



DESIGN REVIEW BOARD JANUARY 17, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

1. MEETING ANNOUNCEMENTS

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

2. WORK SESSION ITEMS

3. CALL TO ORDER

1. Election of Chair and Vice-Chair for 2025

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

1. Public Hearing Procedure

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 13, 2024

8. PUBLIC HEARING

1. DRB250003 26 Thai 210 South Main St
Consideration of new signage.

2. 1. DRB250002 Bound Upward 348 South Main St
Consideration of new signage

3. 1. DRB250001 Hudson Park 193 Canton St
Consideration of exterior elevations and materials

4. 1. DRB240045 244 North Main St
Consideration of new residential construction

5. 1. DRB240044 201 Marietta Home
Consideration of new residential construction

9. ADJOURNMENT



DESIGN REVIEW BOARD UNOFFICIAL MINUTES

DECEMBER 13, 2024

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

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:02 a.m.

4. ROLL CALL

- **Design Review Board Members present:**
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Pat Corkill
 - o Richard Owens
 - o Holly Palmer
 - o Erik Rowen
 - o Jennifer Sprayberry
- **Staff Present:**
 - o Bret Schroeder, Code Enforcement Manager
 - o Elle Taylor, Planning + Zoning Coordinator
 - o Joel Carnow, GIS Specialist/Planner
 - o Erin Cobb, Administrative Office Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of November 15, 2024

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

8. PUBLIC HEARING

1. DRB240041 Mozaika Mezze 2560 Old Milton Parkway

Applicant presented review of new awning.

- Propose extending another 12' toward Old Milton side.
- Add retractable canopy.
- Site Plan.
- Existing Condition of patio.
- Proposed floor plan.
- Patio Roof plan.
- Proposed roof system.
- Exterior Rendering.
- Will not remove Landscaping.
- Railing will be removed.

There was discussion from the Board:

- Existing Landscaping.
- Front Landscaping will need to be upgraded a little bit after construction to match existing landscaping.
- Canopy structure color.
- Post Structure.
- Stone Bases.
- Windows.
- Lighting.
- Ceiling Fans.

There was no public comment.

❖ Board Member Corkill offered a motion that Landscaping improvements shall be added to the elevation from Old Milton to be approved by Staff to closely resemble the existing which is being demoed and removed and Landscaping between the buildings along the existing walkway shall be repaired or replaced if damaged to preexisting conditions.

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

- ❖ Vice Chair Schwing offered a motion to approve the canopy as proposed with the following conditions. The structure of the canopy, the horizontal and vertical members will be painted the same color as the existing trim on the building. The retractable roof component will remain the brown color to match the brown on the standing seam roof on building, the existing stone bases and posts structure will remain and a matching stone base and structure will be added to match for the new column on the corner that is being added. The windows will be horizontal sliding. Any cladding of the columns or post structure will occur on the inside so that that multiple post structure aesthetic will remain visible from the outside. Any ceiling fans or additional lighting will be approved by Staff.
- Board Member Palmer seconded the motion.
- Motion carried (7-0).

2. DRB240046 Wills Park Vet 11770 Haynes Bridge Rd
Applicant presented a review of signage.

- Storefront Channel Letter Sign.
- Center on peak.
- Halo Lit.
- Specifications.
- Presented color samples of Logo Colors – Indigo Batik and Gusto Gold.

There was discussion from the Board:

- Dog & Cat one element.
- Center does not have a sign package.
- Proposed sign is mounted too high.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve the sign as presented with the following condition: The sign will be lowered from what was presented such that the spacing from the sign to the eaves will be the same as the spacing from the sign to the awning.
- Board Member Rowen seconded the motion.
- Motion carried (7-0)

3. DRB240047 Shuckin' Shack Oyster Bar 9 South Main St
Applicant presented review of signage .

- 2 building signs.
- Rendering of sign.
- Backer Board.
- Construction of sign and letters.
- Artist rendition

There was discussion from the Board:

- Color of rustic boards – brown colors.
- Opportunity to use a gray shade on the boards that will be pronounced better with the backdrop on the wall.
- Attempt to make it look like the weathered door.
- Artist Rendering,
- Externally lit.
- Locations of signs on the building.
- Line of sight at awning.
- Height of sign.
- Change brackets to wood posts to make it look more authentic.
- Suggested 2 posts.
- Door Sign is a plaque – not 2 dimensional.

There was no public comment.

There was more discussion from the Board:

- Plan is to reuse existing furniture.
- No “Tiki on the Outside”
- Future possible exterior changes.

❖ Vice Chair Schwing offered a motion to approve the signs as presented today with the following conditions: For the building signs, the backer boards will have a weathered look similar to the front door with final approval by Staff. The vertical supports for the sign on the canopy will be fabricated to look like distressed wood posts with final approval by Staff and the oyster and knife will be sculpted to be 3-dimensional

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

Chair Kramer called a recess at 10:18 a.m.

Chair Kramer reconvened the meeting at 10:26 a.m.

4. DRB240048 Kingsley 296 and 304 Thompson St
Applicant presented a review new construction.

After presentation and discussion from the Board:

- Site Plan
- Lot 1
- Lot 7
- Council Conditions.
- Indoor Pool.
- Materials on Elevations.
- Bricks, sidings.
- Shutter colors.
- Depth Differentiation.
- Usable Balcony.
- No roof shingle sample.
- Height of walls.
- Flat Roof.
- Elevations.
- Issues with Column.
- Issues with Landscaping species.
- Issues with Landscape Strip.
- Exterior doors.
- Need more details.

Board Member Palmer left the meeting at 11:01 and did not vote.

- ❖ Board Member Rowen offered a motion to defer.
 - Board Member Owens seconded the motion.
 - Motion carried (6-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:33 a.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 to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Twenty Six Thai

Location Address: 210 South main street

Mailing Address: 210 South main street

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Lee Signs

Contact Telephone: 770 - 729 - 0069 Mobile Telephone: _____

Fax: 770 - 729 - 0067 Email: Lee Joe 1018@gmail.com

Contact's Relation to Business: authorized agent

This Application For (Check all that apply):

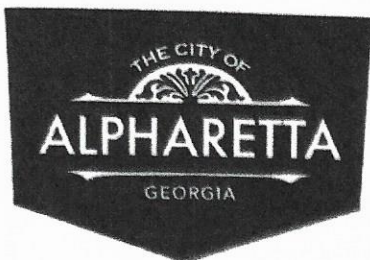
- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
All other reviews	\$	300.00
Legal Advertising Requirement	\$	175.00

Total Due _____

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:

NAOMI RIZZO

Physical Address:

35 JOHNSON FERRY ROAD, MARIETTA, GA 30068

Mailing Address:

35 JOHNSON FERRY ROAD, MARIETTA, GA 30068

City:

Marietta

State:

GA

Zip Code:

30068

Owner Telephone:

770 - 956 - 8383

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):

Niki Partharakosithkul

Date:

12/01/24

Owner Signature:

[Signature]

Property Information:

Address (If Assigned):

210 SOUTH MAIN ST. ALPHARETTA, GA 30009

Tax ID or Map Reference Number:

12 258406950815

Land Lot(s):

0696

District:

1

Section:

2

Existing Zoning of Property:

DT-MU

Existing Uses of Property:

Commercial - 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:

[Signature]

Date:

12/01/24

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The styling of the signs are sleek, modern, and appealing, elevating the aesthetic of the shopping strip while maintaining color compatibility of other signage within the shops.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

Site plan (satellite image) of location with business marked & rooftop perspective provided. Illustrates closeness of other businesses and location of right-of-way in relation to marked business with new signage.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

This does not apply to our application, since this application is for signage. Though our sign design does maintain stylistic details reflective of the current signage in the downtown shopping strip and compatibility of the building architecture.

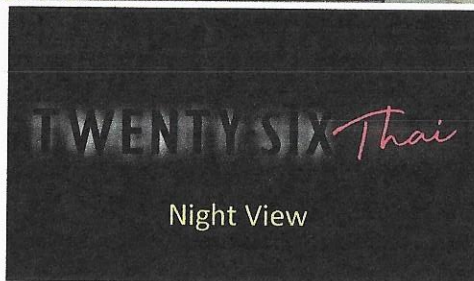
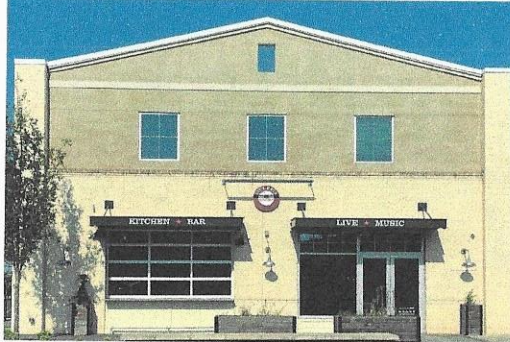
Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

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

The signage not only compliments the character of the shopping center, but also enhances the vitality and aesthetic of the shopping strip while maintaining compliance/regulations of the area. The signage is backlit, following the signage lighting requirements and is designed to not obscure/detract from other significant architectural details on the building's facade. The signage lighting also allows for visual interest and wayfinding for day and night use.

Composite

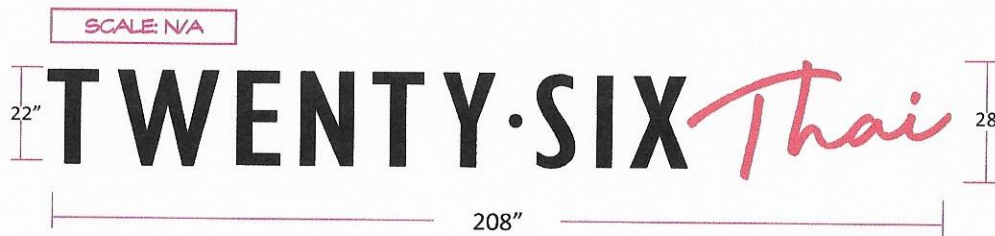
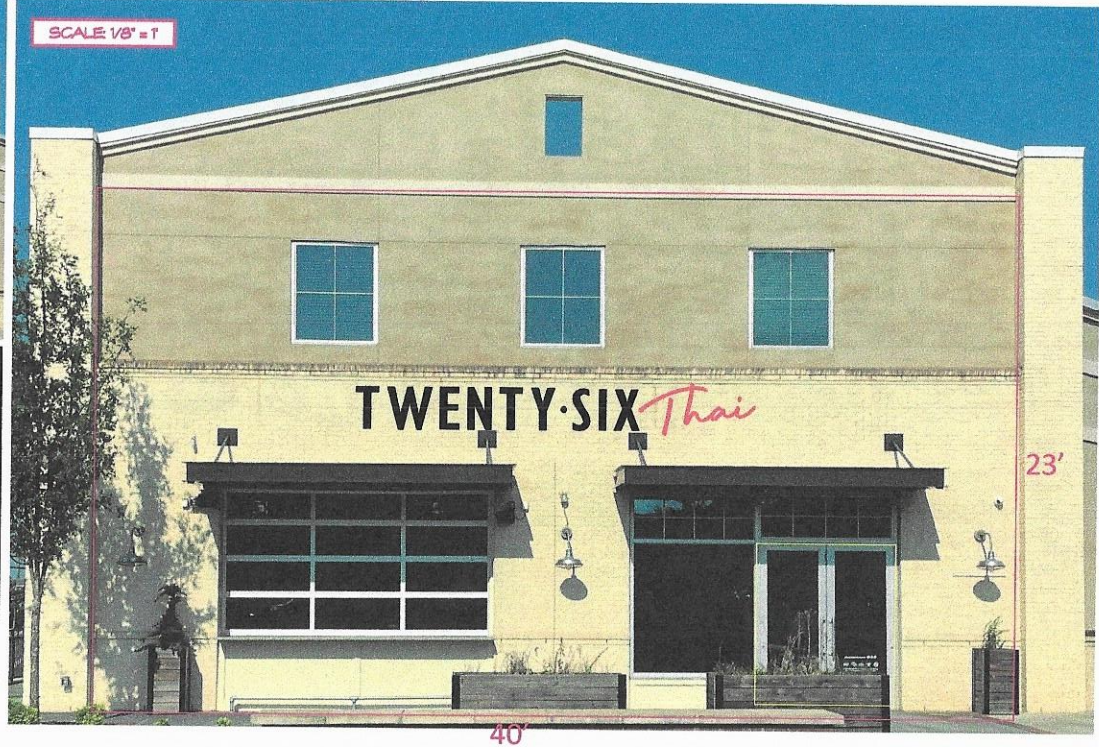
BEFORE



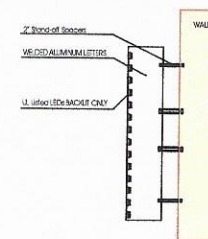
Night View

Allowed SQFT 40ft
 Proposed SQFT 40ft

AFTER



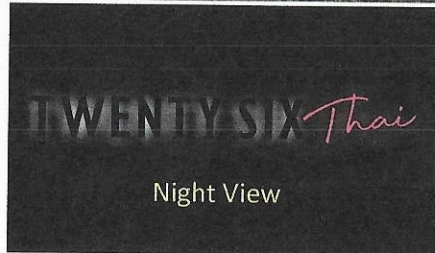
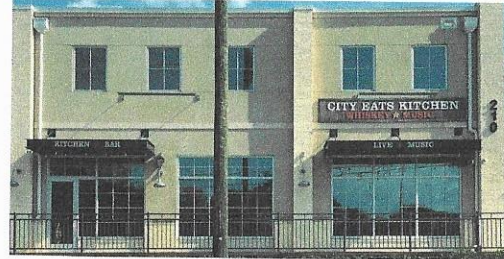
WELDED ALUMINUM
 BACK LIT LED CHANNEL LETTER
 ATTACHMENT DETAILS



- * 22" & 28"h LED Backlit Stainless White & Red Channel Letters of TWENTY SIX THAI w/ Custom Paint
- * A Sign Permit & Direct Mount

Composite

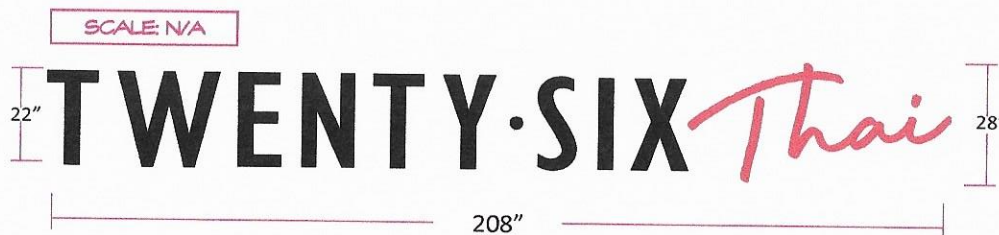
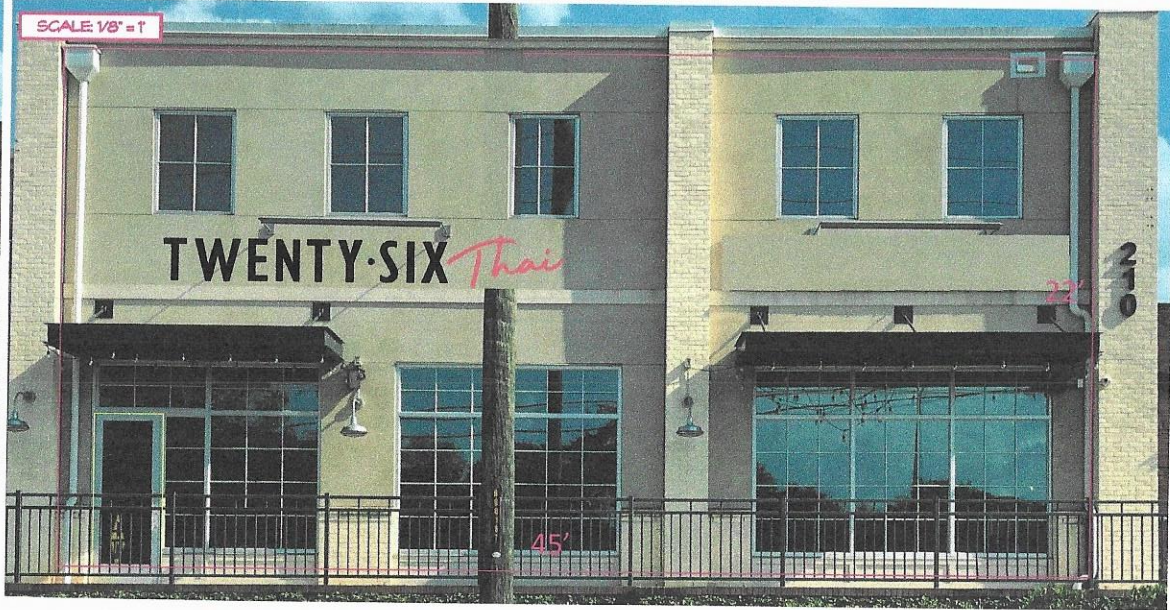
BEFORE



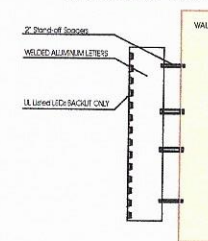
Night View

Allowed SQFT 45ft
 Proposed SQFT 40ft

AFTER



WELDED ALUMINUM
 BACK LIT LED CHANNEL LETTER
 ATTACHMENT DETAILS



- * 22" & 28"h LED Backlit Stainless White & Red Channel Letters of TWENTY SIX THAI w/ Custom Paint
- * A Sign Permit & Direct Mount



26 Thai
 Back Wall

11-7-2024	REVISIONS
X 11-26-2024	
X	
X	

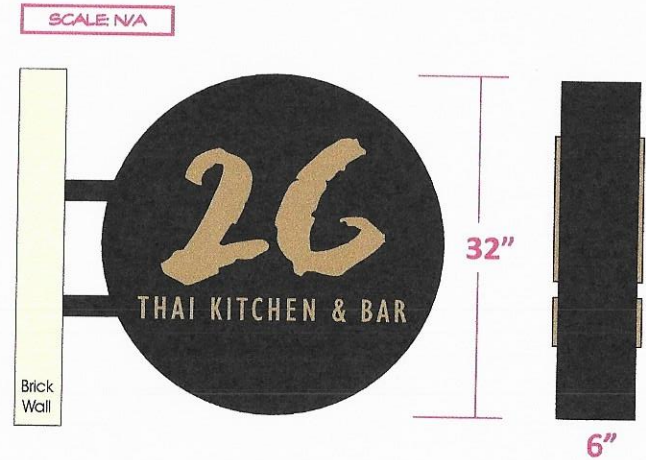
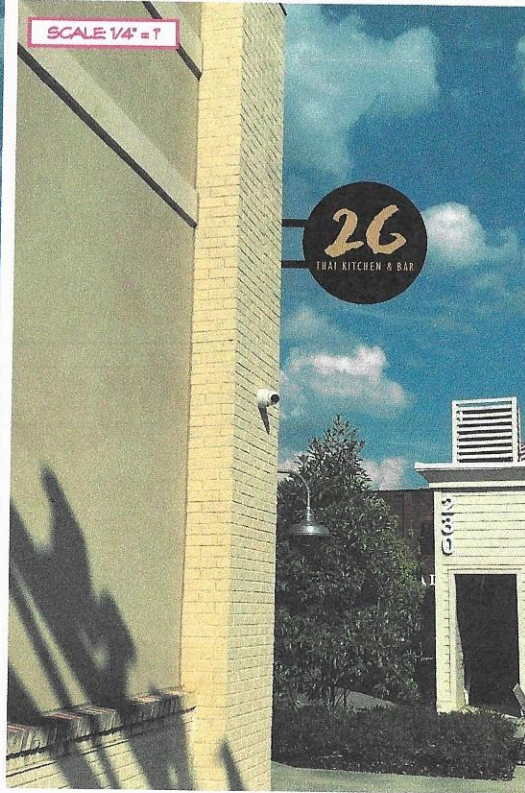
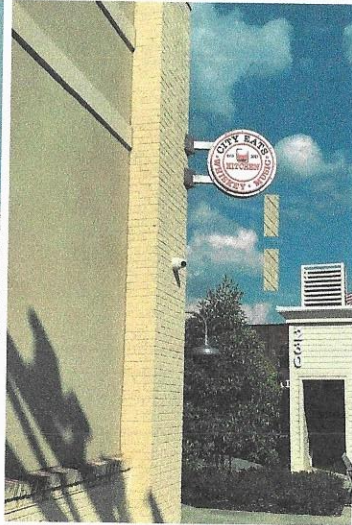
NIKI 404.599.4289
 Niki Pantharakosittu niki26thai@gmail.com
 Designer: 415.283.8995

SALES
 HENRY YANG
 DESIGNER
 Geo

ADDRESS:
 210 S Main St
 Alpharetta, Ga 30009
 City of Alpharetta: Backlit Only

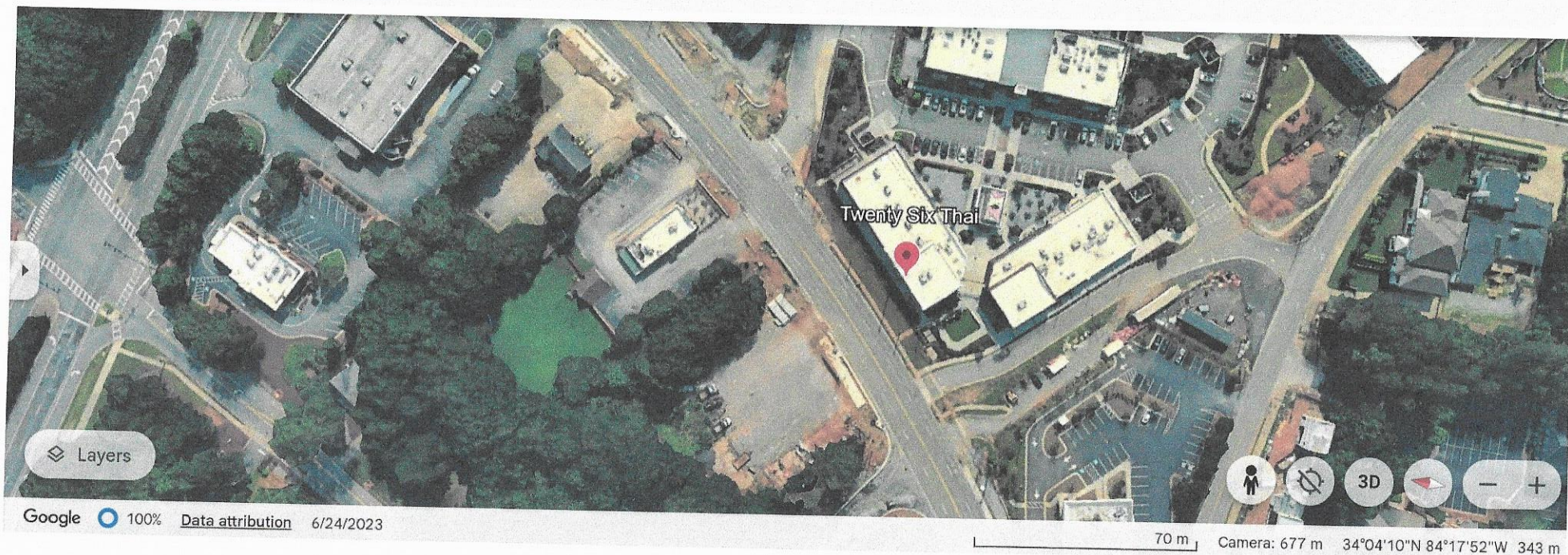
40 SQFT
 WALL SIGN

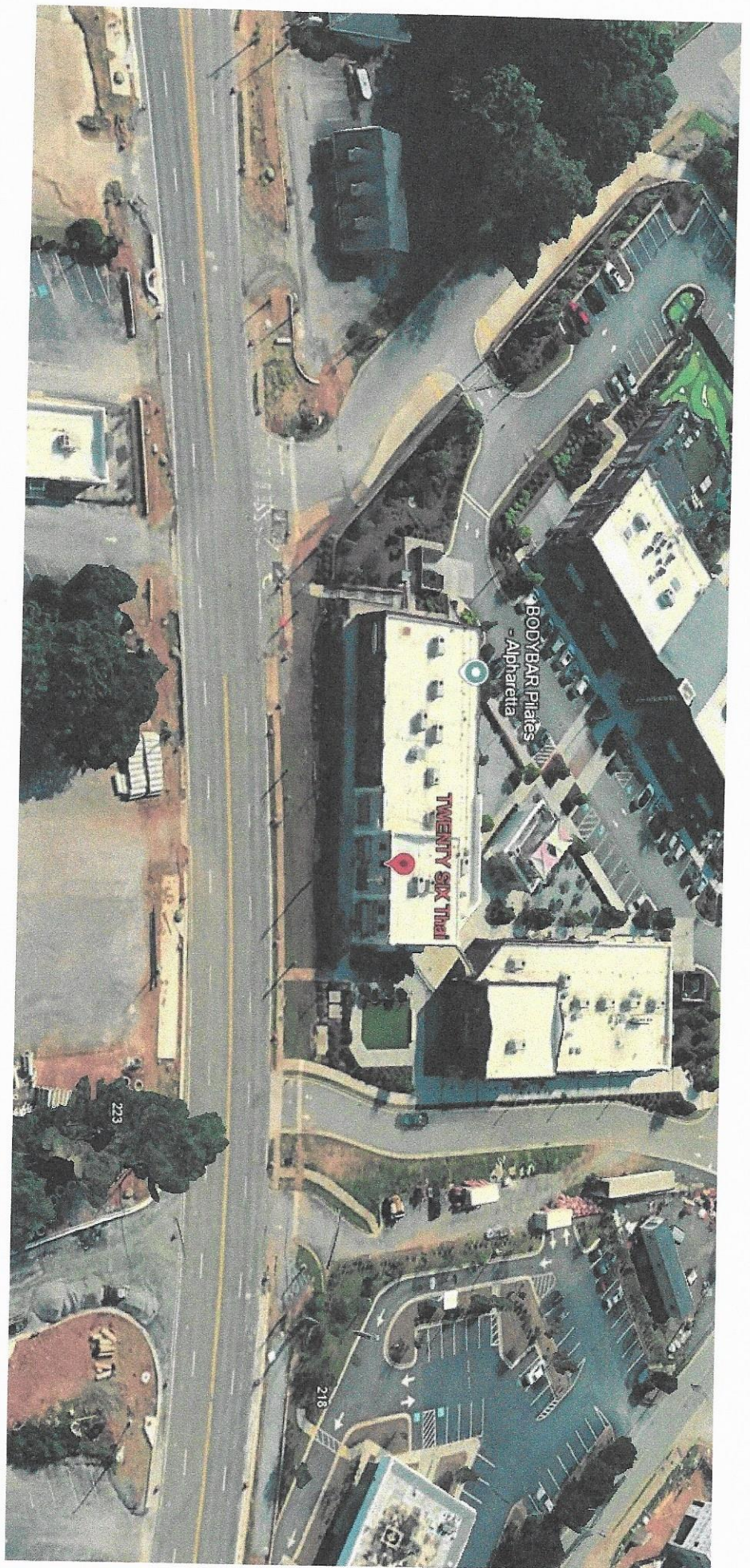
Composite



- * 32"h x 6"d Double Sides LED Circle Cabinet
- * 14"h x 1/2"d Push Thru Acrylic of 26 w/ Trans Gold Vinyl on Top
- * 2"h x 1/2"d Push Thru Acrylic Letters of Thai Kitchen & Bar w/ Gold Trans Vinyl on Top
- * Support Brackets
- * Remove Existing & Install New

210 South Main Street, Alpharetta,      





Signage Proposal

348 South Main St Alpharetta 30009

December 2nd 2024

Overview

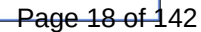
- Current Marquee sign is Grandfathered but will require replacement to add the name of a new Tenant
- (which will be placed directly under the names of the existing 2 Tenants)
- New Tenant's window signage and hanging sign require approval
- A request for a black Awning over the front door to Urban Fresh Home



Current sign at 348 South Main St Alpharetta

GRAPHIC
X
CHANGE
graphicxchange.com
P.O. BOX 3895 Alpharetta, GA. 30023
404-454-6004

404-454-6004
P.O.BOX 3895 Alpharetta, GA 30023



Proposed Renderings - For Main Monument Sign



Sign Design

404-454-6004
P.O. BOX 3895 Alpharetta, GA 30023



Location: 348 Sth Main St Alpharetta 30009

Drawing:

Design:
Bryan Warren
bryanwarren@me.com

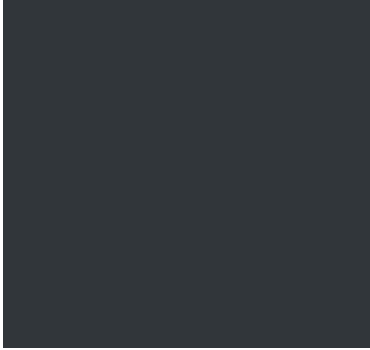
Scale:

Date: 11/25/24

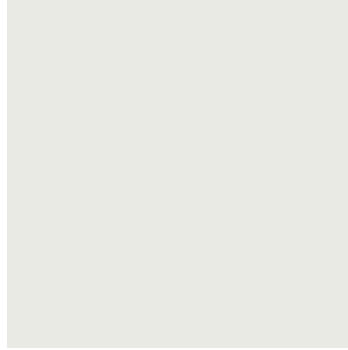
Approval:

This drawing remains the property of Graphicxchange, and shall not be reproduced without expressed permission. This drawing/size identified. Consult Graphicxchange for clarification if scales and dimensions do not correspond. Actual production dimensions may vary slightly due to practical limitations inherent with fabrication.

Colors (Monument Sign)



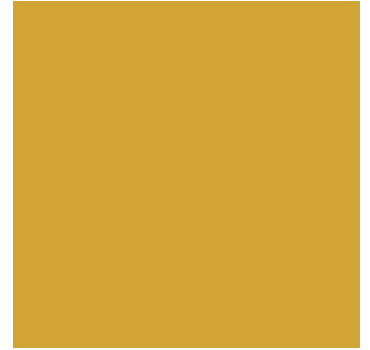
Sherwin Williams SW6992 - Inkwell



Sherwin Williams SW6992 - Extra White



Sherwin Williams SW6921 - Electric Lime



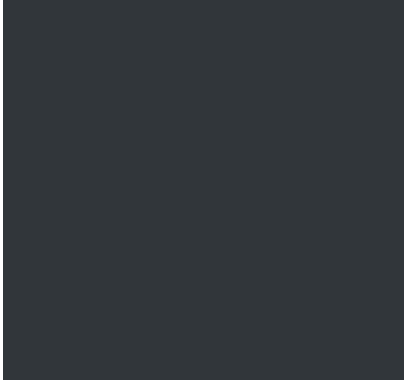
Sherwin Williams SW6698 - Kingdom Gold

Proposed Sign #2 Urban Fresh Home

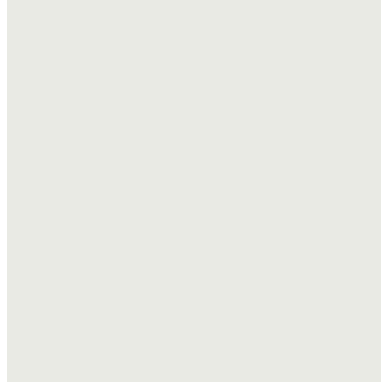
30" triangular
hanging sign
Made from 1" Sign foam
(each side ie 2" total
thickness)



Colors (Urban Fresh Hanging Sign)



Sherwin Williams SW6992 - Inkwel



Sherwin Williams SW6992 - Extra White



Sherwin Williams SW6921 - Electric Lime

Proposed Renderings - For Urban Fresh Home



Jordan Colletta

Sign Design

404-454-6004

P.O. BOX 3895 Alpharetta, GA 30023

Proposed Renderings - For Urban Fresh Home



Looking onto Main St



Looking from Main St

Location: 348 Sth Main St Alpharetta 30009

Drawing:

Design:
Brynn Wilson
brynnw@graphicxchange.com

Scale:

Date: 11/25/24

Approval:

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Proposed Sign #3 Urban Fresh Home



White Window Decal

(On black background for
illustrative purposes only)

Proposed Renderings - For Urban Fresh Home Window Decal

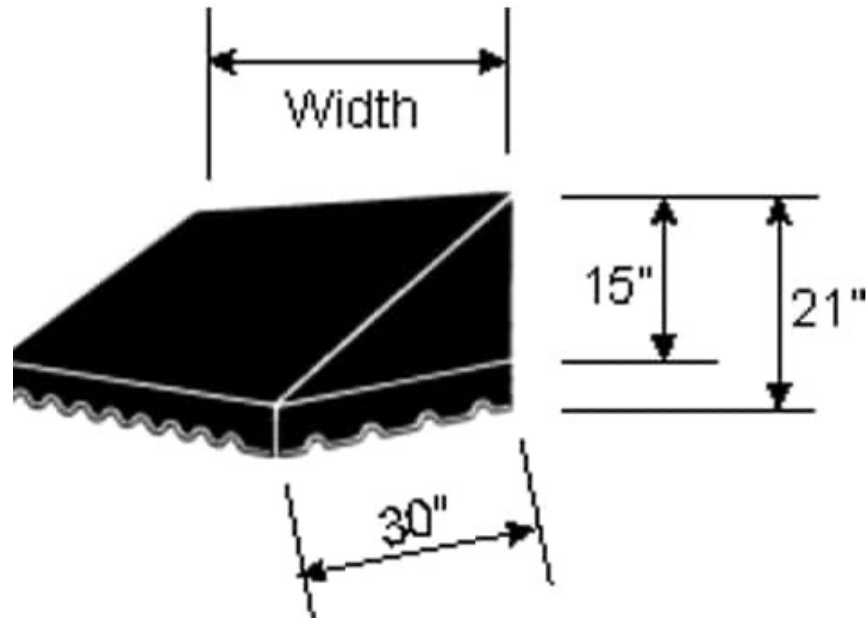


White Vinyl Decal for Front Windows

Left side decal to measure 40" h x 30"w

Right Side decal to measure 20" h x 30"w

**Proposed 4ft wide Awning
Urban Fresh Home (over door)**



For illustrative purposes only

Proposed Renderings - For Urban Fresh Home Window Decal and Hanging Sign

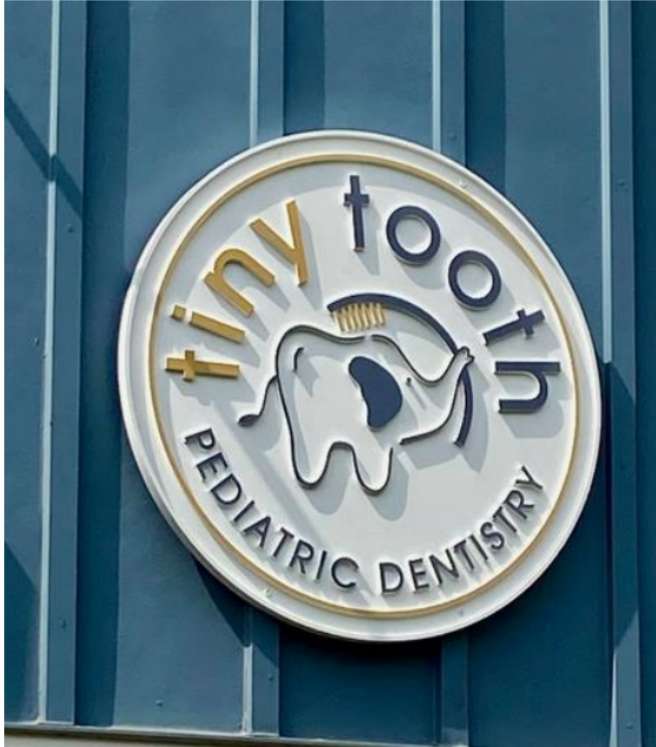


Existing signage on building



Proposed signage on building

Examples of Foam
Board Style Sign:



Existing Main Street Frontage Views



Comparable & Diverse Alpharetta Business Logos



Proposed Sign Location:

The sign will remain in its same location due to limited options

348 South Main Street Proposed Sign Location





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 16, 2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☐ Legal description of the property

- ☐ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations

- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property

- ☐ Retaining wall(s) location and materials

Landscape Review

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

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks

- ☐ Exterior elevations indicating locations of all wall signs

- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)

- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)

- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas

- ☐ Locations of building lighting

- ☐ Perspective drawings and renderings

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 02, 2024

February 01,2024

March 01, 2024

April 01, 2024

May 01, 2024

June 03, 2024

July 01, 2024

August 01, 2024

September 03, 2024

October 02, 2024

November 01, 2024

December 02, 2024

Meeting Schedule

February 16, 2024

March 15, 2024

April 19, 2024

May 17, 2024

June 21, 2024

July 19, 2024

August 16, 2024

September 20, 2024

October 18, 2024

November 15, 2024

December 13, 2024

January 17, 2025

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Canton Mayfield LLC

Location Address: 193 Canton Street

Mailing Address: 3620 Piedmont Rd NE

City: Atlanta State: GA Zip Code: 30305 - _____

Contact for All Notifications: Chris Davis

Contact Telephone: 404 - 597 - 9478 Mobile Telephone: 404 - 597 - 9478

Fax: _____ - _____ - _____ Email: cdavis@kdbdevelopment.com

Contact's Relation to Business: Managing Partner

This Application For (Check all that apply):

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

Application Fees:

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

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: Canton Mayfield LLC

Physical Address: 193 Canton Street

Mailing Address: 3620 Piedmont Rd

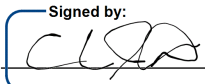
City: Atlanta State: GA Zip Code: 30305 -

Owner Telephone: 404 - 597 - 9478 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): Chris Davis, Managing Partner of Canton Mayfield Devel Date: 11/26/2024

Owner Signature: 
Signed by: B06DED627B2B4F6...

Property Information:

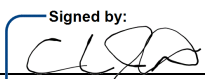
Address (If Assigned) : 193 Canton Street, 0 Canton Street, 0 Mayfield Rd

Tax ID or Map Reference Number: 22 482212520161, 22 481411970862, 22 482212521037

Land Lot(s): District: 10 Section:

Existing Zoning of Property: DTR Existing Uses of Property: Residential

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: 11/26/2024 | 23:16 EST
Signed by: B06DED627B2B4F6... [Print Form](#)

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It will be consistant with downtown zoning regulations and guidances

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

Not required, per staff

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code 6.2.8.7\(D\)-\(R\)](#)

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

The Classical and Neo-Classical tenets of a tri-level composition are used and gives a consistency of theme while allowing each home to be unique. While these homes run the gamut of both European and American derived architecture, the scale and proportions will be "cross-checked" with the adjacent houses. Landscape elements will be an important part of knitting the homes into a cohesive community.

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

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

The architectural styles of the homes planned for this community all have the Design Guidelines firmly in place. Engaging front entryways, upgraded materials such as brick, stone and higher level siding products provide a sense of place. Window detailing and attention to proportion further enhance the appearance of each house.



CITY COUNCIL ACTION SUMMARY

City Council Date: 5/24/2021
Planning Commission Date: 5/6/2021
Public Hearing Item: CLUP-21-03/Z-21-04/V-21-09 Hudson Park

Consideration of a comprehensive land use plan amendment, rezoning and variance to allow a 17-lot single-family detached subdivision on 2.411 acres in the Downtown. A rezoning is requested from R-10MHD (Dwelling, 'For-Rent' of 'For-Sale', Residential - Historic District) to DT-R (Downtown Residential) for approximately 2.3 acres and from R-10MHD to DT-LW (Downtown Live-Work) for approximately 0.15 acres. A comprehensive land use plan amendment is requested for approximately 0.15 acres from Downtown Residential Density to Mixed Use Live-Work. A variance is requested to allow a private alley to count toward the minimum lot size. The property was previously approved for 20 townhomes and single-family homes. The property is located at 0 and 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Richard
Second: Binder
Approve: 7-0

- ❖ Council Member Richard offered a motion to approve CLUP-21-03/Z-21-04/V-21-09 HUDSON PARK, subject to the following conditions:
1. Approximately 0.14 acres including the historic Weatherford House shall be zoned DT-LW and the remaining site, consisting of approximately 2.3 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 4/26/2021, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The comprehensive land use designation of the 0.14-acre property with the historic Weatherford House shall be 'Mixed Use Live-Work'.
 3. Single-family lots may include the alley in order to comply with the minimum lot size. Lots shall not be permitted variances to the maximum lot coverage requirement.
 4. The historic Weatherford House shall be used for an office or residence. A garage or driveway shall be provided accommodating at least 2 side-by-side parking spaces.
 5. The historic Weatherford House shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 8th Certificate of Occupancy, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
 6. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with Staff comments and in compliance with the

Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials, and details with a unique front elevation. All homes shall have a chimney. A minimum of 5 homes on Canton Street or Mayfield Road shall be substantially brick or stone.

7. Building heights along Canton Street and Mayfield Road shall be limited to no more than 2 stories over basement and 35'.
8. Lots shall have a front yard defined by a decorative low wall (brick or stone), hedge with columns (brick or stone) or decorative fence, as approved by DRB. Hardscape in front yards shall be limited to decorative brick or pervious pavers and/or steppingstones and shall not be placed within the required landscape strip, except to connect to the sidewalk along the street.
9. Canton Street streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' brick sidewalk, and decorative pedestrian lights, with final approval by Staff. Brick sidewalk shall follow the future right-of-way to accommodate the roundabout and shall connect to the sidewalk on Mayfield Road. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
10. Mayfield Road streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
11. On-street parallel parking and brick sidewalk on the City's property to the south shall be constructed as depicted on the submitted site plan, with final approval by Staff.
12. Landscape strips along Canton Street and Mayfield Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB.
13. Project entrance at Canton St shall include a decorative paver apron, landscaping, and low wall.
14. In lieu of placing public art on the property, the applicant shall transfer to the City at no cost the 3,325 SF area labeled 'Roundabout R/W' on the submitted site plan. Applicant will pay a sum of \$12,500 to the City toward the cost of future public art as part of the future roundabout project.
15. Amenity areas shall be developed with a park-like setting with decorative landscape, hardscape, low walls, and seating. Amenity walking trails shall include a gravel or slate chip path, seating areas and landscaping. Landscape shall include plant selections promoting the historic Downtown.
16. Developer shall construct a pedestrian bridge across the stream connecting the east and west sides of the development.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Tree #748 (41" Yellow Poplar) within the stream buffer shall be saved. Encroachment into the critical root zone shall be limited to no more than 20% which shall include a tree care plan as approved by the City's Arborist. Tree recompense shall be paid to the tree fund. A climbing risk assessment with a resistograph or similar testing to determine the health and structural integrity of the tree and main scaffold limbs shall be conducted to determine if tree #734 (38" Water Oak) should be saved, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings.
19. Access from the private drive along east property line (behind CVS) shall require an access agreement from the property owner.
20. Developer shall plant 10' landscape strip along the private driveway behind CVS and the 5' landscape strip along the south property line to landscape buffer standards, as approved by DRB.
21. Fences and walls visible from the public right-of-way shall be decorative, as approved by DRB. Unfinished wood fences and decks shall not be visible from the street.
22. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.

23. Developer shall remove exotic and invasive species in the stream buffers and revegetate the area, as approved by Staff.
24. Storm water management facilities may be placed underground within the proposed private ally, with final approval by Staff. Easements shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These easements and maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of Hudson Park.
25. Garbage pickup shall be from the alley.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 - The motion received a second from Council Member Binder.
 - The motion was approved unanimously (7-0).

Final Conditions:

1. Approximately 0.14 acres including the historic Weatherford House shall be zoned DT-LW and the remaining site, consisting of approximately 2.3 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 4/26/2021, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
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25. Garbage pickup shall be from the alley.

