



DESIGN REVIEW BOARD

JUNE 21, 2024

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

1. MEETING ANNOUNCEMENTS

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

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 17, 2024

8. PUBLIC HEARING

1. DRB240023 Surety Bond Girls

Consideration of a new signage in the Downtown. The property is located at 365 Brady Place and is legally described as being in Land Lot 0693, 1st District, 2nd Section, Fulton County, Georgia.

2. DRB240022 The Tipsy Spoon

Consideration of a new signage in the Downtown. The property is located at 64 North Main St and is legally described as being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia

3. DRB240020 Campania

Consideration of a new patio addition. The property is located at 800 North Main St and is legally described as being in Land Lot 1111, 2nd District, 2nd Section, Fulton County, Georgia

4. DRB240024 418 North Main St

Consideration of an exterior remodel and paint. The property is located at 418 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia

5. DRB240025 VyBez LLC

Consideration of exterior changes in the Downtown. The property is located at 124 Devore Rd and is legally described as being in Land Lot 0693, 1st District, 2nd Section, Fulton County, Georgia.

9. ADJOURNMENT



DESIGN REVIEW BOARD

UNOFFICIAL Minutes

MAY 17, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

8:30 AM

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

3. CALL TO ORDER

Chair Kramer called the meeting to order at 8:32 a.m.

4. ROLL CALL

• Design Review Board Members present:

- o Richard Kramer (Chairman)
- o Frank Schwing (Vice Chairman)
- o Pat Corkill
- o Richard Owens
- o Holly Palmer
- o Erik Rowen
- o Jennifer Sprayberry

• Staff Present:

- o Bret Schroeder, Code Enforcement Manager
- o Elle Taylor, Planning + Zoning Coordinator
- o James Drinkard, Assistant City Administrator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of April 19, 2024

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

8. PUBLIC HEARING

1. DRB240018 **Flour Power Studios** 131 South Main St Applicant presented a review of signage.

- Background on business.
- Provided color samples.
- Facelit adjoining letters mounted on aluminum base.
- Showed East Cobb location sign.

There was discussion from the Board:

- Pantone Process Blue color is similar to existing.
- Pantone 1655 C Orange color new to center.
- Background.
- Introduction of another color to the center.
- Concern about brightness of colors.
- Guidelines allow 3 colors and Black & White.
- Read Guidelines on Signage.
- Alternate brought by Applicant showed more muted orange.
- Applicant would prefer brighter colors for consistency of the national brand.

There was no public comment.

❖ Board Member Corkill offered a motion to approve as submitted today with the original colors Pantone 1655 C and Pantone Process Blue.

- Board Member Rowen seconded the motion.
- Motion carried (4-3). (Kramer, Schwing, Palmer)

There was discussion during the motion on colors.

2. DRB240019 **Play Street Museum** 11770 Haynes Bridge Rd Applicant presented a review of signage.

- Background on business.
- Showed existing space painted white.
- Shared Staff's concern with white background with sign

- company.
- Halo illuminated.
- Presented revision with letters in blue with less white background.
- Submitted sample colors.

There was discussion from the Board:

- Liked less white background.
- Colors of returns – blue.
- “Baked on” coating for letters.
- Sign structure.

There was no public comment.

❖ Board Member Corkill offered a motion to approve as Presented today.

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

3. DRB240021 **Canton Mayfield Development** 193 Canton St
Board Member Corkill recused himself as he is working with the project.

Applicant presented review of site and landscape plans.

- Site Plan:
- Location of project.
- Council Conditions.

There was discussion from the Board:

- Alley way is owned by developer.
- Length of brick sidewalk.
- Underground stormwater detention.
- No differences in Site Plan presented to Council.
- Retaining walls locations and materials.
- Emergency vehicle access.
- Landscape Plan:
- Council Conditions
- Locations of Fences; heights, columns. materials.
- Amenity area – passive park, plantings, stream buffer.
- Small stream.
- Streetscape.

- No privacy fences conditioned in HOA Covenants.
- Image of size of column, pedestrian oriented gate and fence.
- Example of cut limestone to match what is used on building architecture.
- Pedestrian crosswalk.
- Red bench.
- Slate chip path.
- Traffic ready pavers.
- Mail kiosk.
- Streetscape.
- Future roundabout.
- Species in Amenity Area.
- Red bench is splash of color.
- Level of separation from stream created by Lara Pllum.
- Fringe trees on Mayfield.
- Needlepoint hollies adjacent to pedestrian sidewalk; possibly use something softer.
- Roundabout landscaping.
- Overall phasing. – Infrastructure will all happen at same time.
- Front yard privacy fence.

There was no public comment.

- Vice-Chair Schwing offered a motion to approve the site plan as submitted.
- Board Member Palmer seconded the motion.
- Board Member Rowen offered a Friendly Amendment for the Applicant to setback Lot 1 to meet any building setback requirements and try to provide more distance from the fence to the front porch of that building.

There was discussion during the motion:

1. Friendly Amendment was not necessary because front porches are allowed to encroach into the setback in the downtown.
 2. Concern also over proximity to the sidewalk.
- Board Member Rowen withdrew the Friendly Amendment.
 - Motion carried (6-0)
 - Board Member Owens offered a motion to approve

landscape planting as it has been presented with the other pieces of the landscape plan.

- Board Member Rowen seconded the motion.
- Motion carried (6-0)

Chair Kramer reiterated that Council Conditions have been met by the Applicant.

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:53 a.m.



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

WWW.ALPHARETTA.GA.US

TEL: 678.297.6088

FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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FILING DEADLINES AND MEETING SCHEDULE

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October 18, 2024

November 15, 2024

January 03, 2025

January 17, 2025

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Surety Bond Girls, LLC

Location Address: 365 Brady Place

Mailing Address: 365 Brady Place

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Traci O'Sullivan

Contact Telephone: 678 - 694 - 1967 Mobile Telephone: 770 - 363 - 1539

Fax: 678 - 922 - 7738 Email: traci@suretybondgirls.com

Contact's Relation to Business: Business Owner

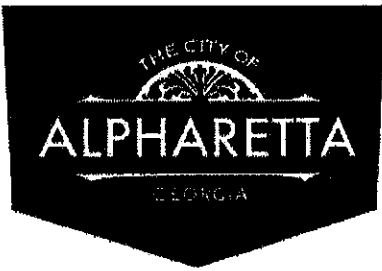
This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Bound Upward LLC

Physical Address: 348 South Main Street, Alpharetta GA 30009

Mailing Address: 60 Lakeshore Drive

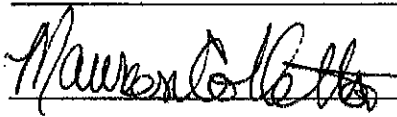
City: Berkeley Lake State: GA Zip Code: 30096

Owner Telephone: 678 - 478 - 6957 Contact Fax: NA

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): Bound Upward LLC Date: 4/30/2024

Owner Signature:  Manager of Bound Upward LLC

Property Information:

Address (If Assigned): 365 Brady Place, Alpharetta GA 30022

Tax ID or Map Reference Number: 12 258106930174

Land Lot(s): 693 District: 1st Section: 2nd

Existing Zoning of Property: C1 Existing Uses of Property: Commercial Business

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 view 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: _____



DESIGN REVIEW BOARD REVIEW CRITERIA

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

Our proposed signage will fit cohesively with the surrounding buildings, many of which are historic homes. Our planned signage improves on the previous signage that was the old standard along this south end of the Downtown Overlay District.

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 not applicable

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

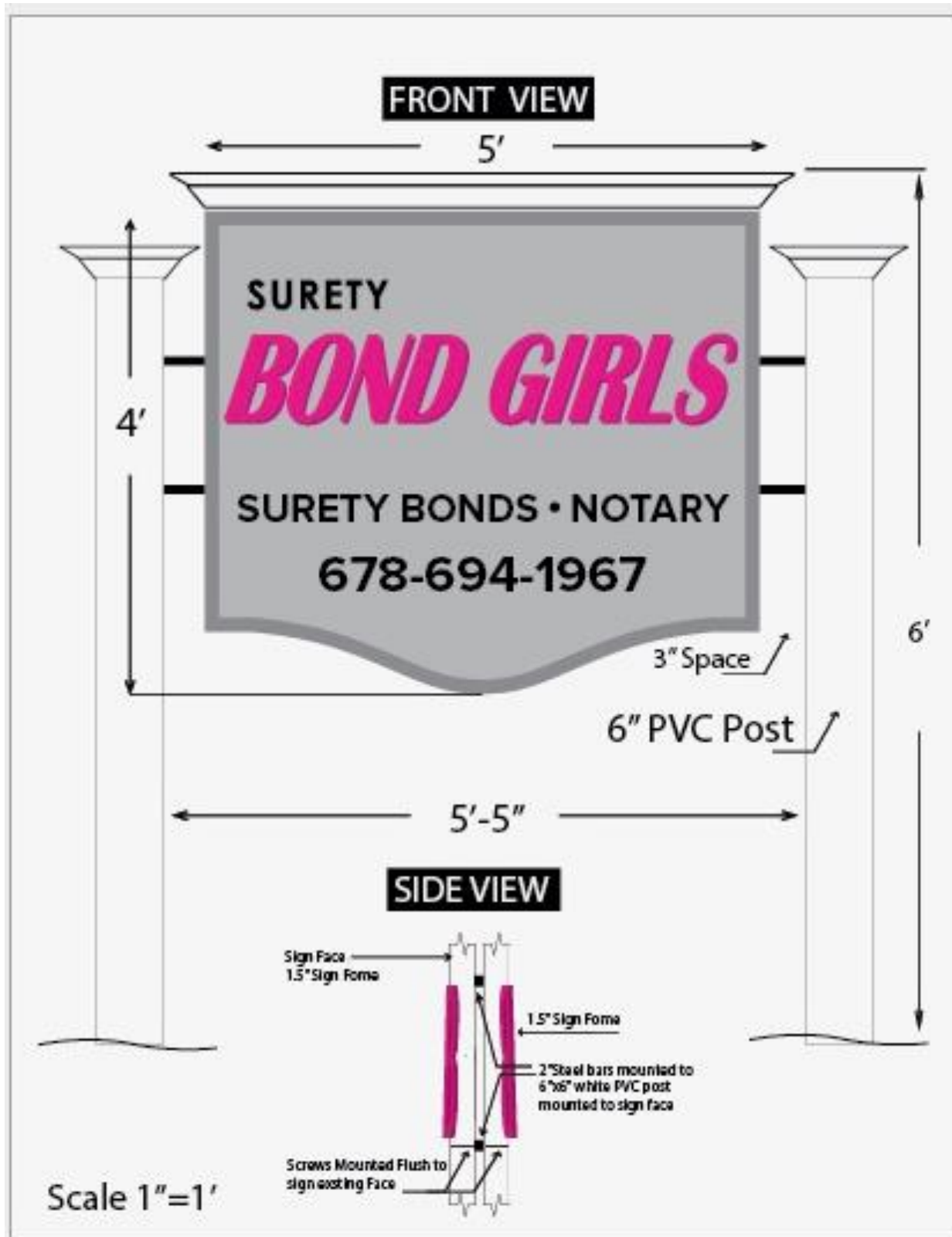
The white post structure with crown molding detail atop our custom inset sign face will complement our office location nicely. The existing Queen Anne style home lends itself to this residential style sign.

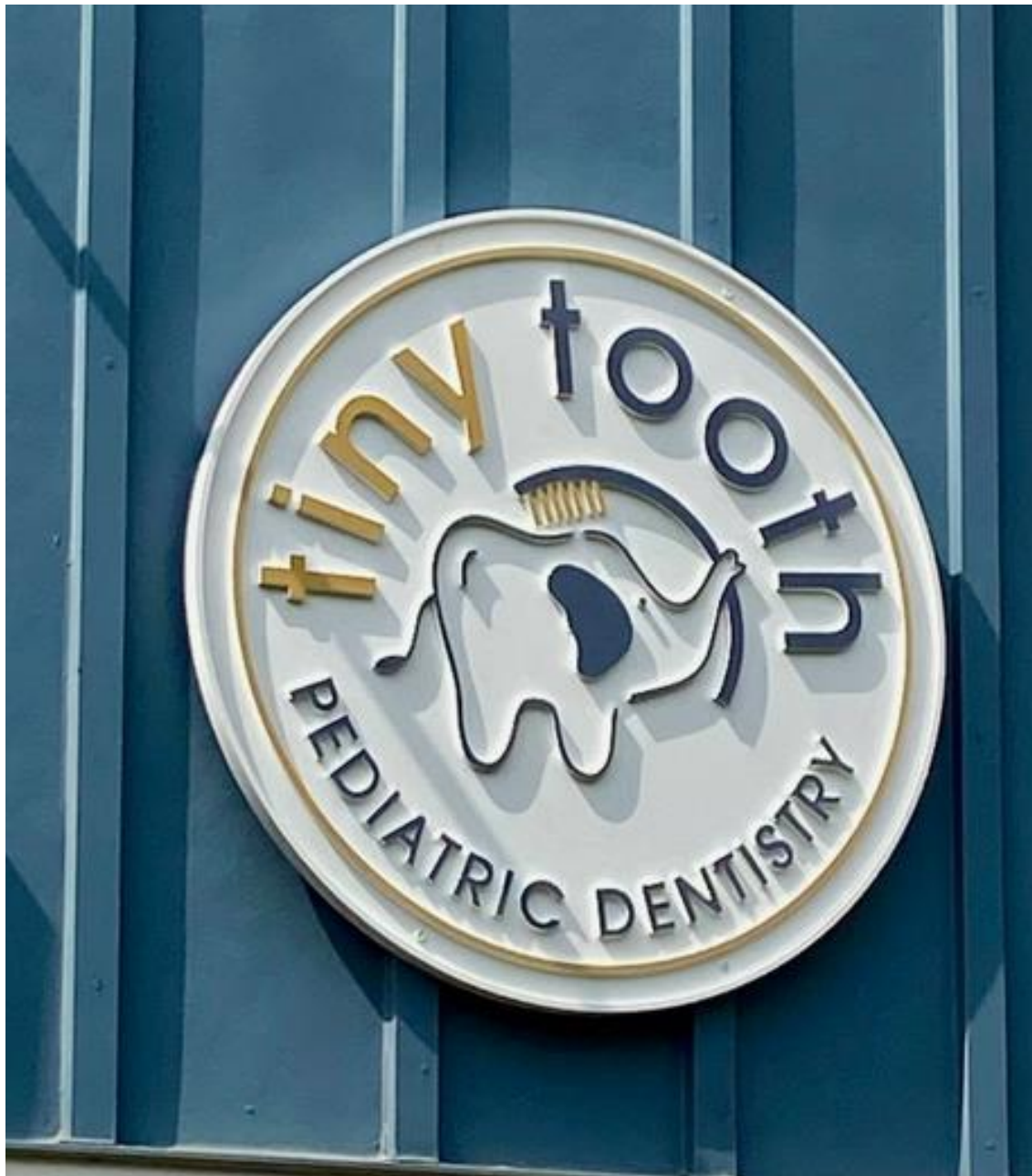
Our proposed perpendicular sign will accent our unique enclosed wrap around porch exterior. The round routed sign foam design resembles a notary stamp (one of the services we offer)

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

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

Our design is in keeping with the overall concept of the Traditional Main Street by scaling down from the previous sign structure to a design more fitting with our residential commercial house. It is important for our location to be identified from Main Street as a business. We regularly have customers from near and far coming to our office; they need to be able to find us, and we believe that this signage strikes the right balance.





Sample of Routed Sign Foam



Fonts Packaged

- Name: CenturyGothic-Bold; Type: TrueType, Status: OK

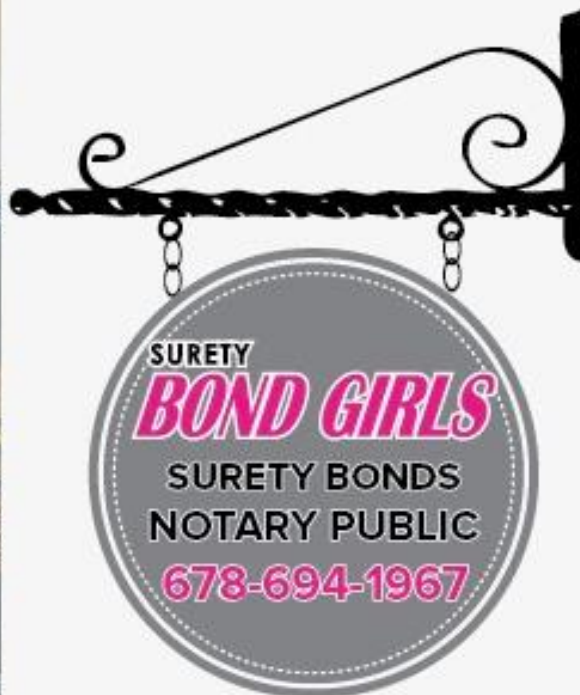
COLORS AND INKS

2 Process Inks; 0 Spot Inks

- Name and Type: Process Magenta; Angle: 0.000; Lines/Inch: 0.000

- Name and Type: Process Black; Angle: 0.000; Lines/Inch: 0.000





Location:
Alpharetta, GA 30024

Drawing:

Design:
Eugene W. Brown
eugene@xchange.com

Scale:

Date:

14/39/2

Approval:

