



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2602-014 – Design Request for Proposed Single-Family Detached New Construction**

DATE: 03/23/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for a proposed single-family detached new construction at 238 West Marietta Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

DISCUSSION

The Applicant is seeking to build a single-family detached new construction as part of an eight-unit development at the intersection of West Marietta Street, East Marietta Street and Railroad Street. The proposed exterior materials are a combination of horizontal cementitious lap siding and Antique White / Melrose brick, accented by a brick water table and / or brick retaining wall. The Applicant is proposing a white color palette with black and grey accents, including an architectural shingle roof and a matching awning to cover a composite wood front porch. All porches are surrounded with railings per life safety standards.

Note that these are revised elevations.

For additional information, please see the attached application.

RELEVANT HISTORIC GUIDELINES AND STANDARDS

The following standards ought to be considered when reviewing this project to ensure it follows the City of Canton's Historic District Residential Design Guidelines.

Building placement is important to ensure new buildings respect the established rhythm of development along a street. Along traditional commercial streets, such as Main Street, the continuous street wall of buildings establishes a visual character and frames the street. Along streets with residential buildings, following the established development pattern ensures new buildings respect the existing character. The following guidelines shall apply to building placement:

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

- 1) Align new construction with the setback and spacing of adjacent buildings. However, avoid using noncontributing, newer buildings as examples to follow when designing new construction projects.
- 2) Window size and placement, as well as storefront openings and height, should be consistent with surrounding historic building facades.
- 3) Locate on-site parking beside or behind buildings. Use side driveways and alleys to access parking areas.
- 4) Locate accessory structures such as garages, carports and sheds in side or rear yards, back from the front wall's plane.

Height and width create scale. Additionally, scale is the proportional relationship of height and width. The two scales that should be addressed in the historic district are the scale of buildings to one another and the scale of architectural features in relation to the building as a whole. When out of scale with their surroundings, or when their individual features do not have proper proportions, buildings appear out of context with their surroundings. The following guidelines shall apply to height, width and scale:

- 1) Design new construction to be similar in height, width and proportions to surrounding historic buildings. For new buildings that are wider than existing buildings, the primary façade should be divided into bays that reflect the predominant width.
- 2) Limit the number of stories to be equal to adjacent structures on either side, or no greater than, two stories greater than the tallest adjacent building. Additional stories are not appropriate if the building appears out of scale with surrounding buildings.
- 3) Building façades should reinforce a human scale. They should not have blank walls (meaning, no openings). Large blank walls or architectural features can make a pedestrian feel small and uncomfortable. Breaking up building facades with architectural details and frequent openings can provide human scale to the face of a building – making pedestrians feel more comfortable next to a building.

Once the form and building placement is established for a new building - including accessory structures - its appearance should be refined so that architectural elements such as materials, size and placement of openings, trim, cornices and other decorative features are compatible with the broader context. The following guidelines shall apply:

- 1) Design building style and features (including roof form) to be compatible with those of surrounding historic buildings. However, designing a building to exactly replicate neighboring historic buildings is discouraged.
- 2) Design the building façades so there are no blank walls.
- 3) Use unpainted brick as the predominant exterior material.
- 4) Use simple color schemes: neutral or earth tone hues for the building surface, and colors that match or complement the dominant neutral building material of the structure for the cornices and framing.
- 5) Refer to Chapter 5 for guidance on appropriate treatments for specific building features.

Outdoor patios and porches can be great amenities for a building. They can expand seating space for restaurants, create a greenspace element or enliven a street with activity. However, they should be designed in context with surrounding buildings and should not conflict with the architecture of the building. The following guidelines shall apply:

- 1) Do not add a porch to front or side façades of commercial buildings where none originally existed.
- 2) Design the porch to be consistent with the architecture of the principal building.
- 3) Storefront, or "façade", patios may be added if they do not replace historic storefronts. The design should be compatible with original entrances.
- 4) Do not permanently enclose or alter the design of original porch or house foundation walls.
- 5) Situate downspouts along porch supports (or along the edges and corners of buildings) to create minimal visual disruption.
- 6) Do not enclose or fill in front porches or historic side porches that are visible from the street, with the exception of screening (as long as it is installed on the inner plane of the columns and inner side of balustrades).
- 7) Design handicap ramps to incorporate elements of the primary façade, such as continuation of a porch balustrade along the length of the ramp. Locate ramps to the side of rear of the building, where feasible, and respect the architectural style, materials and scale of the principal building.

Doors are often the primary focal point of entrances and serve as a functional and ceremonial element of a storefront. Because of their importance, they require special maintenance and treatment. The following guidelines shall apply to the treatment of doors:

- 1) Retained, restore and maintain original doors.
- 2) If replacement parts are necessary, replace with parts that match original materials and architectural style of the building.
- 3) If replacement of original doors is necessary, replace with custom commercial doors. Residential doors are not appropriate for commercial storefronts and should not be used. Generally, 80% of a commercial door is glass and should match the treatment of display windows.
- 4) If a residential house has been converted to a commercial business, use residential door types. Commercial doors are not appropriate.

Windows are an important element of any building. They add light to the interior of a building, provide ventilation and are a visual link to the outside. They are also an important part of the architectural form and style of buildings. The following guidelines shall apply to the treatment of windows:

- 1) Retain, restore and maintain original windows.
- 2) If replacement parts are necessary, replace with hardware that matches original materials and the architectural style of the building.
- 3) If complete replacement of original windows is necessary, replace with custom replacement windows. Do not replace windows with stock replacement windows, as they often do not fit original openings or require infill casing to make the replacement window fit.
- 4) Uncover and repair windows that are covered-up or in-filled with blocks. If the window is no longer needed, glass should be retained so that it appears from the outside to be in use.
- 5) Windows should have a vertical proportion of height to width.
- 6) Improve thermal efficiency with weather stripping, storm windows, caulking and interior shades.
- 7) Do not cover up or fill in existing windows. The front and sides of buildings should not have blank walls (meaning, no openings).

- 8) Retain and repair (rather than replace) original balconies and fire escapes below windows. If existing landings and railings are too deteriorated, replace with in-kind skeletal assembly to match the historic features.

Roofs serve as functional elements of buildings as well as an decorative features. Functionally, a roof protects the interior of a building from natural elements. This is especially true for managing rain water, as a roof helps direct the water away from a building. Architecturally, a roof provides a decorative accent to the top of a building. To manage both the functional and architectural significance of roofs, the following guidelines shall apply:

- 1) For existing buildings, preserve the original roof shape, structure, pitch and materials.
- 2) Retain and repair original roof materials. If replacement of original materials is necessary, new roof materials should match as closely as possible the texture, color, design and composition of the original materials.
- 3) New roofs should respect the slope and form of adjacent buildings along a street. Commercial buildings typically have shallow shed roofs concealed behind roof cornices and/or parapet walls. Residential buildings typically have pitched roofs, such as a gable or hipped roof.
- 4) Do not install a new roof over an existing roof. Additionally, do not install a new roof that covers or overlaps the parapet wall.

Landscaping varies depending on the character and uses of an area. In commercial areas, such as along Main Street, landscaping on private lots is typically in the form of planters. In residential areas, landscaping is typically a mixture of trees, shrubs, grass and non-vegetative decorative features. The following guidelines shall apply:

- 1) Retain existing trees and plants that define the character of the historic district. Replace diseased or dead plants with native species.
- 2) Repeat the established streetscape design in terms of landscaped borders and screening heights when planting new landscaping.
- 3) Use trees as frequently as possible. They provide shade, help establish edges and mass to a site, and are a source of character for both residential and non-residential areas.
- 4) Use trees and other plants that grow well in southern urban environments.
- 5) Freestanding decorative features such as gazebos, pergolas, fountains or ponds are suitable in rear yards unless there is historic evidence of similar previous existing elements in front or side yards.

A setback is defined as the distance between the front of a building and the property line or right-of-way boundary at the front of the lot. Within the Historic District, setbacks vary depending on the residential or non-residential character along a street. To manage setbacks, the following guidelines shall apply:

- 1) Relate the setback of new construction to adjacent buildings. A new commercial building should follow the setback of adjacent historic commercial buildings. For new residential construction, the setback should range between the smallest setback of adjacent properties and the average of the setbacks of adjacent properties.
- 2) Large government and institutional buildings should be allowed to be setback from the front property line to accommodate a plaza or formal gathering space.
- 3) Large industrial buildings may have a varied setback to accommodate the unique uses and access requirements for operations.

ATTACHMENTS – COA2602-014 Application



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # _____ (staff only)

- Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: <https://canton.onlama.com/>. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: <https://canton.onlama.com/>.
- Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
- Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
- Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
- Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
- Local Resources:** [The Canton City Map](#), [The Canton Historic District Design Guidelines](#), and [The Canton Historic District Residential Design Guidelines](#) provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

Contact Information:

Applicant Name*: PIEDMONT LAND GROUP OF GEORGIA LLC Telephone: 4703713380

Email: vtorres.gamesa@gmail.com

Mailing Address: 5025 Deen Rd, Marietta, Ga. 30066

*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: 184, 188, 192, 196 Railroad Sr, 238, 242, 246, and 250 W Marietta St. Canton, Ga.

Land Lot(s): LOT 1-8

District/Section: _____ Map #: _____ Parcel #: _____

Zoning: CBD Present Use: Single-family detached dwelling

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Removal of non-historic detached structure	<input type="checkbox"/> Installation of screen or storm doors	<input type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Installation of screen or storm windows	<input type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
TYPE OF REVIEW:		X New Construction	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
OTHER:		<input type="checkbox"/> Commercial	X Residential
		<input type="checkbox"/> Amendment to previous COA, Project #:	



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- Letter of Intent
- Site plan
- Architectural elevations
- Landscape plan (vegetation not required)
- Description of materials
- Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- Letter of Intent
- Architectural elevations or sketches
- Description of proposed changes
- Description of materials
- Photographs of existing building
- Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes

- Letter of Intent
- Description of proposed changes
- Description of materials
- Photographs of existing building

Site Changes – Parking Areas, Drives and Walks

- Letter of Intent
- Site plan or sketch of site
- Description of materials
- Photographs of site

Site Changes – Fences, Walls, and Systems

- Letter of Intent
- Site plan or sketch of site
- Architectural elevations or sketches
- Description of materials
- Photographs of site

Site Changes – Signs

- Letter of Intent
- Approved sign application
- Site plan or sketch of site
- Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be “to scale”. Reduced site plans, surveys, architectural drawings...etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

Introducing an exclusive collection of eight thoughtfully designed residences nestled within the heart of Canton’s Historic District. This boutique development (Serenity Canton) gated blends timeless architectural character with modern comfort, honoring the rich heritage of the area while offering refined contemporary living. Designed with architectural cohesion and attention to detail.

Each home is carefully crafted to complement the surrounding historic streetscape, with inviting front porches, detailed trim work, and harmonious exterior materials. Spacious open-concept floor plans feature abundant natural light, high ceilings, and seamless indoor-outdoor living.

Gourmet kitchens with premium appliances flow into inviting living areas—ideal for both everyday living and entertaining. Primary suites provide a private retreat with spa-inspired bathrooms and generous walk-in closets.

Each home sits on a well-appointed lot with landscaped yards, covered patios, and carefully designed exterior elevations that create a harmonious streetscape while allowing each residence to feel distinct. Each home will be approximately about 2,500 sqft of heated space.

Located within walking distance of downtown Canton’s shops, restaurants, parks, and cultural attractions, the development provides a rare opportunity to experience small-town charm with modern convenience. Mature trees, pedestrian-friendly sidewalks, and proximity to the Etowah River and Heritage Park enhance the neighborhood’s appeal.

This limited collection of eight homes offers a unique blend of history, craftsmanship, and community — an exceptional opportunity to live in one of Cherokee County’s most desirable and character-rich settings. With only eight homes in the community, residents enjoy a sense of exclusivity and quiet sophistication—an intimate neighborhood atmosphere.

