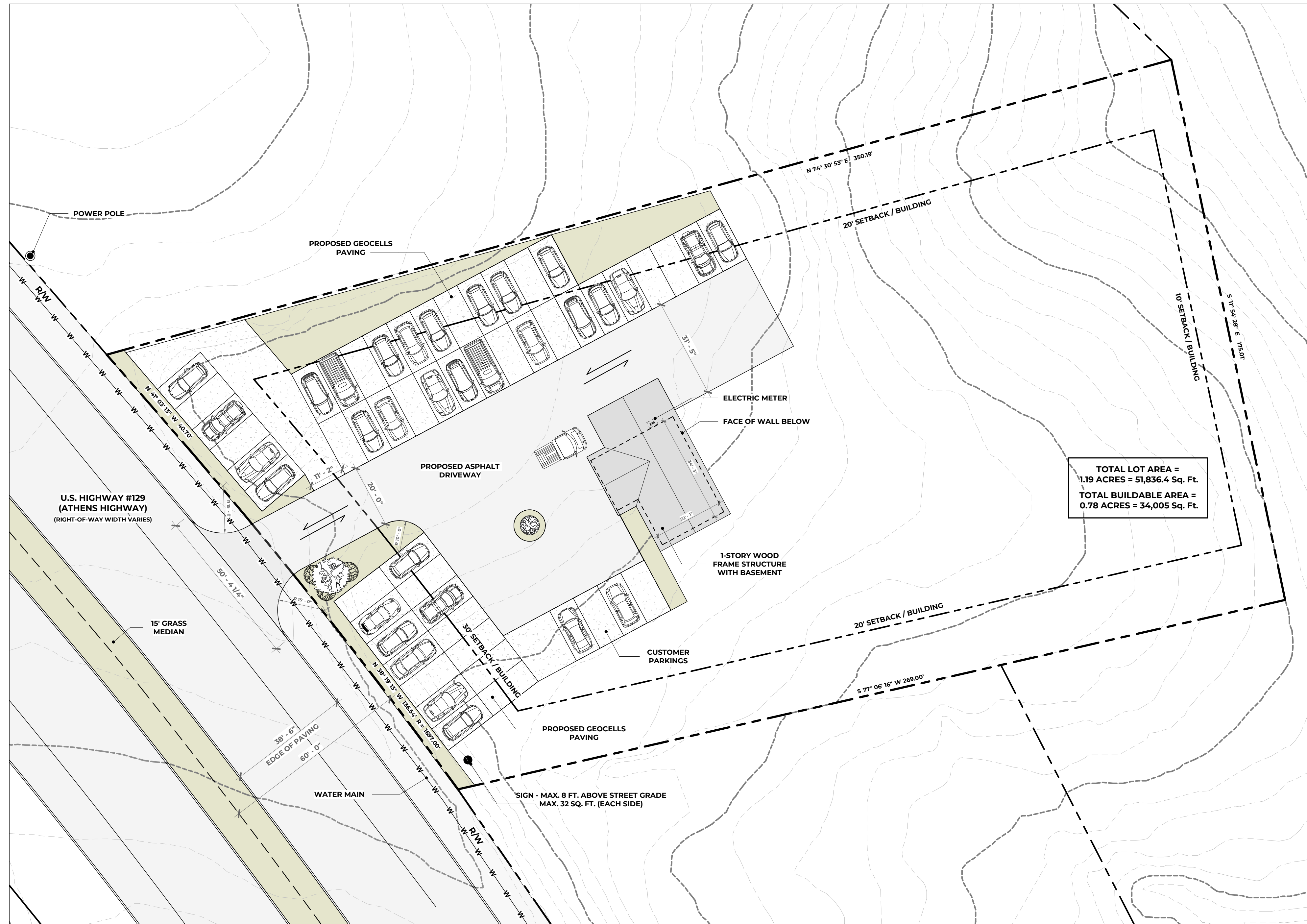
PROPOSED OPEN SPACE = 34,233 Sq. Ft. = **%66**

PARKING SPACE:

MINIMUM PARKING SPACE = N/A

PROPOSED PRKING SPACE = **52**

SITE PLAN LEGEND			
	PROPERTY LINE		MAIL BOX
	BUILDING SETBACK LINE		WATER METER
	LIMIT OF DISTURBANCE		ELECTRIC METER
	SILT FENCE		MANHOLE
	FACE OF WALL BELOW		POWER POLE
	CHAIN LINK FENCE		LIGHT POLE
	WOODEN FENCE		FIRE HYDRANT
	TREE PROTECTION FENCE		DOWNSPOUT + 4" PVC PIPE
	WATER MAIN		INFILTRATION TRENCH
	SANITARY SEWER		ASPHALT
	POWER LINE		CONCRETE
	PUBLIC UTILITY EASEMENT		GRAVEL
	CRITICAL ROOT ZONE		GRASS
	STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ



PROPOSED - SITE PLAN
SCALE: 1" = 20'-0"



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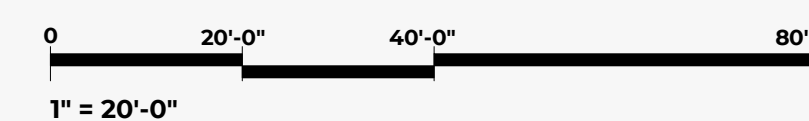
REVISIONS

NOTES

STAMP & SIGNATURE

PROPOSED SITE PLAN

SHEET TITLE



SCALE

NORTH

A0-01

SHEET NO.

