LAWRENCEVILLE
GEORGIA

BOARD OF APPEALS
AGENDA

Monday, September 21, 2026
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. June 15, 2026 Board of Appeals Meeting Minutes

New Business

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

2. VAR2026-00021; Greg Hall, Landworks Architecture Design c/o Blue Rooster Bake Shop & Eatery; 385 North Clayton Street

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS, SEPTEMBER 21, 2026
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	June 15, 2026 Board of Appeals Meeting Minutes
Department:	Planning and Development Department
Date of Meeting:	Monday, September 21, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Approval of Prior Meeting Minutes
Planning & Development Recommendation:	Approval
Board of Appeals Recommendation:	

Summary: June 15, 2026 Meeting Minutes for review and approval by the Board of Appeals.

Attachments/Exhibits:

- BOA MEETING MINUTES_06152026

LAWRENCEVILLE
GEORGIA

BOARD OF APPEALS MEETING MINUTES

Monday, June 15, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Cory Acuff

Vice Chairperson Sharon Nash

Board Member Joseph Wise

Board Member Steven Twombly

ABSENT:

Board Member Leafus Thomas III

APPROVAL OF AGENDA - 6:01 p.m.

Motion was made to **APPROVE THE AGENDA AS PRESENTED** by Board Member Twombly and Seconded by Vice Chairperson Nash.

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

NEW BUSINESS – 6:03 p.m.

VAR2026-00011 APPLICANT: Gabriela Mosquera, Interplan LLC C/O Chick-Fil-A Inc.; Property Owner: Er Ma Pike St. LLC; an application to relief from the Article VIII, Buffer, Landscape And Tree Ordinance, Section 8.4, Landscape Regulations, Subsection 8.4.2(A), Landscape Strip, to allow an encroachment of 3.3 feet into the required 10-foot landscape strip; the property is located at 655 Duluth Highway; Parcel Identification Number 7009 004; Approximately 1.146 Acres.

Motion made to recommend **APPROVAL** of **VAR2026-00011** with applicant's recommended conditions by Board Member Twombly, and Seconded by Chairperson Acuff

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

DRAFT

Proponent: Applicant - Filepe Reyes, PE, Program Manager, Civil Engineering Services, Interplan LLC; Attorney – Jessica Hill, Partner, Troutman Pepper Locke

Opponent: None

VAR2026-00015 APPLICANT: Gabriela Mosquera, Interplan LLC C/O Chick-Fil-A Inc.; Property Owner: Er Ma Pike St. LLC; An application to relief from the Zoning Ordinance Article 1, Districts, Section 102.13, BG – General Business District, Subsection 102.13. B, Lot Development Standards, to allow a proposed building with an attached canopy to encroach 27.3 Feet into the required 50-foot south front building setback; The property is located at 655 Duluth Highway; Parcel Identification Number 7009 004; Approximately 1.146 Acres.

Motion made to recommend **APPROVAL** of **VAR2026-00015** with applicant's recommended conditions by Board Member Twombly, and Seconded by Vice Chairperson Nash

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

Proponent: Applicant - Filepe Reyes, PE, Program Manager, Civil Engineering Services, Interplan LLC; Attorney – Jessica Hill, Partner, Troutman Pepper Locke;

Opponent: None

VAR2026-00016 APPLICANT: Gabriela Mosquera, Interplan LLC C/O Chick-Fil-A Inc.; Property Owner: Er Ma Pike St. LLC; An application to relief from the Zoning Ordinance Article 1, Districts, Section 102.13, BG – General Business District, Subsection 102.13. B, Lot Development Standards, to allow a proposed building with an attached canopy to encroach 21.4 feet into the required 50-foot east front building setback; the property is located at 655 Duluth Highway; Parcel Identification Number 7009 004; Approximately 1.146 Acres.

Motion made to recommend **APPROVAL** of **VAR2026-00016** with applicant's recommended conditions by Board Member Twombly, and Seconded by Board Member Wise

Voting Yea: Chairperson Acuff, Vice Chairperson Nash, Board Member Wise, Board Member Twombly

Proponent: Applicant - Filepe Reyes, PE, Program Manager, Civil Engineering Services, Interplan LLC; Attorney – Jessica Hill, Partner, Troutman Pepper Locke

Opponent: None

Staff Comment:

DRAFT

The Board of Appeals approved the variance requests associated with the proposed Chick-fil-A development at the intersection of West Pike Street and Hurricane Shoals Road, subject to the applicant's recommended conditions. The approved variances are typical of those commonly encountered during the development review process and are not considered a significant concern.

The primary focus of staff's review continues to be the exterior architectural design of the building. During the meeting and subsequent discussions, staff engaged with the Board of Appeals, the design professional, legal counsel, and Chick-fil-A representatives regarding potential enhancements to the building's appearance. These discussions were productive and resulted in the exploration of several design alternatives, including enhanced landscaping, faux windows, gable features, and other architectural treatments intended to improve the overall visual character of the development.

As the review process moves forward, staff is confident that a collaborative effort to establish clear and consistent architectural and site design standards for future commercial development projects will enhance development quality, provide greater predictability throughout the review process, and better align proposed projects with the City's long-term vision and development objectives. This effort could include the evaluation and establishment of minimum standards related to building architecture, façade articulation, exterior materials, landscaping, and other design elements that contribute to the quality and character of the built environment. Establishing baseline design standards would provide applicants with greater certainty early in the development process while creating a more objective framework for staff and decision-makers to evaluate proposed projects. Such standards would also reduce project-specific negotiations by clearly communicating the City's expectations and limiting consideration to design alternatives that meet or exceed established benchmarks. Ultimately, this approach would promote consistency, improve development outcomes, and streamline the review process for both applicants and the City.

For reference, attached is the applicant's PowerPoint presentation submitted to and presented before the Board of Appeals. The presentation includes examples of alternative architectural treatments discussed during the review process and is provided to assist in evaluating potential design approaches and establishing a preferred direction for future discussions with the applicant.

FINAL ADJOURNMENT – 6:36 p.m.

Motion made to **ADJOURN** by Board Member Wise, and Seconded by Board Member Twombly

Voting Yea: Chairperson Acuff, Vice-Chairperson Nash, Board Member Wise, Board Member Twombly

DRAFT

LAWRENCEVILLE
GEORGIA

ZONING BOARD OF APPEALS

CASE NUMBER(s): VAR2026-00011, VAR2026-00015, VAR2026-0016

Variance Request:	VAR2026-0011 – Allow 3.3 feet encroachment into the required 10 feet landscape strip VAR2026-0015 - Allow 27.3 feet encroachment into the required 50-foot south front building setback VAR2026-0016 –Allow 21.4 feet encroachment into the required 50-foot east front building setback
Applicant Name:	Interplan LLC, Gabriela Mosquera on behalf of Chick-fil-A
Development Type:	BG (General Business District)
Ordinance:	Development Regulations & Zoning Ordinance
Code Section:	Development Regulations, Article VIII, Buffer, Landscape, and Tree Ordinance, Section 8.4, Landscape Strip Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards
Subdivision:	N/A
Property Address:	655 Duluth Highway, Lawrenceville, Georgia 30046
Parcel #:	R7009 004

Development Regulations:

Article VIII Buffer, Landscape, and Tree Ordinance, Section 8.4, Landscape Regulations, Subsection 8.4.2(A), Landscape strip reads as follows:

8.4.2 Landscape Strip

Required Landscape Strips shall contain landscaping and plantings within the Landscape Strip and shall meet the following minimum requirements:

(A) Shall be a minimum ten (10) feet in width located on private property adjacent to the right-of-way.

(B) Shall contain no encroachments of impervious surfaces except for perpendicular ingress and egress access and signs.

(C) One (1) tree for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Deciduous trees shall be at least three (3) inches in diameter and evergreen trees shall be at least six (6) feet in height at time of planting. Genus and species of required Landscape Strip trees are encouraged to be found in Appendix "A"; however, alteration from Appendix "A" shall be permitted as authorized by the Director.

(D) Three (3) evergreen shrubs for each twenty-five (25) linear feet of Landscape Strip length shall be provided. Evergreen shrubs shall be a minimum size of three (3) gallon container at time of planting and must be of a species with a minimum mature height of three (3) feet.

(E) Trees and shrubs required herein may be planted and spaced singularly or in groups as authorized by the Director so long as the total number of plantings is achieved. The spacing of trees along the Landscape Strip is encouraged to be uniform in order to create consistency. Shrubs are encouraged to be grouped together in an intentional design.

(F) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and / or planted with groundcover species and / or provided with other landscaping material, seasonal flower beds or any combination thereof.

Zoning Ordinance:

Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards reads as follows:

102.11 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

Variance Requests:

The applicant proposes demolition of the existing approximately 4,116-square-foot Applebee's restaurant and construction of a new approximately 5,087-square-foot Chick-fil-A restaurant featuring a continuous dual-lane drive-through, face-to-face (F2F) ordering canopy, order meal delivery (OMD) canopy, refuse enclosure, storage room, and outdoor patio seating, and associated site improvements related to the proposed commercial development.

The applicant is requesting the following variances:

- Allowance of three-foot, three-inch (3.3-foot) encroachment into the required ten-foot (10-foot) eastern landscape strip.
- Allowance of twenty-seven-foot, three-inch (27.3-foot) encroachment into the required fifty-foot (50-foot) south building setback.
- Allowance of twenty-one-foot, four-inch (21.4-foot) encroachment into the required fifty-foot (50-foot) eastern building setback.

The applicant states the hardship is related to the size and configuration of the site, the double-frontage condition of the property, and the operational requirements associated with the proposed dual-lane drive-through configuration and canopy system.

Existing Site Conditions:

The subject property is located at 655 Duluth Highway and is currently developed with an existing restaurant structure and associated parking. The parcel fronts on multiple roadways and functions as a double-frontage commercial site. The redevelopment proposal includes substantial modifications to site circulation and vehicular stacking in order to accommodate Chick-fil-A's operational model.

Analysis of Requests:

1. East Landscape Strip Encroachment

Requested: To allow an encroachment of 3.3 feet into the required 10-foot eastern landscape strip.

Staff Analysis:

The applicant proposes reducing the eastern landscape strip to accommodate the drive-through bypass lane and associated circulation improvements. The site's double-frontage condition and existing lot dimensions constrain the ability to provide both the required landscape strip and the expanded drive-through stacking necessary for the proposed restaurant operation.

The Landscape Ordinance is intended to provide visual buffering and enhance compatibility between uses. The reduced landscape strip appears limited to a specific portion of the site and does not eliminate landscaping entirely.

The applicant indicates that strict application of the ordinance would significantly limit the site's ability to accommodate safe and efficient vehicle circulation associated with the proposed restaurant use.

2. South Front Building Setback Encroachment

Requested: To allow approximately 27.3 feet of encroachment into the required 50-foot south front building setback.

Staff Analysis:

The requested south setback encroachment appears associated with the proposed canopy structure and drive-through operations. The encroachment is intended to facilitate safe customer service operations and improved traffic circulation.

The applicant states that the canopy system protects employees from weather conditions while improving operational efficiency. The proposed encroachment does not appear to create substantial adverse impacts on adjoining properties due to the commercial nature of surrounding development.

The variance request is tied to the site layout necessary to maximize internal circulation and on-site stacking capacity, thereby reducing the potential for traffic congestion extending onto adjacent roadways.

3. East Front Building Setback Encroachment

Requested: To allow approximately 21.4 feet of encroachment into the required 50-foot east front building setback.

Staff Analysis:

The applicant states the request is necessary to accommodate the dual-lane drive-through, bypass lane, and canopy configuration required for efficient Chick-fil-A operations.

The property's double-frontage condition effectively increases setback constraints on the site and limits developable area.

The applicant contends that the proposed layout represents the most efficient design for maintaining safe circulation and maximizing vehicle stacking on-site.

Staff Recommendation

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, Development Regulations, and Landscape Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

1. The development shall substantially conform to the submitted site plan dated 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.
2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance. Final landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.

Reading and Adoption

Name	Title	Attendance	Vote
Cory Acuff	Chairman	Present	Yes
Sharon Nash	Vice Chairman	Present	Yes
Joseph Wise	Board Member	Present	Yes
Leafus Thomas III	Board Member	Absent	
Steven Twombly	Board Member	Present	Yes

VAR2026-00011

Date of Action:	Monday, June 15, 2026
Motion:	Recommend APPROVAL with conditions allowing a 3.3-foot encroachment into the required 10-foot eastern landscape strip
Mover:	Steven Twombly
Seconder:	Cory Acuff
Vote Carried:	4-0
Action Taken:	Approval
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026

VAR2026-00015

Date of Action:	Monday, June 15, 2026
Motion:	Recommend APPROVAL with conditions allowing a 27.3-foot encroachment into the required 50-foot south front building setback along Duluth Highway
Mover:	Steven Twombly
Seconder:	Sharon Nash
Vote Carried:	4-0
Action Taken:	Approval with Conditions
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026

VAR2026-00016

Date of Action:	Monday, June 15, 2026
Motion:	Recommend APPROVAL with conditions allowing a 22.3-foot encroachment into the required 50-foot east front building setback along Hurricane Shoals Road
Mover:	Steven Twombly
Seconder:	Joseph Wise
Vote Carried:	4-0
Action Taken:	Approval with Conditions
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	Monday, June 15, 2026

Approval of the requested Variances, subject to the following enumerated conditions:

1. The development shall substantially conform to the submitted site plan dates 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.
2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance Final landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.
4. Enhanced Street-Facing Architecture. The Chick-fil-A building shall be designed with four-sided architecture, with all elevations facing Duluth Highway, Hurricane Shoals Road, internal drives, and pedestrian walkways treated as primary facades. Street-facing facades exceeding fifty (50) feet in length shall incorporate architectural articulation through changes in materials, wall planes, fenestration patterns, roof forms, canopies, awnings, or similar design features. No uninterrupted blank wall segment visible from a public right-of-way or pedestrian area shall exceed twenty (20) feet in length.
5. Building Materials and Streetscape Quality. Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. Excluding windows and doors screening back of house area, all windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture.

6. Administrative Review. Final architectural elevations, colors, materials, lighting, and streetscape enhancements shall be subject to review and approval by the Director of Planning and Development, who may approve minor modifications that achieve the intent of these conditions while maintaining a high-quality architectural design.

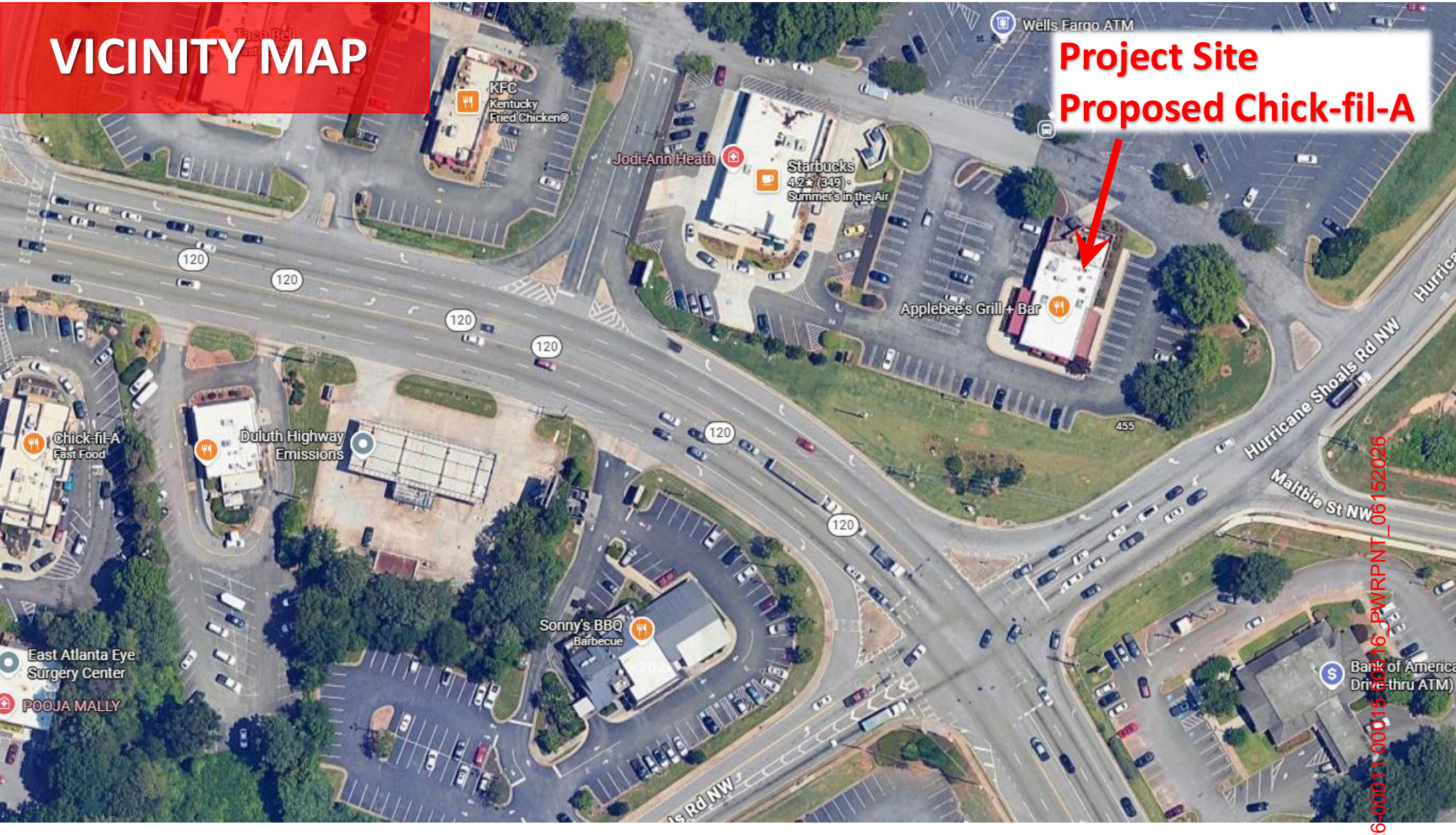
655 Duluth Highway
Lawrenceville, GA 30046

City of Lawrenceville, GA
Board of Appeals Hearing
Variance Requests
VAR2026-00011, VAR2026-00015 & VAR2026-00016
June 15, 2026

Prepared by: Felipe A. Reyes
INTERPLAN

R2026-00011 00015 00016_PWRPNT_06152026

VICINITY MAP



EXISTING SITE CONDITIONS

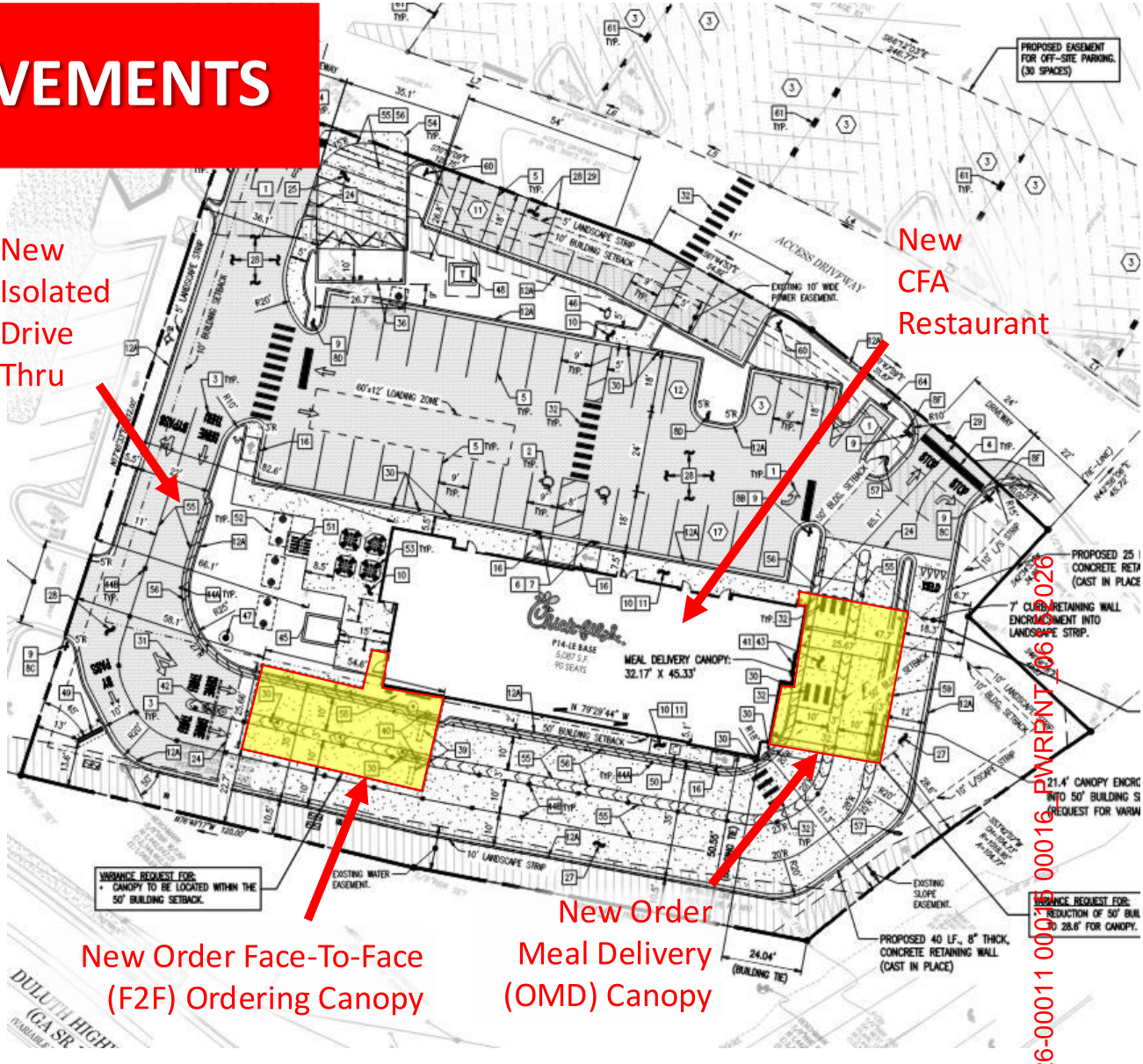
- This location is an existing operational restaurant.
- Counts with:
  - 2 ingress/egress
  - 1 Cross-Access drive



R2026-00011 00015 00016_PWRPNT_06152026

PROPOSED SITE IMPROVEMENTS

- Brand New Chick-fil-A restaurant.
- New Isolated Drive-Thru with Multi-lane Ordering Point (MLOP) and Fulfillment Lanes.
  - Isolated Drive-Thru provides added protection to both Team Members and Customers.
- Installation of Canopies
  - Protects Team Members from the elements.
  - Canopy system greatly helps to expedite cars through the drive-thru as it allows for multiple orders to be taken and multiple meals delivered simultaneously.

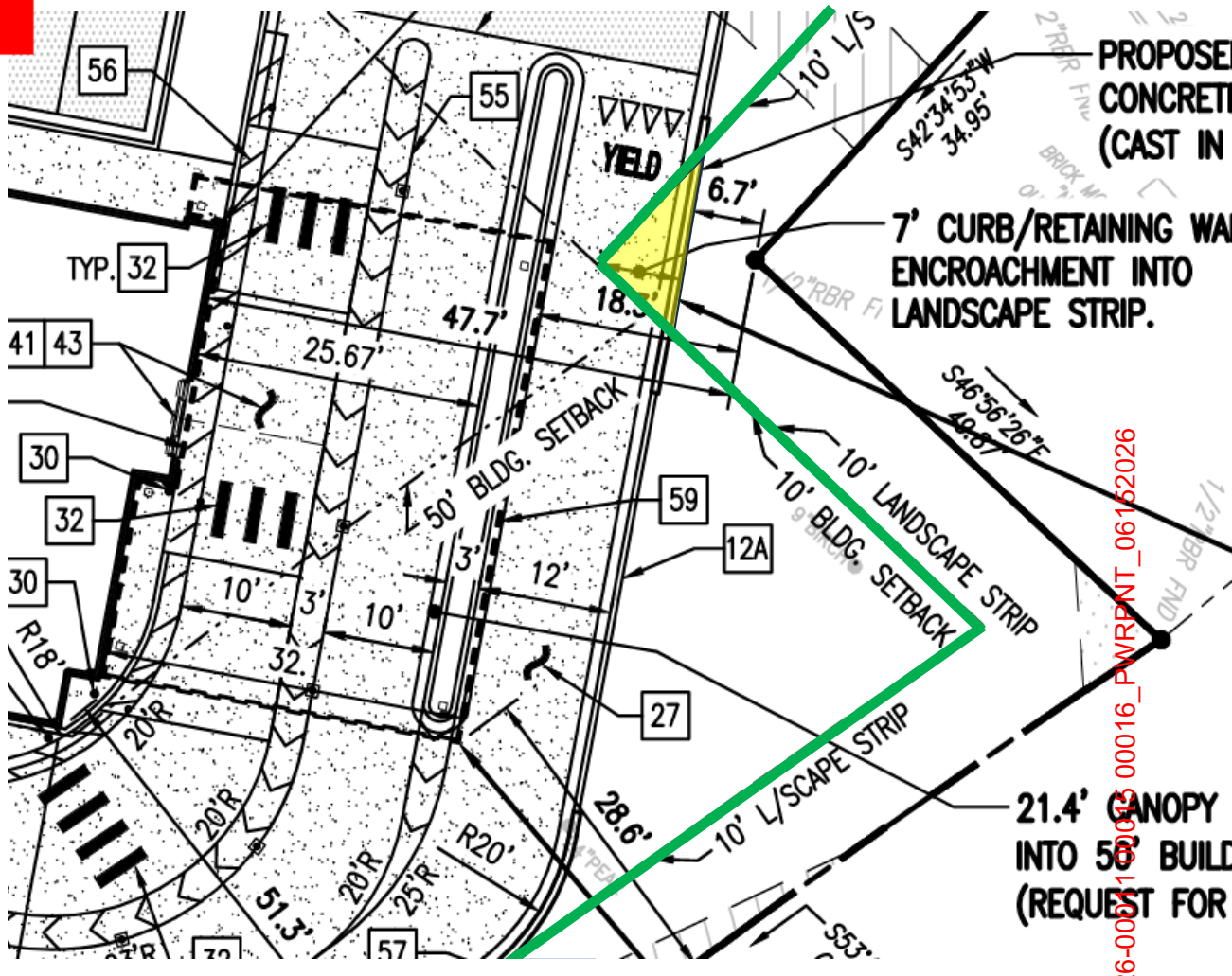


R2026-00011 00016 PWRPNT 06 0026

VARIANCE REQUEST
VAR2026-00011

Interplan is requesting the following variance:

- *Allow 3.3 feet encroachment into the required 10’ landscape strip.*

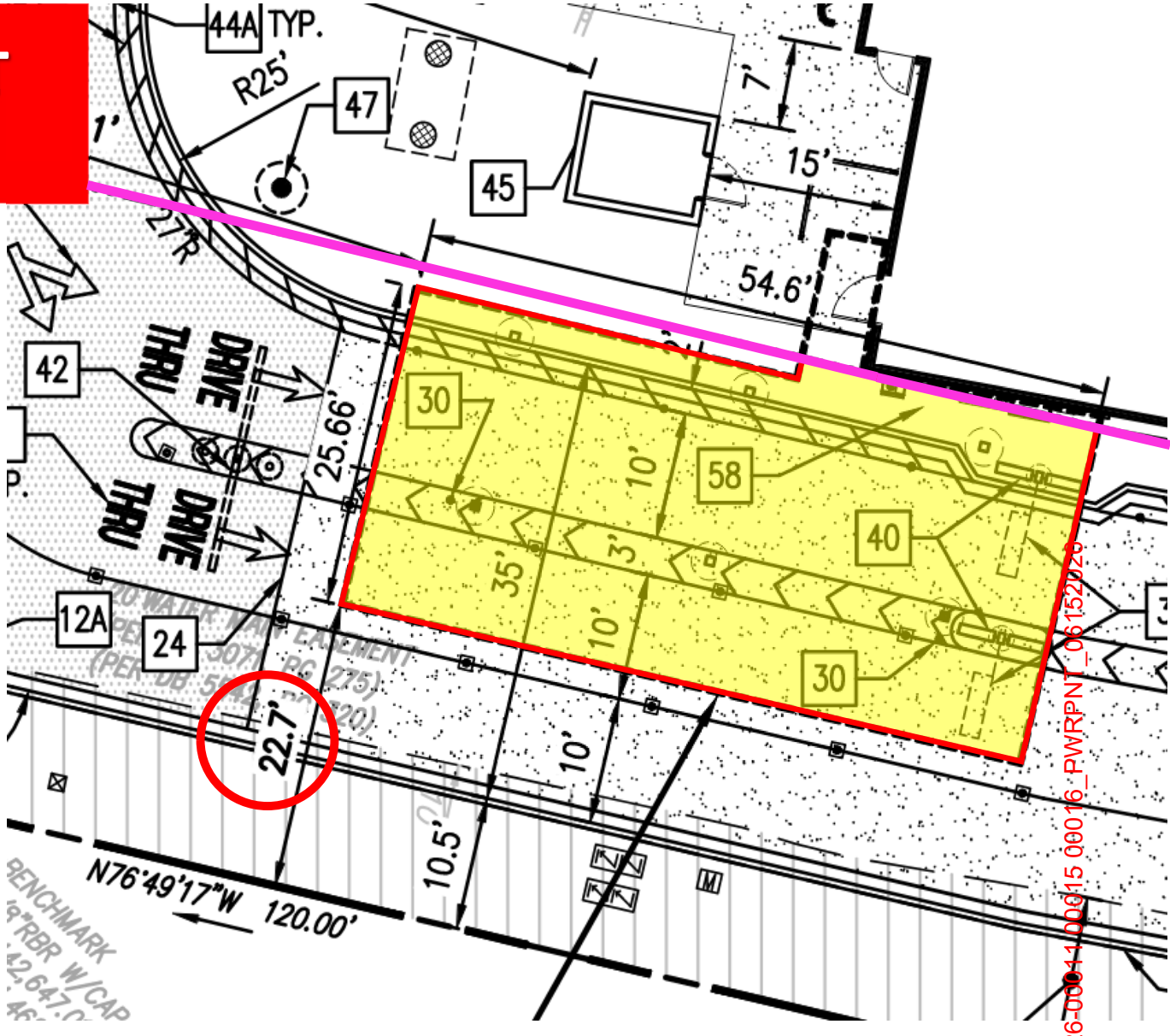


VAR2026-00011 00016_PWRPNT_06162026

VARIANCE REQUEST
VAR2026-00015

Interplan is requesting the following variance:

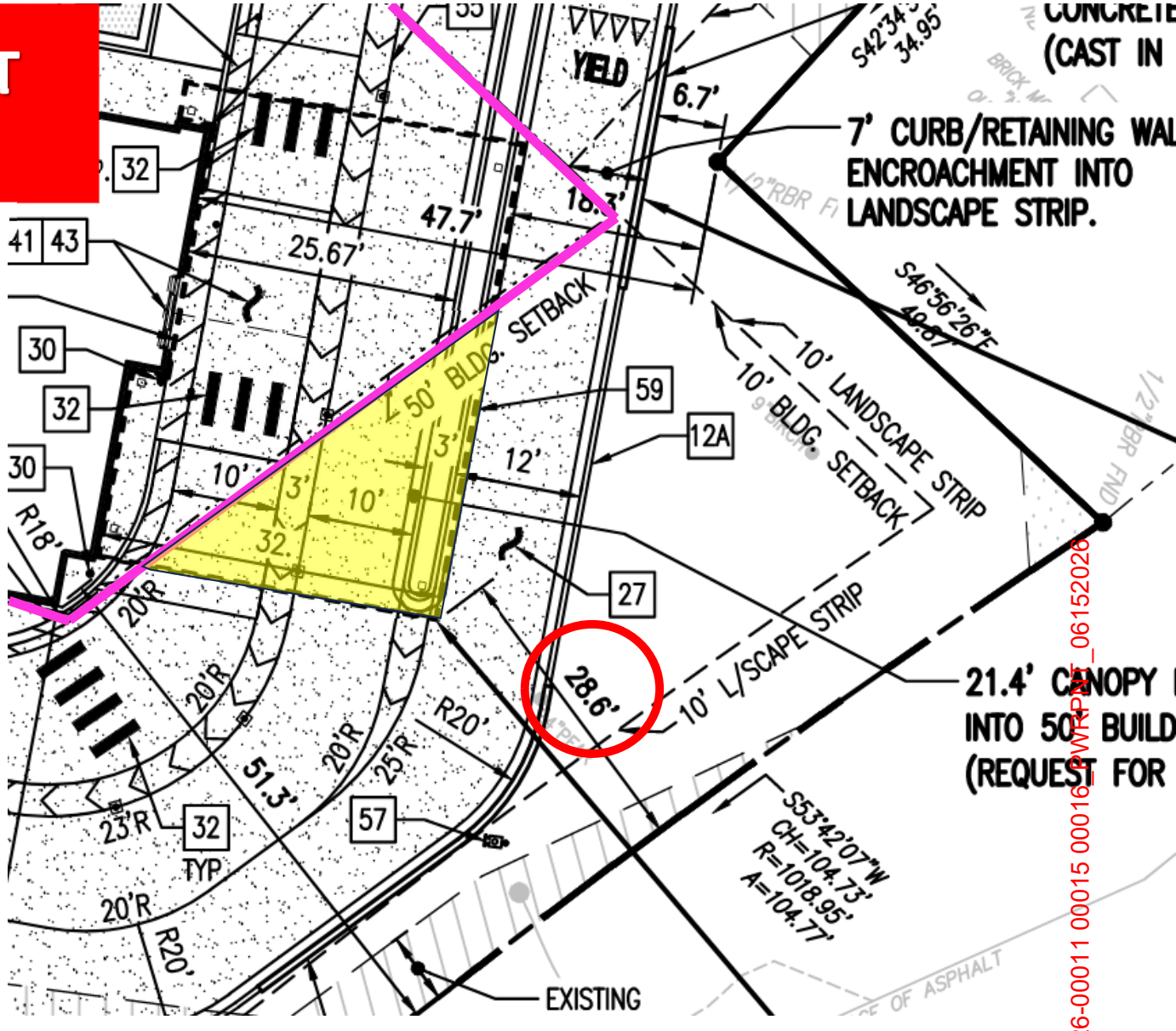
- *Allow 27.3 feet encroachment into the required 50’ southern front building setback.*



VARIANCE REQUEST
VAR2026-00016

Interplan is requesting the following variance:

- *Allow 21.4 feet encroachment into the required 50’ eastern front building setback.*



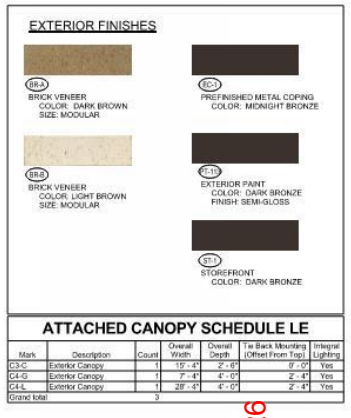
VAR2026-00011 00015 00016 SWRPDE_06152026

EXTERIOR ELEVATION

Duluth Highway (Rear)



EXTERIOR ELEVATION



ATTACHED CANOPY SCHEDULE LE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C3-C	Exterior Canopy	1	15' - 4"	2' - 6"	0' - 0"	Yes
C4-G	Exterior Canopy	1	7' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		3				



EXTERIOR ELEVATION

R2026-00011 00015 00016_PWRPNT_06152026

EXTERIOR ELEVATION

Commercial Plaza Interior Road (Front)



EXTERIOR ELEVATION



EXTERIOR ELEVATION

R2026-00011 00015 00016_PWRPNT_06152026

RESULT OF VARIANCE APPROVAL

Variance Approval would:

	EXISTING CFA	NEW CFA
- Allow for a new larger Chick-Fil-A restaurant that can stack and serve almost 1.5X the amount of vehicles.	+/- 390 LF	+/- 574 LF
- Isolate the Drive-thru and provide canopies for Customer and Team Member Safety.	No Canopies	New F2F Canopy New OMD Canopy
- Reduce Customer Drive-Thru wait times.		
- Provide individual safer path for Dine-In Customers.	Un-isolated Drive Thru	Isolated Drive Thru

R2026-00011 00015 00016_PWRPNT_06152026

VARIANCE JUSTIFICATION

Physical Characteristics of the Property:

The site has a hexagonal shape, is double fronted and has a required cross-access agreement with the neighboring property that cannot be closed. Due to this, the current plan proposes to move the building location as close to the south east corner of the site to allow for an isolated drive-thru around the site perimeter and a required thru lane. Parking and dumpster enclosure would need to remain on the northern portion of the site. Ultimately, providing additional drive-thru stacking and complete separation between drive-thru and walk-up customers.

