



## Planning Commission Meeting

### AGENDA

February 20, 2018  
City Hall

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
  1. Minutes of Previous Meeting - January 16, 2018
- IV. **REPORT FOR CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
  1. Request for COA for Renovation - 614 E Spring Street
  2. Request for Rezone from M-1 to B-3- 406 E Spring Street
  3. Request for Rezone from B-2 to B-3 - 1020 N Broad Street
  4. Text Amendment Zoning Code - Various Text Amendments See Exhibit A
  5. Request for Rezone from R-1 to R-1A- 603 & 606 Alcovy Street
- VI. **OPEN PUBLIC HEARINGS**
- VII. **CLOSED PUBLIC HEARINGS**
- VIII. **RECOMMENDATIONS ON REQUESTS**
- IX. **OLD BUSINESS**
- X. **NEW BUSINESS**
- XI. **ADJOURNMENT**



## Planning Commission Meeting

### AGENDA

February 20, 2018

**Item:**

Minutes of Previous Meeting - January 16, 2018

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Minutes of Previous Meeting](#)

**MONROE PLANNING COMMISSION  
MINUTES  
January 16, 2018**

**Present:** Rosalind Parks  
Mike Eckles  
Randy Camp  
David Butler  
Kyle Harrison

**Absent:** None

**Staff:** Patrick Kelley, Director of Code/Planning  
Debbie Adkinson, Code Department Assistant

**Visitors:** Jayne Sinclair, Lori Volk, Darrill Perry

The meeting was called to order by acting Chairman Kyle Harrison at 5:37 pm.

Acting Chairman Harrison asked for any changes, corrections or additions to the December 19, 2017 minutes. Hearing none he entertained a motion. Randy Camp made a motion to approve. David Butler seconded. Motion carried. Minutes Approved.

Code Officer Report: No significant report. A couple of renovations and upgrades to our Spring Street corridor coming, not just the sidewalk project but Dairy Queen will be doing a remodel on their store. This will be coming before the Committee soon for their new look. Also Wendy's approached us and they are interested in completely razing the building that is there now and replacing it with their updated design.

Public Hearing opened at 5:40 pm

**The first item of business:** is for petition # 17-00570 for a variance to allow the lot size of the R-1A zoning to be less than 7500 sq ft required in the B-3 Commercial zone. They would like to build four houses on this .63 ac on lot sizes of around 6880 sq ft. The property has 130 ft of road frontage on N Midland Avenue and 208.94 ft of road frontage on E Highland Avenue and 132.40 ft of road frontage on N Madison Avenue. Please note the minimum house size is 1300 sq ft.; materials and design may be specified as conditions to the variance and proposed material and design exceed those required by Zoning Ordinance. Code Department Recommends approval

Lori Volk spoke to the request answering the questions from the Committee.  
Harrison asked which way the houses would be facing.

Volk: Argyle and Lori will face N Madison Avenue and Cherry Hill and Willow Oak will face N Midland Ave. with a driveway in the rear of the houses which would be entered from E. Highland Avenue.

Harrison: what materials are you planning to use.

Jayne Sinclair: We will be using hardi plank and rock or brick on the foundation. She plans to use vinyl windows. They went before Historic Preservation Commission and were approved due to no quorum. Minimum requirement square footage is 1300 but they will be building 1600 to 1800 sq ft houses.

With more discussion on the number of houses and square footage of lots Acting Chairman Harrison entertained a motion to approve or deny. Mike Eckles made a motion to deny. Rosalind Parks Seconded. Motion passed 4 to 1 to deny. David Butler voted Nay on motion to deny.

Patrick gave a point of reference for the commission to look to for the future it has been the stated goal and a part of the zoning ordinance that we are looking for infill residential development for downtown for that walk ability, sustain ability type of development. This fits that bill perfectly and we will take the

recommendation as it stands to the Council. That's the type of development that has been the stated goal from previous planning commissioners, the council, economic development and the Code office.

**The second item of business:** is for petition # 17-00568 for a rezone and annexation for property located at 389 and 0 Gene Bell Road. The applicant would like to develop this area as an R-1A development. The property has approximately 575 ft of road frontage on Gene Bell Road.

Darrill Perry, owner of the property spoke to the request. He stated he would like to make this a 55 and older community. The minimum square footage is 1300 sq ft but he would be taking that up to 1600 sq ft. He would like to make it a gated community. The houses would be four sided brick ranch style homes.

Acting chairman Harrison asked what the concerns were two years ago when Mr. Perry came before the Commission and Council.

Patrick stated the concerns were, having to leave the city to get to the location for emergency vehicles, and the impact to the wetlands in this area. The density was also a concern but this is 1.7 units per acre where R-1A would be up to 5 units per acre regularly. All stipulations can be made as conditions of the zoning. Randy Camp asked how many houses would be built in this development.

Mr. Perry: 45

Eckles: Price point

Mr. Perry: \$225 to \$275

After more discussion of the lot sizes and the stipulations for the rezone and annexation Chairman Harrison entertained a motion to approve or deny. Mike Eckles made a motion to approve with conditions that this would be a 55 and older development, houses would have to be 1650 sq ft minimum, no vinyl siding, vinyl soffits are ok. Rosalind Parks seconded. Motion carried to approve with conditions stated.

Public Hearing closed at 6:15

New Business: Election of New Chairman.

Nominations made for Mike Eckles to chair the committee. Mr. Eckles stated he would be willing to serve in the position. Rosalind moved to close the nominations. Acting Chairman Harrison called for a vote.

Mike Eckles received unanimous votes for Chairman. Mike Eckles is the new Chairman for the Planning and Zoning commission.

Acting Chairman Harrison entertained a motion for adjournment. Mike Eckles made the motion. David Butler seconded. Motion carried. Meeting adjourned at 6:22 pm.



## Planning Commission Meeting

### AGENDA

February 20, 2018

**Item:**

Request for COA for Renovation - 614 E Spring Street

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA for Renovation](#)

# CERTIFICATE OF APPROPRIATENESS



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 codedept@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00000	01/03/2018	\$ 0.00	\$ 50.00	adkinson

NAME + ADDRESS	LOCATION	614 E Spring St Monroe, GA 30655	USEZONE	B-3	PIN	M0015-104-000	FLOODZONE	Yes
	CONTRACTOR	Ikbal Momin	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT	LOT		BLOCK	0
		503 Grassmeade Way Snellville GA 30078	UTILITIES...	Electric	Sewer	Gas		
	OWNER	Reemazahera Inc (770 267 3115)	PROJECTID#	614ESpringSt-180103-1	EXPIRATIONDATE:	07/02/2018		
		614 E Spring St Monroe GA 30655						

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR COA FOR RENOVATION - P & Z MEETING 2/20/18 @ 5:30 PM 215 N BROAD STREET	SQUARE FOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
905 - Certificate of Appropriateness		TOTAL ROOMS

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Hasan Momin  
 Signature of Contractor or Authorized Agent

Ikbal Momin  
 Approved By

\_\_\_\_\_  
 Date

1-3-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00000	55524

## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month, at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3<sup>rd</sup> Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 1/2/18

APPLICANT: Ikbal Momin

APPLICANT'S ADDRESS: 614 E Spring st.  
Monroe LA 70655

TELEPHONE NUMBER: 404 786 3340

PROPERTY OWNER: Ikbal Momin

OWNER'S ADDRESS: 614 E Spring st.  
Monroe LA 70655

TELEPHONE NUMBER: 404 786 3340

PROJECT ADDRESS: 614 E Spring st.  
Monroe LA 70655

Brief description of project: Re-Model DA

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

#### DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

  
Applicant

Date: 1/2/18

Effective July 1, 2014

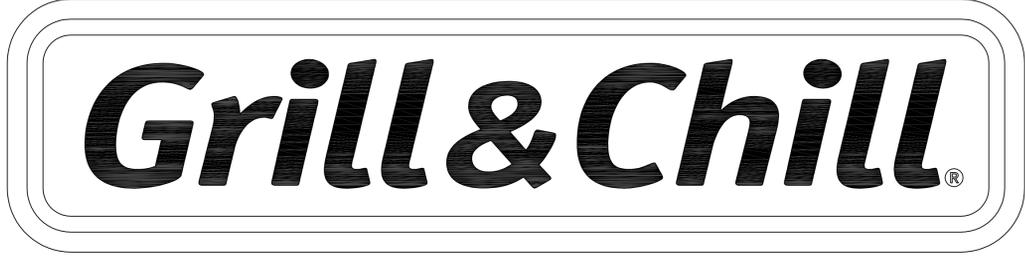
**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on February 20, 2018 before the Planning & Zoning Commission, at 5:30 P. M. to consider approval for a renovation of the Dairy Queen Restaurant. COA is for 614 E. Spring Street.**

**The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.**

**Please run on the  
following date:**

**February 4, 2018**



**JAMES D. SMITH,  
ARCHITECT, AIA**  
522 BAY LANE, CENTERVILLE, MA 02632  
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET  
WEB: JAMESDSMITHARCHITECTS.COM

**PROJECT DIRECTORY**

**OWNER: IKBAL MOMIN**  
C/O DAIRY QUEEN  
614 EAST SPRING ST.  
MONROE, GA 30655  
678-665-3497  
E-MAIL: IKBAL@BELLSOUTH.NET

**ARCHITECT: JAMES D. SMITH**  
522 BAY LANE  
CENTERVILLE, MA 02632  
508-367-8920  
E-MAIL: JAMESDSMITH1@COMCAST.NET

ADQ PROJECT MANAGEMENT: 1-800-985-6686

**DESIGN INTENT DRAWINGS**

IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO CONVEY THE DESIGN OF AN AMERICAN DAIRY QUEEN RESTAURANT BUILDING

THE OWNER / TENANT IS ADVISED TO HAVE A SOILS INVESTIGATION PERFORMED AND A REPORT GENERATED BY A LICENSED PROFESSIONAL MAKING RECOMMENDATIONS FOR FOOTING/FOUNDATION DESIGN AND BITUMINOUS PARKING COMPOSITION. THIS DOCUMENT SHALL BECOME PART OF THE CONTRACT CONSTRUCTION DOCUMENTS. ASSUMPTIONS HAVE BEEN MADE REGARDING THE SOIL BEARING CAPACITY AND THE BUILDING FOOTING/FOUNDATION DESIGN AND NOTED ON DRAWING SHEETS S1, S2 AND IN THE PROJECT SPECIFICATION SHEETS, AB, A9 & A10. REVISIONS MAY BE NECESSARY AS A RESULT OF THE SOIL TEST, STATE OR COUNTY CODES.

IT SHALL BE THE RESPONSIBILITY OF THE FRANCHISEE AND THEIR CONTRACTORS TO VERIFY THESE ASSUMPTIONS. IT IS ALSO THE FRANCHISEE AND THEIR CONTRACTORS RESPONSIBILITY TO MAKE NECESSARY REVISIONS TO THE BUILDING STRUCTURAL AND THE PARKING LOT DESIGN. ALL NECESSARY INFORMATION TO BE NOTED ON DOCUMENTS PROVIDED BY THE OWNERS/TENANTS LOCAL CIVIL/STRUCTURAL ENGINEERING FIRM, TO INCLUDE FINAL SITE AND GRADING PLAN DOCUMENTS.

IT IS THE RESPONSIBILITY OF THE FRANCHISEE AND THEIR LICENSED PROFESSIONALS TO DETERMINE THE MOST APPROPRIATE BUILDING STRUCTURAL SYSTEM FOR THE SELECTED SITE. THESE DESIGN INTENT DRAWINGS SPECIFY STEEL CONSTRUCTION, HOWEVER, AN ALTERNATIVE SYSTEM MAY BE UTILIZED THAT DOES NOT ALTER THE BUILDING IMAGE OR BRAND IDENTITY.

THESE DESIGN INTENT DRAWINGS ARE DESIGNED TO MEET GENERAL BUILDING CODE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE FRANCHISEE AND HIS CONSULTANTS TO SUBMIT THESE DOCUMENTS TO THE PROPER GOVERNING AGENCIES FOR THEIR REVIEW AND MAKE ALL NECESSARY MODIFICATIONS OR REVISIONS.

DESIGN, CONCEPTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ANY & ALL REVISIONS TO AMERICAN DAIRY QUEEN CORPORATION PROTOTYPE PLANS, BRAND, IMAGE & TRADE DRESS ARE ALSO PROPERTY OF AMERICAN DAIRY QUEEN, INC., LOCATED AT 7505 METRO BOULEVARD, EDINA, MINNESOTA 55439.

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DATE OF ISSUE: \_\_\_\_\_  
PRINT SET NO.: \_\_\_\_\_

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ALL PLANS SHALL REMAIN THE PROPERTY OF ADQ. PLANS ARE ISSUED FOR USE AT THE ABOVE ADDRESS ONLY. ANY REPRODUCTION USE, OR DISCLOSURE THEREOF TO UNAUTHORIZED PERSONS IS PROHIBITED WITHOUT THE CONSENT OF ADQ FOR ANY LOCATION OTHER THAN THAT LISTED ABOVE. FRANCHISEE (OR ITS ASSIGNS) AGREES TO PAY ADD \$10,000.00 FOR EACH UNAUTHORIZED USE OF THE PLANS.

**AMERICANS WITH DISABILITIES ACT**

AMERICAN DAIRY QUEEN, WANTS TO REMIND YOU THAT AS AN OWNER OR OPERATOR OF A RESTAURANT, YOU HAVE CERTAIN OBLIGATIONS UNDER THE AMERICANS WITH DISABILITIES ACT: IF YOU ARE INVOLVED IN NEW CONSTRUCTION OR REMODELING, YOU SHOULD DISCUSS WITH YOUR ARCHITECT, CONTRACTORS, AND LEGAL COUNSEL YOUR OBLIGATIONS UNDER THE AMERICANS WITH DISABILITIES ACT TO MAKE SURE YOUR RESTAURANT IS IN FULL COMPLIANCE WITH THE LAW. YOU ALSO SHOULD OBTAIN A COPY OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG) WHICH IS THE FEDERAL HANDICAPPED ACCESS STANDARD FOR NEW CONSTRUCTION AND ALTERATIONS. YOU CAN OBTAIN A COPY BY WRITING:

U.S. ARCHITECTURAL & TRANSPORTATION BARRIERS COMPLIANCE BOARD  
1331 F STREET, N.W., SUITE 1000  
WASHINGTON, D.C. 20004-1111  
(800) 872-2253 (VOICE)  
(800) 993-2822 (TTY)  
www.access-board.gov

BECAUSE AMERICAN DAIRY QUEEN, INC. CANNOT HAVE AVAILABLE TO IT ALL OF THE SPECIFIC DETAILS RELATING TO YOUR RESTAURANT OPERATION, IT CANNOT ENSURE THAT YOUR RESTAURANT COMPLIES. BECAUSE OF IT'S COMMITMENT OF SERVICE TO DAIRY QUEEN CUSTOMERS, HOWEVER AMERICAN DAIRY QUEEN, INC. ENCOURAGES ALL OF IT'S FRANCHISEES TO MAINTAIN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT.

**SHEET INDEX**

	ARCHITECTURAL
T1	TITLE SHEET
	EQUIPMENT
F1	EQUIPMENT PLAN (NOT USED)
F2	EQUIPMENT SCHEDULE (NOT USED)
F3	MILLWORK PLANS & ELEVATIONS (NOT USED)
F4	MILLWORK ELEVATIONS (NOT USED)
F5	MILLWORK DETAILS (NOT USED)
F6	OPTIONS EQUIPMENT PLAN (NOT USED)
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A1.2	PROPOSED SITE PLAN
A2.1	AS-BUILT & PROPOSED PLANS
A2.2	ROOF PLANS & DETAILS
A3.1	AS-BUILT/ DEMOLITION EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS
A3.3	PROPOSED EXTERIOR ELEVATIONS
A4.1	CROSS SECTION; FOUNDATION PLAN
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A5.1	INTERIOR ELEVATIONS (NOT USED)
A5.2	RESTROOM PLAN & ELEVATIONS (NOT USED)
A5.3	FINISH SCHEDULE (NOT USED)
A6.1	DETAILS (NOT USED)
A6.2	DETAILS (NOT USED)
A7.1	REFLECTED CEILING PLAN (NOT USED)
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S2.2	ROOF FRAMING PLAN (NOT USED)
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P3	PLUMBING RISER DIAGRAMS (NOT USED)
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E3.1	SITE ELECTRICAL PLAN (NOT USED)
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	MECHANICAL
M1	HVAC PLANS (NOT USED)
M2	MECHANICAL ROOF PLAN (NOT USED)
M3	MECHANICAL DETAILS & SCHEDULES (NOT USED)
M4.1	EXHAUST HOOD DETAILS (NOT USED)
M4.2	EXHAUST HOOD DETAILS (NOT USED)
M5	REFRIGERATION PLAN (NOT USED)

PROJECT ADDRESS:  
614 E. SPRING ST.  
MONROE, GA

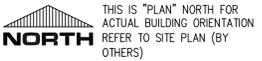


AMERICAN DAIRY QUEEN  
MINNEAPOLIS, MN U.S.A.

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BUILDING TYPE:  
DAIRY QUEEN TIER 2 TREAT BUILDING  
REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT



ISSUE DATE: 11/15/17

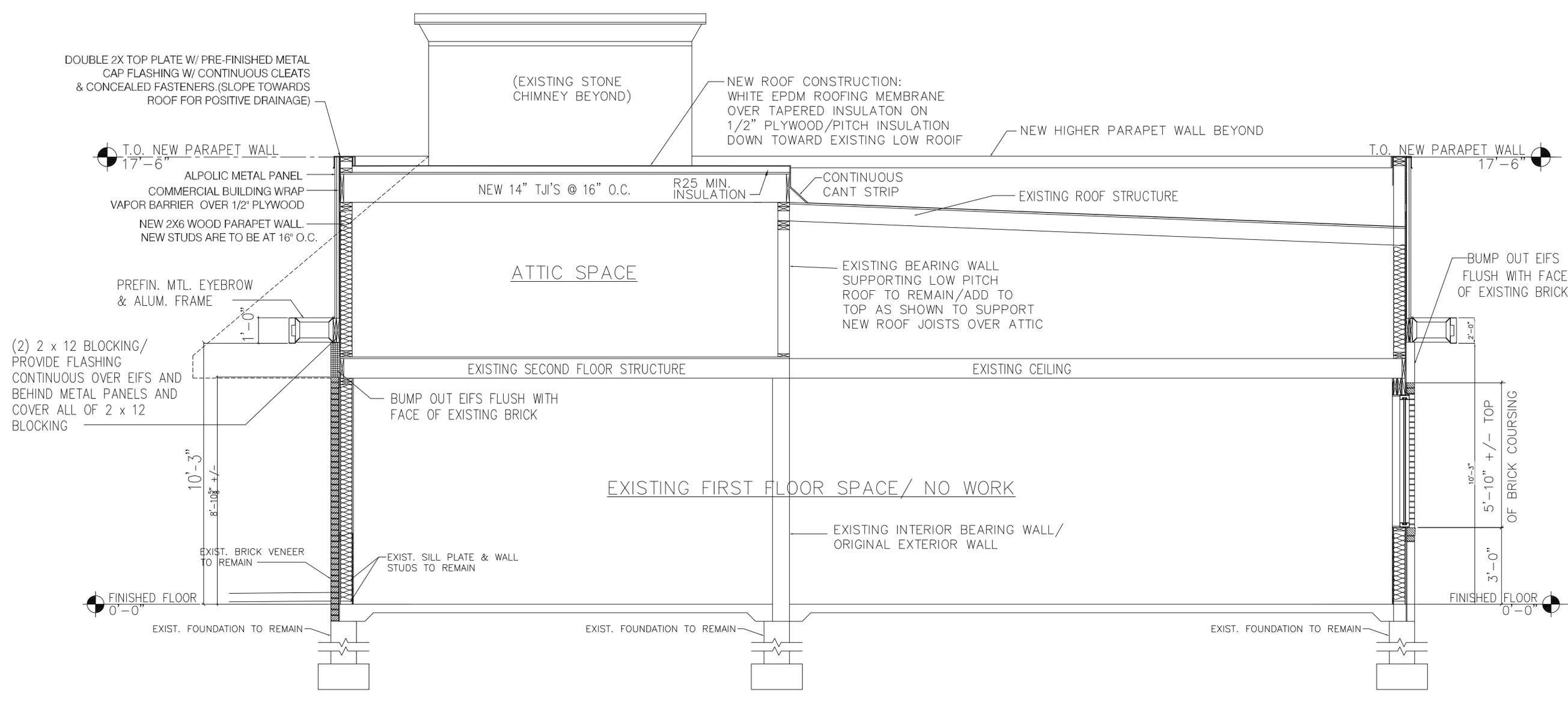
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**TITLE SHEET**

