



DESIGN REVIEW BOARD FEBRUARY 18, 2022

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 21, 2022

VIII. PUBLIC HEARING

1. DRB220005 Nauti Dog Grill 10 North Broad St
review signage and exterior changes
2. DRB220004 Chuck E Cheese 925 North Point Dr
review exterior changes
3. DRB220007 SJ Market Holdings 241 South Main St
review exterior changes
4. DRB220006 The Bailey 2650 Northwinds Pkwy
review new construction

IX. ADJOURNMENT



Design Review Board Meeting
January 21, 2022
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

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 Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

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

II. SWEARING-IN OF TERESA RHODES AND PAT CORKILL

- Mike Stacy, the City attorney, swore in Board Members Teresa Rhodes and Pat Corkill to serve on the Design Review Board.

III. WORKSHOP

- Chairman Kramer called the meeting to order at 8:38 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for January 21, 2022.
- Chairman Kramer adjourned the workshop at 9:03 and called for a short recess.

IV. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:08 a.m.

V. ELECTION OF THE CHAIR AND VICE-CHAIR

- ❖ Board Member Schwing offered a motion to nominate Board Member Kramer as Chair of the Design Review Board.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to nominate Board Member Schwing as Vice-Chair of the Design Review Board.
 - The motion was seconded by Board Member Palmer.
 - The motion was approved unanimously (7-0).

VI. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Frank Schwing, Vice-Chair
 - Pat Corkill
 - Teresa Rhodes

- Richard Owens
- Holly Palmer
- Katie Rocco
- Tom Lecain, Alternate (did not vote)
- **Design Review Board Members absent:**
 - Kim Matherly, Alternate
- **Staff**
 - Bret Schroeder, Code Enforcement Officer
 - Alexandra Callum, Planning + Zoning Coordinator

VII. PLEDGE TO THE FLAG

VIII. ITEMS FROM STAFF

IX. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from November 19, 2021.

- ❖ Board Member Owens offered a motion to approve the November 19, 2021 minutes, contingent on the conditions and corrections presented.
 - Board Member Rocco seconded the motion.
 - The motion was approved 6-0-1, with Board Member Rhodes recusing herself because she was not at the November meeting.

B. Approval of the Design Review Board Meeting Minutes from December 10, 2021.

- ❖ Board Member Palmer offered a motion to approve the December 10, 2021 meeting minutes, subject to changes.
 - Board Member Rocco seconded the motion.
 - The motion was approved 6-0-1, with Board Member Rhodes recusing herself because she was not at the December meeting.

X. PUBLIC HEARING

A. DRB220001 Leg Up Recovery – 305 South Main Street Suite 101

- The applicant, Dan Wells, came forward to present this item.
 - Simple sign- it is not lit.
- The Design Review Board discussed the following:
 - Are they individually pin mounted? Each letter is stud mounted.
 - We have nothing to do with the other side of the building.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the sign that was presented today for the sign on the left side of the building.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).

B. DRB220003 201 & 205 Marietta Street Houses

DEFERRED: This item has been deferred by the applicant. This item will not be heard or considered during the January 21, 2022 Design Review Board meeting.

C. DRB220002 Julio Jones Kia – 10945 Westside Parkway

- The applicant, Dan Wells, came forward to present this item.
 - The LDP is approved.
 - The base is a stone base.
 - The landscaping plan has not changed.
 - There is a center level and top level for the cars- the cars will not be seen on top.
 - The windows are angled. We are trying to go in a similar motion with the black.
- The Design Review Board discussed the following:
 - The transition from the black façade- it wraps the corner and just stops in an odd location. Is the black portion set off from the façade of the building? Yes.
 - Is the panel lit in any manor? The sign is silver during the day, and it will glow white at night.
 - Is the sign parallel to the street front, or is it angled? There is a slight angle at the entrance.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Owens offered a motion to approve the exterior elevation and materials as presented today.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Palmer offered a motion to approve the signage as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 9:50 a.m.

Chairman Kramer call the meeting to order at 9:55 a.m.

D. DRB210060 Midgard Self Storage – 11425 Morris Road

- The applicant, Steve Ellis, came forward to present this item.
 - This is accessed through the traffic signal by the Waffle House.
 - It has been a difficult site to develop.
 - There is 360-degree access around the building.
 - We will be doing some level of storm water management.
 - It is 20 feet below the off-ramp location.
 - The building has very grey tones.

- The modular block will be seen from Old Milton Parkway, not the right of way.
- We are trying to preserve as many trees as we can.
- The faux roll up doors are a blue color.
- The columns will be painted brick.
- Units are accessible from the interior of the building.
- The faces of all the walls are facing away from the street.
- The Design Review Board discussed the following:
 - How does the building sit in relation to the building next to it? It is close to 400's on ramp. With relation to the existing building, it's 75 feet lower in elevation.
 - Are you demoing the portion on Morris? It's off-property.
 - I'm not sure of the survivability of the trees based on shade along the entrance road. That's something we will look in to. You can schedule a meeting with the city arborist.
 - Would it be better to establish a street tree/shrub program? There are guard rails and power lines.
 - Are there any retaining walls? No.
 - Are the bottom and top the same since they are both brick?
 - Maybe you can establish a screen where the loading would be under the cover.
 - Painting the walls would be better than blacking the windows out.
 - To get the office look, something should be done on the west elevation.
 - You could add something that looks like glass, but you can't see through it.
 - Is there illumination inside each unit? It depends on the size of the unit.
 - What is screening the dumpster? Large shrubs, and the wall material screening the dumpster is painted brick.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials today with the following conditions:
 1. The faux roll up doors will be replaced with inset brick in the lighter brick color lined up with the EFIS panels above.
 2. On the west elevation, the applicant will install matching windows on the top floor on the left side to match the windows on the right side of the building.
 3. Behind the windows will be a wall painted a neutral color but allowing some illumination through the windows.
 4. Any doors visible behind the windows will be painted a neutral color.
 5. The dumpster will have a brick enclosure with painted metal doors to match the building, with final approval by Staff.
 - Board Member Owens seconded the motion.
 - The following was discussed following the motion: instead of a neutral, they need to be painted the wall color.
 - Board Member Palmer offered a friendly amendment: the wording should be changed to say:

“Walls and doors that can be seen must be a painted a matching neutral color, with final approval by Staff.”

- Vice-Chair Schwing and Board Member Owens accepted the friendly amendment.
- The motion was approved 6-0-1, with Board Member Rocco recusing herself because she had to leave the meeting.
- ❖ Board Member Corkill offered a motion to approve the landscaping plan with the following conditions:
 1. The planting on the west side (the back side) shall be a double row of evergreens to screen. Evergreens shall be at an eight-foot minimum height at the time of planting.
 2. The applicant shall work with Staff regarding the tree planting along the entry road for proper species of shade, overstory, and understory.
 3. The applicant shall work with Staff at the time of certificate of occupancy to review the areas of buffer gaps and the necessity to plant in the gaps.
 - Board Member Rhodes seconded the motion.
 - The motion was approved 6-0-1, with Board Member Rocco recusing herself.

Chairman Kramer adjourned the meeting for a short recess at 11:16 a.m.

Chairman Kramer called the meeting to order at 11:20 a.m.

E. DRB210043 The Cooler – 10800 Davis Drive

Note: Board Members Rhodes and Owens were not present for previous meetings regarding this item, so they recused themselves and did not vote on the item.

- The applicant, Ronnie Jackson, came forward to present this item.
 - The siding comes in set colors and will match the existing.
 - There are two big A/C units screened by the fence.
 - The second floor is used for lounging.
 - All the materials match regarding the balcony to the rest of the building.
 - The cladding can be deeper if need be.
- The Design Review Board discussed the following:
 - Note: the diagram has a slight inaccuracy.
 - Is the balcony totally enclosed? Yes.
 - Is there a fence along the wall? Yes.
 - There should be a site line study done at the Westside Parkway entrance.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and the materials with the clarification that:
 1. The bronze cladding around the floor level of the balcony lines up with the dark horizontal band on the building.
 - Board Member Palmer seconded the motion.

- The motion was approved 4-0-3, with Board Members Rocco, Rhodes, and Owens recusing themselves.
- ❖ Board Member Corkill offered a motion to approve the landscaping with the following condition:
 1. The applicant works with Staff on site lines visibility and existing versus new on the plans.
 - Board Member Palmer seconded the motion.
 - The motion was approved 4-0-3, with Board Members Rocco, Rhodes, and Owens recusing themselves.

XI. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:44 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator



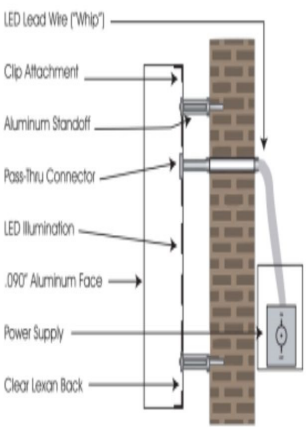
SPECIFICATIONS:

SIGN IS TO BE REVERSE LIT LED CHANNEL LETTERS.
LETTERS ARE TO BE ALUMINUM FABRICATED
(.040" RETURNS & .040" FACES) HAVING
3/16" ACRYLIC BACKS.

COLOR PLACEMENT

FACE COLOR - RED & BLUE ALUMINUM
RETURN COLOR - RED & BLUE
LED COLOR - WHITE

REVERSE LIT CHANNEL LETTERS - SIDE VIEW



COLORS:

C:3 M:100 Y:100 K:0 C:100 M:67 Y:25 K:52 DIGITAL PRINT

TYPE FACE:

FONTS:



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CLIENT: NAUTI DOG
SALESPERSON: RICHIE ROSEBUSH
DESIGNER: NEIL TANNER

APPROVED BY: _____
DATE: 1/31/22

FILE: ARTWORK / SALES ART
NAUTI DOG
SCALE: 3/8"=1'

ELEVATION

END VIEW

WHITE ALUMINUM
BACKGROUND WITH
DIGITALLY PRINTED

LOGO

24"

6"

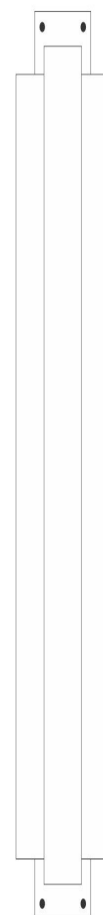
24"



FACADE

2"x2" ALUMINUM ARM
WITH WELDED MOUNTING
PLATE WITH WALL FASTENERS

5"
2"



SPECIFICATIONS:

PANED ALUMINUM BACKGROUND 2" THICK
WITH 1.5" THICK ROUTED ACRYLIC LAYER ON
TOP WITH DIGITALLY PRINTED GRAPHIC.

COLORS:

TYPE FACE:

FONTS:



DIGITAL PRINT WHITE



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CLIENT: NAUTI DOG
SALESPERSON: RICHIE ROSEBUSH
DESIGNER: NEIL TANNER

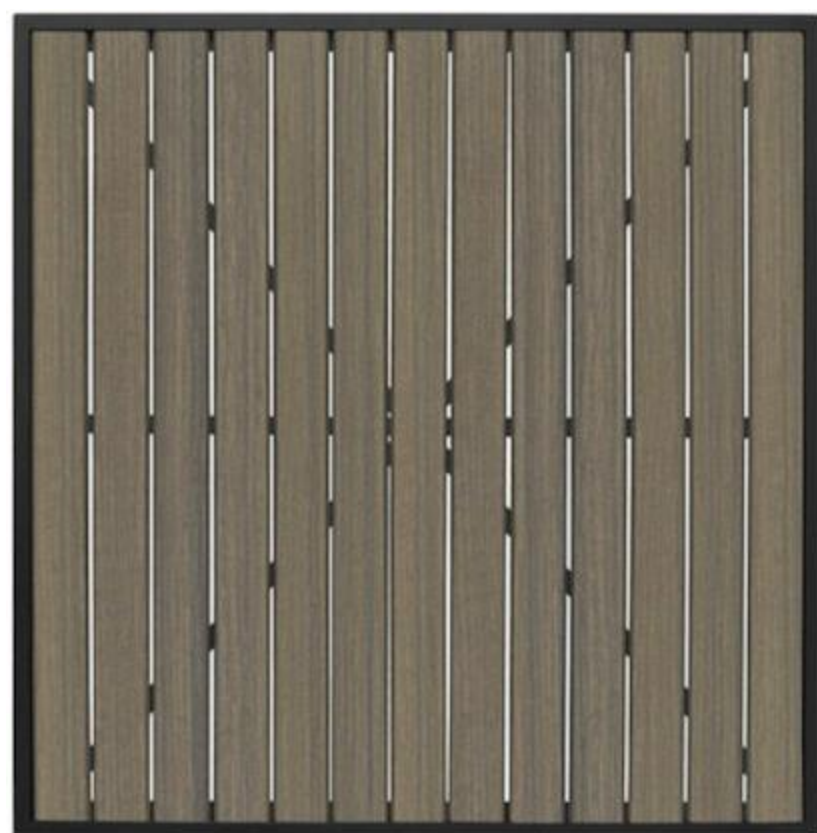
APPROVED
BY:
DATE: 1/31/22

FILE: ARTWORK / SALES ART
NAUTI DOG

SCALE: 3/4"=1'

SIGN AT NIGHT







Havana Side Chair HAV-CH-SIDE-BLKDRIFT



DIMENSIONS

OVERALL HEIGHT (IN)	35
OVERALL WIDTH (IN)	18
OVERALL DEPTH (IN)	22.5
SEAT HEIGHT (IN)	17.25
SEAT WIDTH (IN)	15.75
SEAT DEPTH (IN)	17.5
WEIGHT (LB)	12
STACKABLE	Yes

MATERIALS

- Black powder coated aluminum frame
 - Reinforced legs
 - Imported poly lumber inserts
 - Nylon floor glides
-

WARRANTY

- 1 year limited warranty
 - Outdoor use only
-

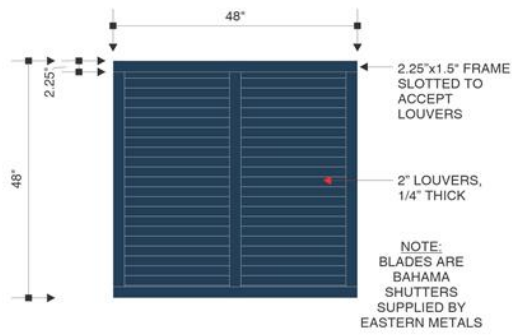
ASSEMBLY

- Fully assembled

END VIEW

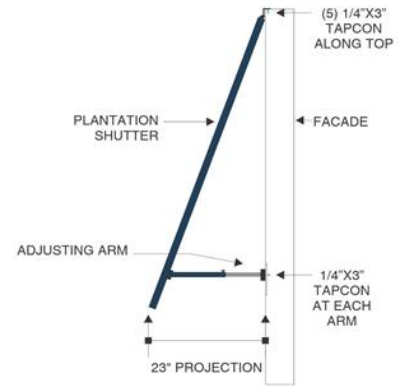


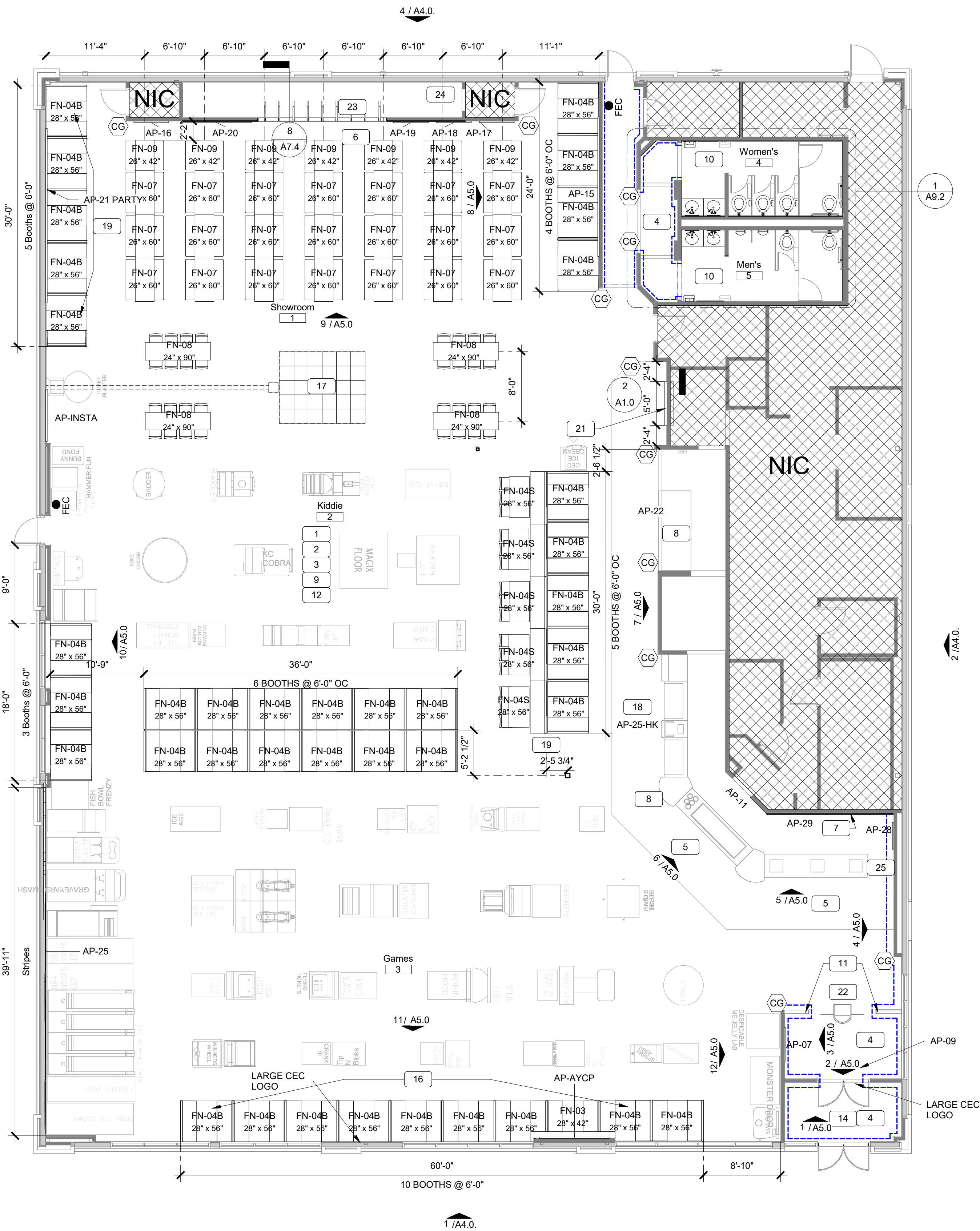
ELEVATION



■ SW 9177 SALTY DOG

END VIEW





1 Floor Plan
1/8" = 1'-0"

2 Pass Thru Section Double
1/2" = 1'-0"

General Notes - Floor Plan

Key #	Floor Plan General Notes
A	Interior "Clear" dimensions are finish dimensions, "Hold" are to finish face.
B	Security systems are to be provided and installed by others. General Contractor shall be responsible for coordination with owner's security systems contractor.
C	All gypsum board to be installed per manufacturer's recommendations. Gypsum board shall be taped and bedded. Provide fire tape at fire rated partitions. See specifications.
D	Provide wood blocking in partitions as required. Coordinate with owner on items/fixtures and equipment installed by owner that may require blocking.
E	Wall surfaces must be cleaned and dust free prior to caulking.
F	Paint entire customer side of interior walls above wainscot to underside of cgl; include columns, existing door headers and jambs, etc.
G	Include 45 LF of painted grey specialty stripes.

General Notes - Furniture

A	New booth's and settee's to be fabricated by owner's millwork manufacturer and installed by the GC. Settee's to be mechanically fastened. Refer to manufacturer's shop drawings.
B	Booth divider panels to be mechanically fastened to booth seating. Refer to manufacturer's shop drawings.
C	Existing Kid check stanchions to be replaced with adjustable queue rail.
D	Existing millwork to remain. Replace red plastic laminate as indicated. Prep for new mosaic tile FRP.
E	GC to install new artwork, decor and coat hooks as indicated. GC to install matching corner guards as needed. Final location to be determined by CEC prior to construction. Do not install any decor until mounting locations have been verified by CEC PA.
F	Install fire extinguishers, alarms, PA controls, motion detector, emergency lighting, thermostats, etc. as required by local fire and/or building authorities. Installation of new art work and decor shall not be in conflict. Unspecified locations for non life safety items shall be verified with owner prior to installation. Unspecified locations for life safety items shall be verified with local fire and/or building authorities prior to installation. Install "Squawk Boxes" on all customer accessible pull stations
G	GC to coordinate installation of dance floor tiles & hex TV monitor frame installed above ceiling. Coordinate with CEC's manager of install power as indicated. Refer to Electrical sheets.

Legend - Floor Plan

Room name	Room name and number	AP-XX	Art Package
101			Ref A8.0
11	Toilet Accessory Tag	NIC	Not In Contract
CG	Corner Guard		
	Scope Note		

Scope Notes - Floor Plan

1	50 +/- under carpet floor outlets throughout Kiddie and Game Rooms
2	New furniture as indicated.
3	New Carpet layout, include AUX rooms and closets. High traffic carpet at entry vestibule to kid check, Patch floor from stanchion removal.
4	Install marlite in vestibule, kid check and restroom vestibule.
5	New wood look floor tile & base at cash wrap. See Finish Floor Plan.
6	Patch/repair wall from stage demo. Install Marlite and paint.
7	Protect digital menu board and install wall tile up to its mounting brackets.
8	Millwork: install mosaic FRP at order, salad, merch and beverage bar; FRP J-mold at corners as required.
9	Install decor; replace and/or remove all existing legal AJAX signage on exterior and interior during remodel process. Coordinate timing of legal signage removal and replacement so that store is not open without exterior/interior legal signage. Patch/repair from removal.
10	Restroom Scope: Install floor tile, wall tile, toilets, urinals, vanities, partitions, accessories, 2x4 lights and vanity light.
11	Sand and stain half-wall caps at entry.
12	Relocated track lights as needed to illuminate wall decor.
13	
14	Install dark bronze storefront door at entry and vestibule.
15	
16	Install (13) pendant lights above tables at storefront windows.
17	New dance area with instab elec. ((5) 20 amp circuits) and (2) data.
18	Provide power and installation for "You Won't" sign.
19	Install (9) wall outlets and (5) booth outlets.
20	
21	New pass thru window
22	GC provided kid check doors if none are existing.
23	Digital display wall, verify final size and location with CEC (include 1 data and 9 dedicated 20 amp circuits). Install Marlite and paint.
24	Provide 30"x84" opening for access to video wall.
25	New digital promo board. Install data.
26	

Table Count

Type Mark	Description	Table Count
Games		
FN-03	28" x 42"	1
FN-04B	28" x 56"	15
Kiddie		
FN-04B	28" x 56"	15
FN-04S	28" x 56"	6
Showroom		
FN-04B	28" x 56"	9
FN-07	26" x 60"	21
FN-08	24" x 90"	4
FN-09	26" x 42"	7
		78



#600

925 North Point Drive
Alpharetta, GA 30022

Owner:

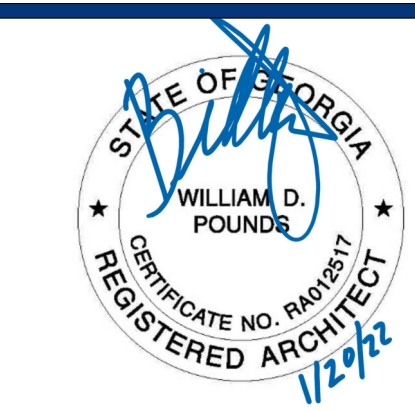
CEC ENTERTAINMENT, INC.
1707 Market Place Blvd. Suite 200
Irving, TX 77063
Ph: 972-258-5521
Contact: Justin Lee

Architect:

PKWY Architects, LCC
1000 Civic Circle
Lewisville, TX 75067
Ph: 972-221-1979
Contact: Michael Orr

MEP Engineer:

Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997-9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

DRAWN BY: CH
CHECKED BY: VG
PROJ. NO.: 94-21807
PKWY Architects, LLC 2022 ©

Floor Plan

A1.0



Dimension Outlets Plan	
	Point of Origin Carpet Tile
	Center Point for Dance Floor
	Floor outlet duplex
20amp 	20 AMP dedicated power supply
	Duplex receptacle w/2 integral USB charging ports, mount horizontal @ 2'-8" AFF
E	Existing Item



Owner:
CEC ENTERTAINMENT, INC.
1707 Market Place Blvd. Suite 200
Irving, TX 77063
Ph: 972-258-5521
Contact: Justin Lee

Architect:
PKWY Architects, LLC
1000 Civic Circle
Lewisville, TX 75287
Ph: 972-221-1979
Contact: Michael Orr

MEP Engineer:
Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997.9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

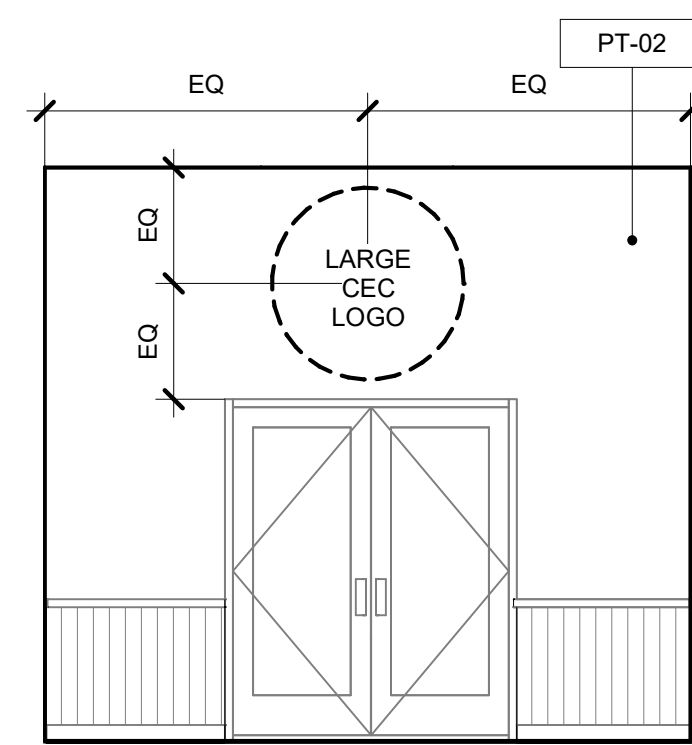
DRAWN BY: CH
CHECKED BY: VG
PROJ. NO: 94-21807
PKWY Architects, LLC 2022 ©

Dimension Outlet Plans

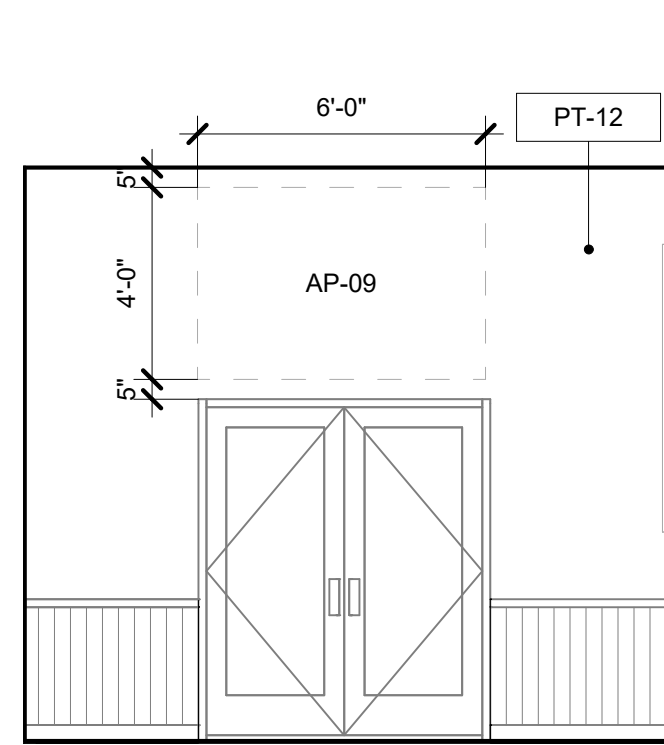


A3.0

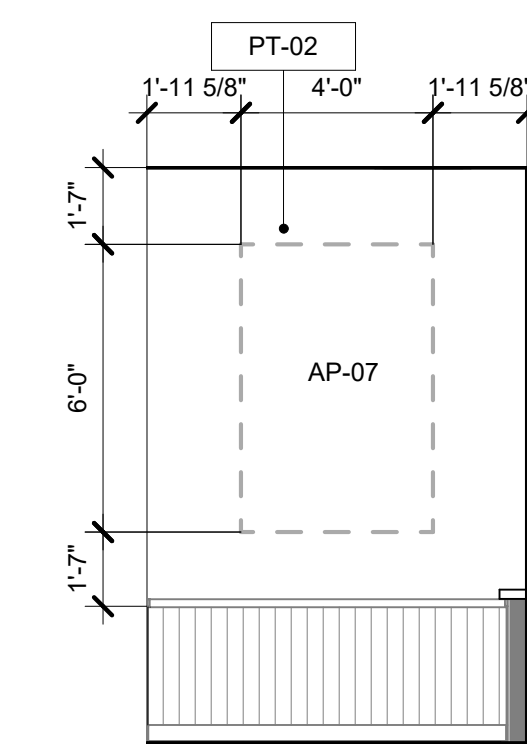




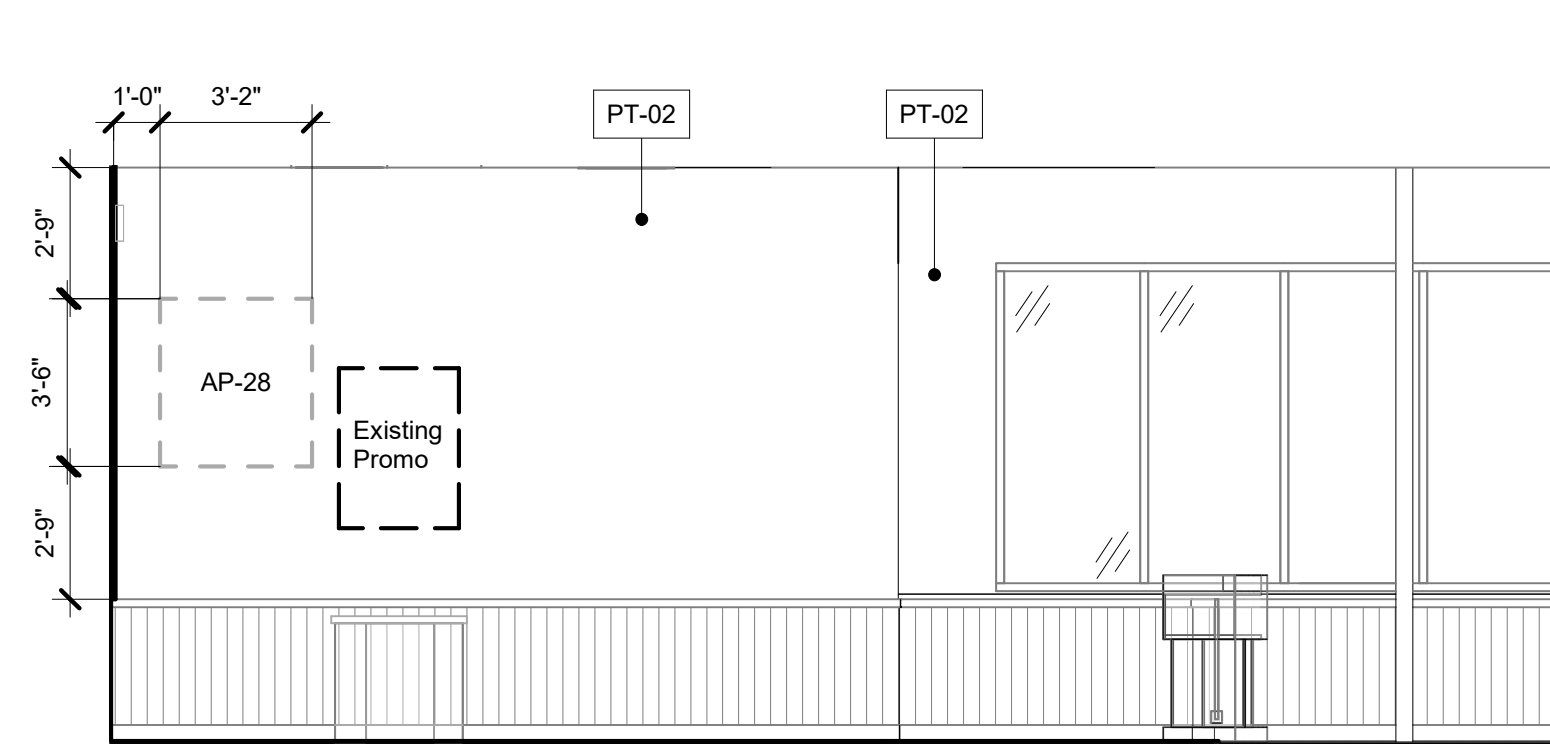
1 Vestibule
1/4" = 1'-0"



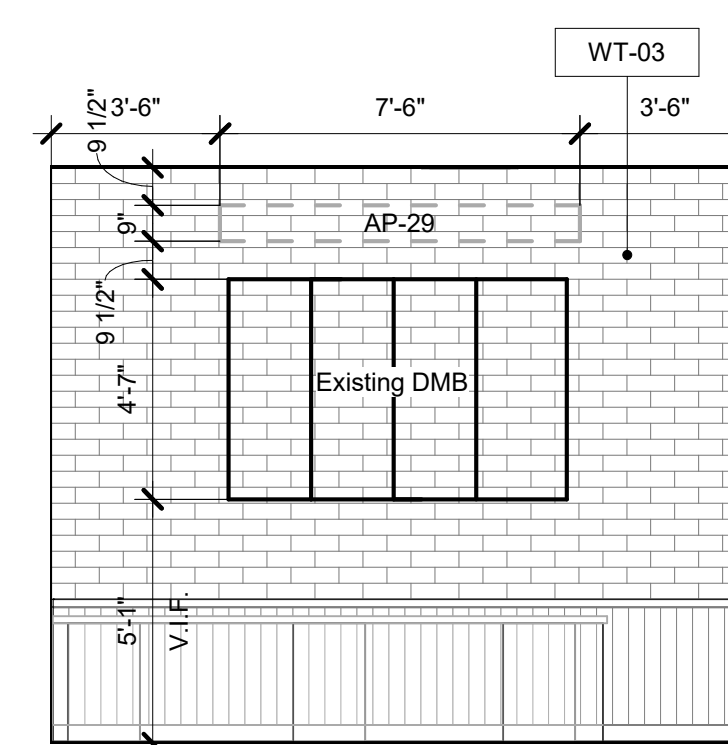
2 Vestibule
1/4" = 1'-0"



3 Vestibule
1/4" = 1'-0"

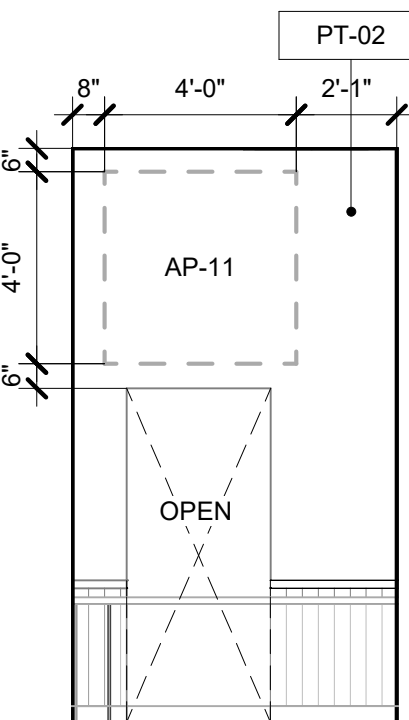


4 Entry
1/4" = 1'-0"

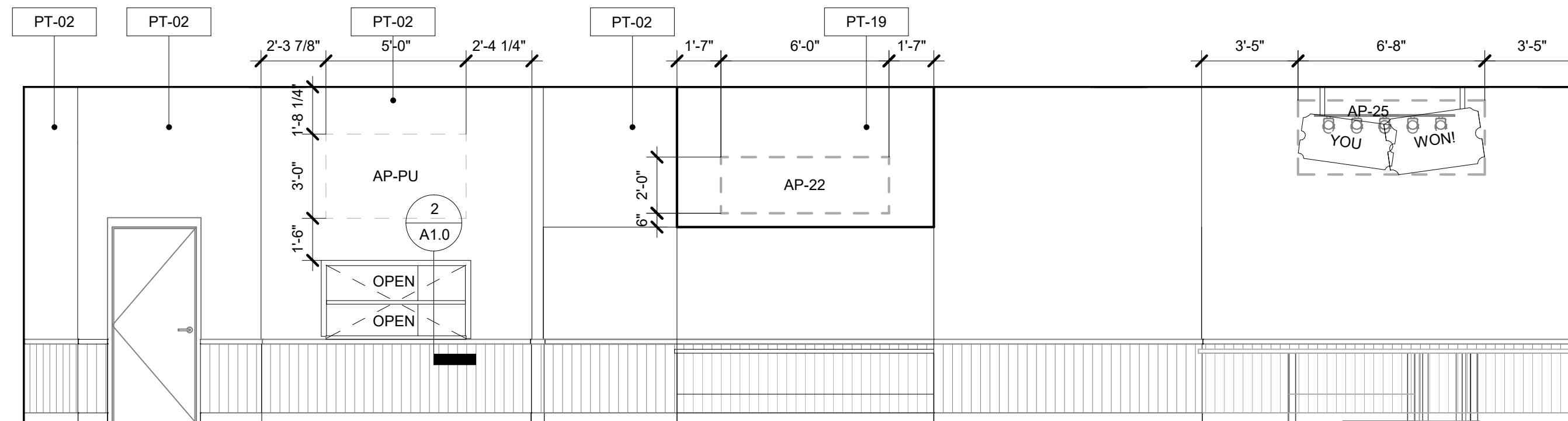


5 Order Counter Area
1/4" = 1'-0"

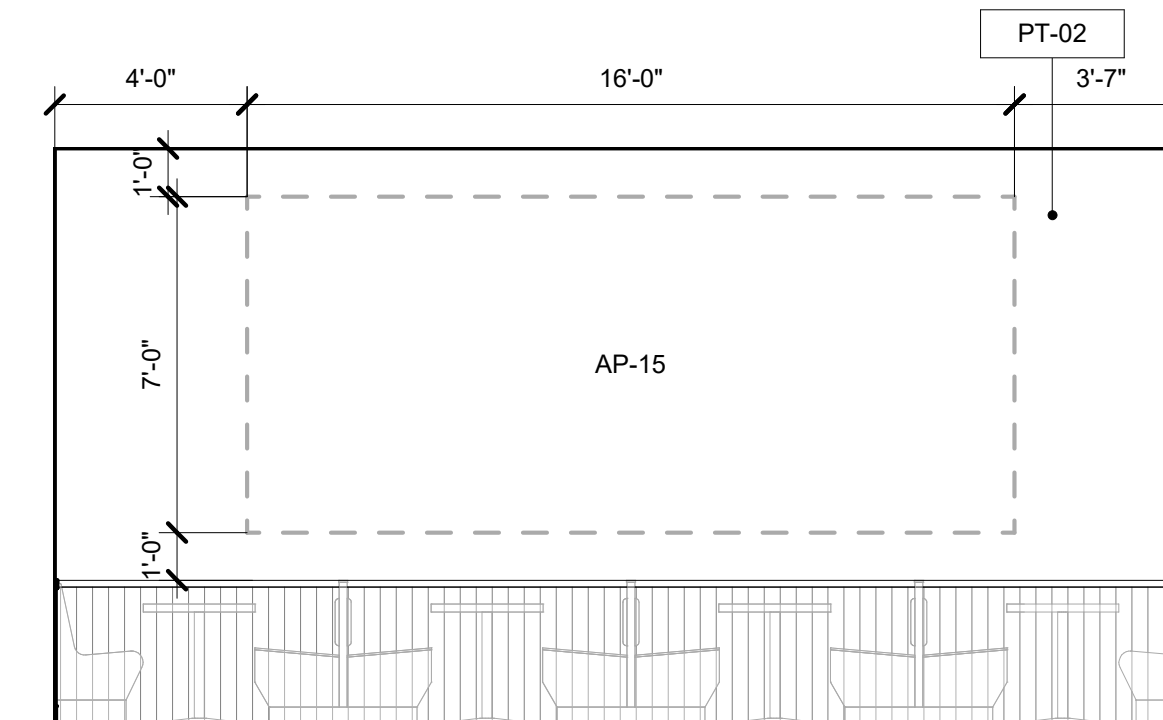
General Notes - Interior Finish	
A	Ensure surfaces to receive finishes are clean, true and free of irregularities. Do not proceed with work until unsatisfactory conditions have been corrected.
B	No finish substitutions may be made without prior written authorization by Architect.
C	All finishes shall be applied in strict accordance with manufacturer's specifications.
D	Provide temporary protection for all installed finishes as work progresses.
E	Submit samples of finishes for approval prior to installation.
F	All paint shall be applied in accordance with the manufacturer's specifications for that particular surface.
G	Examine walls to ensure proper preparation before application of paint. Beginning work implies acceptance of condition.
H	Comet Signs, to provide resized acrylic wall art. Install by GC. Coordinate final installation with CEC.
J	GC to install plastic corner guards at public areas.
K	Comet Signs to field verify wall dimensions on all walls receiving acrylic prior to final design and installation.
L	Refer to A8.0 for schedules.
M	Install surface mounted blocking opaque acrylics. Paint blocking to match wall color.
N	All columns to be painted PT-02, typ.