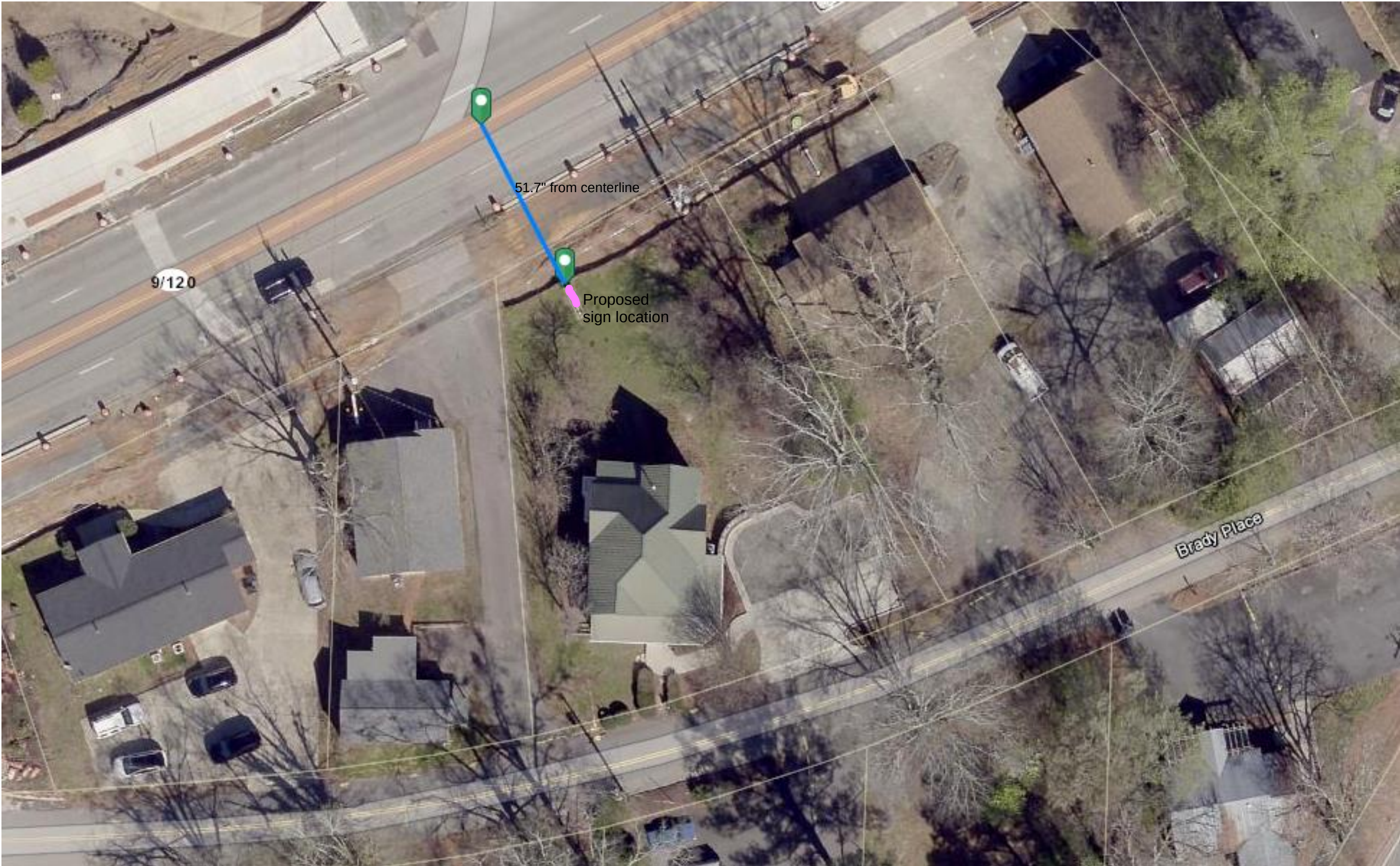
This drawing remains the property of Graphic Change, and shall not be reproduced without written permission. This drawing is intended for use as a guide only. Actual production of the sign may vary slightly from the printed illustration due to manufacturing tolerances.







Surety Bond Girls, LLC - Proposed Sign Location Site Plan - 365 Brady Place



Zoned C-1 Neighborhood Commercial

Required setback: 50 ft



Main Monument Sign Faces :

Size : Sign face is 4'11"h x 5'0"w (20.5 sq. ft.)

Material : (2) 1.5" thick HDU, single sided recessed carved background and raised letters and border, smooth background, to be mounted back to back over wood stringers to make double sided sign

Colors : Background - painted historic dark brown with letters & border painted historic dark cream, logo to be raised area with aluminum panel with digital laminated printed vinyl graphics applied to match historic colors

Address : (2) sets of 4"h x 1/2" thick Black PVC dimensional numbers installed on both sides of posts

Installation : Mount 2x4 wood stringers in between existing post structure for support, Sign faces are mounted on both sides of wood strings with mechanical fasteners

Scale : 1/2" = 1 ft



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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FAX: 678.297.6071

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N/A, NO ROOF TOP EQUIPMENT AT PATIO
- ☐ Locations of building lighting **N/A, NO EXTERIOR LIGHTING PROPOSED**
- ☐ Perspective drawings and renderings
 - N/A, REFER TO COLORED EXTERIOR ELEVATIONS**

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

Business Name: CAMPANIA

Location Address: 800 N MAIN STREET, SUITE 100

Mailing Address:

City: ALPHARETTA State: GA Zip Code: 30009 -

Contact for All Notifications: MAGGIE MCBRIDE, RA

Contact Telephone: 404 - 402 - 1316 Mobile Telephone: 404 - 402 - 1316

Fax: - - Email: MAGGIE@BUNKER.DESIGN

Contact's Relation to Business: ARCHITECT OF RECORD

This Application For (Check all that apply):

- | | |
|--|--|
| X ☒ Addition | X ☒ 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
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All other reviews	\$	300.00
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Legal Advertising Requirement	\$	175.00
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Total Due		_____
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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: STEWART MULLER

Physical Address: 885 FOXHOLLOW RUN

Mailing Address: _____

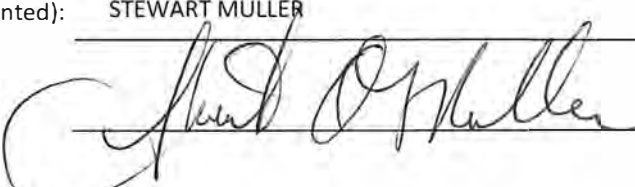
City: MILTON State: GA Zip Code: 30004

Owner Telephone: (678) 727-6423 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): STEWART MULLER Date: 05/01/24

Owner Signature: 

Property Information:

Address (If Assigned) : 800 N MAIN STREET, STE 100, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 22-5120-1111-293-3

Land Lot(s): 1111 District: 2 Section: 2

Existing Zoning of Property: C-1 Existing Uses of Property: RETAIL, 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:  Date: 05/01/24

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

This addition of the semi-enclosed covered patio relates to the character of the surrounding area and building with post bases in stone to match the existing structure and visually seat the structure, making it look permanent in style and nature. It also is matching the existing standing seam metal roofing that is on the base building and metal railing color of the base building. The patio is under 650sf, so due to it's smaller size, the cost of steel frame was exorbitant and therefore, PT timber / wood that is sealed / stained to relate to the brick tones is the frame that is more appropriate. Our structural engineer and architect of record agree. With a planting zone surrounding the patio and fabric enclosure system to also match the Iron Ore / Black color of the proposed and existing metal also tie the structure to the surrounding area and building.

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

There is no proposed rooftop structures. HVAC for the Patio area will be provided through the interior space and routed up through the roof.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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.



Margaret McBride, RA
May 13, 2024

City of Alpharetta
Design Review Board

Project Name: Campania, 800 N Main Street, Ste 100, Alpharetta, GA 30009

Please find included in this package detailed drawings that represent the addition of a semi-enclosed Covered Patio Structure to the existing Campania Restaurant space on the West side of the existing masonry two story structure. The Patio will have a new black storefront door and black storefront double hung windows that allow connection from the interior bar area of the restaurant to the new patio.

The Patio addition has a wood frame structure with stone base at all posts. Standing seam metal roofing and metal railing all relate back to existing structure with matching color Iron Ore / Black. Stone at post bases to match existing stone water table at existing structure. P.T. Wood decking and apron surround all to match frame finish.

Patio will be semi-conditioned and enclosed with a high end fabric system with operational panels that allow for open views out, natural light and air in during fair weather days. This enclosure system is a 10-year warrantied commercial grade fire grade coated canvas that is stretched along a metal framework that is anchored not only to the p.t. wood flooring but also to the p.t. wood beam and post supports.

The 650sf Dining Patio and new exterior door and quad-set double hung windows are the extent of the exterior revisions to the building.

Thank you, in advance, for your consideration,

Margaret McBride, RA
Bunker Design
maggie@bunker.design
+1.404.402.1316

GENERAL DEMOLITION NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO ONSET OF DEMOLITION.
- DEMOLITION/RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITION CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND IS TO COMPLETE ALL DEMOLITION/RESTORATION, CUTTING, AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.
- SELECTIVE DEMOLITION IS NOT INDICATED IN AREAS WHERE IT MAY BE NECESSARY TO DEMOLISH ALL OR PART OF AN EXISTING BUILDING COMPONENT TO GAIN ACCESS TO AREAS FOR TIE-IN TO BUILDING SYSTEMS, OR WHICH MAY BE REQUIRED TO INSTALL NEW CONSTRUCTION INDICATED ON THE DRAWINGS.DEMOLITION FOR THESE PURPOSES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER, AND THE AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO BEGINNING CONSTRUCTION.
- DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LOCAL BUILDING CODES. EXERCISE EXTREME CAUTION IN THIS DEMOLITION. COST OF REPAIR TO ANY ADJACENT CONDITIONS WHICH ARE DAMAGED AS A RESULT OF THIS. DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- RELOCATION OF MATERIAL: RELOCATION OF ANY ITEMS INVOLVED IN THE PROJECT IS SUBJECT TO THE ABILITY, TO DO SO WITHOUT PERMANENTLY DAMAGING OR HARMING THE ITEMS TO BE RELOCATED. IF RELOCATION OF ANY ITEM IS NOT POSSIBLE AS PRESCRIBED HEREIN, NEW MATERIALS SHALL BE SUBSTITUTED TO MATCH EXISTING. SAFELY STORE MATERIAL TO BE REUSED UNTIL TIME OF INSTALLATION.
- CERTAIN ITEMS ARE TO BE RETURNED TO THE BUILDING OWNER. COORDINATE WITH THE BUILDING OWNER WHICH ITEMS ARE TO BE RETURNED AND THE LOCATION SAID ITEMS ARE TO BE STORED.
- ALL MATERIALS TO BE DISPOSED OF ARE TO BE DISPOSED OF BY THE RESTRICTIONS UNLESS NOTED OTHERWISE HEREIN.
- ALL AREAS SHALL BE KEPT IN A BROOM CLEAN CONDITION AT ALL TIMES.
- REMOVE ALL FLOORING IN DEMOLITION REGION DOWN TO SUB FLOOR, AND PREPARE FOR NEW FINISH SPECIFIED.
- ARCHITECT HAS NO KNOWLEDGE OF, AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION OR CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNERS REPRESENTATIVE FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- THE G.C. RECOGNIZES THAT IT IS IMPRATIVE THAT ALL WORK ON THIS CONTRACT PROCEED UNINTERRUPTED AND THAT ANY WORK STOPPAGE CAUSED BY ANY JURISDICTIONAL DISPUTES ARISING OUT OF THE ASSIGNMENT OF ANY WORK PERFORMED BY THE G.C. OR ITS SUBS WOULD RESULT IN IRREPARABLE DAMAGE TO THE OWNER AND AGREES TO USE ITS BEST EFFORTS TO PREVENT OR RESOLVE SUCH DISPUTES AS SOON AS POSSIBLE.
- PRIOR TO THE START OF DEMOLITION THE DEMOLITION CONTRACTOR WITH THE GENERAL CONTRACTOR SHALL OVER THE EXTENTS OF DEMOLITION TO OCCUR AND MAKE NOTE OF THE CONDITION OF ALL SURFACES ADJACENT TO AREAS MARKED FOR DEMOLITION AND PROVIDE THE NECESSARY PROTECTION FOR EXISTING FLOORING, WALLS, CEILING AND FIXTURES, ETC., WHICH SHALL REMAIN DURING DEMOLITION. THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME BY THE TRADES AND WILL BE OBLIGATED TO RESTORE OR REPLACE ITEMS TO THEIR ORIGINAL CONDITION PRIOR TO THE START OF THE ALTERATION.
- CONTRACTOR SHALL REFERENCE COMPLETE DOCUMENT PACKAGE FOR SCOPE OF DEMOLITION WORK, AND NOT RELY SOLELY ON THE DEMOLITION PACKAGE.
- THE CONTRACTOR SHALL REVIEW EXISTING CONDITIONS BEFORE AND DURING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY UNUSUAL ITEMS SUCH AS CRACKS IN WALLS OR SLABS, ETC. IF FURTHER ANALYSIS IS REQUIRED, G.C. SHALL PROVIDE AN ALLOWANCE IN THE BID TO COVER THE COST FOR NECESSARY STUDIES NECESSARY BY QUALIFIED PERSONS AND LIST THESE ITEMS SEPARATELY AS NOT PART OF THE BID.
- THE CONTRACTOR SHALL REPAIR EXISTING CONSTRUCTION DAMAGE IN THE PERFORMANCE OF THIS CONTRACT TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MAINTAIN ACCESS FOR SUB-CONTRACTORS, WHERE SPECIFIED, OR NOTED AND SHOWN ON THE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING ITEMS WITHIN THE LIMITS OF THIS DEMOLITION CONTRACT IN THEIR ENTIRETY. CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS TO MAKE RELOCATED ITEMS FULLY FUNCTIONAL AND OPERATIONAL.
- REMOVAL AS IDENTIFIED ON DRAWINGS SHALL BE ACCOMPLISHED WITHOUT STORING EXCESSIVE QUANTITIES OF ANY DIRT, RUBBISH, DEBRIS OR WASTE. ALL DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF OR SALVAGE ANY UNUSED ITEMS FROM THE DEMOLITION (I.E.: CABINETS, SINKS, DOORS, GLASS WINDOWS AND FRAMES, HARDWARE, TOILETS, ETC.) WHICH ARE NOT SCHEDULED FOR REUSE OR RELOCATION BY THE OWNER.
- THE G.C. SHALL COORDINATE AND BE RESPONSIBLE FOR DEMOLITION OF EXISTING PARTITIONS, MOULDINGS, BASES, (WOOD, VINYL, ETC.) AND OTHER ITEMS SPECIFIED FOR REMOVAL AS IMPLIED OR INTENDED BY THE CHARACTER OF DESIGN SHOWN ON THE PLANS.
- REMOVE ALL EXISTING DRYWALL PARTITIONS AS INDICATED ON PLANS BY DASHED LINES. DO NOT DISTURB EXISTING DRYWALL ON OR BELOW WINDOWS, EXCEPT WHERE THAT DRYWALL SHOWS WATER OR MOISTURE DAMAGE OR OTHER DAMAGE SUCH AS HOLES WHICH WOULD RENDER IT UNUSABLE. IN SUCH CASES BRING TO THE ATTENTION OF THE ARCHITECT IN WRITING TO DETERMINE CAUSE OF DAMAGE AND REMEDIATION REQUIRED. REMOVE ANY DAMAGED DRYWALL IN PARTITIONS THAT ARE TO REMAIN AND REPLACE WITH THE SAME TYPE AND FIRE RATING AS REQUIRED IN THAT LOCATION.
- CONTRACTOR SHALL EXERCISE CAUTION IF CHASES ARE ENCOUNTERED DURING DEMOLITION, WHICH ARE NOT NOTED OR SHOWN ON THE PLANS. IN SUCH EVENT THE DEMOLITION CONTRACTOR SHALL INFORM GENERAL CONTRACTOR, ARCHITECT AND/OR ENGINEERS BEFORE PROCEEDING WITH DEMOLITION IN THE SPECIFIC AREA OF DISCOVERY.
- REMOVE ALL PIPE SLEEVES PROJECTING THRU SLAB, HOLES, ETC. AND PATCH TO MATCH EXIST. SURFACES UNLESS OTHERWISE NOTED.
- ALL PIPES AND CONDUITS IN WALLS THAT ARE TO BE DEMOLISHED SHALL BE REMOVED AND/OR RELOCATED AS NOTED OR REQUIRED. ALL PLUMBING SHOWN AS DEMOLISHED SHALL BE PROPERLY CAPPED AT THE SOURCE NOTED BY THE ENGINEER.
- ALL ITEMS, SUCH AS CEILING GRIDS, DOORS, BUCKS, METAL AND GLASS WINDOWS, LIGHTING FIXTURES, ETC., THAT ARE TO BE SALVAGED FOR REUSE, SHALL BE CAREFULLY DISMANTLED AND HANDLED, TAGGED AND STORED PROPERLY IN A DESIGNATED AREA DETERMINED BY OWNER. THE DEMO CONTRACTOR SHALL COORDINATE WITH THE OWNER THOSE ITEMS TO BE REUSED BEFORE REMOVAL.
- IN ALL AREAS WHERE FLOORING IS REMOVED, CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AFTER THE REMOVAL OF CARPETING OR OTHER FLOORING MATERIALS INCLUSIVE OF TACK STRIPS, MASTIC, GLUE, AND/OR GROUT, ETC., AND LEAVE FLOOR CLEAN IN A SMOOTH AND LEVEL CONDITION. ALLOW FOR PATCHING, REPAIR AND FLOATING OF THE EXISTING SLAB AS NECESSARY TO ALLOW FOR THE PROPER INSTALLATION OF NEW FLOORING MATERIALS. THE GC SHALL NOTIFY THE ARCHITECT IF THE TRANSITION DOES NOT MATCH THE DESIGN INTENT SHOWN ON THE DRAWINGS, IN ORDER TO SPECIFY THE PROPER MATERIALS REQUIRED AT THE TRANSITION OF FINISH MATERIALS.
- REMOVE EXISTING WINDOW BLINDS AND RETURN TO BUILDING OWNER.
- THE DEMOLITION CONTRACTOR SHALL REMOVE ALL EXISTING TELEPHONE AND COMPUTER LINES.
- REMOVE DOOR HANDLES, LATCHSETS & LOCKSETS ON ALL DOORS REQUIRING RETROFITTING WITH NEW ADA COMP. LEVER HANDLES.
- REMOVE ALL UN-USED MATERIAL ABOVE CEILING, INCLUDING BUT NOT LIMITED TO: FRAMING, SHEET ROCK, INSULATION, CONDUIT, DUCTING, LOW VOLTAGE WIRING, PLUMBING, HVAC EQUIPMENT, AND CONTROLS.
- BUILDING MANAGEMENT HAS FIRST RIGHT OF REFUSAL ON ALL DEMOLISHED EQUIPMENT, PIPING, APPLIANCES, FINISHED MILL WORK, WIRING, PLUMBING FIXTURES, ETC.
- ANY MATERIAL ABOVE THE CEILING THAT CANNOT BE REMOVED DUE TO ROUTING OVER OCCUPIED SPACES (I.E. PLUMBING LINES, DUCT WORK, ELECTRICAL CONDUIT, ETC.), CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROPERTY MANAGER/CHIEF ENGINEER TO DETERMINE TERMINATION POINT.
- WHEN REMOVING ABANDONED EQUIPMENT WITHIN THE SCOPE OF WORK AREA, ALL ASSOCIATED ELECTRICAL STARTERS, MAIN FEED WIRING, CONDUIT, METERS, CONTROLS, CONTROL WIRING, WATER LINES, ETC. WILL BE REMOVED BACK TO THE SOURCE.
- IF THERE ARE ANY CONTRADICTIONS TO THE BUILDING STANDARDS LIST ISSUED BY THE BUILDING AND ARCHITECTURAL AND/OR MEP DRAWINGS, COORDINATE DIRECTLY WITH PROPERTY MANAGER AND CHIEF ENGINEER FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. INACTIVE OR ABANDONED UTILITIES SHALL BE CAPPED IN ACCORDANCE WITH LOCAL RESTRICTIONS. REMOVE INACTIVE SERVICES (PLUMBING, MECHANICAL, ELECTRICAL, ETC.) AS REQUIRED TO MAINTAIN OPERATION.
- MAINTAIN COMPLETE SECURITY OF THE JOB SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETE.
- THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATER TIGHT CONDITION AT ALL TIMES.
- ALL DOORS TO BE REMOVED ARE TO BE PUT IN STORAGE FOR FUTURE USE BY BUILDING OWNER. BUILDING OWNER IS TO DIRECT CONTRACTOR AS TO WHERE THESE ITEMS SHOULD BE STORED.
- PROTECT ALL STRUCTURAL MEMBERS FROM DAMAGE.
- DURING DEMOLITION, BRACE ALL EXISTING STRUCTURES AS NEEDED.
- DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION TO OBTAIN APPROVAL.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS IN THE FLOOR DECK, PERFORM THE NECESSARY WORK REQUIRED TO PROVIDE A SMOOTH DECK PREPARED TO RECEIVE NEW FINISHES.
- PROVIDE ALL NECESSARY DEMOLITION FOR NEW PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS REQUIRED. COORDINATE WITH CONSTRUCTION DOCUMENTS FOR NEW CONSTRUCTION.
- SEE MECH., ELEC., AND PLUMBING DRAWINGS FOR DEMOLITION OF UTILITIES AND MECHANICAL SYSTEMS.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES LOCATED IN WALLS, CEILINGS, OR FLOORS TO BE REMOVED ARE TO BE CAPPED AND RELOCATED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES NOT BEING USED ARE TO BE CAPPED AND/OR REMOVED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
- ALL PLUMBING LINES TO BE REMOVED ARE TO BE CUT BELOW THE SLAB OR ABOVE THE CEILING AND CAPPED. ADJACENT FINISHES ARE TO BE REPAIRED AS REQUIRED FOR FLUSH FINISH.
- ANY EXISTING TO REMAIN FIRE ASSEMBLIES DAMAGED DURING DEMOLITION SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
- PATCH AND REPAIR ALL AREAS WHERE A DEMOLISHED WALL INTERSECTS A REMAINING WALL. FINISH EXISTING WALL TO MATCH ADJACENT SURFACES, AND PREPARE WALL TO RECEIVE NEW FINISHES, AS DIRECTED BY FINISH PLANS, SCHEDULES, AND NOTES.
- REMOVE ALL FLOORING IN DEMOLITION REGION DOWN TO SUB FLOOR, AND PREP FOR NEW FINISH SPECIFIED.