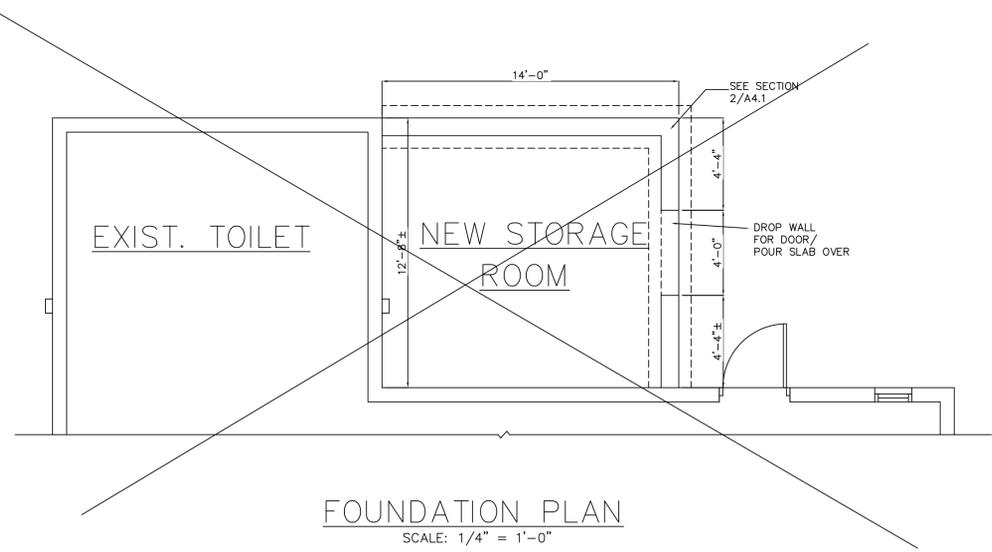
SHEET NUMBER:

**T1**

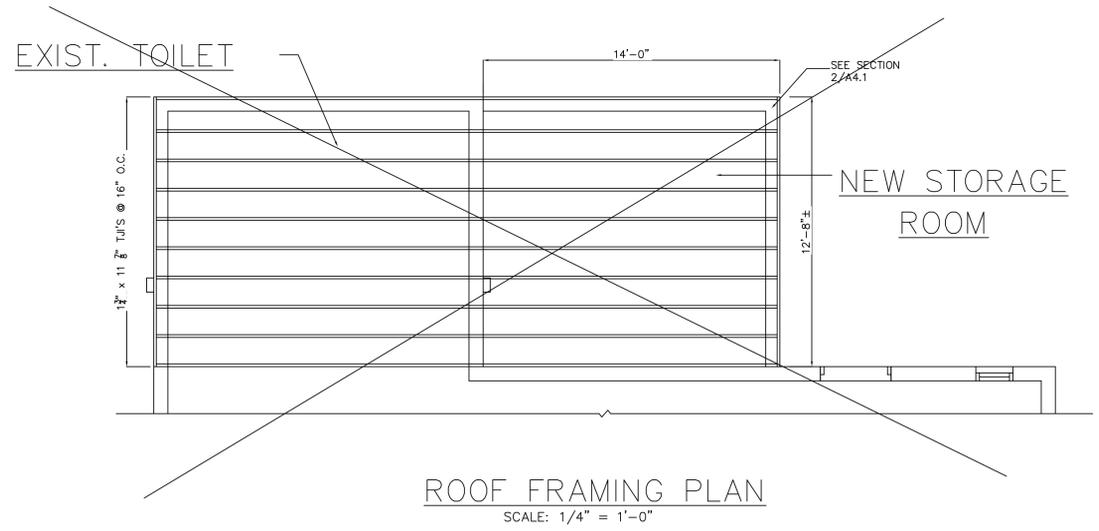
ADQ PRIMARY VENDORS LIST		ADDITIONAL FINISHES AND ALTERNATE VENDORS MAY BE FOUND ON THE AMERICAN DAIRY QUEEN EXTERIOR SITE. <a href="http://www.dairyqueen.net/en/franchisee/locality/pages/localityhome.aspx">http://www.dairyqueen.net/en/franchisee/locality/pages/localityhome.aspx</a> . ALL MATERIALS LISTED IN THIS SET OF DRAWINGS MAY BE SUBSTITUTED. SUBMIT SAMPLES TO BID FOR APPROVAL. PRIOR TO PURCHASE.																										
<p><b>PRODUCT:</b> FLOOR &amp; WALL TILES, MARBLE/MILK WALL FINISHES, VINYL WALL COVERINGS, FRP(A), SUSPENDED CEILING SYSTEMS, LIGHTING FIXTURES, CEILING FREEZER REFRIG. LIGHTING KITS, PLUMBING, TANKLESS WATER HEATER, TOILET PARTITIONS, HAND DRYERS, PATIO RAILINGS, &amp; SPOON HANDLE.</p> <p><b>COMPANY:</b> HJC, INC. (HAINES, JONES &amp; CADBURY, INC.) CONTACT: LAURICA A. - 800-459-7099 AMY P. - 800-459-7099 FAX: 478-756-8998 WEB SITE: <a href="http://www.hjc.com">www.hjc.com</a></p> <p>HJC, INC. IS AN APPROVED CONSOLIDATOR AND DISTRIBUTOR OF ADQ APPROVED CONSTRUCTION MATERIALS.</p>	<p><b>PRODUCT:</b> EXTERIOR FINISH INSULATION SYSTEMS (EFIS) CONTACT: SITO CORP. STRATEGIC ACCOUNTS CONTACT: CHUCK DUFFIN PHONE: 940-894-2092 FAX: 940-894-2095 EMAIL: <a href="mailto:cduffin@sitocorp.com">cduffin@sitocorp.com</a> WEB SITE: <a href="http://www.sitocorp.com">www.sitocorp.com</a></p> <p><b>PRODUCT:</b> EXTERIOR ROOFING SYSTEMS CONTACT: DURLO-DAST FLOORING, INC. CONTACT: JIM MILLER PHONE: 800-248-0280 ext 1072 FAX: 800-432-9331 EMAIL: <a href="mailto:jmiller@durlo-dast.com">jmiller@durlo-dast.com</a> WEB SITE: <a href="http://www.durlo-dast.com">www.durlo-dast.com</a></p>	<p><b>PRODUCT:</b> VINYL WALL COVERINGS CONTACT: MDC WALL COVERINGS CONTACT: JESSICA REINKE NALPINSKI PHONE: 800-671-4008 ext 7437 FAX: - EMAIL: <a href="mailto:jnalpinski@mdcwall.com">jnalpinski@mdcwall.com</a> WEB SITE: <a href="http://www.mdcwall.com">www.mdcwall.com</a></p> <p><b>PRODUCT:</b> MARBLE/MILK FINISH FLOOR FLOORING SYSTEMS CONTACT: DAVID BOLINGER PHONE: 614-839-7343 FAX: 614-583-8504 EMAIL: <a href="mailto:dave.bolinger@torbo.com">dave.bolinger@torbo.com</a> WEB SITE: <a href="http://www.fabflooring.com">www.fabflooring.com</a></p>	<p><b>PRODUCT:</b> GRAPHICS CONTACT: CREATIVE COLOR CONTACT: JEFF VOLINO PHONE: 952-746-4164 FAX: 952-746-4134 EMAIL: <a href="mailto:jff@creativecolorstudio.com">jff@creativecolorstudio.com</a> WEB SITE: <a href="http://www.creativecolorstudio.com">www.creativecolorstudio.com</a></p> <p><b>PRODUCT:</b> GRAPHIC &amp; POSTERS CONTACT: JULET PATTERN CONTACT: ANDY WOOD PHONE: 866-555-7288 FAX: 815-722-8984 EMAIL: <a href="mailto:support@juletpattern.com">support@juletpattern.com</a> WEB SITE: <a href="http://www.juletpattern.com">www.juletpattern.com</a></p>	<p><b>PRODUCT:</b> DRIVE-THRU COMMUNICATIONS (HEADSETS) CONTACT: 3M CONTACT: CHERYL MILLER PHONE: 800-718-7581 FAX: 877-318-0220 EMAIL: <a href="mailto:cherl@3m.com">cherl@3m.com</a> WEB SITE: <a href="http://www.3m.com/foodservice">www.3m.com/foodservice</a></p> <p><b>PRODUCT:</b> DRIVE THRU TIMERS &amp; ORDER CONFIRMATION BOARD CONTACT: HYPERACTIVE TECHNOLOGIES, INC. CONTACT: JIM T. (WEB) OR BRIAN C. (PHONE) OR NICK T. (TEXT) PHONE: 412-986-2889 (WEB) OR 412-418-3016 (PHONE) OR 412-986-2889 (TEXT) FAX: 412-332-3121 EMAIL: <a href="mailto:support@ghijp.com">support@ghijp.com</a> WEB SITE: <a href="http://www.ghijp.com">www.ghijp.com</a></p>	<p><b>PRODUCT:</b> VINYL CORNER GUARD &amp; GRAPHIC WALL PANEL CONTACT: IMPACT SPECIALTIES CONTACT: JEN MACCARTHY PHONE: 888-424-6287 FAX: 908-849-4295 EMAIL: <a href="mailto:orders@impactspecialties.com">orders@impactspecialties.com</a> WEB SITE: <a href="http://www.impactspecialties.com">www.impactspecialties.com</a></p> <p><b>PRODUCT:</b> CABLE TELEVISION CONTACT: DISH NETWORK CONTACT: TOM POMEROY PHONE: 866-345-0181 FAX: - EMAIL: <a href="mailto:tomery@dish-network.com">tomery@dish-network.com</a> WEB SITE: -</p>	<p><b>PRODUCT:</b> ALUMINUM STORE FRONTS &amp; ENTRANCES CONTACT: YKK AP AMERICA, INC. CONTACT: IVAN ZUNIGA PHONE: 678-838-0092 FAX: 678-838-6001 EMAIL: <a href="mailto:ivanzuniga@ykkap.com">ivanzuniga@ykkap.com</a> WEB SITE: <a href="http://www.ykkap.com">www.ykkap.com</a></p> <p><b>PRODUCT:</b> ALUMINUM STORE FRONTS &amp; ENTRANCES CONTACT: YKK AP AMERICA, INC. CONTACT: SHERIE KIMSEY PHONE: 317-927-8000 FAX: 317-927-8003 EMAIL: <a href="mailto:sherie.kimseym@ypp.com">sherie.kimseym@ypp.com</a> WEB SITE: <a href="http://www.ypp.com">www.ypp.com</a></p>	<p><b>PRODUCT:</b> MECHANICAL SYSTEMS CONTACT: CARRIER CONTACT: MARY BETH KOZLOWSKI OR AUSTIN CATHEY PHONE: 315-432-7054 OR 315-432-7137 FAX: 860-660-4653 EMAIL: <a href="mailto:marybeth.kozlowski@carrier.com">marybeth.kozlowski@carrier.com</a> OR <a href="mailto:austincathey@carrier.com">austincathey@carrier.com</a> WEB SITE: <a href="http://www.carrier.com/commercial/en/us">www.carrier.com/commercial/en/us</a></p> <p><b>PRODUCT:</b> POWER DISTRIBUTION SYSTEM CONTACT: CE CONTRACT CONTACT: RICHARD LEE PHONE: 770-285-1502 FAX: 770-285-3252 EMAIL: <a href="mailto:lee@cecontract.com">lee@cecontract.com</a> WEB SITE: <a href="http://www.cecontract.com">www.cecontract.com</a></p>	<p><b>PRODUCT:</b> DRIVE-THRU ORDER TIMERS CONTACT: HM ELECTRONICS CONTACT: PAT KELLY PHONE: 317-436-8488 FAX: 919-227-5955 EMAIL: <a href="mailto:reg71@hpelectronics.com">reg71@hpelectronics.com</a> WEB SITE: <a href="http://www.hme.com">www.hme.com</a></p> <p><b>PRODUCT:</b> EXHAUST HOODS &amp; HVAC CAPTURE SYSTEMS CONTACT: JOHN SEEVERS PHONE: 319-221-1188 FAX: 800-325-6171 EMAIL: <a href="mailto:mike.trope@colab.com">mike.trope@colab.com</a> WEB SITE: <a href="http://www.colab.com">www.colab.com</a></p>	<p><b>PRODUCT:</b> WINDOW SHADES CONTACT: CE CONTRACT CONTACT: RICHARD LEE PHONE: 770-285-1502 FAX: 770-285-3252 EMAIL: <a href="mailto:lee@cecontract.com">lee@cecontract.com</a> WEB SITE: <a href="http://www.cecontract.com">www.cecontract.com</a></p> <p><b>PRODUCT:</b> SIGNS, EXTERIOR (PYLON &amp; BUILDING) CONTACT: ALLEN INDUSTRIES CONTACT: DO HOTLINE PHONE: 888-294-2007 ext 3103 FAX: 336-294-4333 EMAIL: <a href="mailto:adq@allenindustries.com">adq@allenindustries.com</a> WEB SITE: <a href="http://www.allenindustries.com">www.allenindustries.com</a></p>	<p><b>PRODUCT:</b> SIGNS, EXTERIOR (PYLON &amp; BUILDING) CONTACT: PERSONA SIGNS CONTACT: RYAN WALSH OR REED PIRLET PHONE: 800-643-8888 FAX: - EMAIL: <a href="mailto:ryan@personasigns.com">ryan@personasigns.com</a> OR <a href="mailto:reep@personasigns.com">reep@personasigns.com</a> WEB SITE: <a href="http://www.personasigns.com">www.personasigns.com</a></p> <p><b>PRODUCT:</b> ELECTRONIC HARDWARE CABINET CONTACT: A&amp;I ELECTRONIC CENTER CONTACT: RICHARD ATLAS PHONE: 763-543-2580 OR 800-328-0270 FAX: 763-543-2599 EMAIL: <a href="mailto:richard@refect.com">richard@refect.com</a> WEB SITE: <a href="http://www.aielectroniccenter.com">www.aielectroniccenter.com</a></p>	<p><b>PRODUCT:</b> CLEANING EQUIPMENT CONTACT: ECOLAB CONTACT: MIKE TROPE PHONE: 800-325-6171 FAX: - EMAIL: <a href="mailto:mike.trope@colab.com">mike.trope@colab.com</a> WEB SITE: <a href="http://www.colab.com">www.colab.com</a></p> <p><b>PRODUCT:</b> PATIO UMBRELLAS CONTACT: BARBADO AWNING CONTACT: DAN GANDER PHONE: 608-356-8303 OR 800-332-8303 FAX: 608-434-4963 EMAIL: <a href="mailto:DanGander@barbadoawning.com">DanGander@barbadoawning.com</a> WEB SITE: <a href="http://www.barbadoawning.com">www.barbadoawning.com</a></p>	<p><b>PRODUCT:</b> FIBR CEMENT BOARD SIDING CONTACT: JAMES HARDE BUILDING PRODUCTS, INC. PHONE: 888-542-7343 FAX: - EMAIL: <a href="mailto:james@harde.com">james@harde.com</a></p> <p><b>PRODUCT:</b> BUILDING STONE CONTACT: CULTURED STONE BY BORAL CONTACT: AMSON LAMERS PHONE: 800-286-3005 FAX: 763-542-8830 EMAIL: <a href="mailto:NationalSupport@boral.com">NationalSupport@boral.com</a> WEB SITE: <a href="http://www.boral.com">www.boral.com</a></p> <p><b>PRODUCT:</b> ARCHITECTURAL METALS CONTACT: NU LOOK EXTERIORS INC. CONTACT: ERIC BRUEHLING PHONE: 952-882-8787 FAX: 952-882-7860 EMAIL: <a href="mailto:eric@nulook.net">eric@nulook.net</a> WEB SITE: <a href="http://www.nulook.net">www.nulook.net</a></p>	<p><b>PRODUCT:</b> FLOOR &amp; WALL TILE CONTACT: KATE-LO TILE CONTACT: ALISSA OLSON OR JENNALYN PETERSEN PHONE: 800-286-3005 FAX: 763-542-8830 EMAIL: <a href="mailto:alissa@kate-lo-tile.com">alissa@kate-lo-tile.com</a> OR <a href="mailto:jenna@kate-lo-tile.com">jenna@kate-lo-tile.com</a> WEB SITE: <a href="http://www.kate-lo-tile.com">www.kate-lo-tile.com</a></p> <p><b>PRODUCT:</b> TILE ACCESSORIES CONTACT: PRILINE AMERICAS CONTACT: RYAN BRAUSA PHONE: 844-776-8172 FAX: 949-315-3425 EMAIL: <a href="mailto:customersupport@prilineamericas.com">customersupport@prilineamericas.com</a> WEB SITE: <a href="http://www.priline-america.com">www.priline-america.com</a></p>	<p><b>PRODUCT:</b> ACOUSTIC CEILING SYSTEMS CONTACT: ARMSTRONG WORLD INDUSTRIES CONTACT: SALES: LISA CAVATTO &amp; CUST. SERVICE: BETH RHINEART PHONE: 800-442-6123 FAX: 866-566-2593 EMAIL: <a href="mailto:armstrongsupport@armstrong.com">armstrongsupport@armstrong.com</a> WEB SITE: <a href="http://www.armstrong.com">www.armstrong.com</a></p> <p><b>PRODUCT:</b> PATIO RAILINGS CONTACT: MATT VISCONTI PHONE: 972-372-0924 FAX: 972-372-0924 EMAIL: <a href="mailto:mattv@trustronic.com">mattv@trustronic.com</a> WEB SITE: <a href="http://www.trustronic.com">www.trustronic.com</a></p>	<p><b>PRODUCT:</b> SIGNS, EXTERIOR (PYLON &amp; BUILDING) CONTACT: HILLPHENIX CONTACT: DO HOTLINE PHONE: 888-294-2007 ext 3103 FAX: 336-294-4333 EMAIL: <a href="mailto:adq@hillphenix.com">adq@hillphenix.com</a> WEB SITE: <a href="http://www.hillphenix.com">www.hillphenix.com</a></p> <p><b>PRODUCT:</b> SOUND SYSTEMS CONTACT: MUZZAK/TRUSONIC CONTACT: JEFF COTTON PHONE: 614-336-3254 FAX: - EMAIL: <a href="mailto:adq@muzzak.com">adq@muzzak.com</a> WEB SITE: <a href="http://www.muza.net">www.muza.net</a></p>	<p><b>PRODUCT:</b> SIGNS, EXTERIOR (PYLON &amp; BUILDING) CONTACT: PERSONA SIGNS CONTACT: RYAN WALSH OR REED PIRLET PHONE: 800-643-8888 FAX: - EMAIL: <a href="mailto:ryan@personasigns.com">ryan@personasigns.com</a> OR <a href="mailto:reep@personasigns.com">reep@personasigns.com</a> WEB SITE: <a href="http://www.personasigns.com">www.personasigns.com</a></p> <p><b>PRODUCT:</b> ELECTRONIC HARDWARE CABINET CONTACT: A&amp;I ELECTRONIC CENTER CONTACT: RICHARD ATLAS PHONE: 763-543-2580 OR 800-328-0270 FAX: 763-543-2599 EMAIL: <a href="mailto:richard@refect.com">richard@refect.com</a> WEB SITE: <a href="http://www.aielectroniccenter.com">www.aielectroniccenter.com</a></p>	<p><b>PRODUCT:</b> CLEANING EQUIPMENT CONTACT: ECOLAB CONTACT: MIKE TROPE PHONE: 800-325-6171 FAX: - EMAIL: <a href="mailto:mike.trope@colab.com">mike.trope@colab.com</a> WEB SITE: <a href="http://www.colab.com">www.colab.com</a></p> <p><b>PRODUCT:</b> PATIO UMBRELLAS CONTACT: BARBADO AWNING CONTACT: DAN GANDER PHONE: 608-356-8303 OR 800-332-8303 FAX: 608-434-4963 EMAIL: <a href="mailto:DanGander@barbadoawning.com">DanGander@barbadoawning.com</a> WEB SITE: <a href="http://www.barbadoawning.com">www.barbadoawning.com</a></p>	<p><b>PRODUCT:</b> FIBR CEMENT BOARD SIDING CONTACT: JAMES HARDE BUILDING PRODUCTS, INC. PHONE: 888-542-7343 FAX: - EMAIL: <a href="mailto:james@harde.com">james@harde.com</a></p> <p><b>PRODUCT:</b> BUILDING STONE CONTACT: CULTURED STONE BY BORAL CONTACT: AMSON LAMERS PHONE: 800-286-3005 FAX: 763-542-8830 EMAIL: <a href="mailto:NationalSupport@boral.com">NationalSupport@boral.com</a> WEB SITE: <a href="http://www.boral.com">www.boral.com</a></p> <p><b>PRODUCT:</b> ARCHITECTURAL METALS CONTACT: NU LOOK EXTERIORS INC. 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SERVICE: BETH RHINEART PHONE: 800-442-6123 FAX: 866-566-2593 EMAIL: <a href="mailto:armstrongsupport@armstrong.com">armstrongsupport@armstrong.com</a> WEB SITE: <a href="http://www.armstrong.com">www.armstrong.com</a></p> <p><b>PRODUCT:</b> PATIO RAILINGS CONTACT: MATT VISCONTI PHONE: 972-372-0924 FAX: 972-372-0924 EMAIL: <a href="mailto:mattv@trustronic.com">mattv@trustronic.com</a> WEB SITE: <a href="http://www.trustronic.com">www.trustronic.com</a></p>	<p><b>PRODUCT:</b> SIGNS, EXTERIOR (PYLON &amp; BUILDING) CONTACT: HILLPHENIX CONTACT: DO HOTLINE PHONE: 888-294-2007 ext 3103 FAX: 336-294-4333 EMAIL: <a href="mailto:adq@hillphenix.com">adq@hillphenix.com</a> WEB SITE: <a href="http://www.hillphenix.com">www.hillphenix.com</a></p> <p><b>PRODUCT:</b> SOUND SYSTEMS CONTACT: MUZZAK/TRUSONIC CONTACT: JEFF COTTON PHONE: 614-336-3254 FAX: - EMAIL: <a href="mailto:adq@muzzak.com">adq@muzzak.com</a> WEB SITE: <a href="http://www.muza.net">www.muza.net</a></p>	<p><b>PRODUCT:</b> SIGNS, EXTERIOR (PYLON &amp; BUILDING) CONTACT: PERSONA SIGNS CONTACT: RYAN WALSH OR REED PIRLET PHONE: 800-643-8888 FAX: - EMAIL: <a href="mailto:ryan@personasigns.com">ryan@personasigns.com</a> OR <a href="mailto:reep@personasigns.com">reep@personasigns.com</a> WEB SITE: <a href="http://www.personasigns.com">www.personasigns.com</a></p> <p><b>PRODUCT:</b> ELECTRONIC HARDWARE CABINET CONTACT: A&amp;I ELECTRONIC CENTER CONTACT: RICHARD ATLAS PHONE: 763-543-2580 OR 800-328-0270 FAX: 763-543-2599 EMAIL: <a href="mailto:richard@refect.com">richard@refect.com</a> WEB SITE: <a href="http://www.aielectroniccenter.com">www.aielectroniccenter.com</a></p>	<p><b>PRODUCT:</b> CLEANING EQUIPMENT CONTACT: ECOLAB CONTACT: MIKE TROPE PHONE: 800-325-6171 FAX: - EMAIL: <a href="mailto:mike.trope@colab.com">mike.trope@colab.com</a> WEB SITE: <a href="http://www.colab.com">www.colab.com</a></p> <p><b>PRODUCT:</b> PATIO UMBRELLAS CONTACT: BARBADO AWNING CONTACT: DAN GANDER PHONE: 608-356-8303 OR 800-332-8303 FAX: 608-434-4963 EMAIL: <a href="mailto:DanGander@barbadoawning.com">DanGander@barbadoawning.com</a> WEB SITE: <a href="http://www.barbadoawning.com">www.barbadoawning.com</a></p>	<p><b>PRODUCT:</b> FIBR CEMENT BOARD SIDING CONTACT: JAMES HARDE BUILDING PRODUCTS, INC. 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CONTACT: ERIC BRUEHLING PHONE: 952-882-8787 FAX: 952-882-7860 EMAIL: <a href="mailto:eric@nulook.net">eric@nulook.net</a> WEB SITE: <a href="http://www.nulook.net">www.nulook.net</a></p>	<p><b>PRODUCT:</b> FLOOR &amp; WALL TILE CONTACT: KATE-LO TILE CONTACT: ALISSA OLSON OR JENNALYN PETERSEN PHONE: 800-286-3005 FAX: 763-542-8830 EMAIL: <a href="mailto:alissa@kate-lo-tile.com">alissa@kate-lo-tile.com</a> OR <a href="mailto:jenna@kate-lo-tile.com">jenna@kate-lo-tile.com</a> WEB SITE: <a href="http://www.kate-lo-tile.com">www.kate-lo-tile.com</a></p> <p><b>PRODUCT:</b> TILE ACCESSORIES CONTACT: PRILINE AMERICAS CONTACT: RYAN BRAUSA PHONE: 844-776-8172 FAX: 949-315-3425 EMAIL: <a href="mailto:customersupport@prilineamericas.com">customersupport@prilineamericas.com</a> WEB SITE: <a href="http://www.priline-america.com">www.priline-america.com</a></p>	<p><b>PRODUCT:</b> ACOUSTIC CEILING SYSTEMS CONTACT: ARMSTRONG WORLD INDUSTRIES CONTACT: SALES: LISA CAVATTO &amp; CUST. 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1 SECTION  
A4.1 SCALE: 1/2" = 1'-0"