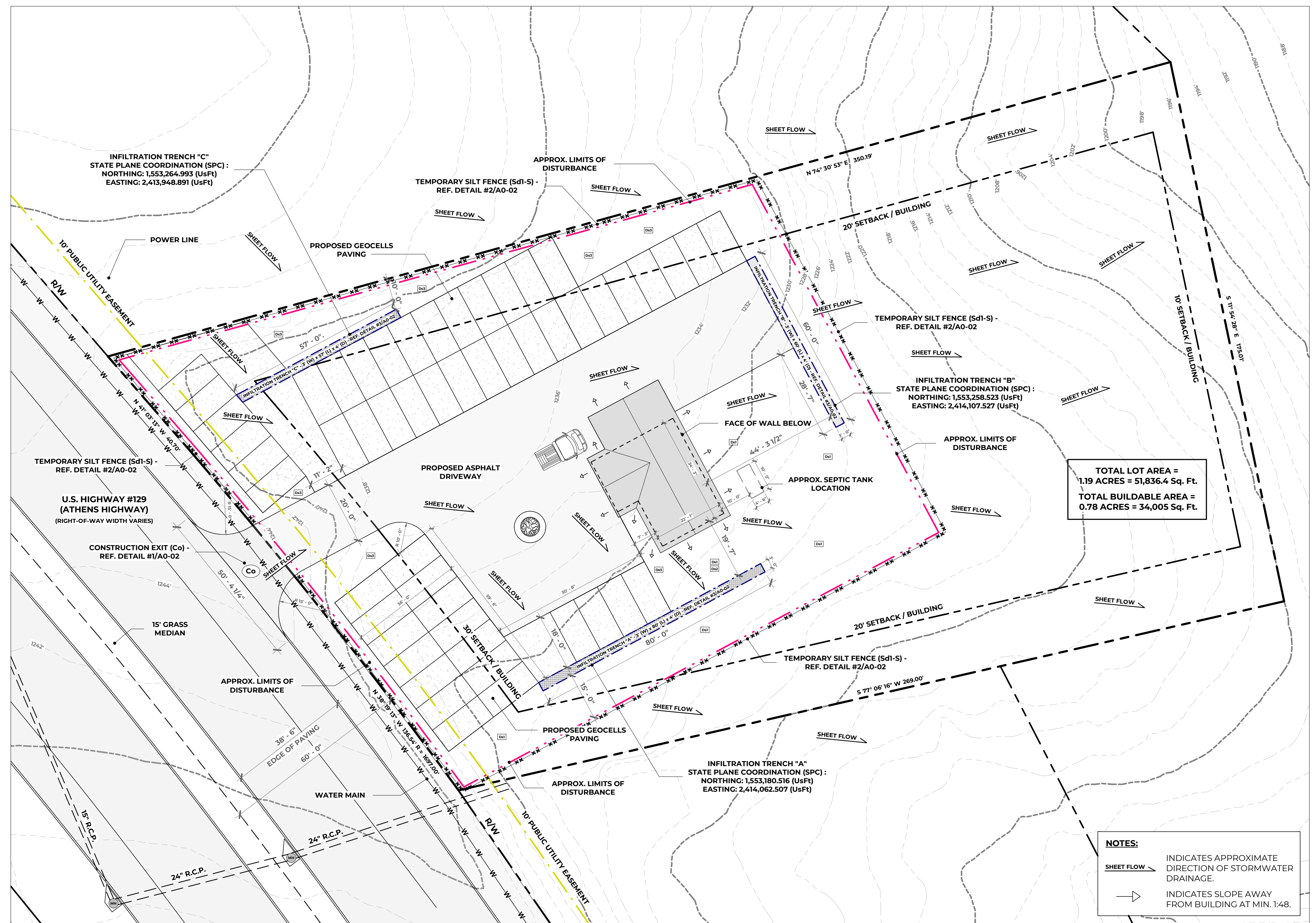
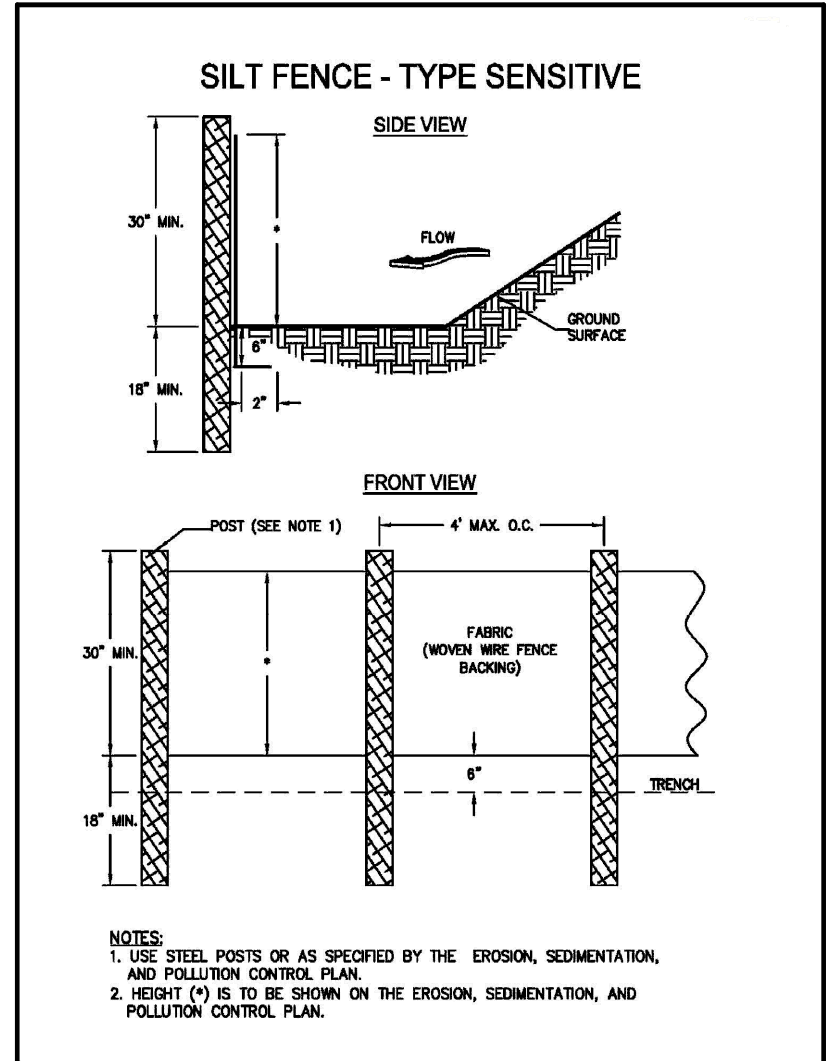
