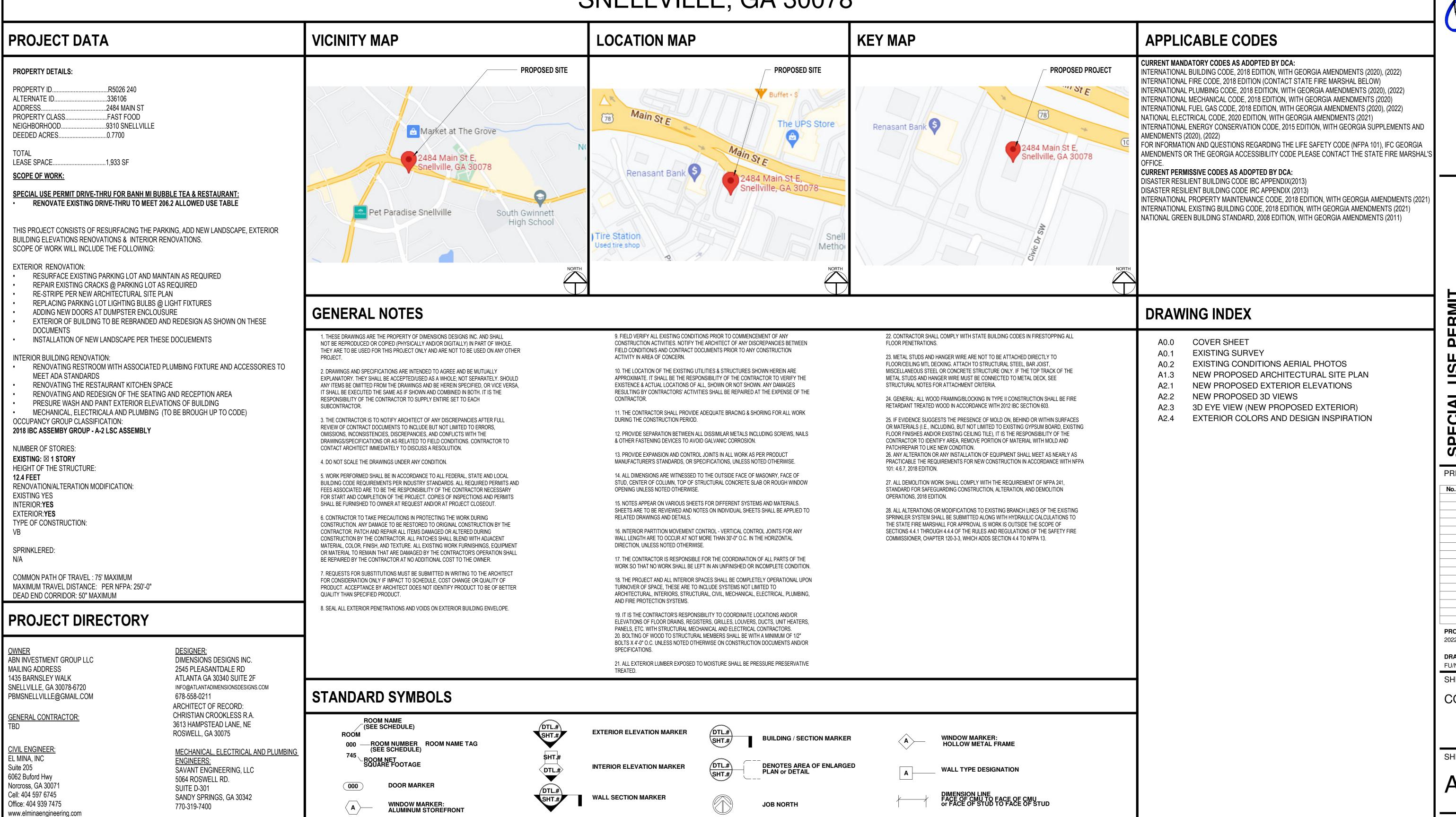
### **BANH MI BUBBLE TEA & DELI**

2484 MAIN ST SNELLVILLE, GA 30078





(ITCHEN & BATH DESIGN • RESIDENTIAL + COMMERCIA)

