



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, September 21, 2020
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on Variance issues will be limited to 10 minutes per side. Questions from Architectural Review Board members and the resulting answers will not infringe on time limit.

[VAR2020-00034](#); Frandsen Architects, PC; 225 North Perry Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: ARCHITECTURAL REVIEW BOARD
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2020-00034; Frandsen Architects, PC; 225 North Perry Street

Department: Planning and Development

Date of Meeting: Monday, September 21, 2020

Presented By: Todd Hargrave

Action Requested: Consideration of storefront design

Summary: The applicant requests the consideration of a new storefront design which includes color, window treatment and sign.

Attachments/Exhibits:

- Report
- Application
- Design

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: VAR2020-00034

PROPERTY OWNER: WILLIAM R. WARD AND MARYLYN S. WARD

APPLICANT NAME: FRANDSEN ARCHITECTS, PC

PROPERTY IN QUESTION: 225 NORTH PERRY STREET

PARCEL ID NUMBER: R5146E056

PRESENT ZONING: BGC (CENTRAL GENERAL BUSINESS)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE 6, ARCHITECTURAL AND DESIGN STANDARDS, SECTION 602, NON-RESIDENTIAL MINIMUM ARCHITECTURAL AND DESIGN STANDARDS;
ZONING ORDINANCE, ARTICLE 7, SIGNS, SECTION 702.7, WALL SIGNS

VARIANCE TO ALLOW: BUILDING FAÇADE MATERIALS AND COLORS, WALL SIGN.

VARIANCE:

The Board shall have the power to grant or deny variances and exceptions for existing and new buildings/premises located in the Downtown Entertainment District from the architectural requirements of the Downtown Entertainment District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Downtown Entertainment District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Existing commercial block building

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is proposing to remodel the property located at 225 North Perry, and is requesting a variance to allow a change to the front façade materials of the existing building; which currently consist of concrete block, and a single front entry of glass. The proposal

includes coating the concrete block with colored cementitious stucco with a cornice and focal point medallion. The applicant also proposes to add an eyebrow canopy with hang rods as well as installing a new sloped metal roof over the existing wooden roof deck. Article 6, Section 602, (1)(A)(IX) specifically states that stucco may be used as an accent material only for exterior wall design.

Article 7 Section 702.7 of the Zoning Ordinance requires that wall signs must meet a size requirement based on the gross building space. The proposed sign size may be higher than the allowed total sign area per building and may be inconsistent with signs in the same block.

If remodeled as proposed, the property may not meet the intent of the Downtown Entertainment District. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW PROCESS

PLEASE READ AND FILL OUT COMPLETELY

APPLICANT:

Frandsen Architects, PC

ADDRESS:

655 Winding Creek Trail, Dacula GA 30019

TELEPHONE NUMBER:

770.682.1886

CONTACT PERSON:

Charles Frandsen

CONTACT PERSON PHONE NUMBER:

770.682.1886

PROPERTY

OWNER:

WILLIAM R. WARD
MARILYN S. WARD

ADDRESS:

225 NORTH PERRY ST
LAWRENCEVILLE GA 30046

TELEPHONE NUMBER:

770 963 8701

PROPERTY IN QUESTION

STREET ADDRESS: 225 North Perry Street, Lawrenceville GA 30046

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL ID) 5, 1AGE, 056

CODE SECTION OF REQUEST: Section 602 (1) (A) (IX)

DESCRIPTION OF VARIANCE REQUESTED: See letter of intent.

PROPOSED USE: Buy, sell, trade, rent & repair musical instruments, sound systems, band and orchestra instruments and accessories

28 August 2020
SIGNATURE OF APPLICANT DATE

Charles Frandsen 28 August 2020
TYPED OR PRINTED NAME DATE

8/27/20
NOTARY PUBLIC DATE

08/27/20
SIGNATURE OF OWNER DATE

WILLIAM R. WARD
MARILYN S. WARD
TYPED OR PRINTED NAME DATE

8/27/20
NOTARY PUBLIC DATE



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW PROCESS

The application and all required documents and fees must be complete or the application will not be accepted.

Documents required at the time of submittal:

- 1) Application Form, signed and notarized
- 2) Letter of intent
 - a. Reasons why applicant cannot meet the requirements
 - b. Reasons why alternative has been requested
- 3) A typed, metes and bounds legal description
- 4) A boundary survey signed by a GA. Registered surveyor
 - a. Drawn to scale
- 5) A site Plan: 1 8.5" x 11" copy and 1 full size copy
 - a. Must be done by a GA registered surveyor or engineer
 - b. Must be drawn to scale
 - c. Must show all improvements for the proposed development
 - i. Buildings, setbacks,
 - ii. Streets, Ingress/egress points, Driveways & parking lots
 - iii. Detention pond, sidewalks
 - iv. Buffers, screening
 - v. Landscaping plan
 1. Botanical names
 2. Common names
 - d. Must include ownership information, state specific proposed use
 - e. Must include existing features
 - i. Floodplain, streams, stream buffers
 - f. Structures that are to be removed
- 6) Floor plan
 - a. Drawn to scale
- 7) Color chart and materials of all facades
- 8) Fee
 - a. Refer to the Schedule of Fees, Charges, and Expenses
 - b. Please make checks payable to the: City of Lawrenceville

The applicant shall appear* before the City of Lawrenceville Downtown Architectural Review Board to present the variance case. There will be an opportunity for opposition to speak. The Downtown Architectural Review Board will make a decision at that meeting.

* The applicant, or a representative on his/her behalf, must be present at all the meetings to answer any questions that may arise. If the applicant fails to attend the meeting, his variance request may be tabled until the next meeting. However, the Downtown Architectural Review Board may act upon the variance request if they choose to do so.



LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

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

NAME 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/gifts.



