

PROPERTY INFORMATION

ADDRESS:
2353 ATHENS HWY, GAINESVILLE, GA 30507

PARCEL NUMBER:
1502C000016

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, 2018 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
BASEMENT FLOOR UNHEATED
BASEMENT FLOOR TOTAL

1ST FLOOR HEATED
1ST FLOOR UNHEATED
1ST FLOOR TOTAL

TOTAL HEATED
TOTAL UNHEATED
TOTAL

PROPOSED AREAS

BASEMENT FLOOR HEATED
BASEMENT FLOOR UNHEATED
BASEMENT FLOOR TOTAL

1ST FLOOR HEATED
1ST FLOOR UNHEATED
1ST FLOOR TOTAL

2ND FLOOR HEATED
2ND FLOOR UNHEATED
2ND FLOOR TOTAL

3RD FLOOR HEATED
3RD FLOOR UNHEATED
3RD FLOOR TOTAL

TOTAL HEATED
TOTAL UNHEATED
TOTAL

TOTAL AREAS

BASEMENT FLOOR HEATED
BASEMENT FLOOR UNHEATED
BASEMENT FLOOR TOTAL

1ST FLOOR HEATED
1ST FLOOR UNHEATED
1ST FLOOR TOTAL

2ND FLOOR HEATED
2ND FLOOR UNHEATED
2ND FLOOR TOTAL

3RD FLOOR HEATED
3RD FLOOR UNHEATED
3RD FLOOR TOTAL

TOTAL HEATED
TOTAL UNHEATED
TOTAL

GENERAL INFORMATION

1. THE DESIGNER HAS UTILIZED AND RELIED UPON THE AVAILABLE CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING/DATE 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.

2. 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.

3. DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF LENGTHS, FIT, OR QUANTITIES OF MATERIALS, ETC.

4. 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.

5. 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.

6. 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.

7. "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.

8. INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD OR CONCRETE.

9. 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 (NLA):
139 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: 489 SF
PROPOSED ASPHALT DRIVEWAY: 1,352 SF

SUBMITTED TO

DEPARTMENT OF PLANNING & DEVELOPMENT
HALL COUNTY, GA

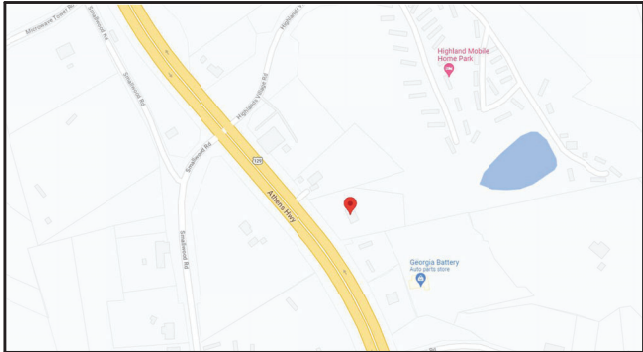
LOCATED IN:
HALL COUNTY GOVERNMENT CENTER

ADDRESS:
2875 BROWNS BRIDGE RD,
GAINESVILLE, GA 30504

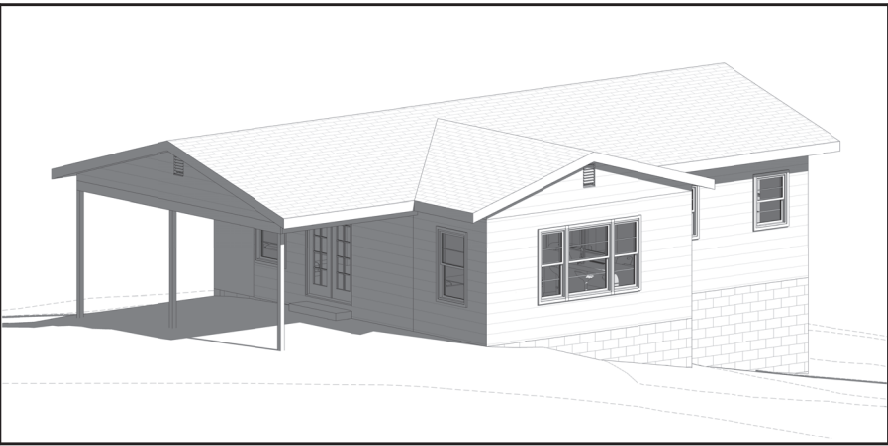
SHEET INDEX

NO.	SHEET TITLE
0C-00	COVER SHEET
AD-00	SURVEY
AD-01	PROPOSED SITE PLAN
AD-02	EROSION AND SEDIMENT CONTROL PLAN
AI-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

