



PLANNING COMMISSION MEETING AUGUST 1, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Meeting Minutes from July 11, 2024**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Public Hearing Procedure**
 - b. **Z-24-13 DRB Group/12265 Charlotte Drive**

This request has been deferred by the applicant and will not be considered at the August 1st Planning Commission meeting.

Consideration of a rezoning to allow for the construction of 42 'For-Sale' single-family detached homes on 36.8 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential). The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **CU-24-09 Wills Park Vet**

Consideration of a conditional use to allow an 'Animal Hospital, Small Animal (Veterinarian)' on 8.24 acres in the Downtown. A conditional use is requested to allow 'Animal Hospital, Small Animal (Veterinarian)' for Wills Park Vet in the Alpharetta Crossing shopping center. The property is located at 11770 Haynes Bridge Road, Suite 703 & 704 and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **CU-24-11 Salons by JC Alpharetta Crossings**

Consideration of a conditional use to allow 'Spa Services' on 8.24 acres in the Downtown. A conditional use is requested to allow 'Spa Services' for Salons by JC in the Alpharetta Crossing shopping center. The property is located at 11770 Haynes Bridge Road, Suite 401 and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.
7. **ADJOURNMENT**



PLANNING COMMISSION MEETING

UNOFFICIAL MINUTES

JULY 11, 2024

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

1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:30 p.m.

2. ROLL CALL

A. Commissioners Present

- Francis Kung'u, Chair
- Martine Zurinkas, Vice-Chair
- D.C. Aiken
- William Perkins
- Todd Stratton
- Jill Reynolds
- Jeremy Scott

B. Staff present:

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

3. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes of June 6, 2024

- ❖ Commissioner Perkins offered a motion to approve.
- Commissioner Aiken seconded the motion.
- Motion carried (7-0-2) (Reynolds, Zurinkas)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. MP-24-05/CU-24-08 Sixers Cricket Academy/Windward MP Pod 14

Michael Woodman, Planning & Development Manager, presented consideration of a master plan amendment and conditional use to allow Sixers Cricket Academy to occupy approximately 10,000 square feet in an existing building. A master plan amendment is requested to the Windward Master Plan Pod 14 to add 'Recreation

Facilities, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy. The property is located at 2855 Marconi Drive and is legally described as being located in Land Lots 1114 & 1175, 2nd District, 1st Section, Fulton County, Georgia.

The applicant, Purush Raja, is requesting a master plan amendment and conditional use to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy in a 10,000 square foot suite in the Marconi Forest 300 Building. Sixers Cricket Academy is an indoor cricket training facility with accessory retail sales. A master plan amendment is requested to add 'Recreation Facilities, Indoor' to Windward Master Plan Pod 14 and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy.

The submitted request, if approved, would allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy in a 10,000 square foot suite in the Marconi Forest 300 Building. Sixers Cricket Academy is an indoor cricket training facility with accessory retail sales. A master plan amendment is requested to add 'Recreation Facilities, Indoor' to Windward Master Plan Pod 14 and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sixers Cricket Academy. The subject property is located at 2855 Marconi Drive, Suite 310 on the west side of Marconi Drive and south of Windward Parkway.

The property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 14. The property is developed with a one (1) story, 46,323 square foot office/warehouse building. Surrounding properties are zoned CUP. Marconi Forest 200 Building is located to the north, Global Payments is located to the west, The Offices at Windward is located to the south, and 3000 Marconi Building is located to the east. The comprehensive land use plan designation of the property is 'Corporate Office', which allows the applicant's proposed use.

Marconi Forest 300 Building is located on a 4.3-acre property developed with a one (1) story, 46,323 square foot office/warehouse building with 172 parking spaces. Businesses operating in the building include Jekyll Brewing (manufacturing, office and tap room).

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 14 has a land use designation of 'Business Center', which allows office-institutional, research and development, office-professional, light industrial, and hotel/conference center. The Master Plan has been amended on a few occasions, including non-residential master plan amendments.

- Location Map
- Floor Plan
- Table of Windward POD 14 Amendments
- Hours of Operation
- Standards for Master Plan Amendment
- Conditional Use Criteria
- Citizen Participation Plan

Staff's recommendation is to approve MP-24-05/CU-24-08 Sixers Cricket Academy/Windward Master Plan Pod 14, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be listed as a conditional use in Windward Master Plan Pod 14.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2855 Marconi Drive, Suite 310 and limited to no more than 10,000 square feet.
3. Conditional use approval shall be limited to Sixers Cricket Academy; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
4. 'Recreation Facilities, Indoor' shall be limited to cricket training services and accessory retail sales.
Hours of operation shall be Monday – Friday 4:00 PM – 10:00 PM and Saturday – Sunday 8:00 AM – 11:00 PM.

The Applicant, Parush Raja presented.

- Background of business.
- Demand for Cricket.
- International Coaches.

- Pro- Shop.
- 1st Location in Alpharetta.
- 4 Locations in Metro Atlanta.

There was discussion from the Commission:

- Description of the sport.
- Late hours on the weekends for tournaments.
- Jekyll Brewery Office Administration was notified.
- Noise protection in building wall.
- Need for the sport in Alpharetta.

There was no public comment.

- ❖ **Vice-Chair Zurinkas offered a motion to approve as presented by Staff.**
- **Commissioner Aiken seconded the motion.**
- **Motion carried (7-0)**

b. PH-24-04/MP-24-07/Z-24-12 Epic Design & Build Upper Hembree Townhomes

This request was deferred by the applicant and was not considered at this meeting.

Consideration of a comprehensive land use plan amendment, master plan amendment, and rezoning to allow 8 'For-Sale' townhome units on 1.127 acres. A master plan amendment is requested to the George Oswald Jr. Master Plan to add 'Dwelling, 'For-Sale', Attached' as a permitted use. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R- 8A/D (Dwelling, 'For-Sale', Attached/Detached, Residential). The property is located at 0 Upper Hembree Road and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT

Chair Kung'u adjourned the meeting to order at 6:52 p.m.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-24-09 WILLS PARK VET

PLANNING COMMISSION: AUGUST 1, 2024

CITY COUNCIL: AUGUST 26, 2024

II. RECOMMENDATION:

Approve CU-24-09 Wills Park Vet, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use at 11770 Haynes Bridge Road, Suites 703 & 704 and limited to no more than 3,600 square feet.
2. Conditional use approval shall be limited to Wills Park Vet; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
3. Business shall be permitted to operate Monday – Saturday 7:30 AM – 5:30 PM.
4. Boarding of animals is limited to short-term care incidental to the hospital use.
5. A pet waste station with waste bags and trash shall be installed in the landscape area near the front door of the suite. The applicant shall be responsible to maintain the pet relief area and waste station, including daily removal of trash and regular cleaning and replenishing of waste bags.
6. As submitted by the applicant, interior tenant improvements shall include noise attenuation measures, as approved by Staff.
7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from the public right-of-way.

III. REPORT IN BRIEF:

The applicant, AcharaVet, is requesting a conditional use to allow an 'Animal Hospital, Small Animals' for Wills Park Vet in a 3,600 square foot suite within an existing shopping center in the Downtown. The subject property is located at 11770 Haynes Bridge Road, Suites 703 & 704 in the Alpharetta Crossing shopping center.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Animal Hospital, Small Animal' use in a 3,600 square foot suite within an existing shopping center. A conditional use is requested to allow 'Animal Hospital, Small Animal' for Wills Park Vet. The subject property is located at 11770 Haynes Bridge Road, Suites 703 & 704 in the Alpharetta Crossing shopping center.

The property is zoned C-2 (General Commercial). Surrounding properties are zoned C-2 to the north, east and west, DT-MU (Downtown Mixed-Use) to the south, and O-I (Office-Institutional) and R-4A (Dwelling, 'For-Sale', Attached Residential) to the east. Haynes Park and an undeveloped office property are located to the east, Mammoth Car Wash, Country Place Animal Hospital, a gas station and Regions Bank are located to the north, Dogwood Square is located to the west, and the Maxwell is located to the south.

Alpharetta Crossing shopping center is a 9.8-acre property developed with a one (1) story, 96,544 square foot retail shopping center. A variety of businesses operate in the center, including Urban Hardware, Bagel Boys, The UPS Store, Chau's Alterations, and AJ's Home Cooking. The applicant's business is proposed in Suites 703 & 704 of the shopping center.

UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General Commercial), O-I (Office-Institutional) and PSC (Planned Shopping Center) districts.

Wills Park Vet a new general practice veterinary clinic providing services to small animal, such as cats and dogs. The business will not provide boarding services and overnight stays will be limited to pets under observation after surgery or other treatment. Hours of operation will be Monday – Friday from 7:30 AM to 5:30 PM and some Saturdays within the same timeframe. The applicant estimates the business will have six (6) to seven (7) employees. Noise attenuation measures are proposed within the proposed suite. In addition, a pet waste station is recommended near the storefront and animal hospital staff should provide routine maintenance of the waste station, including replenishing waste bags and daily trash removal. Wills Park Vet staff and customers will also have access to a pet relief area at the back of the building. The area will be maintained by the business's staff.

As shown in the table below, there are ten (10) animal hospitals operating in the City. The applicant's business would be approximately 0.14 miles away from the nearest animal hospital, which is Country Place Animal Hospital.

Animal Hospitals Located in the City

Project Name	Address	Zoning
Alpharetta Animal Hospital	80 Milton Ave	C-2
North Main Animal Hospital	562 North Main St	C-2
Paw Patch Animal Clinic	1150 Upper Hembree Rd	C-1
Webb Bridge Animal Hospital	3953 Webb Bridge Rd	AG
Country Place Animal Hospital	2165 Old Milton Pkwy	C-2
EasyVet Clinic	12850 Alpharetta Hwy, Ste 2200	C-2
Veterinary Emergency Group	2725 Old Milton Pkwy, Ste A	O-I
Edgewater Animal Hospital	6195 Windward Parkway, Suite 109	CUP
Alpharetta Veterinary Specialty & Emergency	3100 Royal Boulevard South	O-I
PetSmart Veterinary Services	6370 North Point Parkway	PSC

TRAFFIC

Staff estimates that the 3,600 square foot animal hospital would generate thirteen (13) AM Peak Hour trips and thirteen (13) PM Peak Hour trips.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Alpharetta Crossing shopping center was developed in compliance with site access development standards with access from Old Milton Parkway and Haynes Bridge Road. The use would not have significant impacts on vehicular and pedestrian access.

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

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

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

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

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

Response: Not applicable.

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

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

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

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

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

Response: The nearest animal hospital is located approximately 0.14-miles to the north at the Country Place Animal Hospital. There does not appear to be any conflicting uses in the immediate vicinity.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors. If approved, it is recommended that conditions be established that regulate and limit any expansion of the business.

CITIZEN PARTICIPATION PLAN

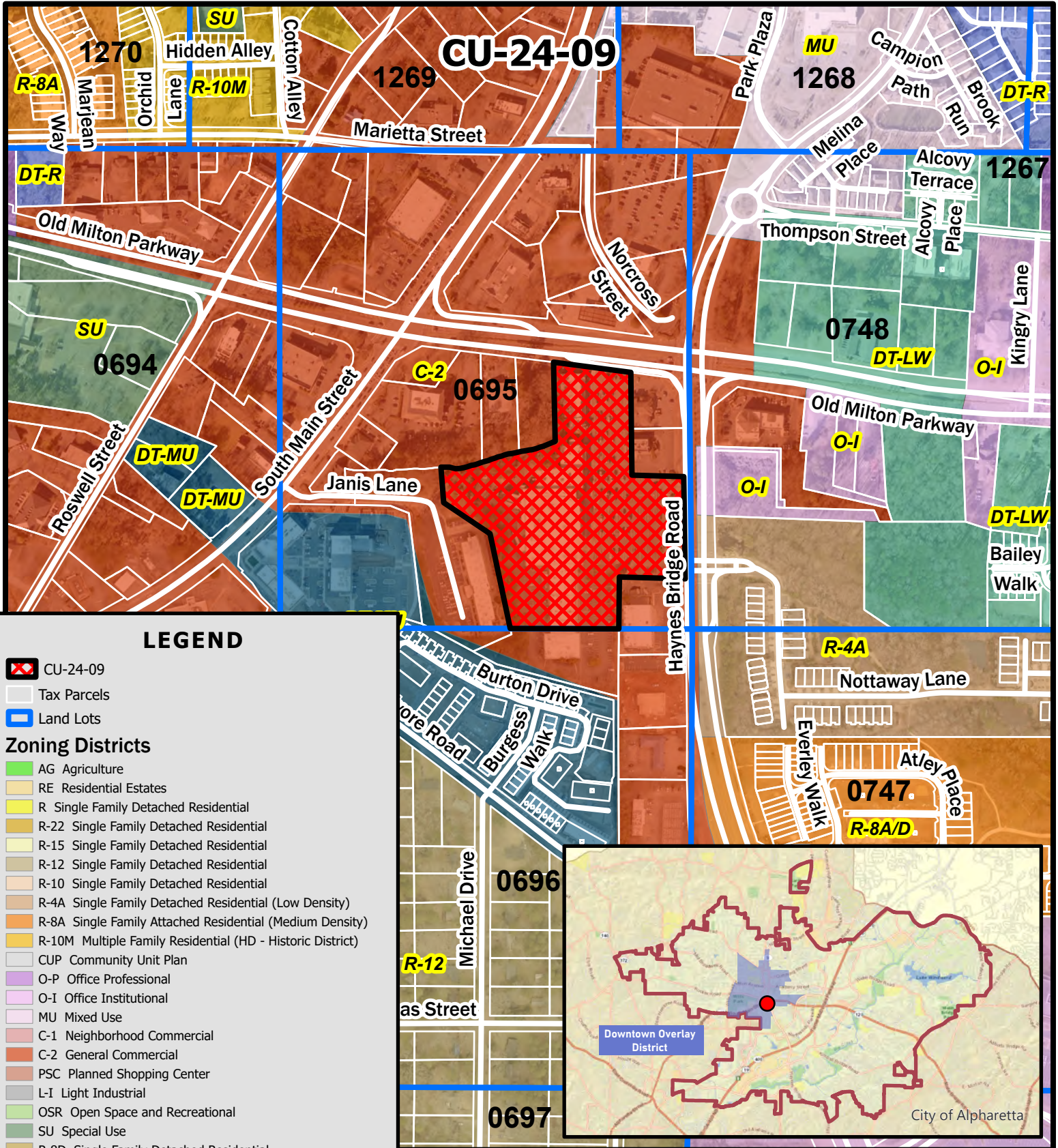
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 10, 2024. There was one (1) comment in support of the request.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Site Plan
- CZIM
- Citizen Part B
- Application



LEGEND

CU-24-09

Tax Parcels

Land Lots

Zoning Districts

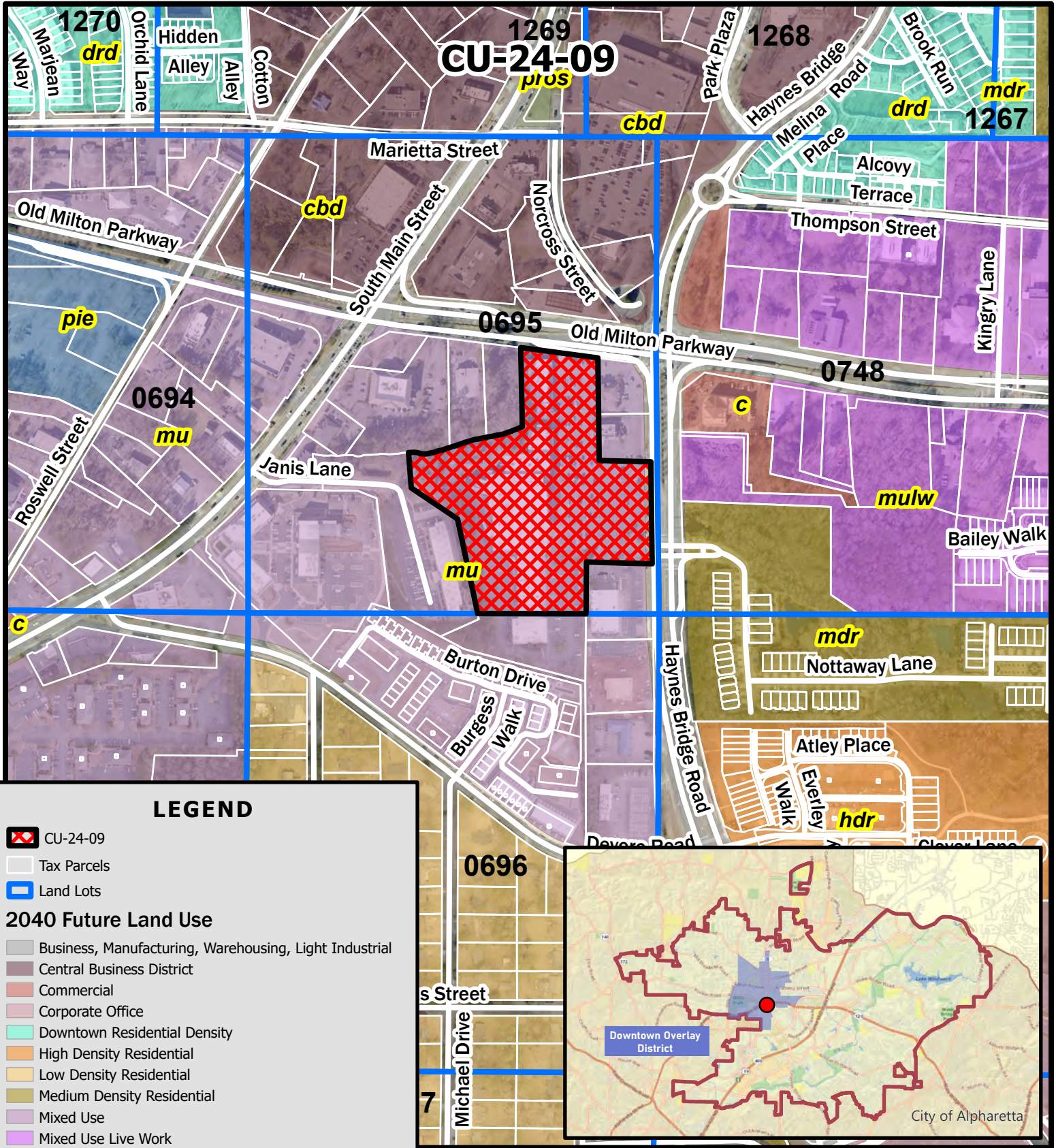
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)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

CU-24-09

D/LL: 1/2/695

PC: 8/01/24

CC: 8/26/24



LEGEND

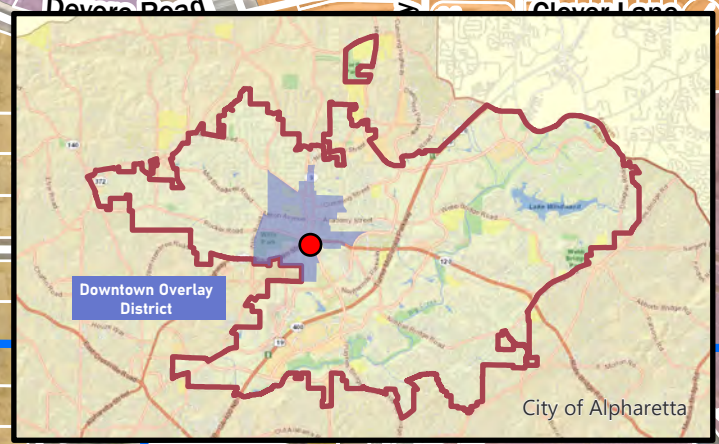
CU-24-09

Tax Parcels

Land Lots

2040 Future Land Use

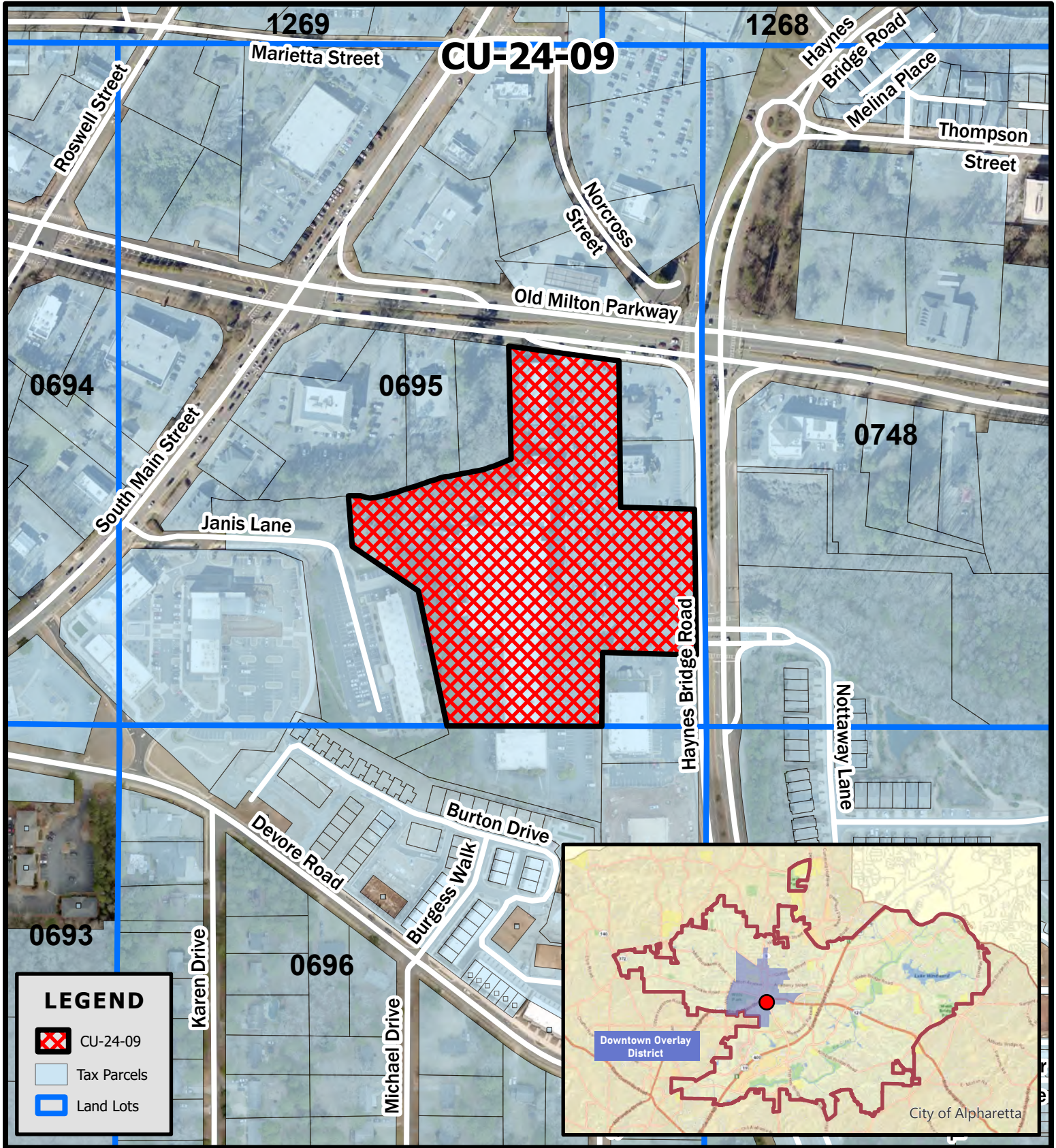
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



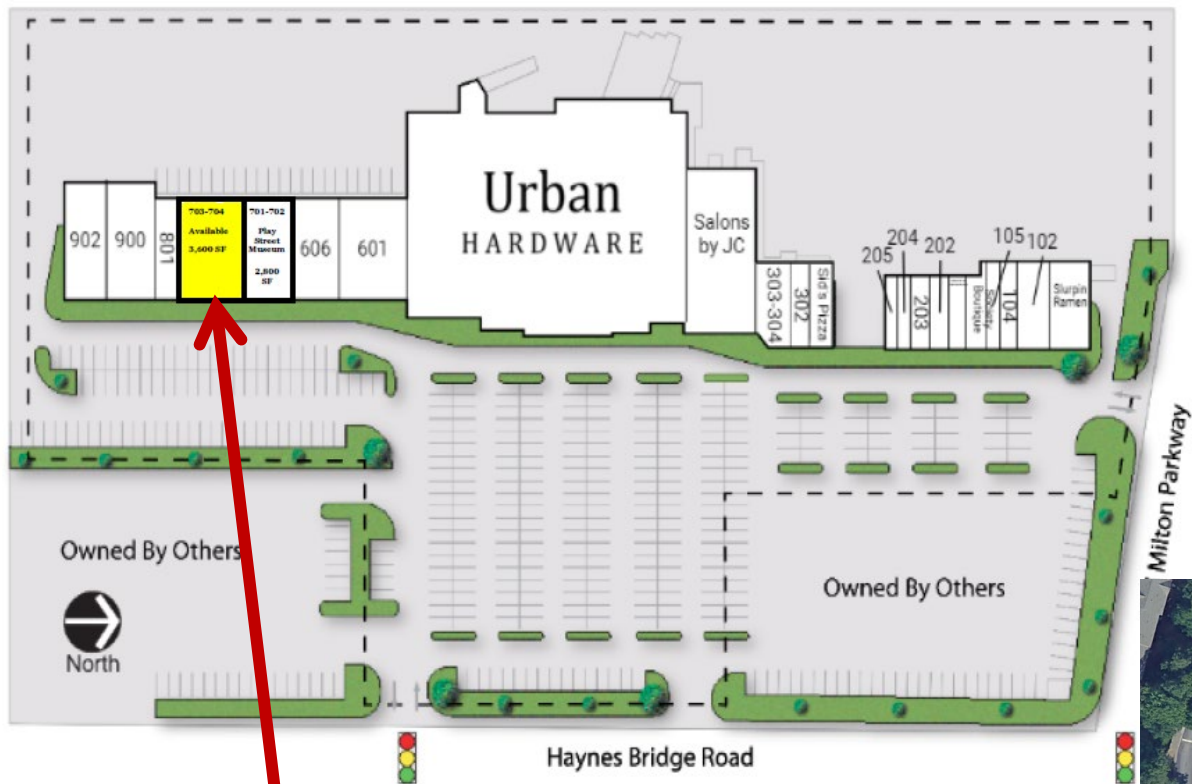
CU-24-09
D/LL: 1/2/695
PC: 8/01/24
CC: 8/26/24



Future Land Use Map
Will's Park Vet
11770 Haynes Bridge Road

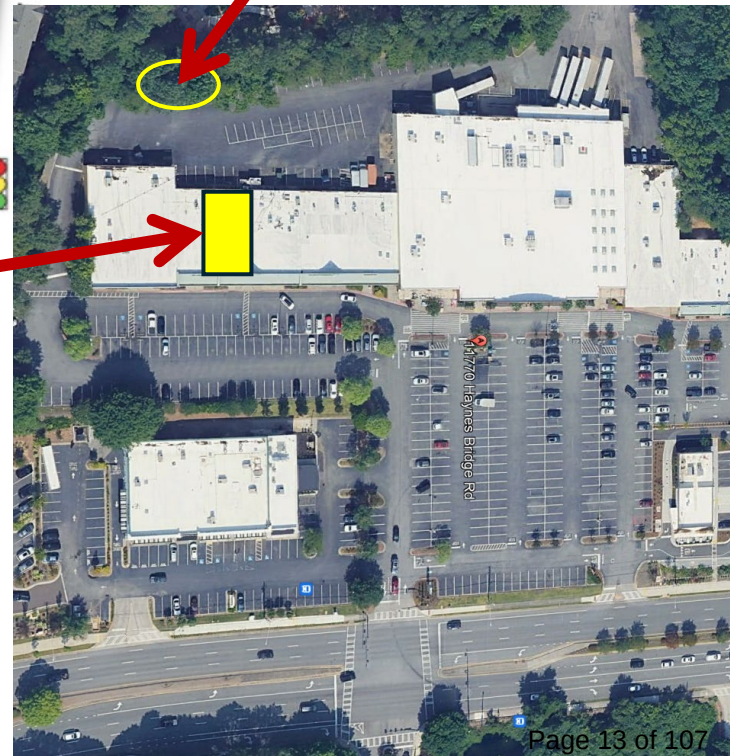


CU-24-09
D/LL: 1/2/695
PC: 8/01/24
CC: 8/26/24



Pet relief area

Premises (#703 and 704)



Community Zoning Information Meeting (CZIM)

July 10, 2024

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

CU-24-09 / Wills Park Vet

NAME	ADDRESS	COMMENTS
David Campbell	13685 Brittle Rd Alpharetta, Ga. 30004	Excellent addition to the Neighborhood!!!

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: CU-24-09 Wills Park Vet

Contact Name: Stanford Bell

Telephone: (801) 884-9044

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

We received six emails regarding our veterinary clinic. Five of them support the project and Dr. Drew Keller, the veterinarian going into the space. The other email asked if we were going to provide any outdoor boarding for dogs that would create noise. We responded that there is no outdoor boarding and noise should not be a concern. See the attached emails.

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

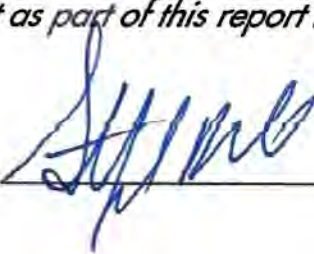
Email

☐

Other (Please Specify) _____

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

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

Signature of Authorized Agent: 

Date: July 1, 2024

Print Form

FEUERHERM WAYNE BENTLEY & NICOLE
107 NOTTAWAY LN
ALPHARETTA GA 30009

JANUS PAUL S & KARIN L
109 NOTTAWAY LANE
ALPHARETTA GA 30009

REMMES ROBERT J & MARY L
111 NOTTAWAY LANE
ALPHARETTA GA 30009

KHANG STELLA ET AL
113 NOTTAWAY LANE
ALPHARETTA GA 30009

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

BAILEY JAMES R & BAILEY MARY M
115 NOTTAWAY LANE
ALPHARETTA GA 30009

WARREN THEODORE JAMES & LOUISE
117 NOTTAWAY LANE
ALPHARETTA GA 30009

JOHNSON GREAG & JOHNSON LYNN
PAULETTE BECKMAN
119 NOTTAWAY LANE
ALPHARETTA GA 30009

FINEIS JAMES L & BAILEY ELLEN J
120 NOTTAWAY LN
ALPHARETTA GA 30009

VENKATA ARUN KUMAR DEVARAKONDA
& KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

GOLIAS DAVID J
121 NOTTAWAY LANE
ALPHARETTA GA 30009

HATCH TIMOTHY & WIELAND LISA
122 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

OU YI-CHUNG & CHUO YUN-FANG
123 NOTTAWAY LN
ALPHARETTA GA 30009

MC BETH LAIRD G & JOHANNA V
124 NOTTAWAY LN
ALPHARETTA GA 30009-2284

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

VOEGELI KATHERINE TREADWAY
126 NOTTAWAY LN
ALPHARETTA GA 30009

FAHEY FRANK R JR & AMY E
128 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MC GRETY THOMAS
137 DEVORE RD
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

STONEWALK ALPHA III LLC
140 BLACKLAND CT E
MARIETTA GA 30067

MILES MICHAEL
141 DEVORE RD
ALPHARETTA GA 30009

KJM HOLDINGS LLC
1418 DRESDEN DR #220
ATLANTA GA 30319

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
ALPHARETTA GA 30004

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

HJORT EMILY & PETER
201 NOTTAWAY LANE
ALPHARETTA GA 30009

FREDO JILL A
203 NOTTAWAY LANE
ALPHARETTA GA 30009

O BRIEN MICHELLE
205 NOTTAWAY LANE
ALPHARETTA GA 30009

DAMERON JULIA
207 NOTTAWAY LANE
ALPHARETTA GA 30009

OH PHILLIP J & GEORGE
209 NOTTAWAY LANE
ALPHARETTA GA 30009

KIMBELL KEVIN & LAURIE
210 BURGESS WALK
ALPHARETTA GA 30009

BAIR GINA
211 NOTTAWAY DR
ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

STRS OHIO GA REAL
ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

WHITNEY BRIAN
300 NOTTAWAY LANE
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

OMOTAYO OLUSOLA
304 BURGESS WALK
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

STOUT LOUIS B & TAMARA
306 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

DUFFY CHRISTOPHER F
312 BURGESS WALK
ALPHARETTA GA 30009

TOKMAKCI MEHMET P
3127 LENOX RD NE APT 5
ATLANTA GA 30324

BURGESS TIA L & CEDRIC
314 BURGESS WALK
ALPHARETTA GA 30009

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

SHERRY DAVID M & SHERRY ANNA
316 BURGESS WALK
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

GUVEN KERIMAN
3396 CARVERTON LANE
ALPHARETTA GA 30022

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

STONEWALK ALPHA II LLC
3847 RIVER VISTA WAY
LOUISVILLE TN 37777

MALHOTRA VISHAL & ZINKI
3970 GRIFFIN TRAIL WAY
CUMMING GA 30041

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

DEGERTEKIN FAHRETTIN LEVENT &
DEGERTEKIN MINE HATUN HASHAS
4091 PARAN POINTE DR NW
ATLANTA GA 30327

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009

RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY REVOCABLE
LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009

LENT ERIC CHRISTOPHER
440 BURTON DR
ALPHARETTA GA 30009

MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009

KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009

REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009

DRUMMOND TRYSTAN WANYE &
DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009

YI WONCHOL & NAMESONG KIM
446 BURTON DR
ALPHARETTA GA 30009

ZENG XI
447 BURTON DR
ALPHARETTA GA 30009

MARINICH ROBERT C
448 BURTON DR
ALPHARETTA GA 30009

ZEDELL KARL F JR
449 BURTON DR
ALPHARETTA GA 30009

NYSENBAUM ROBERT & JENNYLYN
451 BURTON DR
ALPHARETTA GA 30009

DICKERSON KARMBALA ANDREA
453 BURTON DR
ALPHARETTA GA 30009

EIBLER JAY & KATHRYN
455 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY REVOCABLE
LIVING TRUST THE
457 BURTON DR
ALPHARETTA GA 30009

SMITH KENNETH H & SHERRI
459 BURTON DR
ALPHARETTA GA 30009

TURNER WESLEY B
461 BURTON DR
ALPHARETTA GA 30009

MC LAUGHIN STEPHEN & GAIL
463 BURTON DR
ALPHARETTA GA 30009

MILLER SUE B
465 BURTON DR
ALPHARETTA GA 30009

HOPEY MARCIE
468 BURTON DR
DULUTH GA 30097

CARLETON GARY
469 BURTON DR
ALPHARETTA GA 30009

SHERRY LEE ANN &
SHERRY DAVID KEVIN JR
470 BURTON DR
ALPHARETTA GA 30009

DOS SANTOS MARK & KERI
471 BURTON DR
ALPHARETTA GA 30009

BOBE GLENN BYRON JR &
RAGGO BOBE TABORA
472 BURTON DR
ALPHARETTA GA 30009

REARDON JOSEPH CLARENCE &
REARDON HEATHER MC GEE
473 BURTON DR
ALPHARETTA GA 30009

MUNSTER & ROHRBACH
FAMILY TRUST THE
4909 JESPERSEN RD
SAN LUIS OBISPO CA 93401

HUFFMAN BRIANA
503 BURTON DR
ALPHARETTA GA 30009

ENDLER DOMINIK & ANJA BEATE
5045 HUNTWOOD WAY
ROSWELL GA 30075

PICA GABRIEL ALLEANDRO &
ROONEY AMANDA CHRISTINE
507 BURTON DR
ALPHARETTA GA 30009

PEREZ JONATHAN ALEXANDER &
CARLSON JORDAN MORAN
509 BURTON DR
ALPHARETTA GA 30009

CABRERA ALEX LOGAN & GREG ROY
511 BURTON DR
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
513 BURTON DR
ALPHARETTA GA 30009

BERBERIAN PROPERTIES LLC
515 LYELL DR STE 101
MODESTO CA 95356

PATEL SAMIR
5180 BRIARSTONE RIDGE WAY
ALPHARETTA GA 30022

SOMEILLAN LIZETTE
8891 SW 78 PL
MIAMI FL 33156

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

RE: CU-24-09 Wills Park Vet**MARTHA CAMPBELL <campbell121@comcast.net>**

Mon 7/1/2024 9:43 AM

To:Stanford Bell <stan@acharavet.com>

My name is Martha Campbell. I moved to Alpharetta in 1983 with my family. My husband and I were business owners for 24+ years (Campbell Tire Company on N. Main Street). During that time, I also served on the Planning Commission for the City of Alpharetta for 10 years, thus I am well versed on zoning and land use issues in the City of Alpharetta.

