



LAWRENCEVILLE GEORGIA

SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| NAME: <u>Studio1865</u> | NAME: <u>DAHAR PROPERTIES LLC</u> |
| ADDRESS: <u>1154 Lawrenceville Hwy, Ste 206</u> | ADDRESS: <u>3125 Touchton Ct</u> |
| CITY: <u>Lawrenceville</u> | CITY: <u>Duluth</u> |
| STATE: <u>GA</u> ZIP: <u>30046</u> | STATE: <u>GA</u> ZIP: <u>30097</u> |
| PHONE: <u>678-782-8165</u> | PHONE: _____ |
| CONTACT PERSON: <u>Samia Craig</u> PHONE: <u>678-782-8165</u> | |
| CONTACT'S E-MAIL: <u>samia@1865legacies.com</u> | |
| * If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees. | |
| ZONING DISTRICT(S): _____ ACREAGE: _____ | |
| PARCEL NUMBER(S): <u>5110376</u> | |
| ADDRESS OF PROPERTY: <u>1154 Lawrenceville Hwy, Ste 206, Lawrenceville, GA 30046</u> | |
| PROPOSED SPECIAL USE: <u>Special events facility</u> | |

[Signature] 10/10/2025
SIGNATURE OF APPLICANT DATE

[Signature] 10/15/25
SIGNATURE OF OWNER DATE

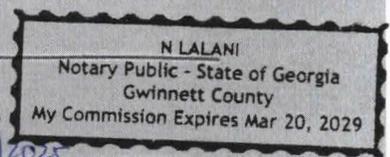
Samia Craig
TYPED OR PRINTED NAME

T. Peete
NOTARY PUBLIC



TYPED OR PRINTED NAME

[Signature] 10/15/2025
NOTARY PUBLIC DATE



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

SUP2025-00117
RECEIVED OCTOBER 28, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? ^N_____ Y/N

If the answer is yes, please complete the following section:

| NAME OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or more) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|-----------------------------|-----------------------------------------------------------|----------------------------------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? ^N_____ Y/N

If the answer is yes, please complete the following section:

| NAME OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or more) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|-----------------------------|-----------------------------------------------------------|----------------------------------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



Property Tax > View Pay Your Ta...

View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :
R5110 376

Property Type :
Real Property

Site Address :
1154 LAWRENCEVILLE HWY
LAWRENCEVILLE 30046

Mailing Address :
DAHAR PROPERTIES LLC
1134 GAVINWOOD PL
DECATUR GA 30033-3780

[Change Mailing Address](#)

Legal :
U S HWY 29

District :
LAWRENCEVILLE

Last Update :
10/21/2025 08:07 PM

Pay -

Total Due : \$146,952.64

Partial Payment

[Add to Cart](#)

Tax Bills

[Click here](#) to view and print your 2025 tax bill.

| | | | | | | | |
|----------------------|--------------|--------------|--------|--------|--------|------------|--------------|
| 2025 | \$146,952.64 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 11/15/2025 | \$146,952.64 |
| 2024 | \$83,200.00 | \$83,200.00 | \$0.00 | \$0.00 | \$0.00 | 10/15/2024 | \$0.00 |
| 2023 | \$102,720.00 | \$102,720.00 | \$0.00 | \$0.00 | \$0.00 | 10/15/2023 | \$0.00 |
| 2022 | \$102,720.00 | \$102,720.00 | \$0.00 | \$0.00 | \$0.00 | 03/01/2023 | \$0.00 |
| 2021 | \$102,992.00 | \$102,992.00 | \$0.00 | \$0.00 | \$0.00 | 10/15/2021 | \$0.00 |

| | | | | | | | |
|----------------------|--------------|--------------|--------|--------|--------|------------|--------------|
| 2020 | \$121,933.45 | \$121,933.45 | \$0.00 | \$0.00 | \$0.00 | 01/01/2021 | \$0.00 |
| 2019 | \$135,720.43 | \$135,720.43 | \$0.00 | \$0.00 | \$0.00 | 10/15/2019 | \$0.00 |
| 2018 | \$125,930.89 | \$125,930.89 | \$0.00 | \$0.00 | \$0.00 | 11/01/2018 | \$0.00 |
| 2017 | \$122,592.85 | \$122,592.85 | \$0.00 | \$0.00 | \$0.00 | 10/15/2017 | \$0.00 |
| Total | | | | | | | \$146,952.64 |

Email tax@gwinnettcountry.com to request other years.

02:41

[Understanding Your Property Tax Bill.](#)

04:28

[How to Pay Your Property Taxes Online](#)

Select Language 

Powered by  Google Translate

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Real Estate

[View Bill](#)

[View bill image](#)

As of

10/23/2025

Bill Year

2024

Bill

1652

Owner

DAHAR PROPERTIES LLC

Parcel ID

R5110 376

[View payments/adjustments](#)

| Installment | Pay By | Amount | Payments/Credits | Balance | Interest | Due |
|--------------|------------|-------------|------------------|---------|----------|--------|
| 1 | 10/14/2024 | \$18,806.00 | \$18,806.00 | \$0.00 | \$0.00 | \$0.00 |
| Interest | | | \$180.23 | | | \$0.00 |
| TOTAL | | \$18,806.00 | \$18,806.00 | \$0.00 | \$0.00 | \$0.00 |

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Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 10/23/2025

| | |
|------------------|------|
| Bill Year | 2024 |
| Bill | 1652 |

| Activity | Posted | Entered | Reference # | Paid By/Reference | Amount |
|----------|------------|------------|-------------|----------------------|-------------|
| Payment | 11/13/2024 | 11/13/2024 | 2065970 | DAHAR PROPERTIES LLC | \$180.23 |
| Payment | 10/17/2024 | 10/18/2024 | 2010289 | Elockbox | \$18,806.00 |

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1865 Legacies Group, LLC
DBA Studio 1865
1154 Lawrenceville Hwy., Ste 206
Lawrenceville, GA 30046
info@legaciesevents.com

October 9, 2025

RE: Letter of Intent
Special Use Permit Application
Parcel 5110376
1154 Lawrenceville Hwy., Ste 206
Lawrenceville, GA 30046

To Whom It May Concern,

I am writing this letter of intent on behalf of 1865 Legacies Group, LLC - DBA Studio 1865 to be considered for a Special Use Permit. Studio 1865 is poised to redefine event experiences in Lawrenceville, GA, by opening a premier multi-use venue in one of the city's quickly growing shopping centers, Lawrenceville Station. Lawrenceville's vibrant growth and thriving community make it an ideal destination for high-end events, ensuring strong demand and long-term success. With minimal renovation requirements, we are prepared to enter the market quickly and ready to service the community.

