

SPECIAL LAND USE PERMIT (SLUP) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**

APPLICANT/OWNER:

Alfonso Doughty

Subject Property Address:

4957 Redan Rd

City:

Stone Mountain

State:

Ga

Zip:

30088

Parcel ID Number(s):

16 003 01 002

Acreage: _____

Commission District(s):

2

Super District:

6

Existing Zoning District(s):

Hidden Hills

Proposed Zoning District(s):

Hidden Hills

Existing Land Use Designation(s):

Church

Proposed Land Use Designation(s):

Church

(if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner ☐Agent ☒

Signature

AJP

Date

10/11/26

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:**\$400.00****DeKalb County does not require payment by wire transfer.****Be aware of scammers and fraudulent emails.**

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Impact Analysis

Please respond to the following standards and factors on a separate sheet

Criteria: Section 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission (PC) and the Board of Commissioners (BOC) in evaluating and deciding any application for a Special Land Use Permit (SLUP). No application for a SLUP shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, unless the application is in compliance with all applicable regulations in Article 4.

- A. Is the size of the site adequate for the use contemplated and is adequate land area available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located? **YES**
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use. **NO**
- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use? **YES**
- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area? **YES**
- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency? **YES**
- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use? **NO**
- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located? **YES**
- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan? **YES**
- I. Is there adequate provision of refuse and service areas? **YES**
- J. Should the length of time for which the SLUP is granted be limited in duration? **NO**
- K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height? **YES/NO**
- L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources? **NO**
- M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit? **YES**
- N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process? **YES**

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

☐ Yes ☒ No

***Notary seal not needed if answer is "No"**

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary



Signature of Applicant

10/11/26

Date

Check one: Owner ☒ Agent ☐

Expiration Date/ Seal

PROPERTY OWNER AUTHORIZATION LETTER

Date: 10/11/26

To: DeKalb County Planning & Sustainability Department
Subject: Authorization for Special Land Use Permit (SLUP)

Property Address:
4957 Redan Road
Stone Mountain, GA

Parcel ID (if available): 16-003-01-002

I, Henry Buie, am the legal owner / authorized representative of the property listed above.

I hereby authorize **Justin Alto and Alfonso Doughty** to act on my behalf in all matters related to the **Special Land Use Permit (SLUP) application**, including but not limited to:

- Submitting applications
- Attending meetings and hearings
- Communicating with DeKalb County officials
- Coordinating plans, documents, and approvals

This authorization is granted for the purpose of pursuing zoning approval for the proposed church expansion and improvements.

I understand and support the proposed development and grant full permission for this process.

Owner Name: Henry Buie

Title (if church rep): President

Signature: Henry Buie

Date: 7-15-2026

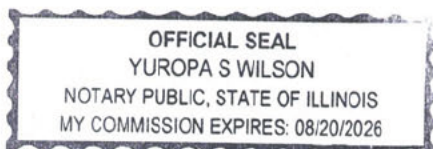
NOTARY SECTION

State of ~~Georgia~~ Illinois
County of COOK

Sworn to and subscribed before me on this 15th day of July, 2026.

Notary Public: Yuropa S. Wilson Yuropa S. Wilson

My Commission Expires: 8/20/26



LETTER OF APPLICATION

Date: [October 11, 2026]

TO: DeKalb County Department of Planning &
Sustainability

178 Sams Street

Decatur, GA 30030

Letter of Application for Special Land Use Permit
(SLUP)

Property Address: 4957 Redan Road, Stone
Mountain / Decatur, GA 30088

Parcel ID: 16 003 01 002

Applicant : Doughty Construction LLC

To the Planning Staff and Commission Members:

Please accept this Letter of Application and
supporting documents requesting a Special
Land Use Permit (SLUP) for the property located
at 4957 Redan Road.

1. Proposed Zoning Classification

Zoning District: R-75 (Residential Medium Lot)
District / Greater Hidden Hills Overlay District
(Tier 2). C1

Note: No change to the underlying zoning classification is requested; the property will remain within its current zoning designation.

2. Reason for the Special Land Use Permit (SLUP) Request

The purpose of this SLUP application is to permit a 3,915 square foot building addition to the rear of the existing place of worship.

Under DeKalb County Code Section 27-3.37.8(B)(7) (Greater Hidden Hills Overlay District), places of worship undergoing expansion require Special Land Use Permit approval prior to the issuance of building permits.

3. Existing and Proposed Use of the Property

Existing Use: Place of Worship (Church)

operated by Israel of God.

Proposed Use: Continued use as a Place of Worship with expanded facilities to better serve the congregation and community gathering needs.

4. Detailed Characteristics of the Proposed Use

a. Floor Area:

Existing Building: [18,612 sq. ft.]

Proposed Addition: 3,915 square feet on the rear of the existing building.

b. Height of Building(s):

The height of the proposed 3,915 sq. ft. addition will match/complement the existing single-story structure height, staying well within the maximum building height limits allowed in the R-75 district.

c. Number of Units:

1 unit (Single rear addition attached to the existing place of worship structure).

d. Mix of Unit Types:

N/A (Institutional / Religious Facility — Non-residential).

e. Manner and Hours of Operation:

Manner of Operation: Standard religious assembly, congregational services, fellowship, and community services.

Primary Hours of Service: [Saturdays / Sundays 9:00 AM – 3:00 PM; Mid-week services Wednesdays 6:30 PM – 8:30 PM].

Administrative hours take place during standard weekday business hours.

Thank you for your consideration of this application. Please let us know if you require any additional information or documentation.

Sincerely,

[Alfonso Doughty /Justin Alto]

Israel of God

4957 Redan Road, Stone Mountain, GA 30088

Phone: [REDACTED]

Email: [REDACTED]

[REDACTED]

Impact Analysis questions are answered Below.

- A.** Yes. The subject parcel provides sufficient land area to accommodate the proposed 3,900 square foot addition. All required setback yards, open space requirements, off-street parking, and transitional buffers in accordance with the zoning district regulations will be maintained.
 - B.** Yes, the proposed expansion is compatible with the surrounding institutional and residential uses. As an expansion of an existing place of worship, the 3,900 sq. ft. addition will not generate adverse impacts regarding noise, smoke, odor, dust, or vibration. The operation of the addition will align with typical institutional church uses and will not create negative externalities on neighboring properties.
 - C.** Yes. Adequate public services, facilities, and utilities (including water, sanitary sewer, electricity, stormwater infrastructure, and emergency response services) currently serve the site and are fully capable of supporting the 3,900 sq. ft. addition.
 - D.** Yes. Redan Road is a major thoroughfare equipped with adequate traffic-carrying capacity to handle the property's vehicular traffic. The 3,900 sq. ft. church addition is intended primarily to enhance existing facility operations and will not generate a significant increase in peak traffic volume or cause undue congestion.
 - E.** Yes. Existing ingress and egress points along Redan Road provide safe, convenient, and controlled access for automotive and pedestrian traffic, as well as clear access for emergency vehicles and fire protection services.
 - F.** No. The hours and manner of operation will remain typical for a place of worship, centered around weekly religious services and periodic community gatherings, ensuring no adverse impacts on adjoining properties.
 - G.** Yes. Places of worship are permitted within the underlying zoning classification under the Special Land Use Permit (SLUP) provisions, and the proposed building footprint complies with all bulk and dimensional requirements of the district.
 - H.** The proposed addition is consistent with and advances the policies of the DeKalb County Comprehensive Plan by supporting community service infrastructure and enhancing existing institutional resources within the community.
-
- I.** Yes. Adequate, screened refuse containment and service delivery areas are provided on-site in compliance with county standards.
 - J.** No. Because the use is a permanent place of worship and the 3,900 sq. ft. addition represents a permanent structural improvement, limiting the SLUP duration is not necessary or recommended.
 - K.** Yes. The size, scale, and massing of the 3,900 sq. ft. addition are proportionate to the subject parcel and complementary to surrounding structures. The proposed building height complies with zoning standards and will not create shadow impacts on any adjoining lots or buildings.
 - L.** No. The project site is not designated as historic and the expansion will have no adverse effect on any historic buildings, sites, districts, or archaeological resources.
 - M.** Yes. The proposed addition and site modifications comply with all applicable supplemental zoning regulations governing places of worship.
 - N.** Yes. The expansion fulfills an ongoing community need by providing expanded facilities for worship, fellowship, and local public outreach services.

Community Information Meeting Notice

Special Land Use Permit (SLUP) Application

You are cordially invited to attend a virtual community information meeting regarding a proposed facility expansion at 4957 Redan Road, Stone Mountain, GA. The purpose of this meeting is to share our plans, answer questions, and address any community feedback or concerns.

Meeting Details

Topic: Community Meeting - Proposed Special Land Use Permit (SLUP)

Time: Oct 3, 2026 09:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88590215958?pwd=Knkc7gSaD6mcUbUQsloTR4RPGbkZr9.1>

Project Overview

We are currently seeking a Special Land Use Permit (SLUP) to allow for a physical expansion of our church facility.

Property Location: 4957 Redan Road, Stone Mountain, GA

Proposed Expansion: Adding an additional 3900 square feet to the existing building.

Project Purpose: To better accommodate our growing congregation and enhance community outreach programs and services.

Meeting Agenda

Welcome & Introduction: Opening remarks and overview of the project's vision.

Detailed Presentation: Explanation of the 3900

sq. ft. building extension and site layout.

SLUP Process Review: Summary of the Special Land Use Permit requirements and timeline.

Open Q&A / Discussion: An opportunity for neighbors and community members to share feedback, ask questions, and raise any concerns.

Contact Information

If you are unable to attend the Zoom meeting but would still like to submit feedback or ask questions regarding the Special Land Use Permit application, please reach out:

Contact Person: [Justin Alto/ Project Lead]

Email: [REDACTED]

Phone: [REDACTED]

We value open dialogue with our neighbors and look forward to meeting with you on October 3!!