Hardship Not Self-Imposed:

The hardship for this request is primarily due to the site being double-fronted, requiring two (2) fifty-foot (50') front setbacks to be met on both Duluth Highway (SR 120) and Hurricane Shoals Rd. Though the actual building meets the building setbacks, the attached open air canopies do encroach into the front setbacks and a small portion of drive aisle encroaches into the landscape buffer.

No Injury to Neighboring Property:

The granting of the variance does not affect other properties within the area.

VR2026-00011 00015 00016_PWRPNT_06152026

VARIANCE JUSTIFICATION

Unique Characteristics:

Chick-fil-A typically generates substantially more business in their drive-thru than other drive-thru restaurants, due to their limited menu and speed of service in the drive-thru lane. The proposed dual-lane stacking at the order points and fulfillment area is a big factor in the overall design of this site.

Onsite Stacking:

The basis of this request is to increase onsite stacking and reduce off-site stacking in order to improve traffic congestion during peak hours.

No Harm to Public Welfare:

Granting this variance will not be detrimental to the public. Rather, the intent is to improve the existing conditions, specifically the traffic congestion during peak hours, which will lead to a more efficient drive-thru and improve the overall customer experience and safety.

VR2026-00011 00015 00016_PWRPNT_06152026

STAFF CONDITIONS OF APPROVAL

Staff Recommendation:

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, Development Regulations, and Landscape Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

1. The development shall substantially conform to the submitted site plan dates 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.

   WE ARE AMENABLE TO THESE CONDITIONS

2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance Final landscape plan shall be subject to review and approval by the Director of Planning and Development.

   WE ARE AMENABLE TO THESE CONDITIONS

3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.

   WE ARE AMENABLE TO THESE CONDITIONS

R2026-00011 00015 00016_PWRPNT_06152026

ADDITIONAL STAFF CONDITIONS OF APPROVAL

Additionally, below are proposed conditions tailored for a Chick-fil-A restaurant proposed to be located near the public right-of-way at the intersection of Duluth Highway and Hurricane Shoals Road, incorporating the design standards we discussed while emphasizing a pedestrian-oriented streetscape:

To ensure a high-quality architectural appearance and pedestrian-oriented environment along Duluth Highway and Hurricane Shoals Road, the proposed Chick-fil-A building shall substantially conform to the elevations and site plan submitted with the Variance applications and shall comply with the following requirements:

4. **Enhanced Street-Facing Architecture.** The Chick-fil-A building shall be designed with four-sided architecture, with all elevations facing Duluth Highway, Hurricane Shoals Road, internal drives, and pedestrian walkways treated as primary facades. Street-facing facades exceeding fifty (50) feet in length shall incorporate architectural articulation through changes in materials, wall planes, fenestration patterns, roof forms, canopies, awnings, or similar design features. No uninterrupted blank wall segment visible from a public right-of-way or pedestrian area shall exceed twenty (20) feet in length.

WE ARE AMENABLE TO THESE CONDITIONS

5. **Pedestrian-Oriented Design and Transparency.** The principal customer entrance shall be clearly visible and accessible from the public street and pedestrian circulation system and shall be architecturally emphasized. Building facades facing public rights-of-way shall provide a minimum of fifty percent (50%) transparency at the pedestrian level and an overall average of forty percent (40%) transparency across the entire facade.

REQUEST REMOVAL THIS CONDITION

R2026-00011 00015 00016_PWRPNT_06152026

ADDITIONAL STAFF CONDITIONS OF APPROVAL

6. **Building Materials and Streetscape Quality.** Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. All windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture.

REQUEST REVISION

7. **Administrative Review.** Final architectural elevations, colors, materials, lighting, and streetscape enhancements shall be subject to review and approval by the Director of Planning and Development, who may approve minor modifications that achieve the intent of these conditions while maintaining a high-quality architectural design.

WE ARE AMENABLE TO THESE CONDITIONS

R2026-00011 00015 00016_PWRPNT_06152026

CONDITIONS OF APPROVAL – REVISION REQUEST

5. **Pedestrian-Oriented Design and Transparency.** The principal customer entrance shall be clearly visible and accessible from the public street and pedestrian circulation system and shall be architecturally emphasized. Building facades facing public rights-of-way shall provide a minimum of fifty percent (50%) transparency at the pedestrian level and an overall average of forty percent (40%) transparency across the entire facade.

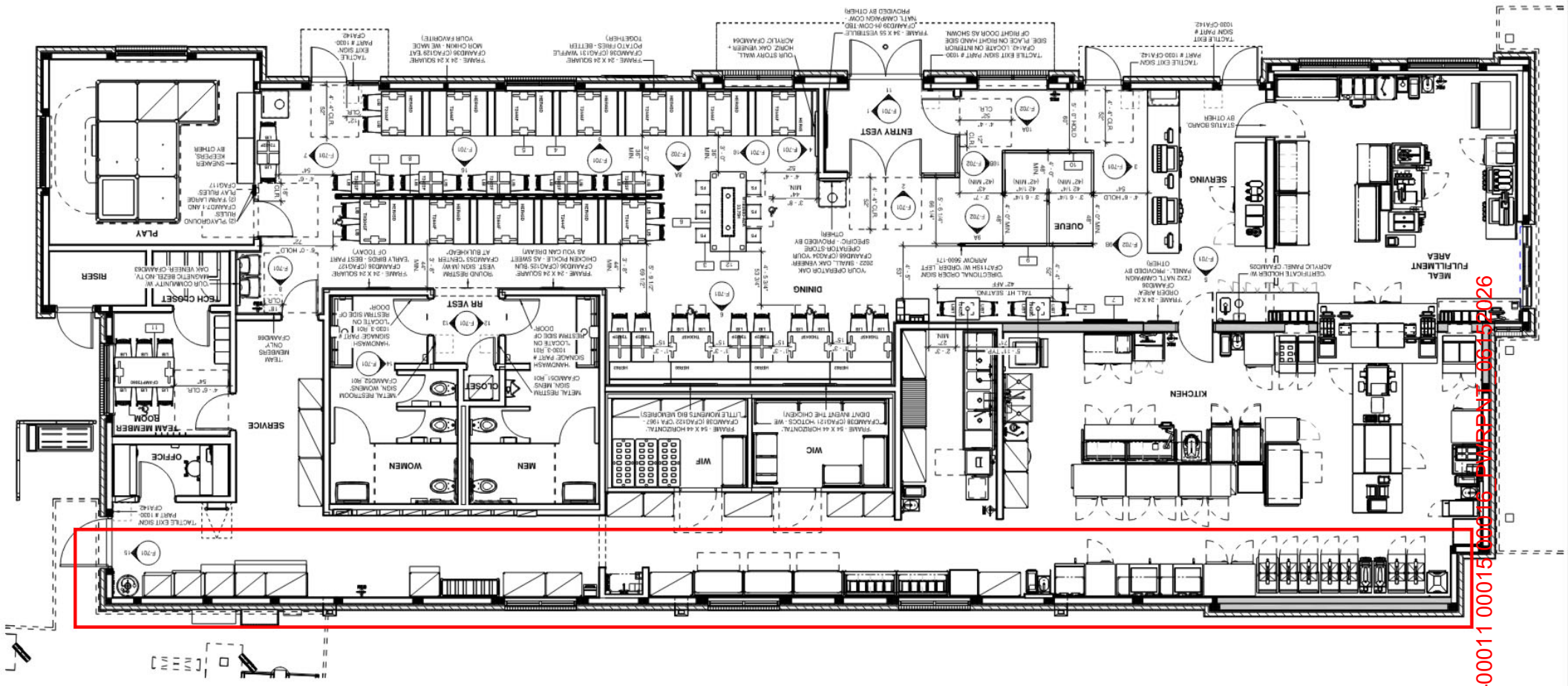
REQUEST REMOVAL OF THIS CONDITION

- The principal customer entrance is facing north towards the internal access driveway with the intent of maximizing the vehicle stacking behind the building. Having the customer entrance face Duluth highway would eliminate much of the vehicle stacking capacity of the restaurant and/or create an un-isolated drive thru which would entail having customers walking through the drive thru to reach the restaurant.

- The 3 building façades facing public ROW are back of house areas. Transparency requirements would not be feasible given the equipment located behind those façades.

R2026-00011 00015 00016_PWRPNT_06152026

CONDITIONS OF APPROVAL – REVISION REQUEST



R2026-00011 0001516 PMTRNT 06152026

CONDITIONS OF APPROVAL – REVISION REQUEST

6. **Building Materials and Streetscape Quality.** Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. All windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture

REQUEST REVISION OF THIS CONDITION

- The use of high quality, durable materials will be **MET**.

- *"Windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%)".* ***Request a*** **modification to have this condition exclude windows and doors screening back of house areas.**

- *"Drive-through facilities and service elements visible from public right-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture".* **This condition will be MET with Landscaping.**

R2026-00011 00015 00016_PWRPNT_06152026

REVISED CONDITIONS OF APPROVAL

1. The development shall substantially conform to the submitted site plan dates 04/27/2026 and the associated variance exhibits. Final site plan shall be subject to review and approval by the Director of Planning and Development.

2. All landscaping not specifically modified by the approved variance shall comply with the City of Lawrenceville Landscape Ordinance Final landscape plan shall be subject to review and approval by the Director of Planning and Development.

3. The canopy columns proposed within the front building setback shall be constructed with exterior finishes and materials consistent with the principal building, including brick finishes to match the building architecture. Building elevations shall be subject to review and approval by the Director of Planning and Development.

4. **Enhanced Street-Facing Architecture.** The Chick-fil-A building shall be designed with four-sided architecture, with all elevations facing Duluth Highway, Hurricane Shoals Road, internal drives, and pedestrian walkways treated as primary facades. Street-facing facades exceeding fifty (50) feet in length shall incorporate architectural articulation through changes in materials, wall planes, fenestration patterns, roof forms, canopies, awnings, or similar design features. No uninterrupted blank wall segment visible from a public right-of-way or pedestrian area shall exceed twenty (20) feet in length.

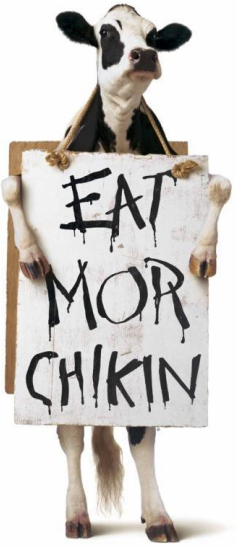
~~5. **Pedestrian-Oriented Design and Transparency.** The principal customer entrance shall be clearly visible and accessible from the public street and pedestrian circulation system and shall be architecturally emphasized. Building facades facing public rights-of-way shall provide a minimum of fifty percent (50%) transparency at the pedestrian level and an overall average of forty percent (40%) transparency across the entire facade.~~

6. **Building Materials and Streetscape Quality.** Street-facing elevations shall consist primarily of high quality, durable materials, including brick, stone, cast stone, fiber cement, or similar materials, with EIFS limited to accent applications. Excluding windows and doors screening back of house area, all windows and doors shall utilize clear or lightly tinted glass with a minimum visible light transmittance of fifty percent (50%). Drive-through facilities and service elements visible from public rights-of-way shall be integrated into the overall architectural design and screened with landscaping and/or decorative walls consistent with the principal building architecture.

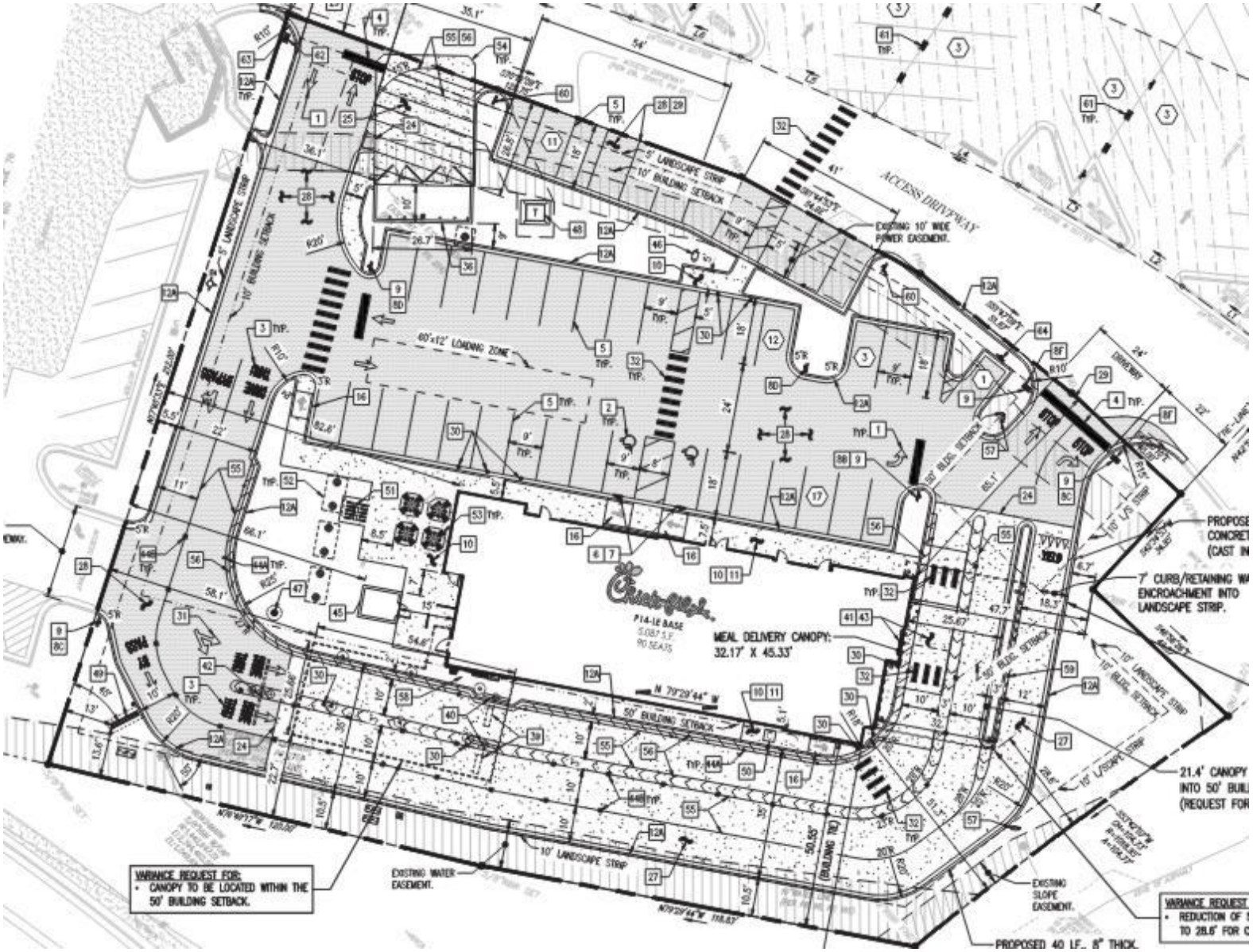
7. **Administrative Review.** Final architectural elevations, colors, materials, lighting, and streetscape enhancements shall be subject to review and approval by the Director of Planning and Development, who may approve minor modifications that achieve the intent of these conditions while maintaining a high-quality architectural design.

VAR2026-00011 0015 00016_SIGNED_06122026

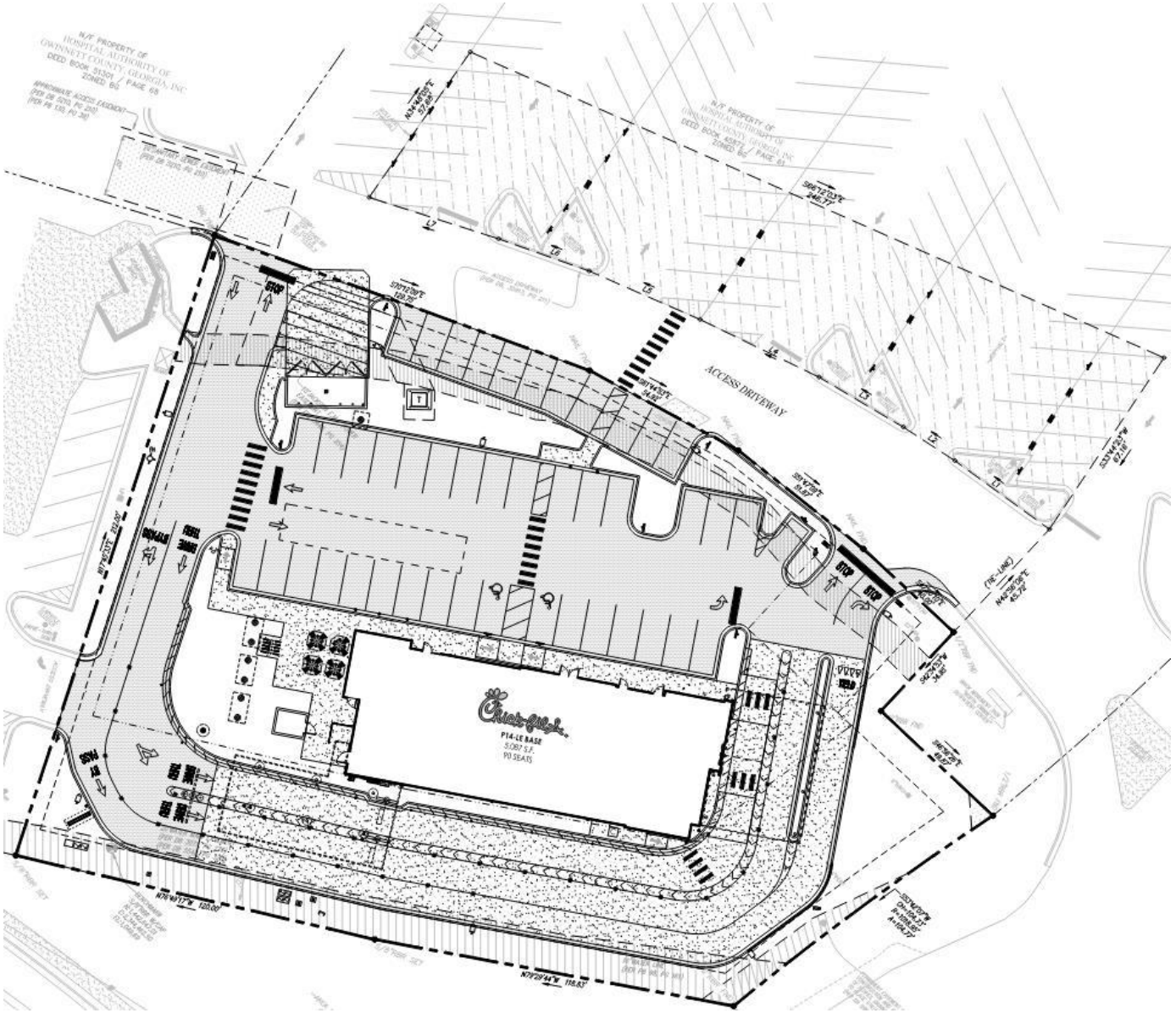
QUESTIONS?



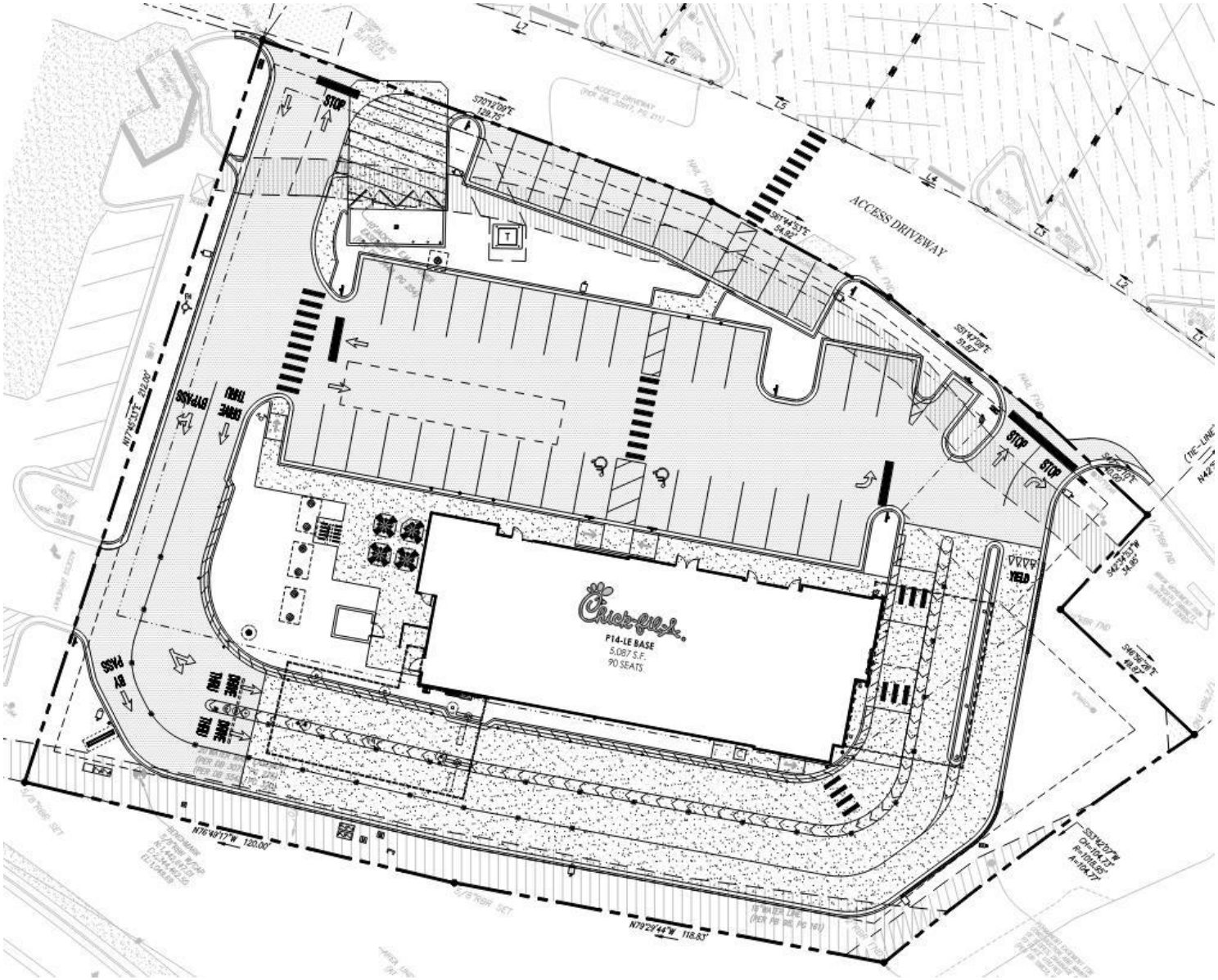
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EXTERIOR ELEVATION

Commercial Plaza Interior Road (Front)



LEFT ELEVATION



FRONT ELEVATION

R2026-00011 00015 00016_PWRPNT_06152026

EXTERIOR ELEVATION

Duluth Highway (Rear)



RIGHT ELEVATION



REAR ELEVATION

R2026-00011 00015 00016_PWRPNT_06152026

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS, SEPTEMBER 21, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	VAR2026-00021; Greg Hall, Landworks Architecture Design c/o Blue Rooster Bake Shop & Eatery; 385 North Clayton Street
Department:	Planning and Development Department
Date of Meeting:	Monday, September 21, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Allow a proposed building addition (coolers) along with encroachments (front, side, rear) and setbacks along Born and North Clayton Streets
Planning & Development Recommendation:	Approval with Conditions
Board of Appeals Recommendation:	To Be Determined

Summary: The proposed project will convert an existing commercial building to a bakery and restaurant, including interior renovations, outdoor patio seating, site improvements, and rear outdoor walk-in coolers. The applicant requests variances for the cooler addition to encroach 3.4 feet into the 10-foot required rear setback, and for the existing building to encroach 1.3 feet into the required 10-foot side setback, 19 feet into the required 50-foot Born Street front setback, and 0.5 feet into the required 50-foot North Clayton Street front setback.

Attachments/Exhibits:

- VAR2026-00021_RPRT_09212026
- VAR2026-00021_ATTCHMNTS_09042026

LAWRENCEVILLE
GEORGIA

ZONING BOARD OF APPEALS

CASE NUMBER: VAR2026-00021

Variance Requests:	Allow 3.4-foot encroachment into the required 10-foot rear setback for the proposed cooler addition; Allow 1.3-foot encroachment into the required 10-foot side setback by the existing building; Allow 19-foot encroachment into the required 50-foot front setback along Born Street; Allow 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street.
Applicant Name:	Greg Hall, Landworks Architecture Design on behalf of Blue Rooster Bake Shop & Eatery
Development Type:	BG (General Business District)
Ordinance:	Development Regulations & Zoning Ordinance
Code Section:	Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards
Subdivision:	N/A
Property Address:	385 North Clayton Street, Lawrenceville, Georgia 30046
Parcel #:	R5146B145

ZONING ORDINANCE:

Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards read as follows:

102.11 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

VARIANCE REQUESTS:

The applicant, Landworks Architecture & Design, on behalf of Blue Rooster Bake Shop & Eatery, is requesting variances from City of Lawrenceville Zoning Ordinance Code Section 102.13, BG General Business District, to permit encroachments into the required rear, side, and front setbacks in conjunction with the adaptive reuse and renovation of the existing approximately 4,000-square-foot commercial building located at 385 North Clayton Street.

The proposed project will convert the existing building to bakery and restaurant use and includes interior renovations, outdoor patio seating, site improvements, and the installation of outdoor walk-in coolers at the rear of the building. The property is an existing commercial site with frontage on both Born Street and North Clayton Street, resulting in double-frontage conditions and multiple required front setbacks.

The applicant is requesting the following variances:

- Allow 3.4-foot encroachment into the required 10-foot rear setback for the proposed cooler addition;
- Allow 1.3-foot encroachment into the required 10-foot side setback by the existing building;

- Allow 19-foot encroachment into the required 50-foot front setback along Born Street by the existing building;
- Allow 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street by the existing building.

The applicant states that the hardship is related to the size and configuration of the site, the double-frontage condition of the property, and the existing building's encroachments into the required building setbacks. The applicant further states that there is limited room for expansion other than toward the rear of the property. According to the applicant's letter of intent, incorporating the coolers into the existing building footprint would reduce the available area for the proposed kitchen and/or dining area, which would significantly reduce the scope of business and limit the proposed services and offerings to the community.

EXISTING SITE CONDITIONS:

The subject property is located at 385 North Clayton Street and is currently developed with an existing structure and associated parking. The parcel fronts on multiple roadways and functions as a double-frontage commercial site. The redevelopment proposal includes substantial modifications to the site to accommodate a Blue Rooster Bake Shop & Eatery restaurant with an exterior patio.

STAFF ANALYSIS

REAR SETBACK VARIANCE – PROPOSED WALK-IN COOLERS

The applicant is requesting a 3.4-foot encroachment into the required 10-foot rear setback to accommodate approximately 60 square feet of outdoor walk-in cooler space. Based on the submitted Site Plan, the proposed coolers are located along the rear of the existing building in the vicinity of existing mechanical equipment and are approximately 5 feet deep perpendicular to the rear property line.

Staff finds that the requested rear setback relief is related to the physical configuration and existing development of the property. The existing building occupies much of the available building envelope, while the property's

double-frontage condition results in significant setback requirements along multiple sides of the property.

The proposed coolers are directly associated with the proposed restaurant and bakery use and provide necessary refrigerated storage for both components of the business. The applicant states that incorporating the coolers within the existing building would reduce the available kitchen and/or dining area. Staff recognizes that the proposed kitchen is intended to serve both the restaurant and bakery operations and that reducing the kitchen area could affect the functionality and overall scope of the proposed use.

The proposed cooler addition is also relatively limited in size and is located at the rear of the property, where accessory structures and service functions are generally more appropriate from a land-use perspective. The requested encroachment would preserve the majority of the required 10-foot rear setback.

Staff finds that the requested relief is reasonable given the site-specific constraints and the limited size and location of the proposed cooler addition. The variance can be accommodated without substantially changing the established commercial character of the property, subject to appropriate conditions regarding drainage, screening, access, and future expansion.

SIDE SETBACK VARIANCE – EXISTING BUILDING

The applicant is requesting a 1.3-foot encroachment into the required 10-foot side setback. According to the Letter of Intent, this encroachment exists, and no changes are proposed to the footprint of the existing building as part of this request.

Staff finds that the request is intended to recognize existing conditions rather than facilitate a new expansion of the building. Requiring the applicant to modify or remove a portion of an existing commercial structure solely to bring the structure into compliance with the current setback requirement would impose a significant practical burden on the redevelopment of the property.

The proposed project represents an adaptive reuse of the existing building and will result in investment and improvements to an established commercial site. Staff therefore finds that the relatively minor 1.3-foot encroachment may be recognized through the variance process without creating a substantial adverse impact on surrounding properties.

Approval should be limited to the existing building footprint and should not authorize any additional expansion into the side setback.

BORN STREET FRONT SETBACK VARIANCE – EXISTING BUILDING

The applicant is requesting a 19-foot encroachment into the required 50-foot front setback along Born Street. The applicant has indicated that this condition exists and that no change to the footprint of the existing building is proposed.

Staff recognize that the application of a 50-foot front setback along Born Street, combined with the required front setback along North Clayton Street, significantly limits the buildable area of this double-frontage commercial parcel.

The existing building is an established structure, and its location predates the proposed redevelopment. The requested variance would allow the applicant to continue utilizing the existing structure without requiring relocation or substantial reconstruction solely to address an existing dimensional nonconformity.

Staff finds that recognizing the existing building location is reasonable in this instance because the variance does not facilitate a new encroachment or increase the existing encroachment. The proposed redevelopment will instead improve the appearance, functionality, and economic use of an existing commercial property.

Staff recommends that approval be limited to the existing building footprint and that the variance not be interpreted as authorization for future expansion into the Born Street front setback.

NORTH CLAYTON STREET FRONT SETBACK VARIANCE – EXISTING BUILDING

The applicant is requesting a 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street. As with the Born Street request, the applicant has stated that this encroachment exists and no changes to the building footprint are proposed.

The requested relief is minimal in magnitude. Staff finds that requiring modification of an existing building to eliminate a 0.5-foot encroachment would be disproportionate to the practical benefit obtained from strict enforcement of the setback requirement in this circumstance.

Given the existing condition, the double-frontage nature of the property, and the fact that no additional encroachment is proposed, staff finds that the requested variance is reasonable and will not materially affect the intent of the front setback requirement.

STAFF RECOMMENDATION

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

1. **Site Plan and Variance Limitations.** The development shall substantially conform to the submitted Site Plan dated July 10, 2026 and associated variance exhibits, subject to final review and approval by the Director of the Planning and Development Department. The approved side and front setback variances shall recognize the existing building footprint only and shall not authorize any additional expansion into the required setbacks. Any proposed awnings or canopies shall comply with applicable setback requirements unless specifically approved through this variance.
2. **Architectural design and screening.** The proposed cooler addition shall be architecturally integrated with and complement the existing building in terms of exterior materials, colors, roofline, architectural detailing, and overall design. Exterior colors and finishes shall be coordinated throughout the building and addition, with final architectural elevations, colors, and material samples subject to review and approval by the Director of Planning and Development.
3. **Compliance with Applicable Regulations.** Except as specifically modified by the approved variances, the development shall comply with all other applicable provisions of the City of Lawrenceville Zoning Ordinance and all applicable buildings, fire, accessibility, stormwater, and site development requirements.

LAWRENCEVILLE
GEORGIA

Reading and Adoption

Name	Title	Attendance	Vote
Cory Acuff	Chairman		
Sharon Nash	Vice Chairman		
Joseph Wise	Board Member		
Leafus Thomas III	Board Member		
Steven Twombly	Board Member		
Date of Action:	Monday, September 21, 2026		
Motion:	Recommend APPROVAL with CONDITIONS allowing: • Allow 3.4-foot encroachment into the required 10-foot rear setback for the proposed cooler addition; • Allow 1.3-foot encroachment into the required 10-foot side setback by the existing building; • Allow 19-foot encroachment into the required 50-foot front setback along Born Street; • Allow 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street.		
Mover:			
Seconder:			
Vote Carried:			
Action Taken:			
Action Certified By:	Todd Hargrave		
Title:	Director, Planning and Development Department		
Date:	Monday, September 21, 2026		

LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

LAWRENCEVILLE
Planning & Development

VARIANCE APPLICATION

☐ ADMINISTRATIVE ☑ BOARD OF APPEALS ☐ CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrencevlle in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: Greg Hall		
EMAIL: greg@landworksdevelopmentservices.com	PHONE: (404) 437-0963	
STREET ADDRESS: 302 Villa Ridge Pkwy	SUITE:	
CITY: Lawrenceville	STATE: GA	ZIP CODE: 30044

SIGNATURE OF APPLICANT: DATE: 8/11/26

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: HAIRHOUZE LLC		
EMAIL: bperdue@salon124.com	PHONE: (404) 304-9807	
STREET ADDRESS: 2037 Grayson Hwy	SUITE:	
CITY: Grayson	STATE: GA	ZIP CODE: 30017

SIGNATURE OF PROPERTY OWNER: DATE: 8/11/26

SITE INFORMATION

VARIANCE DESCRIPTION: Addition of (2) new 5'x10' walk-in coolers and concrete slab on southern side of building, for a proposed restaurant. Plan check # BLD2026-00376.		
STREET ADDRESS: 385 Born St	SUITE/UNIT #:	
CITY: Lawrenceville	STATE: GA	ZIP CODE: 30046
PIN: 5146B145	LOT NO.:	BLOCK NO.:

LAWRENCEVILLE
Planning & Development

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business.