What We Aim to Provide

Our space will combine modern elegance with versatile functionality, catering to weddings, community events, baby showers, birthday parties, corporate meetings, anniversary parties, holiday gatherings, fitness classes, photo shoots, micro-weddings and so much more. Our venue and services are tailored to make planning simple, pricing affordable and events unforgettable.

Studio 1865 represents more than an event venue—it is a celebration of family heritage, creativity, and community. Named in honor of the owner's childhood home, Studio 1865 will serve as a modern gathering space rooted in resilience, legacy, and shared experiences. Guided by a commitment to growth and purpose, the owner seeks to create a destination that elevates every client interaction while fostering a lasting impact for her family and the Lawrenceville community.

Thank you for your and consideration.

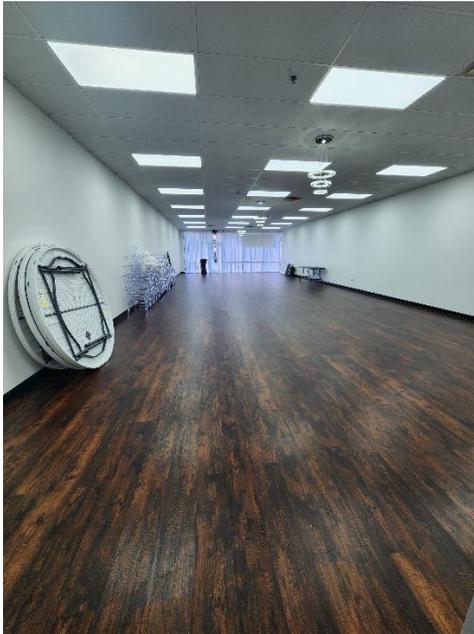
Sincerely,

Studio 1865
info@legaciesevents.com

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Open interior



Setup options



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Legal Description – Special Event Facility / Banquet Hall (Lawrenceville, GA)

Address: 1154 Lawrenceville Hwy, Suite 206, Lawrenceville, GA 30046

Parcel ID: 5110 376

Zoning Classification: BG – Business General

Definition and Use

A Special Event Facility or Banquet Hall is defined as a commercial property used for hosting private or public gatherings such as weddings, receptions, corporate events, parties, and similar functions. The facility may include indoor and outdoor spaces such as banquet rooms, gardens, patios, or open fields.

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 110 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

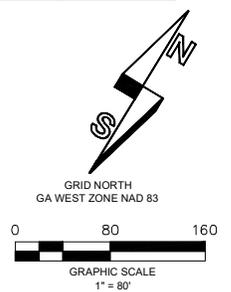
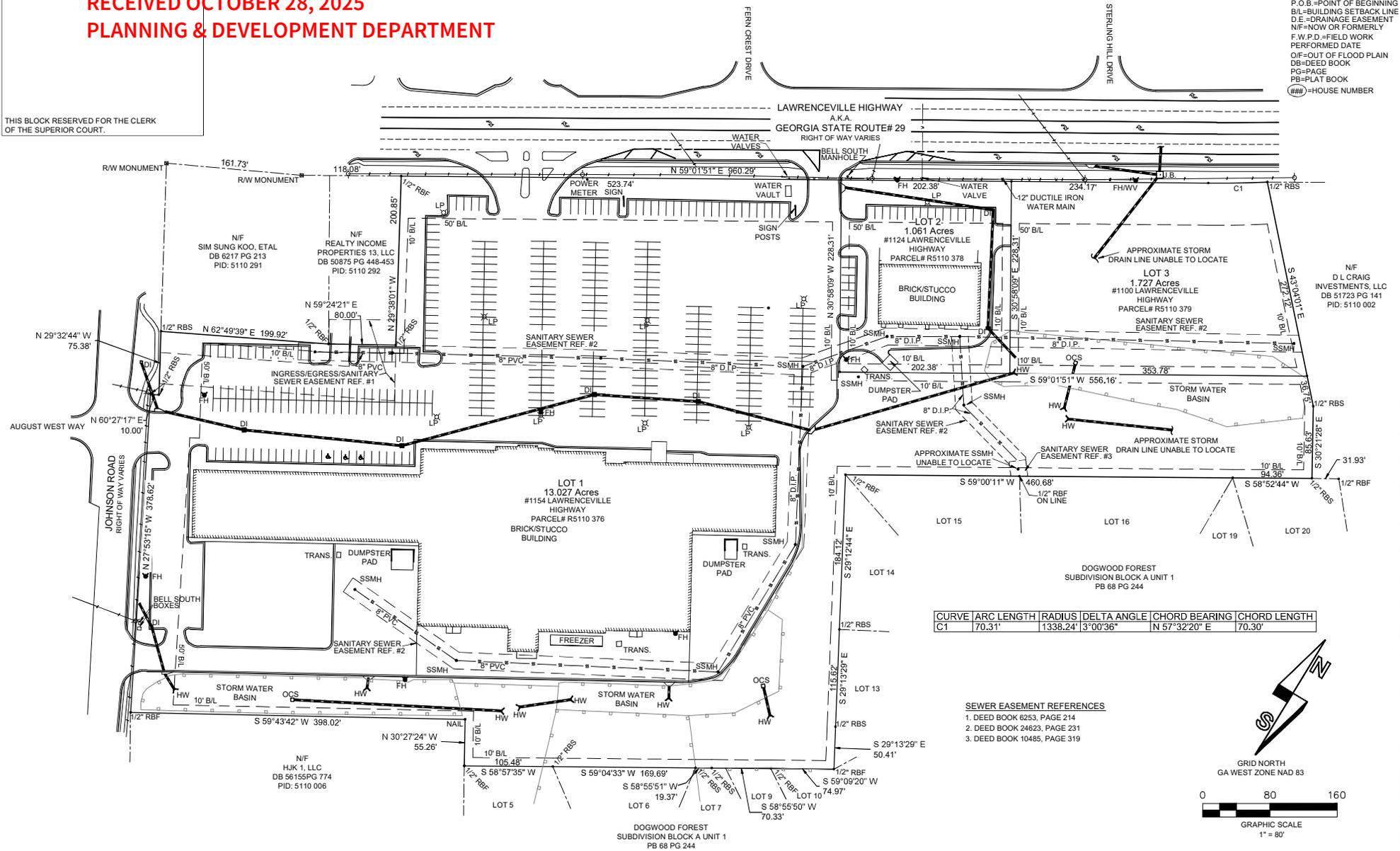
Commencing at a concrete right-of-way monument found at the intersection of the Easterly right-of-way of Johnson Road (having a variable right-of-way) and the Southerly right-of-way of Lawrenceville Highway Georgia State Route 29 (having a variable right-of-way); Thence, along the Southerly right-of-way line of Georgia State Route 29, along the arc of a curve the left, an arc length of 161.88 feet, said curve having a radius of 1019.93 feet and being subtended by a chord of 161.71 feet bearing North 63 degrees 40 minutes 10 seconds East, to a concrete right-of-way monument found; Thence, continuing along said right-of-way line, North 58 degrees 51 minutes 52 seconds East, a distance of 118.26 feet to a 1½" rebar found, said point being the TRUE POINT OF BEGINNING; Thence, continuing along said right-of-way line, North 59 degrees 03 minutes 14 seconds East, a distance of 960.29 feet to a concrete right-of-way monument found; Thence along a curve to the left, an arc length of 70.34 feet, said curve having a radius of 1338.24 feet and being subtended by a chord of 70.33 feet bearing North 57 degrees 33 minutes 43 seconds East, to a point; Thence, leaving said right-of-way, South 43 degrees 00 minutes 06 seconds East, a distance of 272.02 feet to a point; Thence South 30 degrees 17 minutes 33 seconds East, a distance of 85.63 feet to a point; Thence South 58 degrees 56 minutes 39 seconds West, a distance of 94.36 feet to a 1/2" rebar found; Thence South 58 degrees 59 minutes 54 seconds West, a distance of 460.33 feet to a 1½" rebar found; Thence South 29 degrees 12 minutes 43 seconds East, a distance of 184.12 feet to a 1/2" rebar found; Thence South 29 degrees 13 minutes 28 seconds East, a distance of 115.62 feet to a point; Thence South 29 degrees 13 minutes 28 seconds East, a distance of 50.14 feet to a 1/2" rebar found; Thence South 59 degrees 03 minutes 23 seconds West, a distance of 74.90 feet to a 1/2" rebar found; Thence South 58 degrees 58 minutes 05 seconds West, a distance of 70.61 feet to a 5/8" rebar set; Thence South 58 degrees 58 minutes 05 seconds West, a distance of 19.37 feet to a 1½" rebar found; Thence South 59 degrees 06 minutes 47 seconds West, a distance of 169.69 feet to a 1/2" rebar found; Thence South 58 degrees 59 minutes 49 seconds West, a distance of 105.48 feet to a 1/2" rebar found; Thence North 30 degrees 17 minutes 33 seconds West, a distance of 55.21 feet to a point; Thence South 59 degrees 42 minutes 27 seconds West, a distance of 398.01 feet to a point on the Easterly right-of-way of Johnson Road; Thence, along said right-of-way, North 27 degrees 53 minutes 58 seconds West, a distance of 378.72 feet to a 5/8" rebar set; Thence North 60 degrees 26 minutes 10 seconds East, a distance of 10.00 feet to a 5/8" set; Thence North 29 degrees 33 minutes 51 seconds West, a distance of 75.38 feet to a 1/2" rebar found; Thence, leaving said right-of-way, North 62 degrees 48 minutes 32 seconds East, a distance of 199.92 feet to a 1/2" rebar found; Thence North 59 degrees 25 minutes 43 seconds East, a distance of 80.00 feet to a point; Thence North 29 degrees 34 minutes 57 seconds West, a distance of 200.84 feet to a 1/2" rebar found on the Southerly right-of-way of Georgia State Route 29, said point being the TRUE POINT OF BEGINNING, TOGETHER WITH the appurtenant easement rights contained in the Reciprocal Easement Agreement by and between Rita A. Craig and Lawrenceville West, LLC, filed September 4, 2001, recorded at Deed Book 24360, Page 208, records of the Clerk of the Superior Court of Gwinnett County, Georgia.

