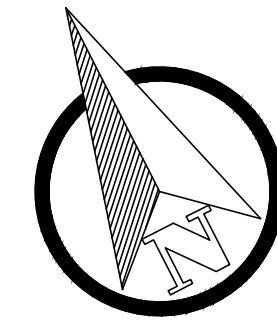
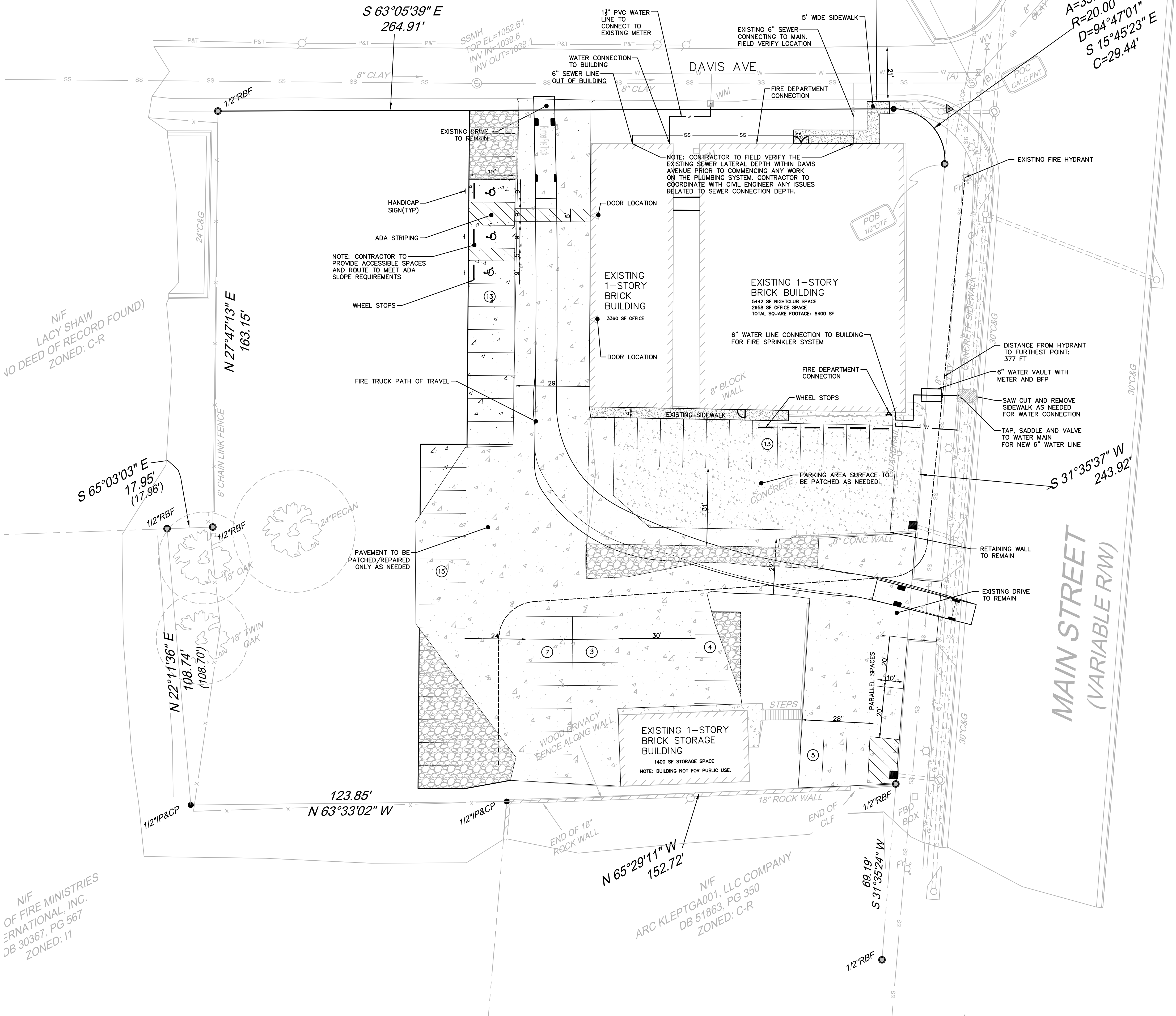


