



COMMUNITY ZONING INFORMATION MEETING

Tuesday, December 20, 2022, at 7:00 p.m.

City Hall – Council Chambers

2006 Heritage Walk, Milton GA 30004

AGENDA

Agenda Item	Use Permit
U22-04	Applicant: Sometheme Weddings & Events, LLC Use Permit for "Assembly Hall/Auditorium" (Sec. 64-1846) not to exceed 150 attendees within 4,000 square feet on the third floor of the building.

Public Hearings/Meetings:

Design Review Board Meeting

Tuesday, January 3, 2023 at 6:00 p.m.

Planning Commission Meeting

Wednesday, January 25, 2023 at 6:00 p.m.

Mayor and City Council Meeting

Monday, March 6, 2023 at 6:00 p.m.

Location:

Milton City Hall – Council Chambers

2006 Heritage Walk

Milton, GA 30004

678-242-2540

MILTON

REZONING, USE PERMIT & CONCURRENT VARIANCE

Submit completed forms to:

City of Milton, Attn: Community Development, 2006 Heritage Walk, Milton, GA 30004. Call 678-242-2500 with questions.

APPLICATION FOR REZONING OR USE PERMIT AND CONCURRENT VARIANCE

DATE: 11/21/2022 TAX PARCEL ID. NO. _____

SECTION I: REZONING REQUEST

Office use only

Zoning Case #: _____ Road Frontage: _____

Property Address (if available) _____

Existing Zoning _____ Proposed Zoning _____

SECTION II: USE PERMIT REQUEST

Office use only

Use Permit Case #: U22-04 Road Frontage: Heritage Walk

Under the provisions of Article XIV of the City of Milton Zoning Ordinance, application is hereby made to obtain a Use Permit as follows:

Current Zoning Mixed Use (MIX)

Use Permit Request Assembly Hall, Indoor Auditorium

SECTION III: CONCURRENT VARIANCE REQUEST(S)

Office use only

Variance Case #: _____

Request 1) _____

Ref. Article _____ Section _____

Request 2) _____

Ref. Article _____ Section _____

Request 3) _____

Ref. Article _____ Section _____

SECTION IV: OWNER/PETITIONER

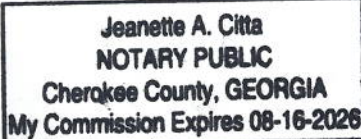
NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application. If the owner is a corporation, limited liability company, limited partnership, limited liability partnership, or other entity recognized by the State of Georgia other than an individual, than the individual signing the petition states under oath that he/she has been authorized by the owner pursuant to the necessary formalities to sign on its behalf.*

Market District Crabapple, LLC
TYPE OR PRINT OWNER'S NAME
8000 Avalon Blvd Suite 100
ADDRESS
Milton, GA 30009
CITY & STATE ZIP CODE
770-863-7894
PHONE NUMBER
OWNER'S SIGNATURE

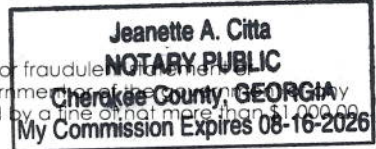
Sworn to and subscribed before me this the
Day of 5th Dec 2022
NOTARY PUBLIC
8.16.2026
MY COMMISSION EXPIRES



Part 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner"). If the petitioner is a corporation, limited liability company, limited partnership, limited liability partnership, or other entity recognized by the State of Georgia other than an individual, than the individual signing the petition states under oath that he/she has been authorized by the petitioner pursuant to the necessary formalities to sign on its behalf.*

Some Theme Wedding and Events LLC
TYPE OR PRINT OWNER'S NAME
3000 Heritage Walk Suite 301
ADDRESS
Milton, GA 30004
CITY & STATE ZIP CODE
678-979-6769
PHONE NUMBER
PETITIONER'S SIGNATURE

Sworn to and subscribed before me this the
Day of 21st November 2022
NOTARY PUBLIC
8.16.2026
MY COMMISSION EXPIRES



*Pursuant to O.C.G.A. 16-10-20, "A person who knowingly and willfully ...makes a false, fictitious, or fraudulent representation...in any matter within the jurisdiction of any department or agency of state government...shall upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one or more than five years, or both."

SomeTheme Weddings and Events, LLC
3000 Heritage Walk,
Suite #301
Milton Ga, 30004
678-979-6769

November 28, 2022

Applicant: Lisa Chandler - SomeTheme Weddings and Events. LLC

Re: Letter of Intent

Dear City of Milton Mayor and City Council,

My name is Lisa Chandler. I own Sometheme Weddings and Events LLC and I am writing to ask for a use permit to allow an assembly hall as defined under Milton City code Section 64-1846 – Assembly Hall, Indoor Auditorium. Sometheme Weddings and Events LLC has entered into a lease agreement with owner of the building located at 3000 Heritage Walk, Suite 301 Milton Ga. 30004 for the third floor space occupying 4000 square feet.

Our intent is to open a high-end wedding and events venue business in this space. The maximum attendance to an event in this space will not exceed 150 people. Meals, if provided, will be by a licensed catering service. The event space will contain a warming kitchen which will have a warming oven, refrigerator, and ice machine. No cooking will happen on-site, only plate prepping and clean up. The location will have male and female toilet facilities along with separate rooms for the bride and groom. There will be an office and storage area as well.

The majority of the facility will be an open ballroom space able to have a ceremony and then be changed into a seated reception area with a dance floor. Amplified music will only be played inside the facility. The events are expected to be primarily on Friday, Saturday, and Sunday with guests showing at approximately 5pm and concluding at 11pm, 10 pm on Sunday. It is our intention to only allow one event per day Friday, Saturday and Sunday.

We do expect to have smaller events from time to time during the week such as corporate or group meetings such as HOA, professional or social club meetings. Depending on the size and length of the meeting, we do not expect to hold more than 2 of these types of meetings on a particular day.

As a planning and design company, we have executed 369 weddings to date and have encountered and overcome many challenges while maintaining a 5 star rating from clients and vendors. We hope our track record and reputation makes us a desirable addition to this area as well as gives you faith in our ability to work through any concerns and be a good neighbor to the community.

We will be providing the event space, planning, décor, and floral design services and will have 3-5 employees on site during the events. Clients will be required to contract with licensed/insured companies for catering, alcohol service, and music/entertainment from our preferred vendor list, which is a group of vetted professionals whose services and presentation reflect the standards of excellence we expect from those we choose to partner with. We have sought and chosen some of these businesses from the Crabapple Market and Market District as we are not only focused on our own business' success but the opportunity to bring business to the surrounding businesses as well. Example: In our luxe planning package we offer refreshments to the bridal party during the 'getting ready' phase of the day. That is where Starbucks, Knuckies, and other businesses come in if they are interested. Not to mention, salons, barbers, yoga, etc...

The intent in our marketing is to sell our space for the luxury and convenience we provide for their day and the fact that many of the services they need/want as they prepare for their big day are located right here in Crabapple.

We will provide documentation and credentials for our vendors as well as all parking attendants, valets, shuttle, as well as insurance naming Fulton County Schools as certificate holder. Please see below for our business hours and operation schedule as well as our intended solution to limited parking at the venue site.

We thank you for your consideration and hope to be welcomed as part of the Crabapple community of businesses.

Sincerely,

Lisa Chandler

See below

Parking Concerns and Solutions

We understand that parking is a concern due to the concentration of attendees for events. We have proactively engaged Fulton County Schools for the use of the parking lot located at the nearby school(s). We will be contracting with the Fulton County Schools to have our primary parking for the events on Friday, Saturday, and Sunday at the school. Any events during the week that would involve more than 40 guests, would be limited to starting after school hours so that parking would be at the school.

We do have multiple parking solutions that as wedding planners we have had to implement when dealing with insufficient parking for events. We've found our solutions to be successful and the best way to eliminate parking issues. These solutions include valet, schools, shuttle, and nearby churches. These solutions are mutually beneficial as they also bring revenue to these places. We believe our business will be more of a benefit to the community and surrounding businesses than a hindrance because we fully intend to partner with schools, business associations, and businesses who are interested such as Starbucks, the yoga loft, sandwich shops, salons, restaurants, and others, to offer their services/ products as part of some the packages that we offer our clients.

Our guests (with the exception of elderly, special needs, and disabled) will be directed from the moment they receive their invitation to park offsite as the address that will be printed on the invitation will be to the parking lot, not the venue, and our parking attendants will direct them exactly where to go upon arrival. It's already in our contract that invitations must be printed this way and if they aren't obtained by us, a copy must be submitted to us for approval before printing.

There is ample parking (100+ spaces) to accommodate our maximum number of guests at the reserved location(s). We also have established relationships with valet and shuttle companies that we will employ as needed. Our clients will have the option to choose which parking experience they prefer for their guests but all will be parked offsite as this is preferred by us to keep event guests together and create ease for our parking attendants which will be stationed at both the main entrance into market district and at the parking lot to direct guests.

We will also have off duty police officers onsite for all events where alcohol is served from start to finish.

See below

Weekday Business Hours and Operation

(Daytime Hours) -Monday – Thursday 10:00 am – 5 pm

(Evening Hours) – Monday – Thursday 5 pm – 10 pm (only when events are booked, all events end at 9 pm vendor cleanup complete at 10)

Weekday operations are limited to *by appointment* daytime venue tours, one on one client design meetings, consultations, planning sessions, and small gatherings such as elopements with up to 10 guests (these will be limited to Tuesdays and Wednesdays), small corporate events when availability allows, and wedding rehearsals/rehearsal dinners (either catered onsite or contracted/reserved at a surrounding restaurant).

Weekday evening hours are limited to cocktail style events, corporate dinners, and intimate gatherings.

Weekend Business Hours and Operation

Friday – 10:00 am – 3:00 pm (same as weekday operations)

Friday 3:00 pm – 11:00 pm

Saturday – Sunday 9:00 am – 11:00 pm

(All weekend events end at 10pm and vendor cleanup complete by 11pm)

Weekend events include weddings, baby showers, birthday, anniversary, etc... with guests up to 150 maximum (if no dance floor is needed), and only 120 maximum (if dancefloor is needed).