FINAL PLAT FOR 1154 LAWRENCEVILLE HIGHWAY

SUP2025-00117
RECEIVED OCTOBER 28, 2025
PLANNING & DEVELOPMENT DEPARTMENT

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

- LEGEND**
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - CTP=CRIMP TOP PIPE
 - L.L.=LAND LOT
 - L.L.L.=LAND LOT LINE
 - P.L.=PROPERTY LINE
 - EP=EDGE OF PAVEMENT
 - P.O.B.=POINT OF BEGINNING
 - B/L=BUILDING SETBACK LINE
 - D.E.=DRAINAGE EASEMENT
 - N/F=NOW OR FORMERLY
 - F.W.P.D.=FIELD WORK PERFORMED DATE
 - O/F=OUT OF FLOOD PLAIN
 - DB=DEED BOOK
 - PG=PAGE
 - PB=PLAT BOOK
 - (###)=HOUSE NUMBER



JOB# 1154 LAWRENCEVILLE HWY
 Drawn By: R.D.G.
 Reviewed By: G.H.B.
 Issue Date: 04/12/24
 F.W.P.D.: 02/28/24
 Revisions: _____ Date: _____



PREPARED FOR
DAHAR PROPERTIES, LLC
 AND
SK GA PARTNERS, LLC

1154 Lawrenceville Highway
 Lawrenceville, Ga 30046
 Land Lot 110 Of The 5th Land District
 Gwinnett County, Georgia

GERALD H. BERNHARD
 2880 FAYETTEVILLE ROAD
 GRIFFIN GEORGIA
 PHONE 770 731 3803

Authorized 5/14/2025

COMMERCIAL EVENT SPACE



PROJECT LOCATION

VICINITY MAP

CODE REVIEW

SCOPE OF WORK
THIS LIFE SAFETY PLAN COVERS A PROPOSED 1,862 SF EVENT SPACE WITHIN A STRIP MALL INCLUDING TWO UNISEX RESTROOMS, A 71 SF STORAGE ROOM, AND AN OPEN EVENT AREA. THE SCOPE INCLUDES OCCUPANCY CLASSIFICATION, EGRESS ANALYSIS, AND FIRE PROTECTION COMPLIANCE PER NFPA 101 (2024). THE BUILDING IS FULLY SPRINKLERED, NO STRUCTURAL OR UTILITY WORK IS INCLUDED.

APPLICABLE CODES

| | | |
|-------------------------------|----------------------------------------|--------------------------------------------------------|
| EXISTING BUILDING CODE | 2018 IBC WITH GEORGIA AMENDMENTS | 2012 GWINNETT COUNTY ORDINANCE FOR FIRE PREVENTION AND |
| BUILDING CODE | 2018 IBC WITH GEORGIA AMENDMENTS | PROTECTION ORDINANCE |
| MECHANICAL CODE | 2018 IMC WITH GEORGIA AMENDMENTS | CURRENTLY ADOPTED OCGA 120-3-3 GEORGIA |
| ELECTRICAL CODE | 2003 NATIONAL ELECTRICAL CODE | MINIMUM FIRE SAFETY |
| FIRE CODE | 2018 INTERNATIONAL FIRE CODE | STANDARDS |
| NFPA | 2024 NFPA 101 LIFE SAFETY CODE | |
| ACCESSIBILITY CODE | 2018 ADA AND GEORGIA STATE MNL 120-3-3 | |
| ELECTRICAL CODE | 2015 IECC WITH GEORGIA AMENDMENTS | |