26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

MAYFIELD CANTON CORNERS

LOOK BOOK

November 25, 2024

LINDA MACARTHUR

ARCHITECT



LOT 2

LOT 1

LOT 9

LOT 10

STREETSCAPE



ARCHED AWNING & LANTERN
AT THE FRONT DOOR



NATURAL STONE



DAVINCI SLATE
ROOFING



LAP SIDING



DAVINCI SHAKE
ROOFING



SIDING AND STONE



WINDOWS WITH
SHUTTERS



SQUARE COLUMNS, CEDAR SHINGLES & FRONT PORCH



LAP SIDING



STONE CHIMNEY



LAP SIDING



DAVINCI SLATE
ROOFING



CEDAR SHINGLES



DAVINCI SHAKE
ROOFING



LAMP FEATURE AT
THE FRONT DOOR



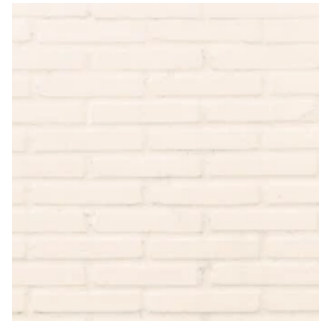
PAINTED BRICKS



NATURAL STONE



DAVINCI SLATE



PAINTED BRICKS



DAVINCI SHAKE
ROOFING



BRICK DETAILING



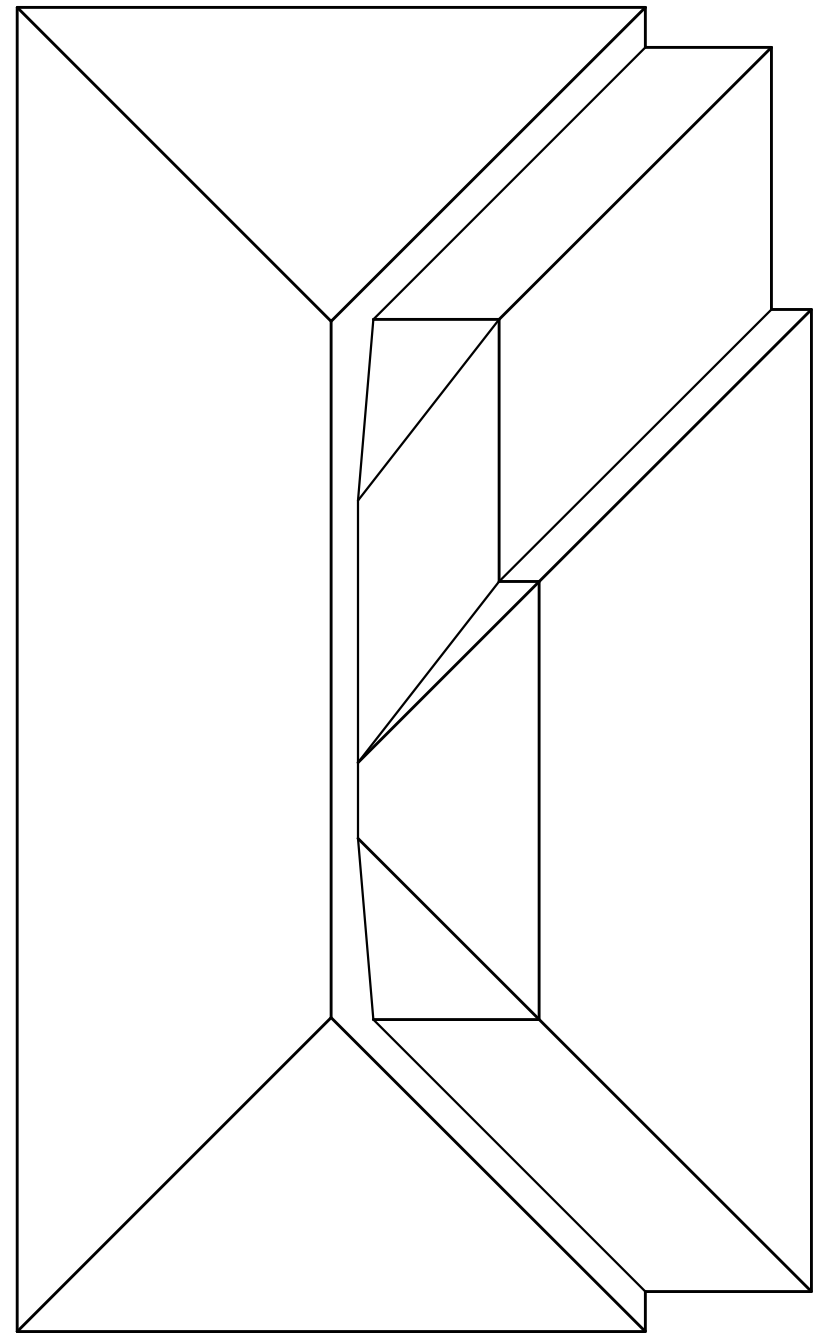
NOVELTY SIDING



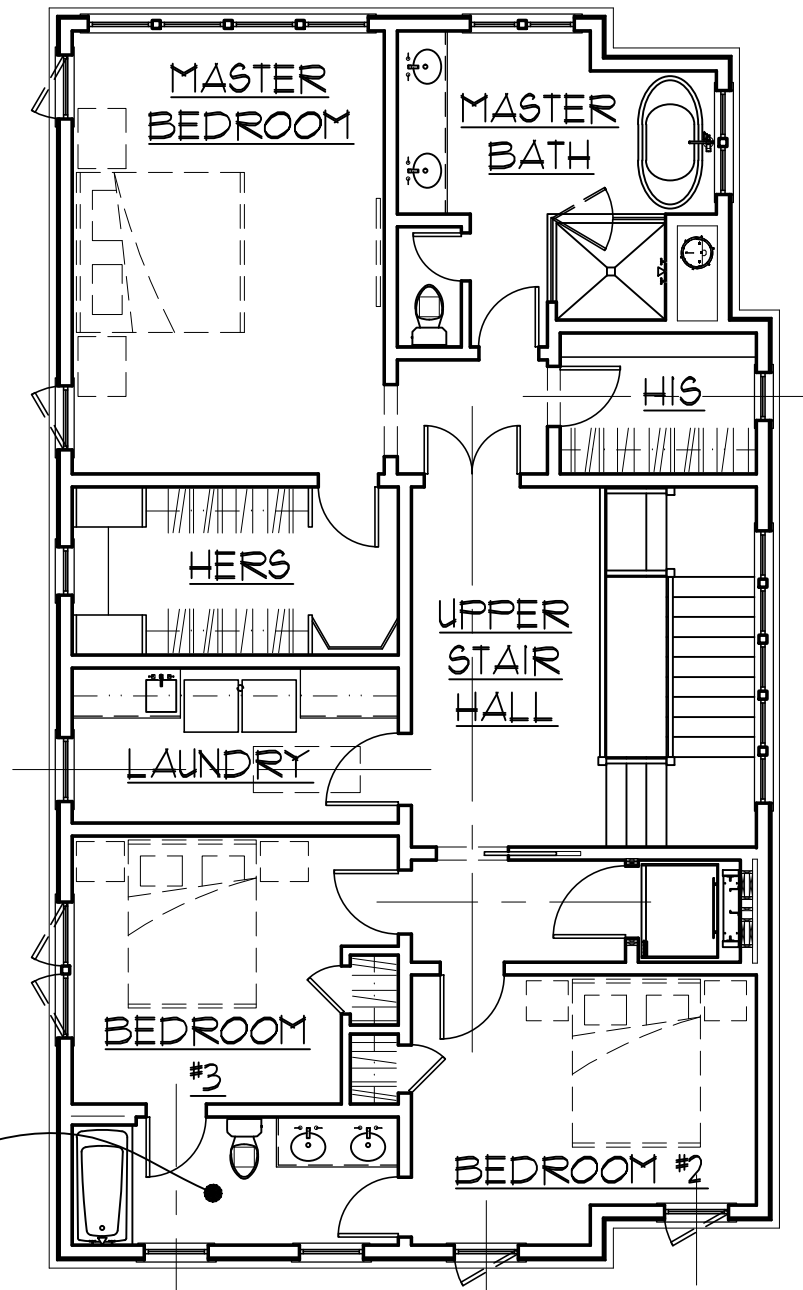
LAMP FEATURE AT
THE FRONT DOOR



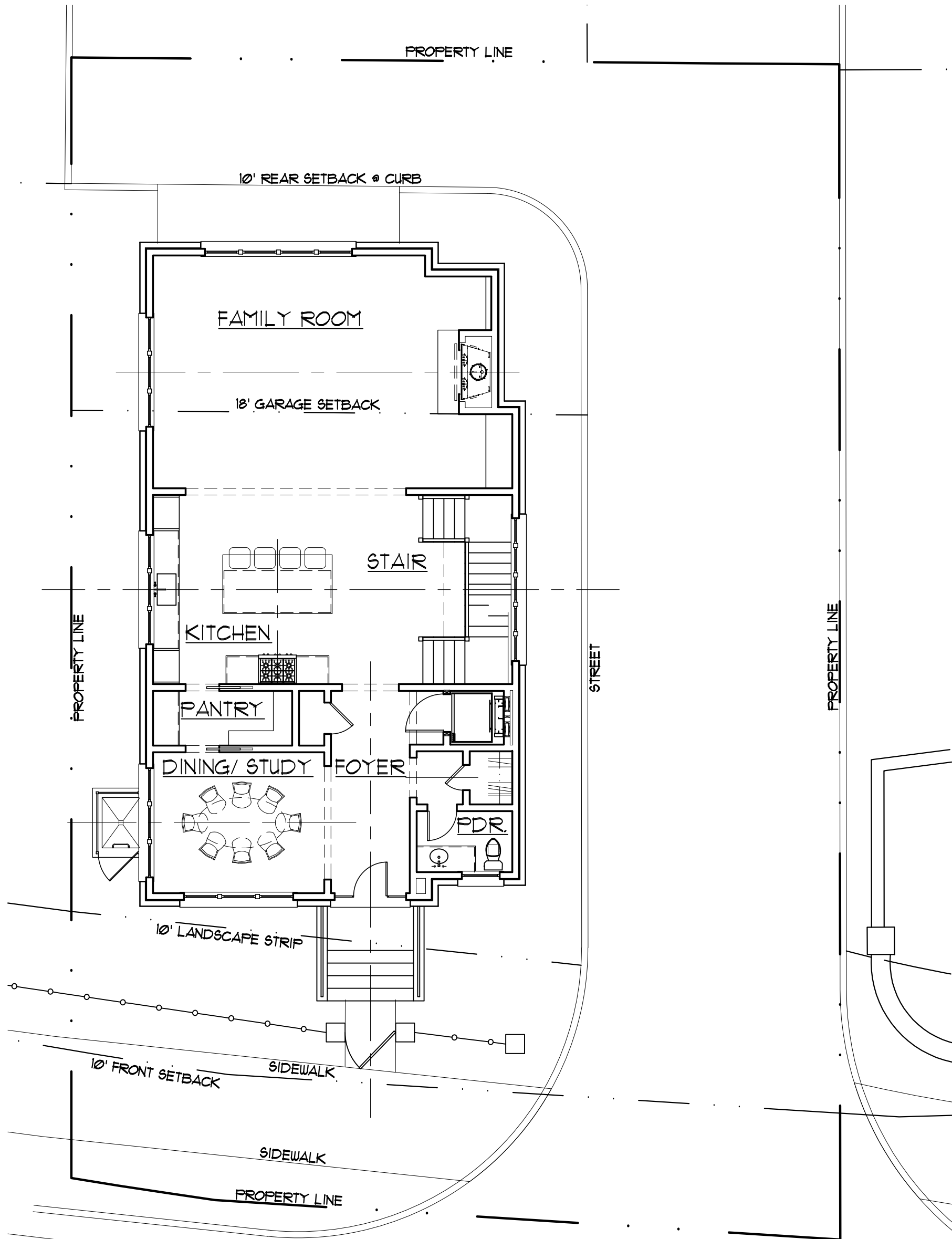
WINDOWS WITH
SHUTTERS



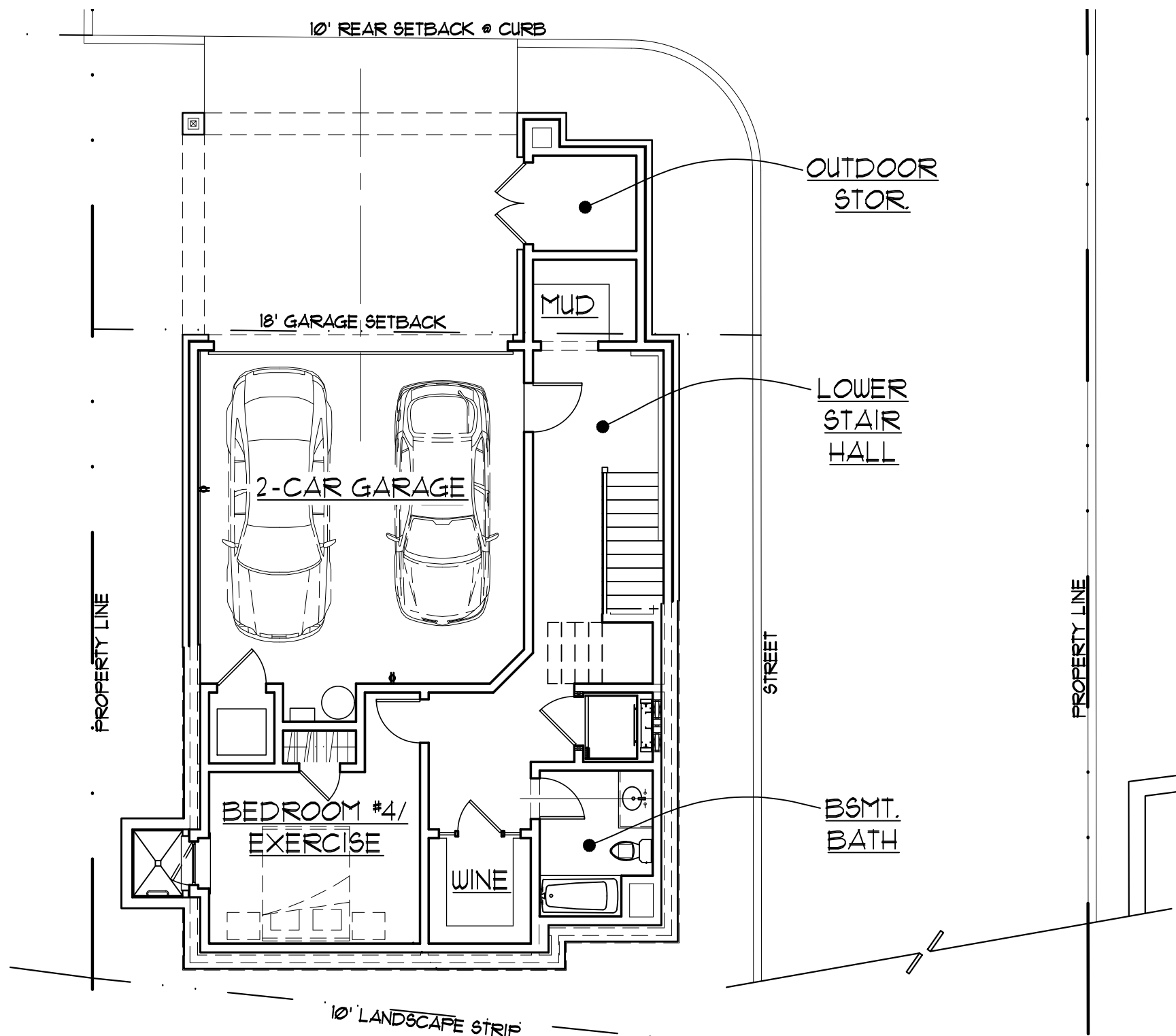
5
A-1.0
LOT 1
1/8" = 1'-0"



4
A-1.0
LOT 1
1/8" = 1'-0"



3
A-1.0
LOT 1
1/8" = 1'-0"



2
A-1.0
LOT 1
1/8" = 1'-0"



1
A-1.0
LOT 1
1/8" = 1'-0"

LOT COVERAGE CALCULATION:	
HOUSE:	1,569 SQFT.
FRONT ENTRY:	64 SQFT.
WINDOW WELL:	21 SQFT.
DRIVEWAY:	87 SQFT.
SIDEWALKS:	301 SQFT.
FENCE PIERS:	7 SQFT.
ROADS/ CURBS:	2,415 SQFT.
TOTAL:	4,464 SQFT.
LOT AREA:	5,511 SQ. FT.
MAXIMUM ALLOWABLE LOT COVERAGE (10%):	3,303 SQFT.
4,464 SQFT. > 3,303 SQFT. 80% LOT COVERAGE - VARIANCE REQUIRED	

HEATED SPACE:	
BASEMENT FLR. HEATED SPACE:	584 SQFT.
FIRST FLR. HEATED SPACE:	1,455 SQFT.
SECOND FLR. HEATED SPACE:	1,344 SQFT.
TOTAL HEATED SPACE:	3,383 SQFT.

UNHEATED SPACE:	
GARAGE SPACE:	413 SQFT.
BASEMENT MECHANICAL SPACE:	29 SQFT.
ELEVATOR CAVITY:	47 SQFT.
OUTDOOR STORAGE:	69 SQFT.
AREA OF ATTIC W/ 1'-0" HEADROOM OR HIGHER X 50%:	0 SQFT.
TOTAL UNHEATED SPACE:	558 SQFT.

REVISIONS

BY

MAYFIELD CANTON CORNERS

LOT 1 - 193 CANTON STREET, ALPHARETTA, GA 30009

LMA

LINDA MACARTHUR ARCHITECT

404.233.4771

810 EAST ANDREWS DRIVE NW

SUITE 7, ATLANTA, GA 30305

USE OF THIS DOCUMENT:

This drawing and associated documents are the exclusive property of the Architect, Linda D'Onofrio MacArthur Architect, and are not to be reproduced or copied in whole or in part. They are only to be used for the project and site specifically identified herein and are not to be used on any other project without the written permission of the architect.

SCALE OF THE DRAWING:

Scales as noted on this drawing are valid on the original drawings only; the dimensions of which is 24 x 36 inches.

Date:

11/25/2024

Scale:

AS NOTED

Drawn:

JM

Job:

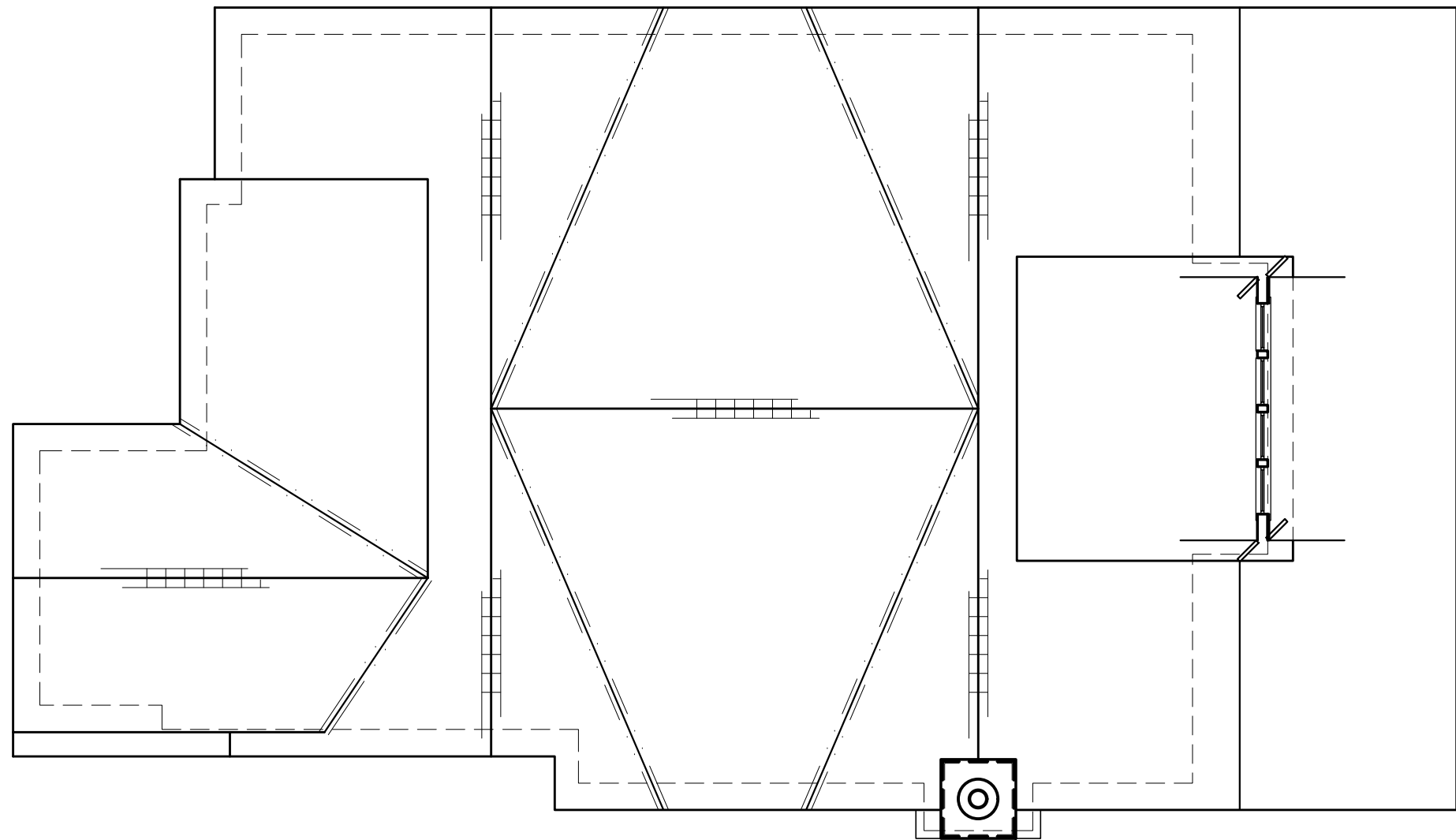
LOT 1

Sheet:

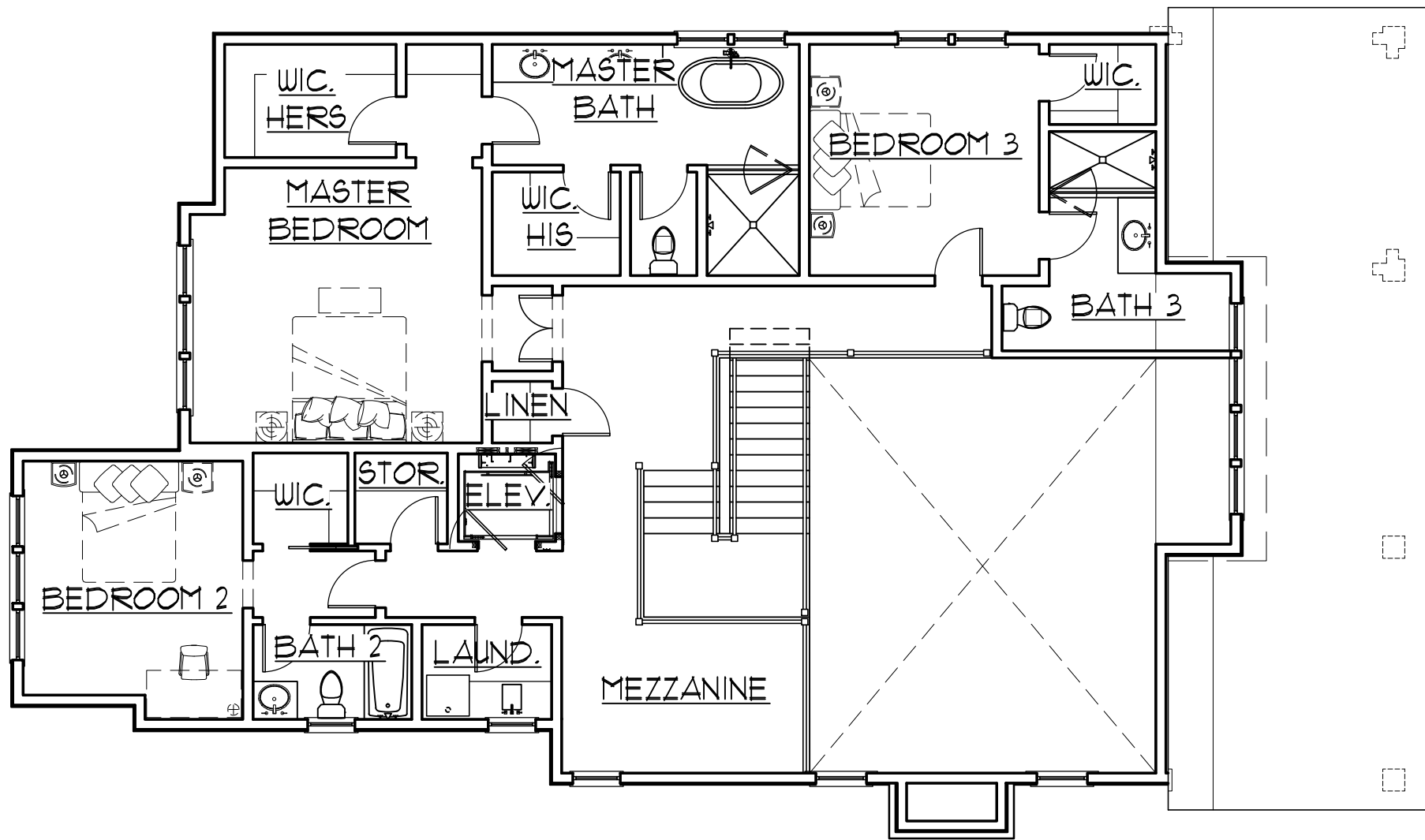
A-1.0

Of

Sheets



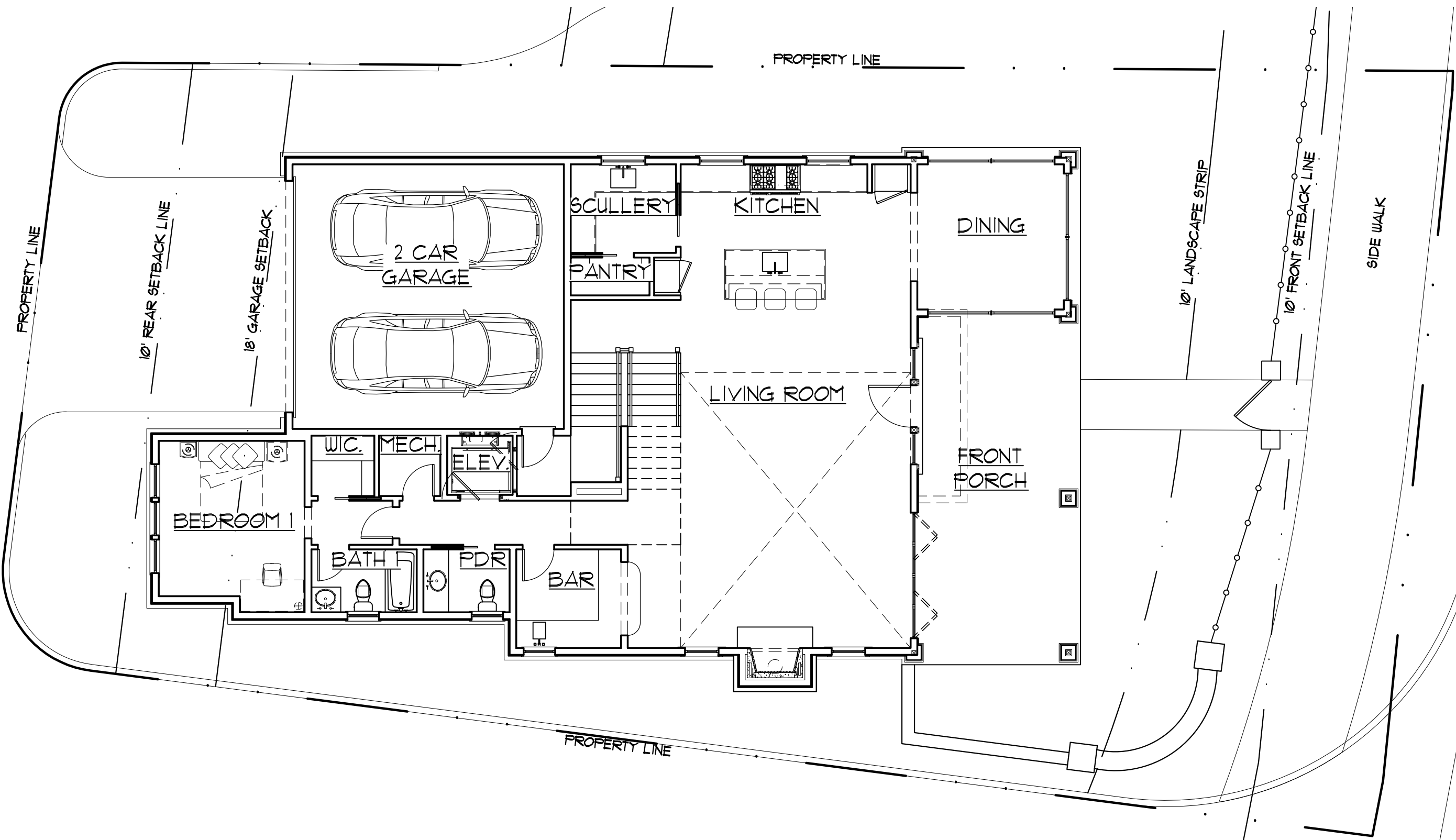
4 ROOF PLAN
A-1.0 LOT 9 (HISTORICAL) 1/8" = 1'-0"



3 SECOND FLOOR PLAN
A-1.0 LOT 9 (HISTORICAL) 1/8" = 1'-0"



1 FRONT ELEVATION
A-1.0 LOT 9 (HISTORICAL) 1/8" = 1'-0"



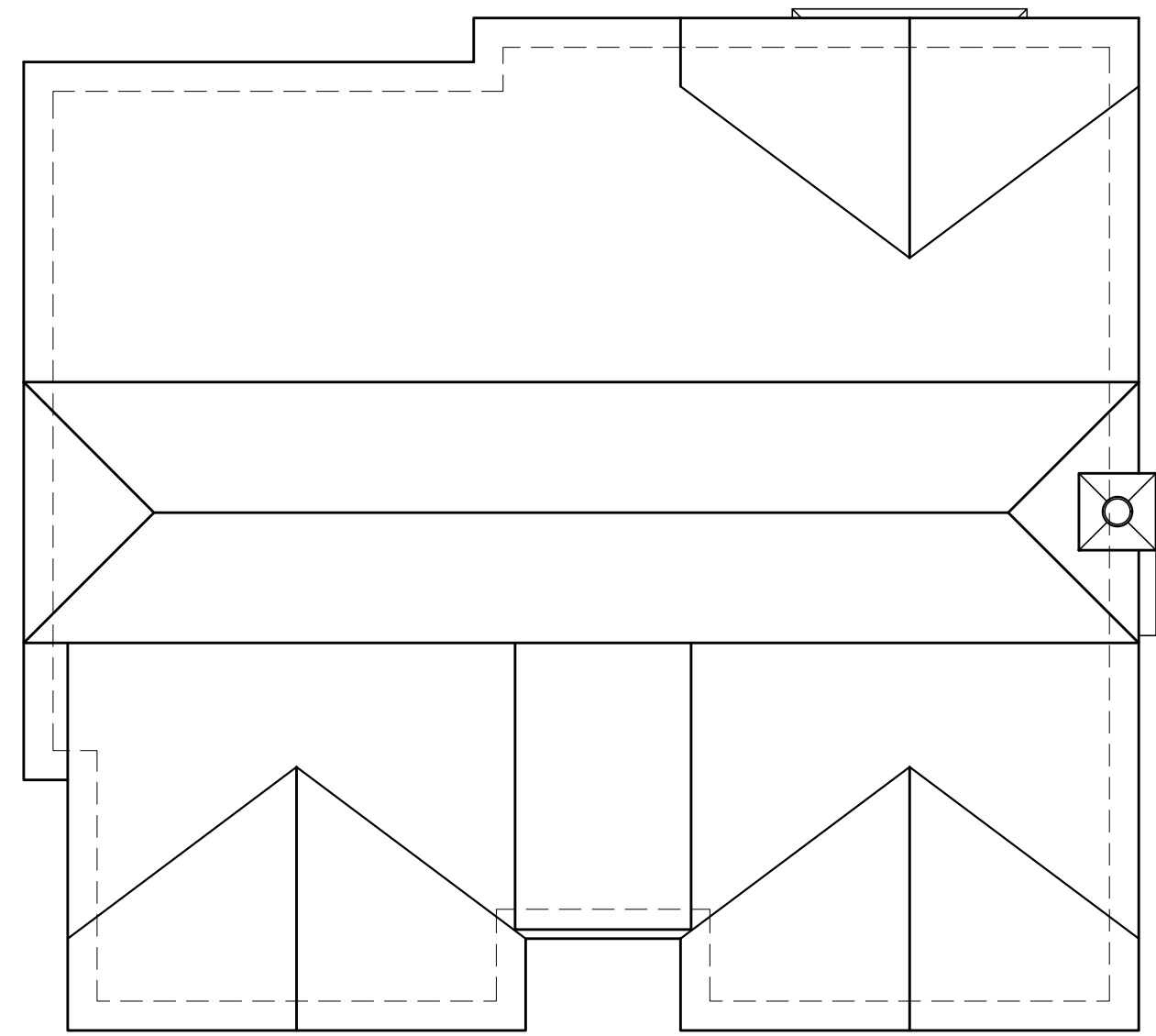
2 FIRST FLOOR PLAN
A-1.0 LOT 9 (HISTORICAL) 1/8" = 1'-0"

LOT COVERAGE CALCULATION:	
HOUSE:	2636.31 SQ.FT.
DRIVEWAY:	375.18 SQ.FT.
SIDEWALKS:	460.66 SQ.FT.
FENCE PIERS:	114.02 SQ.FT.
ROADS/ CURBS:	135.44 SQ.FT.
FRONT ENTRY PATH:	13.03 SQ.FT.
TOTAL:	3855.30 SQ.FT.
LOT AREA:	6000 SQ.FT.
MAXIMUM ALLOWABLE LOT COVERAGE (10%):	4200 SQ. FT.
4200 SQ.FT. > 3855.30 SQ.FT.	
64.25% LOT COVERAGE	

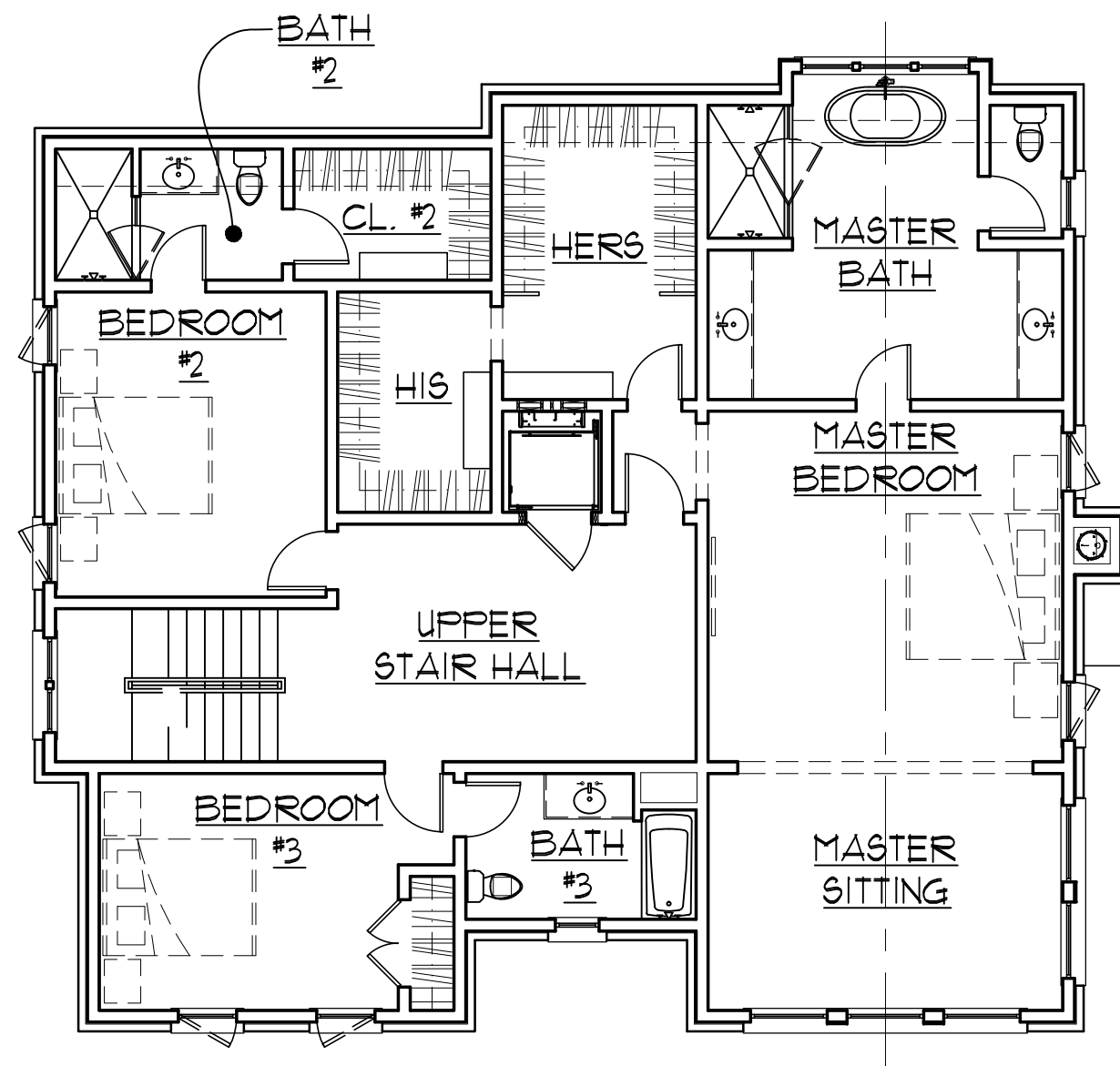
HEATED SPACE:	
BASEMENT FLR HEATED SPACE:	0.00 SQ.FT.
FIRST FLR HEATED SPACE:	1766.12 SQ.FT.
SECOND FLR HEATED SPACE:	1699.51 SQ.FT.
TOTAL HEATED SPACE:	3466.29 SQ.FT.

UNHEATED SPACE:	
GARAGE SPACE:	471.53 SQ.FT.
FRONT PORCH:	361.64 SQ.FT.
AREA OF ATTIC W/ 1'-0" HEADROOM OR HIGHER X 50%:	0.00 SQ.FT.
TOTAL UNHEATED SPACE:	1316.17 SQ.FT.

DRB PRESENTATION, NOT FOR CONSTRUCTION



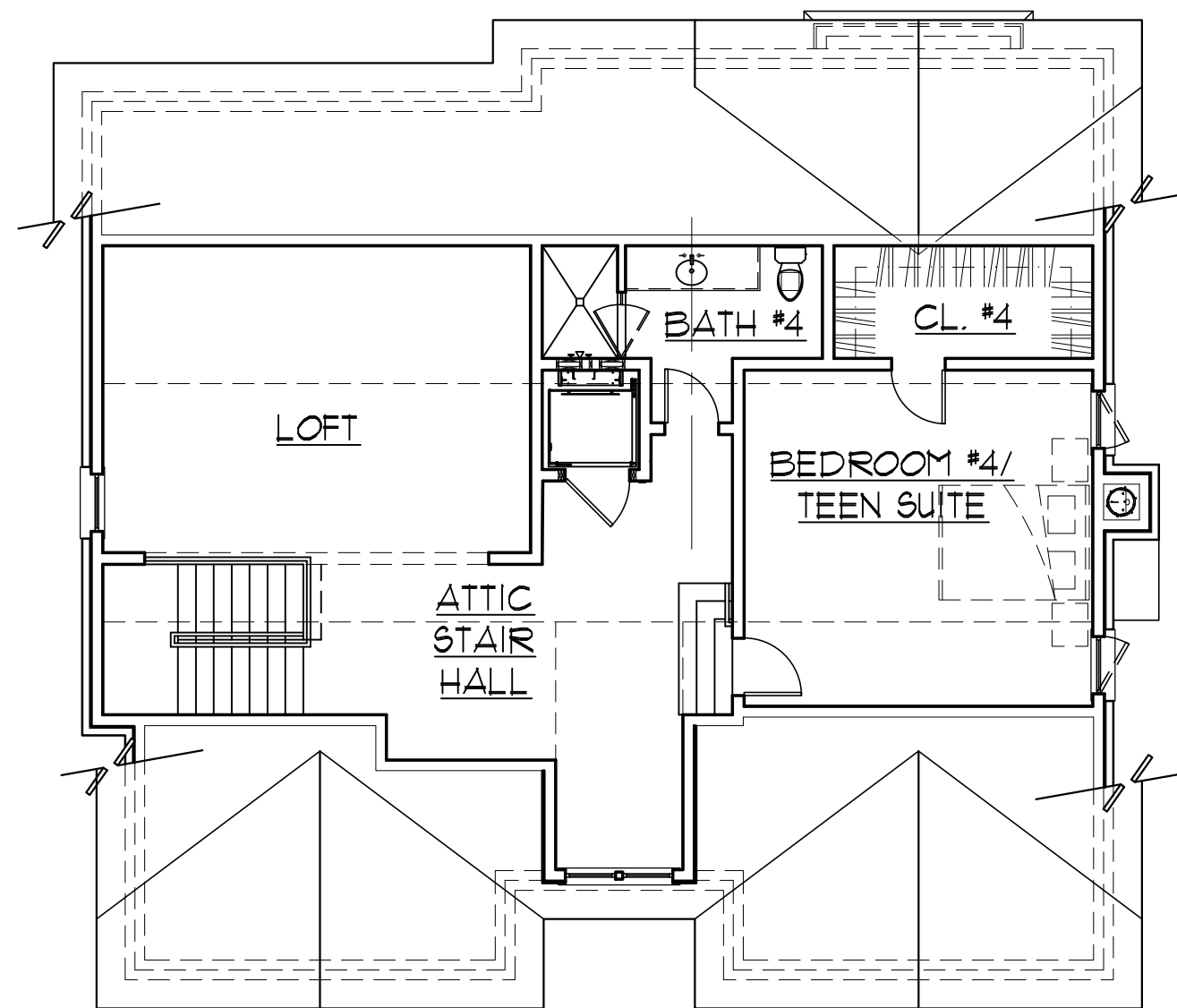
5 ROOF PLAN
LOT 10
1/8" = 1'-0"



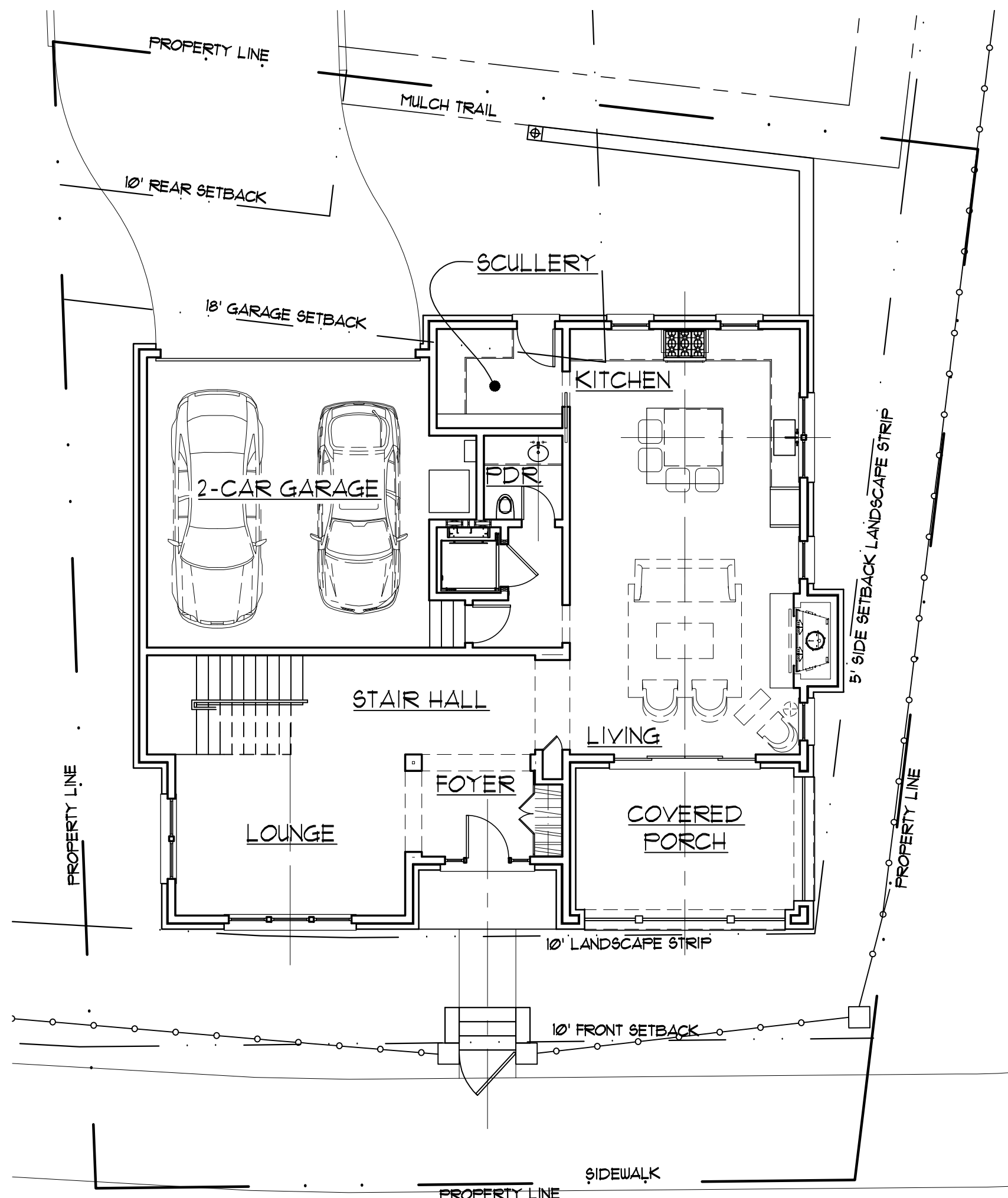
3 SECOND FLOOR PLAN
LOT 10
1/8" = 1'-0"



1 FRONT ELEVATION
LOT 10
1/8" = 1'-0"



4 ATTIC FLOOR PLAN
LOT 10
1/8" = 1'-0"



2 FIRST FLOOR PLAN
LOT 10
1/8" = 1'-0"

LOT COVERAGE CALCULATION:	
HOUSE:	2,032 SQ.FT.
DRIVEWAY:	385 SQ.FT.
RETAINING WALLS:	35 SQ.FT.
SIDEWALK/ SITE STEPS:	42 SQ.FT.
FENCE PIERS:	1 SQ.FT.
ROAD/ CURB:	409 SQ.FT.
TOTAL:	2,910 SQ.FT.
LOT AREA:	4,519 SQ. FT.
MAXIMUM ALLOWABLE LOT COVERAGE (10%):	3,205 SQ.FT.
	2,910 SQ.FT. < 3,205 SQ.FT.

HEATED SPACE:	
FIRST FLR. HEATED SPACE:	1211 SQ.FT.
SECOND FLR. HEATED SPACE:	1,805 SQ.FT.
ATTIC FLR. HEATED SPACE:	1,038 SQ.FT.
TOTAL HEATED SPACE:	4,054 SQ.FT.

UNHEATED SPACE:	
GARAGE & MECHANICAL SPACE:	464 SQ.FT.
ELEVATOR CAVITY:	22 SQ.FT.
TOTAL UNHEATED SPACE:	286 SQ.FT.

REVISIONS

BY

MAYFIELD CANTON CORNERS

LOT 10 - 193 CANTON STREET, ALPHARETTA, GA 30009

MAYFIELD CANTON CORNERS - LOT 10

LMA

LINDA MACARTHUR ARCHITECT

404.233.4770

101 EAST ANDREWS DRIVE NW

SUITE 7, ATLANTA, GA 30305

USE OF THIS DOCUMENT:

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SCALE OF THE DRAWING:

Scales as noted on this drawing are valid on the original drawings only, the dimensions of which is 24 x 36 inches.

Date:

11/25/2024

Scale:

AS NOTED

Drawn:

JM

Job:

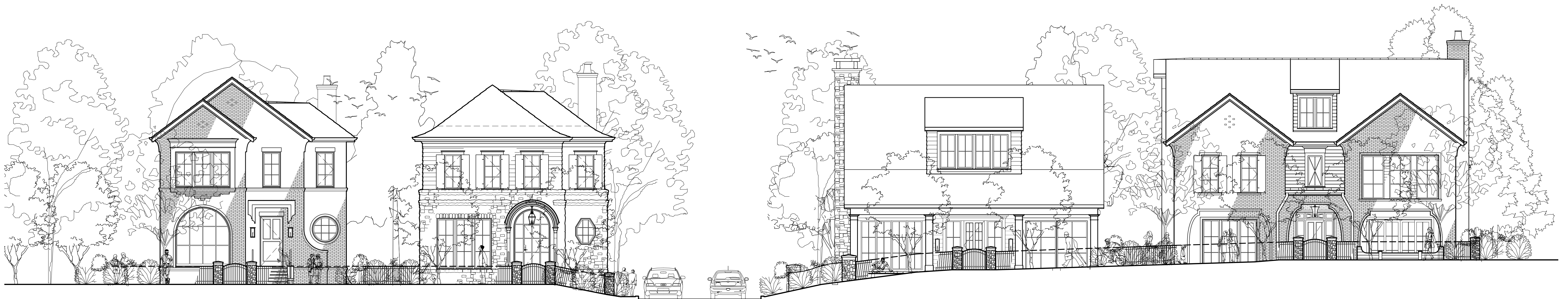
LOT 10

Sheet:

A-1.0

Of

Sheets



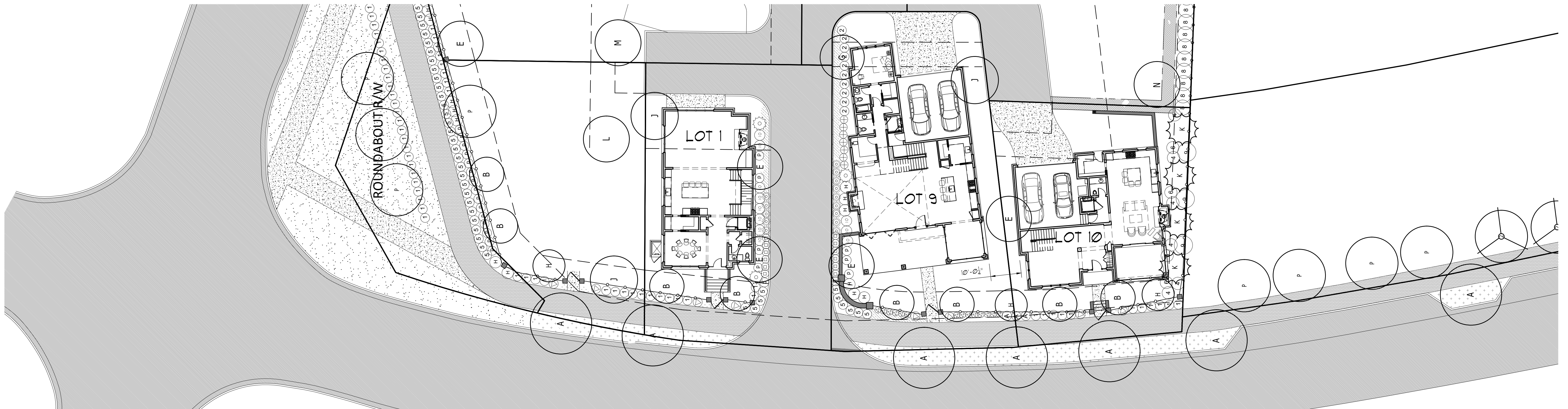
LOT 2

LOT 1

LOT 9 (HISTORICAL)

LOT 10

2 CANTON STREET ELEVATION
A-10 MAYFIELD CANTON CORNERS 1/8"=1'-0"



1 CANTON STREET SITE PLAN
A-10 MAYFIELD CANTON CORNERS 1/6"=1'-0"

DRB PRESENTATION, NOT FOR CONSTR.

INSPIRATION IMAGES



MAIN STREET FRONTING COURTYARD HOME:

FOR INSPIRATION WE LOOKED AT A HIGH QUALITY TOWNHOME DEVELOPMENT IN FLORIDA. WE LIKE THE INTERACTION BETWEEN INDOOR AND OUTDOOR SPACES.