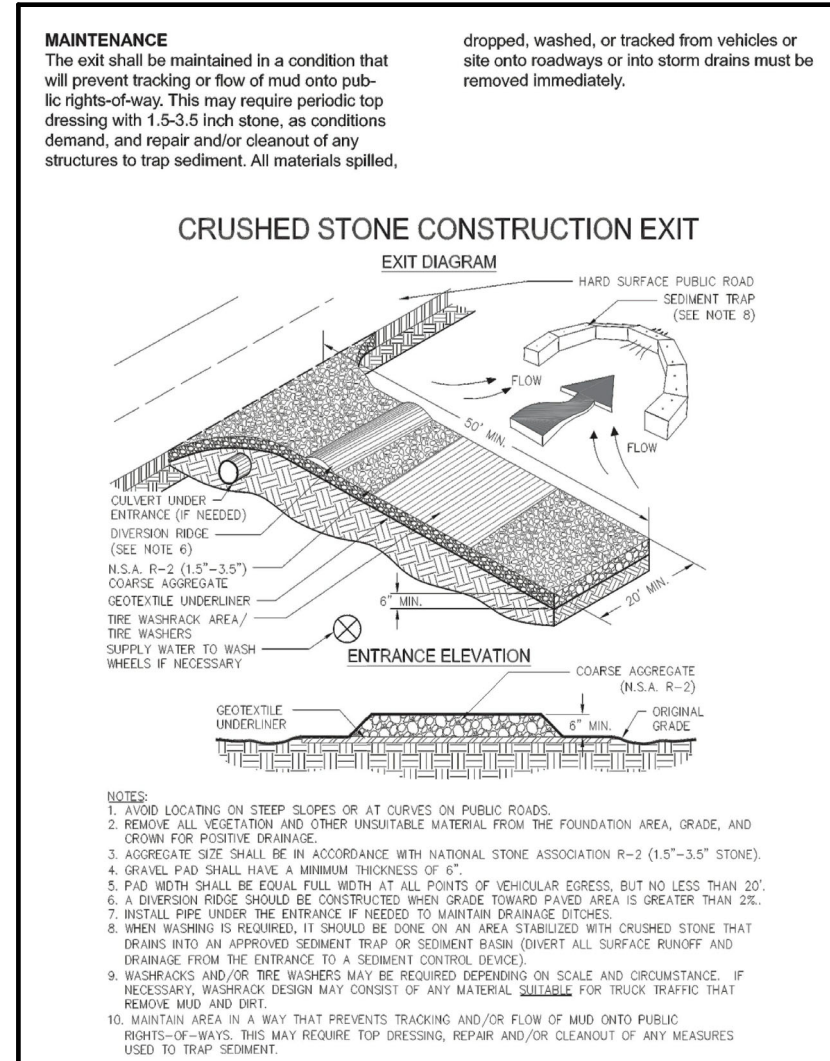
EROSION AND SEDIMENT CONTROL BMPs