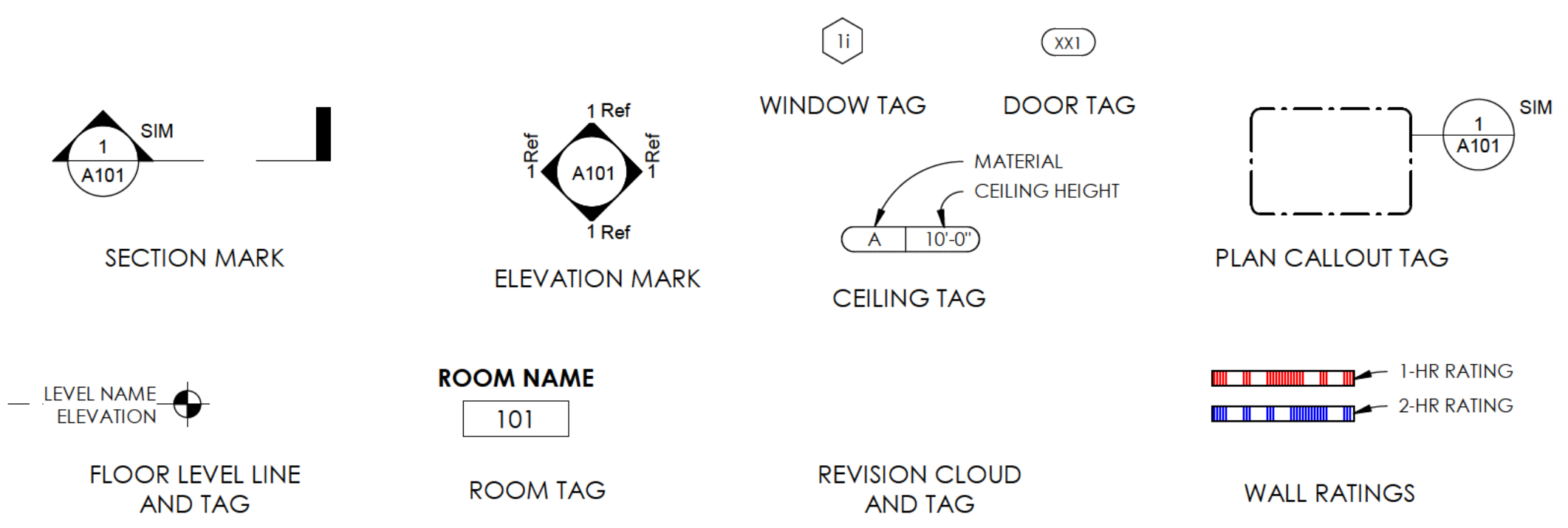
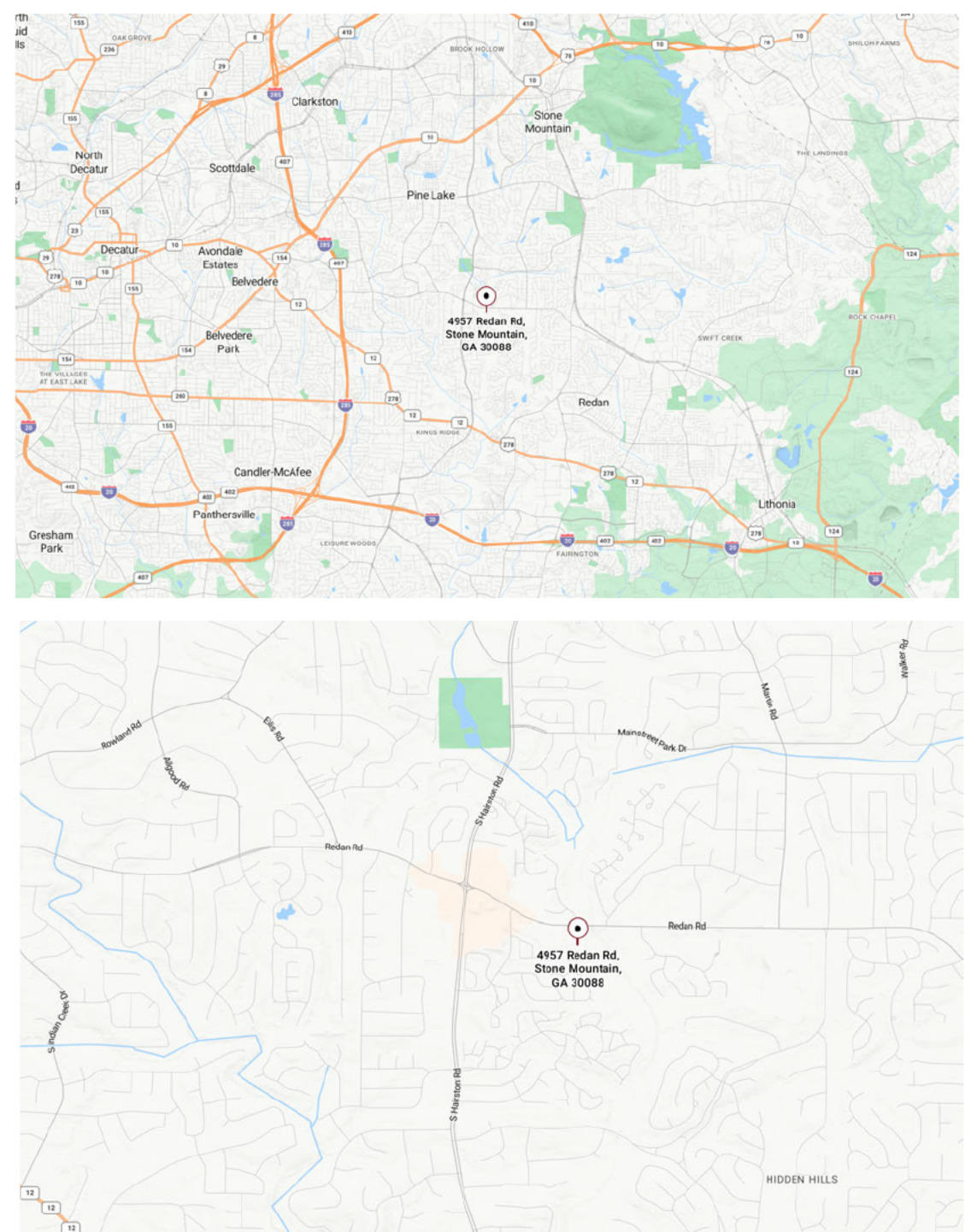
THE ISRAEL OF GOD CHURCH EXPANSION

02/13/2026 - PHASE 2 DELIVERABLE



Atlanta, GA
bianchiarchitecture.com
815-277-7412

THE ISRAEL OF GOD CHURCH EXPANSION
4957 REDAN RD
STONE MOUNTAIN, GA 30088

PROJECT TEAM		APPLICABLE CODES	
OWNER THE ISRAEL OF GOD CHURCH 4957 REDAN RD STONE MOUNTAIN, GA 30088		2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS. 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS. 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS. NFPA 70, 2023 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMENDMENTS. 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS. 2024 NFPA 101 LIFE SAFETY CODE WITH LOCAL AMENDMENTS. 2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS. 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS. 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH LOCAL AMENDMENTS. 2010 ADA STANDARDS WITH GEORGIA RULES AND REGULATIONS 120-3-20. NFPA 13, 2022 EDITION WITH CURRENT GEORGIA AMENDMENTS. NFPA 17A, 2024 EDITION WITH CURRENT GEORGIA AMENDMENTS. NFPA 72, 2022 EDITION WITH CURRENT GEORGIA AMENDMENTS. NFPA 96, 2024 EDITION WITH CURRENT GEORGIA AMENDMENTS.	
ARCHITECT: STEPHEN BIANCHI BIANCHI ARCHITECTURE M: 815-277-7412 E: SQUAD@BIANCHIARCHITECTURE.COM			
SYMBOL LEGEND		BUILDING DATA	
 <p>The symbol legend contains several diagrams: 1. SECTION MARK: A triangle with '1' and 'A101' inside, and 'SIM' to the right. 2. ELEVATION MARK: A diamond with '1' and 'A101' inside, and 'Ref' on both sides. 3. WINDOW TAG: A hexagon with '11' inside. 4. DOOR TAG: An oval with 'XX1' inside. 5. MATERIAL CEILING HEIGHT: A curved arrow pointing to a tag 'A 10'-0"'. 6. PLAN CALLOUT TAG: A dashed rectangle with a circle containing '1' and 'A101' to its right. 7. ROOM NAME: A box with '101' inside. 8. FLOOR LEVEL LINE AND TAG: A horizontal line with a circle containing '1' and 'A101' to its right. 9. ROOM TAG: A box with '101' inside. 10. REVISION CLOUD AND TAG: A cloud shape with '1' and 'A101' inside. 11. WALL RATINGS: Two horizontal bars, one red and white, one blue and white, with '1-HR RATING' and '2-HR RATING' labels.</p>		EXISTING BUILDING A (8,031sf) TYPE: 1-STORY PLACE OF WORSHIP OCCUPANCY: A-3 (ASSEMBLY, LESS CONCENTRATED USE/WITHOUT FIXED SEATING) CONSTRUCTION TYPE: II-B, (NO REQUIRED RATING FOR STRUCTURAL FRAME, BEARING WALLS, NON-BEARING WALLS, FLOOR, OR ROOF CONSTRUCTION. EXTERIOR WALL RATINGS: NONE REQUIRED IF BUILDING SEPARATION IS GREATER THAN 10'. FIRE SPRINKLER SYSTEM: NONE. FIRE ALARM DETECTION SYSTEM: NONE. PROPOSED BUILDING A (11,976sf) TYPE: 1-STORY PLACE OF WORSHIP OCCUPANCY: A-3 (ASSEMBLY, LESS CONCENTRATED USE/WITHOUT FIXED SEATING) CONSTRUCTION TYPE: II-B, (NO REQUIRED RATING FOR STRUCTURAL FRAME, BEARING WALLS, NON-BEARING WALLS, FLOOR, OR ROOF CONSTRUCTION. EXTERIOR WALL RATINGS: NONE REQUIRED IF BUILDING SEPARATION IS GREATER THAN 10'. FIRE SPRINKLER SYSTEM: ALL AREAS TO BE PROVIDED WITH NFPA 13 SPRINKLER SYSTEM. FIRE ALARM DETECTION SYSTEM: REQUIRED PER 2018 NFPA 101 13.3.4.1.1. ALLOWABLE BUILDING HEIGHT: 75' ALLOWABLE NUMBER OF STORIES: 3 ALLOWABLE AREA: 38,000sf	
GENERAL CONSTRUCTION NOTES		GENERAL DEMOLITION NOTES	
<ol style="list-style-type: none">CONTRACTOR MAY NOT RELY SOLELY UPON THE COMPLETENESS OF THESE DRAWINGS. IN ADDITION TO THIS SET OF DOCUMENTS, CONTRACTOR HAS BEEN PROVIDED WITH, AND IS RESPONSIBLE TO BECOME FAMILIAR WITH, ALL OF THE EXISTING PHYSICAL CONDITIONS ON, OR RELATING TO, THE SITE. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR BIDDING AND CONSTRUCTION PURPOSES. EXISTING CONDITIONS DRAWINGS IN THIS DRAWING SET MAY BE DIAGRAMMATIC IN NATURE AND ACTUAL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED AND CONFIRMED BY THE CONTRACTOR. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ACCEPTABLE TO PERFORM ALL WORK.NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF CONFLICTS BETWEEN THE CONTRACT DOCUMENTS, THE EXISTING BUILDING AND SITE DRAWINGS, AND/OR ACTUAL CONDITIONS. IF A DISCREPANCY OCCURS BETWEEN CONTRACT DOCUMENTS, PROVIDE THE HIGHER QUANTITY AND/OR GREATER QUALITY REQUIRED.CONTRACTOR TO REVIEW THE EXISTING SITE DRAWINGS FOR EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OR DEMOLITION. CONTACT LOCAL UTILITY COMPANIES FOR UTILITIES MARKING PRIOR TO COMMENCEMENT OF DEMOLITION WORK.THE CONTRACTOR MUST FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER RELATING TO THIS PROJECT TO THE OWNER AND STRUCTURAL ENGINEER OF RECORD. DETERMINATION OF SOIL CONDITIONS AND STRUCTURAL ENGINEERING RESULTING FROM THAT DETERMINATION IS THE RESPONSIBILITY OF THE CONTRACTOR AND STRUCTURAL ENGINEER.DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF LENGTHS, FIT OR QUANTITIES OF MATERIALS, ETC.DETAILS, SECTIONS AND NOTES DESIGNATED AS "TYPICAL" ARE INTENDED TO SHOW INTENT. THEY SHALL ALSO APPLY TO SIMILAR SITUATIONS, UNLESS AGREED TO BY THE ARCHITECT.DETAILS, SECTIONS AND NOTES DESIGNATED AS "SIMILAR" OR "SIM" SHOW INTENT. THEY INDICATE THAT A COMPLETE SYSTEM, COMPONENT, OR ASSEMBLY SHALL BE PROVIDED WHERE NOTED TO PROVIDE A COMPARABLE INSTALLATION, AND SHALL INCLUDE ANY MODIFICATIONS NEEDED DUE TO ITS LOCATION. ARCHITECT SHALL BE THE JUDGE OF COMPLIANCE WITH DESIGN INTENT AT SIMILAR CONDITIONS."ALIGN" INDICATES DESIGN INTENT FOR FINISH DACES OF MATERIALS TO HAVE STRAIGHTS, TRUE LEVEL, AND/OR PLUMB RELATIONS TO ADJACENT SURFACES WITHIN TOLERANCES DEFINED IN THE SPECIFICATIONS.INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD.ALL EXTERIOR, NON GALVANIZED, FERROUS METAL ITEMS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING SHALL BE PAINTED WITH EPOXY COATING UNLESS NOTED OTHERWISE: a. METAL HANDRAILS AND FRAMES b. MISCELLANEOUS FERROUS METAL COMPONENTSPROVIDE IN-WALL WOOD BLOCKING FOR THE FOLLOWING: MIRRORS, ART WORK, TELEVISIONS, HANDRAILS, CABINETS, SHELVING, TOILET ACCESSORIES.ALL FASTENERS AND ATTACHMENTS IN PUBLIC AREAS SHALL BE FULLY CONCEALED FROM VIEW U.N.O.ALL EXPOSED GYPSUM BOARD SURFACES ARE TO RECEIVED PAINT U.N.O. CONFIRM PAINT DESTINATIONS WITH INTERIOR DESIGNER WHERE NOT INDICATED ON DRAWINGS.THE WATERPROOFING MEMBRANE MUST BE INSTALLED IN A SHINGLED APPLICATION TO ENSURE THAT WATER IS DIRECTED AWAY FROM THE EXTERIOR WALL ASSEMBLY AND WILL NOT INFILTRATE THE WALL ASSEMBLY.3D PERSPECTIVE VIEWS ARE PROVIDED FOR REFERENCE TO ASSIST THE CONTRACTOR IN UNDERSTANDING THE DESIGN CONCEPT FOR ARCHITECTURAL COMPONENTS AND ARE NOT INTENDED TO SUPERSEDE INFORMATION CONTAINED IN OTHER CONTRACT DOCUMENTS RELATING TO THIS WORK. ISSUES REQUIRING CLARIFICATION AND/OR INTERPRETATION OF THESE PERSPECTIVE VIEWS SHALL BE DIRECTED TO THE ARCHITECT IN WRITING.ALL FRAMING DESIGN AND DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION OR INSTALLATION.PROVIDE DIREBLOCKING PER IRC SECTION R302.1.1ELECTRICAL AND MECHANICAL EQUIPMENT AND METER LOCATIONS MAY VARY DUE TO FIELD CONDITIONS. GC TO TO COORDINATE.THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION SERVICES, THEREFORE ALL SHOP DRAWINGS AND SUBMITTAL REVIEWS AND APPROVALS ARE THE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.WHERE REQUIRED, PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.7.8 AND R312.ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN THE CODE REQUIRED MINIMUM SEPARATION TO GRADE MUST BE PRESSURE TREATED.		<ol style="list-style-type: none">DEMOLITION DRAWINGS/NOTES GENERALLY DESCRIBE THOSE PORTIONS OF THE EXISTING CONDITIONS WHICH ARE TO BE REMOVED AND/OR SALVAGED; THESE DRAWINGS/NOTES DO NOT NECESSARILY DESCRIBE ALL DEMOLITION THAT WILL BE REQUIRED IN ORDER TO CONSTRUCT THE NEW WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL PORTIONS OF THE EXISTING CONDITIONS NECESSARY TO CONSTRUCT AND COORDINATE WITH THE NEW WORK SHOWN ON THE DRAWINGS. IF UNCERTAIN WHETHER AN EXISTING ELEMENT IS TO BE REMOVED, CONTACT ARCHITECT BEFORE PROCEEDING.ON THE DRAWINGS, AREAS THAT ARE OUT OF SCOPE ARE INDICATED WITH A GRAY TONE. ADDITIONAL CONSTRUCTION BEYOND THIS AREA MAY BE REQUIRED TO ADJUST EXISTING CONDITIONS AND/OR EXISTING BUILDING SYSTEMS IN ORDER FOR THE NEW CONSTRUCTION TO BE ACCOMPLISHED. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK WITHIN AND OUTSIDE THE "LIMIT OF WORK" AREA NECESSARY TO PERFORM THE NEW CONSTRUCTION WORK DESCRIBED IN THESE DOCUMENTS.THE IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS ARE NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED BY THE CONTRACTOR THROUGH THE COURSE OF THE DEMOLITION AND/OR CONSTRUCTION WORK, THE CONTRACTOR SHALL INFORM THE OWNER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.BASED ON THE CONTRACTOR'S "MEANS AND METHODS" FOR CONSTRUCTION, CONTRACTOR SHALL DETERMINE INTERMEDIATE STAGING AND SEQUENCING OF THE DEMOLITION, TEMPORARY WORK AND NEW WORK TO INSURE CONTINUOUS OCCUPATION OF EXISTING FACILITY.CONTRACTOR TO COORDINATE WITH PROPOSED ARCHITECTURAL, STRUCTURAL AND MEP DOCUMENTS FOR ALL DEMOLITION WORK INCLUDING OPENINGS AND PENETRATIONS FOR REQUIRED SCOPE OF WORK AND APPLICABLE LIMIT OF WORK DIMENSIONS PRIOR TO PROCEEDING WITH DEMOLITION WORK.CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN DEMOLITION DRAWINGS AND EXISTING CONDITIONS FOUND BEFORE OR DURING DEMOLITION WORK.SEE ELECTRICAL DEMOLITION DRAWINGS FOR REMOVAL AND / OR TEMPORARY SUPPORT OF AFFECTED ELECTRICAL DEVICES, EXISTING LIGHTING ETC. COORDINATE DEMOLITION WORK WITH THE INSTALLATION OF NEW ELECTRICAL WORK.SEE MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR REMOVAL AND / OR TEMPORARY SUPPORT OF PLUMBING FIXTURES, MECHANICAL SYSTEMS, ETC. COORDINATE DEMOLITION WORK WITH THE INSTALLATION OF NEW PLUMBING AND MECHANICAL WORK.ANY AND ALL DAMAGE TO EXISTING COMPONENTS OF THE BUILDING AND/OR FINISHES THAT ARE TO REMAIN SHALL BE REPAIRED TO MATCH ADJACENT EXISTING CONSTRUCTION.	
VICINITY MAP		PROJECT SCOPE OF WORK DESCRIPTION	
 <p>The vicinity map shows the project location in Stone Mountain, Georgia. It includes a street map with labels for Redan Rd, Stone Mountain Rd, and other local roads. A red dot indicates the project location at 4957 Redan Rd. The map also shows surrounding areas like Decatur, Atlanta, and Marietta.</p>		THE PROJECT IS AN ADDITION TO THE SANCTUARY AREA OF THE ISRAEL OF GOD CHURCH IN STONE MOUNTAIN, GA. THE ADDITION WILL BE APPROXIMATELY 4,000SF (SINGLE-STORY), PROVIDE AN EXPANDED SEATING AREA FOR THE MAIN SANCTUARY, A NEW CHOIR ROOM, WELCOME CENTER, SECURITY OFFICE, MEDICAL OFFICE, AND ADDITIONAL RESTROOMS. THE STRUCTURE WILL BE DESIGNED AS A PRE-ENGINEERED METAL BUILDING (PEMB) WITH A CONCRETE SLAB ON GRADE, AND SHALLOW FOOTINGS. THE EXTERIOR ARCHITECTURE WILL BE DESIGNED TO ALIGN WITH THE EXISTING FACILITY, UTILIZING SIMILAR MATERIALS AND DETAILING TO PROVIDE A COHESIVE AESTHETIC. THE ORIGINAL CONSTRUCTION IS A SINGLE-STORY PEMB STRUCTURE WITH STEEL FRAME WALL/ROOF CONSTRUCTION, AND CONCRETE SLAB-ON-GRADE. EXTERIOR FINISH IS PAINTED BRICK VENEER ON ONE ELEVATION AND METAL PANELS ON THE SIDE AND REAR ELEVATIONS. THE ROOF IS A STANDING SEAM METAL ROOF.	

☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

SEAL

[illegible]

COVER SHEET

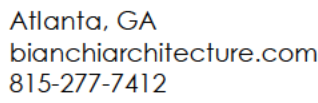
Project number	25062
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Date	02/13/2026
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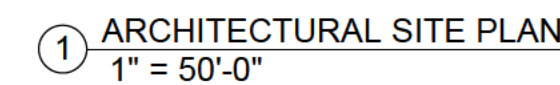
Scale $1/4" = 1'-0"$

Sheet No

A0.0



4957 REDAN RD
STONE MOUNTAIN, GA 30088



SEARCH

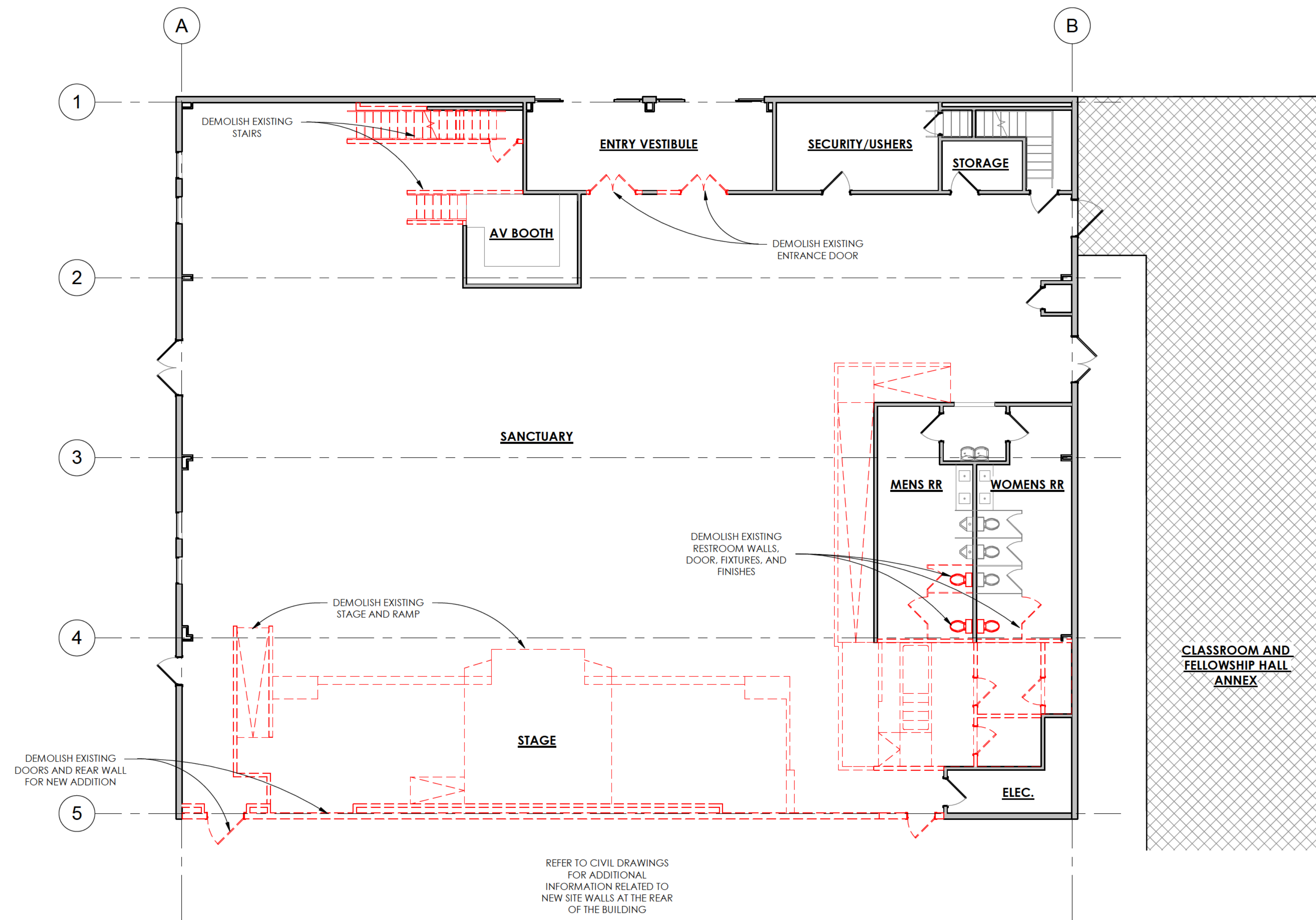
ARCHITECTURAL SITE PLAN

Project number	25062
Date	02/13/2026
Scale	1" = 50'-0"
Sheet No:	