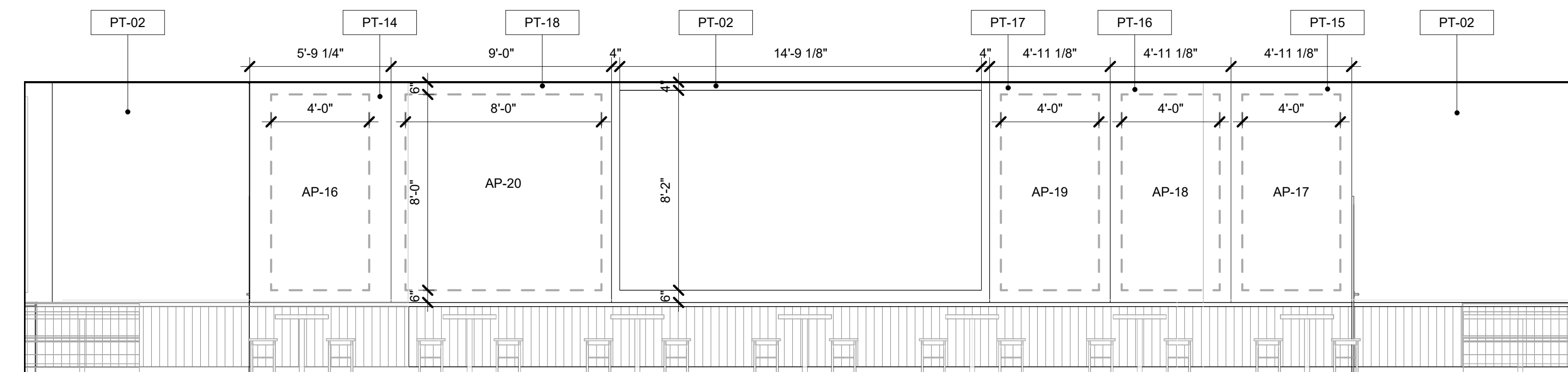
6 Salad Bar Area
1/4" = 1'-0"



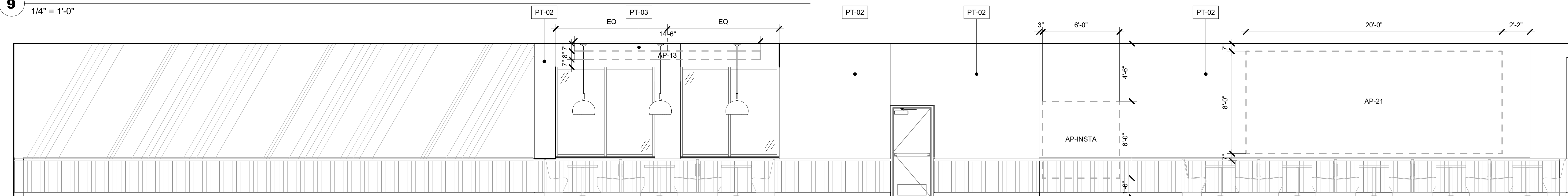
7 Beverage/ Merchandise area
1/4" = 1'-0"



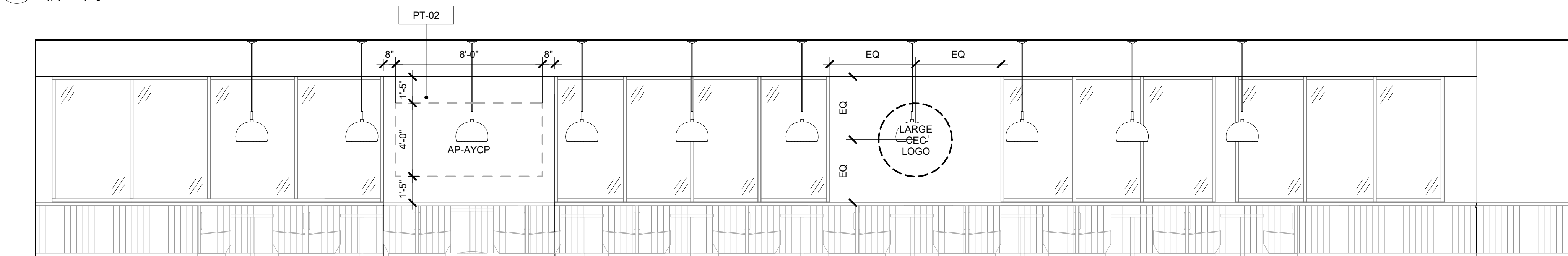
8 Showroom Area
1/4" = 1'-0"



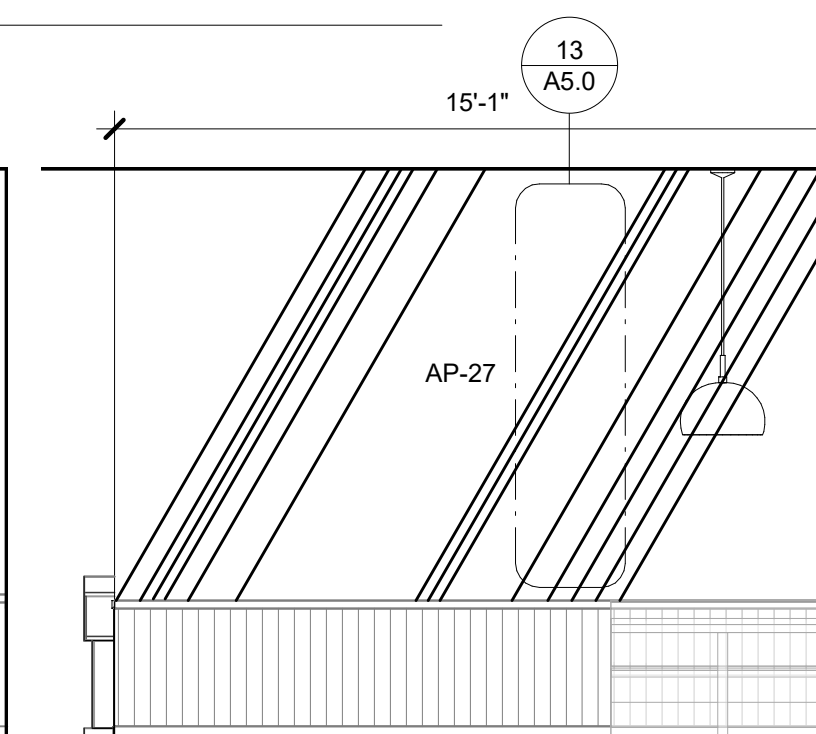
9 Showroom Area
1/4" = 1'-0"



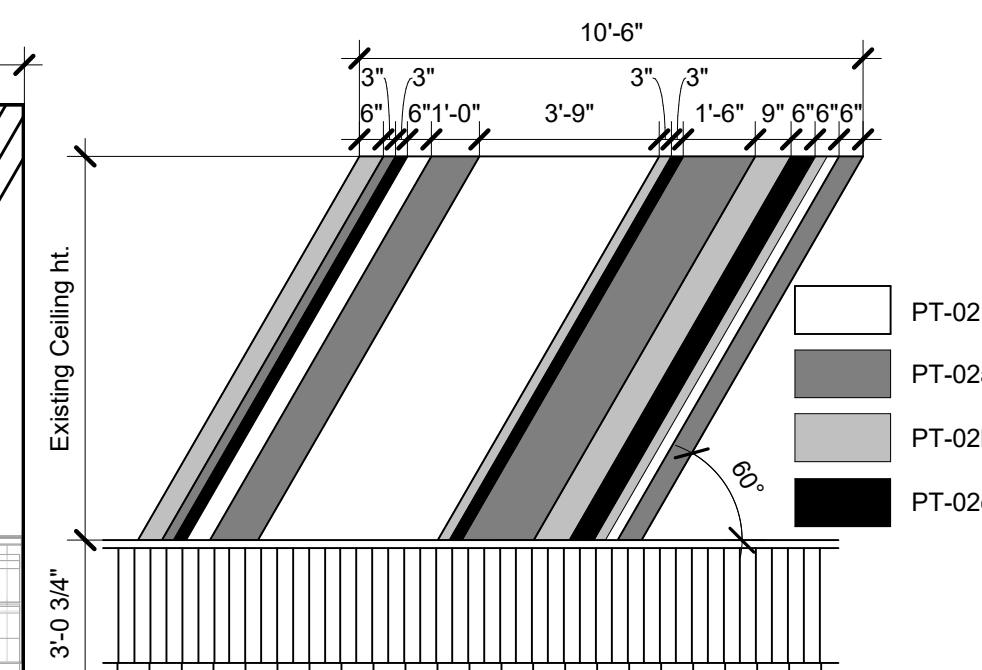
10 Games/ Kiddie/ Showroom Area
1/4" = 1'-0"



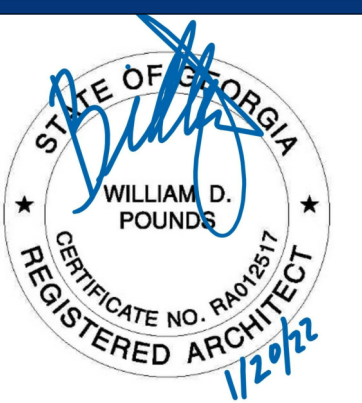
11 Games Area
1/4" = 1'-0"



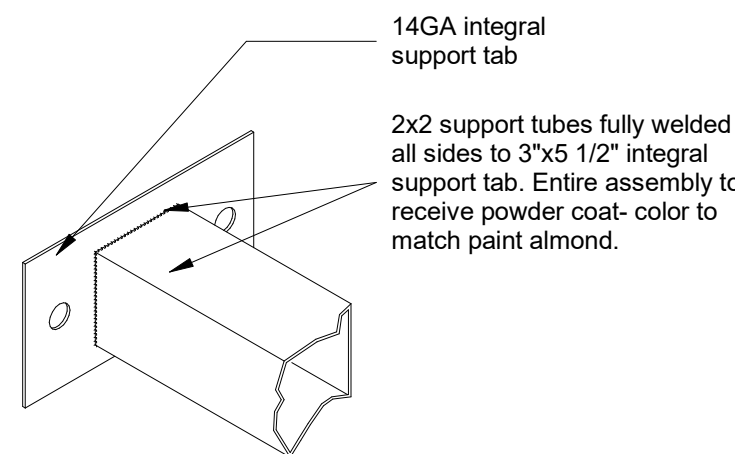
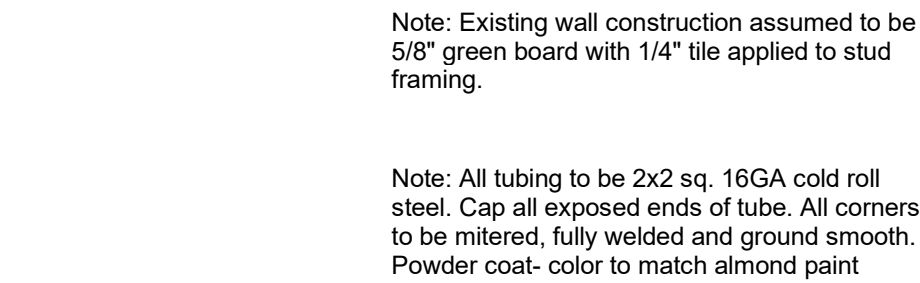
12 Games Area
1/4" = 1'-0"



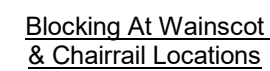
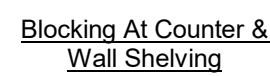
13 Paint Stripe Detail
1/4" = 1'-0"



A	Permit Set	2022 01 20
No.	Description	Date

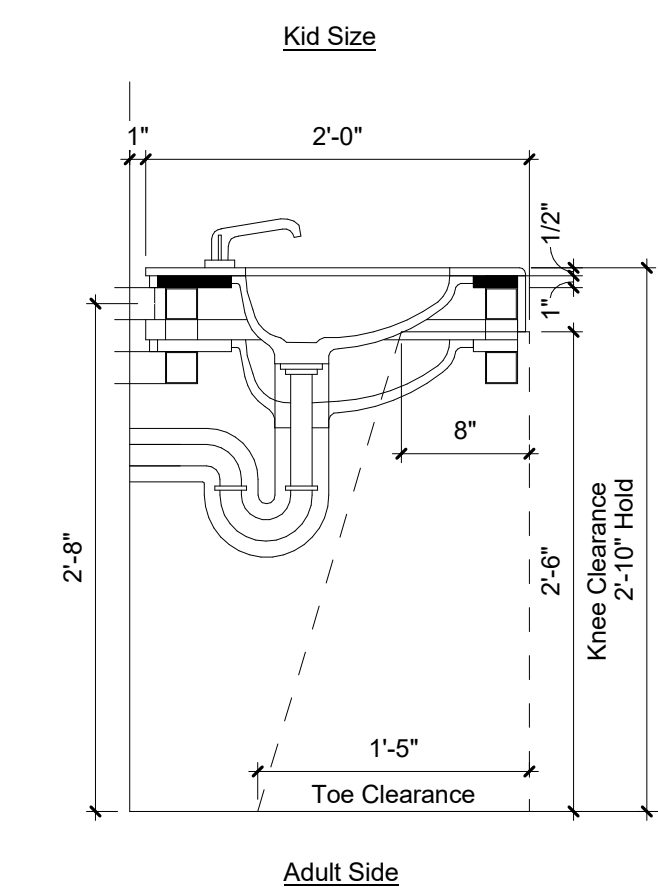
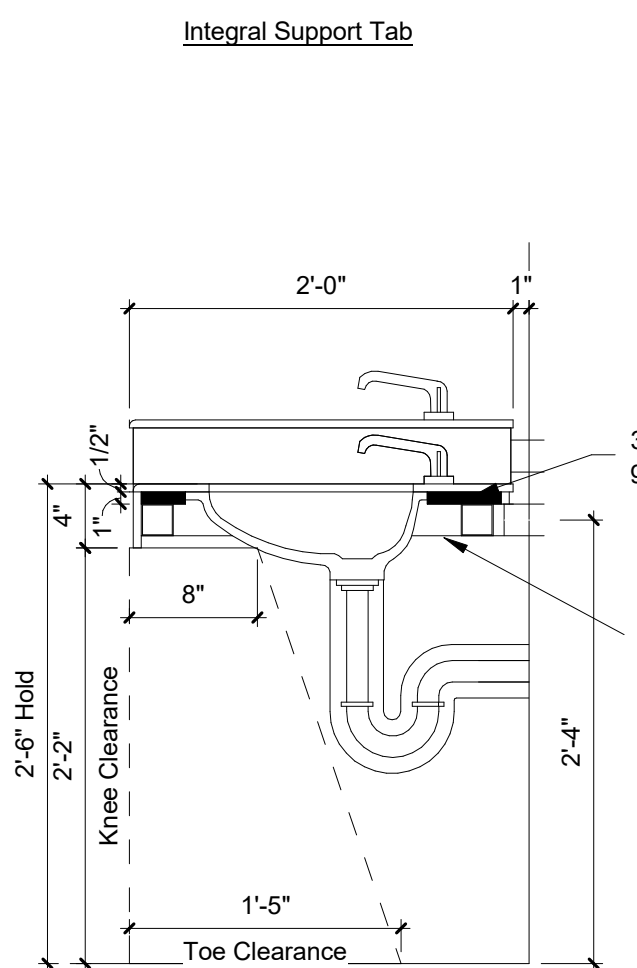
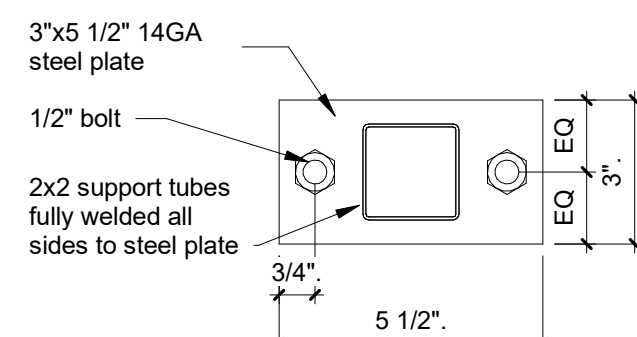
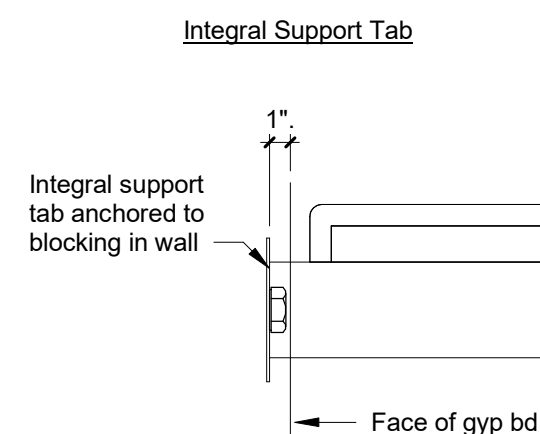
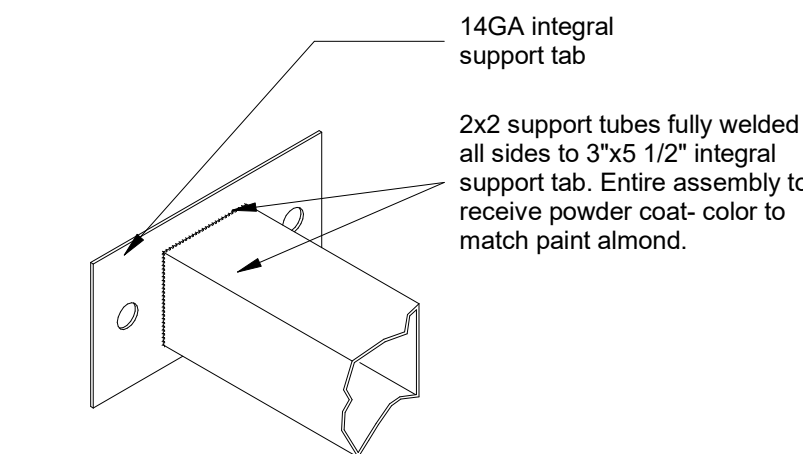

$$1/2'' = 1'-0''$$

- Blocking Notes:**
1. Blocking conditions shown do not account for all conditions that may exist on the project. The contractor is to account for all blocking indicated in entire contract document package or specifically req'd by the manufacturers of specified products & materials
 2. The contractor shall walk the site to finalize all locations of blocking in walls/ceiling prior to installation of gypsum wallboard.
 3. Coordinate the exact required linear footage and locations of blocking with each specific fixture. Accessory, equipment, casework, and millwork. The contractor is to coordinate with millwork on all items to be supplied and/or installed by CEC.
 4. Where exact location of item requiring blocking will not be determined until after installation of the gypsum wallboard, extend blocking a min. of 12" beyond each side the estimated location of the designated item as indicated in the plans or as specified by manufacturer.
 5. All blocking is to be continuous along the full length of the item requiring blocking unless noted otherwise or indicated by manufacturer.
 6. Where specific code related or manufacturer load requirements are required, the contractor is to confirm the installation of the required blocking meets or exceeds the requirements of the code.

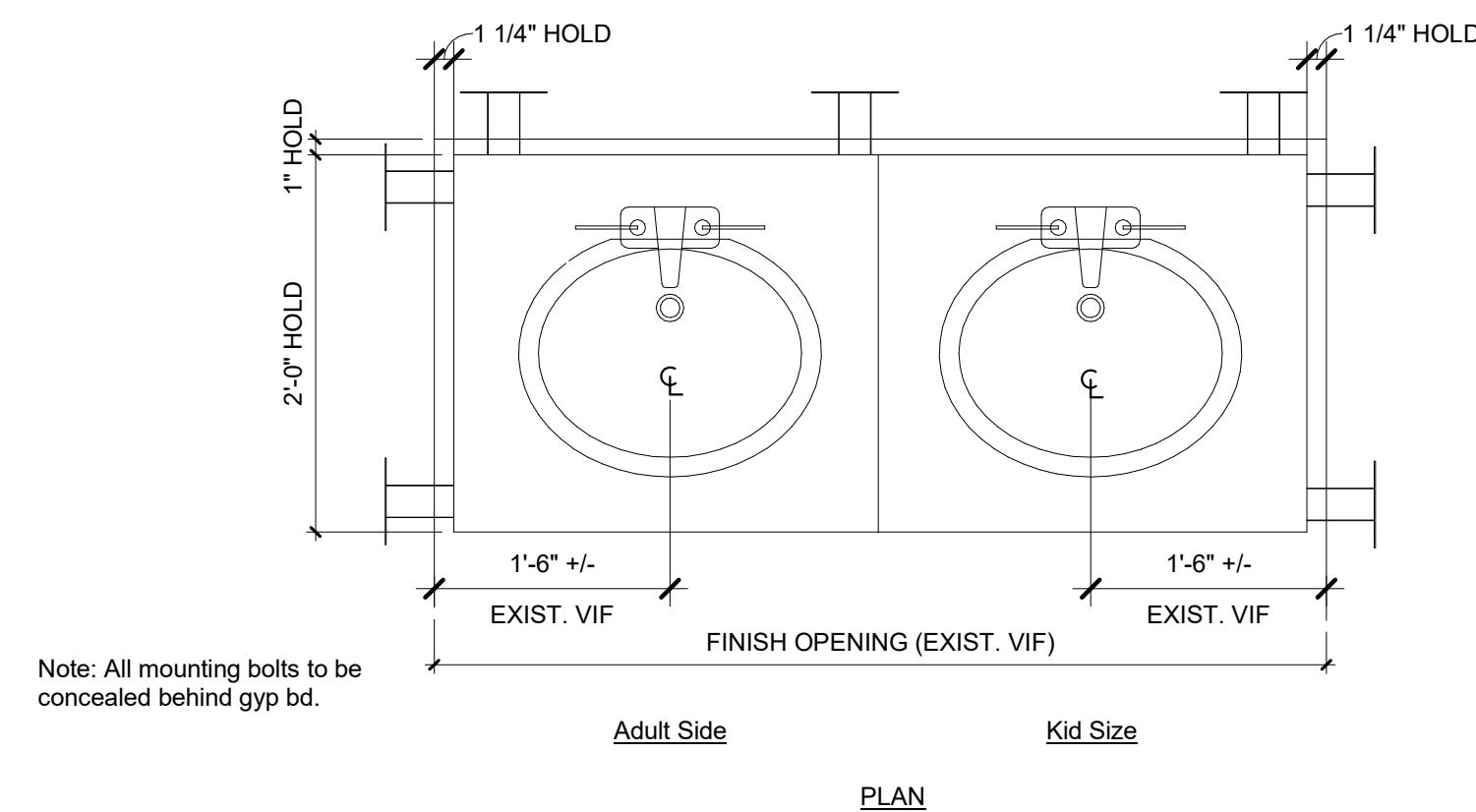
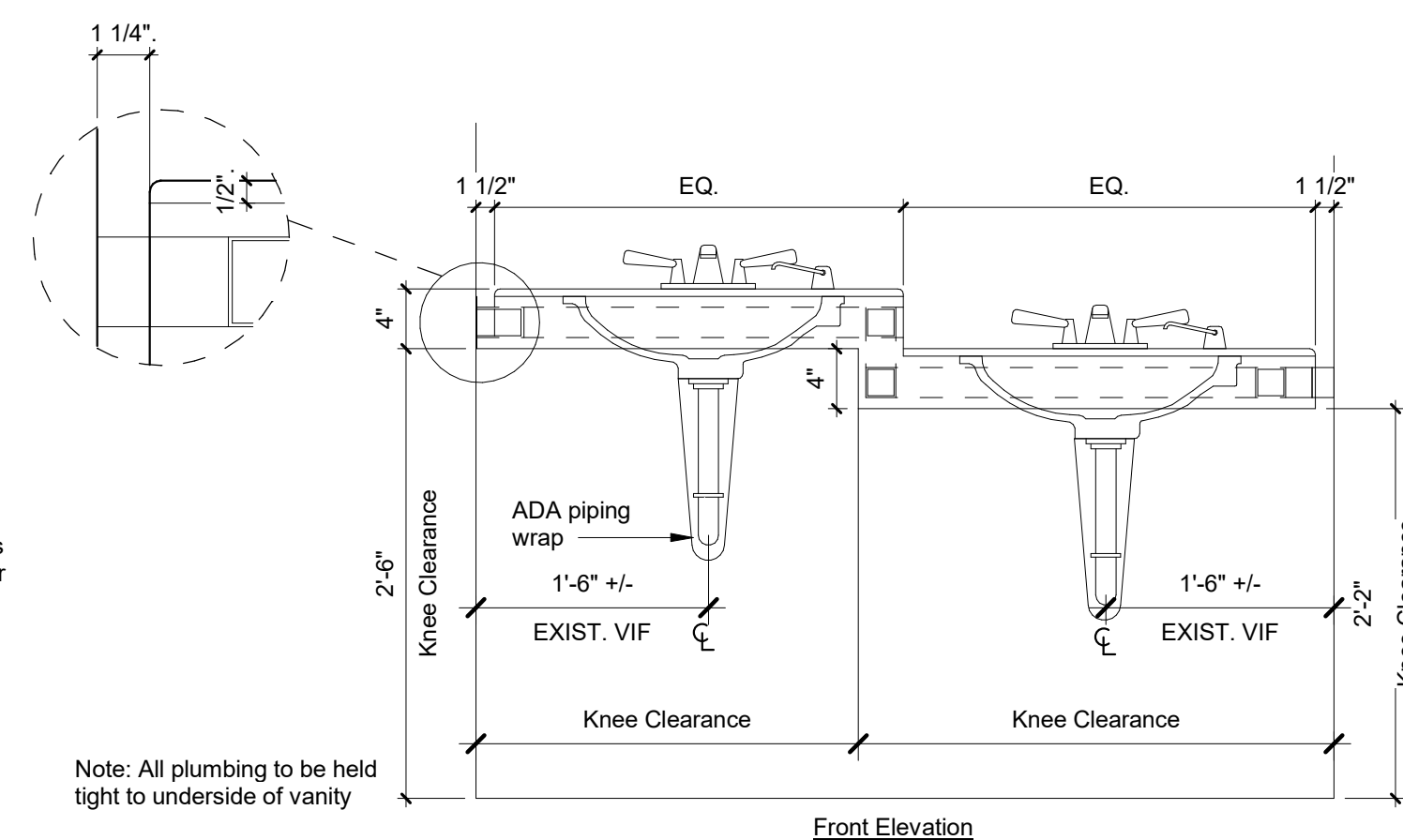
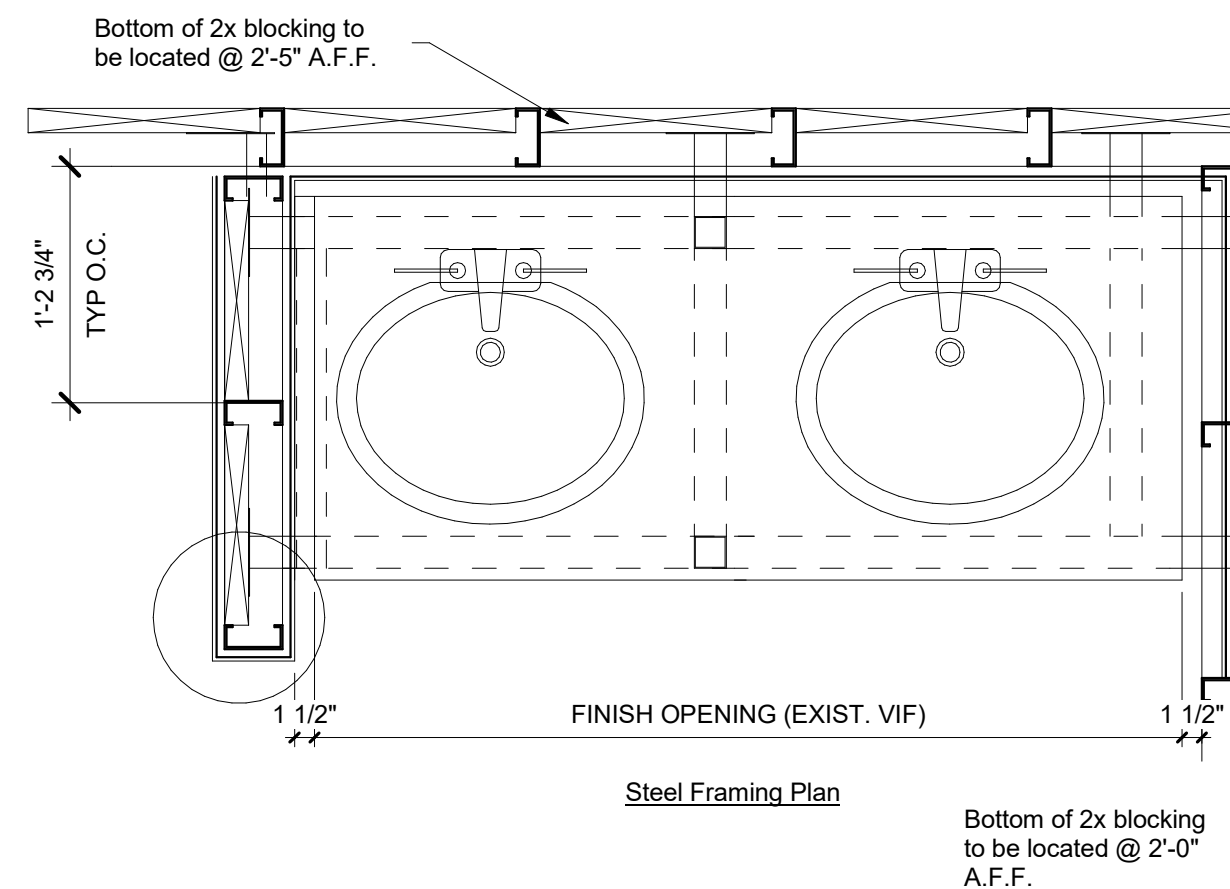
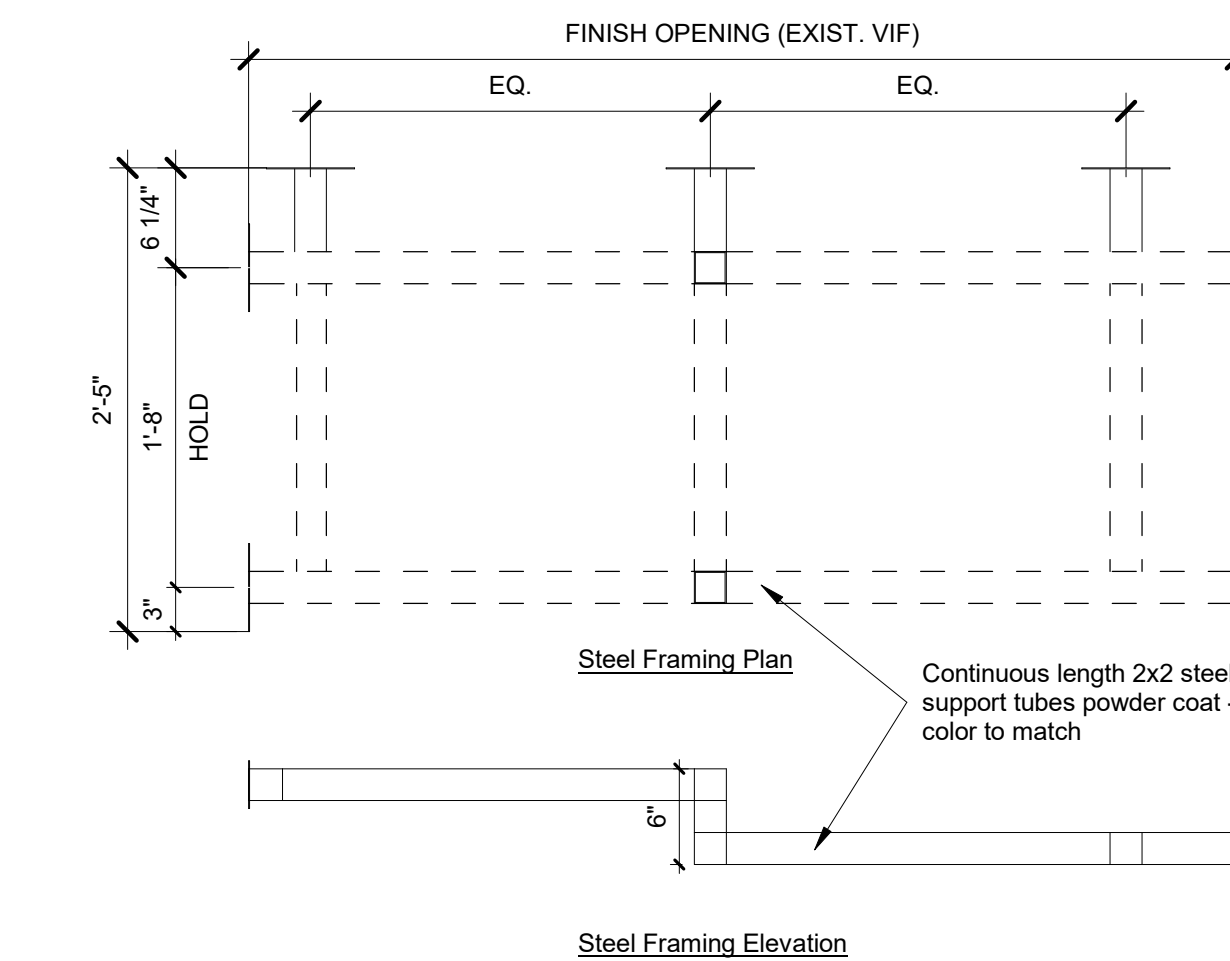