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
MAIN OCCUPANCY CLASSIFICATIONS: A-2 ASSEMBLY GROUP
ACCESSORY OCCUPANCIES: S-2

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

| BUILDING ELEMENTS | TYPE I | | | TYPE II | | | TYPE III | | | TYPE IV | | | TYPE V | | | | | | | | |
|--------------------------------------------------|---------------|---|---|---------|---|---|----------|---|----|---------|---|---|--------|----|---|----|---|---|----|---|---|
| | A | B | A | B | A | B | A | B | HT | A | B | A | B | HT | A | B | | | | | |
| STRUCTURAL FRAME INCL. COLUMNS, GIRDERS, TRUSSES | 3 | 2 | 1 | C | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | | | |
| BEARING WALLS | 3 | 2 | 1 | C | 1 | 0 | 2 | 2 | 2 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | | |
| EXTERIOR WALLS | 3 | 2 | 1 | C | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | |
| INTERIOR WALLS | 3 | 2 | 1 | C | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | |
| NON-BEARING WALLS | SEE TABLE 602 | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR WALLS | SEE TABLE 602 | | | | | | | | | | | | | | | | | | | | |
| INTERIOR WALLS | SEE TABLE 602 | | | | | | | | | | | | | | | | | | | | |
| FLOOR CONSTRUCTION INCLUDES BEAMS & JOISTS | 2 | 2 | 1 | C | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 |
| ROOF CONSTRUCTION INCLUDES BEAMS & JOISTS | 1 | 1 | 1 | C | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 | HT | 1 | 0 |

THE ACTUAL BUILDING CONSTRUCTION TYPE COULD NOT BE VERIFIED THROUGH VISUAL OBSERVATION OR AVAILABLE DOCUMENTATION. THE CODE COMPLIANCE PURPOSES AND IN THE ABSENCE OF CONFIRMED CONSTRUCTION DETAILS, THE DESIGN ASSUMES A TYPE I-B CONSTRUCTION PER IBC TABLE 601, WHICH DOES NOT REQUIRE FIRE-RESISTANCE RATINGS FOR STRUCTURAL ELEMENTS. FINAL DETERMINATION OF CONSTRUCTION TYPE IS SUBJECT TO CONTRIBUTION BY THE AUTHORITY HAVING JURISDICTION (AHJ) AND MAY REQUIRE FIELD VERIFICATION BY OTHERS.

CHAPTER 8: INTERIOR FINISHES

| GROUP | EXIT ENCLOSURES & EXIT PASSAGEWAYS | | CORRIDORS | | ROOMS & ENCLOSED SPACES | |
|-------|------------------------------------|---|-----------|---|-------------------------|---|
| | A | B | A | B | A | B |
| A-2 | A | B | B | C | C | C |

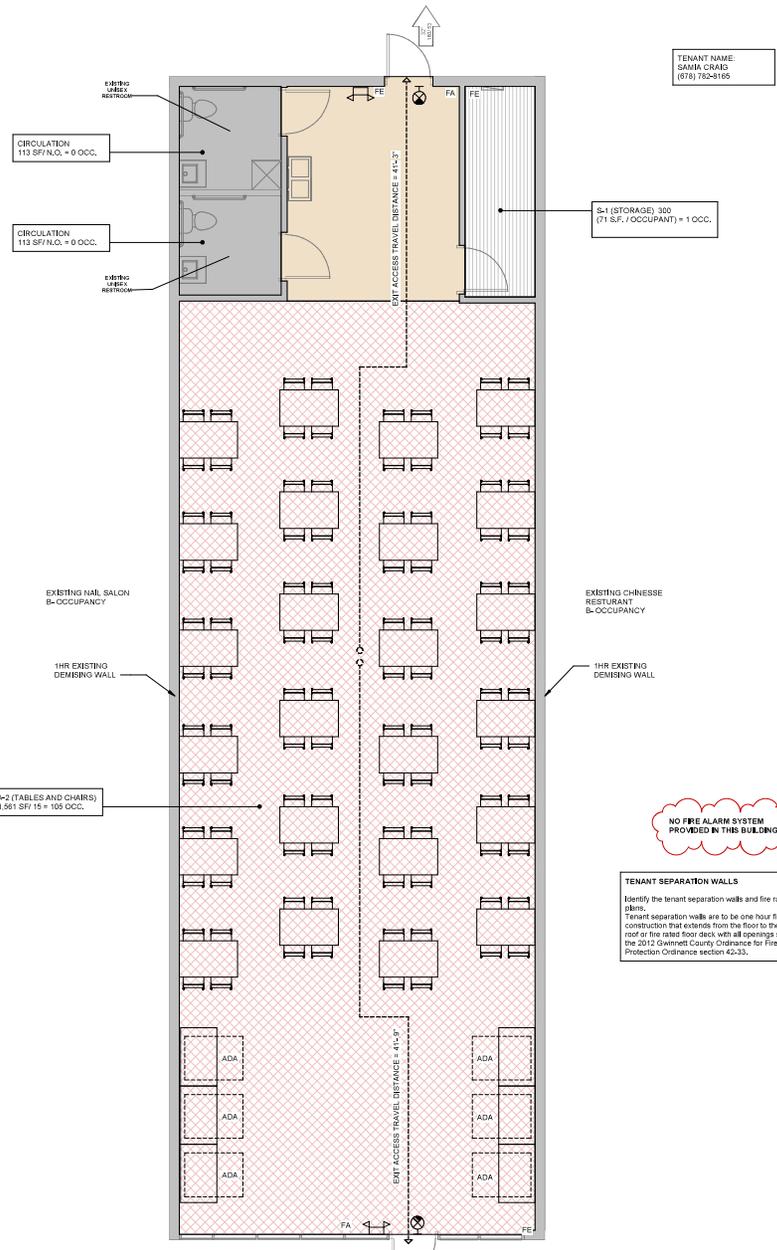
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-300, SMOKE DEVELOPED 0-450

CHAPTER 9: FIRE PROTECTION SYSTEMS
BUILDING IS CURRENTLY EQUIPPED WITH FIRE SPRINKLER SYSTEM
PER SECTION 906.1 GENERAL, "PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY NFPA 10."

CHAPTER 10: MEANS OF EGRESS
PER TABLE 1004.1.1 OCCUPANT LOAD CALCULATIONS
OCCUPANCY S.F. / OCCUPANT LOAD FACTOR = OCCUPANT LOAD (STORAGE)
71 SF / 300 = 1 OCC
(TABLES AND CHAIRS)
1961 SF / 15 = 129 OCC
TOTAL: 198 OCC

REQUIRED NUMBER OF EXITS: EXISTING: 2
REQUIRED: 2
MINIMUM EXIT WIDTH: 0.2' x 106' = 21.2' REQUIRED
EXISTING PROVIDED: 64'
EXIT SIGNAGE: YES
EMERGENCY LIGHTING: YES

WHEN THE SPACE IS USED FOR STANDING-ROOM-ONLY OCCUPANCY THE MAXIMUM OCCUPANT LOAD SHALL NOT EXCEED 320 OCCUPANT, BASED ON THE EGRESS CAPACITY OF THE TWO EXISTING EXIT DOORS.