A0.1

EXISTING ELEMENTS TO BE
DEMOLISHED

2. REFER TO A0.0 FOR GENERAL DEMOLITION NOTES.
2. REMOVE ALL UNUSED MECHANICAL, ELECTRICAL, PLUMBING, LOW-VOLTAGE, AND FIRE ALARM DEVICES AND ROUGH-INS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
3. REMOVE ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS ABOVE CEILING AS REQUIRED BY LOCAL CODES.
4. CONTRACTOR TO COORDINATE FLOOR ASSEMBLY CUTTING, PATCHING, AND REPAIR FOR NEW PLUMBING AND ELECTRICAL LOCATIONS.
5. ALL EXISTING FOUNDATION WALLS TO REMAIN.
6. PATCH AND REPAIR ANY AND ALL UNUSED PENETRATIONS THROUGH EXISTING FLOOR, CEILING, AND EXTERIOR WALLS.
7. CONTRACTOR MUST INSPECT ALL OPEN-AIR BREEZEWAY AREAS ABOVE BASEMENT AND DETERMINE SUITABILITY FOR REUSE. PATCH AND REPAIR ANY AND ALL DAMAGED OR LEAKING AREAS AND ENSURE A FULL AND COMPLETE EXTERIOR FLOOR/ROOFING ASSEMBLY IS PROVIDED.
8. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO CORROSION REMOVAL, NEW CMU WALL OPENINGS, AND EXISTING CEILING/FLOOR JOIST PATCHING AND REPAIR.
9. REMOVE ALL EXISTING GYPSUM BOARD WITHIN BASEMENT WALLS AND CEILINGS AND PREPARE FRAMING/CMU FOR NEW FINISHES
10. WHERE POSSIBLE, CONSOLIDATE EXISTING PLUMBING LINES FROM UNITS ABOVE AND TIE INTO NEW BASEMENT UNIT PLUMBING. FOR NEW UNITS, CONTRACTOR MUST BE PRAGMATIC AND MORE CONTIGUOUS TO EXISTING PLUMBING. CONTRACTOR MUST BE PRAGMATIC TO CEILING, FIELD VERIFY AND REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



② DEMOLITION PLAN
1/8" = 1'-0"



Atlanta, GA
bianchiarchitecture.com
815-277-7412

THE ISRAEL OF GOD CHURCH EXPANSION

4957 REDAN RD
STONE MOUNTAIN, GA 30088

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Project number	25062
Date	02/13/2026
Scale	As indicated
Sheet No:	

A0.2

LIFE SAFETY - OCCUPANCY SCHEDULE						
Number	Name	Area	Occupancy Type	Occupant Load Factor	Calculated Occupants	Calculated Occupants (Round-Up)
101	LOBBY	Not Placed	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED	15		
102	SANCTUARY	4788 SF	ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED	7	684.04	685
103	STAGE	745 SF	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED	15	49.70	50
104	AV BOOTH	156 SF	BUSINESS (CONCENTRATED)	50	3.11	4
105	WELCOME CENTER	263 SF	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED	15	17.50	18
106	MEDICAL ROOM	267 SF	BUSINESS AREAS	150	1.78	2
108	SECURITY / USHERS	176 SF	ACCESSORY STORAGE / MECHANICAL	500	0.35	1
109	STORAGE	10 SF	ACCESSORY STORAGE / MECHANICAL	500	0.02	1
110	STORAGE	49 SF	ACCESSORY STORAGE / MECHANICAL	500	0.10	1
112	ELEC	9 SF	ACCESSORY STORAGE / MECHANICAL	500	0.02	1
115	CHOIR STG	68 SF	ACCESSORY STORAGE / MECHANICAL	500	0.14	1
116	WH	12 SF	ACCESSORY STORAGE / MECHANICAL	500	0.02	1
117	ELEC	83 SF	ACCESSORY STORAGE / MECHANICAL	500	0.17	1
118	CHOIR ROOM	830 SF	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED	15	55.35	56
119	STAGE STG	51 SF	ACCESSORY STORAGE / MECHANICAL	500	0.10	1
120	BAPTISMAL SEATING	168 SF	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED	15	11.21	12
121	DRESSING - MEN	63 SF	BUSINESS (CONCENTRATED)	50	1.26	2
122	DRESSING - WOMEN	63 SF	BUSINESS (CONCENTRATED)	50	1.26	2
123	STORAGE	299 SF	ACCESSORY STORAGE / MECHANICAL	500	0.60	1
Grand total: 19		8100 SF				840

PLUMBING FIXTURE LOAD CHART									
ROOM #	NAME	AREA	LOAD FACTOR	CALC. OCC.	MALE WC	FEMALE WC	MALE LAV	FEMALE LAV	DRINKING
ACCESSORY STORAGE									
108	SECURITY / USHERS	176 SF	500	0.4	0.00	0.00	0.00	0.00	0.00
109	STORAGE	10 SF	500	0.0	0.00	0.00	0.00	0.00	0.00
110	STORAGE	49 SF	500	0.1	0.00	0.00	0.00	0.00	0.00
112	ELEC	9 SF	500	0.0	0.00	0.00	0.00	0.00	0.00
115	CHOIR STG	68 SF	500	0.1	0.00	0.00	0.00	0.00	0.00
116	WH	12 SF	500	0.0	0.00	0.00	0.00	0.00	0.00
117	ELEC	83 SF	500	0.2	0.00	0.00	0.00	0.00	0.00
119	STAGE STG	51 SF	500	0.1	0.00	0.00	0.00	0.00	0.00
123	STORAGE	299 SF	500	0.6	0.00	0.00	0.00	0.00	0.00
ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED									
102	SANCTUARY	4788 SF	7	684.0	2.74	5.26	1.71	1.71	1.37
ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED									
103	STAGE	745 SF	15	49.7	0.20	0.38	0.12	0.12	0.10
105	WELCOME CENTER	263 SF	15	17.5	0.07	0.13	0.04	0.04	0.04
118	CHOIR ROOM	830 SF	15	55.4	0.22	0.43	0.14	0.14	0.11
120	BAPTISMAL SEATING	168 SF	15	11.2	0.04	0.09	0.03	0.03	0.02
BUSINESS AREAS									
104	AV BOOTH	156 SF	50	3.1	0.06	0.06	0.04	0.04	0.03
106	MEDICAL ROOM	267 SF	150	1.8	0.04	0.04	0.02	0.02	0.02
121	DRESSING - MEN	63 SF	50	1.3	0.03	0.03	0.02	0.02	0.01
122	DRESSING - WOMEN	63 SF	50	1.3	0.03	0.03	0.02	0.02	0.01
Grand total				826.7	3.43	6.45	2.14	2.14	1.71

NUMBER OF EXITS (NFPA 101 7.4.1.1):

TWO EXITS REQUIRED FOR OCCUPANT LOADS BETWEEN 1-500 PERSONS. MAXIMUM OCCUPANT LOAD FOR ROOMS WITH ONE EXIT = 49
NUMBER OF EXITS PROVIDED = 8

TRAVEL DISTANCE (NFPA 101 12.2.6.2):

"A" OCCUPANCY TYPE - BUILDING WITH SPRINKLER SYSTEM
MAXIMUM ALLOWABLE TRAVEL DISTANCE = 250'
MAXIMUM TRAVEL DISTANCE PER LAYOUT = 66'
"B" OCCUPANCY TYPE - BUILDING WITH SPRINKLER SYSTEM
MAXIMUM ALLOWABLE TRAVEL DISTANCE = 300'
MAXIMUM TRAVEL DISTANCE PER LAYOUT = 66'

DEAD END CORRIDOR:

A-3 = 20' (NFPA 101 12.2.5.3)

COMMON PATH OF TRAVEL (NFPA 101 12.2.5.2):

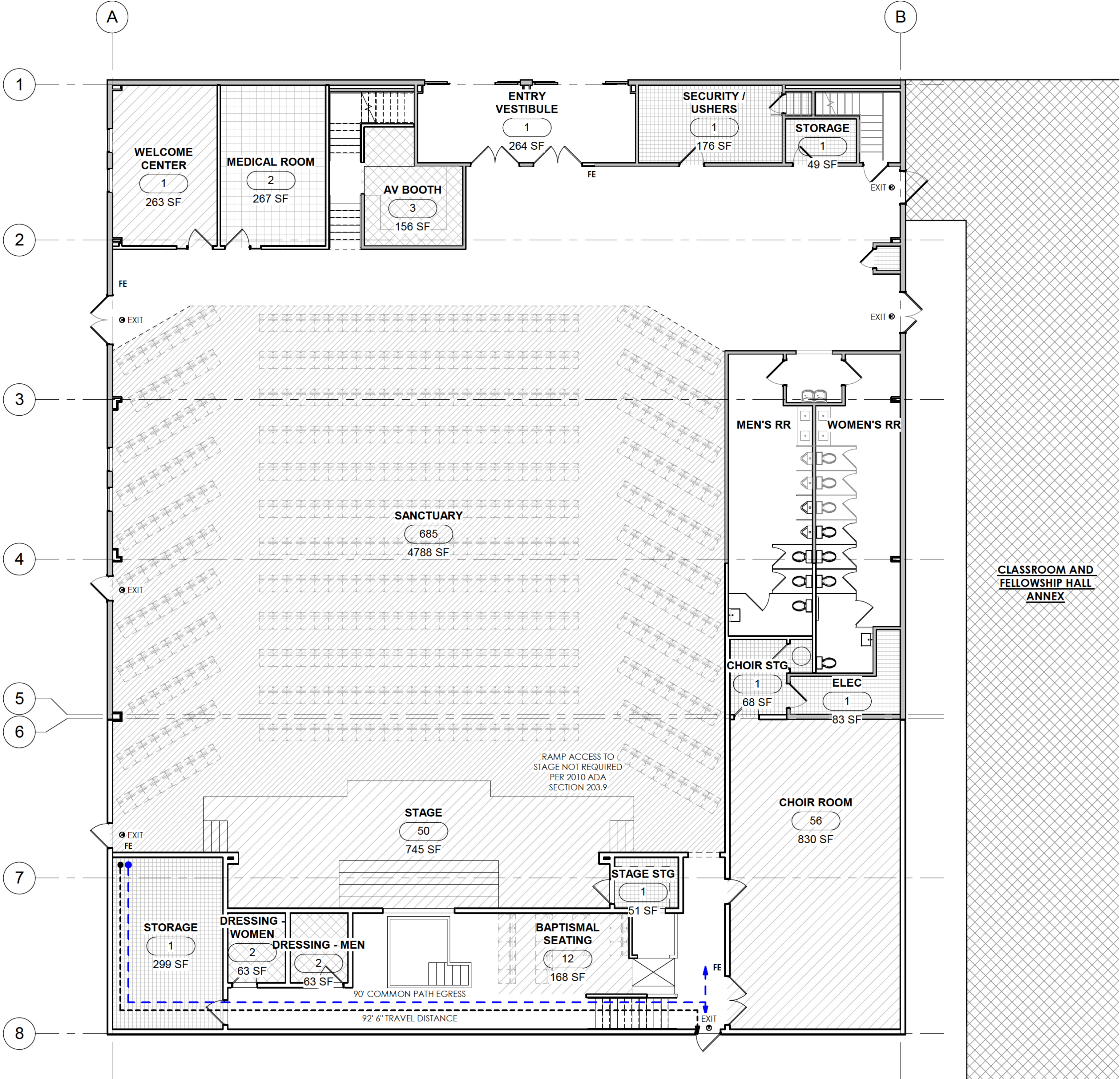
- FOR OCCUPANCY TYPE "A" ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE = 75' MAXIMUM DISTANCE PER LAYOUT = 70'
- FOR OCCUPANCY TYPE "B" ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE = 100' MAXIMUM DISTANCE PER LAYOUT = 68'

LIFE SAFETY PLAN NOTES:

- FEC = FIRE EXTINGUISHER CABINET
A. FOR PUBLIC AREAS, PROVIDE RECESSED FIRE EXTINGUISHER CABINET W/SOLID DOOR.
B. FIRE EXTINGUISHERS MUST BE NFPA 10 COMPLIANT.
C. FIRE EXTINGUISHERS TO BE MOUNTED SO THAT THE TOP OF THE FIRE EXTINGUISHER HANDLE IS AT 48" MAX AFF.
- EXIT = CEILING/WALL MOUNTED EXIT SIGN, REFER TO ELECTRICAL DRAWINGS
- PANIC HARDWARE FOR EGRESS DOORS IS NOT REQUIRED FOR ASSEMBLY OCCUPANCIES WITH LESS THAN 100 OCCUPANTS PER 2018 LSC 12.2.2.2.3 AND 12.2.2.2.4.
- REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS AND INFORMATION.