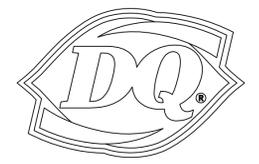
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

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AMERICAN DAIRY QUEEN  
MINNEAPOLIS, MN U.S.A.

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BUILDING TYPE:  
DAIRY QUEEN TIER 2 TREAT BUILDING  
REIMAGE - GATEWAY

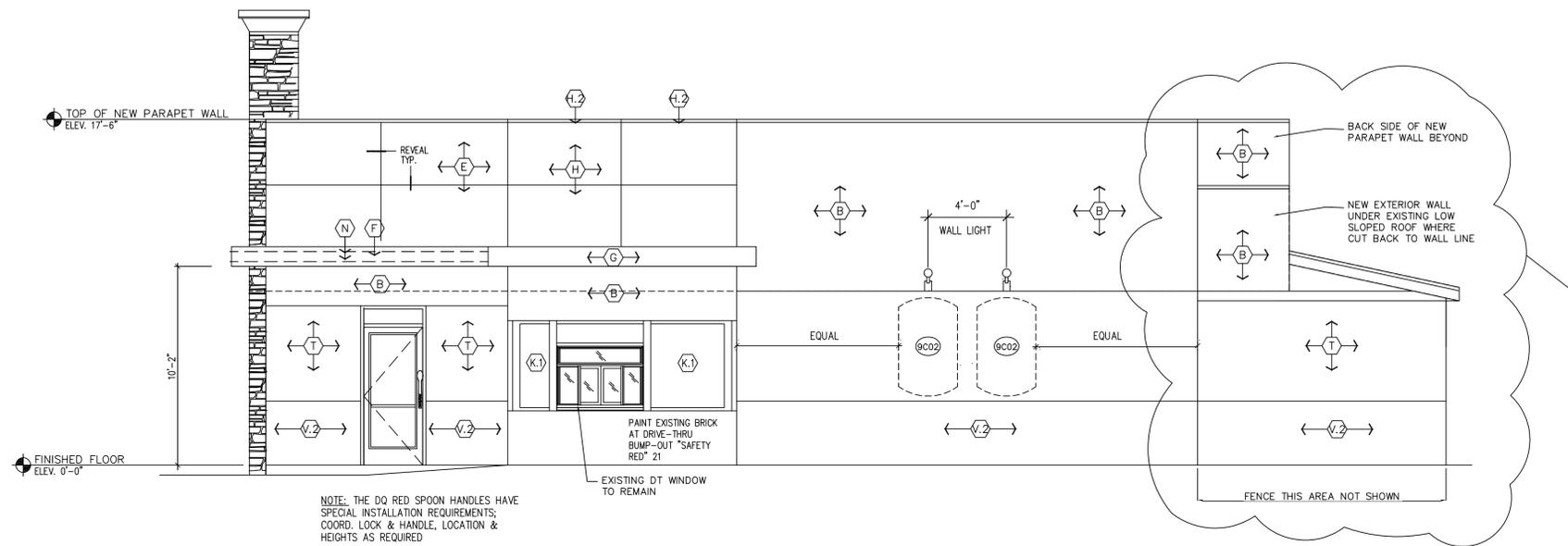
DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT

THIS IS "PLAN" NORTH FOR  
ACTUAL BUILDING ORIENTATION  
REFER TO SITE PLAN (BY  
OTHERS)

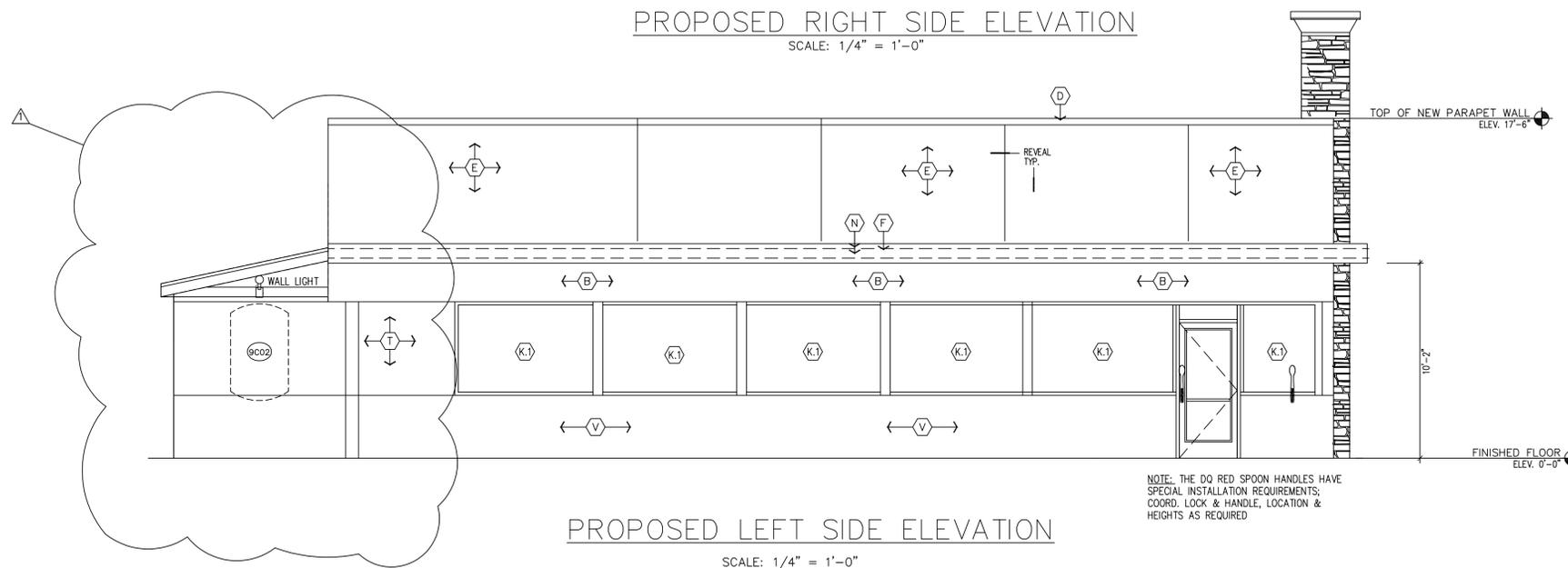
ISSUE DATE:	11/28/17
REVISION DATE:	12/18/17
	△ ELIMINATE DETAILS
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SECTIONS  
FOUNDATION PLAN  
FRAMING PLANS

SHEET NUMBER:  
**A4.1**



PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)

- A** STONE:  
MFR: OWENS CORNING  
STYLE: COUNTRY LEDGE STONE - WET STACK  
COLOR: CHARDONNAY 20006  
SUPPLIER: OWENS CORNING  
GROUT: GREY
- A.1** PAINTED FIBER-CEMENT BOARD:  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: NORTHWOODS BROWN 1000  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- A.2** EIFS:  
MFR: STO CORPORATION  
COLOR: NA10-0018 (BENJAMIN MOORE NORTHWOODS BROWN)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION
- B** EIFS:  
MFR: STO CORPORATION  
COLOR: NA11-0034 (BENJAMIN MOORE SANDY BROWN)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION  
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- B.1** PAINTED FIBER-CEMENT BOARD:  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- C** CERAMIC TILE:  
MFR: MARAZZI  
SERIES: I COLORI  
COLOR: CRAYONS RED LUSTRE  
SIZE: 12"x12"  
GROUT: "LATIORETE"  
GROUT COLOR: ALMOND 85  
SUPPLIER: HJC
- C.1** PAINTED FIBER-CEMENT BOARD:  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: SAFETY RED 21  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- C.2** EIFS:  
MFR: STO CORPORATION  
COLOR: NA10-0024 (BENJAMIN MOORE SAFETY RED)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION  
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- C.3** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: SAFETY RED 21  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- D** COPING & SCUPPERS:  
MFR: UNA-CLAD  
MATL: 24 GA. STEEL  
COLOR: ALMOND  
FINISH: KYNAR 500
- D.1** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: TEMPORAL SPIRIT 965  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- E** METAL PANEL:  
MFR: ALPOLIC  
STYLE: 3MM  
COLOR: DO RED  
NOTE: MUST BE INSTALLED HORIZONTALLY  
VENDOR: NU LOOK EXTERIORS
- E.1** PAINTED FIBER-CEMENT BOARD:  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: SAFETY BLACK #82  
PRODUCT: DTM ACRYLIC HIGH GLOSS P28  
FINISH: SEMI-GLOSS  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- F** METAL EYEBROW:  
MFR: UNA-CLAD  
STYLE: .040 ALUMINUM  
COLOR: MATTE BLACK  
FINISH: KYNAR 500  
VENDOR: NU LOOK EXTERIORS
- G** METAL CANOPY:  
MFR: UNA-CLAD  
STYLE: .040 ALUMINUM  
COLOR: CLEAR ANODIZED SATIN  
VENDOR: NU LOOK EXTERIORS
- H** METAL PANEL:  
MFR: ALPOLIC  
MATERIAL: 3MM  
COLOR: DO BLUE  
VENDOR: NU LOOK EXTERIORS
- H.1** PAINTED FIBER-CEMENT BOARD:  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: EVENING BLUE 2066-20  
FINISH: SEMI-GLOSS  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- H.2** COPING:  
MFR: UNA-CLAD  
STYLE: .032 ALUMINUM  
COLOR: DO BLUE  
FINISH: KYNAR 500
- H.3** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: EVENING BLUE 2066-20  
FINISH: SEMI-GLOSS  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- I** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: SAFETY BLACK #82  
PRODUCT: DTM ACRYLIC HIGH GLOSS P28  
NOTE: PREP. & PRIME SURFACE AS REQUIRED TO ASSURE GOOD PAINT ADHESION
- J** FABRIC AWNING:  
MFR: COOL PLANET AWNING  
MATERIAL: SUNBRELLA  
COLOR: JOCKEY RED  
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)  
FINISH: ANODIZED CLEAR SATIN  
VENDOR: COOL PLANET AWNING OR HJC
- K** STOREFRONT:  
MFR: YKK AP AMERICA INC.  
COLOR: DO BLUE  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
GLAZING: CLEAR, 1" INSULATED, LOW E
- K.1** STOREFRONT:  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM  
GLAZING: CLEAR, 1" INSULATED, LOW E
- K.2** PAINTED STOREFRONT FRAME:  
MFR: BENJAMIN MOORE  
COLOR: BITTERSWEET CHOCOLATE 2114-10  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- K.3** STOREFRONT:  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
GLAZING: FROSTED, 1" INSULATED, LOW E
- L** WINDOW SILL FLASHING:  
MFR: YKK AP AMERICA INC.  
FINISH: ANODIZED CLEAR SATIN  
SIZE: 2" AS REQ'D BY LOCATION
- M** DRIVE-THRU WINDOW:  
MFR: QUIKSERV  
MATERIAL: ALUMINUM  
FINISH: ANODIZED CLEAR SATIN  
VENDOR: N. WASSERSTROM & SONS
- N** STRIP LIGHTING:  
MFR: MORGAN HOPE  
STYLE: LED-FLEX WITH BLACK TRACK  
MODEL: LED-MH-120V-EB (BLUE LED)  
VENDOR: HJC  
NOTE: MUST BE INSTALLED PER MANUFACTURERS REQUIREMENTS
- O** CORNICE:  
MFR: FYPON LTD.  
MODEL: MLD 512-16  
NOTE: PAINT TO MATCH BUILDING COLOR
- P** NOT USED
- Q** SOLID COLOR STAIN:  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: ARBORCOAT WATERBORNE SOLID COLOR STAIN #640  
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)
- R** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- S** CORNER GUARD:  
SIZE: 2"x2" LENGTH AS REQUIRED  
MATL: STAINLESS STEEL
- S.1** TRANSITION TRIM:  
SIZE: 1 1/2"D. x2"W. HAT CHANNEL  
FINISH: CLEAR SATIN ANODIZED ALUMINUM
- T** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- U** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: P28 SILVER  
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC ENAMEL  
PRIMER: XA01 AQUALOCK PLUS WATERBORNE PRIMER SEALER
- V** EIFS:  
MFR: STO CORPORATION  
COLOR: BM-1055 (BENJAMIN MOORE ALGONQUIN TRAIL)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION  
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- V.1** PAINTED FIBER-CEMENT BOARD:  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL PANEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: ALGONQUIN TRAIL 1055  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- W** PAINT EXIST DIRECTIONAL SIGNS:  
MFR: BENJAMIN MOORE  
COLOR: ALUMINUM P22-78  
PRODUCT: SUPER SPEC HP URETHANE ALKYD GLOSS ENAMEL P22  
PRIMER: SUPER SPEC HP UNIVERSAL METAL PRIMER
- X** WALKIN COOLER/FREEZER:  
MFR: NORLAKE  
COLOR: PREFINISHED FROM MANUFACTURER TO MATCH BUILDING  
VENDOR: WASSERSTROM  
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS
- Y** BREAK METAL CLOSURE:  
MFR: UNA-CLAD  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
VENDOR: NU LOOK EXTERIORS
- Y.1** PAINTED FIBER-CEMENT BOARD:  
MFR: BENJAMIN MOORE  
COLOR: METALLIC SILVER 2132.60  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS
- Z** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: P28-21 SAFETY RED  
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC ENAMEL  
PRIMER: XA01 AQUALOCK PLUS WATERBORNE PRIMER SEALER

**JAMES D. SMITH, ARCHITECT, AIA**

522 BAY LANE, CENTERVILLE, MA 02632  
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET  
WEB: JAMESDSMITHARCHITECTS.COM

PROJECT ADDRESS:  
614 E. SPRING ST.  
MONROE, GA



AMERICAN DAIRY QUEEN  
MINNEAPOLIS, MN U.S.A.

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BUILDING TYPE:  
DAIRY QUEEN TIER 2 TREAT BUILDING  
REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT

THIS IS "PLAN" NORTH FOR ACTUAL BUILDING ORIENTATION REFER TO SITE PLAN (BY OTHERS)

ISSUE DATE: 11/21/17

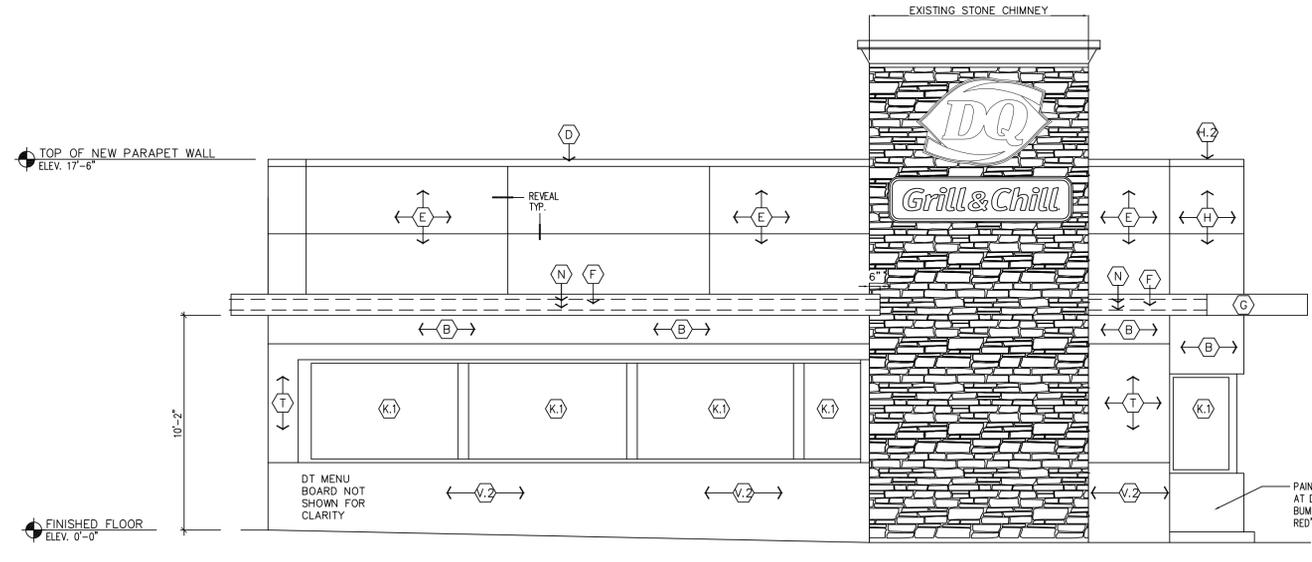
REVISION DATE:

