



DESIGN REVIEW BOARD DECEMBER 13, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of November 15, 2024

8. PUBLIC HEARING

1. DRB240041 Mozaika Mezze 2560 Old Milton Parkway
review new awning
2. DRB240046 Wills Park Vet 11770 Haynes Bridge Rd
review signage
3. DRB240047 Shuckin' Shack Oyster Bar 9 South Main St
review signage
4. DRB240048 Kingsley 296 and 304 Thompson St
review new construction

9. ADJOURNMENT



DESIGN REVIEW BOARD

UNOFFICIAL MINUTES

NOVEMBER 15, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

8:30 AM

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

The Board discussed cases on this Agenda.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

- Design Review Board Members present:
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Pat Corkill
 - o Richard Owens
 - o Holly Palmer
 - o Erik Rowen
 - o Jennifer Sprayberry
 - o
- Staff Present:
 - o Bret Schroeder, Code Enforcement Manager
 - o Elle Taylor, Planning + Zoning Coordinator
 - o George Doyle, Traffic Engineer

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of October 18, 2024

- ❖ Board Member Palmer offered a motion to approve.
 - Board Member Corkill seconded the motion.
 - Motion carried (7-0).

8. PUBLIC HEARING

1. DRB240028 Park Walke II 2220 Old Milton Pkwy

Applicant presented a review new construction:

- Meetings with Staff.to review Council Condition #3.
- Picture in Exhibit A. referenced in the Condition.
- Building 11-14.
 - Painted Brick and Exposed Brick Buildings.
 - Building #13.
 - Painted brick.
 - Movement on front of building.
 - Straight view Alexandria plans.
 - Proposing 2 different red bricks and 2 different painted colors. Each unit will have a different color on it.
 - Elevations
 - Colors for each building.
- Lennox Building flanks the entrance.
 - Lennox Elevation from Old Milton.
 - Lennox Elevation front & side Lots 4 &5.
 - Building footprint.
 - Site Condition Lot 11.
- Locations and Elevations of other buildings.
 - Proposed colors of buildings 15-18. 19-23, 24-28.
- Exterior Lighting.

There was no public comment.

❖ Vice Chair Schwing offered a motion to approve as presented today with the following conditions.

- Final approval on the Old Milton elevations for Units 6-10 and 1-4 will be the same as the elevations and materials of Units 11-14 reviewed in today's meeting with final approval by Staff.
- Board Member Owens seconded the motion.
- Motion carried (7-0).

Vice Chair Schwing clarified that the understanding is the materials, how they get applied may be varied with Staff approval. Board wants variation in the facades.

2. DRB240043 Mammoth Detail Salon 255 South Main St

Applicant presented review of exterior changes.

- Provided color samples.
- Repaint similar to Old Milton Parkway location.
- Proposed colors Urbane Bronze and Amazing Gray.
- Removal of vinyl sign.
- Gooseneck fixtures.

There was discussion from the Board:

- Access to Business.
- Opportunity to paint dumpster.

There was no public comment.

- ❖ Board Member Palmer offered a motion to approve as presented today the Amazing Gray and Urbane Bronze.
 - Board Member Sprayberry seconded the motion.
 - Motion carried (7-0).

3. DRB240044 201 Marietta St

Board Member Corkill recused himself from this item as he has worked with the Applicant in the past.

Applicant presented review of new construction.

- Site Plan previously approved.
- Landscaping Plan being approved by Staff.
- Rendering of home.

There was discussion from the Board:

- Not substantially similar to what was presented to City Council.
- Does not meet Council Condition.
- No chimney, different doors, porte cochere, double porch.
- Not enough details.
- Applicant needs to review the Condition
- Meet with Staff and Consultant on how to meet the Council condition.

There was no public comment.

❖ Vice Chair Schwing offered a motion to defer the application.

- Board Member Palmer seconded the motion.
- Motion carried (6-0-1)(Corkill).

4. DRB240045 Kingdom at Main LLC 244 North Main St

Applicant presented review new elevations and materials.

Tudor Eclectic Style.
Samples of materials.

There was discussion from the Board:

- Chair Kramer read elements of the style.
- Chair Kramer read Council Condition #2.
- Vice-Chair Schwing prepared an exhibit with a combination of renderings presented at Council.
- Applicant needs to regroup with Staff
- Did not like pergolas on the top.
- Label Elevations
- Reflect the Tudor Style..
- Change roof profile.
- Vary pop out on lower left.
- Contract of dark and light colors.
- "Swooped roof " on one elevation.
- Next steps.

There was no public comment.

❖ Vice Chair Schwing offered a motion to defer elevations and materials.

- Board Member Rowen seconded the motion.
- Motion carried (7-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:54 a.m..

MOZAIKA MEZZE BAR

2560 OLD MILTON PKWY SUITE 120, ALPHARETTA, GA 30009

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3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

MOZAIKA MEZZE BAR
2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

MOZAIKA MEZZE
BAR

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ISSUED FOR
CONSTRUCTION

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Project Number	20236
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Date	08/01/2025
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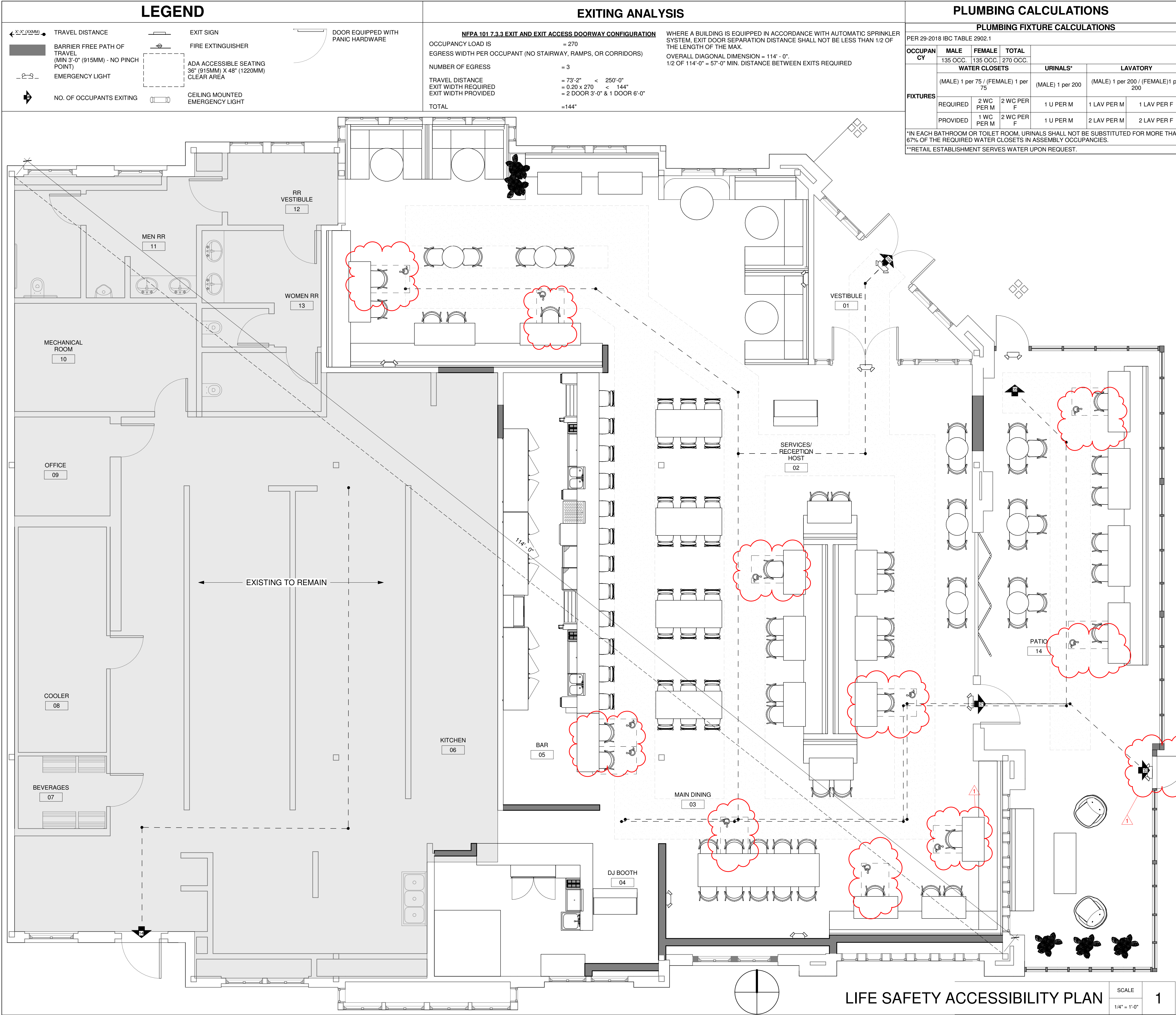
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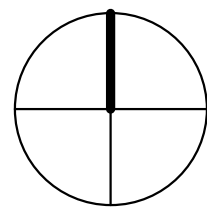
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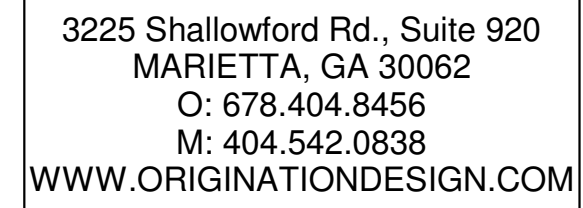
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	GENERAL RESPONSIBILITIES	FINISHES NOTES	GENERAL NOTES	GENERAL NOTES																																																				
	GENERAL RESPONSIBILITIES 1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONTACT INFORMATION REGARDING THE PROJECT SITE TO INCLUDE NAMES AND TELEPHONE NUMBERS. CONTACTS SHOULD INCLUDE STORE MANAGER, LANDLORD / PROPERTY MANAGER, CITY BUILDING INSPECTORS, FIRE DEPARTMENT INSPECTORS, ETC. THIS MUST BE DONE AT LEAST (2) TWO WEEKS PRIOR TO START OF CONSTRUCTION SO THAT G.C. CAN GAIN ACCESS TO ALL AREAS OF THE SITE AND COMPLETE ALL NECESSARY INSPECTIONS FOR THE PROJECT. 2. THE GENERAL CONTRACTOR SHALL PROVIDE STORAGE CONTAINERS, IF NECESSARY, TO RECEIVE CONSTRUCTION ITEMS SUCH AS MILLWORK, CONVEYOR SYSTEM, CART, ETC. G.C. SHALL, UPON RECEIVING OF OWNER FURNISHED ITEMS, REPORT ALL DAMAGED OR MISSING PARTS OR COMPONENTS TO THE ARCHITECT IMMEDIATELY. G.C. MUST COORDINATE FOR THE DELIVERY OF OWNER FURNISHED ITEMS TO BE PLACED IN THE G.C.'S DESIGNATED STORAGE CONTAINER LOCATION (2) TWO DAYS PRIOR TO START OF INSTALLATION OF THESE ITEMS. 3. IT IS THE INTENT OF THE TENANT TO SALVAGE AND RECYCLE AS MUCH OF THE EXISTING MATERIALS AT THE JOBSITE AS POSSIBLE. FOR THE EXISTING MILLWORK, GENERAL CONTRACTOR SHALL PHYSICALLY VERIFY IF THE FIXTURES ARE STILL IN GOOD OR REASONABLE CONDITION FOR REUSE AT OTHER TENANT FACILITIES. G.C. SHALL INFORM THE TENANT OF HIS ANALYSIS. IF IT IS VERIFIED THAT THE FIXTURES ARE SO DAMAGED THAT IT WOULD NOT BE WORTH SALVAGING, THEN THE FIXTURES WOULD BE DEMOLISHED. IF THE FIXTURES ARE SALVAGEABLE WHEN DISCONNECTED FROM ITS CURRENT LOCATION, THEN THE G.C. SHALL MOVE THEM INTO THE EXISTING WAREHOUSE AT A LOCATION DETERMINED WITH THE TENANT AND /OR STORE MANAGER. THE TENANT SHALL PICK THE FIXTURES UP AT A LATER TIME FOR STORAGE AND FUTURE REUSE. FOR OTHER MATERIALS, THE G.C. SHALL PROVIDE AN ALTERNATE PRICE IN THE PROJECT BID FORM TO THE TENANT TO RECYCLE THESE MATERIALS (I.E., CEILING TILES, DRYWALL, DOORS, FLOORING, ETC.) THE TENANT SHALL INFORM THE G.C. WHETHER TO RECYCLE THE MATERIALS OR TO HAUL AWAY TO THE LOCAL LANDFILL. 4. THE G.C. IS RESPONSIBLE FOR MATERIALS AND LABOR REQUIRED FOR ANY ALTERATIONS TO FIRE SPRINKLERS, ELECTRICAL EQUIPMENT, PLUMBING, EMERGENCY & EXISTING LIGHTING, ALARM AND MECHANICAL SYSTEMS AS REQUIRED TO COMPLETE THE PROJECT AND OBTAIN FINAL INSPECTIONS. 5. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK. 6. THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. 7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, VINYL COMPOSITE TILE, ETC. 8. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD (AS REQUIRED). 9. THE GENERAL CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUB-CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT. 10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW OWNER'S GROUP RULES AND REGULATIONS. WHEN THE G.C. ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, (S)HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS. 11. THE GENERAL CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT / EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES. 12. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING / CORING. 13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ALL ADJACENT AND NEIGHBORING TENANTS. 14. PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FEET OF TRAVEL DISTANCE TO ALL POSITIONS OF STORE AND / OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. 15. ALL EXTERIOR BUILDING SIGNAGES SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNAGES ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL. 16. PRIOR TO COMMENCEMENT OF ANY WORK - THE OWNER OR OWNER'S REPRESENTATIVE SHALL ENGAGE LICENSED DESIGN PROFESSIONAL(S) TO PROVIDED ALL REQUIRED DOCUMENTATION FOR REVIEW, AND RECEIVE APPROVAL BY THE LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO STRUCTURAL VERIFICATION AND DESIGN, BUILDING, FIRE, LIFE SAFETY, HEALTH, PLUMBING, ELECTRICAL, AND MECHANICAL APPROVALS. 17. IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF ALL SYSTEM(S) MUST COMPLY TO ALL FEDERAL, NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES. 18. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF REMODEL PROJECT.	HAZARDS AND PROTRUDING OBJECTS IN ACCORDANCE TO DETAIL 8/T1.3 1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES ABOVE 27" AND BELOW 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. 2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION. 3. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR. 4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANUEVERING SPACE. 5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" (INCHES) MINIMUM CLEAR HEAD ROOM. 6. CONTRACTOR TO CONTACT ARCHITECT IF ROOF PENETRATIONS ARE DEEMED NECESSARY. ANY ROOF PENETRATIONS MUST BE COMPLETED BY LANDLORD APPROVED ROOFING CONTRACTOR. SIGNAGE 1. THE SIGNAGE AT THE STOREFRONT WILL BE CONTRACTED DIRECTLY BY THE GENERAL CONTRACTOR. THE G.C. MUST PROVIDE ANY AND ALL REQUIRED J-BOXES AS WELL AS ACCESS PANELS TO ALL SIGNAGE AS NECESSARY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH ITS SIGN CONTRACTOR AND MAKING SURE THE JOB IS DONE ON TIME. FULLY DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THESE DRAWINGS MUST SHOW ALL PLANTING AND PLANTING DETAILS AND ARE NOT ADEQUATE FOR CONSTRUCTION OF THE SIGN. SEE SIGN SHOP DRAWINGS. SIGN DRAWINGS WILL BE PREPARED BY OTHERS AND ARE UNDER SEPARATE PERMIT. BARRIER LAWS FOR THE PHYSICALLY HANDICAPPED ARE MINIMUM GUIDELINES. SHOULD THERE BE A CONFLICT BETWEEN THESE MINIMUM REQUIREMENTS AND WHAT IS CALLED FOR ON THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE ARCHITECT FOR WRITTEN AND/OR GRAPHIC CLARIFICATION PRIOR TO PROCEEDING WITH WORK SO AFFECTED. FIRE SPRINKLER SYSTEM (WHERE APPLIES) IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE SPRINKLER SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE SPRINKLER SHOP DRAWINGS AND OBTAIN A FIRE SPRINKLER PERMIT FROM THE LOCAL FIRE DEPARTMENT AND /OR BUILDING DEPARTMENT. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL. TO THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AN INSPECTION FOR APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE SPRINKLER SYSTEM BY THE FIRE DEPARTMENT AND BUILDING INSPECTOR. PLUMBING (WHERE APPLIES) GENERAL CONTRACTOR TO PERFORM A LINE JETTING OF ALL PLUMBING LINES AFTER NEW WORK IS COMPLETE. GENERAL CONTRACTOR MUST SUPPLY CERTIFICATE OF INVOICE WITH CLOSE OUT PACKAGE.	FINISHES GYPSUM WALLBOARD (WHERE APPLIES) 1. PROVIDE GYPSUM WALLBOARD, STEEL FRAMING COMPONENTS, AND ACCESSORIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL. PRODUCTS SPECIFIED HEREIN ARE AS MANUFACTURED BY U.S. GYPSUM ASSOCIATION. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED THEY MEET THOSE ESTABLISHED STANDARDS. MAKE APPROPRIATE SUBMITTAL FOR ANY SUBSTITUTIONS. 2. ARCHITECT WILL NOT REIMBURSE CONTRACTOR OR SUB-CONTRACTOR FOR CITY OR STATE LICENSE FEES WHICH MAY BE REQUIRED TO PERFORM WORK. 3. FINISHES A. UNLESS NOTED OTHERWISE (E.G. SPECIAL WALL COVERING AREAS) ALL GYPSUM WALLBOARD SHALL BE TAPE, SMOOTH, AND PAINTED. B. VERIFY ANY SPECIAL FINISH AREA PRIOR TO COMMENCING WORK PAINTING 1. SEE FINISH SCHEDULE FOR ALL PAINT PRODUCTS AND SPECIFICATIONS. 2. THE WORK INCLUDES, BUT IS NOT LIMITED TO FURNISHING OF MATERIALS AND EQUIPMENT, AND COMPLETION OF PAINTING AND PAINTER'S FINISH ON EXPOSED SURFACES AS REQUIRED TO COMPLETE FINISHING OF THE WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF MATERIALS AND APPLICATION WITH GOVERNING AGENCIES (LOCAL STATE AND FEDERAL) IN CONNECTION WITH THIS PROJECT. 4. THE FOLLOWING EXPOSED SURFACES ARE TO BE PAINTED: A. UNLESS NOTED OTHERWISE, ALL GYPSUM WALLBOARD NOT COVERED BY OTHER MATERIALS. B. ALL EXISTING WALLBOARD TO A MIN. OF 6" ABOVE ROOM CEILING, TYPICAL, UNLESS NOTED OTHERWISE ON ROOM FINISH SCHEDULE. C. ALL METAL IN IMPROVED AREAS NOT PRE-FINISHED PRIOR TO INSTALLATION. D. ALL WOOD SURFACES, TRIM, OR PIECES NOT PRE-FINISHED PRIOR TO INSTALLATION. (DO NOT PAINT INTERIOR ELEMENTS NORMALLY CONCEALED SUCH AS STRUCTURAL COMPONENTS AND ELECTRICAL WIRING) 5. MATERIALS A. PAINTED PRODUCTS SHALL BE MANUFACTURED BY APPROVED OR SCHEDULED PRODUCT. B. ACCESSORY MATERIALS SUCH AS TURPENTINE / THINNER / UNSEED OIL SHALL BE APPROVED BY THE COATING MANUFACTURER. C. THE NUMBER OF COATS IS TO BE THREE (3) MINIMUM. ADDITIONAL COATS SHALL BE APPLIED AT NO ADDITIONAL COST IF NECESSARY TO COMPLETELY HIDE BASE MATERIALS, PRODUCE UNIFORM COLOR, AND PROVIDE SATISFACTORY FINISH RESULTS. D. APPLICATION AND SURFACE PREPARATION SHALL BE DONE ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND APPLICATION INSTRUCTIONS. ALL FINISHES SHALL BE APPLIED EVENLY AND BE FREE OF RUNS, SAGS, SKIPS, CRAWLS, AND / OR DEFECTS. E. THE CONTRACTOR SHALL PROTECT HIS OWN WORK, AND ADJACENT EXISTING WORK AND MATERIALS, WITH SUITABLE COVERINGS OR MASKINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING THE AREA OF HIS WORK AS WELL AS REMOVAL OF ALL EXCESS MATERIAL (EITHER FROM ADJACENT SURFACES OR EXTRA MATERIALS) CONTRACTOR TO PAINT, REPAIR OR REPLACE ANY BUILDING OR ELECTRICAL COMPONENTS DURING CONSTRUCTION AT HIS OWN EXPENSE. F. SURFACES TO BE PAINTED SHALL BE FREE OF OIL GREASE, LOOSE PAINT, OR OTHER FOREIGN MATERIAL. 6. CONTRACTOR TO VERIFY FINISHES ON SIGNAGE WITH THE ARCHITECT. CABINET WORK 1. MAKE ALL FINISHED WORK PER THE DETAILED DRAWINGS. 2. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED. 3. ALL FINISHED CABINET MATERIALS TO BE AS CALLED OUT PER THE CONSTRUCTION DOCUMENTS. 4. PLASTIC LAMINATE FINISHING SHALL CONFORM TO REQUIREMENTS OF ARCHITECTURAL WOODWORK INSTITUTE. "QUALITY STANDARDS" FOR "CUSTOM" GRADE AND NOTES CONTAINED HEREIN. 5. INSTALLATION - INSTALL UNITS LEVEL AND PLUMB WITH TIGHT JOINTS BETWEEN ANY MULTIPLE UNITS. SCRIBE TO WALL AND OTHER SURFACES AS REQUIRED. ADJUST ALL DRAWERS, DOORS AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING. 6. ALL DRAWERS TO BE FULL EXTENSION SIDES WITH A 75 LBS. LOAD CAPACITY. 7. MILLWORK CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. 8. THE GENERAL CONTRACTOR AND MILLWORK CONTRACTOR ARE TO COORDINATE AND INSTALL ALL REQUIRED BLOCKING, ANGLE BRACES, SUPPORTS, ETC., TO SUFFICIENTLY SUPPORT ALL COUNTERTOPS. 9. FINISHES COUNTERTOP FINISHES TO BE PER FINISH SCHEDULE AND /OR SHOP DRAWINGS CABINET FACES TO BE PER FINISH SCHEDULE AND /OR SHOP DRAWINGS HARDWARES TO BE AS CALLED OUT PER PLANS AND SCHEDULES. (TYPICAL) ELECTRICAL IN ACCORDANCE TO DETAIL 12/T1.3 1. BOTTOM OF ELECTRICAL OUTLET J-BOXES SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM. 2. THE TOP OF THE J-BOX OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM. 3. THE TOP OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FINISHED FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK. 4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL, STATE & FEDERAL CODES AND REGULATIONS. (WHERE APPLIES) GENERAL CONTRACTOR TO SUPPLY (N) PANEL SCHEDULES FOR ALL ELECTRICAL PANELS PRIOR TO COMPLETION OF THE REMODEL.	8. SUBSTITUTION NO SUBSTITUTION SHALL BE MADE WITHOUT THE ARCHITECT'S APPROVAL. 9. CHANGES THE OWNER OR ARCHITECT MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. 10. SCOPE ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY, REASONABLY INFERRED OR REQUIRED BY ANY CODE OR REGULATION ADOPTED BY LOCAL JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. 11. CUTTING AND PATCHING ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES. 12. CLEANING THE CONTRACTOR SHALL CLEANUP, REMOVE AND RECYCLE IN A LEGAL MANNER AND NOT DISPOSE IN LANDFILL ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. 13. (AS-BUILT) DRAWINGS GENERAL CONTRACTOR TO KEEP AN ACCURATE RECORD OF CHANGES IN FIELD AND SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ARCHITECT FOR HIS / HER REVIEW AND TO THE OWNER. FOREMAN TO HAVE AN ACCURATE FLOOR PLAN AND PROJECT SCHEDULE ON-SITE AT ALL TIMES.	1. CODES ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY GOVERNING CODES. 2. PERMITS A. THE GENERAL CONTRACTOR (G.C.) WILL PAY FOR ALL APPLICABLE BUILDING AND SIGNAGE PERMIT AND ANY LOCAL JURISDICTION FEES OR ASSESSMENTS AS APPLICABLE. HOWEVER, THE GENERAL CONTRACTOR SHALL INCORPORATE ALL MECHANICAL, ELECTRICAL, PLUMBING (M.E.P.) AND CIVIL PERMITS AS NECESSARY IN HIS / HER BID PROPOSAL TO THE OWNER. THE M.E.P. AND CIVIL PERMITS WILL NOT BE PAID BY THE ARCHITECT. THE G.C. WILL PHYSICALLY PULL THE BUILDING PERMIT AND THE SIGNAGE PERMIT. THE G.C. MUST COORDINATE WITH HIS / HER SUBCONTRACTORS TO ENSURE THEIR APPLICABLE PERMITS ARE PULLED. THE G.C. AND ALL SUBCONTRACTORS PERFORMING WORK ON SITE MUST OBTAIN THEIR MUNICIPALITY BUSINESS LICENSES AT THEIR EXPENSE PRIOR TO START OF CONSTRUCTION. NOT HAVING ALL SUBCONTRACTOR BUSINESS LICENSES PAID FOR AT THE MUNICIPALITY MAY PREVENT THE PROJECT FROM FINAL LOCAL JURISDICTION APPROVAL AND SIGN-OFF. B. THERE MAY BE INSTANCES WHERE THERE ARE OUTSTANDING PLAN CHECK FEES THAT HAVE NOT BEEN PAID. THE G.C. WILL COORDINATE WITH THE APPROPRIATE MUNICIPALITY PLANNING AND /OR BUILDING DEPARTMENT AND DETERMINE ANY OUTSTANDING FEES. THE G.C. WILL NOTIFY THE ARCHITECT AND RECEIVE APPROVAL PRIOR TO PAYING THESE OUTSTANDING FEES. THIS WILL ALLOW THE G.C. TO NOT BE DELAYED IN PULLING THE BUILDING PERMIT. C. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO HIRE HIS / HER OWN SIGNAGE SUBCONTRACTOR FOR THE PROJECT. 3. CONSTRUCTION DOCUMENTS A. THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS OR REASONABLY INFERRED THEREFROM. THE ARCHITECT WILL, IN NO WAY, BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT, THE JOB SITE METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE, OF THE WORK. IF DISCREPANCIES EXIST BETWEEN PLANS OF DIFFERENT SCALES, THE LARGER SCALE PLAN TYPICALLY WILL GOVERN. NOTIFY ARCHITECT FOR A WRITTEN OR GRAPHIC CLARIFICATION OF SUCH DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. B. ALL ARCHITECT CLARIFICATIONS WILL BE WRITTEN AND /OR GRAPHIC VIA ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDERS OR CONSTRUCTION DIRECTIVES. 4. BIDS A. ALL BIDDERS PRIOR TO SUBMITTAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ARCHITECT'S PLANS & EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR OMISSIONS OF ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK. B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY APPLICABLE CODE TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. C. THE CONTRACTOR SHALL GUARANTEE THAT ALL OTHER SUB-BIDDEES OR SUB CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUBCONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HIS OR HER OWN EXPENSE AND IN NO WAY WILL AFFECT ANY ADDITIONAL COST OVER AND ABOVE THE FINAL BID. D. ALL TRADES SHALL PROVIDE BIDS ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY ALTERNATE SHALL BE SUBMITTED TO THE OWNER (IN WRITING) FOR APPROVAL PRIOR TO ACCEPTANCE OF BID. 5. CONTRACTOR A. PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY w/ THE PROPER UTILITY COMPANY OR OTHER AGENCY OR COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTION PRIOR TO THE COMMENCEMENT OF WORK. B. NO CONTRACTOR OR SUB-CONTRACTOR IS TO START ANY WORK UNTIL A THOROUGH EXAMINATION OF ALL THE EXISTING CONDITIONS IS PERFORMED. IF FOR ANY REASON A SATISFACTORY JOB IS IMPOSSIBLE, IT SHALL BE IMMEDIATELY REPORTED TO THE PROJECT SUPERINTENDENT AND ARCHITECT FOR WRITTEN OR GRAPHIC CLARIFICATION BEFORE PROCEEDING WITH THE JOB. C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER. D. CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF POSSIBLE CHANGES TO CONSTRUCTION DOCUMENTS OR ANY CONSTRUCTION DELAY DUE TO NON AVAILABILITY OR LATE DELIVERY OF MATERIALS. CONTRACTOR & NOT THE ARCHITECT IS RESPONSIBLE FOR NON AVAILABILITY OR LATE DELIVERY OF PRODUCTS DURING CONSTRUCTION. E. ANY CONTRACTOR PRIOR TO INSTALLATION OR PROCUREMENT OF MATERIALS SHALL NOTIFY ARCHITECT OF PROBLEMS IF ANY. FAILURE TO DO SO SHALL MEAN THAT ALL NECESSARY CORRECTIVE MEASURE, DOCUMENTATION, ETC. SHALL BE DONE BY THAT CONTRACTOR AT HIS OWN EXPENSE AND TIME. F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE CONSTRUCTION OF THE WORK AND SHALL BRING TO THE ARCHITECT'S ATTENTION OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. G. PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL WALL MOUNTED ITEMS, LIGHT FIXTURES AND ALL OTHER ITEMS REQUIRED. 6. LIABILITIES A. THE DESIGN PROFESSIONAL (DP) SHALL CONSULT WITH THE CLIENT REGARDING THE PROBABLE SERVICES REQUIRED TO COMPLY WITH BUILDING CODES AND AMERICANS WITH DISABILITIES ACT (ADA). THE DP IS NOT AN ATTORNEY NOR SHOULD THE DP'S RENDERING AN OPINION OF PROBABLE SERVICES REQUIREMENTS BE CONSIDERED EQUIVALENT TO A LEGAL INTERPRETATION OF ADA. THE DP'S OPINION WILL BE BASED SOLELY ON HIS / HER OWN EXPERIENCE AND KNOWLEDGE. THIS REQUIRES THE DP TO MAKE A CERTAIN NUMBER OF ASSUMPTIONS AS TO THE TYPES OF DISABILITIES COVERED BY ADA. THE DEGREE OF ACCESS THAT IS READILY ACHIEVABLE AND WHAT CONSTITUTES "READILY ACCESSIBLE AND USABLE" GIVEN THE ASSUMPTIONS WHICH MUST BE MADE THE DP CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF HIS / HER OPINION AS TO FULL COMPLIANCE AND IN RECOGNITION OF THAT FACT, THE CLIENT WAIVES ANY CLAIM AGAINST THE DP RELATIVE TO THE ADEQUACY OF THE OPINION TO FULLY COMPLY WITH BUILDING CODES AND ADA REQUIREMENTS. B. THE ARCHITECT WHO SIGN THESE PLANS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES OR USES NOT AUTHORIZED OR APPROVED BY THE ARCHITECT. THE SIGNING OF THESE DOCUMENTS WILL NOT IMPOSE A LEGAL DUTY OR RESPONSIBILITY TO OBSERVE THE CONSTRUCTION AND / OR INSTALLATION OF THE FIXED WORKS SUBJECT TO THESE DOCUMENTS. C. THE DP IS NOT NECESSARY FOR CONSTRUCTION PURPOSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. D. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. 7. INTENTION UNLESS NOTED OTHERWISE, THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT & TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.																																																			
				MOZAIKA MEZZE BAR 3225 Shallowford Rd., Suite 920 MARIETTA, GA 30062 O: 678.404.8456 M: 404.542.0838 WWW.ORIGINATIONDESIGN.COM 2560 Old Milton Pkwy Suite 120, Alpharetta, GA 30009 GENERAL CONSTRUCTION NOTES MOZAIKA MEZZE BAR STATE OF GEORGIA JOSEPH M. GHOBRIA REGISTERED ARCHITECT LICENSE NO. 13456 <table><tr><th colspan="4">Revision Schedule</th></tr><tr><th>Rev</th><th>Date</th><th>By</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table> ISSUED FOR CONSTRUCTION THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF ORIGINATION DESIGN,LLC AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF ORIGINATION DESIGN,LLC. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY, THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES. <table><tr><td>Project Number</td><td>202362</td></tr><tr><td>Date</td><td>08/01/24</td></tr><tr><td>Drawn By</td><td>HN</td></tr><tr><td>Checked By</td><td>JG</td></tr></table> GN-100 Scale	Revision Schedule				Rev	Date	By	Description																																					Project Number	202362	Date	08/01/24	Drawn By	HN	Checked By	JG
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1. ALL LOW WALL HEIGHTS ARE MEASURED FROM 0'-0" U.N.O.
2. COORDINATE ALL LOW WALL HEIGHTS WITH INTERIOR ELEVATIONS FINISH SCHEDULE AND DETAILS TO ENSURE PROPER FRAMING HEIGHTS.
3. PROVIDE 2" MINIMUM CLEAR SPACE BETWEEN COOLER/ FREEZER AND EXTERIOR FACE OF WALL. CONTRACTOR TO VERIFY EXACT LOCATION WITH COOLER/ FREEZER MANUFACTURER AND PROVIDE ALL FINAL CONNECTIONS. SEE SHEET A-600 FOR FLASHING DETAILS.
4. DIMENSIONS MARKED CRITICAL ARE TO BE EXACT FINISH TO FINISH DIMENSION, TYP.
5. ALL DIMENSIONS ARE FRM FACE OF STUD, U.N.O.



