

STANDARD NOTES:

THESE DOCUMENTS REPRESENT THE PROPOSED DEVELOPMENT REQUESTED BY THE INDICATED PROPERTY OWNER. CSC DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE IDENTIFICATION, LOCATION, AND/OR THE CLASSIFICATION OF ANY WATERS OF THE UNITED STATES AND/OR STATE WATERS LOCATED ON THIS SITE. IT IS THE RESPONSIBILITY OF THIS PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY(S) FOR APPROVAL OF ANY WORK ASSOCIATED WITH WATERS OF THE UNITED STATES AND/OR STATE WATERS.

ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES, AND SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.

ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.

THE EXISTING UTILITIES SHOWN ARE FOR CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OR SIZE OF EXISTING UTILITIES. THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL UTILITIES AND SIZES WITHIN THE LIMITS OF THE WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DAMAGE MADE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.

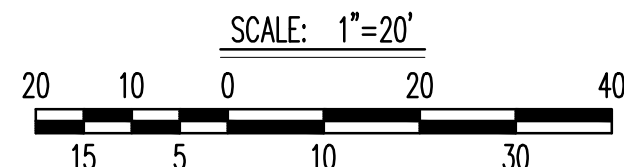
LINEAR FOOTAGE IN PEDESTRIAN LANDSCAPE ZONE: 252 FEET
NUMBER OF BENCHES: 2
NUMBER OF TRASH CANS: 2
NUMBER OF RECYCLING CANS: 2

ZONING RESOLUTION ZA3261 IS ASSOCIATED WITH THIS PROJECT.