With that background, I would like to express my strong support for Application CU-24-09 of Drew Keller, DVM's application to open Wills Park Vet Clinic in Alpharetta Crossing Shopping Center located at 11770 Haynes Bridge Road, Suites 703 & 704. Dr Keller has been our families' Veterinarian since he joined the practice at Alpharetta Animal Hospital. Dr Keller was also our customer for many years.

With the marked increase in intown residential growth in our area, the need for new professional services to support residents has also increased. One such service that is sorely lacking are more Veterinary practices. With limited options in the area, getting appointments has grown increasingly difficult causing us to have to travel far distances to obtain quick and responsive care for our animals. Dr Kellers local roots make him a perfect candidate to open a new practice. This location specifically is an excellent option as it provides a centralized location, ample parking, access off two major transportation arterials and a location that is already primarily commercial and retail in nature. To the extent the practice is located near residential, I would submit such a business has little/no impact on residents over and above the impact of other, more intense uses, such as a 24-hour gas station.

In conclusion, Dr Keller is the BEST and he would be a valuable addition to the Alpharetta business community. His office and support staff have always delivered a well-run clinic and great care for my animals. I have referred numerous people to him and always get glowing reports. I enthusiastically support his conditional use application.

Martha N Campbell

Re: Wills Park Vet Proposal

Stanford Bell <stan@acharavet.com>

Thu 6/27/2024 4:29 PM

To: Heather McGee <heather.mcgee210@gmail.com>

Hello Heather! No, we are not providing any boarding. This is purely a veterinary clinic and all treatment will occur inside of the building. Most pets that we treat will have their owner with them the whole time they are at our clinic. There will be some dogs that get dropped off for the day if they are going into surgery or other treatment, but they will all be kept inside of the clinic. Our staff will occasionally take a dog out back of the strip mall into the landscaped area to relieve itself, but they will bring the pet back into the clinic after the pet is done. We will keep the back area clean of pet waste. Noise should not be a concern. We have another clinic in a strip center where we are using similar soundproofing and we have never had a neighbor talk to us about noise.

Let me know if you have any other questions!

Stanford Bell

Co-Founder & President

+801-884-9044

stan@acharavet.com



From: Heather McGee <heather.mcgee210@gmail.com>

Sent: Thursday, June 27, 2024 12:15 PM

To: Stanford Bell <stan@acharavet.com>

Subject: Wills Park Vet Proposal

Will there be dogs kept outside in the back or anywhere for boarding?
Concerned about barking dogs all day.

Wills Park Vet

Karen Stammer <karen.stammer@yahoo.com>

Sun 6/30/2024 6:52 PM

To: Stanford Bell <stan@acharavet.com>

> Hello, my husband, Chris Stammer and I have lived in Alpharetta for 25 years. We support the Wills Park Vet being located in Alpharetta especially in this location. Dr. Keller and staff have been our veterinarian (DMV) since we brought home our first chocolate Labrador, Zeus in 2003. We continue to take our 2 Labs, Alpha & Bravo to Dr. Keller as so do several of our neighbors in Brierfield subdivision. I have not known a more dedicated and caring veterinarian such as Dr Keller. He treated our Zeus with the upmost care through his 15 years. I credit Dr. Keller for his long, happy life.

>

> It will be great to have Dr. Keller and his office back in Alpharetta and this location is very convenient to our home!

>

> We support his proposal to bring his office and services to the downtown especially since our community has become a pet-friendly community. Everyday you see many people walking their dogs along downtown and sitting at the many pet-friendly establishments. With our ever growing family environment in Alpharetta (especially the downtown), there is a need for an excellent, well-respected veterinarian that can be within a short drive or even walking distance. With the opening his office where Gussied Up Pet Boutique is currently located, this will allow us and everyone to visit one location for several amenities.

>

> Sincerely,

> Chris & Karen Stammer

> 3045 Brierfield Lake

> Alpharetta, GA 30004

> 404-386-1126

Dr Keller

Jabs <jabs99@comcast.net>

Sun 6/30/2024 10:17 AM

To: Stanford Bell <stan@acharavet.com>

Hello, my name is John Britchford-Steel,

We stumbled upon Dr. Keller when our elderly dog could not shake a bad cough, our current vet wanted to operate on him, something my wife and I were opposed to. My daughter suggested we get a second opinion, and referred us to Dr. Keller on the recommendation of one of his long standing clients, Cathie Tarantino. Dr. Keller and his staff were very warm and welcoming, the clinic was beautiful and spotlessly clean. Dr. Keller not only agreed that our dog should not be operated on, he had a different diagnosis altogether and has followed up by phone several times to check on our little guy. Needless to say, we switched to his practice.

My wife and I have lived in the Alpharetta/Cumming area for over 20 years. We support Wills Park Vet moving into the shopping center, not only is it a very central location there is already a pet boutique in the same shopping center.

Regards,

John Britchford-Steel

Cell: (404) 643-5915

Email: jabs99@comcast.net

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Keller Support Email

Alexander Tarantino <awtarantino@outlook.com>

Sun 6/30/2024 8:21 PM

To: Stanford Bell <stan@acharavet.com>

All,

My name is Alexander Tarantino. I've been a resident of Alpharetta/Milton for 18 years. For 13 years, Drew Keller has been my veterinarian. Before that, he was my grandmother's vet for over 20 years. His expertise and care for my animals has always been exceptional. One of my cats has asthma, and Dr. Keller gave me his personal phone number to contact him in case anything happens. He has also provided incredibly useful guidance in caring for a feral colony that I am trying to rescue. I have never received anything less than excellent care from Dr. Keller and his staff. When Dr. Keller left Alpharetta Animal Hospital, I followed him to Dawsonville. I do not trust any other vet to care for my animals.

The shopping center is a phenomenal spot for his new office. It's right off the highway and provides plenty of parking for his clients. Keller has always kept a clean office, which isn't easy given the number of animals that come through the door. The incredible growth of downtown Alpharetta is hard to handle, and with so many homes, we need more vets, especially one that is familiar with the area and the people. That shopping center is home to two other friends of mine with businesses, Chau's Alterations and Bagel Boys. I would love to welcome Dr. Keller back to Alpharetta and have my vet and me friend closer to home.

Wills Park Vet

Cathie Tarantino <Cathie@tarantinoco.com>

Sun 6/30/2024 10:36 AM

To: Stanford Bell <stan@acharavet.com>

Cc: djkeller@bellsouth.net <djkeller@bellsouth.net>

To Whom It May Concern:

My name is Cathie Tarantino. My extended family and my immediate family have been clients of Dr. Drew Keller for more than 20 years.

It would take me way too long to give you all examples of how wonderful Dr. Keller has been to all our fur babies. Even thru the worst of times when we have lost family along with one of our fur babies. He saved our 13-year Siberian Cat, Bunns, more times than I can count. I can't tell you how many times Bunns would have an emergency and I thought this is it and Dr. Keller saved him. But he also loves all our babies. He knows them all by name and they know him. Between our family members we have a total of 9 cats, 5 rescues – terrible stories and Dr. Keller has always been there for them and emotionally for us.

Dr. Keller also has helped my dearest friend and I with a feral colony. He doesn't mind when I contact him in the evening and weekends. He is always reachable. We are trying to end this colony and give the remaining cats a better life on my friend's property. I can't even begin to tell you how caring he has been with this colony. Some of these cats are in horrible condition. Unfortunately, a man-made situation.

I want to tell you one story of my 22 year old's rescue. My 22 year old has a heart condition and he rescued a cat that was neglected and his mom and sister were adopted and he was left for a long time in a foster home in a hot room. My son rescued Murphy and the love this rescue brought to him and our entire family I can't explain. He became the college baseball mascot, wore sweaters and had the sweetest demeanor. Unfortunately, he became ill about 6 months later with cancer. I was out of town, but Dr. Keller helped my husband and 2 son's put Murphy to rest. My son tried to keep Murphy home till the end, but he started to suffer. It was one of the worst days of my son's and Murphy's life. No one could have gotten thru this without the caring and love of Dr. Keller.

I don't mean to go on and on about Dr. Keller, but I have a lot more stories I could tell about all our fur babies and the care Dr. Keller has given them.

We live in the City of Milton, right next door to Alpharetta and we drive the 45 minutes to the office where he is located now in Dawsonville.

I can't begin to tell you how excited we are for Dr. Keller to come back to Alpharetta.

Please contact me if you have any questions or if there is anything I can do help.

Warm Regards,

Cathie Tarantino



225 Croyton Terrace
Milton, GA 30004

(T) 404 966 3816

(E) Cathie@TarantinoCo.com

(W) www.TarantinoCo.com

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CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CU-24-09

PH #: PHA240027

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Stanford Bell

Telephone: (801) 884-9044

Address: 411 University Ridge

Suite: B16

City: Greenville

State: SC

Zip: 29601

Fax: _____

Mobile Tel: (801) 884-9044

Email: stan@acharavet.com

Subject Property Information:

Address: 11770 Haynes Bridge Road, Suites 703 & 704, Alpharetta, GA

Current Zoning: C-2

District: _____

Section: _____

Land Lot: _____

Parcel ID: 12 258406951052

Proposed Zoning: _____

Current Use: Vacant, formerly a pub

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

We intend to start a general practice veterinary clinic that performs some urgent care during business hours.

Applicant's Request (Please itemize the proposal):

We are requesting a conditional use permit for a small animal clinic.

Address and Suite Number - 11770 Haynes Bridge Road, Suites 703 & 704

Square feet - 3,600 rentable square feet

Name of business - Wills Park Vet

Proposed hours of operation - 7:30 am to 5:30 pm

Estimate on number of employees - 6 to 7

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

We are starting a general practice veterinary clinic that treats small animals such as dogs and cats. We will not be providing any boarding. The only pets that will stay overnight at the clinic are pets that are staying under observation after a surgery or other treatment. Overnight observation will be infrequent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Andrea Kenney Telephone: (404) 846-4018
Address: 3715 Northside Parkway Suite: NW Bldg 400-100
City: Atlanta State: GA Zip: 30327 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Stanford Bell Telephone: (801) 884-9044
Address: 411 University Ridge Suite: B16
City: Greenville State: SC Zip: 29601 -

So Sworn and Attested:

Owner Signature: John Grozine  Digitally signed by John Grozine
Date: 2024.05.21 13:22:41 -04'00' Date: 5-21-2024

Notary:

Notary Signature: Tonya M. Howard  Digitally signed by Tonya M. Howard
Date: 2024.05.21 13:29:36 -04'00' Date: 5-21-24

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **Stanford Bell**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: **NA** Position: _____

Description of Contribution: _____ Value: **\$0**

Description of Contribution: _____ Value: _____

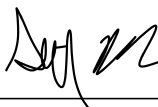
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature:  _____

Date: **May 23, 2024**

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The two suites are near the middle of the shopping center with a pet boutique (Gussied Up), orthodontists, a dance school, and similar uses. A pub used to occupy our suite To the east of the suite is another shopping center. The property to the west is Zoned C-2 as well. A pet groomer (Scenthound) is just to the west, with similar business hours and impacts. The veterinary clinic will have the same or similar impacts as the pet boutique, dance schools and dentists.

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

There will be no negative impacts. All business functions will be carried out inside of the suite. We plan to install a stand with garbage bags for our clients to pick up after their own pets. Our staff will clean up after any pets that are visiting the clinic for surgery and need to relieve themselves before going under anesthesia. The shopping center already includes a pet boutique.

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

It has been developed as a shopping center. A veterinary clinic is a reasonable use in the C-2 zone. There is a Veterinary Emergency Group clinic less than a mile to the east of our location where they run 24 hours a day in a Downtown Live Work zone.

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

None

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

Not applicable

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

The Future Land Use Map shows that the property is intended to be mixed use. Scenthound, the pet groomer to our west, is located in the Downtown Mixed Use Zone. Veterinary clinics and pet groomers work well in mixed use and live work zones to provide easy access for pet owners to get care for their pets. It also supports the walkability plans of the city.

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

Not applicable.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Wills Park Vet

Contact Name: Stanford Bell Telephone: (801) 884-9044

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

See attached list

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

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

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

My email address will be included in the notification so that individuals can contact me.

FEUERHERM WAYNE BENTLEY & NICOLE
107 NOTTAWAY LN
ALPHARETTA GA 30009

JANUS PAUL S & KARIN L
109 NOTTAWAY LANE
ALPHARETTA GA 30009

REMMES ROBERT J & MARY L
111 NOTTAWAY LANE
ALPHARETTA GA 30009

KHANG STELLA ET AL
113 NOTTAWAY LANE
ALPHARETTA GA 30009

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

BAILEY JAMES R & BAILEY MARY M
115 NOTTAWAY LANE
ALPHARETTA GA 30009

WARREN THEODORE JAMES & LOUISE
117 NOTTAWAY LANE
ALPHARETTA GA 30009

JOHNSON GREAG & JOHNSON LYNN
PAULETTE BECKMAN
119 NOTTAWAY LANE
ALPHARETTA GA 30009

FINEIS JAMES L & BAILEY ELLEN J
120 NOTTAWAY LN
ALPHARETTA GA 30009

VENKATA ARUN KUMAR DEVARAKONDA
& KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

GOLIAS DAVID J
121 NOTTAWAY LANE
ALPHARETTA GA 30009

HATCH TIMOTHY & WIELAND LISA
122 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

OU YI-CHUNG & CHUO YUN-FANG
123 NOTTAWAY LN
ALPHARETTA GA 30009

MC BETH LAIRD G & JOHANNA V
124 NOTTAWAY LN
ALPHARETTA GA 30009-2284

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

VOEGELI KATHERINE TREADWAY
126 NOTTAWAY LN
ALPHARETTA GA 30009

FAHEY FRANK R JR & AMY E
128 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MC GRETY THOMAS
137 DEVORE RD
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

STONEWALK ALPHA III LLC
140 BLACKLAND CT E
MARIETTA GA 30067

MILES MICHAEL
141 DEVORE RD
ALPHARETTA GA 30009

KJM HOLDINGS LLC
1418 DRESDEN DR #220
ATLANTA GA 30319

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
ALPHARETTA GA 30004

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

HJORT EMILY & PETER
201 NOTTAWAY LANE
ALPHARETTA GA 30009

FREDO JILL A
203 NOTTAWAY LANE
ALPHARETTA GA 30009

O BRIEN MICHELLE
205 NOTTAWAY LANE
ALPHARETTA GA 30009

DAMERON JULIA
207 NOTTAWAY LANE
ALPHARETTA GA 30009

OH PHILLIP J & GEORGE
209 NOTTAWAY LANE
ALPHARETTA GA 30009

KIMBELL KEVIN & LAURIE
210 BURGESS WALK
ALPHARETTA GA 30009

BAIR GINA
211 NOTTAWAY DR
ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

STRS OHIO GA REAL
ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

WHITNEY BRIAN
300 NOTTAWAY LANE
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

OMOTAYO OLUSOLA
304 BURGESS WALK
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

STOUT LOUIS B & TAMARA
306 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

DUFFY CHRISTOPHER F
312 BURGESS WALK
ALPHARETTA GA 30009

TOKMAKCI MEHMET P
3127 LENOX RD NE APT 5
ATLANTA GA 30324

BURGESS TIA L & CEDRIC
314 BURGESS WALK
ALPHARETTA GA 30009

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

SHERRY DAVID M & SHERRY ANNA
316 BURGESS WALK
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

GUVEN KERIMAN
3396 CARVERTON LANE
ALPHARETTA GA 30022

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

STONEWALK ALPHA II LLC
3847 RIVER VISTA WAY
LOUISVILLE TN 37777

MALHOTRA VISHAL & ZINKI
3970 GRIFFIN TRAIL WAY
CUMMING GA 30041

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

DEGERTEKIN FAHRETTIN LEVENT &
DEGERTEKIN MINE HATUN HASHAS
4091 PARAN POINTE DR NW
ATLANTA GA 30327

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009

RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY REVOCABLE
LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009

LENT ERIC CHRISTOPHER
440 BURTON DR
ALPHARETTA GA 30009

MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009

KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009

REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009

DRUMMOND TRYSTAN WANYE &
DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009

YI WONCHOL & NAMESONG KIM
446 BURTON DR
ALPHARETTA GA 30009

ZENG XI
447 BURTON DR
ALPHARETTA GA 30009

MARINICH ROBERT C
448 BURTON DR
ALPHARETTA GA 30009

ZEDELL KARL F JR
449 BURTON DR
ALPHARETTA GA 30009

NYSENBAUM ROBERT & JENNYLYN
451 BURTON DR
ALPHARETTA GA 30009

DICKERSON KARMBALA ANDREA
453 BURTON DR
ALPHARETTA GA 30009

EIBLER JAY & KATHRYN
455 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY REVOCABLE
LIVING TRUST THE
457 BURTON DR
ALPHARETTA GA 30009

SMITH KENNETH H & SHERRI
459 BURTON DR
ALPHARETTA GA 30009

TURNER WESLEY B
461 BURTON DR
ALPHARETTA GA 30009

MC LAUGHIN STEPHEN & GAIL
463 BURTON DR
ALPHARETTA GA 30009

MILLER SUE B
465 BURTON DR
ALPHARETTA GA 30009

HOPEY MARCIE
468 BURTON DR
DULUTH GA 30097

CARLETON GARY
469 BURTON DR
ALPHARETTA GA 30009

SHERRY LEE ANN &
SHERRY DAVID KEVIN JR
470 BURTON DR
ALPHARETTA GA 30009

DOS SANTOS MARK & KERI
471 BURTON DR
ALPHARETTA GA 30009

BOBE GLENN BYRON JR &
RAGGO BOBE TABORA
472 BURTON DR
ALPHARETTA GA 30009

REARDON JOSEPH CLARENCE &
REARDON HEATHER MC GEE
473 BURTON DR
ALPHARETTA GA 30009

MUNSTER & ROHRBACH
FAMILY TRUST THE
4909 JESPERSEN RD
SAN LUIS OBISPO CA 93401

HUFFMAN BRIANA
503 BURTON DR
ALPHARETTA GA 30009

ENDLER DOMINIK & ANJA BEATE
5045 HUNTWOOD WAY
ROSWELL GA 30075

PICA GABRIEL ALLEANDRO &
ROONEY AMANDA CHRISTINE
507 BURTON DR
ALPHARETTA GA 30009

PEREZ JONATHAN ALEXANDER &
CARLSON JORDAN MORAN
509 BURTON DR
ALPHARETTA GA 30009

CABRERA ALEX LOGAN & GREG ROY
511 BURTON DR
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
513 BURTON DR
ALPHARETTA GA 30009

BERBERIAN PROPERTIES LLC
515 LYELL DR STE 101
MODESTO CA 95356

PATEL SAMIR
5180 BRIARSTONE RIDGE WAY
ALPHARETTA GA 30022

SOMEILLAN LIZETTE
8891 SW 78 PL
MIAMI FL 33156

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

RENOVATION FOR:
WILLS PARK VET - ALPHARETTA , GA
11770 HAYES BRIDGE RD, ALPHARETTA GA 30009

SHEET INDEX

ARCHITECTURAL

STONECRAFT STUDIO 3, LLC
222 TINDAL AVE
GREENVILLE, SC 29605
864-354-5198
CHRIS@STONECRAFTSTUDIO3.COM

SHEET NO.	SHEET NAME	SHT REV NO.	SHT REV DATE	REVISION DESCRIPTION
G-01	PROJECT INFORMATION SHEET			
G-02	LIFE SAFETY PLAN / CODE REVIEW			
G-03	PROJECT NOTES			

SHEET NO.	SHEET NAME	SHT REV NO.	SHT REV DATE	REVISION DESCRIPTION
A-0.02	CONSTRUCTION SUBSYSTEMS			
A-1.01	AVA - FLOOR PLAN RENOVATION- NOTES/ DIM			
A-1.02	FLOOR PLAN DIMINSIONS			
A-1.21	REFLECTED CEILING PLAN			
A-2.01	EXTERIOR ELEVATIONS			
A-2.50	INTERIOR ELEVATIONS			
A-3.01	BUILDING SECTIONS			
A-4.01	ENLARGED PLANS- RESTROOM			
A-4.02	ENLARGED PLANS AND ELEVATIONS			
A-6.01	DOOR SCHEDULE, DOOR TYPE LEGEND & FRAME TYPES			
A-7.1	MAIN FINISH PLAN			
A-EX.0	1ST FLOOR EXISTING			
A-EX.1	RCP/ ROOF / SECTION			
A-EX.2	EXTERIOR ELEVATIONS			
A-EX.2.1	EXTERIOR ELEVATIONS 2			

PLUMBING

FIRM
STREET ADDRESS
CITY, STATE ZIP
tel: 000.000.0000
email: email@company.com

SHEET NO.	SHEET NAME	SHT REV NO.	SHT REV DATE	REVISION DESCRIPTION
P-001	LEGEND & SCHEDULES - PLUMBING			
P-002	DETAILS - PLUMBING			
P-003	TRENCH DRAIN TD-1 - BASIS OF DESIGN - DETAILS			

MECHANICAL

SHEET NO.	SHEET NAME	SHT REV NO.	SHT REV DATE	REVISION DESCRIPTION
M-001	LEGEND & INDEX - MECHANICAL			
M-002	SCHEDULES - MECHANICAL			
M-003	VENTILATION CALCULATIONS - MECHANICAL			

ELECTRICAL

SHEET NO.	SHEET NAME	SHT REV NO.	SHT REV DATE	REVISION DESCRIPTION
E-001	ELECTRICAL NOTES, SCHEDULES AND DIAGRAMS			
E-002	ELECTRICAL SITE PLAN			
E-101	FIRST FLOOR OVERALL LIGHTING PLAN			

FIRE PROTECTION

FIRM
STREET ADDRESS
CITY, STATE ZIP
tel: 000.000.0000
email: email@company.com

SHEET NO.	SHEET NAME	SHT REV NO.	SHT REV DATE	REVISION DESCRIPTION
F-001	LEGEND, SCHEDULES & DETAILS - FIRE PROTECTION			
F-101	FIRST FLOOR PLAN - NORTH - FIRE PROTECTION			

UDS SHEET DESIGNATORS AND SHEET ORDER

LEVEL 1 - DISCIPLINE DESIGNATORS	LEVEL 2 - SHEET TYPE DESIGNATORS	LEVEL 3 - PLAN TYPE DESIGNATORS
G GENERAL	0 GENERAL / OVERALL	0 DEMOLITION PLAN
V SURVEY / MAPPING	1 PLANS	1 CONSTRUCTION PLAN
B GEOTECHNICAL	2 ELEVATIONS	2 REFLECTED CEILING PLAN
C CIVIL	3 SECTIONS	3 FINISH PLAN
L LANDSCAPE	4 LARGE SCALE VIEWS	4 FURNITURE PLAN
S STRUCTURAL	5 DETAILS	5 OUTLET LOCATION PLAN
A ARCHITECTURAL	6 SCHEDULES & DIAGRAMS	6 EQUIPMENT PLAN
I INTERIORS	7 USER DEFINED	7 INTERIOR SIGNAGE
Q EQUIPMENT	8 USER DEFINED	8 ACCESS FLOOR GRID PLAN
	9 3D REPRESENTATIONS	9 BUILDING AUTOMATION PLAN

A-12.1

LEVEL 1 LEVEL 2 LEVEL 3 SEQUENCE



FRONT ELEVATION - EXISTING



REAR ELEVATION - EXISTING

DOUBLE CHECK

MATERIAL LEGEND

(NOT ALL MATERIALS APPLICABLE)

PLAN AND SECTION	ELEVATION
EARTH	BRICK
POROUS FILL (STONE OR GRAVEL)	CERAMIC TILE
ROCK	CONCRETE / PLASTER / STUCCO
LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)	GLASS
STRUCTURAL CONCRETE (CAST IN PLACE, ETC.)	SHINGLES/SIDING
BRICK (COMMON OR FACE)	
CONC. MASONRY UNITS (C.M.U.)	
PLASTER, CEMENT, SAND, GROUT	
STEEL, IRON	
ALUMINUM	
WOOD (FINISH)	
WOOD (ROUGH)	
WOOD BLOCKING	
PLYWOOD	
SPRAY-ON FIREPROOFING	
BATT/LOOSE FILL INSULATION	
EXTRUDED POLYSTYRENE	
ACOUSTICAL TILE	
GYPSUM WALLBOARD	
CARPET AND PAD	

GRAPHIC SYMBOL LEGEND

COLUMN GRID REFERENCE

DRAWING TITLE

A1

PLAN

1/8" = 1'-0"

DRAWING SCALE

DRAWING LOCATION ON SHEET GRID

DRAWING NAME

A1

PLAN

NTS

DRAWING SCALE

SHEET NUMBER WHERE DETAIL IS DRAWN

SHEET NUMBER WHERE DETAIL IS REFERENCED

DETAIL/PLAN KEY

A1

DETAIL LOCATION ON SHEET GRID

LOCATION OF DETAIL

SHEET IDENTIFIER FOR LOCATION OF DETAIL

REVISION INDICATION

REVISION NUMBER

AREA REVISED

DOOR NUMBER

201A

Glass TYPE

A

SUBSYSTEM

W1

ROOM NAME & NUMBER

ROOM NAME

2201

150 SF

ENLARGED DETAIL INDICATOR

DETAIL LOCATION ON SHEET GRID

A1

A101

SHEET IDENTIFIER FOR LOCATION OF DETAIL

CENTERLINE

9 1/2"

FLOOR ELEVATION

1ST FLOOR

0'-0"

SECTION KEYS

DIRECTION OF SECTION

BUILDING SECTION LOCATION ON SHEET GRID

A1

A-201

SHEET IDENTIFIER FOR LOCATION OF SECTION

DIRECTION OF SECTION

WALL SECTION LOCATION ON SHEET GRID

A1

A-201

SHEET IDENTIFIER FOR LOCATION OF SECTION

TERMINATION OF SECTION

SHEET IDENTIFIER FOR LOCATION OF SECTION

A1

A-201

SHEET IDENTIFIER FOR LOCATION OF SECTION

ELEVATION KEY

ELEVATION LOCATION ON SHEET GRID

A1

A-201

SHEET IDENTIFIER FOR LOCATION OF ELEVATION

DIRECTION OF ELEVATION

ABBREVIATIONS

EOS	EDGE OF SLAB	LF	LINEAR FEET	RO	ROUGH OPENING	A/C	AIR CONDITION(ING)
EQ	EQUAL	LVR	LOUVER	ROW	RIGHT OF WAY	ADMIN	ADMINISTRATION
EQUIP	EQUIPMENT	MAINT	MAINTENANCE	S	ABOVE FINISHED FLOOR	AFF	APPROXIMATE
EVC	ELECTRIC WATER COOLER	MATL	MATERIAL	SC	SOLID CORE	ALT	ALTERNATE
EXIST	EXISTING	MAX	MAXIMUM	SD	STORM DRAIN	ALUM	ALUMINUM
EXP JT	EXPANSION JOINT	MECH	MECHANICAL	SECT	SECTION	APPROX	APPROXIMATE(LY)
EXT	EXTERIOR	MEZZ	MEZZANINE	SF	SQUARE FEET	ARCH	ARCHITECT(URAL)
F/F	FACE TO FACE	MFG	MANUFACTURING	SIM	SIMILAR	AUTO	AUTOMATIC
FD	FLOOR DRAIN	MFR	MANUFACTURER	SPEC	SPECIFICATION	AUX	AUXILIARY
FE	FIRE EXTINGUISHER	MIN	MINIMUM	SPKR	SPEAKER	AV	AUDIOVISUAL
FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	SQ	SQUARE	BITUM	BITUMINOUS
FF EL	FINISH FLOOR ELEVATION	MO	MASONRY OPENING	SS	STAINLESS STEEL	BL	BUILDING LINE
FHC	FIRE HOSE CABINET	MR	MOISTURE RESISTANT	STD	STANDARD	BLDG	BUILDING
FIN FLR	FINISHED FLOOR	MTD	MOUNTED	STOR	STORAGE	BN	BULL NOSE
FLR	FLOOR, FILLER	MTG	MOUNTING	SUSP	SUSPENDED	BOS	BOTTOM OF STEEL
FOC	FACE OF CURB	MTL	METAL	SYS	SYSTEM	BOT	BOTTOM
FOF	FACE OF FINISH	N	NORTH	T	TREAD	CAB	CABINET
FOM	FACE OF MASONRY	NIC	NOT IN CONTRACT	TEL	TELEPHONE	CJ	CONTROL JOINT
FOS	FACE OF SLAB	NOM	NOMINAL	TEMP	TEMPORARY	CL	CENTER LINE
FW	FACE OF WALL	NON	NON-COMBUSTIBLE	THK	THICKNESS	CLG	CEILING
FT	FOOT, FEET	NTS	NOT TO SCALE	TOB	TOP OF	CLG HT	CEILING HEIGHT
FTG	FOOTING	OC	ON CENTER	TOC	TOP OF	CLO	CLOSET
FURN	FURNISH, FURNITURE	OD	OUTSIDE DIAMETER	TOF	TOP OF CONCRETE, CURB	CLR	CLEAR(ANCE)
GA	GAGE	OPP	OPPOSITE	TOF	TOP OF FOOTING	CMU	CONCRETE MASONRY UNIT
GALV	GALVANIZED	OPT	OPTIONAL	TOF	TOP OF JOIST	COL	COLUMN
GC	GENERAL CONTRACTOR	PCF	POUNDS PER CUBIC FEET	TOF	TOP OF MASONRY	CONC	CONCRETE
GYP BD	GYPSUM BOARD	PLAM	PLASTIC LAMINATE	TOF	TOP OF PARAPET	CONF	CONFERENCE
GYP PLAS	GYPSUM PLASTER	PLF	POUNDS PER LINEAR FEET	TOP	TOP OF WALL	CONT	CONTINUE, CONTINUOUS
HC	HANDICAP	PLYWD	PLYWOOD	TOS	TOP OF SLAB	CORR	CORRIDOR
HD	HEAVY DUTY	PNL	PANEL	TOW	TREATED	CU FT	CUBIC FOOT
HDWD	HARDWARE	PAIR	PAIR	TRTD	TELEVISION	CU YD	CUBIC YARD
HM	HOLLOW METAL	PREFAB	PREFABRICATED	TV	TYPICAL	DEMOLISH	DEMOLISH
HORIZ	HORIZONTAL	PREFIN	PREFINISH	TYP	UNDERWRITERS LABORATORIES	DEPT	DEPARTMENT
HT	HEIGHT	PRKG	PARKING	UL	UNLESS NOTED OTHERWISE	DET	DETAIL
HVAC	HEATING, VENTILATION & AIR CONDITIONING	PSF	POUNDS PER SQUARE FOOT	UNO	VERTICAL	DF	DRINKING FOUNTAIN
ID	INSIDE DIAMETER	PT	PAINT, POST-TENSIONED, PRE-TREATED	VERT	VESTIBULE	DIA	DIAGONAL
INCL	INCLUDE(D), (ING)	PVC	POLYVINYL CHLORIDE (PLASTIC)	VEST	VERIFY IN FIELD	DIM	DIMENSION
INFO	INFORMATION	QTY	QUANTITY	W	WEST, WIDE	DIV	DIVISION
INSUL	INSULATION	R	RADIUS, RISER	W/	WITH	DS	DOWNSPOUT
INT	INTERIOR	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT	E	EACH
JAN CLO	JANITOR CLOSET	RD	ROOF DRAIN	WW	WALL TO WALL	EIFS	EXTERIOR INSULATION & FINISH SYSTEM
KIT	KITCHEN	REF	REFRIGERATOR, REFERENCE	WC	WATER CLOSET	EJ	EXPANSION JOINT
KO	KNOCKOUT	REQD	REQUIRED	WD	WOOD	EL	ELEVATION
LAB	LABORATORY	RL	ROOF LEADER	WR	WORKING POINT, WATERPROOFING	ELEC	ELECTRIC(AL)
LAM	LAMINATE	RM	ROOM	WT	WEIGHT	ELEV	ELEVATOR
LAU	LAUNDRY			WWF	WELDED WIRE FABRIC	ENCL	ENCLOSE(D)
LAV	LAVATORY			YD	YARD		

VICINITY MAP

AREA MAP

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
ALPHARETTA GA
30009

These documents have been prepared under a Limited Services Agreement and are intended to convey design intent only. The work illustrated herein is to be executed in a contractor-led Design/Bid/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements. STONE CRAFT STUDIO 3 has not been engaged to provide architect-led construction phase services for this project.

STONECRAFT STUDIO 3
222 TINDAL AVE
GREENVILLE, SC 29605
864-354-5198
WWW.STONECRAFTSTUDIO3.COM

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REVISIONS:

No.	Description	Date
-----	-------------	------

PROJECT: 2024.13
DATE: 3.24.2024
DRAWN BY: CRS
CHECKED BY: ACHARA VET

PROJECT
INFORMATION
SHEET

G-01

3.29.2024 CD SET
Page 37 of 107

ACHARA VET- ALPHARETTA, GA

11770 HAYES BRIDGE RD, ALPHARETTA GA 30009

TAX PARCEL 12 258406951052

PROJECT DESIGNED IN ACCORDANCE WITH GEORGIA CODE VERSION

INTERNATIONAL BUILDING CODE 2018 EDITION
WITH AMENDMENTS
NFPA 101 LIFE SAFETY CODE 2018 EDITION
INTERNATIONAL MECHANICAL CODE 2018 EDITION
INTERNATIONAL PLUMBING CODE 2018 EDITION
NATIONAL ELECTRICAL CODE 2020 EDITION
INTERNATIONAL FIRE CODE 2018 EDITION
NFPA LIFE SAFETY CODE 2020 EDITION
INTERNATIONAL FUEL GAS CODE 2018 EDITION

ACCESSIBLE STANDARDS - 2010 ADA STANDARDS

INTERNATIONAL ENERGY CONSERVATION CODE W/ ASHRAE / IES 90.1 2009 EDITION

INTERNATIONAL EXISTING BUILDING CODE 2018 EDITION

SOURCE: WWW.DCA.GA.GOV

SCOPE OF RENOVATION: LIMITED

1. NO NEW EXTERIOR ADDITION ARE BEING CONSTRUCTED
2. THIS CURRENT RENOVATION IS AN INTERIOR UP-FIT IN WHICH ONLY 3,450 SF OF THE TOTAL SHOPPING CENTER IS BEING RENOVATED, THEREFORE LESS THAN 50%.
3. NO CHANGE IN BUSINESS USE AND OCCUPANCY
4. THIS BUILDING HAS BEEN CONTINUOUSLY OCCUPIED AND CONTINUES TO REMAIN SO
5. SUBDIVIDED TENANT SPACE WITH SPRINKLER SYSTEM/ ALARM EXISTING

LIFE SAFETY REVIEW - GEORGIA 2018 IBC WITH MOD AND NFPA 101, 2018

OCCUPANCY CLASSIFICATION: B, BUSINESS (304.1) ANIMAL HOSPITAL

AUTOMATIC SPRINKLER SYSTEM:
USE GROUP per Table 508.4
CONSTRUCTION: TYPE I-B (602.2)

SPRINKLED - EXISTING
SEPARATED - 1 HOUR MINIMUM
TYPE I-B (602.2)

INTERIOR WALL AND CEILING FINISHES: 803.13

BUSINESS GROUP / SPRINKLED

Interior exit stairways and ramps and exit passageways
Corridors and enclosure for exit access stairways and ramps
Rooms and Enclosed Spaces

CLASS B
CLASS C
CLASS C

Class C = Flame spread index 76-200; smoke-developed index 0-450

OCCUPANT LOAD: 1094.5

FLOOR OCCUPANCY CALCULATION METHODOLOGY:

BUSINESS OCCUPANCY ALLOWS 150 SF PER OCCUPANT - GROSS

BUSINESS OCCUPANCY	SQ. FT.	OCC
BUSINESS MAIN FLOOR - 150 GROSS	2,450 SF	23 OCC
TOTAL OCCUPANCY		23 OCC

NOTE: OWNER SHALL VERIFY ABOVE OCCUPANCY COUNTS AND INFORM G.C. OF ANY MODIFICATIONS.
OWNER SHALL POST OCCUPANCY SIGNAGE AS REQUIRED BY AHJ AND ABIDE BY POSTED LIMITS.

