



PLANNING COMMISSION MEETING JANUARY 5, 2017

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

I. CALL TO ORDER

- a. Election of Officers for 2017

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- a. December 1, 2016

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

- a. Planning Commission By Laws

VI. PUBLIC HEARING

- a. MP-16-14/Z-16-15 Notting Hill Old Milton Holdings MU
(Tabled by Planning Commission December 1, 2016)

NOTE: This item was tabled during a previous meeting and must be removed from the table prior to discussion or consideration.

Consideration of a request to rezone approximately 2.9 acres from R-12 (Dwelling, 'For-Sale' Residential) and DT-LW (Downtown Live-Work) to MU (Mixed-Use) in order to develop 48 'For-Sale' condominium units and 36,000 square foot office building. A master plan amendment is requested to the Old Milton Holdings Master Plan to change previous conditions of zoning and add property to the master plan. The property is located at the southwest corner of Thompson Street and Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

- b. MP-17-02/CU-17-04 Milton Park Promenade II

Consideration of a master plan amendment request to change previous conditions of the Milton Park Master Plan in order to allow an ice cream store within a space designated for office use in the Milton Park Promenade II center. A conditional use is requested to allow an ice cream shop, which is classified as a restaurant use. The property is located at 5950 North Point Parkway at the southwest corner of Mill Creek Avenue and North Point Parkway and is legally described as being located in Land Lot 796, 1st District, 2nd Section, Fulton County, Georgia.

- c. MP-17-03/CU-17-02 Cutter's Cigar Emporium/Fulton Greens

Consideration of a request to amend the Fulton Greens Master Plan, Pod A to add 'Tobacco Store' as a permitted use and a request for conditional use permit to allow a 'Tobacco Store' within an existing retail center. The property is located at 4915 Windward Parkway and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.

- d. PH-17-02 Changes to Historic Preservation Incentive Zoning Ordinance

This item has been deferred by Staff until February 2, 2017.

Consideration of miscellaneous text amendments.

VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY MEETING OF DECEMBER 1, 2016

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

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Planning Commission, but not quoted or paraphrased. This document includes limited presentation by The Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Commission Members Present
 - Francis Kung'u (Chairman)
 - Kyle Caswell
 - Fergal Brady
 - Karen Cashion
 - Larry Attig
 - Ben Burnett
 - Karen Richard
 - John Goss
- Commission Members Absent
 - Rob Partee
- Staff Members Present
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer
 - Jill Bazinet, Senior Stormwater Engineer
 - Elle Taylor, Boards Assistant

III. APPROVAL OF MEETING MINUTES

a. November 3, 2016 Minutes

- Commission Member Caswell offered a motion to approve
 - The motion received a second from Commission Member Brady
 - The motion passed by vote (6-0-1) (Kung'u)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-16-13/CU-16-20/V-16-27 Perling/13 South Main Street/DT-MU

Kathi Cook, Director of Community Development presented.

The applicant, Duke Land Group, is requesting a change in zoning for 12. acres from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) in order to develop 25,800 square feet of retail/restaurant, 25,000 square feet of craft brewery, 64,500 square feet of office, 50 'For-Sale' condominium units, 62 'For-Sale' townhome and detached units and 200 'For-Rent' units. Director Cook presented the Site Plan showing the realignment of Devore Rd.

The submitted request, if approved, will allow for the construction of a mixed-use development on a 12.913-acre site consisting of 25,800 square feet of retail/restaurant, 25,000 square feet craft brewery, 64,500 square feet of office, 50 'For-Sale' condominium units, 62 'For-Sale' townhome and detached units, and 200 'For-Rent' apartment units. The proposed residential density is 24.16 dwelling units per acre. The subject property is located at the southeast corner of South Main Street and Devore Road and extends along the north side of Devore Road.

The subject property is currently zoned C-2 (General Commercial) and is surrounded by C-2 to the west, north, and east and R-12 to the south. Dogwood Square, Walmart Neighborhood Market, Express Oil & Lube, Bank of America, QuikTrip and Alpha Park are located adjacent to the property. The property and adjacent properties are located in the Downtown Overlay and have a Comprehensive Land Use Plan designation of Mixed Use with the exception of Alpha Park, which has a designation of Downtown Residential Density.

Conditional use permits are requested to allow 'For-Rent' residential units, as well as to allow the residential density to exceed ten (10) dwelling units per acre. The applicant proposes 200 'For-Rent' units and a residential density of 24.16 dwelling units per acre. In addition, a variance is requested to delete the requirement for an on-site neighborhood grocery in conjunction with 'For-Rent' residential use outside the Central Business District. Variances are also requested from Unified Development Code (UDC) Appendix A, Alpharetta Downtown Code to increase the allowable height from 4 to 5 stories, allow a mercantile/warehouse architectural style, increase the maximum front building setback, and increase the maximum façade length of the multi-family building.

The Downtown Master Plan and Comprehensive Land Use Plan identify the DT-MU zoning district as the appropriate zoning district for the subject property. As identified in the 2035 Comprehensive Plan, the

property is also located in the Downtown Activity Center Character Area, which is described as:

“PRESERVE and ENHANCE historic features and small-town character. CREATE a central “heart” of the city and a community destination for civic activities, shopping, businesses and residences. It is the intent to encourage a true mixed use destination that creates a walkable and vibrant community center.”

“Future development should emphasize a strong concentration of activity along Main Street, Milton Avenue, and Academy Street surrounded by a mix of residential and commercial uses generating a high level of activity and reinforcing a walkable, downtown development pattern. The vision for the downtown district is to preserve and strengthen the historic core of Alpharetta through the strategic protection of historic resources and integration of complementary new development. Central to this strategy is expanding the mix of retail, restaurant, and professional uses in downtown while providing new distinct housing opportunities. The downtown district is intended to be the most walkable area within Alpharetta. A generous network of sidewalk and bicycle facilities should be integrated with existing and new green spaces and streetscapes creating a safe and pleasant walking environment that makes the area a destination.”

Consideration should be given to maintaining a balance between ‘For-Rent’ versus ‘For-Sale’ product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of ‘For-Sale’ versus ‘For-Rent’ housing in the City:

Housing Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.

There are many factors that must be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. High density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The 64,500 square feet of office use will generate approximately 322.5 employees, assuming one (1) employee per 200 square feet. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.

The Downtown Master Plan 5-Year Market Analysis identified a demand potential of 315 – 340 mixed-use rental flats within the Downtown Master Plan overlay. City Center’s approval included 168 ‘For-Rent’ dwelling units, which leaves 147 – 172 ‘For-Rent’ units remaining within the Downtown Overlay based on the market study. The City Rental Housing Study, which was recently updated, recommends as an approach to achieve no more than 32% rental housing that the City target an entitlement of no more than 93 – 159 ‘For-Rent’ units annually. It is important to note that this approach has not been adopted as a City policy. The City is currently at 36% rental housing; therefore, careful consideration should be given to approval of rental housing. Rental units should be part of a mixed-use development that provides ‘For-Sale’ residential, office, service retail, access to a neighborhood grocery, park and recreational amenities. Additionally, proximity to Georgia 400 should be a consideration because of the increased traffic.

The applicant’s site plan depicts the mixed-use development being broken up into three (3) distinct areas. Several interconnected buildings are located at the corner of South Main Street and the Devore Road extension, including an office behind a craft brewery and parking, retail with office above, condominiums, and a parking deck. There are also two (2) freestanding restaurants in this area. The remainder of the property along Devore Road is proposed for residential uses, including a multi-family building with internal parking deck and townhomes and detached product.

Director Cook discussed and presented an overall look of “The Loop” Trail system with regard to this project.

Devore Road will be realigned as part of a GDOT project with the general location of the road moving north of the Bank of America building. If approved, the proposed development will include the realignment of

Devore Road, as well as improvements on South Main Street. GDOT's timeline to begin this roadway project is behind the timeline of the mixed-use development. The traffic signal and continuation of Devore Road to Roswell Street would be completed by GDOT at a future time.

Full access driveways to the site are depicted along Devore Road at three (3) locations and at one (1) location on Janis Lane. The applicant has engaged Dogwood Square for an agreement to allow access through Janis Lane, which is a private right-of-way along the north side of the property.

The site plan depicts several buildings at the corner of South Main Street and Devore Road with setbacks greater than the maximum 10' requirement. The building setbacks in the DT-MU zoning district are as follows:

Front Setback (South Main Street/Devore Road) – Min. 5 feet and Max. 10 feet

Side Setback – 0 feet

Rear Setback – Min. 3 feet (alley) and 6 feet (no alley)

Director Cook stated that this current site plan meets the 4 story height limit.

The undeveloped portion of the subject property is heavily wooded with pines and hardwoods. However, the applicant's arborist report only identifies two (2) specimen-sized trees on the site. The City Arborist has questions about the tree assessment and has requested additional information. The requested information has not been provided.

The applicant proposes a variance to deviate from the prescribed historic architectural styles in the Alpharetta Downtown Code and proposes Mercantile/warehouse architecture. However: the renderings provided by the applicant lack sufficient detail depicting the requested architectural style. Renderings have not been submitted depicting the new office building/brewery configuration, apartment building, detached and townhome product.

Director Cook presented renderings of proposed elevations.

The DT-MU zoning district includes an open space requirement of a minimum 10% civic space and a minimum 10% amenity space. Civic space must be available for public use and may include a park, square, plaza, pocket park, and/or playground. Amenity space is intended for private use and may include rooftop decks, balconies, patios and porches, outdoor dining areas, pool areas, tennis courts and similar uses, yards and gardens, hardscape areas improved for pedestrian enjoyment, and wooded areas. The minimum 10% civic and amenity space requirement is based on a maximum density of ten (10) dwelling units per acre in the DT-MU zoning district. Since the applicant is requesting a conditional use to allow a residential density of 2.4 times of that permitted in the proposed zoning district, it is recommended that civic and amenity space minimum requirements are increased proportionate to the increased density.

Civic space is depicted on the site plan as squares, courtyards, and plazas located primarily at the corner of South Main Street and Devore Road with a total acreage of 2.41 acres. As shown on the site plan and renderings, civic spaces consist of decorative hardscape appearing to be paver and/or architecturally-treated concrete, trees in tree wells, a fountain, and seating areas. Amenity spaces are depicted to include a rooftop deck between the brewery and office buildings, as well as amenity spaces for each of the residential uses. The total land area of all amenity space is 1.37 acres. A 12' multi-use path is shown along Devore Road and cutting through the site before running along the eastern property line with Dogwood Square. The path lacks useable green spaces and seating areas as currently depicted on the site plan.

Based on the American Community Survey estimates of average household size below, the applicant's proposed development would generate a population of 794 persons. Under the maximum density in the DT-MU, the site would generate approximately 351 persons. Due to the increased population generated by the applicant's proposal, it is recommended that the site provide a proportionate amount of civic and amenity space based on the increased density over the permitted ten (10) dwelling units per acre in the DT-MU.

Therefore, the applicant's current proposal would require 3.12 acres of civic space and 3.12 acres of amenity space.

2011-2013 American Community Survey 3-Year Estimates – AVERAGE HOUSEHOLD SIZE

	Alpharetta city, Georgia	
	Estimate	Margin of Error
Total:	2.72	+/-0.09
Owner occupied	2.93	+/-0.13
Renter occupied	2.33	+/-0.16

The applicant commissioned a traffic impact study to assess the traffic impacts of the development on the surrounding transportation system. With the exception of South Main Street at the realigned Devore Road, all intersections operate at acceptable levels. With the planned GDOT improvements along South Main Street, the intersection at South Main Street and Devore Road operates within acceptable standards. If the Project precedes the GDOT improvements, the development should improve the Main Street at Devore Road as follows: Provide a westbound left turn lane and thru/right lane; provide a southbound left turn lane; signalize intersection. Improvements within the South Main Street right-of-way may be made per the approved GDOT plans, which consist primarily of striping modification and lane width adjustments.

The applicant submitted trip generation figures for the proposed project. As shown in the tables below, the proposed uses will generate 384 PM Peak Hour trips when adjusted for internal capture trips.

Project Land Use		Project Density	Total	Inbound	Outbound
Apartments (220)		200 dwelling units			
	Daily		1336	668	668
	AM Peak Hour		102	20	82
	PM Peak Hour		128	83	45
Townhomes (230)		64 dwelling units			
	Daily		436	218	218
	AM Peak Hour		36	6	30
	PM Peak Hour		42	28	14
Condos (230)		50 dwelling units			
	Daily		352	176	176
	AM Peak Hour		30	5	25
	PM Peak Hour		34	23	11
Residential New Trips		314 dwelling units			
	Daily		2124	1062	1062
	AM Peak Hour		168	31	137
	PM Peak Hour		204	134	70
Residential Internal Capture	Reduction				
	AM Peak Hour		9	2	7
	PM Peak Hour		45	19	26
External Residential New Trips					
	AM Peak Hour		159	29	130
	PM Peak Hour		159	115	44

Office (710)		30	1000 square feet			
	Daily			526	263	263
	AM Peak Hour			73	64	9
	PM Peak Hour			112	19	93
Specialty Retail (826)		29.5	1000 square feet			
	Daily			1300	650	650
	AM Peak Hour			260	125	135
	PM Peak Hour			92	40	52
Quality Restaurant (931)		3.5	1000 square feet			
	Daily			316	158	158
	AM Peak Hour			3	2	1
	PM Peak Hour			26	17	9
High Turnover Restaurant (932)		3	1000 square feet			
	Daily			382	158	158
	AM Peak Hour			32	18	14
	PM Peak Hour			30	18	12
Brewery (No Land Use Code)		60.5	1000 square feet			
(Double Existing Counts)	AM Peak Hour			50	42	8
(Double Existing Counts)	PM Peak Hour			54	18	36
Commercial New Trips		126.5	1000 square feet			
(assumes 540 Brewery Daily Trips)	Daily			3064	1532	1532
	AM Peak Hour			418	251	167
	PM Peak Hour			314	112	202
Commercial Internal Capture	Reduction					
	AM Peak Hour			89	47	42
	PM Peak Hour			89	48	41
External Commercial Trips						
	AM Peak Hour			329	204	125
	PM Peak Hour			225	64	161
Total New Trips						
	Daily			5188	2594	2594
	AM Peak Hour			488	233	255
	PM Peak Hour			384	179	205

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 28 – 223 school age children. All three schools are shown to be over capacity.

Director Cook discussed consideration of the following standards in considering a rezoning 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 rezoning would permit a mixed-use development, which is consistent with adjacent non-residential and residential properties. Surrounding properties are located with the Downtown Overlay, which envisions a mix of uses in a walkable environment.

- 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: While the proposed mixed-use development would impact public facilities and services, the purpose of a mixed-use development is to reduce impacts on facilities and services by promoting a place to live, work and play. However, staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre

permitted in the DT-MU zoning district to off-set demand on park and recreation facilities and services.

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 request to rezone the property from C-2 to DT-MU reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

Director Cook discussed Conditional Use Criteria:

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 applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The Downtown Master Plan reflects a new vision for the South Main Street corridor and the proposed mixed-use development is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property. Staff recommends capping the 'For-Rent' product to no more than 172 units and a maximum building height of four (4) stories, which should result in a residential density that is compatible with the surrounding area. In addition, staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre permitted in the DT-MU zoning district.

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

Response: The applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The Downtown Master Plan reflects a new vision for the South Main Street corridor and the proposed mixed-use development is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property. However, the Comprehensive Land Use Plan also states a goal of reducing the City's rental housing to 32% from the current 36%. Staff recommends capping the 'For-Rent' product to no more than 172 units and a maximum building height of four (4) stories, which should result in a residential density that is compatible with the surrounding area. In addition, staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre permitted in the DT-MU zoning district.

Director Cook noted that Applicant would like to only provide retail along the internal street. At least two of the fronts must have another use.

Staff has reviewed the application and is generally in agreement with the applicant's requests. Redevelopment of the retail center with a mixed-use development is consistent with the vision of the Downtown Master Plan. However, careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:

Housing Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.

The City’s Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of no more than 93 and 159 ‘For-Rent’ units per year in order to achieve a goal of reducing the current 36% rental in the City to 32%. It should be noted that although the City did adopt the recommended 32% rental maximum goal, the annual target recommendation is not an adopted City policy. There have been no entitlements of ‘For-Rent’ units over the last two (2) years. Rental should only be approved as part of a mixed-use development that includes ‘For-Sale’ residential, office and service retail. Additionally, proximity to Georgia 400 should be a consideration because of the increased traffic.

The proposed rezoning to DT-MU is consistent with the vision in the Downtown Master Plan and Comprehensive Land Use Plan, which includes a mix of uses within a walkable environment. However, the proposed number of ‘For-Rent’ units exceeds the remaining number of units identified in the Downtown Master Plan 5-Year Market Study and the increased density is not supported by sufficient open space. Also, staff does not support the applicant’s variance requests to increase the building height and increase the façade length of the multi-family building. While Mercantile/warehouse architectural style may be complimentary to the historic architecture in the Downtown Overlay, sufficient information to support this variance request has not been provided.

The Downtown Master Plan allows residential densities of up to ten (10) dwelling units per acre along South Main Street and greater densities with approval of a conditional use permit. The applicant is requesting a residential density of 24.16 dwelling units per acre and to allow for the construction of ‘For-Rent’ units. Staff recommends that the number of ‘For-Rent’ dwelling units be capped at 172 units, which is consistent with the remaining number of ‘For-Rent’ units identified in the Downtown Master Plan 5-Year Market Study. With the exception of the City Center rental units, the nearest rental housing options are AMLI Northwinds, The Lex, and Haven at Avalon, all of which are approximately one-mile from the Downtown core.

Staff recommends that the building height remain at four stories.

In addition, staff recommends that the civic and amenity space minimum requirements be increased proportionately to the approved residential density above the ten (10) dwelling units per acre permitted in the DT-MU zoning district. Compliance with these recommendations should lead to a quality mixed-use development with an appropriate density and mix of uses in the South Main Street corridor.

The proposed mixed-use development is consistent with many of the goals, policies, and strategies in the Comprehensive Plan as it relates to developments in the Downtown Overlay,

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. In addition, the applicant held a public participation meeting on October 27, 2016. According to the public participation report, residents were most concerned with traffic, specifically on Devore Road. Residents also requested that the applicant address a pedestrian crossing on Devore Road. However, the City has received correspondence from the public indicating that high density and ‘For-Rent’ product is not supported at this location.

Staff’s recommendation is to Approve Z-16-13/CU-16-20/V-16-27 Perling/13 S. Main Street/DT-MU subject to the following conditions:

1. The property to be rezoned shall have a “DT-MU” zoning classification.

2. Property shall be developed substantially in accordance with the submitted plan prepared by TSW, dated 11/14/2016. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning. Retail/office/condo buildings along the front shall be separated as shown on 9/1/2016 plan with heavily amenitized seating areas, final approval by Staff.
3. Architectural style of all buildings shall be Mercantile/warehouse or shall meet the architectural and building design requirements of the Alpharetta Downtown Code. Non-residential and mixed-use buildings shall be approved by Design Review Board and residential buildings shall be approved by Staff. Stacked flat buildings shall have flat roofs.
4. Development regulations shall be as follows:
 - a. Office – Maximum of 64,500 square feet. Building height shall be limited to 4 stories or 60 feet, whichever is less.
 - b. Retail/Restaurant – Maximum of 50,800 square feet, of which 25,000 square foot shall be limited to a craft brewery. No more than two free standing restaurant buildings and one free standing retail building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18'. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. No drive-thru restaurants shall be permitted.
 - c. 'For-Rent' Residential – Maximum of 172 'For-Rent' dwelling units in accordance with UDC 'For-Rent' requirements shall be permitted. Maximum building height shall be 4 stories or 60 feet, whichever is less. Maximum building façade along the public right-of-way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. 'For-Rent' units shall be constructed concurrently with retail/restaurant, craft brewery, 'For-Sale' residential and 36,000 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 36,000 square feet of office and 25,000 square feet craft brewery has been constructed and a certificate of occupancy issued for both. The units shall be part of a mixed-use development incorporating retail, brewery, 'For-Sale' residential units, connection to a neighborhood grocery, restaurant, and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. 'For-Rent' dwellings are prohibited on the first floor of the building on a Storefront Street. A maximum of 2 building sides shall be permitted first floor dwellings. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk.
 - d. 'For-Sale' Residential – A maximum of 50 'For-Sale' condominium units shall be permitted. Maximum building height shall be 4 stories or 60 feet, whichever is less. Up to an additional 62 'For-Sale' Attached (townhome, semi-detached, and/or condominium) and Detached units shall be developed. 'For-Sale' townhomes, semi-detached, and detached product shall be oriented to Devore Road and/or the multi-use path and shall be rear-loaded. All other interior townhomes, semi-detached and detached product may be oriented to the internal driveway/street and may be permitted parking between the driveway/street and the residential structure.
 - e. Parking Decks – Maximum of 4 stories or 60 feet, whichever is less. Parking decks visible from South Main Street and Devore Road shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
5. Density shall be limited to a maximum of 21.99 dwelling units per acre.
6. All residential units along Devore Road shall be oriented to the street with their front door facing Devore Road.
 7. Visible privacy fence shall be prohibited along Devore Road and the multi-use path.
8. A minimum 25' undisturbed buffer, heavily planted landscape where sparse, shall be provided adjacent to the east and north between residential and commercial and a 10' heavily planted landscape strip between commercial and Dogwood Square on each side of the multi-use path.
9. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.

10. Pedestrian-scale lighting and amenities shall be required throughout the development.
11. The site shall provide a proportionate amount of civic and amenity space based on the density approved above the maximum 10 dwelling units per acre permitted in the DT-MU zoning district (a density of 21.99 du/ac would warrant 2.84 acres of civic space). A minimum of 1 acre of civic space shall be set aside as passive green area adjacent to the multi-use path between the multi-family building and the 'For-Sale' residential.
12. Dedicate a minimum 15' public access easement to the City and construct a 12' multi-use path as depicted on the site plan with final location approved by Staff. Multi-use path shall be accessible and constructed of concrete as approved by Staff. The path shall include an entrance gateway/arch on Devore Road, landscaping, low-level path lighting, seating areas, and useable greenspaces as approved by Staff. A bike share station shall be provided at a location along the path as approved by Staff. Parks impact fee credits shall be provided to the developer for improvements within the public access easement.
13. The frontage of South Main Street shall be developed with a minimum 2,000 square foot civic space and shall incorporate seating, Downtown Alpharetta Entrance signage, and a focal point feature (sculpture) with final approval by DRB and the local arts committee. Applicant shall include a minimum of 3 original sculptures located at prominent locations within the development. Locations shall be identified and approved by Staff. Sculptures shall require approval by the local Art Committee. A minimum of 2 sculptures shall be installed prior to the issuance of the first CO.
14. An accessible path shall be provided from the project site to the property of the Walmart Neighborhood Market at the northeast corner of the site where the properties abut as approved by Staff.
15. All buildings along South Main Street and Devore Road shall face those streets or appear to face those streets. No backside of buildings or "back of house" functions (such as loading or dumpster area), shall be visible from those streets.
16. Alcohol license distance requirements from residential development shall be waived.
17. As depicted in the rendering prepared by TSW, a green roof and a rooftop amenity area shall be required and count toward required amenity space.
18. Civic spaces shall include decorative hardscape consisting of pavers or other materials approved by Staff, as well as green areas. Landscaping shall be required in the civic space in well-defined planting beds and trees in tree wells as approved by Staff. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required within an area designated civic space as approved by Staff.
19. Pedestrian connections shall be provided between buildings and across roadways within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
20. Detention facilities shall not be visible from South Main Street or Devore Road, except a decorative water feature approved by Staff.
21. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along South Main Street or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
22. Developer shall improve the realignment of Devore Road, per the GDOT design. The developer shall improve South Main Street, per the GDOT design. Roadway improvements shall be eligible for road impact fee credits.
23. New driveways on Devore Road shall align with existing intersections at Karen Drive and Michael Drive as approved by Staff.
24. Awnings shall be provided on buildings at street level where reasonably appropriate as determined by Staff in order to protect pedestrians from inclement weather.
25. Streets within the development shall be private.
26. All new utilities shall be located underground.

27. Provide detailed street planting for South Main Street and Devore Road. Landscape plan shall have trees planted on each side of the sidewalk, including pedestrian lights and shall be approved by Staff at Land Disturbance Permit.
28. Streetscape along South Main Street and Devore shall meet the requirements in the Downtown Code and shall incorporate tree wells and pedestrian lighting as approved by Staff.
29. The new street corridor leading to the parking decks shall have street trees, pedestrian lighting, and landscaping as approved by Staff.
30. Prior to the first certificate of occupancy for residential land uses, improve the intersection at South Main Street and the realigned Devore Road to include the following: westbound left and right turn lanes; southbound left turn lane; and, signalize the intersection. Intersection design to be approved by staff.
31. Provide a raised brick paver crosswalk, or alternative design approved by Staff, across Devore Road with direct access to the multi-use trail as approved by Staff.
32. Rooftop signs shall be permitted subject to Staff approval.

There was discussion from the Board Concerning:

- Concurrency
- Signal for Devore @ Main St.
- Realignment of Devore Rd
- Janis Lane Improvements
- No Individual Demand Analysis submitted by Applicant
- Time frame for Building Permit or reverting to previous zoning, leasing agreements
- Square Footage of Jekyll Brewery
- Condition #14 concerning accessible path
- MU zoning request but looks more residential – Director Cook stated the character is more of an entertainment MU due to brewery.
- Amount of Greenspace
- What is considered civic space/greenspace
- External Large Tanks at Brewery behind the building
- Staff recommends a minimum of 15,000sf for Brewery
- Capacity improvements for left turn lane on Devore
- Applicant's Response to Conditions – Staff is not ok with changes to Condition #4, Concurrency, # of For Rent Units and Amenity/Civic Space.
- Pedestrian crossings descriptions
- No Hawk Signal on Devore Rd
- Impact Fees/Credits for Public Improvements
- Goal to Complement Avalon vs. competition
- Good location for residential
- Allowed C-2 uses
- Density of 22 units per acre
- Density of Avalon and City Center 8 units per acre
- Live/Work/Play Ratio of Mix

Don Rolader, Bill Probst, Ken Wood, Tom Walsh and Greg Power presented for the Applicant:

- Intent of Design
- Architecture
- For Rental
- Target Market of young professional, renter by choice
- Traffic Estimated Completion date of 2019

There was discussion from the Board:

- Loss of Level of Service at all 8 intersections based on Traffic Study. Applicant stated they did not take into consideration internal capture (people that live there and walk to work) That number could be as high as 20%
- Times of Traffic Study measurement for Jekyll Brewery. Staff and Applicant stated traffic numbers are looked at during the highest peak period of the traffic on the roadways not for the actual use.

Don Rolader presented Applicant's response to Conditions:

- Condition #4 – c. 18 unit difference in number of apartments, Concurrency of development . Applicant would like to build retail, restaurant and brewery on the front and 'for sale' residential concurrently with the apartments not the condominiums and office as they sit in the footprint of the existing shopping center.
- Condition #11 – Applicant stated this is a goal not in the UDC.

There was discussion from the Board:

- Condition # 13 Amount of Sculptures
- Condition # 4C Landscaped garden separation 50 vs. 25 feet. Applicant stated it is a design aesthetic.
- Condition # 4B Size of craft brewery. Tremendous space is dedicated to manufacturing. Market will not pay high rents for that part of the facility.
- Rationale for Residential Mix – generated by footprint of plan, establishment of HOA's, boutique "for rental", economic viability
- Estimated Price Points for residential units for sale \$300k -\$600k, apartments \$1500 - \$2200 per month.
- Developer stated they are currently involved in 2 MU developments in Atlanta

Don Rolader gave a summary stating this development meets CLUP and FLUP. It meets the goal of providing a walkable, livable MU in the downtown area. He read from the Downtown Master Plan. He spoke to reduction of density from original site plan proposed. He spoke to road improvements. He spoke about withdrawal of previously requested variances. Applicant stated they have the support of the Dogwood Square Community.

Chairman Kung'u opened the floor to Public Comment at 8:27 p.m.

In Favor:

1. Audrey Power, 4049 Dover Avenue

Reasons:

- Improvement to existing development
- Realignment of Devore Road

Opposition:

1. Valerie Manley, 5140 Southlake Drive, WCSA
2. Francine Taylor, 2017 Hidden Valley, Victoria Square
3. Christine Kujawski, 151 Arrowood Ct.
4. Pam Reddeman
5. Tom Miller, 4025 Walnut Creek Trail, WCSA
6. Philip Kingrey, 359 Karen Drive
7. Don Nahser, 305 Karen Drive

Concerns:

- Density
- Traffic
- Impact to Infrastructure
- Schools
- Question whether Traffic Study included City Center and Peridot developments
- Affordability of Residential
- Prefer property remains C-2
- Brewery not a good gateway to the City of Alpharetta
- Does not meet vision of residents
- Condition #11
- Surrounding area zonings of C-2 and R-12
- Loss of small town charm
- Historic Features, Architecture
- Precedence
- Too many For Rental Units
- Will Compete with Downtown not enhance it
- Not respectful to nearby residents
- Problem with left turn off of Devore Rd
- Light Pollution
- Noise Pollution
- Potential for “For Rental” of condominiums

Don Rolader gave rebuttal for the Applicant stating current uses allowed under C-2 zoning,

There was discussion from the Board:

- Landowners’ Rights, Public good
- Demand Analysis in Downtown Master Plan:

	Recommended Units	Approved Units
Single Family detached	40 -45	145
Townhomes	185-210	217
Mid-Range Condos	210-250	78

Director Cook addressed the issue of Apartments over Retail. Applicant is requesting a variance that they be permitted to have apartments on the first floor on more than two sides. Staff’s recommendation is that if they are approved they only be permitted to have apartments on two sides of the building – no variance to the code

There was discussion from the Board:

- Impact to City Center – compete not complement
- Development too aggressive, too dense
- For Rental product consistent with Downtown Master Plan

- Need for Variety of Residential to support Live, Work, Play
- Goal of 32% vs. 24% at present
- Present development an eyesore
- Good Traffic Study
- Community being part of the process
- Density
- Schools

❖ **Commission Member Attig offered a motion to approve with Staff Conditions**

- The motion received no second
- The motion failed due to lack of second

❖ **Commission Member Richard offered a motion to deny**

- The motion received a second from Commission Member Cashion
- The motion passed by vote (6-1) (Attig)

Chairman Kung'u called a recess at 9:28 p.m.

Chairman Kung'u reconvened the meeting at 9:40 p.m.

b. MP-16-14/Z-16-15 Notting Hill Old Milton Holdings MU

Michael Woodman, Director of Community Development presented. The applicant, Old Milton Holdings, LLC, is requesting a master plan amendment to the Old Milton Holdings Master Plan to add a 2.90-acre tract of land to the master plan, transfer previously approved stacked flat units to the 2.90-acre tract, and change previous conditions of zoning on 2.85 acres in order to allow for the construction of 42 stacked flats and a 36,000 square foot office building on a total of 5.75 acres designated Phase II of the Old Milton Holdings Master Plan. A rezoning is requested for the 2.90-acre tract from DT-LW (Downtown Live-Work) and R-12 (Dwelling, 'For-Sale' Residential) to MU (Mixed-Use). The subject property is located on the west side of Park Street between Thompson Street and Old Milton Parkway.

The submitted request, if approved, will allow Old Milton Holdings, LLC to construct 42 stacked flats

(‘For-Sale’ Condominiums) and a 36,000 square foot office building on 5.67 acres, designated Phase II of the Old Milton Holdings Master Plan, with an overall master plan density of 6.42 dwelling units per acre. The property is located on the west side of Park Street between Thompson Street and Old Milton Parkway. The Old Milton Holdings Master Plan is zoned MU with 2.85 acres in Phase II of the Master Plan currently approved for 54 stacked flats. Adjacent properties proposed to be rezoned to MU and incorporated into the master plan, represents 2.90 acres and are zoned DT-LW and R-12.

Properties surrounding the subject property are zoned MU to the east, DT-LW (Edward Andrews Townhomes) to the north, and O-I and OP to the west. Surrounding properties include the Old Milton Holdings development to the east, Thompson Street Investments (Edward Andrews Homes) to the north, and the US Post Office and office buildings to the west. The subject property and surrounding properties have a land use designation of Mixed Use Live-Work, which allows office and stacked flats.

Phase II of the Master Plan is 5.75 acres represented by a 2.85-acre property currently within the master plan and a 2.90-acre property proposed to be rezoned and incorporated into the master plan. The Old Milton Holdings Master Plan was approved on March 30, 2015 as a mixed-use development. Stacked flats were approved on the 2.85-acre property. (The property that fronts on Old Milton Pky) A portion of the 2.90-acre property was rezoned to DT-LW on March 28, 2016 to allow seven (7) ‘For-Sale’ townhome units and ten (10) single-family detached homes. The two (2) R-12 properties are currently developed with one (1) single-family detached home each. The applicant’s proposal to construct 42 stacked flats will result in a reduction in the overall residential density by 31 units. The table below reflects the approvals as they currently exist on the subject property and master plan as compared to the applicant’s proposal.

The Downtown Master Plan 5-Year Market Study shows the 5-year ‘For-Sale’ condominium demand to be 220 – 250 units within the Downtown. Including the original 54 stacked flats approved for Old Milton Holdings Master Plan, a total of 102 ‘For-Sale’ condominium units have been approved since the 5-Year Market was prepared.

The submitted site plan depicts 42 stacked flat units in eight (8), three (3) story buildings with parking underneath each building along Thompson Street and Park Street. Each building will consist of six (6) units, except that two (2) small buildings will have three (3) units each. A two (2) story 36,000 square foot office building with surface parking lot is depicted along Old Milton Parkway. Stacked flat buildings are oriented to Thompson Street and the office building is oriented to Old Milton Parkway.

The original site plan depicted nine (9) stacked flat buildings on the 2.85 acres at the northwest corner of Old Milton Parkway and Park Street.

141 surface parking spaces are proposed in conjunction with the office building. The Downtown Code requires three (3) parking spaces per 1,000 square feet; therefore, 108 parking spaces are required. Since the property is part of a mixed-use development, parking should be further reduced below the requirement. Parking in excess of 120% of the Downtown Code parking requirement is required to be constructed of pervious paver materials. Stacked flats require six (6) guest parking spaces and seven (7) spaces are depicted on the west side of the property.

Two (2) driveways are shown off Thompson Street to access the stacked flats and two (2) driveways are shown off Park Street and Old Milton Parkway to access the office building. 12’ sidewalks are proposed along Thompson Street and Old Milton Parkway and 8’ sidewalks are proposed along Park Street.

Building setbacks are shown as follows:

- Old Milton Parkway – 20’
- Park Street – 10’
- Thompson Street – 30’
- Internal Setbacks – 5’

A 30' wide linear park (civic area) is depicted along Thompson Street, including a 12' sidewalk and green space. The Thompson Street streetscape standards require an eight (8) foot sidewalk on the south side of Thompson Street. The applicant's plan should be modified to create more green area within the linear park and improvements such as seating areas, pedestrian lighting, and public art pedestals.

There are several specimen trees on the site, consisting of a mixture of hardwoods, Pines, and a Magnolia. The applicant did not provide the condition of each specimen tree with the tree assessment and the site plan does not incorporate any tree save areas. The City Arborist has conducted an assessment of the site and believes that several trees should be given site design consideration. The City's Tree Protection Ordinance requires that all reasonable efforts be made to save specimen trees with reasonable effort including an alternative building design, or alternative site layout. Staff has reviewed the tree survey, tree assessment. The Applicant also provided some information with regard to some fill that is necessary on the property. This site plan was emailed to Planning Commission Members prior to the meeting. Staff believes that Applicant could consider some alternative building designs, site layout. Staff requested this from the Applicant but did not receive it. Staff also recommends retaining walls around some of the trees to protect them in order to save them.

Staff presented a site plan of project previously approved on Old Milton Pky, just south and west of this development. This site also had some trees on it and the Applicant was able to save those trees.

The applicant provided elevations for the stacked flats and office building. At that time the Downtown Design Guidelines were not in place. The Old Milton Holdings Master Plan included the following conditions of zoning related to residential and non-residential buildings:

28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.

Mr. Woodman presented elevations submitted. The stacked flat buildings are proposed to be brick and cast stone. The building at the corner of Thompson Street and Park Street does not meet condition #30 above as the rear elevation; including garages are facing Park Street. Staff recommends 4-sided architecture and materials, as well as decorative garage doors.

Mr. Woodman stated The City's Downtown Architect provided the following comments with regard to the stacked flat buildings:

Renderings do not provide enough detail
Overall massing and scale is acceptable
Applicant has not clarified intended architectural style
Façade appears to be busy. Architectural style is necessary to determine proper revisions
Need more details on window header
What material is landscape wall and railing/fencing?
Are mechanical units on the roof?
What is intended lighting scheme?

Non-residential buildings in the Old Milton Holdings Master Plan are to be European or English style, with the Old Edwards Inn referenced as Exhibit A in zoning condition #28 above. The office building elevations depict a 4-sided brick Historic Mill building with the proposed front elevation and a more

detailed description provided below.

The City's Downtown Architect provided the following comments with regard to the office building:

Proposed design has scattered, unresolved architectural details, with several that are incompatible with historic mill buildings

Simplify the busy details

The corbelled brick entablature is too thin and awkward in paces. Refer to historic examples and rework details.

The windows and door (masonry openings) have good proportions, but they have very busy geometric mullion design. Refer to historic examples and rework details.

The simple cast stone pilaster bases are fine, but the detailed window headers look out of place. Refer to historic examples and rework details. Granite headers would be possible, or a cast stone product finished like rough granite may work.

Masonry opening headers show extend past the opening below.

The City Architect suggested looking at other historical examples to improve this building.

City Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment and rezoning. While the proposal will result in uses that are consistent with the Downtown Master Plan and Comprehensive Plan, the applicant's site plan does not incorporate tree save areas and therefore does not comply with the City's Tree Protection Ordinance. If approval is considered, architectural and site conditions are recommended to protect the tree canopy, promote pedestrian connectivity and ensure a quality product.

STAFF'S RECOMMENDATION IS TO :Deny MP-16-14/Z-16-15 Notting Hill/Old Milton Holdings/MU request for master plan amendment and zoning due to the site plan not complying with Tree Protection Ordinance.

If approval is considered, staff recommends the following conditions:

1. The site, consisting of 5.75 acres, shall be zoned MU and developed substantially similar to site plan submitted by AEC, dated 10/3/2016, except for modifications required to comply with the following conditions.
2. The 5.75-acre property shall be designated Phase II of the Old Milton Holdings Master Plan. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions control. Additionally, these conditions supersede and replace in their entirety the original conditions applicable to Phase II.
3. The residential density within Phase II of the Old Milton Holdings Master Plan shall be limited to no more than 7.30 dwelling units per acre. The overall residential density for the Old Milton Holdings Master Plan shall be limited to no more than 6.42 dwelling units per acre.
4. Office portion of the site shall be limited to 36,000 square feet and limited to professional and medical office. Uses listed as conditional in the O-I zoning district shall require approval of a conditional use permit.
5. Building setbacks shall be: 30' on Thompson Street, 20' on Old Milton Parkway, 10' on Park Street, and 10' internal property lines.

6. Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane with final approval by Staff. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
7. Roadways with on-street parking shall incorporate curb extensions at intersections.
8. In order to limit impacts to specimen trees, encroachment on Tree # 84, 87, and 178 shall be limited to no more than 20% into the CRZ. There shall be no encroachment into Tree #102 (28" Water Oak) and #103 (36" Water Oak), except as approved by the City Arborist. If the Magnolia tree near the corner of Thompson Street and Park Street is determined to be in 'Good' conditions, as determined by the City Arborist, the tree shall be saved with no more than 20% encroachment into the CRZ.
9. Stacked flats shall accommodate required parking underneath each building. Guest parking may be surface parking and shall be heavily screened from the public right-of-way.
10. Linear Park shall be developed along Thompson Street frontage with a minimum width of 30', including an 8' sidewalk and improved green space as approved by Staff. The linear park shall include stacked stone or granite wall between the stacked flats and the linear park with final approval by Staff. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided as approved by Staff.
11. Linear Park and amenity lawns shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
12. Applicant shall provide an easement to the City for the linear park, including seating areas along Thompson Street. Linear park shall be maintained by the HOA.
13. Development shall not be gated.
14. Stacked flats architecture and materials shall be developed substantially as submitted with the application and in compliance with the Downtown Code subject to Staff approval. 4-sided architecture and materials shall be required. Garage doors shall be a custom, decorative design and material as approved by Staff.
15. Office building architecture and materials shall be developed substantially as submitted with the application, except where revised to address comments from Downtown Architect and subject to DRB approval.
16. A pedestrian and bicycle connection shall be provided from the linear park along Thompson Street through the stacked flats and to the rear of the office building. Connection shall be an accessible linear green path as approved by Staff.
17. The number and/or the size of parking spaces associated with the office building shall be reduced in order to gain additional green space as approved by Staff.
18. Parking areas and internal driveways shall be heavily screened from Old Milton Parkway, Park Street and Thompson Street.
19. A 10' heavily planted landscape strip shall be required adjacent to the property to the west, including between the stacked flats and office building parcels and may be expanded to 15' where possible.
20. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
21. All buildings shall have connectivity to the sidewalk system.
22. Fencing visible from the public right-of-way shall be decorative as approved by Staff.
23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
24. Delete previous Old Milton Holdings (CLUP-14-07/Z-14-11/V-14-26) zoning condition #35.
25. No parking shall be visible from Old Milton Parkway.
26. The corner of Old Milton Parkway and Park Street shall be a minimum 2,000 square feet and heavily landscaped with a decorative wall or other feature as approved by Staff.
27. Decorative paver aprons shall be required at each of the 3 driveways as approved by Staff.

There was discussion concerning:

- Applicant's Response to Staff Recommendation received 11.30.16. – Mr. Woodman stated that Staff had asked the Applicant based on the initial review of the Site Plan to revise or prepare an alternate

design. That was not provided by the Applicant. Staff is supportive of the mix of uses proposed but cannot support the item as it does not meet the Tree Protection Ordinance.

- Staff clarified the Applicant's request for Zoning with regard to MU. Staff is recommending the rezoning to MU because it is part of an existing Master Plan.
- There was discussion of previous rezoning to DT-LW.
- Staff clarified that the R-12 portion was not part of the original Old Milton Holdings approval.

Jill Arnold, Steve Rowe, Lindell Sherrill presented for the Applicant:

- Discussed Zoning Request for Phase II of Old Milton Holdings Development in order to incorporate nonresidential uses between the two developments.
- Discussed current zoning and entitle units approved for the property.
- Applicant stated they are proposing transferring the stacked flats along Old Milton Pky to the parcels on Thompson St. and adding an Office Building along Old Milton Pky . This leads to a reduction in overall residential density on the Master Plan.
- Addressed that Staff is in support of mix of uses, consistency with Downtown Master Plan and Comprehensive Land Use Plan.
- Addressed response letter. Applicant stated that they comply with Tree Protection Ordinance by using best efforts to save trees. Applicant stated they have looked at alternative building designs, layouts. Applicant stated they cannot save trees due to challenging topography and significant grade change. Applicant noted they are saving 12 trees as a part of the Master Plan, but not on this site.

There was discussion on compliance with the Tree Ordinance with regard to what has been done to try to protect specimen trees.

Steve Rowe, AEC, presented:

- Elevation, grading challenges to the site. He discussed location of trees, stormwater area, grade transitions, utility conflicts, engineering of buildings, required streetscape on Thompson St.
- Have tried alternative building designs but were unable to save trees.
- Presented topographic map.

Lindell Sherrill presented elevations:

- Developer's original site plan was for 48 units.
- The Board asked for the compelling reason for the changes to the Zoning. – Applicant stated developer was able to acquire the property along Thompson St. and in concert with the property on Old Milton it made sense to rezoning the entire site to MU to be able to move the buildings on the site in a more effective way.
- There was discussion of tree save areas in previous zonings. The DT-LW piece, when rezoned in March 2016 required saving 2 trees. The R-12 property has not been accessed yet by the City Arborist.
- There was discussion on Variance approved by Council in order to remove trees on that property.
- Staff clarified they requested alternate site plans showing a reasonable effort to save trees on the current site and did not receive them. If Staff received alternate plans which prove trees cannot be saved, that might impact the recommendation.
- Applicant stated that they do not believe there is an alternate site plan without a dramatic reduction in the unit count affecting the economic viability of the project.
- Applicant stated that going up in height would be counter to the intent of the project.
- Chairman Kung'u asked if these alternate site plans have been discussed with Staff. Applicant stated no, but he is willing to show them the studies and design process with trees, elevations, grade changes.
- Architect stated that what they have designed allows the buildings to “drop and pick back up again” with the topography.
- Chairman Kung'u and Board stated that the burden of proving that alternate site plans is on the

- Applicant. This requires discussion and submissions to Staff.
- Applicant stated they are happy to review alternate plans with Staff.
- Applicant went over revised conceptual elevations which incorporate Staff Comments.
- There was discussion of concealed garage view.
- Applicant presented view of Office Building from Park St.

Jill Arnold concluded with an overview of the proposed revisions to Staff's recommended conditions.

- 1. Date of Site Plan to 11.18.16
- 8. Proposed removing this condition
- 10. Change to masonry
- 13. Add that a gate may be installed between the office tract and the residential stacked flat tract for residential use only.
- 16. Proposed removing this condition
- 17. Proposed removing this condition
- 23. Proposed removing this condition
- 25. Proposed removing this condition (addressed in Condition #18)

Chairman Kung'u opened the floor to Public Comment at 10:33 p.m.

- 1. Richard Bondur, Academy Park HOA stated residents think it is a great project.

Concerns:

- 1. Ensure Applicant is following codes
- 2. No trees sacrificed unnecessarily
- 3. Grading issues
- 4. Large conduit on Park Space on Old Milton Parkway leading to runoff issues

Steve Rowe stated that the pond is designed to reduce water flow.

After discussion that the Board would like the Applicant to meet with Staff to resolve the Tree issues.

- ❖ Commission Member Caswell offered a motion to table this application
 - The motion received a second from Commission Member Brady
 - The motion passed by vote (7-0)

c. CU-16-22/PH-16-17/V-16-32 SABRI GUVEN

Kathi Cook, Director of Community Development, presented.

The applicant, Richard Wernick, is requesting a change to previous conditions of zoning, a conditional use and variances to allow for a 3,024 square foot addition to the Sabri Guven retail center and a 9,600 square foot office building with accessory retail. A conditional use is requested to permit a dress shop within 25% of the office space and variances to reduce the front and side setbacks in the O-I (Office-Institutional) zoning district. The subject property is located at 2225, 2245 and 2255 Old Milton Parkway at the southeast corner of Haynes Bridge Road and Old Milton Parkway.

The submitted request, if approved, will allow for the construction of a 3,024 square foot addition to The Sabri Guven retail center and a 9,600 square foot office building with accessory retail use (2,400 square foot dress shop). The subject property is located at 2225, 2245 and 2255 Old Milton Parkway at the southeast corner of Haynes Bridge Road and Old Milton Parkway. The property owner recently acquired 2255 Old Milton Parkway, which is the vacant property to the east.

The subject properties are zoned C-2 Conditional (General Commercial - Conditional) and O-I (Office-Institutional). The C-2 property is the Sabri Guven retail center and the O-I property is vacant land. The properties are surrounded by vacant O-I parcels to the south and east and R-12 land to the southeast. Both properties are located within the Downtown Overlay and have a Commercial and Mixed Use Live-Work comprehensive land use plan designation.

The property located at 2225 and 2245 Old Milton Parkway is subject to conditions of zoning from the rezoning case approved on May 27, 2008 (see 2008 zoning plan below). The applicant proposes the following changes to the previous conditions of zoning:

3. Building development on site shall be limited to ~~9,600~~ 12,624 square feet.
6. Rear parking area shall meet code for dimensions and landscaping. ~~In addition, retaining walls shall be set back a minimum of 5' from the CRZ of the 44" Oak located to the east of the site.~~
8. ~~Rear section of lot shall remain as undisturbed green space as depicted on submitted plan with no buildings, detention ponds, walls or other structures.~~
- 9.

A conditional use permit is requested to allow for a 2,400 square foot dress shop within the proposed office building on the O-I zoned property. The O-I zoning district permits subordinate retail sales within an office building not constituting more than 25% of the overall space with approval of a conditional use.

A variance is requested from UDC Section 2.2.13 (D) to reduce the front setback along Old Milton Parkway from 65' to 20' and to reduce the side setback from 15' to ten (10) feet. Staff encouraged the applicant to pursue the front setback variance in an effort to bring the building up to the street with the parking located behind the building. This site layout is consistent with the Downtown Master Plan's vision, which promotes a walkable environment.

The submitted site plan depicts a 3,024 square foot addition to the existing retail center on the 1.71-acre C-2 property. A 2-story, 9,600 square foot office building is depicted on the 0.89-acre O-I property. All buildings are shown facing Old Milton Parkway and access is shown through the existing curb cut on Old Milton Parkway. The existing driveway at 2255 Old Milton Parkway will be removed. The proposed minimum building setbacks are as follows:

Front Setback (Old Milton Parkway) – 20 feet

Side Setback – 10 feet
Rear Setback – 15 feet

42 parking spaces currently exist on the site with an additional 42 proposed parking spaces for a total of 84 spaces. The proposed parking spaces are located to the rear of the proposed addition and office building. The Alpharetta Downtown Code requires one (1) parking space per 500 square feet for retail/restaurant uses and one (1) parking space per 333 square feet for office use. Based on the existing and proposed uses and square footage, the site requires 52 parking spaces. However, the existing site has a history of parking shortages, as depicted in the picture below, and may warrant additional parking.

The applicant's arborist report identifies several trees on the site, including a 58" and 18" Water Oaks at the rear of the site. The 58" Water Oak was the subject of a 2008 zoning condition requiring the tree to be protected from any encroachment. The proposed site plan depicts parking areas encroaching upon the critical root zone of the 58" Water Oak.

The O-I parcel is required to provide a minimum 10% open space, which may not include buildings, parking areas, required building setbacks, buffers, and landscape strips. Therefore, 0.089 acres or 3,877 square feet of open space is required. The site plan depicts 4,944 square feet of open space in several small areas throughout the site. However, most of the depicted open space areas are unusable for outdoor enjoyment or are located within the parking area. Staff recommends that the open space requirement be met at the rear of the C-2 and O-I properties.

Although not depicted on the site plan, the applicant has indicated that detention will be provided on-site, likely through an underground vault.

The applicant submitted elevations of the proposed retail addition and the free-standing office building. The retail addition is proposed to be a continuation of the existing retail center with respect to architecture and building materials. The architectural style of the office building is unclear. Brick is shown as the primary material on all building elevations.

The City's Downtown Architect provided the following comments with regard to the retail building addition and office building:

- Suggest that both the addition and the office building meet the Downtown Guidelines and not try to match the existing retail center.
- Suggest refinements to the site layout so that the office building is aligned parallel to the existing retail center.
- Roof area is too overbearing visually
- No historic details in the brick
- No base or entablature provided

The proposed project, consisting of 5,424 square feet of retail use and 7,200 square feet of office use, would generate 121 PM Peak Hour Trips.

Staff has reviewed the application and is generally in agreement with the requests for conditional use and variance as the proposal is consistent with the vision in the Downtown Master Plan. The variance

request to reduce the front and side setbacks is consistent with the Downtown Master Plan, which envisions a walkable area. However, the request to change previous conditions of zoning is not supported as the proposed retail addition and office building can be constructed without impacting existing specimen trees and open space. In addition, staff recommends that the proposed retail addition and office building meet the Downtown Code requirements with regard to architecture and building design.

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 comments were received.

Staff's recommendation is to approve PH-16-17/CU-16-22/V-16-32 Sabri Guven subject to the following conditions:

1. Property shall be developed substantially in accordance with the submitted plan prepare by Donald Ayers, dated 8/29/2016, except as modified by these conditions. Lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
2. A wedding/formal dress shop shall be permitted within no more than 25% of the office building space. A change in the accessory retail use in the office building shall require conditional use approval.
3. Setbacks shall be:
 - Front Setback (Old Milton Parkway) – 20 feet
 - Side Setback – 10 feet
 - Rear Setback – 15 feet
4. All buildings shall be oriented to and have their front door facing Old Milton Parkway with a connection to the sidewalk on Old Milton Parkway.
5. Office building shall be aligned with the existing retail center with respect to building setback from Old Milton Parkway, with no more than one row of parking between the building and the street as approved by Staff.
6. Architecture and building design for the proposed retail addition and office building shall meet the Downtown Code requirements as approved by Staff and DRB.
7. Visible fencing shall be decorative as approved by the DRB.
8. The existing curb cut and driveway at 2255 Old Milton Parkway shall be removed.
9. There shall be no encroachment into the critical root zone (CRZ) of Trees #2 (58" Water Oak) and #69 (18" Water Oak) and retaining wall(s) shall be setback a minimum 5' from the CRZ.
10. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist.
11. A combination plat for the properties located at 2225 and 2245 Old Milton Parkway shall be required prior to a Certificate of Occupancy (CO) for the 3,024 square foot building addition.
12. If the O-I parcel is sold, an inter parcel access easement and a shared parking agreement shall be required.
13. 50% of the required parking spaces for the office use shall be compact spaces.
14. 20' landscape strip along Old Milton Parkway and a 5' landscape strip along the eastern property line shall be required on the O-I parcel.
15. Pedestrian street lights shall be continued along the Old Milton Parkway streetscape, as approved by Staff.
16. Provide opportunity for inter parcel access to the property to the east.
17. The rear section of the properties located at 2225, 2245 and 2255 Old Milton Parkway shall remain undisturbed open space. An open space easement shall be required for any portion of the required minimum 3,877 square foot open space area provided on the adjacent C-2 property.

There was discussion from the Board concerning topography of the site.

Richard Wernick, presented for the Applicant.

There was no Public Comment.

- ❖ Commission Member Cashion offered a motion to approve with Staff Conditions
 - The motion received a second from Commission Member Brady
 - The motion passed by vote (7-0)

d. PH-16-18 UDC CHANGES - SMART STORMWATER CODE

Jill Bazinet, Senior, Stormwater Engineer and Julie Kaplan, Consultant presented consideration of text amendments to the Unified Development Code, Stormwater Manual and Stormwater Extent of Services Policy to implement smart stormwater strategies.

After presentation and discussion from the Board:

- ❖ Commission Member Goss offered a motion to approve
 - The motion received a second from Commission Member Richard
 - The motion passed by vote (7-0)

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 11:45 p.m.

SECTION 5.3 - PLANNING COMMISSION

5.3.1 Establishment.

A Planning Commission is hereby created. The Mayor and each Council Member shall each appoint one (1) member who shall serve at the pleasure of the Mayor or Council Member making the appointment. Members may be reimbursed for any authorized travel expenses incurred while representing the Planning Commission.

5.3.2 Proceedings of the planning commission.

- A. The Planning Commission shall elect a Chairperson and a Vice Chairperson from its members who shall serve for one year or until re-elected or until their successors are elected. The Planning Commission shall meet in public hearing in accordance with a schedule of such hearing established by the City Council. Other meetings of the Planning Commission shall be held at the call of the chairperson and at such other times as the Planning Commission may determine. All meetings of the Planning Commission shall be open to the public.
- B. A majority of the entire Planning Commission shall constitute a quorum. The vote of the majority of the Planning Commission members present and voting at a meeting which a quorum is present shall be necessary to affirm any decision or recommendation.
- C. The Director shall serve as secretary to the Planning Commission. The secretary shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be of public record.
- D. The Planning Commission, by majority vote, may adopt standards which shall be reviewed and approved by the City Council.

5.3.3 Powers and duties of the planning commission.

- A. The Planning Commission shall have the duty and responsibility to conduct a public hearing on all applications for zoning changes brought before it by the Director, including any request for an exception associated with any application for a zoning change, to review the applications in accordance with the standards and procedures set forth elsewhere in this Ordinance, and to make such recommendations as it deems appropriate to the City Council on each use.
- B. The Planning Commission shall also have the duty and responsibility to conduct public hearing on all applications for an amendment to the Comprehensive Land Use Plan and all proposed amendments to the text of this Ordinance, to review the applications in accordance with the standards and procedures set forth elsewhere in this Ordinance, and to make such recommendations as it deems appropriate to the City Council on each case.
- C. The Planning Commission shall also have the authority to initiate on its own motion an amendment to the Comprehensive Land Use Plan or to the text of this Ordinance when, in its determination, such changes are necessary or desirable.
- D. The Planning Commission shall also have the duty and responsibility to request the Director to prepare such plans and studies as it may deem appropriate and report said findings.

Approve MP-16-14/Z-16-15 Notting Hill/Old Milton Holdings/MU subject to the following conditions:

1. The site, consisting of approximately 5.68 acres, shall be zoned MU and developed substantially similar to site plan submitted by AEC, dated 1/4/2017, except for modifications required to comply with the conditions below.
2. The 5.68-acre property shall be designated Phase II of the Old Milton Holdings Master Plan. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions control. Additionally, these conditions supersede and replace in their entirety the original conditions applicable to Phase II.
3. The residential density within Phase II of the Old Milton Holdings Master Plan shall be limited to no more than 7.40 dwelling units per acre. The overall residential density for the Old Milton Holdings Master Plan shall be limited to no more than 6.53 dwelling units per acre.
4. Office portion of the site shall be limited to a 40,000 square foot, minimum 2-story building and use limited to professional office, medical office, and bank without drive-through. Any additional uses listed as conditional in the O-I zoning district shall require approval of a conditional use permit.
5. Building setbacks shall be: 30' on Thompson Street, 20' on Old Milton Parkway, 10' on Park Street, and 5' internal property lines.
6. Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane with final approval by Staff. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
7. On-street parking shall be provided on Park Street, as approved by Staff.
8. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk.
9. A tree save area shall be set aside at the corner of Old Milton Parkway and Park Street, as identified on the site plan, dated 1/4/2017. There shall be no encroachment into the CRZ of the 30" Pecan (#89), 20" Water Oak, 7" Water Oak, 6" Water Oak, 5" Water Oak, and 4" Water Oak. Tree save area shall be recorded on the final plat. The applicant shall conduct a climbing inspection of the 30" Pecan to determine the viability of the tree and that the area where the tree forks is structurally sound. If the 30" Pecan is determined to be a 'good' save, tree care plan shall be provided to staff for approval within 4 weeks of the City Council decision on this matter and shall include cabling, soil compaction reduction, fertilization, and insect and borer control among other items to be approved by the City Arborist. If the 30" Pecan is determined to be unworthy of saving, the tree save area at the corner shall be replanted with 3 times the inches removed (90") with trees that have a minimum caliper of 12" – 15", as approved by Staff.
10. Stacked flats shall accommodate required parking underneath each building. Guest parking may be surface parking and shall be heavily screened from the public right-of-way.
11. Linear Park shall be developed along Thompson Street frontage with a minimum width of 30', including an 8' sidewalk and improved green space as approved by Staff. The linear park shall include stacked stone or granite wall between the stacked flats and the linear park with final approval by Staff. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided as approved by Staff.
12. Linear Park, corner of Old Milton Parkway and Park Street, and amenity lawns shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
13. Applicant shall provide an easement to the City for the linear park, including seating areas along Thompson Street. Linear park shall be maintained by the HOA.
14. Development shall not be gated.
15. Stacked flats architecture and materials shall be developed substantially as submitted and in compliance with the Downtown Code subject to Staff approval. 4-sided architecture and materials shall be required. Garage doors shall be a custom, decorative design and material as approved by Staff.
16. Office building architecture and materials shall be developed substantially as submitted and subject to DRB approval.
17. A pedestrian and bicycle connection shall be provided from the linear park along Thompson Street through the stacked flats and to the rear of the office building. Connection shall be an accessible linear green path as approved by Staff.
18. Parking areas and internal driveways shall be heavily screened from Old Milton Parkway, Park Street and Thompson Street.

19. A minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west, including between the stacked flats and office building parcels and shall be expanded up to 15', where possible.
20. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
21. All buildings shall have connectivity to the sidewalk system.
22. Fencing visible from the public right-of-way shall be decorative as approved by Staff.
23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
24. Delete previous Old Milton Holdings (CLUP-14-07/Z-14-11/V-14-26) zoning condition #35.
25. The corner of Old Milton Parkway and Park Street shall be a minimum 2,000 square feet and heavily landscaped with a seating area and decorative wall or other feature as approved by Staff.
26. The corner of Thompson Street and Park Street shall be heavily landscaped, including a decorative wall and sculpture and/or water feature as approved by Staff. Additional landscaping shall be providing to screen the rear of the building facing Park Street.
27. Decorative paver aprons shall be required at each of the 4 driveways as approved by Staff.
28. Provide a pedestrian crosswalk (brick paver) across Park Street providing a midblock connection between Phase 1 and 2 of the Old Milton Holdings Master Plan, as approved by Staff.
29. Landscape, hardscape, fences and walls shall compliment materials used in Phase 1 of the Master Plan.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-16-14/Z-16-15 NOTTING HILL/OLD MILTON HOLDINGS/MU

PLANNING COMMISSION: JANUARY 5, 2016

CITY COUNCIL: JANUARY 23, 2016

This item was heard at the December 1, 2016 Planning Commission meeting. One resident from Academy Park spoke in opposition to the request, stating that the applicant should work with the City to save trees on the site. After discussion, the Planning Commission recommended to table the request. Vote (7-0)

II. RECOMMENDATION:

Deny MP-16-14/Z-16-15 Notting Hill/Old Milton Holdings/MU request for master plan amendment and rezoning.

If approval is considered, staff recommends the following conditions:

1. The site, consisting of approximately 5.68 acres, shall be zoned MU and developed substantially similar to site plan submitted by AEC, dated 11/8/2016, except for modifications required to comply with the conditions below.
2. The 5.68-acre property shall be designated Phase II of the Old Milton Holdings Master Plan. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions control. Additionally, these conditions supersede and replace in their entirety the original conditions applicable to Phase II.

3. The residential density within Phase II of the Old Milton Holdings Master Plan shall be limited to no more than 7.39 dwelling units per acre. The overall residential density for the Old Milton Holdings Master Plan shall be limited to no more than 6.53 dwelling units per acre.
4. Office portion of the site shall be limited to a 36,000 square foot, minimum 2-story building and use limited to professional office, medical office, and bank without drive-through. Any additional uses listed as conditional in the O-I zoning district shall require approval of a conditional use permit.
5. Building setbacks shall be: 30' on Thompson Street, 20' on Old Milton Parkway, 10' on Park Street, and 5' internal property lines.
6. Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane with final approval by Staff. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
7. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk.
8. In order to limit impacts to specimen trees, encroachment into the CRZ of 25" Walnut (#84), 33" Water Oak (#87), 24" Southern Magnolia (#179) and 24" Southern Magnolia (#180) shall be limited to no more than 20% as approved by Staff. The applicant shall make reasonable effort to save 28" Water Oak (#102) and 36" Water Oak (#103), if feasible.
9. Stacked flats shall accommodate required parking underneath each building. Guest parking may be surface parking and shall be heavily screened from the public right-of-way.
10. Linear Park shall be developed along Thompson Street frontage with a minimum width of 30', including an 8' sidewalk and improved green space as approved by Staff. The linear park shall include stacked stone or granite wall between the stacked flats and the linear park with final approval by Staff. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided as approved by Staff.
11. Linear Park and amenity lawns shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
12. Applicant shall provide an easement to the City for the linear park, including seating areas along Thompson Street. Linear park shall be maintained by the HOA.
13. Development shall not be gated.
14. Stacked flats architecture and materials shall be developed substantially as submitted and in compliance with the Downtown Code subject to Staff approval. 4-sided architecture and materials shall be required. Garage doors shall be a custom, decorative design and material as approved by Staff.
15. Office building architecture and materials shall be developed substantially as submitted with the application, except where revised to address comments from Downtown Architect and subject to DRB approval.
16. A pedestrian and bicycle connection shall be provided from the linear park along Thompson Street through the stacked flats and to the rear of the office building. Connection shall be an accessible linear green path as approved by Staff.
17. The number and/or the size of parking spaces associated with the office building shall be reduced in order to gain additional green space as approved by Staff.
18. Parking areas and internal driveways shall be heavily screened from Old Milton Parkway, Park Street and Thompson Street.
19. A minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west, including between the stacked flats and office building parcels and shall be expanded up to 15', where possible.
20. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
21. All buildings shall have connectivity to the sidewalk system.
22. Fencing visible from the public right-of-way shall be decorative as approved by Staff.
23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
24. Delete previous Old Milton Holdings (CLUP-14-07/Z-14-11/V-14-26) zoning condition #35.
25. The corner of Old Milton Parkway and Park Street shall be a minimum 2,000 square feet and heavily landscaped with a seating area and decorative wall or other feature as approved by Staff.
26. The corner of Thompson Street and Park Street shall be heavily landscaped, including a decorative wall and sculpture and/or water feature as approved by Staff. Additional landscaping shall be providing to screen the rear of the building facing Park Street.
27. Decorative paver aprons shall be required at each of the 4 driveways as approved by Staff.
28. Provide a pedestrian crosswalk (brick paver) across Park Street providing a midblock connection between Phase 1 and 2 of the Old Milton Holdings Master Plan, as approved by Staff.

29. Landscape, hardscape, fences and walls shall compliment materials used in Phase 1 of the Master Plan.

III. REPORT IN BRIEF:

The applicant, Old Milton Holdings, LLC, is requesting a master plan amendment to the Old Milton Holdings Master Plan to add a 2.82-acre tract of land to the master plan, transfer previously approved stacked flat units to the 2.82-acre tract, and change previous conditions of zoning on 2.86 acres in order to allow for the construction of 42 stacked flats and a 36,000 square foot office building on a total of 5.68 acres designated Phase II of the Old Milton Holdings Master Plan. A rezoning is requested for the 2.82-acre tract from DT-LW (Downtown Live-Work) and R-12 (Dwelling, 'For-Sale' Residential') to MU (Mixed-Use) in order to add the property to the Old Milton Holdings Master Plan. The subject property is located on the west side of Park Street between Thompson Street and Old Milton Parkway.

DISCUSSION

The submitted request, if approved, will allow Old Milton Holdings, LLC to construct 42 stacked flats ('For-Sale' Condominiums) and a 36,000 square foot office building on 5.68 acres, designated Phase II of the Old Milton Holdings Master Plan, with an overall master plan residential density of 6.53 dwelling units per acre. The property is located on the west side of Park Street between Thompson Street and Old Milton Parkway. The Old Milton Holdings Master Plan is zoned MU with 2.86 acres in Phase II of the Master Plan currently approved for 54 stacked flats. Adjacent properties proposed to be rezoned to MU and incorporated into the master plan, represent 2.82 acres and are zoned DT-LW and R-12.

Properties surrounding the subject property are zoned MU to the east, DT-LW to the north, and O-I and OP to the west. Surrounding properties include the Old Milton Holdings development to the east, Thompson Street Investments (Edward Andrews Homes) to the north, and the US Post Office and office buildings to the west. The subject property and surrounding properties have a land use designation of Mixed Use Live-Work, which allows office and stacked flats.

Phase II of the Master Plan is 5.68 acres represented by a 2.86-acre property currently within the master plan and a 2.82-acre property proposed to be rezoned and incorporated into the master plan. The Old Milton Holdings Master Plan was approved on March 30, 2015 as a mixed-use development. Stacked flats were approved on the 2.86-acre property. A portion of the 2.82-acre property was rezoned to DT-LW on March 28, 2016 to allow seven (7) 'For-Sale' townhome units and ten (10) single-family detached homes. The two (2) R-12 properties are currently developed with one (1) single-family detached home each. The applicant's proposal to construct 42 stacked flats will result in a reduction in the overall residential density by 31 units. The table below reflects the approvals as they currently exist on the subject property and master plan as compared to the applicant's proposal.

Existing/Proposed Phase II Property & Existing/Proposed Overall Master Plan

	Existing Zoning	Proposed Zoning	Net Change	Existing Master Plan	Proposed Master Plan
Acreage	5.68 ac	5.68 ac		21.07 ac	23.89 ac
Residential	12 SFD, 7 TH, 54 Stacked Flats	42 Stacked Flats	-12 SFD - 7 TH -12 Stacked Flats	21 SFD, 111 TH, 54 Stacked Flats	25 SFD, 89 TH, 42 Stacked Flats
Density	12.85 du/ac*	7.39 du/ac	- 5.40 du/ac	8.83 du/ac	6.53 du/ac
Office	0	36,000 SF	+ 36,000 SF	12,000 SF	48,000 SF

*Overall residential density for Old Milton Holdings Master Plan capped at 8.83 du/ac.

The Downtown Master Plan 5-Year Market Study shows the 5-year 'For-Sale' condominium demand to be 220 – 250 units within the Downtown. Including the original 54 stacked flats approved for Old Milton Holdings Master Plan, a total of 102 'For-Sale' condominium units have been approved since the 5-Year Market was prepared.

SITE PLAN

The submitted site plan depicts 42 stacked flat units in eight (8), three (3) story buildings with parking underneath each building along Thompson Street and Park Street. Each building will consist of six (6) units, except that two (2) small buildings will have three (3) units each. A two (2) story 36,000 square foot office building with surface parking lot is depicted along Old Milton Parkway. Stacked flat buildings are oriented to Thompson Street and the office building is oriented to Old Milton Parkway. As shown below, the original site plan depicted nine (9) stacked flat buildings on the 2.86 acres at the northwest corner of Old Milton Parkway and Park Street.



141 surface parking spaces are proposed in conjunction with the office building. The Downtown Code requires three (3) parking spaces per 1,000 square feet; therefore, 108 parking spaces are required. Since the property is part of a mixed-use development, parking should be further reduced below the requirement. Parking in excess of 120% of the Downtown Code parking requirement is required to be constructed of pervious paver materials. Stacked flats require six (6) guest parking spaces and seven (7) spaces are depicted on the west side of the property.

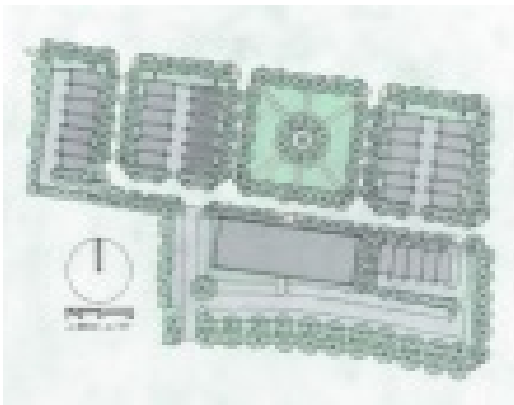
Two (2) driveways are depicted on Thompson Street to access the stacked flats. Access for the office building is depicted as one (1) driveway on Park Street and one (1) driveway on Old Milton Parkway. 12' sidewalks are proposed along Thompson Street and Old Milton Parkway and 8' sidewalks are proposed along Park Street. Building setbacks are shown as follows:

- Old Milton Parkway – 20'
- Park Street – 10'
- Thompson Street – 30'
- Internal Setbacks – 5'

A 30' wide linear park (civic area) is depicted along Thompson Street, including a 12' sidewalk and green space. The Thompson Street streetscape standards require an eight (8) foot sidewalk on the south side of Thompson Street. The applicant's plan should be modified to create more green area within the linear park and improvements such as seating areas, pedestrian lighting, and public art pedestals.

There are several specimen trees on the site, consisting of a mixture of hardwoods, Pines, and Magnolias. The applicant's arborist assessment did not indicate the condition of each specimen tree and the site plan does not incorporate any tree save areas. The City's Tree Protection Ordinance requires that all reasonable efforts be made to save specimen trees, including but not limited to, an alternate building design and/or site layout. The applicant provided an alternate site plan; however, the plan did not reflect any specimen trees being saved. Staff has made the following suggestions to the applicant with respect to saving trees: split the office building into two (2) smaller buildings to reflect a village-style development, increase the height of the office and/or stacked flat buildings, reduce overall residential and/or office density, remove excess parking spaces above the Downtown Code requirement, utilize compact parking spaces, reconfigure the building footprint of the office and/or stacked flat buildings, and utilize site walls to protect specimen trees. The City Arborist conducted a field assessment and believes that several trees should be given site design consideration.

The applicant's site plan was sent to the City's On-Call consultant for review and comment. The City's consultant provided initial comments and recommended revising the site plan, as shown below, depicting greater connectivity and integration of uses. The site plan does depict townhomes instead of stacked flats; however, stacked flats or townhomes could be accommodated on the site with the same design principles.



The consultant provided the following comments:

- The internal street design is like a parking-lot drive as opposed to a walkable street. No sidewalks and sporadic tree cover.
- Park Street is faced by the garage door rears of the stacked flats.
- There is no integration between uses and the office building lacks any walkable connection to the stacked flats or to Thompson Street.

BUILDING ELEVATIONS & ARCHITECTURE

The applicant provided elevations for the stacked flats and office building. The Old Milton Holdings Master Plan included the following conditions of zoning related to residential and non-residential buildings:

28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.

As depicted in the picture below, the stacked flat buildings are proposed to be brick and cast stone. The building at the corner of Thompson Street and Park Street does not meet condition #30 above as the rear elevation, including garages are facing Park Street. Staff recommends 4-sided architecture and materials, as well as decorative garage doors.





The stacked flat building elevations were updated based on the comments received by the City's Downtown Architect. The Downtown Architect had the following comment on the revised elevations:

- The rear elevations of the stacked flats (parking side) appears to feature no header detail above the windows? Please utilize some form of traditional brick or stone header lintel above all openings.

Non-residential buildings in the Old Milton Holdings Master Plan are to be European or English style, with the Old Edwards Inn referenced as Exhibit A in zoning condition #28 above. The office building elevations depict a 4-sided brick Historic Mill building with the proposed front elevation and a more detailed description provided by the applicant's architect below.

"The exterior design of this building draws on the architectural heritage of the historic Mill Towns scattered throughout the Southeast. The design emphasizes the character of the brick façade that is respectful of the hand laid craftsmanship of masons. The brick patterning at the top creates a sensitive yet appropriately scaled cornice treatment that is accomplished with hand laid brick in soldier, dentil, rowlock and running bond coursework that creates a strong line at the top of the building. The rod hung canopy protects the entry doors in the manner consistent with canopies from the 19th century, a period when construction of the mill buildings were prolific in Georgia."



The office building elevations were updated based on the comments received by the City's Downtown Architect. The Downtown Architect had no further comments on the revised elevations.

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the table below, the proposed use will generate 103 PM Peak Hour trips.

Traffic

USE	PROGRAM TOTAL S.F.	AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.	14.62	0	19.38	0	130.34	0
Office	36,000 s.f.	1.56	56	1.49	54	11.01	396
Hotel	0 rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	48 units	0.77	37	1.02	49	9.57	459
Totals			93		103		856

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 42 Stacked Flats Residential Units

School	Single Family Average #
Manning Oaks Elementary School	2 to 6 students
Hopewell Middle School	1 to 1 students
Alpharetta High School	0 to 4 students
TOTAL	3 to 11 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

MIXED-USE (MU) DISTRICT REVIEW CRITERIA

UDC Section 2.2.20(E) Review Criteria, establishes criteria to be used to evaluate proposals for Mixed-Use master plans. The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

Response: Staff has reviewed the applicant's proposed site plan against the review criteria for the MU district and finds that the proposed site plan does not adequately address and/or does not comply with the following MU review criteria.

- 3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.*
- 5. Buildings that face or appear to face public roadways.*
- 8. Creation of vistas and view corridors within development.*
- 10. Incorporation of natural site features.*
- 15. Emphasis on a high quality landscape plan.*
- 16. Number of office jobs internally captured on-site.*

There is a large parking area associated with the office building. In addition, the site plan depicts parking in excess of the Downtown Code requirement and shared parking is not provided. The stacked flat building at the corner of Thompson Street and Park Street is not oriented to Park Street. Staff recommends a condition that a bicycle and pedestrian connection be accommodated through the site at the entrance to the stacked flats on Thompson Street to the north side of the office building. If accommodated by the applicant, a view corridor will be provided through the development. The applicant's site plan does not save any on-site trees; therefore, the site does not incorporate natural site features. While the site plan depicts landscape strip trees, it does not reflect a detailed landscape plan with trees, shrubs, and ground cover, which will be required at land disturbance permit submittal. The applicant has not provided any information regarding office jobs internally captured on-site. However, several residential housing types are under construction or approved in the Downtown that could work at the office. Office is a good addition to the master plan.

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 development proposal is consistent with the Downtown Master Plan and Comprehensive Plan; however, additional efforts to incorporate tree saves should be required, as well as pedestrian connections and integration of uses.

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

Response: The proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are included requiring pedestrian-oriented infrastructure, architectural standards, and protection of the tree canopy.

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

Response: The proposed development will have impacts on the natural environment. The applicant's site plan does not save any trees. Per the City's Tree Protection Ordinance, an alternate plan is required, which incorporates specimen trees into the site design and limits off-site impacts.

