



DESIGN REVIEW BOARD JULY 21, 2017

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 09:00 - 09:20 DRB170032 Avalon Crossing 2845 Old Milton Pkwy
review sign criteria
2. 09:20 - 09:50 DRB170030 Alpharetta First United Methodist Church 69 North Main
review addition with landscape and lighting for a Conditional Approval
only
3. 09:50 - 10:25 DRB170031 Ashley Pointe 5970 North Point Pkwy
review new construction
4. 10:25 - 11:00 DRB 170033 Holbrook Design Center 48 Old Roswell St
Conditional Approval only for addition to existing structure
5. 11:00 - 11:10 DRB170034 Seven Seas 124 Devore Rd
review signage
6. 11:10 - 11:30 DRB170037 Fuzzy's Taco Shop 5325 Windward
review exterior elevations
7. 11:30 - 12:45 *Lunch and field trip to the Jones House*
8. 12:45 - 1:30 DRB170025 Holmes Restaurant 50 South Main
review exterior elevations and colors, materials
9. 1:30 - 2:00 DRB 170036 302 North Main Offices 302 North Main
review site, landscape, and exterior elevations

VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY

JUNE 16, 2017

PUBLISHED: Monday, July 24, 2017
Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

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

- I. WORKSHOP 
- II. CALL TO ORDER 
- III. ROLL CALL 
 - Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Frank Schwing
 - o Dick Debban
 - o Scott Doll
 - o Kim Matherly
 - Design Review Board Members Absent
 - o Pat Corkill
 - o Tom Le Cain
 - o Roger Brown (Vice- Chairman)
 - Staff Members Present
 - o Bret Schroder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator
- IV. PLEDGE TO THE FLAG 
- V. ITEMS FROM STAFF 

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 19, 2017

- ❖ Board Member Doll offered a motion to approve
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (5-0)

VII. PUBLIC HEARING

1. Councilman Binder and Staff to address Guideline changes.

After discussion from the Board, Board Members endorsed proposed changes to DRB Ordinance and Design Guidelines that will be presented to the Planning Commission and City Council in July 2017.

2. DRB 170023 Frazier & Deeter 2710 Old Milton Pkwy review signage

After presentation from the Applicant of aluminum metal halo illuminated building sign and discussion of:

- Size of sign band
 - Size of logo
-
- ❖ Board Member Schwing offered a motion to approve the building sign as submitted with the change that the logo be reduced in size to 22" x 22"
 - The motion received a second from Board Member Doll
 - The motion was approved by a vote (4-0)

3. DRB 170024 Schlotzsky's

3345 Old Milton Pkwy review covered patio and signage change

Applicant presented signage mockup and example of finish for covered patio.

There was discussion of:

- Size of sign being 1 sf to 1 linear ft. of building height
 - Different color of "Austin Eatery" than Schlotsky's
 - Exposed LED
- ❖ Board Member Schwing offered a motion to approve the building sign as submitted with the condition that it be reviewed by Staff for code size requirements and also that the covered patio is approved as submitted.
- The motion received a second from Board Member Doll
 - The motion was approved by a vote (4-0)

4. DRB170025 The Jones House

50 South Main St

Cheri Morris, Patty Farr and team presented review of exterior elevations and colors.

The Applicant handed out a revised packet dated June 16, 2017.

- Tenant may have porch addition changes in the future
- Request today is for:
 - 96' addition to the kitchen on the Southside with materials to match the building
 - 6' wooden fence addition around mechanical units on the ground
 - Addition of service door and stairs to the south façade
 - Repainting house siding and trim
- Only change in the packet handed out today is change in paint color. Applicant stated that previous color looked "too blue" in actual light. It has been changed to a truer gray.
- Trash is held inside tenant spaces until it is transported directly to compactors.
- Stairs will not be visible from front of building. Tenant has an opaque wall in front of them.

- Tenant patio will be at level of the floor so that people may move from the front porch to the patio
- No Changes to North Elevation except painting it.
- East Elevation windows will be blacked out, new wood stair, regrading to provide safe walkway around the building, remove door
- South Elevation – fence around mechanicals will be natural wood (hemlock sample presented) that will weather very quickly.
- Technical drawing of addition and service yard
- Presented gray color of house with dark trim colors
- Buildings near this restaurant are white.

There was discussion:

- Pictures of existing Jones House
- Foundation paint color will be darker color
- Landscaping will be non-commercial looking (flowering) in the front of the building (to be presented at a later date)
- Raising of grade of sidewalk to minimize the slope of the handicap ramp –
 - Applicant stated this is an ADA compliant earthen berm with macadam on top with bouldered wall into the side with hanging plants. People will actually be walking up a little hill with flowerbeds on both sides. It will come up to the grade of the porch itself but will not be up against the house. Steps will be raised up 3-4 ' so the sidewalk will have to be raised to accommodate a shorter ramp. Applicant stated that will not affect stone entries at front. Applicant stated the steps will actually be raised more like 16" from the level of the sidewalk. It does not cover the stone that holds up the column. Concrete pillars will remain. Brick walls will remain for character.
 - Future deck railing will have to meet code
 - DRB stated when the deck comes in, developer needs to work with tenant ensure that it fits in the character of 1911 historic home. Applicant stated they will complement the original home
- Signage will come in tenant package
- Stair railing will be wooden. It will be hidden by patio. It will not be visible. Applicant will paint transparent stain to match building.
- Existing Roof will remain. New Roof is on the expansion.

- Existing front door will remain.
- DRB expressed concern that building seems dark.
- Applicant stated tenant feels strongly about a monochromatic building.
- Applicant stated the colors are within the downtown requirements, provides contrast to other buildings, fits with character of building.
- Applicant offered to paint inside of windows a lighter color.
- DRB asked about taking the gray to one shade lighter.
- DRB looked at picture of what was there in 2007.
- Intent is to will be paint foundation darker color. Top faces will appear lighter due to sun.
- Applicant stated when sun hits the grays they appear much lighter, almost light blue.
- Board Member Debban requested landscape and deck plan, handicap ramps before final approval.
- Applicant explained that this building permit being requested today does not have anything to do with what the tenant does with the deck.
- DRB will be approving what is being presented today with the assumption that nothing else happens.
- Handicap Ramp - Applicant stated existing walls would capture the grade as the go up. Intent is to retain the integrity of the existing façade but it will have to meet code. Priority is safety
- There was more discussion of grading plan and how to get it under 30" threshold in order to avoid needed a new railing.
- Applicant stated color of building in 2007 was not a historic color.
- DRB requested an alternate color to choose along with today's proposed color for comparison.
- Board Member Debban requested consideration that foundation be sandblasted to original concrete block.
- Applicant offered to paint a patch on the building and have DRB review it.
- Applicant is not changing the door or sidelights.
- There was more discussion of foundation. Applicant would prefer to paint them light gray.

- ❖ Board Member Schwing offered a motion to approve the exterior elevations as submitted with the clarification that the stair railing will be painted or stained to match whatever color the porch railing ends up being and as point of clarification we are not approving colors today. That will come back at a future time.
- The motion received a second from Board Member Doll
- The motion was approved by a vote (4-0)

There was clarification during the motion that:

- Applicant will try to keep railing in the front and front door will be a single door with two sidelights.
- Historically the house had "those stacked stones and you saw and walked right up under the house." It was up on stilts.

5. DRB 170026 Cedar Cafe

1497 Alpharetta Hwy review signage and awning change

Mark Alexander presented for the Applicant.

After discussion:

- ❖ Board Member Schwing offered a motion to approve the building sign and monument sign as submitted with the change that the orange on the sign will be changed to green complementary to the green color presented today for the awning. And secondary to the motion to approve the awning as well but without the sign on the awning.
- The motion received a second from Board Member Doll
 - The motion was approved by a vote (4-0)

Staff requested the name of the green color at Applicant submittal of signage.

There was clarification that the orange color in the monument sign would also be changed to green.

6. DRB170027 Priority Payments

2001 Westside Pkwy review monument sign.

After presentation and discussion of size, dimensions and location of sign:

Staff clarified tenant signage as part of the monument sign will be removed prior to installation of this monument sign.

- ❖ Board Member Doll offered a motion to approve the monument sign as submitted
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0)

7. DRB170029 South Main Kitchen

9 South Main review roof over deck

Scott Florence presented for the Applicant.

After discussion of:

- Size
 - Color
 - Fabric removal and replacement with clear top
 - Sloped run-off
 - Durability
- ❖ Board Member Doll offered a motion to approve the materials being used on the roof over deck as submitted as well as the color of the support structure of said deck.
 - The motion received a second from Board Member Schwing
 - The motion was approved by a vote (3-1) (Debban)

Staff had concerns that the 3-1 vote may not constitute a majority. Chairman Kramer voted to make the vote (4-1). It was later confirmed that four members did constitute a quorum.

viii. ADJOURNMENT

Chairman Kramer adjourned the meeting at 11:41a.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: 2845 OMP, LLC

Location Address: 2845 - 2855 Old Milton Pkwy, Alpharetta GA

Mailing Address: 6400 Powers Ferry Rd, #350

City: Atlanta State: GA Zip Code: 30339 - _____

Contact For All Notifications: Stefan Robichaux

Contact Telephone: 678 - 263 - 3911 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: stefan.robichaux@dgdevelopmentllc.com

Contact's Relation To Business: VP of Construction

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	<u>200.00</u>

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 2845 OMP, LLC

Physical Address: 2845 - 2855 Old Milton Pkwy, Alpharetta GA

Mailing Address: 6400 Powers Ferry Rd, #350

City: Atlanta State: GA Zip Code: 30339 -

Owner Telephone: 678 - 263 - 3911 Contact Fax: 678 - 999 - 5105

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

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

Owner Name (Printed): Stefan Robichaux Date: 6/28/17

Owner Signature:

Property Information:

Address (If Assigned) : 2845 - 2855 Old Milton Pkwy, Alpharetta, GA

Tax ID or Map Reference Number: 12-2840-0804-016-9

Land Lot(s): 804 District: 1st Section: 2nd

Existing Zoning of Property: OI Existing Uses of Property: Office

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

Applicant Signature:

Date: 6/28/17

[Print Form](#)

AVALON CROSSING

2845 & 2855 Old Milton Pkwy.
Alpharetta, GA

TENANT SIGN MANUAL



DEVELOPMENT GROUP

July 2017

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B. General Guidelines

C. Tenant Signage

- Project ID Monument Sign

- Building Attached Channel Letters Identification Wall Signage

- Canopy Signage

- Window Signage

- Service Entry Door Graphics

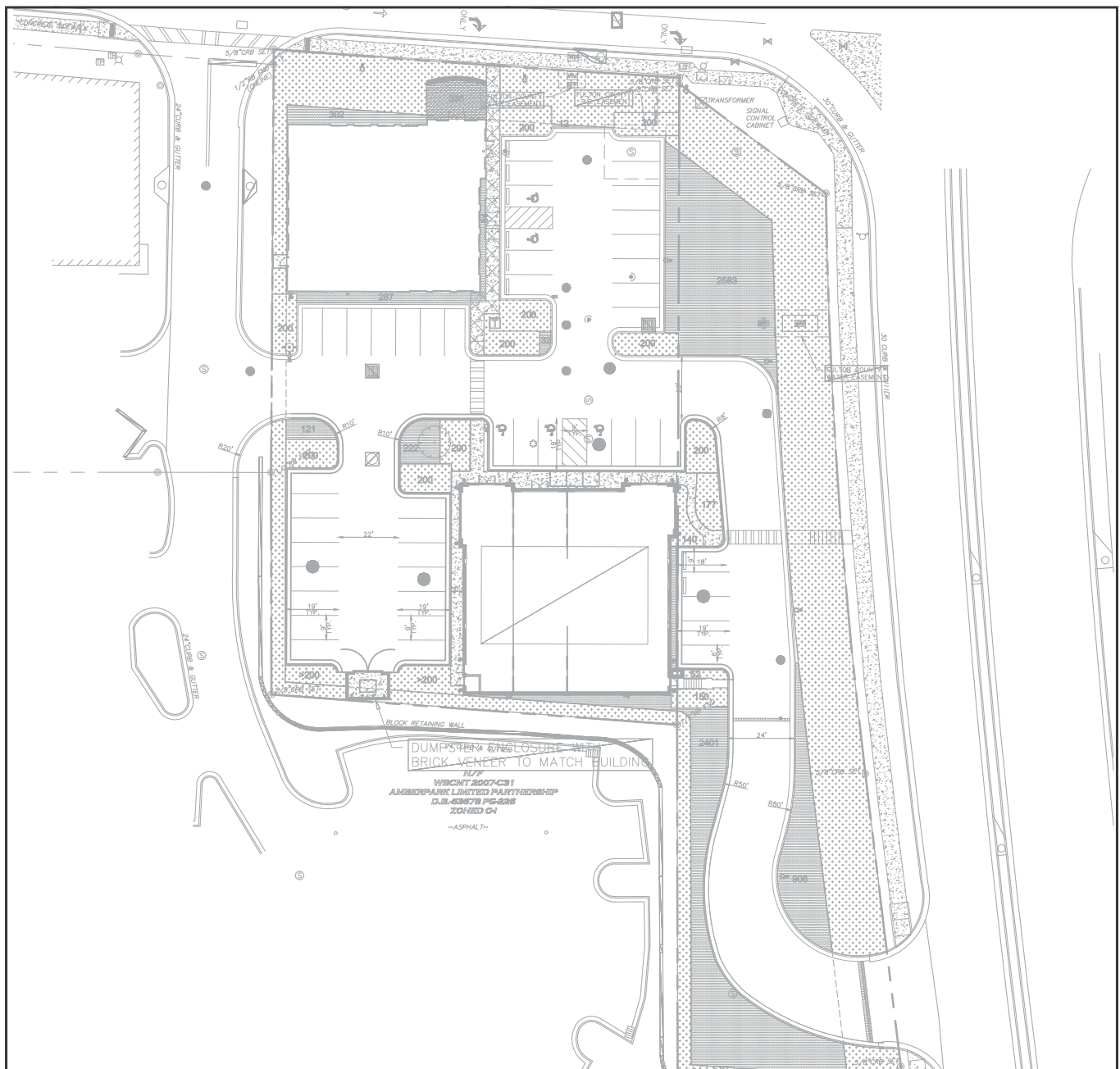
- Address Numbers

D. Project Colors

E. Sign Review Procedures

F. Sign Maintenance Requirements

The contents of this document have been prepared as a tool in the planning, design and implementation of tenant signage at The Avalon Crossing Development located in Alpharetta, Georgia. Its purpose is to provide tenants with the information necessary to design and implement business identification signage that meets the aesthetic goals of the center as a whole, as well as the sign ordinance requirements of Alpharetta, Georgia. In the event that this document conflicts with the City of Alpharetta Sign Ordinance, the more restrictive shall apply.

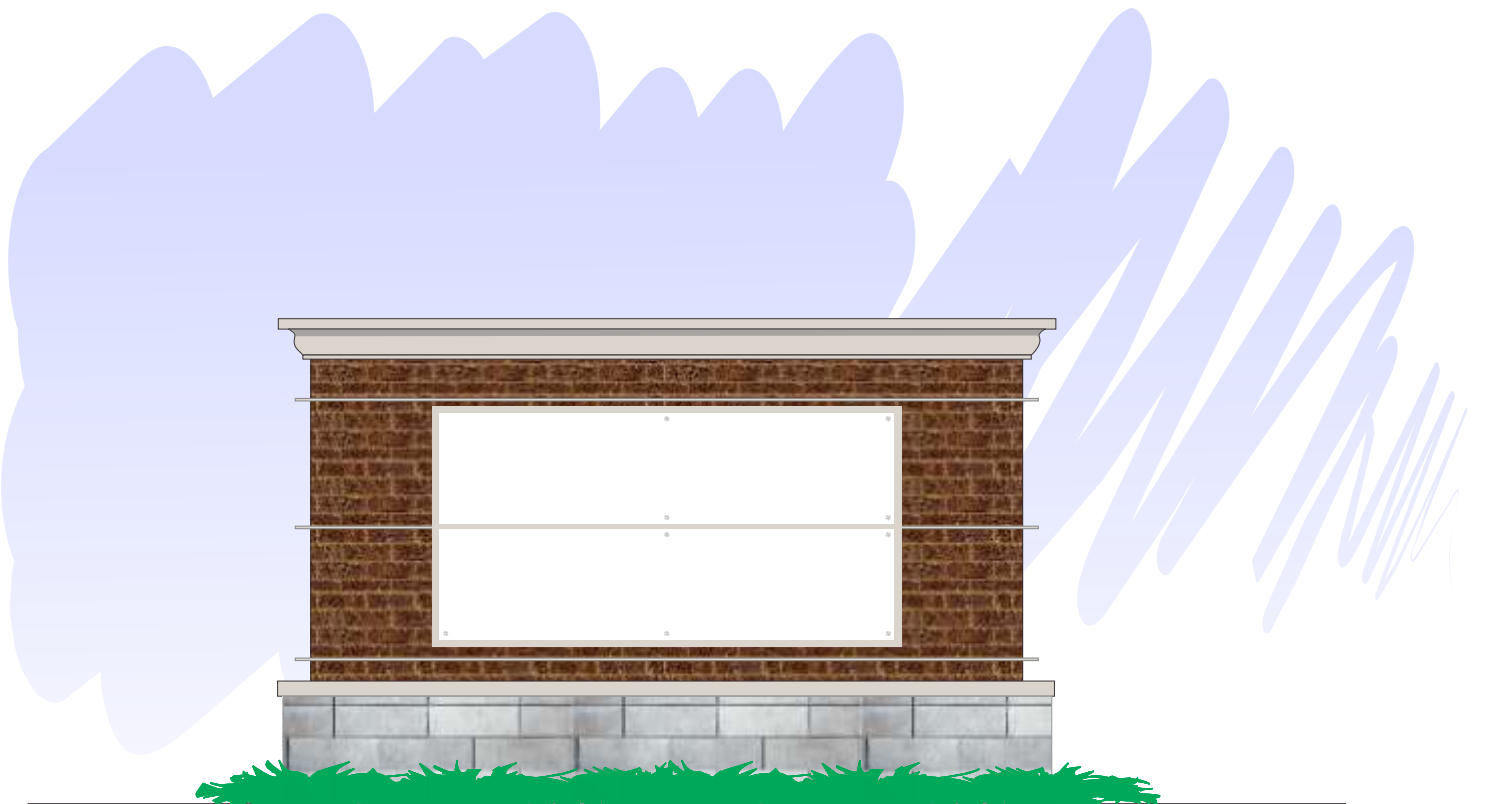


B. General Guidelines

1. "Tenant Signs" shall be defined as any message that can be read from the exterior of the tenant storefront. Not included in this definition are messages to advertise products, sales events, etc.
2. Advertising content of all tenant signs shall be limited to designating the business name and/or type. Tenant names shall not be permitted to indicate specific brand names sold on the premises, services rendered (i.e. "free gift wrapping"), or indicate any advertising slogans (i.e. "The We Care People"). Any trademark incorporated into the sign shall not compromise more than 20% of the total sign area provided that the product or service illustrated by the trademark does not constitute the principal business of the establishment.
3. The location, character, design, color and layout of all tenant signage shall be subject to approval by the Landlord and the City of Alpharetta/Community Development Department.
4. All signs shall be fabricated by a licensed sign contractor, approved by the Landlord.
5. All signs shall be installed by a licensed sign contractor approved by the Landlord.
6. Tenant, or Tenant's Sign Contractor, shall be responsible for the procurement and payment of all sign permits required by the City of Alpharetta / Community Development Department.
7. Each Tenant shall provide a comprehensive sign specification package for the tenant space.
8. All Signage Designs must be presented to the Landlord for aesthetic approval.
9. All Signage must comply with the City of Alpharetta Sign Ordinance.
10. Signage must be of a high quality of design and materials, consistent with the design of the center. Landlord shall have the right to reject the use of any sign manufacturer proposed by the Tenant.
11. All materials used in the fabrication of Tenant Signage shall be new with the exception of signs being relocated from one tenant space to another tenant space within the shopping center.
12. Signage shall be consistent throughout the design area and always complement a building's character (e.g., wall signs shall not cover building columns).
13. Back-lit translucent awnings and/or awning signs are not permitted.
14. All electrical transformer boxes, conduits and other electrical or mechanical apparatus shall be concealed from public view.
15. All signage fabrication and installation shall comply with any applicable Building Codes and the National Electric Code, and all internal and external electrical wiring and electrical apparatus shall bear the UL Label. It is the Tenant's responsibility to verify that its signage and signage installation are in accordance with these requirements.
16. Signs may be continuously illuminated from sunset until sunrise or as otherwise defined by the Landlord and required by the Lease. Signs must have a 24 hour time clock.
17. When a business or service using an identification or business sign is discontinued, all signs and sign structures relating to this business or service shall be removed by the Tenant within ten (10) days from the date of discontinuance.

C. Project ID Monument Sign - Per the 8/19 DRB Submittal

8' Tall - Double Sided Internally Illuminated monument sign. Monument sign to be made of aluminum angle frame covered with .063 aluminum skin. Monument to be internally illuminated by LED modules. Tenant panels to be acrylic with aluminum retainers. Sign to have brick pier and base. Sign to be installed into adequate concrete footer.



- P1** SW6385 DOVER WHITE (TEXTURED FINISH)
- P2** SW6385 DOVER WHITE (NON-TEXTURED)
- P3** MAP - 32071 - WHITE WONDER (SMOOTH FINISH)
- D1** DIGITAL PRINT VINYL - CMYK
- M1** CHEROKEE BRICK SANDHILL W/ GROUT COLOR CITADEL WARMSTONE BUFF
- M2** CUSTOM CAST STONE - NATURAL WHITE / SMOOTH

C (1). Allowed Tenant Signage

Tenants shall utilize the following types of business identification signage. All other signs are prohibited unless they are approved by Landlord and are also in compliance with the most current version of the City of Alpharetta Sign Ordinance.

Tenant Identification Wall Signage

Wall Signage, as defined in this document is permitted for each in-line tenant within the shopping center.

1. Quantity: (1) One Tenant Identification Wall sign shall be allowed for each Tenant in the Shopping Center. Corner Tenants may have (1) additional sign on the side of the building.
2. Size / Sign Area: The maximum area of the Tenant Identification Wall Sign shall not exceed 1 square foot of sign area for each 1 linear foot of Tenant Frontage.
3. Area of Sign (Calculation Method): For signs that have no identifiable frame or border, the smallest rectangle that includes all of the sign's words, letters, figures, symbols, logos, fixtures, colors, or other design elements intended to convey the sign's message shall establish the area of the sign's face.



4. Wall Signs shall be limited to the Tenant's business name and/or logo/logotype.
5. Tenant Graphics attached to building façade may utilize registered national or regional logos/logotypes as approved by the Landlord. Tenants who do not use a logo or logotype or do not have a registered logo/logotype, shall utilize one of the property standard typefaces illustrated below:

- C (2).**
6. All graphics / typography shall be of individually manufactured aluminum channel letters (.063" minimum material thickness unless otherwise approved by Landlord) with acrylic lens faces and painted letter returns (returns and letter backs painted Dark Bronze Metallic – Matthews Acrylic Polyurethane MP26077 Satin Gloss Finish), or Reverse Channel letters (halo lighted) painted White.
 7. Colors (Logo Icons) – Where applicable, Tenant logo icons may be displayed in the Tenant's brand colors (Text/Business name shall utilize one of the project standard colors noted above).

Color	Acrylic Color	Translucent Vinyl Over White Acrylic
White	White Translucent Acrylic	Clear Acrylic + 3M Scotchcal White Translucent Vinyl Diffuser Film
Black	Acrylite "Black/White"	3M Scotchcal Dual Color Film - Black Perforated "Day/Night" Vinyl Film (Appears black during the day, illuminates white at night)
Red	Acrylite Acrylic / Cyro Color 278-0 (Pantone 187c)	3M Scotchcal Translucent Vinyl Film (Regal Red) Over White Translucent Acrylic
Blue	Acrylite Acrylic / Cyro Color 605-0 (Pantone 288c)	3M Scotchcal Translucent Vinyl Film (Sultan Blue) Over White Translucent Acrylic
Yellow	Acrylite Acrylic / Cyro Color 407-2 (Pantone Yellow C)	3M Scotchcal Translucent Vinyl Film (Yellow) Over White Translucent Acrylic
Green	Acrylite Acrylic / Cyro Color 5200-0 (Pantone 3305c)	3M Scotchcal Translucent Vinyl Film (Dark Emerald Green) Over White Translucent Acrylic

8. Reverse Channel Letters (Halo Lighted) shall incorporate a clear Lexan backer panel to prevent birds from nesting within the letters.
9. All graphics / typography shall utilize self-contained or remote transformers for neon or LED illumination. Raceways or wireways mounted to the exterior of the building façade are acceptable; however, the size of the wireway shall be as small as technically possible and the color of the wireway/raceway shall match the masonry color of the tenant sign band area. When possible, the Tenant should try to position the wireway behind the horizontal letter strokes of the lettering to minimize visibility of the wireway, or make the wireway a decorative element that appears integral to the sign design.
10. All conduits and transformers shall be concealed within the graphics / wireways, or located behind the wall surface to which the graphics are mounted.
11. Graphics shall not extend out from the face of the building more than 12".
12. Tenant logo/logotype shall always be vertically and horizontally centered within the specified sign zone and shall not exceed 75% of the overall length of the storefront. Furthermore, Tenant wall signs shall not extend beyond the borders of the sign zones as illustrated on the elevation drawings (Sign zones illustrated provide for a minimum buffer zone between outermost edge of sign and architectural features such as parapet, columns, canopy, etc.).
13. The design of all tenant signage shall be prepared by the individual tenant and shall be submitted to the Landlord and the City of Alpharetta / Community Development Department for review and approval prior to manufacturing and installation. The Landlord reserves the right to accept or reject any and all signage design proposals submitted by the tenant.
14. The tenant shall be responsible for all sign permitting, manufacturing, installation and maintenance costs associated with the signage/graphics.
15. All tenant signage requiring electrical power shall be constructed in accordance with UL specifications
16. Construction "shop drawings" illustrating and specifying all construction & installation details, electrical details and components, and electrical connections to building power source shall be reviewed and approved / signed by an electrician licensed in the State of Georgia. These signed drawings shall be submitted to the Landlord during the Landlord Review and to the City of Alpharetta / Community Development Department as part of the sign permitting process.

C (3). Tenant Identification Wall Mount Channel Letters

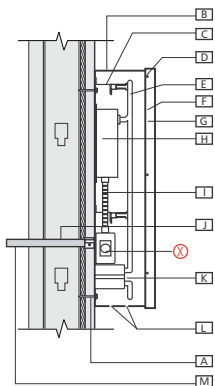
Wall Signage, as defined in this document is permitted for each in-line tenant within the shopping center.

1. Quantity: (1) One Tenant Identification Wall sign shall be allowed for each Tenant in the Shopping Center. Corner Tenants may have (1) additional sign on the side of the building.
2. Size / Sign Area: The maximum area of the Tenant Identification Wall Sign shall not exceed 1 square foot of sign area for each 1 linear foot of Tenant Frontage.
3. Area of Sign (Calculation Method): For signs that have no identifiable frame or border, the smallest rectangle that includes all of the sign's words, letters, figures, symbols, logos, fixtures, colors, or other design elements intended to convey the sign's message shall establish the area of the sign's face.



4. Wall Signs shall be limited to the Tenant's business name and/or logo/logotype.
5. Tenant Graphics attached to building façade may utilize registered national or regional logos/logotypes as approved by the Landlord. Tenants who do not use a logo or logotype or do not have a registered logo/logotype, shall utilize one of the property standard typefaces illustrated below:

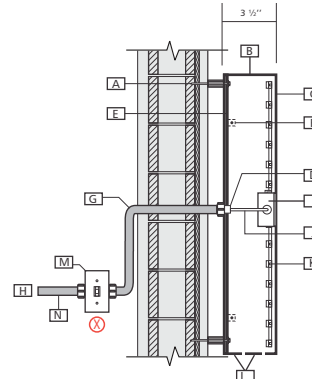
Self Contained Face Lit Detail
Scale: NTS



Construction Specifications

- (X) Waterproof disconnect switch
- A Mechanical attachment (See Chart)
- B Aluminum .080 return 8" deep
- C Glass tube support and bridge cross stroke
- D Screws ptd. to match trimcap 18'o/c
- E 15 mm electric discharge tube
- F 1" trimcap
- G Acrylic face
- H UL 2161 listed PK style internal mount neon transformer
- I 1/2" alum flex conduit
- J 1/2" sealbite conduit and fitting
- K 2-Up Lamp to Lamp ceramic jump
- L (2) 3/8" dia drain holes
- M Electrical service by others

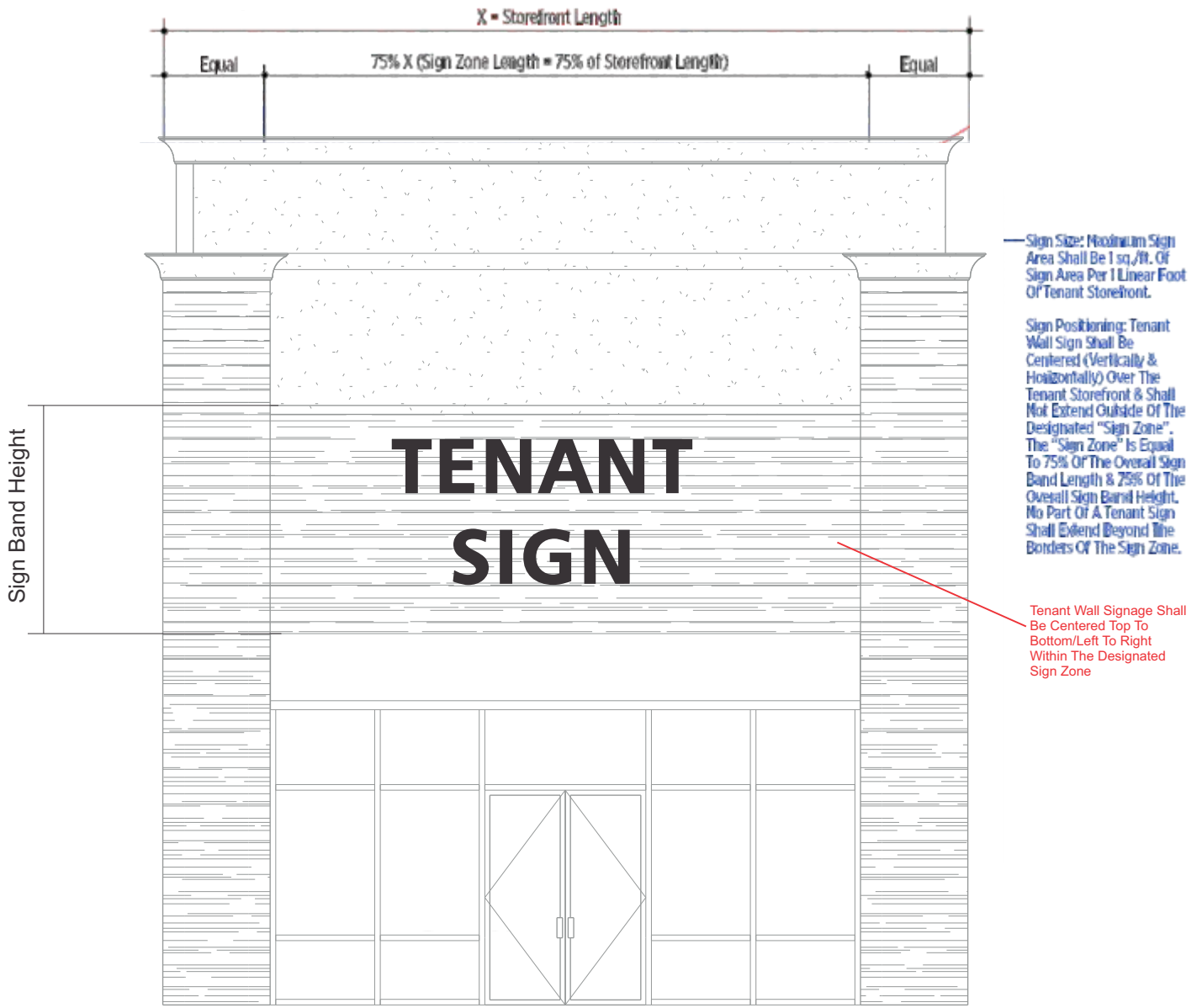
Self Contained Reverse Lit Detail
Scale: NTS



Construction Specifications

- (X) Disconnect switch(s) UL & ID labels
- A Mechanical attachment (See Table Below)
- B Aluminum Return
- C Aluminum 1/8" thick Face
- D Primary Electrical Strain Relief
- E 3/16" clear polycarbonate back
- F #8 x 1/2" TEK head screw engages angle clip attached to letter back
- G 1/2" sealbite and fitting
- H Electrical Service final connection (by others)
- I LED Power Supply - Low Profile
- J LED Supply Wire Class 2 Wiring (Does not require conduit)
- K LED Modules
- L Drain Holes
- M 2x4 Junction Box w/ 20 Amp Disconnect Switch
- N Provision for Electrical Service 6 foot long (final connection by others)

C (4). Tenant Identification Wall Mount Channel Letters



Tenant Identification Wall Sign - Typical Elevation

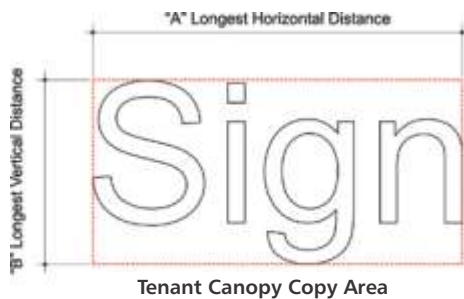


Tenant Sign - Typical Elevation

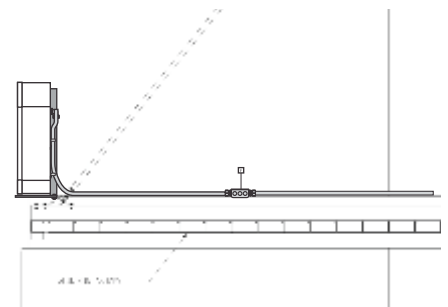
C (5). Tenant Identification Canopy Sign

Canopy Sign , as defined in this document is permitted for each in line tenant within the shopping center.

1. Quantity: (1) One Tenant Identification Canopy sign shall be allowed for each Tenant in the Shopping Center. Corner Tenants may have (1) additional sign on the side of the building.
2. Size / Sign Area: The maximum area of the Tenant Identification Canopy Sign area shall not exceed 1 square foot of sign area for each 1 linear foot of Tenant Frontage.
3. Area of Sign (Calculation Method): For signs that have no identifiable frame or border, the smallest rectangle that includes all of the sign's words, letters, figures, symbols, logos, fixtures, colors, or other design elements intended to convey the sign's message shall establish the area of the sign's face.
4. Wall Signs shall be limited to the Tenant's business name and/or logo/logotype.
5. Tenant Graphics attached to building façade may utilize registered national or regional logos/logotypes as approved by the Landlord. Tenants who do not use a logo or logotype or do not have a registered logo/logotype, shall utilize one of the property standard typefaces Illustrated below:



TD Ameritrade



Tenant Identification Wall Sign - Typical Elevation



Tenant Sign - Typical Elevation

TENANT SIGN

Area Shall Be 1 sq./ft. Of Sign Area Per 1 Linear Foot Of Tenant Storefront.

Sign Positioning: Tenant Wall Sign Shall Be Centered (Vertically & Horizontally) Over The Tenant Storefront & Shall Not Extend Outside Of The Designated "Sign Zone". The "Sign Zone" Is Equal To 75% Of The Overall Sign Band Length & 75% Of The Overall Sign Band Height. No Part Of A Tenant Sign Shall Extend Beyond The Borders Of The Sign Zone.

Self-Contained Fan Lin Canopy Mount Detail
Rev. 011

Construction Specifications

- 1 Hinged pivot disconnect switch
- 2 Mechanical attachment (See Chart)
- 3 Aluminum (800 return V deep
- 4 Glass tube support and bridge cross member
- 5 Screen grid to match canopy 1/8" x 1"
- 6 15 mm. aluminum discharge tube
- 7 1" insulating
- 8 Acrylic face
- 9 UL 2161 listed PE style internal mount neon transformer
- 10 1/2" aluminum conduit
- 11 1/2" flexible conduit and fitting
- 12 2 1/2" Lamp to Lamp ceramic jump
- 13 (2) 1/8" dia. aluminum tubes
- 14 Electrical service by others

ALUMINUM CANOPY

Tenant Sign - Typical Elevation

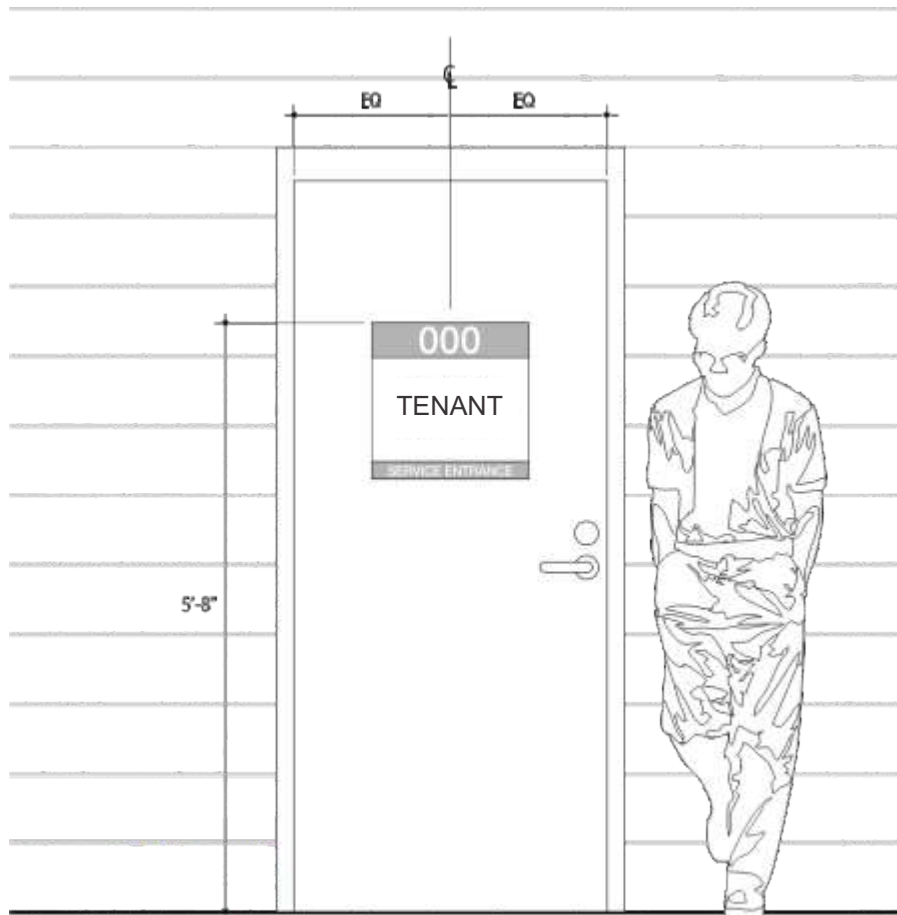
C (7). Window / Door Graphics

Window Signs are defined as signs or graphics placed on or behind a windowpane or glass door and intended to be viewed from outside the building by vehicular or pedestrian traffic.

1. A maximum of one window sign related to the business is permitted per window pane or framed window area.
2. Window signage/graphics shall not cover more than 20% of the total transparent glass area of those windows parallel to the street or pedestrian area.
3. Illuminated Window graphics are acceptable provided:
 - a. They are located on the inside surface of the glass/within the tenant space and meet all local Electrical Codes/UL Requirements.
 - b. All electrical supply cords, conduit and electrical transformers are hidden from view through the window.
 - c. Must display the U.L. listing label, which identifies the manufacturer of the sign.
 - d. Illuminated window graphics must be shielded, located and filtered so that they do not cast direct rays of light into the eyes of drivers or pedestrians.
 - e. Illuminated Window Graphics may not exceed 10% of the 20% aggregate window signage permitted.
4. Handwritten, paper, cardboard, chalk or whiteboard signs are prohibited.
5. Hours of Operation, Credit Card information, and Smoking Policy Graphics are exempt.
6. Window Graphics/Signage shall be designed/located in a manner which does not obscure the vision of police, security or other safety personnel into the premises in a manner which may endanger public safety.

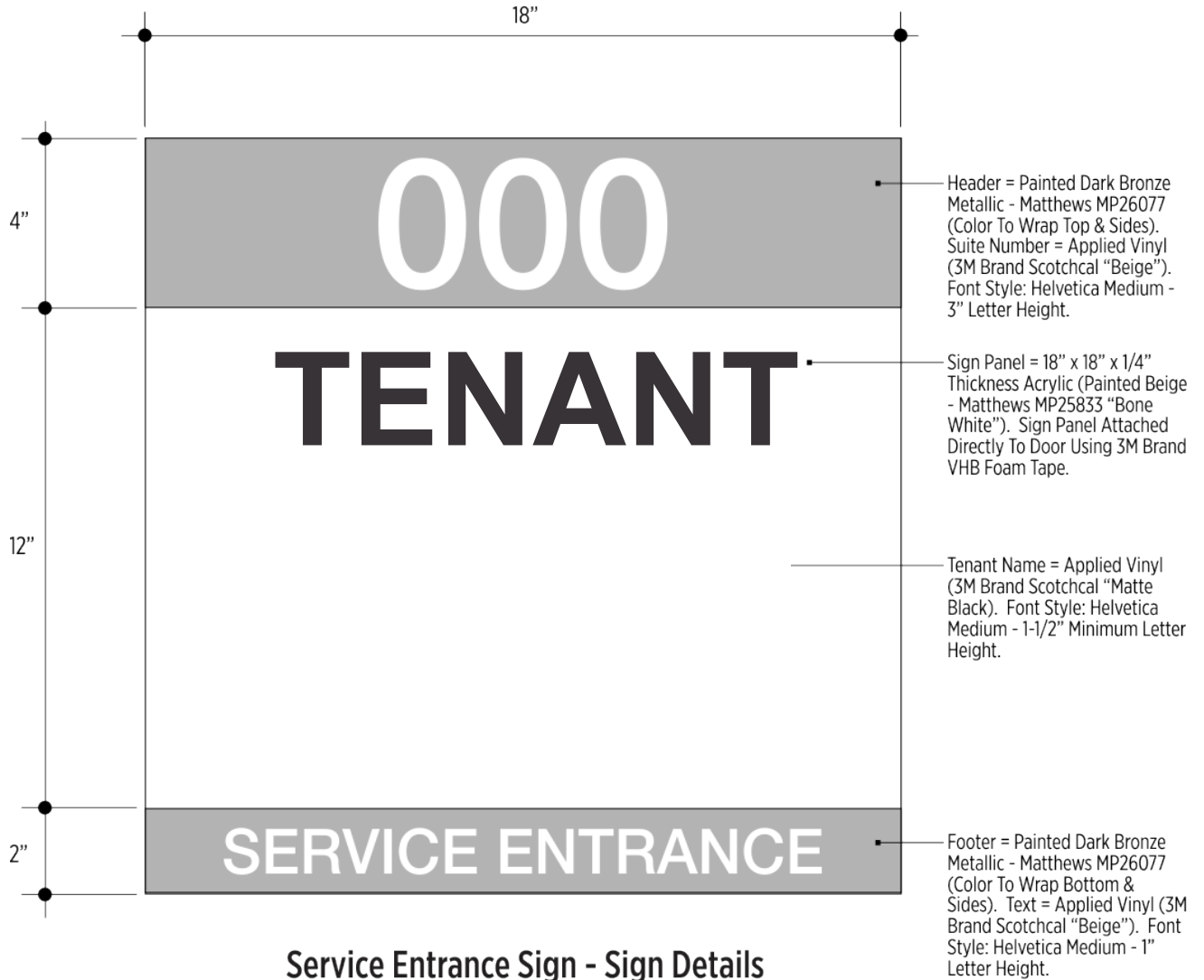
C (8). Service Entry Door Graphics

1. Rear Entrance signs shall be required for each tenant within the Center for the purpose of identifying each tenant for City Emergency Service Vehicles.
2. Tenants shall utilize a standard plaque for the purpose of identifying service entry doors. (See illustration drawings for plaque specifications and mounting details)
3. Quantity: (1) One sign for each tenant located at the Tenant's Service Entry Door. In instances where more than one service door occurs, the sign shall be located at the primary service entrance.
4. Size: Service Entrance signs shall be 18" x 18".
5. Graphics: Service Entrance signs shall display the Tenant Suite Number/Address Number, Tenant Name in project standard typeface (Helvetica Medium), and the text "SERVICE ENTRANCE". Refer to the drawing which follows for detailed graphical sizes.
6. Sign Fabrication/Installation: Service Entrance signs shall be 18" x 18" x 3/16" thickness painted acrylic, with applied vinyl graphics in project standard colors.
7. Color: Plaque is to be painted to match the color of the door.
8. All text to utilize property standard typeface. Text size, color and configuration to be as illustrated on drawings.
9. Tenant/Tenant's Sign Contractor shall provide and install Tenant Service Door Plaques.



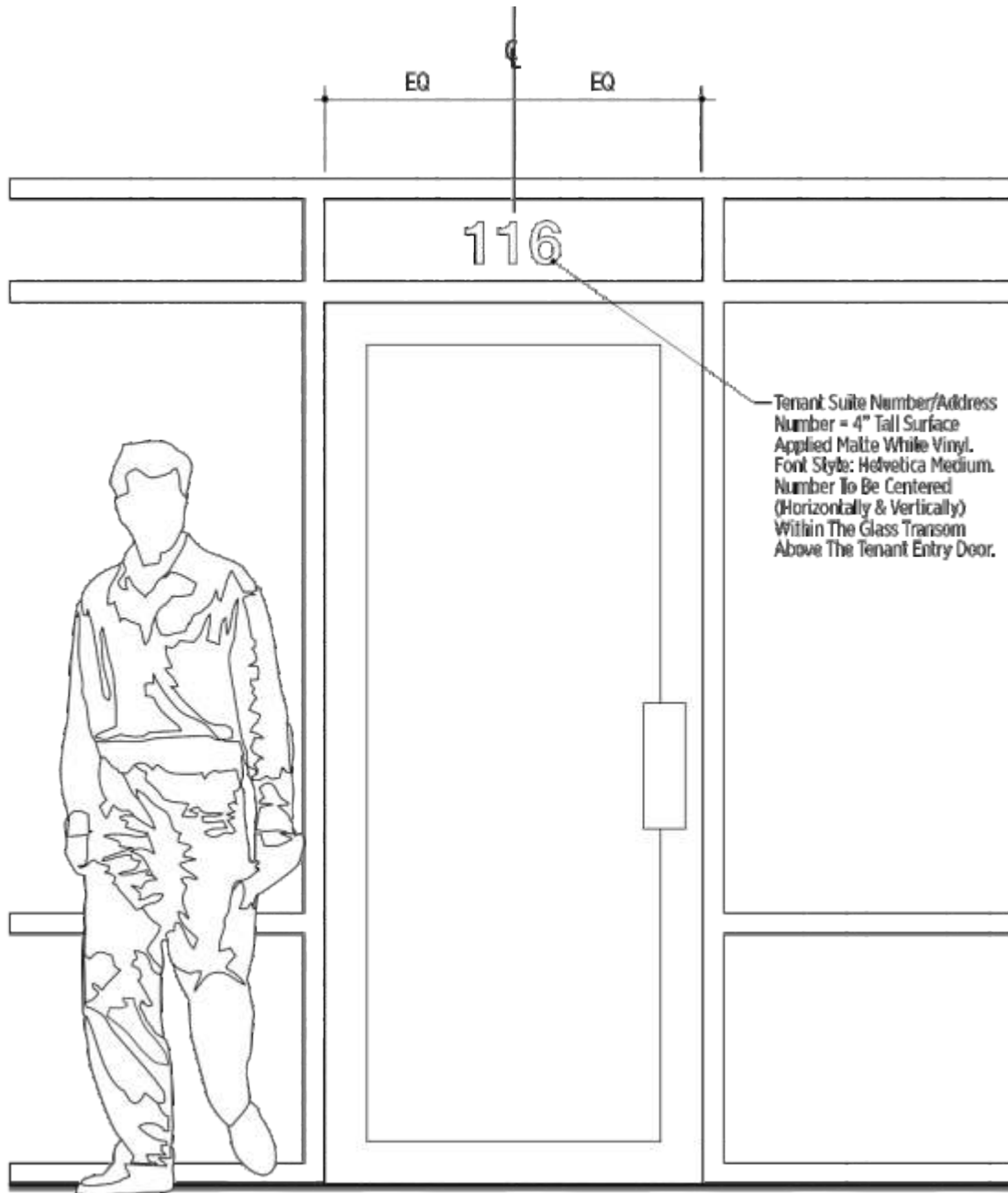
Service Entrance Sign - Sign Installation Detail

C (9). Service Entry Door Graphics



C (10). Tenant Address Numbers

1. Each Tenant shall display the business address number/suite number on the glass transom above the tenant entrance door.
2. Numbers shall be 4" tall Helvetica Medium, and shall be cut from 3M Brand Scotchcal "Matte White" vinyl.



Tenant Suite/Address Number - Installation Details

D. Project Sign Colors

Colors & Finishes

Colors shown above may not exactly match manufacturers color swatch or actual sample. Tenant to provide samples or specifications for colors to Landlord prior to production for written approval.



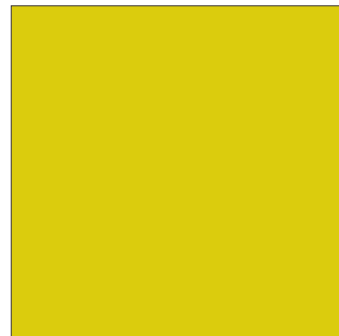
PMS 194



PMS 194



PMS 622



PMS 605

E. Tenant Signage Review Procedures

1. Landlord / Owner Review for Aesthetic & Construction Compliance

- a. Prior to manufacturing or installation of any signage which identifies the business, the Tenant shall submit design specifications and drawings of the proposed signage to the Landlord for review and approval of general design. Drawings for electrical / illuminated signs shall bear the signature/approval of a licensed electrician. The Landlord reserves the right to accept or reject any and all signage design proposals submitted by the Tenant. Submit (3) copies.
- b. The Tenant must receive Landlord approval of the proposed design prior to submission of the drawings and specifications to the City of Alpharetta / Community Development Department for permitting purposes.
- c. The Tenant is responsible for obtaining, reviewing and adhering to all current sign codes in the preparation of design proposals.
- d. Tenant / Tenant's Sign Contractor and/or Sign Installer must provide proof of insurance prior to manufacturing or installation of any signage.
- e. Tenant / Tenant's Sign Contractor shall submit for approval prior to manufacturing, sign fabrication shop drawings illustrating the following:

Sign Materials

Construction Details & Processes

Fastening Materials and Devices

Color Specifications

Typography Identification

Lighting Specifications and Power Requirements

Details of coordination with other trades

Assembly Details

Installation Details

Wind & Load Calculations + Signed Engineering Drawings (Engineer Registered In The State of Georgia) (Monuments & Pylons Only)

Electrical Details & Calculations

2. Alpharetta, Georgia

Following approval by the Landlord for general design and aesthetics, but prior to sign manufacturing, the Tenant must submit design and construction drawings to The City of Alpharetta / Community Development Department, Georgia for review, approval and applicable permitting. Documents & Sign Contractor Shop Drawings being submitted to The City of Alpharetta / Community Development Department shall bear the approval signature of the Landlord or Landlord's Authorized Representative. Approval of general design by the Landlord does not insure approval by The City of Alpharetta / Community Development Department. The Landlord shall not be responsible for signs which are approved by the Landlord and outlined by this Tenant Sign Criteria which are subsequently rejected by The City of Alpharetta / Community Development Department. Where differences occur, The City of Alpharetta Sign Ordinance shall take precedence.

