DESIGN REVIEW BOARD
MAY 16, 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

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of April 25, 2025

8. PUBLIC HEARING

1. DRB250011 Providence Partners Group 204 Marietta St
Review new construction of office building

2. DRB250018 55 Roswell St 55 Roswell St
review signage

3. DRB250019 J.Hodge Enterprises 410 North Main St
Review exterior changes

4. DRB250017 Little Alley Steak/ Salt Factory 102 South Main St
review exterior changes

5. DRB250015 Continuum-Multi Family 5555 Windward
review new construction

9. ADJOURNMENT

DESIGN REVIEW BOARD
UNOFFICIAL MINUTES
APRIL 25, 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

4. ROLL CALL

- **Board Members Present**
  - Richard Kramer, Chair
  - Richard Owens
  - Holly Palmer
  - Erik Rowen
  - Jennifer Sprayberry

- **Board Members Absent**
  - Frank Schwing, Vice- Chair
  - Pat Corkill

- **Staff Members Present**
  - Brett Schroeder, Code Enforcement Manager
  - Joel Carnow, GIS Specialist/Special Projects Planner
  - Elle Taylor, Planning & Zoning Coordinator

5. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of March 21, 2025.

- Board Member Owens offered a motion to approve with corrections the meeting minutes from March 21, 2025

- The motion received a second from Board Member Sprayberry
- The motion was approved (5-0).

6. PLEDGE TO THE FLAG
7. ITEMS FROM STAFF
8. PUBLIC HEARING

1. DRB250014 Chutney Express 5215 Windward Parkway

Applicant was not present . Staff presented review of exterior modification.

- Street View Image.
- Code Enforcement driven.

There was no public comment.

After presentation and discussion:

❖ Board Member Palmer offered a motion to approve with the following conditions; that the door color is maintained in the beige color that it presently is, that the wall that is parallel to the end is built on the same depth as the wall that is currently there, anything contained within the storage area does not exceed the height of the brick walls, that the top of the structure has a similar bronze banding that is on the top of the building currently,

- The motion received a second from Board Member Owens.
- The motion was approved (5-0).

2. DRB250013 100 North Main Signs 100 North Main

Applicant presented a review of sign package.

There was no public comment.

After presentation and discussion of:

- Blade Sign
- Wall Sign
- Future Monument Sign
- Sidewalk plaque.

❖ Board Member Rowen offered a motion to approve the package with the following

conditions, for the sidewalk plaque applicant will provide replacement concrete paving in the section where the plaque is being added with control joints to avoid future cracking of the concrete that reflects the architecture of the building .Monument Sign will be adjusted in size to a smaller scale and the base will be 1/3 of the height of the sign. The tenant sign bands above the windows shall allow 2 inches of exposed masonry above and below the sign which based on the drawings will be a background of approximately 16 inches which would allow a 14 inch high lettering. The length of the sign on the east elevation will be limited to a maximum length from the center line of the first window to the center line of the 4th window. The signage on the south elevation will be limited in length from the center line of the first window to the center line of the third window. The Applicant will provide a pan with a recessed return so that it appears to be offset from the masonry but also hide the wiring. The large blade sign will be no larger than sixty sf. The brackets will match the small blade sign in character . There will be no visible illumination. If illumination is provided, it will be hidden within the bands with LED strips. The sign will maintain the colors as presented to match the building materials and the murals that were presented will not be approved as part of this packet and be presented at a later date once the tenant or design is established.

- The motion received a second from Board Member Palmer.

  - Board Member Palmer offered a Friendly Amendment that the wall signs, the blade signs and the monument signs all have matching background color and border.

  - Board Member Rowen accepted the Friendly Amendment.

  - The motion with the Friendly Amendment was approved (5-0).

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:35 a.m.

all dark painted elements (windows/doors/shutters/rails) to match SW "Iron Ore"

all light painted surfaces (cornice/columns/trim/shiplap) to match SW "Heron Plume"

Glen-Gery brick -
"antique red" w/ sand color mortar
https://www.glengery.com/brick-catalog/antique-red

sloped roofing - Timberline HDZ Charcoal Laminated Architectural Roof Shingles

204

204 MARIETTA ST. COLOR STUDY
North & West facades

02/03/2025

BENCHMARK DESIGN, PC
D. TRACY WARD ARCHITECT
EST. 1993

all dark painted elements (windows/doors/shutters/rails) to match SW "Iron Ore"

all light painted surfaces (cornice/columns/trim/shiplap) to match SW "Heron Plume"

Glen-Gery brick -
"antique red" w/ sand color mortar
https://www.glengery.com/brick-catalog/antique-red

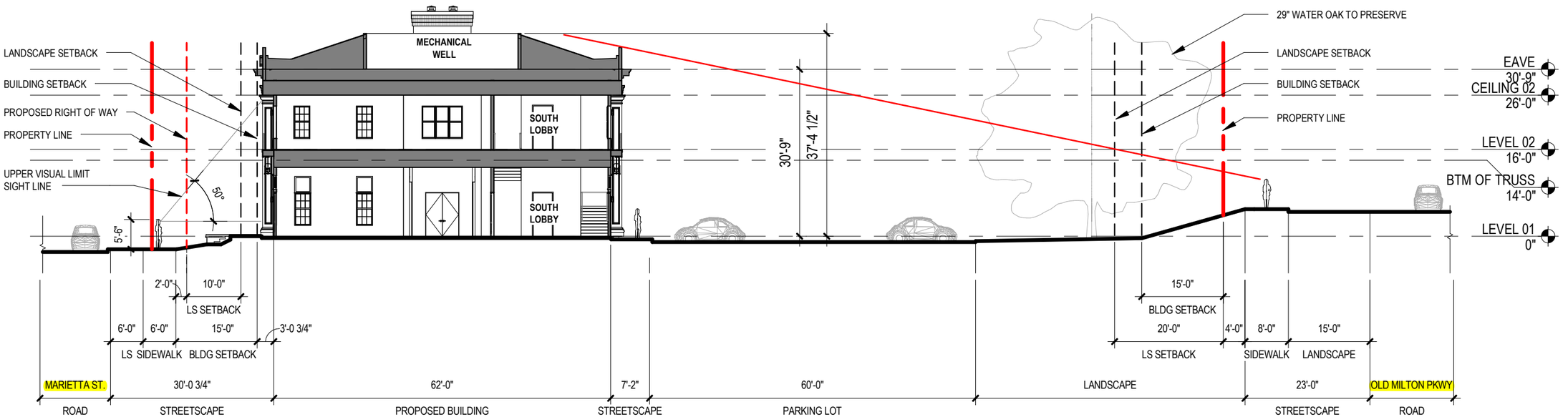
sloped roofing -
Timberline HDZ
Charcoal Laminated
Architectural Roof
Shingles

204

204 MARIETTA ST. COLOR STUDY
South & East facades

02/03/2025

BENCHMARK DESIGN, PC
D. Tracy Ward Architect
Est. 1993



1 SITE LINE SECTION

SCALE: 1" = 20'-0"

ARCHITECT
D. TRACY WARD
EST. 1993

PROJECT

204 MARIETTA STREET

ALPHARETTA, GA

FOR

PROVIDENCE PARTNERS, LLC

204 Marietta Street, Suite 200
Alpharetta, GA 30004

DATE 02/03/2025

JOB NUMBER 23021

SHEET TITLE SITE LINE SECTION

SHEET NUMBER **EX.01**

COMMENTS

11X17 © 2025 BENCHMARK DESIGN, PC
TRACY WARD

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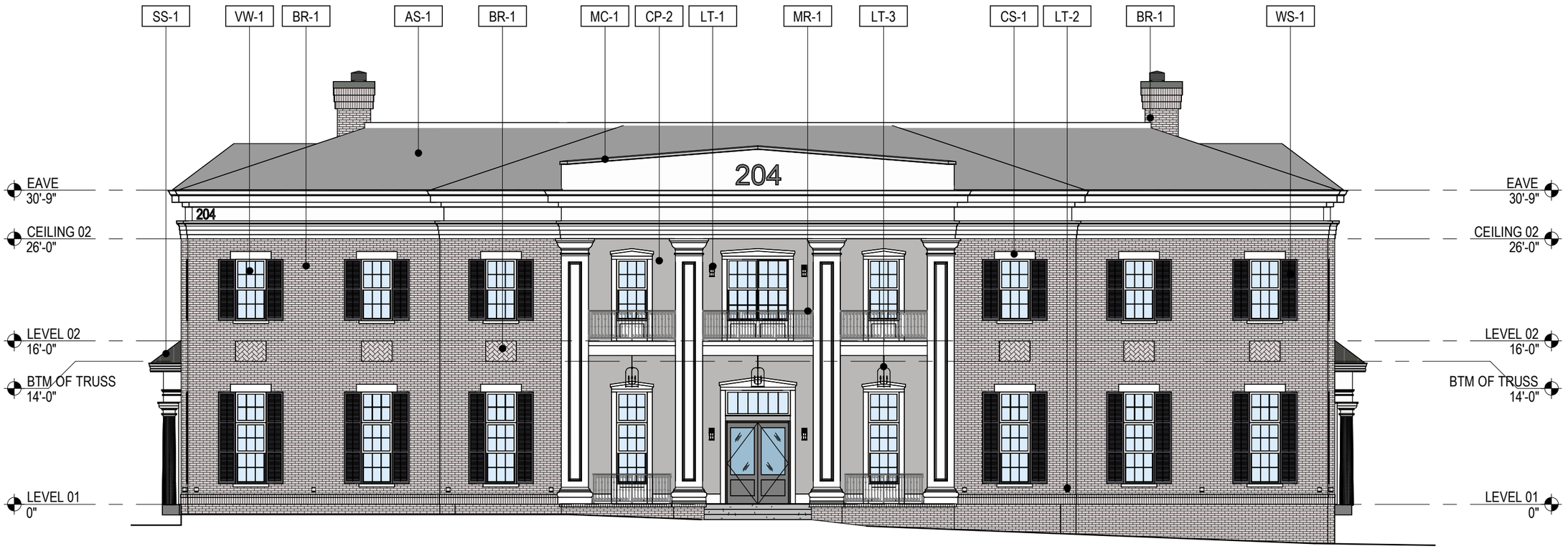
EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
BR-1	BRICK VENEER	TBD	RED
CS-1	CAST STONE HEADER AND SILL	TBD	WHITE
MR-1	ARCHITECTURAL METAL RAILING	TBD	BLACK
SS-1	STANDING SEAM METAL ROOFING	TBD	DARK GRAY
AS-1	ASPHALT SHINGLE ROOFING	TBD	DARK GRAY
CP-1	CEMENTITIOUS PANEL	TBD	WHITE
CP-2	CEMENTITIOUS FLUSHED SHIPLAP	TBD	WHITE

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
MC-1	METAL COPING	TBD	MATCH ADJACENT MATERIAL
TR-1	CEMENTITIOUS TRIM	TBD	WHITE
VW-1	VINYL WINDOW	TBD	TBD
WS-1	WINDOW SHUTTER	TBD	DARK GRAY
LT-1	EXTERIOR LIGHT FIXTURE - WALL LIGHT	TBD	TBD
LT-2	EXTERIOR LIGHT FIXTURE - UPLIGHT	TBD	TBD
LT-3	EXTERIOR LIGHT FIXTURE - HANGING	TBD	TBD



1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

ARCHITECT
D. TRACY WARD
EST. 1993

PROJECT

204 MARIETTA STREET

ALPHARETTA, GA

FOR

PROVIDENCE PARTNERS, LLC

204 Marietta Street, Suite 200
Alpharetta, GA 30004

DATE 02/03/2025

JOB NUMBER 23021

SHEET TITLE EXTERIOR ELEVATION

SHEET NUMBER **EX.02**

COMMENTS

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EXTERIOR FINISHES

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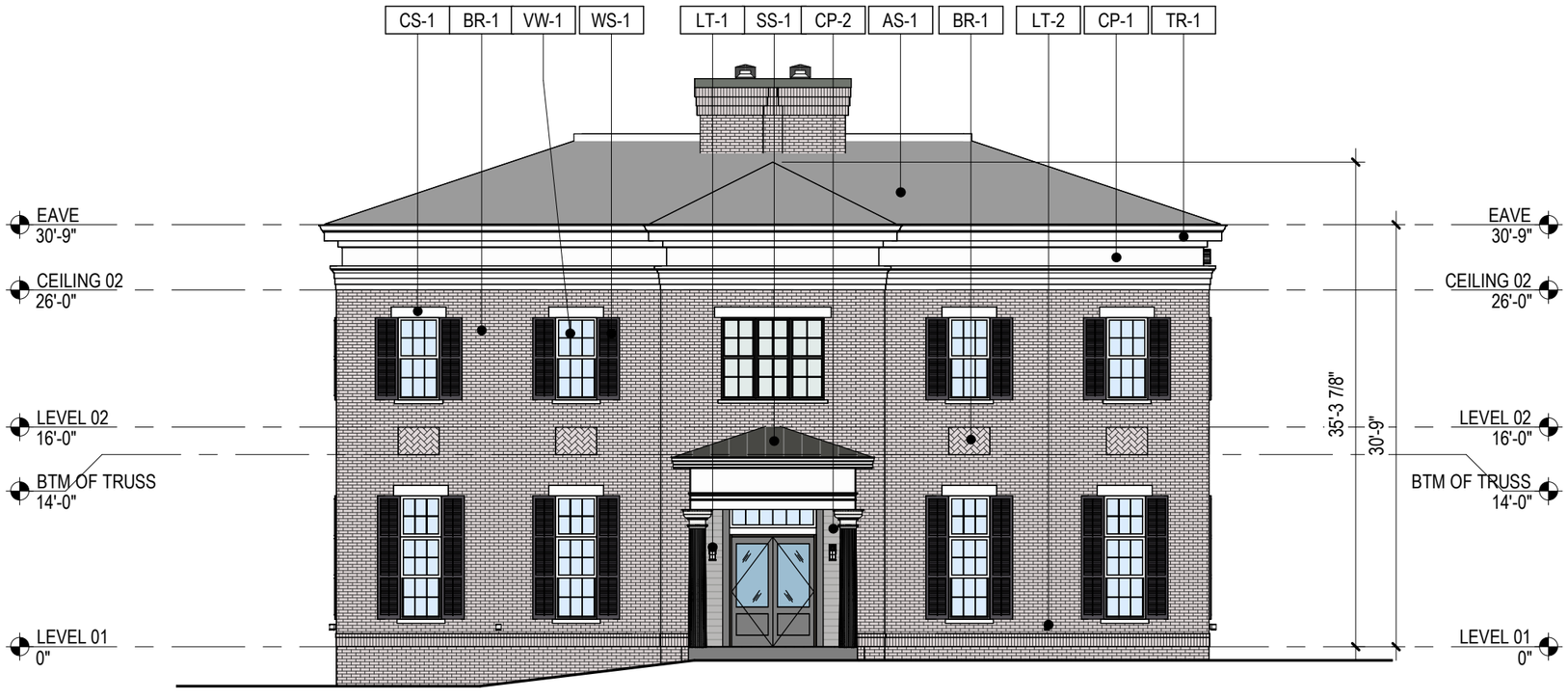
CS-1	CAST STONE HEADER AND SILL	TBD	WHITE
MR-1	ARCHITECTURAL METAL RAILING	TBD	BLACK
SS-1	STANDING SEAM METAL ROOFING	TBD	DARK GRAY
AS-1	ASPHALT SHINGLE ROOFING	TBD	DARK GRAY
CP-1	CEMENTITIOUS PANEL	TBD	WHITE
CP-2	CEMENTITIOUS FLUSHED SHIPLAP	TBD	WHITE

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
MC-1	METAL COPING	TBD	MATCH ADJACENT MATERIAL
TR-1	CEMENTITIOUS TRIM	TBD	WHITE
VW-1	VINYL WINDOW	TBD	TBD
WS-1	WINDOW SHUTTER	TBD	DARK GRAY
LT-1	EXTERIOR LIGHT FIXTURE - WALL LIGHT	TBD	TBD
LT-2	EXTERIOR LIGHT FIXTURE - UPLIGHT	TBD	TBD
LT-3	EXTERIOR LIGHT FIXTURE - HANGING	TBD	TBD



1 EAST ELEVATION

SCALE: 3/32" = 1'-0"

ARCHITECT
D. TRACY WARD
EST. 1993

PROJECT

204 MARIETTA STREET

ALPHARETTA, GA

FOR

PROVIDENCE PARTNERS, LLC

204 Marietta Street, Suite 200
Alpharetta, GA 30004

DATE 02/03/2025

JOB NUMBER 23021

SHEET TITLE EXTERIOR ELEVATION

SHEET NUMBER **EX.03**

COMMENTS

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EXTERIOR FINISHES

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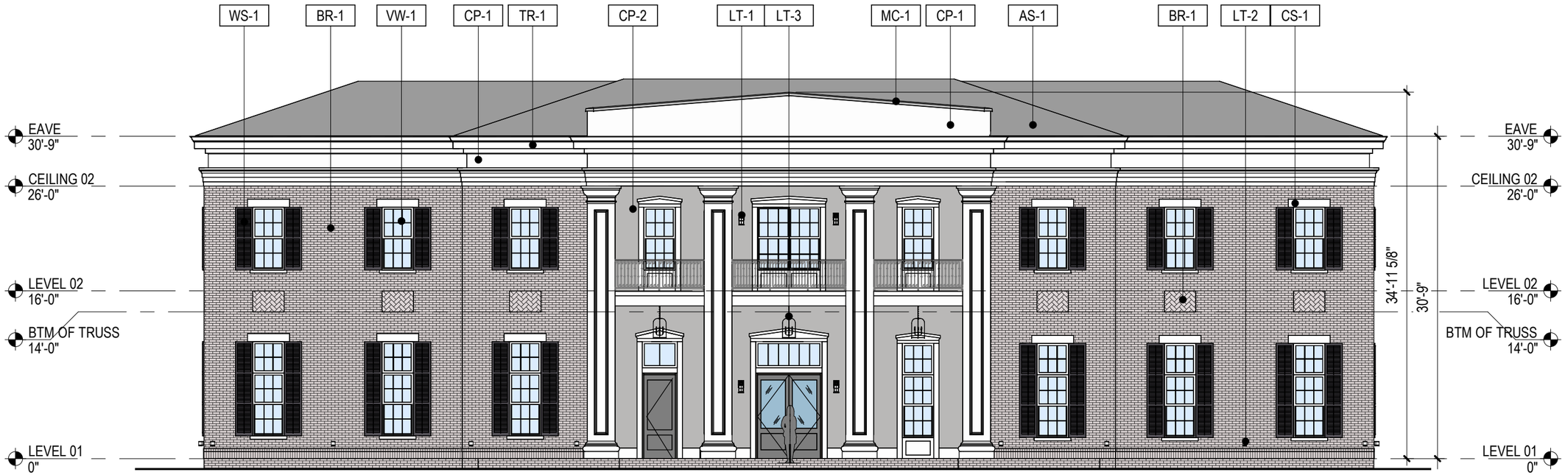
CS-1	CAST STONE HEADER AND SILL	TBD	WHITE
MR-1	ARCHITECTURAL METAL RAILING	TBD	BLACK
SS-1	STANDING SEAM METAL ROOFING	TBD	DARK GRAY
AS-1	ASPHALT SHINGLE ROOFING	TBD	DARK GRAY
CP-1	CEMENTITIOUS PANEL	TBD	WHITE
CP-2	CEMENTITIOUS FLUSHED SHIPLAP	TBD	WHITE