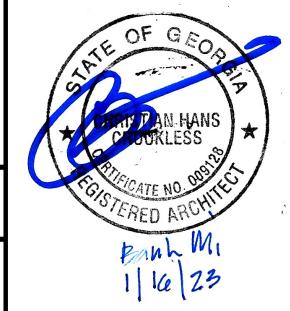
2545 PLEASANTDALE RD. SUITE 2F

ATLANTA, GA 30340

INFO@ATLANTADIMENSIONSDESIGNS.COM

678.558.0211

CONDITIONS AT THE SITE BEFORE
PROCEEDING WITH EACH PHASE OF THIS
WORK



### SPECIAL USE PERMIT DRIVE-THRU FOR Banh Mi BUBBLE TEA & DELI

PRINT RECORD

No. Description

PROJECT NUMBER DATE
2022\_10\_01.1 01-16-2023

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DATE/TIME 1/16/2023 11:02:07 AM

NONE PROVIDED TO THIS SURVEYOR

RECORDED SETBACKS/
RESTRICTIONS PROVIDED BY

TERMS AND CONDITIONS OF EASEMENT CONTAINED IN THAT CERTAIN - WARRANTY DEED FROM TERRA 22 LTD., TO THE KRYSTAL COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 2 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)

TERMS AND CONDITIONS OF THAT EASEMENT BETWEEN TERRA 22 LTD AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)

DRIVES CROSSING SUBJECT PROPERTY AND SUBJECT PROPERTY BOUNDARIES POSSIBLY GIVING RISE TO RIGHTS, OR CLAIMS OF RIGHTS, OF OTHERS AS DISCLOSED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "SURVEY FOR DOUGLAS L. WILKERSON". PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JULY 22, 1977, RECORDED AT PLAT BOOK 6, PAGE 157 B, GWINNETT COUNTY, GEORGIA RECORDS. (DOES NOT AFFECT)

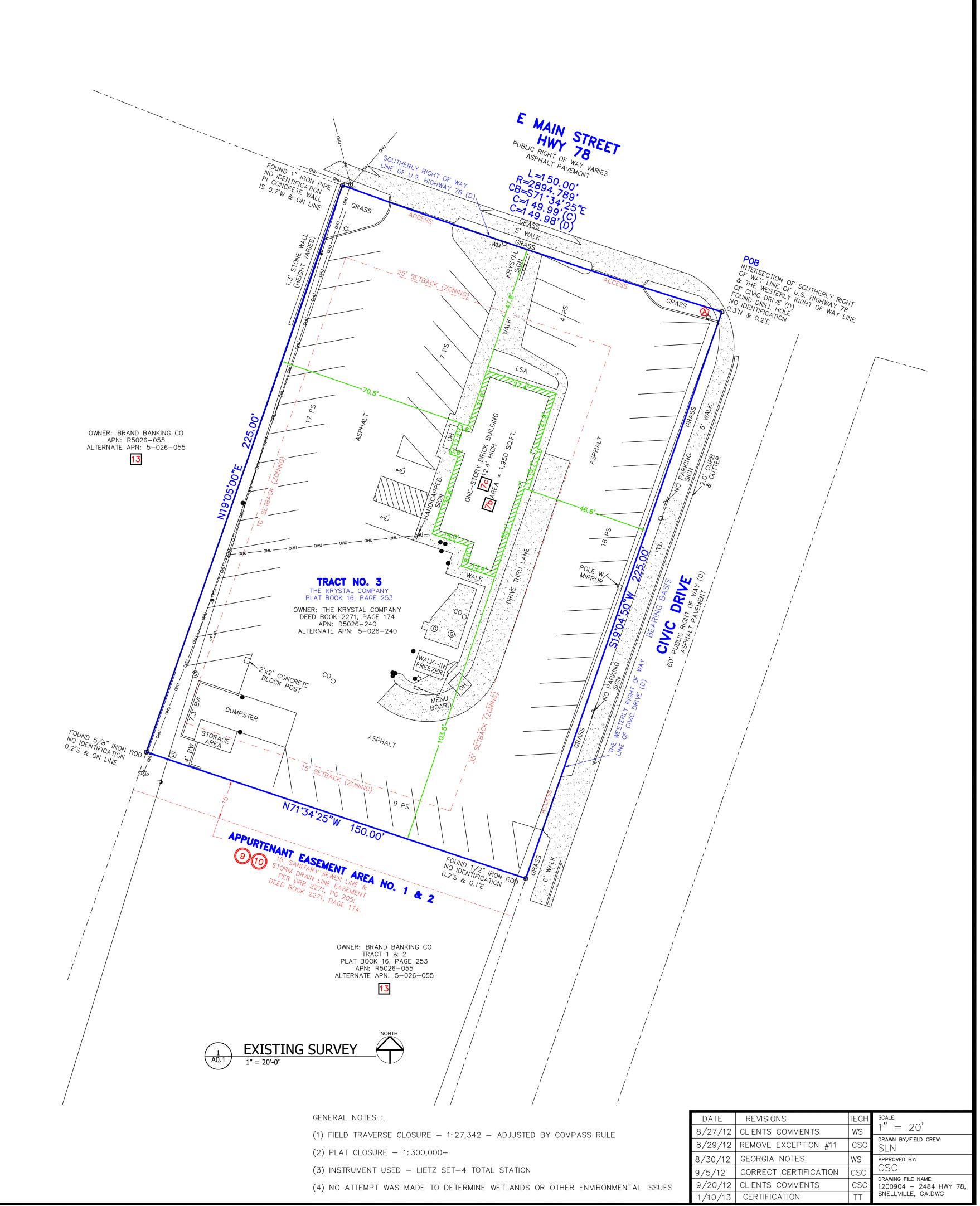
ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE				
2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA		
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT		
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES		
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES		
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS		
	6Dib LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET		
5Ei SCHEDULE "B" ITEMS	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE		