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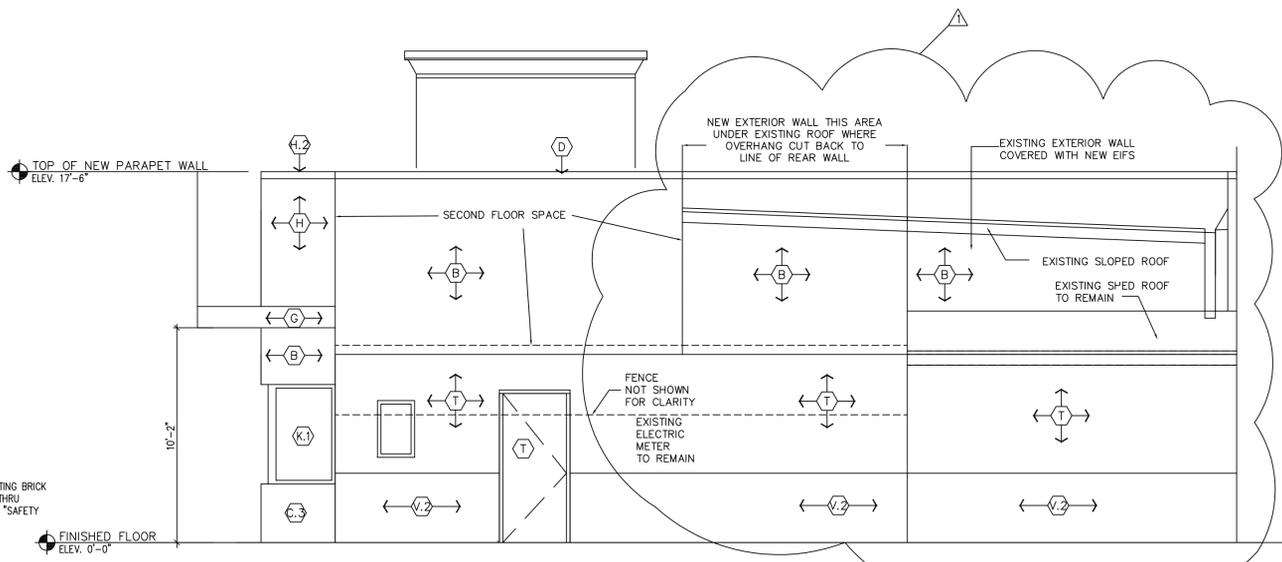
PROPOSED ELEVATIONS

SHEET NUMBER:

**A3.3**

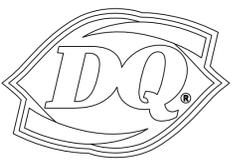


**PROPOSED FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 614 E. SPRING ST.  
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**BUILDING TYPE:**  
 DAIRY QUEEN TIER 2 TREAT BUILDING  
 REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
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 DEPARTMENT

THIS IS "PLAN" NORTH FOR ACTUAL BUILDING ORIENTATION REFER TO SITE PLAN (BY OTHERS)

ISSUE DATE:	11/21/17
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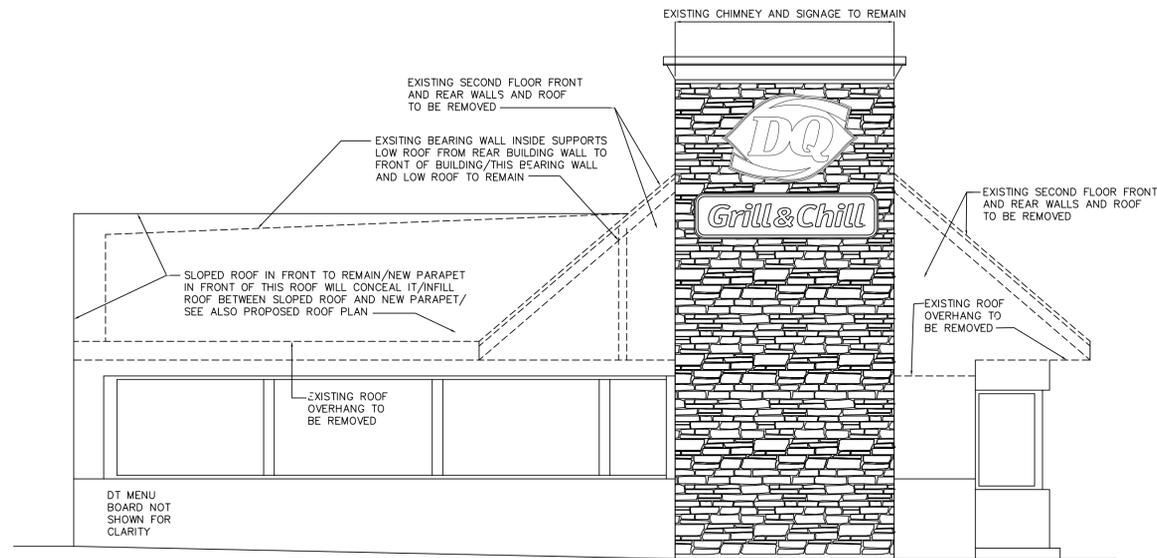
PROPOSED ELEVATIONS

SHEET NUMBER:

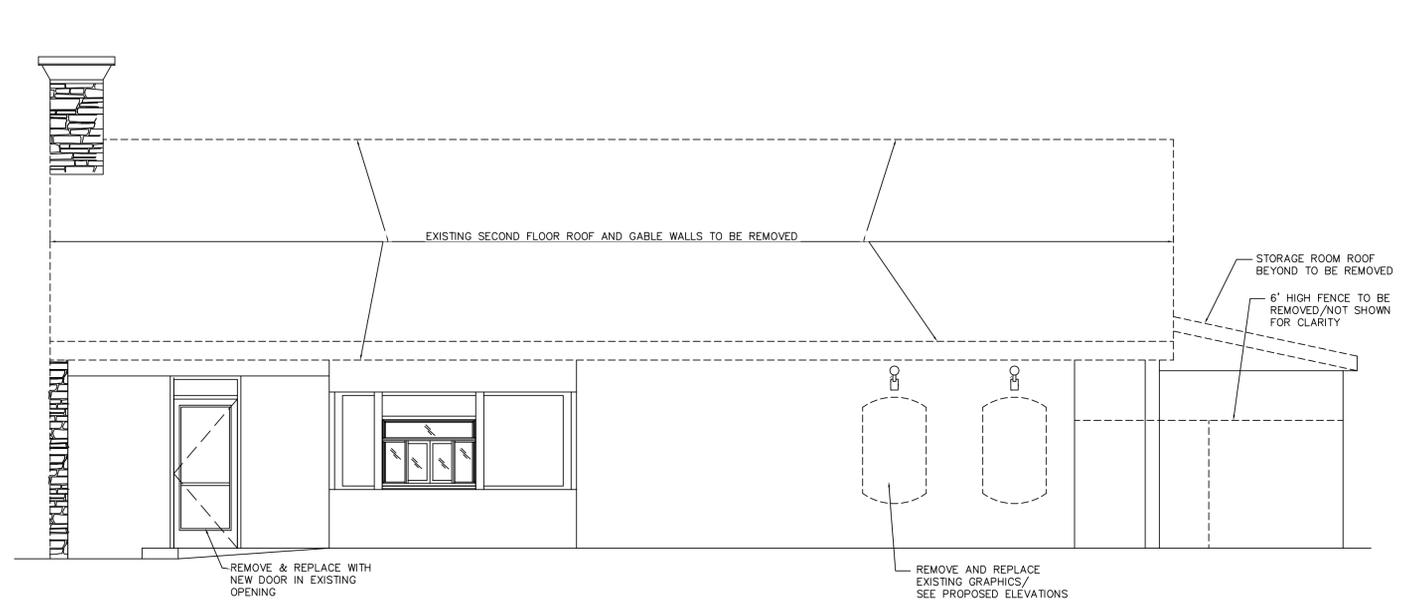
**A3.2**

**EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)**

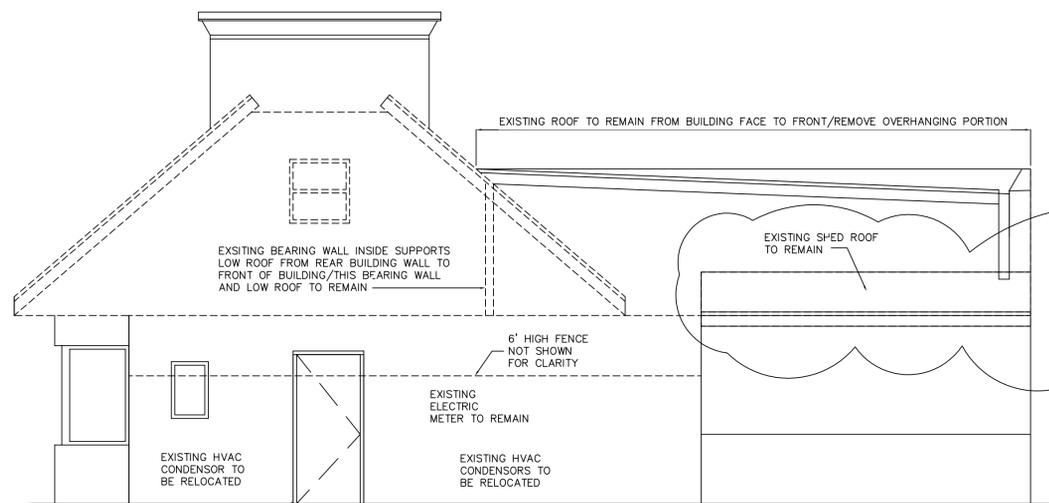
- (A) STONE:**  
MFR: OWENS CORNING  
STYLE: COUNTRY LEDGE STONE - WET STACK  
COLOR: CHARDONNAY 20006  
SUPPLIER: OWENS CORNING  
GROUT: GREY
- (A.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: NORTHWOODS BROWN 1000  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- (A.2) EIFS:**  
MFR: STO CORPORATION  
COLOR: NA10-0018 (BENJAMIN MOORE NORTHWOODS BROWN)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION
- (B) EIFS:**  
MFR: STO CORPORATION  
COLOR: NA11-0034 (BENJAMIN MOORE SANDY BROWN)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION  
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- (B.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- (C) CERAMIC TILE:**  
SERIES: 1 COLORI  
COLOR: CRAYONS RED LUSTER  
SIZE: 12"x12"  
GROUT: "LATICRETE"  
GROUT COLOR: ALMOND 85  
SUPPLIER: HJC
- (C.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: SAFETY RED 21  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- (C.2) EIFS:**  
MFR: STO CORPORATION  
COLOR: NA10-0024 (BENJAMIN MOORE SAFETY RED)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION  
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- (C.3) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: SAFETY RED 21  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- (D) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: TEMPORAL SPIRIT 965  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- (E) METAL PANEL:**  
MFR: ALPOLIC  
STYLE: 3MM  
COLOR: DQ RED  
NOTE: MUST BE INSTALLED HORIZONTALLY  
VENDOR: NU LOOK EXTERIORS
- (E.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: GOLD RUSH 2166-10  
FINISH: SEMI-GLOSS  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- (F) METAL EYEBROW:**  
MFR: UNA-CLAD  
STYLE: 040 ALUMINUM  
COLOR: MATTE BLACK  
FINISH: KYMAR 500  
VENDOR: NU LOOK EXTERIORS
- (G) METAL CANOPY:**  
MFR: UNA-CLAD  
STYLE: 040 ALUMINUM  
COLOR: CLEAR ANODIZED SATIN  
VENDOR: NU LOOK EXTERIORS
- (H) METAL PANEL:**  
MFR: ALPOLIC  
MATERIAL: 3MM  
COLOR: DQ BLUE  
VENDOR: NU LOOK EXTERIORS
- (H.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: EVENING BLUE 2066-20  
FINISH: SEMI-GLOSS  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- (H.2) COPING:**  
MFR: UNA-CLAD  
STYLE: 032 ALUMINUM  
COLOR: DQ BLUE  
FINISH: KYMAR 500
- (I.1) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: SAFETY BLACK #82  
PRODUCT: DTM ACRYLIC HIGH GLOSS P28  
PRIMER: FIRST COAT DTM ACRYLIC HIGH GLOSS P28  
NOTE: PREP. & PRIME SURFACE AS REQUIRED TO ASSURE GOOD PAINT ADHESION
- (J) FABRIC AWNING:**  
MFR: COOL PLANET AWNING  
MATERIAL: SUNBRELLA  
COLOR: JOCKEY RED  
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)  
FINISH: ANODIZED CLEAR SATIN  
VENDOR: COOL PLANET AWNING OR HJC
- (K) STOREFRONT:**  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
GLAZING: CLEAR, 1" INSULATED, LOW E
- (K.1) STOREFRONT:**  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM  
GLAZING: CLEAR, 1" INSULATED, LOW E
- (K.2) PAINTED STOREFRONT FRAME:**  
MFR: BENJAMIN MOORE  
COLOR: BITTERSWEET CHOCOLATE 2114-10  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: AURA EXTERIOR PAINT SATIN #631
- (K.3) STOREFRONT:**  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
GLAZING: FROSTED, 1" INSULATED, LOW E
- (L) WINDOW SILL FLASHING:**  
MFR: YKK AP AMERICA INC.  
FINISH: ANODIZED CLEAR SATIN  
SIZE: 2" AS REQ'D BY LOCATION
- (M) DRIVE-THRU WINDOW:**  
MFR: QUIKSERY  
MATERIAL: ALUMINUM  
FINISH: ANODIZED CLEAR SATIN  
VENDOR: N. WASSERSTROM & SONS
- (N) STRIP LIGHTING:**  
MFR: MORGAN HOPE  
STYLE: LED-Flex WITH BLACK TRACK  
MODEL: LED-MH-120V-EB (BLUE LED)  
VENDOR: HJC  
NOTE: MUST BE INSTALLED PER MANUFACTURERS REQUIREMENTS
- (O) CORNICE:**  
MFR: FYPON LTD.  
MODEL: MLD 512-16  
NOTE: PAINT TO MATCH BUILDING COLOR
- (P) NOT USED**
- (Q) SOLID COLOR STAIN:**  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: ARBORCOAT WATERBORNE SOLID COLOR STAIN #640  
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)
- (R) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT SATIN #634
- (S) CORNER GUARD:**  
SIZE: 2"x2" LENGTH AS REQUIRED  
MATERIAL: STAINLESS STEEL
- (S.1) TRANSITION TRIM:**  
SIZE: 1 1/2"D. x2"W. HAT CHANNEL  
FINISH: CLEAR SATIN ANODIZED ALUMINUM
- (T) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN 1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- (U) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: P28 SILVER  
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC ENAMEL  
PRIMER: XA01 AQUALCOAT PLUS WATERBORNE PRIMER SEALER
- (V) EIFS:**  
MFR: STO CORPORATION  
COLOR: BM-1055 (BENJAMIN MOORE ALGONQUIN TRAIL)  
FINISH: 306 STO MEDIUM SAND  
VENDOR: STO CORPORATION  
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- (V.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL PANEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: ALGONQUIN TRAIL 1055  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- (V.2) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: ALGONQUIN TRAIL 1055  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: ON WOOD, BLOCK, OR BRICK: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER ON TILE OR GLAZED BLOCK: STIX ACRYLIC BONDING PRIMER #XA05
- (W) PAINT EXIST. DIRECTIONAL SIGNS:**  
MFR: BENJAMIN MOORE  
COLOR: ALUMINUM P22-78  
PRODUCT: SUPER SPEC HP URETHANE ALKYD GLOSS ENAMEL P22  
PRIMER: SUPER SPEC HP UNIVERSAL METAL PRIMER
- (X) WALKIN COOLER/FREEZER:**  
MFR: NORLAK  
COLOR: PREFINISHED FROM MANUFACTURER TO MATCH BUILDING  
VENDOR: WASSERSTROM  
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS
- (Y) BREAK METAL CLOSURE:**  
MFR: UNA-CLAD  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
VENDOR: NU LOOK EXTERIORS
- (Y.1) PAINTED FIBER-CEMENT BOARD:**  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS  
MFR: BENJAMIN MOORE  
COLOR: METALLIC SILVER 2132.60  
PRODUCT: AURA EXTERIOR PAINT SATIN #631  
PRIMER: FIRST COAT AURA EXTERIOR PAINT SATIN #631  
FIBER-CEMENT VERTICAL PANEL SIDING:  
FINISH: SMOOTH  
NOTE: PROVIDE METAL CHANNEL COMPONENTS
- (Z) PAINT:**  
MFR: BENJAMIN MOORE  
COLOR: P28-21 SAFETY RED  
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC ENAMEL  
PRIMER: XA01 AQUALCOAT PLUS WATERBORNE PRIMER SEALER



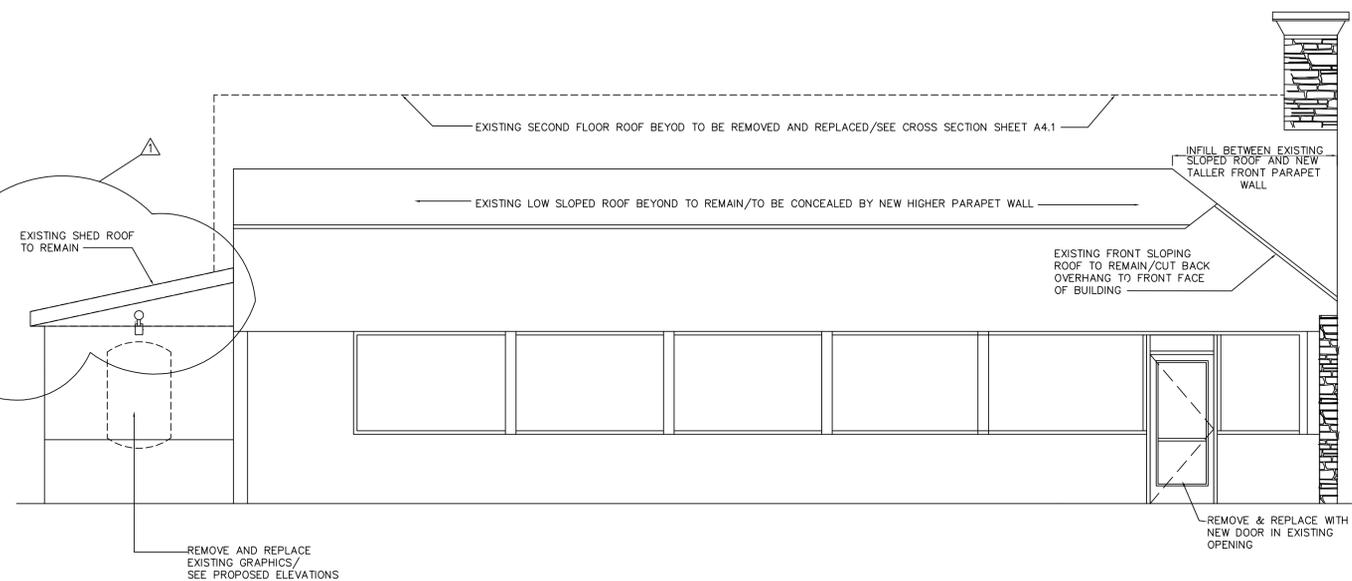
EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"

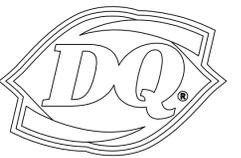


EXISTING LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**JAMES D. SMITH,  
ARCHITECT, AIA**

522 BAY LANE, CENTERVILLE, MA 02632  
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET  
WEB: JAMESDSMITHARCHITECTS.COM

PROJECT ADDRESS:  
614 E. SPRING ST.  
MONROE, GA



AMERICAN DAIRY QUEEN  
MINNEAPOLIS, MN U.S.A.