ZONING CLASSIFICATION: BG - GENERAL BUSINESS	ZONING CASE: BLD2026-00376
PRINCIPAL USE: RESTAURANT	SECONDARY USE (AS APPLICABLE): BAKERY

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

The existing building is near, but not up to the setback line on the southern side, with utilities/mechanical units along the wall and adjacent yard in the required setback. There is an additional 1 foot of buildable area at the southwest corner, which increases along the length of the building. Adding coolers to this side is in keeping with the buildings's current use & configuration, and it capitalizes on the sliver of buildable area left over without significantly infringing upon the required setback. Proposed cooler structures would be unoccupied. A clearance of 6'-7" to 7'-5" would remain from the proposed cooler structures to the property line.

b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

Due to site limitations & topography the building was not built to the setback line. Capitalizing on extra buildable area with coolers would improve use of leftover interior space.

c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

The existing building is zoned BG. The proposed use is a restaurant/bakery requiring a large kitchen, dining, storage & coolers. The variance would improve use & increase volume.

d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

The condition of the required side setback is a site constraint defined by the property boundaries & placement of the building. We are proposing improved usage of the site.

e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The proposed coolers are located opposite the main street frontage of the building, hidden from view. This side yard is unused with a drainage ditch, already contains existing mechanical equipment, and is fenced off from the rear of the neighboring property. The addition of coolers & slab with awning is consistent with the current look & use of this side and will not impair use or diminish property values, rather will improve it and add value to the building.

f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

The existing building is located more than 10 feet from the property line, with leftover, unused buildable area. The addition of coolers and a supporting slab out to 5 feet from the building would be a reasonable allowance, considering the coolers are similar to mechanical units or storage sheds/accessory buildings, which typically fall within setbacks. Only 60 total square feet of cooler structure would infringe on the required setback.

g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

In keeping with the spirit of the city's regulations and comprehensive plan, this request would allow for the proposed business to have a larger kitchen & dining area and to serve the local population at a higher volume as the city continues to grow. The existing building is oriented toward Born Street, and the southern side functions as the building's true rear, which is consistent with the typical location for mechanical units & storage/accessory structures.

LANDWORKS
ARCHITECTURE + DESIGN

City of Lawrenceville
Letter of Intent

Blue Rooster Bake Shop & Eatery
385 Born St
Lawrenceville, GA 30046

Date: 08/28/2026

To whom it may concern,

Landworks Architecture & Design is requesting on behalf of Blue Rooster Bake Shop & Eatery, a variance from the City of Lawrenceville Zoning Ordinance, Code Section 102.13. - BG General Business District, which defines the minimum required setbacks for the applicable zoning district, in order to allow for a total of 60 square feet of encroachment into the required rear setback. The reason for this variance is to allow for outdoor walk-in coolers for a proposed restaurant & bakery business, which would allow for a greater amount of functional space for the business, to allow for greater dining and production capacity.

The requested variance is consistent with the intent of the Zoning Ordinance, particularly Article 8 - General Regulations, Section 801 - Purpose and Objectives, which states that the regulations “are adopted to protect and promote the public health, safety, convenience, comfort, prosperity, or general welfare, and to provide the economic and social advantages which result from an orderly, planned use of land resources.” Our proposed variance and the advantages it provides are consistent with objectives B. and C. of this section, “B. To protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses, and to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to share services; and C. To ensure preservation of adequate space for commercial, industrial, and other activities necessary for a healthy economy.”

The proposed coolers are unoccupied storage structures, and they are located along the rear of the building next to mechanical equipment, which is consistent with the spirit of Article 2. - Supplemental and Accessory Use Standards, Section 200.3.1 Accessory Buildings and Structures”, requiring that accessory structures be in the rear yard. Our proposed design is for coolers only 5 feet deep in the direction perpendicular to the property line, which is a minimal depth for a walk-in cooler. As the existing building is built to or beyond setback lines on all other sides, it has no room to expand other than to the rear, which currently has a portion of buildable area remaining.

If the variance is not granted, the coolers will need to be incorporated into the footprint of the building, which will reduce the footprint of the proposed kitchen and/ or dining area. As the proposed kitchen serves both the restaurant and bakery components, its footprint is not easily reduced without

eliminating essential equipment or maneuvering space. The remaining service side spaces are sized appropriately and minimally, and the interior dining area is also minimal for all the proposed functions (bakery, restaurant, bar, cake decorating business). A requirement to house the coolers inside the footprint of the building would likely scale down the business significantly and/or reduce the scope of services and proposed offerings to the community.

8/28/26 update: In addition to the above, we would like to request dimensional relief for the following three components. These encroachments are all existing and there are no proposed changes to the footprint of the existing building.

- 1.3-foot encroachment into the required 10-foot side setback by the existing building.
- 19-foot encroachment into the required 50-foot front setback along Born Street
- 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street

We thank you for your consideration.

Sincerely,

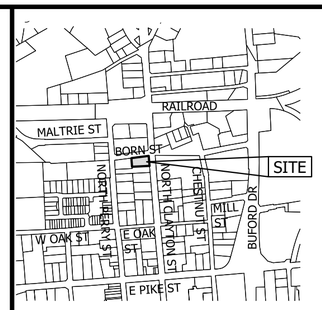


Robert Lawrence
Principal Architect
Landworks Architecture + Design

P.S. To support the above, please see the following notes, which are also reiterated in the submitted Variance Application form, included in this submittal package:

-The existing building is near, but not up to the setback line on the southern side, with utilities/mechanical units along the wall and adjacent yard in the required setback. There is an additional 1 foot of buildable area at the southwest corner, which increases along the length of the building. Adding coolers to this side is in keeping with the building's current use & configuration and it capitalizes on the sliver of buildable area left over without significantly infringing upon the required setback. Proposed cooler structures would be unoccupied. A clearance of 6'-7" to 7'-5" would remain from the proposed cooler structures to the property line.
-Due to site limitations & topography the building was not built to the setback line. Capitalizing on extra buildable area with coolers would improve use of leftover interior space.
-The existing building is zoned BG. The proposed use is a restaurant/bakery requiring a large kitchen, dining, storage & coolers. The variance would improve use & increase volume.
-The condition of the required side setback is a site constraint defined by the property boundaries & placement of the building. We are proposing improved usage of the site.

-The proposed coolers are located opposite the main street frontage of the building, hidden from view. This side yard is unused with a drainage ditch, already contains existing mechanical equipment, and is fenced off from the rear of the neighboring property. The addition of coolers & slab with awning is consistent with the current look & use of this side and will not impair use or diminish property values, rather will improve it and add value to the building.
-The existing building is located more than 10 feet from the property line, with leftover, unused buildable area. The addition of coolers and a supporting slab out to 5 feet from the building would be a reasonable allowance, considering the coolers are similar to mechanical units or storage sheds/ accessory buildings, which typically fall within setbacks. Only 60 total square feet of cooler structure would infringe on the required setback.
-In keeping with the spirit of the city's regulations and comprehensive plan, this request would allow for the proposed business to have a larger kitchen & dining area and to serve the local population at a higher volume as the city continues to grow. The existing building is oriented toward Born Street, and the southern side functions as the building's true rear, which is consistent with the typical location for mechanical units & storage/accessory structures.



RECORDING INFORMATION LOCATION MAP

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any 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.

GEORGIA REGISTERED NO. 2856 LAND SURVEYOR JAMES S. HULL, JR.

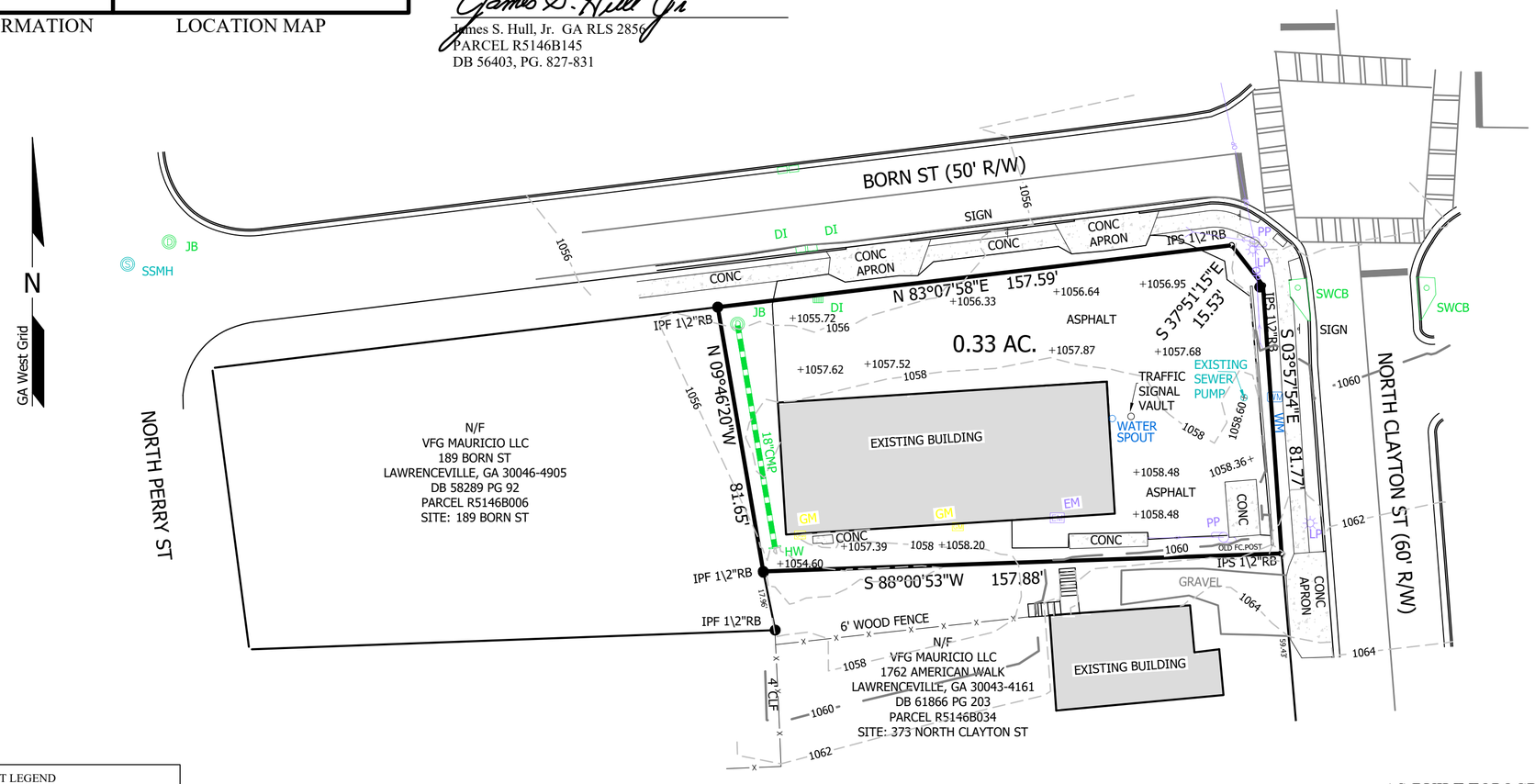
James S. Hull, Jr. GA RLS 2856
PARCEL R5146B145
DB 56403, PG. 827-831

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

A CARLSON BRX7 GPS UNIT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF **0.04'** FEET BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 207,994 FEET.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.



TEXT LEGEND

●	IPF	IRON PIN FOUND
◉	IPS	IRON PIN SET
	RB	REBAR
	CMF	CONCRETE MOMUMENT FOUND
⊠	CMP	CORRUGATED METAL PIPE
	CONC	CONCRETE
	COU	CLEAN OUT UNKNOWN
	CLF	CHAIN LINK FENCE
	DI	DROP INLET
	JB	JUNTION BOX
	DIR	DIRECTION
	EBOX	ELECTRIC BOX
	EM	ELECTRIC METER
	GM	GAS METER
⊠	GV	GAS VALVE
	R/W MON	RIGHT-OF-WAY MONUMENT
	SWCB	SINGLE WING CATCH BASIN
	FH	FIRE HYDRANT
	WV	WATER VALVE
	WM	WATER METER
	SSMH	SANITARY SEWER MANHOLE
	LP	LIGHT POLE
	PP	POWER POLE
	PVC	POLYVINYL CHLORIDE PIPE
	RCP	REINFORCED CONCRETE PIPE
	P.O.B.	POINT OF BEGINNING
	P.O.C.	POINT OF COMMENCEMENT
	TYP	TYPICAL

—G—G—	GAS LINE
—OP—OP—	OVERHEAD POWER
—UP—UP—	UNDERGROUND POWER
—C—C—	UNDERGROUND COMMUNICATION
—SS—	SANITARY SEWER LINE
—W—W—	WATER LINE

OWNER:
PARCEL R5146B145
HAIRHOUZE LLC
455 GROVE RIDGE DR
LOGANVILLE, GA 30052-5613
DB 56403, PG. 827-831
SITE:
385 NORTH CLAYTON ST
LAWRENCEVILLE, GA 30046

This property is in Zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13135C0074F, Dated: 9/29/2006.

AS-BUILT TOPOGRAPHIC SURVEY FOR:

DOUG MONDA

LAND LOT 146 - 5TH DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
DATE OF FIELD WORK: 6-15-2026
DATE OF PLAT PREPARATION: 6-22-2026
EQUIPMENT USED: CARLSON BRX7

30 0 30 60 90
GRAPHIC SCALE -1 INCH = 30 FEET

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

JOB NO. 26-287
DWG. NO. 37798

LAND DESCRIPTION

ALL THOSE TRACTS or parcels of land lying and being in Land Lot 146 of the 5th District of Gwinnett County, Georgia and more particularly described as follows:

Beginning at an iron pin found at the right-of-way intersection of Clayton Street and Born Street, **the point of beginning**; thence S04°28'26"E along the right-of-way of Clayton Street a distance of 95.10' to an iron pin found, thence S87°37'00"W a distance of 157.88' to an iron pin set, thence N10°17'16"W a distance of 81.95' to an iron pin found along the right-of-way of Born Street; thence N82°50'00"E along the right-of-way of Born Street a distance of 166.26' to an iron pin found, **the point of beginning**.

The above described property contains 0.328 acres, more or less, and shown on and described according to that survey for " IL 55, LLC " dated July 28th 2006, by Conroy & Associates, PC, bearing the seal of Daniel F. Conroy, Georgia Registered Land Surveyor No. 2350 which survey is incorporated herein by this reference.

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

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 14,587 FEET AND AN ANGULAR ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

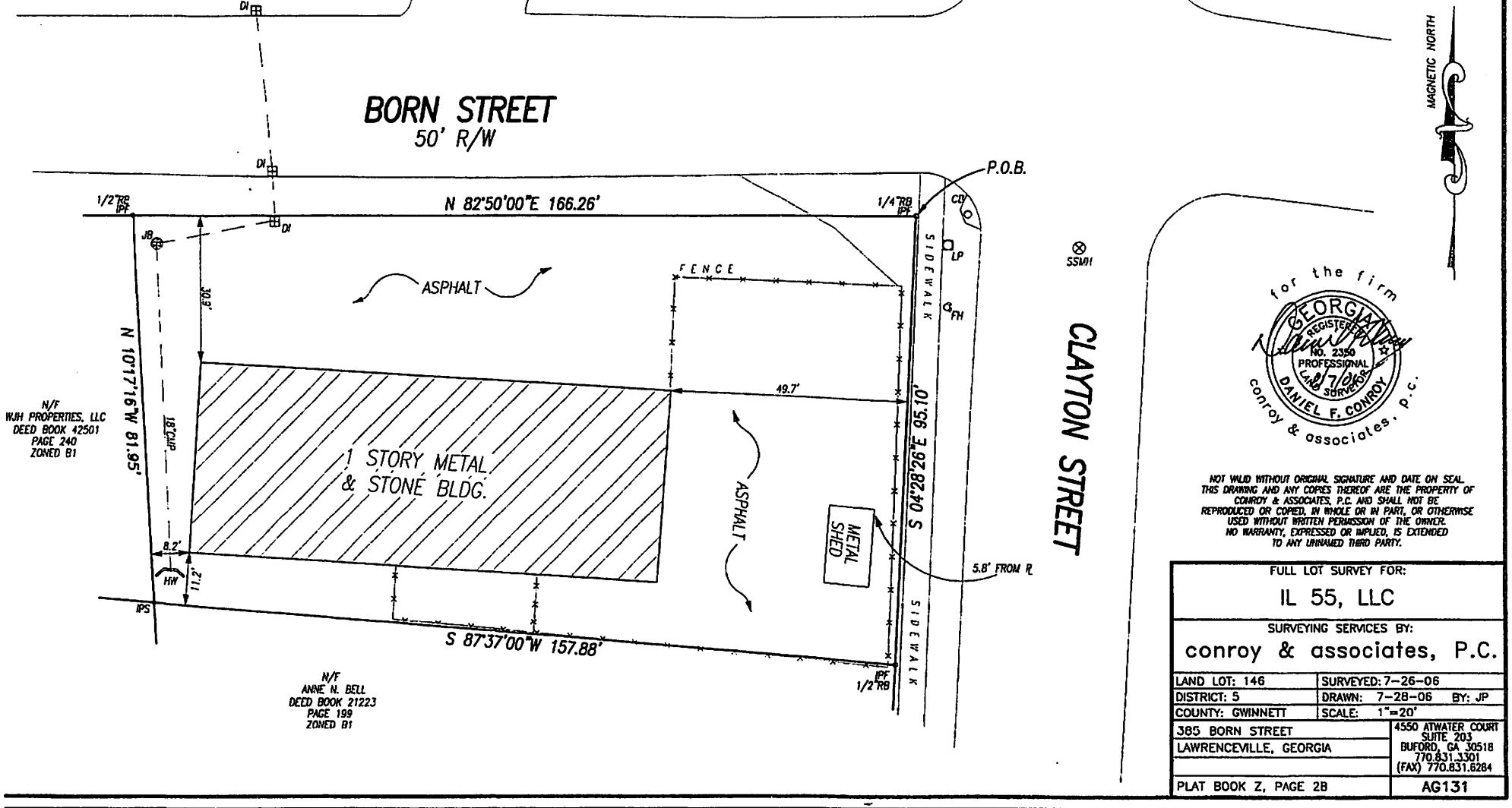
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 397,321 FEET.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13009900028 DATED: MAY 15, 1980.

TOTAL AREA=
14,304 SQ.FT.
0.328 ACRES

SCALE : 1" = 20'

0' 10' 20' 40'



for the firm

GEORGIA REGISTERED NO. 2350 PROFESSIONAL LAND SURVEYOR 8/7/06 DANIEL F. CONROY

conroy & associates, p.c.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL.
THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CONROY & ASSOCIATES, P.C. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER.
NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

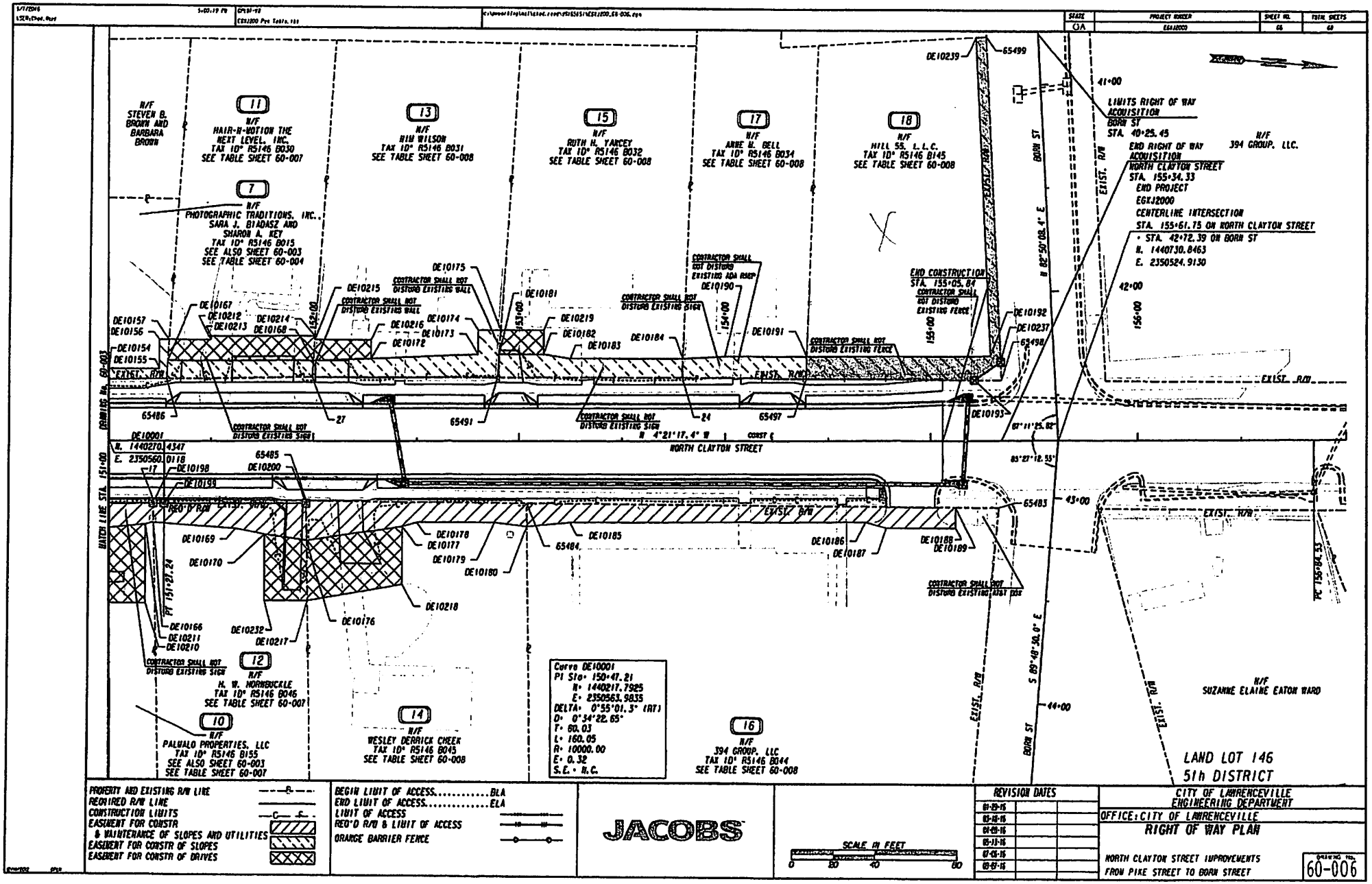
FULL LOT SURVEY FOR:

IL 55, LLC

SURVEYING SERVICES BY:

conroy & associates, P.C.

LAND LOT: 146	SURVEYED: 7-26-06
DISTRICT: 5	DRAWN: 7-28-06 BY: JP
COUNTY: GWINNETT	SCALE: 1"=20'
385 BORN STREET	4550 ATWATER COURT SUITE 203 BUFORD, GA 30518 770.831.3301 (FAX) 770.831.6284
LAWRENCEVILLE, GEORGIA	
PLAT BOOK Z, PAGE 28	AG131


N/F STEVEN B. BROWN AND BARBARA BROWN
11 N/F HAIR-N-MOTION THE NEXT LEVEL, INC. TAX ID* R5146 B030 SEE TABLE SHEET 60-007
13 N/F HIM WILSON TAX ID* R5146 B031 SEE TABLE SHEET 60-008
15 N/F RUTH H. YARCEY TAX ID* R5146 B032 SEE TABLE SHEET 60-008
17 N/F ANNE M. BELL TAX ID* R5146 B034 SEE TABLE SHEET 60-008
18 N/F HILL 55, L.L.C. TAX ID* R5146 B145 SEE TABLE SHEET 60-008
7 N/F PHOTOGRAPHIC TRADITIONS, INC., SARA J. BIADASZ AND SHARON A. KEY TAX ID* R5146 B015 SEE ALSO SHEET 60-003 SEE TABLE SHEET 60-004
N/F 394 GROUP, LLC
LIMITS RIGHT OF WAY ACQUISITION BORN ST STA. 40+25.45
END RIGHT OF WAY ACQUISITION NORTH CLAYTON STREET STA. 155+34.33
END PROJECT EGXJ2000 CENTERLINE INTERSECTION STA. 155+61.75 ON NORTH CLAYTON STREET
• STA. 42+72.39 ON BORN ST
N. 1440730.8463
E. 2350524.9130
END CONSTRUCTION STA. 155+05.84
N 82°50'08.4" E
NORTH CLAYTON STREET
N 4°21'17.4" W
87°11'25.82"
85°27'12.55"
S 89°48'30.0" E
PC 156+84.33
PT 151+27.24
WATCH LINE STA. 151+00
DOMINIC LN. 60-003
Curve DE10001
PI Sta• 150+47.21
N• 1440217.7925
E• 2350563.9835
DELTA• 0°55'01.3" (RT)
D• 0°34'22.65"
T• 80.03
L• 160.05
R• 10000.00
E• 0.32
S.E.• N.C.
12 N/F H. W. HORNBUCKLE TAX ID* R5146 B046 SEE TABLE SHEET 60-007
10 N/F PALUALO PROPERTIES, LLC TAX ID* R5146 B155 SEE ALSO SHEET 60-003 SEE TABLE SHEET 60-007
14 N/F WESLEY DERRICK CHEEK TAX ID* R5146 B045 SEE TABLE SHEET 60-008
16 N/F 394 GROUP, LLC TAX ID* R5146 B044 SEE TABLE SHEET 60-008
N/F SUZANNE ELAINE EATON WARD
LAND LOT 146
51h DISTRICT
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES AND UTILITIES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
JACOBS
SCALE IN FEET
0 30 40 60
REVISION DATES
01-29-16
03-14-16
04-08-16
05-13-16
07-05-16
08-01-16
CITY OF LAWRENCEVILLE ENGINEERING DEPARTMENT
OFFICE: CITY OF LAWRENCEVILLE
RIGHT OF WAY PLAN
NORTH CLAYTON STREET IMPROVEMENTS FROM PIKE STREET TO BORN STREET
60-006

2.

Summary



Parcel ID	R5146B145
Alternate ID	0507857
Routing Number	
Property Address	385 NORTH CLAYTON ST LAWRENCEVILLE, GA 30046
Legal Description	N CLAYTON & BORN ST (Note: Not to be used on legal documents)
Acreage	0.33
Tax District	06
Property Class	399 - Warehouse, PreFab
Homestead Exemption	No

View Map

Primary Owner

HAIRHOUZE LLC
455 GROVE RIDGE DR
LOGANVILLE, GA 30052-5613

Ownership Information

Owner Name	Percent Interest	Role Type	Ownership Type	Party Type
HAIRHOUZE LLC	100 %	Sole Ownership	Owner	Organization
MARVIN F POER	0 %		Agent	Individual

Related Parcels

Account
B382081
B202143149

Land

Land Type	Acreage	Eff. Frontage	Eff. Depth
C5 - Secondary Strip	0.33	0	0

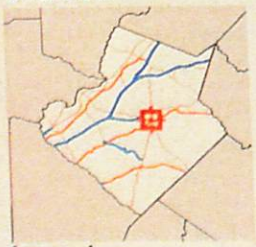
Buildings

Card	C01
Year Built	1977
Condition	AV
Square Feet	4000
Improvement	WHSESTOR
Grade	C

Area	Code
4,000	Floor 1

Gwinnett County, GA





Legend

- Parcels
  - Condo
  - <blank>
- Street Centerlines
  - Freeway
  - Highway
  - Ramp
  - Collector Distributor
  - Primary Arterial
  - Major Collector
  - Major Arterial
  - Minor Arterial
  - Minor Collector
  - Residential
  - Private
- County Boundary
- Adjacent Counties

Parcel ID	R5146B145	Alt Id	507857	Owner	HAIRHOUZE LLC
Property Address	385 NORTH CLAYTON ST LAWRENCEVILLE 455 GROVE RIDGE DR	Class	399 - Warehouse, PreFab	Address	455 GROVE RIDGE DR LOGANVILLE, GA 30052-5613
		Acreage	0.33		

Last 2 Sales

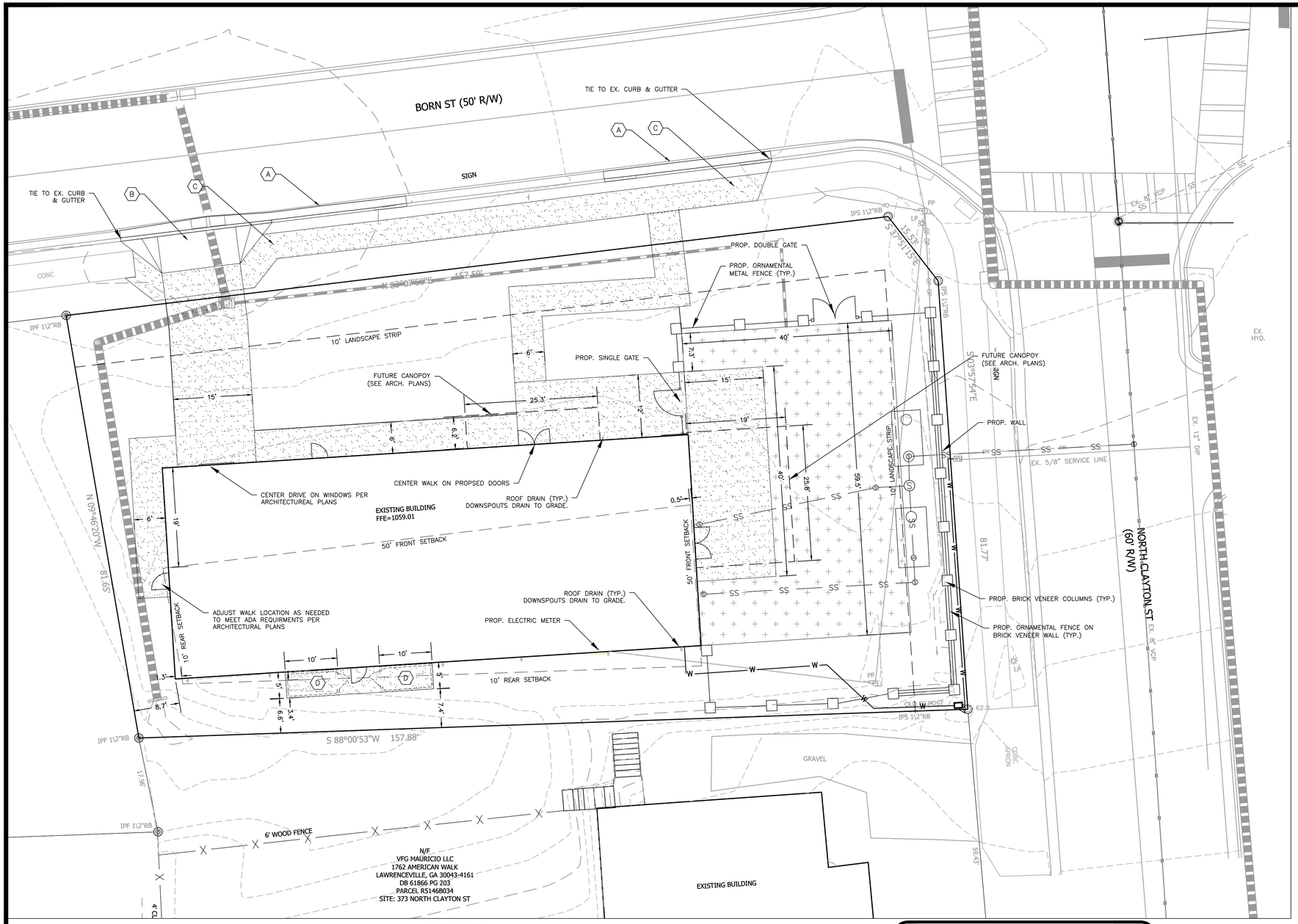
Date	Price	Grantor	Grantee	Qual
7/31/2018	$220000	HILL 55 LLC	HAIRHOUZE LLC	Q
8/22/2006	$199000	KAGAN JR STANLEY W	HILL 55 LLC	Q

District	06
Brief Tax Description	N CLAYTON & BORN ST

(Note: Not to be used on legal documents)

Date created: 11/6/2025
Last Data Uploaded: 11/6/2025 8:55:31 AM

Developed by SCHNEIDER GEOSPATIAL



HATCH LEGEND

STANDARD 4" THICK GRAY SIDEWALK (WIDTH VARIES) - SEE SHEET C5.0 FOR TYPICAL SECTION)

SYNTHETIC TURF

SITE LEGEND

- (A) 24" CURB & GUTTER
- (B) DRIVEWAY WITH TAPERED ENTRANCE
- (C) SIDEWALK PER CITY STANDARDS
- (D) CONCRETE PAD FOR FUTURE WALK-IN COOLER/FREEZER (SEE ARCHITECTURAL PLANS)

GREASE TRAP CALCULATIONS

PROPOSED USE IS RESTAURANT WITH 66 SEATS OPEN FOR 7 HOURS PER DAY

(S) X (GS) X (HR) X (LF) ÷ 12 = GREASE INTERCEPTOR CAPACITY

S = NUMBER IF SEATS IN DINING AREA
GS = GALLONS OF WASTEWATER PER SEAT (USE 25)
HR = NUMBER OF HOURS OPEN FOR BUSINESS
LF = LOAD FACTOR (USE 1)
12 = NUMBER OF MONTHS IN A YEAR

(66) X (25) X (7) X (1) ÷ 12 = 962.5

ONE (1) - 1,500 GALLON GREASE TRAP REQUIRED

ADA NOTE

GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH 2010 ADA STANDARDS, SECTION 302.1

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GENERAL NOTES

1. THE PROPERTY IS LOCATED IN LAND LOT 146 OF THE 5TH DISTRICT.
2. THE SUBJECT PROPERTY DOES NOT CONTAIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL 13135C0074F , EFFECTIVE 9/29/2006.
3. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
5. NOTIFY CITY OF LAWRENCEVILLE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
6. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
7. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
8. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
9. *ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF LAWRENCEVILLE OR PRECISION PLANNING, INC. OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, JURISDICTIONAL WATER OF THE STATE, AREAS OF THREATENED/ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR ANY REQUIRED APPROVALS AND PERMITS.*
10. *PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.*

PROJECT SITE DATA:

OWNER/DEVELOPER:	HAIRHOUZE, LLC
SITE AREA:	0.32 ACRES
DISTURBED AREA:	0.38 ACRES
USE:	RESTAURANT
ZONING:	BG
SETBACKS:	FRONT - 50' SIDE - 10' REAR - 10'
FLOOD NOTE:	THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL 13135C0074F, LAST REVISED 9/29/2006.
IMPERVIOUS AREA:	PRE-DEVELOPED: 0.27 AC POST-DEVELOPED: 0.15 AC

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: PATRICK WAYLOR
PHONE: (770) 338-8121
EMAIL: 965PW@PPI.US

OWNER / DEVELOPER
HAIRHOUZE LLC
2037 GRAYSON HIGHWAY
GRAYSON, GA 30017
CONTACT: DOUGLAS MONDA
PHONE: 678-488-7656
EMAIL: DOUGLASMONDA@GMAIL.COM

EPN2026-01943

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STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
Georgia Engineering Firm COA # PEF000539 (Exp. 6/30/2028)
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

HAIRHOUZE
Land Lot 146, 5th District,
Parcel R5146B145
385 North Clayton Street
Lawrenceville, GA 30046

SITE PLAN

SHEET TITLE

CHECKED	JLP
DRAWN	PJKW
DESIGN	PJKW

NO	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	7/10/2026
1	GWINNETT CO. DWR RESUBMIT	8/26/2026

RELEASE

07/10/2026
DATE

R26-078
PPI PROJECT NO.