TENANT NAME
SAMIA CRAIG
(678) 782-8165

CIRCULATION
113 SF / NO. = 9 OCC.

CIRCULATION
113 SF / NO. = 9 OCC.

S-1 (STORAGE) 300
(71 SF. / OCCUPANT) = 1 OCC.

EXISTING HALL SALON
B-OCCUPANCY

EXISTING CHINESE
RESTAURANT
B-OCCUPANCY

1HR EXISTING
DEMISING WALL

1HR EXISTING
DEMISING WALL

A-2 (TABLES AND CHAIRS)
1,961 SF / 15 = 129 OCC.

NO FIRE ALARM SYSTEM
PROVIDED IN THIS BUILDING

TENANT SEPARATION WALLS
Identify the tenant separation walls and fire ratings on the plans.
Tenant separation walls are to be one hour fire rated construction that extends from the floor to the underside of the roof or the raised floor deck, with all openings sealed tight per the 2012 Gwinnett County Ordinance for Fire Prevention and Protection Ordinance section 42-33.

- LIFE SAFETY GENERAL NOTES:**
- ALL SAFETY-RELATED DIMENSIONS AND EXISTING FIELD CONDITIONS SHALL BE VERIFIED ON SITE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 - FIRE- AND SMOKE-RATED WALL ASSEMBLIES ARE SHOWN PER AVAILABLE INFORMATION AND SHALL BE VERIFIED IN THE FIELD.
 - HEAD-OF-WALL FIRE AND SMOKE-RATED CONDITIONS ARE IDENTIFIED WHERE APPLICABLE. PER NFPA 101 AND UL-RATED ASSEMBLY STANDARDS.
 - SOUND-RATED CONSTRUCTION IS NOTED WHERE REQUIRED BETWEEN RESTROOMS AND ADJACENT SPACES, WHERE RELATED TO LIFE SAFETY AND OCCUPANT SEPARATION.
 - FIRE EXTINGUISHERS SHALL BE LOCATED IN ACCESSIBLE AREAS PER NFPA 101 9.3.1.4 AND NFPA 101 AND MUST BE MOUNTED NO HIGHER THAN 48" AFF TO THE TOP.
 - EMERGENCY EGRESS LIGHTING AND EXIT SIGNAGE SHALL COMPLY WITH NFPA 101 CHAPTER 7, INCLUDING PROVISIONS FOR EMERGENCY ILLUMINATION AND BACKUP POWER.
 - DOORS IN EGRESS PATHS SHALL MAINTAIN A MINIMUM 36" CLEAR WIDTH AND SHALL INCLUDE PANIC OR ACCESSIBLE HARDWARE WHERE REQUIRED BY NFPA 101 CHAPTER 7.
 - RESTROOM FACILITIES SHALL MAINTAIN CLEAR, UNOBSTRUCTED ACCESS TO REQUIRED EXITS.
 - RE-STOPPING AT MECHANICAL, ELECTRICAL, AND PLUMBING (ME/P) PENETRATIONS THROUGH RATED ASSEMBLIES SHALL COMPLY WITH NFPA 101 9.3.3 AND UL-RATED SYSTEMS, AS APPLICABLE.
 - THIS LIFE SAFETY PLAN IS BASED ON EXISTING FIELD-VERIFIED CONDITIONS AND INTENDED TO ILLUSTRATE COMPLIANCE WITH THE NFPA 101 LIFE SAFETY CODE, 2024 EDITION.

DISCLAIMER:
This Life Safety Plan is based solely on existing, field-verified conditions. The architect did not design the original layout or building configuration. This document is provided strictly as a code compliance exercise to illustrate life safety features in accordance with the 2024 edition of NFPA 101, as requested by the Authority Having Jurisdiction (AHJ). No alterations to the existing construction are proposed or implied.

FURNITURE DISCLAIMER:
All furniture shown on this plan is for illustrative purposes only and does not reflect a final layout. Actual furniture arrangement may vary based on the client's operational needs, provided that all egress paths, access to exits, and life safety requirements per NFPA 101 are maintained.

GWINNETT COUNTY FIRE MARSHAL INSPECTIONS ARE TO BE SCHEDULED ONLINE AT:
Gwin-vst2fp.com
-40% = Inspections of vertical penetrations.
-40% = Inspections of any fire rated partitions, floor or ceiling, ceiling cover up.
-100% = Final inspection, all systems and equipment are installed and operational.
Any inspection requests made before 2:00 pm will be scheduled for the next business day.

SEPARATE SUBMITTALS AND REVIEW BY FIRE PLAN REVIEW FOR:
Fire Sprinkler
Fire Alarm Systems
Fire Suppression Systems

LIFE SAFETY LEGEND

- CIRCULATION (NOT OCCUPIED)
- (TABLES AND CHAIRS) (15 S.F. / OCCUPANT)
- (STORAGE) (300 S.F. / OCCUPANT)
- N.O. (NOT OCCUPIED)
- TRAVEL DISTANCE
- EXIT SIGN WITH DIRECTION ARROW
- BRACKET MOUNTED FIRE EXTINGUISHER: 10LB ABC DRY CHEMICAL
- FE FIRE ALARM
- EXIT CLEAR WIDTH
EXIT CAPACITY / ACTUAL EXIT LOAD
- EMERGENCY LIGHTING

TRAVEL DISTANCE
EXIT ACCESS TRAVEL DISTANCE PER NFPA 101 7.2.2.2.1
WITH SPRINKLERS
These project documents have been reviewed by applicable County Department and are hereby deemed to be in compliance with applicable laws, rules, and other laws. The Board, Administrators and Design Professionals shall not be held liable for the results of this project application.

| OCCUPANCY | A | B | S-2 |
|-----------|-----|-----|-----|
| 299 | 300 | 400 | |

ZELLER COMPANIES, INC.
470-238-9382
WWW.ZELLERCOMPANIES.COM

ALL STATE DESIGN, MANAGEMENT AND PLAN SERVICES ARE REPRESENTED BY THE COMPANY AND ARE OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. IS STRICTLY PROHIBITED. THE BOARD, ADMINISTRATORS AND DESIGN PROFESSIONALS SHALL NOT BE HELD LIABLE FOR THE RESULTS OF THIS PROJECT APPLICATION.