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

Response: The properties could be developed under the current zoning districts. However, the proposal will result in a net reduction in the overall residential density and is consistent with the land use designation of the property, which is Mixed Use Live-Work. Additional efforts to incorporate tree saves should be required, as well as pedestrian connections and integration of uses.

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 will result in a net reduction in the overall residential density. Also, the proposed mix of uses are consistent with a live-work environment, which should result in a net trip reduction.

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 within the Downtown Overlay in an area designated Mixed Use Live-Work. Therefore, the proposed uses are consistent with this designation. However, additional efforts to incorporate tree saves should be required, as well as pedestrian connections and integration of uses.

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 rezoning request reflects a reasonable balance as the mix of uses complement the developments proposed along the Thompson Street corridor. However, additional efforts to incorporate tree saves should be required, as well as pedestrian connections and integration of uses.

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

Response: The property can be developed as approved; however, the proposal will result in a net reduction in overall density. However, additional efforts to incorporate tree saves should be required, as well as pedestrian connections and integration of uses.

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

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live-Work.

CONCURRENCES

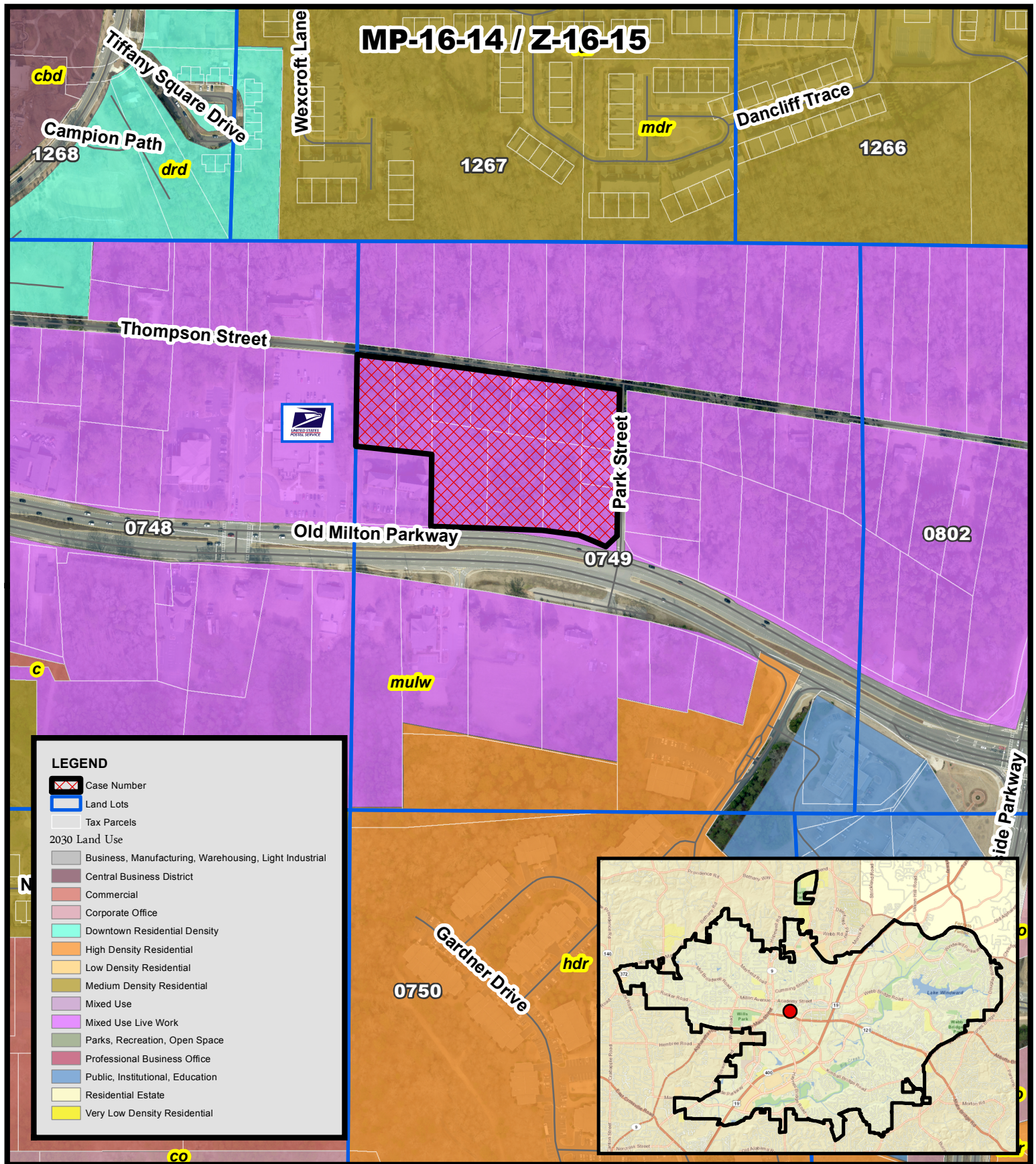
City Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment and rezoning. While the proposal will result in uses that are consistent with the Downtown Master Plan and Comprehensive Plan, the applicant's site plan does not incorporate tree save areas and therefore does not comply with the City's Tree Protection Ordinance. In addition, the applicant's site plan lacks connectivity and integration of uses. If approval is considered, architectural and site conditions are recommended to protect the tree canopy, promote pedestrian connectivity and ensure a quality product.

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. According to the applicant's public participation report, no comments have been received.

IV. ATTACHMENTS:

- Site Plan
- Office and Stacked Flat Building Renderings

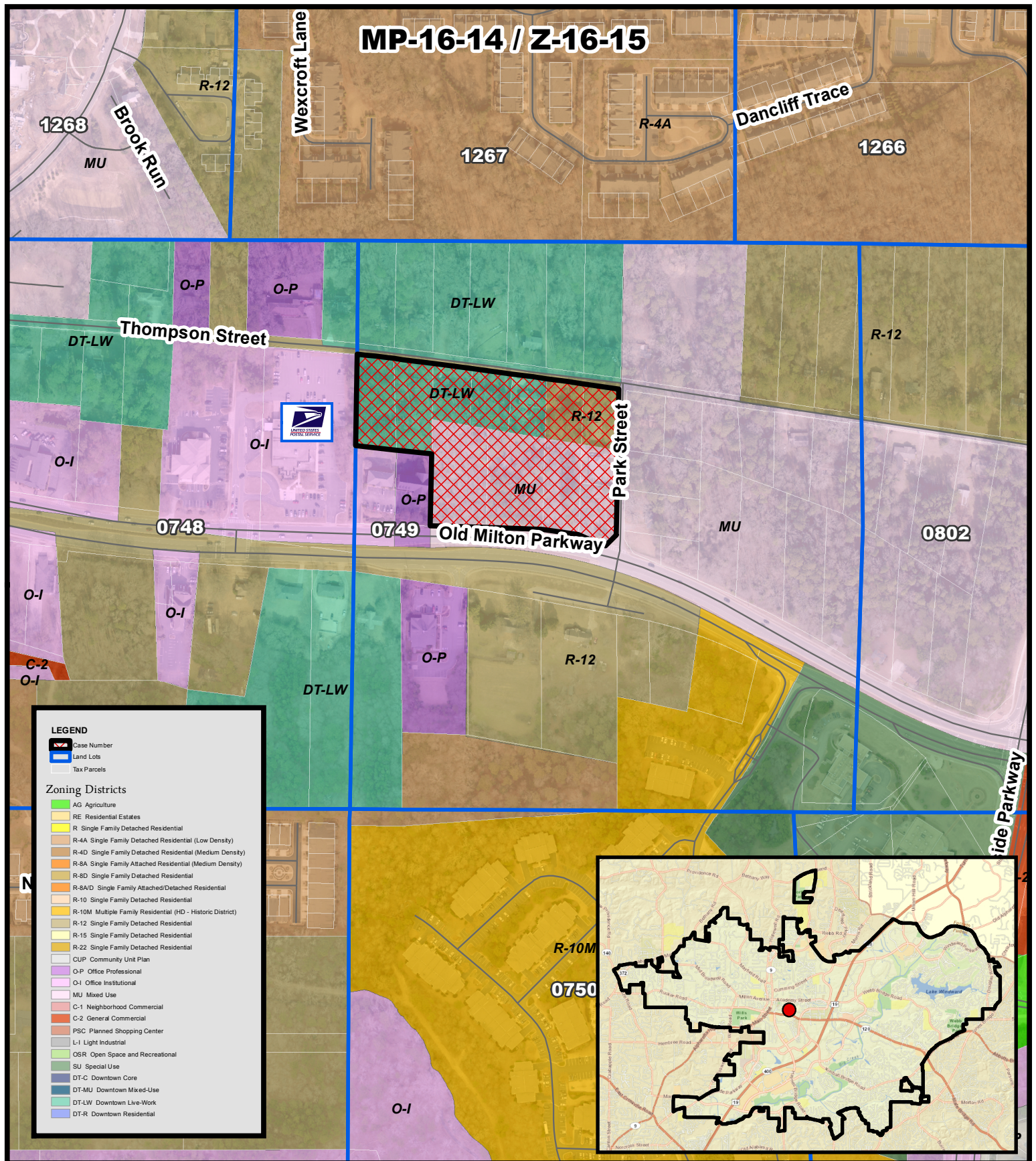




**Aerial Map
Notting Hill
Old Milton Holdings (Mixed-Use)**

**MP-16-14/Z-16-15
D/LL: 1/2/749
PC: 1/05/17
CC: 1/23/17**

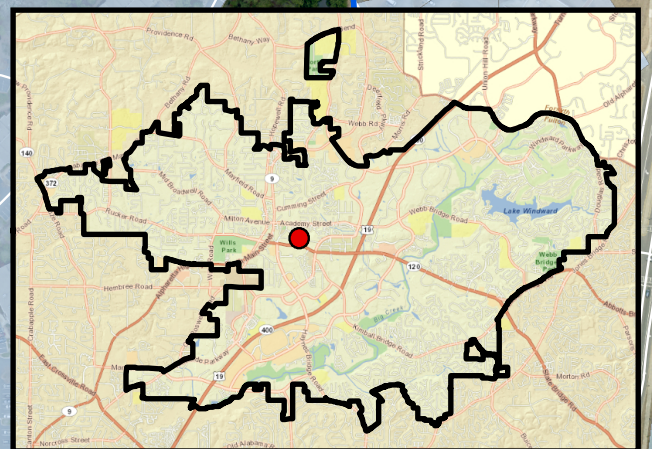
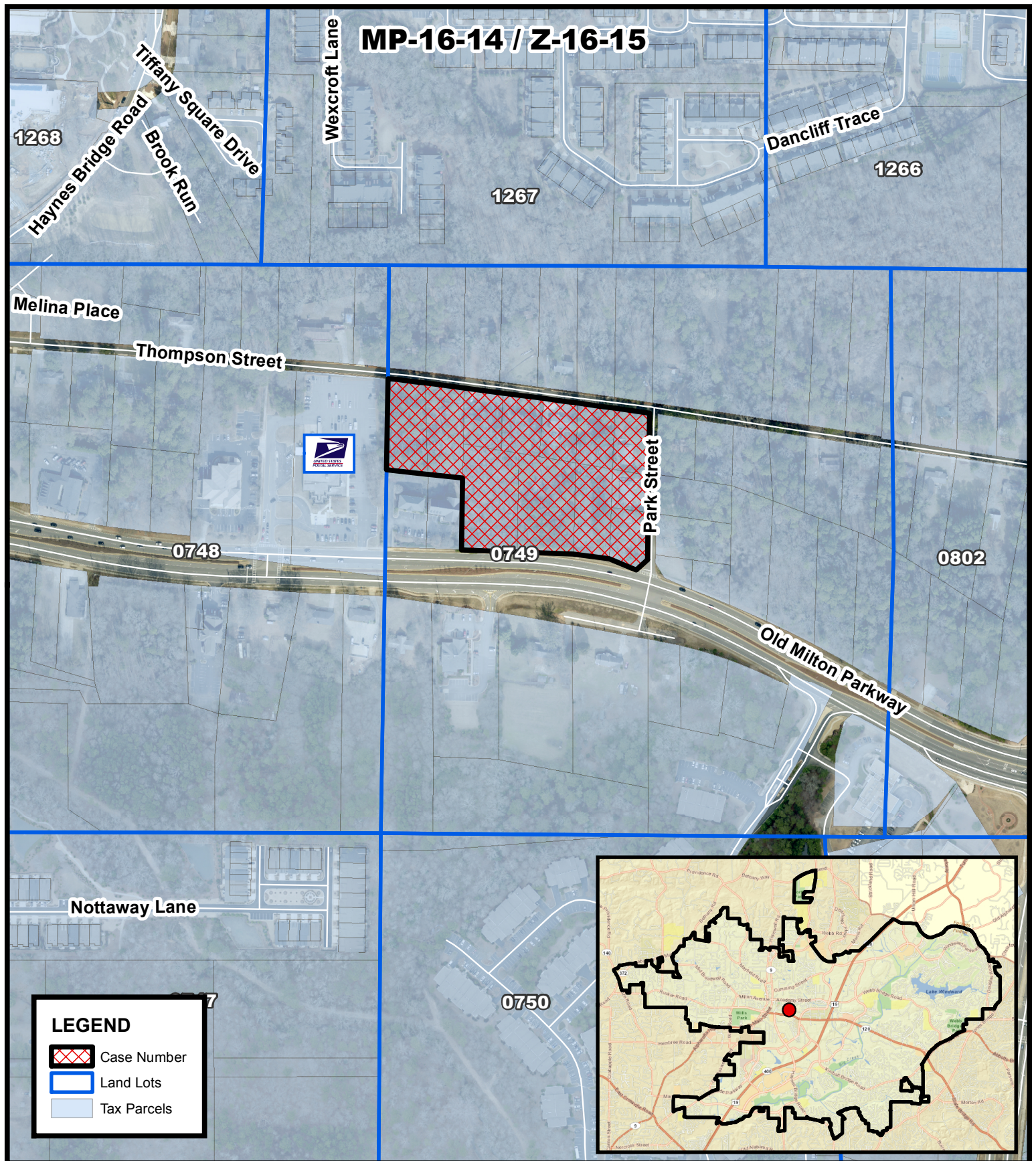
**Location Map Provided by:
Community Development - GIS**



Zoning Map
Notting Hill
Old Milton Holdings (Mixed-Use)

MP-16-14/Z-16-15
D/LL: 1/2/749
PC: 12/01/17
CC: 12/12/17





Location Map
Notting Hill
Old Milton Holdings (Mixed-Use)

MP-16-14/Z-16-15
D/LL: 1/2/749
PC: 1/05/17
CC: 1/23/17



Location Map Provided by:
Community Development - GIS



NOTE:
EXTERIOR MATERIALS AND ARCHITECTURE SHOWN FOR STUDY PURPOSES
ONLY. EXACT MATERIALS AND ARCHITECTURE TO BE DETERMINED LATER.

CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
DECEMBER 1, 2016

WARFIELD
BEASLEY &
ASSOCIATES



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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
DECEMBER 1, 2016

WATFIELD
BEASLEY &
ASSOCIATES



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CONCEPTUAL ELEVATIONS

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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
DECEMBER 1, 2018

WARFIELD
BEATLEY &
ASSOCIATES



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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
DECEMBER 1, 2016

WARFIELD
BRASLEY &
ASSOCIATES



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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
DECEMBER 1, 2016

WATFIELD
BRASLEY &
ASSOCIATES

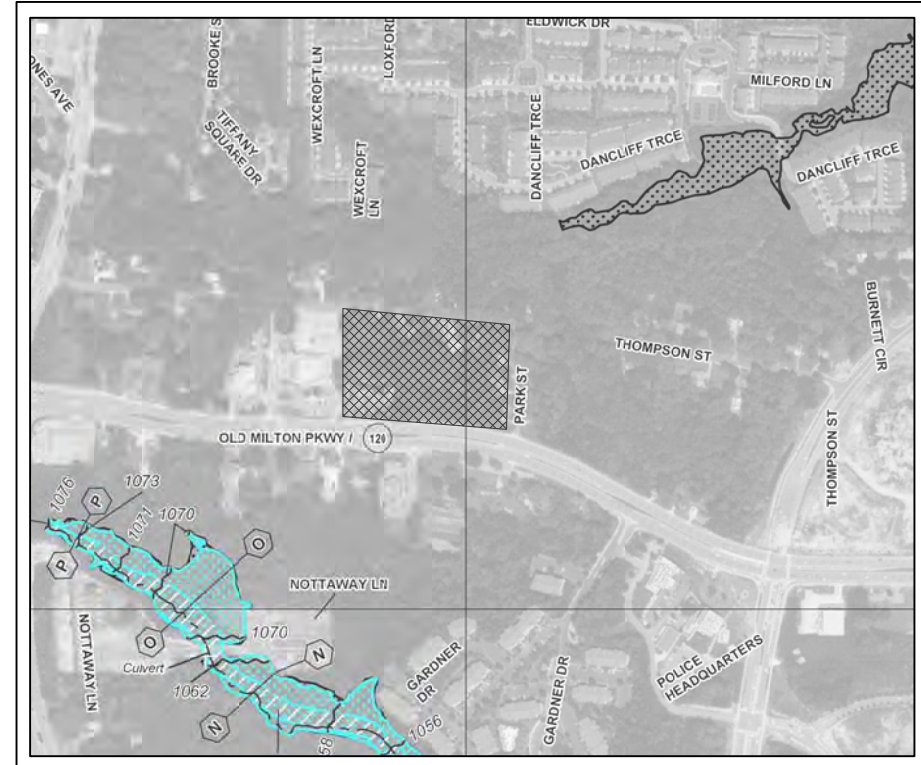
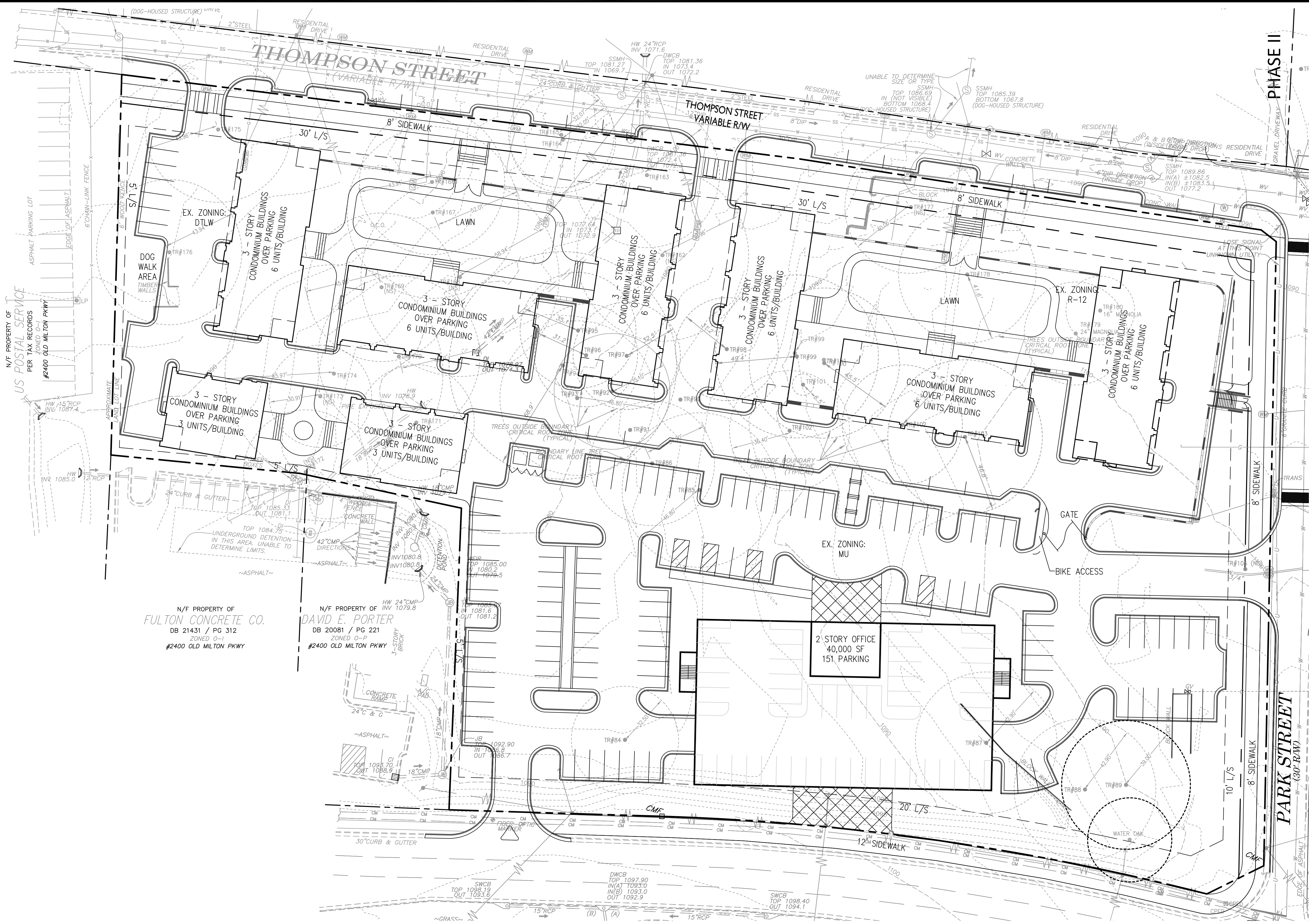


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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
DECEMBER 1, 2016

WARD
BEASLEY &
ASSOCIATES



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

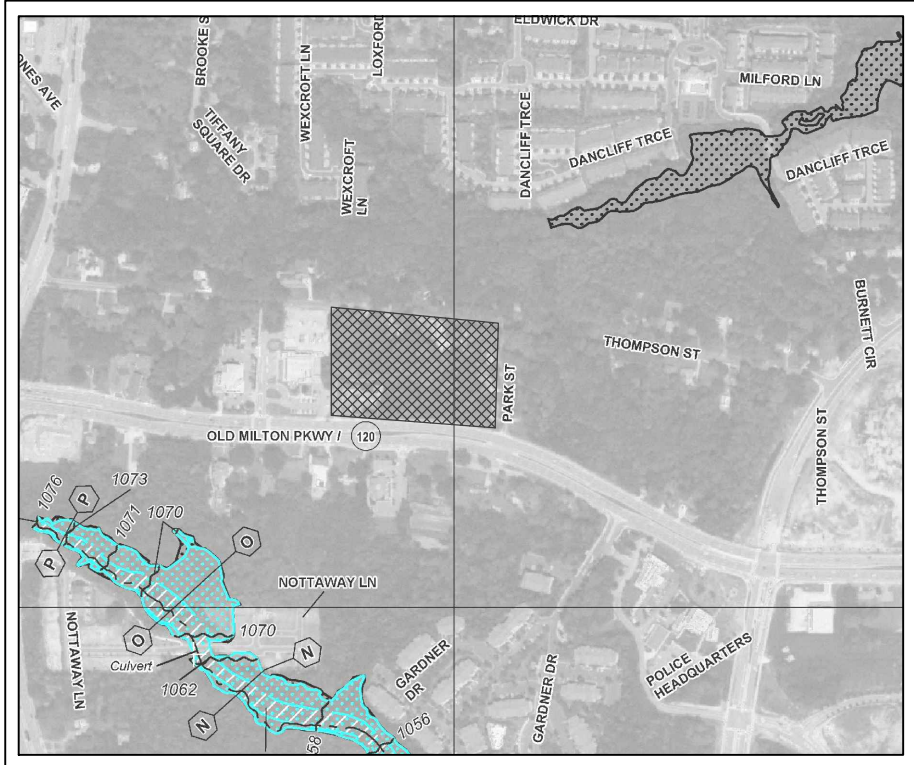
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	Front: 0'
	Side: 0'
	Rear: 0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings	Single Family Lots: 25
	Min. Single Family Lot Size: 3,200 sf
	Townhomes: 89
	Stacked Flats: 42
	OVERALL Total - 156 Density - 6.53 un/ac
	PH II Total - 42 Stacked Flats Density 7.40 un/ac
Proposed Acreage:	Original Zoning: 21.067
	Added: 2.822
	Total: 23.889 Ac
Commerical:	Retail/Rest: 25,000
	Office: 52,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO.:	15-3749
DATE:	9-1-16, REV: 1-4-17
SCALE:	1" = 30'
FILE NAME:	15-3749a08.dwg
DESIGN/DRAWN:	SLR/MDA



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

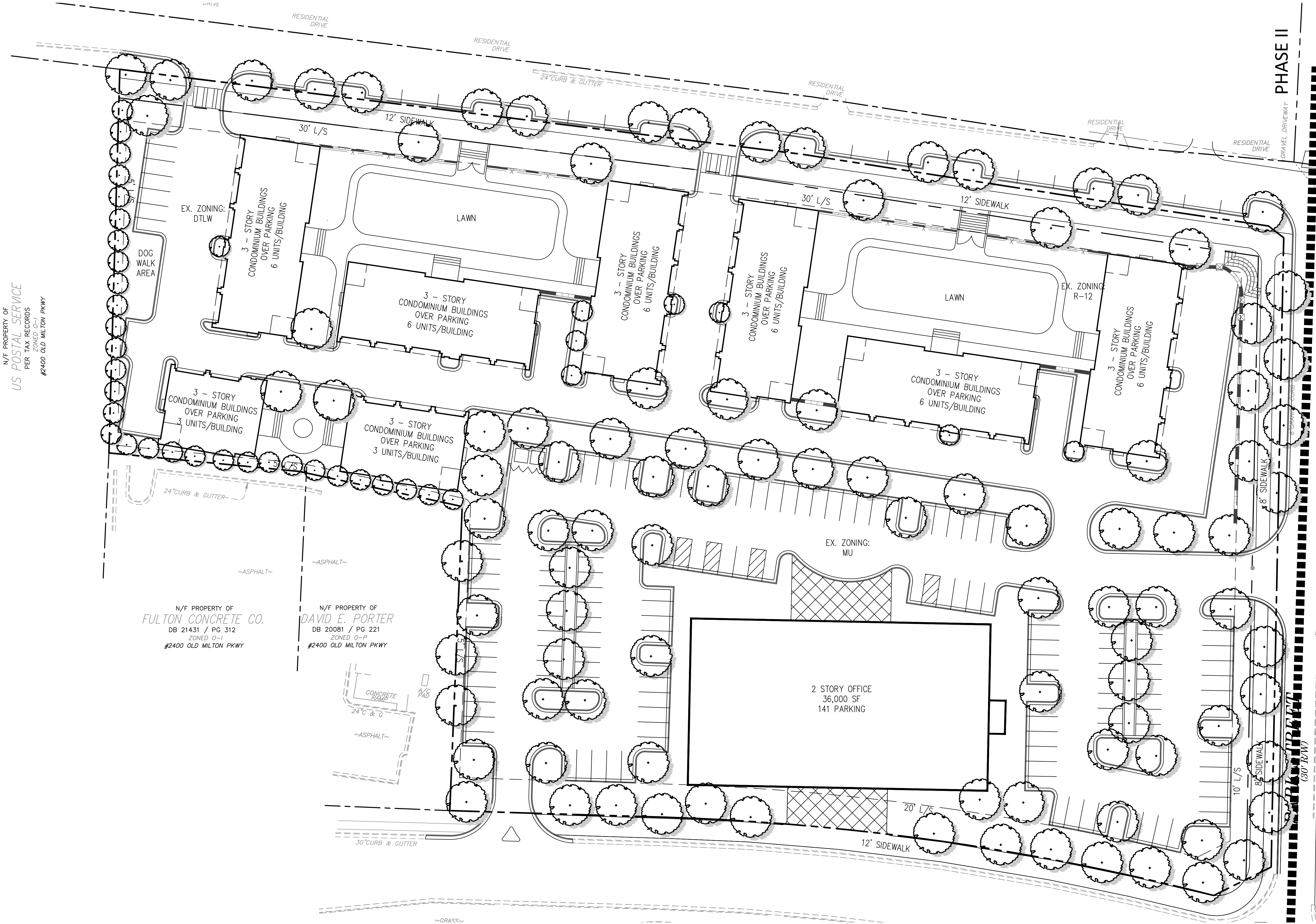
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	
Front:	0'
Side:	0'
Rear:	0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings:	Single Family Lots: 25 Min. Single Family Lot Size: 3,200 sf Townhomes: 89 Stacked Flats: 48 Total - 162 Density - 6.7 un/ac
Proposed Acreage:	Original Zoning: 21.067 Added: 3.28 Total: 24.317 Ac
Commerical:	Retail/Rest: 25,000 Office: 48,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO.:	15-3749
DATE:	9-1-16, 11-8-16
SCALE:	1" = 30'
FILE NAME:	15-37496-18CONCB.dwg
DESIGN/DRAWN:	SLR/MDA



PRELIMINARY SITE PLAN

NOTTING HILL

Alpharetta , Georgia

AEC

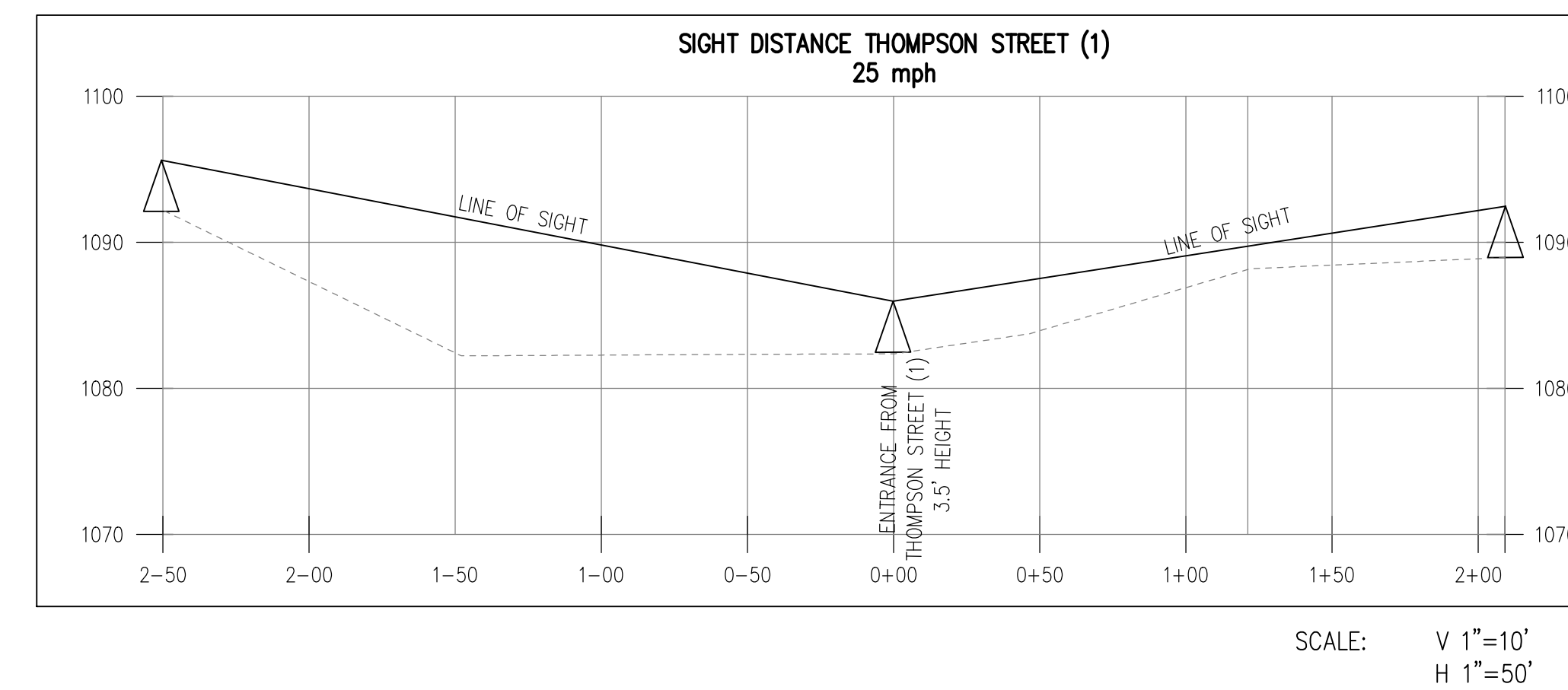
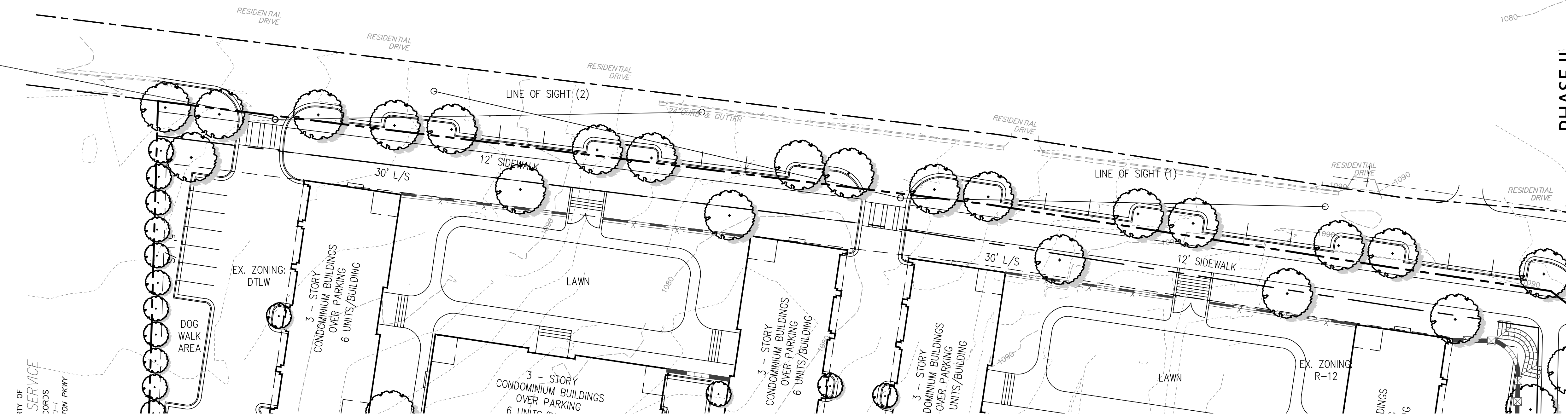
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

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Roswell • Georgia • 30075
(770) 641-1942 • www.aecatd.com

NORTH

30060

03060





Jillian Arnold
404-665-1243

E-mail
jarnold@pftlegal.com

November 29, 2016

Via Email

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

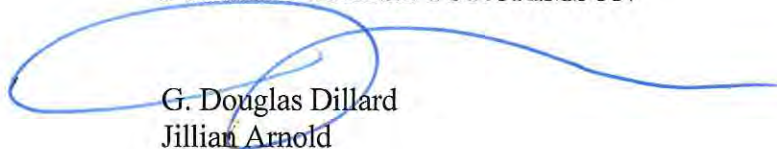
Re: Notting Hill; MP-16-14; Z-16-15

Dear Kathi:

Enclosed please a revised arborist report from Chris Taras with Taras Landscape Consulting, LLC. Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to read 'G. Douglas Dillard', is written over the printed name and extends across the page.

G. Douglas Dillard
Jillian Arnold

CC: Bob Cheeley, *via email*
Michael Woodman, *via email*
Elicia Taylor, *via email*



Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

Mr. Bob Cheeley
Cheeley Law Group
299 South Main Street
Suite A
Alpharetta, GA 30009

November 22, 2016

RE: Second Supplemental Specimen Tree Survey for Turner and Avren parcels in Notting Hill with the additional tree evaluation criteria.

Dear Mr. Cheeley,

We completed a second inspection of the trees on the Turner lot located at 145 Park Street and the Avren lot located at 195 Thompson Street. There were still no understory specimen trees of merit on either lot. The majority of the over story trees on these lots make up a stand of old growth loblolly pines that are not desirable to save. There was one specimen tree based on the original survey – Tree # 179. This tree is a low forked southern magnolia of overall good health and has a pleasing aesthetic appearance. Based on the new criteria from the city arborist there was one more “Tree of Quality”. This tree is also a magnolia approximately 25 feet from the previously mentioned tree. This second magnolia is labeled as tree #180 and is a 16” Southern Magnolia. This tree will need to be added to the tree survey. Both tree #179 and #180 are of good quality and overall health. Please let me know if you need any additional information.

Regards,

Chris Taras
ISA Certified Arborist # SO-304

Master Tree List for +/- 5.75 Acres

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
85	36"	Water Oak	Quercus nigra	
86	29"	Sweetgum	Liquidambar styraciflua	
87	33"	Water Oak	Quercus nigra	
88	33"	Short Leaf Pine	Pinus echinata	Forked above measurement
89	30"	Pecan	Carya illinoensis	
90	26"	Water Oak	Quercus nigra	
91	36"	Yellow Poplar	Liriodendrum tulipifera	
92	27"	Sweetgum	Liquidambar styraciflua	
93	36"	Sweetgum	Liquidambar styraciflua	
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previously Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previously Outside Boundary
103	36"	Water Oak	Quercus nigra	Outside boundary - Critical root zone radius 46.8'
104	44"	Water Oak	Quercus nigra	Triple leader trunk
161	26"	Southern Red Oak	Quercus falcata	
162	40"	Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
163	34"	Sweetgum	Liquidambar styraciflua	
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172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
178	32"	Loblolly Pine	Pinus taeda	Outside Boundary
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Jillian Arnold
404-665-1243

E-mail
jarnold@pftlegal.com

November 29, 2016

Via Email

Kathi Cook, Director of Community Development
City of Alpharetta
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Alpharetta, GA 30009

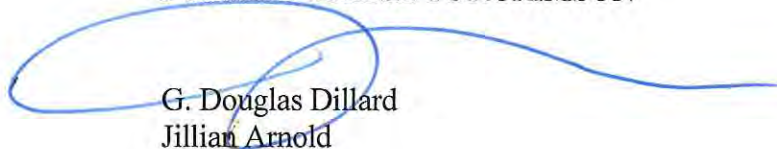
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G. Douglas Dillard
Jillian Arnold

CC: Bob Cheeley, *via email*
Michael Woodman, *via email*
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Mr. Bob Cheeley
Cheeley Law Group
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November 22, 2016

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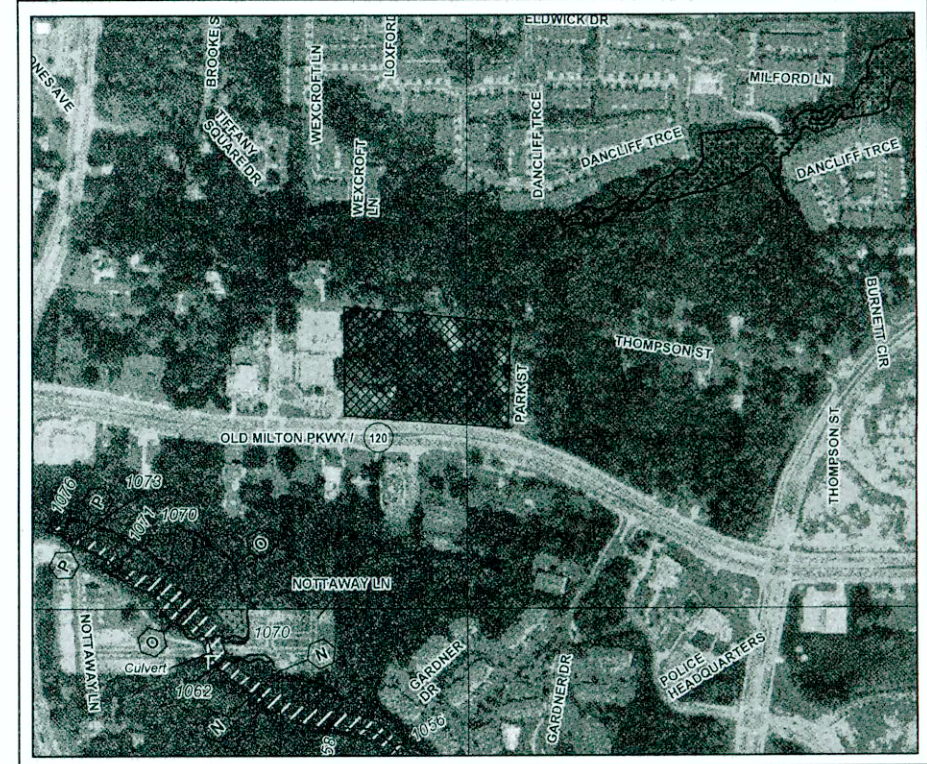
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FEMA MAP
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SITE DATA

Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	PMU, R-12, DTLW
Setbacks:	Front: 0' Side: 0' Rear: 0'
Proposed Use:	Residential, Commercial, Office
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Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO.: 15-3749
DATE: 9-1-16, 11-8-16
SCALE: 1" = 30'
FILE NAME: 15-3749a08.dwg
DESIGN/DRAWN: SLR/MDA

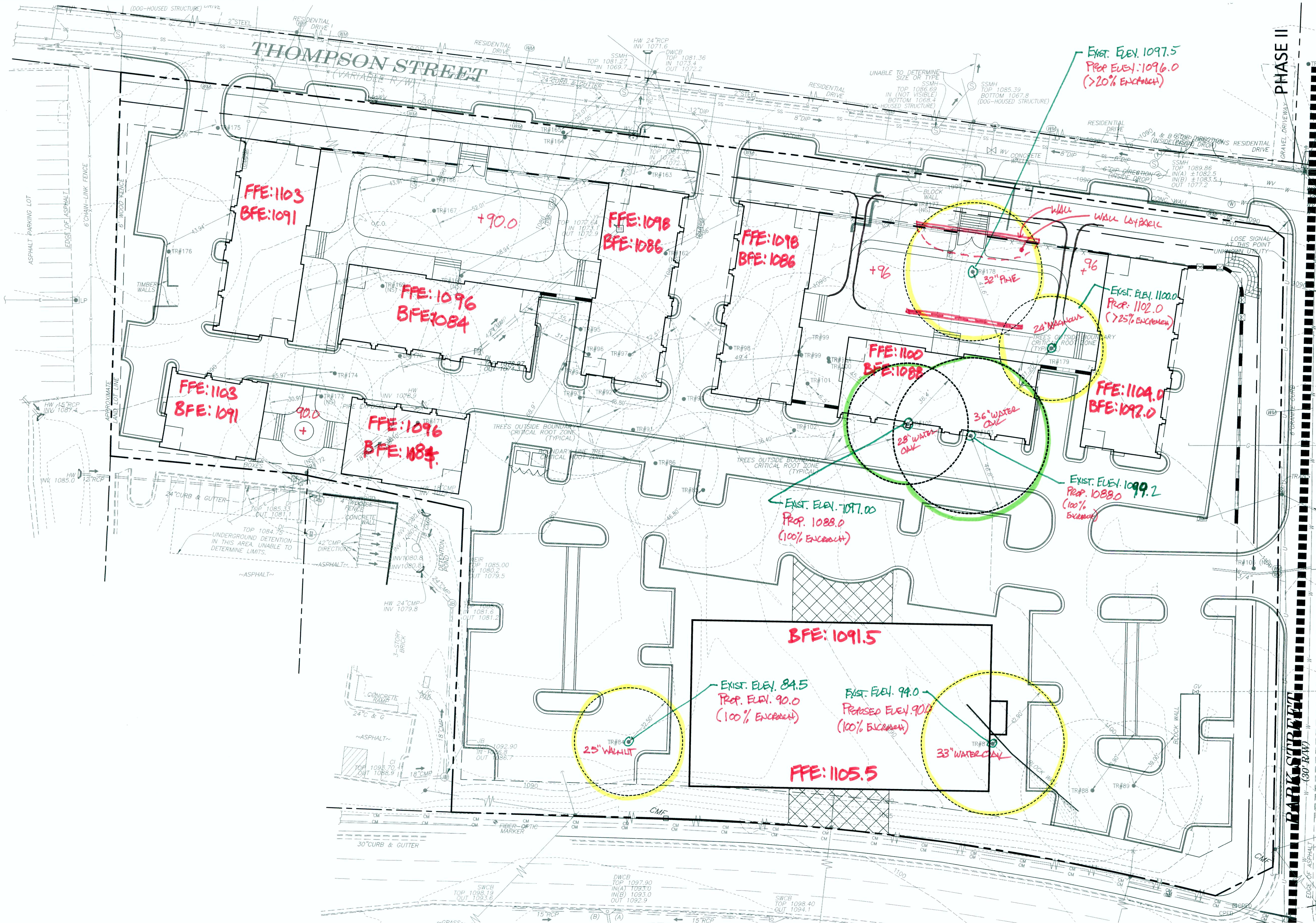
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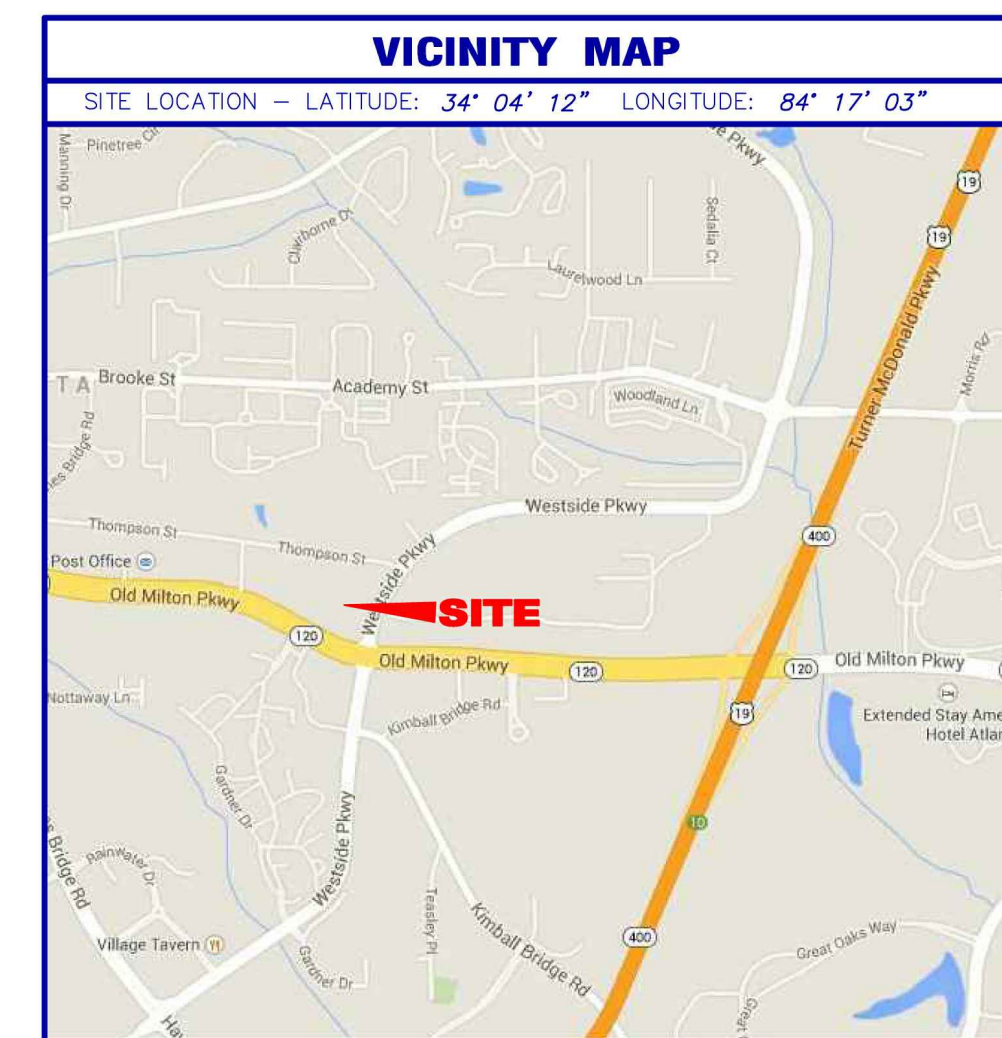
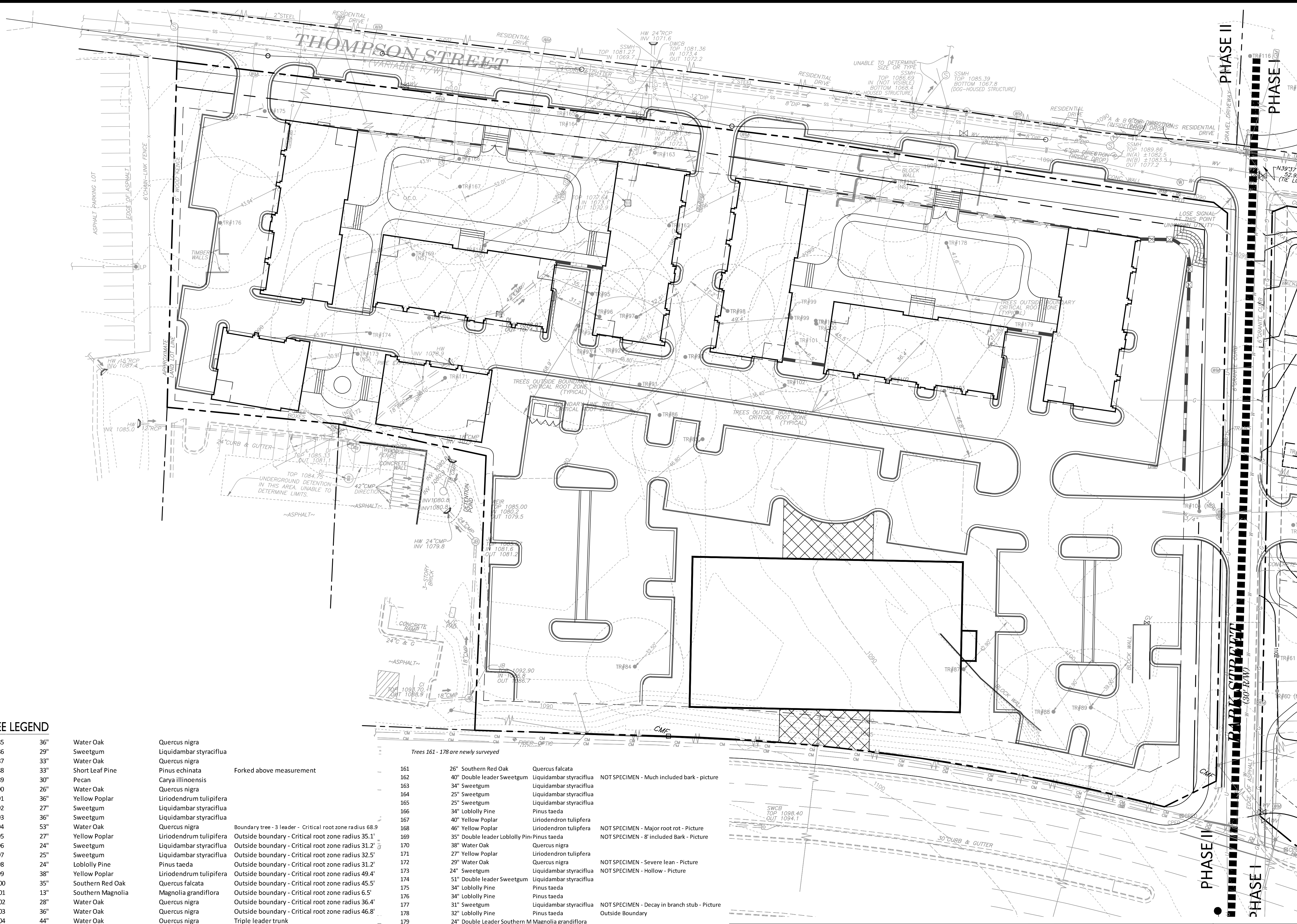
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecat.com



TREE SAVE ANALYSIS
PRELIMINARY SITE PLAN

NOTTING HILL
Alpharetta, Georgia





TREE LEGEND

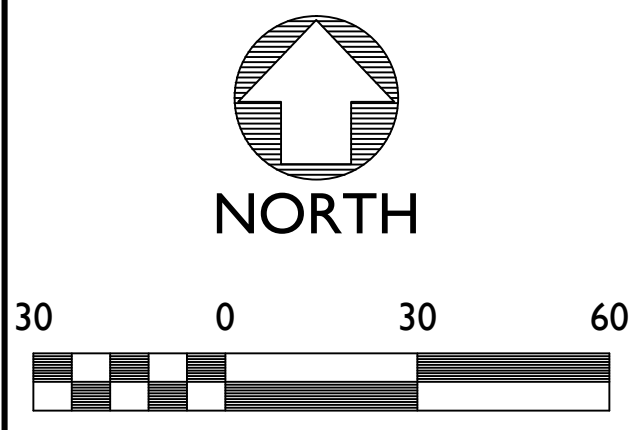
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Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO.: 15-3749
DATE: 10-3-16, 11-7-16
SCALE: 1" = 30'
FILE NAME: 15-3749C14-A06.dwg
DESIGN/DRAWN: SLR/MDA



TREE SURVEY

NOTTING HILL

Alpharetta , Georgia



Jill Arnold
404-665-1243

E-Mail:
jarnold@pftlegal.com

November 9, 2016

Via Hand Delivery and E-mail

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Old Milton Holdings, LLC; Notting Hill; MP-16-14; Z-16-15

Dear Kathi:

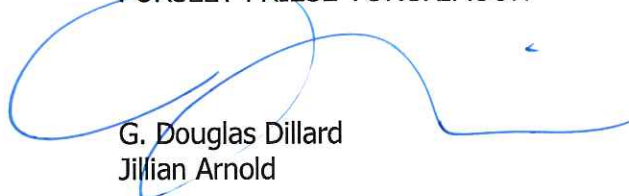
Please find enclosed the following materials for the above-referenced zoning application:

- Citizen Participation Form – Part B along with the following attachments:
 - Notice letter regarding the proposed zoning change mailed to property owners within 500 feet of the subject property
 - Certificate of Mailing and Certified Mail Receipts
 - List of property owners within 500 feet of property
- Revised conceptual site plan
- Conceptual building elevations

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to read 'G. Douglas Dillard', written over the printed name.

G. Douglas Dillard
Jillian Arnold

Enclosures

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: Notting Hill ; MP-16-14 ; 2-16-15

Contact Name: Jillian Arnold

Telephone: 404-665-1243

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.

We have not received any comments or concerns from any individuals contacted to date.

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.

Attached.

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: 11/9/2016

Print Form

**Old Milton Holdings, LLC c/o G. Douglas Dillard, Esq.
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

November 4, 2016

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER: MP-16-14; Z-16-15

APPLICANT NAME: Old Milton Holdings, LLC

ZONING REQUEST: Rezoning of DT-LW & R-12 to Mixed Use (MU); Modification to Zoning Conditions approved in zoning case CLUP-14-07; Z-14-11; V-14-26

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, 185 Thompson Street, 195 Thompson Street, and 145 Park Street, 157 Park Street, 179 Park Street, 2460 Old Milton Parkway, 2450 Old Milton Parkway

PROPOSED DEVELOPMENT: Transfer of 48 stacked flats from Old Milton Parkway to Thompson Street and office use

PLANNING COMMISSION HEARING

December 1, 2016

6:30 PM

CITY COUNCIL HEARING

December 12, 2016

6:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall, Council Chambers

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Jill Arnold at (404) 665-1243 or jarnold@pftlegal.com.

Sincerely,



HENDERLIGHT CAROL W
12506 WEXCROFT LN
ALPHARETTA GA 30009 8761

MATTS WALTER J & SANDRA L
12504 WEXCROFT LN
ALPHARETTA GA 30009 8761

LUMSDEN DONNA KAY
12502 WEXCROFT LANE UNIT 283
ALPHARETTA GA 30009

GLEITER LINDA DICKERSON
12500 WEXCROFT LN
ALPHARETTA GA 30004

ROBERT M STEVENS LIVING TRUST
12511 WEXCROFT LANE
ALPHARETTA GA 30009

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA GA 30009

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA GA 30009

RONALD D & LINDA J COLEMAN
TRUST AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963

RODDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004 1339

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA GA 30005 2580

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA GA 30009

2405 OLD MILTON PARKWAY LLC
P O BOX 550345
ATLANTA GA 30355

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

SULLIVAN BEVERLY A
138 MOSSLAND DR
PERRY GA 31069 9213

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS PEGGY & HAROLD
ENTERPRISES L P
319 CANTON ST
ALPHARETTA GA 30009

AYCOCK ELVIN
185 THOMPSON ST
ALPHARETTA GA 30004

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA GA 30004

KYLE A ROBINSON PROPERTIES II
LLC
918 HOLCOMB BRIDGE RD SUITE 100
ROSWELL GA 30076

WADE JACKIE J
184 THOMPSON ST
ALPHARETTA GA 30004 1726

PEEVY JACK
485 CARYBELL LN
ALPHARETTA GA 30004

AVREN LINDA L & DOUGLAS
205 HEMBREE PARK TERR
ROSWELL GA 30076

TURNER ALBERT K
145 PARK ST
ALPHARETTA GA 30004 1720

CITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30004

MAYFIELD TRADING LLC
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST THE
485 CARY BELL LN
ALPHARETTA GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA GA 30004

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043 8153

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STRAIN MYRON I
233 FIELDS CHAPEL RD
CANTON GA 30114

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA GA 30009

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST
485 CARYBELL LN
ALPHARETTA GA 30004 6302

DEPT OF TRANSPORTATION
2 CAPITOL SQUARE
ATLANTA GA 30334

OLD MILTON LEASING ENTERPRISES
LLC & NORRIS PROPERTY HOLDINGS
LLC
1645 EVERSEDGE DR
ALPHARETTA GA 30004

WADE JACKIE J & DOROTHY J
184 THOMPSON ST
ALPHARETTA GA 30004 1726

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188 2910

FULTON CONCRETE COMPANY INC
1200 URBAN CENTER DR
BIRMINGHAM AL 35242 2545

BETHEA JOHN D & ZHANG XIAOLING
139 PARK POINTE WAY
SUWANEE GA 30024

JONES JAMES T & JONES CATHERINE
G
2305 DINSMORE RD
ALPHARETTA GA 30004

KALDANI NARDEN & KAHVAZADEH
HAMID R
145 THOMPSON ST
ALPHARETTA GA 30004

MAYFIELD TRADING LLC
485 CARYBELL LN
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD
ASSN INC
P O BOX 87363
ATLANTA GA 30337

ACADEMY PARK NEIGHBORHOOD
ASSOCIATION INC
1465 NORTHSIDE DR NW STE 128
ATLANTA GA 30318 4244

TIFFANY SQUARE HOMEOWNERS
ASSOC INC
4004 TIFFANY SQ
ALPHARETTA GA 30009 3768

COMSTOCK GREGORY W &
KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA GA 30009

GUSKI STANLEY E & GUSKI BONNIE J
12310 DANCLIFF TRC
ALPHARETTA GA 30009

CAMPBELL THOMAS J & KOWALSKI
ROBERT E
12320 DANCLIFF TRCE
ALPHARETTA GA 30009

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA GA 30009 8710

FUQUA DOROTHY TODD
10745 Morton Chase Way
Alpharetta, GA 30022-5699

BELL ANCA
P.O. BOX 201962
DENVER CO 80220

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

MC DANIEL MARK F
MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD FL 32563

ZHOU RICHARD Q
205 ASCALON CT
ALPHARETTA, GA 30005

OLD MILTON HOLDINGS, LLC
5100 PEACHTREE PKWY, SUITE 200
NORCROSS, GEORGIA 30092

FUQUA DOROTHY TODD
10745 Morton Chase Way
Alpharetta, GA 30022-5699

OLD MILTON LEASING ENTERPRISES
LLC & NORRIS PROPERTY HOLDINGS
1645 EVERSEDGE DR
ALPHARETTA, GA 30004

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA, GA 30004

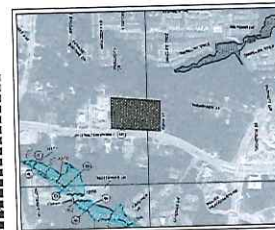
GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA, GA 30004

MC DANIEL MARK F MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD, FL 32563

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA, GA 30005-2580

2405 OLD MILTON PARKWAY LLC
P O BOX 550345
ATLANTA, GA 30355

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON, GA 31208



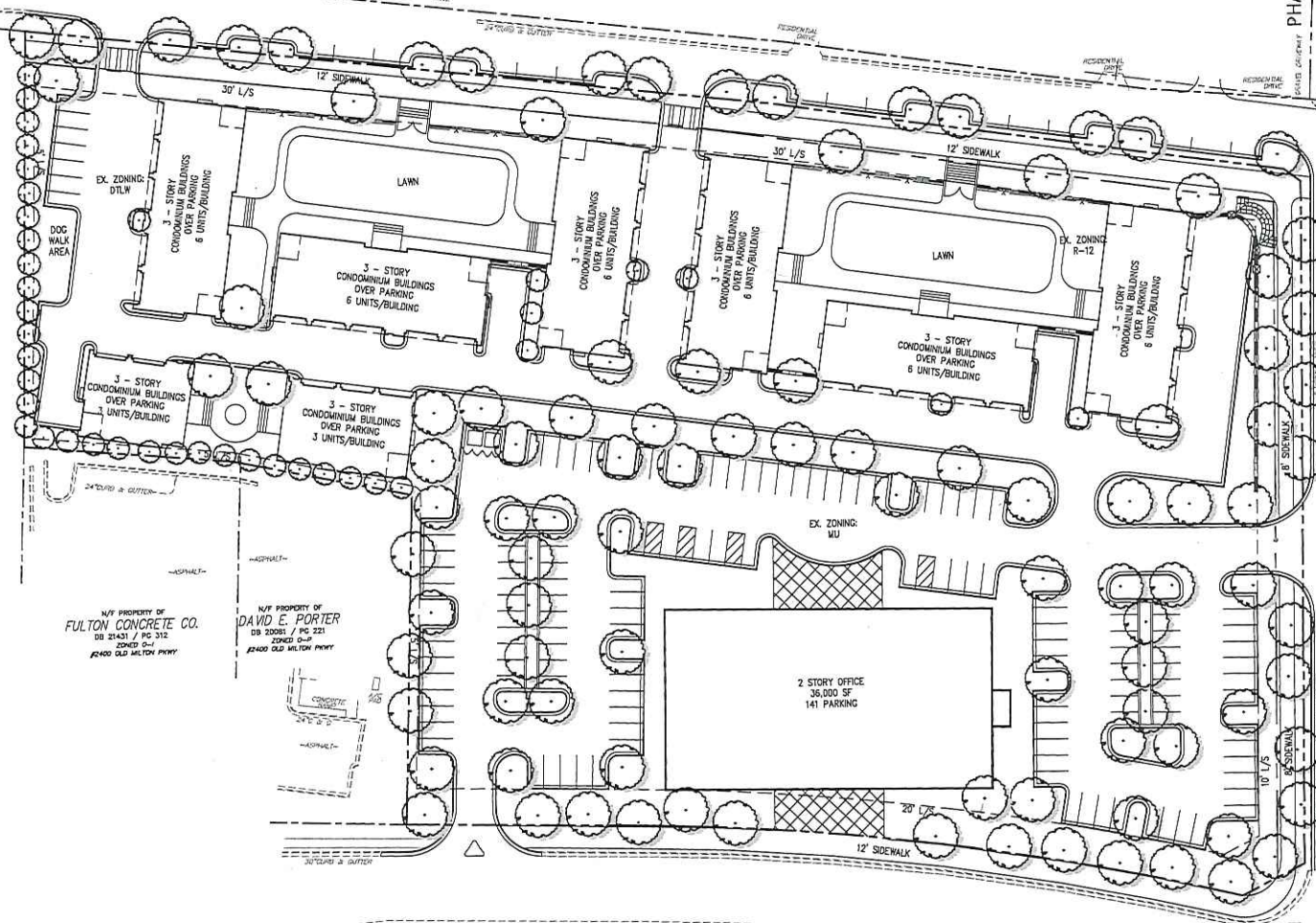
FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.P. Community Panel No. 1312102000 for Fulton County, Georgia, dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

Land Lot: 749 & 802, 1st District, 2nd Section
 Existing Zoning: MU, R-12, O7LW
 Sublot: 1
 Front: 0'
 Side: 0'
 Rear: 0'
 Proposed Use: Residential, Commercial, Office
 Residential Buildings: Single Family Lots 25
 Min. Single Family Lot Size: 3,200 sq ft
 Townhomes: 90
 Suggested Floor: 40
 Total: 162 Density: 6.7 units/ac
 Proposed Acreage: Original Zoning 21.067
 Address: 328
 Total: 24,317 Ac
 Commercial: Retail/Res: 25,000
 Office: 49,000

PHASE II



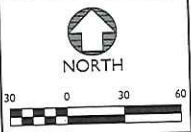
N/E PROPERTY OF
US POSTAL SERVICE
FURNISHED FOR THE
FURNISHED FOR THE
FURNISHED FOR THE

N/E PROPERTY OF
FULTON CONCRETE CO.
DB 21431 / PG 312
ZONED O-1
24400 OLD MILTON PARKWAY

N/E PROPERTY OF
DAVID E. PORTER
DB 20081 / PG 221
ZONED O-1
24400 OLD MILTON PARKWAY

Property Owner/ Applicant

Old Milton Holdings, LLC
 5100 Peachtree Parkway, Suite 200
 Norcross, GA 30092



PRELIMINARY SITE PLAN

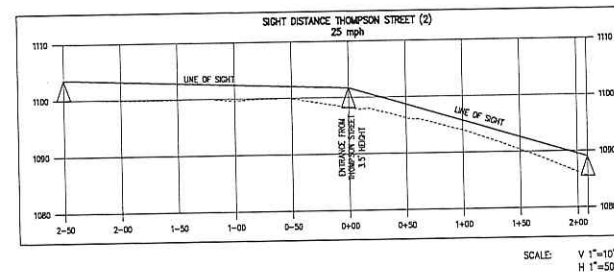
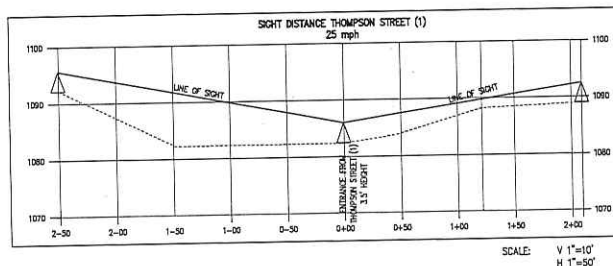
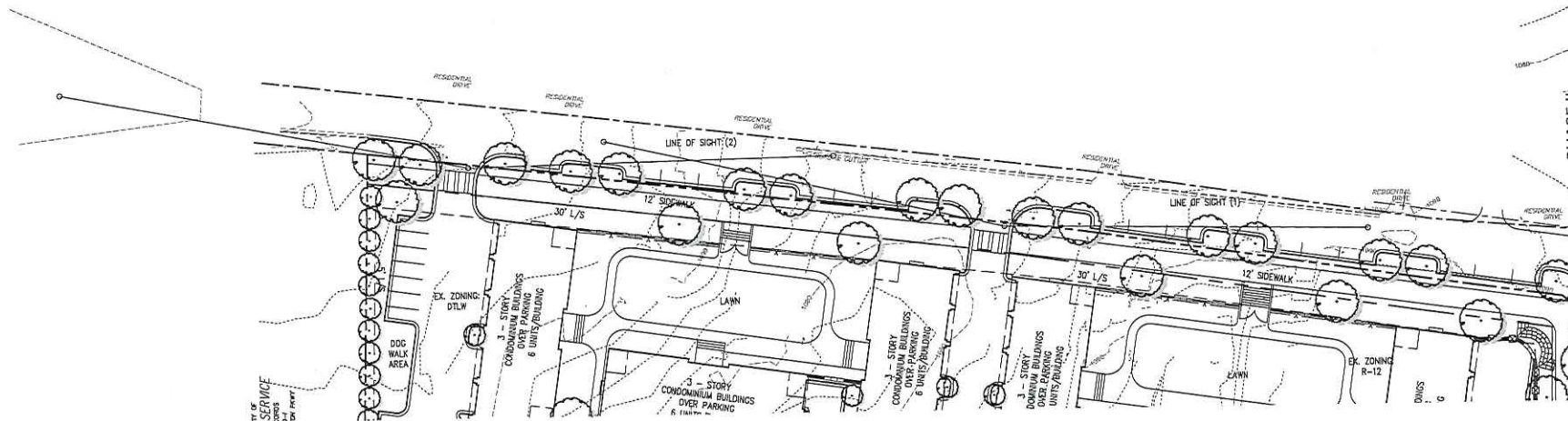
NOTTING HILL

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3749
 DATE: 9-1-16, 11-8-16
 SCALE: 1" = 30'
 FILE NAME: 15-3749-18CONC8.dwg
 DESIGN/DRAWN: SLR/MDA

W/F PROPERTY OF
HAROLD A. & PEGGY STEPHENS
DB 21830 / PG 277
LA 00000000000000000000
PLAT BOOK 100, PAGE 10





Jillian Arnold
404-665-1243

E-mail
jarnold@pftlegal.com

November 10, 2016

Via E-mail

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Notting Hill; MP-16-14; Z-16-15

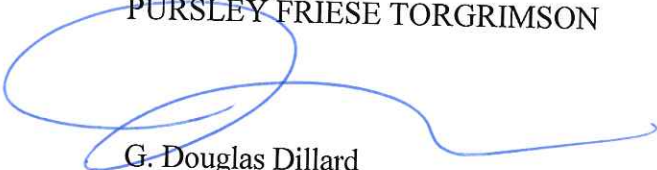
Dear Kathi:

This letter confirms that the Applicant in the above-referenced zoning application seeks approval of **42 stacked flat units** and a 2-story office building on the +/- 5.75 acre property. This 42-unit plan is reflected on the site plan submitted to the City on November 9, 2016.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

CC: Bob Cheeley, *via email*
Michael Woodman, *via email*
Elicia Taylor, *via email*
Jim Chapman, *via email*
Steve Rowe, *via email*

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU



G. Douglas Dillard
404-665-1241

E-Mail
ddillard@pftlegal.com

October 3, 2016

Via Hand Delivery

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Old Milton Holdings, LLC; Zoning Application; +/- 5.75 Acres

Dear Kathi:

Please find enclosed a public hearing application that includes the following zoning requests:

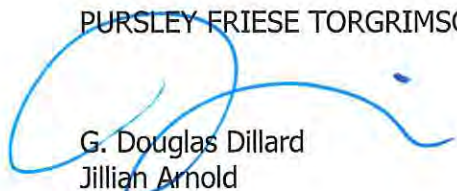
- (1) A rezoning from R-12 and DT-LW to MU for approximately 2.90 acres along Thompson Street; and
- (2) A request to modify certain zoning conditions approved pursuant to CLUP-14-07; Z-14-11; V-14-26 for approximately 2.85 acres along Old Milton Parkway.

The enclosed application is complete and the necessary copies and electronic copies of the application have been submitted to the City.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

Enclosures

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Old Milton Holdings, LLC c/o Jill Arnold Telephone: 404-665-1243
Address: 1230 Peachtree St. Suite: 1200
City: Atlanta State: GA Zip: 30309 Fax: 404-879-4757
Mobile Tel: Email: jarnold@pftlegal.com

Subject Property Information:

Address: See attached list Current Zoning: MU; DT-LW R-12
District: 1 Section: 2 Land Lot: 749; 802 Parcel ID: See attached list
Proposed Zoning: MU Current Use: Residential

This Application For (Check All That Apply):

- | | |
|---|--|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☒ Other (Specify): Zoning Modification |

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

Tax Parcel ID	Address	Owner
12 -2704-0749-066-7	145 Thompson	Hamid Kahvazadeh & Narden Kaldani
12 -2704-0749-065-9	155 Thompson	Jim Jones
12 -2704-0749-023-8	165 Thompson	Scott Gilkey
12 -2704-0749-022-0	175 Thompson	Old Milton Holdings, LLC
12 -2704-0749-021-2	185 Thompson	Lisa & Bob Cheeley Foundation, Inc.
12-2704-0749-061-8	195 Thompson	Douglas Avren
	2450 Old Milton	
12-2704-0749-027-9	Pkwy.	Old Milton Holdings, LLC
	2460 Old Milton	
12-2704-0749-028-7	Pkwy.	Old Milton Holdings, LLC
12-2704-0749-029-5	Old Milton Parkway	Old Milton Holdings, LLC
12-2704-0749-062-6	145 Park Street	Albert Turner
12-2704-0749-063-4	157 Park Street	Old Milton Holdings, LLC
12-2704-0749-073-3	179 Park Street	Old Milton Holdings, LLC

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

APPLICANT REQUEST AND INTENT

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

Please see attached Letter of Intent.

Applicant's Request (Please itemize the proposal):

Please see attached Letter of Intent.

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

Please see attached Letter of Intent.

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: Jill Arnold/G. Douglas Dillard, Pursley Friese Torgimson

Subject Public Hearing Case: +/- 5.75 acres on Thompson Street/Old Milton Parkway; MU Zoning

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: None

Position: N/A

Description of Contribution: N/A

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: 10/3/2016

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: Old Milton Holdings, LLC

Subject Public Hearing Case: +/- 5.75 acres on Thompson Street/Old Milton Parkway; MU Zoning

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:

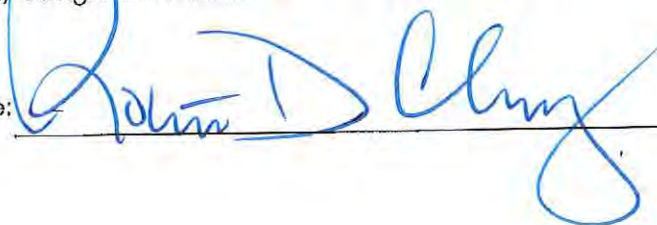
Description of Contribution:

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:

9/27/16

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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: +/- 5.75 Acres on Thompson Street/Old Milton Parkway; MU Zoning

Contact Name: Jill Arnold

Telephone: 404-665-1243

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.

- | | | | |
|-------------------------------------|-----------|--------------------------|-------------------------------|
| ☒ | Letter | ☐ | Personal Visits |
| ☐ | Telephone | ☐ | Group Meeting |
| ☐ | Email | ☐ | Other <i>(Please Specify)</i> |

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.

A letter will be mailed to adjacent and nearby property owners with information about the zoning proposal. Neighbors are welcome to contact Jill Arnold if they have any questions or if they would like additional information about the project.

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

**Old Milton Holdings, LLC c/o G. Douglas Dillard, Esq.
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

October 3, 2016

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER: TBD

APPLICANT NAME: Old Milton Holdings, LLC

ZONING REQUEST: R-12 to Mixed Use (MU); Modification to Zoning Conditions approved in zoning case CLUP-14-07; Z-14-11; V-14-26

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, 185 Thompson Street, 195 Thompson Street, and 145 Park Street, 157 Park Street, 179 Park Street, 2460 Old Milton Parkway, 2450 Old Milton Parkway

PROPOSED DEVELOPMENT: Transfer of 48 stacked flats from Old Milton Parkway to Thompson Street and office use

PLANNING COMMISSION HEARING
December 1, 2016
6:30 PM

CITY COUNCIL HEARING
December 12, 2016
6:30 PM

PUBLIC HEARING LOCATION
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Jill Arnold at (404) 665-1243 or jarnold@pftlegal.com.