EXISTING & DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND
SCALE: NTS

X DEMO TAG

DEMO NOTES
SCALE: NTS

- DEMO EXTERIOR WALL, PREP OPENING FOR NEW FENESTRATION OR DOOR. INFILL ASSEMBLY TO MATCH EXISTING, REFER TO PROPOSED FLOOR PLAN AND EXTERIOR ELEVATIONS FOR MORE DETAILS
- DEMO PORTION OF EXISTING EXTERIOR RAILING TO PREP FOR NEW PATIO

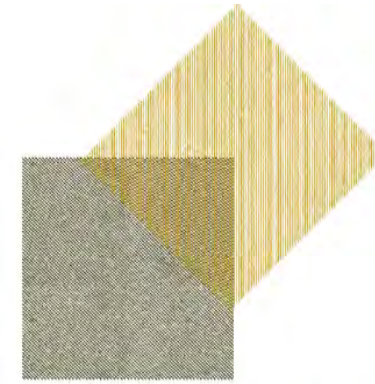
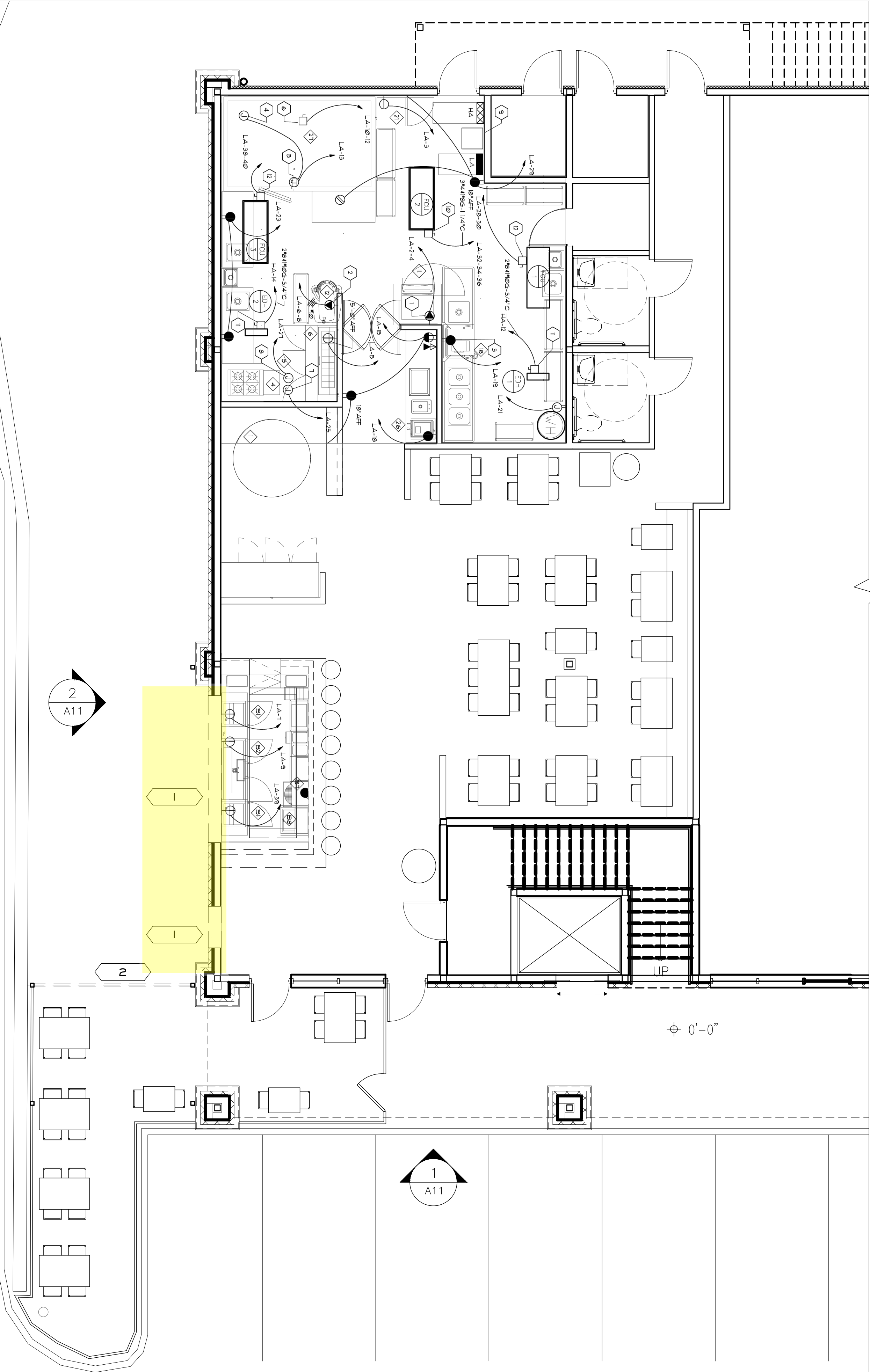
WALL LEGEND

SCALE: NTS

NEW INTERIOR WALL

EXISTING WALL

DEMO WALL OR FIXTURE



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DESIGN HOUSE

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CAMPANIA
Restaurant Renovation

800 N Main Street, #100
Alpharetta, Georgia 30009

revisions:		
no.	date	description

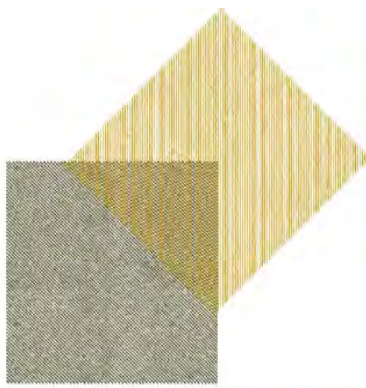
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date of issue:	05.31.24
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DEMO / EXISTING
FLOOR PLAN

drawing no:

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NOT RELEASED FOR CONSTRUCTION



BUNKER
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CAMPANIA
Restaurant Renovation

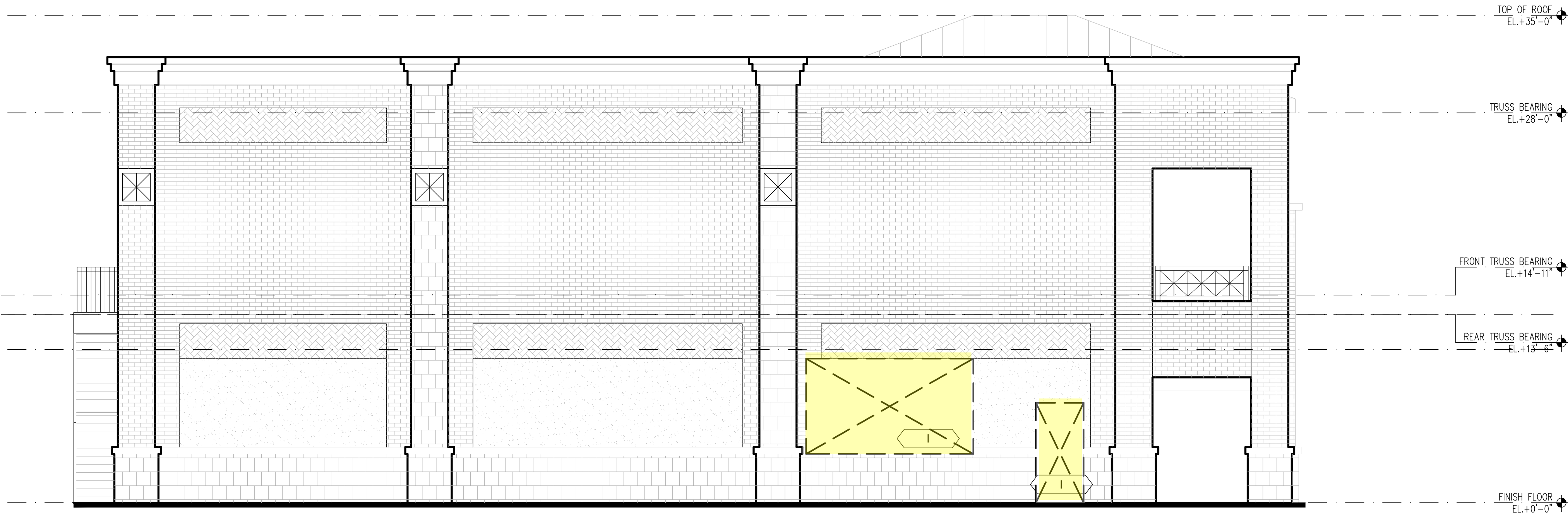
800 N Main Street, #100
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revisions:		
no.	date	description

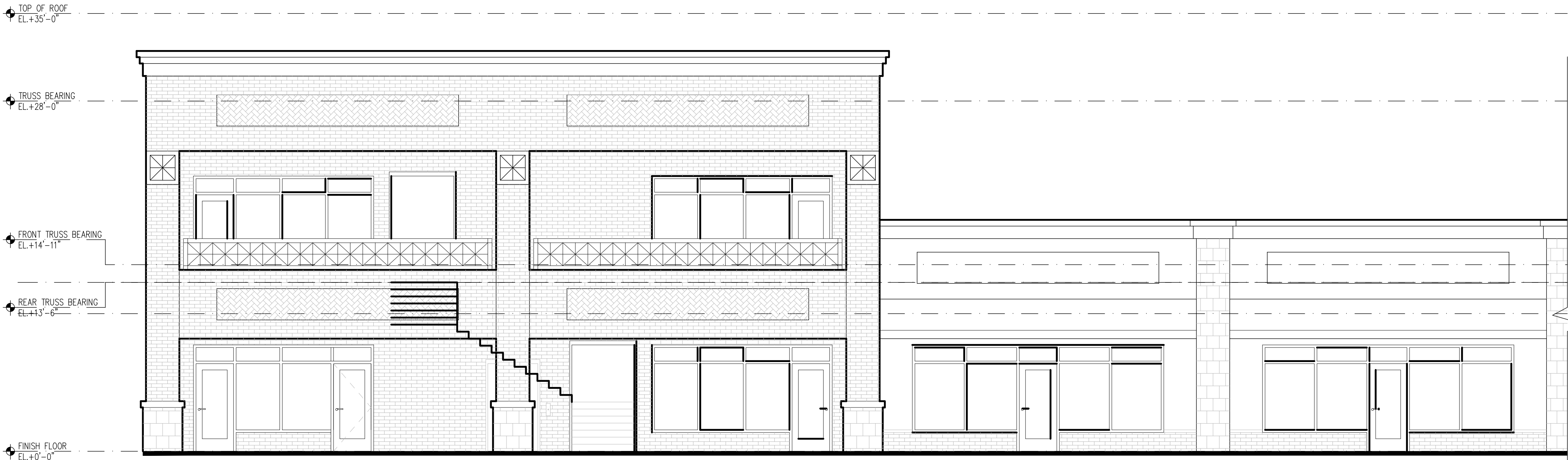
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date of issue:	05.31.24

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DEMO / EXISTING EXTERIOR ELEVATIONS	

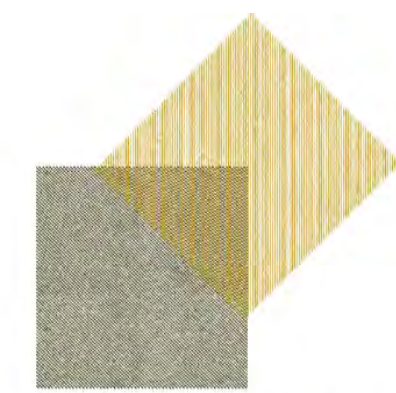
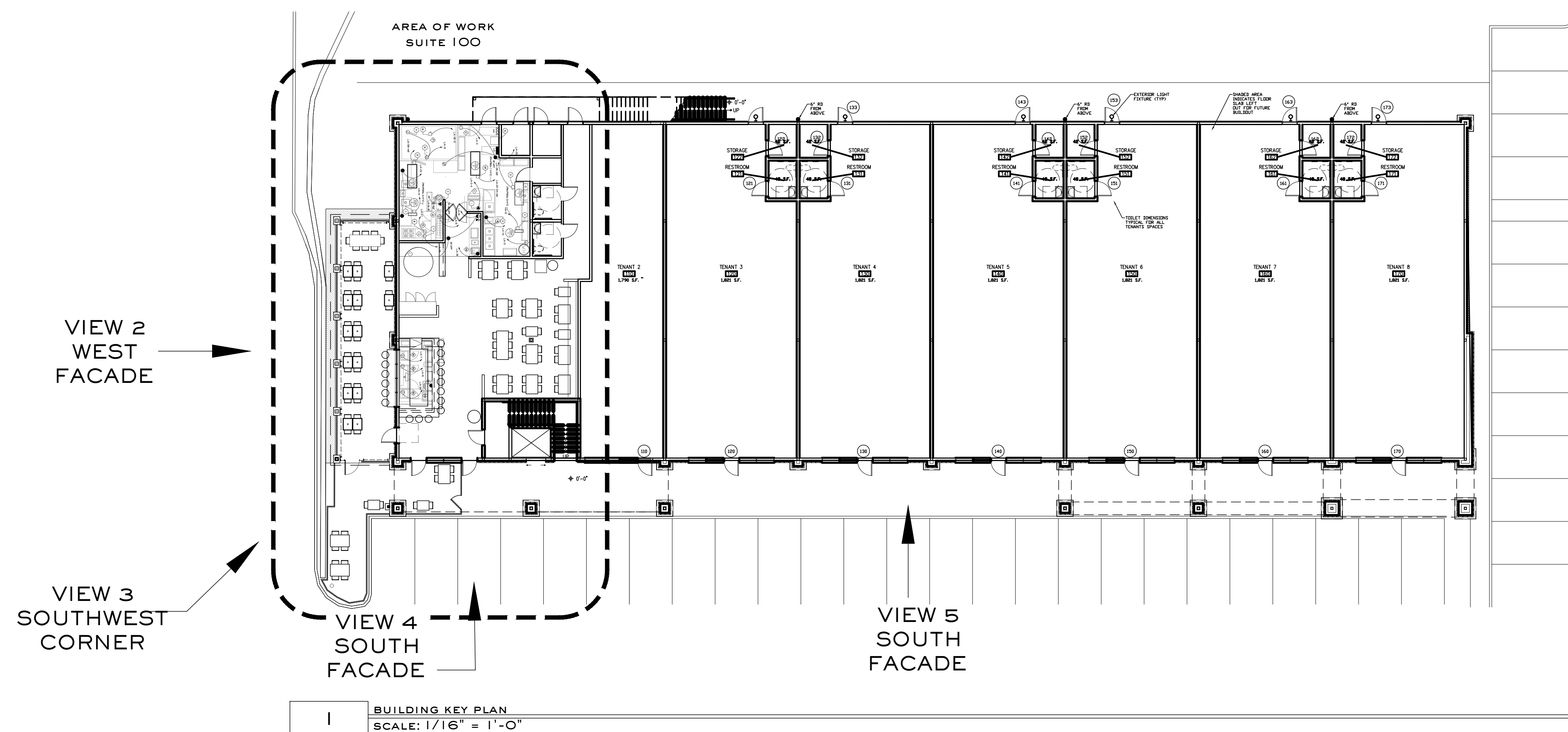
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2 EXISTING WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



