



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

AGENDA

Monday, December 05, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- [1.](#) SUP2022-00076 & SUP2022-00077; RV & JV Properties and Jesus Villalobos; 108 McConnell Drive
- [2.](#) SUP2022-00076 & SUP2022-00077; RV & JV Properties and Jesus Villalobos; 108 McConnell Drive

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



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AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2022-00076 & SUP2022-00077; RV & JV Properties and Jesus Villalobos; 108 McConnell Drive

Department: Planning and Development

Date of Meeting: Monday, December 5, 2022

Fiscal Impact: None

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: **Denial**

Summary: The applicant requested a Special Use Permit to allow Automobile Sales (Auto Broker) with Outdoor Storage. The subject property is a 0.33-acre parcel zoned BG (General Business District), located along the southern right-of-way of McConnell Drive perpendicular to Highway 120/West Pike Street.

Attachments/Exhibits:

- SUP2022-00076_Report
- SUP2022-00076_Application
- SUP2022-00076_Letter of Intent
- SUP2022-00076_Survey
- SUP2022-00076_Site Plan



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Planning & Development

CASE NUMBER: SUP2022-00076

APPLICANT: JESUS VILLALOBOS

OWNER: RV & JV PROPERTIES, LLC.

CONTACT: JESUS VILLALOBOS

PHONE NUMBER: 678-508-3794

LOCATION: 108 MCCONNELL DR

PARCEL ID: R5144 017

ACREAGE: 0.33

ZONING PROPOSAL: TO ALLOW AUTOMOBILE SALES (OUTDOOR SALES) AS A SPECIAL USE

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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ZONING AND DEVELOPMENT STANDARDS

The property consists of a 3,172 square-foot two-story commercial building, accessory driveways, and parking.

Article 1 Districts, Section 102.11, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	No Minimum	14,574 sq. ft.	NA
Minimum Lot Width	No Minimum	81.7 feet	NA
Minimum Front Yard Setback	50 feet	50 feet	NA
Minimum Rear Yard Setback	10 feet	58 feet	NA
Minimum Side Yard Setback	10 feet	6 feet	NA
Impervious Surface Coverage	95%	NA	NA
Maximum Building Height	35 feet	NA	NA

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Sales (Outdoor Sales) and related service	Special Use Permit	Special Use Permit	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.8 Automobile Sales or Auction and Related Service (Use or New Car Outdoor Sales Lot) reads as follows:

“Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot)



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- A. *No used car lots are permitted within 100 feet of any residential property.*
- B. *No lots smaller than 25,000 square feet.*
- C. *All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. *The building must be at least 1000 square feet.*
- E. *No metal building facades; and*
- F. *A 15-foot landscaped buffer shall be provided fronting the street.”*

In conclusion, in 2016 the City Council has publicly stated they intend to limit automobile sales and associated service facilities to an area along the Buford Drive corridor extending from its intersection with CSX Transportation Railroad (overpass) to the southern right-of-way intersection of Buford Drive and Georgia Highway 316/University Parkway.



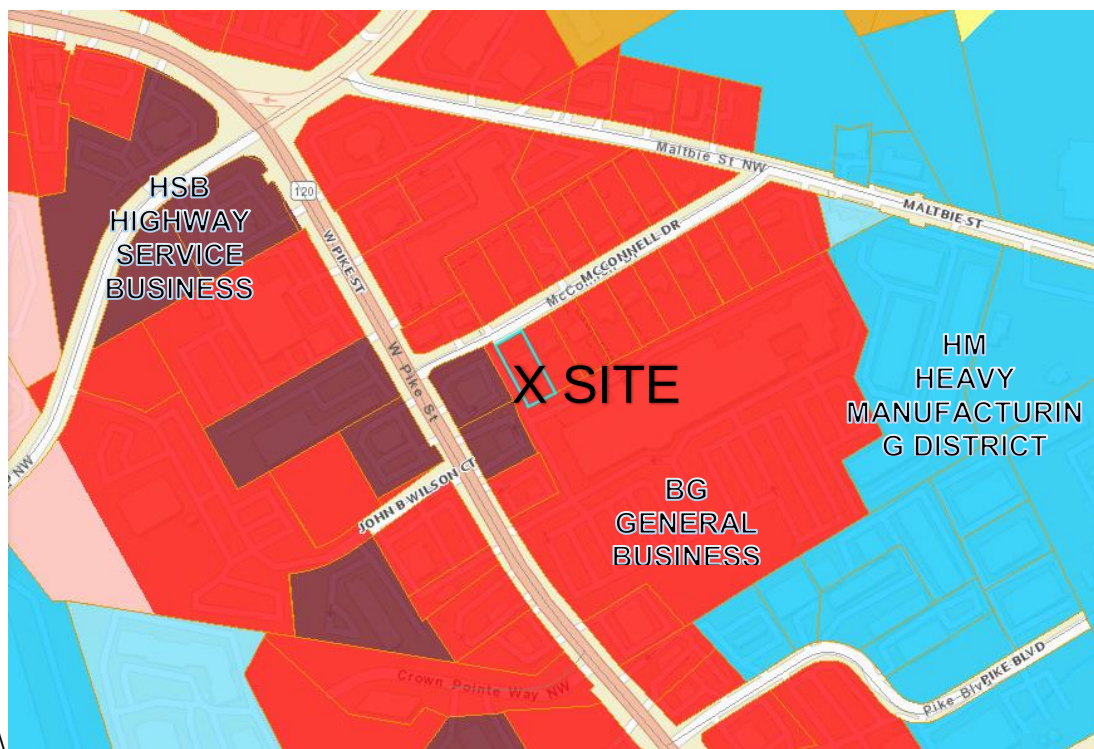
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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses. There are manufacturing uses farther out.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





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2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed-Use Character Area. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby.

For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated. The proposed request to include automobile sales and related services could be incompatible with the intent of the 2040 Comprehensive Plan, due to the City Council setting a precedent to have automobile sales on the Buford Corridor.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

The requested Special Use Permit allowing automobile sales may be counter to the emphasis of the City Council's efforts to improve the overall image of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** for the requested Special Use Permit.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

BUILDING INSPECTIONS

No comment

CODE ENFORCEMENT

The City of Lawrenceville Planning and Development Department has an open code citation associated with the subject property (CEU2022-05062). This case concerns an ongoing lack of a business license and noncompliant outdoor storage (multiple untagged vehicles on lot). The final court hearing is scheduled for 12-22-2022.

There is one closed code violation on records for the subject property, CEU2019-01212. This case concerned a junked vehicle parked on the premises, which was removed and brought into compliance.

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by the City of Lawrenceville Electric Department.

ENGINEERING DEPARTMENT

No comment

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

STREET AND SANITATION DEPARTMENT

The property will be served by the City of Lawrenceville Street and Sanitation Department.



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STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.**

As proposed the plan would not be suitable given the precedent established by the City Council relating to Automobile Sales (Outdoor Sales), and related service facilities.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.



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6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.**

The request represents an opportunity to for the City Council to maintain consistency with the intent of the 2040 Comprehensive Plan and the beginning of a long overdue zoning cleanup in this area.



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ADDITIONAL EXHIBITS:



PLANNING COMMISSION
RECOMMENDED CONDITIONS

SUP2022-00076:

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

Approval of Special Use permit for **Automobile Broker**, Automobile Sales not to include automobile repair and maintenance, subject to the following enumerated conditions:

1. Automobile Broker and Sales shall be limited to area in the rear of the property screened from view from McConnell Drive and behind the by the existing of opaque fence.
2. Parking in the front of the property shall be designated for customer parking only.
3. All vehicles must be parked in striped designated spaces and all required access aisles must remain open.
4. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
5. All loading and unloading of vehicles in need of service shall occur in the rear/screened portions of the property.
6. No work on vehicles is to be conducted on site.
7. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
8. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
9. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
10. Outdoor storage of any items and/or materials unrelated to the Special Use shall be prohibited.

11. Dumpsters shall be restricted to the rear of the property.
12. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
13. Sign twirling is prohibited on the property.
14. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.



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GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jesus Villalobos</u>	NAME: <u>Rosalia Villalobos</u>
ADDRESS: <u>108 Mcconnell Dr</u>	ADDRESS: <u>108 Mcconnell Dr</u>
CITY: <u>Lawrenceville, Ga</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga.</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-508-3794</u>	PHONE: <u>678-595-9915</u>
CONTACT PERSON: <u>Jesus Villalobos</u> PHONE: <u>678-508-3794</u>	
CONTACT'S E-MAIL: <u>latinamericanmotors@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>0.3343</u>	
PARCEL NUMBER(S): <u>R5144017</u>	
ADDRESS OF PROPERTY: <u>108 Mcconnell Dr Lawrenceville, Ga 30046</u>	
PROPOSED SPECIAL USE: <u>Auto Broker</u>	

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SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

70 S Clayton St • PO BOX 2200 • Lawrenceville, Georgia 30046-2200
 770.963.2414 • www.lawrencevillega.org



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

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NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

SUP2022-00076
CASE NUMBER

9-7-2022 ^{DO}
DATE

Jesus Villalobos
ACKNOWLEDGED BY (PRINT NAME)

Jesus Villalobos
SIGNATURE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:

(Map Reference Number)

District

Land Lot

Parcel

- R5144 017

Signature of Applicant

Date

Jesus Villalobos

Type or Print Name and Title

5/2/2022

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

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Kimberly Bailey

NAME

5/5/22

DATE

Revenue Specialist

TITLE

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August 2 , 2022

Letter of Intent

Jesus Villalobos
Owner
Latin American Motors LLC.
108 McConnell Dr
Lawrenceville, GA 30046

To: City of Lawrenceville

This letter is to ask the city of Lawrenceville for a permit to use an office space in the following address:

108 McConnell Dr.,
Lawrenceville, GA 30046

This space will be rented to Latin American Motors LLC from RV & JV Properties LLC. I am asking the City of Lawrenceville for approval to locate my business at the address listed above. Selling vehicles, I will only act as an office broker at this location by renting an office space to process my contracts and take care of other paperwork. After COVID sales have been taking place mostly through the internet, for this reason we have decided to locate our company in a smaller space. We will attract most of our customers via internet and will have appointments at the office for paperwork. I have had this business since 2007 and have been located in the city of Grayson, GA since then. I started in this industry back in the year 2000 and I have lived in Lawrenceville, GA since 2000 as well; I will continue living here for many more years. I want to be of service in my community by growing my business in this industry and providing a service. I understand that in 2020 the City changed the requirements for Broker Office to a new process. I am submitting all documentation required to obtain the Lawrenceville City License approval.

Thank you in advanced,



Jesus Villalobos
Latin American Motors LLC.
Owner

LEGAL DESCRIPTION

LOT 5, HOYT BAGWELL SUBDIVISION

#108 McCONNELL ROAD, LAWRENCEVILLE, GEORGIA

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, Gwinnett County, Georgia, being Lot 5 of the revised subdivision plat for Hoyt Bagwell and also shown on the plat prepared for Kevin Watts by Christopher Hodge with Boundary Zone, Inc., dated 4-11-2007, containing 0.336 acres of land, and being more particularly described as follows:

COMMENCING at the centerline intersection of West Pike Street with McConnell Road;

THENCE 229.70 feet in a Northeasterly direction to a point;

THENCE, South 25 degrees, 53 minutes, 03 seconds East for a distance of 30.00 feet to a ½" Rebar on the Southerly margin of the right of way for McConnell Road and at the TRUE POINT OF BEGINING;

THENCE, North 63 degrees, 51 minutes, 25 seconds East for a distance of 80.15 feet to a ½" rebar also along the Southerly margin of the right of way for McConnell Road;
THENCE, South 25 degrees, 49 minutes, 17 seconds East for a distance 184.36 feet to a ½" rebar;

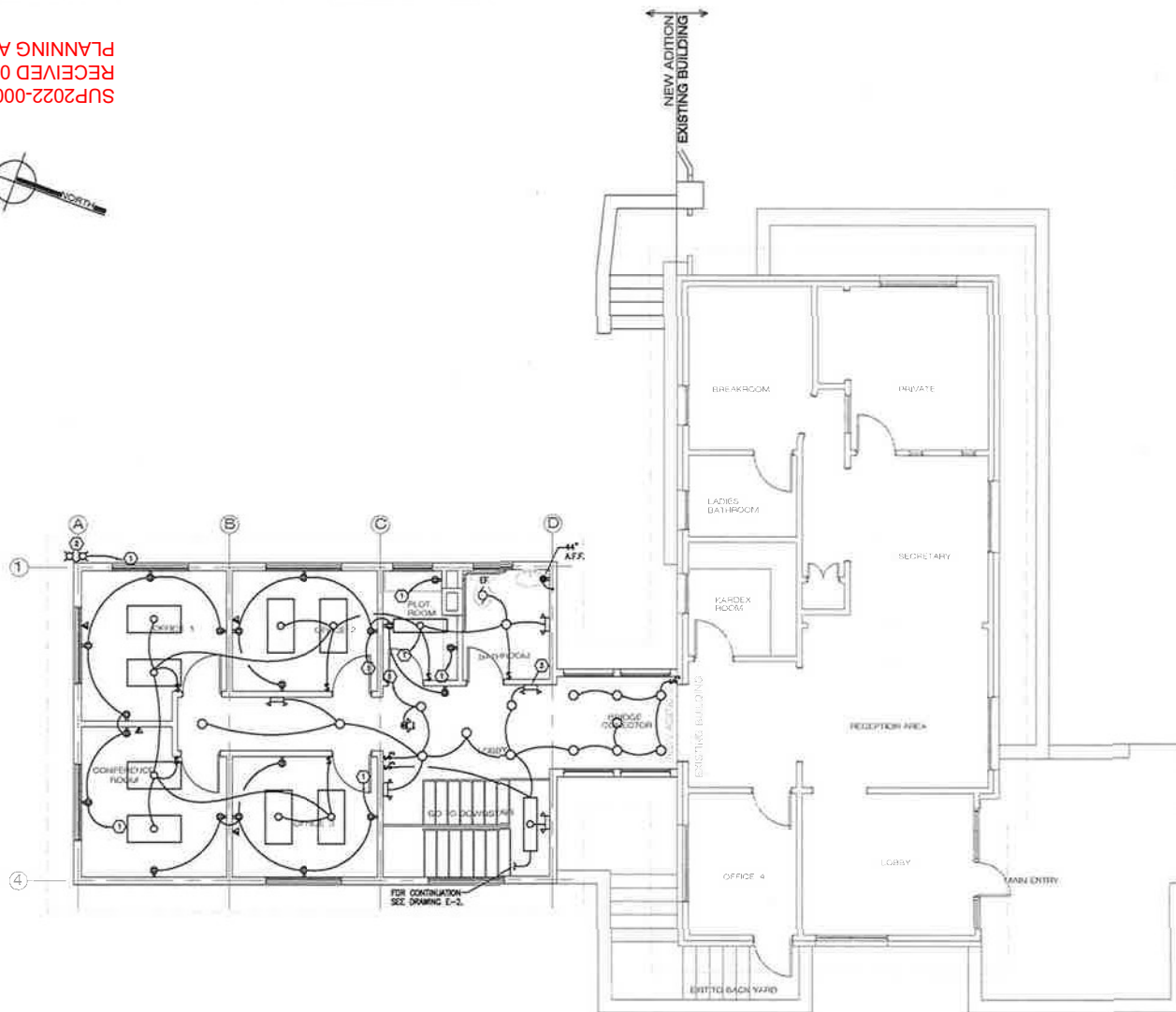
THENCE, South 66 degrees, 15 minutes, 55 seconds West for a distance 80.00 feet to a ½" rebar;

THENCE North 25 degrees, 53 minutes, 03 seconds West for a distance of 181.00 feet to a ½" rebar on McConnell Road which is ALSO THE TRUE POINT OF BEGINNING.

Together with all easements affecting said property.

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

KEYED NOTES:

- ① EXTEND WIRE AND CONDUIT TO THE NEW PANEL AND CONNECT TO 20A/1P CIRCUIT BREAKER.
- ② OUTDOOR TYPE LIGHT FIXTURE WITH TWO 75W FLOOD TYPE LAMPS AND MOTION DETECTOR.
- ③ MOUNT AS HIGH AS POSSIBLE, TYPICAL.

A
ARCHITECTURAL
& CONSTRUCTION

BRIAN DONNELLY
SITE SCAPES LLC

DATE: 11/14/2022
PROJECT: FIRST FLOOR PLAN / LEVEL 1/1
DRAWN BY: BRIAN DONNELLY
CHECKED BY: ESTEBAN ACEVEDO
SCALE: 1/4" = 1'-0"
DATE: DEC 2006

**NEW OFFICE
ADDITION TO EXISTING OFFICE
FIRST FLOOR**

108 MC CONNELL DRIVE
TAX PARCEL #

14-08

E-3



**MARSHALL & BOLLWERK
ENGINEERING, INC.**
850 North Point Pkwy, Suite 370
Alpharetta, Ga 30005
p: 770-795-0000, f: 770-795-0000
e: mbe@mbelco.net

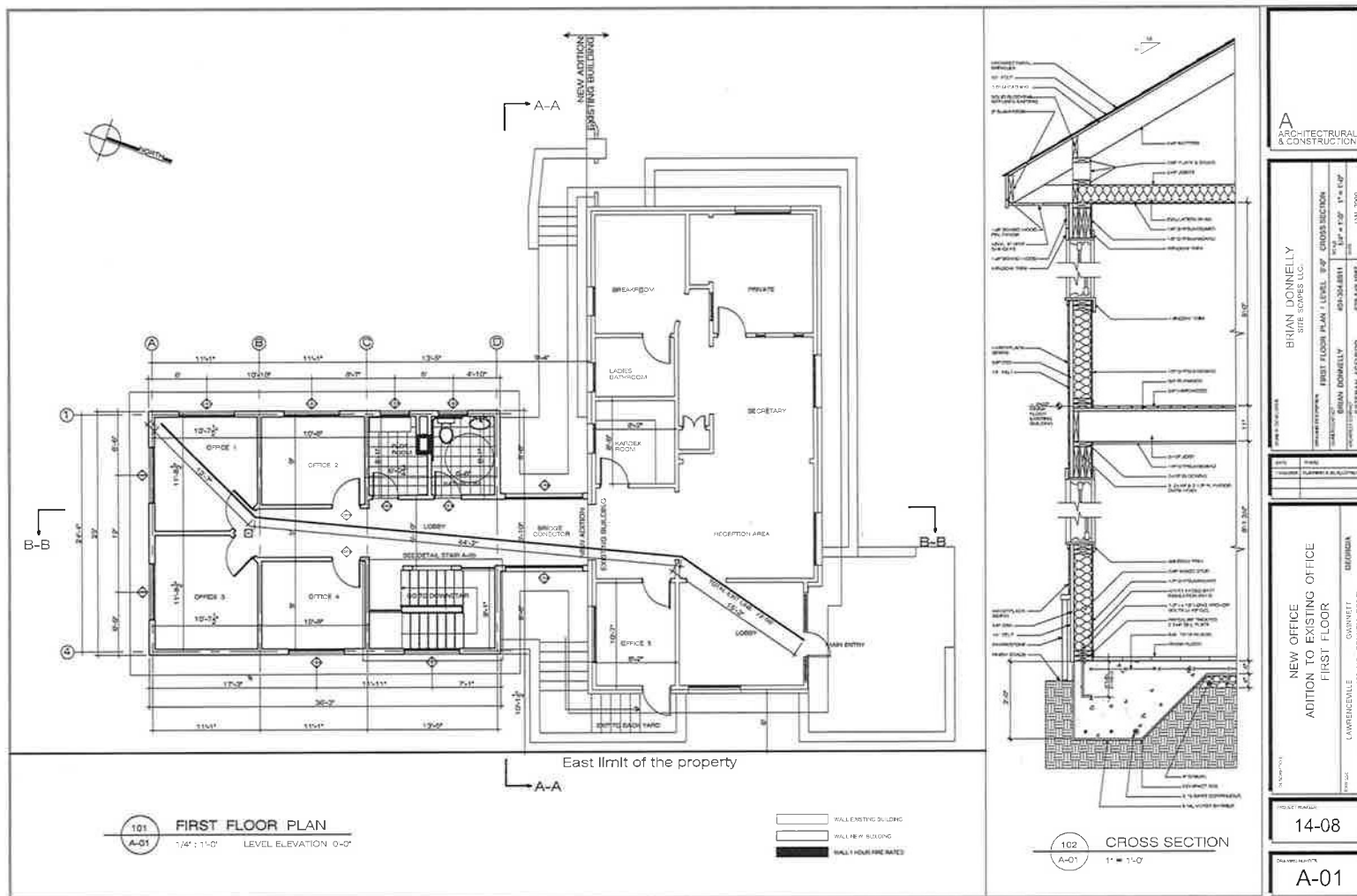
101 ROOF PLAN
1/4" = 1'-0"