2

NTS



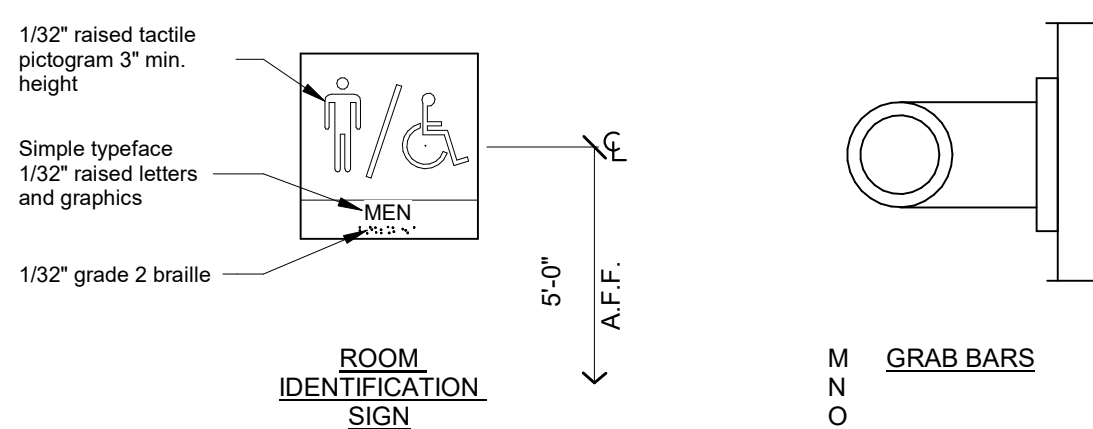
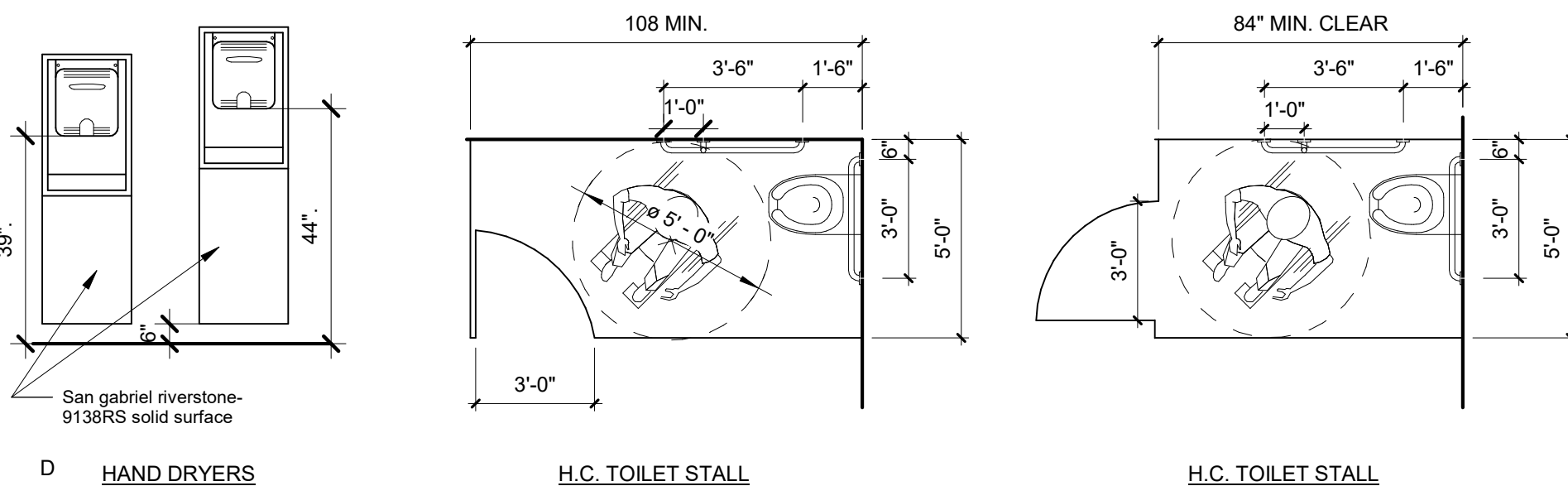
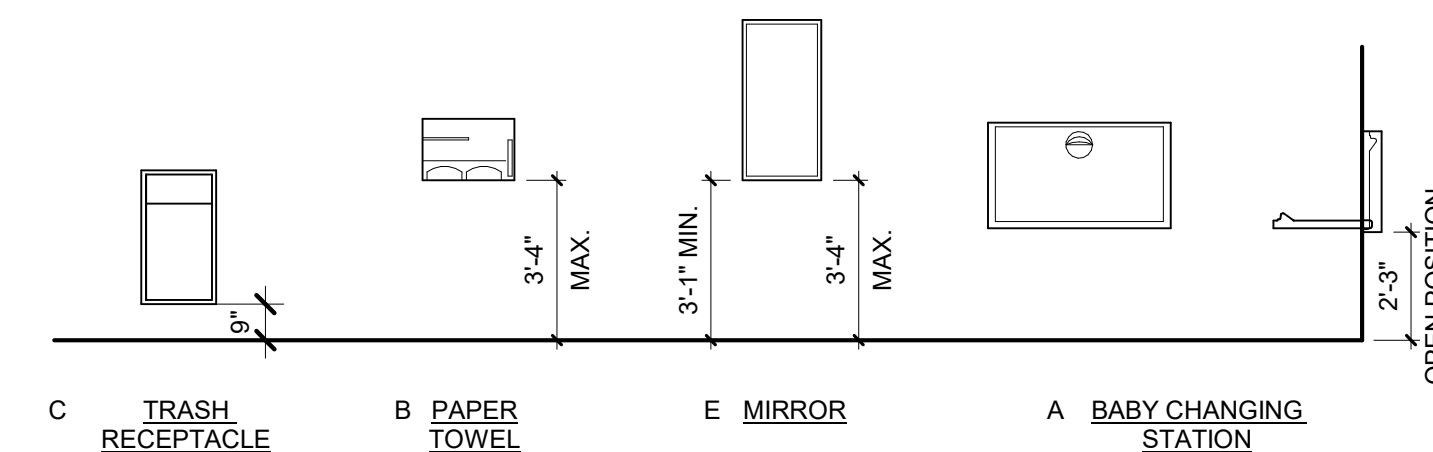
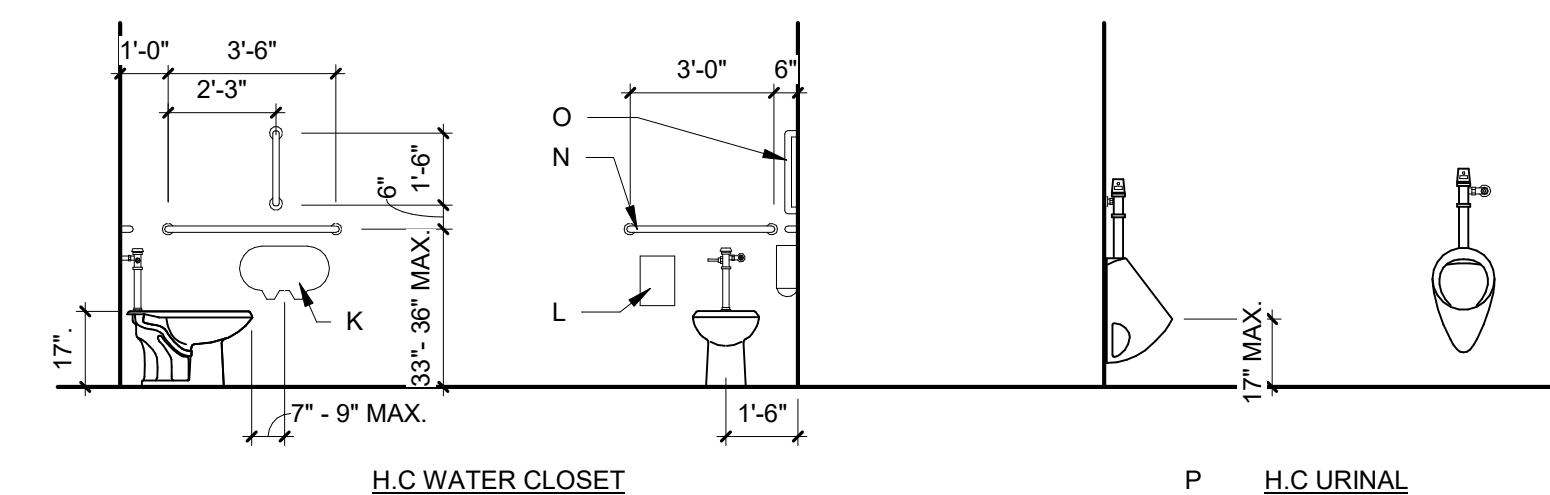
(3

$$1'' = 1'-0''$$


Toilet Room Accessibility Requirements

- Note:
1. Toilet rooms shall conform to all accessibility requirements of the Americans with Disabilities Act (ANSI 117.1) which includes but is not limited to the following:
 2. Contractor shall install one napkin disposal box in each stall of the women's restroom.
 3. Dimensions are from/to O.F.O.D. finish U.I.O.
 4. Knee clearance at lavatory: apron 29" min. height, 8" min. depth.
 5. Lavatory hot water and drainpipes to be insulated wherever exposed with form fitting wraps.
 6. Provide all blocking as required.
 7. Silicone seal all fixtures to wall and/or floor as required.
 8. All accessories shall be thru-bolt at toilet partition locations.
 9. Install 5'-0" tall toilet partitions at 1'-0" A.F.F. See enlarged detail for centers.
 10. Install box wall sconce light 17'-0" A.F.F. See sheet A3.0 for location.
 11. Water closet seat height: 17'-0" to 19" A.F.F.
- B. Grab bars at side of water closet: 42" long, T.O. bar mounted 33" to 36" A.F.F.
 C. Toilet paper dispenser: centered, from front of toilet, 19" min. A.F.F.
 E. Grab bar diameter: 1 1/4" to 1 1/2" O.D.
 K. Grab bar behind water closet: 36" long, T.O. bar mounted 33" to 36" A.F.F.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:
To be installed on exterior of the toilet room door. (Re: elevation detail below)
Identification signs are raised San Serif or Simple Serif and also have grade 2 braille pictorial symbols and include verbal description, room identification signs shall be installed on the wall adjacent to the latch side of the room door at a height of 60" A.F.F. provide clear floor space at sign.



#600

925 North Point Drive
Alpharetta, GA 30022

Owner:

CEC ENTERTAINMENT, INC.
1707 Market Place Blvd. Suite 200
Irving, TX 77063
Ph: 972-258-5521
Contact: Justin Lee

Architect:

PKWY Architects, LCC
1000 Civic Circle
Lewisville, TX 75287
Ph: 972-221-1979
Contact: Michael Orr

MEP Engineer:

Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997.9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

DRAWN BY: CH
CHECKED BY: VG
PROJ. NO: 94-21807
PKWY Architects, LLC 2022 ©

Interior Details

A7.3



Diagram illustrating the dimensions for a Video Framed Opening:

- Horizontal dimension: 178" Finished Opening
- Vertical dimension: 108 1/4" Finished Opening From Ceiling
- Central area: Video Screen
- Bottom label: Video Framed Opening



5 Ceiling Lateral Tie Detail



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Alpharetta, GA 30022

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Contact: Michael Orr

MEP Engineer:
Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997.9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

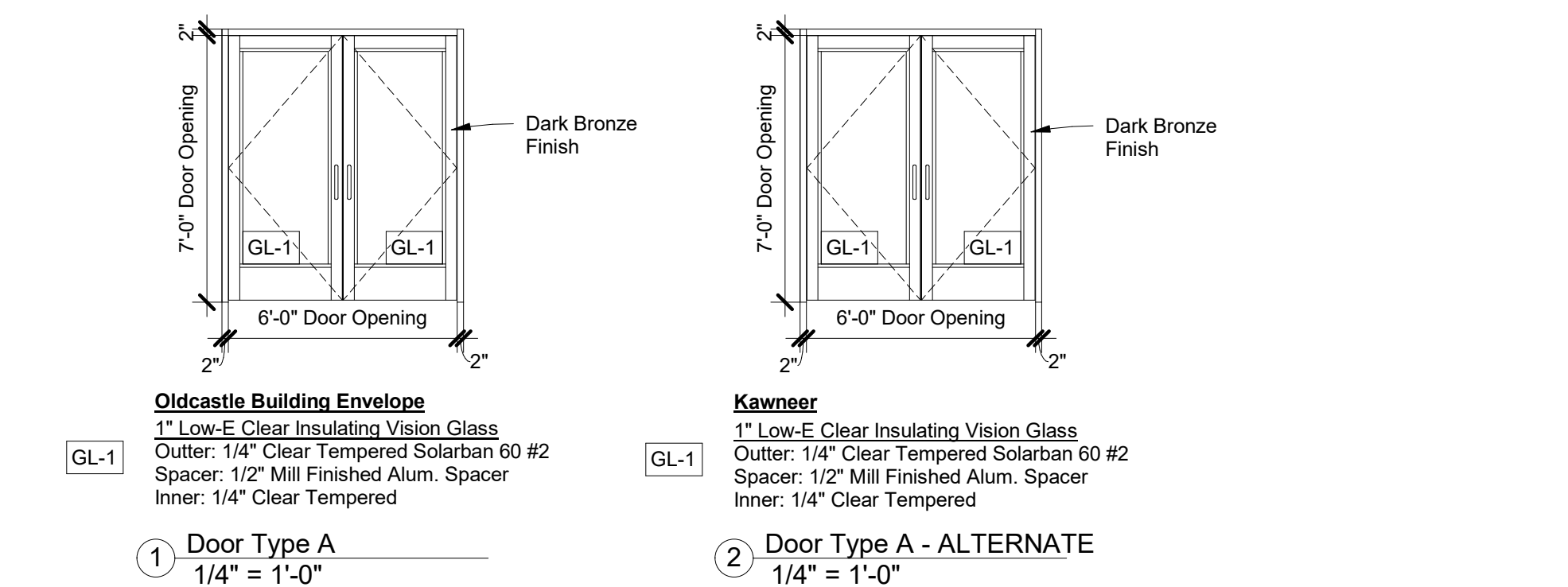
DRAWN BY: CH
CHECKED BY: VG
PROJ. NO: 94-21807
PKWY Architects, LLC 2022 ©

Interior Details

PACK	PANEL SIZE	STYLE	SPECIFICATION			
ART PACK LEGEND						
AP-07	8'x6', 4'x6'	Welcome wall				
AP-09	6'x4', 4'x6'	Exit Message				
AP-10	4'x4', 8'x4'	Mozzarella Message				
AP-11	4'x4', 8'x4', 4'x3'	Veggie message				
AP-12	4'x4', 8'x4'	Dough message				
AP-13	14'-6" x 8"	Where A Kid Can Be A Kid	Option 2: 9'-8"x8" Happy Birthday FCO Letters			
AP-14	8'x4', 20'x6'	Game wall "Alley Classic"				
AP-15	12'x6'; 12'x7'; 16'x8'	Birthday Zone Art				
AP-16	8'x6'; 8'x7'; 8'x8'	Character wall - Pasqually				
AP-17	8'x6'; 8'x7'; 8'x8'	Character wall - Jasper Jewels				
AP-18	8'x6'; 8'x7'; 8'x8'	Character wall - Mr. Munch				
AP-19	8'x6'; 8'x7'; 8'x8'	Character wall - Helen Henney				
AP-20	8'x6'; 8'x7'; 8'x8'	Character wall - Chuck E Cheese				
AP-21	16'x6'; 16'x7'; 20'x8'	Party				
AP-21	20'x6', 24'x7', 28'x8'	High Five	Option 2: stacked 12'x7'			
AP-22	6'x2', 6'x1'-6"	Drink message - flush mount				
AP-22-HK	6'x2'	Drink message - ceiling mount				
AP-24	21'-11 1/2" x 10 1/4"	Pasqually's Pizzeria				
AP-25-FM	6'-8"x2'-7 3/4"	"You Won" Prize shop sign cabinet - flush mount	Top of cabinet 6" below CLG. Clg 12" AFF verify with CEC.			
AP-25-HK	6'-8"x2"	"You Won" Prize shop sign cabinet - ceiling mount	Top of cabinet 6" below CLG. Clg 12" AFF verify with CEC.			
AP-27		Painted stripes	GC to paint stripes			
AP-28	24"x42"	Pizza sizing guide				
AP-29-HK	9'x10", 8'x10"	Menu board ledge				
AP-31	4'x4', 8'x4'	Tomatoes Message				
AP-33	20'x6', 20'x7', 24'x8'	Game Wall				
AP-INSTA	6'x6', 8'x8'	CEC Instagram wall	18" AFF			
AP-AYCP	4'x4', 8'x4'	CEC All you can play signage				
AP-LOGO	18", 36"	Int logo - size determined by CEC				
AP-PU	6'x4', 8'x4', 3'x5', 4'x4'	Pick Up - flush mount				
AP-PU-HK	6'x2', 20'x60"	Pick Up - Ceiling mount				
Notes: Refer to Comet sign package for final decor legend and sizes. Panel height determined by ceiling height: 9' ceiling = 6' panel height 11' ceiling = 7' panel height 12' ceiling = 8' panel height Reference Interior elevations for custom panel dimensions and locations. CEC to approve final location.			Sign Company: Comet Signs 5003 Stout Dr San Antonio, TX 78219 Contact: Michael Gallegos 210-341-7244 micheal.gallegos@cometsign.com			
MARK	MANUFACTURER	PRODUCT	COLOR	COLOR #	FINISH	
PAINT			INT EXT			
PT-01	Benjamin Moore	N538 ULTRA SPEC 500	Alabaster	BM OC-129	Semi-Gloss	Eggshell
PT-02	Benjamin Moore	N538 ULTRA SPEC 500	Balboa Mist	BM1549	Semi-Gloss	Eggshell
PT-02a	Benjamin Moore	N538 ULTRA SPEC 500	Cumulous Cloud	BM1550	Semi-Gloss	Eggshell
PT-02b	Benjamin Moore	N538 ULTRA SPEC 500	Lapoloma Gray	BM1551	Semi-Gloss	Eggshell
PT-02c	Benjamin Moore	N538 ULTRA SPEC 500	River Reflections	BM1552	Semi-Gloss	Eggshell
PT-03	Benjamin Moore	N538 ULTRA SPEC 500	Ashwood Moss	BM1484	Semi-Gloss	Eggshell
PT-04	Benjamin Moore	N538 ULTRA SPEC 500	Million Dollar Red	2003-10	Eggshell	Eggshell
PT-05	Benjamin Moore	N538 ULTRA SPEC 500	Sabre Gray	BM1482	Semi-Gloss	Semi-Gloss
PT-06	Benjamin Moore	N538 ULTRA SPEC 500	Etruscan	BM AF-355	Semi-Gloss	Eggshell
PT-07	Benjamin Moore	N538 ULTRA SPEC 500	Iron Mountain	BM2134-30	Semi-Gloss	Eggshell
PT-09	Benjamin Moore	N538 ULTRA SPEC 500	Cabot Trail	BM998	Semi-Gloss	Eggshell
PT-10	Sherwin Williams	SUPERPAINT	Latte	SW6108	Semi-Gloss	Eggshell
PT-10 Alt.	Benjamin Moore	N538 ULTRA SPEC 500	Hillsborough Beige	1033	Semi-Gloss	Eggshell
PT-11	Benjamin Moore	N538 ULTRA SPEC 500	Sycamore Tree	BM539	Semi-Gloss	Eggshell
PT-12	Benjamin Moore	N538 ULTRA SPEC 500	Shades of Spring	BM537	Semi-Gloss	Eggshell
PT-13	Benjamin Moore	N538 ULTRA SPEC 500	Huntington Green	BM406	Semi-Gloss	Eggshell
PT-14	Sherwin Williams	SUPERPAINT	Outrageous Green	SW6922	Semi-Gloss	Eggshell
PT-14 Alt.	Benjamin Moore	N538 ULTRA SPEC 500	Sweet Pea	2031-30	Semi-Gloss	Eggshell
PT-15	Benjamin Moore	N538 ULTRA SPEC 500	Palm Coast Teal	BM733	Semi-Gloss	Eggshell
PT-16	Benjamin Moore	N538 ULTRA SPEC 500	Scandinavian Blue	BM2068-30	Semi-Gloss	Eggshell
PT-17	Sherwin Williams	SUPERPAINT	Real Red	SW6868	Semi-Gloss	Eggshell
PT-17 Alt.	Benjamin Moore	N538 ULTRA SPEC 500	Tricycle Red	2000-20	Semi-Gloss	Eggshell
PT-18	Benjamin Moore	N538 ULTRA SPEC 500	Golden Nugget	BM2019-20	Semi-Gloss	Eggshell
PT-19	Benjamin Moore	N538 ULTRA SPEC 500	Deep Ocean	BM2058-30	Semi-Gloss	Eggshell
PT-E1	Sherwin Williams		Match Existing - Canoe	SW2043		
PT-E2	Sherwin Williams		Match Existing - Sand	SW2059		
Paint Company: Benjamin Moore & Co. 101 Paragon Dr Montvale, NJ 07645 Contact: Gayle Bruen National Accounts Project Manager D: 210-949-6242 C: 201-258-0854 gayle.bruen@benjaminmoore.com		Benjamin Moore & Co. Contact: Christopher W George Territory Representative North, East Texas/Dallas C: 469-688-9963 chris.george@benjaminmoore.com		BENJAMIN MOORE NATIONAL ACCOUNT #10014623		

Symbol	Item	Specification & Color	Description	Manufacturer
Floor Finish				
FF-01	Porcelain Floor Tile	Product: Norway Narvik Bronze 8"x40" Grout: MAPEI Ultracolor Plus #7 "Chocolate" Grout Line: 1/8" Pattern: Running Bond 1/3 Overlap Cove: Schluter Dilex-AHK 1S 125 TSOB	Public Area @ Order, Merch, Bev., & Salad	Company: InterCERAMIC Contact: Lori Shurafa Phone: 214-682-7479
		Product Alt: Marazzi Magnolia Bend Ozark Brown 6"x36" MB058361P Grout: MAPEI Ultracolor Plus #7 "Chocolate" Grout Line: 1/8" Pattern: Running Bond 1/3 Overlap Cove: Schluter Dilex-AHK 1S 125 TSOB		Company: DAL-Tile Contact: Frederick Davis Phone: 972-423-5465 469-964-3246 Fred.Davis@dal.tile.com
FF-02	Carpet Tile	Product Syncopation 50cm - 10% 188442 Work Green 19.69"x19.69" (50cm) Tiles - 20% 188443 Work Blue 19.69"x19.69" (50cm) Tiles - 70% 105773 Ice Breaker Jet Mist 19.69"x19.69" (50cm) Tiles Transition: Armstrong VT060125 Jet Black	Public Area	Company: Interface Contact: Jerry Arnold Phone: 415-515-9316 Jerry.Arnold@interface.com
FF-03	Walk-Off Carpet Tile	Walk-Off Carpet - 104945 Step Repeat 999 Onyx 19.69"x19.69" (50cm) Tiles	Entry Vestibule/ Kid Check	
FF-04	Porcelain Floor Tile	Product: Pinotti Gold Meunier Size: 20"x20" (Install Diagonal) Grout: MAPEI #42 - Mocha 1/8"	Restroom Floor Tile	Company: InterCERAMIC Contact: Lori Shurafa Phone: 214-682-7479
	Porcelain Floor Tile	Product Alternate: Slate Attache Multi Size: 24"x24" Grout: MAPEI #15 Bone		Company: DAL-Tile Contact: Frederick Davis Phone: 972-423-5465 469-964-3246 Fred.Davis@dal.tile.com
Furniture Schedule				
FN-01	Dining Chair	Product: Sprint Side Chair Sprl-SC Color: Matte Black PC002 PL-01 Size: 18" W 20" D 18" SH Verify Spec. With Architect	Family Dining Banquet Chair *	Company: DesignForm Contact: Kayla Hodge Phone: 949-351-4288 Email: kayla@globalsourceindustries.com
FN-02	Party Bench		Birthday Room	Company: Jak.W Contact: Laura Kahar Phone: 970-376-3151 Email: laura@jak-w.com
FN-03	Dining Table	Product: Dining Table Edge: Eased Edge Finish: PL-02 Size: 42" X 28" Base: Wrinkle Black, Cross Shaped	Family/ Games Banquet Table	Company: Midwest Cabinet Contact: Susan Eichenberger Phone: 785-242-8181 Ext. 23 Email: seichenberger@midwestcabinet.com
FN-04	Dining Table	Product: Dining Table Edge: Eased Edge Finish: PL-02 Size: 56" X 28" Base: Wrinkle Black, Cross Shaped	Family/ Games Booth Table	
FN-05	Dining Table	Product: Dining Table Edge: Eased Edge Finish: PL-02 Size: 51" X 51" Base: Wrinkle Black, Cross Shaped	Family/ Games Corner Table	
FN-06	Dining Table	Product: Dining Table Edge: Eased Edge Finish: PL-02 Size: 42" X 28" Base: Wrinkle Black, Cross Shaped	Showroom Loose Table	
FN-07	Dining Table	Product: Dining Table Edge: Eased Edge Finish: PL-02 Size: 60" X 26" Base: Wrinkle Black, Cross Shaped	Showroom Loose Table	
FN-08	Dining Table	Product: Dining Table Edge: Eased Edge Finish: Rock of Ages Laminate Pionite Size: 90" X 24" Base: Wrinkle Black, Cross Shaped	Showroom Hightop Table	
FN-09	Dining Table	Product: Dining Table Edge: Eased Edge Finish: PL-02 Size: 42" X 26" Base: Wrinkle Black, Cross Shaped	Showroom Table	
UPH-01	Upholstery	Product: The Symphony Collection Studio Style: Persuasion Color: China Red TPE 010, Size: 54"	-	-
UPH-01	Upholstery	Product: The Symphony Collection Studio Style: Persuasion Color: Matador TPE 017, Size: 54"	-	-
UPH-01	Upholstery	Product: The Symphony Collection Studio Style: Persuasion Color: Beet TPE 004, Size: 54"	-	-
Ceiling Schedule				
LT-1	ACT	Product: #1761HA Second Look II Fine Fissured 2'x4'x3/4", Color: Match Existing or Haze Grid: Prelude XL 15/16" Exposed Tee	Ceiling Tile	Company: Armstrong
LT-2	ACT	Product: #670 Vinylclad Gypsum 2'x4'x1/2" Color: Match Existing or White Grid: Prelude XL White	Ceiling Tile	
Surfaces Finishes				
SS-01	Solid Surface	Product: Solid Surface Color: 9091 ML - Midnight Melange Alt Color : Clouded 9107CS (5) Thickness: 1/2" Edge: Easted Edge; 1/4" Round	Order/Salad/Bev. Bar Counter	Company: Wilsonart
		Product: Solid Surface Color: Deep Night Sky Thickness: 1/2" Edge: Easted Edge; 1/4" Round		Company: Corian
SS-04	Solid Surface	Product: Solid Surface Color: Fossil Product Alt: Solid Surface Color: Sea Stone	Restroom Counter & Hand Dryer Wall	Company: Corian

SYMBOL	ITEM	SPECIFICATION & COLOR	DESCRIPTION	MANUFACTURER
WALL COVER				
WM-01	MARLITE	PRODUCT: SOLID COLOR COLOR: MORNING HAZE S446-S2V SIZE: 1/4" BEVEL TONGUE GROVE	INTERIOR WAINSCOT	COMPANY: MARLITE CONTACT: DONNA DEHART DDEHART@MARLITE.COM
WT-03	GLAZED CERAMIC TILE	PRODUCT: X114 DESERT GREY 4"x12" GROUT: LATICRETE PERMACOLOR: 60 DUSTY GRAY TRIM: RONDEC SATIN ANODIZED ALUM. SCHLUTER	MENU BOARD WALL	COMPANY: DAL-TILE CONTACT: FREDERICK DAVIS PHONE: 972-423-5465
		PRODUCT ALT: SISTEMC COLOR: MIRO FUMOC SIZE: 4"x12" GROUT: LATICRETE PERMACOLOR SELECT: 60 DUSTY GRAY		COMPANY: MARAZZI CONTACT: TARYN FISCHER PHONE: 415-554-1937 TARYN.FISCHER@DALTILE.COM
WT-05	GLAZED CERAMIC BASE	PRODUCT: 4"x8" BRITE ALMOND SIZE: 3"x8" GROUT: MAPEI NONSANDED #15 BONE 1/8"	RESTROOM WALL	COMPANY: INTERCERAMIC CONTACT: LORI SHURAFRA PHONE: 214-682-7479
		PRODUCT ALTERNATE: 0135 ALMOND SIZE: 4"x8" GROUT: MAPEI NONSANDED #15 BONE 1/8"		COMPANY: DAL-TILE CONTACT: FREDERICK DAVIS PHONE: 972-423-5465 469-964-3246 FRED.DAVIS@DALTILE.COM
WT-06	GLAZED PORCELAIN TILE	PRODUCT: PINOT/ GOLD MEUNIER SIZE: 4"x8" GROUT: MAPEI NONSANDED #15 BONE 1/8"	RESTROOM WALL ACCENT BAND	COMPANY: INTERCERAMIC CONTACT: LORI SHURAFRA PHONE: 214-682-7479
		PRODUCT ALTERNATE: SLATE SA08 MULTI BROWN SIZE: 12"x24" GROUT: MAPEI NONSANDED #15 BONE 1/8"		COMPANY: DAL-TILE CONTACT: FREDERICK DAVIS PHONE: 972-423-5465 469-964-3246 FRED.DAVIS@DALTILE.COM
FRP-02	FRP	PRODUCT: C 100-G63 STYLE: SUBWAY FRP COLOR: WHITE SIZE: 4' X 10' CAULK BUTT JOINTS NW/ PENNY SPACING	KITCHEN WALL OPEN TO PUBLIC VIEW	COMPANY: MARLITE
FRP-03	MOSAIC FRP	PART NUMBER: #204137 VU-SKY CHUCK E- CHEESE BEYBAR 48X120 ADHESIVE: FRP MARLITE ADHESIVE. USE CAULK TO MATCH FRP LIGHT GREY SEAM JOINT: 6 PENNY SPACING NAIL BETWEEN PANELS. INSTALL PER MANF. INSTALLATION. PROVIDE BLACK OUTSIDE CORNER GUARDS.	KITCHEN WALL OPEN TO PUBLIC VIEW	COMPANY: MARLITE CONTACT: DONNA DEHART DDEHART@MARLITE.COM
WALL BASE				
WB-01	VINYL WALL BASE	PRODUCT: 60-JET BLACK COLOR: INTEGRATED COVE: 6" COVED	INTERIOR WALL BASE WITH CARPET	COMPANY: ARMSTRONG
WB-04	GLAZED CERAMIC BASE	PRODUCT: BRITE ALMOND SIZE: 6"x6" GROUT: MAPEI #15 BONE	RESTROOM COVE BASE	COMPANY: INTERCERAMIC CONTACT: LORI SHURAFRA PHONE: 214-682-7479
		PRODUCT ALTERNATE: 0135 AMOND SIZE: 4"x8" GROUT: MAPEI #15 BONE		COMPANY: DAL-TILE CONTACT: FREDERICK DAVIS PHONE: 972-423-5465 469-964-3246 FRED.DAVIS@DALTILE.COM
WB-05	GLAZED CERAMIC BASE	PRODUCT: INTERCERAMIC NORWAY NARVIK BRONZE 8"x40" (OFFSET INSTALL FOR WOOD LOOK) GROUT: MAPEI #7 - "CHOCOLATE" GROUT LINE: USE A 1/8" COVE: DILEX-AHK 1S 125 TSOB SCHULTER	TILE BASE AROUND PUBLIC AREA CUT 8" TILE DOWN TO 6" BASE HEIGHT.	COMPANY: INTERCERAMIC CONTACT: LORI SHURAFRA PHONE: 214-682-7479
		PRODUCT ALTERNATE: SADDLEBROOK SIZE: 6"x36" SD15 WALNUT GROUT: MAPEI #7 - "CHOCOLATE" GROUT LINE: USE A 1/8" PATTERN: RUNNING BOND 1/3 OVER LAP COVE: DILEX-AHK 1S 125 TSOB SCHULTER		COMPANY: DAL-TILE CONTACT: FREDERICK DAVIS PHONE: 972-423-5465 469-964-3246 FRED.DAVIS@DALTILE.COM
		PRODUCT ALTERNATE: GRAINSWOOD SIZE: 6"x24" GW07 WALNUT GROUT: MAPEI #7 - "CHOCOLATE" GROUT LINE: USE A 1/8" PATTERN: RUNNING BOND 1/3 OVER LAP COVE: DILEX-AHK 1S 125 TSOB SCHULTER		COMPANY: DAL-TILE CONTACT: FREDERICK DAVIS PHONE: 972-423-5465 469-964-3246 FRED.DAVIS@DALTILE.COM
LAMINATE				
PL-05	PLASTIC LAMINATE	PRODUCT: KHAKI BROWN D50-60	INSIDE FACE	COMPANY: WILSONART
HARDWARE SCHEDULE				
<u>Entry Storefront</u> 1 EA TOP PIVOT - FRAME 1 EA TOP PIVOT - DOOR 1 EA BOTTOM PIVOT - FRAME 1 EA BOTTOM PIVOT - INTERNAL 1 EA PULL HANDLE 1 EA EXIT DEVICE 1 EA RIM CYLINDER 1 EA THRESHOLD 1 EA WEATHERSTRIP 1 EA SURFACE CLOSER 1 EA DOOR SWEEP 1 EA DOOR STOP				<u>Contact:</u> COMPANY: UNIVERSAL MANUFACTURING CONTACT: THERESA LAND PHONE: 901-458-5881
<u>Entry Vestibule</u> 1 EA TOP PIVOT - FRAME 1 EA TOP PIVOT - DOOR 1 EA BOTTOM PIVOT - FRAME 1 EA BOTTOM PIVOT - INTERNAL 1 EA PULL HANDLE 1 EA PUSH BAR 1 EA SURFACE CLOSER				 834 OP-6 CLR FINISH 838 OP-7 CLR FINISH 805/838 OP-10 CLR FINISH 846 OP-9 CLR FINISH 12368 PH-21 YB CLR FINISH CD35474A-TL LESS 386TR US28 198 CY-5 CLR FINISH TH-43 4209 V-231 CLR FINISH 4041 90-DEGREE STOP 200NA X WIDTH 267F 834 OP-6 CLR FINISH 838 OP-7 CLR FINISH 805/838 OP-10 CLR FINISH 846 OP-9 CLR FINISH 12368 PH-21 YB CLR FINISH 142 PB-16 CLR FINISH 4041 90-DEGREE STOP LCN
Note: Install door sweeps at all egress doors.				

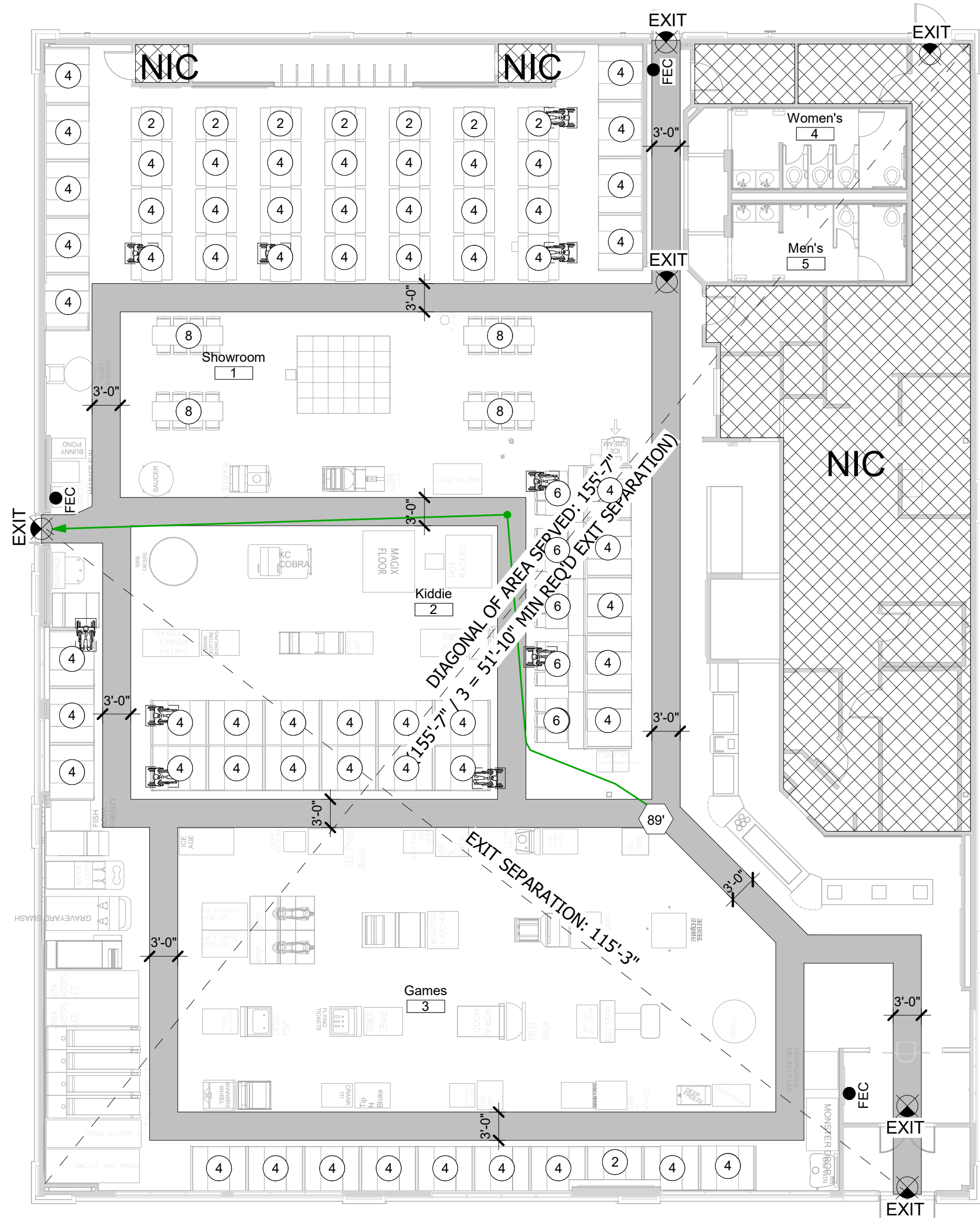






CHUCK E. CHEESE

925 North Point Drive Alpharetta, GA 30022



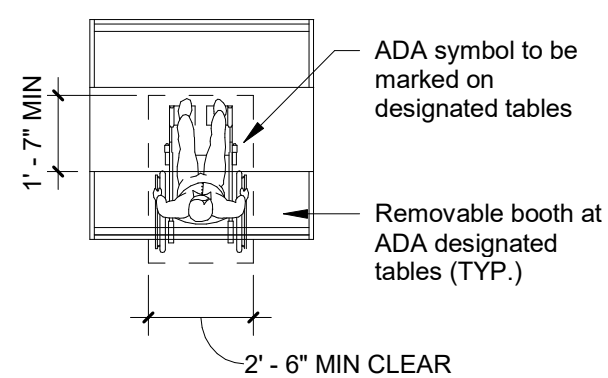
1 Egress Plan
3/32" = 1'-0"

Accessible Seating

At least 5%, but not less than 1 of the dining surfaces shall be accessible. Accessible seating shall be identified by a sign or a marker.