Ovi TYPE OF SURVEY

7 SURVEYOR'S CERTIFICATE

8 "TABLE A" DUMP, SUMP OR

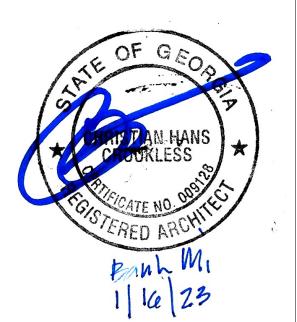
22 "TABLE A" ZONING INFORMATION





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**VERIFY ALL DIMENSIONS AND EXISTING** CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS



FOR SPECIAL USE DRIVE-THRU F Banh Mi BUBBLE TEA 8

PRINT RECORD Description 2022\_10\_01.1 01-16-2023 **DRAWN BY** CHECKED BY

SHEET NAME

**EXISTING** SURVEY

SHEET TITLE

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**REPLACE EXISTING SIGN** WITH A NEW MONUMENT SIGN

RENOVATE EXISTING DRIVE-THRU TO MEET 206.2 ALLOWED USE TABLE

**DESIGN EXTERIOR** 

**REPAIR EXISTING CRACKS @** PARKING LOT AS REQUIRED

**ADD PARAPET TOS SCREEN** MECHANICAL EQUIPMENT

**SEE PROPOSED EXTERIOR ELEVATIONS FOR NEW RE-** **NEW LANDSCAPE** 

**NEW PROPOSED PATIO** 

PROPERTY DETAILS:

PROPERTY ID.. ...R5026 240 ALTERNATE ID.. ...336106 ADDRESS... ..2484 MAIN ST

PROPERTY CLASS ...FAST FOOD NEIGHBORHOOD. ..9310 SNELLVILLE DEEDED ACRES... ...0.7700

LEASE SPACE... ..1.933 SF

**SCOPE OF WORK:** 

<u>SPECIAL USE PERMIT DRIVE-THRU FOR BANH MI BUBBLE TEA & RESTAURANT:</u> RENOVATE EXISTING DRIVE-THRU TO MEET 206.2 ALLOWED USE TABLE

THIS PROJECT CONSISTS OF RESURFACING THE PARKING, ADD NEW LANDSCAPE, EXTERIOR BUILDING ELEVATIONS RENOVATIONS & INTERIOR RENOVATIONS. SCOPE OF WORK WILL INCLUDE THE FOLLOWING:

EXTERIOR RENOVATION:

- RESURFACE EXISTING PARKING LOT AND MAINTAIN AS REQUIRED
  - REPAIR EXISTING CRACKS @ PARKING LOT AS REQUIRED RE-STRIPE PER NEW ARCHITECTURAL SITE PLAN
- REPLACING PARKING LOT LIGHTING BULBS @ LIGHT FIXTURES
- ADDING NEW DOORS AT DUMPSTER ENCLOUSURE EXTERIOR OF BUILDING TO BE REBRANDED AND REDESIGN AS SHOWN ON THESE
- DOCUMENTS INSTALLATION OF NEW LANDSCAPE PER THESE DOCUEMENTS