PLUMBING NOTES:

2018 IBC, TABLE 2902.1.



EGRESS GRAPHIC LEGEND

- COMMON PATH OF EGRESS
- DIRECTION OF EGRESS
- NUMBER OF OCCUPANTS
- EGRESS DOOR WIDTH CAPACITY

OCCUPANCY TYPE LEGEND

- (none)
- ACCESSORY STORAGE / MECHANICAL
- ASSEMBLY WITHOUT FIXED SEATS - CONCENTRATED
- ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED
- BUSINESS (CONCENTRATED)
- BUSINESS AREAS



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THE ISRAEL OF GOD CHURCH EXPANSION

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No.	Description	Date
	PHASE 2 DELIVERABLE	02/13/2026

LIFE SAFETY PLANS

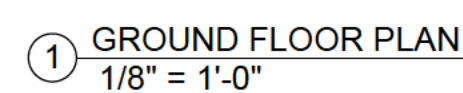
Project number	25062
Date	02/13/2026
Scale	As indicated
Sheet No:	

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1 LIFE SAFETY PLAN - GROUND FLOOR
1/8" = 1'-0"



THE ISRAEL OF GOD CHURCH EXPANSION
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FLOOR PLANS

Project number	25062
Date	02/13/2026
Scale	1/8" = 1'-0"
Sheet No:	

A1.0

	PENDANT LIGHT		SMOKE DETECTOR
	WALL MOUNTED SCONCE		CARBON MONOXIDE DETECTOR
	RECESSED DOWNLIGHT		LARGE APPLIANCE CONNECTION (COORD W/MANUFACTURER)
	MOISTURE PROOF RECESSED DOWNLIGHT		HIGH-BAY FIXTURES
	RECESSED DOWNLIGHT W/EXHAUST		RECESSED LINEAR LIGHT
	CEILING FAN		SURFACE MOUNT LINEAR LIGHT, TYPE TO MATCH EXISTING
	DUPLEX OUTLET		
	SWITCH: 2G= 2 GANG, 3G=3 GANG, 4G=4 GANG, 3W=3 WAY		

1. REFER TO A0.0 FOR GENERAL CONSTRUCTION NOTES.
2. ALL CEILING FIXTURES TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE.
3. LOCATE ALL SWITCHES TO CLEAR DOOR AND WINDOW CASINGS.
4. ALL LIGHTS IN BATHTUB/SHOWER TO BE CENTERED IN ALCOVE.
5. ALL CEILINGS TO BE 1/2" TYPE X GYPSUM BOARD UNLESS NOTED OTHERWISE.
6. ALL EXHAUST FANS TO VENT TO EXTERIOR AND PROVIDED WITH BACKDRAFT DAMPERS.
7. OWNER TO CONFIRM DEVICE AND COVERPLATE FINISHES THROUGHOUT.

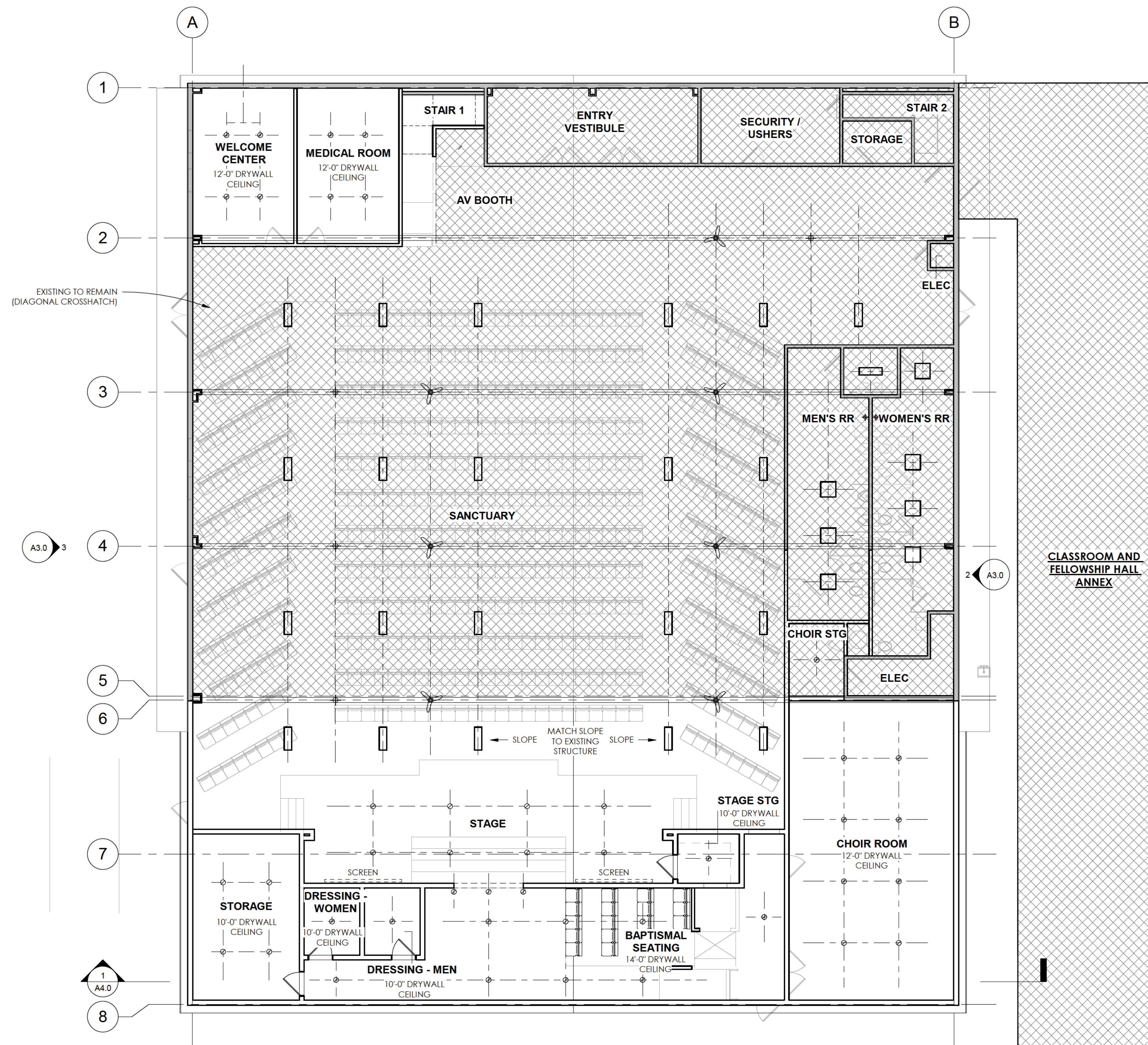
8. GANG SWITCHES TOGETHER INTO A SINGLE COVERPLATE WHERE POSSIBLE.

9. GENERAL CONTRACTOR MUST COORDINATE THE QUANTITY, LOCATION, AND HEIGHT OF ALL ELECTRICAL DEVICES WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, COUNTERTOPS, AND CASEWORK. DEVICES SHOWN IN THE ARCHITECTURAL DRAWINGS ARE PROVIDED AS A BASIS OF DESIGN ONLY.

10. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY REQUIREMENTS FOR SELECTED APPLIANCES INCLUDING BUT NOT LIMITED TO FURNACE, AIR-CONDITIONING, WATER HEATER, REFRIGERATOR, RANGE, DISHWASHER, GARBAGE DISPOSAL, AND GARAGE DOOR OPENER.

11. HVAC CONTRACTOR TO CONFIRM THERMOSTAT LOCATIONS.

12. PROVIDE POWER, LIGHTING, AND SWITCHES AS REQUIRED FOR ATTIC FURNACE AS REQUIRED BY LOCAL CODES AND MANUFACTURERS INSTRUCTIONS.
13. ALL EXTERIOR FIXTURES TO BE WET/EXTERIOR RATED.
14. ALL EXTERIOR OUTLETS TO BE WATERPROOF/GFCI RATED WITH PROTECTIVE COVERS AS REQUIRED BY LOCAL AND NATIONAL CODES.
15. PROVIDING BLOCKING/SECURE J-BOX BRACING FOR ALL LOCATIONS INTENDED FOR CEILING FAN USE.



1 REFLECTED CEILING PLAN - GROUND FLOOR
1/8" = 1'-0"



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STONE MOUNTAIN, GA 30088

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SEARCH

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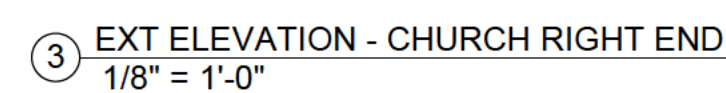
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Date	02/13/2026
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THE ISRAEL OF GOD CHURCH EXPANSION
4957 REDAN RD
STONE MOUNTAIN, GA 30088



EXTERIOR ELEVATIONS

Project number	25062
Date	02/13/2026
Scale	1/8" = 1'-0"
Sheet No:	

A3.0

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CHISEL			A small temporary barrier or dam constructed across a grade, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site used to provide a place for removing mud from tires thereby protecting public streets.
Ci	CONSTRUCTION SIGN			A temporary structure constructed as part of a construction plan including access roads, substation roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DESIGN CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DITCH			An earth channel or ditch located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DRAINAGE STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DRAINAGE STRUCTURE			A poured chute, pipe, sectioned conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Gr	GARDEN			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gt	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect erosion on slopes where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or ditches.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not attainable. Each situation will require special design.
Rf	RETRO FITTING			A device or structure placed in front of a permanent structure designed to assist structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, piles of straw or hay, brush, logs and poles, geotextile or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by installing a curb and inlet trap. The impounded area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT POND			A small temporary pond that drains a disturbed area to the sedimentation system. The principle feature distinguishing a temporary sediment pond from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE DRAINAGE			A barge-like device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BASIN			A linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
St	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by existing construction equipment.
St	STORMWATER SITES PROTECTION			A paved or short section of rigid, elevated at the outlet of a storm drain system preventing erosion from the concentrated runoff.
St	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slope left in a roughened condition after grading.
Tc	TARGET CURTAIN			A floating or stacked barrier installed within the water (It may also be referred to as a floating boom, air barrier, or air curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, mixing it with the topsoil, and then returning it over the disturbed area after completion of construction activities.
Tp	TREE PROTECTION			To protect desirable trees from injury during construction activities.
Vn	VEGETATION RESTORATION OR STABILIZATION CONTRACTING			Planted or vegetative water outlets for ditches, terraces, berms, dikes or similar structures.

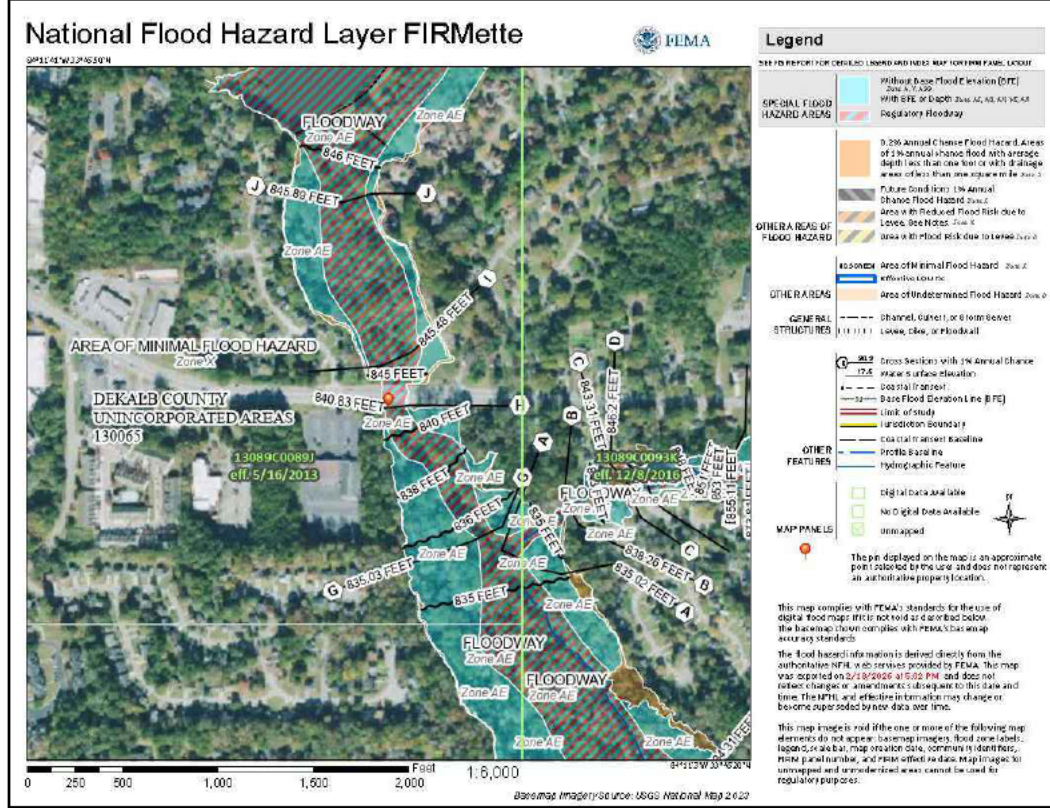
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bt	BUFFER ZONE			A strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	CURTAIN LINE ESTABLISHMENT (NEW VEGETATION)			Planting vegetation on dunes that are disturbed artificially constructed, or re-nourished.
Dn1	TEMPORARY AREA PROTECTION (NEW VEGETATION)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Dn2	TEMPORARY AREA PROTECTION (NEW VEGETATION)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Dn3	TEMPORARY AREA PROTECTION (NEW VEGETATION)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Dn4	TEMPORARY AREA PROTECTION (NEW VEGETATION)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON EXPOSED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Flc	FLUCCULANTS AND COAGULANTS			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and rapid erosion control problems.
Sd	SEDIMENTATION POND			A substance formulated to assist in the sedimentation of suspended particles in solution.
Ss	SOIL STABILIZATION			A protective covering used to prevent erosion and rapid erosion control problems.
Tac	TERRACE AND BERM			Substance used to anchor stone or hay mulch by causing the organic material to bind together.