- Ds1** **DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)** ; A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF **(6) MONTHS OR LESS** WHEN SEEDING IS NOT PRACTICAL.
- Ds2** **DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)** ; ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
- Ds3** **DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)** ; ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.
- SS** **SLOPE STABILIZATION** ; ALL SLOPES GREATER THAN **3H:1V** SHALL BE SUPPLEMENTED WITH MATTING.
- Co** **CONSTRUCTION EXIT** ; A STONE-STABILIZED PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA.

NOTES:
 A) NO PROPOSED GRADING EXCEEDING **TWO (2)'**.
 B) CONTOURS SHOWN ARE EXISTING. **MAX. 2H:1V** SLOPES.
 C) THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT.

RUNOFF REDUCTION CALCULATION

RR_v (RUNOFF REDUCTION VOLUME) = $(P \times A \times R_v) / 12$ (CUBIC FT)
 WHERE:
 P (PRECIPITATION DEPTH) = **1.0"**
 A (LOT AREA) = 1.19 ACRES = **51,836 SF**
 R_v (VOLUMETRIC RUNOFF COEFFICIENT) = $a + b + c i^2 + d i^3$
 i (IMPERVIOUS SURFACE RATIO) = 8,241 SF / 51,836 SF \approx **16%**
 $R_v = 0.05 + 0.009 (16) = 0.194$
 $RR_v = (1 \times 51,836 \times 0.194) / 12 = 838.01$ CUBIC FT
 838.01 / **0.4** (ASSUMING THE 40% VOID RATIO) \approx **2,095** CUBIC FT
PROVIDED VOLUME = 3'(W) x 4'(D) x 197'(L) = 2,364 CUBIC FT
THE REQ'D VOLUME HAS BEEN SATISFIED.



TOTAL LOT AREA = 1.19 ACRES = 51,836.4 Sq. Ft.
 TOTAL BUILDABLE AREA = 0.78 ACRES = 34,005 Sq. Ft.

NOTES:
 SHEET FLOW → INDICATES APPROXIMATE DIRECTION OF STORMWATER DRAINAGE.
 ↘ INDICATES SLOPE AWAY FROM BUILDING AT MIN. 1:48.