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
MC-1	METAL COPING	TBD	MATCH ADJACENT MATERIAL
TR-1	CEMENTITIOUS TRIM	TBD	WHITE
VW-1	VINYL WINDOW	TBD	TBD
WS-1	WINDOW SHUTTER	TBD	DARK GRAY
LT-1	EXTERIOR LIGHT FIXTURE - WALL LIGHT	TBD	TBD
LT-2	EXTERIOR LIGHT FIXTURE - UPLIGHT	TBD	TBD
LT-3	EXTERIOR LIGHT FIXTURE - HANGING	TBD	TBD



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ARCHITECT
D. TRACY WARD
EST. 1993

PROJECT

204 MARIETTA STREET

ALPHARETTA, GA

FOR

PROVIDENCE PARTNERS, LLC

204 Marietta Street, Suite 200
Alpharetta, GA 30004

DATE 02/03/2025

JOB NUMBER 23021

SHEET TITLE EXTERIOR ELEVATION

SHEET NUMBER **EX.04**

COMMENTS

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EXTERIOR FINISHES

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MR-1	ARCHITECTURAL METAL RAILING	TBD	BLACK
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EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
MC-1	METAL COPING	TBD	MATCH ADJACENT MATERIAL
TR-1	CEMENTITIOUS TRIM	TBD	WHITE
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LT-2	EXTERIOR LIGHT FIXTURE - UPLIGHT	TBD	TBD
LT-3	EXTERIOR LIGHT FIXTURE - HANGING	TBD	TBD

1 WEST ELEVATION

SCALE: 3/32" = 1'-0"

ARCHITECT
D. TRACY WARD
EST. 1993

PROJECT

204 MARIETTA STREET

ALPHARETTA, GA

FOR

PROVIDENCE PARTNERS, LLC

204 Marietta Street, Suite 200
Alpharetta, GA 30004

DATE 02/03/2025

JOB NUMBER 23021

SHEET TITLE EXTERIOR ELEVATION

SHEET NUMBER **EX.05**

COMMENTS

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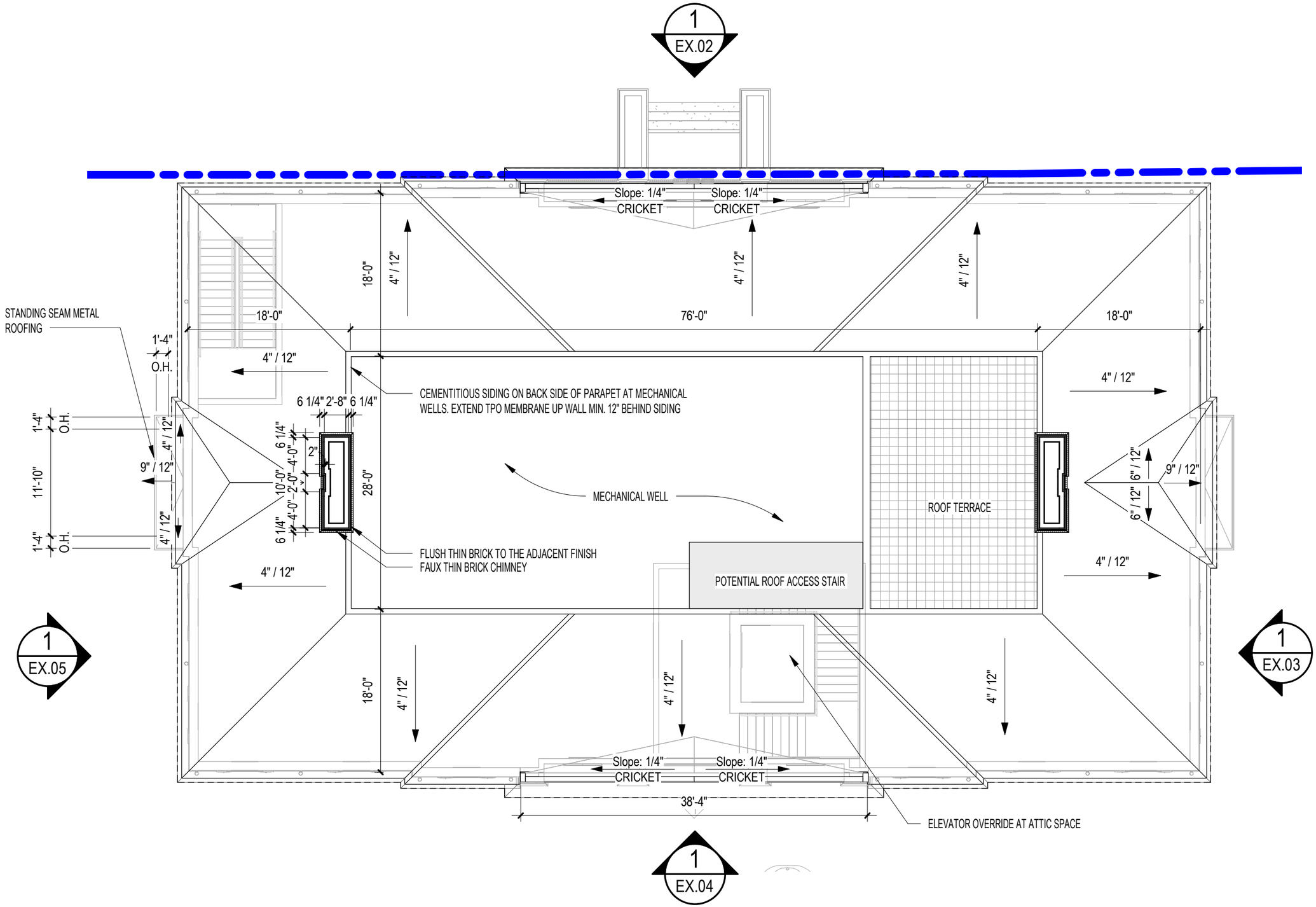

1 ROOF PLAN

SCALE: 3/32" = 1'-0"

ARCHITECT
D. TRACY WARD
EST. 1993

PROJECT

204 MARIETTA STREET

ALPHARETTA, GA

FOR

PROVIDENCE PARTNERS, LLC

204 Marietta Street, Suite 200
Alpharetta, GA 30004

DATE 02/03/2025

JOB NUMBER 23021

SHEET TITLE ROOF PLAN

SHEET NUMBER **EX.06**

COMMENTS

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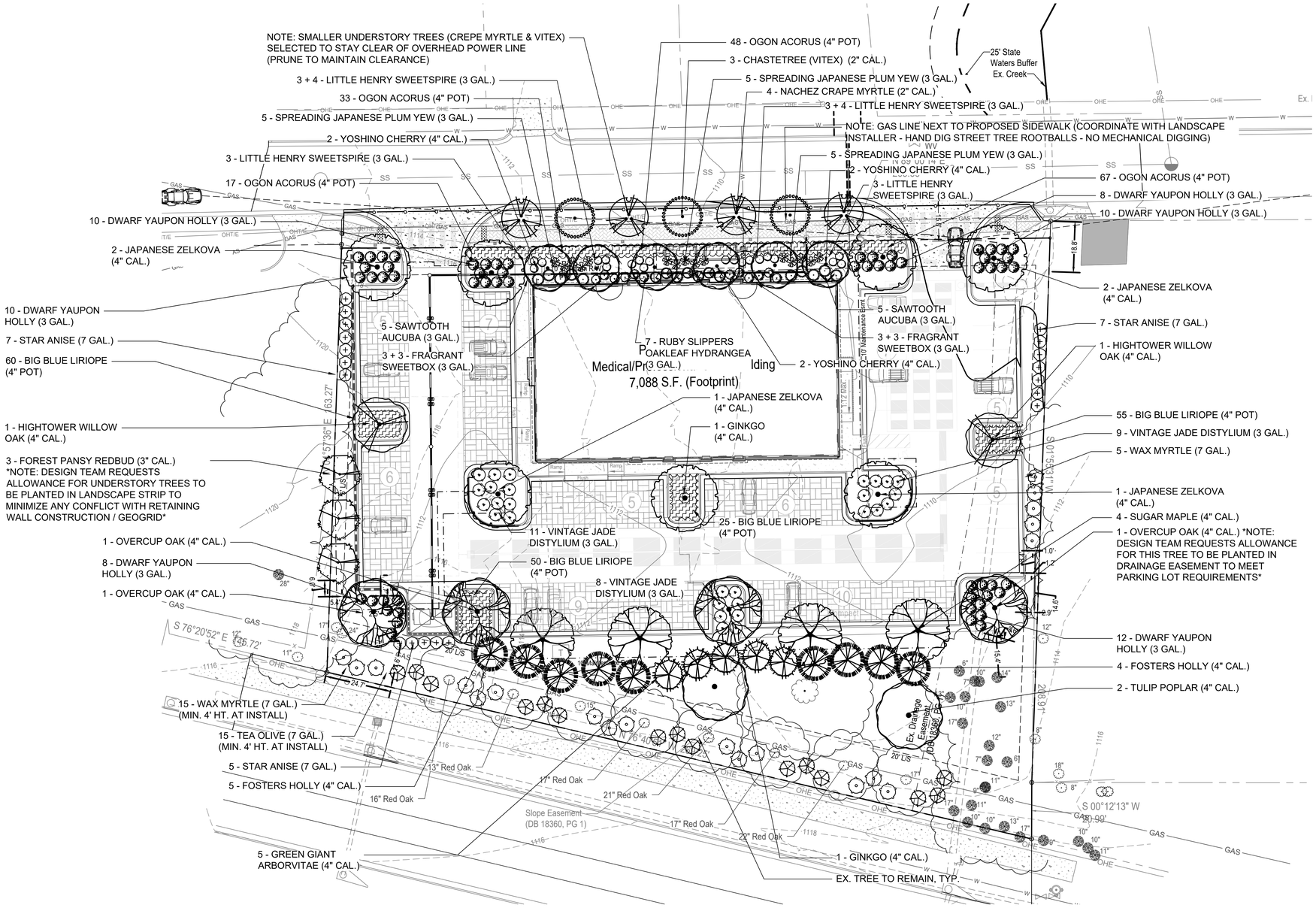

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CANOPY TREES				
3	*Acer saccharum*	Sugar Maple	4" Cal.	18'-20'
2	*Ginkgo biloba*	Ginkgo	4" Cal.	18-20'
2	*Liriodendron tulipifera*	Tulip Poplar	4" Cal.	18'-20'
3	*Quercus lyrata*	Overcup Oak	4" Cal.	18'-20'
2	*Quercus phellos 'QPSTA'*	Hightower Willow Oak	4" Cal.	18'-20'
6	*Zelkova serrata*	Japanese Zelkova	4" Cal.	18'-20'
ORNAMENTAL / UNDERSTORY TREES				
3	*Cercis canadensis 'Forest Pansy'*	Forest Pansy Redbud	2" Cal.	10-12'
6	*Lagerstroemia x 'Natchez'*	Natchez Crape Myrtle	2" Cal.	10-12'
4	*Prunus x yedoensis*	Yoshino Cherry	4" Cal.	12'-14'
3	*Vitex agnus-castus*	Chastetree	2" Cal.	10-12'
EVERGREEN TREES				
10	*Ilex x atenuata 'Fosteri'*	Fosters Holly	4" Cal.	10'-12'
5	*Thuja 'Green Giant'*	Green Giant Arborvitae	4" Cal.	12-14'
SHRUBS & GROUNDCOVER				
165	*Acorus gramineus 'Ogon'*	Ogon Acorus	4" Pot	
10	*Aucuba japonica 'Serratifolia'*	Sawtooth Aucuba	3 Gal.	
15	*Cephalotaxus harringtonia 'Prostrata'*	Spreading Japanese Plum Yew	3 Gal.	
28	*Distylium x 'Vintage Jade'*	Tvintage Jade Distylium	3 Gal.	
7	*Hydrangea quercifolia 'Ruby Slippers'*	Ruby Slippers Oakleaf Hydrangea	3 Gal.	
58	*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly	3 Gal.	
19	*Illicium parviflorum*	Star Anise	7 Gal.	
20	*Itea virginica 'Little Henry'*	Little Henry Sweetspire	3 Gal.	
270	*Liropie muscari 'Big Blue'*	Big Blue Liriope	4" Pot	
15	*Osmanthus fragrans*	Tea Olive	10 gal.	4'
20	*Myrica cerfiera*	Wax Myrtle	10 Gal.	4'
12	*Sarcococca ruscifolia*	Fragrant Sweetbox	3 Gal.	

0 10' 20' 40' 60'

SCALE: 1" = 20'

DESIGNED BY: Hogan LANDSCAPE ARCHITECTURE

SEAL:

DRAWING TITLE: LANDSCAPE PLAN

CLIENT: M STREET MEDICAL PROFESSIONAL
PROVIDENCE PARTNERS GROUP, LLC
204 MARIETTA STREET, ALPHARETTA, GA 30009

REVISIONS:
- - -
- - -
- - -

NORTH

SCALE: 1" = 20'

DATE: 01.29.25

SHEET: L-101

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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.

Waste Generation Calculation

A. Office, No Food Service, 1 lb/100 SF
14,176 SF / 100 = 142 lbs per day
B. Assume one trash pickup day:
142 lbs per day x 7 days = 994 lbs per weekly trash pickup
25% Recyclables: 250 lbs
C. 150 lbs / CY and 1 CY = 205 gallons
744/150: 5.0 CY for office trash
250/150: 1.7 CY for recyclables
D. Containers:
(1) 6 CY Dumpster for trash
(1) 2 CY Dumpster for recyclables

City of Alpharetta Sidewalk Note

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

Dumpster Enclosure Note

The dumpster enclosure shall be of masonry material matching the building with an opaque, metal gate.

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.

City of Alpharetta Fire Marshal Notes

1. During construction and for Permanent Access, roadways constructed of an all-weather surface capable of supporting 75,000 pounds gross weight shall be provided per International Fire Code, Chapter 5, Section 503.2.3, 2012 Edition.
2. Fire Hydrants and Water Mains are to be installed, flushed and under pressure before any combustible construction is started.

Site Area

Original: 1.14 Ac (49,593 SF)
ROW Dedication: 0.05 Ac (2,153 SF)
Remaining Area: 1.09 Ac (47,440 SF)

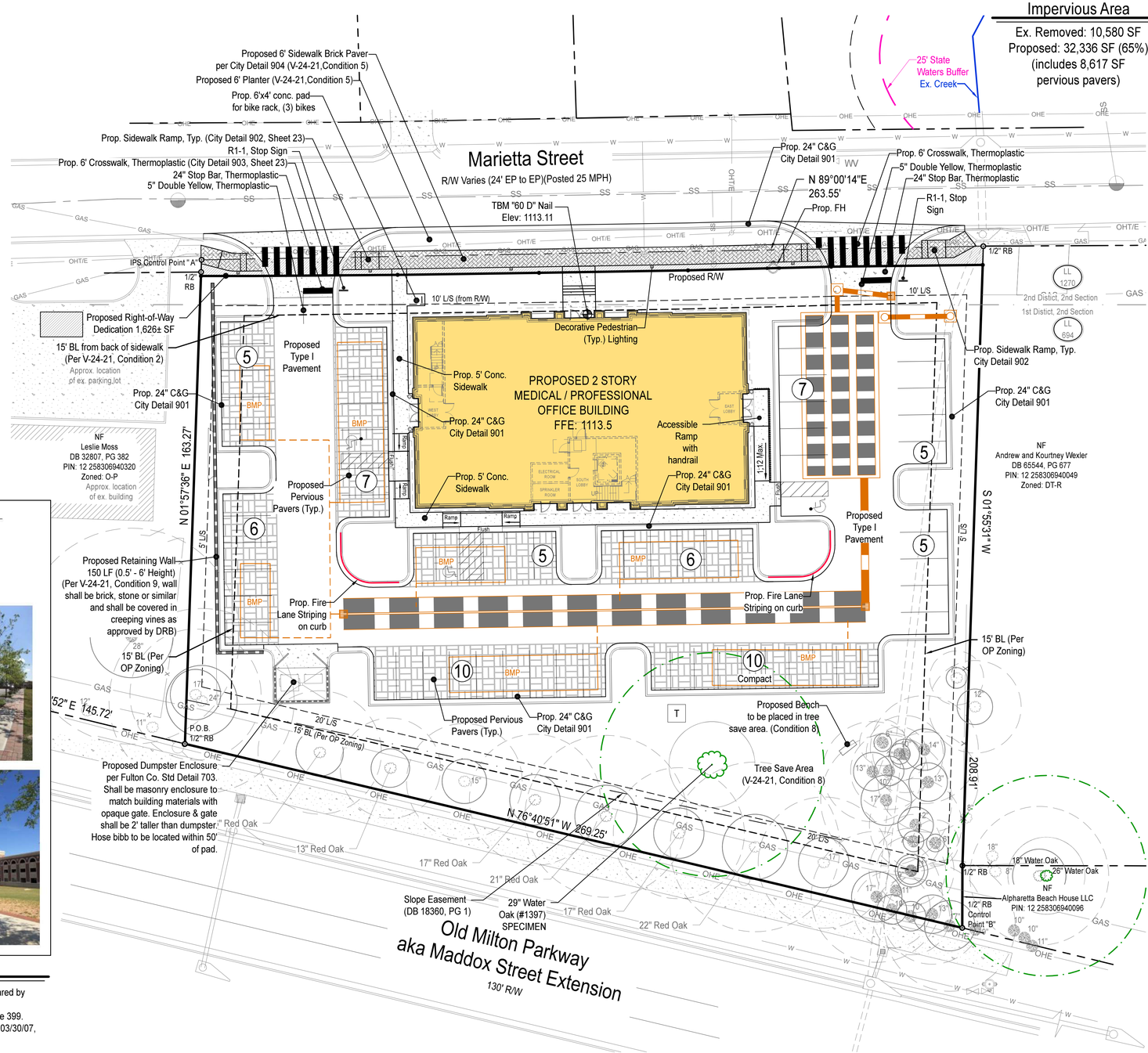
Disturbed Area

Onsite: 0.81 Ac (35,067 SF)
Offsite: 0.17 Ac (7,535 SF)
Total: 0.98 Ac (42,823 SF)

Impervious Area

Ex. Removed: 10,580 SF
Proposed: 32,336 SF (65%)
(includes 8,617 SF pervious pavers)

Grid (GA West)



Site Information

Address: 204 Marietta Street
Parcel ID: 12 258306940031

Site Area: 1.14 Acres (49.593 SF)
Proposed R/W Dedication:
0.04 Acres (1,626 SF)
Remaining Site Area: 1.10 Acres (47,967 SF)

Zoning: O-P
Overlay District: Downtown
Future Land Use: Mixed-Use
Heritage Design Area

Proposed Use: Medical/Professional Offices
Building Setbacks:
Per Downtown Overlay
Front: 15' (Per V-24-21)
Side: 15' (Per OP Zoning)
Rear: 15' (Per OP Zoning)

Max Bldg Coverage (Heritage Design Area): 70%
Proposed Bldg Coverage: 14%

Density: 1 Building

Max Bldg Height (Heritage Design Area): 46'
Proposed Bldg Height: TBD, Not to exceed 46'

Max. Impervious Area (O-P): 70%
Proposed Impervious Area: 57%

Landscape Strips:
10' adjacent to Marietta St
20' adjacent to Old Milton Parkway
5' Exterior Property Lines

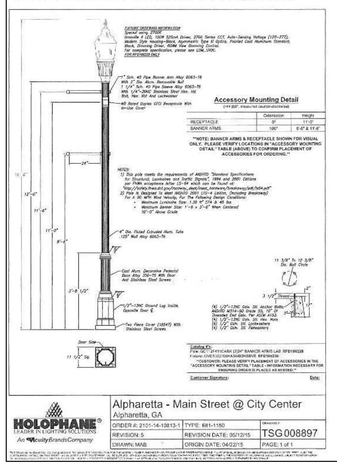
Required Parking per Overlay:
3 spaces per 1000 GSF
14,176 GSF: 43 spaces
120% allowed paved: 51

Regular (9'x18'): 52 spaces
Compact (8'x16'): 10 spaces
ADA Accessible: 3 spaces
(Drive aisle width: 24')
Total Provided: 65 spaces
Included in total:
Pervious Paver Parking: 57 spaces

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

PEDESTRIAN LIGHTING

Holophane
Southeast Sales Support Team
Alpharetta, GA 30009
1-855-8989-8038
Pole: GC112F411CABK - black (2) 24" Banner Arms Lab RFD186228 - black
Fixture: GVD1002700KASMB3NSBVE RFD186230 - black
LIGHT POLES TO BE PLACED 1 PER 80 LF OF STREETSCAPE. ADDITIONALLY, AT MULITI-USE TRAIL ENTRANCES AND ACTIVE ZONES.



