PLANNING COMMISSION MEETING
JANUARY 9, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

a. Election of Chair and Vice Chair for 2025

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

a. Approval of Meeting Minutes December 5, 2024

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

b. CLUP-24-05/Z-24-17/PH-24-20 Mayfair at Haynes Bridge
This item has been deferred by the Applicant to February 6, 2025. *It will not be considered on January 9, 2025.*
Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

c. Z-25-01/CU-25-01 The Shipping Post/312 North Main Street
Consideration of a rezoning and conditional use to allow for the re-use of an existing structure for a shipping and printing store on a 0.59-acre property in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow 'Print Shop' for The Shipping Post. The property is located at 312 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

d. CU-25-02 Kids Avenue/Stonewood Village
Consideration of a conditional use to allow a children's event venue business in an existing shopping center. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The property is located at 670 North Main Street, Suite 115B and is legally described as being located in Land Lots 1110 & 1123, 2nd District, 2nd Section, Fulton County, Georgia.

e. PH-25-02 Unified Development Code Text Amendments – Third Party Inspections and Plan Review
Consideration of text amendments to Section 4.4 Development Permitting and Construction of Article IV of the Unified Development Code (UDC) to add regulations pertaining to third party inspections and plan review.

7. ADJOURNMENT

PLANNING COMMISSION MEETING
UNOFFICIAL
MINUTES
DECEMBER 5, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

Chair Zurinskas called the meeting to order at 6:58 p.m.

2. ROLL CALL

A. Commissioners Present:

- Martine Zurinskas, Chair
- D.C. Aiken
- William Perkins
- Todd Stratton

B. Commissioners Absent

- Francis Kung'u, Chair
- Jeremy Scott

C. Staff present:

- Kathi Cook, Director of Community Development & Economic Development
- Michael Woodman, Planning + Development Services Manager
- Elle Taylor Planning & Zoning Coordinator
- George Doyle, Traffic Engineer
- Adam Montgomery , Director of Information Technology

D. APPROVAL OF MEETING MINUTES

a. Approve November 7, 2024 Meeting Minutes

❖ Commissioner Perkins offered a motion to approve

- Commissioner Stratton seconded the motion.
- The motion carried (3-0-2 (Aiken, Reynolds)

E. ITEMS FROM BOARD MEMBERS

F. ITEMS FROM STAFF

G. PUBLIC HEARING

a. Public Hearing Procedure

b. CLUP-24-05/Z-24-17/PH-24-20 Mayfair on Haynes Bridge

This item was deferred and was not considered at the December 5, 2024 Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

c. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

This item was deferred and was not considered at the December 5, 2024 Planning Commission meeting.

Consideration of a rezoning, parking special exception, exception and variance to allow a 5-story mixed-use building on 1 acre in Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. An exception is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5(A) to increase the building height from 4 to 5 stories and variances are requested to UDC Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east side of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

d. PH-24-25/Z-24-18 Wexler/172 & 182 Marietta Street

Michael Woodman, Planning & Development Manager, presented consideration of a change to conditions of zoning and rezoning to allow a detached garage with accessory dwelling on 0.58 acres in the Downtown. A change to conditions of zoning is requested at 182 Marietta Street and a rezoning is requested from C-2 (General Commercial) to DT-R (Downtown Residential) at 172 Marietta Street. The property is located at 172 & 182 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

The applicants, Andrew, and Kourtney Wexler are requesting changes to conditions of zoning and a rezoning to allow for the construction of a detached garage with accessory dwelling unit on 0.58 acres in the Downtown. The applicant is constructing a 'For-Sale' single-family detached home on the adjacent property located at 182 Marietta Street and intends to combine the two (2) properties. A change to a condition of zoning is requested at 182 Marietta Street and a rezoning from C-2 (General Commercial) to DT-R (Downtown Residential) is requested at 172 Marietta Street. The subject property is located at 172 & 182 Marietta

Street on the south side of Marietta Street and just west of Marjean Way.

- Site Plan
- Building Elevation
- Standards for Zoning Changes
  - The requested rezoning is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'.
  - The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties.
  - The applicant's proposal should not adversely affect the natural environment.
  - The property is zoned C-2, which allows auto-oriented uses and other heavy commercial uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The future land use of the property allows for single use development, residential and commercial, and mixed-use development.
  - The zoning proposal reflects a reasonable balance. The applicant's proposal is compatible with the future land use of the property, which allows for single use development, residential and commercial, and mixed-use development. If approved, the subject property will be combined with 182 Marietta Street, which was rezoned to DT-R in 2022.
- Citizen Participation Plan

Staff recommended approval subject to the following conditions:

Approve PH-24-23/Z-24-18 WEXLER/172 & 182 MARIETTA STREET, subject to the following conditions:

1. Approximately 0.58 acres located at 172 Marietta Street shall be zoned DT-R and limited to a detached garage with accessory dwelling unit. Site shall be developed substantially similar to the submitted site layout, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Building elevation shall be substantially similar to the submitted renderings, with final approval by Staff.
3. Landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
4. A decorative low wall, metal fencing or hedge with columns shall frame the front yard.
5. A 10' planted buffer shall be provided along the east and south property lines and planted with a mix of evergreen trees and shrubs. Existing trees within the 10' buffers identified to be in 'Good' condition shall be saved, with final approval by Staff.
6. Property owner shall improve Marietta Street frontage with a 6' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
7. Tree #6 (14" Water Oak) shall be saved.

8. 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.
9. If the 172 & 182 Marietta Street are combined, access shall be consolidated to a single access point (driveway) for both lots.

Change to conditions of zoning related to file# Z-22-01/V-22-03 Wexler/182 Marietta Street:

6. A 10' planted buffer shall be provided along the south and west property lines and planted with a mix of evergreen trees and shrubs. Existing trees within the 10' buffers identified to be in 'Good' condition shall be saved, with final approval by Staff.

The Applicants, Andrew, and Kourtney Wexler gave a brief presentation.

There was no public comment.

After discussion the Commission recommended:

- Commissioner Reynolds offered a motion to approve with the word "East" being eliminated from Condition # 6 and adding the change of conditions of zoning related Z-22-01/V-22-03 Wexler/182 Marietta St per Michael.
  - Commissioner Aiken seconded the motion.
  - The motion carried (5-0)

There was clarification during the motion that Condition #6 related to the 2022 rezoning of 182 Main St. needs to stay in as it is written in the Staff Report. We just removed the word "East" from that condition.

e. Z-24-15 McManus/350 Brady Place

Michael Woodman, Planning & Development Manager, presented consideration of a rezoning to allow an existing commercial building to be re-used for a single-family residence or an office in the future. A rezoning is requested from O-I (Office- Institutional) to DT-MU(Downtown Mixed-Use). The property is located at 350 Brady Place and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow an existing structure to be used as a single-family residence and an office in the future on approximately 0.31 acres in the Downtown. The structure was most recently occupied by Bloomin' Bouquets florist and event design. The property owner would like to convert the structure into her primary residence. A rezoning is requested from O-I (Office-Institutional) to DT-MU (Downtown Mixed-Use). The subject property is located at 350 Brady Place at the southwest corner of Maxwell Road and Brady Place.

The property is developed with a one (1) story, approximately 1,100 square foot structure previously used as a florist. Surrounding properties are zoned C-2 (General Commercial) and C-1 (Neighborhood Commercial) to the north, AG (Agriculture) to the west, and C-2 and R-8A (Dwelling, 'For-Sale', Attached) to the east and south. Sonia's Hair Studio and Nedrick Gavin Jewelers are located to the north, an undeveloped lot is located to the west, Comcast is located to the east, and Briargate is located to the south. The comprehensive land use plan designation

of the property is 'Mixed Use', which supports the proposed zoning and uses.

The subject property is located in the South Main Street Livable Centers Initiative (LCI) with Brady Place designated as a Cottage Commercial district. The vision for this area is to build on the existing market condition by adding compatible infill structures that resemble detached homes and used for commercial and residential uses. Key to the redevelopment of this area is the redesign of Brady Place as a Living Street, which encourages a mix of pedestrian and vehicle traffic.

- Site Plan.
- Traffic.
- Standards for Zoning Changes.
  - Consistent with Future Land Use Designation.
  - Consistent with South Main St. LCI.
  - Cottage Commercial district provides an opportunity to build on the market condition that has taken hold and defined the area.
  - No Tree Removal proposed.
  - The applicant's desire to save and re-use the existing structure is consistent with the vision for the area.
- Citizen Participation Plan

Staff's recommendation was to approve Z-24-15 MCMANUS/350 BRADY PLACE, subject to the following conditions:

1. Approximately 0.31 acres shall be zoned DT-MU. Uses shall be limited to one (1) 'Dwelling, 'For-Sale, Detached, Residential' unit or Office. Site shall be developed substantially similar to the submitted site plan, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Exterior changes to the structure shall require final approval by DRB.
3. Existing parking lot and curb cut/driveway on Maxwell Road shall be removed, except to provide a driveway from Brady Place and parking for the residence. If the structure is converted to an office, at least 3 and no more than 4 parking spaces shall be provided on the property, including the required parking lot landscape screening from public streets.
4. Landscape strips shall be provided along Brady Place and Maxwell Road with existing healthy trees saved where possible, as approved by Staff.
5. Residential accessory structures shall be located to the side or rear of the primary structure and screened from the public street behind a fence, except that a detached garage may be placed in the front yard to either side of the existing structure with a garage door facing away from the street.
   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.

There was discussion by the Commission:

- Reread Condition # 5 with addition proposed by Staff.
- Tree Impacts.
- Curb cut.

The applicant, Kristina McManus, gave a brief presentation.

- History of area.
- South Main LCI.
- Desire for reinvestment in the area.

There was no public comment.

- Commissioner Perkins offered a motion to approve with the additions as noted by Staff also with the exception to #5 would read as written, however; after behind the fence comment "except that a detached garage may be placed in the front yard of the existing structure with a garage door facing away from the street."
  - Commissioner Reynolds seconded the motion.
  - The motion carried (5-0)

f. Z-24-16/V-24-25 Hampton Hall/Southvine Homes

Michael Woodman, Planning & Development Manager, presented consideration of a rezoning and variance to allow 9 'Dwelling, 'For-Sale', Detached' lots on 5.05 acres in the Hampton Hall subdivision. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.5(D) R-15 District Regulations to reduce lot widths and reduce building setbacks.
The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

The undeveloped, wooded property is zoned AG. Surrounding properties are zoned CUP (Community Unit Plan) to the north, east and west and R-12 (Dwelling, 'For-Sale', Residential) to the south. Hampton Hall is located to the north, east and west; Oak Mills is located to the east and Waters Landing is located to the south. The comprehensive land use plan designation of the property is 'Low Density Residential' which supports the proposed rezoning to R-15.

Table showing development regulations of surrounding subdivisions.
Applicant's Variance Requests.

- Site Plan.
- Renderings.
- Standards for Zoning Changes.
  - The R-15 zoning district has development regulations that are consistent with the

use and development of adjacent and nearby properties.

- Tree saves are reflected on the applicant's site plan.
- The proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 12,000 – 16,000 square foot lots.
- The applicant's zoning proposal reflects a reasonable balance. The zoning proposal is consistent with the comprehensive land use plan designation of the property, as well as the development regulations of the surrounding subdivisions.
- The comprehensive land use plan designation of the property is 'Low Density Residential', which supports the applicant's request to rezone to R-15.

- Variance Review Criteria.
  - The subject property has extraordinary and exceptional conditions due to its topography. The requested minimum lot width and building setbacks are consistent with the development regulations approved in Hampton Hall and at surrounding subdivisions, which were approved and/or developed in unincorporated Fulton County.
  - Application of the ordinance would create an unnecessary hardship. The requested minimum lot width and building setbacks are consistent with the development regulations approved in Hampton Hall and at surrounding subdivisions, which were approved and/or developed in unincorporated Fulton County.
  - The property has peculiar conditions that adversely affect its reasonable use as currently zoned. Hampton Hall and surrounding subdivisions were approved and/or developed in unincorporated Fulton County, which allowed development regulations (min. lot size and setbacks) similar to the applicant's proposal. The applicant proposes to increase the rear setback from 25' to 40' and provide a 40' landscape buffer along the west, south and east property lines to buffer impacts to surrounding properties.

Staff's recommendation to approve Z-24-16/V-24-25 Hampton Hall Southvine Homes, subject to the following conditions accepting changes from the Applicant:

1. The site, consisting of approximately 5.05 acres, shall be rezoned to R-15 and developed substantially similar to site plan prepared by Foresite Group, revised 9/20/24, 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. Homes shall be similar in size, massing, and style to Hampton Hall homes and limited to 2 stories above grade with elevations approved by Staff. Homes shall be no less than 3,000 square feet (heated space) nor more than 5,000 square feet (heated space).
3. Minimum lot width and building setbacks shall be as depicted on the site plan prepared by Foresite Group, revised 9/20/24. Side setback shall be 5' with a minimum 20' separation between foundations.

4. Minimum 40′ landscape buffers shall be provided along the east, west, and south boundaries of the site. As depicted on Exhibit A, the green area shall include a 30′ undisturbed buffer (exterior) and 10′ replanted buffer (interior) and the orange area shall be a 40′ replanted buffer, with the exception of 20′ storm and sanitary sewer easements depicted on the rezoning plan. Additionally, encroachment of up to 10′ into the south buffer for the footing of the detention pond wall is allowed but must be replanted above the footing. Landscape buffers shall be replanted prior to the 1st Certificate of Occupancy. Landscape buffer shall be depicted on the final subdivision plat and developer shall disclose to home purchasers that no structures are permitted within the undisturbed buffer such as pools and fences.
5. Minimum 10′ landscape strip shall be required along High Hampton Chase and existing vegetation supplemented with evergreen screening material, as approved by Staff.
6. New street shall be public and comply with the City's standard details for a 50′ local street and cul-de-sac.
7. In lieu of the 10′ landscape strip along the new street, developer shall provide a residential front yard planting for each home that includes at least 2 trees with a minimum of 1 overstory canopy tree and 1 large ornamental tree spaced appropriately and coordinating between lots, as approved by Staff.
8. Trees shall be saved as depicted on the site plan prepared by Foresite Group, revised 9/20/24.
9. A non-access easement shall be recorded on the final plat along High Hampton Chase and behind Lots 3 & 4 adjacent to Carverton Lane.
10. Developer shall not open-cut public streets to extend an off-site sanitary sewer connection.
11. Developer shall install lighting to match style and spacing of existing Hampton Hall neighborhood.
12. Unfinished wood decks, fences or porches shall not be visible from High Hampton Chase or the new street.
13. For the benefit of emergency services, this development shall not be given a separate name, but shall be developed and platted as an additional Hampton Hall phase (Phase VIII). Because the site will become part of Hampton Hall, additional signage, or separation of the property, including entrance walls or gates, shall require Staff approval.
14. Pursuant to a private agreement between Applicant and the Hampton Hall HOA, it is agreed that once the grading and tree removal is complete (collectively, "Grading Activities"), contractor vehicles and equipment shall not park on the streets within the Hampton Hall Community or on any Common Property without the prior written approval of the Hampton Hall Board. While Grading Activities are under way, the Association and the Developer shall agree upon limited periods of time and specific locations where the Developer and its contractors may use street parking for their vehicles.
15. A downstream analysis of the pipe system, receiving stream and detention pond in Waters Landing subdivision shall be performed to ensure no negative impact on the drainage system in accordance with City Stormwater Ordinance. Offsite storm sewer to be designed and constructed to meet City of Alpharetta ordinances.

16. Any installation of off-site pipes shall require approval and easements from private property owners prior to issuance of LDP.
17. A 20' drainage easement shall be required on all storm pipes outside of the right-of-way.
18. To the maximum extent practicable, as determined by staff, all impervious improvements shall drain to the stormwater management facilities for quality and quantity treatment. This shall require the use of berms, swales, pipes, or alternative means approved by staff to direct the water to facilities. If not practicable, the design engineer must provide specific design information showing post development condition causes no increased runoff rates or volume to offsite perimeter properties.
19. Stormwater structures or walls visible from adjacent properties shall be faced with decorative stone or brick and shall be maintained by the established HOA, as approved by Staff.
20. Per private agreement, the developer shall complete the annexation process with the Hampton Hall HOA.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

There was discussion from The Commission:

- Staff is supportive of Applicant Markups.
- Average setback from High Hampton Chase.
- New Detention Pond.
- Staff explanation of Condition #10.
- Stormwater.
- Front facing 2 car garages.
- Condition # 21pertains to the Covenants for this particular development.

Applicant gave a presentation:

- Surrounding Zoning.
- Expansive Buffer.
- Created a new phase.
- Worked with HOA.
- Does not want to be tied to submitted renderings, will work with Hampton Hall HOA to have homes be consistent with the size, massing, height, style, and materials of the existing homes in Hampton Hall.
- No decorative pedestrian lighting. Developer shall install lighting to match style and spacing of existing Hampton Hall neighborhood.
- Stormwater.
- Garages are actually 3 car garages.

Public Comment:

1. Alkarim Thawer, 170 Starboard Way.
2. Drew Vorhies, 165 Starboard Way.

Concerns:
1. Drainage, erosion, water issues effecting their properties directly.

Applicant gave a brief rebuttal:
- Construction of Retention Pond.
- Diversion of water to creek.

There was discussion from the Commission:
- Hydrology Study at LDP.
- City Stormwater Code.

Staff clarified that per the code, the developer cannot increase the rate of flow of water off this property.

❖ Commissioner Stratton offered a motion to approve with as per the conditions read by Mr. Woodman with Applicant markups overlayed on top of those conditions.
- Commissioner Aiken seconded the motion.
- The motion carried (5-0)

g. PH-24-24 Unified Development Code Text Amendments – 'Recreation Facilities, Indoor', Historic Preservation Incentive Flag Lots, and Procedures

Kathi Cook, Director of Community Development, presented consideration of text amendments to Subsection 2.2.14(C) C-1 Neighborhood Commercial, Conditional Uses and Table 2.2 List of Permissible and Conditional Uses of Article II of the Unified Development Code (UDC) to add 'Recreation Facilities, Indoor' as a conditional use in the C-1 zoning district. Consideration of text amendments to Subsection 2.3.1(E) General Exemptions, Flag Lots and Subsection
2.9.5 Incentives Available to Historic Properties Following Designation of Article II of the UDC to add regulations allowing flag lots as an incentive for saving a historic structure.
Consideration of text amendments to Article IV Procedures of the UDC to amend various fees associated with the public hearing process and general clean up.

After discussion from the Commission:
- Possible locations for Flag Lots.
- Advertising Fees.

❖ Commissioner Perkins offered a motion to approve as noted by Staff.
- Commissioner Reynolds seconded the motion.
- The motion carried (5-0)

H. ADJOURNMENT

Chair Zurinskas adjourned the meeting at 8:12 p.m.

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-25-01/CU-25-01 THE SHIPPING POST/312 NORTH MAIN STREET

PLANNING COMMISSION: JANUARY 9, 2025

CITY COUNCIL: JANUARY 27, 2025

II. RECOMMENDATION:

Approve Z-25-01/CU-25-01 The Shipping Post/312 North Main Street, subject to the following conditions:

1. Approximately 0.59 acres shall be rezoned to DT-LW and developed substantially similar to survey prepared by Engineering 303, dated 5/17/23, except for modifications required to comply with the conditions below.
2. Exterior changes to the existing structure shall be in compliance with the Downtown Code building design regulations, subject to final approval by DRB.
3. 'Print Shop' shall be added as a conditional use at 312 North Main Street and limited to no more than 1,275 square feet.
4. Conditional use approval shall be limited to The Shipping Post; no additional 'Print Shop' use or subleasing shall be permitted within the approved space.
5. Hours of operation shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 10:00 AM – 5:00 PM, and Sunday 12:00 PM – 4:00 PM.
6. A 50' planted buffer shall be provided at the rear of the property replanted to City buffer standards, as approved by Staff.
7. North Main Street streetscape shall include decorative pedestrian lighting, as approved by Staff.
8. Minimum 10' landscape strip shall be provided along North Main Street. Landscape strip shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
9. Minimum 5' landscape strips along the north and south property lines shall be planted with a mix of evergreen and hardwood trees and shrubs, as approved by DRB.
10. Project entrance shall include decorative landscape, as approved by DRB.
11. The front yard shall be developed with a park-like setting with decorative landscape. Landscape material shall include plant selections promoting the historic Downtown.
12. Developer shall plant Creeping Phlox (pink or white) at the top of the GDOT wall along the property frontage, with final approval by DRB.
13. Developer shall save tree #121 (28" Water Oak) and #120A (25" China fir), with final approval by Staff.
14. If a dumpster is utilized, dumpster shall be contained within a masonry enclosure with opaque decorative metal gate, with final approval by DRB.
15. Existing parking lot shall be re-striped, as approved by Staff.
16. If signage is placed on the rear of the building, signage shall not be illuminated.
17. Site lighting in the rear parking lot shall be on a timer with lights turned off at 8:00 PM Monday – Sunday.

III. REPORT IN BRIEF:

The applicant, Siva Doraisamy, is requesting a rezoning and conditional use to allow for the re-use of an existing one (1) story, 1,275 square foot structure for a 'Print Shop' on 0.59 acres in the Downtown. A rezoning is

requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work), and a conditional use is requested to allow a 'Print Shop' for The Shipping Post. The subject property is located at 312 North Main Street on the west side of North Main Street and north of Mayfield Road.

DISCUSSION

The submitted request, if approved, would allow for the re-use of an existing one (1) story, 1,275 square foot structure for a 'Print Shop' on 0.59 acres in the Downtown. The applicant proposes a rezoning of the property from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow a 'Print Shop' for The Shipping Post. The subject property is located at 312 North Main Street on the west side of North Main Street and north of Mayfield Road.

The 0.59-acre property was developed in 1940 with a one (1) story, 1,275 square foot building originally used as a single-family home. Surrounding properties are zoned O-I to the north, east and south and R-15 (Dwelling, 'For-Sale', Residential) to the west. O'Neal Smiles (dental office) is located to the north, a former chiropractic center is located to the east, Pavlova by Marian Bakery has been approved to the south and an unplatted single-family residential lot to the west. The comprehensive land use designation of the property is 'Mixed Use Live Work', which allows the proposed zoning and uses.

The Shipping Post is a print and shipping store similar to FedEx Office Print & Ship Center or The UPS Store. According to the application, the business offers a variety of services, including packing and shipping, printing and copying, passport photos, notary services, mailbox rentals, and computer rentals. The applicant proposes to re-use an existing 1,275 square foot vacant structure. The business anticipates approximately four (4) employees and will have hours of operation from Monday – Friday 9:00 AM – 7:00 PM, Saturday 10:00 AM – 5:00 PM, and Sunday 12:00 PM – 4:00 PM. The applicant states that the only immediate exterior change to the site will be parking space striping, with plans to upgrade windows, replace the roof and expand the driveway access to allow for two-way traffic.

SITE PLAN

The submitted site plan depicts re-use of an existing one (1) story, 1,275 square foot building. The site plan does not depict any changes to the building or site. Access to the property will continue through an existing curb cut off North Main Street. The building has an existing front setback of approximately 47' from North Main Street. A minimum ten-foot (10') building setback and landscape strip are required along North Main Street and a 50' undisturbed buffer replanted to buffer standards is required at the rear of the property.

The existing 3,000 square feet parking lot is not stripped. The Downtown Code requires one (1) space per 500 square feet, or three (3) parking spaces for the proposed Print Shop. The existing parking lot provides sufficient area to accommodate the parking needs of the proposed use.

The Downtown Code requires a minimum ten percent (10%) amenity space, or 0.06 acres, for the proposed development. It is recommended that the front yard be landscaped to comply with the minimum open space requirement.

The applicant submitted a tree survey and arborist assessment but does not propose any tree removal. Trees in the 50' undisturbed buffer at the rear of the property are required to be saved. Buffer should be replanted

to City buffer standards. The applicant does not propose any changes to the impervious area of the site and therefore would not trigger any stormwater requirements.

TRAFFIC

Staff estimates that the 1,275 square foot 'Print Shop' would generate approximately sixteen (16) AM Peak Hour trips and 21 PM Peak Hour trips.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposed zoning is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning and use are consistent with the development pattern along North Main Street corridor and a 50' planted buffer will be provided adjacent to the residential property to the west.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposal would not adversely affect the natural environment. The applicant does not propose any tree removal.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is currently zoned O-I, which has development regulations, such as a 65' front building setback, that are inconsistent with the Downtown vision to become a mixed-use, walkable environment. The proposed 'Print Shop' will add to the variety of retail service offerings in the City and Downtown.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would not cause an excessive burden on public facilities and services. The proposed building is relatively small and would not have significant impacts on public facilities and services.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. The proposed zoning and use are consistent with the development pattern along North Main Street corridor and a 50' planted buffer will be provided adjacent to the residential property to the west.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is currently zoned O-I, which has development regulations, such as a 65' front building setback, that are inconsistent with the Downtown vision to become a mixed-use, walkable environment. The proposed 'Print Shop' will add to the variety of retail service offerings in the City and Downtown.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The future land use designation of the property is 'Mixed Use Live Work', which supports the proposed zoning and use.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property will be developed in compliance with site access development standards with access from a driveway off North Main Street.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The proposal on the subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown. In addition, a 50' planted buffer will be provided adjacent to the residential property to the west.

6. Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown. In addition, a 50' planted buffer will be provided adjacent to the residential property to the west.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: There are print and shipping stores operating in the City, including The UPS Store, FedEx Office Print & Ship Center, and Staples. The UPS Store located at 11770 Haynes Bridge Road is approximately one (1) mile south of the applicant's proposed location and is the nearest similar business.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a rezoning and conditional use. The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'. In addition, the proposed conditional use would be compatible with surrounding uses and other locations for these businesses, which are similarly situated along commercial

corridors. The proposed 'Print Shop' will add to the variety of retail service offerings in the City and in the Downtown.

CITIZEN PARTICIPATION PLAN

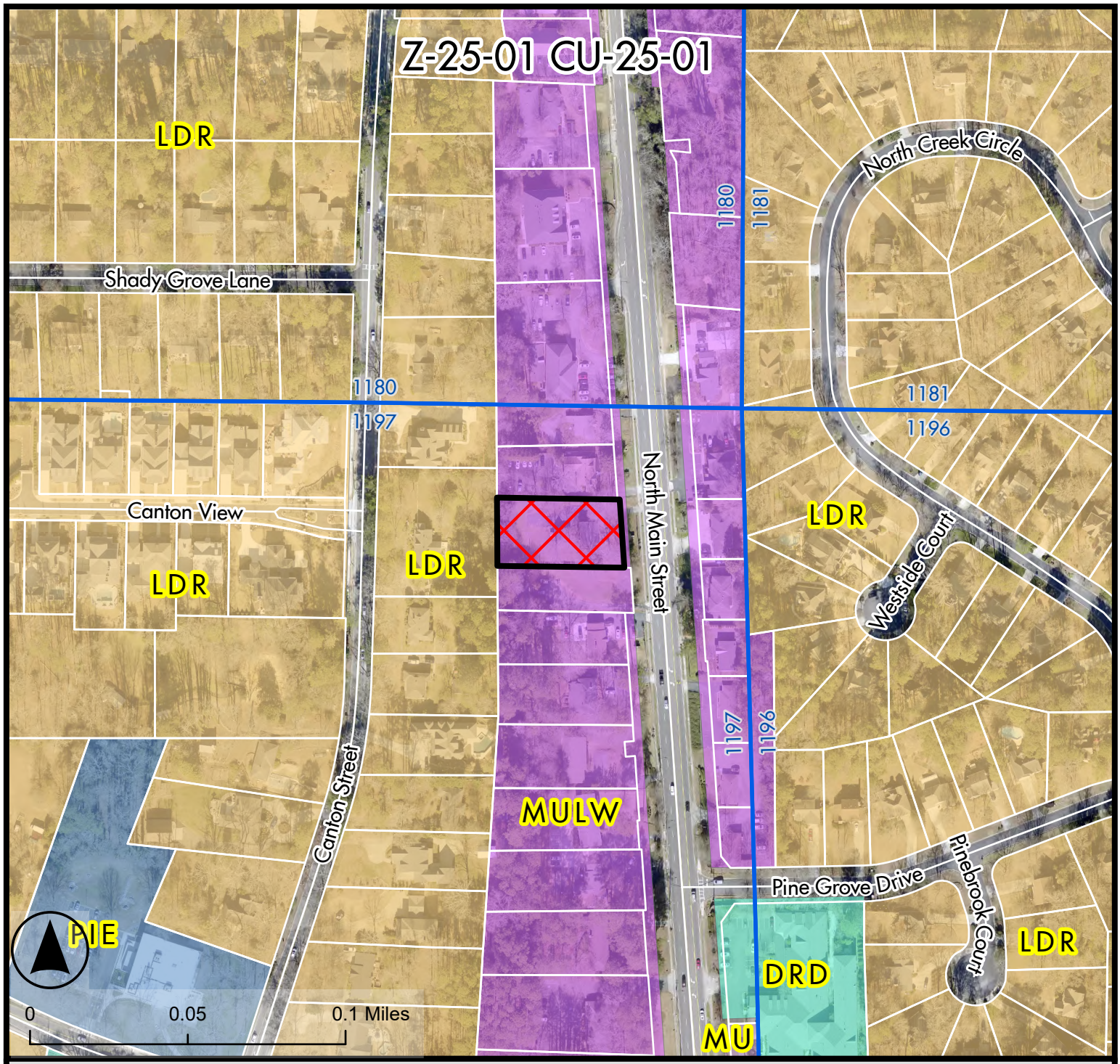
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 11, 2024. There was one (1) public comment in support of the request.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

- Alpharetta City Limits
- Z-25-01 CU-25-01
- Land Lots
- Tax Parcels

Future Land Use 2040

- Downtown Residential Density
- Low Density Residential
- Mixed Use
- Mixed Use Live Work
- Public, Institutional, Education

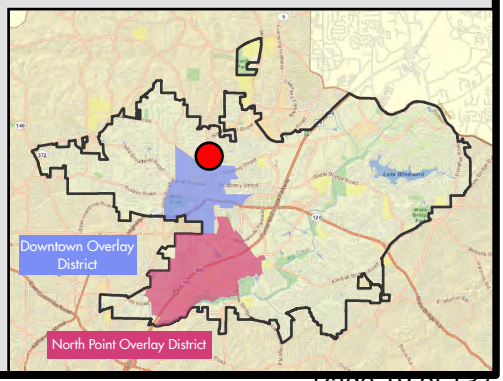
Future Land Use Map

The Shipping Post

312 N Main Street

Z-25-01 CU-25-01
D/LL: 2/2/1197

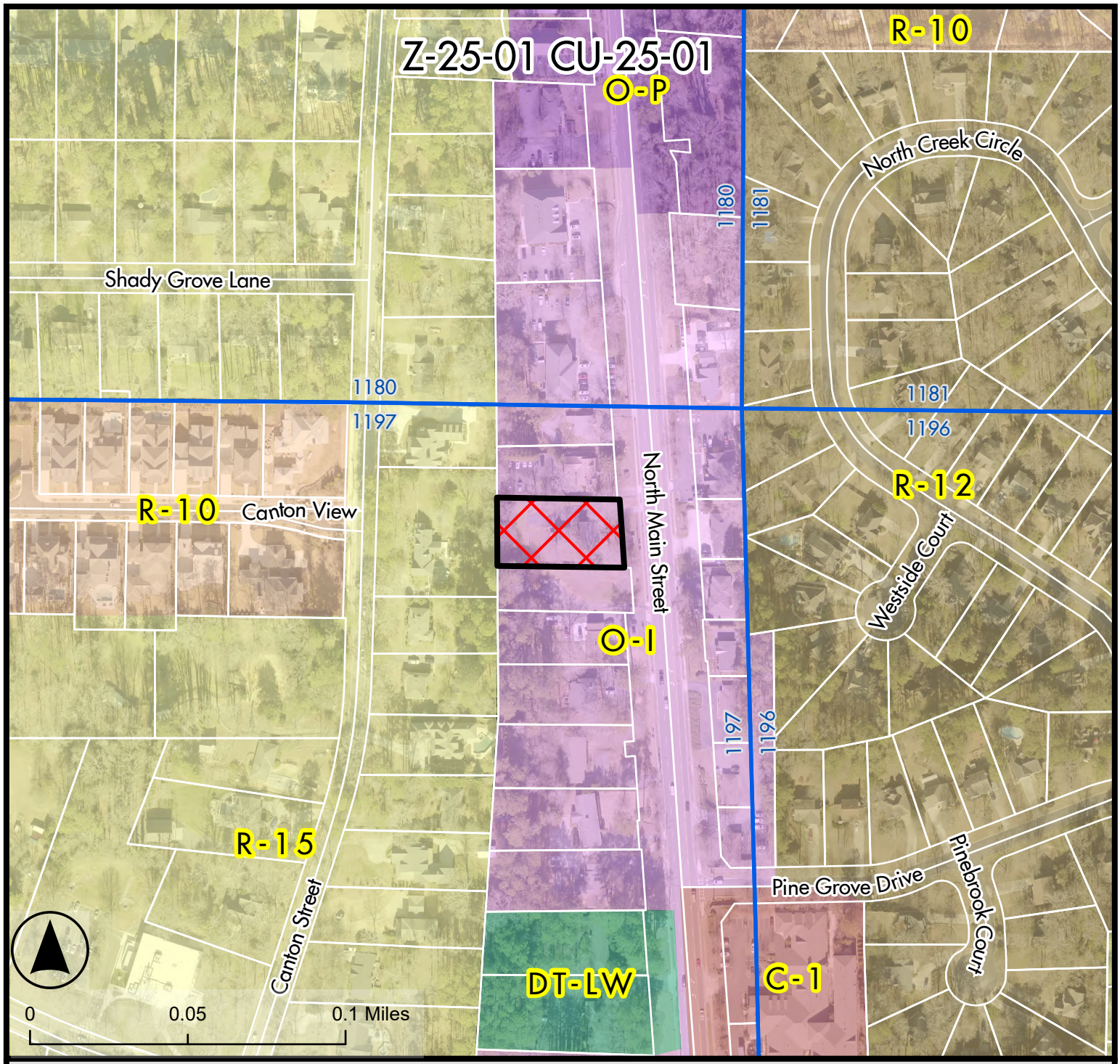
PC: 1/9/2025
CC: 1/27/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- Z-25-01 CU-25-01
- Land Lots
- Tax Parcels

Zoning District

- C-1 Neighborhood Commercial
- DT-LW Downtown Live Work
- O-I Office Institutional
- O-P Office Professional
- R-10 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential

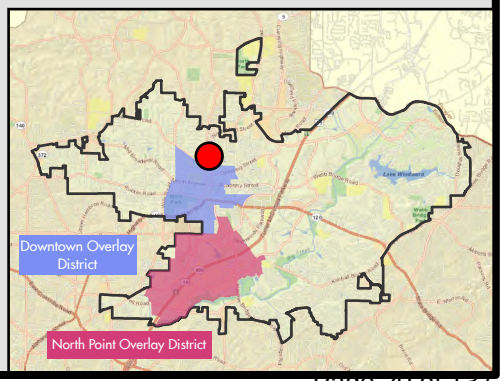
Zoning Map

The Shipping Post

312 N Main Street

Z-25-01 CU-25-01
D/LL: 2/2/1197

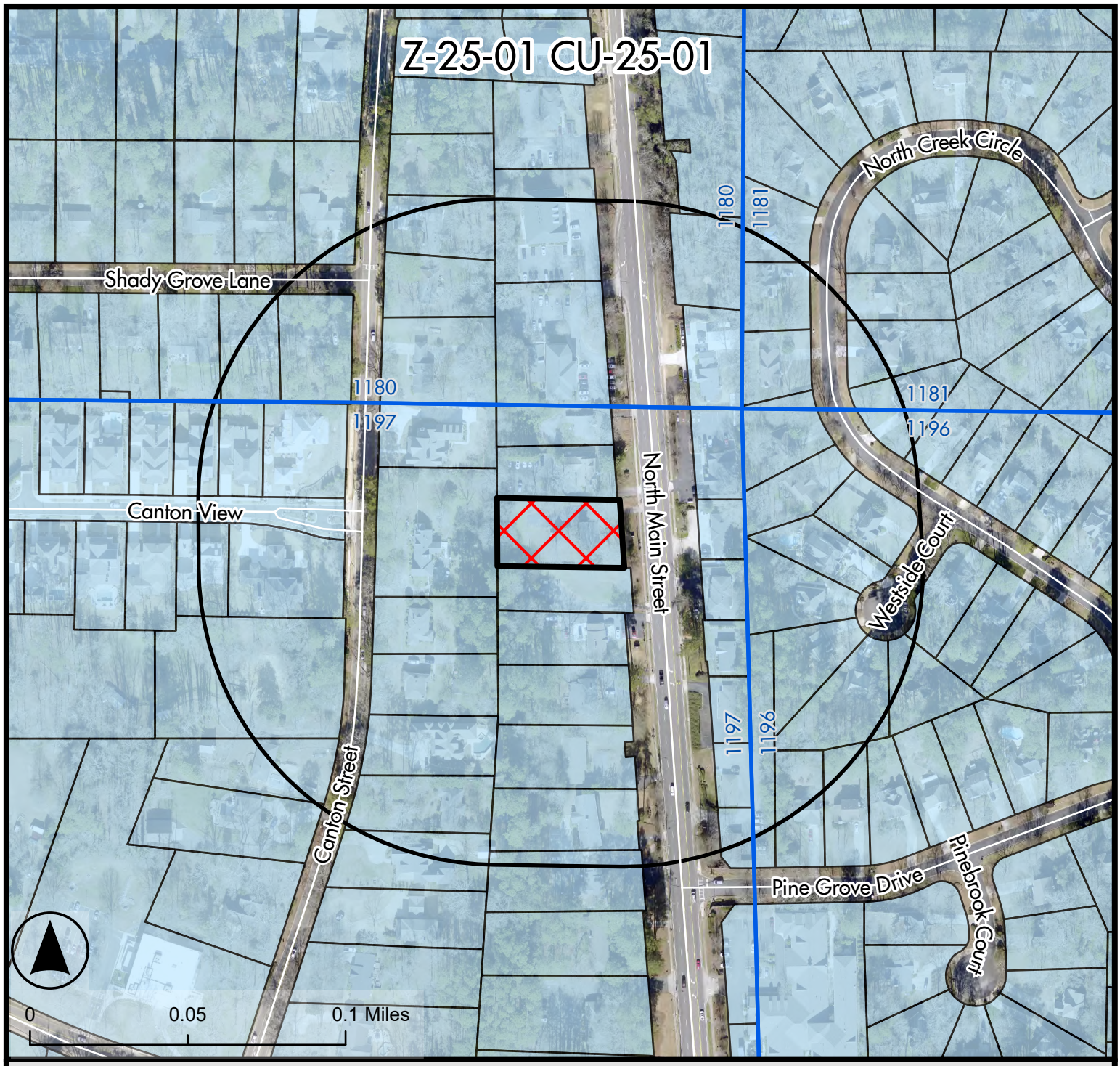
PC: 1/9/2025
CC: 1/27/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- Z-25-01 CU-25-01
- 500 ft Buffer
- Land Lots
- Tax Parcels

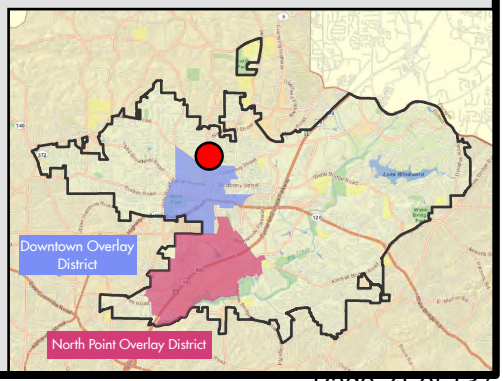
Location and Buffer Map

The Shipping Post

312 N Main Street

Z-25-01 CU-25-01
D/LL: 2/2/1197

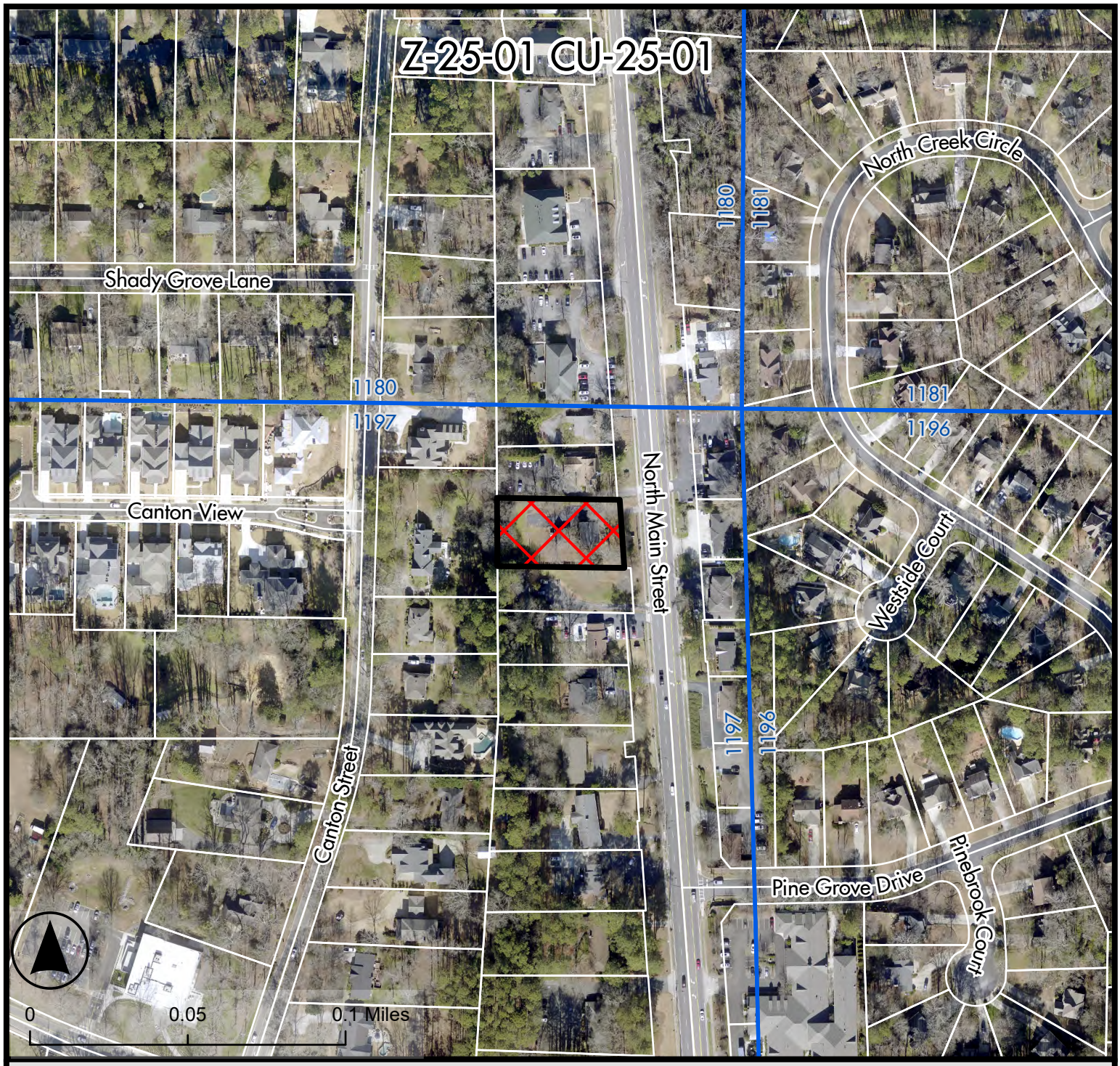
PC: 1/9/2025
CC: 1/27/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- Z-25-01 CU-25-01
- Land Lots
- Tax Parcels

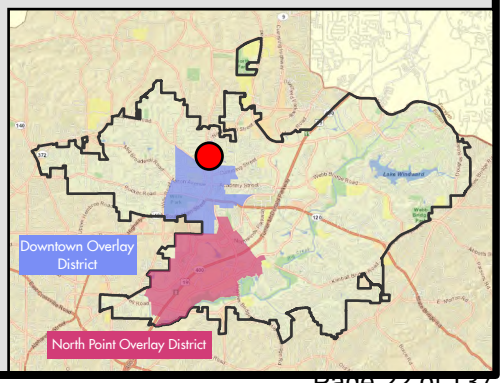
Aerial Map

The Shipping Post

312 N Main Street

Z-25-01 CU-25-01
D/LL: 2/2/1197

PC: 1/9/2025
CC: 1/27/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) December 11, 2024

Please sign-in and leave your comments and/or concerns.

Z-25-01/CU-25-01 / The Shipping Post/312 North Main Street

NAME	ADDRESS	COMMENTS
GLORIA HERDEE	302 N MAIN ST. ALPHARETTA GA 30009	WE ARE SUPPORING OUR FUTURE Neighbor like complement of our Project

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 312 N Main St - The SHIPPING POST

Contact Name: Siva Doraisamy Telephone: 7704023093

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

I did mail all identified residents as part of this application and have not received any calls or emails from anyone.

I received 1 response during Dec 11th Community Zoning Meeting. (Attached)

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: 12/13/2024

Print Form

11/19/2024

Siva Doraisamy
THE SHIPPING POST
1400 Market Place Blvd, Cumming GA 30004

RE: **Z-25-01/CU-25-01 The Shipping Post/312 North Main Street**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning and conditional use to allow for the re-use of an existing structure for a shipping and printing store on a 0.59-acre property in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow 'Print Shop' for The Shipping Post. The property is located at 312 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, December 11, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, January 9, 2025, and City Council on Monday, January 27, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at SivaCanton@gmail.com / 770-402-3093

Sincerely,

Siva Doraisamy
770-402-3093
SivaCanton@gmail.com

Current Occupant
312 MAIN ST
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
100 SHADY GROVE LANE
ALPHARETTA GA 30009

LEVY MELANIE & BARNETT JEFFERSON SMITH
1004 PINE GROVE DR
ALPHARETTA GA 30009

TALABI SAYED A & ROZATI SHIRIN
1008 PINE GROVE DR
ALPHARETTA GA 30004

KNIGHT NATALIE & DAMON
1012 PINE GROVE DR
ALPHARETTA GA 30004

379 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

ADAMS RICHARD E N & CATHERINE J
105 SHADY GROVE LN
ALPHARETTA GA 30009-3245

LANZO NICHOLAS & TRICIA
110 SHADY GROVE LANE
ALPHARETTA GA 30009

RICHEY JAMES DAVID JR & STEPHANIE ANN
120 SHADY GROVE LANE
ALPHARETTA GA 30009

TUSHMAN HOLDINGS INC
15215 SANDPOINT TRCE
ALPHARETTA GA 30004

TWELVE ON CANTON COMMUNITY ASSOCIATION INC
1585 OLD NORCROSS RD BLDG 101
LAWRENCEVILLE GA 30046

BOWDEN JASON
1840 N CREEK CIR
ALPHARETTA GA 30009

RICHARDSON DEAN & HUMANN SHANNA L
1851 NORTH CREEK CIR
ALPHARETTA GA 30004

WILLIAMS LEIGHTON H
1856 NORTH CREEK CIR
ALPHARETTA GA 30004

CULLIGAN CATHY A
1861 NORTH CREEK CIR
ALPHARETTA GA 30004

HOTUNG ANDREW
1862 NORTH CREEK CIR
ALPHARETTA GA 30004

TAYLOR DAVID J & KIRSTEN G
1867 N CREEK CIR
ALPHARETTA GA 30004-2353

HANRAHAN SHAUN & CHRISTINE
1868 NORTH CREEK CIR
ALPHARETTA GA 30004

COUCH TIMOTHY D
1873 N CREEK CIR
ALPHARETTA GA 30009

BATES JOSHUA AP
1874 N CREEK CIR
ALPHARETTA GA 30009

UTZ Q WAYNE & CYNTHIA C
1880 NORTH CREEK CIR
ALPHARETTA GA 30004-1352

RITTER CHARLES A & RITTER JODIE D
2105 CANTON VW
ALPHARETTA GA 30004

NIXON D LANA M
2110 CANTON VW
ALPHARETTA GA 30009

SIMMONS JAMES C & HURT SIMMONS BARBARA
2115 CANTON VW
ALPHARETTA GA 30009

RADDEN NATASHA R
2120 CANTON VW
ALPHARETTA GA 30009

PALMER CHARLES J JR
2125 CANTON VW
ALPHARETTA GA 30009

RODNEY & SHERRY BARRON LIVING TRUST THE
2445 FLAT STONE DR
CUMMING GA 30041

CMP PROPERTIES LLC
254 N MAIN ST
ALPHARETTA GA 30009

BURGESS JOHN R SR & BURGESS VIRGINIA P
255 CANTON ST
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

RAMIREZ CRISPINA N
261 N MAIN ST
ALPHARETTA GA 30004-1655

RAMIREZ CRISPINA N
261 N MAIN ST
ALPHARETTA GA 30004-1655

CROUCHER STEWART T & REBECCA K
263 CANTON ST
ALPHARETTA GA 30009

APITI PAINTING SERVICE INC
2682 HERRINGTON WOODS CT
LAWRENCEVILLE GA 30044

RAMIREZ CRISPINA N
271 N MAIN ST
ALPHARETTA GA 30004-1655

SMITH WILLIAM H & NANCY R
272 CANTON ST
ALPHARETTA GA 30009

CHALOUX MICHAEL & RHONDA
273 CANTON ST
ALPHARETTA GA 30009

LIBERTY SHAWNA A & TUMINELLO DEBORAH L
3001 WESTSIDE CT
ALPHARETTA GA 30004

RICHARDSON KATHRYN S
3010 WESTSIDE CT
ALPHARETTA GA 30009

SOLARES AMILCAR
3011 WESTSIDE CT
ALPHARETTA GA 30004

ORDWAY CHRISTOPHER H & ORDWAY MARY LYNN
3020 WESTSIDE CT
ALPHARETTA GA 30009-2372

CLEVER MICHAEL T & STACY L
3030 CREEK TREE LN
CUMMING GA 30041

STEPHENS HAROLD A
319 CANTON ST
ALPHARETTA GA 30009

ONEAL GROUP LLC THE
322 N MAIN ST
ALPHARETTA GA 30009

333 NORTH MAIN LLC
333 N MAIN ST
ALPHARETTA GA 30009

STANZIALE RUSSELL AUGUST & ANDREAU LEA
351 CANTON ST
ALPHARETTA GA 30009

HUGHES CULLENS HARRIET
3944 VINYARD WAY
MARIETTA GA 30062

NORTH MAIN 294 LLC
41 GREEN ST
GAINESVILLE GA 30501

JCP3 PROPERTIES LLC
4945 NORTHRIDGE DR
CUMMING GA 30040

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LANE
CUMMING GA 30040

MELTON DAVID A
3021 WESTSIDE CT
ALPHARETTA GA 30009

DUTTA ADITYA
3031 WESTSIDE CT
ALPHARETTA GA 30009

APPEN RAY & CHRISTINA
319 NORTH MAIN ST
ALPHARETTA GA 30004-1321

LOGAN MICHAEL JASON & LOGAN CHRISTINE L
329 CANTON ST
ALPHARETTA GA 30009

DEBORA ANN MOORE REVOCABLE LIVING TRUST THE
339 CANTON ST
ALPHARETTA GA 30009

THREE HUNDRED SIXTY SIX NORTH MAIN LLC
366 NORTH MAIN ST
ALPHARETTA GA 30004

THAI CHANG INVESTMENT LLC
3980 PEACHTREE INDUSTRIAL BLVD # 100
DULUTH GA 30096

RANGANATHAN BALAMOUROUGAN ET AL
430 CONCORD ST
ALPHARETTA GA 30009

RED ELEPHANT INVESTMENT GROUP LLC
5665 ATLANTA HWY STE 102-309
ALPHARETTA GA 30004

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LN
CUMMING GA 30040

ZARZANA SEAN
709 FOUNDERS CT E
ALPHARETTA GA 30004

ANDMOR INVESTMENTS LLC
720 CREEK RD
ALPHARETTA GA 30004

MILUSO INVESTMENT LLC
7870 GEORGETOWN CIR
SUWANEE GA 30024

TRIDAK LLC
985 HAMPRESTON CT
CUMMING GA 30041

AVANTI GROUP LLC
P O BOX 2591
ALPHARETTA GA 30023

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Sivaganesh Doraisamy Telephone: 770.402.3093

Address: 2143 McFarlin Ln Suite:

City Milton State: GA Zip: 30004 Fax:

Mobile Tel: 770.402.3093 Email: sivacanton@gmail.com

Subject Property Information:

Address: 312 N Main St Current Zoning: OI

District: 2 Section: 2 Land Lot: 1197 Parcel ID: 224881411970763

Proposed Zoning: DT-LW Current Use: Vacant

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☒ Rezoning
- ☐ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____
- ☐ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

The proposed use of the property is a print and ship shop, known as The Shipping Post. This business will offer a variety of services, including packing and shipping through major carriers (UPS, FedEx, USPS), printing and copying, passport photos, notary public services, mailbox rentals, and computer rentals. The Shipping Post will operate Monday through Friday from 9 AM to 7 PM and Saturdays from 10 AM to 5 PM, with Sundays from 12 PM to 4 PM. The business will employ four staff members, ensuring efficient and reliable service. All operations and storage will be conducted indoors, in alignment with DT-LW zoning standards, and the only immediate necessary exterior change will be parking space striping. The applicant also desires to improve the following: (1) the size and material of the exterior windows, with larger commercial grade window, (2) replace the roof with commercial grade materials and finishes that comply with zoning and design codes, and (3) expanding the access driveway to allow for both ingress and egress simultaneously.

Applicant's Request (Please itemize the proposal):

Our request to the City of Alpharetta is for a rezoning of the property from OI (Office-Institutional) to DT-LW (Downtown Live Work), along with a conditional use permit for a “Print Shop” designation.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

The applicant, a business owner under contract to purchase the property contingent upon zoning approval, intends to establish The Shipping Post to serve the community's needs for shipping, printing, and related services. The proposal would enhance the property’s value and utility by adapting it for a viable business use within the DT-LW zoning, creating a resource for local businesses and residents. Additionally, this low-impact business will contribute to the neighborhood's commercial diversity and provide a convenient service hub that aligns with the city’s mixed-use vision.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Luis Enrique Castro Cortes Telephone: 762-768-0037

Address: 11524 Bowen Road Suite:

City Roswell State: GA Zip: 30075 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☒ Rezoning
- ☒ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Sivaganesh Doraisamy Telephone: 770.402.3093

Address: Suite:

City Milton State: GA Zip: 30004 -

So Sworn and Attested:

Owner Signature: Date: 11/01/2024

Notary:

Notary Signature: Date: 11.01.2024

ADAM MCLAUGHLIN NOTARY EXPIRES GEORGIA July 13, 2026 PUBLIC FULTON COUNTY

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Sivaganesh Doraisamy

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: _____

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

his proposal is compatible with surrounding properties, as it aligns with the existing mix of low-impact commercial and office uses, such as the neighboring dentist office and contracting business. By rezoning to DT-LW with a conditional use for a Print Shop, the property will support a business type that complements the area's professional environment while remaining non-disruptive to the residential property to the west. The proposal upholds the city's mixed-use vision and ensures minimal external changes, preserving the character of the neighborhood.

How will this proposal affect the use and value of the surrounding properties?

This proposal will likely have a positive effect on the use and value of surrounding properties by introducing a community-centered business without causing disruption. By adding a valuable service amenity, The Shipping Post may increase foot traffic and appeal for neighboring businesses, supporting the local commercial ecosystem while remaining compatible with residential uses nearby. In addition, having an operating business will support maintenance and upkeep that the property has not experienced in many years, increasing aesthetic appeal, which helps surrounding property value.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The current OI zoning restricts the applicant from operating their pack and ship business. Additionally, redeveloping the property under the current zoning (office, medical office, bank) would be cost prohibitive, as the office and medical office rents in the area would not be high enough support the cost of re-developing the property or major renovations, making economic viability challenging without rezoning to DT-LW. The Shipping Post's business type requires minimal renovation cost, and rezoning to DT-LW will align better with the city's live-work vision.

What would be the increase to population and traffic if the proposal were approved?

The Shipping Post plans to employ four people, and its customer traffic is expected to be consistent with other small businesses in the area. The business's weekday hours and short-term visitor nature will keep traffic minimal and manageable, without significantly impacting the overall traffic flow or population density.

What would be the impact to schools and utilities if the proposal were approved?

As a commercial business with no residential component, the proposal will have no impact on local schools. Utility usage will be in line with similar small commercial operations, with minimal impact on overall demand for local utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The DT-LW rezoning request aligns with the Future Land Use Map's vision for Downtown Live Work. Nearby 246 N Main's recent rezoning supports this transition to a mixed-use corridor.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The area's shift toward mixed-use and live-work developments, as seen in the rezoning of neighboring properties like 246 N Main, supports this proposal. The current OI zoning restricts the property's economic viability, and approval for DT-LW with a conditional use would align with both the changing character of the area and the city's long-term planning objectives.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Citizen Participation Form - Part A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: The Shipping Post

Contact Name: Siva Doraisamy Telephone: 770.402.3093

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Please see attached list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

The individuals may respond and contact the applicant via telephone (listed herein) or via email at sivacanton@gmail.com.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent:_____ Date: _____

Print Form

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ABBREVIATION LEGEND:

AE = access easement
CB = catch basin
CL = centerline
CMF = concrete monument found
CMP = corrugated metal pipe
CO = clean out
CT = crimp top pipe
CP = communication pedestal
DE = drainage easement
DI = drop inlet
DIP = ductile iron pipe
DWCB= dbl. wing catch basin
FH = fire hydrant
GI = grate inlet
GW = guy wire
HW = head wall
IPS = iron pin set
JB = junction box
INV = invert
L.L.L. = land lot line
LP = light pole
MH = manhole (sanitary sewer)
OCS = outlet control structure
OT = open top pipe
PI = pedestal inlet
PL = property line
POL = point on line
PP = power pole
RB = reinforcing bar
RCP = reinforced concrete pipe
R/W = right-of-way
SSE = sanitary sewer easement
SWCB= single wing catch basin
TSP = traffic signal pole
TSB = traffic signal box
TP = telephone pole
TSP = traffic signal pole
WM = water meter
WV = water valve
YI = yard inlet

SYMBOL LEGEND:

double wing catch basin
fire hydrant
guy wire
light pole
power pole
sanitary sewer manhole
clean out
transformer
water meter
single wing catch basin
grate inlet
junction box
head wall
stop sign
buffer
bldg setback
fence
overhead electric
underground electric
water line
sanitary line
gas line
computed point

PARCEL INFORMATION:

Parcel Id No.: 22 481411970763

Property is Zoned Office Institutional (O-I), Downtown Overlay District

Building setback lines shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

REFERENCES:

1. Quitclaim Deed to John S. Harvey, M.D. recorded in Deed Book 25988, Page 238.
2. Boundary and Topographic Survey for Linda Lopez dated 10/24/22, prepared by Engineering 303, LLC.
3. Georgia Depatment of Transportation Right of Way Deed recorded in Deed 59017, Page 95.

ENVIRONMENTAL NOTES:

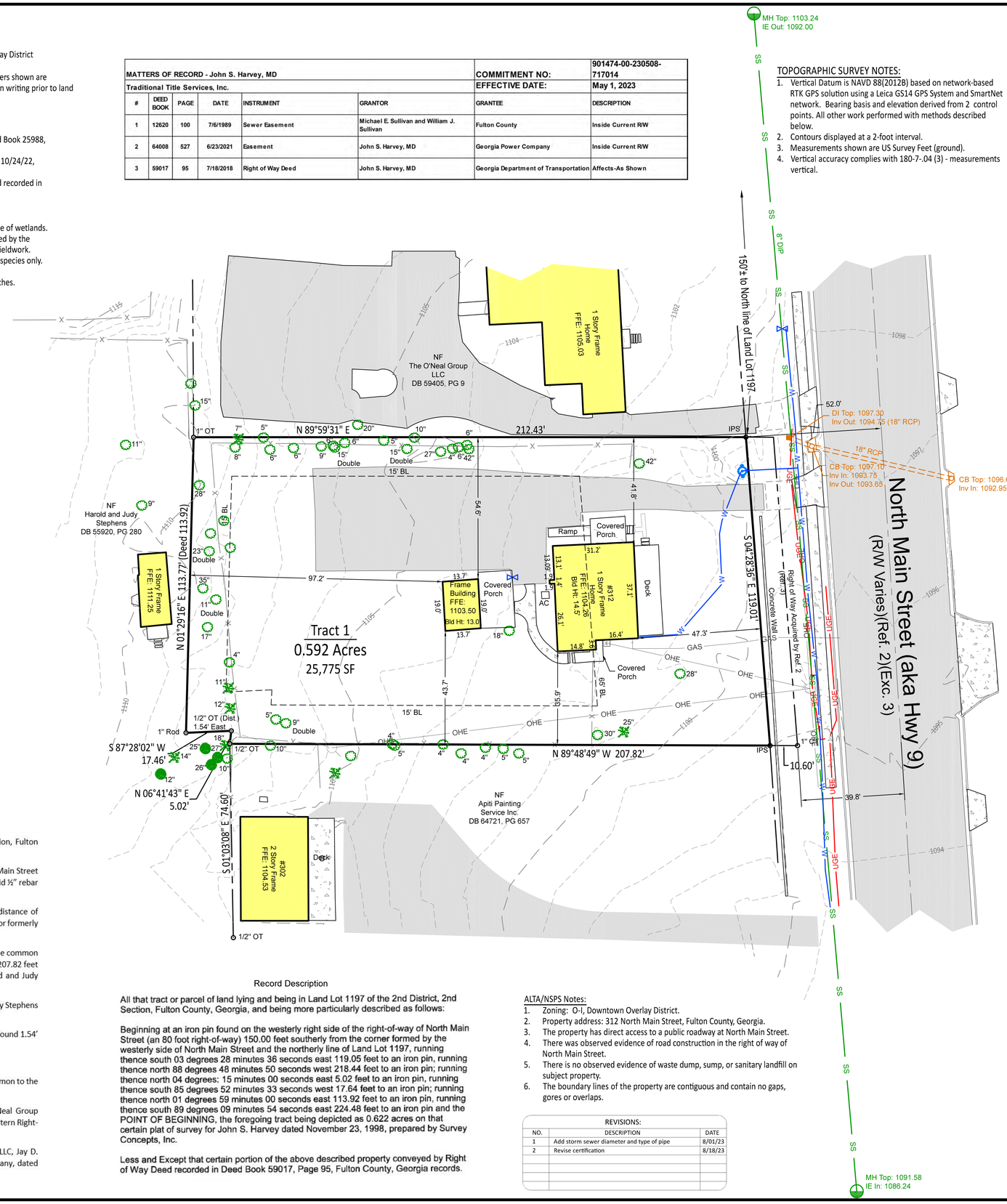
1. No attempt was made by this firm to determine presence of wetlands.
2. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
3. Trees Identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
4. Tree size indicated is DBH (diameter breast height) in inches.