THE FOLLOWING CALCULATIONS ARE BASED ON AN OCC COUNT OF 23 OCC

MEANS OF EGRESS:
OTHER COMPONENTS (per 1006.3.2) **EXCEPTION 1**
DOOR SIZE: 32" Min. clear per 1010.1.1
REQUIRED WIDTH CAPACITY:

MEANS OF EGRESS /
MAX TRAVEL DISTANCE (BUSINESS):
Per 1006.3.3(2) LESS THAN 50 OCC per level SF

TOTAL TRAVEL DIST. (per Table 1017.2):
DEAD END CORRIDOR:

SPECIAL INSPECTIONS:

CHAPTER 29- PLUMBING - GA IBC 2018

ACHARA VET (OWNER) TO OCCUPY
SUBDIVIDED SPACE OF 3,450 SF
MAIN LEVEL: CLIENT / EMPLOYEE ADA RESTROOM

2 RESTROOMS PROVIDED
ADA RESTROOM REQUIRED (REASONABLE)
GA ACCESSIBILITY CODE 120-3-20.09-11(C)

RESTROOM #2 FOR EMPLOYEES

BUSINESS OCC BASED ON 23 OCC
WATER CLOSET 23
LAVATORY (MEN) 23
SERVICE SINK -
WATER FOUNTAINS -

23 OCC per exit = 3 exits
0.15' / OCC WITH Sprinkler System
1.35' PROVIDED
3.45" Required @ 0.15 / 23 - (PROVIDED)

3 EXITS PROVIDED / 23 OCC (2) EXIT REQUIRED
75 FEET

300' WITH Sprinkler System (BUSINESS Occupancy governs)

To be specified by structural engineer for modifications to the building's
structure are made - **TO BE PROVIDED**

RESTROOM FACILITIES TO BE UPDATED IN THIS RENOVATION TO
MEET 2010 ADA STANDARDS

1 ADA GUEST RESTROOM PROVIDED (ANSI 4.22)

ENLARGED / NOT FULL ADA COMPLAINT

1 PER 25 - 1 REQUIRED / 2 TOILETS PROVIDED
1 PER 40 - 1 LAVATORIES REQUIRED - 2 PROVIDED
1 REQUIRED - 1 COLD/HOT SERVICE SINK REQUIRED - 1 PROVIDED
1 PER 500 - 1 REQUIRED - 2 PROVIDED HILO ADA

MEDICAL GAS - 39.32.5 MEDICAL GAS STORAGE AREAS AND THE OPERATION, MANAGEMENT, AND MAINTENANCE OF MEDICAL
GASES SHALL BE IN ACCORDANCE WITH NFPA 99

DOUBLE CHECK

LIFE SAFETY AREA OCCUPANCY KEY

Occupancy Type	Area per Occupant
Assembly - Concentrated	7 SF
Assembly - Standing Space	5 SF
Assembly - Unconcentrated	15 SF
Business	150 SF
Courtrooms	40 SF
Dormitories	50 SF
Educational - Classroom	20 SF
Educational - Vocational	50 SF
Exercise Rooms	50 SF
Institutional - Inpatient	240 SF
Institutional - Outpatient	100 SF
Institutional - Sleeping Areas	120 SF
Kitchens - Commercial	200 SF
Library - Reading	50 SF
Library - Stack	100 SF
Locker Rooms	50 SF
Mechanical Room	300 SF
Parking Garages	200 SF
Residential	200 SF
Stages and Platforms	15 SF
Storage Areas	300 SF

LIFE SAFETY PLAN LEGEND

✕ - - - - ✕	EGRESS TRAVEL PATH: DISTANCE NOTED IS ACTUAL ALLOWABLE DISTANCE IS 300'-0"
ROOM NAME 1 OCC 150 SF OCC Type / SF per OCC	OCCUPANCY LOAD ROOM AREA OCCUPANCY LOAD FACTOR AND METHOD OCCUPANCY GROUP
EXIT DOOR 34" 170 111	EXIT CAPACITY (DOOR EGRESS WIDTH / 2) ANTICIPATED LOAD EGRESS WIDTH
EXIT STAIR 48" 160 137	EXIT CAPACITY (STAIR EGRESS WIDTH / 3) ANTICIPATED LOAD EGRESS WIDTH
HO	HOLD OPEN
PD	PANIC DEVICE
FEC	FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER
EXIT SIGN	EXIT SIGN

NFPA 101 LIFE SAFETY CODE 2018 EDITION 39.3.4.1

BUSINESS OCCUPANCY - EXISTING BUILDINGS
FIRE ALARM SYSTEMS REQUIRED IF:

1. THREE OR MORE STORIES
2. 100 OR MORE OCCUPANTS OVER THE DISCHARGE LEVEL, OR
3. 1000 OR MORE TOTAL OCCUPANTS

EXISTING AND CURRENT DESIGN

1. 1 STORY - NR
2. ALL OCCUPANTS AT DISCHARGE LEVEL - NR
3. TOTAL OCC - 23 - NR

FIRE ALARM SYSTEM AND SPRINKLER SYSTEM EXISTING

REVIEW - GEORGIA 2018 IBC WITH MOD AND NFPA 101, 2018 - UPCODE REVIEW

Project Info							
Project Name	ACHARA VET ALPHARETTA, GEORGIA	Location	Georgia	Year	2018	Revision	01/24/2024
Building Data							
Story	Name	Occupancy Group	Function of Space	Designed Area (gross)	Area per Story		
1	BUSINESS OFFICE	B	Business office	3,450 S.F.	3,450 S.F.		
				Total Gross Area:	3,450 S.F.		
Sprinkler type							
NFPA 13	Type of Construction	III	Occupancy Separation		High Rise	No	
Height / Areas							
				Single Occupancy, Single Story			
Occupancy Group		Designed Area		Allowed Area (sq)			
B		3,450 S.F.		14,530 S.F.			
Building Height in Feet							
Occupancy Group		Height Exceeds Above Grade Plane Occupancy Applies On:					
B		14.00 FT.					
Average Roof Surface Height Above Grade Plane				Highest Allowable Elevation Above Grade Plane			
30.00 FT.				75 FT.			
Checkmark indicates with Rules and Regulations for the State Minimum Fire Safety Standards. See Table 102.1(1)							
Building Height in Stories							
Occupancy Group		Highest Story Above Grade Plane Occupancy Applies On:		Highest Allowable Story Above Grade Plane			
B		1		4			
Checkmark indicates with Rules and Regulations for the State Minimum Fire Safety Standards. See Table 102.1(1)							
Egress							
Occupant Loads							
Building Code	Occupancy Group	Function of Space	Designed Area (gross)	Designed Area (net)	OLF	Occupant Load	
1	BUSINESS OFFICE	B	Business office	3,450 S.F.	150	23	
Life Safety Code							
Story	Name	Occupancy Classification	Function of Space	Designed Area (gross)	Designed Area (net)	OLF	Occupant Load
1	BUSINESS OFFICE	Business	Business use	3,450 S.F.	3,450 S.F.	150	23
Min. Exits per Space							
When fire exit area is not provided, the minimum number of exits per space shall be as follows:							
Building Code	Story	Space Name	Occupancy Group	Function of Space	Current Occupant Load of Space	Min. Single Exit Cumulative Load of Space	Min. Number of Exits per Space
1	BUSINESS OFFICE	B	Business office	23	90	1	100
Min. Exits per Story							
Building Code	Story	Total Occupancy Load by Story	Minimum Number of Exits or Exit Accesses	Max Common Path of Egress Allowed for Single Exit	Max Exit Travel Distance Allowed for Single Exit		
1	23		75		100		
In addition to single exit egress, shown above, exit may be permitted where all spaces are permitted to have one exit or access to a single exit and the exit discharge directly to the exterior at the level of exit discharge.							
Max. Exit Access Travel Distance							
Building Code	Occupancy Group			Max Exit Access Travel Distance			
B				100 FT.			
Max. Dead-End Corridor Length							
Building Code	Occupancy Group			Max Dead-End Corridor Distance			
B				0 FT.			
Dead-end corridor length limits only apply where more than one exit or exit access is required.							
Dead-end corridor length is less than the length of the dead-end corridor to the next exit or exit access.							
Min. Corridor Width							
No corridor floor area is included in Building Calculation.							
Fire Ratings							
Interior Building Element Fire-Resistance Rating							
Story	Interior Building Element Type			Min. Fire Resistance Rating (hrs.)			
	Primary structural frame			0			
	Interior bearing walls			0			
	Interior nonbearing walls and partitions			0			
	Floor construction and associated secondary members			0			
	Roof construction and associated secondary members			0			
The primary structural frame shall include all of the following structural members: 1. Structural members framing direct compression on the columns, including girders, beams, joists and spandrels. 2. Members of the floor construction and wall construction framing direct compression on the columns. 3. Members of the roof construction and wall construction framing direct compression on the columns. 4. Members of the floor construction and wall construction framing direct compression on the columns.							
Min. Fire Wall Ratings							
Any fire wall present must meet the minimum fire resistance ratings below by occupancy group.							
Occupancy Group		Min. Fire Wall Resistance Rating (hrs.)					
B		2					
Fire walls for occupancy groups A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ							

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
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30009



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No.	Description	Date
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PROJECT: 2024.13

DATE: 3.24.2024

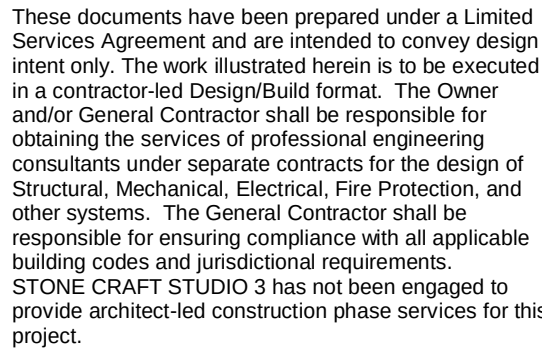
DRAWN BY: CRS

CHECKED BY: ACHARA VET

LIFE SAFETY
PLAN / CODE
REVIEW

G-02

**RENOVATION FOR
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PROJECT NOTES

3.29.2024 CD SET

1. THESE DRAWINGS HAVE BEEN PREPARED UNDER A LIMITED SERVICES AGREEMENT AND ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ANY ADDITIONAL SERVICES REQUIRED TO COMPLY WITH ELECTRICAL, ETC. ARE REQUIRED BY THE PERMITTING AUTHORITY AND ARE NEEDED TO REASONABLY DESCRIBE THE WORK.
2. ANY CHANGES OR REVISIONS REQUIRED APPROVED BY THE PERMITTING AUTHORITY MUST BE RETAINED AT THE CONSTRUCTION SITE UNTIL FINAL INSPECTION IS MADE. REVISIONS MUST BE SUBMITTED TO THE PERMITTING AUTHORITY FOR REVIEW AND APPROVAL.
3. CONSTRUCTION SHALL BE INSPECTED FOR COMPLIANCE WITH APPROVED DESIGN DOCUMENTS AND APPLICABLE CODES AND JURISDICTIONAL REQUIREMENTS.
4. THE LOCATION OF THE EGRESS SERVICE SHALL BE MAINTAINED BY THE TENANT PRIOR TO OCCUPANCY OF ANY PORTION OF THE WORK.
5. PREMISES STREET ADDRESS (AND/UNITS) NUMBER IF APPLICABLE, BUILDING PERMITS, AND OTHER PUBLIC NOTICES SHALL BE PROPERLY DISPLAYED AS REQUIRED BY THE PERMITTING AUTHORITY.
6. EGRESS (EXIT) DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE/EFFORT.
7. A "NO OPEN FLAME" SIGN SHALL BE INSTALLED NEAR THE EGRESS EXIT SIGN, READILY VISIBLE FROM THE DIRECTION OF EGRESS TRAVEL ASSOCIATED WITH THE CORRESPONDING EXIT.
8. ALL EGRESS EXIT SIGNS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT CANDLE (10.76 LUX) AS REQUIRED BY APPLICABLE CODES AND JURISDICTIONAL REQUIREMENTS.
9. WHERE INDICATED, WALL MOUNTED 20# 2" PORTABLE FIRE EXTINGUISHERS ARE REQUIRED. THE MOUNTING HEIGHT SHALL BE 4'-0" TO THE TOP OF THE EXTINGUISHER.

1. ALL WORK DEPICTED HEREIN IS TO BE PERFORMED IN FULL COMPLIANCE WITH ALL CODES, REGULATIONS, ORDINANCES, AND OTHER LEGAL REQUIREMENTS IN FORCE AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTORS WILL WORK TO ENSURE ADHERENCE TO THESE REQUIREMENTS.

2. THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE FAMILY OF CODES IS IN FORCE AT THE TIME OF DESIGN. CONSTRUCTION SHALL BE GOVERNED BY THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE FAMILY OF CODES, IN CASE OF CONFLICT BETWEEN THESE CODES AND STANDARDS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT SHALL GOVERN. REPORT ANY CONFLICTS TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE GC. CODE OFFICIAL AND OWNER. IT WILL NOT RELIEVE THE CONTRACTOR FROM MORE THAN REMEDIATION OF THE CONFLICT. THE CONTRACTOR SHALL CONFORM TO THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS, FINISHES, CEILINGS, ETC. TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES. ANY DAMAGE TO EXISTING MATERIALS SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE LANDLORD AND/OR TENANT REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE FLOORWALL PROTECTION FOR ALL AREAS BEING TRAVELED BY THE CONTRACTOR TO ACCESS WORK AREAS. DURING REMOVAL AND/OR CONSTRUCTION OF FLOORWALL PROTECTION, ALL DAMAGING COVERING MATERIALS SHALL BE REPAIRED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING CONDITIONS AND FINISHES SHALL BE REPAIRED AND/OR REFINISHED AS DIRECTED BY THE LANDLORD AND/OR TENANT REPRESENTATIVE. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE TO WALL AND FLOOR SURFACES PRIOR TO THE START OF WORK. CONTRACTOR SHALL TAKE PHOTOS OR PHOTOGRAHS OR VIDEOS AND WRITTEN DOCUMENTATION ON THE LOCATION OF THE DAMAGE PRIOR TO THE START OF WORK. THESE LOCATIONS SHALL BE COVERED WITH THE LANDLORD AND/OR TENANT REPRESENTATIVE'S INITIALS PRIOR TO WORK.
3. CONTRACTOR SHALL CLEAN EXISTING AREAS THAT ARE NOT PART OF THE PROJECT AND ARE NOT TO BE REMOVED OR DESTROYED. ALL MATERIALS AND DUST AT PROJECT COMPLETION. AREAS UTILIZED FOR CONTRACTOR STAGING AREAS AND BUILDING ACCESS LOCATIONS SHALL BE RESTORED TO THEIR ORIGINAL PRE-PROJECT CONDITION.

[illegible]

1. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF EXISTING WALL FINISH, FACE OF NEW FRAMING OR EDGE OF SUSPENDED CEILING ELEMENT (U.N.O.).
2. CONTRACTOR(S) AND TENANT TO COORDINATE ALL DIMENSIONS CONCERNING WINDOWS, EXISTING STRUCTURE, OVERHEAD FRAMING, EXISTING DRYWALL CONSTRUCTION, CEILINGS, ETC. PRIOR TO FABRICATION AND CONSTRUCTION.
3. IF THERE ARE ANY DISCREPANCIES IN DIMENSIONS, THE GC SHALL CONTACT SC33, THE ENGINEERS OF RECORD, AND/OR THE OWNER FOR COORDINATION.

1. ALL DIMENSIONS, NOTES, AND FINISHES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS, FOR ALL SUITES
2. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS REQUIRED OTHERWISE (I.O.N.). DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONE TIME WHEN THEY FIRST OCCUR.
3. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE, DETAILS TAKE PRECEDENCE OVER ALL.
4. THE PHRASE "MOCK UP" AND "IN PLACE SAMPLES" ARE USED INTERCHANGEABLY.

[illegible]

1. EXPOSED FASTENERS ARE ONLY APPROPRIATE IN THE FINISHED WORK WHERE IDENTIFIED ON DESIGN DOCUMENTS, OR UNLESS APPROVED BY THE TENANT IN WRITING OR APPROVED ON SHOP DRAWINGS.
2. WITH THE EXCEPTION OF OVERHEAD SERVICES TO BE PAINTED, ALL PIPES, CONDUIT, DUCTS AND OTHER SIMILAR ELEMENTS ARE TO BE CONCEALED WITHIN WALLS OR ABOVE CEILINGS UNLESS OTHERWISE DIRECTED BY THE TENANT.

1. ALL VOIDS AND PENETRATIONS THROUGH FLOOR SLABS AND WALLS BY CONDUITS, PIPES, ETC. SHALL BE SEALED TO MAINTAIN FIRE RATING OF THE RATED CONDITION.

1. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN, CORROSION AND GALVANIC ACTION.

1. ALL E911 ADDRESSES WILL NEED TO BE SUPPLIED PRIOR TO BUILDING PERMIT APPLICATION
2. ALL SIGNAGE MUST BE PERMITTED SEPARATELY.
3. EXIT SIGNAGE IN BRAILLE WILL BE NEEDED AT ALL EXIT DOOR LOCATIONS.
4. ADDRESS MUST BE POSTED ON FRONT OF BUILDING SO THAT IT IS VISIBLE FROM STREET.
5. ADDRESS WILL NEED TO BE POSTED ON REAR OF BUILDING DOOR.
6. RATED WALLS TO BE IDENTIFIED AND LABELED.
6. ALL EMERGENCY AND EXIT LIGHTS TO BE FIELD TESTED FOR COMPLIANCE.

$$1\frac{1}{2}'' = 1'-0''$$

DOUBLE CHECK AND FILL IN BLANKS

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
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30009



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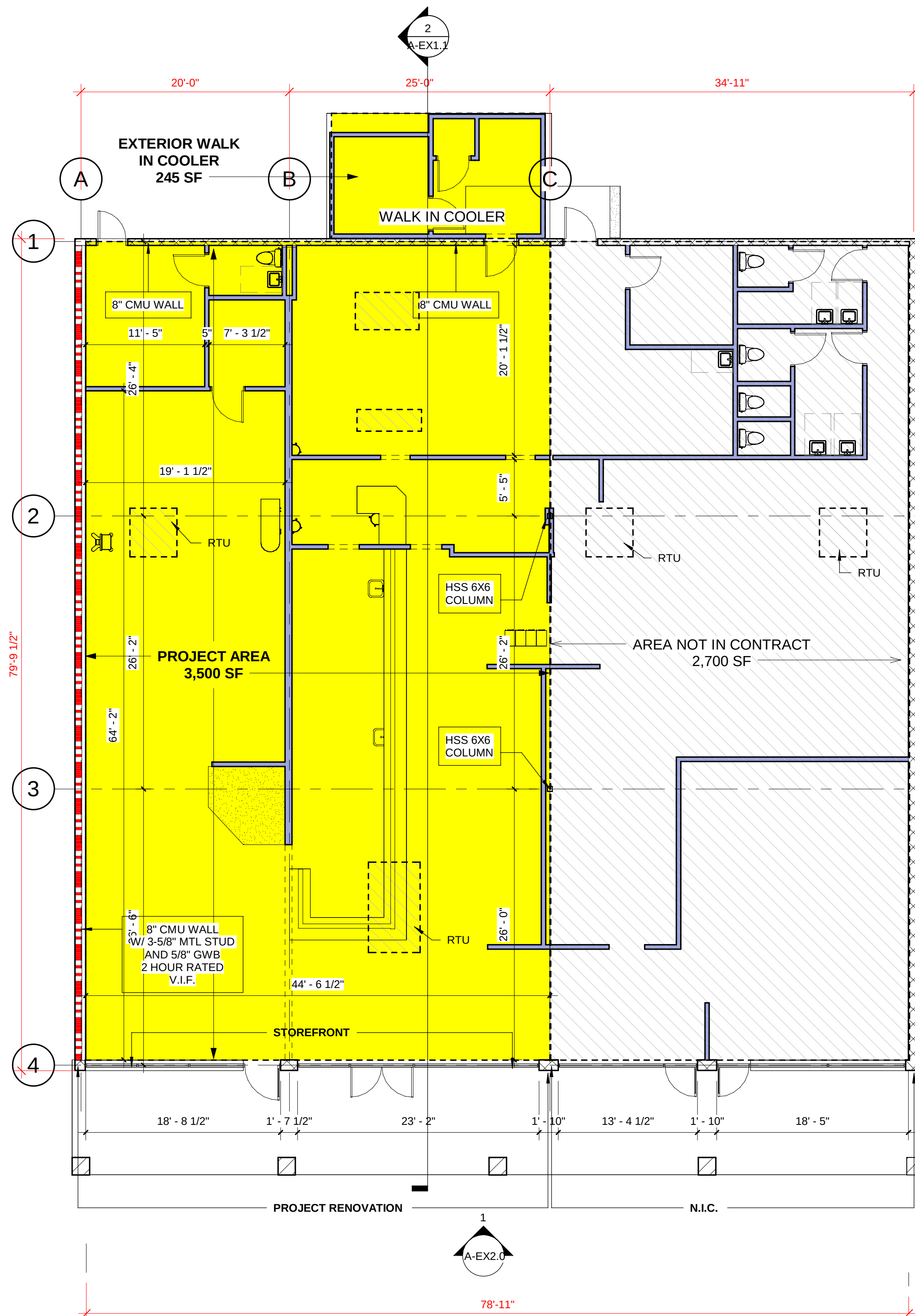
No.	Description	Date
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PROJECT: 2024.13
DATE: 3.24.2024
DRAWN BY: CRS
CHECKED BY: OWNER

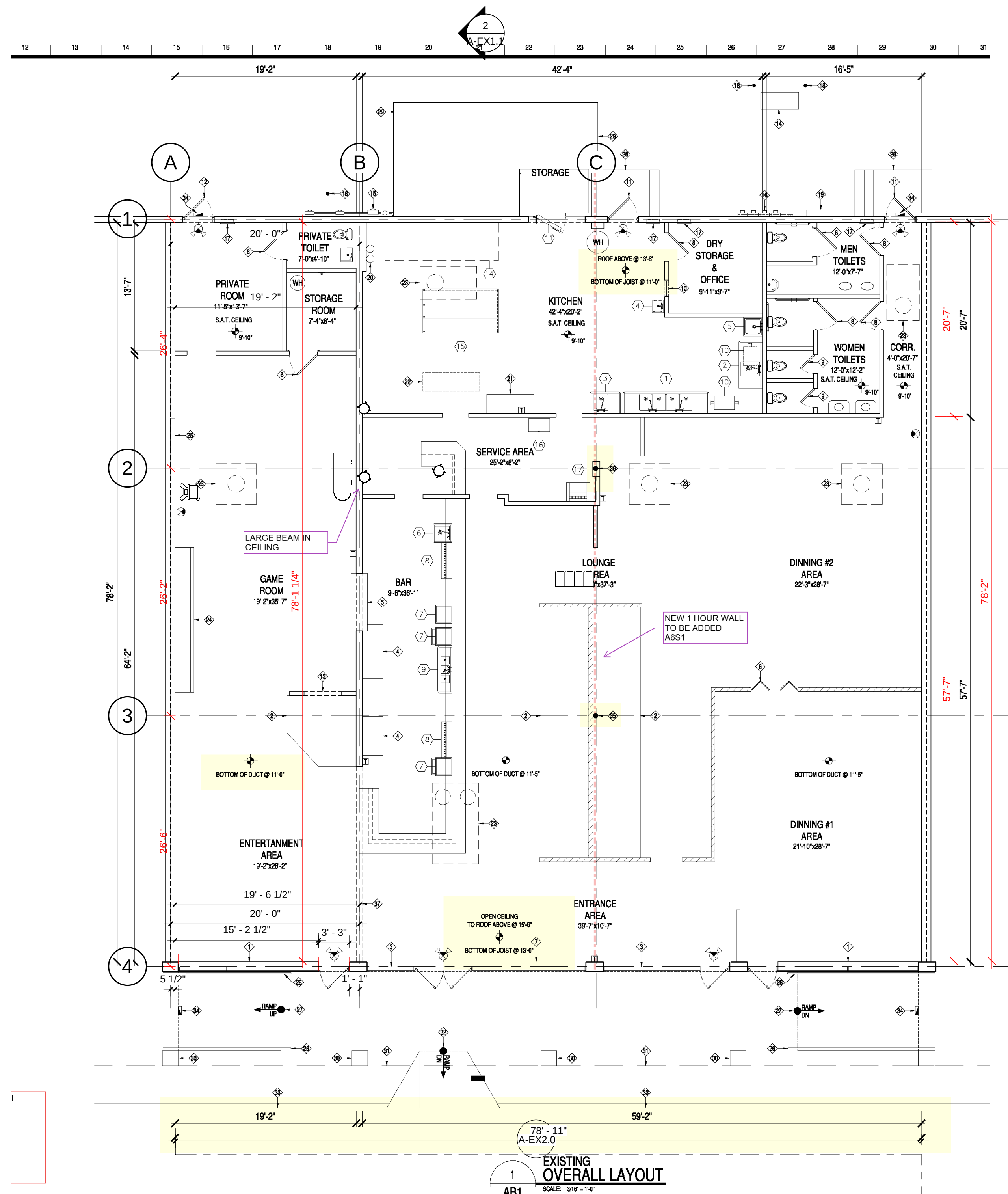
1ST FLOOR
EXISTING

A-EX1.0

3.29.2024 CD SET
Page 40 of 107



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN SHEET NOTES

- EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY.
- INTERIOR DIMENSIONS INDICATED ARE TO FACE OF FINISH, AND CENTERLINES OF COLUMNS, UNO.
- LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
- FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
- WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
- INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.
- SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
- SEE SHEET A-421/422 FOR DOOR WINDOW & GLAZING TYPES.
- SEE SHEET A-003 FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE).
- SEE SHEET A-XXX FOR CASEWORK SCHEDULES, DESIGNATIONS & DETAILS.
- SEE SHEET A-421/422 FOR INTERIOR ELEVATIONS, ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
- SEE SHEET A-421 FOR SIGN SCHEDULE & ELEVATIONS AND DETAILS.

PARTITION LEGEND

- ALL EXTERIOR WALLS TO BE U.N.O.
 - ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
 - ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.
- | | |
|-----|--------------------------------|
| --- | NON-RATED PARTITION TO CEILING |
| --- | NON-RATED PARTITION TO DECK |
| --- | 1 HR. RATED PARTITION TO DECK |
| --- | 2 HR. RATED PARTITION TO DECK |
| --- | 4 HR. RATED PARTITION TO DECK |

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

KEY PLAN

SHOULD BE OK DOUBLE CHECK

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No.	Description	Date
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DATE: 3.24.2024

DRAWN BY: CRS

CHECKED BY: OWNER

RCPI/ ROOF /
SECTION

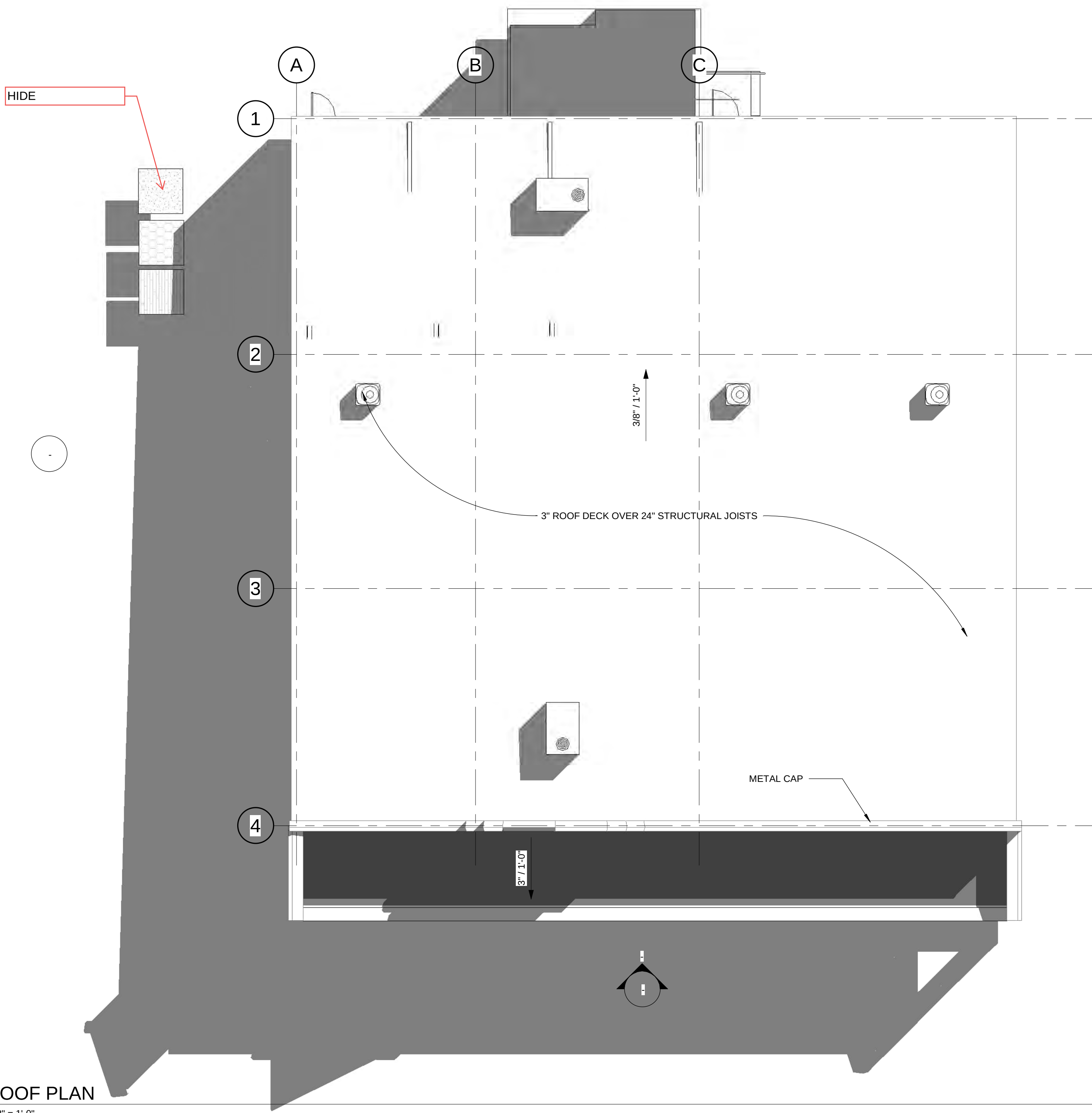
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3.29.2024 CD SET

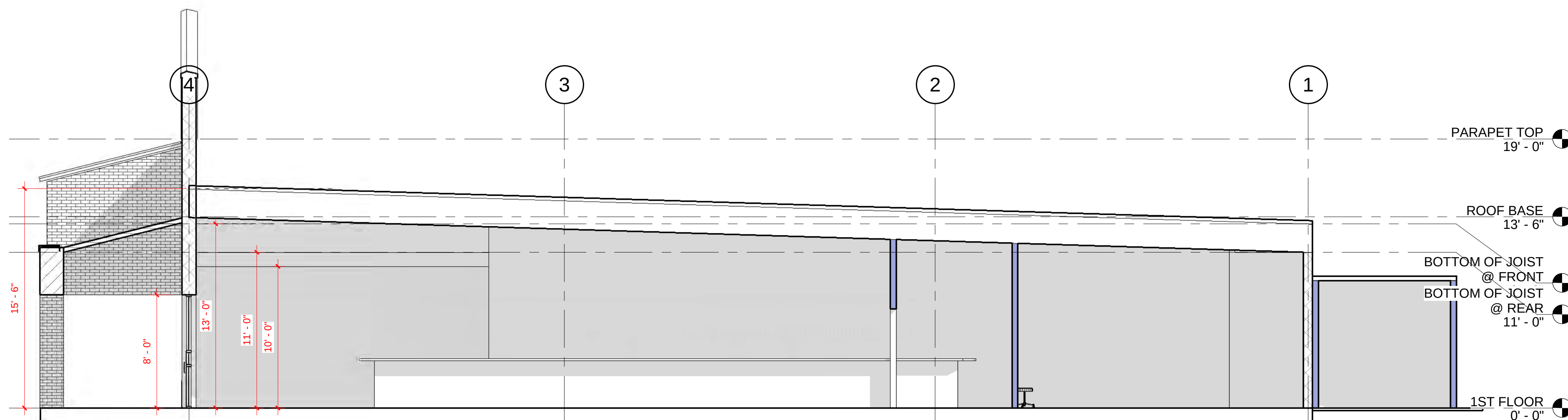
Page 41 of 107



1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"

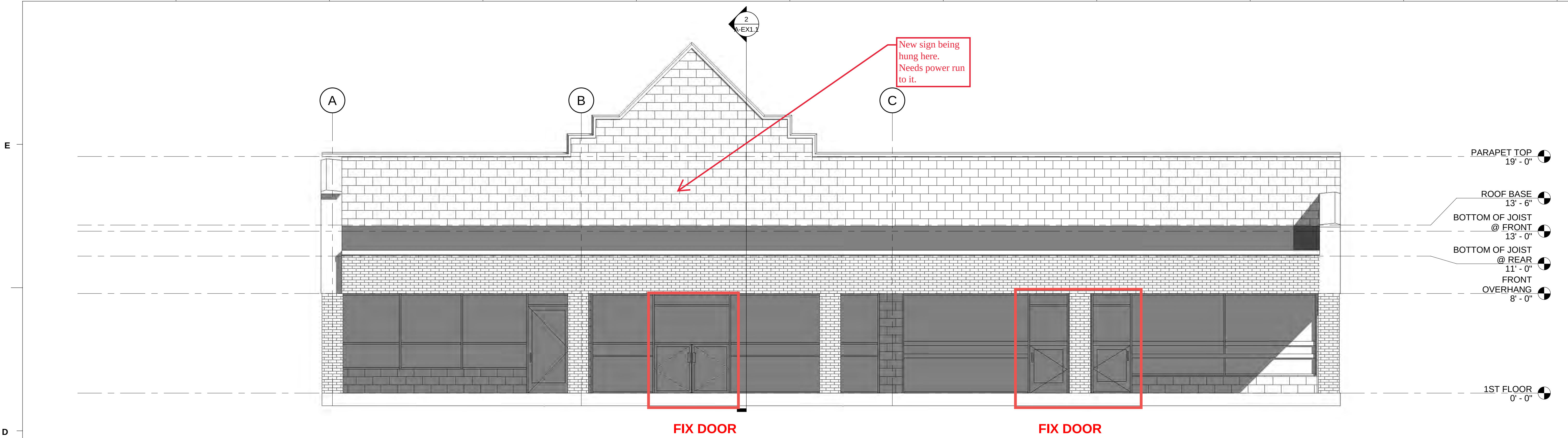


2 EXISTING SECTION 2
3/16" = 1'-0"

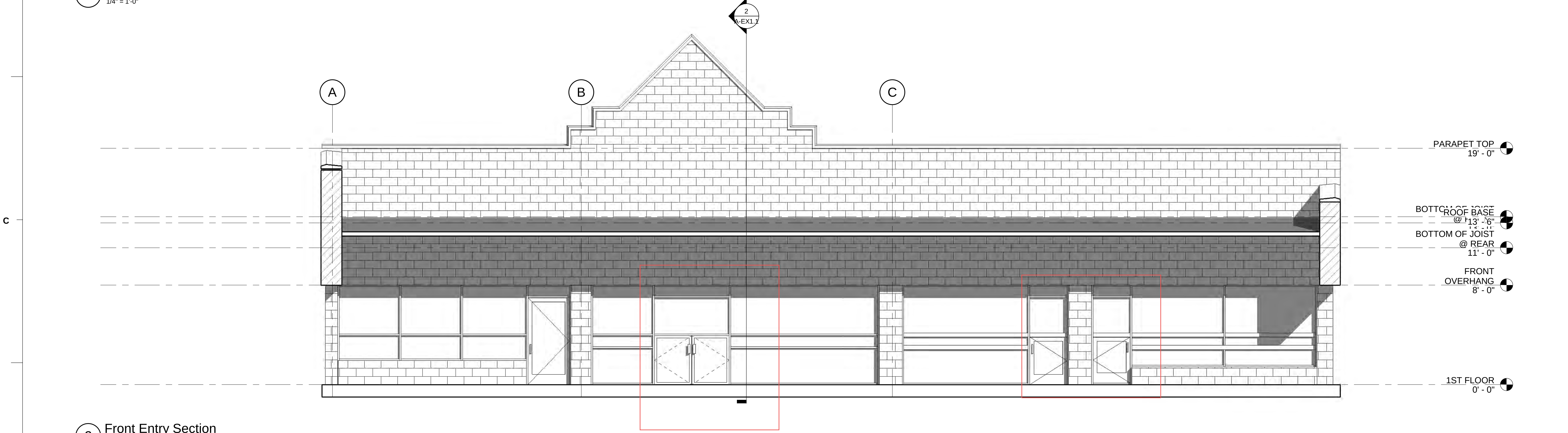
SHOULD BE OK - DOUBLE CHECK

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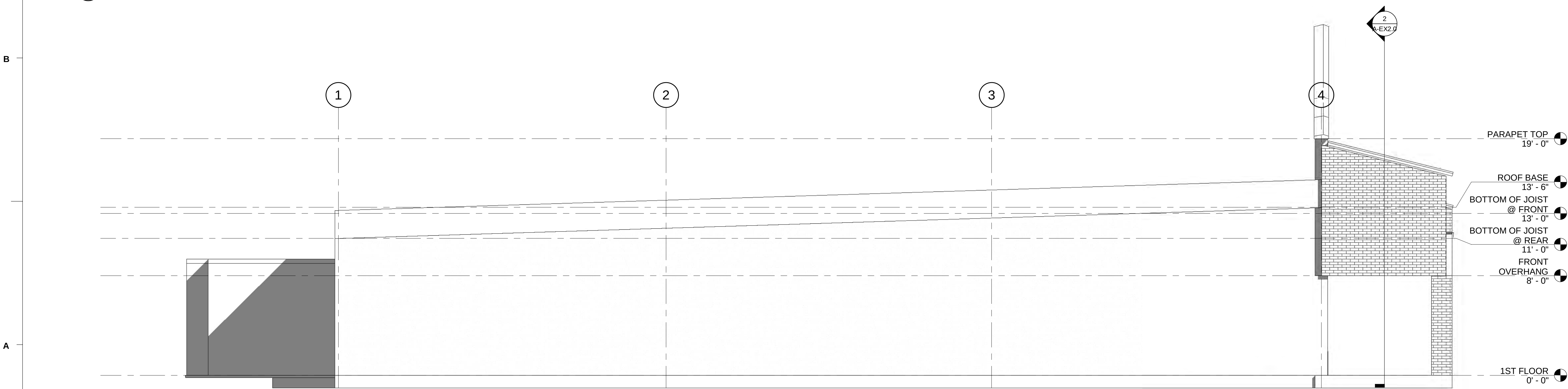
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1 EXISTING - FRONT / SOUTH
1/4" = 1'-0"