LAND DISTURBANCE PERMIT APPLICATION
ISRAEL OF GOD CHURCH
4957 REDAN ROAD
STONE MOUNTAIN GA

DRAWING LIST:	
SHT . NO.	TITLE
SP0	COVER SHEET W/ NOTES
SUR	SITE SURVEY
SP1	SITE PLAN, EROSION & SEDIMENT CONTROL
D1	SITE ENLARGEMENT PLAN
LD1	LANDSCAPE PLAN
HD1	WATER QUALITY POND
HD2	HARDSCAPE DETAILS

24 Hour emergency Contact:
JUSTIN ALTO
ALTO INTERNATIONAL DEVELOPMENT
9314 WATERS EDGE DRIVE
JONESBORO, GA 30236
WORLDCLASSTRADESMAN@YAHOO.COM
(943) 259-4058

The property is located within a 100 Year flood plain, but it outside buildable area on the site, or proposed building
FEMA FIRM Panel: 13089C0089J;
effective date: 5/16/2013



SITE INSPECTIONS:

Contractor shall arrange site review inspections for all site work with City of Atlanta Inspectors:
The site review shall include the following at a minimum:

- Pre-construction review with City Arborist or Forester to review Arborist prescriptive measures as well as a review of the layout of all tree protection fencing.
- Preconstruction meeting with all necessary City Departments to review layout of all erosion control measures. Contractor is to understand that after the initial meeting, additional erosion control measures may be warranted by City Inspectors.
- Review of all utilities as required by Code and ordinances
- Continued review of all site works
- Contractor shall continue working with City Inspectors -- all departments having jurisdiction until a final Certificate of Occupancy is given.

CONCRETE WASH OUT:

Contractor to provide a concrete wash out for all construction activities. Concrete wash out should be a container unit which can be carried out in full by a Waste Disposal Contractor / Provider.

SITE DATA:

ADDRESS: 4957 Redan Road
Stone Mountain, GA 30088

OWNER: Israel of God Church
4957 Redan Road
Stone Mountain, GA 30088
Fulton County

PARCEL ID: 16-003-01-01002

ZONING: C1
OVERLAY DISTRICT: HIDDEN HILLS DISTRICT

CLASS: E2

SITE AREA: 14.82 ACRES

SETBACKS:
FRONT: 60'
SIDE: 20'
REAR: 30'

PARKING REQUIREMENT:
MIN. 1 SPACE / 4 SEATS IN LARGEST ROOM 113 SPACES
MAX: 1 SPACE / 2 SEATS IN LARGEST ROOM 225 SPACES

TOTAL PARKING PROVIDED: 273 SPACES

EXISTING LOT COVERAGE: 152,338.0 SF
23.6%

Existing Church structure: 18,612.0 SF
Parking and entry walks: 133,726.0 SF

PROPOSED LOT COVERAGE: 149,958.0 SF
23.2%

Existing Church structure: 18,612.0 SF
Rev. Parking & entry walks: 126,774.0 SF
Proposed Church addition: 3,915.0 SF
New Walk w/ ADA Ramp: 262.0 SF
Concrete swale: 395.0 SF

TOTAL NEW LOT COVERAGE: 4,572.0 SF

TOTAL AMOUNT OF STORM WATER
TO CAPTURE IN WATER QUALITY PONE: 379.5 CF
(4572 x 0.083)

SCOPE OF WORK:

- Church Sanctuary Addition
- Demolition of parking
- Modify parking to meet Church Sanctuary Addition
- Modify existing drainage structures and add in line structures
- New Green Space at rear and side of Church Addition
- New rear walk
- Adjustment to existing Storm Water Drain Lines
- Provide Erosion and Sediment Control throughout construction
- New Water Quality Pond
- Landscaping and permanent soil stabilization

EROSION AND SEDIMENT CONTROL NOTES:

- All Erosion and Sediment Control measures must be in place prior to any construction activities.
- Once all Erosion Control fencing is in place, Contractor shall arrange for a Pre-Construction Inspection with the DeKalb County / Stone Mountain inspectors..
- Construction Entrance is to utilize the existing paved entry drive. Contractor shall provide a construction entry for delivery and construction vehicles. Contractor shall provide a Construction Exit: Co per State Detail within the disturbed area. Contractor shall provide stone and allow for a washoff area, as well as a Concrete washout / waste area, which shall be maintained daily.
- The design professional, whose seal appears on drawings, confirms that he has visited the site, and personally located existing trees, and all existing conditions.
- The limits of construction are noted on plans. Contractor is not to perform any additional grading or earth movement beyond what is required to install Building addition, as well as entry walks, curbing, and new storm water lines, which are connected to the existing storm water system for the given site.
- Contractor must arrange a pre-construction meeting with City / county Inspectors, and then coordinate necessary for inspections as required throughout the duration of the construction process, including foundation excavation, building reviews, etc.
- Contractor is to understand that additional erosion control and tree protection fence may be required once a pre-construction inspection with City Inspectors and Arborists has been made.
- Contractor shall arrange a final inspection for the closeout of the pool and hardscape control, and shall notify the Owner of the inspection, and shall receive written confirmation of the closeout.
- Site shall be cleaned daily, and prevent any soil or spoil material from exiting the site. Contractor understands that inspections may provide a shut down of site should erosion practices not be maintained, or in the event the soil or other debris are entering public roadway.

Lee Richardson & Associates
Landscape Architecture Planning Urban Design

(404) 350-9792 1699 POWERS FERRY, SUITE 200
MARIETTA, GA 30067 ATLANTA, GA 30339



CLIENT:
DWELL COMMUNITIES

CONSULTANT:

REVISIONS:	DATE
DESCRIPTION	
#	

ISRAEL OF GOD
BIBLE STUDY
4957REDAN ROAD
STONE MOUNTAIN, GEORGIA

SHEET NAME:

COVER SHEET
SITE NOTES

PROJECT NUMBER:

DRAWN BY:

DATE:

SP-0

SHEET 1 OF 3 SHEETS

1 Sd1 SILT FENCE

151 NTS

2 Sd2 INLET TRAP

151 NTS

3 HAY BALES

151 NTS

4 Co CONSTRUCTION EXIT

151 NTS

5 Sr TEMP. SEDIMENT TRAP

151 NTS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

STEPHEN CALDER
PLS #2906

DATE
01-19-2026

NOT VALID WITHOUT
ORIGINAL SIGNATURE

TRACT AREA:

Total Area per Deed: 707,698 Sq. Ft. / 16.247 Ac.
Area Clear of Overlap: 640,738 Sq. Ft. / 14.709 Ac.
Area of Overlap per Deeds: 66,960 Sq. Ft. / 1.537 Ac.

Property of:
THE ISRAEL OF GOD
PARCEL ID: 16 003 01 002

TREE LEGEND:

- HARDWOOD TREE
- CONIFEROUS TREE
- XX" TREE DIAMETER (IN INCHES)
- DDH DEAD/DISEASED/HAZARDOUS

ZONING INFORMATION:

C-1
LOCAL COMMERCIAL
DISTRICT

BUILDING SETBACKS:
FRONT: 60'
SIDE: 20'
REAR: 30'

ZONING AND SETBACK DESIGNATIONS AS SHOWN HEREON WERE OBTAINED FROM THE OFFICIAL DEKALB COUNTY WEBSITE ON 01/12/2026.

ZONING AND SETBACK DETERMINATIONS ARE OFTEN OPEN TO INTERPRETATION AND THEIR DEPICTION ON THIS SURVEY PLAN IS NEITHER AUTHORITATIVE NOR CONCLUSIVE. THE OWNER OR BUILDING PERMIT HOLDER ALONE HAS THE RESPONSIBILITY TO CONSULT WITH THE RELEVANT PLANNING AUTHORITY TO CONFIRM COMPLIANCE WITH ZONING AND SETBACK REGULATIONS PRIOR TO ANY DEVELOPMENT WORK.

This survey was prepared without the benefit of a current title examination. Easements or other encumbrances may exist which burden or benefit the land parcel.

© COPYRIGHT 2026 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

BOUNDARY REFERENCES: DBK. 16446, Pg. 7; PLAT BY PRECISION PLANNING, INC. SIGNED BY LEE JAY JOHNSON, RLS 2846 ON 02-17-2000 AND LAST REVISED ON 05-16-2002.

THE FIELDWORK WAS COMPLETED ON 12/15/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 832,470 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S SERIES 3" TOTAL STATION AND eGPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.04 FEET.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET "LSF# 839"
- R/W MONUMENT
- REBAR
- CAPPED REBAR
- OPEN TOP PIPE
- CRIMP TOP PIPE
- CTP

- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- GAS METER
- GAS VALVE
- TELEPHONE BOX

- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CATCH BASIN
- MANHOLE
- JUNCTION BOX
- DRAINAGE INLET
- CLEAN OUT
- SIGN
- CABLE BOX

- OVERHANG
- WATER LINE
- SEWER LINE
- GAS LINE
- TEL. LINE
- OVERHEAD UTIL.
- FENCE LINE
- CONTOUR LINE
- CONC. CONCRETE
- BUILDING SETBACK

- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PBK. PLAT BOOK
- DEED BOOK
- PAGE
- LAND LOT
- D.F. DRAINAGE EASMT.
- S.S.E. SAN. SEWER EASMT.
- P.E. POWER EASMT.
- U.E. UTILITY EASMT.