= Pine Tree

= Hardwood

= Understory

MATTERS OF RECORD - John S. Harvey, MD						COMMITMENT NO:	901474-00-230508-717014
Traditional Title Services, Inc.						EFFECTIVE DATE:	May 1, 2023
#	DEED BOOK	PAGE	DATE	INSTRUMENT	GRANTOR	GRANTEE	DESCRIPTION
1	12620	100	7/6/1989	Sewer Easement	Michael E. Sullivan and William J. Sullivan	Fulton County	Inside Current R/W
2	64008	527	6/23/2021	Easement	John S. Harvey, MD	Georgia Power Company	Inside Current R/W
3	59017	95	7/18/2018	Right of Way Deed	John S. Harvey, MD	Georgia Department of Transportation	Affects-As Shown



As Surveyed Description

All that tract or parcel of land lying and being in Land Lot 1197 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a ½" rebar set with blue cap (LSF# 1121) on the Western Right-of-Way of North Main Street aka Georgia Highway 9 (R/W Varies) 150.00' south of the corner common to Land Lot 1197, said ½" rebar being the POINT OF BEGINNING;

Thence continuing along the Western Right-of-Way of North Main Street S 04°28'36" E, a distance of 119.01 feet to a ½" rebar set with blue cap (LSF# 1121) at the corner common to the lands now or formerly held by Apiti Painting Service Inc. (DB 64721, PG 657);

Thence departing the Western Right-of-Way of North Main Street and continuing along the line common to the lands now or formerly held by Apiti Painting Services Inc. N 89°48'49" W, a distance of 207.82 feet to a ½" open top pipe at the corner common to the lands now or formerly held by Harold and Judy Stephens (DB 55920, PG 280);

Thence continuing along the line common to the lands now or formerly held by Harold and Judy Stephens the following courses and distances:

N 06°41'43" E, a distance of 5.02 feet to a point monumented by a ½" open top pipe found 1.54' east;

S 87°28'02" W, a distance of 17.46 feet to a 1" rod;

N 01°29'16" E, a distance of 113.77 feet to a 1" open top pipe found at the corner common to the lands now or formerly held by The O'Neal Group LLC (DB 59405, PG 9);

Thence continuing along the line common to the lands now or formerly held by The O'Neal Group N 89°59'31" E, a distance of 212.43 feet to a ½" rebar set with blue cap (LSF# 1121) on the Western Right-of-Way of North Main Street, said ½" rebar being the POINT OF BEGINNING;

Said tract contains 0.592 acres as shown on an ALTA/NSPS Survey for Miluso Investments LLC, Jay D. Kessler as Trustee of the Bootery Inc. Profit Sharing Trust and Chicago Title Insurance Company, dated 05/17/2023 and prepared by Engineering 303, LLC.

Record Description

All that tract or parcel of land lying and being in Land Lot 1197 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found on the westerly right side of the right-of-way of North Main Street (an 80 foot right-of-way) 150.00 feet southerly from the corner formed by the westerly side of North Main Street and the northerly line of Land Lot 1197, running thence south 03 degrees 28 minutes 36 seconds east 119.05 feet to an iron pin, running thence north 88 degrees 48 minutes 50 seconds west 218.44 feet to an iron pin; running thence north 04 degrees: 15 minutes 00 seconds east 5.02 feet to an iron pin, running thence south 85 degrees 52 minutes 33 seconds west 17.64 feet to an iron pin; running thence north 01 degrees 59 minutes 00 seconds east 113.92 feet to an iron pin, running thence south 89 degrees 09 minutes 54 seconds east 224.48 feet to an iron pin and the POINT OF BEGINNING, the foregoing tract being depicted as 0.622 acres on that certain plat of survey for John S. Harvey dated November 23, 1998, prepared by Survey Concepts, Inc.

Less and Except that certain portion of the above described property conveyed by Right of Way Deed recorded in Deed Book 59017, Page 95, Fulton County, Georgia records.

ALTA/NSPS Notes:

1. Zoning: O-I, Downtown Overlay District.
2. Property address: 312 North Main Street, Fulton County, Georgia.
3. The property has direct access to a public roadway at North Main Street.
4. There was observed evidence of road construction in the right of way of North Main Street.
5. There is no observed evidence of waste dump, sump, or sanitary landfill on subject property.
6. The boundary lines of the property are contiguous and contain no gaps, gores or overlaps.

REVISIONS:

NO.	DESCRIPTION	DATE
1	Add storm sewer diameter and type of pipe	8/01/23
2	Revise certification	8/18/23

TOPOGRAPHIC SURVEY NOTES:

1. Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
2. Contours displayed at a 2-foot interval.
3. Measurements shown are US Survey Feet (ground).
4. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

Grid (GA West)

LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Fulton County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Utility locations show per Level D utility mark out by Groundhawk Job Nmber GH23099.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 1 Record line held as indicated.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Trimble S5 Robotic Total Station.
6. The field data upon which this plat is based has a field closure of one foot in 34,272 feet and an angular error of 1.5 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 03/15/23.
7. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
8. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
9. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
10. This plat has been calculated for closure and is found to be accurate within one foot in 112,238 feet.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No.13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 9/18/13.

SURVEYOR CERTIFICATION:

To:
Miluso Investment, LLC, Jay D. Kessler, as Trustee of the Bootery Inc. Profit Sharing Trust, & Chicago Title Insurance Company .

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 11 (surface visible only) 13, 16, 17 & 18. The field work was completed On March 15, 2023.

GEORGIA REGISTERED No. 3494 LAND SURVEYOR KEVIN F. TIBBETTS
8/18/23

Engineering 303

ALTA/NSPS Land Title Survey for:
Miluso Investment, LLC,
Jay D. Kessler, as Trustee of the Bootery Inc. Profit Sharing Trust,
Bank Five Nine, ISAOA, Georgia Small Business Capital and US Small Business Administration
& Chicago Title Insurance Company
City of Alpharetta
2nd District, 2nd Section
Land Lot 1197
Fulton County, GA

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT
Date: 05/17/23
Sheet
1 of 1
Project Number
22-4971

333 NORTH MAIN LLC
333 N MAIN ST
ALPHARETTA GA 30009

RICHEY JAMES DAVID JR & STEPHANIE ANN
120 SHADY GROVE LANE
ALPHARETTA GA 30009

LOGAN MICHAEL JASON & LOGAN CHRISTINE L
329 CANTON ST
ALPHARETTA GA 30009

TRIDAK LLC
985 HAMPRESTON CT
CUMMING GA 30041

RODNEY & SHERRY BARRON LIVING TRUST THE
2445 FLAT STONE DR
CUMMING GA 30041

ANDMOR INVESTMENTS LLC
720 CREEK RD
ALPHARETTA GA 30004

THREE HUNDRED SIXTY SIX NORTH MAIN LLC
366 NORTH MAIN ST
ALPHARETTA GA 30004

ONEAL GROUP LLC THE
322 N MAIN ST
ALPHARETTA GA 30009

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LN
CUMMING GA 30040

ZARZANA SEAN
709 FOUNDERS CT E
ALPHARETTA GA 30004

HUGHES CULLENS HARRIET
3944 VINYARD WAY
MARIETTA GA 30062

RAMIREZ CRISPINA N
271 N MAIN ST
ALPHARETTA GA 30004-1655

STANZIALE RUSSELL AUGUST & ANDREAU LEA
351 CANTON ST
ALPHARETTA GA 30009

CLEVER MICHAEL T & STACY L
3030 CREEK TREE LN
CUMMING GA 30041

RAMIREZ CRISPINA N
261 N MAIN ST
ALPHARETTA GA 30004-1655

DEBORA ANN MOORE REVOCABLE LIVING TRUST THE
339 CANTON ST
ALPHARETTA GA 30009

CROUCHER STEWART T & REBECCA K
263 CANTON ST
ALPHARETTA GA 30009

APITI PAINTING SERVICE INC
2682 HERRINGTON WOODS CT
LAWRENCEVILLE GA 30044

RED ELEPHANT INVESTMENT GROUP LLC
5665 ATLANTA HWY STE 102-309
ALPHARETTA GA 30004

CHALOUX MICHAEL & RHONDA
273 CANTON ST
ALPHARETTA GA 30009

SMITH WILLIAM H & NANCY R
272 CANTON ST
ALPHARETTA GA 30009

ADAMS RICHARD E N & CATHERINE J
105 SHADY GROVE LN
ALPHARETTA GA 30009-3245

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LANE
CUMMING GA 30040

STEPHENS HAROLD A
319 CANTON ST
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
100 SHADY GROVE LANE
ALPHARETTA GA 30009

APPEN RAY & CHRISTINA
319 NORTH MAIN ST
ALPHARETTA GA 30004-1321

COUCH TIMOTHY D
1873 N CREEK CIR
ALPHARETTA GA 30009

LANZO NICHOLAS & TRICIA
110 SHADY GROVE LANE
ALPHARETTA GA 30009

CMP PROPERTIES LLC
254 N MAIN ST
ALPHARETTA GA 30009

TAYLOR DAVID J & KIRSTEN G
1867 N CREEK CIR
ALPHARETTA GA 30004-2353

CULLIGAN CATHY A
1861 NORTH CREEK CIR
ALPHARETTA GA 30004

MELTON DAVID A
3021 WESTSIDE CT
ALPHARETTA GA 30009

RADDEN NATASHA R
2120 CANTON VW
ALPHARETTA GA 30009

HANRAHAN SHAUN & CHRISTINE
1868 NORTH CREEK CIR
ALPHARETTA GA 30004

RAMIREZ CRISPINA N
261 N MAIN ST
ALPHARETTA GA 30004-1655

SIMMONS JAMES C & HURT SIMMONS BAR
BARA
2115 CANTON VW
ALPHARETTA GA 30009

BATES JOSHUA AP
1874 N CREEK CIR
ALPHARETTA GA 30009

SOLARES AMILCAR
3011 WESTSIDE CT
ALPHARETTA GA 30004

PALMER CHARLES J JR
2125 CANTON VW
ALPHARETTA GA 30009

LEVY MELANIE & BARNETT JEFFERSON S
MITH
1004 PINE GROVE DR
ALPHARETTA GA 30009

LIBERTY SHAWNA A & TUMINELLO DEBOR
AH L
3001 WESTSIDE CT
ALPHARETTA GA 30004

RITTER CHARLES A & RITTER JODIE D
2105 CANTON VW
ALPHARETTA GA 30004

TALABI SAYED A & ROZATI SHIRIN
1008 PINE GROVE DR
ALPHARETTA GA 30004

HOTUNG ANDREW
1862 NORTH CREEK CIR
ALPHARETTA GA 30004

NIXON D LANA M
2110 CANTON VW
ALPHARETTA GA 30009

KNIGHT NATALIE & DAMON
1012 PINE GROVE DR
ALPHARETTA GA 30004

UTZ Q WAYNE & CYNTHIA C
1880 NORTH CREEK CIR
ALPHARETTA GA 30004-1352

TWELVE ON CANTON COMMUNITY ASSOCIA
TION INC
1585 OLD NORCROSS RD BLDG 101
LAWRENCEVILLE GA 30046

BOWDEN JASON
1840 N CREEK CIR
ALPHARETTA GA 30009

RICHARDSON DEAN & HUMANN SHANNA L
1851 NORTH CREEK CIR
ALPHARETTA GA 30004

RANGANATHAN BALAMOUROUGAN ET AL
430 CONCORD ST
ALPHARETTA GA 30009

RICHARDSON KATHRYN S
3010 WESTSIDE CT
ALPHARETTA GA 30009

BURGESS JOHN R SR & BURGESS VIRGIN
IA P
255 CANTON ST
ALPHARETTA GA 30009

TUSHMAN HOLDINGS INC
15215 SANDPOINT TRCE
ALPHARETTA GA 30004

ORDWAY CHRISTOPHER H & ORDWAY MARY
LYNN
3020 WESTSIDE CT
ALPHARETTA GA 30009-2372

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

THAI CHANG INVESTMENT LLC
3980 PEACHTREE INDUSTRIAL BLVD # 1
00
DULUTH GA 30096

DUTTA ADITYA
3031 WESTSIDE CT
ALPHARETTA GA 30009

WILLIAMS LEIGHTON H
1856 NORTH CREEK CIR
ALPHARETTA GA 30004

JCP3 PROPERTIES LLC
4945 NORTHRIDGE DR
CUMMING GA 30040

MILUSO INVESTMENT LLC
7870 GEORGETOWN CIR
SUWANEE GA 30024

AVANTI GROUP LLC
P O BOX 2591
ALPHARETTA GA 30023

379 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

NORTH MAIN 294 LLC
41 GREEN ST
GAINESVILLE GA 30501

Date: 11-21-2022

REF: VTA [visual tree inspection], Aluminum Tag application, species determination, condition, recommendations, SRP & CRZ of
any specimen trees [overstory or understory], prior survey inspection with changes if any. 72TS&L [j.d.shamoun, certified arborist SOS524-A were retained by Linda Lopez for property located at 312 North Main Street, Alpharetta,GA.

Specimen trees per tree ordinance [City of Alpharetta, GA.] listed below:

a. pines = 30 inch dbh [pinus]
b. conifers = 20 inch dbh [cedrus, thuja, arborvitae]
c. overstory [tulip poplars] = 30 inch dbh +
d. beech , persimmon , magnolia, sassafras, tupelo= 20 Inch dbh +
e. 24 inch dbh [Alf others] specified oaks , ect.
f. understory = 8 inch dbh +
g. sourwood = 10 inch dbh +

Upon inspection, our findings indicated a few measurements that differ as well as a tree no identified on the original survey.
A yew tree was also found in the front, left within 5 ft. of tree no. 120.
Metal , aluminum tags with aluminum nails were fastened to each tree for proper ID for corroboration with the city arborist. The Dense overgrowth, vines, briars and metal fencing made it very difficult to access the rear trees to the West.
File no. 1. indicates added tree tag numbers listed in plain writing. Numbers 120-137

Tag numbers: SPECIMEN TREE
No. 120 [30 inch dbh water oak], good condition, needs pruning to remove all dead, diseased & broken limbs, CRZ = 39 ft., SRP =15 ft. Location : front, left

No. YEW Tree : approximate 12 inches+, multi-stem [no tag], located approximately 5 ft East of tree, no. 120. [ornamental evergreen]
Note: the city arborist can make final determination on this tree concerning classification
Location : front , left

No. 121 [28 inch dbh water oak], fair condition , needs pruning same as above, CRZ = 36.4, SRP = 14 [root damage minimal by excavation
For widened highway 9.
Location: front, left

No. 122 [original survey only labeled 42 inches). [72 TS&L noted there are 2 separate trees or codominant under grade, hence, A 42 inch dbh *and* a 20 inch dbh] , however the basal zone can be concentric for the CRZ = 54ft. , SRP = 21
Both trees are in good condition that need pruning to remove dead, diseased & broken + elevation as needed per ISA arborist on site.
Location : front, right
Notation: metal fence post imbedded West of large section

No. 123 [water oak/ multi-stem 16 inch, 14 inch & 6 inch], measuring approximately 38 inches total under the unions, = 38 inch dbh
Original survey measurement indicated 42 inch but this is debatable.
Recommendations : removal, decay suspect in lower basal trunk flare
Location: right side

No. 125 [PECAN TREE original survey indicated 27 inches]….72 TS&L measured 22 inch dbh , pecan tree in fair condition, CRZ = 35, SRP=13
Location: right side

No. 132 [28 inch dbh water oak], good condition, , prune to remove dead, diseased & Broken , CRZ = 36.4, SRP = 14
Location: rear

No. 133 [southern magnolia], co-dominant [15 & 8 , measuring approximately 23 inches under unions = 23 inch
Condition, fair.
Location : rear

Page [2] continuation of property 312 N. main tree assessment:

No. 134 [original survey indicated a 35 inch tree]…this is inaccurate, 72 TS&L measured 43 + inch dbh water oak [preservation tree] Tree appears to be in good condition. Advocate tree save fence zone around the tree 55 inch CRZ, 21 inch SRP. The tree protection zone Needs to be cleaned of all unsuitables as in any trash, dead trees, vines, etc. then erect tree save fencing before any construction or
grading or erosion control fencing whatsoever. Any erosion control fencing as in type 'C' can surround the outer limits of the tree save zone. Pruning to remove any dead, diseased or broken sections per ANSI A 300 standards by a certified arborist. This particular tree would also Include trunk protection as well with vertical 2x4's around lower 8ft. tied together with banding approved by certified arborist on site.
Location: rear

Non Specimen Trees:

TREE no. 124 [6 inch water oak, condition : good]
Location: right side

TREE no. 126 & TREE no. 127 [original survey indicated 15 inch trees; we assume they combined nearby juvenile trees. 72TS&L assessed these to be two trees 6+ diameter water oaks, fair condition growing into fenceline.
Location: right side
Recommendations: optional per building plans

TREE no. 128 water oak , 9 inch dbh , fair condition
Location : right side
Condition : fair
Recommendations: optional per building plans

TREE no. 129 & TREE no. 130. water oaks, approximately 6 inch dbh,
condition fair
Location: right side
Recommendations: optional per building plans

TREE no. 130 [pecan tree, leaning ...8 inch dbh]
Location ;right side
Recommedations: removal

TREE no. 131 [hardwood , possible tupelo, located on right side, 8 inch dbh, condition : good

TREE, No. 135 (11 inch) & TREE no. 136 (17 inch) [dead, Leyland cypress trees need removal]
Both trees located in rear in CRZ of tree no. 134.
Location: rear

TREE: No. 137 added tree not disclosed on original survey located right side...
Approximate 10-13 inch water oak
Condition: good

In conclusion, this has been a complex re-evaluation of the prior survey performed by E303 Engineering. 72TS&L did our best to corroborate the actual field measurements as well as our expertise on recommendations listed. The city arborist is welcome to contact Joseph D. Shamoun @ 678-223-5495 if he has any questions.
The fence located on the right has trees intertwined into the wire, posts, ect.
Thank you, j.d.s / 72TS&L owner, C.A. S0-5524-A

72 TREE SEED & LAND CO.®
"REGISTERED – U.S. Patent and Trademark Office"

Ecological Restoration, Land Development & Construction Consultants

Date: 11-21-2022

REF: VTA [visual tree inspection], Aluminum Tag application, species determination, condition, recommendations, SRP & CRZ of any specimen trees [overstory or understory], prior survey inspection with changes if any. 72TS&L [j.d.shamoun , certified arborist SO5524-A were retained by Linda Lopez for property located at 312 North Main Street, Alpharetta,GA.

Specimen trees per tree ordinance [City of Alpharetta, GA.] listed below:

a. pines = 30 inch dbh [pinus]
b. conifers = 20 inch dbh [cedrus, thuja, arborvitae]
c. overstory [tulip poplars] = 30 inch dbh +
d. beech , persimmon , magnolia, sassafras, tupelo= 20 Inch dbh +
e. 24 inch dbh [All others] specified oaks , ect.
f. understory = 8 inch dbh +
g. sourwood = 10 inch dbh +

Upon inspection, our findings indicated a few measurements that differ as well as a tree no identified on the original survey.
A yew tree was also found in the front, left within 5 ft. of tree no. 120.
Metal , aluminum tags with aluminum nails were fastened to each tree for proper ID for corroboration with the city arborist. The Dense overgrowth, vines, briars and metal fencing made it very difficult to access the rear trees to the West.
File no. 1 indicates added tree tag numbers listed in plain writing. Numbers 120 – 137

Tag numbers: SPECIMEN TREES *

No. 120 [30 inch dbh water oak], good condition, needs pruning to remove all dead, diseased & broken limbs, CRZ = 39 ft., SRP =15 ft.
Location : front, left

No. YEW Tree : approximate 12 inches +, multi-stem [no tag], located approximately 5 ft East of tree, no. 120. [ornamental evergreen]
Note: the city arborist can make final determination on this tree concerning classification
Location : front , left

No. 121 [28 inch dbh water oak], fair condition , needs pruning same as above, CRZ = 36.4 , SRP = 14 [root damage minimal by excavation For widened highway 9.
Location: front, left

No. 122 [original survey only labeled 42 inches]. [72 TS&L noted there are 2 separate trees or codominant under grade, hence , A 42 inch dbh *and* a 20 inch dbh] , however the basal zone can be concentric for the CRZ = 54ft. , SRP = 21
Both trees are in good condition that need pruning to remove dead, diseased & broken + elevation as needed per ISA arborist on site.
Location : front, right
Notation: metal fence post imbedded West of large section

No. 123 [water oak/ multi-stem 16 inch, 14 inch & 6 inch], measuring approximately 38 inches total under the unions, = 38 inch dbh
Original survey measurement indicated 42 inch but this is debatable.
Recommendations : removal, decay suspect in lower basal trunk flare
Location: right side

No. 125 [PECAN TREE original survey indicated 27 inches]....72 TS&L measured 22 inch dbh , pecan tree in fair condition , CRZ = 35, SRP=13
Location: right side

No. 132 [28 inch dbh water oak] , good condition, , prune to remove dead, diseased & Broken , CRZ = 36.4 , SRP = 14
Location: rear

No. 133 [southern magnolia], co-dominant [15 & 8 , measuring approximately 23 inches under unions = 23 inch
Condition, fair.
Location : rear

12850 Highway 9 • Suite 600-311 • Alpharetta, GA 30004
678.223.5495 • jd@72tree.com • www.72tree.com

Page [2] continuation of property 312 N. main tree assessment:

No. 134 [original survey indicated a 35 inch tree]...this is inaccurate, 72 TS&L measured 43 + inch dbh water oak [preservation tree] Tree appears to be in good condition . Advocate tree save fence zone around the tree 55 inch CRZ, 21 inch SRP. The tree protection zone Needs to be cleaned of all unsuitables as in any trash, dead trees, vines, etc. . then erect tree save fencing before any construction or grading or erosion control fencing whatsoever. Any erosion control fencing as in type 'C' can surround the outer limits of the tree save zone. Pruning to remove any dead, diseased or broken sections per ANSI A 300 standards by a certified arborist. This particular tree would also Include trunk protection as well with vertical 2x4's around lower 8ft. tied together with banding approved by certified arborist on site.
Location: rear

Non Specimen Trees:

TREE no. 124 [6 inch water oak , condition : good]
Location: right side

TREE no. 126 & TREE no. 127 [original survey indicated 15 inch trees; we assume they combined nearby juvenile trees . 72TS&L assessed these to be two trees 6+ diameter water oaks , fair condition growing into fenceline.
Location: right side
Recommendations: optional per building plans

TREE no. 128 water oak , 9 inch dbh , fair condition
Location : right side
Condition : fair
Recommendations: optional per building plans

TREE no. 129 & TREE no. 130 . water oaks , approximately 6 inch dbh,
condition fair
Location: right side
Recommendations: optional per building plans

TREE no. 130 [pecan tree , leaning ...8 inch dbh]
Location ;right side
Recommedations: removal

TREE no. 131 [hardwood , possible tupelo , located on right side, 8 inch dbh, condition : good

TREE, No. 135 (11 inch) & TREE no. 136 (17 inch) [dead, Leyland cypress trees need removal]
Both trees located in rear in CRZ of tree no. 134.
Location: rear

TREE: No. 137 added tree not disclosed on original survey located right side...
Approximate 10-13 inch water oak
Condition: good

In conclusion, this has been a complex re-evaluation of the prior survey performed by E303 Engineering. 72TS&L did our best to corroborate the actual field measurements as well as our expertise on recommendations listed. The city arborist is welcome to contact Joseph D. Shamoun @ 678-223-5495 if he has any questions. The fence located on the right has trees intertwined into the wire, posts, ect.
Thank you, j.d.s / 72TS&L owner, C.A. SO-5524-A

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678.223.5495 • jd@72tree.com • www.72tree.com

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Received for Clerk of Superior Court

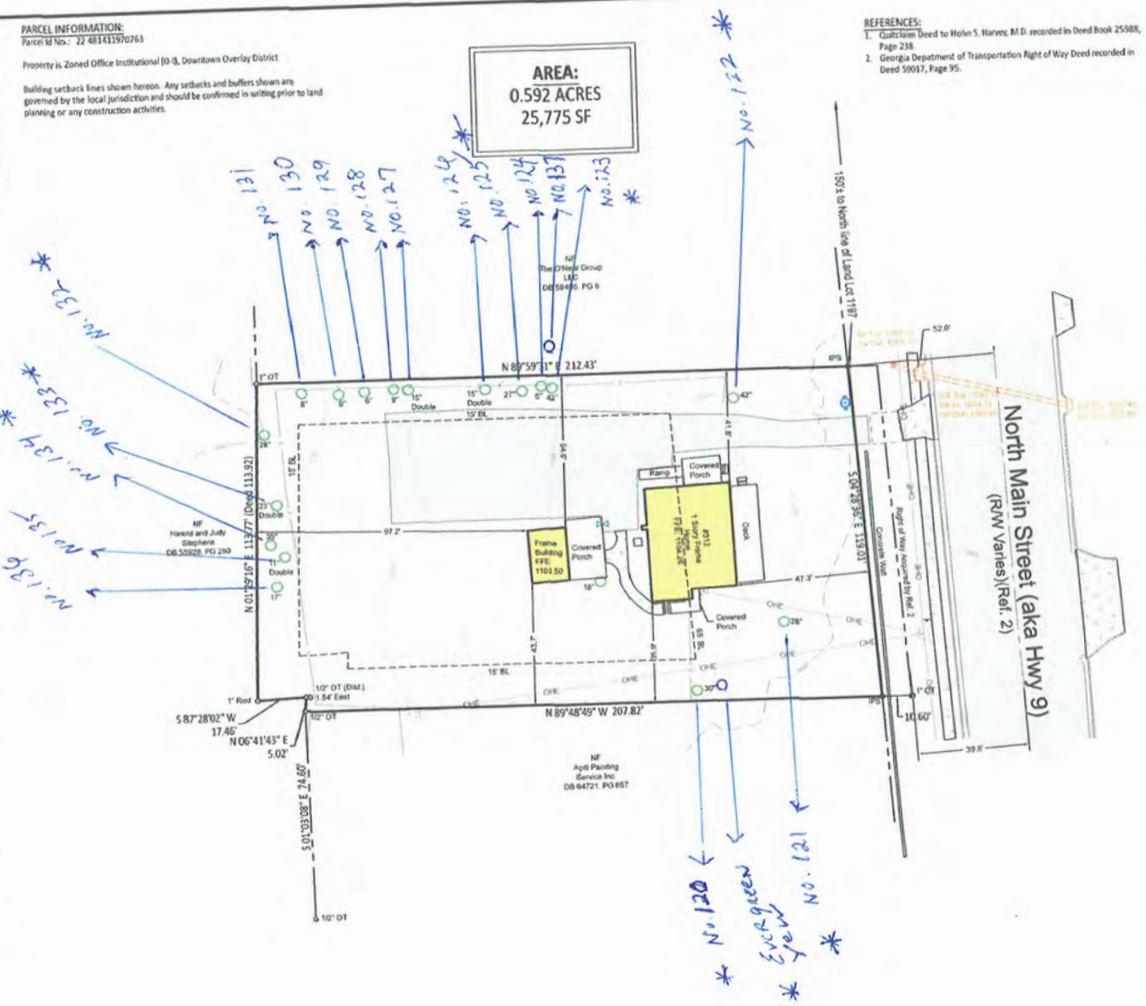
PARCEL INFORMATION:
Parcel Id No.: 22 481411970763

Property is Zoned Office Institutional (O-I), Downtown Overlay District

Building setback lines shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

AREA:
0.592 ACRES
25,775 SF

REFERENCES:
1. Quitclaim Deed to Holon S. Harvey, M.D. recorded in Deed Book 25988, Page 238.
2. Georgia Depatment of Transportation Right of Way Deed recorded in Deed 50017, Page 95.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:
1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Fulton County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.
8. Right of Way shown per reference 2.

SURVEY NOTES:
1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 1 Record line held as indicated.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Trimble S5 Robotic Total Station.
6. The field data upon which this plat is based has a field closure of one foot in 34,272 feet and an angular error of 1.5 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 10/17/22.
7. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found
8. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
9. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
10. This plat has been calculated for closure and is found to be accurate within one foot in 112,236 feet.

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

GA CERT OF AUTH. LSF 1121

GEORGIA NO. 2721 LICENSED LAND SURVEYOR EDWARD C. FORTE
Edward C. Forte 10/14/22

ABBREVIATION LEGEND:

AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB	= single wing catch basin
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:
double wing catch basin
fire hydrant
guy wire
light pole
power pole
sanitary sewer manhole
clean out
transformer
water meter
single wing catch basin
grate inlet
junction box
head wall
stop sign
buffer
bldg setback
fence
overhead electric
underground electric
water line
sanitary line
gas line
computed point

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No.13121C0058F of Fulton County, GA. (Community Panel No. 13006H0058F), most recently revised 9/18/13.

TOPOGRAPHIC SURVEY NOTES:
1. Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
2. Contours displayed at a 2-foot interval.
3. Measurements shown are US Survey Feet (ground).
4. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

ENVIRONMENTAL NOTES:
1. No attempt was made by this firm to determine presence of wetlands.
2. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
3. Trees identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
4. Tree size indicated is DBH (diameter breast height) in inches.

0' 20' 40' 50' 80'
Scale: 1"= 20' (22"x34 Prints) 1"= 40' (11"x17" Prints)

Engineering 303

Boundary, Topographic, & Tree SUrvey of:
Parcel: 22481411970763 // 312 North Main Street
Linda Lopez
City of Alpharetta
2nd District, 2nd Section
Fulton County, GA
Land Lot 1187

GA Cert of Auth. LSF 1121

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-6000 www.engineering303.com

Drawn KFT
Date 10/24/22
Sheet 1 of 1
Project Number 22-4971

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** CU-25-02 KIDS AVENUE/STONEWOOD VILLAGE

PLANNING COMMISSION: JANUARY 9, 2025

CITY COUNCIL: JANUARY 27, 2025

II. **STAFF RECOMMENDATION:**

Approve CU-25-02 Kids Avenue/Stonewood Village, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 670 North Main Street, Suite 115B and limited to no more than 8,819 square feet.
2. Conditional use approval shall be limited to Kids Avenue; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
3. 'Recreation Facilities, Indoor' shall be limited to an indoor playground and event space for children.
4. Hours of operation shall be Sunday – Saturday 10:00 AM – 6:00 PM.

III. **REPORT IN BRIEF:**

The applicant, Roi Shlomo, is requesting a conditional use to allow 'Recreation Facilities, Indoor' in an 8,819 square foot space in an existing strip shopping center. According to the application, Kids Avenue is an indoor playground for children 0 – 8 years old. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The subject property is located at 670 North Main Street, Suite 115B at the northwest corner of North Main Street and Cogburn Road.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Recreation Facilities, Indoor' use in an 8,819 square foot space in an existing strip shopping center. According to the application, Kids Avenue is an indoor playground for children 0 – 8 years old. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The subject property is located at 670 North Main Street, Suite 115B at the northwest corner of North Main Street and Cogburn Road.

The property is zoned C-1 (Neighborhood Commercial) and is developed with a one (1) story, 110,000 square foot strip shopping center (Stonewood Village). Surrounding properties are zoned R-15 (Dwelling, 'For-Sale', Residential) to the north, AG (Agriculture) to the east, and C-1 to the east, west, and south. City of Milton is located to the south, an undeveloped commercial parcel is located to the west, Gatewood subdivision is located to the north, Cogburn Park and Addington Place Assisted Living are located to the east, and Custom Pools of Atlanta is located to the south. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.

According to the application, Kids Avenue is an indoor playground and event space for children 0 – 8 years old. The space features a miniature city with interactive and soft play areas. The applicant states that the focus of the business is to provide a space where children not only have fun but also learn, socialize, and develop essential life skills through interactive and engaging activities. The business has one (1) existing location in Buckhead at 3199 Maple Drive NE R, Atlanta, GA 30305. Hours of operation are proposed to be Sunday – Saturday 10:00 AM – 6:00 PM. The applicant anticipates approximately eight (8) to ten (10) employees.

SITE PLAN

Kids Avenue proposes to re-use an 8,819 square foot space in the Stonewood Village shopping center located on the west side of the building behind Wellstar. No exterior changes to the building or site are proposed. There are approximately 564 parking spaces existing on the property. Unified Development Code (UDC) parking requirements for the shopping center and the applicant's proposed use are calculated in the table below. The applicant's proposal is supported by a sufficient amount of parking.

Required Parking

Use	Area (SF)	Parking Rate	Required Parking
Recreation Facilities, Indoor Courts	6,614 SF	1/500 SF	13
Recreation Facilities, Indoor Support Areas	2,205 SF	1/200 SF	11
Remaining shopping center	100,319 SF	1/250 SF	401
Dunkin' Donuts	2,719	1/100 SF	27
TOTAL			452 spaces

TRAFFIC

Staff estimates that the proposed use will generate approximately thirteen (13) PM Peak Hour trips.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The property has several points of access from North Main Street and Cogburn Road. The proposed use would not impact vehicular and pedestrian safety.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above-referenced improvements are provided on the subject property.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with a variety of commercial uses.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are developed with a variety of commercial uses.

6. Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and

Response: The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a variety of commercial uses.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.

Response: The nearest similar indoor recreation facility is Play Street Museum located at 11770 Haynes Bridge Road, which is approximately 1.6 miles south of the applicant's proposed location. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a variety of commercial uses. The addition of an entertainment use to the Stonewood Village shopping center would draw additional customers to the center benefiting the existing businesses.

CITIZEN PARTICIPATION PLAN

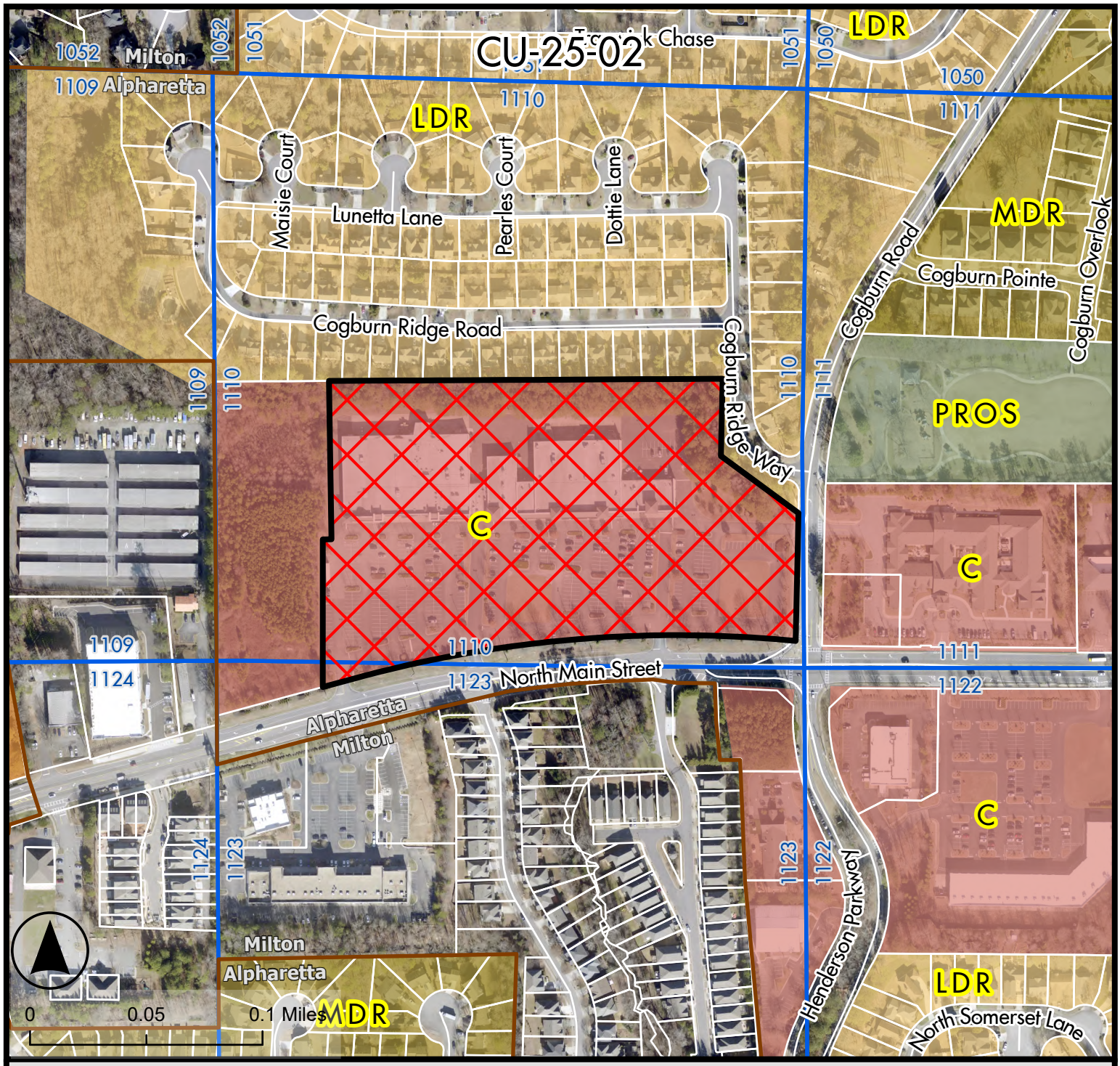
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on December 11, 2024. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

- Alpharetta City Limits
- CU-25-02
- Land Lots
- Tax Parcels

Future Land Use 2040

- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Parks, Recreation, Open Space

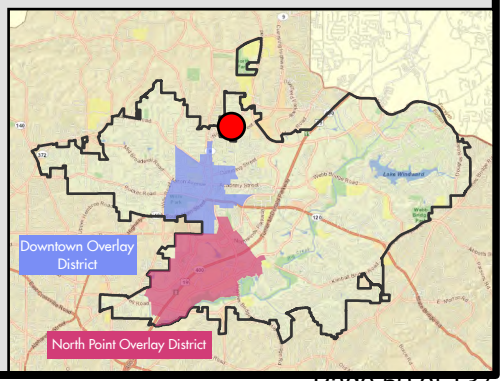
Future Land Use Map

Kids Avenue

670 North Main Street STE. 115B

CU-25-02
D/LL: 2/2/1110

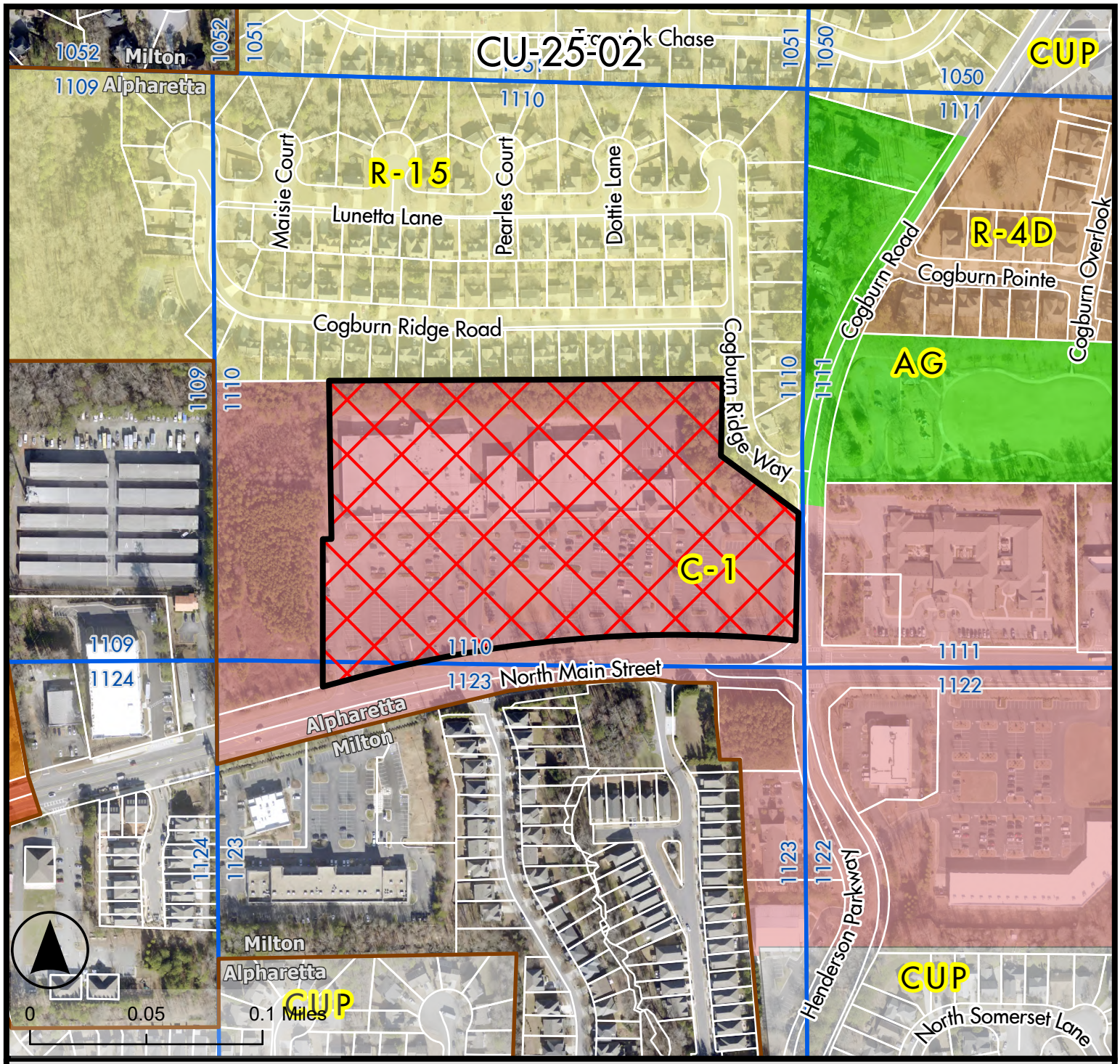
PC: 2025-01-09
CC: 2025-01-27



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- CU-25-02
- Land Lots
- Tax Parcels

Zoning District

- AG Agriculture
- C-1 Neighborhood Commercial
- General Commercial
- CUP Community Unit Plan
- R-15 Single Family Detached Residential
- R-4D
- R-8A/D Single Family Attached/Detached Residential

Zoning Map

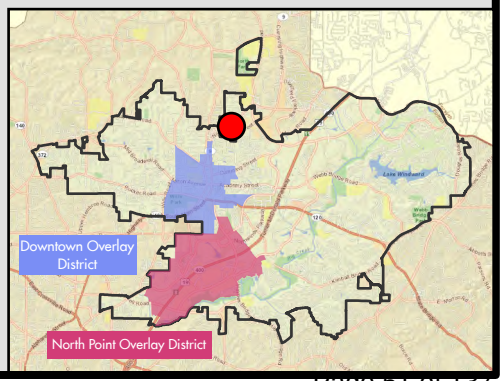
Kids Avenue

670 North Main Street STE. 115B

CU-25-02
D/LL: 2/2/1110

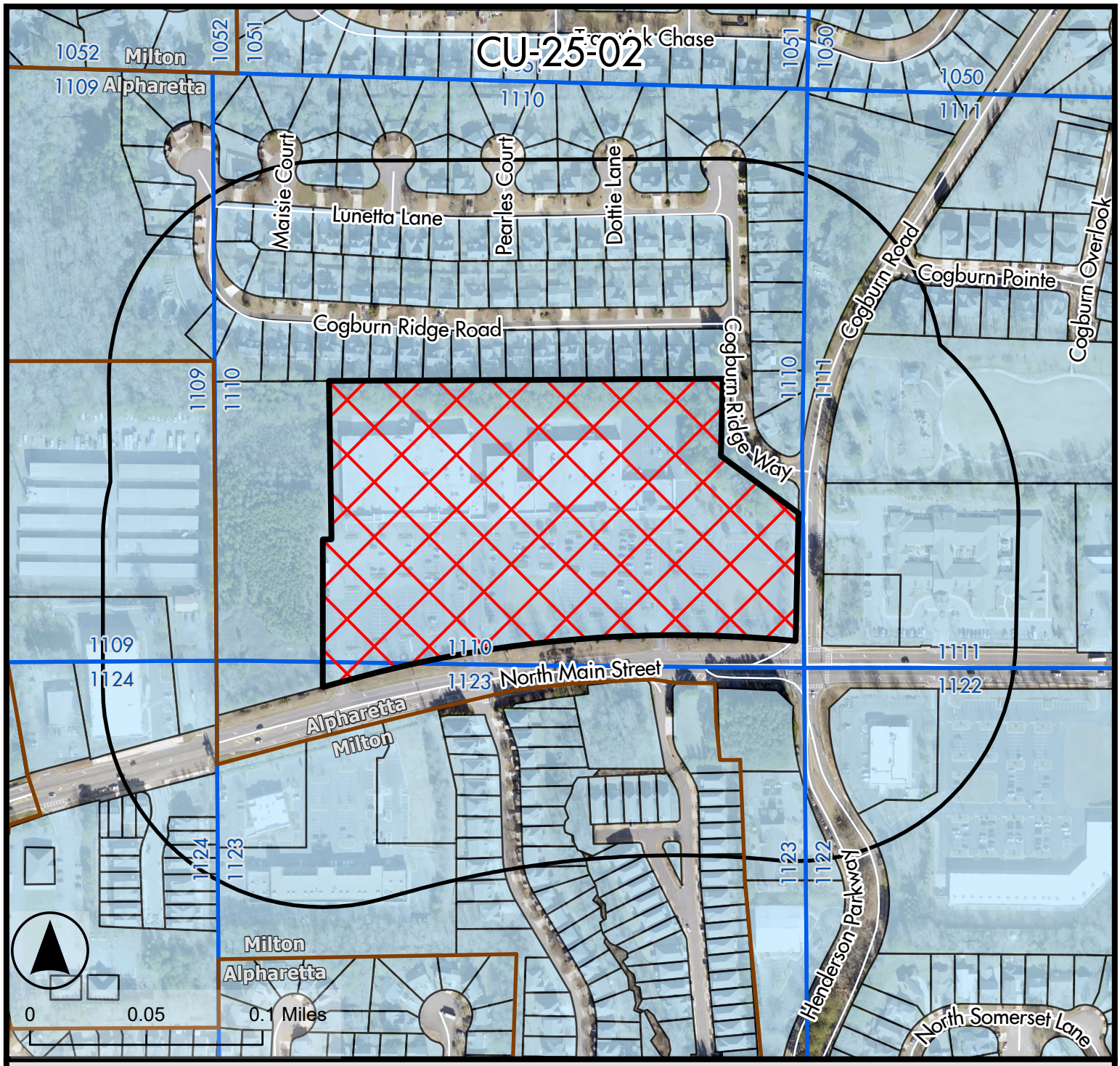
PC: 2025-01-09
CC: 2025-01-27

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- 500 ft Buffer
- CU-25-02
- Land Lots
- Tax Parcels

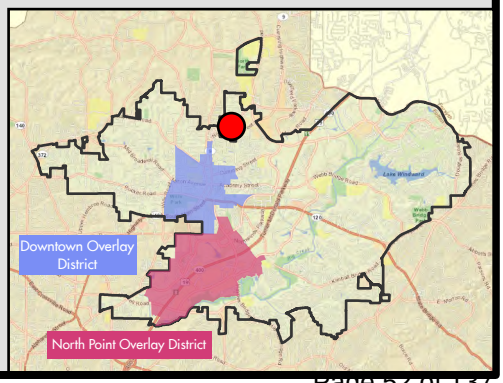
Location and Buffer Map

Kids Avenue

670 North Main Street STE. 115B

CU-25-02
D/LL: 2/2/1110

PC: 2025-01-09
CC: 2025-01-27



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Legend

- Alpharetta City Limits
- CU-25-02
- Land Lots
- Tax Parcels

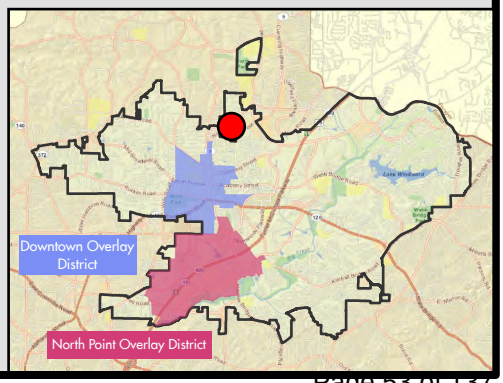
Aerial Map

Kids Avenue

670 North Main Street STE. 115B

CU-25-02
D/LL: 2/2/1110

PC: 2025-01-09
CC: 2025-01-27



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) December 11, 2024

Please sign-in and leave your comments and/or concerns.

PH-25-01 / Continuum Change of Condition

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Kids Avenue

Contact Name: Roi Shlomo Telephone: 4049531771

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No comments received

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Date: 12/16/24

Print Form

Monday November 18th, 2024

Roi Shlomo
3199 Maple Dr NE R, Atlanta, GA 30305
Atlanta, GA 30305

RE: **CU-25-02 Kids Avenue/Stonewood Village**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use to allow a children's event venue business in an existing shopping center. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The property is located at 670 North Main Street, Suite 115B and is legally described as being located in Land Lots 1110 & 1123, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, December 11, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, January 9, 2025, and City Council on Monday, January 27, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at (404) 394-1519.

Sincerely,

Best regards,
Roi Shlomo

Current Occupant
670 NORTH MAIN ST STE. 115B
ALPHARETTA GA 30009

POPE RITA M
1003 EDGEMONT DR
ALPHARETTA GA 30009

SILVA VICTORIA & MONROE JONATHAN
1011 EDGEMONT DR
ALPHARETTA GA 30009

IYESA VIOLET & JULIUS LEONIDAS
1015 EDGEMONT DR
ALPHARETTA GA 30009

FARID SHAHNAWAZ
1019 EDGEMONT DR
ALPHARETTA GA 30009

GREENPOINT INVESTMENTS LLC
1043 WINDEMERE XING
CUMMING GA 30041

GATEWOOD HOMEOENERS ASSN INC
10904 CRABAPPLE RD
ROSWELL GA 30075

HOMELESS MILTON SOCIETY 299 F2013 TRUST
12460 CRABAPPLE RD # 275
ALPHARETTA GA 30004

WB HOLDINGS STONEWOOD WEST LLC
12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

WB HOLDINGS STONEWOOD LLC
12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

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12719 ARCHMONT TRC
ALPHARETTA GA 30009

LEE SUI CHOO & WENG ER Y
12727 ARCHMONT TRC
ALPHARETTA GA 30009

SOLLOGUB JACQUELINE
12731 ARCHMONT TRCE
MILTON GA 30004

KOPPISETTY MURTHY VENKATA SURYA & VITTHANALA LAKSHMI
12735 ARCHMONT TRC
ALPHARETTA GA 30009

JIN WENYI & GERAEINEJAD ALI
12739 ARCHMONT TRC
ALPHARETTA GA 30009

PINE REAL ESTATE LLC
12739 ARCHMONT TRC
ALPHARETTA GA 30009

PHILLIPS ANDREA L
12743 ARCHMONT TRCE
MILTON GA 30009

LABELLE TERRIE ET AL
12890 COGBURN RD
ALPHARETTA GA 30004

FULTON MANAGEMENT CO LLC
14326 COGBURN RD
ALPHARETTA GA 30004-3228

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

TRICON SFR 2023 2 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780

HPA BORROWER 2016 2 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

HPA II BORROWER 2019 1 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

QAIYUM KHALID A & KHALID SUJATA
1945 WILSHIRE GLN
ALPHARETTA GA 30004

ADA REALTY LLC
2058 US ROUTE # 130
SOUTH BRUNSWICK NJ 08852

MOORE BRETT M & TARA K
2160 TRAYWICK CHASE
ALPHARETTA GA 30004

BOSTIC LISA J
2355 COGBURN RIDGE RD
ALPHARETTA GA 30004

MC KENNA REBECCA & MC KENNA TIMOTHY
2355 LUNETTA LANE
ALPHARETTA GA 30004

WILLIAMS CHRISTOPHER & WILLIAMS TERRAN
2375 COGBURN RIDGE RD
ALPHARETTA GA 30004

STOKES LATIMER III & FRAISER SHNIECE
2375 LUNETTA LN
ALPHARETTA GA 30004

HUMPHREY KEVIN B & HUMPHREY CAROLYN W
2385 COGBURN RIDGE RD
ALPHARETTA GA 30004

ROMERO ALEJANDRO & ROMERO BLAIR
2385 LUNETTA LANE
ALPHARETTA GA 30004

PUSCIZNA DIANA I RAMOS
2390 COGBURN RIDGE RD
ALPHARETTA GA 30004

NAVARRO KATIE & ERNESTO
2390 LUNETTA LANE
ALPHARETTA GA 30004

MATHIS AMANDA F & SHERIDAN PHILIP JR
2395 LUNNETTA LN
ALPHARETTA GA 30004

TORBERT ANDREW & TORBERT SARA
2400 COGBURN RIDGE RD
ALPHARETTA GA 30004

GUERRERO GABRIELA
2405 COGBURN RIDGE RD
ALPHARETTA GA 30201

ARAUJO MARCELO
2405 LUNETTA LANE
ALPHARETTA GA 30004

STICKNEY LAUREN KEESLING & JOHN CONNOR
2410 COGBURN RIDGE RD
ALPHARETTA GA 30004

HERNANDEZ MATTHEW A & CASTANO LINA M
2410 LUNETTA LANE
ALPHARETTA GA 30004

RAMUSSEN STANLEY
2415 COGBURN RIDGE RD
ATLANTA GA 30004

PUVVULA KRISHNA & SAILAJA
2415 LUNNETTA LN
ALPHARETTA GA 30004

JILL SARAH POWERS REVOCABLE TRUST THE
2420 COGBURN RIDGE RD
ALPHARETTA GA 30004

AYDIN YAVUZ
2430 COGBURN RIDGE RD
ALPHARETTA GA 30004

MONEYPENNY ELLEN M & REDMAN EMILY ELISABETH
2430 LUNETTA LN
ALPHARETTA GA 30004

BLACKSTONE JUDITH D & DONALD S
2435 COGBURN RIDGE RD
ALPHARETTA GA 30004

BURNS QUINTON M & ERIN L
2435 LUNNETTA LN
ALPHARETTA GA 30201

PULLIAM STACY A
2440 COGBURN RIDGE RD
ALPHARETTA GA 30004

KESKINTEPE OLGA
2445 COGBURN RIDGE RD
ALPHARETTA GA 30004

CZIK MARYJANE & STANLEY L
2445 LUNETTA LN
ALPHARETTA GA 30004

HAYES ROBERT T & LAURA A
2450 COGBURN RIDGE RD
ALPHARETTA GA 30004

MANDE RAHUL
2455 COGBURN RIDGE RD
ALPHARETTA GA 30004

BUCK ROBERT & CAPEHART DUSTIN
2455 LUNETTA LANE
ALPHARETTA GA 30004

GADDIS BROWN JULIA A
2460 COGBURN RIDGE RD
ALPHARETTA GA 30004

TANSEY KATHLEEN & CLAYBORN NICK
2460 LUNETTA LANE
ALPHARETTA GA 30004

SHEFFIELD ROBERT VAN
2465 COGBURN RIDGE RD
ALPHARETTA GA 30004

STEVENS DEBORAH E
2470 COGBURN RIDGE RD
ALPHARETTA GA 30004

PIGOTT RONALD W & GINA D
2475 COGBURN RIDGE RD
ALPHARETTA GA 30004

DIAZ DINDO I & AILEEN
2475 LUNETTA LN
ALPHARETTA GA 30004

ZUNIGA MARIA & ZUNIGA TOMAS
2485 COGBURN RIDGE RD
ALPHARETTA GA 30004

MOSS LESLIE W
2490 COGBURN RIDGE
ALPHARETTA GA 30004

VORA CHINTAN RAJU & GALA KIMI RAMESH
2490 LUNETTA LANE
ALPHARETTA GA 30004

MILLETTE GREGORY L & DENISE L
2495 COGBURN RIDGE RD
ALPHARETTA GA 30004

NANDY NACHIKETA & SUBHASREE
2495 LUNNETTA LN
ALPHARETTA GA 30004

DAWSON MARIE & DAWSON STAN
2500 COGBURN RIDGE RD
ALPHARETTA GA 30004

CHRISTENSEN EDWARD JAMES JR
2500 HIGHGLEN CT
ALPHARETTA GA 30009

KOSTY JONATHAN & KOSTY XIAOWEN V
2500 LUNETTA LANE
ALPHARETTA GA 30004

CHESIN KIMBERLY D & GRANT A
2505 COGBURN RIDGE RD
ALPHARETTA GA 30004

GUNTURI SUMANTH SHAH SONAL
2508 HIGHGLEN CT
ALPHARETTA GA 30009

GRIZZARD MICHAEL L & KAREN C
2510 COGBURN RIDGE RD
ALPHARETTA GA 30004

HEGDE SANTOSH MANJANATH & HEGDE PRADNYA SANTOSH
2512 HIGHGLEN CT
ALPHARETTA GA 30009

EL AYOUBY NADIA
2515 COGBURN RIDGE RD
ALPHARETTA GA 30004

CHAUBEY AMARENDRA KUMARI PRITI
2516 HIGHGLEN CT
ALPHARETTA GA 30004

BICKER JOHN
2520 COGBURN RIDGE RD
ALPHARETTA GA 30004

SMOLTZ MICHAEL A & KAREN
2525 COGBURN RIDGE RD
ALPHARETTA GA 30004

MORRONE FERDINAND JOSEPH
2530 COGBURN RIDGE RD
ALPHARETTA GA 30004

COOPER NORMAN T
2535 COGBURN RIDGE RD
ALPHARETTA GA 30004

QUINN AARON P & QUINN CRISTA
2540 COGBURN RIDGE RD
ALPHARETTA GA 30004

GALVEZ JOSE G
2545 COGBURN RIDGE RD
ALPHARETTA GA 30004

LOULAY OREN & LOULAY LIAT
2548 FONTAINEBEAU DR
DUNWOODY GA 30360

GOODE WILLIAM M GOODE DONNA B
2550 COGBURN RIDGE RD
ALPHARETTA GA 30004

SHRESTHA RAGHU
2555 COGBURN RIDGE RD
ALPHARETTA GA 30004

YU ERIC SUNGMIN & ANN SUNGEUN
2624 NUTWOOD TRC
DULUTH GA 30097

CODY SAM & KERRY
267 WATER OAK PL
ALPHARETTA GA 30009-8382

EDGEMONT ON MAIN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

PATEL YAMINI
271 WATER OAK PL
ALPHARETTA GA 30009

REGO ALTHEA & REGO KRISTOFER
272 WATER OAK PL
ALPHARETTA GA 30009

MEGAWATI MEIRINA
276 WATER OAK PL
ALPHARETTA GA 30009

AHMED AMIR & MEGAHED MONA
279 WATER OAK PL
ALPHARETTA GA 30009-8382

TANI BRANDON HUANG FEN TING TANI
280 WATER OAK PL
ALPHARETTA GA 30004

KOKER AHMET
2805 COGBURN POINTE
ALPHARETTA GA 30004

ESTES JULIE
2815 COGBURN POINTE
ALPHARETTA GA 30004

OHANU CATHERINE C
283 WATER OAK PL
ALPHARETTA GA 30004

PASHAM MADHUKAR R. PASHAM NAGALAKSHMI
284 WATER OAK PL
ALPHARETTA GA 30004

KUCUKTAS TUNCAY KUCUKTAS NILGUN
288 WATER OAK PL
ALPHARETTA GA 30004

KASTURI SATYAVIKAS & DEVALARAZU DEEPTHI
291 WATER OAK PL
ALPHARETTA GA 30004

VENKATA SATYANARAYANA MURTY BOBBA VEERA& &
ANANTHA LAKSHMI SURYA KRISHNAVENI J N
292 WATER OAK PL
ALPHARETTA GA 30009

KISH GEORGE R & MICHAEL R
2941 PIEDMONT RD
ATLANTA GA 30305

BABARINDE OLANREWAJU A BABARINDA OLOLADE
TOLULOPE
295 WATER OAK PL
ALPHARETTA GA 30004

KAYA VAHDET & BETUL
296 WATER OAK PL
ALPHARETTA GA 30009

MOORE DAREN & DENISE
304 CONCORD ST
ALPHARETTA GA 30009

BHATIA HOLDINGS ALPHARETTA LLC
315 HENDERSON VILLAGE PKWY
ALPHARETTA GA 30004

AMJADI MICHEL
330 HERMITAGE TRL
ALPHARETTA GA 30004

HC COMMONS LLC
3425 DULUTH PARK LANE
DULUTH GA 30096

CITY OF ALPHARETTA
354 KAREN DR
ALPHARETTA GA 30004

FIRST CLASSIC HOME INC
3756 LAVISTA RD STE 200
TUCKER GA 30084

HENDERSON HEIGHTS LLC
4776 MYSTIC DR NE
ATLANTA GA 30342

TUDOR LAUREN S & JAMES GRAYSON
505 COGBURN RIDGE WAY
ALPHARETTA GA 30004

MOOR TAMARA
525 COGBURN RIDGE WAY
ALPHARETTA GA 30004

REEVES KAY S
535 COGBURN RIDGE WAY
ALPHARETTA GA 30004-3686

AVRAMOV AMALIA & AVRAMOV EYAL
310 FAIRLEAF CT
ALPHARETTA GA 30022

WATERCREST COMMUNITY ASSOCIATION INC
3245 PEACHTREE PKWY STE D-242
SUWANEE GA 30024

MOLUGU SUNEETH DAYAL ARYA
340 RIDGEMILL VW
ALPHARETTA GA 30009

MIES SCHEMANSKE FAMILY TRUST THE
350 RIDGEMILL VW
ALPHARETTA GA 30009

2465 LUNETTA LLC
3557 WENNINGTON TRC
ALPHARETTA GA 30004

SOUFASTAI BADRY
403 MOUNT PARAN RD NW
ATLANTA GA 30327

SAS COMMERCIAL LLC
5020 KINGS CLOSE
ALPHARETTA GA 30004

WATERS JERRY L & BOLIGAO ACUILINA
515 COGBURN RIDGE WAY
ALPHARETTA GA 30004-3686

ZLATEV DIAN Z & POLINA I
530 OAKSTONE GLN
ALPHARETTA GA 30004

THOMAS RICHARD G JR THOMAS CAMELLIA G
545 COGBURN RIDGE WAY
ALPHARETTA GA 30004

SILVERMAN HOWARD J & LISA N
555 COGBURN RIDGE WAY
ALPHARETTA GA 30004

HENDERSON LANDING HOMEOWNERS ASSN INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

HENDERSON LANDING HOMEOWNERS ASSN INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

STRINGER PAUL ET AL
575 COGBURN RIDGE WAY
ALPHARETTA GA 30004

BOBRIK GALINA & TANOVITCHI OLEG
585 COGBURN RIDGE WAY
ALPHARETTA GA 30004

ENG PATRICK K
595 COGBURN RIDGE WAY
ALPHARETTA GA 30004

DHEWA HOLDINGS LLC
6030 CABOTAGE RD
DULUTH GA 30097

BOZA ALEXANDER RAFAEL
615 N MAIN ST
ALPHARETTA GA 30009

MASTER NOEL FELIX & JENISH NOEL
617 N MAIN ST
ALPHARETTA GA 30009

PANDE JAGDISH CHADRA & URMI
6212 HANCOCK AVE
SAN JOSE CA 95123

ARHC ALALPGA01 LLC
7621 LITTLE AVE STE 200
CHARLOTTE NC 28226

ARHC ALALPGA01 LLC
7621 LITTLE AVE STE 200
CHARLOTTE NC 28226

SARRIS GEORGE S & ANNE B
7665 S SPALDING LAKE DR
SANDY SPRINGS GA 30350-1047

DAM TRANG THUY & NGUYEN HOAN VAN
940 KNOLL CREST CT
ALPHARETTA GA 30004

STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

PEGJOON LLC
P.O. BOX 76228
ATLANTA GA 30358-1228

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: CU-25-02
PH #: PHA240052
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Roi Shlomo Telephone: 4049531771

Address: 3235 Roswell Rd. NE Suite: 901

City Atlanta State: GA Zip: 30305 Fax:

Mobile Tel: 4049531771 Email: roishlomo78@gmail.com

Subject Property Information:

Address: 670 North Main Street STE. 115B Current Zoning: C1

District: 2nd Section: 2nd Land Lot: 1110 & 1123 Parcel ID: 22 496011104498

Proposed Zoning: N/A Current Use: Vacant

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*:
- ☐ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

Kids Avenue is an indoor playground for kids 0 - 8 years old. We have one location in Buckhead at 3199 Maple Dr NE R, Atlanta, GA 30305. Our space features a miniature city with different stores, interactive play areas, and soft play areas.