INTERIOR BUILDING RENOVATION: RENOVATING RESTROOM WITH ASSOCIATED PLUMBING FIXTURE AND ACCESSORIES TO MEET ADA STANDARDS

- RENOVATING THE RESTAURANT KITCHEN SPACE RENOVATING AND REDESIGN OF THE SEATING AND RECEPTION AREA
- PRESURE WASH AND PAINT EXTERIOR ELEVATIONS OF BUILDING MECHANICAL, ELECTRICALA AND PLUMBING (TO BE BROUGH UP TO CODE)

OCCUPANCY GROUP CLASSIFICATION: 2018 IBC ASSEMBY GROUP - A-2 LSC ASSEMBLY

NUMBER OF STORIES: **EXISTING:** ⊠ 1 STORY HEIGHT OF THE STRUCTURE: 12.4 FEET RENOVATION/ALTERATION MODIFICATION: EXISTING YES INTERIOR:YES EXTERIOR:**YES** TYPE OF CONSTRUCTION:

SPRINKLERED:

COMMON PATH OF TRAVEL: 75' MAXIMUM MAXIMUM TRAVEL DISTANCE: PER NFPA: 250'-0" DEAD END CORRIDOR: 50" MAXIMUM

**EXISTING ENTRANCE AND EXIT** 

**EXISTING EXIT** 

**EXISTING ENTRANCE** 

Snellville, Georgia - Code of Ordinances / APPENDIX A - UNIFIED DEVELOPMENT ... / CHAPTER 200. - ZONING AND LAND USE / ARTICLE 6. - USE PROVISIONS / 206-8.9. - Drive-Thru Facility <mark>206-8.9</mark>. - Drive-Thru Facility

VERSION: APR 11, 2022 (CURRENT) ▼ 206-6.7. - Self-Service Storage 206-6.8. - Warehouse and

206-6.9. - Waste Related Services

206-9.2. - Garden Market

206-9.3. - Short-Term Rental

206-9.5. - Temporary Events

206-9.7. - Yard/Garage Sales

RTICLE 7. - SITE

206-9.6. - Towne Center Outdoor

Sec. 207-1. - Parking and Loading

207-1.2. - Parking Requirements

207-1.3. - Shared Vehicle Parking

207-1.4. - Location of Vehicle

207-1.5. - Accessible Parking

207-1.7. - Vehicle Parking Layout

207-1.6. - Bicycle Parking

and Design modified

207-1.1. - Applicability

206-9.4. - Temporary Buildings and

A facility at which the customer is served while sitting in a vehicle, typically associated with drive-thru restaurants, banks, and pharmacies.

B. Use Standards

- 1. Where a drive-thru is allowed as a limited use, no drive-thru window, lane, or order box is permitted within 50 feet of a ground-floor residential use (measured from the residential lot line to the closest point of
- 2. Additional design requirements are specified in Sec. 207-1.7.G.

Snellville, Georgia - Code of Ordinances / APPENDIX A - UNIFIED DEVELOPMENT OR... / CHAPTER 200. - ZONING AND LAND USE / ARTICLE 7. - SITE

F. Pedestrian Circulation VERSION: APR 11, 2022 (CURRENT) ▼ 206-9.1. - Famers' Market

1. Pedestrian walkways connecting from the closest street sidewalk to the building entrance must be provided in parking lots with 20 or more vehicle parking spaces.

2. Pedestrian walkways must be at least 5 feet wide and must include a landscape strip that is at least 5 feet wide on at least one side. This strip must be continuous (except where the walkway crosses internal driveways) and must be planted with trees as specified in Sec.207-4.18.B (Parking Lot and Street Tree Species Table).

3. The total distance from a building entrance to the closest street sidewalk (measured along the walkway) may not exceed 150% of the shortest straight-line distance.

4. Where walkways cross internal driveways, pedestrian walkways must include raised walkways to slow traffic and provide safe access.