2 Front Entry Section
1/4" = 1'-0"



3 EXISTING - LEFT / WEST
1/4" = 1'-0"

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
ALPHARETTA GA
30009



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DATE: 3.24.2024

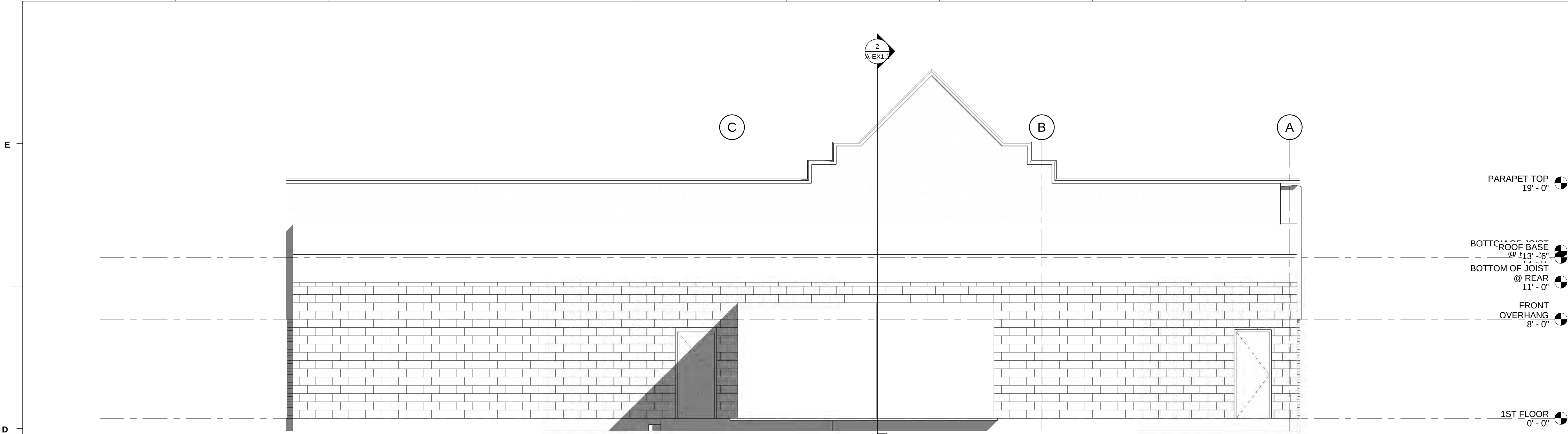
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EXTERIOR
ELEVATIONS

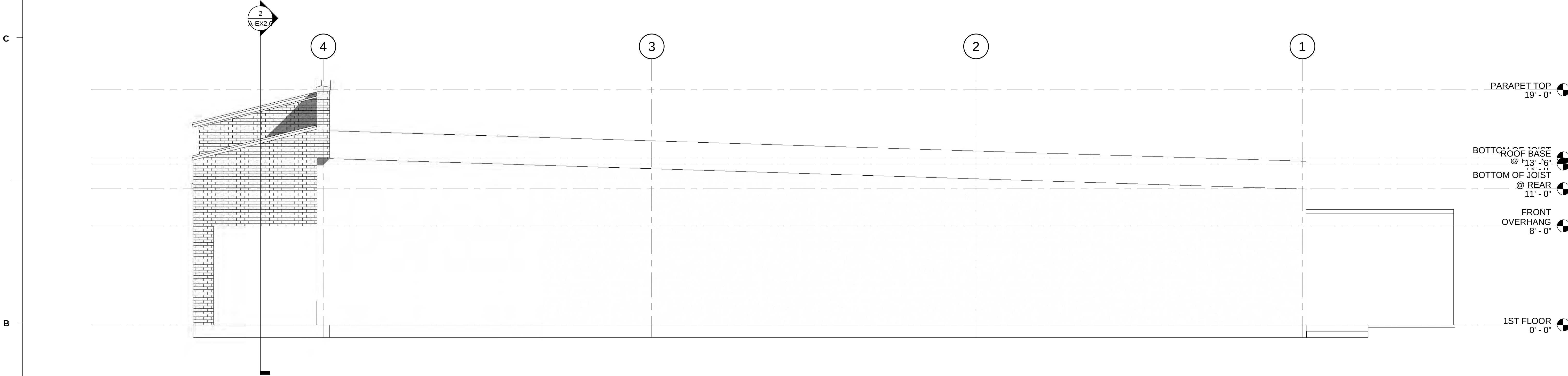
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C:\Users\ChrisStoneOneDrive - stonecraftstudio3.com\Documents\STONECRAFT STUDIO3 (H016) - 2024 SC53 PROJECT FOLDER\12. ACHARA VET - Alpharetta GAMP\H016-24 SC53 ACHARA VET-ALPHARETTA RENOVATION CD PROGRESS SET PS.rvt



1 EXISTING - REAR / NORTH
1/4" = 1'-0"

DOUBLE CHECK



2 EXISTING - RIGHT / EAST
1/4" = 1'-0"

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
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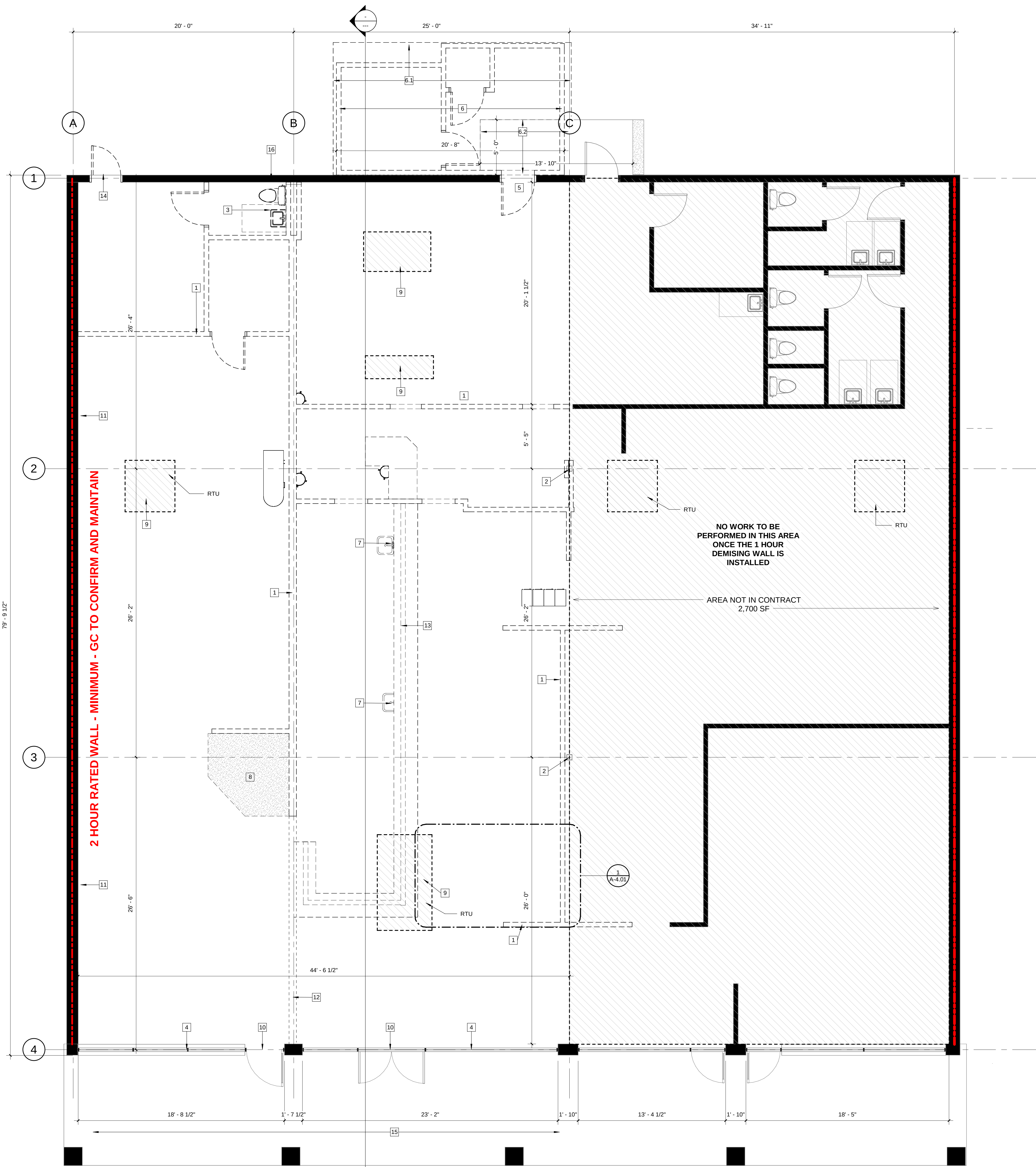
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EXTERIOR
ELEVATIONS 2

A-EX2.1

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1 MAIN FLOOR PLAN - DEMO
1/4" = 1'-0"



DEMOLITION NUMBERED NOTES

- 1 DEMO WALL
- 2 HSS B&S COLUMN TO REMAIN
- 3 DEMO TOILET - NEW SEWER TIE IN FOR NEW RESTROOMS
- 4 STOREFRONT TO REMAIN
- 5 DEMO DOOR AND REVERSE FOR EGRESS- OPENING TO REMAIN
- 6 DEMO EXISTING COOLER STRUCTURE
- 6.1 DEMO COOLER PLATFORM
- 6.2 COOLER PLATFORM TO REMAIN FOR EGRESS PLATFORM
- 7 DEMO PLUMBING COORDINATE PLUMBING WITH NEW PLUMBING LOCATIONS
- 8 DEMO PLATFORM
- 9 HVAC - REFER TO MECHANICAL DRAWINGS
- 10 STOREFRONT DOOR TO REMAIN
- 11 2 HOUR FIRE WALL TO REMAIN AS RATED
- 12 DEMO BULKHEAD
- 13 DEMO BAR / COUNTERTOP
- 14 DEMO DOOR - OPENING TO REMAIN FOR NEW WINDOW
- 15 EXTERIOR COVERED AREA TO REMAIN AS IS. OUTSIDE OF CONTRACT
- 16 EXTERIOR WALL TO REMAIN AND ALL PENETRATIONS SEALED

DEMOLITION PLAN SHEET NOTES

1. NUMBERED KEY NOTES DO NOT IMPLY SEQUENCE. CONTRACTOR TO PERFORM DEMOLITION WORK AS REQUIRED PER WORK SEQUENCE.
2. DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.
3. REFER TO OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON DEMOLITION. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON MECHANICAL AND ELECTRICAL DEMOLITION.
4. EXISTING WORK TO REMAIN SHALL BE TEMPORARILY SECURED, BRACED AND STABILIZED UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
5. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION/CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. VERIFY THAT CONSTRUCTION INDICATED FOR REMOVAL IS NOT LOAD BEARING OR IS ADEQUATELY SHORED AS INDICATED ON STRUCTURAL DRAWINGS PRIOR TO STARTING ANY WORK.
7. ERECT BARRICADES, FENCES OR OTHER SECURABLE MEANS TO PREVENT UNAUTHORIZED ACCESS INTO CONSTRUCTION ZONES.
8. DO NOT ALLOW MATERIAL AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
9. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.
10. TERMINATE AND CAP ANY UTILITY IN WALLS CEILINGS AND FLOORS TO BE REMOVED AND NOT INTENDED FOR REUSE.
11. PREPARE AND PATCH SURFACES THAT RECEIVE NEW FINISHES AS REQUIRED BY REMOVING OR RELOCATING DEVICES, WIRING OR OTHER APPURTENANCES NO LONGER APPROPRIATE FOR THE NEW USE OF THE ROOM.
12. MAINTAIN EXISTING FINISHES, OPERATIONAL CHARACTERISTICS, AND APPEARANCE OF ITEMS SCHEDULED TO REMAIN OR BE REUSED.

PARTITION LEGEND

1. ALL EXTERIOR WALLS TO BE U.N.O.
2. ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
3. ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.

- NON-RATED PARTITION TO CEILING
- NON-RATED PARTITION TO DECK
- 1 HR. RATED PARTITION TO DECK
- 2 HR. RATED PARTITION TO DECK
- 4 HR. RATED PARTITION TO DECK

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

DOUBLE CHECK

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
ALPHARETTA GA
30009



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FIRST FLOOR
PLAN DEMO

AD-10

3.29.2024 ÇD SET

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
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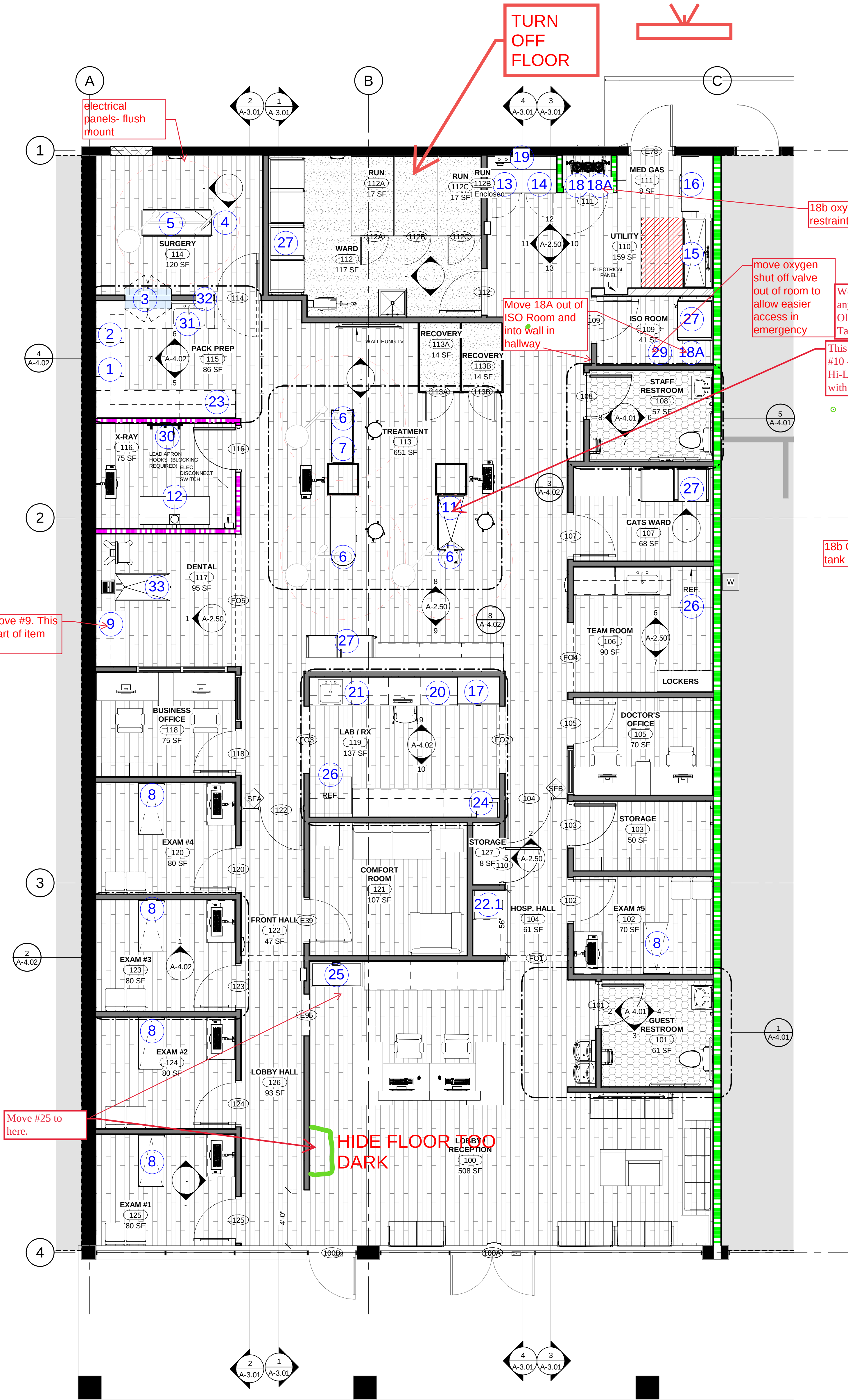
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AVA - FLOOR
PLAN
RENOVATION-
NOTES/ DIM

A-1.01

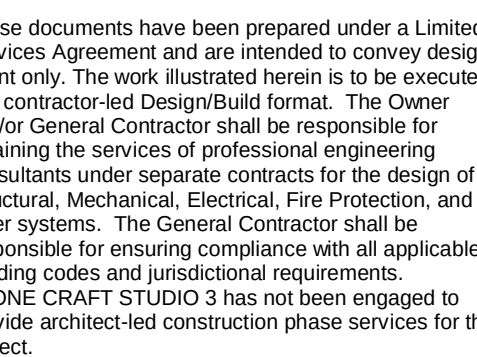
VET EQUIPMENT REFERENCE			
VET TYPE MARK	VET KEY NOTE	MFG / MODEL #	Count
1	Autoclave	Midmark M11-043	1
2	Ultrasonic Cleaner	Midmark QC1-01	1
3	Surgery Pass Through Cabinet	TriStar Vet 700-500	1
4	Surgery Table- V-top, unheated, electric	Midmark /100-3071-01	1
5	Lights- MI750 LED double-ceiling mounted (surgery)	Medical Illumination/61425	1
6	Lights- MI550 LED -Single head-ceiling mount	Medical Illumination/MI550	3
7	Olympic Treatment Scissor Lift Gurney	Olympic Vet /50702	1
8	Exam Table- Fold Down	Midmark 8012-00-001	5
9	Dental Delivery System	Midmark AH 9000 -002	1
10	NOT USED	Olympic Hi-Lo Wet Table	1
11	Olympic Dental Table	Olympic Vet 51001	1
12	X-Ray Table	Olympic Vet 50901	1
13	WASHER	Summit HF30 model L843-00	1
14	DRYER		1
15	GROOMING STATION WITH BACK SPLASH	VSSI 105-0446-06	1
16	Chest Freezer	WhirlpoolWZC5216LW or similar	1
17	IDEXX VetLab Station		1
18	Oxygen Manifold	BelMed analog 2 cylinder 4020BA	1
18A	Oxygen Alarm	Nitroderm East	2
19	Central Scavenger Unit	Midmark 40162800	1
20	Centrifuge-Jorvet E8 Combo Touch	JorVet J0501UMTC	1
21	Microscope	VetOne Platinum G504	1
22.1	MINI FRIDGE	Insignia NS-BC115SS9	1
23	Narcotic Safe-Medium	VSSI 190-0200-03	1
24	Vaccine Fridge	Nobivac	1
25	Platform Floor Scale	Midmark 110-3110-00	1
26	REFRIGERARTOR		2
27	Cages- double stack	MIDMARK	4
29	Oxygen Zone Valve Shut Off	Belmed M155	1
30	X-Ray Apron holder	Burlington Medical WR11	1
31	Surgery Scrub Sink- ELKAY	Elkay DLR312210	1
32	Surgery Gooseneck Sensor Mixing Faucet	TS Brass 5EF-1D-DG-TMV	1
33	DF Dolce Dental Table	Hanil Dolce Surgery HL-67000	1

ROOM SCHEDULE/AREA			
ROOM NUMBER	ROOM NAME	AREA	Comments
100	LOBBY / RECEPTION	508 SF	
101	GUEST RESTROOM	61 SF	ADA COMPLIANT
102	EXAM #5	70 SF	
103	STORAGE	50 SF	JANITOR STORAGE
104	HOSP. HALL	61 SF	
105	DOCTOR'S OFFICE	70 SF	
106	TEAM ROOM	90 SF	
107	CATS WARD	68 SF	
108	STAFF RESTROOM	57 SF	
109	ISO ROOM	41 SF	
110	UTILITY	159 SF	
111	MED GAS	8 SF	1 HOUR RATED
112	WARD	117 SF	
112A	RUN	17 SF	FENCED AREA
112B	RUN	Not Enclosed	FENCED AREA
112C	RUN	17 SF	FENCED AREA
113	TREATMENT	651 SF	
113A	RECOVERY	14 SF	FENCED AREA
113B	RECOVERY	14 SF	
114	SURGERY	120 SF	
115	PACK PREP	86 SF	
116	X-RAY	75 SF	LEAD LINE WALLS
117	DENTAL	95 SF	
118	BUSINESS OFFICE	75 SF	
119	LAB / RX	137 SF	
120	EXAM #4	80 SF	
121	COMFORT ROOM	107 SF	SOUND BATTS IN WALL
122	FRONT HALL	47 SF	
123	EXAM #3	80 SF	
124	EXAM #2	80 SF	
125	EXAM #1	80 SF	
126	LOBBY HALL	93 SF	
127	STORAGE	8 SF	
Grand total: 33		3236 SF	

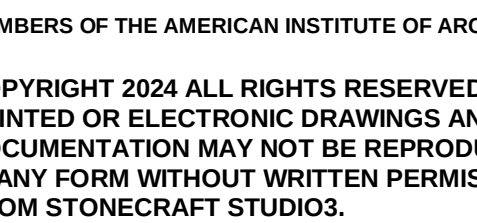


1 FIRST FLOOR PLAN
1/4" = 1'-0"

**RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
ALPHARETTA GA
30009**



STATE OF GEORGIA
CHARLES R. STONE JR.
LICENCE NO.
RA017359
REGISTERED ARCHITECT



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A-1.02

3.29.2024 CD SE



FLOOR TOO DARK - HIDE IN VIEW
FLOOR FINISH CAN BE HIDDEN IN VIEW. IT IS ITS OWN FLOOR LAYER

1 FIRST FLOOR PLAN
1/4" = 1'-0"

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
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VET-ALPHARETTA
11770 HAYES
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REFLECTED
CEILING PLAN

A-1.21

REFLECTED CEILING PLAN SHEET NOTES

- SEE SHEET A001 FOR WALL TYPES AND HEIGHT OF WALLS ABOVE CEILING.
- SEE FINISH SCHEDULE FOR CEILING TYPES & MATERIALS IN EACH ROOM / AREA.
- SEE SHEET A-XXX FOR SEISMIC CEILING CONSTRUCTION DETAILS.
- PERIMETER TRACK FOR ALL ACOUSTICAL CEILING GRIDS TO BE 2" WIDE INSTALLED IN ACCORDANCE WITH IBC AND CISCA GUIDELINES.
- DIMENSIONS ARE TO FACE OF STUD OR MASONRY.
- CEILING GRIDS/TILES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIMENSION.
- ALL CEILINGS TO BE 9'-0" AFF. UNO. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF SOFFITS ABOVE CASEWORK.
- SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
- LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES, MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILINGS (LIGHTING AND HVAC DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION).
- SEE MECHANICAL FLOOR PLANS FOR EXTENT OF EXPOSED DUCTWORK IN EXPOSED STRUCTURE AREAS WITHOUT CEILINGS.
- EXTEND PERIMETER WALLS AND FINISH TO STRUCTURE ABOVE AT EXPOSED STRUCTURE AREAS. PAINT ALL EXPOSED DUCTWORK, PIPING, HANGERS, ETC...
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
- CENTER LIGHTS, DIFFUSERS, EXIT SIGNS SMOKE DETECTORS, SPEAKERS, GENERAL ALARM SPEAKERS/STROBES & MISC DEVICES IN CEILING TILES WHERE THEY ARE LOCATED. ALIGN MULTIPLE ITEM CENTER OR EDGES.
- LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO 12" OFF WALLS, UNO.
- INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AT DUCT DAMPER CONTROLS, DUCT MOUNTED SMOKE DETECTORS, MANUAL DUCT CONTROLS, ETC. ALL SINGLE LIGHT FIXTURES SHALL BE CENTERED IN THE CEILING WITHIN THEY OCCUR.
- LIGHTS LOCATED IN STAIRS SHALL OCCUR AT EACH FLOOR AND INTERMEDIATE LANDINGS.
- LOCATE SPRINKLER HEADS IN THE CENTER ZONE OF THE CEILING TILE. ALIGN CORRIDOR SPRINKLER HEADS IN THE SAME LINE PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
- SPRINKLER HEADS, OTHER THAN CONCEALED, SHALL BE FULLY RECESSED (CENTER IN CEILING TILE).
- ALL GWB CEILINGS TO RECEIVE CONCEALED SPRINKLER HEADS.

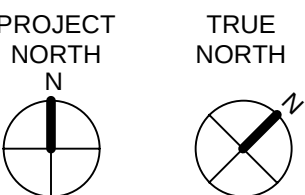
CHECK NOTES

RCP LEGEND

	2x4 LAY-IN CEILING PANEL		HEIGHT (FEET, INCHES) ABOVE FINISHED FLOOR, 9'-0" U.N.O.
	2X2 LAY-IN IMPACT RESISTANT CEILING PANEL		1' X 4' FLUORESCENT FIXTURE
	2x4 LAY-IN VINYL FACED CEILING PANEL		2' X 4' FLUORESCENT FIXTURE
	GYPSUM BOARD		2' X 2' FLUORESCENT FIXTURE
	EXPOSED STRUCTURE - PAINTED		INCANDESCENT FIXTURE
	EXHAUST AIR GRILLE		SUPPLY AIR DIFFUSER
			RETURN AIR DIFFUSER
			EXHAUST FAN

PS ADD DIMINSIONS AND NOTES - CHECK LIGHTING

TURN ON FURNITURE IN UNDERLAY



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E

D

C

B

A

1

2

3

4

5

6

ADD FRONT AND REAR ELEVATIONS AND ADD NOTES

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
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EXTERIOR
ELEVATIONS

A-2.01

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Page 49 of 107

OWNER:
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GREENVILLE, SC

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INTERIOR
ELEVATIONS

A-2.50

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Page 50 of 107

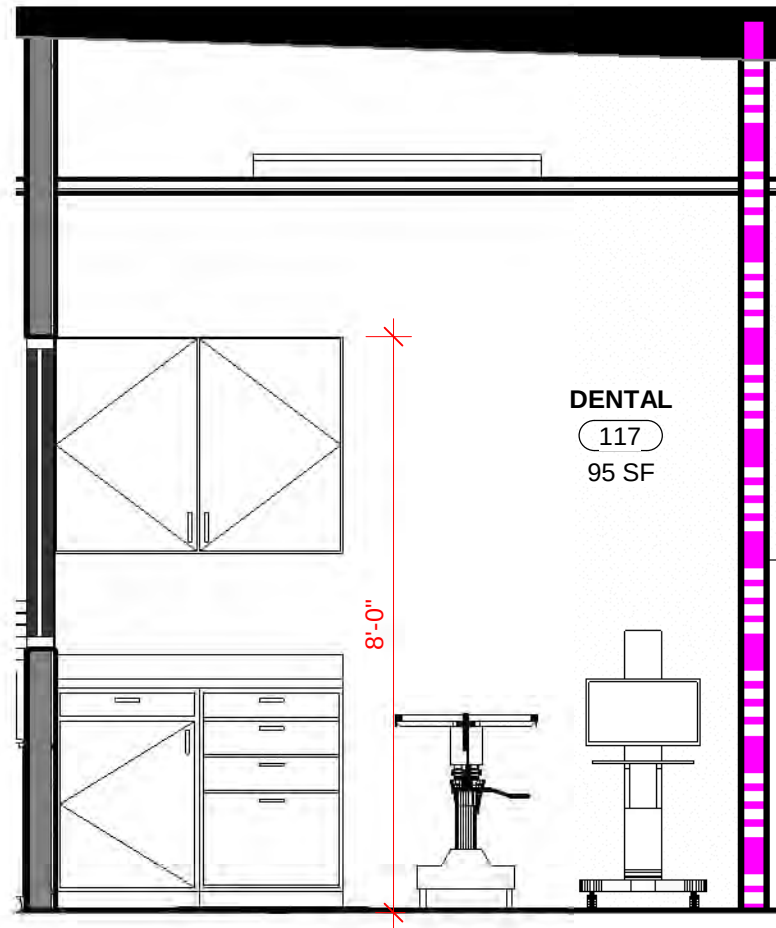
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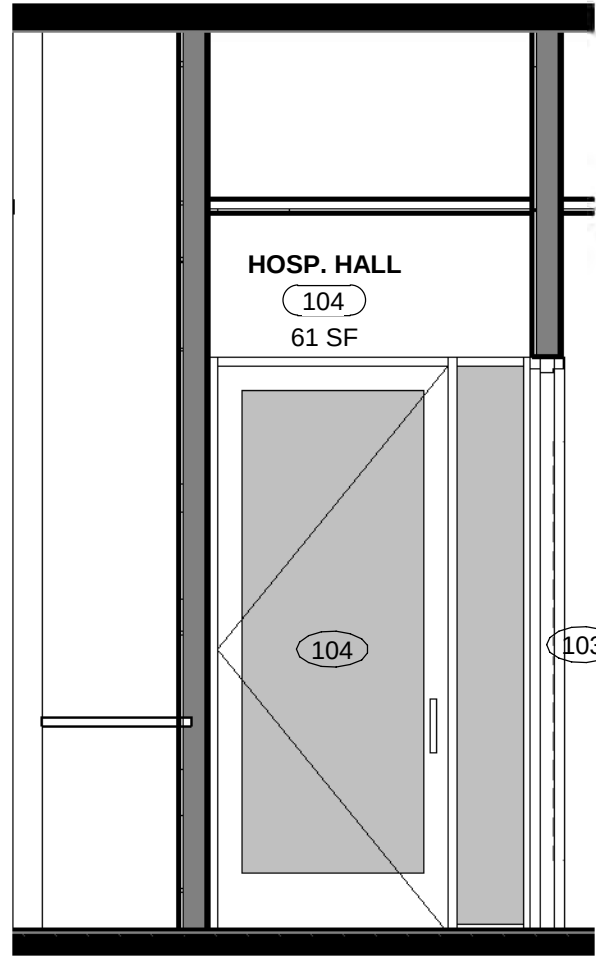
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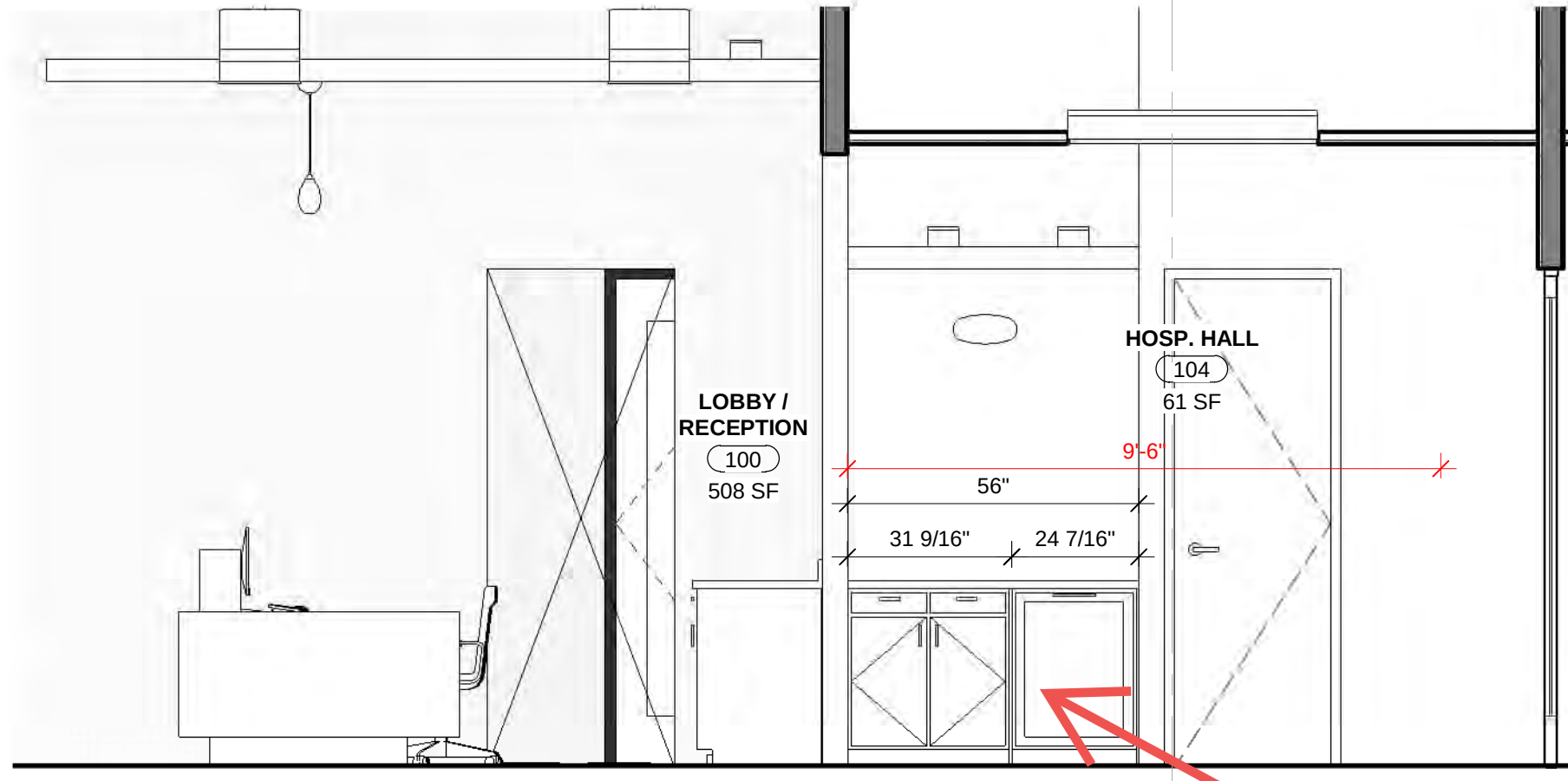
A



