



# CITY OF DAHLONEGA

## Historic Preservation Commission Agenda

July 24, 2024, 6:00 PM

City Hall - Mayor McCullough Council Chamber

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### CALL TO ORDER

1. Historic Preservation Commission Work Session Meeting Minutes - June 12, 2024  
Assistant City Clerk, Sarah Waters

### MINUTES FOR APPROVAL

2. Historic Preservation Commission - June 24, 2024  
Sarah Waters, Assistant City Clerk

### OLD BUSINESS

1. The Historic Preservation Commission will review the following item which was brought to the members on June 24, 2024:

COA-24-2 - MBVMGO, LLC DBA UNDERGROUND

(COA-24-2) Brett Melanson, on behalf of Lisa Pizzolato, has applied for a certificate of appropriateness for the structural addition of a covered patio and exterior architectural modifications at 16 Public Square South, Dahlonega, GA 30533 (D11-097).

2. COA CASES FOR APPROPRIATENESS

### NEW BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. DESIGN AND REVIEW OF PROJECTS

### ADJOURNMENT

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Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!

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# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Minutes

June 12, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER

City Manager Martin asked the clerk to record no quorum present for the work session. City Manager Martin then stated that the members present for the work session decided to hear the Carriage House Conceptual Plan to provide feedback as the owner plans to apply for a grant. The members also agreed to review the Sunrise Rotary Clock Donation as they are both time sensitive. No action will be taken at this meeting, and the other items will roll over to the regular meeting. The meeting started at 6:00 P.M.

### PRESENT

Commission Member Ivana Pelnar-Zaiko  
Commission Member Jim Bergen

### ABSENT

Chairperson Ellen Mirakovits  
Commission Member Janet Barger

### MINUTES FOR APPROVAL

#### OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS  
There was no old business.

#### NEW BUSINESS

2. COA - CASES FOR APPROPRIATENESS  
There was nothing discussed.
3. DESIGN AND REVIEW OF PROJECTS  
There was nothing discussed.
4. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND  
Zachary Lloyd, CPL  
Strategic Priority - Communication

There was nothing discussed. This item will be moved to the regular meeting agenda for review, discussion, and potential decision by the HPC.

5. Dahlonge Sunrise Rotary Clock Donation

Allison Martin, City Manager

Strategic Priority - Communication

City Manager Martin reviewed the details of the Dahlonge Sunrise Rotary Clock Donation.

There was discussion over this topic regarding the look of the clock. It was explained that the spire on top of the clock was necessary to keep birds from roosting. The fancy scroll work on the clock was debated as we are not a Victorian based town. It was explained that most of the detail work will be covered by plaques which will have the city's name, year of incorporation, and the Rotary name/logo.

6. Carriage House Conceptual Plan and Grant Opportunity

Allison Martin and Property Owner

Strategic Priority - Communication

City Manager Martin informed the group that the Carriage House has a new owner who intends to apply for a small business loan. As part of this application, they require a letter of support from the Mayor. Downtown Development Authority Director Alexander and Mrs. Martin have already discussed this matter with the Mayor. The Mayor wanted the Historic Preservation Committee to review the project first to ensure its compliance with preservation guidelines. Tonight, they are presenting this information for review.

City Manager Martin then invited the owner of the Carriage House to address the meeting. There was discussion that this is just a courtesy review to provide feedback prior to the grant application. Nothing said in this meeting is binding on either the HPC, City, or property owner. The owner stated she understood that she would be required to submit a formal application to the HPC before any work could begin on the exterior of the structure.

The Carriage House owner presented the detailed plans to the Commission Members.

Commission Members raised questions regarding property lines.

Commission Member Bergen recommended installing a sidewalk railing for safety.

Commission Member Zaiko inquired about the parking logistics and the required spaces for a restaurant.

## ADJOURNMENT

City Manager Martin stated that the meeting ended at 6:57 P.M.

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# CITY OF DAHLONEGA

## Historic Preservation Commission Minutes

June 24, 2024, 6:00 PM  
City Hall - Mayor McCullough Council Chamber

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### CALL TO ORDER

Chairperson Ellen Mirakovits called the meeting to order at 6:01 P.M.

### PRESENT

Chairperson Ellen Mirakovits  
Commission Member Ivana Pelnar-Zaiko  
Commission Member Janet Barger  
Commission Member Jim Bergen

### MINUTES FOR APPROVAL

Chairperson Mirakovits requested an amendment to the agenda to include an update on two ordinances at the end of the meeting.

Motion made by Commission Member Bergen, Seconded by Commission Member Barger.  
Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

1. Historic Preservation Commission - Meeting Minutes March 25, 2024  
Mary Csukas, City Clerk  
Approval of minutes with the correction of a misspelling; "Gove" should be Grove on in section 3, second paragraph.  
Motion made by Commission Member Barger, Seconded by Commission Member Bergen.  
Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

### OLD BUSINESS

2. COA CASES FOR APPROPRIATENESS  
There was no old business discussed.

### NEW BUSINESS

3. COA - CASES FOR APPROPRIATENESS
4. DESIGN AND REVIEW OF PROJECTS



5. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND

(COA-24-2) Brett Melanson, on behalf of Lisa Pizzolato, has applied for a certificate of appropriateness for the structural addition of a covered patio and exterior architectural modifications at 16 Public Square South, Dahlonega, GA 30533 (D11-097), Zachary Lloyd, CPL

Chairperson Mirakovits explained that since there was no quorum at the last work session of the Historic Preservation Commission, this item has not previously been discussed. She explained to the audience that the Commissioners would hear from staff and the applicant, take public comments, and then deliberate on the matter before making a decision. She asked for everyone's understanding since this is not the normal meeting process.

With the firm CPL representing the City of Dahlonega, Zachary Lloyd reviewed the application and staff report for the HPC and those present at the meeting.

Chairperson Mirakovits asked the applicant, Brett Melanson, to speak on his project. Mr. Melanson said the staff report was correct, except the concrete below the garage doors will not be removed. The garage doors are decorative only. He then asked the building owner, Lisa Pizzolato, to speak further about the project. The owner shared photos of the building with the Commission members dating back to 1946 when the building was used as a Ford dealership.

The HPC was given renderings of the prior COA approval for this property for review. The owner previously worked with Joel Cordel when this facility was last brought to the HPC, and the concept was approved. Ms. Pizzolato reviewed all the changes and shared them.

Chairperson Mirakovits asked those in attendance if anyone wished to speak for or against the project.

Darlene Simpson, a resident of Dahlonega, has been excited to see this concept since the blockage of Gold Steeple. She's glad to see the vision of keeping our town as it is with some enhancements.

No one spoke in opposition to the project.

Mr. Melanson next provided background information about himself and his family. He stated this project is more than a restaurant; events can be held there, and he has plans for panels to enclose the space.

Mr. Melanson stated that the fence around the patio area installed by the last tenant was removed because it was a hazard. His family is investing in improvements on the inside of the structure and uncovering the historic windows, which were covered from the inside with panels. Mr. Melanson has a fifteen-year lease on the building. Lisa Pizzolato said that many people wanted to come to the square and open a restaurant, and she was glad when Bret made an offer, as she wanted to keep this local.

The HPC deliberated on the application before them, having no quorum or discussion at the work session on this item.

After a short period of deliberation, the Commission members had some follow-up questions for the applicant.

Ivana Pelnar-Zaiko stated that the garage doors/windows will go back to the original intent of the building but will be masked by the new proposed structure. She felt the applicant should address this in the plans. Mr. Melanson responded that the new structure will not obstruct the windows when at walking/car level. The structure will be modified to not block the windows. He doesn't want to spend thousands of dollars on plans until he has HPC approval.

Jim Bergen had no questions about doors or windows. He stated that he felt it was good to leave the concrete under the windows but said he did not think it was original to the structure. Mr. Melanson said that the new doors are not going to the ground; concrete will remain due to a water issue with drainage. Lisa Pizzolato, the owner, clarified that the building has no water issue. She said the issue is with Choice Street due to a manhole installed around 2018. She further stated the manhole going to the parking deck is the one that backs up and causes a water issue at their building. Mr. Melanson said he wanted to make it look like the old Ford dealership. There were concerns about the heat from the windows from the Commission members, and Mr. Melanson stated that the windows would be tinted with a material that would not impact the look but would reflect the heat.

Janet Barger had no questions regarding doors and windows.

Ivana expressed some concerns with the wooden patio cover. She said the structure looks massive and not like anything else in town. She feels the roof pitch is off. The Historic Commission guidelines say new construction should be compatible with existing buildings on the same street and buildings in general. This is a conceptual plan only; the applicant notes that other buildings have similar pitches in the area.

Chairperson Ellen Mirakovits said that Dahlenega Historic District Design Guidelines section 5.1.4 discusses scale. The sense of scale of the proposed wooden structure was discussed with the applicant, as no more than 75% of the lot should be covered. The Commission members feel the scale is wrong for the site. Mr. Melanson points to page 11 of the packet and notes that egress and emergency access requirements must be met, and he desires to ensure patrons are sheltered from the elements. The Commission next discusses the square footage of the proposed structure, and it appears that 75% of the lot has already been developed. Mr. Melanson's associate says the proposed structure is 40x43 of 1,720. The square footage of the lot is 7,275.

Jim Bergen is concerned about the color. Is the wood going to be painted? What color is the metal roof? He wants to see the final renderings and would like it to match and not stand out as a totally different color than what is on the main building. Mr. Melanson states that stained wood/dark roof is what he plans for the structure. His goal is to open by Gold Rush.