PROPOSED FLOOR PLAN

[illegible]

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Project Number	202362
Date	08/01/24
Drawn By	AS
Checked By	JG

Scale	As indicated
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SCALE
1/4" = 1'-0"



A		CHANDELIER (PROVIDED BY GC)
B		PENDANT LIGHT (PROVIDED BY GC)
C		PENDANT LIGHT (PROVIDED BY GC)
D		PENDANT LIGHT (PROVIDED BY GC)
EM-1		EMERGENCY LIGHT LITHONIA ELM2 SELF-DIAGNOSTICS (PROVIDED BY GC)
EM-2		EMERGENCY LIGHT W/ ILLUMINATED SIGN

EXP-1 EXPOSED TO STRUCTURE



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MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
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PROPOSED REFLECTED CEILING PLAN

MOZAIKA MEZZE
BAR

[illegible]

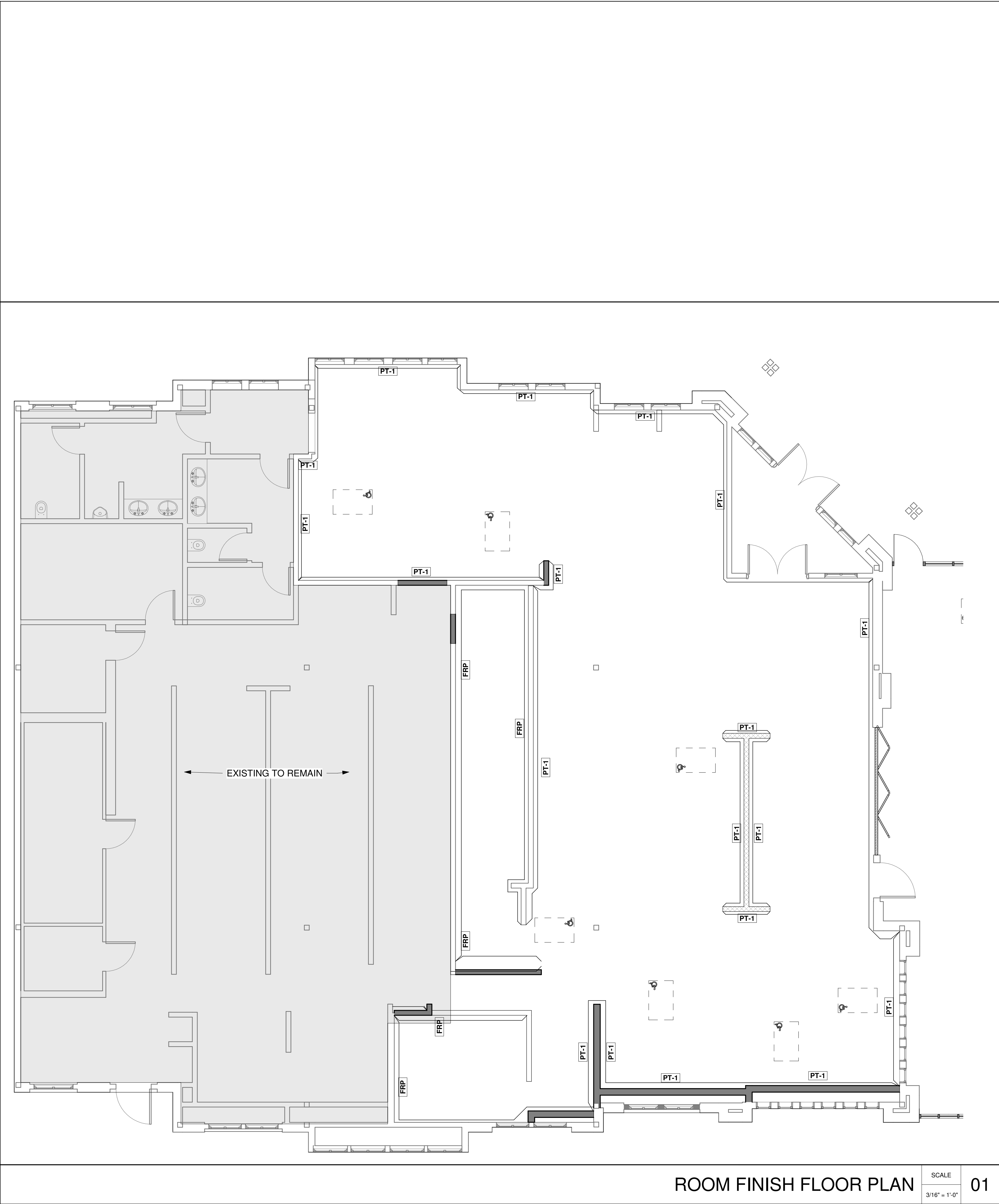
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Project Number	202362
Date	08/01/24
Drawn By	HN
Checked By	JG

A102

Scale $1/4" = 1'-0"$



FINISH SCHEDULE REMARKS

1. G.C. TO REPAIR / PROVIDE INSULATION AS REQUIRED PRIOR TO PAINT

2. REFER TO MANUFACTURER SPECIFICATIONS FOR FINISH MATERIALS

3. ALL GYPSUM BOARD TO BE 5/8\"

4. REFERENCE INTERIOR ELEVATIONS AND ROOM FINISH PLAN FOR EXTENT OF FINISHES

GENERAL NOTE:

GYPSUM BOARD IN WATER CLOSET LOCATIONS SHALL COMPLY WITH **2018 IBC SECTION 2509**

2509.1 WET AREAS. SHOWERS AND PUBLIC TOILET WALLS SHALL CONFORM TO SECTION 1210.2.

2509.2 BASE FOR TILE. MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840.

GENERAL NOTES

1. REFER TO REFLECTED CEILING PLANS FOR COORDINATION OF CEILING MATERIAL AND FINISHES.

2. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR UNLESS OTHERWISE NOTED.

3. TOUCH-UP AND PATCHED SURFACES ARE TO MATCH ADJACENT/SURROUNDING COLOR AND TEXTURE WITHOUT NOTICEABLE DIFFERENCE. WHERE TOUCH UP DOES NOT MATCH (IN THE OPINION OF THE ARCHITECT; ADJACENT FINISH, REFINISH THE ENTIRE SURFACE)

4. COORDINATE FINISH MATERIALS INDICATED IN THE SCHEDULE WITH MATERIALS INDICATED ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION.

5. FINISH COLOR OF ANY ACCESS PANELS ARE TO MATCH ADJACENT SURFACE FINISH, UNLESS NOTED OTHERWISE.

6. ALL WALL AND CEILING FINISHES TO MEET A MINIMUM OF CLASS "C" RATING (FLAME SPREAD RATING 76-200, SMOKE DEVELOPED INDEX 0-450).

7. REFER TO INTERIOR ELEVATIONS AND THE REFLECTED CEILING PLAN FOR BULKHEAD AND SOFFIT FINISHES. NOTIFY THE ARCHITECT FOR CLARIFICATION IF PLANS ARE UNCLEAR PRIOR TO COMMENCING WORK ON THE SURFACE IN QUESTION.

8. CAULK ALL JOINTS AROUND DOOR FRAMES, MILLWORK AND WINDOW FRAMES AGAINST ADJACENT SURFACES AFTER PAINTING IS COMPLETE. COLOR OF CAULK TO MATCH ADJACENT FINISH.

FINISH LEGEND						
TYPE	MARK	MANUFACTURER	MATERIAL NAME	PRODUCT/ SERIES	COLOR	REMARKS
FLOORING	CT-1		CERAMIC TILE		LIGHT COLOR	RUN UP BASE FULL 6" TOPSET (4"MIN)
BASE WALLS	WB-1	DALTILE	CERAMIC TILE			STRAIGHT 6" WALL BASE
	PT-1	BEHR	PAINT	ULTRA	WHITE	SEMI-GLOSS
	W-1		CERAMIC TILE			GROUT: LATICRETE PERMACOLOR, 1/4" JOINT
	FRP	MARLITE	FIBER REINFORCED PLASTIC	STANDARD FRP, SMOOTH SURFACE	S100G - WHITE	INSTALL WITH PVC TRIM - WHITE

FINISH SCHEDULE															
NUMBER	ROOM NAME			WALLS								CEILING			REMARKS
		FLOOR	BASE	A		B		C		D		MATERIAL	FINISH	HEIGHT	
				MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH				
01	VESTIBULE														
02	SERVICES/ RECEPTION HOST	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
03	MAIN DINING	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
04	DJ BOOTH	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
05	BAR	CT-1	WB-1		PT-1		PT-1		PT-1		PT-1				
06	KITCHEN														
07	BEVERAGES														
08	COOLER														
09	OFFICE														
10	MECHANICAL ROOM														
11	MEN RR														
12	RR VESTIBULE														
13	WOMEN RR														
14	PATIO														



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ROOM FINISH FLOOR PLAN

MOZAIKA MEZZE
BAR



Revision Schedule			
Rev	Date	By	Description

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CONSTRUCTION

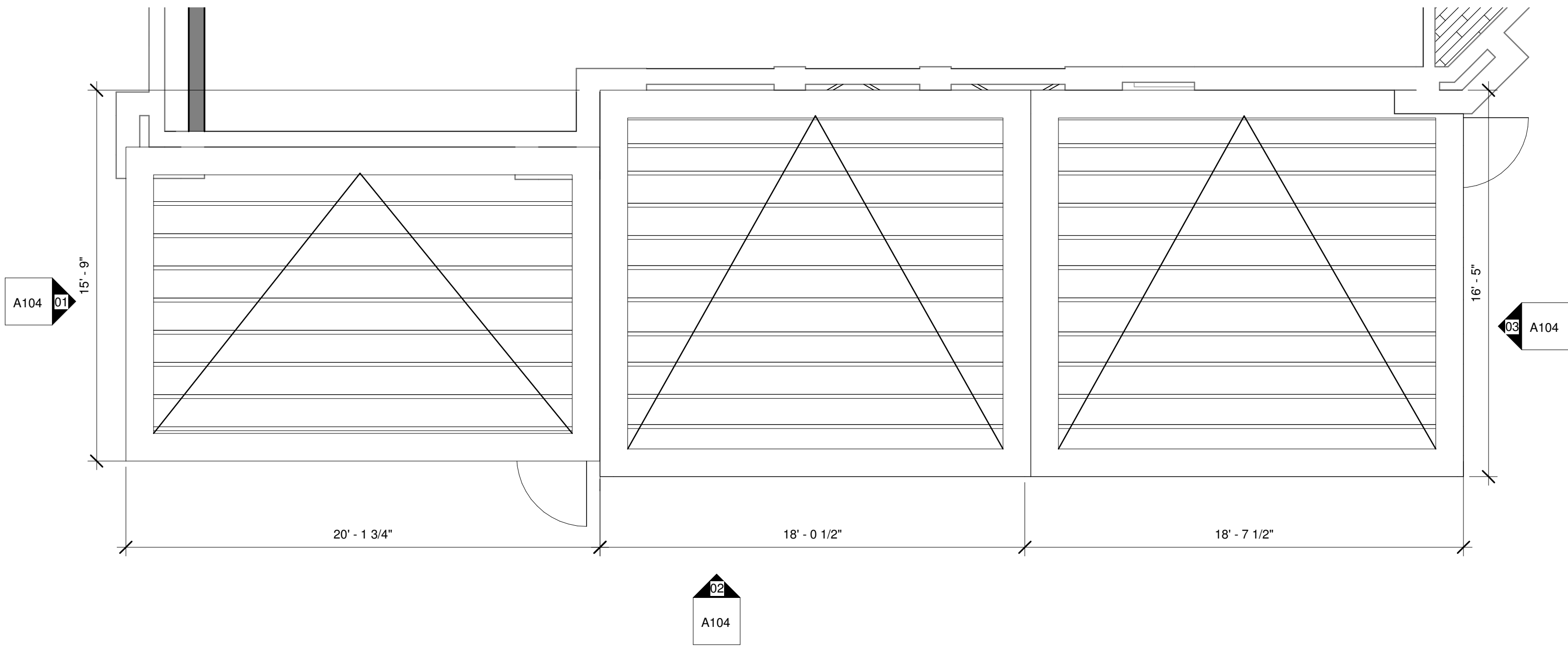
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Project Number	202362
Date	08/01/24
Drawn By	M.R.
Checked By	Checker

A103

ScaleAs indicated

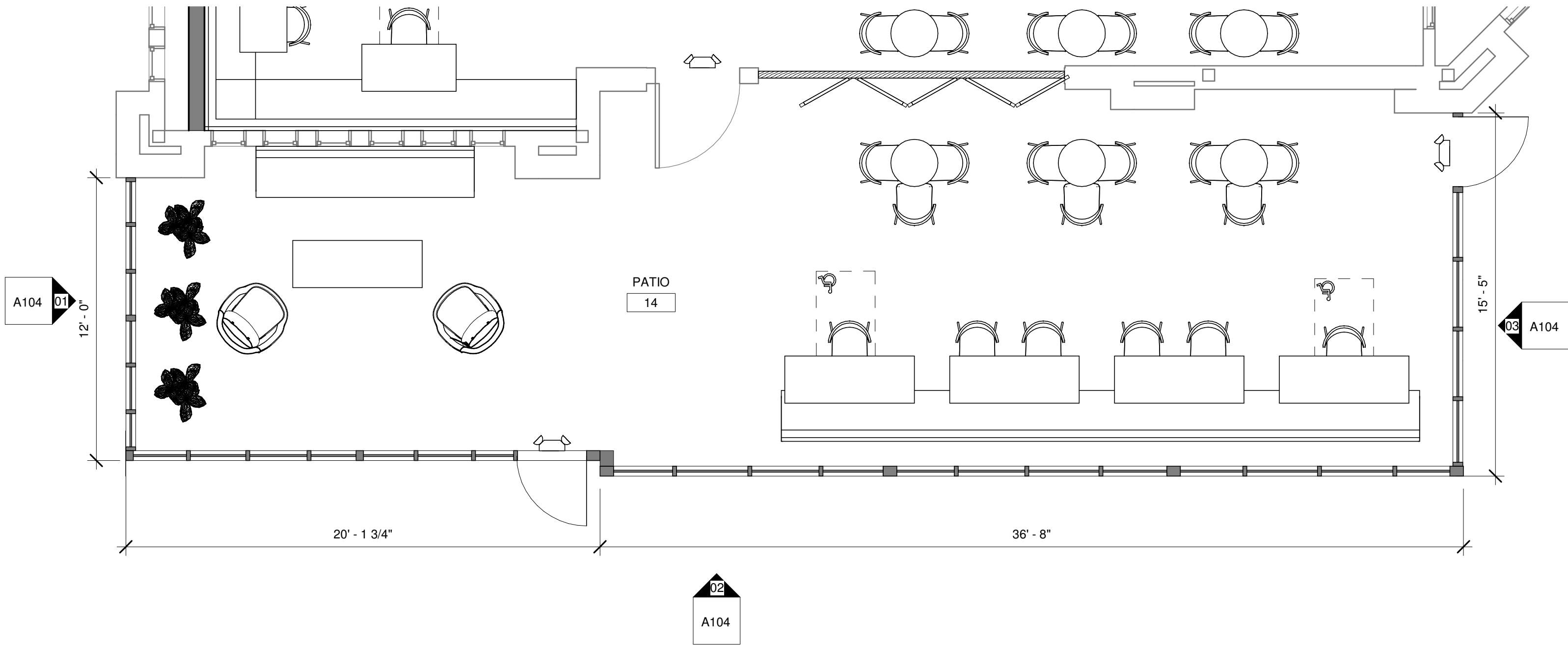
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PATIO ROOF PLAN

SCALE
1/4" = 1'-0"

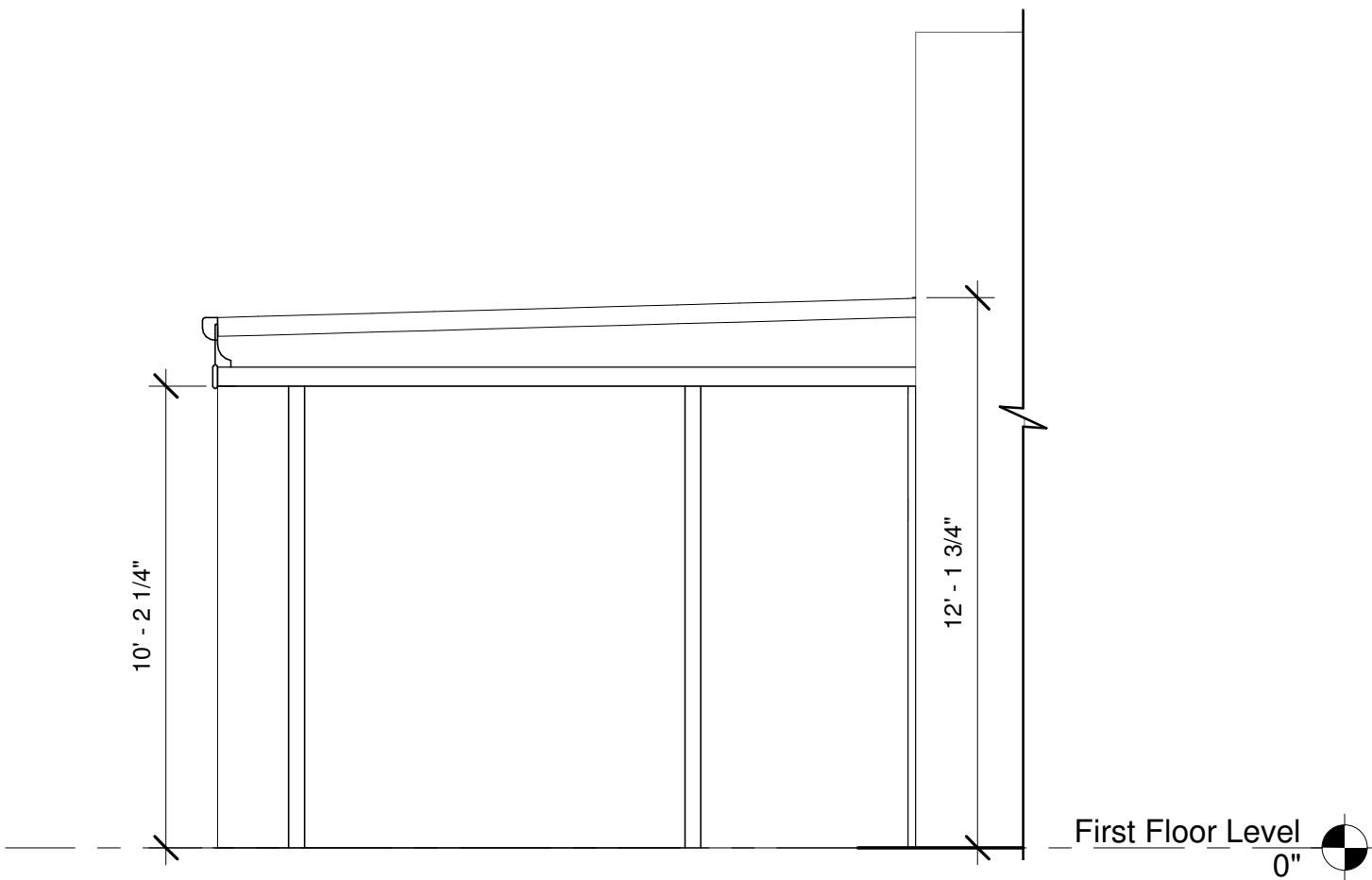
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PATIO PLAN