We are commitment to creating an environment that goes beyond play. Our main focus is to provide a space where children not only have fun but also learn, socialize, and develop essential life skills through interactive and engaging activities.

Please feel free to visit our website at www.thekidsavenue.com for more information.

Applicant's Request (Please itemize the proposal):

Request to renovate and use the current vacant space at 670 Main Street Ste. 115B to develop and operate Kids Avenue, an indoor playground and pretend city.

The scope of improvement would be the interior of 670 Main Street Ste. 115B, with no effect on the exterior building or surrounding area.

Once complete, Kids Avenue would operate 10am to 6pm Sunday-Saturday, and would be open to the public and available for children's indoor birthday parties.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

Intent to renovate and use the interior of the currently vacant space at 670 Main Street Ste. 115B to develop Kids Avenue, and indoor playground and pretend city, as requested above.
No exterior changes will be done.
The size of the suite is 8,819 sqft.
We are estimating a team of 8 - 10 employees.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: WB Holdings - Stonewood, LLC/Joshua Barnes Telephone: 678-297-2700

Address: 12650 Crabapple Road Suite: 200

City Milton State: GA Zip: 30004 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☒ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kids Avenue, LLC/Roi Shlomo Telephone:

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Date: 11/1/2024

Notary:

Notary Signature: Ruth Thigpen Slaten Date: 11/1/2024

RUTH THIGPEN SLATEN
MY COMMISSION EXPIRES
NOV. 8 2026
CHEROKEE CO., GEORGIA
NOTARY PUBLIC

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Roi Shlomo

Subject Public Hearing Case: N/A

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position:

Description of Contribution: Value: 0

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Date: 11/01/2024

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

Kids Avenue is a family friendly business which will perfectly compliment Alpharetta's existing retail community.

How will this proposal affect the use and value of the surrounding properties?

No effect on the use and value of surrounding properties, other than adding a family friendly destination for Alpharetta's population.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

We are currently being classified as Generally Assembly use, which is not allowed under C1 zoning.

What would be the increase to population and traffic if the proposal were approved?

No increase or change to population or traffic.

What would be the impact to schools and utilities if the proposal were approved?

No impact to schools and utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Based on the Future Land Use Map, Kids Avenue would exist within a district currently designated for commerical use.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The current vacant space is at the back of a shopping center and would not be conducive or attractive to many retail concepts. However, the space would be a great fit for Kids Avenue.
Kids Avenue would eliminate a vacant space and provide the community with a family friendly indoor playground.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Citizen Participation Form - Part A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Kids Avenue

Contact Name: Roi Shlomo Telephone: 404) 953-1771

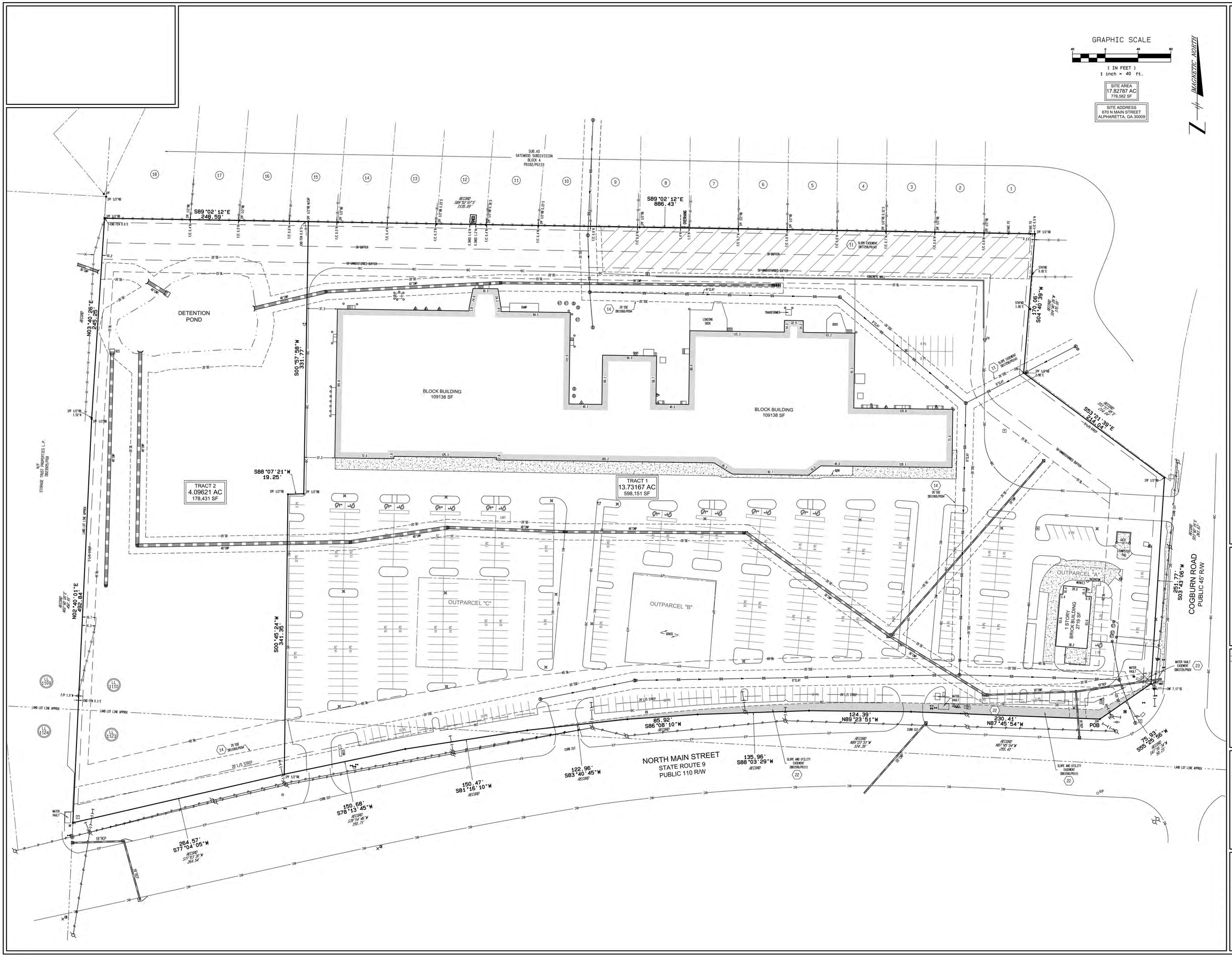
The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.



WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY,
ITS AFFILIATES, SUCCESSORS, ASSIGNS AND/OR PARTICIPANTS, AND
ASSOCIATED CREDIT UNION,
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY FOR

LOCATED IN
LAND LOTS 1110 & 1123
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

GEORGIA
BRICK J. BUCHHOLZ
B.J.B.
REGISTERED LAND SURVEYOR

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	05/16/24	BJB	REVISE SCHEDULE B NOTES AND ADD SLOPE AND UTILITY EASEMENT.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DATE SURVEYED:	05/02/2024
DATE UPDATED:	N/A
SURVEYED BY:	CSM
DATE DRAFTED:	05/08/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	BJB
FIELD BOOK #:	XXXX
JOB NUMBER:	240409
FOLDER NUMBER:	240409
COGO FILE:	N/A
DISC FILE:	240409
COUNTY/LL/D/S:	FULTON/1110/2/2
PLAT FILE:	B
SHEET:	2 OF 2

Current Occupant
670 NORTH MAIN ST STE. 115B
ALPHARETTA GA 30009

POPE RITA M
1003 EDGEMONT DR
ALPHARETTA GA 30009

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1011 EDGEMONT DR
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HOMELESS MILTON SOCIETY 299 F2013 TRUST
12460 CRABAPPLE RD # 275
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12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

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12650 CRABAPPLE RD STE 200
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12727 ARCHMONT TRC
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SOLLOGUB JACQUELINE
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KOPPISETTY MURTHY VENKATA SURYA & VITTHANALA LAKSHMI
12735 ARCHMONT TRC
ALPHARETTA GA 30009

JIN WENYI & GERAEINEJAD ALI
12739 ARCHMONT TRC
ALPHARETTA GA 30009

PINE REAL ESTATE LLC
12739 ARCHMONT TRC
ALPHARETTA GA 30009

PHILLIPS ANDREA L
12743 ARCHMONT TRCE
MILTON GA 30009

LABELLE TERRIE ET AL
12890 COGBURN RD
ALPHARETTA GA 30004

FULTON MANAGEMENT CO LLC
14326 COGBURN RD
ALPHARETTA GA 30004-3228

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

TRICON SFR 2023 2 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780

HPA BORROWER 2016 2 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

HPA II BORROWER 2019 1 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

QAIYUM KHALID A & KHALID SUJATA
1945 WILSHIRE GLN
ALPHARETTA GA 30004

ADA REALTY LLC
2058 US ROUTE # 130
SOUTH BRUNSWICK NJ 08852

MOORE BRETT M & TARA K
2160 TRAYWICK CHASE
ALPHARETTA GA 30004

BOSTIC LISA J
2355 COGBURN RIDGE RD
ALPHARETTA GA 30004

MC KENNA REBECCA & MC KENNA TIMOTHY
2355 LUNETTA LANE
ALPHARETTA GA 30004

WILLIAMS CHRISTOPHER & WILLIAMS TERRAN
2375 COGBURN RIDGE RD
ALPHARETTA GA 30004

STOKES LATIMER III & FRAISER SHNIECE
2375 LUNETTA LN
ALPHARETTA GA 30004

HUMPHREY KEVIN B & HUMPHREY CAROLYN W
2385 COGBURN RIDGE RD
ALPHARETTA GA 30004

ROMERO ALEJANDRO & ROMERO BLAIR
2385 LUNETTA LANE
ALPHARETTA GA 30004

PUSCIZNA DIANA I RAMOS
2390 COGBURN RIDGE RD
ALPHARETTA GA 30004

NAVARRO KATIE & ERNESTO
2390 LUNETTA LANE
ALPHARETTA GA 30004

MATHIS AMANDA F & SHERIDAN PHILIP JR
2395 LUNNETTA LN
ALPHARETTA GA 30004

TORBERT ANDREW & TORBERT SARA
2400 COGBURN RIDGE RD
ALPHARETTA GA 30004

GUERRERO GABRIELA
2405 COGBURN RIDGE RD
ALPHARETTA GA 30201

ARAUJO MARCELO
2405 LUNETTA LANE
ALPHARETTA GA 30004

STICKNEY LAUREN KEESLING & JOHN CONNOR
2410 COGBURN RIDGE RD
ALPHARETTA GA 30004

HERNANDEZ MATTHEW A & CASTANO LINA M
2410 LUNETTA LANE
ALPHARETTA GA 30004

RAMUSSEN STANLEY
2415 COGBURN RIDGE RD
ATLANTA GA 30004

PUVVULA KRISHNA & SAILAJA
2415 LUNNETTA LN
ALPHARETTA GA 30004

JILL SARAH POWERS REVOCABLE TRUST THE
2420 COGBURN RIDGE RD
ALPHARETTA GA 30004

AYDIN YAVUZ
2430 COGBURN RIDGE RD
ALPHARETTA GA 30004

MONEYPENNY ELLEN M & REDMAN EMILY ELISABETH
2430 LUNETTA LN
ALPHARETTA GA 30004

BLACKSTONE JUDITH D & DONALD S
2435 COGBURN RIDGE RD
ALPHARETTA GA 30004

BURNS QUINTON M & ERIN L
2435 LUNNETTA LN
ALPHARETTA GA 30201

PULLIAM STACY A
2440 COGBURN RIDGE RD
ALPHARETTA GA 30004

KESKINTEPE OLGA
2445 COGBURN RIDGE RD
ALPHARETTA GA 30004

CZIK MARYJANE & STANLEY L
2445 LUNETTA LN
ALPHARETTA GA 30004

HAYES ROBERT T & LAURA A
2450 COGBURN RIDGE RD
ALPHARETTA GA 30004

MANDE RAHUL
2455 COGBURN RIDGE RD
ALPHARETTA GA 30004

BUCK ROBERT & CAPEHART DUSTIN
2455 LUNETTA LANE
ALPHARETTA GA 30004

GADDIS BROWN JULIA A
2460 COGBURN RIDGE RD
ALPHARETTA GA 30004

TANSEY KATHLEEN & CLAYBORN NICK
2460 LUNETTA LANE
ALPHARETTA GA 30004

SHEFFIELD ROBERT VAN
2465 COGBURN RIDGE RD
ALPHARETTA GA 30004

STEVENS DEBORAH E
2470 COGBURN RIDGE RD
ALPHARETTA GA 30004

PIGOTT RONALD W & GINA D
2475 COGBURN RIDGE RD
ALPHARETTA GA 30004

DIAZ DINDO I & AILEEN
2475 LUNETTA LN
ALPHARETTA GA 30004

ZUNIGA MARIA & ZUNIGA TOMAS
2485 COGBURN RIDGE RD
ALPHARETTA GA 30004

MOSS LESLIE W
2490 COGBURN RIDGE
ALPHARETTA GA 30004

VORA CHINTAN RAJU & GALA KIMI RAMESH
2490 LUNETTA LANE
ALPHARETTA GA 30004

MILLETTE GREGORY L & DENISE L
2495 COGBURN RIDGE RD
ALPHARETTA GA 30004

NANDY NACHIKETA & SUBHASREE
2495 LUNNETTA LN
ALPHARETTA GA 30004

DAWSON MARIE & DAWSON STAN
2500 COGBURN RIDGE RD
ALPHARETTA GA 30004

CHRISTENSEN EDWARD JAMES JR
2500 HIGHGLEN CT
ALPHARETTA GA 30009

KOSTY JONATHAN & KOSTY XIAOWEN V
2500 LUNETTA LANE
ALPHARETTA GA 30004

CHESIN KIMBERLY D & GRANT A
2505 COGBURN RIDGE RD
ALPHARETTA GA 30004

GUNTURI SUMANTH SHAH SONAL
2508 HIGHGLEN CT
ALPHARETTA GA 30009

GRIZZARD MICHAEL L & KAREN C
2510 COGBURN RIDGE RD
ALPHARETTA GA 30004

HEGDE SANTOSH MANJANATH & HEGDE PRADNYA SANTOSH
2512 HIGHGLEN CT
ALPHARETTA GA 30009

EL AYOUBY NADIA
2515 COGBURN RIDGE RD
ALPHARETTA GA 30004

CHAUBEY AMARENDRA KUMARI PRITI
2516 HIGHGLEN CT
ALPHARETTA GA 30004

BICKER JOHN
2520 COGBURN RIDGE RD
ALPHARETTA GA 30004

SMOLTZ MICHAEL A & KAREN
2525 COGBURN RIDGE RD
ALPHARETTA GA 30004

MORRONE FERDINAND JOSEPH
2530 COGBURN RIDGE RD
ALPHARETTA GA 30004

COOPER NORMAN T
2535 COGBURN RIDGE RD
ALPHARETTA GA 30004

QUINN AARON P & QUINN CRISTA
2540 COGBURN RIDGE RD
ALPHARETTA GA 30004

GALVEZ JOSE G
2545 COGBURN RIDGE RD
ALPHARETTA GA 30004

LOULAY OREN & LOULAY LIAT
2548 FONTAINEBEAU DR
DUNWOODY GA 30360

GOODE WILLIAM M GOODE DONNA B
2550 COGBURN RIDGE RD
ALPHARETTA GA 30004

SHRESTHA RAGHU
2555 COGBURN RIDGE RD
ALPHARETTA GA 30004

YU ERIC SUNGMIN & ANN SUNGEUN
2624 NUTWOOD TRC
DULUTH GA 30097

CODY SAM & KERRY
267 WATER OAK PL
ALPHARETTA GA 30009-8382

EDGEMONT ON MAIN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

PATEL YAMINI
271 WATER OAK PL
ALPHARETTA GA 30009

REGO ALTHEA & REGO KRISTOFER
272 WATER OAK PL
ALPHARETTA GA 30009

MEGAWATI MEIRINA
276 WATER OAK PL
ALPHARETTA GA 30009

AHMED AMIR & MEGAHED MONA
279 WATER OAK PL
ALPHARETTA GA 30009-8382

TANI BRANDON HUANG FEN TING TANI
280 WATER OAK PL
ALPHARETTA GA 30004

KOKER AHMET
2805 COGBURN POINTE
ALPHARETTA GA 30004

ESTES JULIE
2815 COGBURN POINTE
ALPHARETTA GA 30004

OHANU CATHERINE C
283 WATER OAK PL
ALPHARETTA GA 30004

PASHAM MADHUKAR R. PASHAM NAGALAKSHMI
284 WATER OAK PL
ALPHARETTA GA 30004

KUCUKTAS TUNCAY KUCUKTAS NILGUN
288 WATER OAK PL
ALPHARETTA GA 30004

KASTURI SATYAVIKAS & DEVALARAZU DEEPTHI
291 WATER OAK PL
ALPHARETTA GA 30004

VENKATA SATYANARAYANA MURTY BOBBA VEERA& &
ANANTHA LAKSHMI SURYA KRISHNAVENI J N
292 WATER OAK PL
ALPHARETTA GA 30009

KISH GEORGE R & MICHAEL R
2941 PIEDMONT RD
ATLANTA GA 30305

BABARINDE OLANREWAJU A BABARINDA OLOLADE
TOLULOPE
295 WATER OAK PL
ALPHARETTA GA 30004

KAYA VAHDET & BETUL
296 WATER OAK PL
ALPHARETTA GA 30009

MOORE DAREN & DENISE
304 CONCORD ST
ALPHARETTA GA 30009

BHATIA HOLDINGS ALPHARETTA LLC
315 HENDERSON VILLAGE PKWY
ALPHARETTA GA 30004

AMJADI MICHEL
330 HERMITAGE TRL
ALPHARETTA GA 30004

HC COMMONS LLC
3425 DULUTH PARK LANE
DULUTH GA 30096

CITY OF ALPHARETTA
354 KAREN DR
ALPHARETTA GA 30004

FIRST CLASSIC HOME INC
3756 LAVISTA RD STE 200
TUCKER GA 30084

HENDERSON HEIGHTS LLC
4776 MYSTIC DR NE
ATLANTA GA 30342

TUDOR LAUREN S & JAMES GRAYSON
505 COGBURN RIDGE WAY
ALPHARETTA GA 30004

MOOR TAMARA
525 COGBURN RIDGE WAY
ALPHARETTA GA 30004

REEVES KAY S
535 COGBURN RIDGE WAY
ALPHARETTA GA 30004-3686

AVRAMOV AMALIA & AVRAMOV EYAL
310 FAIRLEAF CT
ALPHARETTA GA 30022

WATERCREST COMMUNITY ASSOCIATION INC
3245 PEACHTREE PKWY STE D-242
SUWANEE GA 30024

MOLUGU SUNEETH DAYAL ARYA
340 RIDGEMILL VW
ALPHARETTA GA 30009

MIES SCHEMANSKE FAMILY TRUST THE
350 RIDGEMILL VW
ALPHARETTA GA 30009

2465 LUNETTA LLC
3557 WENNINGTON TRC
ALPHARETTA GA 30004

SOUFASTAI BADRY
403 MOUNT PARAN RD NW
ATLANTA GA 30327

SAS COMMERCIAL LLC
5020 KINGS CLOSE
ALPHARETTA GA 30004

WATERS JERRY L & BOLIGAO ACUILINA
515 COGBURN RIDGE WAY
ALPHARETTA GA 30004-3686

ZLATEV DIAN Z & POLINA I
530 OAKSTONE GLN
ALPHARETTA GA 30004

THOMAS RICHARD G JR THOMAS CAMELLIA G
545 COGBURN RIDGE WAY
ALPHARETTA GA 30004

SILVERMAN HOWARD J & LISA N
555 COGBURN RIDGE WAY
ALPHARETTA GA 30004

HENDERSON LANDING HOMEOWNERS ASSN INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

HENDERSON LANDING HOMEOWNERS ASSN INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

STRINGER PAUL ET AL
575 COGBURN RIDGE WAY
ALPHARETTA GA 30004

BOBRIK GALINA & TANOVITCHI OLEG
585 COGBURN RIDGE WAY
ALPHARETTA GA 30004

ENG PATRICK K
595 COGBURN RIDGE WAY
ALPHARETTA GA 30004

DHEWA HOLDINGS LLC
6030 CABOTAGE RD
DULUTH GA 30097

BOZA ALEXANDER RAFAEL
615 N MAIN ST
ALPHARETTA GA 30009

MASTER NOEL FELIX & JENISH NOEL
617 N MAIN ST
ALPHARETTA GA 30009

PANDE JAGDISH CHADRA & URMI
6212 HANCOCK AVE
SAN JOSE CA 95123

ARHC ALALPGA01 LLC
7621 LITTLE AVE STE 200
CHARLOTTE NC 28226

ARHC ALALPGA01 LLC
7621 LITTLE AVE STE 200
CHARLOTTE NC 28226

SARRIS GEORGE S & ANNE B
7665 S SPALDING LAKE DR
SANDY SPRINGS GA 30350-1047

DAM TRANG THUY & NGUYEN HOAN VAN
940 KNOLL CREST CT
ALPHARETTA GA 30004

STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

PEGJOON LLC
P.O. BOX 76228
ATLANTA GA 30358-1228

LEGEND

A ~ ARC	(L) ~ CURVE TO THE LEFT
AC ~ ACRE(S)	L/A ~ LIMIT OF ACCESS
AE ~ ACCESS EASEMENT	Lc ~ LENGTH OF CHORD
AGLC ~ ATLANTA GAS LIGHT COMPANY	LLL ~ LAND LOT LINE
ASP ~ ASPHALT	L/P ~ LAMP POST/LIGHT POLE
BB ~ BOTTOM OF BANK	L/S ~ LANDSCAPED AREA
BC ~ BACK OF CURB	M/B ~ MAILBOX
B/C ~ BUILDING CORNER	MFE ~ MINIMUM FLOOR ELEVATION
B.F.E ~ BASE FLOOD ELEVATION	MFN ~ METROMEDIA FIBRE NETWORK
BL ~ BUILDING SETBACK LINE	MH ~ MANHOLE
BM ~ BENCHMARK	MNP ~ MAG NAIL PLACED
BPF ~ BLUE PIN FLAG	MW ~ MONITORING WELL
BPM ~ BLUE PAINT MARK	NF ~ NAIL FOUND
BS ~ BOTTOM OF SLOPE	N/F ~ NOW OR FORMERLY
BSO ~ BELLSOUTH TELEPHONE CO.	OCS ~ OUTLET CONTROL STRUCTURE
BSOCM ~ BELLSOUTH CABLE MARKER	O/H ~ OVERHANG
BSOMH ~ BELLSOUTH MANHOLE	OPF ~ ORANGE PIN FLAG
BW ~ BOTTOM OF WALL	OPM ~ ORANGE PAINT MARK
B/W ~ BARBED WIRE	OT ~ OPEN TOP PIPE
CB ~ CATCH BASIN	P ~ POWER LINE
CCA ~ CORNER CONCRETE APRON	PB ~ PLAT BOOK
CCW ~ CORNER CONCRETE WALK	P/B ~ POWER BOX
CI ~ CURB INLET	PG ~ PAGE(S)
CL ~ CENTERLINE	PIV ~ POST INDICATOR VALVE
C/L ~ CHAINLINK	PL ~ PROPERTY LINE
CMF ~ CONCRETE MONUMENT FOUND	POB ~ POINT OF BEGINNING
CMP ~ CORRUGATED METAL PIPE	POC ~ POINT OF COMMENCING
CO ~ CLEANOUT	PM ~ POWER METER
COMM ~ COMMUNICATION	P/P ~ POWER POLE
CONC ~ CONCRETE	PS ~ PARKING SPACE(S)
CT ~ CRIMPED TOP PIPE	PVC ~ POLYVINYLCHLORIDE PIPE
CTV ~ CABLE TELEVISION	R ~ RADIUS
C/W ~ CONCRETE WALK	(R) ~ CURVE TO THE RIGHT
DB ~ DEED BOOK	RB ~ RE-BAR
DE ~ DRAINAGE EASEMENT	RCP ~ REINFORCED CONCRETE PIPE
DI ~ DROP INLET	RPF ~ RED PIN FLAG
DIP ~ DUCTILE IRON PIPE	RPM ~ RED PAINT MARK
DNR ~ DEPT.OF NATURAL RESOURCES	RR ~ RAILROAD
DNRMS ~ DNR MONUMENT SET	R/T ~ RETAINING
DR ~ DRIVE	R/W ~ RIGHT OF WAY
EB ~ ELECTRIC BOX	SF ~ SQUARE FEET
EMC ~ ELECTRIC MEMBERSHIP CORP.	S/P ~ SERVICE POLE
EP ~ EDGE OF PAVEMENT	SR ~ SOLID ROD
FC ~ FACE OF CURB	SS ~ SANITARY SEWER
F/C ~ FENCE CORNER	SSE ~ SANITARY SEWER EASEMENT
FDC ~ FIRE DEPARTMENT CONNECTION	S/W ~ SIDEWALK
FFE ~ FINISHED FLOOR ELEVATION	T ~ TELEPHONE LINE
FH ~ FIRE HYDRANT	T/B ~ TRAFFIC SIGNAL BOX
F/L ~ FENCE LINE	T/D ~ TRENCH DRAIN
FOCM ~ FIBRE OPTIC CABLE MARKER	TBM ~ TEMPORARY BENCHMARK
FP ~ FENCE POST	T/C ~ TOP OF CURB
F/P ~ FLAG POLE	T/P ~ TELEPHONE POLE
GLMP ~ GAS LINE MARKER POST	TP ~ TRAFFIC POLE
GM ~ GAS METER	TRANS ~ TRANSMISSION
G/P ~ GATE POST	T/S ~ TRAFFIC SIGNAL
GP ~ GUY POLE	TSI ~ TRAFFIC SIGN
GPC ~ GEORGIA POWER COMPANY	TW ~ TOP OF WALL
G/R ~ GUARD RAIL	T/W ~ TEST WELL
GV ~ GAS VALVE	U/G ~ UNDERGROUND
GW ~ GUY WIRE	VB ~ VALVE BOX
HDPE ~ HIGH DENSITY POLYETHYLENE	VMP ~ VALVE MARKER POST
H/C ~ HANDICAP PARKING SPACE	W ~ WATER LINE
HVP/P ~ HIGH VOLTAGE POWER POLE	WF ~ WETLAND FLAG
H/W ~ HEADWALL	WIF ~ WROUGHT IRON FENCE
ICV ~ IRRIGATION CONTROL VALVE	WM ~ WATER METER
INV ~ INVERT	WV ~ WATER VALVE
IPF ~ IRON PIN FOUND	X ~ CORNER
IPP ~ IRON PIN PLACED 1/2" RB W/ CAP	YI ~ YARD INLET
IRF ~ INTERMEDIATE REGIONAL FLOOD	YPF ~ YELLOW PIN FLAG
JB ~ JUNCTION BOX	YPM ~ YELLOW PAINT MARK

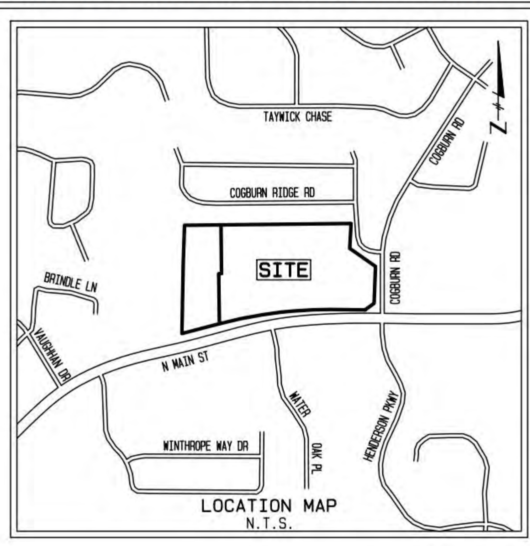
SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT	GW	GUYWIRE	TREE	TREE
BFP	BACKFLOW PREVENTOR	GP	GUYPOLE	UB	UTILITY BOX
BOLL	BOLLARD	ICV	IRRIGATION CONTROL VALVE	UM	UTILITY MANHOLE
BSO	BSO/AT&T/COMM BOX	IPF	IRON PIN FOUND	UP	UTILITY POLE
BSOMH	BSO/AT&T/COMM MANHOLE	H/W	HEADWALL	VMP	VALVE MARKER POST
CMF	CONCRETE MONUMENT FOUND	JB	JUNCTION BOX	WAB	WATER BOX
CB	CATCH BASIN	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CB	CATCH BASIN	M/B	MAIL BOX/KIOSK	WMH	WATER MANHOLE
CI	CURB INLET	MW	MONITORING WELL	WM	WATER METER
CO	CLEANOUT	PNTMRK	UTILITY PAINT MARK	WV	WATER VALVE
CON	CONDUIT	PKMTR	PARKING METER	XWP	CROSS WALK SIGNAL POLE
CTV	CABLE TV BOX	PWRCON	POWER CONDUIT	— CTV —	CABLE TV
DI	DROP INLET	P/B	POWER/ELEC BOX	—X—	FENCE LINE
FOCM	FIBER OPTIC CABLE MARKER	P/P	POWER POLE	—P—	POWER LINE
FDC	FIRE DEPT CONNECTION	PMH	POWER MANHOLE	—TRANS—	TRANSMISSION LINE
FH	FIRE HYDRANT	PM	POWER METER	—P-T—	POWER & TELEPHONE
GLMP	GAS LINE MARKER POST	SSMH	SANITARY SEWER MANHOLE	—GAS—	GAS LINE
GMH	GAS MANHOLE	SIGN	SIGN	—SS—	SANITARY SEWER LINE
GM	GAS METER	T/B	TRAFFIC SIGNAL BOX		STORM LINE
GV	GAS VALVE	TP	TRAFFIC POLE	—T—	TELEPHONE LINE
GT	GREASE TRAP	T/S	TRAFFIC SIGNAL	—U/G P—	U/G POWER
G/L	GROUND LIGHT	TRANS	TRANSFORMER	—U/G T—	U/G TEL
				—W—	WATER LINE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0056G & 13121C0058F, DATED 09/18/2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.



LOCATION MAP
N.T.S.

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NONEXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

5. BEARING BASIS: MAGNETIC NORTH WAS ESTABLISHED BY ORIENTING THE SUBJECT PARCEL BOUNDARY LINES SHOWN HEREON WITH CORRESPONDING BOUNDARY LINES DELINEATED ON THE PLAT OF RECORD (REF. ITEM 7).

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

7. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

8. THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

9. PERTAINING TO TABLE A, ITEM 6: THE ZONING CLASSIFICATION AND BULK RESTRICTIONS HAVE **NOT** BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 AND TABLE A, ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021.

ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

10. PERTAINING TO TABLE A, ITEM 16: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

11. PERTAINING TO TABLE A, ITEM 17: AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PROVIDED TO WATTS AND BROWNING ENGINEERS BY CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

12. PERTAINING TO TABLE A, ITEM 19, A CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

13. THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO NORTH MAIN STREET, ALSO KNOWN AS STATE ROUTE 9, AND COGBURN ROAD, PUBLICLY DEDICATED ROAD RIGHT OF WAYS.

14. THE SUBJECT PARCEL WARRANTY DEED (REFERENCE ITEM 1) DESCRIBES TRACTS 1 AND 2 AS ONE CONTINUOUS PARCEL WITH THREE OUTPARCELS LESS AND EXCEPTED FROM THE TOTAL AREA. CURRENT TAX RECORDS INDICATE TWO PARCELS AS REFLECTED BY THIS SURVEY. THE UNDERSIGNED SURVEYOR HAS NOT OBTAINED ANY RECORDS FOR SUBDIVISION CREATING THE OUTPARCELS NOR ANY RECORDS OF LOT COMBINATION THROUGHOUT THE COURSE OF RESEARCH FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY SUBDIVISION OR COMBINATION OF PARCELS.

REFERENCE MATERIALS

1) TITLE COMMITMENT: ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 18107.70200, DATED MARCH 28, 2024.

2) ZONING: NO CURRENT ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

3) WARRANTY DEED: DATED MAY 14, 2019 BY AND BETWEEN NG STONEWOOD VILLAGE LLC AND NG STONEWOOD VILLAGE II LLC (GRANTORS) TO WB HOLDINGS - STONEWOOD LLC (GRANTEE), FILED FOR RECORD WITH FULTON COUNTY CLERK OF SUPERIOR COURT MAY 22, 2019 IN DEED BOOK 60039, PAGES 485-493, GEORGIA RECORDS.

4) WARRANTY DEED: DATED MAY 14, 2019 BY AND BETWEEN NG STONEWOOD VILLAGE LLC (GRANTOR) TO WB HOLDINGS - STONEWOOD WEST LLC (GRANTEE), FILED FOR RECORD WITH FULTON COUNTY CLERK OF SUPERIOR COURT MAY 22, 2019 IN DEED BOOK 60039, PAGES 476-481, GEORGIA RECORDS.

5) WARRANTY DEED: DATED FEBRUARY 9, 1997 BETWEEN JOINT VENTURE #12 LLC TO STORAGE TRUST PROPERTIES LP, FILED FOR RECORD WITH FULTON COUNTY CLERK OF SUPERIOR COURT FEBRUARY 10, 1998 IN DEED BOOK 23905, PAGES 8-10, GEORGIA RECORDS.

6) SUBDIVISION PLAT: FOR GATEWOOD, LOCATED IN LAND LOTS 1109 & 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC., DATED AUGUST 4, 1994 LAST REVISED APRIL 3, 1995 FILED FOR RECORD WITH FULTON COUNTY CLERK OF SUPERIOR COURT IN PLAT BOOK 185, PAGE 114, GEORGIA RECORDS.

7) MINOR SUBDIVISION PLAT: FOR NG STONEWOOD VILLAGE LLC, LOCATED IN LAND LOTS 1110 & 1123, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, PREPARED BY BATES-LONG & ASSOCIATES, DATED JUNE 29, 2017, LAST REVISED JULY 31, 2017 FILED FOR RECORD WITH FULTON COUNTY CLERK OF SUPERIOR COURT AUGUST 19, 2017 IN DEED BOOK 403, PAGES 13-14, GEORGIA RECORDS.

NOTES PERTAINING TO ITEMS LISTED UNDER SCHEDULE B, PART II OF SURVEY REFERENCE ITEM NO. 1

8. RIGHT-OF-WAY EASEMENT FROM HARBEN KAY TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED SEPTEMBER 3, 1966, FILED FOR RECORD SEPTEMBER 14, 1966 AND RECORDED IN DEED BOOK 4641, PAGE 59, FULTON COUNTY, GEORGIA RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION CONTAINED THEREIN IS AMBIGUOUS. THEREFORE, WE ARE UNABLE TO ASCERTAIN THE LOCATION THEREOF.

9. RIGHT-OF-WAY EASEMENT FROM FORREST BENSON TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED SEPTEMBER 3, 1966, FILED FOR RECORD SEPTEMBER 14, 1966 AND RECORDED IN DEED BOOK 4641, PAGE 62, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION CONTAINED THEREIN IS AMBIGUOUS. THEREFORE, WE ARE UNABLE TO ASCERTAIN THE LOCATION THEREOF.

10. RIGHT-OF-WAY EASEMENT FROM W.R. KAY TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED SEPTEMBER 1, 1966, FILED FOR RECORD SEPTEMBER 14, 1966 AND RECORDED IN DEED BOOK 4641, PAGE 67, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION CONTAINED THEREIN IS AMBIGUOUS. THEREFORE, WE ARE UNABLE TO ASCERTAIN THE LOCATION THEREOF.

11. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN HARBIN B. KAY, IRENE KAY, FOREST BENSON, MARIE K BENSON, INGLES MARKETS, INCORPORATED, A NORTH CAROLINA CORPORATION, AND LAMAR FRAZER, INC., AN ALABAMA CORPORATION, DATED OCTOBER 3, 1985, FILED FOR RECORD OCTOBER 7, 1985 AND RECORDED IN DEED BOOK 9750, PAGE 327, AFORESAID RECORDS, AS AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN HARBIN B. KAY, IRENE KAY, FORREST BENSON, MARIE K. BENSON, INGLES MARKETS, INCORPORATED, A NORTH CAROLINA CORPORATION, LAMAR FRAZER, INC., AN ALABAMA CORPORATION, DATED MARCH 31, 1986, FILED FOR RECORD APRIL 2, 1986 AND RECORDED IN DEED BOOK 10032, PAGE 474, AFORESAID RECORDS, AS SUPPLEMENTED BY AGREEMENT REGARDING EASEMENTS, QUITCLAIMS AND SUPPLEMENTAL AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN INGLES MARKETS, INCORPORATED, A NORTH CAROLINA CORPORATION, MARIE K. BENSON, HARBIN B. KAY, IRENE KAY, AND MCCAR DEVELOPMENT CORP., A GEORGIA CORPORATION, AND METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, DATED AS OF OCTOBER 20, 1993, FILED FOR RECORD OCTOBER 21, 1993 AND RECORDED IN DEED BOOK 17258, PAGE 123, AFORESAID RECORDS.
THIS ITEM AFFECTS THE SUBJECT PARCEL AS SHOWN ON SURVEY.

12. CONVEYANCE OF ACCESS RIGHTS FROM INGLES MARKETS, INC. TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED JUNE 15, 1987, FILED FOR RECORD JUNE 19, 1987 AND RECORDED IN DEED BOOK 10888, PAGE 447, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION CONTAINED THEREIN IS AMBIGUOUS. THEREFORE, WE ARE UNABLE TO ASCERTAIN THE LOCATION THEREOF.

13. RIGHT-OF-WAY EASEMENT FROM INGLES MARKETS, INC. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED JULY 13, 1987, FILED FOR RECORD JULY 24, 1987 AND RECORDED IN DEED BOOK 10967, PAGE 21, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON, BECAUSE THE DESCRIPTION CONTAINED THEREIN IS BLANKET IN NATURE. HOWEVER, IT DOES AFFECT THE SUBJECT PARCEL.

14. SEWER EASEMENT FROM INGLES MARKETS INC. TO FULTON COUNTY, GEORGIA, DATED JANUARY 13, 1987, FILED FOR RECORD SEPTEMBER 14, 1987 AND RECORDED IN DEED BOOK 11060, PAGE 94, AFORESAID RECORDS.
THIS ITEM AFFECTS THE SUBJECT PARCEL AS SHOWN ON SURVEY.

15. DECLARATION OF RECIPROCAL EASEMENTS BY INGLES MARKETS, INCORPORATED, A NORTH CAROLINA CORPORATION, DATED AS OF MARCH 20, 1990, FILED FOR RECORD MARCH 27, 1990 AND RECORDED IN DEED BOOK 13291, PAGE 4, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON, BECAUSE THE DESCRIPTION CONTAINED THEREIN IS BLANKET IN NATURE. HOWEVER, IT DOES AFFECT THE SUBJECT PARCEL.

16. RIGHT-OF-WAY EASEMENT FROM INGLES MARKETS, INC. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, UNDATED, FILED FOR RECORD SEPTEMBER 1, 1995 AND RECORDED IN DEED BOOK 19991, PAGE 222, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON, BECAUSE THE DESCRIPTION CONTAINED THEREIN IS BLANKET IN NATURE. HOWEVER, IT DOES AFFECT THE SUBJECT PARCEL.

17. LEASE DATED JANUARY 21, 2008, EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN STONEWOOD PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS LANDLORD, AND DOVER SADDLERY RETAIL, INC. D/B/A DOVER SADDLERY, A MASSACHUSETTS CORPORATION, AS TENANT, DATED JANUARY 21, 2008, FILED FOR RECORD MARCH 5, 2008 AND RECORDED IN DEED BOOK 46422, PAGE 573, AFORESAID RECORDS, AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG ASSOCIATED CREDIT UNION, AS LENDER, DOVER SADDLERY RETAIL, INC., A GEORGIA CORPORATION D.B.A. DOVER SADDLERY, AS TENANT, AND WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF APRIL 26, 2019, FILED FOR RECORD JUNE 10, 2019 AND RECORDED IN DEED BOOK 60128, PAGE 178, AFORESAID RECORDS.
THIS ITEM DOES NOT APPEAR TO BE A MATTER OF SURVEY. HOWEVER, THE SUBJECT PARCEL IS DESCRIBED IN THIS ITEM.

18. MATTERS DEPICTED ON MINOR SUBDIVISION PLAT FOR NG STONEWOOD VILLAGE LLC, DATED JUNE 29, 2017, AS LAST REVISED JULY 31, 2017, PREPARED BY BATES-LONG & ASSOCIATES, AND BEARING THE CERTIFICATION AND SEAL OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NO. 1685, FILED FOR RECORD AUGUST 19, 2017 AND RECORDED IN PLAT BOOK 403, PAGES 13-14, FULTON COUNTY, GEORGIA RECORDS.
THIS ITEM APPEARS TO REMOVE A PORTION OF THE SUBJECT PARCEL AT THE RIGHT OF WAY INTERSECTION AT NORTH MAIN STREET, ALSO KNOWN AS STATE ROUTE 9, WITH COGBURN ROAD. THIS AREA HAS ALREADY BEEN EXCLUDED FROM AREA CACULATIONS. ALL OTHER MATTERS AFFECTING THE SUBJECT PARCEL ARE DEPICTED HEREON.

19. MATTERS DEPICTED ON ALTA/NSPS LAND TITLE SURVEY FOR NG STONEWOOD VILLAGE, LLC, NG STONEWOOD VILLAGE II, LLC, WBO INVESTORS, LLLP, ORKIN & ASSOCIATES, LLC, WB HOLDINGS-STONEWOOD, LLC, ORKIN ASSET MANAGEMENT, LLC, CHICAGO TITLE INSURANCE COMPANY, AND ASSOCIATED CREDIT UNION, ITS AFFILIATES, SUCCESSORS AND/OR PARTICIPANTS, DATED MARCH 7, 2019, AS LAST REVISED MAY 9, 2019, PREPARED BY BATES LONG & ASSOCIATES, AND BEARING THE CERTIFICATION AND SEAL OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NO. 1685.
ALL MATTERS DISCLOSED ON THIS ITEM ARE SHOWN HEREON.

20. RIGHTS OF TENANTS UNDER UNRECORDED LEASES.

21. ANY MATTERS RELATED TO ANY PORTION OF THE SUBJECT PROPERTY SUBJECT TO POSSIBLE ACQUISITION/ CONDEMNATION BY THE GEORGIA DEPARTMENT OF TRANSPORTATION AS SET FORTH IN THE PROPOSED RIGHT OF WAY DEED FROM NG STONEWOOD VILLAGE, LLC AND NG STONEWOOD VILLAGE II, LLC TO THE DEPARTMENT OF TRANSPORTATION, PROJECT NO. STP 00-0114-01(084).
THIS ITEM IS NOT SHOWN HEREON BECAUSE THE REFERENCED PLANS HAVE NOT BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN ANY MATTERS THAT MAY AFFECT THE SUBJECT PARCEL.

22. CONSTRUCTION AND MAINTENANCE EASEMENT FROM WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO DEPARTMENT OF TRANSPORTATION, DATED APRIL 9, 2020, FILED FOR RECORD MAY 13, 2020 AND RECORDED IN DEED BOOK 61590, PAGE 101, FULTON COUNTY, GEORGIA RECORDS, AS AFFECTED BY JOINDER, CONSENT TO EASEMENT BY ASSOCIATED CREDIT UNION, DATED FEBRUARY 7, 2020, FILED FOR RECORD MAY 13, 2020 AND RECORDED IN DEED BOOK 61590, PAGE 109, AFORESAID RECORDS.
THIS ITEM APPEARS TO AFFECT THE SUBJECT PARCEL AS SHOWN ON SURVEY. THE DRIVEWAY EASEMENTS DESCRIBED THEREIN APPEAR TO HAVE EXPIRED, AND ARE NOT SHOWN HEREON.

23. WATER VAULT EASEMENT FROM WB HOLDINGS - STONEWOOD, LLC TO FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MARCH 4, 2021, FILED FOR RECORD MAY 7, 2021 AND RECORDED IN DEED BOOK 63720, PAGE 69, AFORESAID RECORDS.
THIS ITEM AFFECT THE SUBJECT PARCEL AS SHOWN HEREON.

24. RIGHT OF WAY EASEMENT FROM WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED SEPTEMBER 1, 2021, FILED FOR RECORD JANUARY 4, 2022 AND RECORDED IN DEED BOOK 65075, PAGE 170, AFORESAID RECORDS.
THIS ITEM APPEARS TO BENEFIT WHAT IS KNOWN AS OUTPARCEL A. HOWEVER, THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION CONTAINED THEREIN IS AMBIGUOUS. THEREFORE, WE ARE UNABLE TO ASCERTAIN THE LOCATION THEREOF.

DESCRIPTION OF PROPERTY
TRACT 1

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1110 & 1123 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED (1/2" REBAR) AT THE MOST SOUTHWESTERLY MARGIN OF THE MITERED INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET, ALSO KNOWN AS GEORGIA STATE ROUTE 9 (110' RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF COGBURN ROAD (45' RIGHT-OF-WAY); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET, ALSO KNOWN AS GEORGIA STATE ROUTE 9 (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 87°45'54" WEST FOR A DISTANCE OF 230.41 FEET TO A POINT;
2. NORTH 89°23'51" WEST FOR A DISTANCE OF 124.39 FEET TO A POINT;
3. SOUTH 88°03'29" WEST FOR A DISTANCE OF 135.96 FEET TO A POINT;
4. SOUTH 86°08'10" WEST FOR A DISTANCE OF 85.92 FEET TO A POINT;
5. SOUTH 83°40'45" WEST FOR A DISTANCE OF 122.96 FEET TO A POINT;
6. SOUTH 81°16'10" WEST FOR A DISTANCE OF 150.47 FEET TO A POINT;
7. SOUTH 78°13'45" WEST FOR A DISTANCE OF 150.68 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE DEPARTING THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND PROCEED NORTH 00°45'24" EAST FOR A DISTANCE OF 341.35 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 88°07'21" EAST FOR A DISTANCE OF 19.25 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 00°57'58" EAST FOR A DISTANCE OF 331.77 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 89°02'12" EAST FOR A DISTANCE OF 886.43 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 04°40'39" WEST FOR A DISTANCE OF 170.06 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE SOUTH 53°21'39" EAST FOR A DISTANCE OF 214.04 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY LINE OF COGBURN ROAD (45' RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COGBURN ROAD (45' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES ;

1. SOUTH 03°43'06" WEST FOR A DISTANCE OF 251.77 FEET TO A NAIL PLACED;
2. SOUTH 55°25'56" WEST FOR A DISTANCE OF 75.93 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 13.73167 ACRES, OR 598,151 SQUARE FEET.

DESCRIPTION OF PROPERTY
TRACT 2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1110 & 1123 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE **POINT OF BEGINNING,** COMMENCE AT AN IRON PIN PLACED (1/2" REBAR) AT THE MOST SOUTHWESTERLY MARGIN OF THE MITERED INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET, ALSO KNOWN AS GEORGIA STATE ROUTE 9 (110' RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE COGBURN ROAD (45' RIGHT-OF-WAY); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET, ALSO KNOWN AS GEORGIA STATE ROUTE 9 (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 87°45'54" WEST FOR A DISTANCE OF 230.41 FEET TO A POINT;
2. NORTH 89°23'51" WEST FOR A DISTANCE OF 124.39 FEET TO A POINT;
3. SOUTH 88°03'29" WEST FOR A DISTANCE OF 135.96 FEET TO A POINT;
4. SOUTH 86°08'10" WEST FOR A DISTANCE OF 85.92 FEET TO A POINT;
5. SOUTH 83°40'45" WEST FOR A DISTANCE OF 122.96 FEET TO A POINT;
6. SOUTH 81°16'10" WEST FOR A DISTANCE OF 150.47 FEET TO A POINT;
7. SOUTH 78°13'45" WEST FOR A DISTANCE OF 150.68 FEET TO AN IRON PIN FOUND (1/2" REBAR) AND THE **POINT OF BEGINNING.**

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET, ALSO KNOWN AS GEORGIA STATE ROUTE 9 (110' RIGHT-OF-WAY) SOUTH 77°04'05" WEST FOR A DISTANCE OF 264.57 FEET TO A NAIL FOUND; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND PROCEED NORTH 02°40'01" EAST FOR A DISTANCE OF 492.84 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 03°40'26" EAST FOR A DISTANCE OF 245.25 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 89°02'12" EAST FOR A DISTANCE OF 248.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 00°57'58" WEST FOR A DISTANCE OF 331.77 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 88°07'21" WEST FOR A DISTANCE OF 19.25 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 00°45'24" WEST FOR A DISTANCE OF 341.35 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4.09621 ACRES, OR 178,431 SQUARE FEET.

RECORD LEGAL DESCRIPTION
DEED BOOK 60039 PAGE 485

OUTPARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY), ALSO KNOW AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) END RUNNING NORTH 09°23'59" WEST A DISTANCE OF 54.49 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING** THENCE, FROM THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED, NORTH 84°47'47" WEST A DISTANCE OF 110.06 FEET TO A POINT; THENCE, NORTH 05°08'58" EAST A DISTANCE OF 127.02 FEET TO A POINT; THENCE, SOUTH 86°23'39" EAST A DISTANCE OF 110.01 FEET TO A POINT, THENCE, SOUTH 05°06'39" WEST A DISTANCE OF 130.08 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 14,142 SQ. FT. (0.3247 ACRES) IN AREA AND IS SHOWN AS OUTPARCEL "A" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685, DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

OUTPARCEL "B"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FINE THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY), ALSO KNOWN AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND ALONG SAID NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES; NORTH 87°45'54" WEST A DISTANCE OF 255.41 FEET, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET. SOUTH 88°03'29" WEST A DISTANCE OF 135.96 FEET TO A POINT; THENCE, LEAVING SAID NORTHERNLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND RUNNING NORTH 14°09'06" EAST A DISTANCE OF 57.56 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**; THENCE, FROM THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED, NORTH 85°28'27" WEST A DISTANCE OF 102.96 FEET TO A POINT, THENCE, NORTH 05°24'23" EAST A DISTANCE OF 108.84 FEET TO A POINT; THENCE, SOUTH 84°44'57" EAST A DISTANCE OF 101.22 FEET TO A POINT; THENCE, SOUTH 04°29'00" WEST A DISTANCE OF 107 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 11,044 SQ. FT. (0.2535 ACRES) IN ARE AND IS SHOWN AS OUTPARCEL "B" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685 DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

OUTPARCEL "C"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FINE THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY), ALSO KNOWN AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND ALONG SAID NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES; NORTH 87°45'54" WEST A DISTANCE OF 255.41 FEET, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET, SOUTH 88°03'29" WETS A DISTANCE OF 135.96 FEET, SOUTH 86°08'10" WEST A DISTANCE OF 85.92 FEET, SOUTH 83°40'45" WEST A DISTANCE OF 122.96 FEET TO A POINT; THENCE LEAVING SAID NORTHERNLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND RUNNING NORTH 04°33'01" WEST A DISTANCE OF 73.50 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED, NORTH 88°06'40" WEST A DISTANCE OF 130.01 FEET TO A POINT; THENCE NORTH 01°53'20" EAST A DISTANCE OF 108.78 FEET TO A POINT; THENCE, SOUTH 88°06'40" EAST A DISTANCE OF 130.01 FEET TO A POINT; THENCE, SOUTH 01°53'20" WEST A DISTANCE OF 108.78 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 14,142 SQ. FT. (0.2347 ACRES) IN AREA AND IS SHOWN AS OUTPARCEL "C" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685 DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

SHOPPING CENTER TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE SOUTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY), ALSO KNOWN AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERNLY AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES: NORTH 87°45'54" WEST A DISTANCE OF 255.41 FEET, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET, SOUTH 88°03'29" WEST A DISTANCE OF 135.96 FEET, SOUTH 86°08'10" WEST A DISTANCE OF 85.92 FEET, SOUTH 83°40'45" WEST A DISTANCE OF 122.96 FEET, SOUTH 81°16'10" WEST A DISTANCE OF 150.47 FEET, SOUTH 78°14'46" WEST A DISTANCE OF 150.71 FEET, SOUTH 77°03'30" WEST A DISTANCE 254.54 FEET TO A POINT LOCATED ON THE WEST LINE OF LAND LOT 1123; THENCE NORTH 02°40'00" EAST ALONG SAID WEST LINE OF LAND LOT 1123 AND THE WEST LINE OF LAND LOT 1110, A DISTANCE OF 472.91 FEET TO A POINT; THENCE, NORTH 03°40'25" EAST, ALONG SAID WEST LINE OF LAND LOT 1110, A DISTANCE OF 245.25 FEET TO AN IRON PIN FOUND; THENCE SOUTH 89°02'07" EAST A DISTANCE OF 1,135.09 FEET TO A IRON PIN FOUND; THENCE, SOUTH 53°17'45" EAST A DISTANCE OF 214.04 FEET TO AN IRON PIN SET; THENCE, SOUTH 03°42'15" WEST ALONG THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (45' FROM CENTERLINE) A DISTANCE OF 261.67 FEET TO A POINT LOCATED AT THE MOST NORTHEASTERLY END OF A MITER LINE AT THE INTERSECTION WITH NORTH MAIN STREET (110' RIGHT-OF-WAY); THENCE, SOUTH 47°16'34' WEST, ALONG SAID MITER LINE, A DISTANCE OF 50.23 FEET TO A CONCRETE RIGHT-OF-WAY MARKER AND THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING AN AREA OF 17.8463 ACRES (777,386 SQ. FT.) AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY FOR STONEWOOD PARTNERS, LLC, INLAND MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, TICOR TITLE INSURANCE COMPANY AND INGLES MARKETS, INCORPORATED DATED MARCH 5, 2007 AND LAST REVIEWED MAY 16, 2007 BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATION OF FRED WILSON LONG GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF NORTH MAIN STREET (119' RIGHT-OF-WAY), ALSO KNOW AS S.R. #9, WITH THE MOST SOUTHEAST END OF THE MILTER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE LEAVING SAID NORTHERNLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND RUNNING MEETS 09°02'59" WEST A DISTANCE OF 54.49 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**; THENCE, FROM THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED, NORTH 84°47'47" WEST A DISTANCE OF 112.06 FEET TO A POINT; THENCE NORTH 05°03'58" EAST A DISTANCE OF 127.02 FEET TO A POINT; THENCE SOUTH 85017623'39 EAST A DISTANCE OF 1110.01 FEET TO A POINT; THENCE, SOUTH 05°05'39" WEST A DISTANCE OF 130.08 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 14,142 SQ. FT. (0.3247 ACRES) IS AREA AND IS SHOWN AS OUTPARCEL "A" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685 DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF NORTH MAIN STREET (130' RIGHT-OF-WAY), ALSO KNOWN AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND ALONG SAID NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES: NORTH 87°45'54" WEST A D23'51" WEST A DISTANCE OF 255.41 FEET, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET SOUTH 88°03'29" WEST A DISTANCE OF 135.995 FEET TO A POINT; THENCE LEAVING SAID NORTHERNLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND RUNNING NORTH 14°09'06" (ILLEGIBLE) A DISTANCE OF 57.56 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**; THENCE THEN THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED, NORTH 85°28'27" WEST A DISTANCE OF 102.96 FEET TO A POINT; THENCE, NORTH 05°24'23" EAST TO A DISTANCE OF 103.84 FEET TO A POINT; THENCE, SOUTH 54°44'57" EAST A DISTANCE OF 101.22 FEET TO A POINT; THENCE, SOUTH 04°29'00" WEST A DISTANCE OF 107.54 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 11,044 SQ. FT. (0.2535 ACRES) IN AREA AND IS SHOWN AS OUTPARCEL "B" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685 DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1110, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY), ALSO KNOWN AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT -OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND ALONG SAID NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES: NORTH 87°45'54" WEST A DISTANCE OF 255.41 FEET, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET , SOUTH 88°03'29" WEST A DISTANCE OF 135.96 FEET, SOUTH 86°03'10" WEST A DISTANCE OF 85.92 FEET, NORTH 83°40'45" WEST A DISTANCE OF 122.96 FEET TO A POINT; THENCE, LEAVING SAID NORTHERNLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND RUNNING NORTH 04°33'01" WEST A DISTANCE OF 73.50 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**; THENCE, FROM THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED, NORTH 88°06'47' WEST A DISTANCE OF 130.02 FEET TO APPOINT; THENCE NORTH 01°53'20" WEST A DISTANCE OF 105.73 FEET TO A POINT; THENCE, SOUTH 88°05'49"WEST A DISTANCE OF 130.01 FEET TO POINT; THENCE, SOUTH 01°53'20" WEST A DISTANCE OF 108.78 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**.
SAID TRACT CONTAINS 14.142 SQ. FT. (0.3247 ACRES) IN ACRES AND IS SHOWN AS OUTPARCEL "C" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685 DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1110 AND 1123 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERNLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT OF WAY), ALSO KNOW AS S.R. #9, WITH THE MOST SOUTHWEST END OF THE MITER LINE AS THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERNLY AND NORTHWESTERLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES: NORTH 87°45'54" WEST A DISTANCES OF 255.41 FEE, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET SOUTH 88°03'29" WEST A DISTANCE OF 135.96 FEET, SOUTH 86°08'10" WEST A DISTANCE OF 85.92 FEET, SOUTH 83°40'45" WEST A DISTANCE OF 122.96 FEET, SOUTH 86°08'10" WEST A DISTANCE OF 85.92 FEET, SOUTH 83°40'45" WEST A DISTANCE OF 122.96 FEET, SOUTH 81°16'10" WEST A DISTANCE OF 150.47 FEET, SOUTH 78°14'46" WEST A DISTANCE OF 150.71 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**; THENCE, FROM THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY), SOUTH 77°93'30" WEST A DISTANCE OF 264.54 FEET TO A POINT LOCATED ON THE WEST LINE OF LAND LOT 1123; THENCE. NORTH 02°40'00" EAST ALONG SAID WEST LINE OF LAND LOT 1123 AND THE WEST LINE OF LAND LOT 1120, A DISTANCE OF 492.91 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 89°02'07" WETS A DISTANCE OF 248.61 FEET TO POINT; THENCE SOUTH 00°58'04" WEST A DISTANCE OF 331.79 FEET TO A POINT; THENCE, SOUTH 88°05'53" WEST A DISTANCE OF 19.24 FEET TO A POINT; THENCE, SOUTH 00°45'58" WEST A DISTANCE OF 341.35 FEET TO A POINT OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND THE TRUE **POINT OF BEGINNING**

SAID TRACT CONTAINS 178,441 SQ. FT. (4.0964 ACRES) IN AREA AND IS SHOWN AS PHASE II ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATIONS OF FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685 DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NG STONEWOOD VILLAGE II LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., AND CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT ANY PORTION OF TRACT 1 DEDICATED FOR RIGHT OF WAY PURSUANT TO THAT CERTAIN MINOR SUBDIVISION PLAT FOR NG STONEWOOD VILLAGE LLC. DATED JUNE 29 2017 AS LAST REVISED JULY 31 2017 PREPARED BY BATES-LONG & ASSOCIATES AND BEARING THE CERTIFICATION AND SEAL OF FRED WILSON LONG GEORGIA REGISTERED LAND SURVEYOR NO. 1685. FILED FOR RECORD AUGUST 19. 2017 AND RECORDED IN PLAT BOOK 103 PAGES 13-14 FULTON COUNTY GEORGIA RECORDS.

RECORD LEGAL DESCRIPTION
DEED BOOK 60039 PAGE 476

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 110 AND 1123, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT OF WAY), ALSO KNOW AS S.R. #9, WITH THE MOST SOUTH WEST END OF THE MITER LINE AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COGBURN ROAD (RIGHT-OF-WAY 45' FROM CENTERLINE); THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF NORTH MAIN STREET (110' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES: NORTH 87°45'54" WEST A DISTANCE OF 255.41 FEET, NORTH 89°23'51" WEST A DISTANCE OF 124.39 FEET, SOUTH 86°08'10" WEST A DISTANCE OF 85.92 FEET, SOUTH 83°40'45" WEST A DISTANCE OF 122.96 FEET, SOUTH 81°16'10" WEST A DISTANCE OF 150.47 FEET, SOUTH 78°14'46" WEST A DISTANCE OF 150.71 FEET TO A POINT AND THE TRUE **POINT OF BEGINNING**; THENCE FROM THE TRUE **POINT OF BEGINNING** THUS ESTABLISHED AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY), SOUTH 77°03'30" WEST A DISTANCE OF 264.54 FEET TO A POINT LOCATED ON THE WEST LINE OF LAND LOT 1123; THENCE NORTH 02°40'00" EAST, ALONG SAID WEST LINE OF LAND LOT 1123 AND THE WEST LINE OF LAND LOT1110, A DISTANCE OF 492.91 FEET TO A POINT; THENCE NORTH 03°40'26" EAST, ALONG SAID WEST LINE OF LAND LOT 1110, A DISTANCE OF 245.25 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 89°02'07" EAST A DISTANCE OF 248.61 FEET TO A POINT; THENCE SOUTH 00°58'04" WEST A DISTANCE OF 331.79 FEET TO A POINT; THENCE, SOUTH 88°06'53" WEST A DISTANCE OF 19.24 FEET TO A POINT; THENCE, SOUTH 00°45'58" WEST A DISTANCE OF 341.35 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET (110' RIGHT-OF-WAY) AND THE TRUE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 178,441 SQ. FT. (4.0964 ACRES) IN AREAS AND IS SHOWN AS PHASE II ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BATES-LONG & ASSOCIATES UNDER SEAL AND CERTIFICATION OF FINED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1685, DATED MARCH 5, 2007, LAST REVISED JULY 25, 2012, PREPARED FOR NG STONEWOOD VILLAGE LLC, NO STONEWOOD VILLAGE 11 LLC, CANTOR COMMERCIAL REAL ESTATE LENDING L.P., END CHICAGO TITLE INSURANCE COMPANY, WHICH SURVEY TO INCORPORATED HEREIN BY REFERENCE.