1 DENTAL 117 WEST
3/8" = 1'-0"

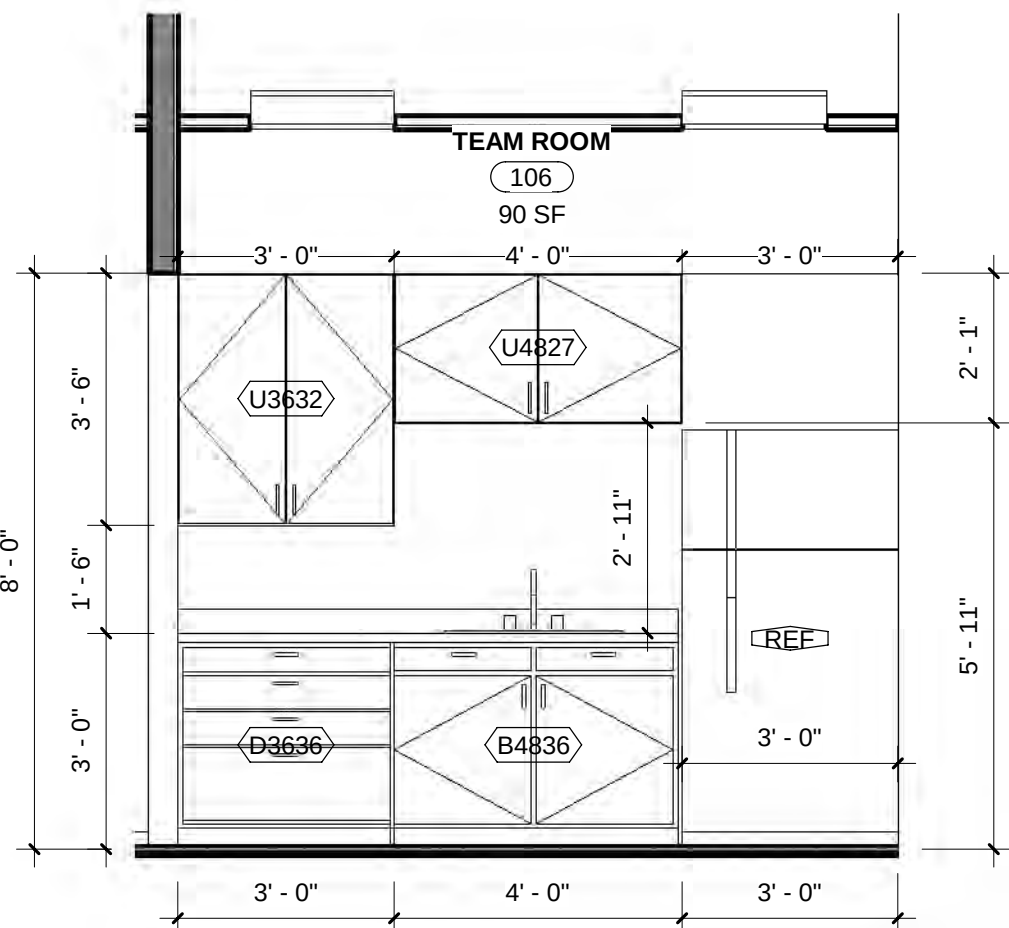


2 HOSPITALITY 104 NORTH
3/8" = 1'-0"

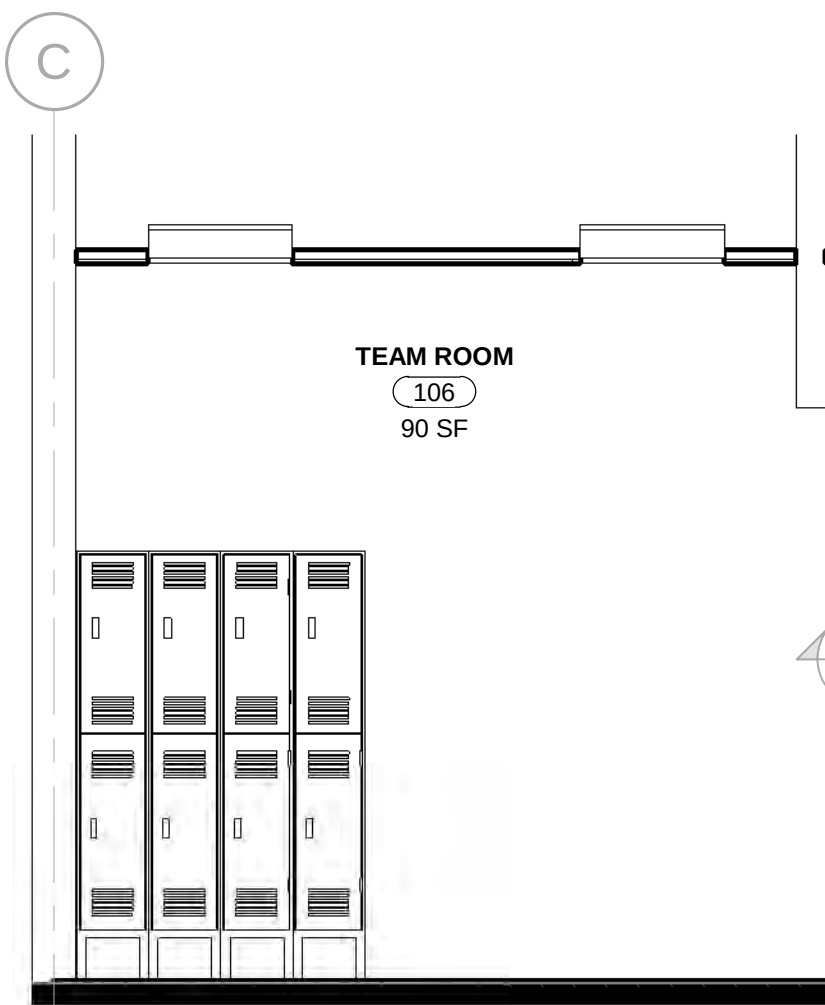


5 LOBBY 100/ HOSPITALITY 104 WEST
3/8" = 1'-0"

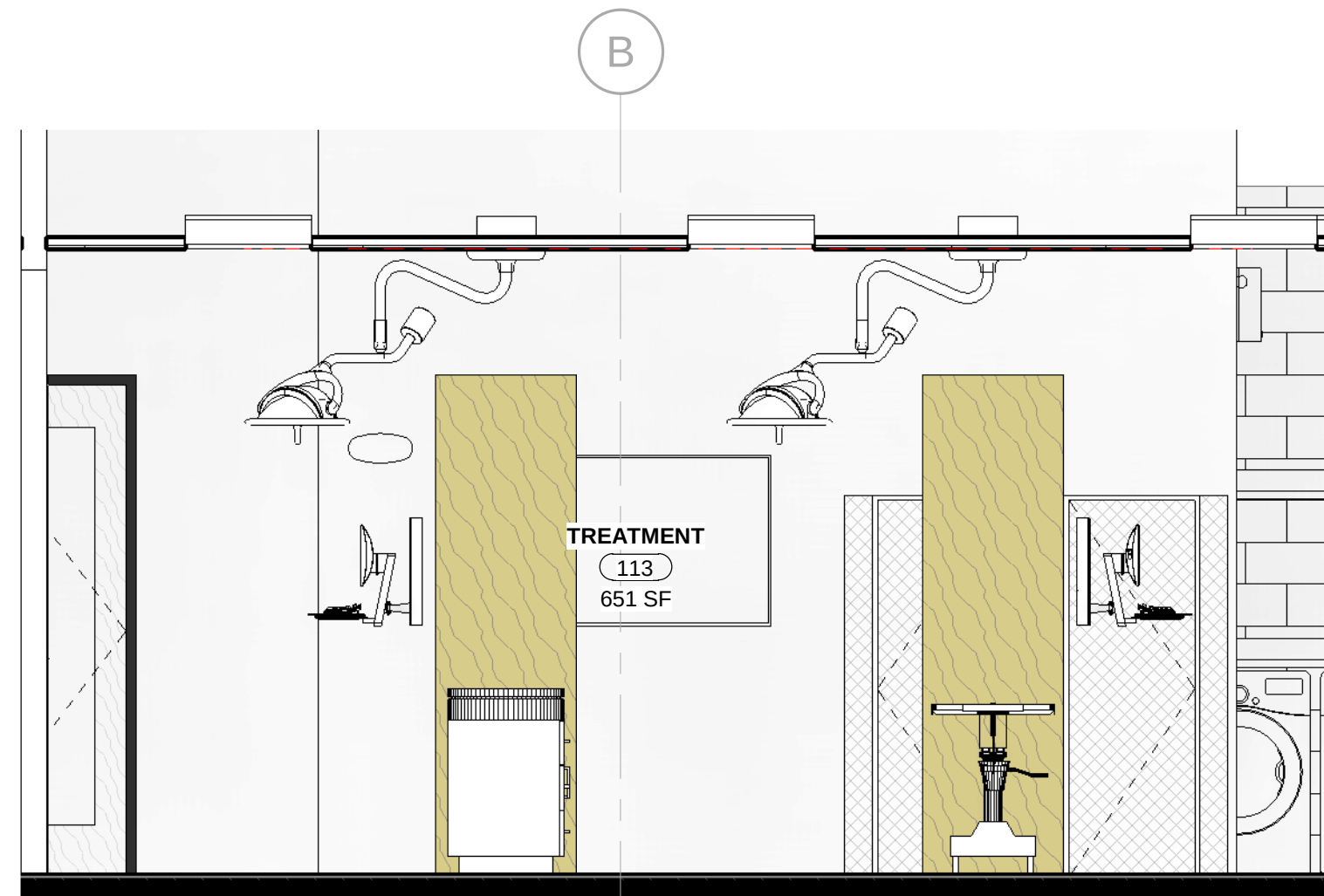
ADD NOTED TYPICAL IN ALL INTERIOR
ELEVATION MAKE ALL CONSISTANT



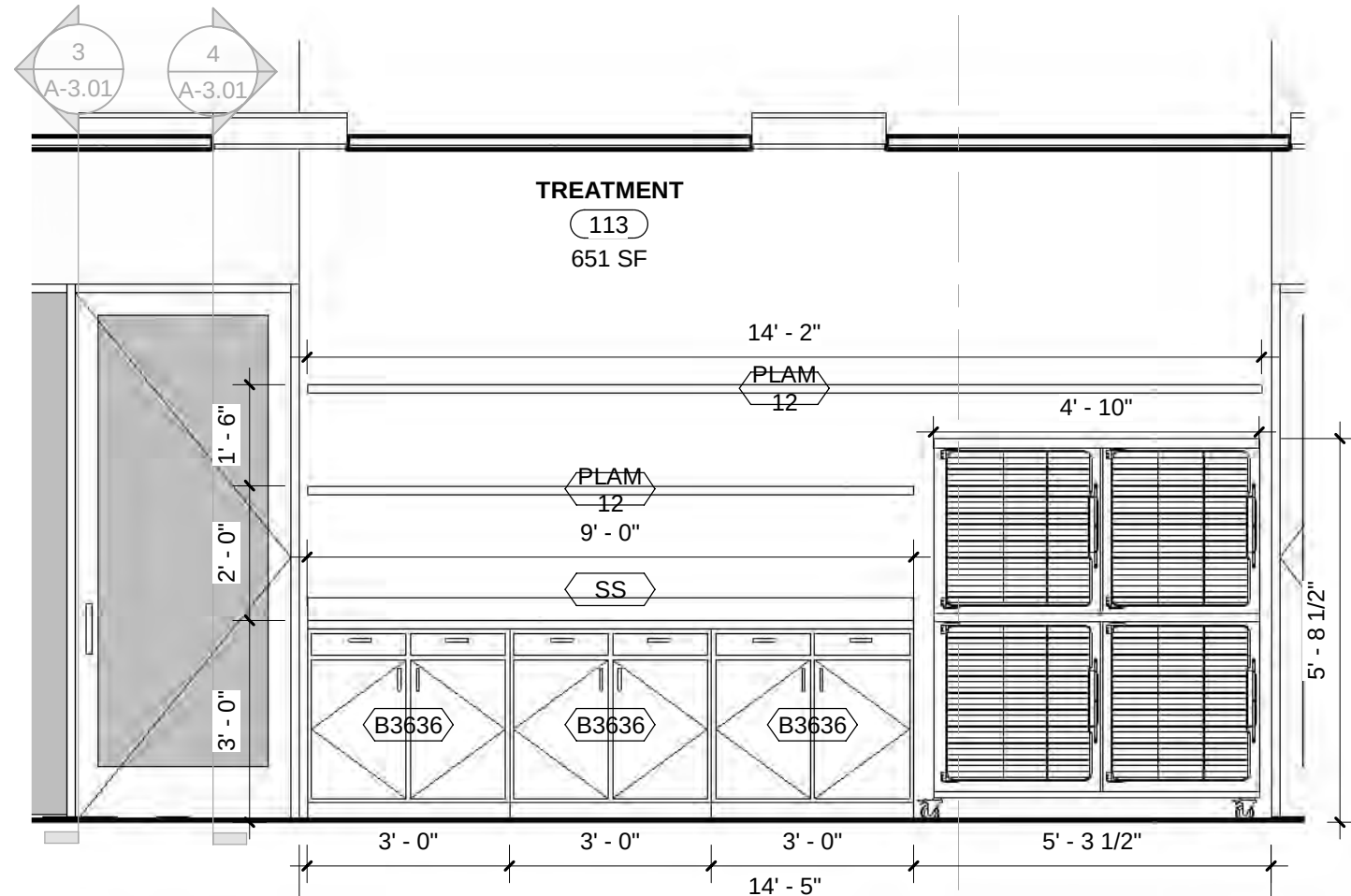
6 TEAM ROOM 106 NORTH
3/8" = 1'-0"



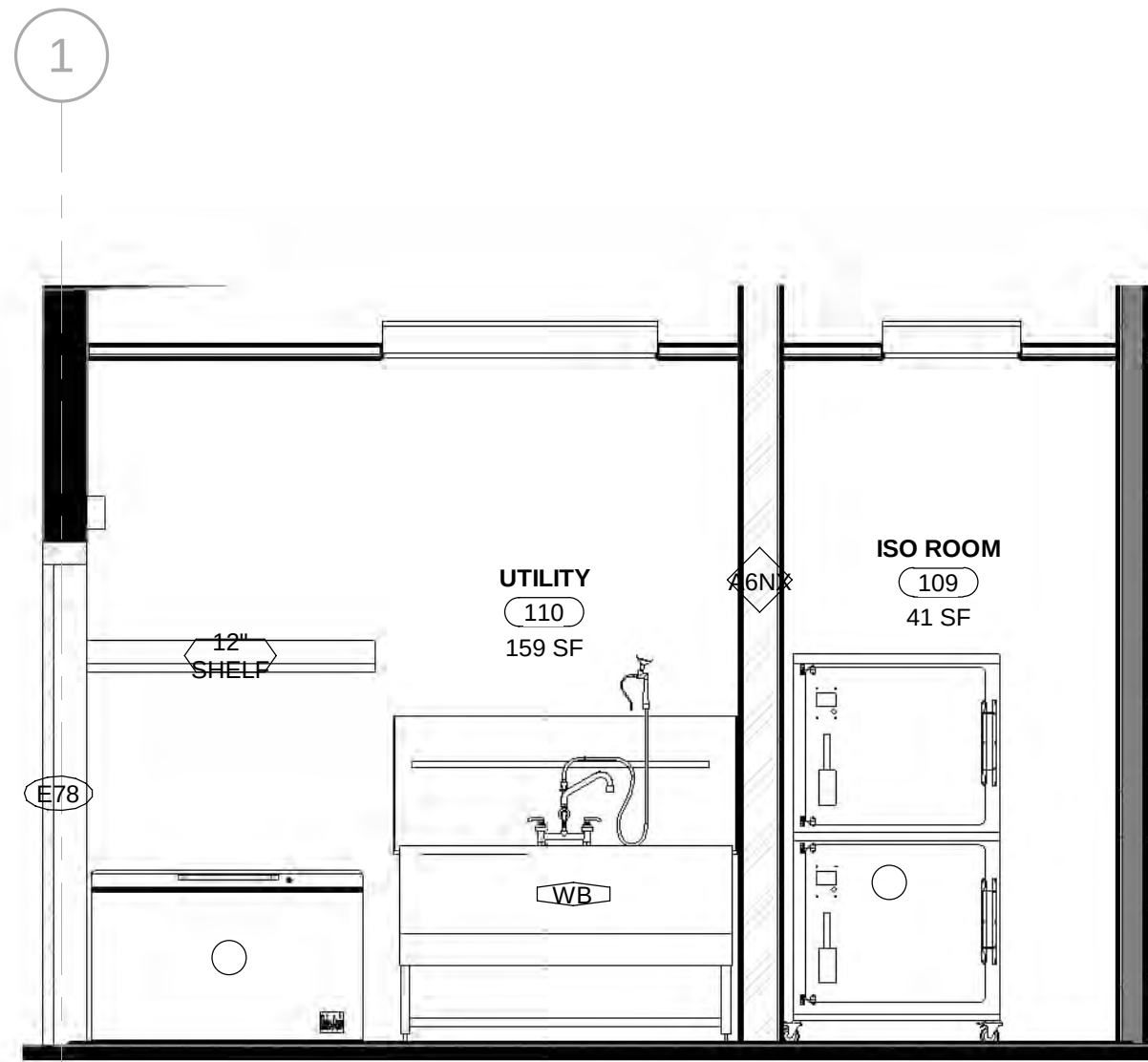
7 TEAM ROOM 106 SOUTH
3/8" = 1'-0"



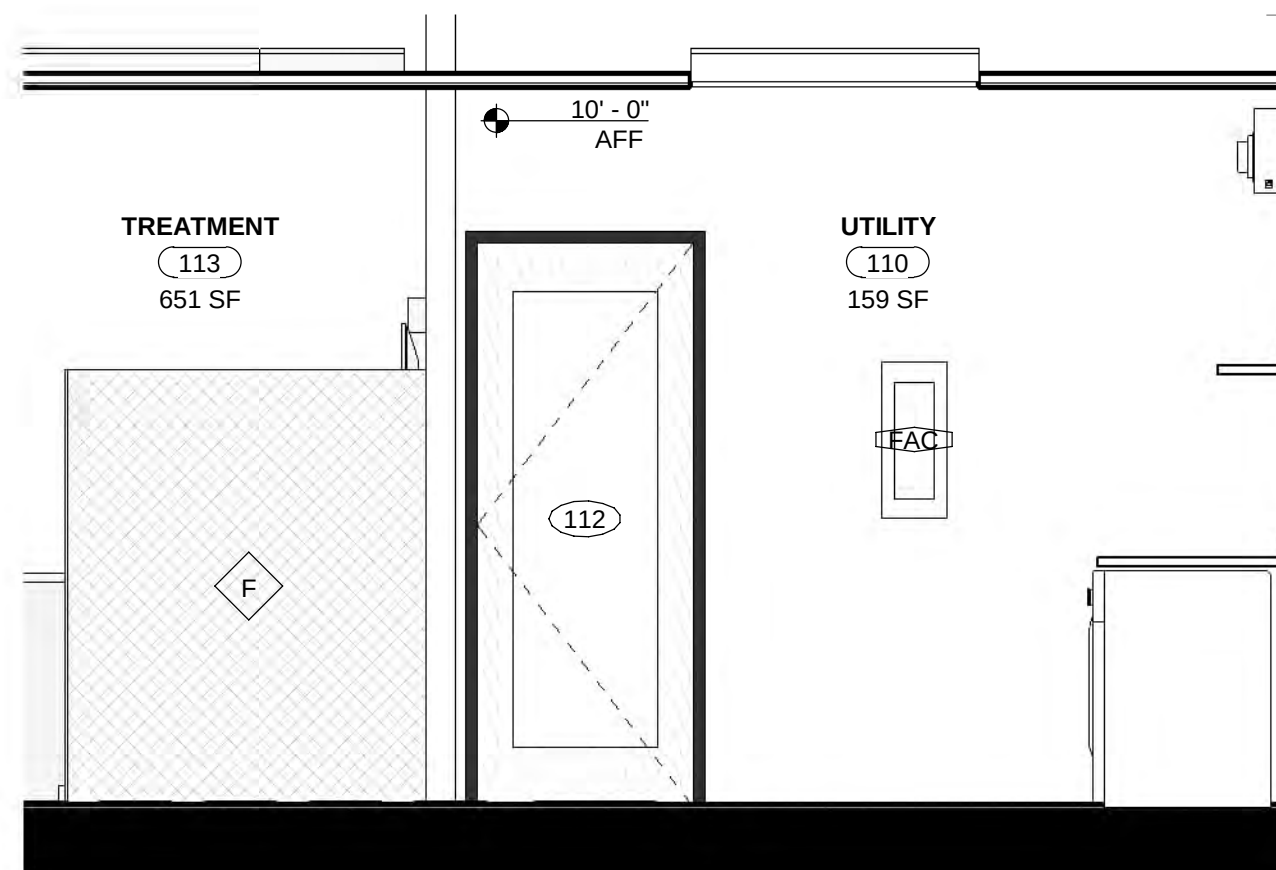
8 TREATMENT 113 NORTH
3/8" = 1'-0"



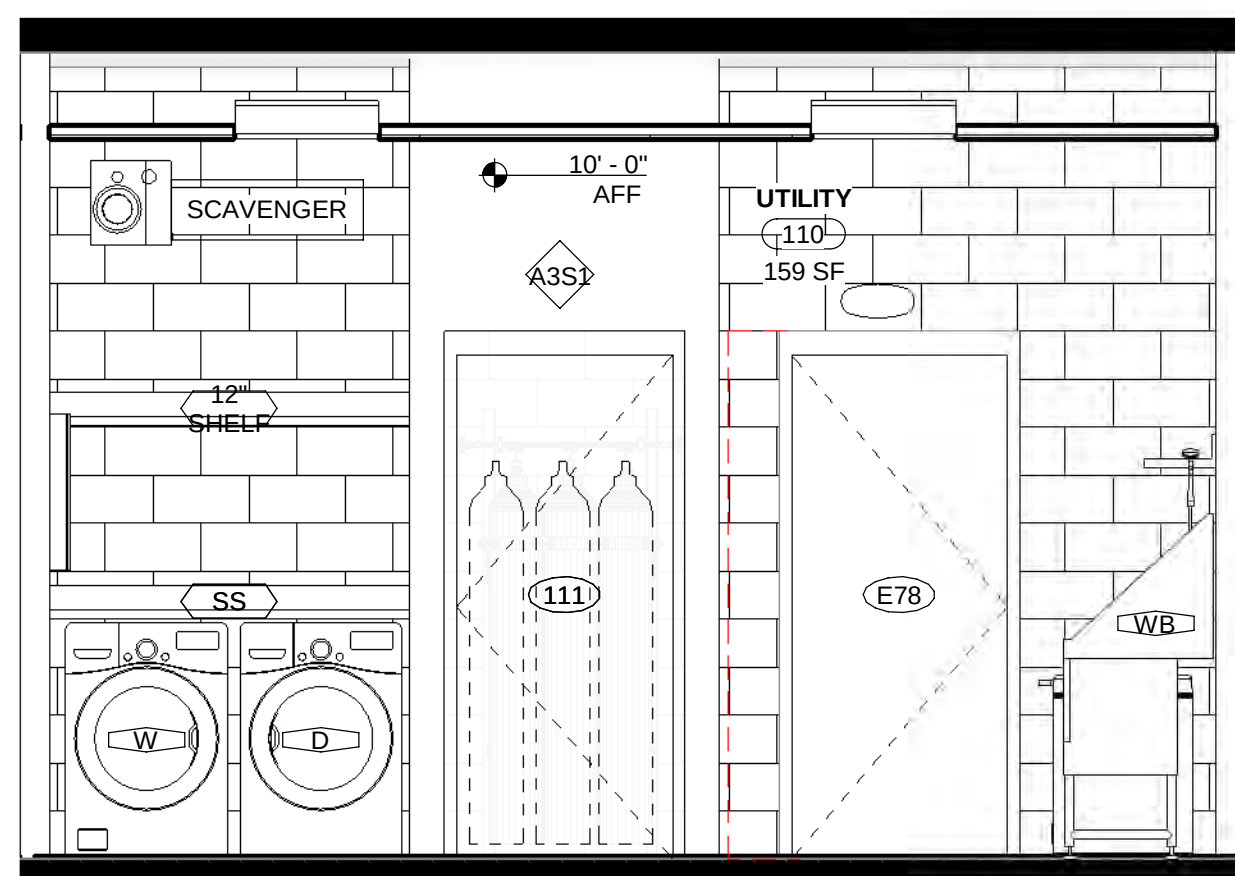
9 TREATMENT 113 SOUTH
3/8" = 1'-0"



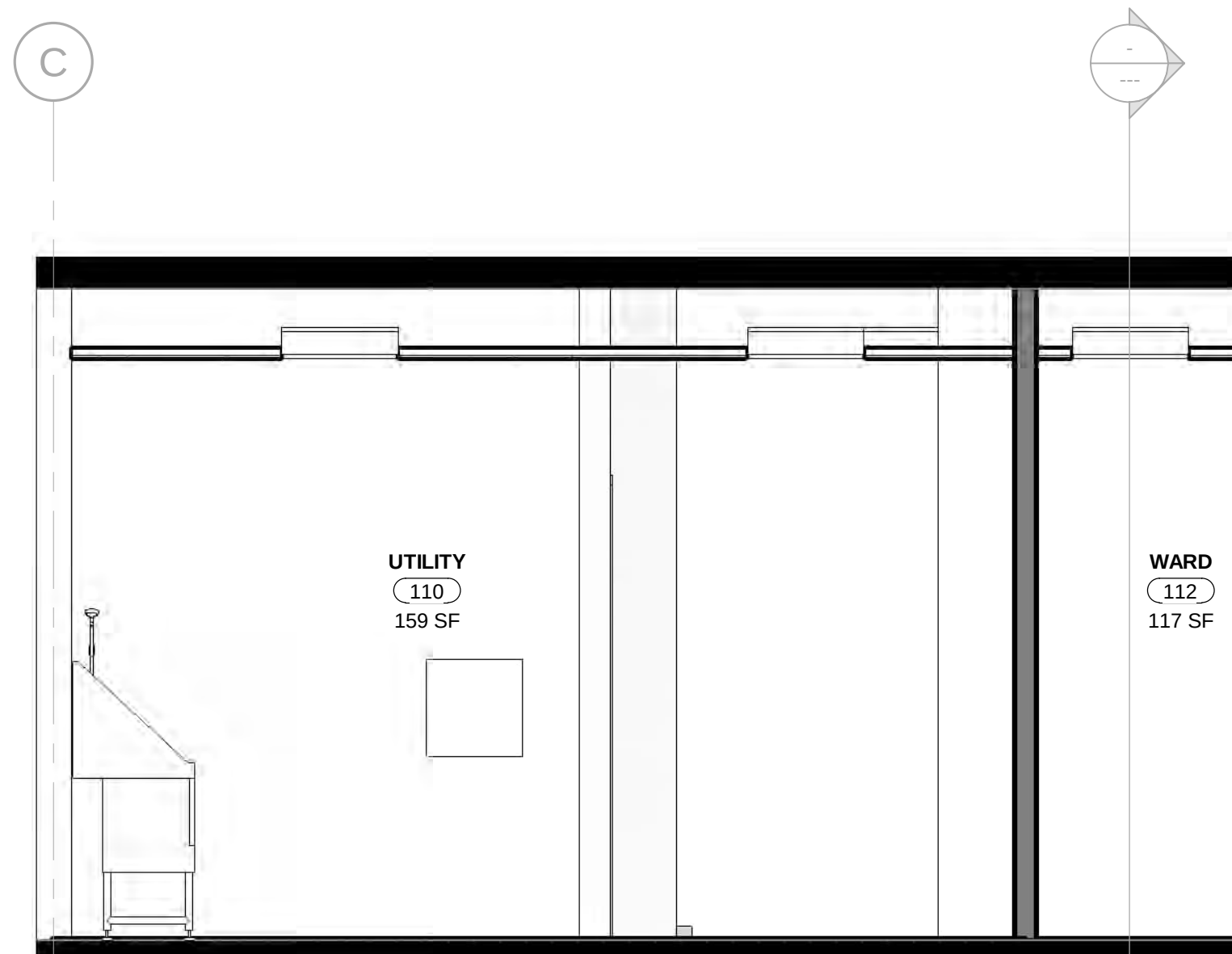
10 UTILITY 110 / ISO ROOM 109 EAST
3/8" = 1'-0"



11 UTILITY 110 WEST
3/8" = 1'-0"



12 UTILITY NORTH
3/8" = 1'-0"



13 UTILITY SOUTH
3/8" = 1'-0"

PS - ADD INTERIOR ELEVATIONS NOT SHOWN OR ADDED TO SHEET YET ADD DETAIL NOTES

C:\Users\ChrisStoneOneDrive - stonecraftstudio3.com\Documents\STONECRAFT STUDIO3 (MD)6 - 2024 SC53 PROJECT FOLDER\2. ACHARA VET - Alpharetta GMP\HOBEE FILE\03-29-24 SC53 ACHARA VET-ALPHARETTA RENOVATION CD PROGRESS SET PS.rvt



OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
ALPHARETTA GA
30009



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REVISIONS:		
No.	Description	Date

PROJECT: 2024.13
DATE: 3.24.2024
DRAWN BY: CRS
CHECKED BY: OWNER

BUILDING
SECTIONS

A-3.01

3.29.2024 CD SET
Page 51 of 107

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
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REVISIONS:

No.	Description	Date
-----	-------------	------

PROJECT: 2024.13

DATE: 3.24.2024

DRAWN BY: CRS

CHECKED BY: OWNER

ENLARGED
PLANS-
RESTROOM

A-4.01

PS - DOUBLE CHECK AND FINISH

TOILET ACCESSORIES LEGEND

	DESCRIPTION
TT	TOILET TISSUE DISPENSER
TTJ	TOILET TISSUE DISPENSER, JUMBO
SCD	SEAT COVER DISPENSER
PTF	PAPER TOWEL DISPENSER, FOLDED
PTR	PAPER TOWEL DISPENSER, ROLL
WR	WASTE RECEPTACLE
PTW	COMBINATION PAPER TOWEL DISPENSER / WASTE RECEPTACLE
SPT	MULTI-PURPOSE SOAP / PAPER TOWEL DISPENSER
SD	LIQUID SOAP
GB36	36" GRAB BAR
GB42	42" GRAB BAR
SPV	SANITARY PRODUCT VENDOR
SDU	SANITARY PRODUCT DISPOSAL UNIT
PS	FOLD-DOWN PURSE SHELF
FS	FIXED SHELF
MG	GLASS MIRROR UNIT
MM	STAINLESS STEEL MIRROR UNIT
WD	WARM AIR DRYER
DCS	DIAPER CHANGING STATION
CPS	CHILD PROTECTION SHEET
MOP	MOP AND BROOM HOLDER
FTD	FACIAL TISSUE DISPENSER
SCR	SHOWER CURTAIN ROD
SC	SHOWER CURTAIN
FSS	FOLDING SHOWER SEAT
SH	SOAP HOLDER
MC	MEDICINE CABINET
RH	ROBE HOOK
TTH	TOOTHBRUSH AND TUMBLER HOLDER
TB	TOWEL BAR
TP	TOWEL PIN
TR	TOWEL RING
GTS	GUEST TOWEL SHELF
RCL	RETRACTABLE CLOTHESLINE
BO	BOTTLE OPENER
MH	MOP HOOKS

TOILET ACCESSORIES LEGEND

12" = 1'-0"

1 ENLARGED PLAN - RESTROOM

3/8" = 1'-0"

2 GUEST RESTROOM 101 WEST

3/8" = 1'-0"

3 GUEST RESTROOM 101 SOUTH

3/8" = 1'-0"

4 GUEST RESTROOM 101 EAST

3/8" = 1'-0"

5 ENLARGED PLAN - STAFF RESTROOM 108

3/8" = 1'-0"

8 STAFF RESTROOM 108 WEST

3/8" = 1'-0"

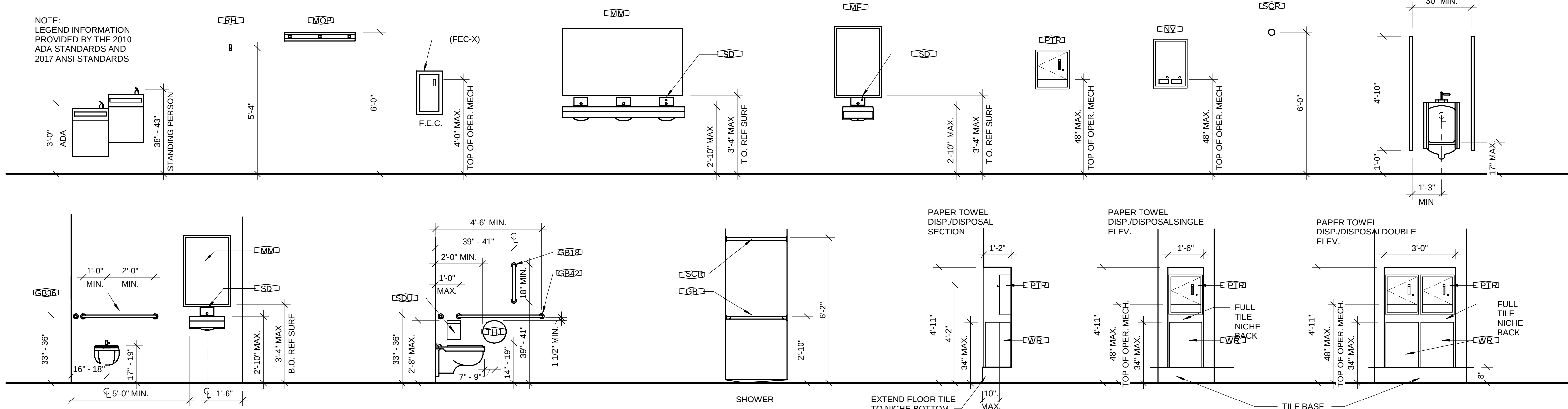
7 STAFF RESTROOM 108 SOUTH

3/8" = 1'-0"

6 RESTROOM 108 EAST

3/8" = 1'-0"

NOTE:
LEGEND INFORMATION
PROVIDED BY THE 2010
ADA STANDARDS AND
2017 ANSI STANDARDS



TYPICAL MOUNTING HEIGHTS

3/8" = 1'-0"

OWNER:
ACHARA VET
GREENVILLE, SC

RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
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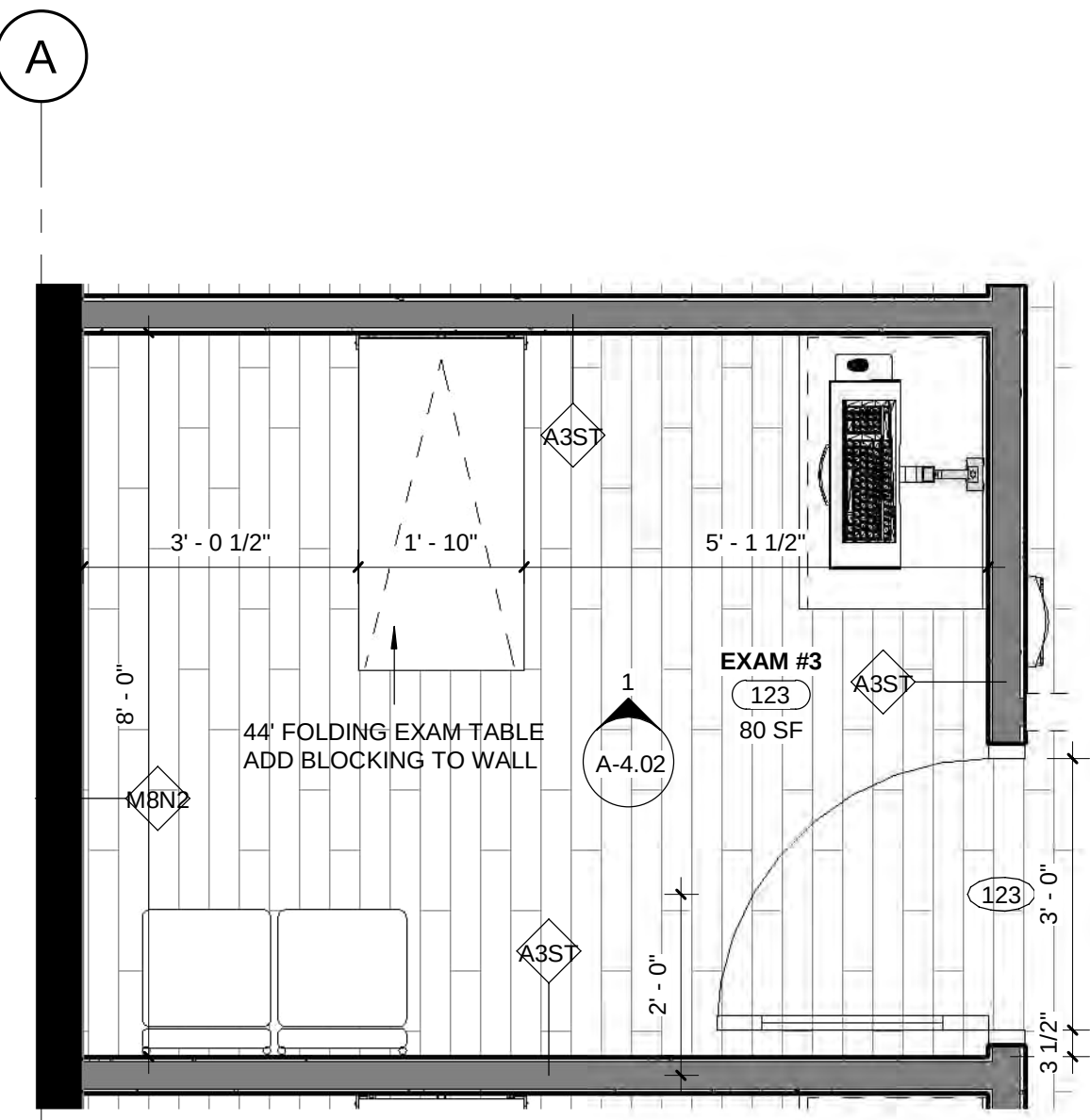
No.	Description	Date
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PROJECT: 2024.13
DATE: 3.24.2024
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CHECKED BY: OWNER