C2.0

BLUE ROOSTER CAFE

385 N CLAYTON ST, LAWRENCEVILLE, GA 30046

FIRE DEPARTMENT NOTES

GENERAL:
-ALL CONSTRUCTION EFFECTED FROM THESE BUILDING PLANS SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE NFPA STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL: OCGA TITLE 25 AND 30, AND CHAPTER 120 OF THE SAFETY FIRE COMMISSIONER RULES AND REGULATIONS. NFPA 101 LIFE SAFETY CODE 2024 EDITION, INTERNATIONAL FIRE CODE 2018 EDITION, OCGA TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE.
-FEDERAL COMPLIANCE: THE OFFICE AND PUBLIC PORTIONS OF THIS FACILITY SHALL COMPLY WITH TITLE III OF THE AMERICAN DISABILITIES ACT OF 2010.
-INSPECTION REQUEST: CONTACT THE COUNTY FIRE MARSHAL FOR INSPECTIONS AT 80% AND 100% COMPLETION. NOTE: (80%) INSPECTION OF ANY FIRE RATED BARRIERS, FLOOR OR CEILING. (100%) FINAL INSPECTION. ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING, READY FOR OCCUPANCY. THE INSPECTION REQUEST MUST BE PHONED IN BEFORE 2:00PM THE DAY PRIOR TO THE DATE INSPECTION IS NEEDED

IDENTIFICATION:
-IDENTIFICATION OF FIRE BARRIERS SHALL BE PERMANENTLY PLACED ABOVE ANY DECORATIVE CEILING AND/OR CONCEALED SPACES. THE LETTERING SHALL BE 2" IN HEIGHT AND SPACED EVERY 12 FEET. THE FOLLOWING WORDING IS RECOMMENDED: "1 HOUR FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS"
-SIGNS: SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN. PLEASE CONTACT DEVELOPMENT REVIEW DEPARTMENT FOR ADDITIONAL INFORMATION.
(a) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED TO IDENTIFY ALL ACCESSIBLE FACILITIES, INCLUDING ENTRANCES AND TOILETS. SIGNS SHALL HAVE RAISED, BRAILLE LETTERS MOUNTED AT 60" AFF ON LATCH SIDE OF DOOR OR NEAREST ADJACENT WALL.
-EXIT SIGNS COMPLYING WITH NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SECTION 7.10, 2024 EDITION, SHALL BE INSTALLED. ADDITIONAL EXIT SIGNS MAY BE REQUIRED UPON FINAL INSPECTION
-STREET NUMBER/ BUILDING NUMBER MUST BE VISIBLE FROM THE STREET THAT PROVIDES DRIVEWAY ACCESS TO THE PROPERTY AND PLACED ON A CONTRASTING BACKGROUND THAT PROVIDES 24 HOUR VISIBILITY. THE STREET NUMBER MUST ALSO MEET ONE OF THE FOLLOWING SIZE REQUIREMENTS:
(a) IF THE STREET NUMBER IS PLACED WITHIN 15 FEET OR LESS OF THE CURB OR EDGE OF PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 4 INCHES IN HEIGHT.
(b) IF STREET NUMBER IS PLACED 15' FROM THE CURB OR EDGE OF PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 6 INCHES IN HEIGHT.
INTERNATIONAL FIRE CODE, CHAPTER5, SECTION 505.1, 2018 EDITION.

STORAGE:
-STORAGE RACKING AND SHELVING SYSTEMS SHALL BE PERMITTED SEPARATELY. CONTACT BUILDING PLAN REVIEW FOR ADDITIONAL INFORMATION.
-STORAGE, MECHANICAL, FURNACE ROOM, JANITOR CLOSET IN EXCESS OF 12 SQ FT SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY A 1 HR FIRE RATED CONSTRUCTION. ALL OPENINGS SHALL BE PROTECTED BY 45 MIN LABELED FIRE DOORS TO INCLUDE SELF-CLOSER AND POSITIVE LATCHING (NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 8, SEC. 8.4.1) OR YOU MAY UTILIZE DOMESTIC WATER SUPPLIED SPRINKLER PROTECTION (NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 9, SEC. 9.7.2) USING THE FOLLOWING CRITERIA: (A) MAXIMUM PROTECTED ARE 400 SQ FT (B) MAXIMUM NUMBER OR HEADS PER DOMESTIC SYSTEM IS SIX(6) (C) MINIMUM SIZE SUPPLYING DOMESTIC SYSTEM SHALL BE 1 INCH NOMINAL DIAMETER, EXCEPT DOMESTIC SYSTEM COMPOSED WHOLLY OF COPPER TUBE MAY BE 3/4". (D) MAXIMUM AREA OF COVERAGE PER SPRINKLER HEAD OF 100 SQ FT. (E) NO CONTROL VALVE TO ISOLATE SPRINKLER HEAD(S) UNLESS SUPERVISED. (F) PROTECTED AREA DEFINED BY PHYSICAL BARRIERS THAT EXTEND FROM FLOOR TO CEILING AND OF CONSTRUCTION THAT WILL RESIST THE PASSAGE OF SMOKE (G) OPENING PROTECTIVE (IE. DOORS) SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES AND BE POSITIVE LATCHING

TOILET FACILITIES:
-TOILET FACILITIES: RESTROOMS SHALL HAVE AN UNOBSTRUCTED CLEAR FLOOR SPACE OF 5' DIAMETER. WATER CLOSET HEIGHT SHALL BE 17 -19" FROM THE TOP OF SEAT TO THE FLOOR. CONTROLS FOR FLUSH VALVES SHALL BE MAX 44" HEIGHT. URINALS SHALL HAVE A CLEAR SPACE OF 30" WIDE AND 48" DEEP IN FRONT AND SHALL BE MOUNTED MAX 17" AFF AND EXTENDING 14" FORM THE WALL. GRAB BARS SHOULD MOUNT AT 33" TO 36" AFF AND BE ABLE TO SUPPORT 250 LBS, WITH PROPER REINFORCEMENT IN THE WALLS. LAVATORIES SHALL HAVE A 29" CLEARANCE FROM FLOOR TO APRON, AND PLUMBING SHALL HAVE A KNEE CLEARANCE OF 8" DEEP, TOE CLEARANCE OF 9" HIGH, AND FLOOR SPACE MIN OF 17". COUNTERTOPS SHALL BE NO MORE THAN 34" HIGH, WITH A MAX DEPTH OF 6 1/2". HOT WATER AND DRAIN PIPES SHALL BE INSULATED AND COVERED, WITH NO SHARP OR ABRASIVE OBJECTS. MIRRORS SHALL BE MAX 40" FROM THE FLOOR AND MIN 74" HIGH.

DOORS AND EGRESS:
-DOORS AND HARDWARE SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 7-2.1.8 AND 7-2.1.5.1. SELF CLOSING DEVICES SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 7-2.1.8. DOORS HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. RULE 120-3-20-.14(3). SHALL BE PROVIDED FOR PER GEORGIA ACCESSIBILITY CODE.
(a) EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE. NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 7-2.1.5.1. PANIC HARDWARE SHALL BE PROVIDED FOR ALL EXIT DOORS PER THE REQUIREMENTS OF NFPA LIFE SAFETY CODE 2024 EDITION, CHAPTER 7.2.1
(b) EGRESS DOORS SHALL HAVE A CLEAR OPENING OF 32". THE FLOOR ON BOTH SIDES OF DOOR SHALL BE LEVEL FOR A LENGTH EQUAL TO THE WIDTH OF THE WIDEST DOOR. THE FLOOR ELEVATION SHALL NOT CHANGE MORE THAN 1/2" ALONG ACCESSIBLE ROUTE.
(c) MINIMUM MANEUVERING CLEARANCE ON PULL SIDE OF DOORS SHALL BE 18" (PER GEORGIA ACCESSIBILITY CODE 120-3-20-.12A)
(d) MINIMUM MANEUVERING CLEARANCE ON PUSH SIDE OF DOORS SHALL BE 12" (PER GEORGIA ACCESSIBILITY CODE 120-3-20-.12A(a) FIG 15
-EGRESS WIDTH SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 7-2.1.2
-WIDTH AND FLOOR LEVEL SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2024 EDITION, CHAPTER 7-2.5.6.1.
-THE FLOOR LEVEL SHALL BE THE SAME ON BOTH SIDES OF A DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE OF AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF OF THE DOORS. NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SEC. 7.2.1.3, 2024 EDITION.
-PROTRUDING OBJECTS: OBJECTS ADJACENT TO WALKWAYS BETWEEN 27" AND 80" IN HEIGHT SHALL PROTRUDE NO MORE THAN 4" INTO THE LINE OF TRAFFIC. OBJECT BELOW 27" IN HEIGHT MAY PROTRUDE ANY DISTANCE. PROTRUDING OBJECTS MAY NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBILITY.

FIRE EXTINGUISHERS:
-FIRE EXTINGUISHERS IN STORAGE AREAS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A20BC-A (A60BC-A FOR INDUSTRIAL OCCUPANCY) 15 LBS ARE REQUIRED AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.
-A CLASS K FIRE EXTINGUISHER SHALL BE WITHIN A THIRTY FOOT TRAVEL DISTANCE OF ALL COOKING SURFACES PER NFPA 10. SECTION 5.7, 2024 EDITION.

KITCHEN:
-MICROWAVE OVENS ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE FORWARD OR SIDE REACH REQUIREMENTS, 48 INCHES FORWARD REACH TO THE TOP OF THE HANDLE, 54 INCHES SIDE REACH TO THE TOP OF THE HANDLE. CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED PER THE GEORGIA ACCESSIBILITY CODE 120-3-20-.13(5), 120-3-20-.13(6).

MISCELLANEOUS:
-DETECTABLE WARNINGS SHALL COMPLY WITH THE REQUIREMENTS OF RULE 120-3-20A GEORGIA ACCESSIBILITY CODE.
-MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMITS SECTION AT LEAST TWO (2) DAYS BEFORE REQUESTING INSPECTIONS. (OBTAIN AFFIDAVIT FORMS FROM BUILDING PERMITS SECTION).
-INSULATING MATERIALS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84, IN COMPLIANCE WITH SBC SECTIONS 1801, 1803, AND 1803.
-SMOKING IS PROHIBITED IN ALL ENCLOSED PUBLIC PLACES AND IN ALL ENCLOSED AREAS WITHIN PLACES OF EMPLOYMENT IN ACCORDANCE WITH GWINNETT COUNTY CLEAN INDOOR AIR ORDINANCE.
-DEDICATED CIRCUITS FOR EMERGENCY LIGHTING ARE NOT PERMITTED. THEY SHALL BE CONNECTED TO THE LIGHTING CIRCUIT BREAK FOR THE AREA THEY SERVE. NFPA 70 CHAPTER 7, SEC 700-12.
-CONCEALED SPACES SHALL BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE, CHAPTER 8, SECTION 8.2.7, 2024 EDITION.
-PROVIDE SUITE DESIGNATION ON ALL EXTERIOR DOORS, MINIMUM SIZE OF 4".
-EXIT SIGNS COMPLYING WITH NFPA 101 LIFE SAFETY CODE SECTION 7.10, 2024 EDITION, SHALL BE INSTALLED. ADDITIONAL EXIT SIGNS MAY BE REQUIRED UPON FIELD INSPECTION.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:
__ FIRE SPRINKLER
__ FIRE ALARM SYSTEMS
__ FIRE SUPPRESSION SYSTEMS
__ RACK STORAGE (PRODUCT HEIGHT OVER 12 FEET)

GENERAL NOTES

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
2. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABORS, MATERIALS AND EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.
3. AN GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONTRACT DOCUMENTS AND SHALL VERIFY THE EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUB-CONTRACTORS SHALL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF DRAWINGS AND SPECIFICATIONS.
4. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND OMISSIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, ERRORS, AMBIGUITIES, OR DISCREPANCIES THAT THE CONTRACTOR HAS DISCOVERED IN THE CONTRACT DOCUMENTS OR SITE CONDITIONS. THE ARCHITECT WILL ISSUE A WRITTEN RESPONSE.
8. GENERAL CONTRACTOR SHALL AMEND AND MAKE GOOD AT HIS OWN COST ANY DEFECTS OR OTHER FAULTS IN HIS SUB-CONTRACTOR WORKMANSHIP AND/OR SUPPLIED MATERIALS.
9. EACH BIDDER REPRESENTS THAT HE HAS VISITED THE SITE, PERFORMED INVESTIGATIONS AND VERIFICATIONS AS HE DEEMS NECESSARY AND FAMILIARIZE HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND WILL BE RESPONSIBLE FOR ANY AND ALL ERRORS IN HIS PROPOSAL RESULTING FROM HIS FAILURE TO DO SO.
10. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. BID SHALL INCLUDE ALL MATERIALS, PRODUCTS, ETC. INDICATED IN THESE CONTRACT DOCUMENTS. SUBSTITUTIONS OF ANY MATERIAL, PRODUCT, ETC. IS NOT ACCEPTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT AND COULD BE SUBJECT TO BID DISQUALIFICATION. REFER TO SPECIFICATIONS FOR SUBSTITUTION PROCEDURE.
12. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COST IN HIS BASE BID, WHETHER SHOWN ON THE PLANS OR NOT.
13. EXISTING CONCEALED CONDITIONS AND CONNECTIONS OF BLDG. COMPONENTS ARE BASED ON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS WHICH HAVE NOT BEEN VISUALLY VERIFIED AND MAY NOT BE INDICATED IN THESE DOCUMENTS. CONTRACTOR SHALL INCLUDE IN BID ALLOWANCE TO MAKE REQUIRED ADJUSTMENTS TO BLDG. COMPONENTS AS NECESSITATED FROM EXISTING CONCEALED CONDITIONS AND CONNECTIONS.

ABBREVIATIONS

GENERAL ABBREVIATIONS

A	ANNEALED
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ASPH	ASPHALT
CJ	CONTROL JOINT
CLNG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CL	CENTER LINE
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PLASTIC
GALV	GALVANIZED
GYP. BD.	GYPSUM BOARD
HC	HANDICAP
HDW	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PF	PRE-FABRICATED
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE
R	RADIUS
REBAR	REINFORCING BAR
REF	REFERENCE
REQD	REQUIRED
RO	ROUGH OPENING
SF	STOREFRONT
SB	SPLASHBLOCK
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

PROJECT DATA

- PROJECT : BLUE ROOSTER CAFE
- ADDRESS: 385 N CLAYTON ST, LAWRENCEVILLE, GA 30046
- NEW TOTAL BUILDING: 4,000 SQFT.
- SCOPE OF WORK: NEW 4,000 SQFT. RESTAURANT BUILDING W/ BAKERY. NEW MECHANICAL, ELECTRICAL & PLUMBING.
- TYPE OF CONSTRUCTION: V-B
- OCCUPANCY: A2 - ASSEMBLY
- # OF STORY: 1
- ZONING: BG - GENERAL BUSINESS
- SEISMIC DESIGN CATEGORY: C
- BUILDING HEIGHT: N/A
- SPRINKLER SYSTEM: NOT EQUIPPED
- FIRE ALARM: NOT EQUIPPED

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:
__ FIRE SPRINKLER
__ FIRE ALARM SYSTEMS
__ FIRE SUPPRESSION SYSTEMS
__ RACK STORAGE (PRODUCT HEIGHT OVER 12 FEET)
__ STORAGE AND/OR USE OF HAZARDOUS MATERIALS

GOVERNING CODES

JURISDICTION: CITY OF LAWRENCEVILLE

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS, AND ANY CITY ADOPTING AMENDMENTS TO THESE CODES AND THEIR ORDINANCES:

FIRE CODES:
2018 GWINNETT COUNTY FIRE PREVENTION AND PROTECTION ORDINANCE
2023 OCGA 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS
2018 INTERNATIONAL FIRE CODE (AMENDED BY 120-3-3)
NFPA 101 LIFE SAFETY CODE 2024 EDITION (AMENDED BY 120-3-3)
2010 ADA STANDARD FOR ACCESSIBLE DESIGN

GWINNETT COUNTY CODE OF ORDINANCES

GEORGIA STATE MINIMUM STANDARD CODES:
-INTERNATIONAL BUILDING CODE, 2024 EDITION 2026 GEORGIA STATE AMENDMENTS
-INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION 2026 GEORGIA STATE AMENDMENTS
-INTERNATIONAL FIRE CODE, 2024 EDITION
-INTERNATIONAL PLUMBING CODE, 2024 EDITION WITH 2026 GEORGIA STATE AMENDMENTS
-INTERNATIONAL MECHANICAL CODE, 2024 EDITION WITH 2026 GEORGIA STATE AMENDMENTS
-INTERNATIONAL FUEL GAS CODE, 2024 EDITION WITH 2026 GEORGIA STATE AMENDMENTS
-NEC NATIONAL ELECTRIC CODE, 2023 EDITION WITH 2026 GEORGIA STATE AMENDMENTS
-INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH 2020, 2022 & 2023 GEORGIA STATE AMENDMENTS
-INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION WITH 2026 GEORGIA STATE AMENDMENTS

ALL PRODUCTS LISTED BY I.C.C. / N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE THE I.C.C. APPROVED EVALUATION REPORT(S), OR BE APPROVED AND LISTED BY ANOTHER NATIONALLY RECOGNIZED TESTING AGENCY.

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF LAWRENCEVILLE DOES NOT RELIEVE THE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, OPERATOR, MANAGER, OR OTHER PERSON IN CONTROL IN EVERY PUBLIC PLACE AND PLACE OF EMPLOYMENT. NO SMOKING SIGNS OR THE INTERNATIONAL NO SMOKING SYMBOL CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT SHALL BE POSTED.

SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

JURISDICTION CONTACTS

GWINNETT COUNTY
FIRE PLAN REVIEW:
75 LANGLEY DRIVE
LAWRENCEVILLE, GA 30046
(678) 518-4980

CITY OF LAWRENCEVILLE
PLAN REVIEW & PERMITTING:
70 S CLAYTON STREET
LAWRENCEVILLE, GA 30046
(678) 407-6563

PROJECT TEAM

OWNER : KYLE & DONNA KABE

ADDRESS : 385 N CLAYTON STREET
LAWRENCEVILLE, GA 30046

ARCHITECT : ROBERT LAWRENCE
LAWRENCEVILLE, GA
TELEPHONE : (470) 410-8383

MEP ENGINEER : FYNN ENGINEERING
1357 INNSFAIL COURT
SNELLVILLE, GA 30078
TELEPHONE : (770) 861-5765

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

1 -AWNINGS

LEGAL DESCRIPTION

PARCEL ID (PIN): 5146D145
CENSUS TRACT: 050510

GWINNETT COUNTY FIRE MARSHAL INSPECTIONS ARE TO BE SCHEDULED ONLINE AT: GwinnettZIP.com
-50% = Inspections of vertical penetrations.
-80% = Inspections of any fire rated partitions, floor or ceiling, ceiling cover up.
-100% = Final inspection, all systems and equipment are installed and operational,
Any inspection requests made before 2:00 pm will be scheduled for the next business day

SHEET INDEX

ARCHITECTURAL

A0.0	COVER SHEET
A0.1	LIFE SAFETY PLAN
A0.2	ADA DETAILS
A1.0	PROPOSED EQUIPMENT/FINISH PLAN
A2.0	EXISTING FLOOR PLAN
A3.1	PROPOSED FLOOR PLAN & SCHEDULES
A4.0	REFLECTED CEILING PLAN
A5.0	CROSS SECTION

MECHANICAL, ELECTRICAL & PLUMBING

M1.0	MECHANICAL PLAN & DETAILS
M2.0	MECHANICAL DETAILS
E1.0	ELECTRICAL POWER PLAN & DETAILS
E2.0	ELECTRICAL LIGHTING PLAN & DETAILS
P1.0	PLUMBING PLAN & DETAILS
P2.0	SANITARY RISER
P3.0	PLUMBING GAS PLAN
1 P4.0	PLUMBING DETAILS

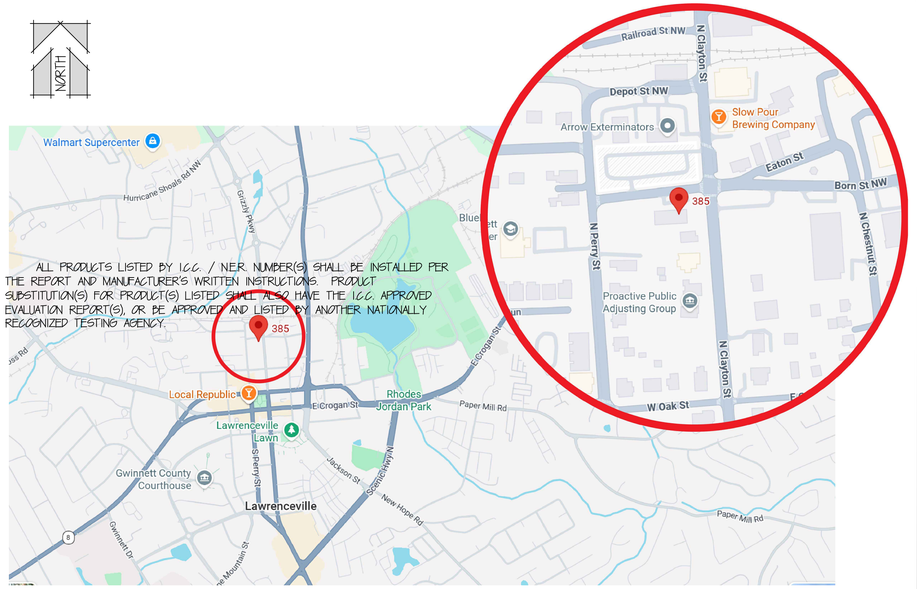
OCCUPANT LOAD ANALYSIS

OCCUPANT LOAD CALC

PER IBC TABLE 1004.5
ASSEMBLY A-2 RESTAURANT

DINING AREA	1,308 sf / 15 sf	=	88 PEOPLE
KITCHEN, BAR, BAKERY COUNTER, CAKE ROOM	1,733 sf / 100 sf	=	18 PEOPLE
STORAGE	193 sf / 300 sf	=	1 PERSON
OFFICE	195 sf / 150 sf	=	1 PERSON
RESTROOMS, JAN. CLOSET, HALLS	420 sf / N/A	=	0 PEOPLE
TOTAL	3,729 sf	1 =	108 PEOPLE

VICINITY MAP



ALL PRODUCTS LISTED BY I.C.C. / N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE THE I.C.C. APPROVED EVALUATION REPORT(S), OR BE APPROVED AND LISTED BY ANOTHER NATIONALLY RECOGNIZED TESTING AGENCY.

LANDWORKS
ARCHITECTURE + DESIGN
LAWRENCEVILLE, GA
P: 470.410.8383
F: 714.202.2146

SEAL:
STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 38192
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

PROJECT ADDRESS:
PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
COVER SHEET

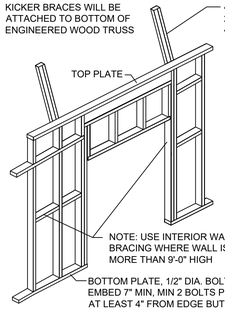
SHEET NUMBER:
A0.0

THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDWORKS DEVELOPMENT SERVICES IS PROHIBITED. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) IS PROPERTY OF LANDWORKS DEVELOPMENT SERVICES.

C:\USERS\GREG\LANDWORKS DROPBOX\LANDWORKS DEVELOPMENT SERVICES\2026 LANDWORKS PROJECTS\LW26-12 BLUE ROOSTER BAKERY\01-WORKING DRAWINGS\BLUE ROOSTER V13.DWG 8/25/2026 9:51 AM GREG

KICKER BRACES WILL BE ATTACHED TO BOTTOM OF ENGINEERED WOOD TRUSS

45° KICKER BRACE 2"X4" STUDS @ 4'-0" O.C. STAGGERED



INT. WALL BRACING | SCALE NTS | 3

LEGEND

24' = MAX. TRAVEL DISTANCE TO EXIT

FE = FIRE EXTINGUISHER SEE 3/A0.1

SD = SMOKE DETECTOR

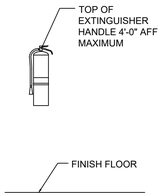
= EXIT SIGN W/ EMERGENCY LIGHTS & BATTERY BACKUP

NOTE: REFER TO FLOOR PLAN, SHEET A2.0 FOR OVERALL PLAN DIMENSIONS

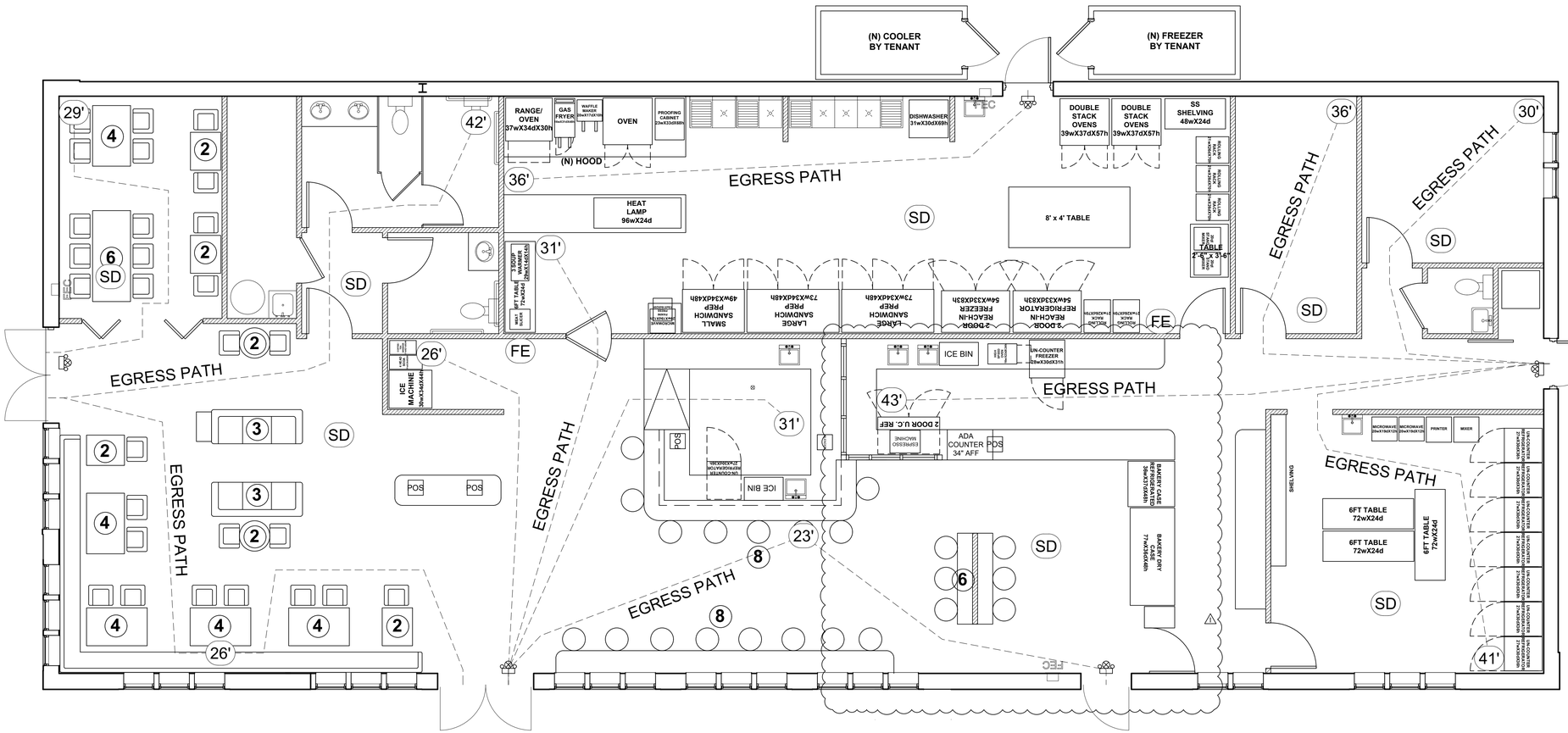
OCCUPANT LOAD CALC

PER IBC TABLE 1004.5
ASSEMBLY A-2 RESTAURANT

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OFFICE	195 sf / 150 sf	=	1 PERSON
RESTROOMS, JAN CLOSET, HALLS	420 sf / N/A	=	0 PEOPLE
TOTAL	3,729 sf		108 PEOPLE



FIRE EXTINGUISHER | SCALE NTS | 2



NORTH

PROPOSED LIFE SAFETY PLAN | SCALE 1/4"=1'-0" | 1

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LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
F: 714.202.2146

SEAL:
STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 38782
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

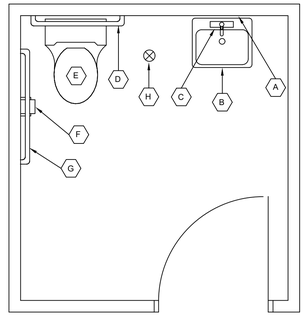
PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
LIFE SAFETY PLAN

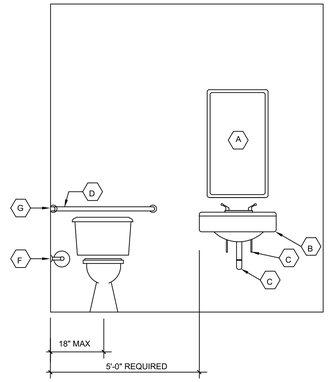
SHEET NUMBER:
A0.1

2026_08_24_PC-1

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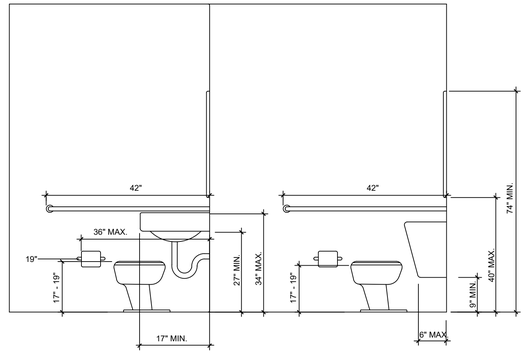


A. 18" X 34" MIRROR
B. LAVATORY
C. INSULATE WATER SUPPLY AND DRAIN LINES
D. 36" GRAB BAR
E. WATER CLOSET
F. TOILET PAPER DISPENSER
G. 42" GRAB BAR
H. 3" FLOOR DRAIN



FLUSH VALVE CONTROLS SHALL BE INSTALLED PER 604.6 OF THE 2010 ADA

AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.



LAVATORIES SHALL HAVE A CLEAR FLOOR SPACE OF 30" WIDE X 48" DEEP WITH A MAX OF 29" UNDER THE LAVATORY. LEVER, PUSH OR ELECTRONIC FAUCETS SHALL BE PROVIDED. IF SELF CLOSING VALVES ARE USED, THE WATER SHALL FLOW FOR A MINIMUM OF 10 SECONDS.

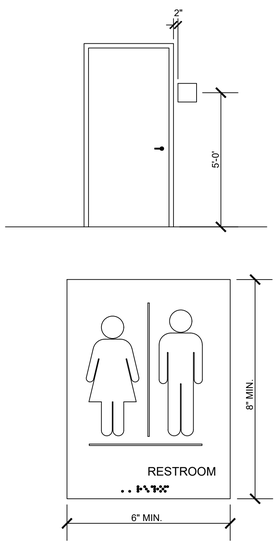
TYPICAL FIXTURE DETAILS | SCALE NTS | 4

⚠ FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET PER SECTION 604.6 OF THE 2010 ADA.