ENVIRONMENTAL SITE ANALYSIS – FORM A

Provide a complete Environmental Site Analysis document fully addressing all items as required in sections 1 through 3 below. Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission.

ESA Revision Number: _____

Applicant: Lisa Chandler - SomeTheme Phone Number: 678-979-6769
Weddings and Events, LLC

VI. CONFORMANCE WITH THE COMPREHENSIVE PLAN. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project. *Wedding and event space on 3rd floor of building under construction. There are 2 existing buildings and 2 under construction.*
 Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. *Conforms with TS zoning with special use permit. The Comp Plan also provisions this use.*

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://www.fws.gov/wetlands/Data/Mapper.html>) *No wetlands impacted*
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification *not in flood plain.*

c. Streams/stream buffers

- Field observation and verification *No streams on property*

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map *No slopes added to existing development*
- Field observation and verification

e. Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation *None required.*

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation *No wildlife impacted.*

g. Archeological/Historical Sites

- Historic Resources Survey *No historical or archaeological sites impacted.*
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

h. Specimen trees

- Identify all specimen trees as defined by the City of Milton Tree Preservation Ordinance *No specimen trees impacted.*

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. **Protection of environmentally sensitive areas**, i.e., floodplain, slopes exceeding 25 percent, river corridors. *Existing development addresses.*
- b. **Protection of water quality** *Existing site water quality addresses*
- c. **Minimization of negative impacts on existing infrastructure** - *We have an agreement with Fulton County Schools to use school parking lots.*
- d. **Minimization on archeological/historically significant areas** *None exist.*
- e. **Minimization of negative impacts on environmentally stressed communities** where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. *Existing site development addresses.*
- f. **Creation and preservation of green space and open space** *Addressed by site plan.*
- g. **Protection of citizens from the negative impacts of noise and lighting** *Addressed by site plan.*
- h. **Protection of parks and recreational green space** *Addressed by site plan.*
- i. **Minimization of impacts to wildlife habitats** *Addressed by site plan.*

DISCLOSURE REPORT – FORM C

Office use only

Petition #: _____ Mayor and Council Hearing Date: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250 or more or made gifts having an aggregate value of \$250 to the Mayor or any member of City Council.

If the answer is YES, proceed to sections 1 through 4.

If the answer is NO, complete only section 4.

- 1. **CHECK ONE:** Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3 and 4 below.

If in opposition, proceed to sections 3 and 4 below.

- 2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift at \$250 or more

- 4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print): Lisa Chandler

Signature: *Lisa Chandler* Date: 11-23-22

PUBLIC PARTICIPATION PROGRAM

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan (Form D) which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application. The minimum standards for the plan are as follows:

- Identification of all property owners within a quarter mile of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review.
- Explanation of how interested parties will be informed of rezoning/use permit applications.
- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.
- Applicant's schedule for completion of the Public Participation Plan.

Part 2 of the Public Participation Program is the Public Participation Report (Form E) is due no later than seven (7) business days prior to the scheduled Planning Commission meeting and the applicant(s) must turn in a revised copy of the Public Participation Report no later than seven (7) business days prior to the Mayor and City Council hearing. The minimum standards for the report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (attach meeting notices, letters, etc.)
- Provide the number of people who participated in meetings held to discuss an application. (attach sign-in sheets)
- A summary of concerns and issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues.

PUBLIC PARTICIPATION PLAN – FORM D

Petition #: Some Theme Wedding and Events Date 11/21/2022
Applicant: Some Theme Wedding and Events Date 11/21/2022

1. The following individuals (property owners within a quarter mile of the property), homeowners associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Sec. 64-2132 of the Zoning Ordinance:

See Attached

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)
Post cards or mailers will be sent out via USPS to notify the individuals and others listed within the required time. These mailers will include a meeting date/time at the Crabapple Crossing Elementary School (12775 Birmingham Hwy, Milton, GA 30004) as required by code.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required)

We will hold a meeting at the Crabapple Crossing Elementary School where individuals and others may come and express their concerns and support for the use permit for an Assembly Hall at 3000 Heritage Walk Suite 301. We will document the attendees and points raised by parties in attendance.

Attach additional sheets as needed.

BUILDING CODE REVIEW NOTES & DATA

SCOPE OF WORK

CONSTRUCT A 3-STORY STEEL-FRAMED BUSINESS TENANT BUILDING OVER A 1-STORY CAST-IN-PLACE CONCRETE PARTIALLY ENCLOSED PARKING GARAGE.

JURISDICTION: ALPHARETTA, GA
ZONING: C-2

OCCUPANCY CLASSIFICATION - USE GROUP	REFERENCE
ASSEMBLY (GROUP A-2)	IBC 303
BUSINESS (GROUP B)	IBC 304
MERCANTILE (GROUP M)	IBC 309
PARKING GARAGE (GROUP S-2)	IBC 311.4

OCCUPANCY SEPARATION

GROUP A TO GROUP B/M	1 HOUR	IBC TABLE 508.4
GROUP A TO GROUP S-2	NO SEPARATION REQUIREMENT	IBC TABLE 508.4
GROUP B/M TO GROUP S-2	1 HOUR	IBC TABLE 508.4

CONSTRUCTION TYPE

TYPE II-B	UNPROTECTED / SPRINKLERED	IBC 602.3
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ALLOWABLE HEIGHT / AREA

TYPE II-B (UNPROTECTED/SPRINKLERED)		
ALLOWABLE HEIGHT	75 FEET	IBC TABLE 504.3
NUMBER OF STORES	3 STORIES (A2)	IBC TABLE 504.4
ALLOWABLE AREA	28,500 S.F./FLOOR (A2)	IBC TABLE 506.2

ACTUAL HEIGHT / AREA

HEIGHT	51'-0"
NUMBER OF STORES	3 STORIES (NOT INCLUDING BASEMENT)

AREA:	BLDG.	STAIRS
BASEMENT LEVEL	(BLDG 3) 4,719 SF	
MAIN LEVEL	4,569 SF	500 SF
SECOND LEVEL	4,569 SF	500 SF
THIRD LEVEL	4,569 SF	500 SF
ROOF TERRACE	2,151 SF	500 SF
TOTALS	20,577 SF + 2,000 SF =	22,577 SF

FIRE RESISTANCE RATING

TYPE II-B	REFERENCE
PRIMARY FRAME	0 HOURS
EXTERIOR BEARING WALLS	0 HOURS
INTERIOR BEARING WALLS	0 HOURS
NON-BEARING WALLS	0 HOUR* 5 ≤ X < 30 IBC TABLE 602
NON-BEARING WALLS	0 HOUR* X ≥ 30 IBC TABLE 602
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

OCCUPANT LOAD

Based on Table 7.3.1.2 in NFPA 101

SPACE	USE	USE CLASS	SIZE S.F.	S.F./PERSON	# of Persons
BASEMENT	PARKING	S2	6,018	300g	21
MAIN LEVEL	ASSEMBLY/MERCANTILE	A2/M	4,100	15n/30g	274/137
SECOND LEVEL	BUSINESS	B	4,061	150g	28
THIRD LEVEL	BUSINESS	B	4,061	150g	28
ROOF TERRACE	ASSEMBLY	A2	1,898	15n	127
TOTAL OCCUPANTS					483/341

EGRESS WIDTH

Table 7.3.3.1 Capacity Factor based on Table 7.3.1.2 in NFPA 101

FLOOR	CALCULATION	EGRESS
BASEMENT	21 PERSONS x .2" = 4.2"	1- 36" DOOR
MAIN LEVEL	274 PERSONS x .2" = 55"	7- 36" DOORS AND 4- 72" DBL DOORS
SECOND LEVEL	38 PERSONS x .3" = 12"	2 STAIRS @ 48" = 96"
THIRD LEVEL	38 PERSONS x .3" = 12"	2 STAIRS @ 48" = 96"
ROOF TERRACE	127 PERSONS x .3" = 39"	2 STAIRS @ 48" = 96"

THE CURRENT STATE MINIMUM STANDARD CODES

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2017 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

Disaster Resilient Building Code IBC Appendix(2013)
Disaster Resilient Building Code IRC Appendix (2013)
International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

PLEASE NOTE: There are Georgia Amendments to the codes, above. Please contact the Construction Codes and Industrialized Buildings Section for more information concerning these amendments.

CONTACT: codes@dca.ga.gov

Occupancy Classification: 2018 NFPA 101 & 2018 IBC

NFPA 101
Chapter 36 New Mercantile Occupancies
Chapter 38 New Business Occupancies
Chapter 42 Storage Occupancies

2018 IBC Use Group and Occupancy Classification Section 302.1

Section 304 Business Group B
Section 309 Mercantile Group M
Section 311 Storage Group S2 (Parking Garage)

See this sheet for Occupant Load Calculations

Occupancy Classification: Occupancy Separation

NFPA Table 6.1.14.4.1 (b) Required Separation of Occupancies
Business and Storage (Parking Garage) - 2 hours
Business and Mercantile - 2 hours

Note: Fire resistance ratings are permitted to be reduced to 1 hour but not less based on being Sprinklered per Section 9.7.1.1(1) & 9.7.2

IBC Table 508.4 Required Separation of Occupancies (Hours)

B and M N - (no separation)
M and S2 1 hour
B and S2 1 hour

Note: Sprinklered in accordance to Section 903.3.1.1.