Janet Barger thinks this would be nice but is concerned about the expansion of this structure as you come into town.

The Commission then discussed the percentage of development and aesthetics, how the calculations are made, and what should be considered in their decision. The property owner's husband approached and asked for the code regarding the lot coverage calculation. Chairperson Mirakovits provided it to him.

At 7:05, Janet Barger and Ivana Pelnar-Zaiko leave the room to get water and return within the same minute.

The owner's representatives calculated the proposed structure's square footage and stated that it is 1,600 square feet.

Commission members ask if they must approve the entire COA application or can they only approve part of it. Staff reads the section of code and the HPC by-laws, which say they can approve, approve with modifications, or reject the application. Discussion continues about the COA application by the Commission members.

At the conclusion of their deliberation, Jim Bergen moved to approve the COA with the following modifications: The applicant should submit final, concrete plans from an architect for the Commission to approve the square footage, materials, and colors.

Janet Barger seconds the motion.

Ivana Pelnar-Zaiko spoke and said that when she looks at the whole street and how the buildings across the street look, she would like the proposed structure to mimic the pitch of the roof across the street so that it is not so stark. The Commission had further discussion on this matter, including the conditions of the modification and clarification of the voting process for the motion to die.

Jim Berger withdrew his motion, and Janet Barger withdrew her second.

Janet Barger made a motion to approve the COA with the following modifications: the applicant should submit final concrete plans from an architect for the Commission's final approval of square footage, materials, and colors. The proposed structure should have closed gables.

Jim Berger seconded the motion.

Chairperson Mirakovits called for a vote, and the motion passed with the members present voting.

Chairperson Mirakovits called on City Manager Martin to review two ordinance changes from the City Council. Ordinances 2024-93 and 2024-05 were reviewed with the members.

Ivana Pelnar-Zaiko made a motion to request that the City Council provide an update on the HPC ordinances and guidelines as needed to include the new responsibilities on signage and reflect the minor COA process.

Seconded by Commission Member Bergen.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

Janet Barger had one final question about something the applicant said during the meeting about seeking a variance. The applicant did mention variance during the process, but staff clarified with the Commission that the applicant could only appeal their decision, not seek a variance from it.

## ADJOURNMENT

Call for adjournment by Chairperson Mirakovits at 7:36 P.M.

Seconded by Commission Member Barger.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

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Owner Permission Letter for Alterations to Building

Date: 5-23-2024

Regarding: The Underground, 16 Public Square South, Suite E  
Name and property address of business

I, Lisa Pizzolato, hereby grant permission to Brett Melanson  
Owners name Name of renter

To do alterations to the facade and or landscape of the building and property being discussed.

If you have any questions regarding this correspondence, please feel free to contact me at:

Name of property owner: Lisa Pizzolato

Mailing address: 2870 Dartmouth Place  
Cumming, GA 30041

E mail address: sunshine.rentals@yahoo.com

Phone number: 678-333-5533

Lisa Pizzolato  
Signature of property owner



STUDIO 3V

### The Underground | Renovation

16 Public Square E  
Dahlonega, GA 30533

Project Number: 24-472

Drawings and Specifications as instruments of service are not to be construed as a warranty, representation or agreement of the architect, or any other party, for the project, or for any part of the project, or for any other project, or for any other project, or for any other project.

The General Contractor is responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

© 2024 - Archibed Co.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

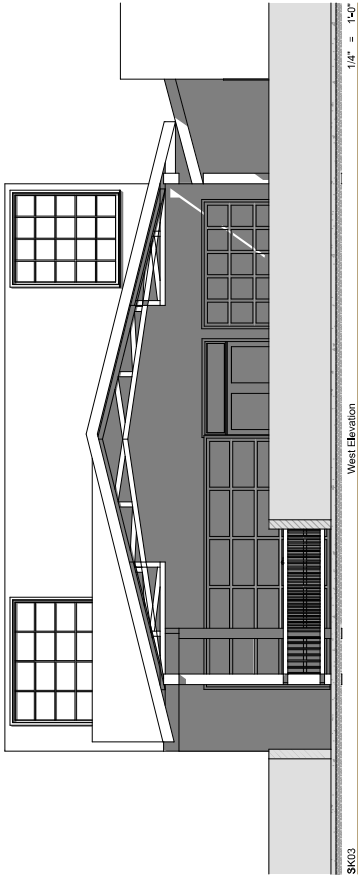
ISSUED:

XXXXX2023 - Issue Description

Perspective

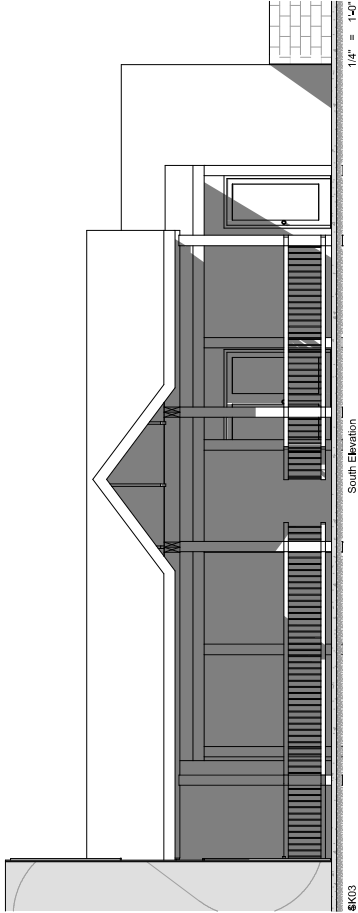
SK03

Sheet 5 of 10



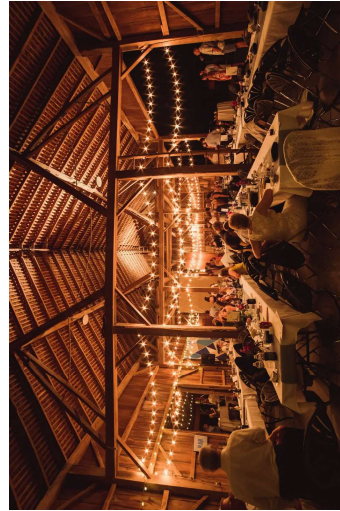
West Elevation

SK03



South Elevation

SK03

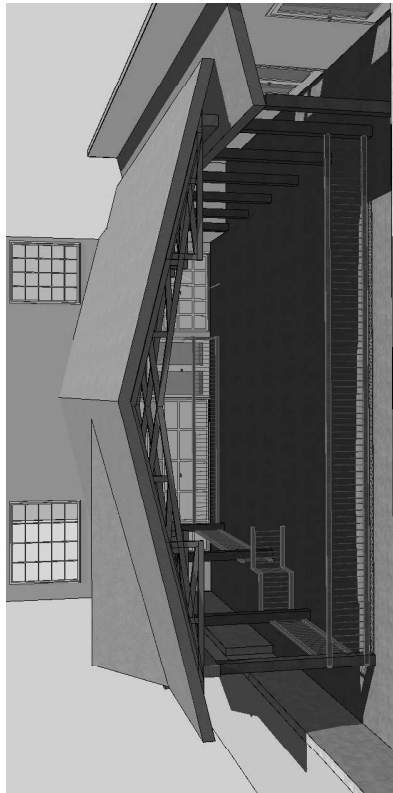


Proposed Lighting Concept with low powered incandescents.



Existing Massing

SK03



Proposed Perspective

SK03



Proposed Perspective

SK03



OFFICE OF THE MANAGER

July 12, 2024

Bret Melanson  
95 Comfort Lane  
Dahlonega, GA 30533

Dear Mr. Melanson,

At the June 24, 2024, Historic Preservation Commission (HPC) meeting, the commission members considered and reacted to your Certificate of Appropriateness request – COA-24-2. The commission issued an *approval with modifications* in response to your request. The following *modification* to your submitted materials shall be presented to and approved by the commission prior to the issuance of a building permit.

1. The plans for the proposed wooden patio cover/roof shall indicate the presence of closed gable ends, depict the color of any paint and stain to be used, show the composition of the roofing, and demonstrate that upon completion of all proposed construction, building coverage will not exceed 75.0% of the total lot area.

Compliance with the *modification* stated above will be enforced by the HPC. Please submit all necessary plans, sketches, and details to the City of Dahlonega for review and cursory feedback prior to a formal deliberation and decision by the commission. The City will communicate with you as necessary if your party's presence at an HPC meeting is requested.

Should you have any questions, or need additional information, please feel free to contact me at 706-864-6133.

Sincerely,

Allison Martin  
City Manager







## Application for a Certificate of Appropriateness (COA)

To the Historic Preservation Commission (HPC) for a proposed change to structures or properties located in the designated historic district which includes the B3 or CBD zone.

### Application Requirements:

A \$100 non-refundable fee;  
A completed application and any required support materials listed on page 3.  
Incomplete application will not be forwarded to HPC for review.

### Application Deadline:

Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

### Application Presentation:

The applicant or other representative must attend the public hearing to present the application.

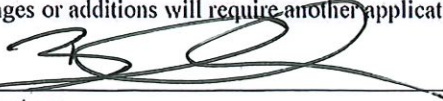
### Building Permit:

If a building permit is required the permit cannot be issued less than 15 days from the date of the date of issuance of determination.