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE 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 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: 5 - 146E - 256 055
(Map Reference Number) District Land Lot Parcel

William R. Ward
Marilyn S. Ward Signature of Applicant

08-27-2020 Date

WILLIAM R. WARD
MARILYN S. WARD Type or Print Name and Title

08-27-2020

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

TAX COMMISSIONER'S 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)

[Signature] NAME JM Suffer TITLE TSA

8/28/20 DATE



NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

Richard Steele, Tax Commissioner
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD									
R5146E055	2019	MAUGHON JAMES H									
DISTRICT		PROPERTY LOCATION & DESCRIPTION									
LAWRENCEVILLE		206 SOUTH PERRY ST 206 PERRY ST									
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.											
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS									
LAND VALUE:	32,700										
BUILDING VALUE:	77,500										
TOTAL VALUE:	110,200										
ASSESSED VALUE:	44,080										
ACREAGE:	0.0500										
COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 32.66% of your total ad valorem tax amount.											
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	44,080		0		0		44,080		0.007209		317.77
DETENTION CENTER BOND	44,080		0		0		44,080		0.000000		0.00
DEVELOPMENT/CODE ENFORCEMENT	44,080		0		0		44,080		0.000000		0.00
FIRE & EMS	44,080		0		0		44,080		0.003200		141.06
POLICE	44,080		0		0		44,080		0.000000		0.00
RECREATION	44,080		0		0		44,080		0.000950		41.88
TOTAL COUNTY TAXES									0.011359		500.71
SCHOOL TAXES - Levied by the Board of Education and representing 62.10% of your total ad valorem tax amount.											
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	44,080		0		0		44,080		0.019700		868.38
SCHOOL BOND	44,080		0		0		44,080		0.001900		83.75
TOTAL SCHOOL TAXES									0.021600		952.13
STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 5.25% of your total ad valorem tax amount.											
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
LAWRENCEVILLE	44,080		0		0		44,080		0.001826		80.49
STATE	44,080		0		0		44,080		0.000000		0.00
TOTAL OTHER TAXES											80.49
TOTAL MILLAGE RATE: 0.034786											
TOTAL AD VALOREM TAXES: 1,533.33											
OTHER ASSESSMENTS						COMBINED TAXES AND ASSESSMENTS					
LEVYING AUTHORITY	RATE	AMOUNT				CHARGE	AMOUNT				
LAWRENCEVILLE STORMWATER	FLAT RATE	32.67				AD VALOREM TAXES:	1,533.33				
						ASSESSMENTS:	32.67				
						INTEREST:	17.43				
						TOTAL AMOUNT DUE	1,583.43				
						LESS PAYMENTS RECEIVED:	1,583.43				
TOTAL OTHER ASSESSMENTS:						GRAND TOTAL DUE THIS BILLING:					
32.67						0.00					

8/28/2020

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019	R5146E055	08-28-2020	\$0.00	

R5146E055
JAMES H MAUGHON
3750 BAY CREEK RD
LOGANVILLE GA 30052-5622

1

Address
Change:

☐

Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



1111

1 19 185146050550000 3 000000000000

VAR2020-00034

RECEIVED AUG 28, 2020

PLANNING & DEVELOPMENT DEPARTMENT

**FRANDSEN
ARCHITECTS, PC**

ARCHITECTURE
STRATEGIC PLANNING
INTERIOR DESIGN

655 WINDING CREEK TRAIL
Dacula, GA

30019
770.682.1886

info@frandsenarchitects.com

LETTER OF INTENT

DATE: 28 AUGUST 2020

PROJECT NAME: SOUND ASSOCIATES MUSIC

PROJECT ADDRESS: 225 NORTH PERRY STREET, LAWRENCEVILLE, GA 30046

PROJECT NUMBER: 20119

AFTER PURCHASE OF THE SUBJECT FROM THE LAWRENCEVILLE DDA, SOUND ASSOCIATES A LOCAL DOWNTOWN BUSINESS FOR OVER 40 YEARS, INTENDS TO RENOVATE THE INTERIOR AND EXTERIOR OF THE EXISTING BUILDING.

THE EXTERIOR RENOVATION IS DESIGNED TO BLEND WITH THE EXISTING ARCHITECTURAL VOCABULARY PRESENT IN DOWNTOWN LAWRENCEVILLE. THE ELEMENTS PRESENT IN THE RENOVATED DESIGN ALLUDE TO THE HISTORIC CHARACTER OF THE EXISTING BUILDING AS WELL AS OTHER NEIGHBORING STRUCTURES PRESENT ON THE SQUARE.

THE EXISTING BUILDING DATING FROM THE EARLY MID-20TH CENTURY IS A LOAD BEARING CONCRETE BLOCK STRUCTURE WITH WOOD TRUSSED RAFTER ROOF CONSTRUCTION. THE EXTERIOR RENOVATION WILL REMOVE ALL EXISTING DELETERIOUS APPURTENANCES AND PRESENT A NEW FACADE CONSISTING OF NEW RE-PROPORTIONED INSULATED HIGH-PERFORMANCE GLAZING SYSTEM. THE EXISTING CONCRETE BLOCK WILL BE SKIMMED COATED WITH INTEGRALLY COLORED CEMENTITIOUS STUCCO SURMOUNTED BY A NEW CORNICE AND FOCAL POINT MEDALLION. AN EYEBROW CANOPY WITH HANG RODS WILL PROTECT THE WINDOWS AND ENTRY. AS PART OF THE OVERALL RENOVATION A NEW SLOPED METAL ROOF WILL BE INSTALLED OVER THE EXISTING WOODEN ROOF DECK. THE ROOF WILL BE SUPER INSULATED.

THE INTERIOR OF SOUNDS ASSOCIATES WILL BE GUTTED IN ITS ENTIRETY. NEW ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS WILL BE INSTALLED. SPECIAL CARE IS BEING TAKEN TO CONTROL THE HUMIDITY LEVELS PRESENT INSIDE THE BUILDING TO PROTECT THE CONSIDERABLE INVENTORY OF NEW AND VINTAGE MUSICAL INSTRUMENTS. THE INTERESTING AND UNIQUE TRUSSED RAFTER ROOF STRUCTURE WILL BE EXPOSED AND FEATURED AS PART OF THE OVERALL INTERIOR DESIGN.

OVERLAY DISTRICT ARCHITECTURAL REQUIREMENTS

WHILE THE PROPOSED PROJECT MEETS ALMOST ALL OF THE REQUIREMENTS OF THE DOWNTOWN OVERLAY DISTRICT IT DOES NOT EXACTLY MEET THE BELOW REQUIREMENTS:

SECTION 602 NON-RESIDENTIAL MINIMUM ARCHITECTURAL AND DESIGN STANDARDS:

- (1) EXTERIOR WALL DESIGN
- (A) THE FAÇADE OF A NON-RESIDENTIAL BUILDING MAY BE CONSTRUCTED OF:
 - (IX.) STUCCO – ACCENT ONLY

A VARIANCE IS RESPECTFULLY REQUESTED TO ALLOW FOR MOSTLY STUCCO TO BE USED ON THE FAÇADE.

VAR2020-00034
RECEIVED: AUG 28, 2020
PLANNING & DEVELOPMENT DEPAR

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Lawrenceville, Gwinnett County, Georgia, fronting thirty three (33) feet on the west side of Perry Street and running back even width 75 feet and bounded on the north by E. J. Gleaton; on the east by Perry Street; on the south by lands of Dr. D.C. Kelley and Mr. C. V. Bagwell and on the west by lands of Mrs. C.V. Bagwell.