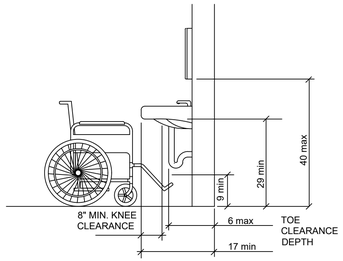
RESTROOM SIGNAGE SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE-LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. (2010 ADA 703)

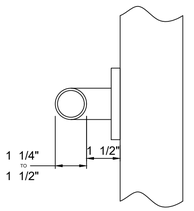
NOTES:
LETTERS & GRAPHICS RAISED 1/32"
GRADE @ BRAILLE
LETTERS 5/8" TO 2" HIGH

FINISH: EGGSHELL, MATTE, NON-GLARE
W/ CONTRASTING CHARACTERS



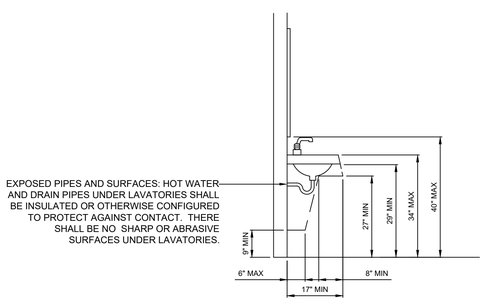
TYP. HANDICAP SIGN | SCALE NTS | 3

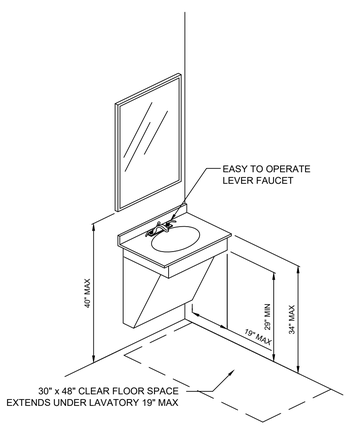




GRAB BAR SECTION

LAVATORY CLEARANCE | SCALE NTS | 2





OPTIONAL LAVATORY DETAILS | SCALE NTS | 1

LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
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SEAL:
STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 36755
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
1	PC-1	8/26/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING

385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

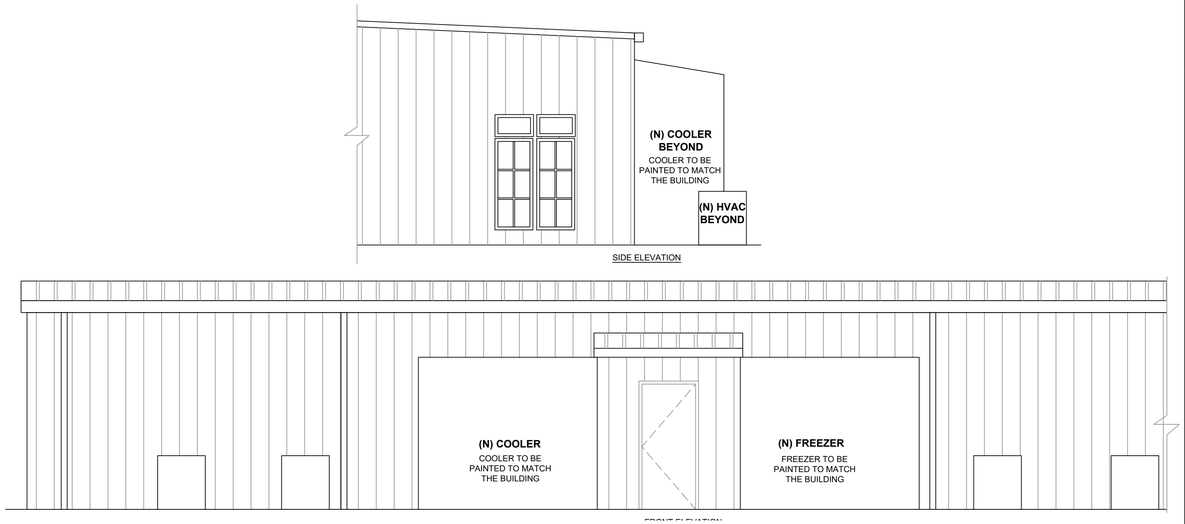
PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
ADA DETAILS

SHEET NUMBER:
A0.2

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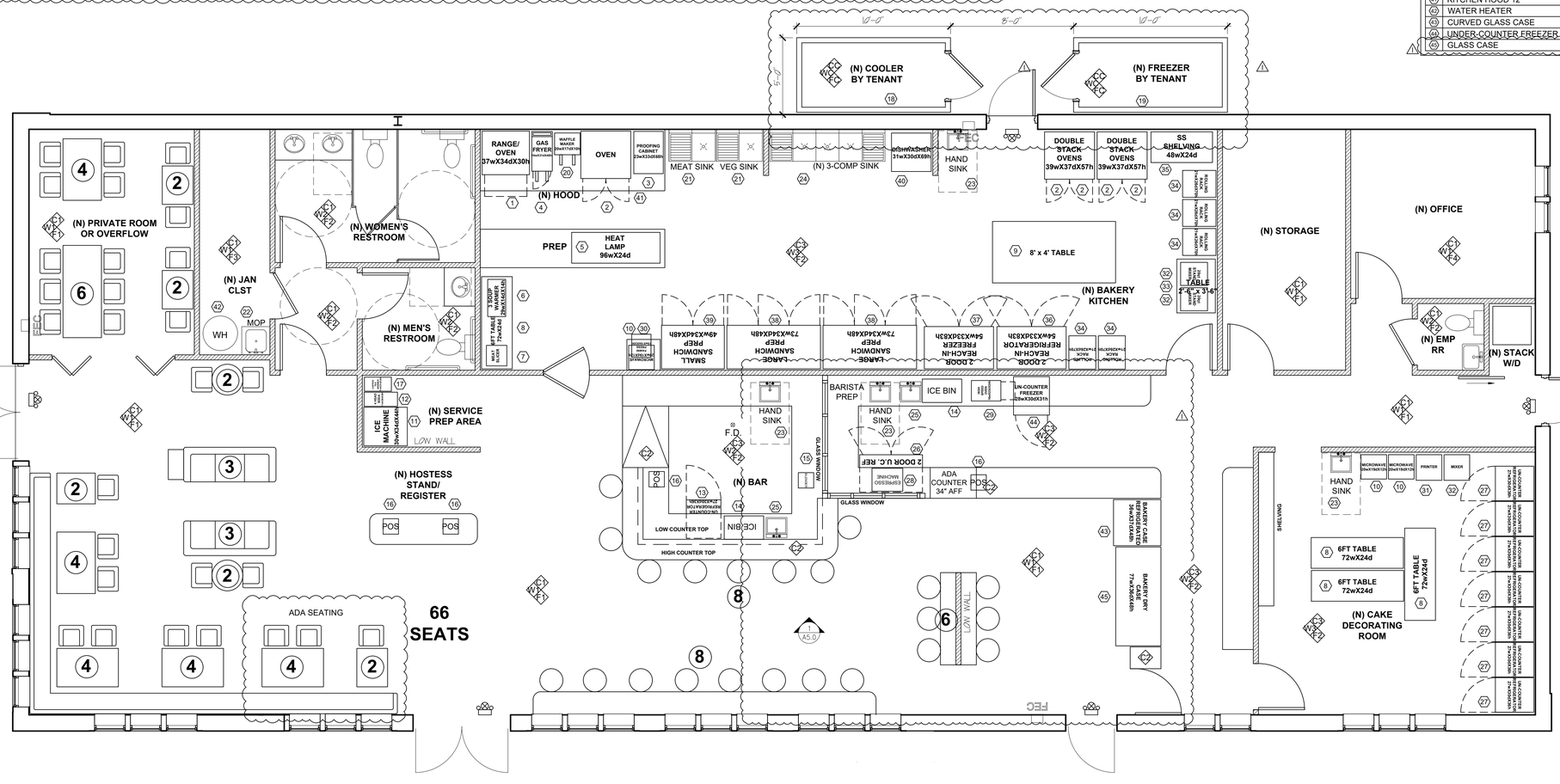
ELEVATIONS AT COOLERS | SCALE 1"=1'-0" | 2

FINISH SCHEDULE

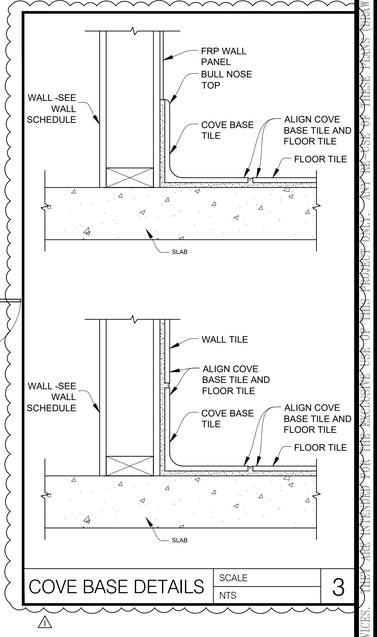
F1	FLOOR	POLISHED CONCRETE FLOOR
F2	FLOOR	QUARRY TILE MFGR: METROPOLITAN CERAMICS, SERIES: QUARRY BASICS, COLOR: PLAZA GRAY #505 W/ MATCHING 6"X8" COVE BASE, SIZE: 8"X8"
F3	FLOOR	CONCRETE FLOOR
F4	FLOOR	CARPET SQUARES
W1	WALL	SMOOTH EPOXY PAINTED GYPSUM BOARD, COLOR: WHITE
W2	WALL	FLOOR TO CEILING TILE, MFGR: MARAZZI, SERIES: GRANITI, COLOR: AMARELO MRT5 MATT NATURAL, SIZE: 12"X12", COVE BASE
W3	WALL	FIBERGLASS REINFORCED POLYESTER PANELS (FRP) EXTENDED TO CEILING: NuFIBER FIBRE REINFORCED POLYMER (FRP), COLOR: WHITE, 4" WHITE VINYL COVE BASE
C1	CEILING	2' X 2' ACOUSTICAL CEILING PANELS: ARMSTRONG CIRRUS TEGULAR OR EQUAL, SUSPENSION SYSTEM PRELUDE ML OR EQUAL, COLOR: WHITE
C2	CEILING	SMOOTH EPOXY PAINTED GYPSUM BOARD CEILING, COLOR: WHITE
C3	CEILING	2'X2' SMOOTH NON-ACOUSTICAL PLASTIC COATED FIBERBOARD: ARMSTRONG KICHEN ZONE LAY-IN OR EQUAL, SUSPENSION SYSTEM PRELUDE ML OR EQUAL, COLOR: WHITE
FC1 FC2 FC3	CEILING WALL FLOOR	BY COOLER MANUFACTURER

EQUIPMENT LIST

NO.	DISCRIPTION	MANF.	PART NO.	SIZE LxWxH
1	RANGE/OVEN	SOUTHBEND	S36D-1G	37"x34"x30"
2	OVEN	BLODGETT	ZEPHAIRE-100-E	38"x37"x57"
3	PROOFING CABINET	AVANTCO	HPI-1836	23"x33"x68"
4	FRYER	VULCAN	LG400	16"x31"x48"
5	HEAT LAMP	HATCO GLO-RAY	GRH96	96"x24"
6	SOUP WARMER	VOLLRATH	T43R	29"x14"x14"
7	MEAT SLICER	AVANTCO	SL312	20"x22"x16"
8	STAINLESS STEEL TABLE	REGENCY	600T2472G	72"x24"x36"
9	STAINLESS STEEL TABLE	ADVANCE TABCO	GLG-488	96"x48"x36"
10	MICROWAVE	SOLWAVE	EM025FJT-SOSA00	20"x19"x12"
11	ICE MACHINE	PRODIGY PLUS	C0530/B530S	30"x34"x44"
12	SODA MACHINE	LANCER	CED 500	11"x26"x28"
13	UNDER COUNTER REFRIGERATOR	FALCON	AUC-27	27"x30"x36"
14	ICE BIN	REGENCY	600IB1830	30"x18"x33"
15	BLENDER	AVAMIX	928BX2000V2J	12"x10"x21"
16	POINT OF SALES REGISTER	ROYAL	410DX	11"x16"x16"
17	TEA BREWER	CURTIS CB	945CBS1MFR	11"X21"X43"
18	10'X5' WALK-IN FRIDGE WITH FLOOR	KOLPAK	CUSTOM	10'X5'X7'-6"
19	10'X5' WALK-IN FREEZER WITH FLOOR	KOLPAK	CUSTOM	10'X5'X7'-6"
20	WAFFLE MAKER	COOK	WW250X	20"X17"X10"
21	MEAT/VEGETABLE SINK	REGENCY	600S1181818 LFT	38.5"x23.5"
22	MOP SINK	REGENCY	600SMFS2124	24"x23"x35"
23	HAND SINK	REGENCY	600HS175P	17"x15"x14"
24	3-COMP SINK	REGENCY	600S31717218	91"x22.5"
25	BAR SINK	STEELTON	522B11014	15"x19"x33"
26	2 DOOR UNDER COUNTER REFRIGERATOR	ARCTIC AIR	AUC38R	48"x30"X 36"
27	UNDER COUNTER REFRIGERATOR W/ SS TOP	FALCON	AUC-27	27"x30"x36"
28	ESPRESSO MACHINE	ESTELLA CAFFE	236ECEM3	37"x21"x23"
29	HIGH SPEED OVEN	MERRYCHEF	E1S	23"x16"x23"
30	PENNI PRESS	UNIVEX	PPRESS1.5R	15"x18"x20"
31	PRINTER	BIXOLON	XLS-40	8"x12"x7"
32	MIXER	AVANTCO	MX20H	18"x21"x31"
33	STAINLESS STEEL TABLE	REGENCY	109APR1820L	42"x30"x36"
34	ROLLING RACK	REGENCY	600T3048G	21"x26"x70"
35	STAINLESS STEEL SHELVING	REGENCY	460SS2448K54	48"x24"x36"
36	2-DOOR REF	ARCTIC AIR	AR49	54"x33"x83"
37	2-DOOR FREEZER	ARCTIC AIR	AF49	54"x33"x83"
38	LARGE SANDWICH COUNTER	ATOSA	MSF8308	73"x34"x48"
39	SMALL SANDWICH COUNTER	ATOSA	MSF8306	49"x34"x48"
40	DISHWASHER	NOBLE WAREWASHING	NOBLE I-E	31"x30"x69"
41	KITCHEN HOOD 12'	HALIFAX	CH01248	12'x48"
42	WATER HEATER	RHEEM	GHE80SS-130	24"x24"x51"
43	CURVED GLASS CASE	FEDERAL	CGD3648	36"x37"x48"
44	UNDER-COUNTER FREEZER	TURBO AIR	MUF-28-N	28"x30"x31"
45	GLASS CASE	FEDERAL	SGD7748	77"x36"x48"



PROPOSED EQUIPMENT/ FINISH PLAN | SCALE 1/4"=1'-0" | 1



COVE BASE DETAILS | SCALE NTS | 3

LANDWORKS
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SEAL:
STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 38782
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

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PROJECT ADDRESS:
PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

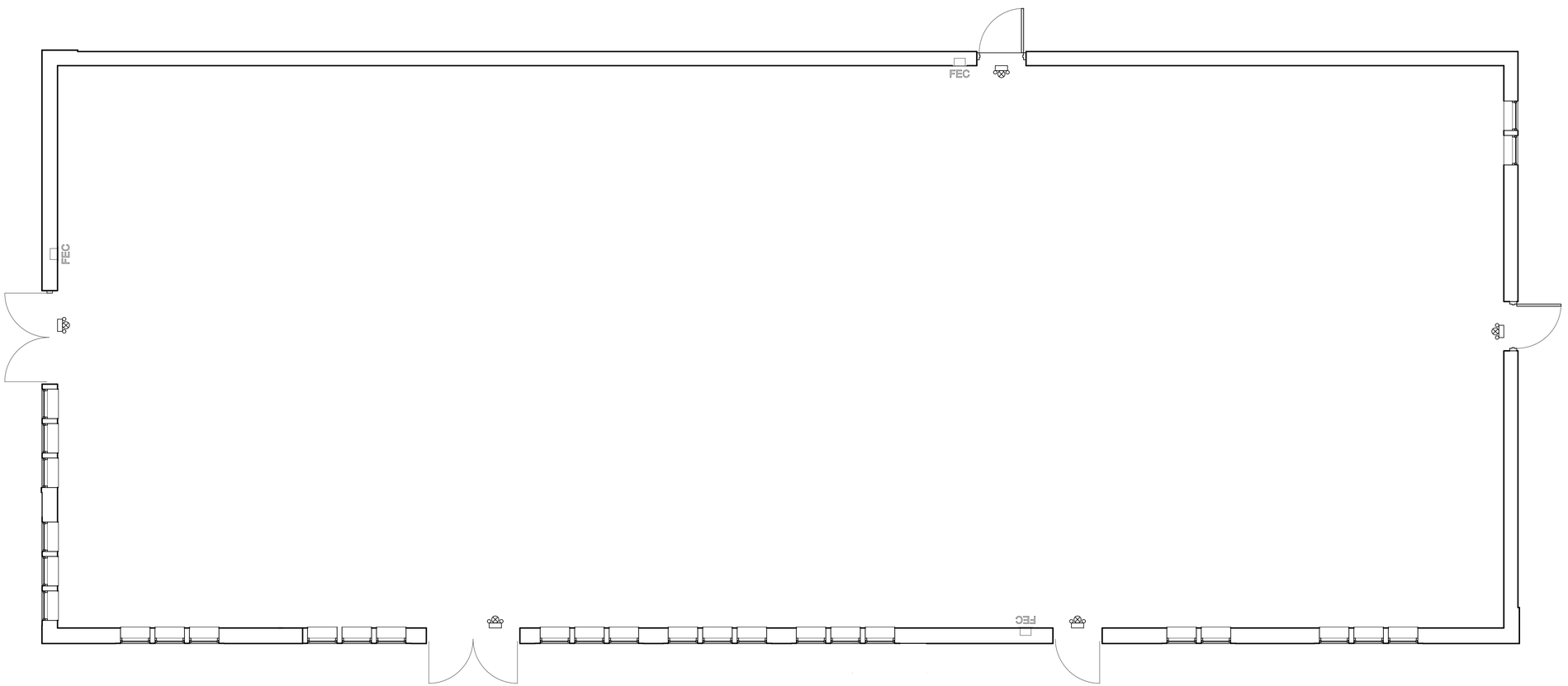
PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
PROPOSED EQUIPMENT/ FINISH PLAN

SHEET NUMBER:
A1.0

2026_08_24_PC-1

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NORTH

EXISTING FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

LEGEND

- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW

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SEAL:
STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 34705
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
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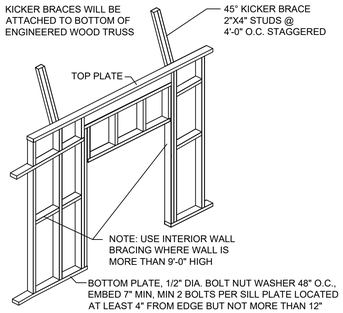
SHEET TITLE:
EXISTING FLOOR PLAN

SHEET NUMBER:
A2.0

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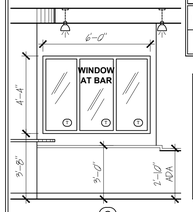
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INT. WALL BRACING | SCALE NTS | 2

GENERAL DOOR NOTES

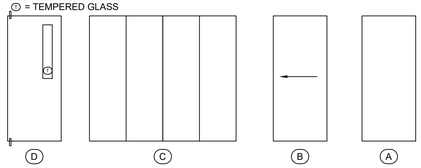
A. HARDWARE SCHEDULE SHALL BE SUPPLIED BY THE VENDOR & APPROVED BY THE OWNER.VENDOR SHALL ALSO SUPPLY CUT SHEETS, MAINTENANCE AND ADJUSTMENT MANUAL FOR ALL HARDWARE SUPPLIED. VENDOR SHALL ALSO GIVE OWNER AN ANALYSIS OF THE KEYING OF THIS PROJECT.
B. DOOR HARDWARE SHALL BE LEVER TYPE OR PUSH-PULL TYPE.
C. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE FIN FLR EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2, IF HIGHER THAN 1/4" ABOVE FIN. FLR.
D. JAMB WIDTHS AT METAL FRAMES ARE BASED ON 1/2" RETURNS, DOOR SUPPLIER MAY ADJUST TO NEXT PRACTICAL THROAT SIZE.
E. U VALUES FOR OVERHEAD DOOR = 1.17, PERSONNEL DOORS = .51, GLASS DOORS = 1.04
F. DOORS AND FRAMES AT FIRE RATED WALLS SHALL HAVE APPROPRIATE LABELS
G. EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE.



GLAZING SCHEDULE

MARK	GLASS SIZE	LOCATION	TYPE	QTY.	REMARKS
G1	6'-0" X 4'-4"	COFFEE BAR	G	1	TEMPERED FIXED

① = TEMPERED GLASS



WALL SCHEDULE

MARK	STATUS	LOCATION	MATERIAL	SPACING	HEIGHT	EXT. FINISH	INT. FIN.	REMARKS
W1	NEW	INTERIOR, TYP.	2X4 WOOD STUDS	16"	6" ABOVE CLG.	N/A	1/2" GYP.	
W2	NEW	RESTROOM	2X6 WOOD STUDS	16"	6" ABOVE CLG.	N/A	1/2" GYP.	PLUMBING WALL
W3	NEW	RESTROOM	2X4 WOOD STUDS	16"	6" ABOVE CLG.	N/A	1/2" GYP.	SOUND BATTS
W4	NEW	INTERIOR, TYP.	2X4 WOOD STUDS	16"	5' AFS	N/A	1/2" GYP.	DINING AREA
C	BY COOLER MANUFACTURER							

DOOR SCHEDULE

MARK	LOCATION	STATUS	SIZE (W X H)	DOOR			FRAME		REMARKS
				TYPE	MATERIAL	FINISH	MATERIAL	FINISH	
D1	INTERIOR, TYP.	INTERIOR	3'-0" X 7'-0"	A	SOLID CORE	PAINT	WOOD	PAINT	
D2	RESTROOM	INTERIOR	3'-0" X 7'-0"	A	SOLID CORE	PAINT	WOOD	PAINT	PRIVACY LOCK
D3	STACK W/D AREA	INTERIOR	3'-0" X 7'-0"	B	SOLID CORE	PAINT	WOOD	PAINT	SLIDING BARN DOOR
D4	PRIVATE DINING	INTERIOR	8'-0" X 7'-0"	C	SOLID CORE	PAINT	WOOD	PAINT	BI-FOLD DOORS
D5	JAN CLST, STO, OFF	INTERIOR	3'-0" X 7'-0"	A	SOLID CORE	PAINT	WOOD	PAINT	KEYED LOCK SET
D6	KITCHEN	INTERIOR	3'-0" X 7'-0"	D	SOLID CORE	PAINT	WOOD	PAINT	CENTER PIVOT
C	BY COOLER MANUFACTURER								

OCCUPANT LOAD CALC

PER IBC TABLE 1004.5
ASSEMBLY A-2 RESTAURANT

DINING AREA	1,308 sf	/ 15 sf	= 88 PEOPLE
KITCHEN, BAR, BAKERY		⚠	
COUNTER, CAKE ROOM	1,739 sf	/ 100 sf	= 18 PEOPLE
STORAGE	139 sf	/ 300 sf	= 1 PERSON
OFFICE	196 sf	/ 150 sf	= 1 PERSON
RESTROOMS, JAN CLOSET, HALLS	412 sf	/ N/A	= 0 PEOPLE
TOTAL	3,729 sf	⚠	= 108 PEOPLE

PLUMBING LOAD CALC

PER IBC TABLE 2902.1
ASSEMBLY A-2 RESTAURANT

OCCUPANT LOAD PER PLUMBING LOAD PLAN: 108
MEN = 54 OCCUPANTS ; WOMEN = 54 OCCUPANTS ⚠

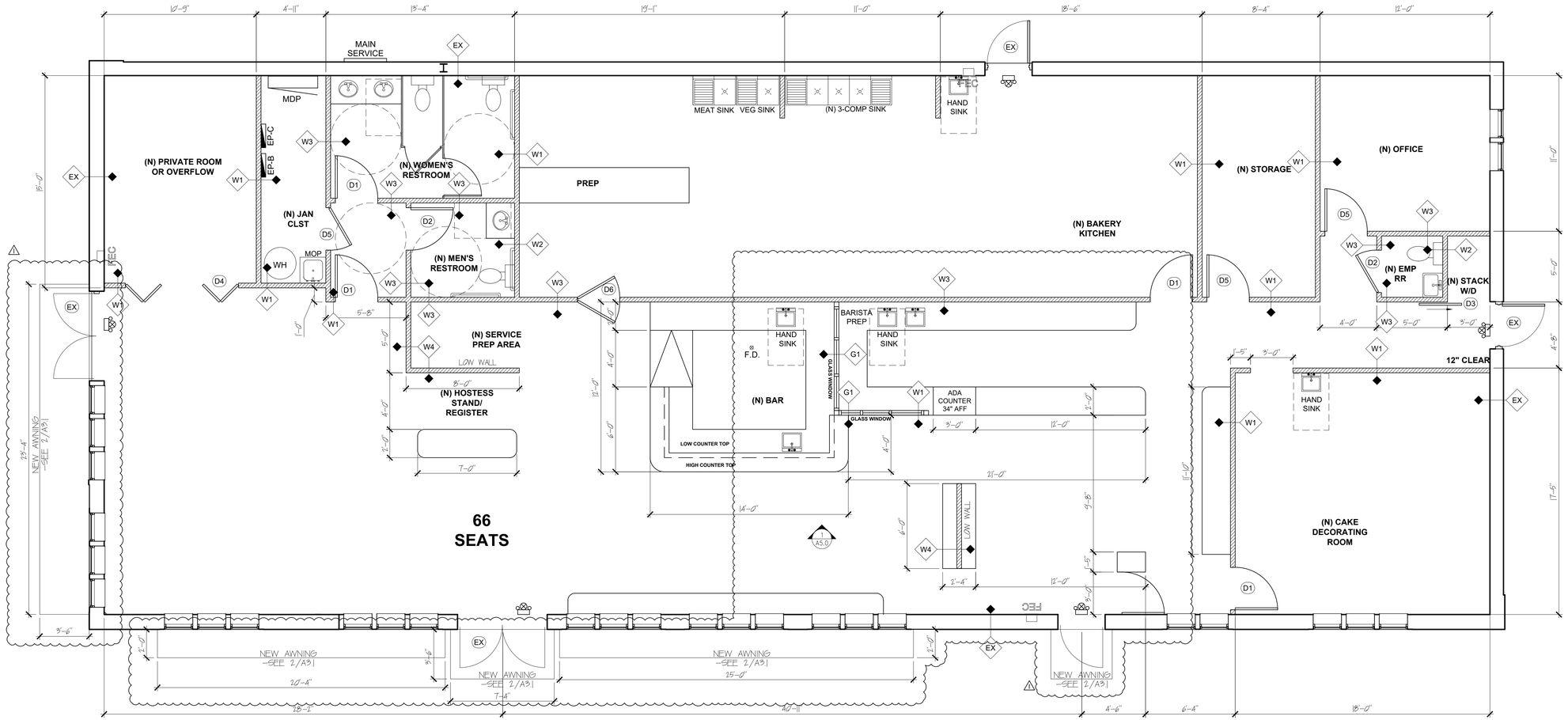
WATER CLT. (M):	1/75	x 54	=	1 REQ., 1 PROVIDED
WATER CLT. (F):	1/75	x 54	=	1 REQ., 3 PROVIDED
LAVATORIES (M):	1/200	x 54	=	1 REQ., 1 PROVIDED
LAVATORIES (F):	1/200	x 54	=	1 REQ., 3 PROVIDED
DRINKING FOUNTAINS:	1/500		=	1 REQ., FREE WATER PROVIDED
SERVICE SINK:	1 PER UNIT		=	1 REQ., 1 PROVIDED

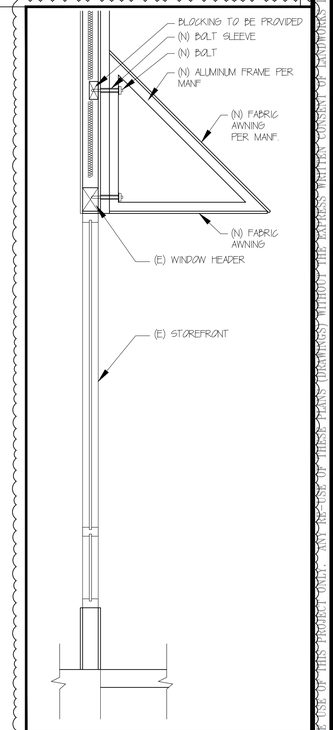
⚠ PROVIDE PANIC HARDWARE AT ALL EXTERIOR DOORS PER SECTION 7.2.1.7 OF NFPA 101 LIFE SAFETY CODE 2024 EDITION

(DOOR LOCKS) IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE., NFPA 101 LIFE SAFETY CODE, SECTION 7.2.1.5.2, 2024 EDITION.

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. GEORGIA ACCESSIBILITY CODE.

DOOR LEAVES REQUIRED TO BE OF THE SIDE-HINGED OR PIVOTED-SWINGING TYPE SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. NFPA 101 LIFE SAFETY CODE, 2024, SECTION 7.2.1.4.2.





AWNING DETAIL | SCALE 1/4"=1'-0" | 2

LEGEND

EXISTING WALL
EXISTING DOOR
EXISTING WINDOW

NORTH

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

LANDWORKS
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LAWRENCEVILLE, GA
P: 470.410.8383
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SEAL: STATE OF GEORGIA — ROBERT L. LAWRENCE — CERTIFICATE NO. 38782 — REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
⚠1	PC-1	8/24/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE: PROPOSED FLOOR PLAN

SHEET NUMBER: A3.1

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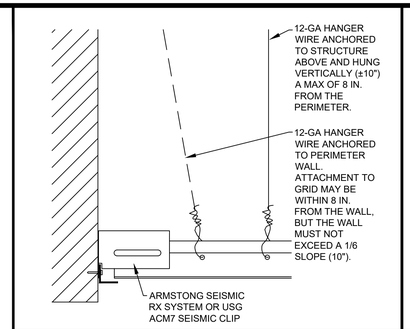
2026_08_24_PC-1

MATERIALS

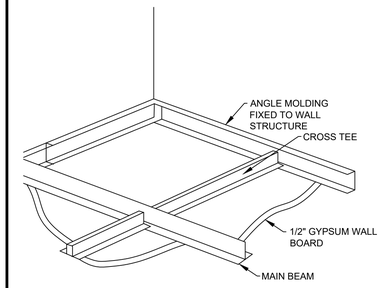
1. 2X2 ACOUSTICAL CEILING @ 9'-8" AFF
2. GYP BOARD CEILING @ 9'-0" AFF
3. OPEN TO STRUCTURE TO BE PAINTED
4. WASHABLE 2X2 ACOUSTICAL CEILING @ 9'-0" AFF
5. GYP BOARD HEADER TO FOLLOW BAR SHAPE BELOW @ 10'-0" AFF
C. BY COOLER MANUFACTURER

SYMBOLS

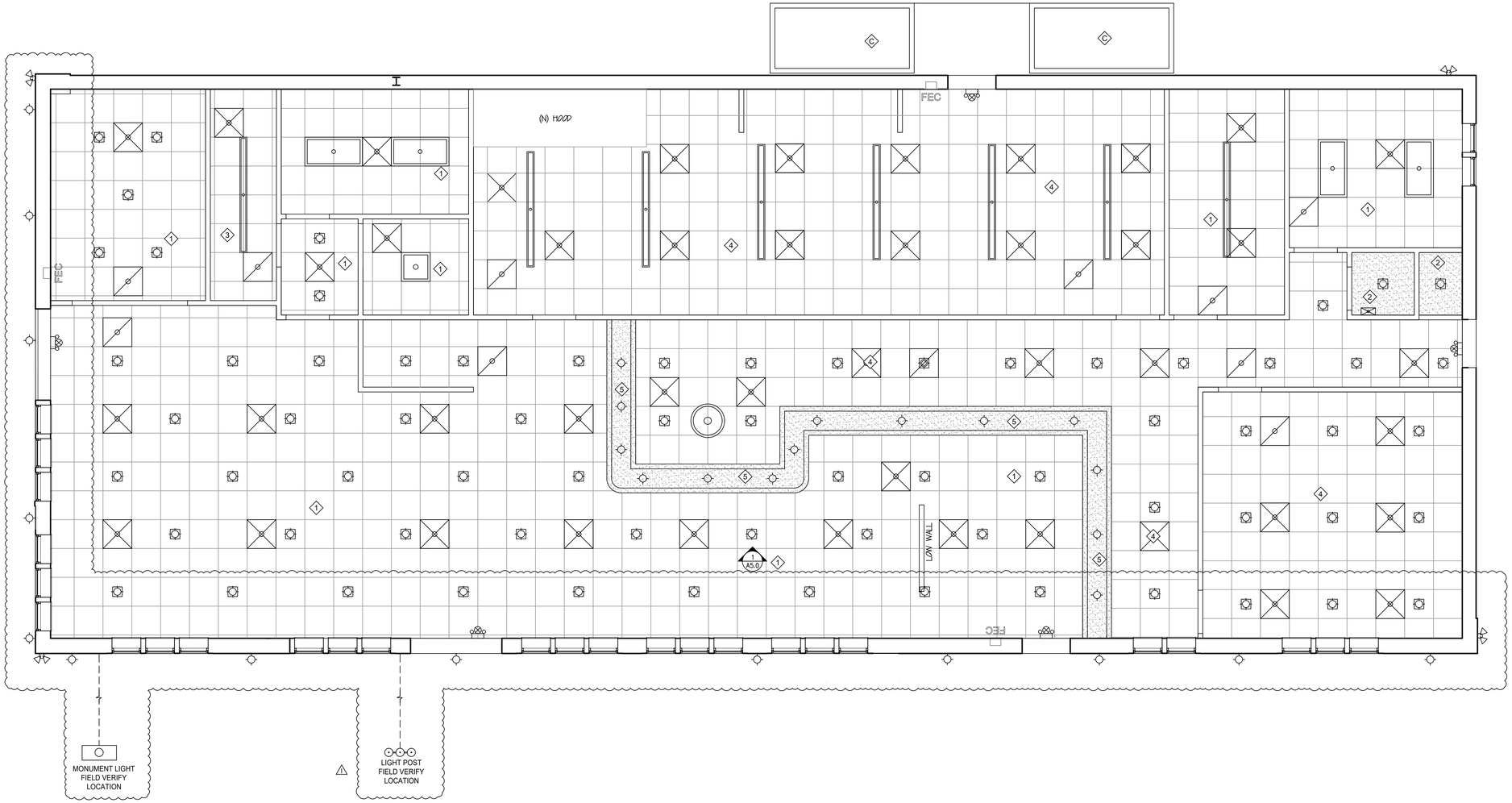
- 2 X 2 LED FIXTURE, RECESSED IN CEILING GRID
- 2 X 4 LED FIXTURE, RECESSED IN CEILING GRID
- 8' LED FIXTURE, SURFACE MOUNTED
- 6" CAN LED FIXTURE, RECESSED IN CEILING GRID
- LED PENDANT LIGHTING
- EXTERIOR LED WALL MOUNTED LIGHTING
- EXTERIOR LED WALL MOUNTED FLOOD LIGHT
- ADJUSTABLE RETURN AIR DIFFUSER
- ADJUSTABLE SUPPLY AIR DIFFUSER WITH SPIN IN CONNECTOR
- EXHAUST FAN RATED AS NOTED
- EXIT LIGHT W/ BATTERY BACKUP
- CHANDELIER
- EXTERIOR LIGHT POST FIELD VERIFY LOCATION
- EXTERIOR MONUMENT SIGN FIELD VERIFY LOCATION



SEISMIC CLIP DETAIL | SCALE NTS | 3



DETAIL AT WALL | SCALE NTS | 2



REFLECTED CEILING PLAN | SCALE 1/4"=1'-0" | 1

LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
F: 714.202.2146

SEAL:
STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 38782
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BID DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
REFLECTED CEILING PLAN

SHEET NUMBER:
A4.0

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C:\USERS\GREG\LANDWORKS DROPBOX\LANDWORKS DEVELOPMENT SERVICES\2026 LANDWORKS PROJECTS\LW26-12 BLUE ROOSTER BAKERY\01-WORKING DRAWINGS\BLUE ROOSTER V13.DWG 8/25/2026 9:51 AM GREG

HalifaxHoods

Item #: 421CHP1248 Project: _____

Qty: _____ Date: _____ Approval: _____

Halifax CHO1248 Package Type 2 Condensate Hood System - 12' x 48"

Item #421CHP1248







Technical Data

Length	12 Feet
Depth	48 Inches
Ceiling Height	10' or Over
Amps	6 Amps
Phase	1 Phase
Voltage	115 Volts
Wattage	690 Watts
Features	Made in America
Fire Suppression	Without Fire Suppression
Horsepower	1/3 hp

Features

- 18-gauge 304 stainless steel consruction on all exposed surfaces
- Full perimeter gutter with 1/2" drain
- Wire mesh filters included
- 115V belt-driven downblast exhaust fan (2400 CFM)

Certifications

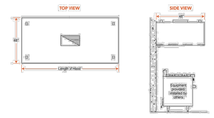
Made in America · Hardwired · UL Certified

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Technical Data

Plug Type	Hardwire
Stainless Steel Type	Type 304
Style	Condensate Hood Systems
Type	Type 2

Plan View



Notes & Details

Keep your kitchen free of condensate and steam with this Halifax CHO1248 package 12' x 48" type 2 condensate hood system. This unit is suitable for use over any equipment that has a surface operating temperature under 600 degrees Fahrenheit, and that is required by fire code to have a type 2 hood - this includes equipment such as high-temperature dishwashers, ovens, and pasta cookers. It is not designed for use over grease-producing equipment. The hood removes the steam and heat produced by your equipment and makes your kitchen a much more comfortable place for employees to work! It is an exhaust-only system and also contains a 115V belt-driven downblast exhaust fan designed for 2400 CFM, with your choice of a flat roof or pitched roof curb mount.