References

1. Boundary, Topographic & Tree Survey prepared for Gibraltor Real Estate Service prepared by Engineering 303, dated 07/03/24.
2. Trustee's Deed to Providence Partners Group, LLC recorded in Deed Book 29774, Page 399.
3. Boundary, Topographic, and Tree Survey for Gibraltar Real Estate Services, Inc. dated 03/30/07, prepared by McGaughey Land Surveying, Inc.

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Contact: Brian King
Phone: 770-442-0500
brian@engineering303.com

Owner

Providence Partners Group LLC
204 Marietta St
Alpharetta, Ga 30004

24 Hr Contact

Phil Christian
678-234-9926
pchristian@gibraltarinc.net

Site Plan for:
204 Marietta Street - M Street Medical Professional
Providence Partners Group, LLC
City of Alpharetta
Fulton County, Ga
1st District, 2nd Section/2nd District, 2nd Section
Land Lots 1270 & 694

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

Drawn: RM
Date: 11/26/24
Project #: 23-5072
Sheet Title
Site
Sheet #
5.1

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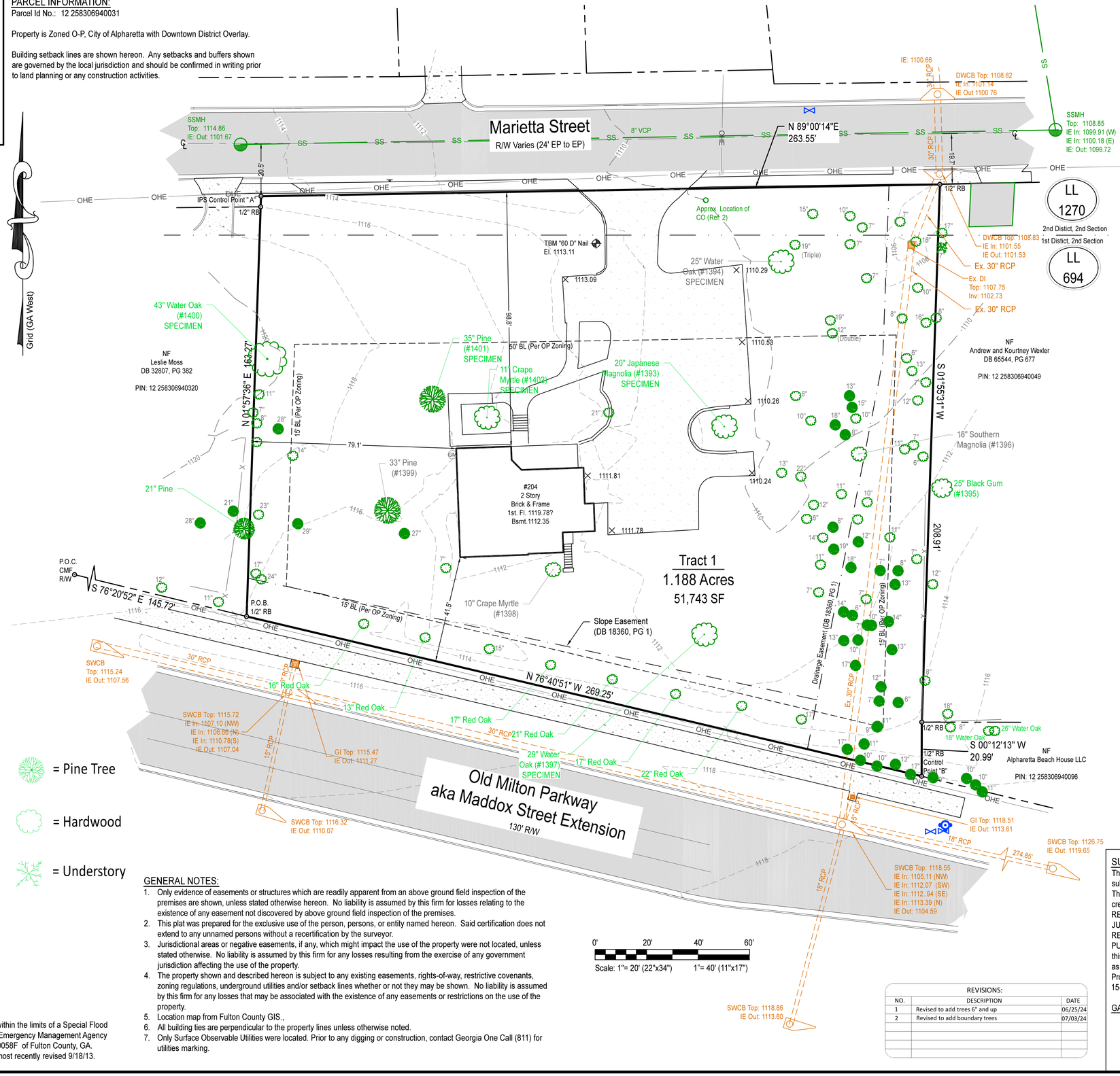
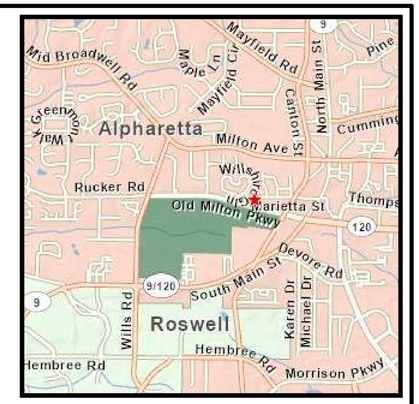
PARCEL INFORMATION:
Parcel Id No.: 12 258306940031

Property is Zoned O-P, City of Alpharetta with Downtown District Overlay.

Building setback lines are shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Grid (GA West)





LOCATION MAP
NOT TO SCALE

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
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

= Pine Tree
= Hardwood
= Understory

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. Location map from Fulton County GIS.,
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

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 9/18/13.

RTK GPS BOUNDARY & TOPOGRAPHIC SURVEY NOTES:

1. Vertical Datum: NAVD 88 (2012 B)
2. Type of Survey: RTK (Real Time Kinematic)
3. Average Positional Accuracy Per Point: 0.04'
4. Horizontal Datum: NAD83 (2011)
5. Fixed Control Used: SmartNet network.
6. Geoid: Elipsoid: GRS1980
7. Combined Grid Factor: 0.99987442090 w/ a Bearing of S 48° 42' 31" E, a distance of 341.27' from Control Point "A" to Control Point"B".
8. Contours displayed at a 2-foot interval.
9. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
10. Date of Fieldwork: 8/08/23.

REFERENCES:

1. Trustee's Deed to Providence Partners Group, LLC recorded in Deed Book 29774, Page 399.
2. Boundary, Topographic, and Tree Survey for Gibraltar Real Estate Services, inc. dated 03/30/07, prepared by McGaughey Land Surveying, Inc.

ENVIRONMENTAL NOTES:

1. No attempt was made by this firm to determine the presence of specimen trees.
2. Trees indicated on this map are specimen trees or boundary trees per the Arborist Report dated july 26, 2023, prepared by Outdoor Spaces..
3. Tree size indicated is DBH (diameter breast height) in inches.
4. Certification applies to the location of trees, but does not extend to the identification of species.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Trimble S5 Robotic Total Station.
6. 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.
7. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
8. This plat has been calculated for closure and is found to be accurate within one foot in 130,372 feet.

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

GEORGIA REGISTERED LAND SURVEYOR NO. 3494 07/03/24 KEVIN F. TIBBETTS

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Revised to add trees 6" and up	06/25/24
2	Revised to add boundary trees	07/03/24

Engineering E303

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

GA Cert. of Auth. LSF 1121

Boundary, Topographic, & Tree Survey of:
204 Marietta Street

Gibraltar Real Estate Services

Land Lot 1270 & 694 | 1st District, 2nd Section and 2nd District, 2nd Section | City of Alpharetta | Fulton County, Georgia

Drawn: KFT
Date: 8/14/23
Sheet 1 of 1
Project Number 23-5072

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: Provicence Partners Group, LLC

Location Address: 204 Marietta Street, Alpharetta Georgia, 30009

Mailing Address: 204 Marietta Street

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Tracy Ward

Contact Telephone: 470 - 481 - 6446 Mobile Telephone: 404 - 405 - 8662

Fax: - - Email: tracy@dtracywardarchitect.com

Contact's Relation to Business: Architect of Record

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00 _____

Total Due

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	Meeting Schedule
January 02, 2025	February 21, 2025
February 03, 2025	March 21, 2025
March 03, 2025	April 25, 2025*
April 01, 2025	May 16, 2025
May 01, 2025	June 20, 2025
June 02, 2025	July 18, 2025
July 01, 2025	August 15, 2025
August 01, 2025	September 19, 2025
September 02, 2025	October 17, 2025
October 01, 2025	November 21, 2025
November 03, 2025	December 19, 2025
December 02, 2025	January 16, 2026

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

- [x] Legal description of the property
- [x] 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
- [x] Site lighting with photometric drawings and compatibility to neighboring buildings and property
- [x] Retaining wall(s) location and materials

Landscape Review

- [x] 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

Defer

- [ ] 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

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Providence Partenrs Group, LLC

Physical Address: 204 Marietta Street,

Mailing Address: 204 Marietta Street,

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 234 - 9926 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): Phil Christian Date: 12/17/2024

Owner Signature:

Property Information:

Address (If Assigned) : 204 Marietta Street, Alpahretta

Tax ID or Map Reference Number: 12 258306940031

Land Lot(s): 1270&694 District: 1st Section: 2nd

Existing Zoning of Property: OP Existing Uses of Property: Office

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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: 12/17/2024

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

see attached narrative

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 Downtown Overlay.

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

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

blend of both

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.

see attached narrative

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.

see attached narrative

204 Marietta Street, Alpharetta GA
DRB design narrative

As Marietta Street continues to evolve from its small-scale agricultural and domestic historic roots, the proposed project at 204 aims to seamlessly integrate qualities and characteristics of both residential and commercial. To that ultimate end, we've utilized a blend of the pre-approved academic styles – Greek Revival and Neoclassical. Classicism when done properly is a timeless design elegance that has served Southern buildings for over 200 years, including residential houses, court houses, school houses . . . as well as recent buildings "housing" office/business uses such as this one.

Our proposal embodies a well-proportioned balance of monumentality and classical grace without being overwhelming. The grand 2-sory elevation facing Marietta Street harmonizes with the large residential context (under construction) next door and (recent) across the street. The rear elevation, equally refined with its repeated grand portico composition, addresses the active vehicular thoroughfare - Old Milton Parkway. This orientation suits the dynamic commercial business environment while maintaining aesthetic appeal—avoiding the notion of an "unattractive backside."

All mechanical equipment is concealed within a recessed well in the roof, preserving the architectural integrity of the design. The overall site is enhanced with thoughtful landscaping, historically inspired signage (tbd pending final tenant mix) and low-level night lighting schemes. We believe this proposal will be a jewel box in the neighborhood – contextually suitable, compatible scale and proper in every way for this transitional edge location of downtown.

D. Tracy Ward, Architect
Benchmark Design, PC
February 3, 2025

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 29, 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

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☐ Legal description of the property

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- Roads
- Parking Areas
- Specimen trees
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- 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

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☐ 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

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

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June 02, 2025	July 18, 2025
July 01, 2025	August 15, 2025
August 01, 2025	September 19, 2025
September 02, 2025	October 17, 2025
October 01, 2025	November 21, 2025
November 03, 2025	December 19, 2025
December 02, 2025	January 16, 2026

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY
Case DRB: _____
☐ Fee Paid Initial: _____

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

Business Name: Park Plaza Partners, LLC

Location Address: 55 Roswell Street

Mailing Address: 65 Roswell Street, Suite 400

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Soren Rodgers

Contact Telephone: 678 - 366 - 7975 Mobile Telephone: ___ - ___ - ___

Fax: ___ - ___ - ___ Email: admin@tagsigns.com

Contact's Relation to Business: Contractor

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00 _____

Total Due

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Robert Brannon

Physical Address: 55 Roswell Street

Mailing Address: 65 Roswell Street, Suite 400

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 697 - 0803 Contact Fax: N/A - - -

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): Robert Brannon Date: 3-27-25

Owner Signature:

Property Information:

Address (If Assigned) : 55 Roswell St. Alpharetta GA 30009

Tax ID or Map Reference Number: 22 482312690302

Land Lot(s): Primary District: Downtown Section:

Existing Zoning of Property: C2 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: Soren Rodgers Date: 03/21/2025

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

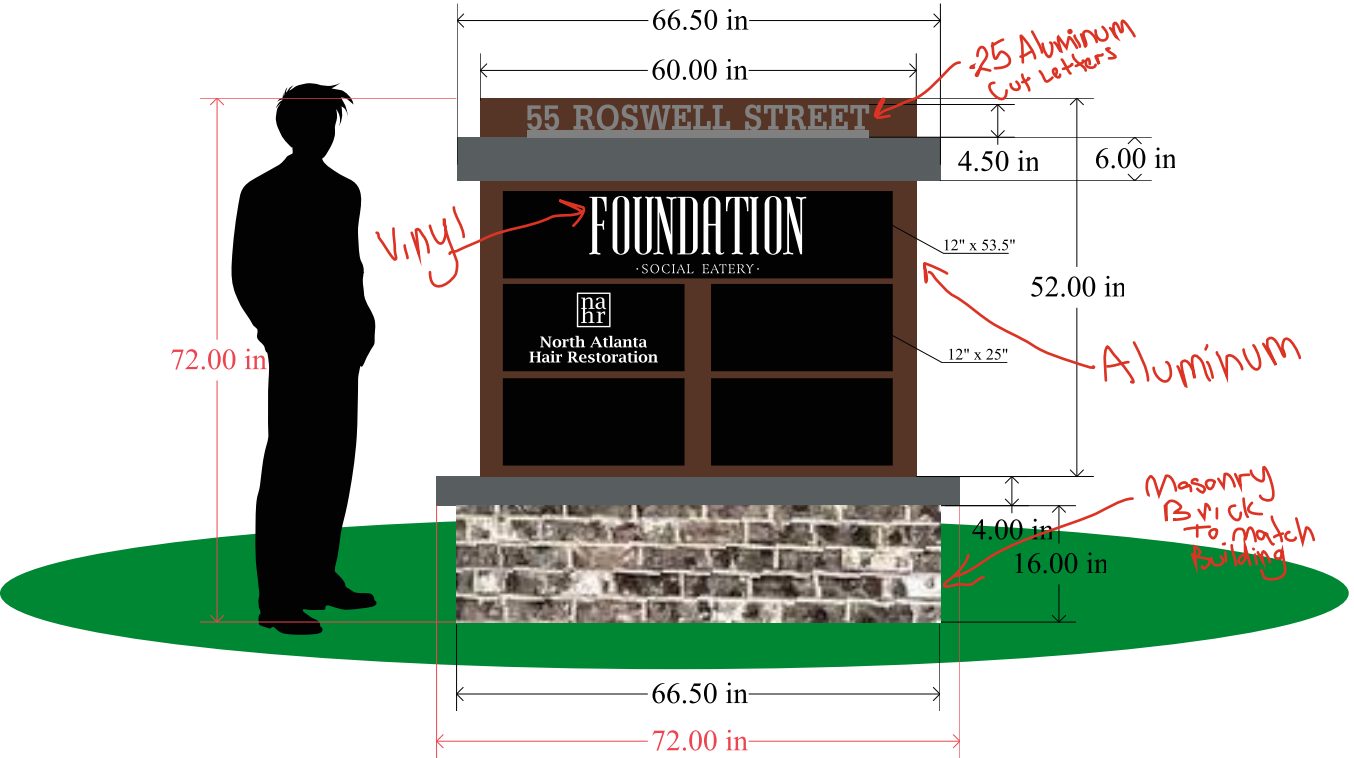
Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

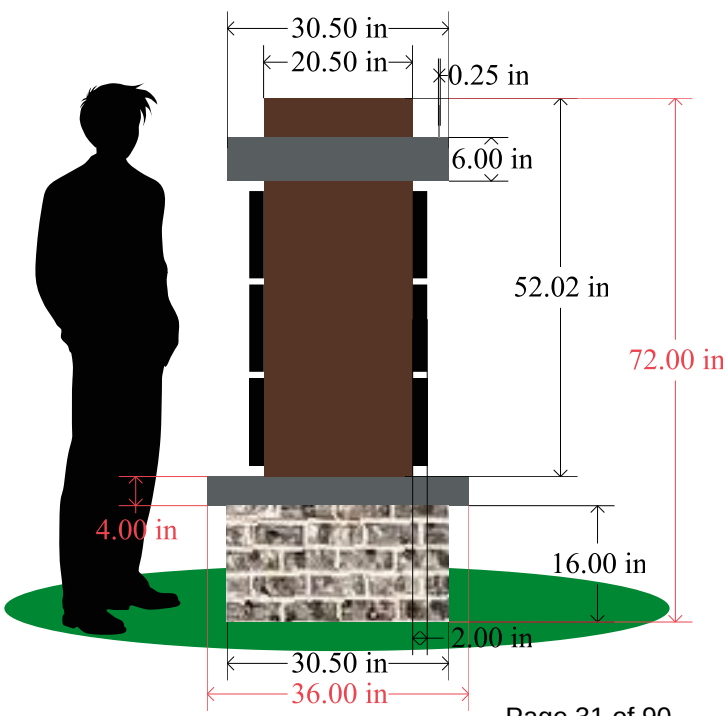
Describe how your application meets one (or more) of the above architectural design styles.

