

CONSTRUCTION DOCUMENTS

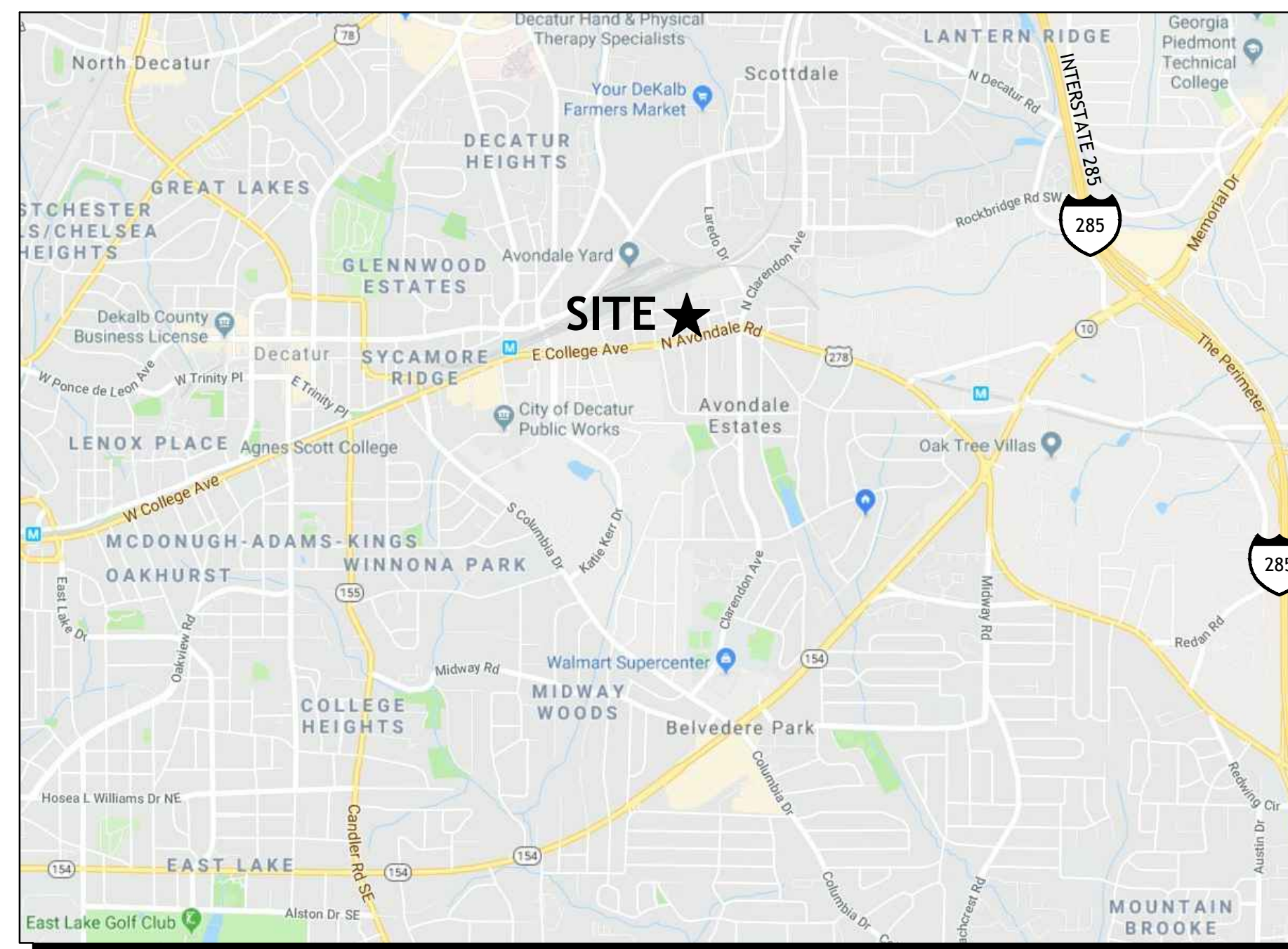
FOR

AVONDALE ESTATES DDA PARKING LOT

AVONDALE ESTATES DDA PARKING LOT
CONSTRUCTION DOCUMENTS LONG #0835-0010

ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.

PRIOR TO LAND DISTURBING-ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1305 TO CONTACT THE INSPECTOR.



LOCATION MAP
N.T.S.