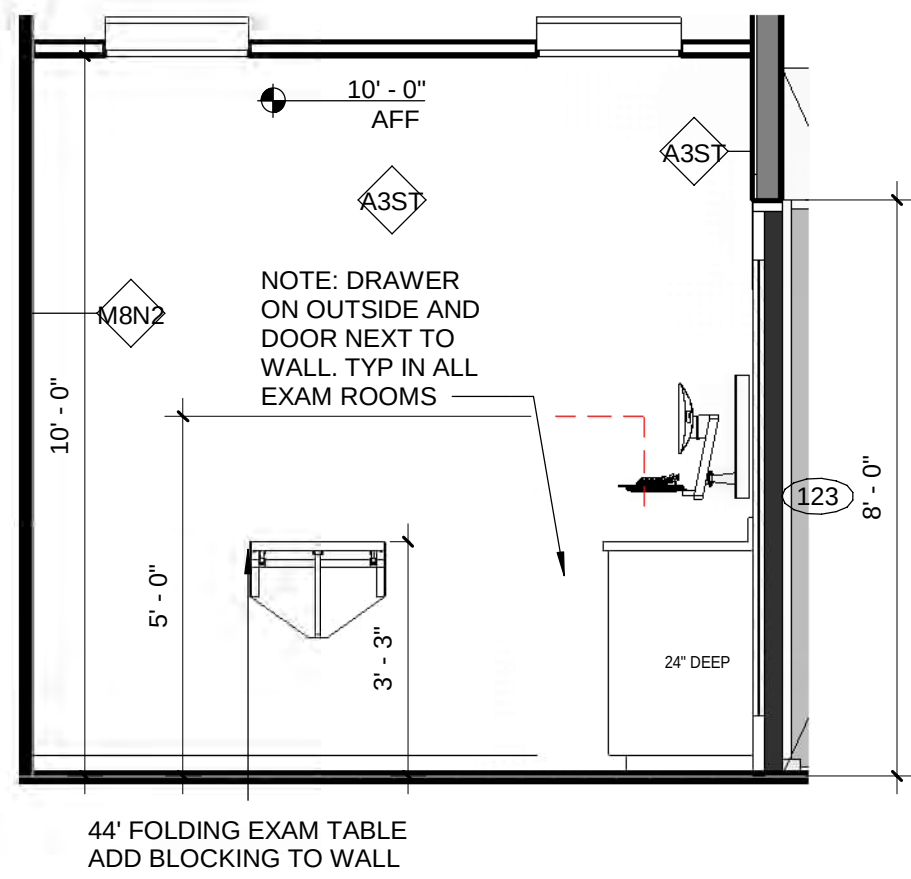
ENLARGED
PLANS AND
ELEVATIONS

A-4.02

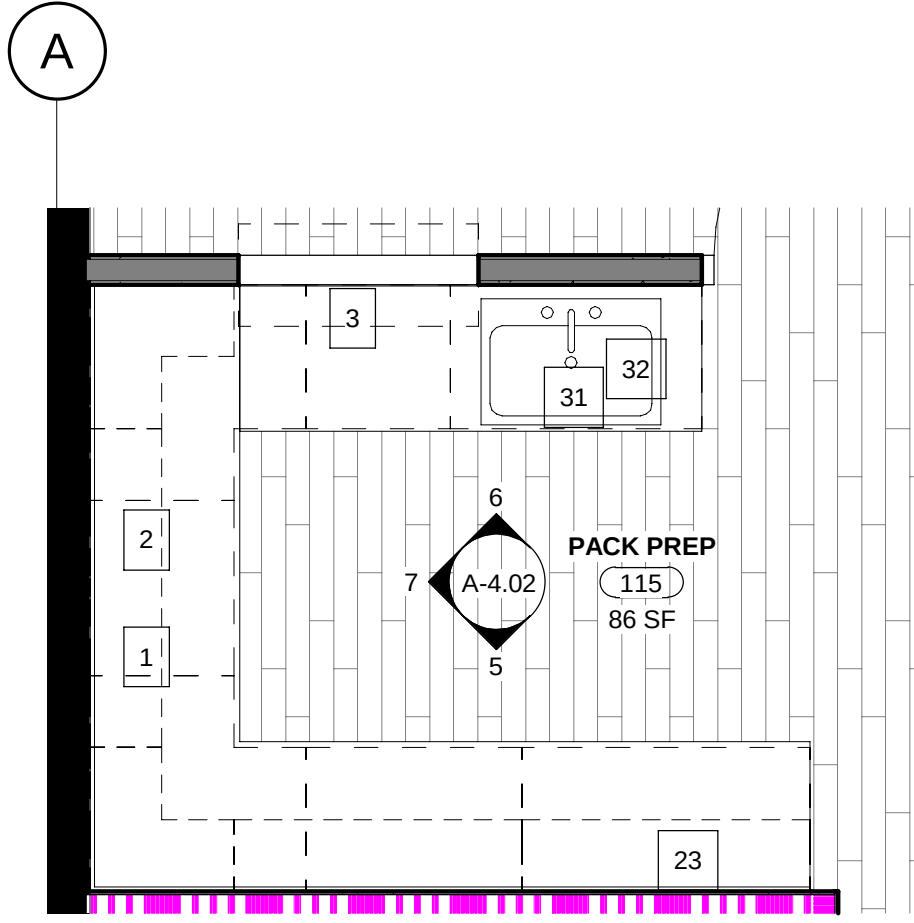
3.29.2024 CD SET



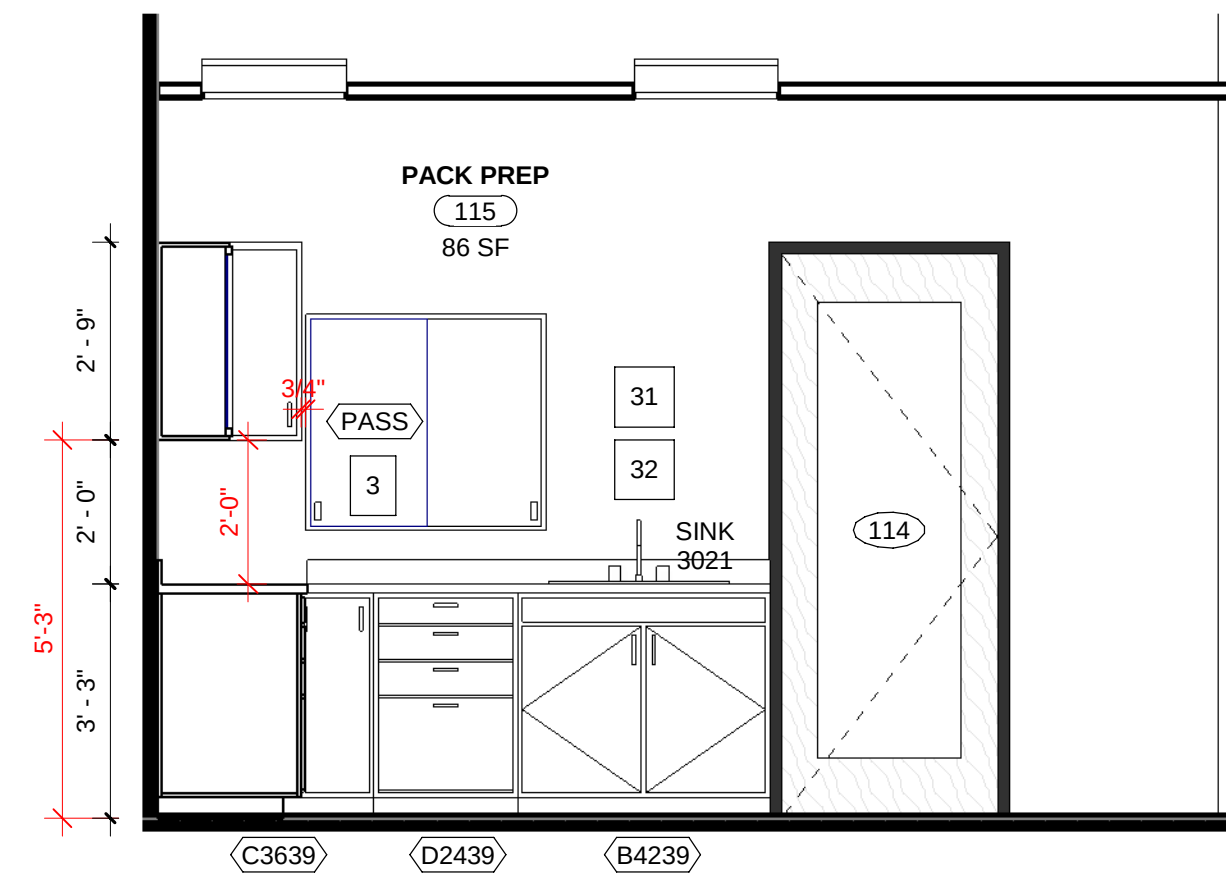
2 ENLARGED PLAN - EXAM #3 123
1/2" = 1'-0"



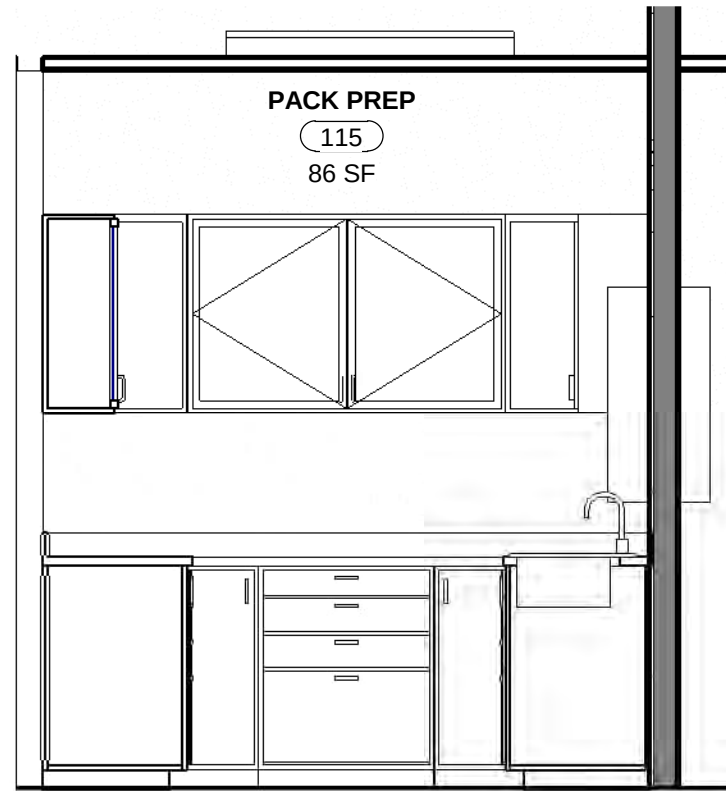
1 EXAM ROOM - ELEV NORTH
3/8" = 1'-0"



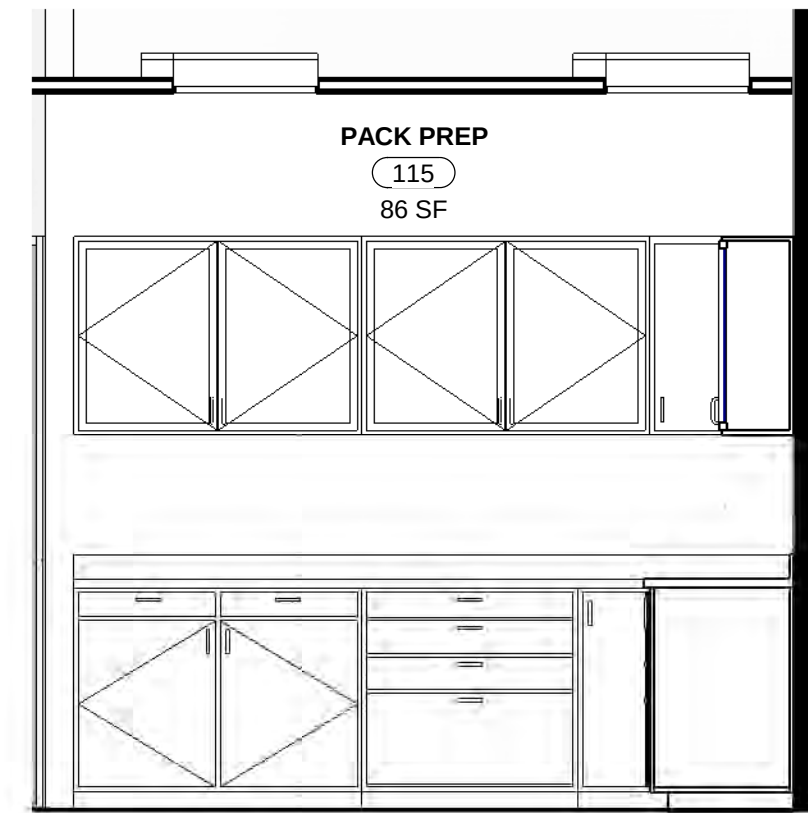
4 ENLARGED PLAN PACK PREP 115
3/8" = 1'-0"



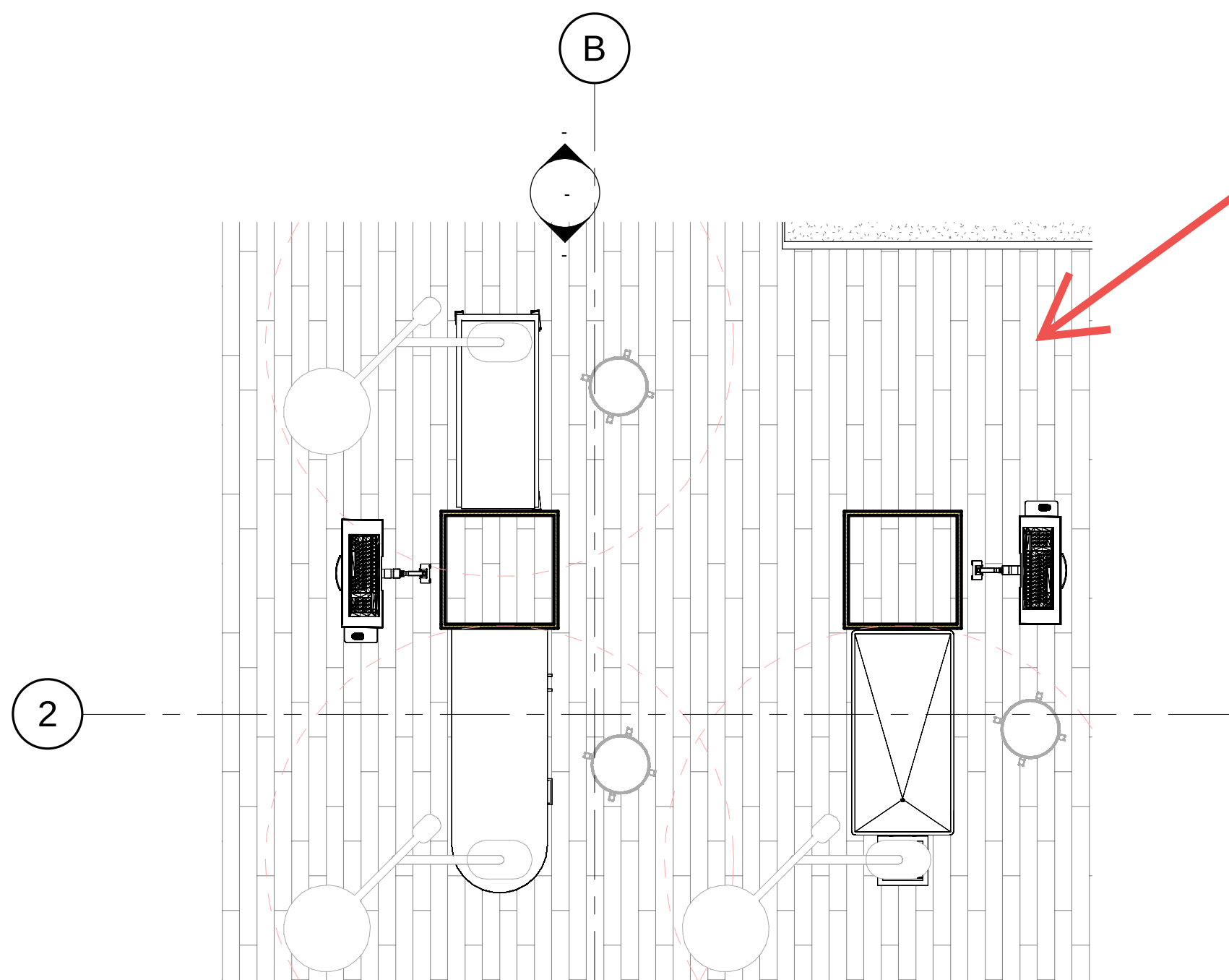
6 PACK PREP NORTH
3/8" = 1'-0"



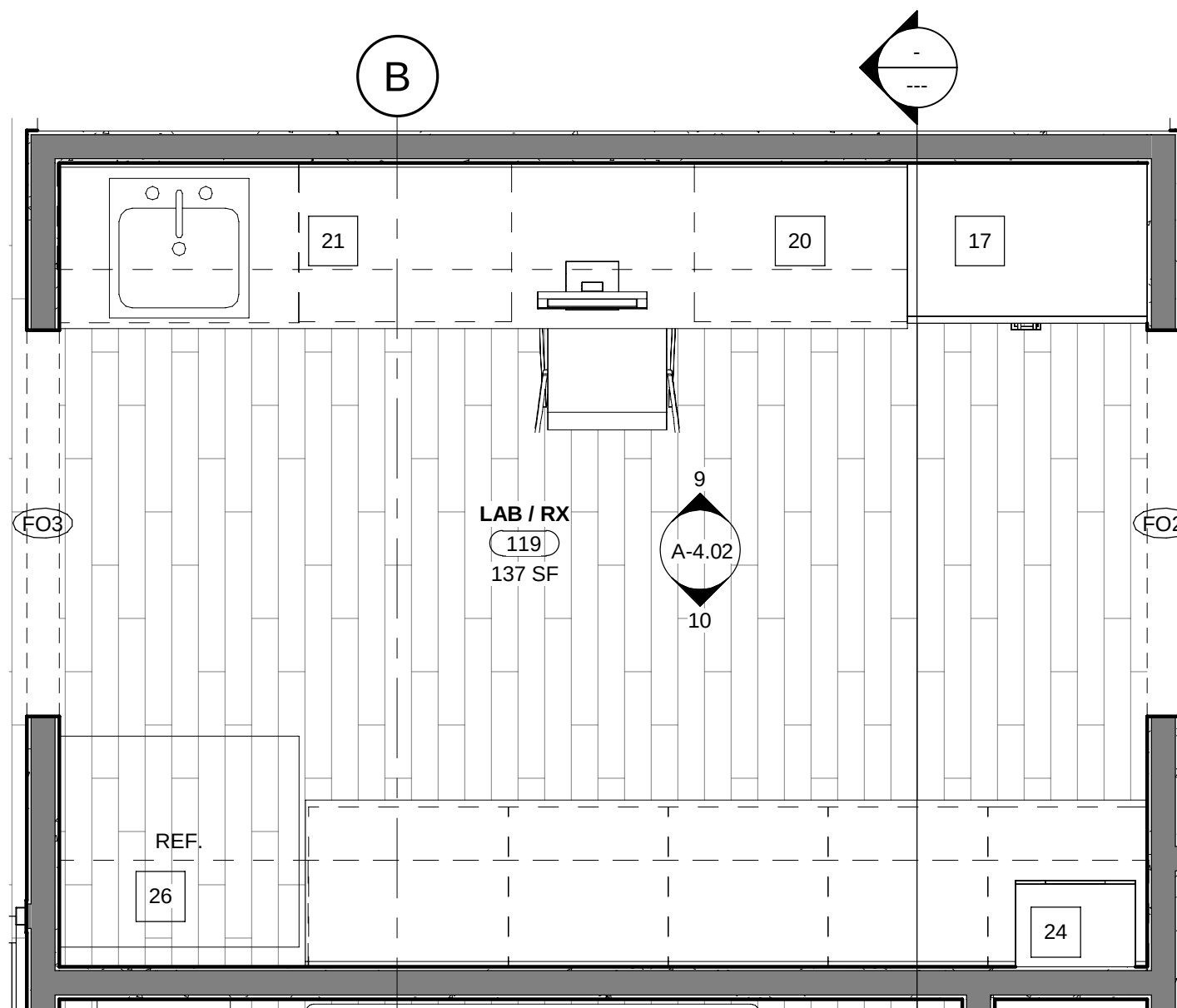
7 PACK PREP WEST
3/8" = 1'-0"



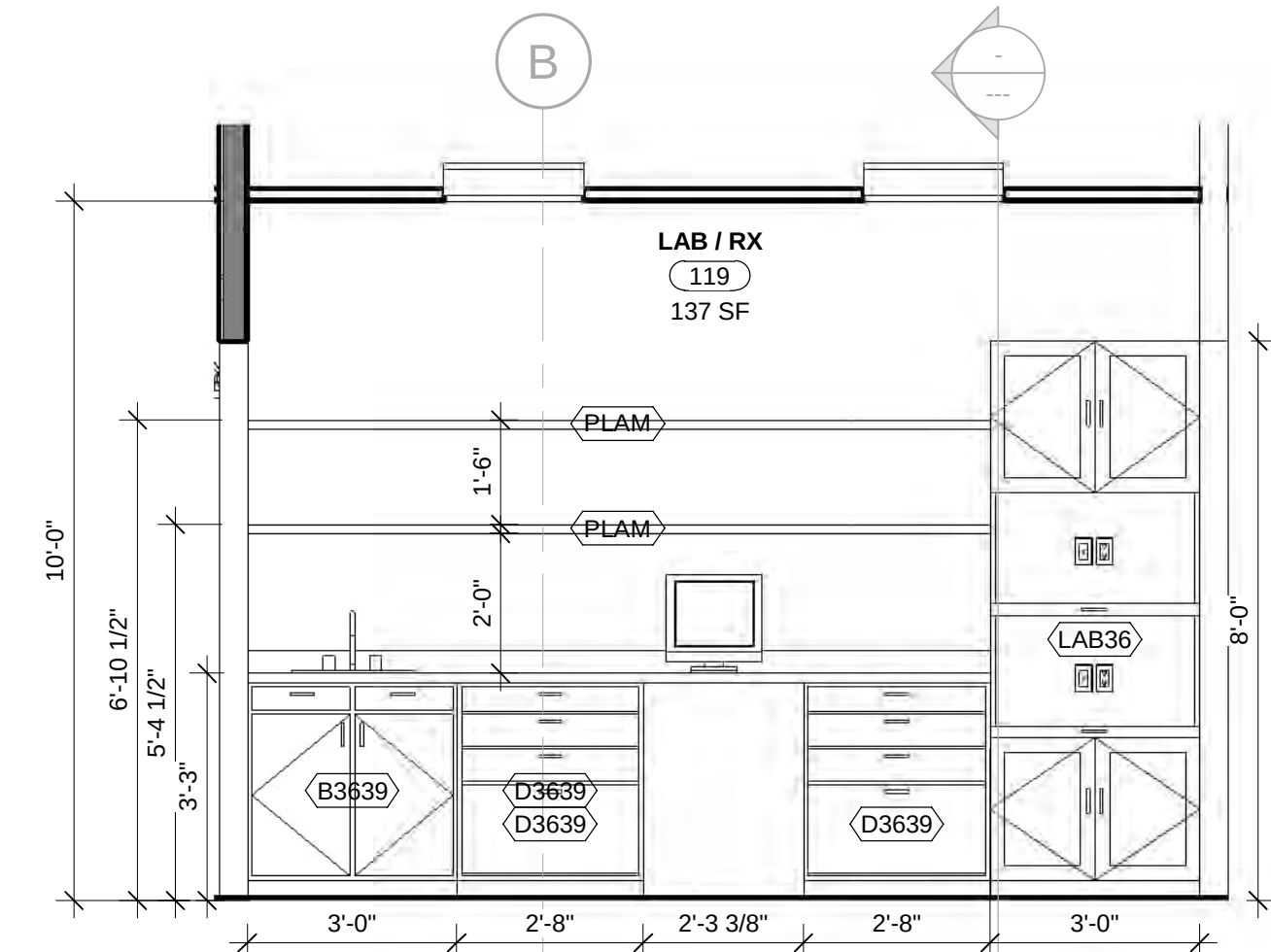
5 PACK PREP SOUTH
3/8" = 1'-0"



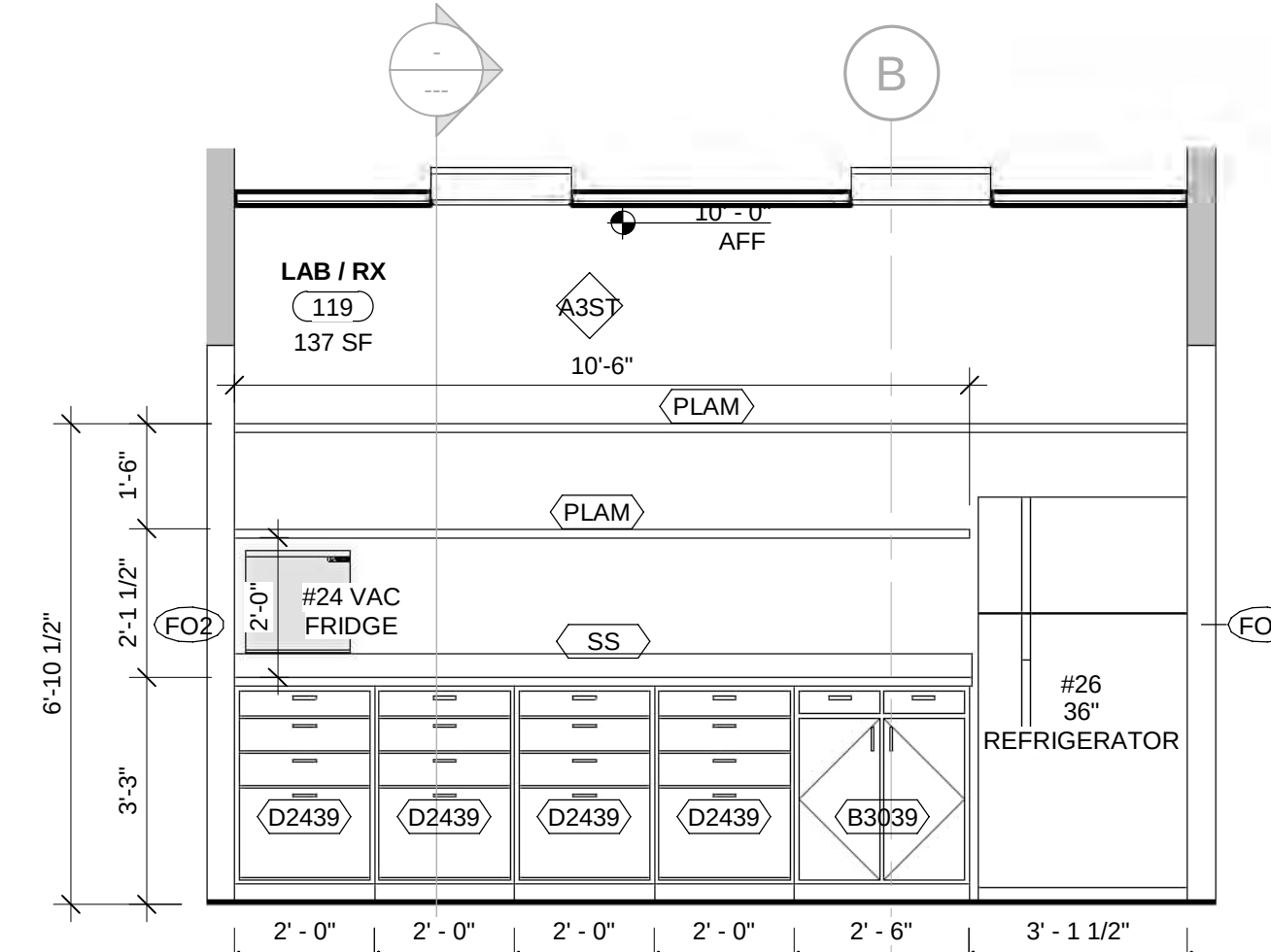
3 ENLARGED PLAN - TREATMENT TABLES
3/8" = 1'-0"



8 1ST FLOOR RENOVATE - NOTES - LAB RX 119
1/2" = 1'-0"



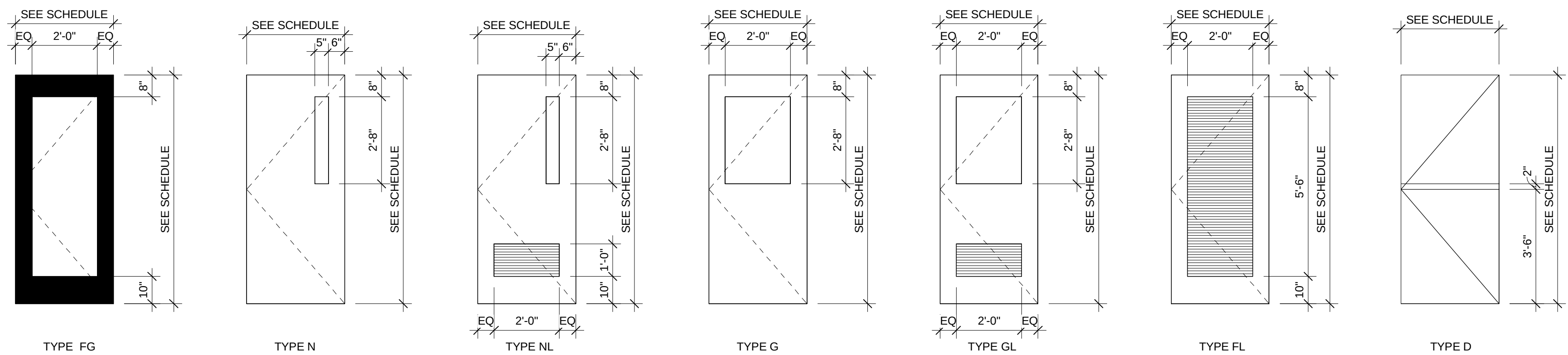
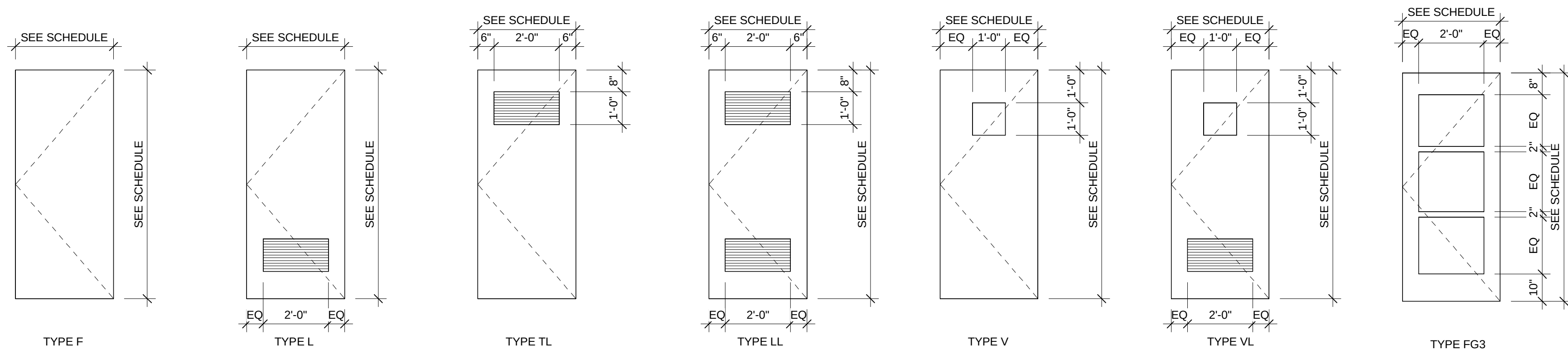
9 LAB 119 - NORTH
3/8" = 1'-0"



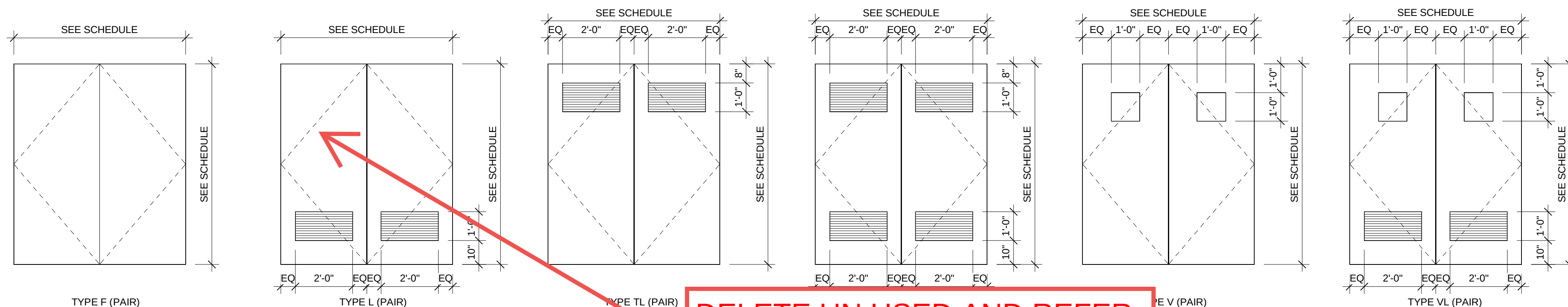
10 LAB 119 SOUTH
3/8" = 1'-0"