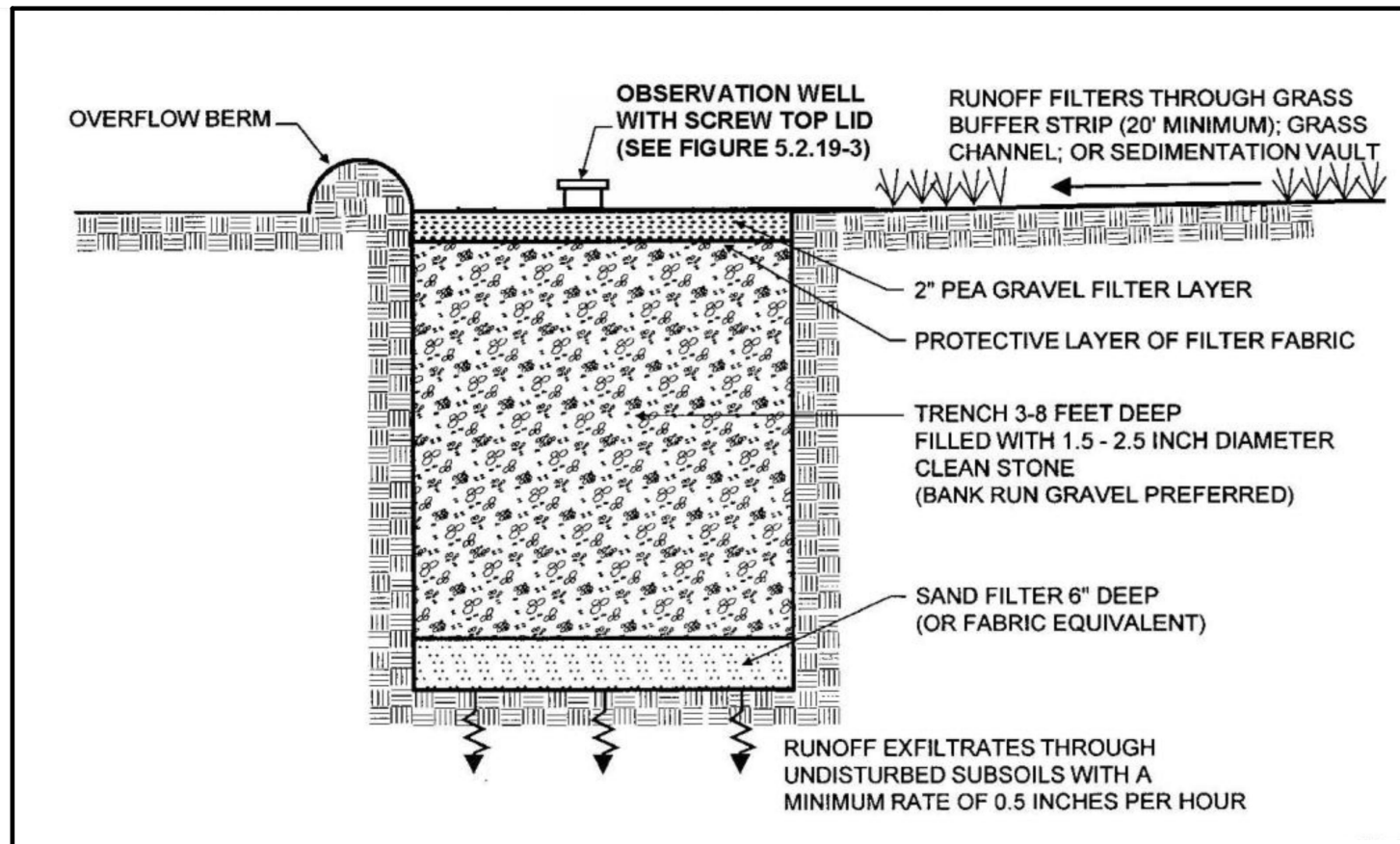
GENERAL NOTES

- A. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY (COMPANY) ON (DATE). THE FIELD RUN TOPOGRAPHY DATE SHOULD NOT BE EARLIER THAN THE SITE'S FINAL PLAT DATE.
- B. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- C. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- D. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- E. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- F. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

- G. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- H. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF / HERSELF) OR (HIS / HER) AUTHORIZED AGENT UNDER (HIS / HER) SUPERVISION.
- I. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

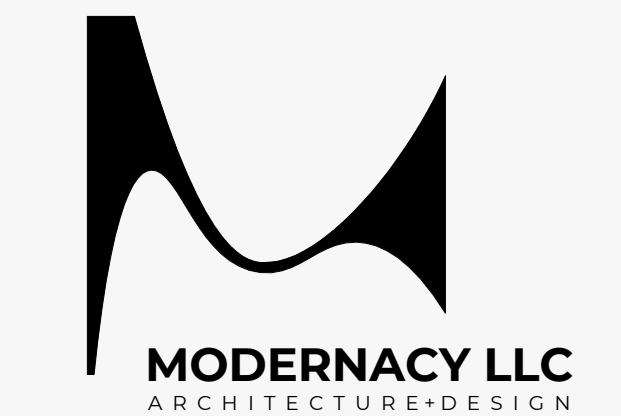
SITE PLAN NOTES