STREET ADDRESS: 6 LAKE STREET, 84 N AVONDALE ROAD, 88 N AVONDALE ROAD, 90 N AVONDALE ROAD
LAND LOT 249, 15TH DISTRICT
DEKALB COUNTY, CITY OF AVONDALE ESTATES, GEORGIA 30002

DESIGN DEVELOPMENT
ISSUE DATE:
06/10/2019

ZONING: CBD - CENTRAL BUSINESS DISTRICT

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C7.0	EROSION & SEDIMENT CONTROL NOTES
C7.1	EROSION & SEDIMENT CONTROL NOTES
C7.2	EROSION CONTROL - INITIAL PHASE
C7.3	EROSION CONTROL - INTERMEDIATE PHASE
C7.4	EROSION CONTROL - FINAL PHASE
C8.0	EROSION & SEDIMENT CONTROL DETAILS
C8.1	EROSION & SEDIMENT CONTROL DETAILS
C9.0	CONSTRUCTION DETAILS

CIVIL ENGINEER



LONG
ENGINEERING

2550 HERITAGE CT. TEL 770.951.2495
SUITE 250 FAX 770.951.2496
ATLANTA, GA 30339 www.longeng.com

OWNER/DEVELOPER
AVONDALE ESTATES DOWNTOWN DEVELOPMENT AUTHORITY
21 NORTH AVONDALE PLAZA
AVONDALE ESTATES, GA 30002
(404) 964-5795

24-HOUR EMERGENCY CONTACT

LONG PROJECT NO. 0835-0010

FRANKLIN STREET 40' R/W WIDTH

CONCRETE R/W

CONCRETE & GRAVEL AREA

CONCRETE PAVEMENT

WALL AND FENCE TO BE REMOVED

WALL TO REMAIN

BLOCK WALL

STONE WALL

STEPS

WATER OAK

WATER OAK

WATER OAK

WATER OAK

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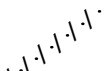

WATER OAK

WATER OAK

DEMOLITION NOTES

1. THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY.
2. ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
4. NO DEMOLITION MATERIALS SHALL BE DISPOSED ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY THE STATE OF GEORGIA FOR THE HANDLING OF DEMOLITION DEBRIS.
5. ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST.
6. CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS.
7. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
8. ALL STRUCTURES TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED ABOVE AND BELOW GRADE. ABANDONED SERVICE LINES TO THE STRUCTURES SHALL ALSO BE REMOVED.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO CONSTRUCT THE IMPROVEMENTS CONTEMPLATED IN THE CONTRACT DOCUMENTS WHETHER OR NOT SHOWN ON THIS PLAN.

DEMOLITION LEGEND

-  PAVEMENTS, CURBS, SIDEWALKS AND WALLS TO BE REMOVED
-  BUILDING TO BE REMOVED, SEE ARCHITECTURAL FOR EXACT LIMITS OF BUILDING DEMOLITION
-  WALLS TO BE REMOVED
-  TREE TO BE REMOVED

0.210 ACRES
9162.6 +/- SQ. FT.
TP# 15 249 14 017
ADDR.=3612 FRANKLIN ST.

TRACT "III"
0.378 ACRES
16,500.0 +/- SQ. FT.
TP# 15 249 16 002
ADDR.=68 N. AVONDALE RD.

TRACT "IV"
0.688 ACRES
30,000.2 +/- SQ. FT.
TP# 15 249 16 001
ADDR.=70 N. AVONDALE RD.

TRACT "X"
0.376 ACRES
16,402.7 +/- SQ. FT.
TP# 15 249 15 004
1044 ADDRESS=6 LAKE ST.

TRACT "VIII"
0.227 ACRES
9,915.5 +/- SQ. FT.
TP# 15 249 15 009
ADDR.=90 N. AVONDALE RD.

NOW OR FORMERLY
ALAN JAMES GRAY
DB 8560, PG 443
TP# 15 249 15 001 & 011

4547 SQ. FT.
1 STORY STUCCO
84 N AVONDALE RD.
TRACT ONE

TRACT TWO
AREA= 0.270 ACRES
11,775 SQ. FT.
TP# 15 249 15 005

TRACT THREE
AREA= 0.225 ACRES
9,807 SQ. FT.
TP# 15 249 15 010

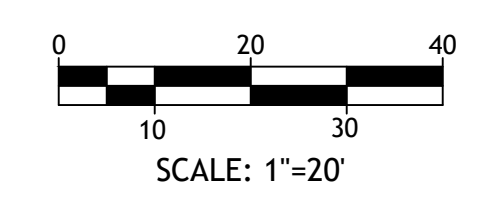
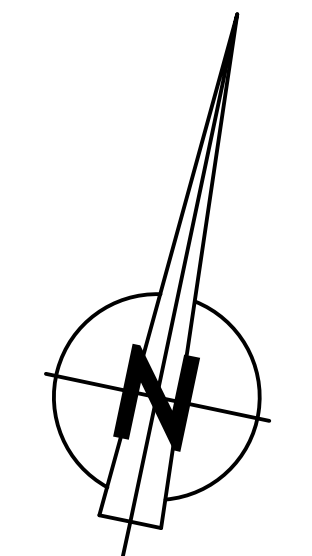
2082 SQ. FT.
1 STORY BRICK
88 N AVONDALE RD.