REVISION #1 | AUGUST 23, 2024

REVISION #2 | MAY 25, 2025

REVISIONS

NOTES

STAMP & SIGNATURE

COVER SHEET

SHEET TITLE



NORTH

SCALE

0C-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 : 889 SF

PROPOSED ASPHALT DRIVEWAY : 7,352 SF

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

OSR (OPEN SPACE REQUIREMENTS) :

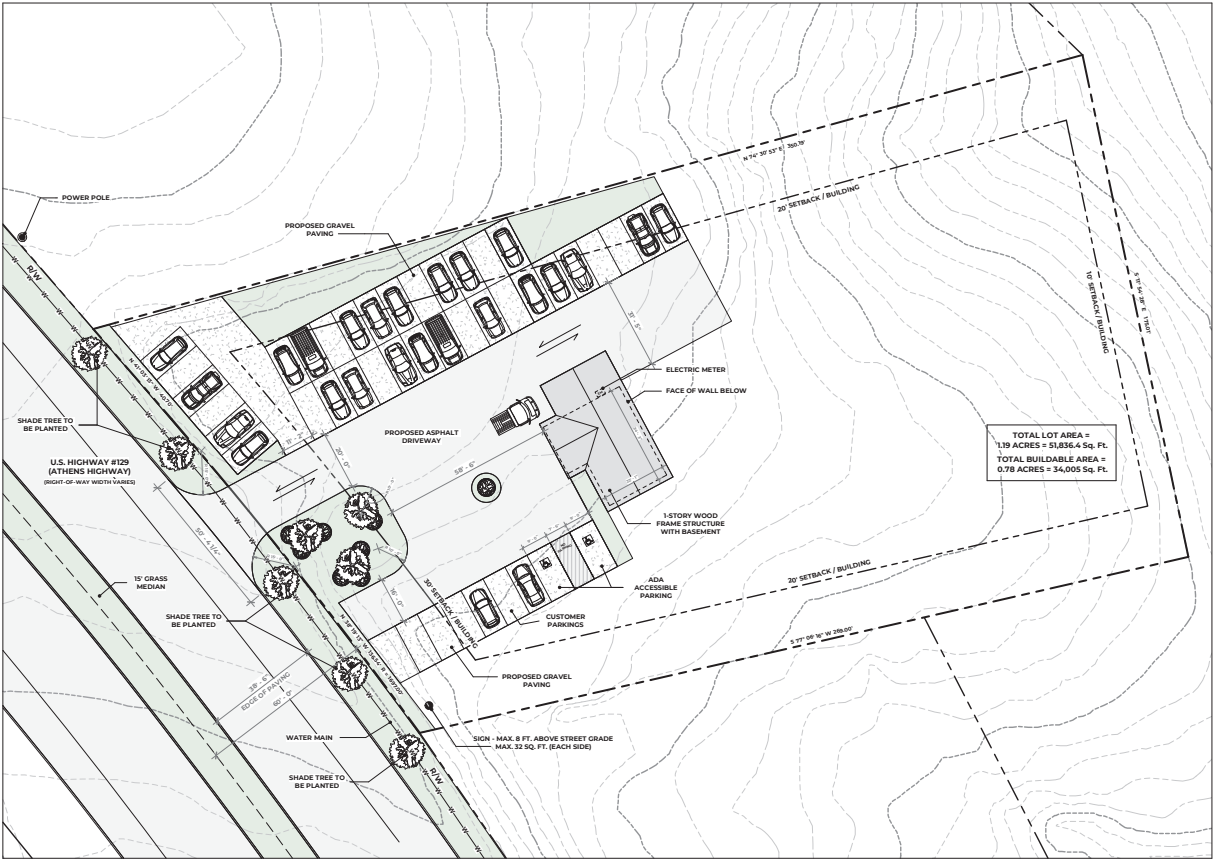
MINIMUM OSR: %20 OF LOT AREA = 10,367 Sq. Ft.