BOTH THE ROOFTOP PATIO AND COURTYARD POOL AREA ARE INVISONED TO COMPLIMENT AND EXPAND OUR INTERIOR SPACES.

CLEAN LINES, TALL WINDOWS AND MINIMAL ORNAMENT FOR A PLEASING AESTHETIC WHICH WILL COMPLIMENT THE ALPHARETTA DOWNTOWN AREA.



ALPHA AT MAIN
ALPHARETTA, GEORGIA



ALLEY FACING COURTYARD HOME:

THIS IS A TWO STORY COURTYARD HOME WHICH COMPLIMENTS THE LOOK OF THE MAIN STREET FACING UNITS AND FEATURES SPACIOUS INDOOR/ OUTDOOR LIVING OFF THE COMMON SPACE.

CLEAN LINES, TALL WINDOWS AND MINIMAL ORNAMENT FOR A PLEASING AESTHETIC WHICH WILL COMPLIMENT THE ALPHARETTA DOWNTOWN AREA.

- BRICK • SIDING • STUCCO • STONE
- ARCHITECTURAL SHINGLES W/ METAL ROOF ACCENTS
- PAINTED METAL RAILINGS, GUTTERS & DOWNSPOUTS



• GREEK REVIVAL •

**Main Street Courtyard Villas Design Description****08/23/2021**

This Applicant proposes the combination of two existing O-I zoned properties which are located at 236 & 244 N. Main Street in Downtown Alpharetta, Georgia into a single residential development- proposed to be rezoned DT-LW (Downtown Live-Work).

The applicant proposes Five (5) Villas which front North Main Street and Six (6) additional Villas which front an interior alley within the development for a total of Eleven (11) units or 6.8 units/ acre (8 units/ acre allowable).

The Main Street facing homes are envisioned to embrace the walkable nature of the community by fronting the new 14' active sidewalk with front porticos and courtyard areas. The Applicant intends to create a hospitable atmosphere at the sidewalk level for entertaining and direct interaction between the new residents and the pedestrian connections outside their front doors. To achieve this emphasis on pedestrian activity the Applicant proposes to reduce the number of curb cuts from two to one and will provide vehicular access to all eleven villas via a rear alley. From the rear alley cars will access garages via driveways and pedestrians will walk through an exterior wooden gate into private, open to the sky courtyards, to enter each home.

Main Street Facing façade theme is to be Greek Revival and will share material and detailing elements with the Alley facing units. Below is a description of the Style and Materials the Applicant is proposing:

Architectural Style: Greek Revival

- Symmetrical front façade elements with offset doors.
- Front Entry porches
- Cornices supported with trim
- Gabled roof

Materials: Varies

- Brick (painted & unpainted)
- Painted Plank siding
- Stone
- Painted Panel siding with battens
- Painted Board and Batten Siding
- Painted Trim
- Painted Metal Railings
- Roof: Architectural Shingles with Metal roof accents
- Metal Gutters and downspouts



WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
Sandy Springs,
GA 30328

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

Consultant
Address
Address
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DESIGN REVIEW

KINGDOM AT MAIN

PERSPECTIVES

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-2.1	
Scale	



PERGOLA
CEDAR WOOD
COLOR: NATURAL



WINDOWS _____
DOUBLE HUNG
WITH 6 OVER 6
MUNTINS

MANUFACTURER: PELLA
COLOR: IRON ORE



BRICK
MANUFACTURER: -
COLUMBUSBRICK
STYLE: -OLD BAILEY
COLOR: -QUEEN —



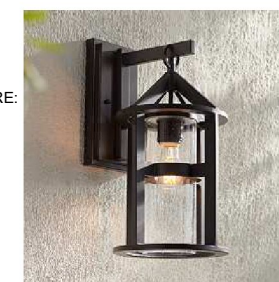
— 30 YEAR ARCHITECTURAL SHINGLES:
CERTAINEED LANDMARK SERIES
COLOR: WEATHERED WOOD

TYPICAL GUTTER AND DOWNSPOUTS
 CONVENTIONAL GUTTER: HALF ROUND
 ROUND DOWNSPOUTS
 COLOR: IRON ORE
 GUTTER HIDDEN BEHIND
 CORBELLED BRICK
 ALL GUTTERS LOCATED ON
 SIDE ELEVATIONS

➤ ROWLOCK ACCENTS TYP.

PAINTED BREVITY BROWN
COLOR:
SHERVIN WILLIAMS SW6068

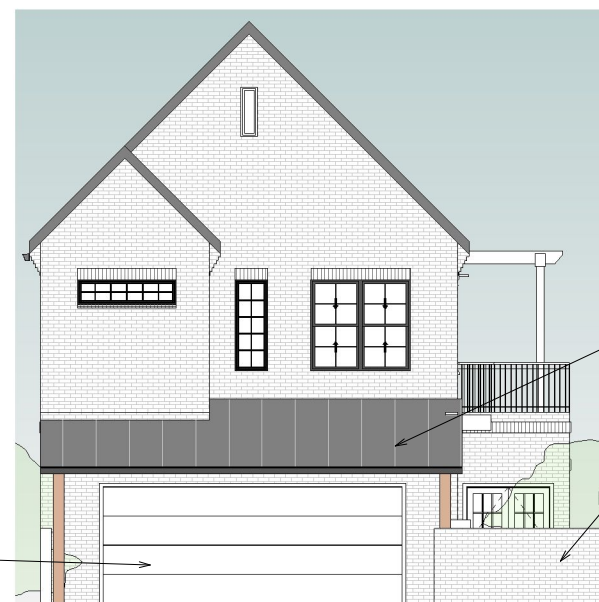
— LIGHT FIXTURE:



FRONT DOOR: 3' WIDE, HALF GLASS
STYLE: HALF GLASS
COLOR: OPTION 1- WOOD DOOR STAINED TO MATCH PERGOLA
OPTION 2 - FIBREGLASS PAINT TO MATCH HARDIBOARD



GARAGE DOOR
 CLOPAY
 CANYON RIDGE SERIES
 COLOR TO MATCH
 HARDIBOARD COLOR



STANDING SEAM ROOF

PRIVACY WALL
BRICK TO
MATCH HOUSE



① WEST ELEVATION UNIT 1
3/16" = 1'-0"

WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
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DESIGN REVIEW

KINGDOM AT MAIN

ELEVATIONS & MATERIALS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
UNIT 1	
Scale	As indicated

cmhellmann@gmail.com

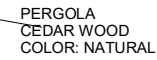
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cmhellmann@gmail.com

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Scale	As indicated
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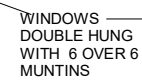
PERGOLA
CEDAR WOOD
COLOR: NATURAL

— 30 YEAR ARCHITECTURAL SHINGLES:
CERTAINTEED LANDMARK SERIES
COLOR: WEATHERED WOOD



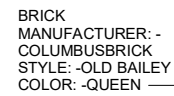
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CONVENTIONAL GUTTER: HALF ROUND
ROUND DOWNSPOUTS
COLOR: IRON ORE
GUTTER HIDDEN BEHIND
CORBELLED BRICK
ALL GUTTERS LOCATED ON
SIDE ELEVATIONS

➤ ROWLOCK ACCENTS TYP.

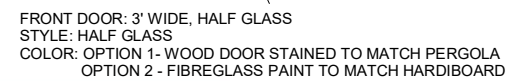


WINDOWS —
DOUBLE HUNG
WITH 6 OVER 6
MUNTINS

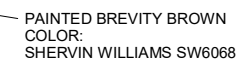
MANUFACTURER: PELLA
COLOR: IRON ORE



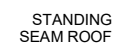
BRICK
MANUFACTURER: -
COLUMBUSBRICK
STYLE: -OLD BAILEY
COLOR: -QUEEN —



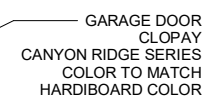
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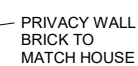
PAINTED BREVITY BROWN
COLOR:
SHERVIN WILLIAMS SW6068



STANDING
SEAM ROOF



— GARAGE DOOR
CLOPAY
CANYON RIDGE SERIES
COLOR TO MATCH
HARDBOARD COLOR



— PRIVACY WALL
BRICK TO
MATCH HOUSE

WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
Sandy Springs,
GA 30328

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

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DESIGN REVIEW

KINGDOM AT MAIN

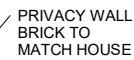
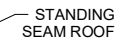
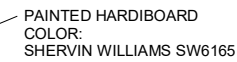
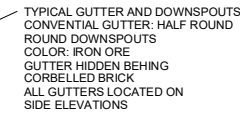
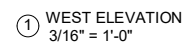
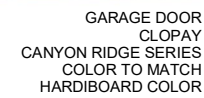
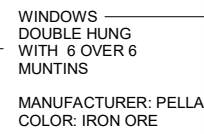
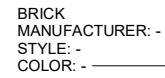
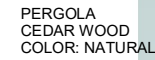
ELEVATIONS & MATERIALS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

UNIT 5

Scale	As indicated
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① WEST ELEVATION Copy 3
3/16" = 1'-0"



6565 Cherry Tree Lane
Sandy Springs,
GA 30328

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cmhellmann@gmail.com

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DESIGN REVIEW

KINGDOM AT MAIN

ELEVATIONS & MATERIALS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

UNIT 3

Scale	As indicated
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UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

UNIT 11

① EAST ELEVATION SHOWING ALL UNITS
1/8" = 1'-0"



③ STREET VIEW LOOKING NORTH



② STREET VIEW LOOKING SOUTH

WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
Sandy Springs,
GA 30328

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DESIGN REVIEW

KINGDOM AT MAIN

ELEVATION OF ALL UNITS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-2.1

Scale	1/8" = 1'-0"
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cmhellmann@gmail.com

Consultant
Address
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Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
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Scale	1/4" = 1'-0"



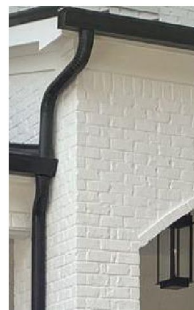
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Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
9	
Scale	1/4" = 1'-0"



TYPICAL GUTTER AND DOWNSPOUTS
CONVENTIONAL GUTTER: HALF ROUND
ROUND DOWNSPOUTS
COLOR: IRON ORE
GUTTER HIDDEN BEHIND
CORBELLED BRICK
ALL GUTTERS LOCATED ON
SIDE ELEVATIONS



WINDOWS
DOUBLE HUNG
WITH 6 OVER 6
MUNTINS

MANUFACTURER: PELLA
COLOR: IRON ORE



BRICK
MANUFACTURER: -
STYLE: -
COLOR: -



FRONT DOOR: 3' WIDE, HALF GLASS
STYLE: HALF GLASS
COLOR: OPTION 1- WOOD DOOR STAINED TO MATCH PERGOLA
OPTION 2 - FIBREGLASS PAINT TO MATCH HARDIBOARD



30 YEAR ARCHITECTURAL SHINGLES:
CERTAINTEED LANDMARK SERIES
COLOR: WEATHERED WOOD

BRACKETS
STAINED
CYPRESS WOOD
COLOR: NATURAL

PAINTED HARDIBOARD
COLOR:
SHERVIN WILLIAMS SW6165

— GARAGE DOOR
CLOPAY
CANYON RIDGE SERIES
COLOR TO MATCH
HARDIBOARD COLOR



✓ LIGHT FIXTURE:



cmhellmann@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
10	
Scale	1/4" = 1'-0"



WHOLE VILLAGE DESIGN

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DESIGN REVIEW

KINGDOM AT MAIN

UNIT 11

Project number	Project Number
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Project number	Project Number
Date	Issue Date

Drawn by	Author
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Checked by	Checker
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11

11

Scale	1/4" = 1'-0"
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2025 3:09:41 PM

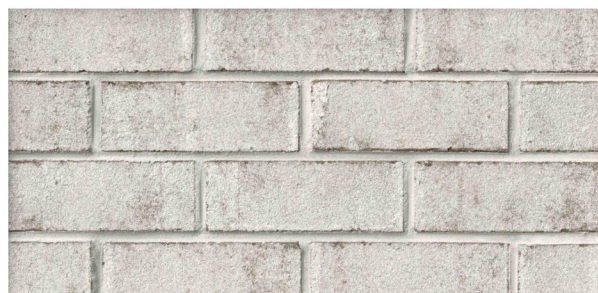


now unit 6



— WINDOWS
DOUBLE HUNG
WITH 6 OVER 6
MUNTINS

MANUFACTURER: PELLA
COLOR: IRON ORE



BRICK
MANUFACTURER:
COLUMBUS BRICK
STYLE & COLOR: OLD BAILY



FRONT DOOR: 3' WIDE, HALF GLASS
STYLE: HALF GLASS
1) WOOD DOOR STAINED TO MATCH PERGOLA
OR
2) - FIBERGLASS PAINT TO MATCH HARDIBOARD



30 YEAR ARCHITECTURAL SHINGLES:
CERTAINTED LANDMARK SERIES
COLOR: WEATHERED WOOD



TYPICAL GUTTER AND DOWNSPOUTS
CONVENTIONAL GUTTER: HALF ROUND
ROUND DOWNSPOUTS
COLOR: IRON ORE



PAINTED HARDIBOARD
COLOR:
SHERVIN WILLIAMS SW6165
CHOCOLATE POWDER



— GARAGE DOOR
CLOPAY
CANYON RIDGE SERIES
COLOR TO MATCH
HARDIBOARD COLOR

LIGHT FIXTURE:





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
FAX: 678.297.6071
Page 70 of 142

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review **NO SIGNAGE ON PROPERTY**

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 02, 2024

February 01, 2024

March 01, 2024

April 01, 2024

May 01, 2024

June 03, 2024

July 01, 2024

August 01, 2024

September 03, 2024

October 02, 2024

November 01, 2023

December 02, 2024

Meeting Schedule

February 16, 2024

March 15, 2024

April 19, 2024

May 17, 2024

June 21, 2024

July 19, 2024

August 16, 2024

September 20, 2024

October 18, 2024

November 15, 2024

January 03, 2025

January 17, 2025

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Ascend Construction Management, Inc.

Location Address: 6810 South Bluff Court

Mailing Address: 6810 South Bluff Court

City: Gainesville State: GA Zip Code: 30506 - _____

Contact for All Notifications: Jeff Van Pelt

Contact Telephone: 404 - 713 - 1755 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: jeffsvp@gmail.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 sign or remodel review within the Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Legal Advertising Requirement \$ 175.00

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: Rick and Kristen McDonald

Physical Address: 201 Marietta Street

Mailing Address: 307 Concord St. Alpharetta 30009

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 510 - 499 - 3980 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) : 201 Marietta St

Tax ID or Map Reference Number: Parcel ID: 22 482412700266

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The design of this home will compliment 205 Marietta St. Which was a part of the original division plat that created these two lots.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders. Front facades of the principal building mass are usually symmetrical. Roof is hipped with a low pitch.

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

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

Fits nicely into the Greek Revival Style on the guidelines.



Residential Site Construction Plans for:

201 Marietta Street

Alpharetta, Georgia

City of Alpharetta ENG2400093

Arborist Note

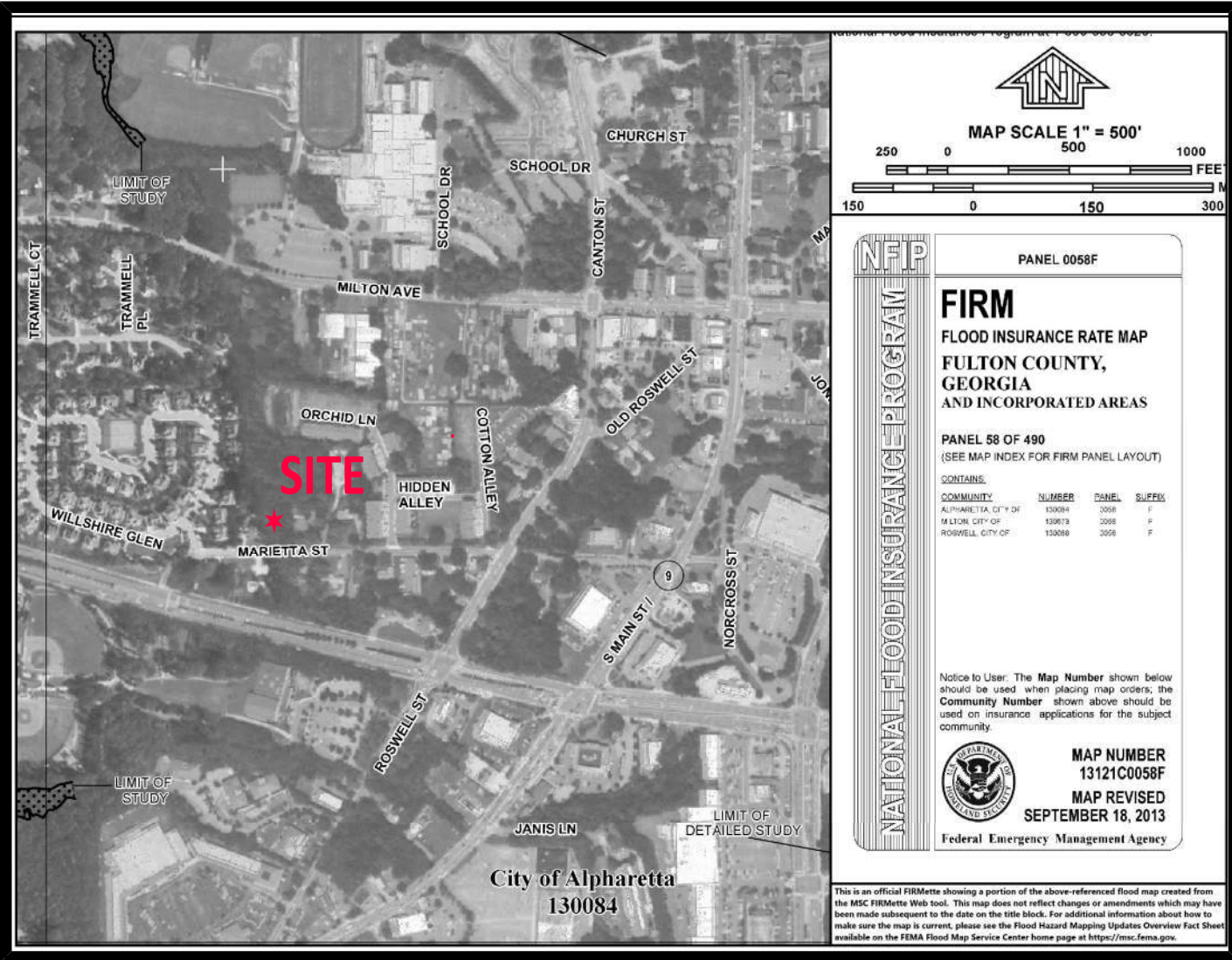
A tree care plan developed by an ISA Certified Arborist to offset the impacts of construction is required and shall include at a minimum the basic recommendations found in the Arborist Guideline Documents. This plan shall be provide to the Land Development Inspector at time of site opening along with prepayment for this plan.

Wetlands Note

This site does contain state waters. This site does not contain wetlands.

Flood Hazard Note

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No.1300840058F), most recently revised September 18, 2013.



FIRM Map
N.T.S.

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (O): 770.442.0500

Owner

Rick & Kristen McDonald
Email: kristenamcdonald@gmail.com
rickmcdonald@att.net

24 Hr Contact:
Jeff Van Pelt
Phone: 404.713.1755
Email: jeffsvp@gmail.com



Know what's below.
Call 811 before you dig.

APPROVALS

APPROVALS	

REVISIONS		
#	Description	Date
-	Initial Submittal	06/24/24
-	Submittal 2 to City	10/11/24

Site Information

Parcel ID: 22 482412700266
Address: 201 Marietta Street
AV210021 Reduction of dwelling separation

Zoned: R-8A
Overlay: Downtown

Setbacks and Stream Buffer shown per variance approval
conditions referenced in CLUP-14-02/V-14-02: Marietta Street
Town Homes

Setbacks:
Front: 20 Feet
Side: See AV210021 & Condition 4 of PH-21-09/V-21-015
Rear: 10 Feet

SITE CALCULATIONS (Zoned: R-8A, Downtown Overlay)	
Building Coverage	
Total Site Area	18,433 SF (0.42 Ac)
Allowable Building Coverage	7,373 SF (40%)
Proposed Building Coverage	4,232 SF (23%)
Impervious Area	
Total Site Area	18,433 SF (0.42 Ac)
Existing Impervious	None
Allowable Impervious	11,060 SF (60%)
Proposed House, Garage, Porte Cochere	4,232 SF
Proposed Pool Area with Stairs, Wall	1,189 SF
Proposed Drive & S/W	1,326 SF
Proposed Impervious/Lot Coverage	6,747 SF (37%)
Disturbed Area	11,275 SF (0.26 Ac)

Designer GSWCC LEVEL II

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE LOCATIONS
DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED
AGENT, UNDER MY DIRECT SUPERVISION.

Brian King NO. 13084
BRIAN J. KING, PE Certified Design Professional
EXPIRES 6-29-2027

INDEX OF SHEETS

#	SHEET	DESCRIPTION
1	Cover	Cover Sheet
2	Survey	Boundary, Topo & Tree Survey
3	Notes-1	Conditions & Variance Approval
4	Site-1	Site & Demolition Plan
5	Grade-1	Grading & Drainage Plan
6	Grade-2	BMP Covenant
7	SWM-1	Stormwater Management Details
8	SWM-2	Stormwater BMP Construction Details
9	ESC	Erosion & Sediment Control Plan
10	ED-1	Erosion & Sediment Control Details
11	ED-2	Erosion & Sediment Control Details
12	N-1	NPDES Notes
13	L-1.1	Tree Protection-Invasive Plant Removal
14	L-1.2	Landscape Planting & Landscape Calculations
15	L-1.3	Notes/Details

Project Narrative

The Owner is proposing to build a custom home on Marietta Street. The subject property is currently vacant/undeveloped.

This project is located within 200 feet of state waters.

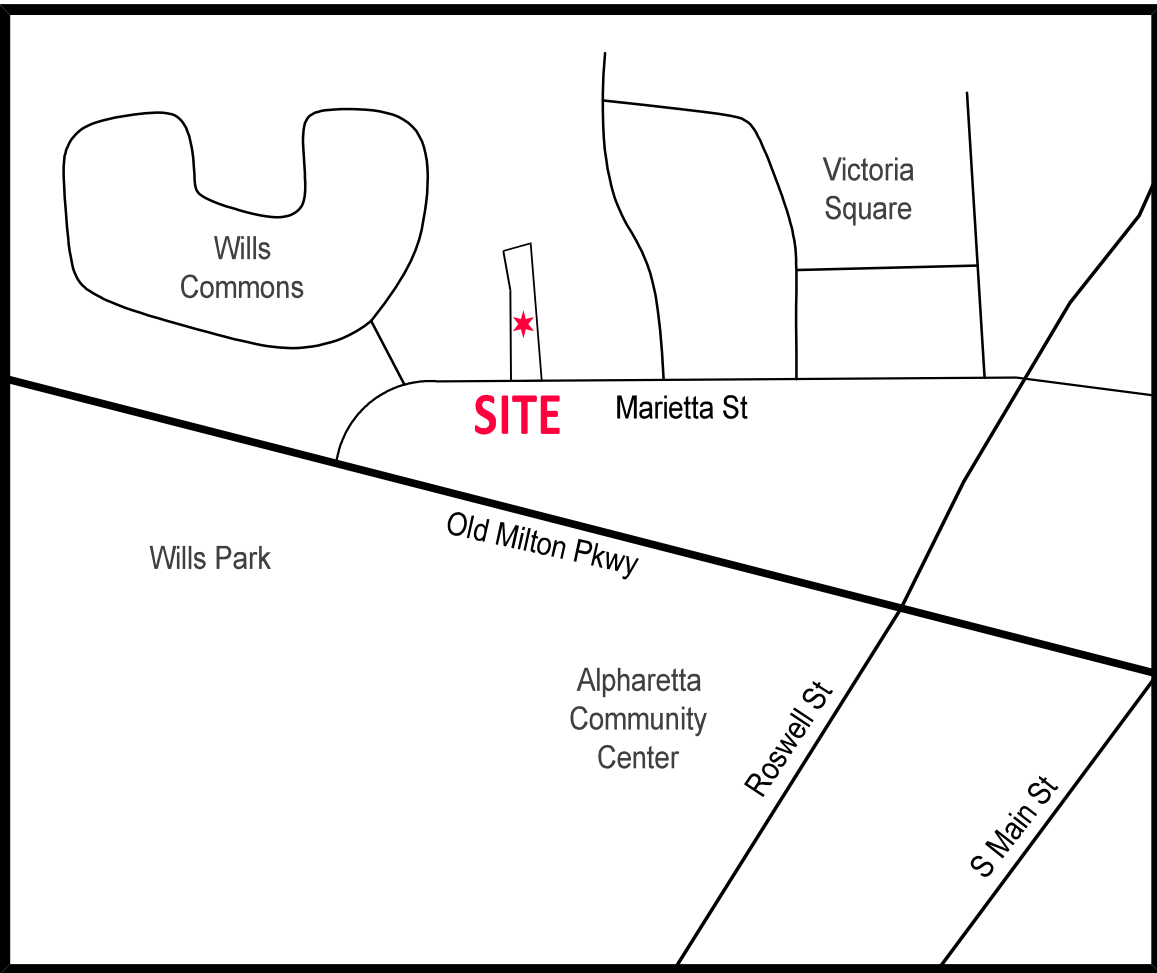
There are no wetlands within the proposed work area.

Stormwater will be managed onsite.

Wastewater & Water services
provided by Fulton County.

Reference

Minor Subdivision Plat prepared for Fergal Brady and prepared by Engineering 303 dated 9/15/2021 recorded in Plat Book 443 Page 70.



Vicinity Map
N.T.S.

CONTACT INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION

ALL EROSION AND SEDIMENT CONTROL DEVICES & TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING



Site Construction Plans for:

201 Marietta Street

McDonald Residence

City of Alpharetta

2nd District, 2nd Section

Fulton County, Georgia

Land Lot 1180



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040

Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171
Sheet Title
Cover
Sheet #
1

Reserved for Clerk of Superior Court

ABBREVIATION LEGEND:

AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB	= single wing catch basin
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

	double wing catch basin
	fire hydrant
	guy wire
	light pole
	power pole
	sanitary sewer manhole
	clean out
	transformer
	water meter
	single wing catch basin
	grate inlet
	junction box
	head wall
	stop sign
	buffer
	bldg setback
	fence
	overhead electric
	underground electric
	water line
	sanitary line
	gas line
	computed point

Tree Chart

Tag #	dbh	Tree Type
234	27"	Loblolly Pine
235	17"	Sweetgum
236	29"	Sweetgum
237	20"	Sweetgum
243	25"	Water Oak
244	14"	Water Oak
532	36"	Loblolly Pine
761	26"	Sweetgum
763	29"	Yellow Poplar

PARCEL INFORMATION:

Parcel Id No.: 22 482412700266

Property is Zoned R-8A

Setbacks and Stream Buffer shown per variance approval conditions referenced in PH-21-09/V-1215: Marietta Street Town Homes

Setbacks (Ref. 2):

Front: 20 Feet

Side: 0 Feet

Rear: 10 Feet

Landscape Strip (Ref. 2):

Front: 15 Feet

Rear: 5 Feet

ENVIRONMENTAL NOTES:

- Stream Buffers shown as required by the State of Georgia and City of Alpharetta.
- No attempt was made by this firm to determine presence of wetlands.
- Trees shown hereon were identified in the Arborist Report prepared for the City of Alpharetta by Moore Urban Forestry.
- Tree size indicated is DBH (diameter breast height) in inches.
- Certification applies to the location of trees, but does not extend to the identification of species.

REFERENCES:

- Limited Warranty Deed to Richard & Kristen McDonald, recorded in Deed Book 67727, Page 119.
- Minor Plat for Fergal Brady recorded in Plat Book 443, Page 70.
- Site Layout Plan for Wingsong dated 3/16/14, prepared by AEC.
- Final Plat of Windsong Townhomes, recorded in Plat Book 414, Page 135.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Leica GS14 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
- The field data upon which this plat is based has a field closure of one foot in 178,760 feet and an angular error of 1 second per angle point and was adjusted using Compass Rule. Fieldwork Completed on 05/15/24.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- This plat has been calculated for closure and is found to be accurate within one foot in 1,068,894 feet.
- Rights-of-way shown per References 2.

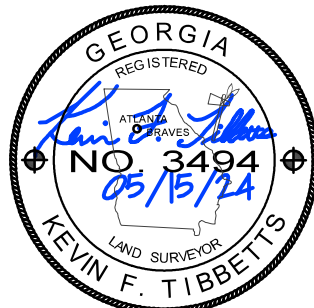
GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

SURVEYOR CERTIFICATION:

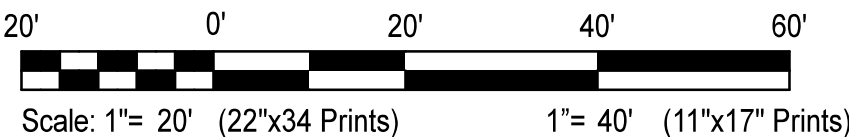
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121



FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No.1300840058F), most recently revised September 18, 2013.



Boundary, Topographic, and Partial Tree Survey

201 Marietta Street // Parcel # 22 482412700266

Richard & Kristen McDonald

Fulton County, GA

City of Alpharetta
2nd District, 2nd Section

Land Lot 1270

GA Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT

Date: 05/09/24

Sheet

1 of 1

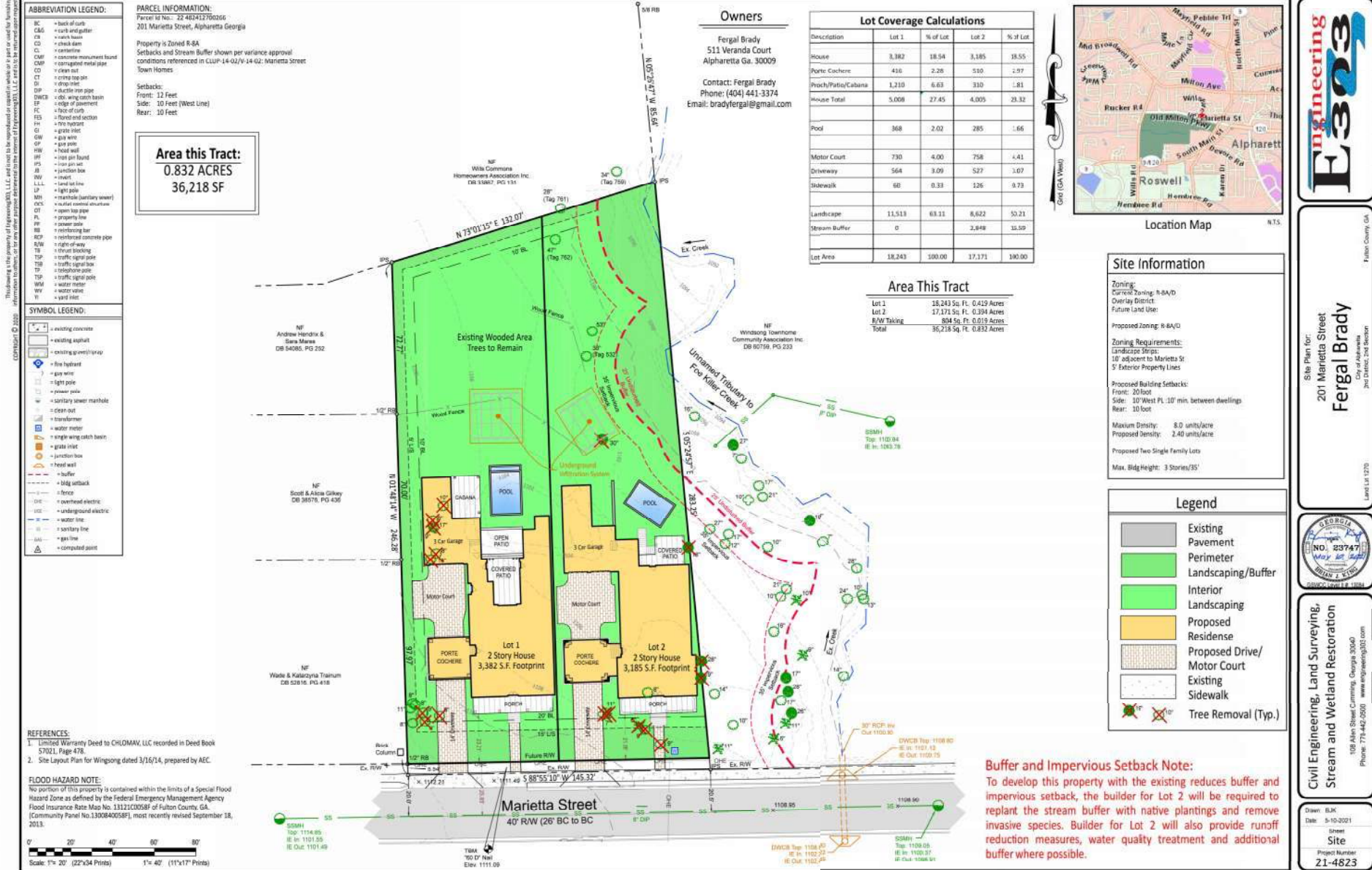
Project Number
21-4823



CONCEPT ELEVATIONS: RENDERING		REVISIONS		SHEET
LOTS 01 & 02 BRADY- 201 MARIETTA ST. ALPHARETTA, GA 30009		#	DATE DESCRIPTION	
PROJECT:		1	04/02/24 CONCEPT	A.1
		2	05/01/24 REVISED	



CONCEPT SITE PLAN: RENDERING		REVISIONS		SHEET
LOTS 01 & 02 BRADY- 201 MARIETTA ST. ALPHARETTA, GA 30009		#	DATE DESCRIPTION	
PROJECT:		1	04/02/24 CONCEPT	S.1
		2	05/01/24 REVISED	



CITY COUNCIL ACTION SUMMARY

City Council Date: 6/7/2021
Public Hearing Item: PH-21-09 / V-21-015 Brady / 201 Marietta Street

Consideration of a change to previous conditions of zoning to replace 5 "For-Sale" townhome units with 2 single-family detached homes on a 0.83-acre property in the Downtown. A variance is requested to reduce the eastern side setback from 10' to 0'. The property is located at 201 Marietta Street and is legally described as being located in Land Lot 1270, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Richard
Second: Binder
Approved: 7-0

- City Council Member Richard offered a motion to approve PH-21-09/V-21-15 Brady/201 Marietta Street, subject to the following conditions:
- 0.83-acre property shall be zoned R-8A/D and limited to single family detached homes. Site shall be developed substantially as depicted on the site plan prepared by E303, dated 5/10/21.
 - Home elevations shall be substantially similar to the renderings prepared by 3 Elks Design, revised 5/7/21, with final approval by DRB.
 - Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
 - Eastern side setback on Lot 2 shall be 0'.
 - Developer shall supplement 5' landscape strip planting requirements with evergreen screening material, as approved by Staff. Off-site evergreen screening material shall be required along the east side of Lot 2, if approved by the property owner.
 - Trees shall be protected as depicted on the site plan prepared by E303, revised 5/7/21. Off-site trees #243 (25' Water Oak) and #244 (14' Water Oak) shall be protected and encroachment on the CRZs shall not exceed 30%, as approved by Staff.
 - Developer shall verify compliance with the previously required stream mitigation (see 2014 Condition #4) and additional mitigation such as increased buffers, runoff reduction measures, water quality treatment, or a combination of the above shall be provided, as approved by Staff.
 - Infiltration shall be located on each lot with the least impact to existing trees, as approved by Staff.
 - Previous conditions of zoning related to file #Z-14-04/CLUP-14-02/V-14-02 Marietta Street Townhomes shall remain in effect, except as modified in the conditions above.
 - The motion received a second from Council Member Binder.
 - The motion was approved unanimously (7-0).

Final Conditions:

- 0.83-acre property shall be zoned R-8A/D and limited to single family detached homes. Site shall be developed substantially as depicted on the site plan prepared by E303, dated 5/10/21.
- Home elevations shall be substantially similar to the renderings prepared by 3 Elks Design, revised 5/7/21, with final approval by DRB.
- Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
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- Developer shall verify compliance with the previously required stream mitigation (see 2014 Condition #4) and additional mitigation such as increased buffers, runoff reduction measures, water quality treatment, or a combination of the above shall be provided, as approved by Staff.
- Infiltration shall be located on each lot with the least impact to existing trees, as approved by Staff.
- Previous conditions of zoning related to file #Z-14-04/CLUP-14-02/V-14-02 Marietta Street Townhomes shall remain in effect, except as modified in the conditions above.

A 35' non impervious and 25' undisturbed stream buffer shall be permitted along the eastern and western side of the stream. The buffer shall be replanted to buffer standards and invasive species shall be removed and replanted with native species.

CITY OF ALPHARETTA, GEORGIA

APPLICATION FOR ADMINISTRATIVE VARIANCE

Owner Occupied Residence (\$100)
All Other (\$500)
Case #: AV210021
Received On: 4/04/2021
By: [Signature]

Application Instructions:

- Prior to submittal, please review all information supplied in this application to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied.
- Application fees must be paid at the time of submittal. Payment may be made by check made payable to "City of Alpharetta," credit card (American Express, MasterCard or Visa only), or cash.
- Fee, if submitted after project construction has commenced, shall be twice the cost of standard fee.
- Please submit your application and fee, either by mail or in person, to the City of Alpharetta Department of Community Development located at 2 Park Plaza, Alpharetta, GA 30009. Allow 10 days for processing.

Property Owner Information:

Owner Name: Fergal Brady Telephone: 404-441-3374
Address: 511 Veranda Court
City: Alpharetta State: GA Zip: 30009 Fax:

I swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified in this application for Administrative Variance.

Owner Signature: [Signature] Date: 11/8/2021

Applicant Information (If Different Than Owner):

Owner Name: Telephone:
Address:
City: State: Zip: Fax:

Property Information:

Street Address (If Assigned): 201 Marietta Street
District / Section: 2nd / 2nd Land Lot(s): 1180
Subdivision Name / Phase: Lot Number:

Information On Variances Requested:

In the space provided or, if needed, on separate sheets, please itemize and briefly describe each requested variance for which this application is submitted.

Variance request to reduce dwelling separation from 10' to 8'.

In the space provided or, if needed, on separate sheets, please provide the basis or justification for each requested variance.

Site constraints

Please submit evidentiary items in support of this application and the requested variances along with the required application fee.

- ☒ Site Plan (Includes property lines and proposed work) ☐ Fee: Owner Occupied Property (\$100)
☐ Letters of Support from Adjacent Property Owners (Required for all residential requests) ☐ Fee: Other Property (\$500)
☐ Other Items Demonstrating Need (Photos, topographic survey, etc.)

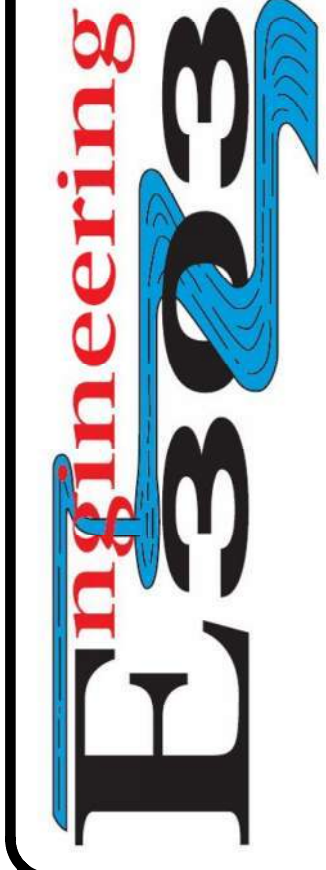
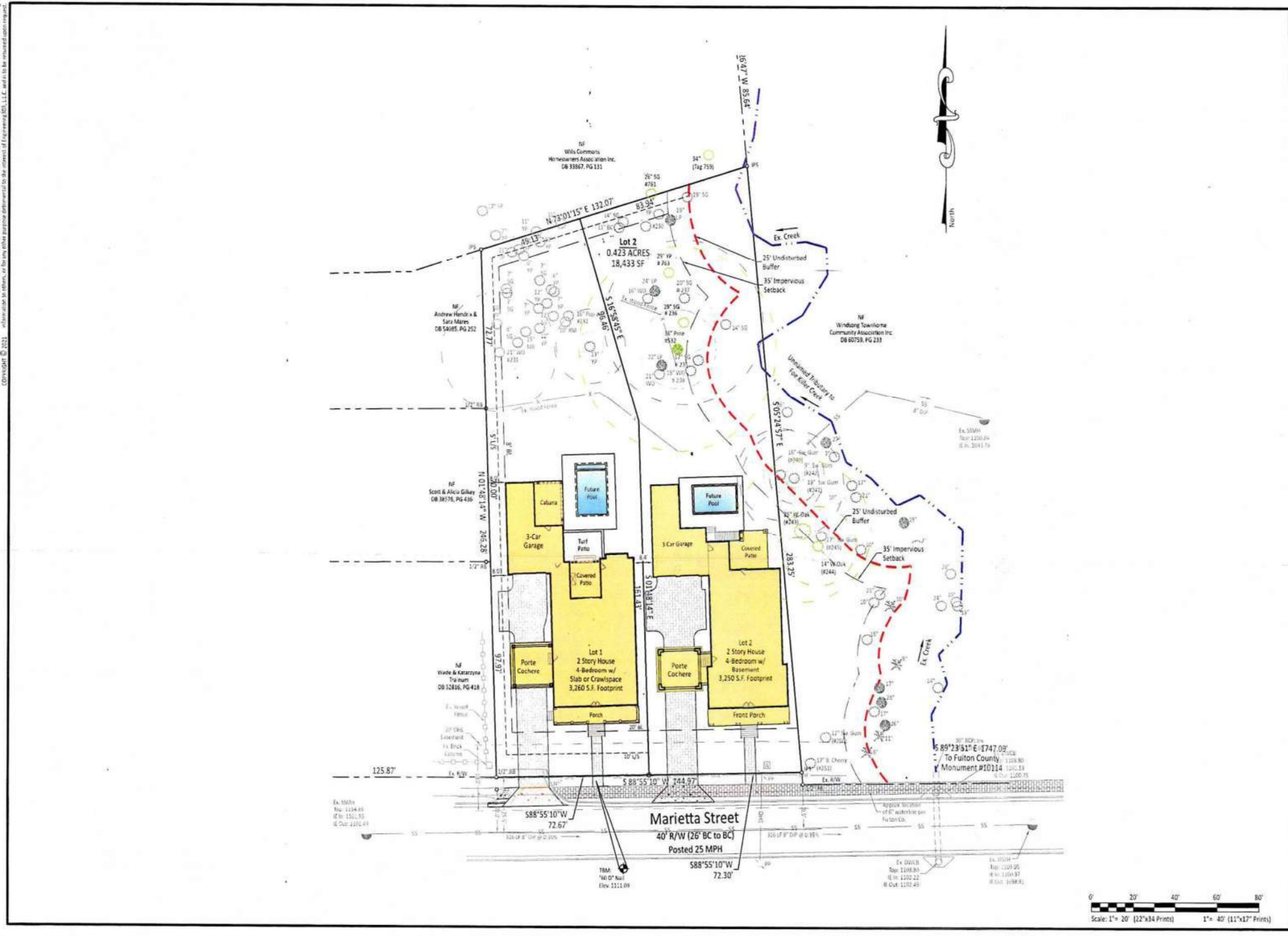
FOR OFFICE USE ONLY

I have reviewed the request for Administrative Variance(s) as identified and described herein. I have considered the basis for the request as indicated and described by the applicant together with the supplementary materials submitted. I have compared the request to the standards outlined in the City of Alpharetta Zoning Code (Article XIII, Section 5(B) 1-4). Based on this, the application for Administrative Variance is:

- ☐ Approved ☐ Denied ☒ Approved With Following Conditions

Approved for Attached Site Plan

Reviewed By: Brian Borden
Signature: [Signature] Date: 4/11/21



Site Plan for:
201 Marietta Street
McDonald Residence
City of Alpharetta
2nd District, 2nd Section
Fulton County, Georgia



Civil Engineering, Land Surveying,
Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171
Sheet Title
Notes
Sheet #
3

City of Alpharetta Sidewalk Note

Sidewalk cross-slope should not exceed 2%, including driveway crossing.

Retaining Wall Note

If retaining wall is proposed over 4 feet in revealed height, structural design plans signed, dated and sealed by a Georgia PE is required. A separate building permit will be required. Proposed retaining walls designed by others.

General Notes

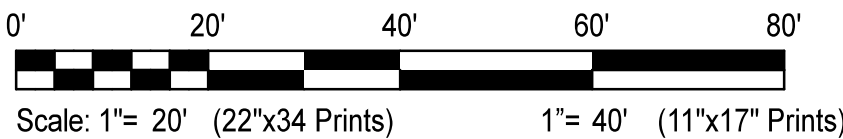
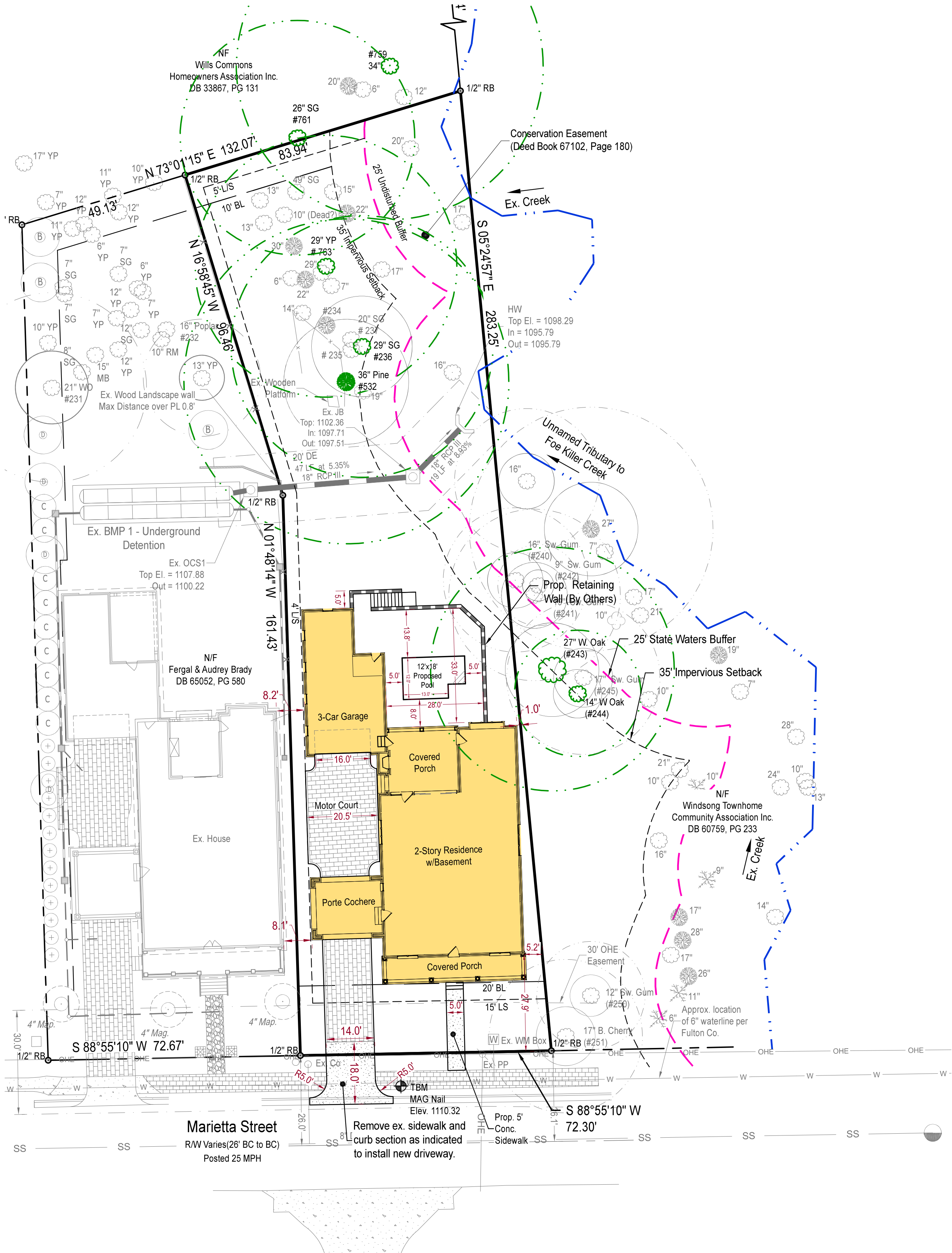
- All construction staking this site shall be performed under the direct supervision of a Georgia Registered Land Surveyor.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.
- Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 96% of the standard proctor maximum density and to within $\pm 3\%$ of the optimum moisture content. All fill soils to be placed under the observation of the project soils engineer or his representative.
- Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and/or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
- It is understood by the Engineer that the Contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the Engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the Contractor indicates that these plans contain an acceptable level of detail.
- All Materials and Construction shall comply with the local City or County standards and specifications.
- No underground utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

Reference

Minor Subdivision Plat prepared for Fergal Brady and prepared by Engineering 303 dated 9/15/2021 recorded in Plat Book 443 Page 70.