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CAMPANIA

Restaurant Renovation

800 N Main Street, #100
Alpharetta, Georgia 30009

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job number:	240122
date of issue:	05.31.24

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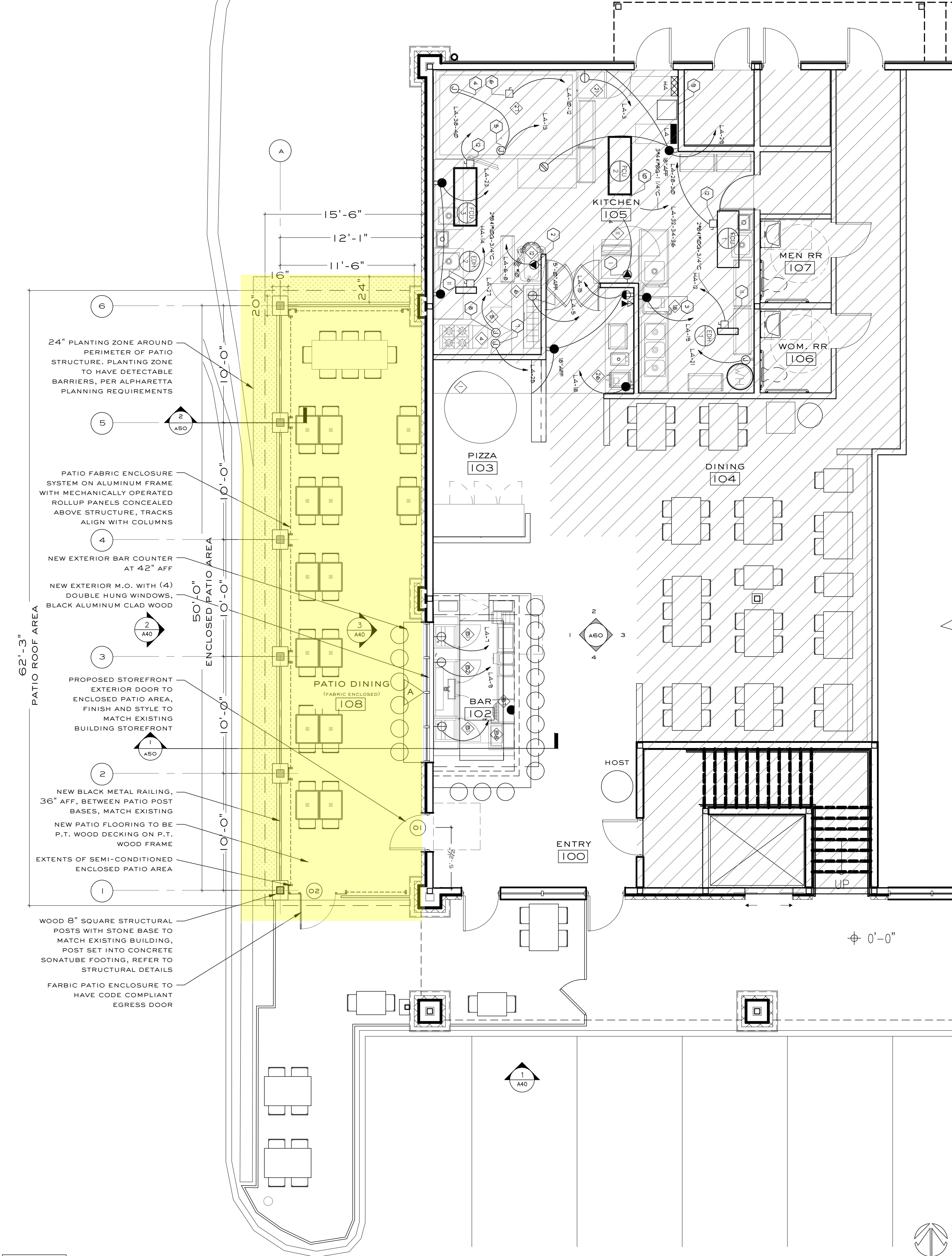
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GENERAL NOTES:

- DO NOT SCALE THESE DRAWINGS.
- THE INTENT OF THESE DRAWINGS IS TO INDICATE THE SCOPE OF WORK REQUIRED IN ORDER TO CONSTRUCT A COMPLETE AND FINISHED SPACE READY FOR TENANT OCCUPANCY. THE CONTRACTOR AND SUB-CONTRACTORS ARE EXPECTED TO VISIT THE PROJECT SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT - PRIOR TO CONSTRUCTION - OF ANY DISCREPANCIES WITHIN THE DRAWINGS OR POSSIBLE CONFLICTS WHICH AFFECT THE PROGRESS OF THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF GYP TO FACE OF GYP, UNLESS NOTED OTHERWISE.
- VERIFY EXISTENCE OF FIRE ALARM AND DETECTION SYSTEMS. INCLUDE IN THE BID PRICE ANY WORK REQUIRED TO MODIFY EXISTING SYSTEM, IN ORDER TO COMPLY WITH LOCAL AND FEDERAL CODES - NO CHANGE ORDERS WILL BE ACCEPTED FOR ANY FIRE DETECTION OR ALARM SYSTEM MODIFICATIONS.
- WHERE NEW CONSTRUCTION JOINS EXISTING SURFACES MATCH AND ALIGN NEW FINISHES WITH THE EXISTING.
- SEAL ALL PENETRATIONS OF FIRE-RATED WALL ASSEMBLIES, IF APPLICABLE IN ACCORDANCE WITH U.L. FIRE-RATED PENETRATION DETAIL(S).
- PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2-A, 10-B, C FOR EVERY 3000 SQUARE FEET OF FLOOR AREA. TRAVEL DISTANCE TO REACH AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. - MOUNT BOTTOM AT 2'-9 1/2" A.F.F. - EXISTING FIRE EXTINGUISHERS AND CABINETS MAY BE RECHARGED, REFURNISHED AND REINSTALLED IN THE APPROPRIATE LOCATIONS AS DIRECTED BY THE LOCAL FIRE INSPECTION OFFICIAL IN LIEU OF PURCHASING NEW EXTINGUISHERS, HOWEVER, IF REQUIRED CONTRACTOR WILL ALSO PROVIDE AND INSTALL NEW ADDITIONAL EXTINGUISHERS TO MEET CURRENT CODES. REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK REQUIRED. LOCATIONS FOR MECH. ELEC. & PLUMBING FIXTURES SHALL BE AS SHOWN ON THE ARCHITECTURAL/INTERIOR FLOOR & CEILING PLANS.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL CODES AND RESTRICTIONS
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL BE USED ONLY BY THE SUPER-INTENDANT. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL, AT ALL TIMES, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE SHALL BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND THE WORKERS AT ALL TIMES.
- CONTRACTOR SHALL SUBMIT (2) SAMPLES OF CONCRETE STAIN AND FINISH FOR ARCHITECT/ TENANT APPROVAL PRIOR TO FINISHING EXISTING CONCRETE FLOOR THROUGHOUT.
- INTERIOR STEEL FRAMED GYPSUM BOARD PARTITION DESIGN CRITERIA SHALL BE BASED ON ASTM C 754 STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM PANEL PRODUCTS, LATEST VERSION. ALLOWABLE DEFLECTION WITH A 5 PSF UNIFORM LOAD PERPENDICULAR TO THE PARTITION IS L/240. PARTITIONS WITH CERAMIC TILE FINISH SHALL HAVE AN ALLOWABLE DEFLECTION OF L/360.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH THE DRAWINGS AND PRIOR TO BIDDING, START OF, AND DURING CONSTRUCTION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.
- NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR MOVED IN ANY WAY WITHOUT PREVIOUS AUTHORIZATION IN WRITING FROM THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT/OWNER.
- ALL COMMON INTERIOR WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS AND OTHER TENANT SPACES, OR BETWEEN DWELLING UNITS MEET THE FOLLOWING MINIMUM REQUIREMENTS FOR SOUND TRANSMISSION WHEN NOT SPECIFICALLY NOTED ELSEWHERE ON THE DRAWINGS OR IN THE SPECIFICATIONS FOR (A) AIR-BORNE SOUND AND (A) WHERE NOT SPECIFICALLY SHOWN IN THE DOCUMENTS, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING, UNITS AND OTHER TENANT SPACES FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A MINIMUM SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS, EXCEPT FOR THE STC RATINGS SPECIFIED. SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL AND CONTAIN SOUND SEALS.
- WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED, THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.
- ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE GENERATING DEVICES AND EQUIPMENT INCLUDED IN THE PROJECT SUCH AS: MECHANICAL EQUIPMENT AND PUMP ROOMS, ELEVATOR EQUIPMENT- MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO PUBLIC ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS.
- THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER. WHERE TWO SPACES OF DIFFERING STC REQUIREMENTS OCCUR ADJACENT, THE MORE STRINGENT STC SHALL BE MAINTAINED.
A-MECHANICAL ROOM - STC 55
B-TOILET/RESTROOMS - STC 55
C-CONFERENCE ROOMS - STC 50
D-OFFICES - STC 45
- ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.
- PROVIDE A BEAD OF ACOUSTICAL SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C919. WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAIN WALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL BEAD OF ACOUSTICAL FOAM TAPE. PERMANENT RESILIENT ACOUSTICAL SEALANT SHALL ALSO BE PROVIDED ALONG THE CLOSURE JOINT BETWEEN THE TOP OF CMU AND THE STRUCTURE ABOVE AT ALL SOUND SEPARATION WALLS. ADDITIONALLY AT ALL CMU VERTICAL JOINTS BETWEEN CONCRETE COLUMNS OR WALL TERMINATIONS TO CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE THE ACOUSTICAL FOAM TAPE BEHIND THE SEALANT.
- PROVIDE ALL NECESSARY DUST-PROOF TEMPORARY PARTITIONS AND DOORS AND HARDWARE REQUIRED DURING CONSTRUCTION TO PREVENT DUST FROM ENTERING ADJACENT FINISHED AREAS.
- ALL EXISTING PIPING, DUCTWORK, CONDUITS, ETC., INTERFERING WITH THE INTENDED LIGHT FIXTURE LAYOUT ARE TO BE REROUTED AS REQUIRED AND A LINE ITEM BID COST IDENTIFIED FOR SUCH WORK.
- CONTRACTOR SHALL VERIFY CLEARANCES REQUIRED FOR ALL FIXTURES BEFORE ORDERING MATERIAL.
- ALL DRYWALL (GYPSUM WALLBOARD) CONSTRUCTION SHALL RECEIVE THE FOLLOWING JOINT & SURFACE TREATMENT. JOINTS IN FINISH ROOM SPACES SHALL RECEIVE COMPOUND AND TAPED LEVEL TO A "LEVEL 4" FINISH PER GA-214. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER REINFORCED BEAD AND BE COMPOUNDED IN A CONVENTIONAL MANNER. NO HORIZONTAL JOINTS SHALL BE ACCEPTED UNLESS APPROVED BY OWNER. BUTTED, UNTAPERED GYPSUM BOARD JOINTS ARE UNACCEPTABLE EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS OR WHERE DESCRIBE IN THE SPECIFICATIONS TO RECEIVE LEVEL 1 OR 2 FINISHES. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED.
A. ALL NEW GYPSUM BOARD CONSTRUCTION SHALL BE PROPERLY PREPARED TO RECEIVE SPECIFIED FINISH MATERIAL IN A MANNER FULLY ACCEPTABLE TO THE OWNER.
B. ALL EXISTING DRYWALL SURFACES SHALL BE CAREFULLY EXAMINED TO ASSURE THEIR INSTALLATION SATISFIES THE ABOVE REQUIREMENTS. REMEDIAL WORK NECESSARY TO UPGRADE THESE SURFACES SHALL BE UNDERTAKEN.
C. TAPED JOINTS, CORNER BEAD "DIMPLES" OR SCREW HEADS SHALL BE TROWELLED SMOOTH AND LEVEL, USING JOINT COMPOUND, TO MATCH ADJACENT GYPSUM BOARD SURFACES. NO BULGING OR UNEVEN FINISHED GYPSUM BOARD WILL BE ACCEPTED.
- VERIFY THAT MECHANICAL, ELECTRICAL OR FIRE-PROTECTION DEVICES ARE NOT LOCATED ON WALLS DESIGNATED FOR BRANDING OR ACCENT PAINT.
- REFER TO SHEET A006 FOR WALL PARTITION TYPES
- COORDINATE WOOD BLOCKING WITH ALL OWNER PROVIDED MILLWORK AND EQUIPMENT.
- CONTRACTOR SHALL INSTALL OWNER PROVIDED SIGNAGE.
- WHERE PARTITIONS ABUT EXTERIOR WALLS OR WINDOW MULLIONS, INSTALL BUILDING SOUND Baffles IN AIR CONDITIONING SLOT DIFFUSERS.
- CONTRACTOR SHALL TEST ALL A/C AND PLUMBING FOR POSSIBLE LEAKS PRIOR TO THE REINSTALLATION OF CEILING TILES AND FINISHES TO ASSURE THAT THERE WILL NOT BE ANY UNFORESEEN WATER DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND RESTORING THE INTEGRITY OF EXISTING FIRE RATED PARTITIONS AND ALL FIRE RATED CEILINGS ABOVE ACOUSTICAL CEILINGS. ANY MISSING PANELS, OPENINGS AND PENETRATIONS SHALL BE PROPERLY SEALED TO COMPLY WITH THE FIRE CODE.
- EXIT LIGHTS & EMERGENCY LIGHTING SHALL BE FURNISHED & INSTALLED AS REQUIRED BY LOCAL CITY BUILDING CODES. ALL EXISTING FIXTURES SHALL BE BROUGHT UP TO CODE AS REQUIRED.
- WHERE NEW DOORS ARE PROVIDED, OR ARE FURNISHED, THEY SHALL BE FINISHED TO MATCH EXISTING DOORS. EXISTING DOORS SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO RESEMBLE A LIKE NEW CONDITION.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, SAME MUST BE APPROVED BY OWNER/ARCHITECT PRIOR TO PERFORMING SAID CHANGES OR MODIFICATIONS.
- PRIOR TO CUTTING INTO ANY EXISTING STRUCTURAL PORTION OF ANY BUILDING FOR NECESSITY OR EXPEDIENCY THE ARCHITECT SHALL BE NOTIFIED FOR CONSULTATION WITH STRUCTURAL ENGINEER TO DETERMINE REINFORCEMENT, SHORING, BRACING OR OTHER SUPPORT IS SATISFACTORY BEFORE PROCEEDING WITH THE WORK.



1

PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

SCALE: NTS

X

DOOR TAG. SEE SCHEDULES

X

WINDOW TAG. SEE SCHEDULES

E-X

EQUIPMENT TAG. SEE MEP SHEETS

X

PARTITION TAG. SEE SCHEDULES

X

FLOOR FINISH TRANSITION

SHEET NOTES

SCALE: NTS

A. REFERENCE ELECTRICAL, MECHANICAL AND PLUMBING ENGINEER SHEETS FOR ALL PLUMBING, ELECTRICAL, MECHANICAL AND KITCHEN EQUIPMENT SCHEDULES AND SPECS.

B. PROVIDE BLOCKING IN CEILING AND/OR WALLS AS REQUIRED FOR CEILING / WALL MOUNTED MILLWORK, EQUIPMENT, TOILET & DECORATIVE ACCESSORIES, ETC.