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BUILDING TYPE:  
DAIRY QUEEN TIER 2 TREAT BUILDING  
REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT

THIS IS "PLAN" NORTH FOR  
ACTUAL BUILDING ORIENTATION  
REFER TO SITE PLAN (BY  
OTHERS)

ISSUE DATE: 11/28/17

REVISION DATE:

12/16/17

▲

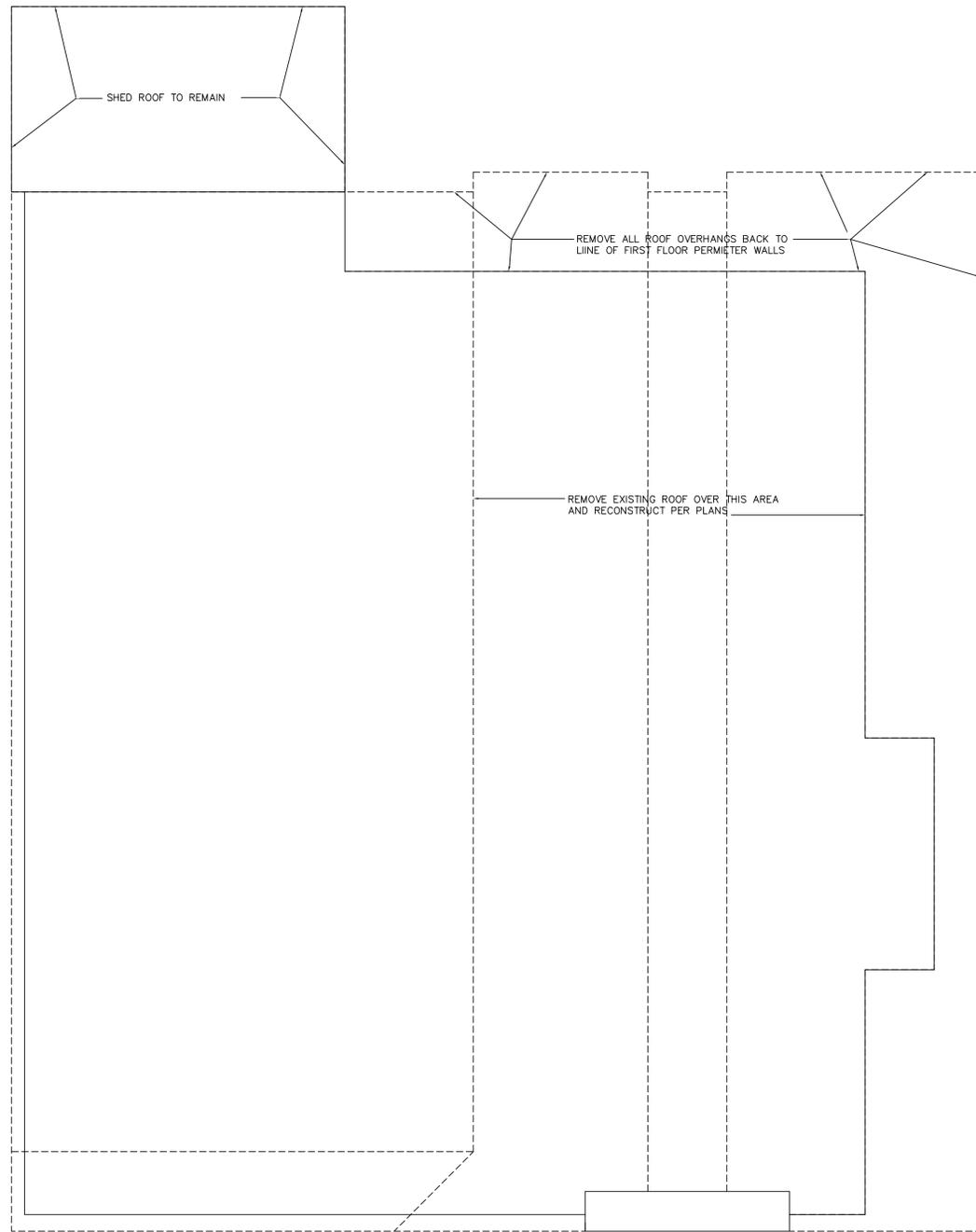
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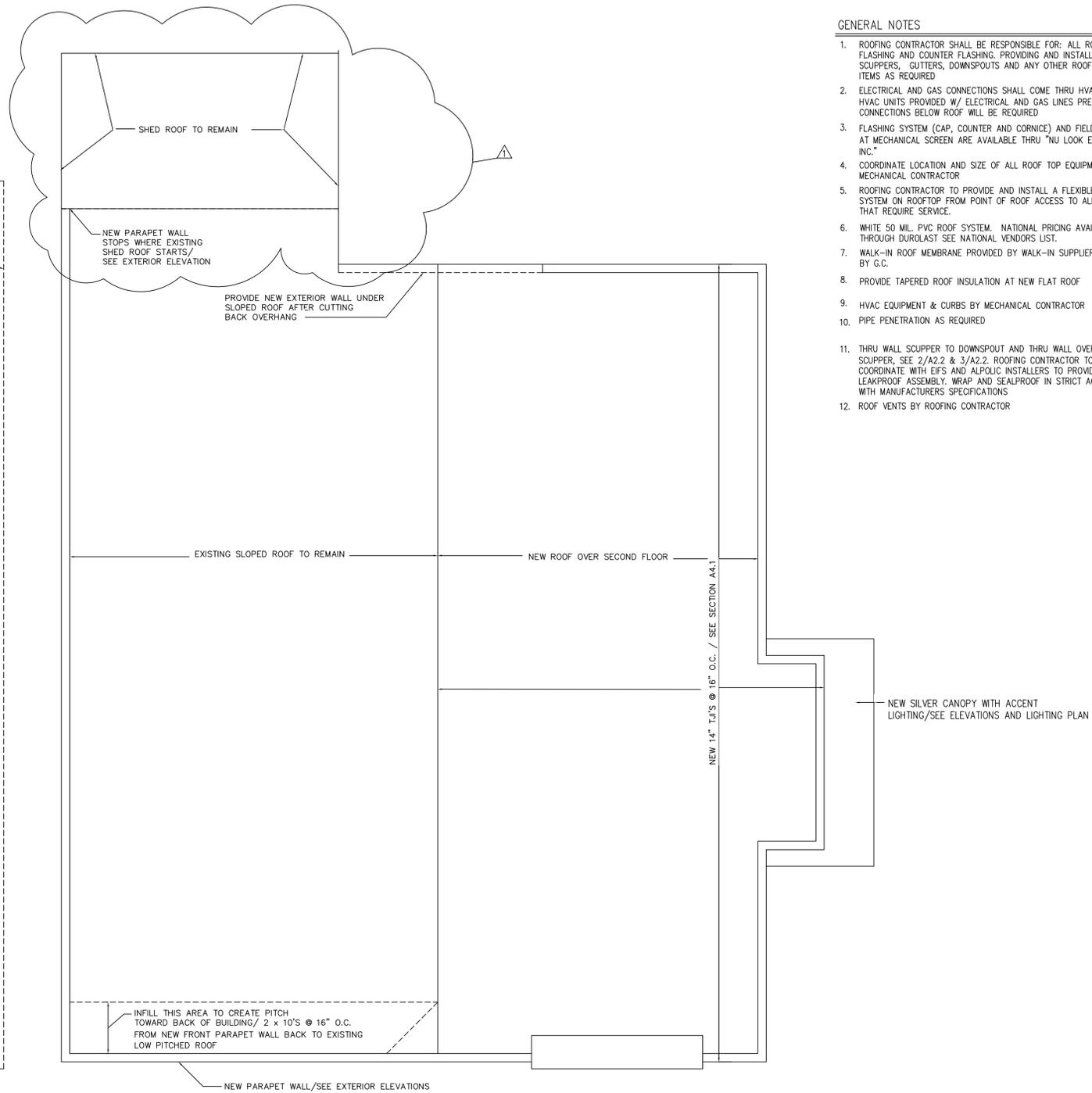
AS-BUILT/  
DEMOLITION  
ELEVATIONS

SHEET NUMBER:

**A3.1**



EXISTING / DEMOLITION ROOF PLAN  
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES

1. ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR: ALL ROOF FLASHING AND COUNTER FLASHING, PROVIDING AND INSTALLING SWALES, SCUPPERS, GUTTERS, DOWNSPOUTS AND ANY OTHER ROOF DRAINAGE ITEMS AS REQUIRED
2. ELECTRICAL AND GAS CONNECTIONS SHALL COME THRU HVAC CURBS. HVAC UNITS PROVIDED W/ ELECTRICAL AND GAS LINES PREINSTALLED, CONNECTIONS BELOW ROOF WILL BE REQUIRED
3. FLASHING SYSTEM (CAP, COUNTER AND CORNICE) AND FIELD PANELS AT MECHANICAL SCREEN ARE AVAILABLE THRU "NU LOOK EXTERIORS, INC."
4. COORDINATE LOCATION AND SIZE OF ALL ROOF TOP EQUIPMENT WITH MECHANICAL CONTRACTOR
5. ROOFING CONTRACTOR TO PROVIDE AND INSTALL A FLEXIBLE WALKWAY SYSTEM ON ROOFTOP FROM POINT OF ROOF ACCESS TO ALL ITEMS THAT REQUIRE SERVICE.
6. WHITE 50 MIL PVC ROOF SYSTEM. NATIONAL PRICING AVAILABLE THROUGH DURALAST SEE NATIONAL VENDORS LIST.
7. WALK-IN ROOF MEMBRANE PROVIDED BY WALK-IN SUPPLIER INSTALLED BY G.C.
8. PROVIDE TAPERED ROOF INSULATION AT NEW FLAT ROOF
9. HVAC EQUIPMENT & CURBS BY MECHANICAL CONTRACTOR
10. PIPE PENETRATION AS REQUIRED
11. THRU WALL SCUPPER TO DOWNSPOUT AND THRU WALL OVERFLOW SCUPPER, SEE 2/A2.2 & 3/A2.2. ROOFING CONTRACTOR TO COORDINATE WITH EIFS AND ALPOLIC INSTALLERS TO PROVIDE A LEAKPROOF ASSEMBLY. WRAP AND SEALPROOF IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
12. ROOF VENTS BY ROOFING CONTRACTOR

**JAMES D. SMITH,  
ARCHITECT, AIA**

522 BAY LANE, CENTERVILLE, MA 02632  
PHONE: 508-367-8920 EMAIL: JAMESDSMITH@COMCAST.NET  
WEB: JAMESDSMITHARCHITECTS.COM

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MONROE, GA



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REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT

THIS IS "PLAN" NORTH FOR  
ACTUAL BUILDING ORIENTATION  
REFER TO SITE PLAN (BY  
OTHERS)

ISSUE DATE: 11/15/17

REVISION DATE:

12/16/17

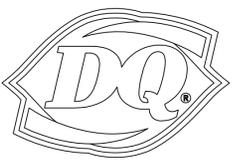


ROOF PLANS;  
DETAILS

SHEET NUMBER:

**A2.2**

PROJECT ADDRESS:  
614 E. SPRING ST.  
MONROE, GA



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MINNEAPOLIS, MN U.S.A.

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BUILDING TYPE:  
DAIRY QUEEN TIER 2 TREAT BUILDING  
REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT

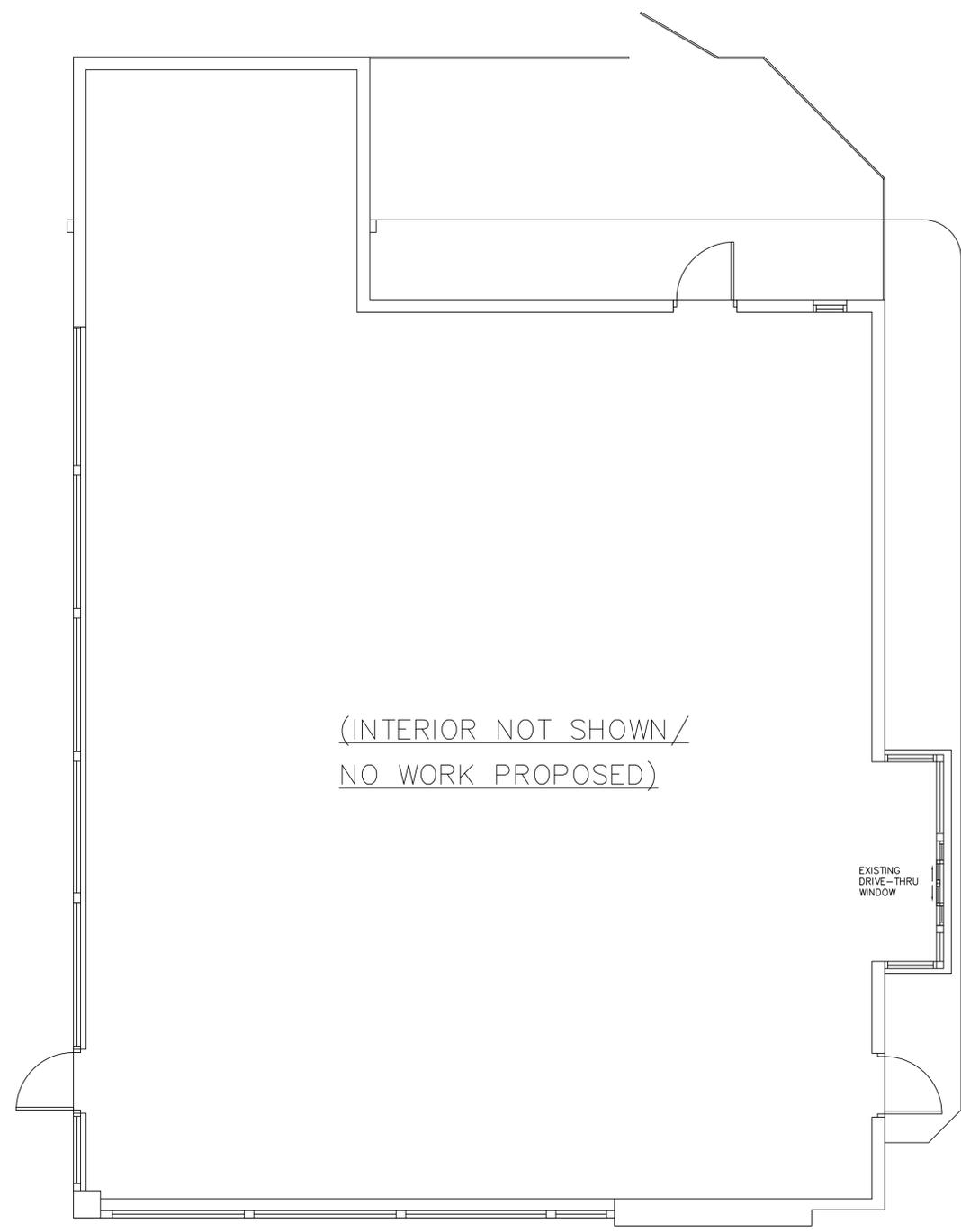
THIS IS "PLAN" NORTH FOR  
ACTUAL BUILDING ORIENTATION  
REFER TO SITE PLAN (BY  
OTHERS)

ISSUE DATE:	11/28/17
REVISION DATE:	
12/16/17	△
	△
	△

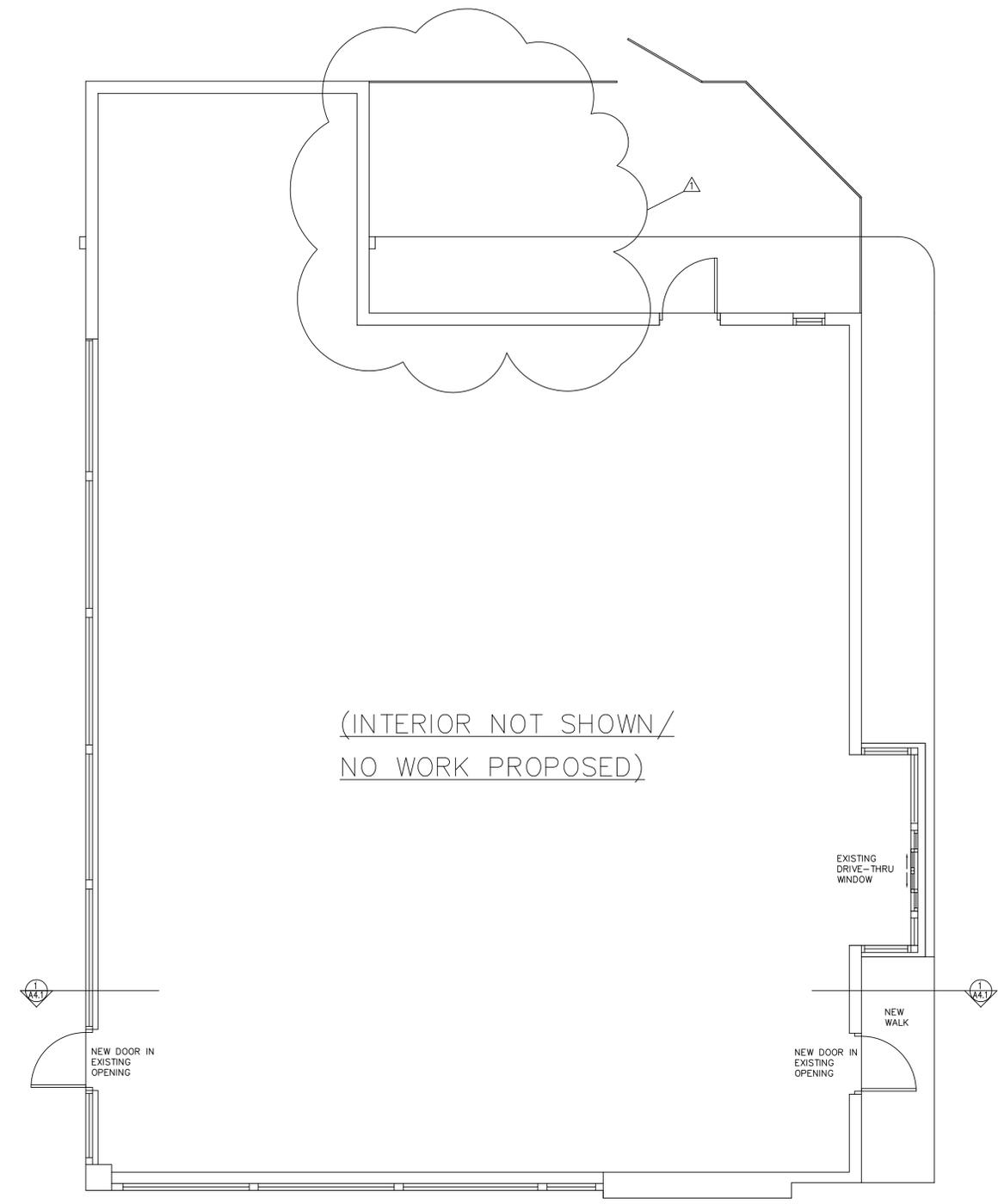
AS-BUILT PLAN  
PROPOSED PLAN

SHEET NUMBER:

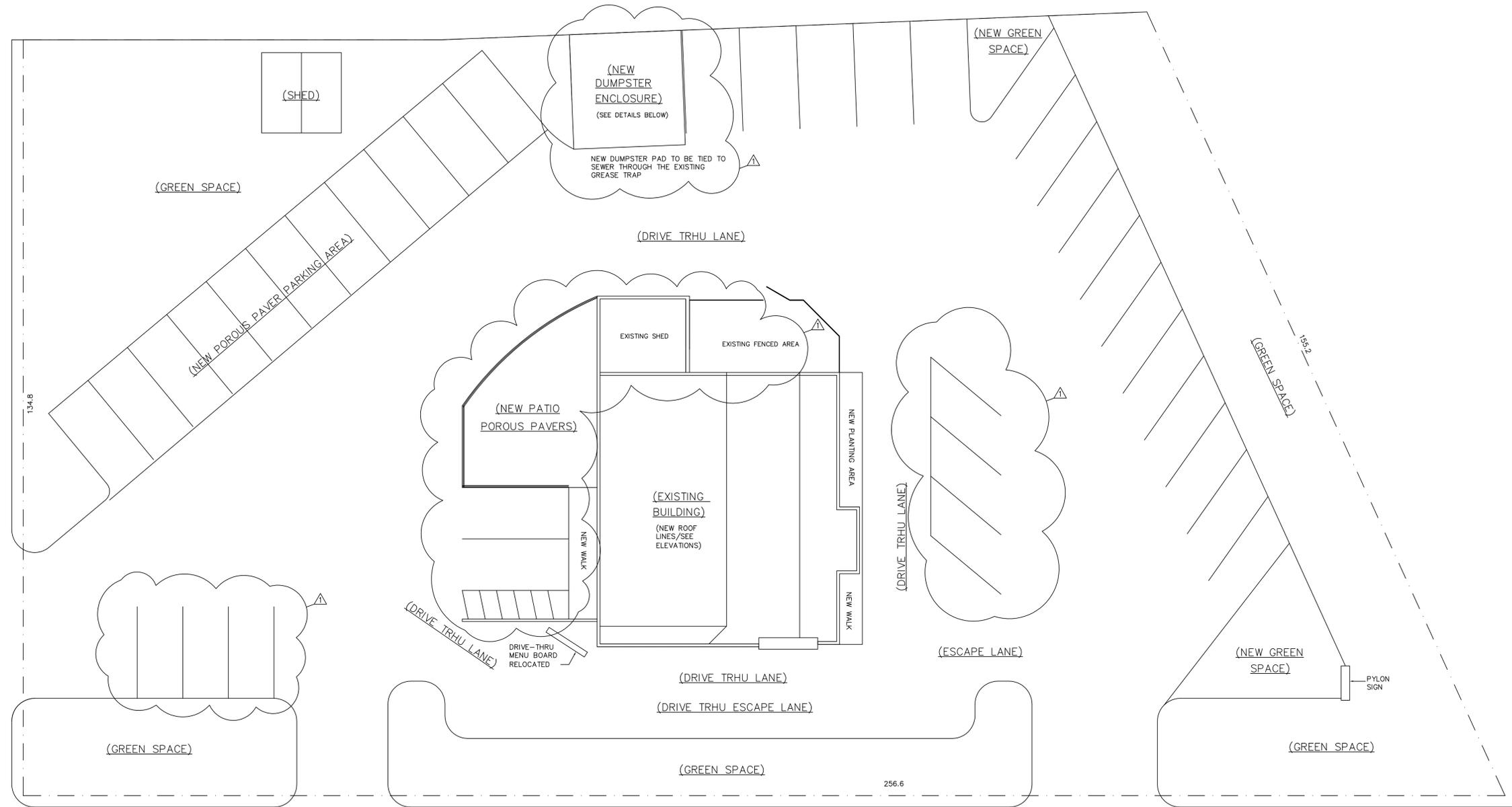
**A2.1**



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

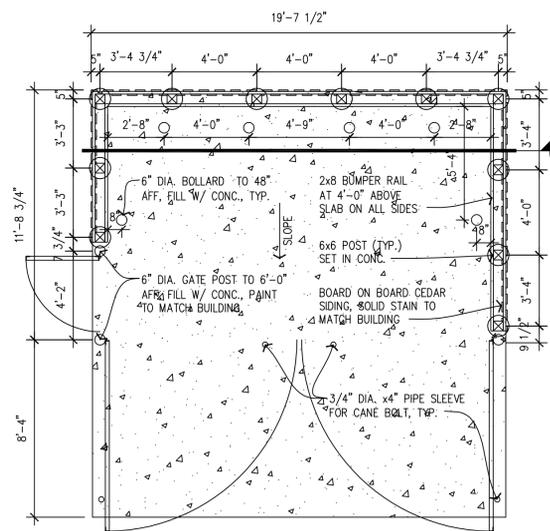


PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

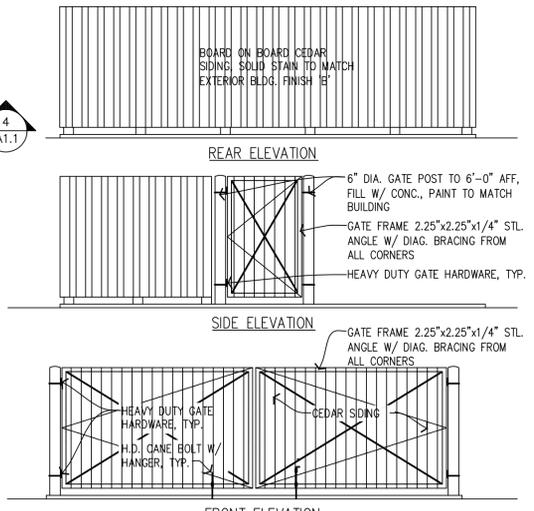


**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"

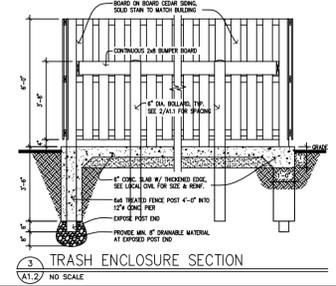
**NOTES:**  
 \*LOT AREA = .70 ACRES  
 \*PROPOSED IMPERVIOUS SURFACES 61%±  
 \*PROPOSED PARKING SPACES = 35