Piedmont Land Group of Georgia 5025
Deen Rd, Marietta, Ga. 30066
470 371 33 80
vtorres.gamesa@gmail.com
February 13th, 2026

City of Canton
Community Development Department 110
Academy St. Canton, Ga. 30114

Subject: Letter of Intent to Request a Building Permit for a 8 houses development.

Dear Community Development Department.

This letter is to express my intent to request a building permit for the construction of an exclusive collection of eight thoughtfully designed residences nestled within the heart of Canton's Historic District. This boutique development (SERENITY Canton) gated blends timeless architectural character with comfort, honoring the rich heritage of the area while offering refined contemporary living, Designed with architectural cohesion and attention to detail.

Each home is carefully crafted to complement the surrounding historic streetscape, with inviting front porches, detailed trim work, and harmonious exterior materials. Spacious open-concept floor plans feature abundant natural light, high ceilings, and seamless indoor-outdoor living. Gourmet kitchens with premium appliances flow into inviting living areas—ideal for both everyday living and entertaining. Primary suites provide a private retreat with spa-inspired bathrooms and generous walk-in closets.

Each home sits on a well-appointed lot with landscaped yards, covered patios, decks and carefully designed exterior elevations that create a harmonious streetscape while allowing each residence to feel distinct. Each home will be approximately about 2,500 sqft of heated space.

Located at 301 W Marietta St, Canton, Ga. 30114, within walking distance of downtown Canton's shops, restaurants, parks, and cultural attractions, the development provides a rare opportunity to experience small-town charm with modern convenience. Mature trees, pedestrian-friendly sidewalks, and proximity to the Etowah River and Heritage Park enhance the neighborhood's appeal.

This limited collection of eight homes offers a unique blend of history, craftsmanship, and community — an exceptional opportunity to live in one of Cherokee County's most desirable and character-rich settings. With only eight homes in the community, residents enjoy a sense of exclusivity and quiet sophistication—an intimate neighborhood atmosphere.

Supporting Documents:

Relating to this proposal, please find attached the following supporting documents:

- Site plan
- Drawings

I look forward to your approval. Thank you,

Sincerely,

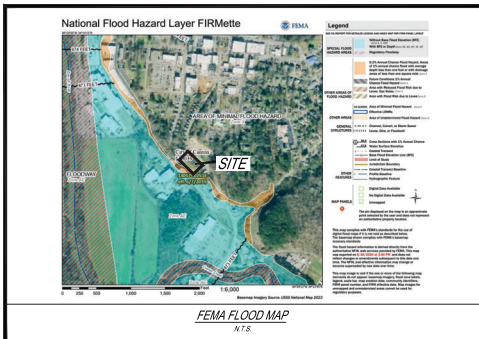
Valentin Torres
Piedmont Land Group of Georgia LLC

SITE DEVELOPMENT PLANS FOR: GAMESA PROPERTIES LLC MARIETTA STREET

ZONING: CBD
 PARCEL: 91N16 069 & 91N16 070
 SITE ADDRESS: 301 W MARIETTA ST
 CANTON, GA 30114
 LAND LOT 166
 14th DISTRICT, 2nd SECTION
 CITY OF CANTON
 CHEROKEE COUNTY, GA
 TOTAL AREA: 0.77 ACRES
 DISTURBED AREA: 0.86 ± ACRES

DES PROJECT NO. 21-219.1

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS/DEMO PLAN
3	LOT LAYOUT
4	SITE PLAN
5	GRADING & DRAINAGE PLAN
6	STORM PROFILES
7	DRIVEWAY SIGHT LINE PROFILES
8	UTILITY PLAN
9	LANDSCAPE PLAN
10	EROSION CONTROL PHASE 1
11	EROSION CONTROL PHASE 2
12	EROSION CONTROL PHASE 3
13	EROSION CONTROL NOTES & DETAILS 1
14	EROSION CONTROL NOTES & DETAILS 2
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16	ROAD CLOSURE PLAN 1
17	ROAD CLOSURE PLAN 2
18	STORMWATER MANAGEMENT DETAILS
19	CONSTRUCTION DETAILS 1
20	CONSTRUCTION DETAILS 2
21	CONSTRUCTION DETAILS 3



OWNER
 NF GAMESA PROPERTIES LLC
 5025 DEEN ROAD
 MARIETTA, GA 30066

DEVELOPER
 PEPE MEDINA
 837GA-400 SUITE 105
 DAWSONVILLE, GA 30534
 (678) 384-9447

24-HOUR CONTACT
 PEPE MEDINA
 (678) 384-9447
 pepechay@gmail.com

PREPARED BY:

DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

GEORGIA811
 www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
 THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS.
 DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM



REVISION	DATE	BY	DESCRIPTION
1	12/21/2024	DM	INITIAL SUBMITTAL
2	11/07/2024	DM	REVISED PER CITY OF CANTON AND DORC
3	08/02/2024	DM	REVISED PER CITY OF CANTON
4	05/29/2025	DM	REVISED PER CITY OF CANTON

COVER
 GAMESA PROPERTIES LLC - MARIETTA STREET
 LAND LOT 166
 14th DISTRICT
 CITY OF CANTON
 CHEROKEE COUNTY, GEORGIA

DESIGN BY:	DM
CHECKED BY:	DM
LAND LOTS:	166
DISTRICT:	14th
SECTION:	2nd
CITY:	CANTON
COUNTY:	CHEROKEE
DATE:	05/29/2025
SHEET NO.	
1 of 21	
PROJECT NO.	
21-219	

Storm Sewer Tabulation 25 YEAR

Page 1

Station	Line To Line	Length (ft)	Catchment Area		Tc (min)	Q ₁₅ (cfs)	Q ₁₀ (cfs)	Q ₅ (cfs)	Q ₂ (cfs)	Q ₁ (cfs)	Inlet Elev (ft)	Outlet Elev (ft)	Slope (%)	Dn (in)	Up (in)	Line ID
			Impervious (sq ft)	Permeable (sq ft)												
7	6	4,000	0.00	0.00	0.00	0.0	0.0	3.03	184.3	2.37	60	0.00	872.00	872.00	881.07	C3-C4
6	5	30,000	0.00	0.00	0.00	0.0	0.0	3.03	18.26	3.33	18	0.00	871.76	872.00	879.97	C2-C3
6	6	30,000	0.00	0.00	0.00	0.0	0.0	3.03	22.07	6.08	18	0.00	870.76	871.00	878.07	C1-C2
4	2	50,700	0.00	0.00	0.00	0.0	0.0	0.75	205.6	10.33	42	0.00	865.96	867.36	867.63	A3-A4
3	2	30,000	0.00	0.00	0.00	0.0	0.0	0.75	14.22	3.45	18	0.00	865.96	868.18	865.96	A3-A3.1
2	1	143,800	0.00	0.00	0.00	0.0	0.0	0.75	143.3	10.37	42	0.00	860.62	860.62	869.06	A2-A3
1	End	68,624	0.00	0.00	0.00	0.0	0.0	0.75	105.8	10.70	42	0.00	859.08	862.76	860.02	A1-A2

Project File: 21-219 W MARETHA ST - 11-24-20
Number of lines: 7
Run Date: 11/10/2024

NOTES: Intensity = 0.12 (10min) + 0.70" * 0.75. Return period = 25. c = 0.4 + 0.001 * L * b.

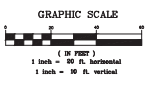
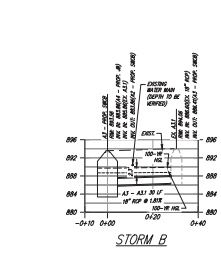
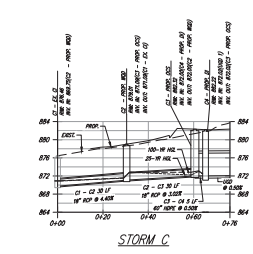
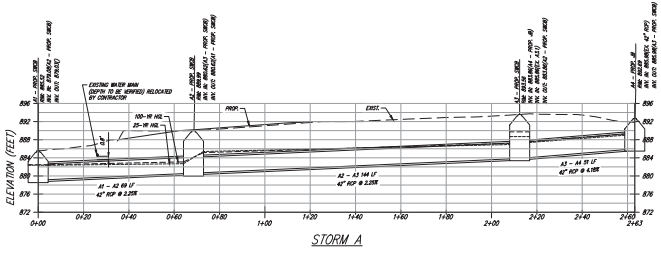
Storm Sewer Tabulation 100 YEAR

Page 1

Station	Line To Line	Length (ft)	Catchment Area		Tc (min)	Q ₁₅ (cfs)	Q ₁₀ (cfs)	Q ₅ (cfs)	Q ₂ (cfs)	Q ₁ (cfs)	Inlet Elev (ft)	Outlet Elev (ft)	Slope (%)	Dn (in)	Up (in)	Line ID
			Impervious (sq ft)	Permeable (sq ft)												
7	6	4,000	0.00	0.00	0.00	0.0	0.0	5.0	5.0	60	0.00	872.00	872.00	881.07	C3-C4	
6	5	30,000	0.00	0.00	0.00	0.0	0.0	5.0	18.26	3.33	18	0.00	871.00	872.00	879.97	C2-C3
6	6	30,000	0.00	0.00	0.00	0.0	0.0	5.0	22.07	6.08	18	0.00	869.76	871.00	878.07	C1-C2
4	2	50,700	0.00	0.00	0.00	0.0	0.0	5.0	205.6	10.33	42	0.00	863.96	867.36	867.63	A3-A4
3	2	30,000	0.00	0.00	0.00	0.0	0.0	5.0	14.22	3.45	18	0.00	863.96	868.18	863.96	A3-A3.1
2	1	143,800	0.00	0.00	0.00	0.0	0.0	5.0	143.3	10.37	42	0.00	858.62	858.62	869.06	A2-A3
1	End	68,624	0.00	0.00	0.00	0.0	0.0	5.0	105.8	10.70	42	0.00	857.08	862.76	858.02	A1-A2

Project File: 21-219 W MARETHA ST - 11-24-20
Number of lines: 7
Run Date: 11/10/2024

NOTES: Intensity = 0.12 (10min) + 0.30" * 0.75. Return period = 100. c = 0.4 + 0.001 * L * b.