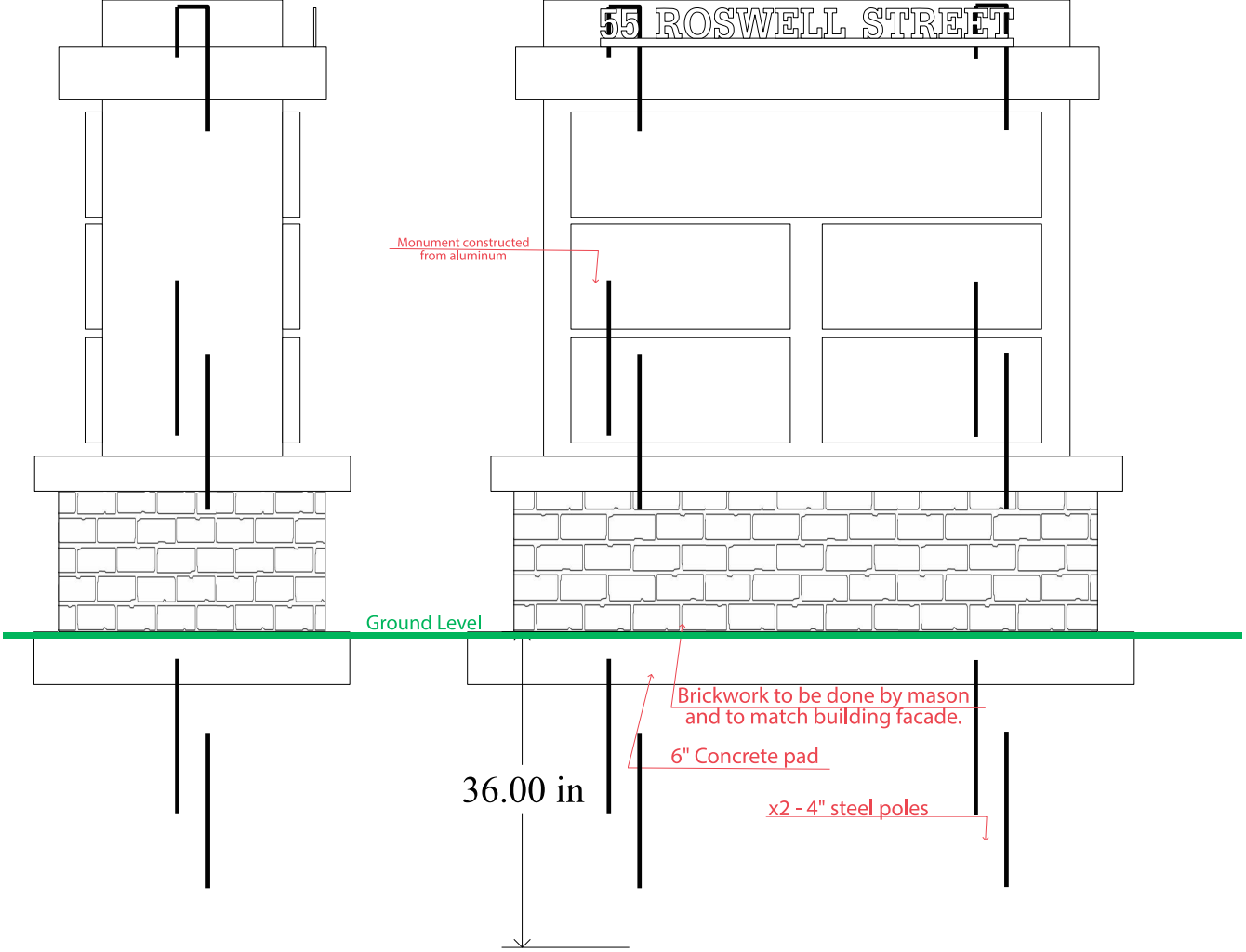
Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

Overall: 6' x 6' x 3'






55 ROSWELL STREET
Monument constructed from aluminum
Ground Level
Brickwork to be done by mason and to match building facade.
6" Concrete pad
36.00 in
x2 - 4" steel poles

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: J. Hodge Enterprises LLC.

Location Address: 410 N. Main Street

Mailing Address: _____

City: Alpharetta State: Ga Zip Code: 30009 - _____

Contact for All Notifications: Brandy Wright

Contact Telephone: 770 - 883 - 1614 Mobile Telephone: ___ - ___ - ____

Fax: ___ - ___ - ____ Email: jhodgeenterprises@gmail.com

Contact's Relation to Business: Office Manager

This Application For (Check all that apply):

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

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

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		_____

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The exterior color we chose is similar to Couch Group's office.

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.

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

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.

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.

Brand - Farrow & Ball
Color - Railings No. 31
For - Exterior

- Exterior Doors

• Most Popular Sherwin Williams Paint Colors •

SW 7029	AGREEABLE GRAY		SW 6107	NOMADIC DESERT	
SW 7015	REPOSE GRAY		SW 6073	PERFECT GREIGE	
SW 7036	ACCESSIBLE BEIGE		SW 7674	PEPPERCORN	
SW 6258	TRICORN BLACK		SW 6255	MORNING FOG	
SW 6106	KILIM BEIGE		SW 9109	NATURAL LINEN	
SW 7016	MINDFUL GRAY		SW 7632	MODERN GRAY	
SW 7043	WORLDLY GRAY		SW 7069	IRON ORE	
SW 0055	LIGHT FRENCH GRAY		SW 6108	LATTE	
SW 7030	ANEW GRAY		SW 6253	OLYMPUS WHITE	
SW 7017	DORIAN GRAY		SW 6071	POPULAR GRAY	
SW 6204	SEA SALT		SW 7072	ONLINE	
SW 7044	AMAZING GRAY		SW 7661	REFLECTION	
SW 7064	PASSIVE		SW 7031	MEGA GREIGE	
SW 7018	DOVETAIL		SW 7067	CITYSCAPE	
SW 7037	BALANCED BEIGE		SW 7038	TONY TAUPE	
SW 7071	GRAY SCREEN		SW 7048	URBANE BRONZE	
SW 6254	LAZY GRAY		SW 7035	AESTHETIC WHITE	
SW 7641	COLONNADE GRAY		SW 7647	CRUSHED ICE	
SW 6141	SOFTER TAN		SW 6105	DIVINE WHITE	
SW 7022	ALPACA		SW 7042	SHOJI WHITE	
SW 7019	GAUNTLET GRAY		SW 7024	FUNCTIONAL GRAY	
SW 6126	NAVAJO WHITE		SW 6148	WOOL SKEIN	
SW 7671	ON THE ROCKS		SW 7631	CITY LOFT	
SW 7023	REQUISITE GRAY		SW 9166	DRIFT OF MIST	
SW 7011	NATURAL CHOICE		SW 7020	BLACK FOX	

Alpharetta Downtown Design Guidelines
Preliminary Project Review

102 South Main St.

Received: Saturday, April 3, 2025
Response: Wednesday, April 17, 2025

Submitted by: Bret Schroeder
bschroeder@alspharetta.ga.us

Downtown, Non-Historic Commercial Building

Comments

Although on Main Street and near City Hall, this building was clearly not originally designed to the pedestrian-centered standards that are featured and encouraged in the Design Guidelines. It follows much more of a modern, suburban commercial development pattern with parking being much more influential in the design, especially the siting of the building. Consequently, many of the design principals in the Design Guidelines are not relevant or achievable.

1. Building Location and Orientation: The building sits away from the primary pedestrian access on S. Main Street and is surrounded on 3 sides by double-loaded parking. Orientation has the front entrance and some of the more pedestrian friendly outdoor seating facing towards South Main Street and its enhanced pedestrian features.
2. Building and Block Massing: It is consistent with the adjacent buildings on this stretch of S. Main St., where it is surrounded by similarly sized restaurants and commercial buildings.
3. Context, Style, and Detailing: While the building exhibits no recognizable historic influences, it does posses a good variety of materials and detailing consistent with the architectural interest the Design Guidelines encourage and consistent with adjacent buildings.
4. Hierarchy of Materials: The use of brick along the base and for important vertical features, while horizontal wood siding clads the upper portions of the walls is consistent with the provisions of the Design Guidelines.
5. Signage is not addressed in this submittal.

Recommendations

The following should be taken into consideration as the project moves forward.

1. Elevations mention Exterior Finish and Insulation System (EFIS) at the top of the new construction. Brick to match existing is more appropriate, plus EFIS is not allowed by the Design Guidelines (Design Guidelines, Standards and Recommendations, Facade Design: Materials & Hierarchy, Article IV, pg. 26.

2. As mentioned earlier, the building does not connect well with the pedestrian-oriented features of the public realm. It is set well back from the sidewalks without any provisions for pedestrians to cross from the sidewalks to the entrance. A well-defined pedestrian access between the building and the South Main/Marietta corner (Option 1), or South Main Street (Option 2) could improve this relationship. As shown on the drawings, however, Option 1 would require modifications to the Expansion.

3. This building exhibits far fewer windows than typical buildings of its type and do not appear to conform to the fenestration provisions of the Design Standards (Façade Design: Façade Organization, Article II, A, i.) A better visual connection between the diners and the public realm would be helpful in supporting the desired downtown character. The new addition is oriented with the building's primary exposure to S. Main Street and Marietta Street, providing an excellent opportunity for improved visual connection. More windows on the new addition are recommended.

End of Comments

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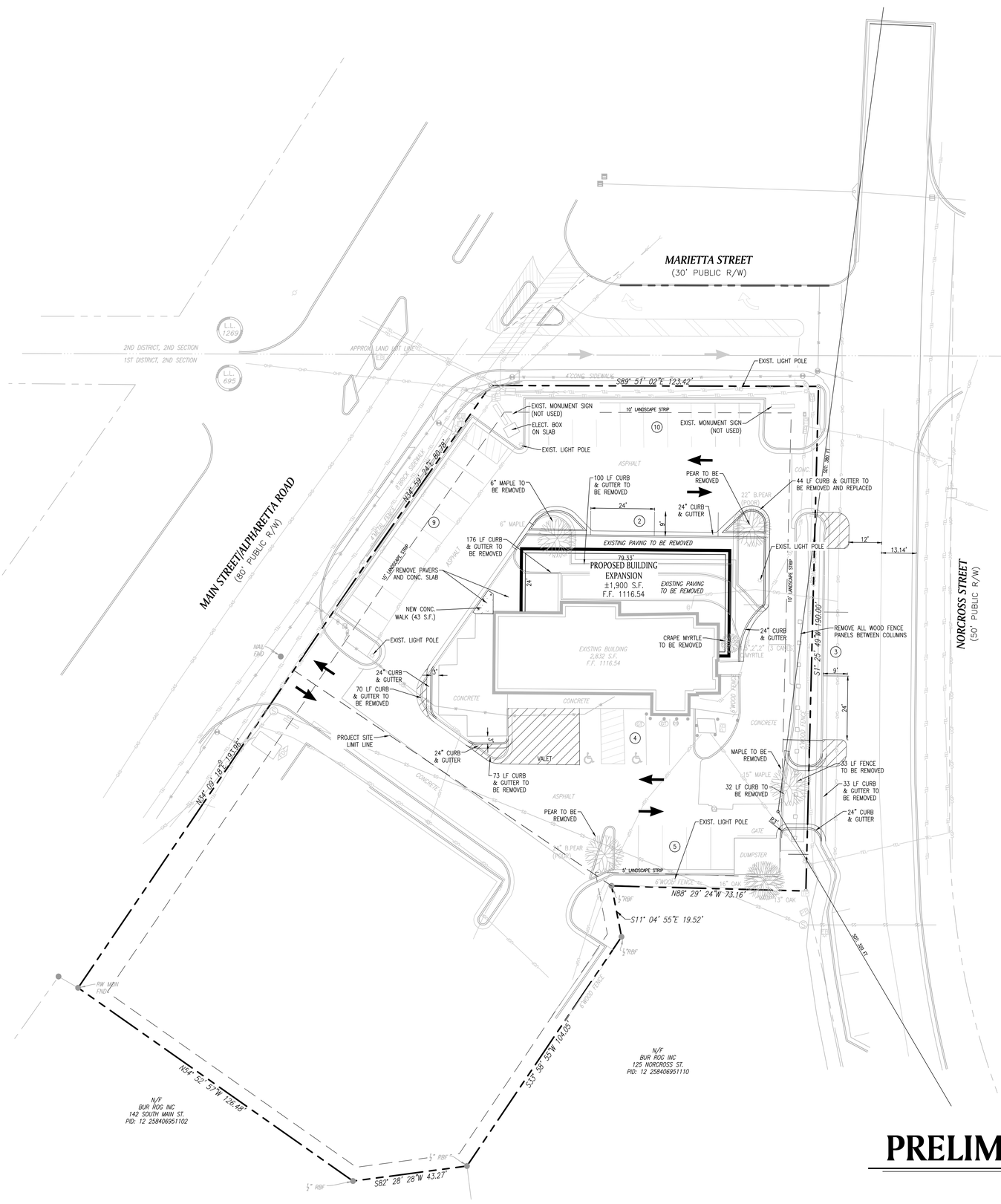

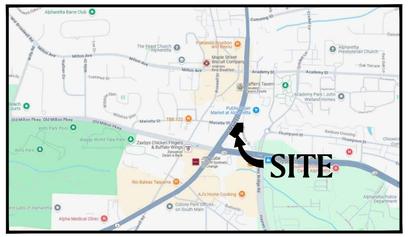

VICINITY MAP

CITY, STATE SCALE: NTS

SITE ANALYSIS

OVERALL PROPERTY AREA	±1.16 ACRES
PROJECT AREA	±0.64 ACRES
EXISTING BUILDING	±2,832 S.F.
PROPOSED ADDITION	±1,900 S.F.
TOTAL BUILDING	±4,732 S.F.
TOTAL DISTURBED AREA	±3,330 S.F.
NEW IMPERVIOUS AREA*	±33 S.F.
PARKING REQUIRED (MIN)	10 SPACES
PARKING PROVIDED	29 PARKING

* – NEW IMPERVIOUS AREA IS BELOW THRESHOLD TO REQUIRE RUNOFF REDUCTION

SPECIMEN TREE NOTE: NO SPECIMEN TREES EXISTS ON SITE.

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN

0 10 20 40 80

SCALE: 1 = 20

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

RESTAURANT ALPHARETTA

695 LAND LOT
1ST DISTRICT, 2ND SECTION
ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

F & H FOOD TRADING GROUP, INC.

2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

ZONING INFORMATION

ZONING RESEARCH DATE: --/--/--

ZONING CLASSIFICATION

JURISDICTION:	ALPHARETTA
EX. ZONING:	C-2 GENERAL COMMERCIAL
PR. ZONING:	--

BUILDING SETBACKS

FRONT:	--'
SIDE:	--'
REAR:	--'

BUFFERS

FRONT/STREET:	--'
SIDE:	--'
REAR:	--'

BUILDING SUMMARY

MAX. BUILDING HT.:	--'
MAX. BUILDING COVERAGE:	--%

PARKING SUMMARY

RETAIL REQ.:	-- SPACES/1,000 S.F.
RESTAURANT REQ.:	1 SPACES/500 S.F.
STANDARD STALL DIMENSIONS:	9' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
COMPACT STALLS ALLOWED:	--%
MIN. 90°/60° DRIVE WIDTH:	--'/--'

LANDSCAPE REGULATIONS

TREE DENSITY:	-- UNITS/ACRE
ISLAND REQ.:	-- ISLAND/-- SPACES
MIN. ISLAND SIZE/WIDTH:	-- S.F./--'
GREENSPACE %:	--%

FEMA MAP

FIRM PANEL #: --

DRAWING RECORD

DRAWN BY: --

2025112ps5.dwg 03.28.25

PRELIMINARY SITE PLAN

SHEET **PS-5**

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CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS
STRATEGY 1– WATER CONSERVATION BASICS

THE FOLLOWING ITEMS HAVE BEEN INCLUDED IN THIS LANDSCAPE PLAN.

□ SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.

□ MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.

□ PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.

□ PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.

□ PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.

□ GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.

□ DEVELOP SHORT– AND LONG–TERM SUSTAINABLE MAINTENANCE PLANS.

NOTE: DUE TO EXISTING COMPACTION INFILTRATION BASINS HAVE NOT BEEN INCLUDED IN THE LANDSCAPE DESIGN.