**1 TRASH ENCLOSURE PLAN**  
A1.2 NO SCALE



**2 TRASH ENCLOSURE ELEVATIONS**  
A1.2 NO SCALE



**3 TRASH ENCLOSURE SECTION**  
A1.2 NO SCALE

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 DAIRY QUEEN TIER 2 TREAT BUILDING  
 REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
 DESIGN-ARCHITECTURE-CONSTRUCTION (DIAC)  
 DEPARTMENT

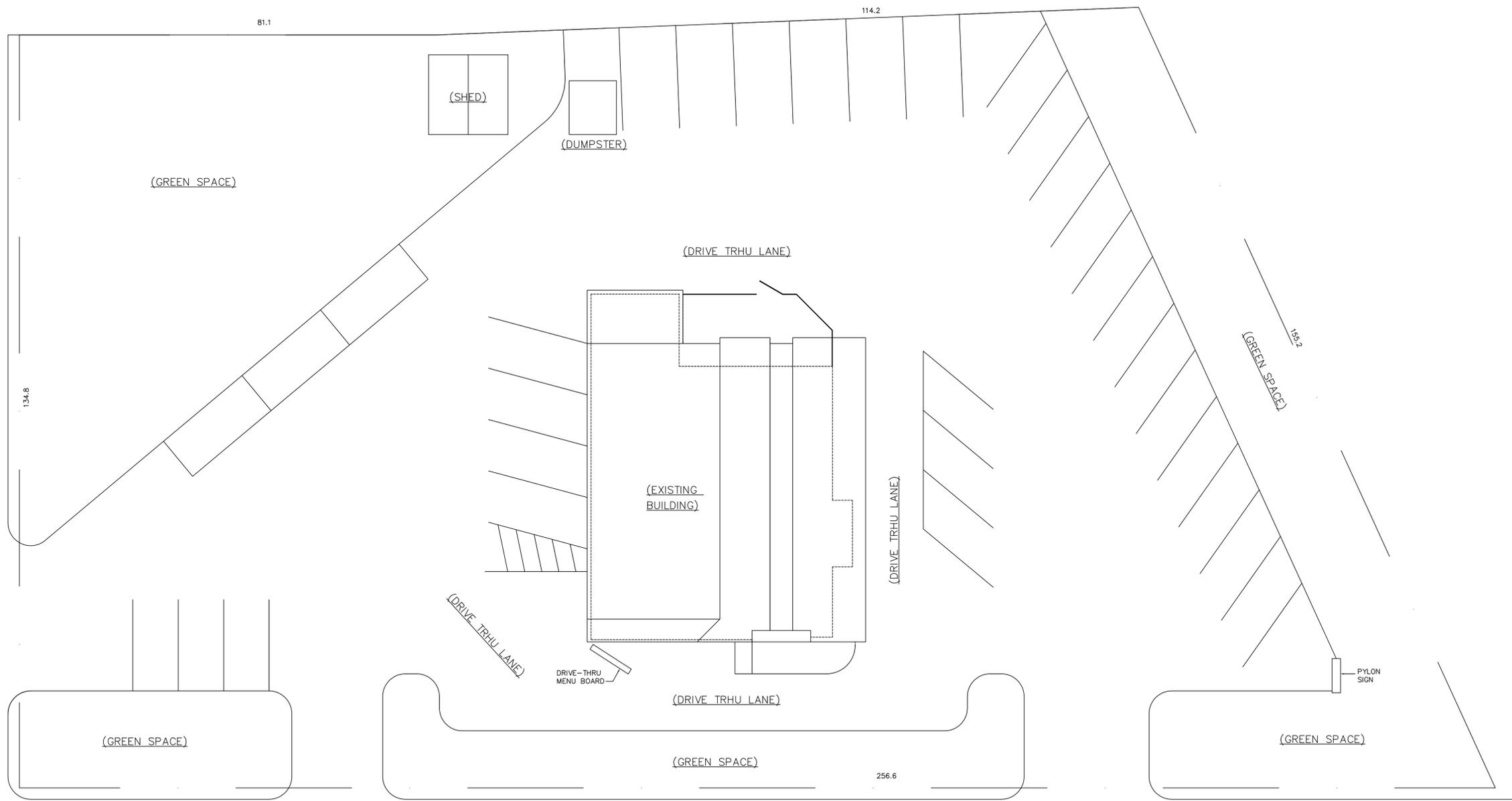
THIS IS "PLAN" NORTH FOR ACTUAL BUILDING ORIENTATION REFER TO SITE PLAN (BY OTHERS)

ISSUE DATE: 11/21/17  
 REVISION DATE:  
 12/16/17  
 (revision symbols)

**PROPOSED SITE PLAN**

SHEET NUMBER:

**A1.2**



**EXISTING SITE PLAN**  
SCALE: 1" = 10'-0"

- NOTES:**
- \*LOT AREA = .70 ACRES
  - \*ALLOWABLE IMPERVIOUS LOT COVERAGE = 60%
  - \*EXISTING IMPERVIOUS LOT COVERAGE = 66%
  - \*EXISTING PARKING SPACES = 31 + 1 HP SPACE = 32

**JAMES D. SMITH,  
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MONROE, GA

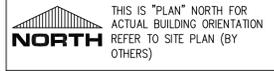


AMERICAN DAIRY QUEEN  
MINNEAPOLIS, MN U.S.A.

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BUILDING TYPE:  
DAIRY QUEEN TIER 2 TREAT BUILDING  
REIMAGE - GATEWAY

DRAWN, CHECKED, & APPROVED BY: ADQ  
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC)  
DEPARTMENT



ISSUE DATE:	10/19/17
REVISION DATE:	
	△
	△
	△

**EXISTING SITE PLAN**

SHEET NUMBER:  
**A1.1**



## Planning Commission Meeting

### AGENDA

February 20, 2018

**Item:**

Request for Rezone from M-1 to B-3 - 406 E Spring Street

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for Rezone from M-1 to B-3](#)



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 02-13-18  
**Description:** REZONE FROM M-1 TO B-3 .26 Acres located at 406 E. Spring St.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2017 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA **Company of Purchase:** NA

---

**Recommendation:** *Approve*

**Background:** This property has restricted uses as presently zoned and is only M-1 due to original zoning designation. The Zoning code intends that these in town M-1 Parcels be allowed more flexible zoning uses and a rezone would accomplish that for any future redevelopment. The current plan is for mixed use commercial first floor and lofts above.

**Attachment(s):**

See file attached below.

January 12, 2018

**Petition Number:** 18-00017  
**Applicant:** Peter T McReynolds  
**Location:** 406 East Spring Street  
**Proposed Zoning:** B-3  
**Existing Zoning:** M-1  
**Acreage:** Total acreage .26 AC  
**Proposed Use:** Commercial

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Peter T McReynolds request a rezone for property located at 406 East Spring Street. The project has 80 ft of road frontage on East Spring Street. The property consists of .26 ACS. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned M-1
- (c) The requested zoning classification is B-3
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Public/Institutional.

Recommended conditions:

# RE-ZONING REQUEST ALL TYPES



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00017	01/11/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	406 E Spring St Monroe, GA 30655	USEZONE	M-1	FLOODZONE	Yes
			PN	M0014-132-000		
	CONTRACTOR	Peter T McReynolds	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Peter T McReynolds (770 316 2497)	PROJECTID#	406ESpringSt-180111-1		
		EXPIRATIONDATE:	06/11/2018			

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR REZONE FROM M-1 TO B-3, P&Z MTG 2/20/18 @5:30 PM AND COUNCIL MTG 3/13/18 @ 6:00 PM 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	
CENSUS REPORT CODE		#BATHROOMS
101 - * Single Family Attached/Detached		#BEDROOMS
		TOTAL ROOMS

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

  
 Signature of Contractor or Authorized Agent

\_\_\_\_\_  
 Date

  
 Approved By

1-11-18  
 Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
<a href="http://BuildingDepartment.com/project">http://BuildingDepartment.com/project</a>	18-00017	55581

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION Monroe  
COUNCIL DISTRICT 4  
MAPNUMBER 16575  
PARCEL NUMBER MD140-132
- II. PRESENT ZONING M1 REQUESTED ZONING B3 with Loft
- III. ACREAGE .26 PROPOSED USE office/Retail with Loft apartment
- IV. OWNER OF RECORD Peter T. McReynolds  
ADDRESS 406 E. Spring St.  
PHONE NUMBER 770-316-2497

The following information must be supplied by the applicant. (attach additional pages if needed)

- V. ANALYSIS:
1. A description of all existing uses and zoning of nearby property  
1) Laundromat - B3; 2) Daycare - B3; 3) Service Station - B3;  
4) Mix Office/Retail - M1; 5) Photography Studio - B3; 6) Ins. Agency - B3
  2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification Property uses are more limited resulting in decreased interest by potential tenants and/or buyers.
  3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$55,000.- tax appraised value
  4. The value of the property contained in the application for rezoning under the proposed zoning Classification with buildout of Loft a minimum of \$150,000 value.
  5. A description of the suitability of the subject property under the existing zoning classification Not suitable due to smaller lot and square feet of building.
  6. A description of the suitability of the subject property under the proposed zoning classification of the property It would bring property in line with neighboring parcels and uses.

Rezoning/Annexation Application

Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property One frame/brick building just under 1,400 sq. ft. Building has been used by previous owners for different businesses including medical and retail.
8. The length of time the property has been vacant or unused as currently zoned Vacant since summer of 2016
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification Property was advertised for rent for the six month period prior to this application without success of securing a qualified tenant.

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

Rezoning/Annexation Application  
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) *[Signature]*  
Address PO BOX 207, Marioc GA 30655  
Phone Number 770-316-2497

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Peter McReynolds who on oath says that he/she is the he for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Delores Chambers (Notary Public)      1-12-18 (Date)

My Commission Expires 7-01-2018



What method of sewage disposal is planned for the subject property?

\_\_\_\_\_ Sanitary Sewer

\_\_\_\_\_ Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from \_\_\_\_\_ to \_\_\_\_\_ located at \_\_\_\_\_, containing \_\_\_\_\_ acre(s), property owner being \_\_\_\_\_ filed on \_\_\_\_\_.

CHECK LIST - APPLICATION MATERIAL

- \_\_\_ Application Fee (\$100.00 Application Fee Single Family Rezoning)  
(\$300.00 Application Fee Multi Family Rezoning)  
(\$200.00 Application Fee Commercial Rezoning)  
(Application fee For Annexation is the same as a Rezone)
  - \_\_\_ The completed application form (one original with original signatures)
  - \_\_\_ Special Conditions made part of the rezoning/annexation request
  - \_\_\_ Legal Description
  - \_\_\_ Survey plat of property showing bearings and distances and:
    - \_\_\_ abutting property owners
    - \_\_\_ the zoning of abutting property
    - \_\_\_ the current zoning of the subject property
  - \_\_\_ Development Plan (two full size and one 11x17)
  - \_\_\_ Site plan of the property at an appropriate scale
    - \_\_\_ the proposed use
    - \_\_\_ internal circulation and parking (proposed number of parking spaces)
    - \_\_\_ landscaping minimum square footage of landscaped area
    - \_\_\_ grading
    - \_\_\_ lighting
    - \_\_\_ drainage (storm water retention structures)
    - \_\_\_ amenities (location of amenities)
    - \_\_\_ buildings (maximum gross square footage and height of structures)
    - \_\_\_ buffers
    - \_\_\_ Additional information that may be required by the Code Enforcement Officer:
- 
- 

\_\_\_ Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

Rezoning/Annexation Application  
Page five (5)

For any application for P, B-1, B-2, B-3 or M-I districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.





PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>	Commercial Lot	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	/406	<b>Lot Square Feet</b>	11,326
<b>Latitude/Longitude</b>	33.795161°/-83.709394°	<b>Acreage</b>	0.26

PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>	Pipe Gas	<b>Road Type</b>	State Paved
<b>Electric Source</b>	Electricity	<b>Topography</b>	Level
<b>Water Source</b>	Public	<b>District Trend</b>	
<b>Sewer Source</b>	Public Sewer	<b>Special School District 1</b>	
<b>Zoning Code</b>	M1	<b>Special School District 2</b>	
<b>Owner Type</b>			

LEGAL DESCRIPTION

<b>Subdivision</b>	Garden Springs Comm	<b>Plat Book/Page</b>	12/216
<b>Block/Lot</b>	/406	<b>District/Ward</b>	01
<b>Description</b>	Comm/Lot (406 E Spring) Landlot: 65 Landdist: 3		

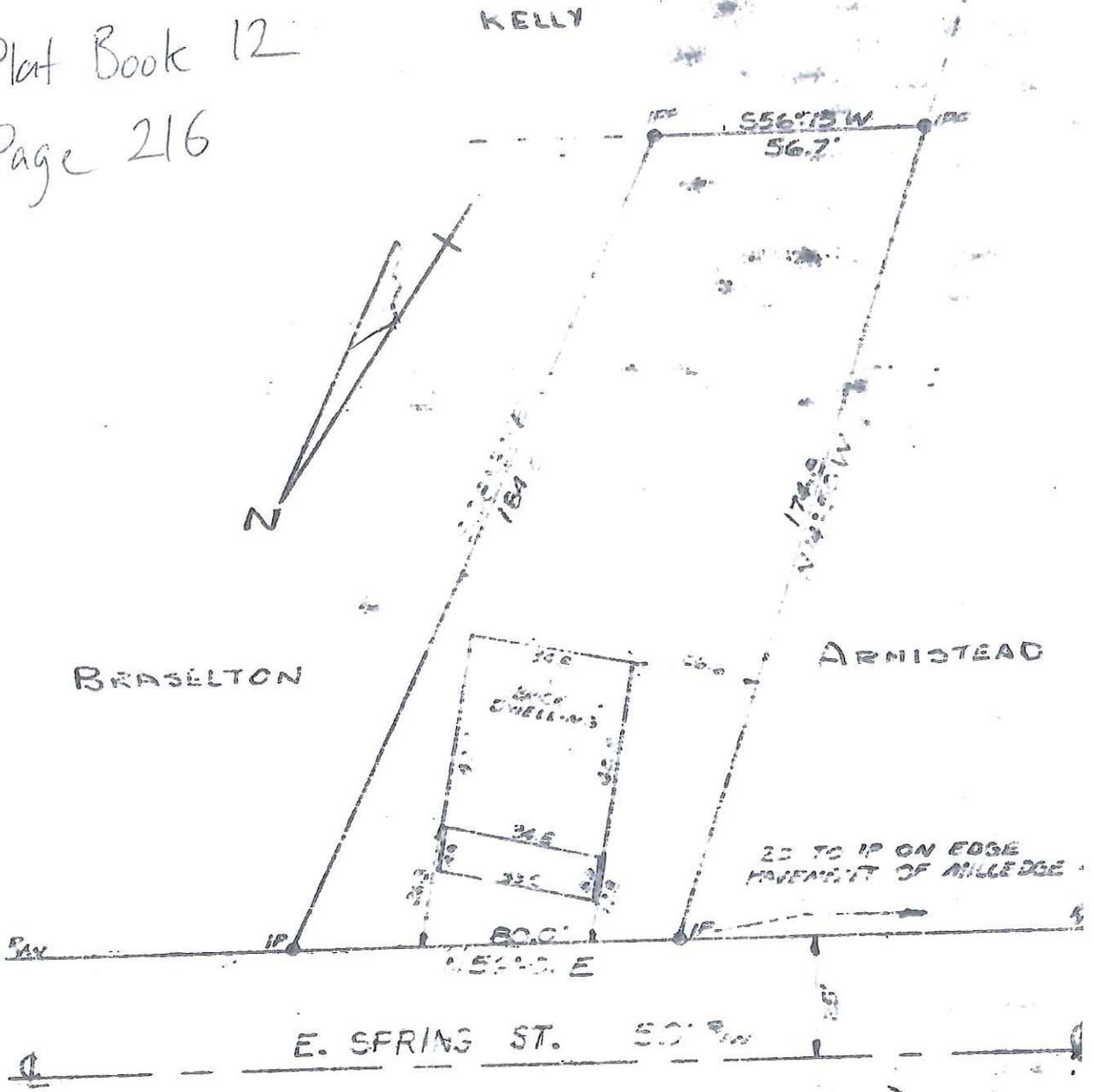
FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13297C0137E	12/08/2016

**406 E. Spring Street  
Legal Description**

All that tract or parcel of land, together with all improvements thereon situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located on the Southeast side of East Spring Street and being more particularly described according to plat and survey by Wm. J. Gregg, Sr., Surveyor, dated August 11, 1965, and recorded in Plat Book 12, Page 216, Clerk's Office, Walton Superior Court, reference to which record is hereby made for a more complete description.

Plat Book 12  
Page 216



Mildred M. & J. Roman Cutshaw  
PROPERTY OF  
LOCATED IN MONROE,  
MILTON COUNTY, GEORGIA  
SURVEYED BY Wm. J. GREGG, SR.



SCALE: 1"=30'

AUG. 11, 1965

Open Concept Loft  
20' x 30'



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 406 East Spring Street,  
to be rezoned from M-1 to B-3  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on February 20, 2018  
at 5:30 P.M. All those having an  
interest should be present to voice  
their interest.**

**A petition has been filed with the  
City of Monroe requesting the  
property at 406 East Spring Street  
to be rezoned from M-1 to B-3  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on March 13, 2018  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**February 4, 2018**



## Planning Commission Meeting

### AGENDA

February 20, 2018

**Item:**

Request for Rezone from B-2 to B-3 - 1020 N Broad Street

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for Rezone from B-2 to B-3](#)



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 02-12-18  
**Description:** Rezone of property located at 1020 N. Broad St. Applicant ATF Enterprises, LLC

---

**Budget Account/Project Name:** NA

**Funding Source:** 2017 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA **Company of Purchase:** NA

---

**Recommendation:** Approve

**Background:** This property fronts on Highway 11 / N. Broad St. and is currently zoned B-2. Since it is on the highway it is more appropriate to be B-3 zoning which allows more highway adjacent uses.

**Attachment(s):**

See information below.

**January 19, 2018**

**Petition Number:** 18-00020  
**Applicant:** ATF Enterprises LLC  
**Location:** 1020 North Broad Street  
**Proposed Zoning:** B-3  
**Existing Zoning:** B-2  
**Acreeage:** Total acreage 1.18 AC  
**Proposed Use:** Commercial

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Syed Farrukh with ATF Enterprises, LLC request a rezone for property located at 1020 North Broad Street. The project has 147.71 ft of road frontage on North Broad Street. The property consists of 1.18 ACS. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned B-2
- (c) The requested zoning classification is B-3
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Residential.