Domestic Water & Sewer Note

Contractor is responsible for water and sewer connection coordination with Fulton County Public Works.



Site Information

Parcel ID: 22 482412700266
Address: 201 Marietta Street
AV210021 Reduction of dwelling separation

Zoned: R-8A
Overlay: Downtown

Setbacks and Stream Buffer shown per variance approval conditions referenced in CLUP-14-02/V-14-02: Marietta Street Town Homes

Setbacks:
Front: 20 Feet
Side: See AV210021 & Condition 4 of PH-21-09/V-21-015
Rear: 10 Feet

SITE CALCULATIONS (Zoned: R-8A, Downtown Overlay)	
Building Coverage	
Total Site Area	18,433 SF (0.42 Ac)
Allowable Building Coverage	7,373 SF (40%)
Proposed Building Coverage	4,232 SF (23%)
Impervious Area	
Total Site Area	18,433 SF (0.42 Ac)
Existing Impervious	None
Allowable Impervious	11,060 SF (60%)
Proposed House, Garage, Porte Cochere	4,232 SF
Proposed Pool Area with Stairs, Wall	1,189 SF
Proposed Drive & S/W	1,326 SF
Proposed Impervious/Lot Coverage	6,747 SF (37%)
Disturbed Area	11,275 SF (0.26 Ac)

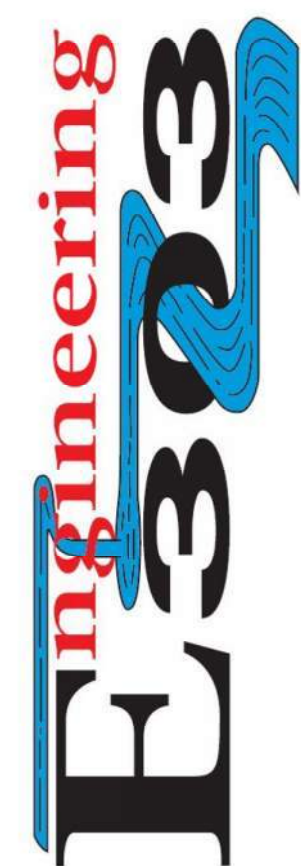
Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (O): 770.442.0500

Owner

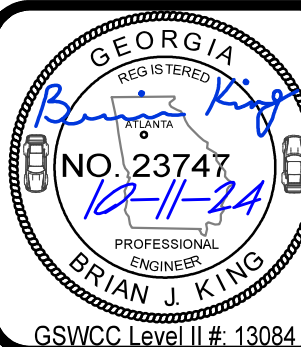
Rick & Kristen McDonald
Email: kristenamcdonald@gmail.com
rickmcdonald@att.net

24 Hr Contact:
Jeff Van Pelt
Phone: 404.713.1755
Email: jeffsvp@gmail.com



Site Plan for:
201 Marietta Street
McDonald Residence
City of Alpharetta
2nd District, 2nd Section

Land Lot 1180



Civil Engineering, Land Surveying,
Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171
Sheet Title
Site
Sheet #
4

City of Alpharetta Arborist Notes

- If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
- Prior to initial site opening and inspection, City Arborist will be provided with receipts and/or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
- Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
- The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
- Installation of the tree save fence will involve no trenching.
- All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
- Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
- All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
- Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
- It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
- All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
- ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

SITE CALCULATIONS (Zoned: R-8A, Downtown Overlay)	
Building Coverage	
Total Site Area	18,433 SF (0.42 Ac)
Allowable Building Coverage	7,373 SF (40%)
Proposed Building Coverage	4,232 SF (23%)
Impervious Area	
Total Site Area	18,433 SF (0.42 Ac)
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Proposed Impervious/Lot Coverage	6,747 SF (37%)
Disturbed Area	11,275 SF (0.26 Ac)

City of Alpharetta Notes

- All materials spilled, dropped, or tracked from vehicles from site onto roadway must be removed immediately by sweeping. Excessive offsite tracking may warrant the installation of a construction exit at the discretion of the City of Alpharetta Inspector. The construction exit shall be maintained in a condition that will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand.
- Erosion Control measures must be maintained at all times. Sediment shall be prevented from leaving the site. Failure to maintain erosion control measures may lead to violations including stop work orders.
- Burial of construction debris is not permitted.
- BMP maintenance covenant is required for all stormwater measures to be completed and recorded with Fulton County property records prior to CO.
- Designer must certify the construction of all stormwater measures were done in accordance with the design plans prior to CO.

Earth Work for Grading

	Cut (CY)	Fill (CY)	Net Remainder (Unadjusted)
Quantities	228	1,008	780 CY (Fill)

Note:
The Earth Work volumes reported above are unadjusted numbers and have not been adjusted for shrinkage or topsoil. Contractor is responsible for verifying quantities. Earth Work does not include volume for undercut of paving or building pads. Volumes are calculated from existing grade to finished grade.

General Notes

- All construction staking this site shall be performed under the direct supervision of a Georgia Registered Land Surveyor.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.
- Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 96% of the standard proctor maximum density and to within ±3% of the optimum moisture content. All fill soils to be placed under the observation of the project soils engineer or his representative.
- Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and/or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
- It is understood by the Engineer that the Contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the Engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the Contractor indicates that these plans contain an acceptable level of detail.
- All Materials and Construction shall comply with the local City or County standards and specifications.
- No underground utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

Grading Notes

- All construction staking on this site shall be performed under the direct supervision of a Georgia Registered Land Surveyor.
- All fill areas and ditch work on this site shall be compacted to a minimum 96% standard proctor at within 3.0% ± optimum moisture content.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- It shall be the general contractor's responsibility to verify that all utilities are as noted on the site plan.

Structural Engineering Note

The proposed retaining walls for this site to be designed by a Structural Professional Engineer currently registered in the State of Georgia. Wall design plans to be approved by the local jurisdiction engineering department prior to construction of wall.

Project Soils Note

The project soils Engineer shall direct the methodology of excavation of unsuitable material, placement of compacted fill, and/or installation of matting or french drains, etc., as required.

Pavement Section Design Note

All proposed pavement sections shall be approved in writing by the project soils Engineer prior to or at the time of construction. Modification of pavement sections by the Soils Engineer will be in writing. Copies of modifications shall be provided to the Owner/Developer and this firm prior to construction.

Flood Hazard Note

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No.1300840058F), most recently revised September 18, 2013.

Domestic Water & Sewer Note

Contractor is responsible for water and sewer connection coordination with Fulton County Public Works.

Retaining Wall Note

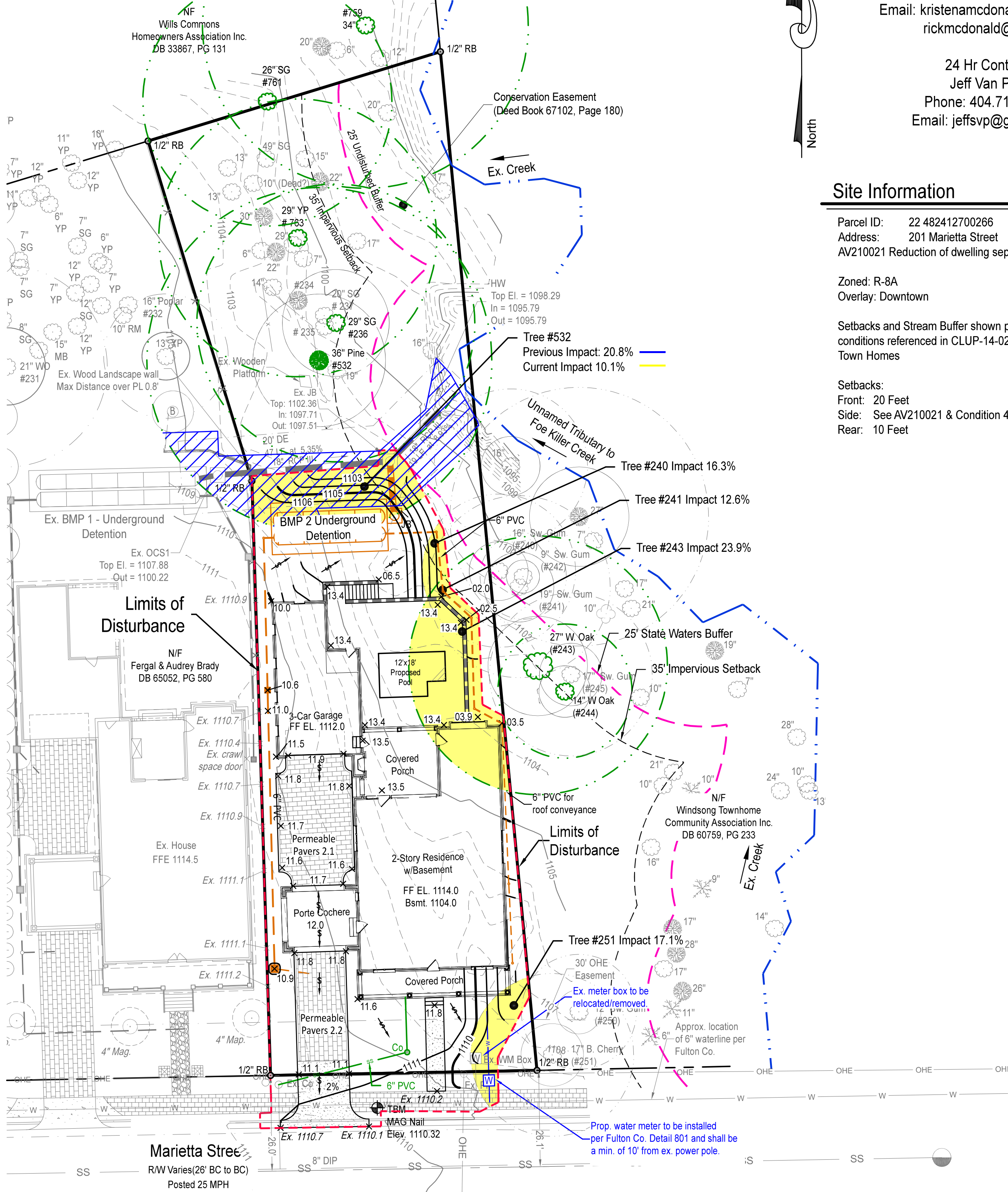
If retaining wall is proposed over 4 feet in revealed height, structural design plans signed, dated and sealed by a Georgia PE is required. A separate building permit will be required. Proposed retaining walls to be designed by others.

Reference

Minor Subdivision Plat prepared for Fergal Brady and prepared by Engineering 303 dated 9/15/2021 recorded in Plat Book 443 Page 70.

City of Alpharetta Sidewalk Note

Sidewalk cross-slope should not exceed 2%, including driveway crossing.



Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (O): 770.442.0500

Owner

Rick & Kristen McDonald
Email: kristenamcdonald@gmail.com
rickmcdonald@att.net

24 Hr Contact:
Jeff Van Pelt
Phone: 404.713.1755
Email: jeffsvp@gmail.com

Site Information

Parcel ID: 22 482412700266
Address: 201 Marietta Street
AV210021 Reduction of dwelling separation

Zoned: R-8A
Overlay: Downtown

Setbacks and Stream Buffer shown per variance approval conditions referenced in CLUP-14-02/V-14-02: Marietta Street Town Homes

Setbacks:
Front: 20 Feet
Side: See AV210021 & Condition 4 of PH-21-09/V-21-015
Rear: 10 Feet

Grading & Drainage Plan for:

201 Marietta Street

McDonald Residence

City of Alpharetta

2nd District, 2nd Section

Fulton County, Georgia

Land Lot 1180



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171
Sheet Title
Grade-1
Sheet #
5

0' 20' 40' 60' 80'
Scale: 1"= 20' (22"x34 Prints) 1"= 40' (11"x17 Prints)

Annual BMP Operation & Maintenance Inspection for Private Infiltration Trench			
Owner Name	Rick & Kristen McDonald		
Property Address / Location	201 Marietta Street		
Subdivision	N/A		
Watershed	Killer Fox Creek		
Public or Privately Maintained	Private		
Owner Representative	Rick & Kristen McDonald		
Owner Rep Address	201 Marietta Street, Alpharetta, GA 30009		
Owner Rep Phone			
Owner Rep Email	rickmcdonal@att.net, kristenamcdonald@gmail.com		
Inspector Name			
Inspection Date			
Date of last inspection			
Date BMP placed in service			
Permit name and number			
As-built plans available? Y or N			
Links to electronic plans			
BMP Element	Description	Maintenance req d? Y/N/N/A	Comments:
General	Access to facility		
	Excessive debris / trash / sediment accumulation		
	Visible pollution - evidence of oil / chemical accumulation		
	Evidence of standing water, ponding, noticeable odors, algae, etc.		
	Erosion		

Private BMP Infiltration Trench: Inspection IC 59776

Page 1 of 3

BMP Element	Description	Maintenance req d? Y/N/N/A	Comments:	
Inflow	Other			
	Adjacent area stabilized			
	Slope erosion			
	Failure at inlet pipe or structure			
	Pipe is clogged			
	Excessive trash / debris / sediment accumulation at inlets			
	Other			
	Pre-treatment	Type		
		Excessive trash / debris / sediment		
		Evidence of clogging		
Erosion or exposed soil				
Removal of trees / woody vegetation				
Other				
Outflow	Emergency spillway needs repair			
	Underdrain pipe appears clogged			
	Observation well is inaccessible			
	Control valve inoperable or needs repair			
	Headwall missing or in need of repair			
	Missing riprap at outflow			
Other				

Private BMP Infiltration Trench: Inspection IC 59776

Page 2 of 3

BMP Element	Description	Maintenance req d? Y/N/N/A	Comments:
Filter Media	Adequate vegetation and ground cover		
	Embankment erosion		
	Stormwater failing to percolate		
	Excessive trash / debris / sediment		
	Other		
Additional Comments:			
Recommendations?			
Violations			
Violation issued?			
Explanation			
Reinspection required?			
Date for reinspection			
Follow-up information			

Private BMP Infiltration Trench: Inspection IC 59776

Page 3 of 3

Annual BMP Operation & Maintenance Inspection for Private Porous and Permeable Pavement			
Owner Name	Rick & Kristen McDonald		
Property Address / Location	201 Marietta Street, Alpharetta, GA 30009		
Subdivision			
Watershed	Killer Fox Creek		
Public or Privately Maintained			
Owner Representative	Rick & Kristen McDonald		
Owner Rep Address			
Owner Rep Phone			
Owner Rep Email	rickmcdonald@att.net, kristenamcdonald@gmail.com		
Inspector Name			
Inspection Date			
Date of last inspection			
Date BMP placed in service			
Permit name and number			
As-built plans available? Y or N			
Links to electronic plans			
BMP Element	Description	Maintenance req d? Y/N/N/A	Comments:
General	Access to facility		
	Excessive debris / trash / sediment accumulation		
	Visible pollution - evidence of oil / chemical accumulation		
	Evidence of standing water, ponding, noticeable odors, algae, etc.		
	Erosion		

Private Porous and Permeable Pavement: Inspection IC 59780

Page 1 of 3

BMP Element	Description	Maintenance req d? Y/N/N/A	Comments:
Inflow	Other		
	Adjacent area stabilized		
	Slope erosion		
	Other		
Pre-treatment	Type		
	Excessive trash / debris / sediment		
	Evidence of clogging		
	Erosion or exposed soil		
	Removal of trees / woody vegetation		
	Other		
Outflow	Emergency spillway needs repair		
	Underdrain pipe appears clogged		
	Observation well is inaccessible		
	Control valve inoperable or needs repair		
	Headwall missing or in need of repair		
	Missing riprap at outflow		
Surface / Filter Media	Other		
	Stormwater failing to percolate		
	Excessive trash / debris / sediment		
	Vegetation is dead or dying		
	Presence of invasive species / weeds		
	Other		

Private Porous and Permeable Pavement: Inspection IC 59780

Page 2 of 3



STORMWATER MANAGEMENT
FACILITIES AND PRACTICES COVENANT

City of Alpharetta, GA
Community Development
Department (578) 297-6070

THIS INSTRUMENT, made and entered into this _____ day of _____, 20____, by and between (Invent Full Name of Owner) Rick & Kristen McDonald hereinafter called the "Landowner", and the City of Alpharetta, Georgia, hereinafter called the "City". WITNESSETH, that

WHEREAS, the Landowner is the owner of certain real property described as (Fulton County Tax Map/Parcel Identification Number) _____ as recorded by deed in the land records of Fulton County, Georgia, Deed Book _____, Page _____, hereinafter called the "Property"; and

WHEREAS the Landowner is proceeding to build on and develop the property; and WHEREAS, the Site Plan/Subdivision Plan and/or Stormwater Management Plan known as 201 Marietta Street (Name of Plan/Development) hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners or property owners association agree that the health, safety and welfare of the residents of the City of Alpharetta, Georgia, require that on-site stormwater management facilities be constructed and adequately maintained on the Property; and

WHEREAS, The City requires that on-site stormwater management facilities and practices as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners or property owners association; and

WHEREAS, Landowner, its successors and assigns, understand the execution and adherence to the provisions of this Instrument is a condition precedent to the City's permitting of the contemplated development;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

Updated 01/27/2017

- The on-site stormwater management facilities and practices shall be constructed and operated by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
- The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management facilities. This includes all pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.
- The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order. In the event a maintenance schedule for the stormwater management facilities and/or practices (including sediment removal) is outlined on Exhibit B under the approved plans, the schedule will be followed.
- The Landowner, its successors and assigns, shall inspect the stormwater management Facility and/or practices and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berm outlet structure, pond area, access roads, etc. Deficiencies shall be noted in the inspection report.
- The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities and/or practices with reasonable notice to the Landowner by the City. In the case of an emergency situation, as determined by the City, no notice shall be required prior to the City performing inspections and emergency maintenance or repairs. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
- If the City determines from its inspection that maintenance, repair, restoration, and/or mitigation work is required for the Stormwater Management Facility or Practice, the City may notify the Landowner of the specific maintenance, repair, restoration, and/or mitigation work required. If the Landowner does not complete required maintenance or repairs within a specified time period, the City is authorized, but not required, to perform the specified inspections, maintenance or repairs. The City may require reimbursement from the Landowner for the costs and expenses of such inspections, maintenance or repair-related actions.
- It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities or practices, and in no event shall this Agreement be construed to impose any such obligation on the City.
- In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the City, the City may enter upon the Property and take what steps are necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successor and assigns. This provision shall not be

Updated 1/27/2017

- continued to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities.
- This Instrument imposes no liability of any kind whatsoever on the City and the Land owner agrees to hold the City harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.
 - This Instrument shall be recorded among the land records of Fulton County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners or property owners association.

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name _____ (Seal)

By: _____ (Signature)

_____, (Type Name)

_____, (Type Title)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

NOTARY PUBLIC _____ (Seal)

My Commission Expires: _____

Updated 1/27/2017



STORMWATER MANAGEMENT
FACILITIES AND PRACTICES COVENANT

Exhibit A
Responsible Person

As required by Section 3.3.3.D of the City of Alpharetta Unified Development Code (UDC) identify, by name or official title, the person responsible for carrying out the inspection and maintenance of the stormwater facility(ies) or practice(s) in accordance with the Inspection and Maintenance Schedule prepared by the engineer or record for this facility and attached as Exhibit B.

Name and Address of Facility

As required by Section 3.3.3.D of the UDC, parties responsible for the operation and maintenance of a stormwater management facility/practice must provide records of all maintenance and repairs to the City upon request. Any action or inaction that violates the provisions of the UDC, the requirements of an approved stormwater management plan, or any permit issued subject to this UDC may be subject to an enforcement action. Failure to meet the requirements of the inspection and maintenance agreement shall constitute a violation of Section 3.3 of the City of Alpharetta UDC and shall be punishable under Section 5.9 of said code.

Responsible Entity (Name or Official Title)

Rick & Kristen McDonald

Contact Person's Name

Signature

201 Marietta Street

Address

Alpharetta, GA 30009

City, State, Zip Code

Phone Number

rickmcdonal@att.net, kristenamcdonald@gmail.com

E-Mail Address

Updated 1/27/2017



BMP Covenant for:
201 Marietta Street
McDonald Residence
City of Alpharetta
2nd District, 2nd Section

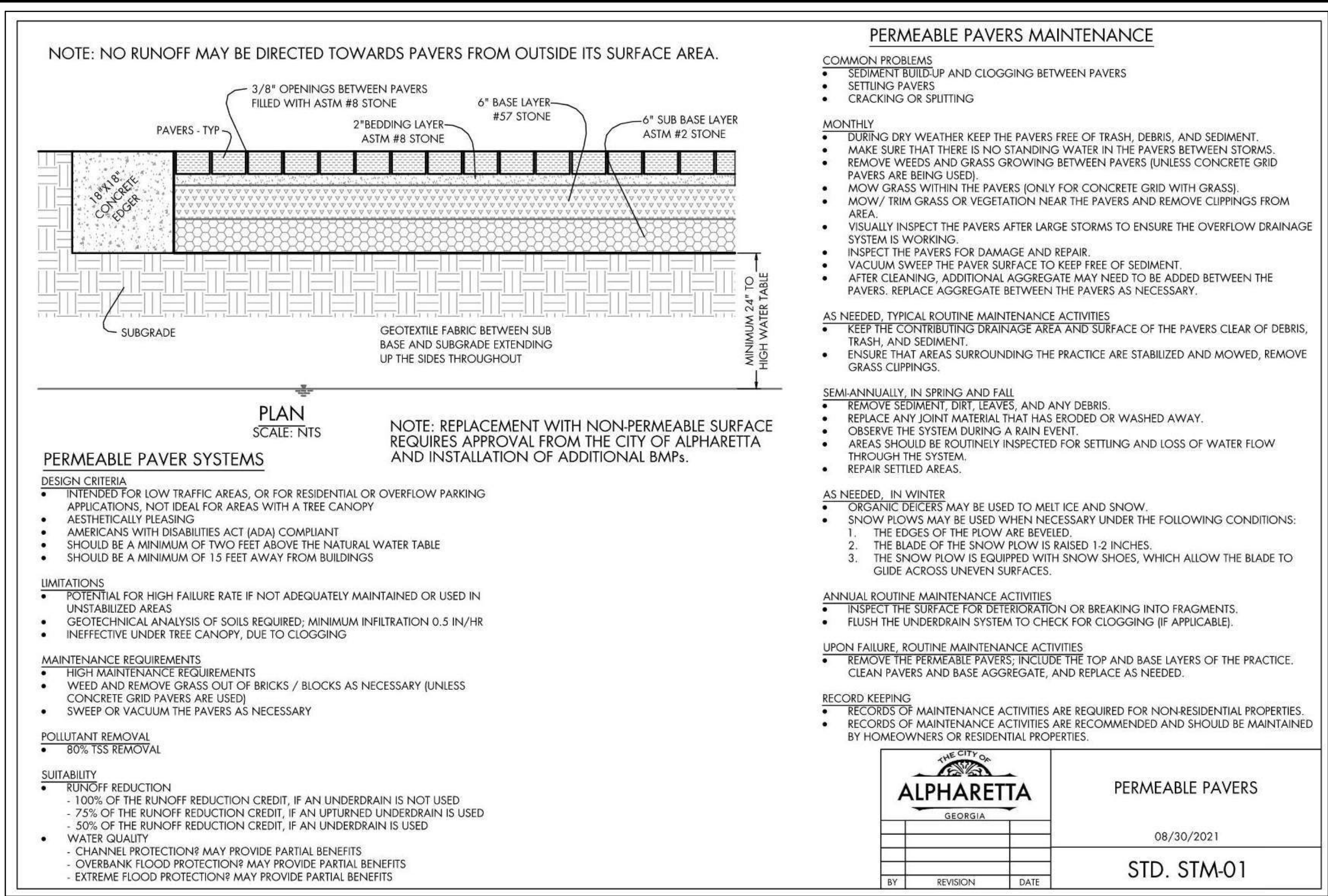
Land Lot 1180



Civil Engineering, Land Surveying,
Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171
Sheet Title
Grade-2
Sheet #
6

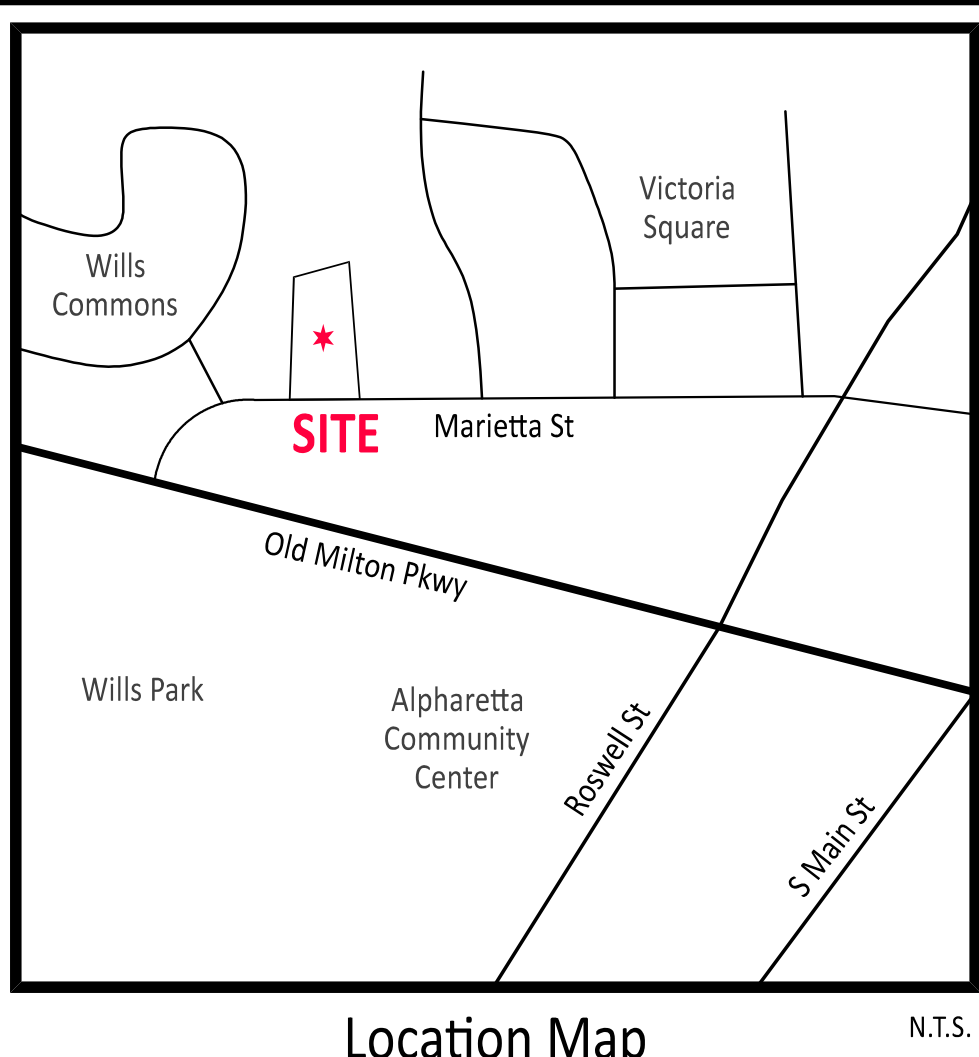
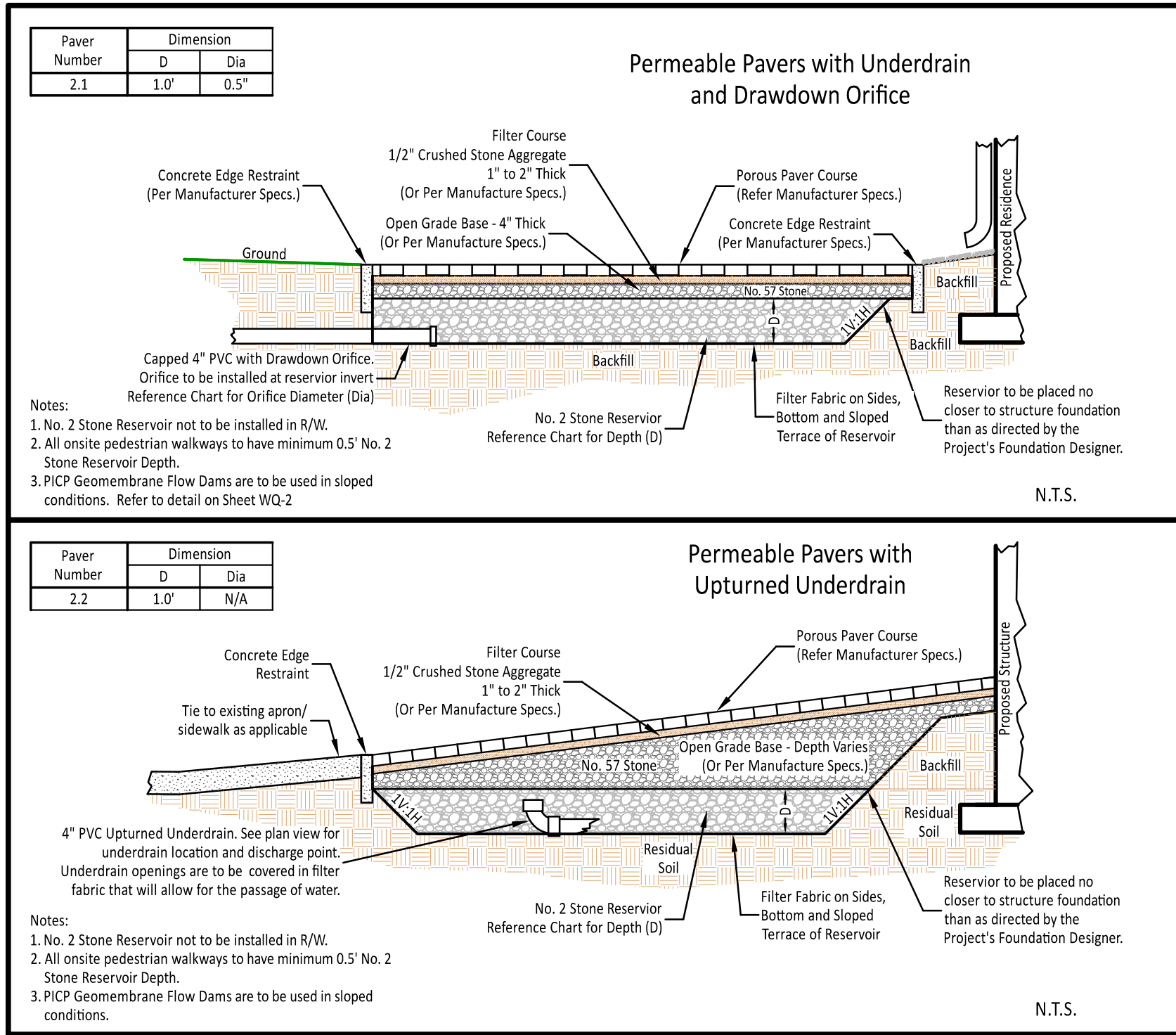
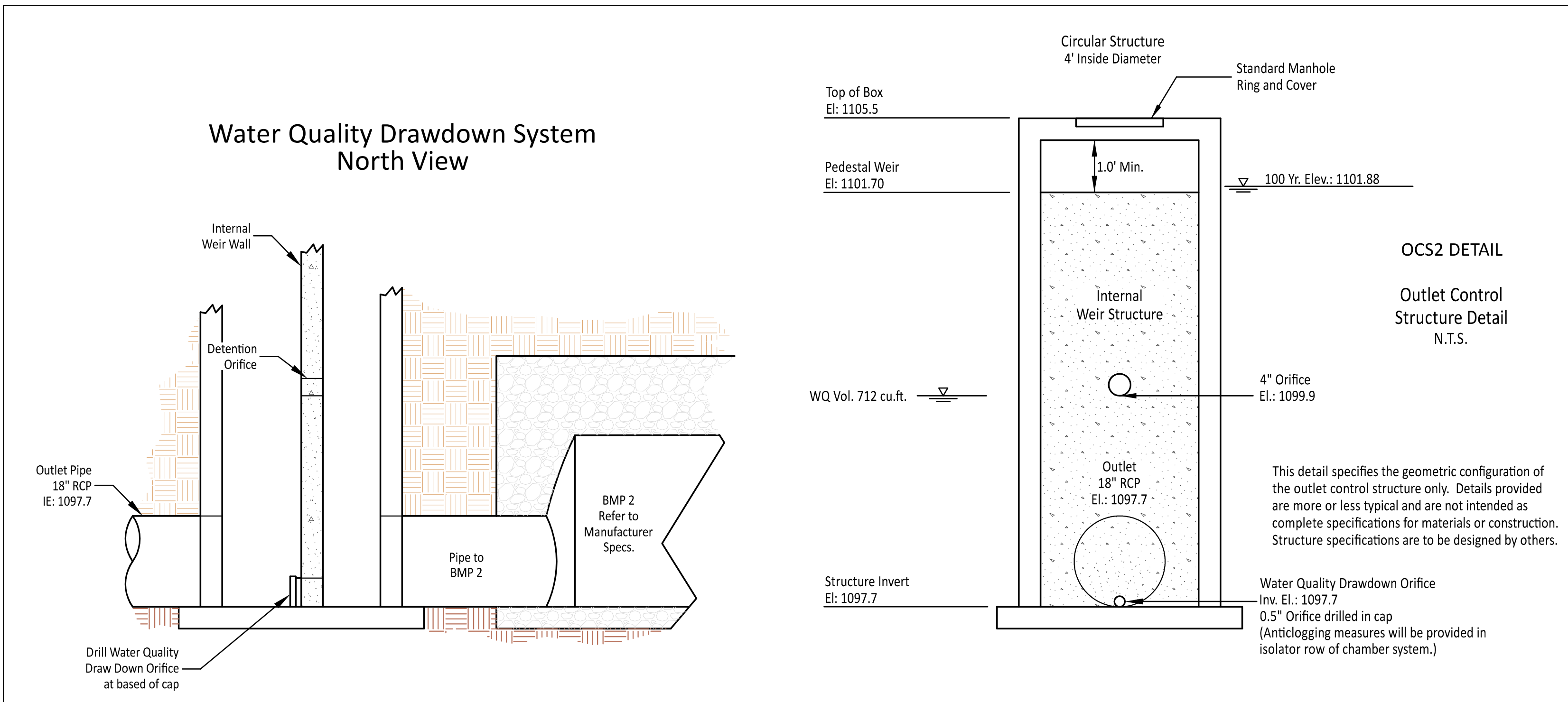
Exhibit B - BMP Operation & Maintenance
Note: Documentation also provided in hydrology report.
BMP Covenant to be recorded prior to issuance of CO.



Contractor to provide E303 with records associated with the installation of permeable pavers. Records shall include, but are not limited to, the following:

- Photographs of each phase of construction. (surface protection, excavation, piping/orifices,and layer/lift installation at minimum.
- Material receipts for all items associated with permeable paver installation.

Permeable paver system shall be installed upon final stabilization of the subject site. During construction, contractor to prevent compaction of existing surfaces in areas where permeable pavers are to be installed. Contractor shall coordinate with project Geotechnical Engineer on means and methods for protecting surface areas during construction.



Location Map

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (O): 770.442.0500

Owner/Developer

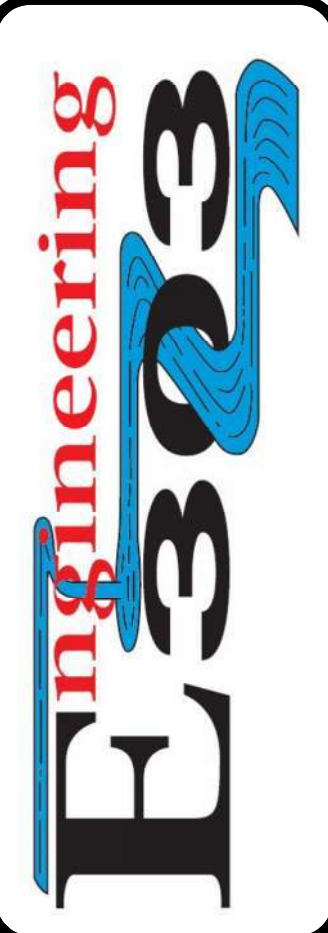
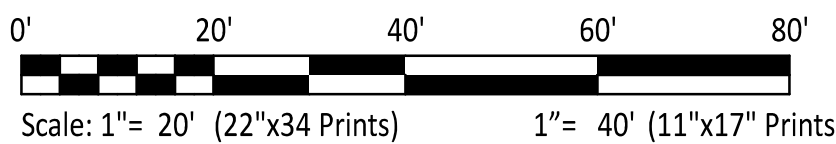
Rick and Kristen McDonald
Email: kristenamcdonald@gmail.com
rickmcdonald@att.net

24 Hr Contact:
Jeff Van Pelt
Phone: 404.713.1755
Email: jeffsvp@gmail.com

General Notes

- All construction staking this site shall be performed under the direct supervision of a Georgia Registered Land Surveyor.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.
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- Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
- It is understood by the Engineer that the Contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the Engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the Contractor indicates that these plans contain an acceptable level of detail.
- All Materials and Construction shall comply with the local City or County standards and specifications.
- No underground utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

REVISIONS:		
NO.	DESCRIPTION	DATE
-	Revisions to OCS 1 Detail per As-Built Conditions (part of 205 Marietta St)	07/05/23
-	Revised House Footprint; Address City Comments (part of 205 Marietta St)	08/04/23
-	Submittal 1 (201 Marietta, McDonald Residence) Revised House Footprint & Pool Area	06/26/24



Stormwater Management Details for:

201 Marietta Street

McDonald Residence

City of Alpharetta

2nd District, 2nd Section

Land Lot 1180



**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: ZT
Date: 11/05/21
Project #: 24-5171
Sheet Title
SWM-1
Sheet #
7

21-4823 Marietta Street H04
Prepared by Engineering303, LLC
HydroCAD® 10.20-2g s/n 10658 © 2022 HydroCAD Software Solutions LLC

Rainfall Duration=5 min, Inten=11.96 in/hr
Printed 3/29/2023

Pond BMP2: BMP 2 - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide x 6.0" Spacing = 58.0" C-C Row Spacing

4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0' End Stone x 2 = 31.50'

Base Length

2 Rows x 52.0" Wide x 6.0" Spacing x 1 + 29.0" Side Stone x 2 = 14.00' Base Width

6.0" Stone Base + 30.5" Chamber Height + 24.0" Stone Cover = 5.04' Field Height

8 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 439.6 cf Chamber Storage

2,223.4 cf of Field - 439.6 cf of Chambers = 1,783.8 cf of Stone x 40.0% Voids = 713.5 cf of Stone Storage

Chamber Storage + Stone Storage = 1,153.1 cf = 0.026 af

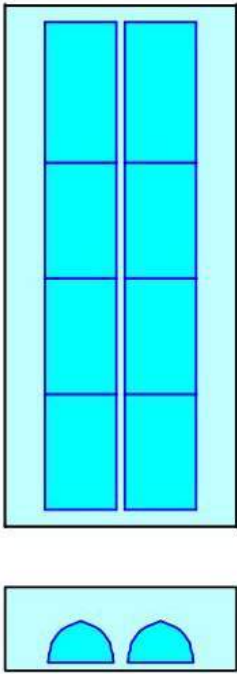
Overall Storage Efficiency = 51.5%

Overall System Size = 31.50' x 14.00' x 5.04'

8 Chambers

82.3 cy Field

66.1 cy Stone

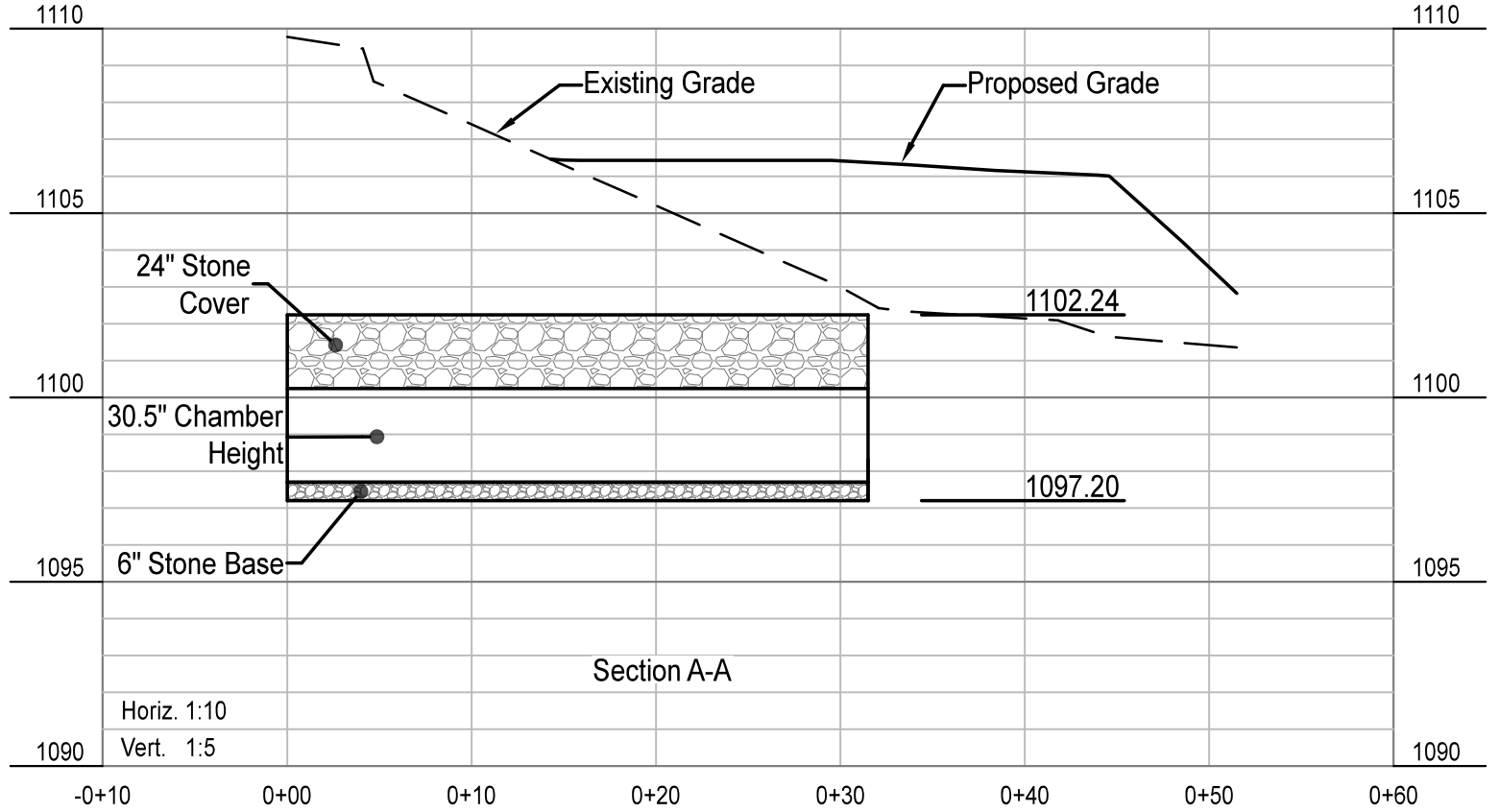
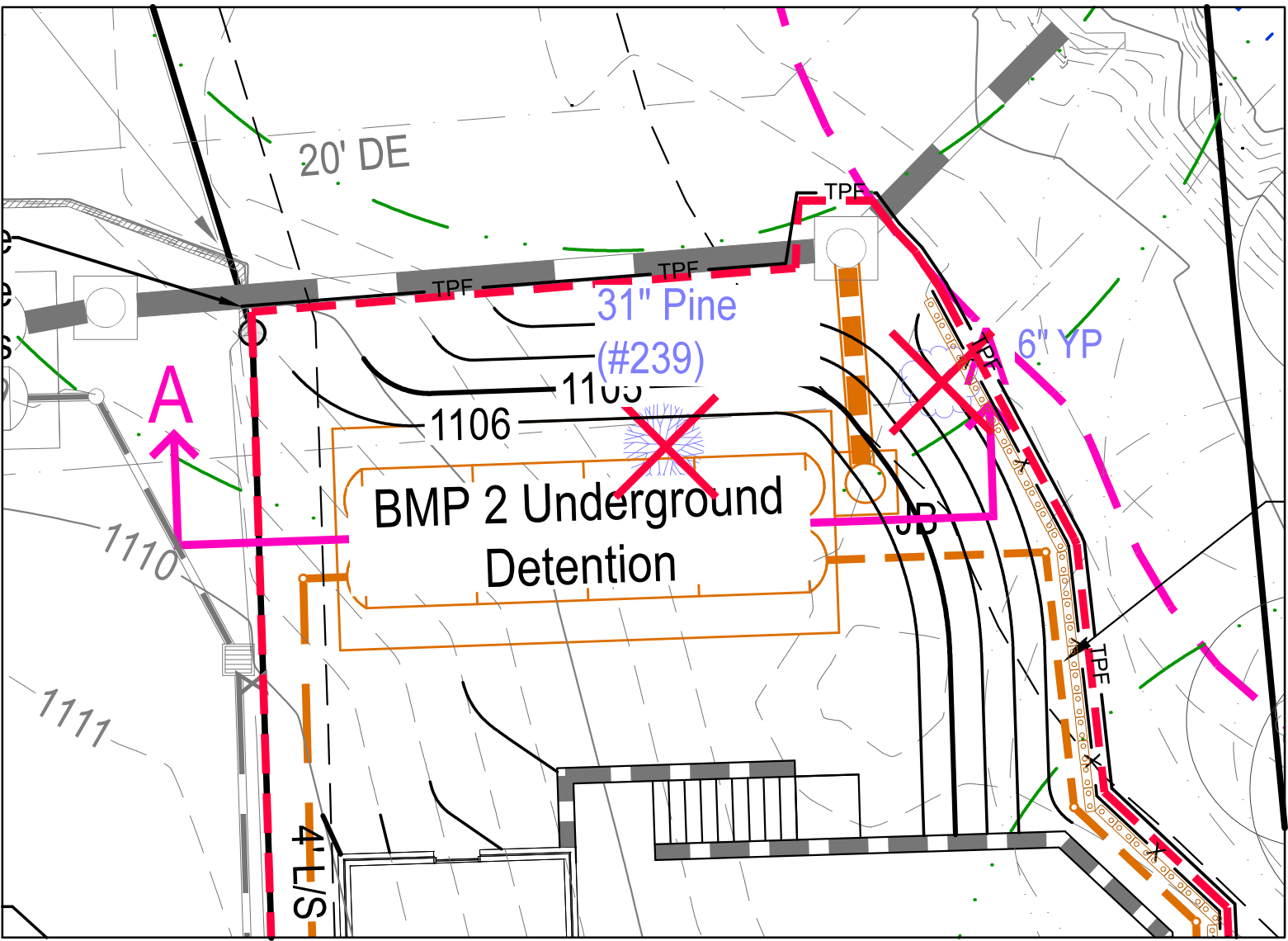


21-4823 Marietta Street H04
Prepared by Engineering303, LLC
HydroCAD® 10.20-2g s/n 10658 © 2022 HydroCAD Software Solutions LLC

Rainfall Duration=5 min, Inten=11.96 in/hr
Printed 3/29/2023

Stage-Area-Storage for Pond BMP2: BMP 2

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
1,097.20	0	1,099.80	708
1,097.25	9	1,099.85	720
1,097.30	18	1,099.90	732
1,097.35	26	1,099.95	743
1,097.40	35	1,100.00	754
1,097.45	44	1,100.05	764
1,097.50	53	1,100.10	774
1,097.55	62	1,100.15	784
1,097.60	71	1,100.20	793
1,097.65	79	1,100.25	802
1,097.70	88	1,100.30	811
1,097.75	104	1,100.35	819
1,097.80	120	1,100.40	828
1,097.85	136	1,100.45	837
1,097.90	151	1,100.50	846
1,097.95	167	1,100.55	855
1,098.00	183	1,100.60	864
1,098.05	199	1,100.65	872
1,098.10	214	1,100.70	881
1,098.15	230	1,100.75	890
1,098.20	246	1,100.80	899
1,098.25	261	1,100.85	908
1,098.30	277	1,100.90	916
1,098.35	292	1,100.95	925
1,098.40	308	1,101.00	934
1,098.45	323	1,101.05	943
1,098.50	338	1,101.10	952
1,098.55	353	1,101.15	961
1,098.60	369	1,101.20	969
1,098.65	384	1,101.25	978
1,098.70	399	1,101.30	987
1,098.75	414	1,101.35	996
1,098.80	429	1,101.40	1,005
1,098.85	445	1,101.45	1,013
1,098.90	460	1,101.50	1,022
1,098.95	475	1,101.55	1,031
1,099.00	490	1,101.60	1,040
1,099.05	504	1,101.65	1,049
1,099.10	519	1,101.70	1,058
1,099.15	533	1,101.75	1,066
1,099.20	548	1,101.80	1,075
1,099.25	562	1,101.85	1,084
1,099.30	576	1,101.90	1,093
1,099.35	590	1,101.95	1,102
1,099.40	604	1,102.00	1,110
1,099.45	618	1,102.05	1,119
1,099.50	631	1,102.10	1,128
1,099.55	645	1,102.15	1,137
1,099.60	658	1,102.20	1,146
1,099.65	671		
1,099.70	684		
1,099.75	696		



CULTEC Recharger® 330XLHD Stormwater Chamber

The Recharger® 330XLHD is a 30.5" (775 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 330XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.