5. No parking spaces may be more than 150 feet from a pedestrian walkway.

6. Pedestrian walkways have curbs to prevent vehicular encroachment.

G. Drive-Thrus

- 1. Drive-thru windows and lanes may not be located between a building and the closest public street (not including an alley).
- 2. Where drive-thru windows and lanes are allowed (by variance or otherwise) between a public street (not including an alley) or a ground-floor residential use and the associated building, the entire length of the drive-thru lane, including but not limited to, menu boards, stacking lanes, trash receptacles, ordering box, drive-up windows, and other objects associated with the drive-thru must be screened.
- 3. Drive-thru screening must be a continuous compact evergreen hedge. At the time of installation, the screening must be at least 3 feet in height and reach a height of 4 feet within 3 years of planting.
- 4. In lieu of the compact evergreen hedge, a screening wall with a minimum height of 4 feet may be installed. The wall must be compatible with the principal building in terms of texture, quality, material, and color.
- 5. A minimum of 10 feet wide driveway and stacking lane is required for any drive-thru.
- 6. A vehicular circulation plan must be submitted to the Director before issuing building permits. The plan must be reviewed to determine that the circulation does not:
- a. Constitute a threat to public safety; or
- b. Block access to and from parking spaces.
- H. Large Parking Facility Requirements

Parking facilities with 500 or more parking spaces must incorporate one of the following:

- 1. At least 10% of total parking surface lot area (gross surface area) must use porous paving or grass paving systems, such as "Grasscrete" or "Grasspave;" or
- 2. At least 10% of the total number of parking spaces must be in a multi-level parking deck.

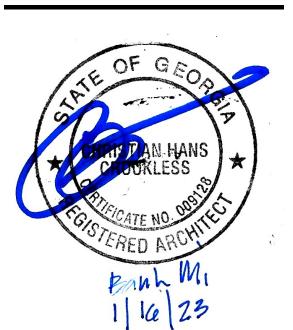
When a small number of additional pervious parking spaces are required by clause H.1 above, an administrative variance may be approved by the Director in an amount not to exceed ten additional spaces.

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**VERIFY ALL DIMENSIONS AND EXISTING** CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS

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**EXISTING** CONDITIONS **AERIAL PHOTOS** 

SHEET TITLE

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PERMIT SUBMITTAL FOR DRIVE-THRU/SPECIAL PERMIT

### PROPERTY DETAILS:

TOTAL LEASE SPACE......1,933 SF

SCOPE OF WORK WILL INCLUDE THE FOLLOWING:

**SCOPE OF WORK:** 

### SPECIAL USE PERMIT DRIVE-THRU FOR BANH MI BUBBLE TEA & RESTAURANT: RENOVATE EXISTING DRIVE-THRU TO MEET 206.2 ALLOWED USE TABLE

THIS PROJECT CONSISTS OF RESURFACING THE PARKING, ADD NEW LANDSCAPE, EXTERIOR BUILDING ELEVATIONS RENOVATIONS & INTERIOR RENOVATIONS.

### EXTERIOR RENOVATION:

- RESURFACE EXISTING PARKING LOT AND MAINTAIN AS REQUIRED
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- REPLACING PARKING LOT LIGHTING BULBS @ LIGHT FIXTURES
- ADDING NEW DOORS AT DUMPSTER ENCLOUSURE
- EXTERIOR OF BUILDING TO BE REBRANDED AND REDESIGN AS SHOWN ON THESE.
- DOCUMENTS
- INSTALLATION OF NEW LANDSCAPE PER THESE DOCUEMENTS

### INTERIOR BUILDING RENOVATION:

- RENOVATING RESTROOM WITH ASSOCIATED PLUMBING FIXTURE AND ACCESSORIES TO MEET ADA STANDARDS
- RENOVATING THE RESTAURANT KITCHEN SPACE
- RENOVATING AND REDESIGN OF THE SEATING AND RECEPTION AREA
- PRESURE WASH AND PAINT EXTERIOR ELEVATIONS OF BUILDING
   MECHANICAL, ELECTRICALA AND PLUMBING (TO BE BROUGH UP TO CODE)
- OCCUPANCY GROUP CLASSIFICATION:

### 2018 IBC ASSEMBY GROUP - A-2 LSC ASSEMBLY

NUMBER OF STORIES:

EXISTING: ⊠ 1 STORY

HEIGHT OF THE STRUCTURE:

**12.4 FEET**RENOVATION/ALTERATION MODIFICATION:

EXISTING YES
INTERIOR: YES
EXTERIOR: YES
TYPE OF CONSTRUCTION:

### SPRINKLERED:

N/A

COMMON PATH OF TRAVEL : 75' MAXIMUM MAXIMUM TRAVEL DISTANCE: PER NFPA: 250'-0" DEAD END CORRIDOR: 50" MAXIMUM



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ATLANTA, GA 30340
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SPECIAL USE PERMIT DRIVE-THRU FOR Banh Mi BUBBLE TEA & DELI