TREE SAVE NOTES:

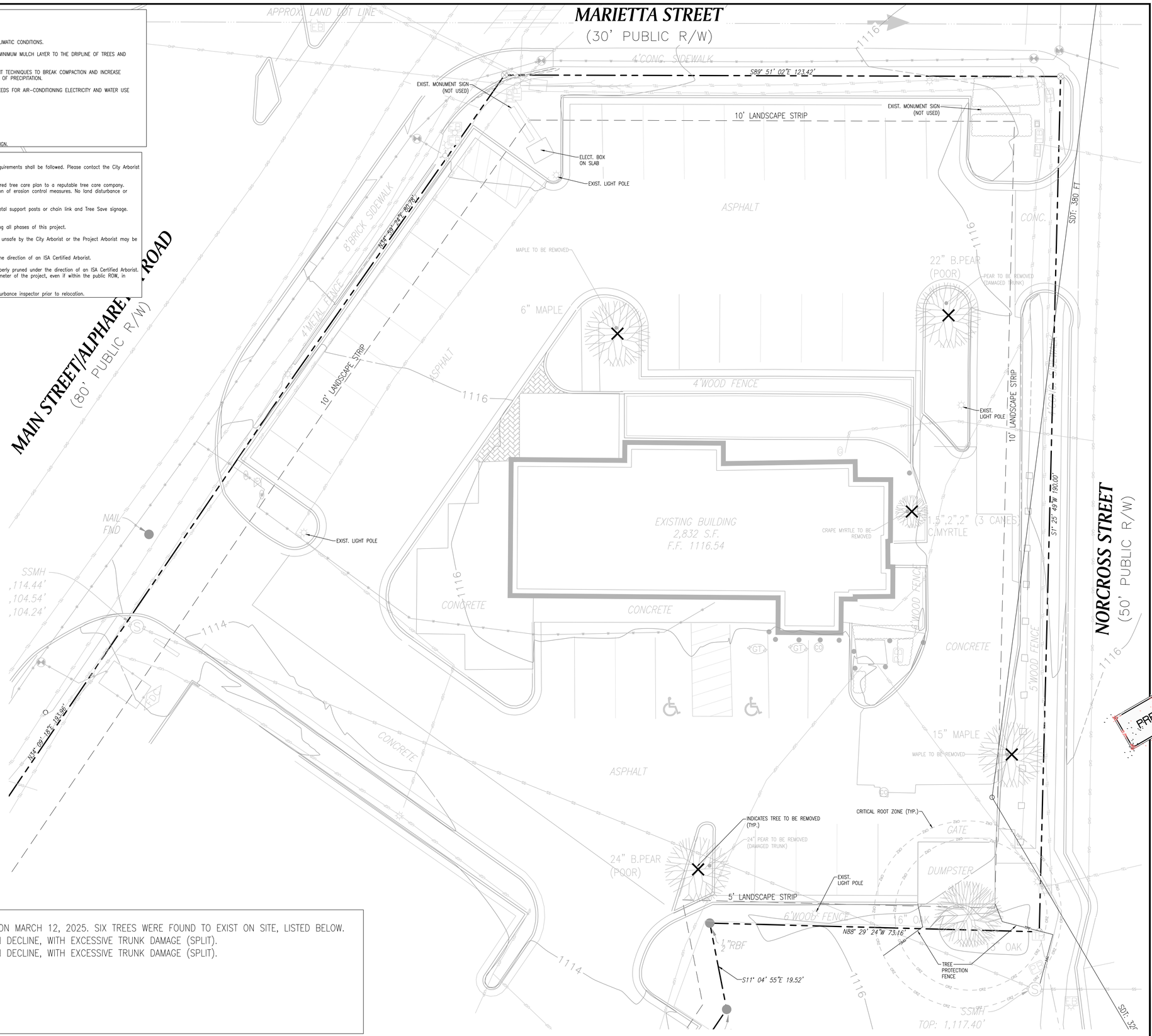
1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to the tree save fence inspection provide the City Arborist with proof of pre–payment of the required tree care plan 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.

EXISTING TREES NOTES:
1. ALL TREES (SURVEYED AND FIELD LOCATED) HAVE BEEN REVIEWED BY THE PROJECT LANDSCAPE ARCHITECT.

2. ALL TREES SHOWN TO BE SAVED ARE IN GOOD CONDITION AND SHOW NO SIGN OF DECLINE AT TIME OF INSPECTION.

NO SPECIMEN TREES EXIST ON SITE
AND NO BOUNDARY TREES EXIST

NOTE: CONTRACTOR SHALL REFER TO TREE CARE PLANS ON SHEET LA–600 FOR ADDITIONAL PLANTING AND WATER DIRECTIONS.



TREE SURVEY NOTES:
A TREE SURVEY WAS PERFORMED BY PAULSON MITCHELL ON MARCH 12, 2025. SIX TREES WERE FOUND TO EXIST ON SITE, LISTED BELOW.
– 24" BRADFORD PEAR IS IN POOR CONDITION AND IN DECLINE, WITH EXCESSIVE TRUNK DAMAGE (SPLIT).
– 22" BRADFORD PEAR IS IN POOR CONDITION AND IN DECLINE, WITH EXCESSIVE TRUNK DAMAGE (SPLIT).
– 15" MAPLE IS IN GOOD CONDITION.
– 16" OAK IS IN GOOD CONDITION.
– 13" OAK IS IN GOOD CONDITION.
– 6" MAPLE IS IN GOOD CONDITION.
– 2" (MULTI) CRAPE MYRTLE IS IN GOOD CONDITION.

LAND PLANNERS
ENGINEERS • SURVEYORS
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85-A MILL STREET
SUITE 200
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VOICE 770.650.7685
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www.paulsonmitchell.com
PAULSON MITCHELL INCORPORATED

PROJECT:

SALT RESTAURANT ALPHARETTA

LAND LOTS
DISTRICT, SECTION
ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

F & H FOOD TRADING GROUP, INC.
2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

PRELIMINARY 3/31/25

COA-PEF001716 • EXP. - 6/30/2026

REVISIONS

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

24 HR EMERGENCY CONTACT
MR.\MRS. NAME
###-###-####

03.28.25
2025.03.31 – 2025112la – DRB.dwg

TREE SURVEY AND PROTECTION PLAN

SHEET TPP-100

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City of Alpharetta Landscape Notes:

1.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.
2. If 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.
3. 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.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. A 4'layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
6. A minimum 2' layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.
8. 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, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 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.
10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
12. 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.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, 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 12 hour period, use an auger to drill a 10'inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.
15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 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.
16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
18. Landscape contractors are required to attend the City of Alpharetta PreConstruction class prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

WATER CONSERVATION PERMIT REQUIREMENTS

THIS PLAN COMPLIES WITH STRATEGY 1 – WATER CONSERVATION BASICS OF THE CITY'S LAND DISTURBANCE PERMIT SITE REQUIREMENTS, INCLUDING VEGETATION SELECTION, GROUPING, SPACING, SOIL PROTECTION AND IMPROVEMENT, AND MINIMUM MULCHING DEPTHS.

CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS

STRATEGY 1– WATER CONSERVATION BASICS

THE FOLLOWING ITEMS HAVE BEEN INCLUDED IN THIS LANDSCAPE PLAN.

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- PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.
- GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.
- DEVELOP SHORT- AND LONG-TERM SUSTAINABLE MAINTENANCE PLANS.

NOTE: DUE TO EXISTING COMPACTION INFILTRATION BASINS HAVE NOT BEEN INCLUDED IN THE LANDSCAPE DESIGN.

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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.
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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.
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11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

ORDINANCE REQUIREMENTS

ZONING	C2
SITE DENSITY REQUIREMENT: 0.064 ACRES (net)*	
SITE DENSITY FACTOR (SDF) = 130 INCHES / ACRE	
0.64 ac x 130 inches =	84
EXISTING DENSITY INCHES (EDF) =	29
REPLACEMENT DENSITY UNITS (RDF)	
84(SDF)- 29(EDF) = (RDF) =	55
PROVIDED TREE INCHES =	22

* PROJECT AREA DEFINED BY RESTAURANT SITE PERIMETER AND DEDICATED PARKING.

NO SPECIMEN TREES EXIST ON SITE AND NO BOUNDARY TREES EXIST

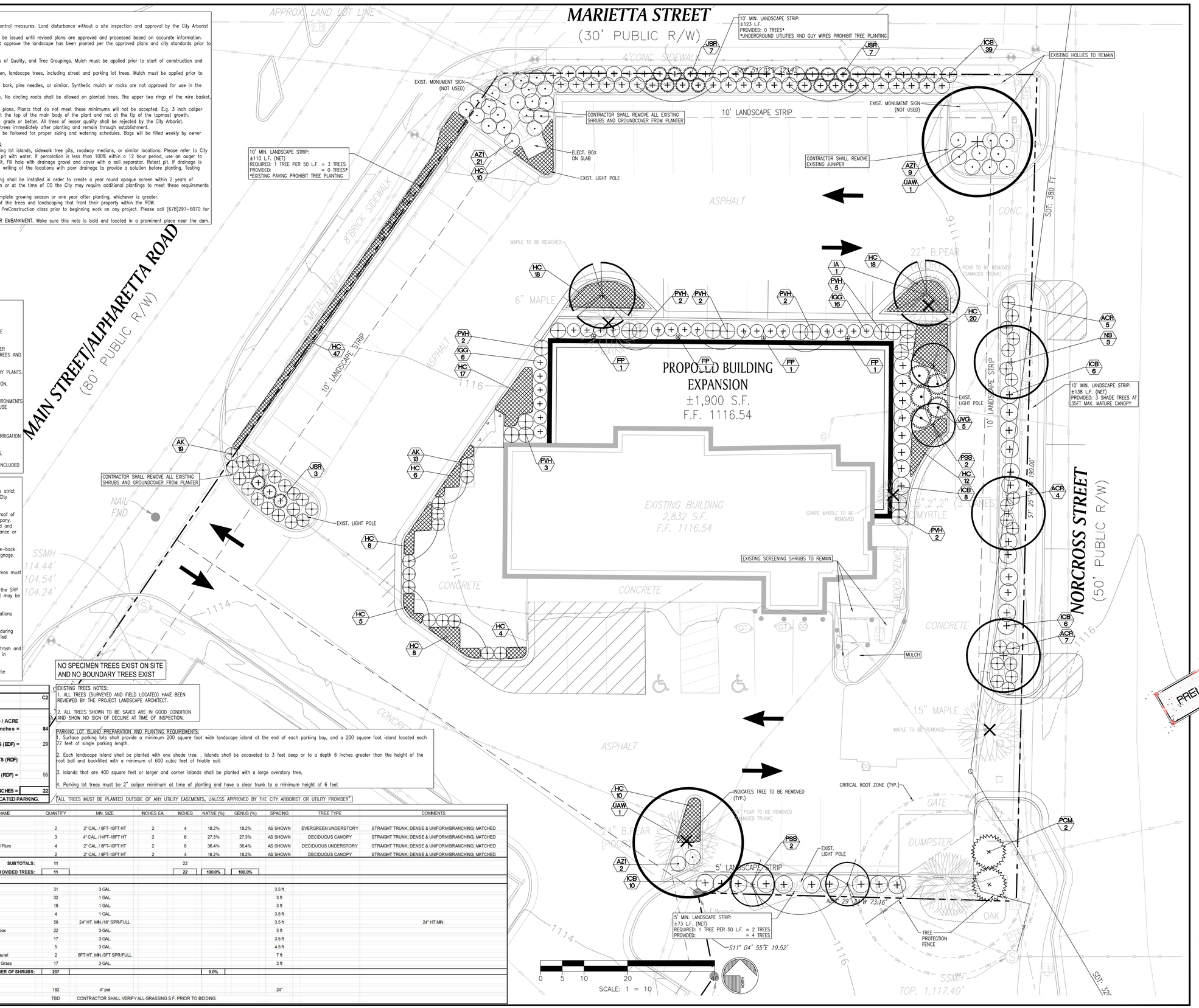
EXISTING TREES NOTES:
1. ALL TREES (SURVEYED AND FIELD LOCATED) HAVE BEEN REVIEWED BY THE PROJECT LANDSCAPE ARCHITECT.
2. ALL TREES SHOWN TO BE SAVED ARE IN GOOD CONDITION AND SHOW NO SIGN OF DECLINE AT TIME OF INSPECTION.

PARKING LOT ISLAND PREPARATION AND PLANTING REQUIREMENTS:
1. Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length.
2. Each landscape island shall be planted with one shade tree. . Islands shall be excavated to 3 feet deep or to a depth 6 inches greater than the height of the root ball and backfilled with a minimum of 600 cubic feet of friable soil.
3. Islands that are 400 square feet or larger and corner islands shall be planted with a large overstory tree.
4. Parking lot trees must be 2" caliper minimum at time of planting and have a clear trunk to a minimum height of 6 feet

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

PLANT LIST

	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	INCHES EA.	INCHES	NATIVE (%)	GENUS (%)	SPACING	TREE TYPE	COMMENTS
TREES:											
(IXF)	Ilex x attenuata 'Foster'	Foster's Holly	2	2" CAL. / 8FT-10FT HT	2	4	18.2%	18.2%	AS SHOWN	EVERGREEN UNDERSTORY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
(NS)	Nyssa sylvatica	Black Gum	3	4" CAL. /14FT-16FT HT	2	6	27.3%	27.3%	AS SHOWN	DECIDUOUS CANOPY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
(PSS)	Prunus umbellata 'Sophia's Spring'	Sophias Spring Flatwood Plum	4	2" CAL. / 8FT-10FT HT	2	8	36.4%	36.4%	AS SHOWN	DECIDUOUS UNDERSTORY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
(UAW)	Ulmus alata 'Woodland'	Woodland Winged Elm	2	2" CAL. / 8FT-10FT HT	2	4	18.2%	18.2%	AS SHOWN	DECIDUOUS CANOPY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
		SUBTOTALS:	11			22					
		TOTAL PROVIDED TREES:	11			22	100.0%	100.0%			
SHRUBS:											
(AZ1)	Azalea x Encore var 'Autumn Coral'	Encore Azalea	31	3 GAL.					3.5 ft		
(AK)	Abelia x grandiflora "Kaleidoscope"	Kaleidoscope Abelia	32	1 GAL.					3 ft		
(ARC)	Abelia x grandiflora "Rose Creek"	Rose Creek Abelia	18	1 GAL.					3 ft		
(FP)	Ficus pumila	Creeping Fig	4	1 GAL.					3.5 ft		
(ICB)	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	59	24" HT. MIN./18" SPR/FULL					3.5 ft		24" HT MIN.
(GG)	Ilex glabra 'Gembox'	Dwarf Inkberry var. Gembox	22	3 GAL.					3 ft		
(JSR)	Juniperus scopulorum 'Sky Rocket'	Sky Rocket Juniper	17	3 GAL.					3.5 ft		
(JVG)	Juniperus virginia 'Grey Owl'	Grey Owl Juniper	5	3 GAL.					4.5 ft		
(PCM)	Prunus caroliniana ' Monus'	Bright'N Tight Carolina Laurel	2	6FT HT. MIN./3FT SPR/FULL					7 ft		
(PVH)	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	17	3 GAL.					3 ft		
		TOTAL NUMBER OF SHRUBS:	207				0.0%				
GROUNDCOVERS/VINES/PERENNIALS:											
(HC)	Hypericum calycinum	St. Johns's Wort	192	4" pot					24"		
(SOD)	Cynodon dactylon sod	Bermuda Grass - SOD	TBD	CONTRACTOR SHALL VERIFY ALL GRASSING S.F. PRIOR TO BIDDING.							



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL INCORPORATED

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PROJECT:

SALT RESTAURANT ALPHARETTA

LAND LOTS
DISTRICT, SECTION
ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

F & H FOOD TRADING GROUP, INC.

2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

PRELIMINARY 3/31/25

COA-PEF001716 • EXP. - 6/30/2026

REVISIONS

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

24 HR EMERGENCY CONTACT
MR.\MRS. NAME
###-###-####

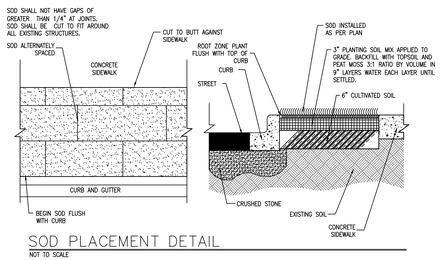
03.28.25
2025.03.31 – 2025112la – DRB.dwg

LANDSCAPE PLAN

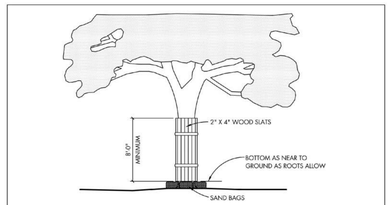
SHEET **LA-100**

NOTE:
HYDROSEED AREA: FROM SEPT. 1 THROUGH MARCH 1 SEED WITH A MIXTURE OF UNHULLED Cynodon dactylon (COMMON BERMUDAGRASS) AT A RATE OF 4 lbs/1000 S.F. AND Secale cereale (WINTER RYE GRAIN) AT A RATE OF 2 lbs/1000 S.F. FROM MARCH 1 THOUGH SEPT. 1 SEED WITH ONLY HULLED Cynodon dactylon (COMMON BERMUDAGRASS) AT A RATE OF 4 lbs/1000 S.F.

SOD TO BE T-419 HYBRID BERMUDAGRASS. IF BERMUDAGRASS SOD IS INSTALLED AFTER OCTOBER 1ST AND BEFORE APRIL 15TH SOD SHALL BE OVERSEEDED WITH RYE GRASS PRIOR TO INSTALLATION.

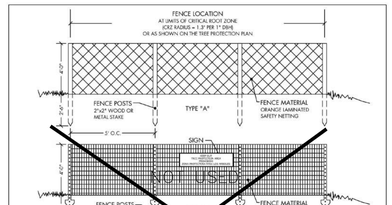


SOD PLACEMENT DETAIL
NOT TO SCALE



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

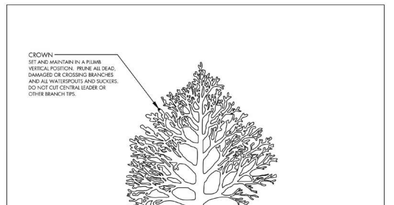
CITY OF ALPHARETTA GEORGIA			TREE PROTECTION - WOOD SLATS
			08/01/2015
BY	REVISION	DATE	STD. L-9



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. ALL ROOTS 2" AND LARGER EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8.5" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

CITY OF ALPHARETTA GEORGIA			TREE PROTECTION / L.O.D. FENCING
			08/01/2015
BY	REVISION	DATE	STD. L-6



CITY OF ALPHARETTA GEORGIA			TREE PLANTING (TYPICAL SECTION)
			08/01/2015
BY	REVISION	DATE	STD. L-1

GENERAL LANDSCAPE NOTES

1. LANDSCAPE WORK WILL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES.

2. CONTRACTOR WILL MAINTAIN ALL PLANTS AND PLANTED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR WILL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA OR OWNER AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.

3. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.

5. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA OR OWNER PRIOR TO COMMENCEMENT OF WORK

6. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.

7. EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE ALTERED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COORDINATION OF WORK, INCLUDING WORK TO BE PERFORMED BY SUBCONTRACTORS.

9. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA OR OWNER.

10. ALL PLANT MATERIAL MUST MEET OR EXCEED THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED. REFER TO DETAIL 6/LA-610.

11. ALL PLANT MATERIAL WILL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA OR OWNER PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR WILL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL THE COST OF CONTRACTOR.

12. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA OR OWNER. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.

13. ALL SHRUB BEDS WILL BE TILLED TO MINIMUM DEPTH OF 4–6 INCHES OR AS SPECIFIED IN CONSTRUCTION DOCUMENT DETAILS. PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4 INCHES DEEP EXCAVATED TRENCH. THE TRENCH WILL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.

14. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.

15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA OR OWNER.

16. THE CONTRACTOR WILL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR WILL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES WILL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.

17. ALL PLANTING BEDS WILL BE STAKED AND OR PAINTED BY THE CONTRACTOR FOR APPROVAL BY THE LA, OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO PLANT INSTALLATION. TREES WILL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.