Said lot of land is particularly described as follows, to-wit: Beginning at the corner of the property of D. C. Kelley, which he purchased from Mrs. C. V. Bagwell, on the west side of Perry Street, and running thence in a northerly direction along Perry Street thirty three (33) feet to a corner; thence in a westerly direction parallel with the line of property of Dr. D. C. Kelley and Mrs. C. V. Bagwell, for seventy five (75) feet to a corner; thence in a southerly direction parallel with Perry Street thirty three (33) feet to a corner; thence in an easterly direction seventy five (75) feet to the beginning corner on Perry Street.

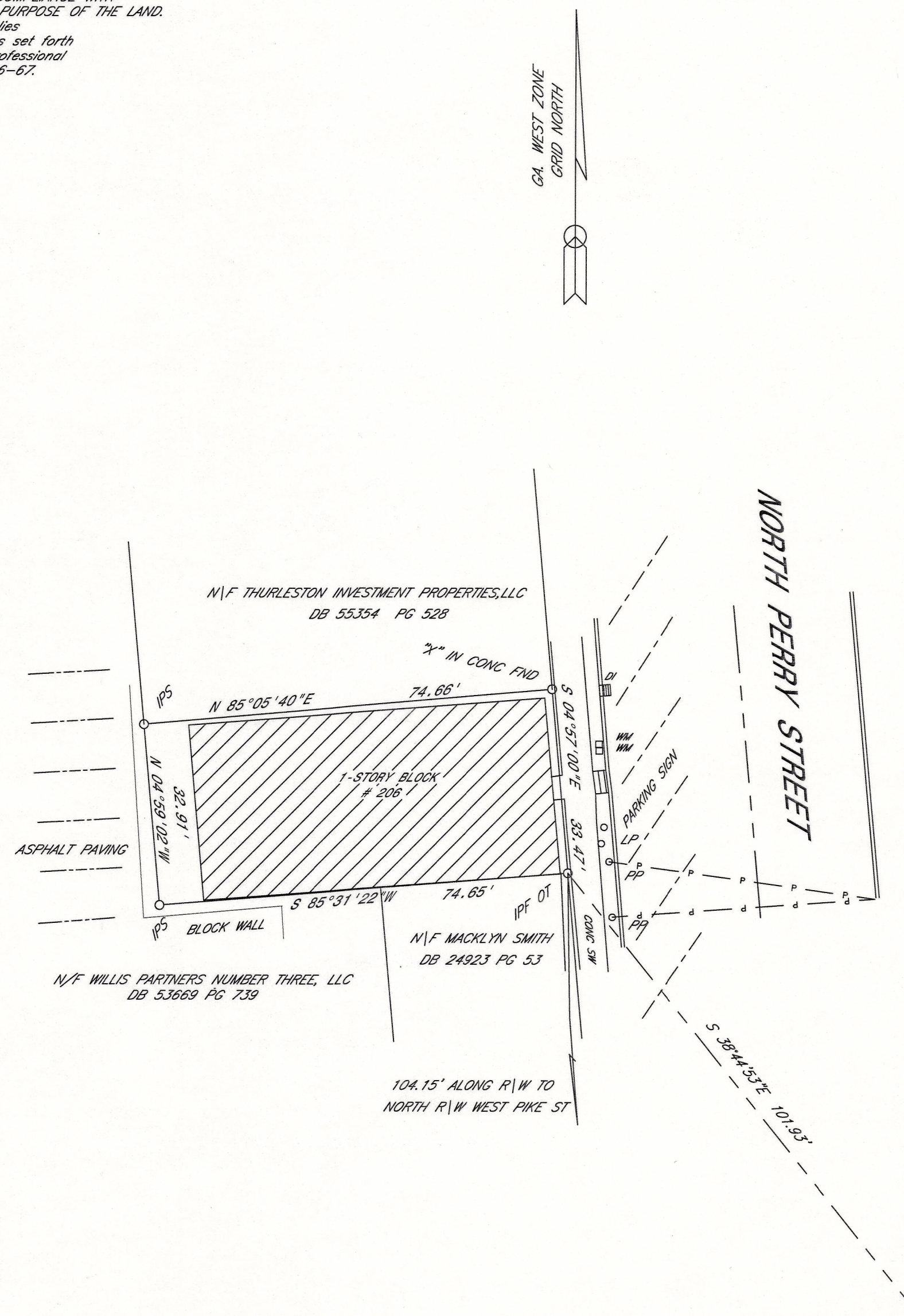
This is the south half of the lot deeded to E. J. Gleaton and Jesse E. Haynes on December 10th, 1946 by Mrs. C. V. Bagwell by deed recorded at Deed Book 79, page 522, Deed Records of Gwinnett County, Georgia.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

** LEGEND **

IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 CMF = CONCRETE MONUMENT FOUND
 R/W = RIGHT OF WAY
 BL = BUILDING LINE
 LLL = LAND LOT LINE
 LL = LAND LOT
 N/F = NOW OR FORMERLY
 NTS = NOT TO SCALE
 CL = CENTER LINE
 BM = BENCH MARK
 TBM = TEMPORARY BENCH MARK
 PC = POINT OF CURVATURE
 PI = POINT OF INTERSECTION
 PT = POINT OF TANGENCY
 R = RADIUS
 CH = CHORD
 IE = INVERT ELEVATION
 -T- = TELEPHONE LINE
 -W- = WATER LINE
 -G- = GAS LINE
 -S- = SEWER LINE
 -P- = POWER LINE
 MH = MAN HOLE
 SSE = SANITARY SEWER EASEMENT
 DE = DRAINAGE EASEMENT
 CE = CONSTRUCTION EASEMENT
 CB = CATCH BASIN
 JB = JUNCTION BOX
 DI = DROP INLET
 HW = HEAD WALL
 FH = FIRE HYDRANT
 RCP = REINFORCED CONCRETE PIPE
 HP = HANDICAPPED PARKING

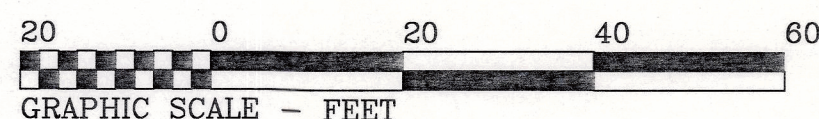
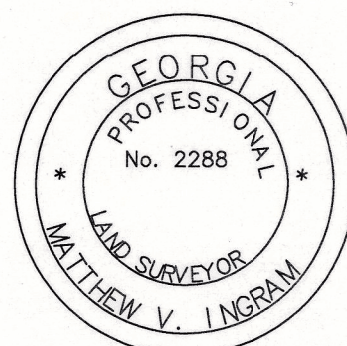
RETRACEMENT SURVEY FOR; DOWNTOWN DEVELOPMENT AUTHORITY CITY OF LAWRENCEVILLE LAND LOT 146 5TH DISTRICT GWINNETT COUNTY GEORGIA CITY OF LAWRENCEVILLE 1"= 20' JN3041-19 6-26-19 FIELD SURVEY 6-25-19 0.057 ACRES (2477.7 SF)