102 STAIR DETAIL
1/2" = 1'-0"

14-08

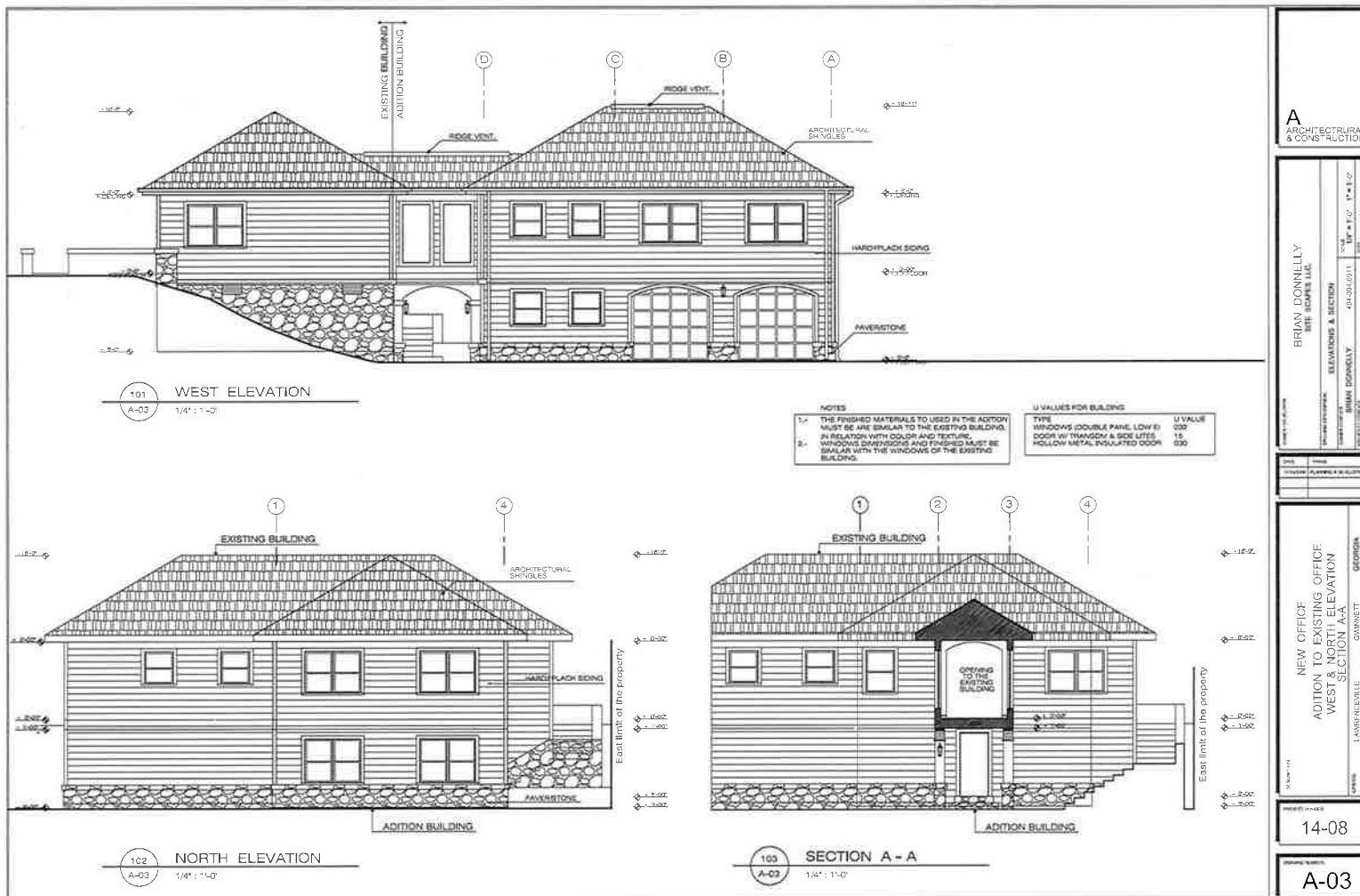
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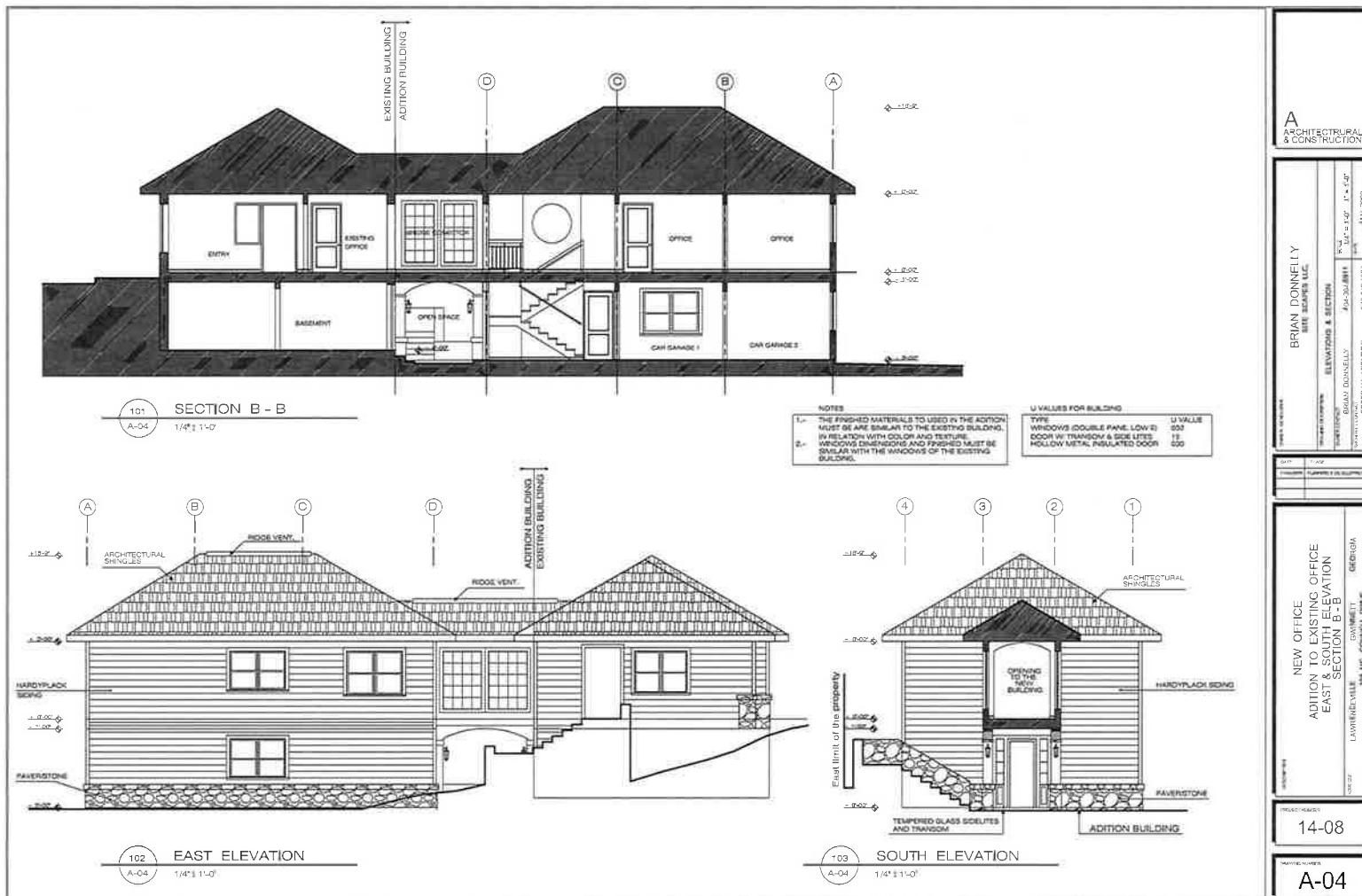


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ELECTRICAL SPECIFICATIONS

1. THE CONTRACTOR SHALL COORDINATE WITH THE 2005 NATIONAL ELECTRICAL CODE (NFPA 70), AS MODIFIED BY THE STATE, COUNTY, CITY AND LOCAL ORDINANCES, AND ALL APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
2. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF OUTLET/JUNCTION BOXES WITH THE HVAC CONTRACTOR AND OTHER TRADES TO AVOID INTERFERENCE WITH THE INSTALLATION OF OUTDOOR.
3. THE CONTRACTOR SHALL OBTAIN, PURCHASE, AND MAINTAIN ALL PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE DURATION OF THIS PROJECT.
4. THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS, AND MAKE FINAL CONNECTIONS TO EQUIPMENT FURNISHED BY OTHER TRADES. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE COMPLETED PROJECT.
5. PANELBOARDS AND OTHER ELECTRICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE. WORKING CLEARANCES SHALL BE AS FOLLOWS BASED ON REQUIREMENTS OF THE 2005 NEC, ARTICLE 110.26 - 120/208V SYSTEMS:
- 36" MINIMUM, AND WIDTH OF EQUIPMENT OR 30", WHICHEVER IS GREATER.
6. THE CONTRACTOR SHALL COORDINATE THE WIDTH, DEPTH, HEIGHT, DOOR SWINGS, AND NEC ARTICLE 110.26 CLEARANCES FOR ALL PANELS TO INSURE THAT ALL EQUIPMENT FITS WITHIN THE SPACE ALL AROUND.
7. IDENTIFY PANELBOARDS, AND OTHER ELECTRICAL EQUIPMENT WITH ENGRAVED PLASTIC NAMEPLATES HAVING CONTRASTING 1/4" HIGH (OR LARGER) LETTERS, WITH NAMES TO MATCH THE SCHEDULES OR OTHER DRAWING REFERENCES. TYPEWRITTEN PANEL DIRECTORIES SHALL BE PROVIDED IN ALL PANELBOARDS, AND SHALL REFLECT AS-BUILT CONDITIONS.
8. ALL WIRING, CONSISTING OF INDIVIDUAL CONDUCTORS, SHALL BE INSTALLED IN CONDUIT, EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. ALL CONDUITS AND EXPOSED CONDUITS SHALL BE RIGID GALVANIZED STEEL, OR INTERMEDIATE METAL CONDUIT, BUT THEY SHALL NOT BE MIXED ON THIS PROJECT, WHERE USED. INTERMEDIATE METAL CONDUIT (IMC) SHALL BE RUN IN EMT OR BE TYPE MC CABLE (BUT NON-METALLIC SHEATHED TYPE NM) CABLE IS PERMITTED AS ALLOWED BY AHJ. IN FINISHED AREAS WITH CAVITY TYPE WALL CONSTRUCTION, ALL CONCEALED CABLES SHALL BE SECURED TO THE WALLS. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A NYLON PULL CORD RATED FOR 200 POUND TENSION. ANY OF THE FOLLOWING TYPES OF RACEWAYS MAY BE USED, SUBJECT TO THE NEC AND THE ADDITIONAL RESTRICTIONS LISTED, IF ANY:
- A. CONCEALED:
- 1). GFI, OR IMC.
- 2). EMT, COMPRESSION FITTINGS, OR SET SCREW FITTINGS - BUT NOT BOTH TYPES.
- 3). TYPE MC CABLE, ONLY ABOVE ACCESSIBLE CEILINGS, IN WALL CAVITIES, AND ADDITIONAL USAGES AS APPROVED BY AUTHORITY HAVING JURISDICTION, AND OWNER.
- B. EXPOSED:
- 1). GFI, OR IMC.
- 2). EMT, COMPRESSION FITTINGS OR SET SCREW FITTINGS, ONLY WHERE USED INDOORS AND NOT SUBJECT TO PHYSICAL DAMAGE.
- 3). FLEXIBLE METAL CONDUIT.
9. PROVIDE EXPANSION FITTINGS IN ALL RIGID RACEWAYS CROSSING STRUCTURAL EXPANSION JOINTS. FURNISH AND INSTALL ALL SUPPORTS REQUIRED FOR CONDUIT, MATERIALS, DEVICES, EQUIPMENT AND THE LIKE, WHERE THE BUILDING STRUCTURE IS NOT ADAPTED OR SUITABLE FOR MOUNTING SAME DIRECTLY THEREON. RACEWAYS SHALL NOT BE USED AS SUPPORTS FOR BOXES OR OTHER ELECTRICAL EQUIPMENT. LUMEN CABLE SUPPORT BRACKETS SHALL BE OPEN ON ONE SIDE, AND CABLES SHALL BE ATTACHED WITH PLASTIC CABLE TIES. ALL RACEWAY PENETRATIONS THROUGH FIREWALLS, SHALL BE SEALED WITH UL LISTED SEALING COMPOUNDS TO MAINTAIN THE FIRE RATING OF THE WALL. ALL RACEWAYS/SLEEVES PASSING THROUGH AREAS OF DIFFERENT TEMPERATURES, IE FROM INSIDE TO OUTSIDE OF BUILDINGS SHALL BE SEALED WITH AN APPROVED PUTTY OR DUCT-SEAL TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY OR SLEEVE. ALL RACEWAY PENETRATIONS THROUGH EXTERIOR AND INTERIOR WALLS SHALL BE PROPERLY SEALED.
10. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF RACEWAY SYSTEMS AND REQUIREMENTS FOR ALL LOW VOLTAGE (LVO) EQUIPMENT (COMPUTER, DATA, SECURITY, AND TELEPHONE) WITH THE OWNER AND EQUIPMENT SUPPLIER(S) PRIOR TO THE INSTALLATION OF CONDUITS, JUNCTION BOXES, WIRING DEVICES, AND WIRING. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A NYLON PULL CORD.
11. ALL PULL BOXES, DEVICE BOXES, AND JUNCTION BOXES SHALL BE SIZED PER IEC, NEMA, AND THE NATIONAL ELECTRICAL CODE.
12. THIRTY AMP BRANCH CIRCUITS MAY BE SHOWN WITH EITHER SINGLE CIRCUIT, OR TWO CIRCUIT HOME RUNS. TWO CIRCUIT HOME RUNS SHARE A COMMON NEUTRAL, UNLESS NOTED OTHERWISE AND GROUND IN A SINGLE CONDUIT. THE CONTRACTOR MAY ELECT TO COMBINE SINGLE CIRCUIT HOME RUNS TO MAKE TWO CIRCUIT HOME RUNS, OR TO CHANGE TWO CIRCUIT HOME RUNS TO SINGLE CIRCUIT HOME RUNS.
13. PROVIDE SEPARATE GROUND, INSULATED GROUND WIRE IN ALL RACEWAYS.
14. MAINTAIN AS-BUILT DRAWINGS, UPDATED DAILY DURING CONSTRUCTION, AND PRESENT THE OWNER, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, WITH TWO SETS OF AS-BUILT DRAWINGS. PROVIDE THE OWNER'S PERSONNEL WITH ON-SITE INSTRUCTION IN THE OPERATION AND MAINTENANCE OF THE COMPLETED ELECTRICAL SYSTEM PRIOR TO SYSTEM ACCEPTANCE.
15. ALL WIRING SHALL BE 600 VOLT, COPPER, STRANDED, WITH TYPE THIN/THIN INSULATION. MINIMUM SIZE FOR POWER AND LIGHTING CIRCUITS SHALL BE 12 AWG. SIZES 10 AWG AND SMALLER SHALL BE SOLD PROVIDE AN EQUIPMENT GROUND WIRE IN ALL RACEWAYS, AND CABLE ASSEMBLIES. SIZE EQUIPMENT GROUNDS PER TABLE 250.122 OF THE NATIONAL ELECTRICAL CODE.
16. CONDUCTOR COLOR CODES SHALL MATCH EXISTING FACILITY. USE CONDUCTORS #8 AND SMALLER WITH COLOR FACTORY-APPLIED THE ENTIRE LENGTH OF THE CONDUCTORS. COLOR CODING FOR THE LARGER SIZES MAY BE ACCOMPLISHED BY USING COLORED, 1 INCH WIDE, PRESSURE-SENSITIVE PLASTIC TAPE IN HALF-LAPPED TURNS FOR A DISTANCE OF 8 INCHES FROM TERMINAL POINTS. APPLY THE LAST TWO LAPS OF TAPE WITH NO TENSION TO PREVENT POSSIBLE UNWINDING.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES (OR OTHER INDEPENDENT NATIONALLY RECOGNIZED TESTING AGENCY, WHERE APPLICABLE), AND SHALL BE RATED FOR THE MAXIMUM AVAILABLE VOLTAGE AND AVAILABLE FAULT CURRENT FOR THIS PROJECT.
18. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH, AND CONDUITS RUN CONCEALED IN FINISHED AREAS, EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE. VERIFY ALL DOOR SWINGS BEFORE INSTALLING SWITCH BOXES. SEE ARCHITECTURAL DRAWINGS FOR CABINET WORK, WALL SECTIONS, ELEVATIONS, AND OTHER DETAILS AFFECTING THE MOUNTING HEIGHT AND LOCATION OF OUTLET BOXES.
19. WIRING DEVICES: DUPLEX RECEPTACLES SHALL BE BUILDING STANDARD, AC TOGGLE SWITCHES SHALL BE BUILDING STANDARD U.N.O., GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE BUILDING STANDARD, OUTLET COVER PLATES SHALL BE BUILDING STANDARD.

20. ALL WALL OUTLETS THAT ARE SHOWN BACK TO BACK, IN FIRE RATED WALLS, SHALL BE INSTALLED WITH A MINIMUM OF 24" OF HORIZONTAL SEPARATION (TWO STUDS) PER NEC ARTICLE 300.21, AND UL REQUIREMENTS. IN WALL SPACES WHERE THE 24" SEPARATION IS NOT POSSIBLE, BLOCKING AND GYPSUM BOARD PROVISIONS, TO MAINTAIN THE FIRE RATING OF THE WALL, SHALL BE PROVIDED BY OTHERS, NOT BY THIS CONTRACTOR.
21. OUTLETS WITHIN 6'-0" OF ANY PLUMBING FIXTURE, AND/OR WHERE INDICATED, SHALL BE BUILDING STANDARD GROUND FAULT CIRCUIT INTERRUPTER OUTLETS.
22. ALIGN ALL SIMILAR WIRING DEVICES IN THE SAME ROOM AT THE SAME HEIGHTS AND DISTANCES FROM ARCHITECTURAL FEATURES, UNLESS NOTED OTHERWISE. GANG ALL DEVICE BOXES AT THE SAME LOCATION, WHERE ALLOWED BY CODE. PROVIDE DIVIDERS TO SEPARATE LOW VOLTAGE (L.V., THERMOSTAT) DEVICES FROM POWER DEVICES (I.E., SWITCHES). ALL EXTERIOR WIRING DEVICES, IF ANY, SHALL BE BUILDING STANDARD.
23. ALL UNIT EQUIPMENT FOR EMERGENCY LIGHTING SHALL BE CONNECTED TO EMERGENCY BRANCH CIRCUITS, UNLESS NOTED OTHERWISE. CONNECT AHEAD OF ANY LOCAL SWITCHES PER NEC ARTICLE 700.12(F).
24. ALL LUMINAIRES SHALL BE BUILDING STANDARD.
25. THIS PROJECT MAY UTILIZE BOTH ACCESSIBLE AND NON-ACCESSIBLE TYPE CEILING. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL CEILING TYPES IN EACH AREA. LIGHTING CIRCUITS IN NON-ACCESSIBLE CEILINGS MUST UTILIZE FIXTURE-MOUNTED JUNCTION BOXES WHICH ARE USUALLY LIMITED TO EIGHT (8) WIRES IN THEIR CAPACITY. CIRCUITING FOR THE LIGHTING IS SCHEMATIC, BUT GENERALLY ATTEMPTS TO SHOW THESE CONSIDERATIONS. HOWEVER, CONTRACTOR MAY WANT TO PROVIDE SUPPLEMENTARY JUNCTION BOXES IN ACCESSIBLE AREAS, OR OVERSIDE FIXTURE BOXES TO OPTIMIZE THE WIRING.
26. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. LOCATE LIGHTING FIXTURES SYMMETRICALLY OR IN PROPER RELATION TO FINISHED AREAS UNLESS OTHERWISE DIMENSIONED OR DETAILED. THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH THE CLEARANCES WITH THE DUCTWORK, THE REFLECTED CEILING PLAN, HVAC PLAN, AND OTHER DRAWINGS TO AVOID CONFLICTS.
27. EXISTING SERVICE PANELBOARD IS A GENERAL ELECTRIC LOAD CENTER, 200A MAIN BREAKER 120/240V, SINGLE PHASE, THREE WIRE, FOURTY (40) POLE. PROVIDE OVERCURRENT FOR NOTE 8 ABOVE.
28. THE BRANCH CIRCUITS SHALL BE PHASE ADJUSTED TO PROVIDE APPROXIMATE BALANCED LOADING ON EACH PANEL, AND THE SERVICE.
29. ALL COMMUNICATIONS CABLES SHALL BE ROUTED AND SECURED AT LEAST 12" FROM FLUORESCENT FIXTURES AND POWER CIRCUITS. CROSS OTHER CIRCUITS AT 90 DEGREE ANGLE.