DES
DAVIS
ENGINEERS & ARCHITECTS
24 DAWSON VILLAGE
W. W. SCOTT II
DARIENVILLE, GA 30154
PHONE: 770.566.1334
DAVISENGINEERS.COM

05/29/2025

REVISION	DATE	DESCRIPTION
1	11/10/2024	INITIAL SUBMITTAL
2	11/10/2024	REVISED FOR CITY OF CANTON AND CSMC
3	05/02/2025	REVISED FOR CITY OF CANTON
4	05/02/2025	REVISED FOR CITY OF CANTON

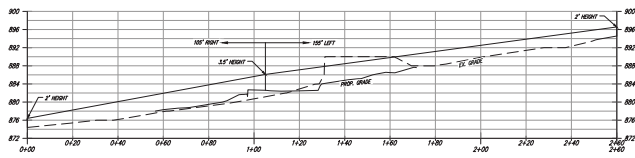
STORM & PROFILES
 GAMESA PROPERTIES LLC - MARETHA STREET
 LAND LOT 196
 14th CITY OF CANTON
 CHEROKEE COUNTY, GEORGIA

DESIGNED BY:	100
CHECKED BY:	DR
LAND LOTS:	196
DISTRICT:	140
SECTION:	2nd
CITY:	CANTON
COUNTY:	CHEROKEE
DATE:	05/29/2025

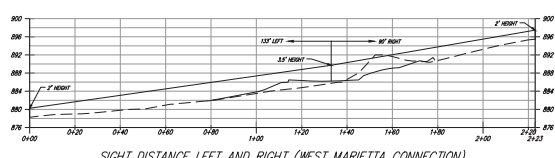
SHEET NO.
6 of 21

PROJECT NO.
21-219

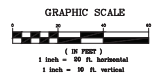
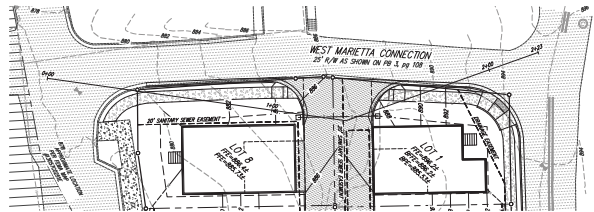
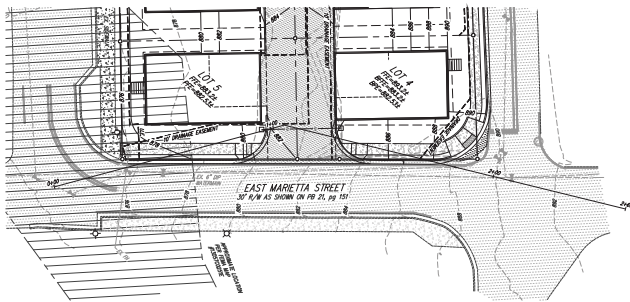
CONTRACTOR: GAMESA PROPERTIES LLC, 1100 W. MARKET STREET, SUITE 100, DAWSONVILLE, GA 30534
 ARCHITECT: DES DAVIS ENGINEERS & ARCHITECTS, 24 DAWSON VILLAGE, WALKERSVILLE, GA 30534
 DATE: 05/29/2025



SIGHT DISTANCE LEFT & RIGHT (EAST MARIETTA STREET)



SIGHT DISTANCE LEFT AND RIGHT (WEST MARIETTA CONNECTION)



DES DAVIS
 ENGINEERS & ARCHITECTS
 24 DAWSON VILLAGE
 WALKERSVILLE, GA 30534
 PHONE: 706.366.1314
 DAVISENGINEERS.COM



REVISION	DATE	DESCRIPTION
1	05/29/2025	INITIAL SUBMITTAL
2	05/29/2025	REVISED PER CITY OF CANTON AND OWNER
3	05/29/2025	REVISED PER CITY OF CANTON
4	05/29/2025	REVISED PER CITY OF CANTON

DRIVEWAY SIGHT LINE PROFILES
 GAMESA PROPERTIES LLC - MARIETTA STREET
 LAND LOT 106
 14th CITY OF CANTON
 CHEROKEE COUNTY, GEORGIA

DRAWN BY:	SD
CHECKED BY:	DN
LAND LOTS:	106
DISTRICT:	14th
SECTION:	2nd
CITY:	CANTON
COUNTY:	CHEROKEE
DATE:	05/29/2025
SHEET NO.	7 of 21
PROJECT NO.	21-219

PROJECT INFORMATION:
 CORNER 1 THE PROPERTY IS PARTIALLY CLEARED WITH ROADS ON ALL FOUR SIDES.
 THE PROPOSED DEVELOPMENT WILL CONSIST OF THE REMOVAL OF ALL EXISTING IMPROVEMENTS INCLUDING A 42" PIPE AND REPLACEMENT WITH A SINGLE FAMILY DWELLING LOT WITH RELOCATED STORM, NEW CURB AND SIDEWALK ALONG ROADSIDES.

PROPERTY/PARCEL INFORMATION:
 ADDRESS: 507 W. MARRETTA ST. CANTON, GA 30114
 PARCEL: 14-02-00000000000000000000
 JURISDICTION: CITY OF CANTON

DATE INFORMATION:
 TOTAL AREA: 0.37 ACRES
 DECIDED AREA: 0.08 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR TFLM GROUP LLC COMPLETED BY DAVIDS ENGINEERING & SURVEYING, LLC DATED 8/23/2021.

CONTOUR DATA FROM FIELD RAIN TOPS COMPLETED BY DAVIDS ENGINEERING AND SURVEYING, LLC.

CONTOUR INTERVAL: 2'

USING SHOWN HEREIN ARE FROM EXISTING STRUCTURES AND ADJACENT BARRIERS FOUND. DAVIDS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 14020201000000000000.

ZONING INFORMATION:
 CITY OF CANTON
 ZONING: R-1
 SIZE: 1/2 ACREON (15' ON SIDE CORNER)
 REAR: 10'

SOIL CHARACTERISTICS

NO.	NAME	DEPTH	PERCENT	PERCENT	PERCENT	PERCENT
1	CLAY	0-18"	100%	0%	0%	0%
2	CLAY	18-36"	100%	0%	0%	0%
3	CLAY	36-72"	100%	0%	0%	0%
4	CLAY	72-108"	100%	0%	0%	0%
5	CLAY	108-144"	100%	0%	0%	0%
6	CLAY	144-180"	100%	0%	0%	0%
7	CLAY	180-216"	100%	0%	0%	0%
8	CLAY	216-252"	100%	0%	0%	0%
9	CLAY	252-288"	100%	0%	0%	0%
10	CLAY	288-324"	100%	0%	0%	0%
11	CLAY	324-360"	100%	0%	0%	0%
12	CLAY	360-396"	100%	0%	0%	0%
13	CLAY	396-432"	100%	0%	0%	0%
14	CLAY	432-468"	100%	0%	0%	0%
15	CLAY	468-504"	100%	0%	0%	0%
16	CLAY	504-540"	100%	0%	0%	0%
17	CLAY	540-576"	100%	0%	0%	0%
18	CLAY	576-612"	100%	0%	0%	0%
19	CLAY	612-648"	100%	0%	0%	0%
20	CLAY	648-684"	100%	0%	0%	0%
21	CLAY	684-720"	100%	0%	0%	0%
22	CLAY	720-756"	100%	0%	0%	0%
23	CLAY	756-792"	100%	0%	0%	0%
24	CLAY	792-828"	100%	0%	0%	0%
25	CLAY	828-864"	100%	0%	0%	0%
26	CLAY	864-900"	100%	0%	0%	0%
27	CLAY	900-936"	100%	0%	0%	0%
28	CLAY	936-972"	100%	0%	0%	0%
29	CLAY	972-1008"	100%	0%	0%	0%
30	CLAY	1008-1044"	100%	0%	0%	0%
31	CLAY	1044-1080"	100%	0%	0%	0%
32	CLAY	1080-1116"	100%	0%	0%	0%
33	CLAY	1116-1152"	100%	0%	0%	0%
34	CLAY	1152-1188"	100%	0%	0%	0%
35	CLAY	1188-1224"	100%	0%	0%	0%
36	CLAY	1224-1260"	100%	0%	0%	0%
37	CLAY	1260-1296"	100%	0%	0%	0%
38	CLAY	1296-1332"	100%	0%	0%	0%
39	CLAY	1332-1368"	100%	0%	0%	0%
40	CLAY	1368-1404"	100%	0%	0%	0%
41	CLAY	1404-1440"	100%	0%	0%	0%
42	CLAY	1440-1476"	100%	0%	0%	0%
43	CLAY	1476-1512"	100%	0%	0%	0%
44	CLAY	1512-1548"	100%	0%	0%	0%
45	CLAY	1548-1584"	100%	0%	0%	0%
46	CLAY	1584-1620"	100%	0%	0%	0%
47	CLAY	1620-1656"	100%	0%	0%	0%
48	CLAY	1656-1692"	100%	0%	0%	0%
49	CLAY	1692-1728"	100%	0%	0%	0%
50	CLAY	1728-1764"	100%	0%	0%	0%
51	CLAY	1764-1800"	100%	0%	0%	0%
52	CLAY	1800-1836"	100%	0%	0%	0%
53	CLAY	1836-1872"	100%	0%	0%	0%
54	CLAY	1872-1908"	100%	0%	0%	0%
55	CLAY	1908-1944"	100%	0%	0%	0%
56	CLAY	1944-1980"	100%	0%	0%	0%
57	CLAY	1980-2016"	100%	0%	0%	0%
58	CLAY	2016-2052"	100%	0%	0%	0%
59	CLAY	2052-2088"	100%	0%	0%	0%
60	CLAY	2088-2124"	100%	0%	0%	0%
61	CLAY	2124-2160"	100%	0%	0%	0%
62	CLAY	2160-2196"	100%	0%	0%	0%
63	CLAY	2196-2232"	100%	0%	0%	0%
64	CLAY	2232-2268"	100%	0%	0%	0%
65	CLAY	2268-2304"	100%	0%	0%	0%
66	CLAY	2304-2340"	100%	0%	0%	0%
67	CLAY	2340-2376"	100%	0%	0%	0%
68	CLAY	2376-2412"	100%	0%	0%	0%
69	CLAY	2412-2448"	100%	0%	0%	0%
70	CLAY	2448-2484"	100%	0%	0%	0%
71	CLAY	2484-2520"	100%	0%	0%	0%
72	CLAY	2520-2556"	100%	0%	0%	0%
73	CLAY	2556-2592"	100%	0%	0%	0%
74	CLAY	2592-2628"	100%	0%	0%	0%
75	CLAY	2628-2664"	100%	0%	0%	0%
76	CLAY	2664-2700"	100%	0%	0%	0%
77	CLAY	2700-2736"	100%	0%	0%	0%
78	CLAY	2736-2772"	100%	0%	0%	0%
79	CLAY	2772-2808"	100%	0%	0%	0%
80	CLAY	2808-2844"	100%	0%	0%	0%
81	CLAY	2844-2880"	100%	0%	0%	0%
82	CLAY	2880-2916"	100%	0%	0%	0%
83	CLAY	2916-2952"	100%	0%	0%	0%
84	CLAY	2952-2988"	100%	0%	0%	0%
85	CLAY	2988-3024"	100%	0%	0%	0%
86	CLAY	3024-3060"	100%	0%	0%	0%
87	CLAY	3060-3096"	100%	0%	0%	0%
88	CLAY	3096-3132"	100%	0%	0%	0%
89	CLAY	3132-3168"	100%	0%	0%	0%
90	CLAY	3168-3204"	100%	0%	0%	0%
91	CLAY	3204-3240"	100%	0%	0%	0%
92	CLAY	3240-3276"	100%	0%	0%	0%
93	CLAY	3276-3312"	100%	0%	0%	0%
94	CLAY	3312-3348"	100%	0%	0%	0%
95	CLAY	3348-3384"	100%	0%	0%	0%
96	CLAY	3384-3420"	100%	0%	0%	0%
97	CLAY	3420-3456"	100%	0%	0%	0%
98	CLAY	3456-3492"	100%	0%	0%	0%
99	CLAY	3492-3528"	100%	0%	0%	0%
100	CLAY	3528-3564"	100%	0%	0%	0%

- GENERAL NOTES:**
- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF CANTON EROSION CONTROL ORDINANCE.
 - ALL STRUCTURES SHALL BE CONSTRUCTED TO CONFORM TO THE STANDARD BUILDING CODES AND ORDINANCES OF THE CITY OF CANTON. THIS PROJECT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS APPLICABLE AND ENFORCED BY THE GEORGINA ENGINEERING & SURVEYING, LLC.
 - CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
 - ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGINA REGISTERED LAND SURVEYOR.
 - THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER LABOR RECORDS OF A GEORGINA REGISTERED LAND SURVEYOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXIST LOCATIONS AND COORDINATE ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
 - IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AS SOON AS POSSIBLE.
 - UTILITY LOCATIONS SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 24 HOURS OF THE START OF CONSTRUCTION.
 - NO MATERIAL CAN BE DEPOSITED ONTO THE ADJACENT PROPERTY WITHOUT THE APPROVAL OF THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WORK, STORAGE, AND HANDLING MATERIALS, MATERIALS OUT OF FALL ZONES SHALL BE A HORIZONTAL 1 VERTICAL 10.
 - THIS SITE DOES NOT HAVE STABLE WEATHERS REQUIRING UNDISTURBED BUFFERS.
 - EXISTING FEATURES SHOWN BY DASHED LINES OR SHOWN PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
 - CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE EXISTING CONDITION.
 - THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION WITH ARCHITECTURAL PLANS BY OWNER.
 - ALL STAKING AND STAKING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON CONFORM STAKING CONTROL DEVICES (MCD) AND OTHER GOVERNING REGULATIONS AND SPECIFICATIONS LATEST EDITION.
 - PROOF TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE CHANGES WITH ALL GOVERNING REGULATIONS AND NOTIFY OWNER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
 - ALL EXISTING MINOR CULVERTS, WEIR BOXES, AND OTHER UTILITY STRUCTURES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ANALYZED SO THAT THEY DO NOT OBSTRUCT THE WORK.
 - ALL TEMPORARY STAKING AND STAKING NECESSARY TO MAINTAIN SAFE CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR.
 - METHOD STAKING AND CONTROL POINTS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