3. Approved Sign Manufacturer / Installer (or any other vendor approved by Landlord)

Option Signs

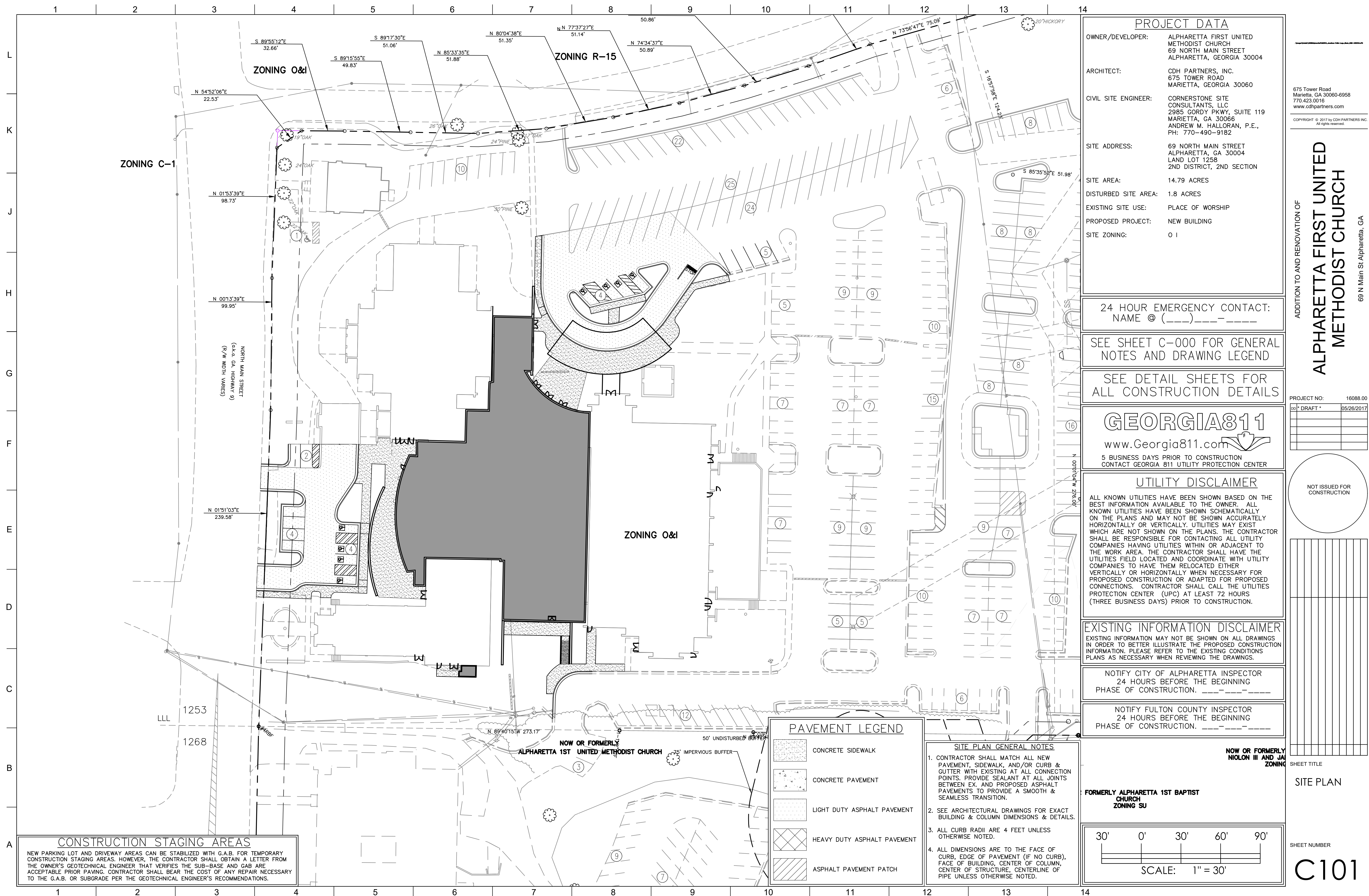
165 Tidwell Dr. | Suite A

Alpharetta, Ga 30004

www.optionsigns.com

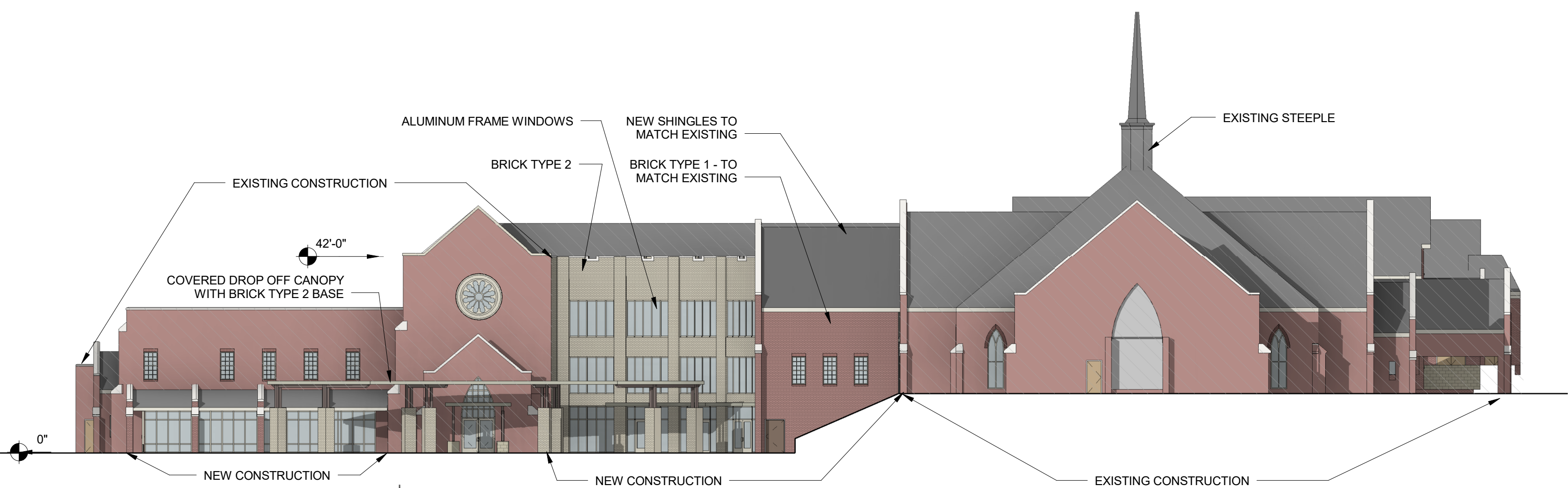
F. Sign Maintenance

1. Any signage that has been approved or that has been issued a permit shall be maintained by the Tenant. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.
2. Any damaged signage shall be repaired to original appearance and working order within 15 days.
3. All signage shall be kept free of rust and rust stains.
4. Any internally-illuminated signage which has been damaged shall remain un-illuminated until repaired.
5. Any signage which has been damaged to such extent that they may pose a hazard to passersby, as determined by the Landlord or Local Zoning Administrator, shall be repaired or removed immediately.

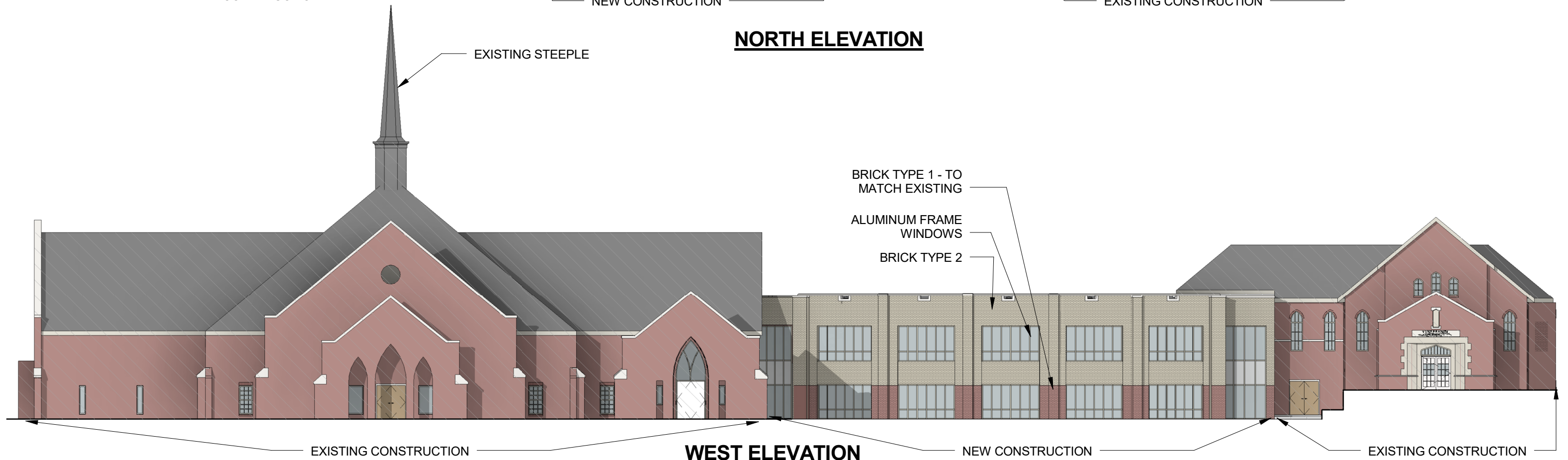








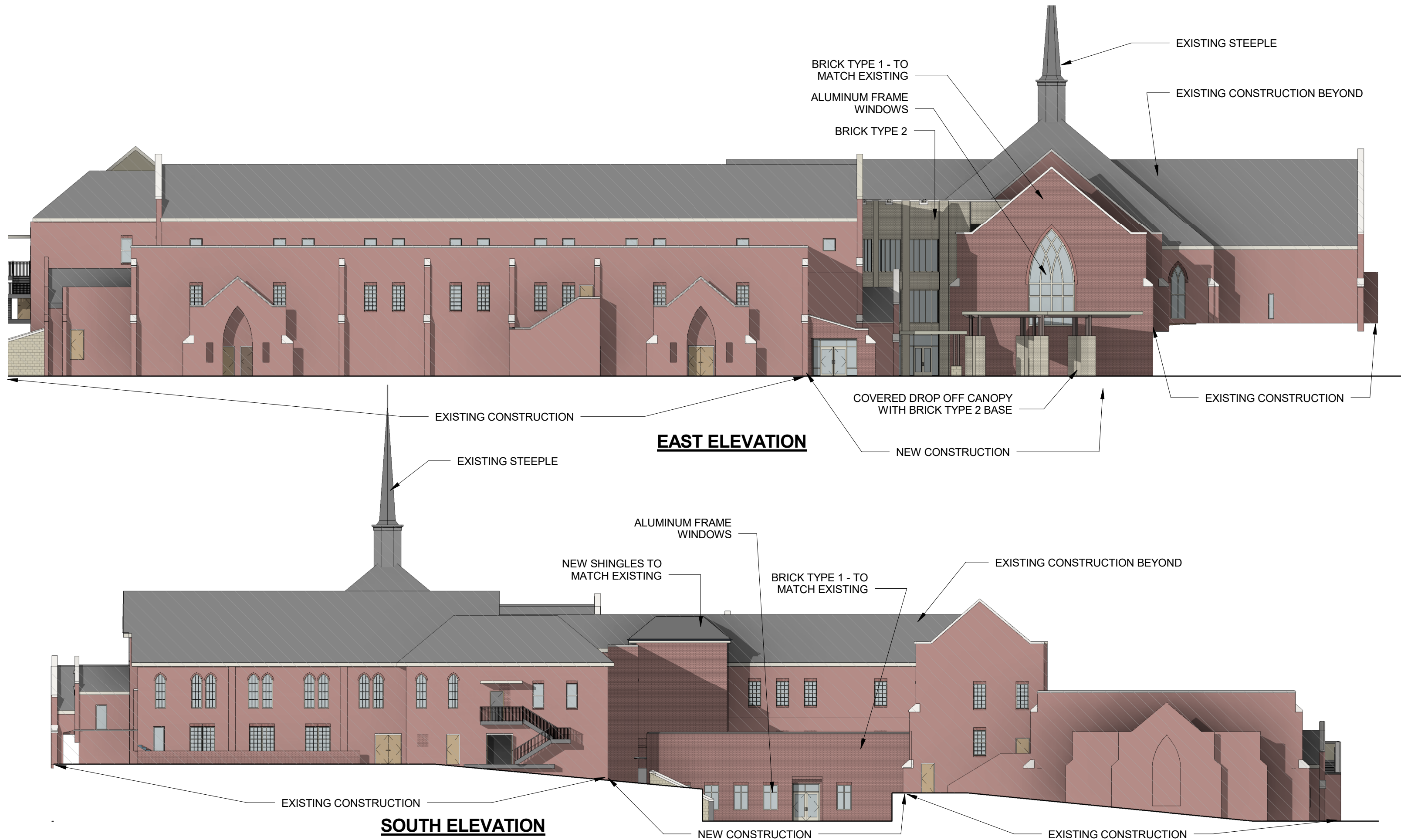
NORTH ELEVATION



WEST ELEVATION

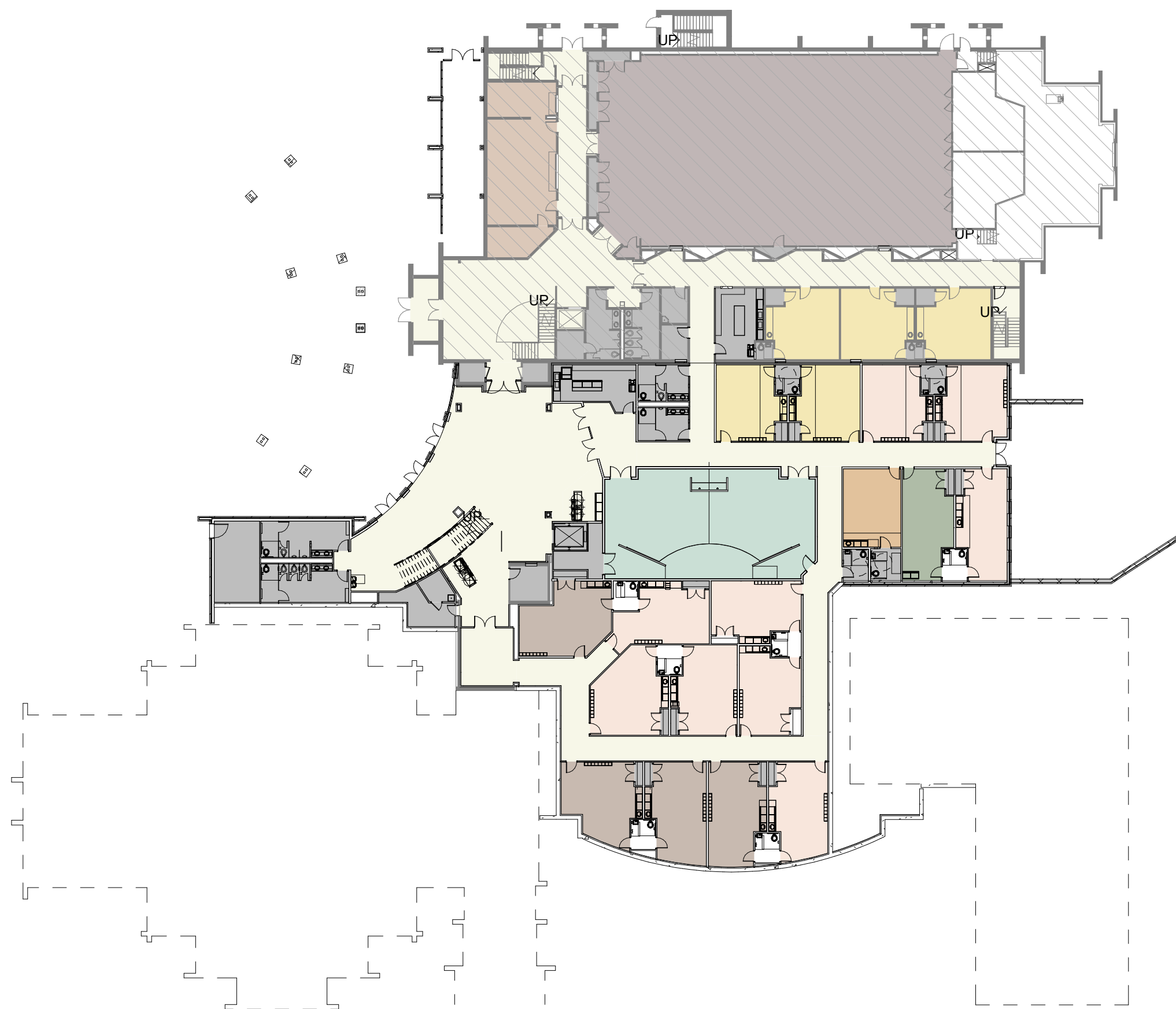


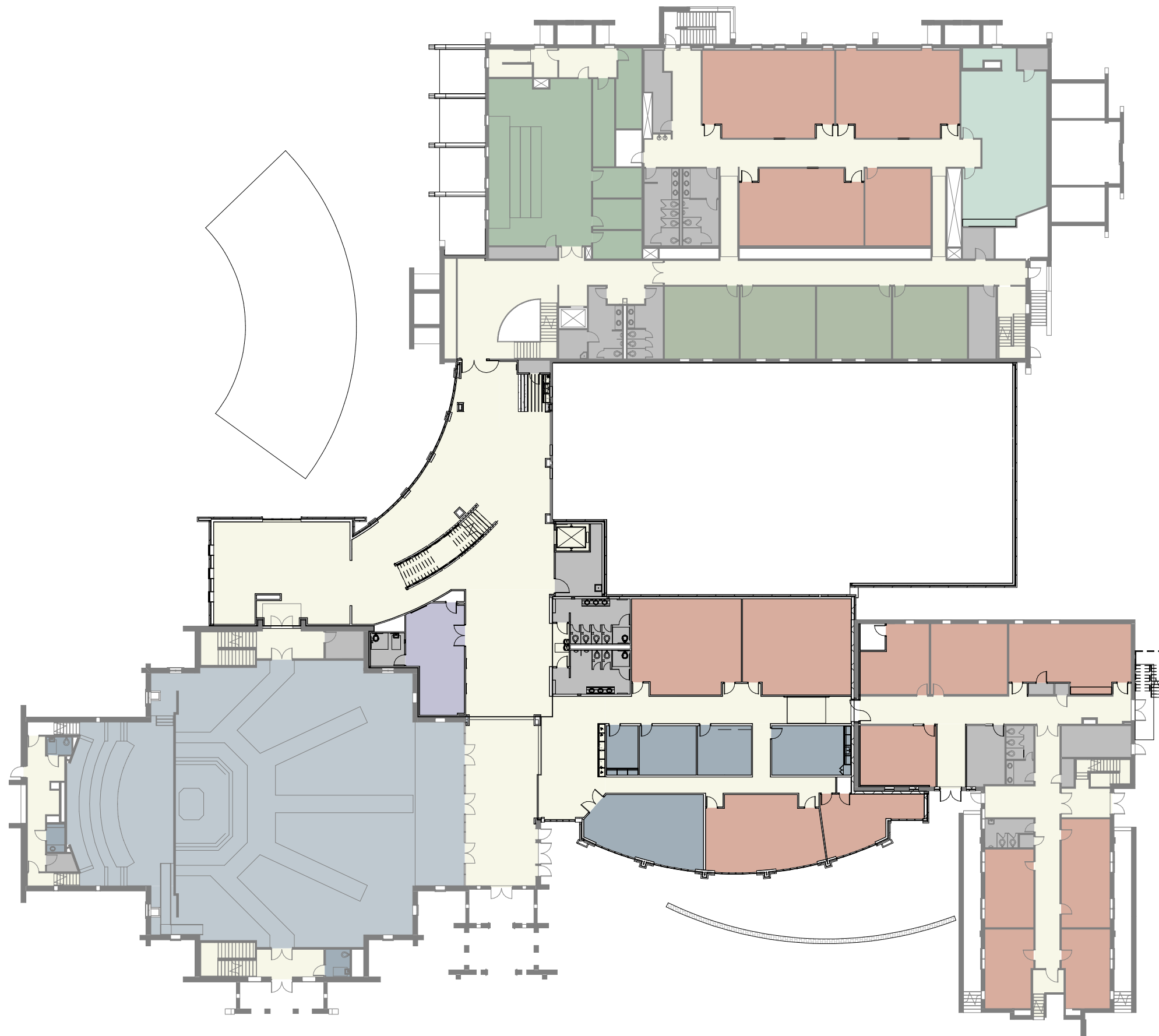




Department Legend

- Circulation
- Fellowship
- Kitchen / Pantry
- Multi-Purpose
- Support
- Nursery
- Pre-School
- Large Group
- Special Needs
- Elementary



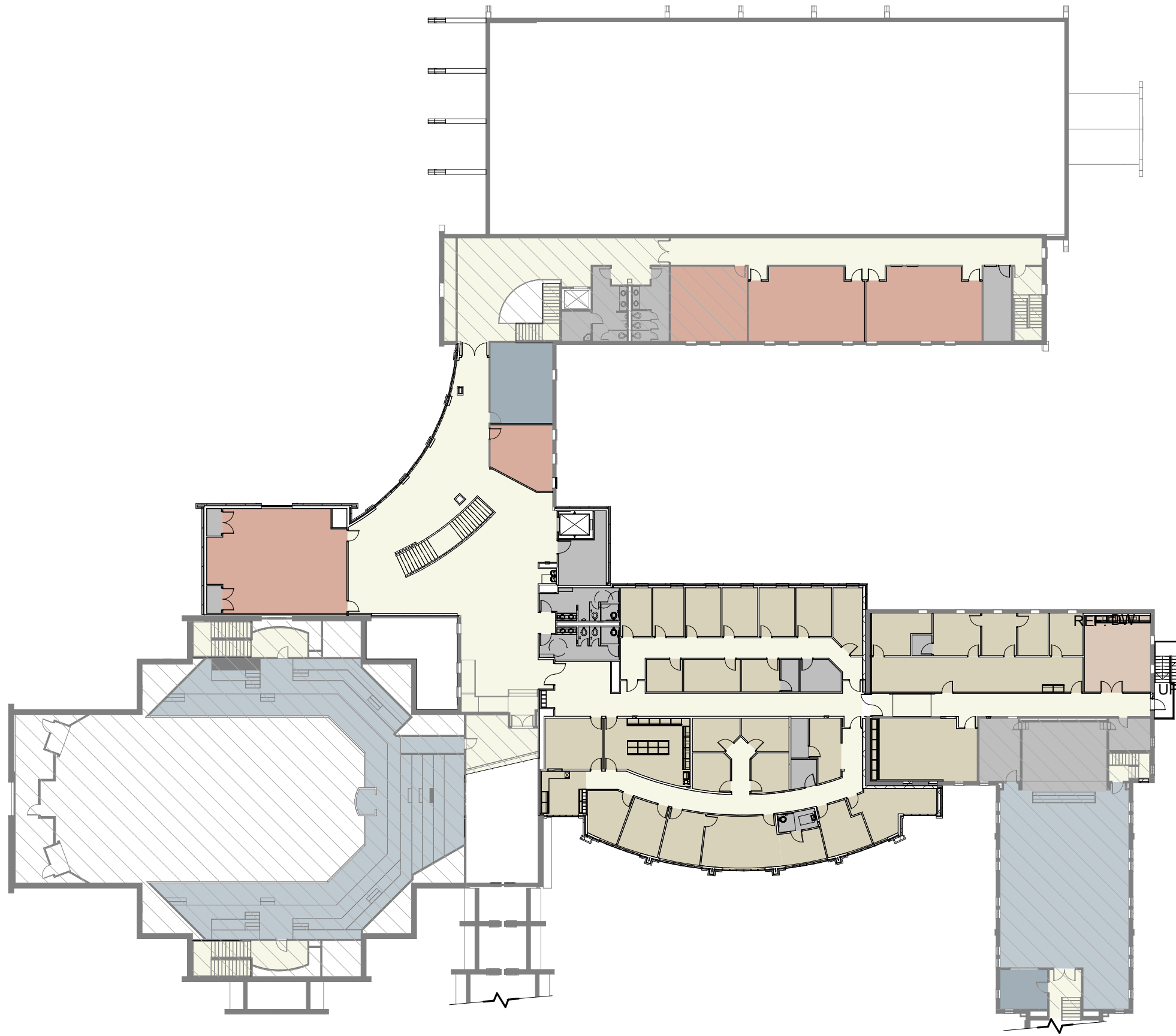


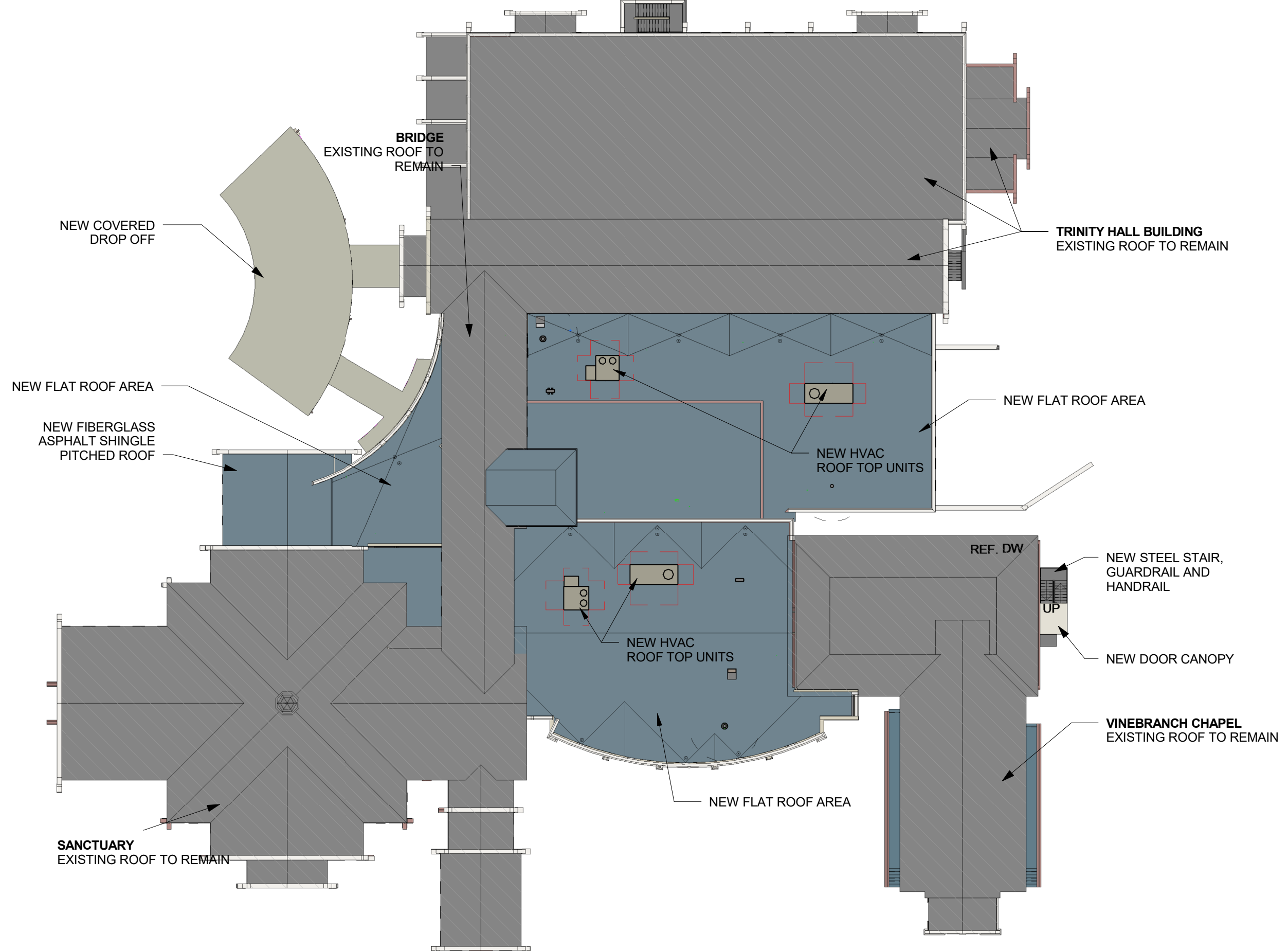
Department Legend

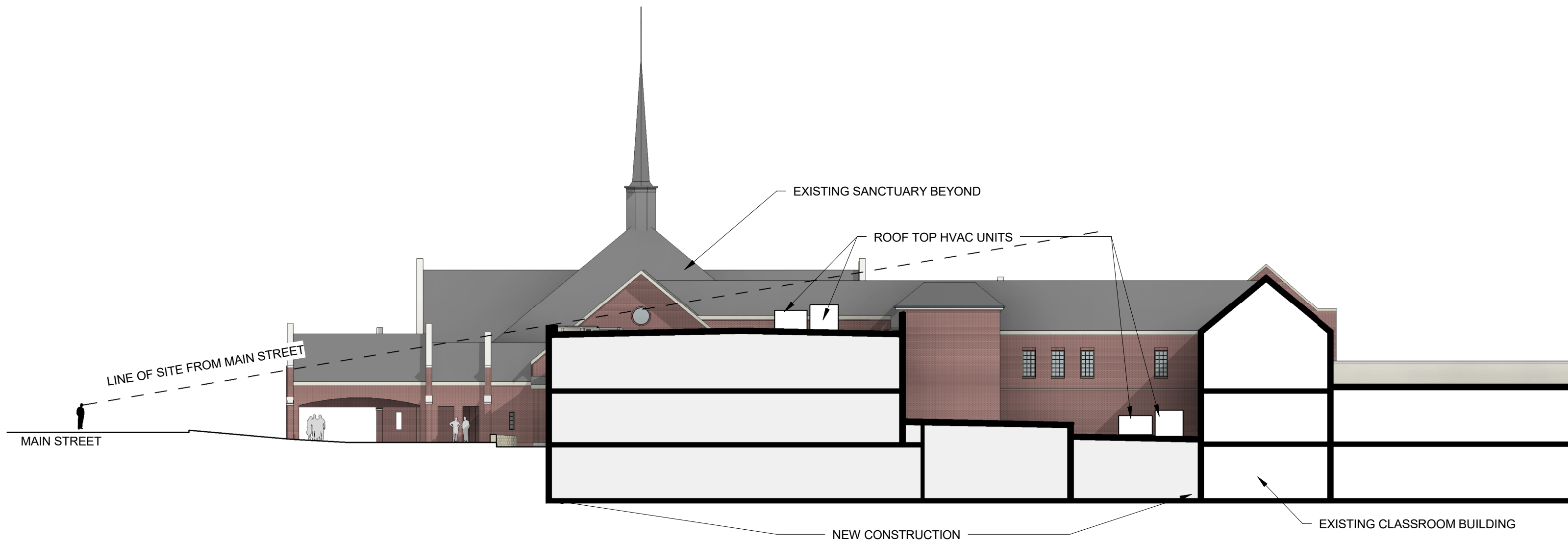
- Circulation
- Adult
- Worship
- Worship Support
- Multi-Purpose
- Music
- Media
- Support
- Media Center/ Bride
- Pre-Teen

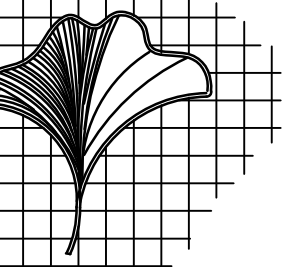
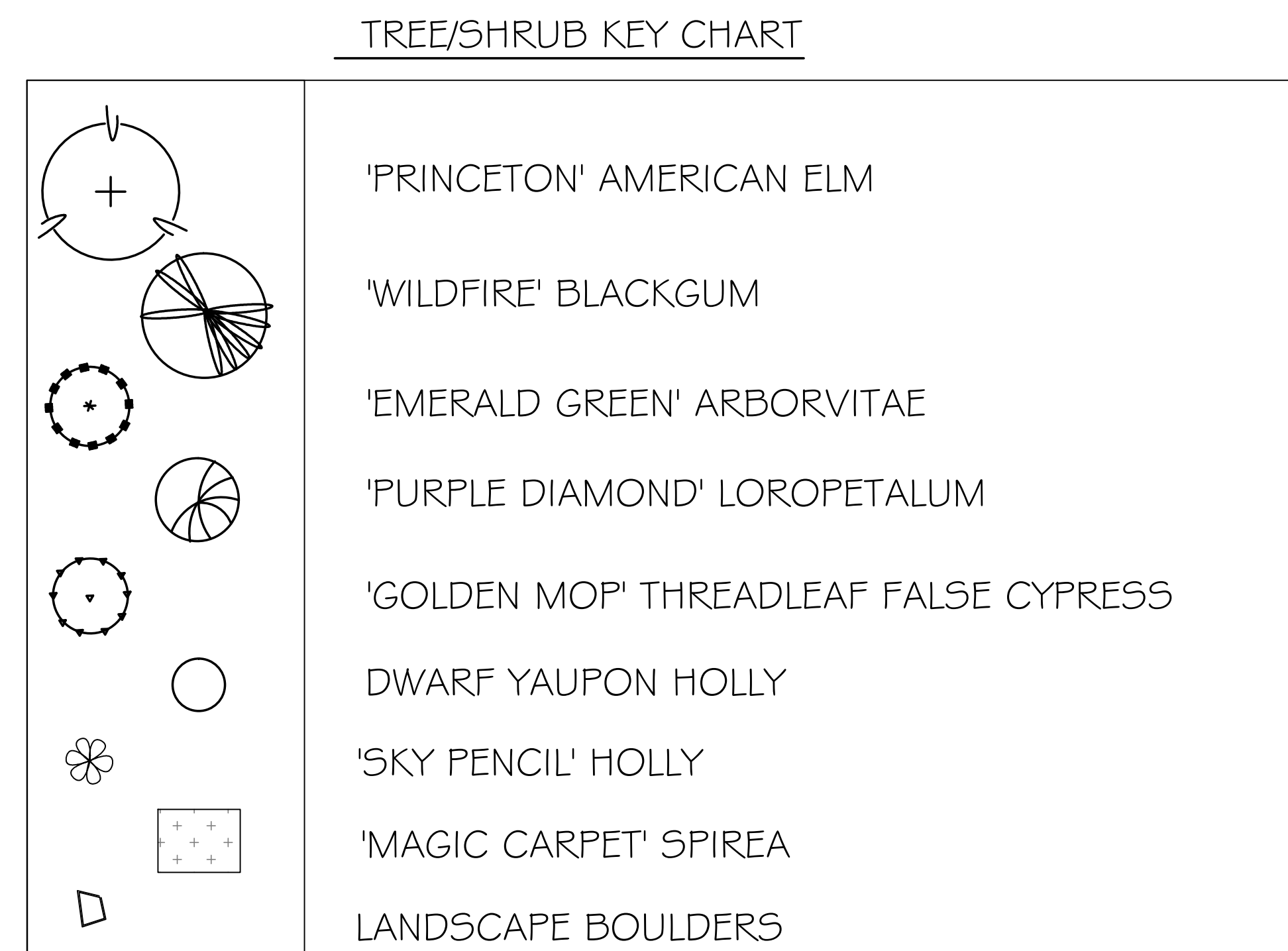
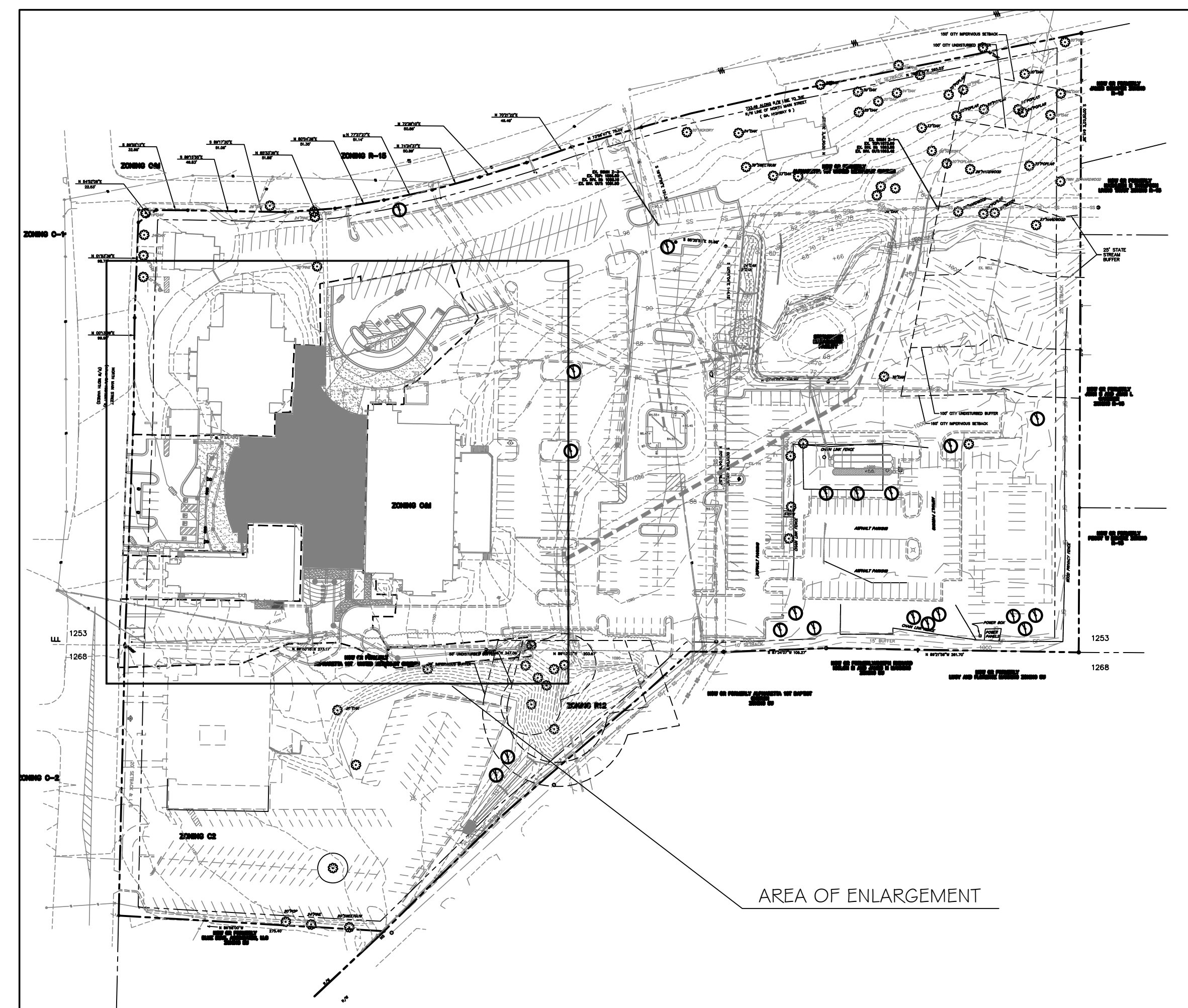
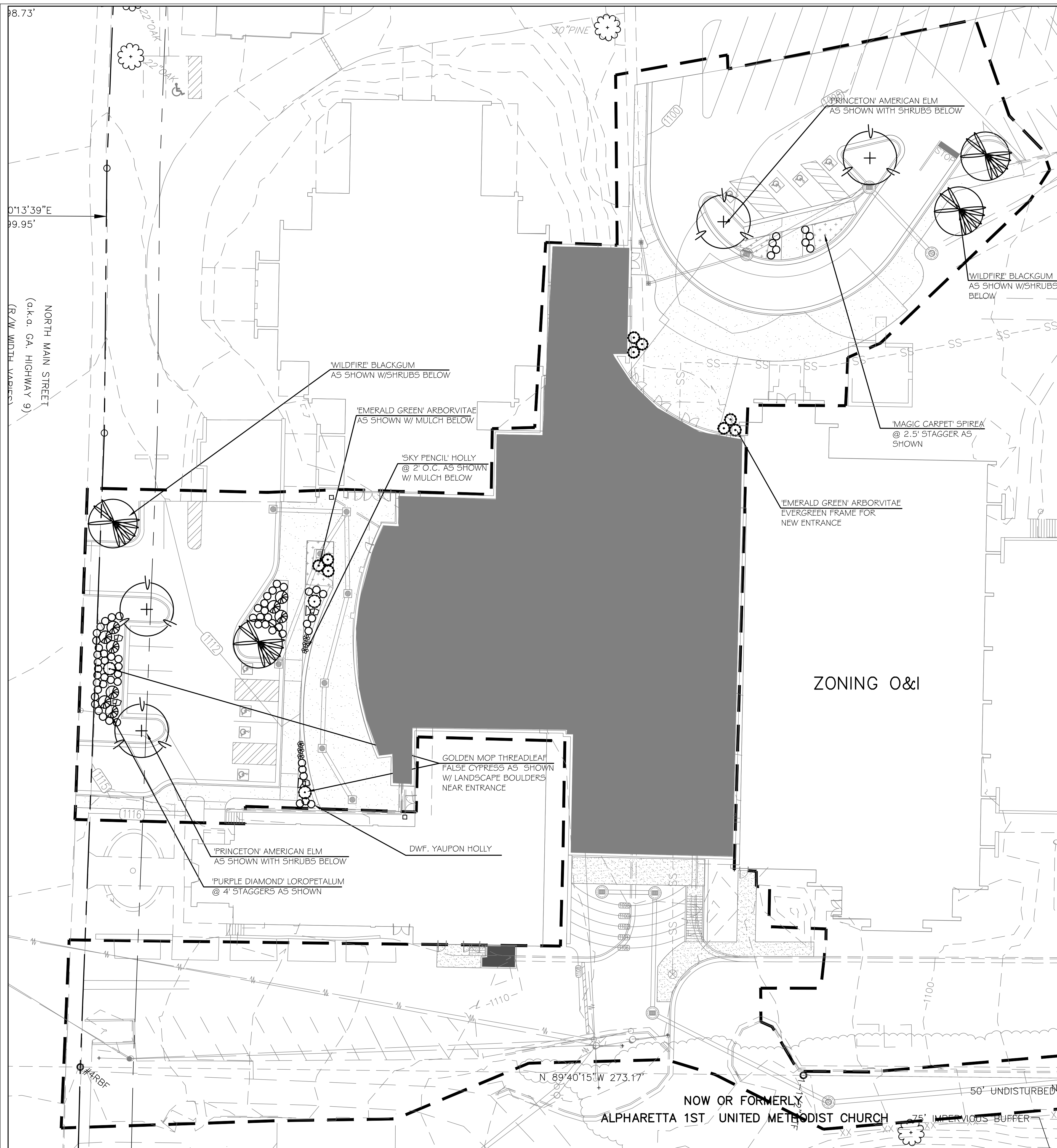
Department Legend

- Circulation
- Adult
- Administration
- Worship
- Worship Support
- Kitchen / Pantry
- Support









J Schell

985 Gordy Parkway
Suite 422
Marietta, Georgia 30066
Phone: (770) 361-2319

LANDSCAPE ARCHITECT
CERTIFIED ARBORIST

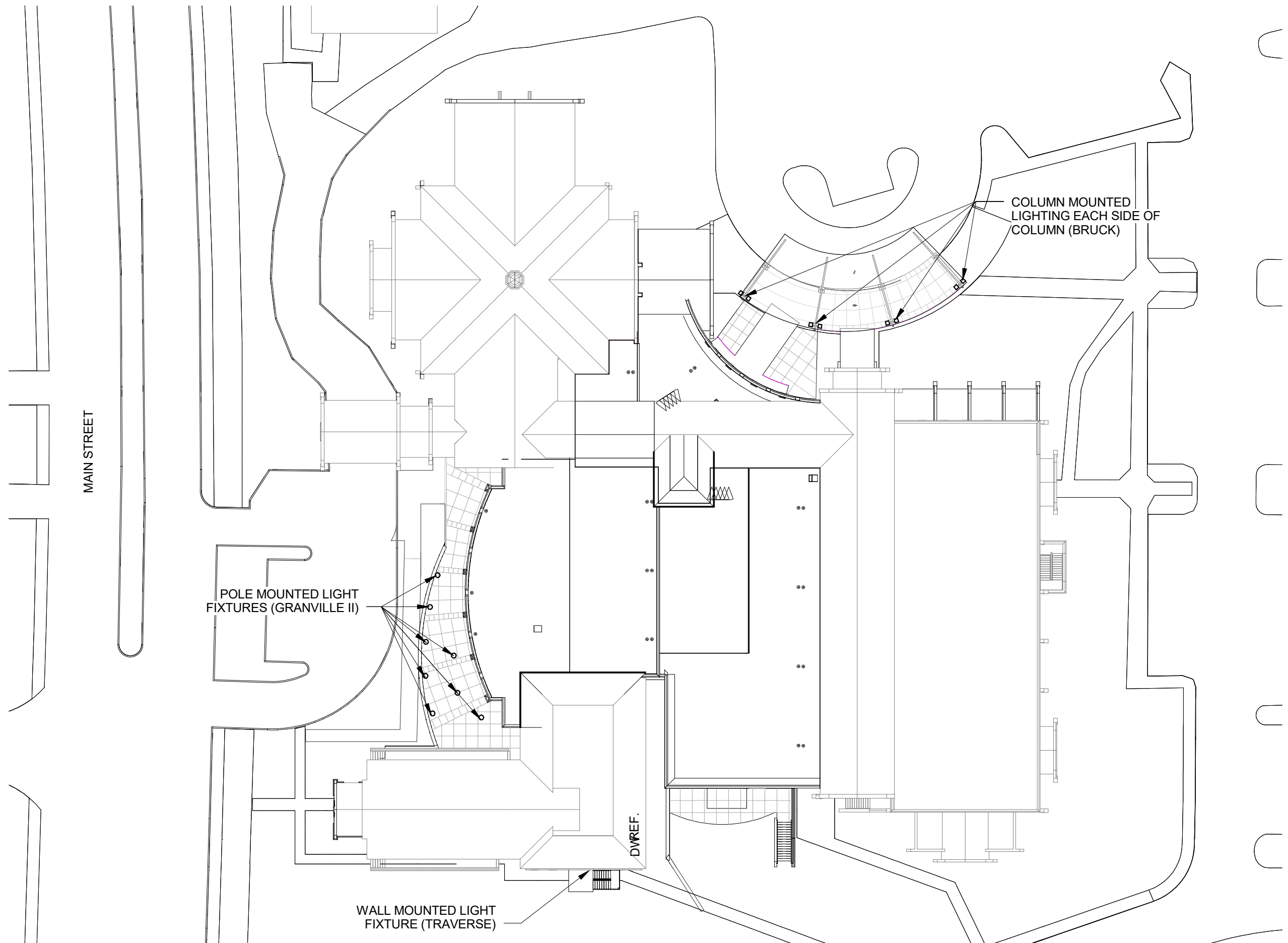
ALPHARETTA FIRST UNITED
METHODIST CHURCH
LOCATED IN LL 428 & 429, 2ND DISTRICT
FULTON COUNTY, GEORGIA

CONCEPT
LANDSCAPE
PLAN

5

JOB NO: _____
 SCALE: _____
 DATE: 5.26.17
 DRAWN BY: THE
 SHEET No. _____

S-1



Job Name:	Contact:
Ordering Code:	Fixture Type:



Indoor/Outdoor Cylinder 2-Light Sconce

Description

The Indoor/Outdoor Cylinder 2-Light is an exterior sconce made of extruded aluminum. Its classic cylindrical design allows for a modern look with a warm glow illuminating the wall both up and down. Indoor/Outdoor Cylinder 2-Light includes an onboard driver. 4" canopy is easily surface mounted to cover a standard j-box. It is offered in an anthracite bronze finish.

Technical Specifications

- Integrated LED Module
- 60° beam angle, up & down
- 100-277 VAC, 50-60Hz input, 18.5W
- Mount to 3 1/2" - 4" octagonal or 4" square recessed J-Box
- Short Circuit protection
- Over load protection
- Over heat protection

LED Performance

LED	Sharp
Lumen	710 lm up, 710 lm down delivered
DUV	.001
CCT	3000K
CRI Ra	>80
Life	L70 39,000 hrs.
Warranty	5 year limited warranty

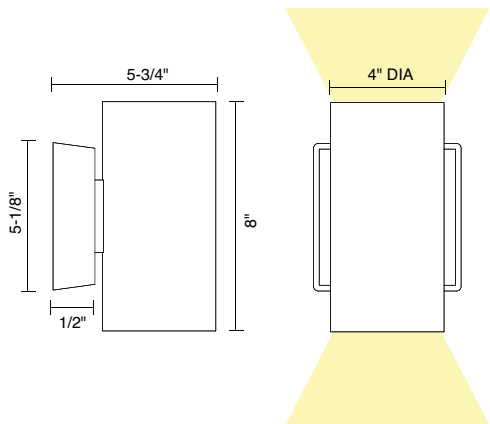
Listings

- ETLus Listed to UL1598 (suitable for wet locations)
- cETL Listed to CSA C22.2 #250.0

Ordering Codes

Follow the steps to specify your fixture, example: 105010-bk

Part Number	Finish
105010 LED	bk anthracite



TRAVERSE SERIES

SURFACE/CEILING/GARAGE

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Intended Use:

The Traverse luminaire is a wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system. Internal components are totally enclosed in rain-tight and corrosion-resistant die cast aluminum housing. The TRV Luminaire is suitable for wet locations.

Construction:

- Traverse luminaire consists of a die cast aluminum two-piece housing.
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor air by drawing heat through integral heat channels and out to the sculptured and functional luminaire surface.
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sunk to the rear housing.
- Main housing is designed with heat dissipating fins for LED thermal management without the use of metallic screens, cages, or fans.
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access.