PARKING TABULATION BY WATTS & BROWNING ENGINEERS

REGULAR PARKING SPACES PROVIDED:	529
HANDICAP PARKING SPACES PROVIDED:	17
TOTAL PARKING SPACES PROVIDED:	546

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 51,934 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 849,098 FEET.
TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,907 FEET.

A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[signature]
BROCK J. BUCHHOLZ — 05/02/2024
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210 — DATE

TO: WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSOCIATED CREDIT UNION, ITS AFFILIATES, SUCCESSORS, ASSIGNS AND/OR PARTICIPANTS, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11(OBSERVED EVIDENCE ONLY), 13, 14, 16, 17 & 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 05/02/2024.
DATE OF PLAT OR MAP: 05/08/2024.

[signature]
BROCK J. BUCHHOLZ, GEORGIA REGISTERED LAND SURVEYOR NO. 3210

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 1, 2020.
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 30, 2020.

ALTA/NSPS LAND TITLE SURVEY FOR
WB HOLDINGS - STONEWOOD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ASSOCIATED CREDIT UNION, ITS AFFILIATES, SUCCESSORS, ASSIGNS AND/OR PARTICIPANTS, AND CHICAGO TITLE INSURANCE COMPANY
LOCATED IN
LAND LOTS 1110 & 1123
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. LS003210 BROCK J. BUCHHOLZ

REVISIONS

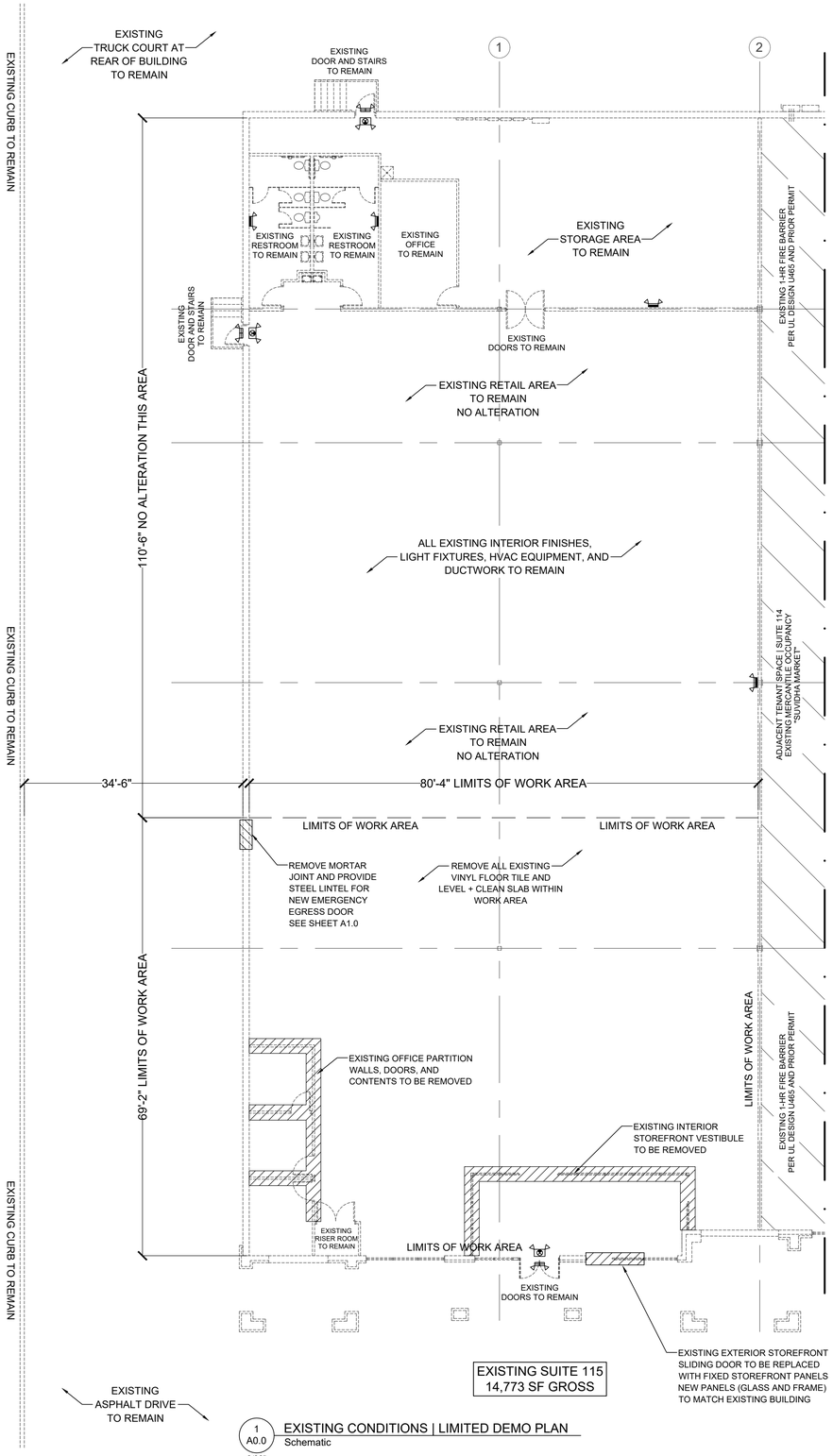
NO.	DATE	BY	DESCRIPTION
1	05/16/24	BJB	REVISE SCHEDULE B NOTES AND ADD SLOPE AND UTILITY EASEMENT.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DATE SURVEYED:	05/02/2024
DATE UPDATED:	N/A
SURVEYED BY:	CSW
DATE DRAFTED:	05/08/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	BJB
FIELD BOOK #:	XXXX
JOB NUMBER:	240409
FOLDER NUMBER:	240409
COGO FILE:	N/A
DISC FILE:	240409
COUNTY/LL/D/S:	FULTON/1110/2/2
PLAT FILE:	B
SHEET:	1 OF 2

SITE PLAN TO SHOW HIGHLIGHTED SPACE

EXHIBIT A
SITE PLAN



1 A0.0 EXISTING CONDITIONS | LIMITED DEMO PLAN
Schematic
3/32"

LIMITED DEMOLITION NOTES | REQUIREMENTS:

ALL DEMOLITION WORK REQUIRING FIXTURE REMOVAL, RELOCATION, OR REPLACEMENT SHALL BE COMMENCED ONLY AFTER ELECTRICAL, GAS, AND WATER SERVICE IS SAFELY DISCONNECTED TO THE WORK AREA !

CONTRACTOR SHALL FAMILIARIZE THEIR SELF WITH THE SPACE AND ITS SYSTEMS PRIOR TO EXECUTION OF ANY DEMOLITION OR PROPOSED WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND BUILDING SYSTEMS AND SHALL REPORT ANY CONFLICTS TO **OWNER** IN WRITING PRIOR TO EXECUTION OF WORK. CONTRACTOR SHALL PROTECT THE BUILDING ENVELOPE, BUILDING INTERIOR, AND STRUCTURE FOR THE DURATION OF WORK.

LIMITED DEMOLITION SHALL INCLUDE THE FOLLOWING:

0. CODE COMPLIANCE

ALL WORK, INCLUDED BUT NOT LIMITED TO LABELING, TEMPORARY SAFEING, SHORING AND BRACING, SUPPORTS, AND SAFETY PRECAUTIONS SHALL BE IN FULL | STRICT COMPLIANCE AS REQUIRED BY OSHA, AHJ REQUIREMENTS, AND ALL APPLICABLE BUILDING, DEVELOPMENT, MECHANICAL, ELECTRICAL, PLUMBING, LIFE SAFETY, AND DEVELOPMENT CODES.

SPECIFICALLY IBC CHAPTER 33 | **SAFEGUARDS DURING CONSTRUCTION**

1. VERIFICATION OF EXISTING CONDITIONS
2. REMOVAL OF ALL FF+E IN DEMOLITION | PROPOSED WORK AREAS
3. TEMPORARY SHORING + SUPPORT OF ADJACENT STRUCTURE OR PARTITIONS FOR THE DURATION OF THE WORK
4. BRACING, SAFEING, AND CAPPING, OF ALL TENANT SPACE UTILITY SERVICES | SYSTEMS AND BUILDING | CEILING COMPONENTS PRIOR TO EXECUTION OF ANY DEMOLITION OR PROPOSED WORK.
5. UTILITY SERVICES | INFRASTRUCTURE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

- ELECTRICITY
- GAS
- SPRINKLER SYSTEM WATER | FIRE LINE
- DOMESTIC WATER
- SANITARY | WASTE WATER
- TELECOM

6. DEMOLITION SCOPE IS LIMITED TO THE FOLLOWING GENERAL TASKS:

- REMOVAL OF EXISTING PARTITION AND VESTIBULE WALLS
- REMOVAL AND ALTERATION OF EXISTING STOREFRONT DOORS TO BE REPLACE WITH FIXED STOREFRONT PANELS
- REMOVAL AND ALTERATION OF EXISTING SUSPENDED CEILING AREAS WHERE WALLS ARE REMOVED

PREMISES IDENTIFICATION REQUIREMENTS

1. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF ADDRESS ON BUILDING

2. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF SUITE NUMBER ON OR ABOVE ALL EXTERIOR DOORS

PER IFC SECTION 505

505.1 ADDRESS NUMBERS. - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

505.2 STREET OR ROAD SIGNS. - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

NON-STRUCTURAL DEMOLITION LEGEND

WALL AREA | FIXTURE TO BE REMOVED

CONTRACTOR IS RESPONSIBLE FOR DEMO AND PROPER DISPOSAL OF MATERIALS TO BE REMOVED.

COORDINATE DEMOLITION ACTIVITIES AND LIMITS OF REMOVAL WITH ALL DRAWINGS HEREIN

PROJECT NUMBER **2023 110**

Post Oak Partners, LLC
1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

T 678.513.6034
F 678.513.6044
www.postoakpartnersllc.com

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CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK, AND ACCEPTS ALL EXISTING CONDITIONS,

DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, LLC IN WRITING AND RECONCILED BEFORE PROCEEDING. CONTRACTOR ASSUMES FULL & SOLE RESPONSIBILITY FOR FIELD CHANGES.

TENANT SPACE ALTERATION WHITEBOX FINISH FOR:

SUITE 115
STONEWOOD VILLAGE
670 NORTH MAIN STREET
ALPHARETTA, GA 30004
FULTON COUNTY

OWNER | MANAGEMENT:

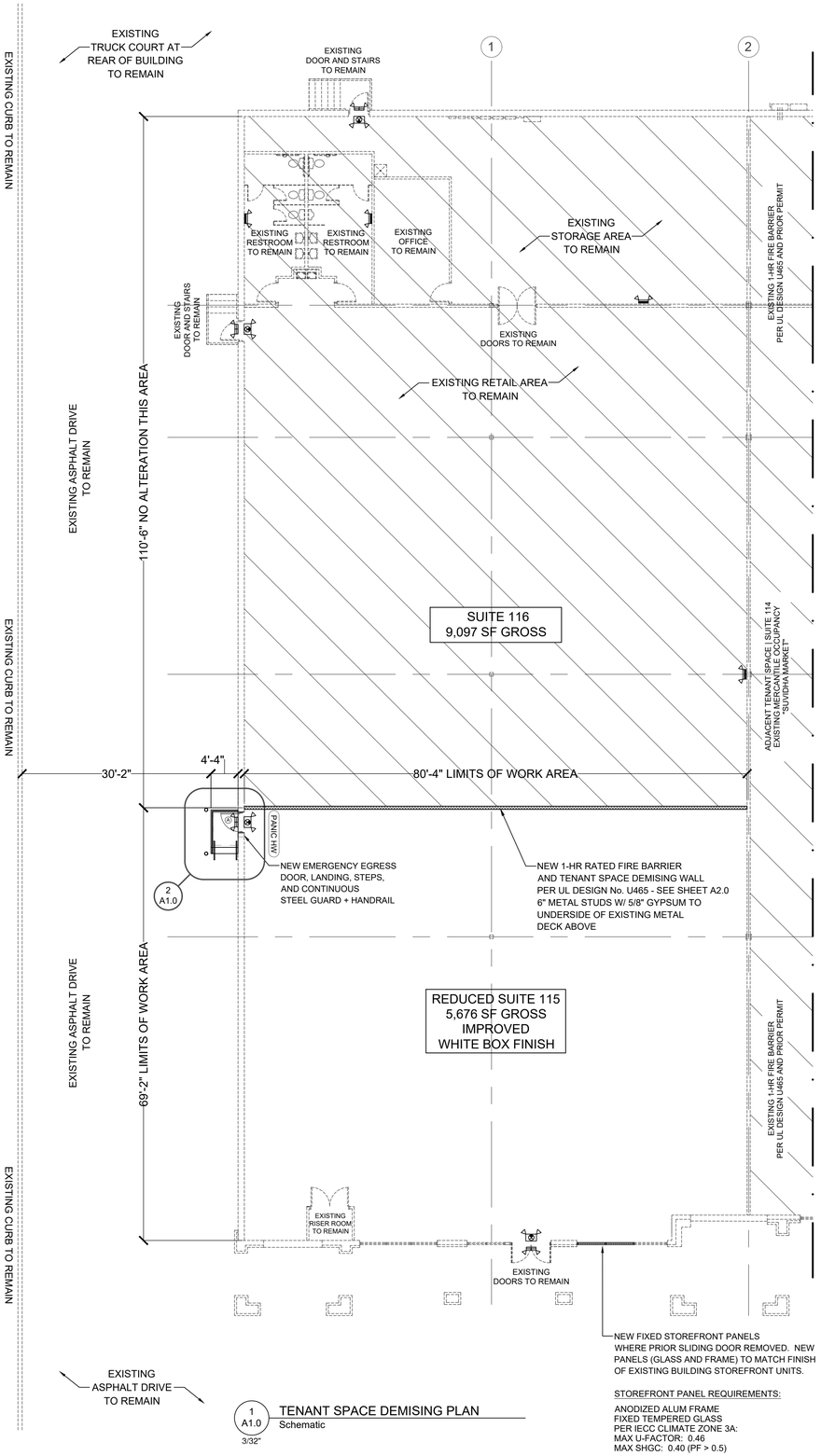
ORKIN & ASSOCIATES, LLC
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	102323	Design Development 1

DESIGN DEVELOPMENT PLANS ISSUED FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION !

DRAWING
A0.0



1 A1.0 TENANT SPACE DEMISING PLAN
Schematic
3/32"

STOREFRONT PANEL REQUIREMENTS:

ANODIZED ALUM FRAME
FIXED TEMPERED GLASS
PER IECC CLIMATE ZONE 3A:
MAX U-FACTOR: 0.46
MAX SHGC: 0.40 (PF > 0.5)

GENERAL BUILD-OUT NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.

ALL DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, ET AL, IN WRITING ALONG WITH AN RFI *(REQUEST FOR INFORMATION)* WHICH INCLUDES A DESCRIPTION OF RECOMMENDED ACTION.

CONTRACTOR SHALL COORDINATE ALL PARTITION WALL, SUSPENDED CEILING, MECHANICAL, ELECTRICAL, PLUMBING, AND LIFE SAFETY PROVISIONS WITH FINAL EQUIPMENT AND FIXTURE SELECTIONS AS APPROVED BY OWNER AND TENANT.

CONTRACTOR SHALL COORDINATE ALL FINAL DOOR, HARDWARE, FIXTURE, AND FINISH MATERIAL SELECTIONS FOR APPROVAL WITH OWNER AND TENANT PRIOR TO ORDERING OR INSTALLATION.

CONTRACTOR SHALL COORDINATE ALL FINAL EQUIPMENT AND FIXTURE SELECTIONS BY TENANT, CLEAR SPACE REQUIREMENTS, AND UTILITY REQUIREMENTS FROM MANUFACTURER PRIOR TO ROUGH-IN OF ELECTRICAL, GAS, WATER, WASTE, OR INSTALLATION OF COUNTERS AND CABINETRY.

ALL CABINETRY, COUNTERS, AND MILL WORK SHALL BE PROVIDED BY CONTRACTOR AND COORDINATED WITH OWNER. SHOP DRAWINGS BY FABRICATOR FOR OWNER APPROVAL.

FLOORING TRANSITIONS AND DOOR THRESHOLDS SHALL BE BEVELED AND LIMITED 1/2" MAXIMUM.

DOORS/HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

EXIT DOORS: DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE AND SHALL BE INSTALLED SHALL BE PROVIDED PER SECTION 7.2 OF THE NFPA 101 LIFE SAFETY CODE.

ILLUMINATION OF THE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 7.8 OF THE NFPA 101 LIFE SAFETY CODE.

EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 7.9 OF THE NFPA 101 LIFE SAFETY CODE.

IF THERE ARE PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE BARRIERS SUCH PENETRATIONS SHALL BE PROTECTED BY A LISTED SYSTEM AS TESTED BY A RECOGNIZED AGENCY UL/ANSI. PROVIDE A DETAIL AND LISTING NUMBER FOR BUILDING INSPECTOR WHERE REQUIRED.

FIRE EXTINGUISHERS: EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF (1) 2_A 10_ BC AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

NEW WORK SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. SEE SHEET A2.0 FOR REQUIRED CLEAR SPACES, MANEUVERING SPACES, FIXTURE AND COUNTER HEIGHTS, TACTILE SIGNAGE, AND ADDITIONAL DETAILS AND ACCESSIBILITY REQUIREMENTS.

WALL COMPOSITION SYNOPSIS

W0 — WALL TYPE W0 - EXISTING WALL TO REMAIN

W1 — WALL TYPE W1 - 1 HOUR RATED FIRE BARRIER PER UL DESIGN No. U465. 6" METAL STUDS (20 GA, 600S162-30 MEMBERS), 16" OC, EXTENDING FROM CONCRETE SLAB TO UNDERSIDE OF METAL DECK ABOVE WITH 5/8" TYPE X GYPSUM PANELS - **SEE SHEET A3.0**

W2 — WALL TYPE W2 - NOT APPLICABLE

W3 — WALL TYPE W3 - NOT APPLICABLE

ALL INTERIOR FRAMING SHALL BE INSTALLED TO SUPPORT LATERAL LOAD OF 5 PSF | L/240 AND SHALL BE LATERALLY BRACED WHERE HEIGHTS EXCEED 9'-0" ABOVE FFE UNLESS CONTINUOUS TOP TRACK IS FASTENED TO STRUCTURE ABOVE

ALL GYPSUM WALL BOARD APPLIED TO WET WALL | PLUMBING FIXTURE AREAS SHALL BE "MOLD AND MOISTURE RESISTANT" GYPSUM - PER LOCATION

ALL FURRING WALLS SHALL RECEIVE GYPSUM AND PAINT AT EXPOSED SIDE OF WALL ONLY

COORDINATE ALL ROUGH-OPENING AND HEADER REQUIREMENTS WITH DOOR VENDOR | MANUFACTURER

RESTROOMS - WALLS ADJACENT TO AND OR WITHIN 24" OF WATER CLOSETS + URINALS SHALL RECEIVE A SMOOTH, HARD NON-ABSORBENT SURFACE / CLADDING (TILE, FRP, OR APPROVED EQUAL) TO A HEIGHT OF 48" ABOVE FINISHED FLOOR - GC TO COORDINATE FINAL FINISH MATERIAL AND LIMITS OF MATERIAL INSTALLATION TENANT AND OWNER

PREMISES IDENTIFICATION REQUIREMENTS

1. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF ADDRESS ON BUILDING

2. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF SUITE NUMBER ON OR ABOVE ALL EXTERIOR DOORS

PER IFC SECTION 505

505.1 ADDRESS NUMBERS. - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

505.2 STREET OR ROAD SIGNS. - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

DOOR SCHEDULE

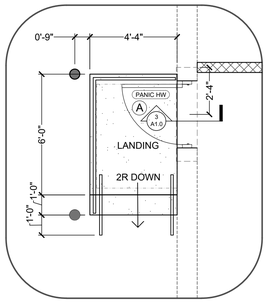
MARK:	SIZE:	STYLE:	FINISH:	HARDWARE:
A	3 / 0 X 7 / 0	FLUSH PANEL STEEL DOOR	FACTORY PRIMED FIELD PAINTED TO MATCH EXISTING BUILDING	FIXED ADA U HANDLE AT EXTERIOR PANIC HARDWARE AT INTERIOR SELF CLOSING DEVICE
B	-	-	-	-
C	-	-	-	-

PANIC HW — WHERE SYMBOL SHOWN, ALL DOORS WITH LATCHING OR LOCKING DEVICES SHALL BE EQUIPPED WITH PANIC HARDWARE | PUSH TO OPEN DEVICE (CROSS BAR OR PUSH PAD) PER NFPA 101 CHAPTER 7. PANIC HARDWARE AND PUSH TO OPEN HARDWARE SHALL RELEASE ANY LATCHING OR LOCKING DEVICES AND ALLOW DOOR LEAF TO FREELY SWING IN THE DIRECTION OF EGRESS TRAVEL.

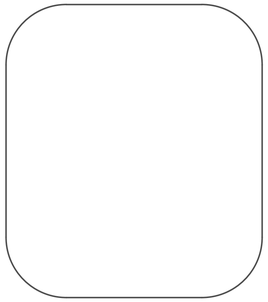
THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED
CLIMATE ZONE 3A - PER IECC ALL OPAQUE EXTERIOR SWINGING DOORS SHALL HAVE A **MAXIMUM U-FACTOR OF 0.61**
FINAL DOOR SELECTIONS ARE TO BE APPROVED BY OWNER AND TENANT
GLASS STORE FRONT (GSF) SHOP DRAWINGS BY FABRICATOR

DOOR PLACEMENT

SEE ACCESSIBILITY DETAILS FOR ADDITIONAL CLEAR SPACE REQUIREMENTS



2 A1.0 EGRESS DOOR | STAIR PLAN
Schematic
3/8"



3 A1.0 EGRESS DOOR SECTION ELEVATION
Schematic
3/4"

PROJECT NUMBER **2023 110**

Post Oak Partners, LLC
1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

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www.postoakpartnersllc.com

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CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK, AND ACCEPTS ALL EXISTING CONDITIONS,

DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, LLC IN WRITING AND RECONCILED BEFORE PROCEEDING. CONTRACTOR ASSUMES FULL & SOLE RESPONSIBILITY FOR FIELD CHANGES.

TENANT SPACE ALTERATION WHITEBOX FINISH FOR:

SUITE 115
STONEWOOD VILLAGE
670 NORTH MAIN STREET
ALPHARETTA, GA 30004
FULTON COUNTY

OWNER | MANAGEMENT:

ORKIN & ASSOCIATES, LLC
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

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DRAWING
A1.0

ORKIN & ASSOCIATES
INVESTMENTS

STONEWOOD VILLAGE

PROPOSED ELEVATION
14 JANUARY 2024

PIEPER O'BRIEN HERR
ARCHITECTS

ORKIN & ASSOCIATES INVESTMENTS

STONEWOOD VILLAGE

PROPOSED ELEVATION
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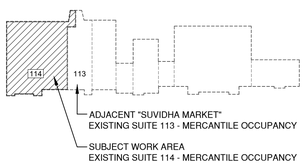
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

PROJECT LOCATION | Vicinity Plan

STONEWOOD VILLAGE
670 NORTH MAIN STREET ALPHARETTA, GA 30004

TENANT SPACE KEY PLAN



USE OF DRAWINGS

THESE DRAWINGS ARE ISSUED FOR DESIGN REVIEW, PRICING + PERMIT.

IF USED FOR CONTRACTUAL PURPOSES, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL DRAWINGS, SPECIFICATIONS, & DETAIL AS MAY BE REQUIRED.

CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK.

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ALL WORK SHALL BE BASED UPON CURRENT ZONING, DEVELOPMENT, HEALTH, LIFE SAFETY AND BUILDING CODES.

ADDITIONAL ENGINEERING, DESIGN, LOAD CALCULATIONS AND TECHNICAL DATA, AS MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION WILL BE PROVIDED BY TRADE AND | OR GENERAL CONTRACTOR.

THESE PLAN AND ALL OTHER IMAGES HEREIN WERE PREPARED FROM DATA INCLUDING COMPUTER SCANNED IMAGES AND LIMITED FIELD VERIFICATION.

DATA & IMAGES WERE TAKEN FROM LIMITED PLANS PROVIDED BY THE *OWNER.*

POST OAK PARTNERS, LLC, et al, BELIEVES THIS DATA TO BE TRUE, CORRECT, & ACCURATE, HOWEVER, DOES NOT EXPRESS OR IMPLY ANY WARRANTIES WHAT SO EVER AS TO THE ACCURACY OF SAME, OR TAKE RESPONSIBILITY FOR SAID DATA.

LIST OF DRAWINGS

CVR	Cover | Project Synopsis | Code Analysis
PNR	Project Notes | Requirements
A0.0	Existing Conditions Plan | Limited Interior Demolition
A1.0	Tenant Space Demising Plan | New Fire Barrier | Schedules | Notes
A2.0	ADA Accessibility Details | Requirements | Notes
A3.0	Fire Barrier Details | UL Design U465 | Penetrations | Head of Wall
A4.0	Emergency Egress Plan | Exit Capacity | Travel Distances
M1	Mechanical Schedules | Notes
M2	Mechanical Plans | Existing Roof Top Equipment | Ductwork | Zones
P1	Plumbing Notes | Requirements
P2	Plumbing Plans | Gas Plan at Existing Roof Top Equipment
E1	Electrical Riser Diagram | Panel Schedules | Notes
E2	Electrical Plans | Existing To Remain | New Panel Locations
F1	Fire Sprinkler Notes - For Reference Only
F2	Fire Alarm Notes - For Reference Only

Plans for alteration of existing sprinkler system and fire alarm shall be provided by contractor and shall be submitted to the fire marshal's office for separate review and permitting + inspections.

PROJECT CRITERIA

A. Project Team: — Team Contacts

Architectural - Post Oak Partners,LLC
Taylor C. Hadaway | Associate AIA | LEED GA
Elizabeth A. Harris | AIA
William Floyd, PE
Steve Foulke | ASLA

1205 Peachtree Parkway, Suite 1104
Cumming, Georgia 30041
D 678.858.7101
F 678.513.6044

MEP Engineering - Fagan Engineering Sevices, LLC.
Brian J. Fagan, PE

327 Dahlonega St. Suite 101B
Cumming, GA 30040
D 678-648-4904
D 678-261-1449

B. General Contractor: TBD - Prior To Permit Issuance

C. Occupancy Classification: Mercantile | Class B

D. Type of Construction: Type IIB
Sprinkled: Yes | Existing
Fire Alarm: Yes | Existing

E. Seismic Design Category: C

F. Building Areas | SF: Existing Suite 114 = 29,332 SF
New Suite 114 = 14,797 SF | Reduced per this scope of work

Modification to IBC chapter 5: No

G. Exisitng Building Height in Feet:
Max Per IBC 55' Maximum
Actual 32' Maximum

H. Number of Stories: 1
Basement Area SF 0
Balcony SF 0
Mezzanine SF 0

I. PLAN REVIEW CONTACT:

Taylor C. Hadaway | Associate AIA | LEED GA
Partner - Post Oak Partners, LLC
T: 678.858.7101
F: 678.513.6044
E: thadaway@hdhpllc.com

ALPHARETTA GEORGIA
REVIEWED FOR CODE COMPLIANCE
4/20/2022
John Kepler
THE CITY OF ALPHARETTA
FIRE MARSHAL'S OFFICE

CODE ANALYSIS | Per www.dca.state.ga.us

All work described in these plans shall be constructed in compliance with the following codes, as applicable to the project, and adopted | amended by The City of Alpharetta and the State Of Georgia

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition, with Georgia Amendments (2020)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2020 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

- Georgia 120-3. Rules of Safety Fire Commissioner NFPA 101 Life Safety Code 2018 Edition
- Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

OCCUPANCY CALCULATIONS

SUITE 114 | OCCUPANT LOAD PER NFPA 101 LSC 7.3.1.2

OCCUPANCY CLASSIFICATION: **MERCANTILE | CLASS B**

SPACE | ROOM	AREA	USE	LOAD	COUNT
RETAIL AREA	11,815 SF	MERCANTILE	1/30 SF	393.83
OFFICE AREA	650 SF	BUSINESS	1/150 SF	4.33
STORAGE AREA	1,770 SF	STORAGE	1/300 SF	5.90
RESTROOMS	520 SF	ACCESSORY	1/30 SF	17.33
RISER ROOM	42 SF	ACCESSORY	1/30 SF	1.40
TOTAL OCCUPANT LOAD				**423**

EGRESS REQUIREMENTS

EGRESS TRAVEL LIMITATIONS
MERCANTILE USE (most restrictive of the occupancies involved)

COMMON PATH OF TRAVEL LIMIT = 100' (sprinklered) per NFPA 101 36.2.5.3 (2)
DEAD END CORRIDOR LIMIT = 50' (sprinklered) per NFPA 101 36.2.5.2.1
TRAVEL DISTANCE LIMIT = 250' (sprinklered) per NFPA 101 36.2.6.2

EXIT CAPACITIES - SUITE 114 | OCCUPANT LOAD = 423

EGRESS FACTOR = 0.3 INCHES / PERSON
REQUIRED CAPACITY =126.9" (423 x 0.3)
PROVIDED CAPACITY | REAR OF SPACE = 2 x 34" CLEAR (2 SINGLE 3/0) DOORS = 68"
PROVIDED CAPACITY | FRONT ENTRY = 1 x 68" CLEAR (DOUBLE 3/0) + 1 x 46" CLEAR DOORS = 114"

TOTAL EXIT CAPACITY PROVIDED = 182" (182 / 0.3 = 606 PERSON EXIT CAPACITY)

PLUMBING FIXTURE REQUIREMENTS

PLUMBING FIXTURES PER IPC 403

Occupancy/Use type:	Water Closet	Lavatories	Drinking Fountain
Suite 114 | Mercantile Occupancy			
TOTAL REQUIRED:	**2**	**2**	**1**
TOTAL PROVIDED:	**6**	**4**	**1**

MERCANTILE - IPC Table 403.3 Requires Lavatories at 1/750 (Male + Female)
MERCANTILE - IPC Table 403.3 Requires Water Closets at 1/500 (Male + Female)
MERCANTILE - IPC Table 403.3 Requires Drinking fountains at 1/1000 (Male + Female)

PER STATE OF GA 2020 AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE

***Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures" to delete the requirements for 'service sink' entirely without substitution.**
(Effective January 1, 2020)

***Revise Section 410.2 'Small occupancies' to read as follows:**
410.2 Small occupancies. Drinking fountains shall not be required for an occupant load of 25 or fewer.
(Effective January 1, 2020)

WORK SCOPE + TENANT SYNOPSIS

The work to be completed as called for in these plans includes limited interior demolition and installation of a new 1-HR rated fire barrier within an existing, type IIB, mercantile tenant space. Demolition shall include removal of suspended ceilings, light fixtures, ductwork, and floor coverings as indicated on the drawings. New 1-HR rated fire barrier shall cause a reduction in the area of suite 114 from 29,332 SF to 14,797 SF gross and establish a white box finish by retaining the existing restrooms, MEP equipment, services, and building access + emergency egress points. Suite 114 is speculative space with no tenant at this time.

The remnant 14,535 SF space shall serve as a future expansion to suite 113 for the existing and adjacent "Suvidha Market" which will include separate plans, permitting, and scope of work. No certificate of occupancy is being requested for this space. Plans to address suite 113 are underway and will be submitted for plan review separately.

Contractor is expressly responsible for providing owner + tenant with a "turn key" space, including all code and inspection agency approvals, sign offs, certificates of inspection, and ALL certificate(s) of occupancy.

EXISTING SPRINKLER AND FIRE ALARM SYSTEM: Plans for alteration of existing sprinkler system and fire alarm shall be provided by contractor and shall be submitted to the fire marshal's office for review and permitting + inspections.

SIGNAGE: Separate Permits will be required should any signage or "On-Building" lettering be under consideration.

BUILDING INSPECTIONS: All inspection requests shall be called in to the City of Alpharetta Inspections Division at 678-297-6080, between the hours of 7:30am – 8:30am, on the same day that the inspection is desired.

FIRE INSPECTIONS: Contact the City of Alpharetta Fire Marshal's Office for inspection at 80% and 100% completion. 80% of any fire rated barriers, wall, floor or ceiling. 100% final inspection: all systems, equipment installed and operating, ready for occupancy.

Fire Inspections may be requested on City business days between the hours of 7:00 am and 4:00 pm. Inspections may be submitted for request on the form found at:
https://www.alpharetta.ga.us/government/departments/public-safety/fire-marshal/inspections-request-form
or by calling 678-297-6272 Option # 9 and leaving a message with the prompted details.

"Portable fire extinguishers must be provided per NFPA standard No. 10 and the International Fire Code. An inspector of the fire marshal's office prior to final inspection will determine the location and arrangement of the extinguishers."

THE CITY OF ALPHARETTA GEORGIA
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION
04/18/2022

KEEP ON JOB SITE

REVIEWED PLAN SET

MUST BE AVAILABLE FOR

CITY OF ALPHRETTA INSPECTIONS

AT ALL TIMES

NO PLANS = NO INSPECTIONS

Red line comments:
1. Fire alarm and fire sprinkler modifications shall be submitted through e plan solutions for permitting by sub-contractors
2. ADA exit/restroom signage in braille at all doors per 2010 ADA standard sections 216 & 703
3. Exterior emergency illumination not indicated on plans and shall be at both exit doors per LSC 7.9
4. No emergency illumination is shown on plans, electrician shall verify all interior exit and emergency illumination are working prior to final inspection
BC220130

PROJECT NUMBER **2021 125**

Post Oak Partners, LLC
1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

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www.postoakpartnersllc.com

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TENANT SPACE ALTERATION
WHITEBOX FINISH FOR:

SUITE 114
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670 NORTH MAIN STREET
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FULTON COUNTY

OWNER | MANAGEMENT:

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SUITE 200
MILTON, GA 30004

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	010322	Design Development
2	031022	For Construction Alpharetta Submittal 1

STATE OF GEORGIA
ELIZABETH A. HARRIS
CERTIFICATE No. 22804
REGISTERED ARCHITECT

DRAWING
CVR

GENERAL REQUIREMENTS

GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL REVIEW ALL DRAWINGS HEREIN, AND SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND SCOPE OF WORK PRIOR TO SUBMITTING A BID OR APPLYING FOR PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ITEMS, AS IS NORMALLY INCLUDED IN THE COURSE OF WORK:

PERMITTING:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING LICENSES AND PERMITS REQUIRED FOR PROJECT WORK. CONTRACTOR SHALL COMPLETE WORK AND OBTAIN ALL REQUIRED SIGN OFFS & APPROVALS FROM AGENCIES ISSUING PERMITS, AS REQUIRED BY CODE.

CODE COMPLIANCE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ABSOLUTE AND STRICT COMPLIANCE WITH ALL APPLICABLE BUILDING, DEVELOPMENT, ZONING, SAFETY (OSHA), AND ENVIRONMENTAL CODES.

WEATHER PROTECTION:

CONTRACTOR IS RESPONSIBLE FOR COMPLETE WEATHER PROTECTION OF ALL EXISTING AND NEW WORK FOR THE TERM OF OF THE PROJECT.

THIS SHALL INCLUDE OPENED WALL & ROOF CAVITIES, PROPER DRY IN OF NEW WORK, AND PREVENTION OF MOISTURE PENETRATION, INTRUSION AND ENTRAPMENT INTO ALL AREAS OF EXISTING AND NEW WORK, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING (AS MAY APPLY TO THIS PROJECT)

- PREPARED GRADES
- SOILS
- FOUNDATIONS & FOOTINGS
- FOUNDATION WALLS
- MASONRY WALLS
- WOOD FRAME WALLS
- METAL/STEE FRAMED WALLS
- SHEATHING
- INSULATION SYSTEMS (ROOF, WALLS, FLOORS, PARAPETS)
- WALL ASSEMBLIES
- FLOOR ASSEMBLIES
- CEILING ASSEMBLIES
- PARAPET WALLS
- ROOF ASSEMBLIES
- ROOF COVERINGS
- CLADDING (BRICK, CMU, CEMENT BOARD, SHAKE, WOOD VINYL, STONE)
- EIFS
- UTILITY AREAS, SERVICE POINTS & APPUTANENCES
- VERTICAL CHASES & PENETRATIONS
- M/E/P CHASES & ENCLOSURES
- TELECOM CHASES & ENCLOSURES

CONTRACTOR SHALL PROVIDE WEATHER PROTECTION ADEQUATE TO MEET ALL CODE AND MATERIAL MANUFACTURER REQUIREMENTS AND PREVENT GROWTH OF SPORES, MOLD AND BACTERIA WHICH MAY IN ANY WAY ADVERSELY AFFECT THE SAFETY, INDOOR AIRE QUALITY, ABILITY OF SUBSTRATE TO ADHERE TO COATINGS & CLADDING, SAFETY AND GENERAL HEALTH OF THE BUILDING.

SHOP DRAWINGS:

AS MAY BE REQUIRED BY OWNER, CONTRACTOR SHALL PROVIDE AND FURNISH SHOP DRAWINGS FOR ITEMS/SYSTEMS/ASSEMBLIES TO OWNER FOR REVIEW AND APPROVAL.

FOR SYSTEMS REQUIRING ENGINEERED SHOP /FABRICATION DRAWINGS (I.E. ROOF, STRUCTURAL, M/E/P, TELECOM), CONTRACTOR SHALL PROVIDE STAMPED/SEALED/SIGNED ENGINEERED DRAWINGS AS REQUIRED BY CODE AND PERMITTING AGENCY.

ALL SHOP/FABRICATION DRAWING MUST BE APPROVED BY OWNER (OR ASSIGNED AGENT) IN WRITING.

QUALITY CONTROL

IT IS THE SOLE & EXPRESS RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE QC/QA (Quality Control & Quality Assurance) FROM START THROUGH FINAL COMPLETION FOR THE PROJECT.

QC/QA INSPECTIONS (Specific & General) SHALL BE IN STRICT COMPLIANCE WITH THE REQUIREMENTS SET FORTH BY THE OWNER, ASTM, IBC, & NFPA.

CERTIFICATION OF USE OF PROPER/REQUIRED MATERIALS PLACEMENT AND INSTALLATION SHALL BE OBTAINED BY THE CONTRACTOR FROM ALL MATERIAL MANUFACTURERS, AS REQUIRED BY THE OWNER.

POST OAK PARTNERS, LLC., ET AL, IS NOT RESPONSIBLE FOR PERMITTING AND IS NOT PROVIDING CA/CONSTRUCTION ADMINISTRATION FOR THIS PROJECT.

FIRE PROTECTION & LIFE SAFETY

1. FIRE PROTECTION:

THIS PROJECT *IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.*

WHERE REQUIRED, PLANS FOR ALTERATION OF EXISTING SPRINKLER SYSTEM SHALL BE PROVIDED BY CONTRACTOR AND SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR SEPARATE REVIEW AND PERMITTING.

EXISTING SYSTEM SHALL BE ACCESSED, REPAIRED AS NEEDED, AND GREEN TAGGED PRIOR TO FIRE MARSHAL'S INSPECTION

THIS PROJECT *IS PROVIDED WITH A FIRE ALARM SYSTEM.*

WHERE REQUIRED, PLANS FOR ALTERATION OF EXISTING FIRE ALARM SHALL BE PROVIDED BY CONTRACTOR AND SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR SEPARATE REVIEW AND PERMITTING.

2. RATED ASSEMBLY IDENTIFICATION | GA 120-3-3

ALL RATED ASSEMBLIES/PARTITIONS SHALL BE CLEARLY STENCILED/LABELED WITH MINIMUM 3" LETTERS EVERY 30' TO IDENTIFY RATING, PER NFPA 101 LIFE SAFETY CODE, CHAPTER 8, AND SHALL ALSO READ:

"FIRE & SMOKE BARRIER - PROTECT ALL OPENINGS"

3. PENETRATION OF RATED ASSEMBLIES

PIPES, CONDUIT, CABLES & WIRES SHALL ALSO MEET REQUIREMENTS OF:

NFPA 251 & ASTM E814, PER THE NFPA 101 LIFE SAFETY CODE.

4. FIRE BARRIERS - RATED ASSEMBLIES

TENANT DEMISING	1-HR FIRE BARRIER PER UL DESIGN NO. U465
STORAGE/MAIN	N | A
PENETRATIONS	1 & 2 HOUR @ UL SYSTEM NO. W-L 1018

5. INTERIOR FINISH MATERIALS

WALL AND CEILING FINISH CLASSIFICATIONS:

CLASS A, B, OR C PER LSC CH. 10

FLOOR FINISH CLASSIFICATIONS:

CLASS I OR II, PER LSC CH. 10

6. EMERGENCY EXIT LIGHTING & SIGNAGE

ILLUMINATION OF THE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 7.8 OF THE NFPA 101 LIFE SAFETY CODE

EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 7.9 OF THE NFPA 101 LIFE SAFETY CODE.

7. EXIT DOORS

DOORS/HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

EXIT DOORS: DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE AND SHALL BE INSTALLED SHALL BE PROVIDED PER SECTION 7.2 OF THE NFPA 101 LIFE SAFETY CODE.

DOORS IN 1-HR RATED FIRE BARRIERS SHALL BE UL LISTED MINIMUM 45 MINUTE RATING

DOORS IN 2-HR RATED FIRE BARRIERS SHALL BE UL LISTED MINIMUM 90 MINUTE RATING

8. FIRE EXTINGUISHERS: AS A PART OF TENANT WORK

EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10.

THE SIZE SHALL BE A MINIMUM OF 2_ A 10_ BC_1 IS REQUIRED AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

ADA & ACCESSIBILITY

1. General Accessibility:

This project shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design - latest revision, see civil & site drawings for number of accessible spaces, design details, accessible routes, sidewalks & curb ramps.

2. Restrooms:

Existing restrooms shall remain as stands unless otherwise noted. New restroom shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

3. Drinking Fountains:

Drinking Fountains where required applicable shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

4. Doors/Hardware:

Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U shaped handles are acceptable designs.

5. Clear Spaces | Heights | Reach Ranges:

Clear floor, toe, and knee spaces at doors, fixtures + finished counter heights (34" AFF) and reach ranges shall fully comply with the Georgia Accessibility Code 120-3-20 | 2010 ADA Standards For Accessible Design

PROJECT CLOSE OUT

PROJECT CLOSE OUT SHALL OCCUR UPON COMPLETION OF ALL WORK REQUIRED BY THE OWNER (PER THE CONTRACT).

IN ADDITION TO REACHING "SUBSTANTIAL COMPLETION" (AS DEFINED IN THE CONTRACT), FINAL COMPLETION WILL REQUIRE CONTRACTOR TO PROVIDE THE
FOLLOWING DOCUMENTATION TO OWNERS SATISFACTION:

1. COPIES OF ALL PERMITS AND PERMIT SIGN OFF CARDS

2. CERTIFICATE(S) OF OCCUPANCY FOR BUILDING

3. MATERIAL SOURCES - VENDORS, SUB-CONTRACTORS, AND EQUIPMENT MODEL + SERIAL NUMBERS

4. SYSTEM WARRANTY CERTIFICATES (ROOF, M/E/P, EIFS, GSF, ETC)

5. EQUIPMENT AND FIXTURE OPERATIONAL MANUALS

6. LIEN RELEASES & AFFIDAVITS OF PAYMENTS OF DEBTS + CLAIMS TO ALL MATERIAL VENDORS AND SUBCONTRACTORS

PROJECT NUMBER **2021 125**

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CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL CONDITIONS & DIMENSIONS PRIOR TO START OF WORK, AND ACCEPTS ALL EXISTING CONDITIONS,

DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, LLC IN WRITING AND RECONCILED BEFORE PROCEEDING. CONTRACTOR ASSUMES FULL & SOLE RESPONSIBILITY FOR FIELD CHANGES.

TENANT SPACE ALTERATION WHITEBOX FINISH FOR:

SUITE 114
STONEWOOD VILLAGE
670 NORTH MAIN STREET
ALPHARETTA, GA 30004
FULTON COUNTY

OWNER | MANAGEMENT:

ORKIN & ASSOCIATES, LLC
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

Alpharetta
GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
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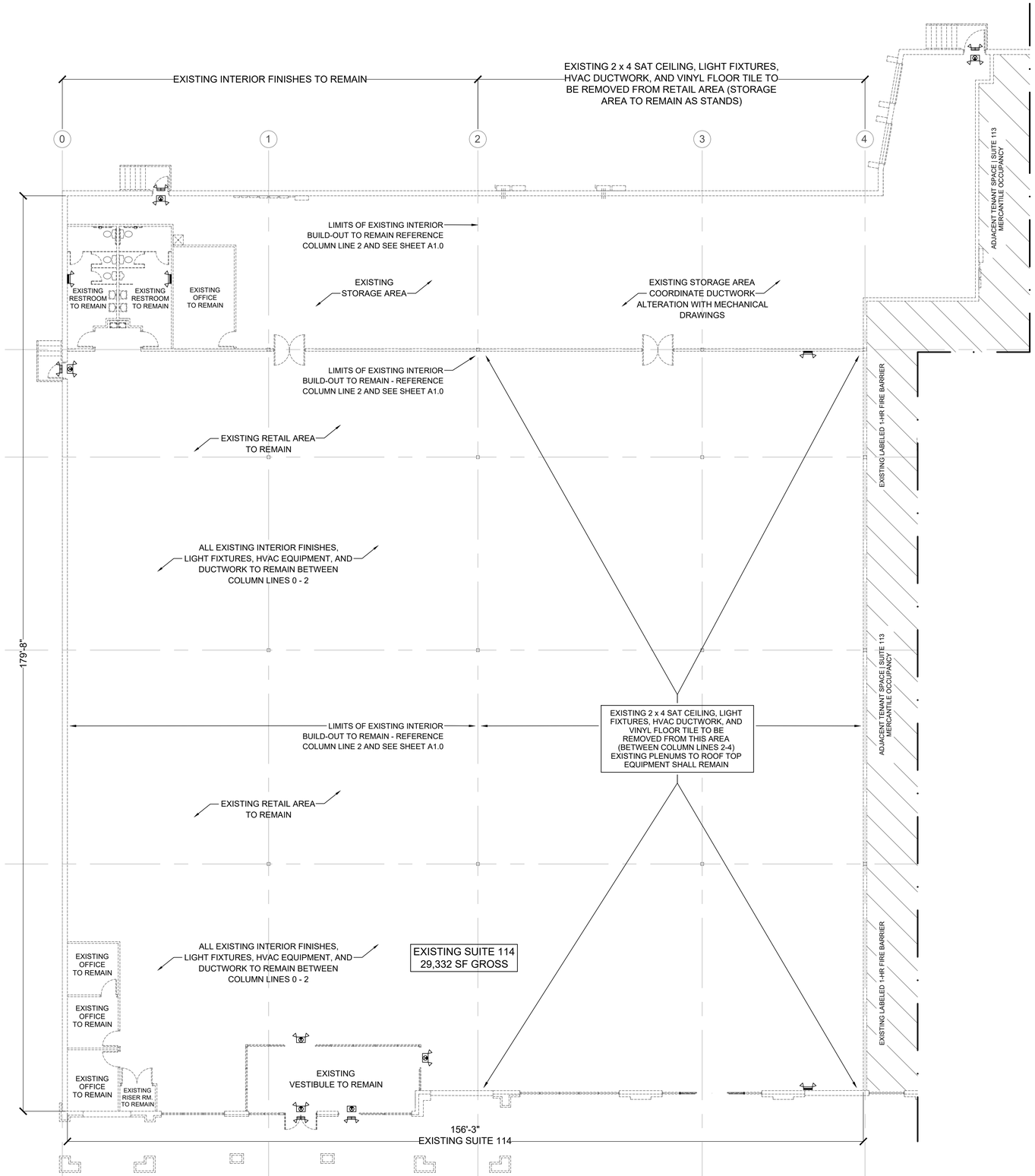
2	031022	For Construction Alpharetta Submittal 1

STATE OF GEORGIA
ELIZABETH
A. HARRIS
CERTIFICATE No. 32202
REGISTERED ARCHITECT

DRAWING

PNR



1 A0.0 EXISTING CONDITIONS | LIMITED DEMO PLAN
Schematic
3/32"

LIMITED DEMOLITION NOTES | REQUIREMENTS:

ALL DEMOLITION WORK REQUIRING FIXTURE REMOVAL, RELOCATION, OR REPLACEMENT SHALL BE COMMENCED ONLY AFTER ELECTRICAL SERVICE IS SAFELY DISCONNECTED TO THE WORK AREA !

CONTRACTOR SHALL FAMILIARIZE THEIR SELF WITH THE SPACE AND ITS SYSTEMS PRIOR TO EXECUTION OF ANY DEMOLITION OR PROPOSED WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND BUILDING SYSTEMS AND SHALL REPORT ANY CONFLICTS TO **OWNER** IN WRITING PRIOR TO EXECUTION OF WORK. CONTRACTOR SHALL PROTECT THE BUILDING ENVELOPE AND STRUCTURE FOR THE DURATION OF WORK.

LIMITED DEMOLITION SHALL INCLUDE THE FOLLOWING:

0. CODE COMPLIANCE

ALL WORK, INCLUDED BUT NOT LIMITED TO LABELING, TEMPORARY SAFEING, SHORING AND BRACING, SUPPORTS, AND SAFETY PRECAUTIONS SHALL BE IN FULL | STRICT COMPLIANCE AS REQUIRED BY OSHA, AHJ REQUIREMENTS, AND ALL APPLICABLE BUILDING, DEVELOPMENT, MECHANICAL, ELECTRICAL, PLUMBING, LIFE SAFETY, AND DEVELOPMENT CODES.

SPECIFICALLY IBC CHAPTER 33 | **SAFEGUARDS DURING CONSTRUCTION**

1. VERIFICATION OF EXISTING CONDITIONS
2. REMOVAL OF ALL FF+E IN DEMOLITION | PROPOSED WORK AREAS
3. TEMPORARY SHORING + SUPPORT OF ADJACENT STRUCTURE OR PARTITIONS FOR THE DURATION OF THE WORK
4. BRACING, SAFEING, AND CAPPING, OF ALL TENANT SPACE UTILITY SERVICES | SYSTEMS AND BUILDING | CEILING COMPONENTS PRIOR TO EXECUTION OF ANY DEMOLITION OR PROPOSED WORK.
5. UTILITY SERVICES | INFRASTRUCTURE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

- ELECTRICITY
- GAS
- SPRINKLER SYSTEM WATER | FIRE LINE
- DOMESTIC WATER
- SANITARY | WASTE WATER
- TELECOM

6. DEMOLITION SCOPE IS LIMITED TO THE FOLLOWING GENERAL TASKS:

- REMOVAL OF EXISTING PARTITION WALLS
- REMOVAL OF EXISTING SUSPENDED CEILINGS
- REMOVAL OF EXISTING LIGHT FIXTURES
- REMOVAL OF EXISTING DUCTWORK

PREMISES IDENTIFICATION REQUIREMENTS

1. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF ADDRESS ON BUILDING

2. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF SUITE NUMBER ON OR ABOVE ALL EXTERIOR DOORS

PER IFC SECTION 505

505.1 ADDRESS NUMBERS. - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

505.2 STREET OR ROAD SIGNS. - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE. WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

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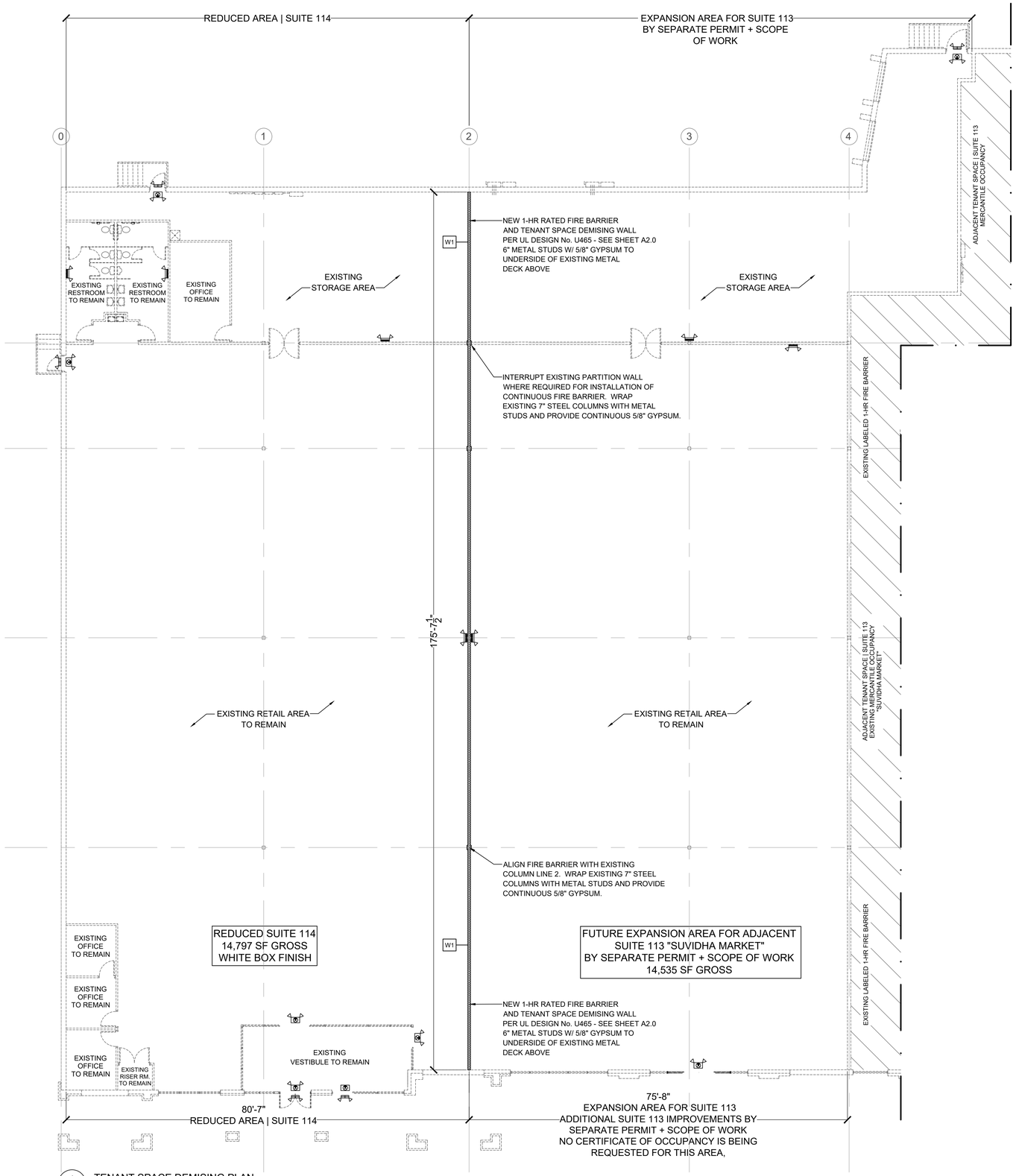


1 A1.0 TENANT SPACE DEMISING PLAN
Schematic
3/32"

GENERAL BUILD-OUT NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.

ALL DISCREPANCIES SHALL BE REPORTED TO POST OAK PARTNERS, ET AL, IN WRITING ALONG WITH AN RFI *(REQUEST FOR INFORMATION)* WHICH INCLUDES A DESCRIPTION OF RECOMMENDED ACTION.

CONTRACTOR SHALL COORDINATE ALL PARTITION WALL, SUSPENDED CEILING, MECHANICAL, ELECTRICAL, PLUMBING, AND LIFE SAFETY PROVISIONS WITH FINAL EQUIPMENT AND FIXTURE SELECTIONS AS APPROVED BY OWNER AND TENANT.

CONTRACTOR SHALL COORDINATE ALL FINAL DOOR, HARDWARE, FIXTURE, AND FINISH MATERIAL SELECTIONS FOR APPROVAL WITH OWNER AND TENANT PRIOR TO ORDERING OR INSTALLATION.

CONTRACTOR SHALL COORDINATE ALL FINAL EQUIPMENT AND FIXTURE SELECTIONS BY TENANT, CLEAR SPACE REQUIREMENTS, AND UTILITY REQUIREMENTS FROM MANUFACTURER PRIOR TO ROUGH-IN OF ELECTRICAL, GAS, WATER, WASTE, OR INSTALLATION OF COUNTERS AND CABINETRY.

ALL CABINETRY, COUNTERS, AND MILL WORK SHALL BE PROVIDED BY CONTRACTOR AND COORDINATED WITH OWNER. SHOP DRAWINGS BY FABRICATOR FOR OWNER APPROVAL.

FLOORING TRANSITIONS AND DOOR THRESHOLDS SHALL BE BEVELED AND LIMITED 1/2" MAXIMUM.

DOORS/HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

EXIT DOORS: DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE AND SHALL BE INSTALLED SHALL BE PROVIDED PER SECTION 7.2 OF THE NFPA 101 LIFE SAFETY CODE.

ILLUMINATION OF THE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 7.8 OF THE NFPA 101 LIFE SAFETY CODE.

EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 7.9 OF THE NFPA 101 LIFE SAFETY CODE.

IF THERE ARE PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE BARRIERS SUCH PENETRATIONS SHALL BE PROTECTED BY A LISTED SYSTEM AS TESTED BY A RECOGNIZED AGENCY UL/ANSI. PROVIDE A DETAIL AND LISTING NUMBER FOR BUILDING INSPECTOR WHERE REQUIRED.

FIRE EXTINGUISHERS: EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF (1) 2_ A 10_ BC AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

NEW WORK SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. SEE SHEET A2.0 FOR REQUIRED CLEAR SPACES, MANEUVERING SPACES, FIXTURE AND COUNTER HEIGHTS, TACTILE SIGNAGE, AND ADDITIONAL DETAILS AND ACCESSIBILITY REQUIREMENTS.