EROSION & SEDIMENT CONTROL NOTES:

- EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY CRUISE INSPECTION BY OWNER, ENGINEER OR INSPECTOR.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES METHOD TEMPORARY OR PERMANENT SHALL BE AT ALL TIMES AT THE RESPONSIBILITY OF THE PROPERTY OWNER. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF CANTON OF ANY LAND-DISTURBING ACTIVITIES WITHIN THE LIMITS AND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY LAND AREA DISTURBANCES.
- ALL DISTURBED AREAS TO BE GRAZED, PLANTED TO BEGROW WITHIN 7 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITIES, OR A PERIOD OF 7 DAYS OF CONSTRUCTION.
- MAINTENANCE REQUIRED FOR EROSION CONTROL DEVICES: CLEAN OUT BEFORE THE HALF FULL, PROOF TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE, ALL ENTRANCES TO THE SITE WHICH ARE NOT PROTECTED SHALL BE BARRICADED.
- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EIT, ALL PERMITTED EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE MAINTAINED FROM TO ANY OTHER CONSTRUCTION. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED AS CONSTRUCTION PROGRESSES IN ORDER TO MAINTAIN A FUNCTIONAL EROSION CONTROL SYSTEM.
- EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PERIODS OF PROGRESS OF CONTIGUOUS BARRICADES.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED AND THEN REPAIRED TO THAT STANDARD FROM THE SITE AS NECESSARY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DISCREPANCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY.

SEDIMENT STORAGE CALCULATIONS

Sediment Storage Silt Fence

67 CY Per Acre Ditched

67 CY Per Acre Ditched = 59.63 CY

Sediment Storage Pervious

Silt Fence Length = 2300 LF

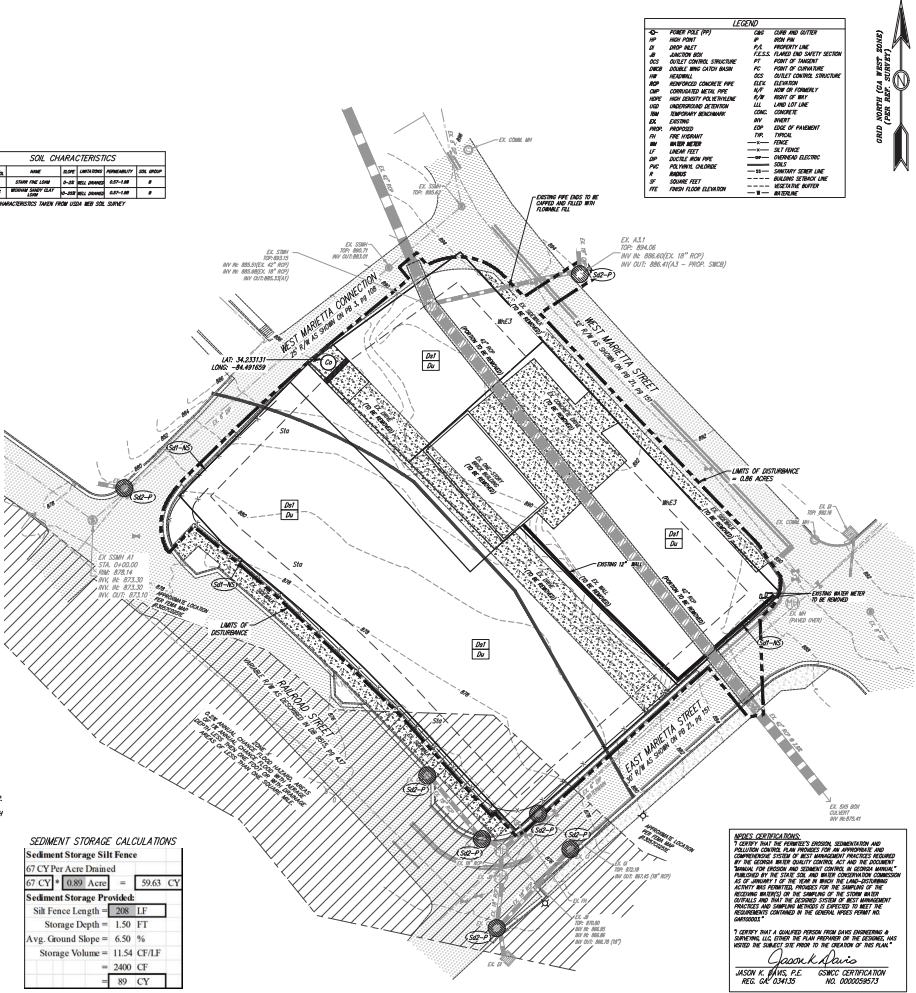
Storage Depth = 1.50 FT

Avg. Ground Slope = 6.50 %

Storage Volume = 11.54 CF/1F

= 2400 CF

= 89 CY



LEGEND

○	UTILITY (SEE PLAN)	○	CONTRACTOR'S OFFICE
□	EXISTING ROAD	○	PROPOSED ROAD
□	EXISTING DRIVE	○	PROPOSED DRIVE
□	EXISTING SIDEWALK	○	PROPOSED SIDEWALK
□	EXISTING CURB	○	PROPOSED CURB
□	EXISTING DRIVEWAY	○	PROPOSED DRIVEWAY
□	EXISTING PORCH	○	PROPOSED PORCH
□	EXISTING PATIO	○	PROPOSED PATIO
□	EXISTING DECK	○	PROPOSED DECK
□	EXISTING STAIRS	○	PROPOSED STAIRS
□	EXISTING FENCE	○	PROPOSED FENCE
□	EXISTING WALL	○	PROPOSED WALL
□	EXISTING DOOR	○	PROPOSED DOOR
□	EXISTING WINDOW	○	PROPOSED WINDOW
□	EXISTING ROOF	○	PROPOSED ROOF
□	EXISTING FLOOR	○	PROPOSED FLOOR
□	EXISTING CEILING	○	PROPOSED CEILING
□	EXISTING BASEMENT	○	PROPOSED BASEMENT
□	EXISTING ATTIC	○	PROPOSED ATTIC
□	EXISTING GARAGE	○	PROPOSED GARAGE
□	EXISTING PORCH	○	PROPOSED PORCH
□	EXISTING PATIO	○	PROPOSED PATIO
□	EXISTING DECK	○	PROPOSED DECK
□	EXISTING STAIRS	○	PROPOSED STAIRS
□	EXISTING FENCE	○	PROPOSED FENCE
□	EXISTING WALL	○	PROPOSED WALL
□	EXISTING DOOR	○	PROPOSED DOOR
□	EXISTING WINDOW	○	PROPOSED WINDOW
□	EXISTING ROOF	○	PROPOSED ROOF
□	EXISTING FLOOR	○	PROPOSED FLOOR
□	EXISTING CEILING	○	PROPOSED CEILING
□	EXISTING BASEMENT	○	PROPOSED BASEMENT
□	EXISTING ATTIC	○	PROPOSED ATTIC
□	EXISTING GARAGE	○	PROPOSED GARAGE
□	EXISTING PORCH	○	PROPOSED PORCH
□	EXISTING PATIO	○	PROPOSED PATIO
□	EXISTING DECK	○	PROPOSED DECK
□	EXISTING STAIRS	○	PROPOSED STAIRS
□	EXISTING FENCE	○	PROPOSED FENCE
□	EXISTING WALL	○	PROPOSED WALL
□	EXISTING DOOR	○	PROPOSED DOOR
□	EXISTING WINDOW	○	PROPOSED WINDOW
□	EXISTING ROOF	○	PROPOSED ROOF
□	EXISTING FLOOR	○	PROPOSED FLOOR
□	EXISTING CEILING	○	PROPOSED CEILING
□	EXISTING BASEMENT	○	PROPOSED BASEMENT
□	EXISTING ATTIC	○	PROPOSED ATTIC
□	EXISTING GARAGE	○	PROPOSED GARAGE
□	EXISTING PORCH	○	PROPOSED PORCH
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□	EXISTING DECK	○	PROPOSED DECK
□	EXISTING STAIRS	○	PROPOSED STAIRS
□	EXISTING FENCE	○	PROPOSED FENCE
□	EXISTING WALL	○	PROPOSED WALL
□	EXISTING DOOR	○	PROPOSED DOOR
□	EXISTING WINDOW	○	PROPOSED WINDOW
□	EXISTING ROOF	○	PROPOSED ROOF
□	EXISTING FLOOR	○	PROPOSED FLOOR
□	EXISTING CEILING	○	PROPOSED CEILING
□	EXISTING BASEMENT	○	PROPOSED BASEMENT
□	EXISTING ATTIC	○	PROPOSED ATTIC
□	EXISTING GARAGE	○	PROPOSED GARAGE
□	EXISTING PORCH	○	PROPOSED PORCH
□	EXISTING PATIO	○	PROPOSED PATIO
□	EXISTING DECK	○	PROPOSED DECK
□	EXISTING STAIRS	○	PROPOSED STAIRS
□	EXISTING FENCE	○	PROPOSED FENCE
□	EXISTING WALL	○	PROPOSED WALL
□	EXISTING DOOR	○	PROPOSED DOOR
□	EXISTING WINDOW	○	PROPOSED WINDOW
□	EXISTING ROOF	○	PROPOSED ROOF
□	EXISTING FLOOR	○	PROPOSED FLOOR
□	EXISTING CEILING	○	PROPOSED CEILING
□	EXISTING BASEMENT</		

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NOTE: OWN STRAW OR GRASS MAY BE SPREAD AS A BEDDING MATERIAL FOR ALL PERMANENTLY GRASSED AREAS AT A MINIMUM DEPTH OF 4" TO 6". FINE MIXTURES MAY BE SUBSTITUTED AT A MINIMUM DEPTH OF 3" TO 5".

NOTE: AGROCHEMICAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.