BUILDING ENVELOPE INSULATION

GEORGIA STATE MINIMUM STANDARD ENERGY CODE - ADOPTS THE IECC 2015 WITH AMENDMENTS

CLIMATE ZONE 3

TABLE C402.1.3

ROOFS:

INSULATION ENTIRELY ABOVE ROOF DECK R-25 ci
ATTIC AND OTHER R-38

WALLS:

MASS R-7.6 ci FLOORS: MASS R-10 ci
METAL FRAMED R-13 + 7.5 ci

OPAQUE DOORS:

NONSWINGING R-4.75

REFER TO MECHANICAL DRAWINGS FOR COMCHECK REQUIREMENTS

Market District Building 3 Milton, GA



South Elevation

SHEET INDEX

FIRST ISSUE DATE OF DRAWING

REVISED DRAWING

DISCONTINUED DRAWING

ARCHITECTURAL (9)

	REVIEW AND COORDINATION	BOOK DRAWINGS	PERMIT DRAWINGS	PERMIT SET UPDATES	WINDOWS REVISION	CITY RESUBMITTAL	UPDATES
A0.0 COVER SHEET							
A0.1 LIFE SAFETY PLANS / GENERAL NOTES							
A0.2 WALL TYPES							
A0.3 RATED ASSEMBLIES							
A0.4 RATED ASSEMBLIES							

A1.0 ARCHITECTURAL SITE PLAN & COMCHECK							
A1.1 MAIN LEVEL FLOOR PLAN							
A1.2 BASEMENT & 2nd FLOOR LEVELS							
A1.3 3rd FLOOR & ROOF TERRACE LEVELS							

A2.0 BUILDING ELEVATIONS							
A2.1 OPENING ELEVATIONS							
A3.0 BUILDING SECTIONS							
A3.1 STAIRS							
A3.2 WALL SECTIONS							
A3.3 WALL SECTIONS							

STRUCTURAL

S-1.0 STRUCTURAL NOTES							
S-1.1 FOUNDATION PLAN & MAIN LEVEL FRAMING PLAN							
S-2.1 2nd LEVEL & 3rd LEVEL FRAMING PLAN							
S-2.2 ROOF LEVEL & UPPER ROOF FRAMING PLAN							
S-3.1 FOUNDATION DETAILS							
S-3.2 FOUNDATION DETAILS							
S-4.1 FRAMING DETAILS							
S-4.2 FRAMING DETAILS							

CIVIL UNDER SEPARATE COVER

SHEET INDEX

FIRST ISSUE DATE OF DRAWING

REVISED DRAWING

DISCONTINUED DRAWING

MECHANICAL

	REVIEW AND COORDINATION	BOOK DRAWINGS	PERMIT DRAWINGS	PERMIT SET UPDATES	CITY RESUBMITTAL	UPDATES
M0.1 MECHANICAL SCHEDULES & NOTES						
M1.0 MECHANICAL FLOOR PLANS						
M1.1 MECHANICAL FLOOR PLANS						
M1.2 MECHANICAL FLOOR PLANS						

PLUMBING

P0.1 PLUMBING NOTES						
P0.2 PLUMBING SCHEDULES & DETAILS						
P1.0 PLUMBING BASEMENT PLAN						
P1.1 PLUMBING MAIN LEVEL PLAN						
P1.2 PLUMBING SECOND FLOOR PLAN						
P1.3 PLUMBING THIRD FLOOR PLAN						
P1.4 PLUMBING THIRD FLOOR PLAN						
P4.0 PLUMBING FLOOR PLAN						

ELECTRICAL

E0.1 ELECTRICAL NOTES & DETAILS						
E0.2 ELECTRICAL SCHEDULES						
E1.0 ELECTRICAL BASEMENT PLAN						
E1.1 ELECTRICAL MAIN LEVEL PLAN						
E1.2 ELECTRICAL SECOND FLOOR PLAN						
E1.3 ELECTRICAL ROOF THIRD FLOOR PLAN						
E1.4 ELECTRICAL ROOF TERRACE PLAN						

FIRE PROTECTION

F0.1 FIRE PROTECTION NOTES						
F1.0 FIRE PROTECTION BASEMENT PLAN						
F1.1 FIRE PROTECTION MAIN LEVEL PLAN						
F1.2 FIRE PROTECTION SECOND FLOOR PLAN						
F1.3 FIRE PROTECTION ROOF THIRD FLOOR PLAN						
F1.4 FIRE PROTECTION ROOF TERRACE PLAN						

CONTACTS

OWNER/DEVELOPER

Market District Crabapple, LLC
Contact: Brent Beecham
8000 Avalon Blvd, Suite 100
Milton, GA 30009
770-863-7895

CIVIL

Shields Engineering Group Inc
Contact: Lee Webb, PE, CFM
409 John Wesley Dobbs Ave, Suite F
Atlanta, Georgia 30312
404.521.9999

ARCHITECTURE

D. Tracy Ward, Architect
Contact: Tracy Ward, RA
5155 Doubletree Drive
Cumming, GA 30040
404-405-8662

STRUCTURAL ENGINEER

Jack Bell, P.E.
Contact: Jack Bell
2875 Abbottswell Drive
Alpharetta, GA 30022
404-406-6672

GENERAL CONTRACTOR

Folia Group
Contact: Rob Beecham
3820 Old Milton Parkway, Alpharetta
Alpharetta, GA 30005
404-317-1896

MP&E ENGINEER

Fagan Engineering Services, LLC
Brian Fagan, PE
327 Dahlonga Highway, Suite 101B
Cumming, GA 30040
678-648-4904

Market District

Building 3

Charlotte Drive
Milton, GA



GENERAL NOTES:
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ARCHITECT
D. TRACY WARD
EST. 1993

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Design Professional D. Tracy Ward, GA #8230

Issue Date 08/06/2021

Date	Description
10/24/2018	Concept Progress
04/17/2019	Concept Progress
06/03/2019	Printing Update
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10/15/2021	City Resubmittal
11/16/2021	Updates

Project Name Market District Crabapple

Project Number 17027-03

Drawn by JB/DTW

Designed by DTW

Checked by DTW

Description COVER SHEET

Sheet Number

A0.0



Market District

Building 3

Charlotte Drive
Milton, GA



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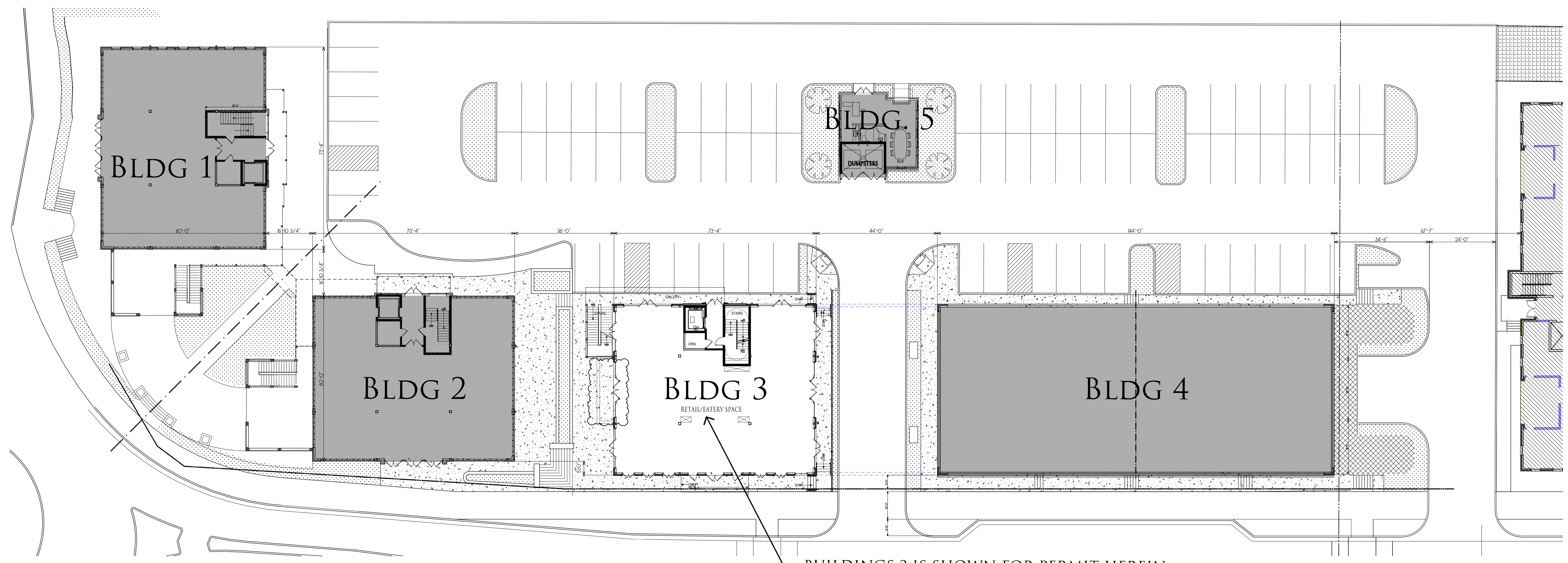
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EST. 1993

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Benchmark Design, P.C.
Architects & Planners

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BUILDINGS 3 IS SHOWN FOR PERMIT HEREIN.
OTHER BUILDINGS UNDER SEPARATE COVER.