SYMBOL LEGEND

- WALL MOUNTED DUPLEX RECEPTACLE, MOUNT 18" A.F.F.
- WALL MOUNTED GFI TYPE DUPLEX RECEPTACLE, MOUNT 18" A.F.F., UNLESS NOTED OTHERWISE.
- CEILING MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED PHONE/DATA RECEPTACLE, MOUNT 18" A.F.F.
- 2X4 FLUORESCENT LIGHT FIXTURE: LITHONIA # 2942 F B 332 14 OR EQUAL
- 1X4 WRAPAROUND FLUORESCENT LIGHT FIXTURE: LITHONIA # 218-232-120-GE3105 OR EQUAL
- 6" FLUORESCENT DOWNLIGHT FIXTURE: LITHONIA # 176-1/26TBT-F601A2-120-GE310 OR EQUAL
- EXIT SIGN - LITHONIA #LWJ 5 W 1 R 120/277 N OR EQUAL WITH EMERGENCY BATTERY PACK
- WALL MTD LIGHT 8"-0" AFD SEAGULL # 8507-12
- EMERGENCY LIGHTING FIXTURE W/TWO HEADS
- SINGLE POLE LIGHT SWITCH
- THREE-WAY LIGHT SWITCH SWITCH
- CONDUIT RUN CONCEALED IN WALLS OR ABOVE CEILING
- LOAD CENTER TYPE PANEL
- FUSIBLE DISCONNECT SWITCH

WIRING SIZE CHART

CONTRACTOR SHALL PROVIDE WIRING FOR 120 V. CIRCUITS (LINE TO NEUTRAL) OF SIZES BELOW DEPENDING UPON CIRCUIT LENGTH BELOW:

< 100 FT	#12 AWG (CU)
100-150 FT	#10 AWG (CU)
150-250 FT	#8 AWG (CU)

ABBREVIATIONS

AF	ABOVE FINISH FLOOR
AFD	ABOVE FINISH GRADE
GI	GROUND FAULT CIRCUIT INTERRUPTER
NC	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
WP	WEATHER PROOF "WIRE IN-USE"

NOTE:

MOUNTING HEIGHTS NOTED ARE TO CENTERLINE OF DEVICE UNLESS NOTED OTHERWISE.

MOUNTING HEIGHTS SHOWN ARE MAXIMUM/MINIMUM HANDICAPPED ACCESSIBILITY STANDARDS - THEY SHALL NOT BE ALTERED WITHOUT WRITTEN AUTHORIZATION.

ARCHITECTURAL & CONSTRUCTION

BRIAN DONNELLY
SITE SAFETY LLC

ELECTRICAL SPECS AND LEGEND
BRIAN DONNELLY
XXXXXXXXXX
ESTERAN ACCLVDO
678-458-1987

DATE: DEC 2008

DATE: PROJECT: PROJECT NUMBER: PLANNING & DEVELOPMENT

NEW OFFICE
ADDITION TO EXISTING OFFICE
ZONED: 108 MC CONNELL DRIVE
TAX PARCEL #

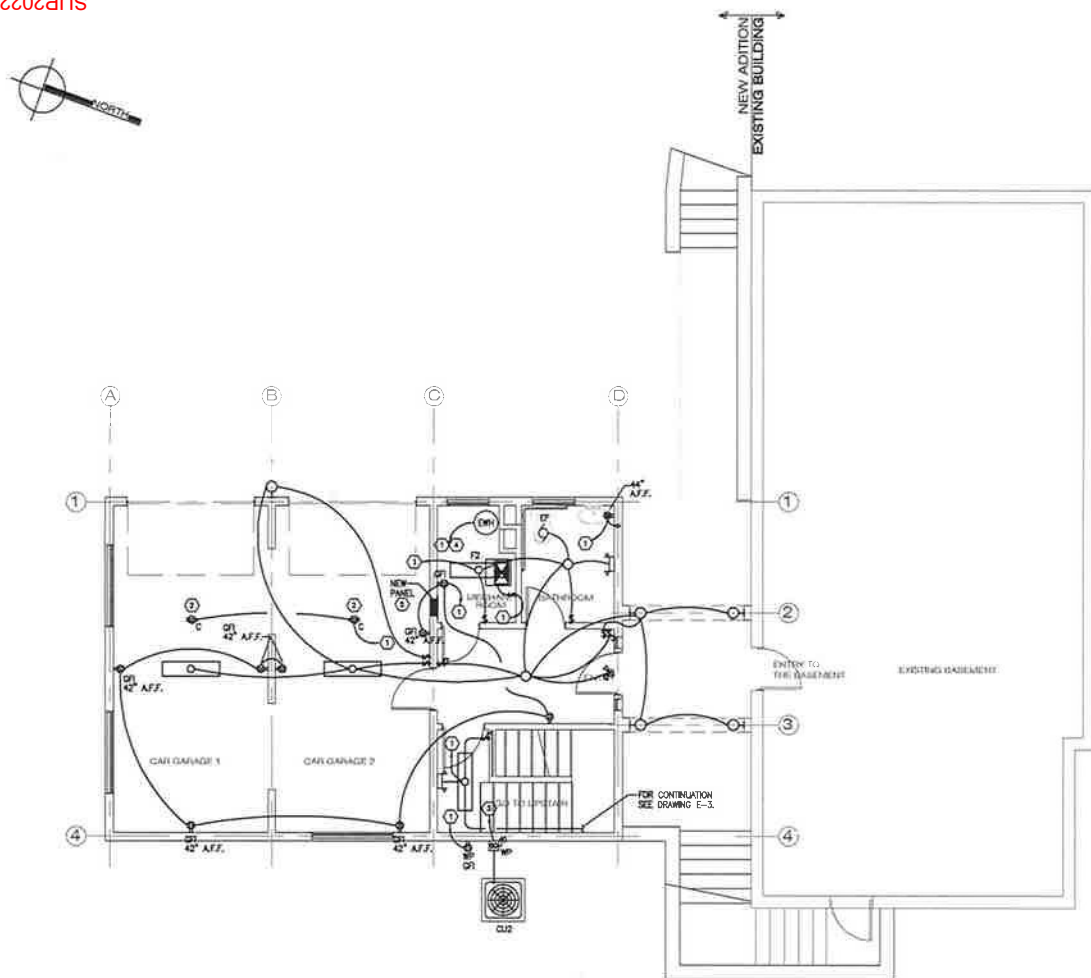
PROJECT NUMBER: 14-08

SHOWN NUMBER: E-1

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**MARSHALL & BOLLWERK
ENGINEERING, INC.**
8600 North Point Pkwy., Suite 375
Alpharetta, Ga. 30005
P: 770.765.0083 F: 770.765.0083
E: info@mbeng.com



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

- ① EXTEND WIRE AND CONDUIT TO NEW PANEL AND CONNECT TO 20A/1P SPARE CIRCUIT BREAKER.
- ② CEILING MOUNTED 20A, 120V RECEPTACLE FOR GARAGE OPENER. (GARAGE OPENER AND CONTROLS BY OTHERS).
- ③ PROVIDE 40A/2P CIRCUIT BREAKER IN NEW PANEL. PROVIDE 2#10-1/2" 125/240V.
- ④ PROVIDE THIS CIRCUIT BREAKER WITH 1-POLE PHASORING DEVICE SUCH AS BY SEMIKONS @ EDALD1.
- ⑤ PROVIDE NEW 120/240V, 16, 3W FLUSH MOUNTED, 100A, 24 POLES LOAD CENTER TYPE PANEL. THIS PANEL SHALL BE RFD CONFORM TO THE EXISTING PANEL. PROVIDE 100A/2P CIRCUIT BREAKER IN THE EXISTING PANEL AND EXTEND 2#1/2" 125/240V TO FEED THE NEW PANEL.

PROVIDE IN THE NEW PANEL:

- 16 - 20A/1P CIRCUIT BREAKERS
- 1 - 40A/2P CIRCUIT BREAKER
- 8 - 10 SPACES

A
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& CONSTRUCTION

BRIAN DONNELLY
SITE SCAPES LLC

DRAWING DESCRIPTION	GROUND FLOOR PLAN / LEVEL = 8'-0"	SCALE	DATE
OWNER/CLIENT	XXXXXXXXXX	1/8" = 1'-0"	
DESIGNER/ARCHITECT	ESTEBAN ACEVEDO	678-549,1987	DEC 2008

DATE	Phase :
11/11/2020	Planning & DFYs Creation

NEW OFFICE ADDITION TO EXISTING OFFICE GROUND FLOOR	TAX PARCEL # 108 MC. CONNELL DRIVE
--	--

PROJECT NUMBER:

14-08

2000) and the *Journal of Management* (1999).

E-2

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PLANNING AND DEVELOPMENT
11-07-2022

MECHANICAL COMPLIANCE CERTIFICATE

Georgia Commercial Code

Section 1: Project Information

Project Type: Addition
Project Title: Brian Donnelly Site Upgrade LLC
Construction Site: [blank] Design/Agent: [blank]

Section 2: General Information

Building Location (for weather data): [blank] Latitude/Altitude: [blank]
Climate Zone: [blank]
Heating Degree Days (Base 65 degrees F): [blank]
Cooling Degree Days (Base 50 degrees F): [blank]

Section 3: Mechanical Systems List

Systems: [blank]

Section 4: Requirements Checklist

Requirements Specific To HVAC System 1:

- 1. Equipment minimum efficiency: Central Furnace (Class 2) 95% AFUE or 95% EE
- 2. Equipment minimum efficiency: Split System (Class 13) 13 SEER

Requirements Specific To Storage Water Heater 1:

- 1. Hot water system must be manufactured after 2015
- 2. No efficiency requirements for water heater with storage capacity less than 30 gallons
- 3. Hot water tank must be vented
- 4. Hot water storage tank must be installed in a well-ventilated area
- 5. Hot water tank must be installed in a well-ventilated area

General Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Unit shall be installed per ASHRAE 155-2010
- 2. Hot water pipe insulation: 1 in. for pipes up to 1 1/2 in. and 2 in. for pipes up to 1 1/2 in. Cold water/return/condensate pipe insulation: 1 in. for pipes up to 1 1/2 in. and 1 1/2 in. for pipes up to 1 1/2 in. Steam pipe insulation: 1 1/2 in. for pipes up to 1 1/2 in. and 2 in. for pipes up to 1 1/2 in.
- 3. Exhaust: Flue gas must be vented through a roof
- 4. Exhaust: Flue gas must be vented through a roof
- 5. Exhaust: Flue gas must be vented through a roof

Project Title: Brian Donnelly Site Upgrade LLC
Date Issued: 11/07/2022
Page 1 of 2

Section 5: Compliance Statement

Compliance Statement: The project mechanical design is in compliance with the building code, specifications and other standards submitted with this permit application. The project mechanical systems have been designed to meet the Georgia Commercial Code requirements in ASHRAE Section 55.5 and to comply with the minimum requirements in the Requirements Checklist.

Section 6: Post Construction Compliance Statement

Post Construction Compliance Statement: The project mechanical design is in compliance with the building code, specifications and other standards submitted with this permit application. The project mechanical systems have been designed to meet the Georgia Commercial Code requirements in ASHRAE Section 55.5 and to comply with the minimum requirements in the Requirements Checklist.

Project Title: Brian Donnelly Site Upgrade LLC
Date Issued: 11/07/2022
Page 2 of 2

ARCHITECTURAL & CONSTRUCTION

BRIAN DONNELLY
SITE GRADING LLC

COMCHECK ENERGY CODE COMPLIANCE

BRIAN DONNELLY
ESTEBAN ALVAREZ

678-548-1887

DEC 2028

DATE: 11/07/2022
PROJECT: PLANNING & DEVELOPMENT

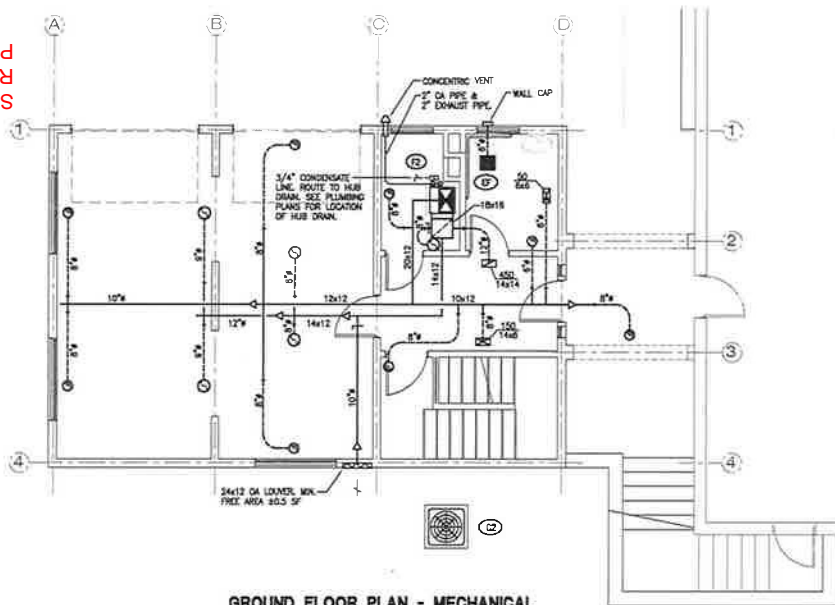
NEW OFFICE
ADDITION TO EXISTING OFFICE

100 MC CONNELL DRIVE
TAX PARCEL #

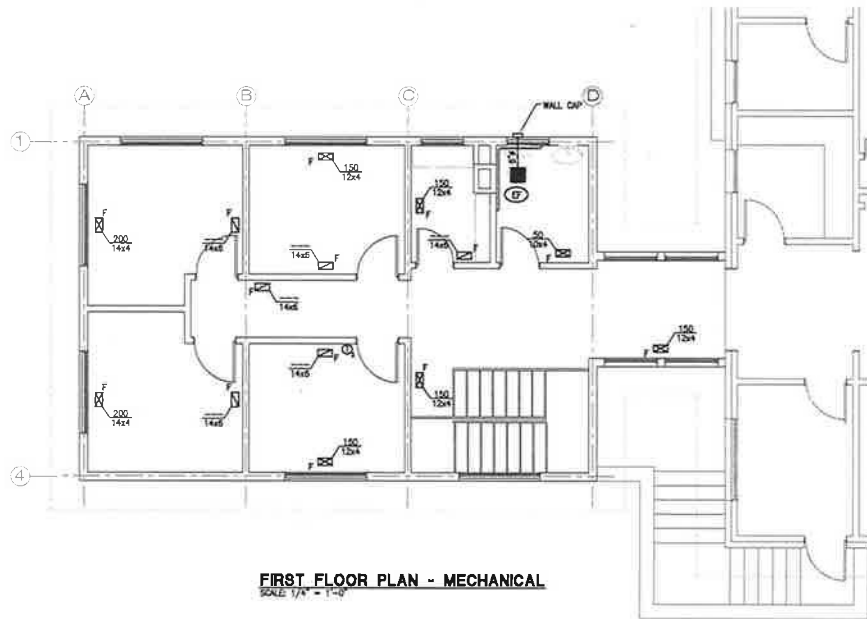
PROJECT NUMBER: 14-08
DRAWING NUMBER: EN-1



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



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

OUTSIDE AIR REQUIREMENTS:

THE HVAC SYSTEM OUTDOOR AIR QUANTITY IN THE BUILDING MEETS THE REQUIREMENTS FOR THE VENTILATION RATE PROCEDURE PER CHAPTER 4 OF THE 2006 INTERNATIONAL MECHANICAL CODE, TABLE 403.3.

OFFICE AREA:
190 SQUARE FEET OF OCCUPABLE SPACE X 7 PEOPLE PER 1000 SQUARE FEET = 1.3 PEOPLE
2 PEOPLE (20 CFM/PERSON) = 40 CFM OUTSIDE AIR

CONFERENCE ROOM:
40 SQUARE FEET OF OCCUPABLE SPACE X 50 PEOPLE PER 1000 SQUARE FEET = 2 PEOPLE
2 PEOPLE (20 CFM/PERSON) = 40 CFM OUTSIDE AIR

CORRIDORS:
365 SF X 0.05 CFM/SF = 18.25 CFM

TOILET ROOM:
75 CFM PER TOILET OR URINAL X 2 TOILET = 150 CFM

TOTAL OUTSIDE AIR REQUIRED: 40 + 40 + 18.25 + 150 = 248.25 CFM

OUTSIDE AIR PROVIDED BY F2: 250 CFM

1. HVAC SYSTEM DESIGN ASSUMES: NO-SMOKING WILL BE PERMITTED IN THE BUILDING
2. OCCUPIED ZONE IS DEFINED - THE OCCUPIED ZONE SHALL HAVE BOUNDARIES MEASURED AT 3' & 7' AFF AND 24' FROM THE ENCLOSING WALLS (2000 INTERNATIONAL CODE SECTION 403.1).

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& CONSTRUCTION

BRIAN DONNELLY
SITE SCOPES LLC

MECHANICAL PLANS

DATE: 11/1/2022
TIME: 11:00 AM
PROJECT: NEW OFFICE ADDITION TO EXISTING OFFICE
DRAWN BY: BRIAN DONNELLY
CHECKED BY: ESTEBAN ACEVEDO
DATE: 11/1/2022
TIME: 11:00 AM

DATE: 11/1/2022
TIME: 11:00 AM
PROJECT: NEW OFFICE ADDITION TO EXISTING OFFICE
DRAWN BY: BRIAN DONNELLY
CHECKED BY: ESTEBAN ACEVEDO
DATE: 11/1/2022
TIME: 11:00 AM

**NEW OFFICE
ADDITION TO EXISTING OFFICE**

ZONED TAX PARCEL #
108 MC CONNELL DRIVE

PROJECT NUMBER
14-08

DRAWING NUMBER
M-2

**MARSHALL & BOLLWERK
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PLANNING AND DEVELOPMENT

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FURNACE SCHEDULE

MARK	RUE GPM	SUPPLY TEMP °F	RETURN TEMP °F	HEATING DATA	COOLING DATA	ELECTRICAL DATA	MCA	MDOP	NOTES
				HEATING DATA	COOLING DATA	ELECTRICAL DATA			
F2	1400	250	0.50	1/2"	58	1/2"	9.3K	CNPP4021	

- NOTES
- SPECIFIED CAPACITIES ARE BASED ON 80°F DB/67°F WB ENTERING AIR AND 95°F OUTDOOR AMBIENT TEMPERATURE.
 - COMPLY WITH THE EQUIPMENT MANUFACTURER'S "LOW VOLT" INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ALL ACCESSORIES RECOMMENDED.
 - STATIC PRESSURE (SP) SHOWN IS EXTERNAL TO FURNACE'S FOR SUPPLY & RETURN AIR DUCTING AND REGISTERS ONLY. COOLING COIL, FILTER PRESSURE DROP TO BE INCLUDED IN THE TOTAL PRESSURE DROP FOR EQUIPMENT PROVIDED TO ACHIEVE THE CAPS SPECIFIED (AS SHOWN).
 - COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR FLEX VENT SIZING, ROUTING AND MATERIALS.
 - PROVIDE INTERNALLY ADJUSTABLE, UNID RETURN AIR INTAKE PLenums FOR ALL UNITS. PLENUMS SHALL MATCH THE CROSS SECTIONAL SIZE OF THE UNITS AND SHALL BE 24" HIGH MINIMUM OR AS REQUIRED TO SUIT THE RETURN AIR DUCT CONNECTIONS. MOUNT ENTIRE ASSEMBLY OVER A 2" DEEP DRIP TRAY.
 - CONTRACTOR SHALL VERIFY SELECTION OF MODELS SELECTIONS FOR FURNACE, COOLING COILS & CONDENSING UNITS WITH THE MANUFACTURER'S REPRESENTATIVE TO ENSURE CORRECT MATCH. ADVISE OWNER OF ANY DISCREPANCY. PROVIDE DUCT ADAPTERS BETWEEN FURNACE & COIL CASINGS AS REQUIRED & AS RECOMMENDED BY THE MANUFACTURER.
 - PROVIDE WITH CONCENTRIC VENT, CONDENSATE TRAP & SIDE FILTER RACK.
 - PROVIDE WITH ELECTRONIC PROGRAMMABLE THERMOSTAT.
 - PROVIDE A 12" X 12" MIN. DUCT ACCESS DOOR DOWNSTREAM OF THE COOLING COILS AS CLOSE AS POSSIBLE TO THE COIL TO ALLOW VISUAL INSPECTION OF THE COIL DISCHARGE SIDE. SHOW THESE ON THE SHOP DRAWINGS.
 - DURING CONSTRUCTION PROVIDE WITH AIR FILTERS IN COMMON RETURN/OUTDOOR AIR PATH. FILTERS SHALL BE CHANGED MIN. ONCE PER WEEK & REPLACED IF REDUCED. UPON ACCEPTANCE BY THE OWNER THE CONTRACTOR SHALL PROVIDE & INSTALL NEW CLEAN MEDIUM FILTERS. FILTERS SHALL BE FAIR 30/30, 2" MEDIUM EFFICIENCY FILTERS OR EQUAL.