SCALE
1/4" = 1'-0"

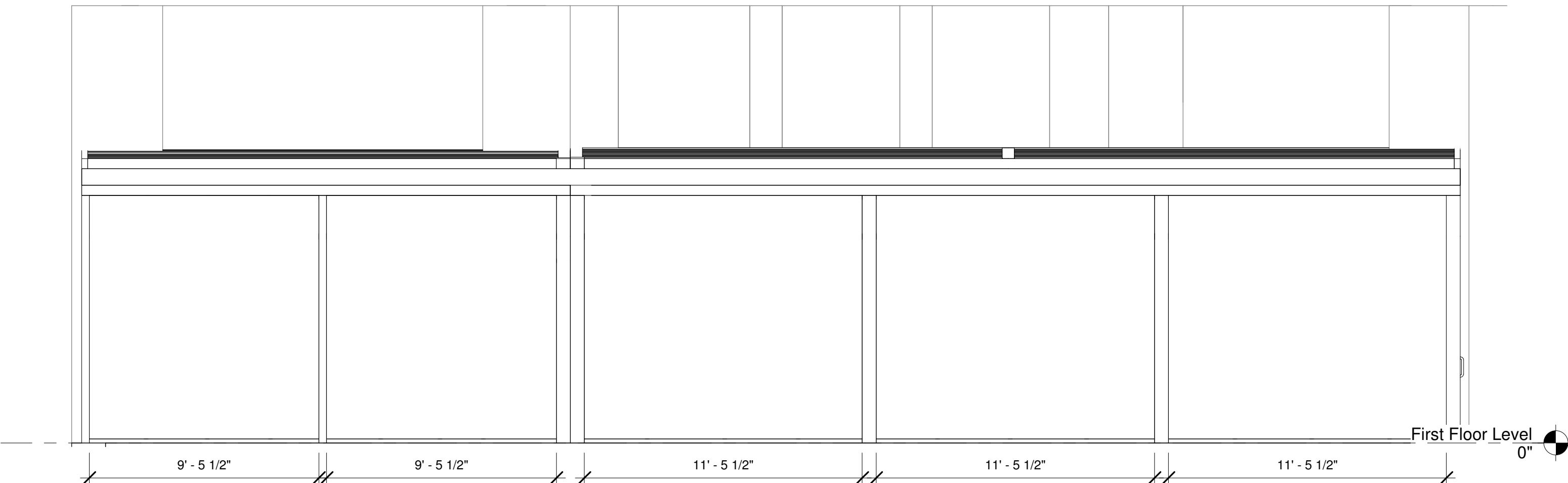
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NORTH ELEVATION

SCALE
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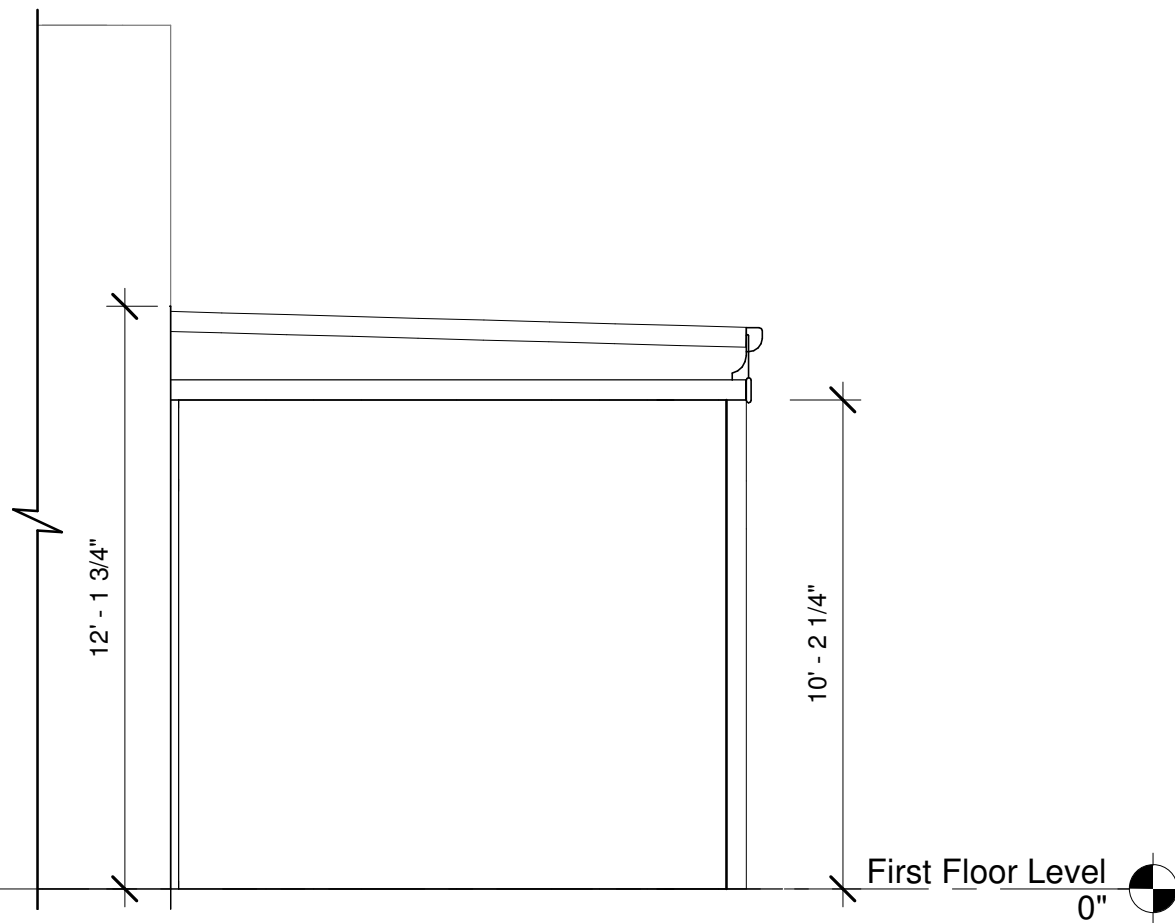
03



EAST ELEVATION

SCALE
1/4" = 1'-0"

02



SOUTH ELEVATION

SCALE
1/4" = 1'-0"

01



3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
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CANOPY PLANS & ELEVATIONS

MOZAIKA MEZZE BAR



Revision Schedule			
Rev	Date	By	Description

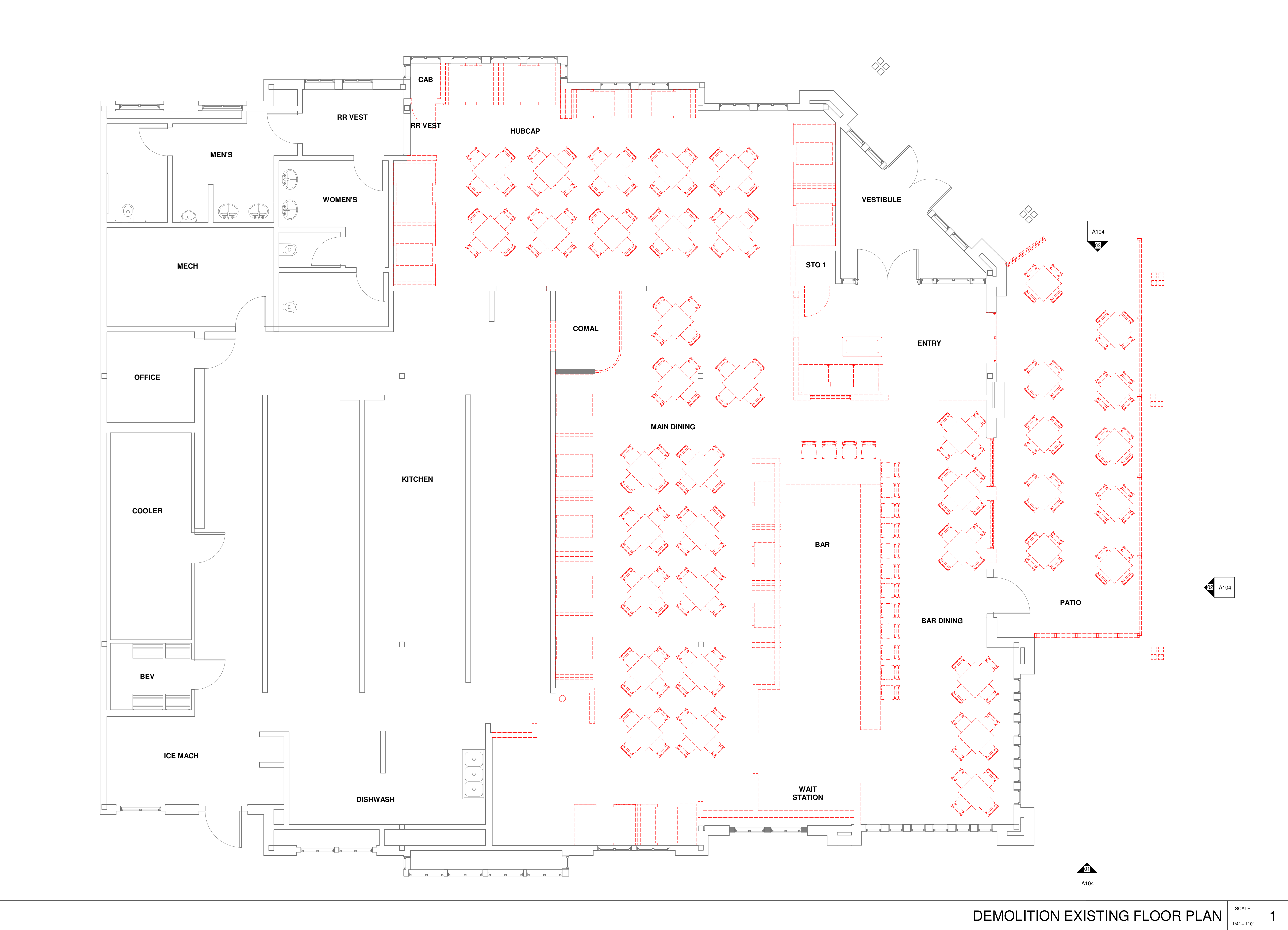
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A104

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MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
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DEMOLITION EXISTING FLOOR
PLAN

MOZAIKA MEZZE
BAR



Revision Schedule			
Rev	Date	By	Description

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Project Number	202362
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Drawn By	M.G.
Checked By	J.G.

D101

Scale 1/4" = 1'-0"

DEMOLITION EXISTING FLOOR PLAN

SCALE
1/4" = 1'-0"

1



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MECHANICAL NOTES

GENERAL NOTES:

ALL APPLICABLE PROVISIONS OF THE GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND DIVISION I, GENERAL REQUIREMENTS ARE PART OF THIS MECHANICAL SECTION.

THESE SECTIONS DESCRIBE THE MECHANICAL WORK: HEATING, VENTILATION AND AIR CONDITIONING.

INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE OF GEORGIA AND LOCAL COUNTY CODES AND REGULATIONS IN EFFECT .

PERMITS, INSPECTIONS UTILITY CONNECTIONS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS BY THE CITY, COUNTY, AND STATE REGULATIONS, WHICH REGULATIONS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND SHALL NOT ALTER THE ARRANGEMENT AND DUCT SIZES INDICATED ON THE PLANS, EXCEPT WHERE THEY CONFLICT. DAMPERS TO THE SUPPLY DIFFUSERS TO BE PROVIDED.

INDEPENDENT TESTING AND BALANCING: A THIRD PARTY INDEPENDENT TESTING AND BALANCING AGENCY WILL TEST THE SUPPLY OR EXHAUST AIR QUALITY AND DUCT SYSTEMS. THE HVAC CONTRACTOR WILL BALANCE AND ADJUST DUCT SYSTEMS TO SUPPLY OR EXHAUST AIR QUALITY PER THE THIRD PARTY RECOMMENDATIONS AND AS LISTED IN ACCORDANCE WITH SMACNA PROCEDURES, AND RESULTS REPORTED SIX COPIES.

WALL PENETRATIONS: ALL RATED WALL PENETRATIONS SHALL BE SEALED WITH 3M FIRE BARRIER PENETRATION SEALING SYSTEM OR EQUIVALENT .

ASBESTOS OR PCB CONTAINING MATERIALS: THE MECHANICAL SPECIFICATIONS EXPRESSLY FORBID ALL PRODUCTS, MATERIALS OR ASSEMBLIES WHICH CONTAIN ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) IN ANY FORM OR IN ANY CONCENTRATION WHATSOEVER.

SUPPORTS

PIPE HANGERS AND SUPPORTS SHALL BE IN ACCORDANCE WITH TABLE I OF MSS SP-69 AND FIGURE I, TYPE CHART, HANGER SPACING AND ROD SIZES SHALL BE IN ACCORDANCE WITH TABLE 3 OF MSS SP-69 IS MSS STANDARD PRACTICE SP-69, 1996 EDITION, PIPE HANGERS AND SUPPORTS BY MANUFACTURER'S STANDARDIZATION SOCIETY.

DUCT HANGERS SHALL BE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

DUCTWORK

SUPPLY DUCTWORK SHALL BE DEFINED AS STD. 1" STATIC PRESSURE TYPE 'C' SEAL AS DESCRIBED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, 1985 EDITION, CALLED SMACNA HEREIN.

RETURN AND EXHAUST DUCTWORK SHALL BE STD. 1" STATIC PRESSURE WITH A TYPE 'C' SEAL PER SMACNA

ALL THE SUPPLY DIFFUSERS SHOULD HAVE CONTROL DAMPER FOR MAINTAINING THE SPEED OF FLOW OF AIR.

DUCTWORK METAL AND CONSTRUCTION SHALL BE GALVANIZED STEEL, RECTANGULAR AND ROUND. STIFFENERS SHALL BE GALVANIZED. GAGES PER SMACNA.

FLEXIBLE DUCTWORK: FOR CONNECTION FROM METAL DUCT TO AIR DISTRIBUTION DEVICES SHALL BE ACOUSTICAL TYPE FLEX AND SHALL HAVE GLASS FIBER INSULATION WITH VAPOR BARRIER JACKET COMPLYING WITH NFPA NO. 90A AND ACOUSTICAL ATTENUATION IN A STRAIGHT RUN AT 0 FLOW OF 2.5 DB PER LINEAR FOOT INSERTION LOSS IN THE 500 HZ OCTAVE BAND. THERMAFLEX M-KF, FLEX MASTER 8M, OR ATCO UPC #030.

ROUND DUCT BRANCH CONNECTION TO RECTANGULAR DUCT SHALL BE BY SPIN-IN FITTING WITH DAMPER, 2" STAND-OFF BRACKET AND LOCKING QUADRANT.

RECTANGULAR BRANCH DUCT CONNECTION TO RECTANGULAR DUCT SHALL BE BY 45° CLINCH COLLAR WITH MANUAL VOLUME CONTROL DAMPER EQUIPPED WITH 2" STANDOFF BRACKET AND LOCKING QUADRANT.

CONTROLS

THERMOSTATS SHALL BE 24VAC SOLID STATE PROGRAMMABLE TYPE COMPARABLE TO HONEYWELL. THERMOSTAT SHALL CYCLE COMPRESSOR AND STAGE HEAT TO MAINTAIN RESPECTIVE COOLING AND HEATING SET POINTS AND SHALL OPEN/CLOSE OUTSIDE AIR DAMPER IN RESPONSE TO 'OCCUPIED/UNOCCUPIED' MODES.

MOTOR OPERATED DAMPER SHALL BE LOW LEAKAGE TYPE WITH BLADE EDGE SEALS, COMPRESSIBLE METAL JAMB DEALS, AND 24VAC NORMALLY CLOSED ACTUATOR DAMPER SHALL BE COMPARABLE TO RUSKIN CD36.

EMERGENCY HVAC SHUTDOWN SWITCH SHALL BE 24V, NON-BREAKABLE, PUSH-BUTTON, RECESSED TYPE COMPARABLE TO PILLA HVAC ST120SLF WITH CLEAR HINGED COVER, EQUIVALENT BY AUTOCALL OR SIMPLEX.

FIXTURES SHALL BE GROUTED AT WALLS AND FLOORS. GROUTING BETWEEN WALL AND FLOOR FIXTURES, AND IN THE WALL AROUND FIXTURE SUPPLY LINES SHALL NOT BE USED FOR PURPOSES OF ANCHORAGE.

FIXTURES SHALL BE CHECKED ON FINAL INSPECTION FOR SPACING. LEVEL INSTALLATION, SOUNDNESS AND STABILITY, ALL PARTS WILL BE CHECKED FOR NORMAL OPERATION. ONLY FIXTURES MEETING THE ABOVE REQUIREMENTS WILL BE ACCEPTED.

ALL FIXTURES, INCLUDING THOSE ON WHICH ONLY CONNECTION IS MADE SHALL BE CLEANED, FIXTURES, INCLUDING THOSE ON WHICH ONLY HOUSEHOLD DETERGENTS OR CLEANING POWDERS AND CLEAR WARM WATER ARE USED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT THE FIXTURE TRIMS AND FIXTURES ARE NOT DAMAGED DURING CLEANING BY ACIDS, INDUSTRIAL CLEANERS OR STRONG SOLVENTS.

SITE VISIT AND FAMILIARIZATION

CONTRACTORS PROPOSING TO UNDERTAKE WORK UNDER THIS DIVISION SHALL:

- VISIT THE SITE OF THE WORK AND FULLY INFORM/UNDERSTAND THEMSELVES OF ALL CONDITIONS THAT EFFECT THE WORK OR COST THEREOF.
- EXAMINE THE DRAWINGS AND SPECIFICATIONS AS RELATED TO THE SITE CONDITIONS AND AS RELATED TO THE EXISTING FACILITY.

CONSIDERATIONS WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO ALL ITEMS AND CONDITIONS SPECIFIED, INDICATED ON THE DRAWINGS, AND/OR REQUIRED BY THE NATURE OF THE SITE.

NOTES AND SPECIFICATIONS:

- THE INTENT OF THESE DRAWINGS ARE SUCH THAT THE CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION.
- IT IS INTENDED THAT WORK NOT SPECIFICALLY COVERED ON THE DRAWING, BUT THAT WHICH IS REASONABLY INFERABLE AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS SHALL BE QUOTED AND/OR PERFORMED AS IF SPECIFICALLY DETAILED HEREIN.
- CONTRACTOR SHALL CHECK ALL QUANTITIES AND ALL MEASUREMENTS, LOCATION OF PIPES, DUCTWORK AND EQUIPMENT AT THE BUILDING SITE, AND ANY CHANGES NECESSARY TO CONFORM TO THE BUILDING AS CONSTRUCTED AND FIT THE WORK OF OTHER TRADES, OR TO MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
- THE DRAWINGS ARE INDICATIVE OF THE CHARACTER AND SCOPE OF WORK AND ARE NOT INTENDED TO SHOW ALL THE DETAILS.
- ALL WORK AND EQUIPMENT SHALL CONFORM WITH THE REQUIREMENTS OF THE STANDARD MECHANICAL CODE NFPA 90A, THE LATEST EDITION TO INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- CONDENSATE FROM ALL AIR CONDITIONING EQUIPMENT SHALL BE TRAPPED AND DISCHARGED. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC. PROVIDE CONDENSATE DRAIN FROM UNIT PER INTERNATIONAL MECHANICAL CODE 2012, SECTION 3072. CONDENSATE SHOULD NOT DRAIN IN THE SEWER SYSTEM.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL PLANS AND SHALL FURNISH EQUIPMENT WIRED FOR VOLTAGES AS REQUIRED.
- ALL FANS SUPPLYING MORE THAN 2,000 CFM SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE SUPPLY AIR DUCT IN COMPLIANCE WITH SECTION 606.2.1 OF THE STANDARD MECHANICAL CODE. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE. UNITS SERVING AREAS OF EGRESS SHALL HAVE A SMOKE DETECTOR IN THE SUPPLY AIR DUCT ALSO.
- STARTERS, SMOKE DETECTORS, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
- DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AS RECOMMENDED IN SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS, LATEST EDITION.
- SHEET METAL SUPPLY, RETURN, AND OUTSIDE AIR DUCTWORK IN NON AIR-CONDITIONED AREAS SHALL BE INSTALLED WITH 2" THICK DUCT INSULATION WITH FOIL VAPOR BARRIER, UL LISTED, EXCEPT WHERE DUCTWORK IS LINED.
- DUCT SIZES SHOWS ARE CLEAR INSIDE DIMENSIONS. WHERE INTERNAL INSULATION IS CALLED FOR, DIMENSIONS SHALL BE INCREASED BY THE THICKNESS OF THE INSULATION.
- PROVIDE BALANCING DAMPER FOR ALL BRANCH DUCTS, DO NOT LOCATE AND BALANCE DAMPERS ABOVE SHEET ROCK CEILING.
- PORTIONS OF DUCT VISIBLE THROUGH GRILLES AND REGISTERS SHALL BE PAINTED FLAT-BLACK.
- COORDINATE THERMOSTAT LOCATIONS WITH LIGHTS, CEILING GRID, ETC.
- MOUNT THERMOSTATS 5'-0" A.F.F.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC., TO FIT WITHIN THE SPACE ALLOWED BY ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBER IS NOT PERMITTED.
- ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL NEW MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY OWNER. COMPRESSORS SHALL BE GUARANTEED AN ADDITIONAL 4 YEARS.
- AIR FLOWS SHALL BE BALANCED TO TENANT SATISFACTION AFTER OCCUPANCY.
- 4" DIA PVC VENT WITH GRAVITY BACK DRAFT DAMPERS. PROVIDE BIRD SCREEN, AS REQUIRED.



3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIENTATIONDESIGN.COM

MOZAIKA MEZZE BAR

2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

MECHANICAL NOTES

MOZAIKA MEZZE BAR



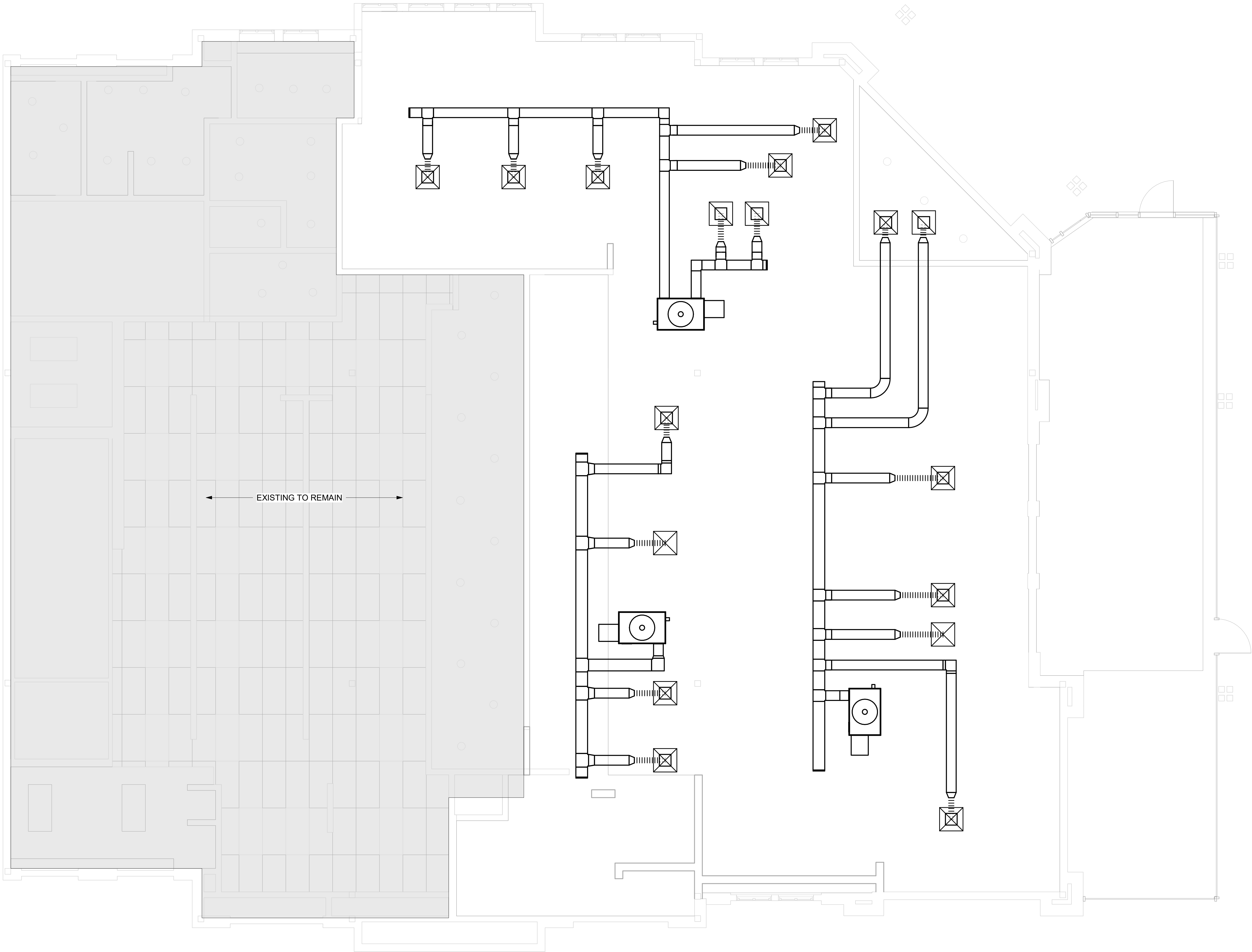
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Project Number	202362
Date	01/22/24
Drawn By	Author
Checked By	Checker

M100

Scale



EXISTING MECHANICAL UNITS & DUCTWORK
TO REMAIN. REROUTING PER NEW WORK



3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

MOZAIKA MEZZE BAR

2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

MECHANICAL PLAN

MOZAIKA MEZZE
BAR

No.	Description	Date

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Project Number	202362
Date	01/22/24
Drawn By	HN
Checked By	JG

M101

Scale 1/4" = 1'-0"

MECHANICAL FLOOR CEILING PLAN

SCALE
1/4" = 1'-0"

01

SPECIFICATIONS

GENERAL

CONTRACTOR SHALL REFER TO ALL RELATED DOCUMENTS, ARCHITECTURAL, STRUCTURAL, CIVIL AND MEP DRAWINGS, AND FULLY UNDERSTAND THE SCOPE OF WORK AND CONDITION OF CONSTRUCTION.