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No.	Description	1	Date	
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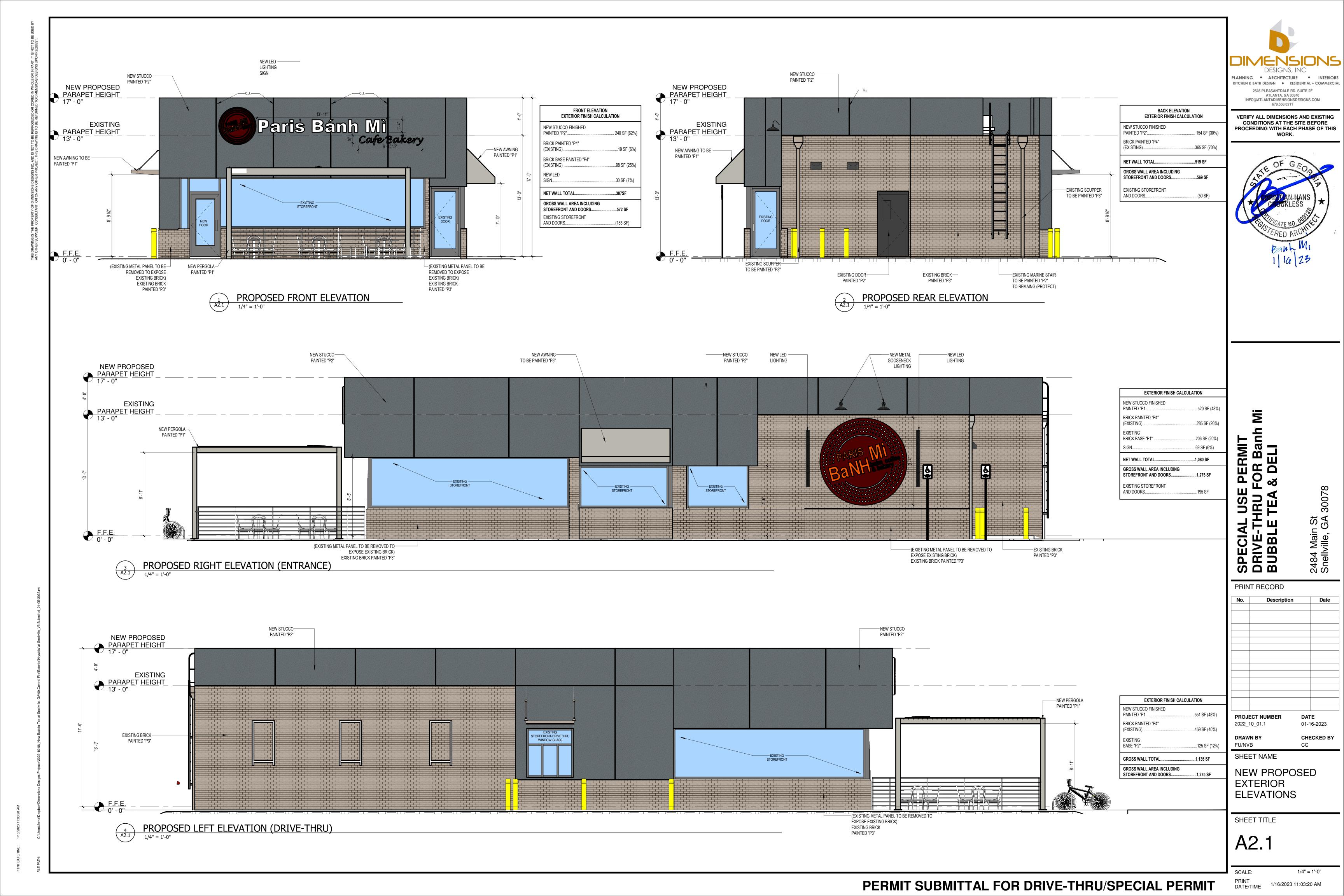
NEW PROPOSED ARCHITECTURAL SITE PLAN

SHEET TITLE

A1.3

SCALE: 1" = 20'-0"

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DATE/TIME 1/16/2023 3:37:00 PM





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VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS WORK.



# SPECIAL USE I DRIVE-THRU F BUBBLE TEA 8

PRINT RECORD				
No.	Description	n Date		
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2022_10_01.1		01-16-2023		
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SHEET NAME

NEW PROPOSED 3D VIEWS

SHEET TITLE

A2.2

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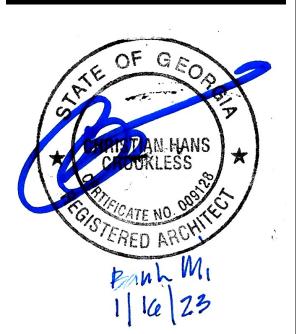




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VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS WORK.