OWNER
SAMIA CRAIG (678) 782-8165

CONSULTANTS

KEY PLAN

Digitaly signed by Samia Craig
Project Name: Samia Craig
Drawing No: 2025-00117
Date: 08/11/2025



SEAL
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PROJECT INFORMATION
SAMIA CRAIG
1154 Lawrenceville Hwy
Suite 206,
Lawrenceville, Georgia,
United States

PROJ. NO.
202507

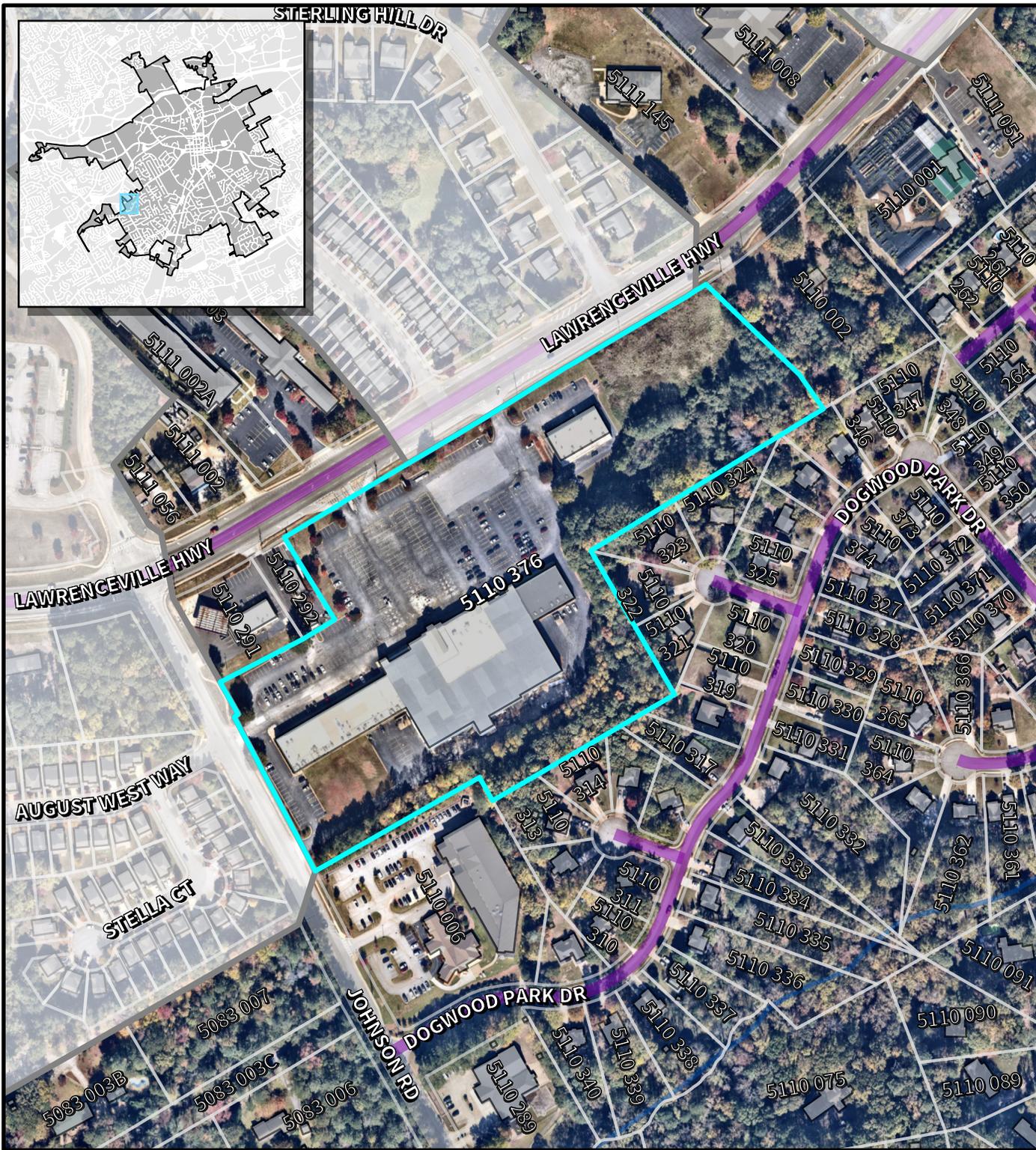
ISSUE RECORD

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|-------------------|
| 0 | 07/04/2025 | ISSUED FOR PERMIT |
| 1 | 08/28/2025 | AHJ'S COMMENTS |
| 2 | 08/11/2025 | AHJ'S COMMENTS |

SAFETY FLOOR PLAN

A101

SUP2025-00117
RECEIVED OCTOBER 28, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