SPECIES	RATE PER ACRE	RATE PER 1000 SQ. FT.	PLANTING DATES	PLANTING METHOD	PERIODS TO BE MAINTAINED	PERIODS TO BE MAINTAINED	PERIODS TO BE MAINTAINED	PERIODS TO BE MAINTAINED
WEEDING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA	0.1 lb. 4 lb.	3/15-6/15	2/1-4/15	FIRST	6	12	12	1500 50
SERICEA LESPEDEZA SEEDING MAT WITH EXPRESSED WEEDING LOVEGRASS	1.0 lb. 3 bags	10/1-3/1	10/15-2/1	FIRST	6	12	12	1500 50
MULLED COMMON BERMUDAGRASS AND SERICEA LESPEDEZA	0.2 lb. 10 lb. 1.4 lb. 60 lb.	3/1-7/1 3/15-6/15	1/15-7/1 1/1-6/15	FIRST	6	12	12	1500 50
UNMULLED COMMON BERMUDAGRASS AND SERICEA LESPEDEZA	0.2 lb. 10 lb. 1.4 lb. 60 lb.	10/1-3/1 3/15-6/15	11/1-2/1 10/15-2/1	FIRST	6	12	12	1500 50
TALL FESCUGRASS AND VIRGATA OR SERICEA LESPEDEZA	1.1 lb. 50 lb. 1.4 lb. 40 lb.	4/1-11/1 3/15-6/15	2/15-6/1 10/15-2/1	FIRST	6	12	12	1500 50
MULLED COMMON BERMUDAGRASS	0.2 lb. 10 lb. 1.4 lb. 60 lb.	3/1-7/1 3/15-6/15	2/15-6/1 10/15-2/1	SECOND	10	10	10	800 50-100

1. REDUCE SEEDING RATES BY SIZE WHEN DRILLED.
 2. FERTILIZER/N TOP-DRESSING RATES INDICATED ARE IN LBS/ACRE.

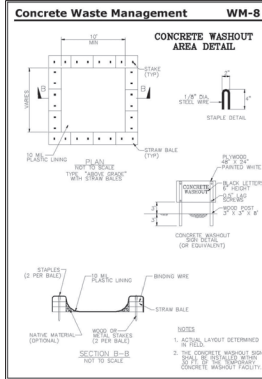
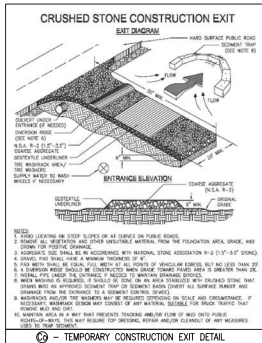
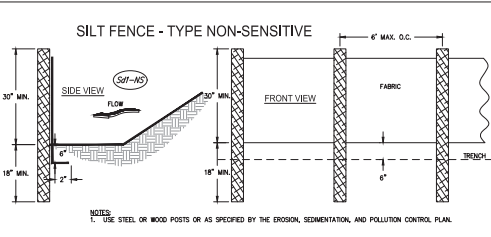
Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) MATERIALS AND RATES:

MATERIAL	RATE
STRAW OR HAY	3-4" DEEP
WOOD WASTE, CHIPS, SAW DUST OR BARK	2-3" DEEP/FACED 8-8" DIA. FACE
MATTING OR NETTING	ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
POLYETHYLENE FILM COVER AREA	COMPLETELY

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS) SEEDING RATES FOR TEMPORARY SEEDINGS:

SPECIES	RATE PER ACRE	RATE PER 1000 SQ. FT.	PLANTING DATES	PLANTING METHOD	PERIODS TO BE MAINTAINED	PERIODS TO BE MAINTAINED	PERIODS TO BE MAINTAINED	PERIODS TO BE MAINTAINED
RYE (IN MATS)	0.5 POUNDS	2 lb.	3/15-12/1	4/15-1/1	8/15-3/1			
ANNUAL BROMEGRASS (IN MATS)	0.5 POUNDS	40 lb.	8/15-1/1	3/1-4/15	8/15-4/1			
ANNUAL LESPEDEZA (IN MATS)	0.2 POUNDS	40 lb.	2/1-5/1	2/15-5/1	1/15-3/15			
WEEDING LOVEGRASS (IN MATS)	0.1 POUNDS	4 lb.	3/15-6/15	3/15-6/15	2/15-4/15			
SUDANGRASS (IN MATS)	1.4 POUNDS	60 lb.	4/1-9/1	4/1-9/1	3/1-8/1			
BROMETOP MILLET (IN MATS)	0.5 POUNDS	40 lb.	4/1-7/15	4/1-7/15	4/1-7/15			
WHEAT (IN MATS)	0.2 POUNDS	3 lb.	9/1-1/1	9/1-1/1	8/15-2/1			

1. TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CHOKEN OUT PERENNIALS IF SEEDS TOO HEAVILY.
 2. REDUCE SEEDING RATES BY SIZE WHEN DRILLED.



NOTES:
 1. VERIFY THAT ALL EROSION CONTROL MEASURES AND CONSTRUCTION ARE IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 2. VERIFY THAT ALL EROSION CONTROL MEASURES AND CONSTRUCTION ARE IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
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 8. VERIFY THAT ALL EROSION CONTROL MEASURES AND CONSTRUCTION ARE IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 9. VERIFY THAT ALL EROSION CONTROL MEASURES AND CONSTRUCTION ARE IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 10. VERIFY THAT ALL EROSION CONTROL MEASURES AND CONSTRUCTION ARE IN ACCORDANCE WITH THE EROSION CONTROL PLAN.

DES DAVIS ENGINEERS & ARCHITECTS
 24 DAWSON VILLAGE
 WICKS BLVD
 DAWSONVILLE, GA 30428
 PHONE: 706.864.5134
 DAVISENGINEERS.COM

FOR EROSION CONTROL
 05/29/2025

PROJECT: LAND LOT 196, SECTION 16, TOWNSHIP 12N, RANGE 10E, COUNTY OF CAUTION, GEORGIA

DATE: 05/29/2025

BY: JASON K. DAVIS, P.E.

CHECKED BY: JASON K. DAVIS, P.E.

SCALE: AS SHOWN

COUNTY: CAUTION

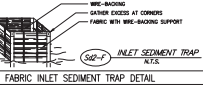
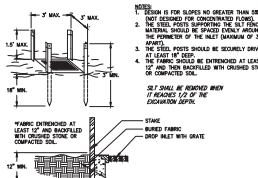
STATE: GEORGIA

SHEET NO.: 14 of 21

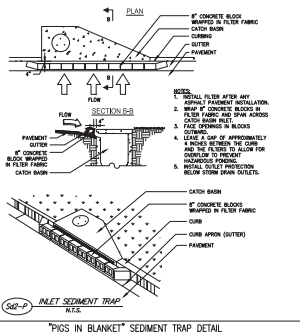
PROJECT NO.: 21-219

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION



CURB INLET FILTER 'PIGS IN BLANKET'



Dust Control on Disturbed Areas



DEFINITION
Controlling surface air movement of dust and particulate matter.

PURPOSE
To prevent surface air movement of dust from exposed soil surfaces.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on- and off-site damage may occur without treatment.

METHOD AND MATERIALS
A. Temporary Methods
Mulches. See standard D-1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bond mulch material. Refer to specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification D-3 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective or much used). Keep traffic of these areas. Refer to specification Tac - Tackifiers.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency.

GSICC 2018 Edition

measure that should be used before wind erosion starts. Begin blowing on windward side of site. Checktopp planes spaced about 12 inches apart, spring-toothed harrows, and similar plows are effective in controlling wind erosion.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

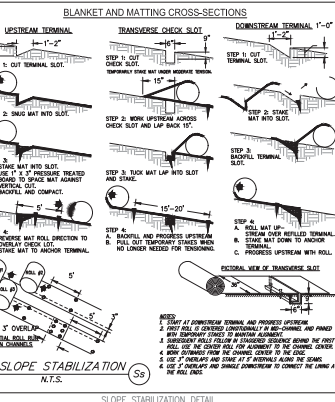
Barriers. Solid board fences, snowfences, hinged fences, cattle walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need reapplication.

Permanent Methods
Permanent Vegetation. See specification D-3 Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford visibility protection to face in place.

Topping. This entails covering the surface with less erosive soil. See specification 7a - Topping.

Stones. Cover surface with crushed stone or coarse gravel. See specification Co-construction Road Stabilization.



INLET SEDIMENT TRAP DETAIL
1. 1\"/>

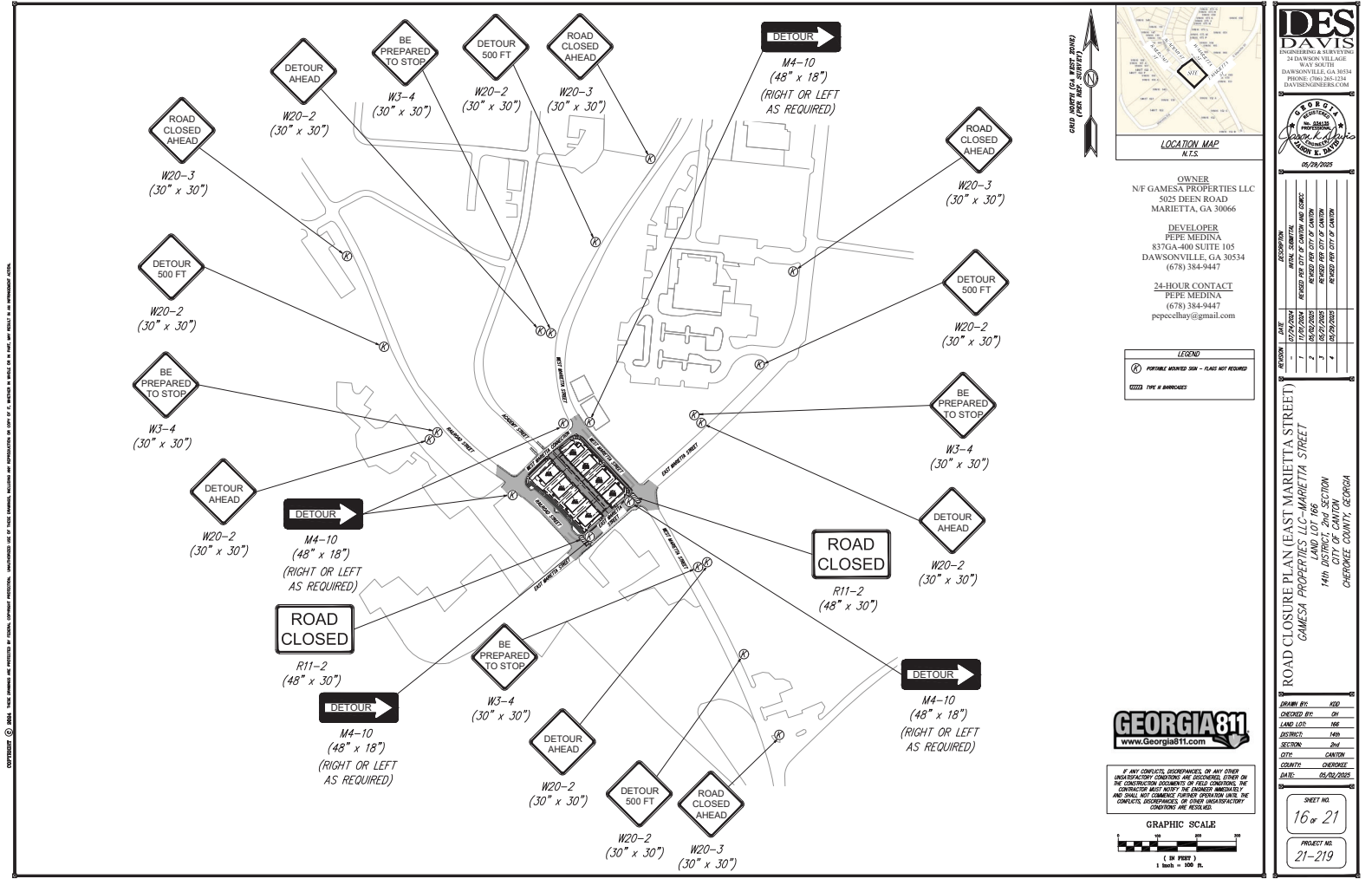
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DES DAVIS ENGINEERS, INC.
24 DARWIN VILLAGE
WICKS FOSTER
DARWINVILLE, GA 30534
PHONE: 706.534.5134
DAVISENGINEERS.COM

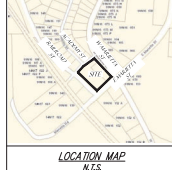
EROSION CONTROL NOTES & DETAILS
GAMESA PROPERTIES LLC - MARRETTA STREET
14th CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DESIGN BY: JSD
CHECKED BY: DJ
LAND LDR: BSG
DATE: 1/15/2018
CITY: CANTON
COUNTY: CHEROKEE
STATE: GEORGIA

SHEET NO.
15 of 21
PROJECT NO.
21-219



OLD MARIETTA (EAST STREET)
(FOR REF.)