### Additional Information

Only fill out the second Page if applicable

Office use only:
Date: _____
Project #: _____
Fee paid: _____
Hearing date: _____

CONTACT	Applicant*: <u>Brett Melanson (Underground)</u> Phone #: <u>706 973 7818</u> Mailing Address: <u>95 Comfort Lane</u> <u>Dahlonega GA 30533</u>
PROPERTY AND PROJECT	Property Address: <u>116 public Square STE E</u> <u>Dahlonega Ga 30533</u> Zoning: <u>B3</u> Tax Parcel: <u>D11-097</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input checked="" type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input checked="" type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: <u>ASAP -</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to herby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/ or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p style="text-align: center;">           Signature _____ Date <u>5/22/24</u> </p>



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Date: 5-23-2024

Regarding: The Underground, 16 Public Square South, Suite E  
Name and property address of business

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Mailing address: 2870 Dartmouth Place  
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E mail address: sunshine.rentals@yahoo.com

Phone number: 678-333-5533

Lisa Pizzolato  
Signature of property owner





The Guidelines are available at City Hall and on the City's website. These guidelines also contain The Secretary of the Interior's standards for the rehabilitation of Historic Buildings.

Describe the proposed project attach additional sheets if necessary. If the project will involve more than one type of project please include and overall scope of work an include the description of all proposed materials. Please attach photos of materials. See attached application checklist.

We want to install a (Warder patio Cover to our outdoor space. We are attaching drawings of current and proposed work for your viewing. We also want to install Glass Panel Garage Doors to Replace current Fixed glass windows. See attached.



## APPLICATION CHECKLIST

A complete application requires support materials. Please include this completed form as part of the application along with the following :

**For new building or an addition to an existing building or addition of a new porch, deck, outbuilding, patio etc...**

Site plan with footprint of building including contour lines, location of all buildings, parking, fences, walls, porches, decks, etc. to be added

Architectural plans/building design including:

- Interior floor layout indicating exterior door and window locations
- Drawings of all building elevations – all sides of the building
- Location and description including photos of all exterior lights
- Description of design and materials for all exterior features including roof, doors, siding, windows, trim, porch pickets and handrails, foundation, cornices, handicap ramps, etc.

Include photos or drawings of each i.e. of doors, windows, trim, cornice, pickets etc.... Photos of proposed site and adjoining properties/buildings

Landscape plan including all hardscapes, walls, and fencing. Landscape plan should also include:

- List including names and types of all trees and plants over 36" high
- planting schedule
- Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
- List of all existing trees on the property noting any to be removed

**Alterations to Building Exterior i.e. change in window or door, foundation, roof, siding, exterior lighting, porches, awnings or storefront, etc...**

- Photo of existing building Photos of adjoining properties Photo of earlier historic appearance
- Sketches or drawings and description of proposed changes
- Description or picture of the type of material proposed for use in the alteration
- Photos or drawing of the building element to be altered i.e. doors, windows, trim, cornice, pickets etc....

**Site changes including parking areas, drives, walks, addition of fences, walls or outbuildings major landscape elements and including removal of large trees or shrubs**

- Photo of site
- Photo of adjoining properties
- Site plan or sketch of site indicating location of changes
- Description of materials to be used
- Landscape plan (as described above)



**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

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**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATNESS (COA)**

**Case:** COA-24-2

**Parcel I.D.:** D11-097

**Address:** 16 Public Square South

**Petitioner:** Brett Melanson, The Underground

**Voting Session Date:** June 24, 2024

**Zoning District:** B-3: Historical Business District

The Historical Business District is intended to protect and promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of worthy structures in historic areas which exhibit a distinct aspect of the community, and which serve as visible reminders of history and cultural heritage. The district aims to assure that new structures and uses will be architecturally in keeping with the character to be preserved or enhanced.

**Request:**

Structural Addition and Exterior Architectural Modifications

- Addition of wooden patio cover/roof over outdoor patron area at Choice Avenue.
- String lighting to be installed on the underside of the proposed patio cover/roof.
- Replacement of two fixed glass windows with glass-panel garage doors.

**Findings and Analysis:**

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the approval of a COA prior to new construction and material changes in appearance for any building within a designated Historic District.

The applicant proposes the addition of a wooden patio cover/roof over the existing outdoor patron area. Additionally, the applicant intends to replace two existing fixed-glass windows with glass-panel garage doors; this will change the material appearance of the building façade which faces Choice Avenue.

The Lumpkin County Board of Assessors indicates that the subject building was constructed in 1948. The structure has two stories, but this request only pertains to the lower level. Gustavo's Scratch Kitchen, a restaurant, currently occupies the upper level of the building. The site has a history of restaurant and retail use.

Pursuant to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

### 3.6 Exterior Lighting:

The applicant proposes the installation of string lighting on the underside of the proposed roof structure. The lighting will consist of numerous low-powered incandescent bulbs.

### 4.2 Windows and Doors:

The applicant proposes the replacement of two fixed-glass windows on the lower level of the southeastern side of the building. A glass-panel garage door will be installed in place of each window. Renderings show that the existing stone façade under each existing window will be removed to accommodate the garage doors. The left-side door will be 16 feet wide, and the right-side door width is proposed to be 8 feet.

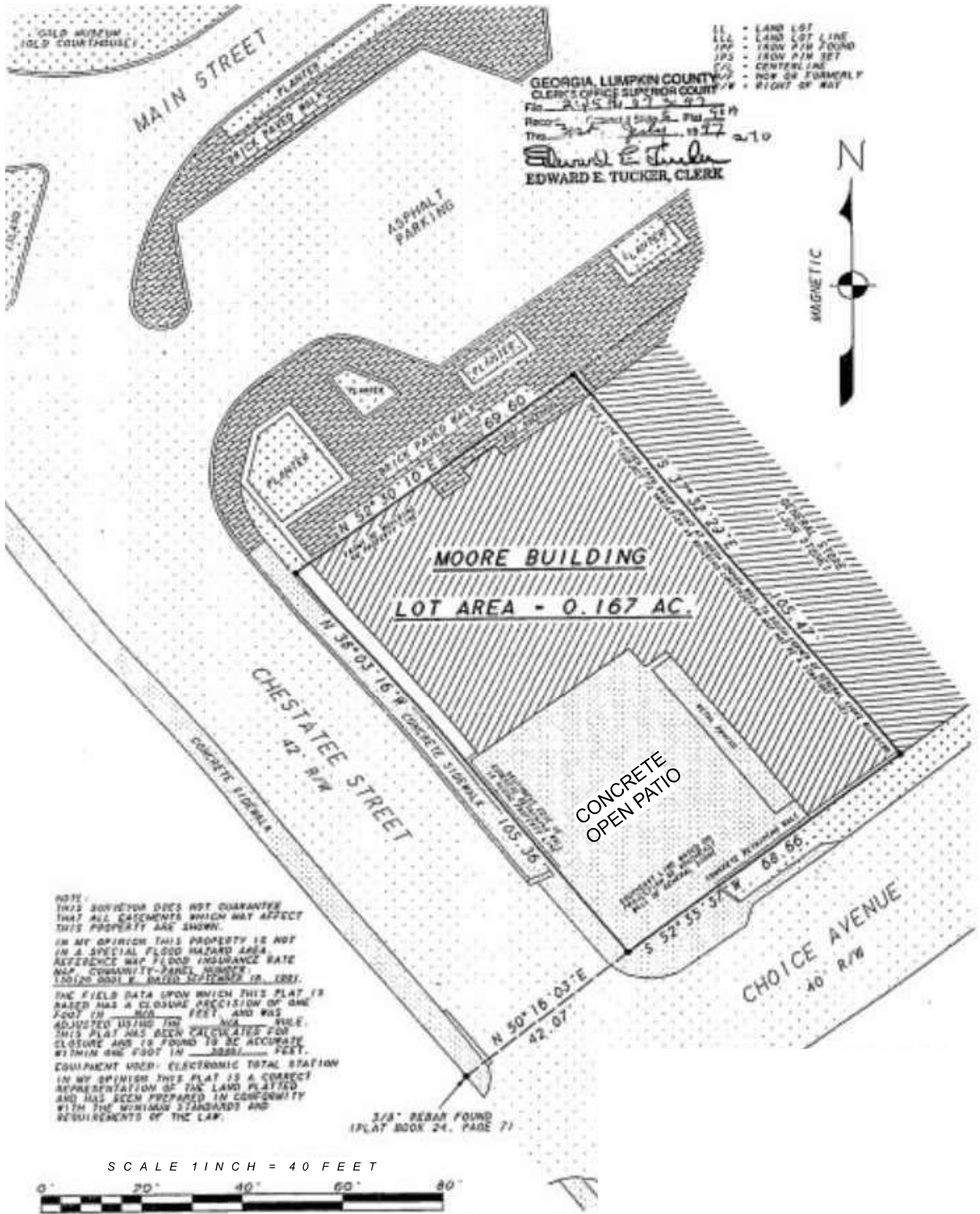
### 5.2 New Additions:

The applicant proposes the construction of an open-air roof structure over the existing patron area, located by the intersection of S. Chestatee Street and Choice Avenue. The submittal indicates wood and metal will be used for the addition. The roof is rendered to connect with the existing building but remain distinct from it. An existing patron area of about 1,550 square feet will be sheltered by this structure.

### **Recommendation:**

Staff recommends approval of the requested COA. Details of the building proposal should be considered before a decision of approval.