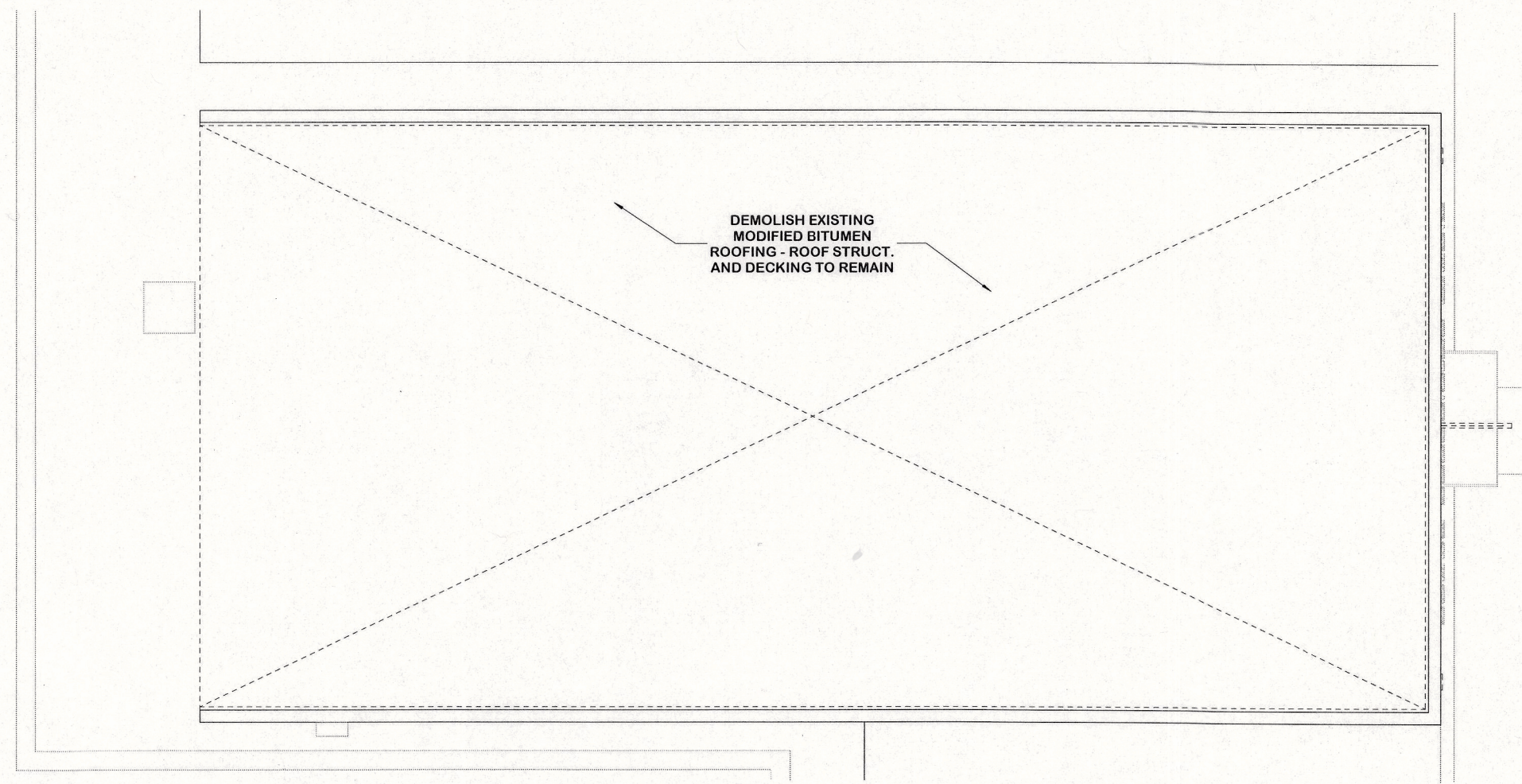
206 NORTH PERRY STREET
 PARCEL 5-146E-056

GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 142,287 feet and an angular error of 6" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 145,654 feet.
- 3) Field equipment used for this survey was a Topcon GPT-2005.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to M.V. Ingram Enterprises, INC. No Certification as to the completeness or accuracy of any matters of title is made by M.V. Ingram Enterprises, INC.
- 5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. M.V. Ingram Enterprises, INC. assumes no liability as to the exact location of any underground utility. For verification contact the utilities Protection Center Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.
- 7) Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13135C0089 F, Date 9/29/2006.
- 8) This survey was prepared without the benefit of a current title policy. Therefore exception is made herein to any easements, rights of way, reservations, and restrictions of record, which may exist. Furthermore, this property may be subject to easements, rights of way, reservations, or restrictions, which are not recorded or not disclosed by the title policy or otherwise unknown to the surveyor. Exception is taken to any such items.
- 9) Survey references:
 Source Deed DB 45459 Pg 245
 Survey for Willis Partners Number Three, LLC by Hannon, Meeks & Bagwell dated 2-06-03.
 Survey for City of Lawrenceville by Travis Pruitt Associates, Inc. dated 8-18-17.