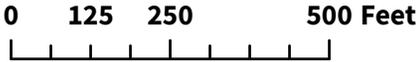
Location Map & Surrounding Areas

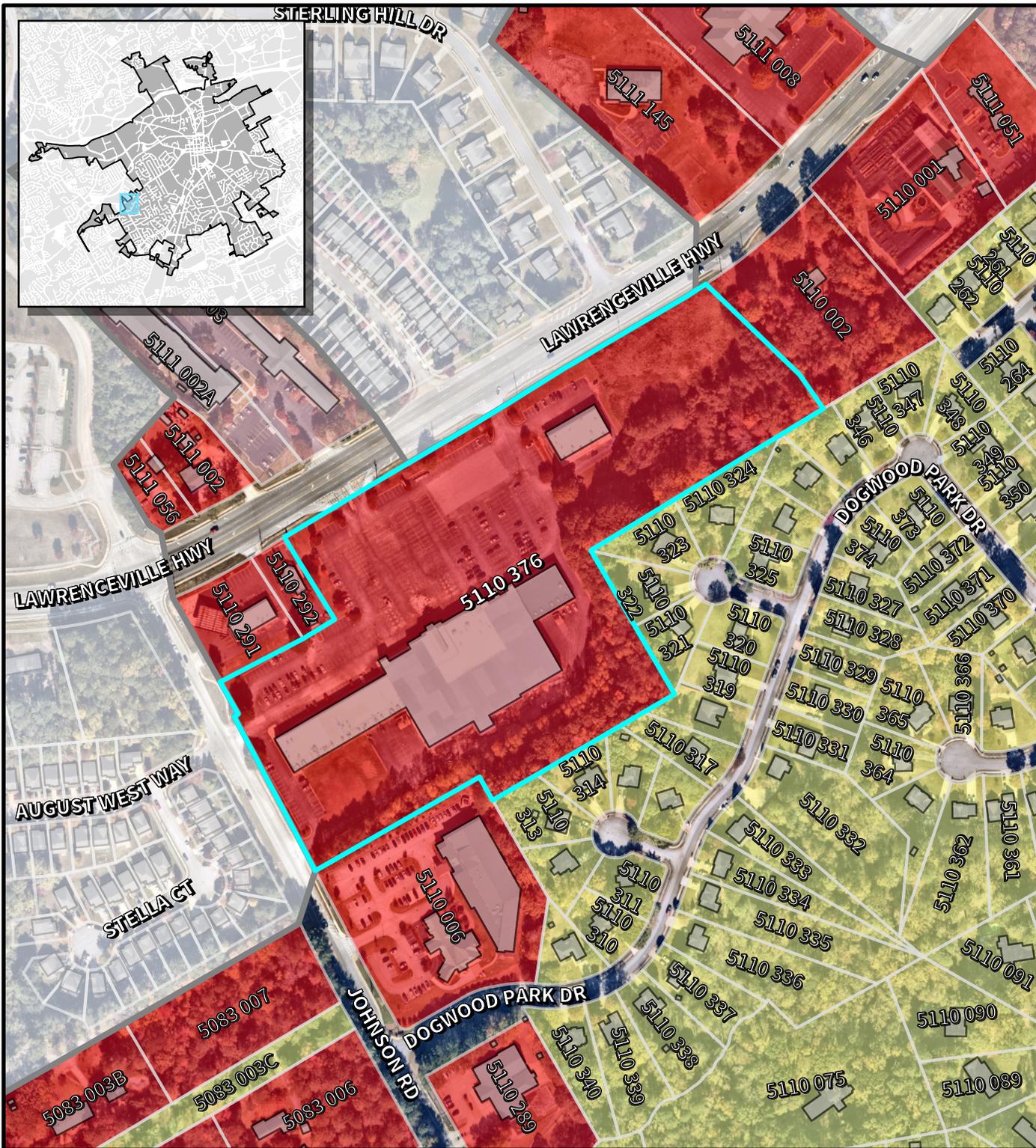
SUP2025-00117

Applicant:
Samia Craig - Studio 1865

-  Subject Property (~15.80 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00117

Applicant:

Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

 Lawrenceville City Limits

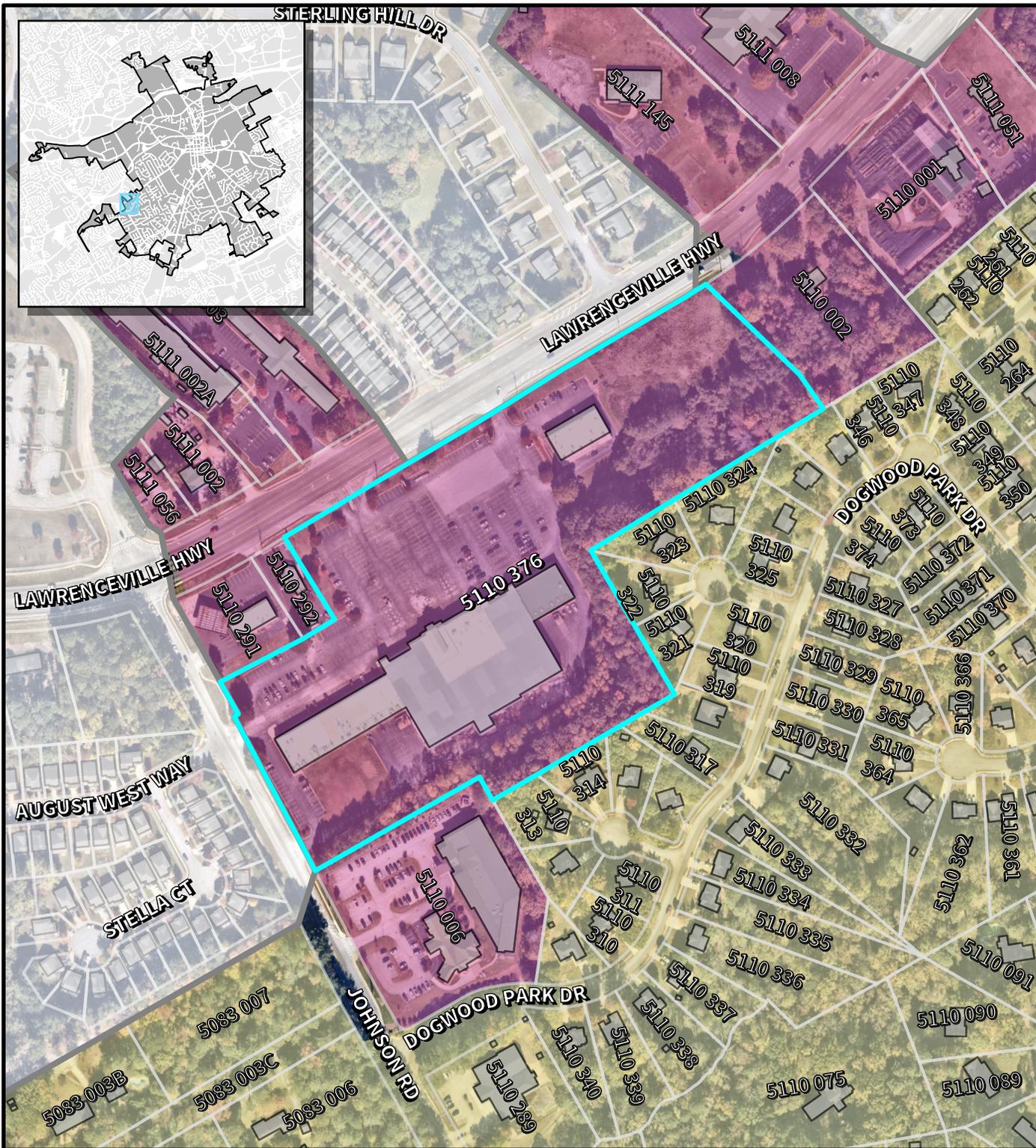
Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RS-150 Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

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Location Map & Surrounding Areas

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2045 Character Areas

 Traditional Residential

 Community Mixed Use

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00117

Applicant:

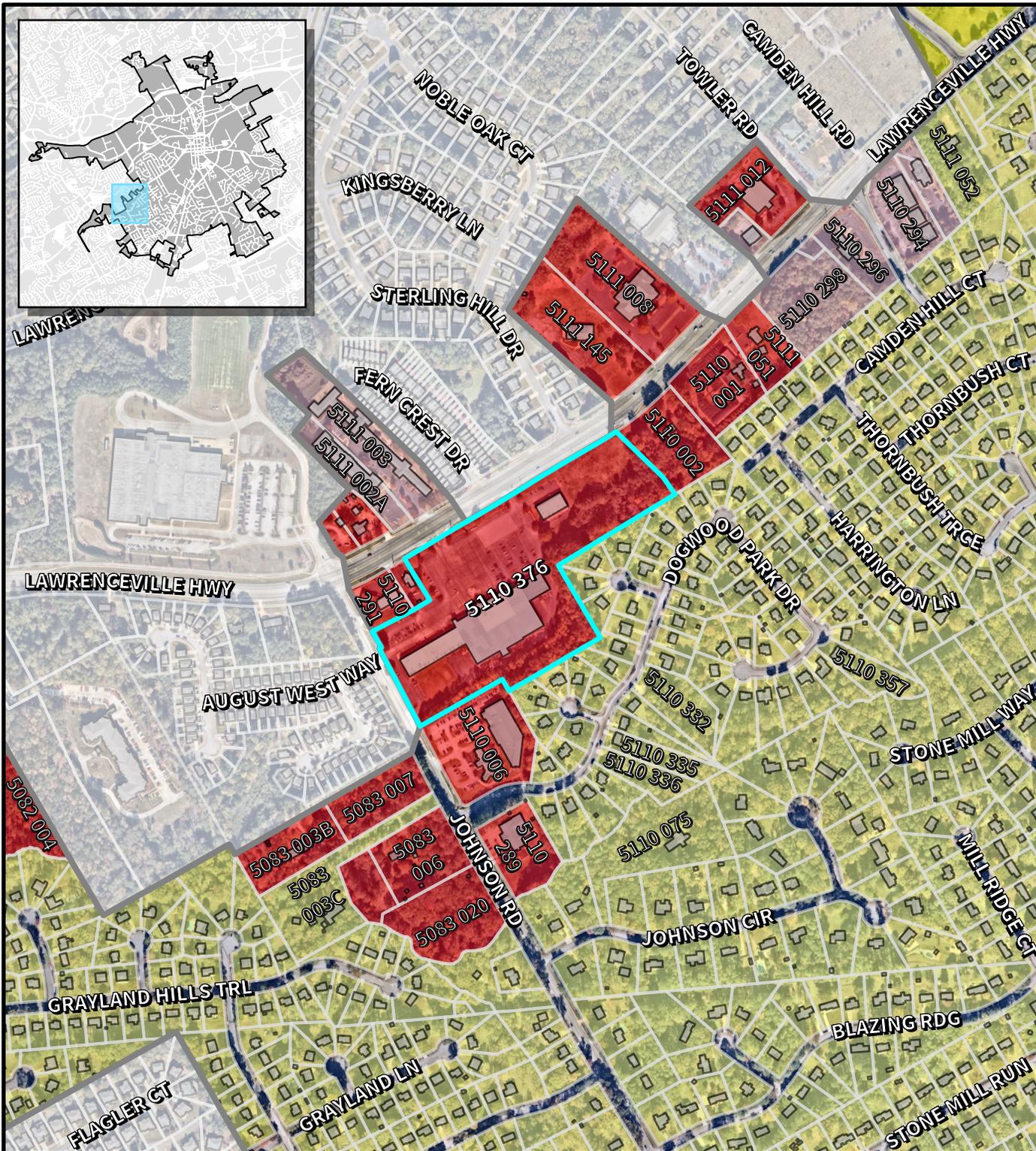
Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

 Lawrenceville City Limits

Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



Scale: 1:7,200

0 250 500 1,000 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00117

Applicant:

Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

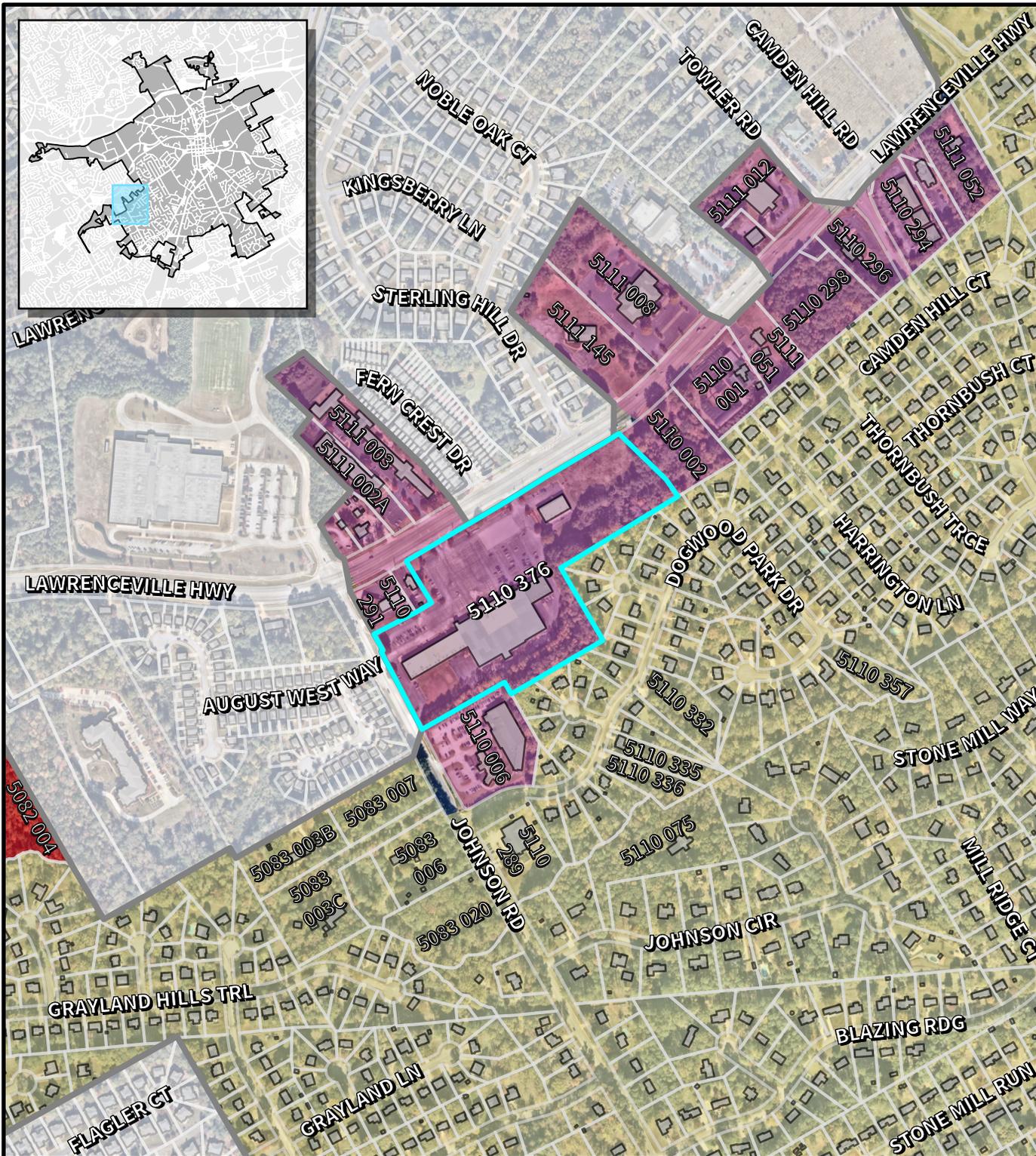
 Lawrenceville City Limits

2045 Character Areas

 Traditional Residential

 Community Mixed Use

 Commercial Corridor



Scale: 1:7,200

0 250 500 1,000 Feet