\$K01

EXISTING SITE

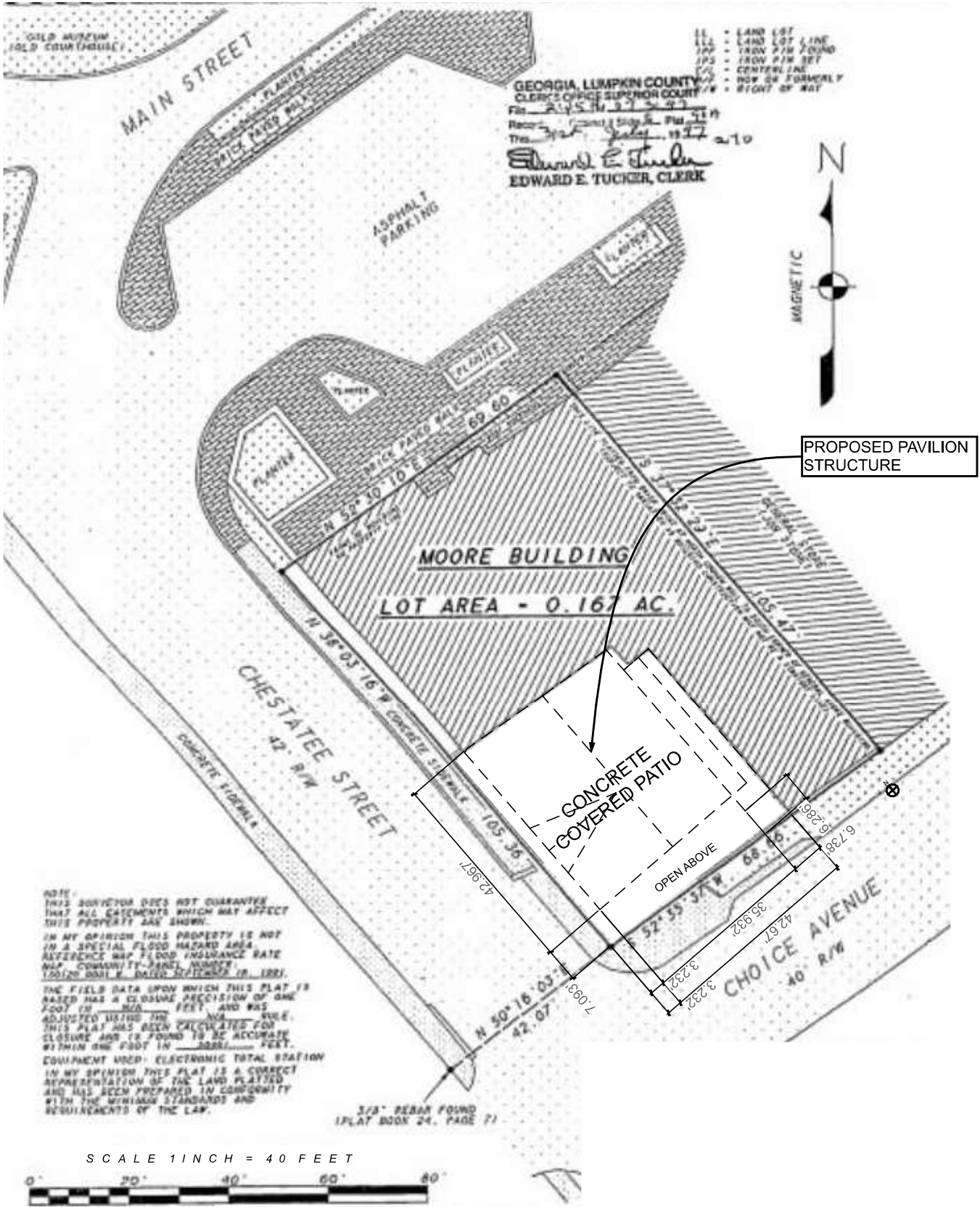


**The Underground Renovation**  
 16 Public Square E  
 Dahlonega, GA 30533

Project Number: 24-672  
 Drawings and Specifications as instruments of service are and shall remain the property of the architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.  
 The General Contractor is responsible for confirming and controlling dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.  
 © 2024 - Architect Co

**HISTORIC | REGULATORY APPROVAL ONLY.**  
 Manual NOT FOR PERMITTING, 05/01/ OR CONSTRUCTION

ISSUED:
Site - Existing
<b>SK01</b>



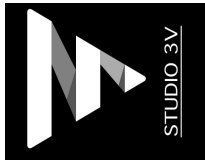
8K02

PROPOSED SITE

	<p>The Underground Renovation 16 Public Square E Dahlonega, GA 30533</p>	<p>Project Number: 24-672 Drawings and Specifications as instruments of service are and shall remain the property of the architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect. The General Contractor is responsible for confirming and complying dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project. © 2024 - Architect Co</p>	<p>HISTORIC   REGULATORY APPROVAL ONLY.</p>	<p>ISSUED: Site - Proposed</p>
	<p>NOT FOR PERMITTING, OR CONSTRUCTION</p>			<p><b>SK02</b></p>
	<p>- Page 18 -</p>			



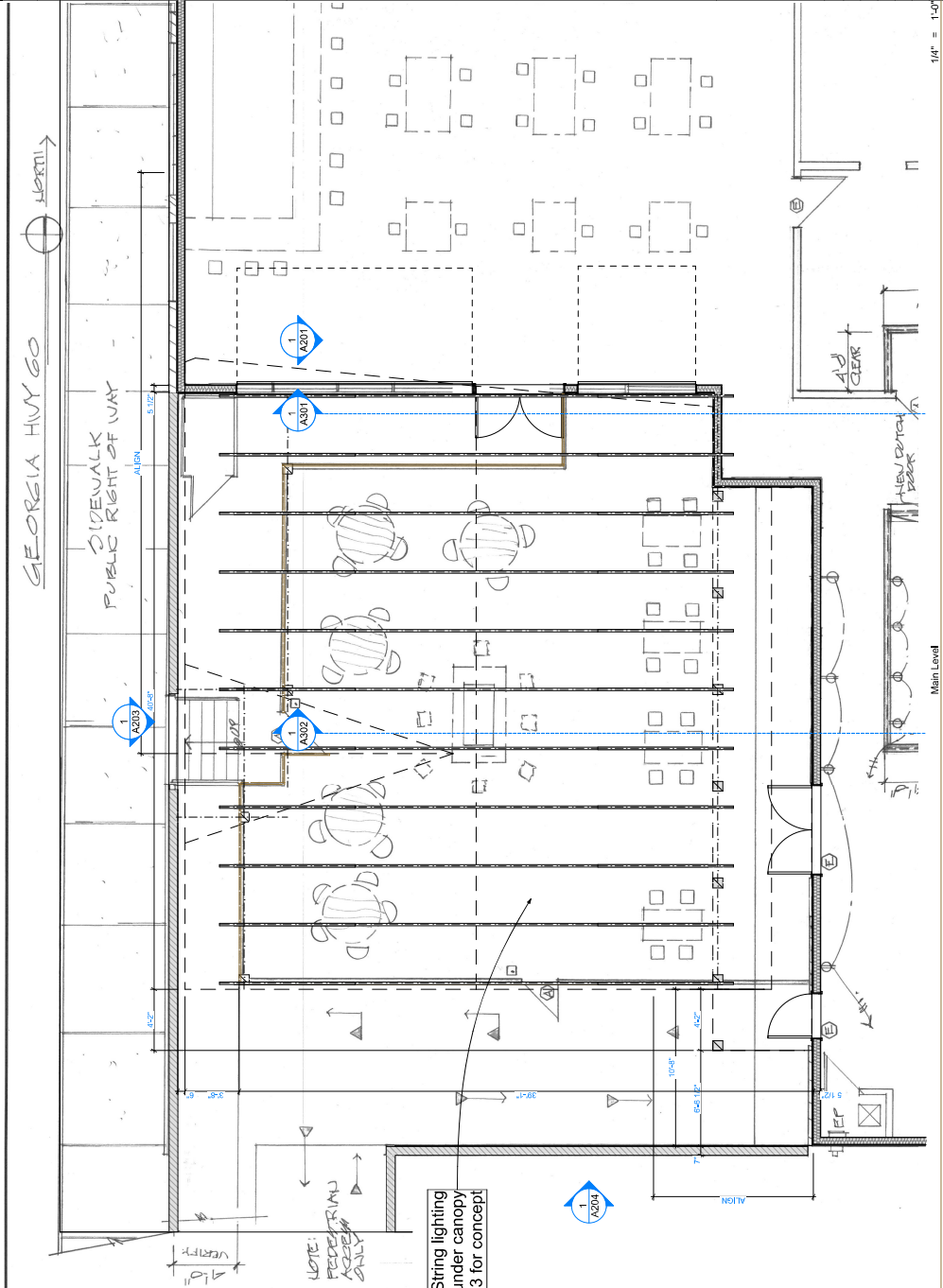
- Description of design and materials for all new exterior features
- Roofing: Standing Seam Metal, 1" Seams
- Doors: Store Front, Extruded Alum
- Windows: Existing
- Pickets: 2x2 Pressure Treated Wood
- Handrails: Pressure Treated Wood, 2" Pipe Rail where required
- Ramps: Concrete Ramps per ADA, 2" Pipe Rail where required



**The Underground | Renovation**  
 16 Public Square E  
 Dalton, GA, 30533  
 Project Number: 24-672

Drawings and Specifications as instruments of service are to be used to govern the proper execution of the project, or other project, appropriate compensation to the architect. The General Contractor is responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.