SELECTIONS ARE BASED ON PRODUCTS BY CARRIER
EQUAL PRODUCTS: LENNOX, RUUD, TRANE, YORK OR AS APPROVED BY OWNER.

CONDENSING UNIT SCHEDULE

MARK	TONS	REFRIGERANT	TOTAL COOLING MBH	BUSTION TON	SEER	VOLTS/PH/VZ	MCA	MDOP	CARRIER BASED UP DESIGN	NOTES
C2	3.5	R-410A	41.0	45	13.5	230V/1/60	23.5	40	240A342	A

NOTES
A. ALL CONDENSING UNITS SHALL BE PROVIDED WITH CYCLE PROTECTOR, HIGH PRESSURE SWITCH, TIME DELAY RELAY, CRANKCASE HEATER, THERMOSTATIC EXPANSION VALVE & SUPPORT FEET.

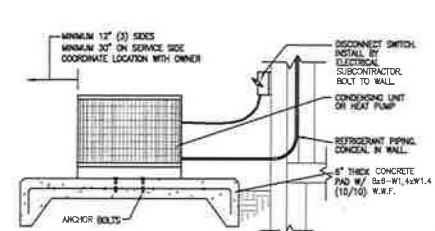
SELECTIONS ARE BASED ON PRODUCTS BY CARRIER
EQUAL PRODUCTS: LENNOX, TRANE, YORK OR AS APPROVED BY OWNER.

EXHAUST FAN SCHEDULE

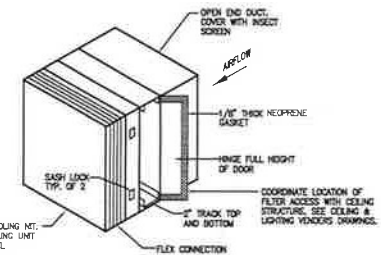
MARK	FAN GPM	HP	WATTS	VOLTS/PH/VZ	MODEL	NOTES
D	75	.375"	48 WATTS	115V/1/20	77	ALB

NOTES
A. PROVIDE WITH BACKDRAFT DAMPER, SQUARE TO ROUND TRANSITION & WALL CAP MODEL: S.220.
B. INTERLOCK WITH TOILET ROOM LIGHTS.

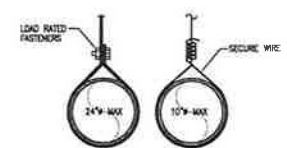
SELECTIONS ARE BASED ON PRODUCTS BY PENN VENTILATOR
EQUAL PRODUCTS: GREENHECK, ACM, COOK



CONDENSING UNIT DETAIL:
NOT TO SCALE



EXTERNAL FILTER SECTION DETAIL:
NO SCALE



MINIMUM HANGER SIZE FOR ROUND DUCT				
DA	WIRE GA.	MAXIMUM SPACING	STRAPS	RODS
10" - 12"	(1) 12 GA.	12'	1" x 22 GA.	1/4"
11" - 18"	(2) 12 GA.	12'	1" x 22 GA.	3/8"
18" - 36"	(2) 10 GA.	12'	1" x 22 GA.	1/2"
25" - 36"	(2) 8 GA.	12'	1" x 20 GA.	3/8"

ROUND DUCT HANGERS:
NOT TO SCALE

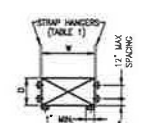
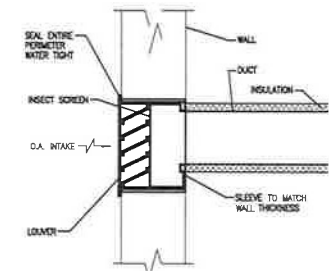


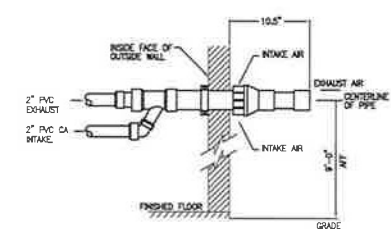
TABLE 1 STRAP HANGERS (PINS) SPACED			
W+D MAX.	10"-C" MAX.	8"-0" MAX.	5"-0" OR LESS
22"	1 1/2 22 GA.	1 1/2 22 GA.	1 1/2 22 GA.
36"		1 1/2 20 GA.	1 1/2 22 GA.
120"		1 1/2 18 GA.	1 1/2 22 GA.
168"			1 1/2 18 GA.
192"			1 1/2 18 GA.
192"+	SPECIAL ANALYSIS REQUIRED		

NOTES:
1. TABULATED DATA FROM SWANNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NO EXTERNAL LOAD.
2. PROVIDE HIGH DENSITY INSULT AT TRAPZIDE FOR INSULATED DUCTS.

RECTANGULAR DUCT HANGERS:
NOT TO SCALE



LOUVER INSTALLATION:
NO SCALE



CONCENTRIC WALL TERMINATION:
NOT TO SCALE

NOTES:
1. WALL TERMINATION SHALL COMPLY WITH NFPA 54-7.6
2. VERIFY PIPE SIZE WITH FURNACE VENDOR.

MARSHALL & BOLLWERK ENGINEERING, INC.
850 North Point Pkwy, Suite 575
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m: mbe@mbeinc.net

A
ARCHITECTURAL
& CONSTRUCTION

BRIAN DONNELLY SITE SCAPES LLC	MECHANICAL SCHEDULES & DETAILS	DATE	DEC 2008
OWNER/CLIENT	BRIAN DONNELLY	PROJECT LOCATION	XXXXXXX
DESIGNER/ARCHITECT	BRIAN DONNELLY	DATE	6/6-5/5/1987

DATE	PHASE
11/10/2008	PLANNING & DEVELOPMENT

NEW OFFICE
ADDITION TO EXISTING OFFICE

ZONED
TAX PARCEL #
102 MC CONNELL DRIVE

PROJECT NUMBER

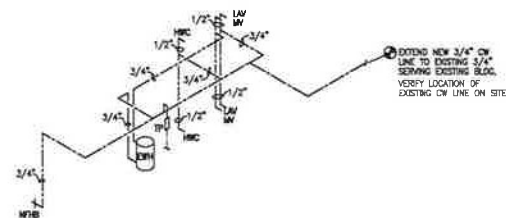
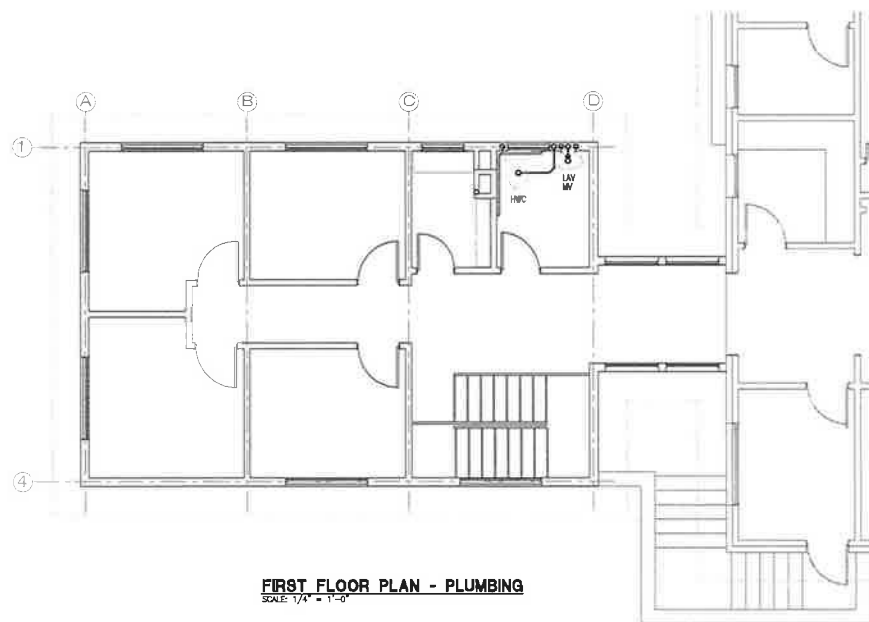
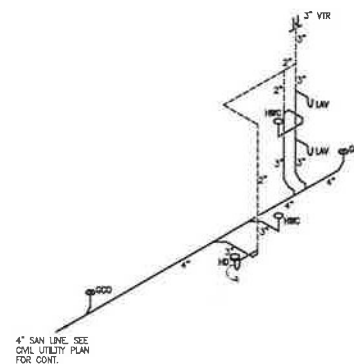
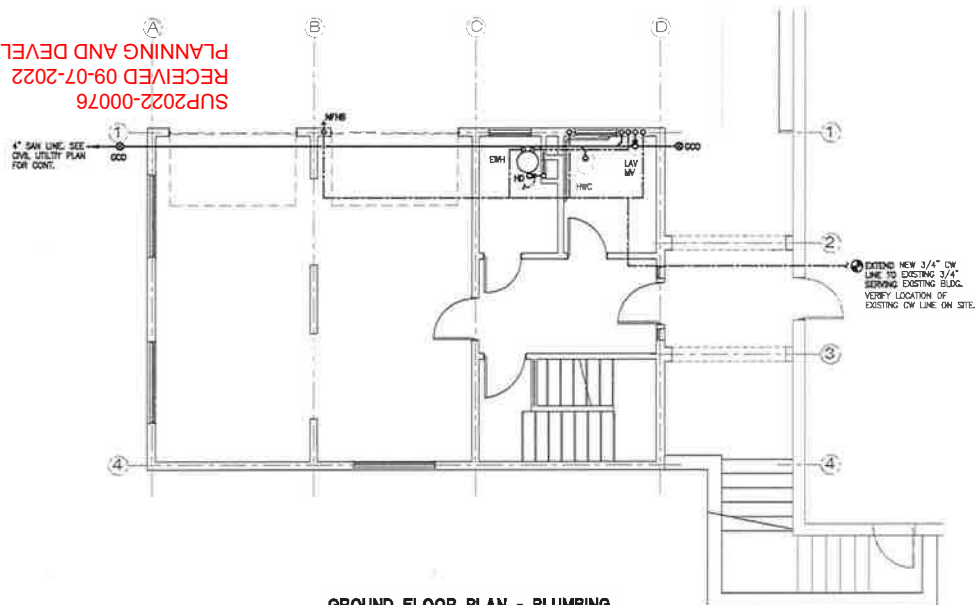
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BRIAN DONNELLY
 SITE SCALES LLC

PLUMBING PLANS & RISERS
 BRIAN DONNELLY
 XXXXXXXXX
 678-549-1937
 DEC. 2008

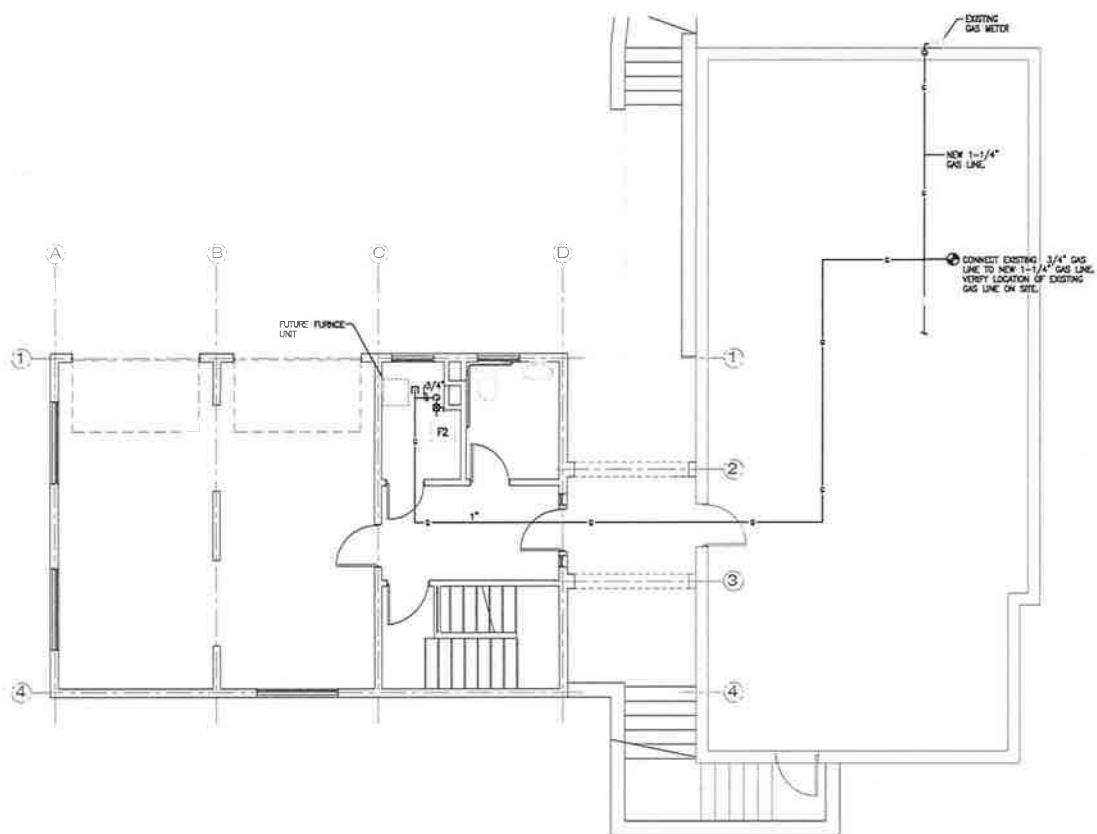
DATE: 11/03/2008
 PROJECT: PLUMBING & DEVELOPMENT

**NEW OFFICE
 ADDITION TO EXISTING OFFICE**

TAX PARCEL #
 1/1A MC CONNELL DRIVE

PROJECT NUMBER:
 14-08

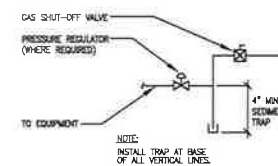
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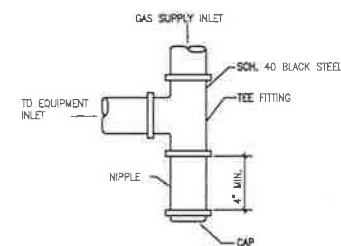
GROUND FLOOR PLAN - GAS
SCALE 1/4" = 1'-0"

GAS LOAD SCHEDULE	
EQUIPMENT	BTUH INPUT
EXISTING WATER HEATER	40,000
EXISTING FURNACE	80,000
FUTURE FURNACE	80,000
NEW FURNACE	80,000
TOTAL GAS LOAD	
	220,000
LONGEST RUN	
	8125 FT
GAS TYPE	
	NATURAL GAS
PIPE TYPE	
	SCHEDULE 40 METALIC

GAS LINE SIZING NOTES:
1. GAS LINES HAVE BEEN SIZED AS PER TABLE 402.4(2) OF THE 2008 INTERNATIONAL GAS CODE - FUEL GAS FOR PRESSURES OF LESS THAN 2 PSI WITH A PRESSURE DROP OF 0.5" IN WATER COLUMN AND 0.6 SPECIFIC GRAVITY.



GAS CONNECTION DETAIL
NOT TO SCALE



SEIMENT TRAP LEG DETAIL
NO SCALE



A
ARCHITECTURAL
& CONSTRUCTION

BRIAN DONNELLY
SITE SCOPES LLC

GAS PLAN & DETAILS

BRIAN DONNELLY

XXXXXXXXXX

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

DATE: DEC 2008

ESTIMAN ACCEVEDO 678-548 1987

DATE	REVISION
01/01/2009	PLANNING & DEVELOPMENT

**NEW OFFICE
ADDITION TO EXISTING OFFICE**

TAX PARCEL 4
108 MC CONNELL DRIVE

PROJECT NUMBER

14-08

DRAWING NUMBER

P-3



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

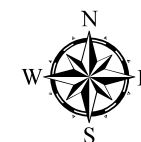
Location Map and Surrounding Zoning

File # SUP2022-00076

Applicant: Jesus Villalobos



- Subject Property
- Parcels
- City Maintained Streets



0 250 500



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*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00076

Applicant: Jesus Villalobos



 Subject Property

 Parcels

 City Maintained Streets



0 125 250



LAWRENCEVILLE

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*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00076

Applicant: Jesus Villalobos

 Subject Property

 Parcels

Zoning Districts

 RS-150 Single-Family Residential

 RM-12 Multifamily Residential

 OI Office/Institutional

 LM Light Manufacturing

 HSB Highway Service Business

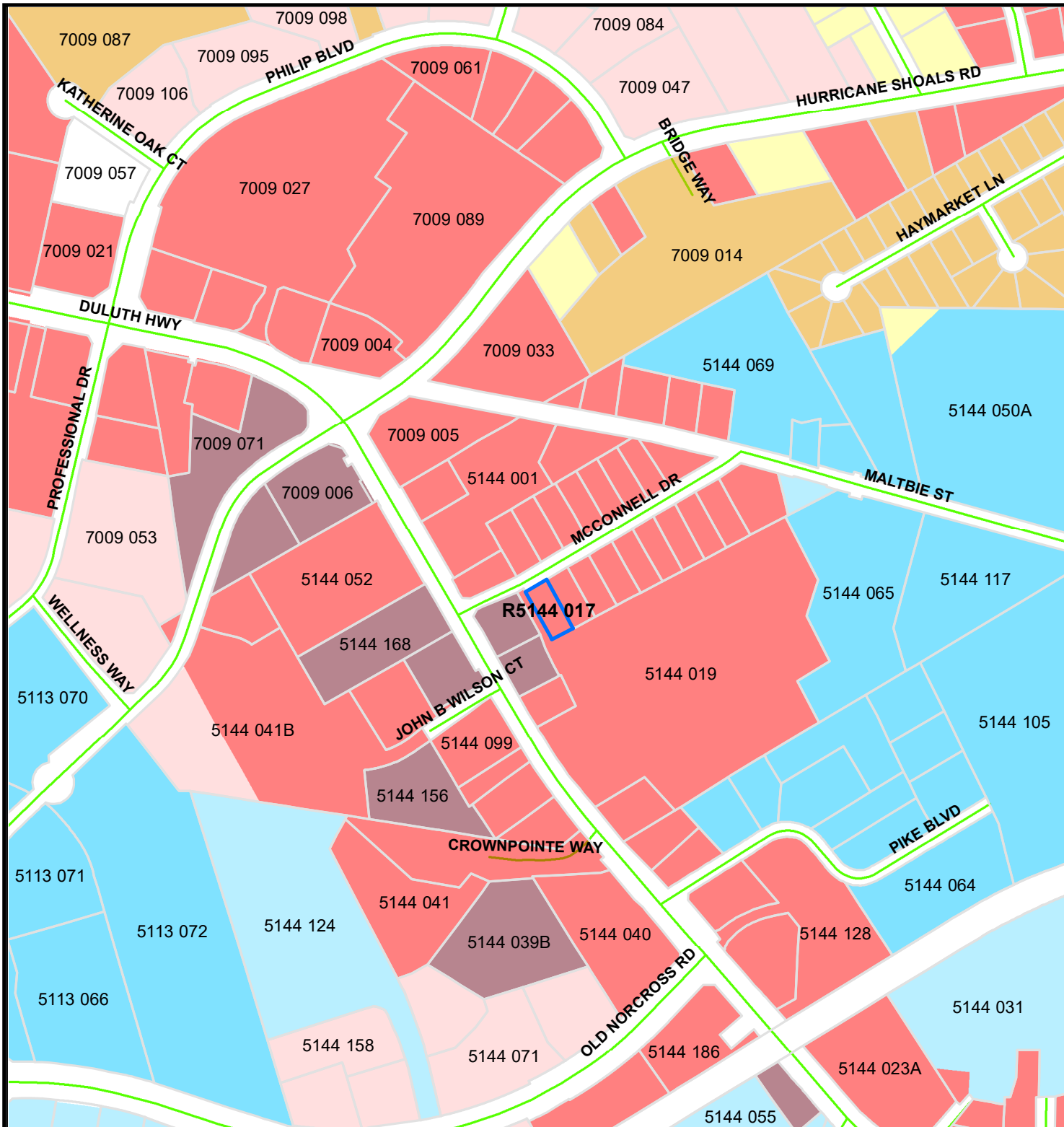
 HM Heavy Manufacturing

 BG General Business

 City Maintained Streets



0 250 500





LAWRENCEVILLE

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Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00076