18. ALL PROPOSED TREES WILL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS.

19. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. PRIOR TO THE AWARDED CONTRACT THE CONTRACTOR SHALL PROVIDE A UNIT COST FOR ANY ADDITIONAL SOD OR SEEDED AREAS ADDED NOT INCLUDED IN THE BID DOCUMENTS.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK WILL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING KNOCKED DOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.

21. ALL PLANTING BEDS WILL BE MULCHED AS SPECIFIED IN DETAILS.

22. ALL PLANT MATERIALS WILL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL FINAL ACCEPTANCE BY OWNER. IF AN IRRIGATION SYSTEM IS PRESENT OR PROPOSED, THE CONTRACTOR WILL COORDINATE SUPPLEMENTAL WATERING OF NEWLY PLANTED MATERIAL UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL.

23. ALL EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, WILL PROTECTED BY FENCING SPECIFIED IN THE DRAWING DETAILS. VEHICLE TRAFFIC, PARKING OR MATERIALS STORAGE IS PROHIBITED WITHIN THE DRIPLINE OF ANY TREE OR WITHIN ANY TREE PROTECTION FENCE. ANY EXISTING PLANT MATERIAL OR TREES DAMAGED BY CONSTRUCTION ACTIVITY WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.

24. NO TREES WILL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. ANY FIELD ADJUSTMENTS WILL NEED APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.

25. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.

26. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONTRACT DOCUMENT DISCREPENCIES OR CONFLICTS TO THE LA OR OWNER, INCLUDING, BUT NOT LIMITED TO MATERIAL QUANTITIES AND LOCATIONS PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS. THE CONTRACTOR MUST TO COMPARE WITH HIS OWN ESTIMATES. NO EXTRA COMPENSATION WILL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.

27. WARRANTY: ALL PLANTS WILL BE WARRANTEED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS WILL BE HEALTHY AND VIGOROUS, WELL LEAF BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF AND MEET ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

28. WIRE BASKETS AND STRAPPING WILL BE REMOVED PRIOR TO INSTALLATION.

29. ALL B&B TREES WILL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS WILL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK. ANY DAMAGED PLANTS WILL NOT BE ACCEPTED BY LA OR OWNER, AND MUST BE REPLACED.

30. CONTRACTOR WILL INSPECT ALL DELIVERED PLANT MATERIAL TO ENSURE ALL MATERIAL MEETS ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), INCLUDING SHIPPING STANDARDS.

31. TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT SHALL BE NURSERY GROWN WITH CLEAR TRUNK SPECIFIED.

32. CONTRACTOR WILL BACK-FILL ALL PLANTINGS WITH 2/3 SCREENED AND CULTIVATED EXISTING SOILS & 1/3 LOCAL NURSERY GRADE LANDSCAPE MIX. CONTRACTOR SHALL SUBMIT ALL SOIL PRODUCTS FOR TO LA OR OWNER FOR REVIEW AND APPROVAL, PRIOR TO ORDERING.

33. GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY), UNLESS OTHERWISE INDICATED. ALL GRASSED AREAS SHALL BE CLEANED OF ALL STONES AND DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. CONTRACTOR WILL COORDINATE GRASSING SCHEDULE AND MATERIALS WITH CIVIL ENG. SOIL STABILIZATION SCHEDULE AND MATERIALS.
A. SOD: AREAS TO BE SODDED SOD SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE. REFER TO SODDING DETAIL FOR INSTALLATION INSTRUCTIONS.
B. SEED: REFER TO AND COORDINATE WITH PLANT SCHEDULE (LIST) AND CIVIL ENG. SOIL STABILIZATION VEGETATION SCHEDULE (LIST) FOR SEED TYPE AND TIME FOR INSTALLATION. CONTRACTOR WILL GUARANTEE A FULL/THICK STAND OF ESTABLISHED GRASS AND WILL PROVIDE IRRIGATION TO SEEDED LAWN AREAS UNTIL ACCEPTANCE OF LAWN. THINNLY ESTABLISHED AREAS WILL RE-SEED AND IRRIGATED AS NECESSARY BY CONTRACTOR UNTIL ACCEPTED BY LA/OWNER.

34. CONTRACTOR WILL INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.

35. IRRIGATION SYSTEM, IF REQUIRED, IS TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.

36. CONTRACTOR SHALL METHODICALLY IRRIGATE ALL PLANT MATERIAL STORED ON-SITE AND PROTECT ROOTS OF POTTED AND B&B MATERIAL FROM SUN AND FROST/FREEZE EXPOSURES.

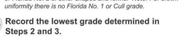
37. CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE:
LANDSCAPE CONTRACTOR WILL PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS, & GROUNDCOVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL.

GENERAL LANDSCAPE NOTES

Tree Grading Cue Card
2015 Edition
provided by RPG, ACT, Florida Chapter ISA & UF/IFAS

1 Choose appropriate tree matrix type.
Type 1 – tall and wide form
ex. black-olive, live oak, mahogany, southern magnolia
Type 2 – tall and narrow form
ex. bald-cypress, Foster Holalha holly, Japanese blueberry, pine
Type 3 – short/wide and multi-trunked form
ex. silver buttonwood, tabebuia, yaupon holly, crape-myrtle
Refer to the matrix tables in the Grades and Standards to determine tree height, crown diameter and root ball or container size requirements.
a) For multi-trunked small maturing trees measure the container or root ball size.
b) For all other trees measure the caliper.
Trunk caliper is measured 6 inches above the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at breast height (DBH) is not considered an appropriate measurement for nursery trees.

2 Grade the tree according to trunk structure.
Small-maturing trees skip step 2.



3 Grade the tree according to crown uniformity.

Not all shapes and forms are represented here; however, these images represent what would be acceptable for Florida Fancy or Florida No. 2 of other shapes and forms. Note: For crown uniformity there is no Florida No. 1 or Cull grade.

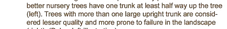
4 Record the lowest grade determined in Steps 2 and 3.

5 If one of the following statements is true, reduce the grade determined in Step 4 by one.
If two or more are true, reduce the grade by two. Reference tree caliper and appropriate matrix for 5a, 5b, and 5d. For multi-trunked small maturing trees, use container size or root ball diameter (not caliper) for 5b and skip 5a and 5d.
a) Tree does not meet height requirement.
b) Crown does not meet diameter requirement.
c) Root ball is not secure enough to successfully transplant.
d) Root ball or container is undersized. If two or more sizes, reduce grade by two.
e) Tree with a trunk caliper larger than two inches requires a stake to hold the trunk erect. For multi-trunked trees, this applies to each trunk individually.

6 If two of the following statements are true, reduce the grade determined in Step 5 by one.
If three or more of the statements are true, reduce the grade by two. It takes only one true statement to reduce Florida Fancy to Florida No. 1.
a) Flush cuts were made when pruning branches from the trunk.
b) Branch stubs were left beyond the collar.
c) Open trunk wounds are evident.
d) More than 10% of the crown exhibits necrosis, chlorosis or damage from pests, diseases or tip dieback.
e) The crown is thin and sparsely foliated (allow for harvesting/ time of year).
f) Included bark between the trunk and a major lateral branch or between main trunks.
g) Trunks and/or major branches are touching.

7 The tree is a Cull if one of the following conditions is true:
a) Top-most structural root emerges from trunk more than two inches below the top of the root ball surface. Soil, substrate and/or roots can be removed from the top 1/3 of the root ball to conform to this depth requirement.
b) One or more roots greater than 1/10 the trunk caliper, circle more than 1/3 of trunk in the top 1/2 of the root ball. Circling roots less than 1/3 the trunk diameter can be cut at the point just inside where they begin to circle, following cutting, the tree is no longer a Cull.

Grading notes
- A dogleg is a significant S-shaped deformation in the trunk below the crown. If there is a dogleg in the clear trunk portion, the tree is graded Florida No. 2. If the dogleg is in the crown portion of the tree, the tree is not downgraded. The distance 'A' can be no more than the trunk diameter.
- Grades and Standards do not apply to specialty trees like braided stems, poodles, espalier, topiary and bonsai.
- To download the complete G&S document visit http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry



This tree grading cue card provided by yoor courtesy of Roots Plus Growers, Association of Certified Container Tree Growers, the Florida Chapter ISA & The University of Florida IFAS Extension

Tree Pruning Cue Card
Provided by RPG, Florida Chapter ISA & UF/IFAS

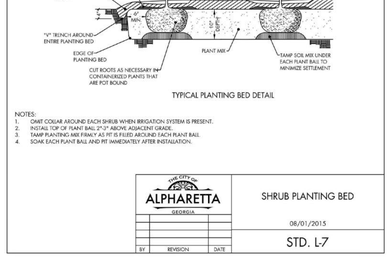
Trees with appropriately pruned crowns and roots become more stable and healthy. Here are some guidelines for executing these practices on young large-maturing shade trees.

1 Shade trees that will become large perform best in urban landscapes when grown with one trunk extending 30' or more into the crown. Large limbs should be spaced along this trunk, not clustered together at one point. Newly planted Florida #1 or better nursery trees have one trunk at least half way up the tree (left). Trees with more than one large upright trunk are considered lesser quality and more prone to failure in the landscape (right). (Below left illustration)

2 Trees with competing stems can be pruned so there is one trunk to the top of the crown (left). Pruning in this manner at planting and every few years results in a strong tree with one dominant trunk (center and right). (Above right illustration)

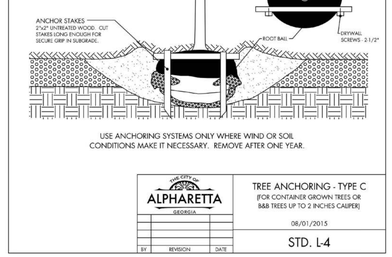
3 Removing or shortening competing upright stems back to lateral branches in the top half of the crown will encourage one trunk to dominate. The one trunk in the crown center should be more visible after pruning.

4 Shortening all large lower branches when the tree is young also forces more growth into one trunk which makes it strong. Trunk wounds will be small with little resulting decay when these shortened low branches are removed later.

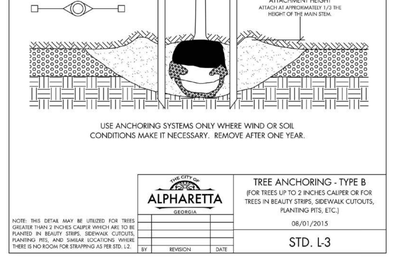


NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPE FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIERS SHALL BE MODEL NO. DEEP ROOT UB24-2 PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM DEEP ROOT, INC., (800) 458-1188, OR EQUAL AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF 2" ABOVE FINISHED GRADE OF SOIL, HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

CITY OF ALPHARETTA GEORGIA			ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)
FCS	REVISE NOTE #1	8/24/16	
			08/01/2015
BY	REVISION	DATE	STD. L-8



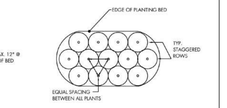
CITY OF ALPHARETTA GEORGIA			TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
			08/01/2015
BY	REVISION	DATE	STD. L-5



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

CITY OF ALPHARETTA GEORGIA			TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
			08/01/2015
BY	REVISION	DATE	STD. L-2

TYPICAL BED MOUNDING



TYPICAL PLANTING

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: Salt Factory

Location Address: 102 South Main Street

Mailing Address:

City: Alpharetta State: GA Zip Code: 30342 -

Contact for All Notifications: Hicham Azhari

Contact Telephone: 404 - 444 - 6630 Mobile Telephone: - -

Fax: - - Email: fhfood35@gmail.com

Contact's Relation to Business: Co-Owner

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00	$350.00
Signs Review Only $175.00	
Legal Advertising Requirement $175.00	$175.00
Reapplication Fee $100.00	
Readvertising Fee $175.00	$525.00

Total Due

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: BUR-ROG INC

Physical Address:

Mailing Address: PO Box 642

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 787 - 1568 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): John R Burgess Date: 03/26/2025

Owner Signature: John R Burgess, CEO

Property Information:

Address (If Assigned) : 102 South Main Street - Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 258406951029 (Parcel ID)

Land Lot(s): District: Section:

Existing Zoning of Property: C-2 (General Commercial) Existing Uses of Property: Restaurant

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

Applicant Signature: Hicham Azhari - Hicham Azhari Date: 03-12-2025

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed building addition will match the existing building through the use of similar materials, including: brick veneer, and horizontal wood siding. The materials will be applied in a manner in keeping with the appearance of the existing building.

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.

- [x] Yes
- [ ] No

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

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.

It is our intent that the proposed building addition continue the style of the existing building. Brick soldier courses, rowlock courses, stacked brick, brick projections combine to form accents designed to mimic the decorative brick work found on the existing building. Horizontal wood siding will also be used in a manner similar to that found on the existing building. The parapet height and cornice profile are also in keeping with the existing building.

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 design of the building aims to take numerous queues from the Downtown Design Guidelines. Among the key attributes of the design that compliment the Guidelines are the following:

- Massing, materials and details compatible with the existing building.
- Use of compatible materials - brick and wood and stucco.
- Use of architectural details to create variety and interest.
- Use of architectural elements that create rhythm and texture.

In addition, the overall redevelopment reduces the amount of parking immediately adjacent to the building and softens the appearance of the building through the use of foundation plantings and exterior lighting.

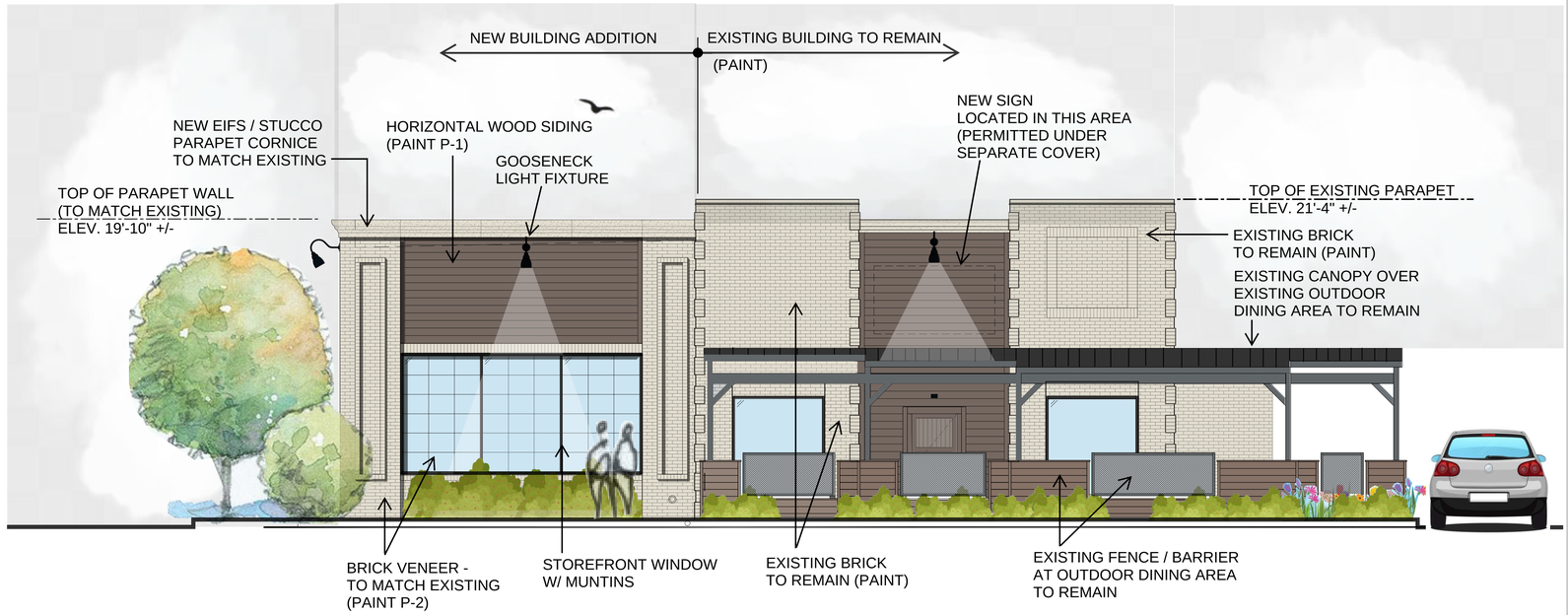
SHERWIN WILLIAMS
PAINT COLOR - **P1**
SW 6075 - GARRET GRAY
RGB: 117 / 104 / 97

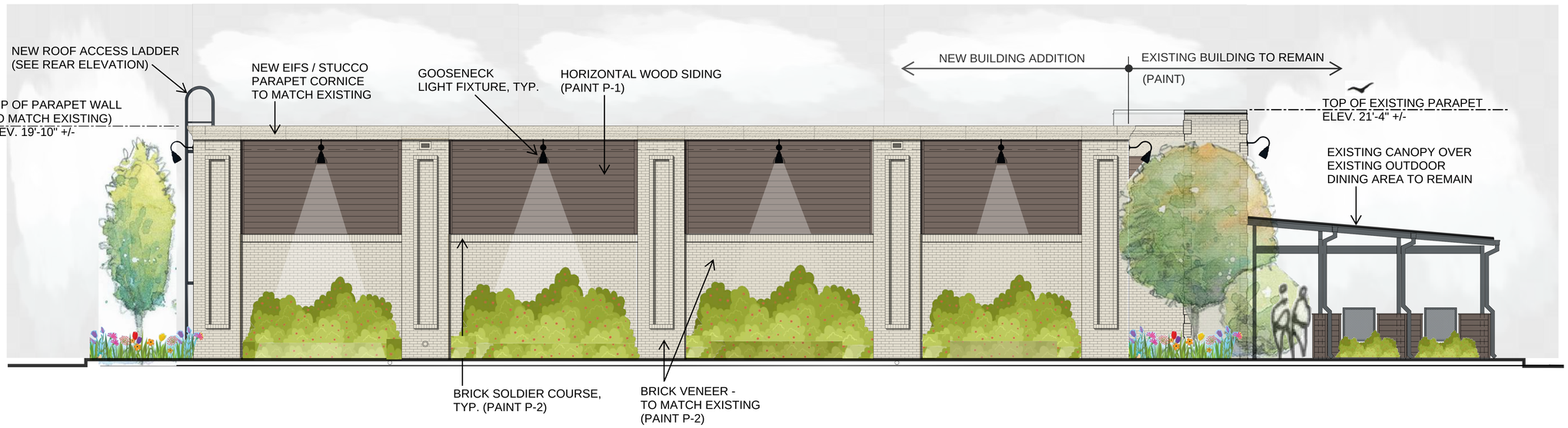
SHERWIN WILLIAMS
PAINT COLOR - **P2**
SW 7011 - NATURAL CHOICE
RGB: 227 / 222 / 208