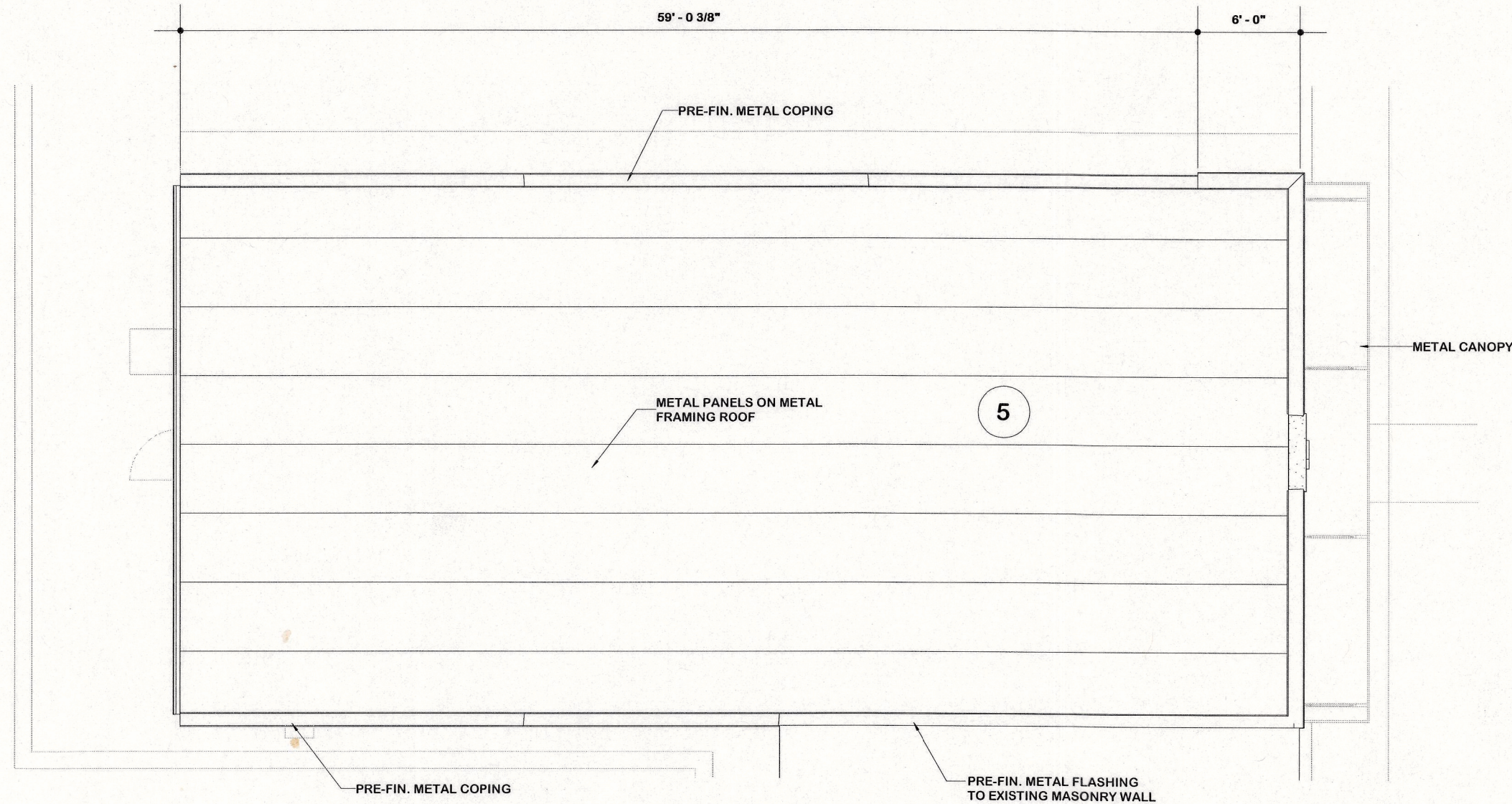


M. V. INGRAM ENTERPRISES, INC.
 LAND SURVEYING AND PLANNING
 P.O. BOX 464092
 LAWRENCEVILLE, GEORGIA 30246
 (770) 963-4801