N/F AUTO FLEX, LLC.
M/P #108-053
ZONED: CBD

ARCHITECTURAL NOTES

- FLAT ROOFS, ROOF MOUNTED EQUIPMENT AND OTHER ACCESSORIES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHTS-OF-WAY, RESIDENTIAL USES OR ANY RESIDENTIAL OR AGRICULTURAL ZONING CATEGORY BY A PARAPET, GABLE ROOF, ROOF SCREEN, OR OTHER ARCHITECTURAL FEATURE. ROOF EQUIPMENT AND ROOF SCREENS SHALL BE FINISHED TO MATCH THE ROOF OR PARAPET WALL. WHEN THE RELATIONSHIP BETWEEN BUILDING ROOFS AND ADJOINING PUBLIC STREETS AND/OR RESIDENTIAL DEVELOPMENTS MAKE SCREENING OF ROOF EQUIPMENT IMPOSSIBLE (E.G. ROOF HIGHER THAN ROAD), A PARAPET OF NO LESS THAN FOUR FEET IN HEIGHT SHALL BE INSTALLED.
- LOADING AREAS SHALL BE SCREENED FROM THE PUBLIC RIGHTS-OF-WAY, RESIDENTIAL USES, OR ANY RESIDENTIAL OR AGRICULTURAL ZONING CATEGORY BY PLACEMENT BEHIND THE MAIN BUILDING OR APPROPRIATELY SCALED WALL, THE USE OF EARTHEN BERMS THAT ARE NO LESS THAN 5 FEET IN HEIGHT AND/OR A VEGETATIVE SCREEN PLANTED ACCORDING TO COUNTY BUFFER STANDARDS.
- EXTERIOR BUILDING MATERIALS ON ALL COMMERCIAL DEVELOPMENT SHALL CONSIST OF A MINIMUM OF 75% PER VERTICAL WALL PLANE OF BRICK, NATURAL OR PRE-CAST STONE, AND/OR GLASS. IF MULTIPLE ESTABLISHMENTS ARE CONTAINED WITHIN ON CONTIGUOUS STRUCTURE, THE PERCENTAGE PERTAINS TO THE ENTIRE FACADE RATHER THAN THE INDIVIDUAL FACADE FRONTS. (BRICK OR STONE SHALL BE A MINIMUM OF 1.75-INCH DEPTH AND SHALL WRAP BUILDING CORNERS - CH. 12 SOUTH REQUIREMENT).
- ACCENT WALL MATERIALS ON ALL COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 25% PER VERTICAL WALL PLANE. ACCENT BUILDING MATERIALS INCLUDE, BUT NOT LIMITED TO, EXTERIOR FINISH INSULATIONS SYSTEMS, STUCCO, AND PAINTED DIMENSION WOOD. IF MULTIPLE ESTABLISHMENTS ARE CONTAINED WITHIN ONE CONTIGUOUS STRUCTURE, THE PERCENTAGE PERTAINS TO THE ENTIRE FACADE RATHER THAN THE INDIVIDUAL FACADE FRONTS. SMOOTH, SPLIT FACE AND/OR RIB FACED CONCRETE MASONRY UNITS, ALUMINUM SIDING, AND CORRUGATED STEEL ARE PROHIBITED.
- THE PRINCIPLE ENTRY AREA OF A BUILDING, OR IF IN A SHOPPING CENTER THE LARGEST TENANT OR A CENTRAL LOCATION OF A GROUP OF BUILDINGS, SHALL BE ARTICULATED AND SHOULD EXPRESS GREATER ARCHITECTURAL DETAIL THAN OTHER PORTIONS OF THE BUILDING. ENTRIES SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING OR SIMILAR ARCHITECTURAL ELEMENTS: OVERHANGS, CANOPIES, RECESSES/PROJECTIONS, COLUMNS, ARCADES, CORNERED PARAPETS OVER THE DOOR, PEAKED ROOF FORMS, ARCHES, DISPLAY WINDOWS, INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- FREESTANDING ACCESSORY STRUCTURES SHALL HAVE ARCHITECTURAL DETAILING AND DESIGN ELEMENTS CONSISTENT WITH THE PRIMARY BUILDINGS OF THE DEVELOPMENT COMPLEX TO PROVIDE A COHESIVE DESIGN.
- ROOFLINES ON COMMERCIAL BUILDINGS SHALL INCORPORATE ROOF FEATURES (EXTENSIONS, AND/OR PROJECTIONS SUCH AS GABLE, HIP, PARAPET, DORMERS OR OTHERS) THAT ACHIEVE VISUAL INTEREST THROUGH VARIATION ALONG 1/3 OF THE ENTIRE HORIZONTAL LENGTH OF ROOFLINE. THESE FEATURES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS WHERE APPLICABLE: ROOF PITCH OF SLOPE SHALL BE A MINIMUM OF 4:12; ROOF STYLES FOR MULTI-BUILDING COMPLEXES SHALL BE COMPATIBLE AND CONSISTENT WITH ROOF DESIGNS FOR THE ENTIRE COMPLEX.
- NEW BUILDINGS REQUIRE A PARAPET WALL, ARCHITECTURAL SCREEN, OR OTHER ARCHITECTURAL ELEMENT COMPATIBLE WITH THE TEXTURE, QUALITY, MATERIAL, AND COLOR OF THE PRINCIPAL BUILDING TO SCREEN ROOF-MOUNTED EQUIPMENT FROM GROUND LEVEL VIEW AT THE PROPERTY LINE ABUTTING THE PUBLIC RIGHT-OF-WAY.
- VINYL OR OTHER PLASTIC GUTTERS SHALL BE PROHIBITED.
- FOR SLOPED ROOFS, THE DEPTH OF A ROOF OVERHANG SHALL BE AT LEAST 10% OF THE WALL HEIGHT.
- SHED ROOFS ARE ONLY PERMITTED OVER PORCHES.
- VENTS AND STACKS SHALL BE PAINTED TO MATCH ROOF COLOR.
- A PARAPET, WHENEVER PRESENT, SHALL BE A MINIMUM OF 2 FEET IN HEIGHT FOR A LOW-SLOPE ROOF (3:12 PITCH).
- A CORNICE, OTHER DETAILING OR ORNAMENTATION IS REQUIRED AT THE TOP OF THE BUILDING WALL WITH AN OVERHANG DEPTH EQUAL TO AT LEAST 5% OF THE WALL HEIGHT FOR A LOW-SLOPE ROOF.



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GSWCC LEVEL II
CERTIFICATION #0000039613
EXPIRES 11-1-24

JOB: 22-021
DRW: MCZ
CHK: MCZ

DATE	NUMBER	COMMENTS
08/24/2022	1	FORSTH COUNTY SUBMITAL
12/05/2022	2	FORSTH COUNTY COMMENTS
07/03/2023	3	FORSTH COUNTY COMMENTS

PEACHTREE PARKWAY NORTH

HWY 141 AKA PEACHTREE PARKWAY
LAND LOT 632 | DISTRICT 2 | SECTION 1 | PARCEL 108 160
FORSYTH COUNTY, GEORGIA

SITE PLAN

C-2

DATE: 12/05/2022