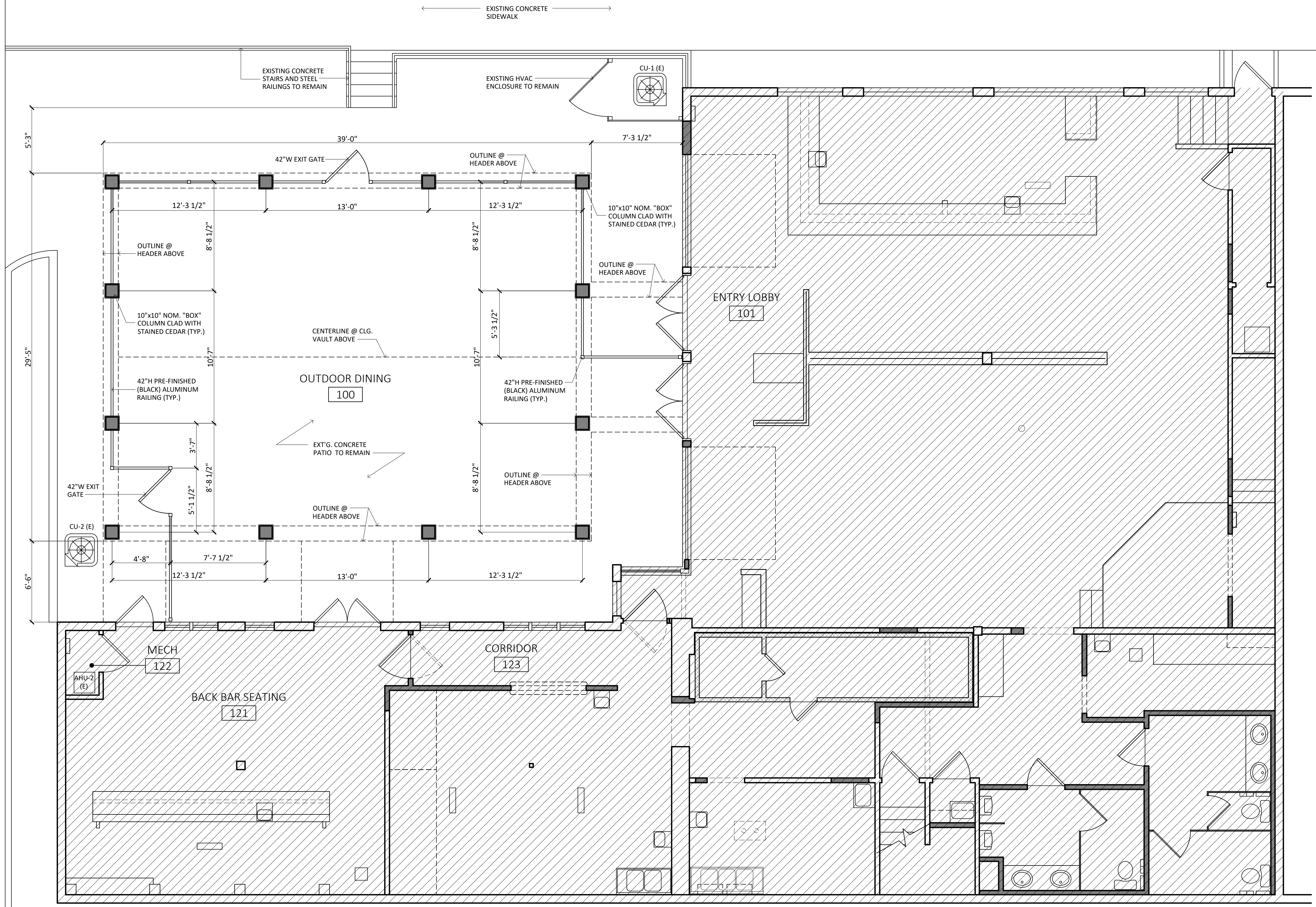
**HISTORIC | REGULATORY APPROVAL ONLY**  
**NOT FOR PERMITTING, OR CONSTRUCTION**  
 ISSUED:  
 XXXX/2023 - Issue Description



SK03

**LOT COVERAGE AREA CALCS:**

EXISTING LOT SIZE: .167 AC / 43,560 SF/AC = 7,274 SF  
 TOTAL AVAILABLE COVERAGE (75% PER ORDINANCE):  
 7,274 SF x .75 = 5,456 SF COVERAGE AREA  
 EXISTING BUILDING ACTUAL COVERAGE AREA: 4,356 SF  
 REMAINING LOT COVERAGE AREA AVAILABLE:  
 5,456 - 4,356 = 1,100 SF REMAINING AREA AVAILABLE  
 PROPOSED OUTDOOR DINING CANOPY AREA = 1,147 SF  
**\*PROPOSED LOT COVERAGE IS COMPLIANT WITH ORDINANCE**



**1 OUTDOOR DINING PLAN**  
 SCALE: 1/4" = 1'-0"

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**BART S. SARGENT, ARCHITECT**  
 2760 HESTER TOWN ROAD  
 MONROE, GEORGIA 30655  
 PHONE: 770.639.3583

NO.	DATE	REVISIONS	DESCRIPTION

PROJECT: INTERIOR ALTERATIONS FOR:  
**UNDERGROUND RESTAURANT**  
 16 PUBLIC SQUARE SOUTH  
 DAHLONEGA, GEORGIA 30533

DR. B.S.S. OK - DATE: 7/5/24  
 SCALE: 1/4" = 1'-0"



**FURNITURE SPECIFICATIONS:**

CHAIRS: AS SPECIFIED BY OWNER.  
 TABLES: 30"x60" OR 30"x30" AS SPECIFIED BY OWNER.

**IMPORTANT NOTE:**

THIS SHEET IS FOR REFERENCE ONLY AND IS INTENDED TO DEMONSTRATE THE CLIENT'S DESIRED LOCATIONS FOR FURNITURE AND SOME ELECTRICAL DEVICES, FUNCTION AND CONNECTIVITY. CONTRACTOR SHALL REFERENCE ELECTRICAL DRAWINGS PROVIDED FOR FULL SCOPE AND SPECIFICATIONS.

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NO.	DATE	REVISIONS	DESCRIPTION

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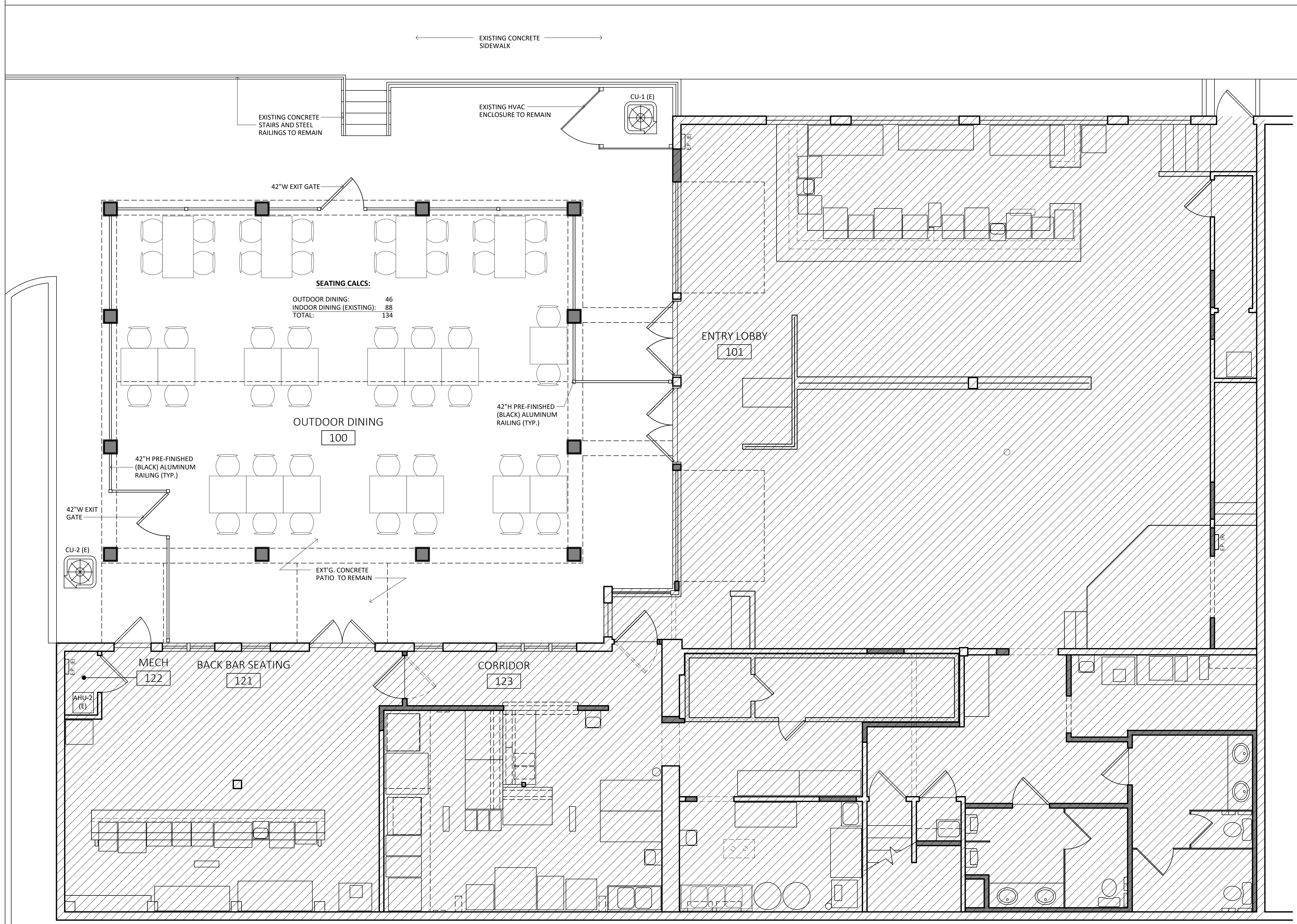
PROJECT: INTERIOR ALTERATIONS FOR:  
**UNDERGROUND RESTAURANT**  
 16 PUBLIC SQUARE SOUTH  
 DAHLONEGA, GEORGIA 30533