- A. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER. THE 'STOP WORK' ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.
- B. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.



SITE PLAN LEGEND

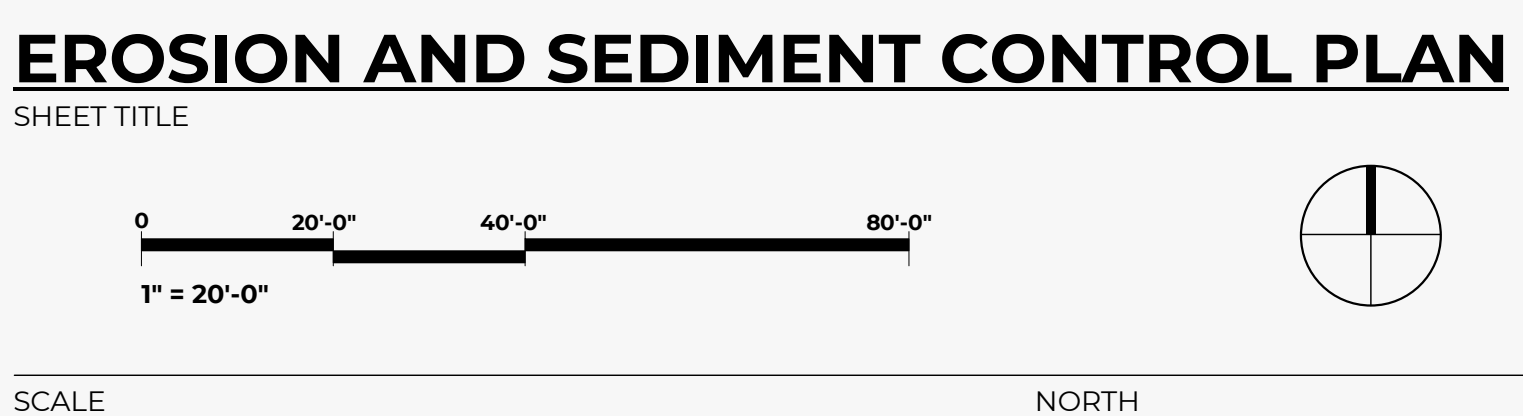
---	PROPERTY LINE	MB	MAIL BOX
---	BUILDING SETBACK LINE	WM	WATER METER
---	LIMIT OF DISTURBANCE	EM	ELECTRIC METER
-X-X-X-X-	SILT FENCE	M	MANHOLE
---	FACE OF WALL BELOW	PP	POWER POLE
-CLF-CLF-CLF-	CHAIN LINK FENCE	LP	LIGHT POLE
-WF-WF-WF-	WOODEN FENCE	FH	FIRE HYDRANT
---	TREE PROTECTION FENCE	DN	DOWNSPOUT + 4" PVC PIPE
-W-W-W-	WATER MAIN	IT	INFILTRATION TRENCH
-SS-SS-SS-	SANITARY SEWER	AS	ASPHALT
-P-P-P-	POWER LINE	CON	CONCRETE
---	PUBLIC UTILITY EASEMENT	GRA	GRAVEL
---	CRITICAL ROOT ZONE	GRS	GRASS
---	STRUCTURAL ROOT PLATE	IMP	IMPACTED PORTION OF CRZ