WALL COMPOSITION SYNOPSIS

W0 — WALL TYPE W0 - EXISTING WALL TO REMAIN

W1 — WALL TYPE W1 - 1 HOUR RATED FIRE BARRIER PER UL DESIGN No. U465. 6" METAL STUDS (20 GA, 600S162-30 MEMBERS), 16" OC, EXTENDING FROM CONCRETE SLAB TO UNDERSIDE OF METAL DECK ABOVE WITH 5/8" TYPE X GYPSUM PANELS - **SEE SHEET A3.0**

W2 — WALL TYPE W2 - NOT APPLICABLE

W3 — WALL TYPE W3 - NOT APPLICABLE

ALL INTERIOR FRAMING SHALL BE INSTALLED TO SUPPORT LATERAL LOAD OF 5 PSF | L/240 AND SHALL BE LATERALLY BRACED WHERE HEIGHTS EXCEED 9'-0" ABOVE FFE UNLESS CONTINUOUS TOP TRACK IS FASTENED TO STRUCTURE ABOVE

ALL GYPSUM WALL BOARD APPLIED TO WET WALL | PLUMBING FIXTURE AREAS SHALL BE "MOLD AND MOISTURE RESISTANT" GYPSUM - PER LOCATION

ALL FURRING WALLS SHALL RECEIVE GYPSUM AND PAINT AT EXPOSED SIDE OF WALL ONLY

COORDINATE ALL ROUGH-OPENING AND HEADER REQUIREMENTS WITH DOOR VENDOR | MANUFACTURER

NEW RESTROOMS - WALLS ADJACENT TO AND OR WITHIN 24" OF WATER CLOSETS + URINALS SHALL RECEIVE A SMOOTH, HARD NON-ABSORBENT SURFACE / CLADDING (TILE, FRP, OR APPROVED EQUAL) TO A HEIGHT OF 48" ABOVE FINISHED FLOOR - GC TO COORDINATE FINAL FINISH MATERIAL AND LIMITS OF MATERIAL INSTALLATION TENANT AND OWNER

PREMISES IDENTIFICATION REQUIREMENTS

1. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF ADDRESS ON BUILDING

2. VERIFY EXISTING LETTERING AND OR PROVIDE IDENTIFICATION OF SUITE NUMBER ON OR ABOVE ALL EXTERIOR DOORS

PER IFC SECTION 505

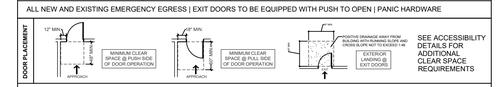
505.1 ADDRESS NUMBERS. - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

505.2 STREET OR ROAD SIGNS. - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

DOOR SCHEDULE

MARK:	SIZE:	STYLE:	FINISH:	HARDWARE:
A	3 / 0 X 7 / 0	GSF - ALUMINUM GLASS STORE FRONT	ANODIZED - COLOR TO MATCH EXISTING	FIXED ADA U HANDLE AT EXTERIOR PANIC HARDWARE AT INTERIOR SELF CLOSING DEVICE
B	-	-	-	-
C	-	-	-	-
D	-	-	-	-

ALL NEW AND EXISTING EMERGENCY EGRESS | EXIT DOORS TO BE EQUIPPED WITH PUSH TO OPEN | PANIC HARDWARE



SEE ACCESSIBILITY DETAILS FOR ADDITIONAL CLEAR SPACE REQUIREMENTS

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED
CLIMATE ZONE 3A - PER IECC ALL EXTERIOR SWINGING DOORS (PEDESTRIAN) SHALL HAVE A **MAXIMUM U-FACTOR OF 0.70**
CLIMATE ZONE 3A - PER IECC ALL EXTERIOR GLAZING AND WINDOWS SHALL HAVE MAXIMUM SHGC OF 0.25
FINAL DOOR SELECTIONS ARE TO BE APPROVED BY OWNER AND TENANT
GLASS STORE FRONT (GSF) SHOP DRAWINGS BY FABRICATOR

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STATE OF GEORGIA
ELIZABETH A. HARRIS
CERTIFICATE No. 32808
REGISTERED ARCHITECT

DRAWING
A1.0

CLEAR FLOOR SPACE NOTES:
1. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (304.4)
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE MUST ADJOIN AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE (305.6)
3. A CLEAR FLOOR SPACE IS REQUIRED AT ANY DEVICE WITH AN OPERABLE PART (309.2)

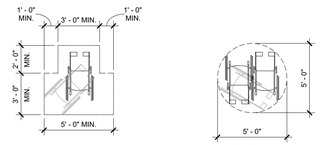


Fig. 304.3.2 T-SHAPED SPACE
Ref. 304.3.1 CIRCULAR SPACE

TURNING SPACE
Ref. Section 304

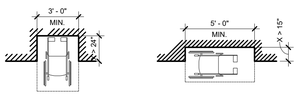
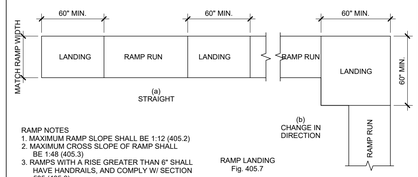


Fig. 305.7.1
Fig. 305.7.2



(a) STRAIGHT
(b) CHANGE IN DIRECTION

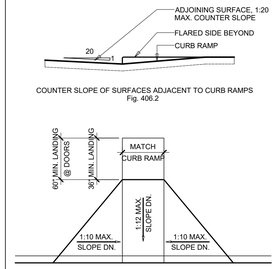
RAMP NOTES
1. MAXIMUM RAMP SLOPE SHALL BE 1:12 (405.2)
2. MAXIMUM CROSS SLOPE OF RAMP SHALL BE 1:48 (405.3)
3. RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS, AND COMPLY W/ SECTION 505 (405.8)

RAMP LANDING
Fig. 405.7

Ref. Section 405.9.2
BARRIER CURB
Fig. 405.9.1
EXTENDED FLOOR OR GROUND SURFACE

EDGE PROTECTION
Ref. Section 405.9

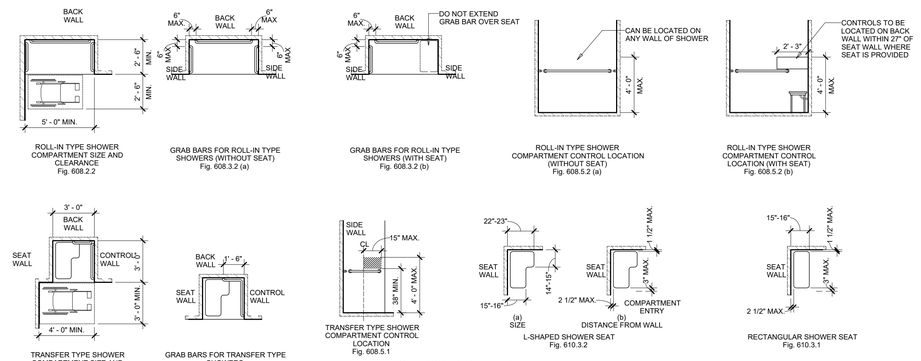
RAMPS
Ref. Section 405



COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS
Fig. 406.2

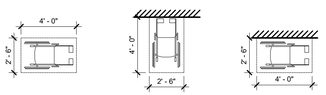
PLAN
Ref. Figures 406.3 & 406.4

CURB RAMPS
Ref. Section 406



SHOWER COMPARTMENTS
Ref. Sections 608 & 610

CLEAR FLOOR SPACE IN ALCOVES



CLEAR FLOOR SPACE
Fig. 305.3
FORWARD APPROACH
Fig. 305.5 (a)
PARALLEL APPROACH
Fig. 305.5 (b)

MINIMUM CLEAR FLOOR SPACE
Ref. Sections 304 & 305

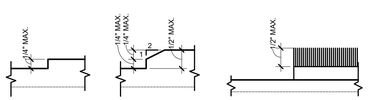
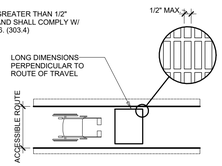


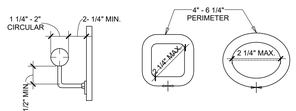
Fig. 303.2
Fig. 303.3
CHANGES IN LEVEL
Fig. 302.2
CARPET PILE THICKNESS

NOTE:
CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED, AND SHALL COMPLY W/ SECTIONS 405 OR 406. (303.4)



OPENINGS IN FLOOR OR GROUND SURFACE
Ref. Section 302.3

FLOOR & GROUND SURFACES
Ref. Sections 302 & 303

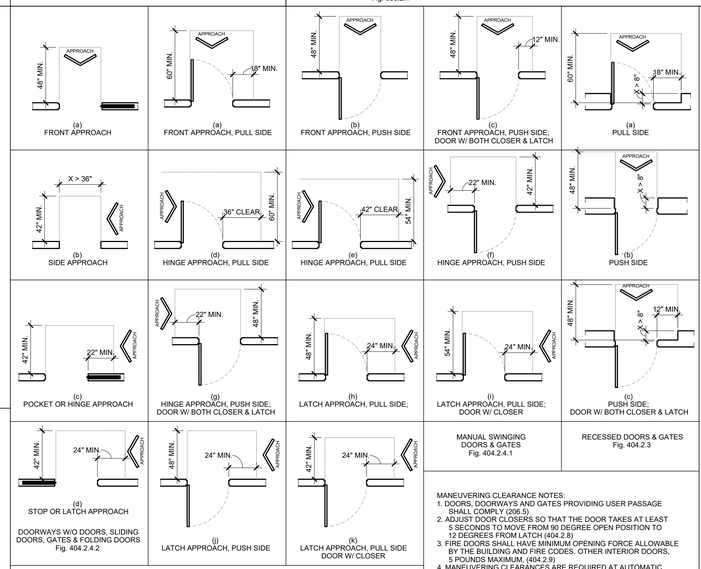


HANDRAIL CLEARANCES
Fig. 505.5 & 505.6
NON-CIRCULAR HANDRAIL CROSS SECTIONS
Fig. 505.7.2

HANDRAIL SIZES & CLEARANCES

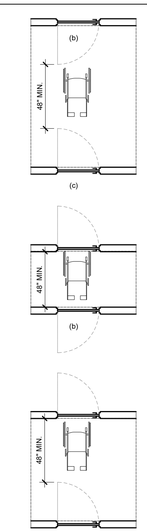
STAIRS
Fig. 505.4 (a)
RAMPS
Fig. 505.4 (b)
WALKING SURFACES
Fig. 505.4 (c)

HANDRAIL HEIGHTS
Ref. Section 505

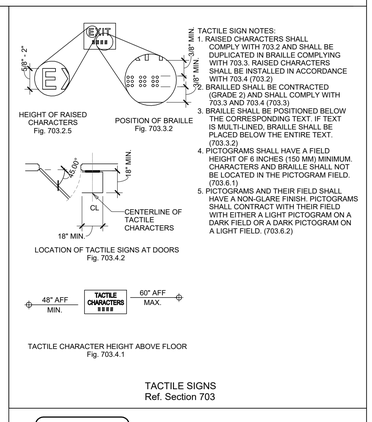


MANEUVERING CLEARANCES
Ref. Section 404.2.3

MANEUVERING CLEARANCE NOTES:
1. DOORS,DOORWAYS AND GATES PROVIDING USER PASSAGE SHALL COMPLY (206.5)
2. ADJUST DOOR CLOSERS SO THAT THE DOOR TAKES AT LEAST 5 SECONDS TO MOVE FROM 90 DEGREE OPEN POSITION TO 12 DEGREES FROM LATCH (404.2.8)
3. FIRE DOORS SHALL HAVE MINIMUM OPENING FORCE ALLOWABLE BY THE BUILDING AND FIRE CODES. OTHER INTERIOR DOORS, 5 POUNDS MAXIMUM. (404.2.9)
4. MANEUVERING CLEARANCES ARE REQUIRED AT AUTOMATIC DOORS UNLESS DOOR OPERATION HAS STANDBY POWER (404.3.2)



DOORS & GATES IN SERIES
Fig. 404.2.6

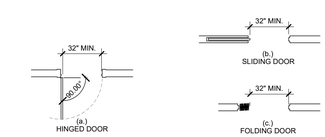


TACTILE SIGN NOTES:
1. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4 (703.2)
2. BRAILLED SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4 (703.3)
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. (703.3.2)
4. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. (703.6.1)
5. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRACT WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (703.6.2)

TACTILE SIGNS
Ref. Section 703

ACCESSIBLE GUIDELINES

THIS DRAWING IS A REPRESENTATIVE SUMMARY OF THE REQUIREMENTS OF THE 2010 ADA STANDARDS THAT MAY BE APPLICABLE TO THE PROJECT. WHERE SPECIFIC DIMENSIONAL INFORMATION AND CLEARANCES ARE NOT NOTED ON THE DRAWINGS, CONSTRUCT TO THE CLEARANCES AND TOLERANCES SHOWN ON THIS SHEET. WHERE DRAWINGS SPECIFICALLY INDICATE DIFFERENT OR CONFLICTING INFORMATION TO THE STANDARDS DEPICTED ON THIS SHEET, CONSTRUCT USING THE MORE STRINGENT REQUIREMENT OR CONTACT THE ARCHITECT FOR RESOLUTION.



CLEAR WIDTH OF DOORWAYS
Fig. 404.2.3

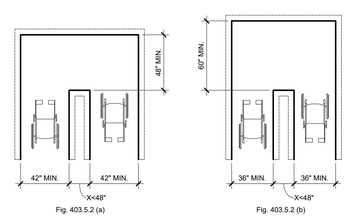
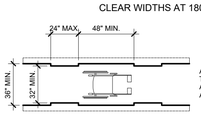


Fig. 403.5.2 (a)
Fig. 403.5.2 (b)

CLEAR WIDTHS AT 180 DEGREE TURNS

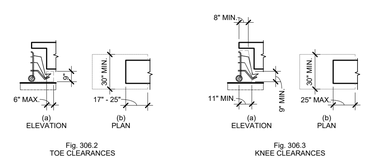


CLEAR WIDTHS
Fig. 403.5.1

ACCESSIBLE ROUTE NOTE
THE SLOPE OF A WALKING SURFACE ALONG AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPES SHALL NOT EXCEED 1:48 (402)

ACCESSIBLE ROUTE
Ref. Section 402

REACH RANGES
Ref. Section 308



KNEE & TOE CLEARANCES
Ref. Section 306

NOTES:
1. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE (307.5)
2. PROTRUDING OBJECTS ON A CIRCULATION PATH SHALL COMPLY W/ SECTION 307 (204.1)

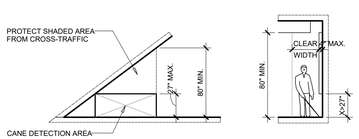


Fig. 307.5 VERTICAL CLEARANCES
Fig. 307.2 LIMITS OF PROTRUDING OBJECTS

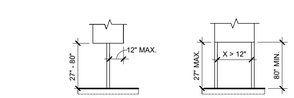
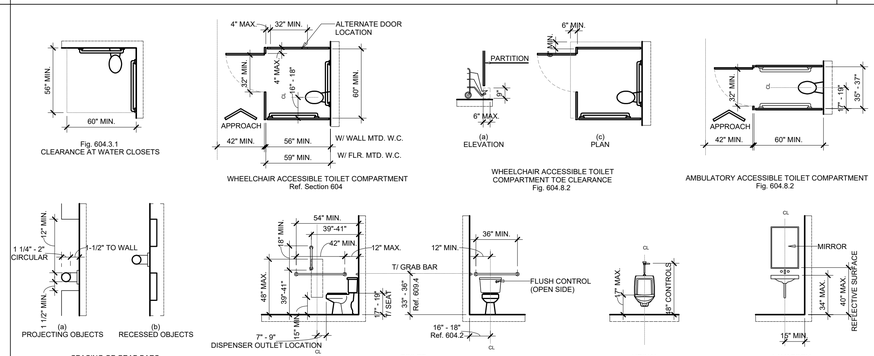


Fig. 307.3 (a)
Fig. 307.3 (b)

POST MOUNTED PROTRUDING OBJECTS

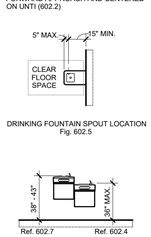
PROTRUDING OBJECTS
Ref. Section 307



TOILET ROOM NOTES:
1. A TURNING SPACE PER SECTION 304 IS REQUIRED WITHIN A TOILET ROOM (603.2.1)
2. ONLY THE FOLLOWING OBJECTS ARE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE: GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNIT, COAT HOOKS AND SHELVES (604.3.2)
3. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET (604.6)
4. URINALS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (605.3)
5. LAVATORIES SHALL HAVE CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (606.2)
6. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2)
7. EXPOSED WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES (606.5)
8. INSTALL GRAB BAR TO WITHSTAND NOT LESS THAN A 250 POUND FORCE APPLIED AT ANY POINT ON THE BAR (609.8)

TOILET ROOM CLEARANCES & MOUNTING HEIGHTS
Ref. Chapter 6

DRINKING FOUNTAIN NOTES:
1. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2)
2. WHERE DRINKING FOUNTAIN IS REQUIRED, TWO SHALL BE PROVIDED; ONE HIGH & ONE LOW (211.2)
3. UNITS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNTI (602.2)



DRINKING FOUNTAIN SPOUT LOCATION
Fig. 602.5

DRINKING FOUNTAIN OUTLET HEIGHTS

DRINKING FOUNTAIN
Ref. Section 602

PROJECT NUMBER **2021 125**

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Cumming, Georgia 30042
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TENANT SPACE ALTERATION WHITEBOX FINISH FOR:

SUITE 114
STONEWOOD VILLAGE
670 NORTH MAIN STREET
ALPHARETTA, GA 30004
FULTON COUNTY

OWNER | MANAGEMENT:

ORKIN & ASSOCIATES, LLC
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

Alpharetta
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	010322	Design Development
2	031022	For Construction Alpharetta Submittal 1

STATE OF GEORGIA
ELIZABETH A. HARRIS
CERTIFICATE No. 32804
REGISTERED ARCHITECT

DRAWING
A2.0

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Design No. U465

BXUV.U465
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

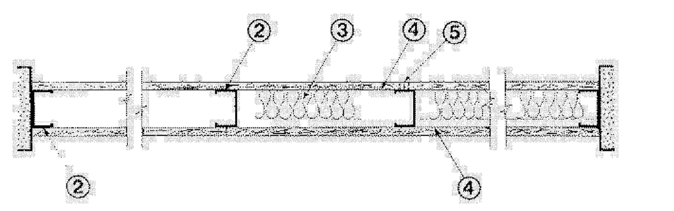
Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

Design No. U465

June 07, 2013

Nonbearing Wall Rating — 1 HR.



1. **Floor and Ceiling Runners —** (Not shown) — Channel shaped runners, 3-5/8 in. deep (min), 1-1/4 in. legs, formed from min No. 25 MSG galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

1A. **Framing Members*— Floor and Ceiling Runners —** (Not shown) — As an alternate to Item 1 - Channel shaped, min 3-5/8 in. deep, attached to floor and ceiling with fasteners 24 in. OC. max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

1B. **Framing Members* - Floor and Ceiling Runners —** Not shown - In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

CRACO MFG INC — SmarterTrack20™, SmartTrack20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

PHILLIPS MFG CO L L C — Viper20™ Track

1C. **Floor and Ceiling Runners —** (Not shown)—For use with Item 2C- Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1D. **Framing Members*— Floor and Ceiling Runners —** Not shown - In lieu of Items 1 through 1C — For use with Item 2D and 4G only, proprietary channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA BUILDING SUPPLIES — ProTRAK

RAM SALES L L C — Ram ProTRAK

SOUTHEASTERN STUD & COMPONENTS INC — ProTRAK

STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProTRAK

1E. **Framing Members*— Floor and Ceiling Runners —** Not shown - In lieu of Items 1 through 1D — For use with Item 2E and 4I only, proprietary channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L L C — TRUE-TRACK™

1F. **Framing Members*— Floor and Ceiling Runners —** Not shown - In lieu of Items 1 through 1E — For use with Item 2, channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide fabricated from min 25 MSG steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

KIRII (HONG KONG) LTD — Type KIRII

1G. **Framing Members*— Floor and Ceiling Runners —** Not shown - In lieu of Items 1 through 1F — For use with Item 2, channel shaped runners, 1-1/4 in. deep by min 3-5/8 in. wide, attached to floor and ceiling with fasteners spaced 24 in. OC max.

STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. **Floor and Ceiling Runners —** (Not shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.02 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100.

1I. **Framing Members* - Floor and Ceiling Runners —** Not shown - In lieu of Item 1 — For use with Item 2H, proprietary channel shaped runners, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L L C — Viper20™ Track

2. **Steel Studs —** Channel shaped, 3-5/8 in. deep (min), formed from min No. 25 MSG galv steel spaced 24 in. OC max. Studs to be cut 3/4 in. less than assembly height.

2A. **Framing Members*— Steel Studs —** As an alternate to Item 2 - Channel shaped studs, min 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

2B. **Framing Members* - Steel Studs —** Not shown - In lieu of Item 2 — For use with Item 1B, proprietary channel shaped steel studs, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel. Studs cut 3/4 in. less in length than assembly height.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

CRACO MFG INC — SmarterStud20™, SmartStud20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

PHILLIPS MFG CO L L C — Viper20™

2C. **Steel Studs —** (As an alternate to Item 2, For use with Item 4E) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into

floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2D. **Framing Members*— Steel Studs —** As an alternate to Items 2 through 2C- For use with Item 1D and 4G only, channel shaped studs, min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA BUILDING SUPPLIES — ProSTUD

RAM SALES L L C — Ram ProSTUD

SOUTHEASTERN STUD & COMPONENTS INC — ProSTUD

STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProSTUD

2E. **Framing Members*— Steel Studs —** As an alternate to Items 2 through 2D- For use with Item 1E and 4I only, channel shaped studs, min 3-5/8 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.

TELLING INDUSTRIES L L C — TRUE-STUD™

2F. **Framing Members*— Steel Studs —** As an alternate to Items 2 through 2E- For use with Item 1F, channel shaped studs, min 3-5/8 in. wide fabricated from min 25 MSG steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.

KIRII (HONG KONG) LTD — Type KIRII

2G. **Framing Members* - Steel Studs —** Not shown - In lieu of Item 2 through 2F - For use with Item 1G. Proprietary channel shaped studs, minimum 3-5/8 in. wide, Studs to be cut 1/2 in. less than the assembly height.

STUDCO BUILDING SYSTEMS — CROCSTUD

2H. **Framing Members* - Steel Studs —** Not shown - In lieu of Item 2 — For use with Item 1I, proprietary channel shaped steel studs, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel. Studs cut 3/4 in. less in length than assembly height.

TELLING INDUSTRIES L L C — Viper20™

3. **Batts and Blankets* —** (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity.

See **Batts and Blankets** (BZJZ) category for names of Classified companies.

3A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 3) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS765LD and INS770LD are to be used for dry application only.

3B. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose

insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

3C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

3D. **Batts and Blankets* —** For use with Item 8. Nom 3 in. thick, minimum 3.4 pcf mineral wool batts, friction fit between the studs and floor and ceiling runners.

See **Batts and Blankets** (BZJZ) category for names of manufacturers.

4. **Gypsum Board* —** 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to item 6 (resilient channels) or 6A or 6C (furring channels), gypsum board is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.

ACADIA DRYWALL SUPPLIES LTD — Type X

AMERICAN GYPSUM CO — Types AG-C, AGX-1, M-Glass

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

CERTAINTEED GYPSUM INC — Types 1, EGRG, GlasRoc, Type X, Type C, SilentFX, 5/8" Easi-Lite Type X.

CERTAINTEED GYPSUM CANADA INC — Type C, Type X, Type Abuse-Resistant, 5/8" Easi-Lite Type X.

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS.

LAFARGE NORTH AMERICA INC — Types LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-C/A, LGFC-WD, LGLLX.

NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW, FSW-3, FSW-5, FSW-6, FSL.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-C, PG-9, PG-11, PGS-WRS.

PANEL REY S A — Types GREX, PRX, RHX, MDX, ETX.

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

TEMPLE-INLAND — Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, TG-C, GreenGlass Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

THAI GYPSUM PRODUCTS PCL — Type X, Type C.

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, USGX (Joint tape and compound, Item 5, optional for use with Type USGX).

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4A. **Gypsum Board* —** (As alternate to Item 4) - Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by steel framing. Panels attached to steel studs and floor runner with 1 in. long Type S steel screws spaced 8 in. OC when applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

CERTAINTEED GYPSUM INC — Type X, Type C, Type EGRG/ GlasRoc.

CERTAINTEED GYPSUM CANADA INC — Type X, Type C, Type EGRG/ GlasRoc.

GEORGIA-PACIFIC GYPSUM L L C — Types DAP, DAPC, DGG, DS.

LAFARGE NORTH AMERICA INC — Type LGFC6A, LGFC-C/A

THAI GYPSUM PRODUCTS PCL — Type X, Type C.

UNITED STATES GYPSUM CO — T ype AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, , USGX (Joint tape and compound, Item 5, optional for use with Type USGX).

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4B. **Gypsum Board* —** (As an alternate to Items 4 or 4A) — Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4A with screw length increased to 1-1/4 in.

CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR.

USG MEXICO S A DE C V — Types AR, IP-AR.

4C. **Gypsum Board* —** As an alternate to Items 4, 4A, and 4B - Nom. 5/8 in. thick gypsum panels, with square edges, applied horizontally. Gypsum panels fastened to framing with 1 in. long bugle head steel screws spaced a max 8 in. OC, with last 2 screws 3/4 in. and 4 in. from each edge of board. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs on interior walls need not be staggered or backed by steel framing.

TEMPLE-INLAND — GreenGlass Type X.

4D. **Gypsum Board* —** As an alternate to Items 4, 4A, 4B, and 4C - Nom. 5/8 in. thick gypsum panels applied horizontally. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Gypsum panels fastened to framing with 1 in. long Type S steel screws 1-1/2 in. from board edge and every 8 in. OC in the field. Screws spaced a max 12 in. along the top and bottom edges of the wall.

NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW.

4E. **Gypsum Board* —** (As an alternate to Items 4 through 4D) - Installed as described in Item 4. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 1 in. long, Type S steel screws spaced, 8 in. OC. Not to be used with item 6.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

4F. **Gypsum Board* —** (Not Shown) - (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2C) - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

RAY-BAR ENGINEERING CORP — Type RB-LBG

4G. **Gypsum Board* —** (As an alternate to Items 4 through 4F) — For use with Items 1D and 2D only, 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly.

LAFARGE NORTH AMERICA INC — Type LGFC6A, LGFC-C/A

NATIONAL GYPSUM CO — Types FSW

UNITED STATES GYPSUM CO — Type SCX

4H. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 4 through 4G) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.

SERIOUS ENERGY INC — Types QuietRock ES, QuietRock 527.

4I. **Gypsum Board* —** (As an alternate to Items 4 through 4F) — For use with Items 1E and 2E only, 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly.

UNITED STATES GYPSUM CO — Type SCX

4J. **Gypsum Board* —** (Not Shown) - (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2C) - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 9A) or Lead Discs (see Item 10A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4K. **Gypsum Board* —** (As an alternate to Item 4 and 4A, not for use with Items 1D, 1E, 2D and 2E) - Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 4 and 4A.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

4L. **Gypsum Board* —** (Not Shown) - (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2C). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. **Gypsum Board* —** (For use with Item 8) - 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 8) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 8). Secured to outermost studs and floor and ceiling runners with 2 in. long Type S Screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C

CERTAINTEED GYPSUM CANADA INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC

LAFARGE NORTH AMERICA INC — Types LGFC-C, LGFC-C/A

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.

PANEL REY S A — Type PRC

TEMPLE-INLAND — Type TG-C

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

5. **Joint Tape and Compound —** Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

6. **Resilient Channel —** (Optional-Not Shown) — 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 pan head steel screws. May not be used with Item 4F or 4J.

6A. **Steel Framing Members (Not Shown)* —** As an alternate to Item 6, furring channels and resilient sound isolation clip as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

b. **Framing Members* —** Used to attach furring channels (Item a) to studs (Item 2). Clips spaced 48 in. OC., and secured to studs with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-1 (2.75).

6B. **Framing Members* —** Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 6). Clips attached at each intersection of the resilient channel and the steel studs (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the stud with min. 1 in. long Type S-12 pan head steel screws through the center hole of the clip and the resilient channel flange.

KEENE BUILDING PRODUCTS CO INC — Type RC Assurance.

6C. **Framing Members* —** (Not Shown) — (Optional on one or both sides) — As an alternate to Item 6, furring channel and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

PLITEQ INC — Type Genie Clip

6D. **Steel Framing Members —** (Optional, Not Shown)* - Furring channels and resilient sound isolation clip as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured together with four self-tapping No. 8x1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Gypsum board attached to furring channels as described in Item 4. Side joint furring channels shall be attached to studs with RESILMOUNT Sound Isolation Clips - Type A237R located approximately 2 in. from each end of length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.

b. **Steel Framing Members* —** Resilient sound isolation clip used to attach furring channels (Item 6Da) to studs. Clips spaced 24 in. OC., and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction

fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7. **Wall and Partition Facings and Accessories* —** (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the steel framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

SERIOUS ENERGY INC — Type QuietRock QR-510.

8. **Mineral and Fiber Board* —** (Optional, Not shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to studs and floor and ceiling runners with 1-5/8 in. long Type S steel screws, spaced 12 in. OC and 24 in. OC along all intermediate framing. The required UL Classified gypsum board layer (Item 4M) is to be installed over the Mineral and Fiber Boards. Batts and Blankets, Item 3D, and Adhesive, Item 11, are required.

9. **Lead Batten Strips —** (Not Shown, For Use With Item 4E) - Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum board (Item 4E) and optional at remaining stud locations. Required behind vertical joints.

9A. **Lead Batten Strips —** (Not Shown, for use with Item 4J) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grades "A, B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4J) and optional at remaining stud locations.

10. **Lead Discs or Tabs —** (Not Shown, For Use With Item 4E) - Used in lieu of or in addition to the lead batten strips (Item 8) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4E) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

10A. **Lead Discs —** (Not Shown, for use with Item 4J) Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.9% meeting the Federal Specification QQ-L-201f, Grades "A, B, C or D".

11. **Adhesive —** Not Shown - (For use with Item 8) - Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 8).

*Bearing the UL Classification Mark

Last Updated on 2013-06-07

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1 / A3.0 / NTS

"SCHEMATIC SPACE DEMISING WALL" - W1
UL Design Number U465
Nonbearing Wall Rating - 1 HR
*Applicable Fire Resistance Test - ANSI/UL263
(ASTM E119 and NFPA 251) and ANSI/UL 1709*

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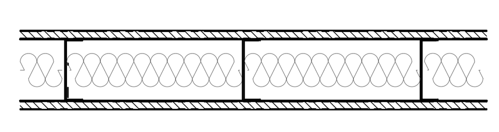


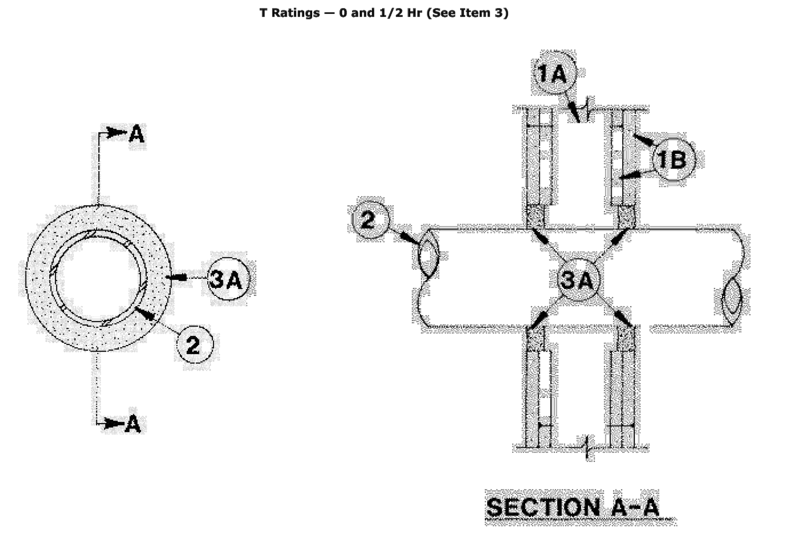
PER UL DESIGN NO. U465 - MINIMUM 6" (20 GA) METAL STUDS @ 16" OC FROM SLAB TO UNDERSIDE OF ROOF DECK WITH MINERAL WOOL BATT INSULATION AND (1) LAYER 5/8" TYPE "X" GYPSUM AT EACH SIDE OF WALL.

System No. W-L-1018

March 12, 2010

F Ratings — 1 and 2 Hr (See Item 3)

T Ratings — 0 and 1/2 Hr (See Item 3)



1. **Wall Assembly —** The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-1/2 in. wide and spaced max 24 in. OC.

B. **Gypsum Board* —** Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 8-1/8 in.

2. **Through-Penetrants —** One metallic pipe or conduit to be centered within the firestop system. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of pipes or conduit may be used:

A. **Steel Pipe —** Max 6 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.

B. **Conduit —** Nom 4 in. diam (or smaller) steel electrical metallic tubing or rigid steel conduit.

3. **Firestop System —** The F and T Ratings of the system are dependent upon the type of penetrating item, annular space, and fill material thickness as shown in the table below:

Pipe or Conduit	Annular Space In.	Min Fill Mtl Thk In.	F Rating Hr	T Rating Hr
Pipe	3/4	1-1/4	2	1/2
Conduit	3/4	3/4	1	0

A. **Fill, Void or Cavity Material* — Caulk —** Min thickness of fill material applied within the annulus, flush with both surfaces of wall.

BIP GMBH — Intumex MW

*Bearing the UL Classification Mark

2 / A3.0 / NTS

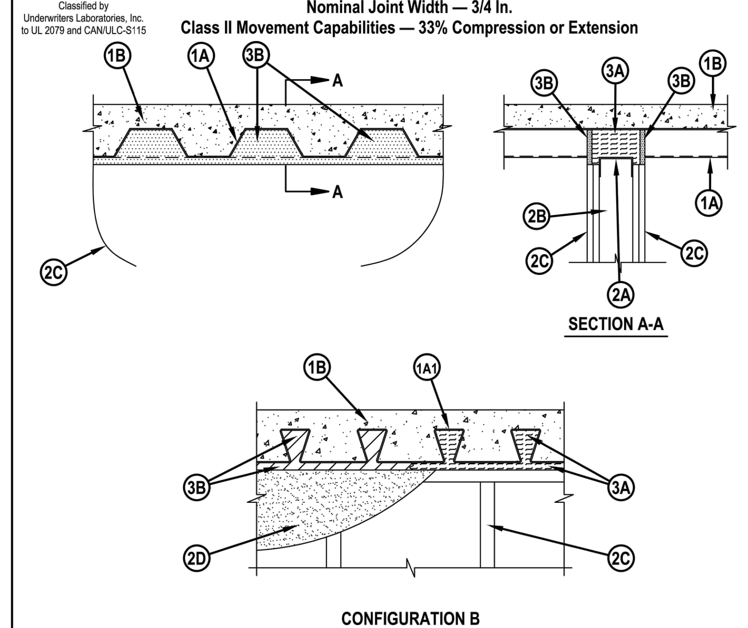
"SCHEMATIC THROUGH PENETRATION" W1
UL Design Number W - L - 1018
Penetration Rating - 1 HR
Applicable Fire Resistance Test - ANSI/UL1479

CLASSIFIED C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115

System No. HW-D-0045

HWD 0045

Assembly Rating — 1 and 2 Hr (See Item 2)
Nominal Joint Width — 3/4 In.
Class II Movement Capabilities — 33% Compression or Extension



HILTI
Hilti Firestop Systems

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February 07, 2019

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System No. HW-D-0045

HWD 0045

1. Floor Assembly — The fire-rated fluted steel floor unit/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor and Form Units* — Max 3 in. (76 mm) deep galv steel fluted floor units.
   A1. Steel Floor And Form Units* (Configuration B) — Composite max 2.5 in. (64 mm) deep galv steel fluted units.
   EPIC METALS CORP — Types "EC" or "Toris C"
   B. Concrete — Min 2-1/2 in. (64 mm) thick reinforced concrete, as measured from the top plane of the floor units.

1A. Roof Assembly — (Not Shown) — As an alternate to the floor assembly, a fire rated fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P900 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   A1. Steel Floor And Form Units* (Configuration B) — Composite max 2.5 in. (64 mm) deep galv steel fluted units.
   EPIC METALS CORP — Types "Toris C" or "ER2R"
   B. Roof Insulation — Min 2-1/4 in. (57 mm) thick poured insulating concrete, as measured from the top plane of the floor units.

2. Wall Assembly — The 1 or 2 hr fire-rated gypsum board /stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor and Ceiling Runners — Floor and ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Flange height of ceiling runner shall be min 1/4 in. (6 mm) greater than max extended joint width. . Ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel fasteners or by welds spaced max 24 in. (610 mm) OC.
   A1. Light Gauge Framing* — Slotted Ceiling Runner — As an alternate to the ceiling runner in Item 2A, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2B). Slotted ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel fasteners or welds spaced max 24 in. (610 mm) OC.
   BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS — SLP-TRK
   CALIFORNIA EXPANDED METAL PRODUCTS CO — CST
   CLARKDIETRICH BUILDING SYSTEMS — Type SLT, SLT-H
   MARINO/WARE, DIV OF WARE INDUSTRIES INC — Type SLT
   METAL-LITE INC — The System
   RAM SALES L L C — RAM Slotted Track
   SCAFCO STEEL STUD MANUFACTURING CO
   TELLING INDUSTRIES L L C — True-Action Deflection Track
   A2. Light Gauge Framing* — Vertical Deflection Ceiling Runner — As an alternate to the ceiling runners in Item 2A and 2A1, vertical deflection ceiling runner to consist of galv steel channel with slotted vertical deflection clips mechanically fastened within runner. Slotted clips provided with step bushings for permanent fastening of steel studs. Flanges sized to accommodate steel studs (Item 2B). Vertical deflection ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel fasteners or welds spaced max 24 in. (610 mm) OC.
   THE STEEL NETWORK INC — VertiTrack VTD250, VTD362, VTD400, VTD600 and VTD800
   A3. Light Gauge Framing* — Notched Ceiling Runner — As an alternate to the ceiling runners in Items 2A through 2A3, notched ceiling runners to consist of C-shaped galv steel channel with notched return flanges sized to accommodate steel studs (Item 2B). Notched ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel fasteners or welds spaced max 24 in. (610 mm) OC.
   OLMAR SUPPLY INC — Type SCR

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System No. HW-D-0045

HWD 0045

   B. Studs — Steel studs to be min 2-1/2 in. (64 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. When Epic Metals composite floor or roof deck (Item 1A1) is used, steel studs to be min 3-5/8 in. (92 mm) wide. When slotted ceiling runner (Item 2A1) is used, steel studs secured to slotted ceiling runner with No. 8 by 1/2 in. (13 mm) long wafer head steel screws at midheight of slot on each side of wall. When vertical deflection ceiling runner (Item 2A2) is used, steel studs secured to slotted vertical deflection clips, through the bushings, with steel screws at midheight of each slot. Stud spacing not to exceed 24 in. (610 mm) OC.
   C. Gypsum Board* — For 1 hr assembly, one layer of 5/8 in. (16 mm) thick gypsum board is required in the individual Wall and Partition Design. For 2 hr assembly, two layers of 5/8 in. (16 mm) thick gypsum board is required in the individual Wall and Partition Design. For both hourly ratings, a nominal 3/4 in. (19 mm) gap shall be maintained between the top of the gypsum board and the bottom surface of the steel floor units and the top row of screws shall be installed into the studs 3 in. (76 mm) below the valleys of the steel floor units.
   The hourly rating of the joint system is dependent on the hourly fire rating of the wall.

3. Joint System — Max separation between bottom of floor or roof and top of wall is 3/4 in. (19 mm). The joint system is designed to accommodate a max 33 percent compression or extension from its installed width. The joint system consists of a packing material and a fill material between the top of the gypsum board and the bottom of the floor or roof, as follows:
   A. Forming Material* — Nom 4 pcf (64 kg/m3) mineral wool batt insulation, cut to the shape of the trapezoidal fluted deck, approx 20 percent larger than the area of the flutes and compressed into the flutes of the steel deck flutes above the ceiling runner. The mineral wool insulation is to project beyond each side of the ceiling runner, recessed 1/2 in. (13 mm) from both wall surfaces. When Epic Metals Type "EC", Type "ER2R" or Type "Toris C" decks (Item 1A1) are used, the mineral wool is to be tightly packed into the inverted flutes and recessed 1/2 in. (13 mm) from both wall surfaces to accommodate Item 3B. In addition, for the Epic Metals "Toris C" deck, the mineral wool is to be packed to min 25% compression within the recessed indentations immediately above the ceiling runners. For 2 hr assembly, an additional 1-1/2 in. (38 mm) thick by 3/4 in. (19 mm) wide sections of mineral wool batt insulation compressed 50 percent and installed cut edge first to fill the 3/4 in. (19 mm) gap between the top of gypsum board and bottom of the steel deck. The forming material shall be recessed 1/2 in. (13 mm) from each side of the wall.
   ROCK WOOL MANUFACTURING CO — Delta Board
   ROCKWOOL — SAFE
   THERMAFIBER INC — Type SAF
   A1. Forming Material* — Plugs — (Optional, Not Shown) — Preformed mineral wool plugs, formed to the shape of the fluted floor units, friction fit to completely fill the flutes above the ceiling channel. The plugs shall project beyond each side of the ceiling runner and shall be recessed 1/2 in. (13 mm) from both wall surfaces. Additional forming material, described in Item 3A, to be used in conjunction with the plugs to fill the gap between the top of gypsum board and bottom of steel deck.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP777 Speed Plugs
   B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall in the flutes of the steel deck and between the top of the gypsum board and the bottom of the steel deck, flush with each surface of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP606 Flexible Firestop Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

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Underwriters Laboratories, Inc.
February 07, 2019

Page: 3 of 3

3 / A3.0 / NTS

SECHEMATIC 1-HR HEAD OF WALL JOINT SYSTEM
UL Design No. H - WD - 0045
Applicable Fire Resistance Test - ANSI/UL2079

PROJECT NUMBER **2021 125**

P

Post Oak Partners, LLC
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TENANT SPACE ALTERATION
WHITEBOX FINISH FOR:

SUITE 114
STONEWOOD VILLAGE
670 NORTH MAIN STREET
ALPHARETTA, GA 30004
FULTON COUNTY

OWNER | MANAGEMENT:

ORKIN & ASSOCIATES, LLC
12650 CRABAPPLE ROAD
SUITE 200
MILTON, GA 30004

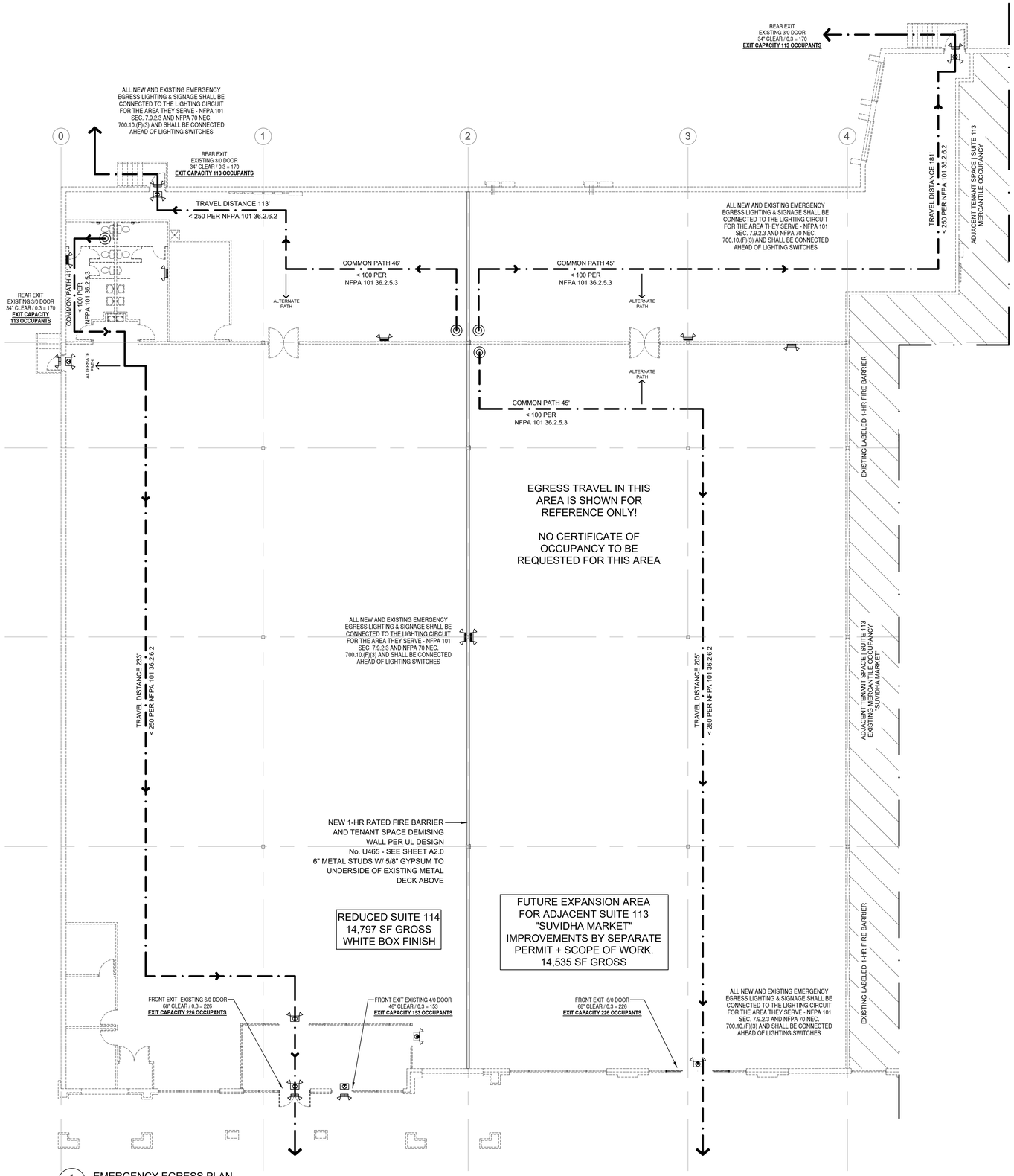
Alpharetta
GEORGIA • USA
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

PRINT ISSUE RECORD

NUMBER	DATE	REVISION
1	010322	Design Development
2	031022	For Construction Alpharetta Submittal 1

STATE OF GEORGIA
ELIZABETH A HARRIS
Elizabeth A Harris
CERTIFICATE NO. 3284
REGISTERED ARCHITECT

DRAWING
A3.0



1 A4.0 EMERGENCY EGRESS PLAN
Schematic
3/32"

OCCUPANCY CALCULATIONS

SUITE 114 | OCCUPANT LOAD PER NFPA 101 LSC 7.3.1.2

OCCUPANCY CLASSIFICATION: **MERCANTILE | CLASS B**

SPACE | ROOM	AREA	USE	LOAD	COUNT
RETAIL AREA	11,815 SF	MERCANTILE	1/30 SF	393.83
OFFICE AREA	650 SF	BUSINESS	1/150 SF	4.33
STORAGE AREA	1,770 SF	STORAGE	1/300 SF	5.90
RESTROOMS	520 SF	ACCESSORY	1/30 SF	17.33
RISER ROOM	42 SF	ACCESSORY	1/30 SF	1.40
TOTAL OCCUPANT LOAD				**423**

TENANT OPERATION SYNOPSIS:

TENANT SPACE IMPROVEMENTS HEREIN ARE FOR LANDLORD'S WHITE BOX FINISH ONLY. NO CURRENT TENANT HAS BEEN SELECTED OR LEASED THE PREMISES. FUTURE TENANTS SHALL OBTAIN SEPARATE PERMITS AND CERTIFICATE OF OCCUPANCY.

EGRESS REQUIREMENTS

EGRESS TRAVEL LIMITATIONS
MERCANTILE USE (most restrictive of the occupancies involved)

COMMON PATH OF TRAVEL LIMIT = 100' (sprinklered) per NFPA 101 36.2.5.3 (2)
DEAD END CORRIDOR LIMIT = 50' (sprinklered) per NFPA 101 36.2.5.2.1
TRAVEL DISTANCE LIMIT = 250' (sprinklered) per NFPA 101 36.2.6.2

EXIT CAPACITIES - SUITE 114 | OCCUPANT LOAD = 423

EGRESS FACTOR = 0.3 INCHES / PERSON
REQUIRED CAPACITY =126.9" (423 x 0.3)
PROVIDED CAPACITY | REAR OF SPACE = 2 x 34" CLEAR (2 SINGLE 3/0) DOORS = 68"
PROVIDED CAPACITY | FRONT ENTRY = 1 x 68" CLEAR (DOUBLE 3/0) + 1 x 46" CLEAR DOORS = 114"

TOTAL EXIT CAPACITY PROVIDED = 182" (182 / 0.3 = 606 PERSON EXIT CAPACITY)

PROJECT NUMBER **2021 125**

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TENANT SPACE ALTERATION WHITEBOX FINISH FOR:

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STATE OF GEORGIA
ELIZABETH A. HARRIS
CERTIFICATE No. 22894
REGISTERED ARCHITECT

DRAWING
A4.0

MECHANICAL NOTES

ELECTRICAL COORDINATION:
1. VERIFY THE ELECTRICAL SERVICE PROVIDED BY THE ELECTRICAL CONTRACTOR BEFORE ORDERING ANY MECHANICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
2. PROVIDE PREMIUM EFFICIENCY MOTORS WITH 1.15 SERVICE FACTOR ON ALL EQUIPMENT, MOTORS SHALL BE CAPABLE OF OPERATING CONTINUOUSLY AT 105°F UNDER JOBSITE CONDITIONS AND ALTITUDE.
3. UNLESS NOTED OTHERWISE, ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH H-O-A SWITCH AND STARTER COMPATIBLE WITH EQUIPMENT AND BMS SYSTEM. STARTERS SHALL BE PROVIDED BY DIVISION 21, 22, 23 UNLESS IN A MOTOR CONTROL CENTER. ALL DISCONNECTS SHALL BE FURNISHED BY DIVISION 26.
4. THE ELECTRICAL POWER FOR CERTAIN EQUIPMENT PROVIDED UNDER DIVISION 21,22 AND 23 MAY NOT HAVE BEEN SPECIFICALLY INDICATED ON THE ELECTRICAL DRAWINGS AND MUST BE PROVIDED BY AND FIELD COORDINATED BY THE DIVISION 21,22 AND 23 TRADE REQUIRING SUCH SUFFICIENT POWER FOR THIS PURPOSE SHALL BE FURNISHED AS "SPARE", DEDICATED CIRCUIT CAPACITY IN DIVISION 26'S PANELBOARDS. ALL WIRING, CONDUIT AND ELECTRICAL DEVICES DOWNSTREAM OF THE PANELBOARDS IS THE RESPONSIBILITY OF THE DIVISION 21,22 AND 23 TRADE REQUIRING THE POWER UNLESS OTHERWISE SHOWN ON THE ELECTRICAL DRAWINGS. SUCH EQUIPMENT IS HEREBY DEFINED AS:
   - 4.1. ELECTRICAL HEAT TRACE. REQUIRED HEAT TRACE LOCATIONS, CAPACITIES AND SPECIFICATION ARE SHOWN OR INDICATED ON THE DRAWINGS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
   - 4.2. FIRE PROTECTION AIR COMPRESSORS, DRY-PIPE CONTROL PANELS AND REQUIRED CONNECTIONS ARE INCLUDED IN THE DIVISION 21 WORK, AND WILL BE SHOWN BY THAT CONTRACTOR'S ENGINEERED SYSTEM DESIGN DRAWINGS.
     - 4.2.1. PRE-ACTION SYSTEM INITIATION SIGNALS (SUCH AS SMOKE DETECTORS, OR GENERAL ALARM CONDITIONS IN A PRE-ACTION SHALL BE PROVIDED UNDER DIVISION 28 FIRE-ALARM WORK.
     - 4.2.2. DIVISION 21 SHALL PROVIDE PRE-ACTION CONTROL PANEL AND INTERCONNECTION BETWEEN NEAREST SUITABLE FIRE ALARM PANEL AND LOCATION OF PRE-ACTION VALVE(S).
     - 4.2.3. DIVISION 28 SHALL PROVIDE INTERCONNECTION BETWEEN FIRE COMMAND CENTER ALARM PANEL (PROVIDED UNDER DIVISION 28) AND REMOTE COMMUNICATION FIRE ALARM PANEL (PROVIDED UNDER DIVISION 28).
   - 4.3. TEMPERATURE CONTROL PANELS, CONTROL AIR COMPRESSORS AND LINE VOLTAGE POWER FOR 24V CONTROL TRANSFORMERS. REQUIRED CONNECTION ARE INCLUDED IN DIVISION 23 AND WILL BE SHOWN BY THAT CONTRACTOR'S CONTROL SUBMITTAL DRAWINGS.
   - 4.4. IT IS NOT PERMISSIBLE TO UTILIZE "SPARE" POWER FROM ADJACENT POWER CIRCUITS TO SERVE ANY OF THE ABOVE LOADS. ALL POWER MUST COME FROM DEDICATED CIRCUITS.
5. SMOKE DETECTORS:
   - 5.1. FOR AIR HANDLING UNITS AND AIR SYSTEMS WITH A CAPACITY EXCEEDING 2000 CFM, PROVIDE UL LISTED SMOKE DETECTORS IN SUPPLY AIR SYSTEMS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE AND ELSEWHERE AS SHOWN ON THE DRAWINGS. SMOKE DETECTORS WILL BE FURNISHED AND SET IN PLACE UNDER THIS DIVISION. DETECTORS WILL BE WIRED UNDER DIVISION 28. SMOKE DETECTORS MUST BE OF THE SAME MANUFACTURER, AND COMPATIBLE WITH THE FIRE ALARM SYSTEM PROVIDED UNDER DIVISION 28 (IF APPLICABLE). CONNECT RELAY(S) TO FAN CONTROL CIRCUIT TO STOP FAN WHEN SMOKE IS DETECTED.

GENERAL INSTALLATION:
1. SUSPEND EACH TRADE'S WORK SEPARATELY FROM THE STRUCTURE. DUCTWORK SHALL BE HELD TIGHT TO STRUCTURE EXCEPT WHERE OTHERWISE SHOWN.
2. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
3. PROVIDE MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE AROUND ALL EQUIPMENT REQUIRING SAME.
4. PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS AND PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED.
5. PROVIDE ACCESS DOORS FOR ALL EQUIPMENT, VALVES, CLEANOUTS, ACTUATORS AND CONTROLS WHICH REQUIRE ACCESS FOR ADJUSTMENT OR SERVICING AND WHICH ARE LOCATED IN OTHERWISE INACCESSIBLE LOCATIONS.
   - 5.1. FOR EQUIPMENT LOCATED IN "ACCESSIBLE LOCATIONS" SUCH AS LAY-IN CEILINGS: LOCATE EQUIPMENT TO PROVIDE ADEQUATE SERVICE CLEARANCE FOR NORMAL MAINTENANCE WITHOUT REMOVING ARCHITECTURAL, ELECTRICAL OR STRUCTURAL ELEMENTS SUCH AS THE CEILING SUPPORT SYSTEM, ELECTRICAL FIXTURES, ETC. "NORMAL MAINTENANCE" INCLUDES, BUT IS NOT LIMITED TO:FILTER CHANGING; GREASING OF BEARINGS; USING P/T PORTS FOR PRESSURE OR TEMPERATURE MEASUREMENTS; SERVICING CONTROL VALVES AND SERVICING CONTROL PANELS.
6. ISOLATE ALL PRESSURIZED PIPE (WATER, ETC.) AT EACH RISER, BRANCH, PIECE OF EQUIPMENT, AND AREA SERVED.
8. NO DOMESTIC WATER, CHILLED WATER, OR HEATING WATER LINES SHALL BE LOCATED EXPOSED IN FINISHED SPACES OR BELOW THE BUILDING SLAB UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
9. NO GAS LINES SHALL BE LOCATED BELOW BUILDING SLAB.
10. ALL CURBS, ROOF JACKS, ROOF THIMBLES, SANITARY VENTS, ROOF DRAINS, SHALL BE COMPATIBLE WITH ROOFING SYSTEM TO BE PROVIDED. REFERENCE ARCHITECTURAL DIVISION FOR REQUIRED FLASHING DETAILS.
11. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONCRETE EQUIPMENT PAD DIMENSIONS, BASED ON THE FINAL EQUIPMENT SELECTION, TO THE STRUCTURAL AND GENERAL CONTRACTOR FOR INCLUSION IN THOSE CONTRACTOR'S WORK AS DESCRIBED BY THE GENERAL CONTRACTOR.
12. WARRANTY: AT A MINIMUM, THE ENTIRE MECHANICAL SYSTEM SHALL BE WARRANTED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE SYSTEM BY THE OWNER. REFER TO INDIVIDUAL SPECIFICATION SECTIONS FOR SPECIFIC WARRANTY REQUIREMENTS.

DUCTWORK INSTALLATION:
1. DUCTWORK IS TO BE SHEET STEEL: ASTM A653 / A653M w/G60 HOT-DIP GALVANIZED COATING. JOINT AND SEAM TAPE, AND SEALANT SHALL COMPLY WITH UL181A.
2. SEAL ALL SEAMS (LONGITUDINAL AND TRANSVERSE) AIR TIGHT WITH SEALANT PER SPECIFICATIONS.
3. DUCT DIMENSIONS ARE INSIDE CLEAR.
4. DIFFUSER NECK SIZE IS SAME AS FLEXIBLE DUCT SIZE.
5. UNLESS OTHERWISE NOTED, ALL CHANGES IN DIRECTION SHALL BE MADE WITH RADIUS ELBOWS WITH RADIUS TO CENTERLINE EQUAL TO 1.5 DUCT WIDTH.
6. WHERE REQUIRED FOR SPACE CONSTRAINTS, PROVIDE MITERED ELBOWS WITH TURNING VANES AS FOLLOWS:
   - 6.1. FOR DUCT WIDTHS OF 36" OR LESS, PROVIDE MANUFACTURED SINGLE WIDTH TURNING VANES, WITH NO TRAILING EDGES AND SPACING IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS FOR "STANDARD SPACING".
   - 6.2. FOR DUCT WIDTHS GREATER THAN 36", USE DOUBLE THICKNESS (AIRFOIL) BLADES WITHOUT TRAILING EDGES.
7. ALL FLEXIBLE DUCTS SHALL NOT BE LESS THAN 4', OR MORE THAN 10' IN LENGTH. INSTALL FLEXIBLE DUCTWORK SUCH THAT:
   - 7.1. MINIMUM OVERALL LENGTH OF 3 X DIAMETER, STRAIGHT INTO NECK OF DIFFUSER.
   - 7.2. MAXIMUM OF 135° OF TOTAL TURNING IN ENTIRE LENGTH OF FLEXIBLE DUCT.
   - 7.3. MINIMUM TURNING RADIUS (MEASURED TO CENTERLINE OF DUCT) OF R = 1.5 X DIAMETER.
8. RETURN AIR PLENUM: SEE GENERAL NOTES TO DETERMINE IF HVAC SYSTEM USES DUCTED OR PLENUM RETURN.
   - 8.1. IF THE HVAC SYSTEM USES THE SPACE ABOVE THE CEILING AS A RETURN AIR PLENUM, CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF NFPA AND LOCAL CODE REQUIREMENTS FOR ALL MATERIAL INSTALLED IN THE RETURN AIR PLENUM.
   - 8.1. IN ADDITION, THE CONTRACTOR SHALL PROVIDE A COMPLETE RETURN AIR PATH BETWEEN ALL RETURN AIR DEVICES (GRILLES ETC.) AND THEIR RESPECTIVE HVAC UNIT. MAXIMUM VELOCITY OF RETURN AIR IN PLENUM HALL GENERALLY NOT EXCEED 250 FEET PER MINUTE, NOR EXCEED 750 FEET PER MINUTE AT ANY CROSS-SECTION OF THE RETURN AIR PATH.
9. BRANCH LINES:
   - 9.1. MAKE ALL TAPS TO ROUND DUCTWORK WITH CONICAL TEES.
   - 9.2. MAKE ALL TAPS TO RECTANGLE DUCTWORK WITH 45° ENTRY OR CONICAL SPIN IN TO ROUND.
   - 9.3. INCLUDE DAMPERS AT ALL BRANCH LINES.
10. DUCT SIZES NOT CALLED OUT SHALL BE DETERMINED BASED ON 0.08" S.P. LOSS OR LESS PER 100 FT. OF LENGTH.
11. ASSUME ROUND OR OVAL DUCTS IN EXPOSED AREAS.
12. INCLUDE DAMPERS WHERE SHOWN ON THE DRAWINGS, AND WHERE OTHERWISE REQUIRED FOR BALANCING.
13. INSULATION:
   - 13.1. DUCT SIZES LISTED ON PLAN ARE FREE AREA SO ACTUAL SHEET METAL FABRICATION SIZES ON LINED DUCT SHALL BE SIZED UP IN EACH DIRECTION TO ACCOUNT FOR LINER.
   - 13.2. EXTERIOR SUPPLY AND RETURN DUCTWORK SHALL BE WRAPPED WITH EXTERIOR RATED INSULATION, R-8.
   - 13.3. LINE THE FIRST 10' OF INTERIOR SUPPLY AND RETURN DUCT FOR ACOUSTICAL ATTENUATION WITH CLOSED CELL ELASTOMERIC DUCT LINER, MINIMUM INSTALLED R VALUE OF R-6 (NOMINALLY 1.5" THICK).
   - 13.4. AFTER INITIAL LINED SECTION, SHEET METAL SUPPLY AND RETURN DUCTS WHERE CONCEALED SHALL HAVE FLEXIBLE EXTERIOR WRAP INSULATION. FIBERGLASS WITH LAMINATED KRAFT PAPER AND ALUMINUM FOIL REINFORCED WITH FIBERGLASS (FSK) JACKET. MINIMUM INSTALLED R VALUE OF R-6 (NOMINALLY 2" THICK).
   - 13.5. AFTER INITIAL LINED SECTION, SHEET METAL SUPPLY DUCT WHERE EXPOSED TO CONDITIONED SPACE SHALL BE LINED WITH CLOSED CELL FLEXIBLE ELASTOMERIC FOAM TO PREVENT CONDENSATION. DUCT LINER SHALL BE 0.5" THICK.
   - 13.6. AFTER INITIAL LINED SECTION, SHEET METAL RETURN DUCT WHERE EXPOSED TO CONDITIONED SPACE SHALL BE UNINSULATED.
   - 13.7. SHEET METAL EXHAUST DUCTWORK SHALL BE UNINSULATED.
   - 13.8. FLEXIBLE DUCTS: FACTORY-FABRICATED, INSULATED, ROUND DUCT, WITH AN OUTER JACKET ENCLOSING 1-1/2" THICK, GLASS-FIBER INSULATION AROUND A CONTINUOUS INNER LINER COMPLYING WITH UL 181, CLASS 1. INSTALL IN ACCORDANCE WITH AIR DIFFUSION COUNCIL, FLEXIBLE DUCT PERFORMANCE AND INSTALLATION STANDARDS. MINIMUM INSTALLED R VALUE OF R-6 (NOMINALLY 1.5" THICK).

CONDENSATE DRAINAGE:
1. PROVIDE CONDENSATE DRAINAGE FOR ALL COOLING COILS AND OVERFLOW PANS.
2. ROUTE CONDENSATE PIPING, FULL SIZE OF DRIP PAN CONNECTION, TO NEAREST CODE APPROVED RECEPTACLE. INSULATE WHERE LOCATED ABOVE FINISHED CEILINGS.
3. GRAVITY DRAIN WHERE POSSIBLE, PROVIDE AND INSTALL CONDENSATE PUMPS WHERE NECESSARY. GRAVITY CONDENSATE DRAIN SHALL BE SIZED AS INDICATED ON DRAWINGS OR AS FOLLOWS, WHICHEVER IS LARGER:
   - 3.1. 0-20 TONS: 3/4", 21-40 TONS: 1", 41-90 TONS: 1-1/4", 91-125 TONS: 1-1/2", 125-250 TONS: 2"

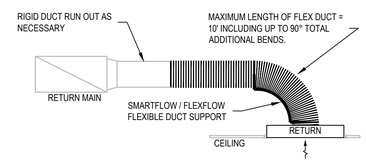
CUTTING, PATCHING AND DEMOLITION:
1. KEEP DEMOLITION & CUTTING TO MINIMUM REQUIRED FOR PROPER EXECUTION OF WORK.
2. BE RESPONSIBLE FOR ALL CUTTING AND PATCHING NECESSARY FOR THE COMPLETION OF THE WORK.
3. NO CUTTING (NOT SHOWN ON THE CONTRACT DOCUMENTS) SHALL BE DONE WITHOUT THE APPROVAL OF THE ARCHITECT AS TO LOCATIONS, METHOD AND EXTENT OF THE CUTTING.
4. REPAIR ALL ACCIDENTAL OR INTENTIONAL DAMAGE TO MATCH EXISTING CONSTRUCTION WITH NO NOTICEABLE DIFFERENCE IN CONTINUITY, APPEARANCE OR FUNCTION.
5. ALL "CAPPED" SANITARY AND VENT LINES SHALL BE RECONNECTED OR RE-ROUTED AS NECESSARY TO PREVENT "DEAD-ENDS" IN THE PIPING. ALL PIPING SHALL DRAIN TO ACTIVE SANITARY WASTE LINES AND ALL BRANCHES WITH TRAPS SHALL BE ADEQUATELY VENTED.

STRUCTURE:
1. DO NOT PENETRATE STRUCTURAL MEMBERS. ALL EQUIPMENT SUPPORTS SHALL BE ATTACHED TO THE LOAD BEARING MEMBERS OF STRUCTURAL ELEMENTS. DO NOT OVER-STRESS ANY STRUCTURAL MEMBERS. CONTACT STRUCTURAL ENGINEER FOR ALLOWABLE LOADS FOR SPECIFIC MEMBERS.
2. DO NOT UTILIZE POWER DRIVEN ANCHORS FOR ANY LOCATIONS WHICH REQUIRE THE LOAD TO BE HELD IN TENSION. SEE STRUCTURAL DIVISION FOR ADDITIONAL RESTRICTIONS.
3. SEE ALSO STRUCTURAL DIVISION FOR ACCEPTABLE ANCHORING AND SUPPORT MEANS, METHODS, AND LOCATIONS.
4. PROVIDE FLEXIBLE CONNECTORS, EXPANSION LOOPS, EXPANSION JOINTS, ADDITIONAL FITTINGS OR EQUIVALENT TO ACCOMMODATE THE THERMAL EXPANSION OF THE BUILDING THROUGH STRUCTURAL EXPANSION JOINTS. PROVIDE SUCH FITTING AT EVERY PIPE, DUCT, CONDUIT, ETC. CROSSING OF A STRUCTURAL EXPANSION JOINT.