LED/Optics:

- Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the Traverse luminaire to be rated for high-pressure hose down applications.
- Optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity.
- Optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning.
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV).
- Power factor is min 0.92 at full load.
- All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2.
- Optional 0 to 10 volt dimming drivers are available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
- Surge protection - 20KA

Controls/Options:

- Traverse is available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Available with Energeni for optional set dimming with simple delay, or timed dimming based on time of night (see Energeni product page for more details www.beaconproducts.com/products/energeni)
- In addition, Traverse can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/sitesync/ for more details

Installation:

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed 4" junction box.
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications.
- After mounting the rear housing to the wall or junction box, the main housing is designed to hang and hinge closed after connecting the male and female quick connectors.
- Mounting design permits a simple retrofit to existing wall luminaires that utilize surface mount or recessed junction boxes.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).

Warranty:

Five year limited warranty for more information visit:

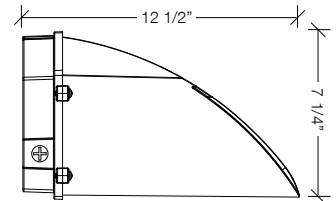
www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

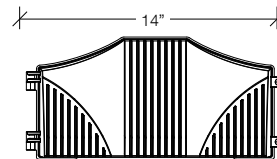


Shown with SiteSync™

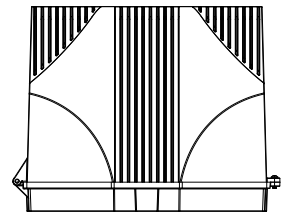
DIMENSIONS



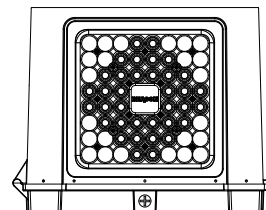
Side View



Front View



Top View



Bottom View

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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HUBBELL
Lighting

ORDERING INFORMATION ORDERING EXAMPLE: TRV-D/60NB-136/5K/T5R/UNV/GENIXX/PEC/BBT

SERIES	ENGINE-WATTS	LED COLOR	OPTICS	CONTROL OPTIONS	FINISH
TRV-D Traverse Down Light	24NB-27 27 Watts - LED array	3K 3000K	T2 Type II	GENI-XX ⁶ Energeni	BBT basic black textured
TRV-U ¹ Traverse Up Light (lens req.)	24NB-55 55 Watts - LED array	4K 4000K	T3 Type III	SWP ^{7,8} SiteSync Wire-less Pre-Commission	BMT black matte textured
	36NB-80 80 Watts - LED array	5K 5000K	T4 Type IV	SWPM ^{7,8,9} SiteSync Wire-less Pre-Commission w/ Occupancy Sensor	WHT white textured
	48NB-110 110 Watts - LED array		T5R Type V, rectangular		MBT metallic bronze textured
	60NB-136 136 Watts - LED array		2X2 Narrow spot flood		BZT bronze textured
			5X5 Medium flood		DBT dark bronze textured
					GYG gray smooth
					DPS dark platinum smooth
					GNT green textured
					MST metallic silver textured
					MTT metallic titanium textured
					OWI old world iron
					RAL _____

VOLTAGE

UNV 120-277V
347 347V
480 480V

SENSOR OPTIONS

MOB^{3,5,7,9} Occupancy Sensor (33% or 50% dimming)

ELECTRICAL OPTIONS

PEC Photocell, button
2PF^{2,3,10} Dual power feed
BPC⁴ Cold weather battery pack

¹ Indoor use only

² Not available on 24NB-27

³ Not available @ 347V or 480V input

⁴ 36NB-80 only, not available with SWP or SWPM control options

⁵ Not available on 48NB-110 or 60NB-136

⁶ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

⁷ Not available with other control or sensor options. PEC is available with MOB and OCS.

⁸ Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/sitesync for more details.

⁹ Specify time delay; dimming level and mounting height.

¹⁰ Not available with SWP or SWPM control options.

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG*	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbellighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: TRV/24NB-55/5K/T3/UNV/SWP/DBT SiteSync only
TRV/24NB-55/5K/T3/UNV/SWPM-20F/DBT SiteSync with Occupancy Sensor

MOB ORDERING INFORMATION: When ordering a fixture with a dimming occupancy sensor option (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

TRV/24NB-55/5K/T3/UNV/MOB - 1 to 30 min. - 33% or 50% - ?? / DBT

High to Dim Delay Low Level Mounting Height (ft.)



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

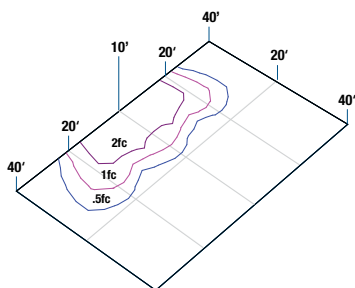


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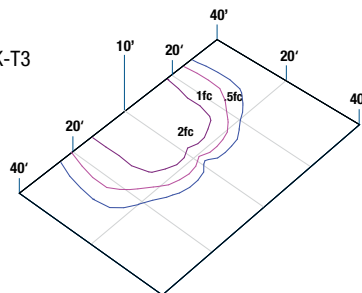


PHOTOMETRICS

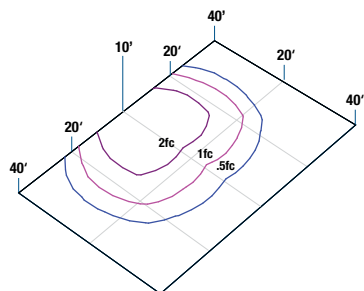
Type II
TRV-60NB-136-5K-T2



Type III
TRV-60NB-136-5K-T3



Type IV
TRV-60NB-136-5K-T4



PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	350mA	27w	T2	2833	105	1	0	1	2805	104	1	0	1	2408	89	1	0	1
			T3	2805	104	1	0	1	2777	103	1	0	1	2392	89	1	0	1
			T4	3086	114	1	0	1	3055	113	1	0	1	2623	97	1	0	1
			T5R	3142	116	2	0	2	3111	115	2	0	2	2670	99	2	0	2
			5X5	3031	112	2	0	1	3001	111	2	0	1	2577	95	2	0	1
			2X2	3287	122	3	0	1	3254	121	3	0	1	2794	103	3	0	1
24	700mA	55w	T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			5X5	6063	110	3	0	1	6002	109	3	0	1	5153	94	3	0	1
			2X2	6573	118	4	0	1	6508	117	4	0	1	5587	100	4	0	1
36	700mA	80w	T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			5X5	9094	109	4	0	1	9003	108	4	0	1	7730	93	3	0	1
			2X2	9860	118	4	0	1	9762	116	4	0	1	8381	100	4	0	1
48	700mA	110w	T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			5X5	12126	109	4	0	1	12004	108	4	0	1	10307	93	4	0	1
			2X2	13147	118	5	0	1	13016	117	5	0	1	11175	101	5	0	1
60	700mA	136w	T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			5X5	15157	111	4	0	1	15006	110	4	0	1	12884	94	4	0	1
			2X2	16434	120	5	0	2	16269	119	5	0	2	13968	102	5	0	1

¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.97	0.96	0.95	0.93	>560,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	OPER. CURRENT (Amps)	SYSTEM POWER (Watts)
24	1	(350mA)	120	0.23	27.0
			277	0.10	
24	2	(700mA)	120	0.46	55.0
			277	0.20	
36	1	(700mA)	120	0.68	80.0
			277	0.30	
48	1	(700mA)	120	0.92	110.0
			277	0.40	
60	1	(700mA)	120	1.13	136.0
			277	0.49	

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99
50°C	122°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Staff comments for 69 North Main:

It doesn't meet the Guidelines, but.....

I can understand the architect's desire to break away from a continuation of the two existing "Gothic" brick masses. The new part is a separation (and bringing together) of the two masses, and therefore appropriately (in my mind) is a change of brick color, fenestration type, roof type, etc.

The Main Street façade is more important to us (the community), and I have 2 comments/questions:

1. Can the applicant address or reconsider the way the infill section meets the ground? We still would prefer some recognizable "base" to the building...taking the modern glass to the ground is not preferable.
2. Can the applicant address or reconsider the way the infill section meets the existing elements on each end? I don't have floor plans to understand why, but it seems the new wall "slams" into the existing on the left, and simply fades on the right. Neither architecturally appears to be a good resolution. Just seems like the transitions could be better.



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 05, 2016

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☒ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

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

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

FILING DEADLINES AND MEETING SCHEDULE

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

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 02, 2017

February 01, 2017

March 01, 2017

April 03, 2017

May 01, 2017

June 01, 2017

July 03, 2017

August 01, 2017

September 01, 2017

October 02, 2017

November 01, 2017

December 01, 2017

Meeting Schedule

January 20, 2017

February 17, 2017

March 17, 2017

April 21, 2017

May 19, 2017

June 16, 2017

July 21, 2017

August 18, 2017

September 15, 2017

October 20, 2017

November 17, 2017

December 15, 2017

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Ashley Real Estate. LLC

Location Address: 5970 Northpoint Parkway, Alpharetta, GA

Mailing Address: One Ashley Way

City: Arcadia State: WI Zip Code: 54612 -

Contact For All Notifications: Christian Castin

Contact Telephone: 770 - 674 - 2,600 Mobile Telephone: - -

Fax: 678 - 319 - 745 Email: ccastin@rlrpc.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

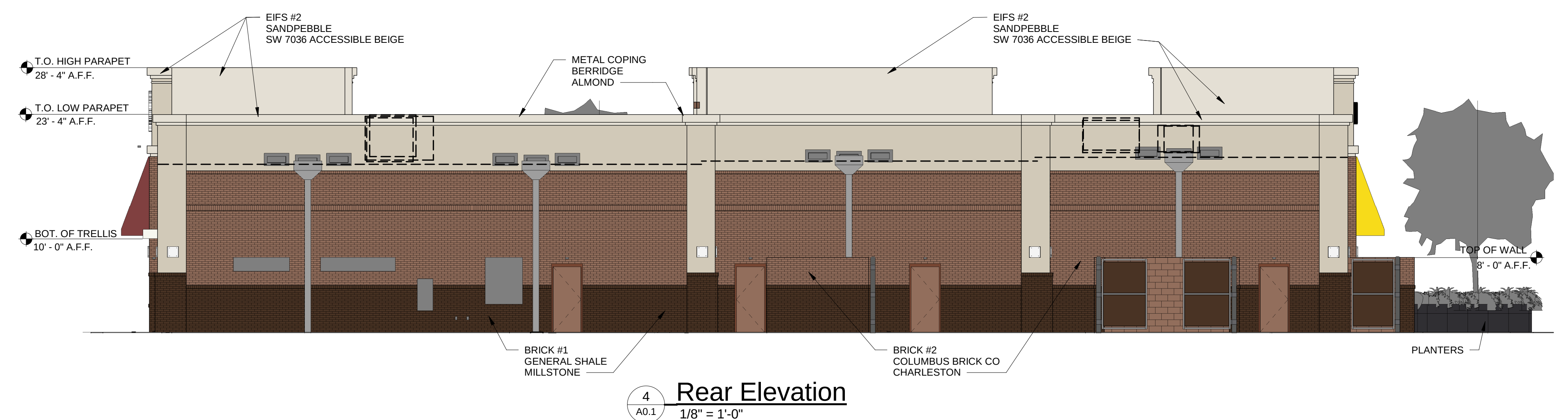
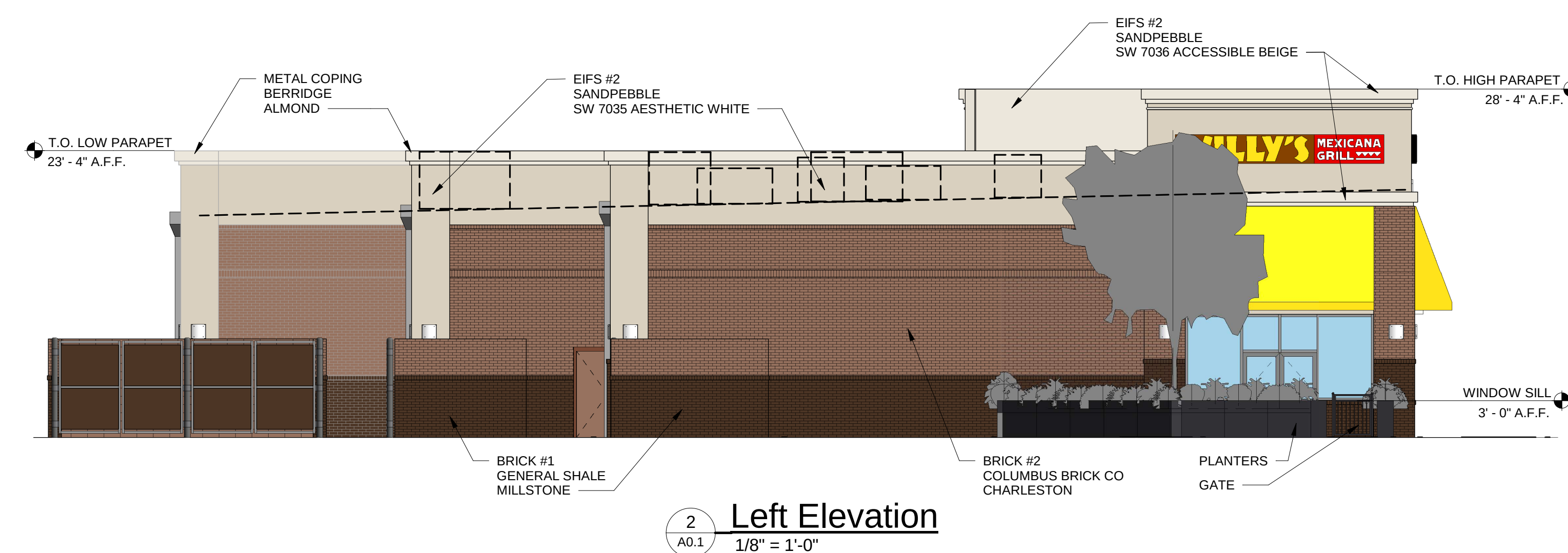
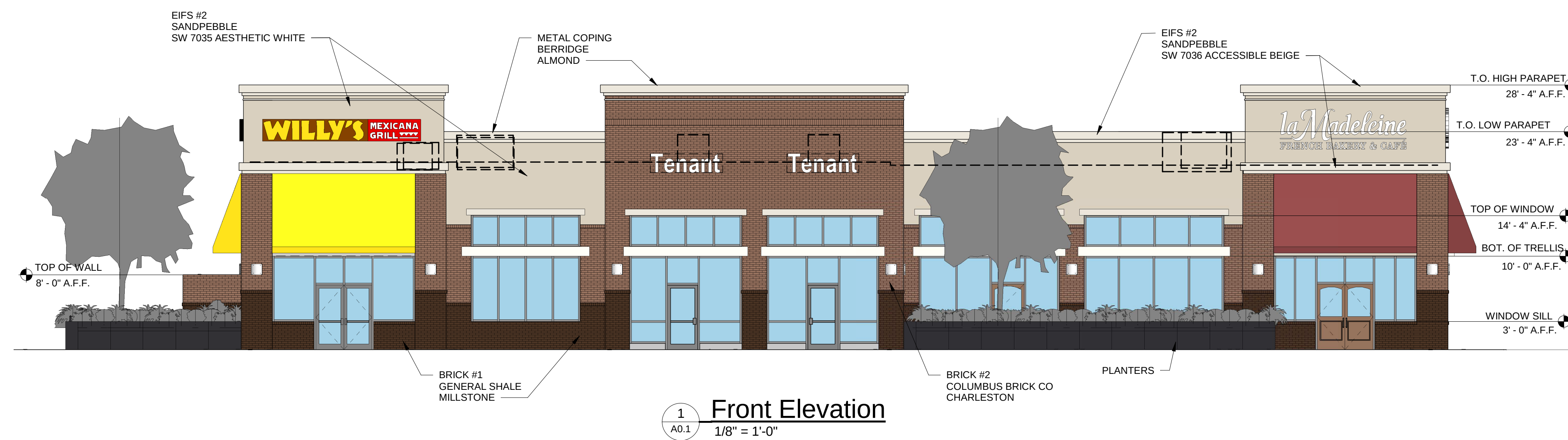
Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: _____

Date: _____

Print Form



EXTERIOR ELEVATIONS

ALPHARETTA, GA

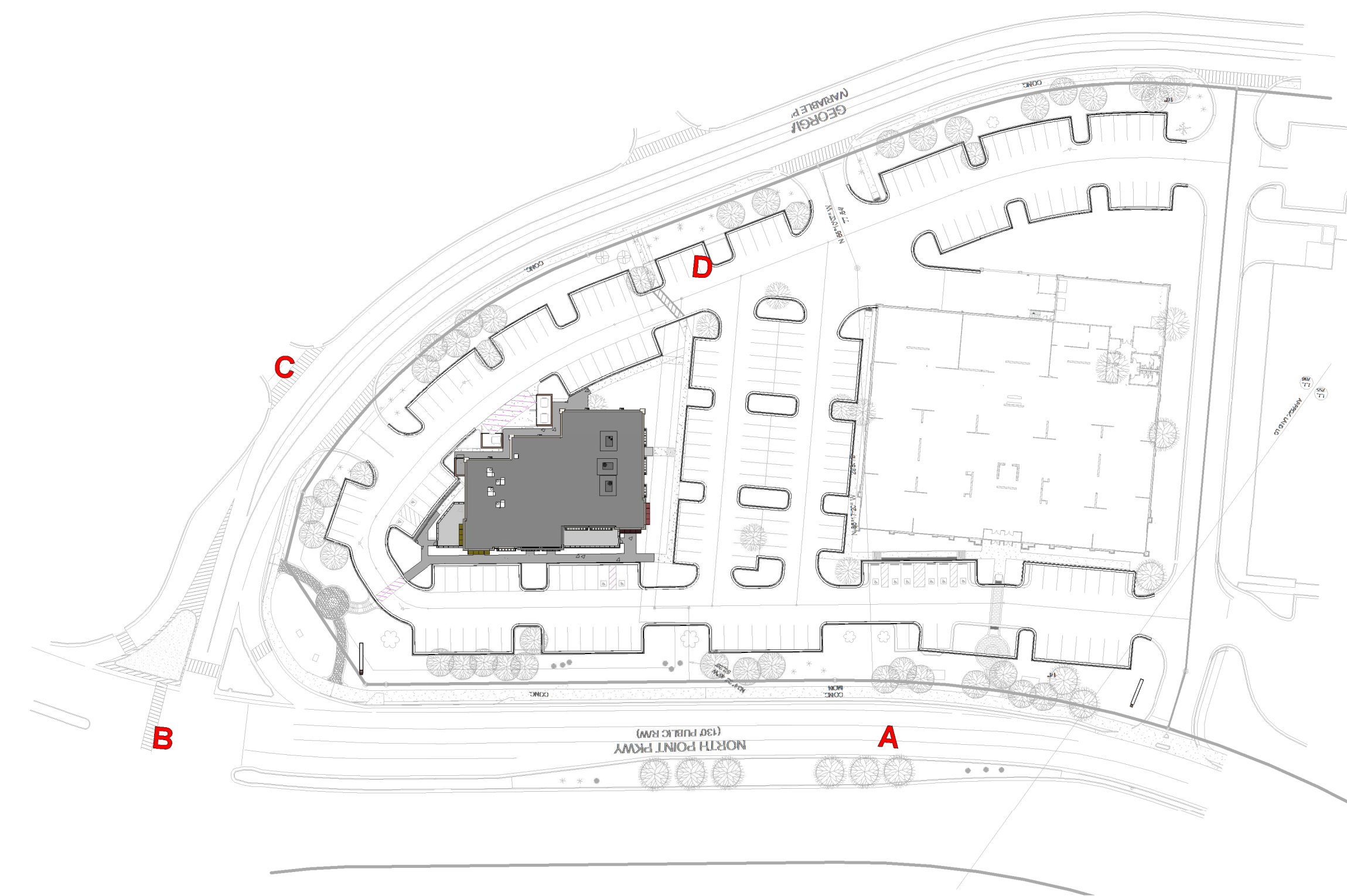
06-29-17



A VIEW LOOKING FROM NORTHWEST



B VIEW LOOKING FROM INTERSECTION OF NORTHPOINT & GEORGIA LANE



C VIEW LOOKING FROM SOUTHWEST



D VIEW LOOKING FROM ENTRANCE TO LOADING DOCK

Site Line Study

ALPHARETTA, GA

06-29-17

All that tract or parcel of land lying and being in LL 755 & 796, Section 2, District 1, Fulton County, Georgia and being more particularly described as follows;

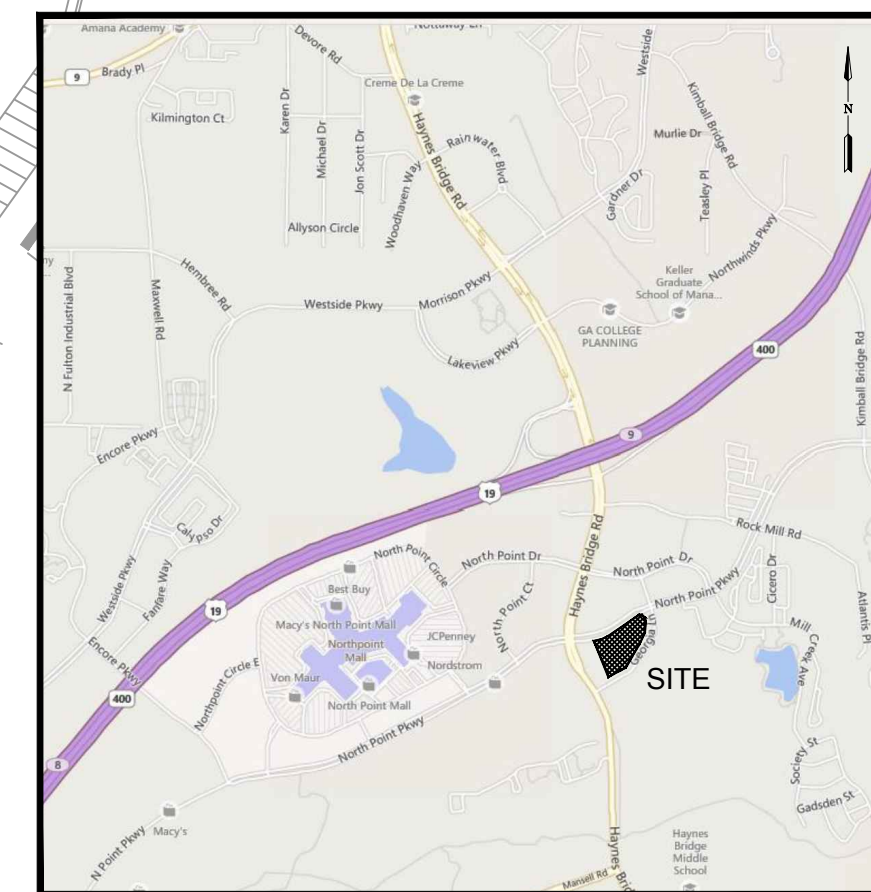
Beginning at the mitered intersection of the southern right-of-way of North Point Pkwy (130' R/W) and the western right-of-way of Georgia Lane (Variable R/W); thence with mitered corner S 67°26'53" E a distance of 103.53' to a point; thence S 20°01'02" E a distance of 51.07' to 1/2" rebar found; thence with a curve turning to the right with an arc length of 268.67', with a radius of 409.50', with a chord bearing of S 16°04'20" W, with a chord length of 263.88' to point; thence S 34°52'06" W a distance of 175.47' to a pk nail found; thence S 34°49'46" W a distance of 88.85' to a point; thence with a curve turning to the right with an arc length of 186.03', with a radius of 409.50', with a chord bearing of S 47°53'00" W, with a chord length of 184.43' to a point; thence S 60°53'51" W a distance of 32.41' to a pk nail found; thence leaving said right-of-way N 29°05'44" W a distance of 415.07' to a pk nail found; thence N 16°54'14" W a distance of 42.44' to a pk nail found along the southern right-of-way of North Point Pkwy (130' R/W); thence with said right-of-way the following calls: with a curve turning to the left with an arc length of 240.42', with a radius of 782.03', with a chord bearing of N 64°05'22" E, with a chord length of 239.47' to a conc. mon. found; thence S 55°21'27" E a distance of 319.36' to a conc. mon. found; thence N 56°18'25" E a distance of 14.64' to the Point of Beginning.

Said Parcel having an area of 218548.8 square feet/5.02 acres

Beginning at the metered intersection of the southern right-of-way of North Point Pkwy (130' R/W) and the western right-of-way of Georgia Lane (Variable R/W); thence with metered corner S 67°26'53" E a distance of 103.53' to a point; thence S 20°01'02" E a distance of 51.07' to 1/2" rebar found; thence with a curve turning to the right with an arc length of 268.67', with a radius of 409.50', with a chord bearing of S 16°04'20" W, with a chord length of 263.88' to point; thence S 34°52'06" W a distance of 175.47' to a pk nail found; thence S 34°49'46" W a distance of 88.85' to a point; thence with a curve turning to the right with an arc length of 186.03', with a radius of 409.50', with a chord bearing of S 47°53'00" W, with a chord length of 184.43' to a point; thence S 60°53'51" W a distance of 32.41' to a pk nail found; thence leaving said right-of-way N 29°05'44" W a distance of 415.07' to a pk nail found; thence N 16°54'14" W a distance of 42.44' to a pk nail found along the southern right-of-way of North Point Pkwy (130' R/W); thence with said right-of-way the following calls: with a curve turning to the left with an arc length of 240.42', with a radius of 782.03', with a chord bearing of N 64°05'22" E, with a chord length of 239.47' to a conc. mon. found; thence N 55°21'27" E a distance of 319.36' to a conc. mon. found; thence N 56°18'25" E a distance of 14.64' to a Point of Beginning.

- 1 24" CURB AND GUTTER
- 2 CONCRETE SIDEWALK
- 3 DROP CURB - ADA ACCESSIBLE RAMP
- 4 CURB CUT RAMP - TYPE 'D'
- 5 TRUNCATED DOMES
- 6 CROSS WALK
- 7 ADA PARKING SYMBOL
- 8 ADA ACCESSIBLE PARKING SIGN
- 9 STANDARD PARKING STALL
- 10 CONCRETE LOADING DOCK
- 11 DUMPSTER
- 12 3' WIDE CONCRETE FLUME
- 13 PAVEMENT MARKING DIRECTIONAL ARROW
- 14 BOLLARD
- 15 18" STOP BAR (THERMO-PLASTIC)
- 16 STOP SIGN
- 17 4" SOLID YELLOW LANE LINE
- 18 RETAINING WALL (DESIGNED BY OTHERS.
REFER TO ARCH. PLANS, SEE DWG. C-3.0 NOTE 12)
- 19 MONUMENT SIGN

ZONING: PSC	
ASHLEY POINTE	64,884.05 SQ. FT. (1.489 AC.)
ASHLEY POINTE BUILDING AREA: 7,431 RESTAURANT + 2,410 RETAIL	
	TOTAL 10,926 SQ. FT.
PARKING REQUIRED (REST.)	7,431 / 100 = 74.3 = 75 SPACES
PARKING REQUIRED (RETAIL)	2,410 / 200 = 12.05 = 12 SPACES
PARKING PROVIDED	66 SPACES (INCLUDES 4 HC) (RATIO = 1 / 171 SQ. FT.)
DISTURBED AREA SUMMARY:	
ON SITE	51,199 SQ. FT. (1.175 AC.)
OFF SITE	3,316 SQ. FT. (0.076 AC.)
OVERALL PARCEL	54,515 SQ. FT. (1.251 AC.)
EXISTING IMPERVIOUS AREA SUMMARY:	
ASHLEY POINTE	22,670 SQ. FT. (0.520 AC.) = 34.9%
PROPOSED IMPERVIOUS AREA SUMMARY:	
ASHLEY POINTE	43,701 SQ. FT. (1.003 AC.) = 67.3%



LOCATION MAP
SCALE: $\pm 1" = 1000'$

NORTH POINT ACTIVITY CENTER DESIGN GUIDELINE GREENSPACE REQUIREMENTS

ASHLEY POINTE :

1. A MIN. 15 % IS REQUIRED FOR TOTAL LOT AREA GREENSPACE
TOTAL LOT AREA = 64,884.05 SF OR 1.489 AC.
REQUIRED 15% TOTAL LOT GREENSPACE = 9,732.60 SF
PROPOSED TOTAL LOT AREA GREENSPACE = 10,297.21 SF

**PROPOSED TOTAL LOT AREA GREENSPACE (10,297.21 SF) DIVIDED BY
TOTAL LOT AREA (64,884.05 SF) = 15.87% OF TOTAL LOT AREA
GREENSPACE**

TOTAL LOT AREA GREENSPACE REQUIREMENT SATISFIED

2. A MIN. OF 30% OF THE REQUIRED GREENSPACE SHALL BE SET ASIDE AS FORMAL GREENSPACE

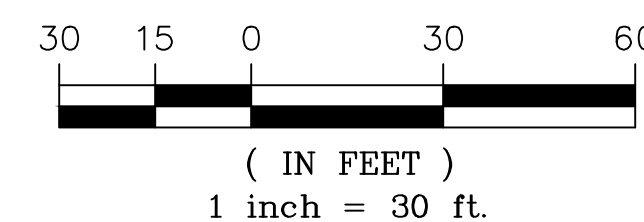
TOTAL LOT AREA (64,884.05 SF) DIVIDED BY MIN. REQUIRED TOTAL LOT AREA GREENSPACE 15% (0.15) = 9,732.60 SF
REQUIRED TOTAL LOT AREA GREENSPACE 15% (9,732.60 SF) DIVIDED BY (0.30) A MIN. OF 30% OF REQUIRED GREENSPACE = 2,919.78 SF OF REQUIRED FORMAL GREENSPACE

**EXISTING FORMAL GREENSPACE CONSTRUCTED IN PREVIOUS
PHASE = 4,742.67 SF
FORMAL GREENSPACE REQUIREMENT SATISFIED**

SITE PLAN NOTES:

1. EXISTING TOPOGRAPHIC SURVEY PREPARED BY ATKINS, NA DATED JUNE 2017.
2. TAX PARCEL ID# 12 287007960121 & 12 287007960303
3. ADDRESS: 5970 NORTH POINT PARKWAY, ALPHARETTA, GA
LAND LOT 796, 1st DISTRICT, 2nd SECTION
4. CURRENT PROPERTY OWNERS:
PARCEL: 12 287007960303
ASHLEY REAL ESTATE, LLC
1 ASHLEY WAY
ARCADIA, WI 54612
5. THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE PER THE F.E.M.A., NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM), FOR THE FOLLOWING AREA:
"FULTON COUNTY, GEORGIA AND INCORPORATED AREAS"; PANEL 66 OF 490 MAP NUMBER 13121C 0066F (ZONE X); MAP EFFECTIVE DATE: SEPTEMBER 18, 2013.
6. STORMWATER MANAGEMENT PROVIDED BY AN EXISTING STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL NORTH POINT COMMONS DEVELOPMENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	782.03'	240.42'	239.47'	N 64°05'22" E	17°36'52"	121.17'
C2	663.47'	14.64'	14.64'	N 56°18'25" E	01°15'52"	7.32'
C3	409.50'	268.67'	263.88'	S 16°04'20" W	37°35'30"	139.37'
C4	409.50'	186.03'	184.43'	S 47°53'00" W	26°01'41"	99.65'



**IF YOU DIG GEORGIA...
CALL US FIRST!**

Know what's **below**.
Call before you dig.

UTILITIES PROTECTION CENTER

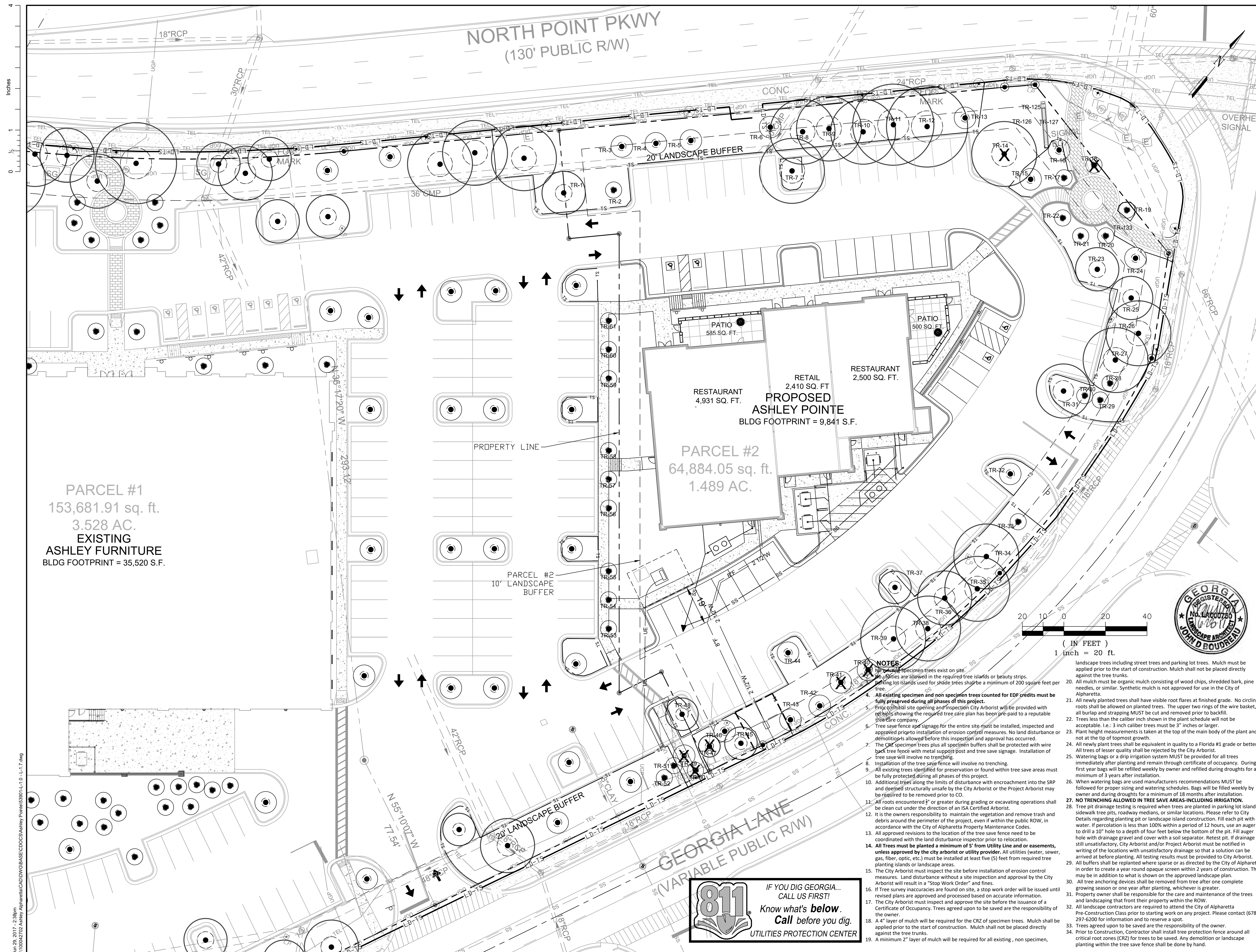
Rev.	Date	Description	By	Chk'd	App'd
Drawing Status					Suitability
PERMIT SUBMITTAL					SO
ATKINS		1600 RIVEREDGE PARKWAY SUITE 700 ATLANTA, GEORGIA 30028			
		Tel: 770-933-2800 Fax: 770-933-0971			
Copyright © Atkins Limited (2013)		www.atkinsglobal.com			
Client					
 ASHLEY® FURNITURE INDUSTRIES INC. ASHLEY FURNITURE INDUSTRIES ONE ASHLEY WAY ARCADIA, WISCONSIN 54612 608-323-6279					
Project Title					
ASHLEY POINTE 5970 NORTH POINT PARKWAY ALPHARETTA, GA 30022					
Drawing Title					
DRB SITE PLAN					
Scale					
1" = 30'	Designed GNK	Drawn RMR	Checked KMM	Authorized GNK	
Original Size ARCH D	Date 06/29/17	Date 06/29/17	Date 06/29/17	Date 06/29/17	
Drawing Number					Revision
100053901-DRB-1					000











LEGEND

- EXISTING TREE LOCATION
- EXISTING TREE CRITICAL ROOT ZONE (1.3 FEET X INCHES DBH = RADIUS IN FEET)
- EXISTING TREE STRUCTURAL ROOT PLATE ZONE (.5 FEET X INCHES DBH = RADIUS IN FEET)
- TS — TREE PROTECTION FENCING
- LD-TS — TREE PROTECTION FENCING AND LAND DISTURBANCE
- + EXISTING SHRUB
- EXISTING SHRUB GROUPING
- X EXISTING TREE REMOVAL

REFER TO SHEET L-1.2 FOR EXISTING TREE AND SHRUB INVENTORY AND ASSESSMENT.

REFER TO SHEET L-1.3 & L-1.4 FOR TREE LANDSCAPE
PLAN AND SHRUB AND GROUNDCOVER LANDSCAPE
PLAN. REFER TO SHEET L-1.4 FOR SHRUB AND
GROUNDCOVER LANDSCAPE PLAN FOR SHRUB AND
GROUNDCOVER REMOVAL AND REPLACEMENT.

REFER TO SHEET C-1.2, EXISTING CONDITIONS AND
DEMOLITION PLAN FOR EXISTING TREE AND STUMP
REMOVAL.

[illegible]

PERMIT SUBMITTAL **SO**

ATKINS 1600 RIVEREDGE PARKWAY
SUITE 600
ATLANTA, GEORGIA
30028

Tel: 770-933-2800
Fax: 770-933-0971
Copyright © Atkins Limited (2013) www.atkinsglobal.com

Client

 **ASHLEY®**
FURNITURE INDUSTRIES INC.

ASHLEY FURNITURE INDUSTRIES
ONE ASHLEY WAY
ARCADIA, WISCONSIN 54612
608-323-6279

Project Title

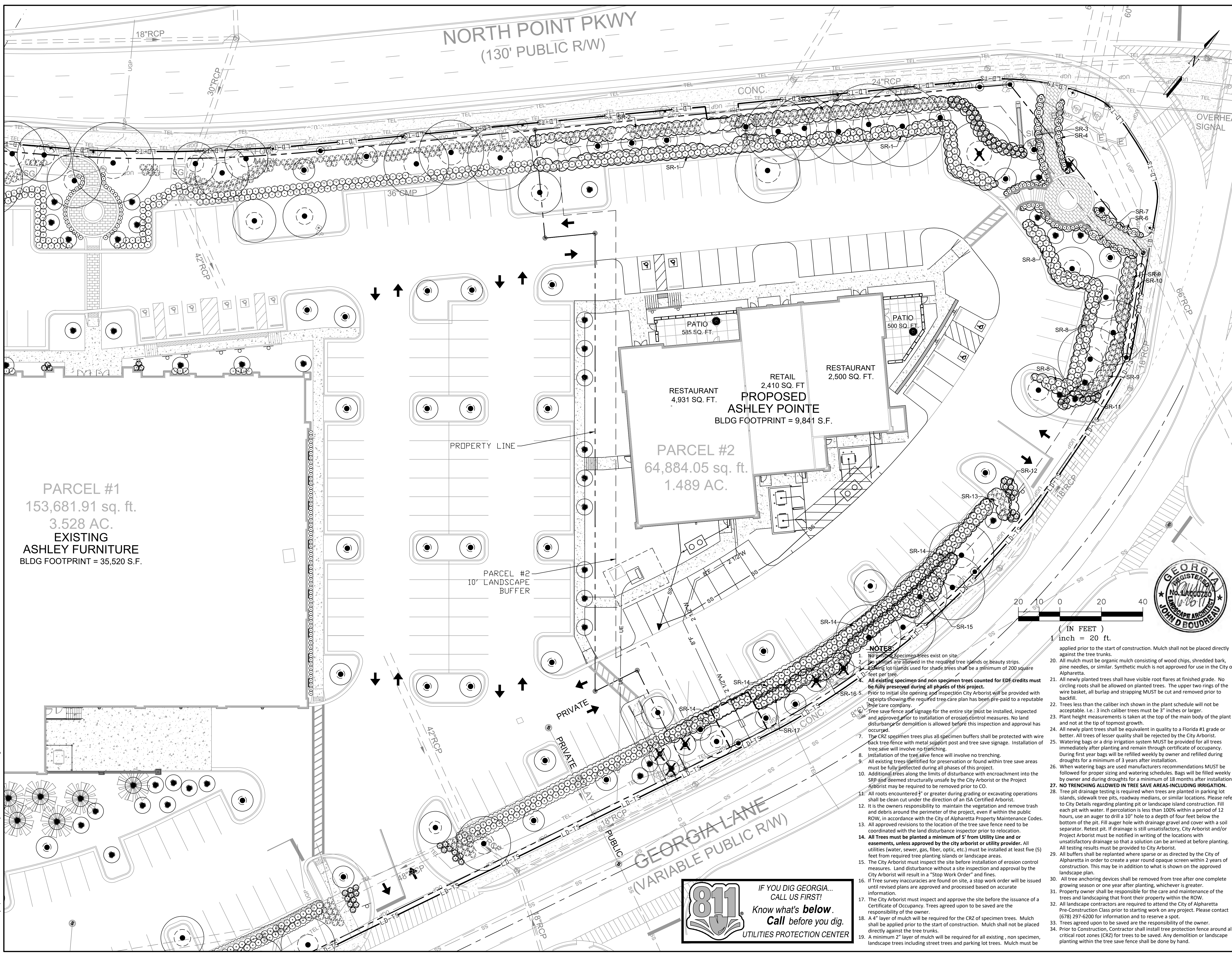
ASHLEY POINTE
5970 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

EXISTING TREE SURVEY

Scale 1" = 30'	Designed CLH	Drawn CLH	Checked JDB	Authorized GNK
Original Size ARCH D	Date 6/29/17	Date 6/29/17	Date 6/29/17	Date 6/29/17
Drawing Number 100042700-1-10				Revision 000

NOT RELEASE FOR CONSTRUCTION ***/**

Jun 26, 2017 - 2:38pm
I:\100042702\Ashley\Alpha\Area\CDWG\BASE\CDWG\Ashley Pointe\53801-L-1.0-L-1.7.dwg



LEGEND

- EXISTING TREE LOCATION
- EXISTING TREE CRITICAL ROOT ZONE (1.3 FEET X INCHES DBH = RADIUS IN FEET)
- EXISTING TREE STRUCTURAL ROOT PLATE ZONE (.5 FEET X INCHES DBH = RADIUS IN FEET)
- TREE PROTECTION FENCING
- TREE PROTECTION FENCING AND LAND DISTURBANCE
- EXISTING SHRUB
- EXISTING SHRUB GROUPING
- EXISTING TREE REMOVAL

REFER TO SHEET L-1.2 FOR EXISTING TREE AND SHRUB INVENTORY AND ASSESSMENT.

REFER TO SHEET L-1.3 & L-1.4 FOR TREE LANDSCAPE PLAN AND SHRUB AND GROUNDCOVER LANDSCAPE PLAN. REFER TO SHEET L-1.4 FOR SHRUB AND GROUNDCOVER LANDSCAPE PLAN FOR SHRUB AND GROUNDCOVER REMOVAL AND REPLACEMENT.

REFER TO SHEET C-1.2. EXISTING CONDITIONS AND DEMOLITION PLAN FOR EXISTING TREE AND STUMP REMOVAL.

Rev.	Date	Description	By	Chk'd	App'd
Drawing Status					
PERMIT SUBMITTAL					SO

ATKINS

1600 RIVEREDGE PARKWAY
SUITE 600
ATLANTA, GEORGIA
30028

Tel: 770-933-2800
Fax: 770-933-0971
www.atkinsglobal.com

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Client

ASHLEY
FURNITURE INDUSTRIES INC.
ASHLEY FURNITURE INDUSTRIES
ONE ASHLEY WAY
ARCADIA, WISCONSIN 54612
608-323-6279

Project Title

ASHLEY POINTE
5970 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

Drawing Title

EXISTING SHRUB SURVEY

Scale	Designed	Drawn	Checked	Authorized
1" = 30'	CLH	CLH	JDB	GNK

Original Size	Date	Date	Date	Date
ARCH D	6/29/17	6/29/17	6/29/17	6/29/17

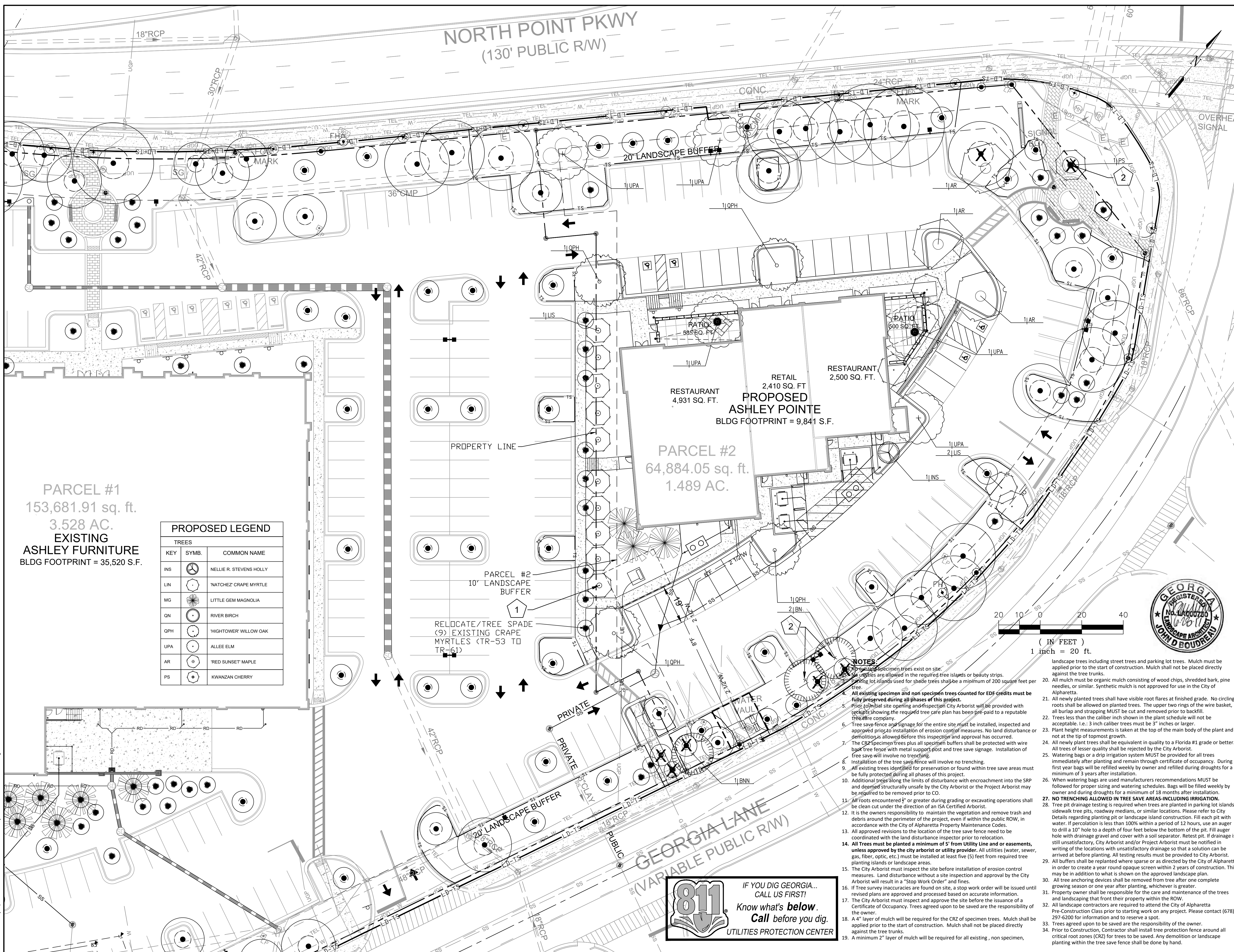
Drawing Number	Revision
100042702-L-1.1	000

811

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CALL US FIRST!
Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER

NOT RELEASE FOR CONSTRUCTION ***/**/

Jun 29, 2017 - 2:40pm
11/100042702 Ashley Furniture/CAD/DWG/BASE/CD/CS/Ashley Pointe/53901-L-1.0-L-1.7.dwg



PARCEL #1
153,681.91 sq. ft.
3.528 AC.
EXISTING
ASHLEY FURNITURE
BLDG FOOTPRINT = 35,520 S.F.

PROPOSED LEGEND		
TREES		
KEY	SYMB.	COMMON NAME
INS		NELLIE R. STEVENS HOLLY
LIN		'NATCHEZ' CRAPE MYRTLE
MG		LITTLE GEM MAGNOLIA
QN		RIVER BIRCH
QPH		'HIGHTOWER' WILLOW OAK
UPA		ALLEE ELM
AR		'RED SUNSET' MAPLE
PS		KWANZAN CHERRY

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LANDSCAPE PLAN NOTES

1

CONTRACTOR TO RELOCATE/TREE SPADE (9) EXISTING CRAPE MYRTLES AND PLANT AT THE PROPOSED LOCATION SHOWN ON THE PLANS.

2

TREE TO BE REPLACED BY OTHERS AS PER PARCEL 1 LANDSCAPE BOND.

LEGEND

EXISTING TREE LOCATION

EXISTING TREE CRITICAL ROOT ZONE (1.3 FEET X INCHES DBH = RADIUS IN FEET)

EXISTING TREE STRUCTURAL ROOT PLATE ZONE (.5 FEET X INCHES DBH = RADIUS IN FEET)

TREE PROTECTION FENCING

TREE PROTECTION FENCING AND LAND DISTURBANCE

EXISTING SHRUB

EXISTING SHRUB GROUPING

EXISTING TREE REMOVAL

REFER TO SHEET L-1.5 FOR PLANT SCHEDULE, DETAILS, NOTES, AND SITE DENSITY CALCULATIONS.

REFER TO SHEET L-1.4 FOR SHRUB AND GROUND COVER LANDSCAPE PLAN.

REFER TO SHEET C-1.2, EXISTING CONDITIONS AND DEMOLITION PLAN FOR EXISTING TREE AND STUMP REMOVAL.