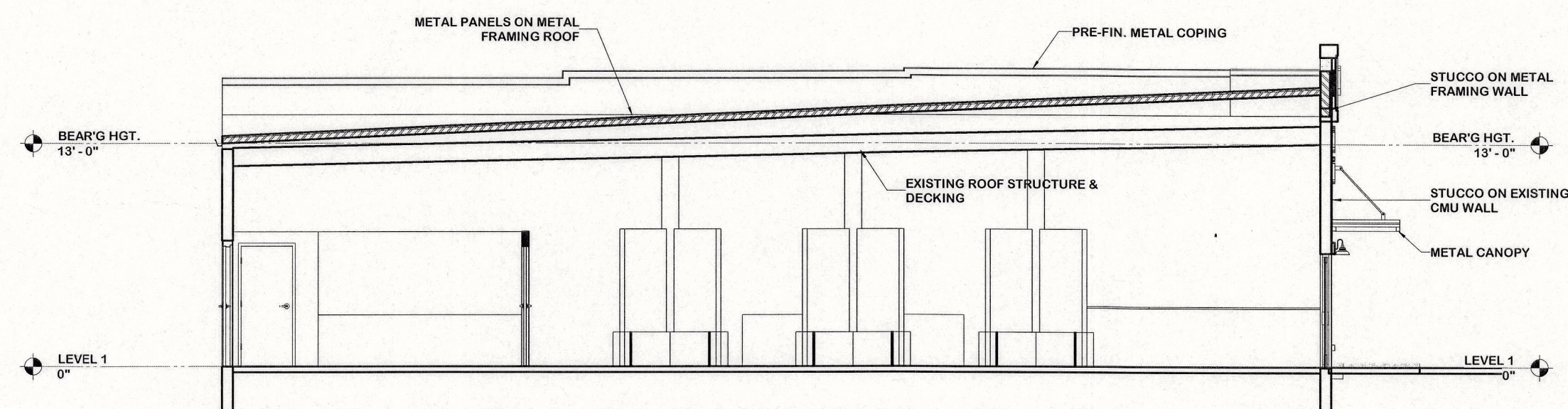
DEMOLITION ROOF PLAN

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



ROOF PLAN

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

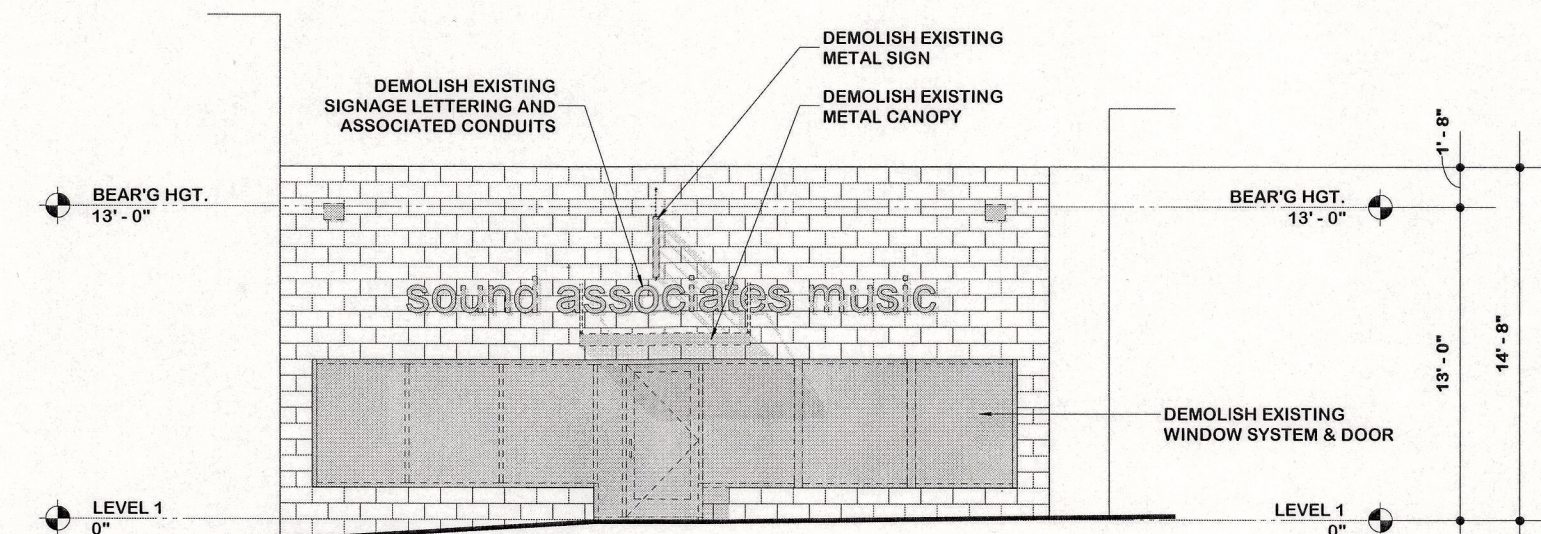
7
A1

LONGITUDINAL BUILDING SECTION

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

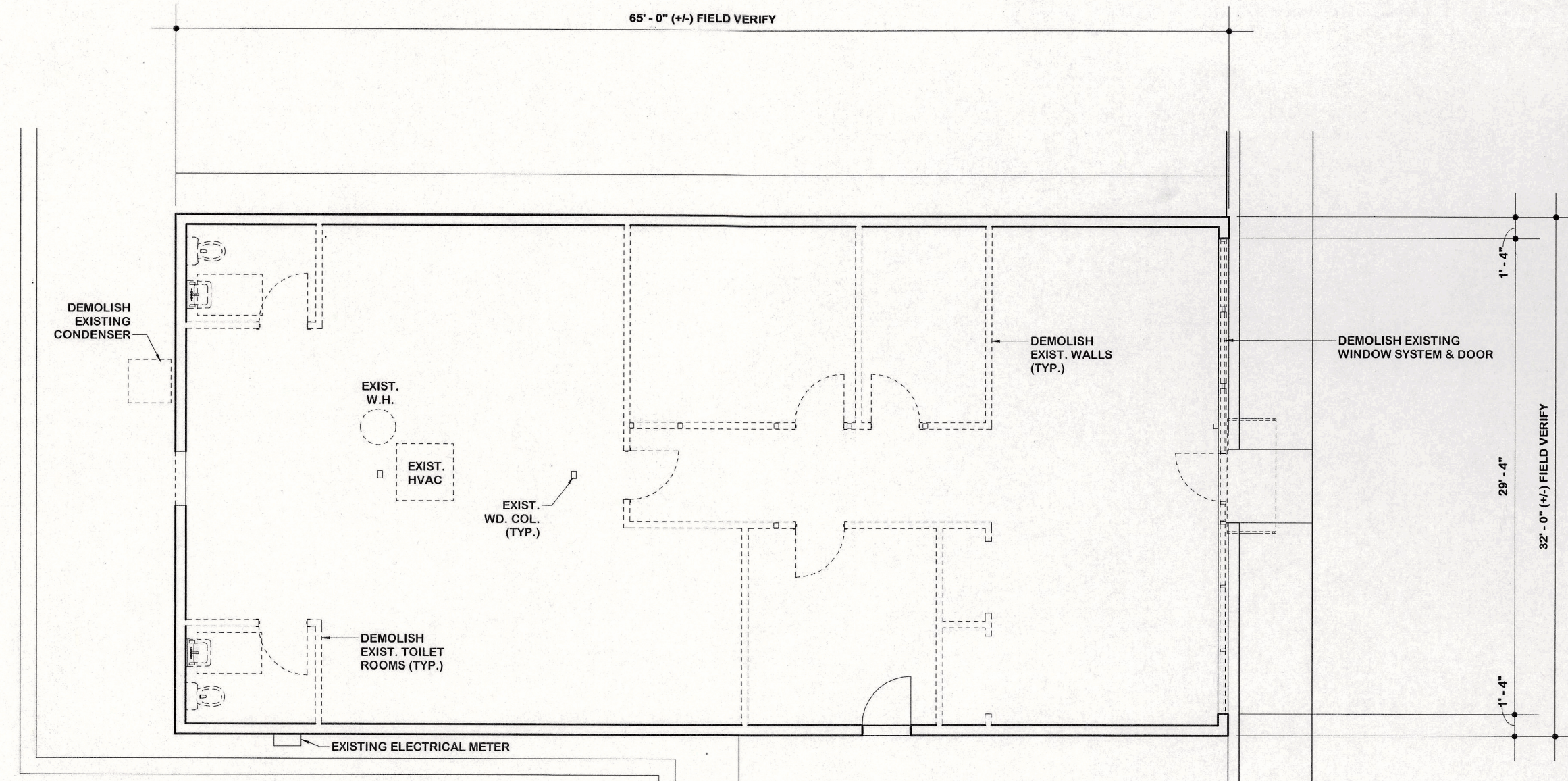
PROJECT SCOPE

1. **EXTERIOR:** REMOVE ALL UNSIGHTLY OBJECTS FROM OUTSIDE WALLS. REPLACE ANY DAMAGED OR UNSIGHTLY WOOD, BRICK, BLOCK, TRIM, ETC. REMOVE OR UPGRADE ANY VEGETATION OUTSIDE BUILDING. COMPLETE CLEANUP. REPAINT ALL OUTSIDE WALLS AND TRIM. UPGRADE ALL OUTSIDE ELECTRICAL AND LIGHTING.
2. **INTERIOR:** UPGRADE ALL ENTRANCES AND EXITS. FRONT AND REAR TO MEET CURRENT CODES. RELOCATE RESTROOM TO MAKE MORE ACCESSIBLE FOR HANDICAP CODES. RENOVATE APPROX. 1,400 SQ.FT. OF INTERIOR SPACE TO OWNER'S SPECIFICATIONS. CEILINGS TO BE RAISED TO HEIGHT OF 9-10'4" NEW FLOORING, WALL COVERING, TRIM, PAINT, INSULATION, ETC.
3. **ELECTRICAL:** REMOVE AND REPLACE ELECTRICAL PANEL WITH NEW 200 AMP PANEL. REMOVE EXISTING LIGHTING. REPLACE WITH OWNERS CHOICE OF LIGHTING. REPLACE ALL UNSAFE WIRING THROUGHOUT COMPLETE BUILDING.
4. **HVAC:** REMOVE AND REPLACE EXISTING HVAC AND DUCTWORK WITH NEW, ENERGY EFFICIENT SYSTEM.
5. **ROOF:** THERE ARE NO LEAKS DETECTED ON ROOF UPON CONTRACTOR'S INSPECTION. CONTRACTOR HAS MADE ADEQUATE PRICING FOR REPAIRS TO PREVENT FUTURE LEAKING. ALSO, GUTTERS ON REAR OF BUILDING.
6. **PLUMBING:** ALL PLUMBING TO BE UPGRADED DURING REST ROOM RELOCATION. NEW WATER PIPE AND DRAINAGE PIPE INSTALLED