## SPECIAL USE PER DRIVE-THRU FOR BUBBLE TEA & DE

2484 Main St Snellville, GA 30078

PRINT RECORD Description **DATE** 01-16-2023 **PROJECT NUMBER** 2022\_10\_01.1 CHECKED BY CC

**DRAWN BY** 

SHEET NAME

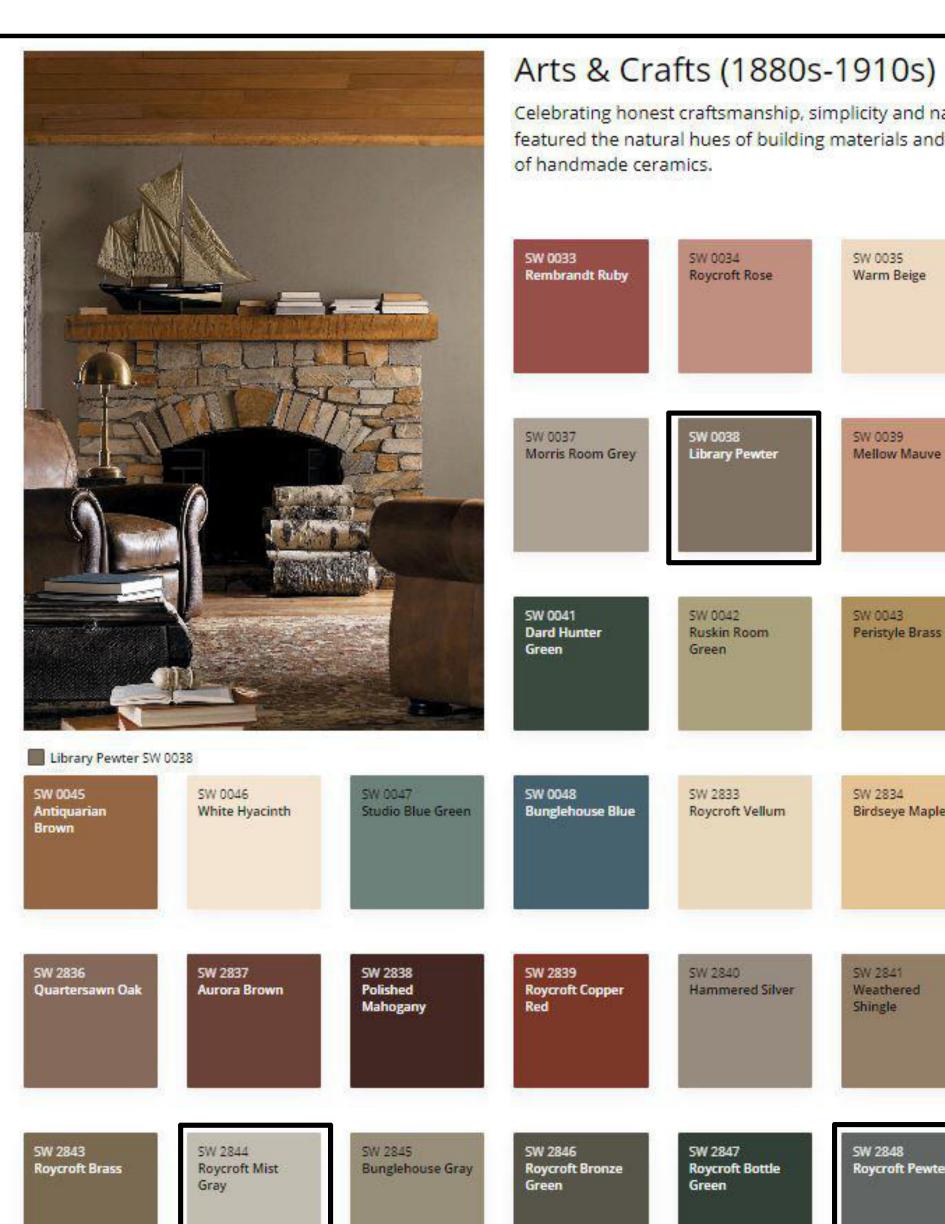
3D EYE VIEW (NEW PROPOSED EXTERIOR)