Applicant: Jesus Villalobos

 Subject Property

 Parcels

Zoning Districts

 RS-150 Single-Family Residential

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 LM Light Manufacturing

 HSB Highway Service Business

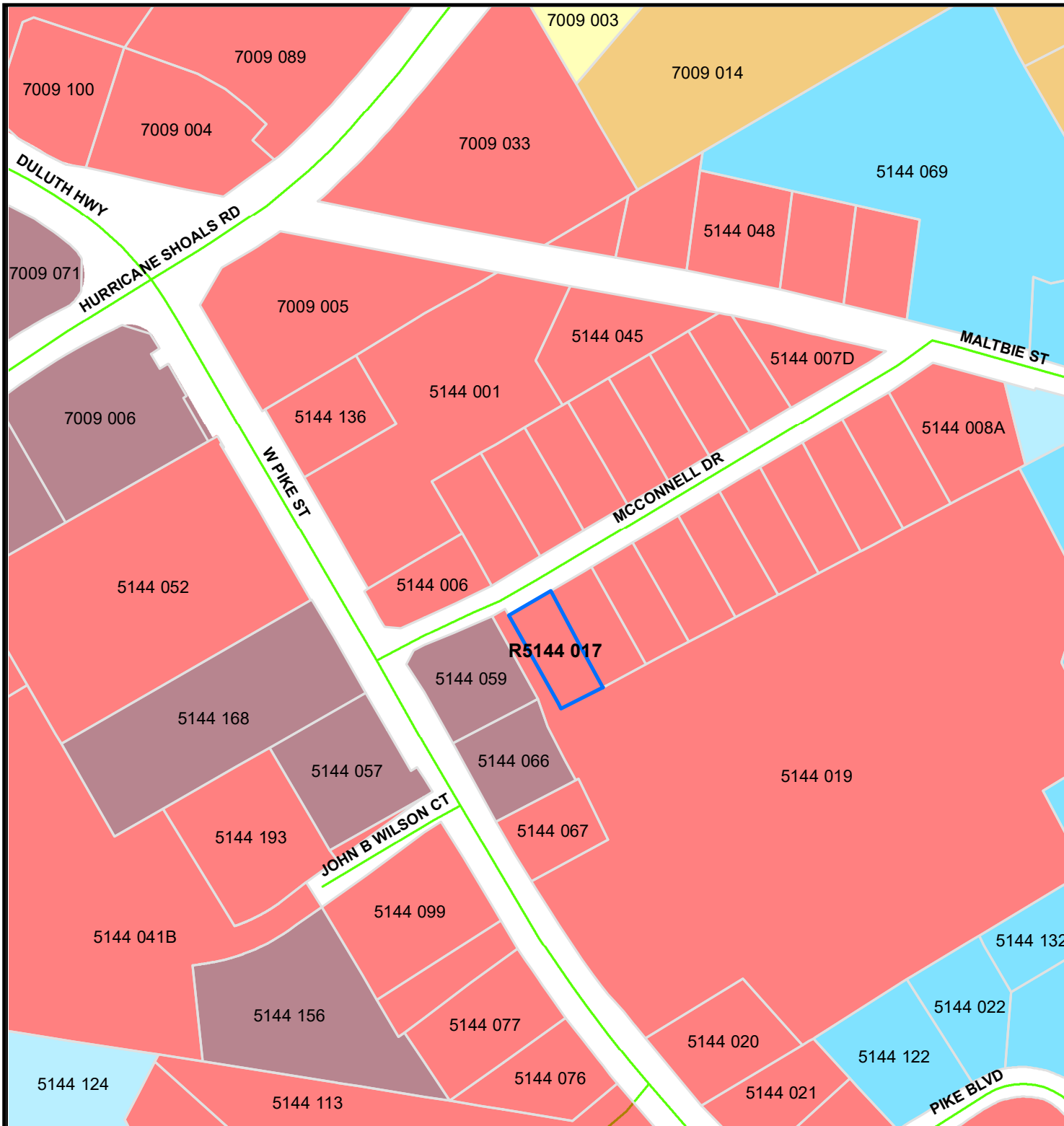
 HM Heavy Manufacturing

 BG General Business

 City Maintained Streets



0 125 250





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2022-00076 & SUP2022-00077; RV & JV Properties and Jesus Villalobos; 108 McConnell Drive

Department: Planning and Development

Date of Meeting: Monday, December 5, 2022

Fiscal Impact: Th

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: **Denial**

Summary: The applicant requested a Special Use Permit to allow Automobile Sales (Auto Broker) with Outdoor Storage. The subject property is a 0.33-acre parcel zoned BG (General Business District), located along the southern right-of-way of McConnell Drive perpendicular to Highway 120/West Pike Street.

Attachments/Exhibits:

- SUP2022-00076_Report
- SUP2022-00076_Application
- SUP2022-00076_Letter of Intent
- SUP2022-00076_Survey
- SUP2022-00076_Site Plan



LAWRENCEVILLE

Planning & Development

CASE NUMBER: SUP2022-00076 & SUP2022-00076

APPLICANT: JESUS VILLALOBOS

OWNER: RV & JV PROPERTIES, LLC.

CONTACT: JESUS VILLALOBOS

PHONE NUMBER: 678-508-3794

LOCATION: 108 MCCONNELL DR

PARCEL ID: R5144 017

ACREAGE: 0.33

ZONING PROPOSAL: TO ALLOW AUTOMOBILE SALES (AUTO BROKER)
AND OUTDOOR SALES AS A SPECIAL USE

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: **DENIAL**

VICINITY MAP





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ZONING AND DEVELOPMENT STANDARDS

The property consists of a 3,172 square-foot two-story commercial building, accessory driveways, and parking.

Article 1 Districts, Section 102.11, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	No Minimum	14,574 sq. ft.	NA
Minimum Lot Width	No Minimum	81.7 feet	NA
Minimum Front Yard Setback	50 feet	50 feet	NA
Minimum Rear Yard Setback	10 feet	58 feet	NA
Minimum Side Yard Setback	10 feet	6 feet	NA
Impervious Surface Coverage	95%	NA	NA
Maximum Building Height	35 feet	NA	NA

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Sales (Outdoor Sales) and related service	Special Use Permit	Special Use Permit	Denial

Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.8 Automobile Sales or Auction and Related Service (Use or New Car Outdoor Sales Lot) reads as follows:

“Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot)



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2.

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- A. *No used car lots are permitted within 100 feet of any residential property.*
- B. *No lots smaller than 25,000 square feet.*
- C. *All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*
- D. *The building must be at least 1000 square feet.*
- E. *No metal building facades; and*
- F. *A 15-foot landscaped buffer shall be provided fronting the street.”*

In conclusion, in 2016 the City Council has publicly stated they intend to limit automobile sales and associated service facilities to an area along the Buford Drive corridor extending from its intersection with CSX Transportation Railroad (overpass) to the southern right-of-way intersection of Buford Drive and Georgia Highway 316/University Parkway. Additionally, the parcel is smaller than the required minimum of 25,000 square feet.



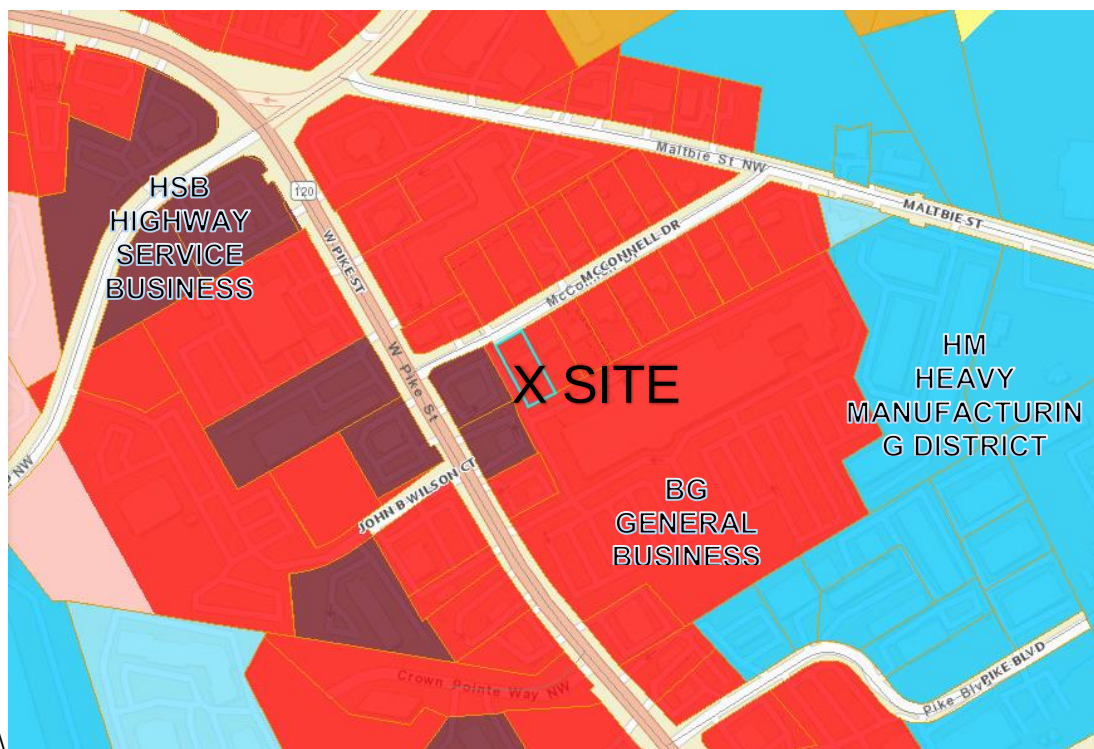
LAWRENCEVILLE

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SURROUNDING ZONING AND USE

The immediate surrounding area consists primarily of commercial/retail uses. There are manufacturing uses farther out.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

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2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Community Mixed-Use Character Area. The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby.

For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated. The proposed request to include automobile sales and related services could be incompatible with the intent of the 2040 Comprehensive Plan, due to the City Council setting a precedent to have automobile sales on the Buford Corridor.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

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2.

STAFF RECOMMENDATION

The requested Special Use Permit allowing automobile sales and outdoor storage may be counter to the emphasis of the City Council's efforts to improve the overall image of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** for the requested Special Use Permit.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

BUILDING INSPECTIONS

No comment

CODE ENFORCEMENT

The City of Lawrenceville Planning and Development Department has an open code citation associated with the subject property (CEU2022-05062). This case concerns an ongoing lack of a business license and noncompliant outdoor storage (multiple untagged vehicles on lot). The final court hearing is scheduled for 12-22-2022.

There is one closed code violation on records for the subject property, CEU2019-01212. This case concerned a junked vehicle parked on the premises, which was removed and brought into compliance.

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by the City of Lawrenceville Electric Department.

ENGINEERING DEPARTMENT

No comment

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

STREET AND SANITATION DEPARTMENT

The property will be served by the City of Lawrenceville Street and Sanitation Department.



LAWRENCEVILLE

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STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.**

As proposed the plan would not be suitable given the precedent established by the City Council relating to Automobile Sales (Outdoor Sales), and related service facilities.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.



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Planning & Development

2.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.**

The request represents an opportunity to for the City Council to maintain consistency with the intent of the 2040 Comprehensive Plan and the beginning of a long overdue zoning cleanup in this area.



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ADDITIONAL EXHIBITS:



PLANNING COMMISSION
RECOMMENDED CONDITIONS

SUP2022-00077:

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

Approval of Special Use permit for **Outdoor Storage** subject to the following enumerated conditions:

1. Storage shall be limited to the rear of the property screened from view from McConnell Drive and behind the by the existing of opaque fence.
2. Parking in the front of the property shall be designated for customer parking only.
3. All vehicles must be parked in striped designated spaces and all required access aisles must remain open.
4. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
5. All loading and unloading of vehicles in need of service shall occur in the rear/screened portions of the property.
6. No work on vehicles is to be conducted on site.
7. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
8. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
9. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
10. Outdoor storage of any items and/or materials unrelated to the Special Use shall be prohibited.
11. Dumpsters shall be restricted to the rear of the property.

12. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
13. Sign twirling is prohibited on the property.
14. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.



LAWRENCEVILLE

GEORGIA

SPECIAL USE APPLICATION

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

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. Drawn to scale of 1"= 50' or greater
 - c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
 - i. Existing structures
 - ii. Full width of existing streets and intersecting streets
 - iii. Streams, stream buffers and impervious setbacks
 - iv. Flood hazard zones (reference source of data)
 - v. A vicinity map
 - d. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. Application Fee
 - a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the special use application is denied by the Mayor and City Council, any new application for the same use classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Rosalia Villalobos</u> <u>AV & JV Properties LLC</u>	NAME: <u>Rosalia Villalobos</u>
ADDRESS: <u>108 McConnell Dr</u>	ADDRESS: <u>108 McConnell Dr</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-595-9915</u>	PHONE: <u>678-595-9915</u>
CONTACT PERSON: <u>Rosalia Villalobos</u> PHONE: <u>678-595-9915</u>	
CONTACT'S E-MAIL: <u>rvjvproperties@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): _____ ACREAGE: <u>0.3300</u>	
PARCEL NUMBER(S): <u>R 5144 017</u>	
ADDRESS OF PROPERTY: <u>108 McConnell Dr Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Outdoor Storage</u>	

Rosalia Villalobos 9/30/2022
SIGNATURE OF APPLICANT DATE

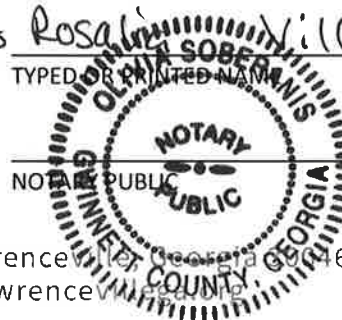
Rosalia Villalobos 9/30/2022
SIGNATURE OF OWNER DATE

Rosalia Villalobos / rvjvproperties LLC
TYPED OR PRINTED NAME

Rosalia Villalobos
TYPED OR PRINTED NAME

Olivia Soberanis 9-30-22
NOTARY PUBLIC DATE

Olivia Soberanis 3-17-25
NOTARY PUBLIC DATE



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? no
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? no
Y/N

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

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

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: _____

(Map Reference Number)

District

Land Lot

Parcel

R 5144-017

Rosalia Villalobos
Signature of Applicant

9/30/2022
Date

Rosalia Villalobos Owner
Type or Print Name and Title

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

City of Lawrenceville

~~TAX COMMISSIONER'S USE ONLY~~

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

JASSO EABULAL
NAME

Finance Clerk
TITLE

9-30-2022
DATE

2021 TAXES PAID IN FULL
2022 TAXES OUTSTANDING

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

LETTER OF INTENT

RV & JV Properties LLC
108 McConnell Dr
Lawrenceville, Ga 30046

September 30, 2022

Subject: Outdoor Storage

To: City of Lawrenceville

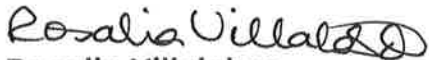
I'm requesting the City of Lawrenceville, to let us use Outdoor Storage in back of our Offices.
At RV & JV Properties LLC 108 McConnell Dr Lawrenceville Ga 30046.

Our Commercial Building is gated and fenced in the back with concrete and gravel, no grass in the back. It will be used to store vehicles of the Business that are currently renting our Offices or in the future as needed, Or any Personal or Private Vehicles.

I'm aware that the City of Lawrenceville requires this particular Use Permit for this purpose. RV & JV Properties LLC already is in business, Rosalia Villalobos is the Owner and Also the Owner of the Property, for which I'm requesting this permit I have been living in the City of Lawrenceville since 2001.

And I would like to continue living here for many more years and contribute to the Success of the City, by having my Business in here.

Sincerely yours



Rosalia Villalobos

Owner

RV & JV Properties LLC

EXHIBIT A
Permitted Exceptions

- (a) All taxes for the year ~~2015~~²⁰²¹ and all subsequent years.
- (b) Riparian rights incident to the premises.
- (c) All matters described and depicted on that plat of Survey for Kevin J. Watts, prepared by Advance Survey, Inc., sealed and certified by Lannes K. Burkhalet, GRLS No. 2581, dated 04/11/1995, and recorded in Plat Book 66, Page 197-B, Gwinnett County, Georgia records.
- (d) Easement dated 08/24/1993, from Lawrenceville West Shopping Center Partnership to Bellsouth Telecommunications, Inc., recorded 09/02/1993, in Deed Book 9259, Page 100, aforesaid records.
- (e) All matters described and depicted on that certain Boundary Survey for Kevin Watts, prepared by Boundary Zone, Inc., sealed and certified by Christopher W. Hodge, GRLS No. 2941, dated 04/11/2007.
- (f) All restrictions, covenants, easements, and rights of way of record, if any.

LEGAL DESCRIPTION
LOT 5, HOYT BAGWELL SUBDIVISION
#108 McCONNELL ROAD, LAWRENCEVILLE, GEORGIA

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, Gwinnett County, Georgia, being Lot 5 of the revised subdivision plat for Hoyt Bagwell and also shown on the plat prepared for Kevin Watts by Christopher Hodge with Boundary Zone, Inc., dated 4-11-2007, containing 0.336 acres of land, and being more particularly described as follows:

COMMENCING at the centerline intersection of West Pike Street with McConnell Road;
THENCE 229.70 feet in a Northeasterly direction to a point;
THENCE, South 25 degrees, 53 minutes, 03 seconds East for a distance of 30.00 feet to a ½" Rebar on the Southerly margin of the right of way for McConnell Road and at the TRUE POINT OF BEGINING;

THENCE, North 63 degrees, 51 minutes, 25 seconds East for a distance of 80.15 feet to a ½" rebar also along the Southerly margin of the right of way for McConnell Road;
THENCE, South 25 degrees, 49 minutes, 17 seconds East for a distance 184.36 feet to a ½" rebar;
THENCE, South 66 degrees, 15 minutes, 55 seconds West for a distance 80.00 feet to a ½" rebar;
THENCE North 25 degrees, 53 minutes, 03 seconds West for a distance of 181.00 feet to a ½" rebar on McConnell Road which is ALSO THE TRUE POINT OF BEGINNING.

Together with all easements affecting said property.

108 Mc. CONNELL DRIVE
LAWRENCEVILLE, GWINNETT, GEORGIA, 30045

MR.	BRIAN DONNELLY	678	445	—	90	45
MR.	REID IRWIN	678	380	—	91	70
MR.	AL MARSHALL	678	795	—	03	33
MR.	AL MARSHALL	678	795	—	03	33
MR.	AL MARSHALL	678	795	—	03	33
MR.	ESTEBAN ACEVEDO	678	549	—	19	87

101	EXISTING BUILDING, FLOOR PLANS AND SITE PLAN.
102	EXISTING BUILDING, FOUR SIDES ELEVATIONS.
103	RENOVATED BUILDING, FIRST FLOOR, REAR AND RIGHT SIDE ELEVATIONS.
104	RENOVATED BUILDING, FRONT AND LEFT SIDE ELEVATIONS.
M-1	MECHANICAL NOTES & LEGEND.
M-2	MECHANICAL PLAN.
M-3	MECHANICAL SCHEDULES & DETAILS.
E-1	ELECTRICAL SPECIFICATIONS AND LEGEND.
E-2	ELECTRICAL PLAN.
EN-1	COMCHECK ENERGY CODE COMPLIANCE.
P-1	PLUMBING, PLANS, NOTES, SCHEDULES & DETAILS.

The following (Code Reference) shall be placed on the cover sheet of plans submitted: 1995 Gwinnett County Ordinance for Fire Protection and Life Safety, the current edition of NFPA Codes and Standards as adopted and modified by the State Fire Marshal's Office, NFPA Code 2000 Edition, International Fire Code 2006 Edition, OGC Titles 25 and 30 Georgia Accessibility Code.

(FY) * ALL COMMENTS* Shall be addressed on plans, provide the sheet number of all outstanding comments addressed. NO PERMITS will be issued if any comments are outstanding. Refer to the Gwinnett County Fire Marshal's Office website, www.gwinnettfiremarshal.com for additional assistance and comments.

(Place this comment on the plans) Contact the Gwinnett County Fire Marshal's (Inspection Request Line) at (678) 518-6277 for inspections at (80%) 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 the inspection is needed.

A commodity affidavit for all occupancies classified as Storage according to the definition in the Life Safety Code, 2000 Edition shall be provided. The commodity affidavit shall be on the Gwinnett County Fire Marshal's Office Storage and Industrial Occupancy Commodity Affidavit and shall identify all types of commodities to be stored. In addition, information concerning the method of storage shall be provided. (i.e., pallets on floors, steel racks, rack storage, height of storage.)