SHERWIN WILLIAMS
PAINT COLOR - **P3**
SW 7075 - WEB GRAY
RGB: 97 / 102 / 105

WOOD CLAP BOARD SIDING
PAINT:
SHERWIN WILLIAMS
PAINT COLOR - P1
SW 6075 - GARRET GRAY
RGB: 117 / 104 / 97

MODULAR BRICK
TO MATCH EXISTING
PAINT:
SHERWIN WILLIAMS
PAINT COLOR - P2
SW 7011 - NATURAL CHOICE
RGB: 227 / 222 / 208





2 PROPOSED EXTERIOR ELEVATION - NORTH (SIDE)
SCALE: 1/4" = 1'-0"

AKA STUDIO, PC
Architects & Interiors
13560 MORRIS ROAD, SUITE 4220
ALPHARETTA, GA 30004
(770) 642-9030 info@akastudiopc.com

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NOT FOR CONSTRUCTION

LITTLE ALLEY STEAK
EST. 2005
FINE CUTS • SEA FARE • SPIRITS

LITTLE ALLEY STEAK RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	04.01.2025

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.
R-2422

A-1

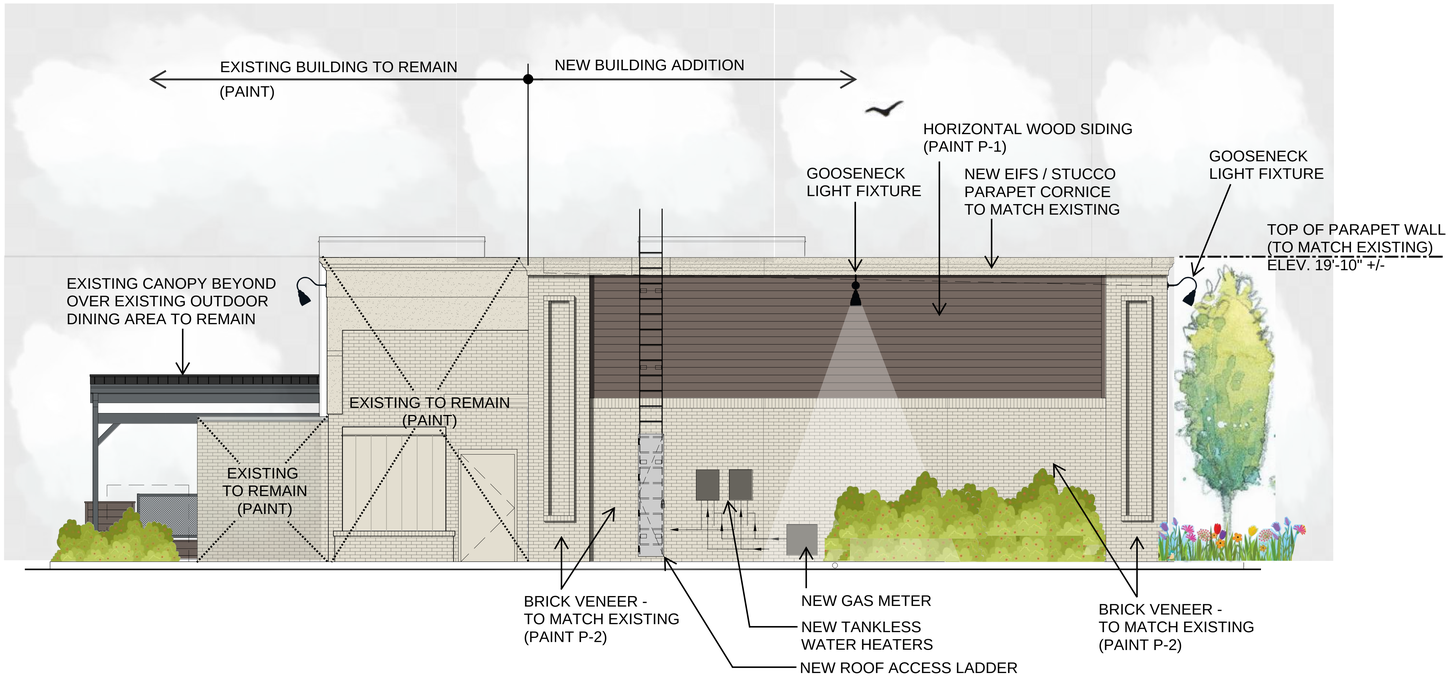
SHERWIN WILLIAMS
PAINT COLOR - **P1**
SW 6075 - GARRET GRAY
RGB: 117 / 104 / 97

SHERWIN WILLIAMS
PAINT COLOR - **P2**
SW 7011 - NATURAL CHOICE
RGB: 227 / 222 / 208

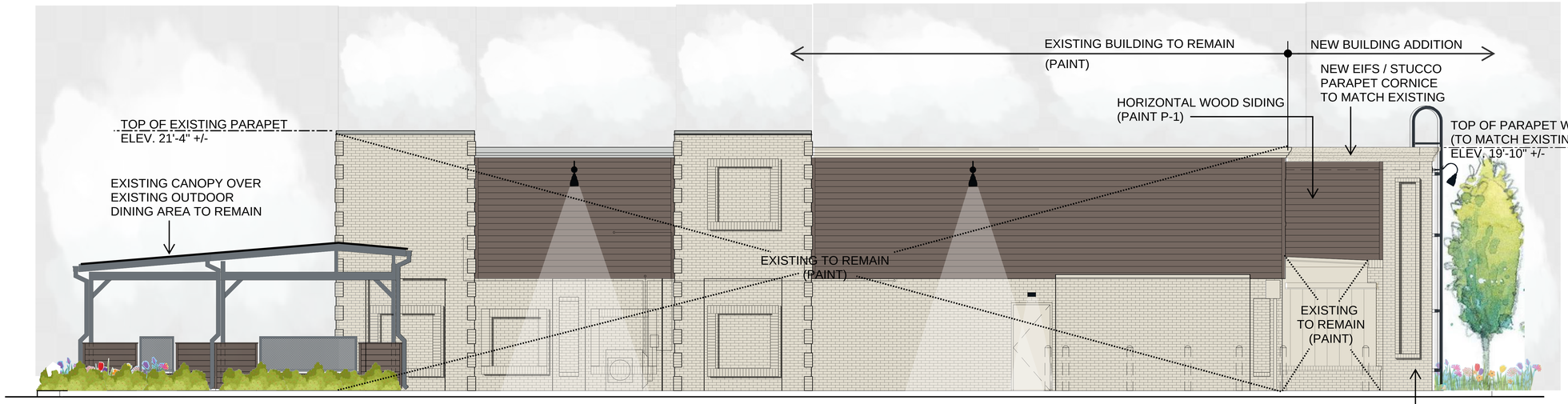
SHERWIN WILLIAMS
PAINT COLOR - **P3**
SW 7075 - WEB GRAY
RGB: 97 / 102 / 105

WOOD CLAP BOARD SIDING
PAINT:
SHERWIN WILLIAMS
PAINT COLOR - P1
SW 6075 - GARRET GRAY
RGB: 117 / 104 / 97

MODULAR BRICK
TO MATCH EXISTING
PAINT:
SHERWIN WILLIAMS
PAINT COLOR - P2
SW 7011 - NATURAL CHOICE
RGB: 227 / 222 / 208



1 PROPOSED EXTERIOR ELEVATION - EAST (REAR)
SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - SOUTH (SIDE)
SCALE: 1/4" = 1'-0"

AKA STUDIO, PC
Architects & Interiors
13560 MORRIS ROAD, SUITE 4220
ALPHARETTA, GA 30004
(770) 642-9030 info@akastudiopc.com

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LITTLE ALLEY STEAK
EST. 2005
FINE CUTS • SEA FARE • SPIRITS

LITTLE ALLEY STEAK RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	04.01.2025

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.
R-2422

A-2

1 COLOR PERSPECTIVE

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LITTLE ALLEY STEAK
EST. 2005
FINE CUTS • SEA FARE • SPIRITS

LITTLE ALLEY STEAK
RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

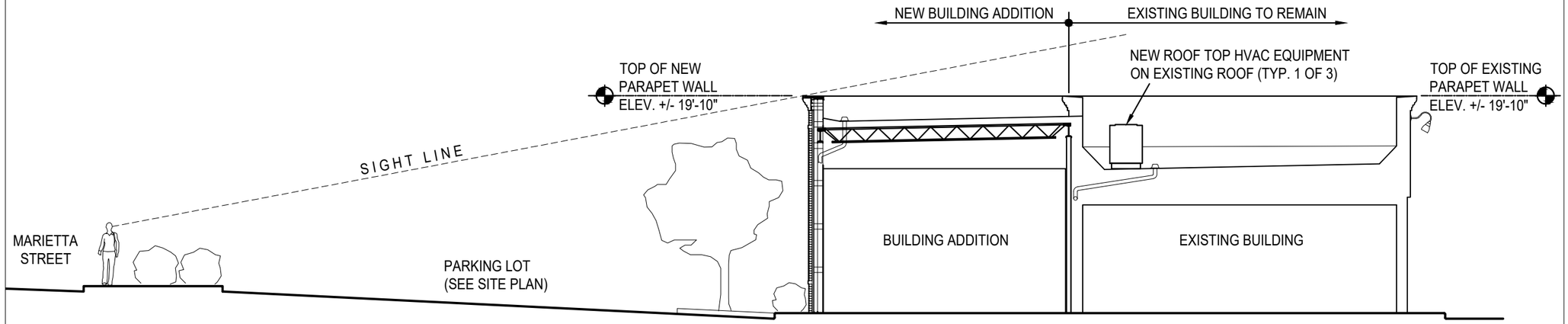
DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	04.01.2025

COLOR PERSPECTIVE

PROJECT NO.
R-2422

A-3



1 SIGHT LINE STUDY
SCALE: 3/32" = 1'-0"

AKA STUDIO, PC
Architects & Interiors
13560 MORRIS ROAD, SUITE 4220
ALPHARETTA, GA 30004
(770) 642-9030 info@akastudiopc.com

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NOT FOR CONSTRUCTION

LITTLE ALLEY STEAK
EST. 2005
FINE CUTS • SEA FARE • SPIRITS

LITTLE ALLEY STEAK
RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	04.01.2025

SIGHT LINE STUDY

PROJECT NO.
R-2422

A-4

1 EXISTING BUILDING IMAGE (AS SEEN FROM CORNER OF MAIN ST. AND MARIETTA ST.)
SCALE: NOT TO SCALE

2 EXISTING BUILDING IMAGE (NORTH ELEVATION - FACING MARIETTA ST.)
SCALE: NOT TO SCALE

AKA STUDIO, PC
Architects & Interiors
13560 MORRIS ROAD, SUITE 4220
ALPHARETTA, GA 30004
(770) 642-9030 info@akastudiopc.com

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LITTLE ALLEY STEAK
EST. 2005
FINE CUTS • SEA FARE • SPIRITS

LITTLE ALLEY STEAK RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	04.01.2025

EXISTING BUILDING IMAGES

PROJECT NO.
R-2422

A-5

1 EXISTING BUILDING IMAGE (SOUTH ELEVATION)

SCALE: NOT TO SCALE

2 EXISTING BUILDING IMAGE (AT REAR CORNER OF BUILDING)

SCALE: NOT TO SCALE

AKA STUDIO, PC
Architects & Interiors
13560 MORRIS ROAD, SUITE 4220
ALPHARETTA, GA 30004
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LITTLE ALLEY STEAK
EST. 2005
FINE CUTS • SEA FARE • SPIRITS

LITTLE ALLEY STEAK RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	04.01.2025

EXISTING BUILDING IMAGES

PROJECT NO. R-2422

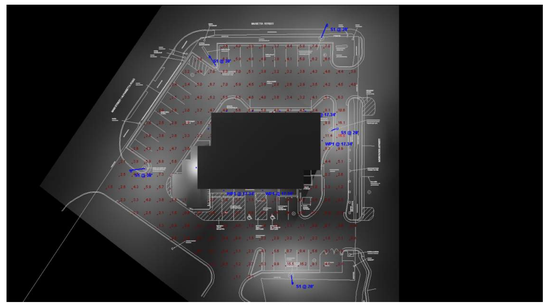
A-6

Schedule

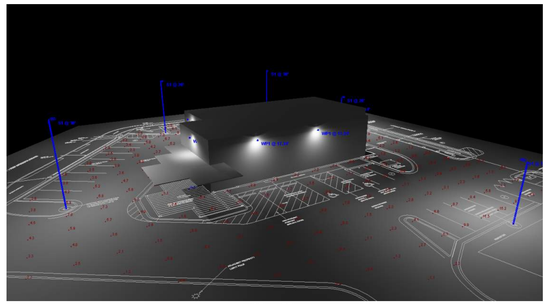
Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power
	S1	5	EXISTING	EXISTING SHOEBOX AIREA LIGHT WITH RETROFIT 250W E39 MOGUL BASE LED BULB / 5000K / 35,000 INITIAL LUMENS [DE-RATED FOR 2 YEARS OF USE]	1	35000	0.7	250
	WP1	9	EXISTING	EXISTING GOOSENECK LUMINAIRE WITH RETROFIT LED BULB RATED AT [APPROX.] 3,000-LUMENS	1	2812	0.9	25

Statistics

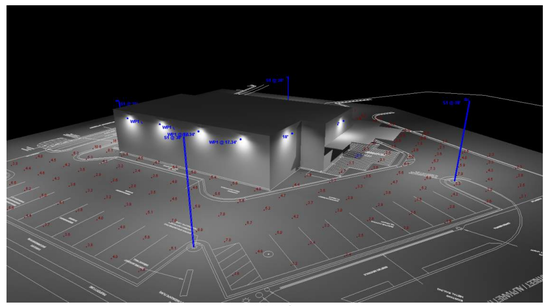
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	3.5 fc	16.5 fc	0.1 fc	165.0:1	35.0:1



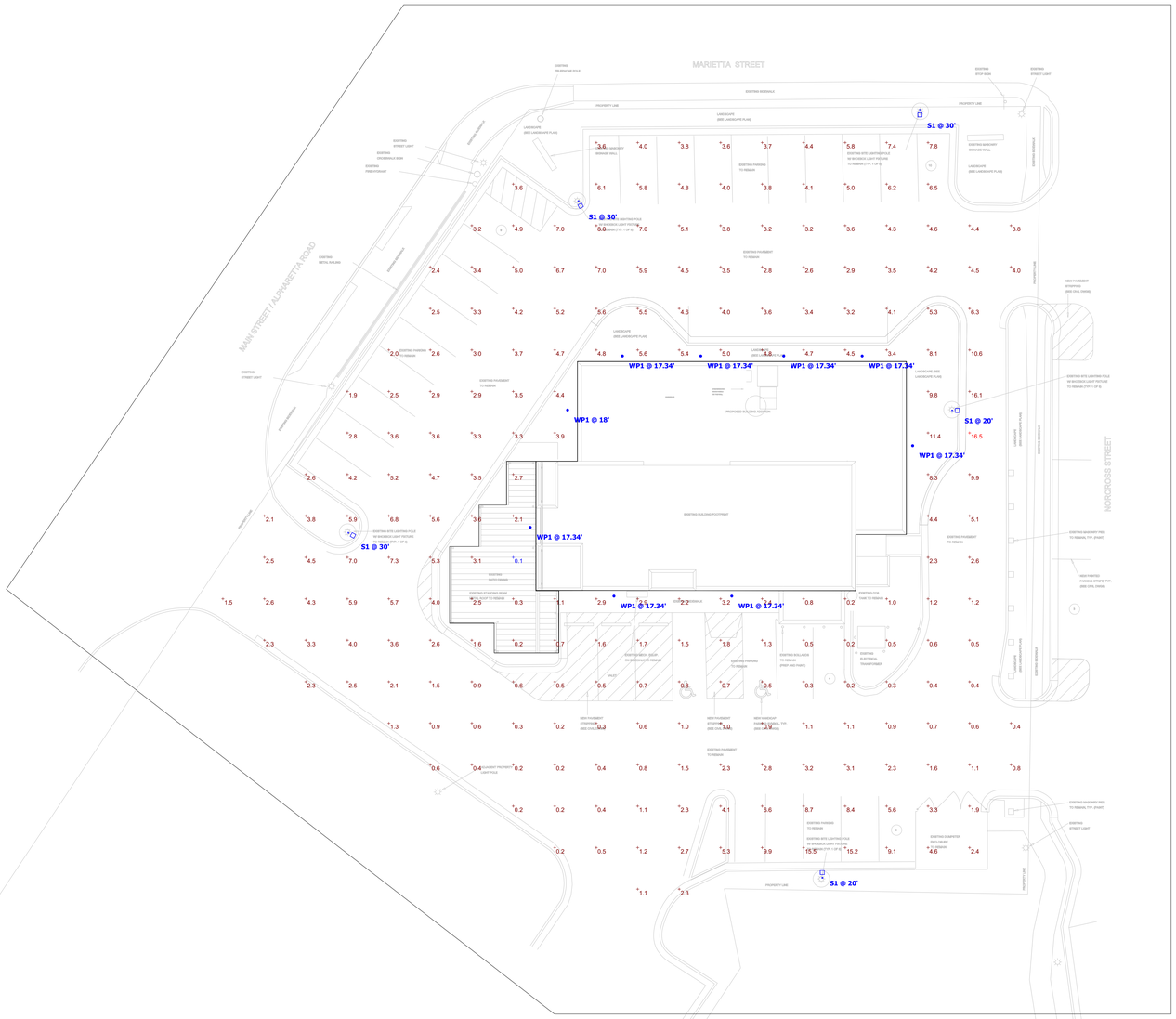
View #1



View #2



View #3



Plan View
Scale - 1" = 16ft

DESIGNER'S NOTE:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIR(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

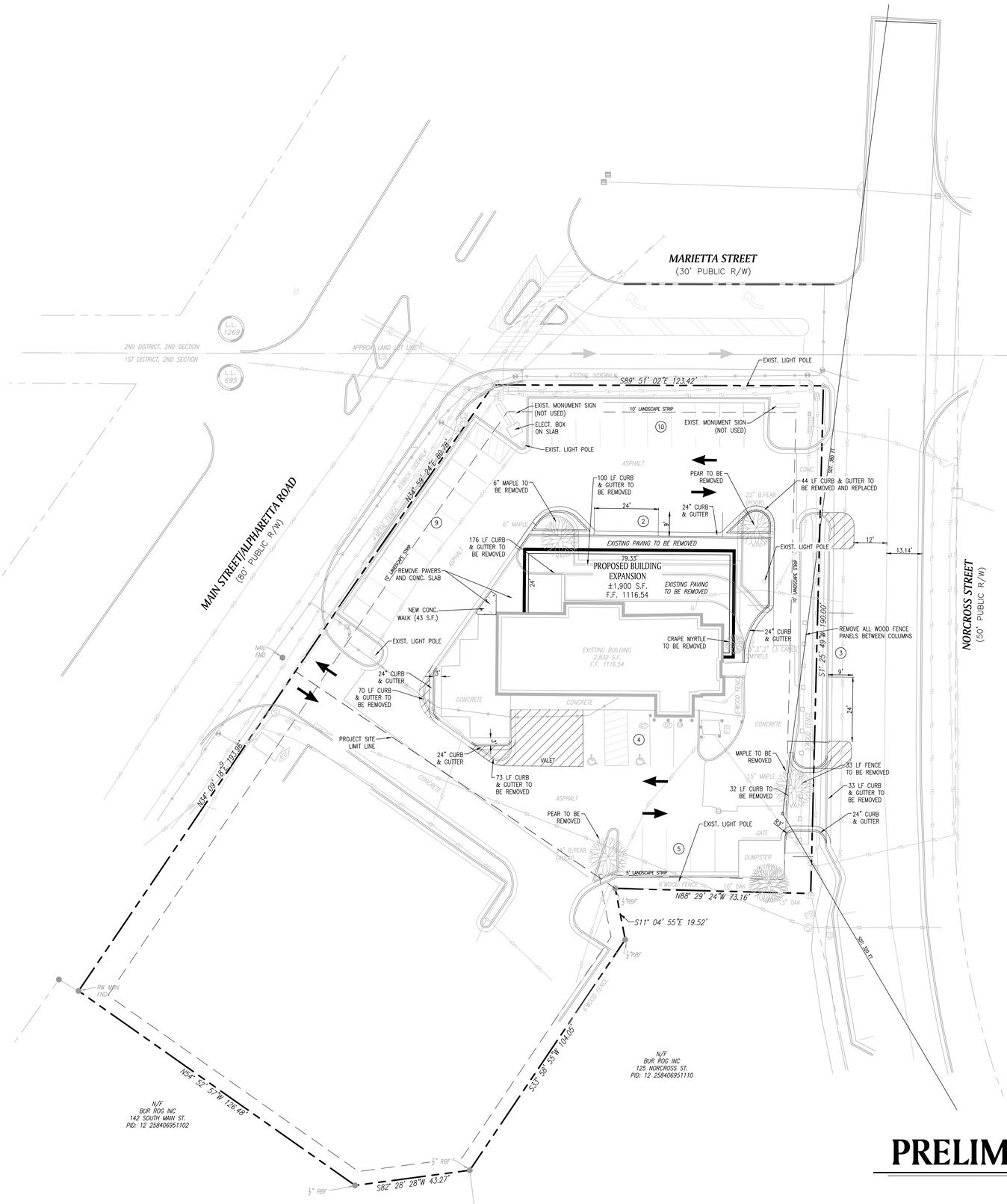
Lighting Associates

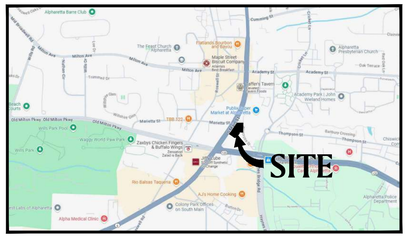
LITTLE ALLEY STEAK
Alpharetta, GA

Designer
Lighting Associates
Date
03/20/2025
Scale
1" = 16'
Drawing No.