Sincerely,

Old Milton Holdings, LLC

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

2405 OLD MILTON PARKWAY
LLC
P O BOX 550345
ATLANTA, GA 30355

AVREN DOUGLAS ET AL
205 HEMBREE PARK TER
ROSWELL, GA 30076

CAMPBELL THOMAS J &
KOWALSKI ROBERT E
12320 DANCLIFF TRCE
ALPHARETTA, GA 30009

COMSTOCK GREGORY W &
KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA, GA 30009

FULTON CONCRETE COMPANY
INC
1200 URBAN CENTER DR
BIRMINGHAM, AL 35242-2545

GLEITER LINDA DICKERSON
12500 WEXCROFT LN
ALPHARETTA, GA 30004

JONES JAMES T &
JONES CATHERINE G
2305 DINSMORE RD
ALPHARETTA, GA 30004

KYLE A ROBINSON
PROPERTIES II LLC
918 HOLCOMB BRIDGE RD
SUITE 100
ROSWELL, GA 30076

LUMSDEN DONNA KAY
12502 WEXCROFT LANE UNIT
283
ALPHARETTA, GA 30009

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA, GA 30005-2580

ACADEMY PARK
NEIGHBORHOOD ASSN INC
P O BOX 87363
ATLANTA, GA 30337

AVREN LINDA L & DOUGLAS
205 HEMBREE PARK TER
ROSWELL, GA 30076

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA, GA 30004

COPLIN CARROLL
12511 WEXCROFT LANE
ALPHARETTA, GA 30009

FUQUA DOROTHY TODD
260 SHADY GROVE LN
ALPHARETTA, GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA, GA 30004

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA, GA 30004

LEVY WILLIAM A & LAUREN S
12270 DANCLIFF TRCE
ALPHARETTA, GA 30009-8709

MARSH BUNDY KING 2012
TRUST THE
PO BOX 20096
ATLANTA, GA 30325

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA, GA 30009-8710

ACADEMY PARK
NEIGHBORHOOD ASSOCIATION
INC
1465 NORTHSIDE DR NW STE
128
ATLANTA, GA 30318-4244
BELL ANCA
P.O. BOX 201962
DENVER, CO 80220

CITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA, GA 30004

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA, GA 30009

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA, GA 30009

GUSKI BONNIE J
12310 DANCLIFF TRC
ALPHARETTA, GA 30009

KALDANI NARDEN &
KAHVAZADEH HAMID R
145 THOMPSON ST
ALPHARETTA, GA 30004

LISA & BOB CHEELEY
FOUNDATION INC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

MC DANIEL MARK F
MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD, FL 32563

MOSS LESLIE
MOSS RHONDA
112 THOMPSON ST
ALPHARETTA, GA 30004

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA, GA 30009

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
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NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
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NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
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NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON LEASING
ENTERPRISES LLC &
NORRIS PROPERTY HOLDINGS
LLC

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK, GA 30188-2910

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA, GA 30004

1645 EVERSEDGE DR
ALPHARETTA, GA 30004
RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA, GA 30004

RONALD D & LINDA J COLEMAN
TRUST
AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH, FL 32963

STATE BANK & TRUST
COMPANY
4219 FORSYTH RD
MACON, GA 31208

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA, GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA, GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA, GA 30009

STEPHENS PEGGY &
HAROLD ENTERPRISES L P
319 CANTON ST
ALPHARETTA, GA 30009

STEVENS ROBERT &
CONNELL DEBORAH
12280 DANCLIFF TRCE
ALPHARETTA, GA 30009

TIFFANY SQUARE
HOMEOWNERS
ASSOC INC
4004 TIFFANY SQ
ALPHARETTA, GA 30009-3768

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA, GA 30009

TURNER ALBERT K
145 PARK ST
ALPHARETTA, GA 30004-1720

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

UNITED STATES POSTAL
SERVICE
1735 NORTH BROWN RD SUITE
200
LAWRENCEVILLE, GA
30043-8153
ZHOU RICHARD Q
205 ASCALON CT
ALPHARETTA, GA 30005

WADE JACKIE J
184 THOMPSON ST
ALPHARETTA, GA 30004-1726

WADE JACKIE J & DOROTHY J
184 THOMPSON ST
ALPHARETTA, GA 30004-1726

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

12 270407490188	OLD MILTON HOLDINGS LLC	0
22 498312671134	EICKHOFF ROBERT W & NIKKI C	0
12 270407490626	TURNER ALBERT K	0
22 498312671159	RONALD D & LINDA J COLEMAN TRUST	0
12 270407490063	STEPHENS HAROLD A & PEGGY	0
12 270407490683	CITY OF ALPHARETTA	0
22 498312670284	ACADEMY PARK NEIGHBORHOOD ASSN INC	0
12 270407490030	BELL ANCA	0
12 270307480800	UNITED STATES POSTAL SERVICE	0
22 514212671048	GUSKI BONNIE J	0
12 270407490238	GILKEY SCOTT L	0
12 270407490147	OLD MILTON HOLDINGS LLC	0
12 270007490059	GLUCK PROPERTIES LLC	0
12 270407490022	FUQUA DOROTHY TODD	0
12 270407490709	OLD MILTON HOLDINGS LLC	0
12 270407490428	MC DANIEL MARK F	0
12 270407490220	OLD MILTON HOLDINGS LLC	0
12 270407490170	STEPHENS PEGGY &	0
12 270407490212	LISA & BOB CHEELEY FOUNDATION INC	0
12 270407490584	FULTON CONCRETE COMPANY INC	0
12 270407490550	WADE JACKIE J & DOROTHY J	0
12 270407490634	OLD MILTON HOLDINGS LLC	0
12 270407490576	PORTER DAVID E	0
22 514212671006	LEVY WILLIAM A & LAUREN S	0
12 270307480719	RANSOPHER TAD D	0
22 498312671142	TORTORELLO MICHAEL F	0
12 270407490014	STEPHENS HAROLD A & PEGGY	0
22 498312671126	COPLIN CARROLL	0
12 270407490295	OLD MILTON HOLDINGS LLC	0
12 270407490667	KALDANI NARDEN &	0
12 270307480644	2405 OLD MILTON PARKWAY LLC	0
12 270407490493	KYLE A ROBINSON PROPERTIES II LLC	0
22 498312671100	LUMSDEN DONNA KAY	0
12 270407490105	AVREN DOUGLAS ET AL	0
12 270407490345	OLD MILTON HOLDINGS LLC	0
12 270407490758	OLD MILTON HOLDINGS LLC	0
12 270407490451	MARSH BUNDY KING 2012 TRUST THE	0
22 514212671063	MEEKER DAVID A & NANCY S	0
22 514212671055	CAMPBELL THOMAS J &	0
22 498512680018	TIFFANY SQUARE HOMEOWNERS	0
12 270307480347	MC MAHON KEVIN J	0
12 270407490337	OLD MILTON HOLDINGS LLC	0
12 270307480768	JONES KEITH A & JILL A	0
12 270407490071	STEPHENS HAROLD A & PEGGY	0
12 270407490113	ZHOU RICHARD Q	0
12 270407490659	JONES JAMES T &	0
12 270407490691	OLD MILTON HOLDINGS LLC	0

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

12 270407490402	CHESTER CHARLES E	0
22 514212670503	ACADEMY PARK NEIGHBORHOOD ASSOCIATION	0
22 514212671030	COMSTOCK GREGORY W &	0
12 270407490279	OLD MILTON HOLDINGS LLC	0
12 270407490733	OLD MILTON HOLDINGS LLC	0
12 270307480776	MOSS LESLIE	0
12 270307480818	STATE BANK & TRUST COMPANY	0
12 270407490741	OLD MILTON HOLDINGS LLC	0
12 270407490618	AVREN LINDA L & DOUGLAS	0
22 514212671014	STEVENS ROBERT &	0
12 270407490287	OLD MILTON HOLDINGS LLC	0
22 498312671118	GLEITER LINDA DICKERSON	0
12 270307480636	MULL JAMES R	0
12 270407490394	OLD MILTON LEASING ENTERPRISES LLC &	0
12 270307480701	RANSOPHER TAD D	0
12 270407490592	OLD MILTON HOLDINGS LLC	0
12 270407490568	WADE JACKIE J	0

Thompson Street- Additional Property
Property Description

All that tract or parcel of land lying and being Land Lots 749 and 802, 1st District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southwestern intersection of the southern right-of-way of Thompson Street (variable right-of-way) with the western Right of Way of Park Street (30' right-of-way), said point being the **POINT OF BEGINNING**; thence running westerly along the Western Right of Way of Park Street South 8 degrees 35 minutes 38 seconds West a distance of 152.59 feet to a point; thence departing the Right of Way of Park Street North 81 degrees 24 minutes 2 seconds West a distance of 98.13 feet to a point; thence North 78 degrees 55 minutes 43 seconds West a distance of 99.09 feet to a point; thence North 79 degrees 31 minutes 4 seconds West a distance of 99.39 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 99.74 feet to a point; thence South 1 degree 59 minutes 46 seconds West a distance of 96.42 feet to a point, thence North 80 degrees 22 minutes 13 seconds West a distance of 220.30 feet to a point; thence North 1 degrees 19 minutes 50 seconds East a distance of 235.10 feet to a point on the Right of Way of Thompson Street; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 519.52 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 103.80 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 81.53 feet to a point; thence running along said Right of Way South 52 degrees 13 minutes 8 seconds East a distance of 11.55 feet to a point, said point being the **POINT OF BEGINNING**;

Said tract of land contains 2.89 Acres (125,993sf).

A

Property Legal Description
WESTERN TRACTS OVERALL DESCRIPTION
(Tracts 1 – 4 & 26)
(1-12-2015)

All that tract or parcel of land lying and being in land lot 802 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30 right-of-way) and the northerly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); Thence continuing with said northerly right-of-way of Old Milton Parkway along a curve to the left having an arc length of 68.53 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 76 degrees 53 minutes 00 seconds West, for a distance of 68.53 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 97.97 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 80 degrees 01 minutes 25 seconds West, for a distance of 97.95 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 146.77 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 23 seconds West, for a distance of 146.71 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 20.78 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 87 degrees 47 minutes 59 seconds West, for a distance of 20.78 feet to a concrete monument found; Thence North 88 degrees 14 minutes 41 seconds West, a distance of 129.00 feet to a 1/2-inch rebar found; Thence departing said northerly right-of-way of Old Milton Parkway North 02 degrees 20 minutes 52 seconds East, a distance of 182.93 feet to a 1/2-inch open top pipe found; Thence North 01 degrees 19 minutes 50 seconds East, a distance of 96.58 feet to a 1-1/4-inch open top pipe found; Thence South 80 degrees 22 minutes 13 seconds East, a distance of 99.74 feet to a 1-1/2-inch open top pipe found; Thence South 79 degrees 44 minutes 54 seconds East, a distance of 49.43 feet to a 1-inch iron pin found; Thence South 79 degrees 17 minutes 23 seconds East, a distance of 49.96 feet to a point; Thence South 79 degrees 00 minutes 56 seconds East, a distance of 99.06 feet to a 1-1/2-inch flat iron & 1-inch rod found; Thence South 78 degrees 50 minutes 33 seconds East, a distance of 99.76 feet to a 1-open top pipe found; Thence South 81 degrees 24 minutes 02 seconds East, a distance of 98.12 feet to a 5/8-inch rebar set on the westerly right-of-way of Park Street; Thence continuing with said westerly right-of-way of Park Street South 01 degrees 08 minutes 35 seconds West, a distance of 100.00 feet to a 1/2-inch rebar found; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 125.65 feet to a concrete monument found at the north end of the mitered right-of-way intersection of said westerly right-of-way of Park Street and the northerly right-of-way of Old Milton Parkway; Thence South 63 degrees 38 minutes 12 seconds West, a distance of 38.46 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract of land contains 2.855 Acres.

B

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Albert Turner

Telephone: 770-475-0671

Address: 145 Park Street

Suite:

City Alpharetta

State: GA

Zip: 30009

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 <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:



Date:

9-30-16

Notary:

Notary Signature:

Michele Dreckman Janssens

Date:

9/30/16



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Nareen Kaldani

Telephone: 678-665-1219

Address: 2377 Johnson Ferry

Suite:

City Marietta

State: GA

Zip: 30062

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 <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:

Date:

Notary:

Notary Signature:

Date:

CHARLES COLLINS
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Feb. 29, 2020

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Harold R. Kohnen

Telephone: 404-879-6888

Address: 765 Strathmore Dr

State:

City: Milton

State: GA

Zip: 30004

Authorizations:

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 on 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 <u> zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Oak Milton Holdings, LLC

Telephone: 404-665-1242

Address: 1230 Peachtree Street

State: MD

City: Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: HR KohnenDate: 10/01/2016

Notary:

Notary Signature: Michelle WangDate: 10/01/2016

MICHELLE WANG
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 27, 2019

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Scott Gilkey

Telephone: 770-560-0996

Address: 165 Thompson Street

Suite:

City Alpharetta

State: GA

Zip: 30009

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 <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:

Date:

9/30/16



Date:

9/30/16

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James Jones

Telephone: 678-230-0849

Address: 2305 Dinsmore Road

Suite:

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 Zoning Modification

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

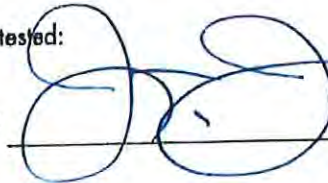
City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:

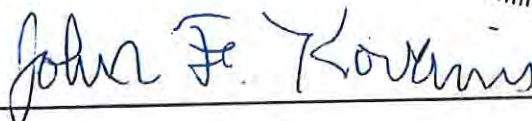


Date:

9/29/16

Notary:

Notary Signature:



Date:

9/29/16

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Lisa and Bob Cheeley Foundation, Inc. c/o Bob Cheeley

Telephone: 770-861-4100

Address: 5100 Peachtree Parkway

Suite: 200

City Norcross

State: GA

Zip: 30092

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 <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

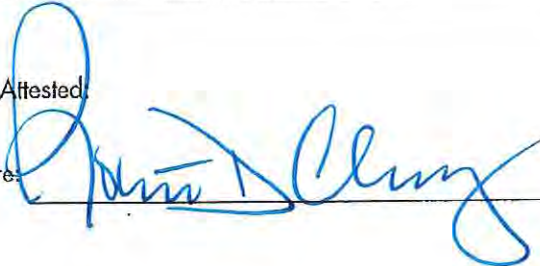
Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

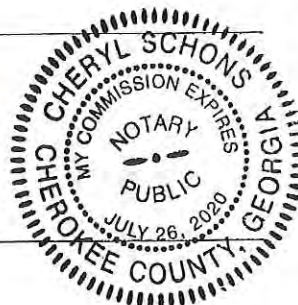
Owner Signature: 

Date: 9/27/16

Notary:

Notary Signature: 

Date: 9/27/16



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Old Milton Holdings, LLC (Bob Cheeley)

Telephone: 770-861-4100

Address: 5100 Peachtree Parkway

Suite: 200

City Norcross

State: GA

Zip: 30092

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 zoning modification |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC c/o Jill Arnold

Telephone: 404-665-1243

Address: 1230 Peachtree St.

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:

Date:

9/27/16

Notary:

Notary Signature:

Date:

9/27/16



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Doug Allen Telephone: 404-555-1234

Address: 1234 Peachtree Road, Suite 1000

City: Atlanta State: GA Zip: 30308

Authorization:

I do hereby certify and agree, subject to certain penalties for false statements, 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 regard to the items indicated below:

☐ Renovation	☐ Special Use
☒ Rezoning	☐ Conditional Use
☒ Variance	☐ Minor Plot
☐ Land Use Application	☒ Other: <u> zoning modification</u>

Identify Authorized Applicant:

Name of Authorized Applicant: Oakview Holdings, LLC Telephone: 404-555-1234

Address: 1234 Peachtree Road, Suite 1000

City: Atlanta State: GA Zip: 30308

By Owner and Authorized:

Owner Signature: Doug Allen Date: 9-30-16

Authorized Signature: Lily McLean Date: Sept 30, 2016



Doug Allen

Letter of Intent and Review Criteria

City of Alpharetta Rezoning and Zoning Modification Application

Applicant: Old Milton Holdings, LLC

Property:

+/- 5.75 acres of Land

Located in

Land Lots 749 and 802, 2nd Section, 1st District, Fulton County

Submitted for Applicant by:

G. Douglas Dillard
Jillian Skinner Arnold
PURSLEY FRIESE TORGRIMSON
1230 Peachtree Street, Suite 1200
Atlanta, Georgia 30309
(404) 665-1243
ddillard@pftlegal.com
jarnold@pftlegal.com

I. INTRODUCTION

This Application is the second phase of the Old Milton mixed use development approved by City Council on March 27, 2015 (Z-14-11) for approximately 21 acres on the 2500 block of Old Milton Parkway. The Phase II Property is approximately 5.75 acres consisting of two tracts: (i) +/- 2.90 acres along Thompson Street (attached as Legal Description "A") and (ii) +/- 2.85 acres along Old Milton Parkway (attached as legal description "B") (together, the "Phase II Property"). In order to develop the Phase II Property, the Applicant proposes (1) to rezone the 2.90 acre tract from DT-LW and R-12 to Mixed Use (MU) and (2) to modify the zoning conditions approved for the 2.85-acre tract pursuant to CLUP-14-07; Z-14-11; V-14-26 as such conditions apply to the +/- 2.85 acre tract. Please note that the Applicant's zoning modification request does not modify the conditions of zoning approved for the remaining property included in the 2015 zoning case CLUP-14-07/ Z-14-11/V-14-26 east of Park Street.

Proposed Development

The Applicant proposes to **transfer** the approved residential stacked flat density from the +/- 2.85 acre tract to the 2.90 acre tract. The Applicant proposes 48 stacked flats in 8 buildings along Thompson Street. The transfer of residential density is illustrated in the enclosed site plan and represents a significant reduction in residential units already approved for the Phase II Property. Currently, there are 71 residential units approved for the Phase II Property, including 54 residential stacked flats in 9 buildings on the +/-2.85 acre tract (approved pursuant to zoning case CLUP-14-07; Z-14-11; V-14-26) and 10 single family homes and 7 townhomes on the +/- 2.9-acre tract (approved pursuant to zoning case Z-15-12). The Applicant's transfer of residential density will reduce the overall number of residential units by 23 units. The 2.85-acre property along Old Milton Parkway is proposed to be a two-story office building with accessory parking.

The Applicant's revised plan will maintain the linear park along the Thompson Street frontage so that pedestrians and cyclists have uninterrupted access from City Center to Avalon across the Property. Together, the zoning requests will allow for quality residential redevelopment along the Thompson Street corridor and Old Milton Parkway Corridor that is consistent with the City's Downtown Master Plan. The Applicant's intent is to create a truly unique planned community that prioritizes livability and connectivity, and which balances the City's need for a

variety of housing options within walking distance to retail, office and restaurant uses. Finally, this zoning application is consistent with the Downtown Alpharetta Master Plan ("Master Plan"). According to the Master Plan, the Old Milton/Thompson Street Corridor is "envisioned as a primarily residential and residential-compatible, professional-office district capitalizing on the short walk or bike ride to these other areas..."¹ The City's Downtown Master Plan also notes:

"The demand is high for lifestyle and convenience housing that provides a desirable mix of attributes in addition to the square footage of the home. Additionally, nearby quality schools, shopping, restaurants, and other services that create a true community feel are increasingly appealing to empty nester Baby Boomers, Millennials, and young professionals who are coming to Alpharetta for high tech job opportunities. These trends bode well for Downtown Alpharetta serving as a housing location over the next several years."²

Rezoning of 2.90-acre Tract

As noted above, the Applicant proposes to rezone 2.90 acres from DT-LW and R-12 to MU in order to develop Phase II of the Old Milton mixed use development. The 2.90 acres includes properties located at 145 Park Street (Tax Parcel ID# 12 270407490626), 195 Thompson Street (12 270407490618), 185 Thompson Street (Tax Parcel ID# 12 270407490212), 175 Thompson Street (Tax Parcel ID# 12 270407490220), 165 Thompson Street (Tax Parcel ID# 12 270407490238), 155 Thompson Street (Tax Parcel ID# 12 270407490659), and 145 Thompson Street (Tax Parcel ID# 12 270407490667) and as more particularly described in the enclosed Legal Description A.

Zoning Modification Request for 2.85-Acre Tract

The zoning of the +/- 2.85 acre tract will remain Mixed Use (MU). The Applicant's request is to modify certain conditions of zoning in order to transfer the residential density previously approved for the 2.85-acre tract, add office as a permitted use on the 2.85-acre tract, and clarify the conditions of zoning that will apply to the Phase II Property moving forward. Attached hereto at **Exhibit 1** are the conditions of zoning approved by City Council on March 27, 2015 pursuant to CLUP-14-07; Z-14-11; V-14-26 with the Applicant's proposed revisions to the same. The Applicant has provided notes under each revision to explain the modification requested. A clean copy of the proposed conditions is also attached hereto at **Exhibit 1**. The revisions are intended

¹Downtown Alpharetta Master Plan, p. 97

² Downtown Alpharetta Master Plan, p. 35.

to remove the conditions of zoning that do not apply to the 2.85-acre tract and modify those conditions which do apply to the +/- 2.85 acre tract but which need to be removed or modified to accommodate the Applicant's proposed development.

II. PLANNING COMMISSION REVIEW CRITERIA

The Applicant satisfies all of the criteria as set forth in the City's UDC for rezoning and zoning modification requests.

1) How will this proposal be compatible with surrounding properties?

The Applicant's rezoning and modification proposals are compatible with surrounding properties, many of which are in a transitional state or have recently been approved for mixed use development, including attached and detached residential uses. The Property is surrounded by DT-LW, MU, O-P, and O-I, and is between the new Alpharetta City Center project, Phase I of the Old Milton Village project, and Avalon. The proposed reduction in overall residential density and inclusion of additional office use along Old Milton Parkway will complement surrounding land uses.

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

The proposed residential development will enhance the area and surrounding property values by allowing for the redevelopment of currently under-utilized properties. The proposed residential stacked flat and office development will add architectural variety along the Thompson Street corridor and enhance the connectivity between Alpharetta City Center and Avalon.

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

No, the property cannot be developed for a reasonable economic use as currently zoned. Portions of the property are currently zoned single-family residential and subject to conditions of zoning that make development on the site infeasible. The current zoning on the Property detracts from its potential economic use and value, especially considering the redevelopment projects and mixed use zonings approved for adjacent and nearby properties.

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

The Applicant's proposal decreases residential density entitlements by 23 units thereby decreasing the population that would otherwise be approved for this area. The decrease in residential density and introduction of office use to the area will have a nominal impact on traffic. Moreover, the Applicant's proposal to locate residences near groceries, retail, and restaurants, all of which are accessible via a multi-use pedestrian path, reduces the dependence on automobiles and takes traffic off of the streets. The office use will add employment opportunities along the Old Milton Parkway corridor.

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

The increase in the number of new students will decrease if this zoning application is approved since overall residential density will be reduced by 23 units. Adequate public facilities exist in and around the subject property to support the Applicant's zoning request. As such, there is no anticipated negative impact on utilities.

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

Yes. The zoning request is consistent with the Master Plan. The Downtown Master Plan designates the Property as Mixed Use-Live Work. The Applicant proposed residential uses and office use in accordance with the intent of the Mixed Use-Live Work district. The Old Milton/Thompson Street Corridor is "*envisioned as a primarily residential and residential-compatible, professional-office district* capitalizing on the short walk or bike ride to these other areas..."³ As such, the zoning request is consistent with the policy, intent, and plain language of the Master Plan.

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

Yes. There are changing conditions which affect development of the Property and support the proposed request. The Property is ideally situated between the new Alpharetta City Center project and Avalon, and is adjacent to the recently-approved 21-acre Old Milton Village project, all of which are mixed use developments. The current zoning and conditions of zoning applicable to a portion of the overall Property are no longer

³ Downtown Alpharetta Master Plan, p. 97 (emphasis added).

economically viable or appropriate for the changing conditions in the area.

CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require us to raise Federal and State constitutional objections during the zoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, heights, or to any conditions other than the those as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Alpharetta City Council to grant this zoning application in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate

in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any zoning of the Property subject to conditions which are different than the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal by the City of Alpharetta City Council to grant any variances requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any use restrictions or conditions placed on the Property which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

The existing zoning classifications and development restrictions which prohibit the Applicant's use of the Property are unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to revise the Property to a constitutional classification and grant the requested height variance. If action is not taken by the City to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and not less than \$4,000,000.00 in other damages arising out of the unlawful deprivation of the Applicant's property rights.

Accordingly, your Applicant respectfully requests that this Application be granted as requested by the Applicant.

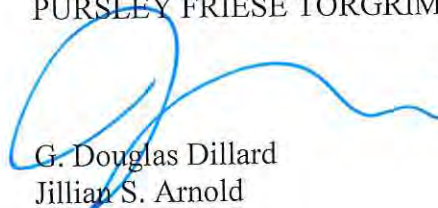
10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

If there are any questions about this rezoning request, you may contact me at 404-665-1243 or jarnold@pftlegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to be 'G. Douglas Dillard', is written over the printed name.

G. Douglas Dillard
Jillian S. Arnold

**Applicant's Proposed Revisions to Conditions Approved by City Council on March 27,
2015 pursuant to CLUP-14-07; Z-14-11; V-14-26**

CLEAN VERSION OF CONDITIONS

The Applicant proposes to revise the conditions of zoning that currently encumber the +/- 2.85 acre "stacked flat" property fronting on Old Milton Parkway, and more particularly described in the enclosed legal description. This 2.85-acre parcel was originally included in the Mixed Use zoning application approved by the Alpharetta City Council on March 27, 2015 (CLUP-14-07; Z-14-11; V-14-26). Please note that the Applicant's zoning modification request and the companion rezoning application for +/-2.9 acres on Thompson Street do not modify the conditions of zoning approved for the remaining property included in the 2015 rezoning CLUP-14-07; Z-14-11; V-14-26. It is the Applicant's intent that the revised conditions below would apply to the Phase II Property if approved by City Council.

1. The site, consisting of approximately 5.75 acres, shall be zoned Mixed Use (MU) and limited to 8.82 units per acre. Land Use shall be "Mixed Use." Office portion of site, consisting of approximately 2.85 acres, shall be zoned Mixed Use (MU). Uses permitted in the O-I zoning district shall be permitted on the office portion of the site.
2. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersections as shown.
3. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way shall be required to incorporate 12 foot walkway, 6 foot planting area, 8-foot on-street parking, and 10-foot travel lane, with final approval by staff.
4. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right of way incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8-foot on street parking, and 10 foot travel lanes.
5. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.
6. Roadways with on-street parking shall incorporate curb extensions at intersection.
7. Along Old Milton Parkway, sidewalks shall be 8 foot wide min.
8. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of the lighting shall be the responsibility of the property owner's association.

9. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
10. Linear park along Thompson Street shall be substantially as depicted on the site plan.
11. Outdoor lighting fixtures shall be the cut-off type, designed to avoid spillage of light onto adjacent properties.
12. Garbage dumpsters shall be screened and placed in the location as approved by staff.

**Applicant's Proposed Revisions to Conditions Approved by City Council on March 27,
2015 pursuant to CLUP-14-07; Z-14-11; V-14-26**

The Applicant proposes to revise the conditions of zoning that currently encumber the +/- 2.85 acre "stacked flat" property fronting on Old Milton Parkway, and more particularly described in the enclosed legal description. This 2.85-acre parcel was originally included in the Mixed Use zoning application approved by the Alpharetta City Council on March 27, 2015 (CLUP-14-07; Z-14-11; V-14-26). Please note that the Applicant's zoning modification request and the companion rezoning application for +/-2.9 acres on Thompson Street do not modify the conditions of zoning approved for the remaining property included in the 2015 rezoning CLUP-14-07; Z-14-11; V-14-26. It is the Applicant's intent that the revised conditions below apply to the Phase II Property.

1. The site, consisting of approximately ~~5.7521~~ acres, shall be zoned Mixed Use (MU) and limited to 8.82 units per acre. Land Use shall be "Mixed Use." Office portion of site, consisting of approximately 2.85 acres, shall be zoned Mixed Use (MU). Uses permitted in the O-I zoning district shall be permitted on the office portion of the site.

• *Note: Revised to reflect proposed development on Phase II Property*

- ~~2. Office/Commercial portion of the site, consisting of approximately 3 acres, shall be zoned Mixed Use (MU). Retail and restaurant uses shall be limited to a maximum of 25,000 sf which represents currently vested retail on existing C1 parcel. Retail and restaurant shall be restricted to the ground floor within multi-level buildings. Two stand-alone sit-down restaurants shall be permitted, no drive thru windows. A permit for a second standalone restaurant may be permitted only after construction of a minimum of 12,000 square feet of office space. The following uses shall be permitted:~~

- ~~• Office~~
- ~~• Restaurants/no drive thru (all restaurants shall include outdoor seating)~~
- ~~• Bakery~~
- ~~• Beauty Shop~~
- ~~• Print Shop~~
- ~~• Craftsman/artist studio~~
- ~~• Florist~~
- ~~• Shipping store~~
- ~~• Bank (limited to internal drive thru)~~
- ~~• Fitness Studio~~
- ~~• Wine Store~~
- ~~• Phone store~~
- ~~• Coffee Shop/Coffee House~~
- ~~• Spa Services~~
- **Jewelry Store**

- *Note: This condition applied to the +/- 3 acres of nonresidential uses on Phase I site. Removed because not applicable to the Phase II Property.*

~~3.2. Vehicle access to Westside Parkway shall be limited to one right-in/right-out intersection and one right-in/right-out and left-in only. Westside Parkway median shall be extended to Old Milton Parkway. Intersection improvements to be approved by Staff.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~4.3. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersections as shown.~~

~~5.4. Vehicle access to Thompson Street to include up to four full access intersections. Homes fronting Thompson Street shall be rear loaded.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~6.5. Applicant's traffic study has recommended installing a traffic signal at Old Milton and Park Street. In order to preserve the integrity of Old Milton Parkway, developer shall complete the Post Office Street to Thompson providing an equivalent signalized access. Traffic Impact Fee credits will be granted for the completion of this improvement.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property and is being completed as part of development on Phase I.*

~~7.6. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way shall be required to incorporate 12 foot walkway, 6 foot planting area, 8-foot on-street parking, and 10-foot travel lane, with final approval by staff.~~

~~8.7. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right of way~~

incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8-foot on street parking, and 10 foot travel lanes.

9.8. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.

10.9. ~~The first parking lot drive isle shall be 75 feet minimum from the stop bar at the stop-controlled intersection and 150 feet at signalized intersection.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

11. ~~Provide signal modifications recommended by traffic study including the addition of a right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.~~

- ~~*This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*~~

12.10. Roadways with on-street parking shall incorporate curb extensions at intersection.

13.11. Along Old Milton Parkway/~~Westside Parkway~~, sidewalks shall be 8 foot wide min.

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

14.12. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of the lighting shall be the responsibility of the property owner's association.

15.13. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.

16. ~~Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

17.14. ~~An area of at least 1500 square feet shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park~~

~~benches, and/or water feature. Plan to be approved by Design Review Board. All entrances from Old Milton Parkway shall be heavily landscaped.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~18.15. The tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically the 50-foot strip of trees be removed upon staff approval.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~19.16. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~20.17. Parking and rear of units shall not be visible from Old Milton Parkway or Westside Parkway. Architecture elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~21.18. Tree #49 (37" water oak) shall be saved as shown with no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within the CRZ.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~22.19. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~23.20. Work with staff to attempt to incorporate trees reported to be in good condition by the applicant's arborist report.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as~~

~~approved by Staff. The Applicant will work with Community Development staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~25.21. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~26.22. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted on the site plan. with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the City of Alpharetta upon completion. "Landing" area shall be improved with hardscape, landscape, pedestrian scale decorative lighting, as well as decorative directional signage with final approval by Staff.~~

- *Condition revised to reflect proposed development on Phase II Property.*

~~27.23. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.~~

- *This condition is proposed to be removed because it is not applicable to the Phase II Property.*

~~28.24. Residential rehtecture shall be representative of southern classic style. The commercial and office shall be representative of European or English style, as in the picture in Exhibit A. All uses and/or buildings shall coordinate architecturally. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.~~

- *This condition is proposed to be removed.*

~~29.25. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.~~

- *This condition applied to the Phase I site and therefore is proposed to be removed because it is not applicable to the Phase II Property.*

~~31.26. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible, with garages located to the rear of the buildings. In cases where the side of the building faces the street, the side shall be designed to have the appearance of facing the streets. There shall be no visible rear yards along Old Milton Parkway.~~

~~• This condition is proposed to be removed.~~

~~32.27. Signage for all uses shall coordinate and require Design Review Board approval.~~

~~• This condition is proposed to be removed.~~

~~33.28. In consideration of dedication by the Applicant of additional park land and public space beyond the 10 percent code requirement and construction of improvements on that land, the City or the Applicant shall enter into a verbal agreement in which the City agrees to donate two parcels to the Applicant, as requested, and provide administrative relief where possible on tree recompense as determined by the director of community development and city attorney.~~

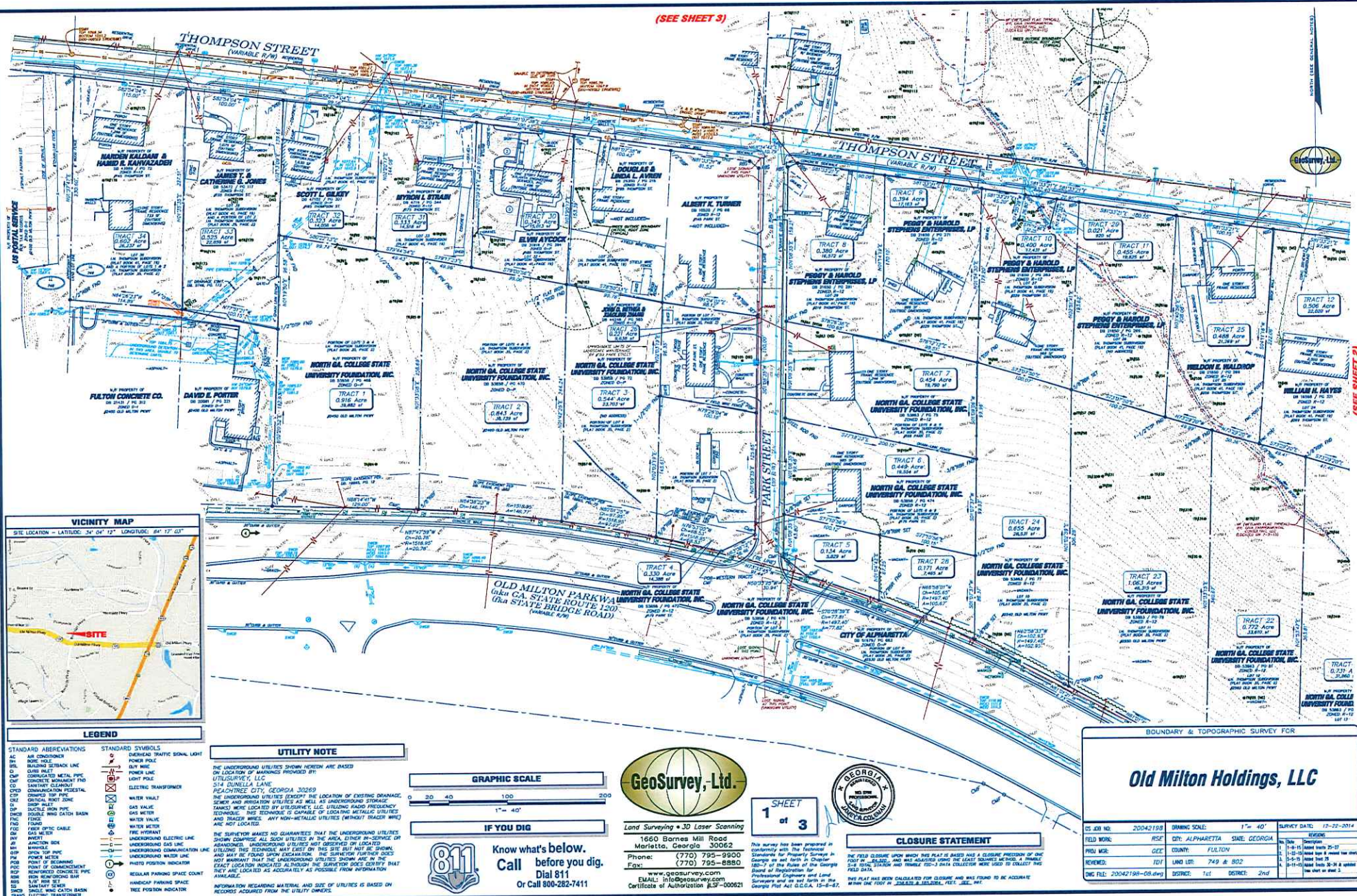
~~• This condition applied to the Phase I site and therefore is proposed to be removed because it is not applicable to the Phase II Property.~~

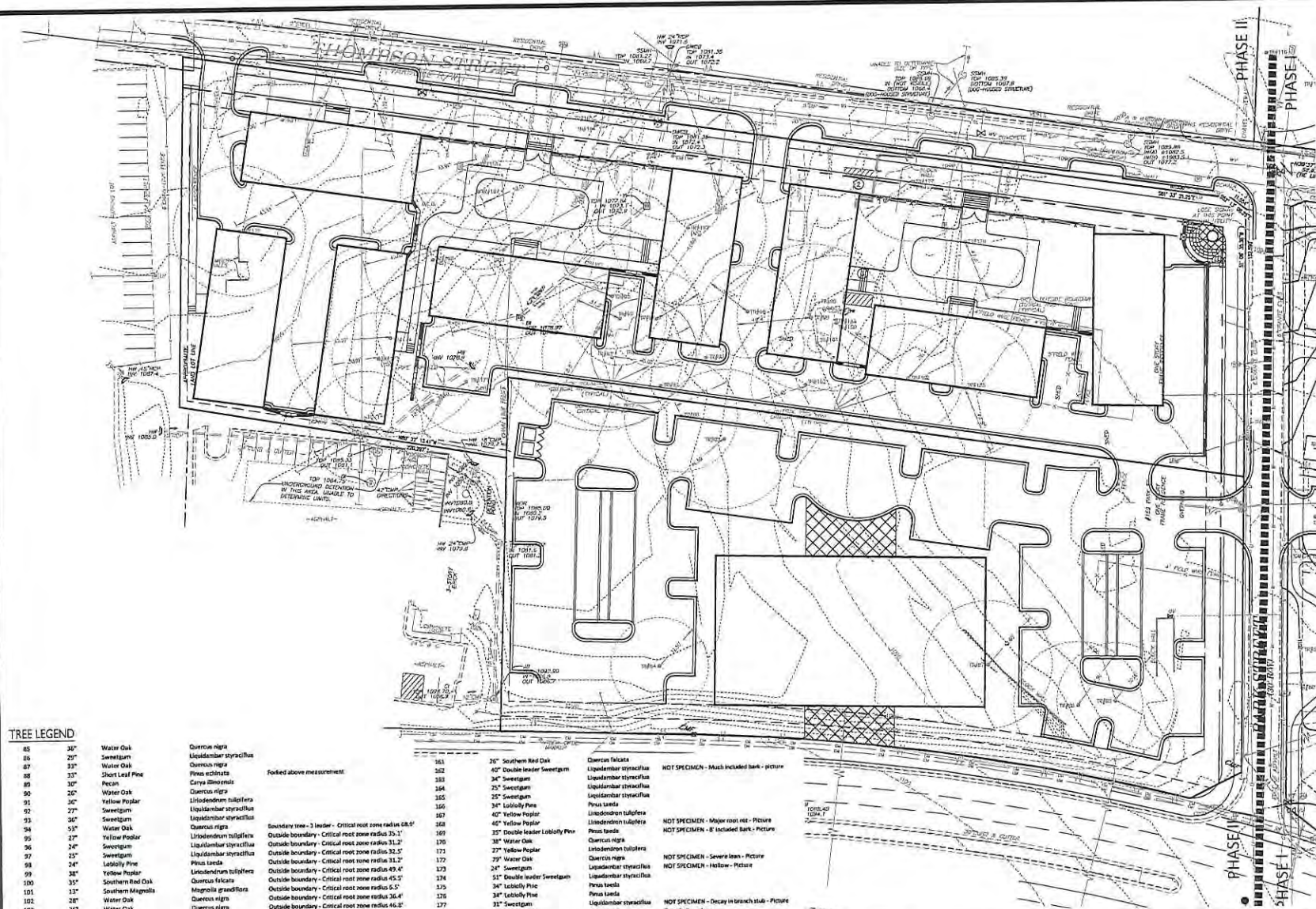
~~34.29. Outdoor lighting fixtures shall be the cut-off type, designed to avoid spillage of light onto adjacent properties.~~

~~35.30. A 15-foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.~~

This condition is no longer necessary as the Applicant proposes to incorporate the parcels along Thompson Street into the Phase II development

~~36.31. Garbage dumpsters shall be screened and placed in the location as approved by staff.~~

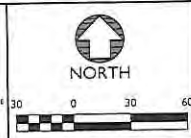




TREE LEGEND		Map Scale	
85	30" Water Oak	<i>Quercus nigra</i>	
86	25" Sweetgum	<i>Liquidambar styraciflua</i>	
87	33" Water Oak	<i>Quercus nigra</i>	363
88	33" Short Leaf Pine	<i>Pinus echinata</i>	362
89	33" Pecan	<i>Carya binniana</i>	361
90	20" Water Oak	<i>Quercus nigra</i>	360
91	36" Yellow Poplar	<i>Liriodendron tulipifera</i>	359
92	27" Sweetgum	<i>Liquidambar styraciflua</i>	358
93	36" Sweetgum	<i>Liquidambar styraciflua</i>	357
94	53" Water Oak	<i>Quercus nigra</i>	356
95	27" Yellow Poplar	<i>Liriodendron tulipifera</i>	355
96	24" Sweetgum	<i>Liquidambar styraciflua</i>	354
97	36" Sweetgum	<i>Liquidambar styraciflua</i>	353
98	24" Loblolly Pine	<i>Pinus taeda</i>	352
99	36" Southern Red Oak	<i>Liriodendron tulipifera</i>	351
100	36" Southern Red Oak	<i>Quercus falcata</i>	350
101	13" Northern Magnolia	<i>Magnolia grandiflora</i>	349
102	26" Water Oak	<i>Quercus nigra</i>	348
103	36" Water Oak	<i>Quercus nigra</i>	347
104	44" Water Oak	<i>Quercus nigra</i>	346

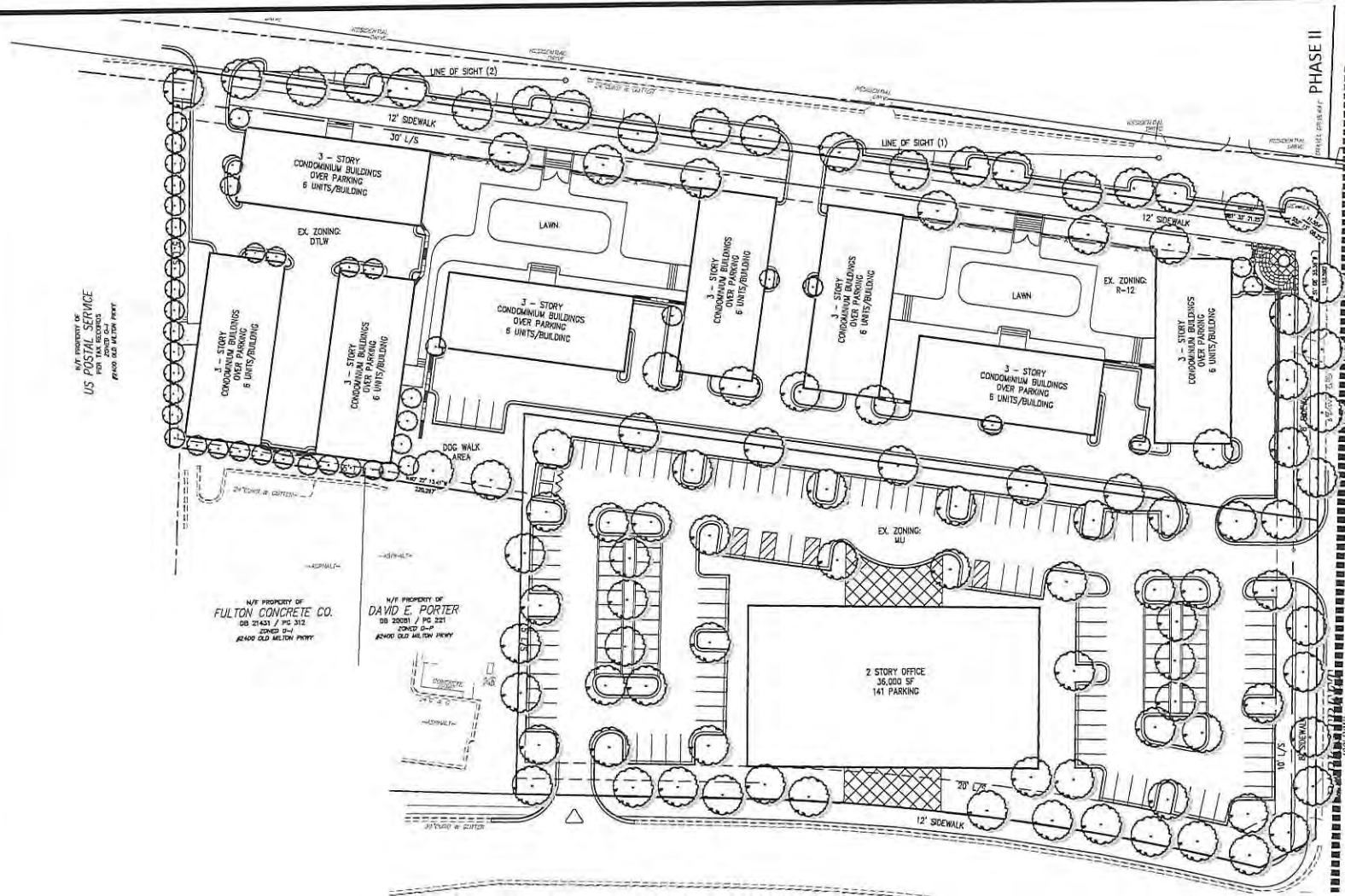
Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT NO: 15-3749
DATE: 10-3-16
SCALE: 1" = 30'
FILE NAME: 15-3749C14-A06.dwg
DESIGN/DRAWN: SLR/MDA



Alpharetta , Georgia

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

The survey indicates that the property does not lie within a flood-hazard zone as identified on FIRM Community Flood Risk 1311000200 for Jones County, Georgia. Based on 08-16-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

FEMA MAP
N.T.S.**SITE DATA**

Land Use: 749 & 852, 1st District, 2nd Section
Existing Zoning: MU, R-12, O12W
Setbacks: Front 5', Rear 5'
Proposed Use: Residential, Commercial Office
Residential Buildings: Single Family Lots: 25
 Min. Single Family Lot Size: 3,300 sq'
 Townhomes: 60
 Scaled Pairs: 48
 Total: 143 Density - 4.7 units
Proposed Acreage: Original Zoning 21.067
 Address: 3.78
 Total: 24.317 Ac
Commercial: Recalled: 25,000
 Office: 40,000

Property Owner/ Applicant

Old Milton Holdings, LLC
 5100 Peachtree Parkway, Suite 200
 Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO: 153749
 DATE: 9-1-16
 SCALE: 1" = 30'
 FILE NAME: 15-3749-18CONCB.dwg
 DESIGN/DRAWN: SR/MDA

AEC



NORTH



PRELIMINARY SITE PLAN

NOTTING HILL

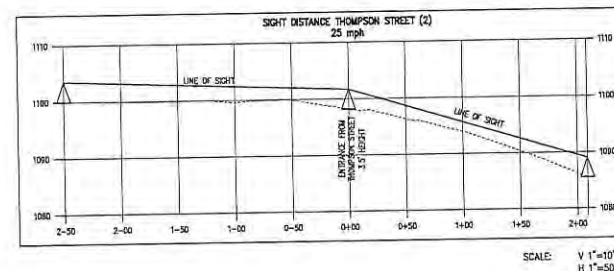
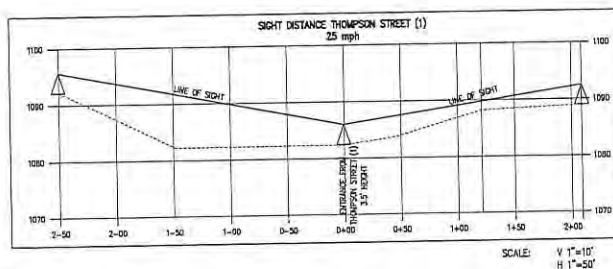
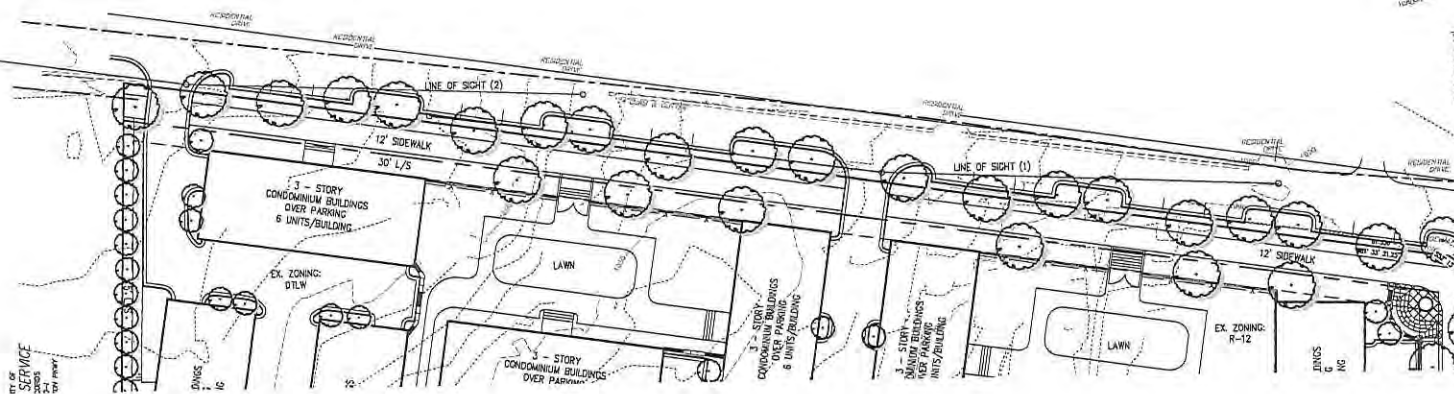
Alpharetta, Georgia

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
 50 Warm Springs Circle
 Roswell, Georgia 30075
 (770) 441-4942 • www.aecatl.com

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

NOT PROPERTY OF
HAROLD A. & PEGGY STEPHENS
300 BLISS / RD 377
L.A. THOMPSON SUBDIVISION
(PLAT BOOK 10, PAGE 10)



SIGHT DISTANCE

NOTTING HILL

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO: 15-3749
DATE: 9-1-16
SCALE: 1" = 30'
FILE NAME: 15-37496-18CONCB.dwg
DESIGN/DRAWN: SLR/MDA

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.		1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.		14.62	0	19.38	0	130.34	0
Office	36,000 s.f.		1.56	56	1.49	54	11.01	396
Hotel	0 rooms		0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.		0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units		0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units		0.44	0	0.54	0	5.86	0
Residential (Single-Family)	48 units		0.77	37	1.02	49	9.57	459
Totals				93		103		856



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-17-02/CU-17-04 MILTON PARK PROMENADE II

PLANNING COMMISSION: JANUARY 5, 2017
CITY COUNCIL: JANUARY 23, 2017

II. RECOMMENDATION:

Approve MP-17-02/CU-17-04 Milton Park Promenade II subject to the following conditions:

1. Development shall be limited to office, restaurant, and bank use only with up to 13,900 square feet of retail. Of the 13,900 square feet of retail, 5,386 square feet shall be limited to the sole use of Steinway Piano. Upon the cessation or termination of that use by Steinway Piano, said 5,386 square feet shall revert to office use. All other uses shall require City Council approval, remaining 8,514 shall be permitted use from Condition 4 in file MP-08-07/CLUP-08-02/Z-08-02/V-08-05 Milton Park Promenade II. No freestanding retail or restaurants shall be permitted. Applicant agrees to transfer 19,000 square feet of retail density from Town Square in exchange for the 13,900 square feet of retail in this application. No additional retail will be allowed within the Milton Park Master Plan.
2. Density shall be limited to 15,000 square feet per acre (previously approved). Densities are as follows: Up to 13,900 square feet of retail for Steinway Piano and uses as listed below in Condition 4; up to 10,784 square feet restaurant, with the remaining density O-I, provided the developer meets all zoning conditions.
3. Buildings shall not include one single tenant, shall be multi-tenant with support services. Upper level limited to office uses only. Lower level limited to the following permitted retail uses:
 - Art Gallery/Art Framing/Art Sales
 - Bakery
 - Barber Shop
 - Beauty Salon/Supply
 - Book/Video Store
 - Card/Gift Shop
 - Carpet and Rug Sales
 - Cellular Phone Sales
 - Clinic
 - Clothing Boutique/Tuxedo Rental
 - Coffee/Bagel Shop
 - Commercial School
 - Consumer Electronic Sales
 - Custom Alterations/Tailoring
 - Day Spa
 - Drug Store
 - Dry Cleaners – Pick Up Only
 - Florist
 - Food Store (specialty or gourmet only)
 - Hair/Nail Salon
 - Hardware and Garden Supply Store
 - Hobby Shop/Children's Toy Store
 - Home Décor and Furniture Sales
 - Home Entertainment and recreation sales

- Ice Cream Shop
 - Jewelry Store
 - Musical equipment sales and showroom
 - Pet Grooming
 - Postal/Package Store
 - Print Shop
 - Recreation/Fitness Facilities
 - Restaurant is a conditional use under the current O-I zoning
 - Travel Agency
4. 'Ice Cream Shop' shall be added as a conditional use at 5950 North Point Parkway, Suite 129.
 5. Conditional use approval shall be limited to Scream'N Nuts Donuts & Ice Cream; no additional 'restaurant' businesses or subleasing shall be permitted within the approved space.
 6. Provide a double row of shrubs, minimum 2' at planting, within the landscape strips along North Point Parkway and Mill Creek Avenue to screen the parking lot. Existing shrubs may remain where provided, but shall be supplemented where necessary to meet the Code requirement for parking lot screening.
 7. Provide sod in the areas between the road (North Point Parkway and Rock Mill Avenue) and the sidewalk.
 8. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

III. REPORT IN BRIEF:

The applicant, Adam Hale on behalf of Hale Retail Group, is requesting a master plan amendment to the Milton Park Master Plan to allow an ice cream/donut shop within a 3,100 square foot suite at the Milton Park Promenade II center. Previous master plan conditions limited the space to Steinway Piano or an office use. A conditional use is also requested to allow the proposed ice cream shop, which is classified as a 'Restaurant' use. The subject property is located at 5950 North Point Parkway, at the southwest corner of North Point Parkway and Mill Creek Avenue.

DISCUSSION

The submitted request, if approved, will allow an ice cream shop within a suite previously approved for Steinway Piano or office use in the Milton Park Promenade II center. The proposed master plan amendment includes a change of use for a 3,100 square foot suite from office to restaurant use and a conditional use to allow an ice cream/donut shop, which is classified as a restaurant. The property is located at 5950 North Point Parkway, at the southwest corner of North Point Parkway and Mill Creek Avenue.

The Milton Park Master Plan was approved on November 22, 1999. The subject property was not part of the original master plan approval; however, it was later incorporated through a master plan amendment approved on May 27, 2008 for the Milton Park Promenade II center. The original master plan was approved for 300,000 square feet of office, 490 'For-Rent' apartments, 150 'For-Sale' single-family units, 50,000 square feet of retail and 25,000 square feet of free-standing commercial use. With the exception of the Milton Park Promenade II center, the only retail developed within the Milton Park Master Plan was the small amount of ground floor retail at the corner of Mill Creek Avenue and Cicero Drive.

The Milton Park Promenade II master plan amendment approval limited the development to 17,000 square feet of retail, 9,000 square feet of restaurant, and the remaining density to office use. The applicant proposes the following changes to the previous master plan conditions related to MP-08-07/CLUP-08-02/Z-08-02/V-08-05 Milton Park Promenade II:

2. Development shall be limited to office, restaurant, and bank use only with up to 17,000 square feet of retail of the 17,000 square feet of retail, ~~8,500~~ 5,386 shall be limited to the sole use of Steinway Piano. Upon the cessation or termination of that use by Steinway Piano, ~~said 8,500~~ 5,386 square feet shall revert to office use. All other uses shall require City Council approval, remaining 6,800 shall be permitted use from Condition 4 below. No freestanding retail or restaurants shall be permitted. Applicant agrees to transfer 19,000 square feet of retail density from Town square in exchange for the 17,000 square feet of retail in this application. No additional retail will be allowed within the Milton Park Master Plan.

3. Density shall be limited to 15,000 square feet per acre (Previously approved). Densities are as follows: Up to 17,000 square feet of retail for Steinway Piano and uses as listed below in Condition 4; up to ~~9,000~~ 10,784 square feet restaurant, with the remaining density O-I, provided the developer meets all zoning conditions.

4. Buildings shall not include one single tenant, shall be multi-tenant with support services. Upper level limited to office uses only. Lower level limited to the following permitted retail uses:

- Art Gallery/Art Framing/Art Sales
- Bakery
- Barber Shop
- Beauty Salon/Supply
- Book/Video Store
- Card/Gift Shop
- Carpet and Rug Sales
- Cellular Phone Sales
- Clinic
- Clothing Boutique/Tuxedo Rental
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- Home Décor and Furniture Sales
- Home Entertainment and recreation sales
- Ice Cream Shop
- Jewelry Store
- Musical equipment sales and showroom
- Pet Grooming
- Postal/Package Store
- Print Shop
- Recreation/Fitness Facilities
- Restaurant is a conditional use under the current O-I zoning
- Travel Agency

The Milton Park Promenade II center is 27,579 square feet. Steinway Piano has reduced the size of their suite from 8,500 to 5,386 square feet. Based on previous master plan condition #2 above, the 3,114 square foot space shall revert to office use. The applicant proposes to utilize this space for an ice cream shop, which is classified as a restaurant use and requires approval of a conditional use permit. An ice cream shop is very similar to a coffee/bagel shop, which is listed as a permitted use in Condition #4 above. Previous conditions of zoning also restricted the overall restaurant square footage to no more than 9,000 square feet. As shown in the table below, the proposed ice cream shop will increase the total restaurant space at Milton Park Promenade II to 10,784 square feet.

Milton Park Promenade II – Existing and Proposed Uses

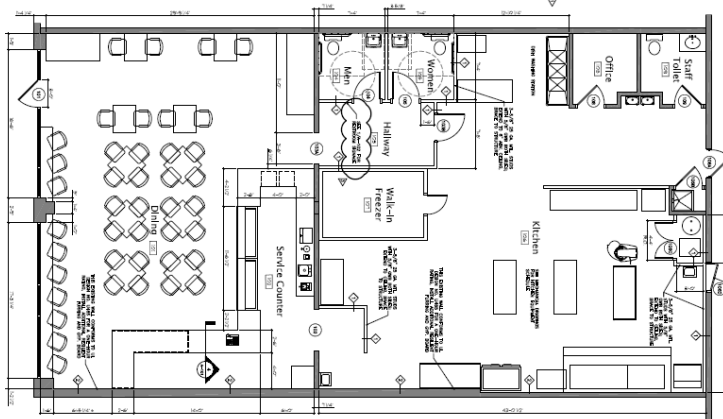
Suite #	Tenant	Restaurant (SF)	Retail (SF)	O-I (SF)
100	Montezuma Mexican Restaurant	3,270 SF		
105	Summer Nails		1,324 SF	
110	Mama's Pizza	2,894 SF		
115	Vacant			910 SF
120	Gym		7,190 SF	
125	Vacant			1,985 SF
127	House of Hummus	1,520 SF		
129	Scream'N Nuts Donuts & Ice Cream	3,100 SF		
130	Steinway Piano Gallery		5,386 SF	
PROPOSED TOTAL		10,784 SF	13,900 SF	2,895 SF
MAXIMUM – BASED ON 2008 APPROVAL		9,000 SF	17,000 SF	

The Milton Park Master Plan includes established parking regulations, as provided in the table below. The Milton Park Promenade II center has 145 parking spaces existing on the site. As shown in the table below, the applicant's request to change the 3,100 square feet space from office to restaurant use would require 128 parking spaces for the Milton Park Promenade II center.

Milton Park Promenade II – Parking Requirements (Proposed)

USE	AREA	PARKING RATE	MIN. REQUIRED PARKING
Restaurant	10,784 SF	1/150 SF	72 spaces
Retail	13,900 SF	1/300 SF	46 spaces
Office (O-I)	2,895 SF	1/300 SF	10 spaces
Total	27,579 SF		128 spaces

The proposed ice cream/donut shop tenant is Scream’N Nuts Donuts & Ice Cream. The artisan ice cream and donut shop is a new concept and if approved, Milton Park Promenade II will be the business’ first location. The floor plan below depicts seating to accommodate 42 customers. The customer seating area is 896 square feet, which represents just 29% of the total space.



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:

- 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 request to utilize the former Steinway Piano space for an ice cream shop is appropriate given that the use compliments existing uses in the Milton Park Promenade II center. The proposed use should generate fewer vehicular trips since the ice cream shop would likely benefit from patrons of the surrounding restaurants, as well as generating pedestrian trips from the adjacent residential areas.

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

Response: The request would not adversely affect the existing use or usability of adjacent properties. The use should generate fewer vehicular trips since the ice cream shop would likely benefit from patrons of the surrounding restaurants, as well as generating pedestrian trips from the adjacent residential areas.

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

Response: The zoning proposal will not impact the natural environment.

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

Response: The property could be used as approved; however, the applicant's request to allow an ice cream shop is consistent with similar uses permitted on the subject property, such as a coffee/bagel shop. In addition, sufficient parking exists to support the existing and proposed uses.

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 applicant's proposal will not cause a burden on public facilities and services as the proposed use does not represent a significant change to the overall mix of uses.

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

Response: Not applicable.

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 request reflects a reasonable balance as the Steinway Piano space was originally calculated as retail space. The proposed mix of uses are supported by sufficient parking.

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

Response: The property could be used as approved; however, the applicant's request to allow an ice cream shop is consistent with similar uses permitted on the subject property, such as a coffee/bagel shop. In addition, sufficient parking exists to support the existing and proposed uses.

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

Response: The zoning proposal is an accessory retail service use and is consistent with the Comprehensive Land Use Plan designation of the property, which is Corporate Office.

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: Access to the site will occur through the existing curb cuts. The proposed retail use should not impact traffic or 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 Milton Park Promenade II center accommodates the items referenced above.

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 should have little impact on the development of surrounding properties as the use is consistent with the existing retail development. In addition, sufficient parking exists to support the existing and proposed 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; and

Response: The proposed use should have little impact on the development of surrounding properties as the use is consistent with the existing retail development. In addition, sufficient parking exists to support the existing and proposed uses.

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

Response: The applicant's request to allow an ice cream shop is consistent with similar uses permitted on the subject property, such as a coffee/bagel shop. In addition, sufficient parking exists to support the existing and proposed uses.

CONCURRENCES

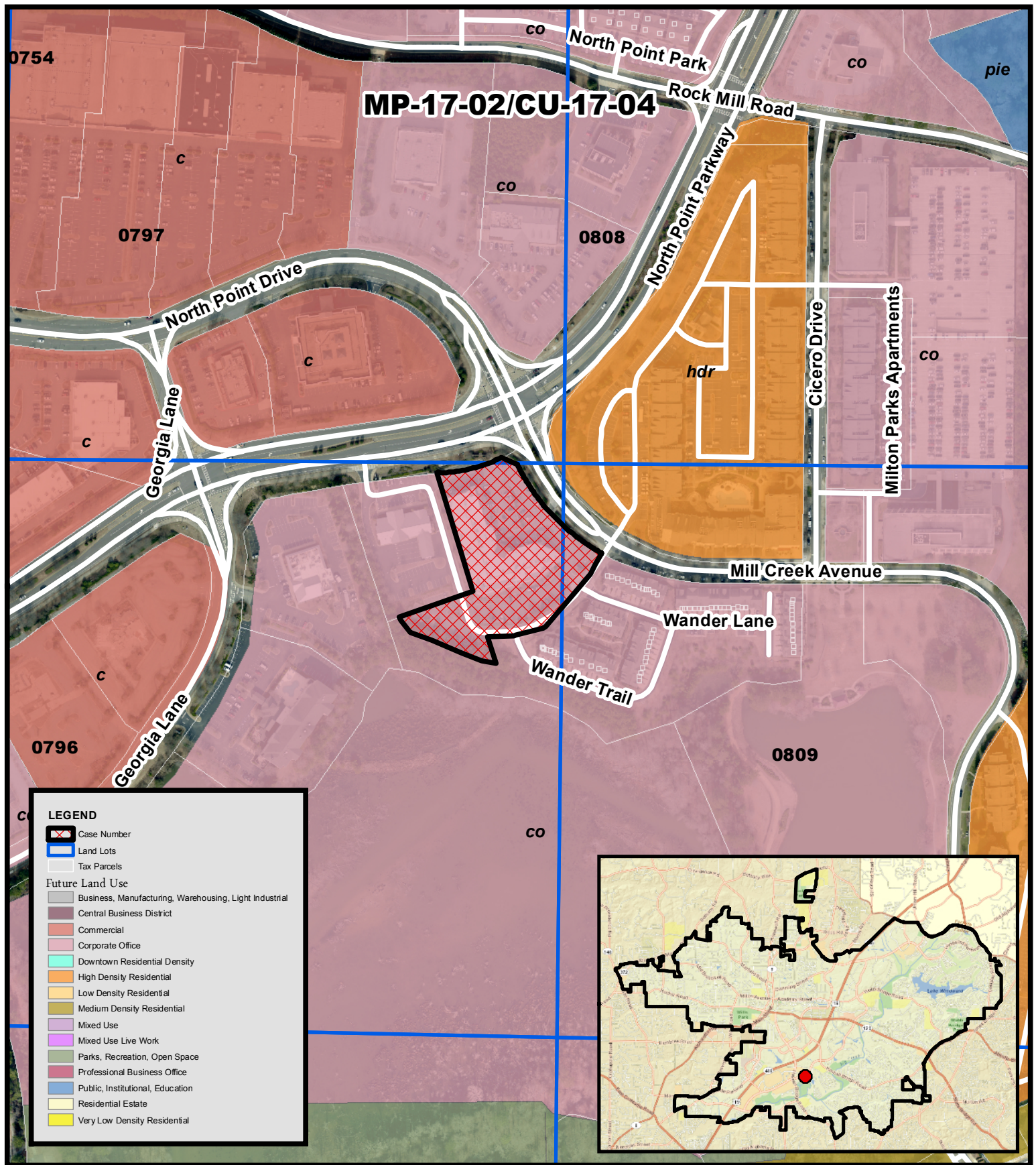
City Staff has reviewed the applicant's proposal and finds that it can support the applicant's request for master plan amendment and conditional use. In the past staff has had concerns with additional retail along North Point Parkway; however, the applicant's proposal is part of a mixed use, walkable development. The original master plan permitted up to 50,000 square feet of retail use and 25,000 square feet of free-standing commercial use. However, with the exception of the Milton Park Promenade II center, the only retail developed within the Milton Park Master Plan was the small amount of ground floor retail at the corner of Mill Creek Avenue and Cicero Drive. In addition, the proposed use is very similar to a coffee/bagel shop, which is listed as a permitted use on the subject property. Also, the proposed use compliments the existing uses in the Milton Park Promenade II center and is supported by sufficient parking. The use should generate fewer vehicular trips since the ice cream shop would likely benefit from patrons of the surrounding restaurants, as well as generating pedestrian trips from the adjacent residential areas. Staff recommends conditions that limit expansion of the proposed use, as well as limitations on the overall amount of retail and restaurant density at Milton Park Promenade II.

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 an objection was received from a resident that believes the proposed space should revert to office use due to concern over increased vehicular traffic.

IV. ATTACHMENTS:

- Site Plan



Future Land Use
Milton Park Promenade II
5950 North Point Parkway Suite 129

Location Map Provided by:
Community Development - GIS

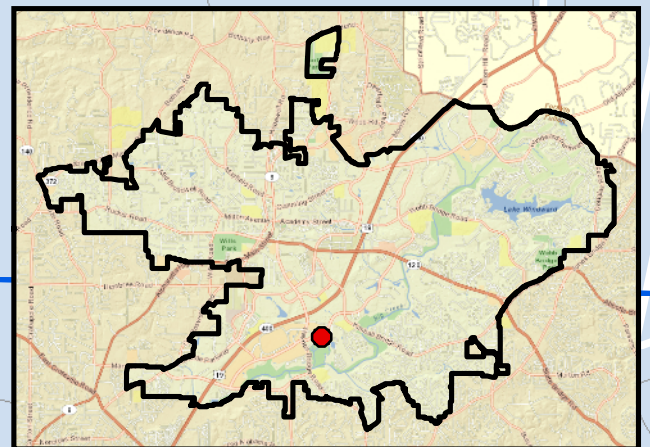
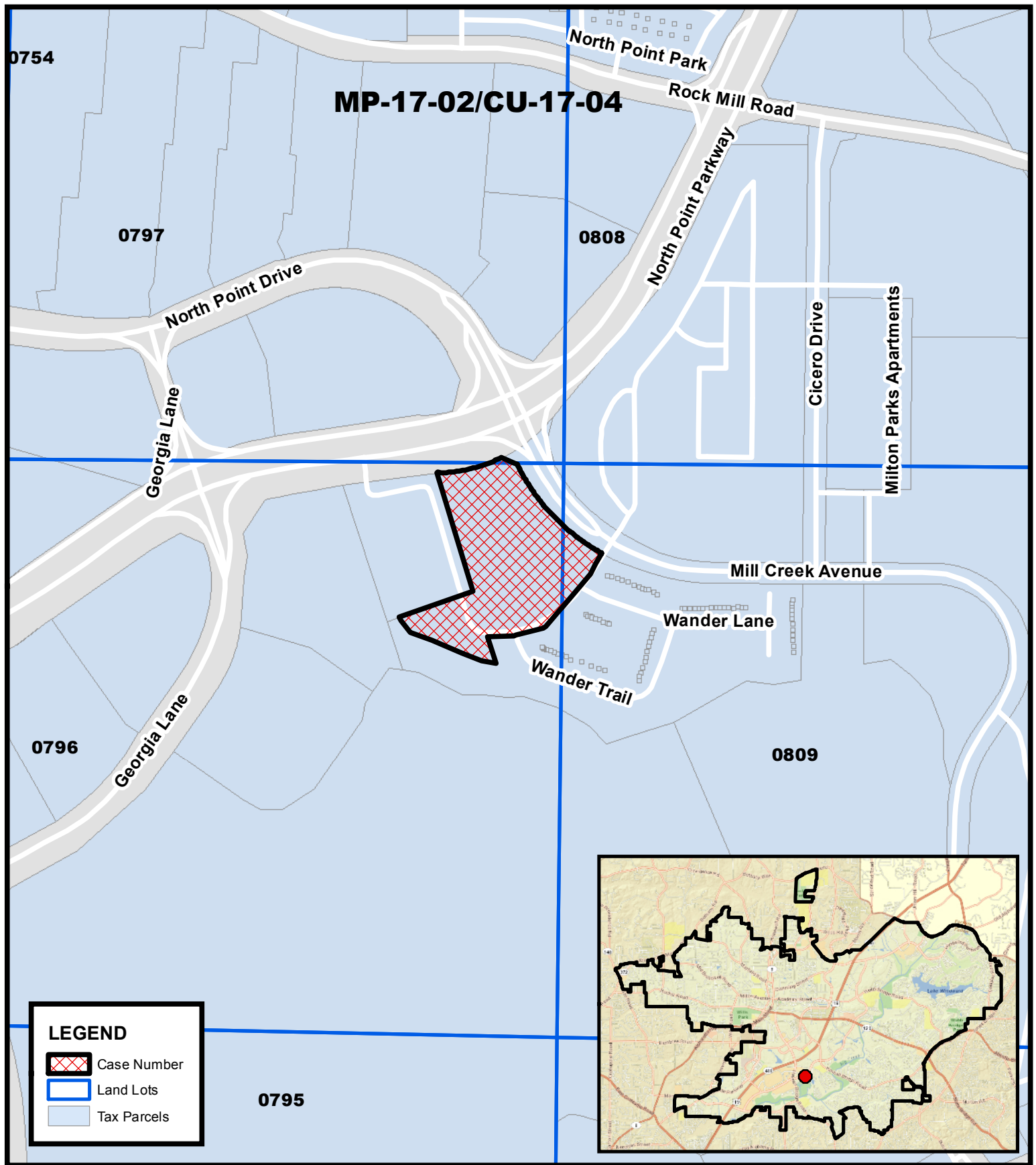


Aerial Map
Milton Park Promenade II
5950 North Point Parkway Suite 129

MP-17-02 CU-17-04
D/LL: 1/2/796, 809
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS

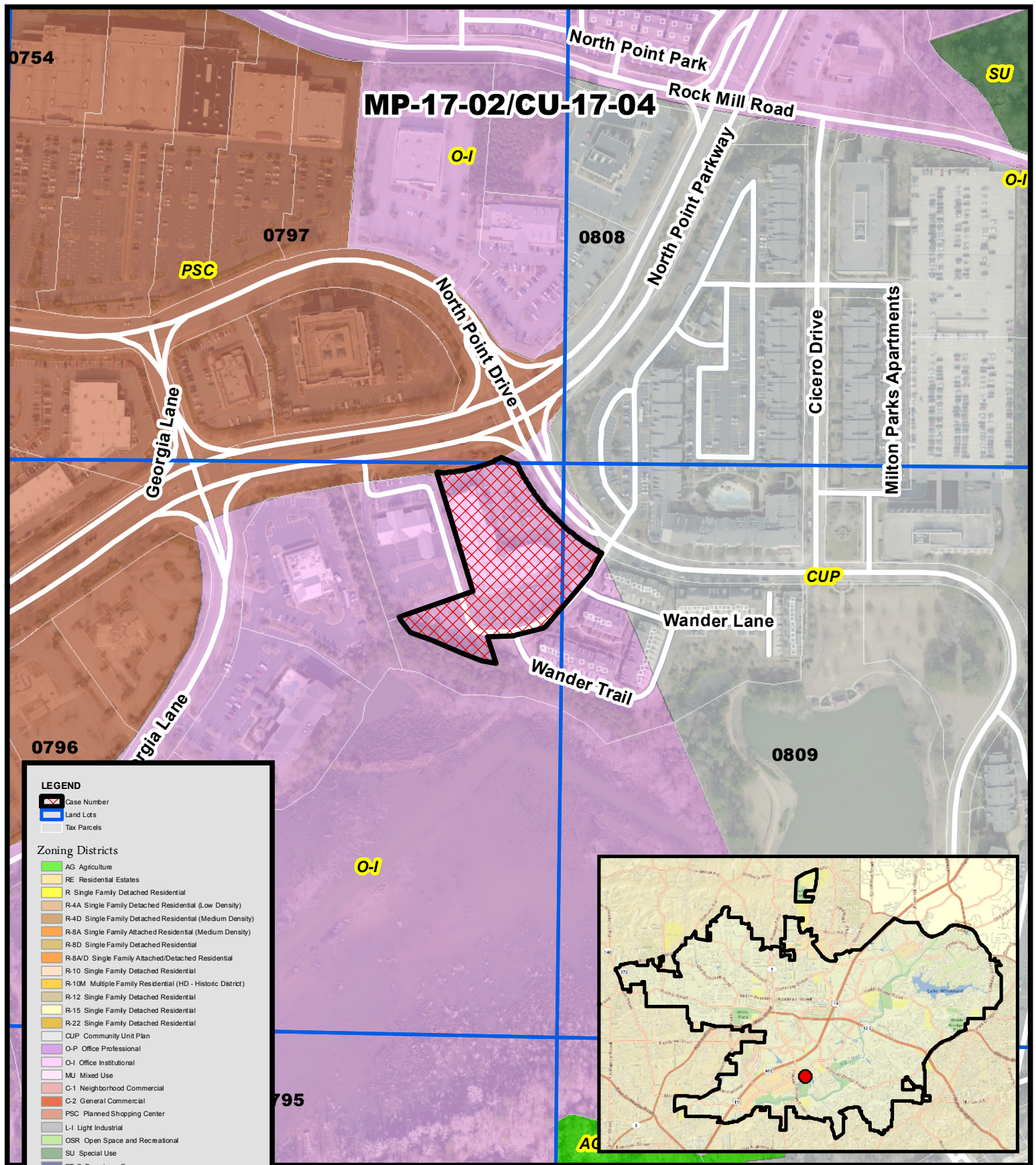


Location Map
Milton Park Promenade II
5950 North Point Parkway Suite 129

MP-17-02 CU-17-04
D/LL: 1/2/796, 809
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS

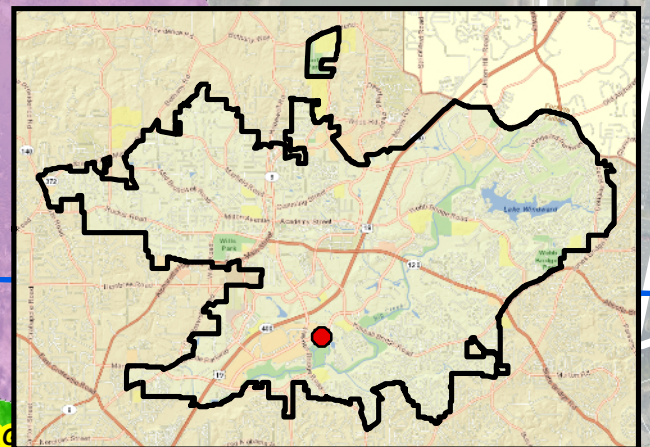


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8AD Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



Zoning Map
Milton Park Promenade II
5950 North Point Parkway Suite 129

MP-17-02 CU-17-04
D/LL: 1/2/796, 809
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS

SCOPE OF WORK

Construct a 3,031 square foot interior buildout for a restaurant/cafe that serves donuts, bagels, and ice cream. The existing building is a steel frame building with metal studs on a concrete slab foundation. The existing building is sprinklered. Trades include mechanical, electrical, and plumbing. No demolition or new construction involve structural items.