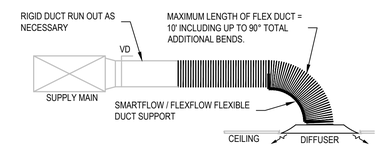
CONSTRUCTION VENTILATION:
1. WHERE EXISTING OR NEW MECHANICAL SYSTEMS ARE USED FOR TEMPORARY VENTILATION OR CLIMATE CONTROL, MECHANICAL EQUIPMENT INSTALLER SHALL PROVIDE CONSTRUCTION FILTERS, MAINTAIN EQUIPMENT, AND CLEAN, ADJUST AND PUT IN NEW CONDITION BEFORE BUILDING OCCUPANCY. PARTS AND LABOR WARRANTY SHALL NOT BE CONSIDERED TO START UNTIL ACCEPTANCE OF SYSTEM BY OWNER.
2. PROVIDE CONSTRUCTION FILTERS INSTALLED AT ALL AIR MOVING DEVICES THROUGHOUT THE CONSTRUCTION. REMOVE FILTERS ONLY FOR BALANCING AND FINAL TURNOVER. INSPECT ALL NON-CONSTRUCTION FILTERS AND REPLACE ALL THOSE DEEMED NECESSARY BY THE ENGINEER PRIOR TO ACCEPTANCE OF THE SYSTEM BY THE OWNER.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS. INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE, SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
2. NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
3. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
4. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE A/E TEAM'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
5. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
6. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
7. ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
   - 7.1. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF THE PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
   - 7.2. CERTAIN SYSTEMS REQUIRE ENGINEERING OF INSTALLATION DETAILS BY CONTRACTOR. UNLESS FULLY DETAILED IN THE CONTRACT DOCUMENTS, SUCH ENGINEERING IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
   - 7.3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE CLEARANCES ARE LIMITED, AND WHERE INSTALLATION DRAWINGS OR SCHEMATICS, "CONSTRUCTION DRAWINGS", OR COORDINATION DRAWINGS MAY BE REQUIRED IN ACCORDANCE WITH, OR IN EXCESS OF, THOSE REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL PREPARE ALL SUCH COORDINATION DRAWINGS AS PART OF THE BASE CONTRACT. SUCH DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD AND COMMENT. ANY WORK INSTALLED WITHOUT APPROVED COORDINATION DRAWINGS IS DONE AT THE CONTRACTOR'S RISK.
   - 7.4. THESE NOTES ONLY SUPPLEMENT, AND DO NOT REPLACE, THE SPECIFICATIONS.
8. DIVISIONS
   - 8.1. 1: GENERAL, 21: FIRE SUPPRESSION, 22: PLUMBING, 23: HVAC, 25: AUTOMATION, 26: ELECTRICAL, 27: COMMUNICATIONS, 28: ELECTRONIC SAFETY AND SECURITY
9. DEFINITIONS AND TERMINOLOGY
   - 9.1. THE DEFINITIONS AND GENERAL CONDITIONS OF THIS SPECIFICATION ALSO APPLY TO MEP DIVISION CONTRACT DOCUMENTS.
   - 9.2. CONTRACT DOCUMENTS CONSTITUTE THE DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS, PROJECT MANUALS, ETC., PREPARED BY ENGINEER (OR OTHER DESIGN PROFESSIONAL IN ASSOCIATION WITH ENGINEER) FOR CONTRACTOR'S BID OR CONTRACTOR'S NEGOTIATIONS WITH THE OWNER. THESE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ENGINEER ARE NOT CONSTRUCTION DOCUMENTS.
   - 9.3. CONSTRUCTION DOCUMENTS, CONSTRUCTION DRAWINGS, AND SIMILAR TERMS FOR THIS WORK REFER TO INSTALLATION DIAGRAMS, SHOP DRAWINGS AND COORDINATION DRAWINGS PREPARED BY THE CONTRACTOR USING THE DESIGN INTENT INDICATED ON THE ENGINEER'S CONTRACT DOCUMENTS. THESE SPECIFICATIONS DETAIL THE CONTRACTOR'S RESPONSIBILITY FOR "ENGINEERING BY CONTRACTOR" AND FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
   - 9.4. (N) INDICATES NEW EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT.
   - 9.5. (E) INDICATES EXISTING EQUIPMENT ON SITE WHICH MAY OR MAY NOT NEED TO BE RELOCATED AS A PART OF THIS WORK.
   - 9.6. (R) INDICATES EXISTING EQUIPMENT TO BE RELOCATED AS PART OF THIS WORK.
   - 9.7. FURNISH MEANS TO SUPPLY AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.
   - 9.8. INSTALL MEANS TO SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER.
   - 9.9. PROVIDE MEANS TO FURNISH AND INSTALL.
   - 9.10. EQUIVALENT MEANS MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS. SIGNIFICANT ASPECTS SHALL BE AS DETERMINED BY THE ARCHITECT/ENGINEER.
   - 9.11. WORK BY OTHER(S) DIVISIONS, AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIS/HER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.
   - 9.12. BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CONTRACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
   - 9.13. ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).



2 DUCTED RETURN DETAIL
NOT TO SCALE



1 SUPPLY DIFFUSER DETAIL
NOT TO SCALE

Alpharetta
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

FES PROJECT: 21059.1
Fagan Engineering Services, LLC
M.E.P. ENGINEERING
327 DALONEGA ST STE 101B
CUMMING, GA 30040
(678) 648-4904
FES

03/14/2022
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 39550
BRIAN J. FAGAN
BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM: 32550 - EXP: 12/31/2022

WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009

REVISIONS

#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

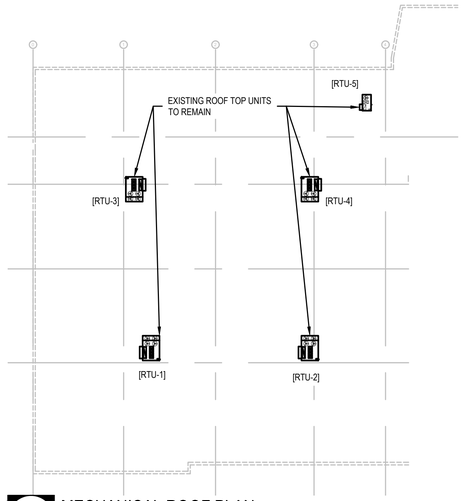
DRAWING TITLE:
MECHANICAL SCHEDULES NOTES AND DETAILS

DRAWN BY:	CH,JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

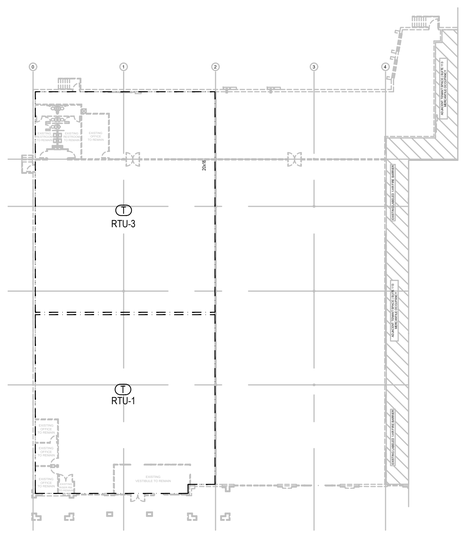
DRAWING No.
M1

Alpharetta
BUSINESS FIRST

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION



3 MECHANICAL ROOF PLAN
SCALE: 1/32"=1'-0"



1 ZONING AND THERMOSTAT PLAN
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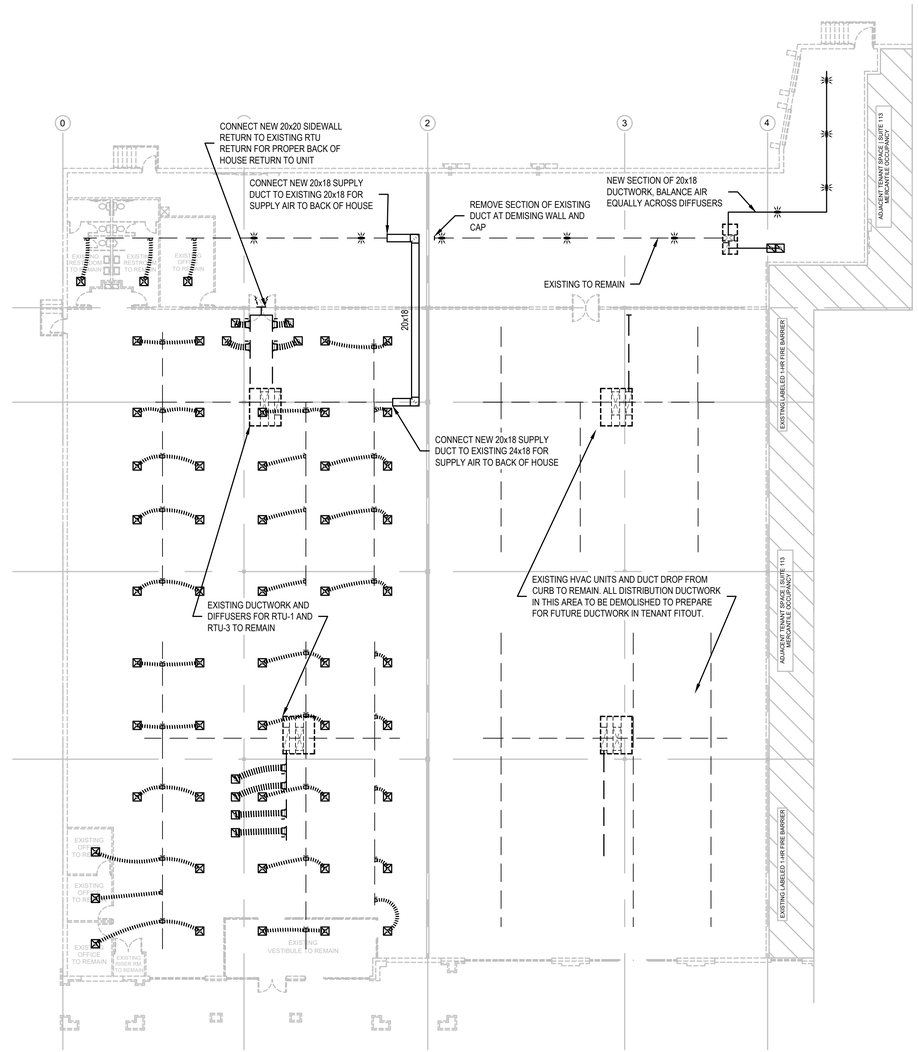

2 MECHANICAL PLAN
SCALE: 1/16"=1'-0"

FES PROJECT 21059.1

Fagan Engineering Services, LLC
M.E.P. ENGINEERING
327 DALLONEGA ST STE 101B
CUMMING, GA 30040
(678) 648-4904

03/14/2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32550 BRIAN J. FAGAN

BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM: 32550 - EXP: 12/31/2022

WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009

REVISIONS

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DRAWING TITLE:
MECHANICAL PLANS

DRAWN BY:	CH.JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No.
M2

PLUMBING NOTES

COORDINATION:
1. PIPE ROUTING ON DRAWINGS IS DIAGRAMMATIC WITH EFFORTS DURING DESIGN TO AVOID STRUCTURAL CONFLICTS AND TO COORDINATE WITH OTHER DISCIPLINES. CONTRACTOR SHALL COORDINATE PIPE ROUTING WITH STRUCTURAL CONDITIONS. CONTRACTOR COORDINATION DRAWINGS SHALL REFLECT ALL PIPE ROUTING AND PIPING THAT MAY HAVE TO BE MOVED TO AVOID CONFLICTS. MOVED PIPING SHALL REFLECT NO ADDITIONAL COST TO THE PROJECT.
2. COORDINATE ROUTING OF ALL PLUMBING PIPING BELOW SLAB WITH STRUCTURAL COMPONENTS INCLUDING GRADE BEAMS, TIE BEAMS, ETC. ALLOW FOR REROUTING OF PIPING AS REQUIRED.
3. WHERE DIFFERENCES APPEAR BETWEEN THE PLUMBING DRAWINGS AND THE ARCHITECTURAL DRAWINGS IN THE QUANTITIES AND LOCATIONS OF PLUMBING FIXTURES, THE ARCHITECTURAL DRAWINGS GOVERN. WHERE NECESSARY THE CONTRACTOR SHALL USE UNIT PRICING FOR WASTE AND VENT PIPING TO EACH PLUMBING FIXTURE.
4. DURING CONSTRUCTION PROTECT ALL DRAIN GRATES, CLEANOUT COVERS, AND OTHER FINISHED-EXPOSED COMPONENTS FROM DAMAGE. DAMAGED COMPONENTS SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. REFER TO CIVIL DRAWINGS FOR REQUIRED POINT OF CONNECTION AND INVERT REQUIREMENTS. IN GENERAL, THE POINT OF CONNECTION IS AT A POINT 5 FEET OUTSIDE OF BUILDING FOOTPRINT.
6. PRIOR TO START OF CONSTRUCTION, FIELD VERIFY INVERTS ELEVATIONS SHOWN. CONFIRM WORK WILL MEET INVERT ELEVATIONS SHOWN ON CIVIL DRAWINGS, WILL NOT CONFLICT WITH OTHER UTILITIES AND ARE COORDINATED WITH FOUNDATION ELEMENTS.
7. REFER TO PLUMBING FIXTURE SCHEDULE FOR PIPE SIZING TO INDIVIDUAL PLUMBING FIXTURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PENETRATION DETAILS.
9. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED ELEVATIONS AND LOCATIONS OF PLUMBING FIXTURE.
10. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE COUNTS FOR AREAS WHERE PLUMBING FIXTURES SUCH AS WATER CLOSETS, LAVATORIES, SHOWERS, ETC. ARE NOT SHOWN.
11. DOMESTIC WATER AND VENT PIPING SHOWN ON FLOOR PLANS ARE LOCATED ABOVE THE CEILING AND GENERALLY SERVE THE FIXTURES SHOWN ON THE FLOOR PLAN, UNLESS NOTED OTHERWISE. SANITARY WASTE PIPING SHOWN ON FLOOR PLANS ARE LOCATED ABOVE THE CEILING AND GENERALLY SERVE THE FIXTURES ON THE FLOOR ABOVE, UNLESS NOTED OTHERWISE.
12. THROUGHOUT THE DRAWINGS, NUMBERS MAY BE SHOWN IN BRACKETS ADJACENT TO PIPE SIZES TO INDICATE QUANTITIES OF UNITS CARRIED WITHIN THE DIFFERENT PIPING SYSTEMS. THEY REPRESENT THE FOLLOWING:
   - 12.1. DCW (###) = WATER SUPPLY FIXTURE UNITS (WSFU)
   - 12.2. GAS (###) = CUBIC FEET PER HOUR (CFH)
   - 12.3. SAN (###) = DRAINAGE FIXTURE UNITS (DFU)
   - 12.4. ST/OD (###) = SQUARE FEET (SQ.FT.)
13. COORDINATE LOCATION OF ISOLATION AND SHUT-OFF VALVE AND CAPPED UTILITIES WITH ARCHITECT, ENGINEER, EQUIPMENT LOCATION, AND OTHER DISCIPLINES. SUBMIT DRAWING SHOWING LOCATIONS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
14. ALL PIPING THAT IS SUBJECT TO VEHICULAR DAMAGE SHALL BE PROVIDED WITH IMPACT PROTECTION. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT COORDINATED FLOOR PENETRATION PLANS SHOWING ALL LOCATIONS AND SIZES OF REQUIRE PENETRATIONS. SUBMIT DRAWINGS TO ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.
16. THE STRUCTURE MAY CONTAIN SPECIAL STRUCTURAL COMPONENTS SUCH AS SHEER WALLS, X-BRACING, STUD-RAILS, POST-TENSION REINFORCING CABLES, OR PRE-TENSIONED REINFORCING CABLES. FOR ANY STRUCTURAL PENETRATIONS, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS INCLUDING REQUIREMENTS FOR X-RAY INVESTIGATION, ALLOWABLE LOCATIONS FOR PENETRATIONS AND CORING INSTRUCTIONS. WRITTEN INSTRUCTIONS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
17. ALL REQUIRED OPENINGS IN STRUCTURAL ELEMENTS ARE TO BE ACCOMPLISHED USING PROPERLY SIZED SLEEVES.
18. CORE DRILLING IN STRUCTURAL ELEMENTS IS NOT ALLOWED. CORE DRILLING IN PANS IS ALLOWED WITH PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
19. IN TENANT AREAS, DO NOT INSTALL PIPING, VALVES, HANGERS, EQUIPMENT, ETC. WITHIN THE 6" NO-FLY-ZONE DIRECTLY ABOVE THE CEILING. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO MAINTAIN A CLEAR NO-FLY-ZONE.

ELECTRICAL ROOMS:

20. DO NOT ROUTE PRESSURIZED PIPING (EXCEPT FIRE PROTECTION) IN ELECTRICAL ROOM, TELECOMMUNICATION ROOM, OR COMPUTER ROOM.
21. IN ELECTRICAL ROOMS, TELECOMMUNICATION ROOMS, OR COMPUTER ROOMS, DO NOT ROUTE SANITARY WASTE PIPING ABOVE ANY EQUIPMENT. IN ELECTRICAL ROOMS NOT CONSTRUCTED WITH A SUB-ROOF, ALL SANITARY WASTE PIPING SHALL HAVE A DRIP PAN INSTALLED BELOW THE PIPING. DRIP PANS SHALL BE 1.5 TIMES THE WIDTH OF THE PIPING SERVED WITH A MINIMUM OF 2" HIGH SIDES. DRIP PANS SHALL BE SUSPENDED FROM THE PIPING SERVED AND SHALL SLOPE AT A MINIMUM 1/8"/FT. DRIP PANS SHALL DISCHARGE WITH MIN. 1-1/2" DR TO FLOOR DRAINS.

SANITARY, STORM AND GREASE WASTE:
1. ALL HORIZONTAL SANITARY PIPING 3" AND SMALLER WHETHER BELOW OR ABOVE GRADE SHALL SLOPE AT 1/4" / FT. ALL PIPING 4" AND LARGER SHALL SLOPE AT 1/8" / FT. UNLESS NOTED OTHERWISE.
2. ALL GREASE WASTE PIPING SHALL SLOPE AT 1/4" / FT.
3. PRIMARY AND SECONDARY ROOF STORM DRAINAGE IS SIZED AS NOTED.
4. ALL STORM AND OVERFLOW PIPING SHALL SLOPE AT 1/8" / FT. UNLESS NOTED OTHERWISE.
5. PROVIDE CLEAN OUTS AS INDICATED ON THE DRAWINGS AND PER THE PROJECT SPECIFICATIONS AND LOCAL PLUMBING CODES. AT MINIMUM, PROVIDE CLEANOUTS AS FOLLOWS:
   - 5.1. ALL UPPER TERMINALS
   - 5.2. EACH RUN OF PIPING WHICH IS MORE THAN 75 IN LENGTH OR FRACTION THEREOF
   - 5.3. HORIZONTAL LINES 5 FEET OR MORE
   - 5.4. HORIZONTAL LINES FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 90 DEGREES.
   - 5.5. AT THE BASE OF ALL SANITARY WASTE AND STORM RISERS. ALL VERTICAL CLEANOUTS SHALL BE SIZED TO ACCOMMODATE THE LARGEST PIPE ON THAT BRANCH LINE, BUT NEVER LARGER THAN 4".
   - 5.6. ALL CLEANOUTS FOR HORIZONTAL SANITARY WASTE AND STORM DRAINAGE SYSTEM AT OR BELOW THE GROUND LEVEL SHALL BE PIPE SIZE OR MAXIMUM 6".
   - 5.7. ALL GREASE WASTE PIPING SHALL HAVE CLEANOUTS EVERY 50 FEET OR FRACTIONS THEREOF AND AS NOTED ABOVE.
   - 5.8. PROVIDE IN ACCESSIBLE LOCATIONS.
6. ALL FLOOR DRAINS IN THE BUILDING, EXCEPT DRAINS IN SHOWERS AND SHOWER AREAS OR AS NOTED ON THE FLOOR PLAN, SHALL BE INSTALLED WITH AN ASSE 1072 LISTED BARRIER TYPE FLOOR DRAIN TRAP SEAL PROTECTION DEVICE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. CONTRACTOR TO VERIFY THAT ASSE 1072 LISTED BARRIER TYPE FLOOR DRAIN TRAP SEAL PROTECTION DEVICE ARE ACCEPTABLE PRIOR TO START OF CONSTRUCTION.

DOMESTIC WATER:
1. NO DOMESTIC WATER LINES SHALL LOCATED EXPOSED IN FINISHED SPACES OR BE LOCATED BELOW BUILDING SLAB UNLESS NOTED OTHERWISE ON PLANS. WHERE SHOWN, MINIMIZE THE NUMBER OF JOINTS ON ANY PRESSURIZED PIPING BELOW SLABS. ALL BELOW GRADE PIPING TO BE PRESSURE TESTED AND WITNESSED BY ENGINEER BEFORE BACKFILLING.
2. SEE SPECIFICATIONS AND DETAILS FOR WATER HAMMER ARRESTER SIZING. PROVIDE A WATER HAMMER ARRESTER PER THE LATEST VERSION OF PDI-WH 201 ALONG WITH THE FOLLOWING:
   - 2.1. WATER CLOSET AND URINAL FLUSH VALVES
   - 2.2. BATTERY OPERATED FAUCETS
   - 2.3. REFRIGERATOR ICE MAKERS
   - 2.4. DISHWASHERS
   - 2.5. MECHANICAL EQUIPMENT
   - 2.6. SOLENOID OPERATED EQUIPMENT
3. PROVIDE ISOLATION VALVES ON PIPING SERVING RISERS, BRANCH LINES OFF OF MAINS, RESTROOMS, HOSE BIBBS, AND MECHANICAL AND PLUMBING EQUIPMENT.
4. MAINTAIN DESIGNATED PLUMBING FIXTURE HEADER SIZE FOR FULL BANK OF FIXTURES.
5. ALL DOMESTIC WATER PIPING SERVING TOILET/RESTROOM GROUPS SHALL BE INSTALLED WITH ISOLATION VALVES IN ORDER TO ISOLATE THESE AREAS WITHOUT CLOSING DOWN ANY OTHER PORTION OF THE BUILDING WATER SUPPLY SYSTEMS. ALL ISOLATION VALVES SHALL BE ACCESSIBLE ABOVE AN ACCESSIBLE CEILING OR WITH AN ACCESS PANELS. MINIMUM ACCESS PANEL SIZE SHALL BE 12"X12". ACCESS PANELS SHALL BE OF THE SAME RATING AS THE RATED ELEMENT IN WHICH THEY ARE INSTALLED.

HEAT TRACE:
1. COORDINATE VOLTAGE FOR HEAT TRACE IN LOCATIONS SHOWN AND/OR SPECIFICATIONS WITH ELECTRICAL DRAWINGS AND GENERAL CONTRACTOR.
2. PROVIDE INSULATION AND FREEZE PROTECTION HEAT TRACE ON ALL ABOVE GROUND PIPING EXPOSED TO AMBIENT TEMPERATURES BELOW 40 DEG F INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - 2.1. STORM DRAIN BODIES (INSULATE ONLY, NO HEAT TRACE)
   - 2.2. STORM LINES
   - 2.3. STORM GUTTERS AND DOWNSPOUT (HEAT TRACE ONLY)
   - 2.4. SANITARY WASTE LINES INCLUDING P-TRAPS
   - 2.5. DOMESTIC WATER LINES
   - 2.6. PUMP DISCHARGE PIPING (SEWAGE, STORM, VERTICAL PORTION OF ELEVATOR SUMP WITH STANDING WATER, FIRE, ETC.)
   - 2.7. FUEL OIL SUPPLY/RETURN LINES
   - 2.8. ELSEWHERE AS INDICATED ON THE DRAWINGS OR SPECIFICATIONS
   - 2.9. THE FOLLOWING UTILITIES DO NOT REQUIRE HEAT TRACE: SANITARY VENT, NATURAL GAS, FUEL OIL VENT, GARAGE DECK DRAINS AND PIPING SET ALL TEMPERING VALVES TO MAXIMUM 110 DEGREES F UNLESS NOTED OTHERWISE.

NATURAL GAS:
1. NO NATURAL GAS PIPING SHALL BE LOCATED BELOW THE SLAB. ALL NATURAL GAS PIPING IN RETURN AIR PLENUMS SHALL BE WELDED.
2. ALL NATURAL GAS PIPING SHALL HAVE TOP TAKE-OFFS WHENEVER POSSIBLE.
3. PROVIDE GAS VENTS EXTENDING CONTINUOUSLY FROM ALL INTERIOR VENTED GAS REGULATORS TO THE EXTERIOR OF THE BUILDING. TERMINATE AT AN APPROVED LOCATION. PROVIDE AN ISOLATION VALVE DOWNSTREAM OF EVERY INTERIOR GAS REGULATOR.

Alpharetta
GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

PLUMBING ABBREVIATIONS

FIXTURES / FITTINGS		VENTS	
CO	CLEANOUT	AAV	AIR ADMITTANCE VALVE (IPC 918)
FCO	FLOOR CLEANOUT	CMV	COMMON VENT (IPC 911)
HB	HOSE BIBB	CRV	CIRCUIT VENT (IPC 914)
HS	HAND SINK	CWV	COMBINATION WASTE VENT (IPC 915)
GCO	GRADE CLEANOUT	HWV	HORIZONTAL WET VENT (IPC 912)
KS	KITCHEN SINK	IV	INDIVIDUAL VENT (IPC 910)
LAV	LAVATORY	SSV	SINGLE STACK VENT (IPC 917)
M	METER	VTR	VENT THROUGH ROOF
MH	MANHOLE	VWV	VERTICAL WET VENT (IPC 912)
MR	MOP RECEPTOR	WSV	WASTE STACK VENT (IPC 913)
SH	SHOWER		
SS	SERVICE SINK	GENERAL	
WC	WATER CLOSET	ABV	ABOVE
WCO	WALL CLEANOUT	AFF	ABOVE FINISHED FLOOR
WH	WATER HEATER	ALT	ALTERNATE
		ATS	ABOVE TOP OF SLAB
PIPE TYPES		BOT	BOTTOM
CCC	COOLING COIL CONDENSATE	MBH	1000 BTU/HR
CI	CAST IRON	NTS	NOT TO SCALE
DCW	DOMESTIC COLD WATER	PC	PLUMBING CONTRACTOR
DHW	DOMESTIC HOT WATER	REM	REMOVED
DHWR	DOM. HOT WATER RECIRC.	ETR	EXISTING TO REMAIN
HHWR	HEATING HOT WATER SUPPLY	TYP	TYPICAL
HHWR	HEATING HOT WATER RETURN	UON	UNLESS OTHERWISE NOTED
SAN	SANITARY	IPC	INT'L PLUMBING CODE
STRM	STORM DRAIN		
VAC	VACUUM		

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS; INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE, SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
2. NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
3. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
4. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE A/E TEAM'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
5. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
6. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
7. ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
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   - 9.3. CONSTRUCTION DOCUMENTS, CONSTRUCTION DRAWINGS, AND SIMILAR TERMS FOR THIS WORK REFER TO INSTALLATION DIAGRAMS, SHOP DRAWINGS AND COORDINATION DRAWINGS PREPARED BY THE CONTRACTOR USING THE DESIGN INTENT INDICATED ON THE ENGINEER'S CONTRACT DOCUMENTS. THESE SPECIFICATIONS DETAIL THE CONTRACTOR'S RESPONSIBILITY FOR "ENGINEERING BY CONTRACTOR" AND FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
   - 9.4. (N) INDICATES NEW EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT.
   - 9.5. (E) INDICATES EXISTING EQUIPMENT ON SITE WHICH MAY OR MAY NOT NEED TO BE RELOCATED AS A PART OF THIS WORK.
   - 9.6. (R) INDICATES EXISTING EQUIPMENT TO BE RELOCATED AS PART OF THIS WORK.
   - 9.7. FURNISH MEANS TO SUPPLY AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.
   - 9.8. INSTALL MEANS TO SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER.
   - 9.9. PROVIDE MEANS TO FURNISH AND INSTALL.
   - 9.10. EQUIVALENT MEANS MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS. SIGNIFICANT ASPECTS SHALL BE AS DETERMINED BY THE ARCHITECT/ENGINEER.
   - 9.11. WORK BY OTHER(S) DIVISIONS, AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIS/HER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.
   - 9.12. BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CONTRACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
   - 9.13. ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).

PLUMBING SPECIFICATION

1. SEE GENERAL NOTES FOR NOTES ABOUT POSSIBLE MECHANICAL RETURN PLENUM.

2. DOMESTIC WATER PIPING:
   - 2.1. FAGAN ENGINEERING SERVICES DISCOURAGES CPVC DUE TO CHEMICAL AND PHYSICAL DAMAGE, ESPECIALLY AT THE GLUED FITTINGS ON THE SMALLEST PIPES.
   - 2.2. PREFERRED MATERIALS: UPONOR PEX WITH PROPEX EXPANSION CONNECTIONS OR TYPE L COPPER WITH SOLDERED OR PRO-PRESS JOINTS.
   - 2.3. ALLOWED MATERIAL:
     - 2.3.1. 3/4" AND SMALLER PIPE, PEX OR COPPER ONLY AS DEFINED ABOVE.
     - 2.3.2. 1" AND LARGER PIPE, PEX OR COPPER AS DEFINED ABOVE OR CPVC WITH GLUED FITTINGS. NOTE THAT SMALL PIPE ON DRAWINGS CAN BE UPSIZED TO 1" IF CPVC IS DESIRED.
   - 2.4. WALL / FLOOR STUB OUTS:
     - 2.4.1. PEX DROPS TO USE PEX TURNOUT SWEEPS, NO PEX FITTINGS, NO COPPER TRANSITION.
     - 2.4.2. COPPER DROPS TO USE COPPER STUB OUTS.
     - 2.4.3. CPVC DROPS TO USE TRANSITION AND COPPER STUB OUTS.
   - 2.5. PIPING IN EXPOSED AREAS SHALL BE RIGID TYPE. PIPING THAT IS CONCEALED MAY BE RIGID OR FLEXIBLE.
   - 2.6. ALL HOT WATER, TEMPERED WATER, AND RECIRCULATED WATER PIPING SHALL BE INSULATED. COLD WATER PIPING WHERE SUBJECT TO CONDENSATION OR FREEZING SHALL BE INSULATED.

3. SANITARY DWV, STORM AND COOL GREASE WASTE PIPING BELOW SLAB, WITHIN WALLS OR IN NON-PLENUM CEILING:
   - 3.1. SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
   - 3.2. HUB LESS CAST IRON SOIL PIPE (ASTMB88) WITH HUB LESS CAST IRON FITTINGS (CISPI 301) AND ASTM A666 STAINLESS STEEL COUPLINGS.

4. SANITARY DWV AND STORM PIPING WITHIN RETURN AIR PLENUM CEILING:
   - 4.1. HUB LESS CAST IRON SOIL PIPE (ASTMB88) WITH HUB LESS CAST IRON FITTINGS (CISPI 301) AND ASTM A666 STAINLESS STEEL COUPLINGS.

5. HOT GREASE WASTE PIPING (>140°F) IN ANY LOCATION:
   - 5.1. HUB LESS CAST IRON SOIL PIPE (ASTMB88) WITH HUB LESS CAST IRON FITTINGS (CISPI 301) AND ASTM A666 STAINLESS STEEL COUPLINGS.

6. GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
   - 6.1. WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
   - 6.2. PRIME COAT: ALKYD ANTI-CORROSIVE METAL PRIMER
   - 6.3. INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.D
   - 6.4. TOPCOAT: EXTERIOR ALKYD ENAMEL - GLOSS SAFETY YELLOW.

7. CONDENSATE PIPING (AIR CONDITIONING COILS) SHALL BE ANY OF THE FOLLOWING:
   - 7.1. SCHEDULE 40 PVC OR CPVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
   - 7.2. TYPE L COPPER WITH SOLDERED JOINTS.
   - 7.3. CLEAR VINYL TUBING FOR PUMPED APPLICATIONS.

8. ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES. ALL HAND SINKS AND LAVATORIES SHALL HAVE ASSE 1070 MIXING VALVES.

9. TEST, CLEAN AND DISINFECT WATER DISTRIBUTION PIPING ACCORDING TO AUTHORITIES HAVING JURISDICTION.

FES PROJECT: 21059.1
Fagan Engineering Services, LLC
M.E.P. ENGINEERING
327 DALLONEGA ST STE 101B
CUMMING, GA 30040
(678) 648-4904
FES

03/14/2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32550 BRIAN J. FAGAN

BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM: 32550 - EXP: 12/31/2022

WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009

REVISIONS

#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE:
PLUMBING NOTES AND DETAILS

DRAWN BY:	CH,JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No.
P1

SYMBOL LEGEND

	PUMP
	FLOOR DRAIN
	FLOOR SINK
	HUB DRAIN
VTR	VENT THROUGH ROOF
	WATER METER
	WATER HEATER
A	WATER HAMMER ARRESTOR; LETTER INDICATES PDI SIZE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
140	140°F DOMESTIC HOT WATER
	DOMESTIC RECIRCULATION
S	SANITARY
	VENT
	STORM DRAIN
NG	NATURAL GAS
LP LP	PROPANE (LP) GAS
GR	GREASE DRAIN
IN	INDIRECT WASTE

FES PROJECT: 21059.1

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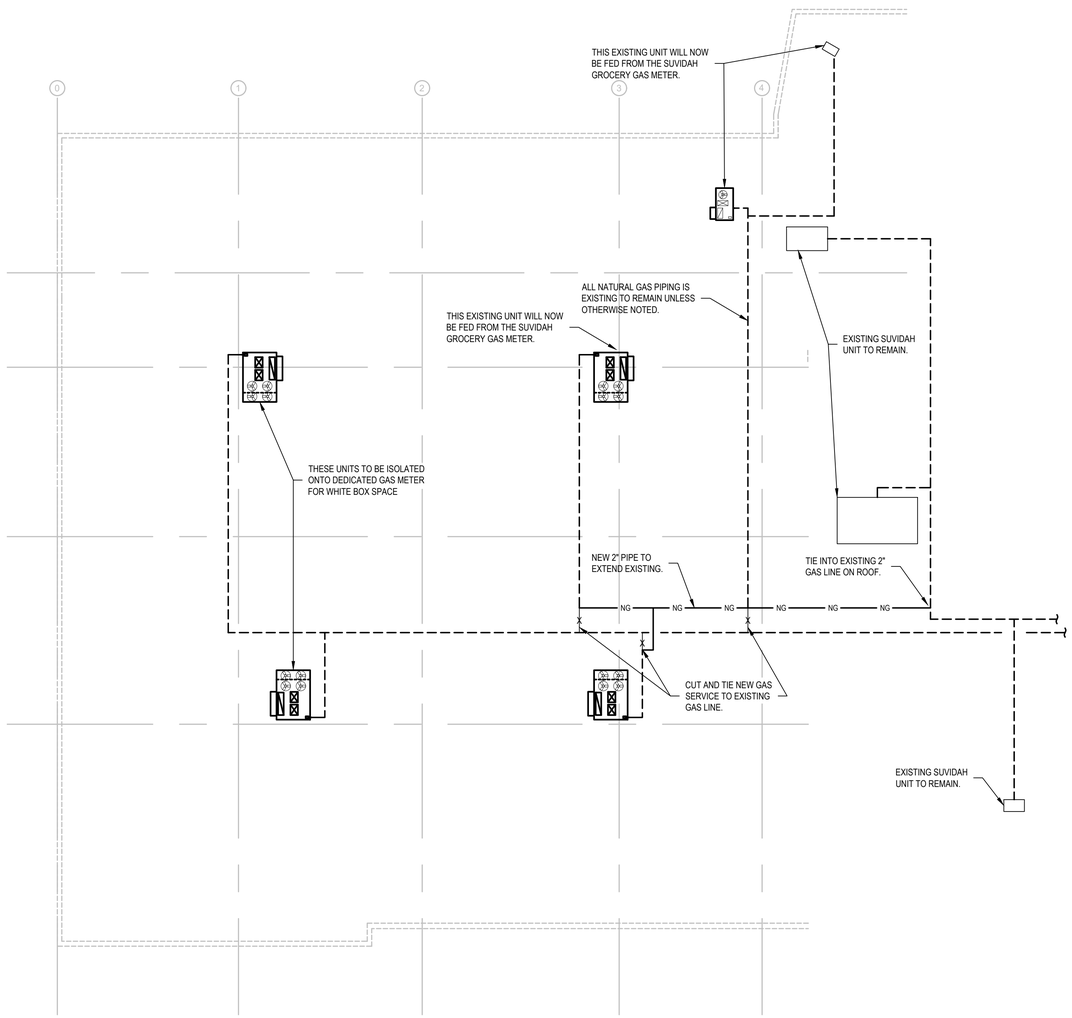
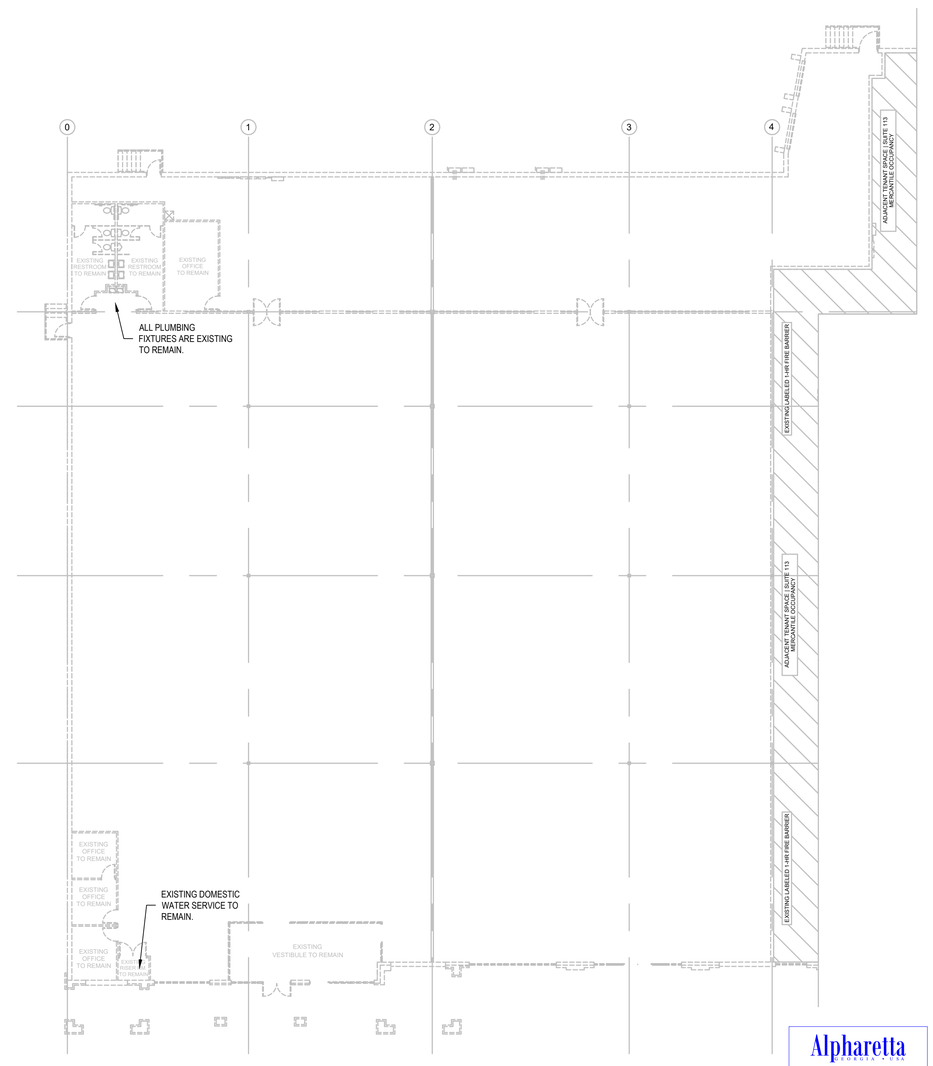


2 PLUMBING ROOF PLAN
SCALE: 1/16"=1'-0"



1 PLUMBING FLOOR PLAN
SCALE: 1/16"=1'-0"

Alpharetta GEORGIA · USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

REVISIONS

#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE: PLUMBING PLANS

DRAWN BY:	CH,JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No.
P2

MDP	LOCATION:	BACK OF HOUSE	KEY NOTES:
NEW PANEL - SURFACE MOUNTED	FED FROM:	UTILITY SERVICE	1)
120 Y / 208V - 3 PHASE - 4 WIRE	COMMENTS:		2)
400 AMP BUS - MAIN LUG ONLY			3)
RATING: 22k SCCR			4)
			5)

					PHASE LOADING			PANEL					
					54%	54%	54%	54%					
KEY	LOAD DESCRIPTION	OCP	P (AS)	CKT	LOAD - VA Aφ	Bφ	Cφ	CKT	P (AS)	OCP	LOAD DESCRIPTION	KEY
		125		1	12000			2		225		
	RTU-3	125	3	3	0	12000		4	3	225	PANEL B1	
		125		5		0	12000	6		225		
		125		7	12000		0	8		225		
	RTU-4	125	3	9	0	12000		10	3	225	PANEL B2	
		125		11		0	12000	12		225		
		25		13	2000		0	14				
	RTU-5	25	3	15	0	2000		16	3		SPACE PROVISION	
		25		17		0	2000	18				
				19	0		0	20				
	SPACE PROVISION		3	21	0	0		22	3		SPACE PROVISION	
				23		0	0	24				
	CONNECTED LOAD PER PHASE (kVA):				26.0	26.0	26.0					
	DESIGN LOAD PER PHASE (AMPS):				216.7	216.7	216.7					

TOTAL CONNECTED LOAD (kVA): 78 — TOTAL CONNECTED AMPS: 216

TOTAL DESIGN LOAD (kVA): 78 — TOTAL DESIGN AMPS: 216

PANEL B1	LOCATION:	BACK OF HOUSE	KEY NOTES:
NEW PANEL - SURFACE MOUNTED	FED FROM:	MDP	1)
120 Y / 208V - 3 PHASE - 4 WIRE	COMMENTS:		2)
225 AMP BUS - MAIN LUG ONLY			3)
RATING: 22k SCCR			4)
			5)

					PHASE LOADING			PANEL					
					0%	0%	0%	0%					
KEY	LOAD DESCRIPTION	OCP	P (AS)	CKT	LOAD - VA Aφ	Bφ	Cφ	CKT	P (AS)	OCP	LOAD DESCRIPTION	KEY
	SPARE	20	1	1	0			2	1	20	SPARE	
	SPARE	20	1	3	0	0		4	1	20	SPARE	
	SPARE	20	1	5		0	0	6	1	20	SPARE	
	SPARE	20	1	7	0			8	1	20	SPARE	
	SPARE	20	1	9	0	0		10	1	20	SPARE	
	SPARE	20	1	11		0	0	12	1	20	SPARE	
	SPARE	20	1	13	0			14	1	20	SPARE	
	SPARE	20	1	15	0	0		16	1	20	SPARE	
	SPARE	20	1	17		0	0	18	1	20	SPARE	
	SPARE	20	1	19	0			20	1	20	SPARE	
	SPARE	20	1	21	0	0		22	1	20	SPARE	
	SPARE	20	1	23		0	0	24	1	20	SPARE	
	SPARE	20	1	25	0			26	1	20	SPARE	
	SPARE	20	1	27	0	0		28	1	20	SPARE	
	SPARE	20	1	29		0	0	30	1	20	SPARE	
	SPARE	20	1	31	0			32	1	20	SPARE	
	SPARE	20	1	33		0	0	34	1	20	SPARE	
	SPARE	20	1	35			0	36	1	20	SPARE	
	SPARE	20	1	37	0			38	1	20	SPARE	
	SPARE	20	1	39		0	0	40	1	20	SPARE	
	SPARE	20	1	41			0	42	1	20	SPARE	
	CONNECTED LOAD PER PHASE (kVA):				0.0	0.0	0.0					
	DESIGN LOAD PER PHASE (AMPS):				0.0	0.0	0.0					

TOTAL CONNECTED LOAD (kVA): 0 — TOTAL CONNECTED AMPS: 0

TOTAL DESIGN LOAD (kVA): 0 — TOTAL DESIGN AMPS: 0

PANEL B2	LOCATION:	BACK OF HOUSE	KEY NOTES:
NEW PANEL - SURFACE MOUNTED	FED FROM:	MDP	1)
120 Y / 208V - 3 PHASE - 4 WIRE	COMMENTS:		2)
225 AMP BUS - MAIN LUG ONLY			3)
RATING: 22k SCCR			4)
			5)

					PHASE LOADING			PANEL					
					0%	0%	0%	0%					
KEY	LOAD DESCRIPTION	OCP	P (AS)	CKT	LOAD - VA Aφ	Bφ	Cφ	CKT	P (AS)	OCP	LOAD DESCRIPTION	KEY
	SPARE	20	1	1	0			2	1	20	SPARE	
	SPARE	20	1	3	0	0		4	1	20	SPARE	
	SPARE	20	1	5		0	0	6	1	20	SPARE	
	SPARE	20	1	7	0			8	1	20	SPARE	
	SPARE	20	1	9	0	0		10	1	20	SPARE	
	SPARE	20	1	11		0	0	12	1	20	SPARE	
	SPARE	20	1	13	0			14	1	20	SPARE	
	SPARE	20	1	15	0	0		16	1	20	SPARE	
	SPARE	20	1	17		0	0	18	1	20	SPARE	
	SPARE	20	1	19	0			20	1	20	SPARE	
	SPARE	20	1	21	0	0		22	1	20	SPARE	
	SPARE	20	1	23		0	0	24	1	20	SPARE	
	SPARE	20	1	25	0			26	1	20	SPARE	
	SPARE	20	1	27	0	0		28	1	20	SPARE	
	SPARE	20	1	29		0	0	30	1	20	SPARE	
	SPARE	20	1	31	0			32	1	20	SPARE	
	SPARE	20	1	33		0	0	34	1	20	SPARE	
	SPARE	20	1	35			0	36	1	20	SPARE	
	SPARE	20	1	37	0			38	1	20	SPARE	
	SPARE	20	1	39		0	0	40	1	20	SPARE	
	SPARE	20	1	41			0	42	1	20	SPARE	
	CONNECTED LOAD PER PHASE (kVA):				0.0	0.0	0.0					
	DESIGN LOAD PER PHASE (AMPS):				0.0	0.0	0.0					

TOTAL CONNECTED LOAD (kVA): 0 — TOTAL CONNECTED AMPS: 0

TOTAL DESIGN LOAD (kVA): 0 — TOTAL DESIGN AMPS: 0

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS WELL AS THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES.
2. ALL CONDUCTORS SHALL BE COPPER UON. ALUMINUM WILL NOT BE ACCEPTED UNLESS SPECIFICALLY LISTED IN THE FEEDER TABLE.
3. ALL CABLING SHALL BE IN PVC CONDUIT WHERE UNDERGROUND, IN EMT WHERE EXPOSED, IN GRC WHERE EXPOSED TO DAMAGE, WITH THWN/THHN CONDUCTORS WITH A FULL SIZE GROUNDING CONDUCTOR, UON. CONCEALED CABLING IN DRY LOCATIONS MAY BE FMC CABLE WITH FULL SIZE GROUNDING CONDUCTOR.
4. ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #12 AWG CU EXCEPT FOR SIGNAL AND CONTROL WIRING UON.
5. EC SHALL FURNISH AND INSTALL DISCONNECT SWITCHES AS REQUIRED BY CODE WHETHER OR NOT THEY ARE INDICATED ON PLANS. EC SHALL INSTALL AND CONNECT POWER WIRING TO EQUIPMENT FURNISHED BY OTHERS AND SHALL WIRE LINE VOLTAGE THERMOSTATS FOR MECHANICAL EQUIPMENT AS WELL AS LINE SIDE OF ALL STARTERS, RELAYS, AND CONTACTORS FOR MECHANICAL EQUIPMENT.
6. EC SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.
7. MULTI-WIRE CIRCUITS (NEUTRAL SHARING) ARE PROHIBITED FROM THE ENTIRE PROJECT UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER.
8. EC SHALL WIRE ALL BATTERY BACKED BALLAST, SECURITY RECEPTACLES, SENSORS, EMERGENCY LIGHTS AND EXIT SIGNS AHEAD OF ANY SWITCHES, EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE FED FROM THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA. BATTERIES MUST BE POWERED AT ALL TIMES.
9. DRAWINGS ARE DIAGRAMMATIC. PRIOR TO BIDDING VERIFY CONDITIONS, LOCATIONS AND REQUIREMENTS IN THE FIELD TO ENSURE A COMPLETE AND PROPERLY OPERATIONAL SYSTEM. EXAMINE ALL CONTRACT DWGS, FOR REQUIREMENTS AFFECTING WORK OF THE ELECTRICAL TRADE.
10. QUESTIONS REGARDING THESE DRAWING SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
11. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF THE OUTLET BOXES, JUNCTION BOXES, AND EQUIPMENT DISCONNECTION TO AGREE WITH REQUIRED LOCATIONS OF FURNISHINGS OF EQUIPMENT SERVED. GENERALLY, RECEPTACLES SHALL BE MOUNTED 18" AFF AND LIGHT SWITCHES AT 42" AFF, UON.
12. ELECTRICAL CONTRACTOR SHALL BALANCE THE LOAD IN EACH PANEL TO PROVIDE THE MOST EVEN DISTRIBUTION PRACTICAL.
13. EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL ON, TIMECLOCK OFF ARRANGEMENT, UON.

EC - ELECTRICAL CONTRACTOR
AFG - ABOVE FINISHED GRADE
UON - UNLESS OTHERWISE NOTED
AFF - ABOVE FINISHED FLOOR
ETR - EXISTING TO REMAIN

FEEDER TABLE

- CONDUCTORS BASED ON THHN/THWN AND 75° LUGS.
- CONDUIT BASED ON 4 CONDUCTORS IN SCH. 80 PVC.
- NOT TO BE USED FOR BRANCH CIRCUITS

AMPACITY → (420/4) ← Q = QUANTITY OF CONDUCTORS

(1200/4*) * = SERVICE FEEDER, NO EQUIPMENT GROUND REQUIRED

SIZE	COPPER FEEDER, COPPER GND.	ALUMINUM FEEDER, COPPER GND.
35/Q	(Q)#10 & #10 GND. IN 3/4" C.	NOT PERMITTED BY ENGINEER
50/Q	(Q)#8 & #10 GND. IN 3/4" C.	NOT PERMITTED BY ENGINEER
65/Q	(Q)#6 & #8 GND. IN 1"C.	NOT PERMITTED BY ENGINEER
85/Q	(Q)#4 & #8 GND. IN 1-1/4"C.	NOT PERMITTED BY ENGINEER
100/Q	(Q)#3 & #6 GND. IN 1-1/4"C.	NOT PERMITTED BY ENGINEER
115/Q	(Q)#2 & #6 GND. IN 1-1/2"C.	NOT PERMITTED BY ENGINEER
130/Q	(Q)#1 & #6 GND. IN 2" C.	NOT PERMITTED BY ENGINEER
150/Q	(Q)#1/0 & #6 GND. IN 2" C.	NOT PERMITTED BY ENGINEER
175/Q	(Q)#2/0 & #6 GND. IN 2" C.	NOT PERMITTED BY ENGINEER
200/Q	(Q)#3/0 & #6 GND. IN 2-1/2" C.	(Q)#250 & #6 GND. IN 3"C.
230/Q	(Q)#4/0 & #4 GND. IN 2-1/2" C.	(Q)#300 & #4 GND. IN 3"C.
255/Q	(Q)#250 & #4 GND. IN 3" C.	(Q)#400 & #4 GND. IN 4"C.
285/Q	(Q)#300 & #4 GND. IN 3" C.	(Q)#500 & #4 GND. IN 4"C.
310/Q	(Q)#350 & #3 GND. IN 3" C.	(Q)#500 & #3 GND. IN 4"C.
335/Q	(Q)#400 & #3 GND. IN 4" C.	(Q)#600 & #3 GND. IN 4"C.
380/Q	(Q)#500 & #3 GND. IN 4" C.	(Q)#750 & #3 GND. IN 4"C.
420/Q	(Q)#600 & #2 GND. IN 4" C.	2 SETS: (Q)#250 & #2 GND. IN 3" C. EACH
510/Q	2 SETS: (Q)#250 & #2 GND. IN 3" C. EACH	2 SETS: (Q)#250 & #2 GND. IN "3 C. EACH
570/Q	2 SETS: (Q)#300 & #1 GND. IN 3" C. EACH	2 SETS: (Q)#350 & #1 GND. IN 3" C. EACH
620/Q	2 SETS: (Q)#350 & #1/0 GND. IN 3" C. EACH	2 SETS: (Q)#500 & #1/0 GND. IN 4" C. EACH
670/Q	2 SETS: (Q)#400 & #1/0 GND. IN 4" C. EACH	2 SETS: (Q)#600 & #1/0 GND. IN 4" C. EACH
760/Q	2 SETS: (Q)#500 & #1/0 GND. IN 4" C. EACH	2 SETS: (Q)#750 & #1/0 GND. IN 4" C. EACH
800/Q	2 SETS: (Q)#600 & #1/0 GND. IN 4" C. EACH	3 SETS: (Q)#400 & #1/0 GND. IN 4" C. EACH
1000/Q	3 SETS: (Q)#400 & #2/0 GND. IN 4" C. EACH	4 SETS: (Q)#350 & #2/0 GND. IN 4" C. EACH
1200/Q	3 SETS: (Q)#600 & #3/0 GND. IN 4" C. EACH	4 SETS: (Q)#500 & #3/0 GND. IN 4" C. EACH
1600/Q	4 SETS: (Q)#600 & #4/0 GND. IN 4" C. EACH	5 SETS: (Q)#600 & #4/0 GND. IN 4" C. EACH
2000/Q	5 SETS: (Q)#600 & #250 GND. IN 4" C. EACH	5 SETS: (Q)#750 & #250 GND. IN 4" C. EACH

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS; INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE, SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
2. NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
3. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
4. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE A/E TEAM'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
5. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
6. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
7. ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
   - 7.1. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF THE PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
   - 7.2. CERTAIN SYSTEMS REQUIRE ENGINEERING OF INSTALLATION DETAILS BY CONTRACTOR. UNLESS FULLY DETAILED IN THE CONTRACT DOCUMENTS, SUCH ENGINEERING IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
   - 7.3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE CLEARANCES ARE LIMITED, AND WHERE INSTALLATION DRAWINGS OR SCHEMATICS, "CONSTRUCTION DRAWINGS", OR COORDINATION DRAWINGS MAY BE REQUIRED IN ACCORDANCE WITH, OR IN EXCESS OF, THOSE REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL PREPARE ALL SUCH COORDINATION DRAWINGS AS PART OF THE BASE CONTRACT. SUCH DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD AND COMMENT. ANY WORK INSTALLED WITHOUT APPROVED COORDINATION DRAWINGS IS DONE AT THE CONTRACTOR'S RISK.
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   - 8.1. 1: GENERAL, 21: FIRE SUPPRESSION, 22: PLUMBING, 23: HVAC, 25: AUTOMATION, 26: ELECTRICAL, 27: COMMUNICATIONS, 28: ELECTRONIC SAFETY AND SECURITY
9. DEFINITIONS AND TERMINOLOGY
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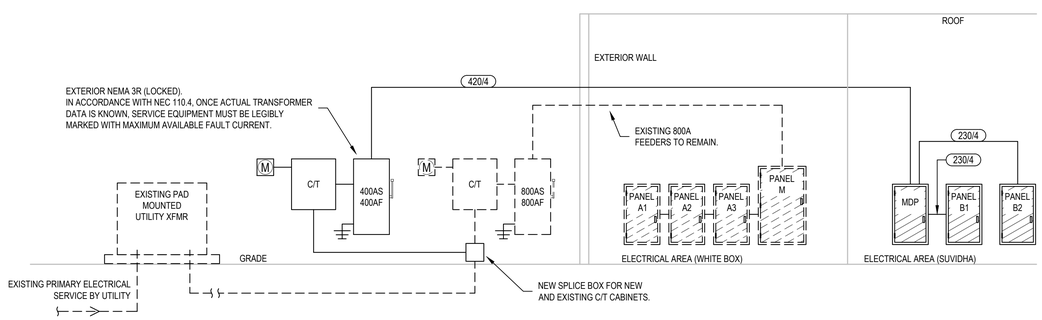
   - 9.12. BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CONTRACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
   - 9.13. ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).



1 ELECTRICAL RISER DIAGRAM

NOT TO SCALE

Alpharetta

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

FES PROJECT: 21059.1
Fagan Engineering Services, LLC
M.E.P. ENGINEERING
327 DALLONEGA ST STE 101B
CUMMING, GA 30040
(678) 648-4904
FES

03/14/2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 39550 BRIAN J. FAGAN

BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM: 32550 - EXP: 12/31/2022

WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009

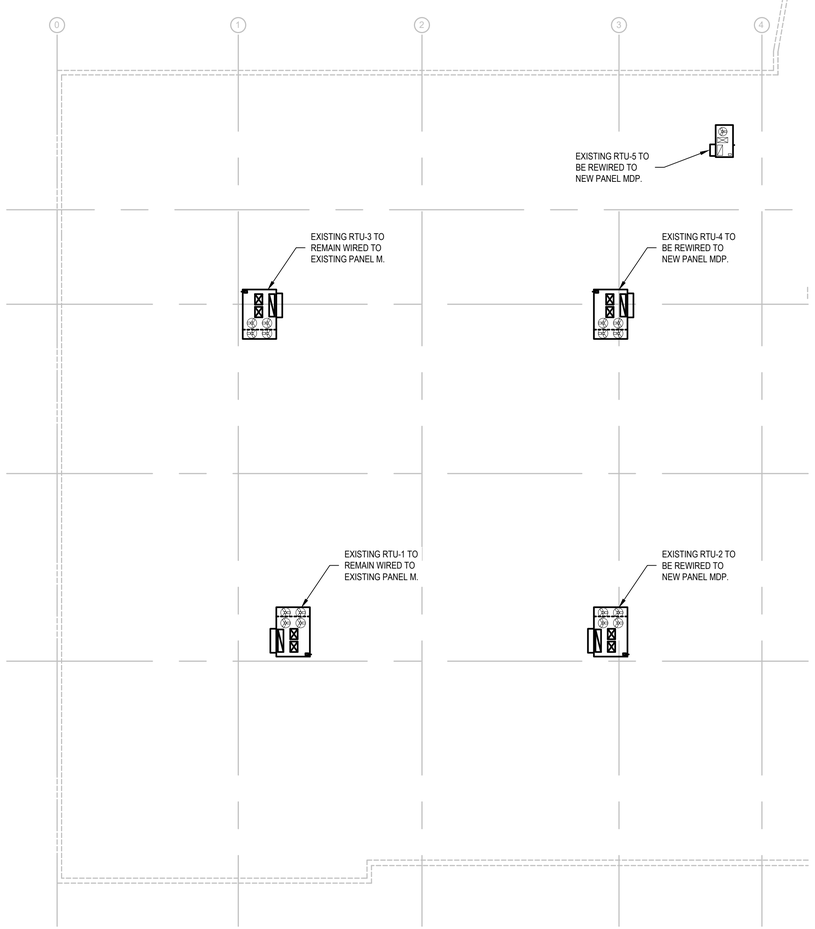
REVISIONS

#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE: ELECTRICAL NOTES & DETAILS

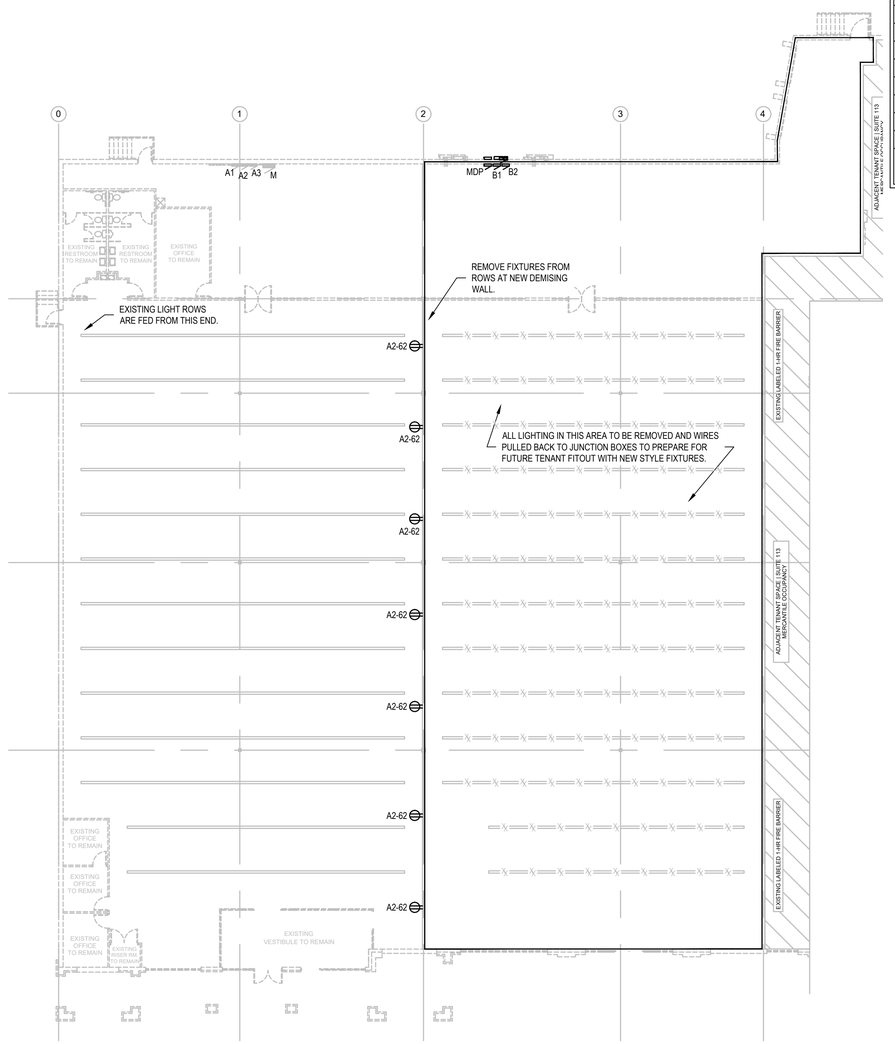
DRAWN BY:	CH, JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No. E1



2 ELECTRICAL FLOOR PLAN

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



1 ELECTRICAL FLOOR PLAN

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

ELECTRICAL LEGEND

	SIMPLEX RECEPTACLE (NEMA 5-15/20R); MOUNTED @18" AFF, UON.
	DUPLEX RECEPTACLE (NEMA 5-15/20R); MOUNTED @18" AFF, UON.
	COMBO. RECEPT. / USB CHARGER MODEL (LEVITON T5832); MOUNTED @18" AFF, UON.
	SPECIAL RECEPTACLE. SEE PLAN FOR DETAIL.; MOUNTED @18" AFF, UON.
	208/240V RECEPTACLE (NEMA 6-20R); MOUNTED @18" AFF, UON.
	QUAD RECEPTACLE -TWO DUPLEX (NEMA 5-15/20R); MOUNTED @18" AFF, UON.
	DUPLEX RECEPTACLE - DEDICATED CIRCUIT
	DUPLEX RECEPTACLE - SPLIT YOKE, TOP HOT, BOTTOM SWITCHED
	JUNCTION BOX; MOUNTED @18" AFF, UON.
	1-GANG WALL MOUNTED LOW VOLTAGE BOX FOR TELCO/DATA, 1" CONDUIT AND PULL STRING TO ABOVE CEILING FOR USE BY LOW VOLTAGE CONTRACTOR; MOUNTED @18" AFF, UON.
	MEDIA JUNCTION BOX: 4S x 2-1/2 DEEP WALL MOUNTED BOX WITH 2-GANG MUD RING. FACTORY DIVIDED TO PROVIDE SEPARATE HIGH AND LOW VOLTAGE SECTIONS. FLUSH MOUNTED AT 84" AFF U.O.N.
	LOW VOLTAGE BOX FLUSH IN CEILING OR SUSPENDED IN OPEN CEILING. IF OPEN CEILING, VERIFY MOUNTING HEIGHT WITH LOW VOLTAGE CONTRACTOR
	LOW VOLTAGE BOX IN FLOOR. VERIFY DETAILS WITH LOW VOLTAGE CONTRACTOR
SLV	SPECIALTY LOW VOLTAGE BOX, PROVIDED AND INSTALLED BY SEPARATE LOW VOLTAGE CONTRACTOR. SHOWN HERE FOR REFERENCE ONLY.
A-1	HOMERUN TO PANEL (PANEL "A", CKT "1")
	250V PANELBOARD (120/208V AND 120/240V)
	600V PANELBOARD (277/480V)
	DISCONNECT SWITCH
	GROUND
A-17	PANEL A, CIRCUIT 17
	SWITCH, SPECIFICATION GRADE
GR	GFCI RECEPTACLE (GROUND-FAULT CIRCUIT-INTERRUPTING)
GB	GFCI BREAKER (GROUND-FAULT CIRCUIT-INTERRUPTING)
IG	ISOLATED GROUND
WP	WEATHER-PROOF (RECEPTACLES IN WET LOCATIONS SHALL BE NEMA 3R WITH IN-USE COVERS PER NEC 406.9)

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03/14/2022

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Alpharetta GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

DRAWING TITLE: ELECTRICAL PLAN S

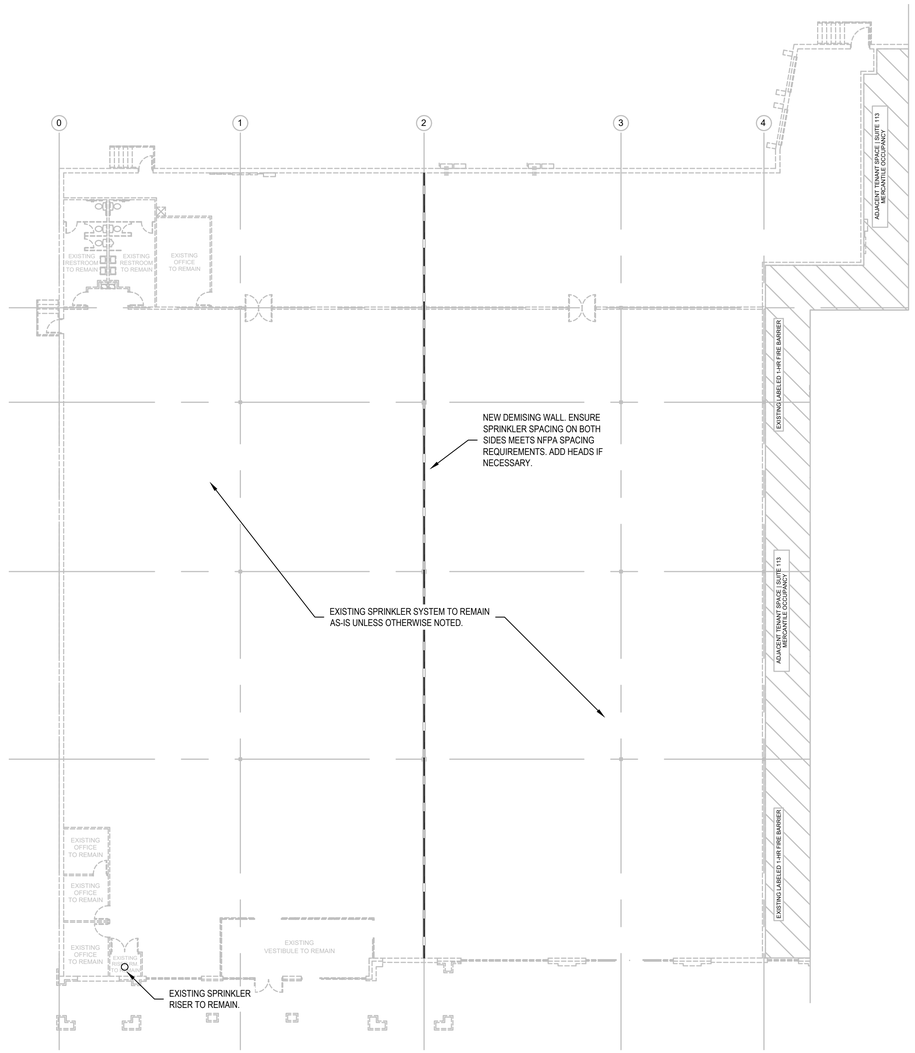
DRAWN BY:	CH,JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No.