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SCHEMATIC DESIGN | APRIL 2, 2023

REVISIONS	NOTES	STAMP & SIGNATURE



A0-02
 SHEET NO.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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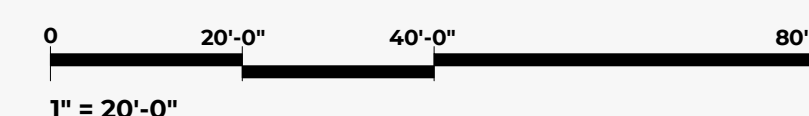
REVISIONS

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ARCHITECTURAL SITE PLAN

SHEET TITLE



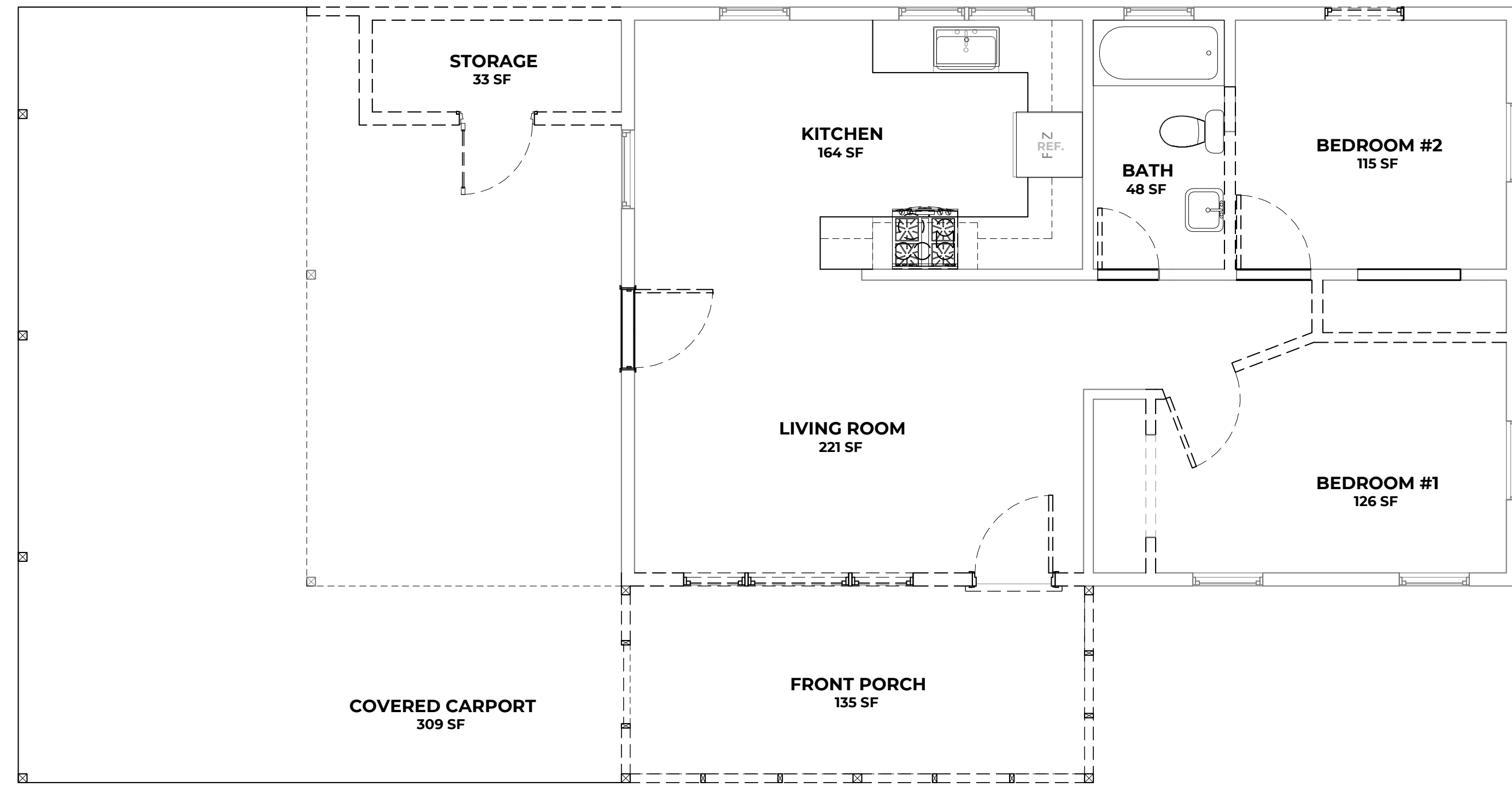
SCALE

NORTH

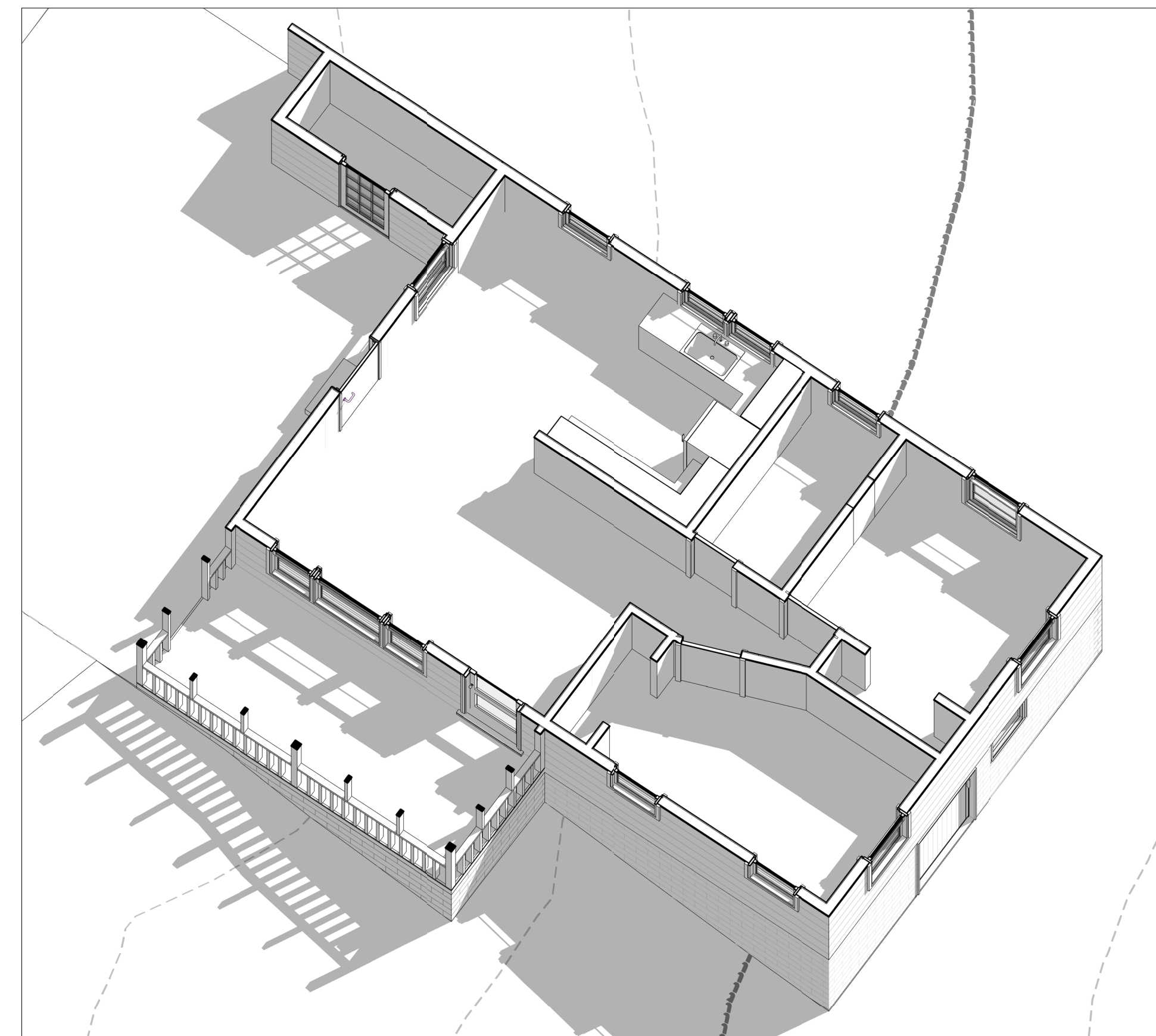