DR. B.S.S. OK - DATE: 7/5/24  
 SCALE: 1/4" = 1'-0"

OUTDOOR FURN. PLAN

**A3.11**  
 13 OF 18 SHEETS

**1 OUTDOOR FURNITURE PLAN**  
 SCALE: 1/4" = 1'-0"



**SEATING CALCS:**  
 OUTDOOR DINING: 46  
 INDOOR DINING (EXISTING): 88  
 TOTAL: 134

**OUTDOOR DINING**  
 100

**ENTRY LOBBY**  
 101

**MECH**  
 122

**BACK BAR SEATING**  
 121

**CORRIDOR**  
 123

EXT'G. CONCRETE PATIO TO REMAIN

EXISTING HVAC ENCLOSURE TO REMAIN

EXISTING CONCRETE STAIRS AND STEEL RAILINGS TO REMAIN

EXISTING CONCRETE SIDEWALK

42\"/>

42\"/>

42\"/>

42\"/>

CU-1 (E)

CU-2 (E)

AHU-2 (E)

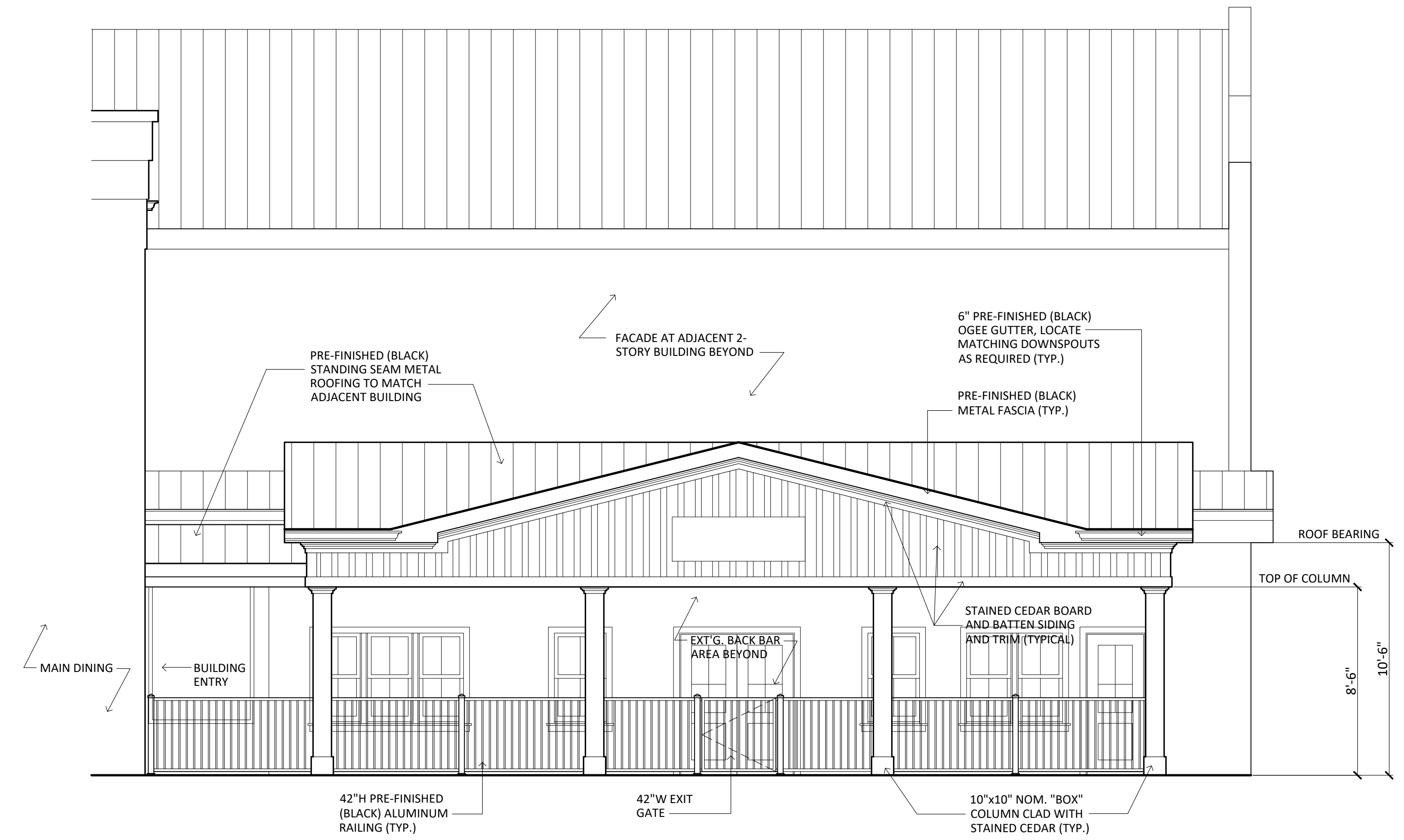
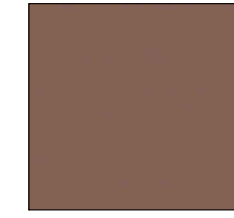
EP, RR

**PROPOSED FINISHES**

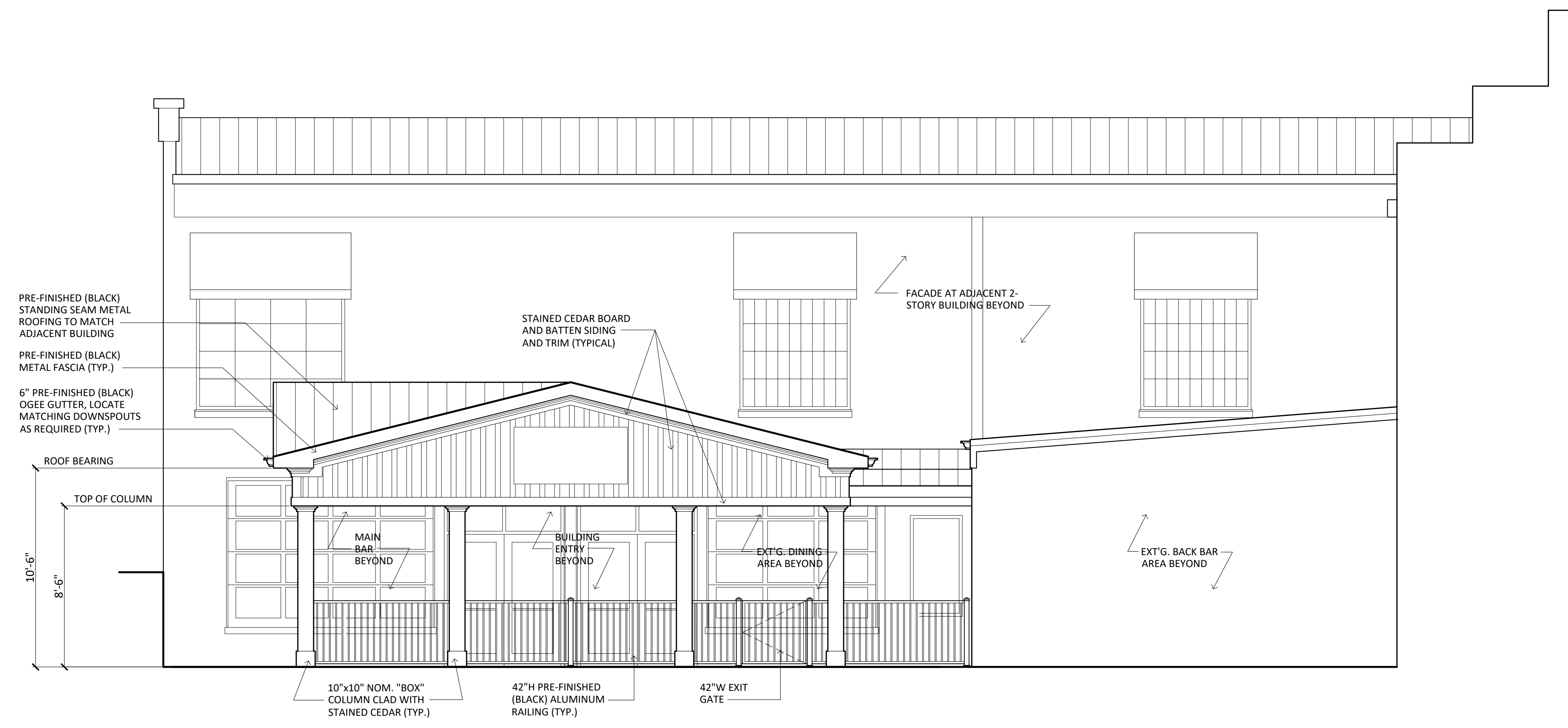
ROOFING, FASCIA, GUTTERS:  
PAC CLAD, BLACK ALUMINUM