INTERIOR WALL & CEILING FINISH REQUIREMENTS:			
PER IBC TABLE 803.9 – TYPE IIB – SPRINKLERED			
GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
'A'-2'	B	B	C

PROJECT NAME: SCREAM'N NUTS DONUTS AND ICE CREAM
LOCATION: 5950 NORTH POINT PARKWAY, SUITE 129
ALPHARETTA, GEORGIA 30022

APPLICABLE CODES
BUILDING CODE: 2012 IBC WITH GA STATE AMENDMENTS
LIFE SAFETY CODE: 2012 NFPA-101 LIFE SAFETY CODE WITH GA AMENDMENTS (OCGA 120-3-3)
2010 ADA GUIDELINES

ACCESSIBILITY CODE: 2012 IBC WITH GA STATE AMENDMENTS
MECHANICAL CODE: 2012 IFC WITH GA STATE AMENDMENTS
PLUMBING CODE: 2014 NEC
ELECTRIC CODE: 2009 IECC WITH GA STATE AMENDMENTS
ENERGY CODE: 2012 IFC WITH GA STATE AMENDMENTS
FIRE CODE:

FOOD SERVICE: OCGA 290-5-14--07

CONSTRUCTION TYPE: IIB, SPRINKLERED

OCCUPANCY: GROUP A-2 – ASSEMBLY CAFE/RESTAURANT

OCCUPANT LOAD: 82 TOTAL
896 s.f. NET ASSEMBLY WITH SEATING / 15 = 60
2,135 s.f. BUSINESS / 100 = 22 OCCUPANTS

EGRESS CAPACITY: NUMBER OF EXITS – 2
EGRESS WIDTH – 44" MIN.
EGRESS DOOR WIDTH – 34" MIN. CLEAR EACH

TRAVEL DISTANCE: (A) 250 FT. [LSC TABLE A7.6]
COMMON PATH: (A) 20 FT. SERVING >50 [LSC TABLE A7.6]
COMMON PATH: (A) 75 FT. SERVING <50 [LSC TABLE A7.6]
DEAD END CORRIDOR: (A) 20 FT. [LSC TABLE A7.6]

PLUMBING FIXTURES:

DRINKING FOUNTAIN – 1 EXISTING HI-LO FIXTURE

MEN (ADA ACCESSIBLE)
WATER CLOSETS – 1 (1 PER 75)
LAVATORIES – 1 (1 PER 100)

WOMEN (ADA ACCESSIBLE)
WATER CLOSETS – 1 (1 PER 75)
LAVATORIES – 1 (1 PER 100)

EXISTING UNISEX TOILET FOR STAFF USE
WATERCLOSET – 1
LAVATORY – 1

UTILITY SINK – 1

GENERAL NOTES

- All work shall conform to the requirements of all applicable codes, laws, rules and regulation of all constituted public authorities having jurisdiction.
- Owner or owner's representative shall apply for and receive any variances deemed necessary by the authorities having jurisdiction prior to commencing work.
- Any required Mechanical, Electrical and Plumbing work will be permitted separately by the General Contractor.
- Contractor shall survey job site prior to commencing and shall verify all dimensions and note all conditions which will affect or be affected by work on this project. Such conditions or discrepancies shall be reported immediately to the Architect.
- Construction means and methods is the responsibility of the General Contractor.
- The Architect has not conducted any investigation as to the presence of any hazardous material, including but not limited to asbestos, lead paint or otherwise hazardous materials within the extent of Work. The Architect will not accept responsibility for the identification and/ or removal of any hazardous material or for any effect from its presence. If any such material is found in the project, notify the Owner immediately in writing with a copy to the Architect.
- If during the course of the demolition work, any hazardous material, including but not limited to asbestos, lead paint or PCPs, etc. is encountered, the contractor shall cease work immediately and notify the Building Owner's Representative in writing with a copy to the Architect. Ensure the barriers preclude migration of hazardous material dust, fibers, or debris, provide warning sign if there is a possibility of exposure to building occupants, and shall not resume work until the hazardous material has been treated in accordance with local regulations.
- Gypsum Board materials shall be protected from moisture during storage and on the jobsite. Prior to installation, the building must be completely dried-in, and the interior temperature must be kept above 55°F.

CALCULATED NON-STRUCTURAL
METAL STUD WALL ALLOWABLE HEIGHTS

MAX. DEFLECTION:	5 psf, L/120			5 psf, L/240			5 psf, L/360		
STUD SPACING:	12"	16"	24"	12"	16"	24"	12"	16"	24"
1-5/8" 25GA studs 22GA 20GA	9'-7"	8'-8"	7'-7"	7'-7"	6'-11"	6'-0"	6'-7"	6'-0"	5'-3"
	11'-3"	10'-3"	8'-11"	8'-11"	8'-1"	7'-1"	7'-9"	7'-1"	6'-2"
	11'-9"	10'-8"	9'-4"	9'-4"	8'-6"	7'-5"	8'-2"	7'-5"	6'-5"
2-1/2" 25GA studs 22GA 20GA	13'-3"	12'-0"	10'-2"	10'-6"	9'-6"	8'-4"	9'-2"	8'-4"	7'-3"
	15'-6"	14'-1"	12'-4"	12'-4"	11'-2"	9'-9"	10'-9"	9'-9"	8'-6"
	16'-4"	14'-10"	12'-11"	12'-11"	11'-9"	10'-3"	11'-3"	10'-3"	8'-11"
3-1/2" 25GA studs 22GA 20GA	17'-3"	15'-1"	12'-4"	13'-8"	12'-5"	10'-10"	11'-11"	10'-10"	9'-6"
	20'-1"	18'-3"	15'-11"	15'-11"	14'-6"	12'-8"	13'-11"	12'-8"	11'-1"
3-5/8" 25GA studs 22GA 20GA	17'-9"	15'-5"	12'-7"	14'-1"	12'-9"	11'-2"	12'-4"	11'-2"	9'-9"
	20'-8"	18'-9"	16'-5"	16'-5"	14'-11"	13'-0"	14'-4"	13'-0"	11'-4"
	21'-9"	19'-9"	17'-3"	17'-3"	15'-8"	13'-8"	15'-1"	13'-8"	11'-11"
4" 25GA studs 22GA 20GA	18'-8"	16'-2"	13'-2"	15'-1"	13'-9"	12'-0"	13'-2"	12'-0"	10'-6"
	22'-4"	20'-3"	17'-8"	17'-8"	16'-1"	14'-0"	15'-5"	14'-0"	12'-3"
	23'-6"	21'-4"	18'-7"	18'-7"	16'-11"	14'-9"	16'-3"	14'-9"	12'-11"
6" 22GA studs 20GA	31'-0"	26'-10"	21'-11"	24'-8"	22'-4"	19'-6"	21'-6"	19'-6"	17'-1"
	32'-7"	29'-7"	25'-10"	25'-10"	23'-5"	20'-6"	22'-7"	20'-6"	17'-11"

TABLE NOTES:

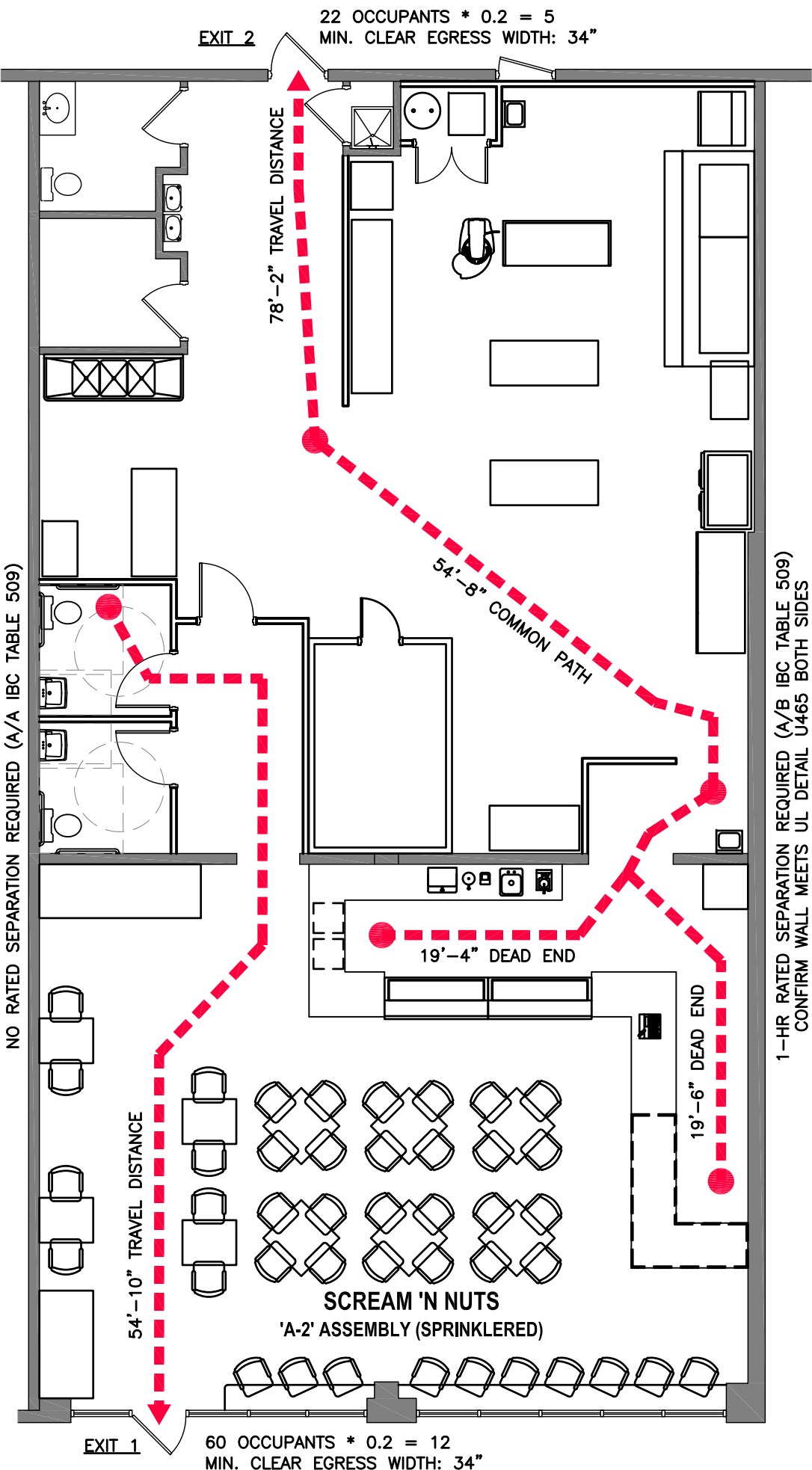
- Table in conformance with:
AISI "Specification For the Design Of Cold-Formed Steel Structural Members" 1996 Edition.
ASTM C 645 "Standard Specification for Nonstructural Steel Framing Members"
ASTM C 745 "Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products"
The stress yield used to calculate the tabulated values is 33 KSI.
- Limiting heights based on continuous support of each flange over the full length of the stud.
- Superscript indicate wall height controlled by "v"=shear, "f"=flexure and no mark indicates deflection.

STEEL STUD DESIGN:
GAUGE MILS DESIGN THICKNESS
25GA 18 0.0188"
22GA 27 0.0283"
20GA 30 0.0312"

Scream'n Nuts

Donuts & Ice Cream

HOUSE OF HUMMUS
MEDITERRANEAN CAFE
A-2 ASSEMBLY
(SPRINKLERED)



1 Life Safety Plan

SCALE: 1/8" = 1'-0"

LIFE SAFETY NOTES

- APPLICABLE CODES: NFPA 101 Life Safety Code (LSC); 2012 Ed.: Rules and Regulations for the State Minimum Fire Safety Standards; Chap. 120-3-3 Modifications; 2014 Ed.: Georgia Accessibility Code 120-3-20A; 2010 Ed.: International Fire Code (IFC); 2012 Ed. with 2014 Georgia Amendments; International Building Code (IBC); 2012 Ed. with 2014 and 2015 Georgia Amendments.
- Exit signage and Emergency lighting will be evaluated for location and required lighting intensity at final inspection by the Authority Having Jurisdiction (AHJ).
- Emergency lighting shall comply with the requirements of NFPA 101 LSC; Chap. 7; Sect. 7.9; 2012 Ed.
- All fire/smoke barriers or walls (where noted) shall be effectively and permanently identified with signs or stenciling above a decorative ceiling and/or in concealed spaces with letters a minimum of 2 inches high on a contrasting background spaced a maximum of 12 feet on center with a minimum of one per wall or barrier. The hourly rating shall be included on all rated barriers or walls. Suggested wording "1 hour fire and smoke barrier-protect all openings." NFPA 101 LSC. Chap. 8; Sect. 8.2.2.4 as amended by OCGA Title 25 Sect. 120-3-3

SHEET INDEX

FIRST ISSUE DATE OF DRAWING ○
REVISED DRAWING ●

A-001 DRAWING INDEX, CODE INFO & LIFE SAFETY PLAN
A-002 GA ACCESSIBILITY DETAILS (2010 ADA)

ARCHITECTURAL

A-100 DEMOLITION PLANS
A-101 FLOORPLAN AND REFLECTED CEILING PLAN
A-102 DOOR AND FINISH SCHEDULES

MECHANICAL

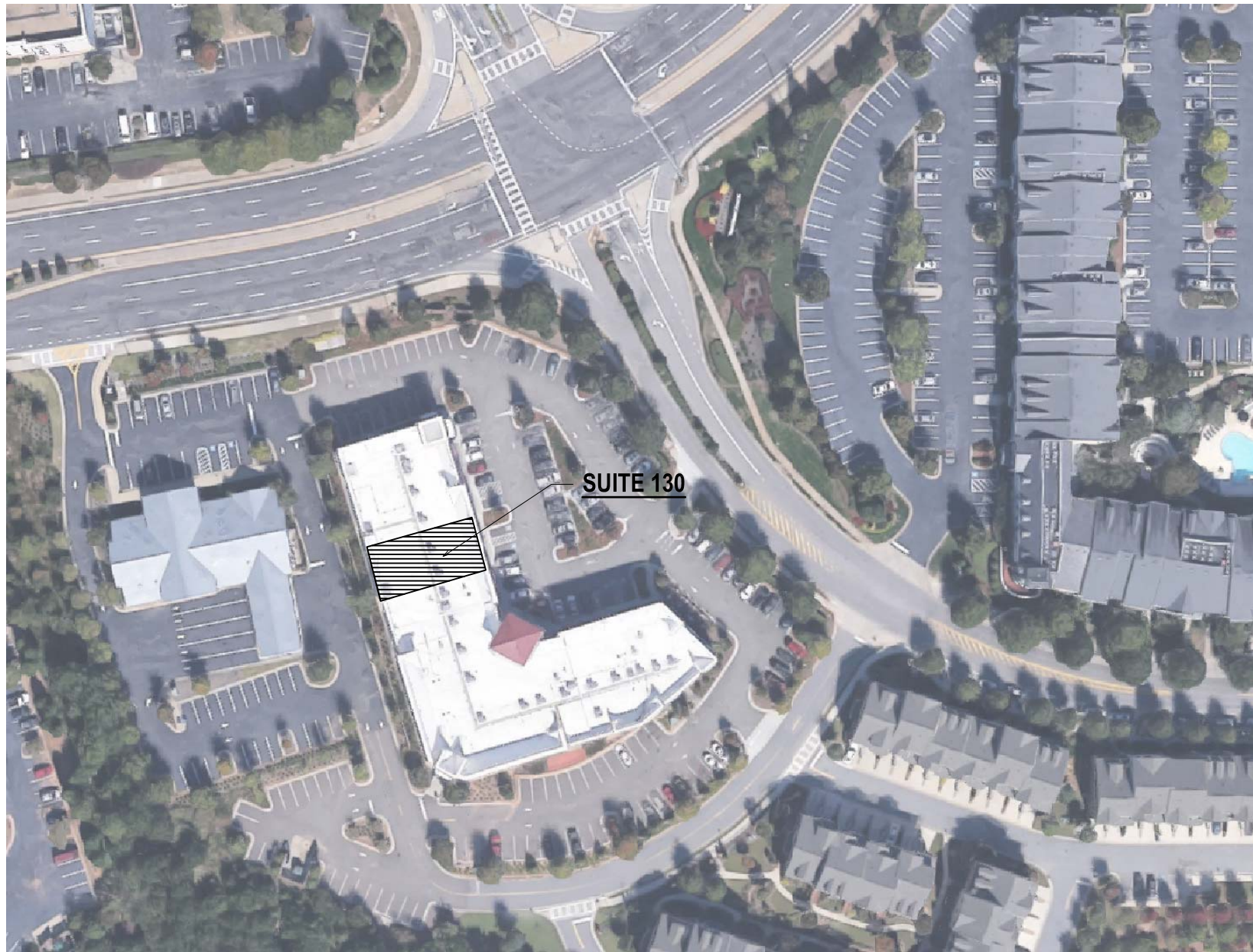
M-100 MECHANICAL PLAN, NOTES AND SCHEDULES
M-200 KITCHEN EXHAUST DETAIL
M-201 KITCHEN EXHAUST DETAIL
M-202 KITCHEN EXHAUST DETAIL
M-203 KITCHEN EXHAUST DETAIL
M-204 KITCHEN EXHAUST DETAIL

PLUMBING

P-100 DOMESTIC WATER PLAN SCHEDULES AND NOTES
P-101 SANITARY AND GREASE WASTE PLANS
P-200 ROOF PLAN – NATURAL GAS

ELECTRICAL

E-100 ELECTRICAL SCHEDULES, NOTES AND DETAILS
E-101 ELECTRICAL PLANS



2 Key Plan

SCALE: n.t.s.

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10/3/16

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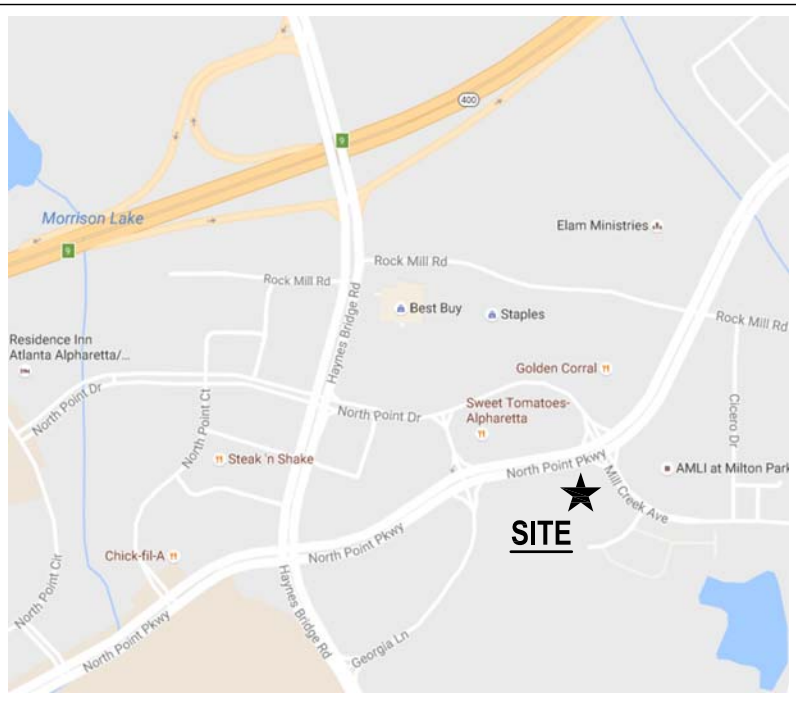
1	08/24/2016	REVIEW COMMENTS – HEALTH DEPT
2	09/12/2016	REVIEW COMMENTS – FIRE MARSHAL
3	10/3/2016	REVIEW COMMENTS – FIRE MARSHAL

Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Vicinity Map



Sheet Number:

A-001

COVER SHEET

304 TURNING SPACE
304.1 GENERAL: TURNING SPACE SHALL COMPLY WITH 304

304.2 FLOOR OR GROUND SURFACES: FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

304.3 SIZE: TURNING SPACE SHALL COMPLY WITH 304.3.1 OR 304.3.2.

304.3.1 CIRCULAR SPACE: THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

304.3.2 T-SHAPED SPACE: THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

304.4 DOOR SWING: DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

305 CLEAR FLOOR OR GROUND SPACE

305.1 GENERAL: CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 305.

305.2 FLOOR OR GROUND SURFACES: FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 302.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED

305.3 SIZE: THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM.

305.4 KNEE AND TOE CLEARANCE: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

305.5 POSITION: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

305.6 APPROACH: ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE.

305.7 MANEUVERING CLEARANCE: WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH 305.7.1 AND 305.7.2.

305.7.1 FORWARD APPROACH: ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES.

305.7.2 PARALLEL APPROACH: ALCOVES SHALL BE 60 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES

306 KNEE AND TOE CLEARANCE

306.1 GENERAL: SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH 306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE.

306.2 TOE CLEARANCE.

306.2.1 GENERAL: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 306.2.

306.2.2 MAXIMUM DEPTH: TOE CLEARANCE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT.

306.2.3 MINIMUM REQUIRED DEPTH: WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES MINIMUM UNDER THE ELEMENT.

306.2.4 ADDITIONAL CLEARANCE: SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

306.2.5 WIDTH: TOE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.

306.3 KNEE CLEARANCE.

306.3.1 GENERAL: SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH 306.3.

306.3.2 MAXIMUM DEPTH: KNEE CLEARANCES SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND.

306.3.3 MINIMUM REQUIRED DEPTH: WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND.

306.3.4 CLEARANCE REDUCTION: BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES IN HEIGHT.

306.3.5 WIDTH: KNEE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.

307 PROTRUDING OBJECTS

307.1 GENERAL: PROTRUDING OBJECTS SHALL COMPLY WITH 307.

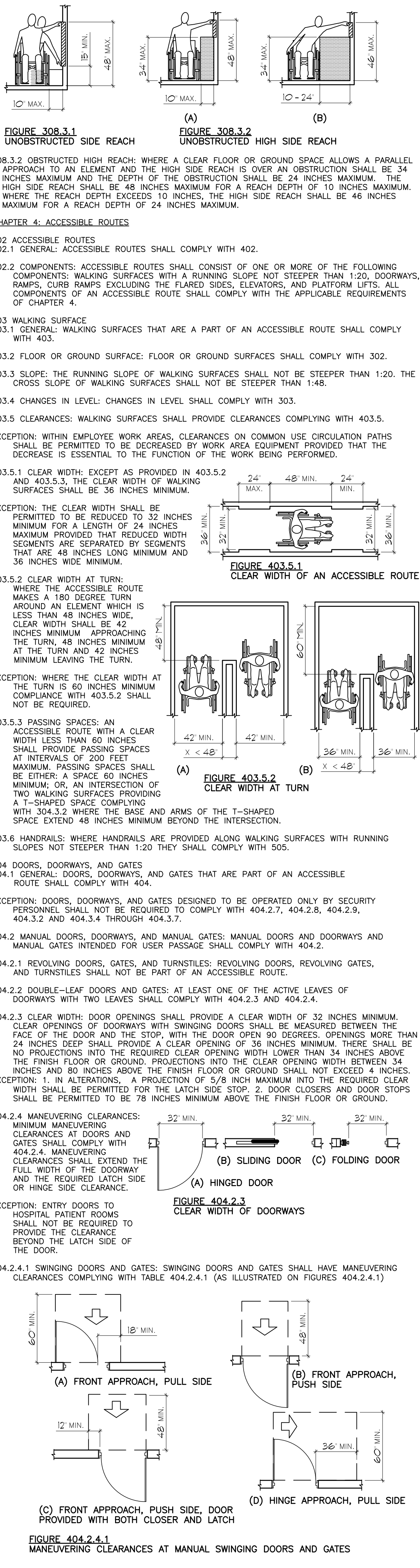
307.2 PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES MAXIMUM.

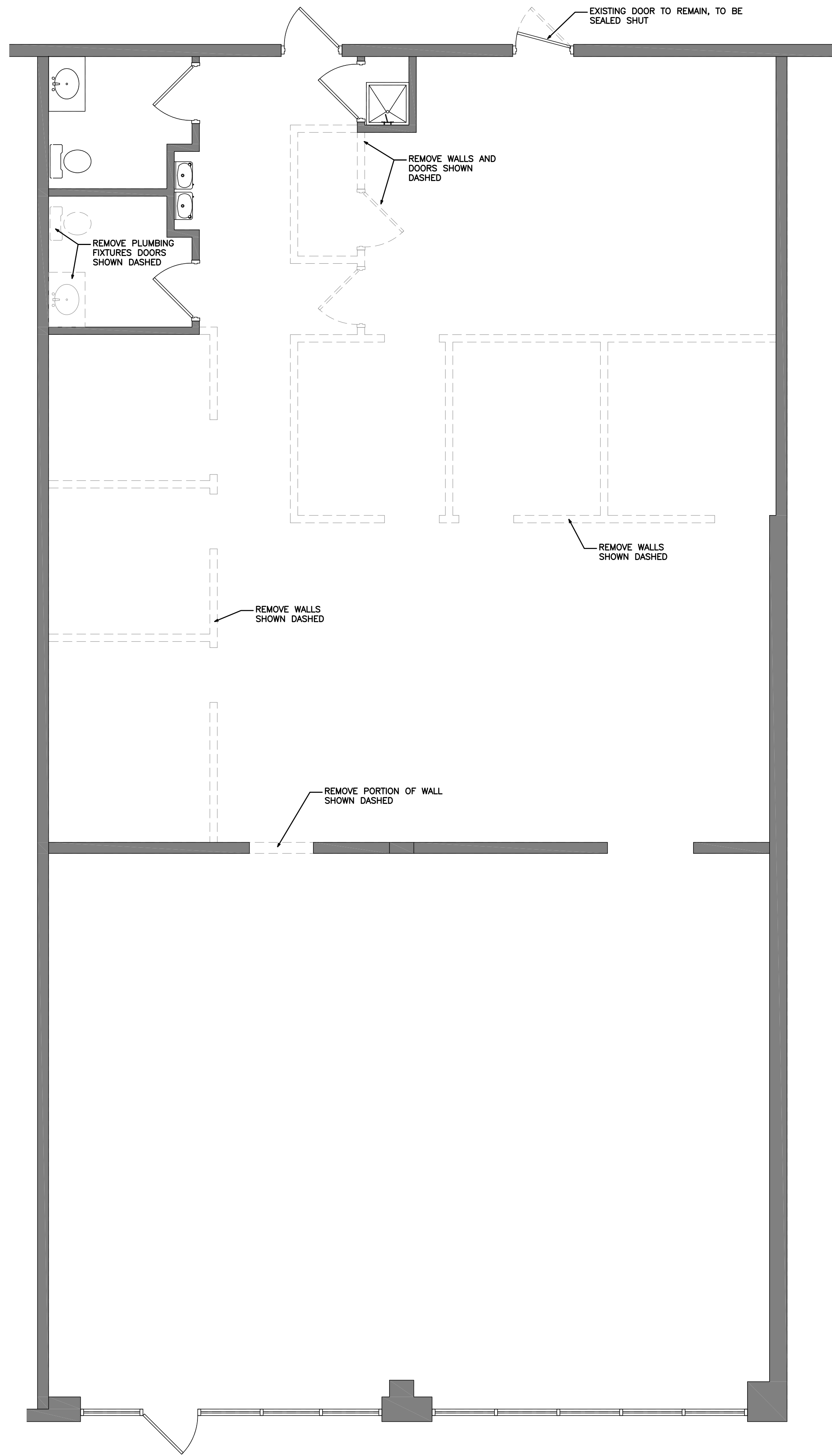
308.3 SIDE REACH

308.3.1 UNOBSTRUCTED: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

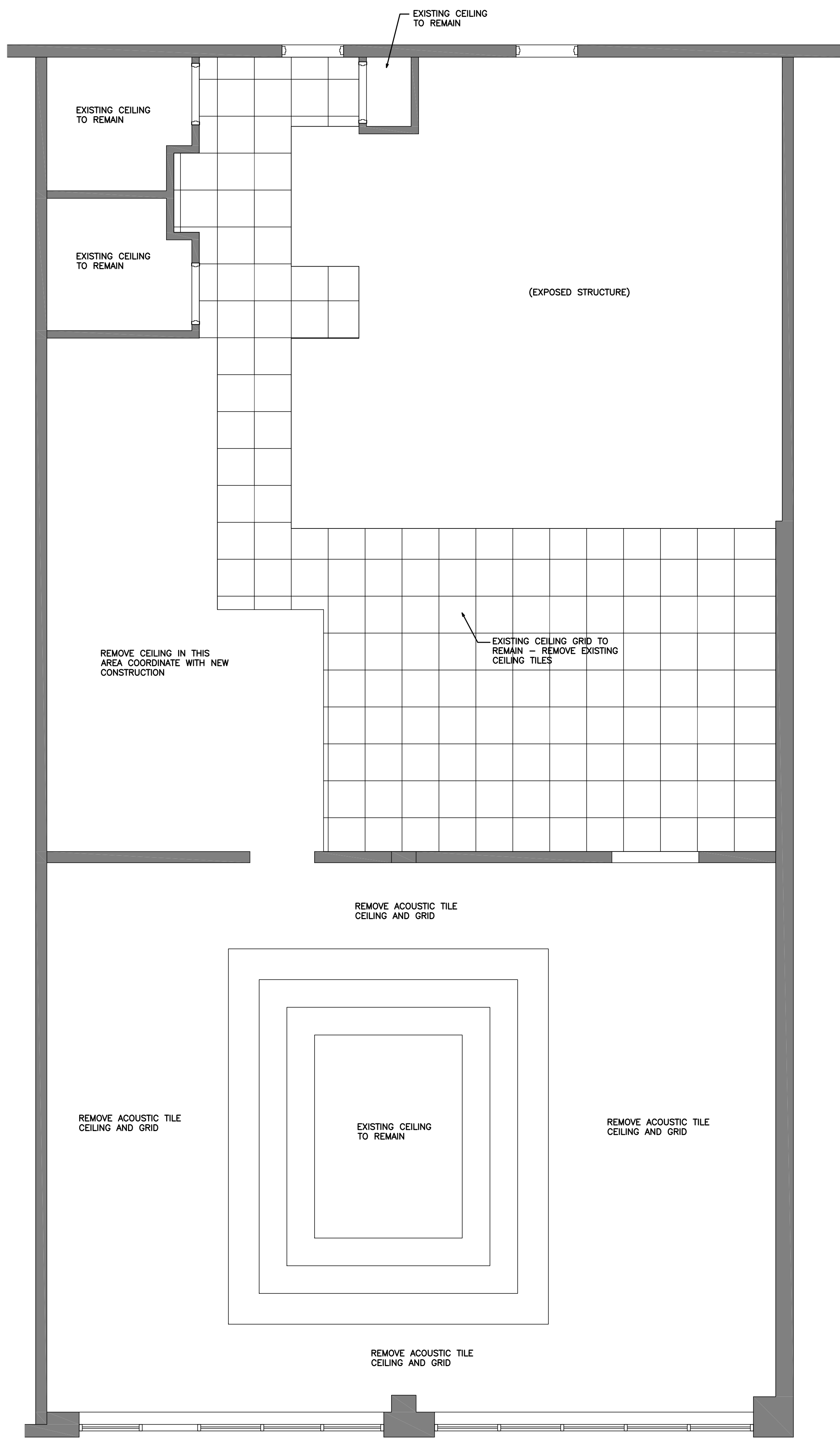
EXCEPTIONS:

1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.





1 Demo Floor Plan
SCALE: 1/4" = 1'-0"



2 Demo Ceiling Plan
SCALE: 1/4" = 1'-0"

Scream'n Nuts

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Revisions:

Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number:

A-100

DEMOLITION PLANS

Scream'n Nuts

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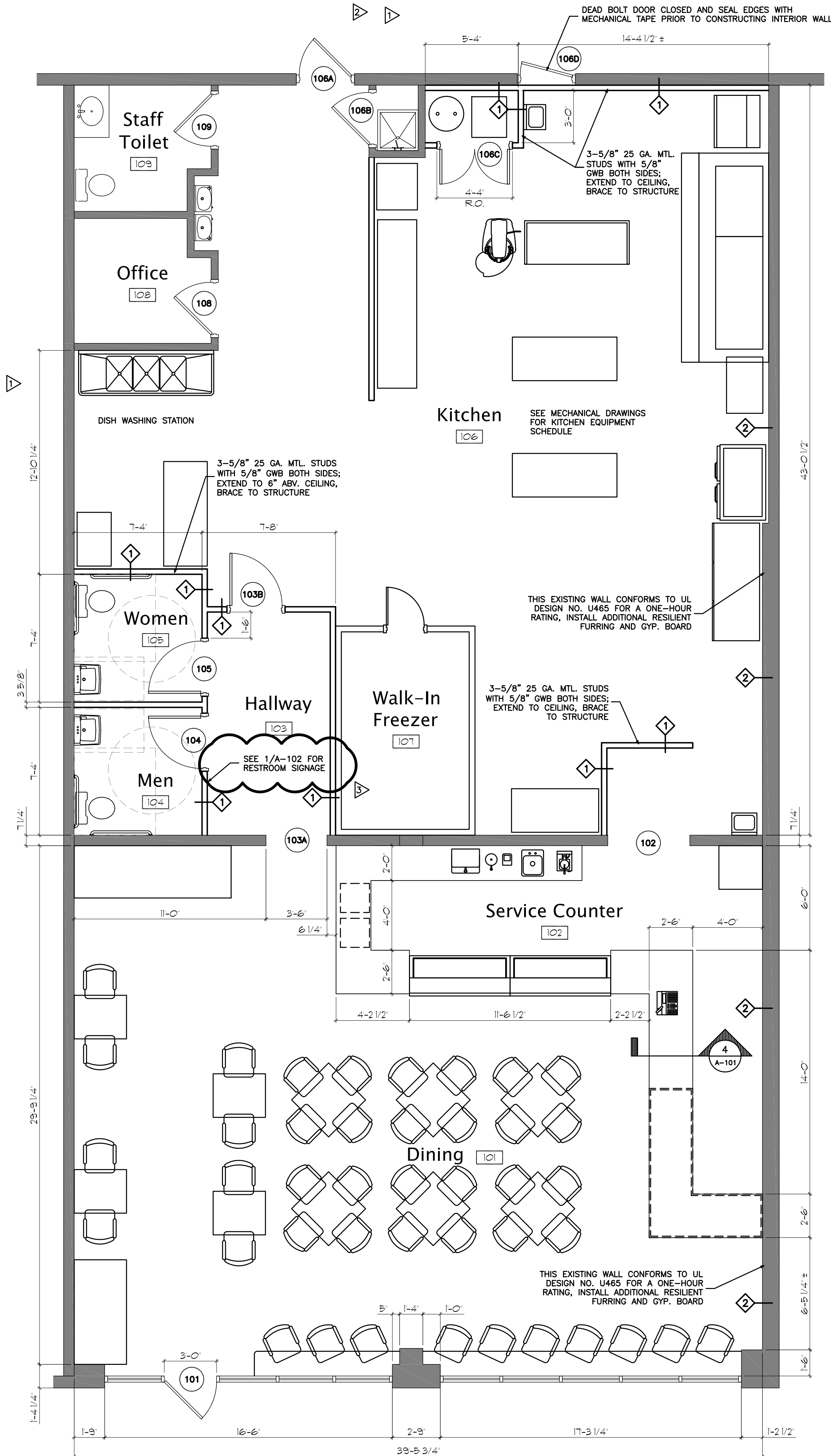
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2	09/12/2016	REVIEW COMMENTS -- FIRE MARSHAL
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Project Name: Scream'n Nuts Donuts and Ice Cream

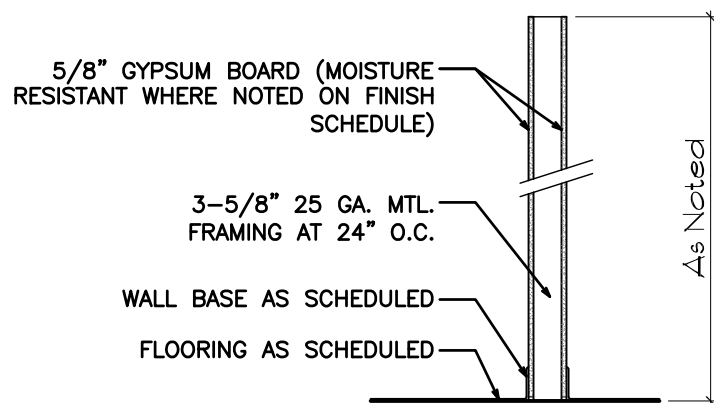
Project Number: 16SNN001

Sheet Number:

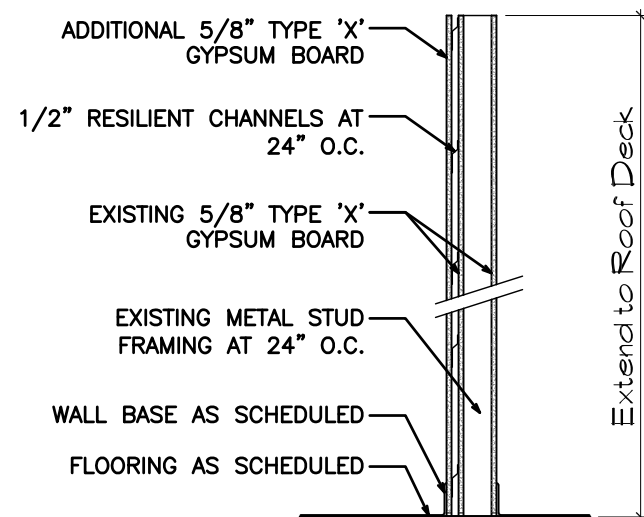
FLOORPLAN AND REFLECTED CEILING PLAN



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

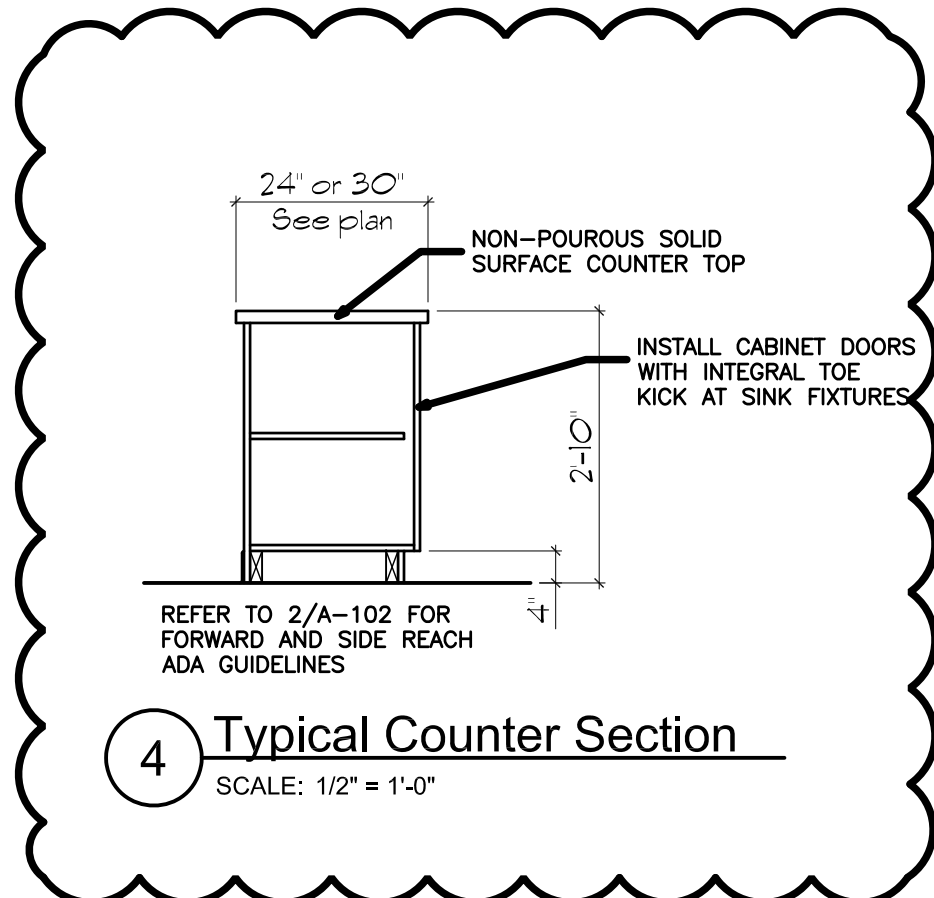


1 3-5/8" MTL. FRAMING W/ 5/8" GYP. BOARD



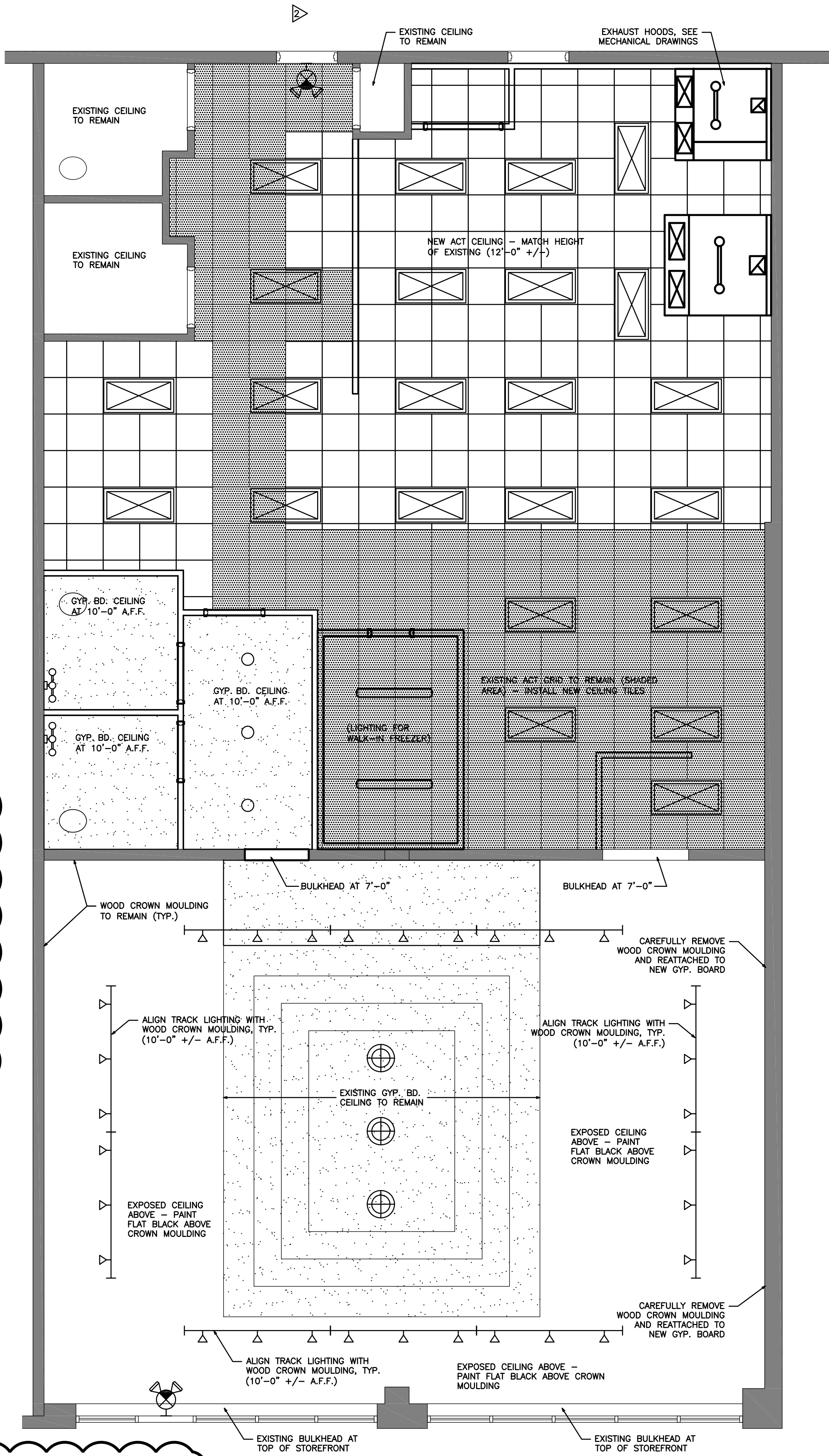
2 3-5/8" MTL. FRAMING W/ 5/8" GYP. BOARD (UL DESIGN NO. U465) PLUS RESILIENT CHANNELS + EXTRA 5/8" GYP. BOARD

3 Partition Schedule
SCALE: 1/2" = 1'-0"



4 Typical Counter Section
SCALE: 1/2" = 1'-0"

- FLOORPLAN NOTES:
- ALL PARTITIONS ARE 3-5/8" 25 GA. METAL STUDS AT 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. EXTEND WALLS TO CEILING OR 6" ABOVE AS NOTED.
 - ROOM FINISHES ARE TO BE SELECTED BY OWNER AND SHALL MEET THE FIRE RESISTANCE REQUIREMENTS LISTED ON A-001 WITH THE CODE COMPLIANCE INFORMATION.
 - PROVIDE ONE 'MP' FIRE EXTINGUISHER AT DOORWAY 102 NEAR SERVICE COUNTER WITH A 2A:10-B:C MIN. SIZE.
 - PROVIDE ONE 'MP' FIRE EXTINGUISHER (30A:40-B:C MIN.) AND ONE 'K' FIRE EXTINGUISHER IN KITCHEN. CONTRACTOR TO COORDINATE FINAL LOCATION WITH FIRE MARSHAL.



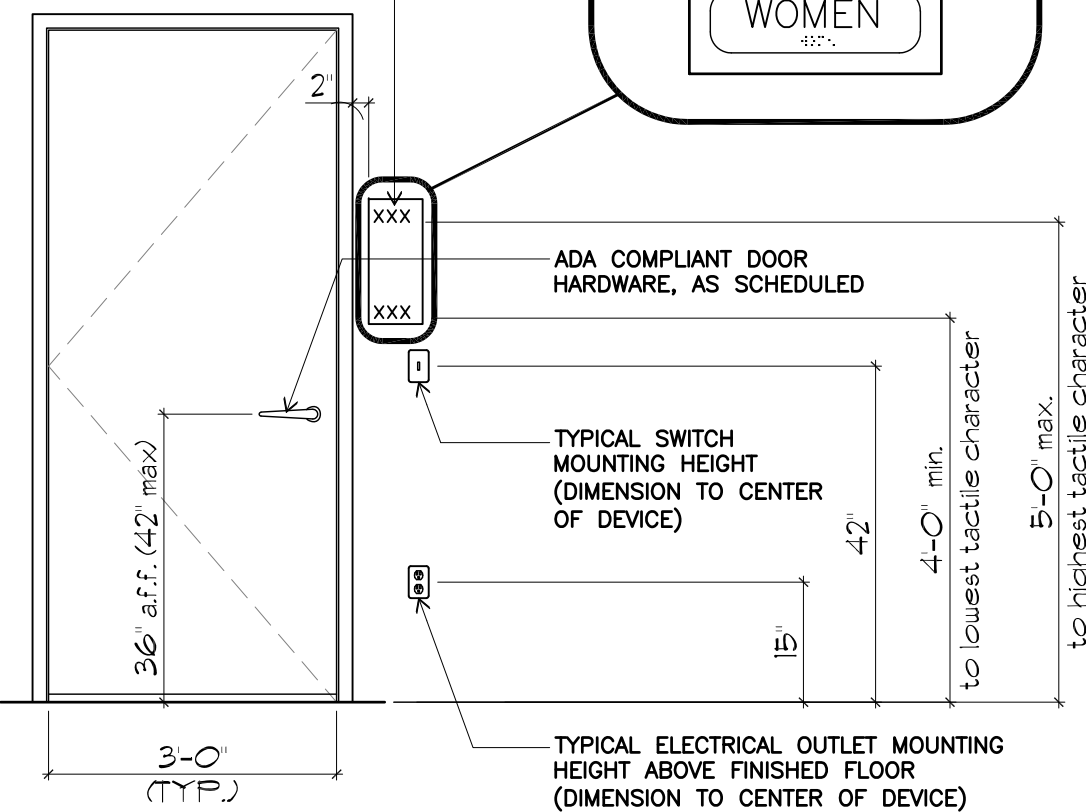
2 Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"

- CEILING NOTES:
- SEE FINISH SCHEDULE AND NOTES ON SHEET A-103 FOR CEILING TILES
 - SEE ELECTRICAL SHEETS FOR FIXTURE TYPES
 - SECURITY LIGHTS FOR EXTERIOR LIGHTING ARE NOTED ON SHEET E-100 AS "SELF-POWERED". THIS FIXTURE IS POWERED BY A 3.6V NICKEL-METAL HYDRIDE BATTERY.

* LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1; AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. LETTERS AND NUMBERS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF, AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE 5/8" HIGH, BUT NO HIGHER THAN 2".

SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN TO CLOSED POSITION AND 45 DEGREE OPEN POSITION.

ACCESSIBLE RESTROOM SIGNAGE; LOCATE ON STRIKE SIDE OF DOOR (TYPICAL)



1 ADA Restroom Signage

SCALE: 1/2" = 1'-0"

308 REACH RANGES.
308.1 GENERAL: REACH RANGES SHALL COMPLY WITH 308

308.2 FORWARD REACH.

308.2.1 UNOBSTRUCTED: WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

CHILDREN'S REACH RANGES

FORWARD OR SIDE REACH	HIGH (MAXIMUM)	LOW (MINIMUM)
AGES 3 AND 4	36 INCHES	20 INCHES
AGES 5 THROUGH 8	40 INCHES	18 INCHES
AGES 9 THROUGH 12	44 INCHES	16 INCHES

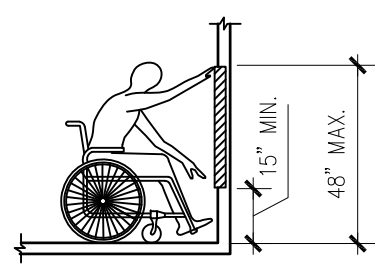


FIGURE 308.2.1 UNOBSTRUCTED FORWARD REACH

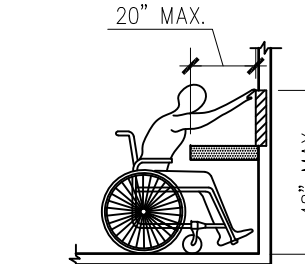


FIGURE 308.2.2 UNOBSTRUCTED HIGH FORWARD REACH

308.3 SIDE REACH
308.3.1 UNOBSTRUCTED: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS:

1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

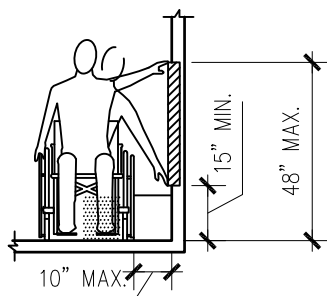


FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH

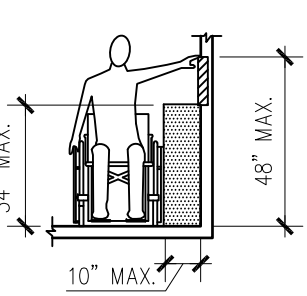


FIGURE 308.3.2 UNOBSTRUCTED HIGH SIDE REACH

308.3.2 OBSTRUCTED HIGH REACH: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.

308.3.2 EXCEPTIONS:

1. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

309 OPERABLE PARTS

309.1 GENERAL: OPERABLE PARTS SHALL COMPLY WITH 309.

309.2 CLEAR FLOOR SPACE: A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED.

309.3 HEIGHT: OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

309.4 OPERATION: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

EXCEPTION: GAS PUMP NOZZLES SHALL NOT BE REQUIRED TO PROVIDE OPERABLE PARTS THAT HAVE AN ACTIVATING FORCE OF 5 POUNDS MAXIMUM.

2 ADA Reach Guidelines

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

Finish Schedule

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	LOW WALL FINISH 42" A.F.F.	HIGH WALL FINISH	CEILING	NOTES
101	DINING	EXISTING WOOD FLOORING	4" VINYL	GYP, PT	GYP, PT	GYP, PT-BLACK	2,3
102	SERVICE COUNTER	EXISTING WOOD FLOORING	4" VINYL	GYP, PT	GYP, PT	GYP, PT-BLACK	2,3
103	HALLWAY	CT-1	4" VINYL	GYP, PAINT	GYP, PT	GYP	2,3
104	MEN	CT-1	CT-1 COVE BASE	CT-2	GYP, PT	GYP	2,3,4,5
105	WOMEN	CT-1	CT-1 COVE BASE	CT-2	GYP, PT	GYP	2,3,4,5
106	KITCHEN	EPX-1 ON CONC	EPX-1 ON CT COVE BASE	FRP	FRP	ACT	2,3,4,6
107	WALK-IN FREEZER	FRP BY MANUF.	FRP BY MANUF.	FRP BY MANUF.	FRP BY MANUF.	FRP BY MANUF.	2,3
108	OFFICE	EXISTING CT	EXISTING CT COVE BASE	GYP, PT	GYP, PT	EXISTING	2,3
109	STAFF TOILET	EXISTING CT	EXISTING CT COVE BASE	GYP, PT	GYP, PT	EXISTING	2,3

INTERIOR FINISH NOTES:

FLOOR FINISHES:
CT-1 CERAMIC FLOOR TILE - TO BE SELECTED BY OWNER FROM MANUF. STD.
GROUT: TO BE SELECTED BY OWNER FROM MANUF. STD.
EPX-1 PRO INDUSTRIAL HIGH PERFORMANCE 2-PART CLEAR EPOXY BY SHERWIN WILLIAMS WITH ABRASIVE ADDITIVE FOR SLIP RESISTANCE (CONSULT WITH MANUFACTURER FOR RECOMMENDED PRODUCTS)

WALL FINISHES:
CT-2 CERAMIC WALL TILE - TO BE SELECTED BY OWNER FROM MANUF. STD.
GROUT: TO BE SELECTED BY OWNER FROM MANUF. STD.
FRP FIBERGLASS REINFORCED PLASTIC
COLOR AND TEXTURE TO BE SELECTED BY OWNER FROM MANUF. STD.
PT PAINT - COLOR TO BE SELECTED BY OWNER

CEILING FINISHES:
ACT ACOUSTIC CEILING TILE SET IN WHITE 15/16" SUSPENDED GRID
WIPABLE, NON-ABSORBANT 24x24 TILES SUITABLE FOR FOOD PREP AREAS
BASIS OF DESIGN: ARMSTRONG 'KITCHEN ZONE' WHITE SQUARE EDGE LAY-IN
PAINTED GYPSUM BOARD - COLOR TO BE SELECTED BY OWNER
GYP FLAT BLACK 'DRY FALL' PAINT

SERVICE COUNTERS:
COUNTERTOP 3/4" GRANITE - TO BE SELECTED BY OWNER
BACKSPASH CERAMIC TILE - TO BE SELECTED BY OWNER

RESTROOM FINISHES AND ACCESSORIES:
LAVATORY SEE PLUMBING DRAWINGS
FAUCET SEE PLUMBING DRAWINGS
TOILET SEE PLUMBING DRAWINGS
MIRROR BOBRICK B-165 18x30
DISPENSER BOBRICK B-2888 SURFACE MOUNT MULTI-ROLL DISPENSER
SOAP BOBRICK B-4112 SURFACE MOUNT DISPENSER
PAPER TOWEL BOBRICK B-4262 SURFACE MOUNT C-FOLD DISPENSER

FINISH NOTES:

1. EXTERIOR WALLS TO REMAIN EXPOSED WITH NO ADDITIONAL FINISHES
2. GYPSUM WALLBOARD TO BE FINISHED WITH A LEVEL 4 FINISH - EMBED TAPE IN JOINT COMPOUND AT ALL JOINTS AND INTERIOR ANGLES. PROVIDE THREE SEPARATE COATS OF COMPOUND AT ALL JOINTS, ANGLES, FASTENER HEADS, AND ACCESSORIES. PROVIDE SMOOTH SURFACES FREE OF TOOLMARKS AND RIDGES. FILL CUTOUTS AND PENETRATIONS AROUND FIXTURES AND PENETRATIONS WITH JOINT COMPOUND.
3. PROVIDE METAL EDGE ANGLE FOR ALL OUTSIDE CORNERS AT GYPSUM BOARD WALLS, PAINT TO MATCH WALL.
4. SLOPE RESTROOM AND KITCHEN FLOORS TO FLOOR DRAIN (18" MIN. FROM CENTER OF DRAIN)
5. TOILET ROOM WALLS TO RECEIVE CONCRETE BACKER BOARD AND CERAMIC TILE TO 42" A.F.F., PAINTED MOISTURE RESISTANT GYP. BOARD ABOVE.
6. ALL FINISHES SURFACES IN FOOD PREP AREAS SHALL BE WIPABLE AND NON-ABSORBANT

Door Schedule

DOOR #	SIZE	DEPTH	ROUGH OPENING (VERIFY)	MATERIAL	THRESHOLD	CLOSER	FINISH	FRAME	HARDWARE SET NO.
101	3'-0" x 7'-0"	-	EXISTING	ALUM STOREFRONT	EXISTING ALUM	EXISTING	EXISTING	EXISTING ALUM	EXISTING
103B	3'-0" x 7'-0"	1 3/4"	3'-4" x 7'-2"	SCWD	-	YES	STAINED	H.M.	PASSAGE LOCKSET WITH ADA LEVER HANDLE
104	3'-0" x 7'-0"	1 3/4"	3'-4" x 7'-2"	SCWD	MARBLE	YES	STAINED	H.M.	PRIVACY LOCKSET WITH ADA LEVER HANDLE
105	3'-0" x 7'-0"	1 3/4"	3'-4" x 7'-2"	SCWD	MARBLE	YES	STAINED	H.M.	PRIVACY LOCKSET WITH ADA LEVER HANDLE
106A	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING ALUM	EXISTING	EXISTING	EXISTING H.M.	EXISTING
106B	3'-0" x 7'-0"	-	EXISTING	SCWD	-	-	EXISTING	EXISTING H.M.	EXISTING
106C	4'-0" x 7'-0"	1 3/4"	4'-4" x 7'-2"	SCWD	-	-	STAINED	H.M.	DUMMY HANDLES WITH TOP MTD BALL CATCHES
106D	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING ALUM	EXISTING	EXISTING	EXISTING H.M.	EXISTING
108	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING MARBLE	-	EXISTING	EXISTING H.M.	EXISTING
109	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING MARBLE	-	EXISTING	EXISTING H.M.	EXISTING

DOOR AND HARDWARE NOTES:

1. SINGLE USE RESTROOMS, OFFICES, AND EMPLOYEE AREA DOORS HAVE LEVER TYPE HANDLE AND LOCKSETS
2. ALL DOORS SHALL MEET STATE, COUNTY, AND LOCAL HANDICAP CODES, A.N.S.I. 117.1 AND A.D.A. ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
3. DOOR FINISHES TO BE SELECTED BY OWNER
4. ALL DOOR HARDWARE FINISHES TO BE SELECTED BY OWNER

RECOMMENDED HARDWARE MANUFACTURERS:

- BUTT HINGES: STANLEY, HAGER, MCKINNEY
DOOR PULLS & PUSH PLATES: IVES, HAGER, ROCKWOOD
LOCKSETS, LATCHES: SCHLAGE, ARROW, SARGENT, YALE
CLOSERS: NORTON, LCN, YALE, SARGENT
WALL/FLOOR DOOR STOPS: IVES, HAGER, ROCKWOOD
SILENCERS: GLENN JOHNSON, HAGER, ROCKWOOD
DOOR PROTECTION, KICK PLATES: IVES, HAGER

Scream'n Nuts

Donuts and Ice Cream

5950 North Point Pkwy
Suite 129
Alpharetta, Georgia 30022

Allen Architecture Design



10/3/16

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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions:

3 10/3/2016 REVIEW COMMENTS - FIRE MARSHAL

Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number:

A-102

DOOR AND FINISH
SCHEDULES

1. ALL MECHANICAL EQUIPMENT SHALL BE INSPECTED AND RUN IN ACCORDANCE WITH INSTRUCTIONS OF EACH MANUFACTURER'S START-UP PROCEDURES. EQUIPMENT NOT OPERATING PROPERLY SHALL BE REPAIRED OR REPLACED. ALL EQUIPMENT REPLACEMENTS SHALL FIRST BE APPROVED BY MECHANICAL ENGINEER. ALL NEW SYSTEMS SHALL WARRANTED FOR MIN. ONE YEAR ON PARTS AND LABOR (MIN. 5 YEARS ON COMPRESSORS AND HEAT EXCHANGERS PARTS ONLY).
2. ALL DUCT OPENINGS SHALL BE PROTECTED DURING CONSTRUCTION TO AVOID DEBRIS FROM ENTERING THE MECHANICAL SYSTEMS.
3. DUCTS AND MECHANICAL EQUIPMENT SHALL BE THOROUGHLY CLEANED (INTERIOR AND EXTERIOR) UPON COMPLETION AND NEW FILTERS SHALL BE INSTALLED. SUPPLY OWNER WITH ONE SPARE FILTER FOR EACH FILTER INSTALLED.
4. EXAMINE ALL MECHANICAL SYSTEMS TO VERIFY THAT THEY ARE COMPLETE AND THAT TESTING, CLEANING, ADJUSTING AND ALL COMMISSIONING HAS BEEN COMPLETED.
5. EXAMINE THE OPERATION OF ALL THERMOSTATS, BALANCING DAMPERS, VOLUME DAMPERS, SYSTEMS CONTROLS, ETC. TO VERIFY PROPER OPERATION. CORRECTIONS SHALL BE MADE AS REQUIRED.
6. ALL CONTROLLERS AND THERMOSTATS SHALL BE SET AS INDICATED ON THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE OWNER.
7. PROVIDE THREE COPIES OF ALL OWNERS AND OPERATIONS MANUALS TO THE OWNER.
8. MECHANICAL CONTRACTOR SHALL REVIEW ALL COMPONENTS OF THE SYSTEM AND THE PROPER OPERATION OF THE EQUIPMENT AND THE CONTROLS WITH THE OWNER. THE OWNER SHALL BE INFORMED HOW TO RESET THE SYSTEM AND PROGRAM THE SET POINTS IF APPLICABLE.
9. CHECK ALL CONDENSATE DRAINS FOR PROPER CONNECTIONS AND FUNCTIONING. MAKE REPAIRS AS REQUIRED.
10. THE CONTRACTOR SHALL BALANCE ALL AIR HANDLING EQUIPMENT, AIR OUTLETS, AND AIR INLETS.

1. GAS PIPE SIZING IS BASED UPON INTERNATIONAL FUEL GAS CODE USING TABLE 402.4(2).
2. GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
 - 2.1. WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
 - 2.2. PRIME COAT: ALKYD ANTI-CORROSIVE METAL PRIMER
 - 2.3. INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.
 - 2.4. TOPCOAT: EXTERIOR ALKYD ENAMEL - GLOSS SAFETY YELLOW.
3. ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES.

SYMBOL	AREA SERVED	FAN / MOTOR PERFORMANCE						ELECTRICAL				WEIGHT (LBS)	NOTES & ACCESSORIES	BASIS OF DESIGN: COOK
		CFM	TYPE	ESP.	DRIVE	SONE	HP WATT	VOLTS-Φ	FLA	MCA	MOCP			
EF 1	RESTROOM	70	CEILING	0.4	DIR.	2.0	50	120-1	1.0	1.0	15	15	1,2,3,4,5	GC-122

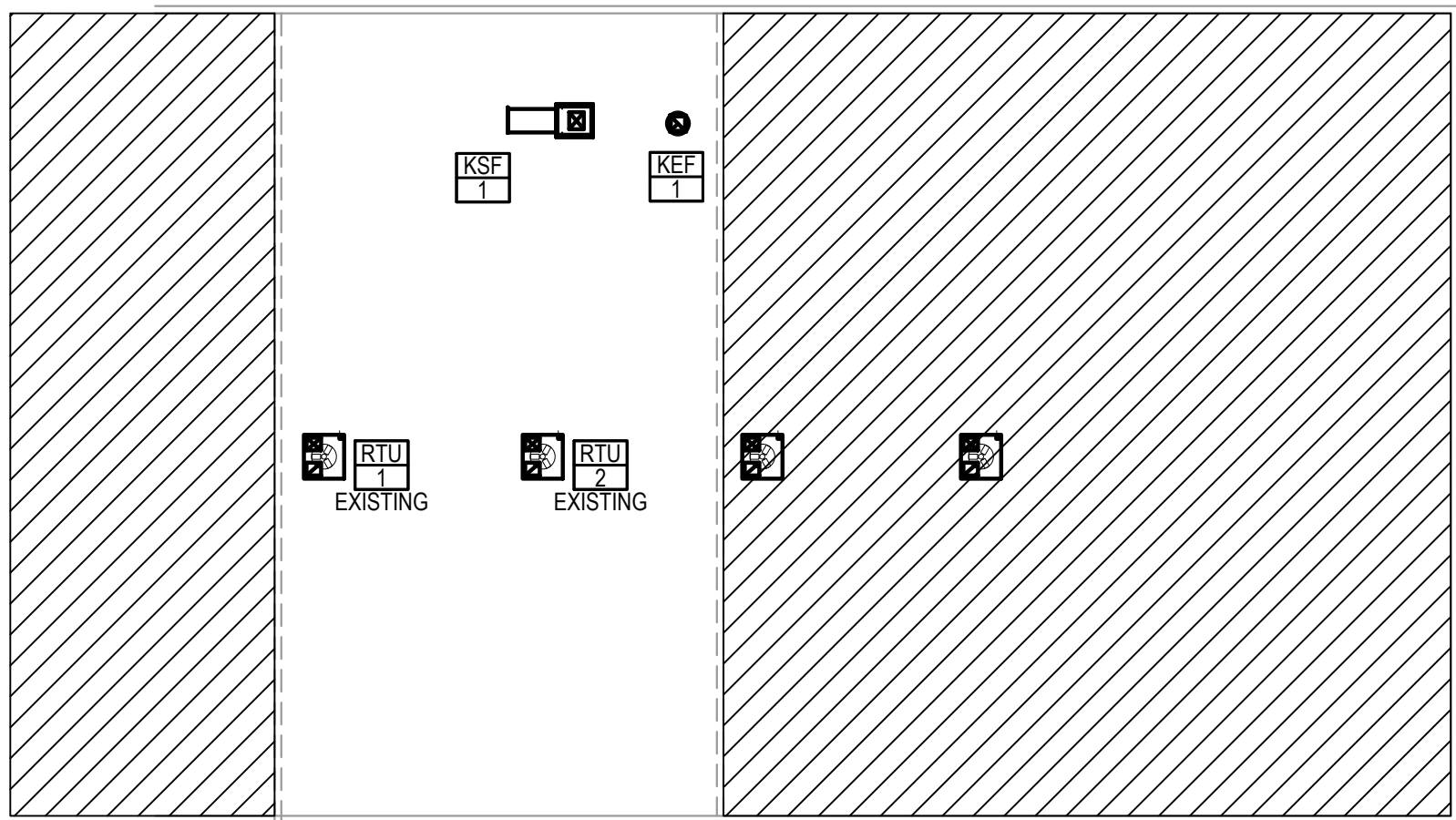
NOTES & ACCESSORIES

1. GRAVITY BACKDRAFT DAMPER.
2. ALUMINUM GRILLE.
3. NEMA 1 TOGGLE DISCONNECT SWITCH.
4. WALL OR ROOF VENT WITH BIRD SCREEN (SEE PLAN).
5. WIRE FAN TO ROOM LIGHTING CIRCUIT AND TIE TO OCCUPANCY SENSOR TO OPERATE WITH ROOM LIGHTS

LISTED ALTERNATES:
BROAN, PANASONIC, GREENHECK

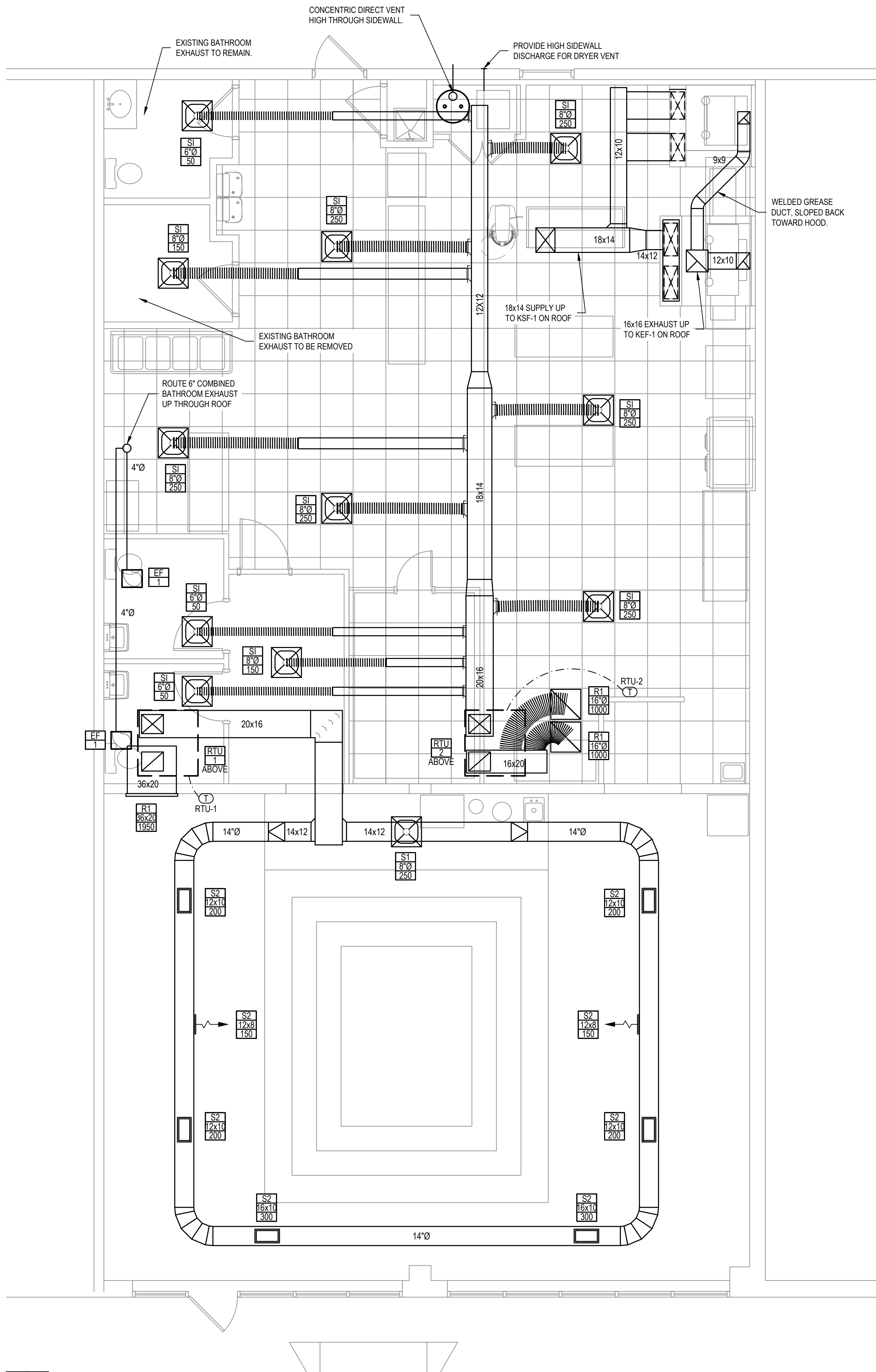
1. MECHANICAL EQUIPMENT SCHEDULES MAY OR MAY NOT LIST ACCEPTABLE ALTERNATE MANUFACTURERS. IN EITHER CASE, IF THE MECHANICAL CONTRACTOR WISHES TO DEVIATE FROM THE BASIS OF DESIGN, SPECIFIC ALTERNATES MUST BE SUBMITTED TO ENGINEER FOR APPROVAL. ANY CHANGES REQUIRED AS A RESULT OF USING AN ALTERNATE INCLUDING ARCHITECTURAL AND ENGINEERING REDESIGN TIME AND CONSTRUCTION COST CHANGES FOR ALL AFFECTED TRADES WILL BE AT THE EXPENSE OF THE MECHANICAL CONTRACTOR.
2. CONDENSATE FROM EQUIPMENT SHALL BE GRAVITY DRAINED. CONDENSATE SHALL BE CONNECTED TO NEAREST AVAILABLE STORM WATER POINT OF CONNECTION OR OTHER LOCATION AS INDICATED. CHECK VALVES MUST BE INSTALLED AT ALL CONNECTION OF STORM LINES WITHIN 10' VERTICAL OF GRADE. GRAVITY CONDENSATE PIPING IS TO BE SOLVENT WELDED SCHEDULE 40 PVC. WHERE GRAVITY DRAINAGE CANNOT BE ACCOMPLISHED PUMP/RECEIVER WILL BE USED.
3. 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.
4. DUCT FABRICATION SHALL COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". LINERS SHALL COMPLY WITH NFPA 90A OR NFPA 90B.
5. INSULATE DUCT w/2" THICK FLEX, EXTERIOR FIBERGLASS BLANKET WITH FSK REINFORCED FOIL JACKET WITH VAPOR BARRIER. LINE FIRST 10' OF SUPPLY AND RETURN DUCTWORK.
6. 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.

EXPPOSED ROUNDED DUCTWORK SHALL BE 26 GAUGE, SINGLE WALL GALVANIZED STEEL, SPIRAL LOCKSEAM. FITTINGS SHALL BE SINGLE WALL GALVANIZED STEEL, STANDING SEAM OR SOLDER WELDED CONSTRUCTION, ELBOWS SHALL BE STANDING SEAM, GORED ELBOWS, GRILLE COLLARS SHALL BE ATTACHED TO THE DUCTWORK WITH POP RIVETS WITH A FINISHING FILLET OF ELASTOMER SEAL AT THE JUNCTION OF THE COLLAR TO THE DUCT. DUCT-TO-DUCT JOINTS SHALL BE MADE WITH THE SPIRAL SEAM ROTATED SO THAT THE STANDING SEAM FORMS A CONTINUOUS HELICAL PATTERN ACROSS THE JOINT. ALL DUCTWORK SHALL BE MANUFACTURED IN ACCORDANCE WITH SMACNA'S HYAC DUCT CONSTRUCTION STANDARDS LATEST EDITION. ALL EXPOSED ROUNDED DUCTWORK AND FITTINGS SHALL BE PROVIDED WITH A MIL PHOSPHATIZED FINISH ("PAINT GRIP", ZINC GRIP OR SIMILAR ETCH TREATMENT) TO ALLOW THE DUCTWORK TO BE PAINTED.