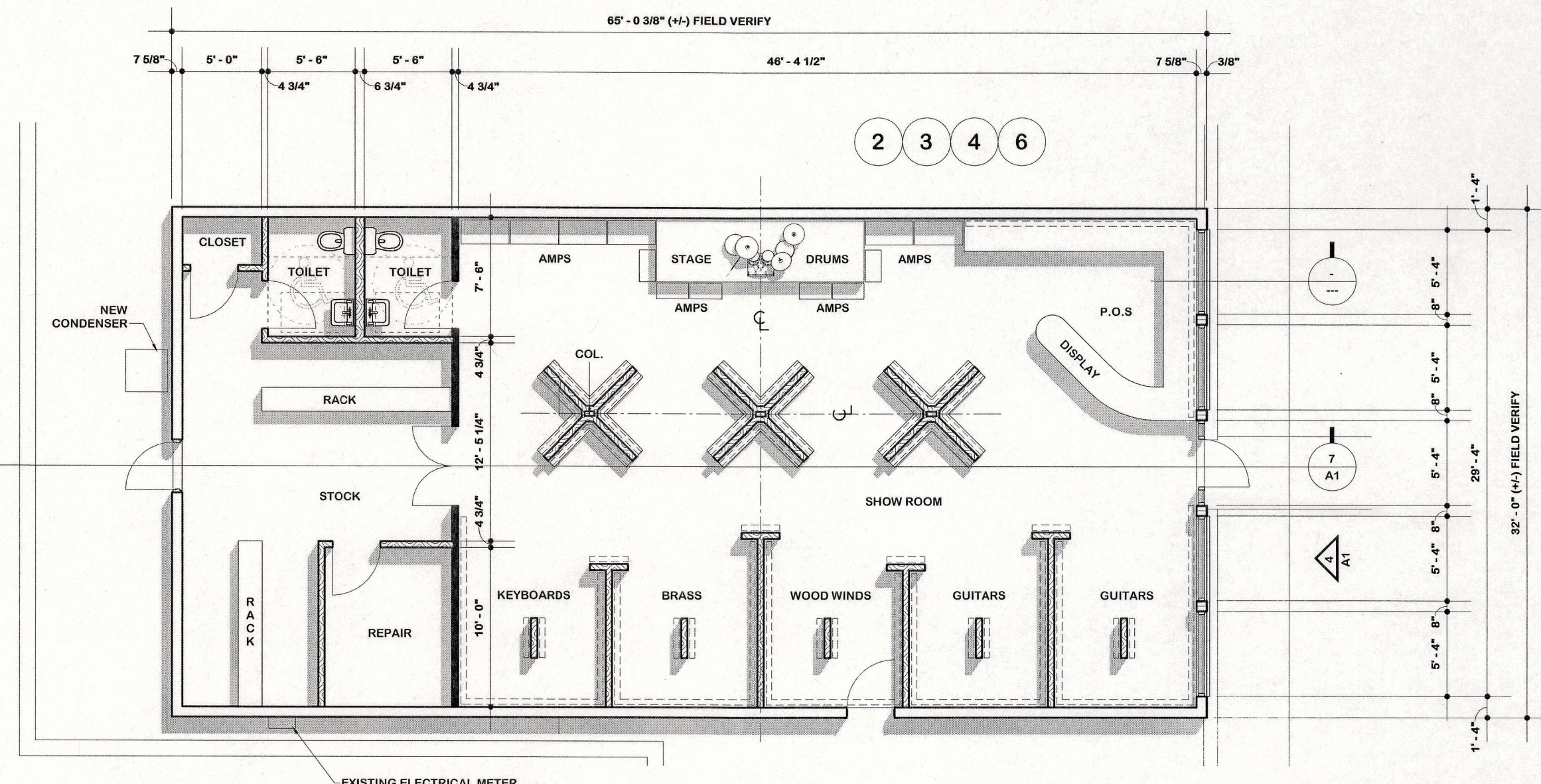
EAST ELEVATION DEMOLITION

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



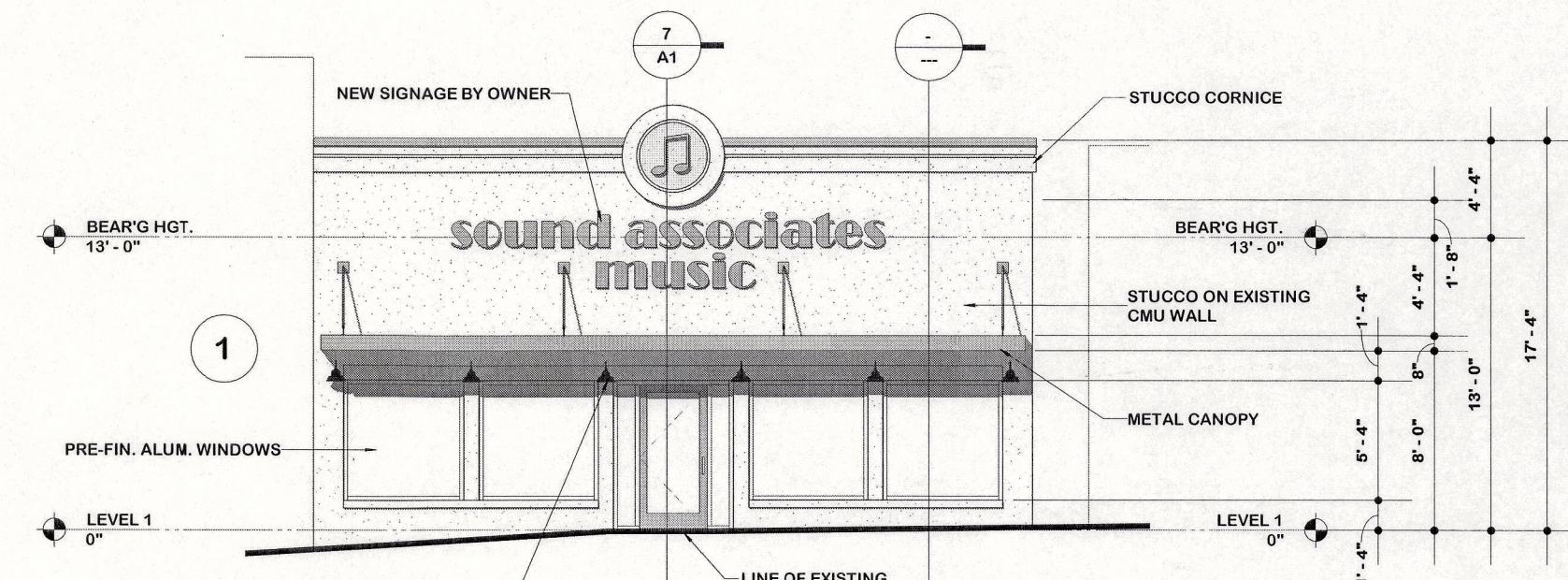
DEMOLITION PLAN

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



FLOOR PLAN

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



EAST ELEVATION

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

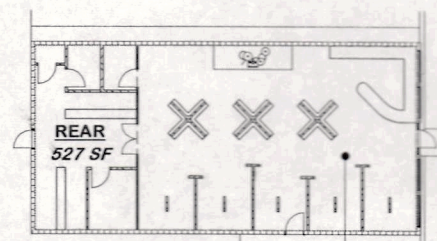
IF SEALED, DO NOT COPY

DESIGN DOCUMENTS FOR:

ALTERATIONS
& ADDITIONS TOSOUND
ASSOCIATES
MUSIC225 NORTH PERRY STREET
LAWRENCEVILLE, GA 30046