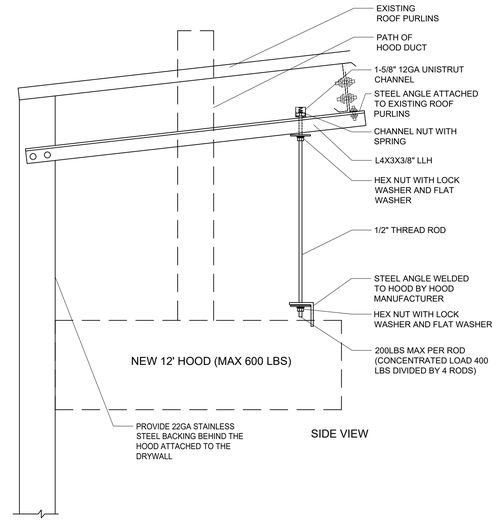
The hood uses (2) 12" x 12" wire mesh filters. 18-gauge 304 stainless steel is used on all exposed surfaces to give it excellent durability and cleanability, while the MIG-welded frame provides seamless, liquid-tight joints. The hood features a box-style canopy design to provide superior performance.

This hood should be used in applications where the ceiling is 10' or taller. 6 hanger brackets are included to make installation easy. It must be hard-wired, cords and plugs are not included.

⚠ **WARNING:** This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov

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HALIFAX HOOD SYSTEM | SCALE | 3



KITCHEN HOOD NOTES:

ALL SEAMS, JOINTS, AND PENETRATIONS OF THE HOOD ENCLOSURE THAT DIRECT AND CAPTURE GREASE-LADEN VAPORS AND EXHAUST GASES SHALL HAVE A LIQUID-TIGHT CONTINUOUS EXTERNAL WELD TO THE HOOD'S LOWER OUTERMOST PERIMETER. (2024 NFPA 96 5.1.2)

PROVIDE ACCESS PANEL DOORS PER MANUFACTURE

MAINTAIN A 10 FOOT CLEARANCE FROM ADJACENT BUILDINGS, PROPERTY LINES, AND AIR INTAKES. (2024 NFPA 96 7.8.2.1 (1))

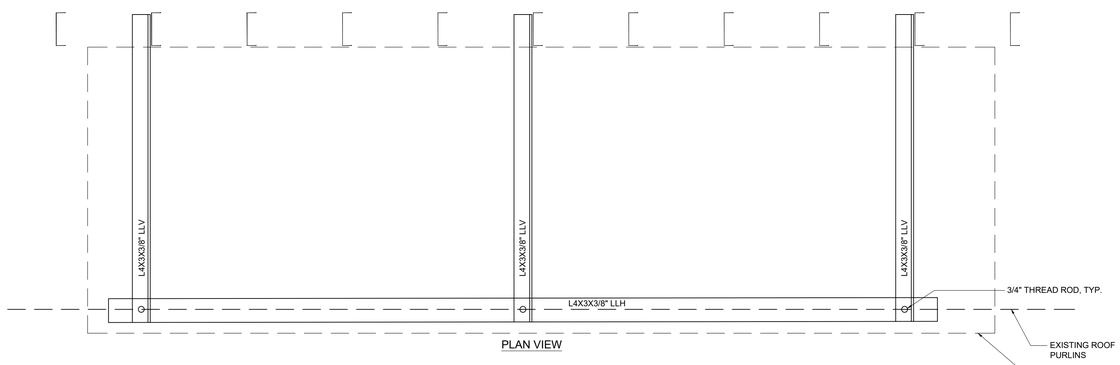
PROVIDE THE MANUFACTURERS SPEC SHEETS OF THE FIRE WRAP TO THE CITY.

PROVIDE THE MANUFACTURERS SPEC SHEETS OF THE HINGE KIT TO THE CITY. 2024 NFPA 96 7.8.2.1(8

WHERE ENCLOSURES ARE NOT REQUIRED, HOODS, GREASE REMOVAL DEVICES, EXHAUST FANS, AND DUCTS SHALL HAVE A CLEARANCE OF AT LEAST 18 IN. (457 MM) TO COMBUSTIBLE MATERIAL, 3 IN. (76 MM) TO LIMITED-COMBUSTIBLE MATERIAL, AND 0 IN. (0 MM) TO NONCOMBUSTIBLE MATERIAL. NFPA 96, 2024 4.2.1.

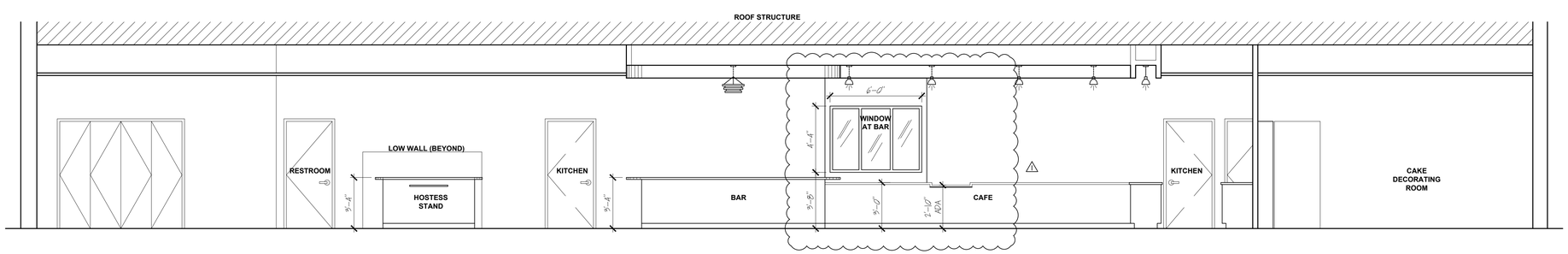
PROVIDE 22GA STAINLESS STEEL BACKING BEHIND THE HOOD ATTACHED TO THE DRYWALL

HOODS AND DUCTS SHALL BE MADE OF STEEL HAVING A MINIMUM 16 GAUGE THICKNESS AND A MAXIMUM 18 GAUGE THICKNESS. (2018 IMC 506.3.1.1 AND 507.2.3)



PLAN VIEW

SUPPORT DETAILS FOR HOOD | SCALE 1"=1'-0" | 2



SECTION | SCALE 1/4"=1'-0" | 1

LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
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SEAL:

STATE OF GEORGIA
ROBERT L. LAWRENCE
CERTIFICATE NO. 38702
REGISTERED ARCHITECT

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

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DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

A5.0

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2026_08_24_PC-1

HVAC - GENERAL NOTES

1. ALL WORK AND EQUIPMENT SHALL CONFORM WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS, NFPA 90A, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. FIELD LOCATE AND ROUTE DUCTWORK, REFRIGERANT PIPING, CONDENSATE PIPING, ETC. IN CEILING AND CHASE SPACE AS REQUIRED. COORDINATE ROUTING WITH ROOF STRUCTURE.
3. IT SHALL BE UNDERSTOOD THAT THE DRAWINGS SHOW THE GENERAL ROUTING OF PIPES, DUCTS, ETC. AND THE APPROXIMATE LOCATION OF APPARATUS. CONTRACTOR TO FIELD VERIFY ALL FIELD DIMENSIONS AND INVESTIGATE EXISTING CONDITIONS PRIOR TO FABRICATING DUCTWORK OR PIPING AND LOCATING EQUIPMENT. PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE COORDINATED WITH EXIST. UTILITIES AND OBSTRUCTIONS. UTILITIES SHALL BE RELOCATED BY THE CONTRACTOR AS REQUIRED. COORDINATE ALL ROUTING WITH LIGHTING AND ARCHITECTURAL FEATURES. NOT THAT THE DRAWINGS REPRESENT WORK TO BE INSTALLED BY A KNOWLEDGEABLE, LICENSED MECHANICAL CONTRACTOR'S FAMILIAR WITH THE TYPES OF SYSTEMS INDICATED AND DO NOT NECESSARILY SHOW ALL DETAILS FOR SYSTEM INSTALLATION.
4. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL PLANS AND SHALL FURNISH EQUIPMENT WIRED FOR VOLTAGES AS REQUIRED. CONTRACTOR TO COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
5. ALL FANS SUPPLYING MORE THAN 2,000 CFM OR AS OTHERWISE INDICATED ON THE DRAWINGS SHALL BE INSTALLED WITH A SMOKE DETECTOR IN COMPLIANCE WITH IMC. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE.
6. SMOKE DETECTORS, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
7. DUCTWORK SHALL BE SHEET METAL CONSTRUCTED AS RECOMMENDED IN SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS, LATEST EDITION. SEAL ALL DUCT LONGITUDINAL AND TRANSVERSE JOINTS WITH MASTIC DUCT SEALANT AS APPLICABLE. CONFORM TO LEAKAGE CLASS 3. FLEXIBLE CONNECTIONS SHALL BE SUPPLIED AT EACH AHU RETURN & DISCHARGE. ROUND DUCT SHALL BE SPIRAL TYPE. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. WHERE DUCT LINER IS USED, DIMENSIONS MUST BE ADJUSTED ACCORDINGLY. ALL DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL.
8. ALL SHEET METAL SUPPLY, RETURN AND OUTSIDE AIR DUCTWORK SHALL BE INSULATED WITH 2" THICK (MIN. R6) INSULATION WITH A MAXIMUM FLAME AND SMOKE SPREAD RATING OF 25 AND 50, RESPECTIVELY, OR BETTER. SHEET METAL DUCTWORK IN CONDITIONED AREA SHALL NOT BE INSULATED PER OWNER'S DIRECTION. THE FIRST 10' OF SUPPLY AND RETURN DUCT FROM AHU-2 ONLY SHALL BE SUPPLIED WITH 1" THICK DUCT LINER FOR SOUND ATTENUATION, WITH ANTI-MICROBIAL INHIBITOR. AHU-1 SHALL NOT HAVE LINED DUCT.
9. IF FIELD CONDITIONS, OBSTRUCTIONS, ETC. PREVENT INSTALLATION OF DUCT SIZES SHOWN, SIZES MAY BE CHANGED SUCH THAT THE SAME VELOCITY IS MAINTAINED IN THAT DUCT.
10. FLEXIBLE DUCTWORK SHALL BE PRE-INSULATED, GENFLEX SLR-25 OR EQUAL, SAME SIZE AS DIFFUSER NECKS. FLEX DUCT RUNS SHALL NOT EXCEED 9 FEET. SUPPORT FLEX DUCT WITH HANGER STRAPS SUCH THAT THERE ARE NO KINKS OR RESTRICTIONS IN THE FLEX DUCT. DO NOT USE FLEX DUCT IN EXPOSED CEILING AREAS UNLESS NOTED OTHERWISE.
11. SPIN-IN FITTINGS SHALL BE GENFLEX SM-1. PROVIDE BALANCING DAMPER FOR ALL BRANCH DUCTS.
12. LOCATIONS OF GRILLES, REGISTERS AND DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH LIGHTS, CEILING GRID, ETC. REFER TO ARCHITECTURAL RCP.
13. COORDINATE THERMOSTAT LOCATIONS WITH LIGHTS, CEILING GRID, ETC. AND ARCHITECTS REFLECTED CEILING PLAN.
14. MOUNT THERMOSTATS PER ADA REQUIREMENTS. ALL CONTROL WIRING SHALL BE RUN INSIDE WALLS OR ABOVE CEILINGS. PLENUM RATED CABLE SHALL BE USED IN CEILING SPACES USED AS RETURN AIR PLENUMS.
15. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBER IS NOT PERMITTED.
16. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
17. PROVIDE FIRE DAMPERS IN ALL RATED WALLS, FLOORS, SHAFTS AND CEILINGS WITH PROTECTIVE RATING CONSISTENT WITH RATING OF STRUCTURE AND AS DICTATED BY CODE. CONTRACTOR SHALL ENSURE THAT HE HAS REVIEWED THE LATEST REVISION OF THE ARCHITECTURAL DRAWINGS TO DETERMINE WHERE FIRE WALLS ARE LOCATED.
18. ALL PIPE PENETRATIONS THRU WALL AND FLOORS (METAL GAS PIPE) SHALL BE FIRE STOPPED WITH APPLICABLE UL APPROVED SYSTEM. FIRE STOPPING MATERIALS SHALL BE BY HILTI, 3M OR APPROVED EQUAL.
19. PROVIDE TURNING VANES IN ALL RECTANGULAR SUPPLY ELBOWS. ELBOWS IN EXHAUST DUCTWORK SHALL NOT HAVE TURNING VANES.
20. PROVIDE OWNER WITH ONE (1) YEAR WARRANTY ON EQUIPMENT AND INSTALLATION WITH FIVE (5) YEAR WARRANTY ON CONDENSING UNIT COMPRESSORS.
21. CONTRACTOR SHALL TEST ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND CERTIFY TO OWNER THAT ALL SYSTEMS ARE FULLY AND PROPERLY OPERATIONAL UPON COMPLETION OF WORK. CONTRACTOR SHALL PERFORM COMPLETE TEST AND BALANCE FOR ALL HVAC SYSTEMS PERFORMED BY AN INDEPENDENT NEB OR AABC CERTIFIED TESTING AND BALANCE COMPANY. TEST & BALANCE ALL SPACES PER REQUIREMENTS OF THE GUIDELINES FOR DESIGN AND CONSTRUCTION OF SPECIFIC FACILITY USAGE. CONTRACTOR SHALL PROVIDE THREE COPIES OF TEST AND BALANCE REPORT TO ARCHITECT.
22. CONTRACTOR SHALL ENSURE THAT ADEQUATE CLEARANCE IS MAINTAINED IN FRONT OF ELECTRICAL PANELS AND AROUND ALL EQUIPMENT FOR MAINTENANCE.

MECHANICAL LEGEND

- ADJUSTABLE RETURN AIR DIFFUSER
- ADJUSTABLE SUPPLY AIR DIFFUSER WITH SPIN IN CONNECTOR
- BATH EXHAUST EF RATED PER PLAN VENT THRU SOFFIT OR WALL
- (T) PROGRAMMABLE THERMOSTAT
- (T)r PROGRAMMABLE THERMOSTAT WITH REMOTE DUCT SENSOR
- (SD) DUCT MOUNTED SMOKE DETECTOR.
- (TS) RA DUCT MOUNTED TEMP. SENSOR.

EXHAUST FANS

TAG	MFR	MODEL	CFM	STATUS
EF-1	GREENHECK	GRSR	150	EXISTING
EF-2	GREENHECK	SP	75	EXISTING
EF-3	GREENHECK	SP	75	EXISTING

SPLIT DIRECT EXPANSION (DX) EQUIPMENT

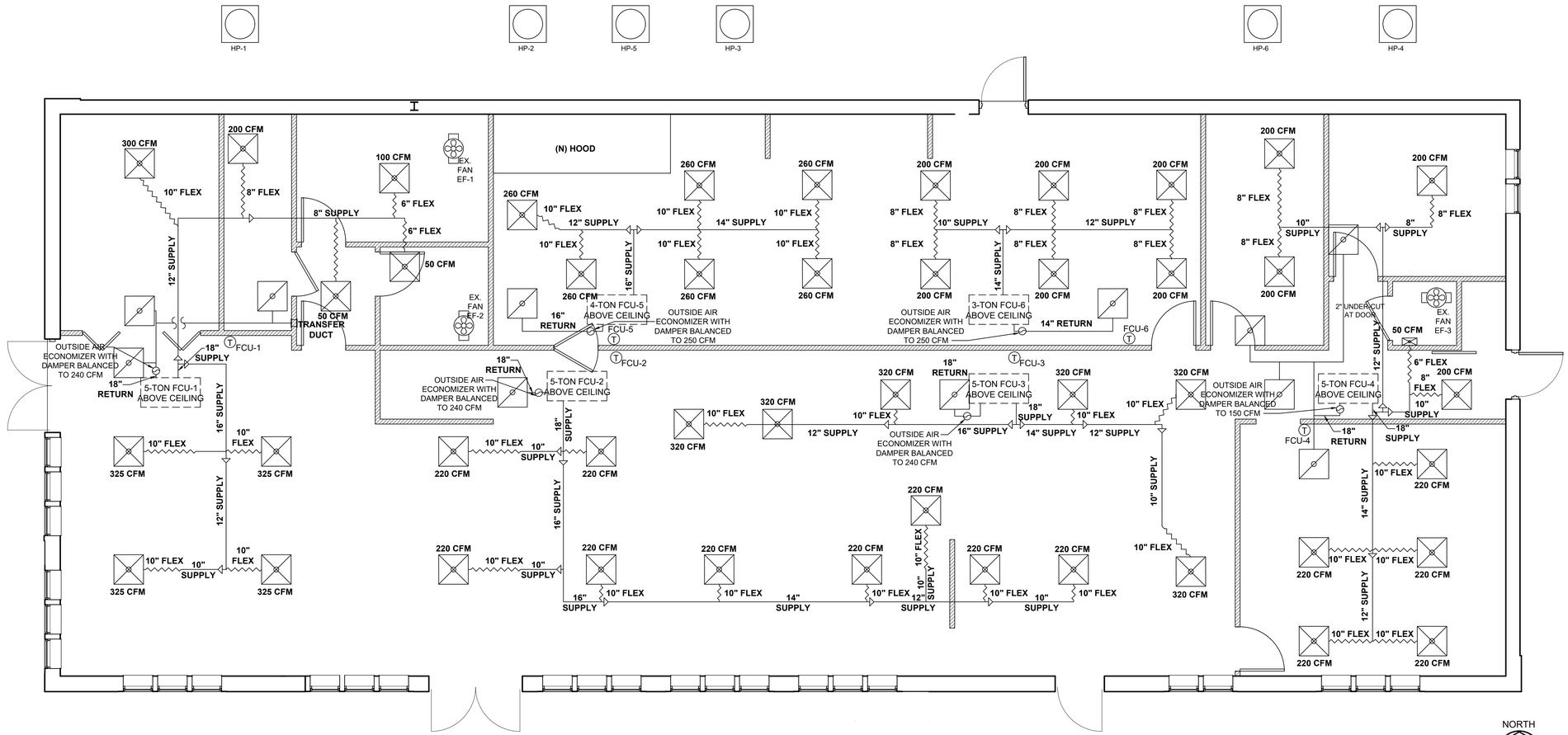
TAG	MFR	MODEL	CFM/OA	TONS	STATUS
FCU-1	CARRIER	FJ5AN-60	1990/360	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
FCU-2	CARRIER	FJ5AN-60	1990/360	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
FCU-3	CARRIER	FJ5AN-60	1990/360	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
FCU-4	CARRIER	FJ5AN-60	1990/360	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
FCU-5	CARRIER	FJ5AN-48	1600/290	4	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
FCU-6	CARRIER	FJ5AN-36	1200/215	3	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**

HEAT PUMP

TAG	MFR	MODEL	TONS	STATUS
HP-1	CARRIER	27SCA60	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
HP-2	CARRIER	27SCA60	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
HP-3	CARRIER	27SCA60	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
HP-4	CARRIER	27SCA60	5	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
HP-5	CARRIER	27SCA48	4	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**
HP-6	CARRIER	27SCA36	3	**EXISTING UNIT, ALL NEW DUCTWORK, REGISTERS AND CONNECTORS**

OUTDOOR AIR CALCULATIONS

ZONE	AREA	DENSITY	RATE/ PERSON	RATE/S.F.	REQ'D O.A.	UNIT(S)
DINING	1878 S.F.	70/1000 S.F.	7.5 CFM	.18	706	FCU-1,2&3
KITCHEN	751 S.F.	20/1000 S.F.	7.5 CFM	.12	484	FCU-5&6
ART CLASSROOM/ CAKE DECORATING	308 S.F.	20/1000 S.F.	5 CFM	.18	86	FCU-4
STORAGE	126 S.F.	-	-	.12	15	FCU-4
OFFICES	132 S.F.	5/1000 S.F.	5 CFM	.06	41	FCU-4
COOLERS	136 S.F.	-	-	-	-	MANF.
RESTROOMS	181 S.F.	-	-	-	-	FCU-1&4
					TOTAL 1332 CFM PROVIDED 1370 CFM	



PROPOSED FLOOR PLAN

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

LANDWORKS ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
F: 714.202.2146

SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL K. FINN
08-26-2026

REV:	DESCRIPTION	DATE

PROJECT ADDRESS:

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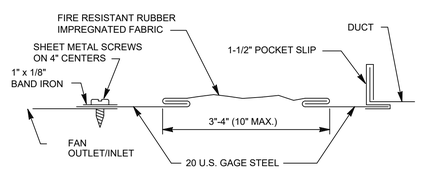
MECHANICAL PLAN + DETAILS

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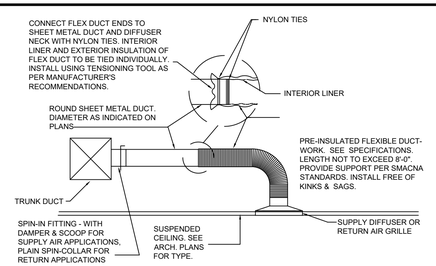
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2026_07_10_CORRECTIONS

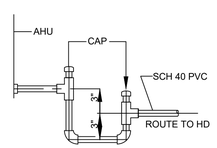
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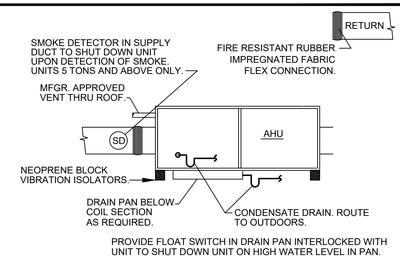
FLEXIBLE CONNECTION DETAIL | SCALE NTS | 4



RUN-OUT MECHANICAL PLAN | SCALE NTS | 3



CONDENSATE TRAP DETAIL | SCALE NTS | 2



TYPICAL AHU DETAIL | SCALE NTS | 1

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LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
F: 714.202.2146

SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL K. FINN

08-26-2026

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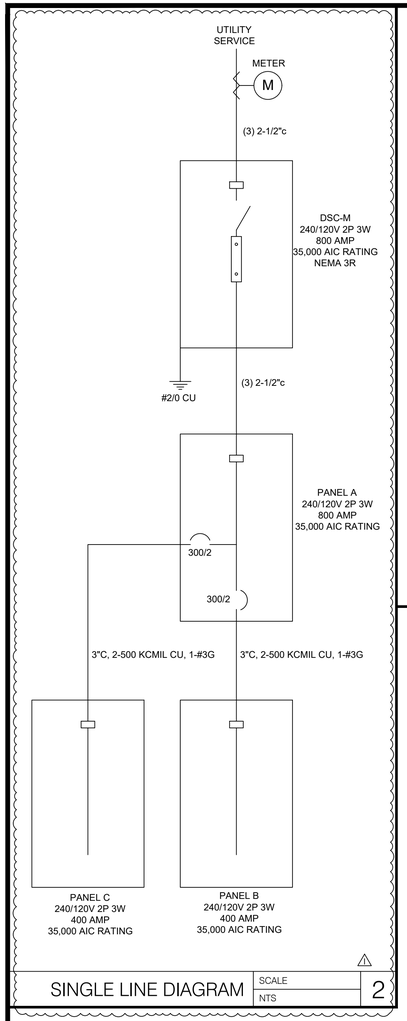
SHEET TITLE:

MECHANICAL DETAILS

SHEET NUMBER:

M2.0

2026_07_10_CORRECTIONS



SINGLE LINE DIAGRAM | SCALE: NTS | 2

ELECTRICAL LEGEND

	DUPLEX RECEPTACLE, 15 amp RATED, 120 VOLT, 18" AFF TO CENTER OF PLATE, U.N.O.
GFI	GFI DUPLEX RECEPTACLE, 15 AMP RATED, 120 VOLT DEDICATED CIRCUIT, 42" AFF TO BOTTOM OF PLATE
WP GFI	WP GFI DUPLEX RECEPTACLE, 15 AMP RATED, 120 VOLT DEDICATED CIRCUIT, 42" AFF TO BOTTOM OF PLATE
220V	220 VOLT, 18" AFF TO CENTER OF PLATE, U.N.O.
	WALL MOUNTED JUNCTION BOX
WH	WATER HEATER w/30 AMP/2-POLE/N-1/250 VOLT DISCONNECT
	DISCONNECT SWITCH, SIZE AS NOTED
WP	DENOTES WEATHERPROOF
U.N.O.	UNLESS NOTED OTHERWISE

NOTE:
- A SINGLE PHASE, 125-VOLT, 15- AND 20- AMP RECEPTACLE MUST BE INSTALLED WITHIN 25 FEET OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT AND HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION. [NEC ARTICLE 210.8(B) AND 210.63]
- IF AVAILABLE ON THE PREMISES, METAL WATER PIPING, BUILDING STEEL, CONCRETE-ENCASED ELECTRODE (REINFORCING RODS IN FOUNDATION), AND GROUND RING SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. [NEC ARTICLE 250.50]

GENERAL CONDUIT & WIRING SYMBOLS

NOTE: MINIMUM CIRCUIT SHALL BE 2 #12 AWG-CU-TW IN 1/2" EMT. ADDITIONAL NUMBER, SIZE, TYPE, AND/OR RATINGS AS SHOWN AND/OR SPECIFIED IN DRAWINGS AND/OR SPECIFICATIONS.

WIRING IN CONDUIT CONCEALED IN CEILING OR WALL.

WIRING IN CONDUIT HOMERUN TO PANELBOARD (OR EQUIPMENT AS NOTED). LETTER(S) DENOTE PANELBOARD DESIGNATION AND NUMERAL(S) DENOTE CIRCUIT NUMBER(S).

PANEL - B 400 AMP 240/120v 1Ø 3W (2-Pole)

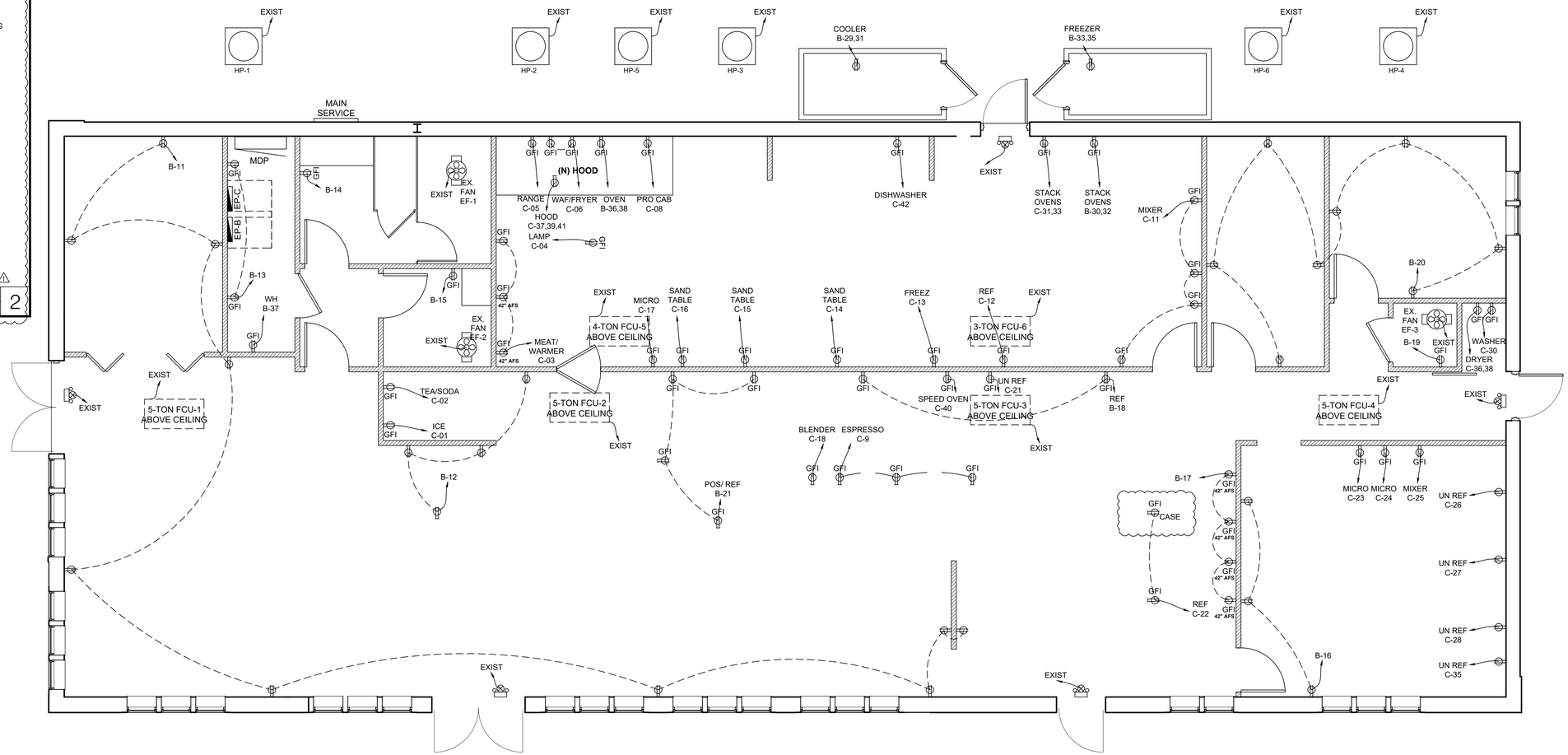
#	CIRCUIT DESCRIPTION	BKR	LOAD KVA	A-Ø	B-Ø	LOAD KVA	BKR	CIRCUIT DESCRIPTION	#
1	LIGHTING -DINING	20A-1P	2.60	5.00		2.40	20A-1P	-DINING LIGHTING	2
3	LIGHTING -DINING	20A-1P	2.00		4.80	2.80	20A-1P	-BAR LIGHTING	4
5	LIGHTING -BAR	20A-1P	1.80	3.40		1.60	20A-1P	-HALL LIGHTING	6
7	LIGHTING -OFFICE	20A-1P	2.40		4.60	2.20	20A-1P	-RESTROOMS LIGHTING	8
9	LIGHTING -EXTERIOR	20A-1P	0.80	1.60		0.80	20A-1P	-EXTERIOR LIGHTING	10
11	OUTLET -DINING	20A-1P	2.00		0.80	0.80	20A-1P	-RECEPTION OUTLET	12
13	OUTLET -JAN CLOSET GFI	20A-1P	0.40	0.60		0.20	20A-1P	-GFI RESTROOM OUTLET	14
15	OUTLET -RESTROOM GFI	20A-1P	0.20		0.40	0.60	20A-1P	-CAKE ROOM OUTLET	16
17	OUTLET -BAR GFI	20A-1P	0.80	1.60		0.80	20A-1P	-BAR OUTLET	18
19	OUTLET -RESTROOM GFI	20A-1P	0.20		1.80	1.60	20A-1P	-OFFICE/ STORAGE OUTLET	20
21	OUTLET -POS/ BAR GFI	20A-1P	0.80	1.80		1.00	20A-1P	(TIME CLOCK) -EX. SIGN	22
23					1.00	1.00	20A-1P	(TIME CLOCK) -LAMP POST	24
25				2.80		0.80	20A-1P	(TIME CLOCK) -EX. LIGHTS	26
27					0.00				28
29	COOLER GFI	20A- 2P	1.00	12.00		11.00	60A-2P	GFI STACK OVEN -OUTLET	30
31	XXXX	20A- 2P	1.00		12.00	11.00	60A-2P	XXXX	32
33	FREEZER GFI	20A- 2P	1.00	1.00					34
35	XXXX	20A- 2P	1.00		6.50	5.50	60A-2P	GFI OVEN-OUTLET	36
37	WATER HEATER	15A-1P	0.90	6.40		5.50	60A-2P	XXXX	38
39					0.00				40
41				0.00					42

TOTAL LOADS KVA	36.2	31.90
TOTAL LOAD KVA	68.90	
TOTAL CONNECTED AMPS	287.1	

PANEL - C 400 AMP 240/120v 1Ø 3W (2-Pole)