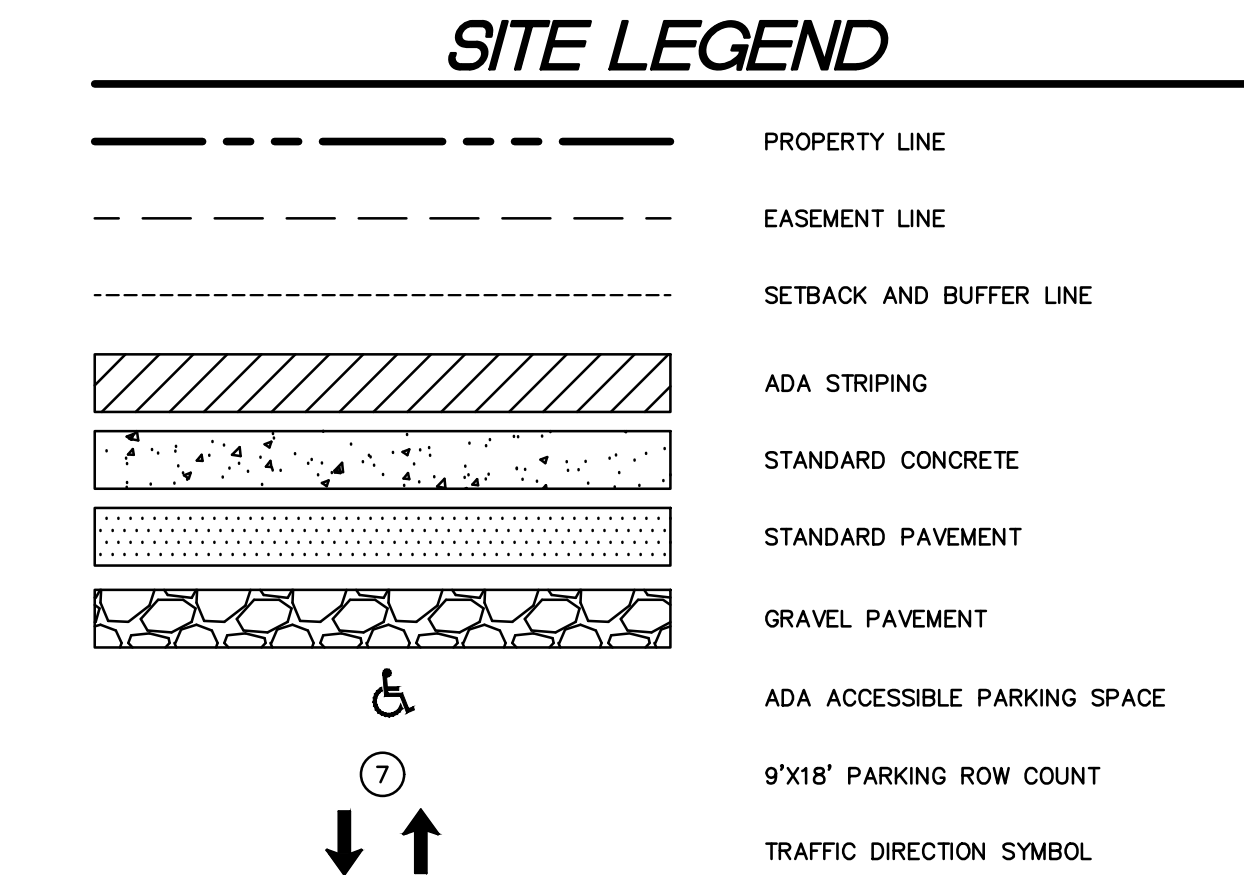
# DAVIS AVENUE (30' R/W)



SCALE: 1"=20'



- ### SITE NOTES:
- COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
  - PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
  - PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
  - THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5' WHERE NO DIMENSION IS GIVEN.
  - EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
  - CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
  - ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.



### SITE SUMMARY

JURISDICTION	CITY OF EAST POINT
ZONING DISTRICT	C-R
OVERLAY DISTRICT	DOWNTOWN OVERLAY DISTRICT
PROPOSED USE	CLUB/OFFICES
TOTAL SITE AREA	1.747 AC

### PARKING SUMMARY

	MIN.	PROVIDED
STANDARD STALLS		57
HANDICAP STALLS	3	3
TOTAL STALLS	56*	60

\* REQUIREMENTS BASED ON THE FOLLOWING CALCULATIONS:

Use	Office	Nightclub
SF	6,318	5,442
Parking Code	3/1000	10/1000
Required Parking	19.0	54.4

	Weekdays		Weekends	
	6am-5pm	5pm-1am	6am-5pm	5pm-1am
Office	100%	10%	10%	5%
Retail	60%	90%	100%	70%
Hotel	75%	100%	75%	100%
Restaurant	50%	100%	100%	100%
Entertainment	40%	100%	80%	100%
Church	50%	100%	100%	100%

	Weekdays		Weekends	
	6am-5pm	5pm-1am	6am-5pm	5pm-1am
Office	19	1.9	1.9	0.95
Entertainment	21.76	54.4	43.52	54.4
Total	40.76	56.3	45.42	55.35

Peak Demand Spaces Provided: 56.3 / 60



**CONTINEO GROUP**  
7555 COMMERCE DRIVE  
SUITE 600  
DECATUR, GA 30030  
678.601.4046  
www.icg.engineer



**KIM KING ASSOCIATES**  
1819 PEACHTREE ROAD SUITE 575  
ATLANTA, GA 30309  
CONTACT: JONATHAN MAJORS  
404.419.9403

2485 MAIN STREET  
INTERIOR BUILDOUT, ASPHALT  
REPAIR AND MAINTENANCE  
ISSUED FOR: EXHIBIT  
JURISDICTION: CITY OF EAST POINT  
LOCATION: 2485 MAIN STREET  
EAST POINT, GA 30344

#	DATE	REVISIONS
1	6/20/19	REVISIONS
2	9/19/19	REVISIONS
3	10/16/19	WATER AND SEWER LOCATION
4	1/30/20	UPDATES TO SITE PLAN

DRAWN: CMR  
CHECK: BHR  
JOB NO: 18-287  
DATE: 6/20/19

PAVING/MAINTENANCE PLAN  
SHEET C02

N/F OF FIRE MINISTRIES  
ERNATIONAL, INC.  
DB 30367, PG 567  
ZONED: I1

N/F LACY SHAW  
VO DEED OF RECORD FOUND)  
ZONED: C-R

N/F ARC KLEPTGA001, LLC COMPANY  
DB 51863, PG 350  
ZONED: C-R