Rev.	Date	Description	By	Chk'd	App'd
Drawing Status					
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Client					
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Project Title					
Drawing Title					
Scale					
Original Size					
Drawing Number					

1600 RIVEREDGE PARKWAY
SUITE 600
ATLANTA, GEORGIA
30028

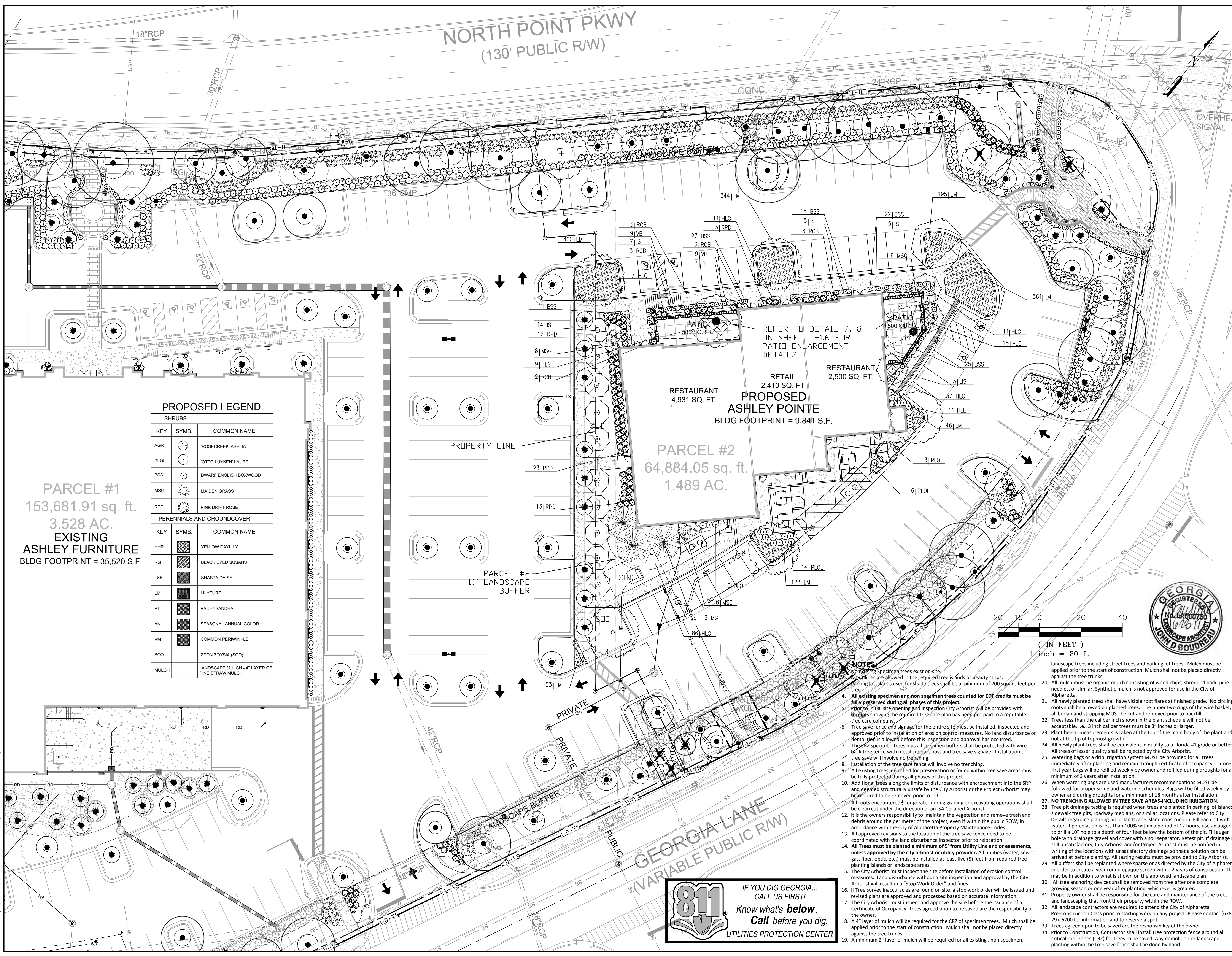
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ASHLEY FURNITURE INDUSTRIES INC.
ONE ASHLEY WAY
ARCADIA, WISCONSIN 54612
608-323-6279

Scale	1" = 30'	Designed	CLH	Drawn	CLH	Checked	JDB	Authorized	GNK	
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Drawing Number	100042702-L-1.3								Revision	000

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Jun 29, 2017 - 2:40pm
11/100042702 Ashley Pointe53901-L-1.0 - L-1.7.dwg



LANDSCAPE PLAN NOTES

LEGEND

EXISTING TREE LOCATION

EXISTING TREE CRITICAL ROOT ZONE (1.3 FEET X INCHES DBH = RADIUS IN FEET)

EXISTING TREE STRUCTURAL ROOT PLATE ZONE (.5 FEET X INCHES DBH = RADIUS IN FEET)

TREE PROTECTION FENCING

TREE PROTECTION FENCING AND LAND DISTURBANCE

EXISTING SHRUB

EXISTING SHRUB GROUPING

EXISTING TREE REMOVAL

REFER TO SHEET L-1.5 FOR PLANT SCHEDULE, DETAILS, NOTES, AND SITE DENSITY CALCULATIONS.

REFER TO SHEET C-1.2, EXISTING CONDITIONS AND DEMOLITION PLAN FOR EXISTING TREE AND STUMP REMOVAL.

Rev.

Date

Description

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App'd

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ONE ASHLEY WAY

ARCADIA, WISCONSIN 54612

608-323-6279

Project Title

ASHLEY POINTE
5970 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

Drawing Title

LANDSCAPE PLAN
SHRUB AND GROUNDCOVER

Scale

1" = 30'

Designed

CLH

Drawn

CLH

Checked

JDB

Authorized

GNK

Original Size

ARCH D

Date

6/29/17

Date

6/29/17

Date

6/29/17

Date

6/29/17

Drawing Number

100042702-L-1.4

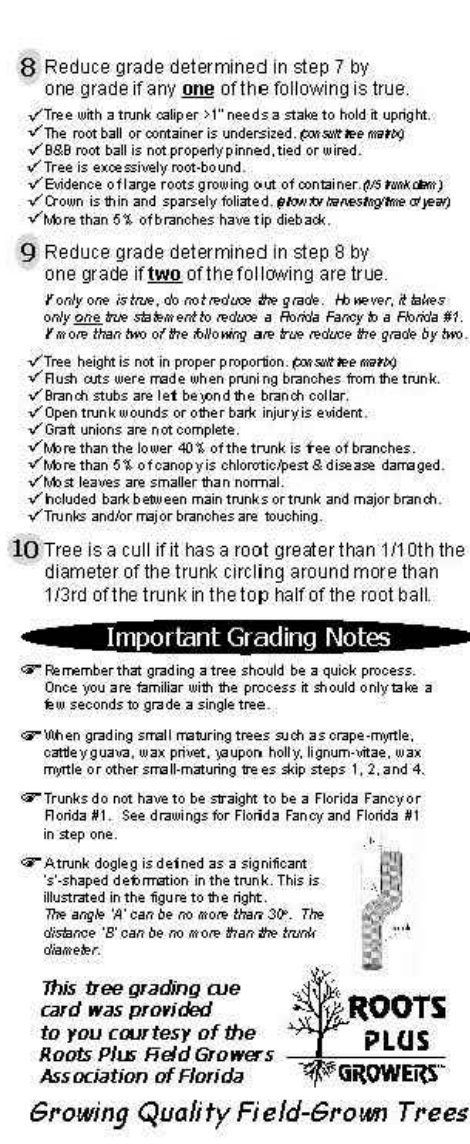
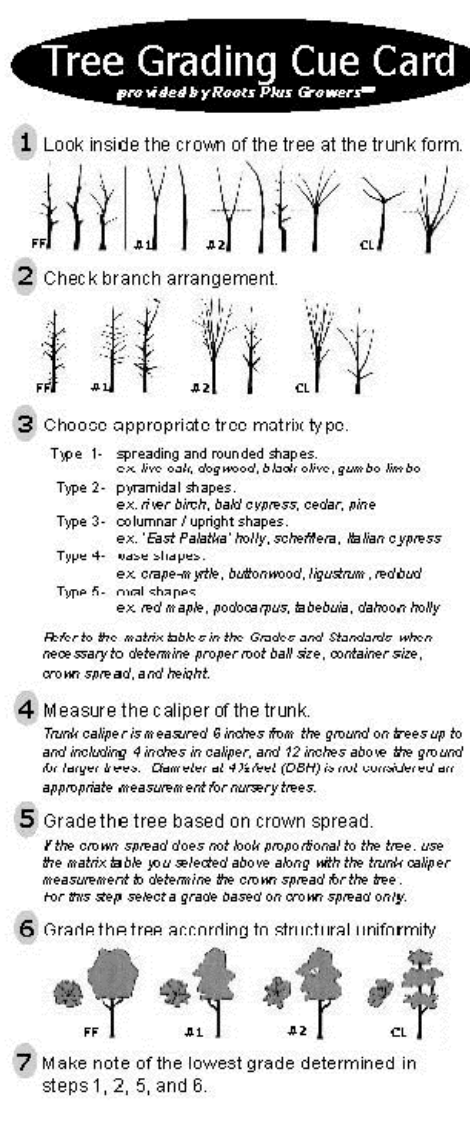
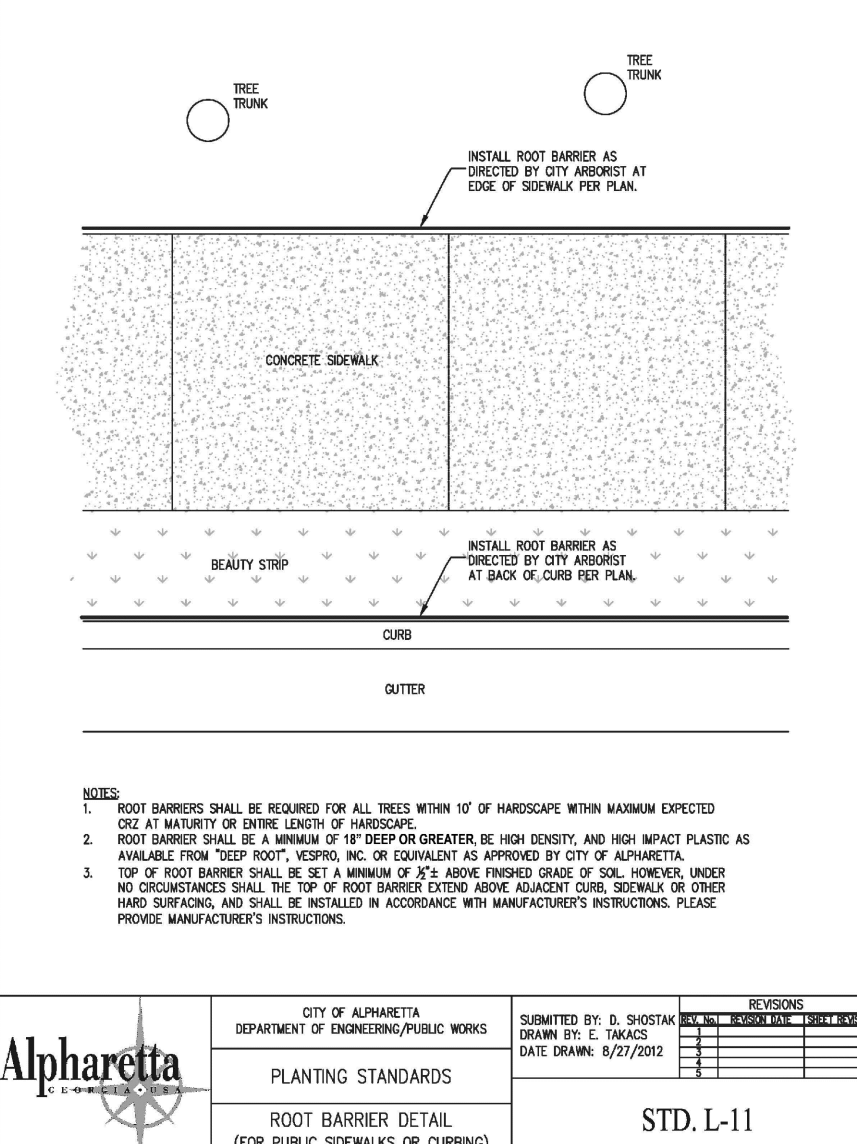
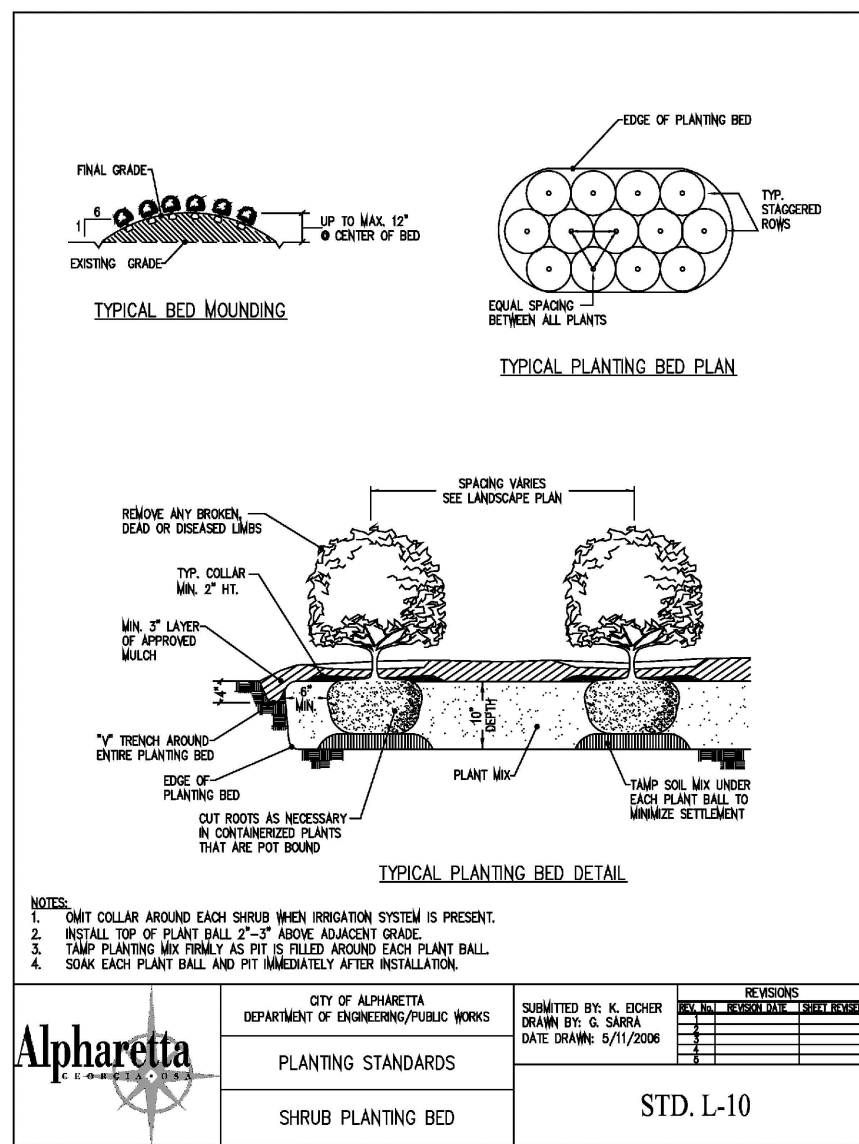
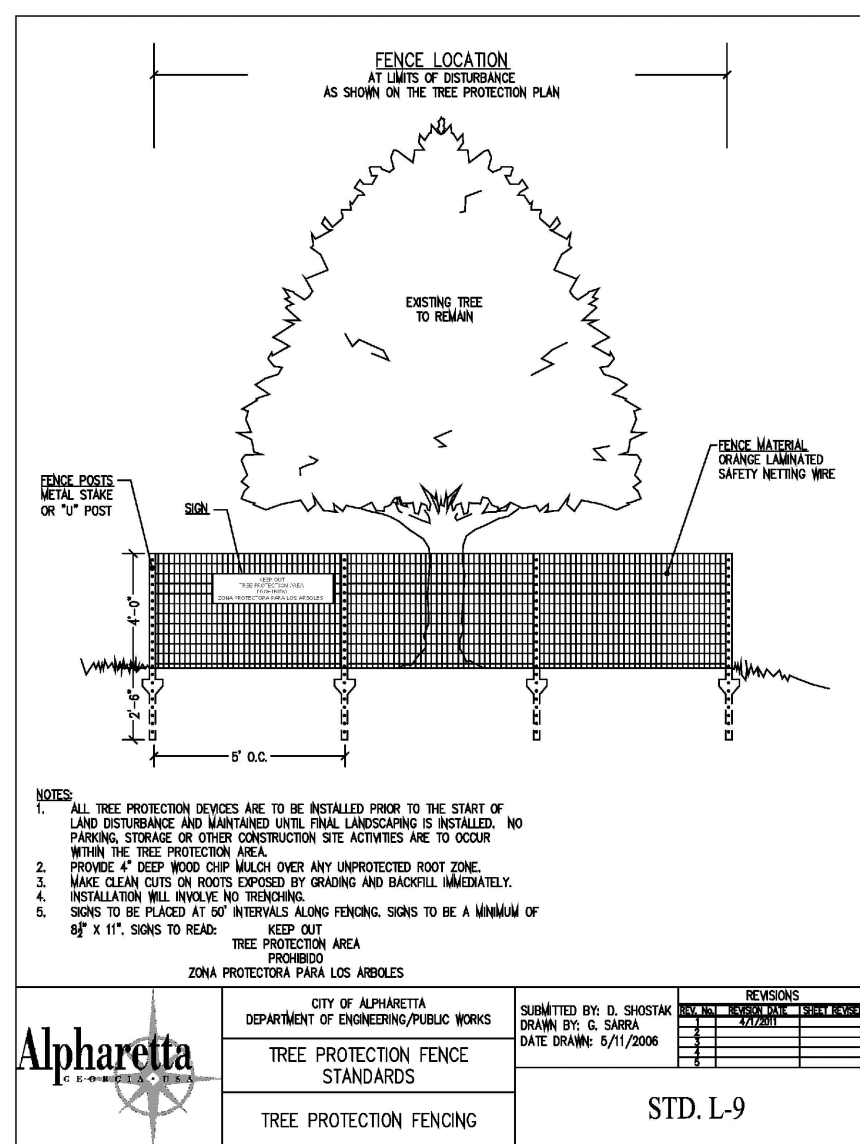
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REPLACEMENT DENSITY FACTOR (RDF)									
PARCEL #2 (OUTPARCEL) PLANT SCHEDULE AND CALCULATIONS									
TREES									
KEY	QTY.	SYMB.	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	UNIT VALUE	TOTAL UNITS	% OF TREE REPLACEMENT
ARF	3		'RED SUNSET' MAPLE	ACER RUBRUM 'RED SUNSET'	4" CAL.	B&B, STRAIGHT LEADER, FULL HEAD, LIMB BRANCHES UP TO 6'.	0.6	2.4	12%
BN	2		RIVER BIRCH 'DURA-HEAT'	BETULA NIGRA 'DURA-HEAT'	4" CAL.	B&B, STRAIGHT LEADER, FULL HEAD, SINGLE STEM, LIMB BRANCHES UP TO 6' REPLACE PER PARCEL 1 LANDSCAPE BOND (BY OTHERS)	0.6	1.2	12%
BNN	1		RIVER BIRCH 'DURA-HEAT'	BETULA NIGRA 'DURA-HEAT'	4" CAL.	B&B, STRAIGHT LEADER, FULL HEAD, SINGLE STEM, LIMB BRANCHES UP TO 6'.	0.6	0.6	
INS	1		NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	9-10' HT. (2" Cal. Exem)	B&B, UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, FULL TO THE GROUND	0.4	0.4	
LIS	6		NATCHEZ GRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	9-10' HT. (2" Cal. Exem)	B&B, FULL HEAD, MULTI STEM, LIMB BRANCHES UP TO 42"	0.4	2.4	23%
MG	3		LITTLE GEM MAGNOLIA	MAGNOLIA G. 'LITTLE GEM'	9-10' HT. (2" Cal. Exem)	B&B, STRAIGHT LEADER, FULL HEAD, BRANCHED TO THE GROUND.	0.4	1.2	11%
PS	1		KWANZAN CHERRY	PRUNUS SERRULATA KWANZAN	9-10' HT. (2" Cal. Exem)	B&B, SINGLE-STEM, PRUNE UP TO 42". REPLACE PER PARCEL 1 LANDSCAPE BOND (BY OTHERS)	0.4	0.4	4%
GPH	4		'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	4" CAL.	B&B, STRAIGHT LEADER, FULL HEAD, LIMB BRANCHES UP TO 6'.	0.6	2.4	15%
UPA	5		ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	4" CAL.	B&B, STRAIGHT LEADER, FULL HEAD, LIMB BRANCHES UP TO 6'.	0.6	3.0	19%
TOTALS	26							14.0	100%
SHRUBS									
KEY	QTY.	SYMB.	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS			
BSS	100		KOREAN BOXWOOD	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	3 GAL.	CONT., 2" O.C., DENSELY FOLIATED.			
HLL	11		LITTLE LIME HYDRANGEA	HYDRANGEA P. 'LITTLE LIME'	3 GAL.	CONT., 3" O.C., DENSELY FOLIATED.			
PLOL	26		'OTTO LUYKEN' LAUREL	PRUNUS L. 'OTTO LUYKEN'	3 GAL.	CONT., 3" O.C., DENSELY FOLIATED.			
RCD	21		CAREFREE BEAUTY ROSE	ROSA 'BUCBI' CAREFREE BEAUTY	3 GAL.	CONT., 3" O.C., DENSELY FOLIATED.			
ROB	51		PINK DRIFT ROSE	ROSA 'MELOCCOS' PINK DRIFT	3 GAL.	CONT., 3" O.C., DENSELY FOLIATED.			
PERENNIALS AND GROUNDCOVER									
KEY	QTY.	SYMB.	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS			
HLG	176		LITTLE GRAPETTE DAYLILY	HEMEROCALLIS 'LITTLE GRAPETTE'	1 GAL.	DENSELY FOLIATED, PLANT 12" O.C.			
IS	38		SIBERIAN IRIS	IRIS SIBERICA 'CAESAR'S BROTHER'	1 GAL.	DENSELY FOLIATED, PLANT 18" O.C.			
LM	1,722		LIL' TURF	LIRIOPE MUSCARI 'VARIEGATA'	4" POT	DENSELY FOLIATED, PLANT 12" O.C.			
MSG	20		MISCANTHUS S. 'GRACILLIMUS'	MAIDEN GRASS	1 GAL.	DENSELY FOLIATED, PLANT 48" O.C.			
VB	18		VERBENA BONARIENSIS	TALL VERBENA	1 GAL.	DENSELY FOLIATED, PLANT 12" O.C.			
CONTAINER PLANTINGS AT PATIOS									
KEY	QTY.		COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS			
BSS	3		KOREAN BOXWOOD	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	1 GAL.	DENSELY FOLIATED, PLANT 12" O.C.			
ES	33		SHORTY SPURGE	EUPHORBIA WULFENII 'SHORTY'	1 GAL.	DENSELY FOLIATED, PLANT 18" O.C.			
GB	9		BROOKSIDE CRANESBILL	GERANIUM X 'BROOKSIDE'	1 GAL.	DENSELY FOLIATED, PLANT 12" O.C.			
GS	12		WHIRLING BUTTERFLIES GAURA	GAURA 'WHIRLING BUTTERFLIES'	1 GAL.	DENSELY FOLIATED, PLANT 48" O.C.			
IP	17		VARIEGATED IRIS	IRIS PALLIDA 'VARIEGATA'	1 GAL.	DENSELY FOLIATED, PLANT 12" O.C.			
LA	24		CREEPING JENNY	LYSIMACHIA AUREA	4" P.P.	DENSELY FOLIATED, PLANT 12" O.C.			
LMS	12		MUNSTEAD LAVENDER	LAVANDULA A. 'MUNSTEAD'	1 GAL.	DENSELY FOLIATED, PLANT 12" O.C.			
RP	8		PROSTRATE ROSEMARY	ROSMARINUS O. PROSTRATUS	4" P.P.	DENSELY FOLIATED, PLANT 12" O.C.			
SDB	22		DRAGON'S BLOOD STONECROP	SEDUM SPURIOUS 'DRAGON'S BLOOD'	4" P.P.	DENSELY FOLIATED, PLANT 12" O.C.			
SOD	+/- 284 SY.		ZEON ZOYSIA (SOD)						
MULCH	+/- 48 CY		LANDSCAPE MULCH - 4" LAYER OF PINE STRAW MULCH						
FERTILIZE PER SOIL TEST RESULTS									

PARCEL #2 (OUTPARCEL)
SITE DENSITY FACTOR (SDF): (20 UNITS PER ACRE)
 EXISTING SITE ACREAGE = 1.489 ACRES
 STORM SEWER EASEMENT = 0.056 ACRES
 WATER VAULT/METER EASEMENT = 0.009 ACRES

NET ACREAGE EXCLUDING REQUIRED STORM SEWER AND
WATER VAULT/METER EASEMENTS = 1.424 ACRES

NET ACREAGE = 1.424 AC. X 20 UNITS / AC = 28.48
REQUIRED SITE DENSITY FACTOR (SDF) = 28.48 UNITS

EXISTING DENSITY FACTOR = 15.0 (SEE CHART FOR
EXISTING TREE INVENTORY)

REPLACEMENT DENSITY FACTOR (RDF)
 $28.48 \text{ (SDF)} - 15.0 \text{ (EDF)} = 13.48 \text{ RDF UNITS REQUIRE}$
 $14.0 \text{ (RDF)} + 15.0 \text{ (EDF)} = 29.00 \text{ (SDF)}$

SITE DENSITY REQUIREMENT IS SATISFIED

* NO EXISTING SPECIMEN TREES EXIST ON SITE. NO RECOMPENSE IS REQUIRED.

LANDSCAPE PLANTING NOTES

1. The Contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked, prior to beginning work. Caution shall be exercised to avoid interruptions of services. The Landscape Contractor is responsible for repair to any existing buried utilities damaged during construction.
2. The quantities shown in the plant list are solely for the information of the Landscape Contractor. The Contractor is to verify the quantities as shown on the planting plan. Any difference in the quantities should be brought to the attention of the Landscape Architect for clarification.
3. Do not scale from drawings.
4. Final location of all plant material shall be subject to the approval of the owner's representative. Before installation, the contractor is to notify the owner's representative for inspection after the layout is complete. Field verify plant locations with Landscape Architect prior to installation of any plant material. Any plant material installed prior to the owner's representative's approval will be subject to adjustment/relocation at the Landscape Contractor's expense.
5. All plant material shall conform with the latest edition of "American Standards for Nursery Stock" by the American Nursery & Landscape Association, Inc. All plant material shall meet or exceed the specifications of the federal, state and county laws requiring inspection for plant disease and insect control. One plant of each species shall be provided for the owner's review with the name and size of the plant in accordance with the standards of practice for the American Nursery & Landscape Association, Inc. (ANLA). Botanical names shall take precedence over common names.
6. The Contractor shall remove all dead wood or suckers and all broken or damaged branches, in accordance with the (ANLA) to preserve the natural character of the tree.
7. All planting pits shall be free of rocks, gravel and other debris. All planting pits are to be prepared in accordance with the planting details.
8. Plant Quality: All plants shall be sound, free of plant disease or pests and shall have a healthy, normal root system free of girdling roots. Trees are to be planted the appropriate depth, exposing the root flare. The owner's representative reserves the right to reject at any time, an and/or all plant material that does not meet the specifications as set forth in the planting schedule.
9. No substitution of plant species shall be made without prior written permission from the Landscape Architect.
10. The Landscape Contractor is responsible for fully maintaining all planting (including, but not limited to: watering, spraying, mulching, pruning, mowing, fertilizing, etc. as directed by the owner's representative) of all planting areas and grassed areas until the work is accepted in total by the owner's representative. The bank stabilization grading method shall be established in a consistent manner with all other cut slopes.

11. The Contractor shall completely guarantee and warranty all plant material for three (3) years. Final acceptance will be granted upon completion of the entire project by the owner's representative. The Contractor shall promptly make all replacements before, during or at the end of the guarantee/warranty period (as per direction of the owner's representative). As part of the three (3) year guarantee/warranty period, the Contractor shall be responsible for maintaining (watering all plant material and turf, maintaining irrigation system, pruning, weeding, mowing, trimming, mulching, fertilizing and spraying, etc...) of all plant material on site. Contractor shall refer and adhere to sheet L-1.8 for short and long term landscape maintenance plan.
12. Any plant material which dies, turns brown or defoliates (prior to final acceptance of the work and during the course of the one year guarantee period) shall be promptly removed from the site and replaced with material of the same species, quality and size and meeting all plant list specifications.
13. Burlap material on balled and burlapped plants shall be the type which will decay within two years (no synthetics, plastics, or treated, etc.). After setting balled and burlapped plants in the planting pit, all binder twine shall be cut and the burlap shall be removed from the top 1/3 of the rootball.
14. All shrub bed areas shall be top-dressed with a minimum 4" pinestraw.
15. Spray trees and shrubs with anti-desiccant, prior to transplanting and transporting if foliage is present. All plant material must be protected during shipment from wind by a tarpaulin.
16. The owner's representative reserves the right to reject, at any time until the end of the guarantee/warranty period, any and/or all plant material that does not meet the specifications as set forth here in and in the plant schedule.
17. All plant materials shall be planted as per the planting details or the plantings notes.
18. For plant bed areas, all existing turf and vegetation shall be stripped and removed prior to the installation of any plant material.
19. Backfill mixture shall contain amendment grade (finely ground) pine bark and/or peat moss. Quantity used shall be 1/3 of the volume of the planting pit. Amendment shall be mixed thoroughly with the entire contents of planting pit, and then backfill around the rootball.
20. All plant material shall be properly watered immediately after planting by the Contractor. Water will be applied at a rate that will completely soak the entire rootball regardless of weather conditions. Therefore, if the height of the rootball is 24", then the plant should be watered to a depth of 24".
21. If grass seeding is done at a time that is not the appropriated planting season, temporary grassing shall be provided. Temporary grassing shall be Winter Rye. The Landscape Contractor shall then be responsible for seeding all turf areas called out on the plan during the next appropriated planting season.
22. Preferable planting schedule and planting preparation between October 15 and March 15.

CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS

II. LAND DISTURBANCE PERMIT SITE REQUIREMENTS

STRATEGY 1 - WATER CONSERVATION BASICS

- ✓ Select vegetation and site design components that are adapted to the site's climatic conditions. (Refer to sheet L-1.4 & L-1.5 Tree and Shrub Landscape Plans. Plant material selected is native to the piedmont of Georgia)
- ✓ Achieve multiple water uses simultaneously. Design infiltration basins that are attractive and provide habitat.
(The existing site does not require or allow for water infiltration basins. The existing landscape buffers, vegetation, and open space allow for water infiltration that is attractive and provide habitat.)
- ✓ Multiple planting beds to minimize evaporation and maximize water retention. Maintain 3 inch minimum mulch layer to the drip line of trees and shrubs.
(Refer to sheet L-1.3, L-1.4, and L-1.5 Tree and Shrub Landscape Plans and Plant Schedule. A 4" layer of pine straw mulch is specified.)
- ✓ Protect soils to optimize water retention and support healthy plants. Use soil improvement techniques to break compaction and increase infiltration of rates. Protect soils and vegetation to enhance absorption, retention, and infiltration of precipitation.
(Refer to sheet L-1.3, L-1.4, and L-1.5 Tree and Shrub Landscape Plans and Plant Schedule. The plan notes for the contractor to bed prep and amend the soil to a depth of 3 feet for proposed tree islands and top dress and amend landscape areas with mushroom compost.)

- ✓ Provide proper placement of plants to help keep urban environments cooler, reducing needs for air-conditioning electricity and water use associated with electricity.
(Refer to sheet L-1.3, L-1.4, and L-1.5 Tree and Shrub Landscape Plans and Plant Schedule. The landscape plans provide many large shade trees for the proposed building and parking lot areas. Many existing trees are remaining to help provide energy savings. The west and southern facing sides are proposed to be planted with deciduous shade trees to help get the building cooler in the warmer seasons and warmer in the cooler seasons.)
- ✓ Provide adequate space for vegetation growth.
(Refer to sheet L-1.3, L-1.4, and L-1.5 Tree and Shrub Landscape Plans and Plant Schedule. The landscape plans provide for adequate space for all plant material proposed.)
- ✓ Group plants with similar water needs together to maximize irrigation efficiency.
(Refer to sheet L-1.3, L-1.4, and L-1.5 Tree and Shrub Landscape Plans and Plant Schedule. The proposed plant material is grouped and allows for similar watering needs for maximize irrigation efficiency.)
- ✓ Develop short- and long-term sustainable maintenance plans.
(Refer to sheet L-1.8 Landscape Maintenance Plan.)

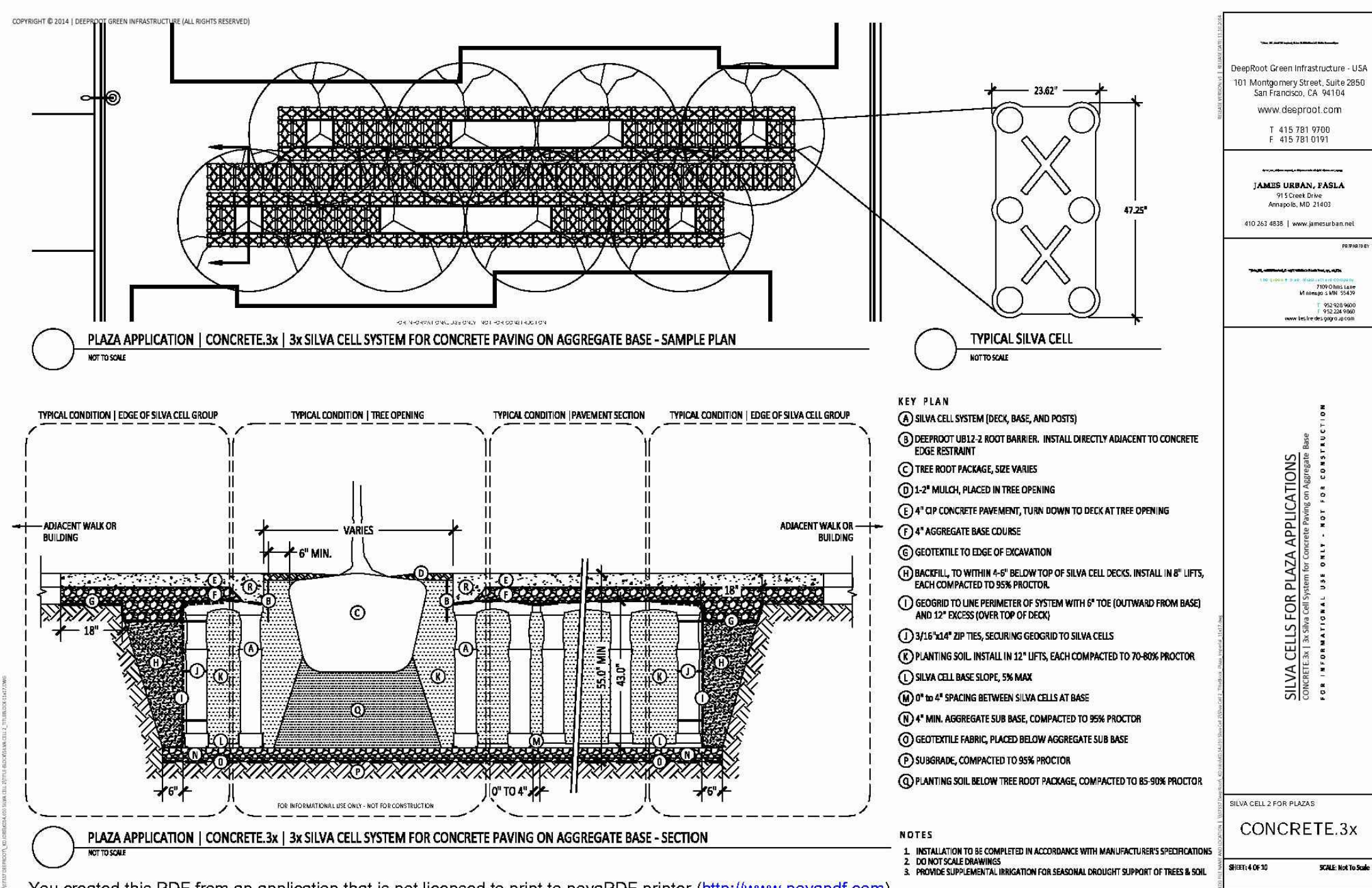
STRATEGY 2 - USE WATER CONSERVATION PLANNING TECHNIQUES

- ✓ 1. Maintain large areas of existing vegetation which provide shade and evapotranspiration to cool buildings. Protect vegetation canopy and forest leaf litter. Install mulberryed planting schemes that replicate natural sites with both canopy and vegetative ground cover. Large plants must be 10% greater than each other.
- (Refer to sheets 1-3, 1-4, and 1-5 Tree and Shrub Landscape Plans and Plant Schedule.)
- The proposed landscape plan maintains large areas of existing vegetation within the landscape buffers and also supplements with additional plant material.)
- ✓ 2. Limit turf areas. Where turf is desired, select drought-tolerant, low nutrient lawn species that will reduce maintenance requirements.
- (Refer to sheets 1-3, 1-4, and 1-5 Tree and Shrub Landscape Plans and Plant Schedule.)
- The proposed landscape plan limits turf areas. Larger areas where trees or trees or plantings are not desired, a low maintenance drought tolerant soil is proposed.)
- ✓ 3. Utilize water-efficient irrigation systems that use drip or subsurface delivery methods, tailor irrigation to weather conditions, and measure soil moisture.
- Irrigation plans will be completed once the landscape plans are approved. A water-efficient drip irrigation system will be utilized with an automated timer, rain sensors, soil moisture sensors, etc.,)

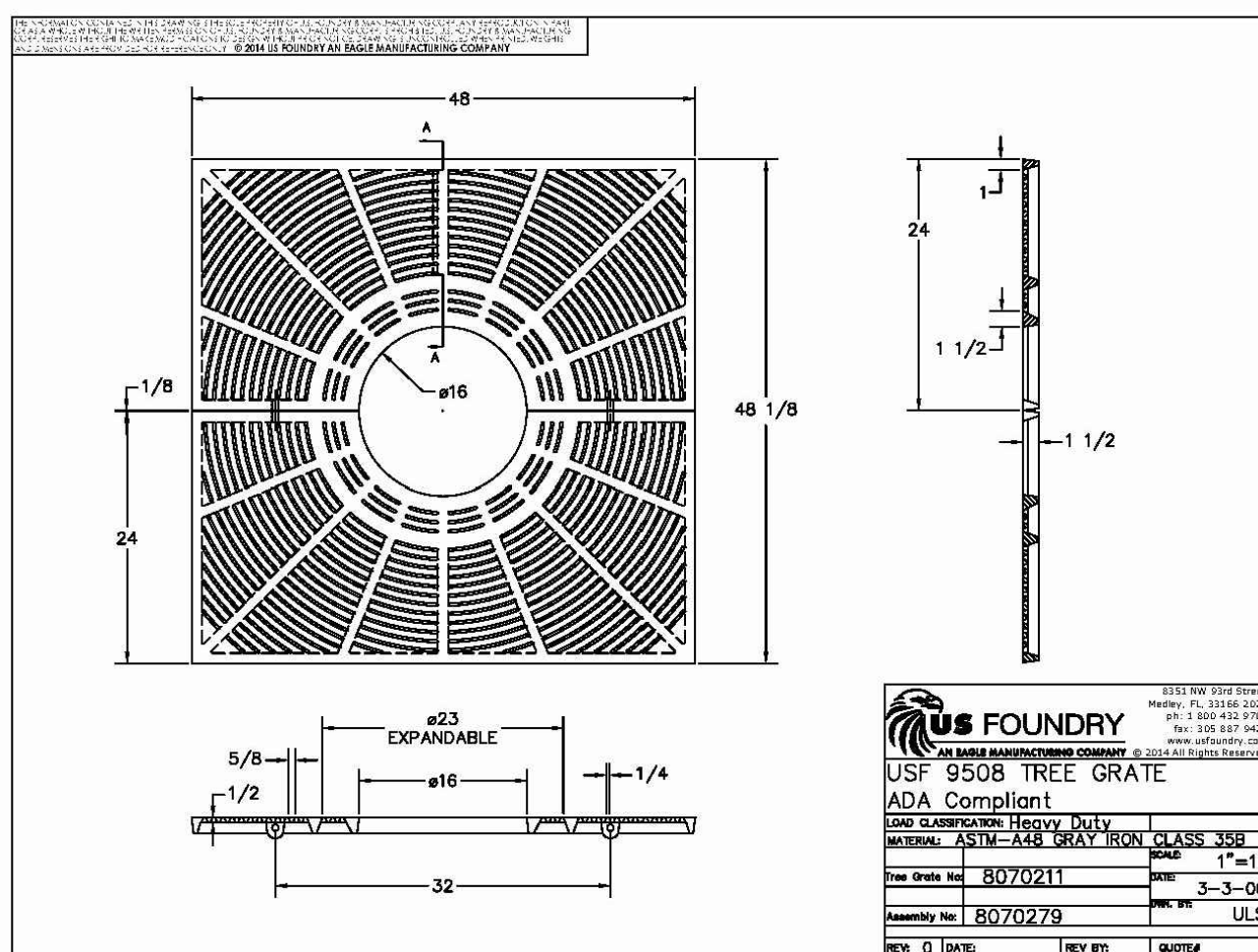


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Drawing Status				Suitability
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Client				
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Project Title				
ASHLEY POINT 5970 NORTH POINT PARKWAY ALPHARETTA, GA 30022				
Drawing Title				
LANDSCAPE SCHEDULE, NOTES, AND DETAILS				
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100042702-L-1.5				000

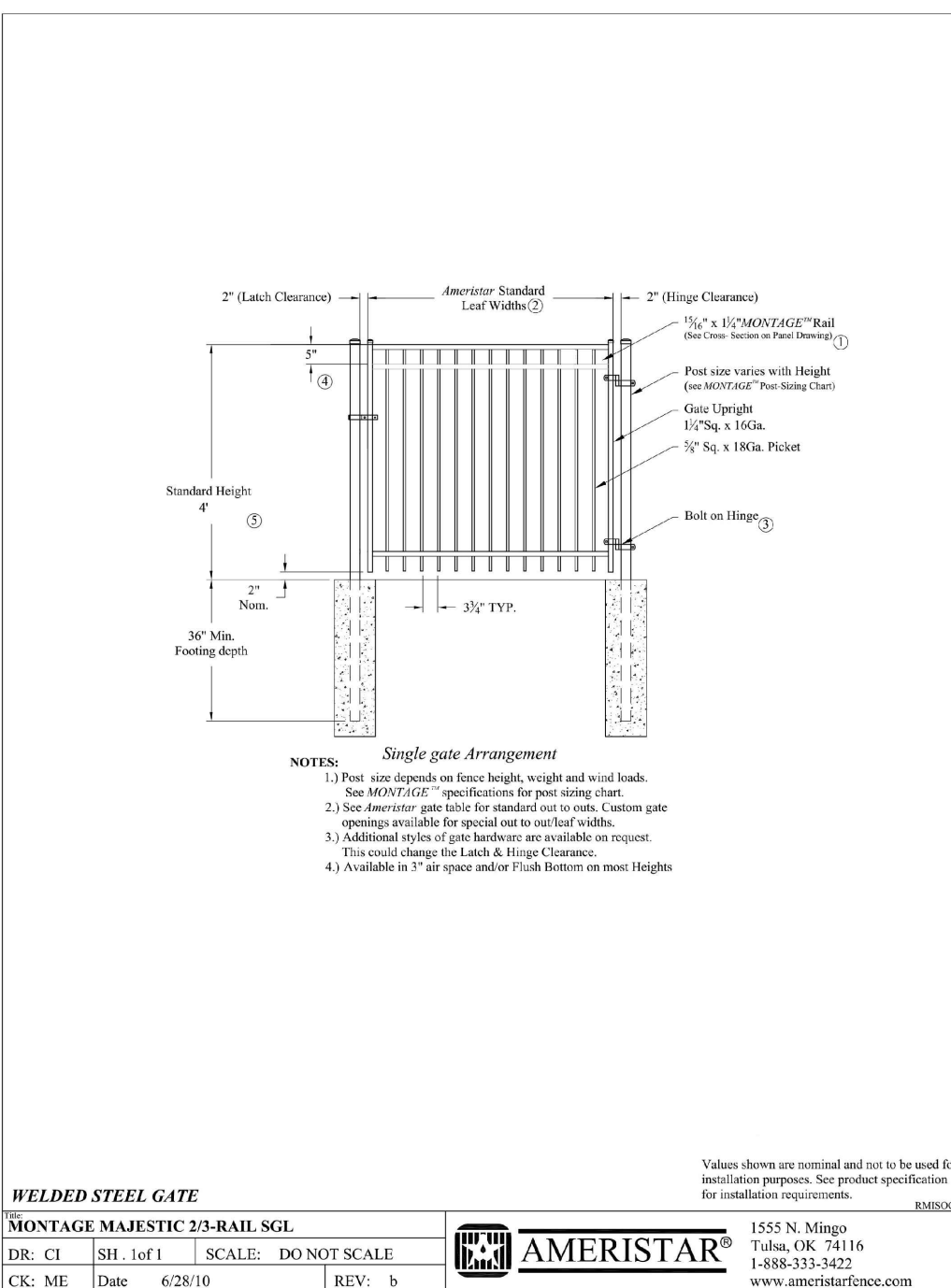
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1 SILVA CELL TREE WELL PATIO PLANTER DETAIL
SCALE: N.T.S.



3 ADA TREE GRATE DETAIL
SCALE: N.T.S.



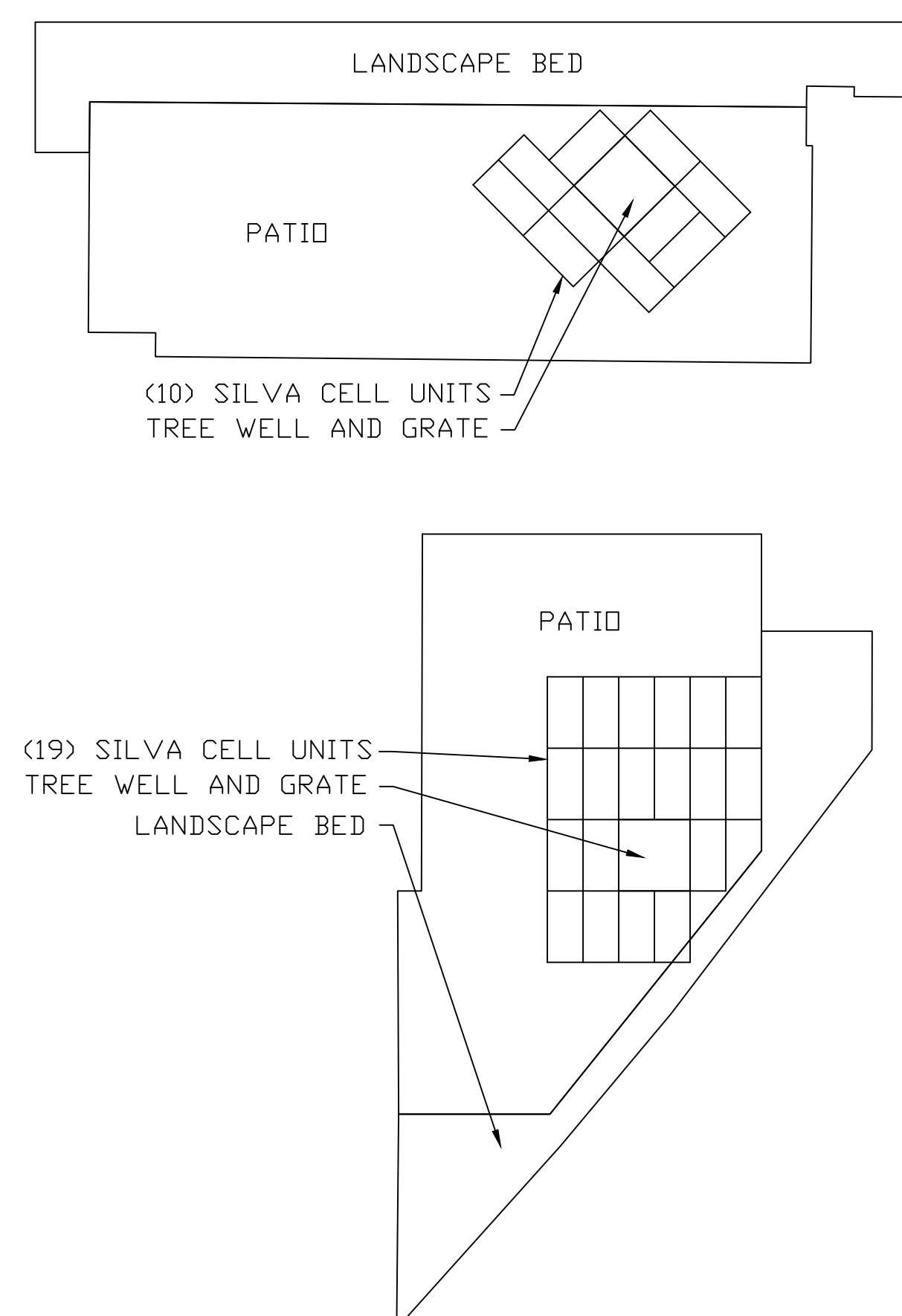
4 WELDED STEEL GATE DETAIL
SCALE: N.T.S.