Page 53 of 107

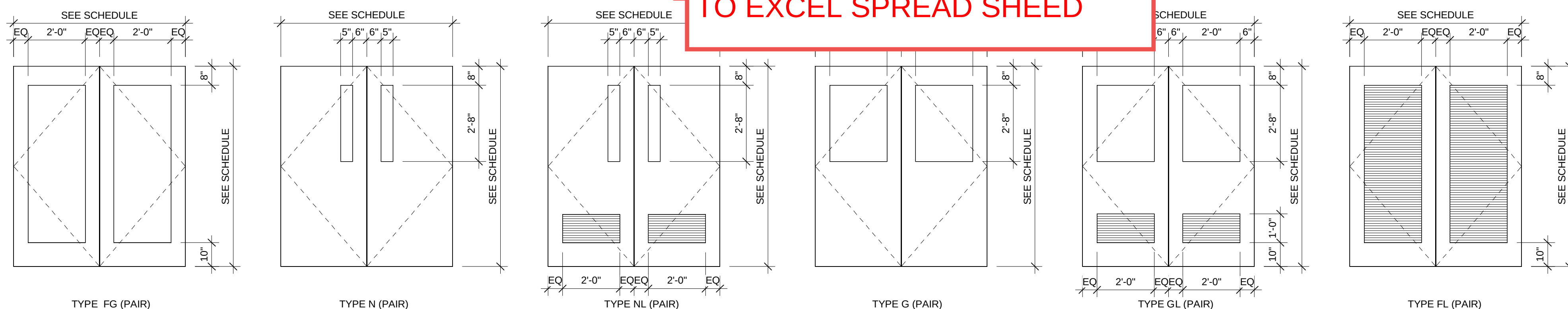
DOOR AND FRAME SCHEDULE																
DOOR NUMBER	DOOR							FRAME							REMARKS	
	MATL	TYPE	FINISH	SIZE	HDWR	LABEL	STC	MATL	TYPE	FINISH	HEAD	JAMB	SILL			
1ST FLOOR																
	Alum	AL		SEE ELEV	(none)			Alum								
	Alum	AL		SEE ELEV	(none)			Alum								
100A	Alum	AL		SEE ELEV	(none)			Alum								
100B	Alum	AL		SEE ELEV	(none)			Alum								
101		RRRRR		08-DOOR-SIN GLE-SWING- WH	(none)											
102		KKKK		36" x 96"	(none)											
103		RRRRR		08-DOOR-SIN GLE SWING- WH	(none)											
104	Alum	AL		SEE ELEV	(none)			Alum								
105		KKKK		36" x 96"	(none)											
107		KKKK		36" x 96"	(none)											
108		RRRRR		08-DOOR-SIN GLE-SWING- WH	(none)											
109		KKKK		36" x 96"	(none)											
109		VVVV		54X96 2 2	(none)											
110		RRRRR		08-DOOR-SIN GLE-SWING- WH	(none)											
111	Hollow Metal	HM		36" x 84"	(none)			Hollow Metal								
111		2213		DRHW-PUSH -1	(none)											
112		KKKK		36" x 96"	(none)											
112		2211		DRHW-PULL- 1	(none)											
112A	Alum	SSSS	POWDER COAT	24" x 53 GATE	(none)			FENCE								FENCE GATE
112B	Alum	SSSS	POWDER COAT	24" x 53 GATE	(none)			FENCE								FENCE GATE
112C	Alum	SSSS	POWDER COAT	24" x 53 GATE	(none)			FENCE								FENCE GATE
113		2		08-DRSWING -SWING-STA NDARD-UH	(none)											
113A	Alum	PPPP	POWDER COAT	24" x 6'0 GATE 2	(none)			FENCE								FENCE GATE
113B	Alum	PPPP	POWDER COAT	24" x 6'0 GATE 2	(none)			FENCE								FENCE GATE
114		3		PNL-F-WD	(none)											
114		KKKK		36" x 96"	(none)											
115		87		FRM-00HM1	(none)											
116		RRRRR		08-DOOR-SIN GLE-SWING- WH	(none)											
118		KKKK		36" x 96"	(none)											
120		KKKK		36" x 96"	(none)											
122	Alum	AL		SEE ELEV	(none)			Alum								
123		KKKK		36" x 96"	(none)											
124		KKKK		36" x 96"	(none)											
125		KKKK		36" x 96"	(none)											
E3		F		36" x 80"	(none)											
E4		F		36" x 80"	(none)											
E5		F		32" x 84"	(none)											
E6		DDDD		34" x 84"	(none)											
E7		DDDD		34" x 84"	(none)											
E8		YYY		36" x 84"	(none)											
E9		YYY		36" x 84"	(none)											
E12				36" x 84"	(none)											
E13				36" x 84"	(none)											
E14	Hollow Metal	HM		36" x 84"	(none)			Hollow Metal								
E15		YYY		36" x 84"	(none)											
E16				36" x 84"	(none)											
E23		F		36" x 80"	(none)											
E24		F		36" x 80"	(none)											
E25		F		36" x 80"	(none)											
E26		F		36" x 80"	(none)											
E27		F		36" x 80"	(none)											
E34		2213		DRHW-PUSH -1	(none)											
E35		2211		DRHW-PULL- 1	(none)											
E36		2		08-DRSWING -SWING-STA NDARD-UH	(none)											
E37		3		PNL-F-WD	(none)											
E38		87		FRM-00HM1	(none)											
E39		KKKK		36" x 96"	(none)											
E61		2213		DRHW-PUSH -1	(none)											
E62		2211		DRHW-PULL- 1	(none)											
E63		2		08-DRSWING -SWING-STA NDARD-UH	(none)											
E64		3		PNL-F-WD	(none)											
E65		87		FRM-00HM1	(none)											
E67		2213		DRHW-PUSH -1	(none)											
E68		2211		DRHW-PULL- 1	(none)											
E69		2		08-DRSWING -SWING-STA NDARD-UH	(none)											
E70		3		PNL-F-WD	(none)											
E71		87		FRM-00HM1	(none)											
E73		2213		DRHW-PUSH -1	(none)											
E74		2211		DRHW-PULL- 1	(none)											
E75		2		08-DRSWING -SWING-STA NDARD-UH	(none)											
E76		3		PNL-F-WD	(none)											
E77		87		FRM-00HM1	(none)											
E78	Hollow Metal	HM		36" x 84"	(none)			Hollow Metal								
E95		NNNN		36" x 96" 2	(none)											
FO1		VVVV		54X96 2 2	(none)											
FO2		CO		58X96	(none)											
FO3		CO		58X96	(none)											
FO4		XXXX		60X96 2	(none)											
FO5		BH		114X116	(none)											



DOOR TYPE LEGEND

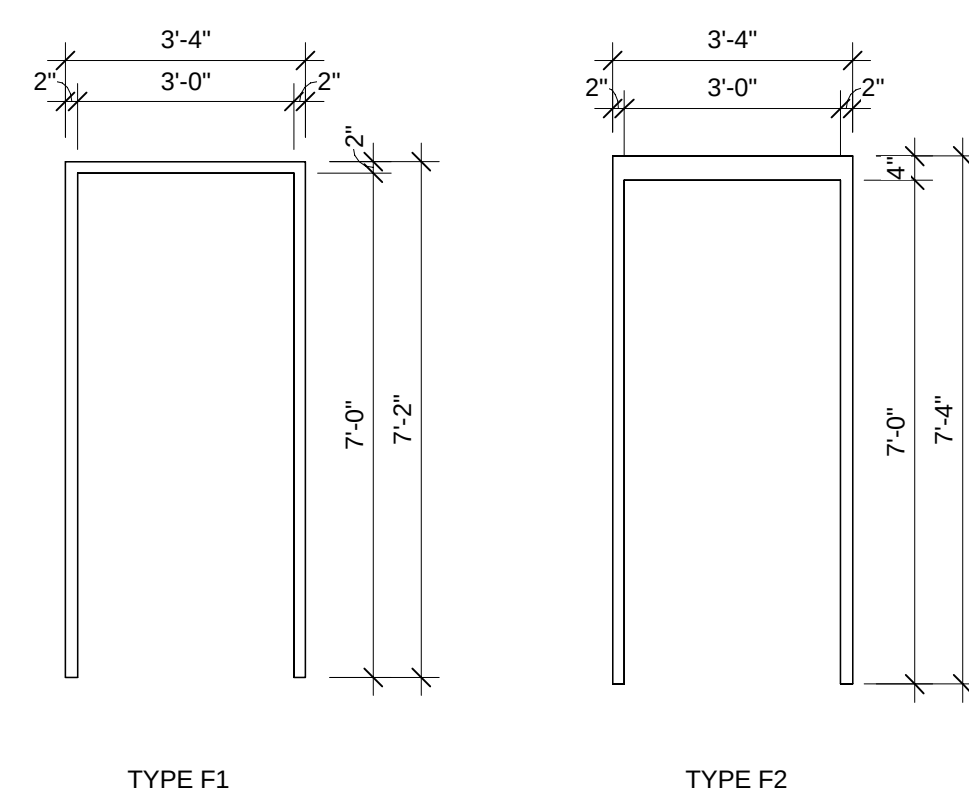


DELETE UN USED AND REFER
TO EXCEL SPREAD SHEED



 DOUBLE DOOR TYPE LEGEND
3/8" = 1'-0"

PS- TO FINISH



FRAME TYPE LEGEND

DOOR HARDWARE SET LIST						
SET	HARDWARE TYPE	LOCKSET	HINGES	CLOSER	FRAME SILENCER	KICKPLATE
1	Passage	A-Series	1 1/2 pr - BB 5 knuckle	No	Yes	No
2	Locking Office	Lockset ANSI F81	1 1/2 pr - BB 5 knuckle	No	Yes	No
3	Egress	Series 22 - Exit device	1 1/2 pr - BB 5 knuckle	Yes	Yes	No
4	Entry	Series 24 - Exit device	3 pr - BB 5 knuckle	Yes	Yes	No
5	Restroom	Push/Pull	1 1/2 pr - BB 5 knuckle	Yes	Yes	Yes
6	Storage	Lockset ANSI F86	1 1/2 pr - BB 5 knuckle	No	Yes	No

ADD WINDOWS AND STORE FRONTS WITH DIMINSIONS

OWNER:
ACHARA VET
GREENVILLE, SC

**RENOVATION FOR
WILLS PARK
VET-ALPHARETTA
11770 HAYES
BRIDGE RD,
ALPHARETTA GA
30009**



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REVISIONS

No.	Description	Date
-----	-------------	------

PROJECT: 2024.13

DATE: 3.24.2024

DRAWN BY:

CHECKED BY: OWNER

DOOR SCHEDULE, DOOR TYPE LEGEND & FRAME TYPES

A-6.01

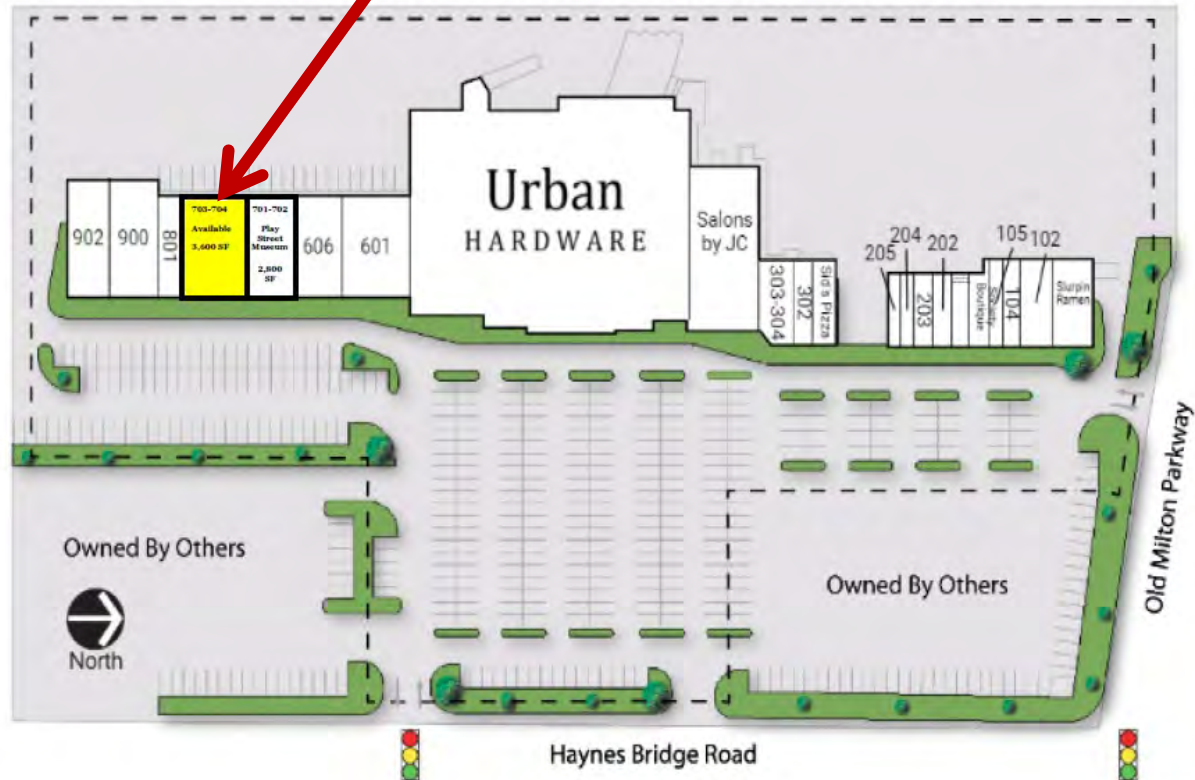
WPS	ACOUSTICAL WRAPPED PANEL	PTB	PORCELAIN TILE BASE
ACS	COLOR COATED CONCRETE SURFACE	PTF	PORCELAIN TILE FLOORING
CHD	CONCRETE LIQUID HARDENER	PTW	PORCELAIN TILE PLANK
CRK	CRK TILE	PWB	PAINTED WALL BASE
CON	CONCRETE	RBS	RUBBER BASE
CPT	CARPET	RBT	RUBBER TILE
CRS	ACOUSTICAL CURTAIN	RTF	RESILIENT TILE FLOORING
CSL	CONCRETE SEALER	SCN	SEALED CONCRETE
CTB	CERAMIC TILE BASE	STD	STATIC DISSIPATIVE TILE
CTW	CERAMIC TILE WALL	SHV	SHINY VINYL
EPF	EPOXY FLOORING	SHS	SPORTS FLOORING
ETR	EXISTING TO REMAIN	STC	STAMPED CONCRETE
FWC	FABRIC WALLCOVERING	STF	PERFORMANCE STAGE FLOORING
GRT	GROUT	STG	STONE COORDINATE
GLW	GLASS TILE WALL	TBD	TO BE DETERMINED
LN	LINEUM	TZB	TERRAZZO BASE
MCC	MULTI-COLORED COATING	TZZ	TERRAZZO FLOORING
MEF	MELAMINE	VCT	VINYL COMPOSITION TILE
MPW	METAL PANEL WALL	VPL	VINYL PLANK FLOORING
PLM	PLASTIC LAMINATE	VWC	VINYL WALLCOVERING
PMT	PAINTED CONCRETE	WDB	WOOD BASE
PNT	PAINT	WDF	WOOD FLOORING

FINISH

C:\Users\ChrisStone\OneDrive - stonecraftstudio3.com\Documents\STONECRAFT STUDIO3 (HD)\6. 2024 SC53 PROJECT FOLDER\12.2024 SC53 ACHARA VET-ALPHARETTA RENOVATION CD PROGRESS SET PS.rvt

Premises (#703 and 704)

Alpharetta Crossing





PINK NEXT GEN™ FIBERGLAS™ SOUND ATTENUATION BATTS (SAB) METAL FRAMING

PINK Next Gen™ Fiberglas™ Sound Attenuation Batts (SAB) are unfaced, lightweight, flexible fiberglass insulation batts, designed to deliver noise control in wall cavities of interior partitions. Manufactured to friction fit, they are available in 8-foot lengths in both 2½-inch and 3½-inch thicknesses. Depending on the construction method and components used, SABs can improve STC (Sound Transmission Class) ratings by 4-11 points over an empty cavity.

Features

- Excellent acoustical performance
- Easy to install and fabricate
- Long-term performance and will not settle or slump within wall cavities
- With less dust than other fiberglass products, PINK Next Gen™ Fiberglas™ insulation has excellent stiffness and recovery characteristics
- Compression packaging from Owens Corning speeds job
- Labeled with thermal value

Standards, Codes Compliance

- Manufactured in compliance with ASTM C665 Type 1
- Classified non-combustible as tested in accordance with ASTM E136
- Acceptable for use in ICC building construction types I through V
- Certified to meet California Code of Regulations, Title 24, Chapter 12-13, Article 3, "Standards for Insulating Material"

Applications

- Metal stud wall cavities of interior partitions

Surface Burning Characteristics/ Building Code Construction Classification¹

PRODUCTS	FLAME SPREAD	SMOKE DEVELOPED	ICC
Unfaced	< 25	< 50	All Types

WATER ABSORPTION

Maximum by Volume	Less than 5%
-------------------	--------------

DIMENSIONAL STABILITY

Linear Shrinkage	Less than 0.1%
------------------	----------------

¹ Products are tested in accordance with Surface Burning Characteristics ASTM E84.

Reality of Sound Transmission Class (STC)

STC is a method of rating sound transmission performance of a wall or floor assembly. It is intended as a quick screening tool to compare different wall or floor assemblies. STC ratings are determined in a laboratory under controlled conditions. Even then, differences of 1-2 points STC can occur for the same assembly in the same laboratory. In the field, flanking noise, quality of material, and construction practices can lead to widely varied STCs for the same assembly.

Design Considerations

Acoustical performance of metal stud interior partitions can be substantially affected by a number of important design and construction details. Important details include:

1. Seal the bottom plate and any wall penetrations with non-hardening permanently resilient sealant.
2. Location and attachment of outlets, ducts, and mechanical equipment. Plumbing should be designed to allow for expansion and contraction. Pipes should also be isolated from framing, using resilient mounts.
3. Use solid core wood or metal doors for best noise control. Depending on HVAC requirements, weather-stripping may be used around the door to reduce sound transmission.

Fire Safety

Wall assemblies with SAB installed in the cavities can achieve up to a 2-hour fire resistance rating as tested in accordance with ASTM E119.

Acoustic and Fire Ratings for Typical Steel Stud Partitions

STUD DEPTH	STC	NATIONAL RESEARCH COUNCIL (NRC) TEST NO.	WALL DESCRIPTION	UL FIRE RESISTANCE DIRECTORY ²	FIRE RESISTANCE DESIGN MANUAL GYPSUM ASSOC. FILE NO. ²	HOURLY RATING	GYPSUM
2½"	39	TL-93-058	2½" 25ga Steel Studs 16" OC, ⅝ gyp w/ 2½" Fg batt	U494	WP 1240	1 hr NLB	Single Layer
2½"	44	TL-93-033	2½" 25ga Steel Studs 24" OC, ⅝ gyp w/ 2½" Fg batt	U495	WP 1076	1 hr NLB	
2½"	45	TL-93-038	2½" 25ga Steel Studs 24" OC, ½ gyp w/ 2½" Fg batt	U419, U423	WP 1240	45 min NLB	
3⅝"	49	TL-93-325	3⅝" 25ga Steel Studs 16" OC, ⅝ gyp w/ 3½" Fg batt	U419, U423		1 hr LB/NLB	
3⅝"	50	TL-93-324	3⅝" 25ga Steel Studs 24" OC, ⅝ gyp w/ 3½" Fg batt	U419, U423	WP 1072	1 hr LB/NLB	
3⅝"	46	TL-93-344	3⅝" 25ga Steel Studs 16" OC, ½ gyp w/ 3½" Fg batt	U423		45 min NLB	
2½"	51	TL-93-039	2½" 25ga Steel Studs 24" OC, (2)⅝/(1)⅝ gyp 2½" Fg	U423		1 hr NLB	Unbalanced
3⅝"	52	TL-92-420	3⅝" 25ga SS 16" OC, (2) ⅝ gyp/(1) ⅝ gyp 3½" Fg	U423		1 hr NLB	
3⅝"	54	TL-92-368	3⅝" 25ga SS 24" OC, (2) ⅝ gyp/(1) ⅝ gyp 3½" Fg	U423	WP 1052	1 hr NLB	
3⅝"	50	TL-93-354	3⅝" 25ga SS 16" or 24" OC, ⅝ gyp w/ RC, 3½" Fg.	U423		1 hr LB/NLB	Double Layer
2½"	55	TL-93-037	2½" 25ga Steel Studs 24" OC, (2) ⅝ gyp 2½" Fg	U411	WP 1548	2 hr NLB	
3⅝"	55	TL-92-424	3⅝" 25ga Steel Studs 16" OC, (2)½ gyp 3½" Fg	U412		2 hr NLB	
3⅝"	55	TL-92-412	3⅝" 25ga Steel Studs 24" OC, (2)½ gyp 3½" Fg	U412	WP 1521	2 hr NLB	
3⅝"	58	TL-92-369	3⅝" 25ga Steel Studs 24" OC, (2)⅝ gyp 3½" Fg	U411, U425	WP 1522	2 hr NLB	

² Acoustic and fire-resistance ratings apply to assemblies in their entirety. Except for separately rated structural members supporting tested assemblies, individual components are not assigned a fire-resistance rating and are not intended to be interchanged between assemblies. They are designated for use in a specific design so the ratings of the design may be attained. Refer to the online resources for the most up-to-date published assembly details. Consult with the authority having jurisdiction before installation.

Acoustic Comparison of Cavity Insulation Types

GYPSUM BOARD	INSULATION TYPE	TEST NUMBER	STC
One layer each side			
⅝"	None	TL-92-618	38
⅝"	Fiberglass	TL-93-325	49
⅝"	Mineral Wool	TL-93-327	47
⅝"	Cellulose (spray)	TL-93-049	45
One layer one side, two layers the other side			
⅝"	Fiberglass	TL-92-420	52
⅝"	Mineral Wool	TL-93-329	53
⅝"	Cellulose (spray)	TL-93-050	49
⅝"	Cellulose (blown)	TL-92-437	49

3½-inch 25-Gauge Non-Load-Bearing Studs at 16 inches on center NRC-CNRC Internal Report IRC-IR-693, October 1995

Availability

THICKNESS	WIDTH	LENGTH
2½"	16"/24" (406mm/609mm)	96"
3½"	16"/24" (406mm/609mm)	96"
6½"	16"/24" (406mm/609mm)	96"

Certifications and Sustainable Features

- Average 65% with Minimum 47% post-consumer and balance 18% pre-consumer recycled glass content
- GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product usage. For more information, visit ul.com/gg
- Environmental Product Declaration (EPD) has been certified by UL Environment



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SCS Global Services provides independent verification of recycled content in building materials and verifies recycled content claims made by manufacturers. For more information, visit www.SCSglobalservices.com.

LEED® is a registered trademark of the U.S. Green Building Council.

Notes

PINK Next Gen™ Fiberglas™ Sound Attenuation Batts (SAB) are ink jetted on the fiberglass with their thermal value of R-11 for 3½ inches and R-8 for 2½ inches to meet labeling requirements of thermal values for insulation used in the thermal envelope.

If specifying for an open cavity, remember to use supplemental support for heights over 8 feet.

For additional information, refer to the Safe Use Instruction Sheet (SUIS) found in the SDS Database via <http://sds.owenscorning.com>.

OWENS CORNING INSULATING SYSTEMS, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO 43659 USA
1-800-GET-PINK®
www.owenscorning.com



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-24-11 SALONS BY JC/ALPHARETTA CROSSING

PLANNING COMMISSION: AUGUST 1, 2024

CITY COUNCIL: AUGUST 26, 2024

II. RECOMMENDATION:

Approve CU-24-11 Salons by JC/Alpharetta Crossing, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 11770 Haynes Bridge Road, Suite 401 and limited to no more than 4,000 square feet.
2. Conditional use approval shall be limited to Salons by JC; no additional 'Spa Services' use or subleasing shall be permitted within the approved space.
3. 'Spa Services' shall be limited to waxing and massage services.
4. Hours of operation shall be Monday – Sunday 9:00 AM – 6:00 PM.
5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

III. REPORT IN BRIEF:

The applicant, Salons by JC, is requesting a conditional use to operate a 'Spa Services' business in an 8,640 square foot suite in the Alpharetta Crossing shopping center. The business leases rooms to a variety of beauty and wellness personal services providers. The subject property is located at 11770 Haynes Bridge Road, Suite 401 at the southwest corner of Haynes Bridge Road and Old Milton Parkway.

DISCUSSION

The submitted request, if approved, would allow Salons by JC to operate a 'Spa Services' business in an 8,640 square foot suite in the Alpharetta Crossing shopping center. The public hearing application states that the business would like to allow waxing and massage services to complement the variety of beauty and wellness personal services provided with this business. The subject property is located at 11770 Haynes Bridge Road, Suite 401 at the southwest corner of Haynes Bridge Road and Old Milton Parkway.

The property is zoned C-2 (General Commercial). Surrounding properties are zoned C-2 to the north, east and west, DT-MU (Downtown Mixed-Use) to the south, and O-I (Office-Institutional) and R-4A (Dwelling, 'For-Sale', Attached Residential) to the east. Haynes Park and an undeveloped office property are located to the east, Mammoth Car Wash, Country Place Animal Hospital, and Regions Bank are located to the north, Dogwood Square is located to the west, and the Maxwell is located to the south.

Alpharetta Crossing shopping center is a 9.8-acre property developed with a one (1) story, 96,544 square foot retail shopping center. A variety of businesses operate in the retail center, including Urban Hardware,

Bagel Boys, The UPS Store, Chau's Alterations, and AJ's Home Cooking, to name a few. The applicant's business is located in Suite 401 of the shopping center.

Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business."

Salons by JC leases suites to cosmetologists, hair stylists, estheticians, and other similar personal service providers. The business has 48 rooms for lease and has been operating at the Alpharetta Crossing shopping center since it opened. Salons by JC is approved to offer a variety of beauty and wellness personal services that do not require a customer to disrobe. Hours of operation for the business are Monday – Sunday 9:00 AM – 6:00 PM.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Alpharetta Crossing shopping center was developed in compliance with site access standards and the applicant's proposal would not negatively impact traffic and pedestrian safety.

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

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

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

Response: The proposed retail service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Alpharetta Crossing shopping center. If approved, 'Spa Services' uses should be limited to no more than 4,000 square feet of the space in order to comply with the City's definition of 'Spa Services'.

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

Response: Not applicable.

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

Response: The proposed retail service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Alpharetta Crossing shopping center.

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

Response: The proposed retail service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Alpharetta Crossing shopping center.

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

Response: The nearest business approved for 'Spa Services' is Natural Body Spa at 275 Commerce Street, which is approximately 2,300' to the south of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in retail corridors and shopping centers. The proposed use would complement the beauty services offered at the applicant's business. If approved, conditions should be established that regulate and limit an expansion of services and signage.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received. The applicant provided sixteen (16) letters of support from tenants operating at Salons by JC.

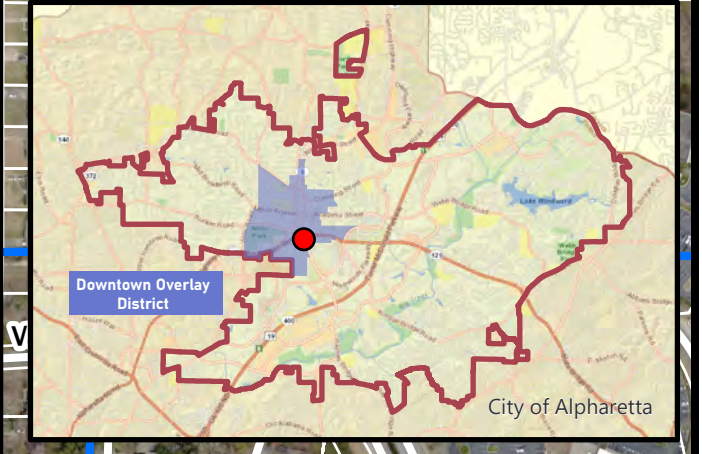
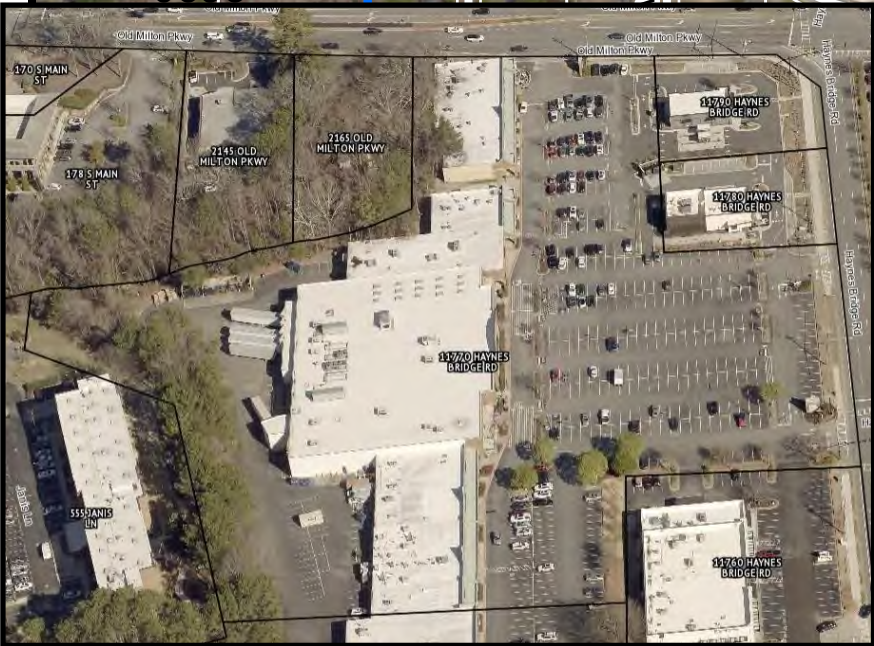
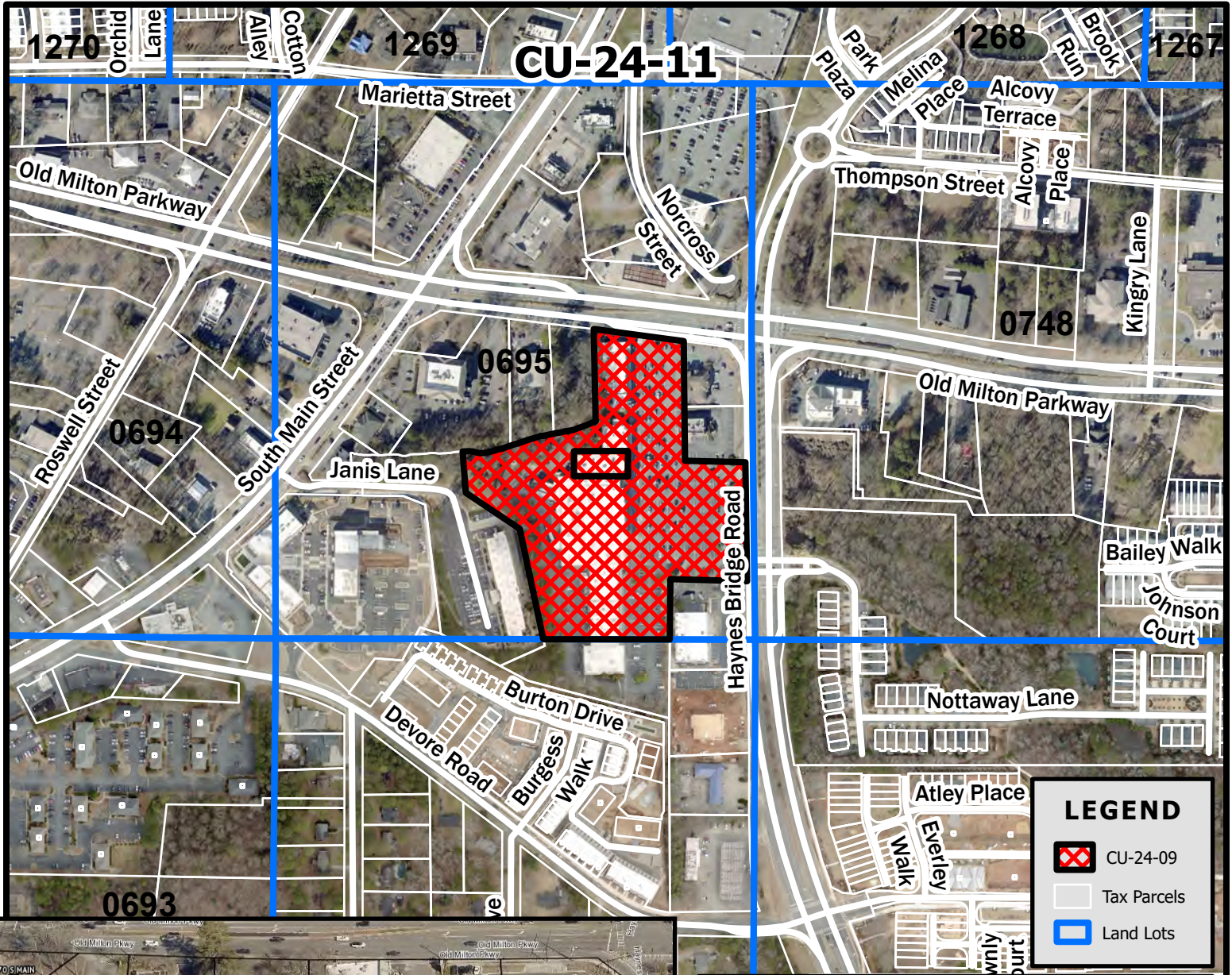
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 10, 2024. There were no public comments.