(Doors) general shall meet the requirements of the NFPA 101 Life Safety Code, Chapter 7, sec. 7.2.1, 2000 Edition.

The (Floor Level) shall be the same on both sides of the door. The elevation shall be maintained for a distance 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, 2000 Edition.

Safety Code, 2000 Edition, shall be provided on the cover sheet per chapter 6, Sec.6.1 of NFPA 101 Life Safety Code, 2000 Edition.

(Fire Exit Route) of the project shall be provided on the cover sheet per the appropriate occupancy chapter of the NFPA 101 Life Safety Code 2000 Edition.

(Fire Extinguishers) in Business occupancies and Office areas, shall be located per the requirements of NFPA 10, the size shall be a minimum of 2 1/2 lb. bc is/are required and shall be installed at a maximum of 48' above the finished floor to the top of the handle.

(stairs and handrails) complying with the requirements of Georgia accessibility code rule 120-3-20.20 and nipa life safety code, chapter 7, sec. 7.2.2 and 7.2.2.4 shall be provided. must provide detail of the back stairs

(landings and stairs) more than 30" above finished grade shall be provided with guard rails, on the open side, set at 42" above the landing or leading edge of the stairs per nipa 101 life safety code, sec 7.2.2.4.1 and 7.2.2.4.6 (1), 2000 edition.

(occupancies separations) shall be provided per the international building code, chapter 3, 2000 edition. provide floor ceiling assembly detail, between first floor and basement .

[illegible]

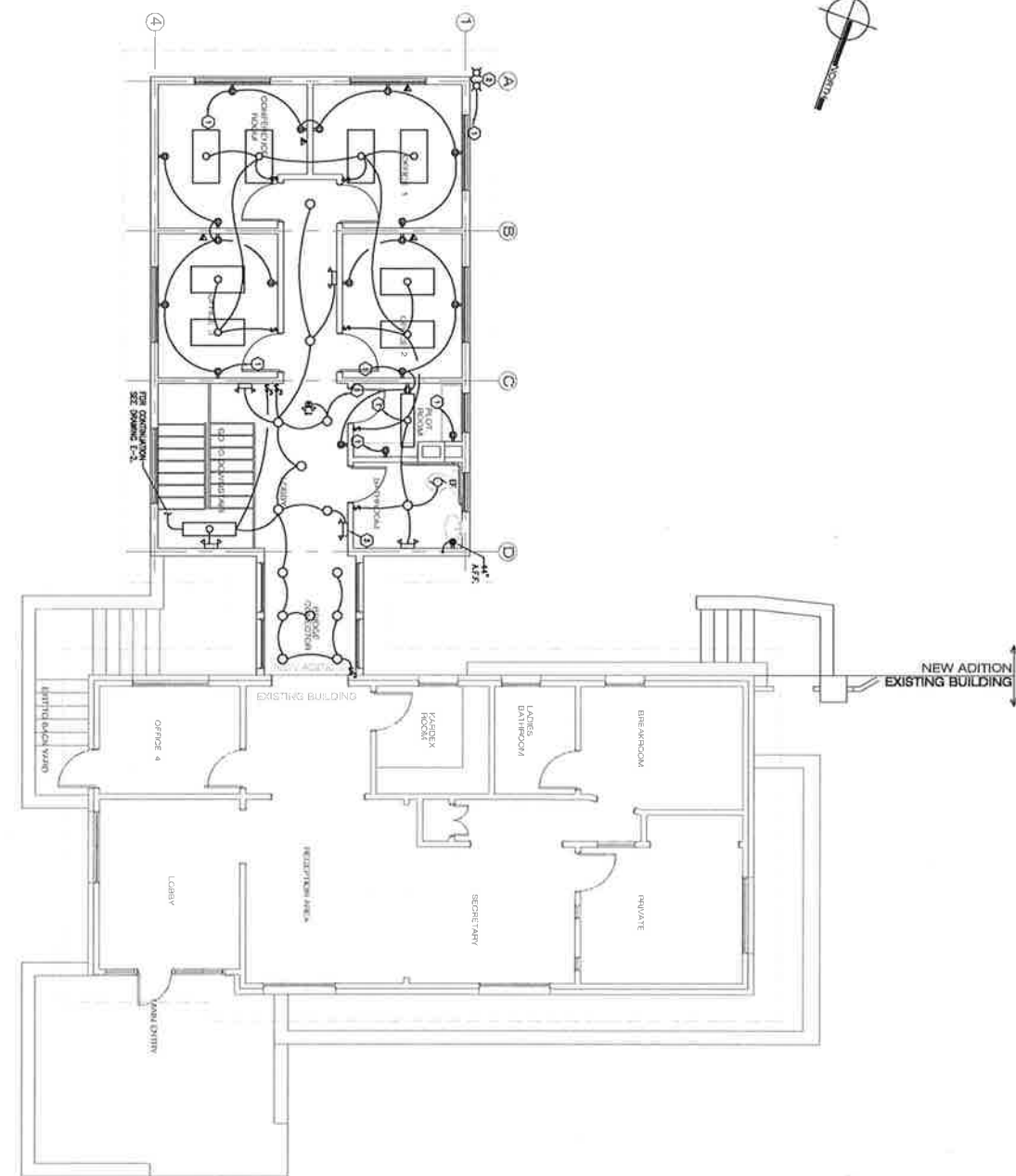
BOUNDARY SURVEY
PREPARED FOR KEVIN WATTS
LOT 5, HOYT BAGWELL SUBDIVISION
LAND LOT 144, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA 04/11/07

BOUNDARY REFERENCE:	PLAT BOOK	66	PAGE	197-D.
TOTAL AREA	0.336	ACRES	14.632	SQ/FT.
HEATED AREA	FIRST FLOOR		1.132	SQ/FT.
NONE HEATED AREA	BASEMENT		952	SQ/FT.

OCCUPANCY TYPE :	business
OCCUPANCY LOAD :	11 persons



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

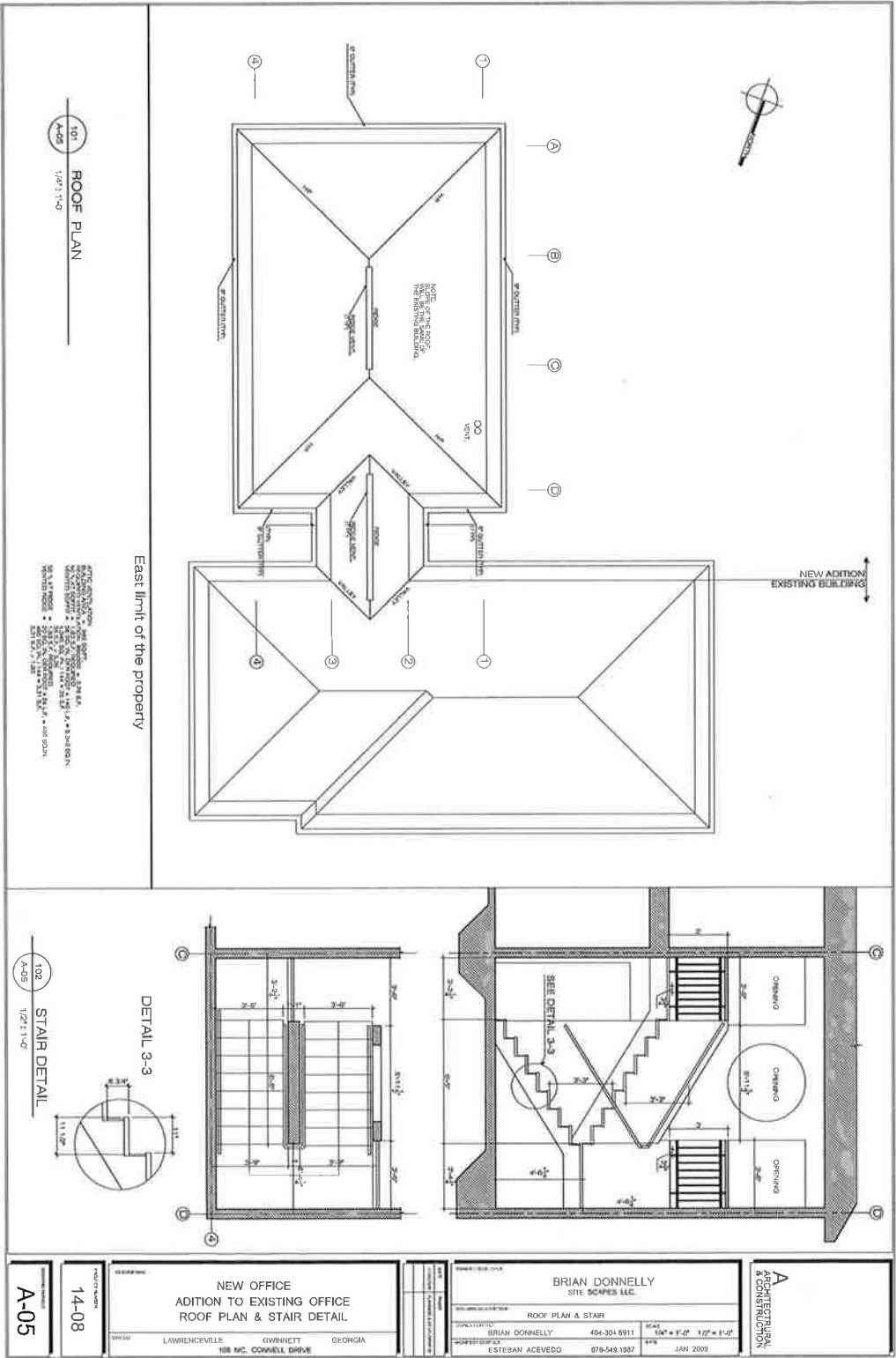


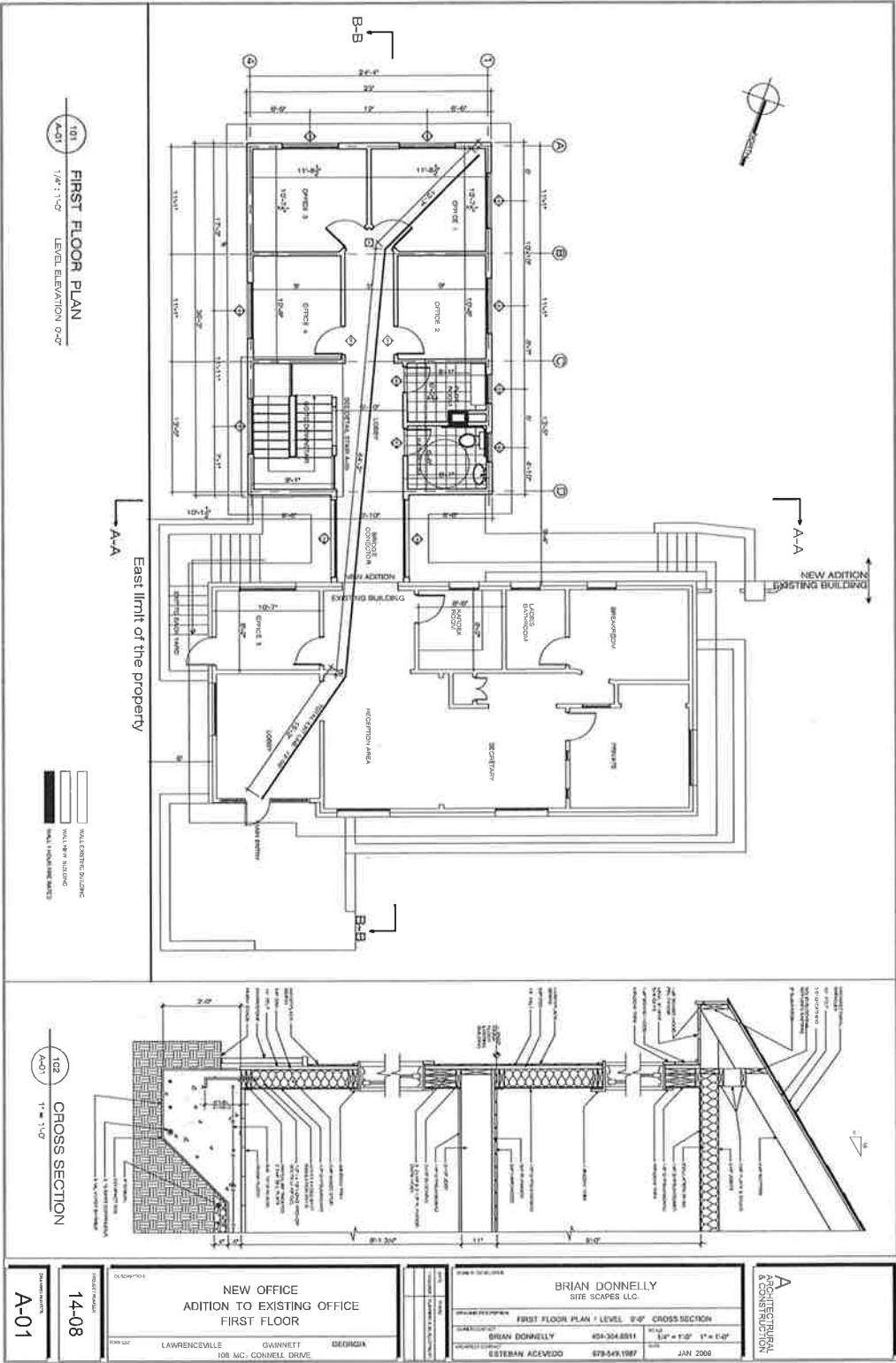
- KEYED NOTES:**
- ① EXISTING WALLS AND ROOFING TO THE NEW BUILDING AND CONCRETE TO 200/100 BENTON BRICKS.
 - ② OUTDOOR TYPE LIGHT FIXTURE WITH TWO 75W FLUO.
 - ③ THE LUMENS AND BENTON BRICKS.
 - ④ ADJUST AS NEAR AS POSSIBLE, TYPICAL.

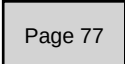


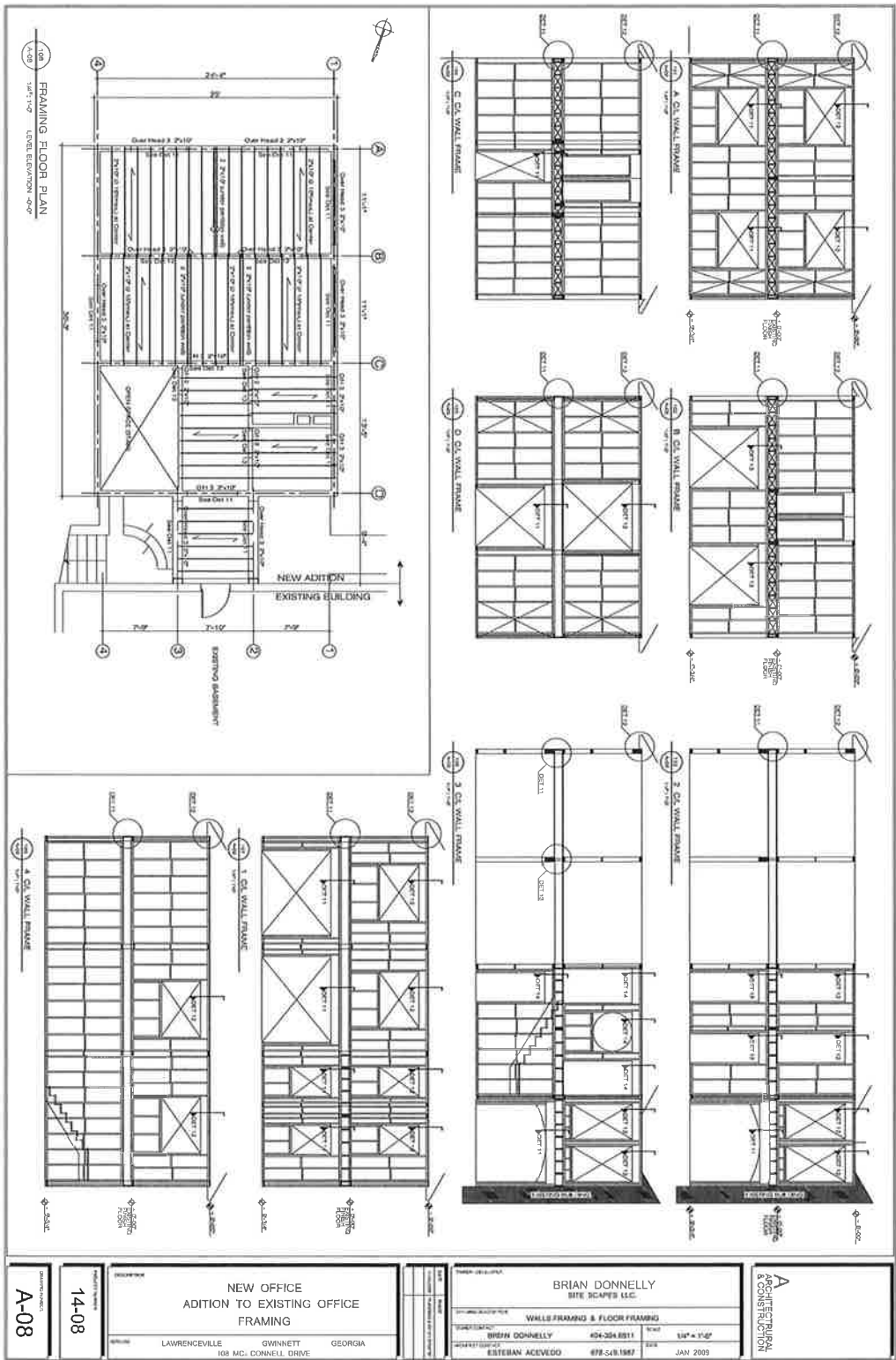
MARSHALL & BOLLWERK
ENGINEERING, INC.
550 North Park Drive, Suite 370
Alhambra, CA 91803
Tel: 626-256-0000, Fax: 626-256-0001
www.marshall-bollwerk.com