NORTH
Architectural Site Plan
SCALE 1:20

COMcheck Software Version 4.1.5.3
Envelope Compliance Certificate

Project Information
Energy Code: 2015 IECC
Project Title: Market District Building 3
Location: Alpharetta, Georgia
Climate Zone: 3a
Project Type: New Construction
Vertical Glazing / Wall Area: 31%

Construction Site: Milton, GA, GA 30004
Owner/Agent: Brent Beecham, Market District Crabapple, LLC, 8000 Avalon Avenue, Suite 100, Milton, GA 30009, 770-863-7895
Designer/Contractor: Rob Beecham, Folia Group, 3820 Old Milton Parkway, Alpharetta, GA 30005, 404-317-1896

Additional Efficiency Package(s)
Credits: 1.0 Required, 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Building Area	Floor Area
1-Parking Garage - Nonresidential	4719
2-Retail - Nonresidential	4569

Envelope Assemblies	Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{req}
Basement Wall 1: Solid Concrete 6" Thickness, Normal Density, Furring: None, Wall Ht 13.3, Depth B.G. 11.0, [Bldg. Use 1 - Parking Garage]		4719	---	0.0	0.810	1.140
Floor 1: Concrete Floor (over unconditioned space), [Bldg. Use 2 - Retail]		4569	---	0.0	0.322	0.076
Roof 1: Insulation Entirely Above Deck: High Albedo Roof Required, 3-Year-Aged Solar Reflectance = 0.55, Thermal Emittance = 0.75 (c), [Bldg. Use 2 - Retail]		4659	---	25.0	0.039	0.039
NORTH Exterior Wall North: Steel-Framed, 16" o.c., [Bldg. Use 2 - Retail]		2860	13.0	7.5	0.064	0.064
Doors - First Floor: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)		144	---	---	0.770	0.770
Sidelites and Transoms - First Floor: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)		234	---	---	0.600	0.460
Doors - Second Floor Gallery: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.50, [Bldg. Use 2 - Retail] (b)		64	---	---	0.770	0.770
Transoms - Second Floor Gallery: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.60, [Bldg. Use 2 - Retail] (b)		12	---	---	0.600	0.460
Windows - Second Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)		120	---	---	0.600	0.600

Project Title: Market District Building 3
Data filename: C:\Users\USER\Desktop\MDC 3 Comcheck.cck
Report date: 10/17/21
Page 1 of 11

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{req}
Windows - Second Floor Gallery: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.50, [Bldg. Use 2 - Retail] (b)	80	---	---	0.600	0.600
Doors - Third Floor Gallery: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.50, [Bldg. Use 2 - Retail] (b)	64	---	---	0.770	0.770
Transoms - Third Floor Gallery: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.60, [Bldg. Use 2 - Retail] (b)	24	---	---	0.600	0.460
Windows - Third Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	120	---	---	0.600	0.600
Windows - Third Floor Gallery: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.50, [Bldg. Use 2 - Retail] (b)	80	---	---	0.600	0.600
EAST Exterior Wall East: Steel-Framed, 16" o.c., [Bldg. Use 2 - Retail]	3381	13.0	7.5	0.064	0.064
Doors - First Floor: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	144	---	---	0.770	0.770
Sidelites and Transoms - First Floor: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	384	---	---	0.600	0.460
Windows - Second Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	240	---	---	0.600	0.600
Windows - Third Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	300	---	---	0.600	0.600
SOUTH Exterior Wall South: Steel-Framed, 16" o.c., [Bldg. Use 2 - Retail]	2860	13.0	7.5	0.064	0.064
Doors PFD 33 - First Floor sides: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.33, [Bldg. Use 2 - Retail] (b)	192	---	---	0.770	0.770
Sidelites and Transoms PFD 0.5 - First Floor sides: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.50, [Bldg. Use 2 - Retail] (c)	84	---	---	0.600	0.460
Doors PFD 2 - First Floor center: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.20, [Bldg. Use 2 - Retail] (b)	96	---	---	0.770	0.770
Sidelites and Transoms PFD 0.33 - First Floor center: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.33, [Bldg. Use 2 - Retail] (b)	31	---	---	0.600	0.460
Windows - Second Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	288	---	---	0.600	0.600
Windows - Third Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	360	---	---	0.600	0.600
WEST Exterior Wall West: Steel-Framed, 16" o.c., [Bldg. Use 2 - Retail]	3381	13.0	7.5	0.064	0.064
Doors - First Floor: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	144	---	---	0.770	0.770
Sidelites and Transoms - First Floor: Metal Frame with Thermal Break/Fixed, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	384	---	---	0.600	0.460
Windows - Second Floor at stair: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.80, [Bldg. Use 2 - Retail] (b)	64	---	---	0.600	0.600
Windows - Second Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	160	---	---	0.600	0.600
Windows - Third Floor at stair: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, PF 0.80, [Bldg. Use 2 - Retail] (b)	80	---	---	0.600	0.600

Project Title: Market District Building 3
Data filename: C:\Users\USER\Desktop\MDC 3 Comcheck.cck
Report date: 10/17/21
Page 2 of 11

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{req}
Windows - Third Floor: Metal Frame with Thermal Break/Operable, Perf. Specs.: Product ID NA, SHGC 0.25, [Bldg. Use 2 - Retail] (b)	200	---	---	0.600	0.600

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) High albedo roof requirement options: 1) 3-year aged solar reflectance >= 0.55 thermal emittance >= 0.75, 2) 3-year aged solar reflectance index >= 84.0, 3) initial year aged solar reflectance >= 0.70 thermal emittance >= 0.75, 4) initial year aged solar reflectance index >= 82.0

Envelope PASSES: Design 2% better than code

Envelope Compliance Statement
Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date

Project Title: Market District Building 3
Data filename: C:\Users\USER\Desktop\MDC 3 Comcheck.cck
Report date: 10/17/21
Page 3 of 11

Project Name Market District Crabapple

Project Number 17027-03

Drawn by JB/DTW

Designed by DTW

Checked by DTW

Architectural Site Plan

Sheet Number A-1.0



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ARCHITECT
D. TRACY WARD
EST. 1953

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Design Professional D. Tracy Ward, GA #8230

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Project Name Market District Crabapple

Project Number 17027-03

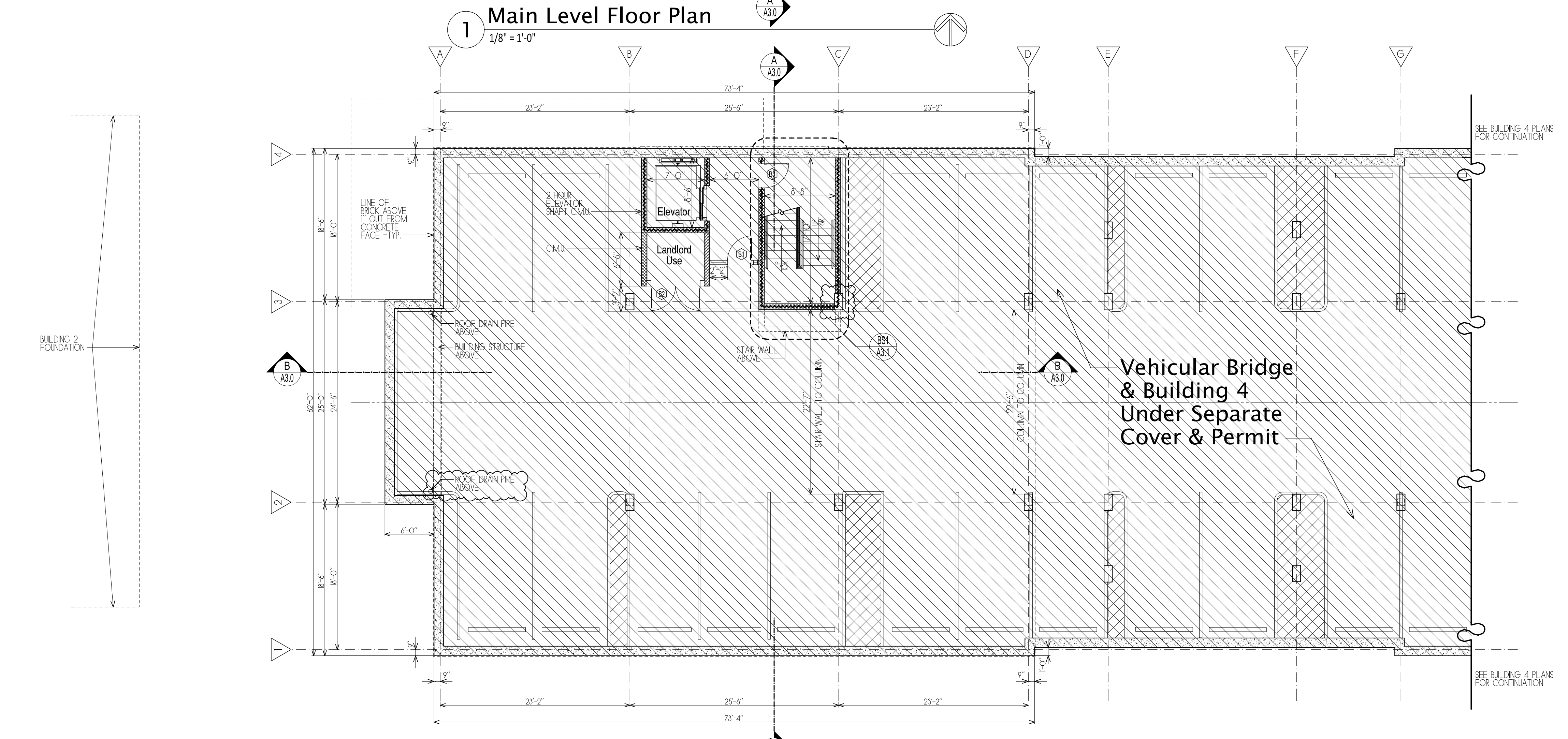
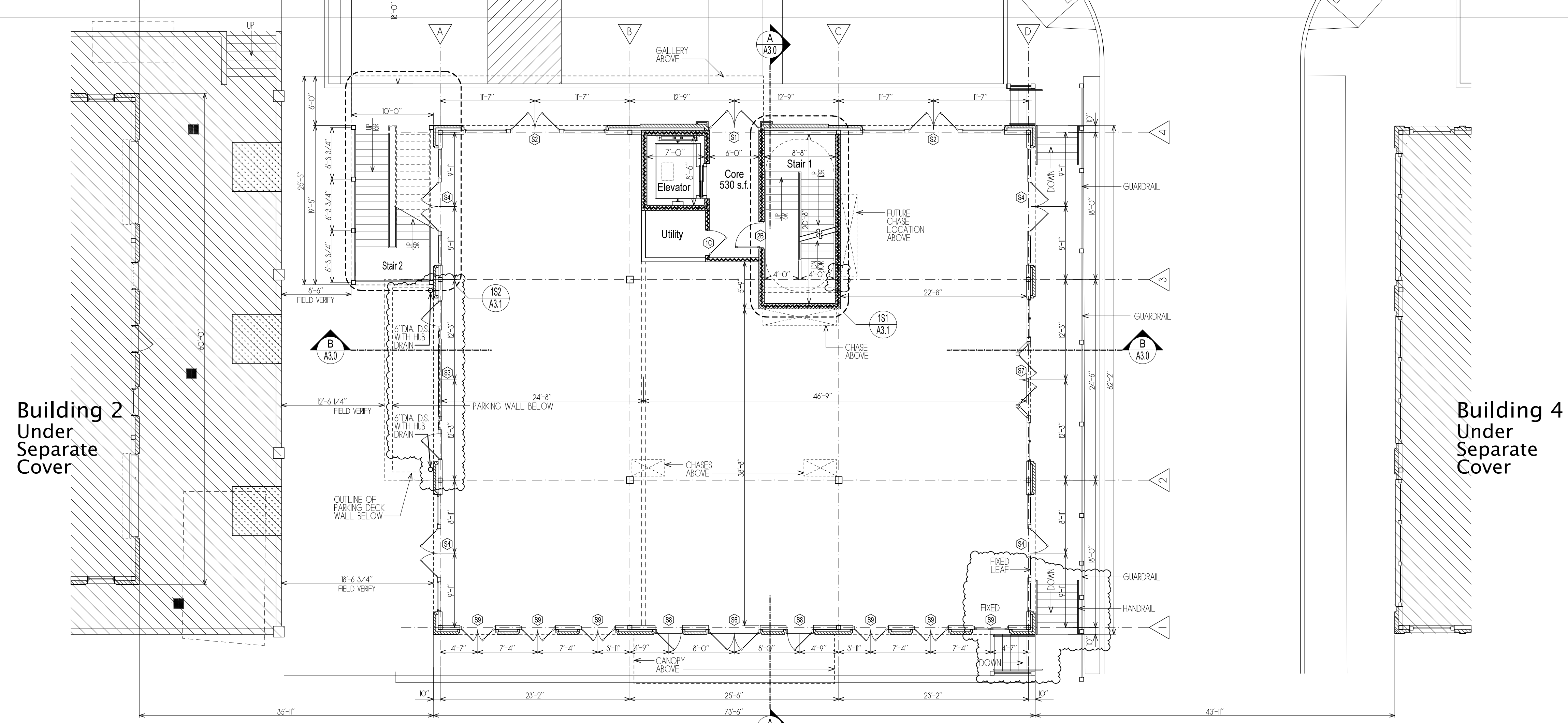
Drawn by JB/DTW