THE WORK UNDER THIS SPECIFICATIONS AND DRAWINGS SHALL INCLUDE ALL LABOR.

ALL INSTALLATION OF DEVICES AND CONNECTION OF CONDUCTORS SHALL BE PERFORMED BY LICENSED AND SKILLED ELECTRICIAN OR JOURNEYMAN.

ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE OWNER. IF ANY PORTION OF THE WORK IS FOUND UNSATISFACTORY BY THE OWNER, IT SHALL BE REMOVED AND REINSTALLED WITHOUT DELAY AT NO COST TO THE OWNER.

THE WORK INCLUDES, BUT NOT LIMITED TO:
THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM.
ROUGH-IN AND FINAL CONNECTIONS TO ALL DEVICES REQUIRING ELECTRICAL POWER, INCLUDING OWNER PROVIDED EQUIPMENT.
LIGHTING CONTROL
LIGHTING FIXTURES

EACH CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED BY THE REGULATORY AUTHORITIES. ALL FEES RELATED TO OBTAINING PERMITS AND INSPECTION SHALL BE PAID FOR BY EACH CONTRACTOR IN HIS TRADE.

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL ELECTRICAL CODE 2017, SPECIFICATIONS, UTILITY COMPANY REQUIREMENTS AND ALL INDUSTRY STANDARDS.

ANY DIFFERENCES IN ABOVE MENTIONED REQUIREMENTS, THE MOST STERN SHALL OVERRULE ALL OTHERS.

IN ADDITION TO ABOVE MENTIONED CODES AND SPECIFICATIONS, THE FOLLOWING INDUSTRY STANDARDS SHALL BE COMPLIED IF THEY ARE MORE STRINGENT .

- IEEE
- IES
- IECC 2009
- ASHRAE 90.1
- NFPA
- NEMA
- UL
- ADA

THE MANUFACTURER'S PUBLISHED DIRECTIONS SHALL BE FOLLOWED IN THE DELIVERY, STORAGE, PROTECTION, INSTALLATION AND WIRING OF ALL EQUIPMENT AND MATERIAL.

THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, CONDUITS, FIXTURES, EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. THE SYSTEMS SHALL INCLUDE BUT ARE NOT LIMITED TO THE ITEMS SHOWN ON THE DRAWINGS. EXACT LOCATIONS OF THESE ITEMS SHALL BE DETERMINED BY REFERENCE TO THE GENERAL PLANS AND MEASUREMENTS AT THE BUILDING AND IN COOPERATION WITH THE OTHER SUBCONTRACTORS, AND IN ALL CASES, SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE OWNER RESERVES THE RIGHT TO MAKE ANY REASONABLE CHANGE IN THE LOCATION OF ANY PART OF THIS WORK WITHOUT ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL SEEK APPROVAL FROM THE OWNER FOR ANY CHANGES TO THE SPECIFICATIONS OR CONTRACT DOCUMENTS.

ANY EXCEPTIONS, INCONSISTENCIES AND CONFLICTS IN CONTRACT DOCUMENTS, SPECIFICATIONS AND CONTRACT DOCUMENTS BY OTHER TRADE SHALL BE BROUGHT TO ATTENTION TO THE OWNER PRIOR TO BID.

CONTRACTOR SHALL COORDINATE AND VERIFY THE WORK WITH EXISTING CONDITIONS AND THE WORK OF OTHER TRADE PRIOR TO ANY FABRICATIONS OR INSTALLATION. IF THE LAYOUT OF THE DEVICES ON DRAWINGS ARE IMPRACTICAL TO THE CONDITION IN FIELD, CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY PRIOR TO ANY FABRICATION OR INSTALLATION.

ELECTRICAL DEVICES ARE INDICATED ON DRAWINGS AT APPROXIMATE LOCATIONS. THE OWNER RESERVE THE RIGHT TO MAKE REASONABLE CHANGES IN LOCATIONS WITHOUT ADDITIONAL COSTS.

THE LINES INDICATING BRANCH CIRCUITS DO NOT REPRESENT THE ROUTING OF ELECTRICAL CONDUITS. THEY INDICATE THE LAYOUT AND CONTROL OF CIRCUITS.

PRODUCTS AND WORK

MATERIALS FURNISHED SHALL BE NEW AND BY STANDARD MANUFACTURERS AND MUST CONFORM TO THE NATIONAL BOARD OF FIRE UNDERWRITER'S REQUIREMENTS AND BEAR THE UNDERWRITER'S LABORATORIES' SEAL OF APPROVAL.

LISTED MANUFACTURERS, MODELS, OR CATALOGUE NUMBERS IN PART OR ALL SHALL ENTAIL TO INCLUDE THE PUBLISHED MANUFACTURER'S DESCRIPTION AND SPECIFICATION.

CONTRACTOR SHALL NOT INTERPRET THAT THE LISTED MANUFACTURERS IN SPECIFICATIONS OR DRAWINGS TO EXCLUDE ALL OTHER MANUFACTURERS

CONTRACTOR SHALL MAKE CERTAIN THAT ALL EQUIPMENT FIT IN THE SPACE DESIGNATED AND DESIGNED FOR THE SURROUNDINGS IT OCCUPIES.

COMPLETE CATALOGUE ILLUSTRATION AND DESCRIPTIONS OF ALL EQUIPMENT SHALL BE SUBMITTED TO THE OWNER PRIOR TO ORDERING ANY EQUIPMENT.

ALL HORIZONTAL RUNS OF CONDUITS SHALL BE SUPPORTED BY MEANS OF APPROVED HANGER FROM THE STRUCTURAL CEILING.

COORDINATE THE WORK UNDER THIS SECTION WITH ALL OTHER TRADES.

CONDUITS AND RACEWAYS:

MANUFACTURERS: SQUARE D, B-LINE, ALLIED TUBE & CONDUIT, HOFFMAN, CARLON ELECTRICAL, WIREMOLD.

OUTDOORS EXPOSED: RIGID STEEL.
OUTDOORS CONCEALED ABOVE GROUND: RIGID STEEL.
OUTDOORS UNDERGROUND: TYPE EPC-40-PVC
OUTDOORS CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND MOTOR DRIVEN EQUIPMENT): LFMC.
BOXES AND ENCLOSURES ABOVE GROUND: NEMA 3R UNLESS NOTED OTHERWISE ON PLANS.
INDOORS EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED NOT SUBJECT TO SEVERE PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.
INDOORS CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT.
INDOORS CONNECTION TO VIBRATING EQUIPMENT: FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
INDOORS DAMP OR WET LOCATIONS: IMC.
INDOORS LOW-VOLTAGE CABLES: EMT.

GROUNDING AND BONDING

ALL GROUNDING AND BONDING SHALL CONFORM TO NEC ARTICLE 250.

COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS REQUIRED BY APPLICABLE CODE OR AUTHORITIES HAVING JURISDICTION.

INSTALL SOLID CONDUCTOR FOR #8 AWG AND SMALLER AND STRANDED CONDUCTORS FOR #6 OR LARGER.

INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS FOR ALL EQUIPMENT.

SPECIFICATIONS

CONDUCTORS:

COPPER CONDUCTORS #10 AND SMALLER:

LABELED PER UL 83, TYPE THHN/THWN, SOLID COPPER 600 VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.
METAL CLAD (TYPE MC) CABLE WHERE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 330.

COPPER CONDUCTORS #8 OR LARGER:

LABELED PER UL 83, TYPE THHN/THWN, STRANDED COPPER, 600VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.

ACCEPTABLE MANUFACTURERS OF CONDUCTORS:

- PIRELLIE
- SOUTHWIRE
- AETNA
- REPUBLIC
- AFC
- ENCORE WIRE
- KERITE

CONTRACTOR MAY USE ALUMINUM CONDUCTORS FOR #4 AWG OR LARGER IN THE PLACE OF COPPER CONDUCTORS. CONTRACTOR SHALL REFER TO NEC TABLE 310-16 FOR EQUIVALENT AMPACITY AND SHALL COMPENSATE FOR VOLTAGE DROP.

MOLDED CASE CIRCUIT BREAKER:

INCLUDE SCHEDULE OF ALL FUSES, RATINGS, TIME COORDINATION DATA, MANUFACTURER'S STANDARD DATA AND TIME-CURRENT CURVES. ALL DATA SHALL BE BASED ON TEST OF STANDARD PRODUCTS.

APPROVED MANUFACTURERS:

- GENERAL ELECTRIC
- CUTLER HAMMER
- SQUARE D
- SIEMENS

THERMAL-MAGNETIC BOLT-IN TYPE CIRCUIT BREAKERS WITH QUICK-MAKE, QUICK-BREAK CONTACTS; TRIP-FREE OPERATION WITH OVER-THE-CENTER TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

MULTI-POLE BREAKERS SHALL HAVE INTERNAL COMMON TRIP AND COMMON RESET WITH A SINGLE TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

TRIP RATINGS SHALL BE MOLDED ON THE HANDLE OR FACE OF BREAKER.

BREAKER TERMINALS SHALL BE RATED TO ACCOMMODATE A MINIMUM OF 75 DEGREE C. CONDUCTORS.

BREAKER SHALL BE RATED FOR MOUNTING AND OPERATION IN ANY POSITION; SHALL ACCOMMODATE AND MATCH THE TYPE OF TERMINATIONS REQUIRED.

SINGLE POLE BREAKERS RATED 15 AND 20 AMPERES SHALL BE UL LABELED AS "SWITCHING BREAKERS" AT THE APPLIED CIRCUIT VOLTAGE.

MULTI-POLE BREAKERS RATED 100 AMPERES AND LARGER SHALL BE MOLDED CASE THERMAL-MAGNETIC BOLT-IN TYPE BREAKER WITH ADJUSTABLE INSTANTANEOUS TRIP.

LIGHTING FIXTURE

SUBMITTAL:

SCHEDULE BY TYPE DESIGNATION ALL LIGHTING FIXTURES, EACH COMPLETE WITH DATA SHEET WITH COMPLETE PHYSICAL, ELECTRICAL AND LIGHTING CHARACTERISTICS, LAMP TYPE AND LAMP DATA.

REFER TO THE "LIGHTING FIXTURE SCHEDULE" IN THE DRAWINGS FOR INDIVIDUAL FIXTURE DESCRIPTIONS AND MANUFACTURER TYPES.

PROVIDE LAMPS FOR EACH FIXTURE OF QUANTITY, TYPE AND COLOR AS LISTED IN LIGHTING FIXTURE SCHEDULE. GE, SYLVANIA OR PHILIPS ARE ACCEPTABLE.

EACH LIGHTING FIXTURE SHALL BE UL LABELED FOR PROPER OPERATION IN THE TYPE OF CEILING CONSTRUCTION AND FOR THE MOUNTING ARRANGEMENT ON/IN WHICH IT IS INSTALLED.

FIELD VERIFY ACTUAL CEILING SLOPE FOR FIXTURES INSTALLED IN SAME AND ACTUAL FIELD DIMENSIONS AND ANGLES OF CONSTRUCTION FOR ANY FIXTURE CONFORMING THE SHAPE AND LENGTH OF SAME, FOR COORDINATION OF FIXTURE CONSTRUCTION.

PANELBOARD

SUBMITTAL:

INCLUDE SCHEDULE OF EACH PANELBOARD WITH ALL DEVICES AND COMPLETE WITH PHYSICAL AND ELECTRICAL DATA AND WITH RATINGS FOR EACH COMPONENT INCLUDING BREAKER/FUSE OVERLAY CURVES.

LABELED PER UL #67 AND #50, CONFORM WITH NEMA #250 AND PB1, NFPA #70-384 AND 70-373.

ALL JUNCTION BOXES SHALL BE LABELED WITH PANEL AND CIRCUIT DESIGNATION.

PROVIDE TYPED CIRCUIT DIRECTORY WITH EACH CIRCUIT SERVING DEVICES AND AREA IT'S SERVING.

APPROVED MANUFACTURERS:

- GENERAL ELECTRIC
- CUTLER HAMMER
- SQUARE D
- SIEMENS

LIGHTING CONTROL

TIME SWITCHES:

SOLID STATE, PROGRAMMABLE, WITH ALPHANUMERIC DISPLAY; COMPLYING WITH UL 917, 20-A BALLAST LOAD, 120/240VAC.

TWO ON-OFF SET POINTS ON A 24-HOUR SCHEDULE AND ANNUAL HOLIDAY SCHDULE THAT OVERRIDES THE WEEKLY OPERATION ON HOLIDAYS.

ALLOW CONNECTION OF A PHOTOELECTRIC RELAY AS SUBSTITUTE FOR ON-OFF FUNCTION OF A PROGRAM

BATTERY BACKUP FOR NOT LESS THAN SEVEN DAYS RESERVE TO MAINTAIN SCHEDULES AND TIME CLOCK.

INDOOR OCCUPANCY SENSORS:

WALL OR CEILING MOUNTED SOLID-STATE INDOOR OCCUPANCY SENSORS WITH A SEPARATE POWER PACK

ADJUSTABLE TIME-DELAY OVER A RANGE OF 1 TO 30 MINUTES.

SENSOR OUTPUT: CONTACTS RATED TO OPERATE THE CONNECTED RELAY, COMPLYING WITH UL773A. SENSOR IS POWERED FROM POWER PACK.

POWER PACK: DRY CONTACTS RATED FOR 20-A BALLAST LOAD AT 120 OR 277 VAC. AUTOMATIC LIGHT-LEVEL SENSOR: ADJUSTABLE FROM 2 TO 200 FC (21.5 TO 2152 LUX); TURN LIGHTS OFF WHEN SELECTED LIGHTING LEVEL IS PRESENT.

DUAL SENSOR TYPE: DETECT OCCUPANCY AREA USING PIR (PASSIVE INFRA-RED) AND ULTRASONIC DETECTION METHOD.

GENERAL NOTES

ALL EXIT SIGNS, NIGHT LIGHTS AND EMERGENCY BALLAST CHARGING CIRCUITS SHALL BE CONNECTED TO UNSWITCHED PORTION OF LIGHTING CIRCUIT SHOWN.

FIXTURE TYPE INDICATED BY UPPER CASE CHARACTERS, SWITCHING AND GROUPING DESIGNATED BY LOWER CASE LETTER AND CIRCUIT BY NUMBER (WHERE APPLICABLE).

WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOME RUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS.

REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS, WHICH REQUIRE ELECTRICAL SERVICE.

REFER TO APPROPRIATE DRAWINGS AND MANUFACTURER'S INSTALLATION MANUAL TO PROVIDE ALL SUPPLEMENTARY AND CONTROL CIRCUITS TO BRING EQUIPMENT TO FULL WORKING CONDITION.

EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED IN ALL RACEWAYS.

WALL SWITCHES CONTROLLING CIRCUITS OF OPPOSITE PHASES SHALL NOT BE INSTALLED IN COMMON BOX UNLESS PERMANENT BARRIER IS PROVIDED.

ALL RACEWAY AND EQUIPMENT SUPPORTS AND HANGERS SHALL BE FULLY COORDINATED WITH STRUCTURAL DRAWINGS.

REFER TO THE ARCHITECTURAL/INTERIORS REFLECTED CEILING PLANS FOR EXACT FIXTURE PLACEMENT AND DIMENSIONS.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS. FIELD VERIFY LAYOUT WITH EXISTING CONDITIONS AND STRUCTURE PRIOR TO BEGINNING INSTALLATION.

SEE HVAC DRAWINGS FOR LOCATIONS OF EQUIPMENT TO BE POWERED.

COORDINATE WITH EQUIPMENT CUTSHEETS AND PROVIDE ADDITIONAL CONTROL CIRCUITS IF REQUIRED BY MANUFACTURER.

GENERAL DIAGRAMMATIC RACEWAY INTERCONNECTIONS OF EQUIPMENT, FIXTURES AND DEVICES ARE INDICATED ON FLOOR AND REFLECTED CEILING PLANS, REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR ELEVATION CHANGES AND RACEWAY ROUTES.

EACH PENETRATION OF A FIRE RESISTANT RATED ASSEMBLY BY A PIPE, TUBE WIRE OR CONDUIT SHALL BE PROTECTED BY A THROUGH PENETRATION FIRE STOP SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E814 OR E199.

ELECTRIC RECEPTACLES, SWITCHES, OUTLETS, ETC. SHALL NOT BE INSTALLED BACK TO BACK ON FIRE RESISTANCE RATED WALLS. THEY SHALL BE AT LEAST 24-INCHES APART.

ABBREVIATIONS

AC	6" ABOVE COUNTER SPACE OR 42" AFF	IG	ISOLATED GROUND
AF	AMP FUSE	ISC	SHORT CIRCUIT CURRENT
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AL	ALUMINUM	MTD	MOUNTED
BFC	BELOW FINISHED CEILING	N	NEUTRAL
BKR	BREAKER	NL	NIGHT LIGHT
CND	CONDUIT	NEC	NATIONAL ELECTRICAL CODE
CONN	CONNECTED OR CONNECTION	PNL	PANEL
CTB	CABLE TV TERMINAL BACKBOARD	RECPT	RECEPTACLE
CU	COPPER	TEL	TELEPHONE
DN	DOWN	TTB	TELEPHONE TERMINAL BOARD
EC	EMPTY CONDUIT	TV	TELEVISION
ELEC	ELECTRICAL	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FAA	FIRE ALARM ANNUNCIATOR PANEL	XFMR	TRANSFORMER
G OR GRND	GROUND	UG	UNDERGROUND
GFCI OR GF	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF

LEGEND

SYMBOLS	DESCRIPTION	MOUNTING
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	QUADRAPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	42" AFF OR 6" ABOVE COUNTER TOP
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	FLUSH WITH FINISHED FLOOR
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	IN CEILING
	SPECIAL RECEPTACLE, CONFIGURATION AND ELECTRICAL CHARACTERISTIC AS NOTED ON DWG	18" AFF
	JUNCTION BOX FLUSH IN WALL WITH COVER. SIZE PER NEC.	18" AFF
	JUNCTION BOX FLUSH IN CEILING WITH COVER. SIZE PER NEC.	IN CEILING
	JUNCTION BOX FLUSH IN FINISHED FLOOR WITH COVER. SIZE PER NEC.	FLUSH WITH FINISHED FLOOR
	SWITCH	42" AFF
	SWITCH - 3 WAY	42" AFF
	SWITCH - WALL MTD, INTEGRAL OCCUPANCY SENSOR	42" AFF
	SWITCH - WALL MTD, LOW VOLTAGE, PILOT LIGHT	42" AFF
	SWITCH - WALL MTD, DIMMING	42" AFF
	SWITCH - CEILING MOUNTED OCCUPANCY SENSOR	IN CEILING
	TV OUTLET	18" AFF
	TELEPHONE OUTLET	18" AFF
	TELEPHONE OUTLET, SUBSCRIPT: F - FIREMAN'S PHONE, H - HOUSE PHONE, P - PAY PHONE	42" AFF OR 6" ABOVE COUNTER TOP
	TELEPHONE / DATA COMBINATION OUTLET	18" AFF
	TELEPHONE / DATA COMBINATION OUTLET	FLUSH WITH FINISHED FLOOR
	TELEPHONE / DATA COMBINATION OUTLET	42" AFF OR 6" ABOVE COUNTER TOP
	DATA OUTLET	18" AFF
	DATA OUTLET	42" AFF OR 6" ABOVE COUNTER TOP
	DISCONNECT SWITCH, SUBSCRIPT: AMP / # OF POLES / ENCLOSURE	AS INDICATED ON DWG
	FUSED DISCONNECT SWITCH, SUBSCRIPT: AMP / # OF POLES / ENCLOSURE / FUSE	AS INDICATED ON DWG
	ELECTRICAL PANELBOARD. REFER TO PANELBOARD SCHEDULE.	SURFACE MOUNTED ON WALL
	EQUIPMENT AS NOTED ON DRAWING.	SURFACE MOUNTED ON WALL
	MOTOR	
	HOME RUN WITH WIRE TICKS. XX - PANEL DESIGNATION, # - CIRCUIT DESIGNATION, WIRE TICKS - (1) NEUTRAL, (3) HOT & (1) GROUND	
	OCCUPANCY SENSOR	
	SMOKE DETECTOR	

NOTES:

- THE ELECTRICAL CONTRACTOR SHALL REFER TO THE CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS, SECTIONS DETAILS, ELEVATIONS, VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT FURNISHED BY OTHER TRADES. COORDINATE AND ADJUST ALL ELECTRICAL INSTALLATIONS ACCORDINGLY.
- ALL BRANCH CIRCUIT CONDUCTORS SHALL BE #12 AWG CU. UNLESS OTHERWISE NOTED. BRANCH CIRCUIT HOMERUN CONDUCTORS SHALL BE #10 AWG CU. WHEN LENGTH EXCEEDS 80 FT.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE SEALED IN ACCORDANC WITH THE NATIONAL ELECTRICAL CODE ARTICLE 300.2.1.
- ELECTRICAL OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
- ALL OUTLET AND DEVICE LOCATIONS AND MOUNTING HEIGHTS SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN. COORDINATE THE INSTALLATIONS WITH EQUIPMENT AND SYSTEMS SUPPLIERS AND OTHER TRADES.
- ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR AND/OR OWNER. VERIFY THE MINIMUM CIRCUIT RATING OF THE ACTUAL UNIT BEING INSTALLED AND ADJUST THE FEEDER CIRCUIT ACCORDINGLY.



3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

MOZAIKA MEZZE BAR

2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

ELECTRICAL NOTES

MOZAIKA MEZZE BAR

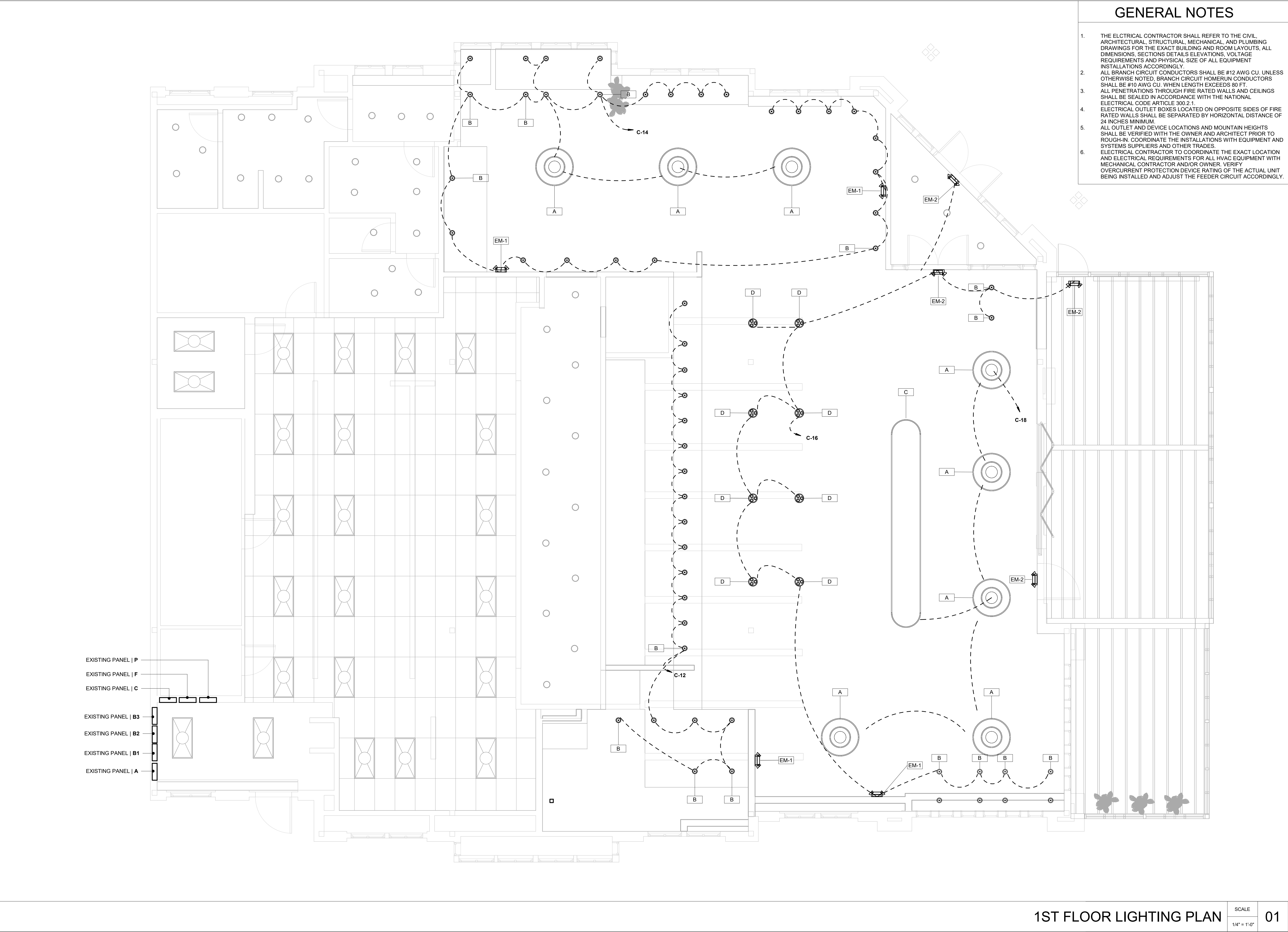
No.	Description	Date

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Project Number	202362
Date	02/04/24
Drawn By	HN
Checked By	JG

E-100

Scale



- GENERAL NOTES
1.