Recharger® 330XLHD Bare Chamber Storage Volumes									
Elevation	ft.	mm	ft./ft.	mm/m	ft. ³	m ³	ft. ³	m ³	
30.5	775		0.000	0.000	0.000	0.000	52.213	1.479	
30	762		0.019	0.002	0.123	0.004	52.213	1.479	
29	737		0.051	0.005	0.357	0.010	52.080	1.475	
28	711		0.084	0.008	0.588	0.017	51.723	1.465	
27	686		0.124	0.012	0.868	0.025	51.135	1.448	
26	660		0.150	0.014	1.05	0.030	50.267	1.424	
25	635		0.173	0.016	1.211	0.034	49.217	1.394	
24	609		0.191	0.018	1.357	0.038	48.068	1.360	
23	584		0.207	0.019	1.499	0.041	46.869	1.322	
22	559		0.221	0.021	1.547	0.044	45.220	1.281	
21	533		0.233	0.022	1.631	0.046	43.673	1.237	
20	508		0.244	0.023	1.708	0.048	42.042	1.191	
19	483		0.254	0.024	1.778	0.050	40.334	1.142	
18	457		0.264	0.025	1.848	0.052	38.556	1.092	
17	432		0.271	0.025	1.897	0.054	36.708	1.040	
16	406		0.283	0.026	1.981	0.056	34.811	0.986	
15	381		0.294	0.027	2.058	0.058	32.830	0.930	
14	356		0.296	0.027	2.072	0.059	30.772	0.871	
13	330		0.299	0.028	2.093	0.059	28.700	0.813	
12	305		0.301	0.028	2.107	0.060	26.607	0.754	
11	279		0.303	0.028	2.121	0.060	24.500	0.694	
10	254		0.304	0.028	2.138	0.060	22.379	0.634	
9	229		0.306	0.028	2.142	0.061	20.251	0.574	
8	203		0.313	0.029	2.191	0.062	18.109	0.513	
7	178		0.321	0.030	2.247	0.064	15.918	0.451	
6	152		0.322	0.030	2.254	0.064	13.671	0.387	
5	127		0.323	0.030	2.261	0.064	11.417	0.323	
4	102		0.324	0.030	2.268	0.064	9.156	0.259	
3	76		0.325	0.030	2.275	0.064	6.888	0.195	
2	51		0.327	0.030	2.289	0.065	4.613	0.131	
1	25		0.332	0.031	2.324	0.066	2.324	0.066	
Total			7.449	0.693	52.213	1.479	52.213	1.479	

Calculations are based on installed chamber length.

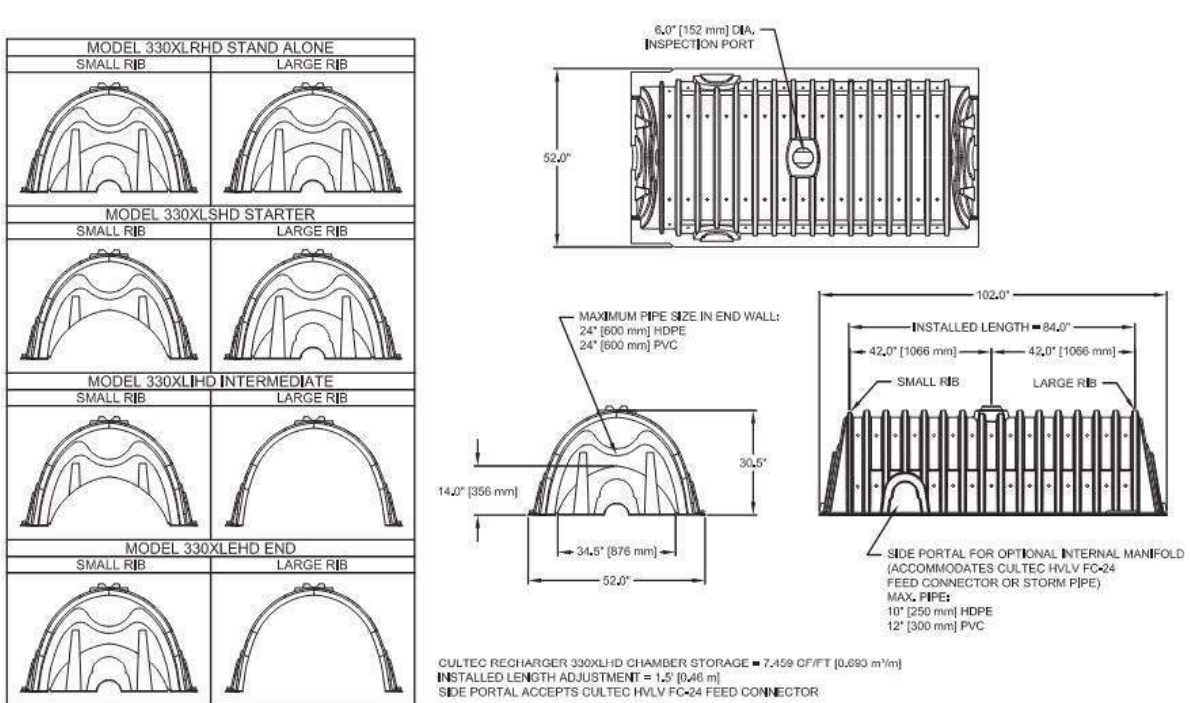
Visit <http://cultec.com/downloads/> for Product Downloads and CAD details.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

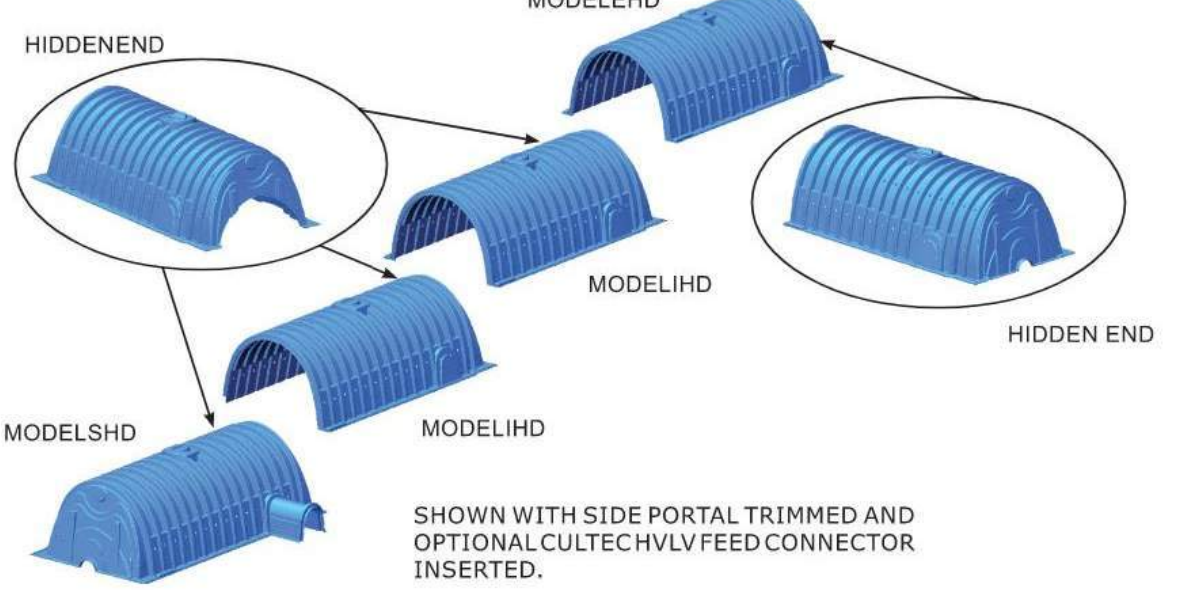
1

CULTEC Recharger® 330XLHD Stormwater Chamber

Three View Drawing



Typical Interlock Installation



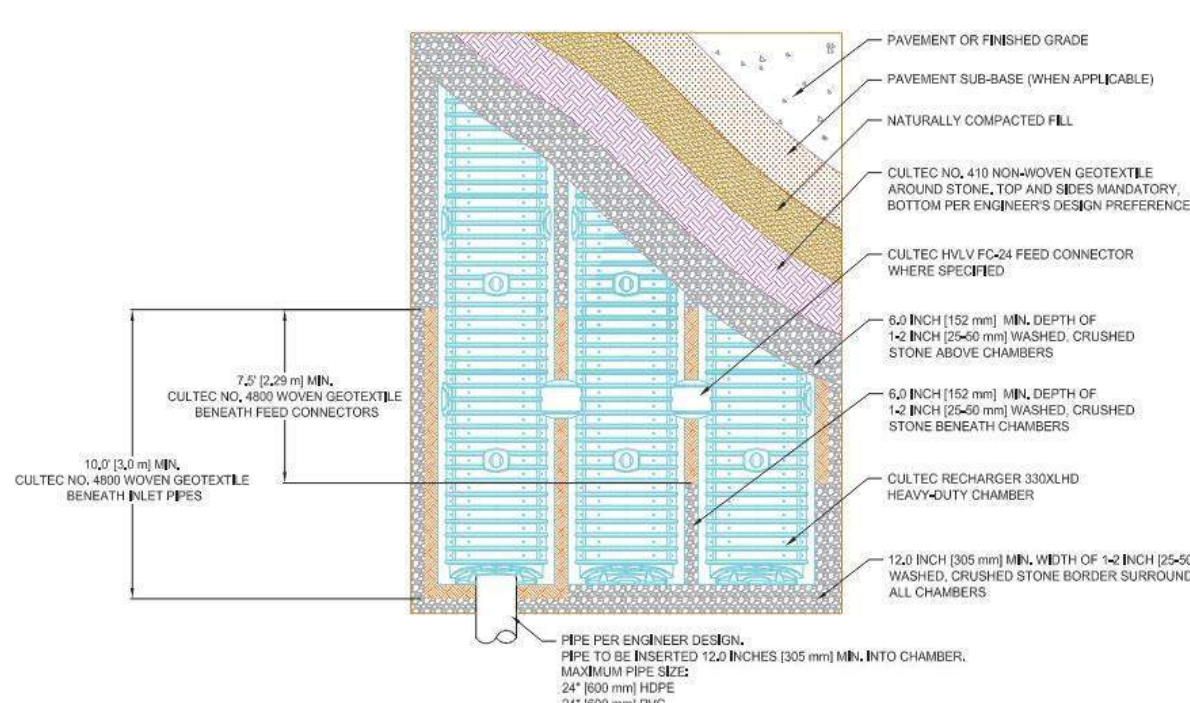
SHOWN WITH SIDE PORTAL TRIMMED AND OPTIONAL CULTECHVLV FEED CONNECTOR INSERTED.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

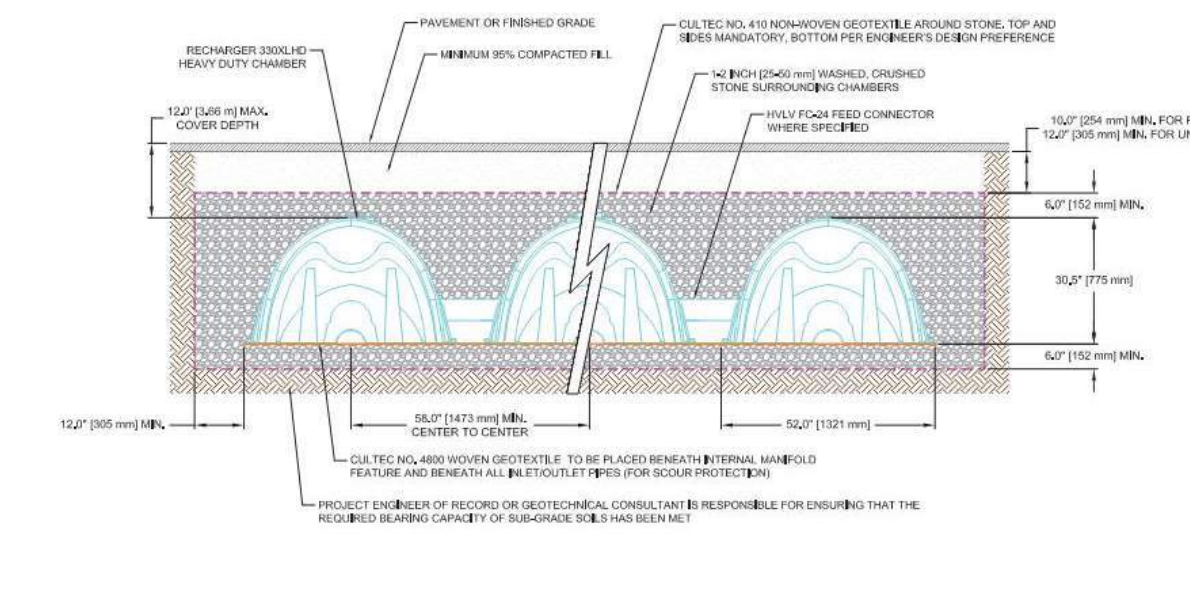
2

CULTEC Recharger® 330XLHD Stormwater Chamber

Plan View Drawing



Typical Cross Section for Traffic Application



For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

3

CULTEC Recharger® 330XLHD Stormwater Chamber

CULTEC Recharger® 330XLHD Specifications

- GENERAL**
CULTEC Recharger® 330XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.
- CHAMBER PARAMETERS**
- The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
 - The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
 - The chamber shall be arched in shape.
 - The chamber shall be open-bottomed.
 - The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
 - The nominal chamber dimensions of the CULTEC Recharger® 330XLHD shall be 30.5 inches (775 mm) tall, 52 inches (1321 mm) wide and 8.5 feet (2.59 m) long. The installed length of a joined Recharger® 330XLHD shall be 7 feet (2.13 m).
 - Maximum inlet opening on the chamber end wall is 24 inches (600 mm) HDPE, PVC.
 - The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
 - The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (614 mm) long.
 - The nominal storage volume of the Recharger® 330XLHD chamber shall be 7.459 ft³ / ft (0.693 m³ / m) - without stone. The nominal storage volume of a single Recharger® 330XLHD Stand Alone unit shall be 63.40 ft³ (1.80 m³) - without stone. The nominal storage volume of a joined Recharger® 330XLHD Intermediate unit shall be 52.213 ft³ (1.478 m³) - without stone. The nominal storage volume of the length adjustment amount per unit shall be 11.19 ft³ (1.04 m³) - without stone.
 - The nominal storage volume of the HVLV® FC-24 Feed Connector shall be 0.913 ft³ / ft (0.026 m³ / m) - without stone.
 - The Recharger® 330XLHD chamber shall have fifty-six discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
 - The Recharger® 330XLHD chamber shall have 16 corrugations.
 - The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
 - The Recharger® 330XLHD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
 - The Recharger® 330XLHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
 - The Recharger® 330XLHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
 - The Recharger® 330XLHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
 - The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 330XLHD and act as cross feed connections.
 - Chambers must have horizontal stiffening flex reduction steps between the ribs.
 - The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
 - The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
 - The chamber shall be manufactured in an ISO 9001:2015 certified facility.
 - The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
 - The chamber shall be designed and manufactured in accordance with the specifications of NSAI Irish Agreement Board Certificate for Cultec Attenuation and Infiltration.
 - Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
 - The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

4

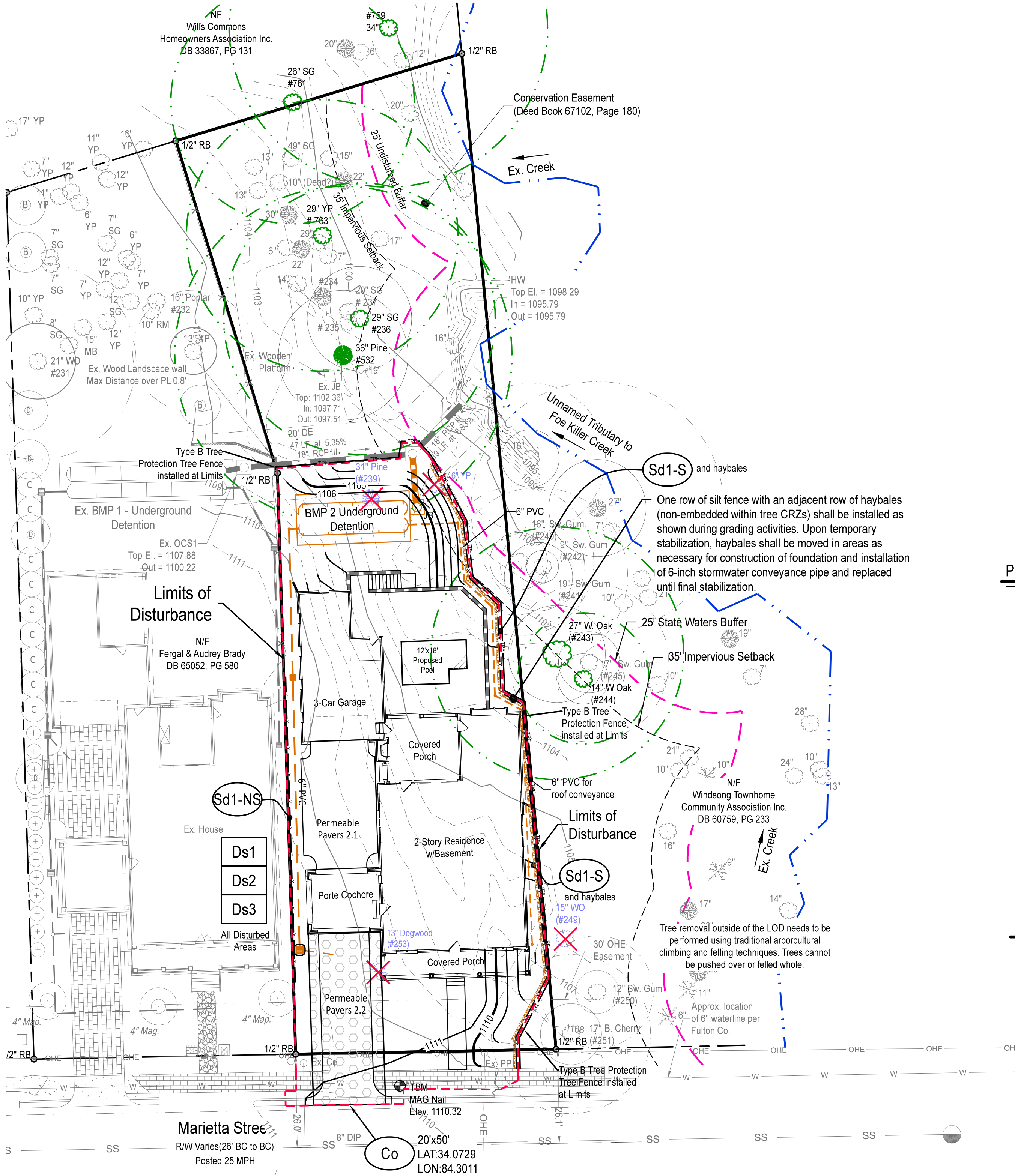
Survey of infiltration systems is required for compliance with design plans **PRIOR** to backfilling. Designer's certification required prior to CO.

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to initial site opening and inspection, City Arborist will be provided with receipts and/or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

1. All materials spilled, dropped, or tracked from vehicles from site onto roadway must be removed immediately by sweeping. Excessive offsite tracking may warrant the installation of a construction exit at the discretion of the City of Alpharetta Inspector. The construction exit shall be maintained in a condition that will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand.
2. Erosion Control measures must be maintained at all times. Sediment shall be prevented from leaving the site. Failure to maintain erosion control measures may lead to violations including stop work orders.
3. Burial of construction debris is not permitted.
4. BMP maintenance covenant is required for all stormwater measures to be completed and recorded with Fulton County property records prior to CO.
5. Designer must certify the construction of all stormwater measures were done in accordance with the design plans prior to CO.

1. All construction staking this site shall be performed under the direct supervision of a Georgia Registered Land Surveyor.
2. General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
3. Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.
4. Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 96% of the standard proctor maximum density and to within ±3% of the optimum moisture content. All fill soils to be placed under the observation of the project soils engineer or his representative.
5. Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
6. It is understood by the Engineer that the Contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the Engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the Contractor indicates that these plans contain an acceptable level of detail.
7. All Materials and Construction shall comply with the local City or County standards and specifications.
8. No underground utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

Minor Subdivision Plat prepared for Fergal Brady and prepared by Engineering 303 dated 9/15/2021 recorded in Plat Book 443 Page 70.



Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (O): 770.442.0500

Rick & Kristen McDonald
Email: kristenamcdonald@gmail.com
rickmcdonald@att.net

24 Hr Contact:
Jeff Van Pelt
Phone: 404.713.1755
Email: jeffsvp@gmail.com

Parcel ID: 22 482412700266
Address: 201 Marietta Street
AV210021 Reduction of dwelling separation

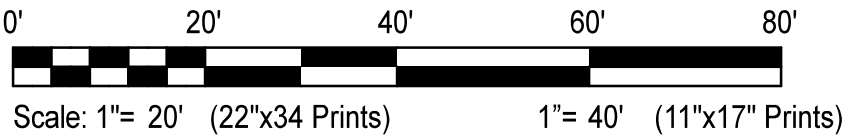
Zoned: R-8A
Overlay: Downtown

Setbacks and Stream Buffer shown per variance approval conditions referenced in CLUP-14-02/V-14-02: Marietta Street Town Homes

Setbacks:
Front: 20 Feet
Side: See AV210021 & Condition 4 of PH-21-09/V-21-015
Rear: 10 Feet

1. Burial of construction debris is not permitted onsite.
2. A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.
3. Any disturbed area left exposed for a period of greater than 7 days shall be stabilized with mulch or temporary seeding.
4. All disturbed areas left mulched after 30 days shall be stabilized with temporary grassing.
5. Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.
6. 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 as directed by the onsite inspector or design professional.
7. Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job until such measures are corrected back to the approved erosion control plans.
8. 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.

It is the opinion of this firm that traditional sediment storage BMPs will cause additional, unnecessary disturbance and are not applicable to the activities proposed under this permit. Sediment storage for this work area will be provided by perimeter protection.



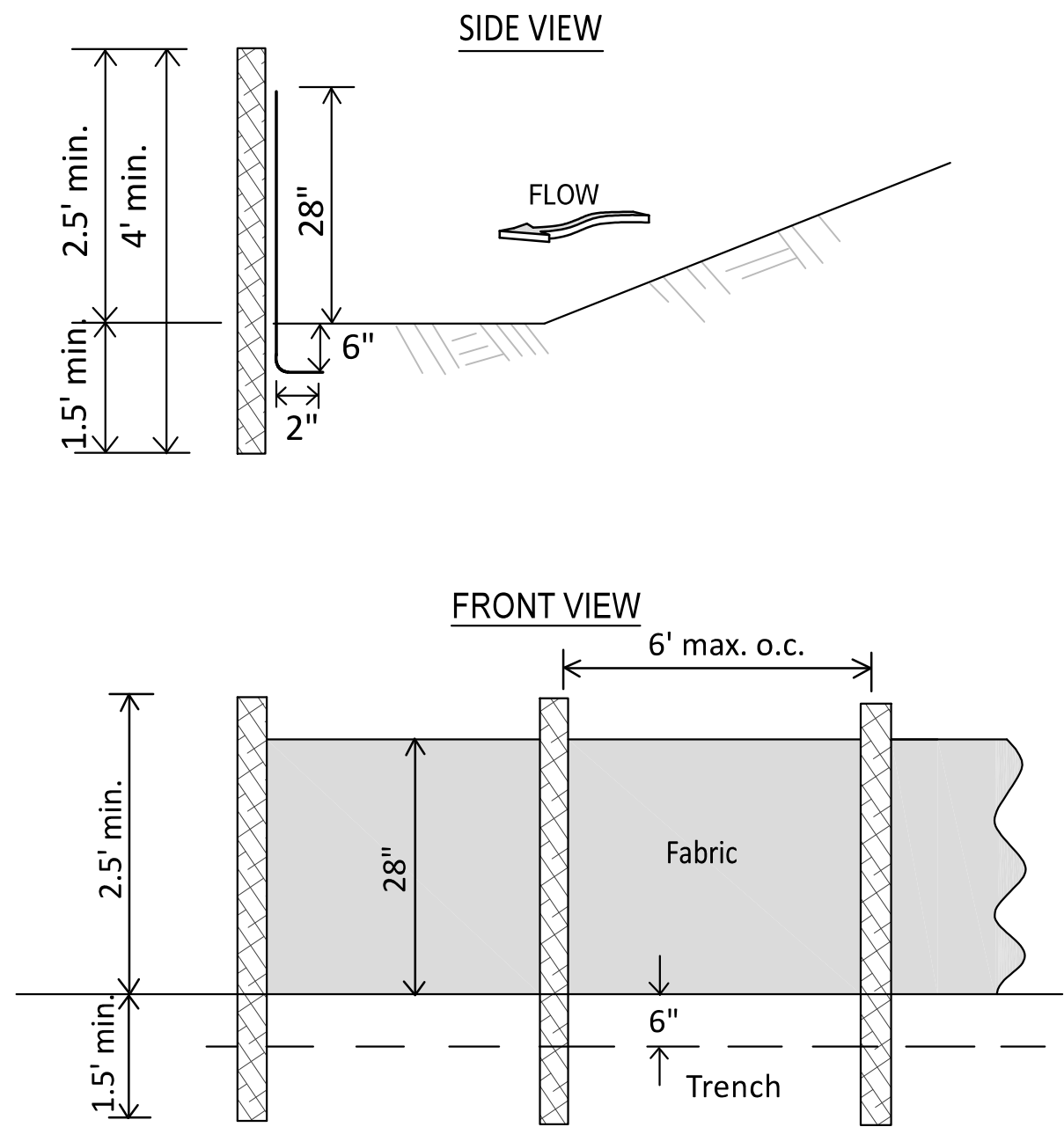
**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

Drawn: RL
Date: 06/26/24
Project #: 24-5171

Sheet Title
ESC

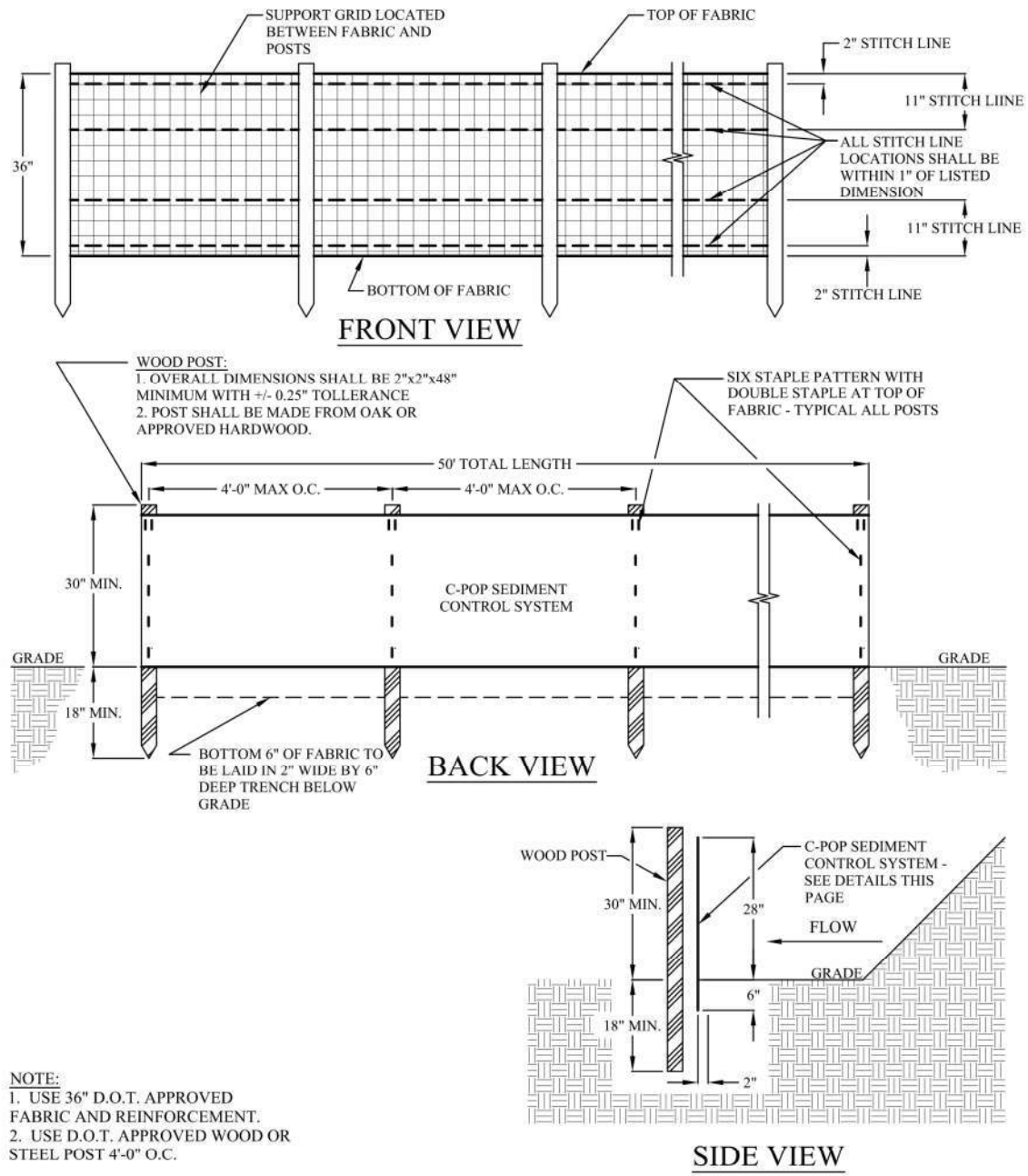
Sheet #
9

Silt Fence - Type Non Sensitive Sd1-NS



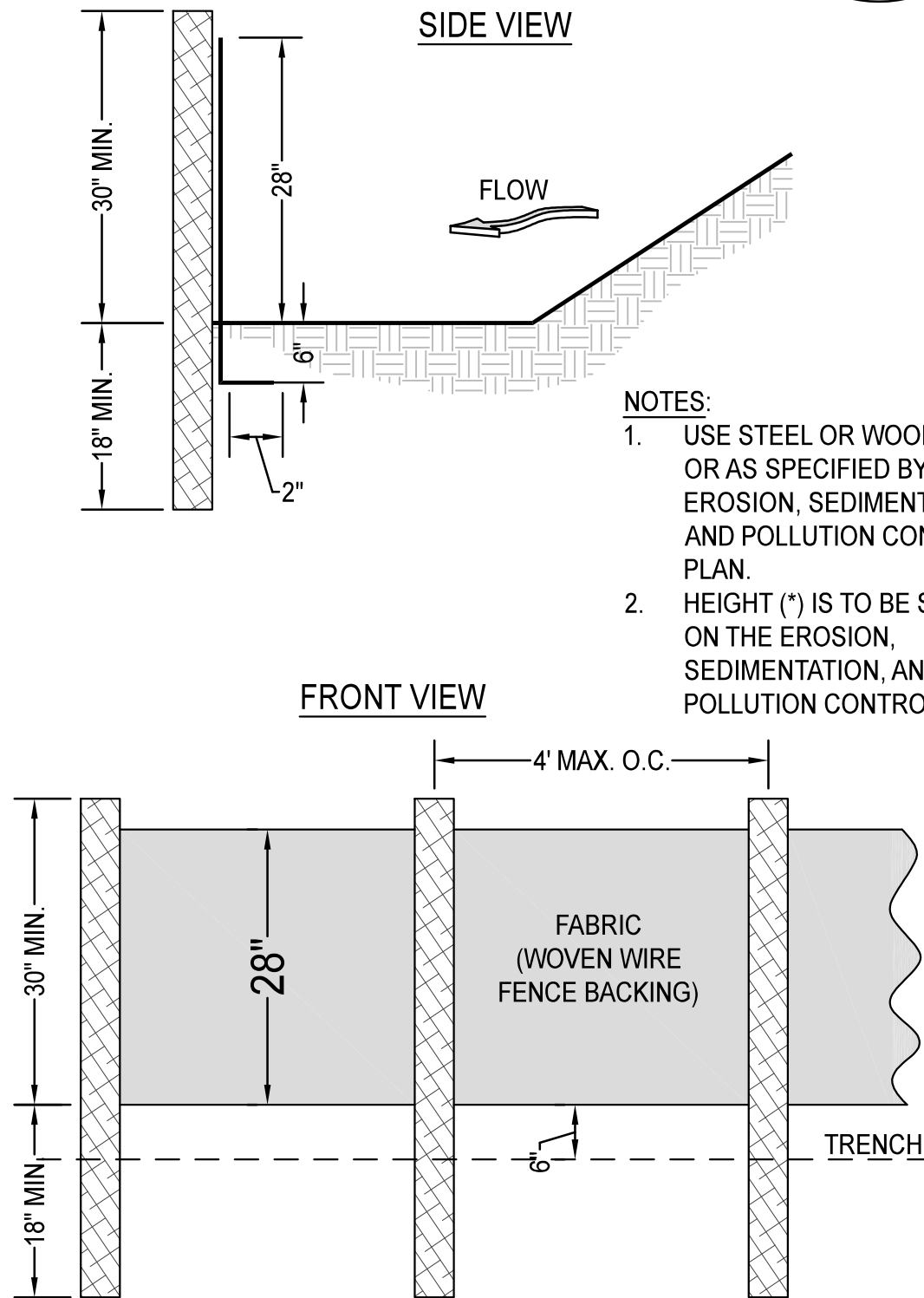
NOTE:
Use 36\"/>

Alternative



C-Pop Systems, LLC - "The One and Only"
940 Harlow Ave. Griffin, GA 30223

Silt Fence - Type Sensitive Sd1-S



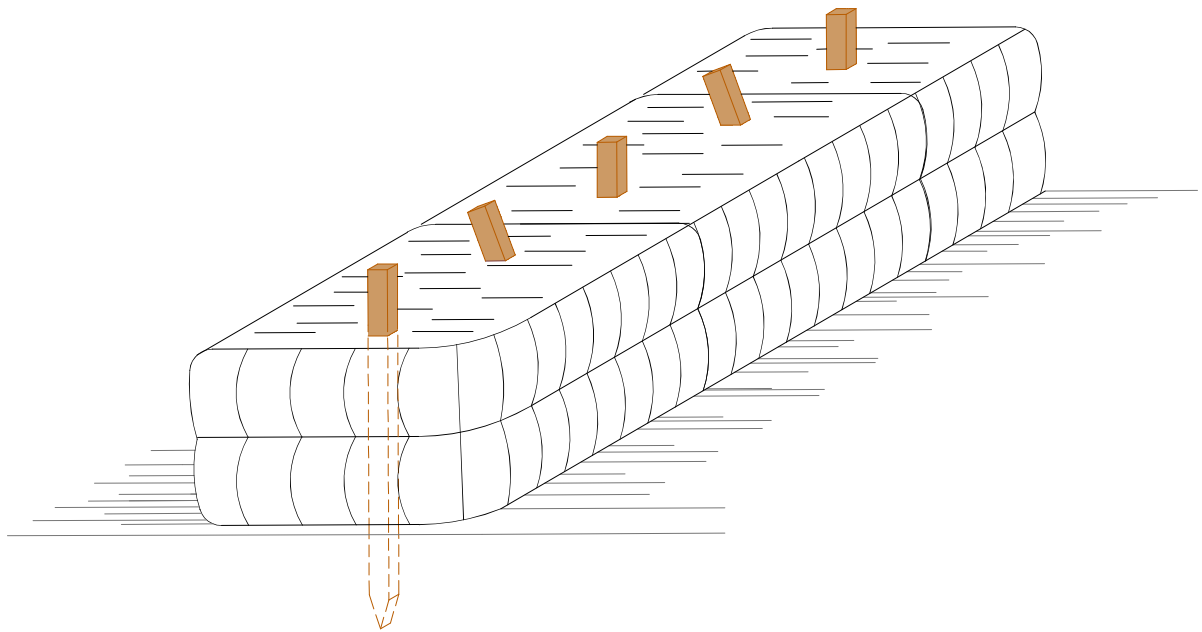
- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Erosion Control Legend

Co	Construction Exit		A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1-S	Sediment Barrier		A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd1-NS	Sediment Barrier		A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Ds1	Disturbed Area Stabilization (with Mulching Only)		Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	Disturbed Area Stabilization (with Temp Seeding)		Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	Disturbed Area Stabilization (with Perm Seeding)		Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	Disturbed Area Stabilization (Sodding)		A permanent vegetative cover using sods on highly erodible or critically eroded lands.

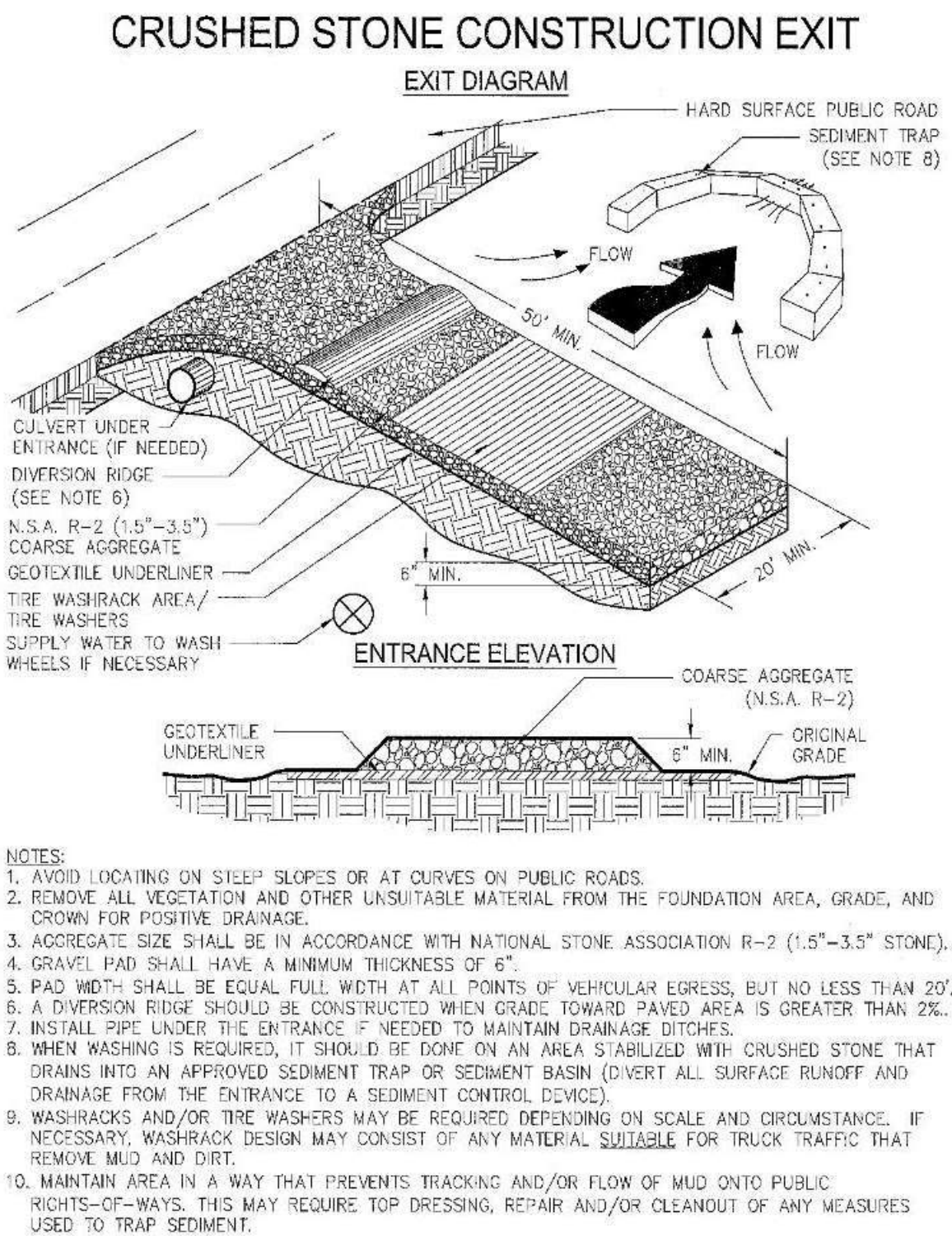
Straw or Hay Bale Barrier (Non Embedded)

Note: For installation on impervious services, use Sand Bags to weight down Bales.

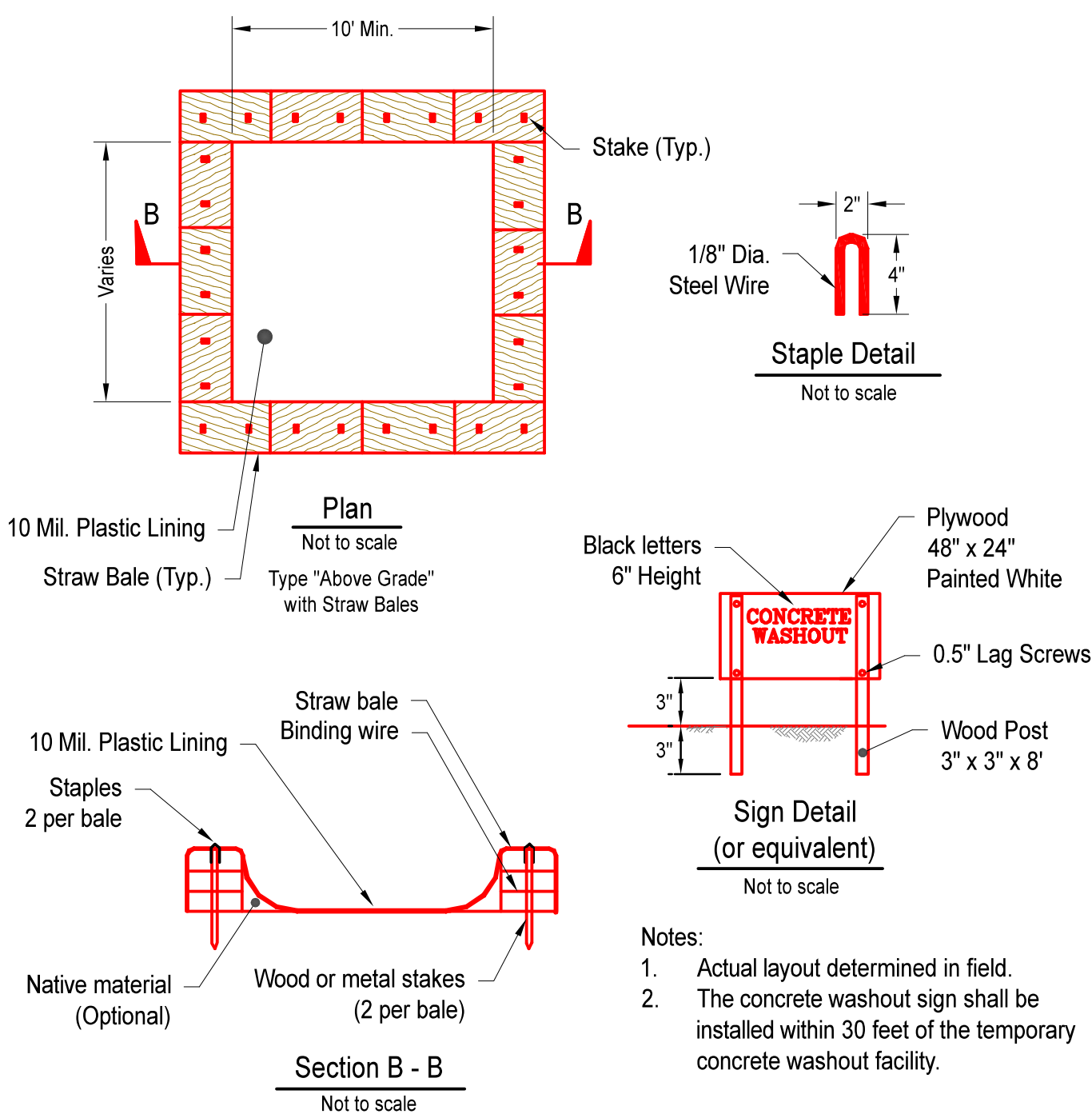


Note:
Wire or Nylon bound bales placed on contour with two 2"x2" Stakes 18" into the ground per bale. Angle first stake towards previously laid bale

CRUSHED STONE CONSTRUCTION EXIT Co



Concrete Washout CW



Erosion & Sediment Control Details for:

201 Marietta Street

McDonald Residence

City of Alpharetta

2nd District, 2nd Section

Fulton County, Georgia

Land Lot 1180



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171
Sheet Title
ED-1
Sheet #
10

Disturbed Area Stabilization (With Mulching Only)

Ds1

Definition

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

Requirements

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to 6 months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than 6 months.

If an area will remain undisturbed for greater than 6 months, permanent vegetative techniques shall be employed.

Specifications

Mulching Without Seeding

This standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch.
- Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
- Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

- Dry straw or hay shall be applied at a depth of 2 to 4 inches provided complete soil coverage. One advantage of this material is easy application.
- Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped and applied as mulch. This method of mulching can greatly reduce erosion control costs.
- Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch

- When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
- Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
- Apply polyethylene film on exposed areas.

Anchoring Mulch

- Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special packer disk. Disks may be smooth or serrated and should be 20 inches or more in diameter and 8-12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tacking straw can be substituted for emulsified asphalt. Refer to specification TAC-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
- Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
- Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Definition

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

Requirements

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than 6 months. If an area is expected to be undisturbed for longer than 6 months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing lacking, mulch can be used as a singular erosion control device for up to 6 months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface.