Recommended conditions:

# RE-ZONING REQUEST ALL TYPES



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00020	01/19/2018	\$ 0.00	\$ 200.00	adkinson

NAME + ADDRESS	LOCATION	1020 N Broad St Monroe, GA 30656	USEZONE	R-1A-C	FLOODZONE	
			PIN	M0005-043-B00		
	CONTRACTOR	ATF ENTERPRISE LLC	SUBDIVISION	CORRIDOR DESIGN OVERLAY DISTRICT		
			LOT			
			BLOCK			
		4285 EDDIE BYRD Ln Loganville GA 30052	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	ATF ENTERPRISE LLC, 678 910 3207	PROJECTID#	1020NBroadSt-180119		
			-1			
	4285 EDDIE BYRD Ln Loganville GA 30052	EXPIRATIONDATE:	06/19/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

REQUEST FOR REZONE FROM B-2 TO B-3 -  
 P & Z MTG 2/20/18 @ 5:30 PM- COUNCIL  
 MTG 3/13/18 @ 6:00 PM 215 N BROAD  
 STREET

### NATURE OF WORK

Other

### CENSUS REPORT CODE

875 - \* Re-Zoning Request

### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILYONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTALROOMS	

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

  
 Signature of Contractor or Authorized Agent

Date

  
 Approved By

Date

1-19-18

## MANAGE YOUR PERMIT ONLINE

### WEBADDRESS

<http://BuildingDepartment.com/project>

### PERMITNUMBER

18-00020

### PERMITPIN

55590

REZONE/ANNEXATION APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION MONROE  
COUNCIL DISTRICT 2 & 7  
MAPNUMBER M 5  
PARCEL NUMBER 43 B
- II. PRESENT ZONING B-2 REQUESTED ZONING B-3
- III. ACREAGE 1.18 ac PROPOSED USE Commercial
- IV. OWNER OF RECORD ATF Enterprise LLL (Syed Farrukh)  
ADDRESS 1020 NORTH BROAD STREET HWY 11, MONROE, GA 30655  
PHONE NUMBER 706 284 0602

The following information must be supplied by the applicant. (attach additional pages if needed)

- V. ANALYSIS:
1. A description of all existing uses and zoning of nearby property  
COMMERCIAL (VACANT)
  2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification B2 is more restrictive
  3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$ 77,000
  4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$ 80,000
  5. A description of the suitability of the subject property under the existing zoning classification  
B2 offers suitabilities but B3 offers more opportunities for the future
  6. A description of the suitability of the subject property under the proposed zoning classification of the property B2 restricts opportunity as B3 includes/offers

Rezoning/Annexation Application

Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property None
8. The length of time the property has been vacant or unused as currently zoned 4 years 1 month
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification None

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

Refer to exhibit A

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) ATF Enterprises Syed Farrukh  
Address 4285 EDNE BYRD LN LOGANVILLE GA 30052  
Phone Number 706 284-0602

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Syed Farrukh who on oath says that he/she is the Secretary for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Deborah M Adkinson (Notary Public)      1-19-18 (Date)

My Commission Expires Sept 8, 2020



**PETITION REQUESTING ANNEXATION  
CITY OF MONROE, GEORGIA**

**Date:** \_\_\_\_\_

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
  
2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: \_\_\_\_\_  
\_\_\_\_\_

Tax Map Number: \_\_\_\_\_

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned \_\_\_\_\_ for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owners Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Rezoning/Annexation Application

Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.



Exhibit 'A'

After recording return to  
DICKINSON & WILLIS, LLC  
ATTORNEYS AT LAW  
338 NORTH BROAD STREET  
MONROE, GEORGIA 30655  
FILE # 13-252

Deed Doc: WD Rec#: 222205  
**Recorded 10/08/2013 09:42AM**  
Georgia Transfer Tax Paid : \$75.00  
KATHY K. TROST  
Clerk Superior Court, WALTON County, GA  
Bk 03595 Pg 0382

space above line for recording

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, Made the 1<sup>st</sup> day of October in the year two thousand and thirteen, between **BANK OF MADISON** a Georgia Banking Corporation, as party or parties of the first part, hereinafter called "Grantors," and **ATF ENTERPRISE, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 62, 3<sup>rd</sup> Land District, Walton County, Georgia, fronting on the northeastern side of Georgia Highway 11, being shown as Tract 3 containing One and 18/100ths (1.18) acres, more or less, and being more particularly shown on a plat of survey prepared by Gerald T. Batchelor, RLS No. 2238, dated May 18, 2005, recorded in Plat Book 96, Page 160, Clerk's Office, Walton County Superior Court, said plat being incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

*Raphae J Jordan*  
Witness

BANK OF MADISON  
BY: *H. Vinson Delaigle*  
H. Vinson Delaigle, Sr. Vice President

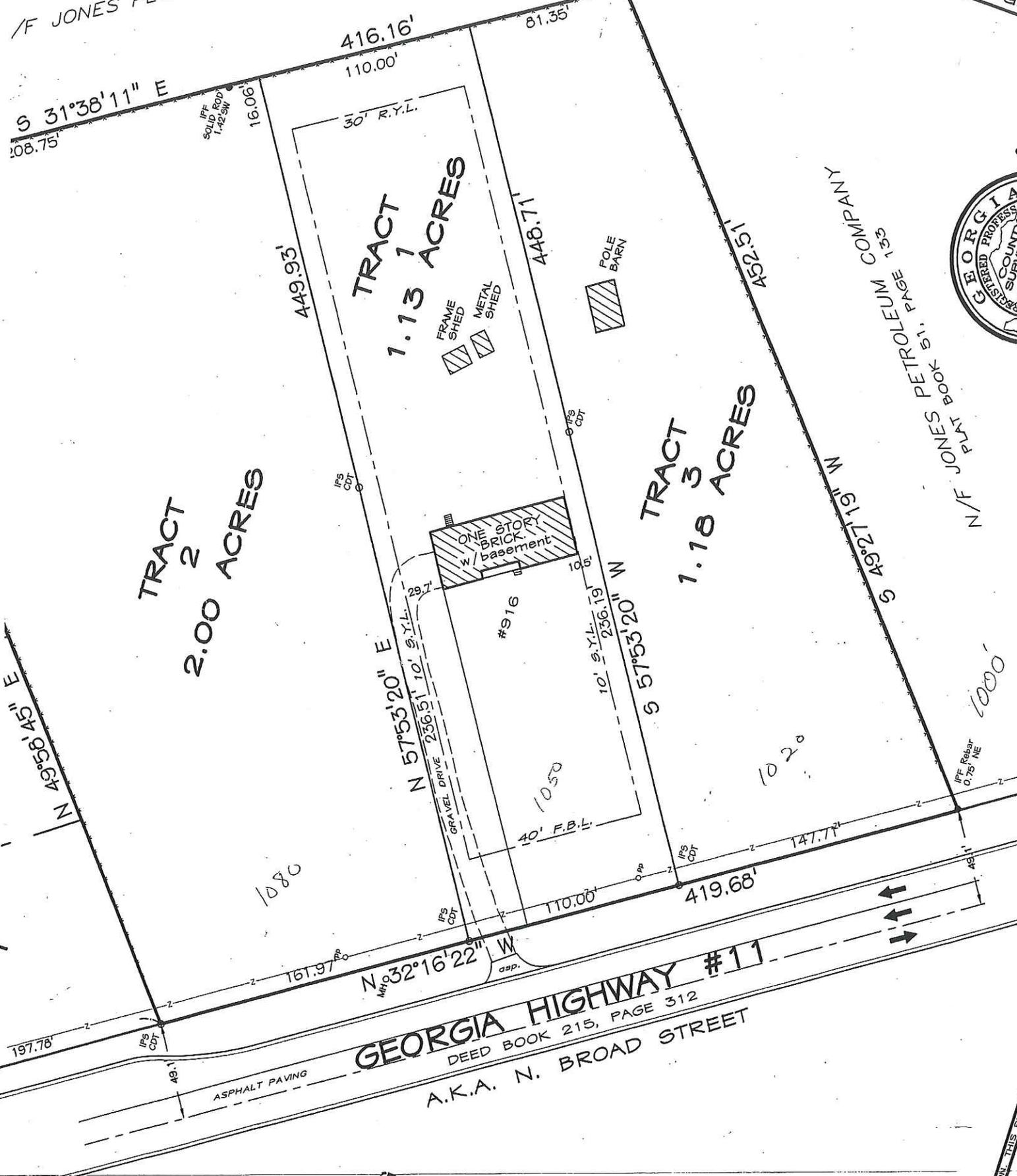


SEAL AFFIXED

SEAL AFFIXED

/F JONES PETROLEUM

PARED T



JONES PETROLEUM COMPANY  
 PLAT BOOK PAGE 151  
 115115

1000'

FOR RECORDING  
 Bell  
 05

ING  
 O COMPLY  
 ROE, GEORGIA  
 THE SUPERIOR

OR ENTRY NAMED HEREON. THIS PLAT

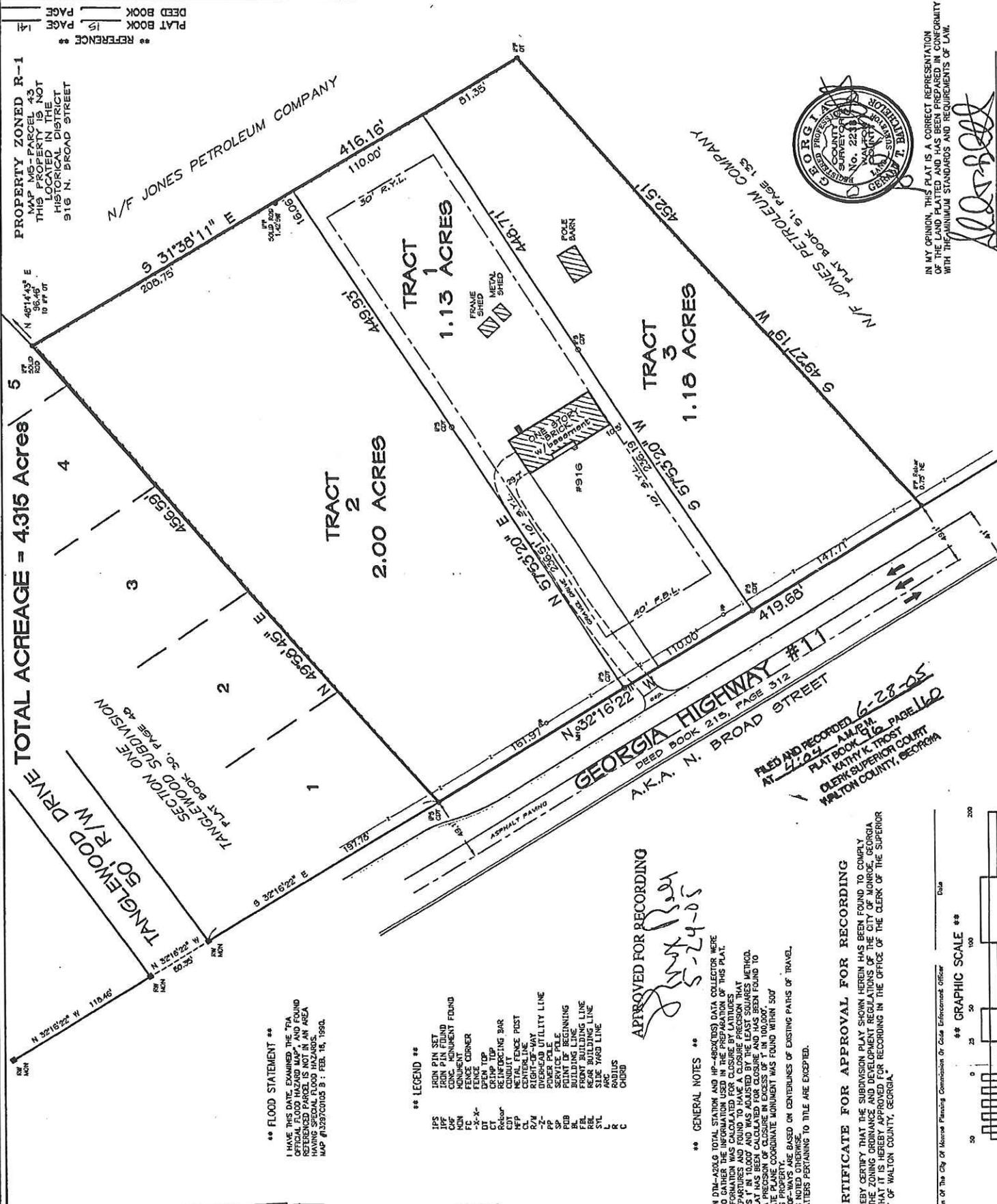
PROPERTY ZONED R-1  
 MAP M5-PARCEL 43  
 THIS PROPERTY IS NOT  
 LOCATED IN THE  
 HISTORICAL DISTRICT  
 916 N. BROAD STREET

DILLS, JONES & ASSOC.  
 P.O. BOX 1618  
 LOGANVILLE, GEORGIA 30662  
 4826 HWY. #81  
 Ph. (770) 466-8875

APPROVED:	G.T.B.
DATE:	5/18/05
DRAWN:	G.T.B.
DISC:	7802-05
PLOTTED:	E.E.A.
REVISIONS:	
DATE:	
REVISIONS:	

PLAT OF SURVEY PREPARED FOR  
 A. FRANK SMITH  
 LOCATED IN THE CITY OF MONROE  
 WALTON COUNTY, GEORGIA

JOB No. 1802-05



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GERALD T. BATCHELOR, #2231

TOTAL ACREAGE = 4.315 Acres

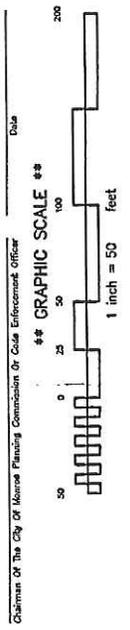
\*\* FLOOD STATEMENT \*\*  
 I HAVE THIS DATE EXAMINED THE "FIA  
 OFFICIAL FLOOD HAZARD MAP" AND FOUND  
 REFERENCED PARCEL IS NOT IN AN AREA  
 OF FLOOD HAZARD.  
 MAP #128700003 B : FEB. 16, 1990.

- \*\* LEGEND \*\*
- 1" X 1" IRON PIN SET
  - 1" X 1" IRON PIN FOUND
  - CONC. MONUMENT FOUND
  - MONUMENT
  - FENCE CORNER
  - F.C. "X"
  - DT "X"
  - CT
  - CRIMP TOP
  - REINFORCING BAR
  - METAL FENCE POST
  - CL
  - CENTERLINE
  - RIGH-OF-WAY
  - UTILITY LINE
  - POWER POLE
  - SERVICE POLE
  - BUILDING BEGINNING
  - BUILDING END
  - FRONT BUILDING LINE
  - REAR BUILDING LINE
  - SIDE YARD LINE
  - RADIUS
  - CHORD

APPROVED FOR RECORDING  
*[Signature]*  
 5-24-05

\*\* GENERAL NOTES \*\*  
 A Nikon D70-420G TOTAL STATION AND HP-4800(S) DATA COLLECTOR WERE  
 USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.  
 THIS INFORMATION WAS CALCULATED FOR CLOSURE BY LATITUDES  
 AND DEPARTURES AND FOUND TO HAVE CLOSED THE FIRST SQUARE METHOD.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO  
 HAVE A PRECISION OF CLOSURE IN EXCESS OF 1" IN 100,000'.  
 NO STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500'  
 BRIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL.  
 UNLESS NOTED OTHERWISE.  
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

CERTIFICATE FOR APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY  
 WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA,  
 AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR  
 COURT OF WALTON COUNTY, GEORGIA.



FILED AND RECORDED 6-28-05  
 AT 4:24 A.M. P.M.  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, POSSESSOR, OR ENTITY NAMED HEREON. THE PLAT BOOK DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPRODUCTION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.



Date: 1-18-18

In Re: Utilities

To Whom It May Concern:

The City of Monroe offers electricity, natural gas, water, wastewater, cable television, telephone, and internet services.

The utilities checked below are available at 1030 GA Hwy 11 N in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV
- TELEPHONE
- INTERNET

Please contact our office for any additional information needed. We look forward to serving your utility needs.

*Aliane*  
City of Monroe

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 1020 North Broad Street to  
be rezoned from B-2 to B-3**

**A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on February 20, 2018  
at 5:30 P.M. All those having an  
interest should be present to voice  
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**A petition has been filed with the  
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**A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on March 13, 2018  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**February 4, 2018**



## Planning Commission Meeting

### AGENDA

February 20, 2018

**Item:**

Text Amendment Zoning Code - Various Text Amendments see Exhibit A

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Text Amendment Zoning Code](#)



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 02-12-18  
**Description:** This is a text amendment pursuant to clarification, correction and augmentation of the zoning ordinance to more clearly define or express the intent of the ordinance when written.

---

**Budget Account/Project Name:** NA

**Funding Source:** 2017 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA **Company of Purchase:** NA

---

**Recommendation:** Approve

**Background:** We regularly assess the zoning ordinance for ambiguities, irregularities and omissions in order to clean up the zoning code; simplifying and making clear its intent. These text amendments address sign setbacks, residential floor area, inconsistent sign regulations, limits on household pets specifically cats and dogs. Minimum single family residential standards for R-2 zoning. Changing a use in M1 zoning from conditional (C) to permitted (P) to allow the location of emergency management services in this zone without a public hearing.

**Attachment(s):**  
Permit and Exhibit A

# TEXT AMENDMENT ZONING CODE



215 North Broad Street  
Monroe, GA 30655  
CALLFORINSPECTIONS  
770-207-4674 ... Phone  
dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00027	01/23/2018	\$ 0.00	\$	adkinson

NAME + ADDRESS	LOCATION	USEZONE	FLOODZONE
	215 N Broad St Monroe, GA 30655	B-2	Yes
		PIN	SUBDIVISION
		M0014-026-000	CORRIDOR OVERLAY DISTRICT
	CONTRACTOR	LOT	BLOCK
	City Of Monroe		0
	OWNER	UTILITIES...	
	City Of Monroe ()	Electric	
		Sewer	
		Gas	
		PROJECTID#	
		215NBroadSt-180123-1	
		EXPIRATIONDATE:	07/22/2018

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	Sq. Ft.
VARIOUS ZONING CODE TEXT AMENDMENTS-P&Z MTG 2/20/18 @ 5:30 PM-COUNCIL MTG 3/13/18 @ 6:00 PM 215 N BROADSTREET	SQUAREFOOTAGE		
NATURE OF WORK		#UNITS	
Other	SINGLEFAMILYONLY		
CENSUS REPORT CODE		#BATHROOMS	
886 - ZONING CODE TEXT AMENDMENT		#BEDROOMS	
		TOTAL ROOMS	

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent \_\_\_\_\_

Date \_\_\_\_\_

Approved By \_\_\_\_\_

Date \_\_\_\_\_

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00027

PERMIT PIN

55611

**AN ORDINANCE TO AMEND THE ZONING  
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

**The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:**

**The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

**FIRST READING.** This 13<sup>th</sup>, day of March, 2018.

**SECOND READING AND ADOPTED** on this 10<sup>th</sup>, day of April, 2018.

**CITY OF MONROE, GEORGIA**

**By: \_\_\_\_\_ (SEAL)  
John Howard, Mayor**

**Attest: \_\_\_\_\_ (SEAL)  
Debbie Kirk, City Clerk**

## EXHIBIT A

### City of Monroe Zoning Ordinance Text Amendment

#### Amendment # 4

1. Section 1250.2(3)(vi) and 1250.2(1)(d) - Sign setbacks from right of way – change to 0
2. Article VII Section 700.1 table 11 building ground floor square footage change to read building floor area.
3. Section 1250.2 Non Residential – Remove (2) (c) and (d).
4. Section 610.3 table 6 Note 7 to be beside Animals Household pets :

##### Dogs:

On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) dogs. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) dogs. On any residential property larger than two (2) acres, there shall be no restriction on the number of dogs allowed to be possessed or kept provided all other applicable zoning provisions are obeyed. However, any such property that contains more than six (6) dogs shall be required to maintain those animals in an enclosure at least one hundred (100) feet from the nearest property line.

##### Cats:

On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than two (2) acres, there shall be no restriction on the number of cats allowed to be possessed or kept provided all other applicable zoning provisions are obeyed.

Litters of animals shall be exempt from the provisions herein for up to six (6) months from the date of birth.

5. Section 700.1, Table 11: add note 7 under R-2, Lot Area, Min(1)- Note 7: Minimum lot size for single family homes shall comply with the requirements for R1A districts.
6. Article VI, Section 630.3 Table 8 Industrial Zoning District Land Use Regulations. Utility and Area Service Provider Facilities: Emergency management services – fire, police, ambulance, change from C to P.

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe Planning & Zoning commission will be holding a hearing for a zoning action/zoning code text amendment. A public hearing will be held on February 20, 2018 at 5:30 P. M. in the City Hall Building at 215 N Broad Street.**

**The City of Monroe Council will be holding a hearing for a zoning action/zoning code text amendment. A public hearing will be held on March 13, 2018 at 6:00 P.M. in the City Hall Building at 215 N Broad Street**

**All those having an interest should be present.**

**Please run on the  
following date:**

**February 4, 2018**



## Planning Commission Meeting

### AGENDA

February 20, 2018

**Item:**

Request for Rezone from R-1 to R-1A - 603 & 606 Alcovy Street

**Department:**

**Additional Information:**

**Financial Impact:**

**Budgeted Item:**

**Recommendation / Request:**

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Request for Rezone from R-1 to R-1A](#)



**To:** City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning and Code  
**Date:** 02-13-18  
**Description:** Rezone of 603 and 606 Alcovy St. From R-1 To R1A

---

**Budget Account/Project Name:** NA

**Funding Source:** 2017 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA **Company of Purchase:** NA

---

**Recommendation:** *Deny at minimum R1A standards due to the prevalent development pattern in the area being R1 and current zoning is R1.*

**Background:** This property has been vacant for many years except for the house at 606 which is proposed to be relocated.

**Attachment(s):**

See file attached below.

Please note the submitted plat list minimum R1A standards.