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

PARKING SPACE:

MINIMUM PARKING SPACE = 1 PER 500 Sq. Ft. IMPERVIOUSNESS

PROPOSED PRKING SPACE = 43



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

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	DOWNSPROUT + 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

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PROPOSED SITE PLAN

SHEET TITLE



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 3H:1V** SLOPES.
C) THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT.

RUNOFF REDUCTION CALCULATION

$$RR_v \text{ (RUNOFF REDUCTION VOLUME)} = (P \times A \times R_v) / 12 \text{ (CUBIC FT)}$$

WHERE:

$$P \text{ (PRECIPITATION DEPTH)} = 1.0"$$
$$A \text{ (LOT AREA)} = 1.19 \text{ ACRES} = \mathbf{51,836 \text{ SF}}$$
$$R_v \text{ (VOLUMETRIC RUNOFF COEFFICIENT)} = 0 + b + c \cdot i^2 + d \cdot i^3$$
$$i \text{ (IMPERVIOUS SURFACE RATIO)} = 8,241 \text{ SF} / 51,836 \text{ SF} = \mathbf{16\%}$$
$$R_v = 0.05 + 0.009 (16) = \mathbf{0.194}$$
$$RR_v = (1 \times 51,836 \times 0.194) / 12 = \mathbf{838.01 \text{ CUBIC FT}}$$
$$838.01 / 0.4 \text{ (ASSUMING THE 40\% VOID RATIO)} = \mathbf{2,095 \text{ CUBIC FT}}$$

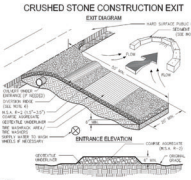
PROVIDED VOLUME = 3'(W) x 4'(D) x 197'(L) = 2,364 CUBIC FT

THE REQ'D VOLUME HAS BEEN SATISFIED.

MAINTENANCE

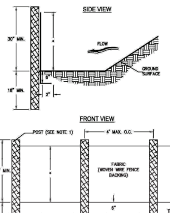
The cut shall be maintained to a condition that will prevent washing or flow of soil onto adjacent property. This may require the use of mulch, seeding, and/or other erosion control measures to keep sediment. All materials applied.

CRUSHED STONE CONSTRUCTION EXIT



1. CRUSHED STONE PAD (MIN. 18" DEEP)
2. DRAINAGE CHANNEL (MIN. 12" DEEP)
3. SLOPE STABILIZATION (MIN. 18" DEEP)
4. MULCHING (MIN. 2" DEEP)
5. SEEDING (MIN. 1" DEEP)
6. MATTING (MIN. 1" DEEP)
7. EROSION CONTROL MEASURES (MIN. 1" DEEP)
8. CONSTRUCTION EXIT (MIN. 1" DEEP)
9. PUBLIC UTILITY EASEMENT (MIN. 1" DEEP)
10. POWER LINE (MIN. 1" DEEP)
11. PROPOSED ASPHALT DRIVEWAY (MIN. 1" DEEP)
12. PROPOSED GEOCELLS PAVING (MIN. 1" DEEP)
13. INFILTRATION TRENCH (MIN. 1" DEEP)
14. TEMPORARY SILT FENCE (MIN. 1" DEEP)
15. 20' SETBACK / BUILDING (MIN. 1" DEEP)
16. 20' SETBACK / BUILDING (MIN. 1" DEEP)
17. 20' SETBACK / BUILDING (MIN. 1" DEEP)
18. 20' SETBACK / BUILDING (MIN. 1" DEEP)
19. 20' SETBACK / BUILDING (MIN. 1" DEEP)
20. 20' SETBACK / BUILDING (MIN. 1" DEEP)