OWNER
NF GAMESA PROPERTIES LLC
5025 DEEN ROAD
MARIETTA, GA 30066

DEVELOPER
PEPE MEDINA
837GA-400 SUITE 105
DAWSONVILLE, GA 30054
(678) 384-9447

24-HOUR CONTACT
PEPE MEDINA
(678) 384-9447
pepecollay@gmail.com

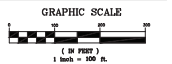
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Ⓣ TYPE II SIGNAGE



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNUSUAL CONDITIONS ARE ENCOUNTERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY BY AIR MAIL AND COMMENCE WORK STOPPAGE UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNUSUAL CONDITIONS ARE RESOLVED.



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ENGINEERS & SURVEYORS
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W. SCOTT
DAWSONVILLE, GA 30054
PHONE: (706) 584-1334
DAVISENGINEERS.COM

PROFESSIONAL SEAL
PEPE MEDINA
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF GEORGIA

05/29/2025

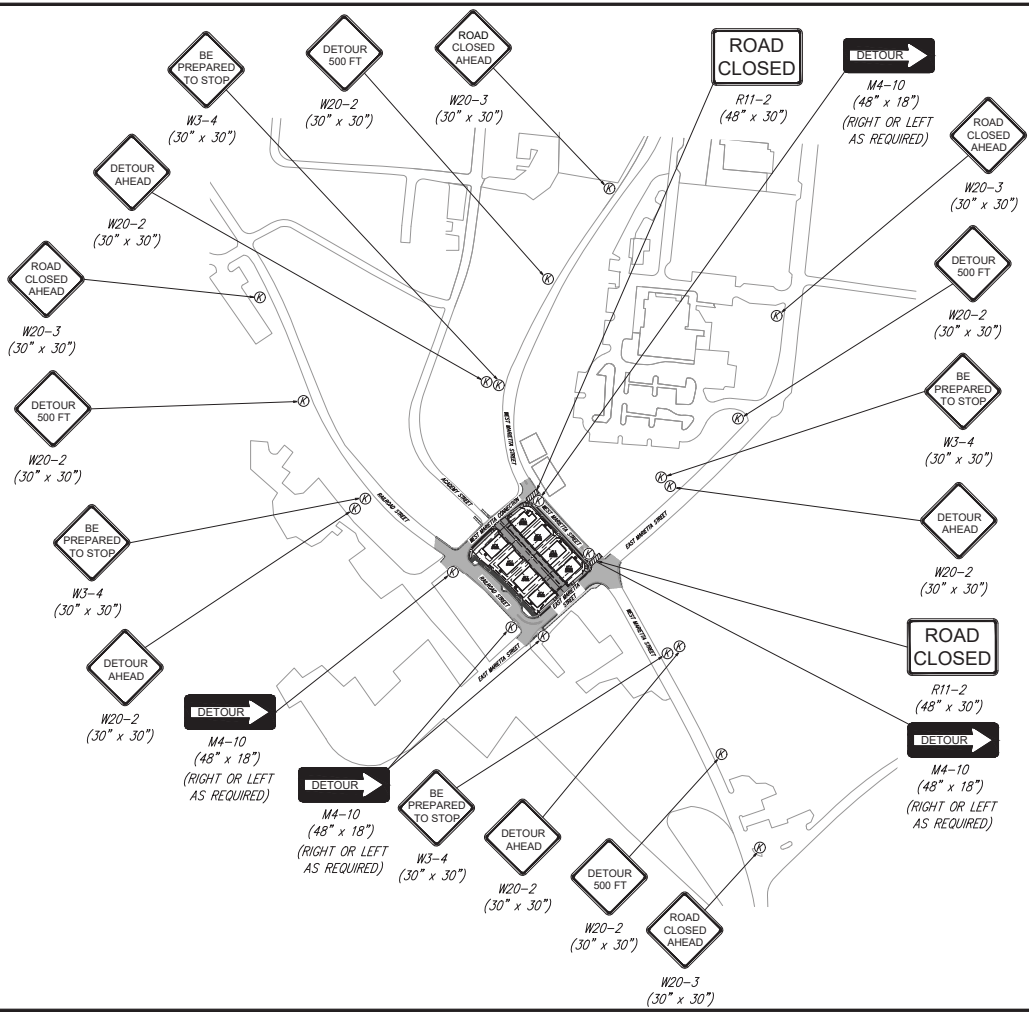
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3	02/02/2025	REVISED PER CITY OF CANTON
4	05/29/2025	REVISED PER CITY OF CANTON

ROAD CLOSURE PLAN (EAST MARIETTA STREET)
GAMESA PROPERTIES LLC - MARIETTA STREET
LAND LOT 106
SECTION 2
CANTON
CHEROKEE COUNTY, GEORGIA

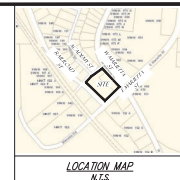
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LAND LOTS: 106
SECTION: 2
CITY: CANTON
COUNTY: CHEROKEE
DATE: 05/29/2025

SHEET NO.
16 of 21

PROJECT NO.
21-219



ROAD NORTH (GA WEST DRIVE)
(FOR REF)



OWNER
NF GAMESA PROPERTIES LLC
5025 DEEN ROAD
MARIETTA, GA 30066

DEVELOPER
PEPE MEDINA
8370A-400 SUITE 105
DAWSONVILLE, GA 30534
(678) 384-9447

24-HOUR CONTACT
PEPE MEDINA
(678) 384-9447
pepecollay@gmail.com

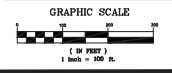
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① PERMISSIBLE WORKED SIGN - FLAG NOT REQUIRED

② PERMISSIBLE WORKED SIGN - FLAG NOT REQUIRED



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNUSUAL CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE WORK UNTIL THE ENGINEER HAS ADVISED THE CONTRACTOR OF THE APPROPRIATE ACTION TO BE TAKEN. CONFLICTS, DISCREPANCIES, OR OTHER UNUSUAL CONDITIONS ARE RESOLVED.



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DAVISENGINEERS.COM

PROFESSIONAL SEAL
PEPE MEDINA
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF GEORGIA

05/29/2025

REVISION	DATE	DESCRIPTION
1	07/27/2024	INITIAL SUBMITTAL
2	11/27/2024	REVISED PER CITY OF CANTON AND OWNER
3	05/29/2025	REVISED PER CITY OF CANTON
4	05/29/2025	REVISED PER CITY OF CANTON

ROAD CLOSURE PLAN (WEST MARIETTA STREET)
GAMESA PROPERTIES LLC - MARIETTA STREET
LAND LOT 106
14th CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

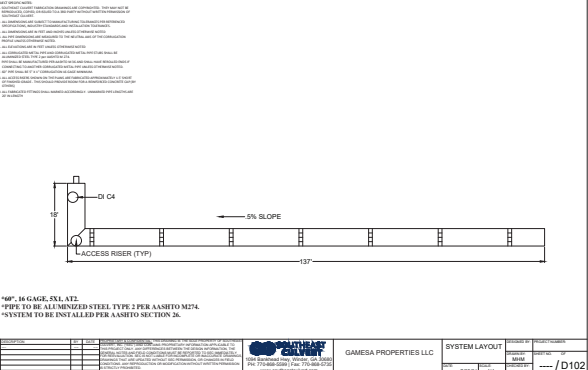
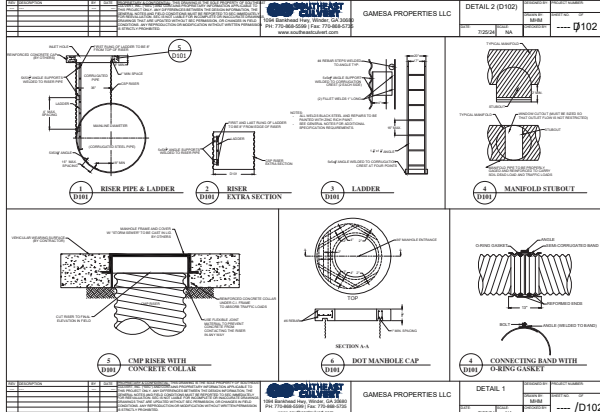
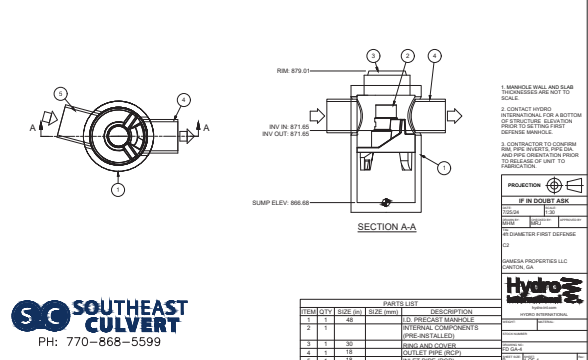
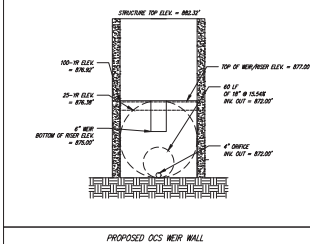
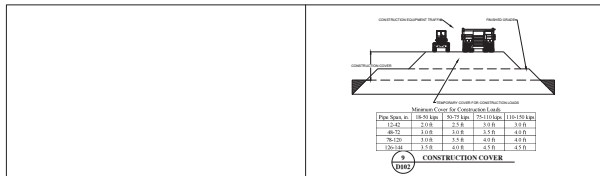
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CHECKED BY: DR
LAND LSP: RBE
ELECTRIC: LAD
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CITY: CANTON
COUNTY: CHEROKEE
DATE: 05/29/2025

SHEET NO.
17 of 21

PROJECT NO.
21-219

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DUNWOODY, GA 30346
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DAVISENGINEERS.COM

PROJECT
STORMWATER MANAGEMENT DETAILS
GAMESA PROPERTIES LLC - MARETHA STREET
LAND LOT 196
14th CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE
05/29/2025

REVISION

NO.	DATE	DESCRIPTION
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4	05/29/2025	REVISED PER CITY OF CANTON

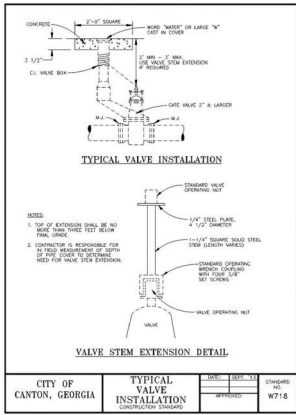
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AS SHOWN

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GAMESA PROPERTIES LLC
14th CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

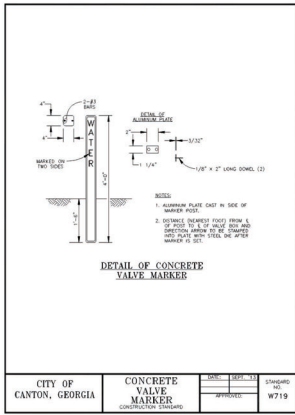
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SOUTHEAST CULVERT
PH: 770-868-5599

PROJECT NO.
21-219

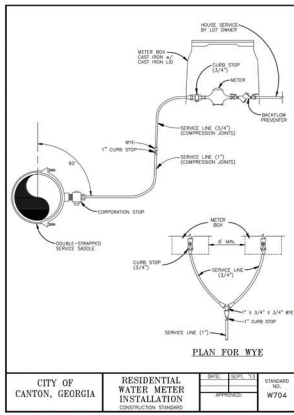
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18 of 21