47 Tables x 42" = 1,974"/24" = 83 x .05 = 5
6 Tables x 56" = 336"/24" = 14 x .05 = 1
21 Tables x 60" = 1,260"/24" = 53 x .05 = 3
4 Tables x 90" = 360"/24" = 15 x .05 = 1

Total Accessible Tables Required: 10



General Notes - Life Safety

- A Provide fire extinguishers within travel distance of 75'-0"
- B All penetrations through rated assemblies shall be installed per U.L. standard details and applicable codes as required to maintain the integrity of rated assemblies

Material Flame Spread

Material	Flame Spread
FRP Panels	Class A
Plastic Laminate	Class A
Carpet	Class A
LT-1 Ceiling Tile	Class A
LT-2 Ceiling Tile	Class A
Sheet Vinyl	Class A
VCT	Class A
Vinyl Base	Class A
Paint	Class A
Slat Wall	Class A

Life Safety Plan Legend

EXIT	Exit Light
[Symbol]	Egress Pathway
[Symbol]	Maximum Travel Distance
[Symbol]	Diagonal Distance
FEC	Fire Extinguisher Cabinet
[Symbol]	Direction of Egress
#	Seat count tag
[Symbol]	Accessible Seating Location

OCCUPANCY LOAD

Games Area:	
A) Kiddie/Games Gross Area:	3,874 SF
B) Area Covered By Games:	1,227 SF
C) Kiddie/Games Net Area For Occupancy:	2,647 SF
D) Occupant Load Factory:	15 SF/Person
E) Occupancy:	176 People

Showroom Area:	
Occupancy Based On Seating @24":	166 People

Occupancy Calculations:	
A) Games (Net Area):	176 People
B) Kiddie/Games/Showroom fixed seating:	158 People
C) Showroom seating:	166 People
D) Kitchen:	1,548 SF/200 = 8 People

Total Occupancy= 508 People

General Notes - Cover Sheet

A	No water, no sewer, no structural, no changes to occupancy SF, no work in the kitchen.
B	No part of these documents supercede the other, any discrepancies require clarification from the Architect.
C	All disciplines are referenced to each other, any discrepancies require clarification from the Architect.
D	Verify all existing conditions with the drawings, any discrepancies require clarification from the Architect.
E	OFCI means "Owner Furnished and Contractor Installed", identifies items that are provided by the owner and installed by the contractor as part of this contract.
F	NIC means "Not In Contract", identifies items that are provided and installed under a separate contract. Shown for reference only.
G	Alternate items that are identified shall be priced separately, pricing shall include item and installation cost for inclusion into the contract if selected by the owner.
H	Signage will be submitted for a separate permit.

PROJECT SCOPE

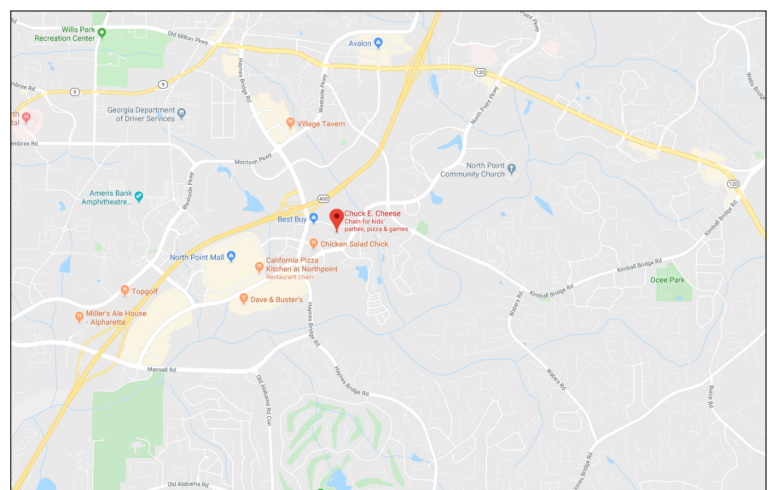
This is a reimage of an existing freestanding building currently operating as a Chuck E Cheese (CEC) store. Exterior scope includes sealcoat, striping of parking lot, painting building, replacing lighting, no structural modifications. Interior scope includes painting, replacing seating, tables, games, wall finishes, minimal lighting, and restroom fixtures. Excluded from the project is new signage, permitted and installed by a separate scope.

CODE SUMMARY

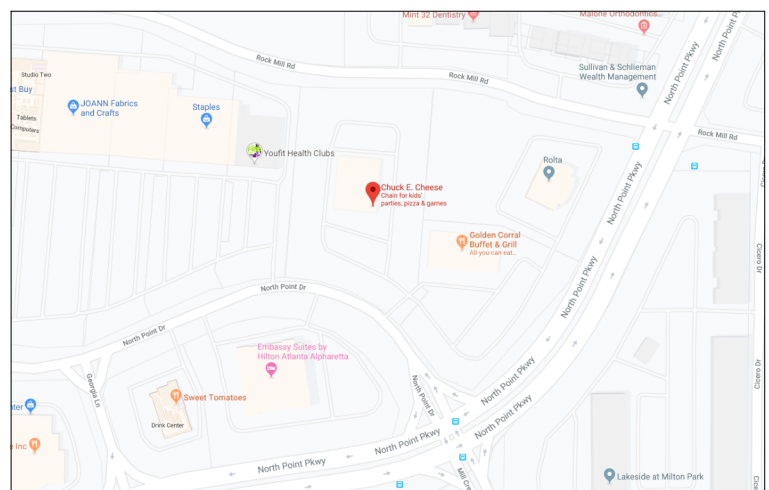
Use:	Restaurant
Occupancy Class:	A-2 (Restaurant)
Building Area:	11,985 SF
Occupants:	508 Occupants
Exit:	Required: 508 occupants x 0.15 = 77" Total Provided: 34"x34"x70" = 134" Total
Building:	IBC, 2018 Edition, with Current Georgia Amendments
Mechanical:	IMC, 2018 Edition, with Current Georgia Amendments
Electrical:	National Electrical Code, 2020
Plumbing:	IPC, 2018 Edition, with Current Georgia Amendments
Fire:	IFC, 2018 Edition, with Current Georgia Amendments NFPA 101, 2018 Life Safety Code Ed. w/Current GA Amendments NFPA 72, 2019 Ed. w/Current GA Amendments NFPA 72, 2019 Ed. w/Current GA Amendments NFPA 96, 2019 Ed. w/Current GA Amendments
Fuel Gas:	International Fuel Gas Code, 2018 Edition, with Georgia Amendments)
Accessibility:	Georgia Accessibility Code - GSFC Rules & Regs. 120-3-20 - Latest Revision
Energy:	International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments

Index of Drawings

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E1.0	Lighting Floor Plan	A	2022 01 20
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Location Map



Vicinity Map

CONSTRUCTION • ARCHITECTURE

PKWY

PKWY Architects, LLC
1000 Civic Circle Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979



#600

925 North Point Drive
Alpharetta, GA 30022

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Ph: 972-258-5521
Contact: Justin Lee

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PKWY Architects, LCC
1000 Civic Circle
Lewisville, TX 75067
Ph: 972-221-1979
Contact: Michael Orr

MEP Engineer:

Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997.9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

DRAWN BY: CH
CHECKED BY: VG
PROJ. NO: 94-21807
PKWY Architects, LLC 2022 ©

Cover Sheet

CS1.0

301 General
301.1 Scope. The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

302 Floor or Ground Surfaces
Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303 Changes in Level
303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space
304.1 General. Turning space shall comply with 304.

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 (1525 mm) 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 (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) 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.

Figure 304.3.2 T-Shaped Turning Space

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. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

Figure 305.3 Clear Floor or Ground Space

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.

Figure 305.5 Position of Clear Floor or Ground Space

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.

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.

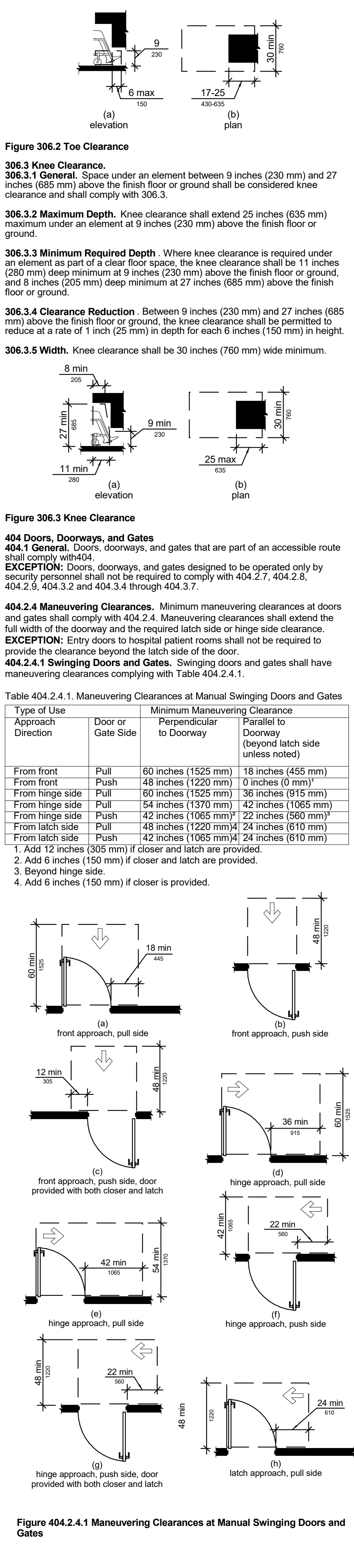
306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) 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 (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.



503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways

504.1 General. Stairs shall comply with 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.
EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

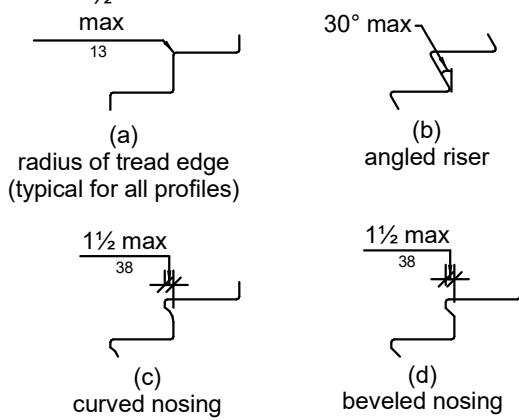


Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

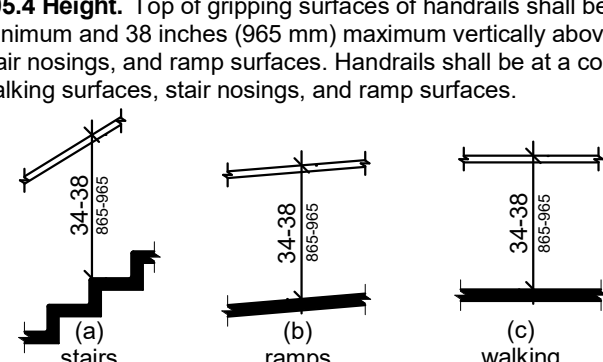


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

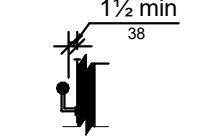


Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

EXCEPTIONS:
1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

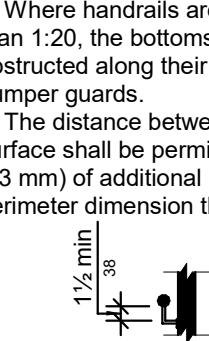


Figure 505.6 Horizontal Projections Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

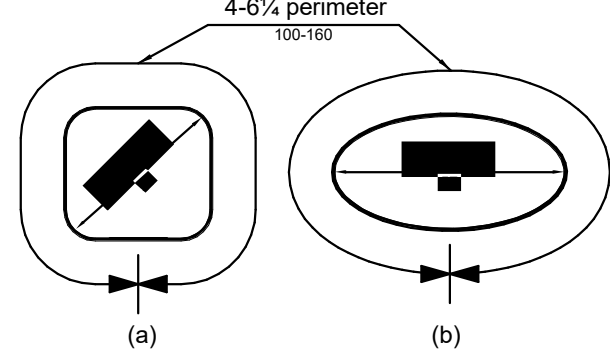


Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

EXCEPTIONS:
1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.

2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.

3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

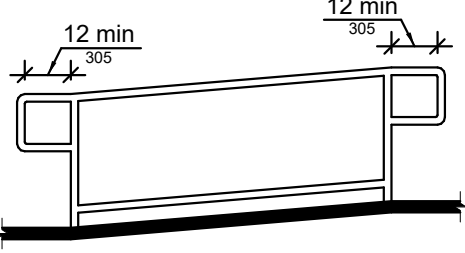


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

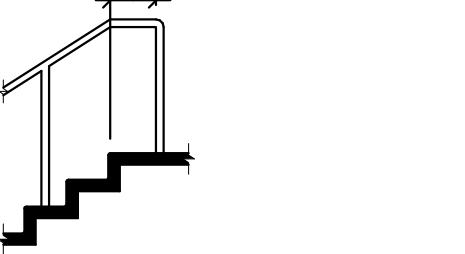


Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

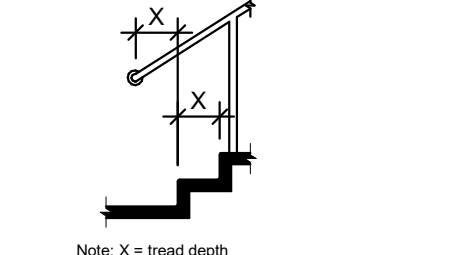


Figure 505.10.3 Bottom Handrail Extension at Stairs

601 General. The provisions of Chapter 6 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

602 Drinking Fountains.
602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 305 shall be provided.

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 1 1/2 inches (38 mm) maximum from the front edge of the unit, including bumper guards.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumper guards.

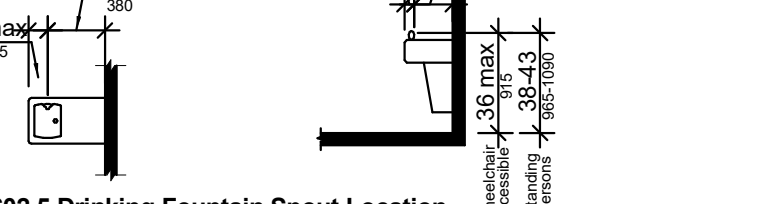


Figure 602.5 Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum, above the finish floor or ground.

603 Toilet and Bathing Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 303. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

603.5 Diaper Changing Tables. Diaper changing tables shall comply with Sections 309 and 902.

603.6 Operable Parts. Operable parts on towel dispensers and hand dryers serving accessible lavatories shall comply with Table 603.6.

Table 603.6	Maximum Reach Depth and Height						
Maximum	6.5 inch	2 inches	5 inches	8 inches	9 inches	11 inches	
Reach Depth (13 mm)	(51 mm)	(51 mm)	(125 mm)	(150 mm)	(230 mm)	(280 mm)	
Maximum	48 inches	46 inches	42 inches	40 inches	38 inches	34 inches	
Reach Height (1220 mm)	(1170 mm)	(1170 mm)	(1065 mm)	(1015 mm)	(915 mm)	(865 mm)	

604 Water Closets and Toilet Compartments
604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

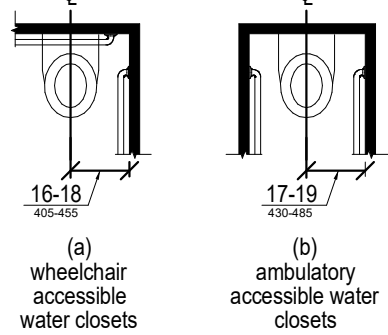


Figure 604.2 Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall.

604.3.2 Clearance Depth. Clearance around the water closet shall be 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

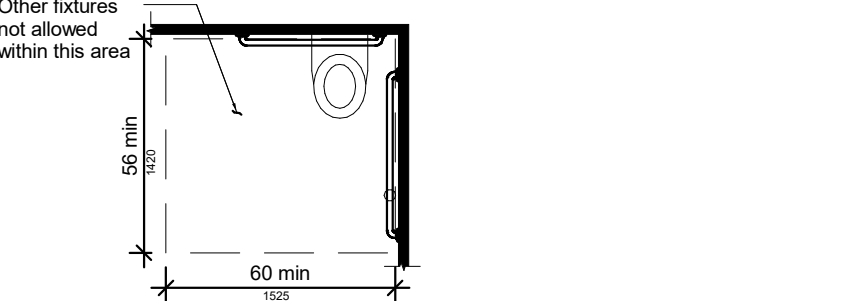


Figure 604.3.1 Size of Clearance for Water Closets

604.3.3 Clearance Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Height. The height of a water closet seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS: A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

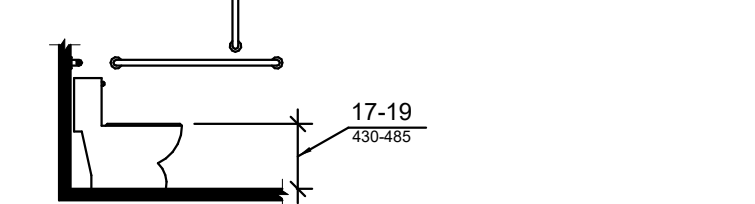


Figure 604.4 Water Closet Seat Height

604.5 Grab Bars. Grab bars for water closets shall comply with 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

EXCEPTIONS:
1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
2. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.5.1 Fixed Side Wall Grab Bars. Fixed side-wall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum above the floor, and with the center line of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum from the rear wall.

EXCEPTION: The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2.

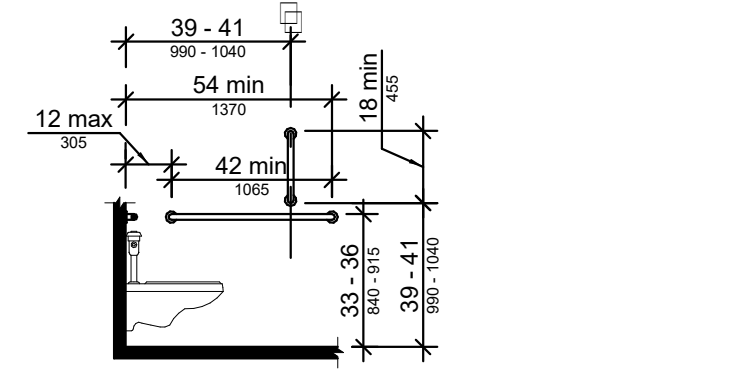


Figure 604.5.1 Side Wall Grab Bar for Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:
1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

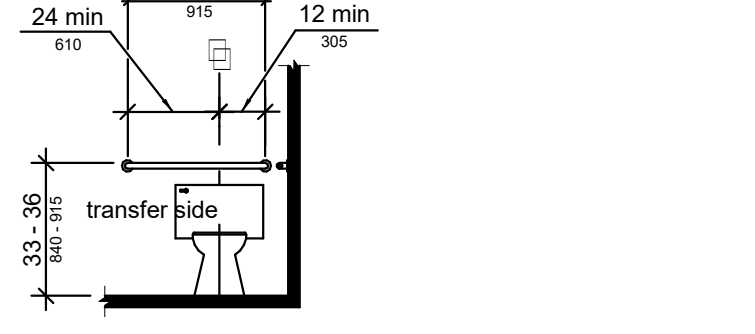


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.

EXCEPTION: In ambulatory accessible compartments complying with Section 604.10, flush controls shall be permitted to be located on either side of the water closet.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

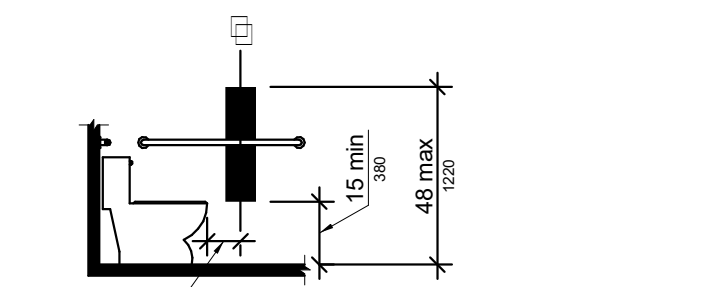


Figure 604.7 Dispenser Outlet Location

604.8 Coat Hooks and Shelves. Coat hooks provided within toilet compartments shall be 48 inches (1220 mm) maximum above the floor. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the floor.

604.9 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.9.

604.9.2.2 Size. Toilet compartments shall comply with Section 604.9.2.1 or 604.9.2.2 as applicable.

604.9.2.1 Minimum area. The minimum area of a wheelchair accessible compartment shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.

604.9.2.2 Compartment for children's use. The minimum area of a wheelchair accessible compartment primarily for children's use shall be 60 inches (1525 mm) minimum in width measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

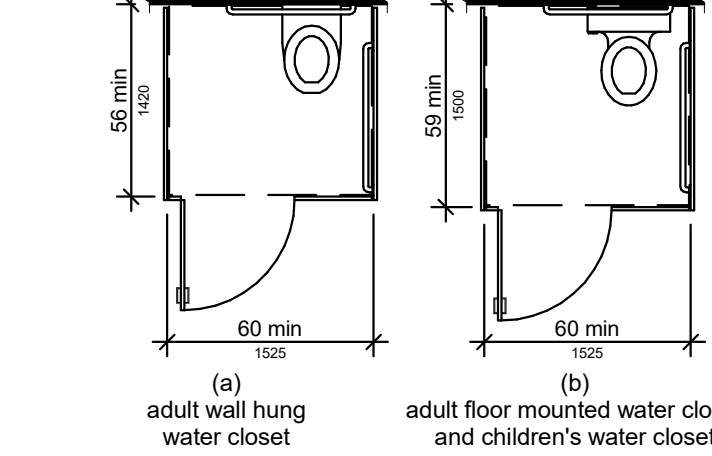


Figure 604.9.2 Wheelchair Accessible Toilet Compartment

604.9.3 Doors. Toilet compartment doors, including door hardware, shall comply with Section 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.9.3.1 Door Opening Location. The farthest edge of toilet compartment door opening shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.

Door Opening Location	Measured From	Dimension
Front Wall or Partition	From the side wall or partition closest to the water closet	56 inches (1420 mm) minimum
	or	
	From the side wall or partition farthest from the water closet	4 inches (100 mm) maximum
Side Wall or Partition Wall-Hung Water Closet	From the rear wall	22 inches (1320 mm) minimum
	or	
Side Wall or Partition Floor-mounted Water Closet	From the front wall or partition	4 inches (100 mm) maximum
	From the rear wall	55 inches (1395 mm) minimum
	or	
	From the front wall or partition	4 inches (100 mm) maximum

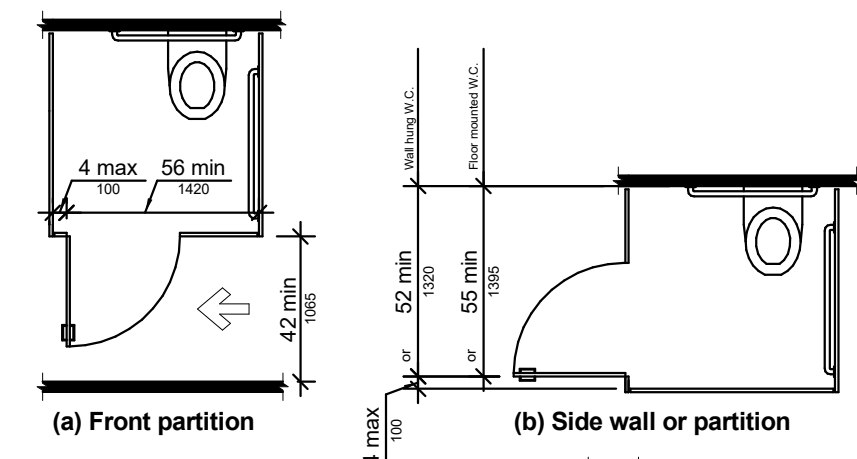


Figure 604.9.3.1 Wheelchair Accessible Toilet Compartment Door Openings

604.9.4 Approach. Wheelchair accessible compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.5 Toe Clearance. Toe clearance for compartments primarily for children's use shall comply with Section 604.9.5.2. Toe clearance for other wheelchair accessible compartments shall comply with Section 604.9.5.1.

604.9.5.1 Toe Clearance at Compartments. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) min. above the floor and extending 6 inches (150 mm) beyond the compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:
1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.
2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

604.9.5.2 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:
1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.
2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

604.9.5.3 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

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2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

604.9.5.4 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

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604.9.5.5 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

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604.9.5.6 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

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2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

604.9.5.7 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

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2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

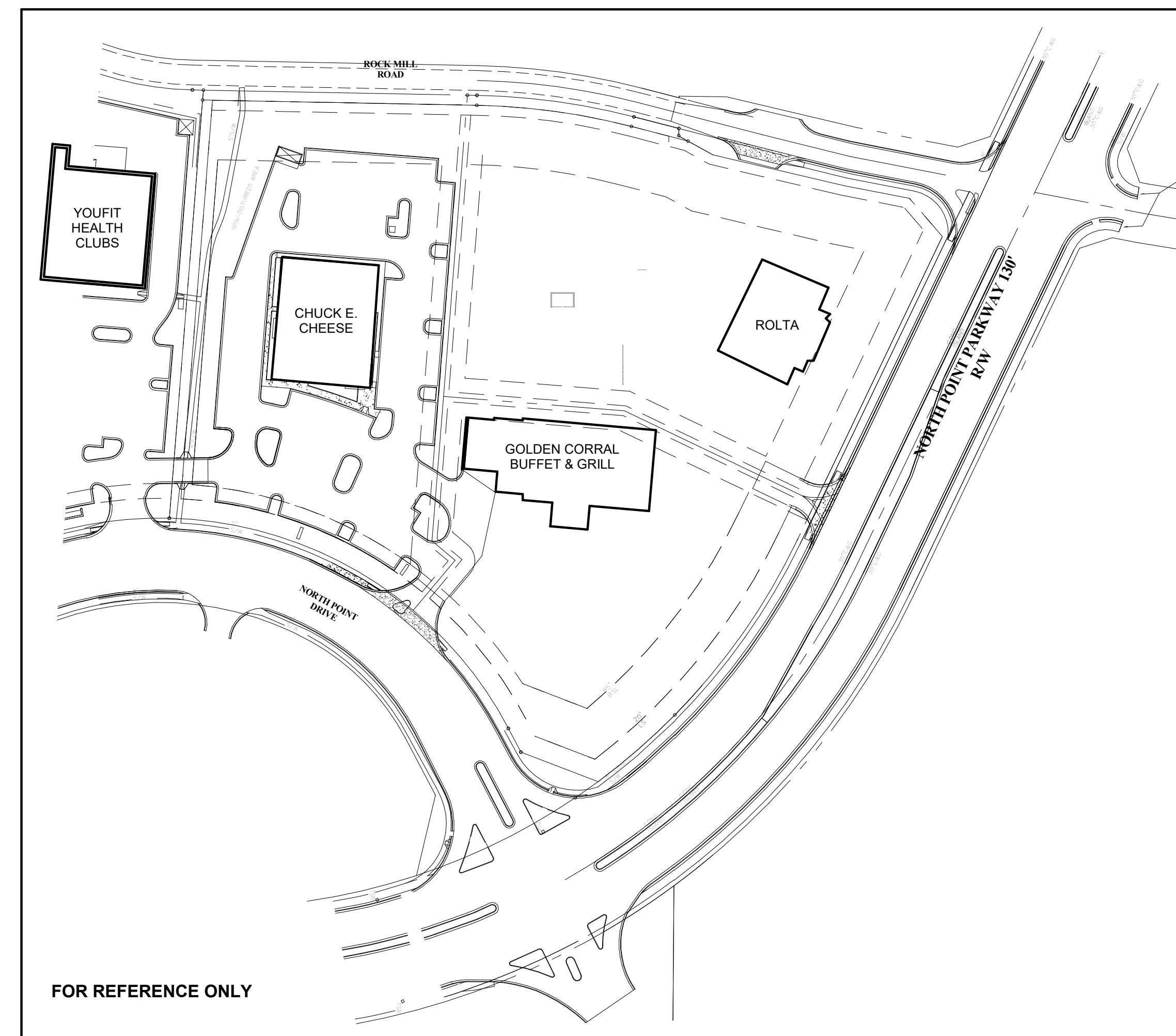
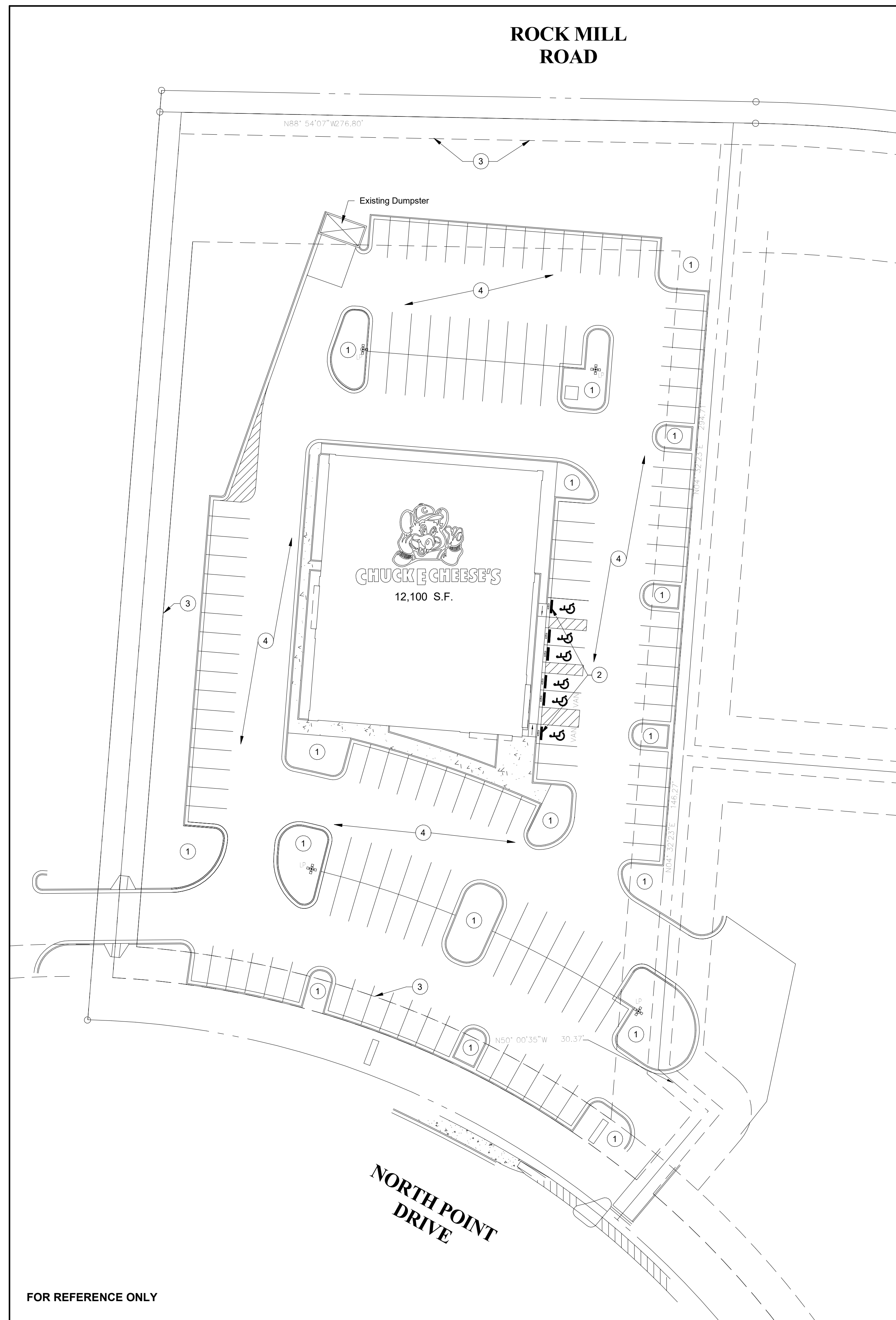
604.9.5.8 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

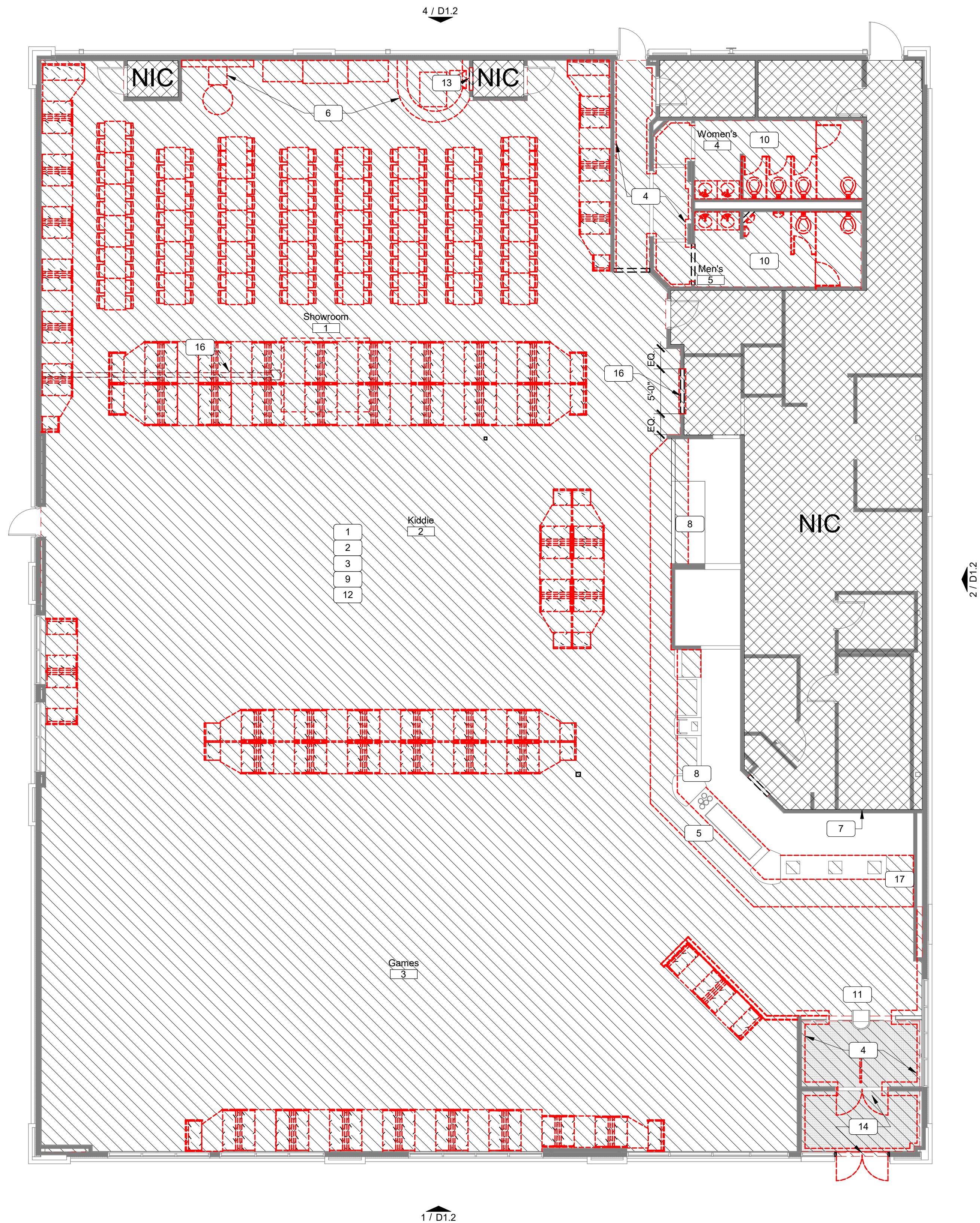
EXCEPTIONS:
1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.
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604.9.5.9 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

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2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

604.9.5.2 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

[illegible]



1 Demolition Floor Plan
1/8" = 1'-0"

General Notes - Demolition

Key #	Demolition Notes
A	Existing conditions are based on field observations. The demolition plan is for reference only. Contractor to verify existing conditions prior to the start of work.
B	Demolish indicated structures and fixtures in an orderly and careful manner.
C	Provide temporary supports, shoring and bracing as required to protect existing structural items remaining in place. Verify and coordinate existing utilities to be removed and/or relocated.
D	Erect weatherproof closures for exterior openings created by demolition work.
E	Demolished items shall be removed from site and legally disposed of.
F	Protect existing landscape materials, appurtenances, and structures which are to remain.
G	Remove all floor finishes down to substrate.
H	Remove walls and structures down to surface which may be refinished.
J	Where the scope of work requires penetration of the existing slab, GC to notify owner if a supported slab is found. Do not cut any portion of the slab's structural reinforcing. If trench exceeds 8" width, install reinforcing #5 x 18" dowels with 9" embedment @ 18" O.C. The GC & sub-constructors shall maintain the integrity of the existing slab by patching and repairing as needed.
K	Disconnect, remove and cap designated MEP utilities and fixtures within demolition areas. Mark location of disconnected utilities.
L	Remove abandoned electric wiring to source of supply. Verify that abandoned wiring and equipment serves only abandoned facilities. Coordinate utility service outages with utility company. Cut conduit flush with or beneath walls and floors, and refinish surfaces.
M	When encountered, inform owner of presence of contaminated materials. Contaminated materials are to be removed by others. Verify that previously removed materials are acceptable prior to commencement of demolition work.