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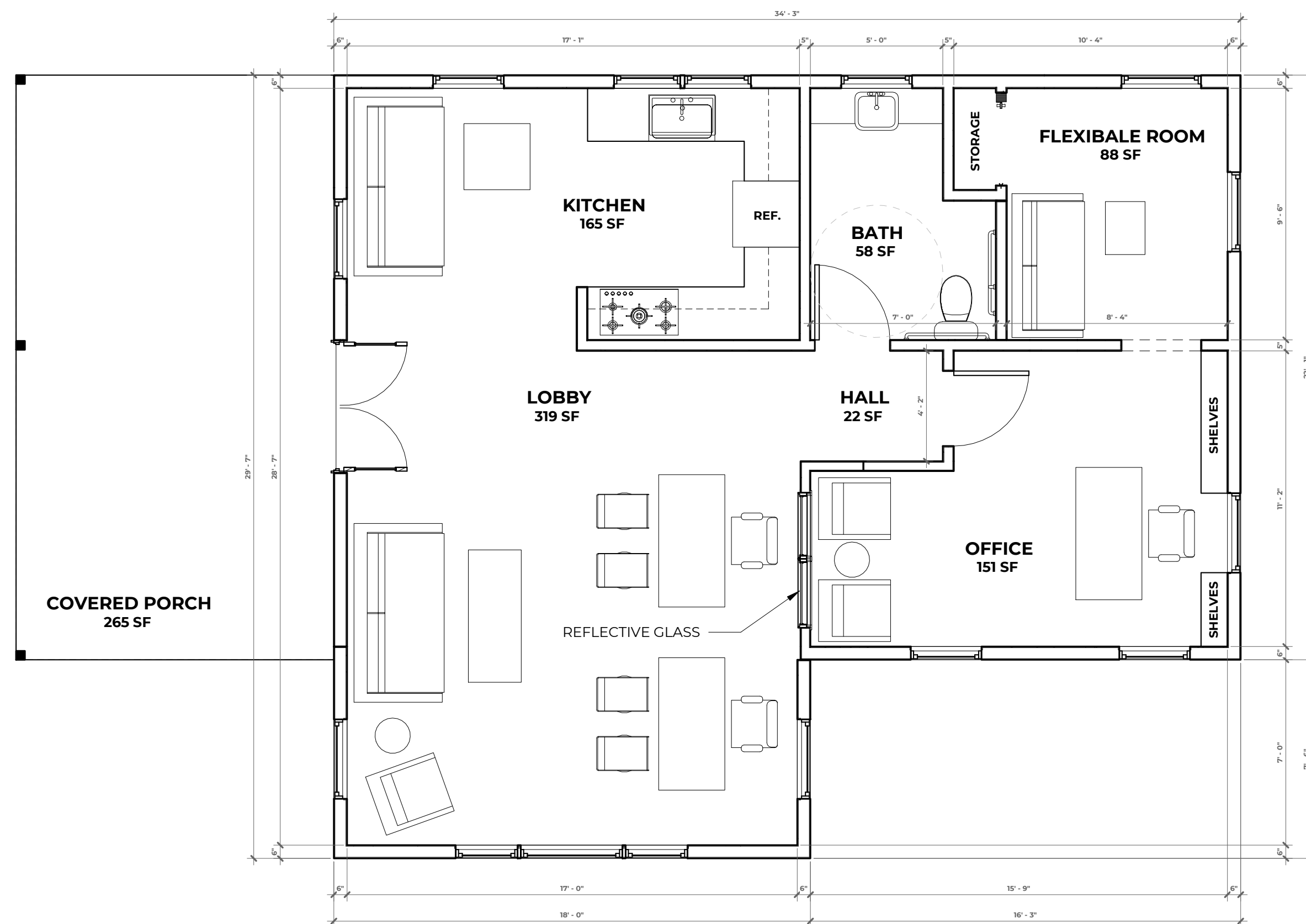
SHEET NO.



EXISTING + DEMO. - FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING - AXONOMETRIC VIEW



PROPOSED - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED - AXONOMETRIC VIEW



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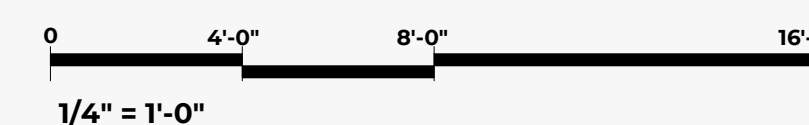
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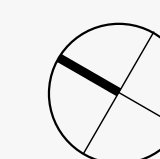
STAMP & SIGNATURE

FLOOR PLANS

SHEET TITLE



1/4" = 1'-0"



SCALE

NORTH

A1-01
SHEET NO.