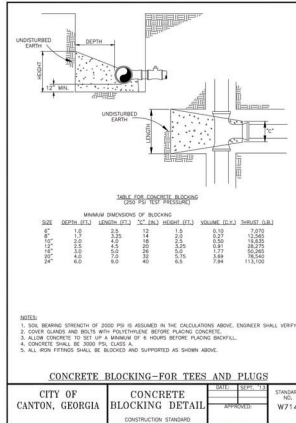
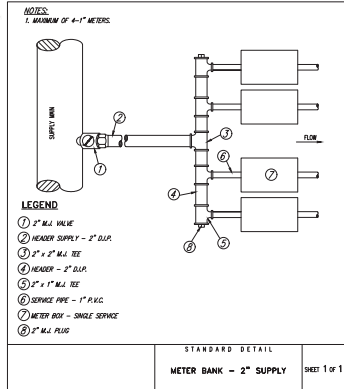
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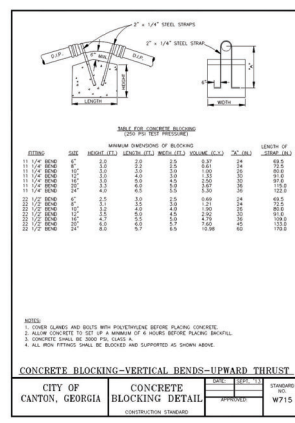
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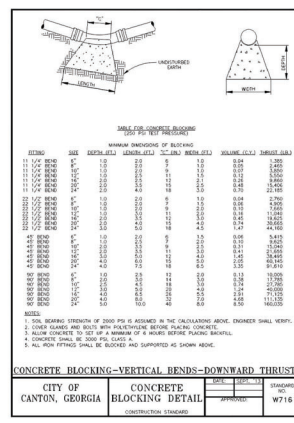
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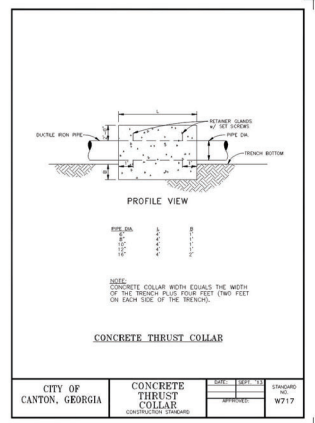
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CITY OF CANTON, GEORGIA	CONCRETE BLOCKING DETAIL	DATE: 05/29/2025	DESIGNED BY: W715
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CITY OF CANTON, GEORGIA	CONCRETE BLOCKING DETAIL	DATE: 05/29/2025	DESIGNED BY: W716
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CITY OF CANTON, GEORGIA	CONCRETE THRUST COLLAR	DATE: 05/29/2025	DESIGNED BY: W717
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 ENGINEERS & ARCHITECTS
 24 DAWSON VILLAGE
 WALKER HILL
 DAWSONVILLE, GA 30428
 PHONE: 706.526.5134
 DAVISENGINEERS.COM

FOR CONTRACT
 05/29/2025

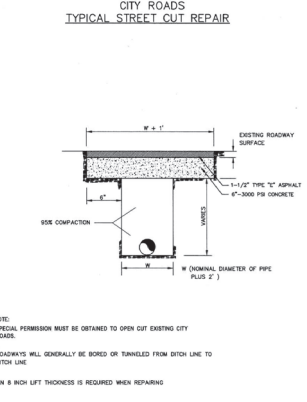
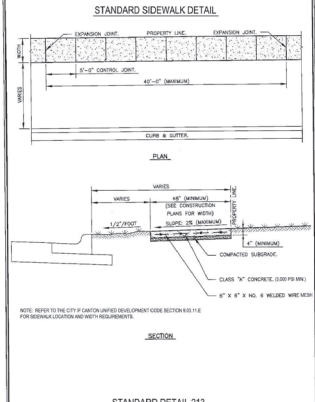
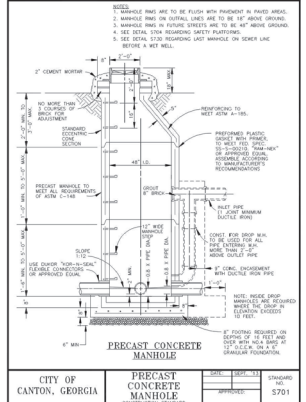
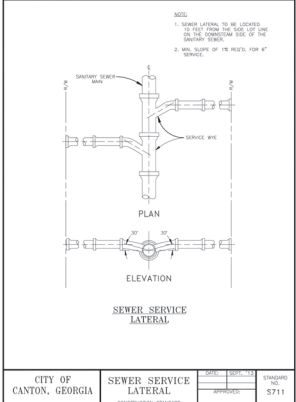
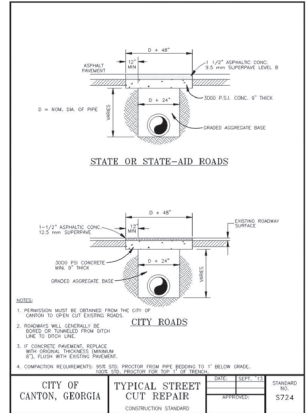
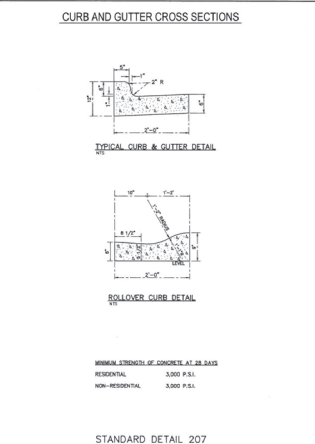
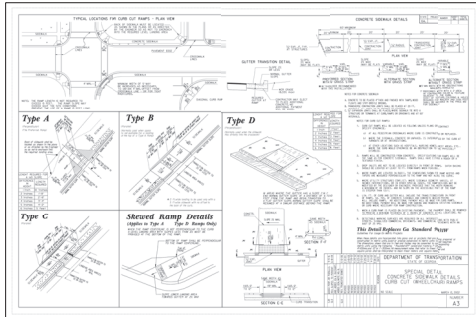
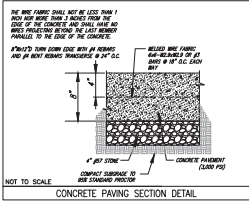
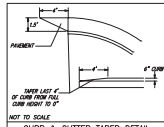
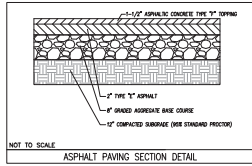
REVISION	DATE	DESCRIPTION
1	05/29/2025	INITIAL SUBMITTAL
2	05/29/2025	REVISED FOR CITY OF CANTON AND CHECK
3	05/29/2025	REVISED FOR CITY OF CANTON
4	05/29/2025	REVISED FOR CITY OF CANTON

CONSTRUCTION DETAILS
 GAMESA PROPERTIES LLC - MARETHA STREET
 LAND LOT 196
 SECTION 24
 TOWNSHIP 14N
 RANGE 14E
 COUNTY OF CANTON
 CHEROKEE COUNTY, GEORGIA

DESIGNED BY: **202**
 CHECKED BY: **DR**
 LAND LDR: **REG**
 DISTRICT: **140**
 SECTION: **24**
 CITY: **CANTON**
 COUNTY: **CHEROKEE**
 DATE: **05/29/2025**

SHEET NO.
19 of 21

PROJECT NO.
21-219



CITY OF CANTON, GEORGIA	SEWER SERVICE LATERAL	DATE: 05/29/2025	SCALE: 1/2\"/>
	CONSTRUCTION STANDARD	DESIGNER: JLD	SHEET NO: 5711

CITY OF CANTON, GEORGIA	PRECAST CONCRETE MANHOLE	DATE: 05/29/2025	SCALE: 1/2\"/>
	CONSTRUCTION STANDARD	DESIGNER: JLD	SHEET NO: 5701

CITY OF CANTON, GEORGIA	STANDARD SIDEWALK DETAIL	DATE: 05/29/2025	SCALE: 1/2\"/>
	CONSTRUCTION STANDARD	DESIGNER: JLD	SHEET NO: 5724

CITY OF CANTON, GEORGIA	CITY ROADS TYPICAL STREET CUT REPAIR	DATE: 05/29/2025	SCALE: 1/2\"/>
	CONSTRUCTION STANDARD	DESIGNER: JLD	SHEET NO: 5724

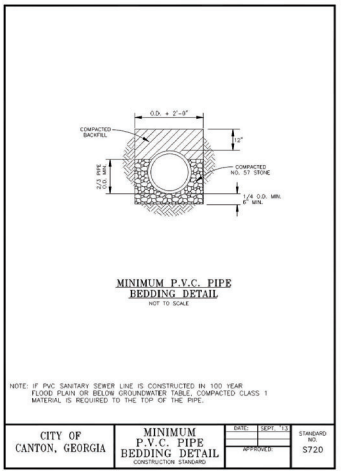
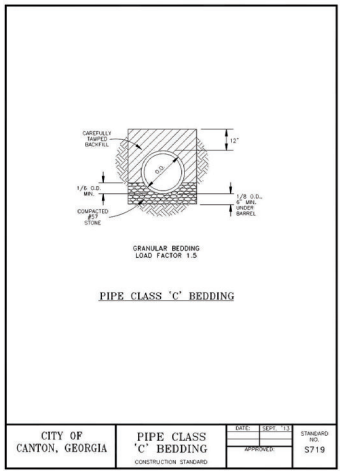
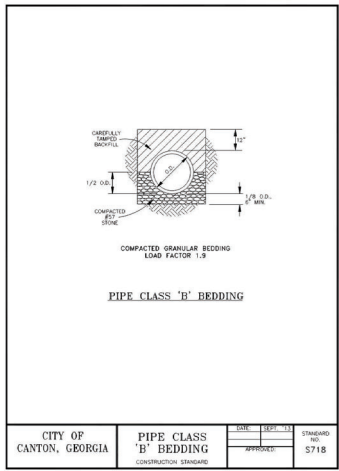
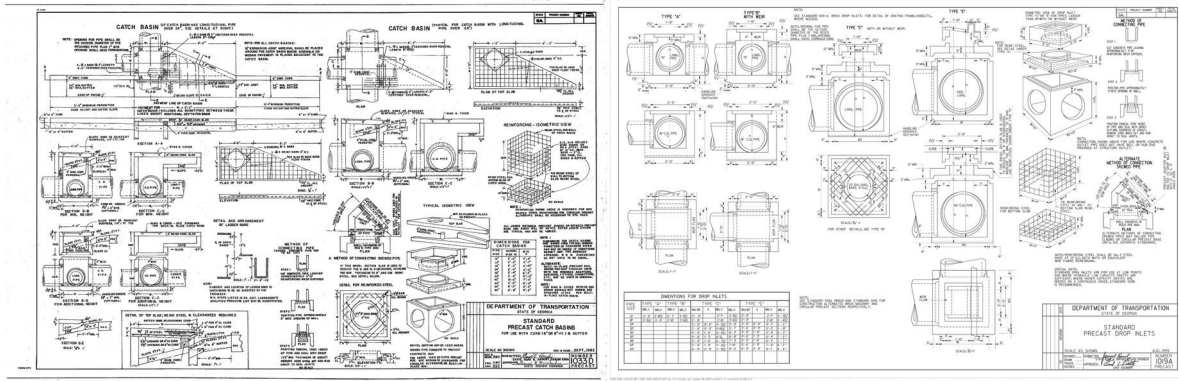
DES DAVIS
ENGINEERS & ARCHITECTS
24 DAWSON VILLAGE
WILKESBORO, NC 28696
PHONE: (704) 364-1334
DDES@DES-DAVIS.COM



REVISION	DATE	DESCRIPTION
1	05/29/2025	INITIAL SUBMITTAL
2	05/29/2025	REVISED PER CITY OF CANTON AND CDM
3	05/29/2025	REVISED PER CITY OF CANTON
4	05/29/2025	REVISED PER CITY OF CANTON

CONSTRUCTION DETAILS
GAMESA PROPERTIES LLC - MARETHA STREET
LAND LOT 196
14th STREET
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 05/29/2025	SCALE: 1/2\"/>
DRAWN BY: JLD	CHECKED BY: CH
LAND LOTS: 196	SECTION: 2nd
CITY: CANTON	COUNTY: CHEROKEE
DATE: 05/29/2025	SHEET NO: 20 of 21
PROJECT NO: 21-219	



DES DAVIS
ENGINEERS & ARCHITECTS
24 DAWSON VILLAGE
WALKER HILL
DANVERVILLE, GA 30534
PHONE: 706.584.5134
DAVISENGINEERS.COM