THE ELCTRICAL CONTRACTOR SHALL REFER TO THE CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR THE EXACT BUILDING AND ROOM LAYOUTS, ALL DIMENSIONS, SECTIONS DETAILS ELEVATIONS, VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT INSTALLATIONS ACCORDINGLY.
2.

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4.

ELECTRICAL OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
5.

ALL OUTLET AND DEVICE LOCATIONS AND MOUNTAIN HEIGHTS SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO ROUGH-IN. COORDINATE THE INSTALLATIONS WITH EQUIPMENT AND SYSTEMS SUPPLIERS AND OTHER TRADES.
6.

ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR AND/OR OWNER. VERIFY OVERCURRENT PROTECTION DEVICE RATING OF THE ACTUAL UNIT BEING INSTALLED AND ADJUST THE FEEDER CIRCUIT ACCORDINGLY.

ORIGINATION

— DESIGN —

Architecture.Planning.Interior.Design

3225 Shallowford Rd., Suite 920

MARIETTA, GA 30062

O: 678.404.8456

M: 404.542.0838

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MOZAIKA MEZZE BAR

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Alpharetta, GA 30009

LIGHTING PLAN

MOZAIKA MEZZE BAR

No.	Description	Date

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Project Number

202362

Date

02/04/24

Drawn By

HN

Checked By

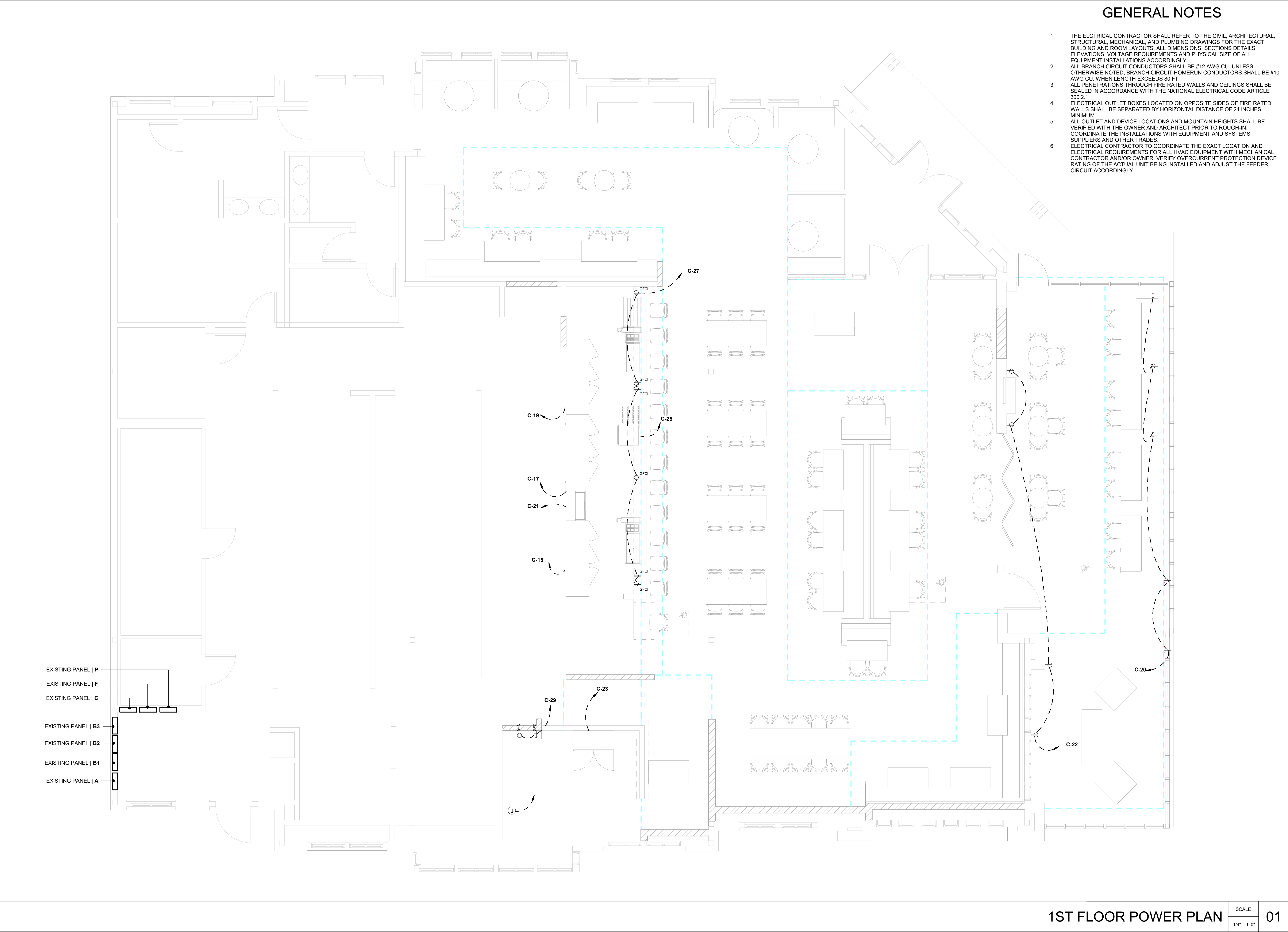
JG

E-101

Scale 1/4" = 1'-0"

2/4/2024 9:12:10 AM

Page 20 of 80



GENERAL NOTES

1. THE ELCTRICAL CONTRACTOR SHALL REFER TO THE CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR THE EXACT BUILDING AND ROOM LAYOUTS, ALL DIMENSIONS, SECTIONS DETAILS ELEVATIONS, VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT INSTALLATIONS ACCORDINGLY.
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3225 Shallowford Rd., Suite 920
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O: 678.404.8456
M: 404.542.0838
WWW.ORINATIONDESIGN.COM

MOZAIKA MEZZE BAR
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Alpharetta, GA 30009

POWER PLAN

MOZAIKA MEZZE
BAR

No.	Description	Date

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Project Number	202362
Date	02/04/24
Drawn By	HN
Checked By	JG

E-102

Scale 1/4" = 1'-0"

1ST FLOOR POWER PLAN

SCALE
1/4" = 1'-0"

01

PANELBOARD "A"												
LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC						125A Main Circuit Breaker r					
LOAD DESCRIPTION	BKR NO	VA	TRIP/POLES	A	B	C	TRIP/POLES	VA	BKR NO	SURFACE MOUNTED		
SGNAGE COMAL* EXISTING	1		20/1	0			20/1		2	FRONT SIGN*EXISTING		
SPARE	3		20/1		0		20/1		4	SIDE SIGN*EXISTING		
SPARE	5		20/1			0	20/1		6	SPARE		
LTG-KITCH OFF MECH* EXISTING	7		20/1			0	20/1		8	LTG-COMAL SERVING*EXISTING		
SGNAGE BAR DINING* EXISTING	9		20/1			0	30/1		10	LTG-SEASONAL DINING*EXISTING		
LTG-HUBCAP* EXISTING	11		20/1			0	20/1		12	LTG-MAIN DINING*EXISTING		
LTG ENTRY* EXISTING	13			0			20/1		14	LTG-BAR DINING*EXISTING		
TIME CLOCK* EXISTING	15					0	20/1		16	LTG-REST RMS*EXISTING		
SPARE	17					0	20/1		18	LTG-EM/EXIT*EXISTING		
SPARE	19			0			20/1		20	SPARE		
COKE MACHINE*EXISTING	21				0		20/1		22	SPARE		
SPARE	23					0			24	SPARE		
LTG-PATIO*EXISTING	25			0					26	SPARE		
SPARE	27				0				28	SPARE		
SPARE	29					0			30	SPARE		
SPARE	31				0				32	SPARE		
SPARE	33					0			34	SPARE		
SPARE	35					0			36	SPACE		
SPARE	37				0				38	SPACE		
SPARE	39					0			40	SPACE		
SPARE	41					0			42	SPACE		
TOTAL VA / PHASE				0	0	0	TOTAL VA	0				
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00				
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!						

PANELBOARD "B1"												
LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC						125A Main Circuit Breaker r					
LOAD DESCRIPTION	BKR NO	VA	TRIP/POLES	A	B	C	TRIP/POLES	VA	BKR NO	SURFACE MOUNTED		
K-16ICE MACHINE* EXISTING	1		20/1	0			20/1		2	K-16ICE MACHINE*EXISTING		
RCPT-KITCHEN*EXISTING	5		20/1			0	20/1		6	K01-AIR CURTAIN*EXISTING		
SPARE	7		20/1		0				8			
K-15 COOK N HOLD* EXISTING	9		20/1			0	30/1		10	K-07-MIXER*EXISTING		
K29-FRYER FILTER* EXISTING	11		20/1			0			12			
K12-MIXER* EXISTING	15		20/1		0		20/1		16	K13-DOUGH DRYER*EXISTING		
K08 FOOD PROCESSOR* EXISTING	17		20/1			0	20/1		18	K114/115/66-HOOD CTRLS*EXISTING		
K114/115/66-HOOD LTS* EXISTING	19		20/1		0		20/1		20	K06-FREEZER*EXISTING		
SPARE	21		20/1			0	20/1		22	K064-5-STEAM TABLE*EXISTING		
K64- HOT FOOD TABLE*EXISTING	23		30/1			0	20/1		24			
	25			0			20/1		26	K62-REFRIG*EXISTING		
K68-REFRIG* EXISTING	27		20/1			0	20/1		28	K56-NACHO CHIP WRMR* EXISTING		
K117-TORTILLA GRIDDLE* EXISTING	29		20/1			0	20/1		30	K93-TEA BREWER* EXISTING		
K68-COFFEE BREW* EXISTING	31		20/1		0		20/1		32	K93-SODA DISPENSER* EXISTING		
SPARE	33		20/1			0	20/1		34	SPARE		
K68-REFRIG* EXISTING	35		20/1			0	20/1		36	SPARE		
K56-NACHO CHIP WRMR* EXISTING	37		20/1		0		20/1		38	K121-NACHO INSERT* EXISTING		
K119-TORTILLA HOOD	39		20/1			0			40	SPACE		
	41		20/1			0			42	SPACE		
TOTAL VA / PHASE				0	0	0	TOTAL VA	0				
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00				
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!						

PANELBOARD "B2"												
LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC						125A Main Circuit Breaker r					
LOAD DESCRIPTION	BKR NO	VA	TRIP/POLES	A	B	C	TRIP/POLES	VA	BKR NO	SURFACE MOUNTED		
K03.1-CLR LTG* EXISTING	1		20/1	0			20/1		2	K142-FROZEN BEV DISP		
K03.2-CLR EVAP* EXISTING	3		20/1		0				4			
K03.3-CLR EVAP* EXISTING	5		20/1			0	30/1		6	K130-FROZEN BEV DISP		
K68-REFRIG* EXISTING	7		20/1		0				8			
K138-MUG CHILLER* EXISTING	9		20/1			0	20/1		10	K142-FROZEN BEV DISP*EXISTING		
K135-BAR BLENDER* EXISTING	11		20/1			0			12			
K141-GLASS TENDER* EXISTING	13		20/1		0		30/1		14	K130-FROZEN BEV DISP*EXISTING		
K56-NACHO CHIP WRMR* EXISTING	15		20/1			0	20/1		16	K95-SODA DISP*EXISTING		
K127- LC REFRIG* EXISTING	17		20/1			0	20/1		18	BEER EVAP*EXISTING		
K56-NACHO CHIP DISPENSER* EXISTING	19		20/1		0		20/1		20			
RCPT COMAL*EXISTING	21		20/1			0			22	SPACE		
SPARE	23		20/1			0			24	SPACE		
SPARE	25		20/1		0				26	SPACE		
SPARE	27		20/1			0			28	SPACE		
SPARE	29		20/1			0			30	SPACE		
SPARE	31		20/1		0				32	SPACE		
SPARE	33		20/1			0			34	SPACE		
SPARE	35		20/1			0			36	SPACE		
SPARE	37		20/1		0				38	SPACE		
SPARE	39		20/1			0			40	SPACE		
SPARE	41		20/1			0			42	SPACE		
TOTAL VA / PHASE				0	0	0	TOTAL VA	0				
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00				
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!						

PANELBOARD "B3"												
LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC						125A Main Circuit Breaker r					
LOAD DESCRIPTION	BKR NO	VA	TRIP/POLES	A	B	C	TRIP/POLES	VA	BKR NO	SURFACE MOUNTED		
K-23 BAG SEALER* EXISTING	1		20/1	0			20/1		2			
K-28 FRYER CTRL* EXISTING	3		20/1		0		20/1		4	K-26-TILT BRASER*EXISTING		
K-51-REFRIG*EXISTING	5		20/1			0	20/1		6			
K-46-REFRIG* EXISTING	7		20/1		0		20/1		8			
K-50-WARM STA* EXISTING	9		20/1			0	30/1		10	K-67-CONVEYER OVEN*EXISTING		
K-47 FRYER CTRL* EXISTING	11		20/1			0	20/1		12			
K-41 HOLDING CAB* EXISTING	13					0	20/1		13			
K-47 FRYER CTRL* EXISTING	15					0	20/1		16	K-24-CONVEYER OVEN*EXISTING		
K-58 REFRIG* EXISTING	17					0	20/1		18			
K-47 FRYER CTRL* EXISTING	19				0		20/1		20			
K-45 MICROWAVE OVEN* EXISTING	21					0	20/1		22	K-43-CONVEYER OVEN*EXISTING		
K-63 DUAL HEAT LAMPS* EXISTING	23				0		20/1		23			
SPARE	25					0			26			
SPARE	27					0			28	K-67-CONVEYER OVEN*EXISTING		
SPARE	29					0			30			
TOTAL VA / PHASE				0	0	0	TOTAL VA	0				
TOTAL AMPS /PHASE				0.00	0.00	0.00	TOTAL AMPS	0.00				
AMPS %				#DIV/0!	#DIV/0!	#DIV/0!						

PANELBOARD "C"													
LOCATION: KITCHEN	125A BUS AMPACITY, 208/120V, 3PH, 4W, 60HZ, 22KAIC						125A Main Circuit Breaker r						SURFACE MOUNTED
	BKR NO	VA	TRIP/POLES	A	B	C	TRIP/POLES	VA	BKR NO	LOAD DESCRIPTION			
PHONE BOARD* EXISTING	1		20/1	0			20/1		1	POS ENTRY* EXISTING			
SECURITY* EXISTING	3		20/1				20/1		4	POS* EXISTING			
FIRE ALARM* EXISTING	5		20/1			0	20/1		6	PRINTER-BAR* EXISTING			
RCPT-OFFICE* EXISTING	7		20/1	0			20/1		8	PRINTER - KITCHEN* EXISTING			
RCPT-OFFICE* EXISTING	9		20/1			0	30/1		10	POS KITCHE/HUBCAP* EXISTING			
SERVEN* EXISTING	11		20/1			400	20/1	400	12	LIGHTS BAR			
POS* EXISTING	13		20/1	634			20/1	634	14	LIGHTS DINING			
BACK BAR CABINET, REFRIGERATED	15	360	20/1			1098	20/1	738	16	LIGHTS DINING			
BACK BAR CABINET, REFRIGERATED	17	360	20/1			973	20/1	613	18	LIGHTS DINING			
BACK BAR CABINET, REFRIGERATED	19	360	20/1	1260			20/1	900	20	RCPT-PATIO			
Bottle Coolers	21	360	20/1			1080	20/1	720	22	RCPT-PATIO			
REFRIGERATED WORKTOP	23	360	20/1			740	20/1	380	24	PATIO-WINDOWS			
GLASSWASHER, UNDERCOUNTER / UNDERBAR	25	1920	20/1		1920				26	SPACE			
BAR RECEPTACLES	27	1080	20/1			1080			28	SPACE			
OVEN AREA RECEPTACLES	29	360	20/1			360			30	SPACE			
SPACE	31			0					32	SPACE			
SPACE	33			0		0			34	SPACE			
SPACE	35			0		0			36	SPACE			
SPACE	37			0				38	SPACE				
SPACE	39			0		0			40	SPACE			
SPACE	41								42	SPACE			
TOTAL VA / PHASE				3814	3258	2473	TOTAL VA	9545					
TOTAL AMPS / PHASE				31.78	27.15	20.61	TOTAL AMPS	26.50					
AMPS %				1.20	1.02	0.78							



- # KEY NOTES
-
- CONNECT 1 1/2" CW TO SITE CONNECTION. VERIFY WATER PRESSURE ON SITE.
PROVIDE PRESSURE REDUCING VALVE AS NECESSARY.
- WATER METER REMOTE READOUT LOCATED ON THE EXTERIOR WALL.
- MAINTAIN CLEARANCE REQUIRED BY CODE BETWEEN THE SANITARY SEWER AND
THE WATER LINE.
- GAS METER (DO NOT MOUNT ON BUILDING EFIS) WITH SHUT-OFF VALVES AND
PRESSURE REGULATOR PROVIDED BY THE GAS COMPANY.
- PROVIDE SHUT OFF VALVES AT ALL FIXTURES.

PIPING & ACCESORIES

SANITARY SYSTEM:
PIPE - PVC SCHEDULE 40 WITH SOLVENT WELD JOINTS. PROVIDE SLOPING TO THE SANITARY SYSTEM ACCORDING TO STANDARDS AND CODES.

DOMESTIC WATER PIPING SHALL BE PVC OR PEX WATER PIPING.

EXPOSED PIPING TO BE PVC.

CONTRACTOR SHALL MAKE ROUGH I FINAL CONNECTIONS TO ALL EQUIPMENT.

LEGEND

PIPING & ACCESORIES

SANITARY SYSTEM:
PIPE - PVC SCHEDULE 40 WITH SOLVENT WELD JOINTS, PROVIDE
SLOPING TO THE SANITARY SYSTEM ACCORDING TO STANDARDS
AND CODES.

DOMESTIC WATER PIPING SHALL BE PVC OR PEX WATER PIPING.

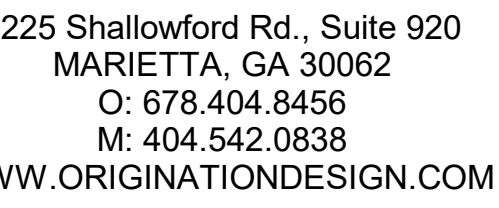
EXPOSED PIPING TO BE PVC.

CONTRACTOR SHALL MAKE ROUGH I FINAL CONNECTIONS TO ALL
EQUIPMENT.

PLUMBING - FIXTURES

PLUMBING FIXTURES TO BE SELECTED BY OWNER.

FIXTURE INSTALLATIONS ALL FIXTURES SHALL BE INSTALLED STRAIGHT, LEVEL AND THREE OR MORE FIXTURE UNITS SHALL BE EQUALLY SPACED. EACH WALL-HUNG FIXTURE SHALL BE SECURE AGAINST DOWN MOVEMENT WHEN THE WEIGHT OF 150 POUNDS IS APPLIED TO THE FRONT EDGE OF THE UNIT. ALSO, THERE SHALL BE NO VERTICAL UP MOVEMENT WHEN 50 POUNDS PULL IS APPLIED TO THE UNDERSIDE OF THE FRONT EDGE OF THE FIXTURE. ALL PIPE IN PIPING CHASE SHALL BE ANCHORED SO THERE WILL BE NO MOVEMENT OF SUPPLY LINES EXTENDING THROUGH THE CHASE WALLS. FLUSH VALVES, FAUCETS, WALL HYDRANTS, HOSE BIBS, 1 LAVATORY P. TRAPS SHALL BE INSTALLED SO THERE WILL BE NO MOVEMENT IN ANY DIRECTION WHEN FIXTURE IS INSTALLED.



2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

WATER SUPPLY PLAN

MOZAİKA MEZZE
BAR

[illegible]

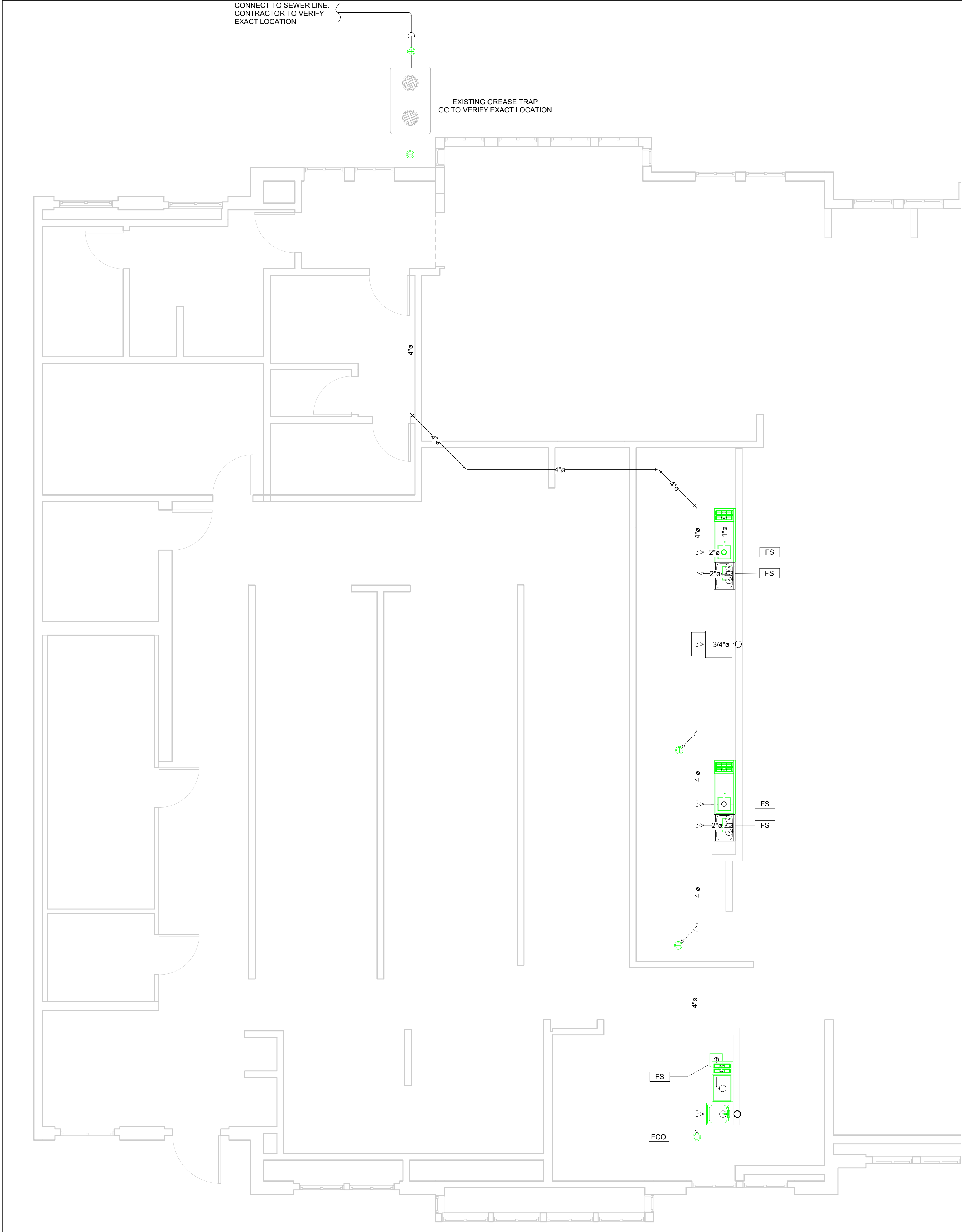
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Project Number	202362
Date	02/07/2024
Drawn By	HN
Checked By	JG

P-200

Scale 1/4" = 1'-0"



PLUMBING FIXTURE SCHEDULE					
Type Mark	Count	Description	COLD WATER	HOT WATER	Waste Size
B-3	2	Two Compartment Bar Sink	1/2"	1/2"	1 1/2"
B-4	2	Underbar Ice Bin			1"
B-8	1	GLASSWASHER, UNDERCOUNTER / UNDERBAR		1/2"	3/4"
FCO	3	Floor cleanout			4"
FS	5	2" Floor Sink, No Hub			2"
GCO	2	GROUND CLEAN OUT			4"
O-3	1	Ice Bin			1"
O-4	1	Hand Sink	1/2"	1/2"	1 1/2"

- NOTES
1.

FOR PIPE SIZES. REFER TO RISER DIAGRAMS.
2.

OWNER TO CHOOSE FIXTURE TYPE.
3.

COORDINATE ALL PIPING WITH DUCT WORK & LIGHTING FIXTURES.
4.

PIPES. WHEN PASSING THROUGH GRADE BEAMS, MUST PASS THROUGH A STEEL SLEEVE.
5.

ALL PIPING DROPS IN CHASES WALLS ARE TO BE SECURED TO WALLS.
6.

CAP ALL OPEN PIPING ENDS DURING CONSTRUCTION TO PREVENT THE ENTRY OF DEBRIS INTO THE PLUMBING SYSTEMS
7.

UNLESS OTHERWISE NOTED, ALL SANITARY WASTE RAINWATER PIPING SHOWN ON PLANS IS BELOW THE FLOOR. ALL WATER, GAS, VENT PIPING IS ABOVE THE CEILING.
8.

ALL PLUMBING SHALL CONFORM TO THE CURRENT APPLICABLE INTERNATIONAL PLUMBING CODE FOR ALL STATE LOCAL AMENDMENTS.
9.

PLUMBER SHOULD VERIFY WATER PRESSURE.
10.

GAS PIPING CONTRACTOR TO VERIFY GAS PIPE SIZING.
11.