Designed by DTW

Checked by DTW

Description
Basement & Main Level Floor Plan

Sheet Number A-1.1



RATINGS LEGEND

SYMBOL RATED WALLS AS SHOWN

- 1 HOUR WALL - UL U419
5/8" TYPE X BOTH SIDES
- 2 HOUR WALL - SHAFTS: UL U419
OR UL U415
- 1 HOUR CMU WALL
8" CMU
- 2 HOUR CMU WALL
8" CMU
- 1 HOUR NON-BEARING EXTERIOR WALL
UL U419 - TYPICAL
3/4" CONT. RIGID INSUL.

SEE RATINGS LEGEND
SHEET A02



Market District

Building 3

Charlotte Drive
Milton, GA



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11/16/2021	Updates

Project Name **Market District Crabapple**

Project Number **17027-03**

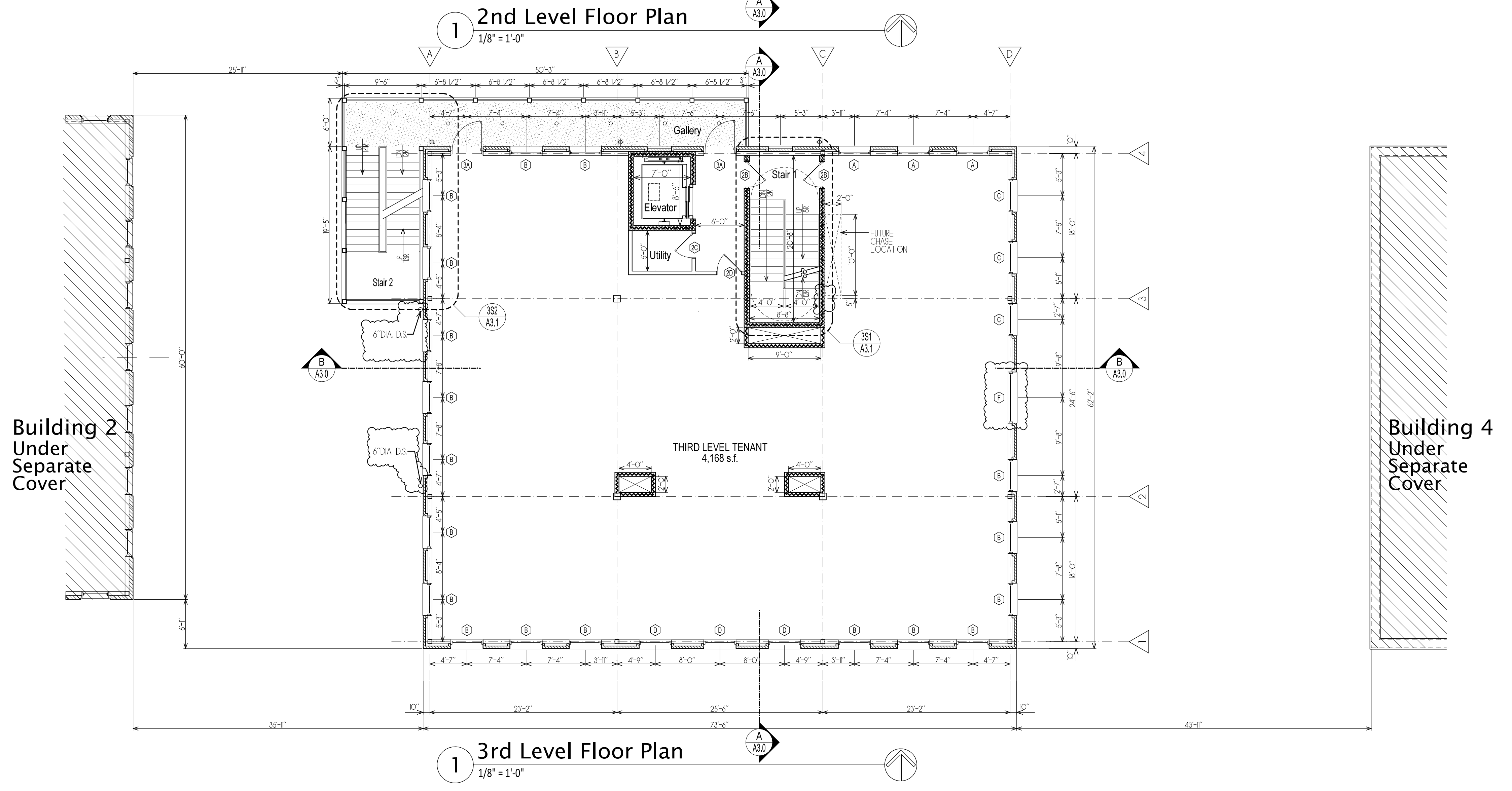
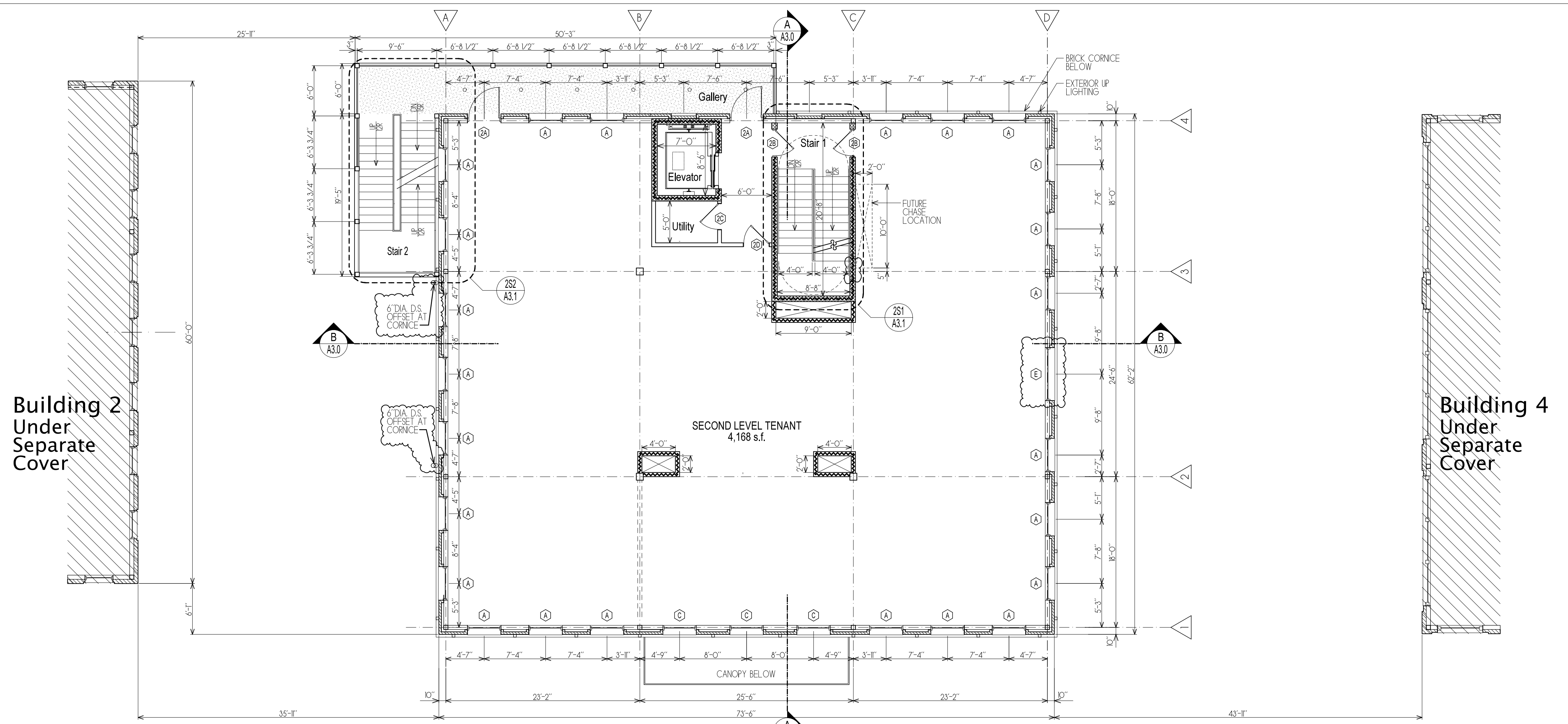
Drawn by **JB/DTW**

Designed by **DTW**

Checked by **DTW**

Description **2nd & 3rd Level Floor Plan**

Sheet Number **A-1.2**



RATINGS LEGEND

SYMBOL RATED WALLS AS SHOWN

- 1 HOUR WALL - UL U412
5/8" TYPE X BOTH SIDES
- 2 HOUR WALL - SHAFTS: UL U419
OR UL U415
- 1 HOUR CMU WALL
8" CMU
- 2 HOUR CMU WALL
8" CMU
- 1 HOUR NON-BEARING EXTERIOR WALL
UL U419 - TYPICAL
3/4" CONT. RIGID INSUL.