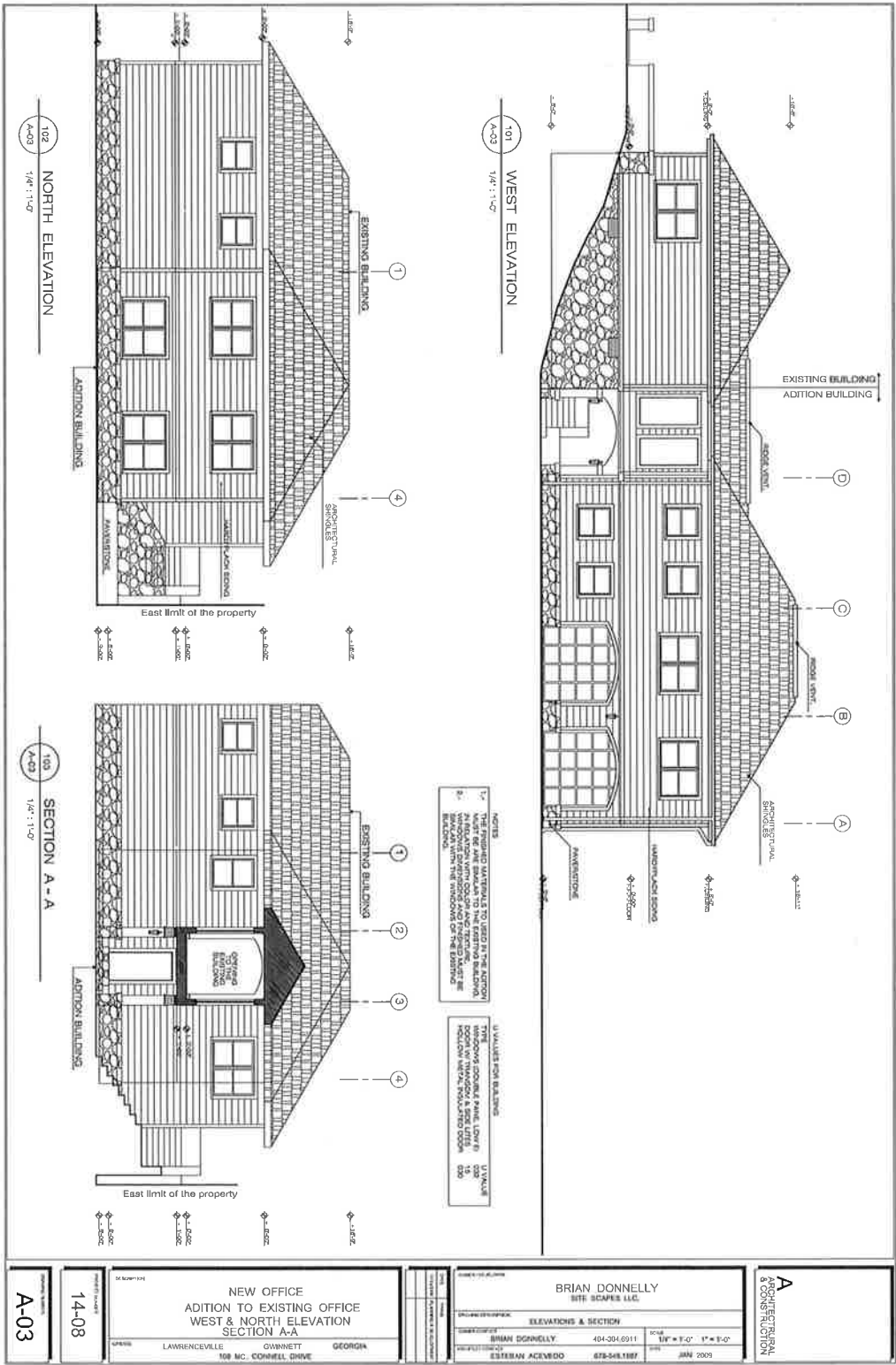
DRAWING NUMBER E-3	PROJECT NUMBER 14-08	DESCRIPTION NEW OFFICE ADDITION TO EXISTING OFFICE FIRST FLOOR ZONED TAX PARCEL # 108 MC. CONNELL DRIVE	OWNER BRIAN DONNELLY SITE SCAPES LLC DESIGNED BY FIRST FLOOR PLAN / LEVEL 0'-0" DRAWN BY BRIAN DONNELLY XXXXXXXXX CHECKED BY ESTEBAN ACEVEDO 678-549-1987 SCALE 1/4" = 1'-0" DATE DEC 2006	ARCHITECTURAL & CONSTRUCTION A
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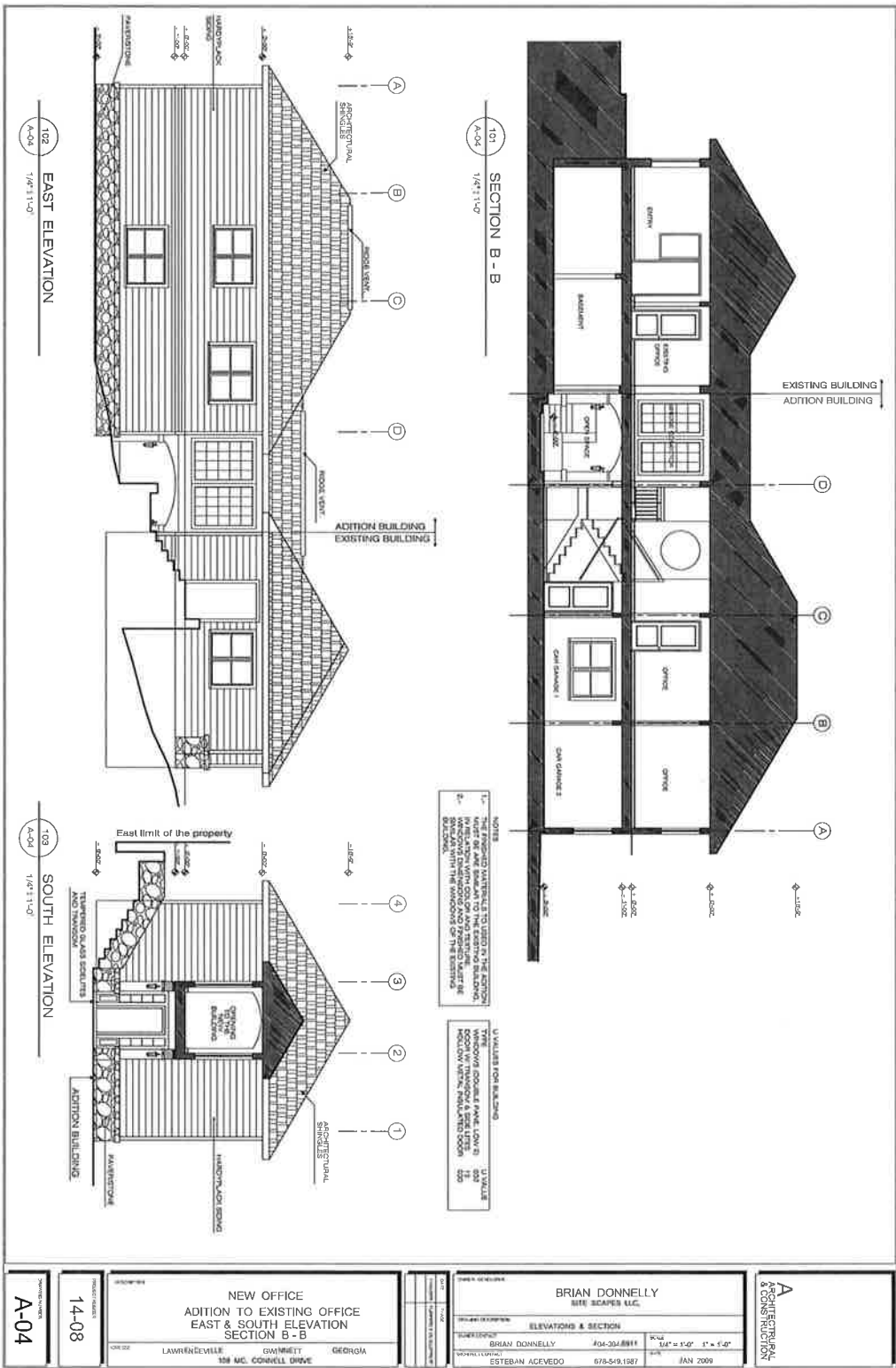












[illegible]

1. TYPE OF USE
2. COMPRESSOR FITTINGS, OR SET SCREW FITTINGS - LIST NOT
3. JOINT TYPES
4. THE ICE CASE, ONLY ABOVE ACCESSIBLE APPROVED IN WALL
5. FLAT
6. EXPLOSIVE, OR UNCLE
7. EXPLOSIVE
8. EXPLOSIVE
9. EXPLOSIVE
10. EXPLOSIVE
11. EXPLOSIVE
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100. EXPLOSIVE

- [illegible]

AF	ABOVE FINISH FLOOR
ATB	ABOVE FINISH GRADE
CFI	GROUND FULT CIRCUIT INTERRUPTER
NC	NOT IN CONTACT
N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
WP	WEATHER PROOF W/ 1/2" W-32"

- ⇒ WALL MOUNTED DUPLEX RECEPTACLE, MOUNT 18" A.F.F.
- ⇒ WALL MOUNTED GT TYPE DUPLEX RECEPTACLE, MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE.
- ⇒ CEILING MOUNTED DUPLEX RECEPTACLE

[illegible]

WIRING SIZE CHART

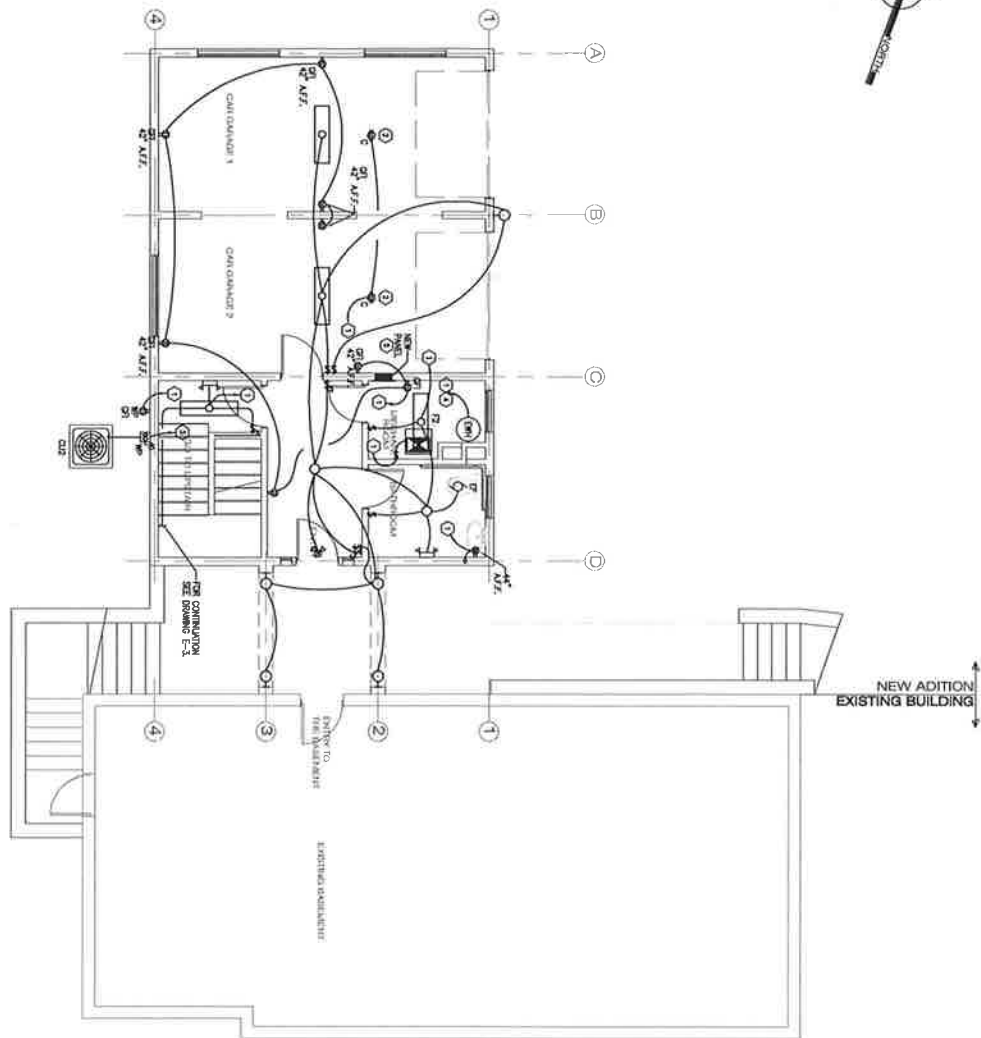
CONTRACTOR SHALL PROVIDE WIRING FOR 120 V.
CIRCUITS (LINE TO NEUTRAL) OF SIZES BELOW
DEPENDENT UPON CIRCUIT LENGTH BELOW:

< 100 FT	#12 AWG (CU)
100-150 FT	#10 AWG (CU)
150-250 FT	#8 AWG (CU)

ELECTRICAL SPECS AND LEGEND

	BRIAN DONNELLY	SITE SCAPES LLC.
	ELECTRICAL SPECS AND LEGEND	
DRAWING CODES:		SCALE:
BRIAN DONNELLY	XXXXXXXXXX	NONE
ARCHITECT FIRM:		DATE:
ESTEBAN ACEVEDO	678-549-1087	DEC 2008

ARCHITECTURAL
& CONSTRUCTION



GROUND FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"

$$\text{SCALE } \sqrt{A} = 1.0$$

KEYED NOTES:

- ① EXTEND WIRE AND CONNECT TO NEW PANEL.
- ② CEILING MOUNTED BOX, 12"X 12" RECESSED, FOR GARAGE LIGHTS. (4'X4' BOXES ARE PROHIBITED BY ORDINANCE).
- ③ NEW PANEL, 12"X 12" RECESSED, 100A, 1P, 1/2" DEPT. WITH 10-20 AMP CIRCUIT BREAKERS.
- ④ PROVIDE THIS CIRCUIT BREAKER WITH A NEW FULCRUM POINT.
- ⑤ PROVIDE NEW 120/240V, 1P, 1" FLUSH MOUNTED, 100A, 24 POLS. DOUBLE ENDING TYPE PANEL. THE PANEL SHALL BE IN THE EXISTING PANEL AND EXTEND 2' FROM THE PANEL TO FEED THE NEW PANEL.
- ⑥ PROVIDE IN THE NEW PANEL:
 16 - 40A/2P CIRCUIT BREAKERS
 1 - 40A/2P CIRCUIT BREAKER
 8 - 1P SWITCHES

**MARSHALL & BOLLWEK
ENGINEERING, INC.**

850 North Pointe Pkwy., Suite 675
Alhambra, CA 91805
Tel: (626) 785-0063, Telex: (626) 785-0063
te: mbeof@earthlink.net

- [illegible]

- [illegible]

- | SYMBOL | MECHANICAL LEGEND |
|---|---|
| ☒ F | FLOOR MOUNTED SUPPLY REGISTER - HART & COOLEY
REGISTER SHALL BE INSTALLED IN THE FIELD OF THE
REGISTER, REFRIGERANT TO DRAIN THROUGH
REGISTER. |
| ☒ F | FLOOR MOUNTED RETURN GRILLE - HART & COOLEY
REGISTER SHALL BE INSTALLED IN THE FIELD OF THE
REGISTER, REFRIGERANT TO DRAIN THROUGH
REGISTER. |
| ☒ X | CEILING MOUNTED SUPPLY REGISTER - HART & COOLEY
MODEL 483 - 3 WAY DEFLECTION WITH DAMPER
REGISTER REFRIGERANT TO DRAIN THROUGH
MODEL 472 - 5/8" LEAD TO HART & COOLEY
MODEL 473 - 5/8" LEAD TO HART & COOLEY
REGISTER REFRIGERANT TO DRAIN THROUGH |
| — | WALL VALVE DAMPER |
|  | ROUND RECTANGULAR OR ROUND COIL COILER |
|  | FLEXIBLE DUCT |
| D | ELECTRONIC PROGRAMMABLE THERMOSTAT |
| 200 | REGISTER WIDTH & FACE SIZE -
FACE SIZE |
|  | CEILING MOUNTED DIFFUSER FAN |
|  | 24x24 DUCTING AIR LOUVER - HART & COOLEY MODEL 44507-10L
FACE AREA SHALL BE 70% FREE WITH 10% SPACER |
|  | CONVECTIVE VENT |

SYMBOL		MECHANICAL LEGEND	
	FLOOR MOUNTED SUPPLY REGISTER - HANG & DOCKLY REMOVE RETURN/VALVE TO ROUND INVERTION		
	FLOOR MOUNTED RETURN GRATE - HANG & DOCKLY WORK TOB - SEE ENTRY OR PLANT REMOVE RETURN/VALVE TO ROUND INVERTION		
	COLD AIR MOUNTED SUPPLY REGISTER - HANG & DOCKLY WORK TOB - SEE ENTRY OR PLANT REMOVE RETURN/VALVE TO ROUND INVERTION		
	COLD AIR MOUNTED RETURN GRATE - HANG & DOCKLY WORK TOB - SEE ENTRY OR PLANT REMOVE RETURN/VALVE TO ROUND INVERTION		
	WALL MOUNTED PIPER		
	ROD DETENTATIVE OR ROUND DIAPHRAGM		
	FLUIDIC MOUNT		
	ELECTRONIC PROGRAMMABLE INVERTION		
	REGISTER MOUNTING & FACE SIZE REGISTER (200) FACE SIZE		
	COLD AIR MOUNTED DOCKERY FAN		
	PAINT REGISTER OR LUNAR - HANG & DOCKLY MOUNT 440571 HALL FLOOR MOUNTED SUPPLY REGISTER - HANG & DOCKLY REMOVE RETURN/VALVE TO ROUND INVERTION		
	CONDENSATE UNIT		

[illegible]

FURNACE SCHEDULE

FURNACE DATA				HEATING DATA				COOLING DATA				ELECTRICAL DATA			
MODEL	SIZE	BTU/H	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER
72	140	250	0.50	1/2	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

1. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.
2. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.
3. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.
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17. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.
18. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.
19. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.
20. CONDENSING UNITS SHALL BE BASED ON NET HEAT IN BURNING GAS AND NOT ON GROSS HEAT IN BURNING GAS.

SELECTIONS ARE BASED ON PRODUCTS BY CARRIER.
EQUAL PRODUCTS LENOVO, THINK, YORK OR AS APPROVED BY OWNER.

CONDENSING UNIT SCHEDULE

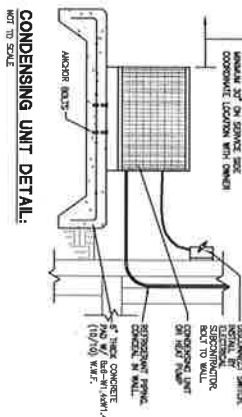
MODEL	SIZE	BTU/H	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER
72	140	250	0.50	1/2	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

SELECTIONS ARE BASED ON PRODUCTS BY CARRIER.
EQUAL PRODUCTS LENOVO, THINK, YORK OR AS APPROVED BY OWNER.

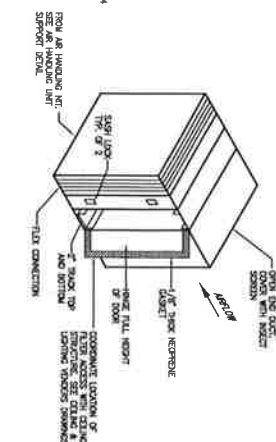
EXHAUST FAN SCHEDULE

MODEL	SIZE	BTU/H	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER	SEER
72	140	250	0.50	1/2	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

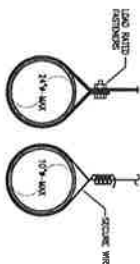
SELECTIONS ARE BASED ON PRODUCTS BY PENI VENTILATOR.
EQUAL PRODUCTS GREENEX, ADOBE, COOK.



CONDENSING UNIT DETAIL:



EXTERNAL FILTER SECTION DETAIL:

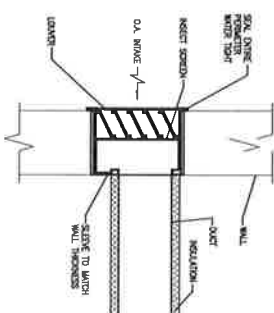


DUCT	SIZE	WEIGHT	SPACING	WEIGHT	SPACING	WEIGHT	SPACING	WEIGHT	SPACING
12"	12"	1.25	12"	1.25	12"	1.25	12"	1.25	12"
14"	14"	1.50	12"	1.50	12"	1.50	12"	1.50	12"
16"	16"	1.75	12"	1.75	12"	1.75	12"	1.75	12"
18"	18"	2.00	12"	2.00	12"	2.00	12"	2.00	12"
20"	20"	2.25	12"	2.25	12"	2.25	12"	2.25	12"
22"	22"	2.50	12"	2.50	12"	2.50	12"	2.50	12"
24"	24"	2.75	12"	2.75	12"	2.75	12"	2.75	12"
26"	26"	3.00	12"	3.00	12"	3.00	12"	3.00	12"
28"	28"	3.25	12"	3.25	12"	3.25	12"	3.25	12"
30"	30"	3.50	12"	3.50	12"	3.50	12"	3.50	12"

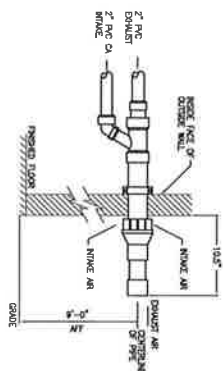
ROUND DUCT HANGERS:

DUCT	SIZE	WEIGHT	SPACING	WEIGHT	SPACING	WEIGHT	SPACING	WEIGHT	SPACING
12"	12"	1.25	12"	1.25	12"	1.25	12"	1.25	12"
14"	14"	1.50	12"	1.50	12"	1.50	12"	1.50	12"
16"	16"	1.75	12"	1.75	12"	1.75	12"	1.75	12"
18"	18"	2.00	12"	2.00	12"	2.00	12"	2.00	12"
20"	20"	2.25	12"	2.25	12"	2.25	12"	2.25	12"
22"	22"	2.50	12"	2.50	12"	2.50	12"	2.50	12"
24"	24"	2.75	12"	2.75	12"	2.75	12"	2.75	12"
26"	26"	3.00	12"	3.00	12"	3.00	12"	3.00	12"
28"	28"	3.25	12"	3.25	12"	3.25	12"	3.25	12"
30"	30"	3.50	12"	3.50	12"	3.50	12"	3.50	12"

RECTANGULAR DUCT HANGERS:



LOUVER INSTALLATION:



CONCENTRIC WALL TERMINATION:



PLUMBING NOTES:
GENERAL:

- [illegible]

MISCELLANEOUS:
34. NO "ALTERNATES" O

- [illegible]

SYMBOL		PLUMBING LEGEND	
	DRAIN TO SEWER OR STREET		DOMESTIC (COLD) WATER PIPING
	DRAIN TO SEWER OR STREET		HOT WATER PIPING
	SEWAGE		SANITARY PIPING
	EXISTING GAS PIPING		EXISTING GAS PIPING
	NEW GAS PIPING		NEW GAS PIPING
	VENT PIPING		VENT PIPING
	TRAP PROTECT LINE		TRAP PROTECT LINE
	PIPING TURNING DOWN		PIPING TURNING DOWN
	P-TWAP		P-TWAP
	VENT THROUGH ROOF		VENT THROUGH ROOF
	SHUT-OFF VALVE		SHUT-OFF VALVE
	FLOOR/ROOF CLEAN OUT		FLOOR/ROOF CLEAN OUT
	GAS SHUT-OFF VALVE		GAS SHUT-OFF VALVE
	NEW-TO-EXISTING CONNECTION		NEW-TO-EXISTING CONNECTION