- P.O.B. POINT OF BEGINNING
- P/L PROPERTY LINE
- F.K.A. FORMERLY KNOWN AS
- NAD NORTH AM. DATUM
- NAVD NORTH AM. VERT. DATUM
- R REGULAR PARKING
- G GREASE TRAP
- F FLAG POLE
- WATER/GAS/TELECOM

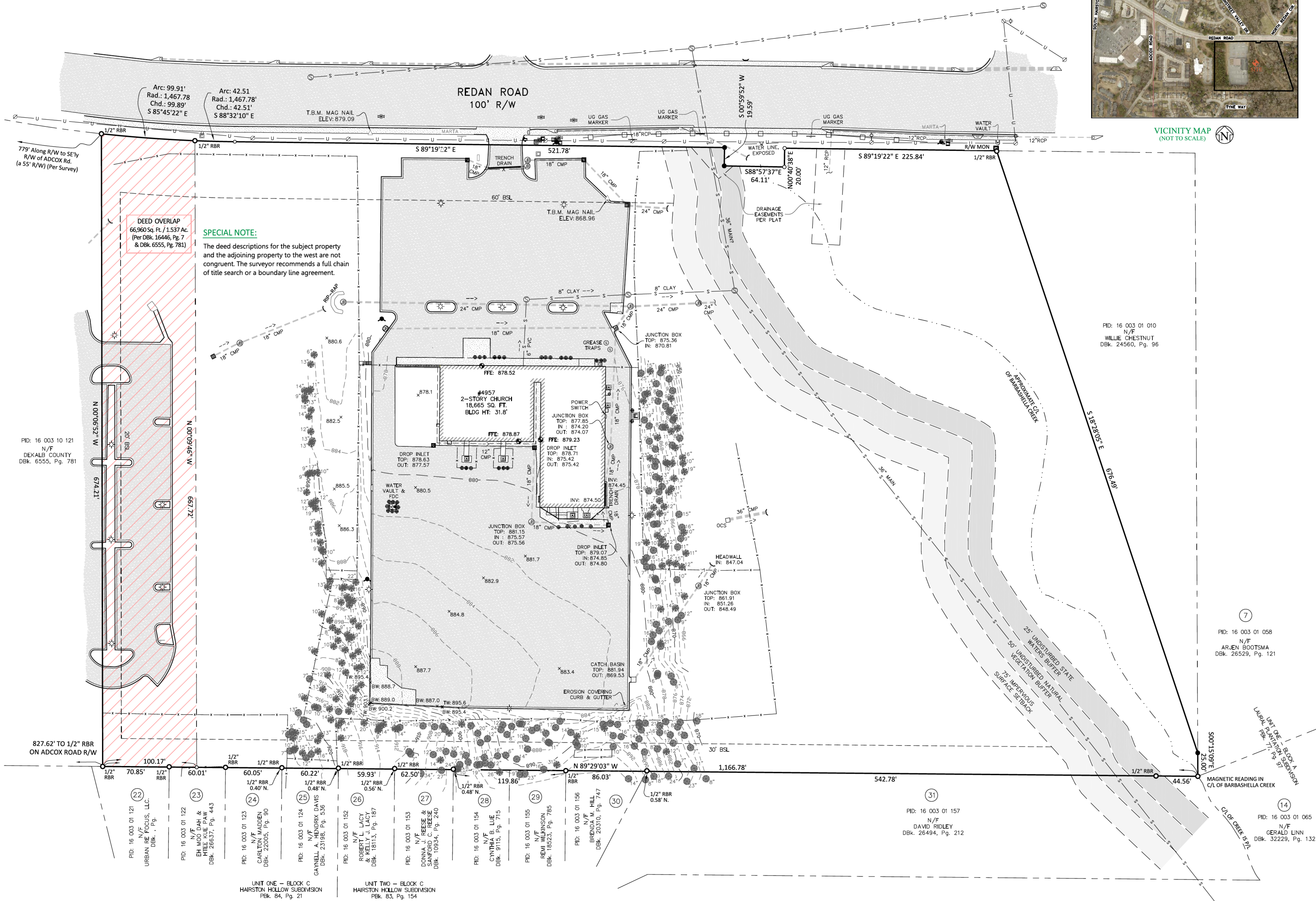
- EOP EDGE OF PAVEMENT
- H/C HANDICAP
- F.FE FINISHED FLOOR ELEV.
- B.FE BASEMENT FLOOR ELEV.
- G.FE GARAGE FLOOR ELEV.
- EASMT. EASMENT
- H/C HANDICAP
- CNT. CANTILEVER



800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

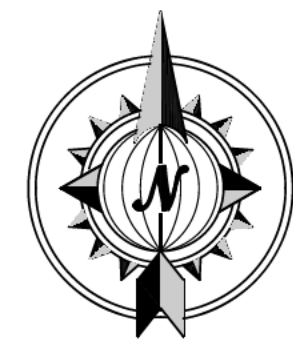
PROJECT
50295-01

SHEET
1 of 1



BOUNDARY, TOPOGRAPHIC & TREE SURVEY

Prepared for: JUSTIN ALTO
4957 REDAN ROAD, STONE MOUNTAIN, GA 30088
LAND LOT 3 of the 16th DISTRICT,
DEKALB COUNTY, GEORGIA - 01/12/2026



GRID NORTH
GA WEST NAD '83
NAVD '88

SCALE: 1" = 50'

DATE	
REVISION	
1	
2	
3	
4	



[illegible]

**ISRAEL OF GOD
BIBLE STUDY**
4957 REDAN ROAD
STONE MOUNTAIN, GEORGIA

SHEET NAME:
SITE
PLAN

PROJECT NUMBER:

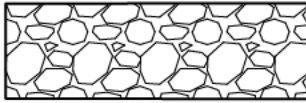
DRAWN BY:

DATE:

SP-1

SHEET 2 OF 3 SHEETS



- | | | |
|---|-------------|---------------------------------|
|  | Sd1S | SILT FENCE |
|  | Sd2 | INLET SEDIMENT TRAP |
|  | Co | CONSTRUCTION ENTRY |
|  | Tr | TREE PROTECTIVE FENCING |
|  | Cd | CHECK DAM / HAY BALES |
| | Sd3 | TEMPORARY SEDIMENT BASIN |
|  | LD | LIMITS OF DISTURBANCE |

PRE-CONSTRUCTION NOTES

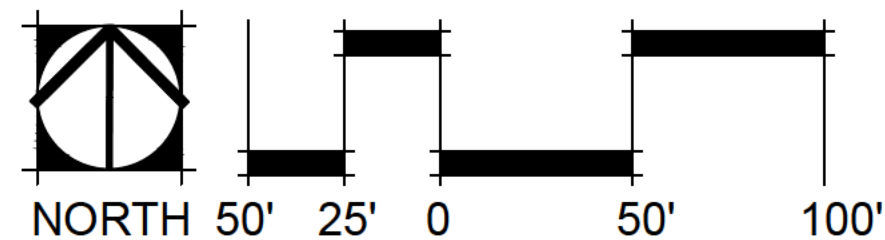
1. All Erosion and Sediment control, tree protection and wash out areas to be in place prior to beginning any construction activities. Contractor shall arrange a pre-construction inspection with Dekalb County Inspectors for all relevant reviews. In the event that Inspectors make recommendations for additional erosion and sediment control, Contractor shall comply as necessary.
2. The existing Church entry on Redan Road will serve as the Construction Exit for the Site. There is an existing trench drain in the drive access. Contractor shall provide inlet blankets along drain to prevent any debris or mud from entering the storm water system. Contractor shall make previous agreements with the Church regarding the fence gate at the entry to assure that Church members will have continual access to the parking and building as necessary
3. Contractor shall develop a traffic plan in agreement with the Church so as to limit any Church members from entering into the Construction areas, and to prevent harm to the public.
4. The Church will operate as always, and Contractor shall provide all necessary access - ingress / egress to site, and no construction vehicles should prevent access as necessary.
5. The area shown for the Water Quality Pond shall serve as the Temporary Sediment basin throughout the construction. The water quality pond needs to be in place as soon as possible. Contractor shall quickly move to stabilize construction activities where bare soil is visible as quickly as possible. Once construction has stabilized, Contractor shall work to complete the water quality pond - including Bio Retention Soil, gravel, stand pipes, etc.
6. All erosion and Sediment devices shall remain in place until a final Certificate of Occupancy has been granted.
7. Contractor shall provide a Concrete wash out area within the pad where the Water Quality Pond is to be finalized. Contractor shall also provide wash off areas such that construction vehicles will not carry mud or other debris onto the County Streets. This / These wash off areas shall be identified with the County Inspectors at time of initial pre-construction meeting when the Erosion and Sediment layout is reviewed.
8. The Contractor is to be aware of the existing storm water system, and existing retention pond located to the east of the church. Contractor shall prevent any mud, debris, etc from entering the storm water system.
9. The site plan provides a new Drop Inlet as the southeast corner of the building enlargement. There is an existing 18" CMP located along the south edge of the building which is to be removed. The existing drop inlets on each side of the building will need to be repaired so as to fill any voids created by the removal of the Storm pipe connecting the two inlets. Prior to beginning construction, Contractor shall review conditions of the inlet structures and verify that repairs are possible once pipe is removed, or whether pipe removal is extensive enough as to whether the inlet structure will need to be replaced.

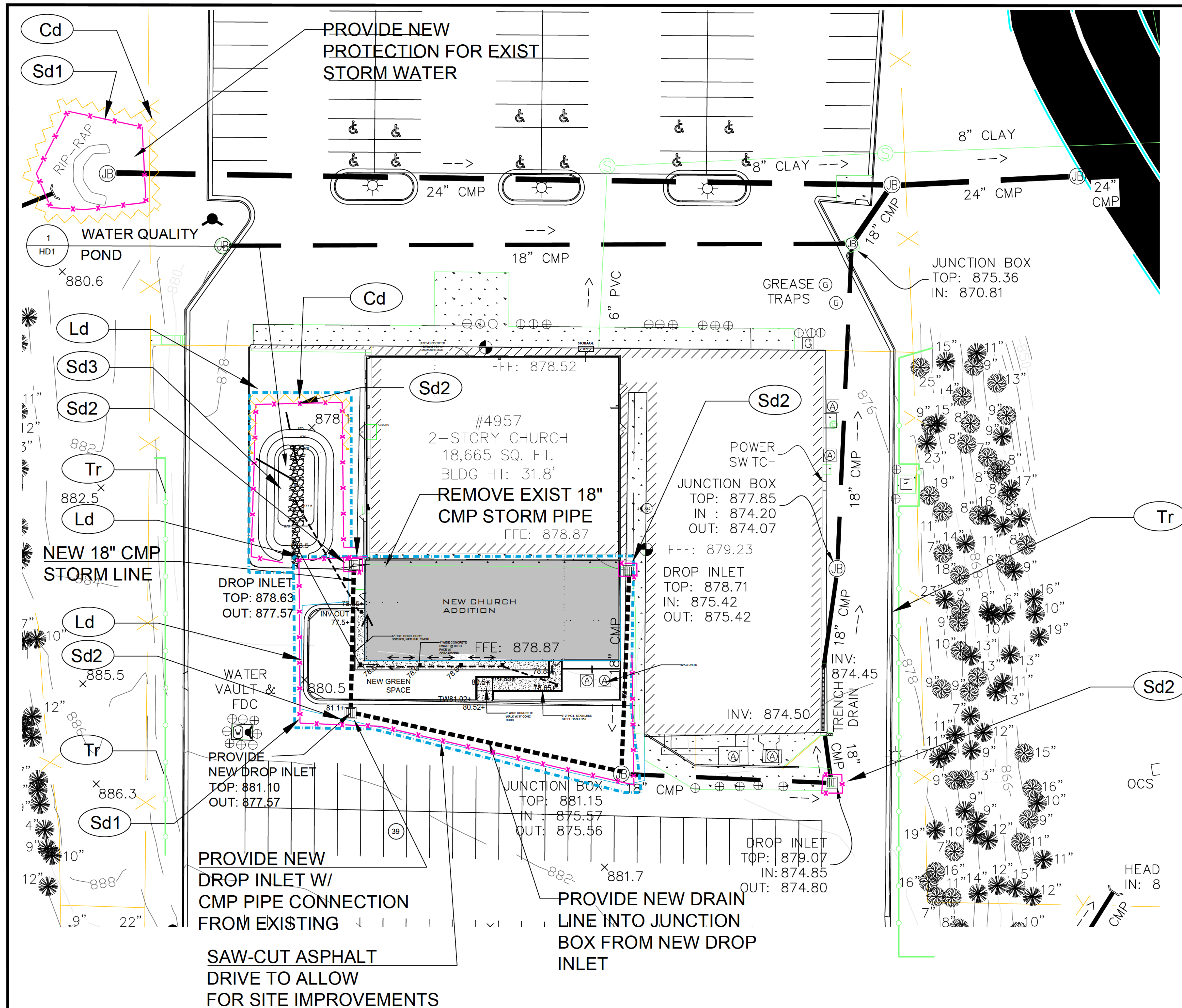
PID: 16 003 01 010
N/F
WILLIE CHESTNUT
DBk. 24560, Pg. 96