Veradek -Metallic Series, Pedestal Tall
Size: W 17" L 17" H 40"
<http://veradekoutdoor.com/pedestal>

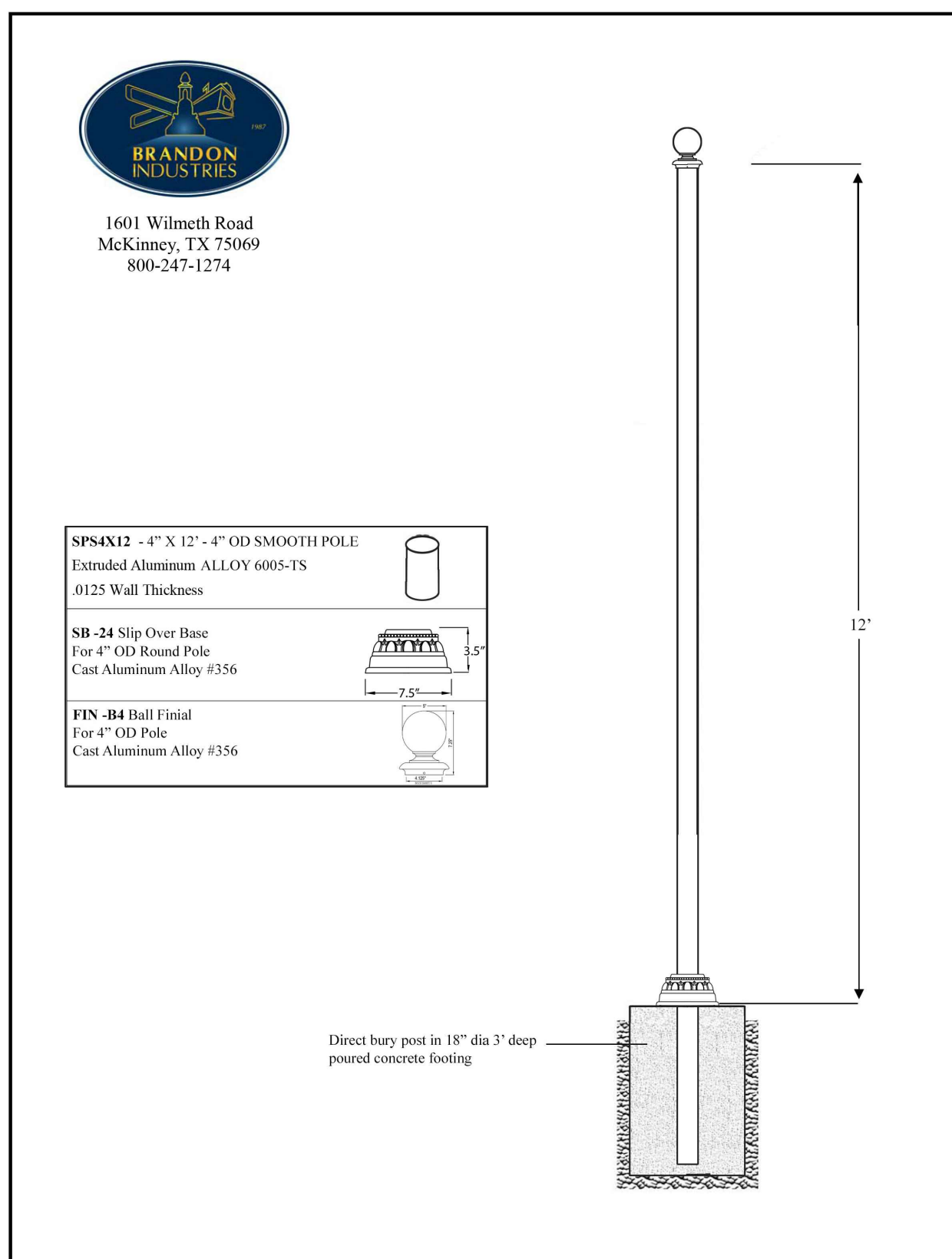


MANUFACTURER:
Veradek, USA Warehouse
 10431 N. Commerce Pkwy,
 Miramar, FL 33025
 Telephone: +1 888 538 5552
 E-mail: info@veradek.com
 Veradek -Metallic Series, Span Large
 Size: L 42" W 16" H 32"

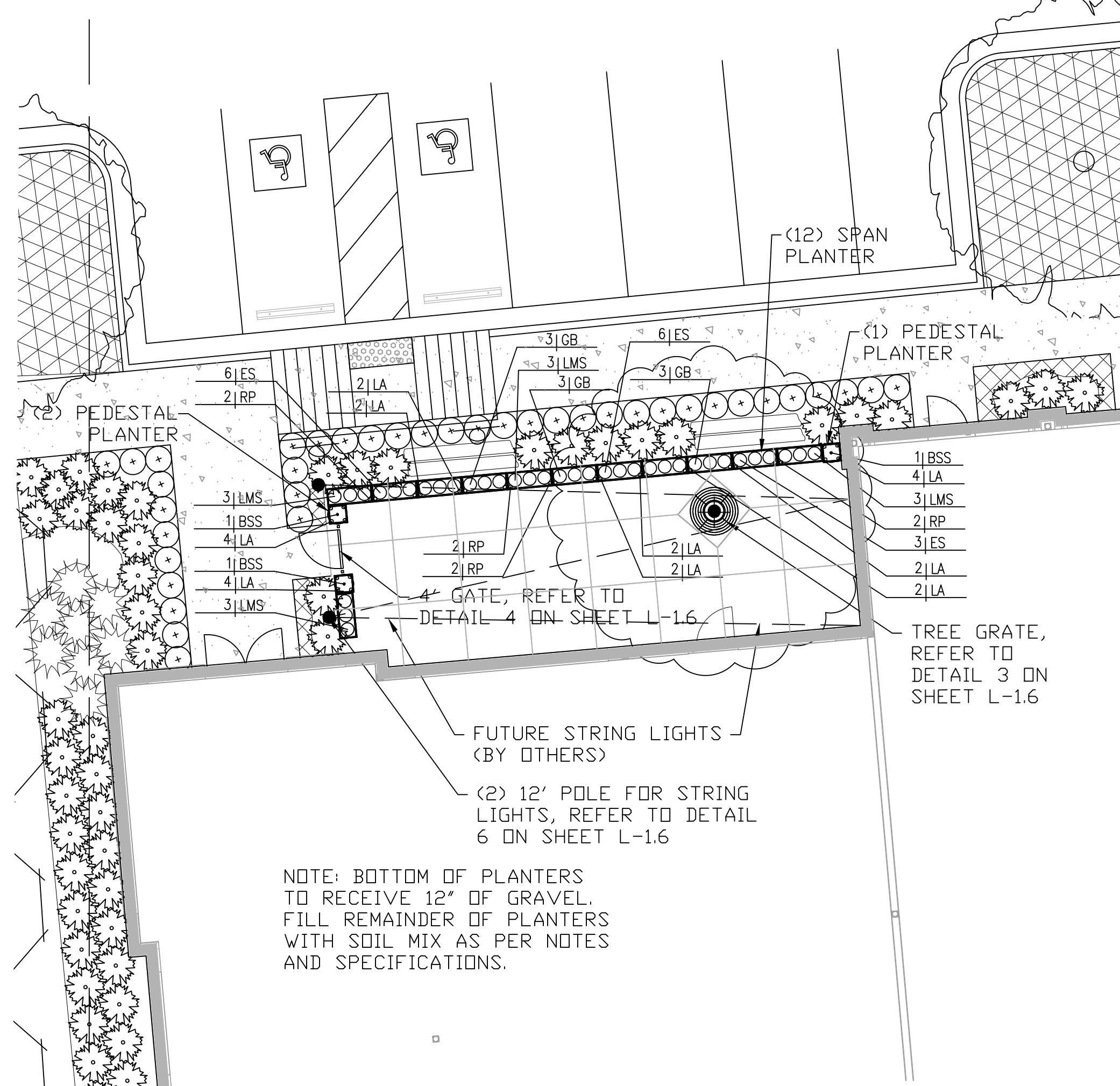


2 SILVA CELL LAYOUT DETAILS

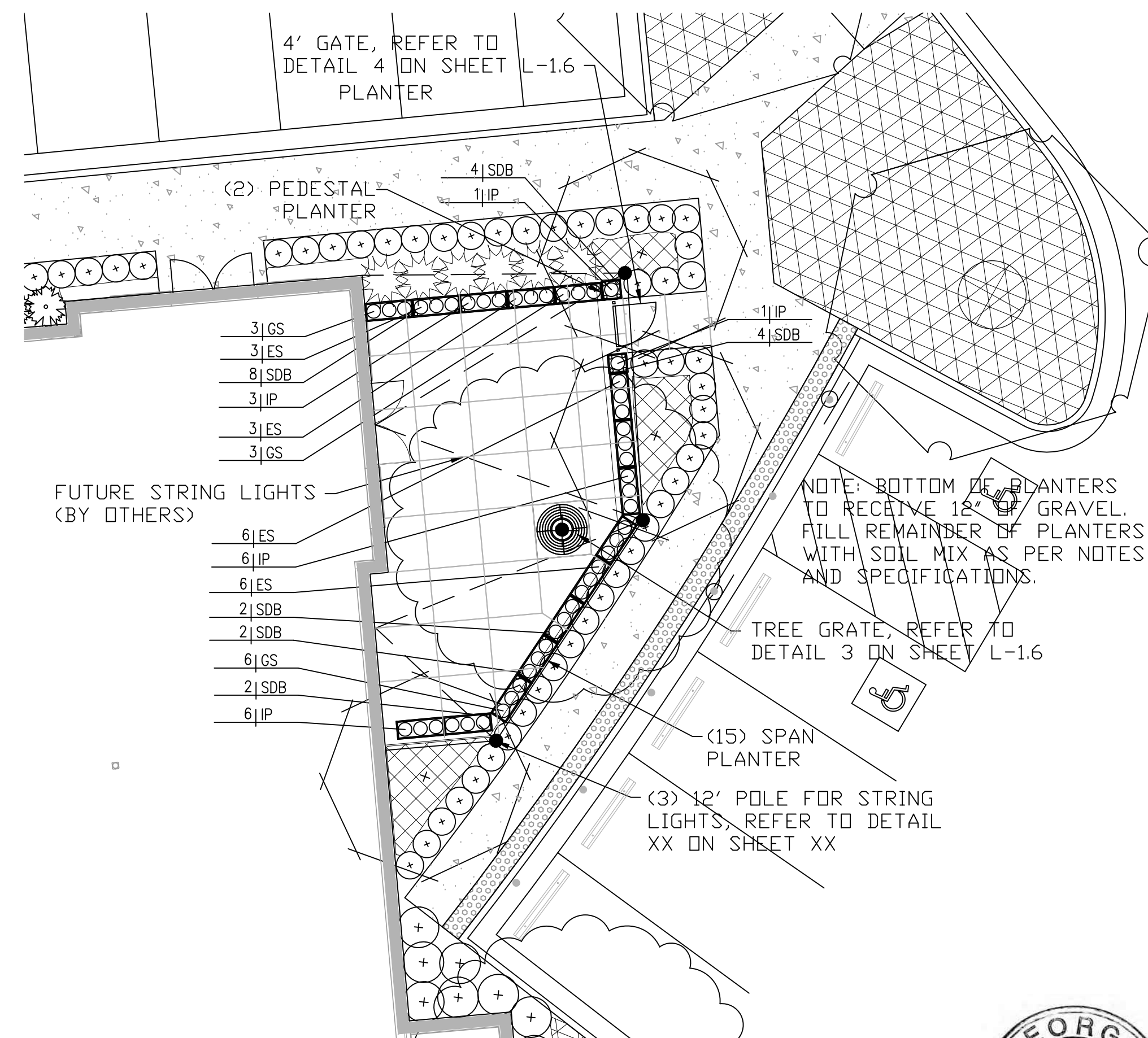
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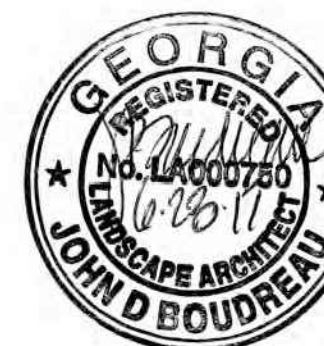
6) 4" POST (FOR STRING LIGHTS)
SCALE: N.T.S.



7 PATIO PLANTER LANDSCAPE PLAN
ENLARGEMENT DETAIL
SCALE: 1"=8'



8 PATIO PLANTER LANDSCAPE PLAN
ENLARGEMENT DETAIL
SCALE: 1"=8'



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Project Title ASHLEY POINTE 5970 NORTH POINT PARKWAY ALPHARETTA, GA 30022					
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ARCH D	6/29/17	6/29/17	6/29/17	6/29/17	
Drawing Number					Revision
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search: **CAPRERA #930**

Designer: Centro Ricerche EMU

new

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DETAILS

RELATED

SHIPPING

MORE INFO

side chairs

arm chairs

barstools

tables

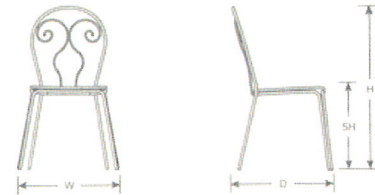
lounges

shade

complements

special offers

catalogs



H	W	D	SH	Lbs
34.5"	21.5"	21.5"	18"	13

Outdoor/Indoor Stacking Side Chair

E-coated powder coat finish

Frame: Wrought Iron

Seat/Back: Steel with Design Pattern

Stackability: 8

Cushion Availability: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



more views:



0

search:

new
side chairs
arm chairs
barstools
tables
lounges
shade
complements
special offers
catalogs

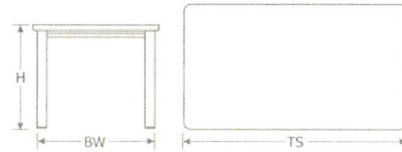
STAR #307

Patented

Designer: Centro Ricerche EMU

[DETAILS](#) [RELATED](#) [SHIPPING](#) [MORE INFO](#)


more views:



H	TS	Lbs
30"	64"x36"	76

Outdoor/Indoor Table

E-coated powder coat finish

Top Thickness: 1 3/8"

Top: Solid Steel

Base: Tubular Steel Legs

Assembly Required: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



search: **STAR ADA #303**

Designer: Centro Ricerche EMU

Patented

DETAILS

RELATED

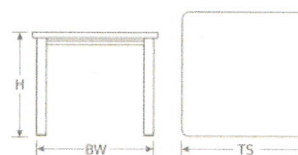
SHIPPING

MORE INFO

new
side chairs
arm chairs
barstools
tables
lounges
shade
complements
special offers
catalogs



more views:



H	TS	Lbs
30"	40" sq	56.5

Outdoor/Indoor Table

E-coated powder coat finish

ADA Compliant

Top Thickness: 1 3/8"

Top: Solid Steel

Base: Tubular Steel Legs

Assembly Required: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



search:

new
side chairs
arm chairs
barstools
tables
lounges
shade
complements
special offers
catalogs

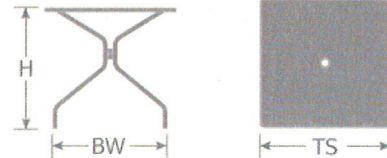
SOLID #824

Designer: Aldo Ciabatti

Patented

[DETAILS](#) [RELATED](#) [SHIPPING](#) [MORE INFO](#)


more views:



H	TS	Lbs
29.5"	36" Sq	39.5

Outdoor/Indoor Umbrella Table

Umbrella Hole Dia. 1 9/16"

E-coated powder coat finish

Top Thickness: 1 3/8"

Top: Solid Steel

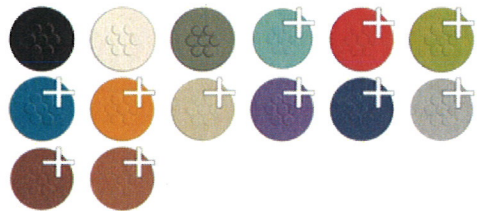
Base: Tubular Steel Legs

Assembly Required: Yes

Quick Ship Finishes:



Special Order Ship Finishes:





search:

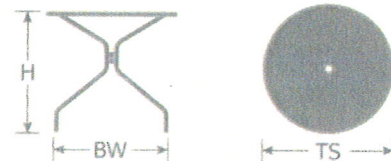
- new
- side chairs
- arm chairs
- barstools
- tables
- lounges
- shade
- complements
- special offers
- catalogs

SOLID #828

Designer: Aldo Ciabatti

Patented

DETAILS RELATED SHIPPING MORE INFO



H	TS	Lbs
29.5"	32" Dia	28.5

Outdoor/Indoor Umbrella Table

Umbrella Hole Dia. 1 9/16"

E-coated powder coat finish

Top Thickness: 1 3/8"

Top: Solid Steel

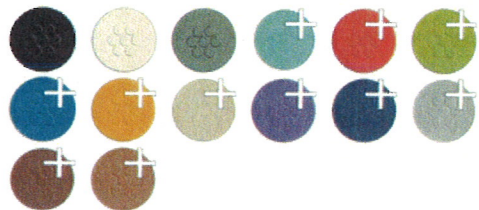
Base: Tubular Steel Legs

Assembly Required: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



more views:



Christian Castin

From: Roger Brandes <roger@willys.com>
Sent: Friday, June 23, 2017 11:08 AM
To: Christian Castin; Colby, Gary (GColby@Ashleyfurniture.com)
(GColby@Ashleyfurniture.com)
Subject: FW: Emailing: Product

Christian
Let me know if this works.
Thanks
roger

From: Roger Brandes
Sent: Friday, June 23, 2017 10:53 AM
To: Roger Brandes
Subject: Emailing: Product

search:



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- new
- Side Chairs
-
- Barstools
 - Tables
 - Lounge
 - Shade
- Complements
- special offers
 - catalogs

Designer: Aldo Ciabatti

SEGNO #268

Patented

DETAILS

RELATED

SHIPPING

WARRANTY



more views:



Quantity:

Choose one finish:

Quick Ship Finishes:



Special Order Ship Finishes:



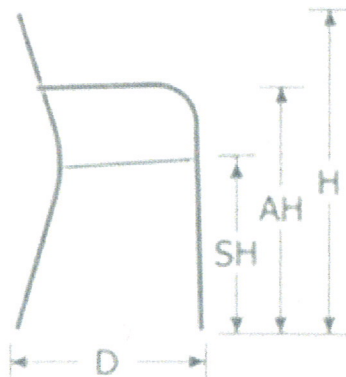
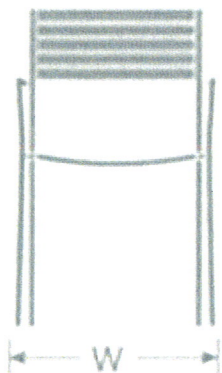
[Add to quote cart]

SUMMER SPECIAL

Order now in the Aluminum finish for a special price.

Limited quantity available.

Please view our full **Summer Specials here** for additional items available and pricing.



H	W	D	SH	AH	Lbs
33"	20.5"	21"	18"	26"	15

Outdoor/Indoor Stacking Armchair

E-coated powder coat finish

Frame: Square Tube Steel

Seat/Back: Steel Slats

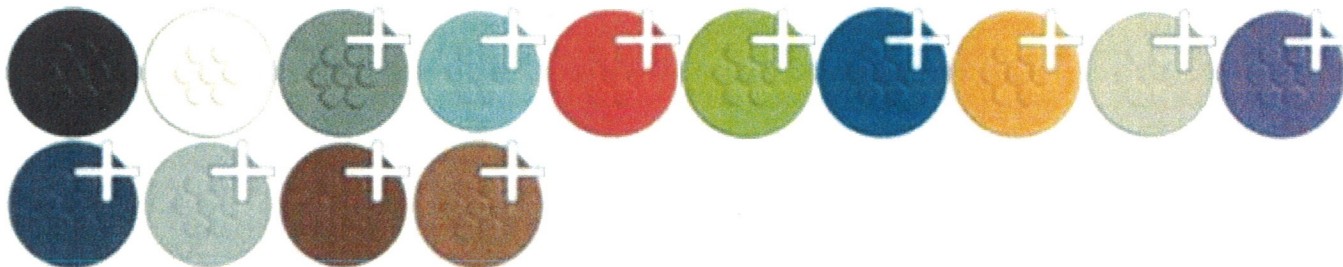
Stackability: 6

Cushion
Availability: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



Segno
#263



Segno
28" Sq
#852

Segno
#267



Segno
32" Dia
#853

Segno Bar
#264



Segno
28" Dia
#850



Segno
24" Sq
#851



Segno ADA
38" x 24"
#3521

Master Pack Quantity: 4

Master Pack Dimensions: 38"x26"x22"

Master Pack Weight: 76

Density: 6.5

Master Cartons/Pallet: 6

Freight Class: 125

FOB: PA 17042

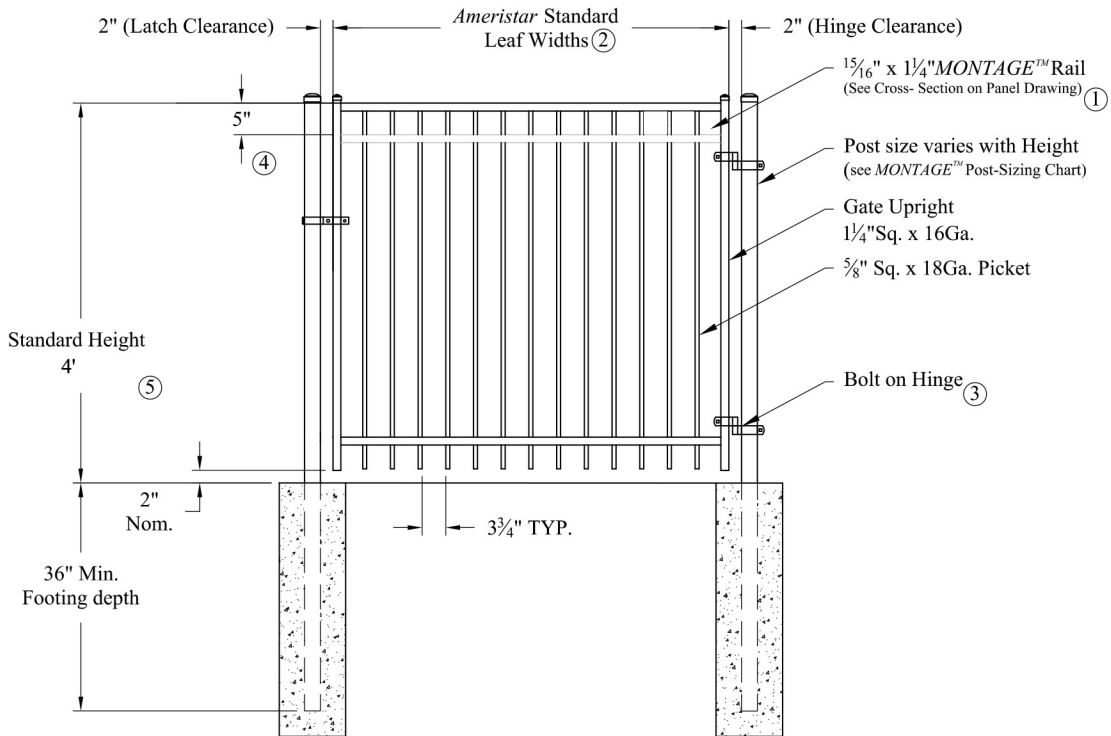
CUSHION TYPE AVAILABLE AS C.O.M., SUNBRELLA, OR EMU FABRIC

C703S Seat Only

Not all fabric options available for all products.
Please refer to page 3

Cushion Fabrics





NOTES: *Single gate Arrangement*

- 1.) Post size depends on fence height, weight and wind loads. See MONTAGE™ specifications for post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Available in 3" air space and/or Flush Bottom on most Heights

WELDED STEEL GATE

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMISOG

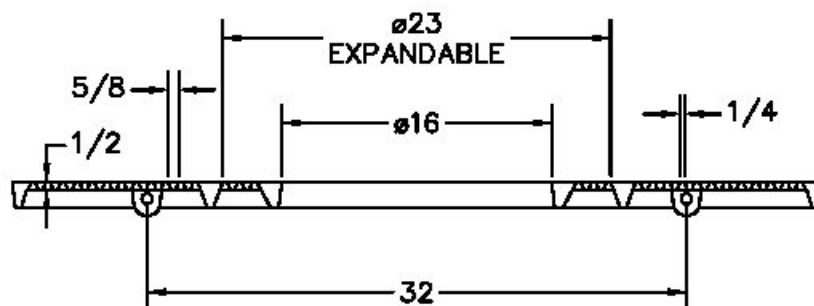
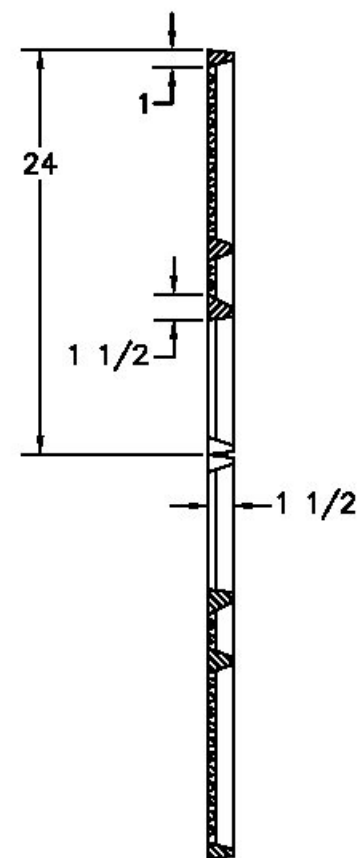
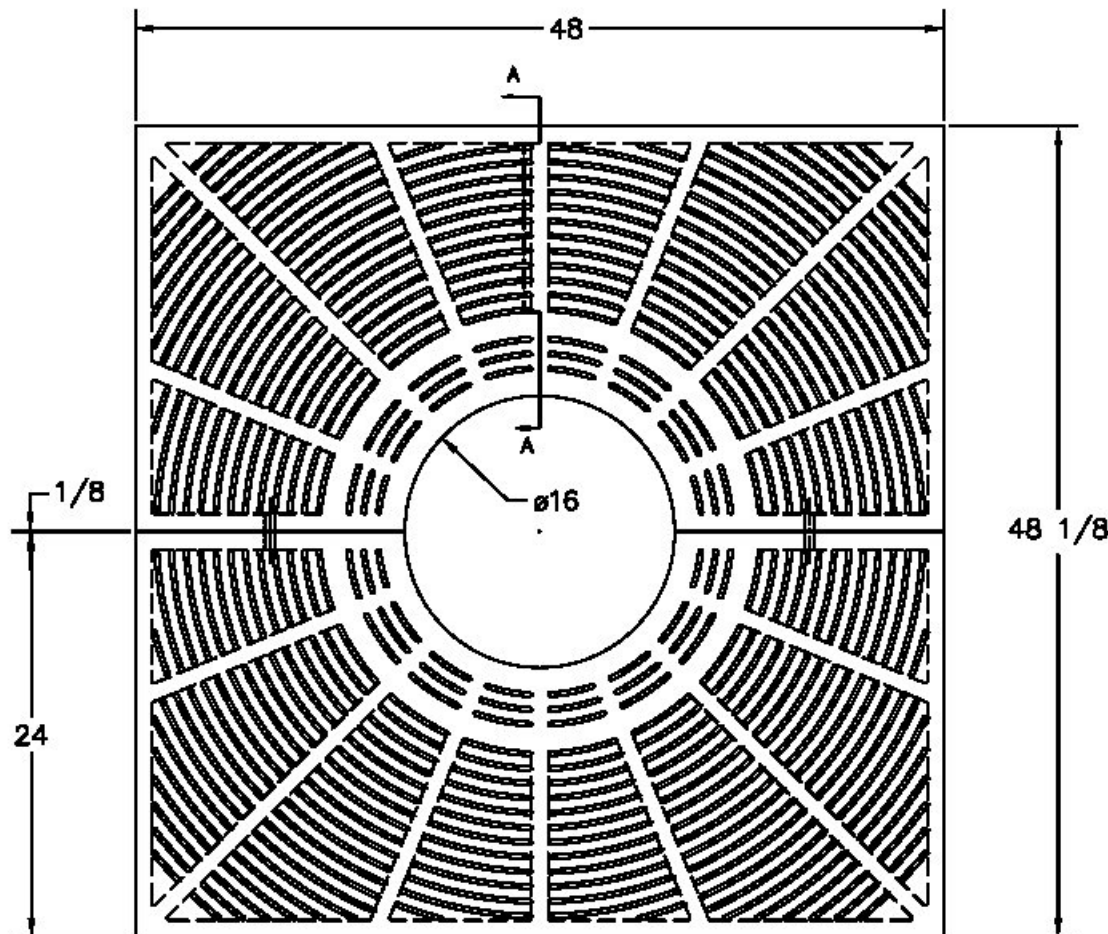
Title: MONTAGE MAJESTIC 2/3-RAIL SGL			
DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: b	



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8351 NW 93rd Street
Medley, FL 33166 2025
ph: 1 800 432 9709
fax: 305 887 9429
www.usfoundry.com
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USF 9508 TREE GRATE
ADA Compliant

LOAD CLASSIFICATION: Heavy Duty			
MATERIAL: ASTM-A48 GRAY IRON CLASS 35B		SCALE: 1"=1"	
Tree Grate No:	8070211	DATE:	3-3-06
Assembly No:	8070279	OWN. BY:	ULS
REV: 0	DATE:	REV BY:	QUOTE#

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PEDESTAL - Metallic Series



Available in Black

Modern and simple. The PEDESTAL Metallic Series design can be used as a front entrance statement piece or an indoor accent. Made of a durable, powder coated, rust free aluminum base, the PEDESTAL is ideal for the home, the office and the outdoors. All PEDESTAL planters are fully insulated and equipped with a removable insert shelf.

thick aluminum base

powder coated finish

commercial grade

all weather - rust free

Pedestal Short - W 13.5" L 13.5" H 30"

Pedestal Tall - W 17" L 17" H 40"

Pedestal Custom - Available upon request



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SPAN - Metallic Series



Available in Black

Wide and tall. The SPAN Metallic Series design is ideal as a restaurant divider piece or patio railing accent. Made of a durable, powder coated, rust free aluminum base, the Span is ideal for the home, commercial spaces and the outdoors. All Span planters are fully insulated and equipped with a removable insert shelf.

thick aluminum base

powder coated finish

commercial grade

all weather - rust free

Span Small - L 38" W 10" H 30"

Span Large - L 42" W 16" H 32"

Span Custom - Available upon request



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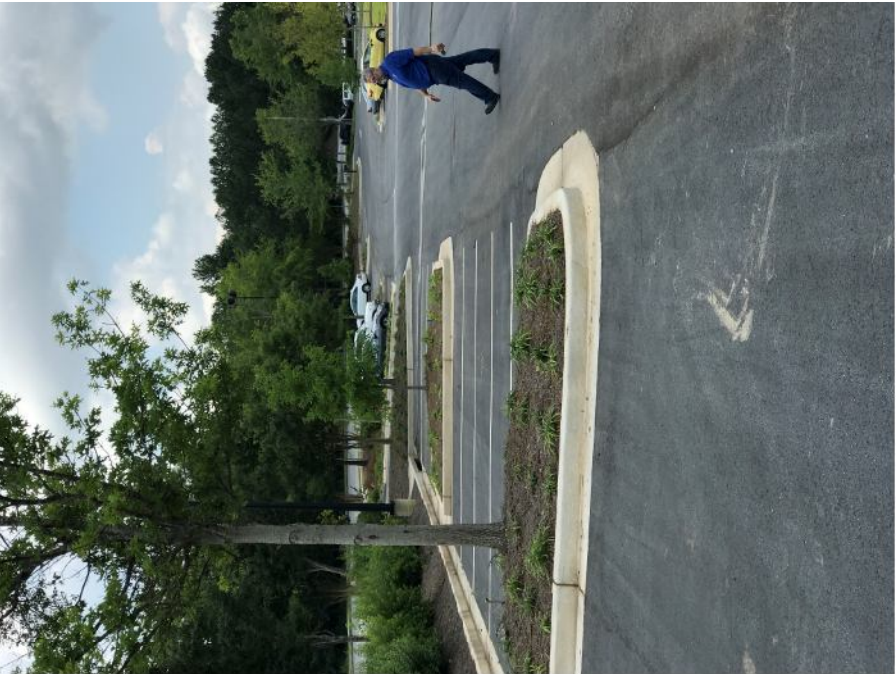












Ashley Pointe Shopping Center

Master Sign Criteria
5970 North Point Parkway
Alpharetta, GA

July 3, 2017

This Master Sign Criteria establishes the requirements for the above referenced shopping center.

Size:

As allowed by the local jurisdiction.

Location:

As indicated on the elevations.

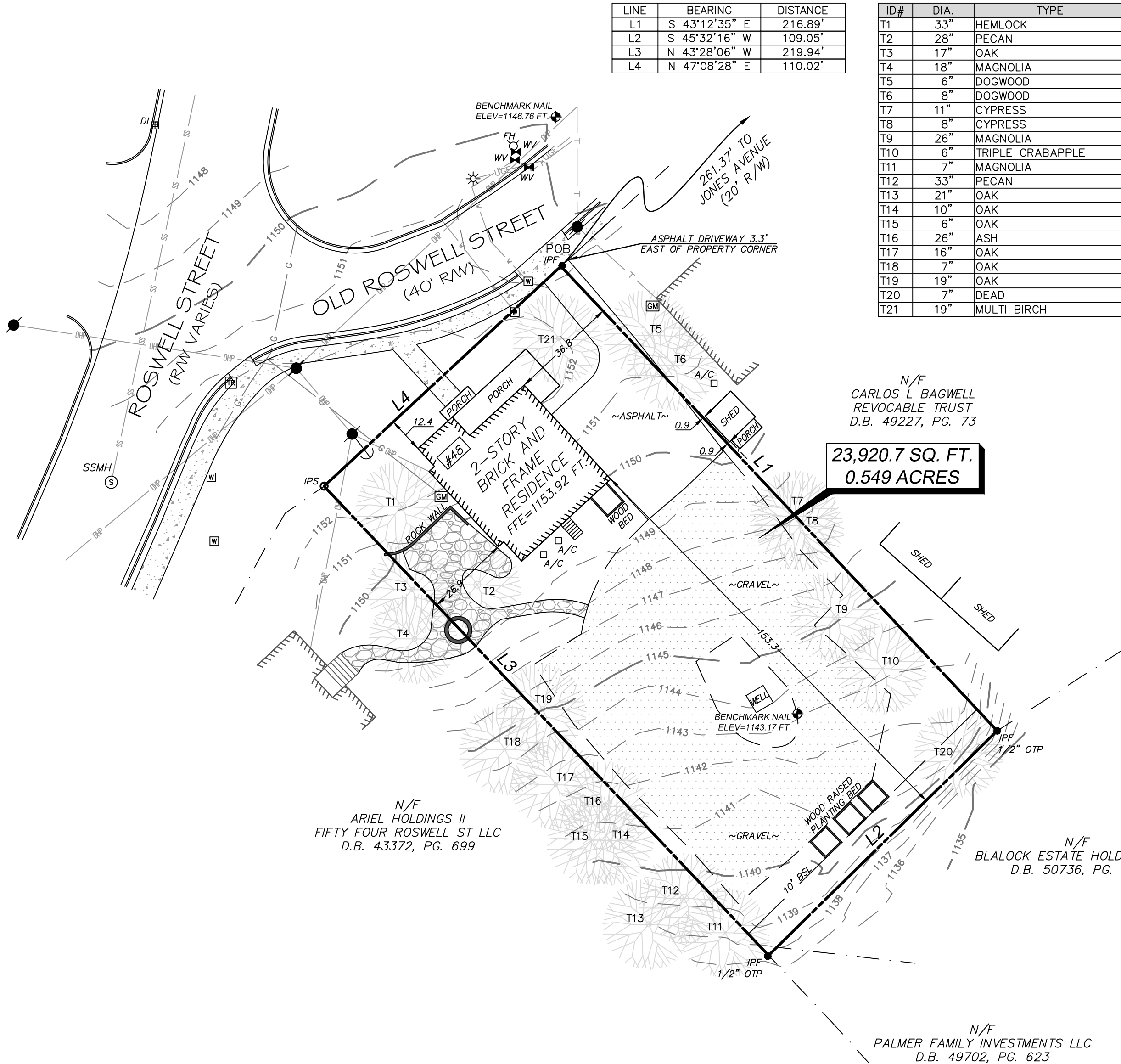
Colors:

1. Black
2. White
3. Red
4. Yellow
5. To Be Determined
6. To Be Determined

The remaining colors will be determined at a later date as negotiations with other potential tenants are underway.

Style Specifications:

Face Lit Channel Letters with Acrylic faces, flush mounted with black returns



LINE	BEARING	DISTANCE
L1	S 43°12'35" E	216.89'
L2	S 45°32'16" W	109.05'
L3	N 43°28'06" W	219.94'
L4	N 47°08'28" E	110.02'

ID#	DIA.	TYPE
T1	33"	HEMLOCK
T2	28"	PECAN
T3	17"	OAK
T4	18"	MAGNOLIA
T5	6"	DOGWOOD
T6	8"	DOGWOOD
T7	11"	CYPRESS
T8	8"	CYPRESS
T9	26"	MAGNOLIA
T10	6"	TRIPLE CRABAPPLE
T11	7"	MAGNOLIA
T12	33"	PECAN
T13	21"	OAK
T14	10"	OAK
T15	6"	OAK
T16	26"	ASH
T17	16"	OAK
T18	7"	OAK
T19	19"	OAK
T20	7"	DEAD
T21	19"	MULTI BIRCH

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVEY DATA

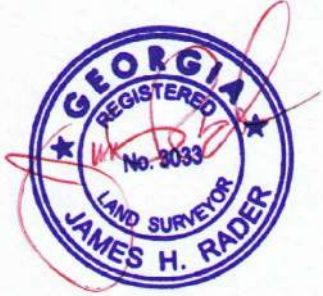
1. FIELD SURVEY COMPLETED ON 05-12-2017
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 67,866 FEET.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0058F, EFFECTIVE DATE OF 9/18/2013.
6. VERTICAL DATUM: NAVD 88, CONTOUR INTERVAL: 1 FT.

ZONING: C-2

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
FRONT SETBACK: CONDITIONAL
SIDE SETBACK: CONDITIONAL
REAR SETBACK: 10'

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA RLS# 3033

TOPOGRAPHIC SURVEY FOR:

SOLOMON DEVELOPMENT SERVICES

CURRENT OWNER: ARIEL HOLDINGS LLC

LAND LOT 1269
DISTRICT 2, SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	05/15/17	20170515	1 OF 1

LEGEND

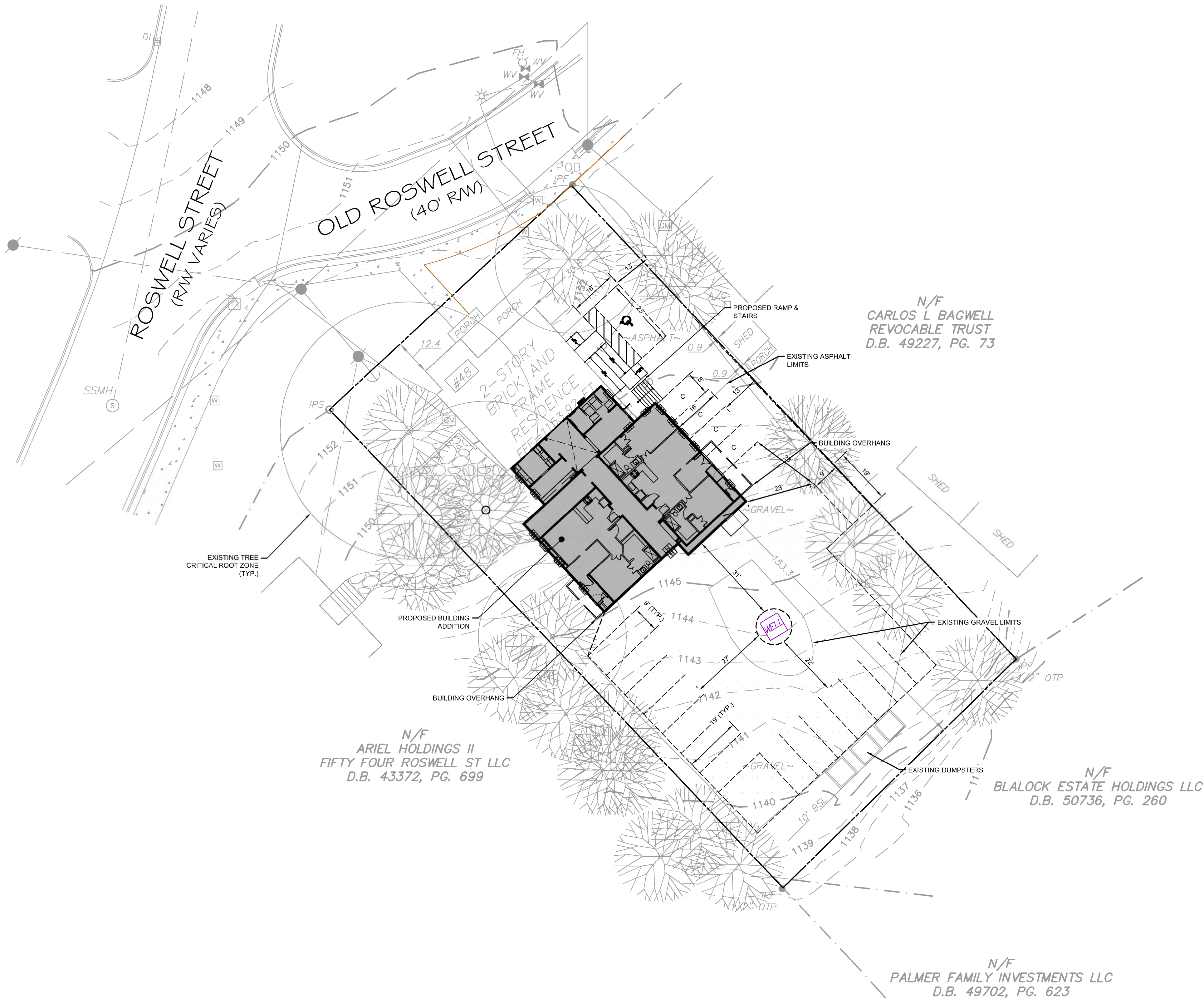
PROPERTY LINE	RCP REINFORCED CONCRETE PIPE	TV TELEVISION (CABLE) LINE
LAND LOT LINE	SS SANITARY SEWER LINE	TV PED TELEVISION PEDESTAL
CMF CONCRETE MONUMENT FOUND	SSMH SANITARY SEWER MANHOLE	TC TRAFFIC CONTROL BOX
IPS IRON PIN SET	SCO SEWER CLEANOUT	G GAS LINE
IPF IRON PIN FOUND	GT GREASE TRAP	GM GAS METER
CTP CRIMPED-TOP PIPE	DIP DUCTILE IRON PIPE	GV GAS VALVE
OTP OPEN-TOP PIPE	PVC POLYVINYL CHLORIDE PIPE	FH FIRE HYDRANT
R/W RIGHT OF WAY	PP POWER POLE	WV WATER VALVE
POB POINT OF BEGINNING	LP LIGHT POLE	WM WATER METER
CI CURB INLET	PB POWER (TRANSFORMER) BOX	FDC FIRE DEPARTMENT CONNECTION
DI DROP INLET	GW GUY WIRE	ICV IRRIGATION CONTROL VALVE
YI YARD INLET	PM POWER METER	WL WATER LINE
DWCB DOUBLE-WING CATCH BASIN	PMH POWER MANHOLE	T TREE
SWCB SINGLE-WING CATCH BASIN	OHP OVERHEAD POWER LINE	MW MONITORING WELL
HW HEADWALL	UGP UNDERGROUND POWER LINE	BENCHMARK
JB JUNCTION BOX	TM TELEPHONE MANHOLE	BLDG (FINISHED) BUILDING (FINISHED)
SDP STORM DRAINAGE PIPE	TP TELEPHONE PEDESTAL	FENCE LINE
CMP CORRUGATED METAL PIPE	OTL OVERHEAD TELEPHONE LINE	CONTOUR CONTOUR
CPP CORRUGATED PLASTIC PIPE	UT UNDERGROUND TELEPHONE LINE	INDEX CONTOUR



REVISION	DATE	PURPOSE

LandPro
Surveying and Mapping
305 Creekstone Ridge
Woodstock, GA 30188
Tele: 404-386-2170
AUTHORIZATION NO. LSF000838
www.landprosurveying.com
INFO@LANDPROSURVEYING.COM
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Drawing name: K:\A.P. PRJ\0-8774000_48Old Roswell\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jun 29, 2017 12:50pm by: Lauren Gannon
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PARKING SUMMARY:

OFFICE BUILDING:	3 SPACES/1000 SF
EXISTING BUILDING AREA:	4172 SF
PROPOSED ADDITION AREA:	2812 SF
TOTAL AREA:	6984 SF
PARKING REQUIREMENTS:	
OFFICE BUILDING:	21 SPACES
PROPOSED:	19 SPACES
ADA PARKING REQUIREMENTS	
OFFICE BUILDING:	1 SPACE
PROPOSED:	1 SPACE

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

PROJECT:
48 OLD ROSWELL EXPANSION
ALPHARETTA, GA

TITLE:
SITE PLAN

DATE
06/15/2017

PROJECT NO.
018774000

SHEET NUMBER
C2-00

CLIENT:
SOLOMON HOLDINGS

48 OLD ROSWELL STREET
ALPHARETTA, GA 30009
PHONE: 678-358-3127 FAX: 678-566-0043

SCALE:	1:20
DRAWN BY:	LBG
DESIGNED BY:	LBG
CHECKED BY:	DDM

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Site Photographs

Photograph	Observation
	NW face of building looking SE from Old Roswell St.
	NW Face, Side View of building looking S from Old Roswell St.
	Front entrance close-up

Site Photographs

Kimley»Horn

Photograph	Observation
	NE face of building
	NE face, Right Side view of building
	NE face, Right side porch close-up of building

Site Photographs

Photograph	Observation
	SE face of building
	SE face, Side view of building
	Rear entrance close-up

Site Photographs

Photograph	Observation
 A wide-angle photograph of the southwest face of a two-story brick house. The house features a gabled roof with two chimneys, white-trimmed windows, and a small front porch. A large tree stands to the right, and a patio with outdoor furniture is visible in the foreground.	SW face of building
 A side-view photograph of the southwest face of the brick house. It shows the side of the building with several windows and a large evergreen shrub in the foreground. A tree trunk is visible on the right side of the frame.	SW face, Side view of building
 A close-up photograph of the southwest face of the building, focusing on a single white-trimmed window set into a red brick wall. A small evergreen shrub is visible to the left of the window.	SW face close-up



STUCCO WHITE TO MATCH
ADJACENT STRUCTURE COLOR

WOOD SIDING PAINT TO MATCH
ADJACENT STRUCTURE COLOR

BRICK TO MATCH EXISTING BRICK

STUCCO WHITE TO MATCH
ADJACENT STRUCTURE COLOR

OPTION : BOARD AND BATTEN

EXISTING
BUILDING

NEW
ADDITION

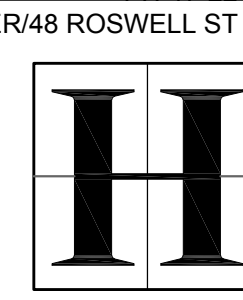
ELEVATION @ EXISTING AND NEW ADDITION BUILDING



ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
JUNE 28, 2017

HOLBROOK DESIGN CENTER- PHASE II
48 OLD ROSWELL ST, ALPHARETTA, GA





3198 Gains Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7768
www.harrisondesign.com

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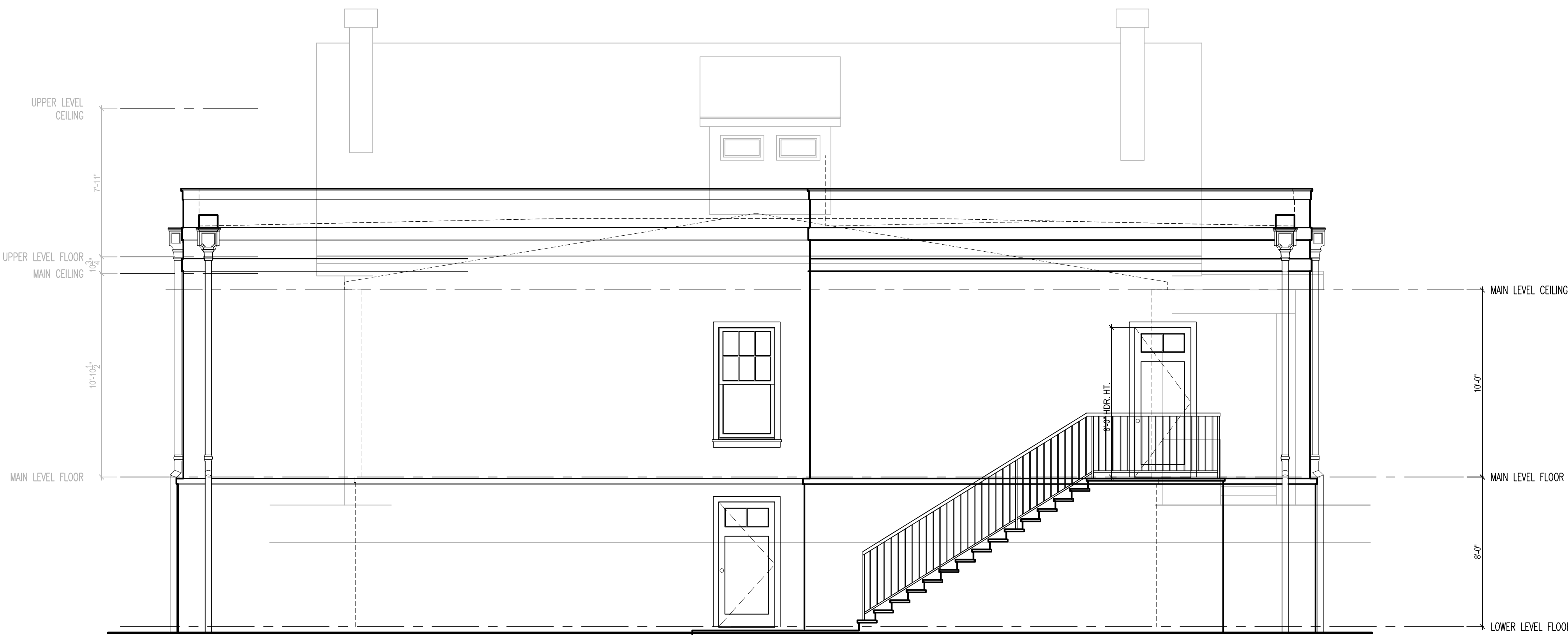
HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

H:\Projects - CAD Standards\Solomon Holdings\HDC\Alpharetta\2017-06-29\Drawings.dwg Jun 29, 2017 1:56pm

NOT RELEASED FOR CONSTRUCTION



3 REAR ELEVATION PHASE #1
A-3.000 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A-3.000 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION PHASE #1
A-3.000 SCALE: 1/4" = 1'-0"

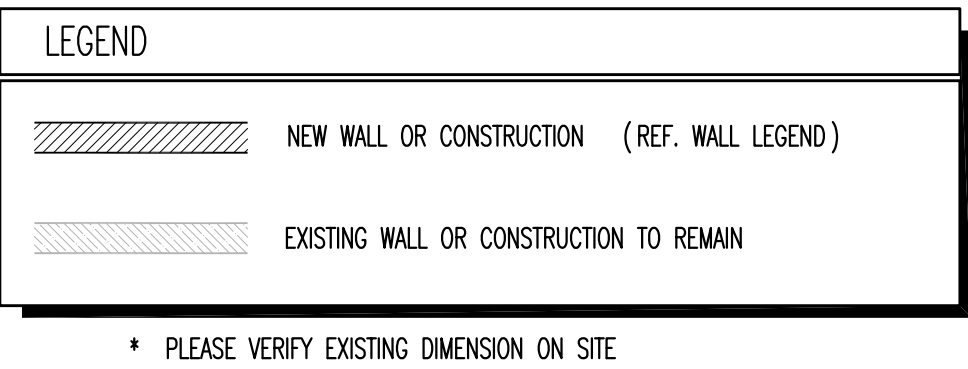
NEW (PHASE II) EXISTING



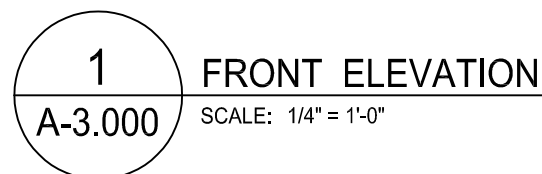
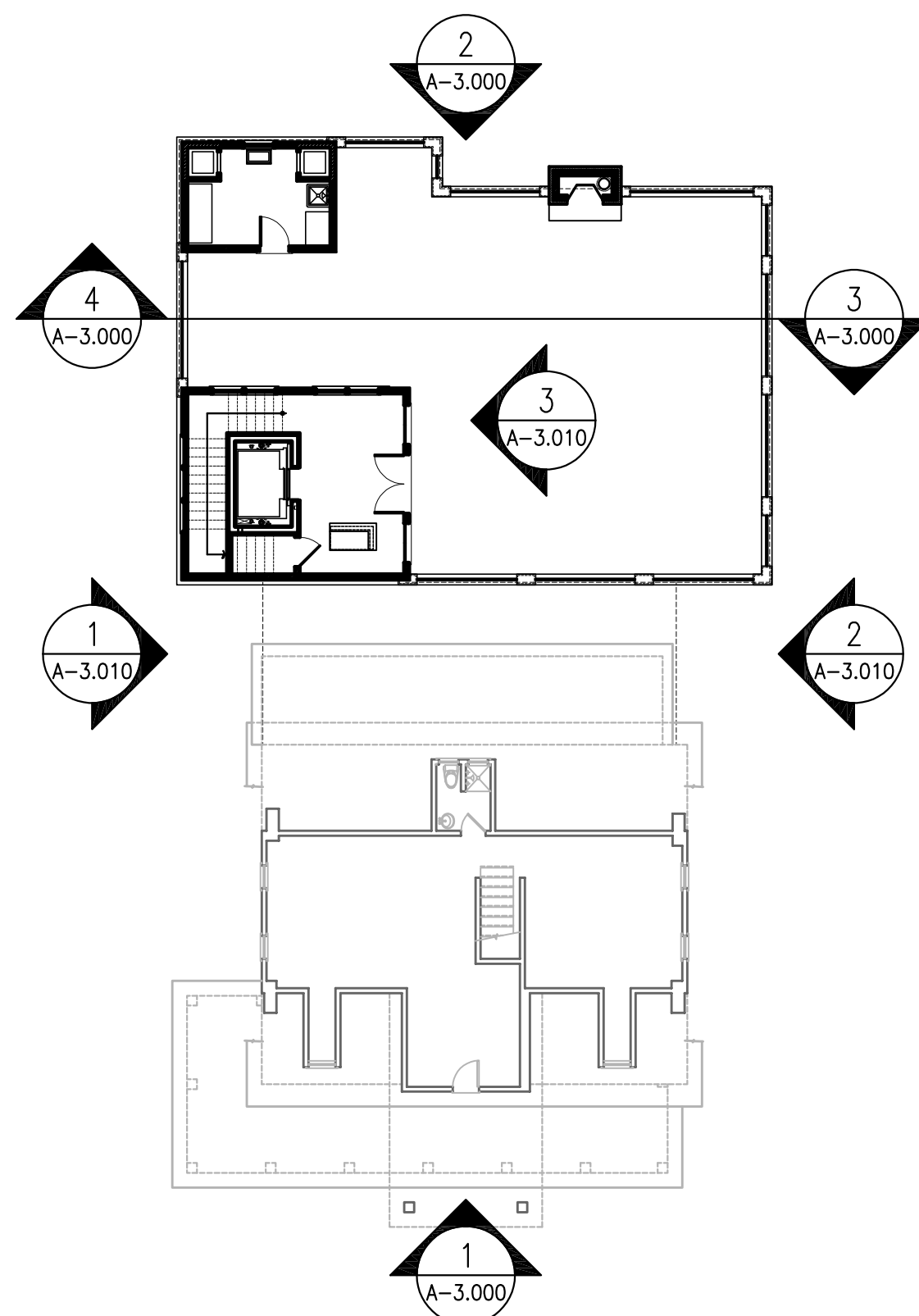
4 LEFT SIDE ELEVATION PHASE #1
A-3.000 SCALE: 1/4" = 1'-0"

LEGEND	
	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
	EXISTING WALL OR CONSTRUCTION TO REMAIN

PLEASE VERIFY EXISTING DIMENSION ON SITE



* PLEASE VERIFY EXISTING DIMENSION ON SITE



HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHALETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps

issue

date	2017-06-08
------	------------

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

drawn	checked
KA	WC

5555

title	ELEVATION
1	100
2	100
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99	100
100	100

PHASE I

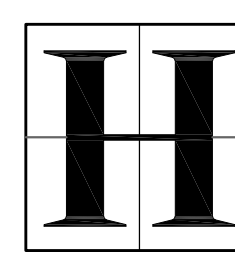
sheet number

A-3.0

1000

HJ Residents • CAD Standards Software Holdings/MANNA Mechanical Inc.