Legend - Demo Plan

---	Scope of Work	⌋	Door to be removed
NIC	Not In Contract	00	Key Note
---	Construction to be removed	□	Floor outlet
---	Existing wall to remain	⌋	Wall outlet
E'	Existing		
D'	Demolish		
R'	Relocate		
N'	New		

Scope Notes Demolition Floor Plan 00

1	Remove (40 +/-) floor outlets throughout Kiddie and Games rooms.
2	Remove existing furniture.
3	Remove existing carpet. Include Aux and storage rooms.
4	Remove marlite in vestibule, kid check and restroom vestibule
5	Remove floor tile as indicated.
6	Demolish Studio C.
7	Remove and protect digital menu board for tile installation.
8	Millwork: remove red laminate at order, salad, merch and beverage
9	Remove existing decor.
10	Restroom: remove floor tile, wall tile, toilets, urinals, vanities, partitions, accessories, 2x4 lights, light box, etc. Demo wall finish to framing. Remove door.
11	Remove stanchions at kid check.
12	Relocate track lights as needed to illuminate wall decor.
13	Remove portion of wall.
14	Demolish doors at entry and vestibule.
15	
16	6" wide trench line to 13"x13" rough opening in slab for new recessed dance floor.
17	Remove existing promo box. Power to remain
18	



#600

925 North Point Drive
Alpharetta, GA 30022

Owner:

CEC ENTERTAINMENT, INC.
1707 Market Place Blvd. Suite 200
Irving, TX 77063
Ph: 972-258-5521
Contact: Justin Lee

Architect:

PKWY Architects, LCC
1000 Civic Circle
Lewisville, TX 75287
Ph: 972-221-1979
Contact: Michael Orr

MEP Engineer:

Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997.9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

DRAWN BY: CH
CHECKED BY: VG
PROJ. NO: 94-21807
PKWY Architects, LLC 2022 ©

Demolition Floor Plan

D1.0



	Scope of Work		Door to be removed
	Not In Contract		Key Note
	Construction to be removed		Floor outlet
	Existing wall to remain		Wall outlet
	Existing wall to remain		

Existing Acoustical lay-in ceiling LT-1

Gypsum ceiling

Ceiling Tag

Ceiling Finish Code

Ceiling Height (A.F.F.)

CLG-1
9'-0"

24" x 48" Troffer

Recessed Can Light

Vanity Light - 7'-0" AFF

Pendant - 6'-0" AFF

Exterior Wall Sconce

48" Industrial Fluorescent Strip

Wall mount Television

EXIT

Exit Sign

Supply Diffuser (Ref. Mechanical)

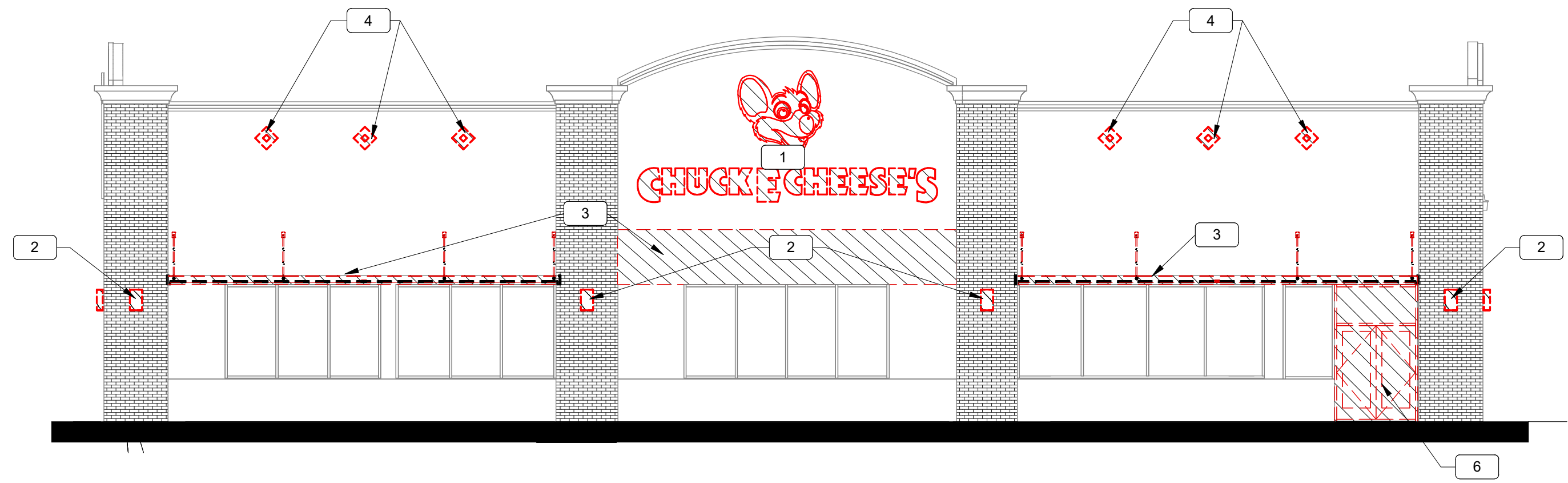
Return Diffuser (Ref. Mechanical)

Access Panel

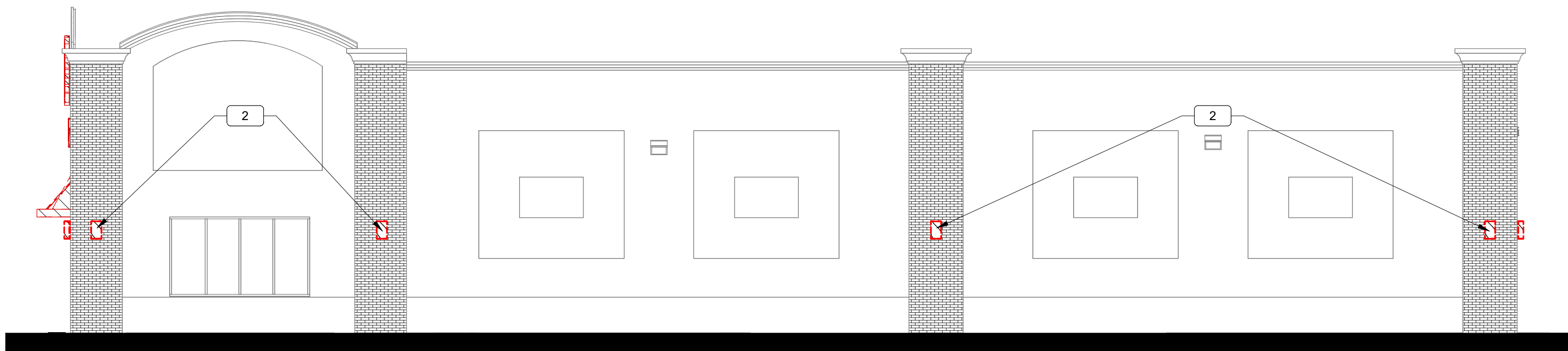
1	Remove 2x4 troffer lights.
2	Remove stage lights.
3	
4	Remove dark acoustical tile at stage area
5	Remove ceiling trim
6	Remove or relocate track lights as needed to illuminate wall art (typical)



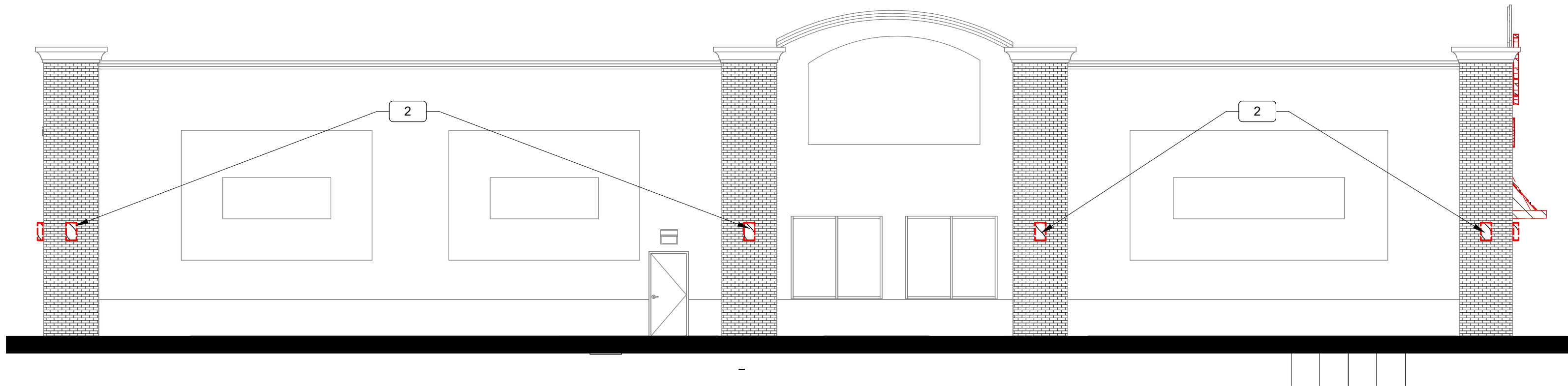
A	Permit Set	2022 01 20
No.	Description	Date



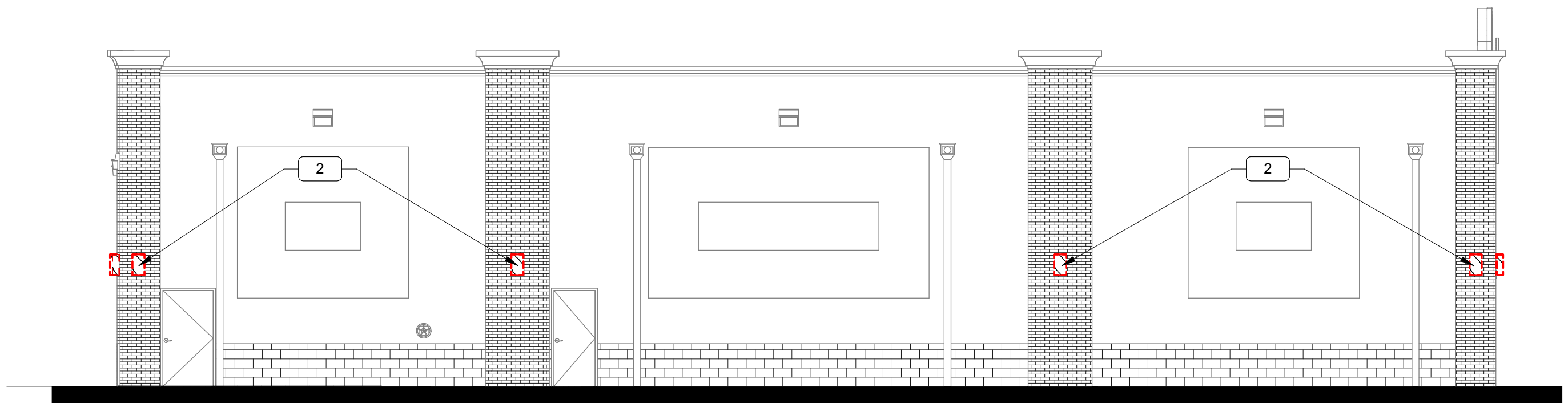
1 North Demo Elevation (Front)
1/8" = 1'-0"



2 West Demo Elevation (Right)
1/8" = 1'-0"



3 East Demo Elevations (Left)
1/8" = 1'-0"



4 South Demo Elevation
1/8" = 1'-0"

General Notes - Demolition

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NIC	Not In Contract	00	Key Note
---	Construction to be removed	00	Floor outlet
---	Existing wall to remain	---	Wall outlet
E	Existing		
D	Demolish		
R	Relocate		
N	New		

Scope Notes Demolition Elevation 00

1	Remove signage.
2	Remov sconce.
3	Remove awning.
4	Remove accent diamonds.
5	
6	Remove storefront door.



#600

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Owner:

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Architect:

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Contact: Michael Orr

MEP Engineer:

Dialectic Engineering
310 W 20th Street 200
Kansas City, MO 64108
Ph: (816)997.9627
Contact: Joe Hillebrenner, P.E.



Architect: William D. Pounds

A	Permit Set	2022 01 20
No.	Description	Date

DRAWN BY: CH

CHECKED BY: VG

PROJ. NO: 94-21807

PKWY Architects, LLC 2022 ©

Demolition Elevations

D1.2



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Chuck E Cheese

Location Address: 925 North Point Dr

Mailing Address: CEC Entertainment Inc 1707 Market Place #200

City: Irving State: TX Zip Code: 75067 - _____

Contact For All Notifications: Lillia Sanchell- Parkway C&A LP / Cathy West- Parkway C&A LP

Contact Telephone: 469 - 470 - 2073 Mobile Telephone: 972 - 221 - 1979

Fax: _____ - _____ - _____ Email: Lsanchell@pkwycon.com

Contact's Relation To Business: Qualified Agent- General Contractor - Tenant

This Application For (Check all that apply):

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

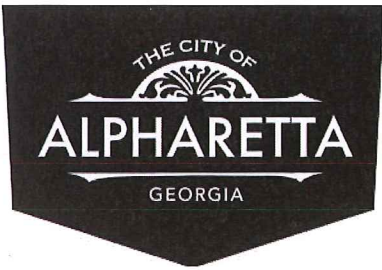
Application Fees:

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

All other reviews \$ 300.00

Total Due 300.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: National Retail Properties, LLP/ Chuck E Cheese

Physical Address: _____

Mailing Address: 450 South Orange, Suite 900

City: Orlando State: FL Zip Code: 32801

Owner Telephone: 972 - 258 - 8507 Contact Fax: _____

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

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

Owner Name (Printed): DAVID DECK Date: 1-24-22

Owner Signature: 

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Please see Attachment

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

☐ Yes

☒ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

Please list and describe the EcoDistrict measures that your application includes.

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: S.I Market Holdings LLC

Location Address: 241 Alpharetta Hwy

Mailing Address: 260 Canton

City: Alpharetta State: Ga Zip Code: 30009

Contact For All Notifications: DAVID FILIPOWICZ

Contact Telephone: 404 - 925 - 7380 Mobile Telephone: 404 - 925 - 7380

Fax: _____ Email: dave@smokejacksbbq.com

Contact's Relation To Business: ~~owner~~ owner

This Application For (Check all that apply):

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

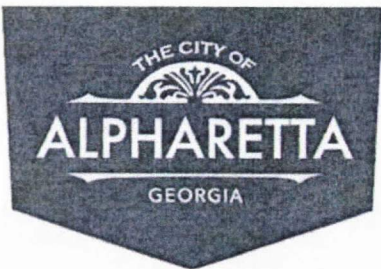
Application Fees:

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

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Estate of Mary Kartos & Kartos Family Trust

Physical Address: c/o Penny Paris, Executor, 10300 Castlebridge Ct, Knoxville, TN 37922

Mailing Address: c/o Penny Paris, Executor, PO Box 22147

City: Knoxville State: TN Zip Code: 37933

Owner Telephone: 865 - 250 - 2156 Contact Fax: _____

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

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

Owner Name (Printed): Penny Paris, Executor Date: 1/31/2022

Owner Signature: *Penny Paris*

Property Information:

Address (If Assigned) : 241 S Main Street, Alpharetta, GA

Tax ID or Map Reference Number: 12 -2583-0694-041-1

Land Lot(s): 12-0694 District: _____ Section: _____

Existing Zoning of Property: C-2/ Downtown Overlay Existing Uses of Property: Restaurant

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

Applicant Signature: *[Signature]* Date: 1-28-22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The primary intent of the design is to strip the existing building of its prototypical Pizza Hut look. We are proposing to do so by removing the existing hipped roof forms and EFIS archways, and replacing them with brick and wood clad walls with parapets more in line with some of the city's downtown buildings. The applicant's (Smokejack) existing location in downtown served as our primary inspiration. Additional detailing and corbeling will be added to the brick to give a slightly more traditional feel, and a few metal accent canopies, decorative lights, and wood clad canopy structure will be added to the building as well, to complete the building's transformation.

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

☐ Yes

☒ No

Please refer to the attached rendering. While we have not provided a specific site line study, the intent, as indicated in the rendering, is to fully screen any roof top units, or other equipment with the existing EFIS screen wall. The existing wall is approximately 6-ft in height. While we do not know at this stage in the design how large the required units will be, the intent remains that the roof equipment will be fully screened. While not anticipated, if the the required equipment is taller than the existing screen the height of the screen will be modified to match.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

This project is a redevelopment of an existing building, rather than a new ground up development. As such, our ability to fully embrace one of the proposed architectural styles is limited. However, the design does take several design queues from the mercantile/mill style listed in the Alpharetta Downtown Design Guidelines. These include the use of exposed masonry, brick detailing and corbeling, and the used of metal and wood architectural accents, use of industrial style lighting.

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

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

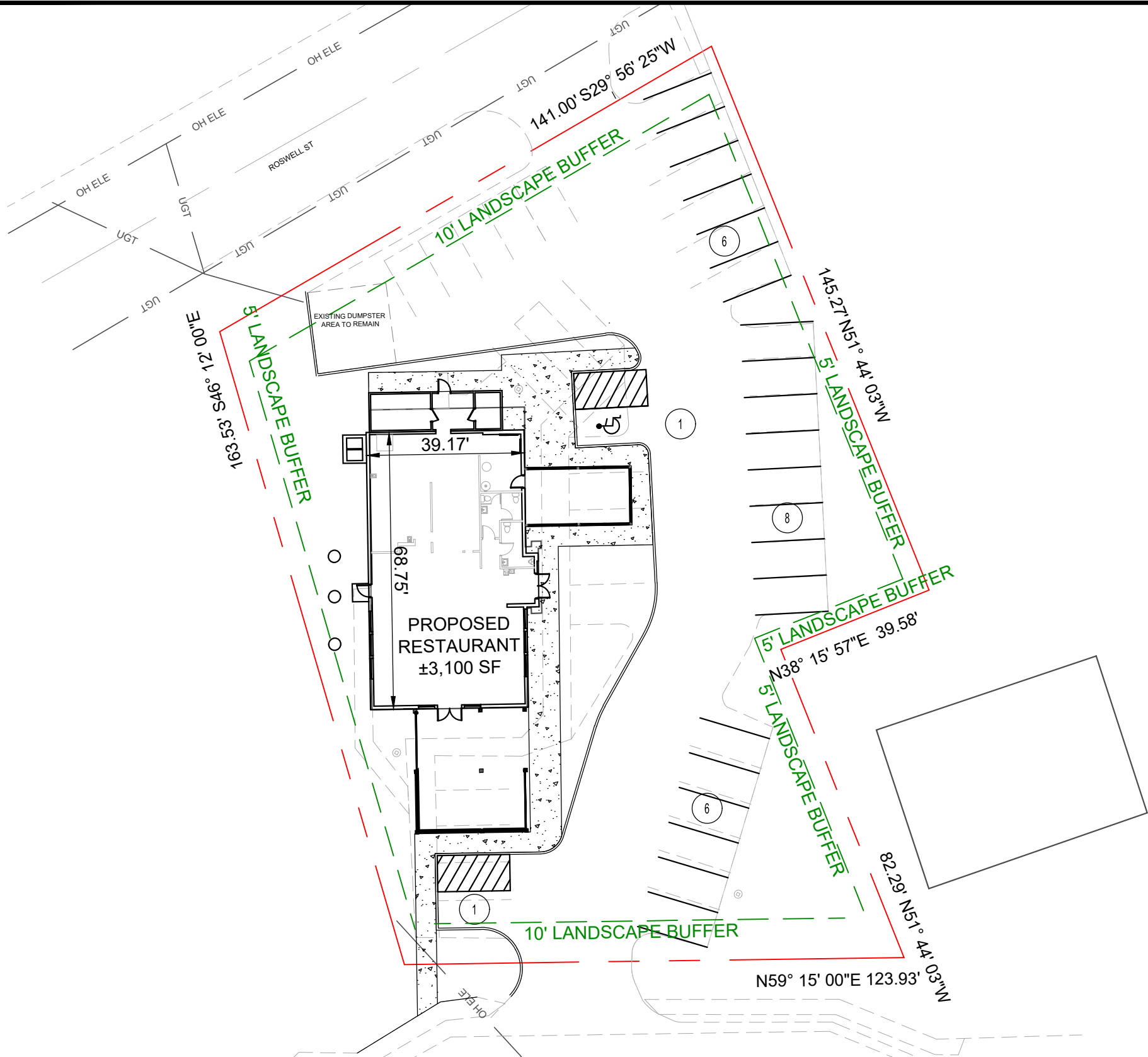
As previously noted, this project is a redevelopment of an existing building, rather than a new ground up development. However, we believe our design brings this building, aesthetically, much more in line with the city's Design Guidelines. Among the key attributes of the design that compliment the Guidelines are the following:

- **Highlighting of the main entry through a change in material and massing.**
- **Use of compatible materials - brick and wood.**
- **Use of brick detailing/corbeling along with changes in color and texture.**
- **Strategic use of signage to highlight the branding and building entry.**

THE PROPERTY AT 214 SOUTH MAIN STREET, BELONGING TO PARCEL 12
258306940411, ALSO DESCRIBED AS BELOW:

BEGINNING AT A POINT FOUND ALONG THE NORTH WESTERLY RIGHT-OF-WAY
OF SOUTH MAIN STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE
NORTH 46 DEGREES, 12 MINUTES, 00 SECONDS WEST A DISTANCE OF 163.53 FEET
TO A POINT; THENCE NORTH 26 DEGREES, 56 MINUTES, 25 SECONDS EAST A
DISTANCE OF 141.00 FEET TO A POINT; THENCE SOUTH 51 DEGREES, 44 MINUTES,
03 SECONDS EAST A DISTANCE OF 145.27 FEET TO A POINT ; SOUTH 38 DEGREES,
15 MINUTES, 57 SECONDS WEST A DISTANCE OF 39.58 FEET TO A POINT; THENCE
SOUTH 51 DEGREES, 44 MINUTES, 03 SECONDS EAST A DISTANCE OF 82.29 FEET
TO A POINT; THENCE SOUTH 59 DEGREES, 15 MINUTES, 00 SECONDS WESTS A
DISTANCE OF 123.93 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING 261,483 SQUARE FEET OR 0.61 ACRES.



SITE INFORMATION			
SITE DATA	JURISDICTION: ALPHARETTA, DOWNTOWN OVERLAY, GA		
	ZONING: C		
	FLOOR AREA: ±26,483 SF, ± 0.61AC		
	REQUIRED DETENTION: TO BE DETERMINED		
BUILDING INFORMATION	AREA: ±3,026 SF		
	SEATS: TO BE DETERMINED		
SETBACKS & BUFFERS	BUILDING SETBACKS		LANDSCAPE BUFFER
	FRONT:	NOT NOTED IN CODE	FRONT: 10'-0"
	REAR:	NOT NOTED IN CODE	REAR: 10'-0"
	SIDE:	NOT NOTED IN CODE	SIDE: 5'-0"
	SIDE:	NOT NOTED IN CODE	SIDE: 5'-0"
PARKING REQUIREMENTS	MINIMUM PARKING REQUIRED: 6		
	CALCULATIONS: 1 SPACE FOR EACH 500 SF OF ENTIRE FACILITY. THE MINIMUM PARKING REQUIRED IS 6 SPACES.		
	MAXIMUM PARKING ALLOWED: NOT NOTED IN CODE		
	MINIMUM DRIVE AISLE WIDTH: 24'		
PROPOSED PARKING	REGULAR SPACES (9'X18')	=	20
	ACCESSIBLE SPACES (8'X18')	=	2
	TOTAL ON-SITE SPACES	=	22
LANDSCAPE REQUIREMENTS	MINIMUM GREEN SPACE REQUIRED: TO BE DETERMINED		
	CALCULATIONS:		
	GREEN SPACE PROVIDED:		
	LANDSCAPE ISLANDS ARE REQUIRED EVERY ## SPACES.		
GENERAL NOTES			
DESIGN CONSIDERATIONS & CODE REQUIREMENTS	THE HVAC/ELECTRICAL EQUIPMENT ARE PROPOSED TO BE LOCATED ON THE ROOF OF THE BUILDING.		
ISSUES & CONCERNS			

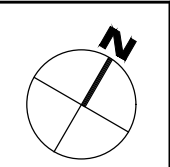


5991 PARKWAY NORTH BLVD | SUITE A | CUMMING, GA 30040
19445 SHUMARD OAK DR | SUITE 102 | LAND O LAKES, FL 34638

THIS PLAN IS A SCHEMATIC IN NATURE. NO ACTUAL ENGINEERING DESIGN HAS BEEN PERFORMED FOR THIS LAYOUT. IT IS SUBJECT TO CHANGE DURING THE DESIGN/ENGINEERING AND PERMITTING PROCESS.

PRELIMINARY SCHEME DISCLAIMER

FILE NAME: 210131 SCHEME 01.DWG



NO.	REVISIONS	BY	DATE

DATE:	02/01/2022
SCALE:	1"=30'
PROJECT #:	210131
CAD/RE/PM:	AL/AL/EH
JURISDICTION:	ALPHARETTA DOWNTOWN OVERLAY
CLIENT:	SMOKEJACK

PRELIMINARY SITE PLAN 01
241 S MAIN ST
ALPHARETTA, GEORGIA

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY AND THE PROPERTY OF VICKERS DESIGN GROUP, AND WERE CREATED BY VICKERS DESIGN GROUP, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR CONSTRUCTION OF ANY PROJECT, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. WARNING: REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP IS PROHIBITED.



VICKERS
design group

41 Perimeter Center East, Suite 630
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

SMOKEJACK BBQ

CONCEPTUAL DESIGN

241 ALPHARETTA HWY
ALPHARETTA, GA 30009

No.	Revisions / Submissions	Date
	DESIGN REVIEW BOARD	02/01/22

CONCEPT RENDERING

PROJECT NUMBER:
21078.00

SK-00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY AND THE PROPERTY OF VICKERS DESIGN GROUP, AND WERE CREATED BY VICKERS DESIGN GROUP, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR CONCEIVED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. WARNING: REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP IS PROHIBITED.



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41 Perimeter Center East, Suite 630
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

SMOKEJACK BBQ

CONCEPTUAL DESIGN

241 ALPHARETTA HWY
ALPHARETTA, GA 30009

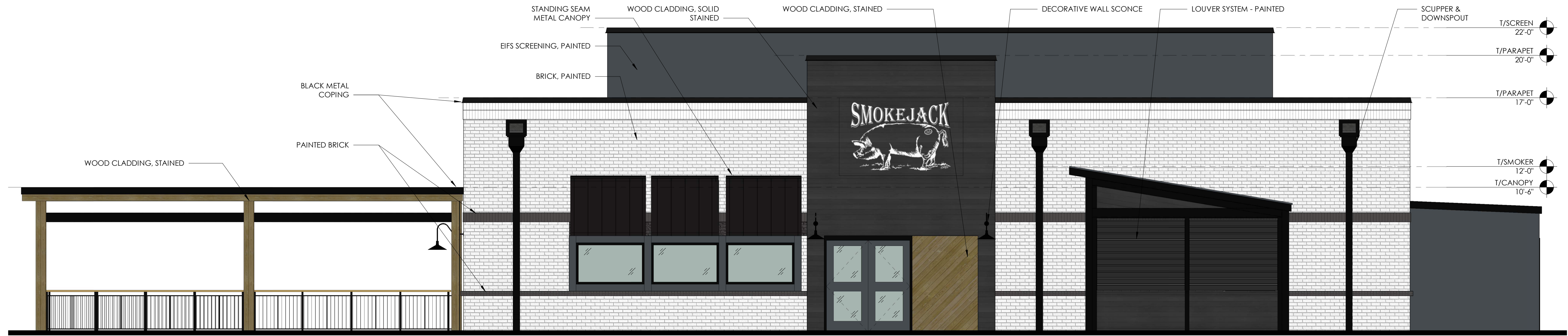
No.	Revisions / Submissions	Date
	DESIGN REVIEW BOARD	02/01/22

CONCEPT RENDERING

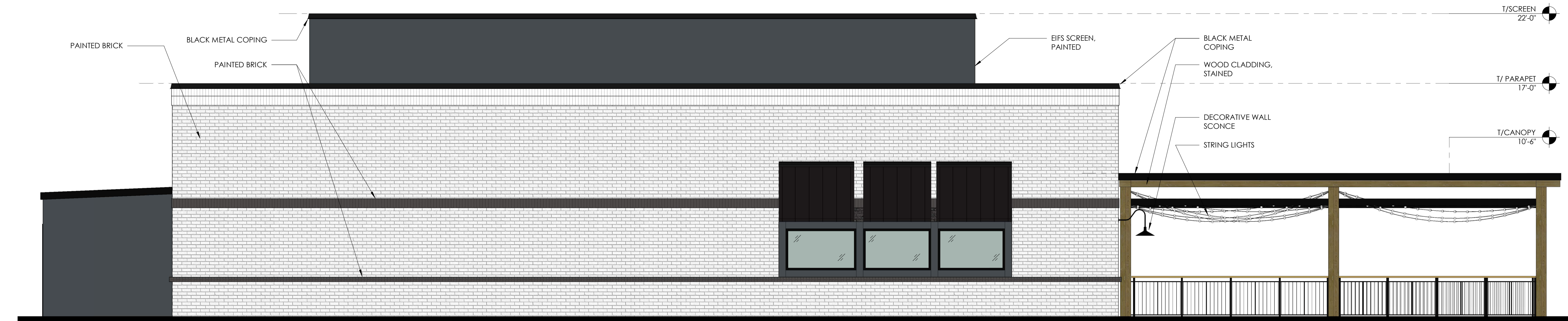
PROJECT NUMBER:
21078.00

SK-01

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRODUCED BY AND THE PROPERTY OF VICKERS DESIGN GROUP, AND WERE CREATED, INVOICED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR CONCEIVED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. WARNING: REPRODUCTION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP IS PROHIBITED.



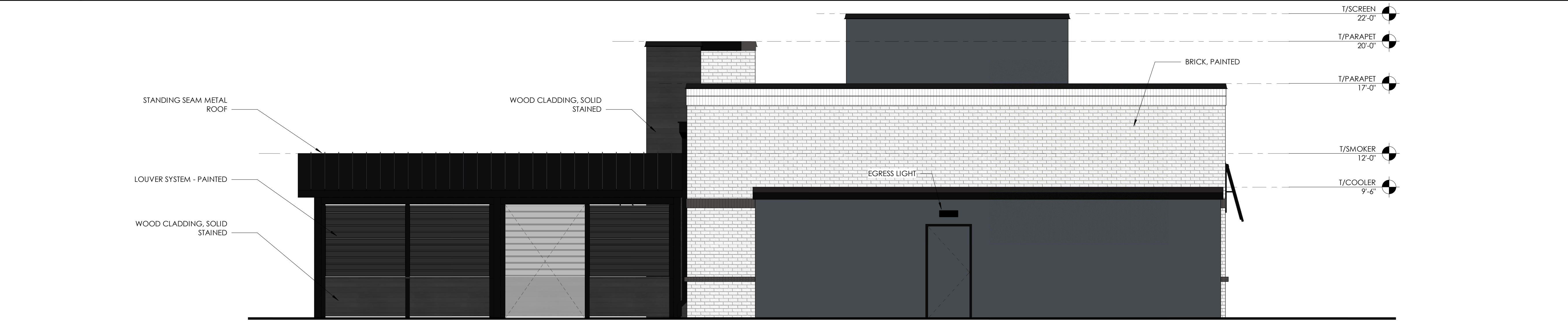
1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

	BRICK, PAINTED, SHERWIN WILLIAMS SNOWBOUND - SW 7004
	BRICK, PAINTED, SHERWIN WILLIAMS CYBERSPACE - SW 7076
	WOOD CLADDING, SOLID STAINED, EBONY GREY
	WOOD CLADDING, STAINED, CHESTNUT
	EIFS, PAINTED, SHERWIN WILLIAMS CYBERSPACE - SW 7076
	STANDING SEAM CANOPY, BLACK
	BLACK ANODIZED ALUMINUM & STOREFRONT GLAZING
	BLACK METAL COPING, DOWNSPOUTS, SCUPPERS, ACCENT LIGHTING

SMOKEJACK BBQ

CONCEPTUAL DESIGN

241 ALPHARETTA HWY
ALPHARETTA, GA 30009

No.	Revisions / Submissions	Date
	DESIGN REVIEW BOARD	02/01/22

COLORED EXTERIOR
ELEVATIONS WITH
MATERIALS

PROJECT NUMBER: 21078.00 SK-02

217 SOUTH MAIN

ARCHITECTURAL GUIDELINES

A CLASSICAL
STUDIO
ARCHITECTS DESIGNERS



February 17, 2022

INTRODUCTION

217 South Main Street is a development of attached townhomes and detached homes clustered between Roswell St. and South Main St. in Alpharetta, GA. The development has selected Classical Styles of architecture, Federal Adams and Greek Revival. These styles will weave together streetscapes which convey quality, class, and taste. These homes will have authentic materials and details. They will be clad in brick, cast stone, hard coat stucco and accents of lap siding. Details such as operable appearing shutters, gas lanterns, window boxes, classical columns sized and located appropriately, iron handrails and cast stone lintels or cut jack arches over windows and doors will all bring authenticity to the development. Front porches and stoops, private courtyards, back decks over driveways, sky terraces carved out of roofs, sidewalks and parks will bring this neighborhood to life.

The following pages are the architectural guidelines which will dictate the application of these style and details on the homes within 217 South Main.

STYLES

IDENTIFYING FEATURES

FEDERAL/ADAMS STYLE

This style typically has a side gable or hip at the front.

An odd number of windows wide, never an even number across the front façade.

The front door is usually set into a classical surround. The front door is centered or as in narrow townhome set to one side.

Windows are typically double hung with multi panes in each sash.

Heavy cornice often with dental mold.

GREEK REVIVAL STYLE

This style typically has a side gable or hip at the front.

Facades are typically symmetrical with a front door centered or off center within the symmetry.

The front door usually has side lites and transoms and is set into a classical surround.

Front porches and stoops are typical with classical columns and entablature.

The cornice is typically very wide and classically divided and detailed.

EXTERIOR MATERIALS

All materials should be natural and appear real and authentic unless specific ARB approval has been granted to any other material. All material transitions should occur at an inside corner.

All homes are to have a masonry base at watertable of brick or stone on all 4 sides of the home. This watertable shall align with the front porch or stoop or the finished first floor.

Acceptable materials include but are not limited to real wood, stone and brick, hard-coat masonry stucco, Hardie-board siding, composite/asphalt roofing, cedar and P.T. shake, synthetic slate, metal, and copper.

Materials which require approval include but are not limited to fiberglass, PVC or other synthetic materials used in columns, moldings and or railings, and metal clad products.

Unacceptable materials include but are not limited to effis or synthetic stucco, thin stone veneers that are not structural in appearance, large expanses of unarticulated glass, vinyl siding, synthetic stone or exposed concrete or concrete block.

COLUMNS

Columns are to appear structural. They should be centered on a visual line, which transfers loads through the structure of a home to the ground.

The column necking should align with the face of the entablature above. The entablature is the box beam, which spans above the columns. The entablature should not overhang the column necking to cover the extending capital.

Columns typically taper towards the top. This is called entasis. When the entablature (box beam) aligns with the column necking, the porch floor and column base will extend out beyond the entablature (box beam) above. Be sure not to align the porch floor with the entablature (box beam) above.

Any piers below the porch floor should be centered on the columns above to complete the structural transfer of loads, visually to the ground. The outside edge of the column base should align with the face of the pier or foundation below.

Metal columns are NOT allowed. Column shafts must connect to the base and capital with a smooth flare, not an abrupt cut.

ENTASIS

Entasis is the taper of a column usually from the diameter “d” at the lower part of a column to the upper diameter which is usually 5/6 the lower “d” diameter. This taper begins or becomes visible 1/3 up the column shaft.

This taper should not be continuous from the base or higher than 1/3 of the way up. Unless using Greek Doric columns which taper continuously from ground, all round columns must have entasis. Do not use round columns that are straight without entasis.

EXPRESSION OF STRUCTURAL INTEGRITY

All structural loads must be visually transferred to the ground. Elements, which appear structural should also appear supported. Beams, columns, piers and foundations should center one upon the other. Columns should reduce in diameter as they rise above one another.

Do not push windows too close to the corners of any massing or too close to the frieze board of the cornice. This tends to weaken the look of a building. Exterior walls are to be a minimum of 6” thick to allow for deep-set windows and doors.

PORCHES

The majority of porches consist of Columns, round or boxed, or posts, supporting an entablature (boxed beams) cross member. The vernacular versions are much more simplified versions.

Front porches may not be screened; rear porches may be screened. Screens shall not cover the vertical elements including columns, posts, or handrail pickets in order to express the structure.

The handrail at all porches, decks and patios must receive approval and be compatible with the design of the house. Pickets should not bypass the top and/or bottom rail.

Front porch floors should be T&G wood flooring, stone, brick, or pavers. The porch ceiling must be a T&G wood or open to a clean structure above. T-111 is not allowed. Front porch floors should be no more than 4” below 1st finish floor.

ENTRANCE

The front door should be recognizable from a distance as the main entrance to the house. They should also be detailed to a greater degree than other elements of the house because it is setting the stage for the rest of the house and a detail that everyone entering will see and touch.