C. PROVIDE THRESHOLD TRANSITIONS AS REQ'D, THRESHOLDS TO NOT CHANGE IN HEIGHT MORE THAN 1/2"

WALL LEGEND

SCALE: NTS

NEW INTERIOR WALL

EXISTING WALL

NOT IN SCOPE

BUNKER
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CAMPANIA
Restaurant Renovation

800 N Main Street, #100
Atlanta, Georgia 30309

revisions:

no.	date	description
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job number:

240122

date of issue:

05.31.24

drawing name:

PROPOSED
FLOOR PLAN

drawing no:

A 2.0

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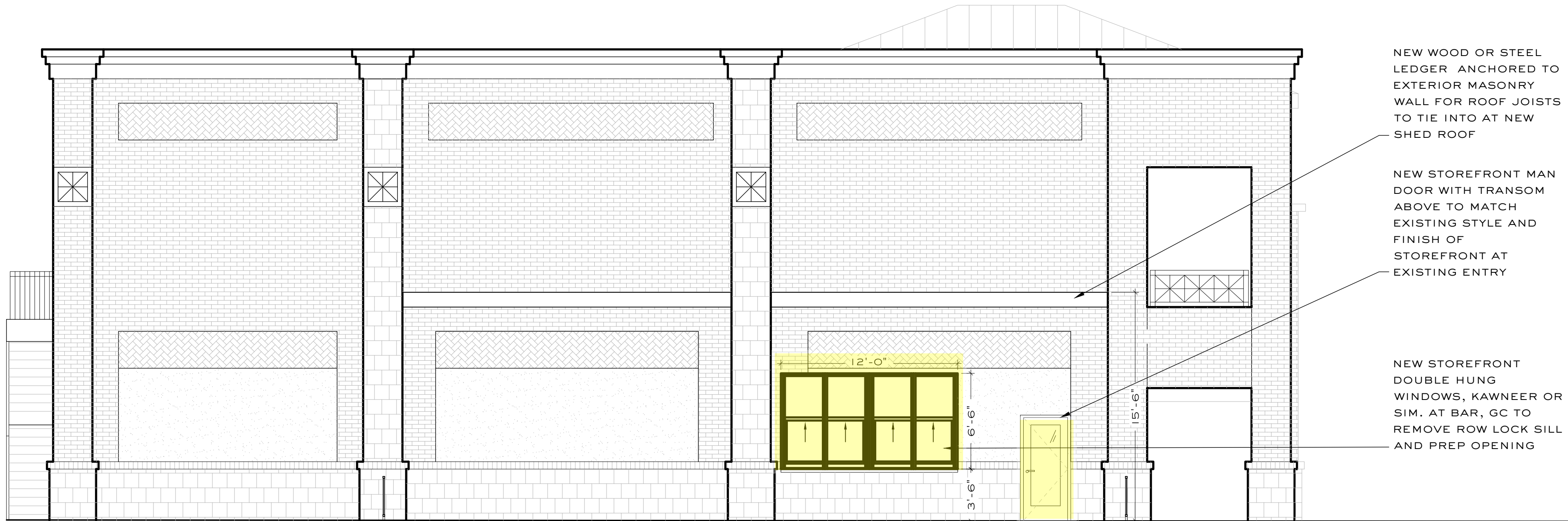


Soltis Proof 502	
Weight	16.8 kg/sq ft
Thickness	5/8 in
Width	70.8 in
Standard format length	43.7 yds
Tensile strength (base/wall)	25/20 daN/cm
Tear strength (base/wall)	20/20 daN
Adhesion	7/7 daN/s cm
Finish	PVC/Vinyl both sides
Rating	Method 1 & 2 NFPA 701 — Class A ASTM D155 — CANULC S109 — M2 PFP 92-507
Euroclass	B-s2,d0
Quality	ISO 9001
Tools and services	— Maintenance manual available on request

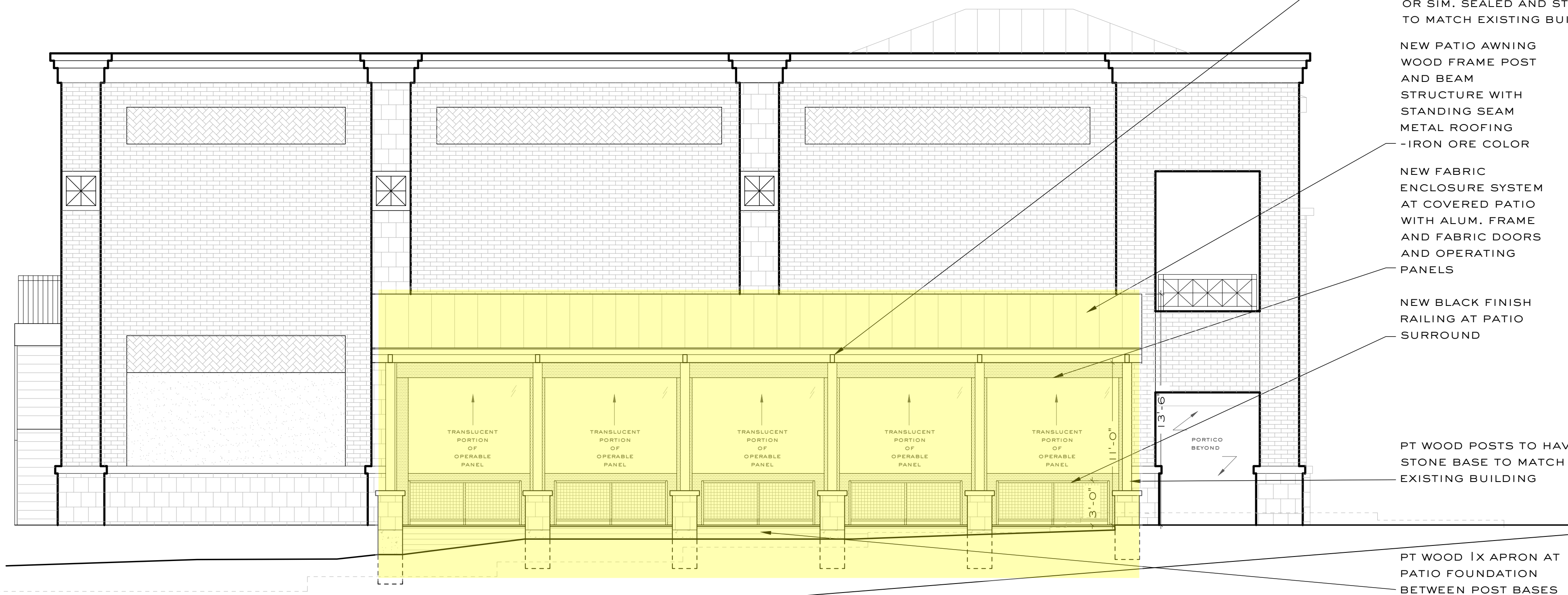
4 REFERENCE IMAGERY FOR FABRIC PANEL ENCLOSURE SYSTEM
SCALE: N.T.S.

5 REF. IMAGE - STOREFRONT DOOR
SCALE: N.T.S.

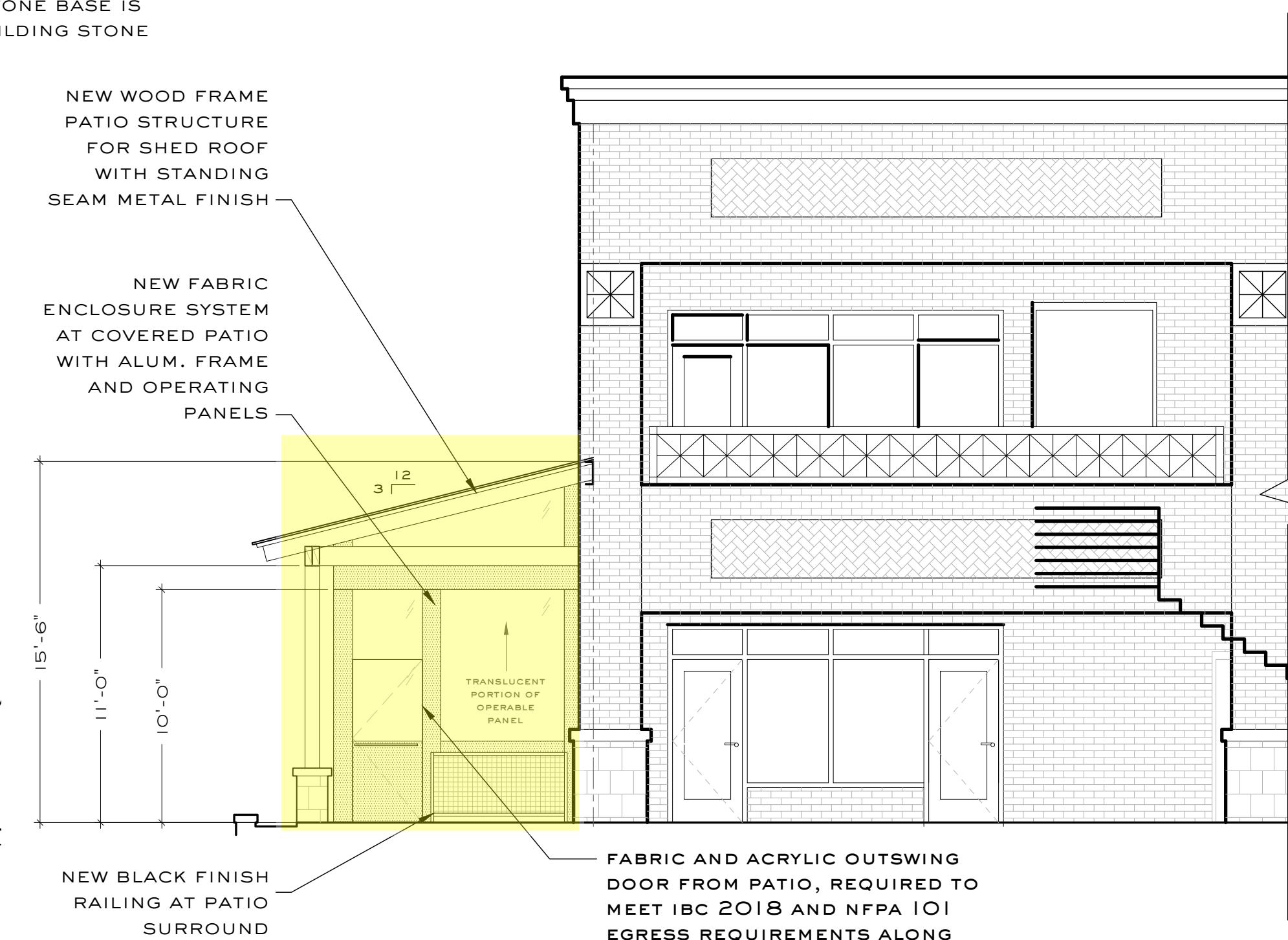
6 REF. IMAGE - STOREFRONT WINDOW
SCALE: N.T.S.



3 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

BUNKER DESIGN HOUSE

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CAMPANIA Restaurant Renovation

800 N Main Street, #100
Alpharetta, Georgia 30009

revisions:		
no.	date	description

job number:	240122
date of issue:	05.31.24
drawing name:	

PROPOSED EXTERIOR ELEVATIONS & PATIO SECTION

drawing no.:

A 4.0

NOT RELEASED FOR CONSTRUCTION



REFERENCE IMAGERY FOR FABRIC PANEL ENCLOSURE SYSTEM

SCALE: N.T.S.



REF. IMAGE - STOREFRONT DOOR
SCALE: N.T.S.

REF. IMAGE - STOREFRONT WINDOW
SCALE: N.T.S.

Soltis Proof 502	
Technical properties	Handicraft
Weight	1,68 g/cm ²
Thickness	2,45 mm
Width	72,6 cm
Length of rolls	
Standard format length	43,7 yds
Physical properties	
Tensile strength (basic roll)	200/200 (N/5 cm)
Tear strength (hand tear)	210 g/210 g
Adhesion	37 g/210 N (240 lbs)
Surface treatment	
Finish	PGC Varnish both sides
Identification	
Label	Marked 1 2,51 (100%) - CONTE 1 - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 2 0,10 (5%) - NO 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 3 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 4 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 5 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 6 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 7 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 8 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 9 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 10 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 11 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 12 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 13 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 14 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 15 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 16 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 17 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 18 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 19 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 20 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 21 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 22 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 23 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 24 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 25 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 26 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 27 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 28 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 29 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 30 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 31 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 32 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 33 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 34 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 35 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 36 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 37 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 38 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 39 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 40 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 41 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 42 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 43 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 44 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 45 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 46 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 47 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 48 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 49 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 50 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 51 0,10 (5%) - GLAS 0,40 (15%) - CONVULS 0 - NO 0,10 (5%) Marked 52 0,10 (5%) - GLAS 0



FABRIC ENCLOSURE SPEC
SCALE: N.T.S.

EXTERIOR SCOPE OF WORK IS LIMITED TO NEW WOOD-FRAME PATIO STRUCTURE FOR PROPOSED SEMI-CONDITIONED PATIO SEATING AREA AND ACCESS / CONNECTION TO PATIO WITH ADDITION OF EXTERIOR STOREFRONT DOOR AND STOREFRONT WINDOWS AT BAR AREA. STOREFRONT TO MATCH EXISTING IN STYLE AND FINISH.

TO CREATE SEMI-CONDITIONED PATIO AREA, THERE IS A PROPOSED FABRIC SYSTEM WITH OPERABLE INFILL PANELS, STRETCHED ON ALUMINUM DOUBLE-WALL FRAME SYSTEM THAT IS ANCHORED TO FLOOR AND STRUCTURE. FABRIC SYSTEM HAS MOTORIZED OPERATIONAL LARGE PANELS THAT RAISE OPEN AND KEEP PATIO OPEN-AIR WITH VIEWS OUT AND NATURAL LIGHT AND AIR IN. DURING INCLEMENT / BAD WEATHER DAYS, PANELS CAN BE CLOSED TO PROVIDE A SEMI-CONDITIONED SPACE TO KEEP PATRONS ABLE TO DINE YEAR ROUND WITHIN THE EXTERIOR PATIO AREA. FABRIC SYSTEM HAS A LONG LIFE-SPAN AND QUALITY PRODUCT WITH SERGE FERRARI SOLTIS PROOF 502 DURABLE WATERPROOF FLAME RESISTANT FABRIC.

PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NEW WOOD OR STEEL
LEDGER ANCHORED TO
EXTERIOR MASONRY
WALL FOR ROOF JOISTS
TO TIE INTO AT NEW
SHED ROOF

NEW STOREFRONT MAN
DOOR WITH TRANSOM
ABOVE TO MATCH
EXISTING STYLE AND
FINISH OF
STOREFRONT AT
EXISTING ENTRY

NEW STOREFRONT
DOUBLE HUNG
WINDOWS, KAWNEER OR
SIM. AT BAR, GC TO
REMOVE ROW LOCK SILL
AND PREP OPENING

— METAL ROOFING TO BE POWDER
— COATED METAL IN IRON ORE COLOR
— ALONG WITH GUTTERS AND
— DOWNSPOUTS, WOOD TO BE CEDAR
— OR SIM. SEALED AND STONE BASE IS
— TO MATCH EXISTING BUILDING STONE

NEW PATIO AWNING
WOOD FRAME POST
AND BEAM
STRUCTURE WITH
STANDING SEAM
METAL ROOFING
—IRON ORE COLOR

NEW FABRIC
ENCLOSURE SYSTEM
AT COVERED PATIO
WITH ALUM. FRAME
AND FABRIC DOORS
AND OPERATING
— PANELS

NEW BLACK FINISH
RAILING AT PATIO
— SURROUND

PT WOOD POSTS TO HAV
STONE BASE TO MATCH
- EXISTING BUILDING

PT WOOD 1X APRON AT
PATIO FOUNDATION
BETWEEN POST BASES

NEW WOOD FRAME
PATIO STRUCTURE
FOR SHED ROOF
WITH STANDING
SEAM METAL FINISH -

NEW FABRIC
ENCLOSURE SYSTEM
AT COVERED PATIO
WITH ALUM. FRAME
AND OPERATING
PANELS -

NEW BLACK FINISH
RAILING AT PATIO
SURROUND

PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FABRIC AND ACRYLIC OUTSWING
DOOR FROM PATIO, REQUIRED TO
MEET IBC 2018 AND NFPA 101
EGRESS REQUIREMENTS ALONG
SOUTH ELEVATION, SEE 3/A40



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p: 646.401.2077

CAMPANIA

Restaurant Renovation

800 N Main Street, #100
Alpharetta, Georgia 30009

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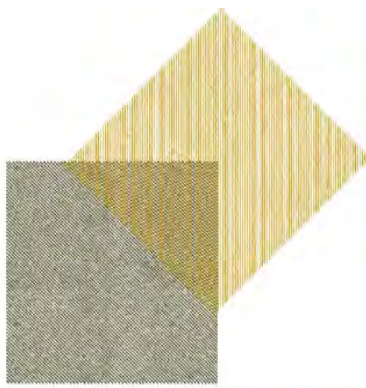
job number:	240122
date of issue:	05.31.24

drawing name:

PROPOSED
EXTERIOR
ELEVATIONS &
PATIO SECTION

drawing no.:

A 4.0



BUNKER
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CAMPANIA
Restaurant Renovation

800 N Main Street, #100
Alpharetta, Georgia 30009

revisions:		
no.	date	description

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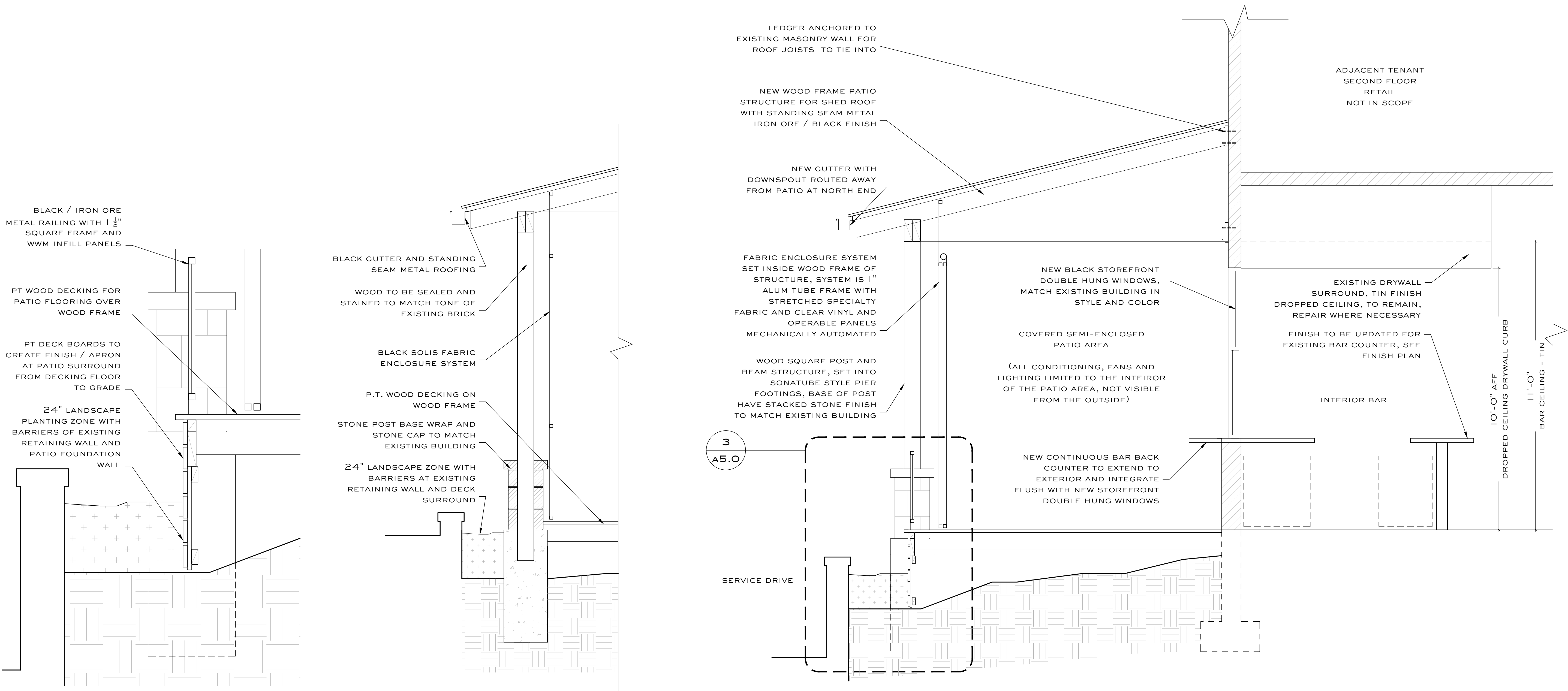
drawing name:	
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SECTIONS
AND
DETAILS

drawing no:	
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A 5.0

NOT RELEASED FOR CONSTRUCTION



3 WALL SECTION AT PATIO
SCALE: 1" = 1'-0"

2 WALL SECTION THROUGH PATIO STRUCTURE
SCALE: 1/2" = 1'-0"

1 SECTION THROUGH PROPOSED PATIO STRUCTURE AND INTERIOR OF BAR AREA
SCALE: 1/2" = 1'-0"

DRB | Design Review Board - Submittal for 418 North Main Street Elevation + Colors Review