NOT RELEASED FOR CONSTRUCTION



HARRISON DESIGN

3198 Gains Hill Place NW
Atlanta, Georgia 30305
phone: (404) 365-7760
fax: (404) 365-7768
www.harrisondesign.com

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HOLBROOK DESIGN CENTER
48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

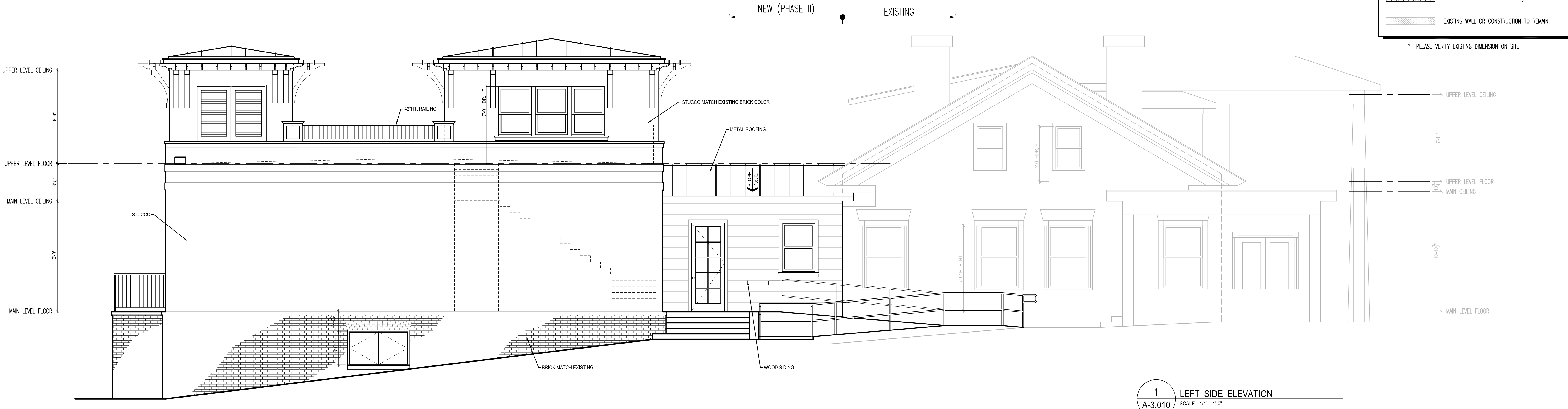
PRELIMINARY
2017-06-29

date 2017-06-08
scale 1/4"=1'-0"
drawn KA checked WG
project no. 5555
title ELEVATIONS
sheet number PHASE II
A-3.010

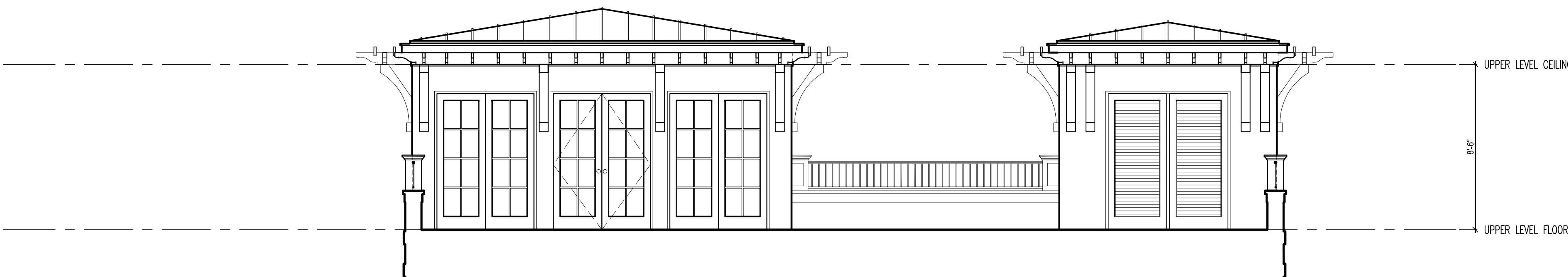
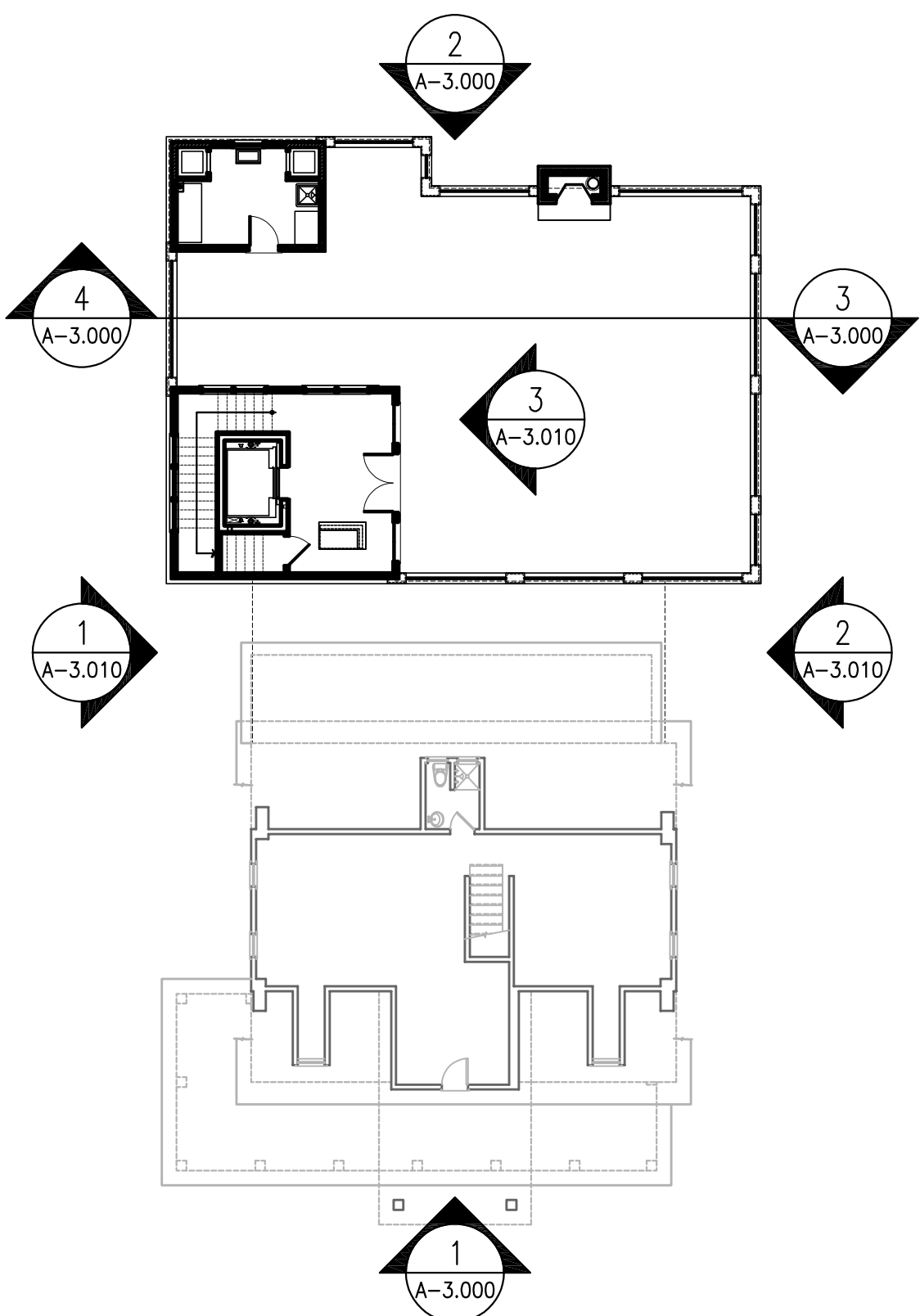
LEGEND

	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
	EXISTING WALL OR CONSTRUCTION TO REMAIN

PLEASE VERIFY EXISTING DIMENSION ON SITE



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

**2017-06-29****48 Old Roswell Street – Design Center Addition****Architectural Design Intent – Maintain integrity of the existing Historical structure****Floor Plans:**

Replacement of existing connector porch is inset from the mass of the original structure. The inset delineates new construction massing and preserves the visual massing of the original building. The inset of the connecting structure carries through to the new structure, with an offset to delineate scale and massing of the new programmed floor area.

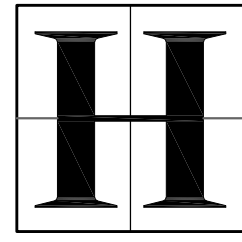
Roof Plan:

The roof plan is designed to maintain the integrity of the original structure, and not compete visually with the original roof lines. Rather than join roof lines, the connecting structure lower roof pitch allows a visual break from old to new.

Elevations:

Within the overall Project, the existing front elevation from Old Roswell Street is the dominant visual mass. The new construction roof heights have minimal visual impact on the current front elevation as seen from the street. Impact to both side elevations is addressed with color/material and lower roof lines of service areas supporting the future Terrace Level functions.

Exterior wall/construction materials and fenestrations are designed to match existing with exception of the recommendation to paint the stucco on the existing side gable faces. The recommendation for the paint color of the existing stucco is to match the white of the adjacent historical structure.



HARRISON
DESIGN

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HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps

issue

date 2017-06-08

scale 1/4"=1'-0"

drawn KA checked WG

project no. 5555

title FLOOR PLAN
PHASE #1

sheet number

A-2.000

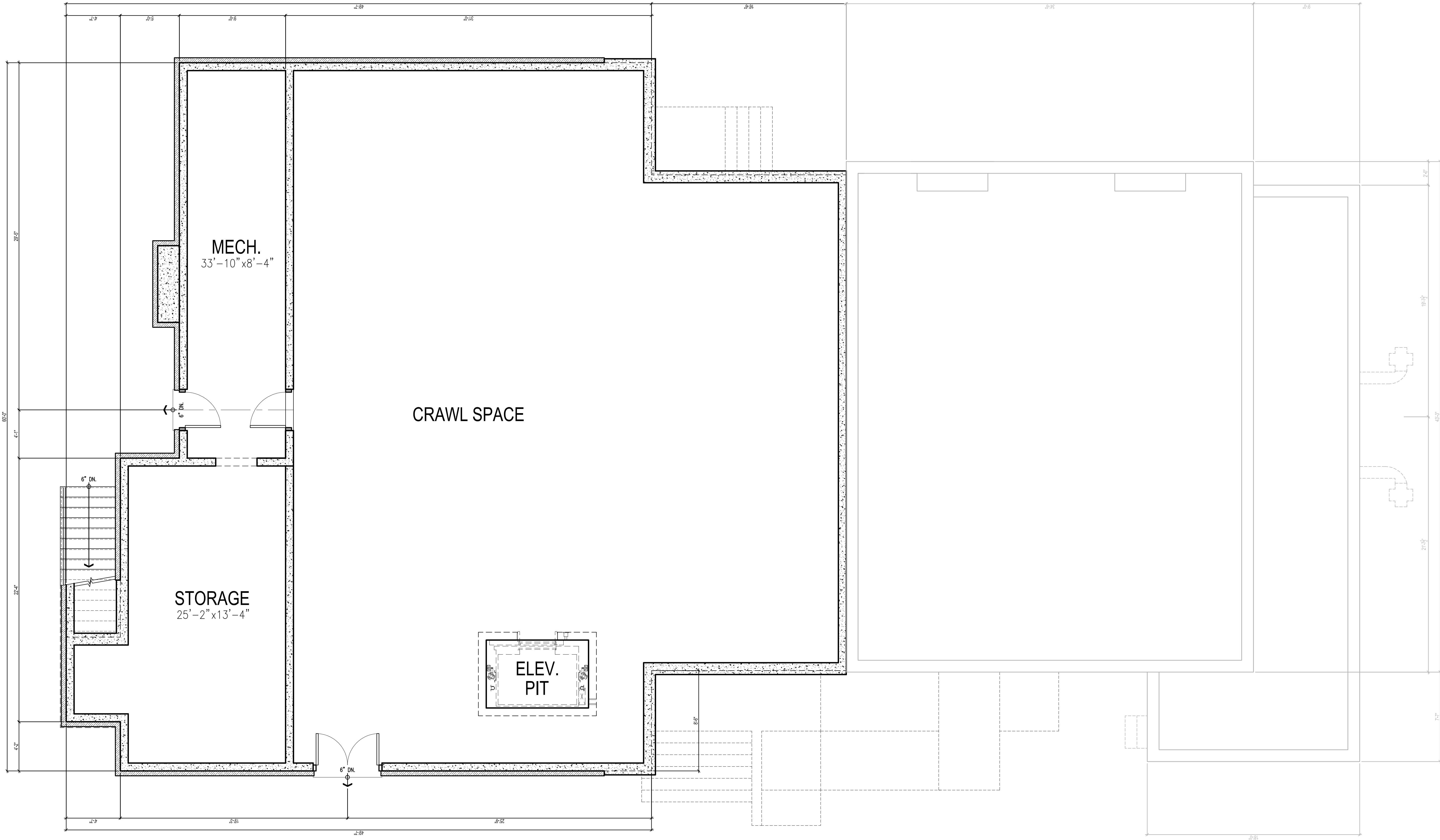
FLOOR MATERIAL LEGEND	
[HWD]	HARDWOOD
[TILE 1]	THINSET STONE TILE
[CRPT]	CARPET
[TILE 2]	THICKSET BLUESTONE TILE
[CONC]	STAINED CONCRETE
[PAVE1]	GRANITE COBBLESTONE PAVING

LIFE SAFETY CODE LEGEND	
[E]	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN. HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
[GFI]	GROUND FAULT INTERRUPT REQUIRED
[F]	EXHAUST FAN, TO BE ENERGY STAR AND HUMIDISTAT CONTROLLED; THE MINIMUM VENTILATION RATES SHALL BE 50 C.F.M. (24 L/s) FOR INTERMITTENT VENTILATION OR 25 C.F.M. (12 L/s) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (SEE NOTES 24.25 & 26 SHEET A-1.030 GRN14)
[SD]	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED

WALL LEGEND	
[STUD WALLS 16"]	2x4 STUD WALLS @ 16" O.C. MAX. U.N.O.
[STUD WALLS 16"]	2x6 STUD WALLS @ 16" O.C. MAX. U.N.O.
[FIRE RATED WALL]	1 HOUR FIRE RATED WALL
[BRICK VENEER]	BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
[WOOD COLUMN]	WOOD COLUMN
[CMU WALL]	CMU WALL

LEGEND	
[NEW WALL OR CONSTRUCTION]	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
[EXISTING WALL OR CONSTRUCTION]	EXISTING WALL OR CONSTRUCTION TO REMAIN

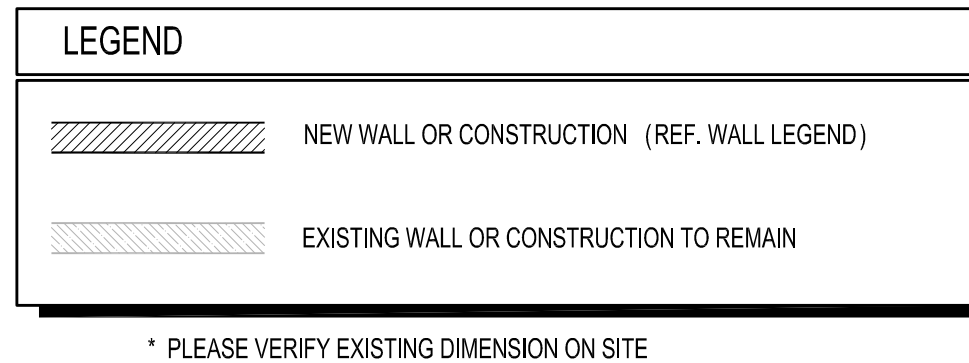
* PLEASE VERIFY EXISTING DIMENSION ON SITE



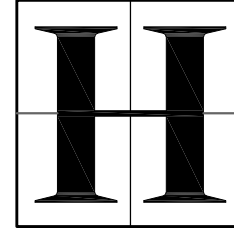
HEATED SQUARE FOOTAGE	
MAIN LEVEL	3,210 S.F.
UPPER LEVEL	433 S.F.
TOTAL	3,643 S.F.

EXISTING SQUARE FOOTAGE	
MAIN LEVEL	3,225 S.F.
UPPER LEVEL	947 S.F.
TOTAL	4,172 S.F.
FRONT PORCH	360 S.F.

1 MAIN LEVEL FLOOR PLAN PHASE #1
A-2.000 SCALE: 1/4" = 1'-0"



1 MAIN LEVEL FLOOR PLAN PHASE I
A-2.010 SCALE: 1/4" = 1'-0"



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HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

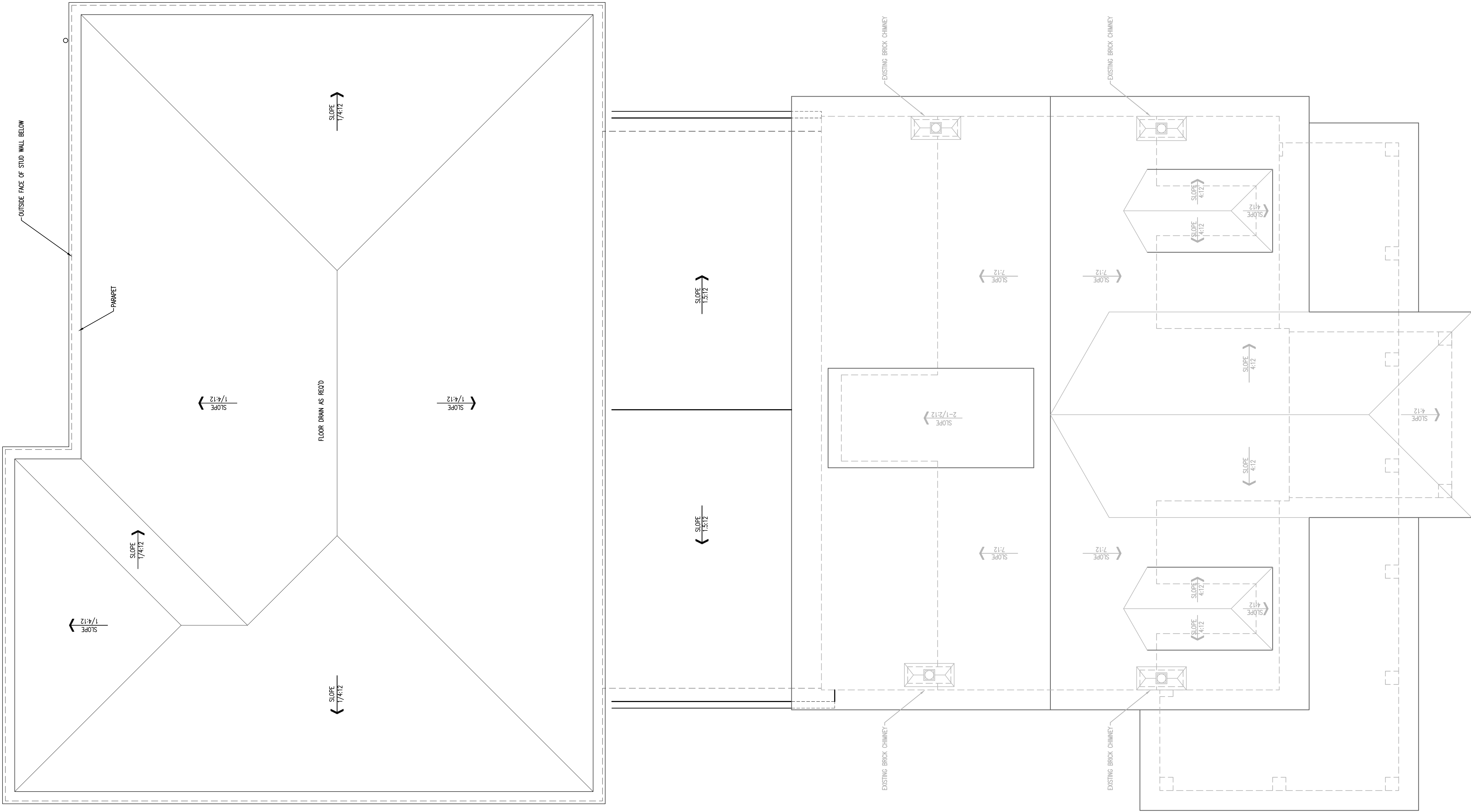
stamps	
issue	
date	2017-06-08
scale	1/4"=1'-0"
drawn	KA
checked	WG
project no.	5555
title	ROOF PLAN PHASE #1
sheet number	A-2.100

LEGEND

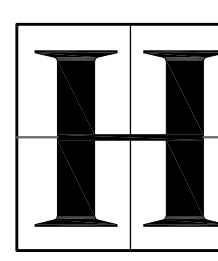
NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)

EXISTING WALL OR CONSTRUCTION TO REMAIN

* PLEASE VERIFY EXISTING DIMENSION ON SITE



1 ROOF PLAN PHASE #1
A-2.100 SCALE: 1/4" = 1'-0"



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48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps	
issue	
date	2017-06-08
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drawn	KA
checked	WG
project no.	5555
title	MAIN LEVEL FLOOR PLAN PHASE II
sheet number	A-2.010

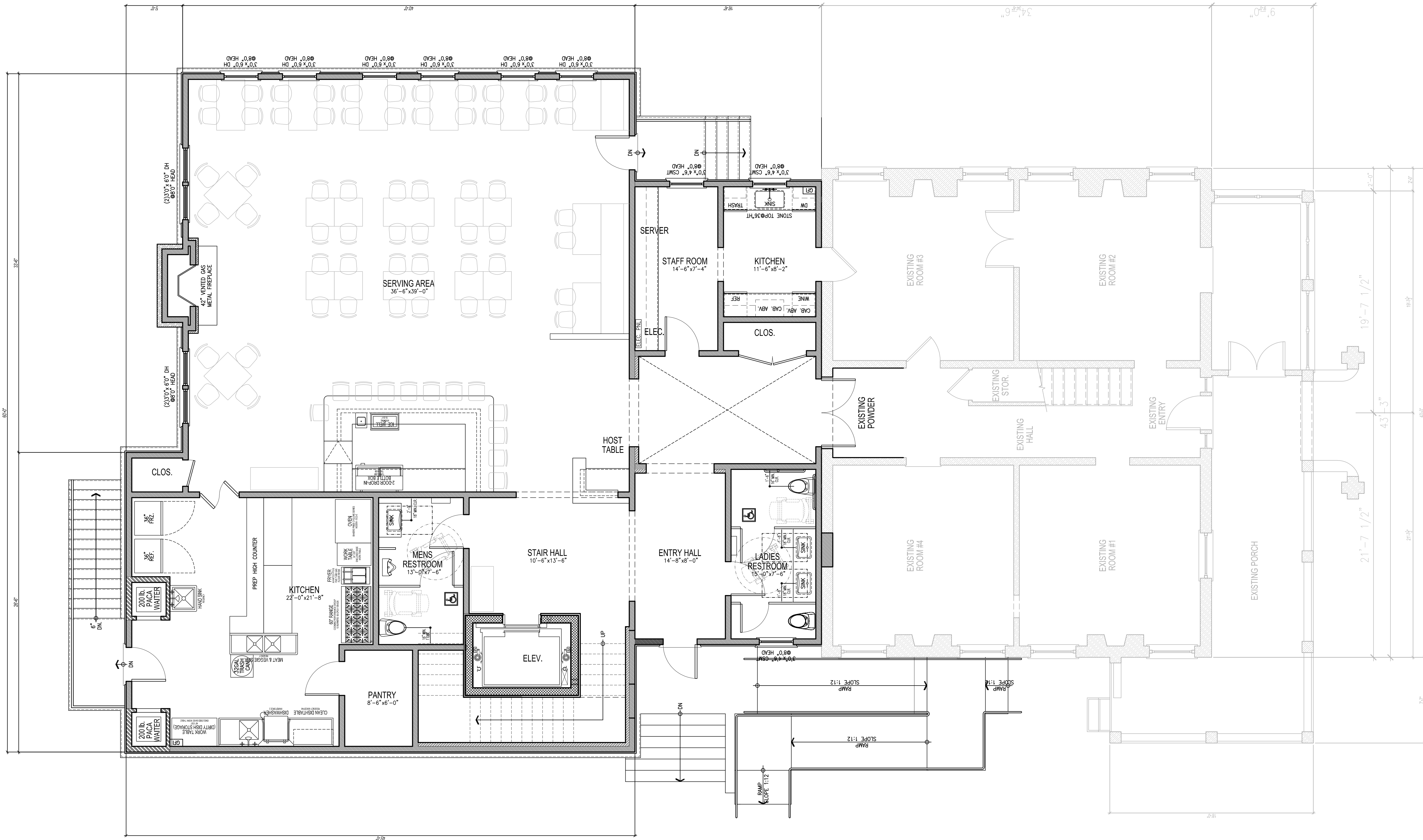
FLOOR MATERIAL LEGEND	
[HWD]	HARDWOOD
[TILE 1]	THINSET STONE TILE
[CRPT]	CARPET
[TILE 2]	THICKSET BLUESTONE TILE
[CONC]	STAINED CONCRETE
[PAVE1]	GRANITE COBBLESTONE PAVING

LIFE SAFETY CODE LEGEND	
[E]	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
[GFI]	GROUND FAULT INTERRUPT REQUIRED
[F]	EXHAUST FAN, TO BE ENERGY STAR AND HUMIDISTAT CONTROLLED; THE MINIMUM VENTILATION RATES SHALL BE 60 C.F.M. (24 L/s) FOR INTERMITTENT VENTILATION OR 25 C.F.M. (12 L/s) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (SEE NOTES 24.25 & 26 SHEET A-1.030 GRN14)
[SD]	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED

WALL LEGEND	
[STUD 4]	2x4 STUD WALLS @ 16" O.C. MAX. U.N.O.
[STUD 6]	2x6 STUD WALLS @ 16" O.C. MAX. U.N.O.
[FIRE 1]	1 HOUR FIRE RATED WALL
[VENEER]	BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
[COLUMN]	WOOD COLUMN
[CMU]	CMU WALL

LEGEND	
[NEW WALL]	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
[EXIST WALL]	EXISTING WALL OR CONSTRUCTION TO REMAIN

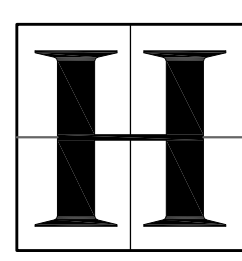
* PLEASE VERIFY EXISTING DIMENSION ON SITE



HEATED SQUARE FOOTAGE	
MAIN LEVEL	3,210 S.F.
UPPER LEVEL	433 S.F.
TOTAL	3,643 S.F.

EXISTING SQUARE FOOTAGE	
MAIN LEVEL	3,225 S.F.
UPPER LEVEL	947 S.F.
TOTAL	4,172 S.F.
FRONT PORCH	360 S.F.

1 MAIN LEVEL FLOOR PLAN PHASE II
A-2.010 SCALE: 1/4"=1'-0"



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HOLBROOK DESIGN CENTER

48 OLD ROSWELL STREET
ALPHARETTA, GEORGIA

PRELIMINARY
2017-06-29

stamps

issue

date 2017-06-08
scale 1/4"=1'-0"
drawn KA checked WG
project no. 5555

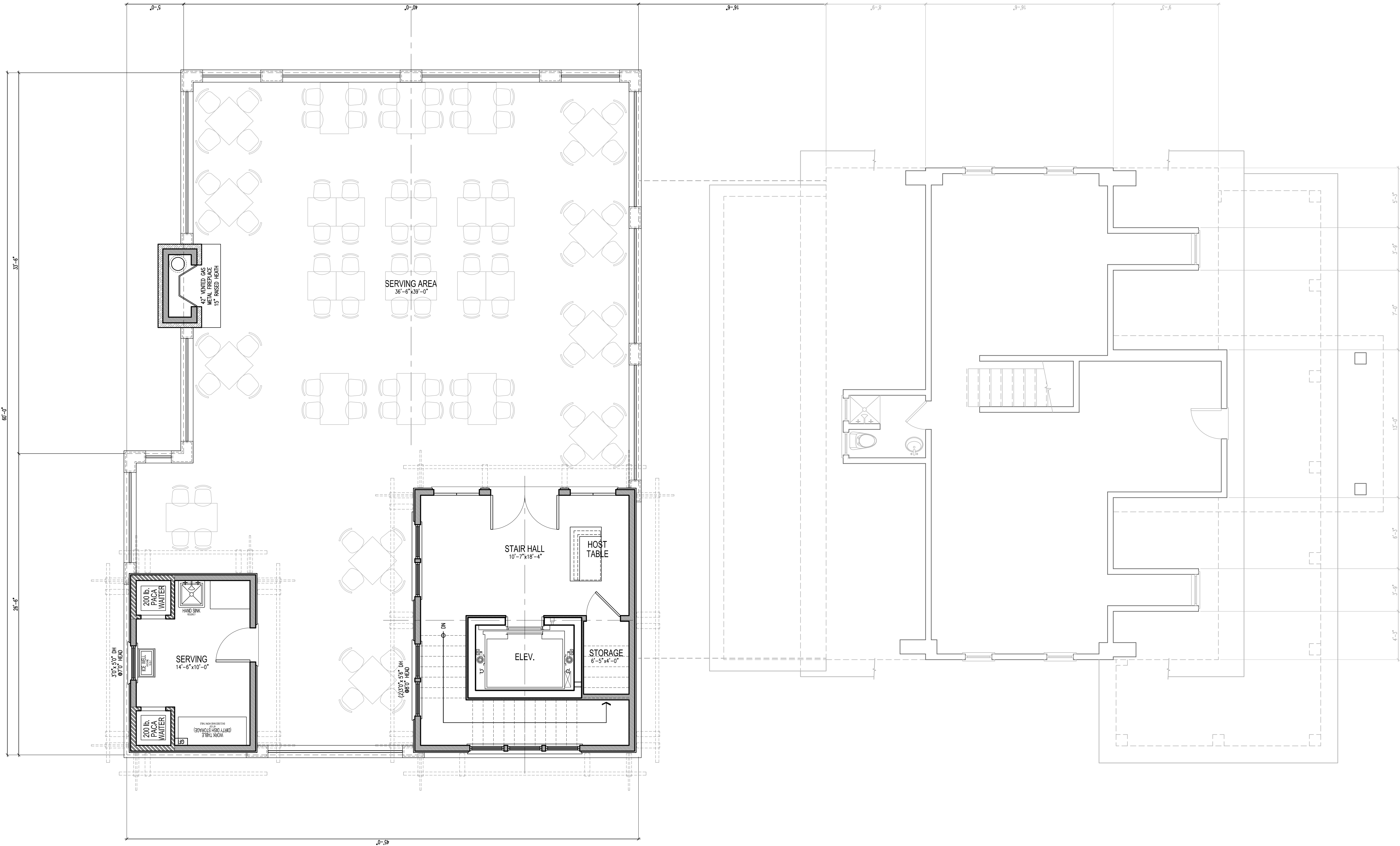
title UPPER LEVEL FLOOR PLAN
PHASE II

sheet number
A-2.020

WALL LEGEND	
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	2x6 STUD WALLS @ 16" O.C. MAX. U.N.O.
	1 HOUR FIRE RATED WALL
	BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT.
	WOOD COLUMN
	CMU WALL

LEGEND	
	NEW WALL OR CONSTRUCTION (REF. WALL LEGEND)
	EXISTING WALL OR CONSTRUCTION TO REMAIN

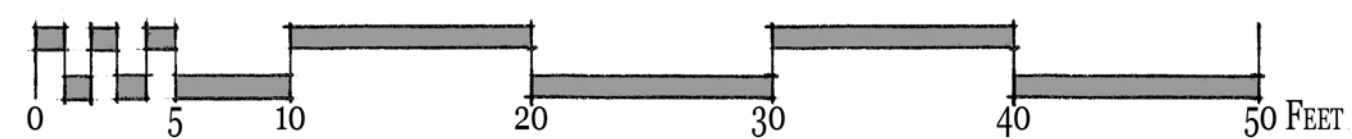
* PLEASE VERIFY EXISTING DIMENSION ON SITE



1 UPPER LEVEL FLOOR PLAN PHASE II
A-2.020 SCALE: 1/4" = 1'-0"



FRONT ELEVATION - EXISTING



STUCCO WHITE TO MATCH
ADJACENT STRUCTURE COLOR
OPTION : BOARD AND BATTEN

METAL ROOFING

STUCCO COLOR TO MATCH EXISTING BRICK

TIMBER BRACKETS

CHIMNEY TO MATCH EXISTING BRICK



REAR ELEVATION @ NEW ADDITION BUILDING

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
JULY 11, 2017

HOLBROOK DESIGN CENTER- PHASE II
48 OLD ROSWELL ST, ALPHARETTA, GA





LEFT SIDE ELEVATION @ EXISTING AND NEW ADDITION BUILDING



ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
JULY 11, 2017

HOLBROOK DESIGN CENTER- PHASE II 48 OLD ROSWELL ST, ALPHARETTA, GA



Comments for 48 Old Roswell St:

1. The front elevation needs to show the proposed extent in the background.
2. Since these drawings don't depict material textures, its hard to compare to the original house.
3. Massing of the new construction seems out of place somehow...sort of Mediterranean?
4. Existing windows, although probably not original, don't have any mullion/grids. Why do the new windows not match? Is the idea to be clearly different?
5. The chimneys are such prominent elements of the original house. Perhaps chimneys can be featured on the new portion to help bring everything together.
6. Needs header details over all new windows and doors.
7. Will there be gutters and/or downspouts not shown herein? If so, it likely will be prominent feature elements.
8. I don't have a site plan to consider how this affects neighboring views...to and from.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☒ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name:

Seven Seas Mediterranean Cuke

Location Address:

124 Devore Road Alpharetta GA 30009

Mailing Address:

SC12E

City:

Alpharetta

State:

GA

Zip Code:

30009

Contact For All Notifications:

Contact Telephone:

678-624-9871

Mobile Telephone:

678-291-3941

Fax:

Email:

maria_devore@yahoo.com

Contact's Relation To Business:

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ 100.00

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



Mediterranean Cafe

124

SIGNPROS

Sign Pros, Inc.
5865 Jimmy Carter Blvd.
Suite 90
Norcross, GA 30071

Ph. 770.945.4480
Fx. 770.945.2388
Sales@signprosga.com

This document contains original, creative artwork and is the sole property of Sign Pros, Inc. Any unauthorized use or duplication of this artwork or derivative artwork will be considered initiative to purchase ad will be billed accordingly

Account Mgr: Dan Spalat
Designer: Alex Ramirez

DATE: 00/00/17
ART VALUE: \$250
SCALE: 1:10 (file)

CLIENT:

COMMENTS:



APPROVED BY:

TITLE:

DATE:

©2012 Sign Pros, Inc.

COLORS

Neon/LED:
Face:
Trim:
Return:
Raceway:
Bkgd Shape:



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Alpharetta, GA 30009

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

Business Name: Fuzzy's Taco Shop

Location Address: 5325 Windward Pkwy

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Shaun White

Contact Telephone: 706 - 289 - 0647 Mobile Telephone: 706 - 289 - 0647

Fax: _____ Email: Shaun.White@Fuzzystacoshop.com

Contact's Relation To Business: Managing member.

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	_____

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Please complete this form in its entirety and verify that all information is true and accurate.

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City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Fuzzy's Taco Shop

Location Address: 5325 Windward Road, Suite 102

Mailing Address: same

City: Alpharetta State: GA Zip Code: 30004 - _____

Contact For All Notifications: George Lebus

Contact Telephone: 817 - 528 - 4,000 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: glebus@me.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	500

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 5325 Windward Road, Suite 102

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: COMM Existing Uses of Property: Restaurant

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

Applicant Signature: _____

Date: _____

[Print Form](#)



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Pioneer Real Estate Development, Inc

Physical Address: 131 Roswell Street, Suite B201, Alpharetta, GA 30009

Mailing Address: 131 Roswell Street, Suite B201

City: Alpharetta

State: GA

Zip Code: 30009

Owner Telephone: 678 - 990 - 711

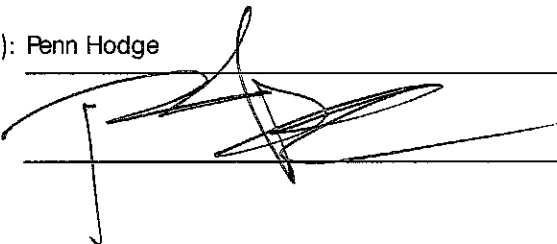
Contact Fax: 678 - 762 - 9,952

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

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

Owner Name (Printed): Penn Hodge

Date: 12/21/15

Owner Signature: 

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s):

District:

Section:

Existing Zoning of Property:

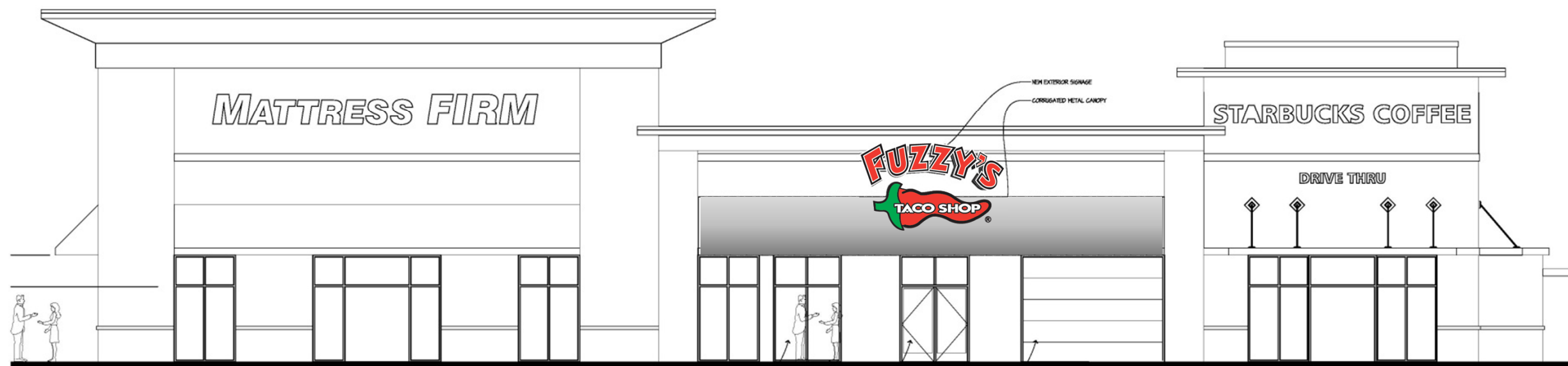
Existing Uses of Property:

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

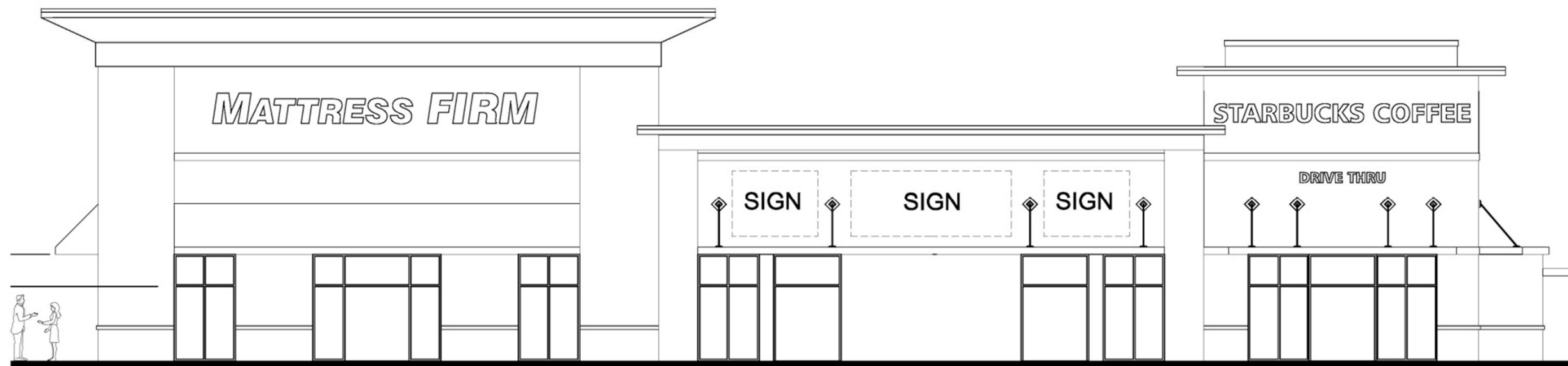
Applicant Signature: Clara M. Carlisle

Date: 1/4/16

[Print Form](#)



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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

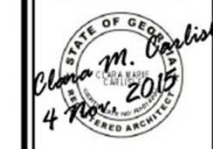


FUZZY'S TACO SHOP
5325 WINDWARD RD.
STE. 102
ALPHARETTA, GA 30004

708 studios
5000 ELDORADO PKWY.
SUITE 150
FRIISCO, TX 75033
www.708STUDIOS.com
214.789.6196

These drawings were prepared by and are the sole property of 708 STUDIOS, LLC. Unauthorized use or duplication of these drawings is prohibited by law and will subject the violator to damages under Title 17 United States Code and other applicable laws.
Copyright by 708 STUDIOS, LLC.