SILT FENCE - TYPE SENSITIVE



1. SILT FENCE (MIN. 18" DEEP)
2. DRAINAGE CHANNEL (MIN. 12" DEEP)
3. SLOPE STABILIZATION (MIN. 18" DEEP)
4. MULCHING (MIN. 2" DEEP)
5. SEEDING (MIN. 1" DEEP)
6. MATTING (MIN. 1" DEEP)
7. EROSION CONTROL MEASURES (MIN. 1" DEEP)
8. CONSTRUCTION EXIT (MIN. 1" DEEP)
9. PUBLIC UTILITY EASEMENT (MIN. 1" DEEP)
10. POWER LINE (MIN. 1" DEEP)
11. PROPOSED ASPHALT DRIVEWAY (MIN. 1" DEEP)
12. PROPOSED GEOCELLS PAVING (MIN. 1" DEEP)
13. INFILTRATION TRENCH (MIN. 1" DEEP)
14. TEMPORARY SILT FENCE (MIN. 1" DEEP)
15. 20' SETBACK / BUILDING (MIN. 1" DEEP)
16. 20' SETBACK / BUILDING (MIN. 1" DEEP)
17. 20' SETBACK / BUILDING (MIN. 1" DEEP)
18. 20' SETBACK / BUILDING (MIN. 1" DEEP)
19. 20' SETBACK / BUILDING (MIN. 1" DEEP)
20. 20' SETBACK / BUILDING (MIN. 1" DEEP)

DETAIL #1 - CONSTRUCTION EXIT (Co)

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

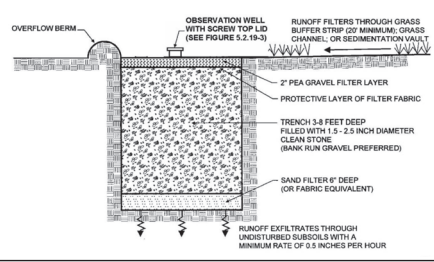
A. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER. THE 'STOP WORK' ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION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

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'-0"

DETAIL #3 - INFILTRATION TRENCH



OVERFLOW BERM
OBSERVATION WELL WITH SCREW TOP LID (SEE FIGURE 5.2.19-3)
RUNOFF FILTER THROUGH GRASS BUFFER STRIP (20' MINIMUM GRASS CHANNEL OR SEDIMENTATION VALVE)
2\" PEA GRAVEL FILTER LAYER
PROTECTIVE LAYER OF FILTER FABRIC
TRENCH 3-4 FEET DEEP FILLED WITH 1.5 - 2.5 INCH DIAMETER CLEAN STONE (BANK RUN GRAVEL PREFERRED)
SAND FILTER 6\" DEEP (OR FABRIC EQUIVALENT)
RUNOFF EXFILTRATES THROUGH UNDISTURBED SUBSOILS WITH A MINIMUM RATE OF 0.5 INCHES PER HOUR

SITE PLAN LEGEND

---	PROPERTY LINE	MB	MAIL BOX
---	BUILDING SETBACK LINE	WM	WATER METER
---	LIMIT OF DISTURBANCE	EM	ELECTRIC METER
---	SILT FENCE	MP	MANHOLE
---	FACE OF WALL BELOW	LP	LIGHT POLE
---	CHAIN LINK FENCE	PH	POWER POLE
---	WOODEN FENCE	LD	LIGHT POLE
---	TREE PROTECTION FENCE	FD	FIRE HYDRANT
---	WATER MAIN	DP	DOWNSPOUT + 4\" PVC PIPE
---	SANITARY SEWER	IT	INFILTRATION TRENCH
---	PUBLIC UTILITY EASEMENT	AS	ASPHALT
---	STRUCTURAL ROOT PLATE	CO	CONCRETE
---		GR	GRAVEL
---		CS	CRITICAL ROOT ZONE
---		GR	GRASS
---		IP	IMPACTED PORTION OF C&G

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SCHEMATIC DESIGN | APRIL 2, 2023

REVISION #1 | AUGUST 23, 2024

REVISIONS

NOTES

STAMP & SIGNATURE

EROSION AND SEDIMENT CONTROL PLAN

SHEET TITLE

0 20'-0" 40'-0" 80'-0"

1" = 20'-0"

SCALE

NORTH

A0-02

SHEET NO.

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