If a transom is used at the entrance the individual lites must be vertical in proportion. Not horizontal. Two story entries are NOT allowed.

EXTERIOR DOORS

The style of the door should match the style of the house. All exterior doors must have a traditional design. Exterior doors are to be 6'-8" or 7'-0" with a transom, or 8'-0" with or without a transom. Front doors must be wood. Glass within doors shall be divided by muntin bars to give scale to the house. No etched or frosted glass allowed.

WINDOWS

Windows are a reflection of the house, builder and development. Only high-quality windows are to be used.

Windows are to be wood, clad, or steel. No vinyl or fiberglass windows allowed.

Windows are to be true divided lite (TDL) or simulated divided lite (SDL), which are manufacturer installed. Field built SDL windows are not allowed. Snap-in grills or grills between glass (GBG) are not allowed.

Muntins (glazing bars) are required on all windows on the front of the house and sides facing public areas. The use of dividing a window with muntins helps frame the view but more importantly gives a house a sense of scale and detail and must be used. All windows and the lites within the windows must be vertically proportioned. Round, oval, elliptical or square windows are allowed as an accent or focal point window.

Large groupings of windows should only be used as strong architectural elements. When windows are grouped together, the proportion of the lites among all windows should relate to one another. The muntin bars and mullions should also align and be consistent between the windows.

The use of divided upper sash and clear lower sash windows is allowed and must be used consistently throughout the house.

If transoms are used, then the lites within the transom must relate to the window which they are above.

SHUTTERS

Shutters are to be operable appearing. They are to be hinged and held back with shutter dogs. Shutters are to be sized to cover the entire window when in the closed position. This includes shutters on multiple windows grouped together. Shutters are to match in shape of the window upon which they are hung. This is particularly important on windows with radius heads or unusual shapes. Shutters are to be built out of wood, preferably cedar or redwood, or solid PVC.

SCREENS

Screens are not allowed on front of homes. Screens must not be shiny or silver in color. They must be black. Screens are only allowed on the side and rear elevations of a house.

BAY WINDOWS

Bay windows should be fitted around the windows or window within it. The head, jambs, and sill should be kept to a minimum and should not have any siding in these locations. This may require a minimal amount of space between the windows and walls on the interior of the bay window, which may not allow typical millwork around the window.

The height of the bay window walls must be set to a minimum fitting the bay to the windows. This typically means that the bays wall heights will be shorter than those on the floor, which it extends from.

The trim above the windows on the bay typically consists of a head casing and cornice. This cornice is typically reduced in design from that of the main house with a minimal overhang.

Bay windows typically do not have siding, brick or stone on the veneer. One exception to this is raising the foundation material stone or brick to the underside of the windowsills. The windowsill is typically continuous across the bay.

BALCONIES AND CANTILEVERS

Balconies and cantilevers should be visually supported. This visual support can include but is not limited to brackets, extended & exposed floor joists with decorative profiles, modillions, and corbels. Be sure that their use is consistent with the style of home.

DORMERS

Dormers should be fitted around the window or windows within it. The head, jamb and sill should be kept to a minimum and there should not be any siding in these locations. This may require a minimal amount of space between the window and wall on the interior of the dormer, which may not allow typical millwork around the window.

The height of the dormer walls must be set to minimize the area above the window fitting the dormer to the window. This typically means that the dormer wall heights will be different than those of the finished area, which they are projecting from.

The trim above the window must consist of a head casing the fascia with soffit above. The fascia and soffit may be as minimal as a crown mold. This typically only happens with a raking cornice. Roof overhangs or dormers should be minimized. They should not be the same as the main roof. Eaves on the dormers must be minimized to avoid the doghouse look.

Dormers with a single window should be vertically proportioned or square. Windows in a dormer should be proportioned similar to or slightly smaller than the windows in the house below.

Dormers should typically not have brick or stone veneers.

ROOFS

Roofs are to be as simply designed as possible; complex roofs are discouraged. Roofs are to be 40-year composite/asphalt roof, slate, wood shingles or wood shake, clay tile or a pre-approved synthetic slate roof or select grand manor roofing. Metal, copper roofs can be used as an accent roof.

Roofs pitches shall be appropriate to the style of the home they are on. 6/12 or 5/12 can be used when producing a classical pediment.

Refrain from using too many different roof pitches on one house.

All vents and stacks should be grouped together on the rear of the house. They should be painted the same color as the roof.

Skylights and solar equipment are prohibited unless designed to be not visible from any vantage points.

All exposed flashing is to be copper. All gutters and down spouts are to be copper. Conductor heads – although not required are to be copper and be within the character of the homes' architecture.

CHIMNEYS

Chimneys must be built and expressed with masonry material veneer. Stone, brick and hard coat masonry stucco are acceptable materials. Stucco should only be used when appropriate to the style of the house.

Chimneys must have a base (with water table), vertical shaft, and cap (corbelling or some other horizontal element) where exposed.

A chimney's detailing should be appropriate for both the style house and material it is built in.

MISCELLANEOUS DETAILS

All exterior light fixtures shall complement the style of the house or structure on which it is fixed. When appropriate, gas lanterns are encouraged on the exterior.

All air conditioning compressors must be screened from view from the street. Fences or appropriate landscaping can screen this equipment.

Not allowed:

1. Window A/C Units
2. Window fans
3. Wood piles
4. Tarp covered items
5. Debris and compost piles

RV's, boats, and commercial vehicles must be parked inside. They are not allowed to be parked on any lot for more than 36 hours while in preparation for use. Parking on the street is not permitted.

GENERAL REQUIREMENTS

It should be noted that all Federal, State, County and City requirements must be met in addition to these guidelines.

The Design Guidelines may contain objective and subjective elements and may evolve as development progresses, as the needs and demands change.

The ACC shall have the sole and full authority to amend the design guidelines during the development and sales period.

The design guidelines are not the exclusive basis for the reviewer's decision, and compliance with the design guidelines does not guarantee an applicant's approval.

The ACC is authorized to define and interpret aesthetic standards and has the exclusive authority to examine, approval or disapprove all improvements.

Approval must be obtained for any improvement.

TOWNHOUSE ELEVATIONS

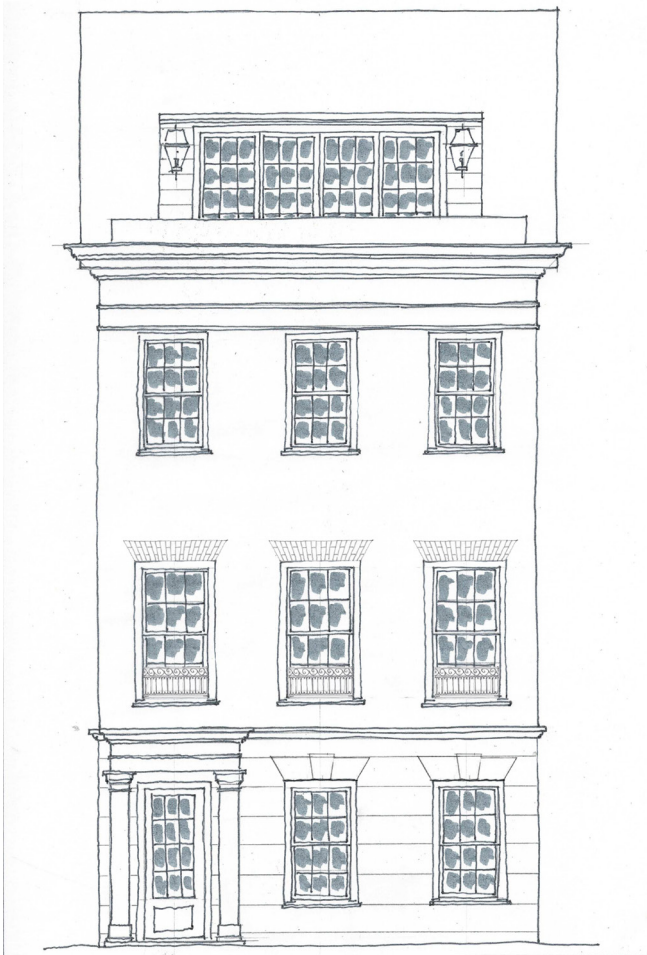


SIDE ELEVATION A



SIDE ELEVATION B

DETACHED HOME ELEVATIONS



ELEVATION A



ELEVATION A
ENTRY WALL & GARDEN



ELEVATION B



ELEVATION C

217 SOUTH MAIN

ARCHITECTURAL GUIDELINES

A CLASSICAL
STUDIO
ARCHITECTS DESIGNERS



February 17, 2022

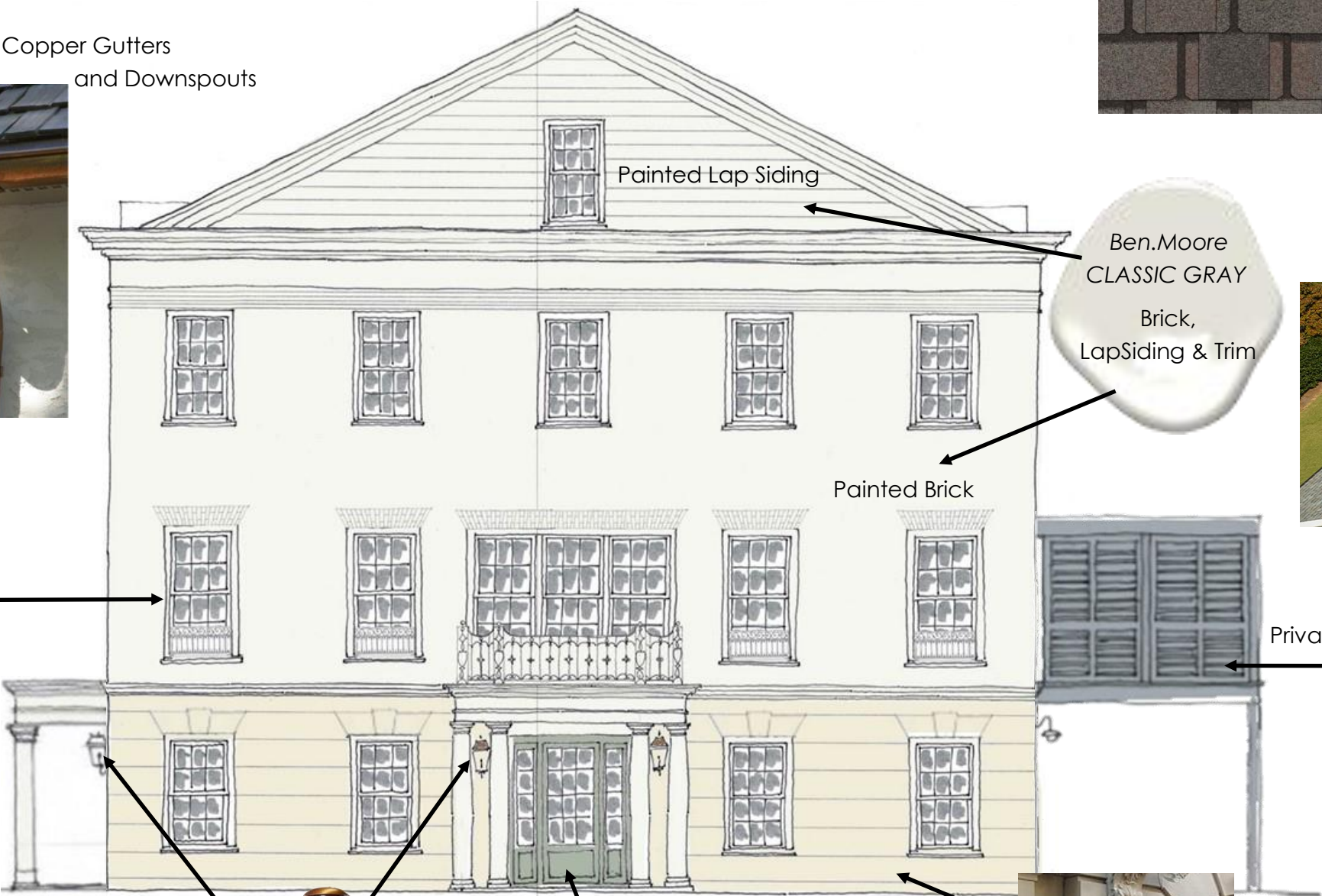
Inspiration Image



Round Copper Gutters
and Downspouts



217 SOUTH MAIN
TOWNHOUSE ELEVATION



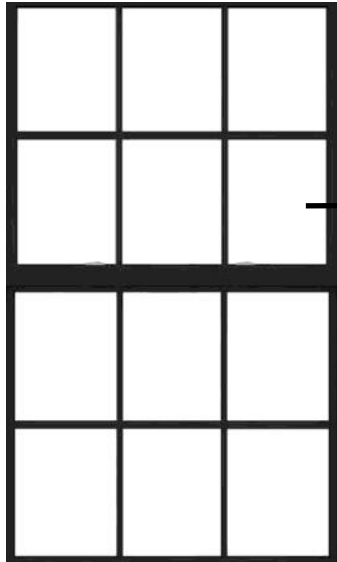
Painted Lap Siding

Ben.Moore
CLASSIC GRAY
Brick,
LapSiding & Trim

Painted Brick

Privacy Screens

Ben.Moore
PURITAN GRAY



Windows
Double Hung Black Steel

Bevolo Copper Gas Lanterns



Front Door
Farrow & Ball PIGEON



Front
Door Hardware

Water Table
Hard Coat Stucco
Egg Shell



Roof
Certainteed Belmont
COLONIAL SLATE
(slate-like appearance)



NOTES
All finishes to be field verified prior to application. No color matching, paint brands shall be used as specified.
All painted front doors HIGH GLOSS.
Brick and siding FLAT.
Trim SEMI GLOSS.

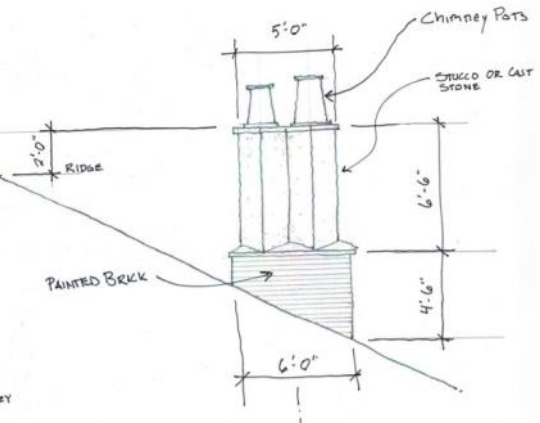
217 SOUTH MAIN - TOWNHOUSE BUILDING ELEVATIONS



Round Copper Gutters
and Downspouts



Roof
CertainTeed Belmont
COLONIAL SLATE
(slate-like appearance)



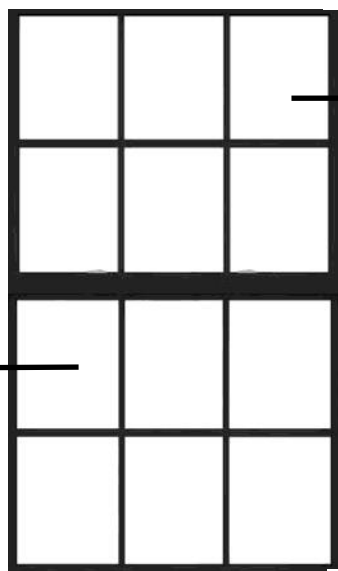
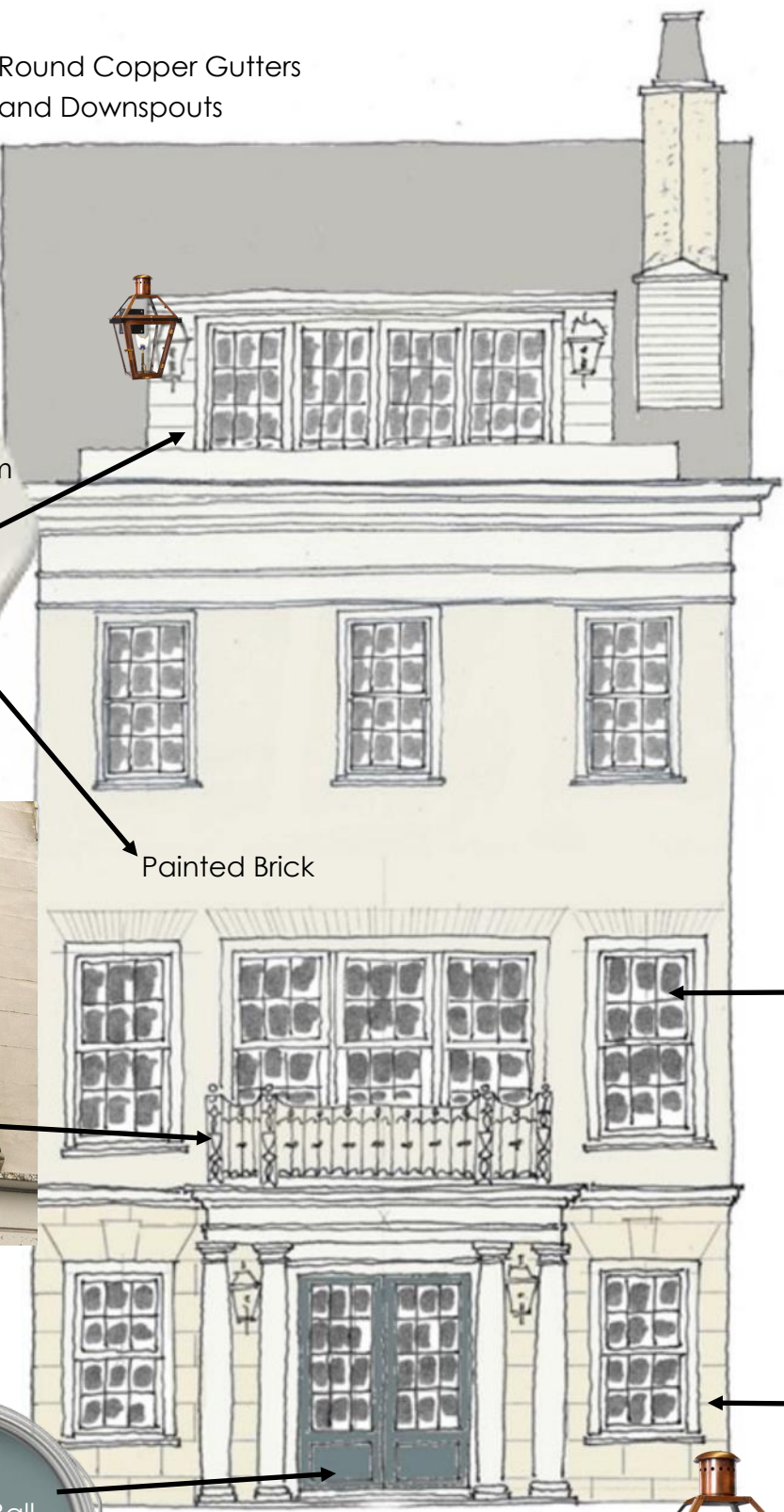
Brick,
Lap Siding & Trim

Ben.Moore
CLASSIC GRAY



Iron Balconies

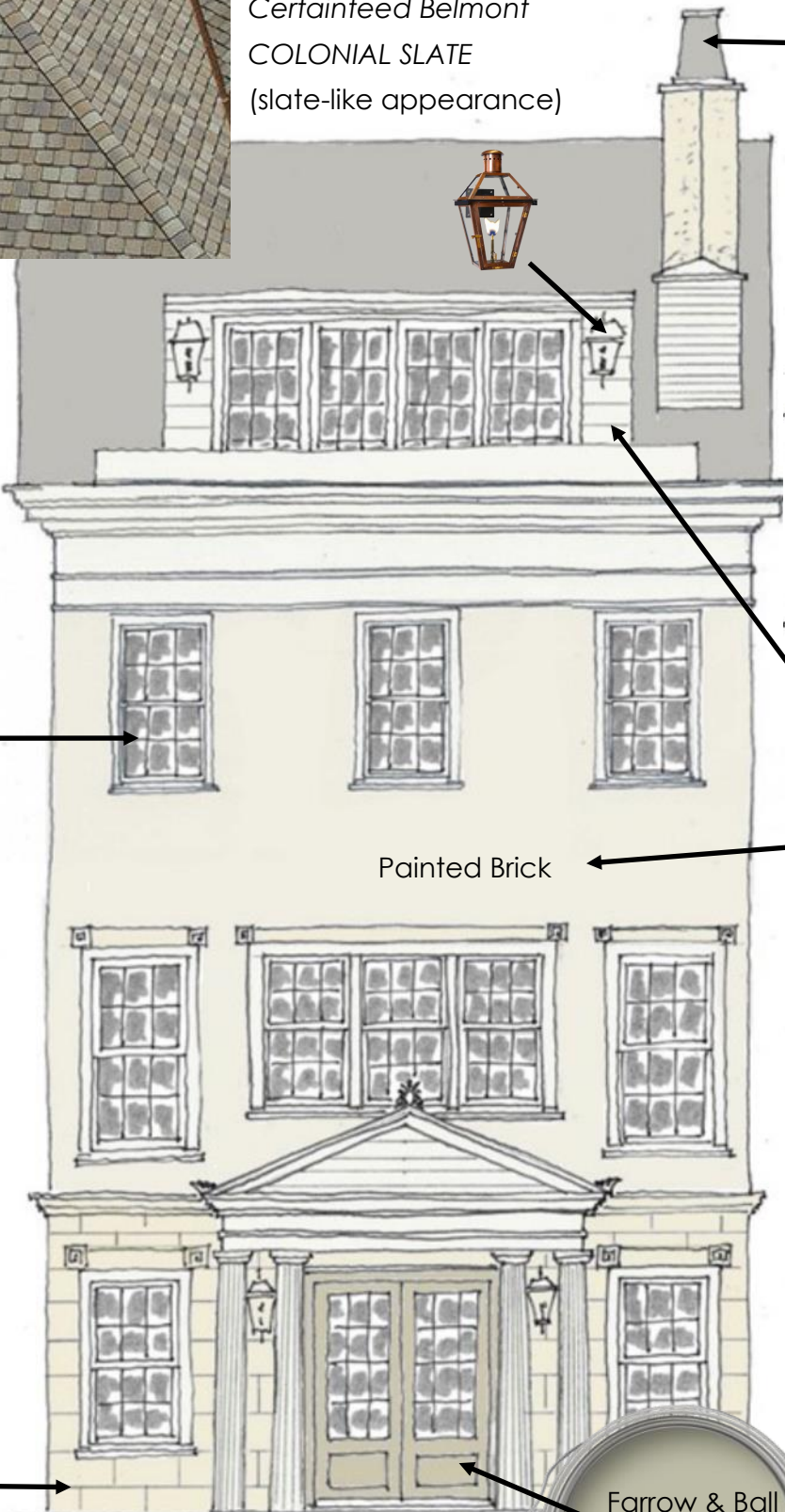
Farrow & Ball
OVAL ROOM BLUE



Windows



Water Table
Hard Coat Stucco
Egg Shell



Ben.Moore
CLASSIC GRAY

Brick,
Lap Siding & Trim

Farrow & Ball
FRENCH GRAY
Front Door

Inspiration Image



217 SOUTH MAIN - DETACHED HOMES



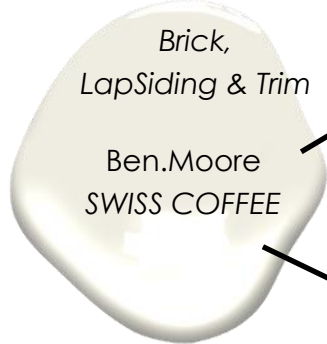
Round Copper Gutters
and Downspouts



Roof
Certaineed
Presidential TL
Classic Weathered Wood
(cedar shake-like appearance)



Bevolo Copper
Gas Lanterns



Brick,
LapSiding & Trim

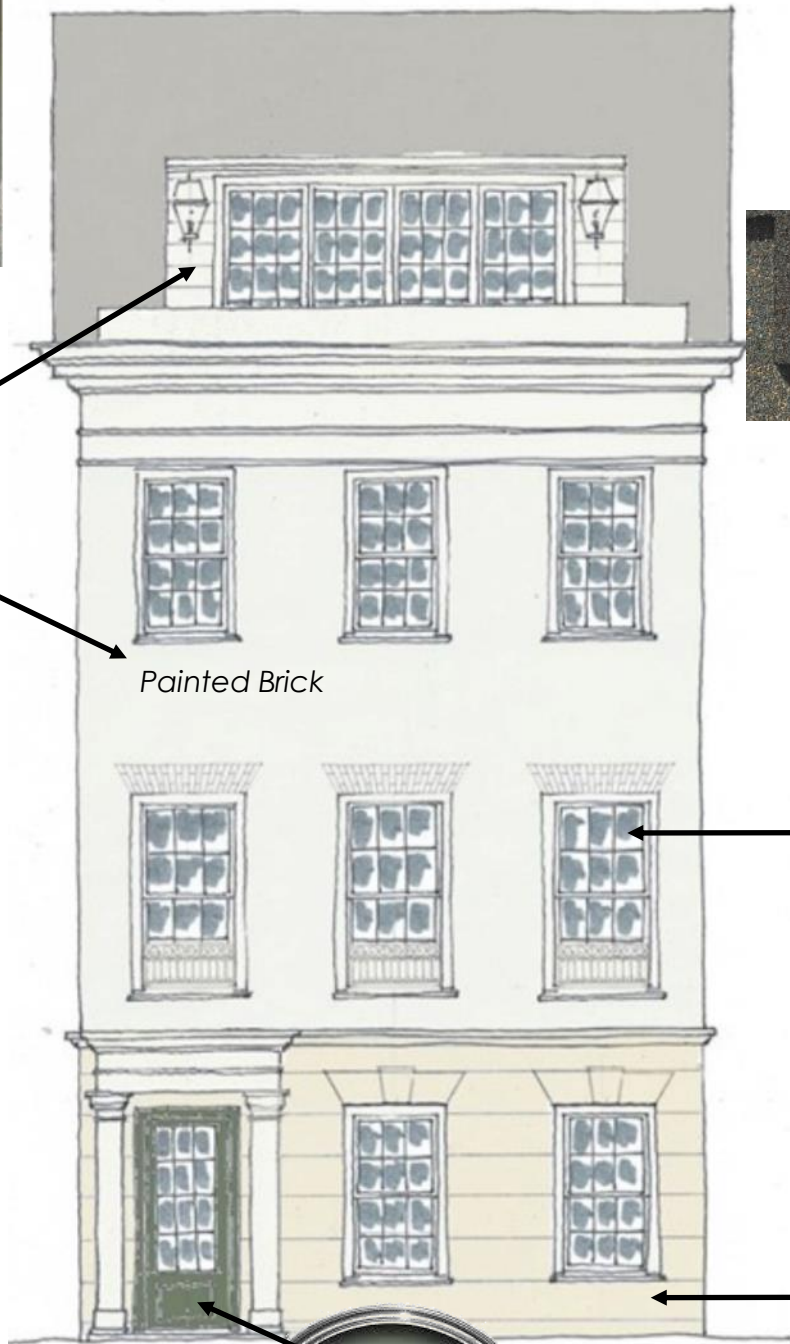
Ben. Moore
SWISS COFFEE



Signature
Brass Interior
Door Levers



Inspiration Image

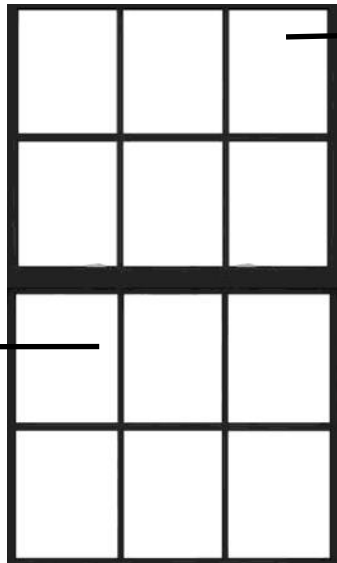


Painted Brick



Farrow & Ball
CARD ROOM GREEN

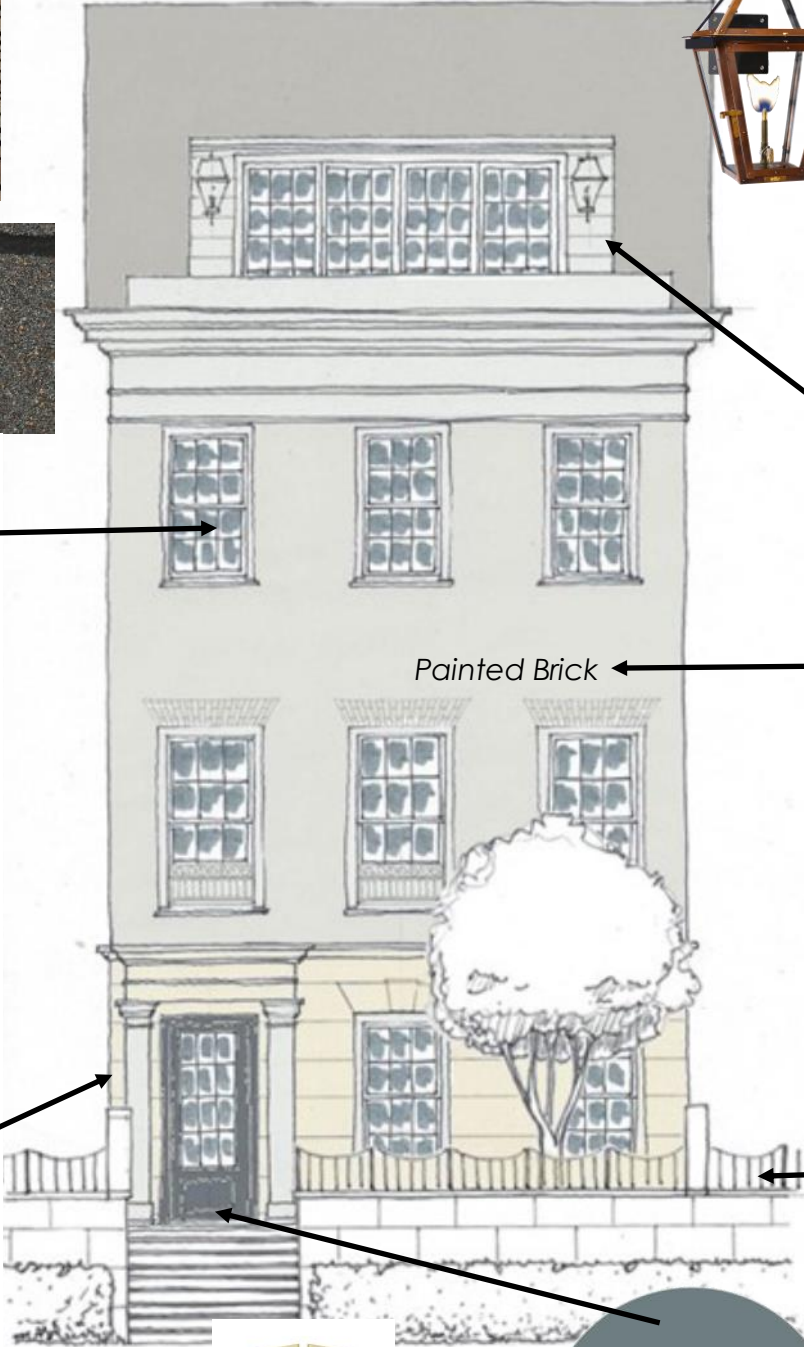
Front Door



Windows
Double Hung Black Steel



Water Table
Hard Coat Stucco
Egg Shell



Painted Brick

Painted Brick,
LapSiding & Trim

Ben. Moore
REVERE PEWTER



Brass Front Door
Handleset



Farrow & Ball
DE NIMES

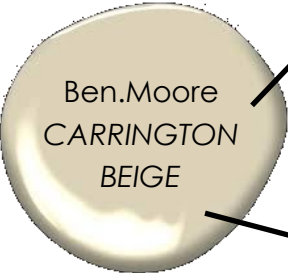
Front Door



217 SOUTH MAIN - DETACHED HOMES



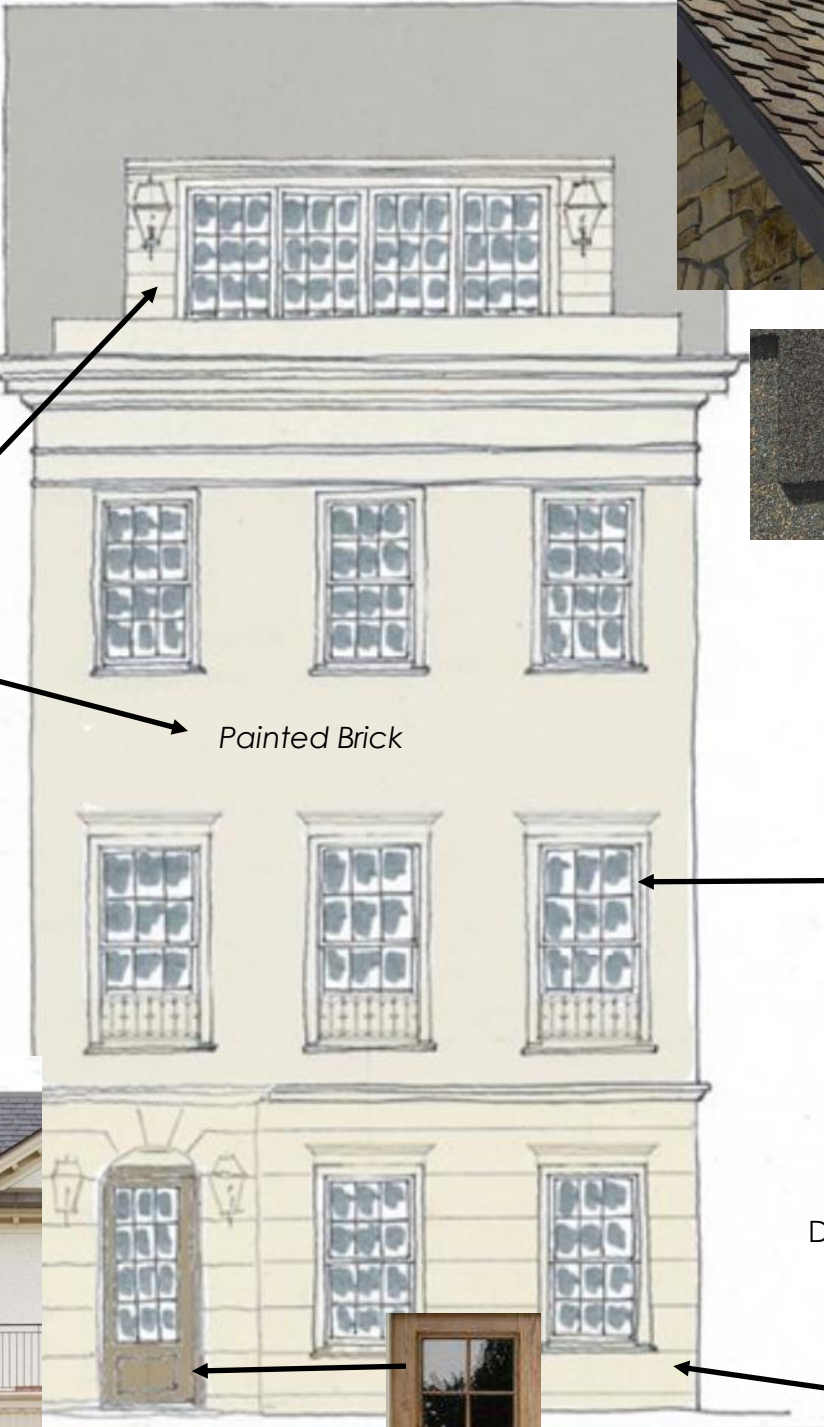
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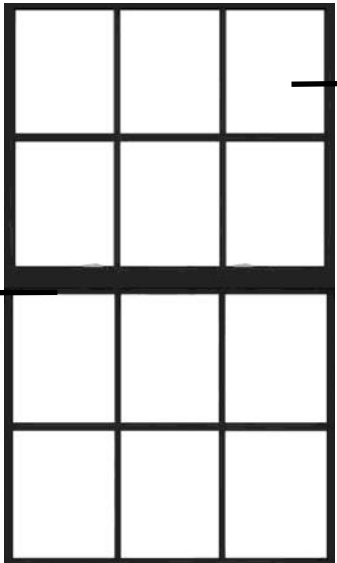
Brick,
LapSiding & Trim