Conditions

Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

Seeding Rates for Temporary Seeding ¹			
Species	Rate per 2 1,000 SF	Rate per Acre	Planting Dates
Barley	3.3 lbs	3 bu (144 lbs)	9/15 - 10/31
Annual Lespedeza	0.9 lbs	40 lbs	3/1 - 3/31
Weeping Lovegrass	0.1 lbs	4 lbs	3/1 - 3/31
Browntop Millet	0.9 lbs	40 lbs	4/15 - 6/30
Pearl Millet	1.1 lbs	50 lbs	5/1 - 7/31
Oats	2.9 lbs	4 bu (128 lbs)	9/15 - 11/15
Rye	3.9 lbs	3 bu (168 lbs)	9/15 - 11/15
Ryegrass	0.9 lbs	40 lbs	8/1 - 12/15
Sudangrass	1.4 lbs	60 lbs	5/1 - 7/31
Wheat	4.1 lbs	3 bu (180 lbs)	11/1 - 12/15

- Temporary cover crops are competitive and will crowd out perennials if seeded too heavily.
- Reduce seeding rates by 50% when drilled.

Specifications

Grading & Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall. When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime & Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel. On slopes too steep for, or inaccessible by equipment, fertilizer shall be hydraulically applied, preferable in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Fertilizer Requirements				
Type of Species	Year	Analysis or Equivalent N - P - K	Rate	Top Dressing Rate
Cool season grasses	1st	6 - 12 - 12	1500 lbs/acre	50 - 100 lbs /acres ^{1,2}
	2nd	6 - 12 - 12	1000 lbs/acre	---
	Maintenance	10 - 10 - 10	400 lbs/acre	30
Cool season grasses & legumes	1st	6 - 12 - 12	1500 lbs/acre	0 - 50 lbs /acres ¹
	2nd	0 - 10 - 10	1000 lbs/acre	---
	Maintenance	0 - 10 - 10	400 lbs/acre	---
Ground covers	1st	10 - 10 - 10	1300 lbs/acre ³	---
	2nd	10 - 10 - 10	1300 lbs/acre ³	---
	Maintenance	10 - 10 - 10	1100 lbs/acre	---
Pine seedlings	1st	20 - 10 - 5	(1) 21-gram pellet ¹	---
Shrub Lespedeza	1st	0 - 10 - 10	700 lbs/acre	---
	Maintenance	0 - 10 - 10	700 lbs/acre ⁴	---
Temp. cover crops seeded alone	1st	10 - 10 - 10	500 lbs/acre	30 lbs /acres ⁵
Warm Season Grasses	1st	6 - 12 - 12	1500 lbs/acre	50 - 100 lbs /acres ^{2,6}
	2nd	6 - 12 - 12	800 lbs/acre	50 - 100 lbs /acres ²
	Maintenance	10 - 10 - 10	400 lbs/acre	30 lbs /acres
Warm Season Grasses & Legumes	1st	6 - 12 - 12	1500 lbs/acre	50 lbs /acres ⁶
	2nd	0 - 10 - 10	1000 lbs/acre	---
	Maintenance	0 - 10 - 10	400 lbs/acre	---

- Apply in spring following seeding
- Apply in split applications when high rates are used
- Apply in 3 split applications
- Apply when plants are pruned
- Apply to grass species only
- Apply when plants grow to a height of 2-4 inches
- One pellet per seedling placed in the closing hole

Plant Selection

Plants shall be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area; time of year of planting, method of planting and the needs and desires of the land user.

Plant selection may include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Ryegrass shall not be used in any seeding mixtures containing perennial species due to its ability to out-compete desired species chosen for permanent perennial cover.

Seed Quality

The term "pure live seed (PLS)" is used to express the quality of seed and is not shown on the label. PLS is expressed as a percentage of the seeds that are pure and will germinate. Information on percent germination and purity can be found on seed tags. PLS is determined as % germination x % purity and the bulk seeding rate is determined as seeding rate divided by bulk seed.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used (but is strongly recommended for any seeding process, when possible). When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast Plantings

- Tillage, at a minimum, shall adequately loosen the soil to a depth of 4-6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
- Tillage may be done with any suitable equipment.
- Tillage should be done on the contour where feasible.
- On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 8-8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Disturbed Area Stabilization (With Temporary Seeding)

Ds2

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, culti-packer-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker-seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch, provided there is little to no erosion potential. However, the use of mulch can often accelerate and enhance germination and vegetation establishment. Mulch without seeding should be considered for short term protection.

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Definition

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

Purpose

Establish immediate ground cover; reduce runoff and erosion; improve aesthetics and land value; reduce dust and sediments; stabilize waterways, critical areas; filter sediments, nutrients and bugs; reduce downstream complaints; reduce likelihood of legal action; reduce likelihood of work stoppage due to legal action; increase "good neighbor" benefits.

Conditions

This application is appropriate for areas that require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

Planning Considerations

Sodding can initially be more costly than seeding, but the advantages justify the increased initial costs: 1) Immediate erosion control, green surface and quick use; 2) Reduced failure as compared to seed as well as the lack of weeds; and 3) Can be established nearly year-round.

Construction Specifications

Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1 inch. Apply sod to soil surfaces only and not frozen or gravel surfaces. Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

Fertilizer Requirements for Soil Surface Application

Fertilizer Type: 10-10-10
Fertilizer Rate (lbs/acre): 1000
Fertilizer Rate (lbs/SF): .025
Season: Fall
Agricultural Lime should be applied at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod. On slopes steeper than 3:1, sod should be anchored with pins of other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation. Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Materials

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain ± 3/4 inch of soil, not including shoots or thatch
 - Sod should be cut to the desired size within ± 5%. Torn or uneven pads should be rejected.
 - Sod should be cut and installed within 36 hours of digging.
 - Avoid planting when subject to frost heave or hot weather, if irrigation is not available.

Disturbed Area Stabilization (With Sodding)

Ds4

Sod Planting Requirements		
Grass	Varieties	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	Warm weather
Bahiagrass	Pensacola	Warm weather
Centipede	---	Warm weather
Zoysia	Emerald Myer	Warm weather
Tall Fescue	Kentucky	Cool weather

Fertilizer Requirement for Sod			Rate (lbs/acre)	N Top Dressing Rate (lbs/acre)
Species Type	Planting Year	Fertilizer (N-P-K)		
Cool Season	1st	6-12-12	1500	50-100
	2nd	6-12-12	1000	---
	Maintenance	10-10-10	400	30
Warm Season	1st	6-12-12	1500	50-100
	2nd	6-12-12	800	50-100
	Maintenance	10-10-10	400	30

Maintenance

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3". Apply one ton of agricultural lime as indicated by soil test or every 4-6 years. Fertilize grasses according to table above.

Disturbed Area Stabilization (With Permanent Vegetation)

Ds3

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

- Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8-12 inches apart. The edges of the disk shall be dull enough to press the mulch into the ground without cutting, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
- Synthetic tackifiers, binders or hydraulic mulch specifically designed to tack straw, shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's instructions.
- Rye or wheat can be included with fall and winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one-half bushel per acre.
- Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Bedding Material

Mulch is used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on areas on lawns.

Material	Depth
Grain Straw	4" to 6"
Grass Hay	4" to 6"
Pine Needles	3" to 5"
Wood Waste	4" to 6"

Irrigation

Irrigation will be applied at a rate that will not cause runoff.

Topdressing

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species.

Seeding Rates for Permanent Seeding			
Species	Rate per 1,000 SF	Rate per Acre	Planting Dates
Bahia	1.4 lbs	60 lbs	4/1 - 5/31
Bermuda	0.2 lb	10 lbs	4/1 - 5/31
Centipede	Block Sod Only		11/1 - 6/30
Fescue	1.1 lbs	50 lbs	9/1 - 10/15
Lespedeza (unscarified) Lespedeza (scarified)	1.7 lbs 1.4 lbs	75 lbs 60 lbs	9/1 - 2/28 3/15 - 5/31
	Weeping Lovegrass	0.1 lbs 4 lbs	3/15 - 5/31
Reed Canary Grass	1.1 lbs	50 lbs	9/1 - 10/15

- Reduce seeding rates by 50% when drilled.



Erosion & Sediment Control Details for:

201 Marietta Street

McDonald Residence

City of Alpharetta

2nd District, 2nd Section

Fulton County, Georgia

Land Lot 1180



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171

Sheet Title
ED-2
Sheet #
11

The logo for FE3 Engineering. It features the letters 'FE3' in a large, bold, black serif font. A blue wavy line is positioned behind the 'E' and the '3'. To the right of 'FE3', the word 'Engineering' is written in a red, sans-serif font, oriented vertically.

NPDES Notes for:
201 Marietta Street
McDonald Residence
City of Alpharetta
2nd District, 2nd Section
Land Lot 1180
Fulton County, Georgia

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 06/26/24
Project #: 24-5171

Sheet Title
N-1

Sheet #
12

CITY OF ALPHARETTA LANDSCAPE NOTES

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.

IF A TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON-SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. EG. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION TRENCHING

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE 1-3.0 LANDSCAPE NOTES & DETAILS.

Final Conditions: SEE CITY COUNCIL ACTION SUMMARY 6/7/2021

- 0.83-acre property shall be zoned R-8A/D and limited to single family detached homes. Site shall be developed substantially as depicted on the site plan prepared by E303, dated 5/10/21.
- Home elevations shall be substantially similar to the renderings prepared by 3 Elks Design, revised 5/7/21, with final approval by DRB.
- Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
- Eastern side setback on Lot 2 shall be 0'.
- Developer shall supplement 5' landscape strip planting requirements with evergreen screening material, as approved by Staff. Off-site evergreen screening material shall be required along the east side of Lot 2, if approved by the property owner.
- Trees shall be protected as depicted on the site plan prepared by E303, revised 5/7/21. Off-site trees #243 (25" Water Oak) and #244 (14" Water Oak) shall be protected and encroachment on the CRZs shall not exceed 30%, as approved by Staff.
- Developer shall verify compliance with the previously required stream mitigation (see 2014 Cond.#4 and additional mitigation such as increased buffers, runoff reduction measures, water quality treatment, or a combination of the above shall be provided, as approved by Staff. Infiltration shall be located on each lot with the least impact to ex. trees, as approved by Staff.
- Previous conditions of zoning related to file #Z-14-04/CLUP-14-02/V-14-02 Marietta Street Townhomes shall remain in effect, except as modified in the conditions above.

SHRUBS			
30	Ilex crenata 'S.T.'	Soft Touch Holly	24" Ht.
08	Emily Bruner HOLLY	Ilex x Emily Bruner	60" Ht.
20	INKBERRY HOLLY	Ilex glabra 'Shamrock'	30" Ht. min.
07	'Pur.Pixie' Lorepet.	'P.Pix.Lorapetalum	3 Gal.
04	PIEDMONT AZALEA	Rhododendron canescens*	3 Gal.
07	FLAME AZALEA	Rhododendron calendulaceum*	3 Gal.
13	'Rose Creek' ABELIA	Abelia grand. Rose Creek	24" Ht. min.
06	DOUBLE. VIBURNUM	Viburnum placatum*	24" Ht. min.
02	PEE GEE HYD.	Hydrangea Pee GEE*	30" Ht. min.
02	JAPANESE CAMELIA	Camelia japonica	24" Ht. min.
03	MT.LAUREL	Kalmia latifolia*	24" Ht. min.
02	VITEX	Vitex agnus-castus* MULTI	7 GAL.
03	BEAUTYBERRY	Callicarpa americana*	18" Ht. min.
05	SWEETSHRUB	Calycanthus floridus*	18" Ht. min.
10	YAUPON HOLLY	Ilex vomitoria*	24" Ht. min.

Perennials, Ferns, Ground Cover			
14	ROSEMARY	Rosemary officinalis	3 Gal.
38	MIXED DAYLILY	HEMEROCALLIS 'Mixed varieties'	1 GAL.
60	VARIGATED SEDGE	Carex marrovii variegata	1 Pt.
02	N.M.CLEMATIS	Clematis Nellie Moser (on wall)	1 GAL.
13	AUTUMN FERN	Dryopteris erythrosora	3 GAL.
04	CHARTRUSE HOSTA	Hosta charturse	1 GAL.
02	CLIMBING HYDRANGEA	Decumaria barbara	1 GAL.
183	MUNDO GRASS	Ophiopogon japonicocus DRIVE	trays

NEW STREAM BUFFER SHRUBS TO BE PLACED 4' oc IN A RANDOM MANNER FOR 25' BUFFER OF 5946sf TO TOP OF BANK. PLACE NEW PLANTINGS IN AREAS WHERE INVASIVE PLANTS HAVE BEEN REMOVED; INFILL AREAS WILL LITTLE OR NO UNDERSTORY COVERAGE

25	AM. BEAUTY BUSH	Callicarpa americana	1 gal.
25	BUTTON BUSH	Cephalanthus occidentalis	1 gal..
25	WINTER BERRY	Ilex verticillata	3 gal.
25	SWAMP AZALEA	Rhododendron viscosum	3 gal.
25	ARROWWOOD VIBURNUM	Viburnum dentatum	3 gal..
340	SWITCH GRASS	Panicum virgatum	1 GAL.

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= .423ac (Lot 2)
SDF = .423ac X 130 CALIPER" = 55"
EDF = 371" (Compies)

SPECIMEN TREE RECOMPENSE
LOT 1 TREE #239
3 - 4" TREES ON LOT 1 = 12"
5 - 4" TREES ON LOT 2 = 20"
28" with 4" Cal. Trees Provided

ACTION SUMMARY COMPLIANCE
TREE #244 14" IMPACT 2%
TREE #243 25" IMPACT 24%
REQUIRED NOT TO EXCEED 30%(complies)

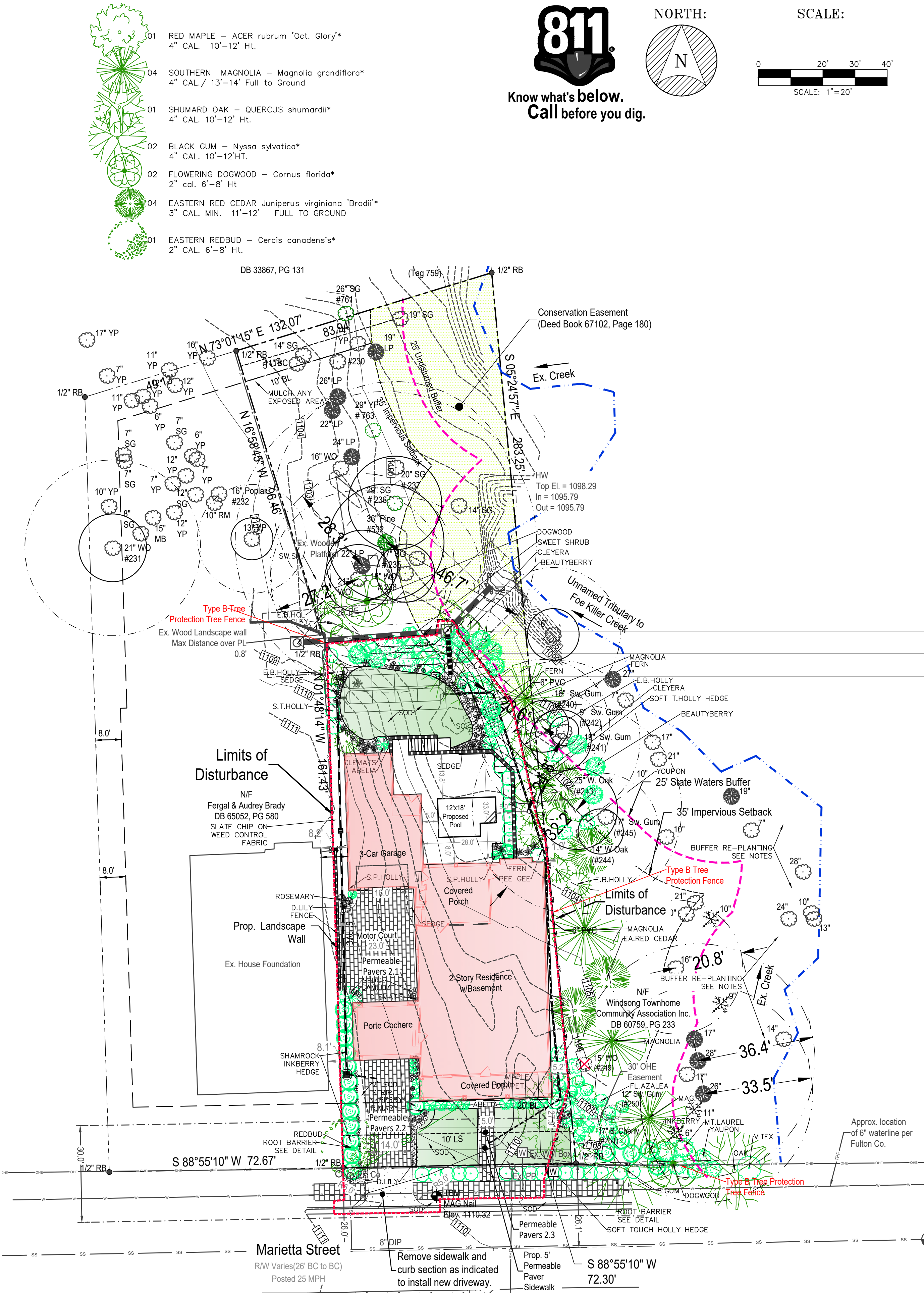
SOUTH FRONTAGE:Frontage hedge with planting as depicted on rendering WITH ONE UNDERSTORY AND ONE OVERSTORY

EAST 5' LS - ONE 4" SHADE TREE/50'
277'/50 = 6 TREES WITH ACTION
AGENDA 'ADDITIONAL EVERGREEN TR.'
11 TREES AT 4" PROVIDED 7 ARE EVERGREEN & 7 E.BRUNER HOLLY

LANDSCAPE STRIP (NOT ACTION SUMMARY ITEMS)
NORTH: 5' LS -82'
TWO 4" SHADE TREES @ 40'
2 Existing trees fulfill the requirement UNDISTURBED

OPEN SPACE
PROVIDED:64% OF .423ac

PLANT PERCENTAGES
One species Max. 25%/23% (complies)
Overstory Min.40%/77% (complies)
Native 50%
100% Trees Native(complies)
56% /Shrubs Native(complies)



REVISIONS:	
DATE	#

STATE OF GEORGIA
PETER J. FRAWLEY
REGISTERED
LANDSCAPE ARCHITECT
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091
landscape@jellisouth.net
www.frawleyassociates.com

FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS

ASCEND CONSTRUCTION
201 MARIETTA ST.
ALPHARETTA, GEORGIA

LANDSCAPE PLANTING
LANDSCAPE CALCULATIONS

SCALE: AS SHOWN

DATE: 06/26/24

PROJECT: FA-23054

SHEET

L-1.2

201 MARIETTA ST

MCDONALD RESIDENCE

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET

PLANS

McDONALD RESIDENCE

GENERAL NOTES

- 1/150 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES)
- FAN IF NO WINDOW IN BATH, AND GFI REQUIRED IN ALL WET ROOMS
- 95 MIN. LIGHT AND 45 MIN VENTILATION AREA IN ALL HABITABLE ROOMS: EXCEPTIONS PER IBC
- DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2x6 SOLID EXISTING BEAM OR WALL JOIST
- PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS
- 7/16" MIN. SHEATHING (4" WIDE MIN. PLATE TO PLATE) OR 1 x 4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR 3/8" DIA. TIEING WALLS FOR MINIMUM 3000 PSI. THIS IS TO BE AS CLOSE TO 45 DEGREES AS POSSIBLE
- TEMPERED GLASS REQUIRED WHEN SILL IS LESS THAN 18" x 4 FT., 24" FROM EXT. DOOR OPENING, AND WITHIN 60" VERT. AND ABOVE TUB OR SHOWER ENCLOSURE
- 6'-0" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT MIN. OF 34" HGT. HANDRAIL REQ. AT STAIR WHEN 30" OR MORE ABOVE ADJACENT LEVEL, AND 30" - 38" HGT. WHEN WALLS BORDER STAIR
- 34" MIN. HGT. RAILING @ ALL BALCONY, PORCH, DECK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER
- 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE INTERIOR, I.E. STAIR, HALL
- REFER TO ELEVATIONS FOR AVERAGE RIDGE HEIGHT CALCULATIONS (EXISTING RIDGE HAS NO CHANGE)
- 20" x 24" MIN. OPENING SIZE REQ. W/ 44" MAX. STILL HGT. AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS
- 7 3/4" MAX RISER HGT. AND 9" MIN. TREAD WIDTH AT ALL STAIRS
- SMOKE DETECTORS ARE TO BE PROVIDED PER IBC
- 1/2" GYP. BOARD REQ. ON GARAGE SIDE OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA
- DUAL GLAZING REQ. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQ. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA
- ALL REINFORCING IN CONCRETE SLAB AND STRUCTURAL SUPPORTS TO BE SIZED BY STRUCTURAL ENGINEER
- ALL COLUMN SUPPORT AND DECK CONNECTIONS TO BE SIZED BY ENGINEER
- SAFETY GLAZING REQUIRED PER IBC - R106
- ALL SLEEPING ROOMS REQ. EGRESS TO COMPLY WITH IBC - R310
- 20'x24" MIN. OPENING SIZE REQ. W/ 44" MAX. STILL HEIGHT AT ONE WINDOW IN EA. BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR EGRESS
- SEE IBC - R309 FOR GARAGE / RESIDENCE SEPARATION REQUIREMENTS (DOES NOT APPLY- NO GARAGE)
- DUAL GLAZING REQ. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQ. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA
- A LIGHT GAUGE MECHANICAL CONNECTION IS REQ. AT THE BOTTOM OF ALL POST OR BUILT-UP POST WHEN SUPPORTING A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE, THAT CAN RESTRAIN POST FROM ANY MOVEMENT

SCOPE OF WORK

1. NEW HOME CONSTRUCTION
2. ****
3. ****
4. ****
5. ****
6. ****
7. ****
8. ****
9. ****
10. ****
11. ****
12. ****
13. ****
14. ****

PROJECT DATA

CONSTRUCTION TYPE: TYPE VB / 2018 - INTERNATIONAL BUILDING CODE

ROOF HEIGHT DATA:

Proposed Average Ridge Height = (28'-10" measured to Mid-Point of Main Roof)

SQUARE FOOTAGE - AS BUILT

Main Level	2,202 Sq. Ft.
Upper Level	1,799 Sq. Ft.
Total Heated	4,001 Sq. Ft.
Lower Level (Unfinished)	1,492 Sq. Ft.
Lower Level - Storage/MECH	558 Sq. Ft.
Front Porch	302 Sq. Ft.
Porte Cochere	374 Sq. Ft.
3-Car Garage	778 Sq. Ft.
Pool Bath	55 Sq. Ft.
Rear Porch	391 Sq. Ft.
Upper Porch	302 Sq. Ft.

SITE LOCATION / OWNER

McDonald Residence
201 Marietta Street
Alpharetta, Georgia 30009

PROJECT TEAM

Architect

Caldwell Cline Architects
222 Crescent Circle
Marietta, Georgia 30064
Contact: Roger L. Caldwell
tel: (770) 424-3882

Contractor

Name
Address
City, State, Zip
Contact: Name
tel: (****) ***-****

INDEX OF DRAWINGS

ARCHITECTURAL

A0 COVER SHEET

Architectural Drawings

- A1 LOWER LEVEL PLAN
- A2 MAIN LEVEL PLAN
- A3 UPPER LEVEL PLAN
- A4 ROOF PLAN
- A5 FRONT ELEVATION & DETACHED GARAGE FRONT ELEVATION
- A6 RIGHT SIDE ELEVATION & DETAILS
- A7 LEFT SIDE ELEVATION & DETAILS
- A8 REAR ELEVATION & DETAILS
- A9 DETAILS

CODES & STANDARDS

- 2018 - International Building Code with 2020 Georgia State Amendments
- 2018 - International Residential Code with 2020 Georgia State Amendments
- 2018 - International Mechanical Code with 2020 Georgia State Amendments
- 2018 - International Plumbing Code with 2020 Georgia State Amendments
- 2020 - NEC - National Electrical Code
- 2018 - International Fuel Gas Code with 2020 Georgia State Amendments
- 2018 - International Fire Code with Georgia Amendments.
- 2015 - International Energy Conservation Code with Georgia Supplements & 2020 Amendments
- 2018 - NFPA 101 Life Safety Code with Georgia State Amendments.
- 2010 - ADA: Georgia Accessibility Code Chapter 120-3-20
- 2018 - International Swimming and Spa Code

PLAN REVISIONS

△

PROJECT

McDONALD
RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GEORGIA 30009
Est. 2024

CALDWELL + CLINE
ARCHITECTS & DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377
www.caldwellcline.com

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08-30-24	224109
DESIGN BY	REVISIONS
KBR	
DESIGNED BY	

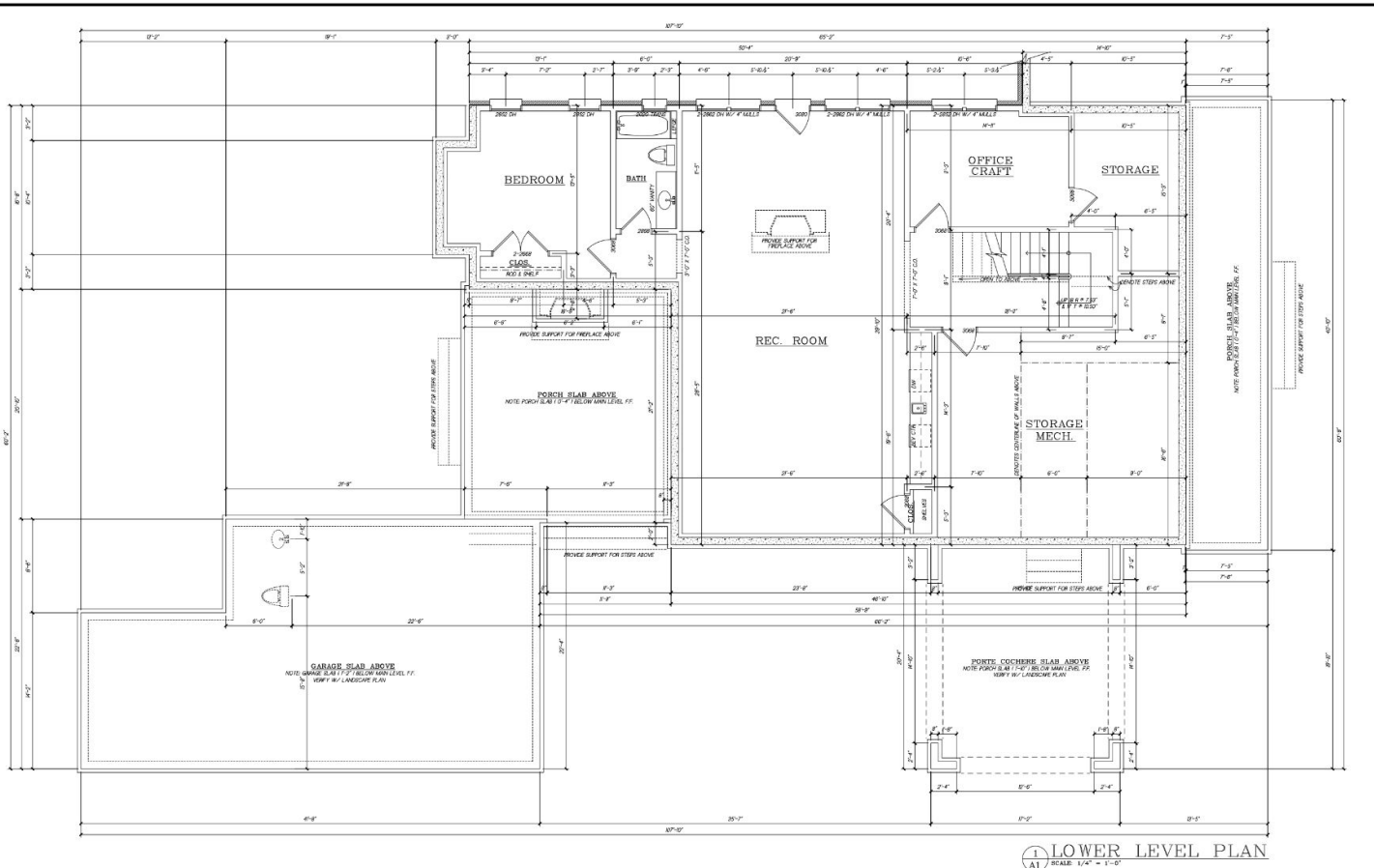
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A0 SHEET 08

OVERVIEW

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET PLANS



PROJECT

MCDONALD

RESIDENCE

201 MARIETTA STREET

ALPHARETTA, GEORGIA 30009

EST. 2024

CALDWELL + CLINE

ARCHITECTS & DESIGNERS

222 Crescent Circle - Marietta, GA 30064

Phone 770-424-3882 - Fax 770-424-2377

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DATE

08-30-24

PROJECT NUMBER

224109

DESIGN BY

JLC/KER

REVISION

CHECKED BY

NOT FOR CONSTRUCTION

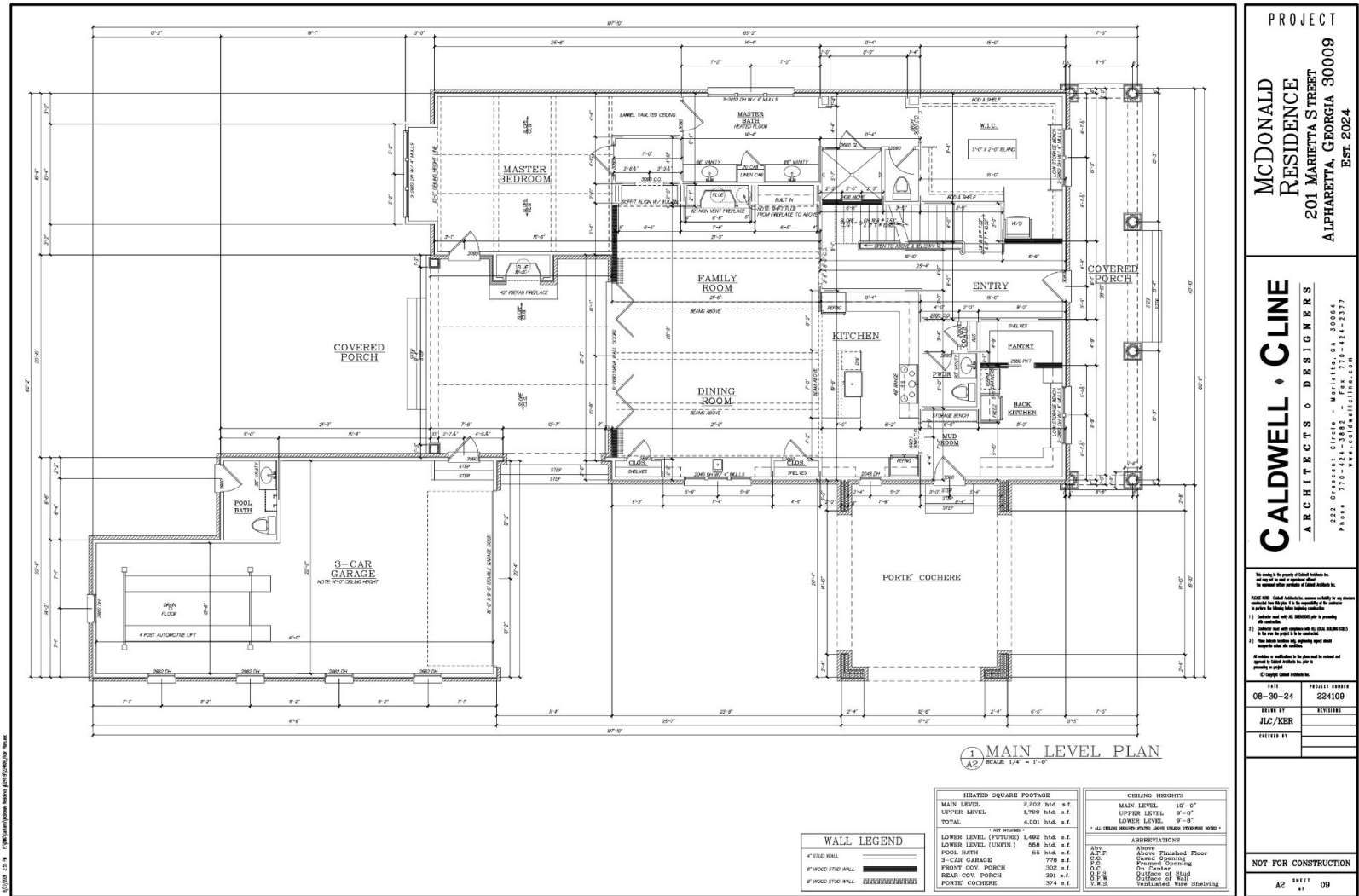
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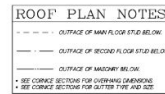
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OVERVIEW

MARIETTA STREET PLANS



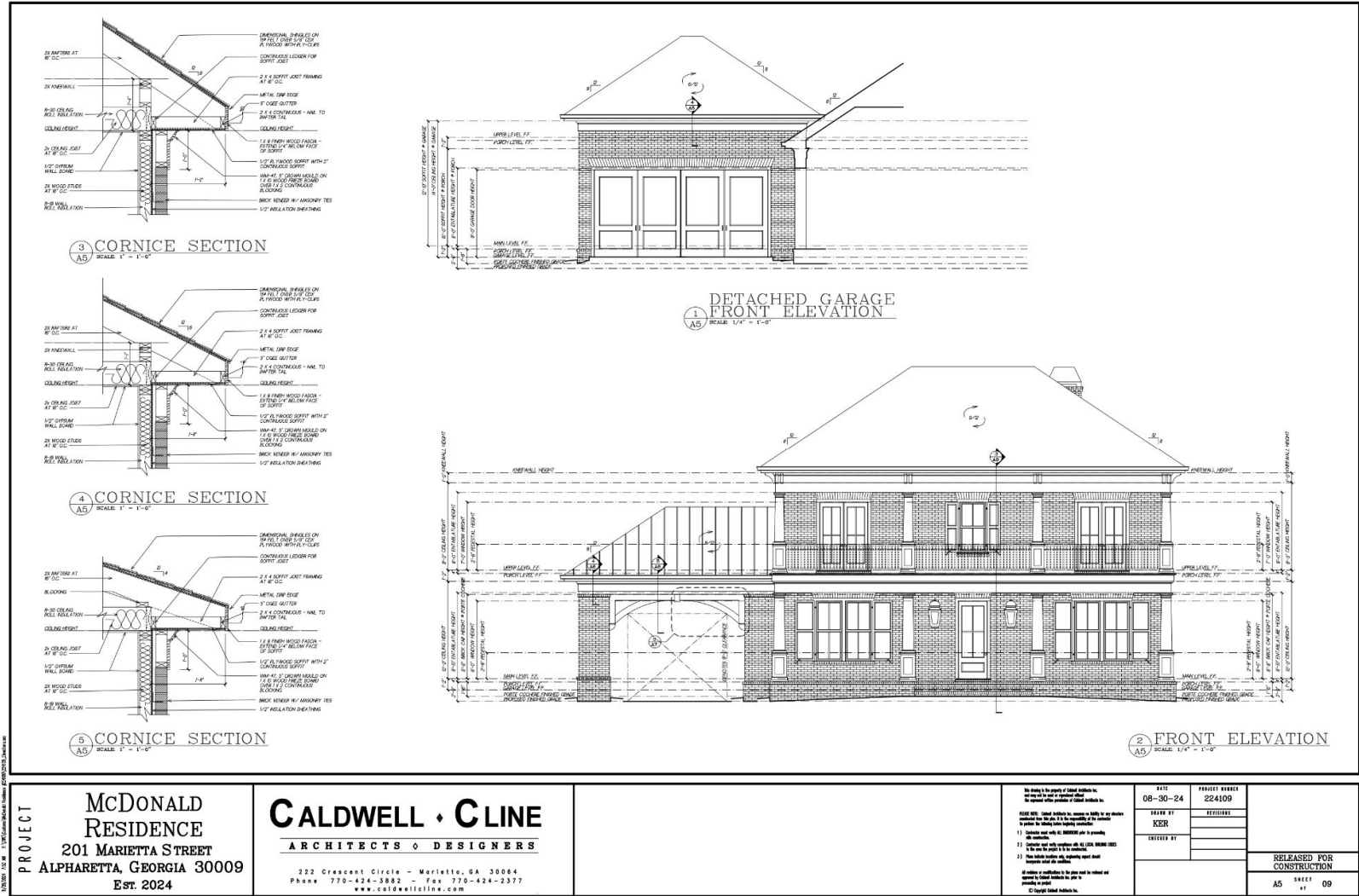
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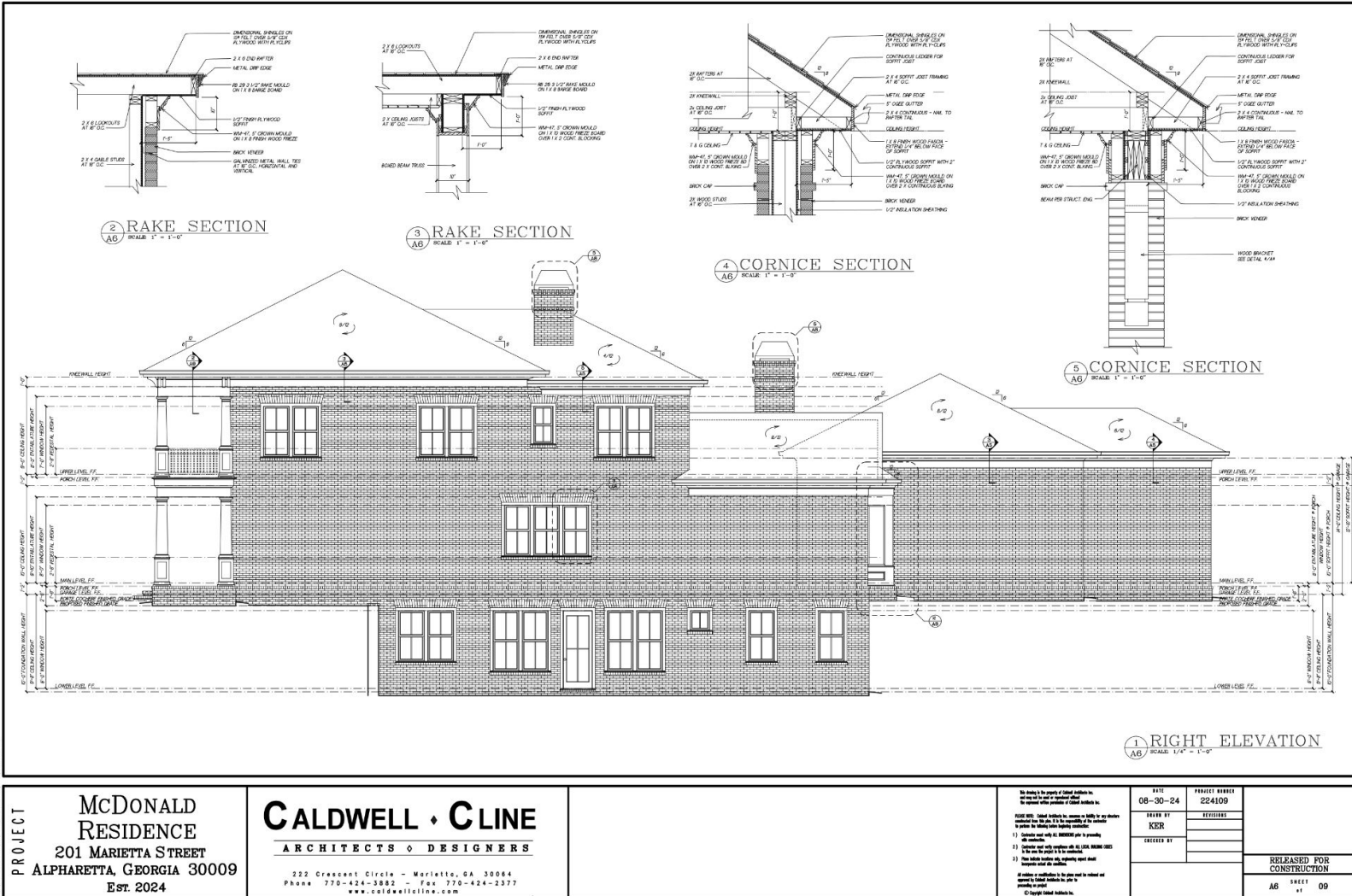
Page 97 of 142

MARIETTA STREET PLANS



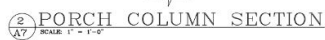
OVERVIEW

MARIETTA STREET PLANS



OVERVIEW

ASCEND
CONSTRUCTION MANAGEMENT, INC.

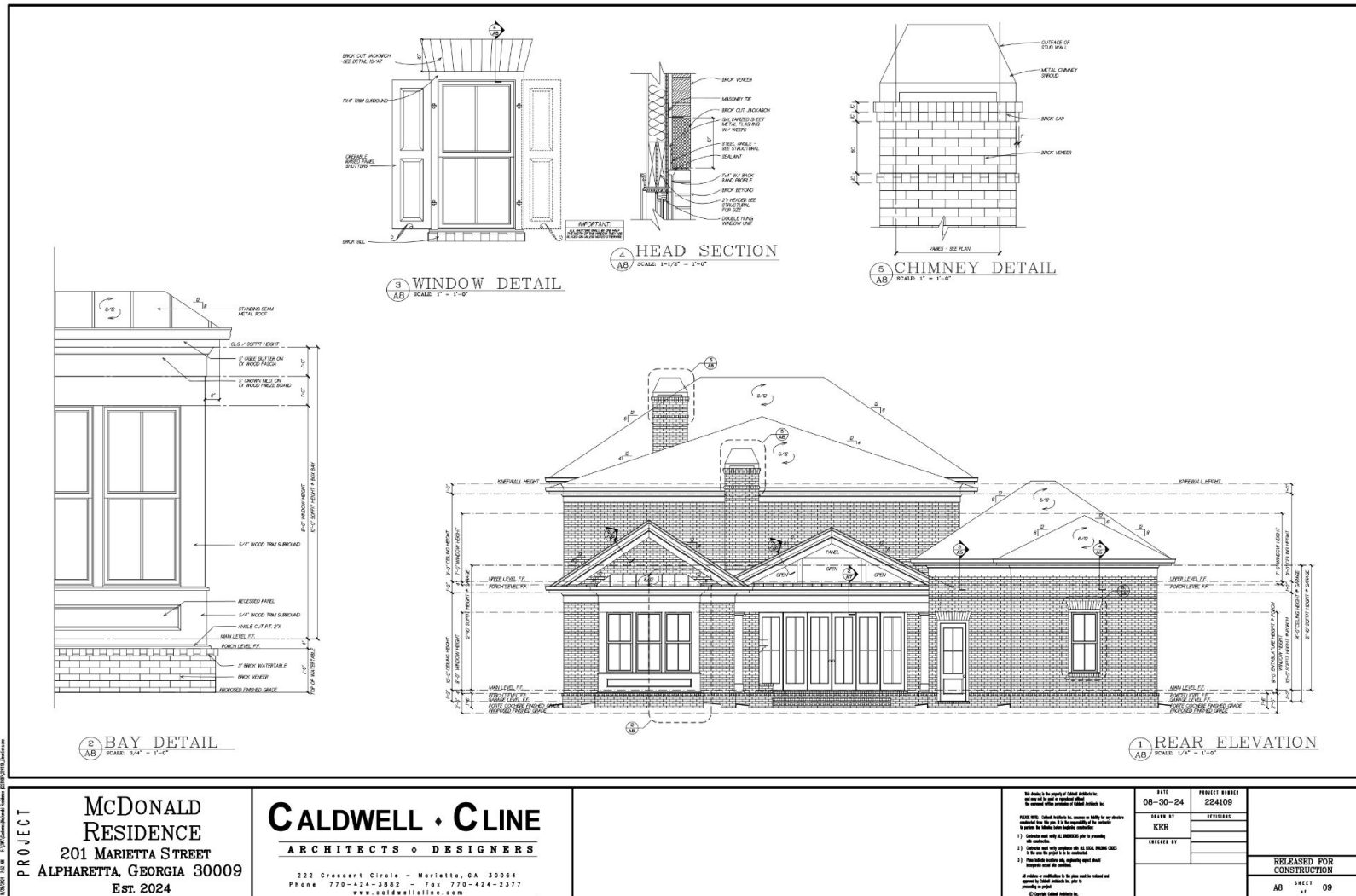


RELEASED FOR CONSTRUCTION		
A7	SHEET OF	09

ASCEND

MARIETTA STREET

PLANS



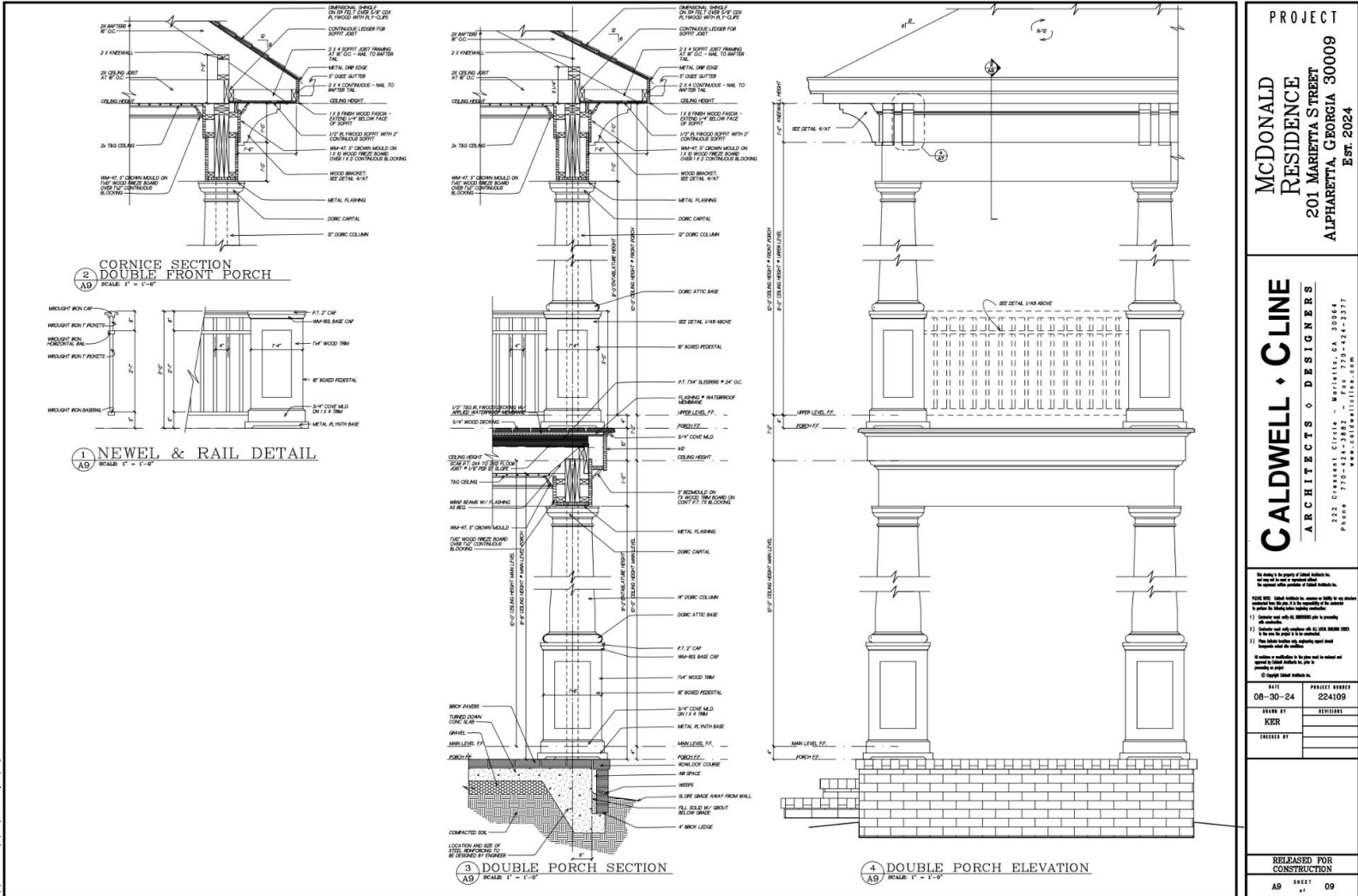
OVERVIEW

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET

PLANS



OVERVIEW

EXTERIOR DOORS

FRONT ENTRY



RECTANGULAR
3/4 LITE
NO GRIDS

PAINTED- SW IRON ORE

SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR DOORS

UPSTAIRS PORCH DOORS



RECTANGULAR
FULL LITE
NO GRIDS

PAINTED- PURE WHITE SW
7005

Expert Pick

SW 7005

Pure White

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR DOORS

SIDE ENTRY



RECTANGULAR
HALF LITE

PAINTED- SW IRON ORE

SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR DOORS

DINING ROOM SLIDER



RESIDENTIAL GLASS WALLS | NANA WALL

COLOR: WHITE

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET

WINDOWS



Top Row

PAINTED- PURE WHITE SW
7005

Expert Pick

SW 7005

Pure White

 pella.com

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET

SHUTTERS



LOUVERED

12" WIDE (NEED TO CHECK ON
STANDARD SIZES)

PAINTED- SW IRON ORE

SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR FINISHES

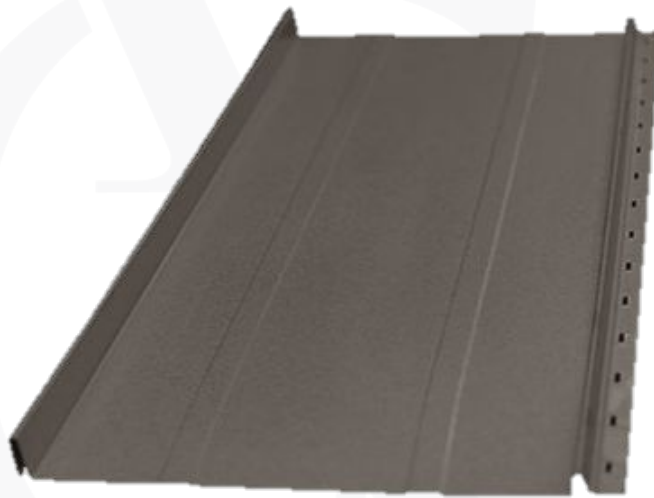
ROOF



MAIN ROOF	
BRAND	ARCHITECTURAL ASPHALT- GAF TIMBERLINE HDZ
COLOR	CHARCOAL

EXTERIOR FINISHES

METAL ROOF & GUTTERS



PORTE' COCHERE	
COLOR	BRONZE

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET

EXTERIOR FINISHES

FASCIA, SOFFIT, CORNICE

Expert Pick

SW 7005

Pure White

FASCIA, SOFFIT, CORNICE	
BRAND	SHERWIN WILLIAMS
COLOR	PURE WHITE SW 7005
INSTALL LOCATIONS	PER PLAN

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR FINISHES

BRICK



Expert Pick

SW 7005

Pure White

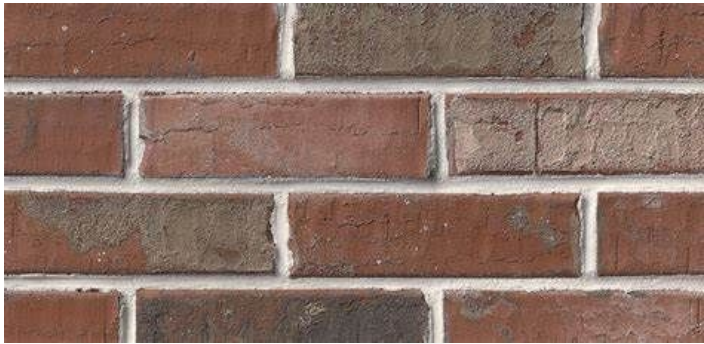
BRICK	
SUPPLIER	GENERAL SHALE- ARTISAN RUGGED QUEEN, AUGUSTA COLLECTION
COLOR	PAINTED WHITE PURE WHITE SW 7005
INSTALL LOCATIONS	ALL SIDES

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR FINISHES

RETAINING WALL-BRICK



Expert Pick

SW 7005

Pure White

RETAINING WALL- BRICK	
SUPPLIER	GENERAL SHALE- ARTISAN RUGGED QUEEN, AUGUSTA COLLECTION
COLOR	PAINTED WHITE PURE WHITE SW 7005
INSTALL LOCATIONS	PER PLANS



ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR
FINISHES

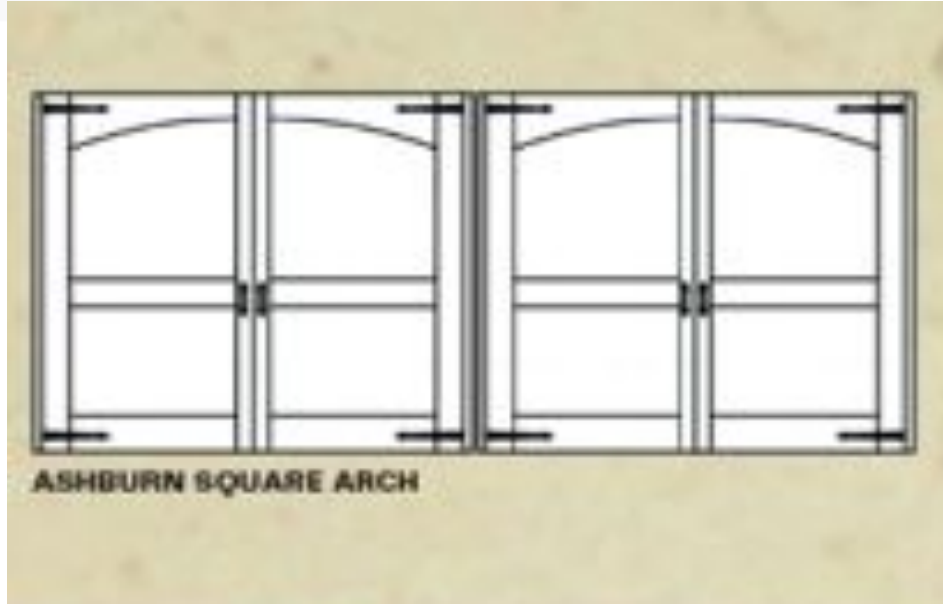
HARDSCAPES



PAVERS	
COLOR	GRAY PAVERS

EXTERIOR FINISHES

GARAGE DOORS



GARAGE DOORS	
BRAND	ASHBURN SQUARE ARCH
COLOR	PURE WHITE SW 7005 WANT CARRIAGE HARDWARE

ASCEND

CONSTRUCTION MANAGEMENT, INC.