PROJECT

418 NORTH MAIN BUILDING

418 North Main Street
Alpharetta, Georgia 30009
Fulton County
Parcel I.D.: 22 481311800714

Owner

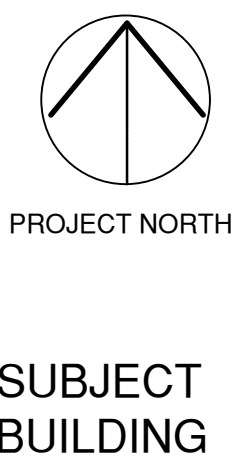
418 NORTH MAIN STREET, LLC
131 Roswell Road | Suite B201
Alpharetta, GA 30009

Design | Project Planning

POST OAK PARTNERS, LLC
1205 Peachtree Parkway | Suite 1104 | Cumming, GA 30041

Ron Hadaway Associate AIA | NCARB | ASLA
T 770.689.6727 | F 678.513.6044
rhadaway@hdhpllc.com

PROJECT | Aerial View



SCHEDULE OF DRAWINGS

CVR	PROJECT DESCRIPTION
SUR	SURVEY For Reference
A1	2D Building Elevations Facade Material + Colors
A2	3D Color Renderings

SCOPE OF WORK | SYNOPSIS

THE WORK

The items included in this DRB submittal are limited to the following:

- Repair | replacement of deteriorated siding with James Hardie "Board + Batten" material
- Painting of the exterior

Building body color | Sherwin Williams "DOVER WHITE" # 6385

Front door + shutters | Sherwin Williams "RESPITE" # 6514

There is NO change | alteration to the following conditions |

- Roof shingle style OR color
- No increase in building footprint
- No increase in building height



PROJECT NUMBER 2024 03

ISSUE RECORD

NUMBER	DATE	ISSUE REVISIO
1	050124	DRB Submittal 1

DRB | Elevation Review

418 NORTH MAIN

418 North Main Street
Alpharetta, GA 30009

PENN HODGE PROPERTIES
131 Roswell Street
Suite B201
Alpharetta, GA 30009

HDHP/5/1/2024 10:14 AM/2024 03/4 418 N Main DRB Submittal 050124.13.dwg

DESIGN | INTERIORS | ENGINEERING
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1205 Peachtree Parkway
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Cumming, Georgia 30042
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DRAWING

CVR

ISSUE RECORD

NUMBER	DATE	ISSUE REVISIO
1	050124	DRB Submittal 1

DRB | Elevation Review

418 NORTH MAIN

418 North Main Street
Alpharetta, GA 30009

PENN HODGE PROPERTIES

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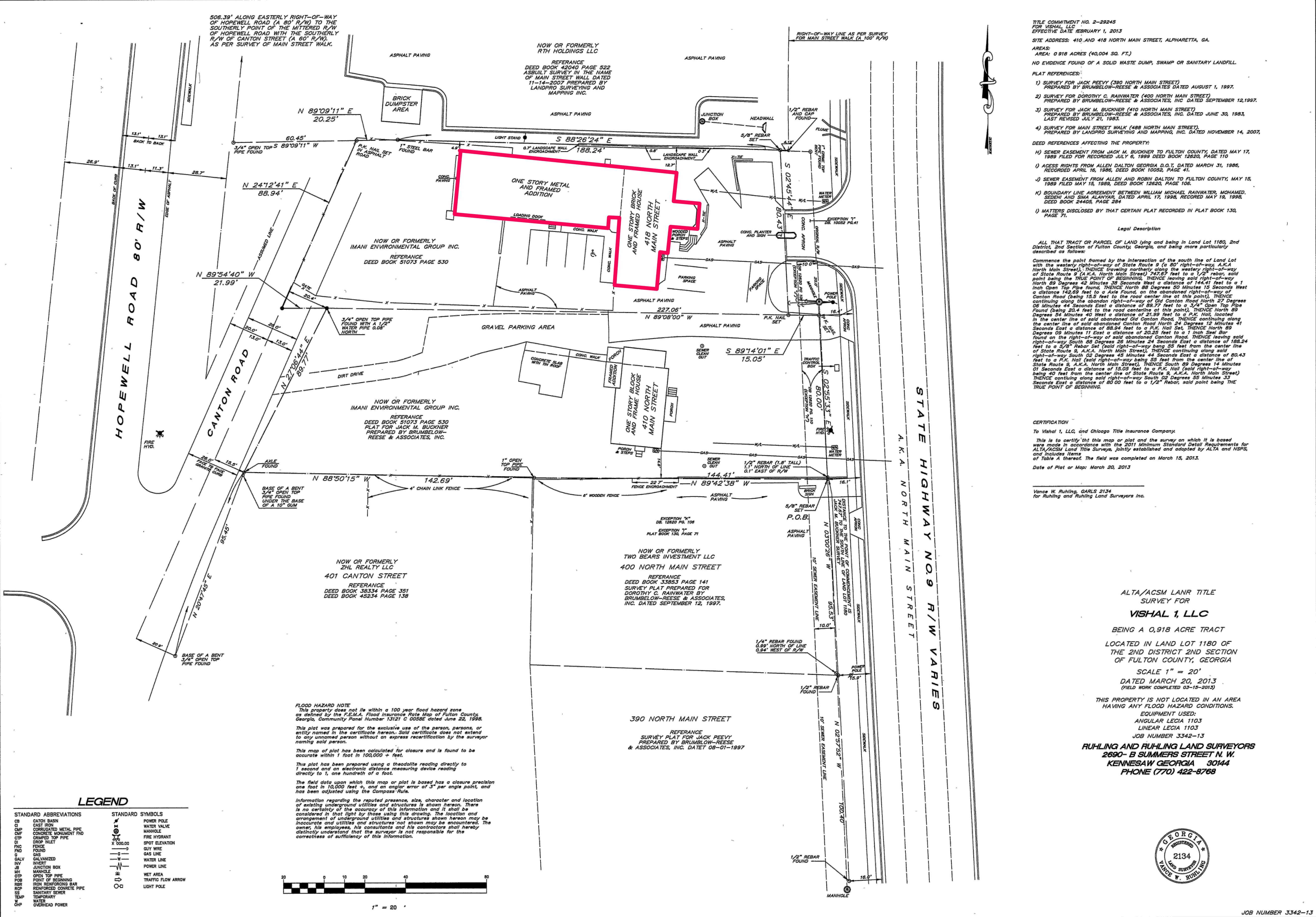
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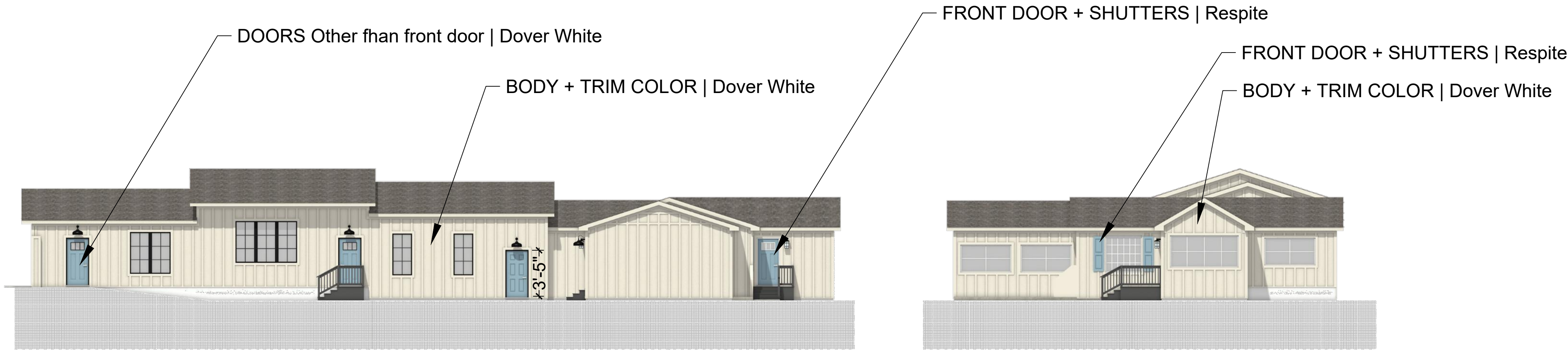
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HDHP/5/1/2024 10:14 AM 2024 034 418 N Main DRB Submittal 050124.13.dwg



ISSUE RECORD

NUMBER	DATE	ISSUE REVISIO
1	050124	DRB Submittal 1



W | Left

E | Front

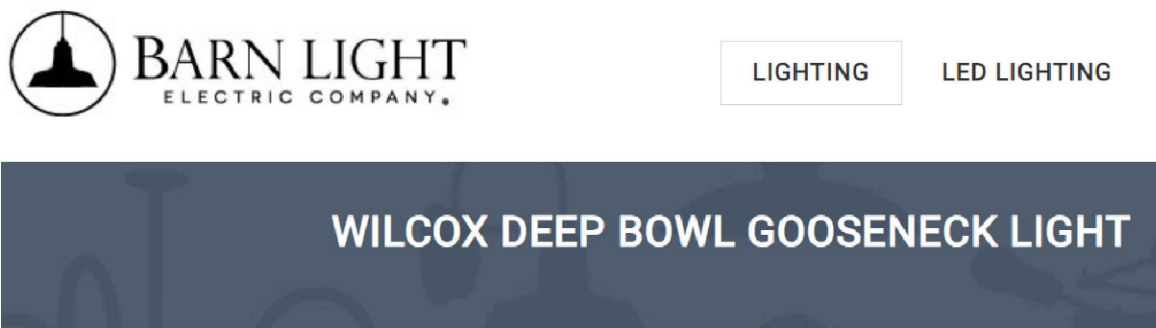


W | Rear

N | Right

A1 2D Building Elevations
1 Schematic

Approximate 3/32"



A1 FACADE Lighting | Black
2 Sample

NO SCALE



A1 HARDIE Board + Batten
3 Sample

NO SCALE



Colors (1):



SW 6385

Dover White

BODY COLOR | All Facades



Colors (1):



SW 6514

Respite

FRONT DOOR + SHUTTERS | Front Facade

A1 COLOR SELECTIONS
4 Sample

NO SCALE

DRB | Elevation Review

418 NORTH MAIN

418 North Main Street
Alpharetta, GA 30009

PENN HODGE PROPERTIES
131 Roswell Street
Suite B201
Alpharetta, GA 30009

DESIGN | INTERIORS | ENGINEERING

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

T 678.858.7101
F 678.513.6044

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DRAWING

A1

HDHP 5/1/2024 10:14 AM 2024 034 418 N Main DRB Submittal 050124.13.dwg



Facade **E** | View from N Main Street



Facade **W** | View from Parking Area



Facade **W** | View from Parking Area



Aerial **E** | Overview

NUMBER	DATE	ISSUE REVISIO
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DRB | Elevation Review

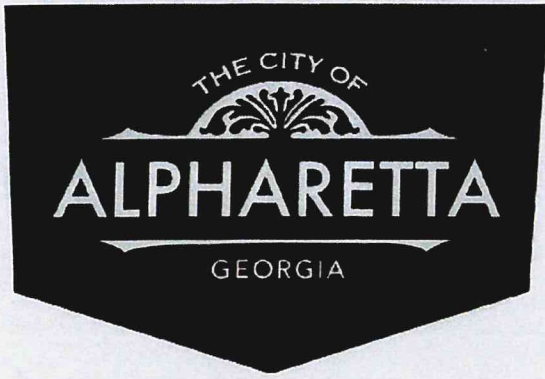
418 NORTH MAIN

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DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
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
 - Exhaust pipes
 - Satellite dishes
 - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 02, 2024

February 01, 2024

March 01, 2024

April 01, 2024

May 01, 2024

June 03, 2024

July 01, 2024

August 01, 2024

September 03, 2024

October 02, 2024

November 01, 2023

December 02, 2024

Meeting Schedule

February 16, 2024

March 15, 2024

April 19, 2024

May 17, 2024

June 21, 2024

July 19, 2024

August 16, 2024

September 20, 2024

October 18, 2024

November 15, 2024

January 03, 2025

January 17, 2025

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: TBD | To be determined

Location Address: 418 North Main Street

Mailing Address: 131 Roswell Street | Suite B201

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Penn Hodge

Contact Telephone: 678-762-9950 Mobile Telephone: 770-687-7112

Fax: 678-762-9952 Email: penn@pennhodge.com

Contact's Relation to Business: Property owner

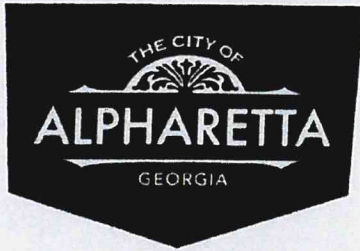
This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
All other reviews	\$	300.00
Legal Advertising Requirement	\$	175.00
Total Due		<u>\$650.00</u>



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 418 North Main Street LLC

Physical Address: 131 Roswell Street | Suite B 201

Mailing Address: 131 Roswell Street | Suite B 201

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 770 - 762 - 9950 Contact Fax: 678 - 762 - 9952

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): Penn Hodge Date: 30 April, 2024

Owner Signature: 

Property Information:

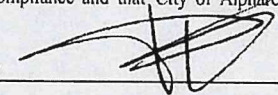
Address (If Assigned) : 418 North Main Street

Tax ID or Map Reference Number: Parcel # 22-4813-1180-071-4

Land Lot(s): LL 1180 District: 2nd Section: 2nd

Existing Zoning of Property: O-I Existing Uses of Property: Vacant | Previously Office

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: 30 April, 2024

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed facade improvements of materials / colors will be very compatible with the area.

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

There is no change OR visual corridor impediments.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

N/A

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

Very simplistic facade. No alteration to basic design OR building proportions.

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

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

The facade and proposed color palette is very basic, and reflects the simple design character of the area.



DRB | Design Review Board - Submittal for 418 North Main Street Elevation + Colors Review

PROJECT

418 NORTH MAIN BUILDING

418 North Main Street
Alpharetta, Georgia 30009
Fulton County
Parcel I.D.: 22 481311800714

Owner

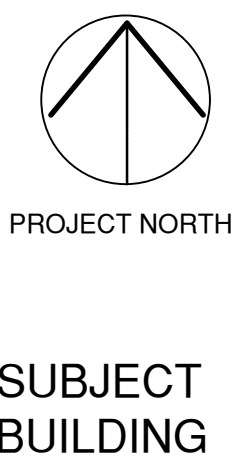
418 NORTH MAIN STREET, LLC
131 Roswell Road | Suite B201
Alpharetta, GA 30009

Design | Project Planning

POST OAK PARTNERS, LLC
1205 Peachtree Parkway | Suite 1104 | Cumming, GA 30041

Ron Hadaway Associate AIA | NCARB | ASLA
T 770.689.6727 | F 678.513.6044
rhadaway@hdhpllc.com

PROJECT | Aerial View



SCHEDULE OF DRAWINGS

CVR	PROJECT DESCRIPTION
SUR	SURVEY For Reference
A1	2D Building Elevations Facade Material + Colors
A2	3D Color Renderings

SCOPE OF WORK | SYNOPSIS

THE WORK

The items included in this DRB submittal are limited to the following:

- Repair | replacement of deteriorated siding with James Hardie "Board + Batten" material
- Painting of the exterior

Building body color | Sherwin Williams "DOVER WHITE" # 6385

Front door + shutters | Sherwin Williams "RESPITE" # 6514

There is NO change | alteration to the following conditions |

- Roof shingle style OR color
- No increase in building footprint
- No increase in building height