BLDG HT= 5.7'
P/L GOES THROUGH BUILDING

1' BRICK WALL

N. AVONDALE ROAD

R/W WIDTH VARIES



UTILITY DISCLAIMER
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

REV #	DATE	DESCRIPTION

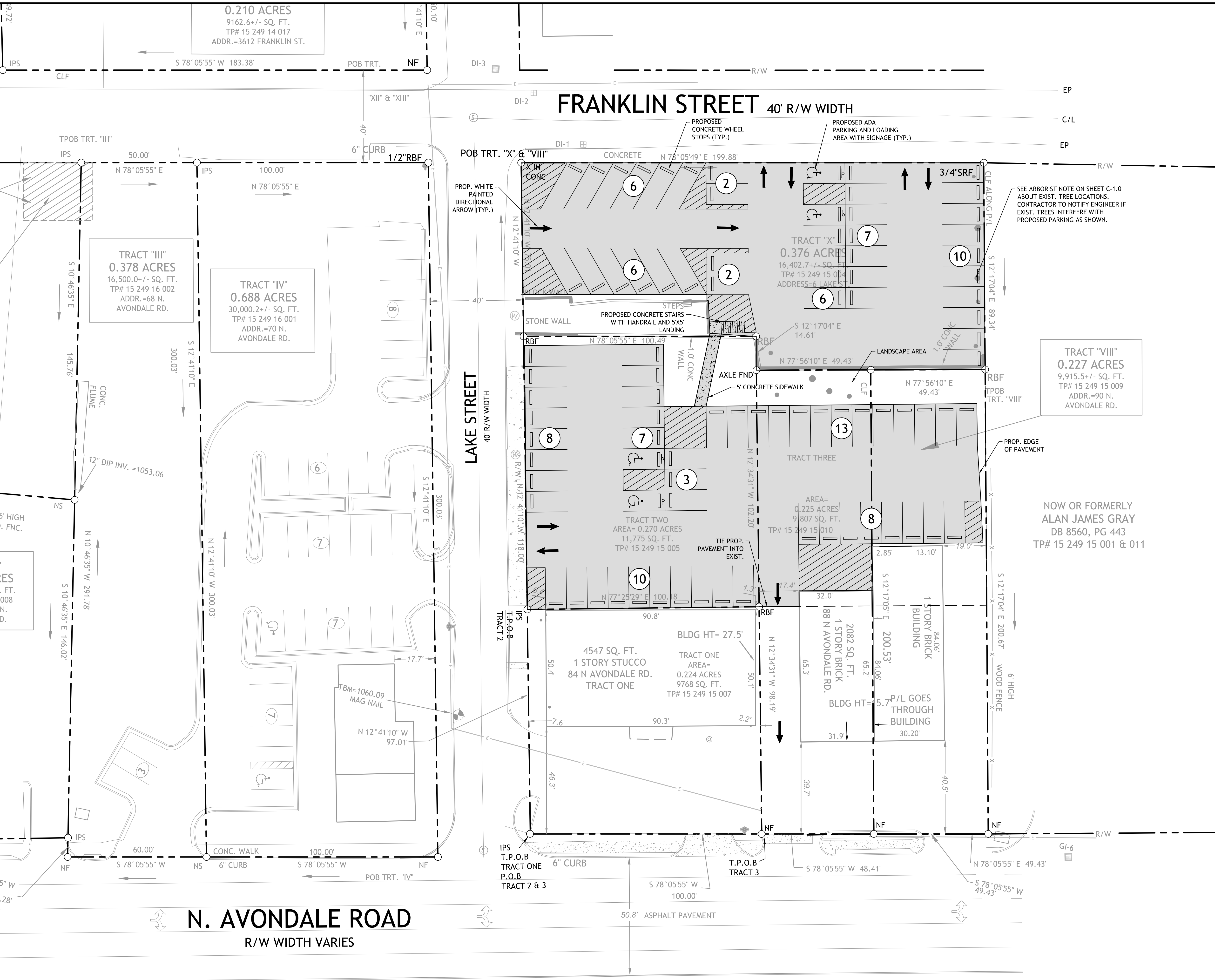
2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495
www.longeng.com

AVONDALE ESTATES DDA PARKING LOT
DESIGN DEVELOPMENT
6 LAKE STREET, 84 N AVONDALE ROAD, 88 N AVONDALE ROAD, 90 N AVONDALE ROAD
LL 47, 14TH DISTRICT
ATLANTA, DEKALB COUNTY
DEMOLITION PLAN

COMCC LEVEL B/CERT #5633, EXPIRES 11-12-17
DATE 06/10/2019
DESIGN QC:
CADD QC:
DESIGNED BY: JMS
DRAWN BY: GF/JRC

SHEET
C-2.0

Drawing Info: P:\proj\0815\0210 Avondale DDA Parking Lot\Design Information_Site Engineering\Drawings\0815_0210.dwg, C:\0\Drawn 2409 - 6-10-2019 7:16pm by: jrc/afal



0.210 ACRES
9162.6 +/- SQ. FT.
TP# 15 249 14 017
ADDR.=3612 FRANKLIN ST.

TRACT "III"
0.378 ACRES
16,500.0 +/- SQ. FT.
TP# 15 249 16 002
ADDR.=68 N. AVONDALE RD.