MARIETTA STREET

EXTERIOR FINISHES

COLUMNS



COLUMNS

THICKNESS

10" COLUMNS

PAINT

PURE WHITE SW 7005

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR FINISHES

RAILINGS



RAILINGS	
SPECIES	BLACK WROUGHT IRON

ASCEND

CONSTRUCTION MANAGEMENT, INC.

EXTERIOR FINISHES

CORBELS PORTE' COCHERE



Expert Pick

SW 7005

Pure White

CORBELS ON PORTE' COCHERE	
SPECIES	WOOD
COLOR	PURE WHITE SW 7005

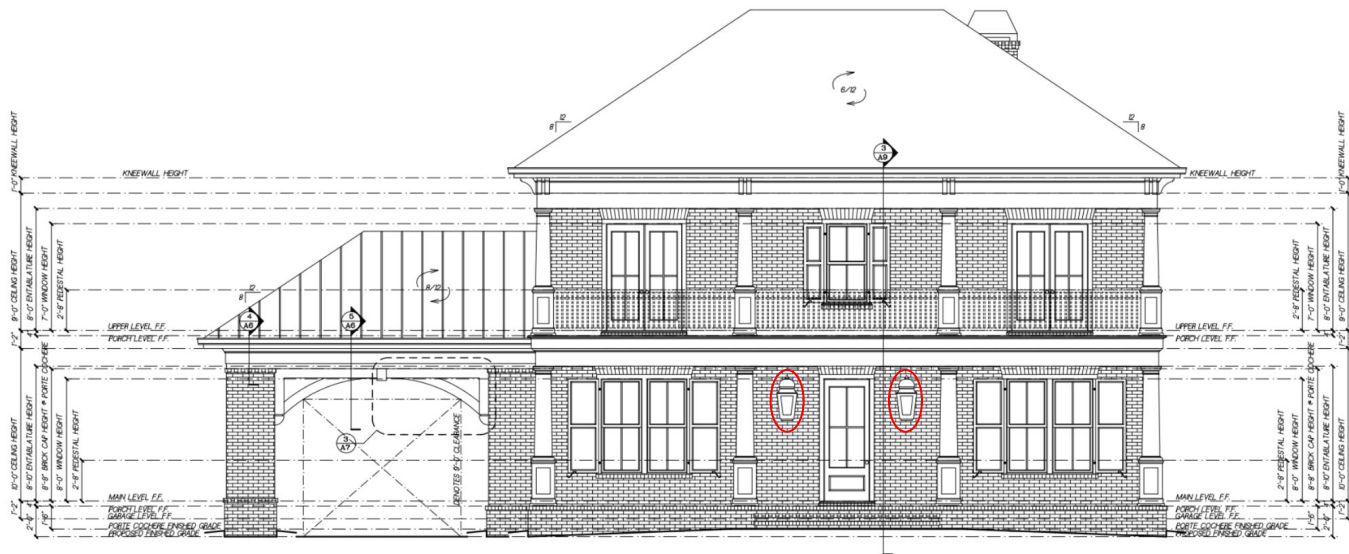
MARIETTA STREET

EXTERIOR LIGHTS

FRONT ENTRY



FRONT ENTRY	
BRAND	BEVOLO
STYLE	FRENCH QUARTER GOOSENECK
SOURCE	GAS
LOCATION	FRONT ENTRY
QUANTITY	2



MARIETTA STREET

EXTERIOR PORTE' COCHERE LIGHTS



PORTE' COCHERE	
BRAND	BEVOLO
STYLE	FRENCH QUARTER YOKE
SOURCE	GAS
LOCATION	PORTE' COCHERE
QUANTITY	1



McDONALD RESIDENCE

GENERAL NOTES

- 1/150 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES.)
- FAN, IF NO WINDOW IN BATH, AND 6FI REQUIRED IN ALL WET ROOMS.
- 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPTIONS PER IBC.
- DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2x SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITION WALLS. ALL LOAD BEARING WALLS TO HAVE DESIGNED BEAM OR WALL UNDER.
- PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
- 7/16" MIN. SHEATHING (4' WIDE MIN. PLATE TO PLATE) OR 1 x 4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR STRENGTHENING WALLS FOR MINIMUM SHEAR. THIS IS TO BE ACCOMPLISHED AT 25'-0" O.C. AND ALL CORNERS, AT ALL LEVELS WITH WOOD FRAMING. LET-INS AS CLOSE TO 45 DEGREES AS POSSIBLE.
- TEMPERED GLASS REQUIRED WHEN SILL IS LESS THAN 18" A.F.F., 24" FROM EXT. DOOR OPENING, AND WITHIN 60" VERT. AND ABOVE TUB OR SHOWER ENCLOSURE.
- 6'-8" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT. MIN. OF 34" HGT. HANDRAIL REQ. AT STAIR WHEN 30" OR MORE ABOVE ADJACENT LEVEL, AND 30"-38" RAIL WHEN WALLS BORDER STAIR.
- 36" MIN. HGT. RAILING @ ALL BALCONY, PORCH, DECK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER.
- 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTUR INTERIOR, I.E. STAIR, HALL.
- REFER TO ELEVATIONS FOR AVERAGE RIDGE HEIGHT CALCULATIONS (EXISTING RIDGE HAS NO CHANGE)
- 20" x 24" MIN. OPENING SIZE REQ. W/ 44" MAX. SILL HGT. AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS
- 7 3/4" MAX RISER HGT. AND 9" MIN TREAD WIDTH AT ALL STAIRS.
- SMOKE DETECTORS ARE TO BE PROVIDE PER IBC.
- 1/2" GYP. BOARD REQD. ON GARAGE SIDE OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA.
- DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQD. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
- ALL REINFORCING IN CONCRETE SLAB AND STURCURAL SUPPORTS TO BE SIZED BY STRUCTURAL ENGINEER.
- ALL COLUMN SUPPORT AND DECK CONNECTIONS TO BE SIZED BY ENGINEER.
- SAFETY GLAZING REQUIRED PER IRC - R308.
- ALL SLEEPING ROOMS REQ. EGRESS TO COMPLY WITH IRC- R310. 20"x24" MIN. OPENING SIZE REQ. W/ 44" MAX SILL HEIGHT AT ONE WINDOW IN EA. BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUE FOR EGRESS.
- SEE IRC - R309 FOR GARAGE / RESIDENCE SEPARATION REQUIREMENTS (DOES NOT APPLY- NO GARAGE)
- DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQD. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
- A LIGHT GAUGE MECHANICAL CONNECTION IS REQD. AT THE BOTTOM OF ALL POST OR BUILT-UP POST. WHEN SUPPORTING A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE, THAT CAN RESTRAIN POST FROM ANY MOVEMENT.

SCOPE OF WORK

- NEW HOME CONSTRUCTION
- ****
- ****
- ****
- ****
- ****
- ****
- ****
- ****
- ****
- ****
- ****
- ****
- ****

PROJECT DATA

CONSTRUCTION TYPE: TYPE VB / 2018 - INTERNATIONAL BUILDNG CODE

ROOF HEIGHT DATA:

Proposed Average Ridge Height = (28' -10" measured to Mid-Point of Main Roof)

SQUARE FOOTAGE - AS BUILT

Main Level	2,202 Sq. Ft.
Upper Level	1,799 Sq. Ft.
Total Heated	4,001 Sq. Ft.
Lower Level (Unfinished)	1,492 Sq. Ft.
Lower Level - Storage/MECH	558 Sq. Ft.
Front Porch	302 Sq. Ft.
Porte Cochere	374 Sq. Ft.
3-Car Garage	778 Sq. Ft.
Pool Bath	55 Sq. Ft.
Rear Porch	391 Sq. Ft.
Upper Porch	302 Sq. Ft.

SITE LOCATION / OWNER

McDonald Residence
201 Marietta Street
Alpharetta, Georgia 30009

PROJECT TEAM

Architect

Caldwell Cline Architects
222 Crescent Circle
Marietta, Georgia 30064
Contact: Roger L. Caldwell
tel: (770) 424-3882

Contractor

Name
Address
City, State, Zip
Contact: Name
tel: (***) ***-****

INDEX OF DRAWINGS

ARCHITECTURAL

A0 COVER SHEET

Architectual Drawings

A1	LOWER LEVEL PLAN
A2	MAIN LEVEL PLAN
A3	UPPER LEVEL PLAN
A4	ROOF PLAN
A5	FRONT ELEVATION & DETACHED GARAGE FRONT ELEVATION
A6	RIGHT SIDE ELEVATION & DETAILS
A7	LEFT SIDE ELEVATION & DETAILS
A8	REAR ELEVATION & DETAILS
A9	DETAILS

CODES & STANDARDS

2018 - International Building Code with 2020 Georgia State Amendments
2018 - International Residential Code with 2020 Georgia State Amendments
2018 - International Mechanical Code with 2020 Georgia State Amendments
2018 - International Plumbing Code with 2020 Georgia State Amendments
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2015 - International Energy Conservation Code with Georgia Supplements & 2020 Amendments
2018 - NFPA 101 Life Safety Code with Georgia State Amendments.
2010 - ADA; Georgia Accessibility Code Chapter 120-3-20
2018 - International Swimming and Spa Code

PLAN REVISIONS



PROJECT

McDONALD
RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GEORGIA 30009
EST. 2024

CALDWELL • CLINE

ARCHITECTS • DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377
www.caldwellcline.com

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- Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
- Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the project is to be constructed.
- Plans indicate locations only; engineering aspect should incorporate actual site conditions.

All revisions or modifications to the plans must be reviewed and approved by Caldwell Architects Inc. prior to proceeding on project.

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DATE	PROJECT NUMBER
08-30-24	224109
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KER	
CHECKED BY	

RELEASED FOR
CONSTRUCTION

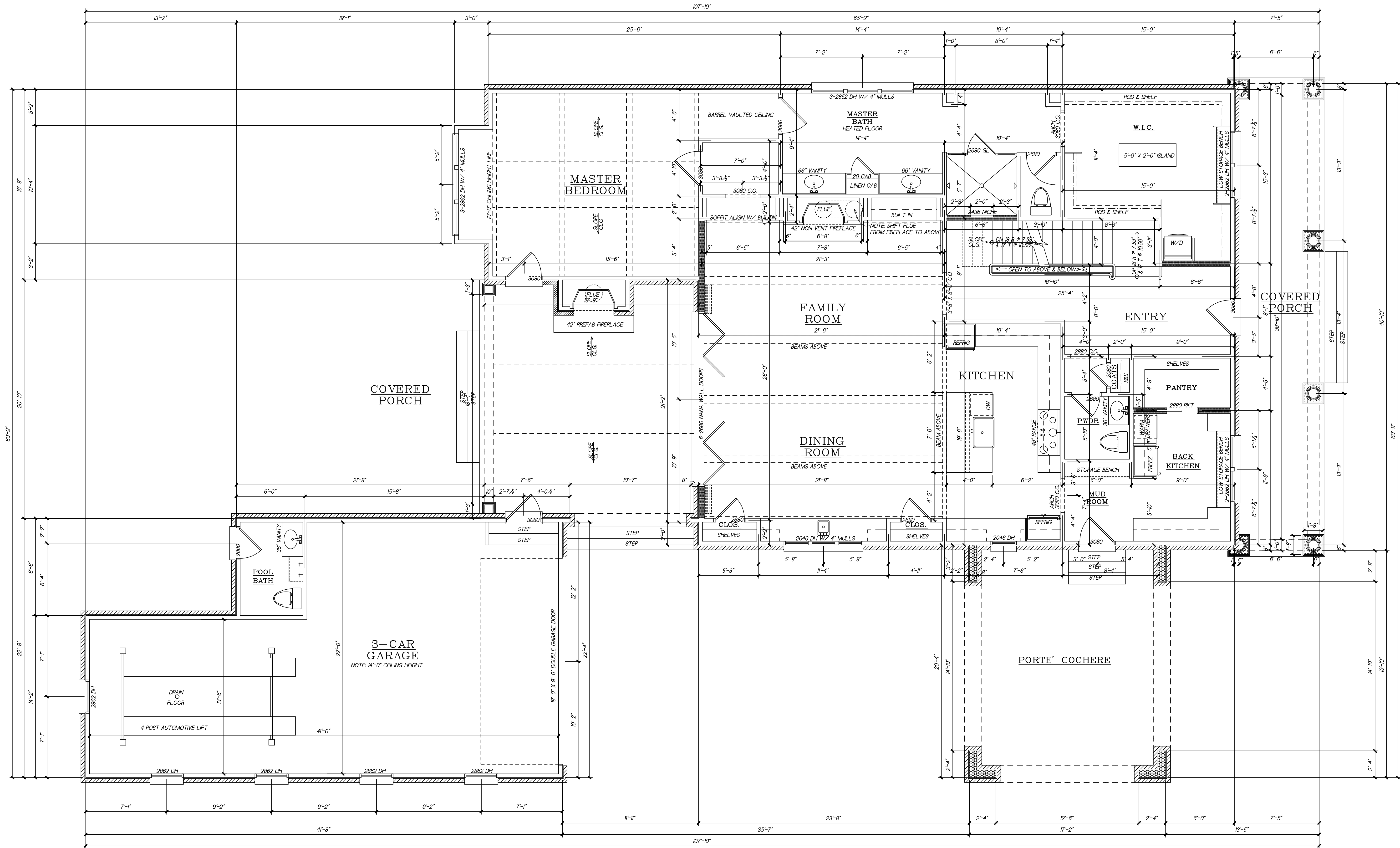
A0 SHEET
of 09

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NOT FOR CONSTRUCTION

Page 122

ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Offset of Stud
O.F.W.	Offset of Wall
W.V.S.	Ventilated Wire Shelving



1 MAIN LEVEL PLAN
A2 SCALE: 1/4" = 1'-0"

WALL LEGEND	
4" STUD WALL	=====
6" WOOD STUD WALL	=====
8" WOOD STUD WALL	=====

HEATED SQUARE FOOTAGE	
MAIN LEVEL	2,202 htd. s.f.
UPPER LEVEL	1,799 htd. s.f.
TOTAL	4,001 htd. s.f.
* NOT INCLUDED *	
LOWER LEVEL (FUTURE)	1,492 htd. s.f.
LOWER LEVEL (UNFIN.)	558 htd. s.f.
POOL BATH	55 htd. s.f.
3-CAR GARAGE	778 s.f.
FRONT COV. PORCH	302 s.f.
REAR COV. PORCH	391 s.f.
PORTE' COCHERE	374 s.f.

CEILING HEIGHTS	
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"
LOWER LEVEL	9'-8"
* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED *	
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Offset of Stud
O.F.W.	Offset of Wall
V.W.S.	Ventilated Wire Shelving

PROJECT
MCDONALD
RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GEORGIA 30009
EST. 2024

CALDWELL • CLINE
ARCHITECTS ♦ DESIGNERS
222 Crescent Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377
www.caldwellcline.com

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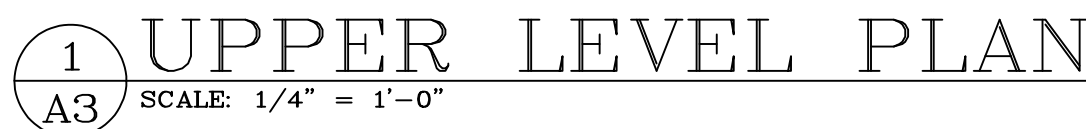
DATE	PROJECT NUMBER
08-30-24	224109
DRAWN BY	REVISIONS
JLC/KER	
CHECKED BY	

NOT FOR CONSTRUCTION

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DATE	PROJECT NUMBER
08-30-24	224109
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JLC/KER	
CHECKED BY	

A3 SHEET 09
of



CEILING HEIGHTS	
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"
LOWER LEVEL	9'-8"

ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Outface of Stud
O.F.W.	Outface of Wall
V.W.S.	Ventilated Wire Shelving

WALL LEGEND	
4" STUD WALL	
6" WOOD STUD WALL	
8" WOOD STUD WALL	

ROOF PLAN NOTES

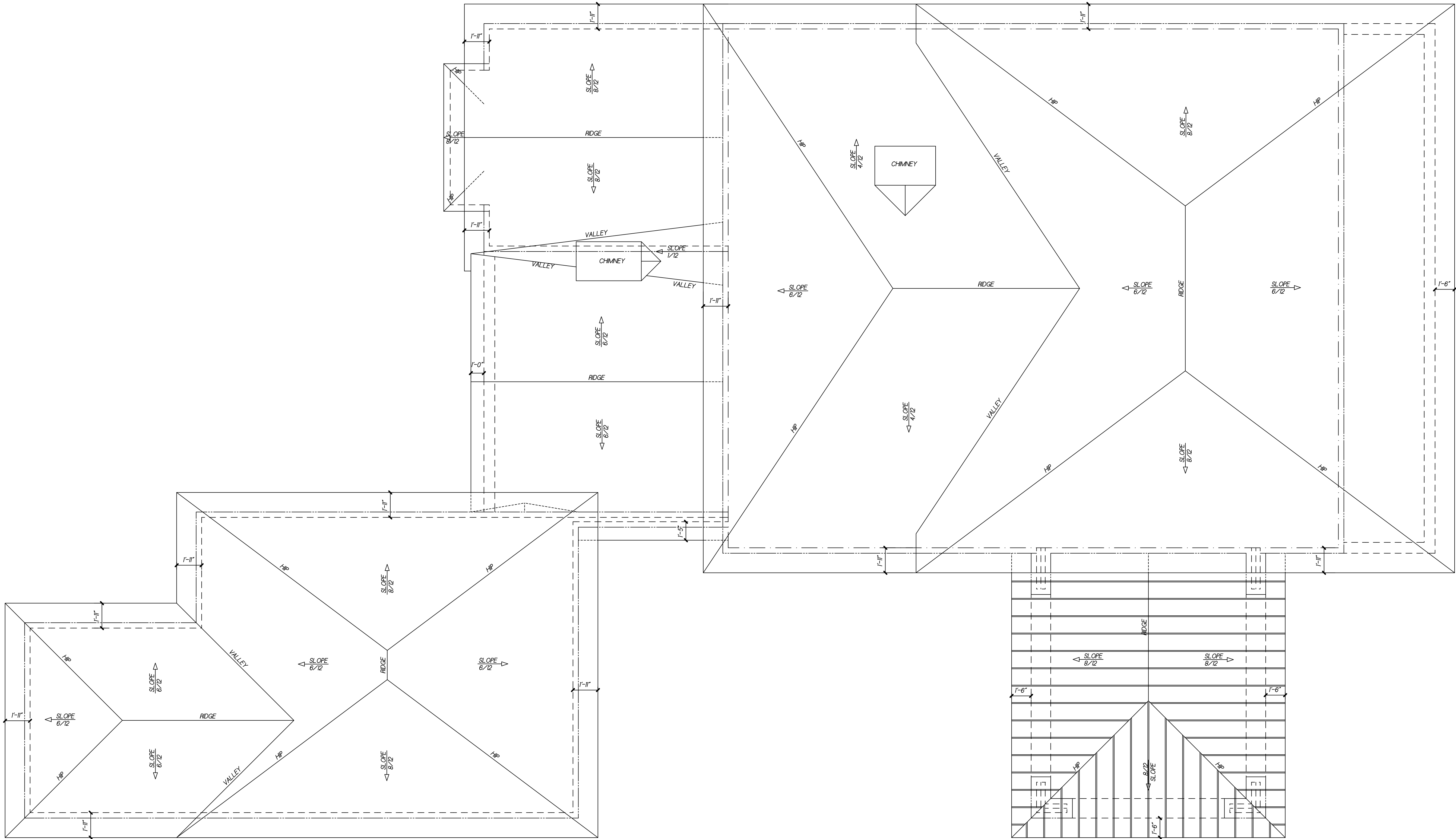
--- OUTFACE OF MAIN FLOOR STUD BELOW.

— · — OUTFACE OF SECOND FLOOR STUD BELOW.

----- OUTFACE OF MASONRY BELOW.

- SEE CORNICE SECTIONS FOR OVERHANG DIMENSIONS.
- SEE CORNICE SECTIONS FOR GUTTER TYPE AND SIZE.

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ROOF PLAN NOTES

- - - - - OUTFACE OF MAIN FLOOR STUD BELOW.
- — — — OUTFACE OF SECOND FLOOR STUD BELOW.
- OUTFACE OF MASONRY BELOW.
- SEE CORNICE SECTIONS FOR OVERHANG DIMENSIONS.
- SEE CORNICE SECTIONS FOR GUTTER TYPE AND SIZE.

1 ROOF PLAN
A4 SCALE: 1/4" = 1'-0"

PROJECT
MCDONALD
RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GEORGIA 30009
EST. 2024

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377
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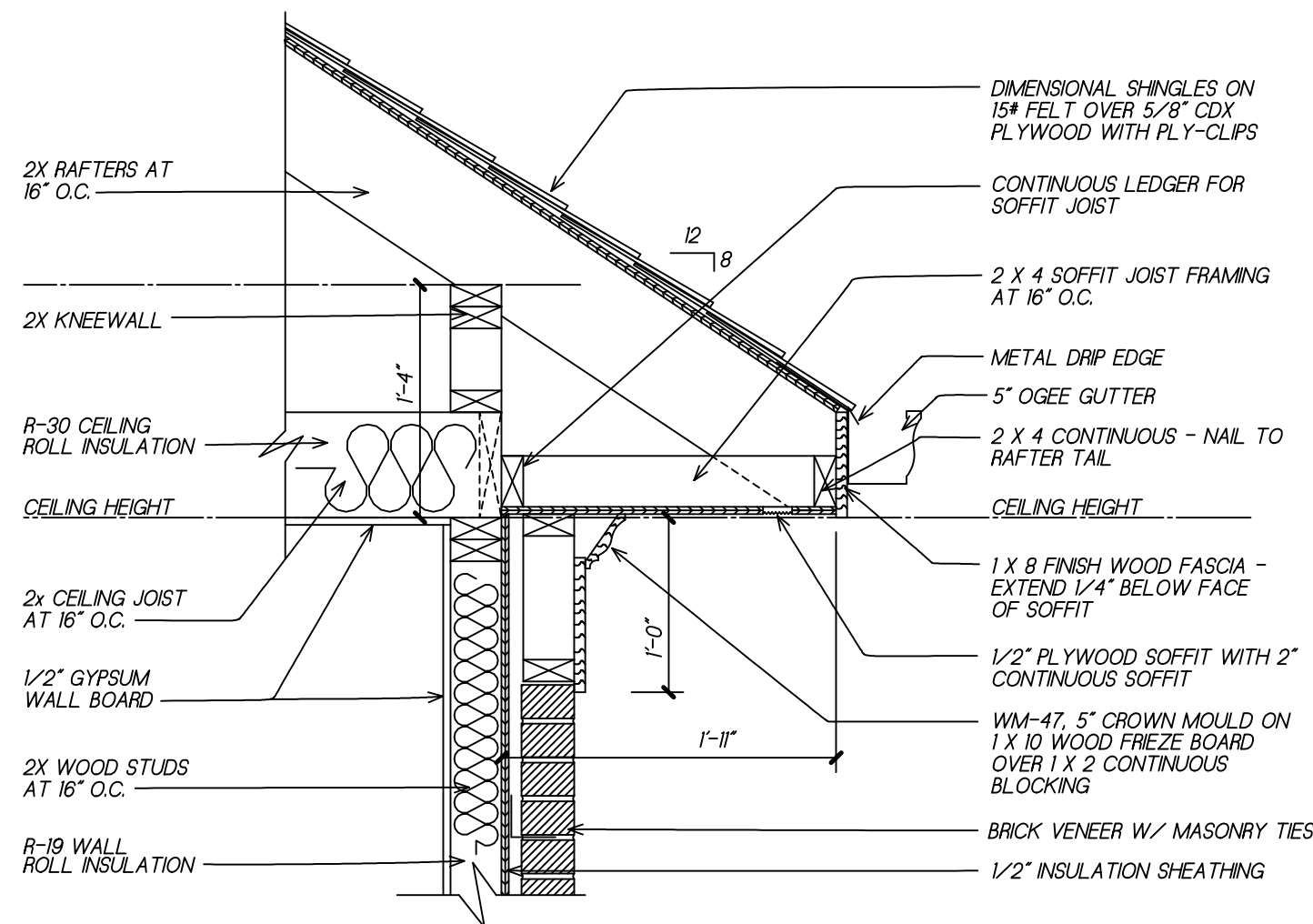
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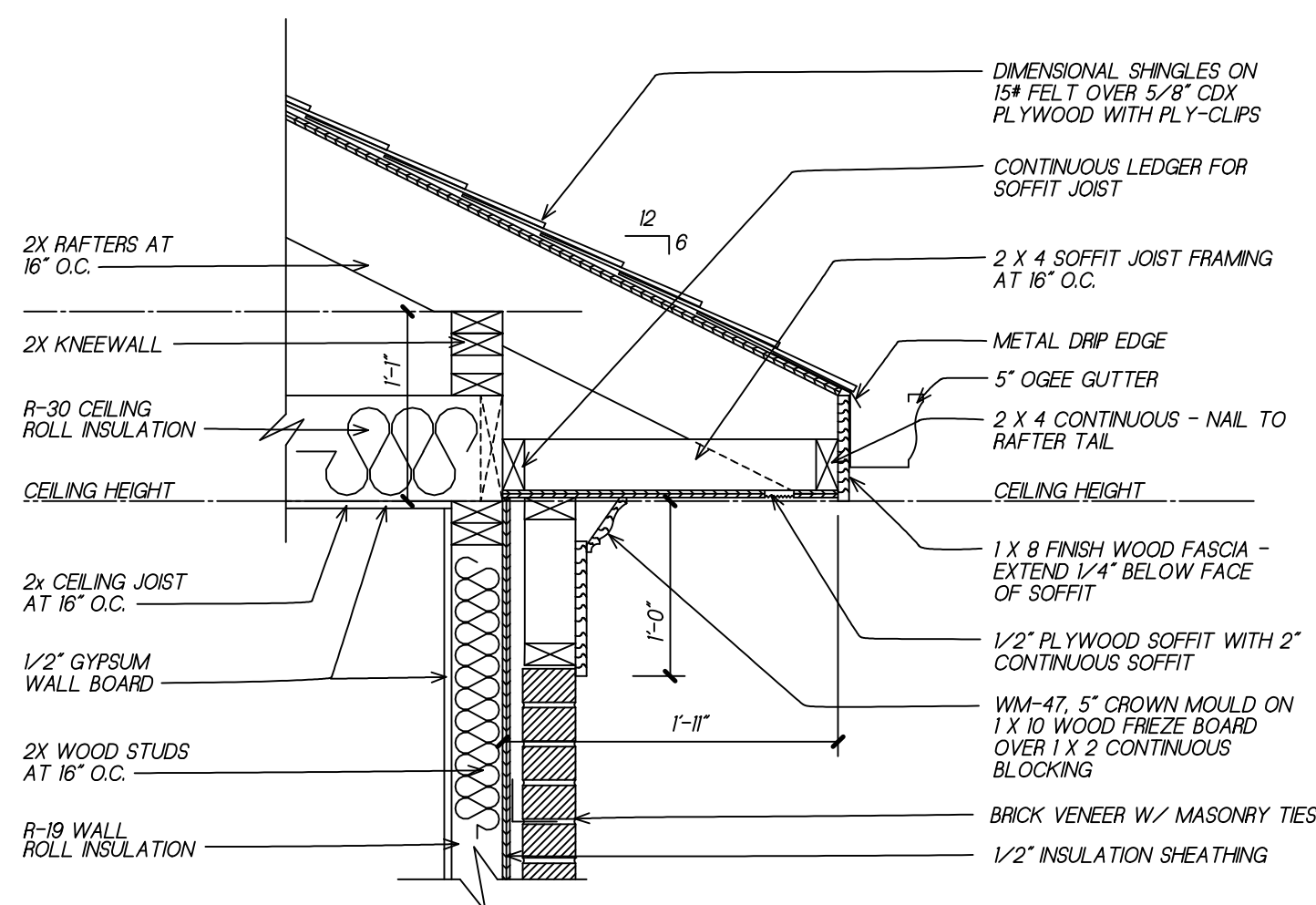
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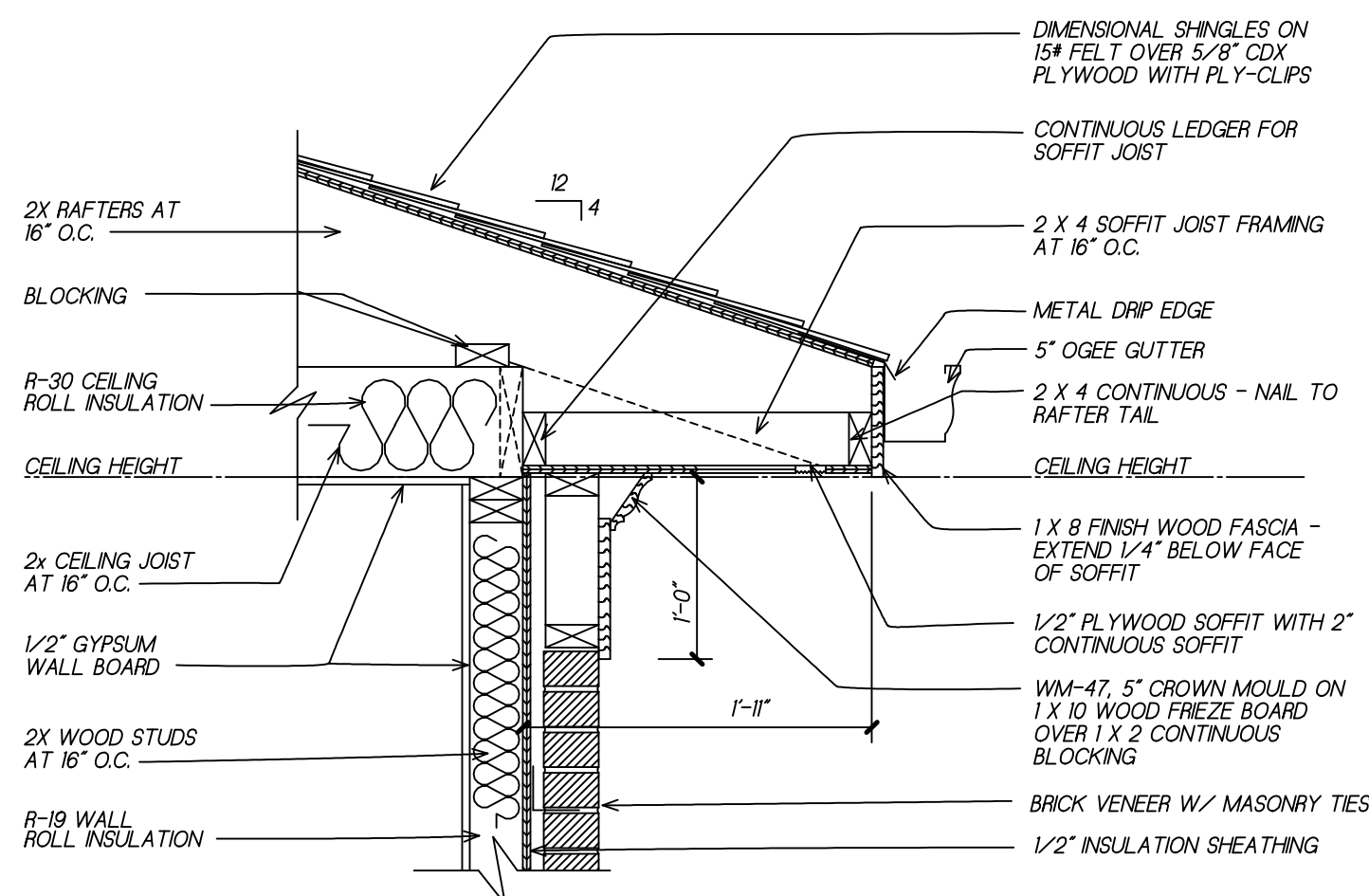
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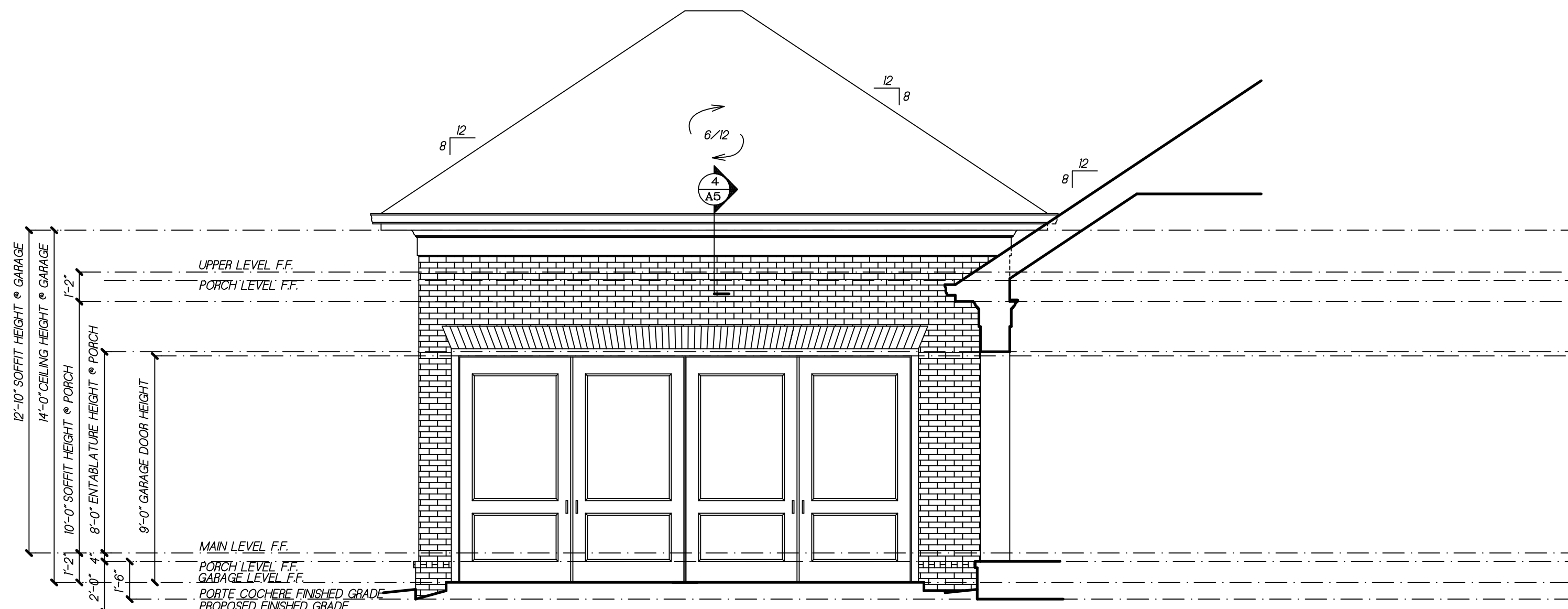
3 CORNICE SECTION
A5 SCALE: 1" = 1'-0"



4 CORNICE SECTION
A5 SCALE: 1" = 1'-0"



5 CORNICE SECTION
A5 SCALE: 1" = 1'-0"



1 DETACHED GARAGE FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"

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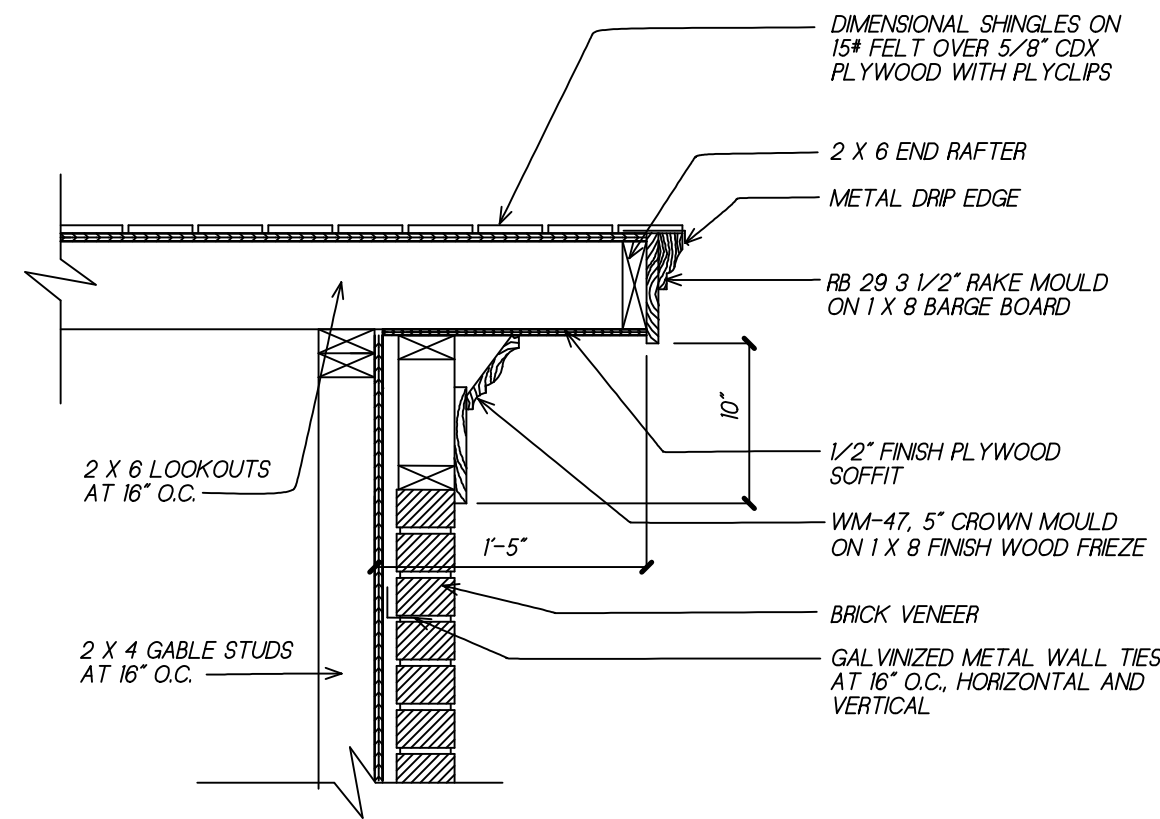
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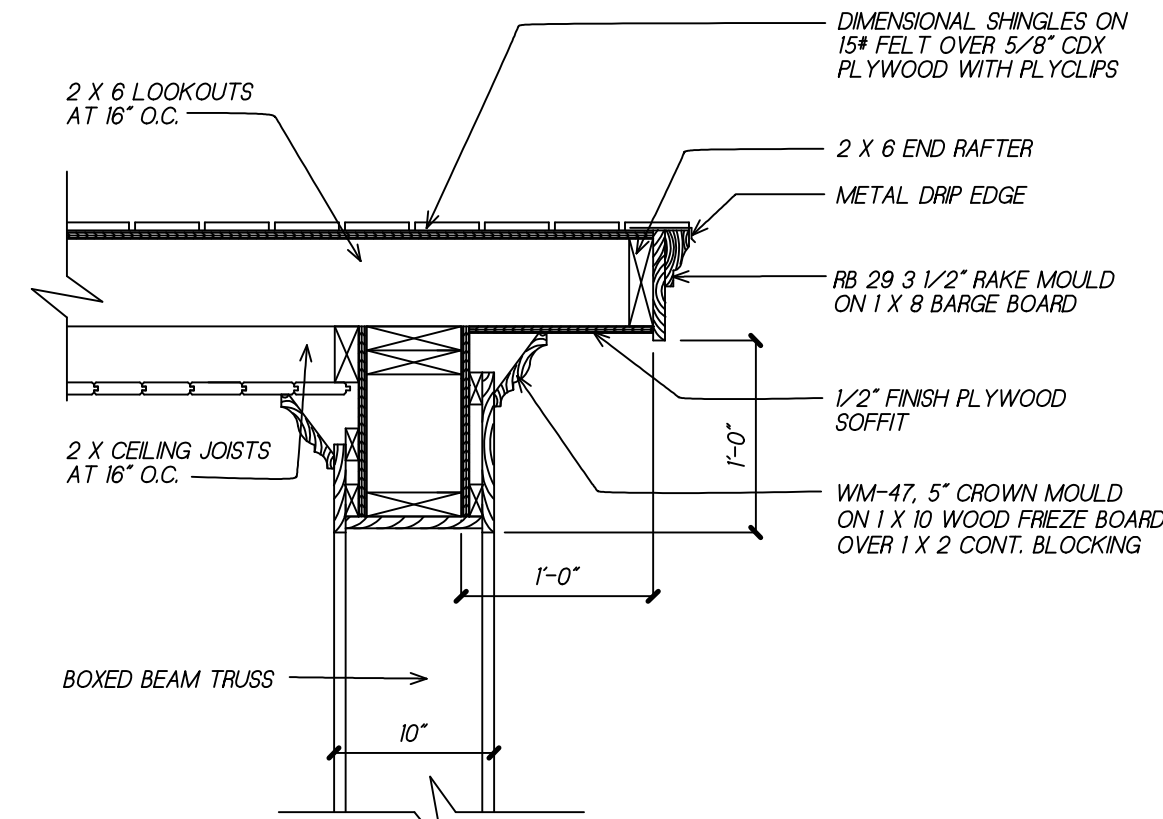
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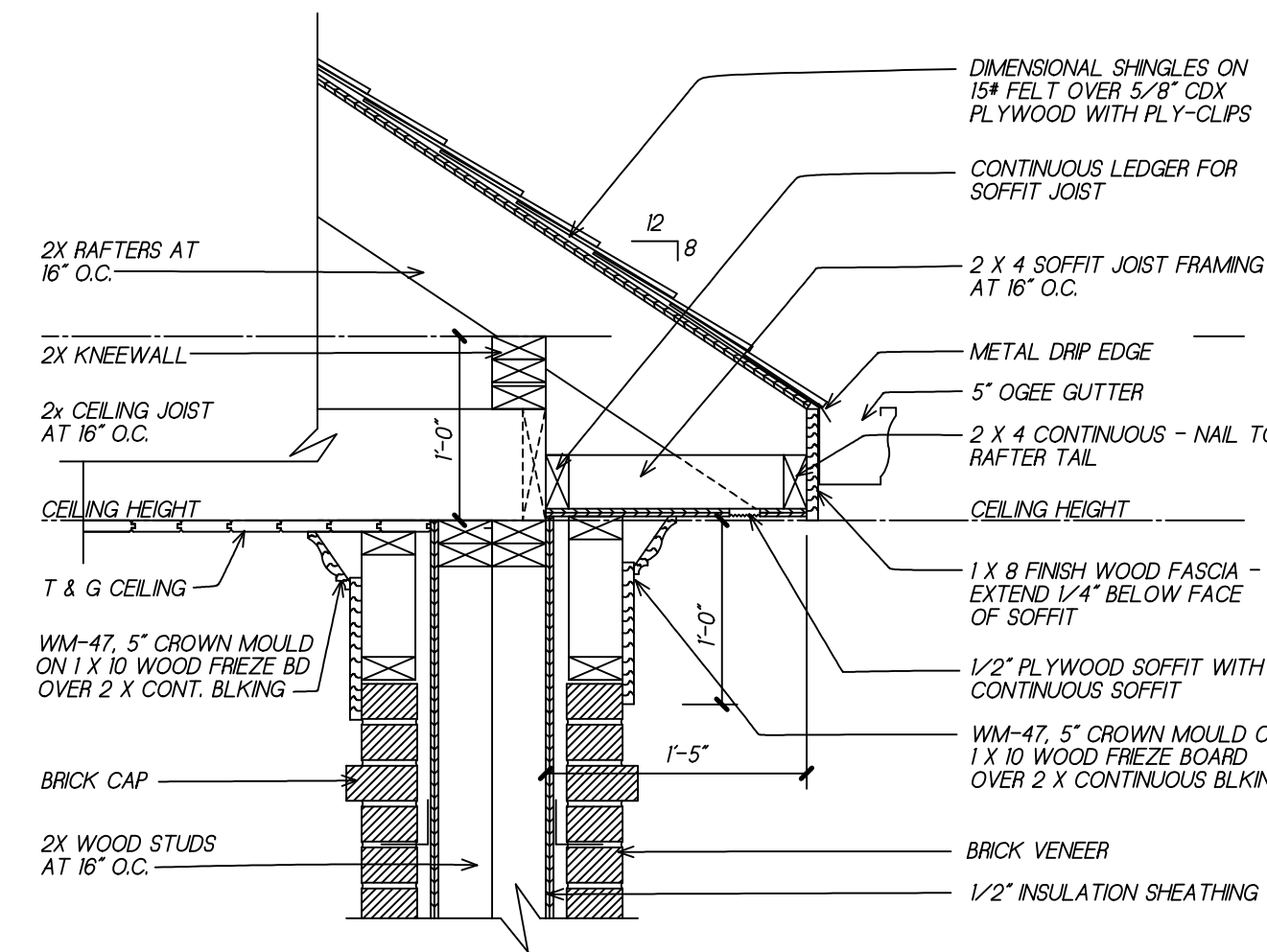
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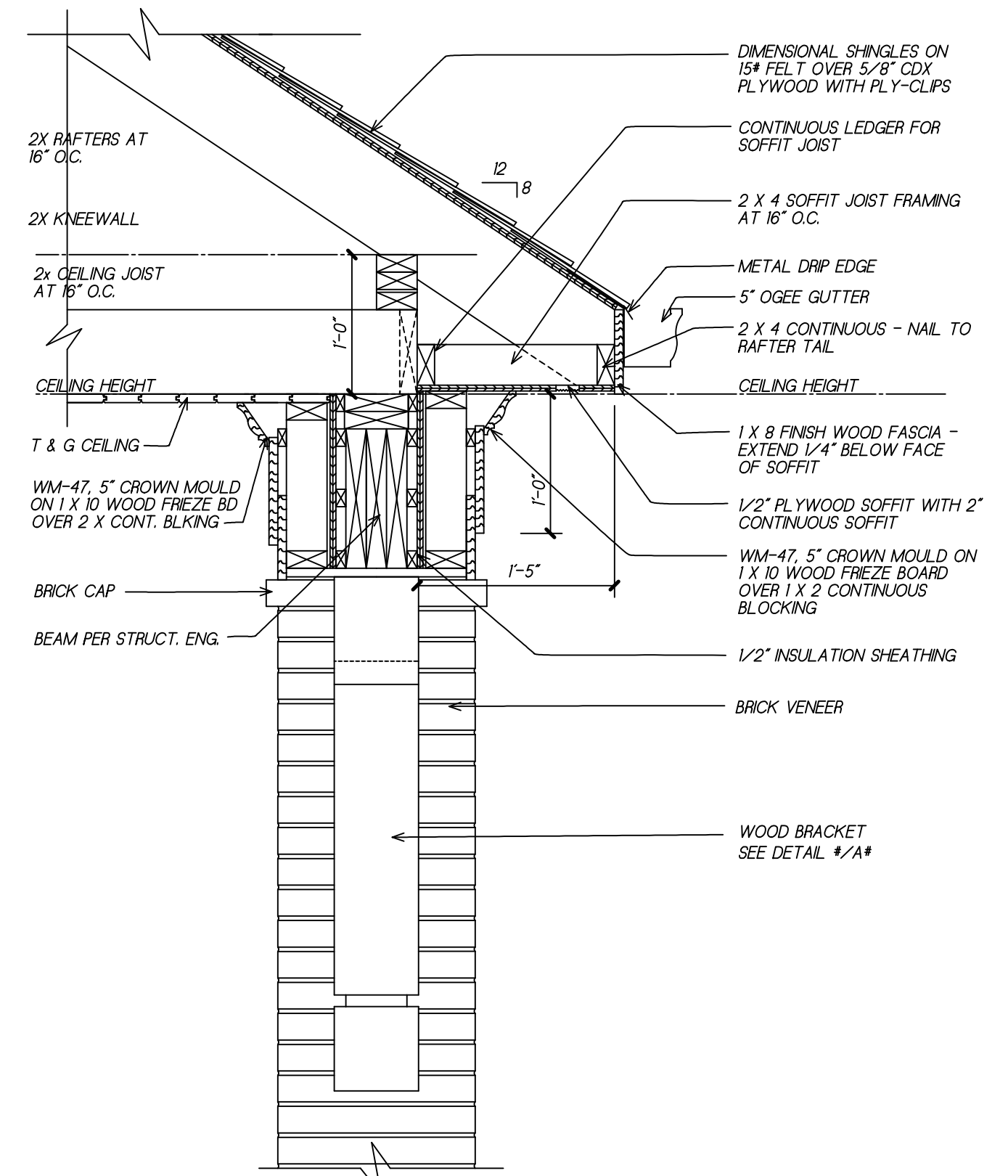
2 RAKE SECTION
A6 SCALE: 1" = 1'-0"