STAINED WOOD COLUMNS,  
BOARD/BATTEN AND TRIM:  
SHERWIN WILLIAMS, SW 3032,  
CANYON EXTERIOR STAIN



**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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MONROE, GEORGIA 30655  
PHONE: 770.639.3583

NO.	DATE	DESCRIPTION

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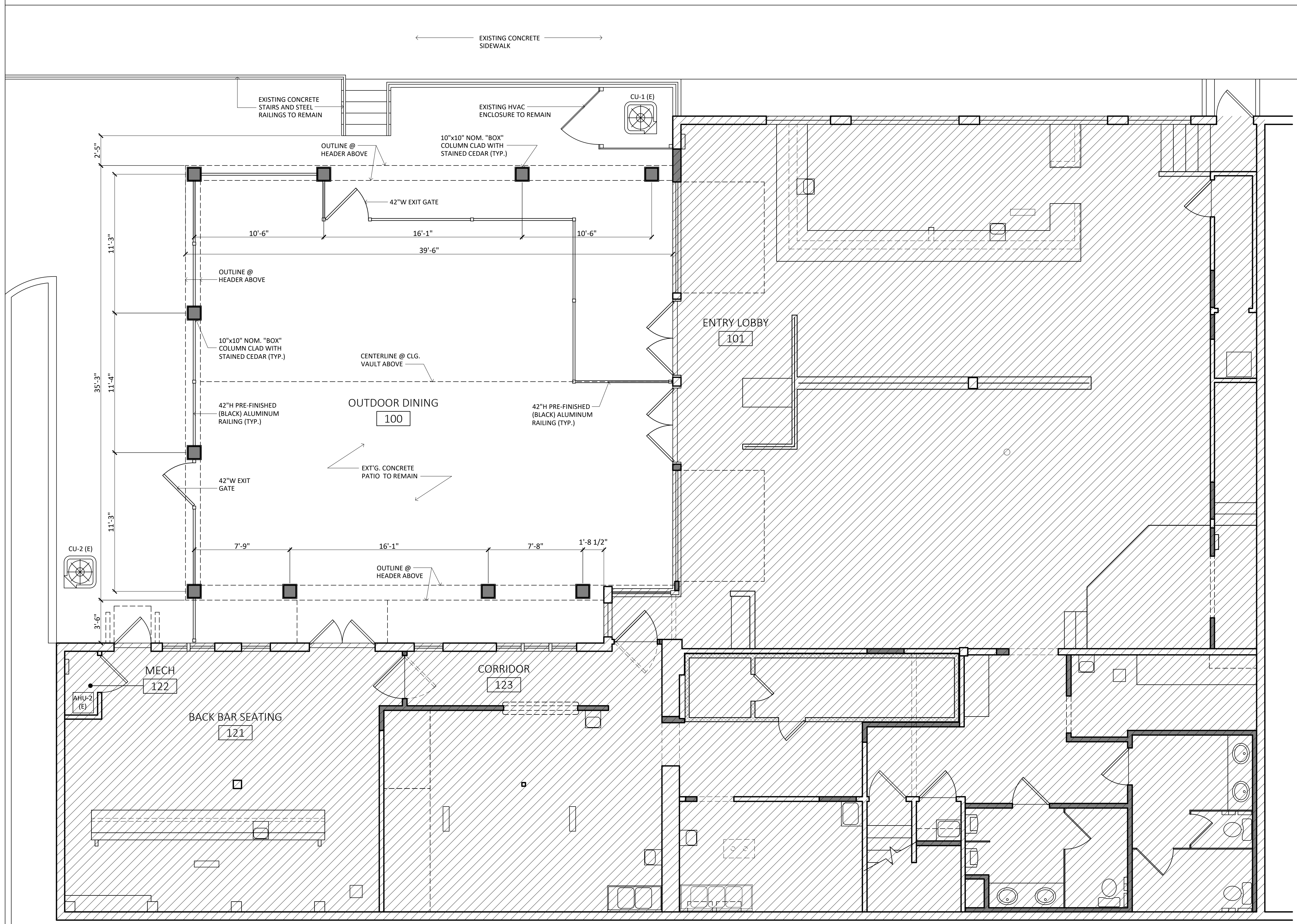
PROJECT: INTERIOR ALTERATIONS FOR:  
**UNDERGROUND RESTAURANT**  
16 PUBLIC SQUARE SOUTH  
DAHLONEGA, GEORGIA 30533

SCALE: DR. B.S.S. OK. DATE: 7/5/24

CANOPY ELEVATIONS  
**A5.11**  
10 OF 18 SHEETS

**LOT COVERAGE AREA CALCS:**

EXISTING LOT SIZE: .167 AC / 43,560 SF/AC = 7,274 SF  
 TOTAL AVAILABLE COVERAGE (75% PER ORDINANCE):  
 7,274 SF x .75 = 5,456 SF COVERAGE AREA  
 EXISTING BUILDING ACTUAL COVERAGE AREA: 4,356 SF  
 REMAINING LOT COVERAGE AREA AVAILABLE:  
 5,456 - 4,356 = 1,100 SF REMAINING AREA AVAILABLE  
 PROPOSED OUTDOOR DINING CANOPY AREA = 1,386 SF  
**\*PROPOSED LOT COVERAGE EXCEEDS ORDINANCE BY 206 SF.**



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NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT: INTERIOR ALTERATIONS FOR:  
**UNDERGROUND RESTAURANT**  
 16 PUBLIC SQUARE SOUTH  
 DAHLONEGA, GEORGIA 30533  
 SCALE: DR. B.S.S. OK - DATE: 7/5/24

OUTDOOR DINING PLAN

**A.I.I.A**  
 10 OF 10 SHEETS

**1 OUTDOOR DINING PLAN (ALT.)**  
 SCALE: 1/4" = 1'-0"

**FURNITURE SPECIFICATIONS:**

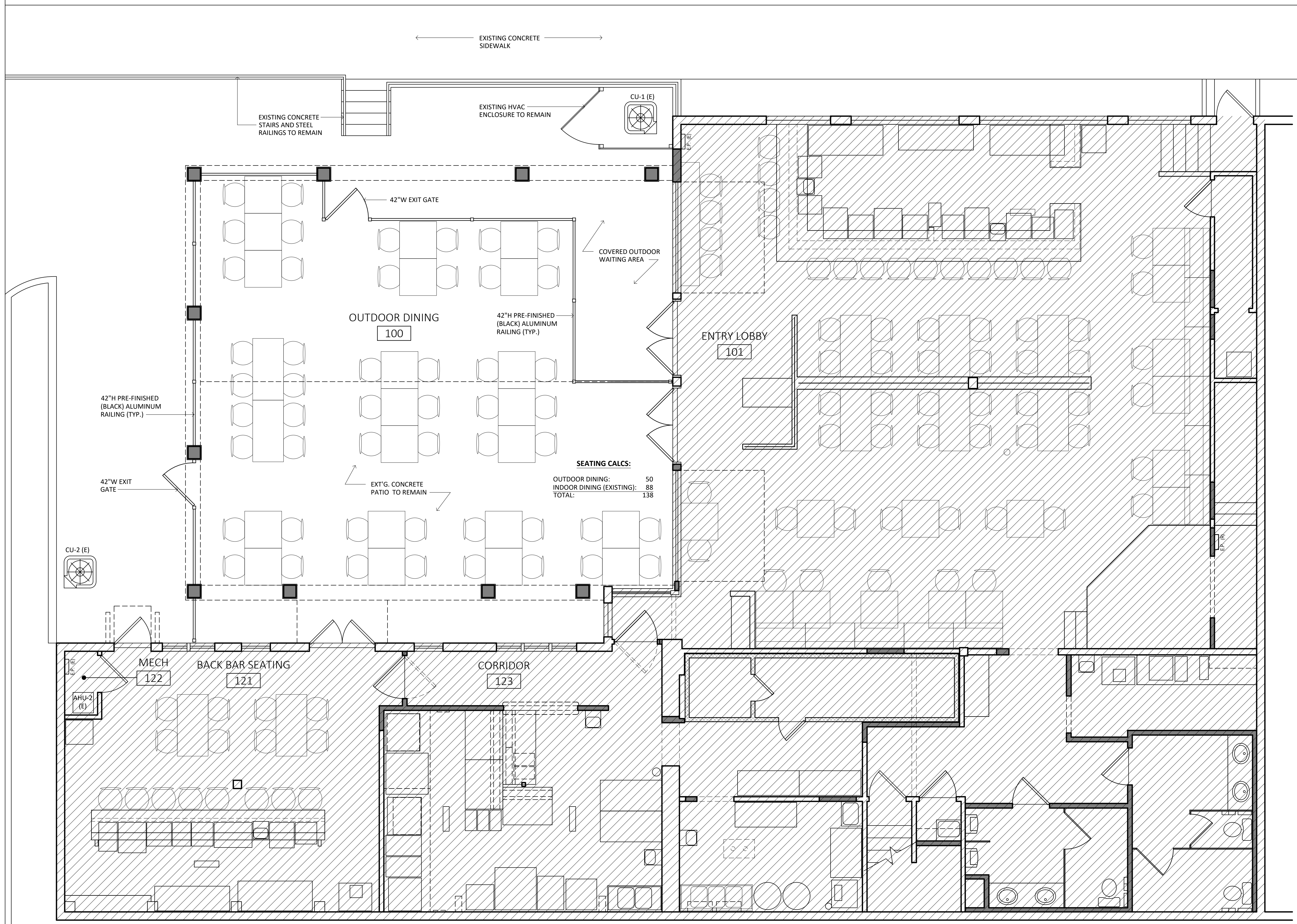
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 MONROE, GEORGIA 30655  
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**SEATING CALCS:**  
 OUTDOOR DINING: 50  
 INDOOR DINING (EXISTING): 88  
 TOTAL: 138