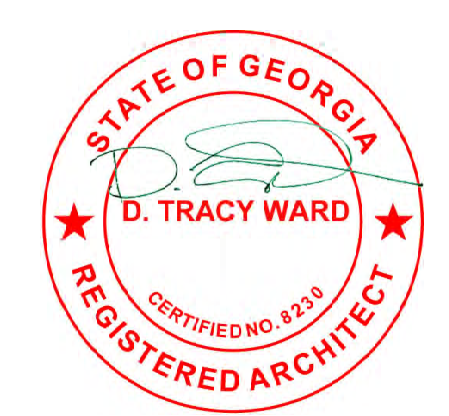
SEE RATINGS LEGEND SHEET A02



Market District

Building 3

Charlotte Drive
Milton, GA



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EST. 1993

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Project Name Market District Crabapple

Project Number 17027-03

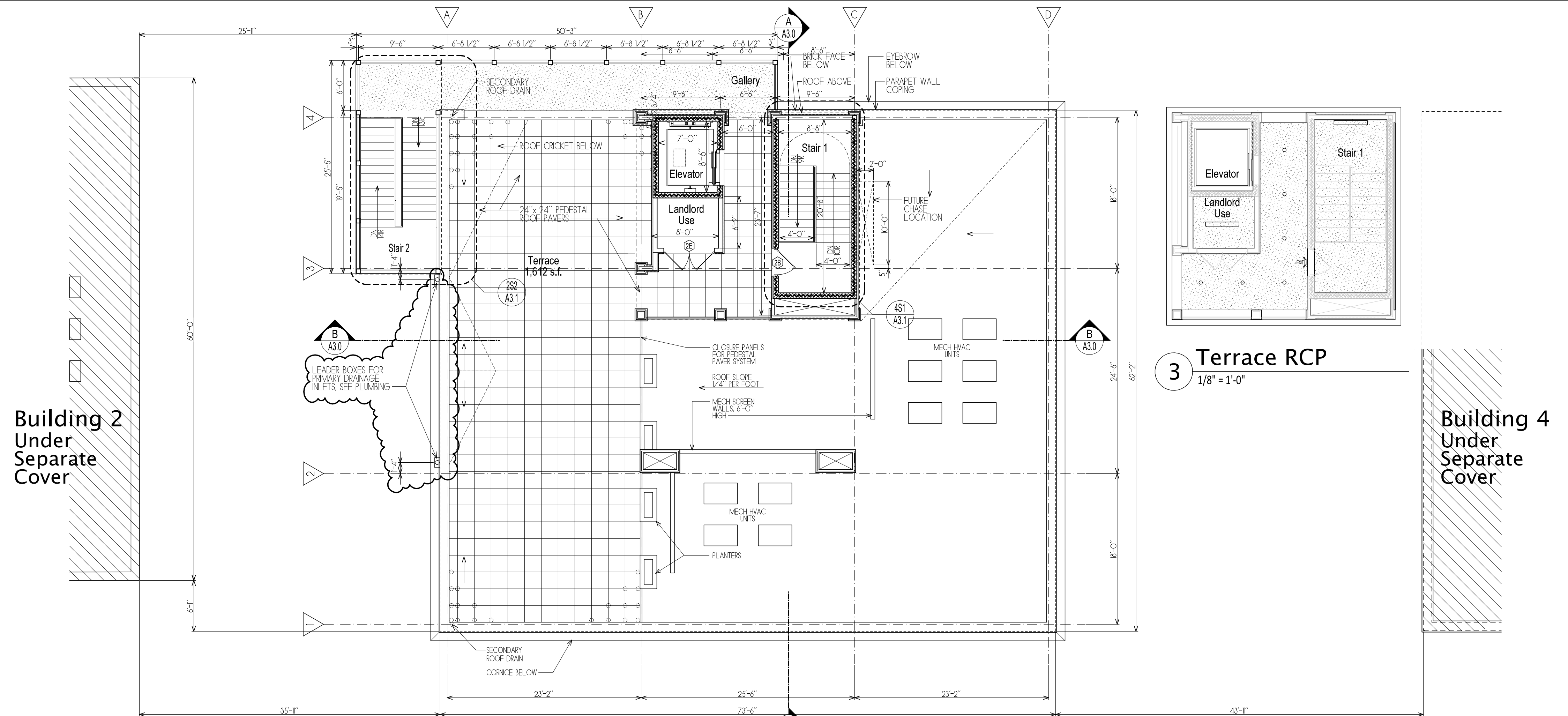
Drawn by JB/DTW

Designed by DTW

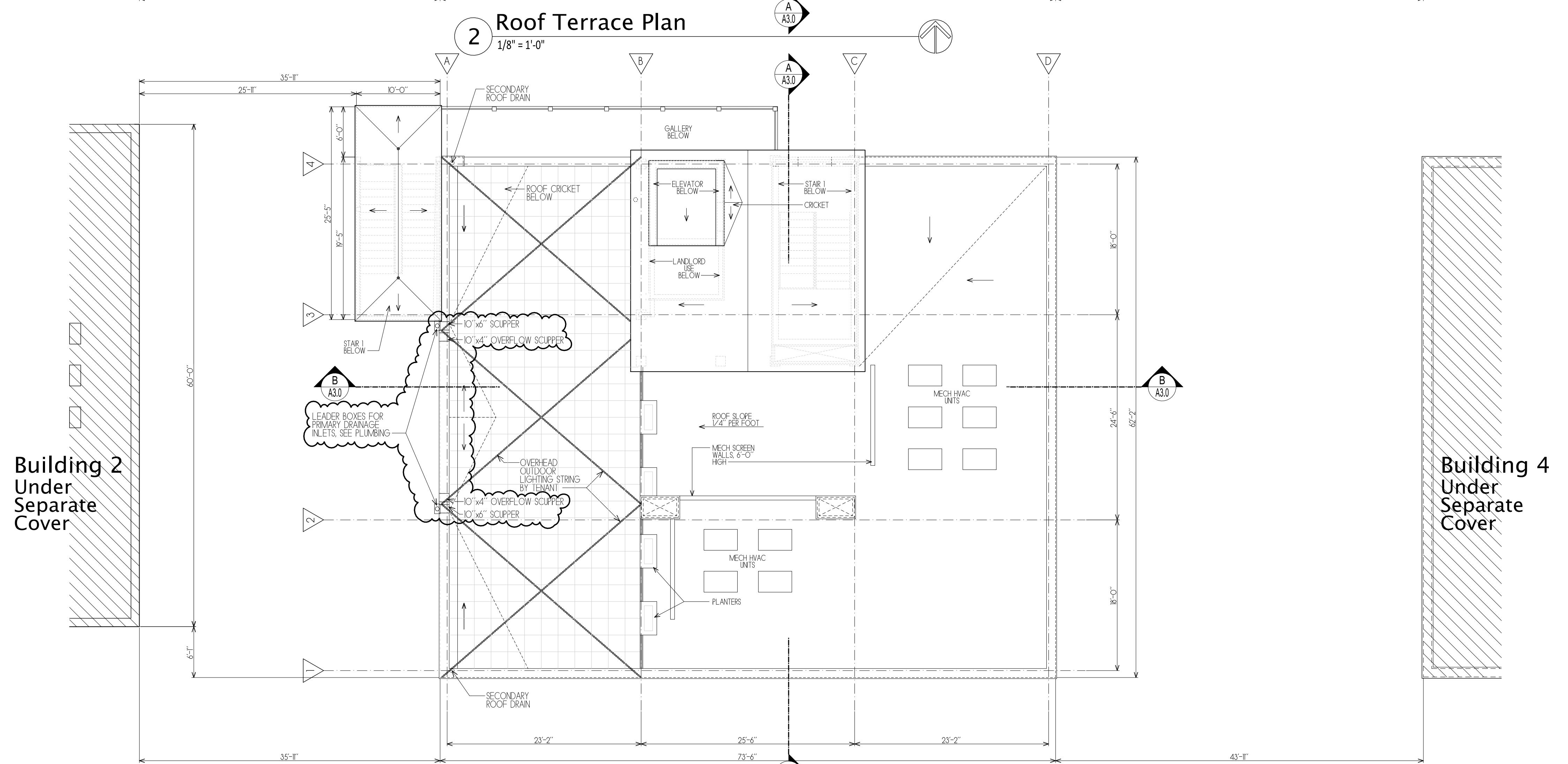
Checked by DTW

Description Roof Terrace & Roof Plan

Sheet Number A-1.3



3 Terrace RCP
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

RATINGS LEGEND

SYMBOL	RATED WALLS AS SHOWN
[Symbol]	1 HOUR WALL - UL U419 5/8" TYPE X BOTH SIDES
[Symbol]	2 HOUR WALL - SHAFTS: UL U419 OR UL U415
[Symbol]	1 HOUR CMU WALL 8" CMU
[Symbol]	2 HOUR CMU WALL 8" CMU
[Symbol]	1 HOUR NON-BEARING EXTERIOR WALL UL U419 - TYPICAL 3/4" CONT. RIGID INSUL.