PROJECT NUMBER 2024 03

ISSUE RECORD

NUMBER	DATE	ISSUE REVISIO
1	050124	DRB Submittal 1

DRB | Elevation Review

418 NORTH MAIN

418 North Main Street
Alpharetta, GA 30009

PENN HODGE PROPERTIES
131 Roswell Street
Suite B201
Alpharetta, GA 30009

DESIGN | INTERIORS | ENGINEERING

Post Oak Partners, LLC

1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

T 678.858.7101
F 678.513.6044

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DRAWING

CVR

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DRB | Elevation Review

418 NORTH MAIN

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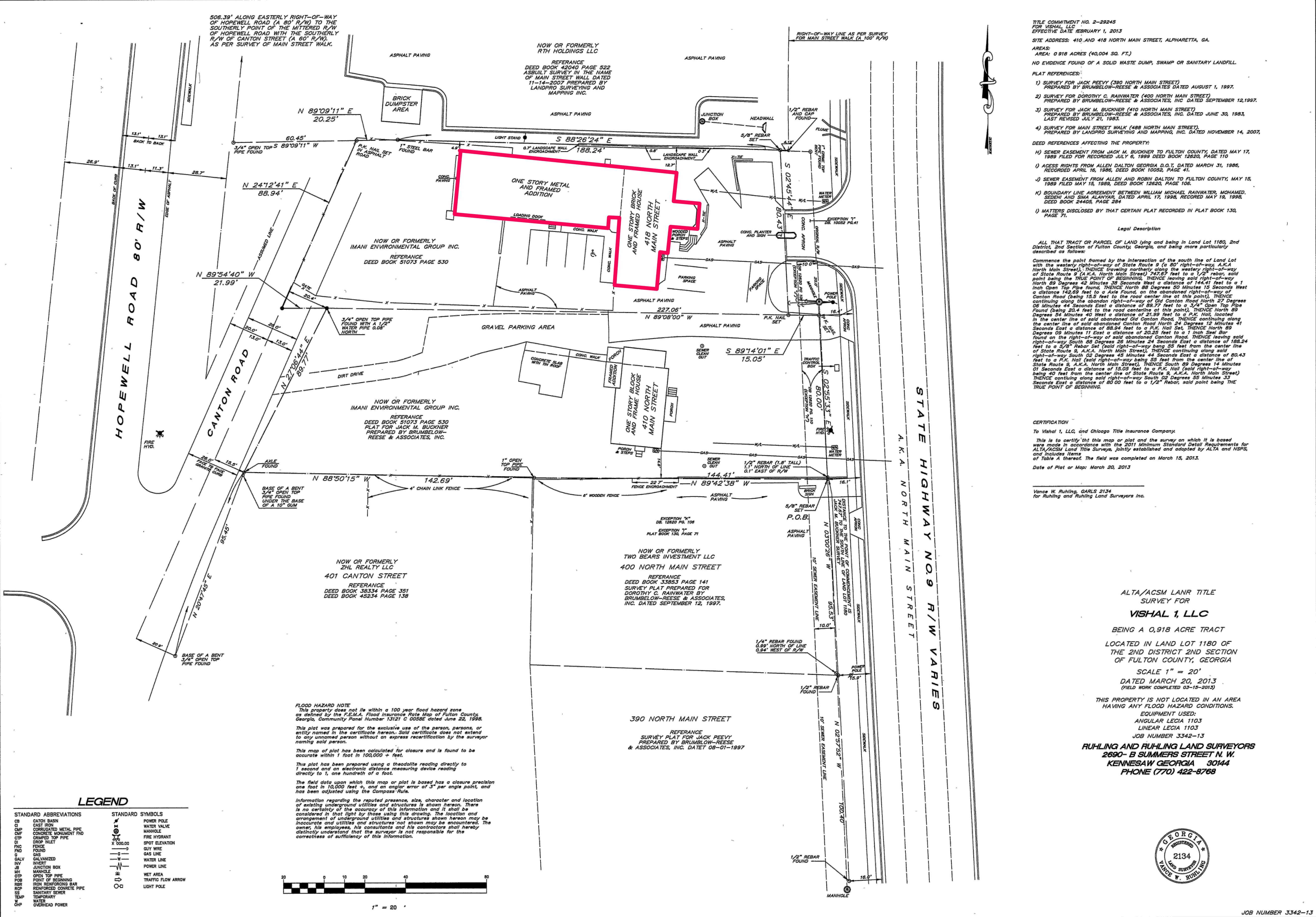
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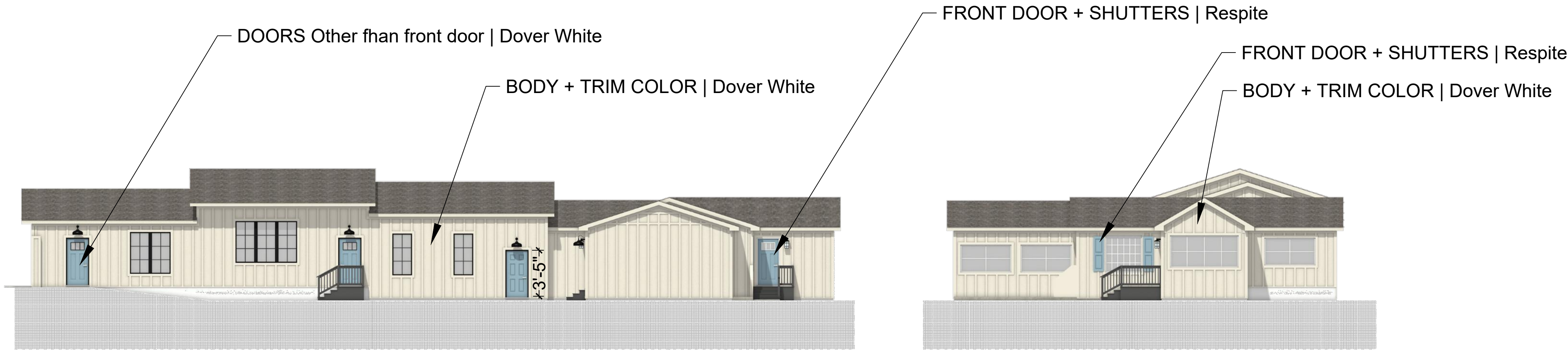
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W | Left

E | Front

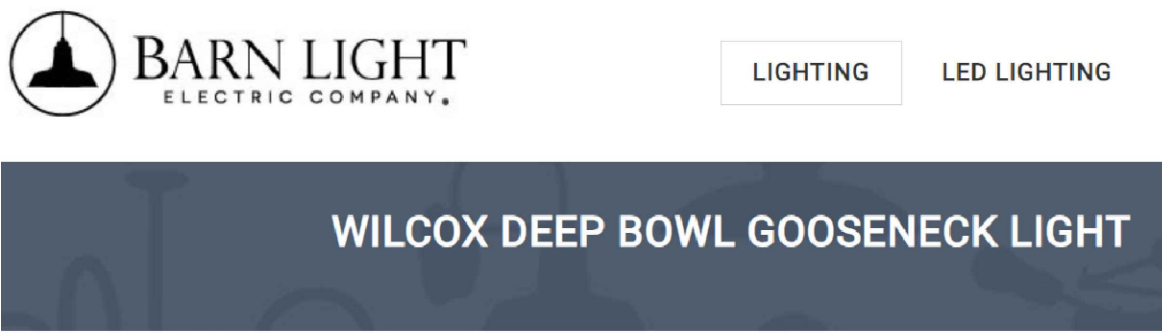


W | Rear

N | Right

A1 2D Building Elevations
1 Schematic

Approximate 3/32"



A1 FACADE Lighting | Black
2 Sample

NO SCALE



A1 HARDIE Board + Batten
3 Sample

NO SCALE



Colors (1):



SW 6385

Dover White

BODY COLOR | All Facades



Colors (1):



SW 6514

Respite

FRONT DOOR + SHUTTERS | Front Facade

A1 COLOR SELECTIONS
4 Sample

NO SCALE

DRB | Elevation Review

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DRAWING

A1

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Facade **E** | View from N Main Street



Facade **W** | View from Parking Area



Facade **W** | View from Parking Area



Aerial **E** | Overview

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DRB | Elevation Review

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Alpharetta, GA 30009

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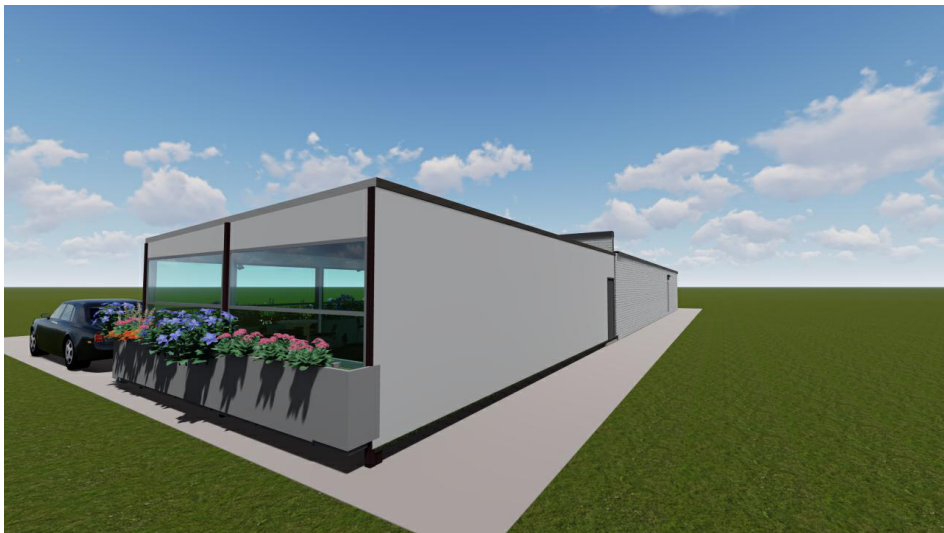
DRAWING

A2

HDHP/5/1/2024 10:14 AM 2024 034 418 N Main DRB Submittal 050124.13.dwg



RESTAURANT AND LOUNGE
CONCEPT DESIGN
NEW COVER PATIO
124 Devore Rd. Alpharetta, GA 30009



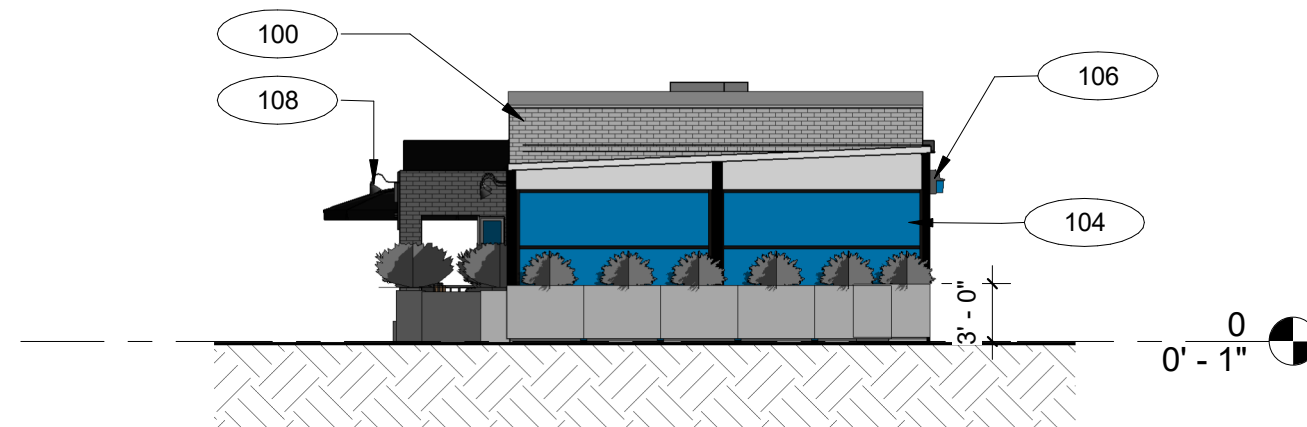
ZAZZA RESTAURANT AND LOUNGE

ZAZZA

Alpharetta, GA 30009

No.	Description	Date

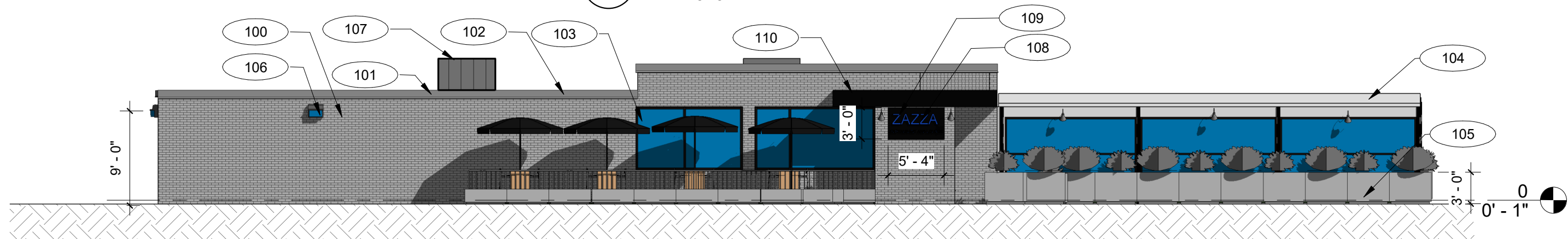
3D VIEWS		
Project number	4112	A1
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	
		Scale



3 East Elevation
A2 1" = 10'-0"



2 West Elevation
A2 1" = 10'-0"



1 South Elevation
A2 1" = 10'-0"

100	EXTERIOR SW 7008 ALABASTER PAINT COLOR BY SHERWIN-WILLIAMS	
101	EXPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH	100
102	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	
103	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED COLOR: CLEAR ANODIZED	
104	ALUMINUM ALUMINUM PERGOLA KIT MOTORIZED ROOF SYSTEM COLOR: CLEAR ANODIZED W/ MIRAGE VENTUS MINI SPLIT AIR CONDITIONER OR SIMILAR	
105	36" HIGH PREFAB RECTANGULAR PLANTERS SYSTEM COLOR: BLACK	
106	LED WALL PACK LUMINAIRE	
107	ROOF TOP UNIT FENCE OUTDOOR ARCHITECTURAL LOUVE- CLEAR ANODIZED, EXTRUDED ALUMINUM	
108	KICHLER CYLINDER 2 LIGHT 12" TALL OUTDOOR WALL SCONCE OR SIMILAR	
109	15.75 SF FRONT SIGN	
110	ALUMINUM AWNING BLACK COLOR	



ZAZZA RESTAURANT AND LOUNGE

ZAZZA

Alpharetta, GA 30009

No.	Description	Date
1	CONCEPT DESIGN	5/07/24

EXTERIOR ELEVATIONS

Project number	4112	A2
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	
		Scale As indicated

100	EXTERIOR SW 7008 ALABASTER PAINT COLOR BY SHERWIN-WILLIAMS	
101	EXPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH	100
102	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	
103	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED COLOR: CLEAR ANODIZED	
104	ALUMINUM ALUMINUM PERGOLA KIT MOTORIZED ROOF SYSTEM COLOR: CLEAR ANODIZED W/ MIRAGE VENTUS MINI SPLIT AIR CONDITIONER OR SIMILAR	
105	36" HIGH PREFAB RECTANGULAR PLANTERS SYSTEM COLOR: BLACK	
106	LED WALL PACK LUMINAIRE	
107	ROOF TOP UNIT FENCE OUTDOOR ARCHITECTURAL LOUVE- CLEAR ANODIZED, EXTRUDED ALUMINUM	
108	KICHLER CYLINDER 2 LIGHT 12" TALL OUTDOOR WALL SCONCE OR SIMILAR	
109	15.75 SF FRONT SIGN	
110	ALUMINUM AWNING BLACK COLOR	

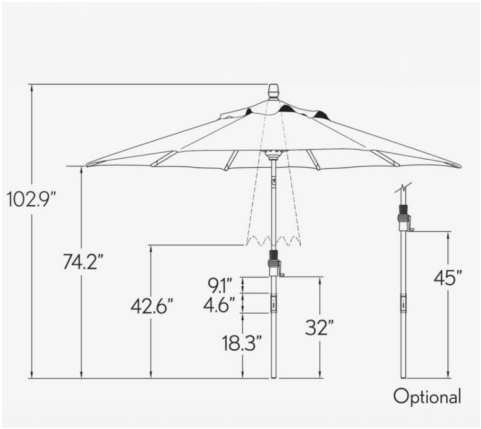


BACKWALL SIDING FOR
PERGOLA



OUTDOOR ALUMINUM CHAIR

RECTANGULAR PLANTER
L=36"xW=12"xH=30"



OUTDOOR UMBRELLA



OUTDOOR ALUMINUM TABLE



ZAZZA RESTAURANT AND LOUNGE

ZAZZA

Alpharetta, GA 30009

No.	Description	Date
1	CONCEPT DESIGN	5/07/24

MATERIALS

Project number	4112	A3
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	
		Scale 12" = 1'-0"