2 MECHANICAL ROOF PLAN

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



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

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Design Professional: **Keith E. Allen, GA RA011656**

Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

Project Name: **Scream'n Nuts Donuts and Ice Cream**

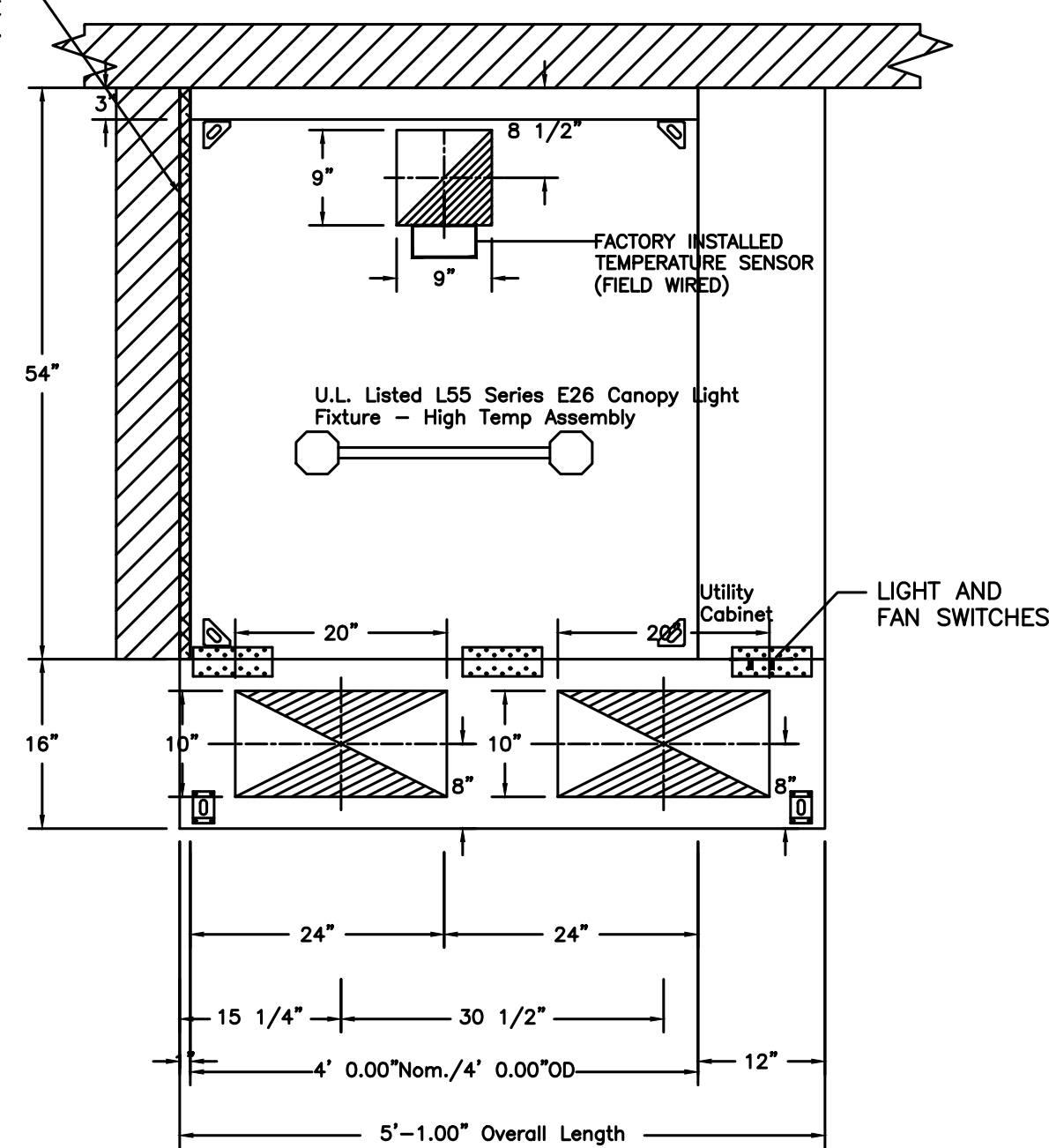
Project Number: **16SNN001**

Sheet Number: **VI-100**

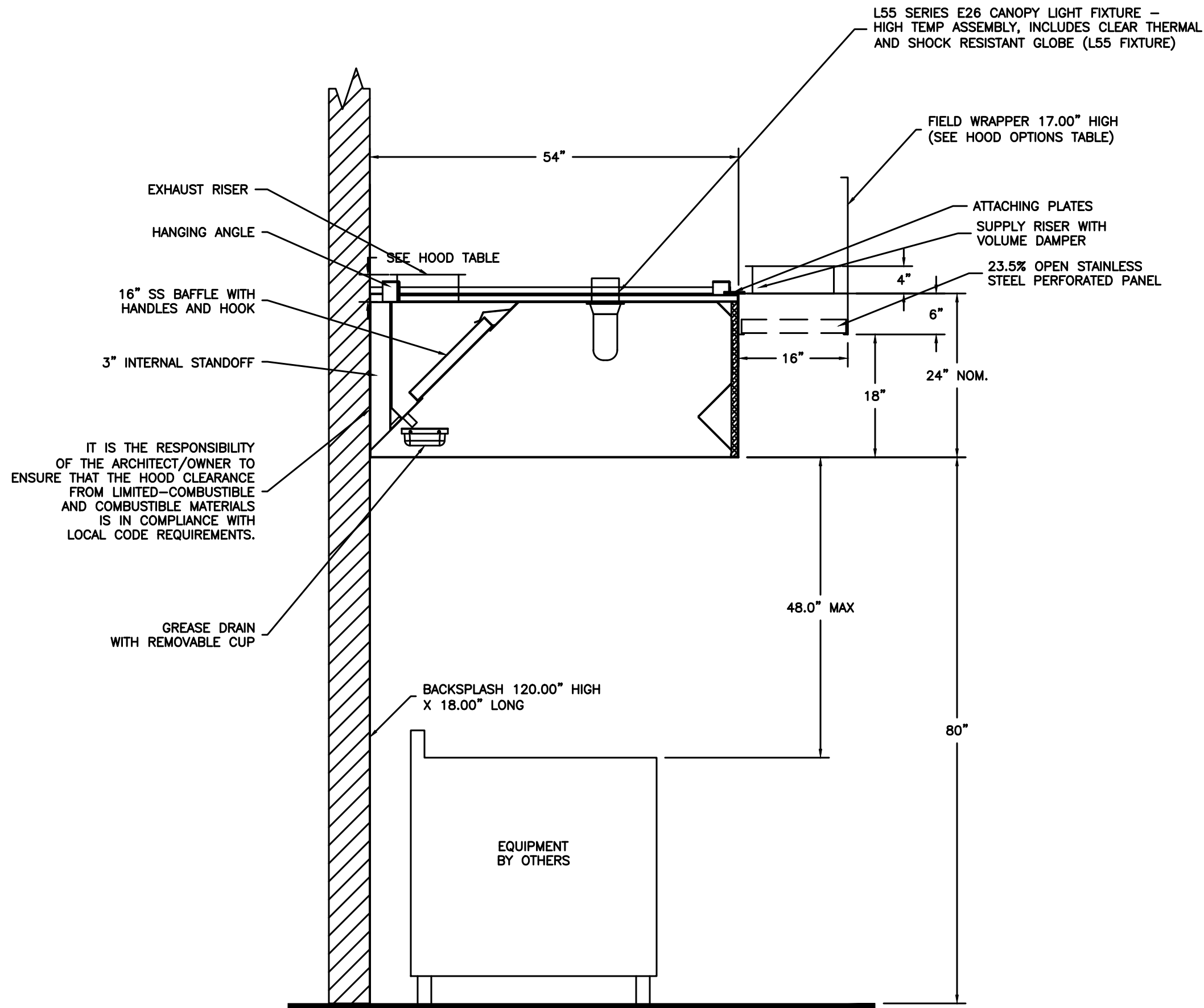
MECHANICAL PLAN, NOTES AND SCHEDULES

M-100

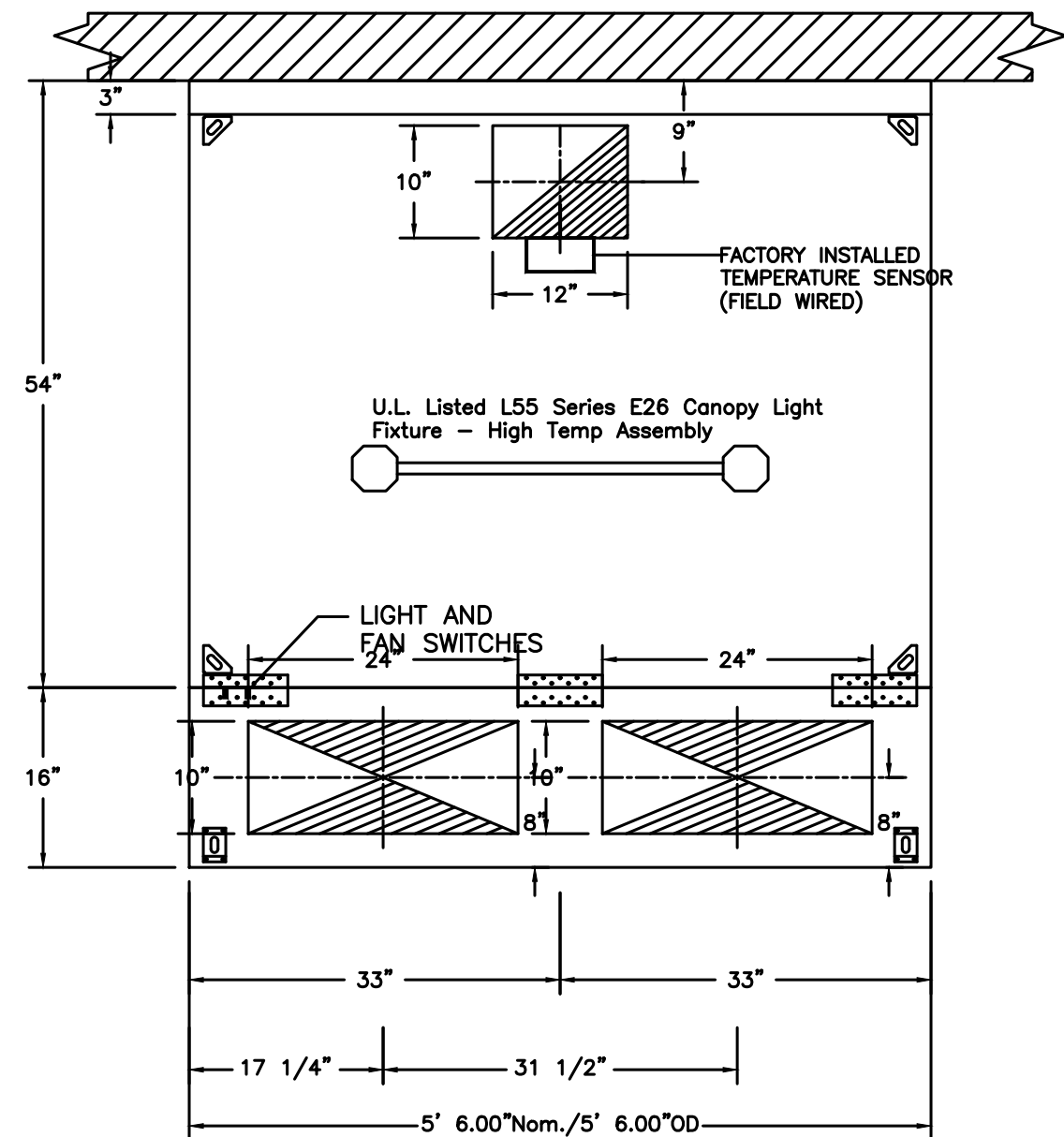
1" LAYER OF INSULATION
FACTORY INSTALLED IN
1.00" END STANDOFF MEETS
0" REQUIREMENTS CLEARANCE
TO COMBUSTIBLE SURFACES.



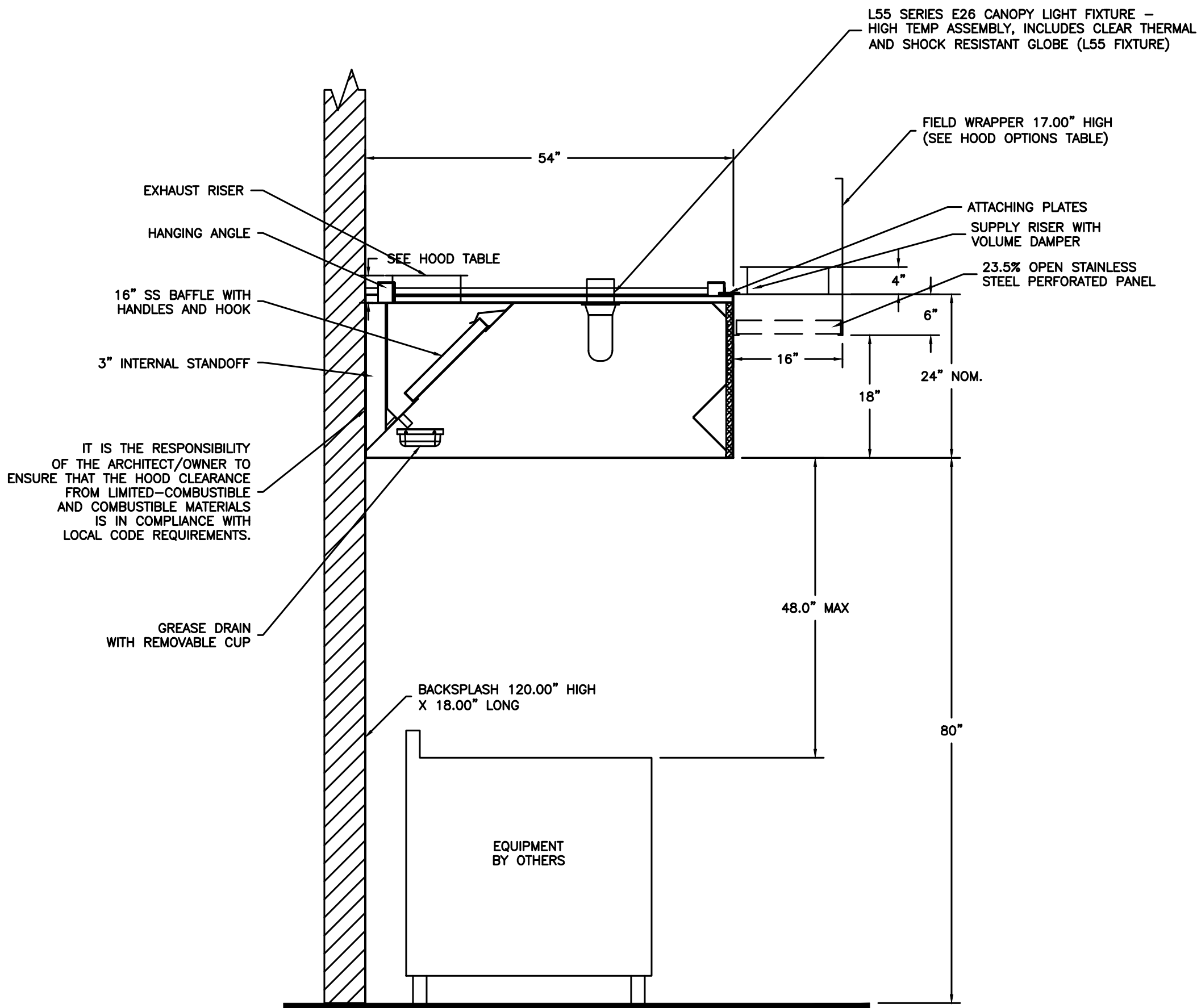
PLAN VIEW - Hood #1
4' 0.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1



PLAN VIEW - Hood #2
5' 6.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #2

REVISIONS

DESCRIPTION	DATE:

1395 S. Marietta Pkwy, Bldg 100, Ste 105, Marietta, GA 30067

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Scream N Nuts

ATLANTA, GA,

DATE: 8/10/2016

DWG #: 2732669

DRAWN BY: EJJ-50

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

2

Scream'n Nuts

Donuts and Ice Cream

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GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
BRIAN J. FAGAN

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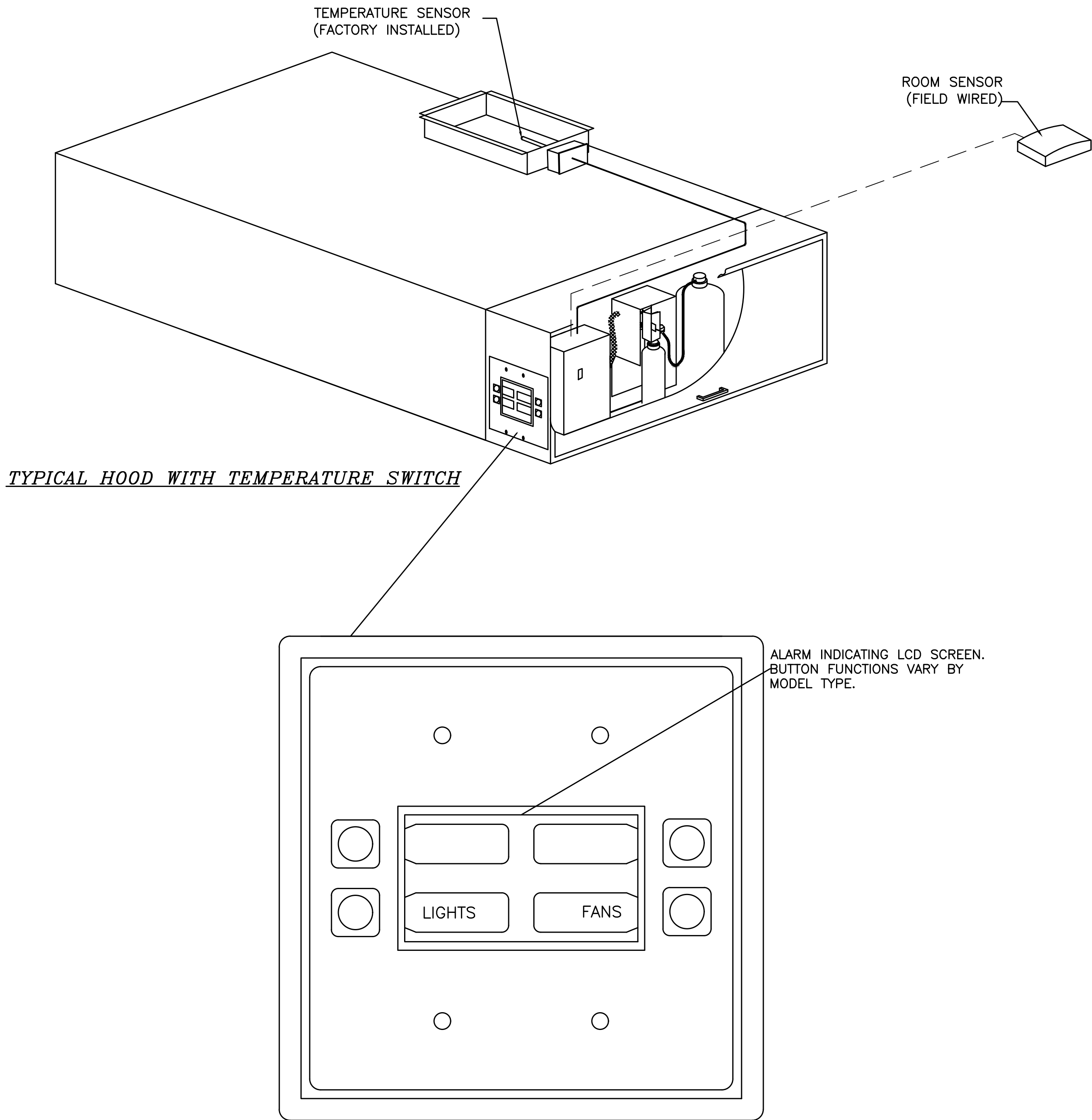
Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: M-201

KITCHEN EXHAUST DETAIL

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED						
				LOCATION	QUANTITY		FAN TAG		TYPE	Φ	H.P.	VOLT	FLA
1		SC-122220FP	Utility Cabinet Right	Utility Cabinet Right	2 Light	Smart Controls Thermostatic Control	KEF-1	Exhaust	1	0.750	115	9.8	
							KSF-1	Supply	1	0.500	115	7.7	
							KEF-1	Exhaust	1	0.750	115	9.8	
							KSF-1	Supply	1	0.500	115	7.7	
			Hood # 1	2 Fan									



The Temperature Sensor Interlock option complies with IMC 2006 507.2.1.1 and NFPA 96 11.1.1 by interlocking with cooking appliances through means of a heat sensor to automatically activate exhaust fans during cooking operations.

REVISIONS	
DESCRIPTION	DATE:
Δ	
Δ	
Δ	
Δ	
Δ	

Scream N Nuts
ATLANTA, GA,



CAPTIVE
Atlanta Office

1395 S. Marietta Pkwy, Bldg 100, Ste 105, Marietta, GA, 30067 PHONE: (800) 882-6626 FAX: (919) 227-5904 EMAIL: reg50@captivewall.com

DATE: 8/10/2016	DWG.#: 2732669	
DRAWN BY: EJJ-50	SCALE: 3/4" = 1'-0"	
MASTER DRAWING		
SHEET NO. 4		

KITCHEN EXHAUST DETAIL

M-203

Donuts and Ice Cream

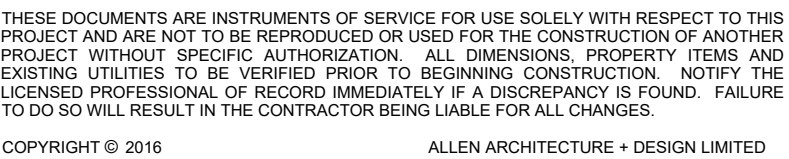
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Design
Professional: **Keith E. Allen, GA RA011656**

Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

Project Name: _____

Scream'n Nuts Donuts and Ice Cream

Project Number: **16SNN001**

Sheet Number: **VI-204**

KITCHEN EXHAUST DETAIL

Scream N Nuts
ATLANTA, GA,

DATE: 8/10/2016

DWG.#:
2732669

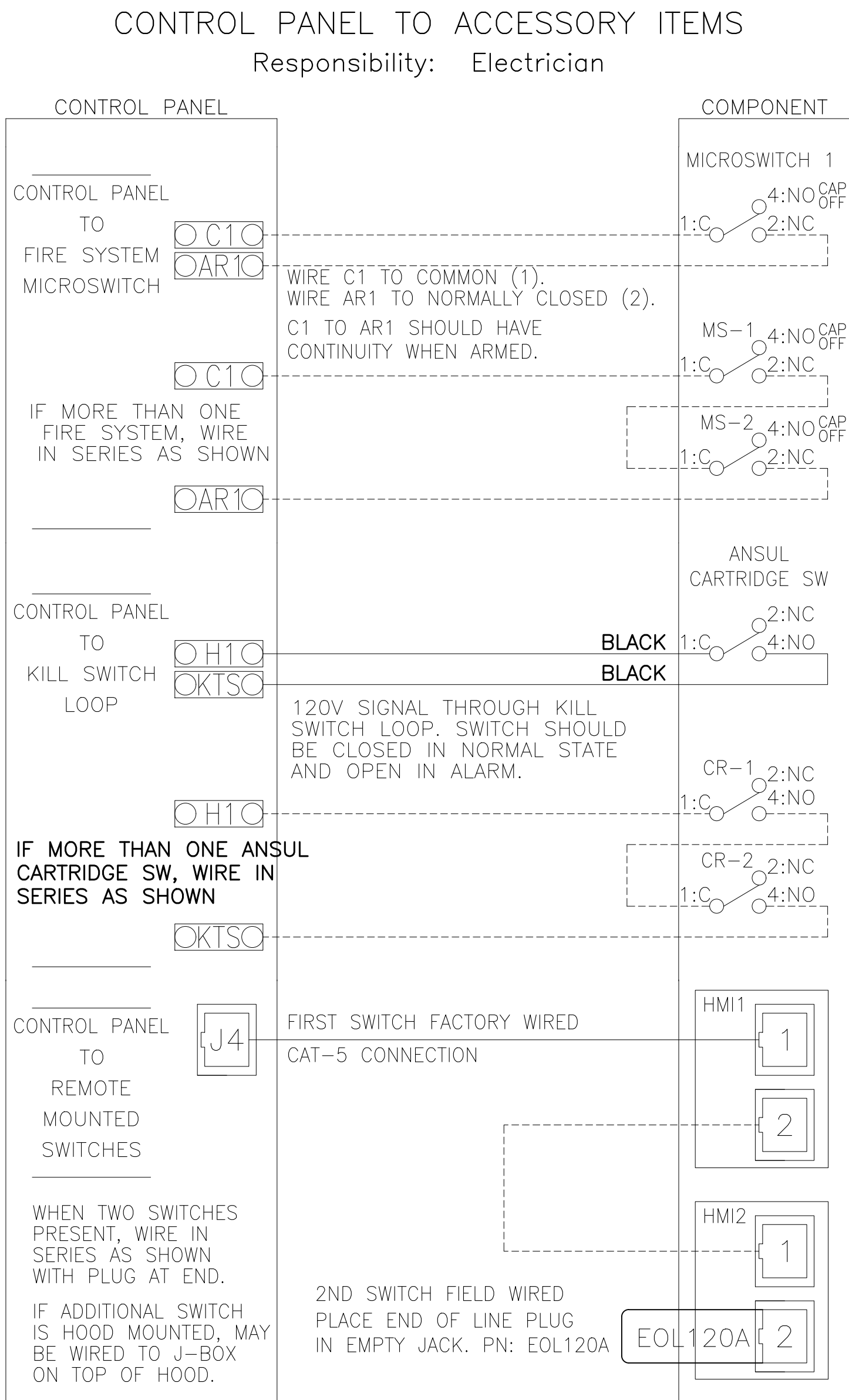
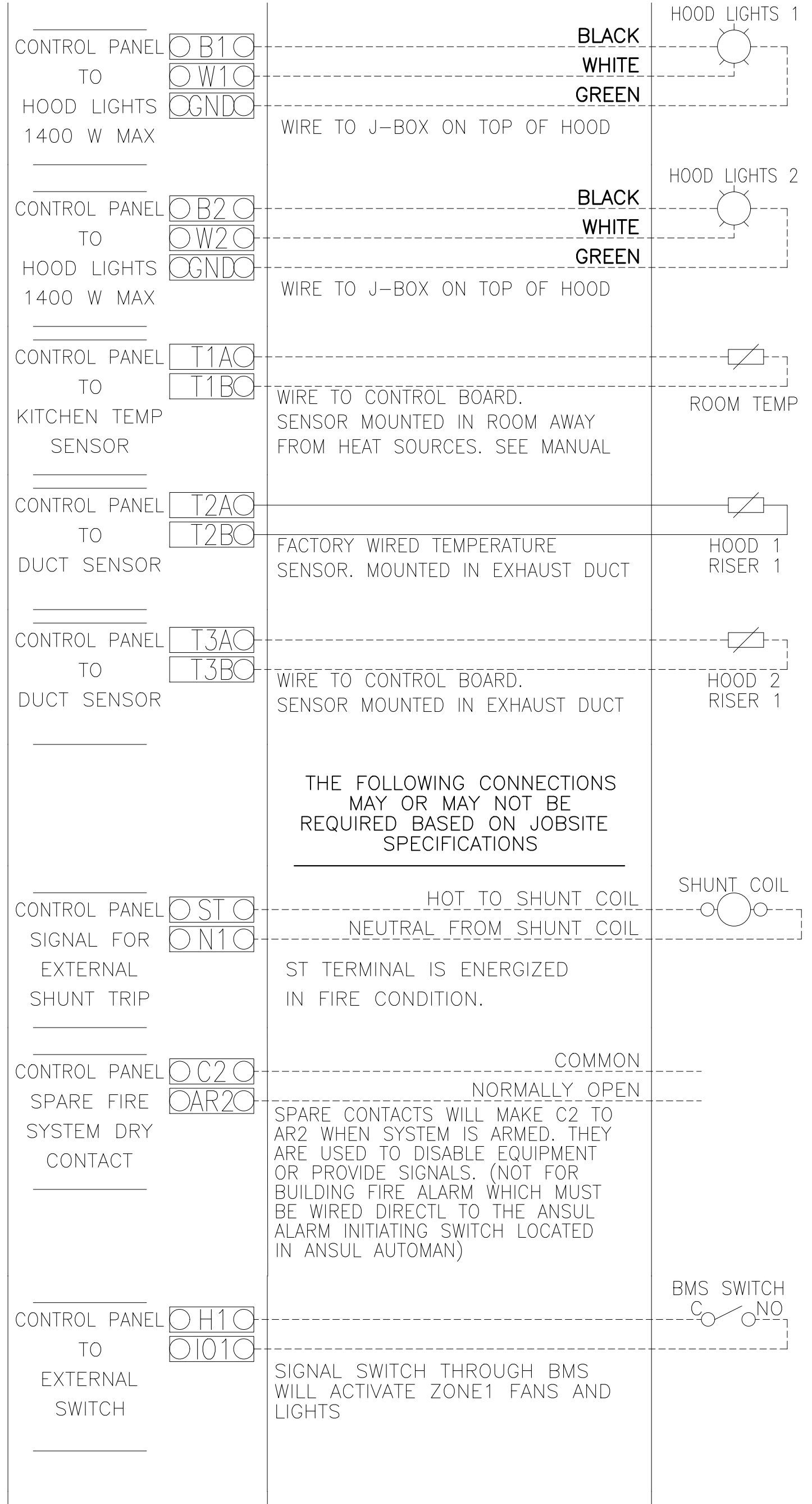
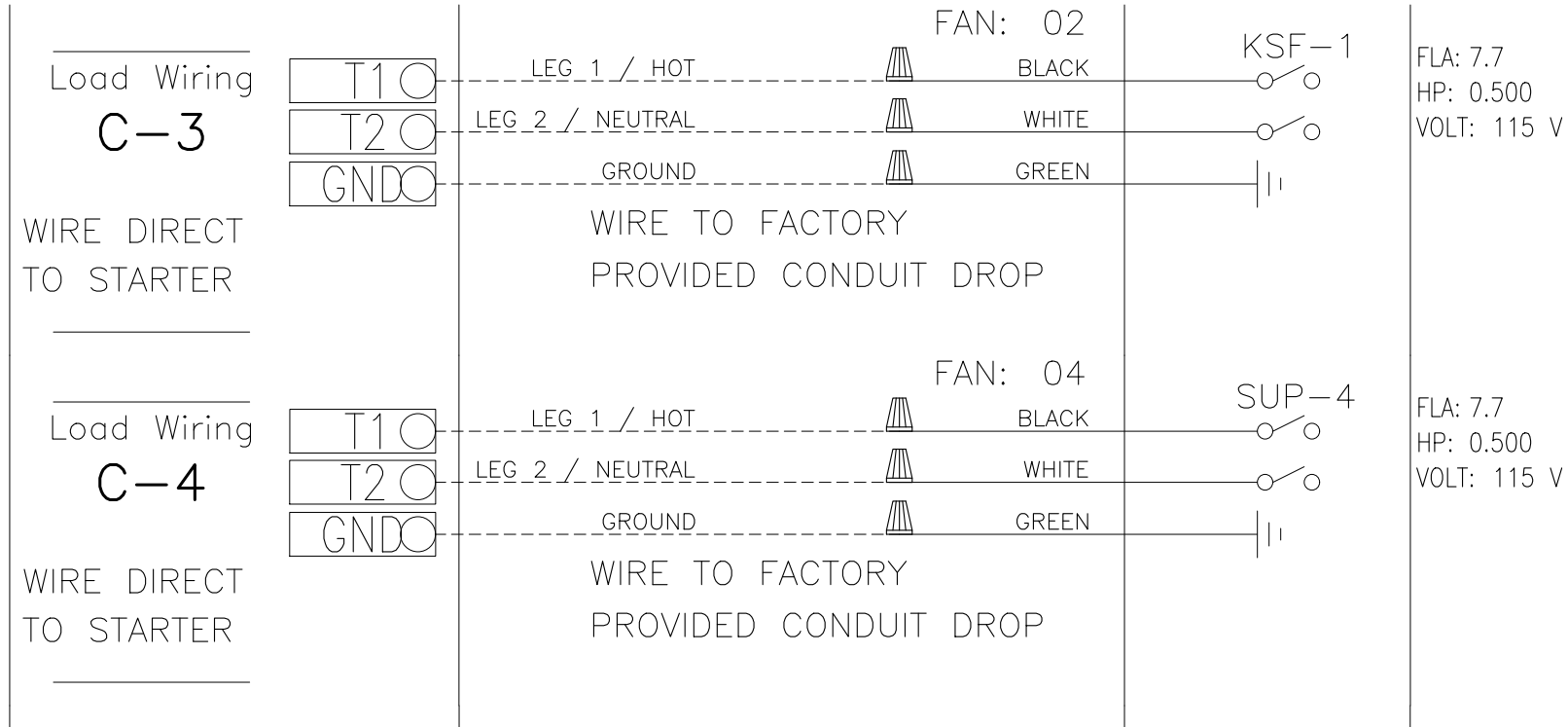
DRAWN BY: EJJ-50

SCALE:
3/4" = 1'-0"

MASTER DRAWING

SHEET NO.
5

DESCRIPTION OF OPERATION:
120V 1 Phase w/ control for 2 Exhaust Fans, 2 Supply Fans, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation.



Scream'n Nuts

Donuts and Ice Cream

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- 1 08/24/2016 REVIEW COMMENTS
- 2 09/12/2016 REVIEW COMMENTS

Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: P-100

PLUMBING DOMESTIC WATER
PLAN SCHEDULES AND NOTES

SYMBOL LEGEND

	GATE VALVE
	BALL VALVE
	CHECK VALVE
	CIRCUIT SETTER/BALANCE VALVE
	UNION
	PUMP
	STRAINER
	FLOOR DRAIN
	FLOOR SINK
	HUB DRAIN
	ROOF DRAIN
	VENT THROUGH ROOF
	WATER METER
	WATER HEATER
	VACUUM RELIEF VALVE
	TEMPERATURE/PRESSURE RELIEF VALVE
	PURGE / DRAIN VALVE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	140°F DOMESTIC HOT WATER
	DOMESTIC RECIRCULATION
	SANITARY
	VENT
	STORM DRAIN
	NATURAL GAS
	PROPANE (LP) GAS
	GREASE DRAIN
	INDIRECT WASTE

PLUMBING SPECIFICATION

1. DOMESTIC WATER PIPING:
1.1. 1" AND SMALLER: PEX WITH MECHANICAL FITTINGS OR TYPE L COPPER WITH SOLDERED JOINTS.
1.2. 1-1/4" AND LARGER: SCHEDULE 40 CPVC WITH SOLVENT WELDED JOINTS OR TYPE L COPPER WITH SOLDERED JOINTS.
1.3. PIPING IN EXPOSED AREAS SHALL BE RIGID TYPE. PIPING THAT IS CONCEALED MAY BE RIGID OR FLEXIBLE.
1.4. ALL HOT WATER, TEMPERED WATER, AND RECIRCULATED WATER PIPING SHALL BE INSULATED. COLD WATER PIPING WHERE SUBJECT TO CONDENSATION SHALL BE INSULATED.
2. SANITARY AND STORM WATER PIPING:
2.1. SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
3. CONDENSATE PIPING (AIR CONDITIONING COILS) SHALL BE ANY OF THE FOLLOWING:
3.1. SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
3.2. SCHEDULE 40 CPVC WITH SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
3.3. TYPE L COPPER WITH SOLDERED JOINTS.
3.4. CLEAR VINYL TUBING FOR PUMPED APPLICATIONS.
4. GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
4.1. WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
4.2. PRIME COAT: ALKYD ANTI-CORROSIVE METAL PRIMER
4.3. INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.
4.4. TOPCOAT: EXTERIOR ALKYD ENAMEL - GLOSS SAFETY YELLOW.
5. ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES.
6. TEST, CLEAN AND DISINFECT WATER DISTRIBUTION PIPING ACCORDING TO AUTHORITIES HAVING JURISDICTION.

GENERAL NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
2. THE CONTRACTOR WILL VISIT THE SITE AND BE FAMILIAR WITH SITE CONDITIONS. NO EQUIPMENT OR MATERIAL IS TO BE ORDERED OR FABRICATED PRIOR TO FIELD VERIFICATION OF ALL MEASUREMENTS, CLEARANCES, POTENTIAL CONFLICTS WITH EXISTING CONDITIONS OR THAT OF OTHER TRADES ON THE JOB.
3. 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, (LATEST EDITIONS ADOPTED).
4. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDDING OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
5. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.

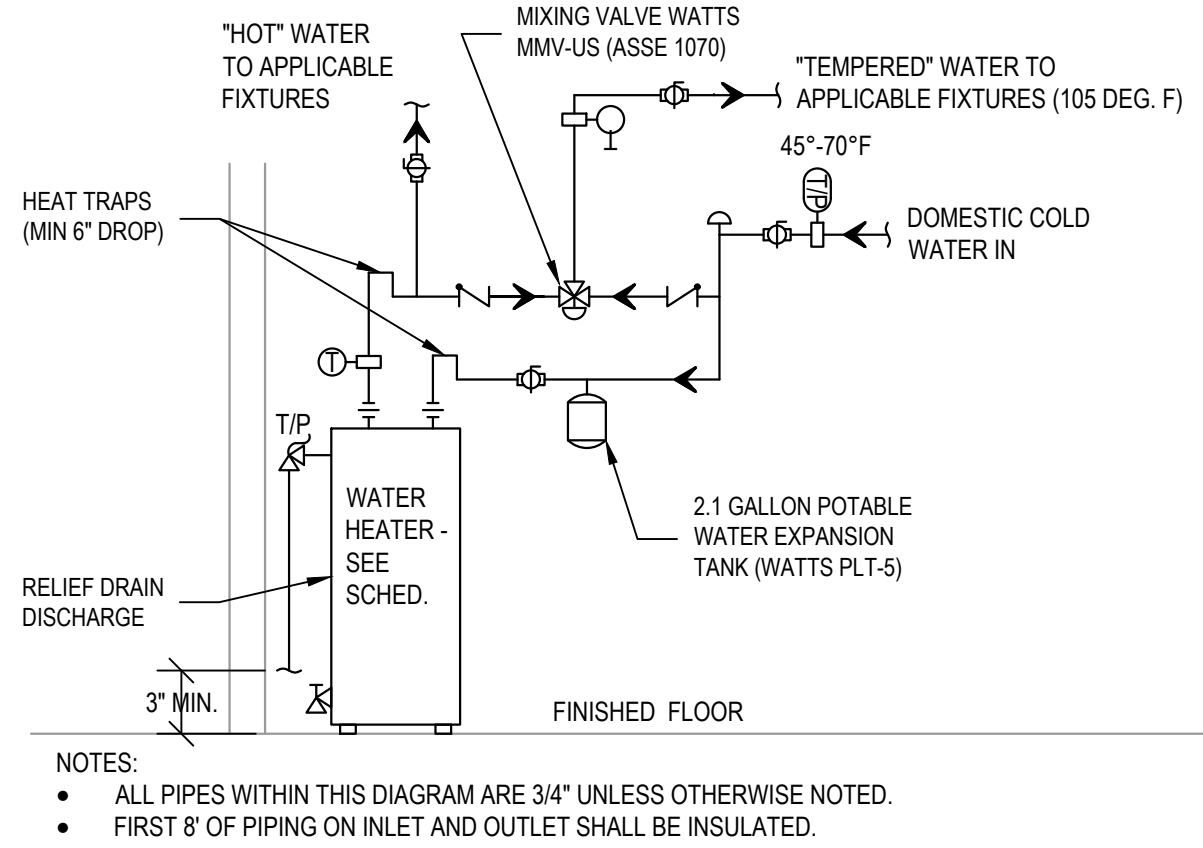
PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	TRAP/ DRAIN	VENT	CONNECTIONS		MAX WATER CONSUMP.	FIXTURE	FAUCETS, VALVES & ACCESSORIES
				HOT	COLD			
	WATER CLOSET - ADA HEIGHT ELONGATED FLOOR MOUNTED FLUSH TANK	3"	2"	--	1/2"	1.0 GPF	AM. STD. 2002.014 CHAMPION EL ADA	OPEN FRONT SEAT
	LAVATORY, WALL-HUNG ADA ACCESSIBLE	1-1/2"	1-1/2"	3/8"	3/8"	0.5 GPM	ZURN Z5344-20X18 VITREOUS CHINA	ZURN Z7440-XL-FC FAUCET INSULATE SUPPLY/TRAP PER ADA REQUIREMENTS
	3" FLOOR DRAIN	3"	1-1/2"	--	--	--	JOSAM 30003-A	JOSAM 88250 TRAP SEAL PRIMER
	4" FLOOR SINK 12X12X6	4"	1-1/2"	--	--	--	JOSAM 49324A-7-X	FULL GRATE w/ 2-1/2" CENTER OPENING / INSIDE CAULK OUTLET

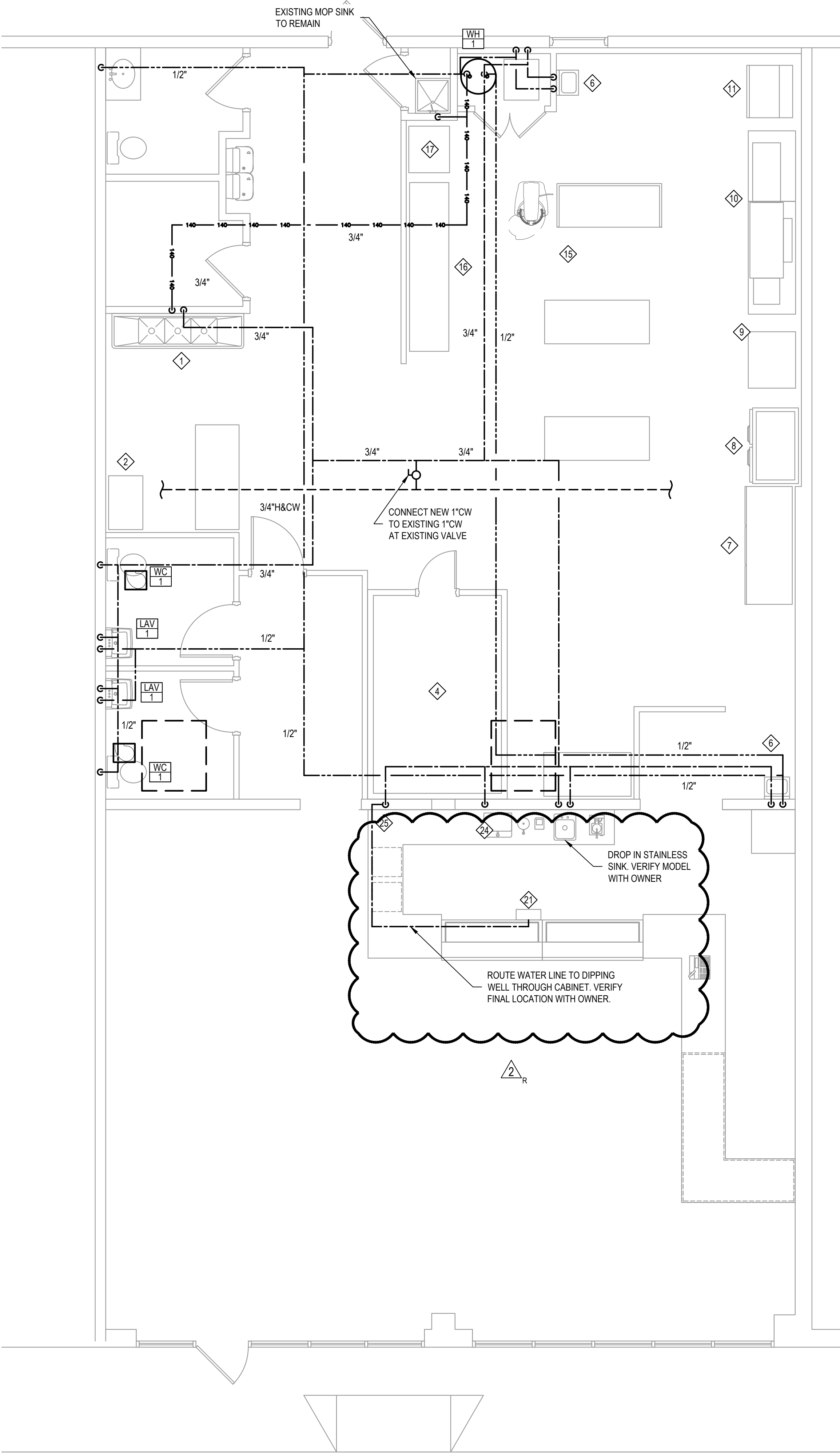
WATER HEATER SCHEDULE

SYMBOL	LOCATION	DESCRIPTION			HEATING SOURCE			ELECTRICAL				BASIS OF DESIGN:
		TYPE	GAL.	TEMP. OUT	GAS MBH	ELEC KW	INDIRECT	VOLTS-Φ	FLA	MCA	MOCP	
WH1	KITCHEN	GAS TANK	50	140°F	76	--	--	120/1	5	5	20	A.O. SMITH BTX-80

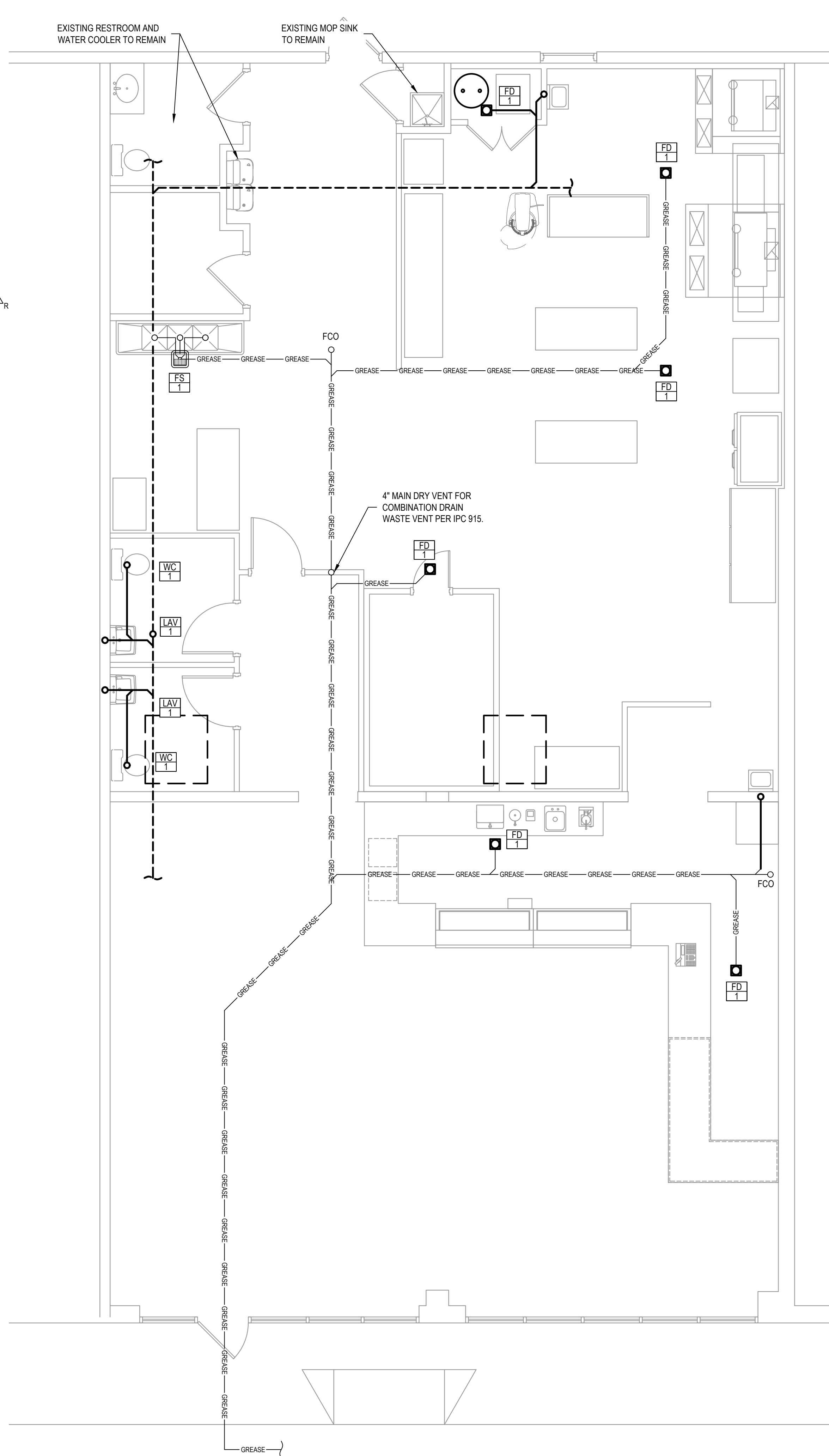
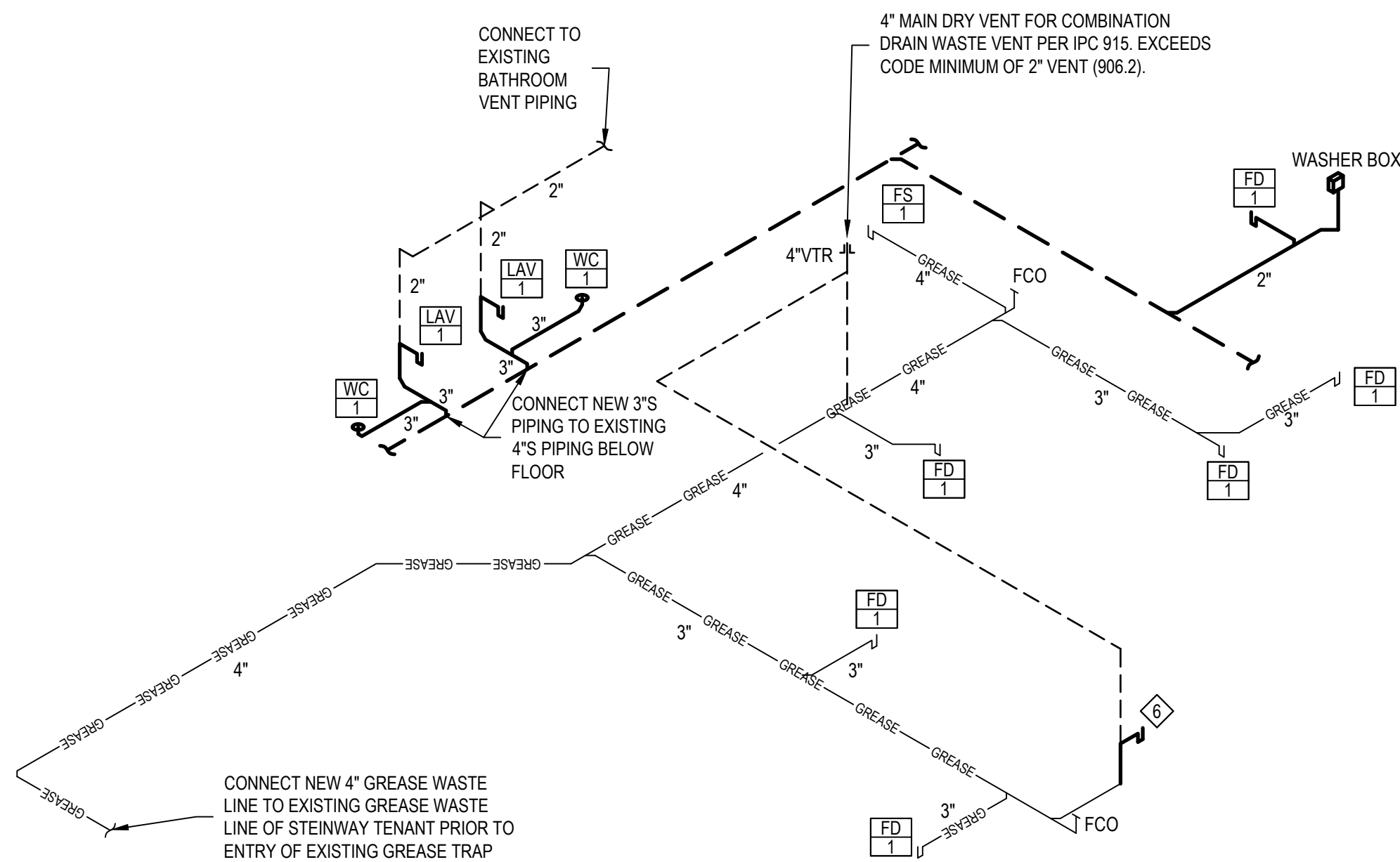
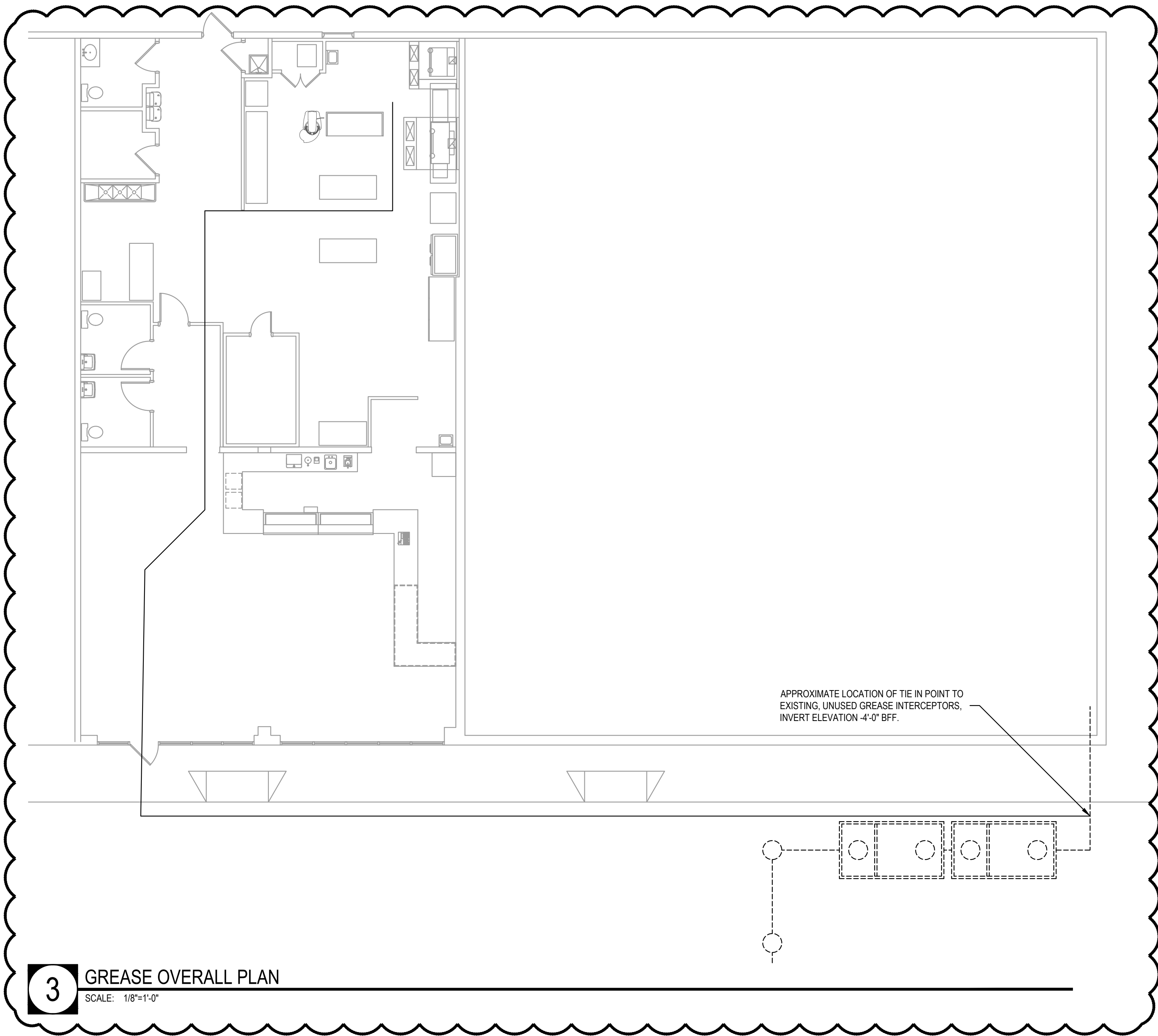
Kitchen Equipment Schedule		
Item	Model	Description
1		3 compartment sink
1A	Regeny	Sink faucet and rinse sprayer
2	Emery Thompson 24NW IOC	Ice cream machine
4	Kolpak P7-812-FT	Walk-in freezer (8'x12')
6	Advance Tabco 7-PS-68	Hand sink
7	Avantco CFD-3RR	81" 3-door, reach-in refrigerator
8	MasterBlit IHC-48	Blast freezer
9	Belshaw HG18C	Glazer
10	Mark 6	Donut frying robot
	Cooking Performance Group 36-CPGV-6B-S30	
11		6 Burner gas range w/ 30" oven
15	Hobart Legacy HL300	30 Qt Dough mixer
16	LVO SM224-6	Dough sheeter
17	Belshaw EP 18/24	Cabinet Proofer
19		Merchandise Display freezer
21	Nemco 77316-13	Ice cream dipper well and faucet
20	Waring VVWCM180	Single waffle cone maker
	Vitamix	Commercial style
22	Ninja Ultima	Blender / food processor
	Waring WSB50	Variable speed heavy duty immersion blender
	Amana RCS10TS	Stackable commercial microwave
23		Burr coffee grinder
24	Racikio Kryo OD	Espresso machine
24	Racikio Classe 11	Steam wand for espresso machine
24	Rancilio i	
25	Manitowoc UY-0140A NEO	Air-cooled, undercounter, half-size cube ice machine w/ 90 lb bin
26	TBD	Bar Refrigerator (undercounter)
27	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")
28	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")



2 FLOOR MOUNTED WATER HEATER DETAIL
NOT TO SCALE



1 PLUMBING PLAN - DOMESTIC WATER
SCALE: 1/4"=1'-0"



Scream'n Nuts

Donuts and Ice Cream

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Design Professional: **Keith E. Allen, GA RA011656**

Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

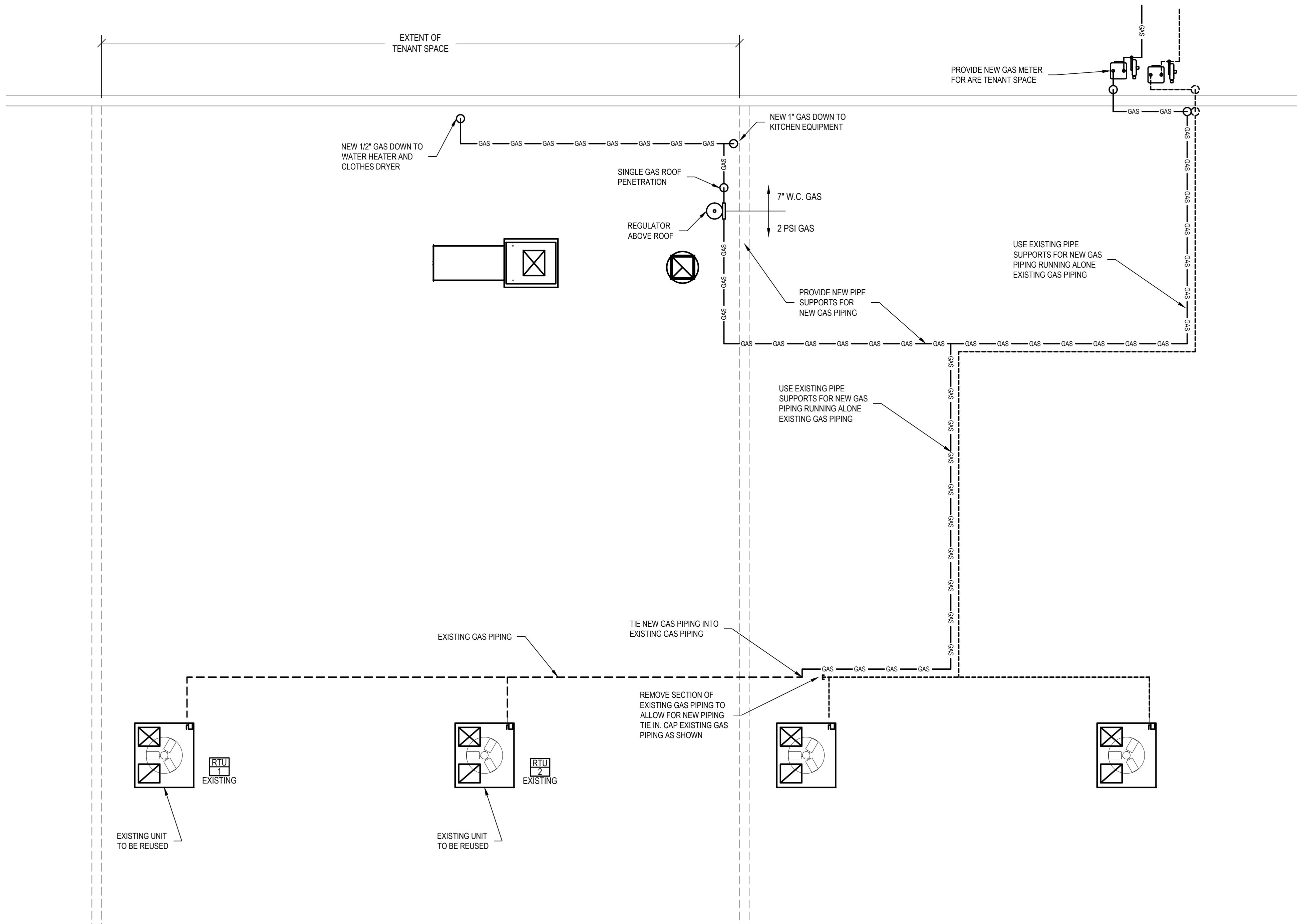
1 08/24/2016 REVIEW COMMENTS
2 09/12/2016 REVIEW COMMENTS

Project Name: **Scream'n Nuts Donuts and Ice Cream**

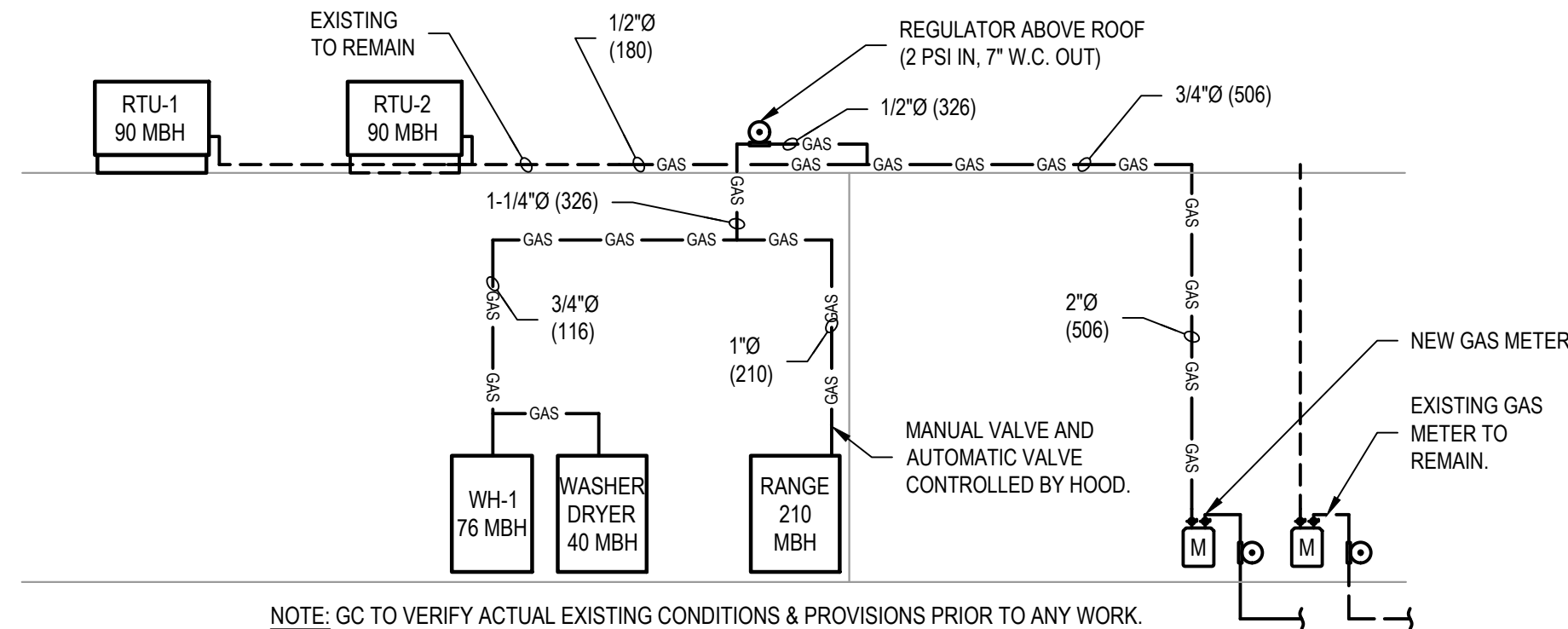
Project Number: **16SNN001**

Sheet Number: **P-101**

PLUMBING SANITARY AND
GREASE WASTE PLANS



1 PLUMBING ROOF PLAN - NATURAL GAS
SCALE: 1/4"=1'-0"

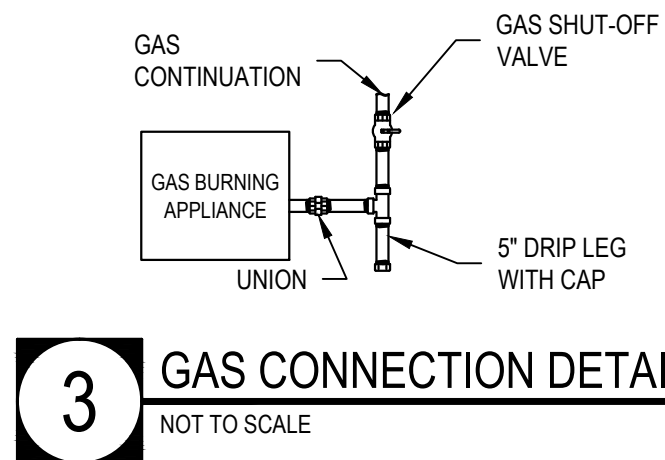


NOTE: GC TO VERIFY ACTUAL EXISTING CONDITIONS & PROVISIONS PRIOR TO ANY WORK.

BEFORE ROOF REGULATOR (2 PSI SYSTEM): NATURAL GAS PIPE SIZING IS BASED UPON IFGC TABLE 402.4(6); 2.0 PSI INITIAL PRESSURE WITH 1.0 PSI PRESSURE DROP AND AN INSTALLED LENGTH OF ~125 FEET FROM EXISTING METER LOCATION TO FURTHEST FIXTURE.

AFTER ROOF REGULATOR (7" W.C. SYSTEM): NATURAL GAS PIPE SIZING IS BASED UPON IFGC TABLE 402.4(2); LESS THAN 2 PSI INITIAL PRESSURE WITH 0.5" W.C. PRESSURE DROP AND AN INSTALLED LENGTH OF ~30 FEET FROM REGULATOR LOCATION TO FURTHEST FIXTURE.

2 NATURAL GAS RISER DIAGRAM
SCALE: 1/8"=1'-0"



3 GAS CONNECTION DETAIL
NOT TO SCALE

Scream'n Nuts

Donuts and Ice Cream

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Design Professional: **Keith E. Allen, GA RA011656**

Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

Project Name: **Scream'n Nuts Donuts and Ice Cream**

Project Number: **16SNN001**

Sheet Number: **P-200**

PLUMBING ROOF PLAN -
NATURAL GAS

TYPE	SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMP(S)				FIXTURE WATTS	VOLTAGE	DIMMING	MOUNTING/COMMENTS
					QTY	TYPE	COLOR	INSTALLED				
A		COOPER	2GC8-332A-UNV	2x4' PREMIUM TROFFER	3	32W T8	3500K	FACTORY	95	120	NO	LAY-IN
P		--	--	DECORATIVE PENDANT, SELECTED BY OWNER, PROVIDED AND INSTALLED BY CONTRACTOR	--	--	--	FIELD	--	120	10% 0-10V	SUSPENDED WITH AIRCRAFT HANGING CABLE
T		HALO	HEADS: L806SM-1180-27-AH TRACK: L65MB	LED TRACK LIGHT ON 1-CIRCUIT TRACK	-	LED 1000 LUMENS	2700K	FACTORY	12 PER HEAD	120	YES	TRACK PENDANT SUSPENDED TO ALIGN WITH BOTTOM EDGE OF WOOD. 1/2" HALF SP(POIT) HALF NF(NARROW FLOW)
V		ELK LIGHTING	11592/3 BRISTOL BATH	DECORATIVE VANITY	3	10W SCREW-IN LED	2700K	FIELD	30	120	NO	MOUNTED ABOVE MIRROR
F		KEIL	LED48X6218W	4 FT SURFACE MOUNT	-	LED 2894 LUMENS	3500K	FACTORY	36	120	NO	SURFACE CEILING MOUNT IN COOLER/FREEZER
EM		EMERGI LITE	EL2MRS-LA	SURFACE MOUNT EMERGENCY LIGHT (NO REMOTE)	--	INTEGRAL LED	--	FACTORY	--	120	NO	SURFACE, WALL OR CEILING
EX		EMERGI LITE	ELXN400 RN	LED SELF POWERED EXIT SIGN	-	INTEGRAL LED	-	FACTORY	-	120	NO	WALL MOUNT OR SUSPEND
EXEM		EMERGI LITE	ELXN400R-2 LEDR	COMBO LED SELF POWERED EXIT SIGN AND EMERGENCY LIGHT	-	INTEGRAL LED	-	FACTORY	-	120	NO	WHEN SHOWN ON PLAN WITH REMOTE HEAD (RH), ADD EF44D-LED-WP

2

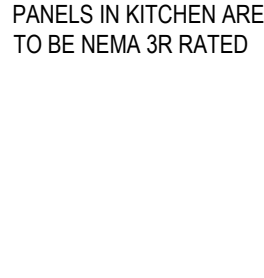
PANEL L2				LOCATION: Kitchen				KEY NOTES:			
NEW PANEL - FLUSH MOUNTED				FED FROM: PANEL L1				1)			
120 Y / 208V - 3 PHASE - 4 WIRE				COMMENTS:				2)			
INTERIOR: 125 AMP BUS - MAIN LUG ONLY								3)			
RATING: 22k SCGR								4)			
								5)			
				PHASE LOADING							
				23% 15% 10% 16%							
				LOAD - VA							
				A ₀ B ₀ C ₀							
				P (AS)							
				P (AS)							
LOAD DESCRIPTION	OCF	P (AS)	CT	A ₀	B ₀	C ₀	CT	P (AS)	OCF	LOAD DESCRIPTION	CT
MAKEUP AIR FAN (ROOF)	20	1	1	1000			2	1	20	LIGHTING - BACK OF HOUSE	
				1000							
EXHAUST FAN (ROOF)	20	1	3		1500		4	1	20	LIGHTING - BACK OF HOUSE	
					1000						
KITCHEN HOOD CONTROLS & LIGHTS	20	1	5			250	6	1	20	LIGHTING - FRONT OF HOUSE	
						1000					
SPARE	20	1	7	0			8	1	20	LIGHTING - FRONT OF HOUSE	
				1000							
SPARE	20	1	9		0		10	1	20	SPARE	
					0						
SPARE	20	1	11			0	12	1	20	SPARE	
						0					
SPARE	20	1	13	0			14	1	20	SPARE	
				0							
SPARE	20	1	15		0		16	1	20	SPARE	
					0						
SPARE	20	1	17			0	18	1	20	SPARE	
						0					
SPARE	20	1	19	0			20	1	20	SPARE	
				0							
SPARE	20	1	21		0		22	1	20	SPARE	
					0						
SPARE	20	1	23			0	24	1	20	SPARE	
						0					
SPARE	20	1	25	0			26	1	20	SPARE	
				0							
SPARE	20	1	27		0		28	1	20	SPARE	
					0						
SPARE	20	1	29			0	30	1	20	SPARE	
						0					
SPARE	20	1	31	0			32	1	20	SPARE	
				0							
SPARE	20	1	33		0		34	1	20	SPARE	
					0						
SPARE	20	1	35			0	36	1	20	SPARE	
						0					
SPARE	20	1	37	0			38	1	20	SPARE	
				0							
SPARE	20	1	39		0		40	1	20	SPARE	
					0						
SPARE	20	1	41			0	42	1	20	SPARE	
						0					
CONNECTED LOAD PER PHASE (kVA)				3.0	2.0	1.3					
DESIGN LOAD PER PHASE (AMPS)				20.2	18.8	12.5					
TOTAL CONNECTED LOAD (kVA): 6								TOTAL CONNECTED AMPS: 20			
TOTAL DESIGN LOAD (kVA): 7								TOTAL DESIGN AMPS: 17			

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 THW/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 UON, TIMECLOCK OFF ARRANGEMENT, UON.

EC - ELECTRICAL CONTRACTOR	AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE	ETR - EXISTING TO REMAIN
UON - UNLESS OTHERWISE NOTED	

	DUPLEX RECEPTACLE (NEMA 5-15/20R) (PANEL "A", CKT "1")
	RECEPTACLE TO BE MOUNTED 6" ABOVE COUNTERTOP
	GFI (GROUND-FAULT CIRCUIT-INTERRUPTING)
	QUAD RECEPTACLE—TWO DUPLEX (NEMA 5-15/20R)
	TELEPHONE JACK (CAT 5 MIN.)
	DATA JACK (CAT 6)
	COMBINATION TELCO + DATA (CAT 5 + CAT 6)
	JUNCTION BOX
	HOMERUN TO PANEL (PANEL "A", CKT "1")
	PANELBOARD
	DISCONNECT
	SINGLE POLE SWITCH, SPECIFICATION GRADE
	SINGLE POLE OCCUPANCY SENSING SWITCH
	3-WAY SWITCH, SPECIFICATION GRADE
	WEATHER-PROOF (RECEPTACLES IN WET LOCATIONS SHALL BE NEMA 3R WITH IN-USE COVERS PER NEC 406.9)

SIZES BASED ON THHN AND 75° LUGS.	
AMPS → 400/4 →	Q = QUANTITY OF CONDUCTORS
1200/4*	* = SERVICE FEEDER, NO EQUIPMENT GROUND REQUIRED.
SIZES	COPPER
60/2	(Q)#6 & #1 GND.
70/3	(Q)#4 & #8 GND.
80/3	(Q)#4 & #8 GND.
90/3	(Q)#3 & #8 GND.
100/4	(Q)#3 & #8 GND.
112/3	(Q)#2 & #8 GND.
125/3	(Q)#1 & #8 GND.
150/3	(Q)#1/8 & #8 GND.
175/3	(Q)#2/8 & #8 GND.
200/4	(Q)#3/8 & #8 GND.
225/3	(Q)#4/8 & #8 GND.
250/4	(Q)#4/8 & #4 GND.
300/3	(Q)#3/8 & #4 GND.
350/4	(Q)#5/8 & #3 GND.
400/3	(Q)#6/8 & #3 GND.
450/4	2 SETS: (Q)#4/8 & #2 GND. EACH
500/4	2 SETS: (Q)#4/8 & #2 GND. EACH
600/3	2 SETS: (Q)#3/8 & #1 GND. EACH
700/3	2 SETS: (Q)#5/8 & #1/8 GND. EACH
800/3	2 SETS: (Q)#6/8 & #1/8 GND. EACH
1000/4	3 SETS: (Q)#4/8 & #2 GND. EACH
1200/3	3 SETS: (Q)#6/8 & #3/8 GND. EACH
1600/4	4 SETS: (Q)#6/8 & #4/8 GND. EACH



E-100

Donuts and Ice Cream

Allen Architecture Design



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Design Professional: **Keith E. Allen, GA RA01165**

Issue Date: **08/12/2010**

Revisions: **ISSUED FOR PERMIT**

1	08/24/2016	REVIEW COMMENTS
2	09/12/2016	REVIEW COMMENTS

Project Name: **Scream'n Nuts Donuts and Ice Cream**

Project Number: **16SNN00**

Sheet Number: E-101

E-101

ELECTRICAL PLANS



From: [Woodman, Michael](#)
To: [Adam Hale](#)
Cc: [Taylor, Elicia](#)
Subject: RE: Steinway Piano Shopping Center
Date: Tuesday, January 03, 2017 10:39:05 AM
Attachments: [image004.png](#)
[image006.png](#)
[image008.png](#)

Quick follow up on my voice mail. Please call me when you have a few minutes to discuss the staff report and Thursday's Planning Commission meeting.

Michael A. Woodman, AICP
Senior Planner

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From: Adam Hale [mailto:ahale@haleretailgroup.com]
Sent: Thursday, December 15, 2016 6:00 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Michael,

Attached is information about "Scream'N Nuts Ice Cream & Donuts." Let me know if you have any questions or need other info from me. Is the next step the 1/5/17 hearing at 6:30pm that I will attend? Thanks for all your help.

Best Regards,

Adam Hale

From: Woodman, Michael [<mailto:mwoodman@alpharetta.ga.us>]
Sent: Thursday, December 15, 2016 3:29 PM
To: Adam Hale <ahale@haleretailgroup.com>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Adam,

Everything is fine. We have someone looking into why all those letters were returned to you. I'll let you know if we need you to do anything. As far as I'm concerned, you have met the requirement. I am waiting on some information from you regarding Scream'N Nuts. Please send when you get that.

Thanks and happy holidays!

Michael A. Woodman, AICP
Senior Planner

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www.alpharetta.ga.us

From: Adam Hale [<mailto:ahale@haleretailgroup.com>]
Sent: Thursday, December 15, 2016 10:38 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Michael,

Hope everything is going well. I wanted to let you know that I dropped off Citizen B and money yesterday at your office. Does everything look okay? thanks

Adam Hale *Director of Leasing*



1303 Hightower Trail, Ste 201 - Atlanta, GA 30350
Direct: 678.894.1580 Office: 770-594-1309
Fax: 678.999.5832 Cell: 404.281.2788
HaleRetailGroup.com



From: Woodman, Michael [<mailto:mwoodman@alpharetta.ga.us>]
Sent: Tuesday, December 13, 2016 3:53 PM

To: Adam Hale <ahale@haleretailgroup.com>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Thanks, Adam. I found their Facebook page and website address, but there is no information.