PLUMBING CONTRACTOR TO VERIFY IN FIELD ALL EXISTING UTILITIES, DIMENSIONS AND CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
12.

PLUMBING CONTRACTOR TO PROVIDE INDIRECT WASTE AND CONDENSATE PIPING FOR ALL KITCHEN EQUIPMENT.
13.

PROVIDE SHUT OFF VALVES AT ALL FIXTURES.

- KEY NOTES
1.

2" V UP TO AIR ADMITTANCE VALVE AAV- I , FIELD COORDINATE EXACT LOCATION WITH EQUIPMENT TO BE INSTALLED.
2.

2" FLOOR SINK FS. DISCHARGE ALL NEARBY INDIRECT WASTE CONNECTIONS FULL SIZE W/AIR GAP AT LEAST TWICE THE DIAMETER OF INDIRECT WASTE PIPE (SEE DETAIL). FIELD COORDINATE WITH INSTALLED EQUIPMENT.

LEGEND	
HOT WATER	----
COLD WATER	----
SOIL/WASTE PIPE	----
VENT	----
WET VENT	----

PIPING & ACCESORIES

SANITARY SYSTEM:
PIPE - PVC SCHEDULE 40 WITH SOLVENT WELD JOINTS. PROVIDE SLOPING TO THE SANITARY SYSTEM ACCORDING TO STANDARDS AND CODES.

DOMESTIC WATER PIPING SHALL BE PVC OR PEX WATER PIPING.

EXPOSED PIPING TO BE PVC.
CONTRACTOR SHALL MAKE ROUGH I FINAL CONNECTIONS TO ALL EQUIPMENT.

PLUMBING - FIXTURES

PLUMBING FIXTURES TO BE SELECTED BY OWNER.

FIXTURE INSTALLATIONS ALL FIXTURES SHALL SE INSTALLED STRAIGHT, LEVEL AND THREE OR MORE FIXTURE UNITS SHALL BE EQUALLY SPACED. EACH WALL -HUNG FIXTURE SHALL BE SECURED AGAINST DOWN MOVEMENT WI-EN THE WEIGHT OF 150 POUNDS IS APPLIED TO THE FRONT EDGE OF THE UNIT. ALSO, THERE SHALL SE NO VERTICAL UP MOVEMENT WHEN 50 POUNDS PULL IS APPLIED TO THE UNDERSIDE OF THE FRONT EDGE OF THE FIXTURE. ALL PIPE IN PIPING CHASE SHALL BE ANCHORED SO THERE WILL ME NO MOVEMENT OF SUPPLY LINES EXTENDING THROUGH THE CHASE WALLS. FLUSH VALVES, FAUCETS, WALL HYDRANTS, HOSE BIBS, 1 LAVATORY P- TRAPS SHALL BE INSTALLED SO THERE WILL BE NO MOVEMENT IN ANY DIRECTION WHEN FIXTURE IS INSTALLED.

SANITARY SEWER PLAN

SCALE:
1/4" = 1'-0"

1

ORIGINATION
— DESIGN —
Architecture.Planning.Interior.Design

3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

MOZAIKA MEZZE BAR

2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

SANITARY SEWER PLAN

MOZAIKA MEZZE
BAR

Revision Schedule			
Rev	Date	By	Description

ISSUED FOR
CONSTRUCTION

THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF ORIGINATION DESIGN,LLC AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF ORIGINATION DESIGN,LLC. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

Project Number202362

Date02/07/2024

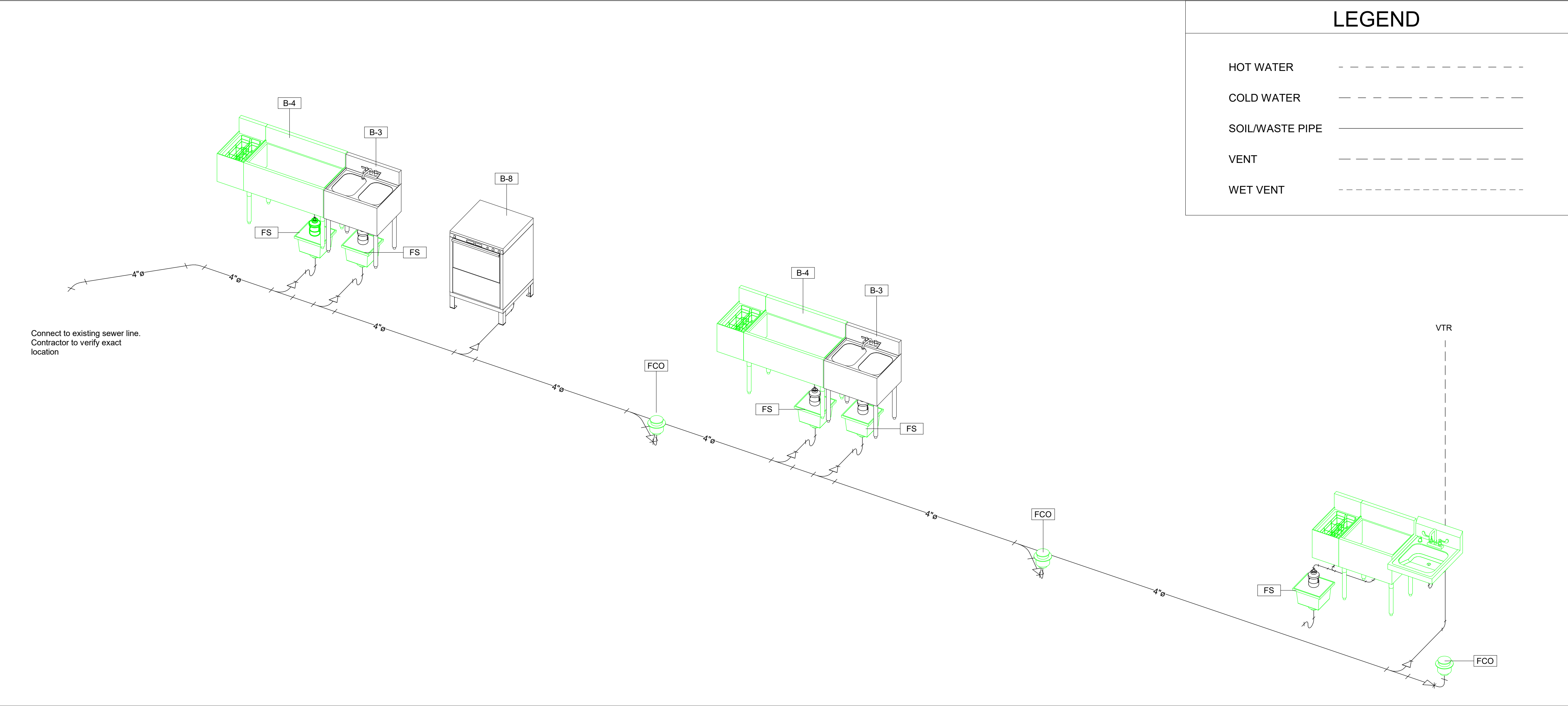
Drawn ByHN

Checked ByJG

P-201

Scale1/4" = 1'-0"

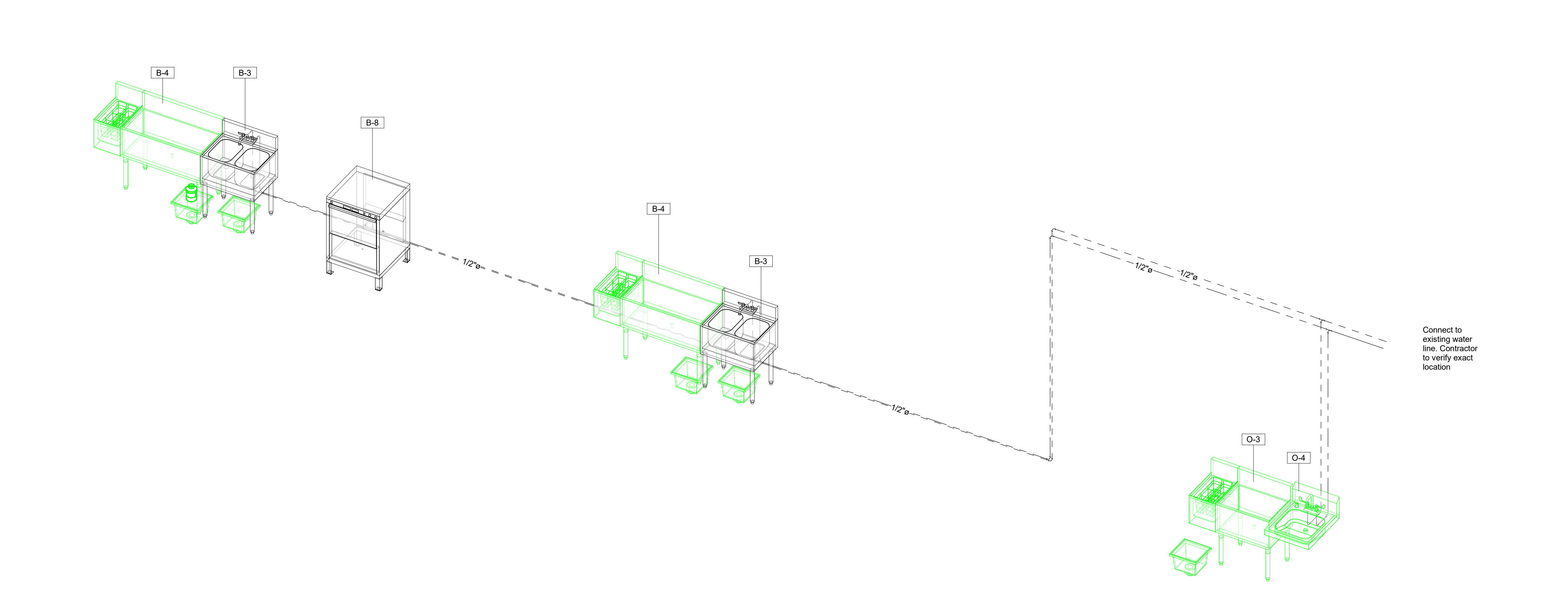
Page 25 of 80



SANITARY RISER DIAGRAM

SCALE:

02



WATER RISER DIAGRAM

SCALE:

01

LEGEND

HOT WATER	----
COLD WATER	----
SOIL/WASTE PIPE	_____
VENT	----
WET VENT	----

NOTES

- FOR PIPE SIZES. REFER TO RISER DIAGRAMS.
- OWNER TO CHOOSE FIXTURE TYPE.
- COORDINATE ALL PIPING WITH DUCT WORK & LIGHTING FIXTURES.
- PIPES. WHEN PASSING THROUGH GRADE BEAMS, MUST PASS THROUGH A STEEL SLEEVE.
- S. ALL PIPING DROPS IN CHASES 4 WALLS ARE TO BE SECURED TO WALLS.
6. CAP ALL OPEN PIPING ENDS DURING CONSTRUCTION TO PREVENT THE ENTRY OF DEBRIS INTO THE PLUMBING SYSTEMS
7. UNLESS OTHERWISE NOTED, ALL SANITARY WASTE 4 RAINWATER PIPING SHOWN ON PLANS IS BELOW THE FLOOR 4 ALL WATER, GAS, 4 VENT PIPING IS ABOVE THE CEILING.
8. ALL PLUMBING SHALL CONFORM TO THE CURRENT APPLICABLE INTERNATIONAL PLUMBING CODE 4 ALL STATE 4 LOCAL AMENDMENTS.
- PLUMBER SHOULD VERIFY WATER PRESSURE.

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SANITARY SYSTEM:
PIPE - PVC SCHEDULE 40 WITH SOLVENT WELD JOINTS. PROVIDE SLOPING TO THE SANITARY SYSTEM ACCORDING TO STANDARDS AND CODES.

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ABBREVIATIONS

CW	COLD WATER PIPE
HW	HOT WATER PIPE
MW	MIXED WATER PIPE
WC	WATER CLOSET
WB	WASH BASIN
TUB	BATH TUB
SC	SHOWER CUBICLE
DW	DISH WATER
WR	WASHER
WH	WATER HEATER
FD	FLOOR DRAIN
DP	DRAIN PAN
CO	CLEAN OUT
VTR	VENT THROUGH ROOF
HB	HOSE BIBB
AAV	AIR ADMITTANCE VALVE
IM	ICE MAKER
DF	DRINKING FOUNTAIN
U	URINAL
LAV	LAVATORY
FD	FLOOR DRAIN
APP	APPLIANCE
MS	MOP SINK
HS	HAND SINK



3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIENTATIONDESIGN.COM

MOZAIKA MEZZE BAR

2560 Old Milton Pkwy Suite 120,
Alpharetta, GA 30009

WATER RISER & SANITARY
DIAGRAM

MOZAIKA MEZZE
BAR



Revision Schedule			
Rev	Date	By	Description

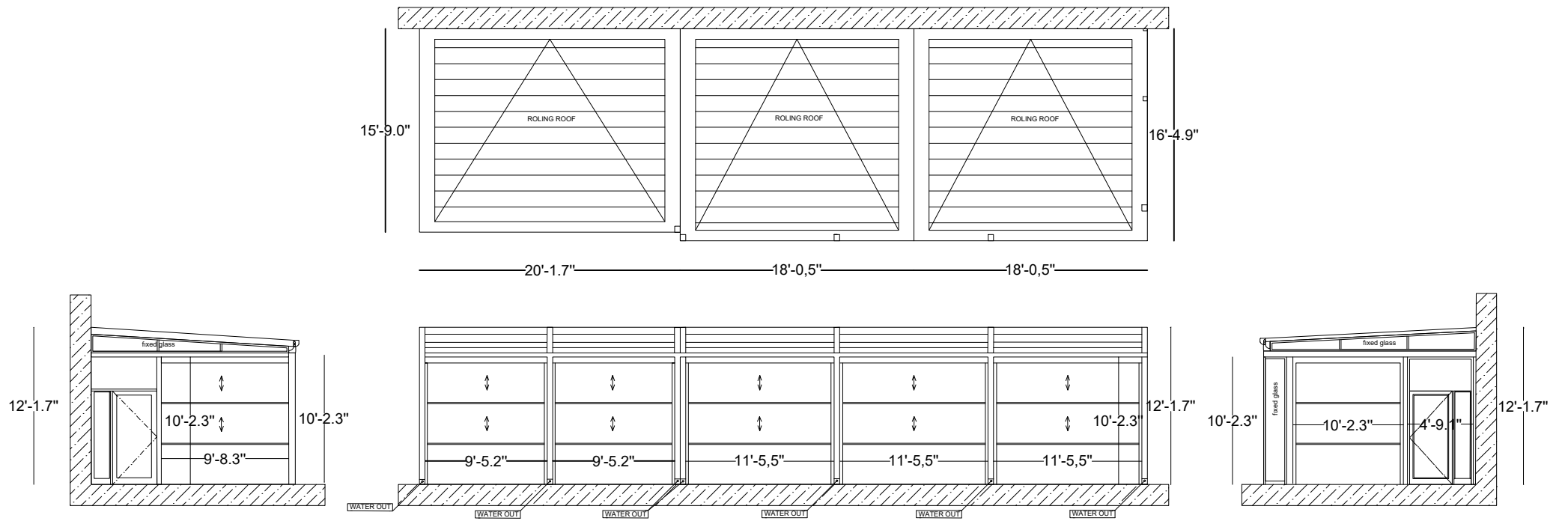
ISSUED FOR
CONSTRUCTION

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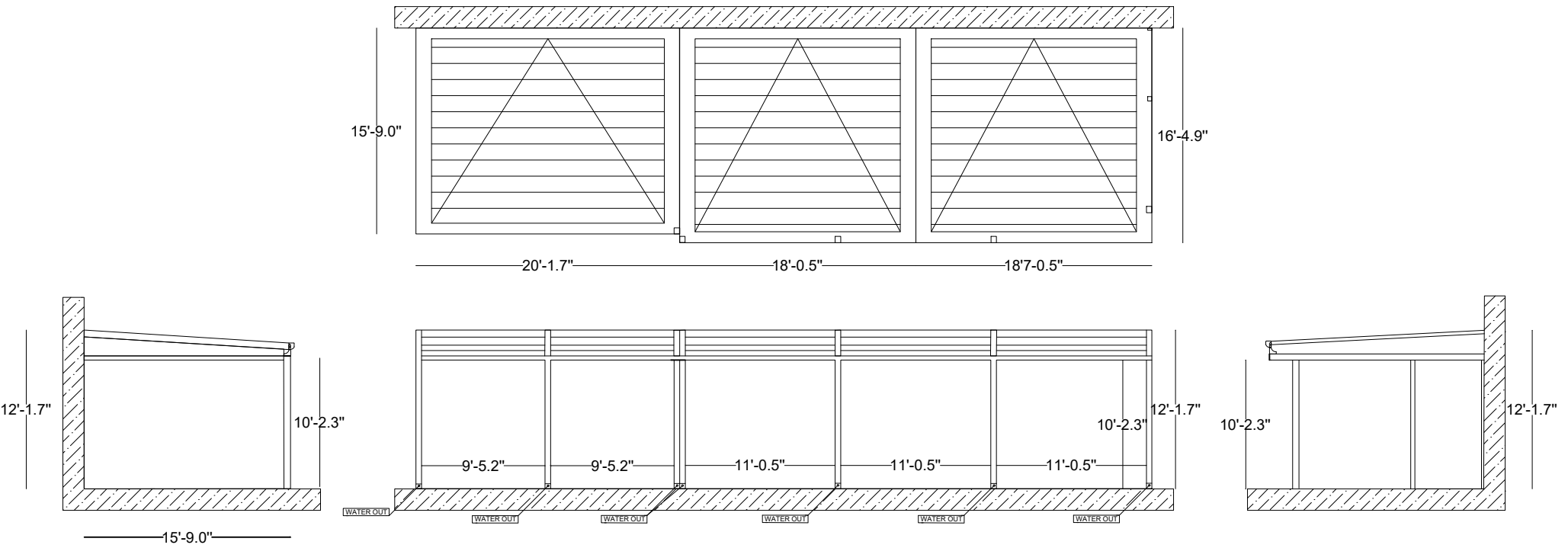
Project Number 202362
Date 02/07/2024
Drawn By HN
Checked By JG

P-300

Scale



AMERIKA





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 16, 2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6088
FAX: 678.297.6071

Page 29 of 80

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 02, 2024

February 01, 2024

March 01, 2024

April 01, 2024

May 01, 2024

June 03, 2024

July 01, 2024

August 01, 2024

September 03, 2024

October 02, 2024

November 01, 2024

December 02, 2024

Meeting Schedule

February 16, 2024

March 15, 2024

April 19, 2024

May 17, 2024

June 21, 2024

July 19, 2024

August 16, 2024

September 20, 2024

October 18, 2024

November 15, 2024

December 13, 2024

January 17, 2025

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: Wills Park Vet

Location Address: 11770 Haynes Bridge Road, Suite 703, Alpharetta, GA 30022

Mailing Address: 11770 Haynes Bridge Road, Suite 703

City: Alpharetta State: GA Zip Code: 30022 - _____

Contact for All Notifications: Georganne Bell

Contact Telephone: 801 - 884 - 9314 Mobile Telephone: 801 - 884 - 9314

Fax: _____ - _____ - _____ Email: georganne@acharavet.com

Contact's Relation to Business: Business Owner

This Application For (Check all that apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

Application Fees:

Any sign or remodel review within the Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Legal Advertising Requirement \$ 175.00

Total Due \$350

This page will be the first page of your completed submittal packet.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Daltex Alpharetta, LLC c/o Coro Realty Advisors, LLC / Taylor Hill

Physical Address: 3715 Northside Parkway NW, Building 400 Suite 100, Atlanta, GA 30327

Mailing Address: 3715 Northside Parkway NW, Building 400 Suite 100, Atlanta, GA 30327

City: Atlanta State: GA Zip Code: 30327 -

Owner Telephone: 404 - 846 - 4017 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Taylor Hill Date: 11/01/2024

Owner Signature: _____

Property Information:

Address (If Assigned) : 11770 Haynes Bridge Road, Suite 703, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 258206960717

Land Lot(s): 0695 District: Section:

Existing Zoning of Property: C-2 Existing Uses of Property: Retail Shopping

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

The proposed signage will complement the character of the surrounding area, as it will be located in a shop

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|--|---|---|
| ☒ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

We are unsure if this building percisely matched any specific architectural style listed, as it is a shopping r

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

The proposed signage aligns with the Alpharetta Downtown Design Guidelines, which emphasize comme



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Daltex Alpharetta, LLC c/o Coro Realty Advisors, LLC / Taylor Hill

Physical Address: 3715 Northside Parkway NW, Building 400 Suite 100, Atlanta, GA 30327

Mailing Address: 3715 Northside Parkway NW, Building 400 Suite 100, Atlanta, GA 30327

City: Atlanta State: GA Zip Code: 30327

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Owner Name (Printed): Taylor Hill Date: 11/01/2024

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Tax ID or Map Reference Number: 12 258206960717

Land Lot(s): 0695 District: _____ Section: _____

Existing Zoning of Property: C-2 Existing Uses of Property: Retail Shopping

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Applicant Signature: [Signature] Date: 11/1/24 Print Form

LANDLORD AUTHORIZATION LETTER

RE: Wills Park Vet
11770 Haynes Bridge Road Suite 703
Alpharetta, GA 30022

10/10/2024

Signarama Roswell Team,

Signarama Roswell has landlord and building owner's approval regarding the requested sign permit for Wills Park Vet. I authorize Signarama Roswell to make and install the signage on our property at 11770 Haynes Bridge Road Suite 703, Alpharetta, GA.

Sincerely,

Owner/Authorized Agent

Taylor Hill

Signature

Taylor Hill

Name

Property Manger, as agent for Daltex Alpharetta, LLC

Title

10/11/2024

Date



Signarama Roswell
795 Holcomb Bridge Road
Suite D
Roswell, GA 30076

PHONE 770-998-9126
FAX 770-998-9135
EMAIL service@signarama-roswell.com
WEBSITE www.signarama-roswell.com



38.5 in total height

147 in total width



Building Sign:

Back-Lit Aluminum Channel Letters:

Overall Size: 12'3"w x 3'2.5"h (39.30 SQ FT)

Colors: Letters - Painted 3 custom colors

SW-6904 Gusto Gold

SW-7602 Indigo Batik

Black

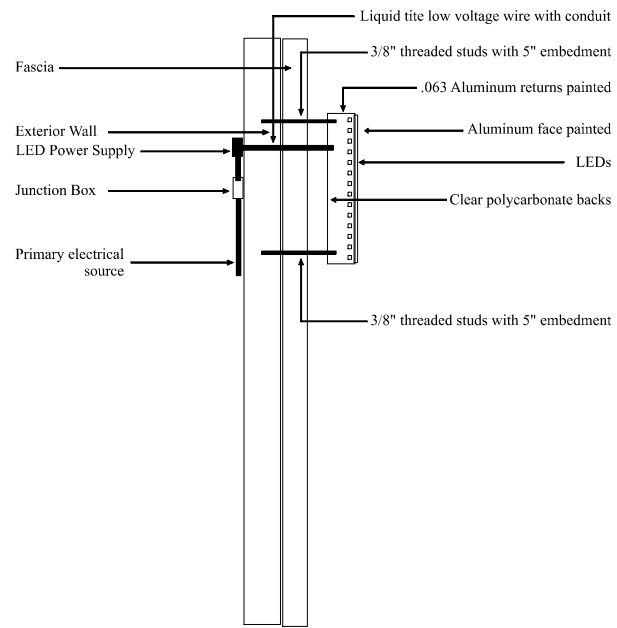
Returns - black

Construction: UL Listed with external service switch,
aluminum, steel, LED

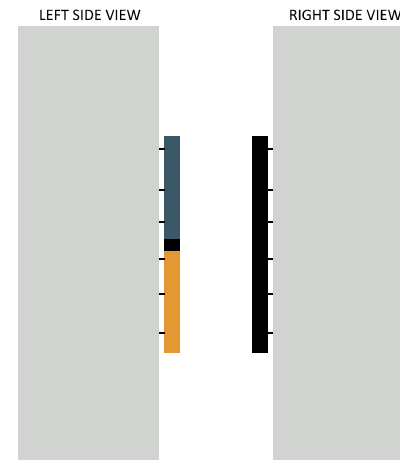
Installation: Mounting individually to store front with
studs and 2" spacers for Halo Lighting

Scale: 1/4" = 1 ft.

MOUNTING DETAILS FOR WILLS PARK VET

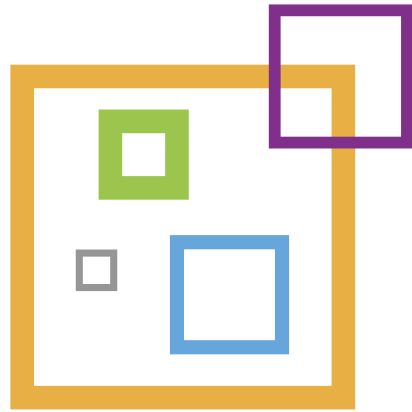


**Individual Halo-Lit Channel Letter
Mounting Detail Plan
With Electrical Hookup**



Existing Conditions of Building





SIGNS OF
SIGNIFICANCE
MAKE EVERY IMPRESSION SIGNIFICANT

678.379.5190

1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

ART PROOF DISCLAIMER

READ BEFORE APPROVING. Review proofs to confirm: spelling, artwork, and content are correct.

Also note: proofs may not represent exact signage styles. All colors displayed may look different in person than on your computer screen due to the individual monitor or screen color settings.

This sign design is exclusive property of Signs of Significance, and is the result of the original and creative work of its employees. This drawing is submitted to the customer for the sole purpose of purchase of the design or signage manufactured to this design, by Signs of Significance. Distribution to or use of this sign design by anyone outside of the customer's organization, without expressed, written authorization by Signs of Significance, is prohibited.