Front Door
Oak
Stain: WEATHERED
OAK



Painted Brick



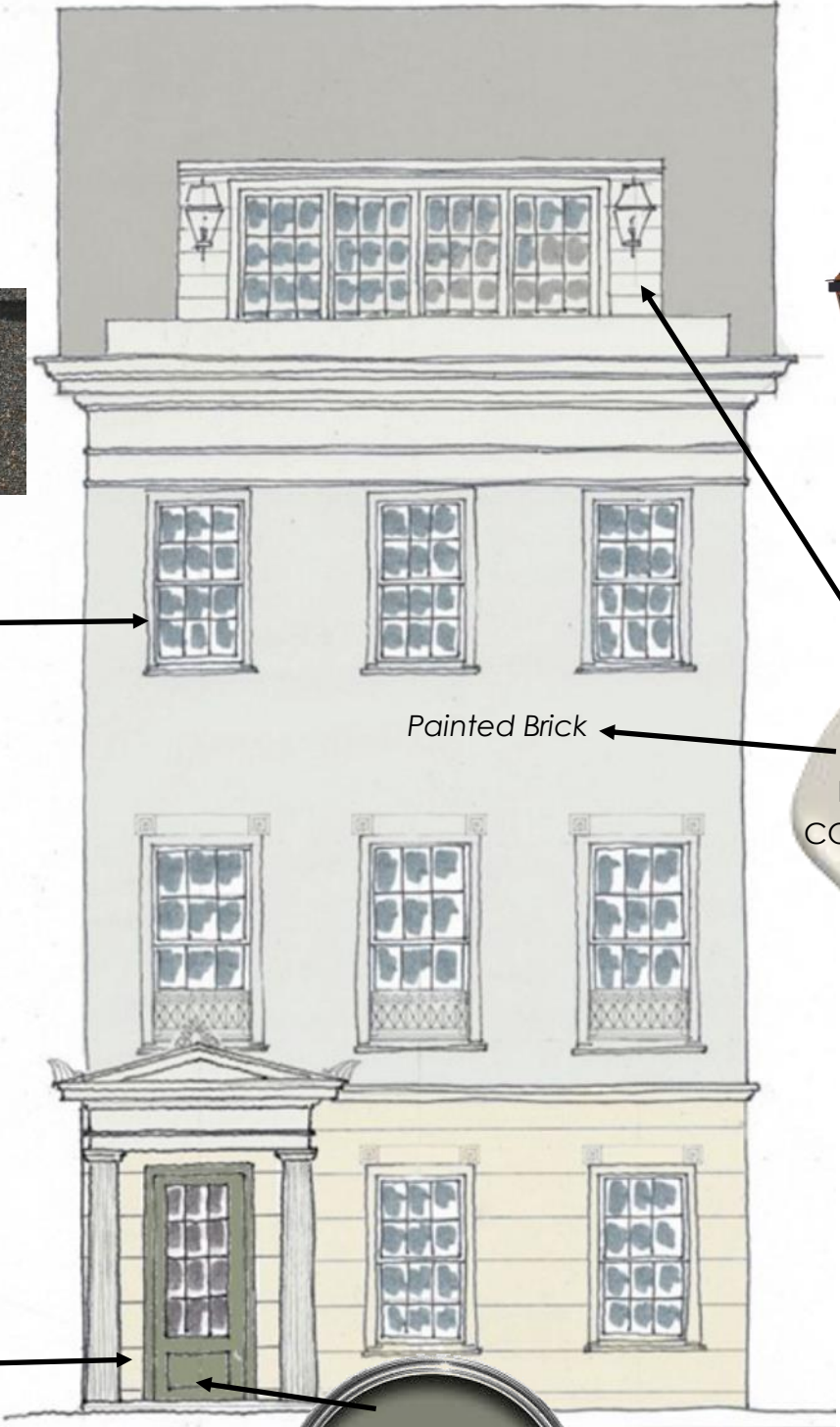
Windows
Double Hung Black Steel



Water Table
Hard Coat Stucco
Egg Shell



Roof
Certainteed
Presidential TL
CLASSIC WEATHERED WOOD



Painted Brick



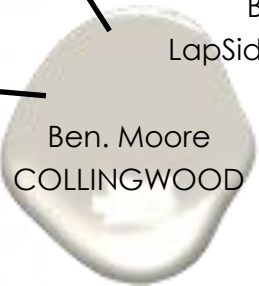
Front Door



Round Copper Gutters
and Downspouts



Bevolo Copper
Gas Lanterns

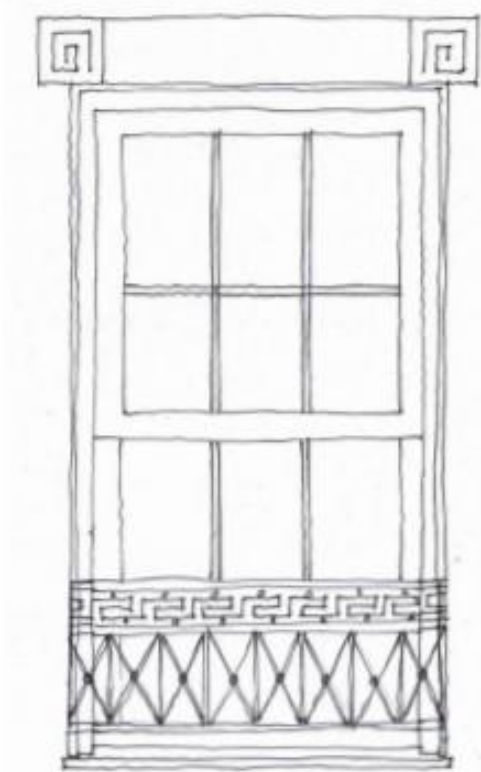
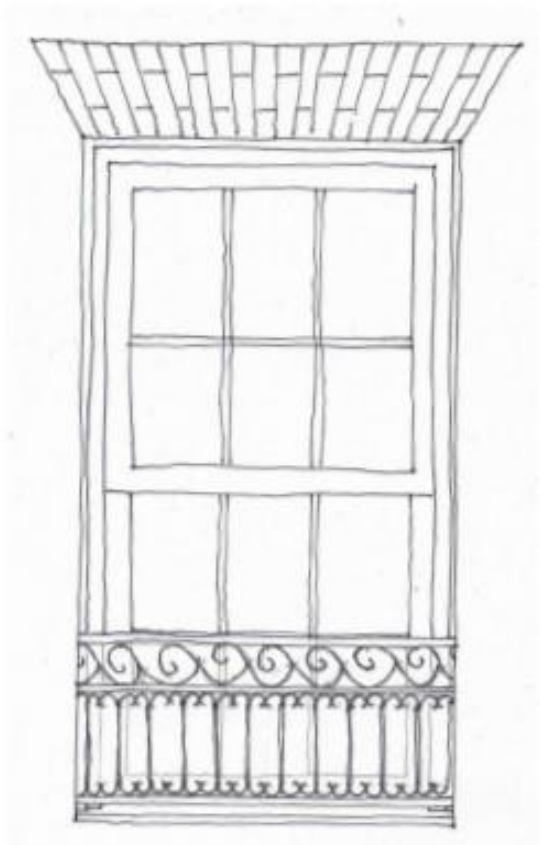
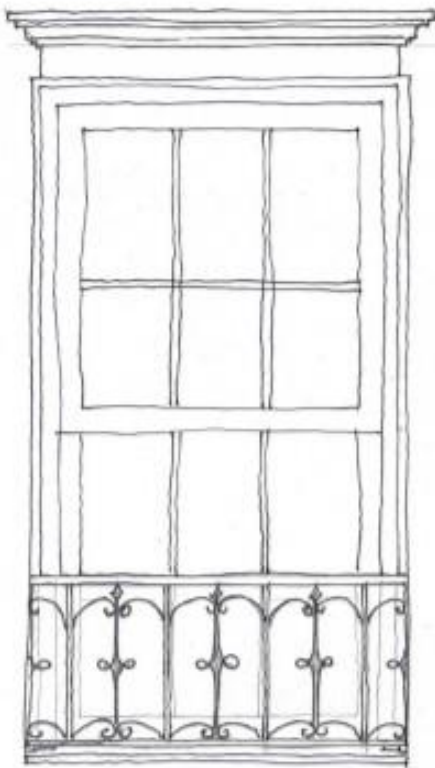


Brick,
LapSiding & Trim



Brass Front Door
Handleset

217 SOUTH MAIN - WINDOW DETAILING



Inspiration Images



COLOR PALETTE

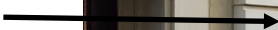
PAINTED BRICK AND SIDING				
				
				
DOORS				
				
				
STAINS				



Inspiration Image

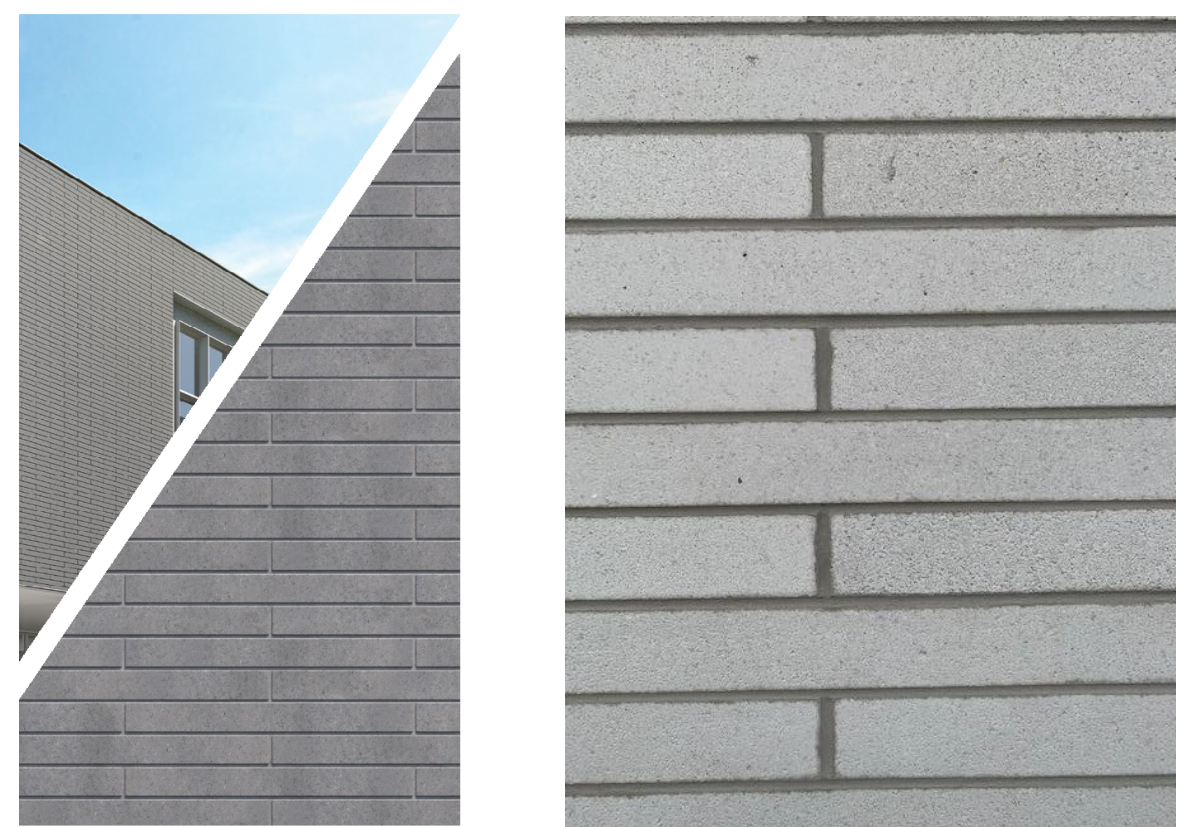


Scored Stucco
Egg Shell

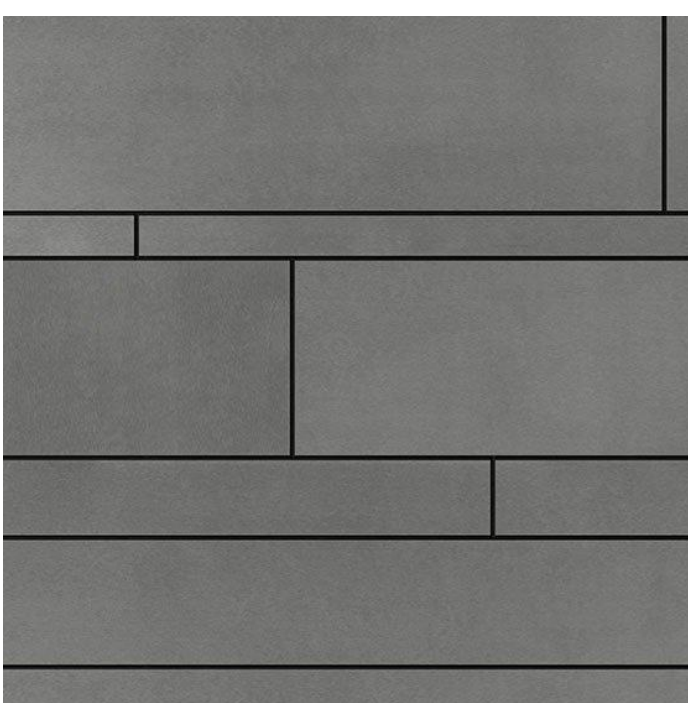




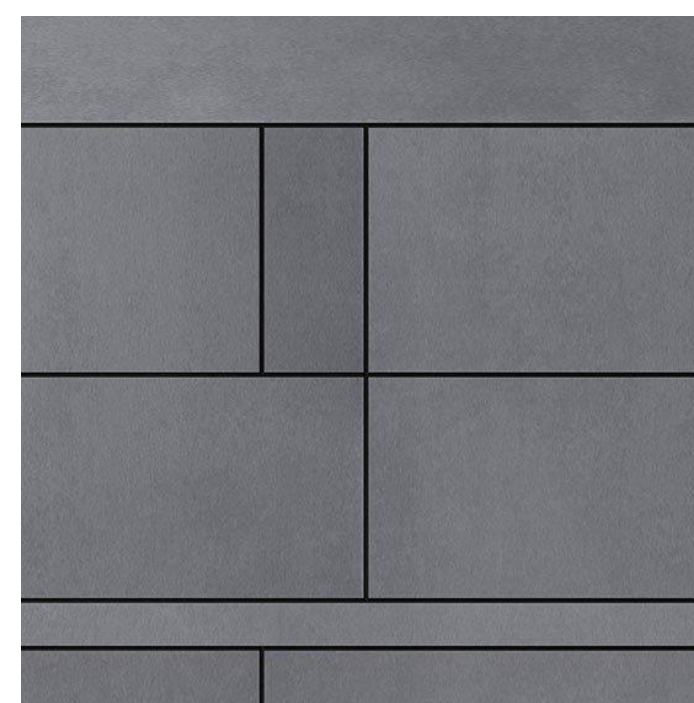
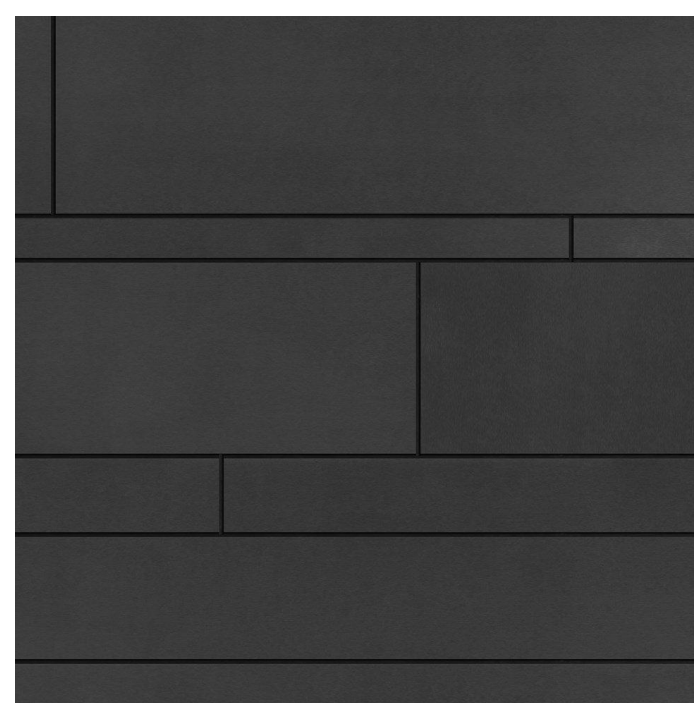
- CW-01** EXTERIOR CURTAIN WALL SYSTEM -
TYPE 01 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 01 IGU:
1" IGU VISION PANELS W/ SPANDREL PANELS TO MATCH VISION PANELS @ LOCATIONS TBD
- SF-01** EXTERIOR STOREFRONT SYSTEM
- VWV-01** EXTERIOR WINDOW WALL SYSTEM



- MV-01** ARIA SLIM STONE OVER SUBSTRATE
SUBSTRATE VARIES: METAL FRAMES WALL ASSEMBLIES AT ABOVE GRADE AREAS
OUTSIDE
OF PARKING DECK - CMU AT SUBGRADE LOCATIONS AND PARKING DECK



- FC-01** EQUITONE FIBER CEMENT RAIN SCREEN SYSTEM. MIXED PANEL TYPE - 70% LINEA, 30% TECTIVA



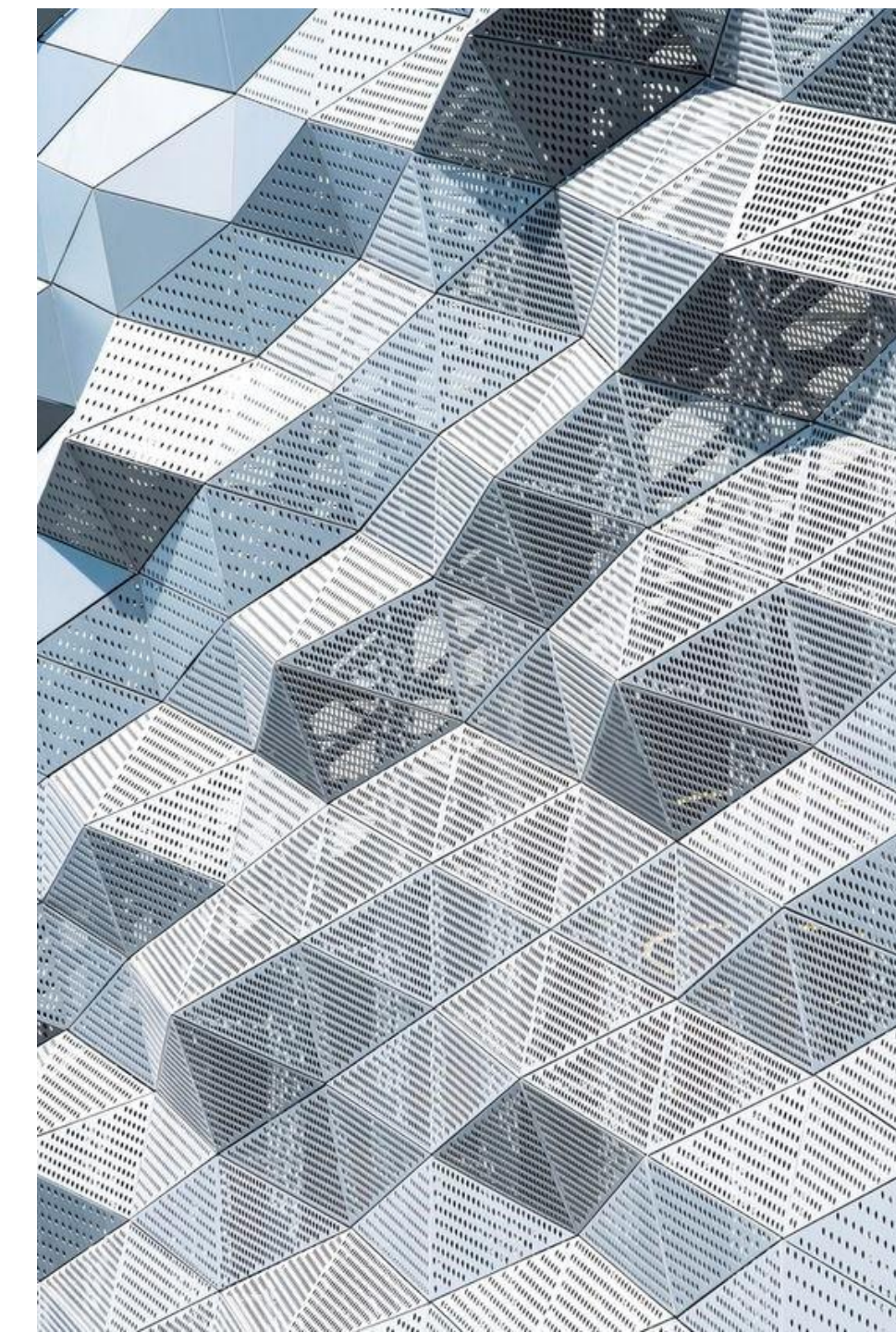
- AL-01** ALUMINUM BRIS SOLEIL SYSTEM OVER SUBFRAME SYSTEM



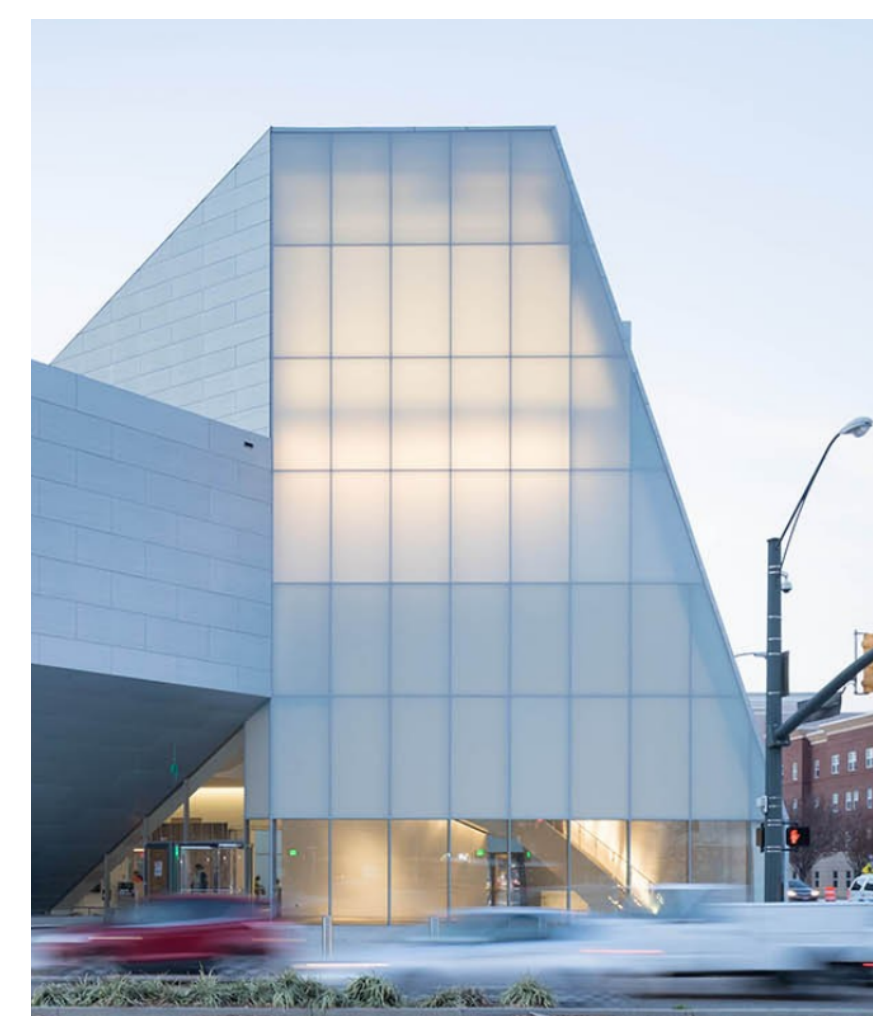
THE BAILEY - NORTHWINDS PARKWAY ELEVATION



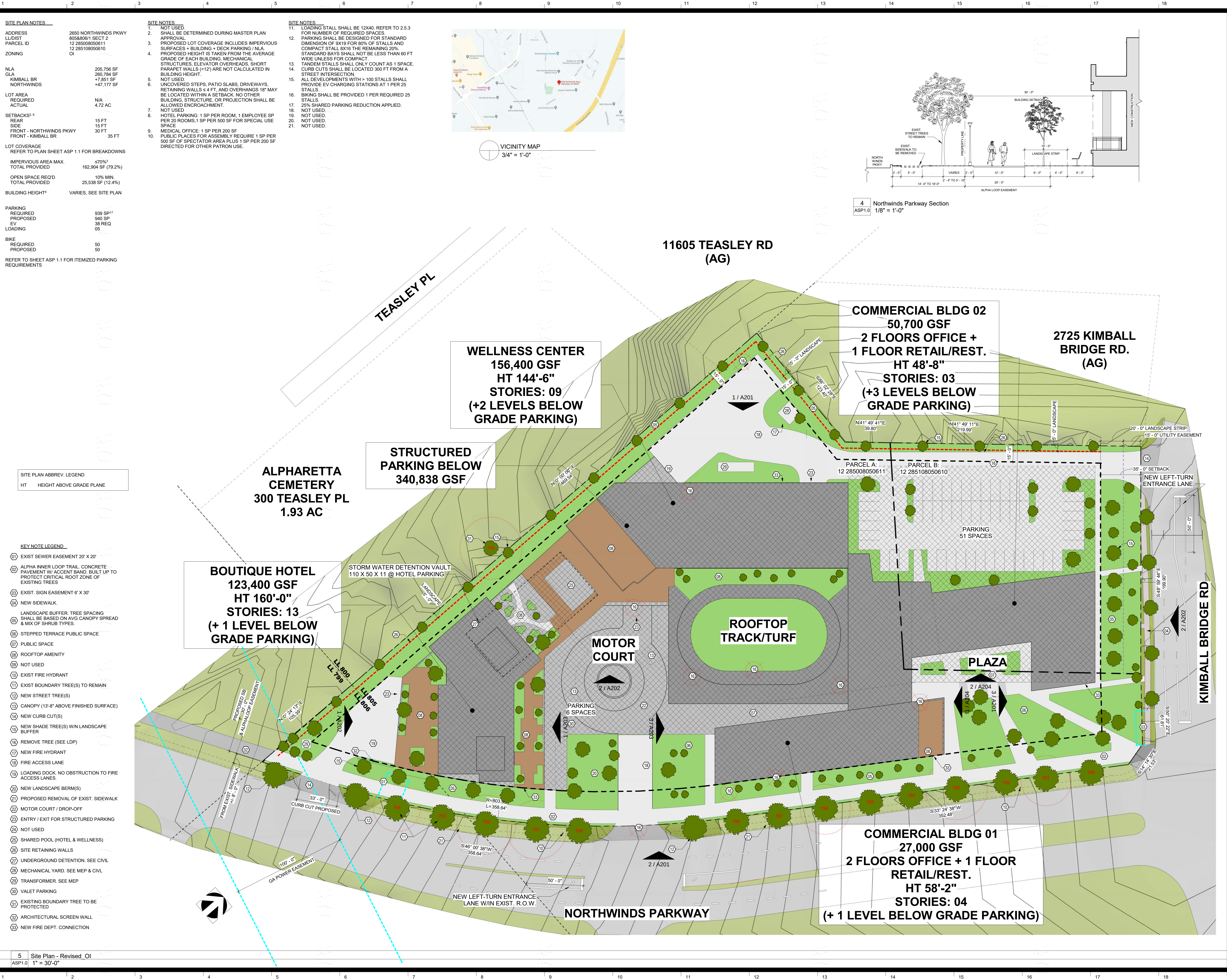
VISUAL ART DISPLAY



- AL-02** EXPANDED ALUMINUM MESH SCREEN PANEL SYSTEM



- CW-02** EXTERIOR CURTAIN WALL SYSTEM -
TYPE 02 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 02 IGU:
1" IGU PANELS W/ FROSTED WHITE FILM



THE BAILEY
est. 1880

ALUX PROPERTIES

THE BAILEY

2650 NORTHWINDS PKWY
ALPHARETTA, GEORGIA 30009

Goode Van Slyke Architecture

Owner
Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

Architect
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PES Structural Engineers
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Fire Protection/Electrical**
AHA Consulting Engineers
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Alpharetta, GA 30022
770.992.8585

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Key Plan

seal/signature

not for construction

rev date description

date: 06/28/21
phase: SCHEMATIC DESIGN
issued for: 100% SD
project number: 20029.00

ARCHITECTURAL SITE PLAN - OVERALL

sheet number

ASP1.0

The Bailey Building Use Summary				
06.22.21				
Bldg.	Use	Function	Code	Total
Hotel			Commercial	Office
Boutique Hotel	100 Guest Rooms	310	105,700	
Restaurant	Hotel Restaurant	310	9,000	
Special Event Facility	Hotel Conference	310	8,700	
			123,400 gsf	
Wellness Center			Commercial	Office
Pool Lounge	Hotel Amenity	310	7,100	
Office	Medical Office w/			
	Outpatient Services	720		55,000
Drug Store (Pharmacy)	Pharmacy	720	600	
Spa Services	Med Spa	720	7,000	
Athletic Facility	Membership	492		58,600
Office	Membership Club	710		20,000
Restaurant	Membership Dining	820	8,100	
			156,400 gsf	
Commercial Bldg 1- Northwinds Plwy			Commercial	Office
Restaurant		820	4,000	
Retail		820	5,000	
Office	Professional Office	710		18,000
			27,000 gsf	
Commercial Bldg 2- Kimball Br.			Commercial	Office
Restaurant		820	3,500	
Retail		820	12,200	
Office	Professional Office	710		35,000
			50,700 gsf	
Total Area			170,900 gsf	186,600 gsf
Structured Parking		883 spaces	386 sf/space	357,500 gsf
				340,838 gsf

Retail + Rest.	24,700 gsf
MOB + Office	115,700 gsf
Site	4.72 acre
Non-Res. Density	75,742 gsf/AC

	Commercial	Office	Total
	25% Max.	75% Min.	Building Area
Total Area	170,900 gsf	186,600 gsf	357,500 gsf
	48%	52%	

Parking Requirements		06.22.21	Qty	Req. Spaces	Shared	Adjusted Spaces	Reference
Boutique Hotel							
Hotel							
Business: Hotel	1 space/ room	100 keys	100	25%	75	UDC (2.5.1.B)	
	1 employee space/20 rooms		5	25%	4		
	1 space/500sf meeting, retail, restaurant	17,700 sf	35	25%	27		
					105		
Wellness Center							
Hotel							
Business: Hotel	1 space/500sf meeting, retail, restaurant	7,100 sf	14	25%	11		
Medical Office							
Business: Medical Office	1 space/200 sf	55,000 sf	275	25%	206	UDC (2.5.1.B)	
Day Spa, Pharmacy							
Business: Retail	1 space/200 sf	7,600 sf	38	25%	29		
Training							
Semipublic: Recreation	1 space/ 500sf court, spectator area	14,200 sf	28	25%	21	UDC (2.5.1.D)	
	1 space/200 gsf other patron use areas	44,400 sf	222	25%	167		
Club							
Business: Office	1 space/250 gsf	20,000 sf	80	25%	60	UDC (2.5.1.B)	
Business: Restaurant	1 space/ 100sf of entire facility	8,100 sf	81	25%	61	UDC (2.5.1.B)	
Total:			156,400				
Commercial Bldg 1- Northwinds Plwy							
Commercial							
Business: Restaurant	1 space/ 100sf of entire facility	4,000 sf	40	25%	30	UDC (2.5.1.B)	
Business: Retail	1 space/200 gsf	5,000 sf	25	25%	19	UDC (2.5.1.B)	
Business: Office	1 space/250 gsf	18,000 sf	72	25%	54		
Total:			27,000				
Commercial Bldg 2- Kimball Br.							
Commercial							
Business: Restaurant	1 space/ 100sf of entire facility	3,500 sf	35	25%	26	UDC (2.5.1.B)	
Business: Retail	1 space/200 gsf	12,200 sf	61	25%	46	UDC (2.5.1.B)	
Business: Office	1 space/250 gsf	35,000 sf	140	25%	105		
Total:			50,700				
Total			1252	Req'd	939	Adjusted Spaces Req'd	
					883	Structured Parking	
					57	Surface Parking	
					940	Spaces Provided	
Standard Spaces		Min. 80% of required spaces		751	UDC (2.5.5)		
Compact Spaces		Max 20% possible		188	UDC (2.5.5)		
Electric Vehicle Charging Stations		1 station / 25 spaces		38			
Bicycle Parking							
Retail, Office, Hotel, Assembly		1 bicycle / 25 required vehicle spaces		50			
Residential- for sale		NA					
Loading Bays		5 spaces per 240,000-350,000sf		5	UDC (2.5.3)		

MAXIMUM ALLOWABLE IMPERVIOUS AREA

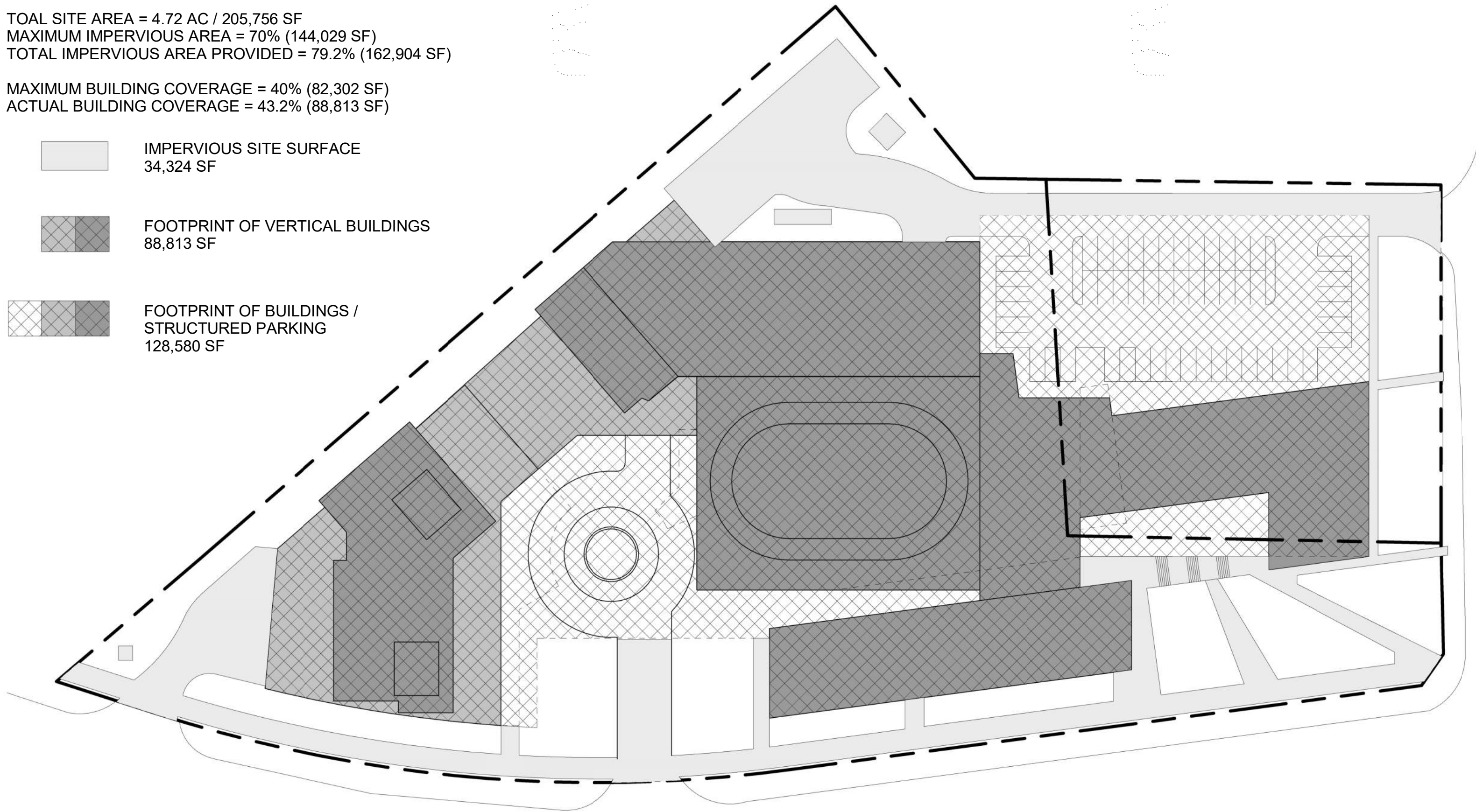
TOAL SITE AREA = 4.72 AC / 205,756 SF
MAXIMUM IMPERVIOUS AREA = 70% (144,029 SF)
TOTAL IMPERVIOUS AREA PROVIDED = 79.2% (162,904 SF)

MAXIMUM BUILDING COVERAGE = 40% (82,302 SF)
ACTUAL BUILDING COVERAGE = 43.2% (88,813 SF)