E2

SPRINKLER SPECIFICATION

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA FOR VALVES, SPRINKLERS, SPECIALTIES, AND ALARMS.
1. SUBMIT SPRINKLER SYSTEM DRAWINGS IDENTIFIED AS "WORKING PLANS" AND CALCULATIONS ACCORDING TO NFPA 13. PLANS AND CALCULATIONS MUST BE SIGNED AND SEALED BY A LICENSED FIRE PROTECTION ENGINEER. SUBMIT REQUIRED NUMBER OF SETS TO AUTHORITIES HAVING JURISDICTION FOR REVIEW, COMMENT, AND APPROVAL. INCLUDE SYSTEM HYDRAULIC CALCULATIONS WHERE APPLICABLE.
2. SUBMIT TEST REPORTS AND CERTIFICATES AS DESCRIBED IN NFPA 13.
B. DESIGN AND INSTALLATION APPROVAL: ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
C. HYDRAULICALLY DESIGN SPRINKLER SYSTEMS ACCORDING TO NFPA 13.
D. COMPLY WITH NFPA 13 AND NFPA 70.
E. UL-LISTED AND -LABELED AND FMG-APPROVED PIPE AND FITTINGS.
PART 2 - PRODUCTS
2.1 PIPE AND FITTINGS
A. STEEL PIPE: ASTM A 53/A 53M, ASTM A 135, OR ASTM A 795.
B. COPPER TUBE: ASTM B 88, TYPE L OR M; DRAWN TEMPER.
C. GROOVED-END FITTINGS: UL-LISTED AND FMG-APPROVED, ASTM A 536, GRADE 65-45-12 DUCTILE IRON OR ASTM A 47 GRADE 32510 MALLEABLE IRON, WITH GROOVES OR SHOULDERS DESIGNED TO ACCEPT GROOVED COUPLINGS.
D. GROOVED-END COUPLINGS: UL 213, ASTM A 536 DUCTILE-IRON OR ASTM A 47 MALLEABLE-IRON HOUSING, WITH ENAMEL FINISH. INCLUDE GASKETS, BOLTS, AND ACCESSORIES.
E. WROUGHT-COPPER FITTINGS: ASME B16.22, STREAMLINED PATTERN.
2.2 VALVES
A. FIRE-PROTECTION SERVICE VALVES: UL LISTED AND FMG APPROVED, WITH 175-PSIG NONSHOCK MINIMUM WORKING-PRESSURE RATING. VALVES FOR USE WITH GROOVED PIPING MAY BE GROOVED TYPE. INDICATING VALVES SHALL BE BUTTERFLY OR BALL TYPE, BRONZE BODY WITH THREADED ENDS, AND INTEGRAL INDICATING DEVICE WITH 115-V AC, ELECTRIC, SINGLE-CIRCUIT SUPERVISORY SWITCH INDICATOR.
B. GATE VALVES: UL 262, CAST BRONZE, THREADED ENDS, SOLID WEDGE, OUTSIDE SCREW AND YOKE, RISING STEM.
C. SWING CHECK VALVES, NPS 2 AND SMALLER: UL 312 OR MSS SP-80, CLASS 150; BRONZE BODY WITH BRONZE DISC AND THREADED ENDS.
D. SWING CHECK VALVES, NPS 2-1/2 AND LARGER: UL 312, CAST-IRON BODY AND BOLTED CAP, WITH BRONZE DISC OR CAST-IRON DISC WITH BRONZE-DISC RING AND FLANGED ENDS.
E. ALARM CHECK VALVES: UL 193, 175-PSIG WORKING PRESSURE, DESIGNED FOR HORIZONTAL OR VERTICAL INSTALLATION, WITH CAST-IRON FLANGED INLET AND OUTLET, BRONZE GROOVED SEAT WITH O-RING SEALS, AND SINGLE-HINGE PIN AND LATCH DESIGN. INCLUDE TRIM SETS FOR BYPASS, DRAIN, ELECTRIC SPRINKLER ALARM SWITCH, PRESSURE GAGES, RETARDING CHAMBER, FILL-LINE ATTACHMENT WITH STRAINER, AND DRIP CUP ASSEMBLY.
F. BALL DRIP VALVES: UL 1726, AUTOMATIC DRAIN VALVE, NPS 3/4, BALL CHECK DEVICE WITH THREADED ENDS.
2.3 SPRINKLERS
A. AUTOMATIC SPRINKLERS: WITH HEAT-RESPONSIVE ELEMENT COMPLYING WITH THE FOLLOWING:
1. UL 199, FOR APPLICATIONS EXCEPT RESIDENTIAL.
B. SPRINKLER TYPES AND CATEGORIES: NOMINAL 1/2-INCH ORIFICE FOR "ORDINARY" TEMPERATURE CLASSIFICATION RATING, UNLESS OTHERWISE INDICATED OR REQUIRED BY APPLICATION.
C. SPRINKLER TYPES INCLUDE THE FOLLOWING:
1. UPRIGHT AND PENDENT SPRINKLERS.
2. QUICK-RESPONSE SPRINKLERS.
D. SPRINKLER FINISHES: CHROME PLATED AND BRONZE.
E. SPRINKLER ESCUTCHEONS: CHROME-PLATED STEEL, ONE PIECE, FLAT.
F. SPRINKLER GUARDS: WIRE-CAGE TYPE, INCLUDING FASTENING DEVICE.
G. SPRINKLER CABINETS: FINISHED STEEL CABINET AND HINGED COVER, WITH SPACE FOR MINIMUM OF 6 SPARE SPRINKLERS PLUS SPRINKLER WRENCH, SUITABLE FOR WALL MOUNTING. INCLUDE NUMBER OF SPRINKLERS REQUIRED BY NFPA 13 AND ONE WRENCH FOR SPRINKLERS. INCLUDE SEPARATE CABINET WITH SPRINKLERS AND WRENCH FOR EACH STYLE SPRINKLER ON PROJECT.
2.4 SPECIALTIES AND ALARMS
A. FIRE DEPARTMENT CONNECTIONS: UL 405, FLUSH, WALL-TYPE, WITH CAST-BRASS BODY; NH-STANDARD THREAD INLETS MATCHING LOCAL FIRE DEPARTMENT THREADS; AND HAVING TWO NPS 2-1/2 INLETS AND NPS 4 OUTLET.
1. INLET ALIGNMENT: INLINE, HORIZONTAL, UNLESS OTHERWISE INDICATED.
2. CLAPPER TYPE: DROP CLAPPERS IN BODY.
3. DIRECTION OF OUTLET: BACK, UNLESS OTHERWISE INDICATED.
4. FINISH: ROUGH CHROME-PLATED.
B. WATER-FLOW INDICATORS: UL 346; ELECTRICAL-SUPERVISION, VANE-TYPE WATER-FLOW DETECTOR; WITH 250-PSIG PRESSURE RATING; AND DESIGNED FOR HORIZONTAL OR VERTICAL INSTALLATION. INCLUDE 2 SINGLE-POLE, DOUBLE-THROW, CIRCUIT SWITCHES FOR ISOLATED ALARM AND AUXILIARY CONTACTS, 7 A, 125-V AC AND 0.25 A, 24-V DC; COMPLETE WITH FACTORY-SET, FIELD-ADJUSTABLE RETARD ELEMENT TO PREVENT FALSE SIGNALS AND TAMPERPROOF COVER THAT SENDS SIGNAL IF REMOVED.
C. PRESSURE SWITCHES: UL 753; ELECTRICAL-SUPERVISION-TYPE, WATER-FLOW SWITCH WITH RETARD FEATURE. INCLUDE SINGLE-POLE, DOUBLE-THROW, NORMALLY CLOSED CONTACTS AND DESIGN THAT OPERATES ON RISING PRESSURE AND SIGNALS WATER FLOW.
D. VALVE SUPERVISORY SWITCHES: UL 753; ELECTRICAL; SINGLE-POLE, DOUBLE THROW; WITH NORMALLY CLOSED CONTACTS. INCLUDE DESIGN THAT SIGNALS CONTROLLED VALVE IS IN OTHER THAN FULLY OPEN POSITION.
E. PRESSURE GAGES: UL 393, 3-1/2- TO 4-1/2-INCH- DIAMETER DIAL WITH DIAL RANGE OF 0 TO 250 PSIG.
PART 3 - EXECUTION
3.1 PIPE AND FITTING APPLICATION
A. USE STEEL PIPE WITH THREADED, ROLL-GROOVED, OR CUT-GROOVED JOINTS; COPPER TUBE WITH WROUGHT-COPPER FITTINGS AND BRAZED JOINTS.
1. FOR STEEL PIPE JOINED BY THREADED FITTINGS, USE SCHEDULE 40.
2. FOR STEEL PIPE JOINED BY WELDING OR ROLL-GROOVED PIPE AND FITTINGS, USE SCHEDULE 10.
B. PIPE BETWEEN FIRE DEPARTMENT CONNECTIONS AND CHECK VALVES: USE GALVANIZED STEEL PIPE WITH FLANGED OR THREADED JOINTS.
C. INSTALL SHUTOFF VALVE, CHECK VALVE, BACKFLOW PREVENTER, PRESSURE GAGE, DRAIN, AND OTHER ACCESSORIES INDICATED AT CONNECTION TO WATER SERVICE PIPING.
3.2 PIPING INSTALLATION
A. INSTALL "INSPECTOR'S TEST CONNECTIONS" IN SPRINKLER PIPING, COMPLETE WITH SHUTOFF VALVE.
B. INSTALL SPRINKLER ZONE CONTROL VALVES, TEST ASSEMBLIES, AND DRAIN HEADERS ADJACENT TO STANDPIPES WHEN SPRINKLER PIPING IS CONNECTED TO STANDPIPE.
C. INSTALL BALL DRIP VALVES TO DRAIN PIPING BETWEEN FIRE DEPARTMENT CONNECTIONS AND CHECK VALVES, AND WHERE INDICATED. DRAIN TO FLOOR DRAIN OR OUTSIDE BUILDING.
D. INSTALL ALARM DEVICES IN PIPING SYSTEMS.
E. INSTALL PRESSURE GAGES ON RISER OR FEED MAIN, AT EACH SPRINKLER TEST CONNECTION, AND AT TOP OF EACH RISER. INSTALL GAGES TO PERMIT REMOVAL, AND INSTALL WHERE THEY WILL NOT BE SUBJECT TO FREEZING.
F. INSTALL FIRE-PROTECTION SERVICE VALVES SUPERVISED-OPEN, LOCATED TO CONTROL SOURCES OF WATER SUPPLY EXCEPT FROM FIRE DEPARTMENT CONNECTIONS. WHERE THERE IS MORE THAN ONE CONTROL VALVE, PROVIDE PERMANENTLY MARKED IDENTIFICATION SIGNS INDICATING PORTION OF SYSTEM CONTROLLED BY EACH VALVE.
G. INSTALL CHECK VALVE IN EACH WATER SUPPLY CONNECTION. INSTALL BACKFLOW PREVENTERS INSTEAD OF CHECK VALVES IN POTABLE-WATER SUPPLY SOURCES.
H. INSTALL ALARM CHECK VALVES IN VERTICAL POSITION FOR PROPER DIRECTION OF FLOW, INCLUDING BYPASS CHECK VALVE AND RETARD CHAMBER DRAIN LINE CONNECTION.
3.3 SPRINKLER APPLICATIONS
A. ROOMS WITHOUT CEILINGS: UPRIGHT SPRINKLERS.
B. ROOMS WITH SUSPENDED CEILINGS: PENDANT SPRINKLERS.
C. SPECIAL APPLICATIONS: USE EXTENDED COVERAGE, AND QUICK-RESPONSE SPRINKLERS WHERE INDICATED.
D. SPRINKLER FINISHES: CHROME PLATED IN FINISHED SPACES EXPOSED TO VIEW, ROUGH BRONZE IN UNFINISHED SPACES NOT EXPOSED TO VIEW.
E. INSTALL SPRINKLERS IN SUSPENDED CEILINGS IN CENTER OF TILES.
3.4 SPECIALTIES AND ALARMS INSTALLATIONS
A. INSTALL FIRE DEPARTMENT CONNECTIONS WITH BALL DRIP VALVES INSTALLED AT EACH CHECK VALVE FOR FIRE DEPARTMENT CONNECTION TO MAINS. EXTEND TO FLOOR DRAIN OR OUTSIDE BUILDING.
B. CONNECT ALARM DEVICES TO FIRE ALARM SYSTEM.
3.5 TESTING
A. PERFORM FIELD ACCEPTANCE TESTS OF EACH FIRE-PROTECTION SYSTEM.
FLUSH, TEST, AND INSPECT SPRINKLER PIPING SYSTEMS ACCORDING TO NFPA 13, CHAPTER "SYSTEM ACCEPTANCE."



1 FIRE SPRINKLER PLAN
SCALE: 1/16"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS; INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE. SEE ARCHITECTURAL COVER SHEET FOR A SPECIFIC LIST OF ADOPTED CODES.
2. NOTE THAT THIS BUILDING USES A FULLY DUCTED RETURN WITHOUT A RETURN AIR PLENUM.
3. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.
4. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE A/E TEAM ON ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO PURCHASING. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE A/E TEAM PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE A/E TEAM'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
5. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.
6. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE VARIOUS DIVISIONS SCOPE OF WORK AND ITS INTERFACE WITH OTHER TRADES. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
7. ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.
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9.11. WORK BY OTHER(S) DIVISIONS, AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIS/HER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.
9.12. BY INFERENCE, ANY REFERENCE TO A CONTRACTOR OR SUB-CONTRACTOR MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.
9.13. ENGINEER MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).

SPRINKLER DESIGN NOTES

THIS BUILDING IS CURRENTLY FULLY SPRINKLED. THE CONTRACTOR IS TO MODIFY THE EXISTING FIRE PROTECTION SYSTEM IN STRICT ACCORDANCE WITH NFPA PAMPHLET NUMBER 13, AND APPLICABLE LOCAL AND STATE CODES.

THE SPRINKLER SYSTEM SHALL CONFORM TO THE REGULATIONS AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTIONS AND OWNER'S INSURANCE CARRIER.

SPRINKLER AND STANDPIPE SUBMITTALS FOR REVIEW AND APPROVAL SHALL INCLUDE THE FOLLOWING:

A) A RECENT (WITHIN LAST SIX MONTHS) CERTIFIED WATER SUPPLY TEST. (TEST TO INCLUDE):
1. DATE, TIME AND PERSONS PERFORMING TEST.
2. SITE PLAN DRAWING SHOWING LOCATION WHERE TEST WAS CONDUCTED AND PROXIMITY TO STRUCTURE (INCLUDE DIMENSIONS)
3. STATIC AND RESIDUAL PRESSURES (IN PSI).
4. FLOW IN GPM.

B) DESIGN CRITERIA FOR SYSTEM.

C) HYDRAULIC CALCULATION PACKAGE SHALL INCLUDE:
1. COVER SHEET
2. DATA SHEET
3. GRAPH
4. CORRESPONDING NODES TO DRAWINGS.

D) DRAWINGS (FLOOR PLANS AND RISER):
1. IDENTIFY ALL ROOMS AND SPACES.
2. SHOW ALL PIPING AND IT'S SIZES.
3. SHOW ALL HEAD LOCATIONS (AND IDENTIFY TYPE OF HEAD).
4. SHOW MOST REMOTE AREAS.
5. SHOW ALL HYDRAULIC REFERENCE POINTS (NODES).
6. SHOW ALL VALVING.
7. SHOW METHOD OF PIPE BRACING (SEISMIC IF REQUIRED).
8. SHOW THRUST BLOCKING AND PRIVATE HYDRANTS (IF REQUIRED).
9. SHOW ALL ALARMS AND DEVICES.

Alpharetta
GEORGIA • USA
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

FES PROJECT: 21059.1
Fagan Engineering Services, LLC
M.E.P. ENGINEERING
327 DALLONEGA ST STE 101B
CUMMING, GA 30040
(678) 648-4904
FES

03/14/2022
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 32550
BRIAN J. FAGAN
BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM: 32550 - EXP: 12/31/2022

WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009

REVISIONS

#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE: FIRE SPRINKLER PLAN

DRAWN BY:	CH,JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No.
F1

Alpharetta
GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

FES PROJECT: 21059.1

Fagan Engineering Services, LLC
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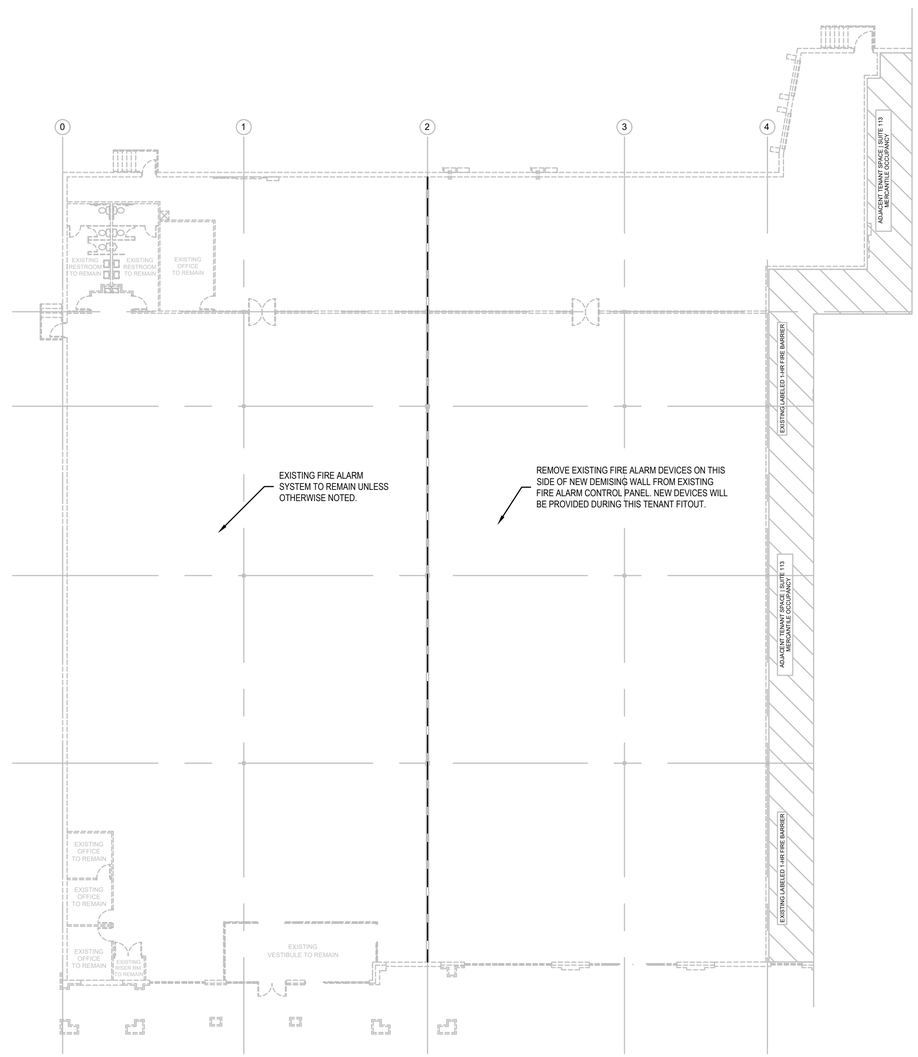
WHITE BOX FINISH
SUITE 114
670 NORTH MAIN ST.
ALPHARETTA GA 30009

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
CD	WALL MOUNTED HORN/STROBE - SPEAKER/STROBE DEVICE (CD RATING INDICATED)
CD	WALL MOUNTED STROBE ONLY DEVICE (CD RATING INDICATED)
	WALL MOUNTED HORN - SPEAKER ONLY DEVICE
CD	CEILING MOUNTED HORN/STROBE - SPEAKER/STROBE DEVICE (CD RATING INDICATED)
CD	CEILING MOUNTED STROBE ONLY DEVICE (CD RATING INDICATED)
	CEILING MOUNTED HORN - SPEAKER ONLY DEVICE
FS	FIRE SPRINKLER FLOW SWITCH
TS	FIRE SPRINKLER TAMPER SWITCH
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
P	MANUAL PULL STATION
DH	MAGNETIC DOOR HOLDER
	AREA SMOKE DETECTOR
	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
DS	DUCT SMOKE DETECTOR



1 FIRE ALARM PLAN
SCALE: 1/16"=1'-0"

FIRE ALARM NOTES

1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA-70), NATIONAL FIRE ALARM CODE (NFPA-72), LIFE SAFETY CODE (NFPA-101) AND THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES.
2. ALL CONDUCTORS SHALL BE COPPER. ALUMINUM WIRE WILL NOT BE ACCEPTED.
3. ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #16 AWG.
4. FIRE ALARM CONTROL PANEL AND DEVICE INSTALLATION SHALL COMPLY WITH ICC/ANSI 117A.1 AND ALL OTHER ADA CODES AND REQUIREMENTS.
5. PULL STATIONS SHALL BE MOUNTED AT 48" AFF TO THE TOP OF THE BOX. THE PULL LEVER MUST BE LOCATED BELOW 48" AFF.
6. AUDIBLE APPLIANCES (HORNS, SPEAKERS) SHALL BE WALL MOUNTED WITH THE TOP NOT LESS THAN 90" AFF OR CEILING MOUNTED AS INDICATED ON PLANS.
7. VISIBLE APPLIANCES (STROBES) AND COMBINATION AUDIBLE/VISIBLE APPLIANCES (HORN/STROBES, SPEAKER/STROBES) SHALL BE WALL MOUNTED MOUNTED WITH THE ENTIRE LENS ABOVE 80" AFF AND BELOW 96" AFF OR SHALL BE CEILING MOUNTED ACCORDING TO LISTING AS INDICATED ON PLANS. ALL STROBES WITHIN THE SAME ROOM OR CORRIDOR SHALL HAVE A SYNCHRONIZED FLASH.
8. DETECTORS SHALL NOT BE LOCATED CLOSER THAN (3) FEET FROM VENTILATION REGISTERS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.SOME JURISDICTIONS REQUIRE ALL FIRE ALARM CABLING TO BE INSTALLED IN METAL CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COMPLY WITH THESE REQUIREMENTS.
10. DUCT SMOKE DETECTORS SHALL BE INSTALLED IN ALL AIR HANDLING UNITS WITH RATING OF 2000 CFM OR GREATER WHETHER EXPRESSLY SHOWN OR NOT.

DUCT SMOKE DETECTORS

1. REQUIRED IN THE SUPPLY DUCT BEFORE ANY BRANCHES OF ALL AIR HANDLING UNITS WITH RATING OF 2000 CFM OR GREATER WHETHER EXPRESSLY SHOWN OR NOT.
2. PROVIDED AND INSTALLED BY THE FIRE ALARM CONTRACTOR.
3. INCLUDE A REMOTE TEST/RESET SWITCH, LOCATION COORDINATED WITH OWNER AND FIRE MARSHAL.
4. UPON ACTIVATION:
   - 4.1. LOCAL ANNUNCIATION
   - 4.2. TROUBLE SIGNAL TO FIRE ALARM
   - 4.3. SHUT DOWN ASSOCIATED EQUIPMENT.

FIRE ALARM SYSTEM

DEVICE TYPE	ACTION
PULL STATIONS	1
AREA SMOKE DETECTORS	1
DUCT SMOKE DETECTORS	2,3
SPRINKLER SYSTEM FLOW	1
SPRINKLER SYSTEM TAMPER	3
ANY DEVICE TROUBLE	4

ACTION NOTES:
1. ALARM INPUT SHALL ACTIVATE AUDIBLE/VISUAL SIGNALS IN THE BUILDING AND CAUSE APPROPRIATE RESPONSE OF CONTROLLED FUNCTIONS, RELEASE OF APPROPRIATE MAGNETIC DOOR HOLD OPEN DEVICES, ETC AND REPOT TO UL APPROVED CENTRAL MONITORING STATION. MONITORING STATION REQUIREMENTS SHALL BE COORDINATED WITH OWNER AS REQUIRED.
2. ALARM INPUT SHALL CAUSE RESPECTIVE AIR HANDLERS TO SHUT DOWN.
3. SUPERVISORY SIGNAL SHALL BE REPORTED TO UL APPROVED CENTRAL MONITORING STATION AND AN AUDIBLE TONE SHALL SOUND AT THE FIRE ALARM CONTROL PANEL AND THE ANNUNCIATOR PANEL.
4. TROUBLE SHALL BE REPORTED TO UL APPROVED CENTRAL MONITORING STATION AND AN AUDIBLE TONE SHALL SOUND AT THE FIRE ALARM CONTROL PANEL AND THE ANNUNCIATOR PANEL.

FIRE ALARM NOTES

1. EXISTING FIRE ALARM SYSTEM SHOWN FOR INFORMATION ONLY. CONTRACTOR TO FIELD VERIFY EXACT SYSTEM LAYOUT AND INTERCONNECTION REQUIREMENTS OF EXISTING FIRE ALARM PRIOR TO PRICING SYSTEM EXPANSION. ADDITIONAL EXPANSION MODULES AND WIRING MAY BE REQUIRED.
2. FIRE ALARM DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND ADA.
3. ALL FIRE ALARM WIRING SHALL BE IN CONDUIT OR AS ALLOWED BY NEC.
4. UNLESS EXEMPT FOR SMALL CHANGES, ELECTRICAL CONTRACTOR TO PROVIDE AUTHORITY HAVING JURISDICTION WITH FIRE ALARM SYSTEM INSTALLATION PLANS FOR APPROVAL PRIOR TO INSTALLATION.
5. PER EXISTING BUILDING PLANS, THE EXISTING FIRE ALARM CONTROL PANEL IS MONITORED BY AN APPROVED UL CENTRAL MONITORING STATION.
6. ACTUATION OF ANY PULL STATION, SPRINKLER FLOW SWITCH, OR HEAT/SMOKE/DUCT DETECTOR SHALL ACTIVATE ALL ALARM SIGNALS AS REQUIRED BY NFPA 72.
7. TESTING OF THE FIRE ALARM SYSTEM SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
8. ALL NEW DEVICES AND EQUIPMENT SHALL BE COMPATIBLE WITH EXISTING SYSTEM. PROVIDE ALL CONDUIT, WIRING DEVICES, ETC. FOR A COMPLETE AND WORKING SYSTEM.
9. VERIFY QUANTITIES PER PLANS AND REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION TO ASSURE THAT BID INCLUDES ALL WORK REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.
10. PROVIDE INTERFACE AND CONNECTIONS FOR HVAC UNIT SHUTDOWN WHERE REQUIRED. FIELD COORDINATE CONNECTIONS AND REQUIRED AIR HANDLERS WITH MECHANICAL CONTRACTOR.
11. MANUAL PULL STATIONS SHALL BE A DUAL ACTION TYPE.
12. DUCT SMOKE DETECTORS SHALL BE SUPPLIED AND WIRED BY E.C., INSTALLED BY M.C.
13. CONTRACTOR SHALL PROVIDE A REVISED FIRE ALARM LAYOUT PLAN AT THE FACP AND ALL ANNUNCIATOR PANELS.
14. AUDIBLE DEVICES SHALL BE A MINIMUM OF 15 DBA HIGHER THAN AMBIENT. PER NFPA 72 A.18.4.4, AVERAGE AMBIENT FOR BUSINESS IS 54 DBA, SO HORN DEVICES SHALL PROVIDE A MINIMUM OF 70 DBA TO THE SPACE. VOICE MESSAGES ARE NOT REQUIRED TO MEET DBA CRITERIA, BUT SHALL MEET INTELLIGIBILITY REQUIREMENTS.

REVISIONS

#	DATE	DESCRIPTION
1	03/10/2022	FOR CONSTRUCTION

DRAWING TITLE: FIRE ALARM PLAN

DRAWN BY:	CH,JG
CHECKED BY:	BJF
SCALE:	AS NOTED
DATE:	03/10/2022
PROJECT NO:	21059.1

DRAWING No.
F2

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: DAN MERKEL

I. **AGENDA ITEM TITLE:** PH-25-02 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – PROCEDURES – THIRD PARTY INSPECTIONS AND PLAN REVIEW

PLANNING COMMISSION: JANUARY 9, 2025

CITY COUNCIL: JANUARY 27, 2025

II. **REPORT IN BRIEF:**

Consideration of text amendments to the Unified Development Code (UDC). Amend UDC Article IV Procedures to add regulations pertaining to third party inspections and plan review.

DISCUSSION

Staff recommends text amendments to Unified Development Code (UDC) Article IV Procedures to establish a program and procedures for third party inspections and plan review in compliance with the State Act.

In 2021, the State of Georgia enacted regulations allowing for third party plan review and inspections, per O.C.G.A § 8-2-26(g). The State Act allows owners, developers, and contractors to submit inspection certifications by approved third party inspectors and plans review affidavits by approved third party plans reviewers to satisfy certain inspection and plans review requirements. Under the State Act, the City will only consider inspection certifications and plans review affidavits from individuals listed on the approved third-party inspector and plans reviewer list. Individuals wishing to be placed on the approved third-party inspectors and plans reviewer list as an approved third-party inspector and plans reviewer must submit an initial application, as well as an annual renewal, along with an application fee as established by the City of Alpharetta.

III. **ATTACHMENTS:**

- UDC Section 4.4 Development Permitting and Construction

SECTION 4.4 DEVELOPMENT PERMITTING AND CONSTRUCTION

No development activity shall commence or proceed except in accordance with the provisions of this Ordinance.

4.4.1 Plan approval.

Any person seeking development activity on land within the City shall first submit to the Director such plans, plats, or construction drawings as may be required by this Ordinance and approved by the Director prior to the initiation of development activities. Approval of plans by City or its authorized agents shall not imply nor transfer acceptance of responsibility for the application of the principles of engineering, architecture, landscape architecture, or any other profession, from the professional corporation or individual under whose hand or supervision the plans were prepared and sealed.

No land disturbance permit shall be interpreted to relieve any owner of the responsibility of maintaining full compliance with all codes, ordinances, and other regulations of the City. Any land disturbance permit issued in error or in contradiction to the provisions of this Ordinance shall be considered to have been null and void upon its issuance.

4.4.2 Preliminary development approval.

A. *Pre-Application Review.* Any person seeking development activity approval is encouraged to schedule a Pre-Application Review with the Community Development Department Staff.

The review would include preliminary documents and graphic exhibits of the proposed development activity application.

The purpose of the review is to expedite applications and reduce application design and development costs.

B. *Preliminary Plat,* (Applies to Residential and Non-Residential Subdivisions which are not included as a part of an approved master plan).

1. *Procedure for approval:*

a. Application for preliminary plat approval shall be submitted to the Community Development Department. The application shall include:

(1) The application in the form furnished by the Community Development Department.

(2) Two (2) copies of the preliminary plat showing the entire ownership drawn to the preliminary subdivision plat specifications of this Ordinance.

(3) Payment of all preliminary plat application and review fees.

b. The application forms, fees, and filing deadlines shall be published and made available to the public. The Community Development Department shall review the application for completeness. Incomplete applications will be returned to the owner.

c. Ten (10) days following the application deadline, the Community Development Department shall indicate on a preliminary subdivision plat or in a written memorandum all comments related to compliance with this Ordinance and conditions of zoning approval. Subject to any action of the City Council, the Director shall have sole authority to determine the applicability of any provisions of this Ordinance.

d. The owner shall be responsible for all of the comments of the Community Development Department prior to the resubmission of the revised preliminary plat application.

e. The revised preliminary plat shall be submitted to the Community Development Department.

f. The Community Development Department may not approve any preliminary plat whereon is shown a lot that would present particularly unusual difficulties for construction, including a building that would clearly require a variance to be reasonably usable whether due to the presence of floodplain, unusual configuration, zoning compliance, lack of public utilities, or for any other reason.

g. The owner shall be responsible for compliance with all codes, regulations, and zoning requirements, and for the satisfaction of all the noted and written comments of the Community Development Department.

h. When the Community Development Department has determined that the preliminary plat is in compliance with this Ordinance and any conditions of zoning the Director shall sign and date a copy of the plat.

i. The preliminary plat approval shall remain in effect for a period of one (1) year, after which time it shall become null and void and a new review may be required if no permit has been issued and development activity begun.

2. *Standards for Approval.* The Preliminary Plat shall be clear and legible at a scale of not greater than one hundred (100) feet to one (1) inch. The recommended maximum dimensions of the sheet size is 24 inches by 36 inches and the minimum dimensions of 17 inches by 22 inches; however, the Director may approve other sheet sizes and scales as appropriate.

   The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate, phonetically, the name of any other subdivision or street in the City of Fulton County. If shown to the contrary, the Director may refuse to accept such subdivision and street names. The subdivision may use letter designations in place of street names on the Preliminary Plat.

   Names having historic significance to the City by virtue of their association to events, individuals, local industries, or natural features should be used to the greatest extent possible.

3. *Preliminary Plat shall include:*

   a. Proposed project name.

   b. Project design and layout including total acreage, proposed use, proposed number of lots, minimum lot size, proposed density and other relevant zoning conditions and regulations in tabular form.

4. *Evidence of preliminary subdivision plat approval.* Each preliminary subdivision plat shall carry the following certificates printed or stamped on the plat:

   a. Approval from the Fulton County Development Services Department for appropriate utilities.

   b. Preliminary Surveyor's Certificate.

      I hereby certify that this proposed preliminary plat correctly represents data compiled or verified through a survey completed by me on _____, 19___, of property shown and described hereon.

      By: _____

      Registered Land Surveyor's No. _____

      Date: _____

   c. Preliminary subdivision plat approval.

All requirements of the Alpharetta Unified Development Regulations relative to the preparation and submittal of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Ordinance.

Community Development Department

Date: _____

This preliminary plat approval shall expire twelve (12) months from the date of approval provided a Land Disturbance Permit is not issued.

(Ord. No. 718, §§ 21, 22, 12-14-2015)

4.4.3 Land disturbance permit.

A. *Development Activities Authorized.* Persons seeking to perform development activity on land within the City shall not commence or proceed until civil construction drawings are submitted and approved in accordance with this Ordinance.

A Land Disturbance Permit shall be issued to authorize all activities associated with development activity, including, but not limited to, clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, domestic water systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. Utility projects which are reviewed and approved by other agencies, such as Fulton County, must obtain a Land Disturbance Permit from the City of Alpharetta.

B. *Process for Approval.* The Community Development Department shall be responsible for the coordination and approval of all land disturbance permit applications. For subdivisions, application for the issuance of a land disturbance permit may proceed after approval of the preliminary plat.

1. Application for a land disturbance permit shall be made to the Community Development Department. The application shall include:

    a. Application in the form furnished by the Community Development Department, requesting review for issuance of a land disturbance permit.

    b. City checklists with sheet number and/or note number annotated next to each checklist item.

    c. Five (5) copies of the civil design and construction drawings prepared in conformance with the specifications in this Ordinance.

    d. Payment of permit application and review fee.

2. The application forms, fees, and schedule for application processing shall be revised from time-to-time by the Director.

3. The owner may be required to secure development approval from Fulton County, the State of Georgia, and Federal Review Agencies. Development approval may be required from, but not limited to:

    a. Fulton County Development Services Department;

    b. Fulton County Health Department;

    c. U.S. Army Corps of Engineers;

    d. U.S. Environmental Protection Agency;

    e. Georgia Department of Natural Resources.

4. Complete applications received by the application deadline shall be distributed to the City Engineering Department, City Fire Marshall, City Arborist, City Public Works Department, and other City departments deemed appropriate by the Director for review.

5. Ten (10) days following the application deadline, the Community Development Department shall indicate in a written memorandum all comments related to compliance of the civil construction drawings with this Ordinance, conditions of zoning approval, and the regulations of other departments and state agencies, as appropriate. The Director shall forward to the owner's representative all review comments.

6. The owner shall be responsible for compliance with all codes, regulations, and zoning requirements, and for the satisfaction of all of the comments of the Community Development Department. The owner's representative shall review the comments with the appropriate department. Once each department is satisfied that the civil design and construction drawings are in compliance with this Ordinance, each department will sign and date the route sheet, and the approved plans.

7. The owner shall pay the development fee (Land Disturbance Permit Fee), and provide the required performance bonds prior to plan approval. The required performance bonds Include the Erosion Control Bond, the Tree Bond and the Existing Roads Improvement Bond.

   The Erosion Control Bond shall be calculated at $3,000.00 per disturbed acre.

   The Tree Bond shall be calculated at $500.00 per tree for every required tree planting within a 25’ interior radius of the site perimeter.

   The Existing Roads Improvement Bond is calculated at 100% of the cost of any improvements to existing roads.

   The amounts of the aforementioned Land Disturbance Permit Fee and performance bonds are determined by the Director of the Community Development Department and may be revised from time to time at his or her discretion.

   The release of any performance bond is contingent upon the performance of bonded work and the completion of a satisfactory inspection of said work by the Community Development Department. Should the ownership of any bonded work be altered during the duration of any bond, it shall be the responsibility of the owner specified in the original bond paperwork to ensure that proper sureties be continued irrespective of original ownership.

8. The applicant for land disturbance permit must complete the City's "Fundamentals of Erosion and Sedimentation Control" course prior to receiving a permit. The onsite superintendent of the job must possess a valid certificate of course completion. City of Alpharetta erosion control officers may request the onsite superintendent show the course verification card at any time deemed necessary. If the superintendent does not possess a valid certificate of completion, a Stop Work Order will be issued until an onsite superintendent attends the course.

9. Any person who receives an erosion control violation will be required to attend the "Fundamentals of Erosion and Sedimentation Control" course for a second time. If after completing the course, the person receives another violation, no further land disturbance permits will be issued. The person may appeal by requesting to be placed on the City of Alpharetta Council agenda and appear before City of Alpharetta Council at the regular scheduled meeting to request additional permits.

10. Following the approval by all appropriate City Departments, the Director shall issue a soil erosion control and sedimentation permit authorizing the placement of erosion control and tree protection devices based on the approved civil design and construction drawings.

11. The owner shall request a site soil erosion control inspection from the Engineering Department. Upon site approval, the Land Disturbance Permit will be issued.

C. *Expiration of Land Disturbance Permit.*

1. If the development activity described in any land disturbance permit has not substantially begun within 12 months from the date of the construction plans approval said permit shall expire and be null and void. One 12-month extension may be granted with a written request to the Director, prior to the permit expiration date.
2. If for any reason a land disturbance permit expires after development activities have commenced, the owner shall be responsible for stabilizing the site for erosion control, under the direction of the City Engineer.
3. Any land disturbance permit that has expired may be required, by the Director, to apply for a new land disturbance permit as outlined in the land disturbance permit approval process of this Ordinance.

(Ord. No. 681, § 1, 10-7-2013; Ord. No. 718, § 23, 12-14-2015)

4.4.4 Required drawings.

The site construction plans shall be clear and legible; and shall include but not be limited to the following:

A. Site Plan.

B. Grading Plan.

C. Erosion and Sedimentation Control Plan.

D. Storm Water Management Plan.

E. Street Improvement Plan and Profile.

F. Landscape/Tree Removal Plan.

G. Tree Survey Plan and Inventory.

H. Domestic Water Plan.

I. Floodplain Management Plan.

J. Standard Drawings and Construction Specifications.

4.4.5 Building permit.

A. *Plan Approval.* Any owner, authorized agent, or prime contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing, low voltage, energy conservation, or fire protection system, the installation of which is regulated by this Code, including the Georgia State Minimum Standard Codes, or to cause any such work to be done, shall first make application to the Building Division and obtain a permit for the work being done.

Exception No. 1: Permits shall not be required for the following mechanical work:

1. Any portable-heating appliances, ventilation equipment, cooling units, or evaporative coolers.
2. Any steam, hot, chilled water piping within heating and cooling equipment regulated by this Code.
3. Replacement of any part which does not alter its approval or make it unsafe.
4. Any self-contained refrigeration system containing 10 lb. or less of refrigerant and actuated by motors of one horsepower or less.

Exception No. 2:

1. Retaining walls which do not exceed 4 feet in vertical height, as measured from the low side exposed toe of the wall to the top of the wall at any point.
2. Residential storage buildings less than 100 square feet in floor area without electrical, mechanical, or plumbing systems.
3. Play or tree houses less than 50 square feet in floor area without electrical, mechanical, or plumbing systems.
4. Fences which do not exceed 10 feet in vertical height and which do not extend into front yards or side yards which border onto public streets.
5. Basketball goals which are stand-alone and not part of a basketball court.
6. Driveways and parking areas for one and two family dwellings or townhouses, except that no curb cuts leading into a public right-of-way shall be made without City Engineering Department written approval on any property.
7. Roof covering replacements not involving any structure modifications.
8. Decorative water features not intended for human use containing water less than 24 inches in depth or which do not have water filtering equipment that require waste water disposal.

Although structures listed in Exception No. 2 are exempt from requiring a permit, listed structures shall meet the requirements of all other applicable codes, ordinances, and regulations governing same.

Ordinary minor repairs under $500.00 in total labor and materials cost may be made without a permit providing these minor repairs shall not violate any Code. Examples of minor repairs shall include but not be limited to: exterior painting, installation of a window, air conditioning unit, replacement of windows, and installation of gutters.

B. *Building Permit Expiration.* Plans and specifications for projects reviewed by the City Building and Fire Departments shall be permitted within six (6) months of the final review and approval date of such plans and specifications to be valid for obtaining a building permit or the project shall be deemed to have been abandoned.

Permits shall expire six (6) months from the date of issue if the permittee fails to request and pass a required first inspection, whether or not construction has been initiated.

Permits shall also expire if the permittee fails to request and pass a required inspection during any six (6) month period after any previous required inspection has been passed.

The Building Official is authorized to grant no more than two (2) permit extensions, not to exceed ninety (90) days each, during which time the permittee shall request and pass a required inspection. Requests for extension shall be made prior to permit expiration, shall be in writing, and shall show justifiable cause.

C. *Procedure for Processing.* The Director shall be responsible for administering and enforcing the City building codes, as well as coordinating building plan review with the City Fire Marshall.

1. Prior to issuance of a building permit, the owner shall have received tree protection and soil erosion, and sedimentation control approval as required in this Ordinance.
2. Application for a building permit shall be made to the Building Division. The application shall include:
    a. Application in the form furnished by the Building Division requesting plan review for issuance of a building permit.
    b. Land disturbance permit or recorded Final Plat.

c. One (1) set of the building plans (three [3] sets for non-residential projects) prepared in conformance with this Ordinance and the applicable City building codes.

d. Fulton County Development Services Department approval for on-site sewage disposal and pretreatment systems and, Fulton County Health Department for on-site food service.

e. City business license for all contractors and builders.

f. Payment of all building permit application and review fees.

g. Payment of all water and sewer permit fees.

h. Payment of all impact fees.

3. All applications for building permits shall be accompanied by a site plan drawn to scale (minimum 1" = 30'), showing the actual dimensions of the lot to be built upon, the right-of-way of the existing street address, the dimensions of the building to be erected, the location of the building on the lot, the number of dwelling units the building is designed to accommodate (if for a residential structure), the building setback lines, lot and block number the location of all easements, buffers, floodplains, retaining walls and other such information as may be essential for determining whether the provisions of all City Ordinances are being observed.

4. Residential Building Plan Requirements: Refer to the Residential Permitting Procedures.

5. Commercial Building Plan Requirements: Refer to the Commercial Permitting Procedures.

6. For any structure served by an on-site sewage disposal system, a permit issued by the Fulton County Development Services Department shall be required prior to the issuance of a building permit.

D. *Plan Review.* Each project shall include a Plan Review Submittal form, as furnished by the Department. Applicants are required to supply all information requested on this form in order to have their plans logged into the City review system.

If plans are such that no comment is required, they shall be stamped "Approved as Submitted". If plans are such that only minor "red line" comment is required, they shall be stamped "Approved as Noted" by both the City Building Official and the Fire Marshall, and the designated contact will be notified that the plans are ready for permit issue. It shall be the responsibility of the owner's designated contact person to notify all parties concerned of the plan review comments and to coordinate all responses regarding resubmission of corrected plans for final plan review.

After permitting, one set of plans with the original City signature approvals shall be placed on the job site and shall remain there throughout construction for inspector's reference during scheduled inspections.

1. Industrialized Buildings, as defined in O.C.G.A. 110-2, includes such buildings as site construction offices, real estate sales offices, temporary classrooms, and other such similar structures designed for habitable use on a site, usually for a limited time period. Such buildings shall be hereinafter referred to as "portables", whether or not installed on a temporary or permanent foundation or for temporary or permanent use.

2. Tool and storage trailers that are properly and currently licensed and apportioned for over-the-road use by Georgia and other states PSC/DOT authority, are not considered as portables for applicability of site or building plans required.

3. Two (2) sets of dimensioned site plans, drawn to a legible scale, and two (2) legible copies of the portable manufacturer's approved foundation installation plan and floor plan for the portable to be installed are required to be submitted to the City Building Division for building and zoning compliance review and permit issue prior to moving any portable on site.

4. After City review, one site and foundation/floor plan set will be retained by the City for record and one set will be returned to the applicant and must be placed on site and in an accessible location for required inspections prior to use. Site plans shall be drawn to scale and shall show at least the location of the property lines, setback lines, street rights-of-way, easements, buffers existing and proposed site structures, location and size of the portable, and existing and proposed drive entrances and paved areas.

5. All portables, or tool or storage trailers, and their appurtenances shall be located as follows:

   a. All sites—Portables shall not be located on any public or private street that may be used or openly accessed by the public.

   b. Commercial/Industrial Sites—Portables or trailers located on commercial or industrial sites shall be located behind setback lines and within buildable areas, outside buffers or easements, and at least twenty feet (20') behind any right of way.

   c. Residential Site Construction Offices—Portables located on residential lots and used for construction offices or storage of construction materials shall maintain a minimum ten foot (10') setback from property lines, except on corner lots where a minimum twenty foot (20') setback shall be maintained, and shall be located outside any buffer or easement, and at least twenty feet (20') behind any right of way line at road intersections.

   d. Residential Site Sales Offices—Portables located on residential lots and used for real estate sales offices or other approved uses not directly related to construction shall be located within building setback lines and within buildable areas, outside buffers or easements, and at least twenty feet (20') within any right of way line at road intersections.

6. Temporary installation foundation plans shall show the location and size of the support piers and the location and required restraint ratings of the tie-downs.

   Portables installed on permanent foundations shall have a site specific foundation plan designed for a portable and sealed by a Georgia registered architect or engineer. The manufacturer's drawings and specifications are acceptable provided that the necessary information is included.

E. *Contractor Licenses.* It shall be the duty of every individual or firm doing electrical, gas, mechanical, plumbing, low voltage, utility or fire protection work either as prime, contractor, or subcontractor under contract with a prime contractor, builder, or other contractor, or land or home owner to have a proper City issued subcontractor permit for such work prior to commencing work.

All prime contractors, builders, or other contractors shall furnish written proof of his business license registration including number; expiration date, business street address, name of the owner or responsible party, and a business telephone contact number. Business license registration numbers shall be affixed to the building permit application by the applicant.

The subcontractor shall provide proof of a current business license registration. A current Georgia contractor's license, as issued by the Georgia State Construction Industry Licensing Board, for his respective trade. Both license numbers shall be affixed to the subcontractor permit application by the applicant.

All work performed by a land or home owner or his hired workmen shall meet the provisions of this Code.

A home owner, when building or performing work for his/her own personal one and two family dwelling will not be required to have a business license in order to obtain a City building permit.

F. *Requirements not Covered by Code.* Any requirement necessary for the strength, stability, fire protection, or proper operation of an existing or proposed building, structure, or electrical, gas, mechanical, plumbing, energy conservation, or fire protection system, or for property protection, or life safety, health, or welfare, not specifically covered by this Code shall be determined by the Building Official and the Fire Marshall.

G. *Temporary Toilet Facilities.*

1. Construction sites within the City shall be provided with temporary nonsewered toilet facilities for worker use during construction and shall remain in place until permanent access to toilets are provided onsite.

2. For residential 'For-Sale' dwellings, construction sites, one (1) nonsewered toilet shall be provided for up to four (4) work sites, provided all work sites being served are within two hundred feet (200') walking distance of the unit.

3. For commercial sites, and 'For-Rent' dwellings sites, the developer or prime contractor must obtain a Non-Sewered Toilet System (NSTS) permit from the Fulton County Health Department stipulating the minimum number of units required on the project.

4. Inspections will not be made without the required temporary nonsewered or permanent toilets being in place, as required.

5. The developer or prime contractor of a permitted construction site shall be responsible for providing and maintaining required temporary toilet facilities throughout the duration of construction.

H. *Structural Fill and Backfill.*

1. Materials used for structural fill under and directly adjacent to buildings, drives, and walks and for backfill behind foundation and retaining walls shall be unfrozen unsaturated natural soils, clean and free of organic matter, silt, large rocks or stones, or foreign matter and debris. Material used may be coarse gravel, crushed natural stone, or sand free of silt, loam, or soluble materials, or any combination of the above.

2. Structural fills and backfills shall not be placed on subgrades that contain frost, mud, or are frozen.

3. In lieu of specific written direction and supervision by a Georgia licensed architect or engineer, fills shall be placed and compacted in loose layers of 6"—12" thickness and shall be compacted using sheepsfoot rollers, pneumatic tire rollers, tamper rollers, vibrating tampers, or other compaction equipment suitable to obtain the required density throughout the entire layer being compacted.

4. Fills and backfills shall be installed systemically and as early as possible to allow for natural settlement and shall not place over wet, spongy, or porous subgrade materials.

5. Backfill shall be placed against supported foundation walls or backfill shall be placed simultaneously on each side of unsupported walls, until supports are in place.

6. The top or bottom of any cut or fill slope in excess of one foot vertical rise or fall to three foot of horizontal run (1:3) shall not be located any closer than two feet (2') horizontal measure from the edge of drives, walks, paved areas, or retaining walls top or toe of wall.

7. The two foot (2') area adjacent to drives, walks, paved areas, tops or toes of retaining walls shall be graded at a (+/-) 2% slope (1/4"/ft.) and where feasible shall slope away from paved surfaces and walls.

I. *Site Retaining Walls.*

1. Site retaining walls, whether attached or detached from buildings or not, which are over four feet (4') in height at any point along the wall, as measured from the exposed low side toe of the wall to the top of the wall, shall be constructed to City Standard Drawings, City approved Manufactured Systems Drawings, or must be professionally engineered by a Georgia licensed architect or engineer.

2. Retaining walls shall also show planned top of wall heights, as measured above, plus reasonable points of top of wall elevation changes.

J. *Site Wall Safety Barriers.*

1. Any portions of site retaining walls over six feet (6’) in height must be provided with a continuous safety barrier mounted at or immediately adjacent to the top of the wall at reasonably accessible areas.
2. Safety barriers shall be of substantial construction for the intended prevention of access, must be at least three feet (3’) in height, as measured from grade at the base of the barrier to the top of the barrier; and may be man-made or vegetative in nature.
3. When vegetative barriers are used, they shall be of substantial maturity and density, at the time of Final Building Inspection, to prevent reasonable access to the top of the wall.
4. Site retaining wall construction and safety barrier plan submittals shall include dimensioned drawings, with sufficient clarity, detail, and written explanatory notes to describe the nature of work to be done.

K. *Recreational Fire Pits.*

1. Definition. A pit dug and/or constructed into or on the ground in which a contained outdoor fire is made.
2. Fire pits shall have a diameter of no greater than three feet (3') or a burn area of no greater than seven (7) square feet. Fire pits must be at least twenty-five feet (25') from all structures and twenty-five feet (25') from property lines.

L. *Standards for Approval.*

1. Building permits shall only be issued on buildable lots of record, as defined in this Ordinance.
2. City Building Codes:
    a. The Code of The City of Alpharetta, Georgia.
    b. 1994 Standard Building Code—Chapter 1 for Administration of Building and Technical Codes.
    c. Georgia State Minimum Standard Building Code.
    d. Georgia State Minimum Standard One and Two-Family Dwelling Code.
    e. Georgia State Minimum Standard Electrical Code.
    f. Georgia State Minimum Standard Plumbing Code.
    g. Georgia State Minimum Standard Mechanical Code.
    h. Georgia State Minimum Standard Gas Code.
    i. Life Safety Code, NFPA 101, latest adopted issue.
    j. Georgia State Minimum Standard Fire Prevention Code.
    k. Georgia State Energy Code for Buildings.
    l. Georgia State Accessibility Code and O.C.G.A. 30-3.
    m. Georgia State Minimum Standard Swimming Pool Code.
    n. Standard Existing Building Code.
    o. Standard Unsafe Building Abatement Code.
    p. Standard Amusement Device Code.

(Ord. No. 720, § 5, 2-22-2016; Ord. No. 769, § 3, 11-12-2018)

4.4.6 Inspections and development activity completion.

A. *Development Activity.* Following the issuance of the Soil and Erosion and Sedimentation Control Permit.

1. Required erosion and sedimentation control measures must be installed where practical by the owner and inspected and approved by the City Engineer. Areas required to be undisturbed by this Ordinance, conditions of zoning approval, or other ordinance or regulation shall be designated by an active tree protection fence or other appropriate markings and shall be inspected and approved by the City Engineer prior to the commencement of any clearing or grading activities. Additional sediment control measures will be installed if measures shown on plans do not provide sufficient erosion and sediment control.

B. *Development Activity Inspections.* Requests for inspection shall be made by the owner's representative to the City Engineer at least 24 hours prior to commencement of development activity for each of the following phases as authorized by the land disturbance permit. Inspections shall be made and passed prior to continuation of further activity or proceeding into new phases. The phase inspections are as follows:

1. Erosion Control—Installation of erosion and sediment control and tree protection devices.
2. Clearing and Grading—Installation of slope stakes shall be required. Upon completion of street grading, inspection, and approval shall be required prior to trenching or continuation with subgrade preparation.
3. Installation of storm drainage pipe, detention, or other storm water facilities.
4. Installation of on-site sewerage system or sanitary sewer and appurtenances. This notification shall be made simultaneously with official notification by the developer or contractor to the Fulton County Public Works Department and/or Fulton County Health Department, and, if for informational purposes only, to the City Engineer.
5. Street Curbing and Gutter—Inspection should be requested before and after the forms or string-line have been set. Street width and vertical and horizontal alignment will be spot-checked.
6. Sub-Base or Sub-Grade of Streets—After compaction, the sub-grade will be string-lined for depth and crown. The sub-grade shall be roll tested and shall pass, with no movement, to the satisfaction of the City Engineer.
7. Street Base—The base will be string-lined for depth and crown and shall pass a roll test with no movement to the satisfaction of the City Engineer.
8. Paving—The City Engineer shall be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored and the street will be cored after completion to check thickness.

C. *Building Inspections.* Inspections shall be scheduled with the Building Inspection Division. Requests for inspection shall include the street address, building permit number, and type of inspection. The building permit must be displayed on site and legible from the public street at all times.

1. *Posting of Permit.* Work requiring a permit shall not be started until the permittee or his agent, posts the building permit yard card in a conspicuous place at the front of the site where the permitted work is to be done. Cards shall be accessible and readable from the public right-of-way and located in such a position so as to permit City and other governing agency officials to conveniently view and make any required entries thereon.

   The permit holder is responsible for maintaining the permit yard card and all damaged, lost, or stolen permit yard cards must be replaced by the permittee before further inspections may be made.

Permit yard cards shall be maintained in position until all required final inspections have been approved and signed off on the yard card and the building, structure or system is ready for occupancy and use.

2. *Site Inspection Preparation.* No Inspections will be made by City building or fire inspectors on any construction site not having an accessible building permit yard card displayed and "effective" soil erosion control measures in place, per City Engineering Department requirements.

   Site silt fences, gravel construction entrances, and other City Engineering Department required erosion control measures shall be constantly maintained in good condition that effectively contains all site erosion within the site limits and out of waterways, streets and paved walkways.

   Required inspections will not be performed when the site is in need of erosion control repair and violates City soils erosion control laws. Inspectors will leave a Notice of Violation on the permit yard card for the permittee to contact the City Engineering Department for their inspection and direction for repair.

   It is the responsibility of the permittee to obtain written erosion control violation release from the City Engineering Department. No further building inspections will be performed on the site without this written release.

3. *Inspections Not Required.* The City does not normally provide inspection of certain residential construction applications, such as foundation walls with less than eight feet (8') of unbalanced fill, damp-proofing, foundation wall draintile, backfill, exterior wall insulation, and roof covering.

   Builders are charged by building code law and the conditions of permit with a responsibility of installing these components to code compliance.

   If code violations are detected in any application not normally inspected by City officials or other governing authorities, the permittee shall immediately correct the violations noted and all corrections shall be inspected and approved by City building, fire, or other authorized inspectors prior to proceeding with any other construction.

   No waiver letters, statements from builders, owners, architects, or professional engineers, nor "hold harmless" agreements or other similar warrants or releases shall be accepted by the City in lieu of required code violation corrections and full code compliance.

   No further inspections will be made, nor shall any Certificate of Occupancy be issued for any work until any noted code violations are corrected and found to be in codes compliance by City officials.