#	CIRCUIT DESCRIPTION	BKR	LOAD KVA	A-Ø	B-Ø	LOAD KVA	BKR	CIRCUIT DESCRIPTION	#
1	OUTLET -ICE MACHINE GFI	20A-1P	2.30	3.80		1.50	20A-1P	GFI TEA/ SODA -OUTLET	2
3	OUTLET -MEAT/ WARMER	20A-1P	2.40		4.80	2.40	20A-1P	LAMP -OUTLET	4
5	OUTLET -RANGE	20A-1P	0.60	3.50		2.90	20A-1P	WAF/ FRYER -OUTLET	6
7					1.60	1.60	20A-1P	PROOF CABINET -OUTLET	8
9	OUTLET -ESPRESSO	20A-1P	2.00	2.00					10
11	OUTLET -MIXER	20A-1P	2.60		4.50	1.90	20A-1P	REF -OUTLET	12
13	OUTLET -FREEZ	20A-1P	1.90	2.70		0.80	20A-1P	SAND TABLE -OUTLET	14
15	OUTLET -SAND TABLE	20A-1P	0.80		1.60	0.80	20A-1P	SAND TABLE -OUTLET	16
17	OUTLET -MIRCOWAVE	20A-1P	1.00	2.50		1.50	20A-1P	BLENDER -OUTLET	18
19					0.00				20
21	OUTLET -UNDER REF	20A-1P	0.30	0.90		0.60	20A-1P	REF AND CASE -OUTLET	22
23	OUTLET -MIRCOWAVE	20A-1P	1.00		2.00	1.00	20A-1P	MICROWAVE -OUTLET	24
25	OUTLET -MIXER	20A-1P	1.20	1.80		0.60	20A-1P	UNDER-REF -OUTLET	26
27	OUTLET -UNDER REF	20A-1P	0.60		1.20	0.60	20A-1P	UNDER-REF -OUTLET	28
29				1.50		1.50	20A-1P	STACK WASHER -OUTLET	30
31	OUTLET -STACK OVEN	60A-2P	11.00		11.00				32
33	XXXX	60A-2P	11.00	11.00					34
35	OUTLET -UNDER REF	20A-1P	0.60		3.10	2.50	30A-2P	STACK DRYER -OUTLET	36
37	OUTLET HOOD LIGHT	20A-1P	0.60	3.10		2.50	30A-2P	STACK DRYER -OUTLET	38
39	OUTLET HOOD MAKEUP FAN	20A-1P	1.70		6.30	4.60	30A-1P	SPEED OVEN GFI -OUTLET	40
41	OUTLET HOOD EX FAN	20A-1P	1.70	2.90		1.20	20A-1P	GFI DISHWASHER	42

TOTAL LOADS KVA	35.70	36.10
TOTAL LOAD KVA	71.80	
TOTAL CONNECTED AMPS	299.2	



ELECTRICAL PLAN | SCALE: 1/4"=1'-0" | 1

LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
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F: 714.202.2146

SEAL:

GEORGIA REGISTERED No. 030000 PROFESSIONAL ENGINEER MICHAEL K. PINN
08-26-2026

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

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PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING

385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
ELECTRICAL POWER PLAN + DETAILS

SHEET NUMBER:
E1.0

2026_07_10_CORRECTIONS

SYMBOLS

EM = WITH EMERGENCY BATTERY BACK UP

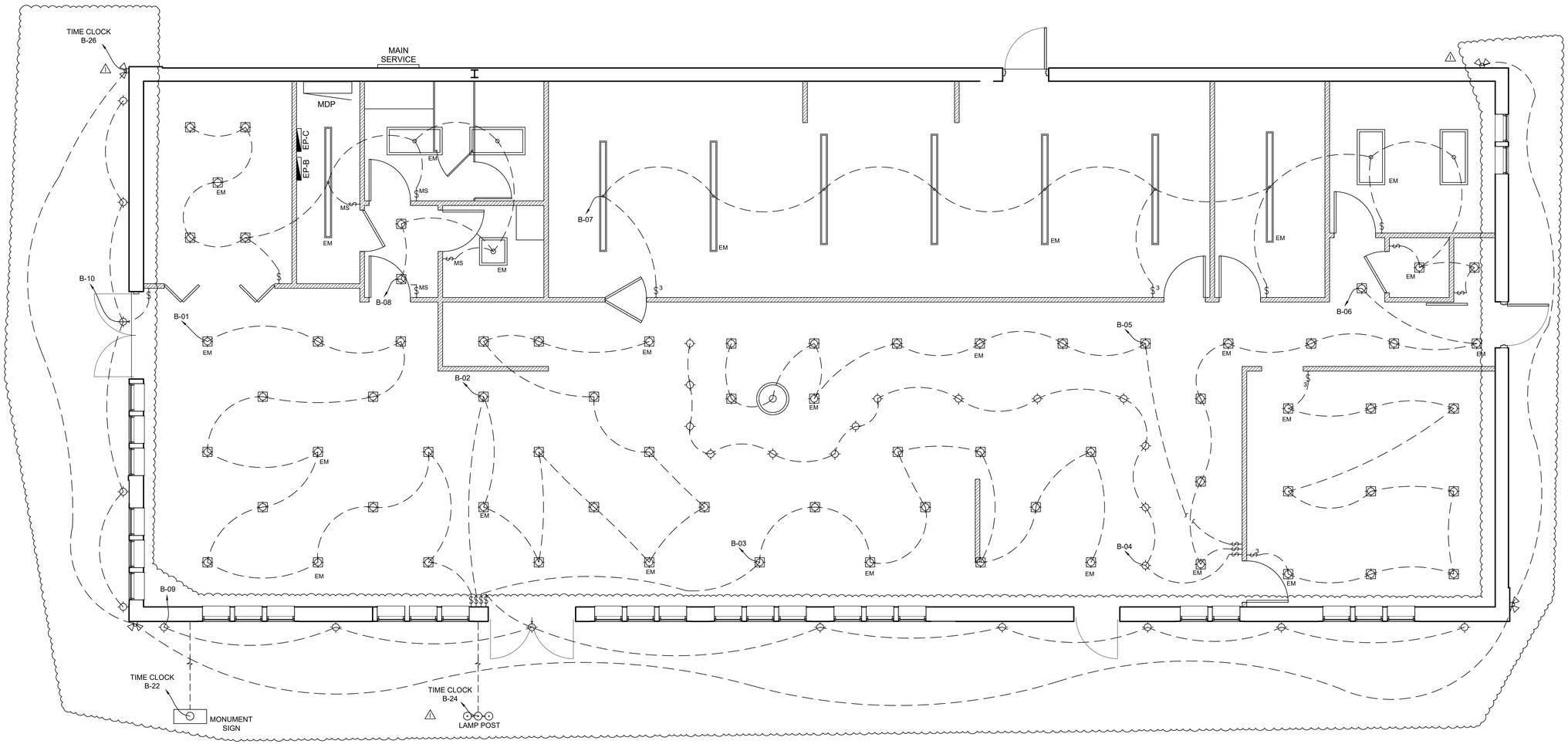
- 2 X 2 LED FIXTURE, FLUSH MOUNTED IN GRID CEILING, 120 VOLT, LAMP LED PANEL 40 WATTS
- 2 X 4 LED FIXTURE, FLUSH MOUNTED IN GRID CEILING, 120 VOLT, LAMP LED PANEL 40 WATTS
- 8' LED FIXTURE, SURFACE MOUNTED, 120 VOLTS
- 6" RECESSED LED FIXTURE, FLUSH MOUNTED IN CEILING, 120 VOLT, LAMP LED PANEL 40 WATTS
- LED ROPE LIGHT, 120 VOLT, WARM LAMP
- LED PENDANT LIGHTING, 120 VOLT
- CHANDELIER, 120 VOLT
- LED EXIT LIGHT w/(2) EMERGENCY LIGHTING HEADS & BATTERY BACKUP, 120 VOLT
- BATHROOM EXHAUST FAN, SWITCHED WITH LIGHT
- SINGLE POLE SWITCH, 48" AFF TO CENTER

GENERAL CONDUIT & WIRING SYMBOLS

NOTE: MINIMUM CIRCUIT SHALL BE 2 #12 AWG-CU-TW IN 1/2" EMT. ADDITIONAL NUMBER, SIZE, TYPE, AND/OR RATINGS AS SHOWN AND/OR SPECIFIED IN DRAWINGS AND/OR SPECIFICATIONS.

WIRING IN CONDUIT CONCEALED IN CEILING OR WALL.

WIRING IN CONDUIT HOMERUN TO PANELBOARD (OR EQUIPMENT AS NOTED). LETTER(S) DENOTE PANELBOARD DESIGNATION AND NUMERAL(S) DENOTE CIRCUIT NUMBER(S).



ELECTRICAL PLAN — SCALE 1/4"=1'-0" — 1

LANDWORKS
ARCHITECTURE + DESIGN

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SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL K. FINN
08-26-2026

REV:	DESCRIPTION	DATE
1	PC-1	3/24/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

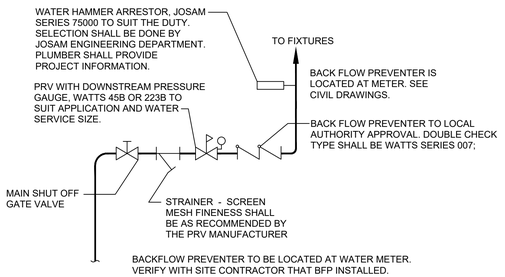
PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
ELECTRICAL LIGHTING PLAN + DETAILS

SHEET NUMBER:
E2.0

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2026_07_10_CORRECTIONS



WATER ENTRANCE DETAIL | SCALE 1/4" = 1'-0" | 3



FRESHWATER RISER SIZING, TYP | SCALE 1/4" = 1'-0" | 2

WATER HEATER CALCS:

WATER HEATER SIZE:

1 MOP SINK	=	15 GPH
4 HANK SINKS	=	5 GPH
2 BAR SINK	=	5 GPH
2 PREP SINKS	=	5 GPH
COMP SINK	=	42 GPH
DISHWASHER	=	42 GPH
TOTAL REQUIRED	=	139 GPH

WH =
GAS 80 GAL WATER HEATER
RHEEM GHE80SS-130 OR EQUAL
WH HAS RECOVERY RATE OF 95 DEGREE RISE: 161 GPH

PLUMBING - GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE STANDARD BUILDING CODE AND THE STANDARD PLUMBING CODE. WORK SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. **(2018 INTERNATIONAL PLUMBING CODE)**
2. REVIEW PLANS OF ALL TRADES PRIOR TO BIDDING AND INSTALLATION TO INCLUDE ALL PLUMBING FOR COMPLETE SYSTEMS SHOWN ON THE PLANS. NOTE THAT PLANS SHOW GENERAL LOCATIONS AND ROUTINGS. THE DRAWINGS REPRESENT WORK TO BE INSTALLED BY A KNOWLEDGABLE, LICENSED PLUMBING CONTRACTOR FAMILIAR WITH THE TYPE OF SYSTEM INDICATED AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR THE SYSTEM INSTALLATION.
3. VERIFY LOCATION OF WATER SERVICE AND LOCATION. INVERTS OF SANITARY DRAINAGE SHALL BE BELOW THE FREEZE LINE.
4. COORDINATE WITH OTHER TRADES TO PREVENT INTERFERENCE WITH HVAC DUCTS, ELECTRICAL LIGHTING AND STRUCTURE IN THE CEILING PLENUMS. PRIORITY SHALL BE GIVEN TO DUCTWORK.
5. THE PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING FIXTURES. VERIFY MOUNTING HEIGHT AND CONNECTION SIZES OF ALL PLUMBING FIXTURES PRIOR TO INSTALLATION.
6. ALL WORK, BOTH MATERIAL AND INSTALLATION, SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY THE OWNER.
7. PIPING PENETRATIONS THRU FIREWALLS SHALL BE FIRESTOPPED USING APPROPRIATE UL APPROVED SYSTEM. FIRESTOP MATERIALS SHALL BE BY 3M, HILTI OR EQUAL. ALL PIPING PENETRATIONS THRU FIREWALLS SHALL BE WITH METALIC PIPE (SANITARY SHALL TRANSITION TO DWV COPPER AS NECESSARY).
8. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER

SYMBOLS

- FLOOR CLEAN OUT
- WALL CLEAN OUT
- FLOOR OR HUB DRAIN
- GATE VALVE
- BALL VALVE
- PLUG VALVE (GAS COCK)
- CHECK VALVE
- DOUBLE CHECK VALVE BACK FLOW PREVENTER
- UNION
- HOSE BIBB
- POST HYDRANT

SANITARY WASTE & VENT PIPING- GENERAL NOTES

1. SANITARY, WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC PER ASTM-D2665 WITH SOLVENT WELDED JOINTS. WHERE SANITARY PIPING PASSES THRU FIREWALLS, PIPING SHALL TRANSITION TO METALLIC PIPING (DWV COPPER OR CAST IRON) AND FIRESTOPPED WITH APPROPRIATE UL FIRESTOPPING SYSTEM.
2. COORDINATE SANITARY AND WASTE PIPING, BELOW THE SLAB, WITH STRUCTURAL FOOTINGS.
3. MINIMUM SIZE OF PIPING BELOW THE SLAB SHALL BE 2 INCH.
4. SLOPE OF SANITARY AND WASTE PIPING SHALL BE UNIFORM, WITH A MINIMUM OF $\frac{1}{4}$" PER FOOT FOR 2-1/2" OR LESS, AND MINIMUM $\frac{1}{8}$" PER FOOT FOR LARGER DRAINS.
5. EXPOSED WASTE DRAINS IN TOILETS, BREAK ROOMS, ETC. SHALL BE WITH CHROME PLATED BRASS TUBING AND WITH A MATCHING ESCUTCHEON PLATE.
6. FURNISH FOUR POUND LEAD, OR EIGHT OUNCE COPPER VENT FLASHING FOR INSTALLATION BY THE GENERAL CONTRACTOR FOR ALL VENTS THROUGH ROOF.
7. FLOOR CLEAN OUTS SHALL BE ADJUSTABLE, CAST IRON WITH NICKEL BRONZE, SCORIATED COVER. WALL CLEAN OUTS SHALL BE FURNISHED WITH PLUG AND CHROME WALL COVER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION AND INVERTS OF EXISTING SYSTEMS PRIOR TO NEW CONSTRUCTION AND CUTTING INTO EXISTING SYSTEM TO DETERMINE BEST LOCATION AND METHOD FOR TIE IN.
9. TEST SANITARY, WASTE AND VENT PIPING BY A 10' WATER COLUMN FOR TWO HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CA	COMPRESSED AIR
CO	CLEAN OUT
CFH	CUBIC FT NATURAL GAS / HR
DWG	DRAWING
EL	ELEVATION
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FS	FLOOR SINK
FL	FLOOR
G	GAS (NATURAL)
PRV	PRESURE REDUCING VALVE
SAN	SANITARY
TYP	TYPICAL
V	VENT
VTR	VENT THRU ROOF
VAC	VACUUM
WCO	WALL CLEANOUT
CH	COLD WATER
HW	HOT WATER
HD	HUB DRAIN

WATER PIPING - GENERAL NOTES

1. WATER PIPING SHALL BE SOFT ANNEALED, TYPE "M" COPPER BELOW GROUND, WITH VINYL SLEEVES FOR ANTI-CORROSION, AND TYPE "M" COPPER ABOVE GROUND WITH 95-5 SILVER SOLDERED JOINTS AND WROUGHT FITTINGS.
2. THE SITE SUBCONTRACTOR SHALL FURNISH AND INSTALL A NEW WATER SERVICE TO THE BUILDING.
3. THE SITE SUBCONTRACTOR SHALL FURNISH AND INSTALL A MAIN BACKFLOW PREVENTER, IF REQUIRED, INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS.
4. THE SITE SUBCONTRACTOR SHALL FURNISH AND INSTALL A MAIN WATER METER, INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS.
5. PROVIDE UNIONS FOR ALL CONNECTIONS TO SERVICEABLE EQUIPMENT. UNIONS SHALL BE DIELECTRIC TYPE WHERE DISSIMILAR METALS ARE CONNECTED.
6. ALL VALVES, CHECKS, ETC. SHALL BE 125 LB. SERVICE, WITH BRONZE CONSTRUCTION AND WITH SOLDER JOINT ENDS.
7. SUPPORT ALL PIPING WITH PIPE HANGERS BY GRINNELL OR EQUAL.
8. PROVIDE EACH FIXTURE WITH SHUT-OFF SUPPLY STOPS. EXPOSED STOPS AND SUPPLY PIPING SHALL BE CHROME PLATED, WITH A CHROME PLATED ESCUTCHEON PLATE, AND SET SCREW.
9. PROVIDE VACUUM BREAKERS AS REQUIRED BY CODE.
10. PROVIDE WATER HAMMER ARRESTORS, EQUAL TO J. R. SMITH 5000 SERIES, IN ACCORDANCE WIH PDI STANDARD H-201. FIELD FABRICATED SHOCK ABSORBERS ARE NOT ACCEPTABLE.
11. TEST ALL WATER PIPING AT 100 PSIG FOR SIX HOURS OR AS REQUIRED BY THE BUILDING DEPARTMENT.
12. STERILIZE WATER PIPING IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS AND AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C601.
13. ALL PIPING DROPS (HOT & COLD) LOCATED ON AN OUTSIDE WALL SHALL BE INSULATED WITH 1/2" CLOSED CELL URETHANE FOAM INSULATION.

PLUMBING LOAD CALC

PER IBC TABLE 2902.1
ASSEMBLY A-2 RESTAURANT

OCCUPANT LOAD PER PLUMBING LOAD PLAN: 108
MEN = 54 OCCUPANTS ; WOMEN = 54 OCCUPANTS

WATER CLT. (M): 1:75	x 54	=	1 REQ., 1 PROVIDED
WATER CLT. (F): 1:75	x 54	=	1 REQ., 3 PROVIDED
LAVATORIES (M): 1:200	x 54	=	1 REQ., 1 PROVIDED
LAVATORIES (F): 1:200	x 54	=	1 REQ., 3 PROVIDED
DRINKING FOUNTAINS: 1:500		=	1 REQ., FREE WATER PROVIDED
SERVICE SINK: 1 PER UNIT		=	1 REQ., 1 PROVIDED

TYPICAL PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	C.W.	H.W.	WASTE
FD	FLOOR DRAIN - MIFAB SERIES F1100-6-7, CAST IRON FLOOR DRAIN WITH ANCHORAGE FLANGE, WEEPHOLES & 6" ROUND SATIN FINISH NICKEL BRONZE STRAINER & TP CONN.	--	--	3"
MEAT SINK	REGENCY 600S1181818 LFT, 2 COMP SINK	1/2"	1/2"	2"
VEG SINK	REGENCY 600S1181818 LFT, 2 COMP SINK	1/2"	1/2"	2"
3-COMP SINK	REGENCY 600S31717218, 3 COMP SINK	1/2"	1/2"	2"
HAND SINK	REGENCY 600HS175P, HAND SINK	1/2"	1/2"	2"
BAR SINK	STEELTON 522B11014, BAR SINK	1/2"	1/2"	2"
MOP SINK	FLOOR MOUNTED MOP SINK, REGENCY 600SMFS2124 PROVIDE WITH WALL MOUNTED FAUCET WITH HOSE & MOP HANGER. STERNS & WILLIAMS OR EQUAL.	1/2"	1/2"	2"
ICE BIN	ICE BIN BY TENANT	--	--	2"

PLUMBING FIXTURES SHALL BE SUPPLIED WITH ALL VALVES, STOPS, DRAINS, ETC. REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION OF ALL FIXTURES. INSTALLATIONS SHALL MEET ALL APPLICABLE CODES.

COORDINATE ALL FIXTURES WITH ARCHITECTURAL FEATURES. SUBMIT FIXTURE CUTSHEETS FOR OWNER APPROVAL PRIOR TO PURCHASE. SPECS GIVEN HERE ARE FOR GENERAL GUIDANCE FOR FIXTURE TYPE.

PROVIDE TRUEBRO "LAV SHIELD" ON ALL EXPOSED WATER SUPPLY & DRAIN PIPING @ LAVS & SINKS.

KITCHEN FIXTURES TO BE SPECIFIED BY OWNER. COORDINATE TYPE AND INSTALLATION WITH OWNER AND FIXTURES ULTIMATELY PURCHASED.

SANITARY PLAN | SCALE 1/4" = 1'-0" | 1

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SEAL:
GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL K. FINN
08-26-2026

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
PLUMBING PLAN + DETAILS

SHEET NUMBER:
P1.0

2026_07_10_CORRECTIONS

SANITARY RISER | SCALE N/A | 1

LANDWORKS
ARCHITECTURE + DESIGN

LAWRENCEVILLE, GA
P: 470.410.8383
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SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL K. FINN
06-26-2026

REV:	DESCRIPTION	DATE
1	PC-1	8/14/26

PROJECT ADDRESS:

PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING

385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

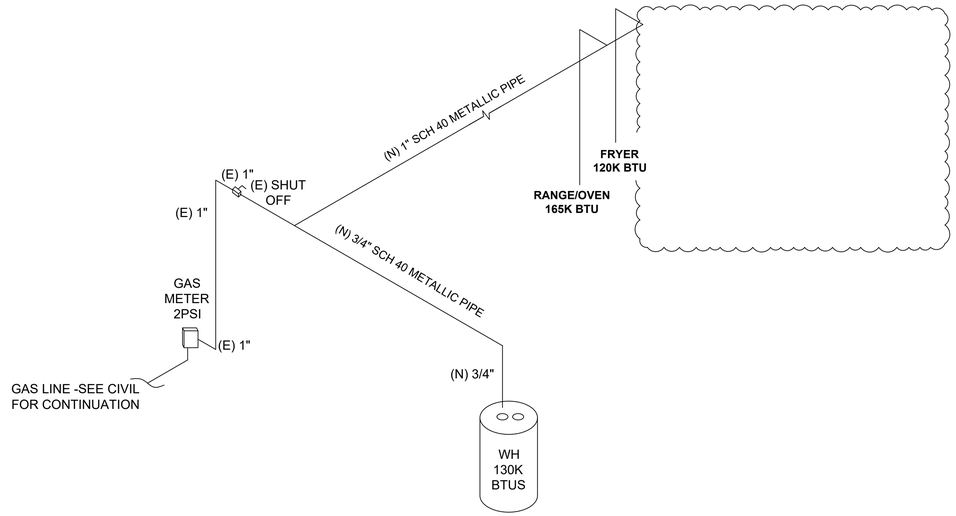
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SHEET TITLE:
SANITARY RISER

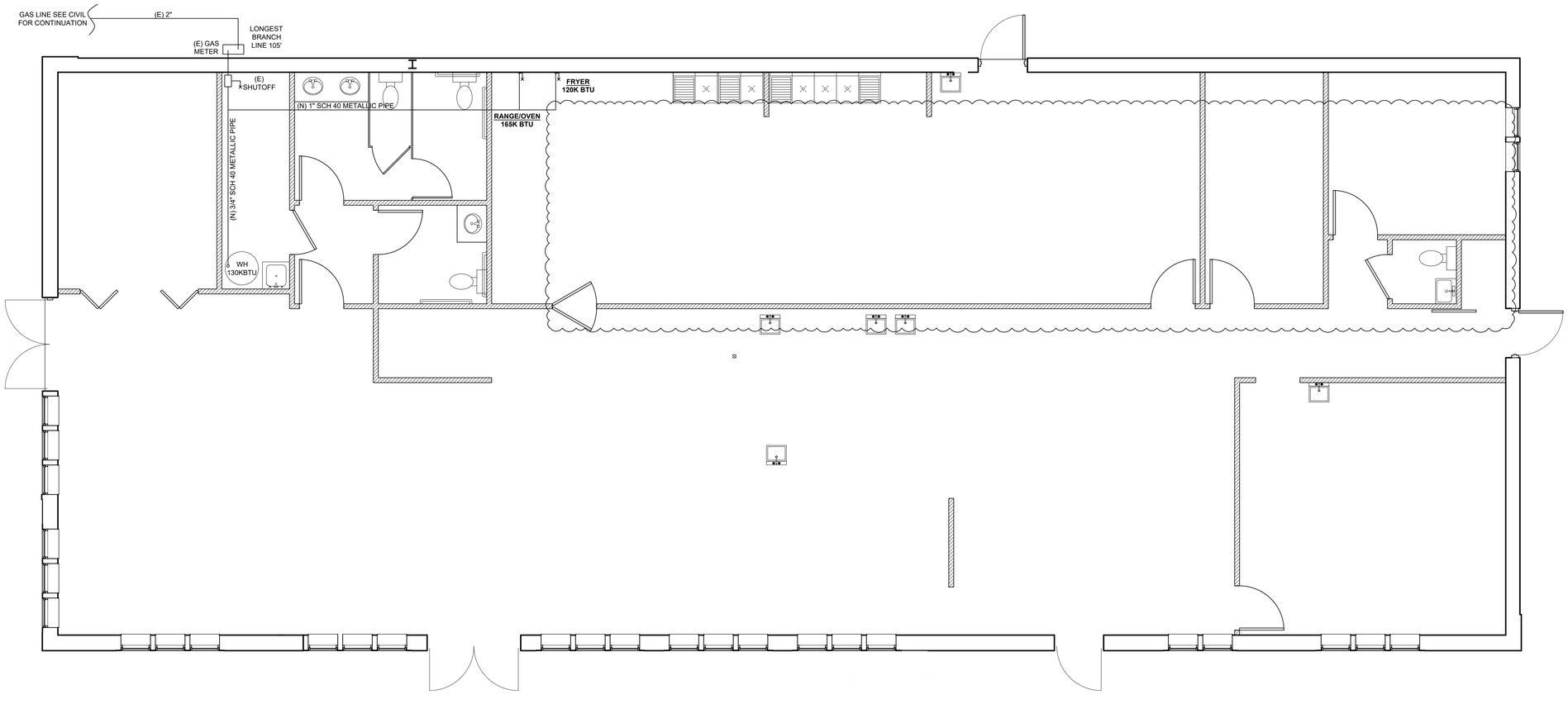
SHEET NUMBER:
P2.0

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2026_07_10_CORRECTIONS



GAS SUPPLY RISER | SCALE 1/4" = 1'-0" | 2



GAS SUPPLY PLAN | SCALE 1/4" = 1'-0" | 1

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MICHAEL K. FINN
08-26-2026

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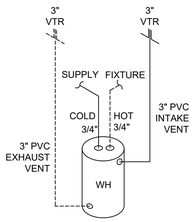
SHEET TITLE:

PLUMBING GAS PLAN

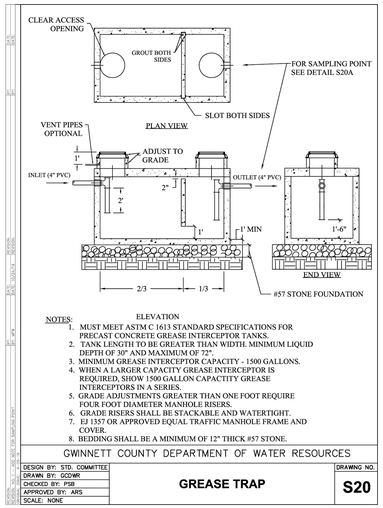
SHEET NUMBER:

P3.0

2026_07_10_CORRECTIONS



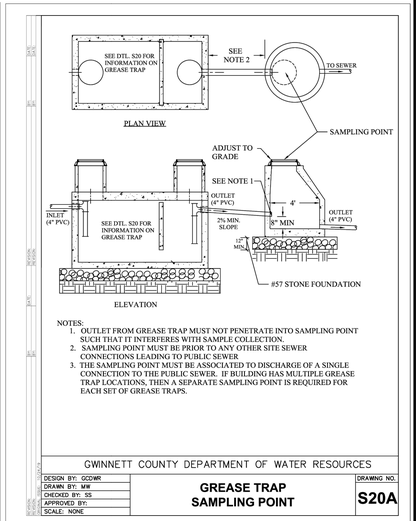
WH RISER | SCALE 1/4" = 1'-0" | 2



NOTES:
1. MUST MEET ASTM C 1613 STANDARD SPECIFICATIONS FOR PRECAST CONCRETE GREASE INTERCEPTOR TANKS.
2. TANK LENGTH TO BE GREATER THAN WIDTH. MINIMUM LIQUID DEPTH OF 30" AND MAXIMUM OF 72".
3. MINIMUM GREASE INTERCEPTOR CAPACITY - 1500 GALLONS.
4. WHEN A LARGER CAPACITY GREASE INTERCEPTOR IS REQUIRED, SHOW 1500 GALLON CAPACTITY GREASE INTERCEPTORS IN A SERIES.
5. GRADE ADJUSTMENTS GREATER THAN ONE FOOT REQUIRE FOUR FOOT DIAMETER MANHOLE RISERS.
6. GRADE RISERS SHALL BE STACKABLE AND WATERTIGHT.
7. EJ 1357 OR APPROVED EQUAL TRAFFIC MANHOLE FRAME AND COVER.
8. BEDDING SHALL BE A MINIMUM OF 12" THICK #57 STONE.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

DESIGN BY: STD. COMMITTEE	GREASE TRAP	DRAWING NO. S20
DRAWN BY: GCDWR		
CHECKED BY: PSB		
APPROVED BY: ARS		
SCALE: NONE		



NOTES:
1. OUTLET FROM GREASE TRAP MUST NOT PENETRATE INTO SAMPLING POINT SUCH THAT IT INTERFERES WITH SAMPLE COLLECTION.
2. SAMPLING POINT MUST BE PRIOR TO ANY OTHER SITE SEWER CONNECTIONS LEADING TO PUBLIC SEWER
3. THE SAMPLING POINT MUST BE ASSOCIATED TO DISCHARGE OF A SINGLE CONNECTION TO THE PUBLIC SEWER. IF BUILDING HAS MULTIPLE GREASE TRAP LOCATIONS, THEN A SEPARATE SAMPLING POINT IS REQUIRED FOR EACH SET OF GREASE TRAPS.

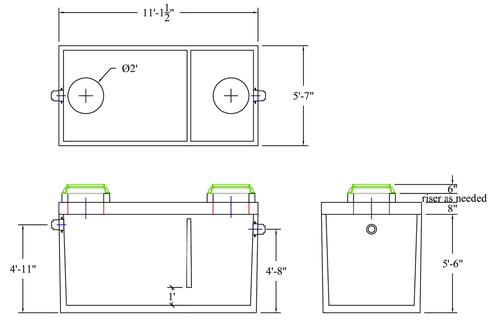
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

DESIGN BY: GCDWR	GREASE TRAP SAMPLING POINT	DRAWING NO. S20A
DRAWN BY: MW		
CHECKED BY: SS		
APPROVED BY:		
SCALE: NONE		

GWINNETT COUNTY GREASE TRAP DETAILS | SCALE N/A | 3

NOTE:
A GREASE TRAP CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE INSTALLATION OF NEW, EXTERIOR GREASE TRAPS. UPON PLAN APPROVAL, THE PLUMBER CONDUCTING THE WORK MUST REACH OUT TO: P&D-STORMWATERSEWER@GWINNETTCOUNTY.COM WITH A COPY OF THEIR APPROVED PLANS, MASTER'S PLUMBER'S LICENSE AND DRIVER'S LICENSE. GREASE TRAP CONSTRUCTION PERMITS ARE VALID FOR A PERIOD OF 90 DAYS ONCE ISSUED.

Gwinnett County
1,500 Gallon Grease Interceptor



Scale: 1/4" = 1'

MODEL: 111-01534

PRODUCT INFORMATION
1,500 Gallon
Grease Interceptor

Tank = 11,700 #
Lid = 5,600 #
DESIGN MAY VARY

SPECIFICATIONS
MEETS ASTM C 1613

RATING: A-16 (H-20), ASSUME 4' MAX EARTH COVER WITH 3' WATER TABLE BELOW GRADE

CONCRETE: 5,000 PSI @ 28 DAYS

STEEL REINFORCEMENT: MEETS ASTM A 615, PLACEMENT AS REQUIRED BY DESIGN

INLET & OUTLET BOOT MEETS ASTM C 923, ACCEPTS 4" & 6" PVC

BUTYL SEALANT: MEETS ASTM C 900, USED ON JOINTS

ACCESS OPENING SUITABLE FOR 24" RISER AND/OR RING & COVER

INTERNAL PIPING BY OTHERS PER MUNICIPAL SPECS

NPCA Certified Plant

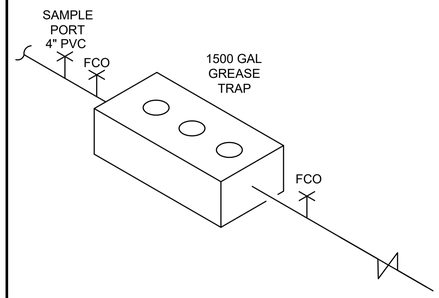
DRAWING INFORMATION
Drawn By: CTP
Checked By:
Revision: 1
Date: 11/5/2024

APPROVED BY:
print:
sign:

*actual dimensions may vary slightly

BARTOW PRECAST
770.382.4462
sales@bartowprecast.com
WWW.BARTOWPRECAST.COM

BARTOW PRECAST DETAIL | SCALE N/A | 4



GREASE TRAP RISER | SCALE N/A | 5

PROPERTY OF LANDWORKS DEVELOPMENT SERVICES. THIS ARE INTENDED FOR THE EXPRESS USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDWORKS DEVELOPMENT SERVICES IS PROHIBITED. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDWORKS DEVELOPMENT SERVICES IS PROHIBITED.

LANDWORKS
ARCHITECTURE + DESIGN
LAWRENCEVILLE, GA
P: 470.410.8383
F: 714.202.2146

SEAL:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
MICHAEL K. FINN
06-26-2026

REV:	DESCRIPTION	DATE
1	PC-1	8/24/26

PROJECT ADDRESS:
PROPOSED INTERIOR RENOVATION OF A COMMERCIAL RESTAURANT BUILDING
385 N CLAYTON ST
LAWRENCEVILLE, GA 30046

PROJECT NO:	LW2026-12
PROJECT OWNER:	KABE
PROJECT LOC:	LAWRENCEVILLE
DRAWN BY:	E.T. / G.H.
REVIEWED BY:	R.L.
START DATE:	03/02/2026
BID DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
PLUMBING DETAILS

SHEET NUMBER:
P4.0

2026_07_10_CORRECTIONS

Rheem
The new degree of comfort*
Water | Commercial Gas | Triton Water Heaters

TRITON® – The Most Intelligent, High-Efficiency Commercial Gas Water Heater in the Market

Ideal for Replacements and New Construction Applications

THE TRITON ADVANTAGE

- Most accurate, all-inclusive leak detection and prevention system in the market
- Eliminate downtime with the ability to detect and prevent water heater problems
- Triple pass heat exchanger constructed of porcelain coated ASME grade steel
- Universal retrofit features make it easy to replace any water heater

SS EXCLUSIVE FEATURES

- **LeakGuard™** – All inclusive leak detection and prevention system with auto shut off valve limits water leakage outside the tank
- **Integrated BMS Connectivity Via BACnet (MS/TP)** – Built-in BACnet port easily connects to building management systems (BMS)
- **Energy & Water Usage Reports** – Track usage trends and manage energy and water consumption through the Rheem EcoNet app
- **Warranty** – 5-Year limited tank* 5-year warranty (extendable to 15 years on 200-400K BTU/h models)

SS AND SU FEATURES

Built-In Intelligence

- **LeakSense™** – Intelligent leak detection system detect leaks as small as a grain of sand and provides real-time notifications that warn you before it becomes an emergency
- **EcoNet® Smart Monitoring Technology with Integrated WiFi**** – Rheem Exclusive! Provides performance updates and alerts via both mobile device and full-color LCD display
- **Systematic Health Checks** – Ongoing self-monitoring of Triton's most vital components and alerts of potential issues
- **Preventive Maintenance Alerts** – Maintenance reminders help to extend life of the tank

Easy Retrofit/Installation

- **Multiple Connection Points** – Multiple water connections at the top, side and bottom of the unit simplify installation for replacement of any model
- **Variety of Flexible Venting Options Including InnoFlue® Flex Venting** – Polypropylene, PVC, CPVC, InnoFlue® Flex Vent and ABS materials; venting 2, 3, 4 and 6 inch diameters
- **Built-In Condensate Neutralizer** – Reduces water acidity for safe drainage

Built to Last

- **Triple Pass Heat Exchanger** – Constructed with premium porcelain coated **ASME-grade steel** to minimize rust and corrosion for extended tank life and maximum thermal efficiency
- **Advanced Power Anodes** – Self-adjusting, non-sacrificial power anodes provide systematic monitoring of anode health and remaining tank life

Energy Efficient

- **Full Modulation** – Maximizes energy savings by optimizing BTU input for specific water heating demand
- **Scheduling Capability** – Adjust to heat water only during peak operating hours when your business needs it most

Plus

- Altitude certified up to 8,999 feet above sea level
- 3/4 -1 1/4 Inch gas connection
- CSA/ASME rated T&P valve
- Meets 14 ng/J NOx requirements
- SCAQMD Rule 1146.2 compliant
- ENERGY STAR® rated
- NSF Rated
- Meets Massachusetts specifications
- Maximum temperature setting 185ºF
- **Warranty** – SU Model: 3-Year limited tank; SS Model: 5-Year limited tank*

*See Commercial Warranty Certificate for complete information.