From: Adam Hale [<mailto:ahale@haleretailgroup.com>]
Sent: Tuesday, December 13, 2016 2:45 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Here are Scream N Nuts Ice Cream & Donuts full set of drawings. I will send you more information about the business as well. This is a new business too

Adam Hale *Director of Leasing*



1303 Hightower Trail, Ste 201 - Atlanta, GA 30350

Direct: 678.894.1580 Office: 770-594-1309

Fax: 678.999.5832 Cell: 404.281.2788

HaleRetailGroup.com



From: Woodman, Michael [<mailto:mwoodman@alpharetta.ga.us>]
Sent: Tuesday, December 13, 2016 1:09 PM
To: Adam Hale <ahale@haleretailgroup.com>; Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Adam,

Wanted to give you a heads up that we are adding a conditional use permit to your public hearing request. We will re-advertise, at no cost to you, over the next 2 weeks. I found a provision in the 2008 master plan amendment file that states that 'restaurant' use is a conditional use in the O-I zoning district. Since the ice cream shop is considered a restaurant and you are proposing to increase the total allowable restaurant space from 9,000 SF to 10,784 SF, a conditional use will be required. This does not impact your timeline; however, I do need any information you can provide me with regard to Screamin' Nuts ice cream shop. Is this a new business or do they have other locations? If so, provide websites, locations, etc. Also, a brief description of their business would be great. Let me know if you have any questions.

Thanks,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

From: Adam Hale [<mailto:ahale@haleretailgroup.com>]
Sent: Monday, December 12, 2016 2:42 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: FW: Steinway Piano Shopping Center

Michael,

See feedback from a property owner. This is the only one I've received so far.

Adam Hale *Director of Leasing*



1303 Hightower Trail, Ste 201 - Atlanta, GA 30350
Direct: 678.894.1580 Office: 770-594-1309
Fax: 678.999.5832 Cell: 404.281.2788
HaleRetailGroup.com



From: TMK3031@aol.com [<mailto:TMK3031@aol.com>]
Sent: Tuesday, December 06, 2016 2:26 PM
To: Adam Hale <ahale@haleretailgroup.com>
Subject: Steinway Piano Shopping Center

Mr. Hale:

As homeowners at the Enclave at Milton Park in Alpharetta, we received your letter of intent to change part of the zoning at the Steinway Piano shopping center. As original owners, the builder had assured us that this shopping center would stay office occupied, as that was the original intent. Over the years, we have watched many businesses come and go, including a Subway restaurant which only lasted a few

months, and a failed Mexican restaurant the blasted music constantly over speakers mounted on the outside of the building, as well as Figo Pasta, who was not successful, plus a 24 hour gym. The area is NOT accommodated for higher vehicular traffic, not to mention high noise levels from restaurant employees loitering in the parking lot. All of this makes it impossible for residents of the Enclave to exercise their rights of peaceful enjoyment of their homes, as is indicated in our association docs. Your proposal not only puts our property values at risk, but will again increase noise, vehicle traffic and a higher crime risk.

Thank you,
Ranjit & Tina M. Khera



Dear Property Owner,

Hope you are doing well. The reason for this letter is to inform you that the property owner of 5950 North Point Pkwy, Alpharetta, GA 30022 is seeking to change a condition to the existing zoning of a portion, 3100sf, of the Steinway Piano space at Milton Park Promenade shopping center. The current approved use of this space is office, and we are seeking to change it to retail/restaurant in order to rent our 3100sf space to an ice cream & donut restaurant.

The Planning Commission meeting will be held on January 5, 2017 at 6:30pm, and the City Council Hearing will be held on January 23, 2017 at 6:30pm. Case # for the following hearings is **“MP-17-02.”**

The public hearings listed above will take place at the Alpharetta City Hall Council Chambers located at 2 Park Plaza, Alpharetta, GA 30009.

Please feel free to contact me at the phone number or email below, if you have any questions. Thanks

Sincerely,

Adam Hale
Applicant
Ahale@haleretailgroup.com

1303 Hightower Trail
Suite 205
Atlanta, GA 30350

Office: 770.594.1309
Fax: 770.594.7065
www.HaleRetailGroup.com



From: XX0223MCQ9303@alpharetta.ga.us
To: [Taylor, Elicia](#)
Subject: Scanned from XX0223MCQ9303
Date: Monday, February 27, 2017 8:51:04 AM
Attachments: [Scanned from XX0223MCQ9303.pdf](#)

Please open the attached document.

Multifunction Printer Location: Community Development
Device Name: XX0223MCQ9303

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Adam Hale

Telephone: 770.594.1309

Address: 1303 Hightower Trail

Suite: 201

City Atlanta

State: GA

Zip: 30350

Fax: _____

Mobile Tel: 404.281.2788

Email: ahale@haleretailgroup.com

Subject Property Information:

Address: 5950 North Point Parkway Suite 129

Current Zoning: O-1

District: 1st

Section: 2nd

Land Lot: 796 & 809

Parcel ID: _____

Proposed Zoning: N/A

Current Use: Vacant. Formerly a portion of Steinway Piano Store

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The proposed use for the property is an ice cream/ dessert restaurant for 3100sf formerly occupied by Steinway Piano located at 5950 North Point Pkwy. Alpharetta, GA otherwise known as "Milton Park Promenade."

Applicant's Request (Please itemize the proposal):

Applicant is requesting a conditional use change to permit the operation of a restaurant in 3100sf previously occupied by Steinway Piano.

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

Applicant's has signed a lease with a tenant to operate the space as an ice cream/ dessert restaurant, subject to obtaining this approval.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: HT Milton Park, LLC c/ o Charles E. Taylor, Manager

Telephone: 404.873.5411

Address: 197 14th Street NW

Suite: 250

City Atlanta

State: GA

Zip: 30318

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

PUBLIC HEARING

Identify Authorized Applicant:

Name of Authorized Applicant: Adam Hale

Telephone: 404.281.2788

Address: 1303 Hightower Trail

Suite: 201

City Atlanta

State: GA

Zip: 30350

So Sworn and Attested:

Owner Signature:

[Signature] manager

Date:

10/27/16

Notary:

Notary Signature:

[Signature]

MENDY C SHORT
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
EXPIRES 08-25-2019

Date:

10/24/16

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: HT Milton Park, LLC, 5950 N. BUNT PROXY ALPHARETTA, GA 30022

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 has 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: None

Position:

N/A

Description of Contribution:

Value:

\$0.00

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

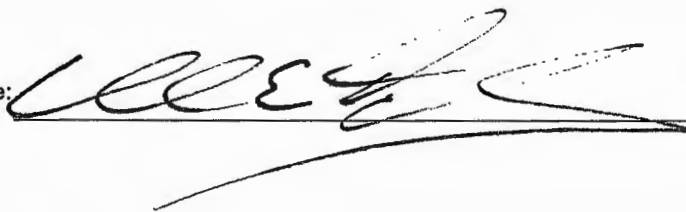
Description of Contribution:

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: 10.24.16

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: 5950 N. POINT PKWY ALPHARETTA, GA 30022

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: N/A

Description of Contribution: _____ Value: \$0.00

Description of Contribution: _____ Value: _____

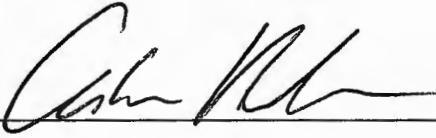
Description of Contribution: _____ Value: _____

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: 10-26-16

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:

5950 N. POINT PKWY. ALPHARETTA, GA 30022

Contact Name:

ADAM HALE

Telephone:

404-281-2788

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 ADDITIONAL PAGES"

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.



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.

12 286007970213	950 NORTH POINT DR	TWELVE THOUSAND EIGHTY FIVE BRANDFORD STREET PROJECT	Link
12 286007970221	5955 NORTH POINT DR	ALPHARETTA HOTEL VENTURES LP	Link
12 286007970338	925 NORTH POINT DR	NATIONAL RETAIL PROPERTIES LP	Link
12 286007970346	915 NORTH POINT PKY	MILKATHY CORP	Link
12 287007950130	0 HAYNES BRIDGE RD	CITY OF ALPHARETTA	Link
12 287007960147	10975 GEORGIA LN	GARDEN HOSPITALITY V L P	Link
12 287007960154	5966 NORTH POINT PKY	FIVE NINE SIX SIX NORTHPOINT PARKWAY LLC	Link
12 287007960170	2600 MILL CREEK AVE	AMLI AT MILTON PARK LLC	Link
12 287007960279	0 CICERO RD	PLA MILTON PARK LLC	Link
12 287007961061	3960 NORTH POINT PKWY	BRANCH BANKING & TRUST CO	Link
12 287007961921	0 MILL CREEK AVE	MILTON PARK PROMENADE, LLC	Link
12 287008091900	0 MILL CREEK AVE	MILTON PARK TOWN SQUARE OWNERS ASSOC INC	Link
12 287008091934	2700 WANDER LN LOT 1	WELBORN ALLISON F	Link
12 287008091942	2702 WANDER LN	FEDOROVA NELLI	Link
12 287008091959	2704 WANDER LN	WALKER ROSALIND	Link
12 287008091967	2706 WANDER LN	LEVCHENKO VLADIMIR	Link
12 287008091975	2708 WANDER LN	INTERNATIONAL REALTY LLC &	Link
12 287008091983	2710 WANDER LN	BUSCH PATRICK A & KATHLEEN L REVOCABLE TR	Link
12 287008091991	2712 WANDER LN	ST JOHN CYNTHIA A	Link
12 287008092007	2714 WANDER LN	LAIRD MARCIA	Link
12 287008092015	2716 WANDER LN	WRIGHT STEVEN A.	Link
12 287008092023	2718 WANDER LN	SALAZAR OSCAR ALEJANDRO	Link
12 287008092031	2720 WANDER LN	SEGLER STEPHEN O	Link
12 287008092049	2722 WANDER LN	CARNEY COURTNEY ELIZABETH	Link
12 287008092056	2724 WANDER LN	MCLEOD BRYN	Link
12 287008092064	2726 WANDER LN	WHITE MICHAEL	Link

12 287008092072	2728 WANDER LN	KIM CHRIS	Link
12 287008092080	2730 WANDER LN	DENNIS JUDITH R	Link
12 287008092098	2732 WANDER LN	ARTHUR LYNN	Link
12 287008092106	2734 WANDER LN	POWELL JEFF	Link
12 287008092114	2736 WANDER LN	AITCHISON JULIE E	Link
12 287008092122	2738 WANDER LN	CASEY MARTIN JOSEPH CASEY BARBARA ANN	Link
12 287008092130	2740 WANDER LN	STINNETT RUSSELL G STINNETT CATHY S	Link
12 287008092148	2742 WANDER LN	HAWKINS ANTHONY V G	Link
12 287008092155	2744 WANDER LN	COX JON H	Link
12 287008092163	2746 WANDER LN	HAWKINS GARY & HAWKINS MARILYN L	Link
12 287008092171	2748 WANDER LN	REYNOLDS DUANE	Link
12 287008092189	2750 WANDER LN	SMITH RICHARD A	Link
12 287008092197	2752 WANDER LN	JOHNSTON TERRY	Link
12 287008092205	2754 WANDER LN	ARDILLO LUANN M	Link
12 287008092338	2676 WANDER TRL	DAVIS RYAN M	Link
12 287008092346	2670 WANDER TRL	ALVAREZ YUBRANO C	Link
12 287008092353	2666 WANDER TRL	LEE SANG PYO	Link
12 287008092361	2660 WANDER TRL	LEWIS JOSHUA R	Link
12 287008092379	2656 WANDER TRL	BARDIS JOHN A & BARDIS JUDITH T	Link
12 287008092387	2650 WANDER TRL	ALOFF OSCAR	Link
12 287008092395	2646 WANDER TRL	GUO ZHISONG & QI YANQIAO	Link
12 287008092403	2640 WANDER TRL	ISZARD ROXANNE D	Link
12 287008092411	2636 WANDER TRL	HERD LANCE	Link
12 287008092429	2630 WANDER TRL	RAVAL MAYUR I & PINECCA J	Link
12 287008092437	2626 WANDER TRL	SCOTT HELENA SQUILLACE	Link
12 287008092445	2620 WANDER TRL	FRENCH ANN E	Link

12 287008092452	2616 WANDER TRL	GRAHAM GAIL	Link
12 287008092460	2610 WANDER TRL LOT 54	ROSS DARRELL	Link
12 287008092478	2606 WANDER TRL LOT 55	MICKENS RODERICK	Link
12 287008092486	2600 WANDER TRL	WOODALL LESLI P & LEE T	Link
12 287008092494	2596 WANDER TRL	MOORE MARY LYNNE	Link
12 287008092502	2590 WANDER TRL	SARKAR SATINATH	Link
12 287008092510	2586 WANDER TRL	RAMACHANDRAN VIJAYVENKAT & SANKARANARAYANAN RANJANI	Link
12 287008092528	2580 WANDER TRL	HILL BRENDA K & JEFFERY A	Link
12 287008092536	2576 WANDER TRL	JIANG YOUREN & FEL XUN	Link
12 287008092544	2570 WANDER TRL	KHERA RANJIT KHERA TINA M	Link
12 287008092551	2566 WANDER TRL	GIBBS CHARLES S ET AL	Link
12 287008092569	2560 WANDER TRL	KLINDT KAREN C	Link
12 287008092577	2556 WANDER TRL	BARDIS MICHAEL A ET AL	Link
12 287008092585	2550 WANDER TRL	BUJJI 2550 LLC	Link
12 287008092593	2701 WANDER LN	KEHM KEVIN	Link
12 287008092692	2709 WANDER LN UNIT 71	REED KELLY M	Link
12 287008092700	2713 WANDER LN	SMITH MICHELLE D	Link
12 287008092791	2711 WANDER LN	PRIDGEN JAMES M	Link
12 287008092809	2703 WANDER LN	BULLARD DARCI LEIGH	Link
12 287008092817	2705 WANDER LN	TRUESDELL LAUREN	Link
12 287008092825	2707 WANDER LN	COERS SONIA L	Link
12 287008092833	2715 WANDER LN	HOLDER JOHN FORREST	Link
12 287008092858	2701 WANDER LN UNIT 67	PROVIDENCE GROUP AT ENCLAVE LLC	Link

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal is very similar/ compatible with surrounding properties which are primarily retail, residential and office.

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

This proposal should have a positive impact on surrounding properties. An ice cream/ dessert restaurant provides an additional restaurant to the community, mostly benefiting the neighborhood behind the property, and the use is consistent with and complimentary to other uses in the shopping center.

+

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

Yes. Milton Park Promenade is a retail shopping center, and an ice cream/ dessert restaurant offers a stronger economic benefit for the local community, especially benefiting the existing retail tenants at the property and complementing the other restaurants.

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

There would be a minimal impact to traffic and population.

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

N/ A

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

This proposal is consistent with Alpharetta's Comprehensive Plan.

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

N/ A

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.

EXHIBIT "A"**DESCRIPTION OF THE LAND**

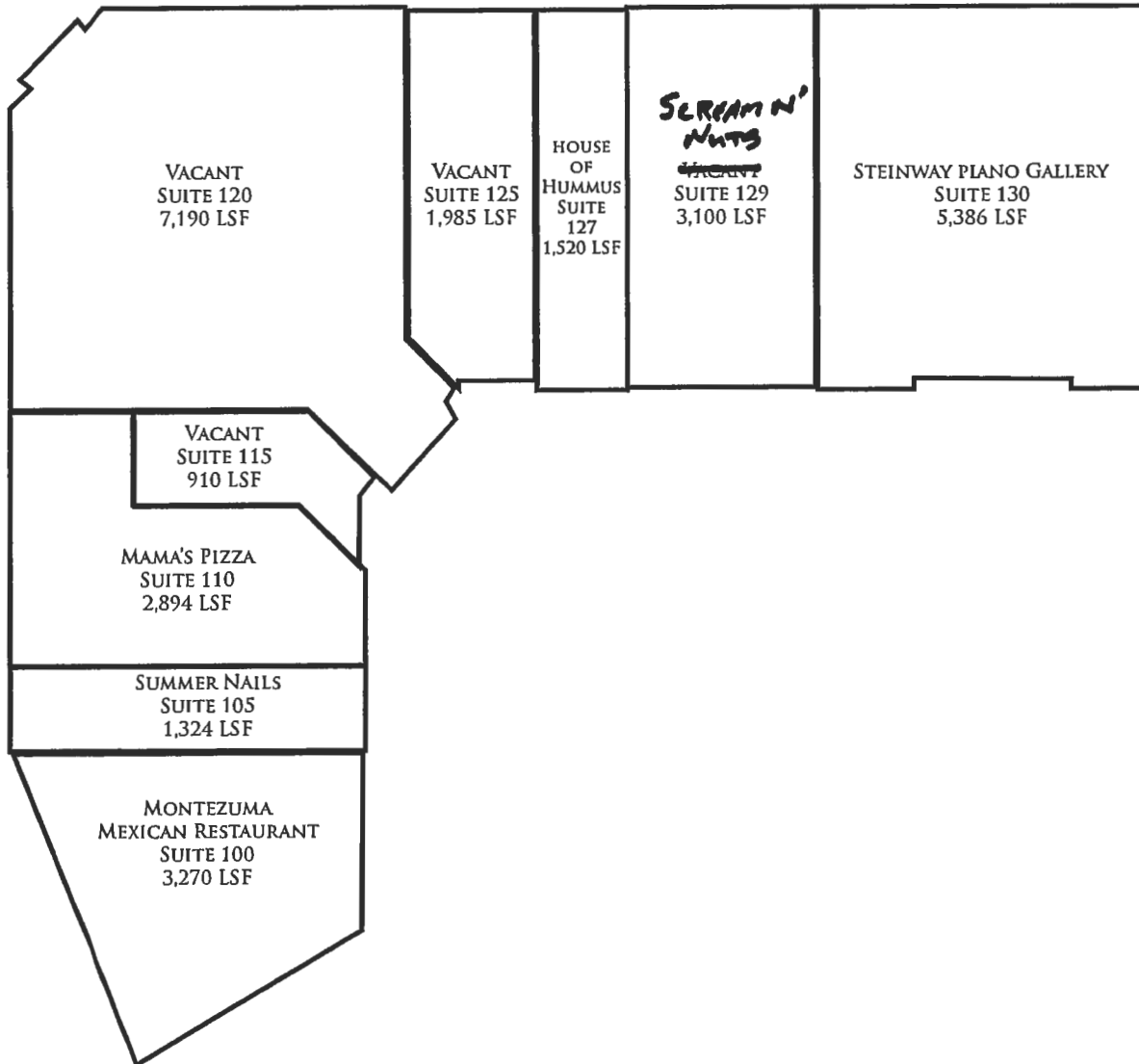
All that tract or parcel of land lying and being in Land Lots 796 and 809 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point located at the intersection of the southerly right-of-way of North Point Parkway (variable right-of-way) with the southwesterly right-of-way of Mill Creek Avenue (variable right-of-way); Thence continuing along the southwesterly right-of-way of Mill Creek Avenue,

1. South 66°46'39" East, 118.07 feet to a point; thence,
2. Along a curve to the left having a radius of 475.25 feet and an arc length of 252.77 feet and a chord bearing and distance of South 41°57'19" East, 249.80 feet to a point; thence, leaving aforesaid Mill Creek Avenue and running with the property of Clouze Partners II, LLC
3. South 30°34'50" West, 55.44 feet to a point; thence,
4. Along a curve to the right having a radius of 300.00 feet and an arc length of 162.67 feet and a chord bearing and distance of South 46°06'31" West, 160.68 feet to a point; thence,
5. South 61°38'32" West, 6.85 feet to a point; thence,
6. Along a curve to the right having a radius of 150.00 feet and an arc length of 69.88 feet and a chord bearing and distance of South 74°59'20" West, 69.25 feet to a point; thence,
7. South 88°20'08" West, 61.81 feet to a point; thence,
8. South 17°24'52" East, 64.78 feet to a point; thence,
9. North 79°47'35" West, 33.87 feet to a point; thence,
10. North 69°44'56" West, 49.88 feet to a point; thence,
11. North 66°29'40" West, 76.57 feet to a point; thence,
12. North 69°48'04" West, 51.64 feet to a point; thence,
13. North 39°20'11" West, 36.17 feet to a point; thence,
14. North 24°49'31" West, 9.59 feet to a point; thence running with the property of Branch Banking and Trust Company
15. North 70°46'10" East, 183.22 feet to a point; thence,
16. North 17°25'02" West, 288.27 feet to 1/2" rebar found on the southerly right-of-way of North Point Parkway; thence continuing along said right-of-way,
17. Along a curve to the left having a radius of 781.20 feet and an arc length of 127.24 feet and a chord bearing and distance of North 75°10'02" East, 127.10 feet to the Point of Beginning.

Shown as containing 117,788 square feet or 2.704 acres of land, more or less, on that certain plat of survey entitled "ALTA/ACSM Land Title Survey for Milton Park Promenade, LLC, Regions Bank & Chicago Title Insurance company", prepared by TerraMark Land Surveying, Inc., bearing the seal and certification of William C. Woldford, Jr., Georgia Registered Land Surveyor No. 2577, dated February 5, 2007, last revised November 20, 2008.

MILTON PARK PROMENADE
SITE PLAN
27,579 SF





CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-17-03/CU-17-02 CUTTER'S CIGAR EMPORIUM/FULTON GREENS

PLANNING COMMISSION: JANUARY 5, 2017

CITY COUNCIL: JANUARY 23, 2017

II. RECOMMENDATION:

Approve MP-17-03/CU-17-02 Cutter's Cigar Emporium/Fulton Greens subject to the following conditions:

1. 'Smoke Shop and Tobacco Store' shall be added as a conditional use in the Fulton Greens Master Plan, Pod A at 4915 Windward Parkway, Suite 100.
2. Conditional use approval shall be limited to the Cutter's Cigar Emporium; no additional smoke shop and tobacco store businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Wednesday 10:00 AM – 9:00 PM, Thursday – Saturday 10:00 AM to 11:00 PM and Sunday 12:00 PM to 6:00 PM.
4. Outdoor patio and associated furniture shall require approval by the Design Review Board. Outdoor patio area shall be defined with landscaping and/or decorative fencing and all outdoor smoking shall be confined to this area.
5. All music entertainment shall be conducted within the interior of the space located at 4915 Windward Parkway, Suite 100.
6. The business shall be required to provide a ventilation system that exceeds the ventilation requirements of the International Mechanical Code 2012 to prevent impacts to adjacent businesses.

III. REPORT IN BRIEF:

The applicant, Cutter's Cigar Emporium, is requesting a conditional use permit and master plan amendment to add 'Smoke Shop and Tobacco Store' as a conditional use in Pod A of the Fulton Greens Master Plan to allow a cigar store in a 3,258 square foot suite located at 4915 Windward Parkway, Suite 100 (Sydney Center on Windward). Cutter's Cigar Emporium currently operates at 5530 Windward Parkway (The Plaza). If approved, the applicant intends to relocate the business to the proposed location.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a 'Smoke Shop and Tobacco Store' business in a 3,258 square foot suite within an existing retail center. The subject property is the Sydney Center at Windward retail center on the west side of Windward Parkway, just north of Highway 9. The property is zoned C-1 (Neighborhood Commercial) and is located in Pod A of the Fulton Greens Master Plan. Pod A is approved for a variety of commercial uses, including retail establishments and restaurants.

Sydney Center at Windward is a three (3) tenant, 10,000 square foot retail building currently occupied by Great Harvest Bread and Mambo's Cafe. Suite 100 was formerly occupied by a hair salon. The approved 2012 land disturbance permit for this site depicted a 2,400 square foot medical office building, which was never constructed. The property owner recently applied for a land disturbance permit to construct the proposed medical office building. The 87 parking spaces provided at the retail center meets the Code-required parking for the existing and proposed uses at this location.



Unified Development Code (UDC) Section 1.4.2 defines ‘Smoke Shop and Tobacco Store’ as follows:

“Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

There are currently no ‘Smoke Shop and Tobacco Store’ uses in the Sydney Center at Windward retail center. Similar businesses in the City include Alpha Smoke at 221 South Main Street, Tinder Box at 131 South Main Street, and Cigars Plus at 4055 Old Milton Parkway, Suite 8.

Cutter’s Cigar Emporium has been in business since 2012 and currently operates at 5530 Windward Parkway, Suite 200-B, Alpharetta, Georgia. The applicant’s business is primarily retail sales of premium cigars and accessories, as well as indoor/outdoor smoking lounge with on-premises alcohol consumption. According to the applicant, alcohol sales represent 10% of all sales associated with the business. Hours of operation are proposed to be Monday – Wednesday from 10:00 AM to 9:00 PM, Thursday – Saturday from 10:00 AM to 11:00 PM and Sunday from 12:00 PM to 6:00 PM. The applicant proposes to relocate the existing business located at 5530 Windward Parkway to the new location for the purpose of increasing the useable floor space.

According to the documentation provided by the applicant, the proposed ventilation system exceeds the requirements for outdoor ventilation air into the space. The applicant proposes a new HEPA filter/smoke filtration system, in addition to the existing smoking area exhaust system.

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: Sydney Center at Windward was developed in compliance with the site access development standards for a retail shopping center. The proposed retail use will not have significant impacts on vehicular and pedestrian access.

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 Sydney Center at Windward retail center 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 retail use is compatible with the existing shopping center and surrounding commercial properties and will not be injurious or diminish the property values of surrounding properties.

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; and

Response: The proposed retail use is compatible with the existing shopping center and should have little impact on the development of surrounding properties.

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

Response: The proposed retail use is compatible with the character of the existing shopping center and is appropriately located within the Windward Parkway commercial corridor.

CONCURRENCES

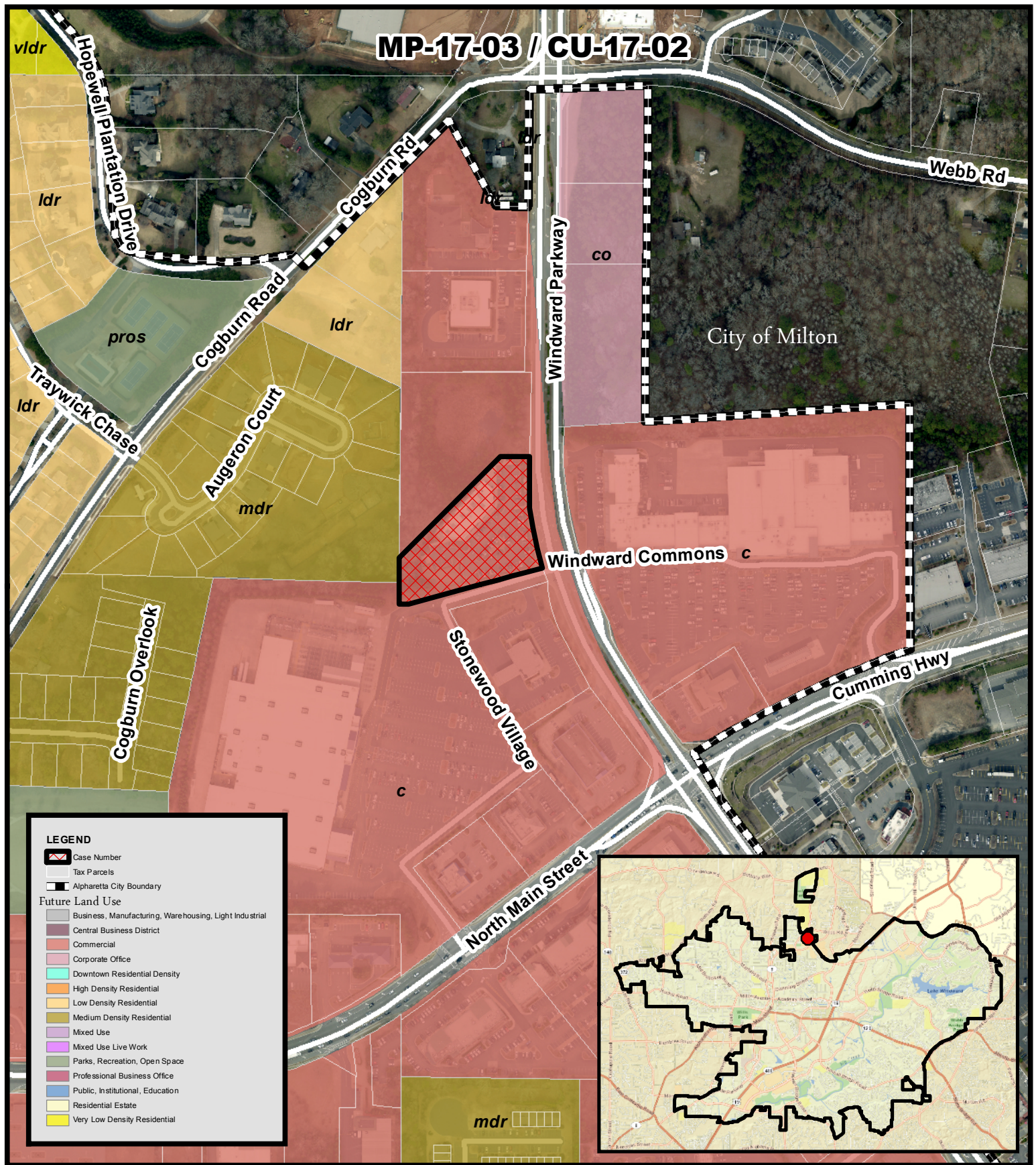
City Staff has reviewed the applicant's proposal and finds that it can support the master plan amendment and conditional use as they are not in conflict with the established standards and should have little impact on the area. The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers. However, conditions should be established as part of this application that regulate and limit an expansion of the business.

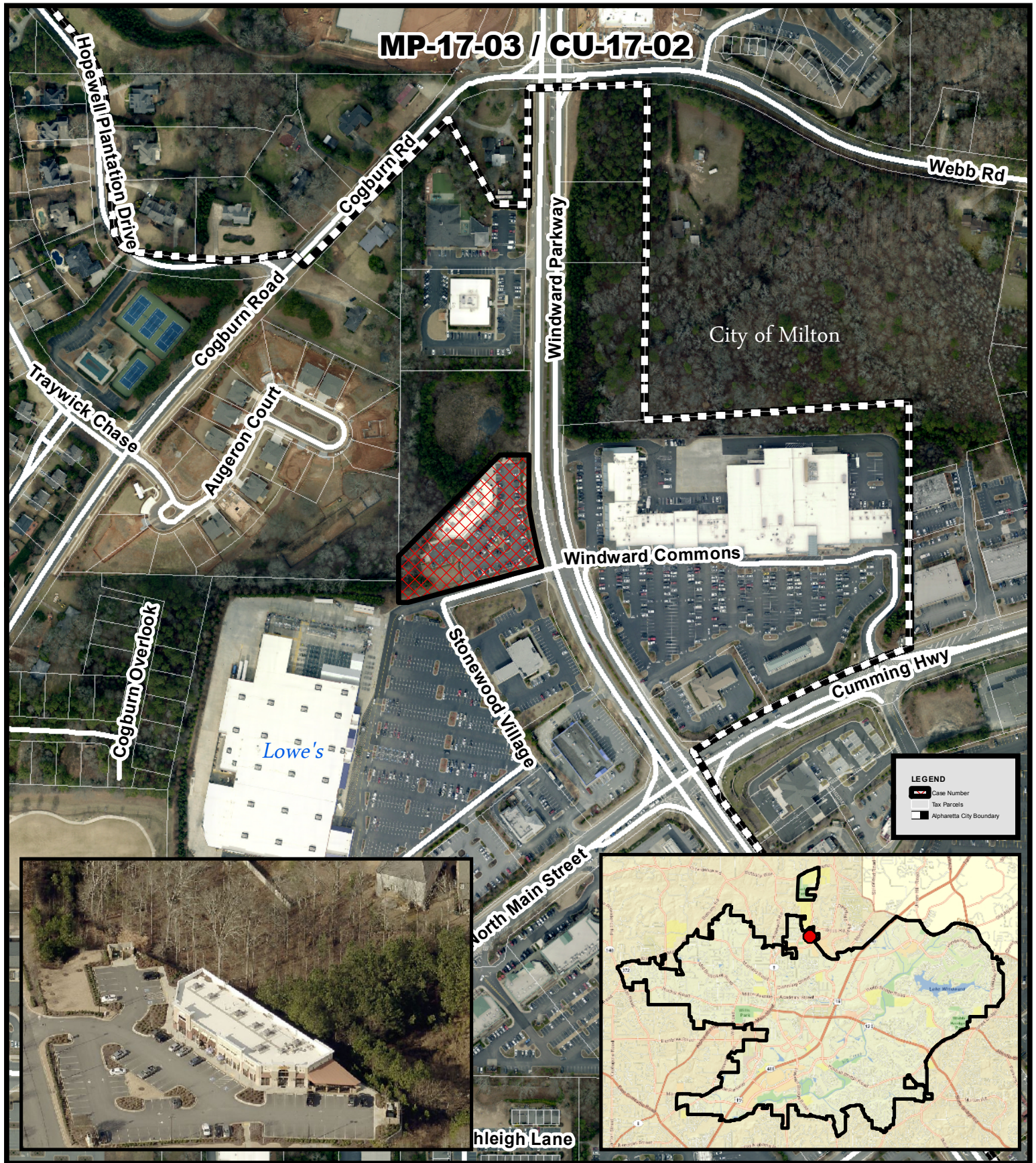
CITIZEN PARTICIPATION PLAN

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.

IV. ATTACHMENTS:

- Site Plan



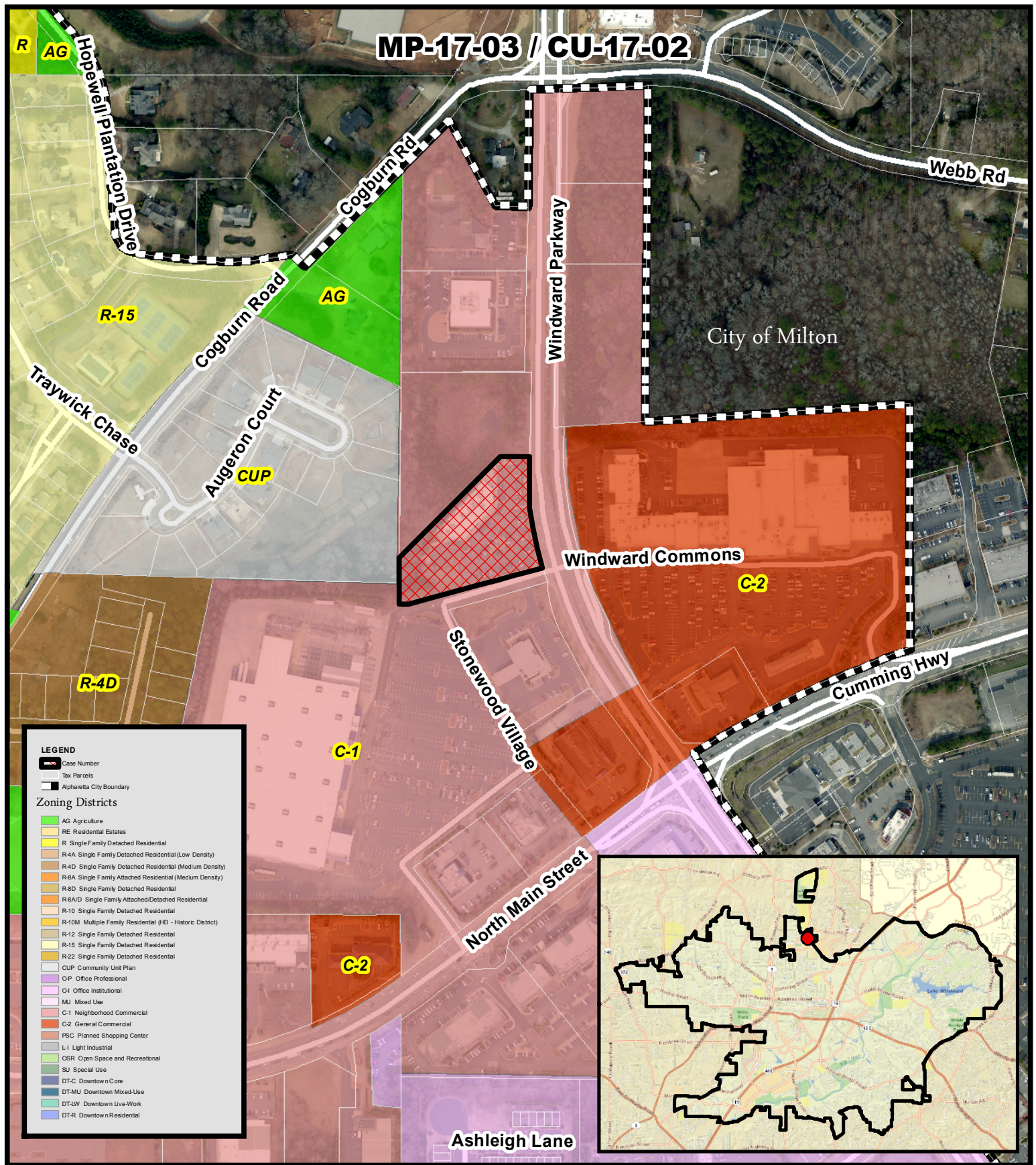


Aerial Map
Cutter's Cigar Emporium
4915 Woodward Parkway Suite 100

MP-17-03/CU-17-02
D/LL: 2/2/1049
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS



Zoning Map
Cutter's Cigar Emporium
4915 Woodward Parkway Suite 100

MP-17-03/CU-17-02

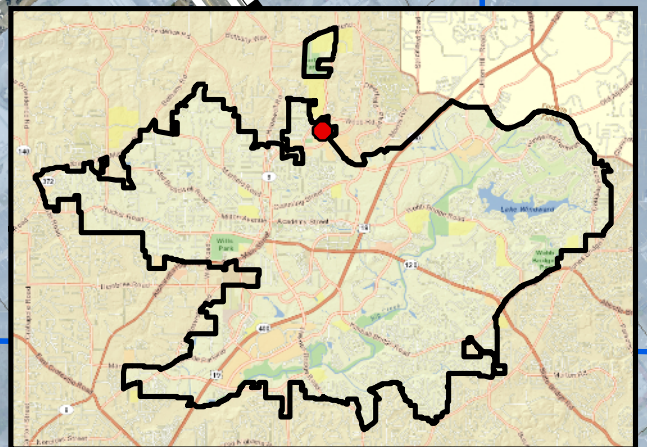
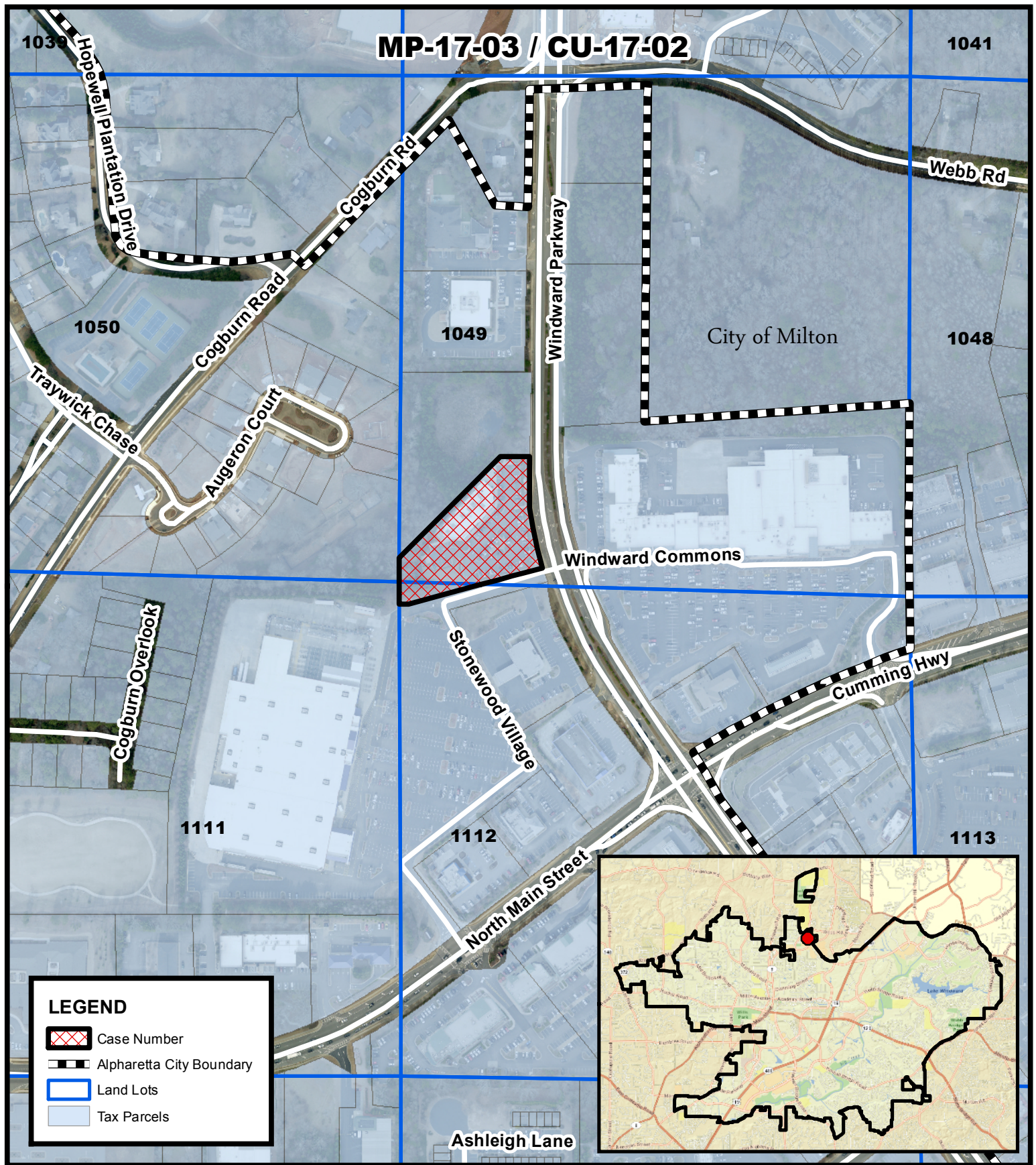
D/LL: 2/2/1049

PC: 1/05/16

CC: 1/23/16

Location Map Provided by:
Community Development - GIS





Location Map
Cutter's Cigar Emporium
4915 Windward Parkway Suite 100

MP-17-03/CU-17-02
D/LL: 2/2/1049
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS

SCOPE OF WORK

Construct a 3,031 square foot interior buildout for a restaurant/cafe that serves donuts, bagels, and ice cream. The existing building is a steel frame building with metal studs on a concrete slab foundation. The existing building is sprinklered. Trades include mechanical, electrical, and plumbing. No demolition or new construction involve structural items.

INTERIOR WALL & CEILING FINISH REQUIREMENTS:			
PER IBC TABLE 803.9 – TYPE IIB – SPRINKLERED			
GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
'A'-2'	B	B	C

PROJECT NAME: SCREAM'N NUTS DONUTS AND ICE CREAM
LOCATION: 5950 NORTH POINT PARKWAY, SUITE 129 ALPHARETTA, GEORGIA 30022

APPLICABLE CODES
BUILDING CODE: 2012 IBC WITH GA STATE AMENDMENTS
LIFE SAFETY CODE: 2012 NFPA-101 LIFE SAFETY CODE WITH GA AMENDMENTS (OCGA 120-3-3)
ACCESSIBILITY CODE: 2010 ADA GUIDELINES
MECHANICAL CODE: 2012 IMC WITH GA STATE AMENDMENTS
PLUMBING CODE: 2012 IPC WITH GA STATE AMENDMENTS
ELECTRIC CODE: 2014 NEC
ENERGY CODE: 2009 IECC WITH GA STATE AMENDMENTS
FIRE CODE: 2012 IFC WITH GA STATE AMENDMENTS

FOOD SERVICE: OCGA 290-5-14--07

CONSTRUCTION TYPE: IIB, SPRINKLERED
OCCUPANCY: GROUP A-2 – ASSEMBLY CAFE/RESTAURANT
OCCUPANT LOAD: 82 TOTAL
896 s.f. NET ASSEMBLY WITH SEATING / 15 = 60
2,135 s.f. BUSINESS / 100 = 22 OCCUPANTS

EGRESS CAPACITY: NUMBER OF EXITS – 2
EGRESS WIDTH – 44" MIN.
EGRESS DOOR WIDTH – 34" MIN. CLEAR EACH

TRAVEL DISTANCE: (A) 250 FT. [LSC TABLE A7.6]
COMMON PATH: (A) 20 FT. SERVING >50 [LSC TABLE A7.6]
COMMON PATH: (A) 75 FT. SERVING <50 [LSC TABLE A7.6]
DEAD END CORRIDOR: (A) 20 FT. [LSC TABLE A7.6]

PLUMBING FIXTURES:

DRINKING FOUNTAIN – 1 EXISTING HI-LO FIXTURE

MEN (ADA ACCESSIBLE)
WATER CLOSETS – 1 (1 PER 75)
LAVATORIES – 1 (1 PER 100)

WOMEN (ADA ACCESSIBLE)
WATER CLOSETS – 1 (1 PER 75)
LAVATORIES – 1 (1 PER 100)

EXISTING UNISEX TOILET FOR STAFF USE
WATERCLOSET – 1
LAVATORY – 1

UTILITY SINK – 1

GENERAL NOTES

- All work shall conform to the requirements of all applicable codes, laws, rules and regulation of all constituted public authorities having jurisdiction.
- Owner or owner's representative shall apply for and receive any variances deemed necessary by the authorities having jurisdiction prior to commencing work.
- Any required Mechanical, Electrical and Plumbing work will be permitted separately by the General Contractor.
- Contractor shall survey job site prior to commencing and shall verify all dimensions and note all conditions which will affect or be affected by work on this project. Such conditions or discrepancies shall be reported immediately to the Architect.
- Construction means and methods is the responsibility of the General Contractor.
- The Architect has not conducted any investigation as to the presence of any hazardous material, including but not limited to asbestos, lead paint or otherwise hazardous materials within the extent of Work. The Architect will not accept responsibility for the identification and/ or removal of any hazardous material or for any effect from its presence. If any such material is found in the project, notify the Owner immediately in writing with a copy to the Architect.
- If during the course of the demolition work, any hazardous material, including but not limited to asbestos, lead paint or PCPs, etc. is encountered, the contractor shall cease work immediately and notify the Building Owner's Representative in writing with a copy to the Architect. Ensure the barriers preclude migration of hazardous material dust, fibers, or debris, provide warning sign if there is a possibility of exposure to building occupants, and shall not resume work until the hazardous material has been treated in accordance with local regulations.
- Gypsum Board materials shall be protected from moisture during storage and on the jobsite. Prior to installation, the building must be completely dried-in, and the interior temperature must be kept above 55°F.

CALCULATED NON-STRUCTURAL
METAL STUD WALL ALLOWABLE HEIGHTS

MAX. DEFLECTION:	5 psf, L/120			5 psf, L/240			5 psf, L/360		
STUD SPACING:	12"	16"	24"	12"	16"	24"	12"	16"	24"
1-5/8" 25GA studs 22GA 20GA	9'-7"	8'-8"	7'-7"	7'-7"	6'-11"	6'-0"	6'-7"	6'-0"	5'-3"
	11'-3"	10'-3"	8'-11"	8'-11"	8'-1"	7'-1"	7'-9"	7'-1"	6'-2"
	11'-9"	10'-8"	9'-4"	9'-4"	8'-6"	7'-5"	8'-2"	7'-5"	6'-5"
2-1/2" 25GA studs 22GA 20GA	13'-3"	12'-0"	10'-2"	10'-6"	9'-6"	8'-4"	9'-2"	8'-4"	7'-3"
	15'-6"	14'-1"	12'-4"	12'-4"	11'-2"	9'-9"	10'-9"	9'-9"	8'-6"
	16'-4"	14'-10"	12'-11"	12'-11"	11'-9"	10'-3"	11'-3"	10'-3"	8'-11"
3-1/2" 25GA studs 22GA	17'-3"	15'-1"	12'-4"	13'-8"	12'-5"	10'-10"	11'-11"	10'-10"	9'-6"
	20'-1"	18'-3"	15'-11"	15'-11"	14'-6"	12'-8"	13'-11"	12'-8"	11'-1"
3-5/8" 25GA studs 22GA 20GA	17'-9"	15'-5"	12'-7"	14'-1"	12'-9"	11'-2"	12'-4"	11'-2"	9'-9"
	20'-8"	18'-9"	16'-5"	16'-5"	14'-11"	13'-0"	14'-4"	13'-0"	11'-4"
	21'-9"	19'-9"	17'-3"	17'-3"	15'-8"	13'-8"	15'-1"	13'-8"	11'-11"
4" 25GA studs 22GA 20GA	18'-8"	16'-2"	13'-2"	15'-1"	13'-9"	12'-0"	13'-2"	12'-0"	10'-6"
	22'-4"	20'-3"	17'-8"	17'-8"	16'-1"	14'-0"	15'-5"	14'-0"	12'-3"
	23'-6"	21'-4"	18'-7"	18'-7"	16'-11"	14'-9"	16'-3"	14'-9"	12'-11"
6" 22GA studs 20GA	31'-0"	26'-10"	21'-11"	24'-8"	22'-4"	19'-6"	21'-6"	19'-6"	17'-1"
	32'-7"	29'-7"	25'-10"	25'-10"	23'-5"	20'-6"	22'-7"	20'-6"	17'-11"

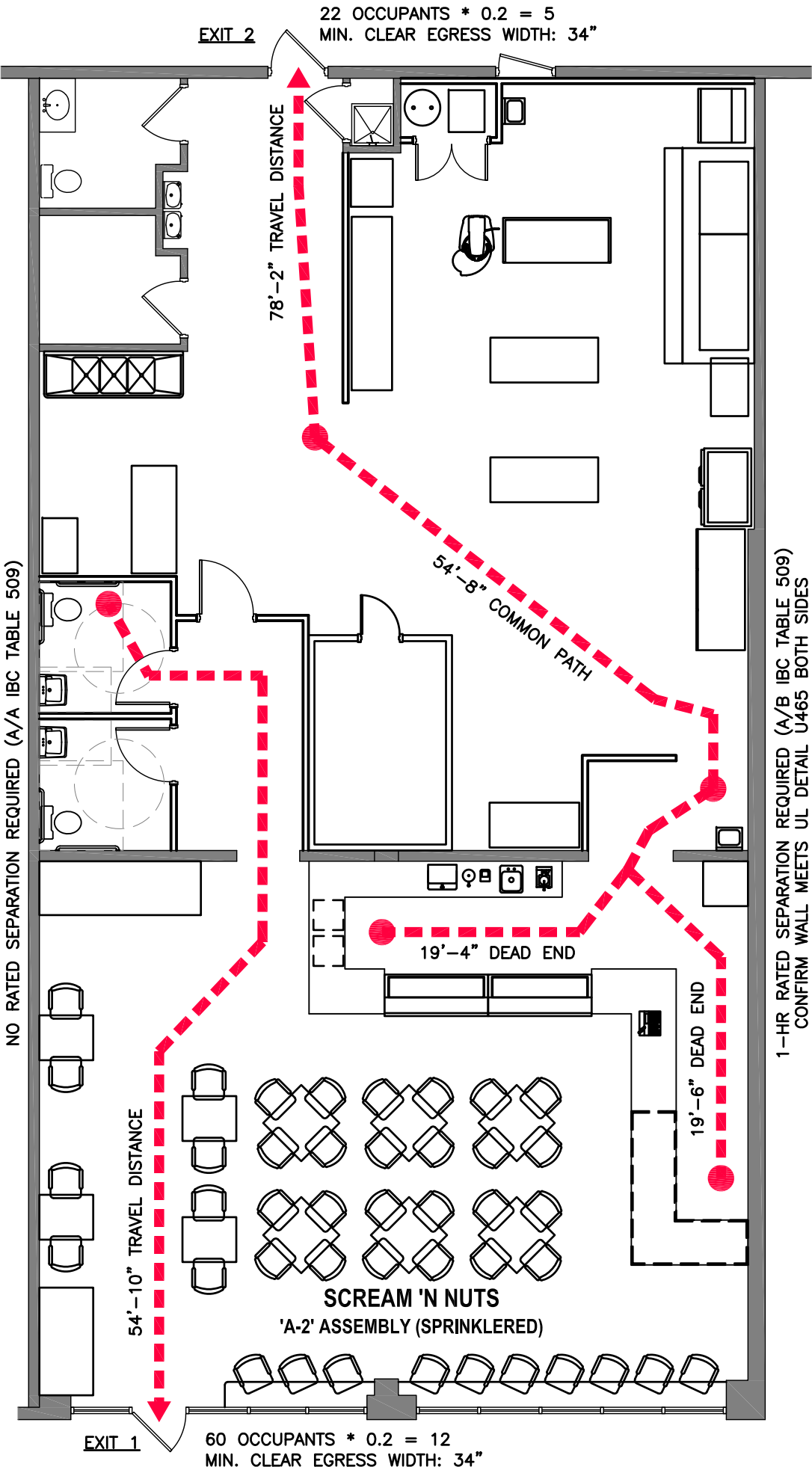
TABLE NOTES:

- Table in conformance with:
AISI "Specification For the Design Of Cold-Formed Steel Structural Members" 1996 Edition.
ASTM C 645 "Standard Specification for Nonstructural Steel Framing Members"
ASTM C 745 "Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products"
- The stress yield used to calculate the tabulated values is 33 KSI.
- Limiting heights based on continuous support of each flange over the full length of the stud.
- Superscript indicate wall height controlled by "v"=shear, "f"=flexure and no mark indicates deflection.

FIRE ALARM AND SPRINKLER NOTE

- All designs and notes for the fire alarm and/or the fire sprinkler system are for reference only.
- Contractor must submit drawings separately for fire alarm and fire sprinkler systems to the local Fire Marshal's Office for review. No work shall be performed on these systems until Fire Marshal approvals are obtained.

HOUSE OF HUMMUS
MEDITERRANEAN CAFE
A-2 ASSEMBLY
(SPRINKLERED)



1 Life Safety Plan
SCALE: 1/8" = 1'-0"

LIFE SAFETY NOTES

- APPLICABLE CODES: NFPA 101 Life Safety Code (LSC); 2012 Ed.: Rules and Regulations for the State Minimum Fire Safety Standards; Chap. 120-3-3 Modifications; 2014 Ed.: Georgia Accessibility Code 120-3-20A; 2010 Ed.: International Fire Code (IFC); 2012 Ed. with 2014 Georgia Amendments; International Building Code (IBC); 2012 Ed. with 2014 and 2015 Georgia Amendments.
- Exit signage and Emergency lighting will be evaluated for location and required lighting intensity at final inspection by the Authority Having Jurisdiction (AHJ).
- Emergency lighting shall comply with the requirements of NFPA 101 LSC; Chap. 7; Sect. 7.9; 2012 Ed.
- All fire/smoke barriers or walls (where noted) shall be effectively and permanently identified with signs or stenciling above a decorative ceiling and/or in concealed spaces with letters a minimum of 2 inches high on a contrasting background spaced a maximum of 12 feet on center with a minimum of one per wall or barrier. The hourly rating shall be included on all rated barriers or walls. Suggested wording "1 hour fire and smoke barrier-protect all openings." NFPA 101 LSC. Chap. 8; Sect. 8.2.2.4 as amended by OCGA Title 25 Sect. 120-3-3

SHEET INDEX

FIRST ISSUE DATE OF DRAWING ○
REVISED DRAWING ●

A-001	DRAWING INDEX, CODE INFO & LIFE SAFETY PLAN	○	●	●	●				
A-002	GA ACCESSIBILITY DETAILS (2010 ADA)	○							

ARCHITECTURAL

A-100	DEMOLITION PLANS	○							
A-101	FLOORPLAN AND REFLECTED CEILING PLAN	○	●	●	●				
A-102	DOOR AND FINISH SCHEDULES	○			●				

MECHANICAL

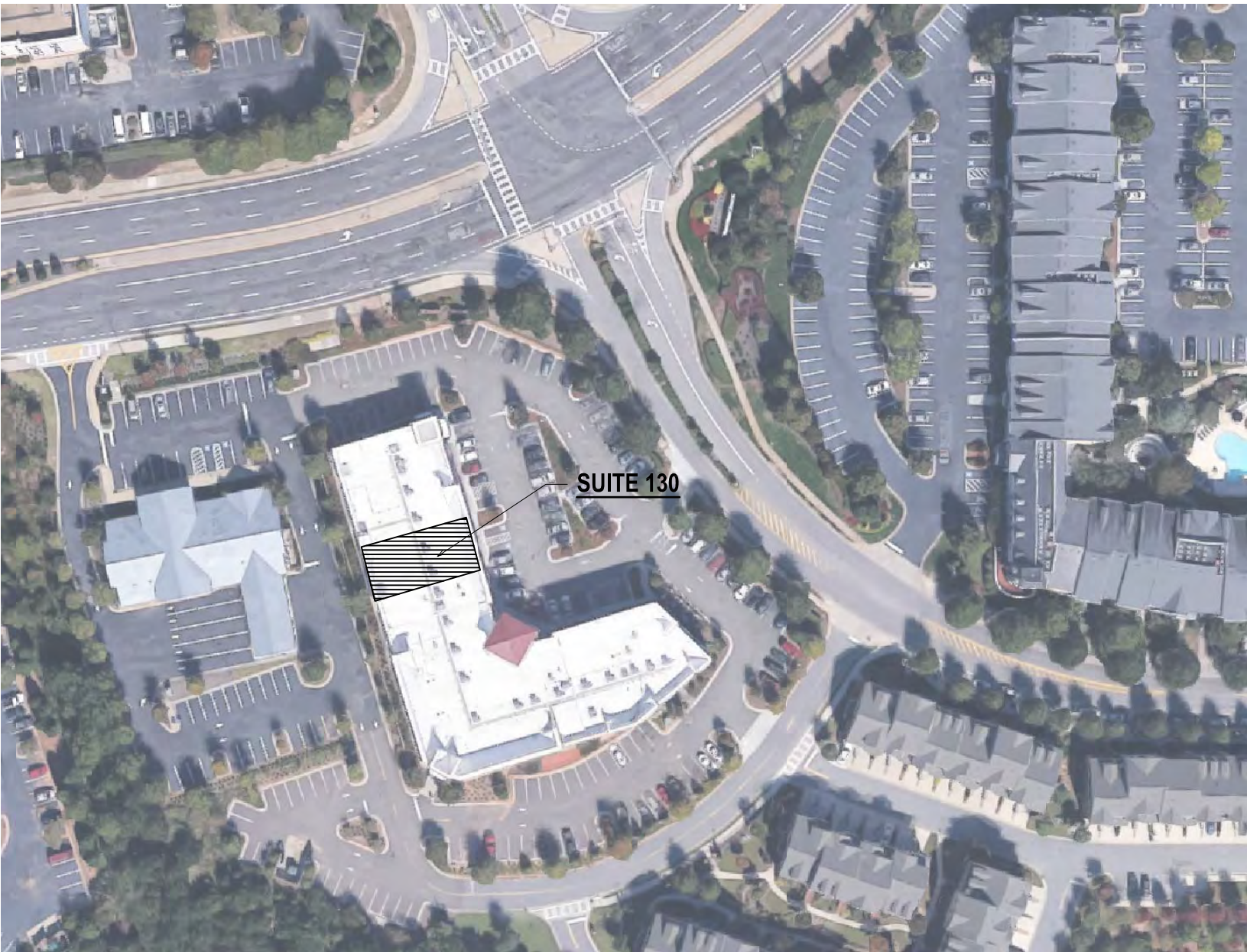
M-100	MECHANICAL PLAN, NOTES AND SCHEDULES	○							
M-200	KITCHEN EXHAUST DETAIL	○							
M-201	KITCHEN EXHAUST DETAIL	○							
M-202	KITCHEN EXHAUST DETAIL	○							
M-203	KITCHEN EXHAUST DETAIL	○							
M-204	KITCHEN EXHAUST DETAIL	○							

PLUMBING

P-100	DOMESTIC WATER PLAN SCHEDULES AND NOTES	○	●	●					
P-101	SANITARY AND GREASE WASTE PLANS	○	●	●					
P-200	ROOF PLAN – NATURAL GAS	○							

ELECTRICAL

E-100	ELECTRICAL SCHEDULES, NOTES AND DETAILS	○	●						
E-101	ELECTRICAL PLANS	○	●						



2 Key Plan

SCALE: n.t.s.

CONTACTS:

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keith@allenarchdesign.com

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Donuts and Ice Cream

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678 - 777 - 3107
allenarchdesign.com



10/3/16

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR THE CONSTRUCTION OF ANOTHER PROJECT WITHOUT SPECIFIC AUTHORIZATION. ALL DIMENSIONS, PROPERTY ITEMS AND EXISTING UTILITIES TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LICENSED PROFESSIONAL OF RECORD IMMEDIATELY IF A DISCREPANCY IS FOUND. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ALL CHARGES.

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ALLEN ARCHITECTURE • DESIGN LIMITED

Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions:

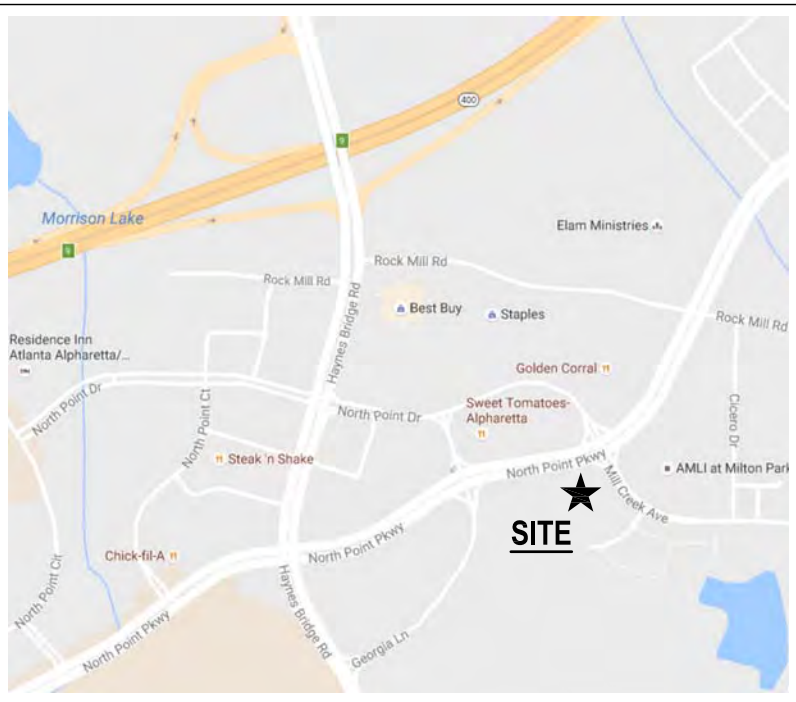
1	08/24/2016	REVIEW COMMENTS – HEALTH DEPT
2	09/12/2016	REVIEW COMMENTS – FIRE MARSHAL
3	10/3/2016	REVIEW COMMENTS – FIRE MARSHAL

Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Vicinity Map



Sheet Number:

A-001

COVER SHEET

304 TURNING SPACE
304.1 GENERAL: TURNING SPACE SHALL COMPLY WITH 304

304.2 FLOOR OR GROUND SURFACES: FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

304.3 SIZE: TURNING SPACE SHALL COMPLY WITH 304.3.1 OR 304.3.2.

304.3.1 CIRCULAR SPACE: THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

304.3.2 T-SHAPED SPACE: THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE BE 36 INCHES MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

304.4 DOOR SWING: DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

305 CLEAR FLOOR OR GROUND SPACE

305.1 GENERAL: CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 305.

305.2 FLOOR OR GROUND SURFACES: FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 302.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED

305.3 SIZE: THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM.

305.4 KNEE AND TOE CLEARANCE: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

305.5 POSITION: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

305.6 APPROACH: ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN AN OTHER CLEAR FLOOR OR GROUND SPACE.

305.7 MANEUVERING CLEARANCE: WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH 305.7.1 AND 305.7.2.

305.7.1 FORWARD APPROACH: ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES.

305.7.2 PARALLEL APPROACH: ALCOVES SHALL BE 60 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES

306 KNEE AND TOE CLEARANCE

306.1 GENERAL: WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH 306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE.

306.2 TOE CLEARANCE.

306.2.1 GENERAL: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 306.2.

306.2.2 MAXIMUM DEPTH: TOE CLEARANCE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT.

306.2.3 MINIMUM REQUIRED DEPTH: WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES MINIMUM UNDER THE ELEMENT.

306.2.4 ADDITIONAL CLEARANCE: SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

306.2.5 WIDTH: TOE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.

306.3 KNEE CLEARANCE.

306.3.1 GENERAL: SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH 306.3.

306.3.2 MAXIMUM DEPTH: KNEE CLEARANCES SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND.

306.3.3 MINIMUM REQUIRED DEPTH: WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND.

306.3.4 CLEARANCE REDUCTION: BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES IN HEIGHT.

306.3.5 WIDTH: KNEE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.

307 PROTRUDING OBJECTS

307.1 GENERAL: PROTRUDING OBJECTS SHALL COMPLY WITH 307.

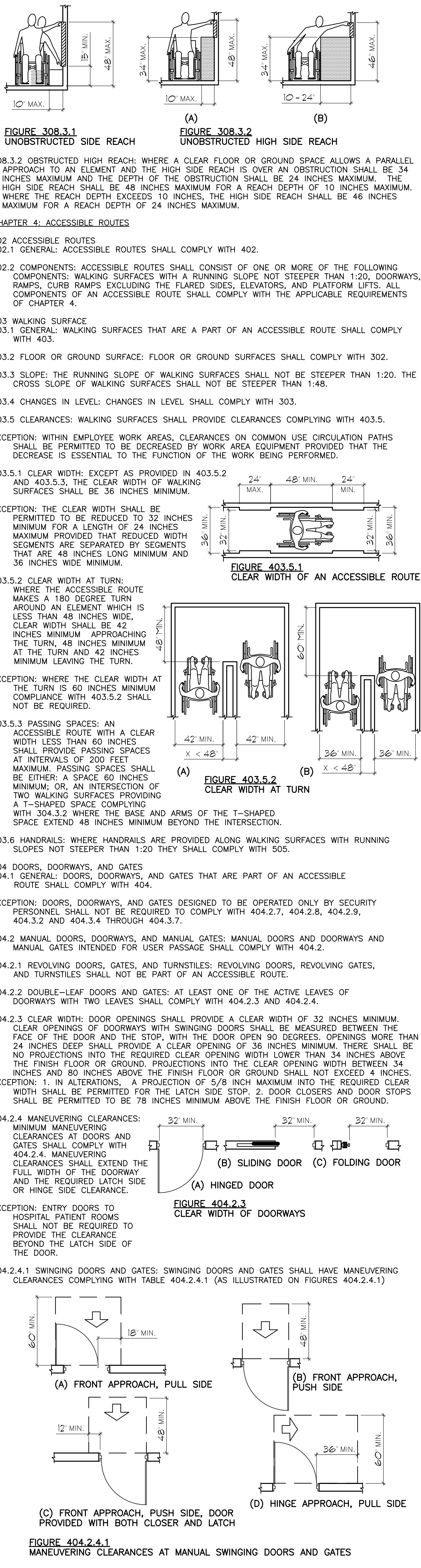
307.2 PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES MAXIMUM.

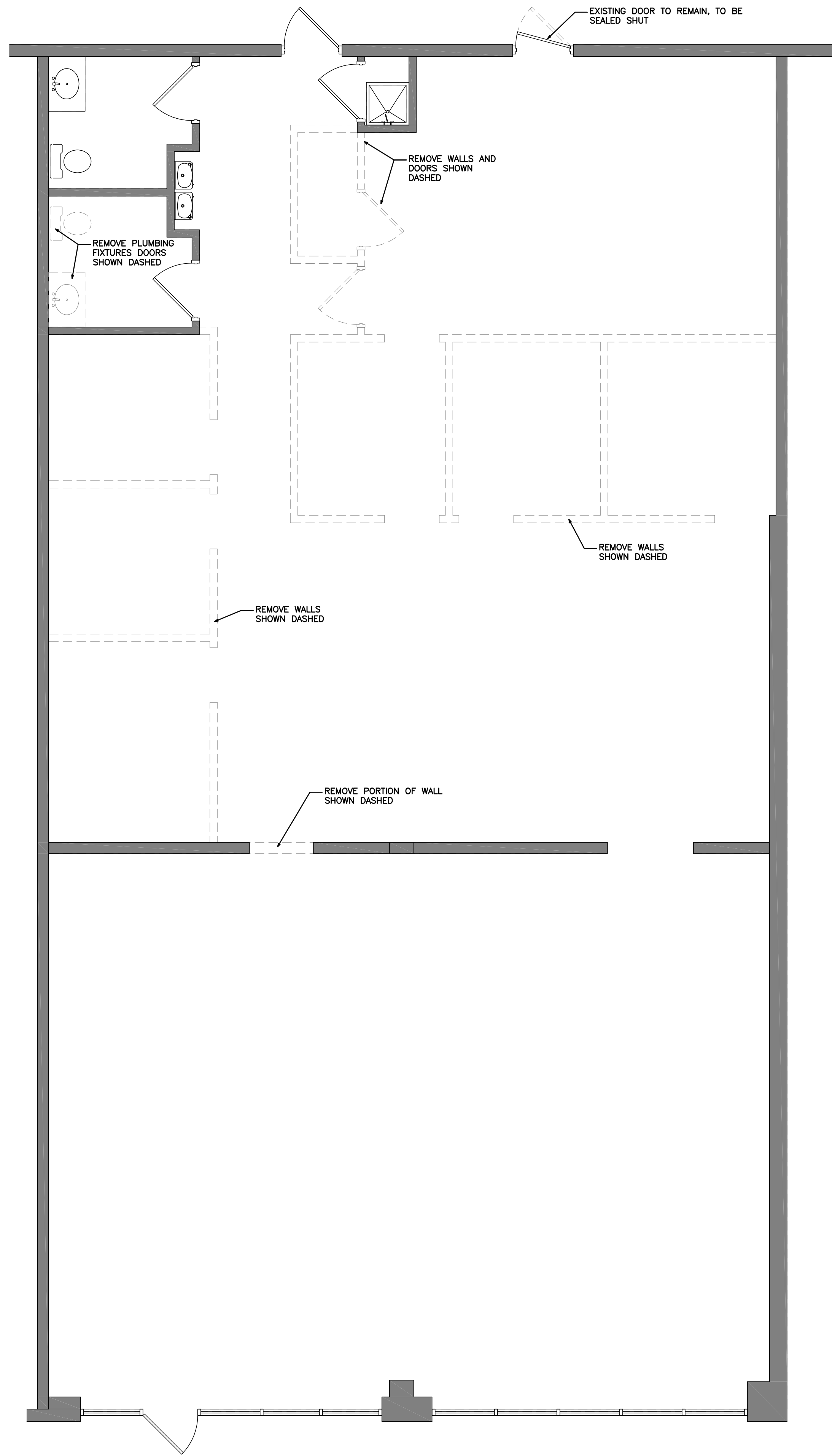
308.3 SIDE REACH

308.3.1 UNOBSTRUCTED: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

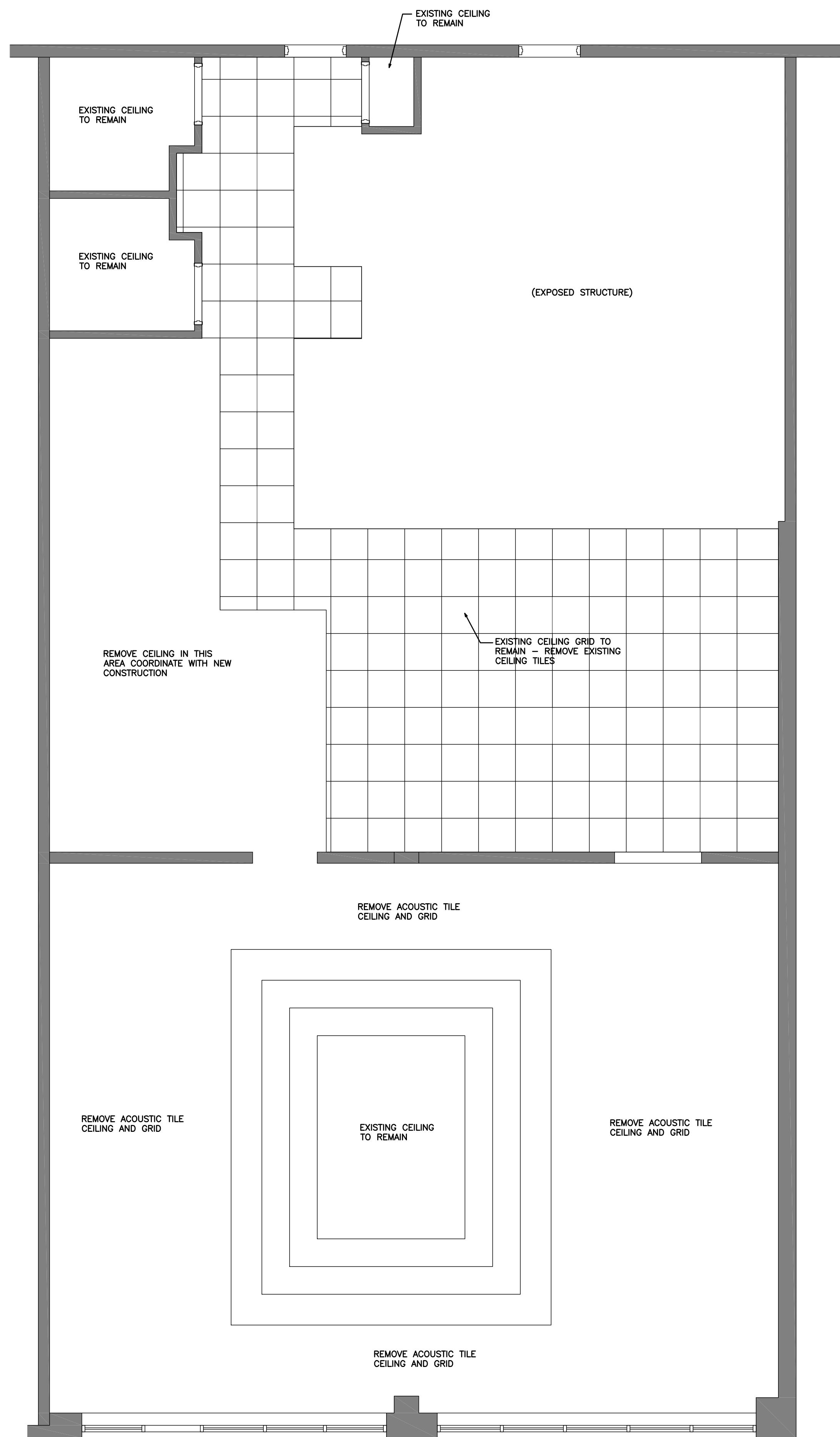
EXCEPTIONS:

1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.