IMPERVIOUS SITE SURFACE
34,324 SF

FOOTPRINT OF VERTICAL BUILDINGS
88,813 SF

FOOTPRINT OF BUILDINGS /
STRUCTURED PARKING
128,580 SF



2 SITE PLAN - IMPERVIOUS SURFACE
ASP1.1 1" = 50'-0"

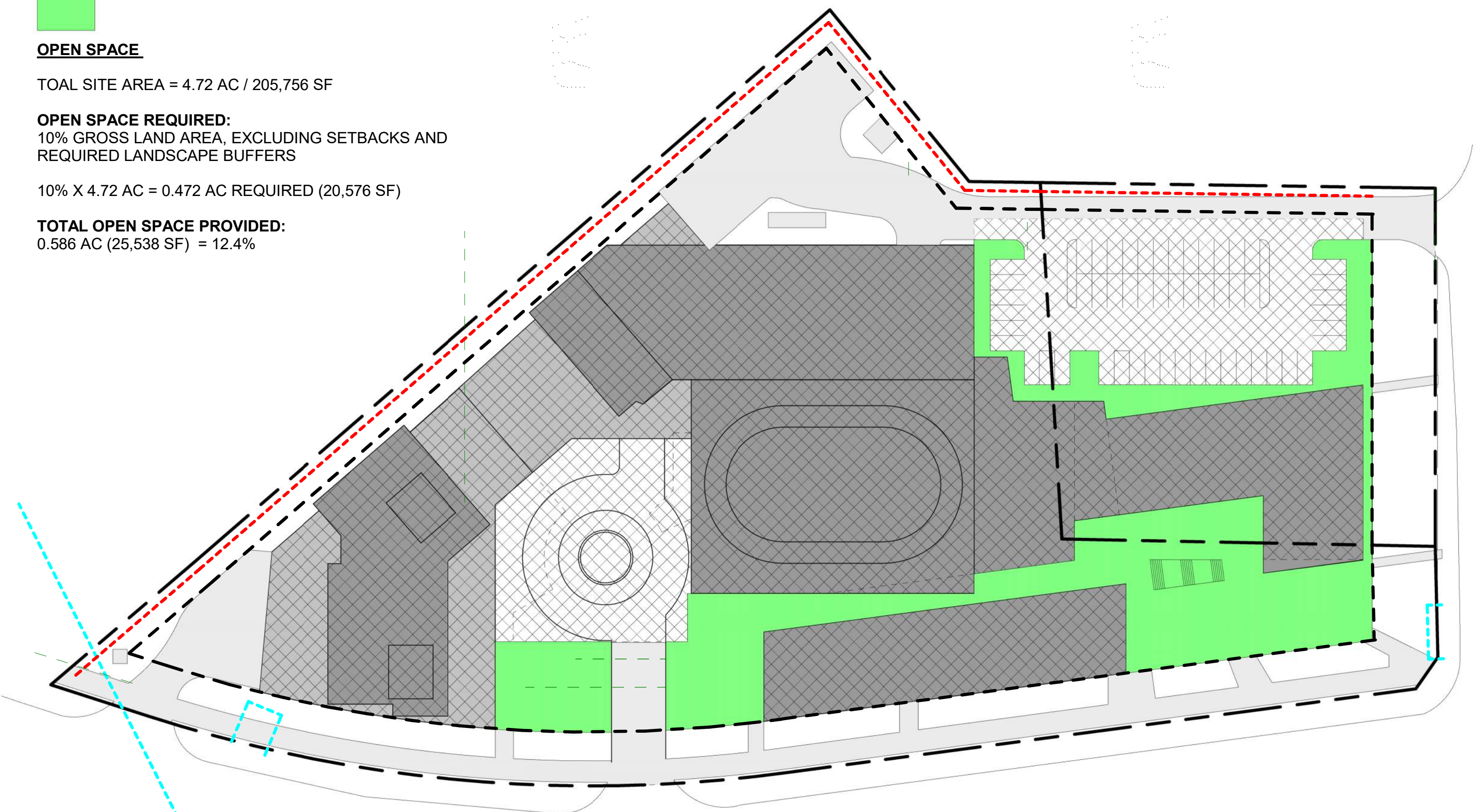
OPEN SPACE

TOAL SITE AREA = 4.72 AC / 205,756 SF

OPEN SPACE REQUIRED:
10% GROSS LAND AREA, EXCLUDING SETBACKS AND
REQUIRED LANDSCAPE BUFFERS

10% X 4.72 AC = 0.472 AC REQUIRED (20,576 SF)

TOTAL OPEN SPACE PROVIDED:
0.586 AC (25,538 SF) = 12.4%



1 SITE PLAN - OPEN SPACE
ASP1.1 1" = 50'-0"



THE BAILEY

2650 NORTHWINDS
PKWY
ALPHARETTA,
GEORGIA 30009



Owner
Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

Architect
Goode Van Slyke Architecture, Inc.
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

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Long Engineering
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Atlanta, GA 30339
770.951.2495

Structural Engineer
PES Structural Engineers
1852 Century Pl NE #201
Atlanta, GA 30345
770.457.5923

**Mechanical/Plumbing/
Fire Protection/Electrical**
AHA Consulting Engineers
3700 Mansell Rd #200
Alpharetta, GA 30022
770.992.8585

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Key Plan

seal/signature

not for construction

rev date description

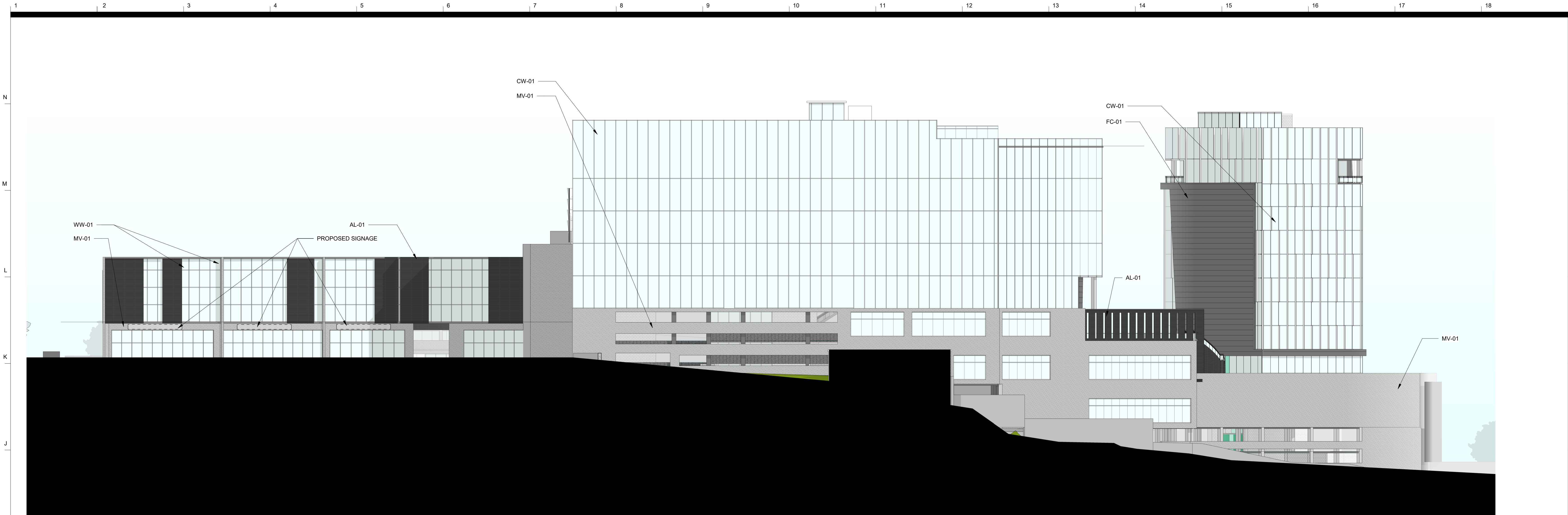
date 06/28/21
phase SCHEMATIC DESIGN
issued for 100% SD
project number 20029.00

ARCHITECTURAL SITE PLAN -
CALCULATIONS

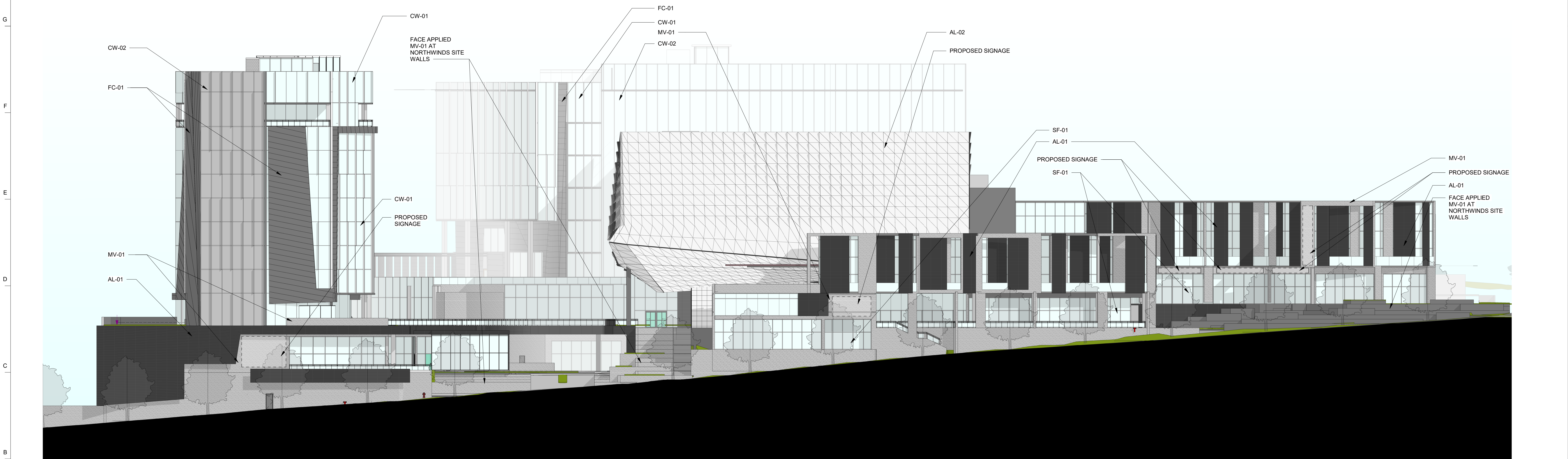
sheet number

ASP1.1

2/1/2022 2:45:58 PM



1 West Elevation
A201 1" = 20'-0"



2 East Elevation
A201 1" = 20'-0"



THE BAILEY
est. 1880



ALUX
PROPERTIES

THE BAILEY

2650 NORTHWINDS
PKWY
ALPHARETTA,
GEORGIA 30009



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8000 Avalon Blvd. #100
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Key Plan

seal/signature

not for construction

rev date description

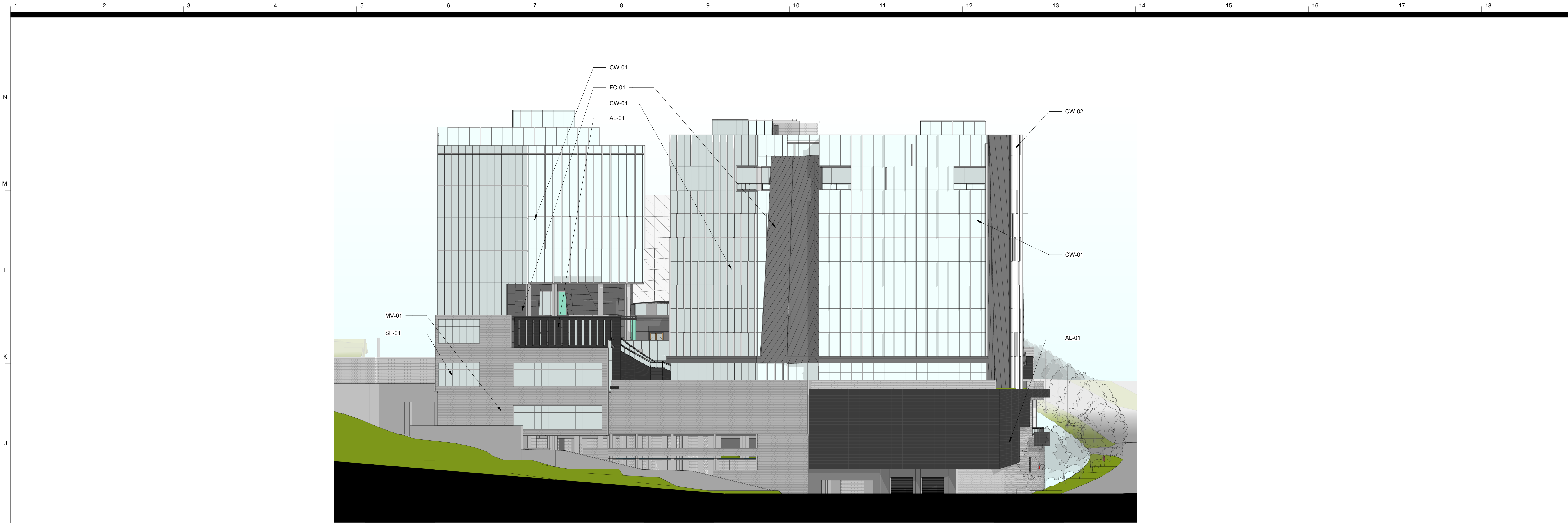
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phase	DESIGN DEVELOPMENT
issued for	REVIEW
project number	20029.00

EXTERIOR ELEVATIONS

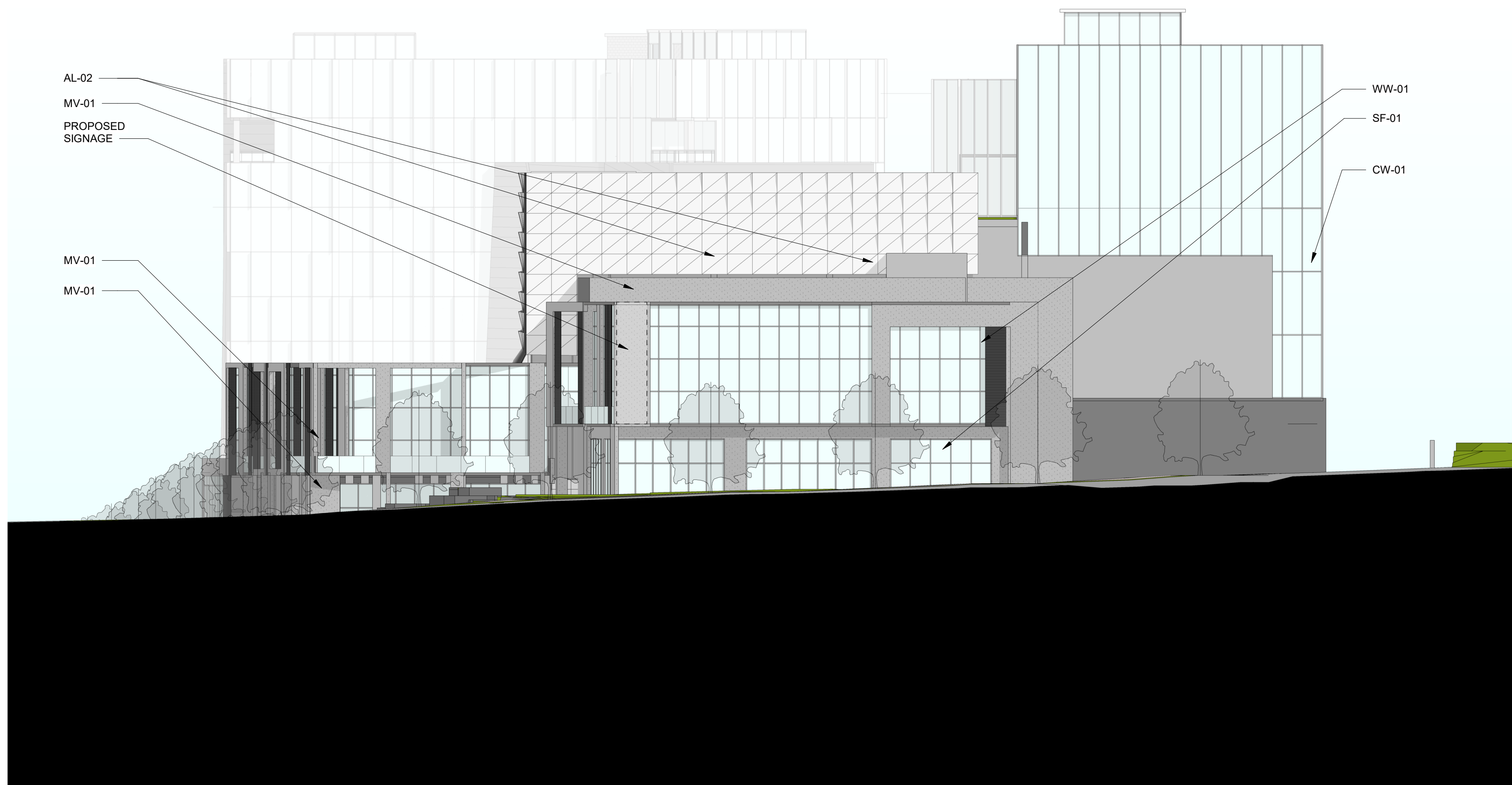
sheet number

A201

2/1/2022 2:48:25 PM



1 South Elevation
A202 1" = 20'-0"



2 North Elevation
A202 1" = 20'-0"

EXTERIOR FINISHES KEY

- CW-01:** EXTERIOR CURTAIN WALL SYSTEM -
TYPE 01 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 01 IGU:
1" IGU VISION PANELS W/ SPANDREL PANELS TO MATCH VISION PANELS @ LOCATIONS TBD
- CW-02:** EXTERIOR CURTAIN WALL SYSTEM -
TYPE 02 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 02 IGU:
1" IGU PANELS W/ FROSTED WHITE FILM
- SF-01:** EXTERIOR STOREFRONT SYSTEM
- WW-01:** EXTERIOR WINDOW WALL SYSTEM
- MV-01:** ARIA SLIM STONE OVER SUBSTRATE
SUBSTRATE VARRIES - METAL FRAMES WALL ASSEMBLIES AT ABOVE GRADE AREAS
OUTSIDE OF PARKING DECK - CMU AT SUBGRADE LOCATIONS AND PARKING DECK
- FC-01:** EQUITONE FIBER CEMENT RAIN SCREEN SYSTEM. MIXED PANEL TYPE - 70% LINEA, 30% TECTIVA
- AL-01:** ALUMINUM BRIS SOLIEL SYSTEM OVER SUBFRAME SYSTEM.
- AL-02:** EXPANDED ALUMINUM MESH SCREEN PANEL SYSTEM



THE BAILEY
est. 1880



THE BAILEY

2650 NORTHWINDS
PKWY
ALPHARETTA,
GEORGIA 30009



Owner
Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

Architect
Goode Van Slyke Architecture, Inc.
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

Civil Engineer
Long Engineering
2550 Heritage Ct SE #250
Atlanta, GA 30339
770.951.2495

Structural Engineer
PES Structural Engineers
1852 Century Pl NE #201
Atlanta, GA 30345
770.457.5923

**Mechanical/Plumbing/
Fire Protection/Electrical**
AHA Consulting Engineers
3700 Mansell Rd #200
Alpharetta, GA 30022
770.992.8585

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Key Plan

seal/signature

not for construction

rev date description

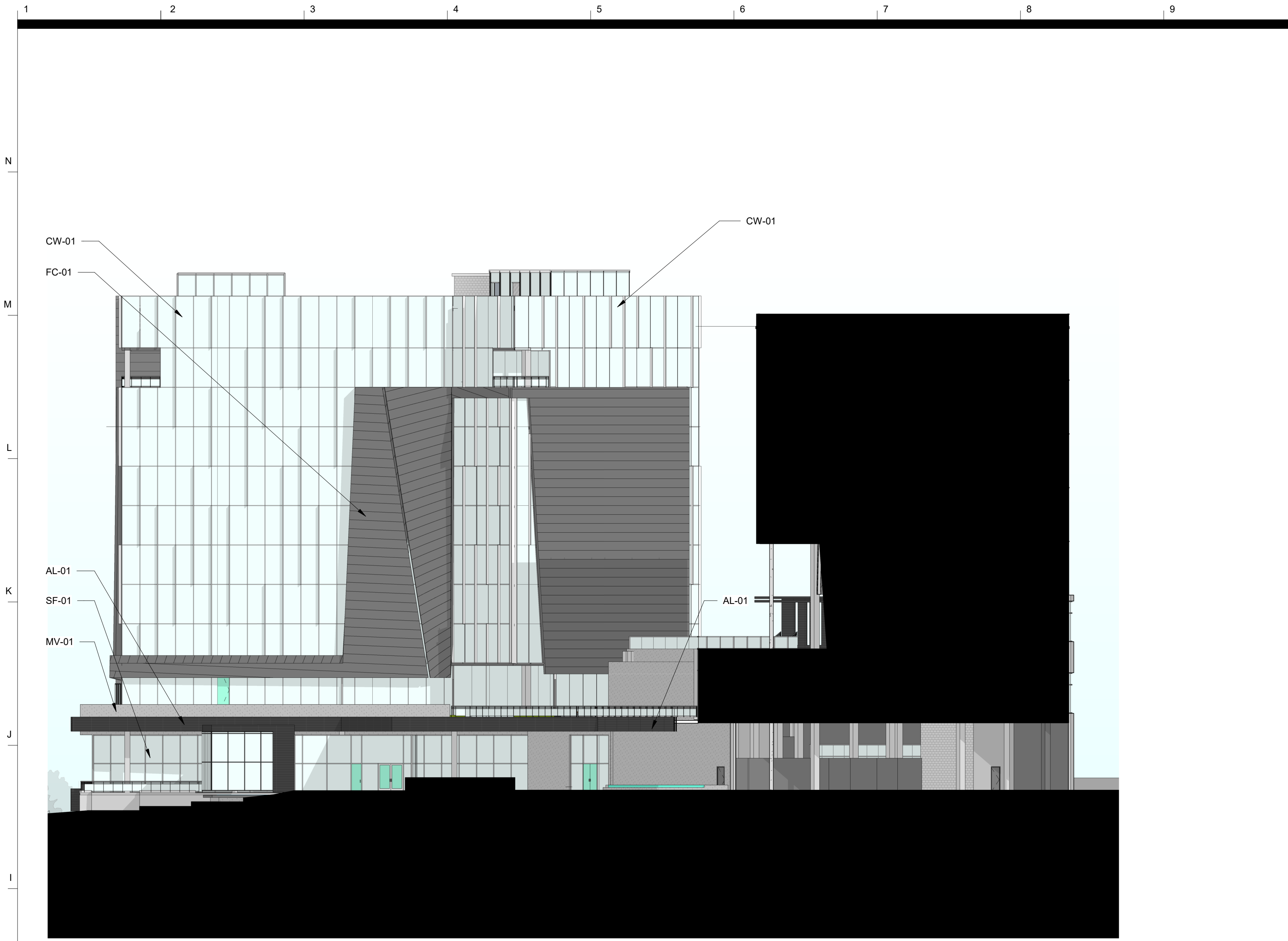
date 12/16/20
phase DESIGN DEVELOPMENT
issued for
project number 20029.00

EXTERIOR ELEVATIONS

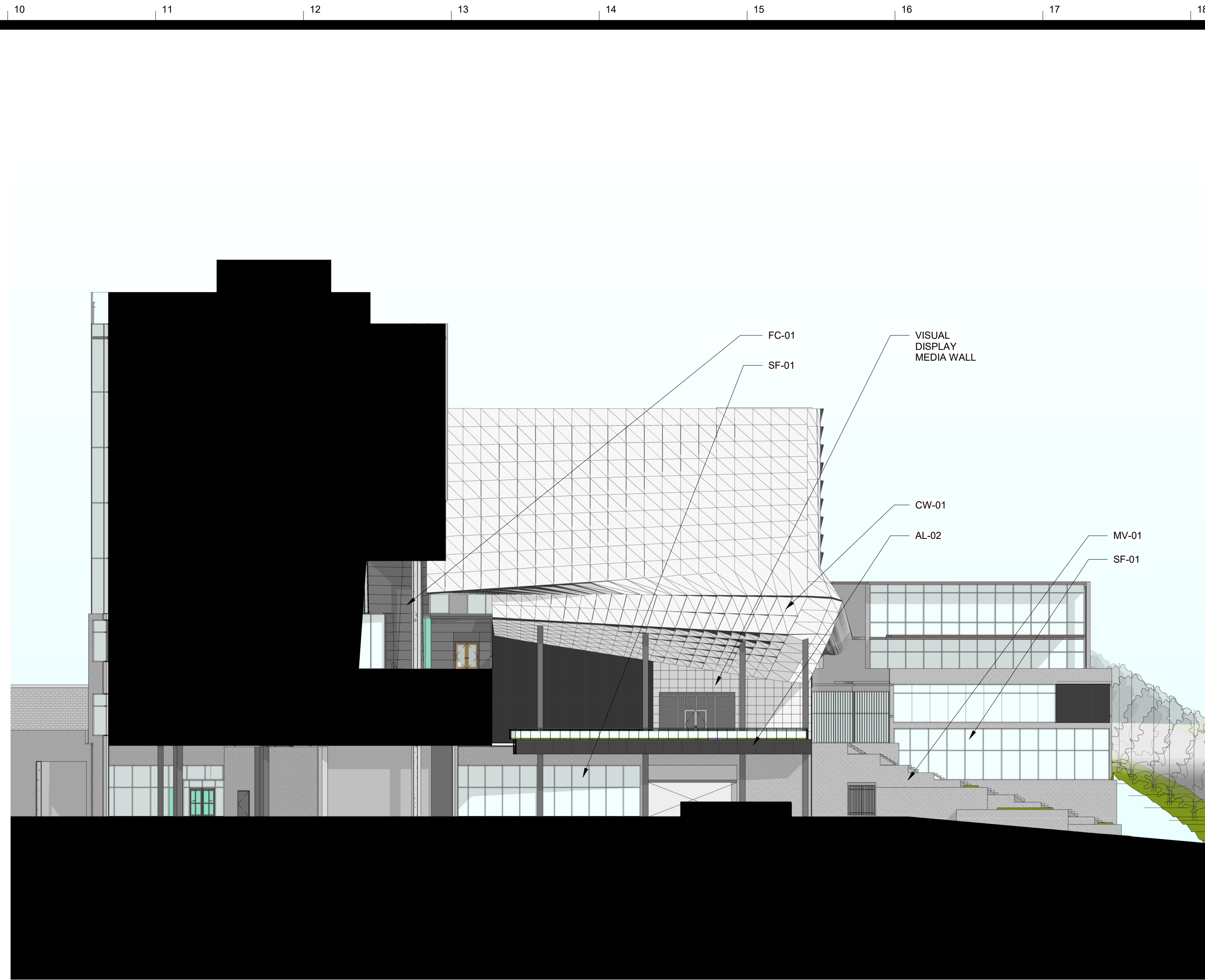
sheet number

A202

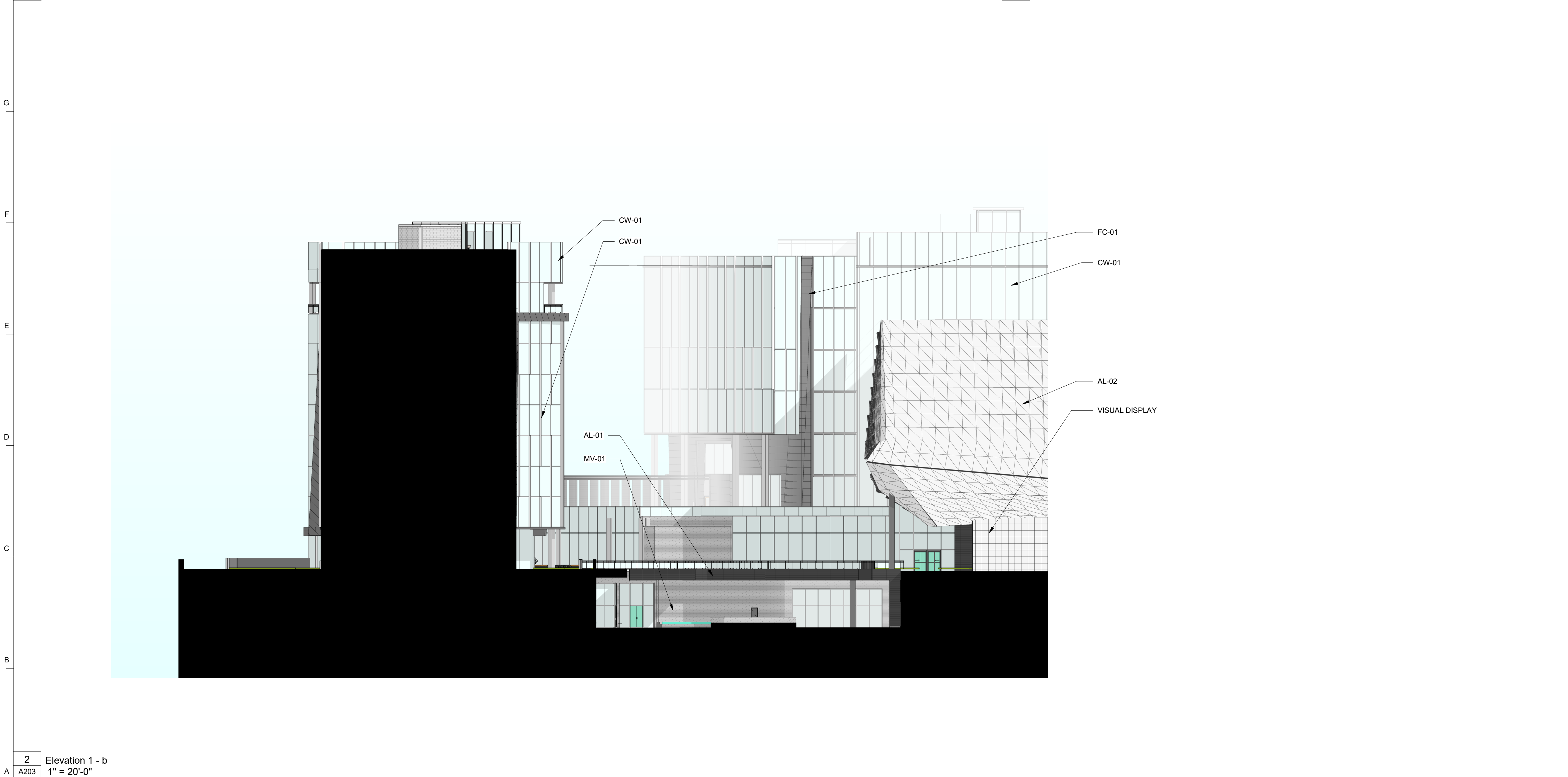
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1 Elevation 1 - a
A203 1" = 20'-0"



3 Elevation 1 - c
A203 1" = 20'-0"



2 Elevation 1 - b
A203 1" = 20'-0"

EXTERIOR FINISHES KEY

- CW-01:** EXTERIOR CURTAIN WALL SYSTEM -
TYPE 01 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 01 IGU:
1" IGU VISION PANELS W/ SPANDREL PANELS TO MATCH VISION PANELS @ LOCATIONS TBD
- CW-02:** EXTERIOR CURTAIN WALL SYSTEM -
TYPE 02 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 02 IGU:
1" IGU PANELS W/ FROSTED WHITE FILM
- SF-01:** EXTERIOR STOREFRONT SYSTEM
- WW-01:** EXTERIOR WINDOW WALL SYSTEM
- MV-01:** ARIA SLIM STONE OVER SUBSTRATE
SUBSTRATE VARRIES - METAL FRAMES WALL ASSEMBLIES AT ABOVE GRADE AREAS
OUTSIDE OF PARKING DECK - CMU AT SUBGRADE LOCATIONS AND PARKING DECK
- FC-01:** EQUITONE FIBER CEMENT RAIN SCREEN SYSTEM. MIXED PANEL TYPE - 70% LINEA, 30% TECTIVA
- AL-01:** ALUMINUM BRIS SOLIEL SYSTEM OVER SUBFRAME SYSTEM.
- AL-02:** EXPANDED ALUMINUM MESH SCREEN PANEL SYSTEM



THE BAILEY
est. 1880



ALUX
PROPERTIES

THE BAILEY

2650 NORTHWINDS
PKWY
ALPHARETTA,
GEORGIA 30009



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Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

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date 12/16/20

phase DESIGN DEVELOPMENT

issued for

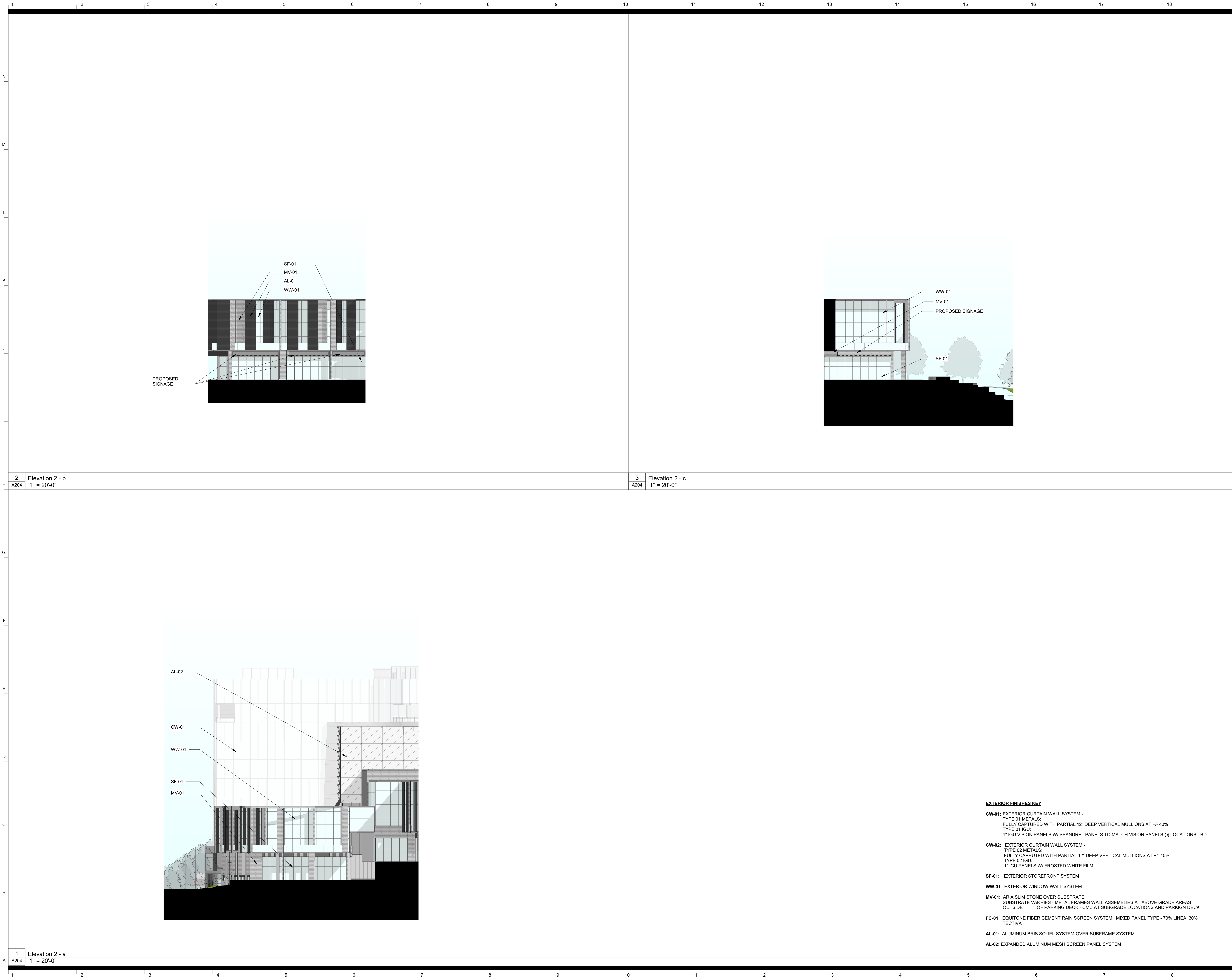
project number 20029.00

EXTERIOR ELEVATIONS

sheet number

A203

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THE BAILEY
est. 1880



ALUX
PROPERTIES

THE BAILEY

2650 NORTHWINDS
PKWY
ALPHARETTA,
GEORGIA 30009



Goode
Van Slyke
Architecture

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Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

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Key Plan

seal/signature

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rev	date	description
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EXTERIOR FINISHES KEY

CW-01: EXTERIOR CURTAIN WALL SYSTEM -
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FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 01 IGU:
1" IGU VISION PANELS W/ SPANDREL PANELS TO MATCH VISION PANELS @ LOCATIONS TBD

CW-02: EXTERIOR CURTAIN WALL SYSTEM -
TYPE 02 METALS:
FULLY CAPTURED WITH PARTIAL 12" DEEP VERTICAL MULLIONS AT +/- 40%
TYPE 02 IGU:
1" IGU PANELS W/ FROSTED WHITE FILM

SF-01: EXTERIOR STOREFRONT SYSTEM

WW-01: EXTERIOR WINDOW WALL SYSTEM

MV-01: ARIA SLIM STONE OVER SUBSTRATE
SUBSTRATE VARRIES - METAL FRAMES WALL ASSEMBLIES AT ABOVE GRADE AREAS
OUTSIDE OF PARKING DECK - CMU AT SUBGRADE LOCATIONS AND PARKING DECK

FC-01: EQUITONE FIBER CEMENT RAIN SCREEN SYSTEM. MIXED PANEL TYPE - 70% LINEA, 30% TECTIVA

AL-01: ALUMINUM BRIS SOLIEL SYSTEM OVER SUBFRAME SYSTEM.

AL-02: EXPANDED ALUMINUM MESH SCREEN PANEL SYSTEM

date	12/15/20
phase	DESIGN DEVELOPMENT
issued for	
project number	20029.00

EXTERIOR ELEVATIONS

sheet number

A204



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Alux Properties

Location Address: 2650 Northwinds Parkway

Mailing Address: 8601 Dunwoody Place unit 444

City: Atlanta State: GA Zip Code: 30350 - _____

Contact For All Notifications: Brandon Wheelless

Contact Telephone: 404 - 986 - 8768 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: brandonwheelless@gmail.com

Contact's Relation To Business: owner

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Brandon Wheelless

Physical Address: 2650 Northwinds Parkway

Mailing Address: 8601 Dunwoody Place unit 444

City: Atlanta State: GA Zip Code: 30350 -

Owner Telephone: 404 - 986 - 8768 Contact Fax: - -

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

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

Owner Name (Printed): Brandon Wheelless Date: 02.01.2022

Owner Signature: 

Property Information:

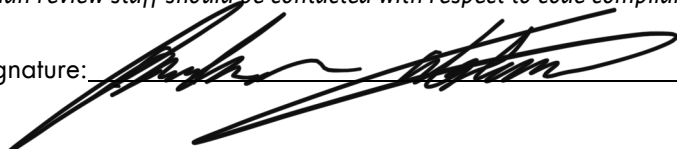
Address (If Assigned) : 2650 Northwinds Parkway

Tax ID or Map Reference Number: 12285008050611 12285108050610

Land Lot(s): 805&806 District: 1 Section: SECT 2

Existing Zoning of Property: OI Existing Uses of Property: Vacant

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

Applicant Signature:  Date: 02-01-22 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The overall look and design of the development conforms to the compatability in it's use of materials and form that are proposed for Northwinds Summit and Tech 360 and fits the vision of Alpharetta as a technology center. Northwinds has a variety of differing styles and this development, while somewhat more modern, fits in with the variety of it's surroundings.

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

☐ Yes

☒ No

Mechanical design has yet to begin. Our intent is to provide screening for all rooftop structures to impede visibility from the public way.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

Please list and describe the EcoDistrict measures that your application includes.

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