AREA PLAN

SCALE: 1/32" = 1'-0"

SHEET ISSUANCES
REV. NO. DATE DESCRIPTION

SHEET TITLE

FLOOR / ROOF
PLANS &
ELEVATION

SHEET NUMBER

A1

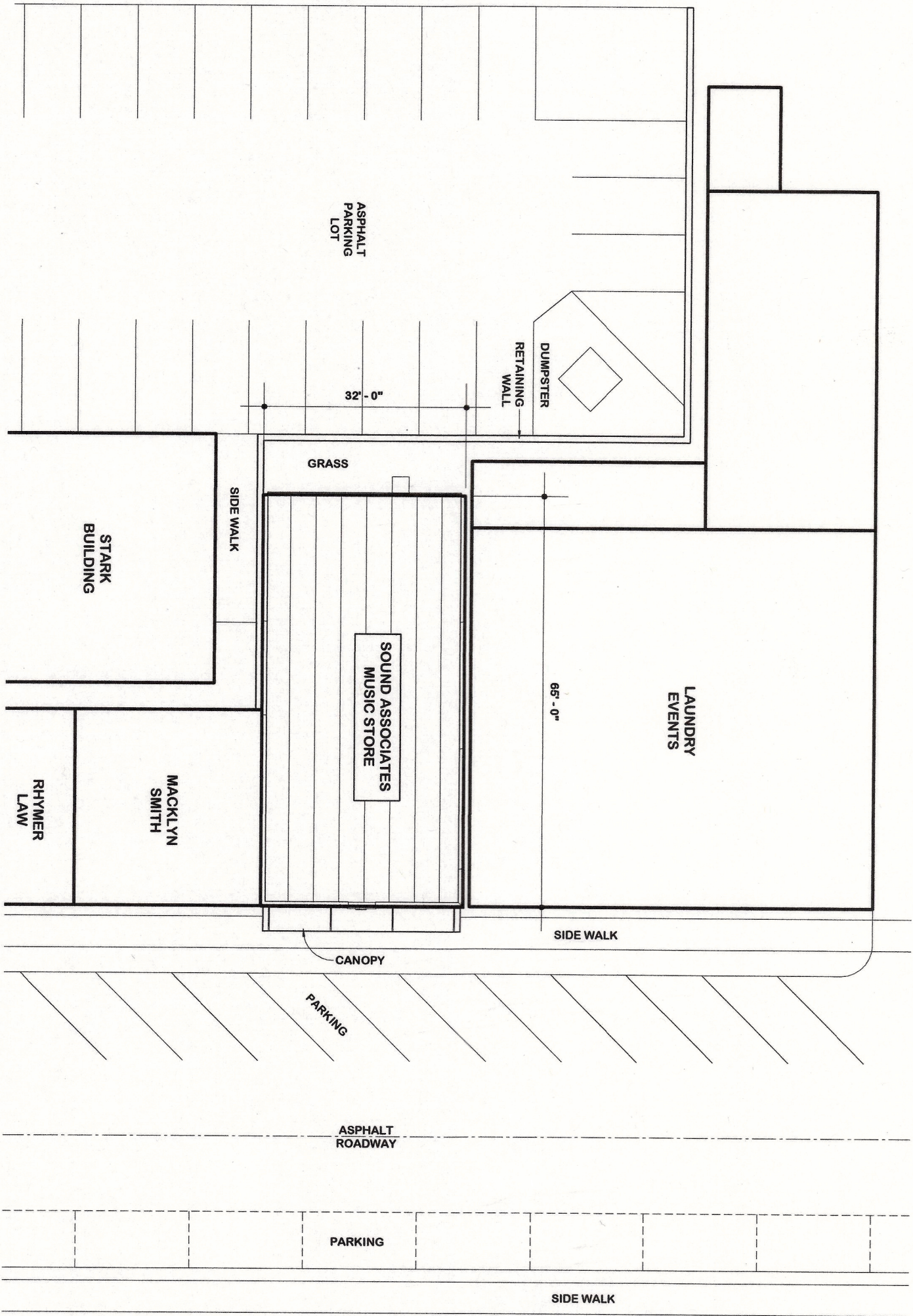
VAR2020-00034

RECEIVED: AUG 28, 2025

PLANNING & DEVELOPMENT DEPAR

PROJECT

Page 13



SITE PLAN

SCALE: 1" = 20'-0"



FRANDSEN
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PROJECT NO. 2019-00034

DESIGN DRAWINGS FOR

RECEIVED: AUG 28, 2020
PLANNING & DEVELOPMENT DEPT

NO.	DATE	DESCRIPTION

SHEET TITLE

SITE PLAN

SHEET NUMBER

SITE

DRAWN BY
1 JUN 20
PROJECT
20119