January 18, 2018

**Petition Number:** 18-00019  
**Applicant:** Pinehurst Homes, LLC  
**Location:** 603 & 606 Alcovy Street  
**Proposed Zoning:** R-1A  
**Existing Zoning:** R-1  
**Acreeage:** Total acreage 3.97AC  
**Proposed Use:** Residential Development

**CODE ENFORCEMENT STAFF RECOMMENDATION**

Approve  
 Deny  
 Approve with recommended conditions

- (a) The applicant, Duane Wilson with Pinehurst Homes, LLC request a rezone for property located at 603 & 606 Alcovy Street. The project has 275.02 ft of road frontage on Alcovy Street. The property consists of 3.97ACS. The recommendation of the Code Department is for denial.
- (b) The Property is presently zoned R-1
- (c) The requested zoning classification is R-1A
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Residential.

Recommended conditions:

# RE-ZONING REQUEST ALL TYPES



215 North Broad Street  
 Monroe, GA 30655  
 CALLFORINSPECTIONS  
 770-207-4674 ... Phone  
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00019	01/18/2018	\$ 0.00	\$ 100.00	adkinson

NAME + ADDRESS	LOCATION	603 Alcovy St Monroe, GA 30655	USEZONE	R-1	FLOODZONE	Yes
			PIN	M0020-027-000		
	CONTRACTOR	PINEHURST HOMES, LLC	SUBDIVISION			
			LOT			
		992 Holly Hill Rd Monroe GA 30655	BLOCK	0		
	OWNER	PINEHURST HOMES, LLC, 404 427 7920	UTILITIES...			
			Electric			
			Sewer			
			Gas			
		992 Holly Hill Rd Monroe GA 30655	PROJECTID#	603AlcovySt-180118-1		
		EXPIRATIONDATE:	06/18/2018			

## CHARACTERISTICS OF WORK

### DESCRIPTION OF WORK

Request for Rezone of 603 and 606 Alcovy Street P&Z Mtg 2/20/18 @5:30 pm, Council Mtg 3/13/18 @ 6:00 pm 215 N Broad Street

### NATURE OF WORK

Other

### CENSUS REPORT CODE

875 - \* Re-Zoning Request

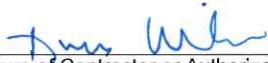
### DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLEFAMILYONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTALROOMS	

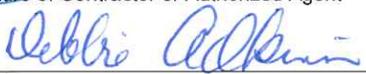
## NOTICE

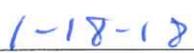
This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

  
 Signature of Contractor or Authorized Agent

Date

  
 Approved By

  
 Date

## MANAGE YOUR PERMIT ONLINE

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMITNUMBER

18-00019

PERMITPIN

55587

**REZONE/ANNEXATION APPLICATION FORM**

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION 603 & 606 Alcovy Street  
COUNCIL DISTRICT 3 and 8  
MAPNUMBER M0200028 and a portion of M0200027  
PARCEL NUMBER \_\_\_\_\_
- II. PRESENT ZONING R1 REQUESTED ZONING R1A
- III. ACREAGE 3.970 PROPOSED USE Residential
- IV. OWNER OF RECORD Pinehurst Homes, LLC  
ADDRESS 992 Holly Hill Road, Monroe, Ga. 30655  
PHONE NUMBER 404-427-7920

The following information must be supplied by the applicant. (attach additional pages if needed)

- V. ANALYSIS:
  - 1. A description of all existing uses and zoning of nearby property  
All adjoining property is residential use. Office building at 603 Alcovy Street has an apartment upstairs.
  - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification  
Proposed development will allow for high quality homes to be constructed on site.
  - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification  
603 Alcovy Street is valued at \$160,000 and 606 Alcovy Street is valued at \$75,000.
  - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification  
After construction is complete there will be 14 houses valued at \$275,000-\$300,000.
  - 5. A description of the suitability of the subject property under the existing zoning classification  
As currently used for rental property.
  - 6. A description of the suitability of the subject property under the proposed zoning classification of the property  
Proposed homes will be equivalent to current new construction in the area.



Rezoning/Annexation Application  
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Dwain Wilson  
Address 992 HOLLY HILL RD. MONROE, GA. 30655  
Phone Number 404-427-7920

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Dwain Wilson who on oath says that he/she is the Owner for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Deborah M Adkinson (Notary Public) 1-18-18 (Date)

My Commission Expires Sept. 8, 2020



**PETITION REQUESTING ANNEXATION  
CITY OF MONROE, GEORGIA**

**Date:** \_\_\_\_\_

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council annex this territory to the City of Monroe, Georgia, and extend the City boundaries to include the same.
  
2. The territory to be annexed abuts the existing boundary of Monroe, Georgia, and the description of such territory area is as follows:

Address/Location of Property: \_\_\_\_\_  
\_\_\_\_\_

Tax Map Number: \_\_\_\_\_

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be annexed shall be zoned \_\_\_\_\_ for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Monroe, Georgia.

Respectfully Submitted,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owners Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Rezoning/Annexation Application  
Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- - 
  - 
  - 
  - 
  -
- the maximum gross square footage of building area  
the maximum lot coverage of building area  
the minimum square footage of landscaped area  
the maximum height of any structure  
the minimum square footage of parking and drive areas  
the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- - 
  - 
  - 
  - 
  - 
  -
- the maximum number of residential dwelling units  
the minimum square footage of heated floor area for any residential dwelling unit  
the maximum height of any structure  
the minimum square footage of landscaped area  
the maximum lot coverage of building area  
the proposed number of parking spaces  
on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes  no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,  
 any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

- 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- 5. Information that the special circumstances are not the result of the actions of the applicant.
- 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.



DB 4173  
Pg. 150

Return Recorded Document to:  
STRICKLAND AND LINDSAY, LLP  
P. O. Box 249  
Winder, Georgia 30680

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF BARROW

FILE #: 170513P

**THIS INDENTURE** made this 29th day of December, 2017, between Evelyn Barton Long, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Pinehurst Homes, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

**All that tract or parcel of land lying and being in the County of Walton, State of Georgia and Town District, G.M. located on the Easterly side of Alcova Street designated as Tract 1 and being 0.42 acre according to a survey dated June 30, 1975, for J. N. Long made by William J. Gregg, Registered Land Surveyor and said tract is more particularly described as follows: Beginning at an iron pin located at the Southeasterly corner of said tract, said beginning point being also located North 23 degrees 01 minutes East 180 feet from a concrete monument, said beginning point being also a common corner with the lands of Walton Mill and J. N. Long and from said beginning point thence North 23 degrees 01 minutes East 185.41 feet; thence South 87 degrees 07 minutes West 142.6 feet; thence South 13 degrees 20 minutes West 122.02 feet; thence South 65 degrees 28 minutes East 107.78 feet back to beginning point.**

**Said property is bounded as follows: Northerly by lands of Alvin Vaughn; Easterly by lands of Walton Mill; Southerly by lands of J. N. Long and Westerly by Tract 2 of the same survey.**

minutes West 189.41 feet; thence South 20 degrees 17 minutes West 33.94 feet back to beginning point.

Said property is bounded as follows: Northerly by lands of Alvin Vaughn; Easterly by Tract 1 of said survey; Southerly by lands of J. N. Long and Westerly by Alcova Street right of way

A survey of Tracts 1 and 2, being all of the above described property, is recorded in Plat Book 20, Page 345, Clerk's Office, Walton Superior Court, to which plat and record thereof reference is hereby made, and incorporated herein.

The above two tracts of land were deeded to John Nathan Long by Executor's Deed, dated 13th day of August, 1975, same being Recorded on August 13, 1975 in Deed Book 123, Pages 524-526 of the Official Records of Walton County, Georgia from the Estate of Harry M. Arnold and the Estate of Sarah G. Arnold.

AND ALSO:

All that tract or parcel of land lying and being in Walton County, Georgia and in the City of Monroe. Said land containing 1.4 acres more or less and lying North and West of the Walton Cotton Mill land and being East of the Monroe to Jersey road and more particularly described as follows: Beginning at a concrete post where lands of the Walton Cotton Mill, Mrs. H. M. Arnold and the Monroe to Jersey road join and running along the Monroe to Jersey road North 14 East 178 feet to an iron pin corner, thence South 66 East 190 feet to an iron pin, thence South 65 1/2 East 167 feet to an iron pin corner, thence South 21 1/2 West 180 feet to a concrete post corner, thence North 65 1/2 West 332 feet to the beginning corner.

Said land is bounded now or formerly as follows: On the North by lands of Mrs. H. M. Arnold, on the East and South by lands of the Walton Cotton Mill, and on the West by the Monroe to Jersey road.

This property was deeded to John Nathan Long by Mrs. H. M. Arnold by Warranty Deed dated 25th day of March 1961, same being recorded March 29, 1961 in Deed Book 50, Page 399 of the Official Records of Walton County, Georgia, and more fully described in survey and plat made by J. M. Williams dated March 22, 1961, same being Recorded in Plat Book 9, Page 158 of the Official Records of Walton County, Georgia, to which plat and record thereof reference is hereby made and incorporated herein.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

  
by  AIF (SEAL)  
Evelyn Barton Long,  
by Patricia B. Long, her Attorney-in-Fact  
(See attached Financial Power of Attorney)



Date: **January 16, 2018**

In Re: Utilities

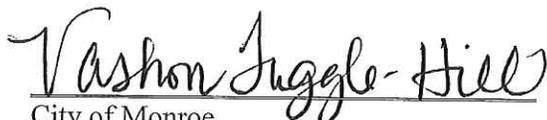
To Whom It May Concern:

The City of Monroe offers electricity, natural gas, water, wastewater, cable television, telephone, and internet services.

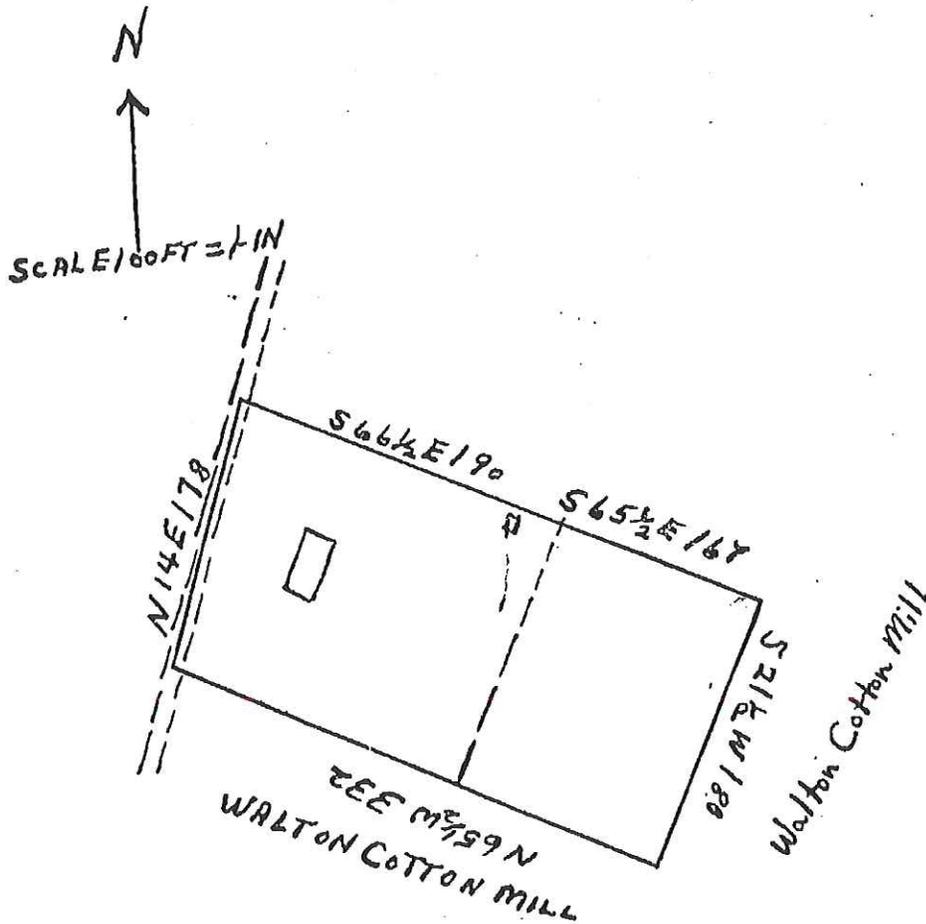
The utilities checked below are available at **603 and 606 Alcovy Street** in the City of Monroe, Georgia.

- ELECTRICITY
- NATURAL GAS
- WATER
- WASTEWATER
- CABLE TV
- TELEPHONE
- INTERNET

Please contact our office for any additional information needed. We look forward to serving your utility needs.

  
City of Monroe





PROPERTY OF MRS HVA ARNOLD  
 LOCATED IN MONROE WALTON COUNTY  
 GA.

March-22-1961

Reg. # 374 J M Williams

Recorded March 28, 1961  
 Emma Lou Laster, Clerk

2.4  
RB

Recorded 09/05/2017 10:21AM Deed  
KATHY K. TROST Doc: WD  
WALTON COUNTY CLERK OF COURT  
Georgia Transfer Tax Paid : \$125.00  
Bk04122 Pg 0235-0236

enw  
\*  
Return Recorded Document to:  
STRICKLAND & LINDSAY, LLP  
P. O. Box 249  
Winder, Georgia 30680

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF BARROW

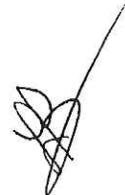
FILE #: 170339P

**THIS INDENTURE** made this **30th** day of **August, 2017**, between **Linda Lois Baccus**, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Pinehurst Homes, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

**All that tract or parcel of land lying and being in the Town, 419 District, G.M., State of Georgia, County of Walton, designated on survey of said property as Tract A, containing 0.241 acres, and Tract B, containing 2.016 acres, and being more particularly described and delineated according to said plat and survey prepared by John F. Brewer, Georgia Registered Surveyor Number 2115, dated 04/11/1995, entitled, "Rezoning Plat For Joe E. Baccus & Linda L. Baccus", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, in Plat Book 66, page 26; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.**

**This Deed is given subject to all easements and restrictions of record.**



**TO HAVE AND TO HOLD** the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

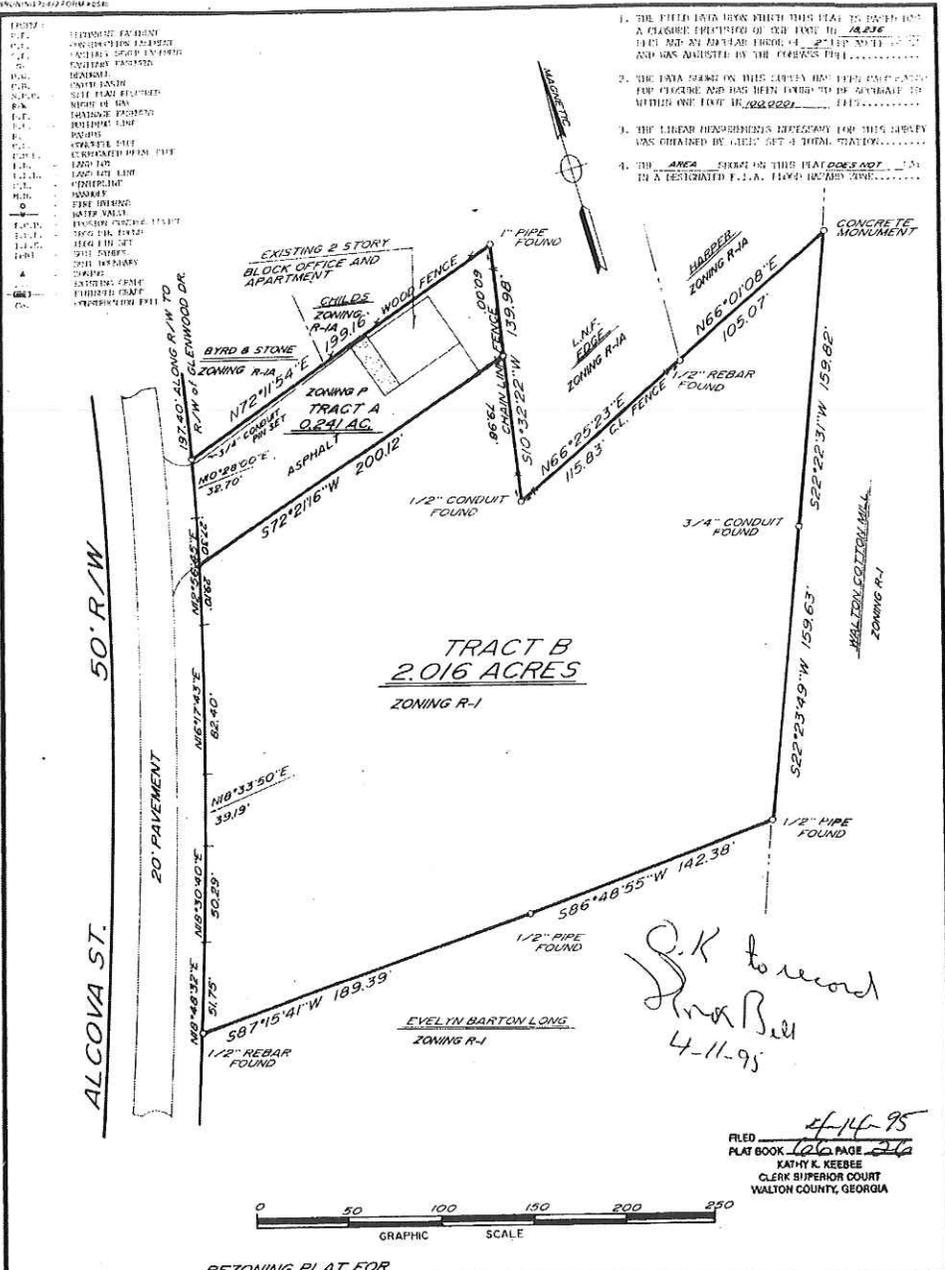
  
Linda Lois Baccus (SEAL)

Signed, sealed and delivered in presence of:

  
Witness

  
Notary Public





*S.K. to record  
Shirley Bell  
4-11-95*

FILED 4-14-95  
PLAT BOOK 106 PAGE 276  
KATHY K. KEESEE  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA



REZONING PLAT FOR

**JOE E. BACCUS & LINDA L. BACCUS**

STATE	COUNTY	CITY	GMD
GEORGIA	WALTON	MONROE	TOWN 419
DISTRICT	LAND LOT	SCALE	DATE
3rd	37	1"=50'	REVISED 4/11/95



*John F. Brewer & Associates*  
LAND SURVEYORS, LAND PLANNERS  
DEVELOPMENT SUPERVISION

107 Davis Street  
Monroe, GA. 30655  
(404) 267-4703

B10-113

RECORDED: APR 14 1995, 10  
KATHY K. KEESEE, CLERK

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 603 & 606 Alcovy Street  
to be rezoned from R-1 to R1A  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on February 20, 2018  
at 5:30 P.M. All those having an  
interest should be present.**

**A petition has been filed with the  
City of Monroe requesting the  
property at 603 & 606 Alcovy Street  
to be rezoned from R-1 to R1A  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on March 13, 2018  
at 6:00 P.M. All those having an  
interest should be present.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**February 4, 2018**

**SURVEYOR CERTIFICATION**

As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

Curve	Radius	Length	Chord	Chord Bear.
C1	1514.20'	187.88'	187.76'	N 17°07'21" E

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND eGPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCPECTER TWO DATA COLLECTOR RUNNING CARLSON SURVIVE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

GRID NORTH GA. WEST ZONE



**LEGEND**

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/O.F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- MH = MANHOLE
- DI = DRAIN INLET
- FI = FIRE HYDRANT
- LP = LIGHT POLE
- PO = POWER POLE
- PL = POWER LINE
- FL = FENCE LINE
- WL = WATER LINE
- GL = GAS LINE
- V = VALVE
- W = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,167 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

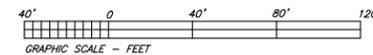
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 352,793 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 132970139E DATED 12/8/2016



- SITE DATA:**
- 1) CURRENT ZONING IS R1 AND P.
  - 2) PROPOSED USE IS RESIDENTIAL.
  - 3) PROPOSED 14 LOTS.
  - 4) MINIMUM HEATED FLOOR SPACE IS 1,300 SQ.FT.
  - 5) MAXIMUM BUILDING HEIGHT IS 35 FEET.
  - 6) MINIMUM BUILDING WIDTH IS 24 FEET.
  - 7) MAXIMUM DENSITY IS 5 UNITS PER ACRE, PROPOSED DENSITY IS 3.5 UNITS PER ACRE.
  - 8) MAXIMUM LOT COVERAGE IS 40%.
  - 9) MINIMUM 2 PARKING SPACES PER DWELLING.

**3.970 ACRES**



REZONING PLAT FOR:

**PINEHURST HOMES, LLC**  
IN THE CITY OF MONROE, TAX PARCEL M0200028 & M0200027

FIELD WORK DATE: 1/9/18 DATE OF PLAT PREPARATION: 1/11/18

LAND LOT(S) 37 3rd DISTRICT WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 40'

2205 HWY. 81 S., LOGANVILLE, GA. 30052  
Phone 770-466-4002 - LSF #000759

JOB NO. 17-178

OWNER: PINEHURST HOMES, LLC  
992 HOLLY HILL ROAD  
MONROE, GA. 30655