TRACT "IV"
0.688 ACRES
30,000.2 +/- SQ. FT.
TP# 15 249 16 001
ADDR.=70 N. AVONDALE RD.

FRANKLIN STREET 40' R/W WIDTH

LAKE STREET 40' R/W WIDTH

N. AVONDALE ROAD
R/W WIDTH VARIES

4547 SQ. FT.
1 STORY STUCCO
84 N AVONDALE RD.
TRACT ONE

TRACT ONE
AREA= 0.224 ACRES
9768 SQ. FT.
TP# 15 249 15 007

2082 SQ. FT.
1 STORY BRICK
88 N AVONDALE RD.

BLDG HT= 5.7'
P/L GOES THROUGH BUILDING

NOW OR FORMERLY
ALAN JAMES GRAY
DB 8560, PG 443
TP# 15 249 15 001 & 011

TRACT "X"
0.376 ACRES
16,402.7 +/- SQ. FT.
TP# 15 249 15 011
ADDRESS=6 LAKE ST.

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0.227 ACRES
9,915.5 +/- SQ. FT.
TP# 15 249 15 009
ADDR.=90 N. AVONDALE RD.

SITE DATA NOTES

PROJECT ADDRESS: 6 LAKE STREET, 84 N AVONDALE ROAD, 88 N AVONDALE ROAD, 90 N AVONDALE ROAD
CITY OF AVONDALE ESTATES, GEORGIA 30002

OWNER: AVONDALE ESTATES DOWNTOWN DEVELOPMENT AUTHORITY
21 NORTH AVONDALE PLAZA
AVONDALE ESTATES, GA 30002
SAM COLLIER
(404) 964-5795

ENGINEER: LONG ENGINEERING, INC.
2550 HERITAGE COURT
SUITE 250
ATLANTA, GEORGIA 30339
770-951-2495

CONTACT PERSON: JOE SEVERIN

ZONING: CBD - CENTRAL BUSINESS DISTRICT

THE APPROXIMATE SITE AREA IS 1.098 ACRES.
THE APPROXIMATE DISTURBED AREA IS 0.88 ACRES.

PROPOSED PARKING SPACES	STANDARD	HANDICAP	TOTAL
	84	4	88

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING

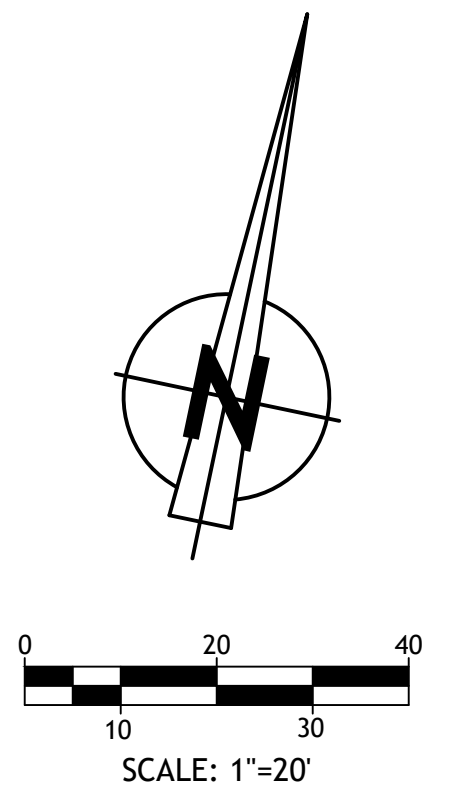
REVISIONS

REV #	DATE	DESCRIPTION

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495
www.longeng.com

AVONDALE ESTATES DDA PARKING LOT

DESIGN DEVELOPMENT
6 LAKE STREET, 84 N AVONDALE ROAD, 88 N AVONDALE ROAD, 90 N AVONDALE ROAD
ATLANTA, DEKALB COUNTY
SITE PLAN



COMDC LEVEL B CERT #56533, EXPIRES 11-12-17

DATE	06/10/2019
DESIGN QC:	
CADD QC:	
DESIGNED BY:	JMS
DRAWN BY:	GF/JRC

SHEET C-3.0

NOT ISSUED FOR CONSTRUCTION

Drawing Info: P:\user\projects\081515\081515_081515_081515.dwg, C:\Users\jrcollier\AppData\Local\Temp\21712pm_87c\ipgood.dwg