**2.4 GHz WiFi broadband Internet connection required.

Triton SS 80 & 100-Gallon | Triton SS 119-Gallon

Rheem Triton

80, 100 & 119-Gallon Capacities
130,000 - 499,900 BTU/h
Sealed Combustion System
Up to 98% Thermal Efficiency
Ultra Low NOx
Porcelain Coated Tank Lining
and Heat Exchanger
Natural and LP Gas

Wits Optional Kit

ASME (OPTIONAL)
Low Lead Compliant

INTEGRATED AIR & WATER

02/23 FORM NO. RR102C-50 Rev. 11

Triton Gas Water Heaters

BASE MODELS: SU = SMART UNIVERSAL

80-GALLON	100-GALLON	119-GALLON
GHE80SU-130(A)	GHE100SU-130(A)	GHE119SU-500(A)
GHE80SU-160(A)	GHE100SU-160(A)	
GHE80SU-200(A)	GHE100SU-200(A)	
GHE80SU-300(A)	GHE100SU-250(A)	
	GHE100SU-300(A)	
	GHE100SU-400(A)	

PREMIUM MODELS: SS = SMART AUTO SHUTOFF VALVE

80-GALLON	100-GALLON	119-GALLON
GHE80SS-130(A)	GHE100SS-130(A)	GHE119SS-500(A)
GHE80SS-160(A)	GHE100SS-160(A)	
GHE80SS-200(A)	GHE100SS-200(A)	
GHE80SS-300(A)	GHE100SS-250(A)	
	GHE100SS-300(A)	
	GHE100SS-400(A)	

A= ASME Option

Electrical Requirements: 110 Volt, 60 / 60 Hertz, 7.5 Max Breaker Amp Draw

RECOVERY CAPACITIES (Recovery in U.S. Gallons/Hr. (GPH) and Liters/Hr. (LPH) at various temperature rises)

MODEL NUMBER	INPUT (BTU/H) NAT. & LP	THERMAL EFF.	STANDBY LOSS (BTU/H)	UNITS	40°F (22°C)	50°F (28°C)	60°F (33°C)	70°F (39°C)	80°F (45°C)	90°F (50°C)	100°F (56°C)	110°F (61°C)	120°F (67°C)	130°F (75°C)	140°F (78°C)
			New Items												
GHE80SU/SS-130(A)	130,000	98%	950.0	GPH	382	306	255	218	191	170	153	139	127	118	109
				LPH	1448	1160	966	826	724	644	580	527	481	447	413
GHE80SU/SS-160(A)	160,000	97%	980.0	GPH	465	372	310	266	233	207	186	169	155	143	133
				LPH	1760	3305	1173	1007	882	784	704	640	587	541	503
GHE80SU/SS-200(A)	199,900	95%	1001.0	GPH	578	461	384	329	288	256	230	209	192	177	165
				LPH	2180	1745	1454	1245	1090	696	871	791	727	670	625
GHE80SU/SS-300(A)	300,000	95%	1105.0	GPH	855	684	570	488	427	380	342	311	285	263	244
				LPH	3237	2589	2158	1847	1616	1438	1295	1177	1079	996	924
GHE100SU/SS-130(A)	130,000	97%	1050.0	GPH	382	306	255	218	191	170	153	139	127	118	109
				LPH	1446	1158	965	825	723	634	579	526	481	447	413
GHE100SU/SS-160(A)	160,000	97%	1080.0	GPH	470	376	314	269	235	209	188	171	157	145	134
				LPH	1779	1423	1189	1018	890	791	712	647	594	549	507
GHE100SU/SS-200(A)	199,900	97%	1100.0	GPH	582	465	388	332	291	259	233	212	194	179	166
				LPH	2203	1760	1469	1257	1102	980	882	803	746	678	628
GHE100SU/SS-250(A)	260,000	96%	1155.0	GPH	727	582	485	416	364	323	291	264	242	224	208
				LPH	2752	2203	1836	1575	1378	1223	1102	999	916	848	787
GHE100SU/SS-300(A)	300,000	96%	1210.0	GPH	873	698	582	499	436	388	349	317	291	269	249
				LPH	3305	2642	2203	1889	1650	1469	1321	1200	1102	1018	943
GHE100SU/SS-400(A)	399,900	95%	1310.0	GPH	1139	912	760	651	570	506	456	414	380	351	326
				LPH	4312	3452	2877	2464	2158	1915	1726	1567	1438	1329	1234
GHE119SU/SS-500(A)	499,900	95%	1810.0	GPH	1439	1151	959	822	720	640	576	523	480	443	411
				LPH	5448	4358	3632	3113	2724	2421	2179	1981	1816	1676	1556

MAXIMUM DELIVERY (In U.S. Gallons and Liters – Includes useable storage and recover for indicated times)

MODEL NUMBER	INPUT (BTU/H) NAT. & LP	GAL.	LITERS	TEMP. RISE	UNITS	5 MIN.	10 MIN.	15 MIN.	20 MIN.	30 MIN.	45 MIN.	60 MIN.	120 MIN.	180 MIN.	MIN TO RECOVER CONTENTS
GHE80SU/SS-130(A)	130,000	80	303	100°F	GPH	69	81	94	107	132	171	209	362	515	31
				56°C	LPH	260	306	353	405	501	646	791	1369	1948	
GHE80SU/SS-160(A)	160,000	80	303	100°F	GPH	72	87	103	118	149	196	242	428	615	28
				56°C	LPH	271	329	388	447	564	741	917	1622	2326	
GHE80SU/SS-200(A)	199,900	80	303	100°F	GPH	75	94	114	133	171	229	286	517	747	21
				56°C	LPH	285	357	430	503	648	866	1084	1956	2827	
GHE80SU/SS-300(A)	300,000	80	303	100°F	GPH	84	113	141	170	227	312	398	740	1081	14
				56°C	LPH	320	428	535	643	859	1182	1506	2800	4094	
GHE100SU/SS-130(A)	130,000	100	379	100°F	GPH	83	95	108	121	146	185	223	376	529	39
				56°C	LPH	313	361	410	458	554	699	844	1422	2001	
GHE100SU/SS-160(A)	160,000	100	379	100°F	GPH	86	101	117	133	164	211	258	446	634	33
				56°C	LPH	324	384	443	502	621	799	977	1689	2401	
GHE100SU/SS-200(A)	199,900	100	379	100°F	GPH	89	109	128	148	186	245	303	535	768	26
				56°C	LPH	338	412	485	559	705	926	1146	2027	2908	
GHE100SU/SS-250(A)	250,000	100	379	100°F	GPH	94	118	143	167	215	288	361	652	943	21
				56°C	LPH	357	449	540	632	816	1091	1366	2467	3569	
GHE100SU/SS-300(A)	300,000	100	379	100°F	GPH	99	128	157	186	245	332	419	766	1117	18
				56°C	LPH	375	485	595	705	926	1256	1586	2908	4229	
GHE100SU/SS-400(A)	399,900	100	379	100°F	GPH	108	146	184	222	298	412	526	982	1437	13
				56°C	LPH	409	553	696	840	1128	1559	1990	3715	5441	
GHE119SU/SS-500(A)	499,900	119	450	100°F	GPH	131	179	227	275	371	515	659	1235	1810	12
				56°C	LPH	497	678	860	1042	1405	1950	2494	4673	6852	

2

Triton Gas Water Heaters

VENTING OPTIONS

POWER DIRECT VENT

MODEL NUMBER	MAX. VENT LENGTH (Eq. Ft.) PIPE DIAMETER					
	2" (5 cm)		3" (8 cm)		4" (10 cm)	6" (15 cm)
	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET
GHE80SU/SS-130(A)	20	35	60	75	120	135	X	X
GHE80SU/SS-160(A)	20	35	60	75	120	135	X	X
GHE80SU/SS-200(A)	X	X	60	75	120	135	X	X
GHE80SU/SS-300(A)	X	X	60	75	120	135	120	135
GHE100SU/SS-130(A)	20	35	60	75	120	135	X	X
GHE100SU/SS-160(A)	20	35	60	75	120	135	X	X
GHE100SU/SS-200(A)	X	X	60	75	120	135	X	X
GHE100SU/SS-250(A)	X	X	60	75	120	135	X	X
GHE100SU/SS-300(A)	X	X	60	75	120	135	120	135
GHE100SU/SS-400(A)	X	X	50	65	70	85	120	135
GHE119SU/SS-500(A)	X	X	65	65	120	130	120	130

POWER VENT

MODEL NUMBER	MAX. VENT LENGTH (Eq. Ft.) PIPE DIAMETER					
	2" (5 cm)		3" (8 cm)		4" (10 cm)	6" (15 cm)
	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET
GHE80SU/SS-130(A)	–	35	–	135	–	185	–	X
GHE80SU/SS-160(A)	–	35	–	135	–	185	–	X
GHE80SU/SS-200(A)	–	X	–	135	–	185	–	X
GHE80SU/SS-300(A)	–	X	–	135	–	145	–	120
GHE100SU/SS-130(A)	–	35	–	135	–	185	–	X
GHE100SU/SS-160(A)	–	35	–	135	–	185	–	X
GHE100SU/SS-200(A)	–	X	–	135	–	185	–	X
GHE100SU/SS-250(A)	–	X	–	135	–	185	–	120
GHE100SU/SS-300(A)	–	X	–	135	–	185	–	120
GHE100SU/SS-400(A)	–	X	–	65	–	100	–	135
GHE119SU/SS-500(A)	X	X	75	75	–	150	–	150

Recovery Rating – as used in this Standard, the quantity of water obtained by multiplying the manufacturer's input rating in BTU per hour by the thermal efficiency and dividing the product by 825 BTU per gallon. This is based on a 100°F temperature rise and a nominal specific heat for water of 8.25 BTU per gallon per degree F.

MODEL NUMBER	FLEX VENT LENGTHS POWER VENT ONLY AP19330 – 90° 3" PP FLEX PIPE AP19354 – 25° 3" PP FLEX PIPE PIPE DIAMETER 3"
GHE80SU/SS-130(A)	60
GHE80SU/SS-160(A)	60
GHE80SU/SS-200(A)	60
GHE80SU/SS-300(A)	60
GHE100SU/SS-130(A)	60
GHE100SU/SS-160(A)	60
GHE100SU/SS-200(A)	60
GHE100SU/SS-250(A)	60
GHE100SU/SS-300(A)	60
GHE100SU/SS-400(A)	60
GHE119SU/SS-500(A)	80

For each long radius sweep 90° elbow, reduce pipe length by five (5) feet.
For each standard sweep 90° elbow, reduce pipe by eight (8) feet.
For each 45° elbow, reduce pipe length by two and a half (2.5) feet.
Note: Vent pipe size should not be mixed for venting these units.
Use same diameter pipe for all venting of the unit.
3" Concentric = 10' Intake, 15' Exhaust
4" Concentric = 10' Intake, 15' Exhaust
See use and care manual for venting details.

Venting configurations are the same for SS Models. Vents with Polypropylene, ABS, CPVC or PVC.
NOTE: For Canadian installations, please use Polypropolene, ULC S636 PVC or CPVC.

NOTE: Equivalent 80 ft. & 80 Ft. with rigid & flexible pipe.

Efficiency | All models tested according to ANSI test procedures, and meet or exceed the thermal efficiency and standby loss requirements of ASHRAE standard (EPact). Also exceeds energy efficiency codes of all states including California Energy Commission (CEC).

Safety and Construction | Design certified by CSA: For operation at 185 degrees; meets all safety and construction requirement of ANSI Z21.10.3; as an automatic storage or instantaneous water heater; as an automatic circulating tank water heater, and for operation on combustible floors and in alcove installations. **Certified for 150 PSI maximum working pressure (160 PSI for ASME models).**

Optional Construction | ASME construction is available on designated models. UL Sanitation (NSF5) compliant models are available when equipped with optional seal kit (Part No. AS42890).

3

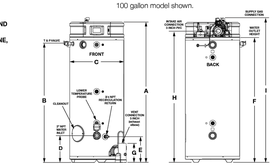
Rheem
The new degree of comfort*
Water | Commercial Gas | Triton Water Heaters

DIMENSIONAL INFORMATIONS (Shown in English and Metric)

MODEL NUMBER	UNITS	A	B	C	D	E	F	G	H	I	VENT	SIDE WATER CONNECTION INLET	SIDE WATER CONNECTION OUTLET	TOP OUTLET	APPROX. SHIP. WT. (LB)*
GHE80SU/SS-130(A)	Inches	67-7/8	57.43	26-3/8	13	12-1/2	60-1/2	10-5/8	63-5/8	70-1/16	3", 3", 4"	2"	90°	1.5"	600
	MM	1724	1459	668	331	318	1537	270	1617	1780		NPT	NPT	NPT	
GHE80SU/SS-160(A)	Inches	67-7/8	57.43	26-3/8	13	12-1/2	60-1/2	10-5/8	63-5/8	70-1/16	3", 3", 4"	2"	90°	1.5"	600
	MM	1724	1459	668	331	318	1537	270	1617	1780		NPT	NPT	NPT	
GHE80SU/SS-200(A)	Inches	67-7/8	57.43	26-3/8	13	12-1/2	60-1/2	10-5/8	63-5/8	70-1/16	3", 3", 4"	2"	90°	1.5"	650
	MM	1724	1459	668	331	318	1537	270	1617	1780		NPT	NPT	NPT	
GHE80SU/SS-300(A)	Inches	67-7/8	57.43	26-3/8	13	12-1/2	60-1/2	10-5/8	63-5/8	70-1/16	3", 4", 6"	2"	90°	1.5"	650
	MM	1724	1459	668	331	318	1537	270	1617	1780		NPT	NPT	NPT	
GHE100SU/SS-130(A)	Inches	77	66-3/4	26-3/8	13	12-1/2	69.80	10-5/8	72-3/4	77-1/2	3", 3", 4"	2"	90°	1.5"	725
	MM	1956	1696	668	331	318	1773	270	1847	1969		NPT	NPT	NPT	
GHE100SU/SS-160(A)	Inches	77	66-3/4	26-3/8	13	12-1/2	69.80	10-5/8	72-3/4	77-1/2	3", 3", 4"	2"	90°	1.5"	725
	MM	1956	1696	668	331	318	1773	270	1847	1969		NPT	NPT	NPT	
GHE100SU/SS-200(A)	Inches	77	66-3/4	26-3/8	13	12-1/2	69.80	10-5/8	72-3/4	77-1/2	3", 3", 4"	2"	90°	1.5"	775
	MM	1956	1696	668	331	318	1773	270	1847	1969		NPT	NPT	NPT	
GHE100SU/SS-250(A)	Inches	77	66-3/4	26-3/8	13	12-1/2	69.80	10-5/8	72-3/4	77-1/2	3", 4", 6"	2"	90°	1.5"	775
	MM	1956	1696	668	331	318	1773	270	1847	1969		NPT	NPT	NPT	
GHE100SU/SS-300(A)	Inches	77	66-3/4	26-3/8	13	12-1/2	69.80	10-5/8	72-3/4	77-1/2	3", 4", 6"	2"	90°	1.5"	775
	MM	1956	1696	668	331	318	1773	270	1847	1969		NPT	NPT	NPT	
GHE100SU/SS-400(A)	Inches	77	66-3/4	26-3/8	13	12-1/2	69.80	10-5/8	72-3/4	77-1/2	3", 4", 6"	2"	90°	1.5"	775
	MM	1956	1696	668	331	318	1773	270	1847	1969		NPT	NPT	NPT	
GHE119SU/SS-500(A)	Inches	79-1/4	63-5/8	30-1/4	11-1/2	11	85	8-3/4	75-1/8	71-1/4	3", 4", 6"	2"	90°	1.5"	1060
	MM	1988	1616	818	293	280	1652	221	1858	1811		NPT	NPT	NPT	

*Weights listed are for non-ASME. Add 35 lbs. for ASME models.

100 gallon model shown.



0" CLEARANCE TO ALL COMBUSTIBLE SURFACES ON SIDES AND BACK, 6" FOR TOP.
(FOR CANADIAN INSTALLATIONS, PLEASE USE POLYPROPOLENE, ULC S636 PVC OR CPVC.)

Recommended Specifications (for trade reference only)

Water heater(s) shall be Triton Model _____ # or equal, manufactured by Rheem, having a gas input of _____ # or equal, BTU/h and recovery rate of _____ GPH at a 100°F temperature rise and tested and certified at a Min. of 95% thermal efficiency, with a maximum hydrostatic working pressure of 150 psi and minimum Inlet Gas Pressure 3.5" in WC. Water heater(s) shall 1.) Include a modulating gas burner that automatically adjusts the input based on demand. 2.) Have Power anodes that are non-sacrificial and maintenance free. 3.) Have a factory installed CSA/ASME rated temperature and pressure relief valve, meet SCAQMD rule 1146.2 and include the CSA seal of certification 4.) Have a wet-base design and furnished with a heat exchange system with both sides coated in high temperature porcelain enamel. 5.) Have 2" NPT front and rear, (1) 1-½" NPT Top water connection. 6.) Have a 3 year (SU) or 5-year (SS) standard warranty.

The control shall be an integrated 4.3" Color touch screen with the ability to 1.) Provide user advanced notice of any issues with health alerts on tank and combustion system. 2.) Give users advanced notice of catastrophic failure with Integrated LeakSense™ leak detection. 3.) Automatically turn off water in the event of a failure with Integrated LeakGuard™ Auto Shut-Off Valve (SS model only). 4.) Report water & energy usage reports via app or control. (SS model only) 5.) Connect to a cloud, and control & remote monitor the system via the EcoNet® app through integrated WiFi. 6.) Connect to a Building Management System without the need of any accessories using an integrated BacNet MS/TP connection. (SS model only).

For Standard power vent, water heater shall be suited 2", 3", 4" or 6" _____ pipe for a total maximum venting of 185 ft. For Power Direct Vent water heater shall be suited for 2", 3", 4" or 6" _____ pipe for a total maximum vent length, intake 120 ft, exhaust 135 ft. Water heater(s) shall be able to vent with the following materials: Polypropylene, PVC, CPVC, ABS, & InnoFlue® flex venting.

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100
Roswell, Georgia 30076 • www.rheem.com

Rheem Canada Ltd./Ltée • 125 Edgeware Road, Unit 1
Brampton, Ontario L6Y 0P5 • www.rheem.com

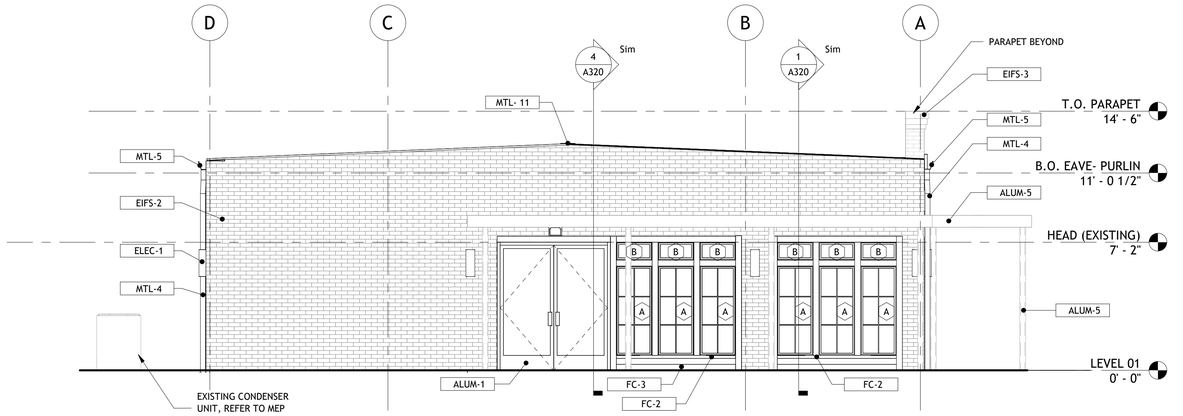
INTEGRATED AIR & WATER

03/23 FORM NO. RR102C-30 Rev. 11

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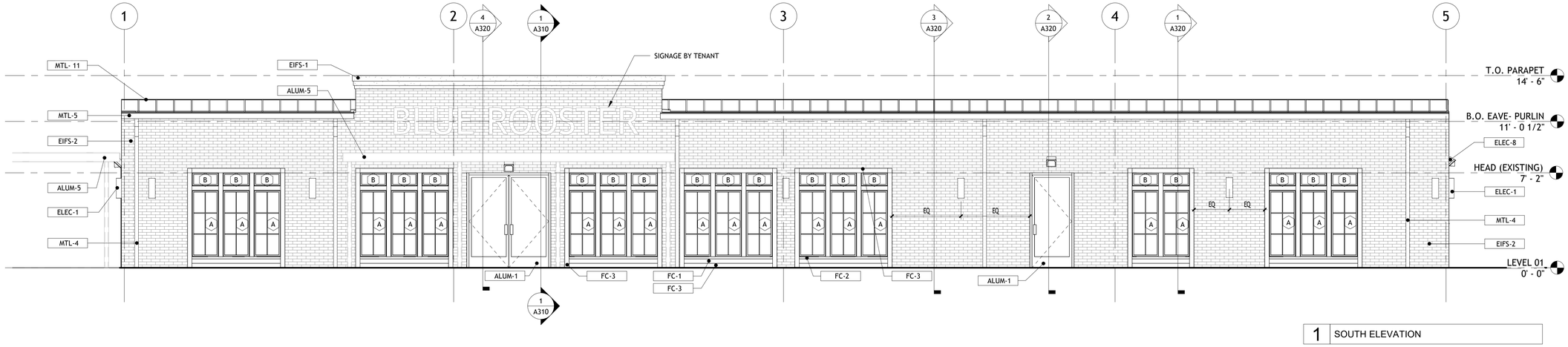
WATER HEATER DETAILS | SCALE N/A | 1

MATERIAL LEGEND	
KEYNOTE	KEYNOTE TEXT
49 145	EXISTING CONDENSER UNIT, REFER TO MEP DWGS.
ALUM-1	ALUM. STOREFRONT SYSTEM - DARK BRONZE
ALUM-5	FUTURE CANOPY BY TENANT
EIFS-1	TO MATCH COLOR 310 WHINA WHITE - DRIVIT EIFS
EIFS-2	EIFS -StoTherm - StoCast BRICK FINISH - COLOR TO MATCH SW WEST HIGHLAND WHITE
EIFS-3	EIFS -StoTherm CORNICE - COLOR COLOR TO MATCH SW WEST HIGHLAND WHITE
ELEC-1	EXT. LIGHT FIXTURE
ELEC-8	WALL PACK EXIT LIGHT W/BATTERY BACKUP
FC-1	FIBER CEMENT - BOARD & BATTEN, PAINT SW 7073 NETWORK GRAY
FC-2	1X2 FIBER CEMENT TRIM BOARD, PAINT SW 7073 NETWORK GRAY
FC-3	1x4 FIBER CEMENT TRIM BOARD, PAINT SW 7073 NETWORK GRAY
MTL-4	METAL GUTTER - PAINTED TO MATCH SW WEST HIGHLAND WHITE
MTL-5	METAL DOWNSPOUT - PAINTED TO MATCH SW WEST HIGHLAND WHITE
MTL- 11	EXISTING METAL ROOF



2 WEST ELEVATION

1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"

WARE+ASSOCIATES
GLENRIDGE 400
5825 GLENRIDGE DRIVE
BUILDING 3, SUITE 101-H
ATLANTA, GA 30328
PHONE 404.816.9122
WWW.WAREASSOC.COM

WARE+ASSOCIATES

PROJECT:

LAWRENCEVILLE
VANILLA BOX

ADDRESS:

385 BORN ST NW
LAWRENCEVILLE, GA
30046

No.	Description	Date
	ISSUED FOR PERMIT	05/15/2026

SEAL:

STATE OF GEORGIA
DAVID S. WARE
5.15.2026
CERTIFICATE NO. 019951
REGISTERED ARCHITECT

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SHEET TITTLE:

EXTERIOR
ELEVATIONS

DRAWN BY: JL

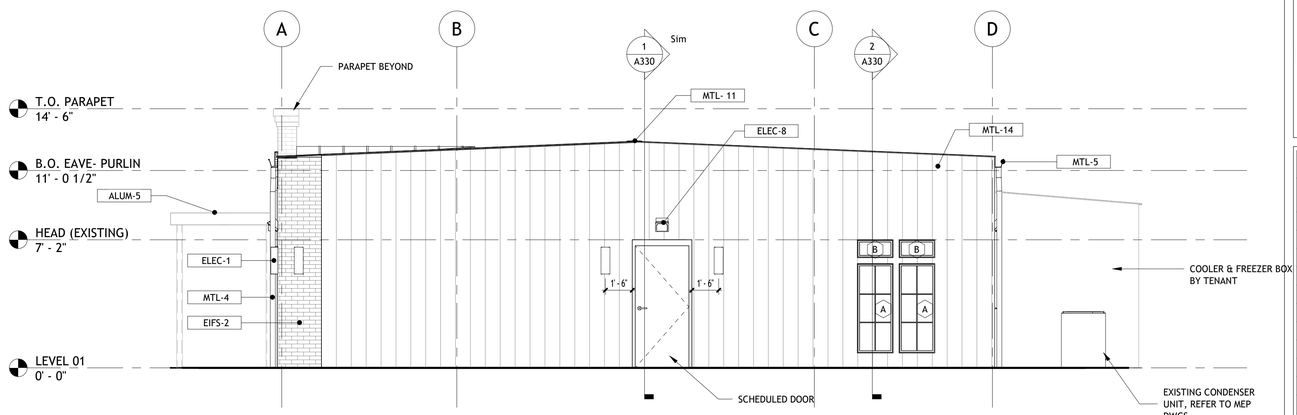
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PROJECT NUMBER: 25-140

A210

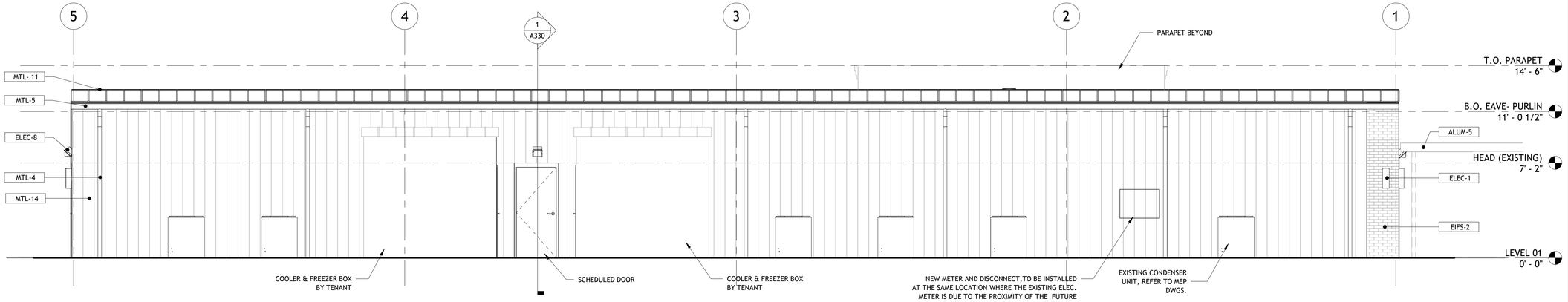
ISSUED FOR CONSTRUCTION

MATERIAL LEGEND	
KEYNOTE	KEYNOTE TEXT
49 25	SCHEDULED DOOR
49 145	EXISTING CONDENSER UNIT, REFER TO MEP DWGS.
ALUM-5	FUTURE CANOPY BY TENANT
EIFS-2	EIFS -StoTherm - StoCast BRICK FINISH - COLOR TO MATCH SW WEST HIGHLAND WHITE
ELEC-1	EXT. LIGHT FIXTURE
ELEC-8	WALL PACK EXIT LIGHT W/BATTERY BACKUP
MTL-4	METAL GUTTER - PAINTED TO MATCH SW WEST HIGHLAND WHITE
MTL-5	METAL DOWNSPOUT - PAINTED TO MATCH SW WEST HIGHLAND WHITE
MTL-14	NEW METAL PANEL SIDING
MTL- 11	EXISTING METAL ROOF



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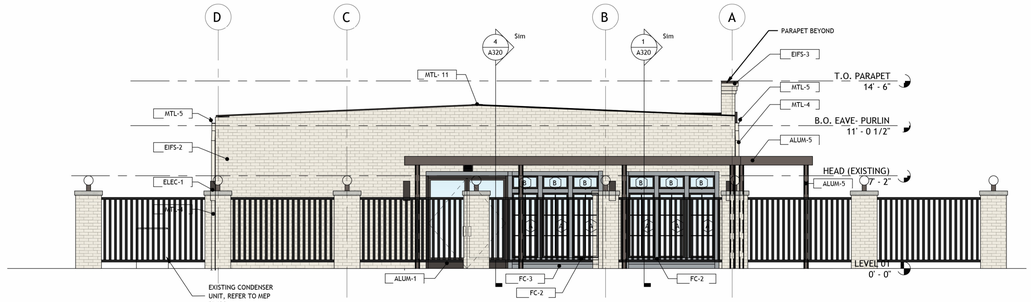
EXTERIOR
ELEVATIONS

DRAWN BY:	JL
CHECKED BY:	DW
PROJECT NUMBER:	25-140

A220

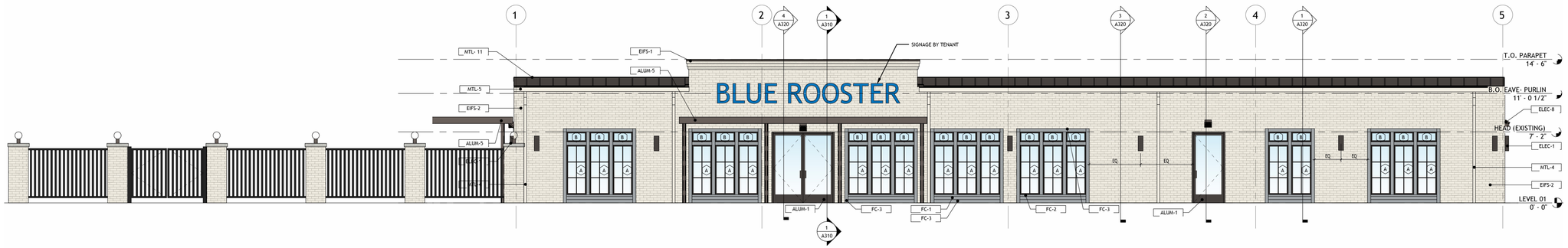
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2 WEST ELEVATION

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No.	Description	Date
1	PERMIT COMMENTS	07/01/2026

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DAVID S. WARE
5.15.2026
CERTIFICATE NO. 019981
REGISTERED ARCHITECT

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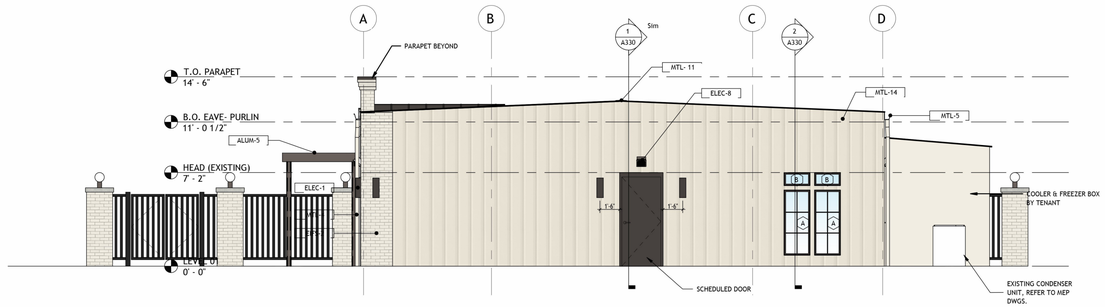
EXTERIOR COLOR ELEVATIONS

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NUMBER:	25-140

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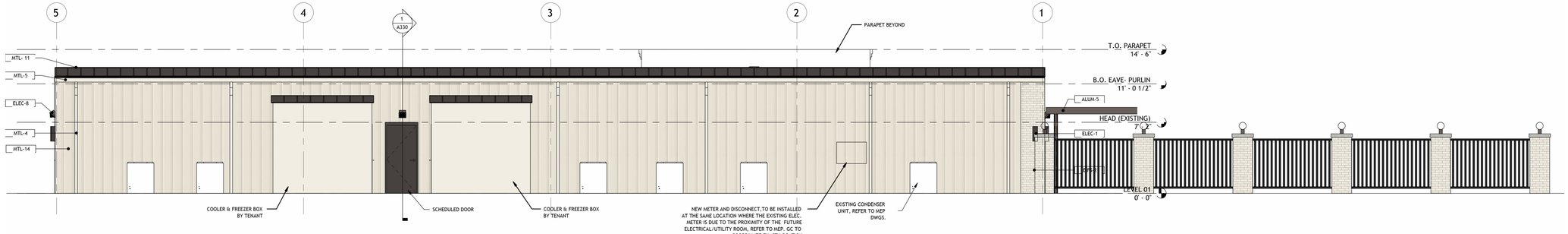
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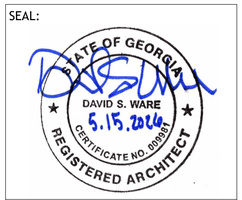
LAWRENCEVILLE
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SHEET TITTLE:

EXTERIOR COLOR ELEVATIONS

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