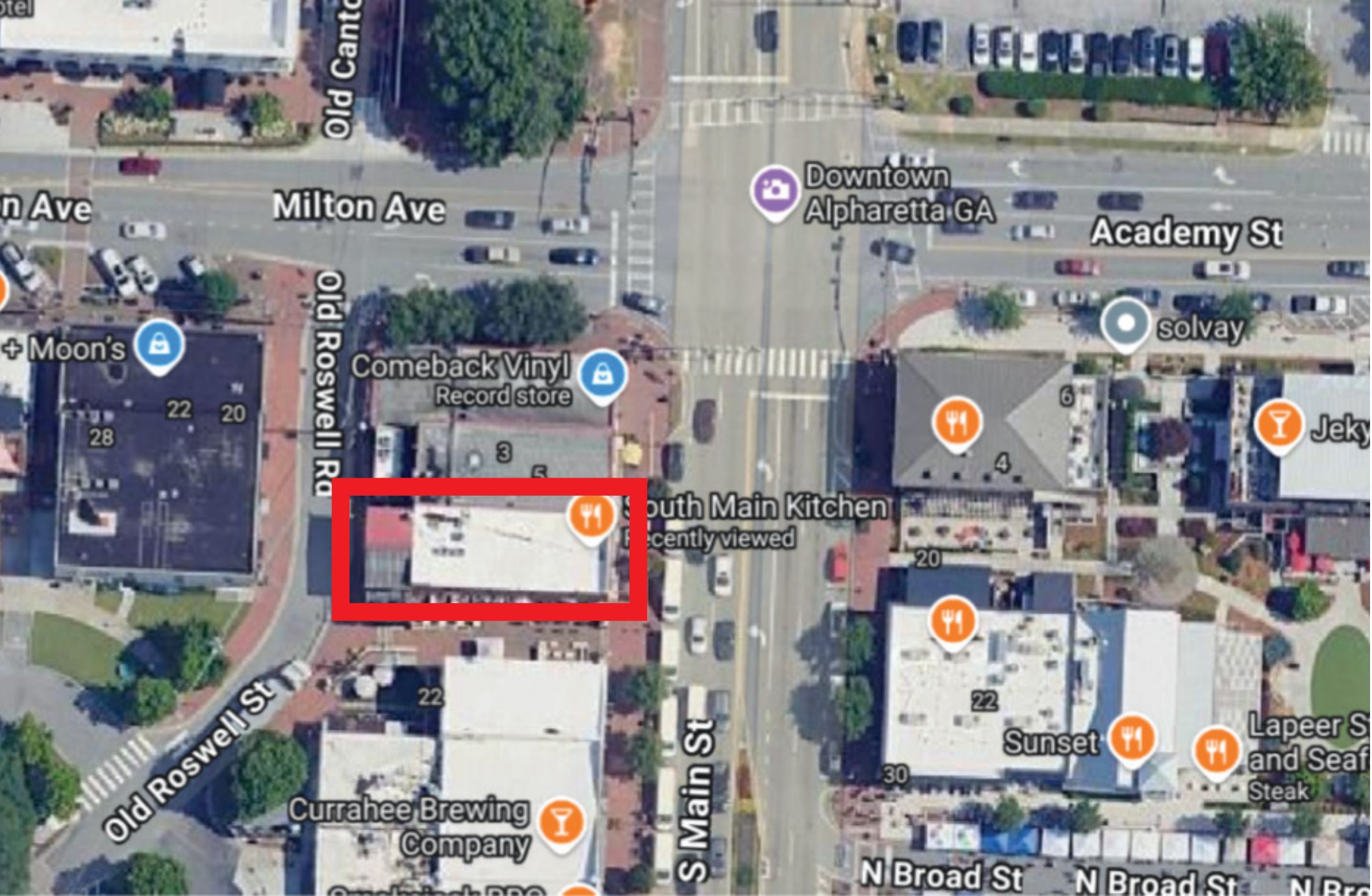
All artwork must be approved by the customer before we move forward with the order. It is the customer's responsibility to ensure that the proof is correct in all areas. Please be sure to double check spelling, grammar, layout, and design content. If the proof containing errors is approved, the customer is responsible for all costs, including corrections and reprints.



SIGN COMPONENTS: BACK PANEL - CNC ROUTED & HAND CARVED AND PAINTED 2" HIGH DENSITY URETHANE (HDU)
 TO INCLUDE THE OYSTERS AND KNIFE
 LETTERS - CNC ROUTED AND PAINTED 1" HDU PIN MOUNTED TO THE BACK PANEL
 MOUNTED ON A METAL FRAME TO THE EXISTING CEMENT AWNING



DUPLICATE OF THE FRONT SIGN



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: AlphaDev LLC

Location Address: 296 & 306 Thompson Street

Mailing Address: PO Box 986

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Brian Bodechon

Contact Telephone: 404 - 867 - 1799 Mobile Telephone: 404 - 867 - 1799

Fax: _____ - _____ - _____ Email: brian@CSBcontracting.com

Contact's Relation to Business: Developer / Builder

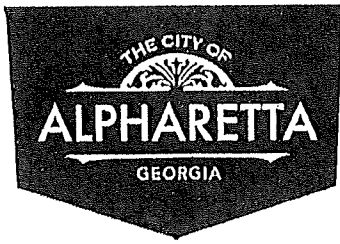
This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☒ New Construction |
| ☒ Color Selection | ☒ Signage |
| ☒ Material Selection | |

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
All other reviews	\$	300.00
Legal Advertising Requirement	\$	175.00
Total Due		<u>\$700</u>

This page will be the first page of your completed submittal packet.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: AlphaDev LLC

Physical Address: 296 & 306 Thompson Street

Mailing Address: PO Box 986

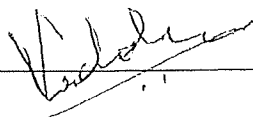
City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 867 - 1799 Contact Fax: _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): PSV LLC Date: 11/1/2024

Owner Signature: 

Property Information:

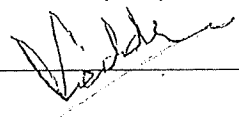
Address (If Assigned) : PO Box 986, Alpharetta, GA 30009

Tax ID or Map Reference Number: 84-3930683

Land Lot(s): Parcel ID 12 284108020038 & 12 284108020046 District: 1 Section: 2nd

Existing Zoning of Property: DLWP Existing Uses of Property: Residential

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature:  Date: 11/1/2024 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Our proposal is similar to the traditional styles of the neighboring communities.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

N/A

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

N/A

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

N/A

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☒ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☒ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Our application meets the building profile & massing, and reflects the element styles such as windows, ballasters, railings, columns, wall trim, and roof profile.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

Our design complies with the building height and material selections of the Downtown Building Code.



Official City Council Meeting Minutes

May 26, 2020

Office of the City Clerk

CITY HALL 2 PARK PLAZA | 6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

• Council Members

- o Mayor Jim Gilvin
- o Mayor Pro Tem Donald F. Mitchell
- o Jason Binder
- o Ben Burnett
- o John Hipes
- o Dan Merkel
- o Karen Richard

• Staff

- o Bob Regus, City Administrator
- o Sam Thomas, City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Peter Sewczwicz, Director of Public Works
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o Kathi Cook, Director of Community Development
- o Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/18/2020)

- ❖ Council Member Merkel offered a motion to approve the consent agenda
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

V. PUBLIC HEARING

A. Z-20-01/V-20-02 AlphaDev/296 & 304 Thompson Street

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending Mayor and Council approve Z-20-01/V-20-02 ALPHADEV/296 & 304 THOMPSON STREET, subject to the following conditions:
 1. The site, consisting of approximately 2.21 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Engineering 303, revised 1/7/2020, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Detached homes shall include a mix of flat and gable roofs. Townhomes shall have flat roofs, be oriented to the Alpha Loop and include 4-sided architecture and materials, as approved by DRB.
 3. Detached lots shall generally utilize existing grades and include decorative walls (brick and/or stone), as depicted on the submitted renderings, with final approval by DRB.
 4. Thompson Street streetscape shall generally be improved as follows: 30' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planter, 8' on-street parking, 10' travel lane and street trees, with final approval by Staff.
 5. New shared private roadway shall be a paver system with a 40' right-of-way, as depicted on the plan prepared by Engineering 303, revised 1/7/2020. Roadway shall include 1' concrete bands, 5' paver sidewalks and 12' paver travel lane, with final design approved by Staff. Street shall be marked with "No Parking". Maintenance of paver system shall be addressed in HOA covenants.
 6. Final streetscapes shall include decorative pedestrian lights.
 7. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 8. Roadways with on-street parking shall incorporate curb extensions at intersections.
 9. Garages may face new street, per the plan prepared by Engineering 303, revised 1/7/2020.
 10. Development shall not be gated.

11. Project entrance shall include decorative landscaping and wall (depicted on submitted renderings), as approved by Staff.
 12. Amenity space shall be developed with decorative landscaping, hardscape, firepit, fountain, walls, and seating. The landscape shall include plant selections promoting the historic Downtown.
 13. Trees shall be saved as depicted on the tree save plan prepared by Engineering 303, dated 2/26/2020. The northern 30' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop.
 14. Developer shall plant minimum 6" caliper canopy trees on either side of project entrance and on either side of the new street at intersection with alley, as approved by Staff.
 15. Developer shall plant 5' landscape strips along the East and West property lines with a single row of Evergreen trees, spaced appropriately, along with the required shade trees.
 16. As depicted on the submitted site plan, developer shall construct the Alpha Loop (12' concrete, accessible multi-use trail) within the northern 30' of the property, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within public right-of way or a permanent easement and shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at key location(s) along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 10' setback from residential buildings, as approved by Staff.
 17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 18. Developer shall provide inter parcel access to allow for a future connection to the properties to the East and West, as depicted on the plan prepared by Engineering 303, revised 1/7/2020.
 19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
- Developer agreements with surrounding neighborhoods:
 20. New utilities shall be placed underground.
 21. Stormwater management facility shall be underground.
 22. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events.
 23. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recordation of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property. No such study or remediation will be required if any owner of any such respective body of water refuses the developer access to conduct either the photo journal or the remediation.
 24. If allowed by the Academy Park HOA to be installed upon its property, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.

25. Developer shall install evergreen landscape material along Alpha Loop, if no impacts to existing trees, with final approval by Staff.
 26. Developer shall install additional landscape material on the south side of Thompson Street across from new street, as approved by Staff.
 27. Developer shall provide at least 2 additional on-street parking spaces within the development.
- The applicant, AlphaDev, LLC, is requesting to rezone 2.21 acres from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) in order to construct a 17-lot single-family subdivision, including eleven (11) detached homes and six (6) townhome units. A variance is requested to reduce the minimum 20' recess requirement applicable to street-facing garages associated with a detached home in the Downtown. The subject 3 property is located at 296 and 304 Thompson Street on the North side of Thompson Street and West of Westside Parkway.
 - City Staff has reviewed the applicant's zoning proposal and finds that it can generally support the request for rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential uses. Approval of the variance should not cause substantial detriment to the public good. The subject property is long and narrow, which constrains the site layout. In addition, the applicant proposes zero-lot line, courtyard homes, which further restricts a side-loaded product.
 - CZIM was held on January 8, 2020. There were several comments in support of the applicant's proposal.
 - Attorney, Joshua Scoggins, came forward to speak on behalf of the applicant.

Public Comment:

- No Public Comment

❖ Council Member Richard offered a motion approve Z-20-01/V-20-02 ALPHADEV/296 & 304 THOMPSON STREET, subject to the following conditions:

1. The site, consisting of approximately 2.21 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Engineering 303, revised 1/7/2020, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Detached homes shall include a mix of flat and gable roofs. Townhomes shall have flat roofs, be oriented to the Alpha Loop, and include 4-sided architecture and materials, as approved by DRB.
3. Detached lots shall generally utilize existing grades and include decorative walls (brick and/or stone), as depicted on the submitted renderings, with final approval by DRB.
4. Thompson Street streetscape shall generally be improved as follows: 30'

half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planter, 8' on-street parking, 10' travel lane and street trees, with final approval by Staff.

5. New shared private roadway shall be a paver system with a 40' right-of-way, as depicted on the plan prepared by Engineering 303, revised 1/7/2020. Roadway shall include 1' concrete bands, 5' paver sidewalks and 12' paver travel lane, with final design approved by Staff. Street shall be marked with "No Parking". Maintenance of paver system shall be addressed in HOA covenants.
6. Final streetscapes shall include decorative pedestrian lights.
7. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
8. Roadways with on-street parking shall incorporate curb extensions at intersections.
9. Garages may face new street, per the plan prepared by Engineering 303, revised 1/7/2020.
10. Development shall not be gated.
11. Project entrance shall include decorative landscaping and wall (depicted on submitted renderings), as approved by Staff.
12. Amenity space shall be developed with decorative landscaping, hardscape, firepit, fountain, walls, and seating. The landscape shall include plant selections promoting the historic Downtown.
13. Trees shall be saved as depicted on the tree save plan prepared by Engineering 303, dated 2/26/2020. The northern 30' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop.
14. Developer shall plant minimum 6" caliper canopy trees on either side of project entrance and on either side of the new street at intersection with alley, as approved by Staff.
15. Developer shall plant 5' landscape strips along the East and West property lines with a single row of Evergreen trees, spaced appropriately, along with the required shade trees.
16. As depicted on the submitted site plan, developer shall construct the Alpha Loop (12' concrete, accessible multi-use trail) within the northern 30' of the property, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within public right-of way or a permanent easement and shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at key location(s) along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 10' setback from residential buildings, as approved by Staff.
17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. Developer shall provide inter parcel access to allow for a future connection to the properties to the East and West, as depicted on the plan prepared by Engineering 303, revised 1/7/2020.

19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
20. New utilities shall be placed underground.
21. Stormwater management facility shall be underground.
22. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events.
23. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recordation of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property. No such study or remediation will be required if any owner of any such respective body of water refuses the developer access to conduct either the photo journal or the remediation.
24. If allowed by the Academy Park HOA to be installed upon its property, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.
25. Developer shall install evergreen landscape material along Alpha Loop, if no impacts to existing trees, with final approval by Staff.
26. Developer shall install additional landscape material on the south side of Thompson Street across from new street, as approved by Staff.
27. Developer shall provide at least 3 additional on-street parking spaces within the development as shown on the tree save plan 2/26/2020.
28. At least 50% of the homes (which would be 9 homes) will be 50% of either unpainted brick or stone on all four sides as approved by DRB.

- The motion received a second from Council Member Burnett
- Council Member Binder offered a substitute motion to approve without condition number 28
- The motion received a second from Council Member Merkel
- The motion was approved (4-3); Council Member Burnett, Mayor Pro Tem Mitchell and Council Member Richard voting in opposition

B. Z-20-02/V-20-06 Sedgwick Residence/Devore Road

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve Z-20-02/V-20-06 SEDGWICK RESIDENCE/DEVORE ROAD, subject to the following conditions:

1. The site, consisting of approximately 0.29 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by Lew Oliver Inc., except for modifications required to comply with the conditions below. Permitted uses above the detached garage shall be limited to the following:
 - a. Dwelling
 - b. Professional Office
 - c. Shop or Studio, Craftsman/Artist
 2. Minimum 18' long driveway shall be required.
 3. Street-facing garage shall be recessed a minimum 5' behind the front façade of the home.
 4. Architecture and materials shall be substantially similar to the submitted renderings, except for modifications required to comply with the Downtown Consultant's markups related to the home and in compliance with the Alpharetta Downtown Code, with final approval by DRB.
 5. A mix of shrubs, vines and grasses shall be planted along the proposed wall, as approved by DRB.
- The applicant, Michele Sedgwick, is requesting a rezoning of 0.29 acres from C-2 (General Commercial) to DTMU (Downtown Mixed-Use) to allow for the construction of a 'For-Sale' single family detached home. Variances are requested to reduce the minimum driveway length and garage recess requirements. The subject property is located at 0 Devore Road on the South side of Devore Road between Alpharetta Highway and Karen Drive.
 - Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning and variance to reduce the garage recess requirement. The proposal is consistent with the vision of the Downtown. The property could be developed under the existing C-2 zoning with a variety of auto-oriented uses, which is inconsistent with a walkable Downtown.
 - The property has an unusual, shallow shape, which limits site layout, including recessing the garage 20' behind the front façade of the home. The applicant could accommodate the minimum 18' long driveway if the detached garage were pushed back from Devore Road. The DT-MU district only requires a six-foot (6') rear setback, whereas the applicant's site plan depicts a ten-foot (10') rear setback. If approved, it is recommended that the 18' driveway be provided.
 - The CZIM was held on February 12, 2020. There were no public comments.
 - The applicant, Michele Sedgewick, 2451 Commerce Street, Alpharetta, GA, came forward to speak on behalf of the item.

Public Comment:

- No Public Comment

- ❖ Council Member Richard offered a motion to approve Z-20-02/V-20-06 SEDGWICK RESIDENCE/DEVORE ROAD, subject to the following conditions:

1. The site, consisting of approximately 0.29 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by Lew Oliver Inc., except for modifications required to comply with the conditions below. Permitted uses above the detached garage shall be limited to the following:
 - a. Dwelling
 - b. Professional Office
 - c. Shop or Studio, Craftsman/Artist
 2. Minimum 18' long driveway shall be required.
 3. Street-facing garage shall be recessed a minimum 5' behind the front façade of the home.
 4. Architecture and materials shall be substantially similar to the submitted renderings, or shall comply with the architectural style in the Downtown Code with final approval by DRB.
 5. A mix of shrubs, vines and grasses shall be planted along the proposed wall, as approved by DRB.
- The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

C. V-20-01 / E-20-02: Midgard Self Storage Parking Variance & Height Exception

This item has been deferred by the Applicant until Monday, July 27, 2020. It will neither be heard nor considered at this time.

D. E-20-04 Burlington Sign Exception

This item has been deferred by the Applicant until Monday, June 1, 2020. It will neither be heard nor considered at this time.

VI. OLD BUSINESS

A. Amendment to Alcohol Ordinance to Allow On-Premise Sales and Consumption in Privately-Owned Dog Parks (2nd Reading)

- City Clerk, Erin Cobb, came forward to present this item.
- Staff is recommending that Mayor and Council approve the second reading of the amendment to the City of Alpharetta's alcohol ordinance to allow on-premise sales and consumption in privately-owned dog parks.
- This ordinance amendment will allow for alcohol to be sold and consumed in privately owned dog parks that meet the following criteria: the park is located on a minimum 2-acre lot within the LI Zoning District; the park has a minimum of 25 due-paying members; the park derives a minimum of 40% of its total annual gross food and beverage sales from the sale of prepared food; the park has a full-service kitchen or regularly utilizes one or more food trucks to provide prepared foods to meet its food sales requirements; and the park has food trucks or other sources of prepared foods available for sale during all hours of operation.

- The following change has been made to the ordinance amendment since the first reading:
- The ordinance amendment read on May 18th stated that the hours of operation were limited to 10:00 a.m. and 8:00 p.m.
- The revised ordinance amendment is stating that a private dog park shall be subject to the same requirements as on-premises eating establishments, including hours of permitted alcohol sales.
- City attorney, Sam Thomas, read the ordinance aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Richard offered a motion to approve the second reading of the amendment to the City of Alpharetta's alcohol ordinance to allow on-premise sales and consumption in privately-owned dog parks
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

VII. WORKSHOP

A. Presentation and Discussion: Recommended Fiscal Year 2021 Budget

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2021 Budget") and allow for a question and answer dialogue.
- The Fiscal Year 2021 Budget was distributed electronically to the City Council on April 30, 2020 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the FY 2021 Budget at the May 4th and 18th City Council meetings.
- This meeting will focus on the operating and capital initiatives included within the FY 2021 Budget. Department Directors will be present to discuss their initiatives and answer questions.
- Public Hearings and City Council action on the FY 2021 Budget and Millage Levy are scheduled for June 1st, 15th, and 22nd.
- Changes to Budget Document since last Workshop: Reallocated \$3 million from recurring capital to an operational reserve within the General Fund to further insulate operations from COVID-19 economic impacts such as a continued erosion of revenues. After these adjustments, the General Fund operational reserve totals \$4.1 million (increase from \$1.1 million) and the recurring capital contribution totals \$189,000 (decrease from \$3.2 million). With these changes, total capital funding from the General Fund for 2021 totals \$4.5 million (\$4.3 million from available fund balance and \$189,000 in recurring capital funding). Unallocated Capital within the

capital project fund/stormwater fund decreased by \$3 million, to a balance \$1,073,000.

VIII. PUBLIC COMMENT

- No Public Comment

IX. REPORTS

- Council Member Binder thanked Public Works for the progress on Rucker Road. Additionally, he commented on how well Fulton County has been running the early voting precincts.
- Council Member Burnett congratulated Kathleen Craig on her retirement from the Fulton County School System.
- Council Member Merkel commented on Wills Park Pool opening date of June 15th. Additionally, Senior Planner, Michael Woodman, had his 6-year anniversary with the City of Alpharetta,
- Mayor Pro Tem Mitchell recognized this year's successful virtual Memorial Day celebration, as well as the North Farm Day celebration.
- City Administrator, Bob Regus, came forward and presented Mayor and Council with a brief update on City operations. Additionally, Mr. Regus, recognized the City's Public Works crews.
- Mayor Gilvin announced that our Recreation, Parks and Cultural Services Department assisted Alpharetta High School with having their graduation ceremony in cars in the parking lot at North Point Mall.

X. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 8:41 P.M.

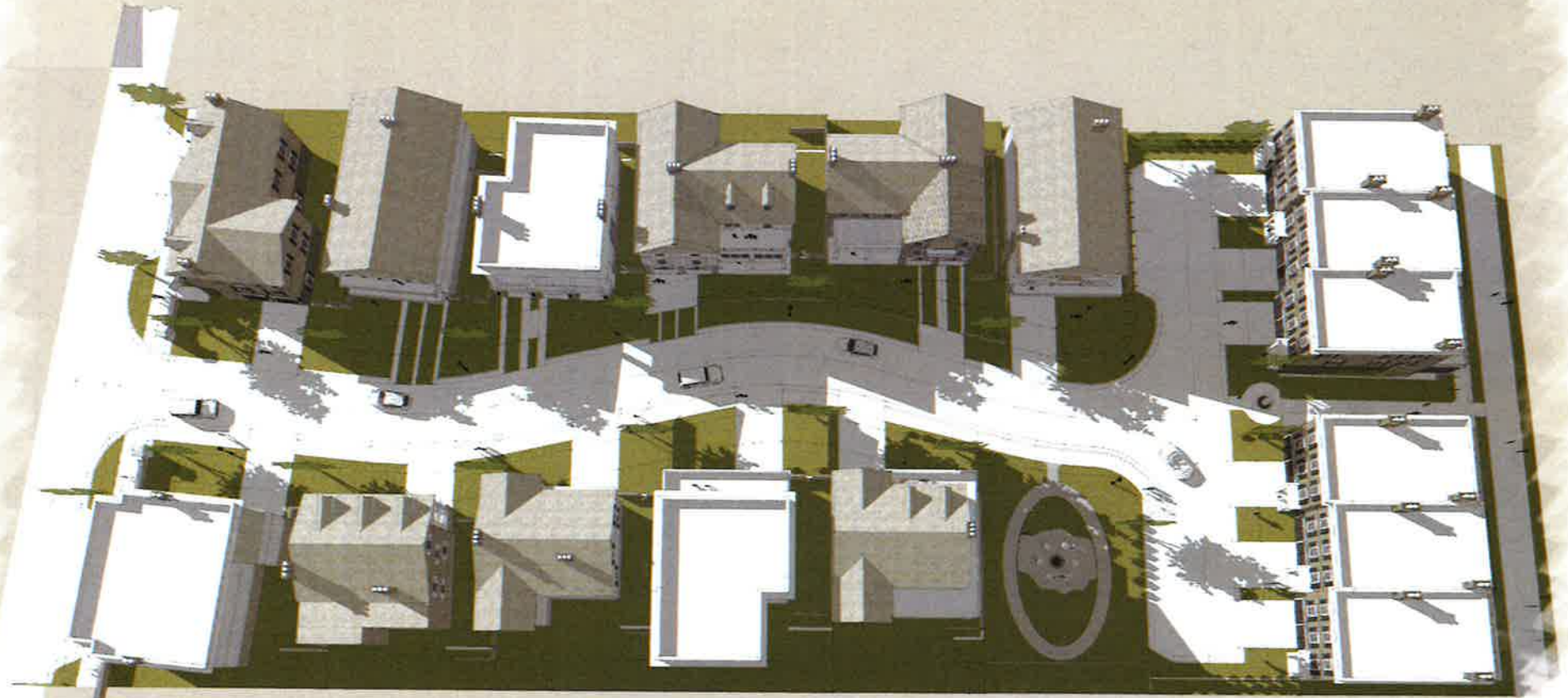
Respectfully submitted,



Erin Cobb, City Clerk

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
—><—
Est. 1996

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1991

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST 1996

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Z-20-01/V-20-02
296 & 304 Thompson St



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296 & 304 Thompson St



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296 & 304 Thompson St



1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1915

1/7/20

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Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1915