SEE RATINGS LEGEND SHEET AO2

Building 2 Under Separate Cover

Building 4 Under Separate Cover

Building 2 Under Separate Cover

Building 4 Under Separate Cover



Market District

Building 3

Charlotte Drive
Milton, GA



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11/16/2021	Updates

Project Name Market District Crabapple

Project Number 17027-03

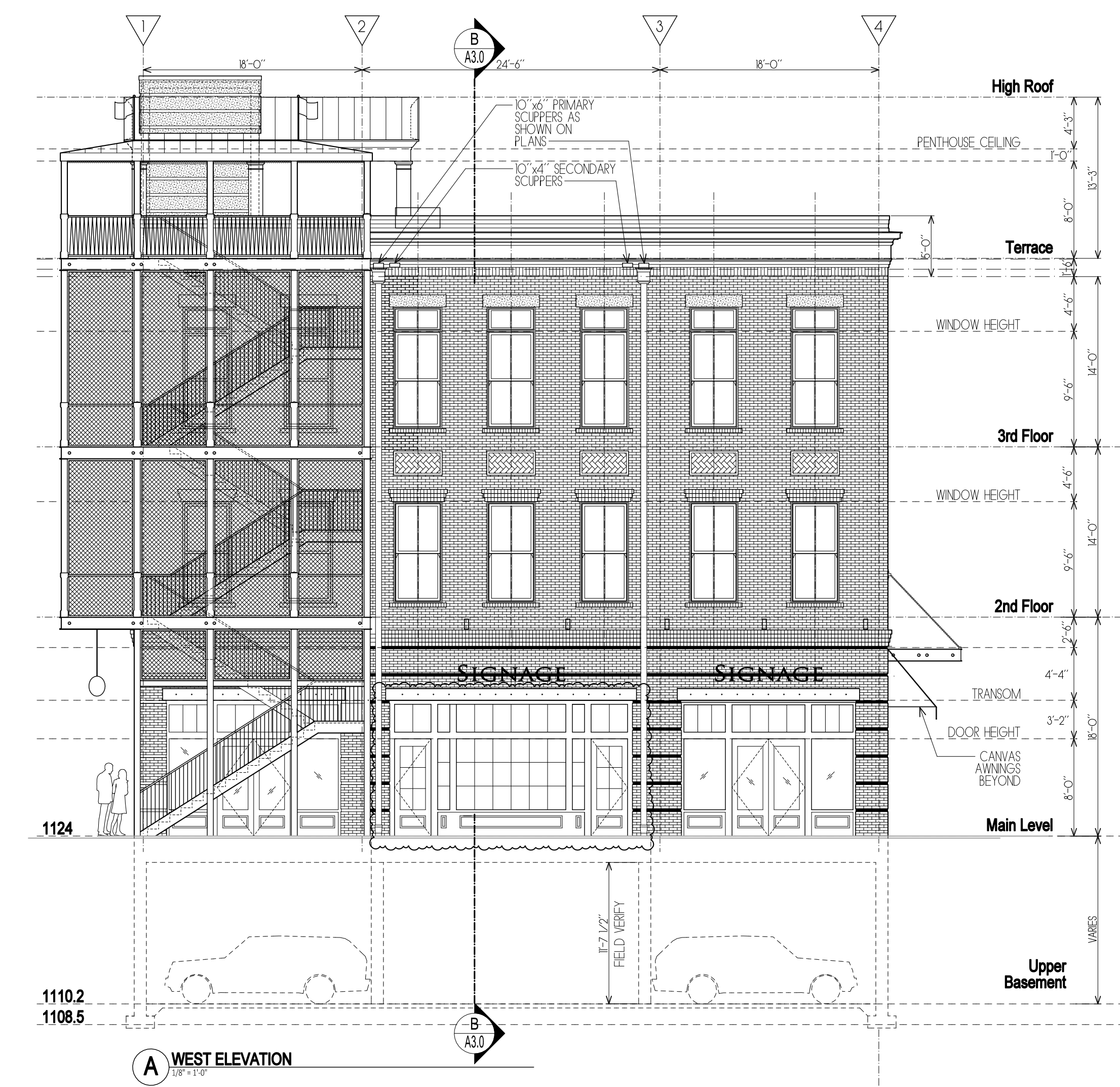
Drawn by JB/DTW

Designed by DTW

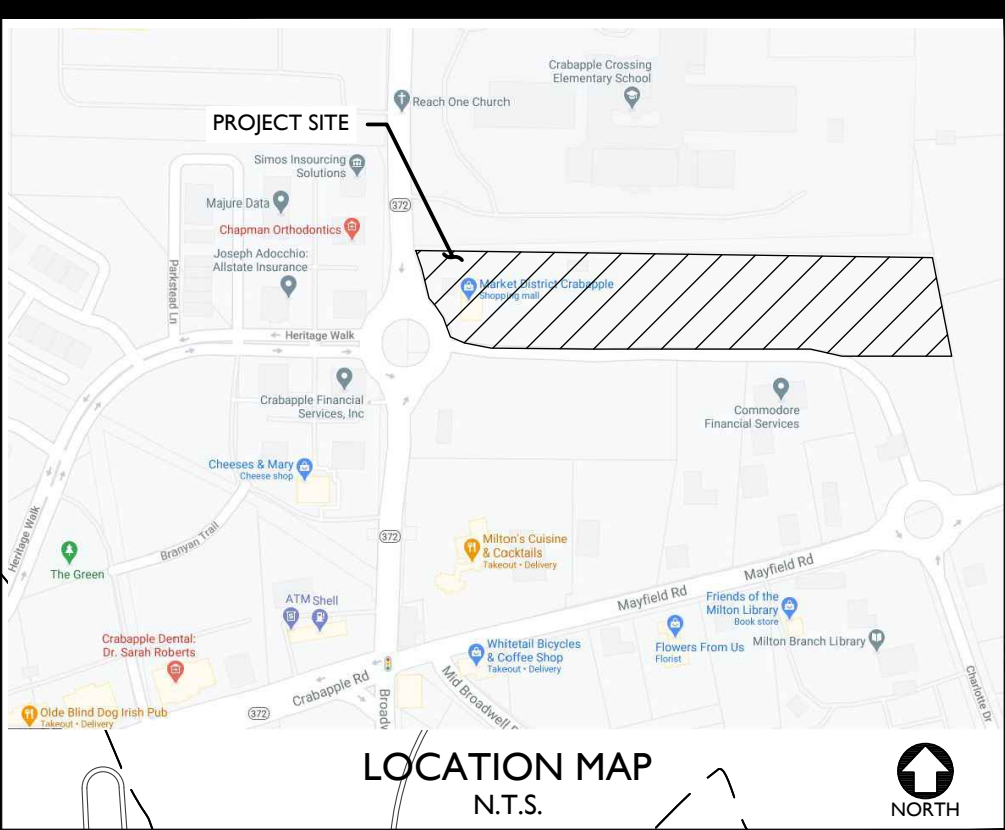
Checked by DTW

Description Building Elevations

Sheet Number A-2.0



*Note: Field verify finish surfaces prior to stair fabrication



SITE DATA:
 12655 BIRMINGHAM HIGHWAY
 CITY OF MILTON
 FULTON COUNTY, GEORGIA
 LAND LOT 1134
 2nd DISTRICT

TOTAL ACREAGE: 3.88 AC.
 CURRENT ZONING: T4 and T5

T5 & T4- PROPOSED USE:

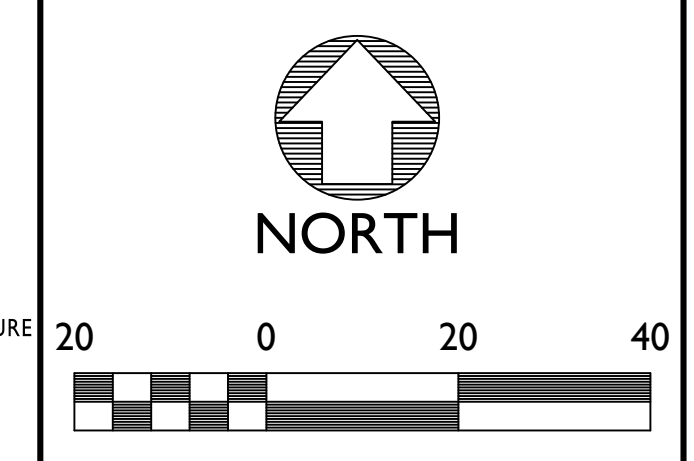
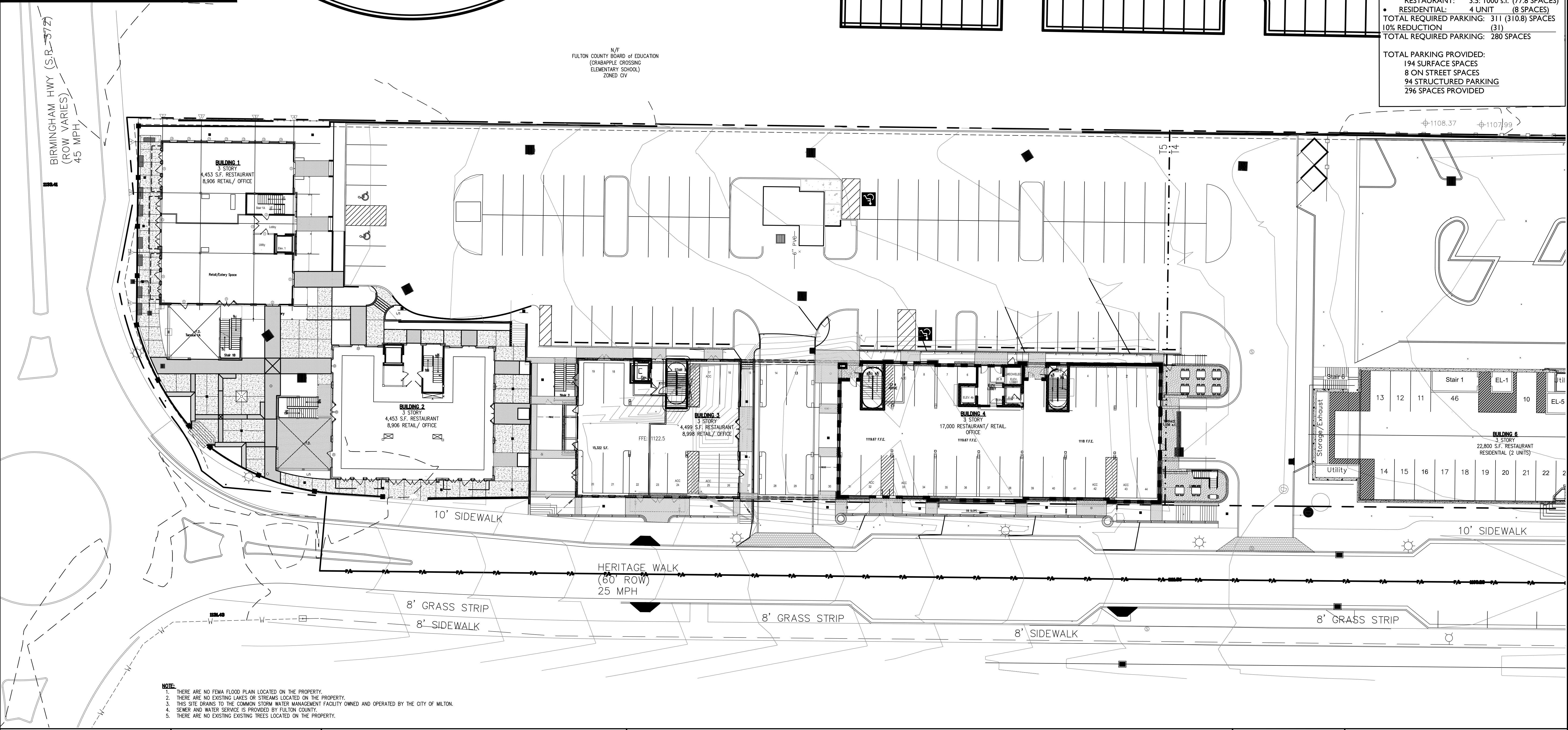
- OFFICE/ RETAIL/ RESTAURANT: 88,815 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
 REQUIRED PARKING RATIOS

- OFFICE/ RETAIL/ RESTAURANT: 3.5: 1000 s.f. (77.8 SPACES)
- RESIDENTIAL: 4 UNIT (8 SPACES)

TOTAL REQUIRED PARKING: 311 (310.8) SPACES
 10% REDUCTION (31)
 TOTAL REQUIRED PARKING: 280 SPACES

TOTAL PARKING PROVIDED:
 194 SURFACE SPACES
 8 ON STREET SPACES
 94 STRUCTURED PARKING
 296 SPACES PROVIDED



MASTER PLAN- PHASE I

MARKET DISTRICT at CRABAPPLE

MILTON, GEORGIA

PROJECT INFORMATION	
PROJECT NO.:	19-4360
DATE:	NOVEMBER 28, 2022
SCALE:	1" = 20'
FILE NAME:	19-4360 C00-Update 5.dwg
DESIGN/DRAWN:	SLR/SLR



SITE DATA:

12655 BIRMINGHAM HIGHWAY
CITY OF MILTON
FULTON COUNTY, GEORGIA
LAND LOT 1134
2nd DISTRICT

TOTAL ACREAGE: 3.88 AC.

CURRENT ZONING: T4 and T5

T5 & T4- PROPOSED USE:

- OFFICE/ RETAIL/ RESTAURANT: 88,815 s.f.
- RESIDENTIAL: 4 UNITS

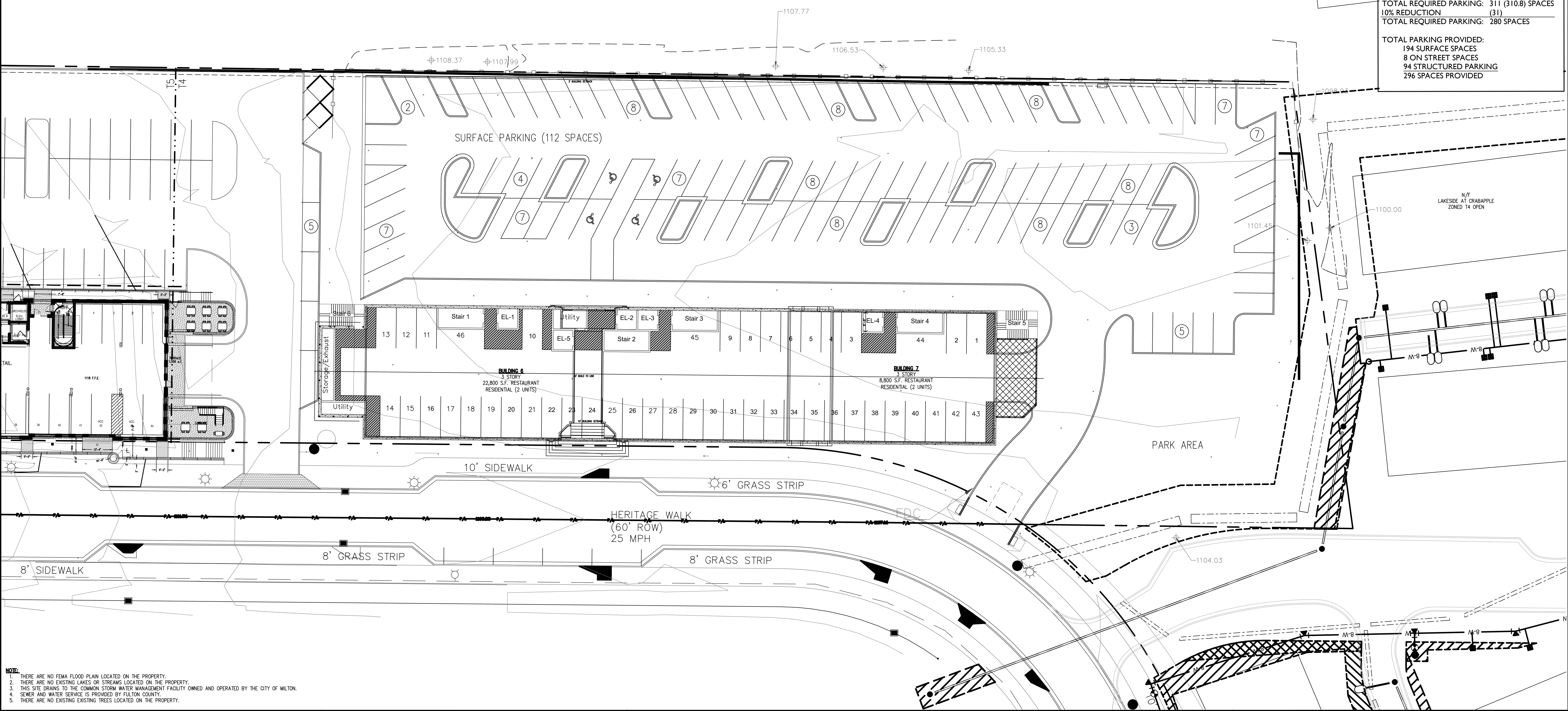
PARKING:

REQUIRED PARKING RATIOS

- OFFICE/ RETAIL/ RESTAURANT: 3.5: 1000 s.f. (77.8 SPACES)
- RESIDENTIAL: 4 UNIT (8 SPACES)

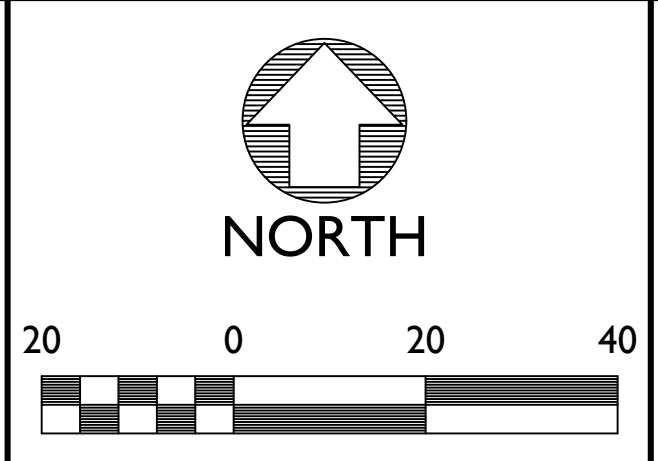
TOTAL REQUIRED PARKING: 311 (310.8) SPACES
10% REDUCTION (31)
TOTAL REQUIRED PARKING: 280 SPACES

TOTAL PARKING PROVIDED:
194 SURFACE SPACES
8 ON STREET SPACES
94 STRUCTURED PARKING
296 SPACES PROVIDED



NOTE:

- THERE ARE NO FEMA FLOOD PLAIN LOCATED ON THE PROPERTY.
- THERE ARE NO EXISTING LAKES OR STREAMS LOCATED ON THE PROPERTY.
- THIS SITE DRAINS TO THE COMMON STORM WATER MANAGEMENT FACILITY OWNED AND OPERATED BY THE CITY OF MILTON.
- SEWER AND WATER SERVICE IS PROVIDED BY FULTON COUNTY.
- THERE ARE NO EXISTING TREES LOCATED ON THE PROPERTY.



MASTER PLAN- PHASE 2

MARKET DISTRICT at CRABAPPLE

MILTON, GEORGIA

PROJECT INFORMATION	
PROJECT NO.:	19-4360
DATE:	NOVEMBER 28, 2022
SCALE:	1" = 20'
FILE NAME:	19-4360 C00-Update 5.dwg
DESIGN/DRAWN:	SLR/SLR