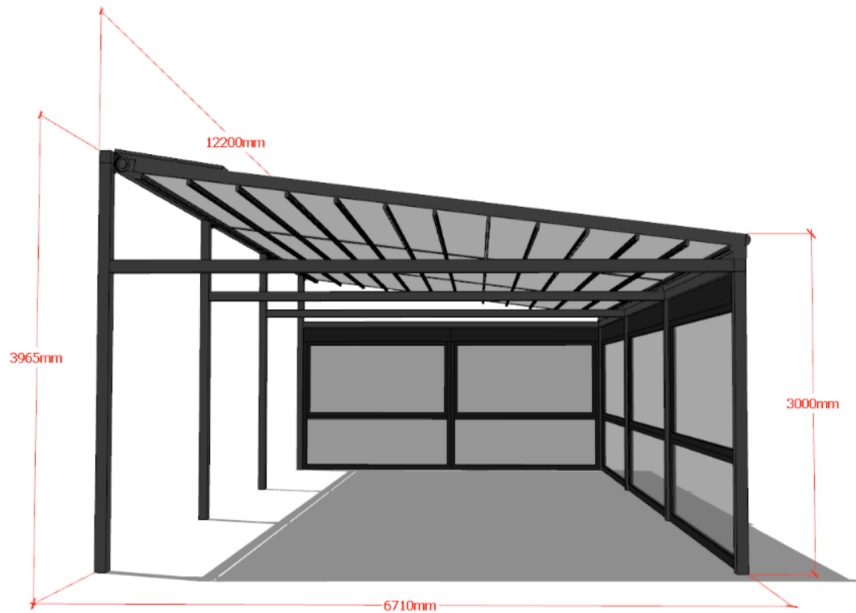
INTERIOR PERGOLA VIEW



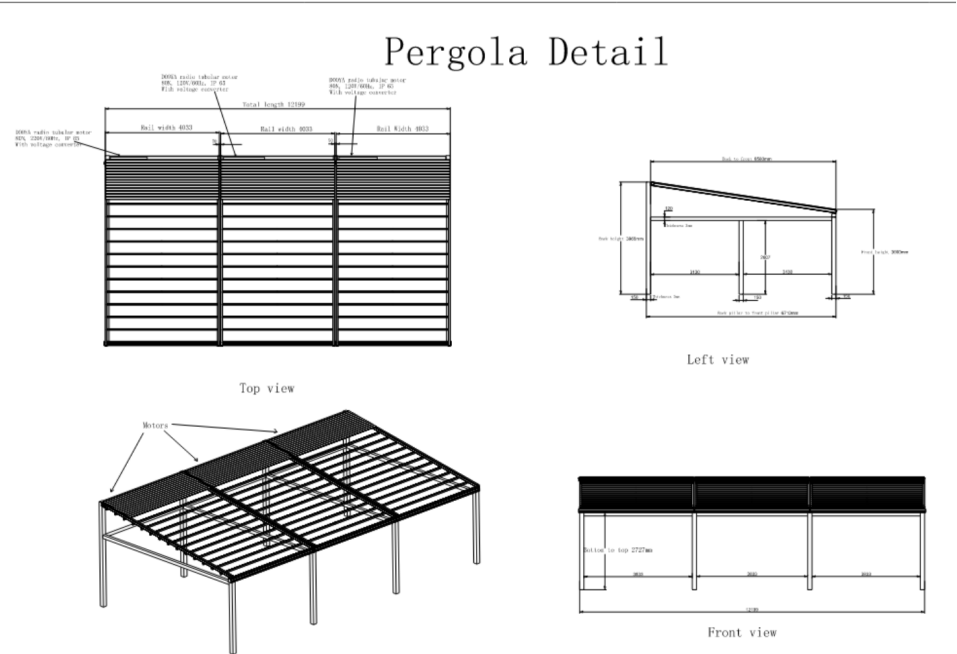
INTERIOR PERGOLA VIEW



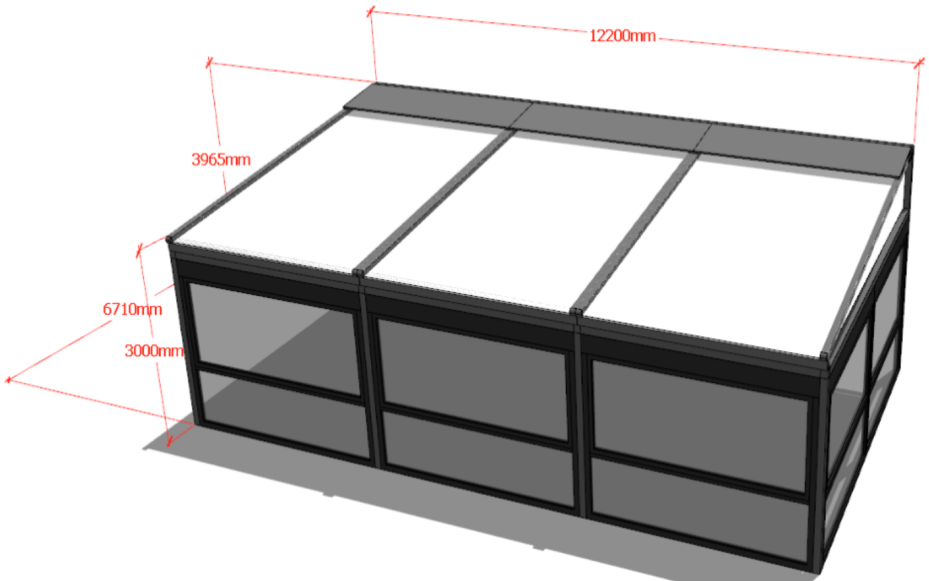
INTERIOR PERGOLA VIEW



PERGOLA SECTION



Pergola Detail



PERGOLA VIEW

PERGOLA KIT MOTORIZED ROOF SYSTEM
COLOR: CLEAR ANODIZED W/ MIRAGE VENTUS MINI SPLIT AIR CONDITIONER OR SIMILAR



ZAZZA RESTAURANT AND LOUNGE

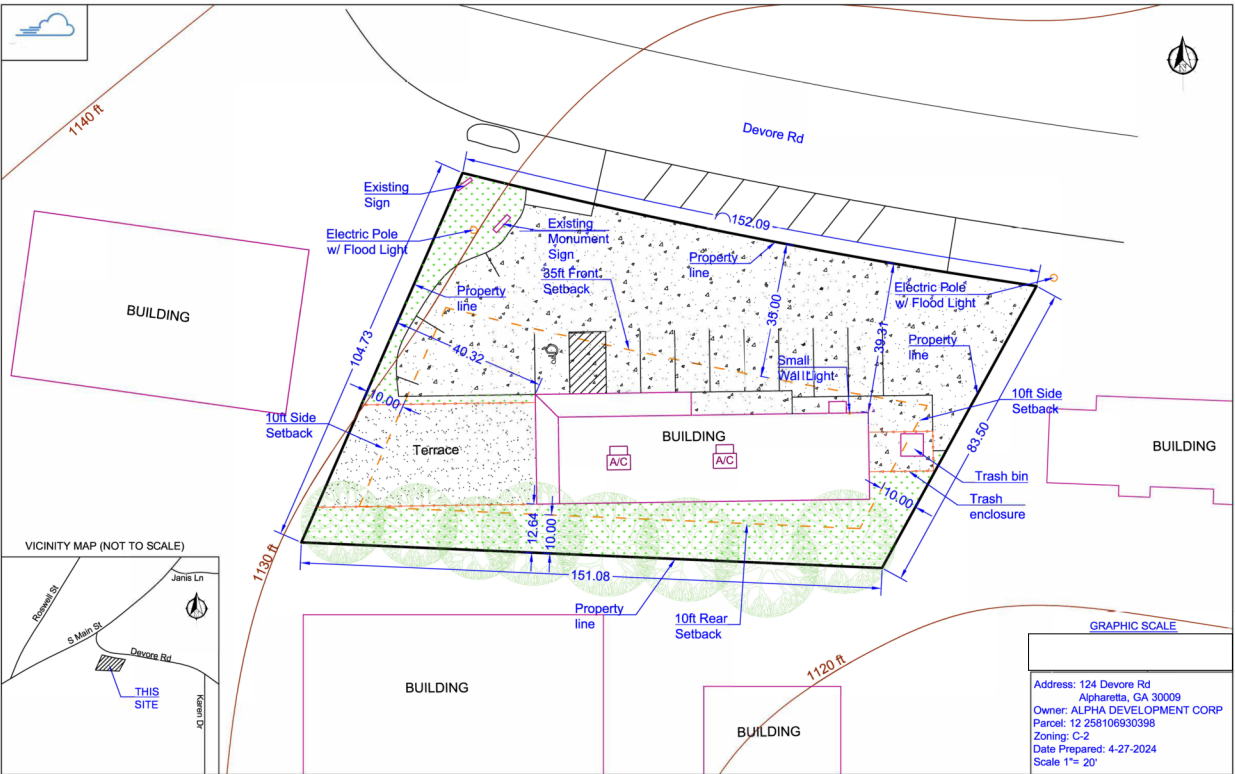
ZAZZA
Alpharetta, GA 30009

No.	Description	Date

PERGOLA DETAILS		
Project number	4112	A4
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	Scale



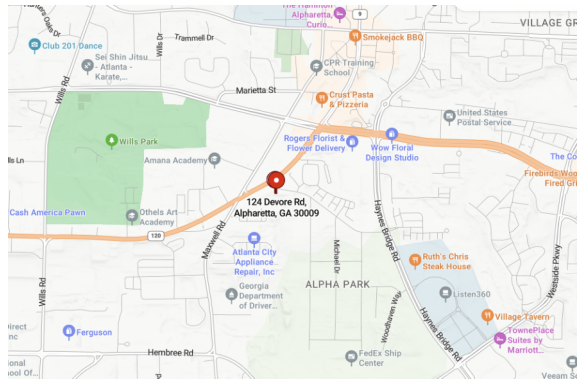
1 AERIAL VIEW
A5 1" = 50'-0"



2 ARCHITECTURAL SITE PLAN
A5 1" = 50'-0"



VICINITY MAP

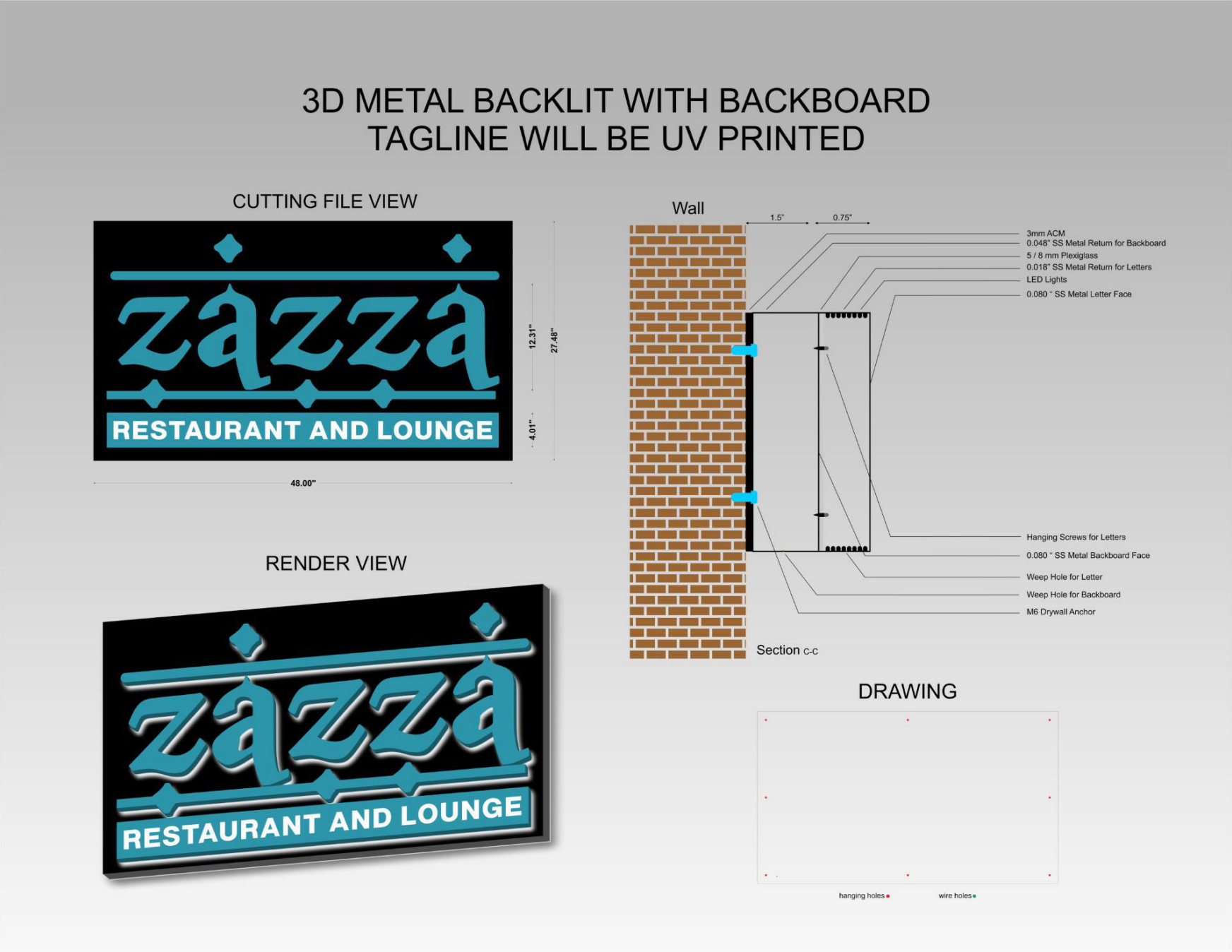


ZAZZA RESTAURANT AND LOUNGE

ZAZZA
Alpharetta, GA 30009

No.	Description	Date

AERIAL VIEW & SITE PLAN		
Project number	4112	A5
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 50'-0"



ZAZZA RESTAURANT AND LOUNGE

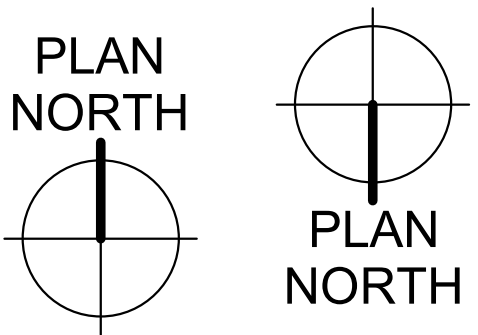
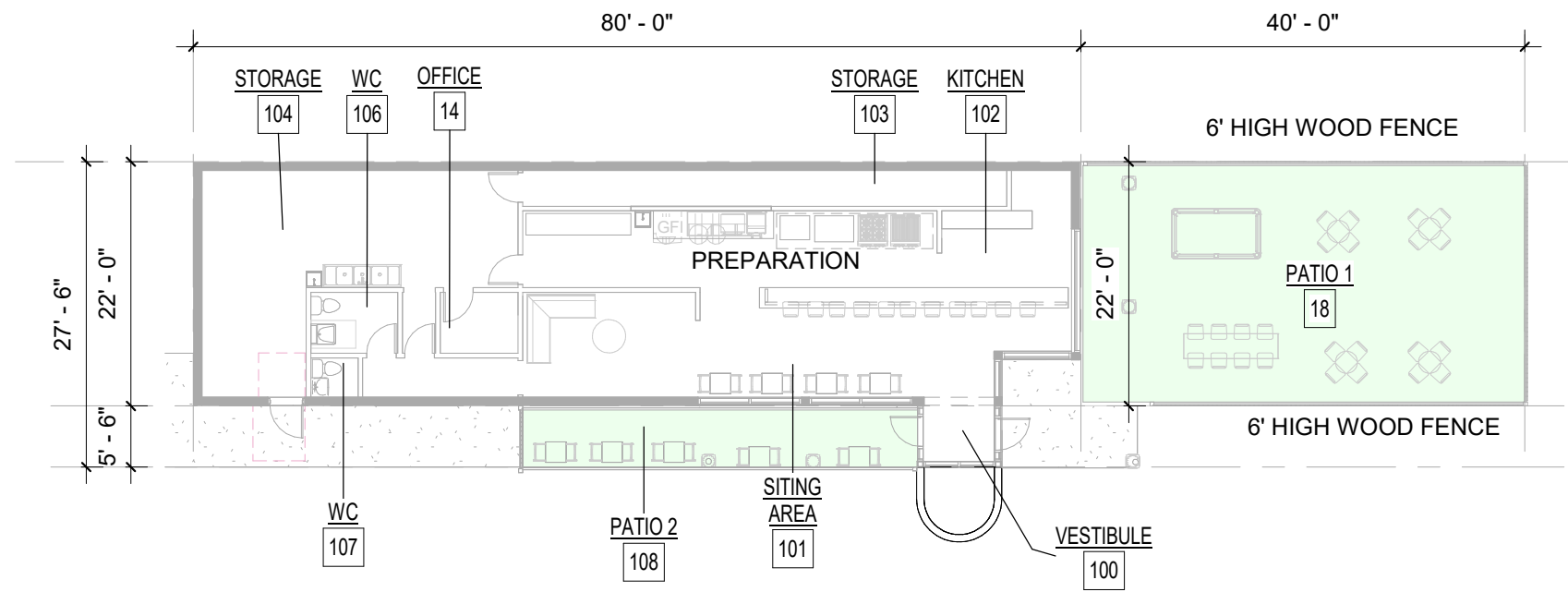
ZAZZA

Alpharetta, GA 30009

No.	Description	Date

EXTERIOR SIGN DETAILS

Project number	4112	A6
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	Scale



ZAZZA RESTAURANT AND LOUNGE

ZAZZA

Alpharetta, GA 30009

No.	Description	Date

EXISTING FLOOR PLAN		
Project number	4112	A7
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	
		Scale 1/16" = 1'-0"

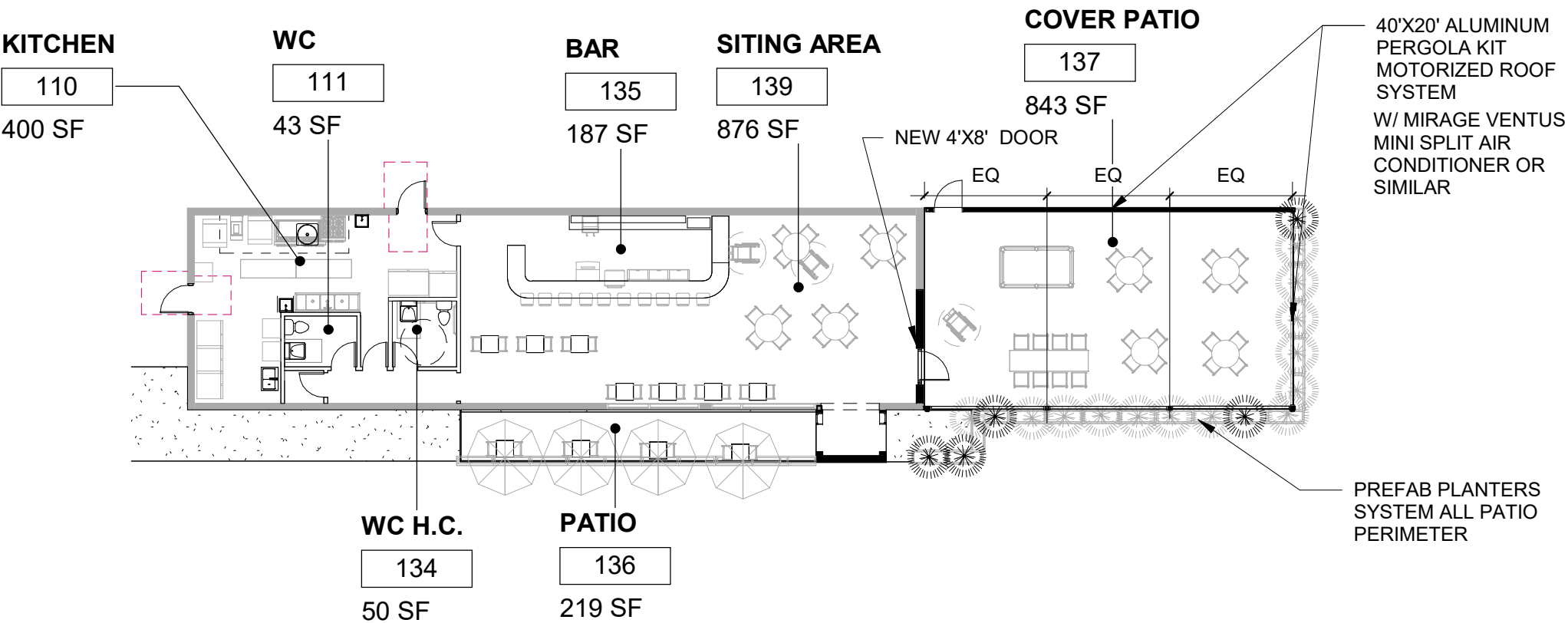


RESTAURANT AND LOUNGE
CONCEPT DESIGN
NEW COVER PATIO
124 Devore Rd. Alpharetta, GA 30009

Contact inf: 24 HR

Business Name: ZAZZA RESTAURANT
AND LOUNGE
Owner: VYBEZ LLC - ARINZE IHEME
ELL: 404-641-4594
Email: vybes1280@gmail.com
Address: 124 Devore rd.
Alpharetta GA 30009

LANDLORD
ALPHA DEVELOPMENT GROUP



1 PROPOSED FLOOR PLAN
A8 1/16" = 1'-0"



ZAZZA RESTAURANT AND LOUNGE

ZAZZA
Alpharetta, GA 30009

No.	Description	Date
1	CONCEPT DESIGN	5/07/24

PROPOSED FLOOR PLAN		
Project number	4112	A8
Date	5/15/24	
Drawn by	Author	
Checked by	Checker	
Scale 1/16" = 1'-0"		