REVISION	DATE	DESCRIPTION
1	12/14/2024	INITIAL SUBMITTAL
2	11/07/2024	REVISED FOR CITY OF CANTON AND CHECK
3	08/20/2025	REVISED FOR CITY OF CANTON
4	05/29/2025	REVISED FOR CITY OF CANTON

CONSTRUCTION DETAILS
GAMESA PROPERTIES LLC - MARIETTA STREET
LAND LOT 196
14th STREET
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DESIGNED BY:	JSD
CHECKED BY:	DH
LAND LOT:	196
DISTRICT:	14th
SECTION:	2nd
CITY:	CANTON
COUNTY:	CHEROKEE
DATE:	05/29/2025
SHEET NO. 21 of 21	
PROJECT NO. 21-219	

SYMBOL	DESCRIPTION
	80 SFP STANDARD TUB
	POURER POWER FOR COMBO
	AT 1/2\"/>
	30\"/>
	30\"/>
	30\"/>
	DOUBLE OVEN
	UNDERCABT DOUBLE BOWL
	KITCHEN SINK FACET WITH
	SPRINKLER AND GARBAGE DISPOSAL
	UNDERCABT SINGLE BOWL
	KITCHEN SINK FACET WITH
	SPRINKLER AND GARBAGE DISPOSAL
	DISHWASHER BELOW COUNTERTOP
	REFRIGERATOR
	SHOWER WITH SHOWER HEAD
	AND CONTROLS
	UNDERCABT VANITY SINK W/
	COUNTER W/ET W/ HANDBAR AND
	VANITY LIGHT(S)
	TOILET
	WASHER AND DRYER
	CERAMIC TILE FULL HEIGHT ON
	WALL, S.D./
	47 GAL WATER HEATER

DOOR SCHEDULE - UNIT 5				
Mark	Size			Comments
	Width	Height	Thickness	
S-11	2'-0"	6'-0"	1 1/2"	
S-12	2'-0"	6'-0"	1 1/2"	
S-13	2'-0"	6'-0"	1 1/2"	
S-14	2'-0"	6'-0"	1 1/2"	
S-15	2'-0"	6'-0"	1 1/2"	
S-16	2'-0"	6'-0"	1 1/2"	
S-17	2'-0"	6'-0"	1 1/2"	
S-18	2'-0"	6'-0"	1 1/2"	
S-19	2'-0"	6'-0"	1 1/2"	
S-20	2'-0"	6'-0"	1 1/2"	
S-21	2'-0"	6'-0"	1 1/2"	
S-22	2'-0"	6'-0"	1 1/2"	
S-23	2'-0"	6'-0"	1 1/2"	
S-24	2'-0"	6'-0"	1 1/2"	
S-25	2'-0"	6'-0"	1 1/2"	
S-26	2'-0"	6'-0"	1 1/2"	
S-27	2'-0"	6'-0"	1 1/2"	
S-28	2'-0"	6'-0"	1 1/2"	
S-29	2'-0"	6'-0"	1 1/2"	
S-30	2'-0"	6'-0"	1 1/2"	
S-31	2'-0"	6'-0"	1 1/2"	
S-32	2'-0"	6'-0"	1 1/2"	
S-33	2'-0"	6'-0"	1 1/2"	
S-34	2'-0"	6'-0"	1 1/2"	
S-35	2'-0"	6'-0"	1 1/2"	
S-36	2'-0"	6'-0"	1 1/2"	
S-37	2'-0"	6'-0"	1 1/2"	
S-38	2'-0"	6'-0"	1 1/2"	
S-39	2'-0"	6'-0"	1 1/2"	
S-40	2'-0"	6'-0"	1 1/2"	
S-41	2'-0"	6'-0"	1 1/2"	
S-42	2'-0"	6'-0"	1 1/2"	
S-43	2'-0"	6'-0"	1 1/2"	
S-44	2'-0"	6'-0"	1 1/2"	
S-45	2'-0"	6'-0"	1 1/2"	
S-46	2'-0"	6'-0"	1 1/2"	
S-47	2'-0"	6'-0"	1 1/2"	
S-48	2'-0"	6'-0"	1 1/2"	
S-49	2'-0"	6'-0"	1 1/2"	
S-50	2'-0"	6'-0"	1 1/2"	
S-51	2'-0"	6'-0"	1 1/2"	
S-52	2'-0"	6'-0"	1 1/2"	
S-53	2'-0"	6'-0"	1 1/2"	
S-54	2'-0"	6'-0"	1 1/2"	
S-55	2'-0"	6'-0"	1 1/2"	
S-56	2'-0"	6'-0"	1 1/2"	
S-57	2'-0"	6'-0"	1 1/2"	
S-58	2'-0"	6'-0"	1 1/2"	
S-59	2'-0"	6'-0"	1 1/2"	
S-60	2'-0"	6'-0"	1 1/2"	
S-61	2'-0"	6'-0"	1 1/2"	
S-62	2'-0"	6'-0"	1 1/2"	
S-63	2'-0"	6'-0"	1 1/2"	
S-64	2'-0"	6'-0"	1 1/2"	
S-65	2'-0"	6'-0"	1 1/2"	
S-66	2'-0"	6'-0"	1 1/2"	
S-67	2'-0"	6'-0"	1 1/2"	
S-68	2'-0"	6'-0"	1 1/2"	
S-69	2'-0"	6'-0"	1 1/2"	
S-70	2'-0"	6'-0"	1 1/2"	
S-71	2'-0"	6'-0"	1 1/2"	
S-72	2'-0"	6'-0"	1 1/2"	
S-73	2'-0"	6'-0"	1 1/2"	
S-74	2'-0"	6'-0"	1 1/2"	
S-75	2'-0"	6'-0"	1 1/2"	
S-76	2'-0"	6'-0"	1 1/2"	
S-77	2'-0"	6'-0"	1 1/2"	
S-78	2'-0"	6'-0"	1 1/2"	
S-79	2'-0"	6'-0"	1 1/2"	
S-80	2'-0"	6'-0"	1 1/2"	
S-81	2'-0"	6'-0"	1 1/2"	
S-82	2'-0"	6'-0"	1 1/2"	
S-83	2'-0"	6'-0"	1 1/2"	
S-84	2'-0"	6'-0"	1 1/2"	
S-85	2'-0"	6'-0"	1 1/2"	
S-86	2'-0"	6'-0"	1 1/2"	
S-87	2'-0"	6'-0"	1 1/2"	
S-88	2'-0"	6'-0"	1 1/2"	
S-89	2'-0"	6'-0"	1 1/2"	
S-90	2'-0"	6'-0"	1 1/2"	
S-91	2'-0"	6'-0"	1 1/2"	
S-92	2'-0"	6'-0"	1 1/2"	
S-93	2'-0"	6'-0"	1 1/2"	
S-94	2'-0"	6'-0"	1 1/2"	
S-95	2'-0"	6'-0"	1 1/2"	
S-96	2'-0"	6'-0"	1 1/2"	
S-97	2'-0"	6'-0"	1 1/2"	
S-98	2'-0"	6'-0"	1 1/2"	
S-99	2'-0"	6'-0"	1 1/2"	
S-100	2'-0"	6'-0"	1 1/2"	

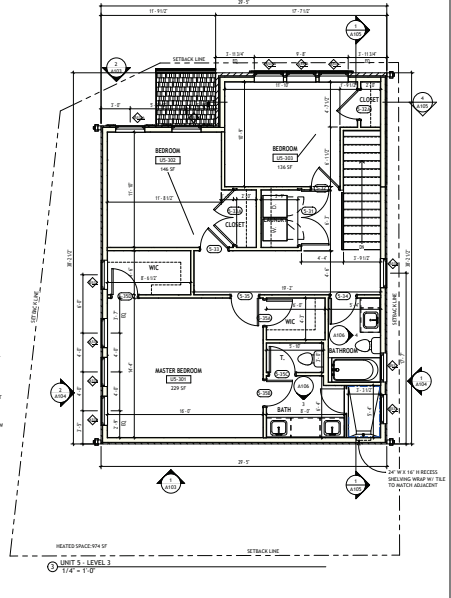
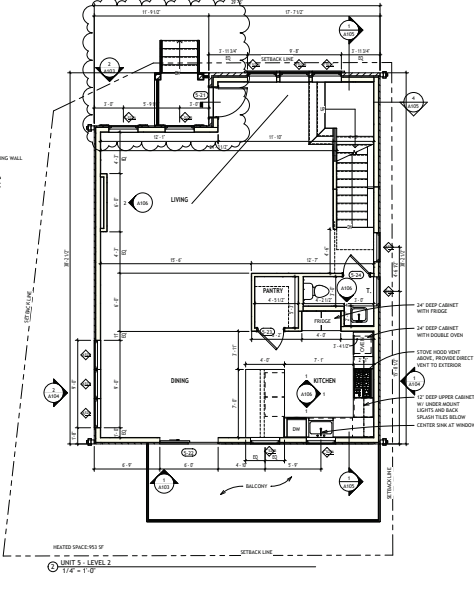
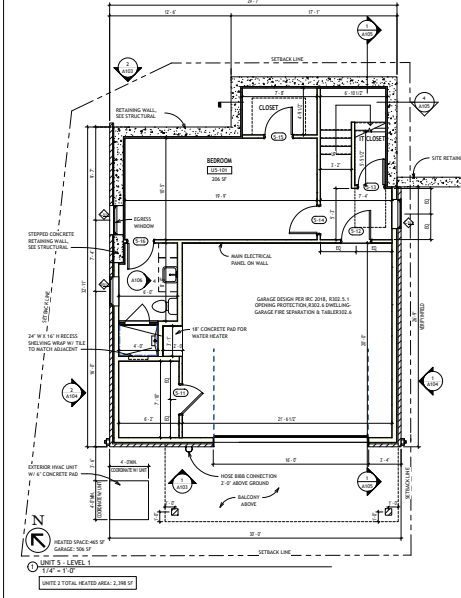
ICC 2018 TABLE 601.1 EXTERIOR WALLS		
EXTERIOR WALL ELEMENT	MIN. FIRE RESISTANCE RATING	MIN. FIRE SEPARATION DISTANCE
WALLS	FIRE RESISTANCE RATED	1 HOUR
	NOT FIRE RESISTANCE RATED	0 HOURS
PROJECTIONS	FIRE RESISTANCE RATED	1 HOUR
	NOT FIRE RESISTANCE RATED	0 HOURS
OPENINGS IN WALLS	FIRE RESISTANCE RATED	1 HOUR
	NOT FIRE RESISTANCE RATED	0 HOURS
OPENINGS IN WALLS	MIN. HEIGHT OF WALL AREA	2 HOURS
	UNLIMITED	0 HOURS
PENETRATIONS	ALL	CONFORM TO TABLE 601.4
		NOT REQUIRED

**238 W MARIETTA ST,
 CANTON, GA 30114**
 CLIENT: GAMESA PROPERTIES LLC
 ADDRESS: 5025 Deen Rd., Marietta, GA 30066

NO.	DESCRIPTION	DATE
1	CONSTRUCTION DOCUMENTS	2025-10-20
2	IFPC COMMENTS	2026-03-16

UNIT 5 - FLOOR PLANS

A101



DESCRIPTION

Introducing an exclusive collection of eight thoughtfully designed residences nestled within the heart of Canton's Historic District. This boutique development gated blends timeless architectural character with modern comfort, honoring the rich heritage of the area while offering refined contemporary living, Designed with architectural cohesion and attention to detail.

The exterior showcases lap siding, smooth vertical panel siding, complemented by a brick with limewashed looking color tones water table or walls for added texture and durability.

The houses will be in the white palate with bold gray accents define the architectural character, including framed energy-efficient windows and a framed glass front door. A contemporary front porch with wood columns and shingle roof add both visual interest and functional weather protection.

A raised front porch covered provides durability and low maintenance while enhancing the clean, modern aesthetic.

301 W Marietta St, Canton, Ga. 30114