4. *Required Building Inspections.* The Building Official, upon notification from the permittee, shall make the following building inspections and such other inspections as necessary to ascertain codes compliance and shall either release that portion of the construction found to be in compliance by signature at the appropriate section on the permit yard card or shall notify the permittee of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.

   a. FOOTING: To be made after trenches are excavated and cleaned; forms erected and supported; required reinforcing is properly secured in place and supported; and before any concrete is placed.

   b. SLAB-PREP: To be made after footings have been placed (if applicable); underground Mechanical, Electrical, and Plumbing (MEP) systems have been City inspected, approved, and properly backfilled; under-pin areas are excavated and clean; forms are erected and supported; required reinforcing is in place and supported; rock base is in place at below grade slabs; vapor barrier is in place; and before any concrete is placed.

c. FOUNDATION (When required): To be made after required wall reinforcement is in place and at least one side of concrete retaining wall forms are secured in place, wall cavities are cleaned, and second side forms are ready to be placed, or placed and safe access to form tops for inspection is provided, plan listed weep holes and piping sleeves are in place, and before any concrete is placed.

In the case of masonry walls—Block is erected and required wall reinforcing is in place and safe access is provided to wall top for cavity inspection, plan listed weep holes and piping sleeves are in place, and prior to any wall cavity grouting or fill.

In the case of wood foundation or other wood site walls—Timbers are in place and properly spiked together, tee style or other professionally designed style dead heads are in place and properly spiked together, weep holes and filtration cloth is in place, and before backfill is placed.

At all commercial or industrial sites or at a one or two family residential site builder's request, a second inspection of the building foundation walls, by City inspectors shall be required to verify proper placement of wall water proofing measures.

d. WALL/CEILING COVER (Commercial Only): To be made after the roof or other effective overhead weather seal is complete; all framing, bracing, fire and draft stops and blocking are effectively in place; exterior walls and gabled ends are sheathed and doors and windows are installed to effectively weather protect the structure interior; mechanical, electrical, and plumbing rough-ins at the area to be inspected are complete and under required tests; fabricated fireplaces or other fuel burning appliances are installed with flues and vents stubbed clear to the next level or area to be inspected or through the roof and weather capped; and before any wall or ceiling cover has been placed, except that walls may be one side covered so as to not restrict safe and readily accessible full wall cavity view for inspection.

e. FRAMING (Residential Only): To be made after roof is complete; all framing, bracing, fire stops and blocking are effectively in place; exterior walls and gabled ends are sheathed and doors and windows are installed to effectively weather protect a structure interior; mechanical, electrical, and plumbing rough-ins are complete and under required tests; pre-fabricated fireplace or other fuel burning appliances are installed with chimneys, flues, and vents through the roof and weather capped; or dedicated masonry fireplace openings are structurally independent and temporarily provide weather protection to interior spaces until masonry is completed; and before any insulation or wall or ceiling cover has been placed.

f. GEORGIA ENERGY CODE (GEC) COMPLIANCE: To be made at various stages of construction, by direct reference to the GEC Compliance Report submitted at initial permit issue, as follows:

(1) Residential Construction—Exterior wall cavity insulation and sloped, vaulted, or flat ceiling or floor closed cavity insulation may be inspected after the Framing inspection and before any wall or ceiling cover is placed at these concealed areas. Exposed and visible insulation at attics, accessible concealed spaces, unheated crawl spaces, and basements will be inspected as part of the Final building inspection.

(2) All Other Construction—Interior and exterior wall and ceiling insulation, as listed on the building plans, may be inspected as part of the Wall/Ceiling Cover inspection provided that all wall or ceiling structural and MEP components may be viewed and properly inspected and verified from either or both sides of the wall or ceiling assembly, in the opinion of the inspector. If wall or ceiling construction cannot be properly inspected with the plan required insulation in place during the Wall/Ceiling Cover inspection, a separate insulation inspection shall be performed prior to covering these areas. Exposed and visible insulation at attics, accessible concealed spaces, unheated crawl spaces, and basements will be inspected as part of the Final building inspection. General Energy Code Compliance

Certificates and must be on file at the City Building Department, prior to issue of a Certificate of Occupancy.

g. BUILDING FINAL: To be made after a building or structure is complete and ready for safe occupancy and use. Building, mechanical, electrical, and plumbing finals shall be made at the same time. Prior to requesting a building final inspection a permittee shall assure that all inspections and written approvals required prior to final inspections are signed off on the permit yard card.

All site work, walks, drives, paved areas, striping, handicap access routes, signage, landscaping, and other appurtenances or protectants listed on the plans for commercial work or as required by this Code or other laws for residential work, are completed, final inspected, and signed off on the permit yard card by the various other governing authorities listed and checked on the permit yard card and as required by State or County regulations.

5. *Mechanical, General.* The Building Official, upon notification from the permittee, shall make the following mechanical systems inspections and such other inspections as necessary and shall either release that portion of the construction by signature at the appropriate section on the permit yard card, or shall notify the permit holder, of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.

a. SLAB PREP: To be made after trenches or ditches are excavated, underground ducting, conduits and sleeves are installed and ready for test and before any backfill is put in place.

b. WALL/CEILING COVER (Commercial Only): To be made with the wall/ceiling cover building inspection and after all mechanical equipment, ducting, duct insulation, piping, piping insulation, fire stops and fire dampers are installed, control wiring, or other concealed mechanical system components in the area to be inspected are in place, complete, supported properly, required pressure tests are applied, flues and vents are stubbed clear to the next level or area to be inspected or through the roof and weather capped; and before any wall/ceiling covers are installed.

Large or multiple floor buildings over 15,000 sq. ft. in total area may be inspected in stages and partially approved for the continuation of construction at the Building official's discretion.

c. ROUGH-IN (Residential Only): To be made with the framing inspection and after all mechanical equipment, ducting, duct insulation, piping, piping insulation, fire stops, control wiring, or other concealed mechanical system components are in place, completed, supported properly, required pressure tests are applied, and flues and vents are stubbed through the roof and weather capped; and before any wall or ceiling covers are installed.

d. GAS LINE: (To be made at various stages of construction, as follows)

(1) Residential, Rough Piping Inspection: To be made with the framing inspection and shall include all system piping from the point of delivery (gas meter) to within six feet (6’) of and in the same room as all outlets or appliances that may be connected. A gas piping pressure test is required for this inspection.

(2) Commercial, Rough Piping Inspection: To be made with the wall/ceiling cover inspection and shall include all system piping from the point of delivery (gas meter) to within six feet (6’) of and in the same room as all outlets or appliances that may be connected in the area to be inspected and shall include piping run stubouts to the next area to be inspected. A gas piping pressure test is required for this inspection.

e. METERS: To be made after rough piping inspection and before the final inspection; when all mechanical equipment and other gas fired appliances and equipment and controls are in place

and ready for safe test operation; venting, vent connectors, and flues are installed into final position and supported; piping runs are complete to the final appliance connector or union connection at the appliance or equipment; all gas shut off valves are in place and in the "off" or closed position, with appliances or equipment disconnected; and the gas piping system is ready for public utility connection and testing. A gas piping pressure test is required for this inspection. The sole purpose of this Meters inspection is to allow the installer to check installed mechanical systems and equipment for proper and safe operation, prior to Final inspection. Public utility connection shall not be made to the permitted work until this inspection has been approved.

f. FINAL: To be made with the building final inspection and after public utilities have been connected and all conditioned air systems and gas fired appliances are in full operation; all controls, compressors, condensate drains, insulation, ties and supports, and other system designed components are in place and final connected, all final trim and required labeling is in place, filters or other air purifying components are cleaned and in place, and all systems have been tested and balanced and the installation is ready for its intended use.

6. *Electrical, General.* The Building Official, upon notification from the permittee, shall make the following electrical systems inspections and such other inspections as necessary and shall either release that portion of the construction by signature at the appropriate section on the permit yard card, or shall notify the permit holder, of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.

a. TEMPORARY POLE: To be made after a minimum 4 × 4 size temporary electrical power pole has been set into the ground with a minimum two feet (2′) buried and the pole firmly supported.

An eight foot (8′) minimum length grounding electrode (rod) is required to be installed, with an unspliced grounding electrode conductor connected and sized per Code requirements, and a listed weather-proof enclosure shall be connected and firmly attached to the pole.

The City requires at least one (1) 115V/20A weather-proof duplex service outlet with GFCI protection and at least one (1) 230V/20A service outlet to be installed at the pole.

At least one (1) temporary power pole shall be installed at each permitted construction site for use during construction, unless approved by the Building official. No temporary power shall be used for more than one permitted site.

b. SLAB PREP: To be made after trenches or ditches are excavated, underground conduits, sleeves, or other devices are installed and before any backfill is put in place.

c. WALL/CEILING COVER (Commercial Only): To be made with the wall/ceiling cover building inspection of the area to be inspected and after all services and branch circuit distribution wiring that service the area to be inspected is in place, boxes are secured, required conduit serving the area to be inspected and conduit passing through that area to other areas to be inspected at a later date is in place and fastened properly, wiring is protected from physical damage, panel boards and switching gear servicing the area are set and secured to the structure with service and distribution wiring stubbed into their approved enclosures, disconnects are in place and secured, bonding and grounding rough wiring is stubbed out near its termination point, and before any wall or ceiling cover is installed.

Large or multiple floor buildings over 15,000 sq. ft. in total area may be inspected in stages and partially approved for the continuation of construction at the Building Official's discretion.

d. ROUGH-IN (Residential Only): To be made with the building framing rough-in inspection and after all service cable, branch circuit distribution wiring, and low voltage wiring to be concealed is in place and stubbed into panel boxes set and secured to the structure; outlet, junction, and fixture

boxes are in place and secured; required conduit is in place and fastened properly; wiring is protected from physical damage; and before any wall or ceiling cover is installed.

In situations where a dwelling unit's exterior siding or finish veneer has not been installed, cables, feeders, and fixture wiring to be concealed shall be stubbed close or into exterior wall cavities closest to the point of final connection and coiled into place. Wall or ceiling cavities containing stubbed cables or wiring shall not be covered until inspection of terminal runs has been approved.

e. METERS: To be made after framing and all wall and ceiling coverings are in place and before final inspection; when all electrical service and control equipment is set, wired, fused, bonded and grounded, required disconnects are connected, all outlet devices and switch controls are connected, lighting fixtures, appliances, and equipment are set or boxed out and ready for safe operation, and the electrical system is ready for connection to public utilities.

The sole purpose of this Meters inspection is to allow the installer to check out all installed electrical systems and equipment for proper and safe operation, per its listing. Public utility connection shall not be made to permit work until this inspection has been approved.

f. LOW VOLTAGE: To be made with the wall/ceiling cover or rough-in inspection, as applicable to type of construction, where low voltage wiring systems are to be concealed; or with the meters inspection, where low voltage wiring systems are to be surface mounted.

Where concealed, inspection shall include review of distribution wiring/cable types and rating, boxes and connections, wiring protection from physical damage, grounding and bonding, disconnects, control panel cabinets or enclosures, and other system components.

Where surface mounted, inspection shall include review of raceway types and mounting, wire fills to manufacturer's specifications, connection points (must be open to view, except that plug-in types shall be connected), grounding and bonding, disconnects, outlets and plugs, control panel cabinets or enclosures, and other system components.

g. POOL BOND: To be made when all metallic parts of a pool structure, including the metal reinforcing of the pool shell and decking; forming shells and mounting brackets of no-niche fixtures; metal fittings within or attached to a pool structure; metal parts of pool equipment to include pumps, motors, covers, and other features; cables, raceways, and piping within five feet of the inside edge of the pool or within twelve feet above the pool maximum water level; are connected together with approved pressure connectors into a common bonding grid with a minimum #8 solid copper conductor, bare or insulated, and the system is ready to be concealed. Dependent upon site conditions, this inspection may have to be done in several separate trips to be completed and shall be at the inspector's discretion.

h. IRRIGATION: To be made when all irrigation system wiring and conduit is in place; control panels, transformers, and their enclosures are mounted; junction boxes and splice points are open to view, high voltage power wiring is in place and GFCI protected, and the system is ready for safe operation.

GFCI protection for irrigation system wiring and controls is mandatory and may be provided by direct plug and cord connection from the transformer primary to a GFCI protected wall outlet or hard wired from the primary to a disconnect that is protected by a GFCI breaker located at the electrical panel.

i. FINAL: To be made with the building final inspection, after all public utilities have been connected and all installed electrical systems are in full operation; all equipment, motors, appliances, fixtures, controls, guards, and other related systems have been labeled, tested, and balanced and the completed electrical installation is ready for its intended use.

7. *Plumbing, General.* The Building Official, upon notification from the permittee, shall make the following plumbing systems inspections and such other inspections as necessary and shall either release that portion of the construction by signature at the appropriate section on the permit yard card, or shall notify the permit holder, of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.

   a. SLAB PREP: To be made after trenches or ditches are excavated and all under slab drainage and water service and distribution piping and sleeves and protectants are installed and under required tests and before any backfill is placed.

   b. SEWER TAP: To be made any time during construction, but before requesting final building inspection. This inspection is an open trench inspection of the exterior sewer piping from the building or structure foundation edge, to and including connection to the public or site sewer. Sewer piping shall be inspected for proper bedding, fall, materials, fittings, cleanout positions, and connection to the public or site sewer.

   c. WALL/CEILING COVER (Commercial Only): To be made with the building wall/ceiling cover inspection and after all drainage, waste, vent, and water service and distribution piping is in place at the area to be inspected and stubouts are installed to the next area to be inspected, all piping and fixture roughs are properly fastened into place and protected from physical damage. All concealed fixture connections shall be made, rated assemblies installed and fire safe, concealed piping insulation installed, rough trim boxes, enclosures, access panels or vaults are secured in place, boots and flashings are installed, required pressure tests are applied, and before any wall or ceiling cover is installed.

   d. ROUGH-IN (Residential Only): To be made with the framing rough-in inspection and after all drainage, waste, vent, and water service and distribution piping is in place and fastened and protected against physical damage. All concealed fixture connections shall be made, concealed piping insulation installed, rough trim boxes, enclosures, access panels/vaults secured in place, boots and flashings installed, required air or water pressure tests are applied and ready for inspection, and before any wall or ceiling cover is installed.

   e. BACK FLOW: To be made prior to or with the final building inspection and shall include inspection of all water and irrigation systems requiring backflow prevention measures.

   f. FINAL: To be made with the building final inspection, after all public utilities have been connected and all plumbing fixtures are properly set, trapped and connected to the drainage system, properly valved, protected against back siphonage, and connected to the potable water system. All water heating and other plumbing devices and appliances must be connected, valved, vented, pressure protected, secured in place, insulated and sealed, cleaned and tested for proper operation, and the completed plumbing system installation is ready for its intended safe use.

D. *Responsibility for Quality and Design.* The completion of inspections by the City and authorization for work continuation shall not transfer responsibility for the quality of the work performed or materials used from the owner, nor imply or transfer acceptance of responsibility for project design or engineering from the professional corporation or individual under whose hand or supervision the plans were prepared.

   1. Stop Work Orders: Work which is not authorized by an approved permit, or which is not in conformance to the approved plans for the development activity project, or which is not in compliance with the provisions of this Ordinance or any other adopted code, regulation, or ordinance of the City, shall be subject to immediate stop work order by the Director, Building Official or City Engineer.

E. *Tree Removal Compliance Inspection.*

   1. Following the issuance of a land disturbance permit for the development activity, the Arborist shall, from time-to-time, inspect the property for the purpose of certifying compliance with the

requirements of the permit. In the event of non-compliance, the Arborist shall issue a stop work order. No Certificate of Occupancy shall be issued until actual compliance is obtained.

2. If any required tree removal conditions have not been met within the time specified in the permit and provided the Director has not granted a written extension, the City may use the cash or bond proceeds to insure that these conditions are met.

3. After development activity is concluded, the Arborist shall continue to make random inspections to insure that required trees are maintained. Replacement shall be required or bond/letter of credit posted within thirty (30) days of notice by the Arborist should any of these trees die, be removed, or be destroyed within two (2) years after completion of development.

F. *Floodplain.*

1. Properties containing or adjacent to the established Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard shall provide an elevation certificate or floodproofing certification using the FEMA floodproofing certificate along with the design and operation/maintenance plan to the Building Official after the lowest floor is completed, after placement of the horizontal structural members of the lowest floor upon placement of the lowest floor, or floodproofing by whatever construction means, whichever is applicable in accordance with Article III Section 3.4.5.B

2. Said certification shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same in accordance with Article III Section 3.4.5.B. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Director shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

G. *As-Built Drawings.* Upon completion of the development activity as authorized by the land disturbance permit and prior to final inspection of public and private improvements, the owner shall submit to the City Engineer for review and approval a complete set of record drawings showing "as-built" conditions prepared by land surveyor registered in the State of Georgia. These drawings shall show actual location, true vertical and horizontal alignment, and finished elevations of:

1. Drainage System.

2. Detention Volume Certification.

3. Sanitary Sewer System (approved by Fulton County if served by Fulton County).

4. Public Water System (approved by Fulton County if served by Fulton County).

H. *Final Subdivision Plat.*

1. Process for Approval—Prior to the application for final subdivision plat approval; all storm water drainage and detention facilities, water and sewer utilities, street base, sidewalks, and curbing construction required for approval of the Final Subdivision Plat shall have been properly installed and completed in accordance with this Ordinance.

   The Community Development Department shall be responsible for the coordination and approval of all final subdivision plats.

   a. Application for a final subdivision plat approval shall be made to the Community Development Department. The application shall include:

      (1) Application in the form furnished by the Community Development Department requesting final subdivision plat review.

(2) Two (2) copies of final subdivision plat prepared in conformance with the specifications in this Ordinance.

(3) One copy of as-built drawings pursuant to the requirements of this Ordinance, sealed by a land surveyor registered in the State of Georgia, for projects served by City water supply.

(4) Payment of all final subdivision plat application and review fees.

b. Ten (10) days following the application deadline, the Community Development Department shall indicate in a written memorandum all comments related to compliance with this Ordinance and conditions of zoning approval.

c. The owner shall be responsible for all of the plan review comments prior to the resubmission of the revised final subdivision plat. All revisions to previous submittals shall be noted in the revision block and dated.

d. Proof of payment for streetlights shall be provided to the City Engineer, prior to his approval of the final subdivision plat. At a minimum, this proof shall be in the form of a letter from the approved utility provider.

e. Payment for materials and installation of traffic control devices shall be made to the City Engineer in accordance with the traffic engineering requirements in this Ordinance. Payment of the cost of street striping or required signalization, if required and not completed by the owner, shall also be received by the City Engineer prior to approval of the final subdivision plat.

f. Provide one set water and sewer as-built with proof of approval by Fulton County Development Services Department, prior to approval by the Public Works Department.

g. The Community Development Department shall not sign the final subdivision plat until all requirements of this Ordinance and other applicable regulations have been met. The final subdivision plat shall be accompanied by a bond, letter of credit, or other acceptable surety providing for the maintenance of all installations and improvement required by this Ordinance in the subdivision for a period of twelve (12) months following the date of final approval of the public improvements. The maintenance period may be extended by the Director at the request of the owner, provided it is in the best interest of the City.

h. Once the Director has approved the final subdivision plat and all other affected departments and agencies of government as required have certified compliance, the Community Development Department shall certify by signature on the original of the final subdivision plat that all of the requirements of this Ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The final subdivision plat shall not be deemed approved until the CERTIFICATE OF FINAL PLAT APPROVAL has been signed by the Community Development Department, City Engineer and the Fulton County Health Department.

i. The owner shall be responsible for recording the approved final plat at Fulton County; and shall provide to the Community Development Department a reproducible Mylar copy showing the stamp of the Fulton County Court Clerk, and two (2) full size copies.

(1) Standards for Approval—The Final Subdivision Plat shall be clear and legible at a minimum scale of 100 feet to the inch. The Director may approve other scales as appropriate. The maximum sheet size shall not exceed 42″ × 30″. The maximum size acceptable for recording is 17″ × 22″, or as required by the Fulton County Superior Court Clerk. If the complete plat cannot be shown on one sheet, then said final subdivision plat shall be shown on several sheets with an index map indicated on each sheet. The minimum sheet size shall not be less than 17″ × 22″. All letters, numbers and other information shall be

legible on the recorded copy. There shall be sufficient space available for the certificates as required. Graphic standards shall comply with the Georgia Plat Act.

The final subdivision plat shall conform substantially to the preliminary subdivision plat and it shall constitute only that portion of the approved preliminary subdivision plat which the owner proposes to record and develop at any one time, provided that such portion conforms to the requirements of this Ordinance. Any substantial deviation from the Preliminary Plat shall require revision and approval of the Preliminary Plat.

The final subdivision plat shall contain the following information:

(a) Name of the subdivision, unit number and street names.

(b) Name, address, and phone number of owner of record.

(c) Name, address and phone number of each professional firm associated with a portion of the final plat (engineers, surveyors, etc.).

(d) Site acreage.

(e) Site zoning, case numbers, zoning conditions and date of approval for any applicable rezoning, master plan, variance, or special use permit affecting this site.

(f) Date the final subdivision plat drawing, graphic scale, north point, notation as to the reference or bearings to magnetic, true north, or grid north, and indication whether bearings shown are calculated from angles turned.

(g) Land District, Land Section, and Land Lot.

(h) Name of the former subdivision, if any, or all the entire final subdivision plat if it has been previously subdivided.

(i) Location map.

(j) Courses and distances to the nearest Fulton County GIS monument.

(k) Boundary lines of the property, to be indicated by a heavy line, giving distances to the nearest one hundredth (1/100) foot and bearing to the nearest second, which shall be balanced and closed with an error of closure not to exceed one (1) to ten thousand (10,000). The error of closure shall be stated.

(l) City and Fulton County political boundary lines accurately tied to the lines of the property by distance and angles when such lines traverse the subdivision.

(m) Locations, widths, and names of all streets and alleys within and immediately adjoining the final subdivision plat, address numbers, the location and widths of all public crosswalks, sidewalks, greenway trails and other public rights of way.

(n) Street centerlines showing angles of deflection and standard curve data, radii, length of tangents and arcs, and degree of curvature with basis of curve data.

(o) Lot lines with dimensions to the nearest one-tenth (1/10) foot, and bearing to the nearest second radii of rounded corners, as necessary to describe each lot.

(p) Front and rear setback lines with dimensions.

(q) Location of all buffers, landscape strips, greenway easements, and no access easements, etc., are required by this Ordinance.

(r) When lots are located on a curve or when side lot lines are at angles other than ninety (90) degrees, the lot width at the building line shall be shown.

(s) Lots or sites numbered in numerical order and blocks lettered alphabetically.

(t) Location and size of all drainage structures, location, dimension and purpose of any easements, including slope easements, if required, public and private service utility right-of-way lines, fire hydrants and water mains.

(u) Any areas to be reserved, donated, or dedicated to public use or sites for other than residential use with notes stating their purpose and limitations; and of any lands to be reserved by deed covenant for common uses of all property owners. Include statement that all common areas are to be maintained by the homeowners.

(v) Statement "The City of Alpharetta does not enforce restrictive covenants."

(w) Certificates and statements are shown below, as follows.

(x) A statement that the private covenants are to be recorded separately and the following statement provided: "This final subdivision plat is subject to the covenants set forth in the separate document(s) attached hereto, dated _____, which hereby becomes a part of this final subdivision plat," recorded and signed by the owner.

(y) Accurate location, material, and description of monuments and markers. Monuments to be placed prior to approval of the Final Plat.

(z) Extent of the Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard and a flood plain chart showing the area within and outside the floodplain and a minimum allowable lowest finished floor elevation for a/each lot containing or adjacent to any portion of the Area of Special Flood Hazard and Area of Future-conditions Flood Hazard.

(aa) The information required by the current Georgia Recording of Maps, Plats, etc., by Clerks of Superior Court Act must be shown.

(bb) All other applicable notes and notations as may be required by the Director.

(2) Certificate of Final Subdivision Plat Approval—Each final subdivision plat shall carry the following certificates printed or stamped on the plat.

(a) Approval from the Fulton County Health Department.

(b) Surveyor's Certificate.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown.

By: _____

Registered Georgia Land Surveyor Survey No. _____

Date: _____

(c) Owner's Certificate of Dedication and Acknowledgement:

(STATE OF GEORGIA)

(COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey, dedicates to the City of Alpharetta the complete ownership, and use of all streets (_____ acres), public water facilities, storm drains, easements (_____ acres), greenway easements (_____ acres), and other public facilities and appurtenances thereon shown (_____ acres).

Subdivider: _____

Date: _____

Owner: _____

Date: _____

(d) Certificate of Final Subdivision Plat Approval.

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the Alpharetta Unified Development Regulations including the City of Alpharetta Zoning requirements.

_____
Community Development Department

_____
Engineering Department

I. *Final Development Activity Inspection and Approval.*

1. *Final Inspection by the City Engineer.*

a. A final development inspection may be requested when all site work and/or public improvements have been accomplished according to the terms of the approved site construction drawings and with this Ordinance, codes, and regulations.

b. As-built drawings shall be approved, in accordance with the requirements of this Ordinance, prior to the performance of a final development inspection.

c. The owner shall be responsible for correcting any deficiencies identified in the final development inspection prior to issuance of a letter of Final Development Inspection Approval.

2. *Maintenance Bond and Landscape Maintenance Bond.*

a. Following issuance of Final Development Inspection Approval and prior to approval of the final subdivision plat or issuance of a certificate of occupancy, a maintenance bond and a landscape maintenance bond in a form acceptable to the Director is required. For the Maintenance Bond, the owner shall be responsible for maintenance/public improvements for one (1) year from the date of Final Development Inspection Approval, or longer if requested by the City Engineer. A performance bond may be required if deemed necessary by the City Engineer. For the Landscape Maintenance Bond, the owner shall be responsible for maintenance for eighteen (18) months from the date of Final Development Inspection Approval.

(1) The value of the Maintenance Bond shall be determined by the Director based on the dollar value of the improvements and the requirements of the City.

(2) The value of the Landscape Maintenance Bond shall be calculated by the property owner and shall be sufficient for the costs of labor, materials and maintenance for all landscaping improvements as set forth in the improvement plans.

3. *Acceptance of Public Improvements.*

   a. Prior to expiration of the maintenance bond, a final inspection of the public improvements shall be conducted by the City Engineer.

   b. The owner shall correct all defects or deficiencies in materials or workmanship.

   c. The maintenance bond shall not be released until the City Engineer is satisfied that all public improvements are in conformance with the specifications of this Ordinance.

   d. The City shall not accept the public improvements into perpetual maintenance until such time as said improvements are certified by the City Engineer as being in conformance with the specifications of this Ordinance.

J. *Certificate of Occupancy.* It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or parts thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued therefor by the Director, stating that the proposed use of the building or land conforms to the requirements of this Ordinance and other codes and ordinances adopted by the City.

K. *A temporary Certificate of Occupancy* may be issued for a period not to exceed six months during alterations or partial occupancy of a building or structure pending its completion, provided that such temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.

L. *A Certificate of Occupancy shall be required for any of the following:*

   1. Occupancy and use of building or structure constructed or enlarged.

   2. Change in use of existing buildings to uses of a different classification.

(Ord. No. 681, § 1, 10-7-2013; Ord. No. 693, 9-2-2014; Ord. No. 718, §§ 21, 24, 12-14-2015)

4.4.7 Assignment of names and addresses.

A. *Street and Development names.*

   1. Proposed street and development names must be reviewed and approved by the Community Development Department prior to issuance of the land disturbance permit. Any changes to existing names must also be approved by the Director of the Community Development Department. Street names may be reserved through approval as shown on the Preliminary Plat if so requested. Names may be chosen from a historic street name bank available upon request from Community Development.

   2. Street names shall consist of a root name of the developer's choosing or from the historic street name bank, and a suffix designation. The following suffixes are acceptable: Street, Road, Avenue, Court, Place, Way, Trace, Terrace, Drive, Lane, Parkway, Trail, Close, Circle, Cove, Highway, Pass, Entry, Loop, and Boulevard.

      The following affixes are acceptable for private drives: Close, cove, entry, lane, pass, place, terrace, trace and trail.

      Directional prefixes (i.e., north, south) and the prefixes "old" or "new" shall not be used.

   3. Except within the same development, no proposed street name shall duplicate (be spelled the same or be phonetically the same) as an existing street name within the City of Alpharetta or surrounding municipalities regardless of the use of such suffix designations as "Street," "Avenue," "Boulevard," "Drive," "Place," "Way," "Court," or however otherwise designated. In the same subdivision, a root

name may not occur more than twice. No street names will be allowed which begin with "River," or "Peachtree".

4. All street root names and suffix designations are subject to approval of the Director. Unacceptable language, abbreviations, contractions or initials may not be used.

5. Root names shall consist of no more than 13 characters including space, hyphens, etc. Letters not occurring in the English alphabet, and numerals, shall not be used. Only suffixes will be abbreviated.

B. *Street Address Assignments.*

1. A street address number must be assigned prior to issuance of a building permit. For any new structure proposed in a property which has not been assigned an address, a street number will be assigned upon confirmation or establishment of the property as a buildable lot of record under the requirements of this Ordinance.

2. Subdivision house numbers will be assigned when the Final Plat is submitted for review and is approved for the property. Submit two (2) copies of the approved plat to the Department. (Legible reductions are acceptable.)

3. Non-residential Projects will be numbered after the issuance of the Land Disturbance Permit.

4. Residential and commercial properties will be addressed on the road that the building is facing, regardless of access. The property must have frontage on the street on which it is addressed.

5. Apartments and Condominium Projects will be numbered when a Land Disturbance Permit is issued. Apartment Projects example:

   John Smith
   2101 Cypress Court
   Alpharetta, GA 30202

   2101 is building two

   2**1**01 is first floor

   21**01** is unit one

   Units with breezeways will have even numbered units on right and odd numbered unit on left. Each building is required to have a sign indicating the building number. Each breezeway is required to have a sign at the breezeway entrance indicating the unit numbers. The sign at the extreme left of the breezeway of building two (having a 3-story building with basement level) for example will read:

   2001-2003
   2101-2103
   2201-2203

   At the point where the main road splits, a permanent location sign is required to be posted as follows:

   Buildings
   5-8
   ⇐
   9-15
   ⇒

6. The Certificate of Occupancy will not be issued without the above requirements being met and the street number clearly posted on the property.

(Ord. No. 681, § 1, 10-7-2013)

4.4.8 Surveying and mapping.

A. This section sets forth requirements for the City of Alpharetta mapping and surveying monuments as described:

1. The City of Alpharetta Mapping and Surveying Monuments System will coexist with the Official System of Mapping and Surveying Landmark Monuments of Fulton County and be an expansion thereof.

2. The term "monument" shall consist of one azimuth monument and one monument with established northing, easting and elevation based on The North American Datum of 1983 (NAD 83), strategically placed, being composed of concrete with a brass cap stamped with an identifying number furnished or approved by the City Engineer.

3. The City Engineer shall keep a current copy of the reference maps and tables. Such information shall be made available for purchase by the public.

4. All maps or construction plans must include coordinate references to the City of Alpharetta Surveying Monuments, prior to issuance of the Land Disturbance Permit.

5. If, in the opinion of the City Engineer, a monument which is part of the Official City of Alpharetta Surveying Monuments is endangered by the proposed land disturbance, the applicant/owner shall be notified and disturbance shall not be permitted until: The applicant/owner shall pay to the City a fee to replace said monument. This fee shall be based upon 105% of the monument replacement cost; to be negotiated by the City with a Registered Land Surveyor, qualified to set the monument to the City of Alpharetta Standards.

6. For any proposed development, the developer will set one new monument, two monuments for twenty acres and at least one additional monument for each additional ten acres or major fraction thereof. All control monuments shall be located and tied together by traverse, with a positional tolerance that meets the standards of Second Order, Class Two surveys.

   The City Engineer shall have the authority to stop all land disturbance activity, until such time as proper fees have been paid to replace the damaged or disturbed monument.

B. All plats shall conform to the Georgia Code Section 15-6-67 and Chapter 180-7 of the rules of State Board of Registration for Professional Engineers and Land Surveyors.

C. Construction plans and as-built drawings shall be furnished as a digital file, as requested by City personnel.

1. Minor Subdivision Plat. (Replaces exemption plat)

   a. The Community Development Department shall be responsible for the coordination and approval of all minor subdivision plats.

      (1) Application for a minor subdivision plat approval shall be made to the Community Development Department. The application shall include:

         (a) Application in the form furnished by the Community Development Department requesting minor subdivision plat review.

         (b) Two (2) copies of minor subdivision plat prepared in conformance with the specifications in this Ordinance.

         (c) Payment of minor subdivision plat review fees.

      (2) Ten (10) days following the application deadline, the Director shall indicate in a written memorandum all comments related to compliance with this Ordinance and conditions of zoning approval. Subject to any action of the City Council, the Director shall have sole authority to determine the applicability of any provisions of this Ordinance.

(3) The owner shall be responsible for all of the plan review comments prior to the resubmission of the revised minor subdivision plat. All revisions to previous submittals shall be noted in the revision block and dated.

(4) The Community Development Department shall not sign the minor subdivision plat until all requirements of this Ordinance and other applicable regulations have been met.

(5) Once the Director has approved the minor subdivision plat and all other affected departments and agencies of government as required have certified compliance, the Community Development Department shall certify by signature on the original of the minor subdivision plat that all of the requirements of this Ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The final subdivision plat shall not be deemed approved until the CERTIFICATE OF MINOR PLAT APPROVAL has been signed by the Community Development Department.

(6) The owner shall be responsible for recording the approved plat at Fulton County; and shall provide two (2) full size copies showing the stamp of the Fulton County Court Clerk.

(7) Standards for Approval—The Minor Subdivision Plat shall be clear and legible at a recommended scale of 100 feet to the inch. The Director may approve other scales as appropriate. The maximum sheet size shall not exceed 42″ × 30″. The maximum size acceptable for recording is 17″ × 22″, or as required by Fulton County. If the complete plat cannot be shown on one sheet, then said plat shall be shown on several sheets with an index map indicated on each sheet. The minimum sheet size shall not be less than 17″ × 22″. All letters, numbers and other information shall be legible on the recorded copy. There shall be sufficient space available for the certificates as required.

The minor subdivision plat shall contain the following information:

(a) Name of the subdivision, unit number and street names.

(b) Name and address and phone number of owner of record.

(c) Name, address, and phone number of each professional firm associated with the portion of the final plat (engineers, surveyors, etc.).

(d) Site acreage.

(e) Zoning, case numbers with conditions, and date of approval for any applicable rezoning, master plan, variance, or special use permit affecting the site.

(f) Date of drawing, graphic scale, north point, notation as to the reference or bearings to magnetic, true north, or grid north, and indication whether bearings shown are calculated from angles turned.

(g) Land District, Land Section, and Land Lot.

(h) Name of the former subdivision, if any, or of the entire plat if it has been previously subdivision.

(i) Location map.

(j) Courses and distances to the nearest Fulton County GIS monument.

(k) Boundary lines of the property, to be indicated by a heavy line, giving distances to the nearest one hundredth (1/100) foot and bearing to the nearest second, which shall be balanced and closed with an error of closure not to exceed one (1) to ten thousand (10,000). The error of closure shall be stated.

(l) City and Fulton County political boundary lines accurately tied to the lines of the property by distance and angles when such lines traverse the subdivision.

(m) Locations, widths, and names of all streets and alleys within and immediately adjoining the final subdivision plat, address numbers, the location and widths of all public crosswalks, sidewalks, greenway trails and other public rights-of-way.

(n) Lot lines with dimensions to the nearest one-tenth (1/10) foot, and bearing to the nearest second radii of rounded corners, as necessary to describe each lot.

(o) Front and rear setback lines with dimensions.

(p) Location of any buffer, landscape strip and greenway easements, no access easement, etc., are required by this Ordinance or the Zoning Regulations.

(q) Lots or sites numbered in numerical order and blocks lettered alphabetically.

(r) Location and size of all drainage structures, location, dimension and purpose of any easements, including slope easements, if required, public and private service utility right-of-way lines, fire hydrants and water mains.

(s) Accurate location, material, and description of monuments and markers. Monuments to be placed prior to approval of the Plat.

(t) Extent of the Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard and a floodplain chart showing the area within and outside the floodplain and a minimum allowable lowest finished floor elevation for each lot containing or adjacent to any portion of the Area of Special Flood Hazard and Area of Future-conditions Flood Hazard.

(u) The information required by the current Georgia Recording of Maps, Plats, etc., by Clerks of Superior Court.

(v) All other applicable notes and notations as may be required by the Director.

(8) Certificate of Minor Subdivision Plat Approval—Each minor subdivision plat shall carry the following certificates printed or stamped on the plat.

a. *Surveyor's Certificate.* It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type and material are correctly shown.

By: _____

Registered Georgia Land Surveyor Survey No. _____

Date: _____

b. *Owner's Certificate of Dedication and Acknowledgement:*

(STATE OF GEORGIA)

(COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this subdivision plat was made from an actual survey, and that there are no public dedications on this property.

Subdivider:

_____

Date:

_____

Owner:

_____

Date:

_____

c. *Certificate of Minor Subdivision Plat Approval.* The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the Alpharetta Unified Development Code including Zoning Requirements.

(Ord. No. 693, 9-2-2014; Ord. No. 718, §§ 21, 24, 12-14-2015)

4.4.9 Maintenance and performance securities.

A. *Maintenance Securities.* A maintenance bond, letter of credit, cash bond, or other equivalent form of security as approved by the City, shall be posted with the City by all developers where street or other improvements are made and offered to the City for acceptance and maintenance. The amount of this security will be calculated by the Community Development Department and shall be provided before the final plat can be recorded. Any bond, except cash bond, letter of credit or other equivalent form of approved security shall be on forms supplied or approved by the City and shall not be terminated or otherwise allowed to expire without at least thirty (30) days prior written notice to that effect to both the City and the subdivider or person. Separate bonds are required for each subdivision unit, phase or like entity. The developer shall maintain all improvements in the subdivision, to be dedicated to the City, for a minimum of one (1) year from the date of final plat recording. No dedication of improvements shall be accepted by the City until the expiration of one (1) year from such date and inspection from the public, action may be taken by the City Council by majority of those voting approving, approving with changes, or rejecting the proposal, or the City Council may table the proposal for consideration at its next regular meeting, or the City Council may refer the matter back to the Planning Commission for further consideration.

B. *Referral to Planning Commission for Further Consideration.* The Director shall conduct such further studies as appropriate and shall present any proposed text amendment to the Planning Commission that has been heard by the City Council and referred back to it for further consideration. Public notice of the Planning Commission and City Council's hearing shall be given in the same manner as prescribed herein, and the Planning Commission shall conduct its public hearing and take action as described above.

4.4.10 Third party inspections and plan review.

A. *Definitions.* For purposes of this third-party inspection and plan review ordinance, the following definitions shall apply unless the context clearly indicates otherwise:

Approved third party inspectors and plans reviewer list. A list maintained by the Community Development Department comprised of the names of approved third party inspectors and plans reviewers that have complied with the application and renewal requirements of the City of Alpharetta Third Party Inspection and Plans Review Program and have been approved to perform third party inspections and plans review pursuant to this article of the City of Alpharetta Unified Development Code.

Approved third party inspector. A registered professional engineer, registered professional architect, or qualified inspector that has complied with the application and renewal requirements of the City of

Alpharetta Third Party Inspection and Plans Review Program and has been approved to perform third party inspections pursuant to this article of the City of Alpharetta Unified Development Code. An approved third-party inspector is intended to constitute a "private professional provider" for the purposes of performing inspections as described in the State Act.

Approved third party plans reviewer. A registered professional engineer, registered professional architect, or qualified inspector that has complied with the application and renewal requirements of the City of Alpharetta Third Party Inspection and Plans Review Program and has been approved to perform third party plans review pursuant to this article of the City of Alpharetta Unified Development Code. An approved third-party plans reviewer is intended to constitute a "private professional provider" for the purpose of reviewing building construction plans as described in the State Act.

Complete Application. For purposes of processing applications in compliance with the State Act, an application submitted to the City of Alpharetta shall not be considered complete until all applicable fees have been paid, and all applicable reviewing agencies have received the application and provided any required approvals. For each permit type, the Community Development Department shall establish and publish the requirements of a complete application.

Convenience fees. Fees established by the Community Development Department to be paid to the City upon the election by an applicant to use a third-party inspector or third-party plans reviewer or despite the Community Development Department otherwise being able to provide inspection and plan review services within the time frames required by the State Act. Such fees shall be the same as any regulatory fees assessed by the City of Alpharetta for inspections and plan review services performed by the Community Development Department.

Department. The City of Alpharetta Community Development Department, or such other department as may be assigned by the City of Alpharetta City Administrator or his representative the responsibility of performing inspections and overseeing the third-party inspection and plans review system described herein.

Inspection. The observance of work and the performance of test for certain components and elements to establish conformance with City of Alpharetta approved construction documents, building codes and ordinances adopted by City of Alpharetta, and the requirements of the state minimum standards as adopted and amended by the Georgia Department of Community Affairs.

Inspection certification. A written statement signed by an approved third party inspector or his/her approved technician, which shall indicate that the item(s) being inspected, in the approved third party inspector's professional opinion and to the best of their knowledge, complies with City of Alpharetta approved construction documents, building codes and ordinances adopted by the City of Alpharetta, the requirements of the state minimum standards as adopted and amended by the Georgia Department of Community Affairs, and any other applicable inspections that are typically performed by inspectors employed by the City of Alpharetta.

Inspection field report. A written report prepared by an approved third-party inspector or a technician working under the direct supervision of an approved third-party inspector describing the work conducted and findings of an inspection performed by an approved third-party inspector or a technician working under the direct supervision of an approved third-party inspector.

Plans review affidavit. A written affidavit on a form adopted by the Georgia Department of Community Affairs that is completed and signed under oath by an approved third party plans reviewer, which shall indicate the plans which have been reviewed for the purpose of a building permit for the application in question, in the approved third party plans reviewer's professional opinion and to the best of their knowledge, complies with the regulatory requirements as designated by City of Alpharetta, including the Georgia State Minimum Standard Codes most recently adopted by the Department of Community Affairs and any locally adopted ordinances and amendments to such codes, applicable zoning ordinances and conditions,

design standards, and any other applicable laws and regulations that would otherwise be required of staff employed by the City of Alpharetta Community Development Department.

Qualified inspector. A person who meets the definition of a qualified inspector as defined in O.C.G.A. § 8-2-26.1.

Registered professional architect. An individual that holds a certificate of registration issued under O.C.G.A. Title 43, Chapter 4.

Registered professional engineer. An individual that holds a certificate of registration issued under O.C.G.A. Title 43, Chapter 15.

Regulatory fees. All fees established by the City to be paid to the City for any regulatory action, inspection services, or plan review services as provided by the State Act and this article.

State act. O.C.G.A. § 8-2-26(g).

Technician. An individual that performs inspections under the direct supervision of an approved third-party inspector.

Third party inspection. Inspection performed in conformance with this program by approved third party inspectors.

Third party inspection and plans review program. The rules and procedures described in this third-party inspection and plans review ordinance.

Third party plans review. Building construction plans review performed in conformance with this program by approved third party plans reviewers.

B. Third Party Inspection and Plans Review Program

1. The department will establish and maintain an approved third-party inspectors and plans reviewers list from whom the department will accept third party inspections and third-party plans reviews in accordance with this third-party inspection and plans review ordinance.
2. In full compliance with the requirements of the State Act, the City of Alpharetta shall allow owners, developers, and contractors to submit inspection certifications by approved third party inspectors and plans review affidavits by approved third party plans reviewers to satisfy certain inspection and plans review requirements.
3. The department will only consider inspection certifications and plans review affidavits from individuals listed on the approved third-party inspector and plans reviewer list. The City of Alpharetta makes no representation concerning the approved third-party inspectors and approved third party plans reviewers other than that they have submitted evidence showing that they have met the minimum criteria necessary to qualify for the third-party inspection and plans review program described herein.
4. In order for an inspection certification or plans review affidavit to be accepted by the department for a particular project, an approved third-party inspector or approved third party plans reviewer must be independent of and must not be an employee of or otherwise affiliated with or financially interested in the person, firm or corporation engaged in the construction project to be inspected.
5. The person, firm or corporation retaining an approved third party inspector or approved third party plans reviewer to conduct an inspection or plans review shall be required to pay to the City fifty percent (50%) of the regulatory fees and charges which would have been required had the inspection or plans review been conducted by a City inspector or City plan reviewer, irrespective of whether the City determines that the City could conduct a particular inspection or plans review in a time as determined by the State Act. Should the department determine that it can conduct a particular inspection, or plans review in a time as determined by the State Act, a convenience fee shall be paid to the City. Upon paying in full of the convenience fees associated with the complete application, the applicant may choose to retain, at its own expense, an approved third-party inspector or approved third party plans reviewer to provide the

required inspection or plan review, subject to the requirements set forth in this Ordinance. Any regulatory fees or convenience fees paid to the City are nonrefundable.

6. All other fees and costs related to the performance of the third-party inspections, or third-party plans review are matters solely between the approved third-party inspector or approved third party plans reviewer and the person, firm, or corporation engaging the approved third-party inspector or approved third party plans reviewer.
7. Notwithstanding the submission of an inspection certification or plans review affidavit, the department retains the authority to make all code interpretations and to monitor the quality of all third-party inspections and third-party plans reviews and nothing in this article shall be construed as authorizing any approved third-party inspector or approved third party plans reviewer to issue a certificate of occupancy.
8. For purposes of processing applications in compliance with the State Act, an application submitted to the department shall not be considered complete until all applicable fees have been paid, and all applicable City departments have previously received the application and provided any required approvals.

C. Inspection Types.

1. The department will, at a minimum, accept third party inspections in compliance with the State Act for any construction inspections required by the City of Alpharetta Construction Code. A comprehensive list of the various inspection types, their allowed timing and other related details are established by department policy. This document is available from the department and is published on the City's website.
2. Approved third party inspectors shall be authorized to conduct any inspection required by the City necessary or required to determine compliance with all regulatory requirements and for the issuance of a building permit or certificate of occupancy, provided that the inspection being performed is within the scope of the approved third party inspector's area of competency; and further, that a qualified inspector acting as an approved third party inspector or as an approved third party plans reviewer shall only be empowered to perform a plan review or inspection within an area for which such qualified inspector has been issued a certification, license, or completion of training provided for in paragraph (2) of subsection (a) of O.C.G.A. § 8-2-26.1. However, nothing in this article shall be construed as authorizing third party inspections for compliance with state or local fire safety standards or erosion control standards.

D. Approved third party inspector requirements and qualifications.

1. Individuals wishing to be placed on the approved third-party inspectors and plans reviewer list as an approved third-party inspector must submit an initial application along with an application fee as established by the City of Alpharetta. Those individuals who are placed on the third-party inspectors and plans reviewer list must submit a renewal form no later than December 1 each year. Individuals that do not timely submit a renewal form shall be removed from the third-party inspectors and plans reviewer list.
2. In order to qualify as an approved third-party inspector, an individual must:
   a. Be employed by or be a partner in an engineering or architect firm, in full compliance with the City of Alpharetta Unified Development Code, including timely payment of the occupational tax and registration required thereunder;
   b. Be a registered professional engineer, a registered professional architect, or a qualified inspector as defined in this article;
   c. Otherwise, be in good standing with all pertinent certification and professional accreditation boards;
   d. Possess and maintain minimum insurance as described herein; and
   e. Demonstrate relevant experience of at least one (1) year.
3. An individual shall not be qualified to be placed on the approved third-party inspectors and plans reviewer list if he/she has had his/her authority to issue third party inspection certifications in any other jurisdictions revoked. If an individual previously qualified to be on the approved third-party inspectors and

plans reviewer list and subsequently has his/her authority to issue third party inspection certifications revoked, the individual shall be removed from the approved third-party inspectors and plans reviewer list.

4. An approved third party inspector may not submit an inspection certification if the approved third party inspector is an officer or employee of the owner, developer, contractor, or other party or if the approved third party inspector is employed by or a partner in a firm that is affiliated with or financially interested in the owner, developer, contractor, or other party on whose behalf the inspection certification is submitted.
5. Technicians may perform inspections under the supervision of an approved third-party inspector provided that the technician has satisfied any specific requirements as may be designated by the building official if those same requirements are imposed on the municipal employees completing the plan review or inspection.
6. Technicians performing inspections under the supervision of an approved third-party inspector shall possess ICC certifications relevant to the types of inspections performed. For building inspections, technicians shall provide documentation demonstrating previous experience and/or training that includes general building construction, construction trades, and code enforcement/interpretation, or any equivalent combination of education, training, and experience to be determined in the discretion of the building official.
7. Approved third party inspectors shall obtain and maintain the following minimum insurance coverages and provisions, evidence of which shall be submitted to the department with the initial application:
    a. Professional liability insurance for errors and omissions in an amount of not less than $1,000,000.00 per occurrence and $1,000,000.00 in aggregate coverage for any project with a construction cost of $5,000,000.00 or less. For any project with a construction cost of more than $5,000,000.00, the amount of professional liability insurance for errors and omissions shall not be less than $2,000,000.00 per claim and $2,000,000.00 in aggregate coverage.
    b. Such insurance may be a practice policy or may be project-specific coverage. If the insurance is a practice policy, it shall contain prior acts coverage for the approved third-party inspector. If the insurance is project-specific, it shall continue in effect for two years following the issuance of the final certificate of occupancy or certification of completion for the project.
    c. The cancellation provision shall provide for 30 days' notice of cancellation.
    d. The City of Alpharetta, Georgia, its officers, officials, employees, and representatives shall be named as additional insureds on the required insurance policies.
    e. The required insurance coverages shall be provided by an insurance company licensed to do business in good standing with the Georgia Department of Insurance at all times.
    f. Approved third party inspectors shall maintain the minimum insurance coverage as required above during which they are listed as approved third party inspectors. Approved third party inspectors shall provide the department with evidence of minimum insurance coverage and provisions on an annual basis prior to the expiration of any policy or coverage and upon request by the department. Should any insurance coverage or information change, the approved third-party inspector shall provide written notice of any such change to the City within ten (10) business days. If at any time an approved third-party inspector fails to maintain the required insurance coverage, the department may remove them from the approved third-party inspectors and plans reviewer list.
8. Suspension of technicians and approved third party inspectors:
    a. An individual who performs inspections under this article, whether a technician or an individual approved third-party inspector, shall be subject to suspension from the approved third-party inspector and plans reviewer list, and from submitting inspection field reports and inspection certifications for the following infractions:
        i. Providing inspections without appropriate license or certification.
        ii. Providing inspection services prior to issuance of a valid building permit.
        iii. Failing to identify any noncompliance with applicable codes governing individual and public safety and welfare (in compliance with Georgia Department of Community Affairs mandated

construction code editions and amendments, approved plans, and City of Alpharetta Unified Development Code), as determined in the sole good faith discretion of the City Building Official. However, it is the express intent of the City not to impose sanctions on an individual under this article for failing to identify multiple instances of noncompliance in one inspection such as that each such failure constitutes an individual and separate infraction. Rather, multiple failures contained in a single inspection under this paragraph shall be treated as a single infraction.

iv. Authorizing any deviation from the approved permit.

v. Falsifying reports.

vi. Unauthorized employee performing inspections.

vii. Performing unauthorized types of inspections.

viii. Inspections passed with hold on project or under stop work order.

ix. Failure to identify noncompliance with any applicable code not captured in subsection (iii) above, upon identification of such failure by the City on multiple occasions, as determined in the sole good faith discretion of the City Building Official.

b. Suspension for submitting inspection field reports and inspection certifications for infractions by a technician or individual approved third-party inspector shall be progressive based on the number of infractions in the previous 12-month period. For any combination of infractions within a 12-month period, the following actions, and suspensions against a technician or individual approved third-party inspector shall be assessed:

i. First infraction: Warning letter.

ii. Second infraction: 7-Day suspension from eligibility to perform inspections and submit inspection field reports and inspection certifications.

iii. Third infraction: 30-day suspension from eligibility to perform inspections and submit inspection field reports and inspection certifications.

iv. Fourth infraction: 90-day suspension from eligibility to perform inspections and submit inspection field reports and inspection certifications.

v. Fifth infraction: One (1) year suspension from eligibility to perform inspections and submit inspection field reports and inspection certifications.

c. An approved third-party inspector shall be subject to progressive action based on the number of infractions in the previous 24-month period by individuals performing inspections, including the individual approved third party inspector or any one or more technicians acting under the supervision of the approved third-party inspector (which shall include technicians serving as employees, independent contractors, agents, etc.). Violations under this paragraph shall accrue upon every third (3rd) infraction by an individual contemplated in paragraph (b) above, and shall subject approved third-party inspectors to the following actions and suspensions for any combination of infractions within a 24-month period:

i. First violation (upon third individual infraction): Written letter of reprimand from the City of Alpharetta Community Development Director.

ii. Second violation (upon sixth individual infraction): Seven-day suspension from approved third party inspector and plans reviewer list.

iii. Third violation (upon ninth individual infraction): 30-day suspension from approved third party inspector and plans reviewer list.

iv. Fourth violation (upon 12th individual infraction): 90-day suspension from approved third party inspector and plans reviewer list.

v. Fifth violation (upon 15th individual infraction): One (1) year suspension from approved third party inspector and plans reviewer list.

The City shall send written notice to the approved third party inspector for each infraction as contemplated in paragraph (b) above, the purpose of which shall be to inform the approved third party inspector of the number of infractions accruing under paragraph (b), to put the approved third

party inspector on notice of possible violations under this paragraph (c), and so the approved third party inspector has the opportunity to take any remedial action necessary to prevent future infractions and/or violations.

d. Notwithstanding any other provision of this article, in the event a technician or individual approved third-party inspector is found to have violated subsection (8)(a)(v) – falsifying reports, the progressive actions and suspensions of this article may, in the discretion of the City, be bypassed with an immediate suspension and/or disqualification imposed.

e. The appeal of a suspension and/or disqualification shall be processed through the Board of Zoning Appeals at its next scheduled meeting as an appeal of an administrative decision.

E. Procedures for Conducting Third Party Inspections.

1. An approved third-party inspector shall not suggest, direct, or authorize any deviation from approved construction documents without first obtaining approval from the department.
2. The following procedures shall apply to all third-party inspections:
   a. To ensure quality control of the third-party inspection and plans review program, a copy of all inspection field reports and inspection certifications shall be provided to the department within two (2) business days from the date the inspection is performed.
   b. All inspection field reports shall note the type of inspection and any deficiencies observed.
   c. Final inspections will not be scheduled until all outstanding reinspection fees have been paid.
   d. Prior to the scheduling of any final inspection, the third-party inspector shall sign and seal a completed Certificate of Compliance; summarizing the inspections performed, including a written representation, that states:
   "To the best of my knowledge and belief, the third-party agency scope of work outlined herein and inspected under my authority have been completed in conformance with the approved plans and the applicable codes."
   e. When performing re-inspections for violations initially noted by department staff, each corrected item shall be addressed individually.
3. The department shall have a right of entry to any premises inspected by an approved third-party inspector or technician to ensure compliance with this article and the State Act.
4. Upon submission by the approved third party inspector of a copy of his or her inspection report to the City, the City shall accept the inspection of the approved third party inspector without the necessity of further inspection or approval by City inspectors or other personnel employed by the local governing authority, unless the City notifies the approved third party inspector within two (2) business days following the date of submission of the inspection report, that it finds the report incomplete or the inspection inadequate and has provided the approved third party inspector with a written description of the deficiencies and specific code regulatory requirements that have not been adequately addressed.

F. Approved third party plans reviewer requirements and qualifications.

1. Individuals wishing to be placed on the approved third-party inspectors and plans reviewer list as an approved plans reviewer must submit an initial application along with an application fee as established by the City of Alpharetta. Those individuals who are placed on the third-party inspectors and plans reviewer list must submit a renewal form no later than December 1 each year. Individuals that do not timely submit a renewal form shall be removed from the third-party inspectors and plans reviewer list.
2. In order to qualify as an approved third-party plans reviewer, an individual must:
   a. Be a partner in or employed by an engineering or architect firm, in full compliance with chapter 20 of the City of Alpharetta, Georgia Code of Ordinances, including timely payment of the occupational tax and registration required thereunder;
   b. Be a registered professional engineer, a registered professional architect, or a qualified inspector as defined in this article;
   c. Otherwise, be in good standing with all pertinent certification and professional accreditation boards;

d. Possess and maintain minimum insurance as described herein; and
e. Demonstrate relevant experience of at least one (1) year.

3. An individual shall not be qualified to be placed on the approved third-party inspectors and plans reviewer list if he/she has had his/her authority to issue third party plans review affidavits in any other jurisdictions revoked. If an individual previously qualified to be on the approved third-party inspectors and plans reviewer list and subsequently has his/her authority to issue third party plans review affidavits revoked, the individual shall be removed from the approved third-party inspectors and plans reviewer list.
4. An approved third party plans reviewer may not submit a plans review affidavit if the approved third party plans reviewer is an officer or employee of the owner, developer, contractor or other party or if the approved third party plans reviewer is employed by or a partner in a firm that is affiliated with or financially interested in the owner, developer, contractor or other party on whose behalf the plans review affidavit is submitted.
5. Approved third party plans reviewers shall obtain and maintain the following minimum insurance coverages and provisions, evidence of which shall be submitted to the department with the initial application:
   a. Professional liability insurance for errors and omissions in an amount of not less than $1,000,000.00 per occurrence and $1,000,000.00 in aggregate coverage for any project with a construction cost of $5,000,000.00 or less. For any project with a construction cost of more than $5,000,000.00, the amount of professional liability insurance for errors and omissions shall not be less than $2,000,000.00 per claim and $2,000,000.00 in aggregate coverage.
   b. Such insurance may be a practice policy or may be project-specific coverage. If the insurance is a practice policy, it shall contain prior acts coverage for the private professional provider. If the insurance is project-specific, it shall continue in effect for two (2) years following the issuance of the final certificate of occupancy or certification of completion for the project.
   c. The cancellation provision shall provide for 30 days' notice of cancellation.
   d. City of Alpharetta, Georgia, its officers, officials, employees, and representatives shall be named as additional insureds on the required insurance policies.
   e. The required insurance coverages shall be provided by an insurance company licensed to do business in good standing with the Georgia Department of Insurance at all times.
   f. Approved third party plans reviewers shall maintain the minimum insurance coverage as required above during which they are listed as approved third party plans reviewers. Approved third party plans reviewers shall provide the department with evidence of minimum insurance coverages and provisions on an annual basis prior to the expiration of any policy or coverage and upon request by the department. Should any insurance coverage or information change, the approved third-party plans reviewer shall provide written notice of any such change to the City within ten (10) business days. If at any time an approved third-party plans reviewer fails to maintain the required insurance coverage, the department may remove them from the approved third-party inspectors and plans reviewer list.
6. Suspension of approved third party plans reviewers:
   a. An individual who performs plans review under this article shall be subject to suspension from the approved third-party inspector and plans reviewer list, and from submitting plans review affidavits for the following infractions:
      i. Providing plans reviews without appropriate license or certification.
      ii. Failing to identify any noncompliance with applicable codes governing individual and public safety and welfare (in compliance with Georgia Department of Community Affairs mandated construction code editions and amendments, approved plans, and City of Alpharetta Unified Development Code), as determined in the sole good faith discretion of the City Building Official. However, it is the express intent of the City not to impose sanctions on an individual under this article for failing to identify multiple instances of noncompliance in one inspection such as that each such failure constitutes an individual and separate infraction. Rather,

multiple failures contained in a single inspection under this paragraph shall be treated as a single infraction.

iii. Falsifying plans review affidavits.

iv. Performing unauthorized types of plan reviews.

b. Suspension for submitting plans review affidavits for infractions by an approved third-party plans reviewer shall be progressive based on the number of infractions in the previous 12-month period. For any combination of infractions within a 12-month period, the following actions, and suspensions against an approved third-party plans reviewer shall be assessed:

i. First infraction: Written letter of reprimand from the City of Alpharetta Community Development Director.

ii. Second infraction: Seven (7) day suspension from approved third party inspector and plans reviewer list.

iii. Third infraction: 30-day suspension from approved third party inspector and plans reviewer list.

iv. Fourth infraction: 90-day suspension from approved third party inspector and plans reviewer list.

v. Fifth infraction: One (1) year suspension from approved third party inspector and plans reviewer list.

c. The City shall send written notice to the approved third-party plans reviewer for each infraction as contemplated in paragraph (b) above, the purpose of which shall be to inform the approved third-party plans reviewer of the number of infractions accruing under paragraph (b) and so the approved third-party plans reviewer has opportunity to take any corrective action necessary to prevent future infractions.

d. Notwithstanding any other provision of this article, in the event an approved third-party plans reviewer is found to have violated subsection (6)(a)(iii) - falsifying plans review affidavits, the progressive actions and suspensions of this article may, in the discretion of the City, be bypassed with an immediate suspension and/or disqualification imposed.

e. The appeal of a suspension and/or disqualification shall be processed through the Board of Zoning Appeals at its next scheduled meeting as an appeal of an administrative decision.

G. Procedures for Conducting Third Party Plans Review.

1. Any plan review conducted by an approved third-party plans reviewer shall be no less extensive than plan reviews conducted by City personnel.

2. Plan reviews shall be within the scope of such approved third-party plan reviewer's area of competency.

3. The following procedures shall apply to all third-party plans review:

a. To ensure quality control of the third-party inspection program, a copy of all plans review affidavits shall be provided to the department within five (5) business days of its completion.

b. All plans review affidavits shall certify that:

i. The plans were reviewed by the affiant who is duly authorized to perform plan review pursuant to the third-party inspection and plans review program;

ii. The plans comply with all applicable regulatory requirements; and

iii. The plans submitted for plan review are in conformity with plans previously submitted to obtain City approvals required in the plan submittal process and do not make any changes to the project reviewed for such approvals.

H. Appeals

1. If the City of Alpharetta building official and the private professional provider are unable to resolve a dispute or meet within the time required by the State Act, the matter shall be referred to the Board of Zoning Appeals.

2. Appeals, hearings, and notice. All questions arising in connection with the interpretation and enforcement of this Ordinance shall first be presented to the city administrator or his designee, and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the city administrator or his designee, and that from the decision of the Board of Zoning Appeals, recourse shall be as provided by state law. The city administrator or his designee shall forthwith transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed was taken.
3. Appeals to these regulations may be taken to the Board of Zoning Appeals by the City of Alpharetta building official, the approved third-party inspector or approved third party plans reviewer, or the owner of the subject building.
4. An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Zoning Appeals, after the notice of appeal shall have been filed with the officer, that by reason of facts stated in the certificate a stay would, in the officer's opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Zoning Appeals or by a court of record on application, on notices to the officer from whom the appeal is taken, and on due cause shown.
5. The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person, or by agent, or by attorney.
6. Nothing in this subsection shall limit the authority of the building official to issue a stop-work order for a building project or any portion of such project, which may go into effect immediately as provided by law, after giving notice and opportunity to remedy the violation, if the official determines that a condition on the building site constitutes an immediate threat to public safety and welfare.