**1 OUTDOOR FURNITURE PLAN (ALT.)**  
 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS	DESCRIPTION

PROJECT: INTERIOR ALTERATIONS FOR:  
**UNDERGROUND RESTAURANT**  
 16 PUBLIC SQUARE SOUTH  
 DAHLONEGA, GEORGIA 30533

DR. B.S.S. OK - DATE: 7/5/24  
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OUTDOOR FURN. PLAN  
**A3.11a**  
 13 OF 18 SHEETS

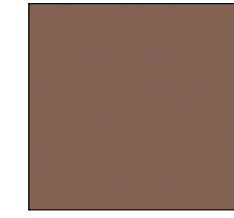


**PROPOSED FINISHES**

ROOFING, FASCIA, GUTTERS:  
PAC CLAD, BLACK ALUMINUM

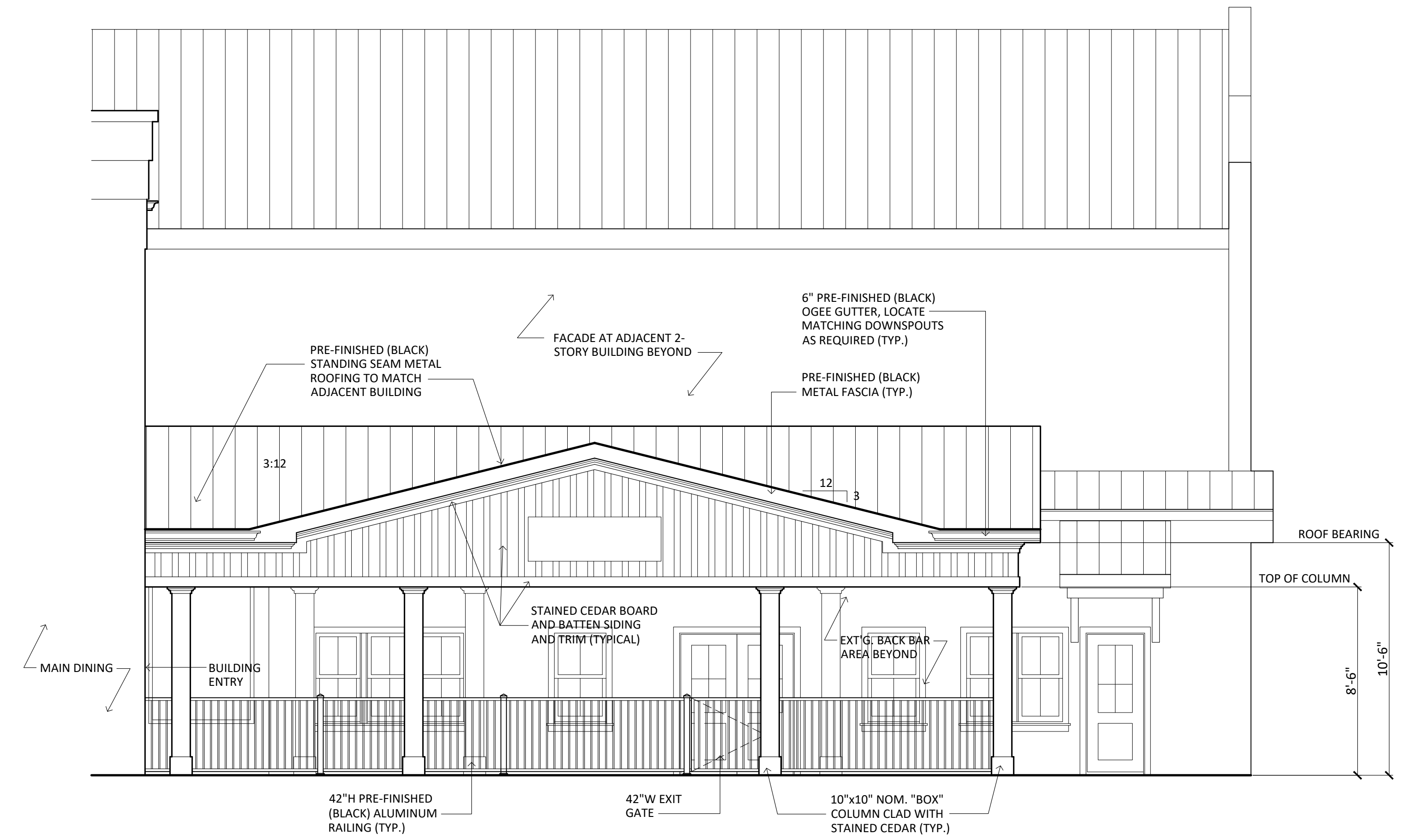


STAINED WOOD COLUMNS,  
BOARD/ BATTEN AND TRIM:  
SHERWIN WILLIAMS, SW 3062,  
CANYON EXTERIOR STAIN

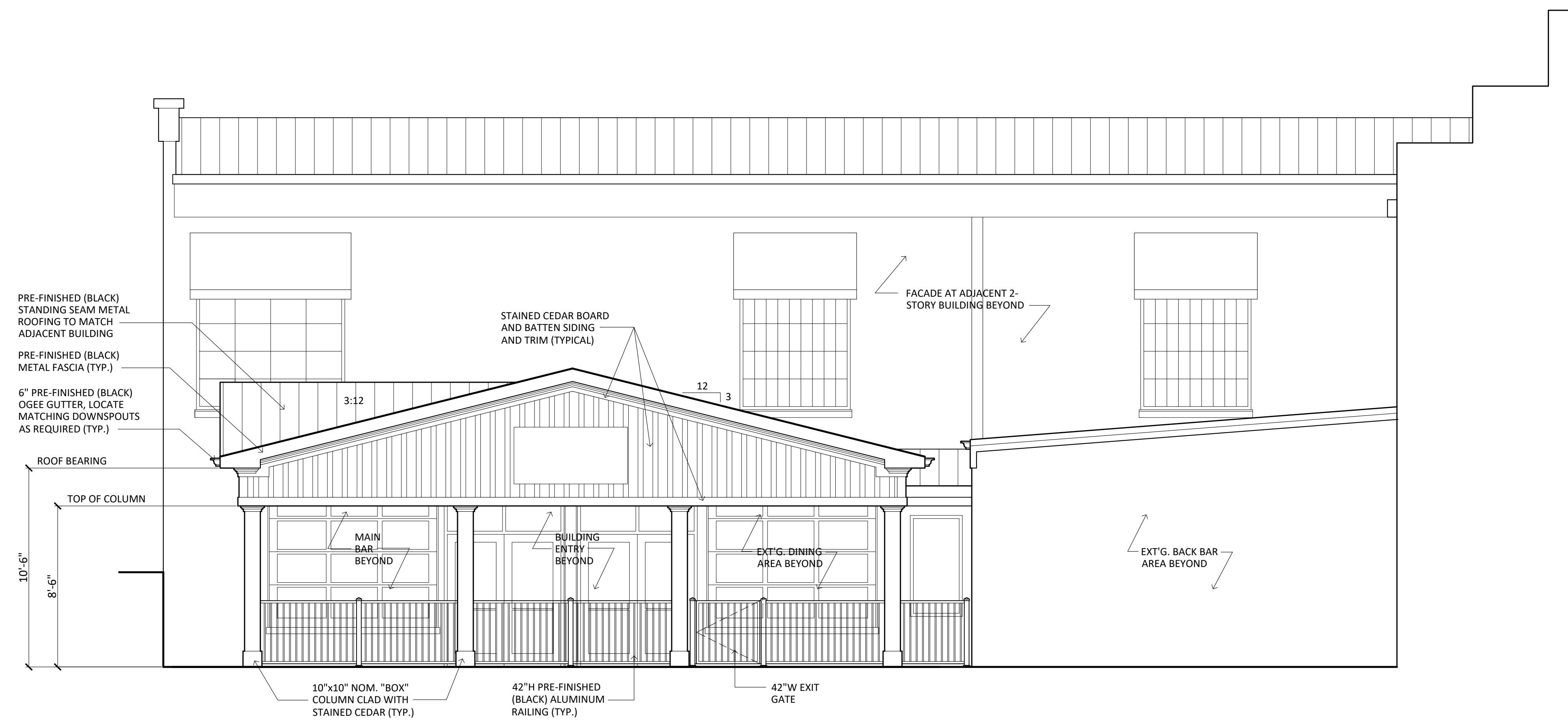


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**2 WEST ELEVATION (ALT.)**  
SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION (ALT.)**  
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS	DESCRIPTION

NO.	DATE	REVISIONS	DESCRIPTION

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**UNDERGROUND RESTAURANT**  
16 PUBLIC SQUARE SOUTH  
DAHLONEGA, GEORGIA 30533

SCALE: DR. B.S.S. OK. DATE: 7/5/24

CANOPY ELEVATIONS  
**A5.11a**  
10 OF 18 SHEETS