3 RAKE SECTION
A6 SCALE: 1" = 1'-0"



4 CORNICE SECTION
A6 SCALE: 1" = 1'-0"



5 CORNICE SECTION
A6 SCALE: 1" = 1'-0"



1 RIGHT ELEVATION
A6 SCALE: 1/4" = 1'-0"

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PROJECT

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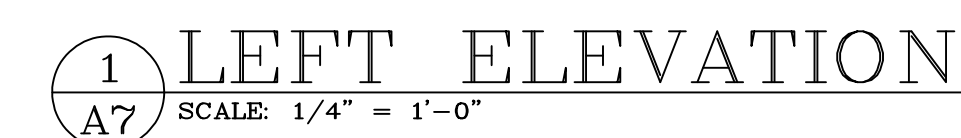
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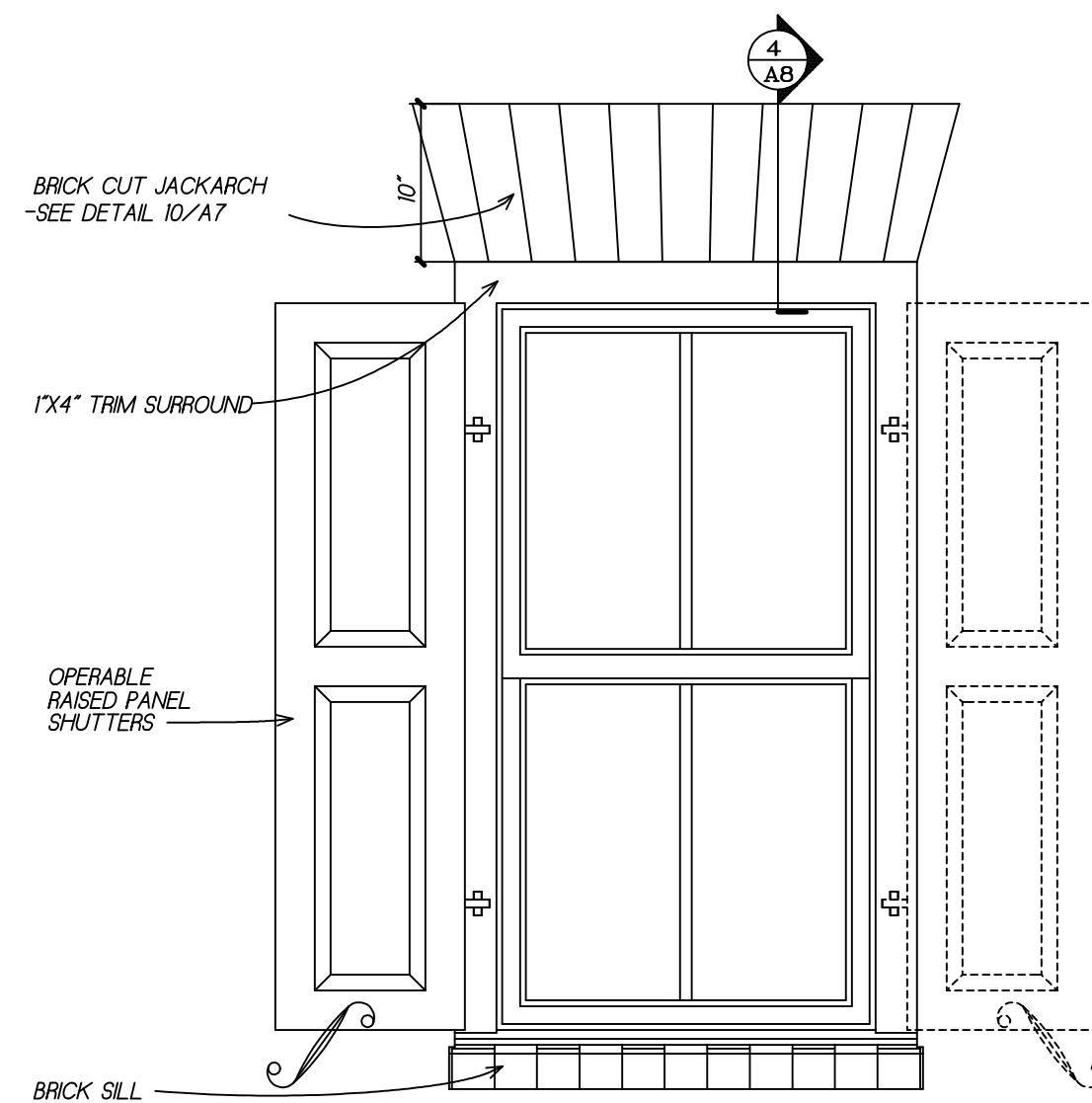
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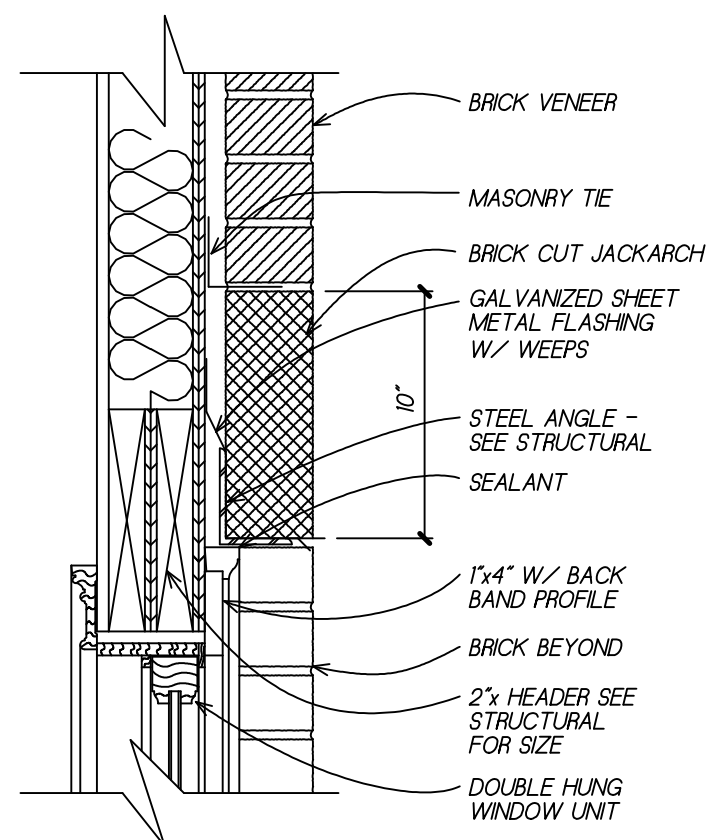
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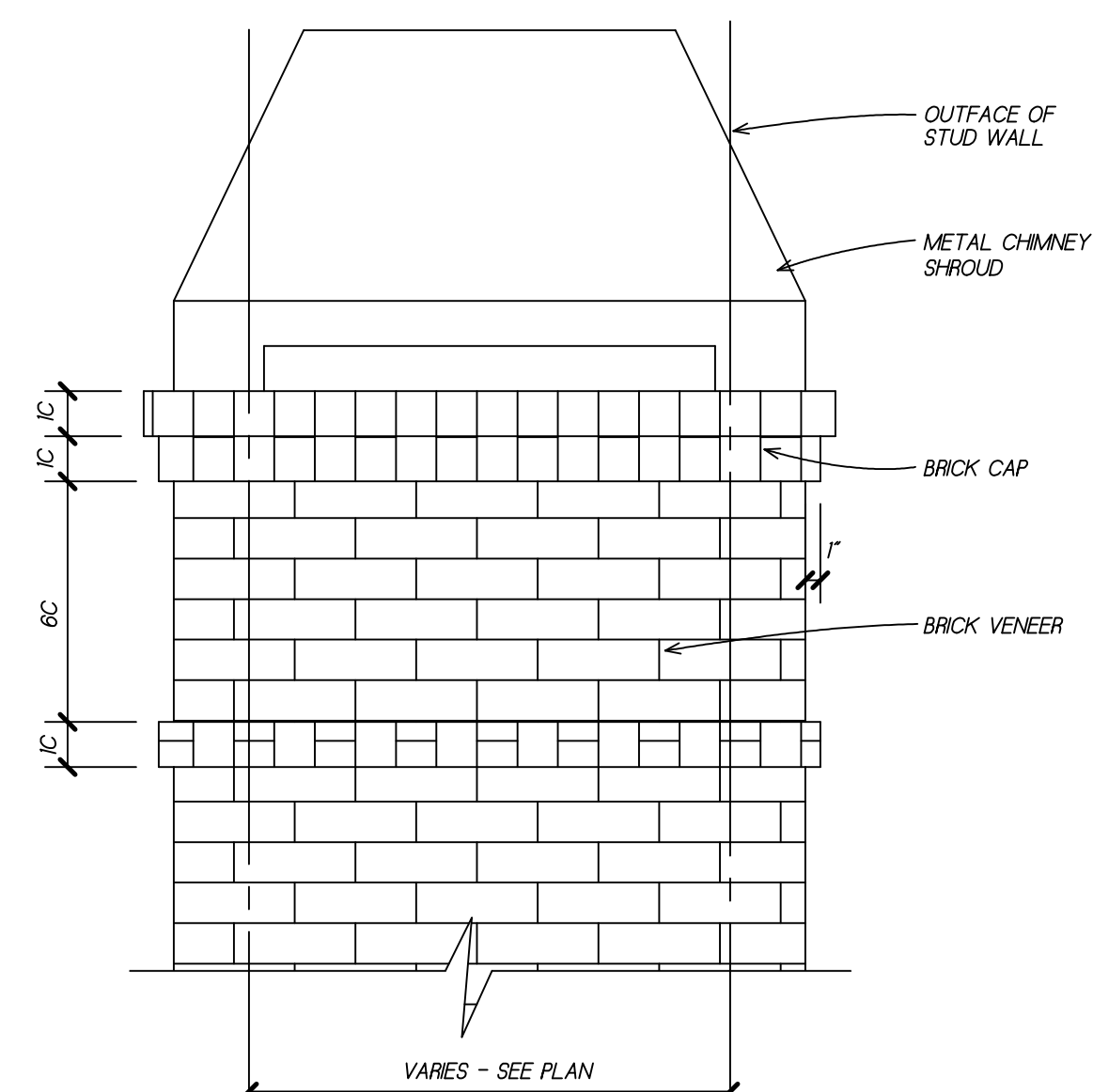




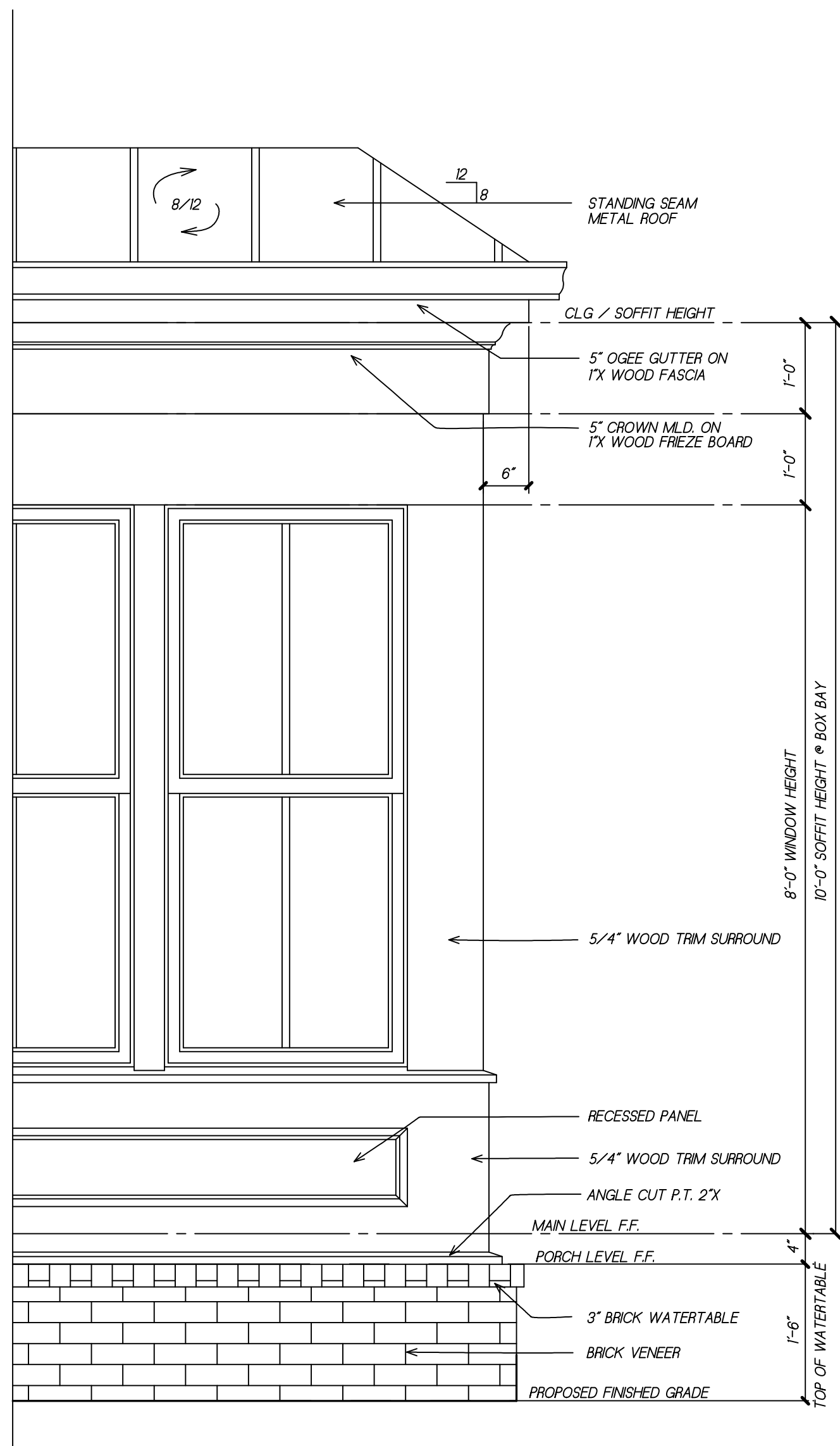
3 WINDOW DETAIL
SCALE: 1" = 1'-0"



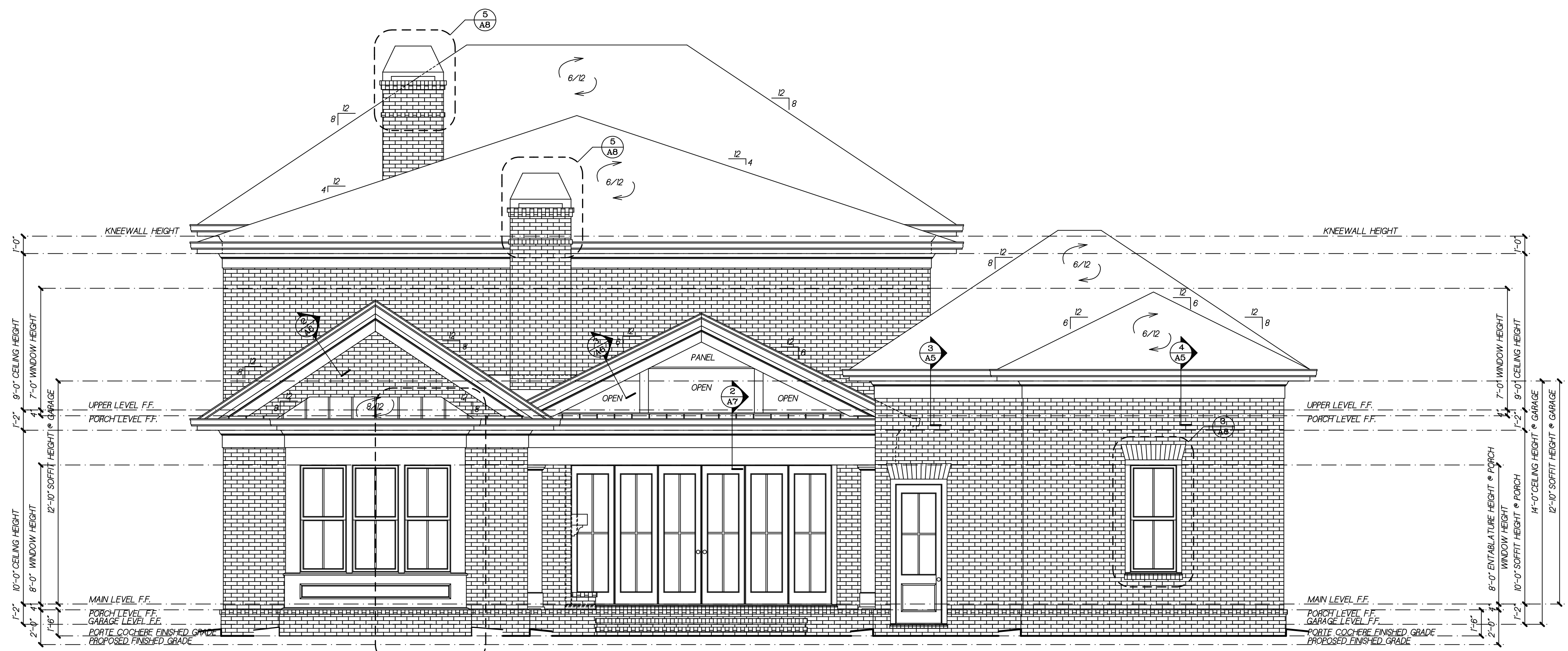
4 HEAD SECTION
SCALE: 1-1/2" = 1'-0"



5 CHIMNEY DETAIL
SCALE: 1" = 1'-0"



2 BAY DETAIL
SCALE: 3/4" = 1'-0"



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

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PROJECT

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ALPHARETTA, GEORGIA 30009
EST. 2024

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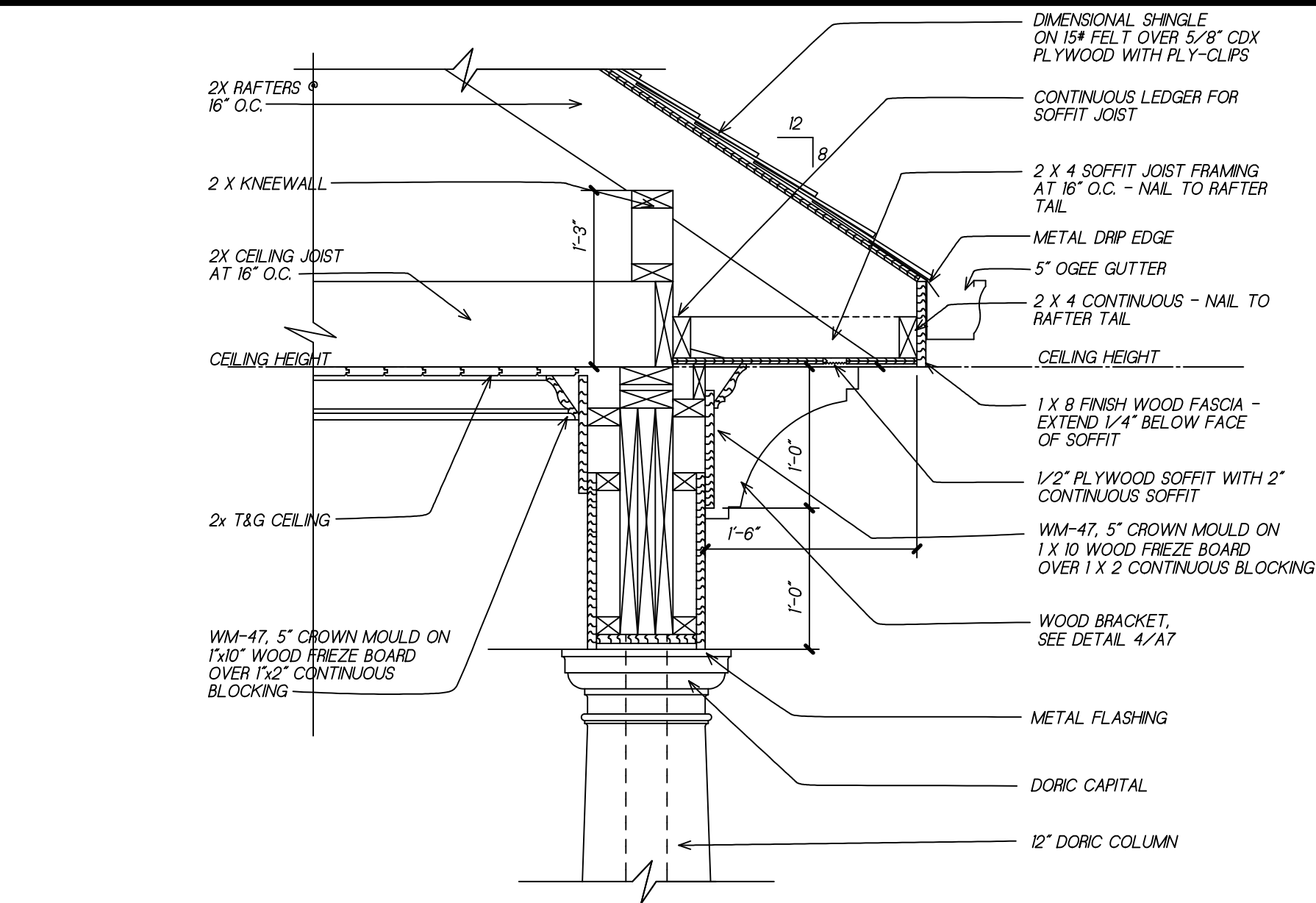
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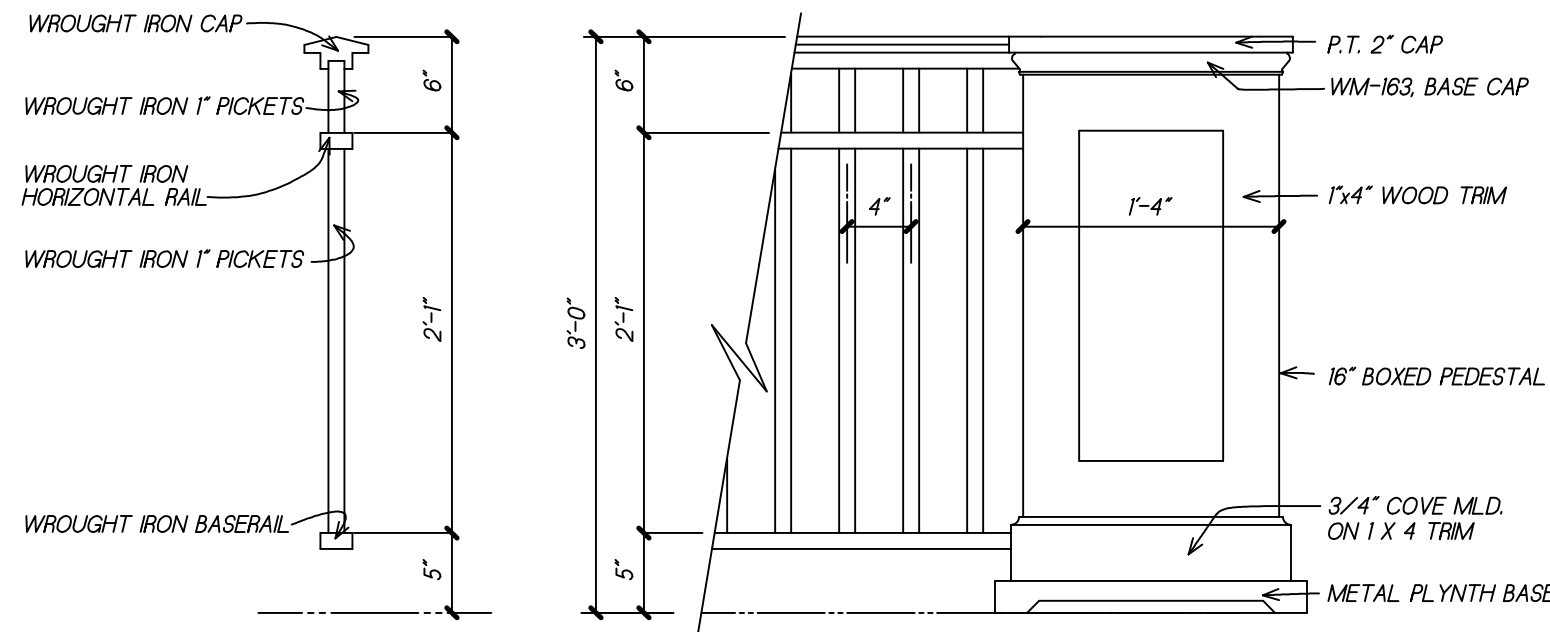
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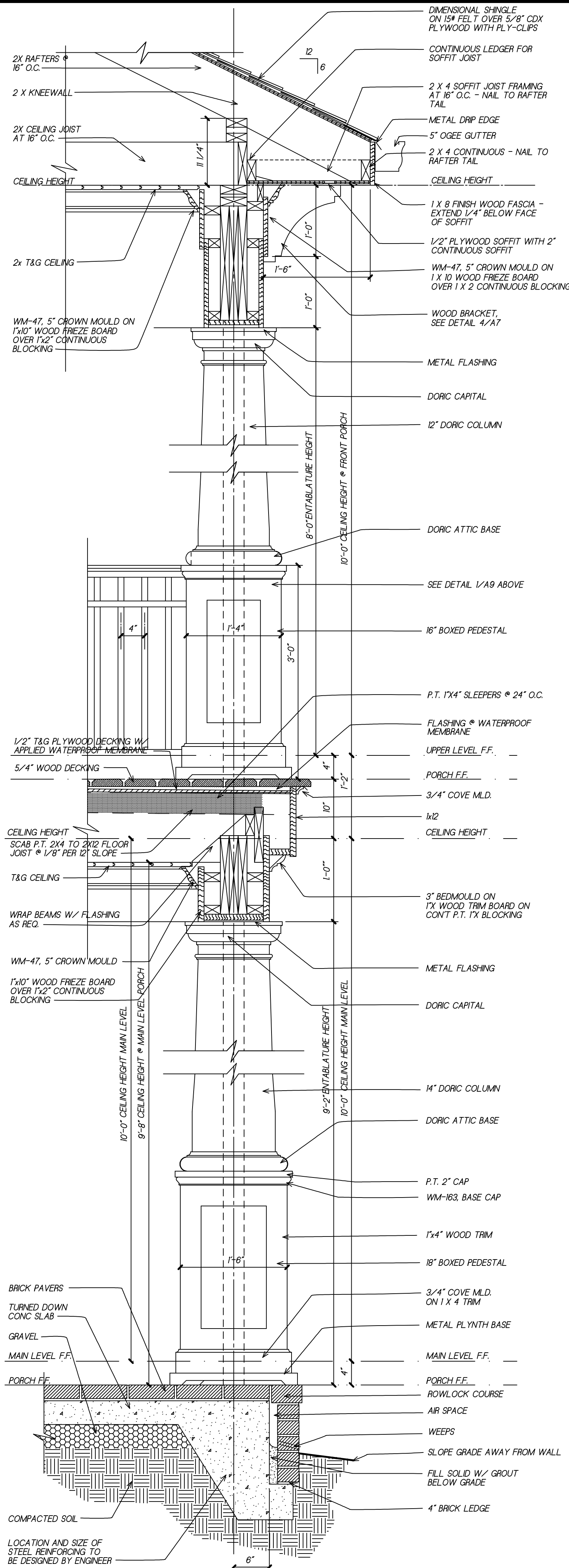
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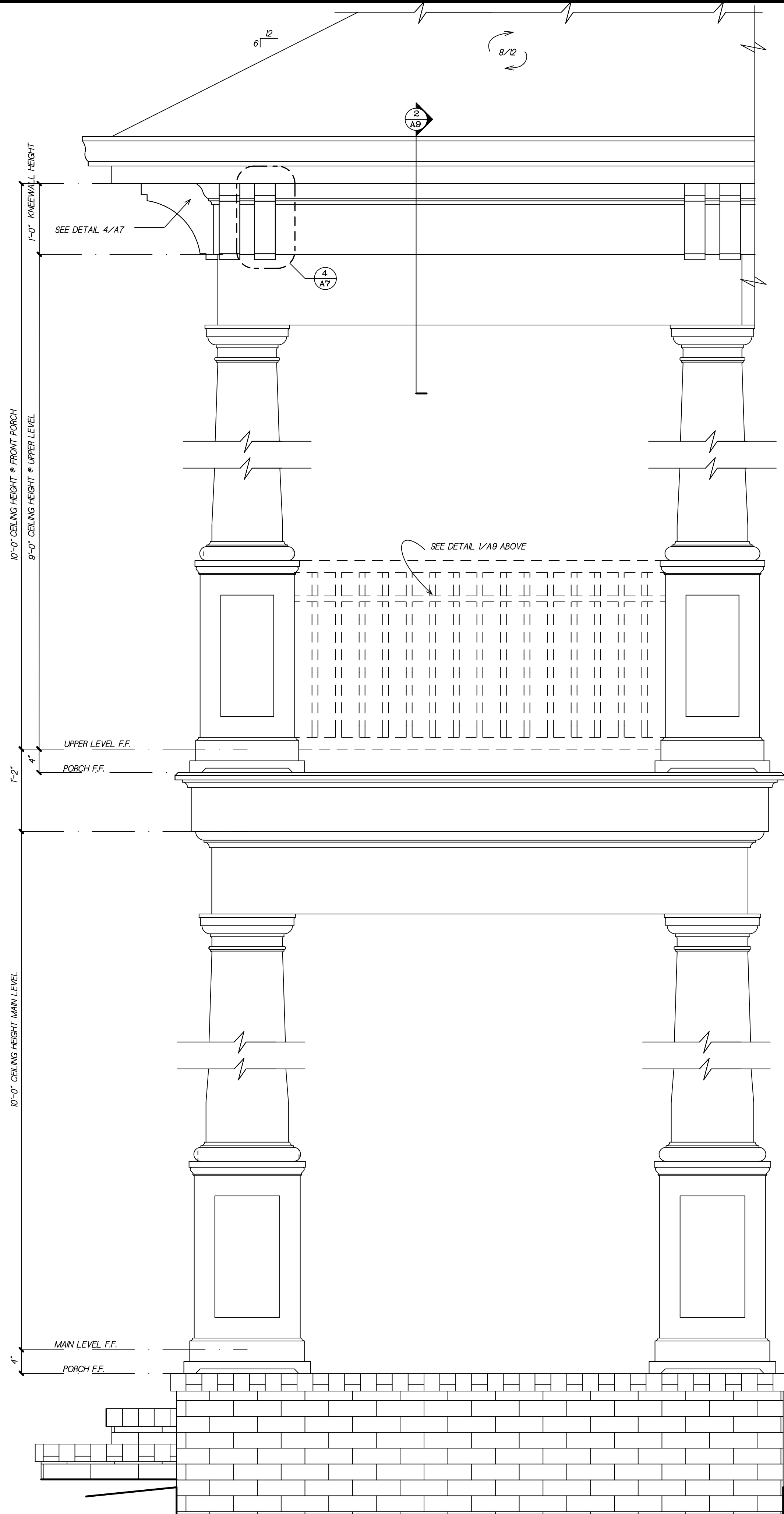
**CORNICE SECTION
DOUBLE FRONT PORCH**
SCALE: 1" = 1'-0"



NEWEL & RAIL DETAIL
SCALE: 1" = 1'-0"



DOUBLE PORCH SECTION
SCALE: 1" = 1'-0"



DOUBLE PORCH ELEVATION
SCALE: 1" = 1'-0"

PROJECT

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CITY OF ALPHARETTA LANDSCAPE NOTES

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.

IF A TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON-SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. EG. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION TRENCHING

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE 1-3.0 LANDSCAPE NOTES & DETAILS.

Final Conditions: SEE CITY COUNCIL ACTION SUMMARY 6/7/2021

- 0.83-acre property shall be zoned R-8A/D and limited to single family detached homes. Site shall be developed substantially as depicted on the site plan prepared by E303, dated 5/10/21.
- Home elevations shall be substantially similar to the renderings prepared by 3 Elks Design, revised 5/7/21, with final approval by DRB.
- Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
- Eastern side setback on Lot 2 shall be 0'.
- Developer shall supplement 5' landscape strip planting requirements with evergreen screening material, as approved by Staff. Off-site evergreen screening material shall be required along the east side of Lot 2, if approved by the property owner.
- Trees shall be protected as depicted on the site plan prepared by E303, revised 5/7/21. Off-site trees #243 (25" Water Oak) and #244 (14" Water Oak) shall be protected and encroachment on the CRZs shall not exceed 30%, as approved by Staff.
- Developer shall verify compliance with the previously required stream mitigation (see 2014 Cond.#4 and additional mitigation such as increased buffers, runoff reduction measures, water quality treatment, or a combination of the above shall be provided, as approved by Staff. Infiltration shall be located on each lot with the least impact to ex. trees, as approved by Staff. Previous conditions of zoning related to file #Z-14-04/CLUP-14-02/V-14-02 Marietta Street Townhomes shall remain in effect, except as modified in the conditions above.

SHRUBS			
30	Ilex crenata 'S.T.'	Soft Touch Holly	24" Ht.
08	Emily Bruner HOLLY	Ilex x Emily Bruner	60" Ht.
20	INKBERRY HOLLY	Ilex glabra 'Shamrock'	30" Ht. min.
07	'Pur.Pixie' Lorepet.	'P.Pix.Lorapetalum	3 Gal.
04	PIEDMONT AZALEA	Rhododendron canescens*	3 Gal.
07	FLAME AZALEA	Rhododendron calendulaceum*	3 Gal.
13	'Rose Creek' ABELIA	Abelia grand. Rose Creek	24" Ht. min.
06	DOUBLE. VIBURNUM	Viburnum placatum*	24" Ht. min.
02	PEE GEE HYD.	Hydrangea Pee GEE*	30" Ht. min.
02	JAPANESE CAMELIA	Camelia japonica	24" Ht. min.
03	MT.LAUREL	Kalmia latifolia*	24" Ht. min.
02	VITEX	Vitex agnus-castus* MULTI	7 GAL.
03	BEAUTYBERRY	Callicarpa americana*	18" Ht. min.
05	SWEETSHRUB	Calycanthus floridus*	18" Ht. min.
10	YAUPON HOLLY	Ilex vomitoria*	24" Ht. min.

Perennials, Ferns, Ground Cover			
14	ROSEMARY	Rosemary officinalis	3 Gal.
38	MIXED DAYLILY	HEMEROCALLIS 'Mixed varieties'	1 GAL.
60	VARIGATED SEDGE	Carex marrovii variegata	1 Pt.
02	N.M.CLEMATIS	Clematis Nellie Moser (on wall)	1 GAL.
13	AUTUMN FERN	Dryopteris erythrosora	3 GAL.
04	CHARTRUSE HOSTA	Hosta charturse	1 GAL.
02	CLIMBING HYDRANGEA	Decumaria barbara	1 GAL.
183	MUNDO GRASS	Ophiopogon japonicocus DRIVE	trays

NEW STREAM BUFFER SHRUBS TO BE PLACED 4' oc IN A RANDOM MANNER FOR 25' BUFFER OF 5946sf TO TOP OF BANK. PLACE NEW PLANTINGS IN AREAS WHERE INVASIVE PLANTS HAVE BEEN REMOVED; INFILL AREAS WILL LITTLE OR NO UNDERSTORY COVERAGE

25	AM. BEAUTY BUSH	Callicarpa americana	1 gal.
25	BUTTON BUSH	Cephalanthus occidentalis	1 gal..
25	WINTER BERRY	Ilex verticillata	3 gal.
25	SWAMP AZALEA	Rhododendron viscosum	3 gal.
25	ARROWWOOD VIBURNUM	Viburnum dentatum	3 gal..
340	SWITCH GRASS	Panicum virgatum	1 GAL.

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= .423ac (Lot 2)
SDF = .423ac X 130 CALIPER" = 55"
EDF = 371" (Compies)

SPECIMEN TREE RECOMPENSE
LOT 1 TREE #239
3 - 4" TREES ON LOT 1 = 12"
5 - 4" TREES ON LOT 2 = 20"
28" with 4" Cal. Trees Provided

ACTION SUMMARY COMPLIANCE
TREE #244 14" IMPACT 2%
TREE #243 25" IMPACT 24%
REQUIRED NOT TO EXCEED 30%(complies)

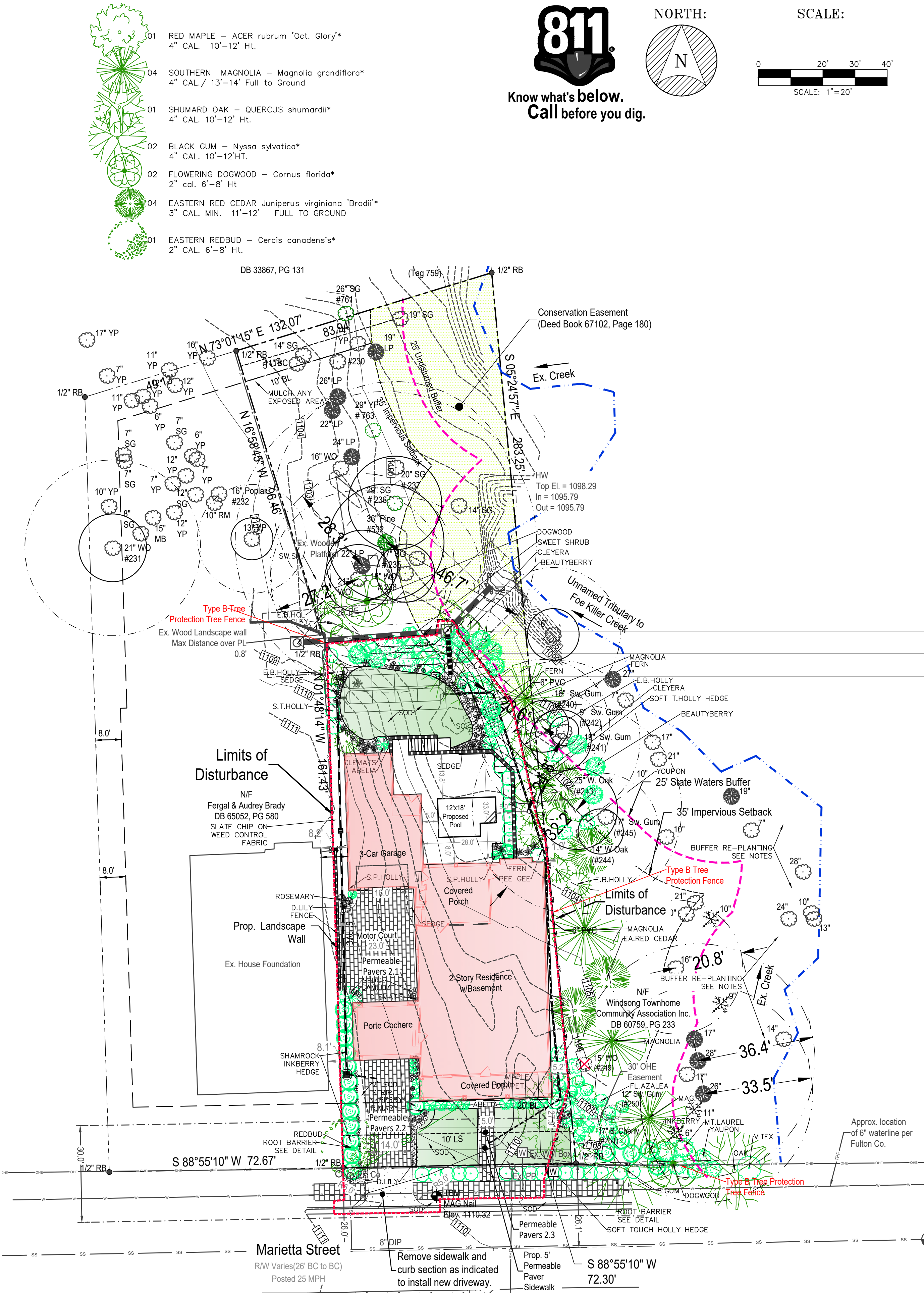
SOUTH FRONTAGE: Frontage hedge with planting as depicted on rendering WITH ONE UNDERSTORY AND ONE OVERSTORY

EAST 5' LS - ONE 4" SHADE TREE/50'
277'/50 = 6 TREES WITH ACTION
AGENDA 'ADDITIONAL EVERGREEN TR.'
11 TREES AT 4" PROVIDED 7 ARE EVERGREEN & 7 E.BRUNER HOLLY

LANDSCAPE STRIP (NOT ACTION SUMMARY ITEMS)
NORTH: 5' LS -82'
TWO 4" SHADE TREES @ 40'
2 Existing trees fulfill the requirement UNDISTURBED

OPEN SPACE
PROVIDED: 64% OF .423ac

PLANT PERCENTAGES
One species Max. 25%/23% (complies)
Overstory Min.40%/77% (complies)
Native 50%
100% Trees Native(complies)
56% /Shrubs Native(complies)



REVISIONS:	
DATE	#

STATE OF GEORGIA
PETER J. FRAWLEY
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
No. 766

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091
landscape@ellisouth.net
www.frawleyassociates.com

ASCEND CONSTRUCTION
201 MARIETTA ST.
ALPHARETTA, GEORGIA

LANDSCAPE PLANTING
LANDSCAPE CALCULATIONS

SCALE: AS SHOWN

DATE: 06/26/24

PROJECT: FA-23054

SHEET

L-1.2





