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1916

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



1/7/20

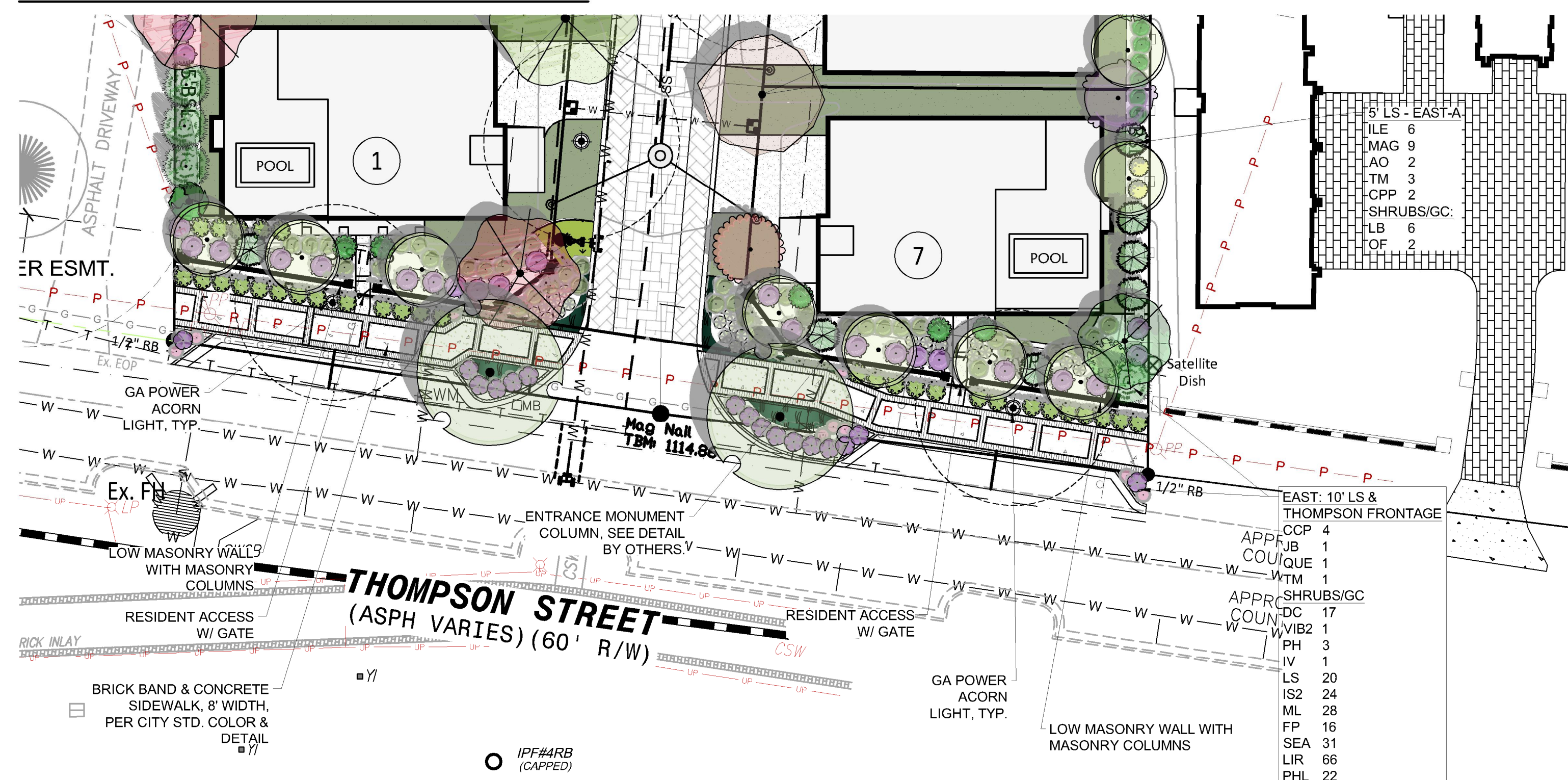
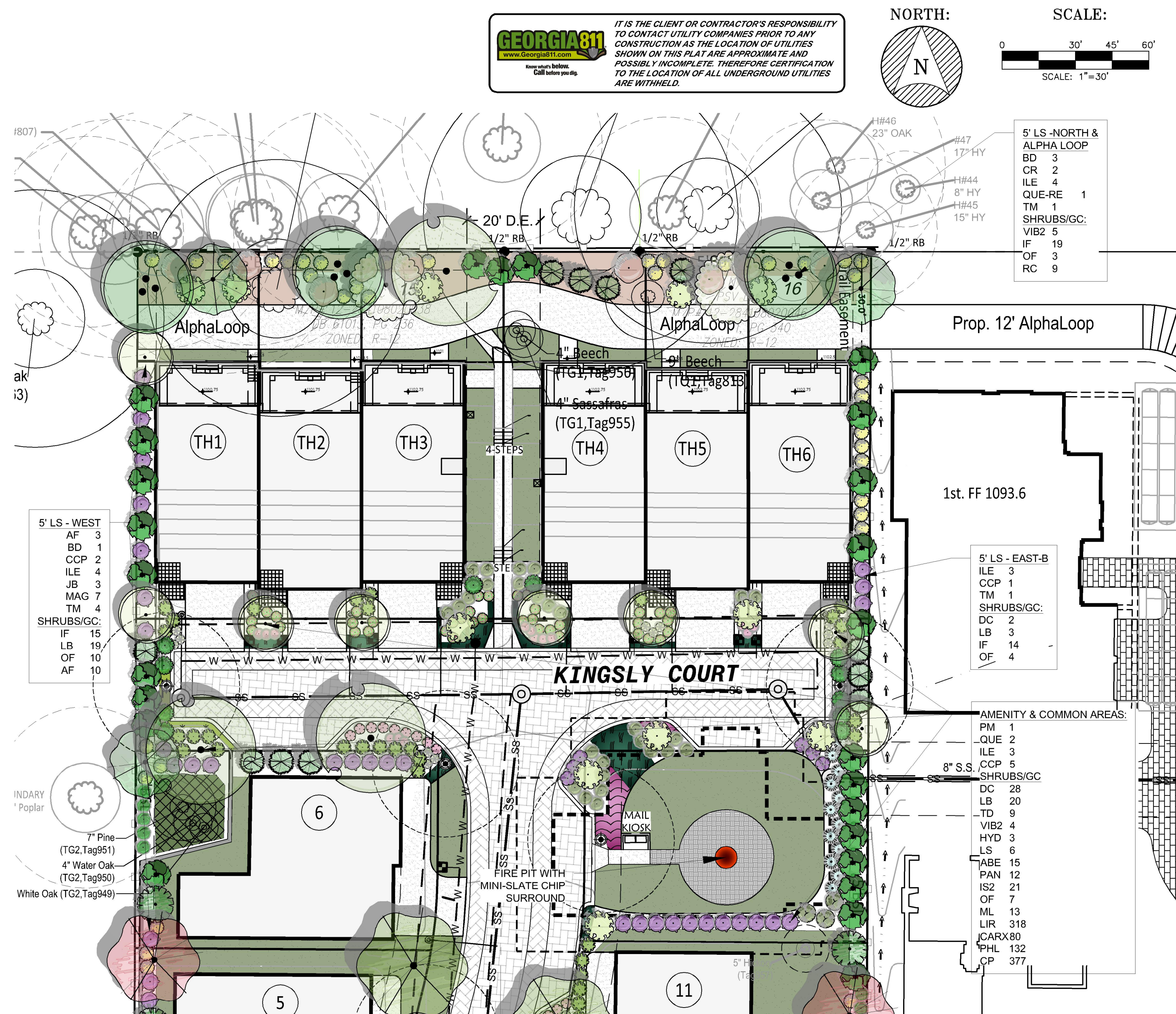
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Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1998

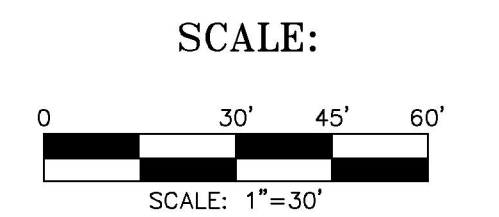
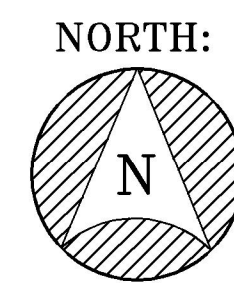
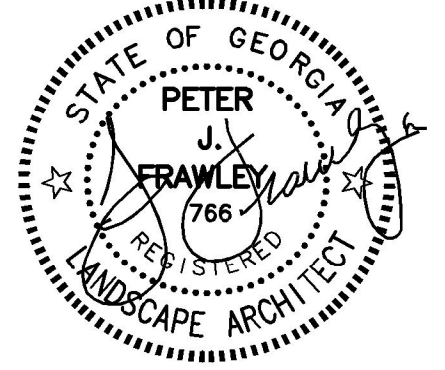
1/7/20



GEORGIA811
www.Georgia811.com

Never start a dig.
Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

[illegible]

**FRAWLEY
ASSOCIATES, LLC.**
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

KINGSLEY
296 & 304 THOMPSON STREET
ALPHARETTA, FULTON COUNTY, GA

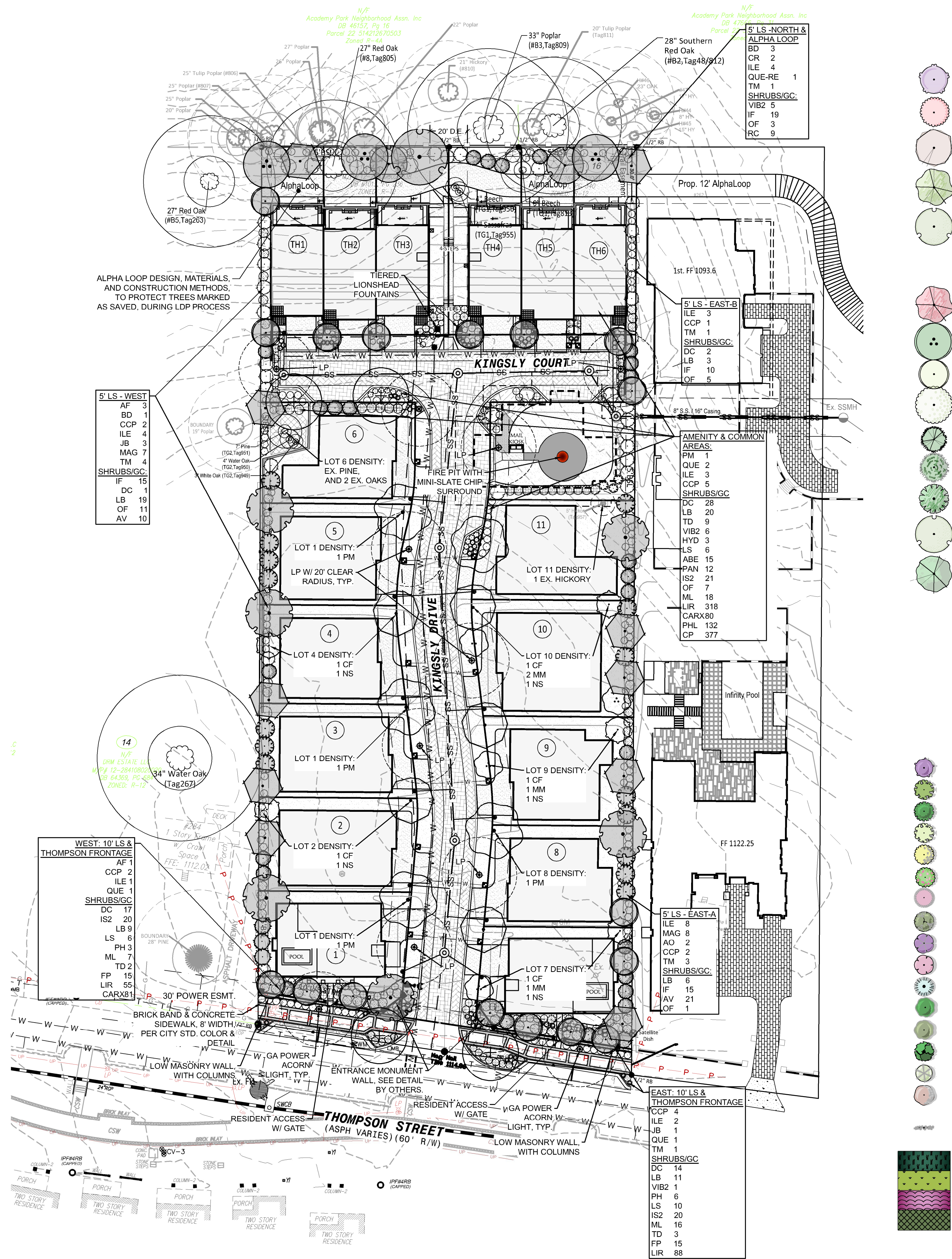
LANDSCAPE
RENDERING & DETAILS

SCALE: AS SHOWN

DATE: 12/06/2024

PROJECT: FA-24023

SHEET
L-2
SHEET 2 OF 7

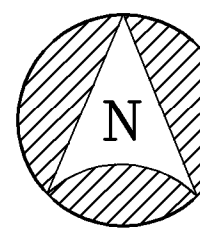


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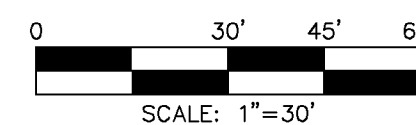
TREE SCHEDULE								
SYMBOL	CODE	BOTANICAL / COMMON NAME	MIN. SIZE AT PLANTING	QTY	TOTAL INCHES	% GENUS	OVER-STORY	NATIVE
DENSITY TREES								
	CF	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	3" Cal., 6' Ht.	5	15	4.46		5
	MM	Magnolia stellata Star Magnolia Multi-Trunk Triple Trunk, 1" Cal. Min. Each Cane	3" Cal., 6' Ht.	6	18	18.75		
	NS	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo	4" Cal., 12' Ht.	7	28	6.25	7	7
	PM	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree	4" Cal., 12' Ht.	6	24	5.36	6	
	QUE	Quercus texana Nuttall Oak	4" Cal., 12' Ht.	4	16	4.46	4	4
SUBTOTAL				28	101		17	16
RECOMPENSE TREES								
	AO	Acer rubrum 'Frank Jr.' Redpointe Red Maple	4" Cal., 12' Ht.	6	24	5.36	6	6
	BD	Betula nigra 'BNMTF' TM Dura Heat River Birch Triple Trunk, 2" Min. Cal. Ea. Trunk	4" Cal., 10' Ht.	3	12	2.68	3	3
	CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam	4" Cal., 12' Ht.	17	68	15.18	17	17
	CR	Cornus x 'Rutgan' Stellar Pink® Dogwood	4" Cal., 8' Ht.	3	12	2.68		
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	13"-14" HT.	25	100	22.32		
	JB	Juniperus virginiana 'Brodie' Brodie Eastern Redcedar	13"-14" HT.	4	16	3.57		4
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	13"-14" HT.	15	60	18.75%		15
	QUE-RE	Quercus texana Nuttall Oak- Recompense	4" Cal., 12' Ht.	1	4	4.46%	1	1
	TM	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal., 12' Ht.	10	40	8.93	10	10
SUBTOTAL				84	336		37	56
TOTALS				112	437	100.00	54	72
					MAX GENUS	ILE 22.32%	48.21%	64.29%

SHRUB & GROUND COVER SCHEDULE						
SYMBOL	CODE	COMMON / BOTANICAL NAME	MIN. SIZE AT PLANTING	SPACING	QTY	NATIVE
SHRUBS						
	LB	Blush Fringe Flower Loropetalum chinense 'Blush'	3' Ht.		70	
	DC	Coppertone Distylium Distylium x 'PIIDIST-III' TM	2' Ht.		66	
	TD	Degroot's Spire Arborvitae Thuja occidentalis 'Degroot's Spire'	4' Ht.		16	
	VIB2	Double File Viburnum Viburnum plicatum tomentosum 'Mariesii'	7 gal.		12	12
	IF	Florida Sunshine Anise Illicium parviflorum 'Florida Sunshine'	2' Ht.		62	62
	AZA	Gumpo Pink Satsuki Azalea Azalea x 'Gumpo Pink'	3 gal.		38	
	PH	Hameln Fountain Grass Pennisetum alopecuroides 'Hameln'	3 gal.		23	
	HYD	Oakleaf Hydrangea Hydrangea quercifolia	3 gal.		3	3
	LS	Purple Pixie® Fringe Flower Loropetalum chinense rubrum 'Shang-lo'	3 gal.		22	
	ABE	Rose Creek Abelia Abelia x 'Rose Creek'	3 gal.		15	
	PAN	Shenandoah Switch Grass Panicum virgatum 'Shenandoah'	2' Ht.		12	12
	AV	Spotted Japanese Laurel Aucuba japonica 'Variegata'	2' Ht.		31	
	IS2	Stokes Dwarf Yaupon Holly Ilex vomitoria 'Stokes Dwarf'	3 gal.		68	68
	OF	Sweet Olive Osmanthus fragrans	4' Ht.		28	
	ML	White Cloud Dune Hairgrass Muhlenbergia sericea 'White Cloud'	2' Ht.		42	42
	RC	Wild Azalea Rhododendron canadense	7 gal.		9	9
VINE/ESPALIER						
	FP	Creeping Fig Ficus pumila	1 gal.		30	
GROUND COVERS						
	LIR	Big Blue Lilyturf Liriope muscari 'Big Blue'	4"	15" o.c.	480	
	CARX	Cherokee Sedge Carex cherokeensis	4"	12" o.c.	161	161
	PHL	Creeping Phlox Phlox stolonifera	4"	12" o.c.	132	132
	CP	Pennsylvania Sedge Carex pensylvanica	4"	12" o.c.	377	377
				TOTALS	1697	878
				% NATIVE		51.74%

NORTH:



SCALE:



REVISIONS:

DATE #

-	-

GEORGIA811
www.Georgia811.com
It is the client or contractor's responsibility to contact utility companies prior to any construction as the location of utilities shown on this plan are approximate and possibly incomplete. Therefore certification to the location of all underground utilities are withheld.

LANDSCAPE AND SITE CALCULATIONS:
SITE DATA

CURRENT ZONING: DT-LW

ADJACENT ZONING, LAND USE:
NORTH: R-4A, RESIDENTIAL
EAST: R-12, DOWNTOWN OVERLAY
SOUTH: THOMPSON STREET
WEST: R-12, DOWNTOWN OVERLAY

SPECIMEN TREES (SEE TREE PROTECTION PLAN FOR DATA TABLES):
RECOMPENSE:

- 6 ON-SITE SPECIMEN TREES TO BE REMOVED (102 INCHES)
135 x 3 = 405 RECOMPENSE INCHES = 122, 4" CAL. TREES
336 RECOMPENSE INCHES PROPOSED
69 INCHES SOUGHT FOR ALTERNATE RECOMPENSE TREE FUND PAYMENT AT \$300/INCH = \$20,700
- 1 OFF-SITE SPECIMEN TREE TO BE REMOVED-EAST: (30 INCHES)
30 x 3 = 90 RECOMPENSE INCHES = 23, 4" CAL. TREES
REPLANTING AND/OR TREE FUND PAYMENT VIA FUTURE BOUNDARY AGREEMENT.

SITE DENSITY
COMMON AREA DENSITY:
SDF = .46 ac X 130 CALIPER INCHES = 59.6 INCHES
EDF = 98 INCHES (27 SPECIMEN (x3) + 17 NON-SPECIMEN INCHES)
RDF = 59.6 - 98 = -38.4 INCHES REQUIRED FOR DENSITY

10' LANDSCAPE STRIP, THOMPSON STREET:
OVERSTORY SHADE TREES, 4" CAL., PLANTED/SPACED APPROPRIATELY PER MATURE CANOPY; IF SPACING IS GREATER THAN 20', LOCATE AN UNDERSTORY TREE IN-BETWEEN.

5' LANDSCAPE STRIPS:
1, 4" CAL., SHADE TREE PER 50 LF, SHRUBS WITHIN LANDSCAPE STRIP TO BE MIN. 2' HT. AT TIME OF PLANTING.

NORTH: 175'/50 = 4 SHADE TREES
- COMPLIES WITH 6 PROPOSED SHADE TREES

EAST: 462.5 LF (EXCLUDING 20' SSE)/50 = 10 SHADE TREES
- COMPLIES WITH 10 PROPOSED SHADE TREES

WEST: 421.8 (EXCLUDING 20' SSE)/50 = 9 SHADE TREES
- COMPLIES WITH 10 PROPOSED SHADE TREES

COMMON AREA DENSITY			
TREE CODE	SIZE	QUANTITY	TOTAL INCHES
BD	4" CAL.	3	12.0
CR	4" CAL.	3	12.0
MM	3" CAL.	1	3.0
NS	4" CAL.	3	12.0
PM	4" CAL.	1	4.0
QUE	4" CAL.	4	16.0
TOTALS		15	59

ALTERNATE TREE DENSITY CALCULATION - 30% CANOPY COVERAGE			
Lot #	Lot Area SF	SITE CANOPY COVERAGE (SCC)	REPLACEMENT CANOPY COVERAGE (RCC)
1	4741.000	1422	0.0 1600 SF, 1 Lg. canopy tree
2	4097.000	1229	0.0 1300 SF, 1 Med. Canopy and 1 Sm. Canopy Tree
3	4026.000	1208	0.0 1600 SF, 1 Lg. canopy tree
4	3944.000	1183	0.0 1300 SF, 1 Med. Canopy and 1 Sm. Canopy Tree
5	4052.000	1216	0.0 1600 SF, 1 Lg. canopy tree
6	4256.000	1277	4800.0 -3523.2 1600 SF, 1 Med. Canopy, 1 Sm. Canopy, and 2 Very Sm. Canopy Trees
7	4933.000	1480	0.0 1 Med. Canopy, 1 Sm. Canopy, and 2 Very Sm. Canopy Trees
8	4156.000	1247	0.0 1 Lg. canopy tree 1450 SF, 1 Med. Canopy, 1 Sm. Canopy, and 1 Very Sm. Canopy Trees
9	4462.000	1339	0.0 1600 SF, 1 Med. Canopy, 1 Sm. Canopy, and 2 Very Sm. Canopy Trees
10	5213.000	1564	0.0 1 Med. Canopy, 1 Sm. Canopy, and 2 Very Sm. Canopy Trees
11	4743.000	1423	1600.0 -177.1
TOTALS:			
TOTAL ON-SITE NON-SPECIMEN		11	
		11	REMOVED INCHES:
		0	PROTECTED INCHES:

Notes: Lot areas are excluding utility easements.

FRAWLEY ASSOCIATES, LLC.
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KINGSLY
296 & 304 THOMPSON STREET
ALPHARETTA, FULTON COUNTY, GA

LANDSCAPE CONCEPT

SCALE: AS SHOWN

DATE: 12/06/2024

PROJECT: FA-24023

SHEET

L-1

SHEET 1 OF 7



2 **FRONT Elevation (KINGSLY DR)**
SCALE: 1/8" = 1'-0"



1 **REAR Elevation**
SCALE: 1/8" = 1'-0"



3 **RIGHT (THOMPSON ST) SIDE Elevation**
SCALE: 1/4" = 1'-0"



4 **LEFT SIDE Elevation**
SCALE: 1/8" = 1'-0"





REAR LEFT



FRONT VIEW



THOMPSON ST VIEW

Paint



Color SW7666
(Fleur-de-Sel)

Window Trim Columns Frame- Black
White White

Roof Shingles-



Weathered wood

BRICK VENEER-



GENERAL SHALE- CORTEZ

STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- HANDCRAFTED HERMITAGE

CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly
@ THOMPSON ST

LOT 1

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

V.J. Reddy
AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022
vjrhme@gmail.com
251-214-3693

CONTACT PERSON:

Brian Bodechon
CSB Contracting, LLC
Sugar Hill, Georgia
brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

PROJECT NO: 2024-24

MODEL FILE:
2024-14 SFD- LOT 1.pln

DRAWN BY:

KS

SHEET #:

A.4.2



2 FRONT Elevation (KINGSLEY DR)
SCALE: 3/16" = 1'-0"



3 RIGHT SIDE Elevation (THOMPSON ST)
SCALE: 3/16" = 1'-0"



4 LEFT SIDE Elevation
SCALE: 3/16" = 1'-0"



1 REAR Elevation (ALPHA LOOP)
SCALE: 3/16" = 1'-0"



FRONT(KINGSLY DR)



THOMPSON ST VIEW

CEMENT SIDING-



Paint



Color SW7666
(Fleur-de-Sel)

Window Trim Columns Frame- Black
White
White

Roof Shingles-



Weathered wood

BRICK VENEER-



GENERAL SHALE- CORTEZ

STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- HANDCRAFTED HERMITAGE

KSi

design group, llc

|| ARCHITECTURE ||

SPACE PLANNING

228 GLENWOOD DR.

CANTON, GA. 30115

Phone: (678) 438-4759.

KSideign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly

@ THOMPSON ST

LOT 7

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

V.J. Reddy

AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022

vjrhome@gmail.com

251-214-3693

CONTACT PERSON:

Brian Bodechon

CSB Contracting, LLC

Sugar Hill, Georgia

brian@csbcontracting.com

404-867-1799

www.csbcontractingllc.com

PROJECT NO: 2024-24

MODEL FILE:

2024-14 SFD- LOT 7.pln

DRAWN BY:

KS

SHEET #:

A4-7.5

Page 78 of 80



2 **FRONT Elevation (MAIN STREET)**

SCALE: 3/16" = 1'-0"



1 **REAR Elevation (ALPHA LOOP)**

SCALE: 3/16" = 1'-0"



4 **RIGHT SIDE Elevation**

SCALE: 3/16" = 1'-0"



6 **LEFT SIDE Elevation**

SCALE: 3/16" = 1'-0"

+39'-5"
5 T.O.P

+34'-5"
4 ROOF

+24'-4"
3 3/8 FLOOR

+12'-2"
2 MAIN LEVEL (2nd)

KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

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CANTON, GA. 30115
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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly
@ THOMPSON ST

TOWNHOMES

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

V.J. Reddy
AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022
vrhome@gmail.com
251-214-3693

CONTACT PERSON:

Brian Bodechon
CSB Contracting, LLC

Sugar Hill, Georgia
brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

PROJECT NO: 2024-24

MODEL FILE:
Thompson TH1-TH3.pln

DRAWN BY:

KS

SHEET #:

A4-6.4

ELEVATIONS
Preliminary



FRONT



REAR (ALPHA LOOP)

Paint

PARAPET



Color SW7666
(Fleur-de-Sel)

Window Trim Columns Frame- Black
White
White

BRICK VENEER-



GENERAL SHALE- SPANISH MOSS BLEND



GENERAL SHALE- CARDOBA

CEMENT SIDING-
ARCTIC WHITE, 8" EXPOSURE



STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- HANDCRAFTED HERMITAGE

CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly
@ THOMPSON ST

TOWNHOMES

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ALPHARETTA GA 30005

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MODEL FILE:
Thompson TH1-TH3.pln

DRAWN BY:

KS

SHEET #:

A4-6.5