PROFESSIONAL STAMPS:



REVISIONS:

JOB No.: 1534

DATE: 30 OCT 2015

EXTERIOR
ELEVATIONS

A5.1



DRB160001 Fuzzy's Taco Shop 5325 Windward Pky

Applicant presented a review of Elevations and Signage

There was discussion on:

- Sign Dimensions
 - Sign will fit in brick rectangular area. Center
 - Light in picture will not be there
 - Red words, outlined in black, white background, White letters "Taco Shop"
 - Individual Letters for Fuzzy's welded to a metal frame attached to the brick. Frame will not be visible
 - Store frontage presence
 - Front Patio Landscaping. Site Plan shows landscaping in front of this Suite with no parking in front of this Suite. Staff discussed ADA compliance must be maintained. This will be addressed in review.
 - Outdoor Seating will have to come back unless it is all black metal
 - Gates
 - Railing
- ❖ Board Member Corkill offered a motion to approve the Signage as presented and discussed as far as the detailing of the construction and that Staff review the fence layout and any landscaping based on discussion as well and that Applicant comes back with furniture, lighting, any other pots that will take place inside that patio.
- The motion received a second from Board Member Brown
 - The motion was approved by a vote (6-0)

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Holmes Restaurants, LLC - DBA Holmes

Location Address: 50 South Main Street, Alpharetta, GA 30009

Mailing Address: 5065 Drew Road

City: Alpharetta State: GA Zip Code: 30004 - _____

Contact For All Notifications: Tarver Siebert

Contact Telephone: 404 - 274 - 5,900 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: tarver@mts-architecture.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Cheri Morris - Alpha 1-2-3 LLC

Physical Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

City: Sandy Springs

State: GA

Zip Code: 30327

Owner Telephone: 404 - 625 - 1,403

Contact Fax: - -

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

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

Owner Name (Printed): Alpha 1-2-3 LLC

Date: 6/30/17

Owner Signature:

Property Information:

Address (If Assigned): 50 South Main Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: Building 3B - Alpharetta City Center

Land Lot(s): 1268 and 1569

District: 2nd

Section: 2nd

Existing Zoning of Property: MU

Existing Uses of Property: Currently Vacant Land; Proposed Restaurant

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

Applicant Signature:

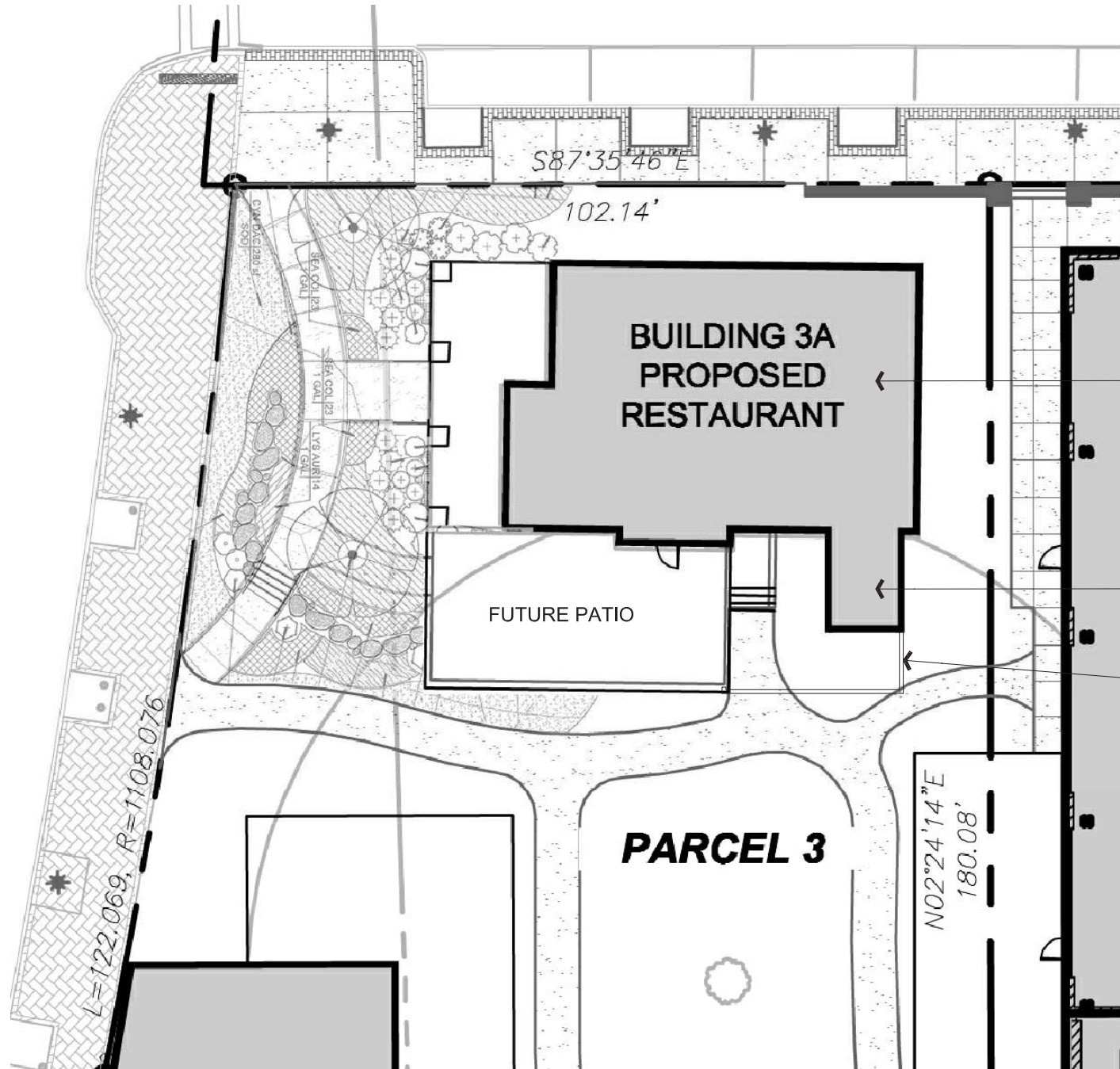
Date: 6/30/17

Print Form

Holmes Restaurant
The Jones House
50 South Main Street
DRB PRESENTATION 21 July 2017





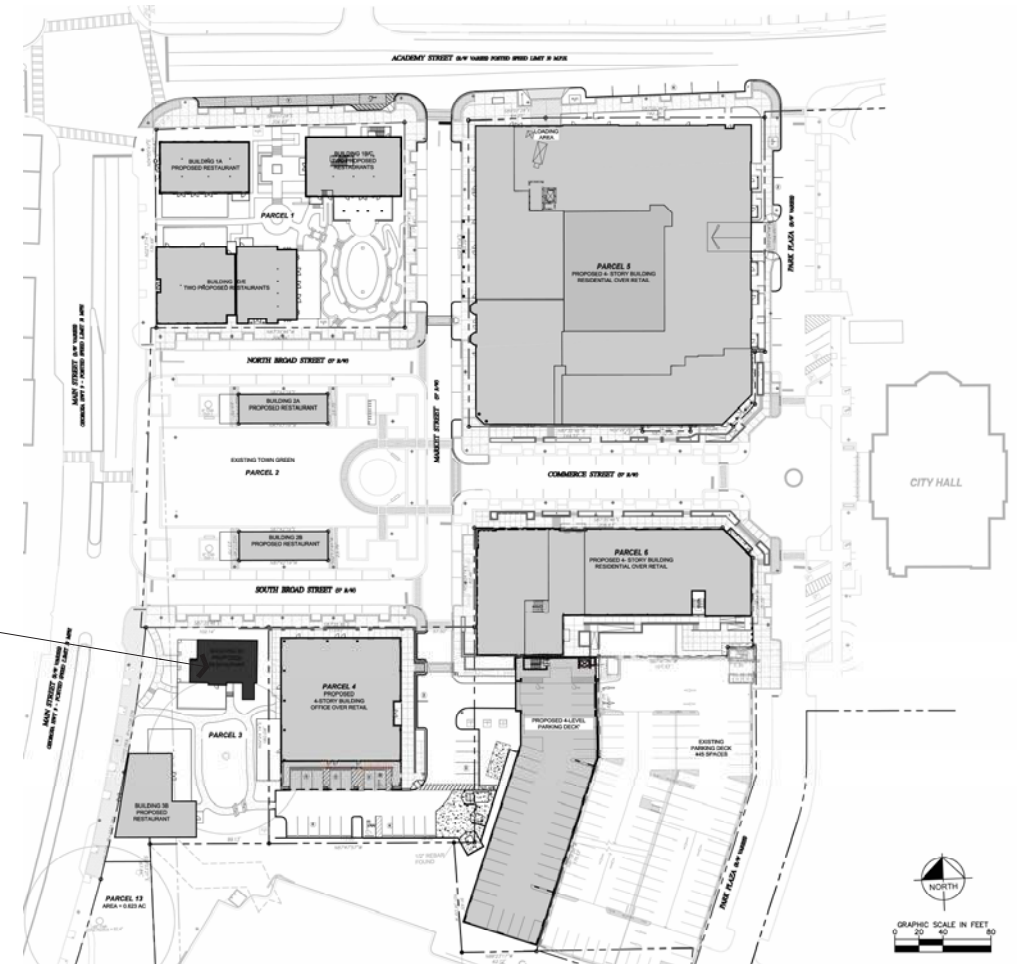
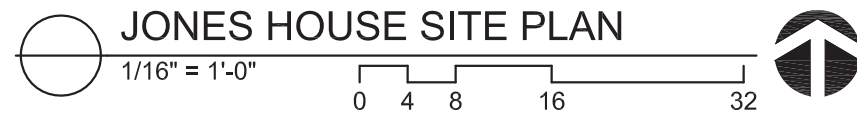


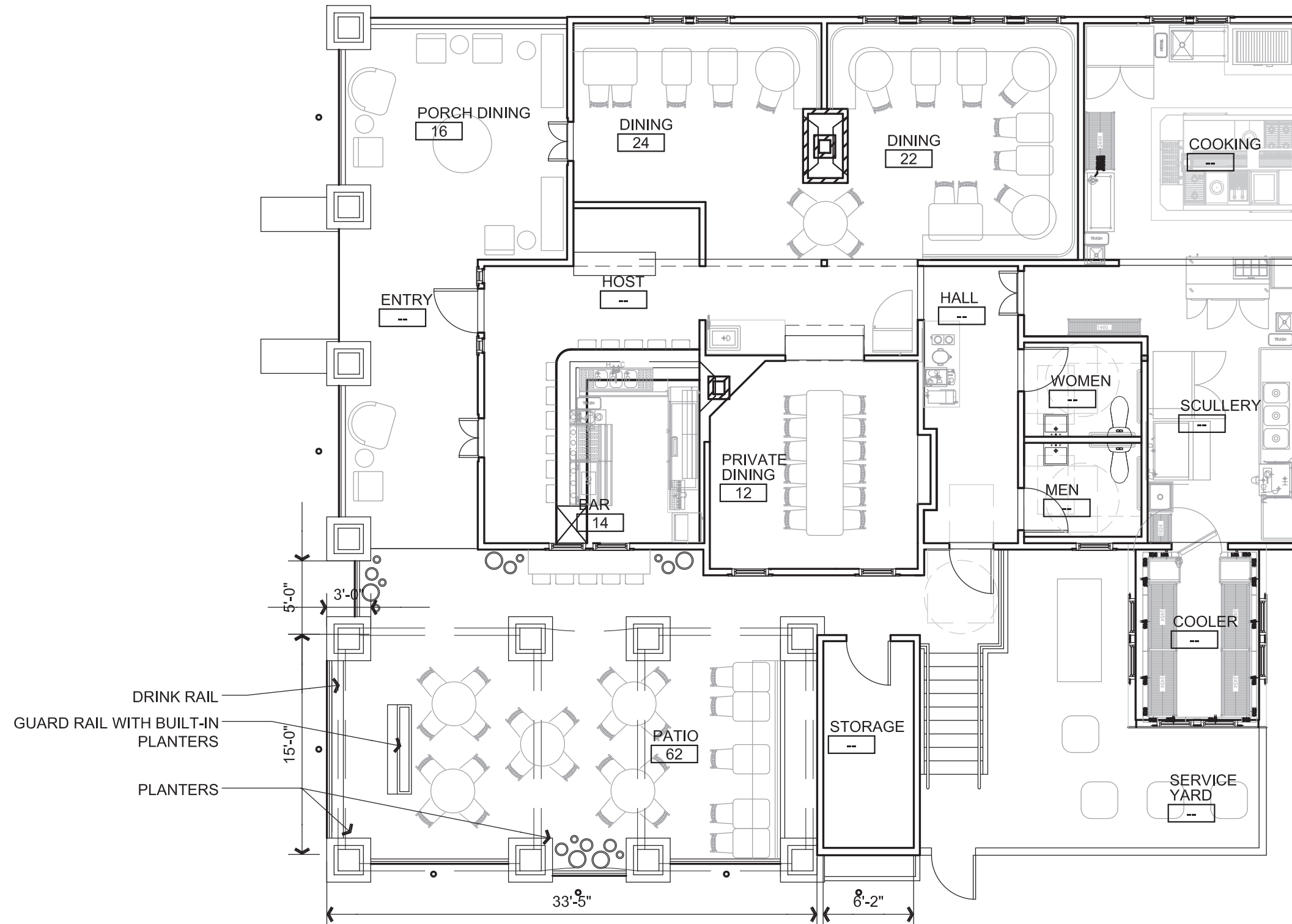
JONES HOUSE

BUILDING ADDITION

NEW FENCE

SUBJECT BUILDING LOCATION





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



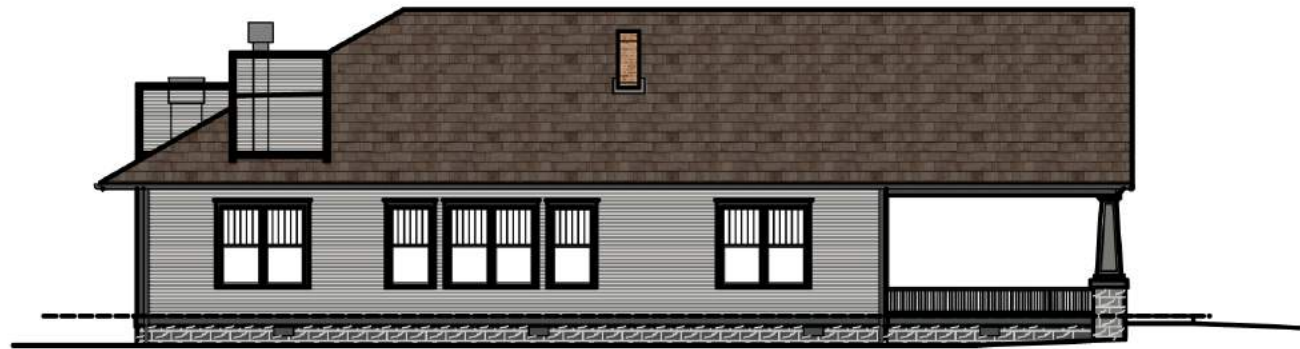
01 Elev Rear Elevation- Proposed

0 4 8 16 32



02 Elev Front Elevation- Proposed

0 4 8 16 32



03 Elev Side Elevation- Proposed

0 4 8 16 32



04 Elev Patio Side Elevation- Proposed

0 4 8 16 32



01
Elev
Front Elevation- Existing
1/8" = 1'-0"

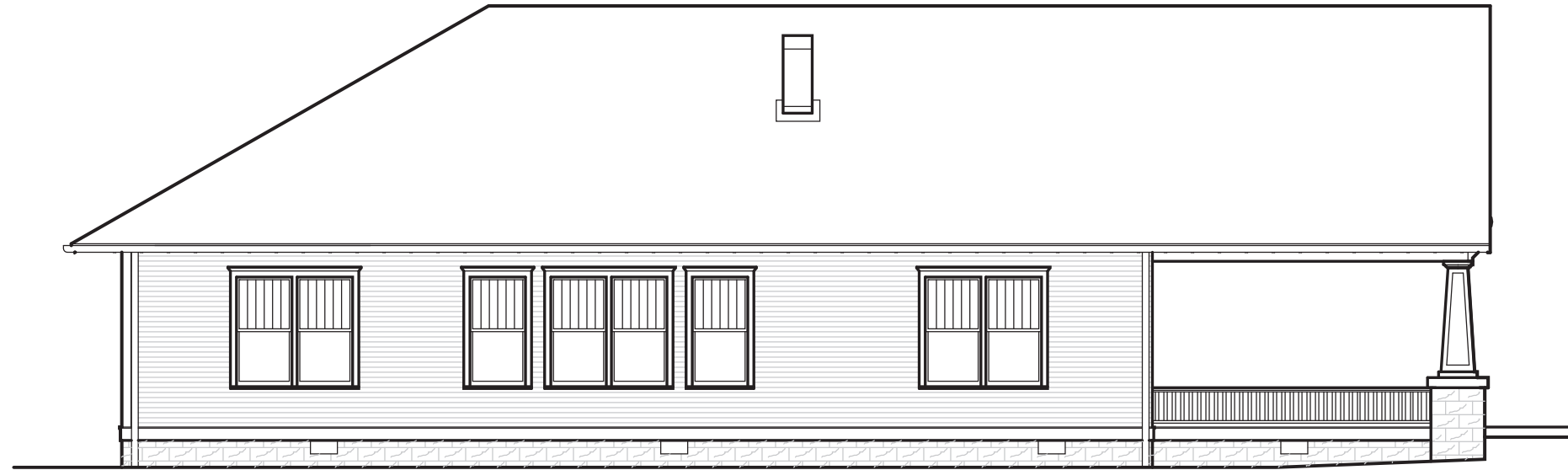
PT-2
PT-2
PT-1
PAINTED WOOD SCREEN WALL TO
MATCH EXISTING BUILDING AT NEW
KITCHEN EXHAUST FAN UNITS
PT-1
PT-2
NEW SHOP-BUILT FRENCH DOORS
TO FIT IN THE EXISTING WINDOW
OPENING. RE-USE WINDOW TRIM
AT NEW DOOR

RAILINGS PT-2
PT-1



02
Elev
Proposed Front Elevation
1/8" = 1'-0"

TRELLIS WITH LOUVERS - MILL FINISH
PLANTER WALL PT2
GUARD RAIL - TO MATCH ORIGINAL PORCH RAILING
PICKET SIZE AND SPACING PT-2
COLUMNS TO MATCH EXISTING
PAINTED WOOD 1X6 BETWEEN STONE
COLUMNS. PT-2
NEW CAST STONE COLUMNS PT-1
ORIGINAL PORCH RAIL TO REMAIN
ORIGINAL CAST STONE PLINTH & BASE TO
REMAIN



02 Side Elevation- Existing
Elev 1/8" = 1'-0"



02 Courtyard Side- Proposed
Elev 1/8" = 1'-0"



02
Elev
Rear Elevation- Existing
1/8" = 1'-0"



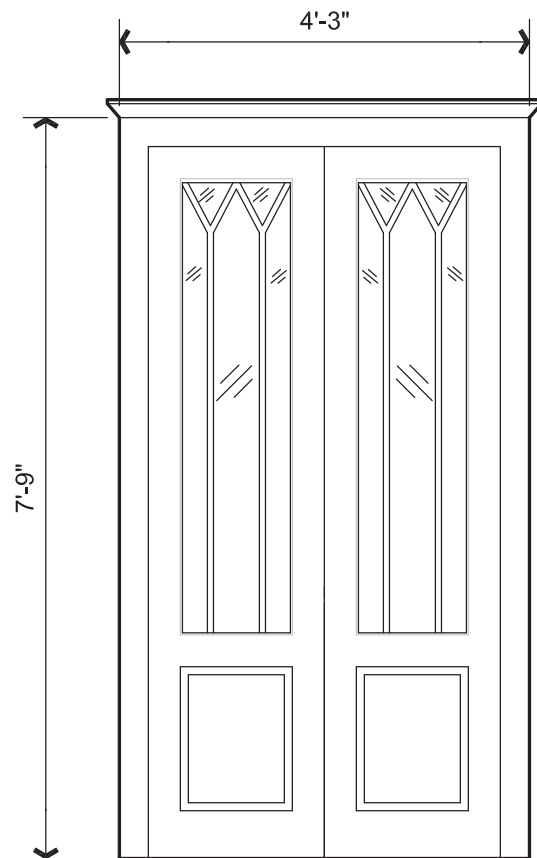
02
Elev
Rear Elevation- Proposed
1/8" = 1'-0"



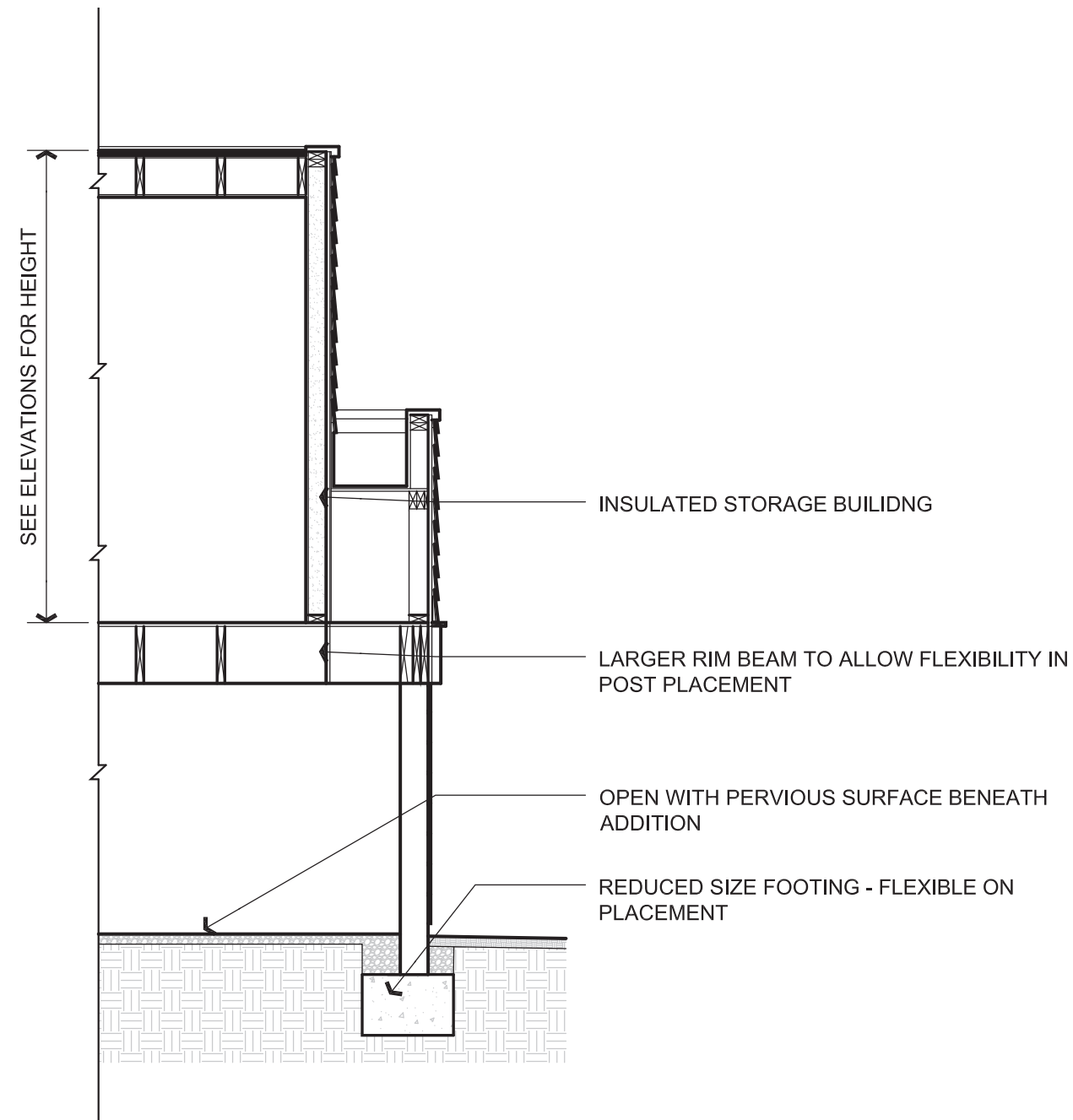
01 Existing Side Elevation
Elev 1/8" = 1'-0"



02 Proposed Side Elevation
Elev 1/8" = 1'-0"



01
Sec French Door
1/2" = 1'-0"



02
Sec Wall Section at Storage
1/2" = 1'-0"

FINISH LEGEND

PAINT

PT-1: HOUSE BODY - BEHR, MINED COAL, PPU18-18

PT-2: HOUSE TRIM - SHERWIN WILLIAMS, GREENBLACK, SW 6994

PT-3: PORCH CEILING - BENJAMIN MOORE, EWING BLUE, CW 585

ROOF

CD-1: TIMBERLINE NATURAL SHADOW ARCHITECTURAL SHINGLE TO MATCH EXISTING

FENCE

1X6 HEMLOCK



Holmes Restaurant- 50 South Main Street
11 21 July 2017

MORRIS
FELL & WWS

ALPHARETTA
CITY CENTER

COUCH
Construction Services LLC

MT STUDIO
ARCHITECTURE



Holmes Restaurant- 50 South Main Street
12 21 July 2017

MORRIS
FELL & WWS

ALPHARETTA
CITY CENTER

COUCH
Construction Services LLC

MT STUDIO
ARCHITECTURE

1. DRB170025 The Jones House

50 South Main St

Cheri Morris, Patty Farr and team presented review of exterior elevations and colors.

The Applicant handed out a revised packet dated June 16, 2017.

- Tenant may have porch addition changes in the future
- Request today is for:
 - 96' addition to the kitchen on the Southside with materials to match the building
 - 6' wooden fence addition around mechanical units on the ground
 - Addition of service door and stairs to the south façade
 - Repainting house siding and trim
- Only change in the packet handed out today is change in paint color. Applicant stated that previous color looked "too blue" in actual light. It has been changed to a truer gray.
- Trash is held inside tenant spaces until it is transported directly to compactors.
- Stairs will not be visible from front of building. Tenant has an opaque wall in front of them.
- Tenant patio will be at level of the floor so that people may move from the front porch to the patio
- No Changes to North Elevation except painting it.
- East Elevation windows will be blacked out, new wood stair, regrading to provide safe walkway around the building, remove door
- South Elevation – fence around mechanicals will be natural wood (hemlock sample presented) that will weather very quickly.
- Technical drawing of addition and service yard
- Presented gray color of house with dark trim colors
- Buildings near this restaurant are white.

There was discussion:

- Pictures of existing Jones House
- Foundation paint color will be darker color
- Landscaping will be non-commercial looking (flowering) in the front of the building (to be presented at a later date)
- Raising of grade of sidewalk to minimize the slope of the handicap ramp –
 - Applicant stated this is an ADA compliant earthen berm with macadam on top with bouldered wall into the side with hanging plants. People will actually be walking up a little hill with flowerbeds on both sides. It will come up to the grade of the porch itself but will not be up against the house. Steps will be raised up 3-4 'so the sidewalk will have to be raised to accommodate a shorter ramp. Applicant stated that would not affect stone entries at front. Applicant stated the steps would actually be raised more like 16" from the level of the sidewalk. It does not cover the stone that holds up the column. Concrete pillars will remain. Brick walls will remain for character.
 - Future deck railing will have to meet code
 - DRB stated when the deck comes in, developer needs to work with tenant ensure that it fits in the character of 1911 historic home. Applicant stated they will complement the original home
- Signage will come in tenant package
- Stair railing will be wooden. It will be hidden by patio. It will not be visible. Applicant will paint transparent stain to match building.
- Existing Roof will remain. New Roof is on the expansion.
- Existing front door will remain.
- DRB expressed concern that building seems dark.
- Applicant stated tenant feels strongly about a monochromatic building.
- Applicant stated the colors are within the downtown requirements, provides contrast to other buildings, and fits with character of building.
- Applicant offered to paint inside of windows a lighter color.
- DRB asked about taking the gray to one shade lighter.
- DRB looked at picture of what was there in 2007.

- Intent is to will be paint foundation darker color. Top faces will appear lighter due to sun.
- Applicant stated when sun hits the grays they appear much lighter, almost light blue.
- Board Member Debban requested landscape and deck plan, handicap ramps before final approval.
- Applicant explained that this building permit being requested today does not have anything to do with what the tenant does with the deck.
- DRB will be approving what is being presented today with the assumption that nothing else happens.
- Handicap Ramp - Applicant stated existing walls will capture the grade as the go up. Intent is to retain the integrity of the existing façade but it will have to meet code. Priority is safety
- There was more discussion of grading plan and how to get it under 30" threshold in order to avoid needed a new railing.
- Applicant stated color of building in 2007 was not a historic color.
- DRB requested an alternate color to choose along with today's proposed color for comparison.
- Board Member Debban requested consideration that foundation be sandblasted to original concrete block.
- Applicant offered to paint a patch on the building and have DRB review it.
- Applicant is not changing the door or sidelights.
- There was more discussion of foundation. Applicant would prefer to paint them light gray.
- ❖ Board Member Schwing offered a motion to approve the exterior elevations as submitted with the clarification that the stair railing will be painted or stained to match whatever color the porch railing ends up being and as point of clarification we are not approving colors today. That will come back at a future time.
- The motion received a second from Board Member Doll
- The motion was approved by a vote (4-0) (Debban, Doll, Schwing, Matherly)

There was clarification during the motion that:

- Applicant will try to keep railing in the front and front door will be a single door with two sidelights.
- Historically the house had" those stacked stones and you saw and walked right up under the house." It was up on stilts.

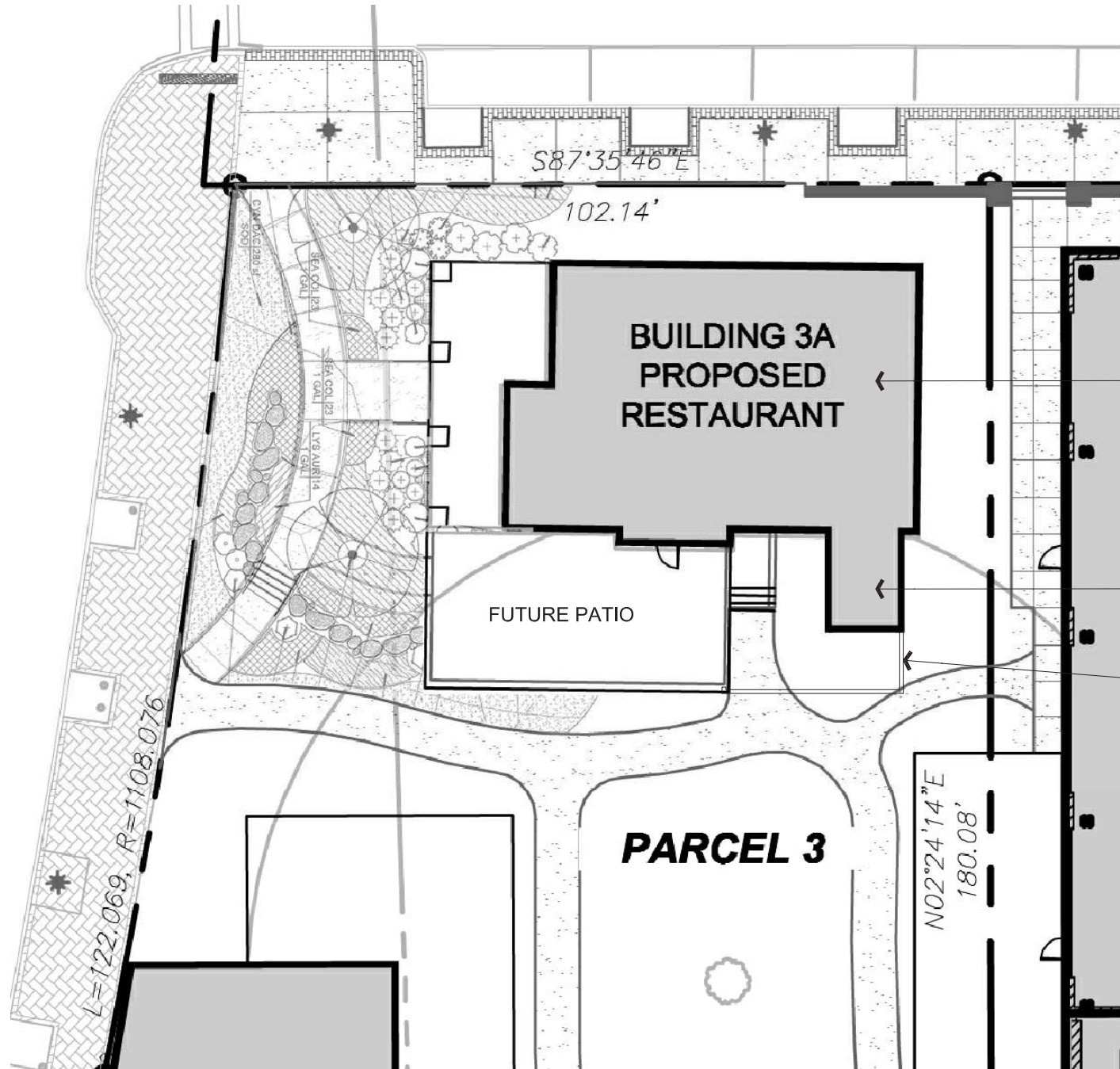
Holmes Restaurant

The Jones House
50 South Main Street

DRB PRESENTATION 21 July 2017





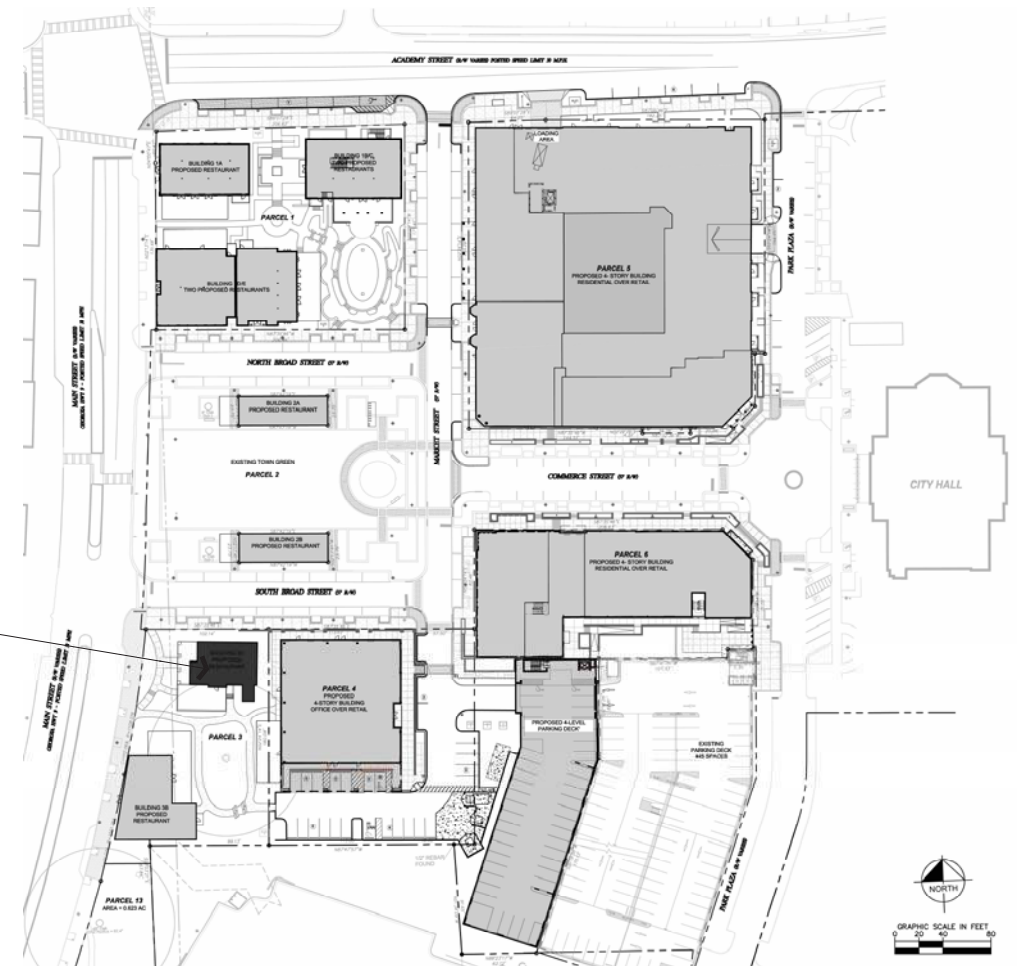
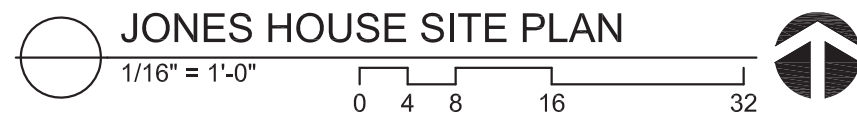


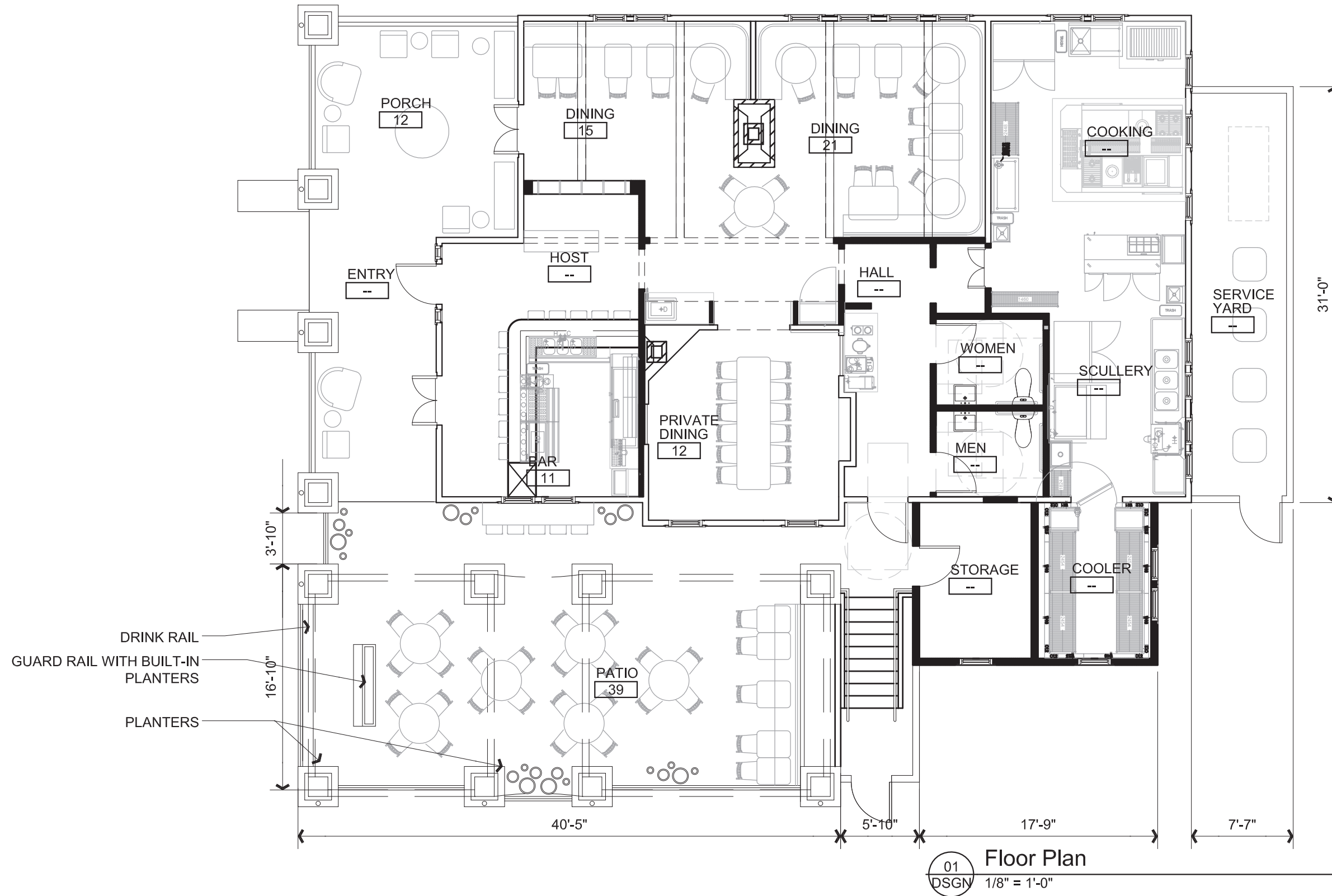
JONES HOUSE

BUILDING ADDITION

NEW FENCE

SUBJECT BUILDING LOCATION







01 Elev Proposed Rear Elevation

0 4 8 16 32



02 Elev Proposed Front Elevation

0 4 8 16 32



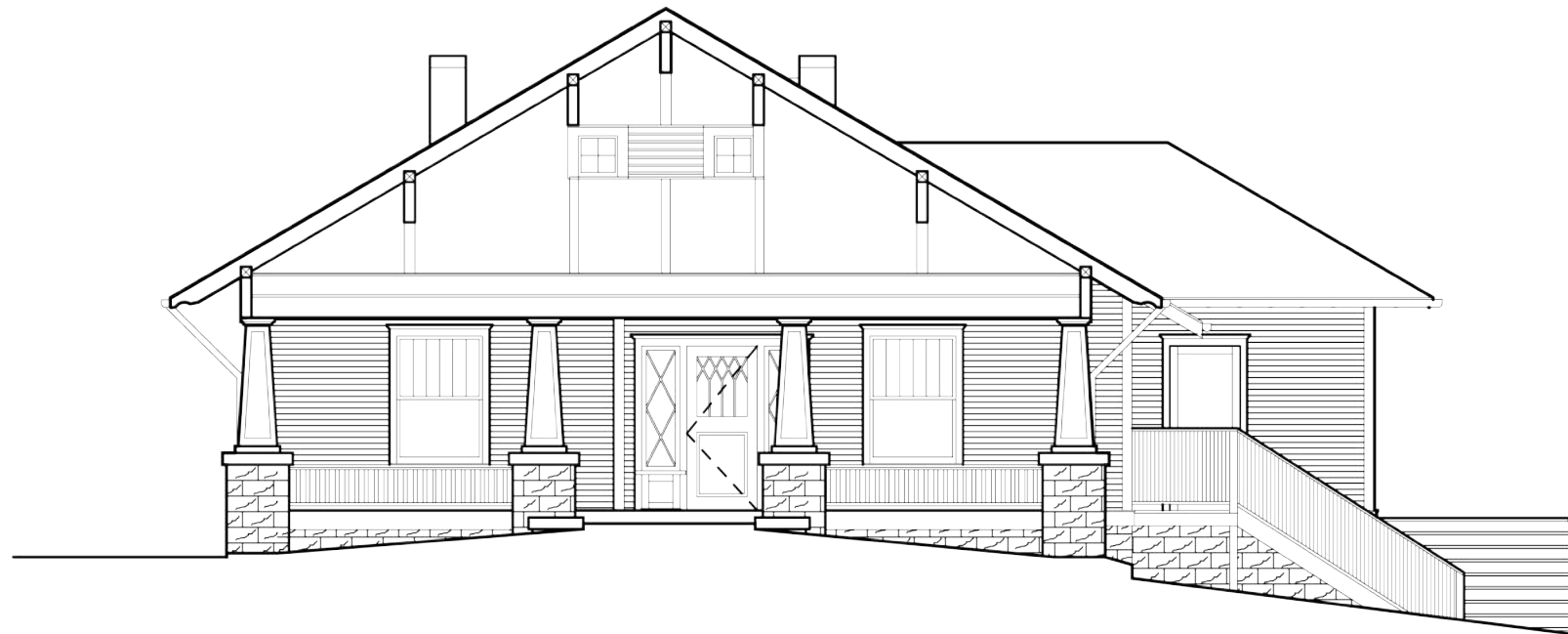
03 Elev Proposed Street Elevation

0 4 8 16 32



04 Elev Proposed Side Elevation

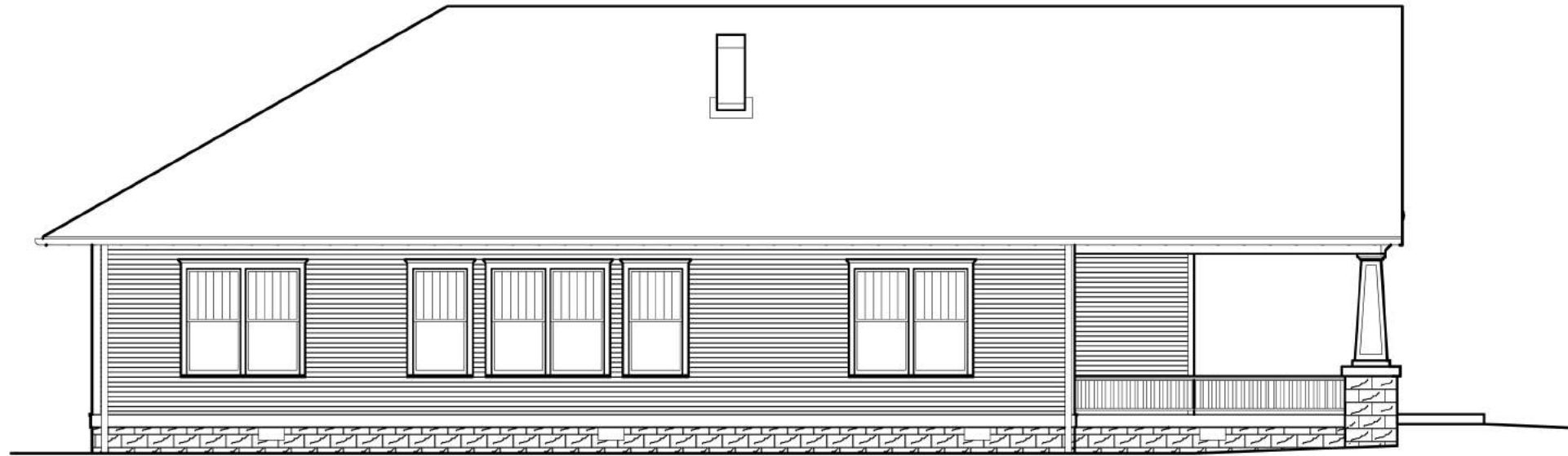
0 4 8 16 32



01 Existing Front Elevation
Elev 1/8" = 1'-0"



02 Proposed Front Elevation
Elev 1/8" = 1'-0"



01 Existing Street Elevation
Elev 1/8" = 1'-0"



02 Proposed Street Elevation
Elev 1/8" = 1'-0"



01
Elev

Existing Rear Elevation

1/8" = 1'-0"



02
Elev

Proposed Rear Elevation

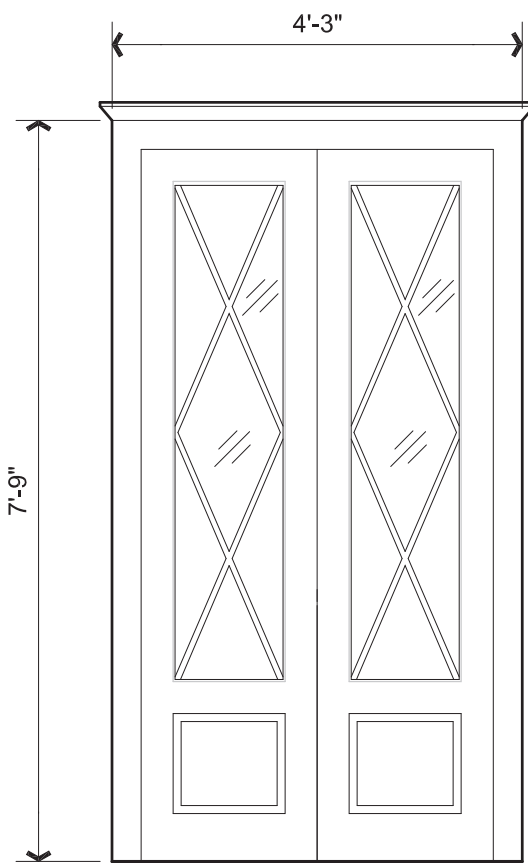
1/8" = 1'-0"



01
Elev Existing Side Elevation
1/8" = 1'-0"



02
Elev Proposed Side Elevation
1/8" = 1'-0"



2X4 AT 16" O.C. WITH DOUBLE TOP PLATE. FILL CAVITIES WITH R-13 BATT INSULATION. NEW SIDING TO MATCH EXISTING OVER VAPOR BARRIER OVER 3/4" PLYWOOD SHEATHING

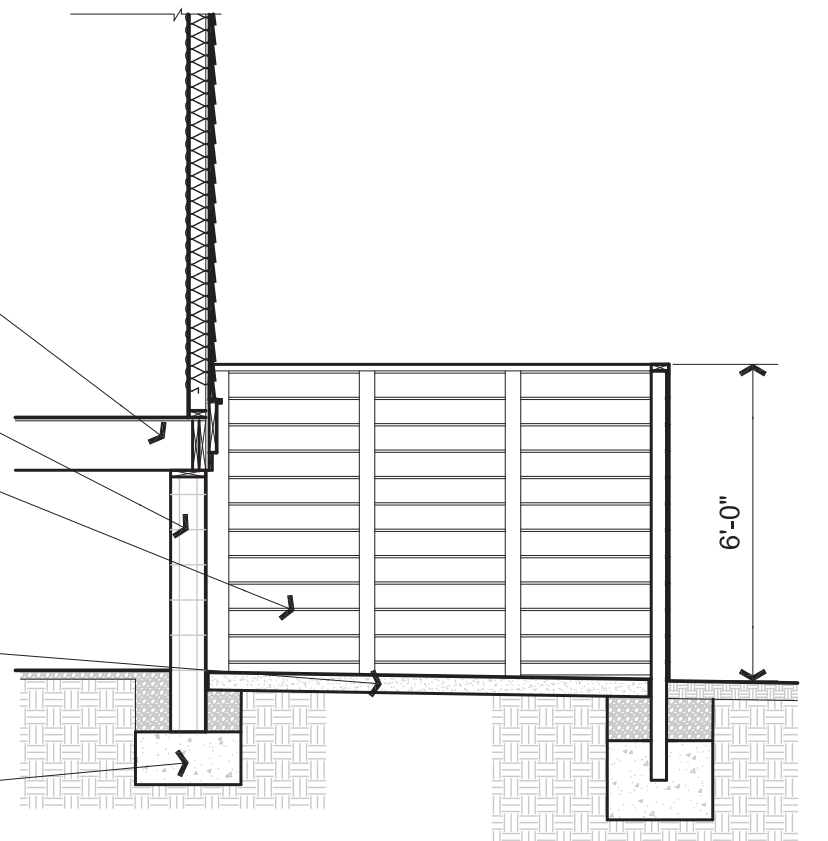
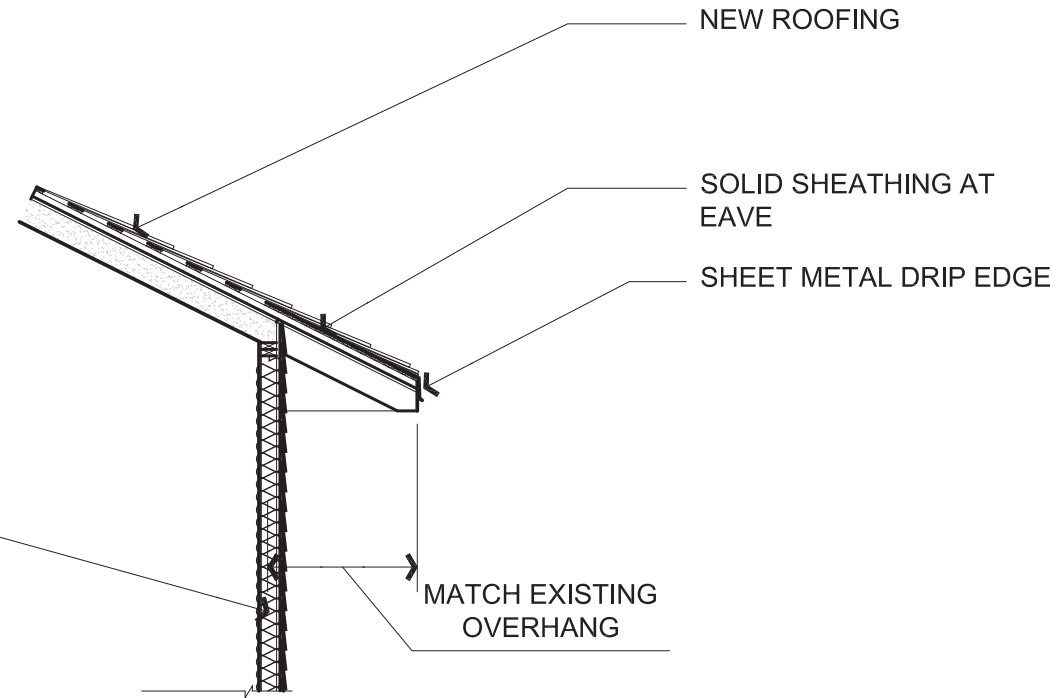
SEE STRUCTURAL FOR FLOOR FRAMING SPECIFICATION

CONCRETE BLOCK PIER

WOOD FENCE: SEE ELEVATIONS FOR FINISH MATERIAL. 4X4 P.T. POSTS AT MAXIMUM 8'-0" O.C. WITH 12" EMBEDMENT IN 12X12X24" DEEP FOOTING

PERVIOUS PAVERS IN SERVICE YARD

20" WIDE X 12" DEEP X 30" LONG CONCRETE FOOTING ON UNDISTURBED EARTH



1 Section at Addition
1/4" = 1'-0"

FINISH LEGEND

PAINT

PT-1: HOUSE BODY - BENJAMIN MOORE, KENDALL CHARCOAL HC-166, SATIN SHEEN

PT-2A: HOUSE TRIM - SHERWIN WILLIAMS, URBANE BRONZE SW 7048, SEMI-GLOSS SHEEN

PT-2B: CMU - SHERWIN WILLIAMS, URBANE BRONZE SW 7048, SATIN SHEEN

PT-3: PORCH CEILING - BENJAMIN MOORE, EWING BLUE, CW 585

ROOF

CD-1: TIMBERLINE NATURAL SHADOW ARCHITECTURAL SHINGLE TO MATCH EXISTING

FENCE

1X6 HEMLOCK

01 French Door
1/2" = 1'-0"



Holmes Restaurant- 50 South Main Street
11 21 July 2017

MORRIS
FELL & WWS

ALPHARETTA
CITY CENTER

COUCH
Construction Services LLC

MT STUDIO
ARCHITECTURE



Holmes Restaurant- 50 South Main Street
12 21 July 2017

MORRIS
FELL & WWS

ALPHARETTA
CITY CENTER

COUCH
Construction Services LLC

MT STUDIO
ARCHITECTURE

LAND DISTURBANCE PLANS

for

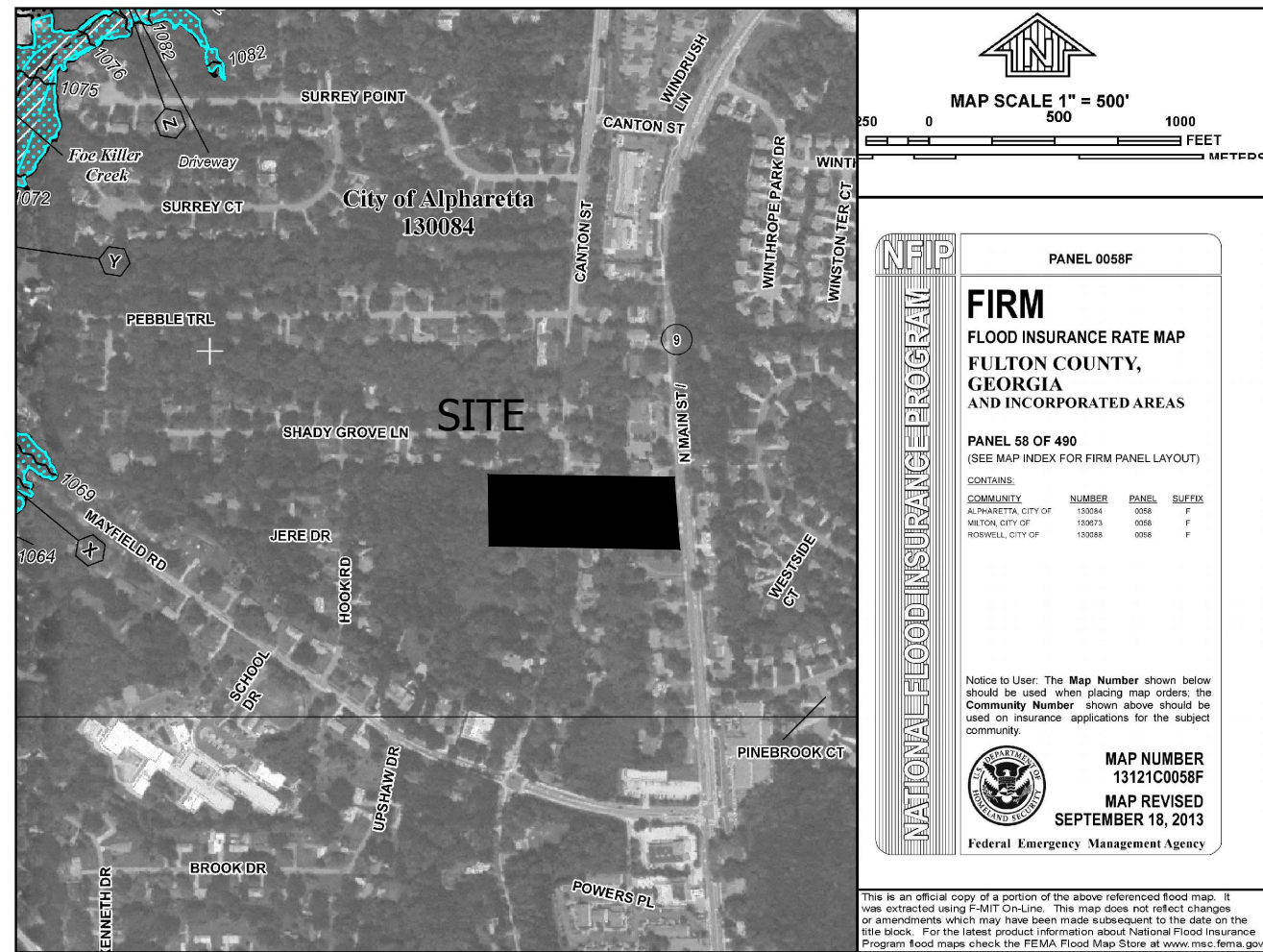
302 NORTH MAIN STREET

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

**ALPHARETTA LDP
FULTON COUNTY PROJECT #
PREPARED FOR:
302 NORTH MAIN, LLC
PO BOX 2322
CUMMING, GEORGIA 30028
(770) 634-4848**

INDEX TO DRAWINGS

SHEET NO.	TITLE
C000	COVER
C001	GENERAL NOTES
C002	BOUNDARY SURVEY
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE PLAN



NO PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY FIRM COMMUNITY PANEL NO. 13121C0058F FOR FULTON COUNTY, GEORGIA DATED SEPTEMBER 18, 2013.