SHEET TITLE

A2.3

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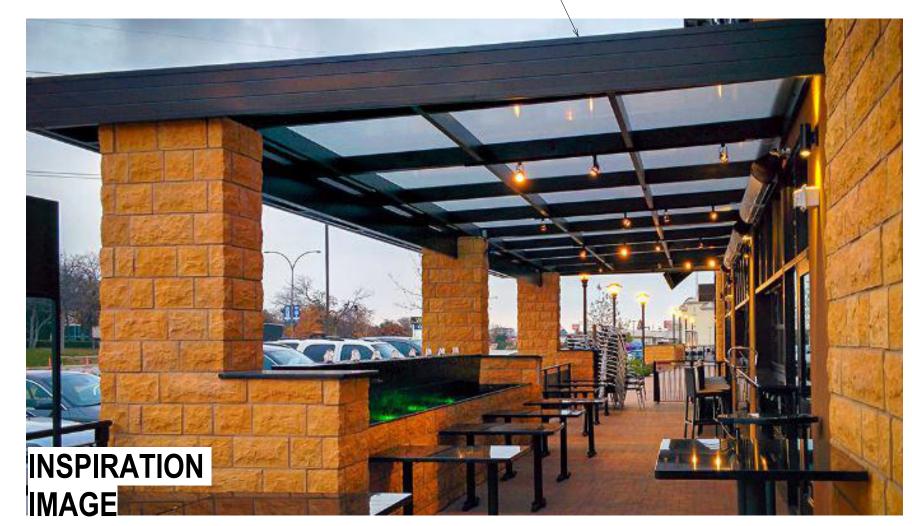


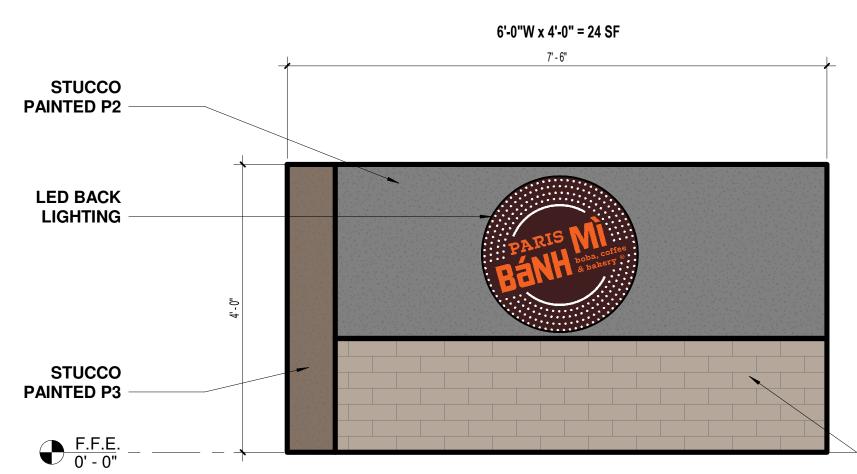


### Celebrating honest craftsmanship, simplicity and nature, this movement featured the natural hues of building materials and the blues and greens SW 0036 **Buckram Binding** SW 0040 Roycroft Adobe Mellow Mauve SW 0043 Peristyle Brass SW 0044 **Hubbard Squash** SW 2835 Birdseye Maple Craftsman Brown SW 2842 Roycroft Suede



FRANCHISE LOGO (COLORS DETERMINATE BY FRANCHISE



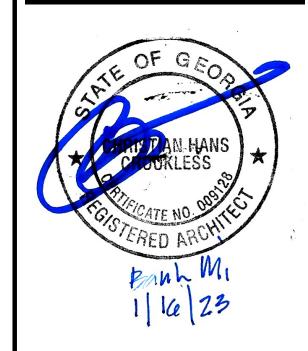


**BRICK PAINTED P1** 

1) SIGN ELEVATION 3/4" = 1'-0"

ATLANTA, GA 30340

CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS



### E PEF FOR & D

SPECIAL USE	DRIVE-THRU F BUBBLE TEA 8	2484 Main St Snellville, GA 30078
PRIN	T RECORD	
No.	Description	n Date
	ECT NUMBER 10_01.1	<b>DATE</b> 01-16-2023
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FU/NV	В	CC

COLORS AND DESIGN **INSPIRATION** 

SHEET TITLE

SHEET NAME

**EXTERIOR** 

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