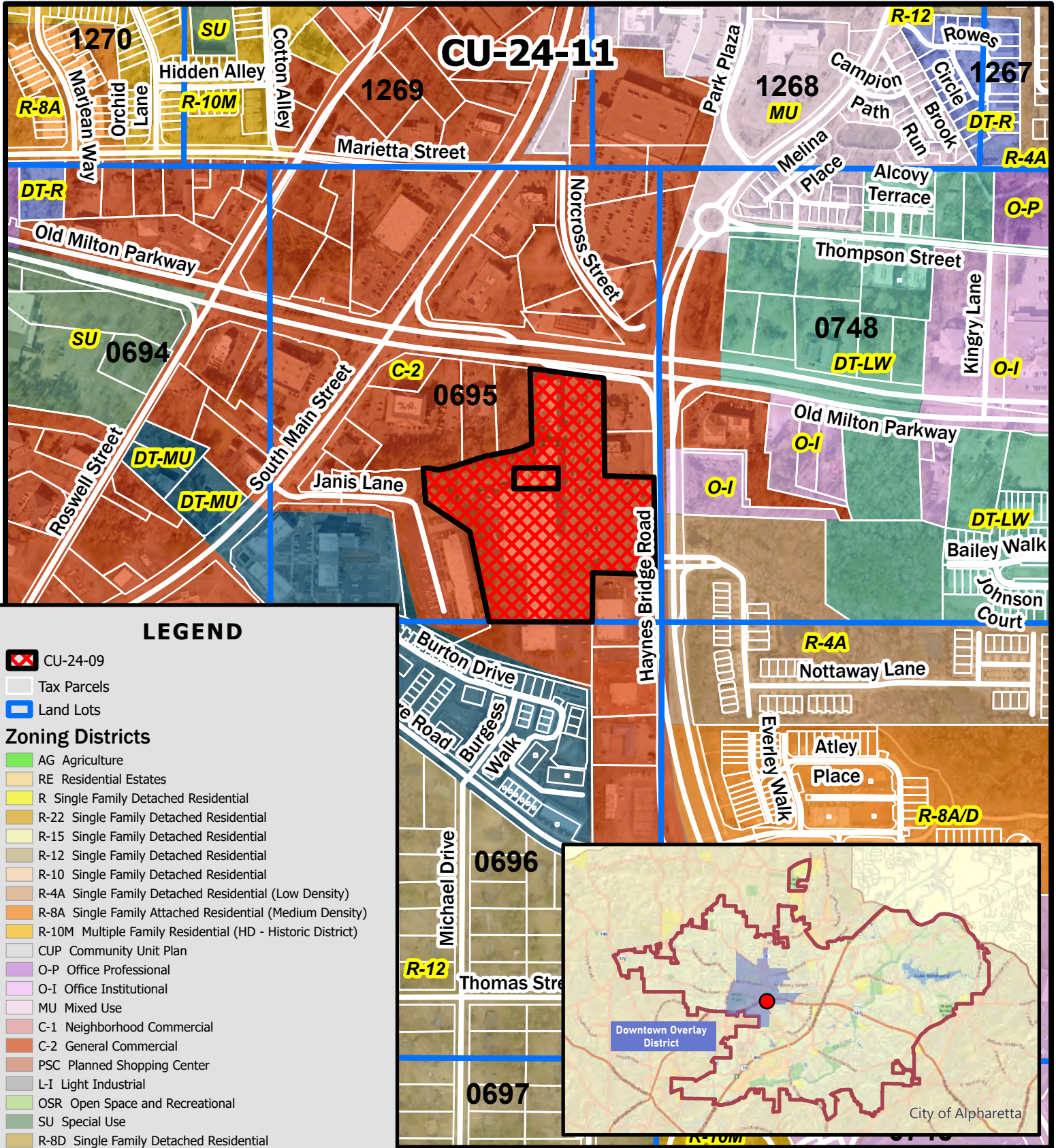
IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map

- CZIM
- Citizen Part B
- Application



CU-24-11
D/LL: 1/2/695
PC: 8/01/24
CC: 8/26/24



LEGEND

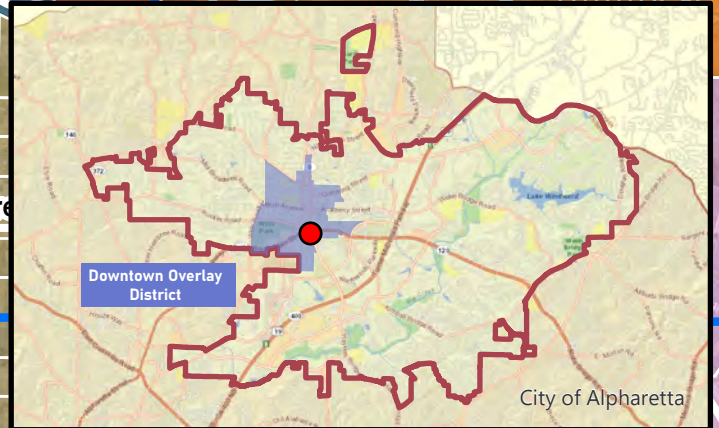
CU-24-09

Tax Parcels

Land Lots

Zoning Districts

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



CU-24-11

D/LL: 1/2/695

PC: 8/01/24

CC: 8/26/24

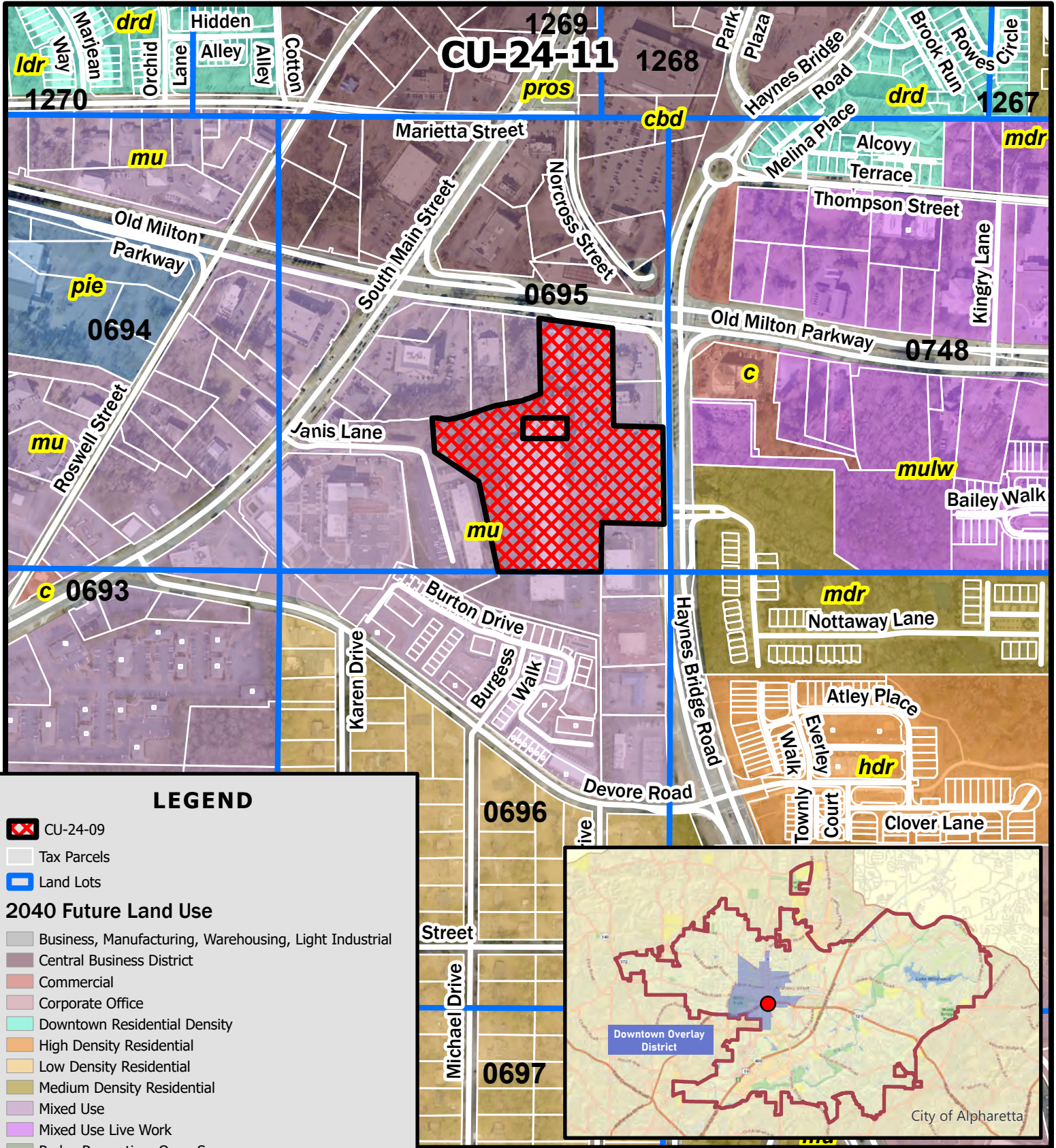
Zoning Map

Salons by JC Alpharetta

11770 Haynes Bridge Road Suite 401



Location Map Provided by:
Community Development - GIS

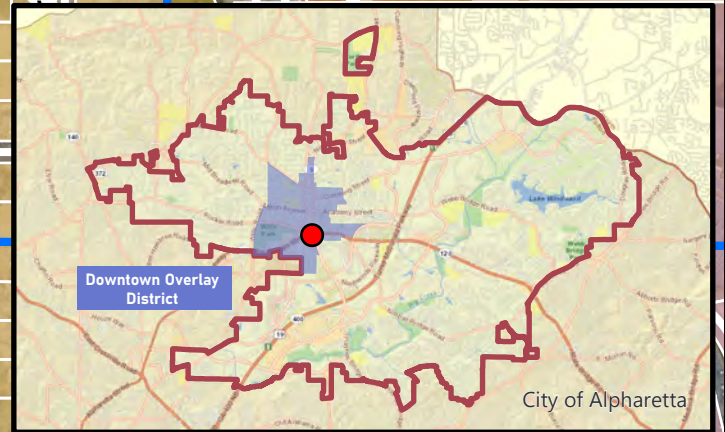


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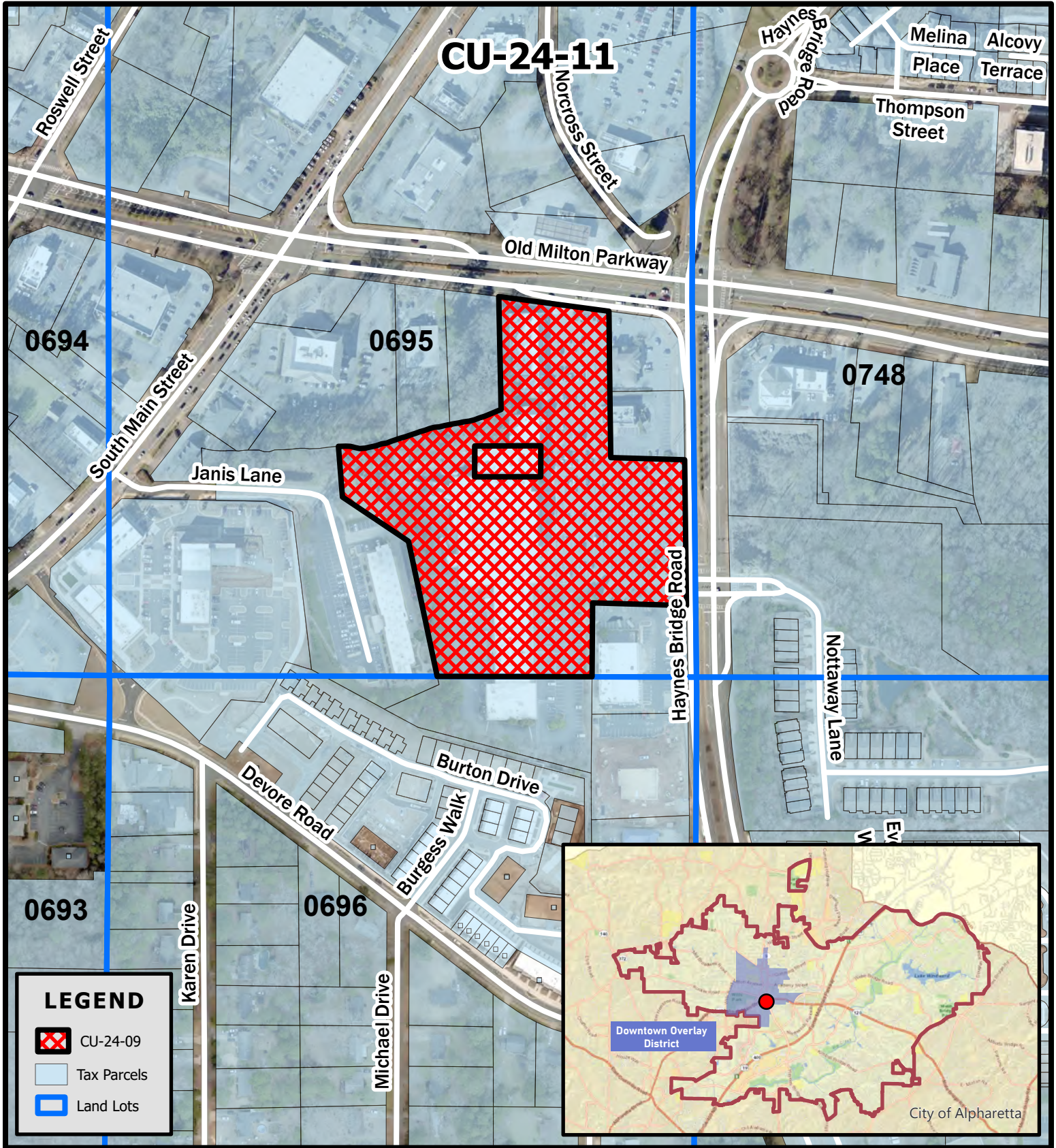
- CU-24-09
- Tax Parcels
- Land Lots

2040 Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



CU-24-11
D/LL: 1/2/695
PC: 8/01/24
CC: 8/26/24



CU-24-11
D/LL: 1/2/695
PC: 8/01/24
CC: 8/26/24

Location Map
Salons by JC Alpharetta
11770 Haynes Bridge Road Suite 401

Location Map Provided by:
 Community Development - GIS
 Page 66 of 107



Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

July 10, 2024

CU-24-11 / Salons by JC Alpharetta

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: Salons by JC Spa License Request

Contact Name: Mara Soren Telephone: 678-744-5844

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

We received no concerns or comments.

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

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

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

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

Signature of Authorized Agent: Mara

Date: July 2, 2024

Print Form

June 18, 2024
Marci Soran
11770 Haynes Bridge Road, Suite 401
Alpharetta, Georgia 30009
RE: CU-24-11 Salons by JC Alpharetta Crossings

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use to allow 'Spa Services' on 8.24 acres in the Downtown. A conditional use is requested to allow 'Spa Services' for Salons by JC in the Alpharetta Crossings shopping center. The property is located at 11770 Haynes Bridge Road, Suite 401 and is legally described as being located in Land Lot 695, 1st District, 2ndSection, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, July 10, 2024, at 6:00 PM in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, August 1, 2024, and City Council on Monday, August 26, 2024, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 678-744-5844.

Sincerely,



Marci Soran
Salons by JC Alpharetta

FEUERHERM WAYNE BENTLEY & NICOLE
107 NOTTAWAY LN
ALPHARETTA GA 30009

JANUS PAUL S & KARIN L
109 NOTTAWAY LANE
ALPHARETTA GA 30009

REMMES ROBERT J & MARY L
111 NOTTAWAY LANE
ALPHARETTA GA 30009

KHANG STELLA ET AL
113 NOTTAWAY LANE
ALPHARETTA GA 30009

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

BAILEY JAMES R & BAILEY MARY M
115 NOTTAWAY LANE
ALPHARETTA GA 30009

WARREN THEODORE JAMES & LOUISE
117 NOTTAWAY LANE
ALPHARETTA GA 30009

JOHNSON GREAG & JOHNSON LYNN
PAULETTE BECKMAN
119 NOTTAWAY LANE
ALPHARETTA GA 30009

FINEIS JAMES L & BAILEY ELLEN J
120 NOTTAWAY LN
ALPHARETTA GA 30009

VENKATA ARUN KUMAR DEVARAKONDA
& KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

GOLIAS DAVID J
121 NOTTAWAY LANE
ALPHARETTA GA 30009

HATCH TIMOTHY & WIELAND LISA
122 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

OU YI-CHUNG & CHUO YUN-FANG
123 NOTTAWAY LN
ALPHARETTA GA 30009

MC BETH LAIRD G & JOHANNA V
124 NOTTAWAY LN
ALPHARETTA GA 30009-2284

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

VOEGELI KATHERINE TREADWAY
126 NOTTAWAY LN
ALPHARETTA GA 30009

FAHEY FRANK R JR & AMY E
128 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MC GRETY THOMAS
137 DEVORE RD
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

STONEWALK ALPHA III LLC
140 BLACKLAND CT E
MARIETTA GA 30067

MILES MICHAEL
141 DEVORE RD
ALPHARETTA GA 30009

KJM HOLDINGS LLC
1418 DRESDEN DR #220
ATLANTA GA 30319

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
ALPHARETTA GA 30004

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

HJORT EMILY & PETER
201 NOTTAWAY LANE
ALPHARETTA GA 30009

FREDO JILL A
203 NOTTAWAY LANE
ALPHARETTA GA 30009

O BRIEN MICHELLE
205 NOTTAWAY LANE
ALPHARETTA GA 30009

DAMERON JULIA
207 NOTTAWAY LANE
ALPHARETTA GA 30009

OH PHILLIP J & GEORGE
209 NOTTAWAY LANE
ALPHARETTA GA 30009

KIMBELL KEVIN & LAURIE
210 BURGESS WALK
ALPHARETTA GA 30009

BAIR GINA
211 NOTTAWAY DR
ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

STRS OHIO GA REAL
ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

WHITNEY BRIAN
300 NOTTAWAY LANE
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

OMOTAYO OLUSOLA
304 BURGESS WALK
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

STOUT LOUIS B & TAMARA
306 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

DUFFY CHRISTOPHER F
312 BURGESS WALK
ALPHARETTA GA 30009

TOKMAKCI MEHMET P
3127 LENOX RD NE APT 5
ATLANTA GA 30324

BURGESS TIA L & CEDRIC
314 BURGESS WALK
ALPHARETTA GA 30009

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

SHERRY DAVID M & SHERRY ANNA
316 BURGESS WALK
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

GUVEN KERIMAN
3396 CARVERTON LANE
ALPHARETTA GA 30022

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

STONEWALK ALPHA II LLC
3847 RIVER VISTA WAY
LOUISVILLE TN 37777

MALHOTRA VISHAL & ZINKI
3970 GRIFFIN TRAIL WAY
CUMMING GA 30041

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

DEGERTEKIN FAHRETTIN LEVENT &
DEGERTEKIN MINE HATUN HASHAS
4091 PARAN POINTE DR NW
ATLANTA GA 30327

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009

RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY REVOCABLE
LIVING TRUST THE
438 BURTON DR
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LENT ERIC CHRISTOPHER
440 BURTON DR
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MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
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DRUMMOND TRYSTAN WANYE &
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445 BURTON DR
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YI WONCHOL & NAMESONG KIM
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MARINICH ROBERT C
448 BURTON DR
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451 BURTON DR
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DICKERSON KARMBALA ANDREA
453 BURTON DR
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461 BURTON DR
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MC LAUGHIN STEPHEN & GAIL
463 BURTON DR
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465 BURTON DR
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468 BURTON DR
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MIAMI FL 33156

BUR ROG INC
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HARRISBURG PA 17105

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P O BOX 32018
LAKELAND FL 33802-2018

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

CU-24-11

FOR OFFICE USE ONLY

Case #: PH4240034

PH #:

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: JR

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Marci Soran

Telephone: 678-744-5844

Address: 11770 Haynes Bridge Road

Suite: 401

City: Alpharetta

State: GA

Zip: 30009

Fax:

Mobile Tel: 404-218-9053

Email: sbjc.haynesbridge@gmail.com

Subject Property Information:

Bridge

Address: 11770 Haynes Bridge Road

Current Zoning: C-2

District:

Section:

Land Lot:

Parcel ID:

Proposed Zoning:

Current Use:

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify):

APPLICANT REQUEST AND INTENT

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

To allow a conditional use permit to allow Spa Services.

Salons by JC Alpharetta, a Salon Suites business offering rental to beauty professionals. We have 48 rooms in Alpharetta Crossing. We have been here since the Center opened.

We are open from 9:00 AM - 6:00 PM and offer controlled access after hours for our professionals.

Applicant's Request (Please itemize the proposal):

Currently, Salons by JC Alpharetta hosts a variety of Beauty Professionals including manicurists, aestheticians and hairdressers. However we have identified a gap in the services we offer. The city of Alpharetta prohibits the provision of waxing and massage services within our establishment, limiting our ability to cater to the needs of clientele. Currently, because these services are allowed in other parts of Alpharetta, but not in the City of Alpharetta, we are losing prospective tenants to other locations (including our own franchise partners that are other Salons by JC locations).

We believed that by expanding our services, we will enhance our location --making it a "one stop shop for your beauty services" and bringing in more professionals which will positively benefit the local economy and give our tenants more collaborative options internally. Moreover, it would enable us to remain competitive in the ever-evolving beauty and wellness industry.

We know and understand and respect the zoning regulations set forth by the City of Alpharetta, however we kindly request that council consider rezoning our establishment to include Spa Services. We are committed to upholding the highest standards of professionalism and compliance.

We are prepared to address any concerns or questions the council may have regarding our proposal. We are confident that with your support, we can work together to enrich our community by adding more professionals to Salons by JC and Alpharetta.

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

We request that the council consider rezoning our establishment to allow for the inclusion of:

1. Waxing Services
2. Massage Services

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Daltex Alpharetta, LLC

Telephone: 404-846-4017

Address: 3715 Nothside Parkway NW

Suite: Bldg 400-100

City Atlanta

State: GA

Zip: 30327

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Marci Soran and Mark Staelens

Telephone: 678-744-5844

Address: 11770 Haynes Bridge Road, Suite 401

Suite: _____

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature: _____

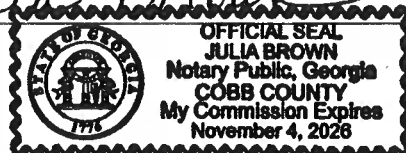
Date: 6.7.2024

As Agent for Daltex Alpharetta, LLC

Notary: _____

Notary Signature: _____

Date: 6.7.2024



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **Marci Soran**

Subject Public Hearing Case: **CU-24-11 Sabons by Jc Alpharetta**
Exe Crossing

Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: _____

Description of Contribution: _____ Value: **0**

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: **MSoran**

Date: **6/20/24**

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

By having more tenants, there will be more walking traffic to the center bringing more business to our neighbors.

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

N/A

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

N/A

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

N/A

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

As Alpharetta continues to ^{grow} go, we provide more services in the beauty industry that our community uses. We have a growing number of apartment/condo users of our service who live in the rooftop apartment as well as homes nearby..more and more are walking to the center.

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

N/A

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Conditional Use Permit for Spa Services

Contact Name: Marci Soran

Telephone: 678-744-5844

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

See list attached

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

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

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

They will be able to call us. Our phone number is included in the letter mailed 6/20/2024 and 6/19/2024.

FEUERHERM WAYNE BENTLEY & NICOLE
107 NOTTAWAY LN
ALPHARETTA GA 30009

JANUS PAUL S & KARIN L
109 NOTTAWAY LANE
ALPHARETTA GA 30009

REMMES ROBERT J & MARY L
111 NOTTAWAY LANE
ALPHARETTA GA 30009

KHANG STELLA ET AL
113 NOTTAWAY LANE
ALPHARETTA GA 30009

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

BAILEY JAMES R & BAILEY MARY M
115 NOTTAWAY LANE
ALPHARETTA GA 30009

WARREN THEODORE JAMES & LOUISE
117 NOTTAWAY LANE
ALPHARETTA GA 30009

JOHNSON GREAG & JOHNSON LYNN
PAULETTE BECKMAN
119 NOTTAWAY LANE
ALPHARETTA GA 30009

FINEIS JAMES L & BAILEY ELLEN J
120 NOTTAWAY LN
ALPHARETTA GA 30009

VENKATA ARUN KUMAR DEVARAKONDA
& KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

GOLIAS DAVID J
121 NOTTAWAY LANE
ALPHARETTA GA 30009

HATCH TIMOTHY & WIELAND LISA
122 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

OU YI-CHUNG & CHUO YUN-FANG
123 NOTTAWAY LN
ALPHARETTA GA 30009

MC BETH LAIRD G & JOHANNA V
124 NOTTAWAY LN
ALPHARETTA GA 30009-2284

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

VOEGELI KATHERINE TREADWAY
126 NOTTAWAY LN
ALPHARETTA GA 30009

FAHEY FRANK R JR & AMY E
128 NOTTAWAY LANE
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MC GRETY THOMAS
137 DEVORE RD
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

STONEWALK ALPHA III LLC
140 BLACKLAND CT E
MARIETTA GA 30067

MILES MICHAEL
141 DEVORE RD
ALPHARETTA GA 30009

KJM HOLDINGS LLC
1418 DRESDEN DR #220
ATLANTA GA 30319

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
ALPHARETTA GA 30004

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

HJORT EMILY & PETER
201 NOTTAWAY LANE
ALPHARETTA GA 30009

FREDO JILL A
203 NOTTAWAY LANE
ALPHARETTA GA 30009

O BRIEN MICHELLE
205 NOTTAWAY LANE
ALPHARETTA GA 30009

DAMERON JULIA
207 NOTTAWAY LANE
ALPHARETTA GA 30009

OH PHILLIP J & GEORGE
209 NOTTAWAY LANE
ALPHARETTA GA 30009

KIMBELL KEVIN & LAURIE
210 BURGESS WALK
ALPHARETTA GA 30009

BAIR GINA
211 NOTTAWAY DR
ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

2260 OLD MILTON LLC
2300 BETHELVIEW RD STE 110-329
CUMMING GA 30040

STRS OHIO GA REAL
ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

WHITNEY BRIAN
300 NOTTAWAY LANE
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

OMOTAYO OLUSOLA
304 BURGESS WALK
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

STOUT LOUIS B & TAMARA
306 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

DUFFY CHRISTOPHER F
312 BURGESS WALK
ALPHARETTA GA 30009

TOKMAKCI MEHMET P
3127 LENOX RD NE APT 5
ATLANTA GA 30324

BURGESS TIA L & CEDRIC
314 BURGESS WALK
ALPHARETTA GA 30009

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

SHERRY DAVID M & SHERRY ANNA
316 BURGESS WALK
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

GUVEN KERIMAN
3396 CARVERTON LANE
ALPHARETTA GA 30022

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

STONEWALK ALPHA II LLC
3847 RIVER VISTA WAY
LOUISVILLE TN 37777

MALHOTRA VISHAL & ZINKI
3970 GRIFFIN TRAIL WAY
CUMMING GA 30041

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

DEGERTEKIN FAHRETTIN LEVENT &
DEGERTEKIN MINE HATUN HASHAS
4091 PARAN POINTE DR NW
ATLANTA GA 30327

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431 BURTON DR
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ALPHARETTA GA 30022

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HARRISBURG PA 17105

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P O BOX 32018
LAKELAND FL 33802-2018

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

Exhibit ADescription of Property

All that tract and parcel of land lying and being located in the City of Alpharetta in Land Lots 695 and 696 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Begin at a point on the western right-of-way line of Norcross Street, a/k/a Haynes Bridge Road (having a 100-foot right-of-way width), said point being located South 02 degrees 56 minutes 06 seconds West a distance of 305.00 feet from the point of intersection of said right-of-way line with the southern right-of-way line of Georgia Highway 120, a/k/a Maddox Street (having a 110-foot right-of-way width) as measured along said right-of-way line Norcross Street; thence along said western right-of-way line of Norcross Street the following courses and distances: South 02 degrees 56 minutes 06 seconds West a distance of 35.21 feet to a point; South 02 degrees 41 minutes 00 seconds West a distance of 477.63 feet to a point; and South 02 degrees 54 minutes 50 seconds West a distance of 91.51 feet to an iron pin set; thence leaving said western right-of-way line of Norcross Street run North 84 degrees 24 minutes 26 seconds West a distance of 206.54 feet to an iron pin found; thence South 02 degrees 29 minutes 10 seconds West a distance of 106.17 feet to an iron pin found (1-inch pipe); thence North 71 degrees 42 minutes 15 seconds West a distance of 399.19 feet to an iron pin found (3/4-inch pipe); thence North 58 degrees 10 minutes 17 seconds West a distance of 77.17 feet to an iron pin found (#4 R.B.); thence North 56 degrees 5 minutes 48 seconds East a distance of 140.36 feet to an iron pin found (#4 R.B.); thence North 09 degrees 58 minutes 00 seconds West a distance of 336.20 feet to an iron pin found (#4 R.B.); thence North 4 degrees 46 minutes 17 seconds West a distance of 165.00 feet to an iron pin found (nail and cap pavement); thence North 03 degrees 47 minutes 06 seconds West a distance of 66.10 feet to an iron pin found (#4 R.B.); continuing thence North 03 degrees 47 minutes 06 seconds West a distance of 50 feet, more or less, to a point in the centerline of a creek (said point being hereinafter referred to as the "Traverse Commence Point"); thence in a generally northeasterly direction, along the centerline said creek, a distance of 404 feet, more or less, to an iron pin set (said iron pin being hereinafter referred to as the "Traverse Termination Point"); (the boundary following the centerline of said creek being more particularly described by a traverse line beginning at the Traverse Commencement Point and running thence South 03 degrees 47 minutes 06 seconds East a distance of 51.0 feet, more or less, to an iron pin found; thence North 13 degrees 10 minutes 35 seconds East a distance of 69.43 feet to a point; thence North 83 degrees 15 minutes 51 seconds East a distance of 378.64 feet to an iron pin set; thence South 00 degrees 33 minutes 00 seconds West a distance of 2.19 feet, more or less, to Traverse Termination Point; thence North 00 degrees 33 minutes 00 seconds East a distance of 2.19 feet to an iron pin set; continuing thence North 00 degrees 33 minutes 00 seconds East a distance of 246.81 feet to an iron pin set on the southern right-of-way line of Georgia Highway 120; thence in a generally southeasterly direction along said southern right-of-way line of Georgia Highway 120 the following courses and distances: South 78 degrees 38 minutes 49 seconds East a distance of 80.93 feet to a point; and South 79 degrees 05 minutes 14 seconds East a distance of 139.30 feet to an iron pin; thence leaving said southern right-of-way, run South 02 degrees 58 minutes 06 seconds West a distance of 327.10 feet to an iron pin set (PK Nail); thence South 87 degrees 03 minutes 54 seconds East a distance of 164.52 feet to a point on the western right-of-way line of Norcross Street, said point being the Point of Beginning.

The above-described property contains 10.9869 acres, more or less, and is shown as Tracts "A", "B" and "C" on, and described according to, that certain As-Built Survey prepared for Oxford Investments #9, Ltd., Confederation Life Insurance Company and Chicago Title Insurance Company by David A. Burre & Assoc., Inc. (David A. Burre, Georgia Registered Land Surveyor No. 1965), dated November 13, 1989, which plat of Survey is Incorporated herein and by this reference made a part hereof. Together with a perpetual exclusive easement as granted and conveyed under that certain Easement, dated June 30, 1989, from Elsie Shaw, individually and as Executrix under the Last Will and

Floor Plan

ALPHARETTA CROSSING
SHOPPING CENTER
11770 HAYNES BRIDGE ROAD
ALPHARETTA, GA

salons by *jc*

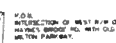


DIRECTORY

NOTE: MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED

UTILITY NOTE
CERTAIN UNDERGROUND UTILITIES (W/3
TRACT CL/3 WATER, NATURAL GAS,
ELECTRICITY, TELEPHONE, ETC.) AND/OR
THEIR APPL/3TANCES ARE NOT SHOWN
HEREIN

-
- A horizontal graphic scale bar with markings at 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, and 100. The text "GRAPHIC SCALE" is centered above the bar.



AREA THIS TRACT
425,371 ± SQ FT
9.77 = ACRES

PRECISION OF SURVEY:
THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A FIELD CLOSURE OF ONE FOOT IN 40,000 ± 1% AND AN ANGULAR ERROR OF 2.25 SECONDS. HYP. 100 ± 1% POINT AND WAS ADJUSTED USING CRAWFORD'S RULE.
THIS PLAN HAS BEEN CALCULATED FROM FIELD DATA AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 174,836 FEET.
FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-302 TOTAL STATION.

04-2909

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Alpharetta Hunt

NAME

5/14/2024

DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

aulf mry
NAME

5/14/2024
DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Olga Arellano.
NAME

Arellano

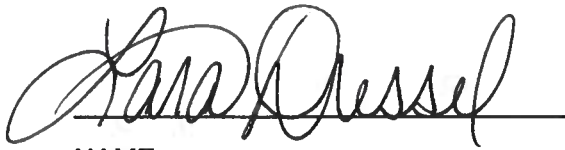
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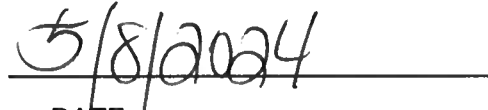
I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Krista Stamps-Puerta
NAME

5/8/24
DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

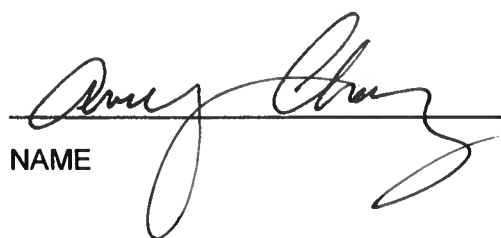

NAME

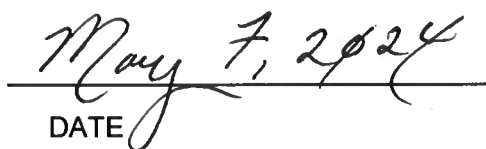

DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

John Curtis Cape 8/ May /2024
NAME DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.


NAME


DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

NAME

05/08/2024

DATE

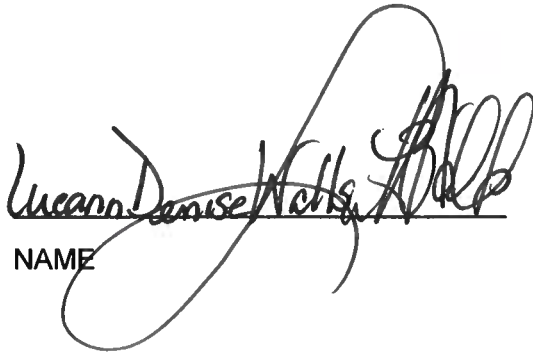
I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

A. Pearson 5-8-24
NAME DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Dora Grapo 5/8/24
NAME DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.


NAME


DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Mare' Sraw

NAME

6/2/24

DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Elin Edwards

5/10/24

NAME OWNER of

DATE

Fornal Expressions Lash & Hair

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Mary Stapp
NAME

5/8/2024
DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Keri Campbell

NAME

5/10/2024

DATE

I support the request by Salons by JC Alpharetta to ad spa services. It will benefit my business.

Calisto McMill

NAME

5/10/24

DATE

Traditional vs. Salon Suites

Freedom is key to maintaining a constant flow of creativity. That's why we let you run your business your way--your terms, your hours, your prices. Traditional salons are simply not equipped to provide this level of freedom to their employees. Besides being your own boss, some of the benefits of owning your salon suite at Salons by JC are:

*FULLY CUSTOMIZABLE SUITES

*FREE WIFI & ONLINE BOOKING

*COMPLIMENTARY CONCIERGE SERVICE

*FREE CREDIT CARD PROCESSING SETUP

*FULLY FURNISHED SUITES

*MARKETING ASSISTANCE

*SECURE 24/7 ACCESS

*ACCESS TO BUSINESS CENTER

*NO SCHEDULE RESTRICTIONS

*WASHER DRYER ONSITE



Scan to view



Now Leasing Salon Suites



salons by

jc

Creating Your Vision.

Your Freedom-Your Art-Your Dream-Your Salon-Your Income Increased

Salons by JC - Alpharetta

11770 Haynes Bridge Road Alpharetta, GA 30009

CALL TODAY FOR A CONFIDENTIAL TOUR!

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salonsbyjc.com/alpharetta-alpharetta-crossing/

Your Concierge



At Salons by JC we pride ourselves in offering premiere Concierge services at no cost to you. The Concierge is a vital piece of our success and yours. Our friendly and knowledgeable Concierge will take care of all salon logistics so you can focus on growing your business. From welcoming guests, marketing assistance, best business practices, and assisting you with any issue, our Concierge is at your service.

Our Concierge Supports:

- Managing the day to day of the salon
- Maintaining a clean and welcoming environment
- Making sure each guest is greeted and addressed in a professional manner
- Updating each salon suite owner with the latest location news
- Conducting routine facility maintenance checks
- Assisting each suite owner with any specific needs pertaining to their suite
- Planning of community and in-house celebrations and events



Your Suite

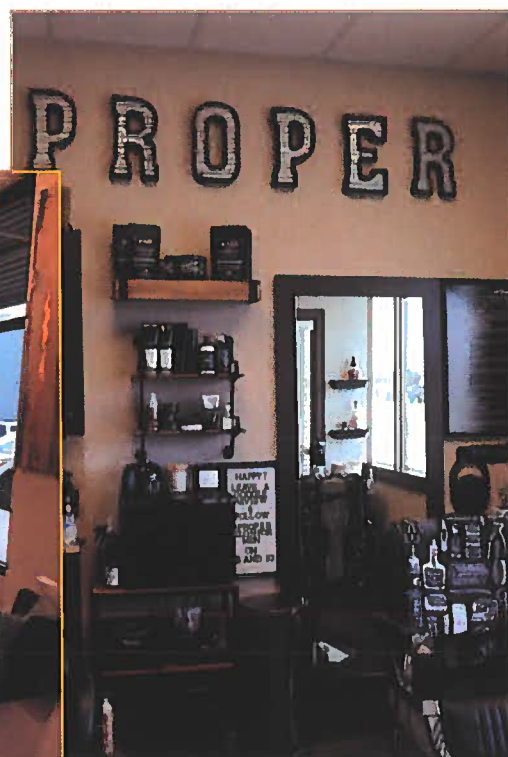


Running your own business enables you to have a constant flow of creativity. You are in charge of your business - hours, prices, style! Traditional salons are not equipped to provide you with the level of independence that our salon suite concept offers you.

Our fully furnished suites offer:



- Stylist Chair
- Shampoo Chair & Sink
- Work Station
- Mirror
- Towel Cabinet
- Dryer



Your Vision



Our full service salon is comprised of salon suites perfect for anyone in the beauty and wellness profession. This is the ideal layout for you to operate your own business, your way.

Each of our Salons by JC locations are unique to their community. We carefully choose markets that will ensure that your business will flourish and reach it full potential. Each of our salons will serve as backdrops to your enterprising business. You don't have to worry about the tedious aspects that come with running a business, we take care of all that for you. This allows you to fully focus on your business, your brand, and your clientele.

We welcome the following talent:

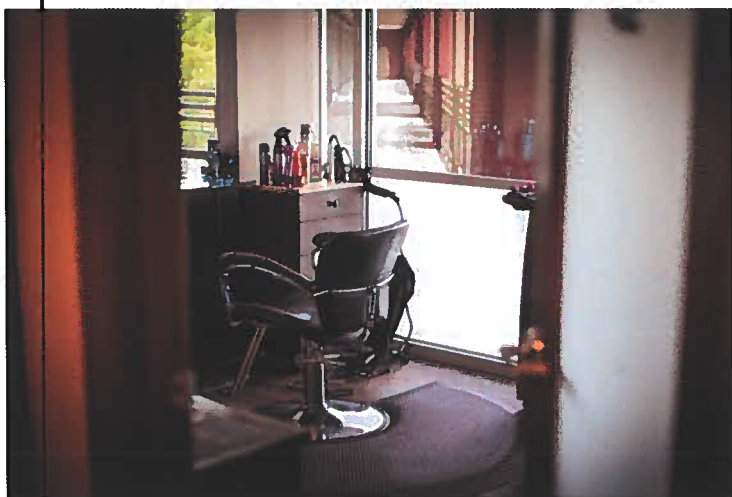


- Hair Care
- Natural Hair Care
- Nail Care
- Skin Care
- Make Up Artists
- Massage Therapy
- Permanent Cosmetics
- Waxing
- Eyelash Extensions
- Tanning
- Specialty Services and More

At Salons by JC you are on your own, but never alone. Our suites are the perfect turnkey solution for beauty and wellness professionals that are ready to make that next move in their career and create their vision of owning a small business. You have full control to customize your suite to cater to your profession and your clientele all while building a solid brand.



Complete FREEDOM



- Fully Customizable Suites
- Superior Concierge Service
- Fully Furnished Suites
- Secure 24/7 Salon Access
- Business Building Assistance
- Marketing Assistance
- Onsite Washer and Dryer
- Free Salons by JC App

From setting the prices for your services, designing your space to express your talent, and having total control of your business, Salons by JC is there every step of the way. We offer suites in different sizes and prices to fit any budget and accommodate your professional needs. Our suites are designed to welcome one or more operators making it the perfect place to establish your business on your own or as a partnership.