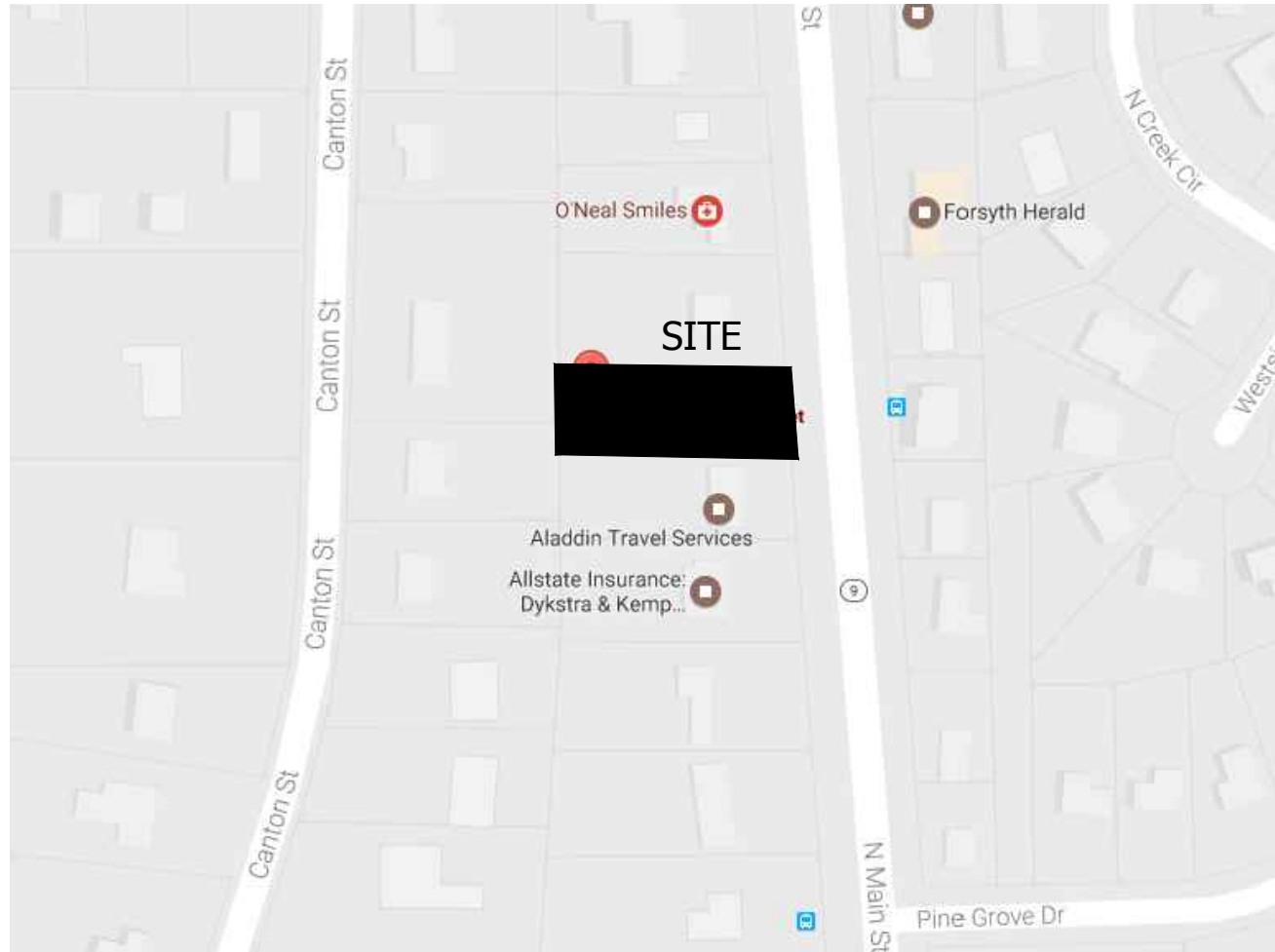
EROSION CONTROL AND CONSTRUCTION SCHEDULE

START PROJECT DATE: 08/07/17 COMPLETE PROJECT DATE: 09/29/17

1. RECEIVE CITY OF ALPHARETTA SIGN OFF
2. INSTALL TREE PROTECTION & INSPECT
3. INSTALL EROSION CONTROL FENCE, INSTALL SEDIMENT STORAGE MEASURES
4. CLEAR, GRUB, AND GRADE SITE
5. INSTALL AND MAINTAIN GRASSING AND MULCH (TEMPORARY VEGETATION)
6. CONSTRUCT PAVING / ADDRESS BUILDING FACADE
7. FINAL STABILIZATION (PERMANENT VEGETATION), CLEAN STORM DRAIN SYSTEM
8. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES

APPROXIMATE CONSTRUCTION SCHEDULE												
ACTIVITY	WK1	WK2	WK3	WK4	WK5	WK6	WK7	WK8	WK9	WK10	WK11	WK12
1	█	█										
2		█										
3			█									
4			█	█								
5			█	█	█							
6				█	█	█	█					
7							█	█				
8		█	█	█	█	█	█	█	█	█	█	█

**24 HOUR CONTACT (GENERAL AND ESC CONTACT)
BRIAN PATTON (770) 634-4848**



VICINITY MAP

LOCATED IN
LAND LOT 1197
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON, COUNTY, GEORGIA
Co LOCATION: 34.0838 N AND 84.2951 W

**DESIGNED BY:
GREYDEN ENGINEERING, LLC**

**2106 MACY DRIVE
ROSWELL, GA 30076
(770) 573-4801**

ENGINEERING CONTACT: RALPH A. DAVIA, P.E.

PROJECT NARRATIVE:
THIS PROJECT ENTAILS CONSTRUCTING A ±6,360 SQ FT PARKING AREA AND EXTERIOR FACADE REFURBISHING OF AN EXISTING BUILDING. THE PROPOSED SITE IS ON APPROXIMATELY 0.4 ACRES OF LAND LOCATED AT 302 NORTH MAIN STREET, WITHIN THE THE CITY OF ALPHARETTA, GEORGIA. THE DISTURBED AREA IS APPROXIMATELY 0.30 ACRES.

OWNER/ DEVELOPER: 302 NORTH MAIN, LLC
PO BOX 2322, CUMMING, GA 30028
(770) 634-4848

DEVELOPMENT DATA	302 NORTH MAIN STREET
1. SITE ADDRESS	22-4814-1197-0755
2. TAX PARCEL ID(S)	0.379 AC / 16,507 SF (ROUNDED TO 0.4 ACRES FOR ALL CALCULATIONS)
3. SITE ACREAGE	0.4 AC
4. DISTURBED ACREAGE	0.4 AC
5. EXISTING ZONING	O-I (NO CHANGE)
6. PROPOSED ZONING	O-I TO NORTH AND SOUTH, R-15 TO WEST, NORTH MAIN STREET TO EAST
7. ADJACENT ZONING	0.379 AC / 16,507 SF
8. SITE AREA	FULTON COUNTY
9. WATER	FULTON COUNTY
10. SEWER	FULTON COUNTY
11. MINIMUM LOT WIDTH	NONE
12. MINIMUM SETBACKS	NONE
FRONT YARD	50 FEET
FROM ROW OF LOCAL STREET	65 FEET
FROM ROW OF ALL OTHER STREETS	15 FEET
SIDE YARD	15 FEET
REAR YARD	40%
13. MAX COVERAGE BY PRINCIPAL BUILDINGS	40 FEET
14. MAXIMUM BUILDING HEIGHT	70%
15. MAX IMPERVIOUS AREA	NONE
16. MINIMUM FLOOR AREA	16 SPACES PROVIDED
17. PROPOSED PARKING	
PARKING CALCULATION	
PROFESSIONAL AND BUSINESS OFFICES NOT OTHERWISE SPECIFICALLY ENUMERATED	
ONE (1) SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR SPACE	
GROSS FLOOR SPACE = 1,300 SF / FLOOR @ 2 FLOORS = 2,600 SF GROSS FLOOR AREA	
2,600 SF GROSS FLOOR AREA @ 1 SPACE / 250 SF = 10.4 (ROUND TO 11 REQUIRED)	
18. COVERAGE CHART	
IMPERVIOUS (SF / AC / %)	PERVIOUS (SF / AC / %)
EXISTING	5,328 SF / 0.12 AC / 32.3%
PROPOSED	11,179 SF / 0.26 AC / 67.7%
NET	8,648 SF / 0.20 AC / 52.4%
	7,859 SF / 0.18 AC / 47.6%

- NOTES:**
1. ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF ALPHARETTA AND FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
 2. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY.
 3. FULL SERVICE DRIVES WILL REVERT TO RIGHT IN/RIGHT OUT DRIVES IF THE CITY OF ALPHARETTA DETERMINES THEY ARE CREATING TRAFFIC PROBLEMS AND/OR ACCIDENTS OF IF ROAD IS WIDENED TO A MULTI-LAND HIGHWAY WITH MEDIAN.
 4. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE CITY OF ALPHARETTA.
 5. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF ALPHARETTA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
 6. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND DISTURBING ACTIVITIES.
 7. APPROVAL OF THESE PLANS BY THE CITY OF ALPHARETTA IS SUBJECT TO, AND CONTINGENT UPON THE APPLICANT OBTAINING ANY AND ALL NECESSARY APPROVALS FROM ANY AND ALL APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE UNITED STATES ARMY CORPS OF ENGINEERS, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THE USDA-NRCS, GEORGIA DEPARTMENT OF NATURAL RESOURCES, GEORGIA ENVIRONMENTAL PROTECTION DIVISION, AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.
 8. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
 9. ALL STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARD CODES, AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARDS.
 10. ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.
 11. IF APPLICABLE, MODULAR RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY OF ALPHARETTA FOR APPROVAL PRIOR TO CONSTRUCTION PLAN APPROVAL. WALL DESIGN MUST INCLUDE DETAILS AND SPECIFICATIONS THAT ARE SITE SPECIFIC AND MUST BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL INCLUDE A FENCE OR HANDRAIL ALONG THE TOP.

SITE VISIT CERTIFICATION: I, RALPH A. DAVIA, P.E., HEREBY CERTIFY UNDER PENALTY OF LAW THAT I HAVE, OR MY DESIGNEE HAS UNDER MY SUPERVISION, VISITED THE SITE PRIOR TO CREATION OF THE PLAN IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE BOARD.

CSWCC LEVEL II DESIGN PROFESSIONAL 0000037391 02/22/2019
CSWCC LEVEL II CERTIFICATION NO. EXP. DATE

REFERENCE DOCUMENTS

ITEM	FIRM	ORIGINAL DATE
BOUNDARY SURVEY	NORTH POINT LAND SURVEYING 821 WYNTUCK DRIVE KENNESAW, GEORGIA 30152	06/05/2017

ADDITIONAL BOUNDARY AND TOPOGRAPHIC DATA

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.

IF YOU DIG IN GEORGIA ... CALL US FIRST 1-800-282-7411



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1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

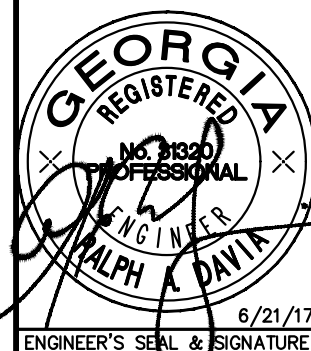
CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS
DATE DESCRIPTION
6/21/17 INITIAL SUBMITTAL

CLIENT
302 NORTH MAIN, LLC
24 HOUR EMERGENCY CONTACT: BRIAN PATTON 770.634.4848
PO BOX 2322, CUMMING, GA 30028 770.634.4848

GREYDEN
ENGINEERING
2106 Macy Drive
Roswell, Georgia 30076
PH: 770-573-4801 FAX: 678-302-6362



LAND DISTURBANCE PLANS
FOR
302 NORTH MAIN STREET
LOCATED IN LAND LOT 1197, 2ND DISTRICT, 2ND SECTION,
FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA. PIN 22 48141570755
COVER SHEET

DATE	06/21/17
JOB NO.	17-043
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C000

GENERAL NOTES:

1. UTILITY DISCLAIMER: THE EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATION FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION AND/ OR RECONSTRUCTION OF EXISTING UTILITIES NECESSARY TO PERFORM THE WORK AS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS, CURRENT EDITION, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
6. TOTAL AREA OF SITE: 0.40 ACRES. TOTAL DISTURBED AREA: 0.3 AC
7. SITE IS CURRENTLY ZONED O-1.
8. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE
9. THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AE AS DEFINED BY FIRM COMMUNITY PANEL NO. 13121C0058F FOR FULTON COUNTY, GEORGIA.
10. CURB AND GUTTER TO BE 24" STANDARD CURB AND GUTTER AS SHOWN ON THE PLANS.
11. TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE CITY ARBORIST.
12. ALL FILL AREAS MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR, ASTM D-698. REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.
13. OMIT
14. OMIT
15. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER /DEVELOPER /BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE OWNER FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
16. SEWER TO BE PROVIDED BY FULTON COUNTY.
17. WATER TO BE PROVIDED BY FULTON COUNTY.
18. ALL PROPOSED ROADS ARE 24 FEET FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED
19. PAVEMENT RADIUS AT INTERSECTION (MINIMUM = 20 FEET) IS 30 B/C TO B/C FEET UNLESS MARKED OTHERWISE.
20. OMIT
21. OMIT
22. ALL UTILITIES ARE UNDERGROUND.
23. FULL SERVICE DRIVES WILL REVERT TO RIGHT IN/RIGHT OUT DRIVES IF CITY OF ALPHARETTA DETERMINES THEY ARE CREATING TRAFFIC PROBLEMS AND/OR ACCIDENTS OR IF ROAD IS WIDENED TO A MULTILANE HIGHWAY WITH MEDIAN.
24. THIS SITE DOES NOT HAVE STATE WATERS REQUIRING AN UNDISTURBED BUFFER. THIS SITE DOES NOT CONTAIN WETLANDS.
25. NO STRUCTURES, FENCES OR OTHER OBSTRUCTION MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF ALPHARETTA DEPARTMENT OF ENGINEERING.
26. MINIMUM FINISH FLOOR ELEVATIONS (MFE) INCLUDES BASEMENTS.

GENERAL SIGNAGE / STRIPING NOTES:

1. SIGNING, STRIPING, MARKING, AND HIGH LEVEL WARNING DEVICES TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE CITY OF ALPHARETTA TRAFFIC ENGINEER. THIS TRAFFIC CONTROL PLAN IS SUBJECT TO CHANGE BY THE CITY OF ALPHARETTA TRAFFIC ENGINEER.
2. WARNING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY ROAD IMPROVEMENT WORK ON COUNTY ROADS AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL SIGNING AND STRIPING WORK.
3. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE, AND SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND CITY OF ALPHARETTA FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
4. SPACING OF WARNING DEVICES IN FEET SHALL BE EQUAL TO THE POSTED SPEED OF THE ROAD IN MPH. (I.E., 30 FOOT SPACING FOR 30 MPH SPEED LIMIT).
5. ALL SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND CITY OF ALPHARETTA FOR SIZE, COLOR, REFLECTIVITY, HEIGHT, AND PLACEMENT.
6. STRIPING (YELLOW AND WHITE) AND ARROW MARKINGS SHALL BE APPLIED USING CITY OF ALPHARETTA OR GEORGIA DOT STANDARD THERMOPLASTIC.
7. WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY GRINDING UNLESS SPECIFIED BY THE CITY OF ALPHARETTA TRAFFIC ENGINEER.
8. ALL SIGNS MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
9. CONTACT THE CITY OF ALPHARETTA TRAFFIC ENGINEER ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.
10. SIGNAGE AND STRIPING TO BE PROVIDED BY OWNER ACCORDING TO CITY OF ALPHARETTA SPECIFICATIONS.

GENERAL SANITARY SEWER NOTES (ONLY APPLIES TO SITES ON PUBLIC SEWER):

1. NOTIFY FULTON WATER AND SEWER DEPARTMENT 24 HOURS PRIOR TO ANY SEWER CONSTRUCTION AT (770) 781-2160.
2. ALL WORK AND MATERIALS ARE TO CONFORM TO CURRENT FULTON COUNTY STANDARDS.
3. NO DEVIATIONS FROM APPROVED DRAWINGS ARE ALLOWED WITHOUT APPROVAL FROM FULTON COUNTY DEPARTMENT OF WATER AND SEWER.
4. ALL MANHOLES OUTSIDE OF PAVEMENT SHALL BE 2' ABOVE GRADE WITH BOLT-DOWN WATER-TIGHT COVERS.
5. SEWER LATERALS SHALL BE OF SAME MATERIAL AS SEWER MAIN (I.E. dip, pvc).
6. SEWER LATERALS SHALL BE INSTALLED WITH A 6" CLEAN-OUT, STUBBED UP 5' ABOVE GRADE AND CAPPED.
7. NO FENCES, STRUCTURES, TREES, OR OTHER OBSTRUCTION ARE ALLOWED ON SANITARY SEWER EASEMENTS.
8. SEWER LINES ARE TO BE TESTED PER COUNTY SPECIFICATIONS PRIOR TO FINAL PLAT.
9. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL INFRASTRUCTURE FOR A ONE YEAR PERIOD FOLLOWING APPROVAL OF FINAL PLAT.
10. NO BURY PITS ALLOWED WITHIN SANITARY SEWER EASEMENTS.
11. NO DUMPSTER PADS OR POOL DRAIN ALLOWED INTO SANITARY SEWER SYSTEM.
12. 16' IS MAXIMUM DEPTH FOR PVC SEWER, ANY PIPE EXCEEDING 16' WHETHER OR NOT SHOWN ON PLANS, MUST BE INSTALLED AS DIP.
13. ALL SEWER LINES TO BE T.V. INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY.
14. SEWER LATERAL CLEAN-OUTS TO BE LOCATED 1' BEHIND R/W, OR SSE LINE.
15. WHERE SEWER IS INSTALLED IN R/W, BACKFILL MUST BE COMPACTED TO 95% PROCTOR.
16. SEWER LINES SHALL BE CLASS 50 DIP (OR GREATER, DEPENDING ON DEPTH), OR SDR-26 PVC.

GRADING & DRAINAGE NOTES:

3. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND COMPACTED TO AT MINIMUM 95 PERCENT STANDARD PROCTOR DENSITY. COMPACT THE TOP 12 INCHES OF SUBGRADE BENEATH PAVED AREAS TO 98 PERCENT STANDARD PROCTOR DENSITY. PLACE SOIL IN HORIZONTAL LIFTS OF EIGHT (8) INCH THICK UNCOMPACTED OR LESS .
2. REMOVE ALL (ORGANICS) AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED OR GRADED.
3. IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL FURNISH APPROVED BORROW MATERIAL.
4. TRENCHING MATERIAL SELECTED FROM TRENCH EXCAVATION OR OBTAINED FROM OTHER SOURCES SHOULD BE FREE FROM STONES OF SUCH SIZE AS TO INTERFERE WITH COMPACTION AND SHOULD ALSO BE FREE FROM LARGE LUMPS OR OTHER FOREIGN MATTER WHICH WILL NOT READILY BREAK DOWN UNDER COMPACTION. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY MATERIAL CONTAINING MORE THAN 20 PERCENT BY WEIGHT OF MATERIAL RETAINED ON A THREE (3) INCH SIEVE, OR MATERIAL EXCAVATED IN SUCH A MANNER AS TO PRODUCE LARGE LUMPS NOT EASILY BROKEN DOWN OR WHICH CANNOT BE SPREAD IN LOOSE LAYERS. A MINIMUM OF 12" OF COMPACTED FILL (24" WITHIN R.O.W) SHALL BE PLACED ALL STORM PIPES.
5. ALL SLOPES, CUT OR FILL, SHALL BE GRADED TO MAXIMUM FINISH SLOPE OF TWO (2) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.
6. COMPACT GRADED AGGREGATE BASE TO ONE HUNDRED (100) PERCENT MODIFIED PROCTOR DENSITY, ASTM D-1557.
7. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM ANY BUILDING PADS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURFACE AND GROUNDWATER CONTROL MEASURES.
9. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED.
10. STORM PIPE WITHIN ROW TO BE RCP CLASS III UNLESS OTHERWISE NOTED. ALL CORRUGATED METAL PIPE SHALL BE (BCCMP) OR (ACOMP) FULLY COATED AND BE OF THE GAUGE AND TYPE REQUIRED BY THE GEORGIA D.O.T. STANDARD 1030D.
11. RIP RAP IS TO EXTEND TO A MINIMUM LENGTH SIX TIMES THE PIPE DIAMETER (SEE DETAIL). RIP RAP TO BE A MINIMUM OF 50--POUND STONE FOR CREEK BANK ARMOR.
12. STORM DRAINAGE SYSTEMS ARE TO BE FULLY CLEANED AT THE COMPLETION OF THE PROJECT.
13. EXISTING TREES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
14. CITY OF ALPHARETTA LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM COUNTY ROAD OR STREET.
15. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
16. ALL SOILS UNDERCUTTING, OVER EXCAVATION, UNDER DRAIN INSTALLATION, AND ROCK FILLS SHALL BE AS DETERMINED AND DIRECTED BY THE GEOTECHNICAL ENGINEER.
17. ALL FINISH FLOOR ELEVATIONS MUST BE AT LEAST 3 FEET ABOVE 100 YEAR FLOOD ELEVATION.
18. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL OF CITY OF ALPHARETTA DEPARTMENT OF ENGINEERING.
19. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF CITY OF ALPHARETTA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS.
20. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

CITY OF ALPHARETTA EROSION CONTROL NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS. (IF APPLICABLE)
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.**
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**

11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

12. ALL SILT FENCE SHALL BE TYPE C.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING / PUBLIC WORKS DEPARTMENT 678-297-6200.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
18. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
19. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUEL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
20. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

GENERAL EROSION CONTROL NOTES:

- SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 471-TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.
- ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR CITY OF ALPHARETTA INSPECTOR.
- PROVISIONS TO PREVENT EROSION OF SOIL FROM SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY EROSION AND SEDIMENTATION ORDINANCE AND THE CITY OF ALPHARETTA CODE OF LAWS DEALING WITH EROSION AND SEDIMENTATION.
- PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARING AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.
- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
- EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREA, SILT BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR CITY OF ALPHARETTA INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO END USE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.
- ALL OPEN SWALES MUST BE GRASSED, AND RIP RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 CUBIC YARDS OF 50 LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS, HAND-PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- STONE CHECK DAMS SHOULD BE CONSTRUCTED OF GRADED SIZE 2-10" STONE. HAND PLACEMENT MAY BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE DITCH OR SWALE WIDTH AND THAT CENTER OF DAM IS LOWER THAN EDGES.
- PONDS SLOPES AND 3:1 SLOPES TO RECEIVE DS3 SEEDING WITH STRAW EROSION CONTROL BLANKETS COMPRISED OF 100% STRAW MATRIX SEWN INTO A LIGHTWEIGHT PHOTO DEGRADABLE NET. STRAW BLANKET TO BE PRESEDED.
- ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED BY CITY OF ALPHARETTA PRIOR TO GRADING. PLEASE CALL FOR AN INSPECTION.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
- COMPLETE CONSTRUCTION SCHEDULE INCLUDING STANDARD TEMPORARY AND PERMANENT STABILIZATION METHODS MUST BE ADHERED TO.
- IF OPEN PUMPING IS USED FOR TEMPORARY CONTROL OF SURFACE OR GROUND WATER, THEN FURTHER EROSION CONTROL MEASURES SHALL BE REQUIRED, AS PER CITY OF ALPHARETTA STANDARDS.
- DISTURBED AREAS LEFT IDLE FOR ONE WEEK, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING.
- DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (DS1). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
- SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAD REACHED ONE HALF OF THE CAPACITY OF THE DEVICE.
- IF APPLICABLE, SOILS SERIES INFORMATION IS SHOWN ON SHEETS C400, C410, C420.
- THERE ARE NO CRITICAL AREAS (SLOPES THAT ARE 2:1 OR GREATER) LOCATED ON SITE
- THE SITE DOES NOT CONTAIN A STREAM THAT IS PROTECTED BY A 50' UNDISTURBED STREAM BUFFER AND 75' IMPERVIOUS BUFFER.
- ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- THERE ARE NO STREAMS LOCATED WITHIN 200 FEET OF THIS SITE.
- THERE ARE NO OFF-SITE LAKES LOCATED WITHIN 500 FEET OF THIS SITE.
- ALL DEBRIS WILL BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL.
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT THE CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6200.

ACCESS FOR FIRE FIGHTING NOTES:

1. A SUITABLE LOCATION OF THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROVIDED WITH PLANS, EMERGENCY INFORMATION, AND KEYS. COMMUNICATIONS, AND EQUIPMENT, AS NEEDED. THE PERSON IN CHARGE OF FIRE PROTECTION SHALL RESPOND TO THE LOCATION COMMAND POST WHENEVER FIRE OCCURS.
2. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENING OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIREFIGHTING PURPOSES, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL BE AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADWAYS HAVING AN ALL WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FT (6 M) OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS, AND HAVING A MINIMUM OF 13 FT 6 IN (4 M) OF VERTICAL CLEARANCE. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT (46 M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISION FOR TURNING AROUND FIRE DEPARTMENT APPARATUS. EXCEPTION: THE REQUIREMENTS OF SHALL BE PERMITTED TO BE MODIFIED WHERE, IN THE OPINION OF THE FIRE DEPARTMENT, FIRE-FIGHTING OR RESCUE OPERATIONS WOULD NOT BE IMPAIRED BY SUCH MODIFICATIONS.
4. THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NO BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES. NO PARKING SIGNS, OR OTHER APPROPRIATE NOTICES, OR BOTH, PROHIBITING OBSTRUCTION SHALL BE PERMITTED TO BE REQUIRED AND SHALL BE MAINTAINED.
5. THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN 150 FT (46 M) OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. WHERE AN ACCESS ROADWAY CANNOT BE PROVIDED, AN APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
6. ACCESS FOR USE OF HEAVY FIRE-FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
7. FREE ACCESS FROM THE STREETS TO FIRE HYDRANTS AND TO OUTSIDE CONNECTIONS FOR STANDPIPES, SPRINKLERS, OR OTHER FIRE EXTINGUISHER EQUIPMENT, WHETHER TEMPORARY OR PERMANENT, SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. PROTECTIVE PEDESTRIAN WALKWAYS SHALL NOT BE CONSTRUCTED SO THAT THEY IMPEDE ACCESS TO HYDRANTS. NO MATERIAL OR CONSTRUCTION SHALL INTERFERE WITH ACCESS TO HYDRANTS, SIAMSE CONNECTIONS, OR FIRE-EXTINGUISHING EQUIPMENT.
8. STANDPIPES IN ALL NEW BUILDINGS IN WHICH STANDPIPES ARE REQUIRED OR WHERE STANDPIPES EXIST IN BUILDINGS BEING ALTERED OR DEMOLISHED SUCH STANDPIPES SHALL BE MAINTAINED IN CONFORMITY WITH THE PROGRESS OF BUILDING CONSTRUCTION IN SUCH A MANNER THAT THEY ARE ALWAYS READY FOR USE.
9. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE. THERE SHALL BE NO DELAY IN THE INSTALLATION OF FIRE PROTECTION EQUIPMENT.

[illegible]

- REFERENCE MATERIAL**
1. WARRANTY DEED TO MID OHIO SECURITIES CORP DB:4608B; PG:54B FULTON COUNTY RECORDS
 2. WARRANTY DEED TO BRIAN G. PATTON DB:4608B; PG:54B FULTON COUNTY RECORDS
 3. WARRANTY DEED TO GST TRUST DB:3286B; PG:447 FULTON COUNTY RECORDS
 4. DEED FROM ESTATE TO HARRIET HUGHES CULLENS DB:5389S; PG:477 FULTON COUNTY RECORDS
 5. WARRANTY DEED TO HAROLD A. STEPHENS & SANDERSON JUDY DB:55920; PG:280 FULTON COUNTY RECORDS
 6. QUIT CLAIM DEED TO JOHN S. HARVEY DB:2598B; PG:238 FULTON COUNTY RECORDS

LEGEND & ABBREVIATIONS	
FENCE	TRANSFORMER BOX (TX)
STORM SEWER EASEMENT	FLAG POLE (FP)
SANITARY SEWER	CALCULATED POINT
SANITARY SEWER SERVICE	FIRE HYDRANT (FH)
WATER LINE	WATER VALVE (WV)
GAS LINE	WATER METER (WM)
UNDERGROUND POWER LINE	LIGHT POLE (LP)
OVERHEAD POWER LINE	GAS METER (GM)
TELEPHONE LINE	GAS VALVE (GV)
FIBER OPTIC	HEAD WALL (HW)
CABLE TELEVISION	CURB AND GUTTER (C&G)
TOPOGRAPHIC CONTOUR	SPOT ELEVATION
PROPERTY LINE	ELECTRIC METER (EM)
CATCH BASIN (CWB)	POWER POLE (PP)
CATCH BASIN (SWCB)	SIGN
DROP INLET (DI)	BENCHMARK
JUNCTION BOX (JB)	CLEANOUT (CO)
SS MANHOLE (MH)	

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
TRIMBLE R8 GPS RECEIVER ON THE GPS NETWORK
FIELD SURVEY COMPLETED: MAY 25, 2017

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)
VERTICAL: NAVD-88 ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:191,085.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:34,321 AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

RIGHT-OF-WAY:
CONSTRUCTION EASEMENTS AND THE REQUIRED RIGHT-OF-WAY LINES SHOWN ARE BASED ON WOODEN STAKES SHOT IN THE FIELD.
NO PLANS FOR THE DOT PROJECT WERE PROVIDED, NOR WERE ANY PLANS FOUND THROUGH DOT PLAN RESEARCH.

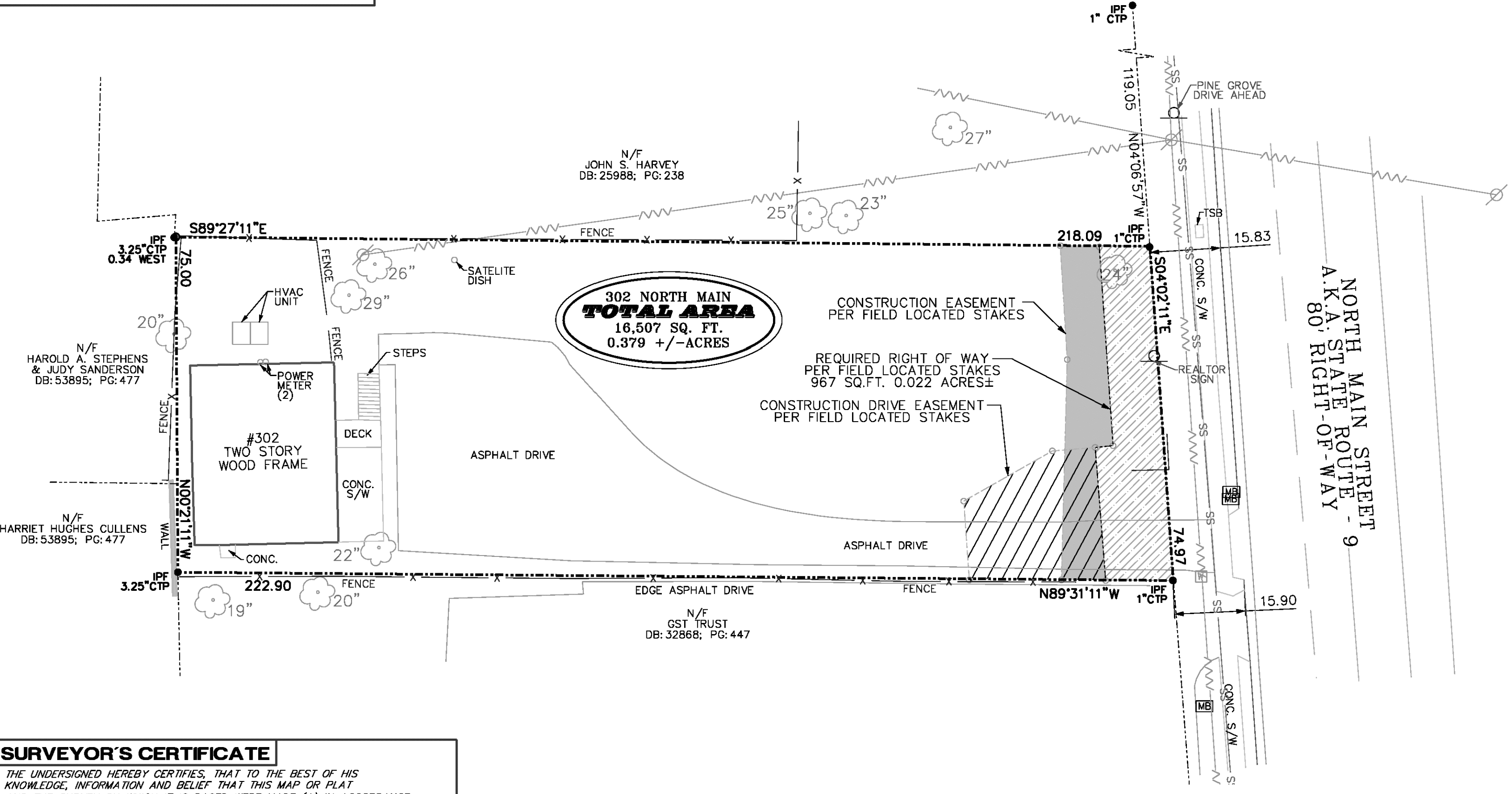
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION).

RYAN M. SCHULTZ, RLS
REGISTERED NUMBER: 3219



DATE	: June 05, 2017	REVISIONS
SCALE	: 1"=20'	
DRAWN BY	: CPB	
CHECKED BY	: RMS	
FIELD CREW	: GST, RS	

NORTH POINT LAND SURVEYING
821 WYNTUCK DRIVE
KENNESAW, GEORGIA 30142
PHONE: (770) 315-9320
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com

BOUNDARY SURVEY
FOR
GREYDEN ENGINEERING
302 MAIN STREET
ALPHARETTA, GA 30009
LOCATED IN L.L. 1197
2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA.
PROJECT NUMBER: 046-17
SECOND DRAWING PATH: SURVEY/2017/046-17/046-17ROUND

NOTES FOR WORK WITHIN A CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREES

(RADIUS OF CRZ = 1.3 FEET * DBH)

- PRIOR TO BEGINNING WORK MULCH ENTIRE CRZ OF SPECIMEN TREES, WHERE ALLOWABLE, WITH WOOD CHIP MULCH TO A DEPTH OF 3-4". MULCH MUST NOT TOUCH THE TRUNK OF ANY TREES.
- BEGIN SPECIMEN TREE CARE, IF REQUIRED, PER THE APPROVED PLAN AND ASSOCIATED TIMELINES.
- ALL EFFORTS WILL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE STRUCTURAL ROOT PLATE (RADIUS OF SRP - 5 FEET * DBH) OF ANY TREES TO BE PRESERVED.
- CLEAN CUT ANY EXPOSED, RIPPED, OR TORN ROOTS GREATER THAN 1/2" IN DIAMETER AND COVER CUT ENDS WITH NATIVE OR AMENDED SOILS AND WOOD CHIP MULCH TO A DEPTH OF 3-4".
- AFTER WORK IS COMPLETE MULCH REMAINDER OF CRZ WITH WOOD CHIP MULCH TO A DEPTH OF 3-4" AND MOVE WIRE BACK TREE SAVE FENCE TO FULL CRZ OR APPROVED LIMITS OF DISTURBANCE.
- ALL WORK WITHIN THE CRZ OF SPECIMEN TREES MUST BE SUPERVISED OR PERFORMED BY AN ISA CERTIFIED ARBORIST, GA REGISTERED FORESTER, OR ASCA REGISTERED CONSULTING ARBORIST.
- THE CITY OF ALPHARETTA MUST BE NOTIFIED OF SPECIFIC TIMELINE OF THE WORK AS WELL AS THE TREE CARE PRIOR TO ANY WORK BEGINNING ON THE DEMOLITION AND RESERVES THE RIGHT TO BE PRESENT AT ANY AND ALL STEPS IN THIS PROCESS.

UTILITY NOTE:

ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

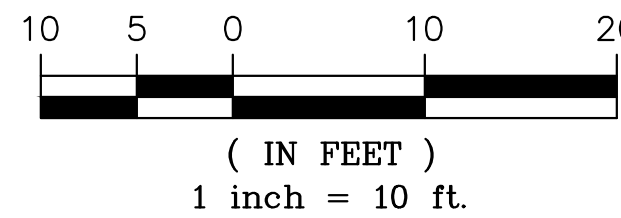
NO TREES SHALL BE PLANTED ON ANY AREA OF EARTHEN DAM OR EMBANKMENT

ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

SPECIMEN TREES MUST BE FLAGGED AND LABELED WITH A NUMBERED TAG IN ORDER TO BE LOCATED OUT IN THE FIELD (INCLUDING THOSE ON ADJACENT PROPERTIES).



REVISIONS	
DATE	DESCRIPTION
6/21/17	INITIAL SUBMITTAL

CLIENT

302 NORTH MAIN, LLC

24 HOUR EMERGENCY CONTACT: BRIAN PATTON 770.634.4848

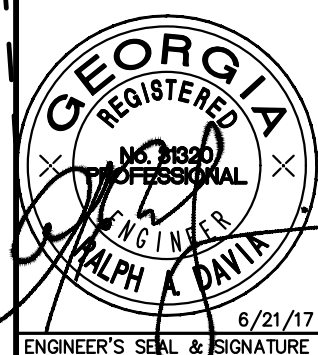
PO BOX 2322, CUMMING, GA 30028 770.634.4848

GREYDEN

ENGINEERING

2106 Macy Drive
Roswell, Georgia 30076

PH: 770-573-4801 FAX: 678-302-6362



LAND DISTURBANCE PLANS

FOR

302 NORTH MAIN STREET

LOCATED IN LAND LOT 1197, 2ND SECTION,
FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA. PIN 22 48141970755

EXISTING CONDITIONS PLAN

DATE	06/21/17
JOB NO.	17-043
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C100

PROJECT NARRATIVE:

THIS PROJECT ENTAILS CONSTRUCTING A 6,360 SQ FT PARKING AREA AND REFURBISHING THE EXTERIOR FACADE OF AN EXISTING BUILDING. THE PROPOSED SITE IS ON APPROXIMATELY 0.4 ACRES OF LAND LOCATED AT 302 NORTH MAIN STREET, WITHIN THE THE CITY OF ALPHARETTA, GEORGIA. THE DISTURBED AREA IS APPROXIMATELY 0.30 ACRES.

OWNER/ DEVELOPER: 302 NORTH MAIN, LLC
PO BOX 2322, CUMMING, GA 30028
(770) 634-4848

DEVELOPMENT DATA

1.	SITE ADDRESS	302 NORTH MAIN STREET
2.	TAX PARCEL ID(S)	22-4814-1197-0755
3.	SITE ACREAGE	0.379 AC / 16,507 SF (ROUNDED TO 0.4 ACRES FOR ALL CALCULATIONS)
4.	DISTURBED ACREAGE	0.4 AC
5.	EXISTING ZONING	O-1
6.	PROPOSED ZONING	O-1 (NO CHANGE)
7.	ADJACENT ZONING	O-1 TO NORTH AND SOUTH, R-15 TO WEST, NORTH MAIN STREET TO EAST
8.	SITE AREA	0.379 AC / 16,507 SF
9.	WATER	FULTON COUNTY
10.	SEWER	FULTON COUNTY
11.	MINIMUM LOT WIDTH	NONE
12.	MINIMUM SETBACKS	NONE
FRONT YARD		
	FROM ROW OF LOCAL STREET	50 FEET
	FROM ROW OF ALL OTHER STREETS	65 FEET
SIDE YARD		
	REAR YARD	15 FEET
13.	MAX COVERAGE BY PRINCIPAL BUILDINGS	40%
14.	MAXIMUM BUILDING HEIGHT	40 FEET
15.	MAX IMPERVIOUS AREA	70%
16.	MINIMUM FLOOR AREA	NONE
17.	PROPOSED PARKING	16 SPACES PROVIDED
PARKING CALCULATION		
PROFESSIONAL AND BUSINESS OFFICES NOT OTHERWISE SPECIFICALLY ENUMERATED		
ONE (1) SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR SPACE		
GROSS FLOOR SPACE = 1300 SF / FLOOR @ 2 FLOORS = 2,600 SF GROSS FLOOR AREA		
2,600 SF GROSS FLOOR AREA @ 1 SPACE/ 250 SF = 10.4 (ROUND TO 11 REQUIRED)		
COVERAGE CHART		
	IMPERVIOUS (SF / AC / %)	PERVIOUS (SF / AC / %)
EXISTING	5,328 SF / 0.12 AC / 32.3%	11,179 SF / 0.26 AC / 67.7%
PROPOSED	8,648 SF / 0.20 AC / 52.4%	7,859 SF / 0.18 AC / 47.6%
NET	3,320 SF ADDED IMPERVIOUS	

LEGEND

- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED SINGLE WING CATCH BASIN
- EXISTING SINGLE WING CATCH BASIN
- PROPOSED WING CATCH BASIN
- EXISTING WING CATCH BASIN
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

NOTES FOR WORK WITHIN A CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREES

- (RADIUS OF CRZ = 1.3 FEET * DBH)
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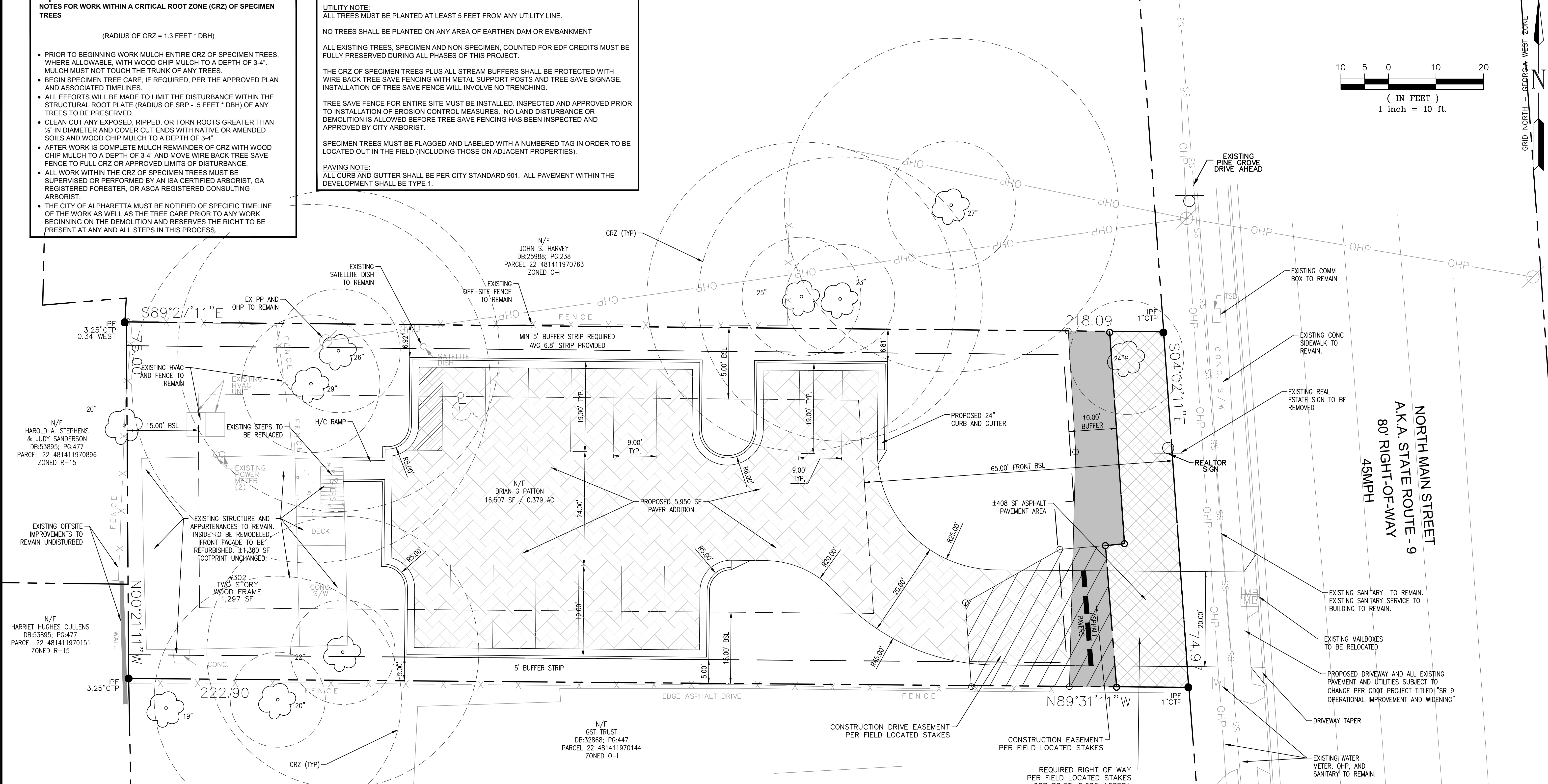
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SPECIMEN TREES MUST BE FLAGGED AND LABELED WITH A NUMBERED TAG IN ORDER TO BE LOCATED OUT IN THE FIELD (INCLUDING THOSE ON ADJACENT PROPERTIES).

PAVING NOTE:

ALL CURB AND GUTTER SHALL BE PER CITY STANDARD 901. ALL PAVEMENT WITHIN THE DEVELOPMENT SHALL BE TYPE 1.



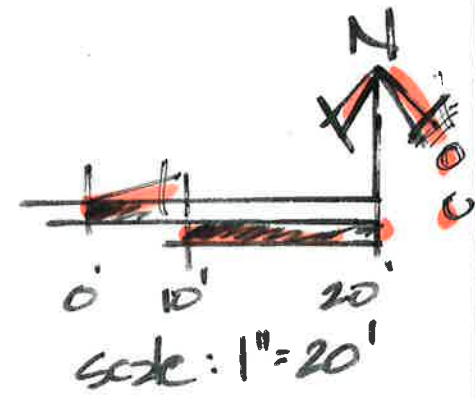


BRIAN PATTON, CCIM
BRIAN PATTON COMMERCIAL
DEVELOPMENT • INVESTMENTS • PLANNING • CONSULTING

Preliminary Front Elevation - 302 North Main Street, Alpharetta, GA



RLE Designs, LLC
3330 Cobb Parkway, NW
Suite 324-328
Acworth, GA 30101
(770) 315-4914
www.rledesigns.com



Prepared by: Brian Patton
 July 3, 2014
 Alpharetta, Georgia



302 North Main
 Landscape Plan