1 Demo Floor Plan
SCALE: 1/4" = 1'-0"



2 Demo Ceiling Plan
SCALE: 1/4" = 1'-0"

Scream'n Nuts

Donuts and Ice Cream

5950 North Point Pkwy
Suite 129
Alpharetta, Georgia 30022

Allen Architecture Design

aad

Keith E. Allen, AIA Architect
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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions:

Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number:

A-100

DEMOLITION PLANS

Scream'n Nuts

Donuts and Ice Cream

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10/3/16

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Design Professional: Keith E. Allen, GA RA011656

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Revisions:

1	08/24/2016	REVIEW COMMENTS -- HEALTH DEPT
2	09/12/2016	REVIEW COMMENTS -- FIRE MARSHAL
3	10/03/2016	REVIEW COMMENTS -- FIRE MARSHAL

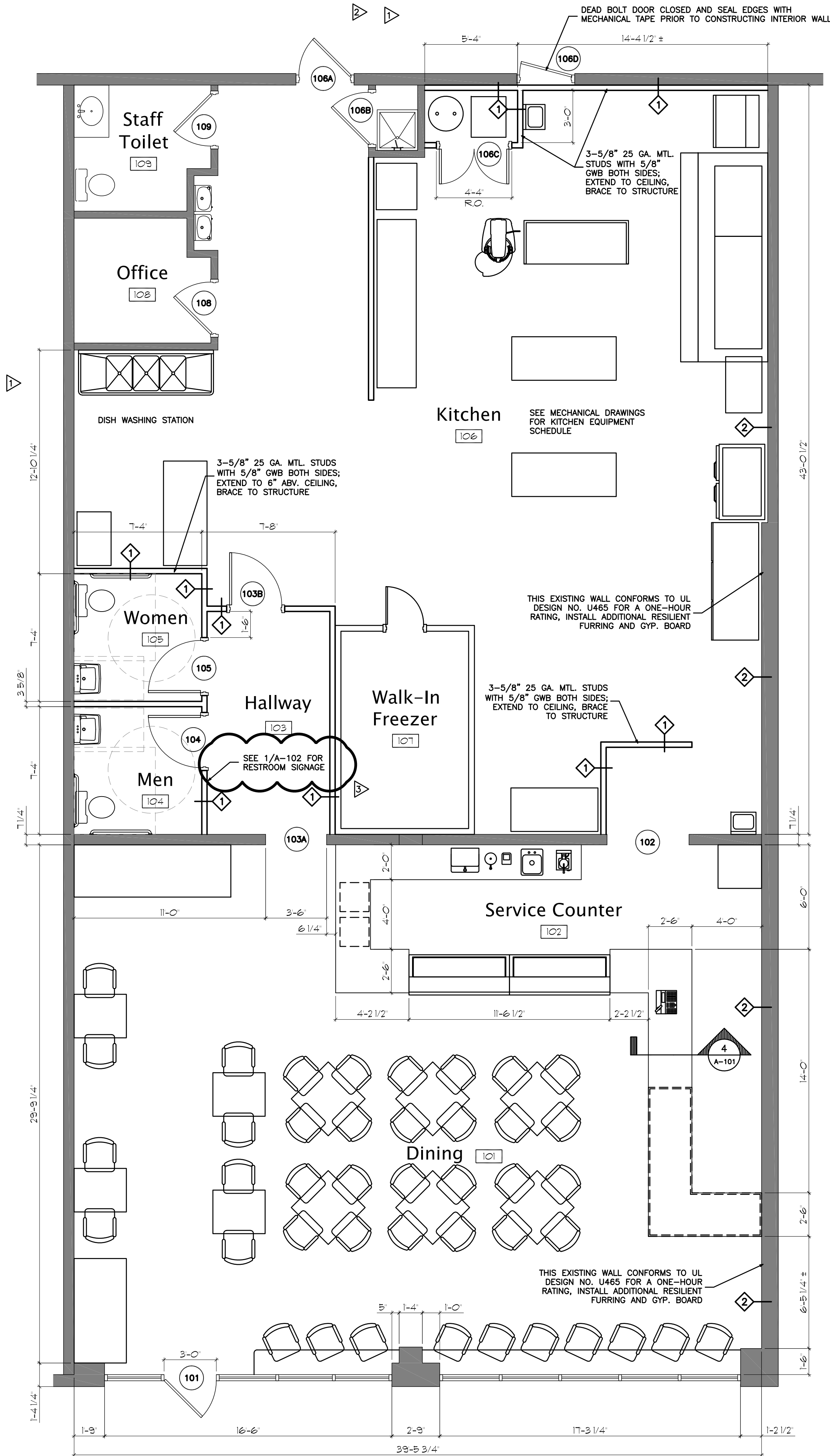
Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

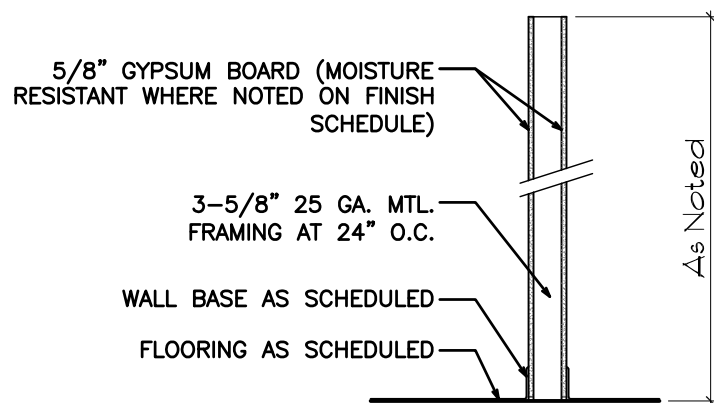
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A-101

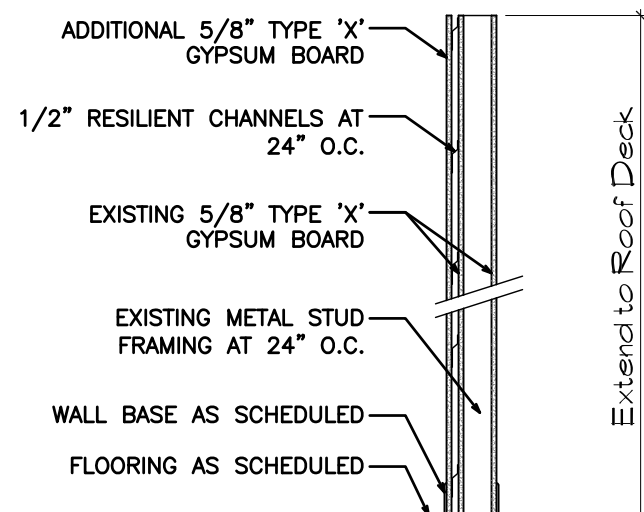
FLOORPLAN AND REFLECTED CEILING PLAN



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

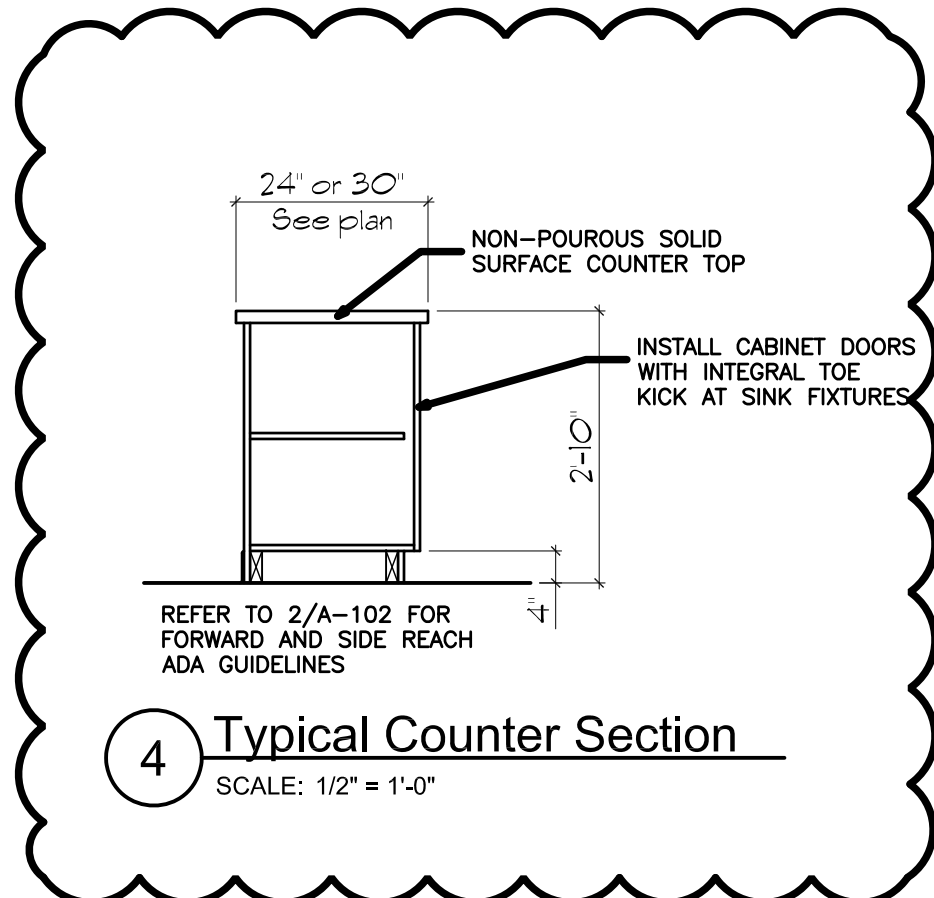


1 3-5/8" MTL. FRAMING W/ 5/8" GYP. BOARD



2 3-5/8" MTL. FRAMING W/ 5/8" GYP. BOARD (UL DESIGN NO. U465) PLUS RESILIENT CHANNELS + EXTRA 5/8" GYP. BOARD

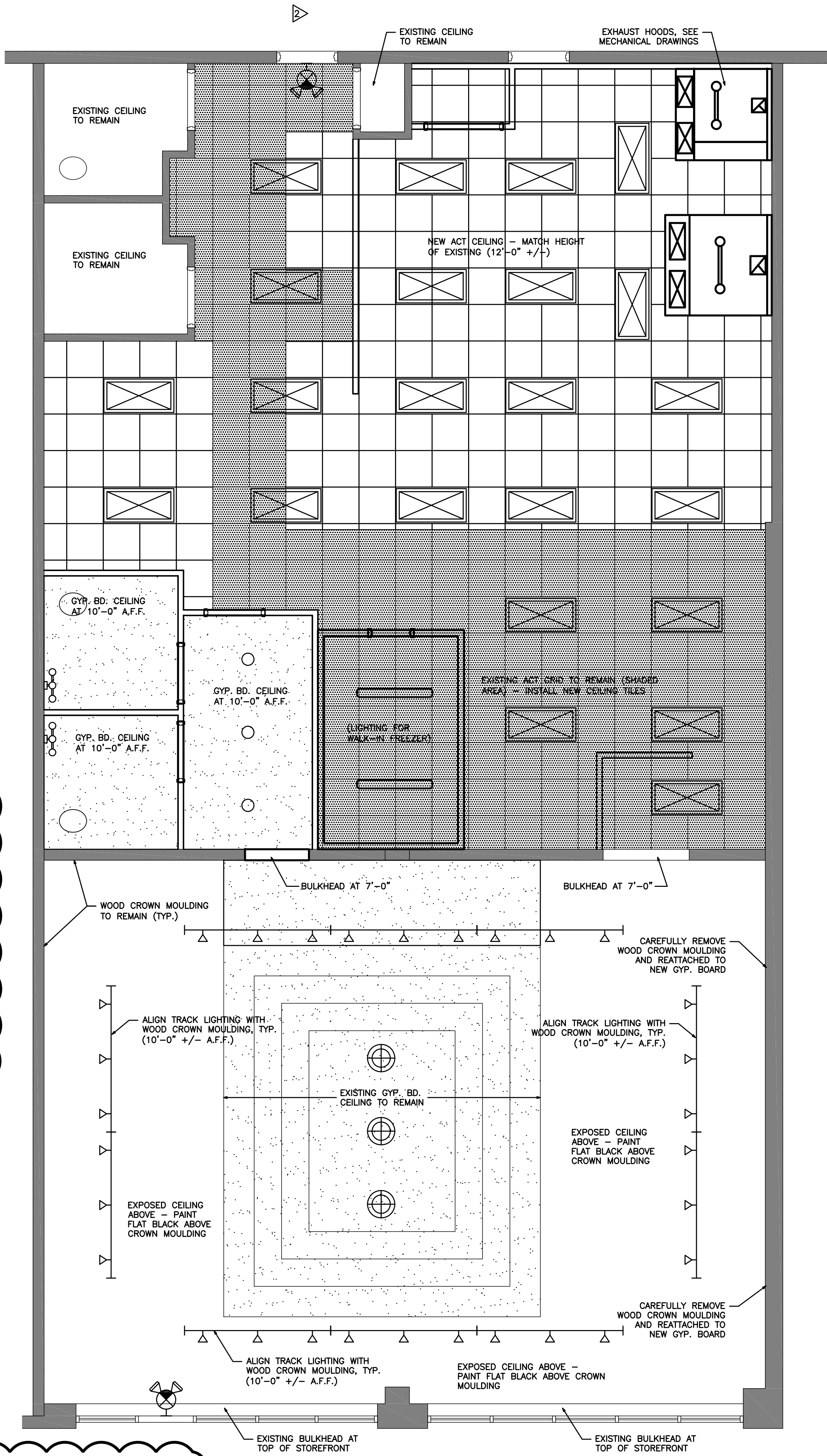
3 Partition Schedule
SCALE: 1/2" = 1'-0"



4 Typical Counter Section
SCALE: 1/2" = 1'-0"

FLOORPLAN NOTES:

- ALL PARTITIONS ARE 3-5/8" 25 GA. METAL STUDS AT 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. EXTEND WALLS TO CEILING OR 6" ABOVE AS NOTED.
- ROOM FINISHES ARE TO BE SELECTED BY OWNER AND SHALL MEET THE FIRE RESISTANCE REQUIREMENTS LISTED ON A-001 WITH THE CODE COMPLIANCE INFORMATION.
- PROVIDE ONE 'MP' FIRE EXTINGUISHER AT DOORWAY 102 NEAR SERVICE COUNTER WITH A 2A:10-B:C MIN. SIZE.
- PROVIDE ONE 'MP' FIRE EXTINGUISHER (30A:40-B:C MIN.) AND ONE 'K' FIRE EXTINGUISHER IN KITCHEN. CONTRACTOR TO COORDINATE FINAL LOCATION WITH FIRE MARSHAL.



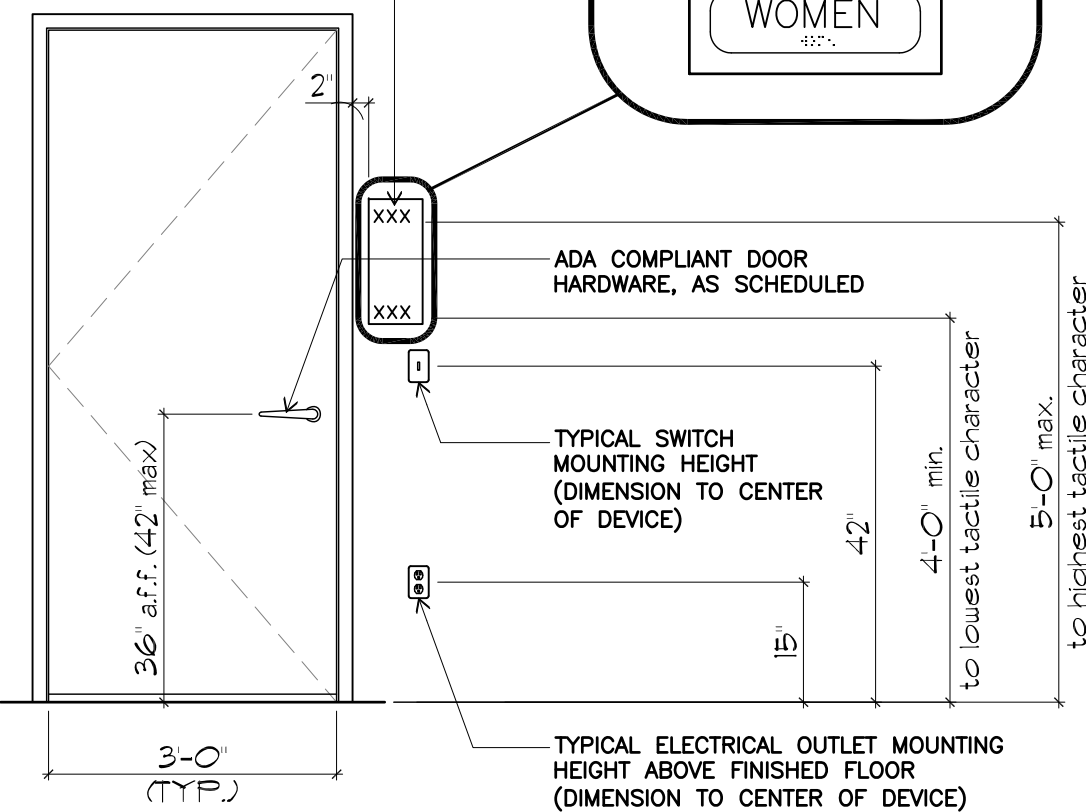
2 Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"

CEILING NOTES:
1. SEE FINISH SCHEDULE AND NOTES ON SHEET A-103 FOR CEILING TILES
2. SEE ELECTRICAL SHEETS FOR FIXTURE TYPES
3. SECURITY LIGHTS FOR EXTERIOR LIGHTING ARE NOTED ON SHEET E-100 AS "SELF-POWERED." THIS FIXTURE IS POWERED BY A 3.6V NICKEL-METAL HYDRIDE BATTERY.

* LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1; AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. LETTERS AND NUMBERS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF, AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE 5/8" HIGH, BUT NO HIGHER THAN 2".

SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN TO CLOSED POSITION AND 45 DEGREE OPEN POSITION.

ACCESSIBLE RESTROOM SIGNAGE; LOCATE ON STRIKE SIDE OF DOOR (TYPICAL)



1 ADA Restroom Signage

SCALE: 1/2" = 1'-0"

308 REACH RANGES.
308.1 GENERAL: REACH RANGES SHALL COMPLY WITH 308

308.2 FORWARD REACH.

308.2.1 UNOBSTRUCTED: WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

CHILDREN'S REACH RANGES

FORWARD OR SIDE REACH	HIGH (MAXIMUM)	LOW (MINIMUM)
AGES 3 AND 4	36 INCHES	20 INCHES
AGES 5 THROUGH 8	40 INCHES	18 INCHES
AGES 9 THROUGH 12	44 INCHES	16 INCHES

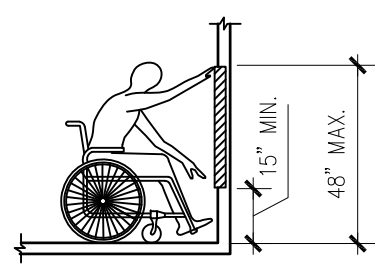


FIGURE 308.2.1 UNOBSTRUCTED FORWARD REACH

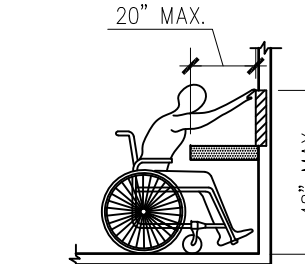
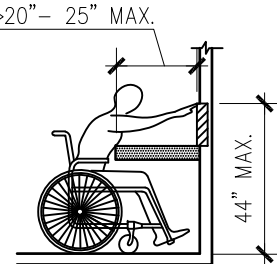


FIGURE 308.2.2 UNOBSTRUCTED HIGH FORWARD REACH



308.3 SIDE REACH
308.3.1 UNOBSTRUCTED: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS:

1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

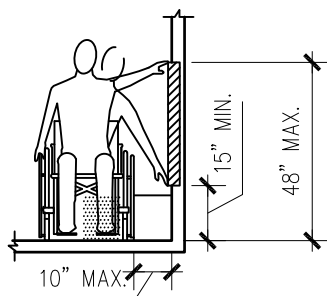


FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH

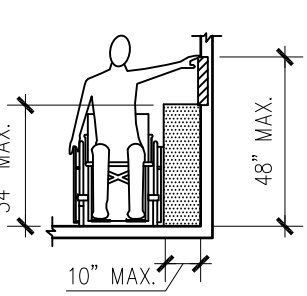


FIGURE 308.3.2 UNOBSTRUCTED HIGH SIDE REACH

308.3.2 OBSTRUCTED HIGH REACH: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.

308.3.2 EXCEPTIONS:

1. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

309 OPERABLE PARTS

309.1 GENERAL: OPERABLE PARTS SHALL COMPLY WITH 309.

309.2 CLEAR FLOOR SPACE: A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED.

309.3 HEIGHT: OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

309.4 OPERATION: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

EXCEPTION: GAS PUMP NOZZLES SHALL NOT BE REQUIRED TO PROVIDE OPERABLE PARTS THAT HAVE AN ACTIVATING FORCE OF 5 POUNDS MAXIMUM.

2 ADA Reach Guidelines

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

Finish Schedule

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	LOW WALL FINISH 42" A.F.F.	HIGH WALL FINISH	CEILING	NOTES
101	DINING	EXISTING WOOD FLOORING	4" VINYL	GYP, PT	GYP, PT	GYP, PT-BLACK	2,3
102	SERVICE COUNTER	EXISTING WOOD FLOORING	4" VINYL	GYP, PT	GYP, PT	GYP, PT-BLACK	2,3
103	HALLWAY	CT-1	4" VINYL	GYP, PAINT	GYP, PT	GYP	2,3
104	MEN	CT-1	CT-1 COVE BASE	CT-2	GYP, PT	GYP	2,3,4,5
105	WOMEN	CT-1	CT-1 COVE BASE	CT-2	GYP, PT	GYP	2,3,4,5
106	KITCHEN	EPX-1 ON CONC	EPX-1 ON CT COVE BASE	FRP	FRP	ACT	2,3,4,6
107	WALK-IN FREEZER	FRP BY MANUF.	FRP BY MANUF.	FRP BY MANUF.	FRP BY MANUF.	FRP BY MANUF.	2,3
108	OFFICE	EXISTING CT	EXISTING CT COVE BASE	GYP, PT	GYP, PT	EXISTING	2,3
109	STAFF TOILET	EXISTING CT	EXISTING CT COVE BASE	GYP, PT	GYP, PT	EXISTING	2,3

INTERIOR FINISH NOTES:

FLOOR FINISHES:
CT-1 CERAMIC FLOOR TILE - TO BE SELECTED BY OWNER FROM MANUF. STD.
GROUT: TO BE SELECTED BY OWNER FROM MANUF. STD.
EPX-1 PRO INDUSTRIAL HIGH PERFORMANCE 2-PART CLEAR EPOXY BY SHERWIN WILLIAMS WITH ABRASIVE ADDITIVE FOR SLIP RESISTANCE (CONSULT WITH MANUFACTURER FOR RECOMMENDED PRODUCTS)

WALL FINISHES:
CT-2 CERAMIC WALL TILE - TO BE SELECTED BY OWNER FROM MANUF. STD.
GROUT: TO BE SELECTED BY OWNER FROM MANUF. STD.
FRP FIBERGLASS REINFORCED PLASTIC
COLOR AND TEXTURE TO BE SELECTED BY OWNER FROM MANUF. STD.
PT PAINT - COLOR TO BE SELECTED BY OWNER

CEILING FINISHES:
ACT ACOUSTIC CEILING TILE SET IN WHITE 15/16" SUSPENDED GRID
WIPABLE, NON-ABSORBANT 24x24 TILES SUITABLE FOR FOOD PREP AREAS
BASIS OF DESIGN: ARMSTRONG 'KITCHEN ZONE' WHITE SQUARE EDGE LAY-IN
PAINTED GYPSUM BOARD - COLOR TO BE SELECTED BY OWNER
GYP FLAT BLACK 'DRY FALL' PAINT

SERVICE COUNTERS:
COUNTERTOP 3/4" GRANITE - TO BE SELECTED BY OWNER
BACKSPASH CERAMIC TILE - TO BE SELECTED BY OWNER

RESTROOM FINISHES AND ACCESSORIES:
LAVATORY SEE PLUMBING DRAWINGS
FAUCET SEE PLUMBING DRAWINGS
TOILET SEE PLUMBING DRAWINGS
MIRROR BOBRICK B-165 18x30
DISPENSER BOBRICK B-2888 SURFACE MOUNT MULTI-ROLL DISPENSER
SOAP BOBRICK B-4112 SURFACE MOUNT DISPENSER
PAPER TOWEL BOBRICK B-4262 SURFACE MOUNT C-FOLD DISPENSER

FINISH NOTES:

1. EXTERIOR WALLS TO REMAIN EXPOSED WITH NO ADDITIONAL FINISHES
2. GYPSUM WALLBOARD TO BE FINISHED WITH A LEVEL 4 FINISH - EMBED TAPE IN JOINT COMPOUND AT ALL JOINTS AND INTERIOR ANGLES. PROVIDE THREE SEPARATE COATS OF COMPOUND AT ALL JOINTS, ANGLES, FASTENER HEADS, AND ACCESSORIES. PROVIDE SMOOTH SURFACES FREE OF TOOLMARKS AND RIDGES. FILL CUTOUTS AND PENETRATIONS AROUND FIXTURES AND PENETRATIONS WITH JOINT COMPOUND.
3. PROVIDE METAL EDGE ANGLE FOR ALL OUTSIDE CORNERS AT GYPSUM BOARD WALLS, PAINT TO MATCH WALL.
4. SLOPE RESTROOM AND KITCHEN FLOORS TO FLOOR DRAIN (18" MIN. FROM CENTER OF DRAIN)
5. TOILET ROOM WALLS TO RECEIVE CONCRETE BACKER BOARD AND CERAMIC TILE TO 42" A.F.F., PAINTED MOISTURE RESISTANT GYP. BOARD ABOVE.
6. ALL FINISHES SURFACES IN FOOD PREP AREAS SHALL BE WIPABLE AND NON-ABSORBANT

Door Schedule

DOOR #	SIZE	DEPTH	ROUGH OPENING (VERIFY)	MATERIAL	THRESHOLD	CLOSER	FINISH	FRAME	HARDWARE SET NO.
101	3'-0" x 7'-0"	-	EXISTING	ALUM STOREFRONT	EXISTING ALUM	EXISTING	EXISTING	EXISTING ALUM	EXISTING
103B	3'-0" x 7'-0"	1 3/4"	3'-4" x 7'-2"	SCWD	-	YES	STAINED	H.M.	PASSAGE LOCKSET WITH ADA LEVER HANDLE
104	3'-0" x 7'-0"	1 3/4"	3'-4" x 7'-2"	SCWD	MARBLE	YES	STAINED	H.M.	PRIVACY LOCKSET WITH ADA LEVER HANDLE
105	3'-0" x 7'-0"	1 3/4"	3'-4" x 7'-2"	SCWD	MARBLE	YES	STAINED	H.M.	PRIVACY LOCKSET WITH ADA LEVER HANDLE
106A	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING ALUM	EXISTING	EXISTING	EXISTING H.M.	EXISTING
106B	3'-0" x 7'-0"	-	EXISTING	SCWD	-	-	EXISTING	EXISTING H.M.	EXISTING
106C	4'-0" x 7'-0"	1 3/4"	4'-4" x 7'-2"	SCWD	-	-	STAINED	H.M.	DUMMY HANDLES WITH TOP MTD BALL CATCHES
106D	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING ALUM	EXISTING	EXISTING	EXISTING H.M.	EXISTING
108	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING MARBLE	-	EXISTING	EXISTING H.M.	EXISTING
109	3'-0" x 7'-0"	-	EXISTING	SCWD	EXISTING MARBLE	-	EXISTING	EXISTING H.M.	EXISTING

DOOR AND HARDWARE NOTES:

1. SINGLE USE RESTROOMS, OFFICES, AND EMPLOYEE AREA DOORS HAVE LEVER TYPE HANDLE AND LOCKSETS
2. ALL DOORS SHALL MEET STATE, COUNTY, AND LOCAL HANDICAP CODES, A.N.S.I. 117.1 AND A.D.A. ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
3. DOOR FINISHES TO BE SELECTED BY OWNER
4. ALL DOOR HARDWARE FINISHES TO BE SELECTED BY OWNER

RECOMMENDED HARDWARE MANUFACTURERS:

- BUTT HINGES: STANLEY, HAGER, MCKINNEY
DOOR PULLS & PUSH PLATES: IVES, HAGER, ROCKWOOD
LOCKSETS, LATCHES: SCHLAGE, ARROW, SARGENT, YALE
CLOSERS: NORTON, LCN, YALE, SARGENT
WALL/FLOOR DOOR STOPS: IVES, HAGER, ROCKWOOD
SILENCERS: GLENN JOHNSON, HAGER, ROCKWOOD
DOOR PROTECTION, KICK PLATES: IVES, HAGER

Scream'n Nuts

Donuts and Ice Cream

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Allen Architecture Design



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Issue Date: 08/12/2016

Revisions:

3 10/3/2016 REVIEW COMMENTS - FIRE MARSHAL

Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number:

A-102

DOOR AND FINISH SCHEDULES

START-UP & AIR BALANCING NOTES

- ALL MECHANICAL EQUIPMENT SHALL BE INSPECTED AND RUN IN ACCORDANCE WITH INSTRUCTIONS OF EACH MANUFACTURER'S START-UP PROCEDURES. EQUIPMENT NOT OPERATING PROPERLY SHALL BE REPAIRED OR REPLACED. ALL EQUIPMENT REPLACEMENTS SHALL FIRST BE APPROVED BY MECHANICAL ENGINEER. ALL NEW SYSTEMS SHALL WARRANTED FOR MIN. ONE YEAR ON PARTS AND LABOR (MIN. 5 YEARS ON COMPRESSORS AND HEAT EXCHANGERS PARTS ONLY).
- ALL DUCT OPENINGS SHALL BE PROTECTED DURING CONSTRUCTION TO AVOID DEBRIS FROM ENTERING THE MECHANICAL SYSTEMS.
- DUCTS AND MECHANICAL EQUIPMENT SHALL BE THOROUGHLY CLEANED (INTERIOR AND EXTERIOR) UPON COMPLETION AND NEW FILTERS SHALL BE INSTALLED. SUPPLY OWNER WITH ONE SPARE FILTER FOR EACH FILTER INSTALLED.
- EXAMINE ALL MECHANICAL SYSTEMS TO VERIFY THAT THEY ARE COMPLETE AND THAT TESTING, CLEANING, ADJUSTING AND ALL COMMISSIONING HAS BEEN COMPLETED.
- EXAMINE THE OPERATION OF ALL THERMOSTATS, BALANCING DAMPERS, VOLUME DAMPERS, SYSTEMS CONTROLS, ETC. TO VERIFY PROPER OPERATION. CORRECTIONS SHALL BE MADE AS REQUIRED.
- ALL CONTROLLERS AND THERMOSTATS SHALL BE SET AS INDICATED ON THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE OWNER.
- PROVIDE THREE COPIES OF ALL OWNERS AND OPERATIONS MANUALS TO THE OWNER.
- MECHANICAL CONTRACTOR SHALL REVIEW ALL COMPONENTS OF THE SYSTEM AND THE PROPER OPERATION OF THE EQUIPMENT AND THE CONTROLS WITH THE OWNER. THE OWNER SHALL BE INFORMED HOW TO RESET THE SYSTEM AND PROGRAM THE SET POINTS IF APPLICABLE.
- CHECK ALL CONDENSATE DRAINS FOR PROPER CONNECTIONS AND FUNCTIONING. MAKE REPAIRS AS REQUIRED.
- THE CONTRACTOR SHALL BALANCE ALL AIR HANDLING EQUIPMENT, AIR OUTLETS, AND AIR INLETS.

NATURAL GAS PIPING SPECIFICATION

- GAS PIPE SIZING IS BASED UPON INTERNATIONAL FUEL GAS CODE USING TABLE 402.4(2).
- GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
 - WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
 - PRIME COAT: ALKYD ANTI-CORROSIVE METAL PRIMER
 - INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.
 - TOPCOAT: EXTERIOR ALKYD ENAMEL - GLOSS SAFETY YELLOW.
- ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES.

EXHAUST FAN SCHEDULE

SYMBOL	AREA SERVED	FAN / MOTOR PERFORMANCE						ELECTRICAL				WEIGHT (LBS)	NOTES & ACCESSORIES	BASIS OF DESIGN: COOK
		CFM	TYPE	ESP.	DRIVE	SONE	HP WATT	VOLTS-Ø	FLA	MCA	MOCP			
EF	RESTROOM	70	CEILING	0.4	DIR.	2.0	50	120-1	1.0	1.0	15	15	1,2,3,4,5	GC-122

NOTES & ACCESSORIES

- GRAVITY BACKDRAFT DAMPER.
- ALUMINUM GRILLE.
- NEMA 1 TOGGLE DISCONNECT SWITCH.
- WALL OR ROOF VENT WITH BIRD SCREEN (SEE PLAN).
- WIRE FAN TO ROOM LIGHTING CIRCUIT AND TIE TO OCCUPANCY SENSOR TO OPERATE WITH ROOM LIGHTS.

LISTED ALTERNATES:

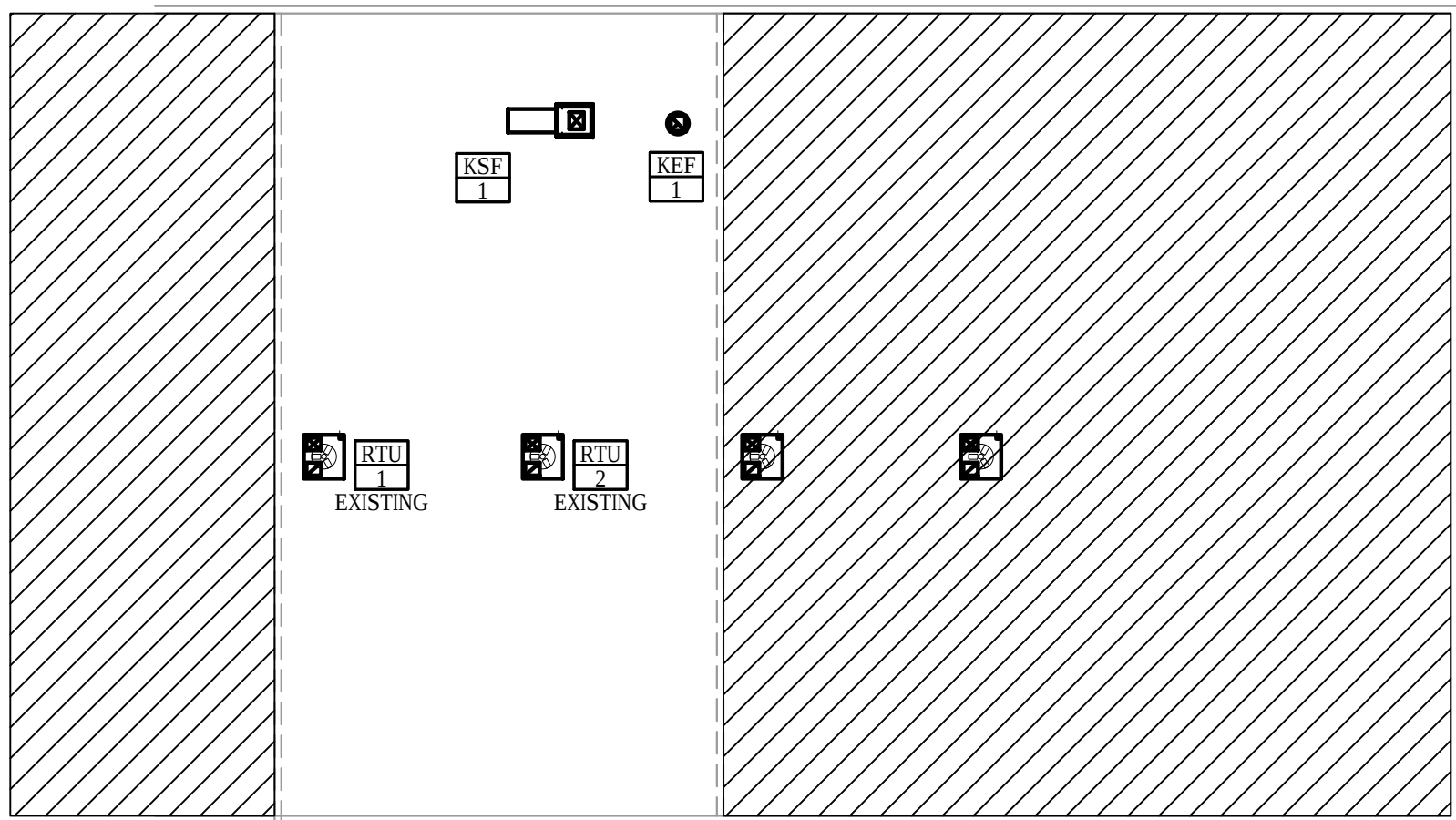
BROAN, PANOSONIC, GREENHECK

MECHANICAL NOTES

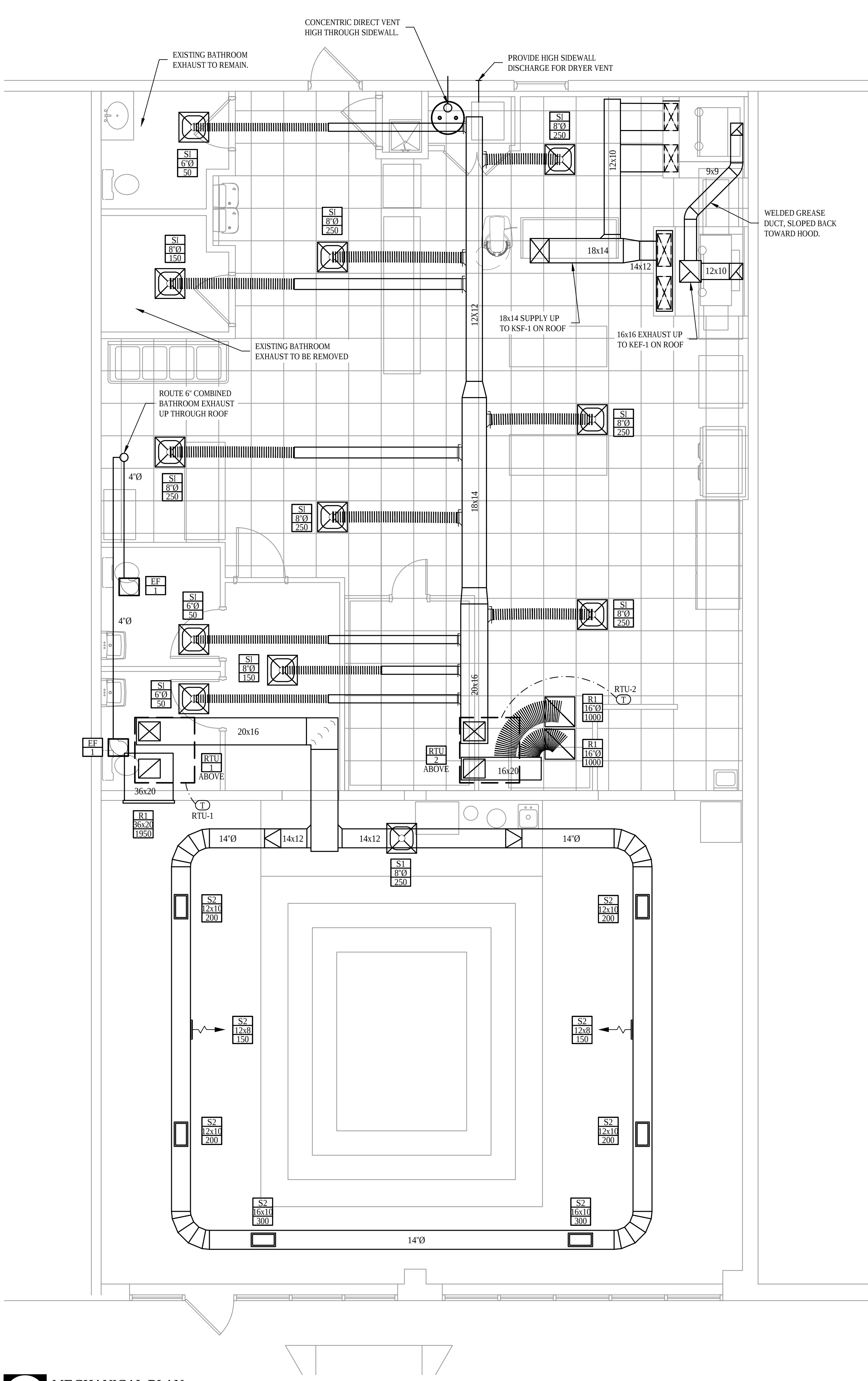
- MECHANICAL EQUIPMENT SCHEDULES MAY OR MAY NOT LIST ACCEPTABLE ALTERNATE MANUFACTURERS. IN EITHER CASE, IF THE MECHANICAL CONTRACTOR WISHES TO DEViate FROM THE BASIS OF DESIGN, SPECIFIC ALTERNATES MUST BE SUBMITTED TO ENGINEER FOR APPROVAL. ANY CHANGES REQUIRED AS A RESULT OF USING AN ALTERNATE INCLUDING ARCHITECTURAL AND ENGINEERING REDESIGN TIME AND CONSTRUCTION COST CHANGES FOR ALL AFFECTED TRADES WILL BE AT THE EXPENSE OF THE MECHANICAL CONTRACTOR.
- CONDENSATE FROM EQUIPMENT SHALL BE GRAVITY DRAINED. CONDENSATE SHALL BE CONNECTED TO NEAREST AVAILABLE STORM WATER POINT OF CONNECTION OR OTHER LOCATION AS INDICATED. CHECK VALVES MUST BE INSTALLED AT ALL CONNECTION OF STORM LINES WITHIN 10' VERTICAL OF GRADE. GRAVITY CONDENSATE PIPING IS TO BE SOLVENT WELDED SCHEDULE 40 PVC. WHERE GRAVITY DRAINAGE CANNOT BE ACCOMPLISHED PUMP/RECEIVER WILL BE USED.
- 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.
- DUCT FABRICATION SHALL COMPLY WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. LINERS SHALL COMPLY WITH NFPA 90A OR NFPA 90B.
- INSULATE DUCT w/2" THICK FLEX. EXTERIOR FIBERGLASS BLANKET WITH FSK REINFORCED FOIL JACKET WITH VAPOR BARRIER. LINE FIRST 10' OF SUPPLY AND RETURN DUCTWORK.
- 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.

SPIRAL DUCTWORK NOTES

EXPOSED ROUND DUCTWORK SHALL BE 26 GAUGE, SINGLE WALL GALVANIZED STEEL, SPIRAL LOCKSEAM. FITTINGS SHALL BE SINGLE WALL GALVANIZED STEEL, STANDING SEAM OR SOLID WELDED CONSTRUCTION, ELBOWS SHALL BE STANDING SEAM, GORED ELBOWS, GRILLE COLLARS SHALL BE ATTACHED TO THE DUCTWORK WITH POP RIVETS WITH A FINISHING FILLET OF ELASTOMER SEAL AT THE JUNCTION OF THE COLLAR TO THE DUCT. DUCT-TO-DUCT JOINTS SHALL BE MADE WITH THE SPIRAL SEAM ROTATED SO THAT THE STANDING SEAM FORMS A CONTINUOUS HELICAL PATTERN ACROSS THE JOINT. ALL DUCTWORK AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS LATEST EDITION. ALL EXPOSED ROUND DUCTWORK AND FITTINGS SHALL BE PROVIDED WITH A MILL PHOSPHATIZED FINISH ("PAINT GRIP", "ZINC GRIP" OR SIMILAR ETCH TREATMENT) TO ALLOW THE DUCTWORK TO BE PAINTED.



2 MECHANICAL ROOF PLAN
SCALE: 1/16"=1'-0"



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

Scream'n Nuts

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PMH ASSOCIATES, INC.

MECHANICAL, ELECTRICAL, FIRE PROTECTION & STRUCTURAL ENGINEERING
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Design Professional: **Keith E. Allen, GA RA011656**

Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

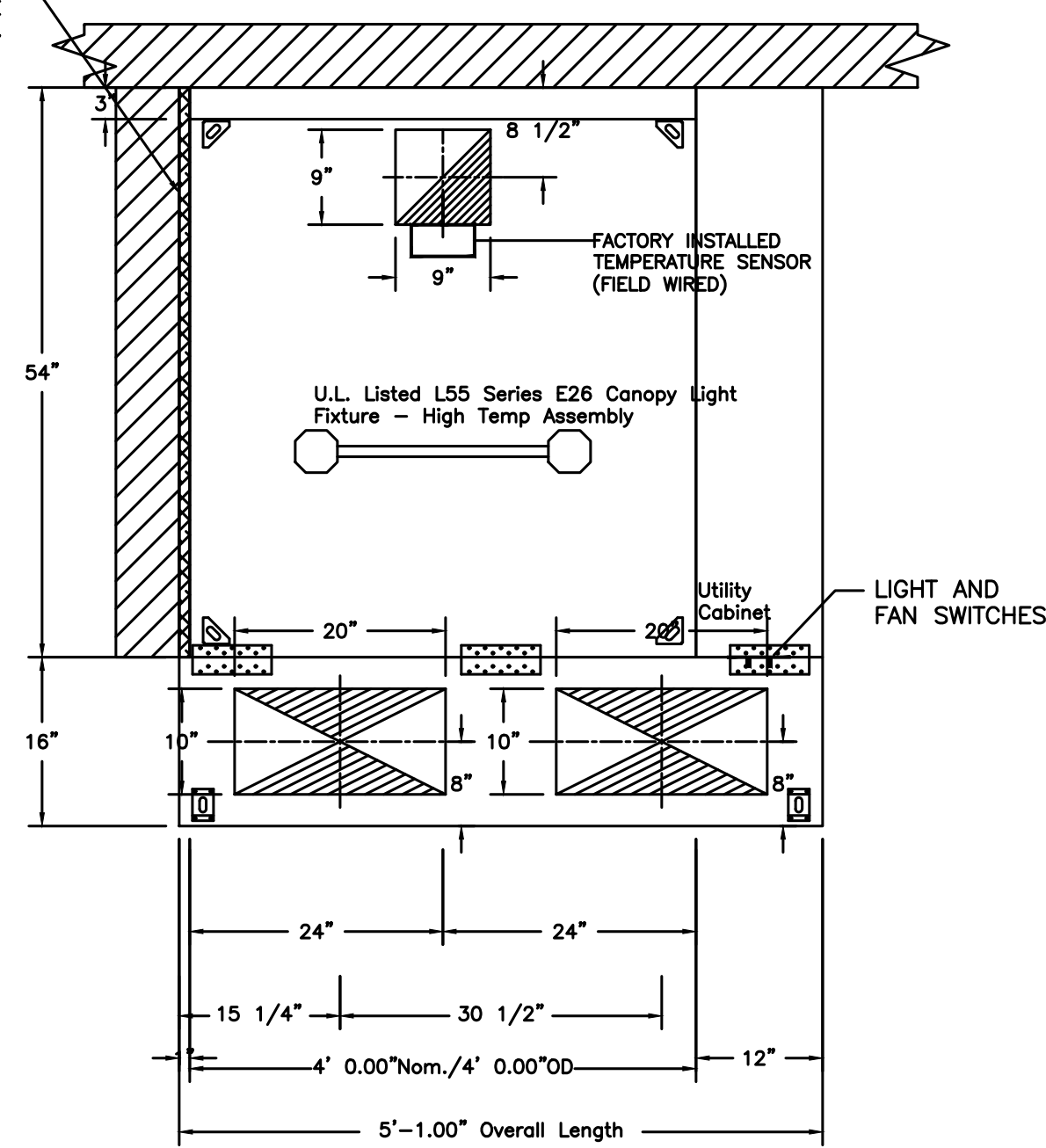
Project Name: **Scream'n Nuts Donuts and Ice Cream**

Project Number: **16SNN001**

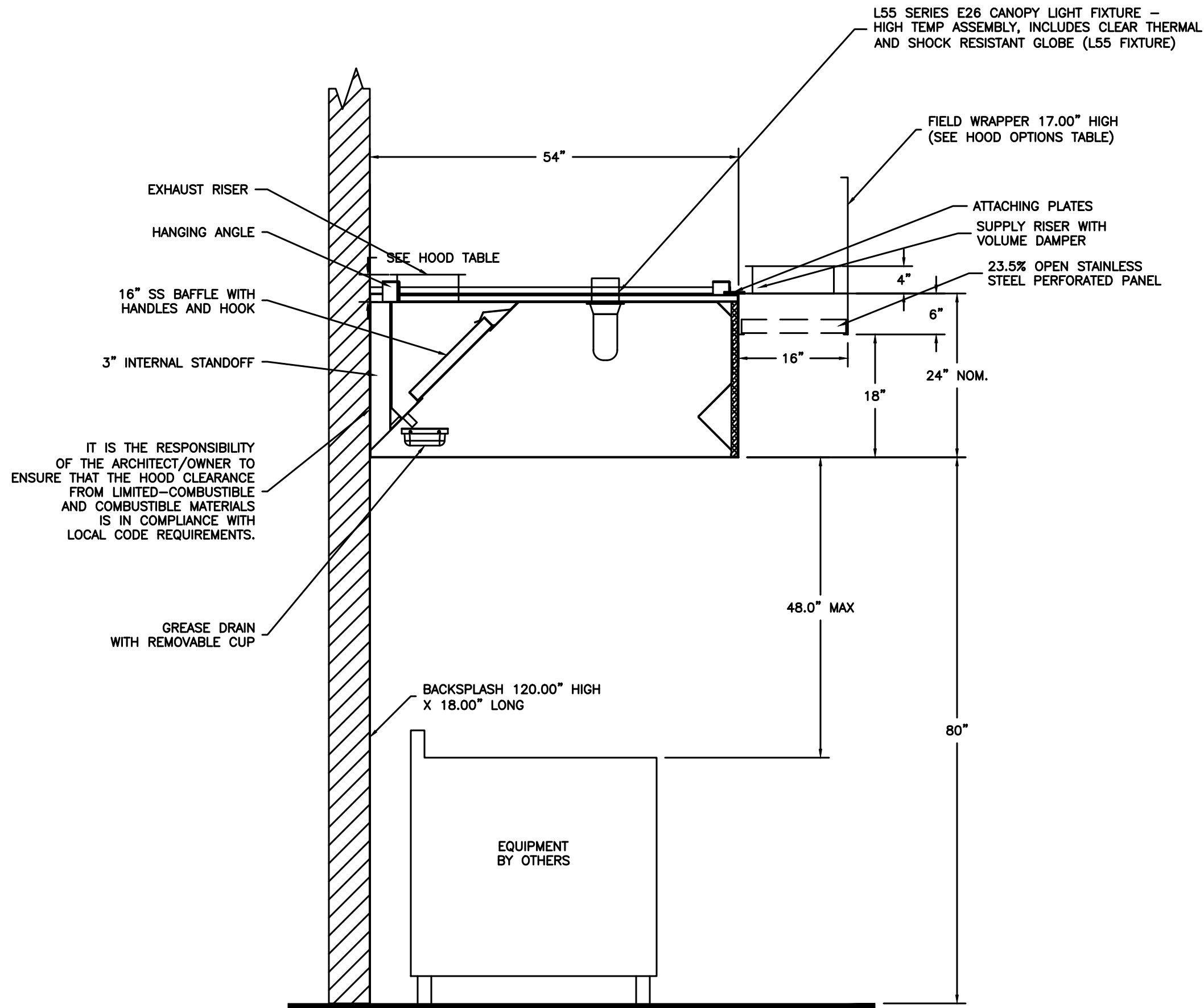
Sheet Number: **M-100**

MECHANICAL PLAN, NOTES
AND SCHEDULES

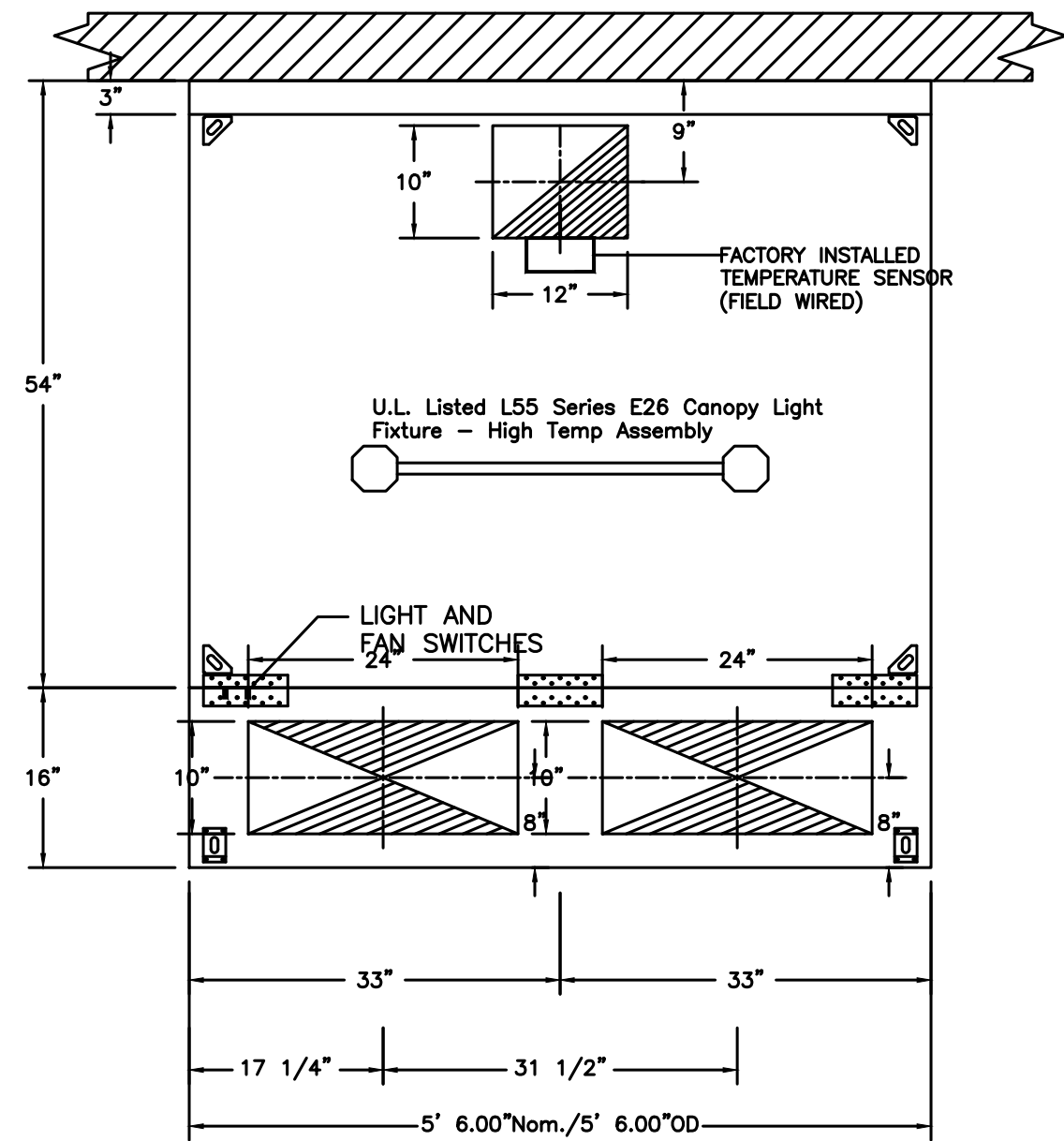
1" LAYER OF INSULATION
FACTORY INSTALLED IN
1.00" END STANDOFF MEETS
0" REQUIREMENTS CLEARANCE
TO COMBUSTIBLE SURFACES.



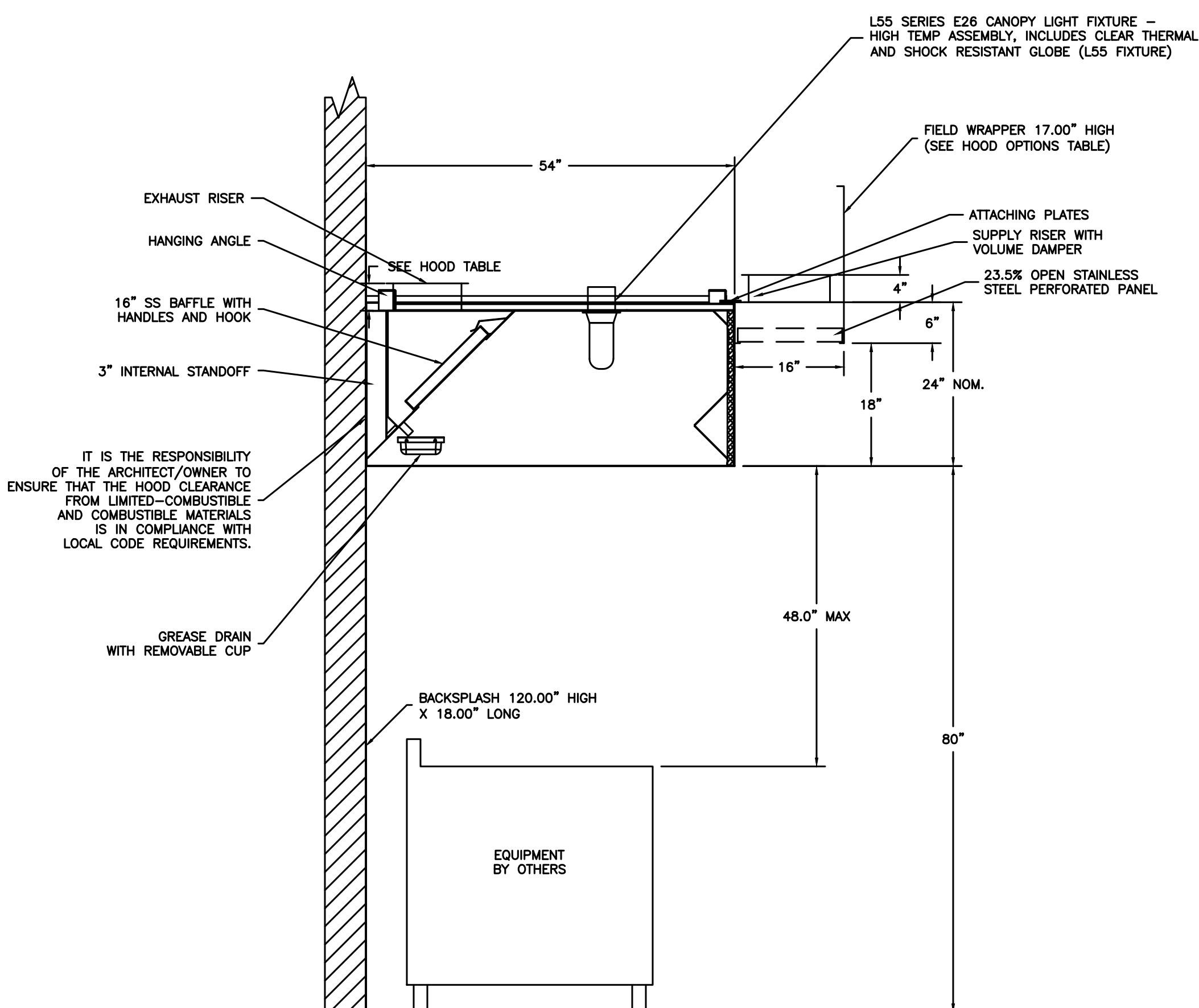
PLAN VIEW - Hood #1
4' 0.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1



PLAN VIEW - Hood #2
5' 6.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #2

REVISIONS	
DESCRIPTION	DATE

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Scream N Nuts
ATLANTA, GA,

DATE: 8/10/2016
DWG. #: 2732669
DRAWN BY: EJJ-50
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 2

Scream'n Nuts

Donuts and Ice Cream

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Alpharetta, Georgia 30022

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Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: M-201

KITCHEN EXHAUST DETAIL

EXHAUST FAN INFORMATION – Job#2732669

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
1	KEF-1	DUR5HFA	2195	1.000	1098	0.750	0.62	1	115	9.8	76	10.6

MUA FAN INFORMATION – Job#2732669

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
2	KSF-1	A1-G10	G10	A1	1755	0.500	672	0.500	0.25	1	115	7.7	233	10.8

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. – Descr.)
1	KEF-1	1 – Grease Box

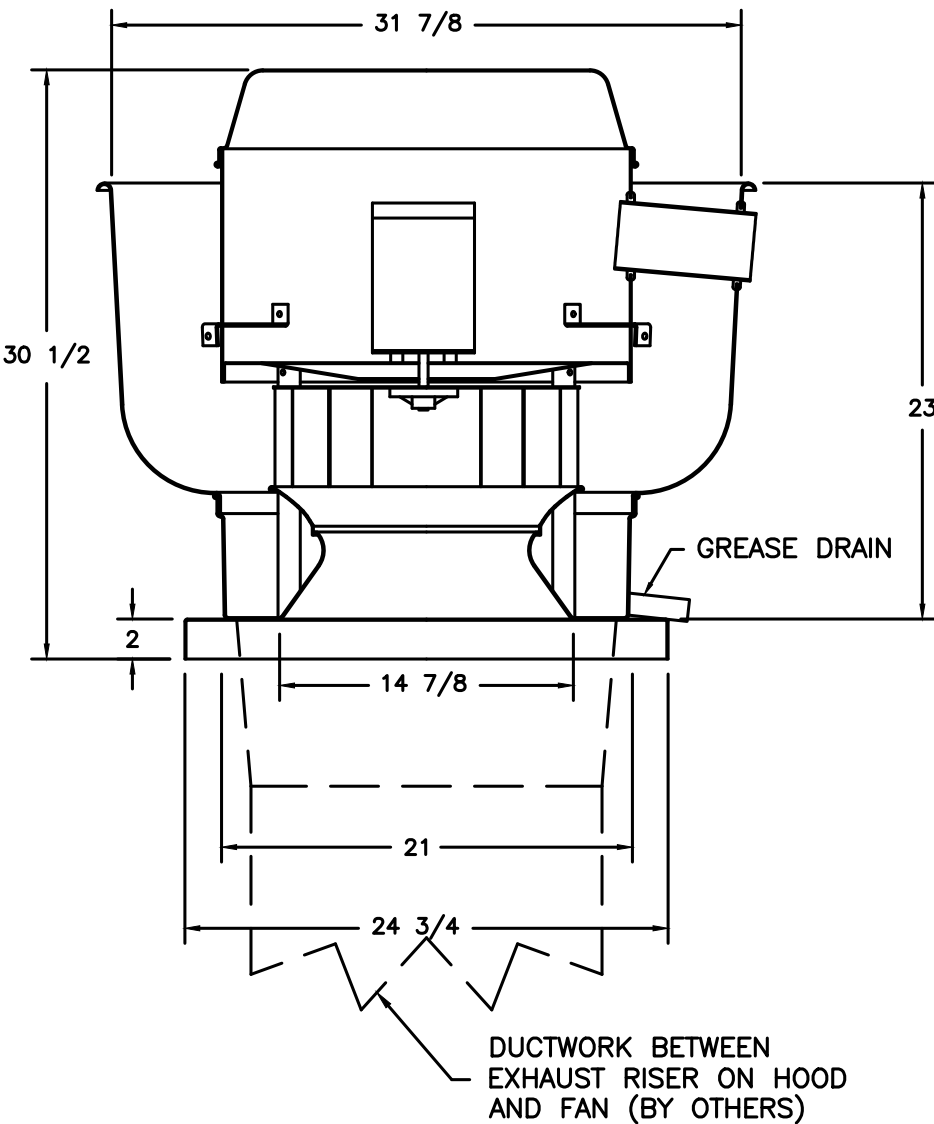
FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF-1	YES						
2	KSF-1							

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	36 LBS	Curb	23.000"W x 23.000"L x 20.000"H Vented Hinged
2	# 2	29 LBS	Curb	21.000"W x 21.000"L x 20.000"H

FANS #1 (KEF-1) – DUR5HFA EXHAUST FAN



FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST

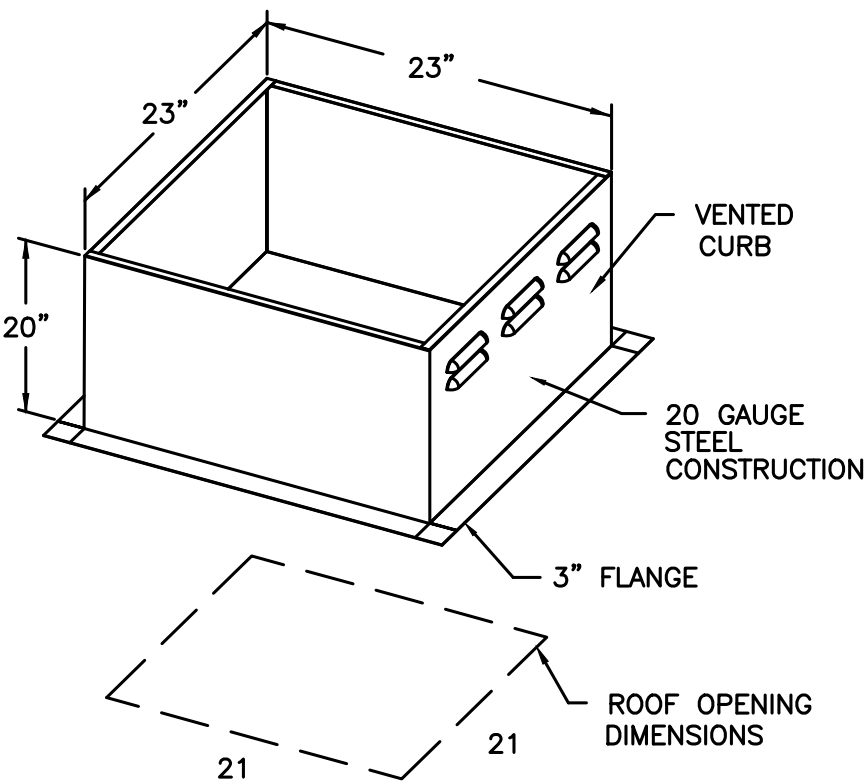
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

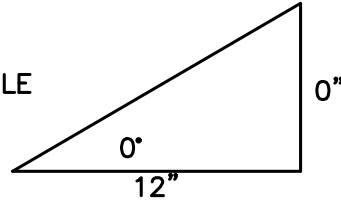
GREASE BOX



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

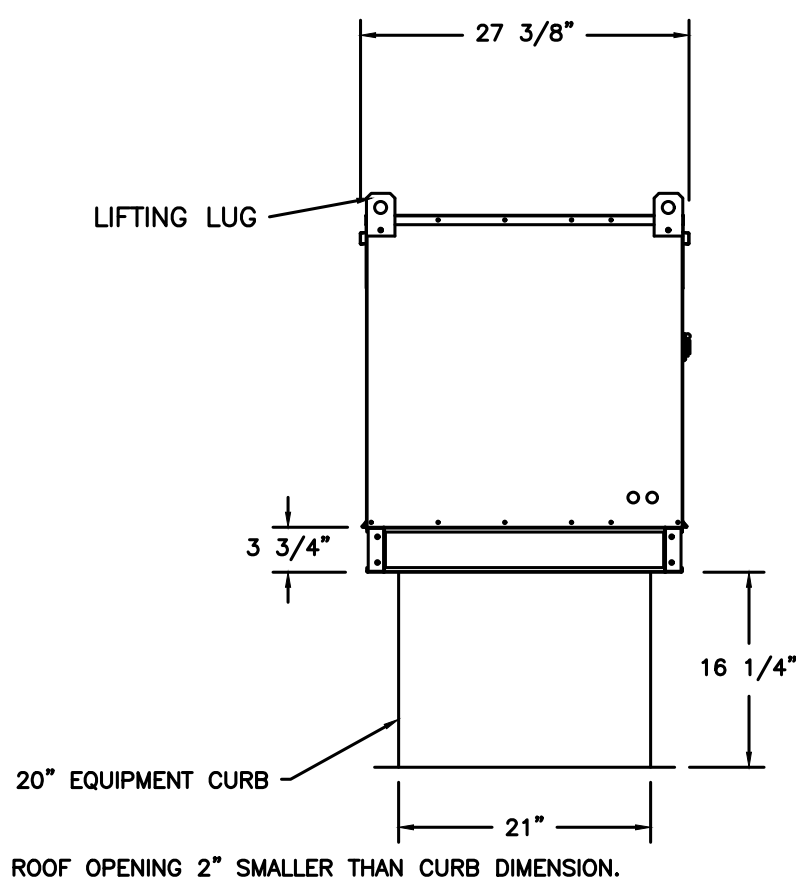
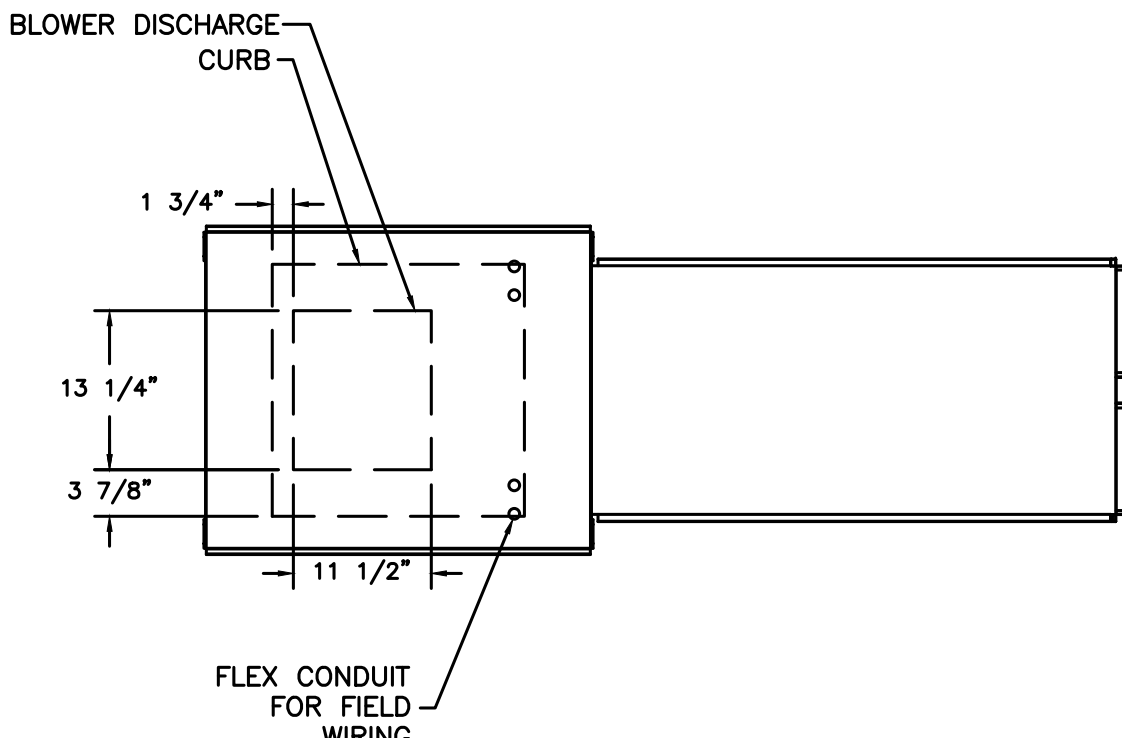
SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE



FAN #2 A1-G10 – SUPPLY FAN (KSF-1)

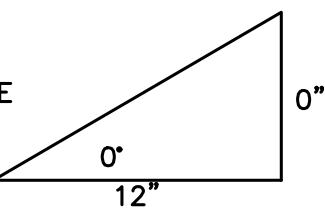
1. UNTEMPERED SUPPLY UNIT WITH 10" BLOWER IN SIZE #1 HOUSING
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE – AIR FLOW RIGHT -> LEFT



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE



REVISIONS

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Scream N Nuts

ATLANTA, GA,

DATE: 8/10/2016

DWG. #: 2732669

DRAWN BY: EJJ-50

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3

Scream'n Nuts

Donuts and Ice Cream

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GEORGIA REGISTERED PROFESSIONAL ENGINEER

Brian J. Fagan

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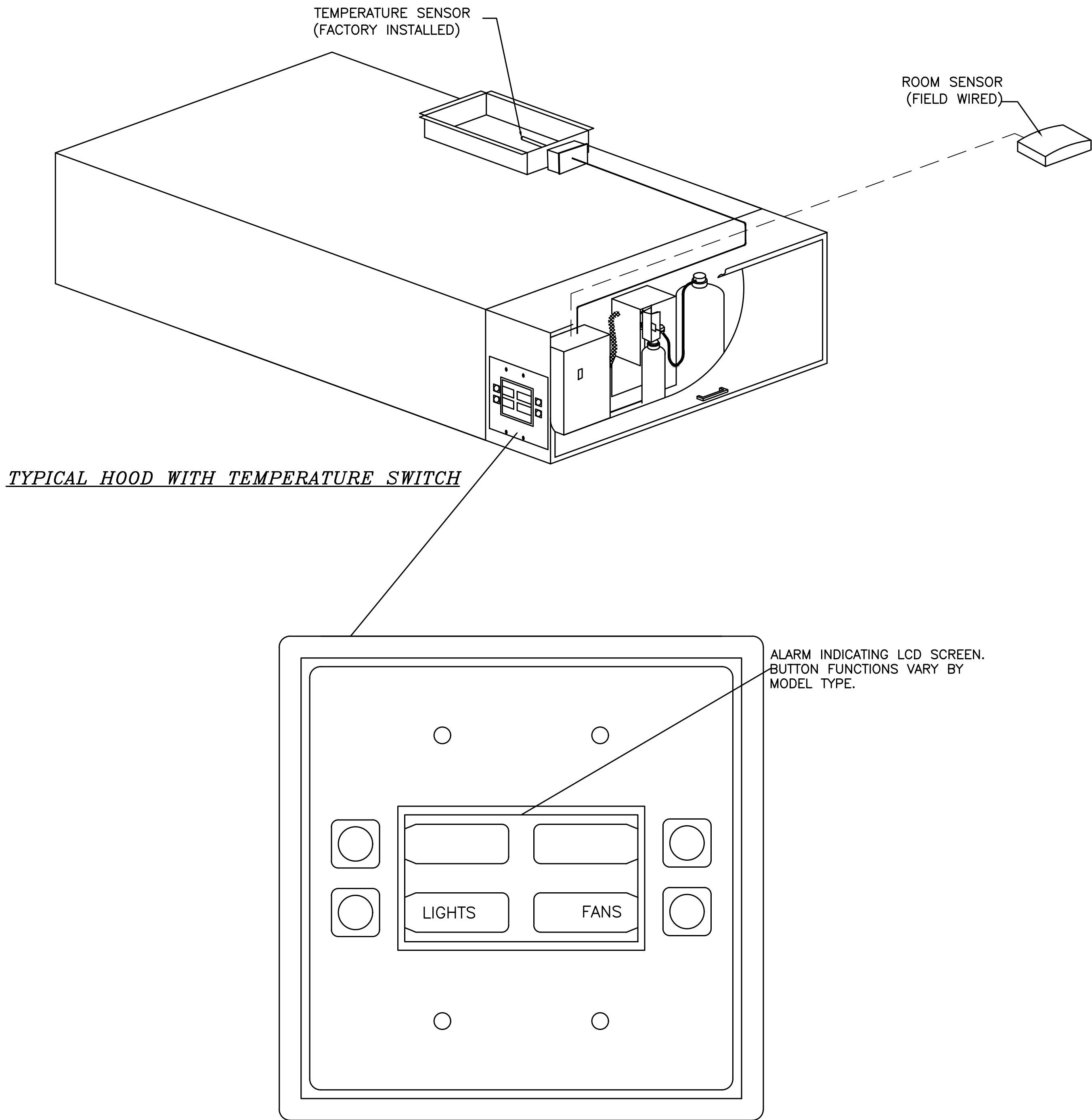
Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: M-202

KITCHEN EXHAUST DETAIL

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED						
				LOCATION	QUANTITY		FAN TAG		TYPE	Φ	H.P.	VOLT	FLA
1		SC-122220FP	Utility Cabinet Right	Utility Cabinet Right	2 Light	Smart Controls Thermostatic Control	KEF-1	Exhaust	1	0.750	115	9.8	
							KSF-1	Supply	1	0.500	115	7.7	
							KEF-1	Exhaust	1	0.750	115	9.8	
							KSF-1	Supply	1	0.500	115	7.7	
			Hood # 1	2 Fan									



The Temperature Sensor Interlock option complies with IMC 2006 507.2.1.1 and NFPA 96 11.1.1 by interlocking with cooking appliances through means of a heat sensor to automatically activate exhaust fans during cooking operations.