PID: 16 003 01 157
N/F
DAVID RIDLEY
DBk. 26494. Pa. 212

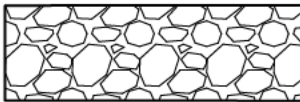
1 SITE PLAN

SP1 PLAN: 1" = 50'-0"



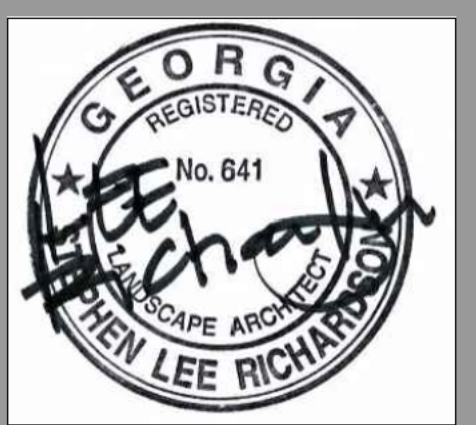


LEGEND

- | | | |
|---|---------------|---------------------------------|
|  | (Sd1S) | SILT FENCE |
|  | (Sd2) | INLET SEDIMENT TRAP |
|  | (Co) | CONSTRUCTION ENTRY |
|  | (Tr) | TREE PROTECTIVE FENCING |
|  | (Cd) | CHECK DAM / HAY BALES |
| | (Sd3) | TEMPORARY SEDIMENT BASIN |
|  | (LD) | LIMITS OF DISTURBANCE |

Lee Richardson & Associates
Landscape Architecture Planning Urban Design

1 404 350 9792 1899 POWERS FERRY, SUITE 200
M 404 580 7051 ATLANTA, GA 30339



CLIENT:
DWELL COMMUNITIES

CONSULTANT:

[illegible]

**ISRAEL OF GOD
BIBLE STUDY**
4957 REDAN ROAD
STONE MOUNTAIN, GEORGIA

SHEET NAME:
SITE PLAN
ENLARGEMENT

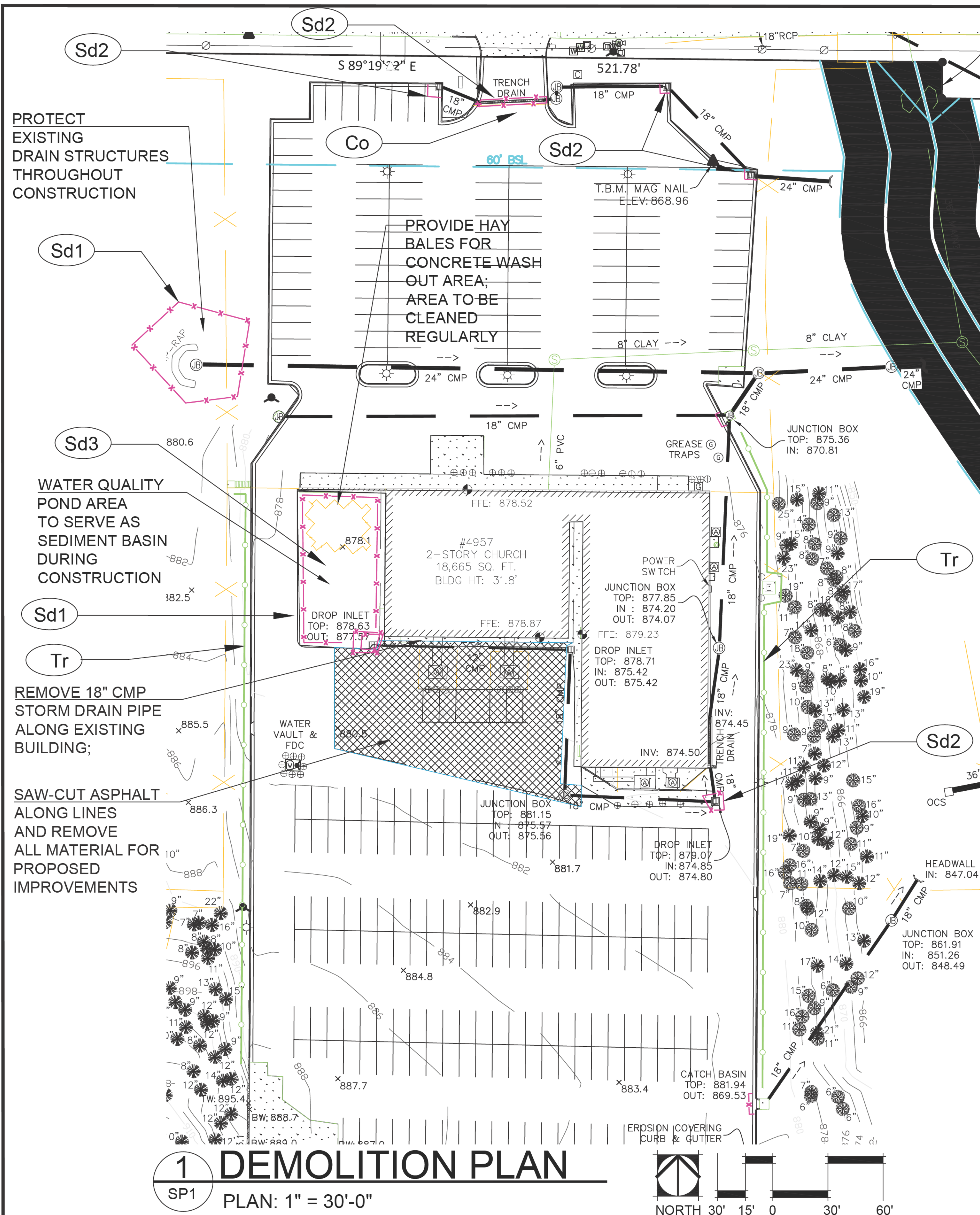
PROJECT NUMBER:

DRAWN BY:

DATE:

SP-2

SHEET 3 OF 3 SHEETS



LEGEND

DEMOLITION NOTES



CLIENT:
DWELL COMMUNITIES

CONSULTANT:

[illegible]

**ISRAEL OF GOD
BIBLE STUDY**
4957 REDAN ROAD
STONE MOUNTAIN, GEORGIA

SHEET NAME:
DEMOLITION
PLAN

PROJECT NUMBER:

DRAWN BY:

DATE:

D1

SHEET 1 OF 1 SHEETS



CONSULTANT

**ISRAEL OF GOD
BIBLE STUDY**
4957 REDAN ROAD
STONE MOUNTAIN, GEORGIA

SHEET NAME:
WATER QUALITY
POND

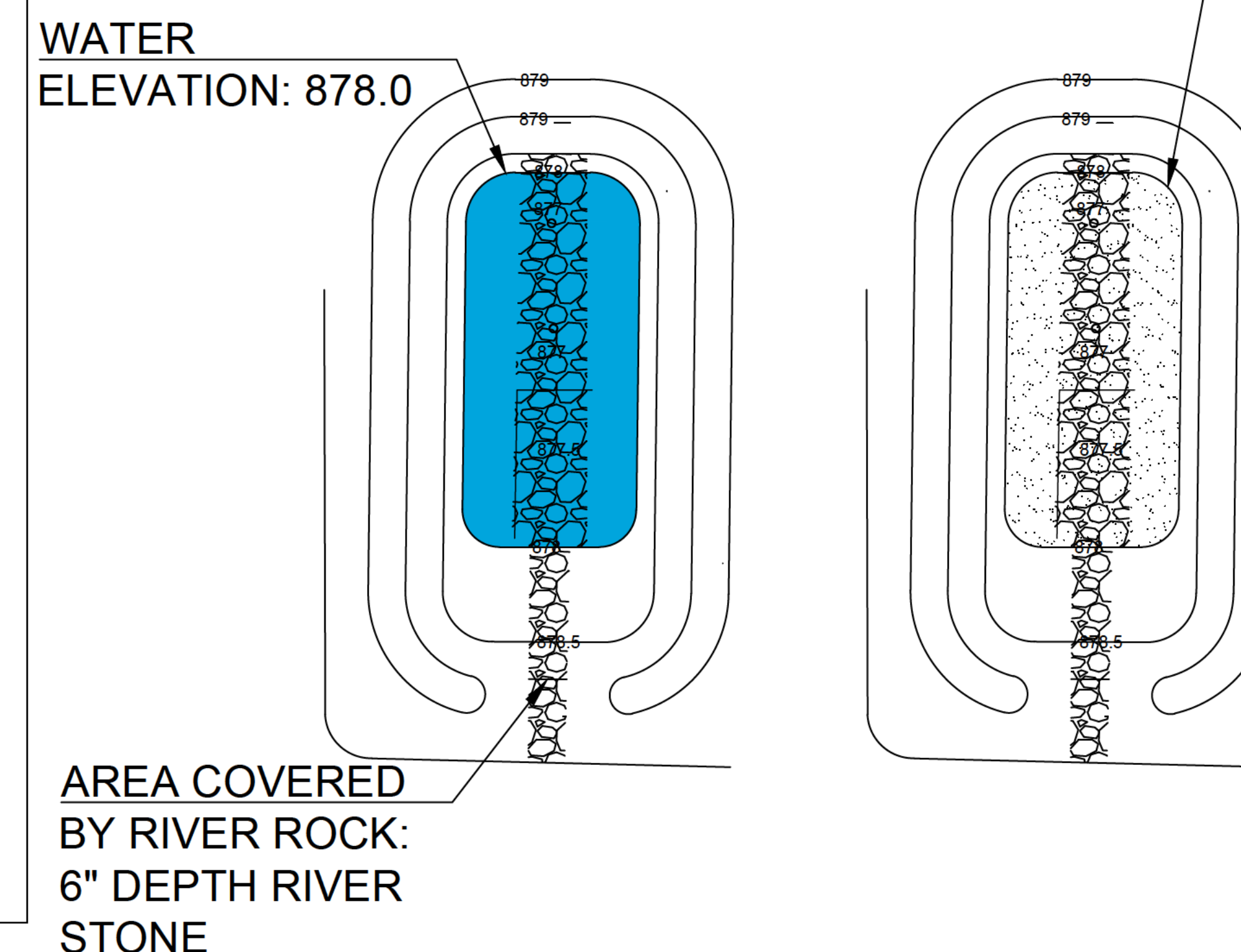
PROJECT NUMBER:

DRAWN BY:

DATE:

HD-1

SHEET 1 OF 3 SHEETS



TOTAL VOLUME: 704 CF

Bio Retention soil to be provided by:
ERTH Products, LLC
561 Dogwood Trail
Tyrone, GA 30290
(770) 487-6677

WATER QUALITY POND

1 WATE
HD1 1/4" = 1'-0"

WATER QUALITY POND

2 WATER C
HD1 PLAN: 1/8" = 1'-0"





MULTI-TRUNK/FLOWERING TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA	
A	
L-1	N.T.S.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Justin Alto / Alfonso Doughty Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 5 & 7

Property Address: 4957 Redan Road, Stone Mountain 30088

Tax Parcel ID: 16 003 01 002 Acreage: 14.82

Existing Use: Place of Worship Proposed Use: Place of worship expansion.

Supplemental Regs: 4.2.42 Overlay District: Mixed or Partial Tier

☐ Rezoning: Existing Zoning: C-1 Proposed Zoning: N/A

DRI: N/A Square Footage/Number of Units: N/A

Rezoning Request: N/A

☐ Land Use Plan Amendment - Existing Land Use: _____ Proposed Land Use: _____ Consistent ☐ Inconsistent ☐

Land Use Amendment Request: _____

☒ Special Land Use Permit Article Number(s) 27-4.2.42

Special Land Use Request(s): Proposal includes approx 3,900 sf addition to existing sanctuary.

☐ Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.10.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: Variances may be sought depending on future development and the Tier 5 Building standards of the Hidden Hills Overlay.

Comments: Applicant should review development standards of the Tier 5 Hidden Hills Overlay, including but not limited to: signage, architecture, and building materials. Additionally the Applicant should review Supplemental Regulations 4.2.42 for a Place of Worship. In order for the proposed use to come into compliance with the Overlay and limit permitting issues for future expansion, a SLUP is required.

Planner: Andrea Folgherait, Sr. Planner

Date: April 7, 2026