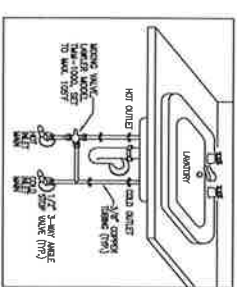
ABBREVIATIONS:

- [illegible]

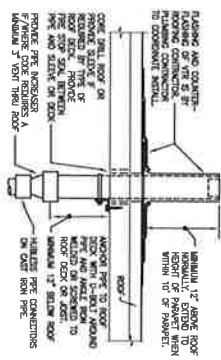
PLUMBING FIXTURE SCHEDULE

[illegible]

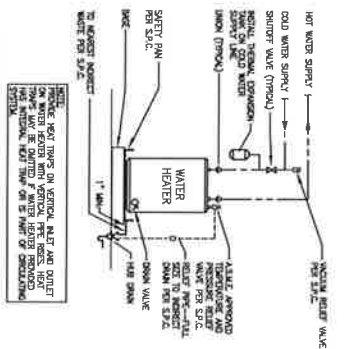
UNDER-THE-COUNTER MIXING VALVE DETAIL
NOT TO SCALE



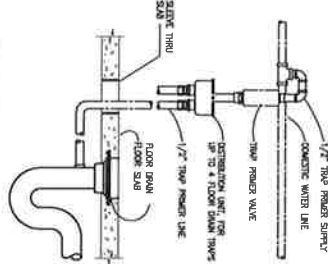
VENT THRU ROOF (VTR):



ELECTRIC WATER HEATER PIPING DETAIL
NO SCALE



TRAP SEAL PRIMER DETAIL
NOT TO SCALE

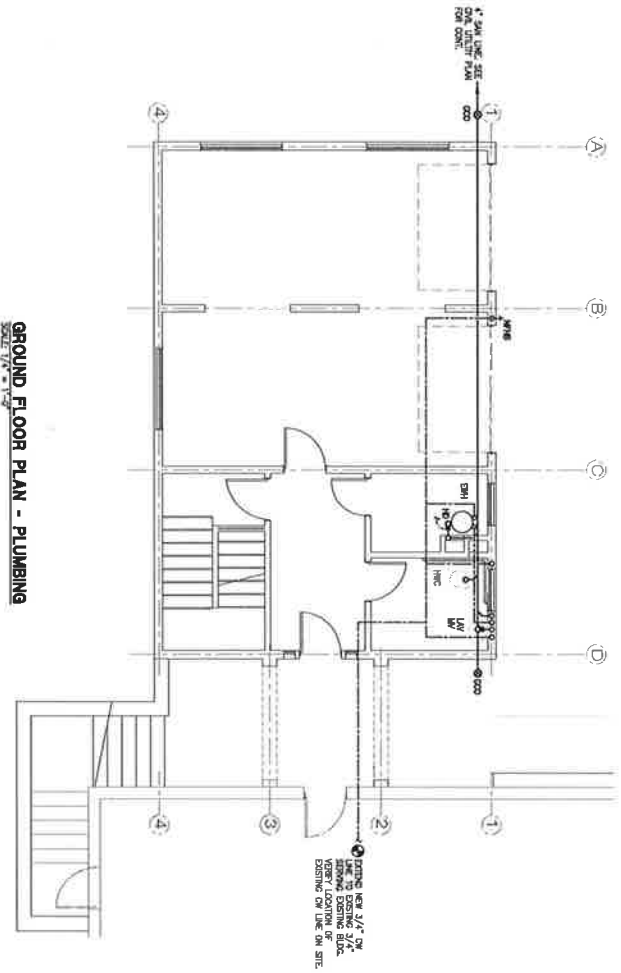


**MARSHALL & BOLTWERK
ENGINEERING, INC.**
6500 North Point Pkwy., Suite 375
Alpharetta, Ga. 30005
tel (404) 775-0331, f (404) 775-0083
telex 170040BOLTWERK, INC.

EXISTING NUMBER P-1	PROJECT NUMBER 14-08	DESCRIPTION NEW OFFICE ADDITION TO EXISTING OFFICE	PLANS 1. PLANS 2. EXISTING 3. EXISTING 4. EXISTING 5. EXISTING 6. EXISTING 7. EXISTING 8. EXISTING 9. EXISTING 10. EXISTING 11. EXISTING 12. EXISTING 13. EXISTING 14. EXISTING 15. EXISTING 16. EXISTING 17. EXISTING 18. EXISTING 19. EXISTING 20. EXISTING 21. EXISTING 22. EXISTING 23. EXISTING 24. EXISTING 25. EXISTING 26. EXISTING 27. EXISTING 28. EXISTING 29. EXISTING 30. EXISTING 31. EXISTING 32. EXISTING 33. EXISTING 34. EXISTING 35. EXISTING 36. EXISTING 37. EXISTING 38. EXISTING 39. EXISTING 40. EXISTING 41. EXISTING 42. EXISTING 43. EXISTING 44. EXISTING 45. EXISTING 46. EXISTING 47. EXISTING 48. EXISTING 49. EXISTING 50. EXISTING 51. EXISTING 52. EXISTING 53. EXISTING 54. EXISTING 55. EXISTING 56. EXISTING 57. EXISTING 58. EXISTING 59. EXISTING 60. EXISTING 61. EXISTING 62. EXISTING 63. EXISTING 64. EXISTING 65. EXISTING 66. EXISTING 67. EXISTING 68. EXISTING 69. EXISTING 70. EXISTING 71. EXISTING 72. EXISTING 73. EXISTING 74. EXISTING 75. EXISTING 76. EXISTING 77. EXISTING 78. EXISTING 79. EXISTING 80. EXISTING 81. EXISTING 82. EXISTING 83. EXISTING 84. EXISTING 85. EXISTING 86. EXISTING 87. EXISTING 88. EXISTING 89. EXISTING 90. EXISTING 91. EXISTING 92. EXISTING 93. EXISTING 94. EXISTING 95. EXISTING 96. EXISTING 97. EXISTING 98. EXISTING 99. EXISTING 100. EXISTING	OWNER/DEVELOPER BRIAN DONNELLY SITE SCAPES LLC.	ARCHITECTURAL & CONSTRUCTION A
		ZONED 108 MC. CONNELL DRIVE TAX PARCEL #		SPECIALTY OR SUBMITTER PLUMBING NOTES, LEGEND, FIXTURE SCHEDULE & DETAILS OWNER CONTRACT BRIAN DONNELLY XXXXXXXX ARCHITECT CONTRACT ESTEBAN ACEVEDO 676-549-1987 DATE DEC 2008	

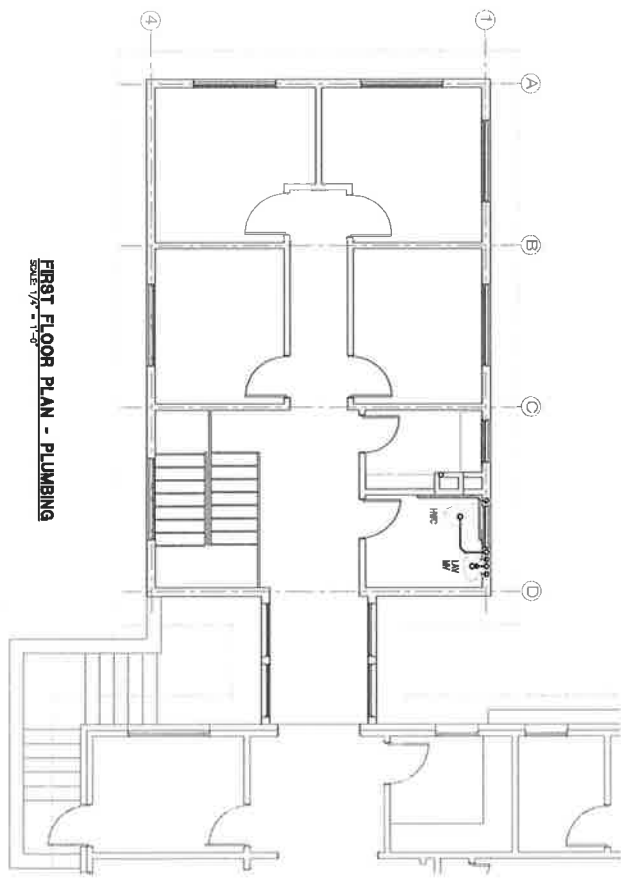
GROUND FLOOR PLAN - PLUMBING

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



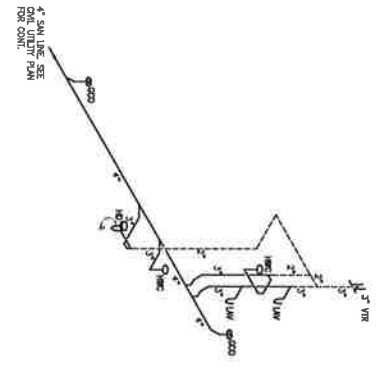
FIRST FLOOR PLAN - PLUMBING

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



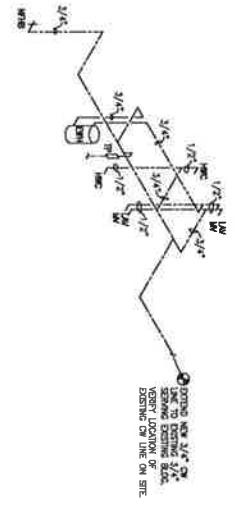
SANITARY WASTE & VENT RISER DIAGRAM

NOT TO SCALE



DOMESTIC WATER RISER DIAGRAM

NOT TO SCALE



MARSHALL & BILLWERK
ENGINEERING, INC.
1800 North Park Road, Suite 375
Arlington, VA 22209
Tel: 703.785.0125
Fax: 703.785.0126

PROJECT NUMBER
14-08

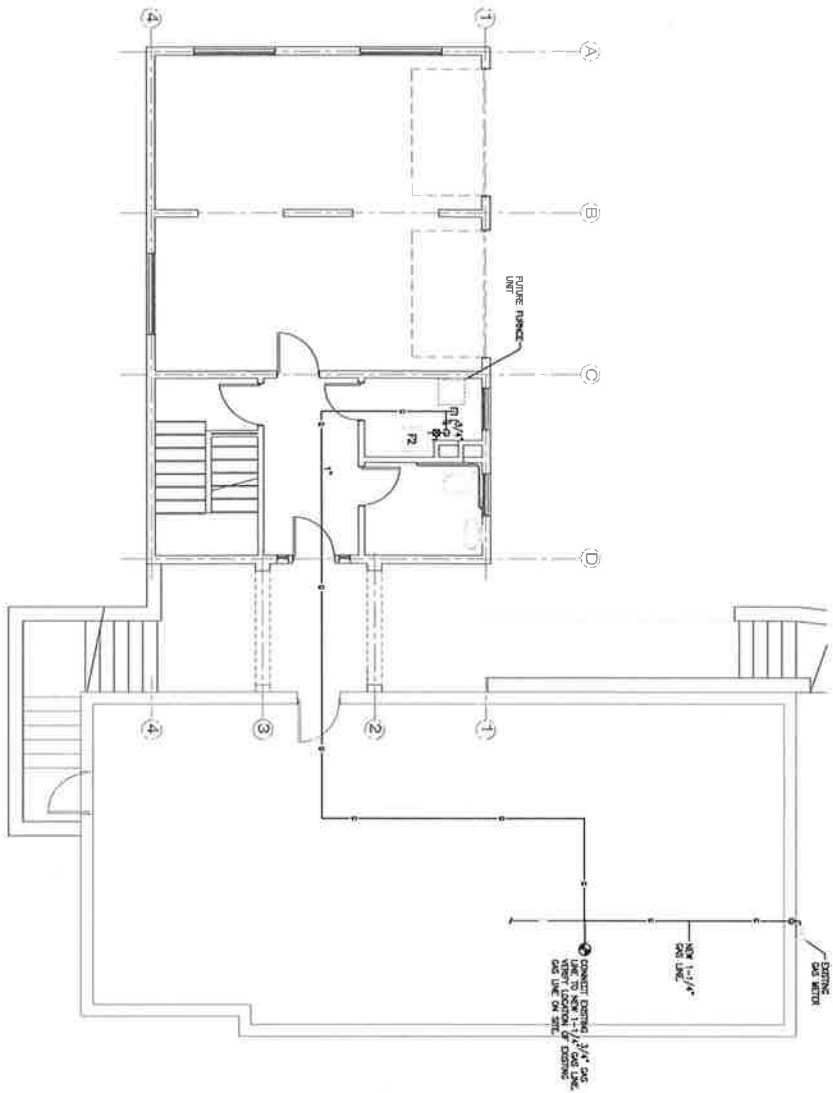
**NEW OFFICE
ADDITION TO EXISTING OFFICE**

ZONED TAX PARCEL #
100 MC. CONNELL DRIVE

DATE	REVISION
12/15/2008	1. PLUMBING PLANS & RISERS

BRIAN DONNELLY SITE SCAPES LLC.	
DRAWING DESCRIPTION PLUMBING PLANS & RISERS	
DRAWN BY BRIAN DONNELLY	XXXXXXXXXX
CHECKED BY ESTEBAN ACEVEDO	678-549-1987
SCALE 1/4" = 1'-0"	SHEET DEC 2008

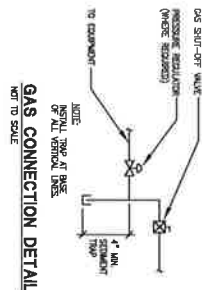
A
ARCHITECTURAL
& CONSTRUCTION



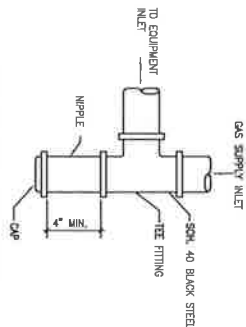
GROUND FLOOR PLAN - GAS
SCALE 1/8" = 1'-0"

GAS LOAD SCHEDULE	
EQUIPMENT	BTU/H INPUT
EXISTING WATER HEATER	40,000
EXISTING FURNACE	60,000
EXISTING FURNACE	60,000
NEW FURNACE	60,000
TOTAL GAS LOAD	
EXISTING GAS	120,000
NEW GAS	60,000
TOTAL GAS LOAD	
EXISTING GAS	120,000
NEW GAS	60,000
TOTAL GAS LOAD	
EXISTING GAS	120,000
NEW GAS	60,000
TOTAL GAS LOAD	

1. GAS LOADS HAVE BEEN SEEN AS PER TABLE 402.4(2) OF THE 2009 INTERNATIONAL MECHANICAL CODE (IMC). IF THE PRESSURE OF LESS THAN 2 PSI WITH A PRESSURE DROP OF 0.2 IN WATER COLUMN AND 0.8 INCHES OF WATER.



GAS CONNECTION DETAIL
NOT TO SCALE



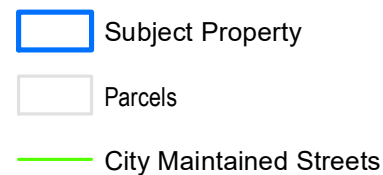
SEWER TRAP LEG DETAIL
NOT TO SCALE



*The City of Lawrenceville
Planning & Development*

File # SUP2022-00077

**Applicant: Rosalia Villalobos/
RV & JV Properties LLC**



0 250 500



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00077

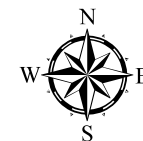
Applicant: Rosalia Villalobos/
RV & JV Properties LLC



 Subject Property

 Parcels

 City Maintained Streets



0 125 250



LAWRENCEVILLE

GEORGIA

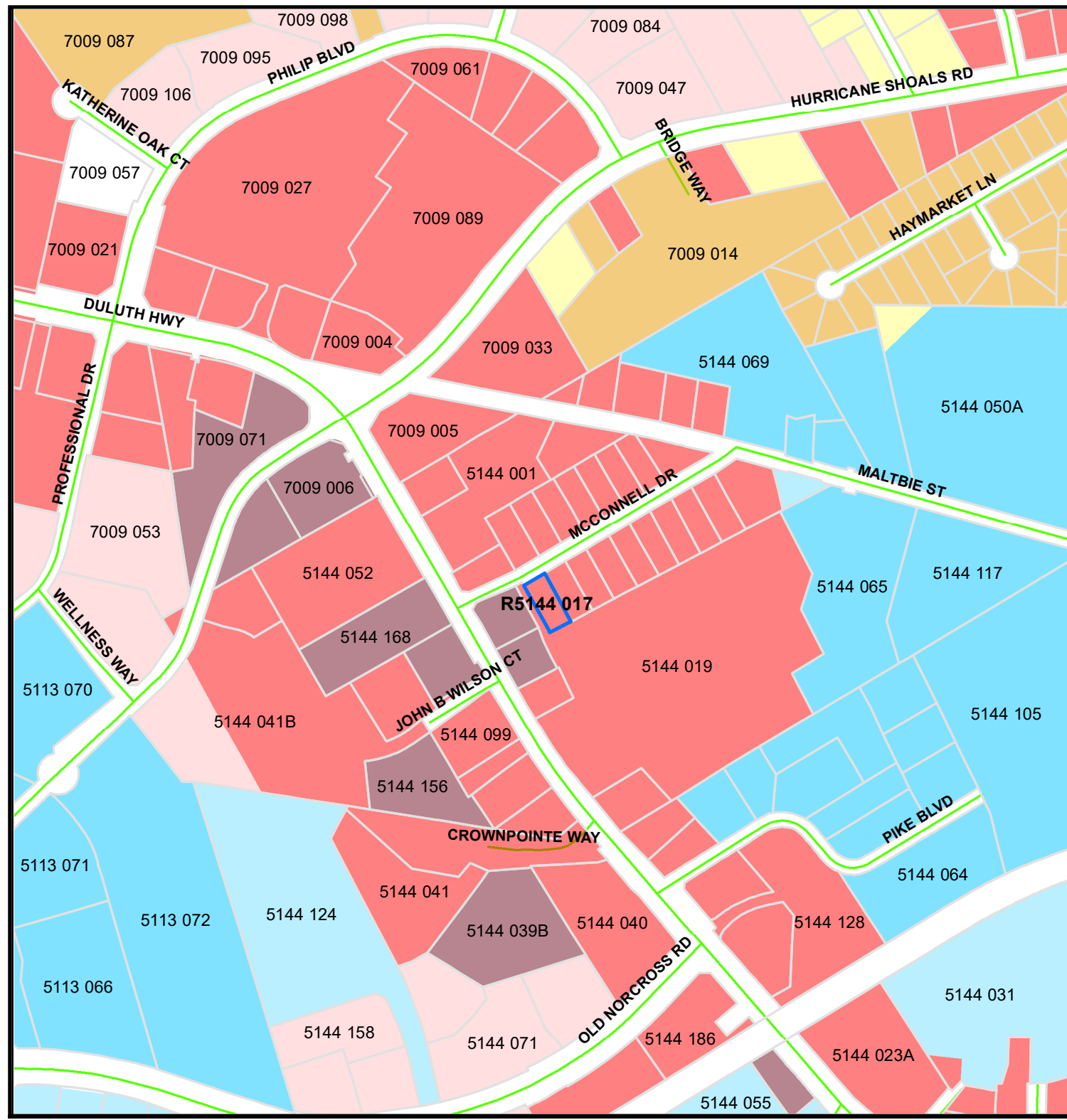
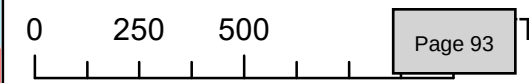
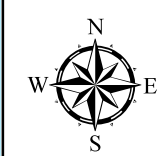
*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00077

**Applicant: Rosalia Villalobos/
RV & JV Properties LLC**

-  Subject Property
-  Parcels
- Zoning Districts**
 -  RS-150 Single-Family Residential
 -  RM-12 Multifamily Residential
 -  OI Office/Institutional
 -  LM Light Manufacturing
 -  HSB Highway Service Business
 -  HM Heavy Manufacturing
 -  BG General Business
 -  City Maintained Streets





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # SUP2022-00077

**Applicant: Rosalia Villalobos/
RV & JV Properties LLC**

 Subject Property

 Parcels

Zoning Districts

-  RS-150 Single-Family Residential
-  RM-12 Multifamily Residential
-  LM Light Manufacturing
-  HSB Highway Service Business
-  HM Heavy Manufacturing
-  BG General Business
-  City Maintained Streets



0 125 250