REVISIONS	
DESCRIPTION	DATE:
△	
△	
△	
△	
△	

Scream N Nuts
ATLANTA, GA,

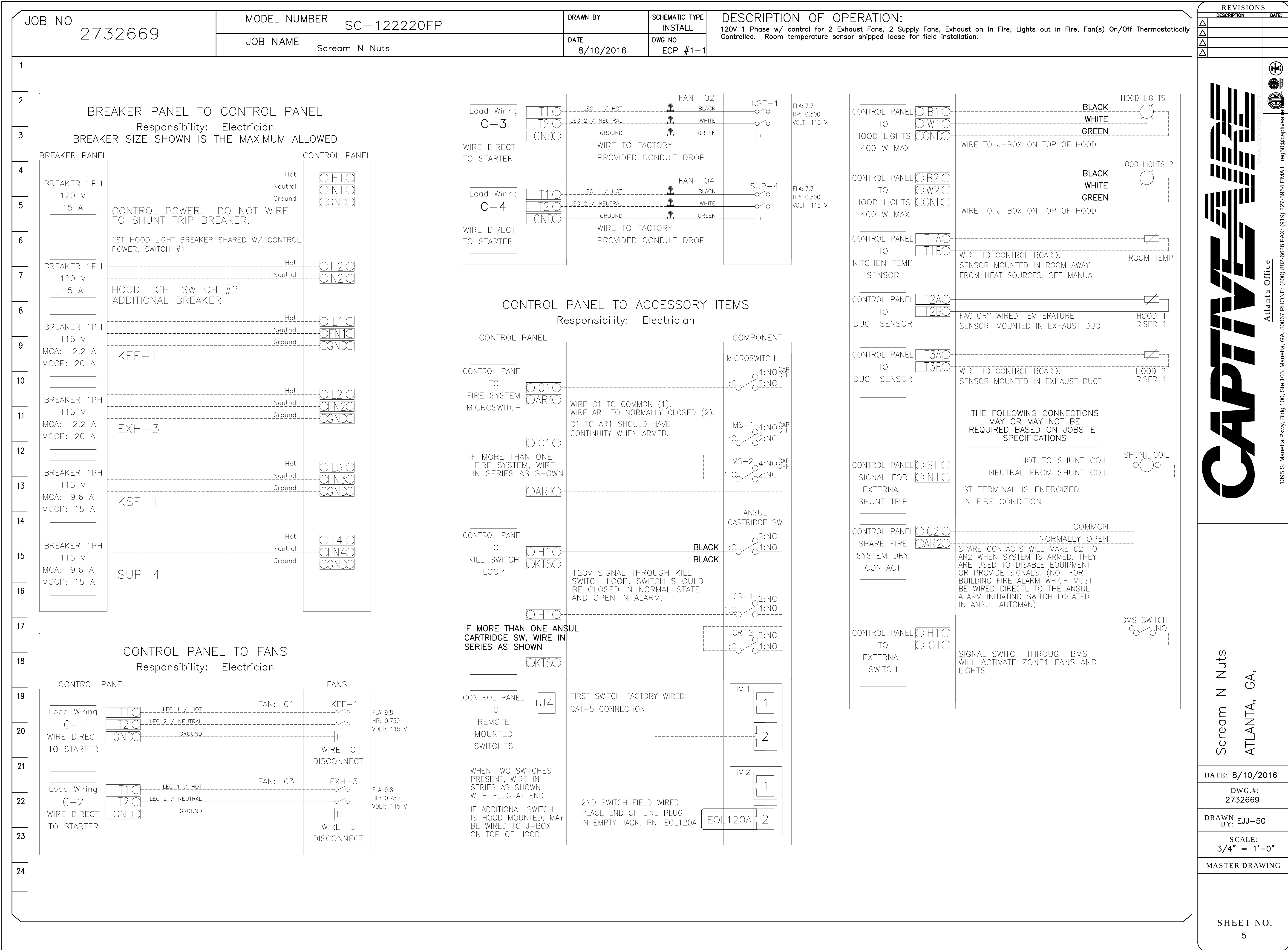


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DATE: 8/10/2016
DWG. #: 2732669
DRAWN BY: EJJ-50
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 4

KITCHEN EXHAUST DETAIL



SYMBOL LEGEND

	GATE VALVE
	BALL VALVE
	CHECK VALVE
	CIRCUIT SETTER/BALANCE VALVE
	UNION
	PUMP
	STRAINER
	FLOOR DRAIN
	FLOOR SINK
	HUB DRAIN
	ROOF DRAIN
	VENT THROUGH ROOF
	WATER METER
	WATER HEATER
	VACUUM RELIEF VALVE
	TEMPERATURE/PRESSURE RELIEF VALVE
	PURGE / DRAIN VALVE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	140°F DOMESTIC HOT WATER
	DOMESTIC RECIRCULATION
	SANITARY
	VENT
	STORM DRAIN
	NATURAL GAS
	PROPANE (LP) GAS
	GREASE DRAIN
	INDIRECT WASTE

PLUMBING SPECIFICATION

- DOMESTIC WATER PIPING:
 - 1" AND SMALLER: PEX WITH MECHANICAL FITTINGS OR TYPE L COPPER WITH SOLDERED JOINTS.
 - 1-1/4" AND LARGER: SCHEDULE 40 CPVC WITH SOLVENT WELDED JOINTS OR TYPE L COPPER WITH SOLDERED JOINTS.
 - PIPING IN EXPOSED AREAS SHALL BE RIGID TYPE. PIPING THAT IS CONCEALED MAY BE RIGID OR FLEXIBLE.
 - ALL HOT WATER, TEMPERED WATER, AND RECIRCULATED WATER PIPING SHALL BE INSULATED. COLD WATER PIPING WHERE SUBJECT TO CONDENSATION SHALL BE INSULATED.
- SANITARY AND STORM WATER PIPING:
 - SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
- CONDENSATE PIPING (AIR CONDITIONING COILS) SHALL BE ANY OF THE FOLLOWING:
 - SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
 - SCHEDULE 40 CPVC WITH SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
 - TYPE L COPPER WITH SOLDERED JOINTS.
 - CLEAR VINYL TUBING FOR PUMPED APPLICATIONS.
- GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
 - WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
 - PRIME COAT: ALKYL ANTI-CORROSIVE METAL PRIMER
 - INTERMEDIATE COAT: EXTERIOR ALKYL ENAMEL MATCHING TOPCOAT.
 - TOPCOAT: EXTERIOR ALKYL ENAMEL - GLOSS SAFETY YELLOW.
- ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES.
- TEST, CLEAN AND DISINFECT WATER DISTRIBUTION PIPING ACCORDING TO AUTHORITIES HAVING JURISDICTION.

GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
- THE CONTRACTOR WILL VISIT THE SITE AND BE FAMILIAR WITH SITE CONDITIONS. NO EQUIPMENT OR MATERIAL IS TO BE ORDERED OR FABRICATED PRIOR TO FIELD VERIFICATION OF ALL MEASUREMENTS, CLEARANCES, POTENTIAL CONFLICTS WITH EXISTING CONDITIONS OR THAT OF OTHER TRADES ON THE JOB.
- 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, (LATEST EDITIONS ADOPTED).
- QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.

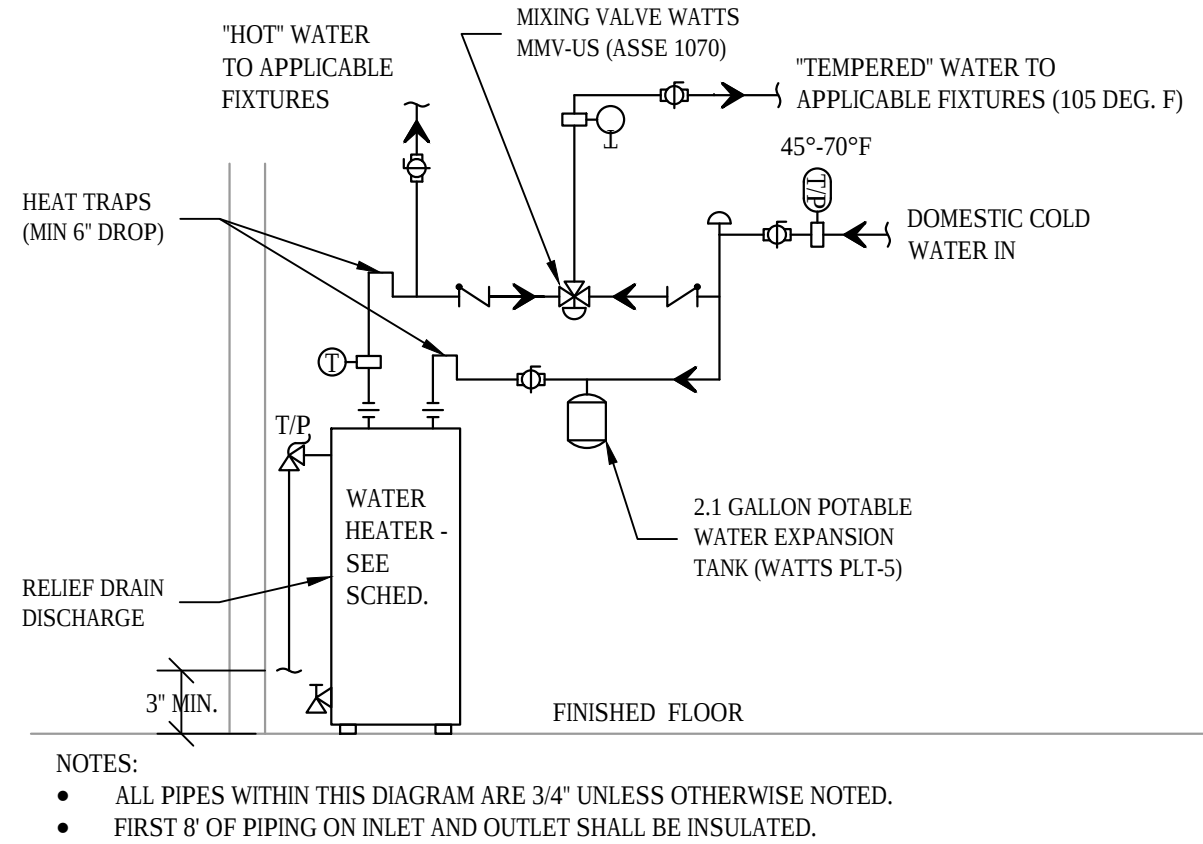
PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	TRAP/ DRAIN	VENT	CONNECTIONS		MAX WATER CONSUMP.	FIXTURE	FAUCETS, VALVES & ACCESSORIES
				HOT	COLD			
	WATER CLOSET - ADA HEIGHT ELONGATED FLOOR MOUNTED FLUSH TANK	3"	2"	--	1/2"	1.0 GPF	AM. STD. 2002.014 CHAMPION EL ADA	OPEN FRONT SEAT
	LAVATORY, WALL-HUNG ADA ACCESSIBLE	1-1/2"	1-1/2"	3/8"	3/8"	0.5 GPM	ZURN Z5344-20X18 VITREOUS CHINA	ZURN Z7440-XL-FC FAUCET INSULATE SUPPLY/TRAP PER ADA REQUIREMENTS
	3" FLOOR DRAIN	3"	1-1/2"	--	--	--	JOSAM 30003-A	JOSAM 88250 TRAP SEAL PRIMER
	4" FLOOR SINK 12X12X6	4"	1-1/2"	--	--	--	JOSAM 49324A-7-X	FULL GRATE w/ 2-1/2" CENTER OPENING / INSIDE CAULK OUTLET

WATER HEATER SCHEDULE

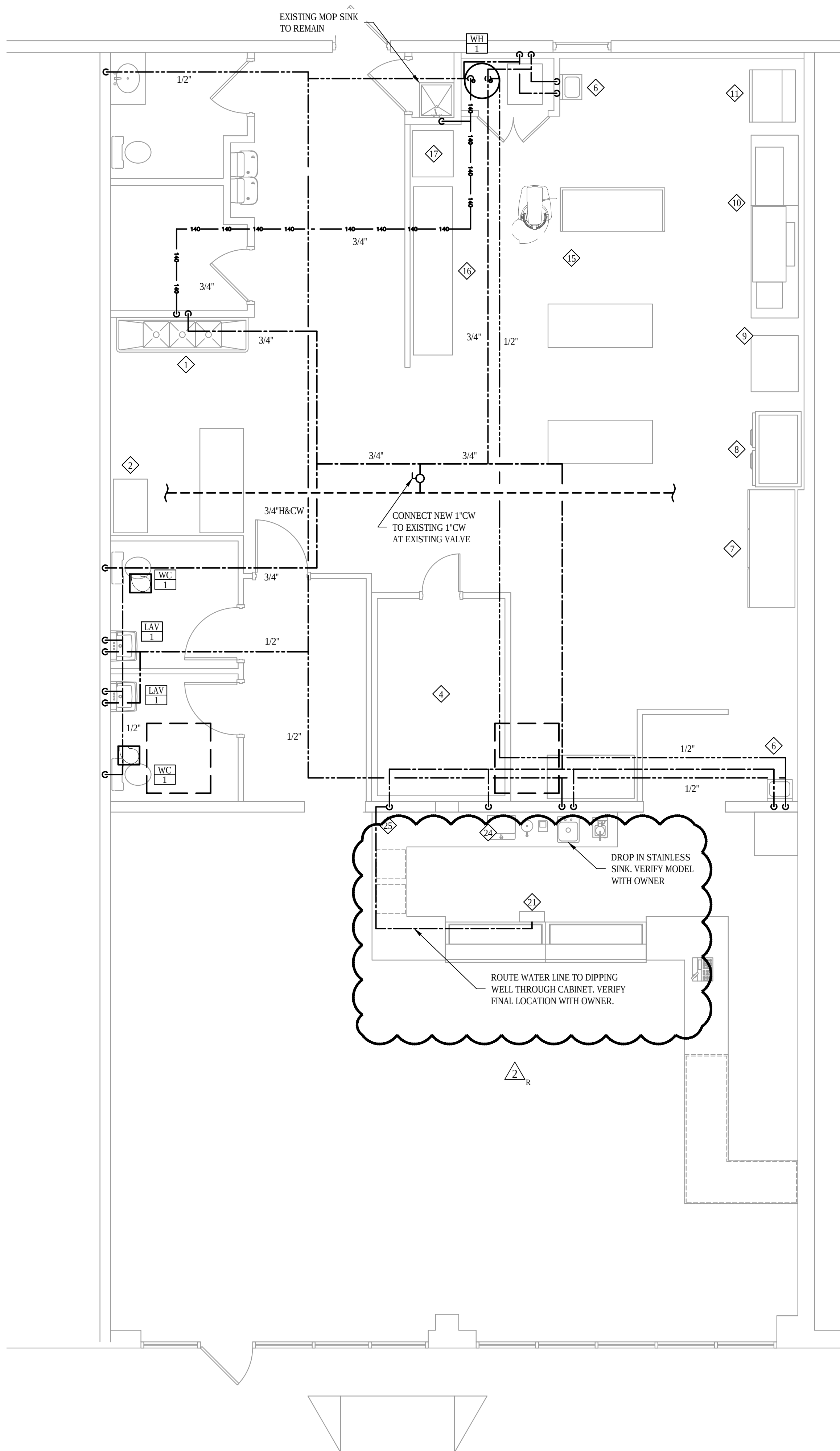
SYMBOL	LOCATION	DESCRIPTION			HEATING SOURCE			ELECTRICAL				BASIS OF DESIGN:
		TYPE	GAL.	TEMP. OUT	GAS MBH	ELEC KW	INDIRECT	VOLTS-Φ	FLA	MCA	MOCP	
	KITCHEN	GAS TANK	50	140°F	76	--	--	120/1	5	5	20	A.O. SMITH BTX-80

Kitchen Equipment Schedule		
Item	Model	Description
1		3 compartment sink
1A	Regeny	Sink faucet and rinse sprayer
2	Emery Thompson 24NW IOC	Ice cream machine
4	Kolpak P7-812-FT	Walk-in freezer (8x12')
6	Advance Tabco 7-PS-68	Hand sink
7	Avantco CFD-3RR	81" 3-door, reach-in refrigerator
8	MasterBlit IHC-48	Blast freezer
9	Belshaw HG18C	Glazer
10	Mark 6	Donut frying robot
	Cooking Performance Group 36-CPGV-6B-S30	
11		6 Burner gas range w/ 30" oven
15	Hobart Legacy HL300	30 Qt Dough mixer
16	LVO SM224-6	Dough sheeter
17	Belshaw EP 18/24	Cabinet Proofer
19		Merchandise Display freezer
21	Nemco 77316-13	Ice cream dipper well and faucet
	Waring VVWCM180	Single waffle cone maker
	Vitamix	Commercial style
22	Ninja Ultima	Blender / food processor
	Waring WSB50	Variable speed heavy duty immersion blender
	Amana RCS10TS	Stackable commercial microwave
23		Burr coffee grinder
24	Rancilio Kryo OD	Espresso machine
24	Rancilio Classe 11	Steam wand for espresso machine
24	Rancilio I	
25	Manitowoc UY-0140A NEO	Air-cooled, undercounter, half-size cube ice machine w/ 90 lb bin
26	TBD	Bar Refrigerator (undercounter)
27	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")
28	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")



2 FLOOR MOUNTED WATER HEATER DETAIL

NOT TO SCALE



1 PLUMBING PLAN - DOMESTIC WATER

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

Scream'n Nuts

Donuts and Ice Cream

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- | | | |
|---|------------|-----------------|
| 1 | 08/24/2016 | REVIEW COMMENTS |
| 2 | 09/12/2016 | REVIEW COMMENTS |

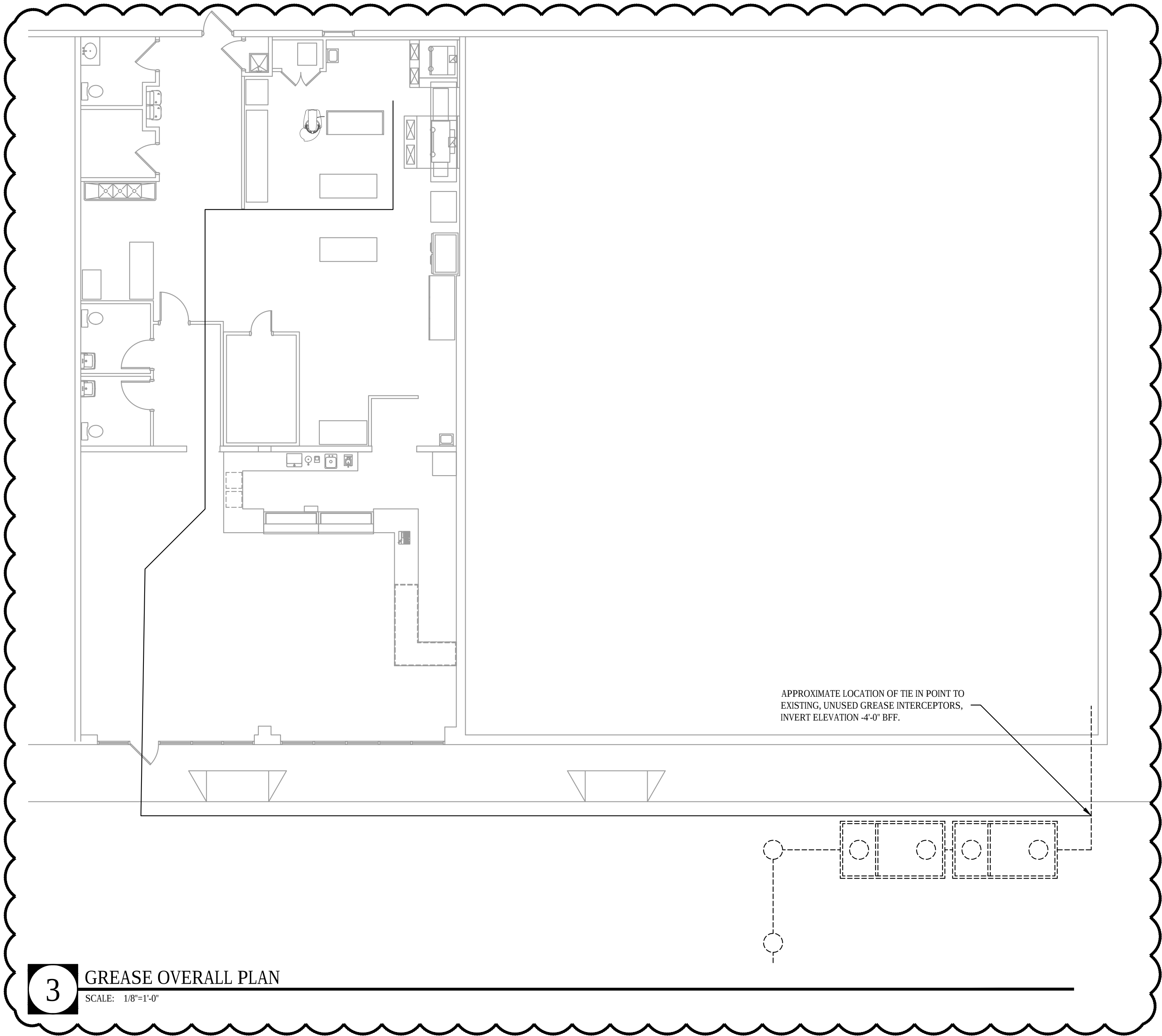
Project Name: **Scream'n Nuts Donuts and Ice Cream**

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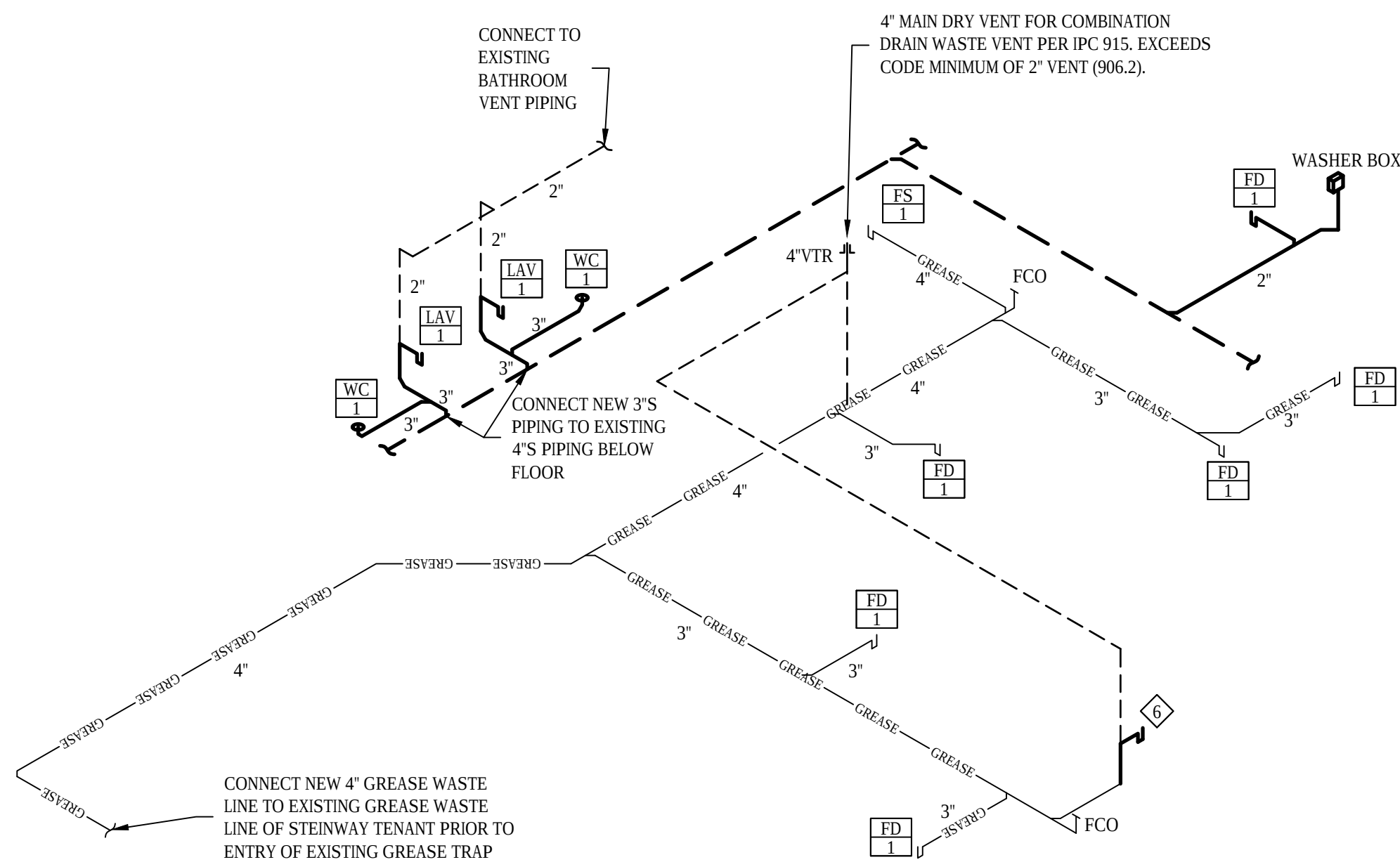
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P-100

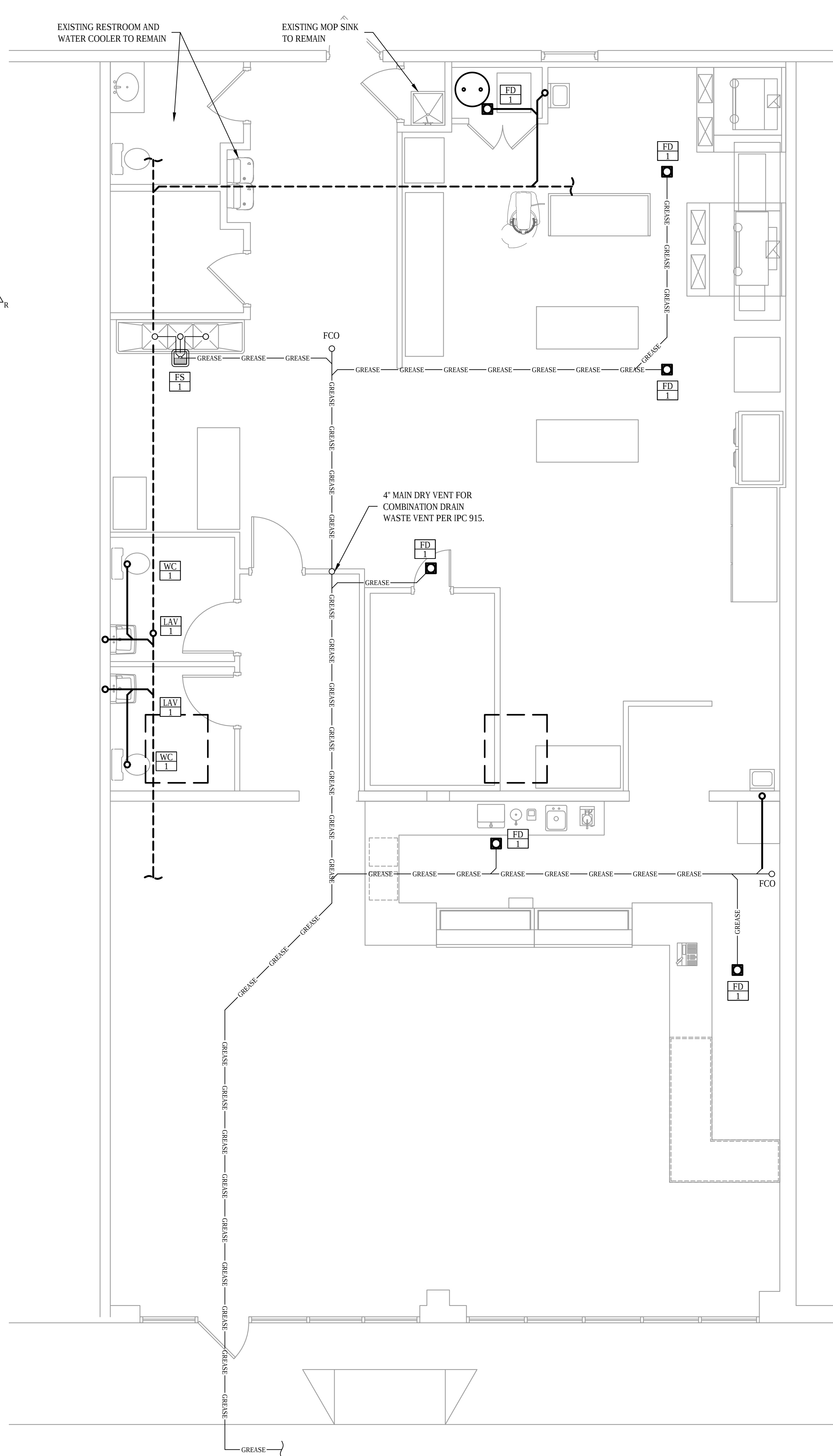
PLUMBING DOMESTIC WATER
PLAN SCHEDULES AND NOTES



3 GREASE OVERALL PLAN
SCALE: 1/8"=1'-0"



2 SANITARY ISOMETRIC
NOT TO SCALE



1 PLUMBING PLAN - SANITARY
SCALE: 1/4"=1'-0"

Scream'n Nuts

Donuts and Ice Cream

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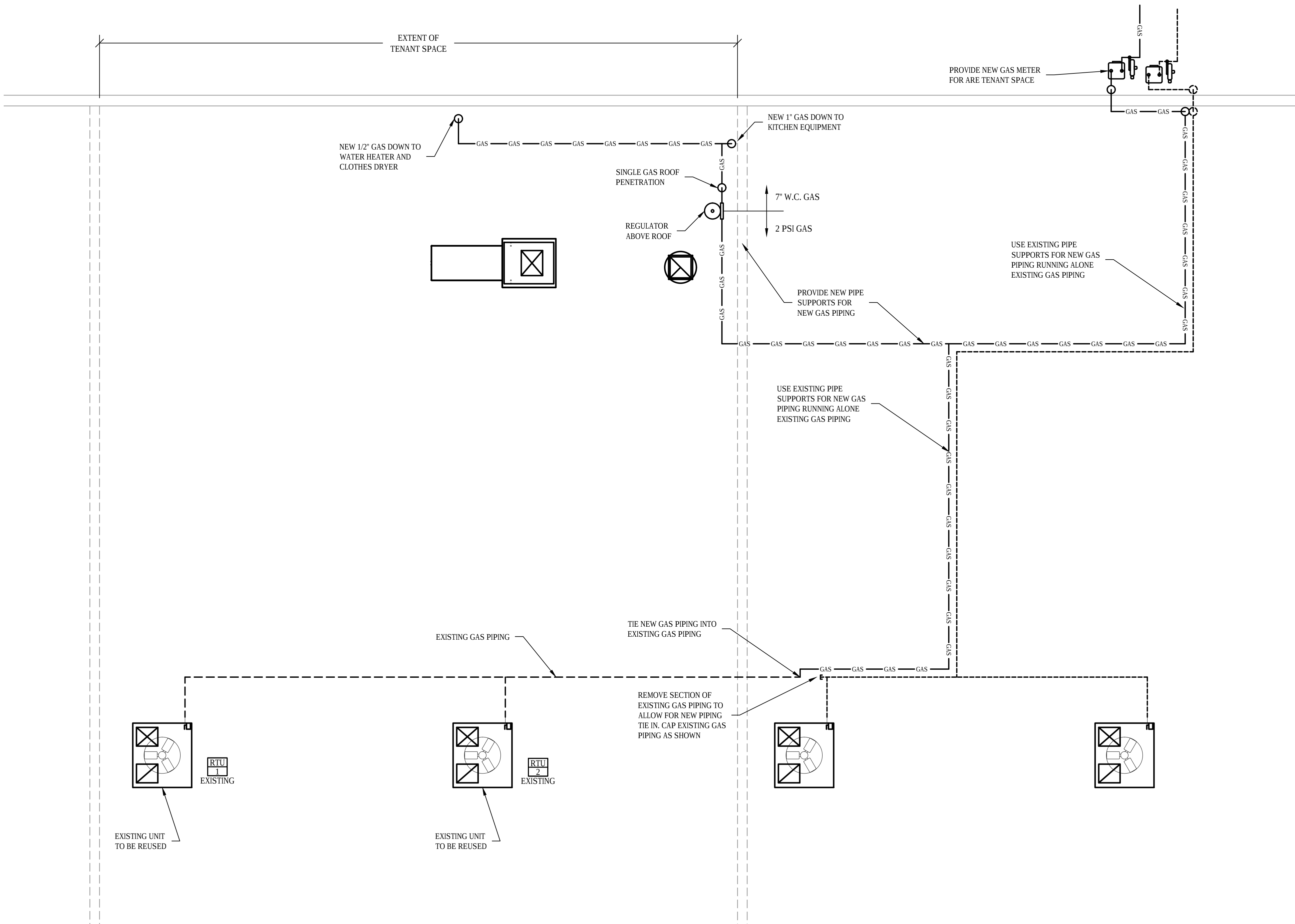
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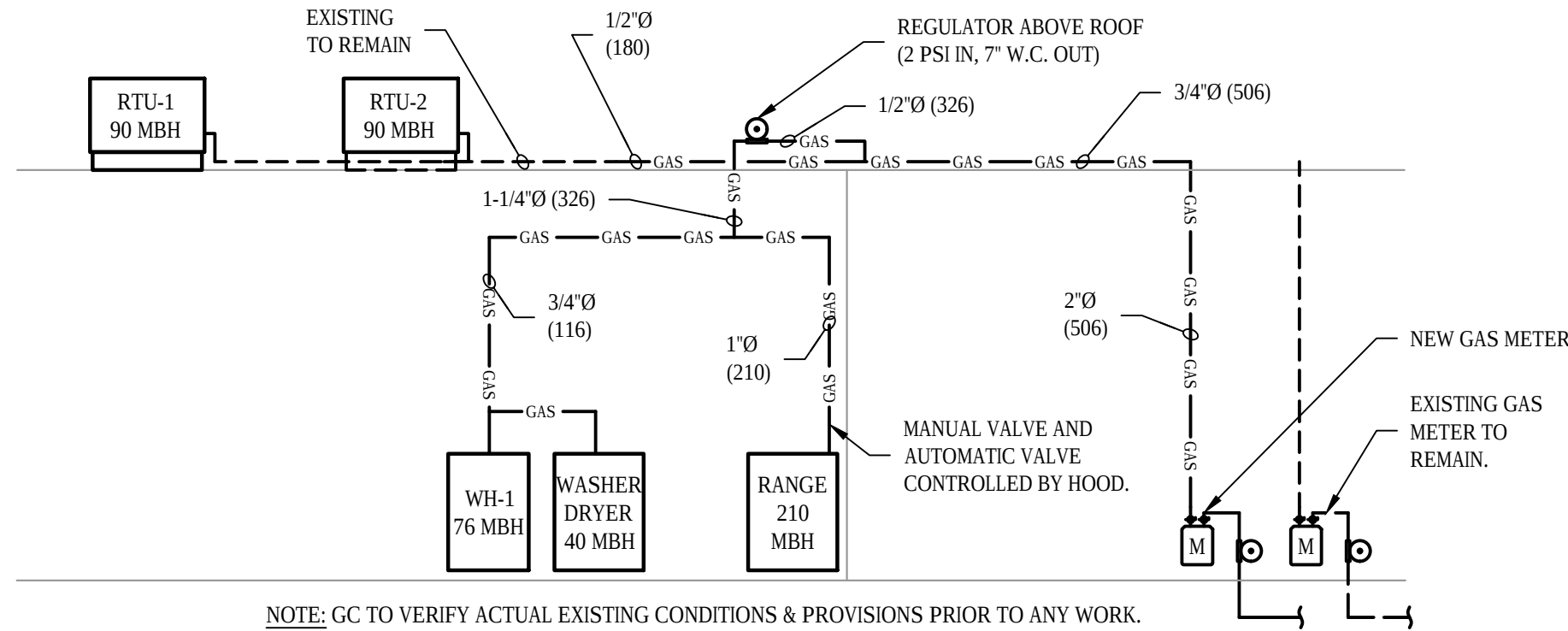
Project Number: **16SNN001**

Sheet Number: **P-101**

PLUMBING SANITARY AND
GREASE WASTE PLANS



1 PLUMBING ROOF PLAN - NATURAL GAS
SCALE: 1/4"=1'-0"

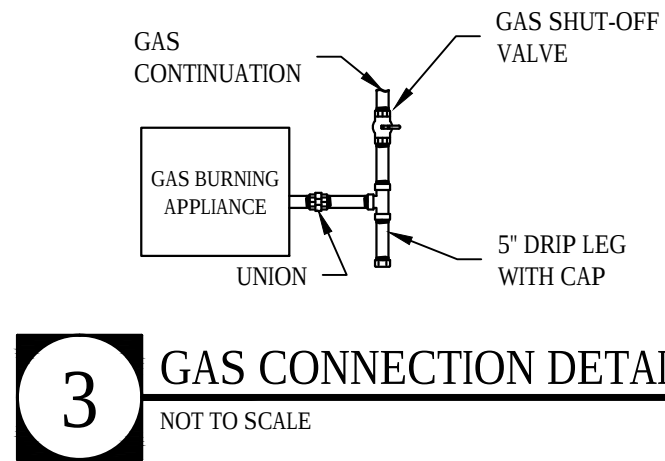


NOTE: GC TO VERIFY ACTUAL EXISTING CONDITIONS & PROVISIONS PRIOR TO ANY WORK.

BEFORE ROOF REGULATOR (2 PSI SYSTEM): NATURAL GAS PIPE SIZING IS BASED UPON IFGC TABLE 402.4(6); 2.0 PSI INITIAL PRESSURE WITH 1.0 PSI PRESSURE DROP AND AN INSTALLED LENGTH OF ~125 FEET FROM EXISTING METER LOCATION TO FURTHEST FIXTURE.

AFTER ROOF REGULATOR (7" W.C. SYSTEM): NATURAL GAS PIPE SIZING IS BASED UPON IFGC TABLE 402.4(2); LESS THAN 2 PSI INITIAL PRESSURE WITH 0.5" W.C. PRESSURE DROP AND AN INSTALLED LENGTH OF ~30 FEET FROM REGULATOR LOCATION TO FURTHEST FIXTURE.

2 NATURAL GAS RISER DIAGRAM
SCALE: 1/8"=1'-0"



3 GAS CONNECTION DETAIL
NOT TO SCALE

Scream'n Nuts

Donuts and Ice Cream

5950 North Point Pkwy
Suite 129
Alpharetta, Georgia 30022

Allen Architecture Design

aad

Keith E. Allen, AIA Architect
4025 Brookview Drive
Cumming, Georgia 30040
678 . 777 . 3107
allenarchdesign.com

PMH ASSOCIATES, INC.

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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions: ISSUED FOR PERMIT

Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: P-200

PLUMBING ROOF PLAN -
NATURAL GAS

LUMINAIRE SCHEDULE

TYPE	SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMP(S)				FIXTURE WATTS	VOLTAGE	DIMMING	MOUNTING/COMMENTS
					QTY	TYPE	COLOR	INSTALLED				
A		COOPER	2GC8-332A-UNV	2'x4' PREMIUM TROFFER	3	32W T8	3500K	FACTORY	95	120	NO	LAY-IN
P		--	--	DECORATIVE PENDANT, SELECTED BY OWNER, PROVIDED AND INSTALLED BY CONTRACTOR	--	--	--	FIELD	--	120	10% 0-10V	SUSPENDED WITH AIRCRAFT HANGING CABLE
T		HALO	HEADS: L8065M-**80-27-AH TRACK: L65MB	LED TRACK LIGHT ON I-CIRCUIT TRACK	-	LED 1000 LUMENS	2700K	FACTORY	12 PER HEAD	120	YES	TRACK PENDANT SUSPENDED TO ALIGN WITH BOTTOM EDGE OF WOOD. **HALF SP(SPOT) HALF NR(NARROW FLOOD)
V		ELK LIGHTING	11592/3 BRISTOL BATH	DECORATIVE VANITY	3	10W SCREW-IN LED	2700K	FIELD	30	120	NO	MOUNTED ABOVE MIRROR
F		KEIL	LED48X6218W	4 FT SURFACE MOUNT	-	LED 2894 LUMENS	3500K	FACTORY	36	120	NO	SURFACE CEILING MOUNT IN COOLER/FREEZER
EM		EMERGI LITE	EL2MRS-LA	SURFACE MOUNT EMERGENCY LIGHT (NO REMOTE)	--	INTEGRAL LED	--	FACTORY	--	120	NO	SURFACE, WALL OR CEILING
EX		EMERGI LITE	ELXN400 RN	LED SELF POWERED EXIT SIGN	-	INTEGRAL LED	-	FACTORY	-	120	NO	WALL MOUNT OR SUSPEND
EXEM		EMERGI LITE	ELXN400R-2 LEDR	COMBO LED SELF POWERED EXIT SIGN AND EMERGENCY LIGHT	-	INTEGRAL LED	-	FACTORY	-	120	NO	WHEN SHOWN ON PLAN WITH REMOTE HEAD (RH), ADD EF44D-LED-WP

LISTED ALTERNATE MANUFACTURERS: COOPER, ACUTY, HUBBLE

PANEL L1		LOCATION: Kitchen	KEY NOTES:
NEW PANEL - FLUSH MOUNTED		FED FROM: Exterior Service Disconnect	1)
120 V / 208 V - 3 PHASE - 4 WIRE		COMMENTS:	2)
INTERIOR: 400 AMP BUS - MAIN LUG ONLY			3)
RATING: 22k SCOR			4)
			5)
		PHASE LOADING	PANEL
		45% 35% 40% 42%	
		LOAD - VA	CKT P (AS)
		A ₀ B ₀ C ₀	
52	LOAD DESCRIPTION	OCPT	P (AS)
50	1	4000	20
50	3	2150	2
50	3	4000	4
50	5	4000	4
50	7	4000	8
50	7	4000	8
50	9	4000	8
50	11	4000	10
50	11	4000	12
20	13	900	14
20	15	1180	16
20	17	1180	16
20	19	680	20
20	21	540	20
20	21	690	22
20	23	1200	24
20	25	1580	24
20	27	1580	26
20	27	1440	28
20	31	0	32
20	33	0	34
20	35	0	36
20	37	1180	38
20	39	3000	40
20	41	2080	42
20	41	0	42
CONNECTED LOAD PER PHASE (WVA)		22.2 19.1 20.1	
DESIGN LOAD PER PHASE (AMPS)		180.1 156.7 161.7	
TOTAL CONNECTED LOAD (WVA): 41			
TOTAL DESIGN LOAD (WVA): 60			
TOTAL CONNECTED AMPS: 170			
TOTAL DESIGN AMPS: 166			

PANEL L2		LOCATION: Kitchen	KEY NOTES:
NEW PANEL - FLUSH MOUNTED		FED FROM: PANEL L1	1)
120 V / 208 V - 3 PHASE - 4 WIRE		COMMENTS:	2)
INTERIOR: 125 AMP BUS - MAIN LUG ONLY			3)
RATING: 22k SCOR			4)
			5)
		PHASE LOADING	PANEL
		23% 15% 10% 16%	
		LOAD - VA	CKT P (AS)
		A ₀ B ₀ C ₀	
52	LOAD DESCRIPTION	OCPT	P (AS)
20	1	1000	1
20	1	1000	2
20	1	1000	4
20	1	1000	4
20	1	1000	5
20	1	1000	8
20	1	1000	8
20	1	1000	10
20	1	1000	10
20	1	1000	12
20	1	1000	14
20	1	1000	16
20	1	1000	16
20	1	1000	18
20	1	1000	20
20	1	1000	22
20	1	1000	24
20	1	1000	26
20	1	1000	28
20	1	1000	30
20	1	1000	32
20	1	1000	34
20	1	1000	36
20	1	1000	38
20	1	1000	40
20	1	1000	42
CONNECTED LOAD PER PHASE (WVA)		3.0 2.5 1.3	
DESIGN LOAD PER PHASE (AMPS)		25.2 18.0 12.5	
TOTAL CONNECTED LOAD (WVA): 6			
TOTAL DESIGN LOAD (WVA): 7			
TOTAL CONNECTED AMPS: 17			
TOTAL DESIGN AMPS: 20			

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS WELL AS THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES.
 - ALL CONDUCTORS SHALL BE COPPER UON. ALUMINUM WILL NOT BE ACCEPTED UNLESS SPECIFICALLY LISTED IN THE FEEDER TABLE.
 - ALL CABLEING 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 CABLEING IN DRY LOCATIONS MAY BE FMC CABLE WITH FULL SIZE GROUNDING CONDUCTOR.
 - ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #12 AWG CU EXCEPT FOR SIGNAL AND CONTROL WIRING UON.
 - 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.
 - EC SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.
 - MULTI-WIRE CIRCUITS (NEUTRAL SHARING) ARE PROHIBITED FROM THE ENTIRE PROJECT UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER.
 - 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.
 - 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.
 - QUESTIONS REGARDING THESE DRAWING SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
 - 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.
 - ELECTRICAL CONTRACTOR SHALL BALANCE THE LOAD IN EACH PANEL TO PROVIDE THE MOST EVEN DISTRIBUTION PRACTICAL.
 - EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCCELL ON, TIMECLOCK OFF ARRANGEMENT, UON.
- EC - ELECTRICAL CONTRACTOR
AFG - ABOVE FINISHED GRADE
UON - UNLESS OTHERWISE NOTED
- AFF - ABOVE FINISHED FLOOR
ETR - EXISTING TO REMAIN

ELECTRICAL LEGEND

	DUPLEX RECEPTACLE (NEMA 5-15/20R) (PANEL "A", CKT "1")
	RECEPTACLE TO BE MOUNTED 6" ABOVE COUNTERTOP
	GFI (GROUND-FAULT CIRCUIT-INTERRUPTING)
	QUAD RECEPTACLE - TWO DUPLEX (NEMA 5-15/20R)
	TELEPHONE JACK (CAT 5 MIN.)
	DATA JACK (CAT 6)
	COMBINATION TELCO + DATA (CAT 5 + CAT 6)
	JUNCTION BOX
	HOMERUN TO PANEL (PANEL "A", CKT "1")
	PANELBOARD
	DISCONNECT
	SINGLE POLE SWITCH, SPECIFICATION GRADE
	SINGLE POLE OCCUPANCY SENSING SWITCH
	3-WAY SWITCH, SPECIFICATION GRADE
	WEATHER-PROOF (RECEPTACLES IN WET LOCATIONS SHALL BE NEMA 3R WITH IN-USE COVERS PER NEC 406.9)
	WP

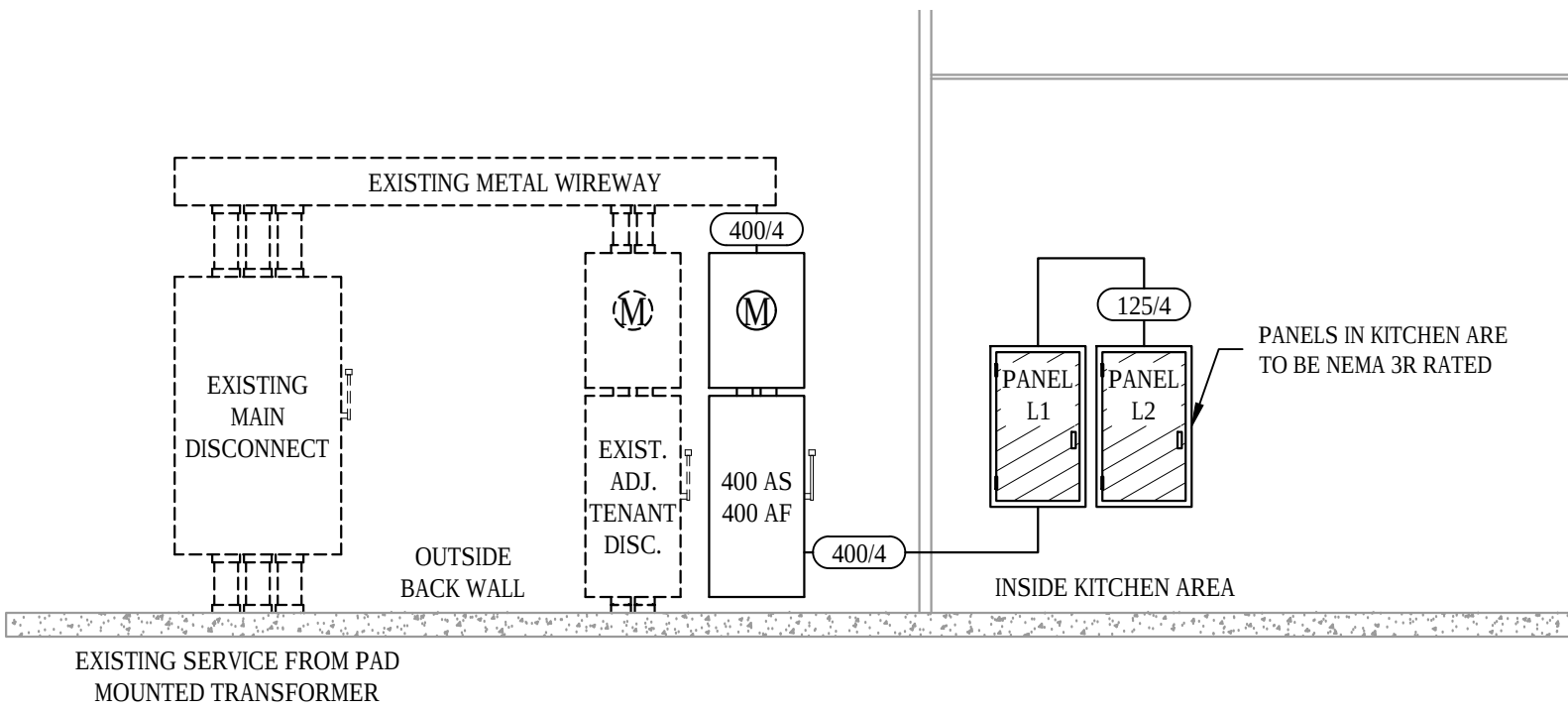
FEEDER TABLE

SIZES BASED ON THHN AND 75° LUGS.

AMPS → 400/4 → Q = QUANTITY OF CONDUCTORS

(1200/4) * = SERVICE FEEDER, NO EQUIPMENT GROUND REQUIRED.

SIZE	COPPER
60Q	(Q)#6 & #10 GND.
70Q	(Q)#4 & #8 GND.
80Q	(Q)#4 & #8 GND.
90Q	(Q)#3 & #8 GND.
100Q	(Q)#3 & #8 GND.
110Q	(Q)#2 & #6 GND.
125Q	(Q)#1 & #6 GND.
150Q	(Q)#1/0 & #6 GND.
175Q	(Q)#2/0 & #6 GND.
200Q	(Q)#3/0 & #6 GND.
225Q	(Q)#4/0 & #4 GND.
250Q	(Q)#4/0 & #4 GND.
300Q	(Q)#3/0 & #4 GND.
350Q	(Q)#500 & #3 GND.
400Q	(Q)#600 & #3 GND.
450Q	2 SETS: (Q)#4/0 & #2 GND. EACH
500Q	2 SETS: (Q)#4/0 & #2 GND. EACH
600Q	2 SETS: (Q)#350 & #1 GND. EACH
700Q	2 SETS: (Q)#500 & #1/0 GND. EACH
800Q	2 SETS: (Q)#600 & #1/0 GND. EACH
1000Q	3 SETS: (Q)#400 & #2/0 GND. EACH
1200Q	3 SETS: (Q)#600 & #3/0 GND. EACH
1600Q	4 SETS: (Q)#600 & #4/0 GND. EACH



Scream'n Nuts

Donuts and Ice Cream

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Allen Architecture Design



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Revisions: ISSUED FOR PERMIT

1 08/24/2016 REVIEW COMMENTS
2 09/12/2016 REVIEW COMMENTS

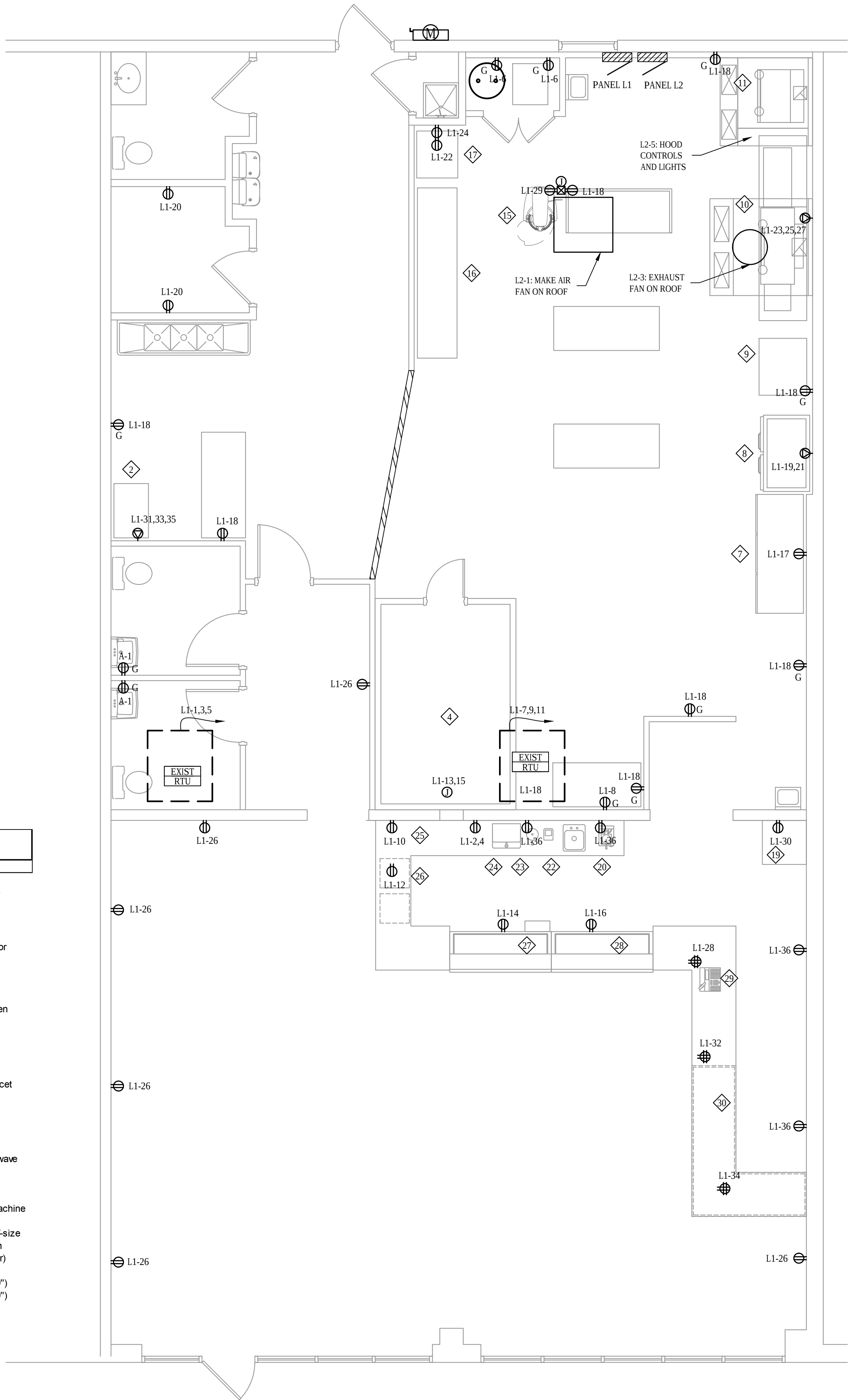
Project Name: Scream'n Nuts Donuts and Ice Cream

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Sheet Number:

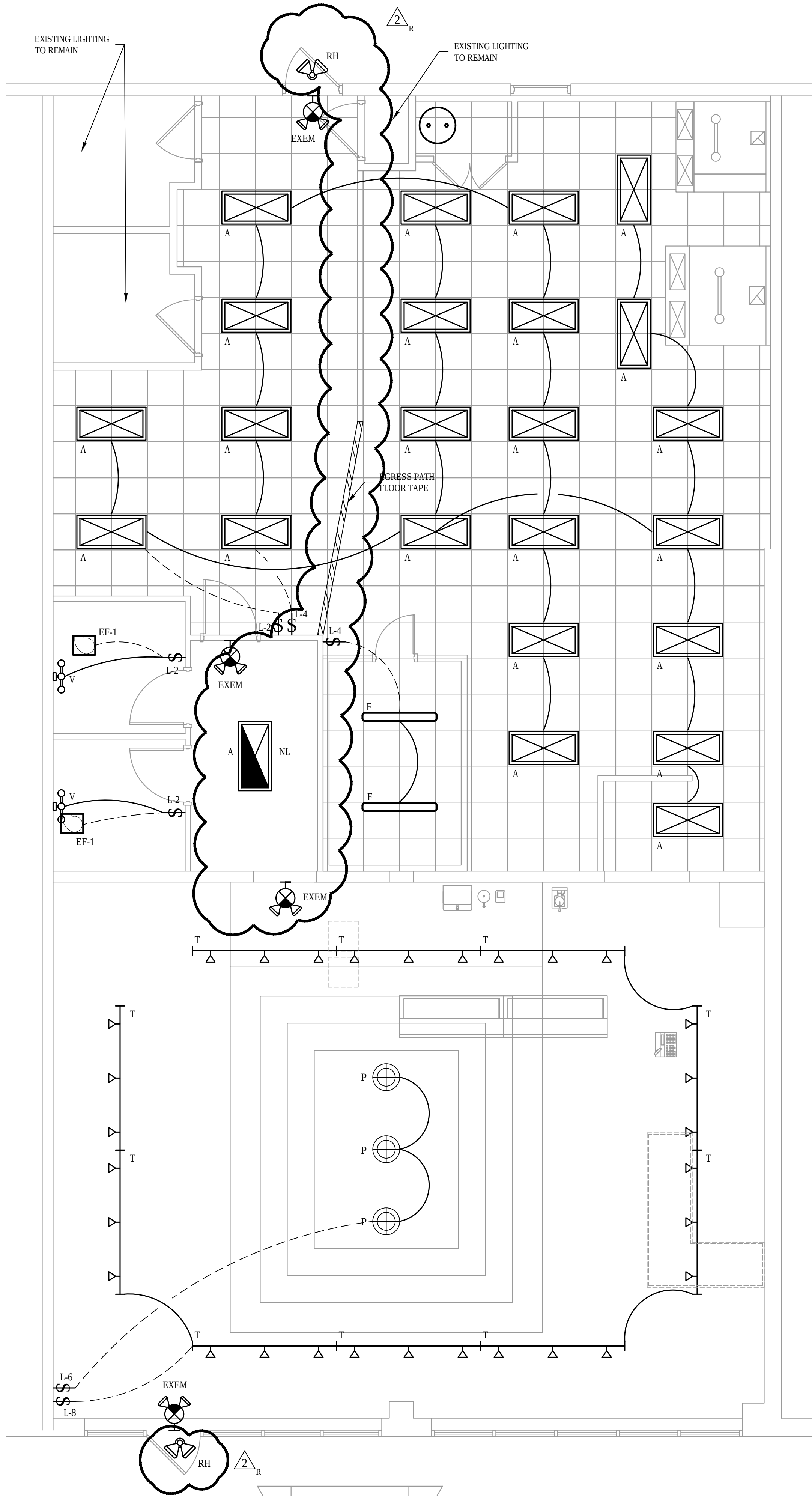
E-100

ELECTRICAL SCHEDULES,
NOTES AND DETAILS



Kitchen Equipment Schedule		
Item	Model	Description
1		3 compartment sink
1A	Regeny	Sink faucet and rinse sprayer
2	Emery Thompson 24NW IOC	Ice cream machine
4	Kolpak P7-812-FT	Walk-in freezer (8'x12')
6	Advance Tabco 7-PS-68	Hand sink
7	Avantco CFD-3RR	81" 3-door, reach-in refrigerator
8	MasterBlit IHC-48	Blast freezer
9	Belshaw HG18C	Glazer
10	Mark 6	Donut frying robot
	Cooking Performance Group 36-CPGV-6B-S30	
11		6 Burner gas range w/ 30" oven
15	Hobart Legacy HL300	30 Qt Dough mixer
16	LVO SM224-6	Dough sheeter
17	Belshaw EP 18/24	Cabinet Proofer
19		Merchandise Display freezer
21	Nemco 77316-13	Ice cream dipper well and faucet
20	Waring WWCW180	Single waffle cone maker
	Vitamix	Commercial style
22	Ninja Ultima	Blender / food processor
	Waring WSB50	Variable speed heavy duty immersion blender
	Amana RCS10TS	Stackable commercial microwave
23	Rancilio Kryo OD	Burr coffee grinder
24	Racikio Classe 11	Espresso machine
24	Rancilio I	Steam wand for espressor machine
25	Manitowoc UY-0140A NEO	Air-cooled, undercounter, half-size cube ice machine w/ 90 lb bin
26	TBD	Bar Refrigerator (undercounter)
27	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")
28	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")

2 ELECTRICAL POWER PLAN
SCALE: 1/4"=1'-0"



1 ELECTRICAL LIGHTING PLAN
SCALE: 1/4"=1'-0"

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Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

1	08/24/2016	REVIEW COMMENTS
2	09/12/2016	REVIEW COMMENTS

Project Name: **Scream'n Nuts Donuts and Ice Cream**

Project Number: **16SNN001**

Sheet Number:

E-101

ELECTRICAL PLANS

PUBLIC HEARING APPLICATION

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Russ Sutton

Telephone: 404-277-4197

Address: 78 Dawson Village Way North

Suite: 140

City: Dawsonville

State: GA

Zip: 30534

Fax: _____

Mobile Tel: 404-277-4197

Email: russ@teammonolith.com

Subject Property Information:

Address: 4915 Windward Parkway, Suite 100

Current Zoning: C-1

District: 2

Section: 2

Land Lot: 1049

Parcel ID: 22 511010490498

Proposed Zoning: C-1

Current Use: Vacant space. Prior tenant was hair salon user.

This Application For (Check All That Apply):

☒ Conditional Use

☒ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

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

Occupy suite 100 at 4915 Windward Parkway, 3,242 SF, as a new location for Cutter's Cigar Emporium. Will feature cigar humidor for retail sales, along with high end tobacco accessories. There will also be a smoking lounge area and spirits tasting area at the bar as shown on the floor plan.

Applicant's Request (Please itemize the proposal):

1. Amend Master Plan to allow cigar/tobacco use
2. Obtain conditional use permit as required by City zoning ordinance

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

Cutters Cigar Emporium was founded in 2012 as a premium cigar retailer and smoking lounge. Our location at 5530 Windward Parkway opened in June of 2012. Our inside and outside lounge serves about 30 people. In December of 2015 we acquired an alcohol by the drink permit. Our customers have the option to enjoy a glass of wine, beer, or scotch with their cigar.

Revenues in 2016 will be approximately \$925,000.00. Only 10% of that is alcohol; the rest is premium cigars and accessories. With our continued growth; we are pursuing the relocation of Cutters Cigar Emporium to a bigger location that will provide additional space for walk in cigar humidor; club room, and smoking lounge and outside patio.

Cutters has become a destination cigar store and lounge. We believe that we provide the City of Alpharetta a great representation of a high end place to relax, socialize, network, and enjoy fine cigars and spirits.

11.21.16

PROPERTY OWNER AUTHORIZATION

MP-17-03/CU-17-02

City of Atlanta - City of Atlanta Emporium

Property Owner Information:

Contact Name: Penn Hodge

Telephone: 404-788-6146

Address: 131 Roswell Street

Suite: B201

City Alpharetta

State: GA

Zip: 30009

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Russ Sutton

Telephone: 404-277-4197

Address: 78 Dawson Village Way North

Suite: 140

City Dawsonville

State: GA

Zip: 30534

So Sworn and Attested:

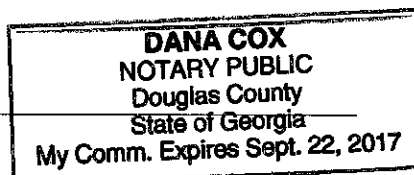
Owner Signature: _____

Date: 11/17/16

Notary:

Notary Signature: _____

Date: 11/17/16



11.21.16

DISCLOSURE FORM

MP-17-03/CU-17-02

Cutter's Cigar Emporium

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: Russ Sutton

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:

11/18/16

11.21.16

Cutter's Cigar Emporium

DISCLOSURE FORM

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Name of Applicant or Opponent:

Penn Hodge

Subject Public Hearing Case:

Cutter's Cigars - 4915 Windward Pkwy

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:

David Belle Isle

Position:

Mayor

Description of Contribution:

general donation

Value:

\$1,000.00

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

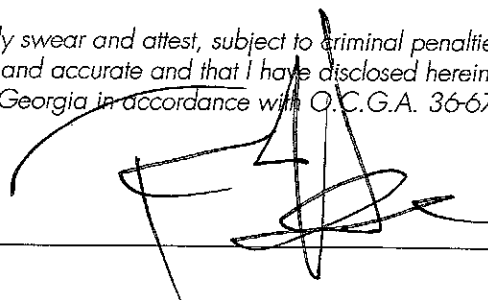
Description of Contribution:

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:

11/22/16

How will this proposal be compatible with surrounding properties?

Cutter's will be compatible with surrounding food and retail spaces

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

N/A

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

Yes, with Conditional Use Permit

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

None

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

None

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

Compatible with surrounding properties as mercantile/retail use

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

N/A

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.

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: Cutter's Cigar Emporium

Contact Name: Dana Cox

Telephone: 678-990-0711

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 separate sheet attached

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

- | | |
|--|---|
| ☒ 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.

Individuals will be given the Property Owner's contact info, including phone and email, by which they may contact and address any questions or concerns on the proposal

11.21.16

MP-17-03/CU-17-02
Cutter's Cigar Emporium

Parcel	Property Owner	Property Address	Mailing Address	City	State	Zip
22 512011120738	Providence Bank	4955 Windward Parkway	4955 Windward Parkway	Alpharetta	GA	30004
22 512011110721	Lowes Home Centers, Inc	4925 Windward Parkway	1000 Lowe's Blvd	Mooreville	NC	28117
22 512011120647	KMD Alpharetta, LLC	4975 Windward Parkway	2424 N Federal Highway #454	Boca Raton	FL	33431
22 511010491728	Windward Professional Pavillion, LLC	4895 Windward Parkway	4895 Windward Parkway, Suite 200	Alpharetta	GA	30004
22 512011120357	Windward Commons, Inc	12870 Highway 9	500 N Dearborn St, Suite 400	Chicago	IL	60654
22 512011120688	First Union National Bank	12830 North Main St	PO Box 2609	Carlsbad	CA	92018
22 511010500130	Dona Jean Mullinax	12975 Cogburn Road	12975 Cogburn Road	Alpharetta	GA	30004
22 511010500072	Scott and Ruth Crider	12985 Cogburn Road	12985 Cogburn Road	Alpharetta	GA	30004
22 511010490480	Fulton Greens Limited Partnership, LLC		6892 S YOSEMITE CT STE 2-105	Centennial	CO	80112
22 511010501815	ALI RAMEEZ SULTAN &	2715 AUGERON CT	2715 AUGERON CT	ALPHARETTA	GA	30004
22 511010501906	CHILUVURI VENKATARAMA S &	2690 AUGERON CT	2690 AUGERON CT	ALPHARETTA	GA	30004
22 511010501997	COGBURN WALK HOMEOWNERS ASSOCIATION INC	2620 AUGERON CT	8800 ROSWELL RD BLDG/STE B100	SANDY SPRINGS	GA	30350
22 511010501989	D R HORTON INC	2610 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501955	D R HORTON INC	2640 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501948	D R HORTON INC	2650 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501880	D R HORTON INC	2710 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501856	D R HORTON INC	2750 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501849	D R HORTON INC	2745 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501765	D R HORTON INC	2615 AUGERON CT	8200 ROBERTS DR SUITE 100	SANDY SPRINGS	GA	30350
22 511010501773	DHANARAJUPALI ANANDA BABU &	2625 AUGERON CT	31021 GARDNER DR	ALPHARETTA	GA	30009-2167
22 511010501799	DIXON SUSAN A &	2695 AUGERON CT	2695 AUGERON CT	ALPHARETTA	GA	30004
22 511010501864	DONIPARTHI HEMA N & NALLNIKRISHNA K	2740 AUGERON CT	1200 S BENTLEY CREEK DR	ALPHARETTA	GA	30004
22 511010501914	DOSHI SNEHAL H &	2680 AUGERON CT	10 FURLONG DR	MILLSTONE TWP	NJ	8535
22 511010501898	DYER SEAN N	2700 AUGERON CT	2700 AUGERON CT	ALPHARETTA	GA	30004
22 511010501963	JONNALAGADDA YASWANTH K	2630 AUGERON CT	2630 AUGERON CT	ALPHARETTA	GA	30004
22 511010501872	KHAN HASAN NEWAZ & FARHANA SHARITA	2730 AUGERON CT	2703 AUGERON CT	ALPHARETTA	GA	30004
22 511010501823	MANTENA SUDHEER &	2725 AUGERON CT	2725 AUGERON CT	ALPHARETTA	GA	30004
22 511010501922	MELIANI KARIM &	2670 AUGERON CT	2670 AUGERON CT	ALPHARETTA	GA	30004
22 511010501831	ONUIGBO SUNNY	2735 AUGERON CT	2735 AUGERON CT	ALPHARETTA	GA	30004
22 511010501807	PRIVALOVA STACY	2705 AUGERON CT	2705 AUGERON CT	ALPHARETTA	GA	30004
22 511010501971	RAHMAN MOHAMMED &	2620 AUGERON CT	7985 HIGHLAND BLF	ATLANTA	GA	30328
22 511010501930	SANNA MATTHEW &	2660 AUGERON CT	2250 ASHTON DR	ROSWELL	GA	30076
22 511010501781	UGUR AHMED V	2685 AUGERON CT	2585 AUGERON CT	ALPHARETTA	GA	30004

EXHIBIT "B"
PROPERTY/LEGAL DESCRIPTION

All that part or parcel of land lying and being in Land Lots 1049 and 1112 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia being more particularly described as follows:

Beginning at the West lot corner common to Land Lots 1049, 1050, 1111 and 1112 and running thence along said lot line westward to Land Lots 1049 and 1050 North 00° 07' 34" East 62.17 feet to an iron pin; thence depart said lot line and run North 45° 00' 00" East 370.43 feet to an iron pin; run thence South 50° 00' 00" East 76.21 feet to an iron pin on the westerly right-of-way of Winwood Parkway Extension (right-of-way running) run thence along said right-of-way South 00° 00' 12" East 134.99 feet to an iron pin; thence continue along said right-of-way along an arc of curve to the left an arc distance of 151.66 feet, said arc having a radius of 1,207 feet and being subtended by a chord having a bearing and distance of South 11° 29' 37" East 157.93 feet to a nail; thence depart said right-of-way and run South 74° 47' 52" West 357.85 feet to an iron pin; run thence North 89° 47' 38" West 25.23 feet to an iron pin; run thence North 60° 09' 44" West 56.09 feet to an iron pin and the TRUE PLACE OR POINT OF BEGINNING.

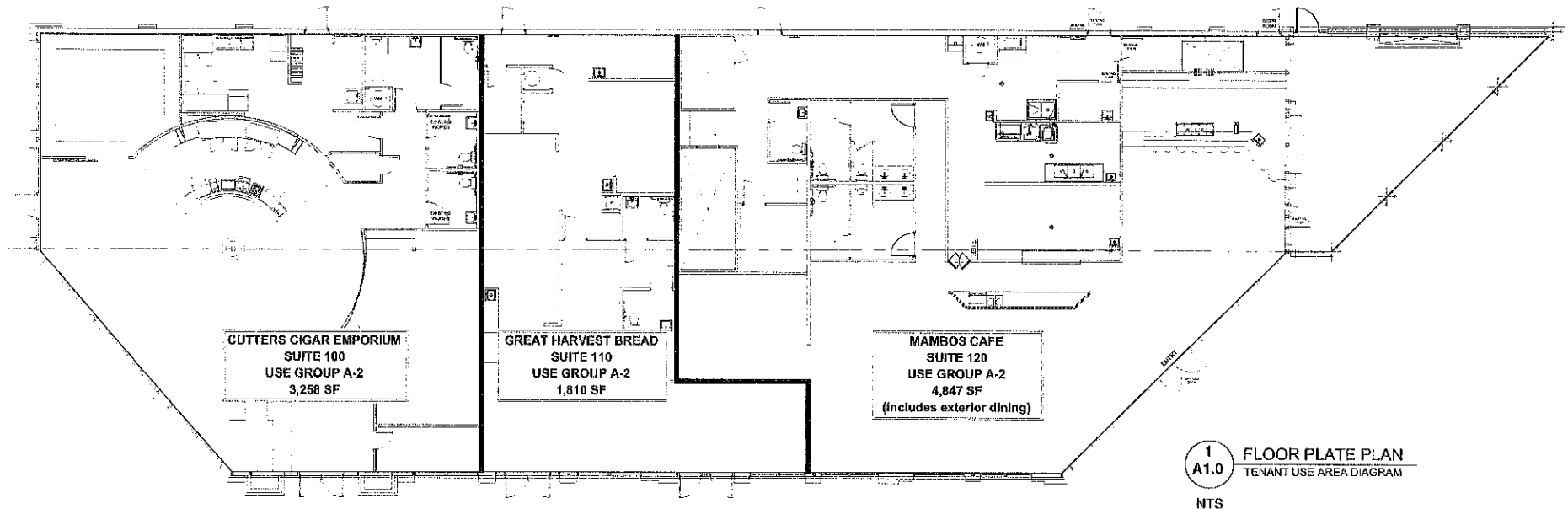
Said property contains 7.019 acres as per survey by LandPro Surveying and Mapping, Inc. for Title Title Mortgage Company, et al., certified by James H. Rader DLSN 3071, dated October 10, 2007.

TOGETHER WITH easement rights arising under Reciprocal Access Easement Agreement dated March 11, 2000 between Fulton County Limited Partnership and Fulton Winwood Georgia, III, LLC, recorded in Deed Book 21717, Page 117, Fulton County, Georgia records.

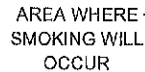
ALSO TOGETHER WITH easement rights arising under Easement Agreement dated October 23, 2007 between Fulton County Limited Partnership and Spinsky Retail, LLC recorded in Deed Book 21717, Page 256, Fulton County, Georgia records.

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Cutter's Cigar Emporium



MP-17-03/CU-17-02
Cutter's Cigar Emporium



1
A1.0 PARTITION PLAN
Schematic Floor Plan
1/4"

Synthetic	Description:	Size:
	FIRE EXTINGUISHERS PER IFC, NFPA, & LSC	2-A / 10-BC
	CLASS K FIRE EXTINGUISHER SHALL BE WITHIN 30 FEET TRAVEL DISTANCE OF ALL COOKING SURFACES PER NFPA 10, SEC. 8.7, 2002 EDITION	5A/10 P (P) OF ALPHABET P (P) ANNUAL

[illegible]

DRAWING
A1.0

Post-ale Partner 12/17/2016 Thu 08:01:05 020 CHAIRMAN 163 16164622000

11.21.16

MP-17-03/CU-17-02

Cutter's Cigar Emporium

CUTTER'S CIGAR EMPORIUMSuite 100 | 4915 Windward Parkway
Alpharetta Ga 30004**MECHANICAL | VENTILATION SYNOPSIS**

In reference to ePlan submittal BC2016-058 for Cutters Cigar Emporium located in suite 100 of 4915 Windward Parkway, heating, cooling, and ventilation system is comprised of the following items:

- (1) Existing 5 Ton Packaged Heat Pump Unit
- (1) Existing 6 Ton Packaged Heat Pump Unit
- (2) Existing 75 CFM Restroom Exhaust Fans
- (1) Existing 1,500 CFM Smoking Area Exhaust Fan
- (1) New 150 CFM Restroom Exhaust Fan
- (5) New 1,200 CFM Ceiling Mounted Commercial HEPA Filter | Media Air Cleaner | Smoke Filtration

A total of 1,918 CFM (cubic feet per minute) of outdoor ventilation air is provided into the space with total exhaust of 1,950 CFM.

The mechanical design as submitted and approved is based upon IMC Table 403.3 and the following language of section 403.3;

“With the exception of smoking lounges, the ventilation rates in Table 403.3 are based on the absence of smoking in occupiable spaces. Where smoking is anticipated in a space other than a smoking lounge, the ventilation system serving the space shall be designed to provide ventilation over and above that required by Table 403.3 in accordance with accepted engineering practice.”

As such the Airflow Rate in breathing zone has been increased by 33% from 7.5 CFM per person (absence of smoking) to 10 CFM per person (smoking – over and above IMC 403.3) with a “bar, Cocktail Lounge” use classification. This use classification reflects the way the tenants smoking area is used and is in line with the final determination of the fire marshal to classify this space as an A-2 assembly use (restaurants, bars, taverns).

REQUIRED OUTDOOR VENTILATION AIR						
BASED ON INTERNATIONAL MECHANICAL CODE - 2012						
SECTION 403 MECHANICAL VENTILATION TABLE 403.3						
403.3.1 BREATHING ZONE OUTDOOR AIR FLOW $V_{bz} = R_p P_p + R_a A_z$						
SPACE	UNIT	SF AREA (A_z)	PEOPLE OUTDOOR AIRFLOW RATE (R_p)	PEOPLE (P_p)	AREA OUTDOOR AIRFLOW RATE (R_a)	TOTAL CFM
CLUB ROOM*	RTU-1	297 SF	* 10 CFM / Person *	30	0.18 CFM / SF = 53.28	353.28
BAR AREA SMOKING*	RTU-1	417 SF	* 10 CFM / Person *	42	0.18 CFM / SF = 75.06	495.06
SERVER AREA	RTU-1	346 SF	7.5 CFM / Person	6	0.12 CFM / SF = 41.52	86.52
HUMIDOR	RTU-1	178 SF	7.5 CFM / Person	3	0.12 CFM / SF = 21.36	43.86
BAR AREA SMOKING*	RTU-2	617 SF	* 10 CFM / Person *	62	0.18 CFM / SF = 111.06	731.06
RETAIL AREA*	RTU-2	493 SF	* 10 CFM / Person *	8	0.12 CFM / SF = 59.16	139.16
OFFICE	RTU-2	85 SF	5 CFM / Person	1	0.06 CFM / SF = 5.1	10.1
HUMIDOR	RTU-2	233 SF	7.5 CFM / Person	4	0.12 CFM / SF = 27.96	57.96
TOTAL GROSS OUTSIDE AIR @ RTU-1						979 CFM
TOTAL GROSS OUTSIDE AIR @ RTU-2						939 CFM
1. Table 403.3 Requires 5 People / 1,000 SF At 5 CFM Per Person & 0.06 CFM / SF (Office Spaces) 2. Table 403.3 Requires 15 People / 1,000 SF At 7.5 CFM Per Person & 0.12 CFM / SF (Retail Sales) 3. Table 403.3 Requires 100 People / 1,000 SF At 7.5 CFM Per Person & 0.18 CFM / SF (Bar, Cocktail Lounge)						
Indicates increased ventilation system capacity over and above that required by table 403.3 in anticipation of smoking in occupied spaces not classified as a smoking lounge. IMC 403.3 Outdoor Air Flow Rate						

4
M-1 **VENTILATION AIR REQUIREMENTS**
Outside Air Calculations Per 2012 IMC 403.3

NTS