Summary

I:\2025\2025112\D_Preliminary\2025112ps5.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SCHEME PALETTE, DWG TO PDF.PCS, SID HOWARD, March 28, 2025 2:34:10 PM





VICINITY MAP

CITY, STATE SCALE: NTS

SITE ANALYSIS

OVERALL PROPERTY AREA	±1.16 ACRES
PROJECT AREA	±0.64 ACRES
EXISTING BUILDING	±2,832 S.F.
PROPOSED ADDITION	±1,900 S.F.
TOTAL BUILDING	±4,732 S.F.
TOTAL DISTURBED AREA	±3,330 S.F.
NEW IMPERVIOUS AREA*	±33 S.F.
PARKING REQUIRED (MIN)	10 SPACES
PARKING PROVIDED	29 PARKING

* – NEW IMPERVIOUS AREA IS BELOW THRESHOLD TO REQUIRE RUNOFF REDUCTION

SPECIMEN TREE NOTE: NO SPECIMEN TREES EXISTS ON SITE.

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN

0 10 20 40 80

SCALE: 1 = 20

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LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

RESTAURANT ALPHARETTA

695 LAND LOT
1ST DISTRICT, 2ND SECTION
ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

F & H FOOD TRADING GROUP, INC.

2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

ZONING INFORMATION

ZONING RESEARCH DATE: --/--/--

ZONING CLASSIFICATION

JURISDICTION:	ALPHARETTA
EX. ZONING:	C-2 GENERAL COMMERCIAL
PR. ZONING:	--

BUILDING SETBACKS

FRONT:	--'
SIDE:	--'
REAR:	--'

BUFFERS

FRONT/STREET:	--'
SIDE:	--'
REAR:	--'

BUILDING SUMMARY

MAX. BUILDING HT.:	--'
MAX. BUILDING COVERAGE:	--%

PARKING SUMMARY

RETAIL REQ.:	-- SPACES/1,000 S.F.
RESTAURANT REQ.:	1 SPACES/500 S.F.
STANDARD STALL DIMENSIONS:	9' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
COMPACT STALLS ALLOWED:	--%
MIN. 90°/60° DRIVE WIDTH:	--'/--'

LANDSCAPE REGULATIONS

TREE DENSITY:	-- UNITS/ACRE
ISLAND REQ.:	-- ISLAND/-- SPACES
MIN. ISLAND SIZE/WIDTH:	-- S.F./--'
GREENSPACE %:	--%

FEMA MAP

FIRM PANEL #:	--

DRAWING RECORD

DRAWN BY:	--
2025112ps5.dwg	03.28.25

PRELIMINARY SITE PLAN

SHEET **PS-5**

I:\2025\2025112\0 Civil\Landscape\2025.03.31 - 2025112la - DRB.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SCHEME PLAN TEB, DWG TO PDF.PC3, SD HOWARD, March 31, 2025 10:43:36 AM

CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS
STRATEGY 1– WATER CONSERVATION BASICS

THE FOLLOWING ITEMS HAVE BEEN INCLUDED IN THIS LANDSCAPE PLAN.

□ SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.

□ MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.

□ PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.

□ PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.

□ PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.

□ GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.

□ DEVELOP SHORT– AND LONG–TERM SUSTAINABLE MAINTENANCE PLANS.

NOTE: DUE TO EXISTING COMPACTION INFILTRATION BASINS HAVE NOT BEEN INCLUDED IN THE LANDSCAPE DESIGN.

TREE SAVE NOTES:

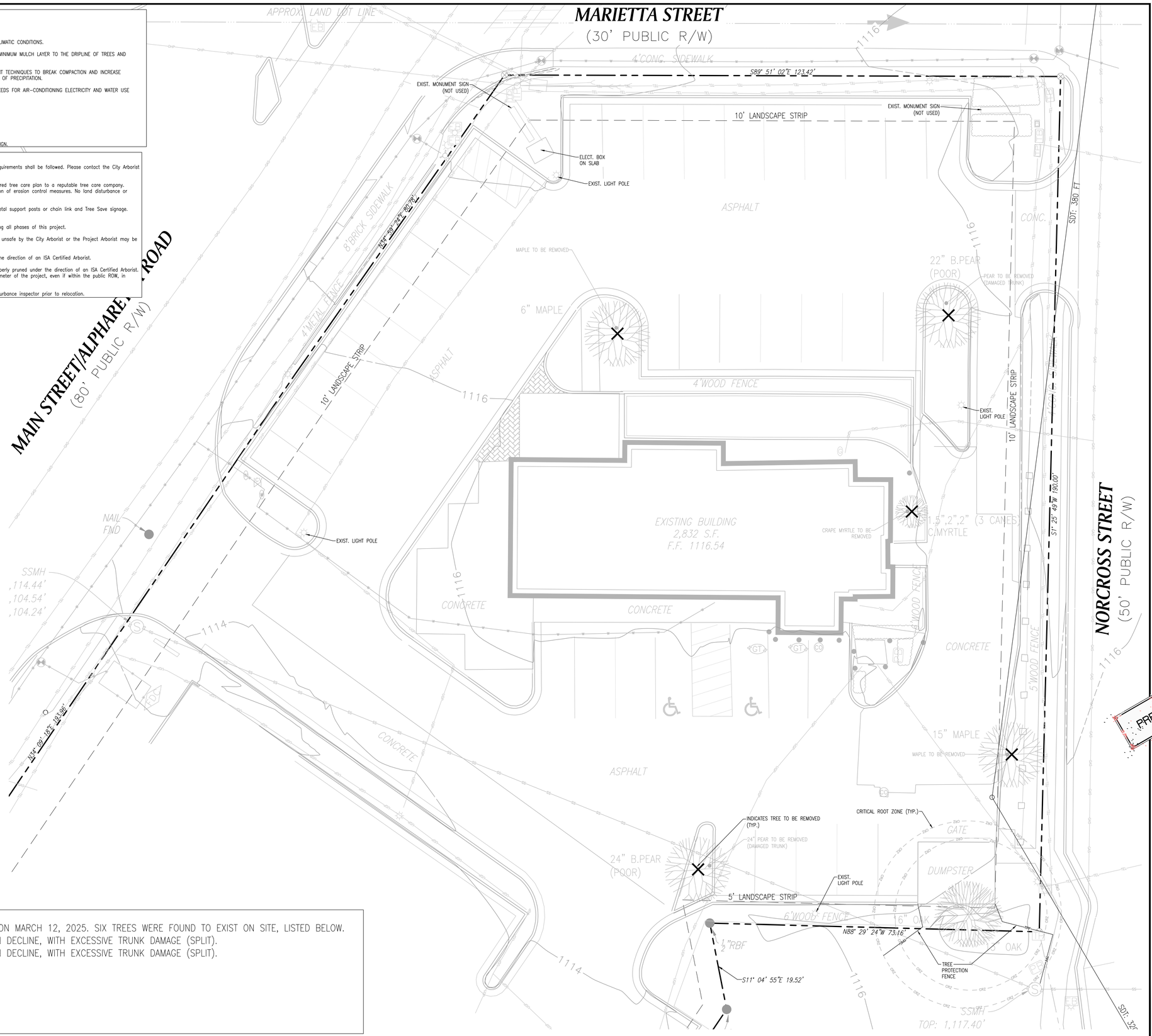
1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to the tree save fence inspection provide the City Arborist with proof of pre–payment of the required tree care plan 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.

EXISTING TREES NOTES:
1. ALL TREES (SURVEYED AND FIELD LOCATED) HAVE BEEN REVIEWED BY THE PROJECT LANDSCAPE ARCHITECT.

2. ALL TREES SHOWN TO BE SAVED ARE IN GOOD CONDITION AND SHOW NO SIGN OF DECLINE AT TIME OF INSPECTION.

NO SPECIMEN TREES EXIST ON SITE
AND NO BOUNDARY TREES EXIST

NOTE: CONTRACTOR SHALL REFER TO TREE CARE PLANS ON SHEET LA–600 FOR ADDITIONAL PLANTING AND WATER DIRECTIONS.



TREE SURVEY NOTES:
A TREE SURVEY WAS PERFORMED BY PAULSON MITCHELL ON MARCH 12, 2025. SIX TREES WERE FOUND TO EXIST ON SITE, LISTED BELOW.
– 24" BRADFORD PEAR IS IN POOR CONDITION AND IN DECLINE, WITH EXCESSIVE TRUNK DAMAGE (SPLIT).
– 22" BRADFORD PEAR IS IN POOR CONDITION AND IN DECLINE, WITH EXCESSIVE TRUNK DAMAGE (SPLIT).
– 15" MAPLE IS IN GOOD CONDITION.
– 16" OAK IS IN GOOD CONDITION.
– 13" OAK IS IN GOOD CONDITION.
– 6" MAPLE IS IN GOOD CONDITION.
– 2" (MULTI) CRAPE MYRTLE IS IN GOOD CONDITION.

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PROJECT:

SALT RESTAURANT ALPHARETTA

LAND LOTS
DISTRICT, SECTION
ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

F & H FOOD TRADING GROUP, INC.
2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

PRELIMINARY 3/31/25

COA-PEF001716 • EXP. - 6/30/2026

REVISIONS

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

24 HR EMERGENCY CONTACT
MR.\MRS. NAME
###-###-####

03.28.25
2025.03.31 – 2025112la – DRB.dwg

TREE SURVEY AND PROTECTION PLAN

SHEET TPP-100

\\2025\2025112\0 Civil\Landscape\2025.03.31 - 2025112la - DRB.dwg, ARCH FULL BLED D (24.00 X 36.00 INCHES), SCHEME PANTS, DWG TO PDF.PC3, SID HOWMAN, March 31, 2025 10:40:31 AM

City of Alpharetta Landscape Notes:

1.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.
2. If 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.
3. 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.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. A 4'layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
6. A minimum 2' layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.
8. 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, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 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.
10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
12. 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.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, 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 12 hour period, use an auger to drill a 10'inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.
15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 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.
16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
18. Landscape contractors are required to attend the City of Alpharetta PreConstruction class prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

WATER CONSERVATION PERMIT REQUIREMENTS

THIS PLAN COMPLIES WITH STRATEGY 1 – WATER CONSERVATION BASICS OF THE CITY'S LAND DISTURBANCE PERMIT SITE REQUIREMENTS, INCLUDING VEGETATION SELECTION, GROUPING, SPACING, SOIL PROTECTION AND IMPROVEMENT, AND MINIMUM MULCHING DEPTHS.

CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS

STRATEGY 1– WATER CONSERVATION BASICS

THE FOLLOWING ITEMS HAVE BEEN INCLUDED IN THIS LANDSCAPE PLAN.

- SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.
- MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.
- PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.
- PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.
- PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.
- GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.
- DEVELOP SHORT- AND LONG-TERM SUSTAINABLE MAINTENANCE PLANS.

NOTE: DUE TO EXISTING COMPACTION INFILTRATION BASINS HAVE NOT BEEN INCLUDED IN THE LANDSCAPE DESIGN.

TREE SAVE NOTES:

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 the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.
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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.
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11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

NO SPECIMEN TREES EXIST ON SITE AND NO BOUNDARY TREES EXIST

EXISTING TREES NOTES:
1. ALL TREES (SURVEYED AND FIELD LOCATED) HAVE BEEN REVIEWED BY THE PROJECT LANDSCAPE ARCHITECT.
2. ALL TREES SHOWN TO BE SAVED ARE IN GOOD CONDITION AND SHOW NO SIGN OF DECLINE AT TIME OF INSPECTION.

PARKING LOT ISLAND PREPARATION AND PLANTING REQUIREMENTS:
1. Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length.
2. Each landscape island shall be planted with one shade tree. . Islands shall be excavated to 3 feet deep or to a depth 6 inches greater than the height of the root ball and backfilled with a minimum of 600 cubic feet of friable soil.
3. Islands that are 400 square feet or larger and corner islands shall be planted with a large overstory tree.
4. Parking lot trees must be 2" caliper minimum at time of planting and have a clear trunk to a minimum height of 6 feet

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

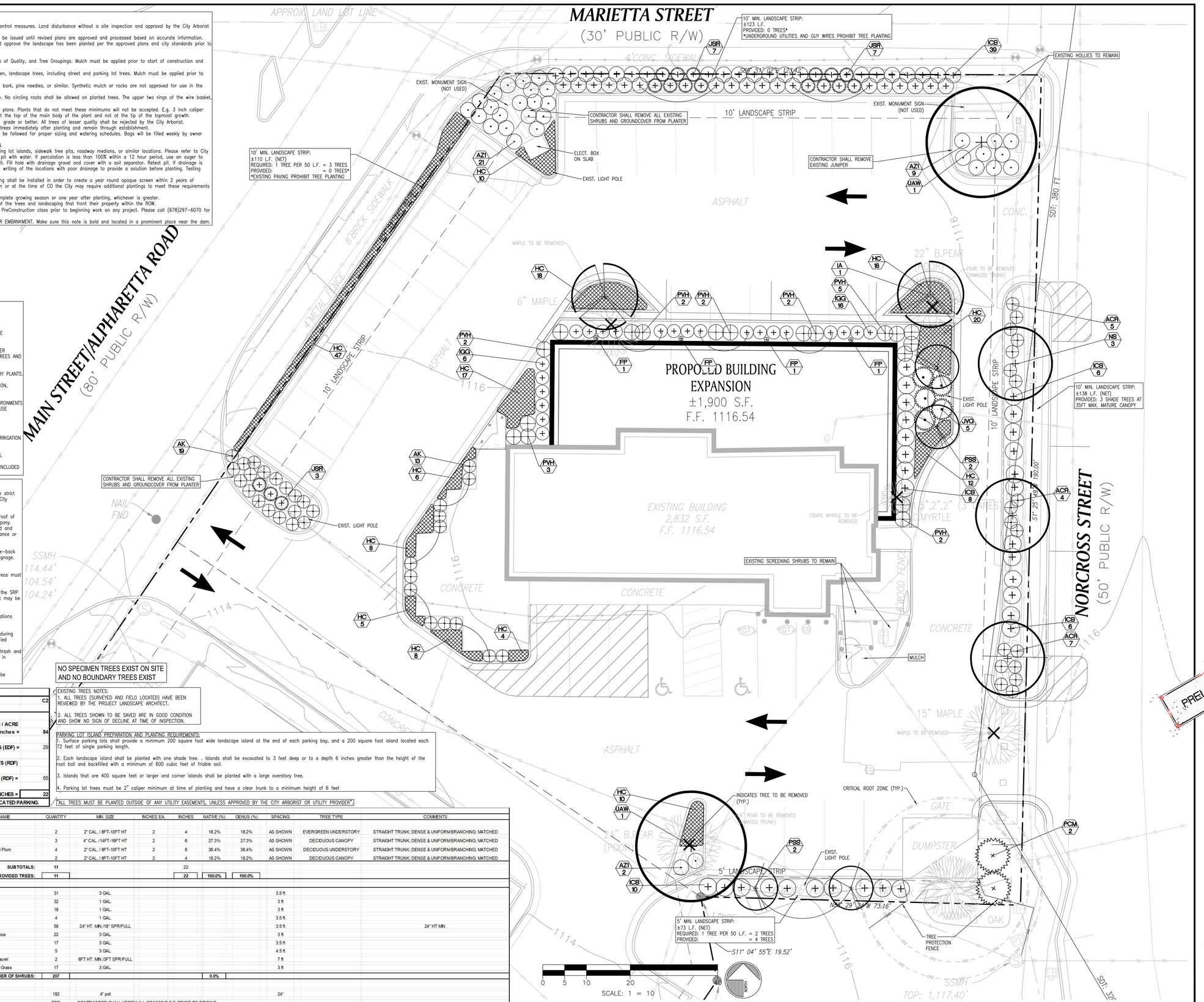
ORDINANCE REQUIREMENTS

ZONING	C2
SITE DENSITY REQUIREMENT: 0.064 ACRES (net)*	
SITE DENSITY FACTOR (SDF) = 130 INCHES / ACRE	
0.64 ac x 130 inches =	84
EXISTING DENSITY INCHES (EDF) =	29
REPLACEMENT DENSITY UNITS (RDF)	
84(SDF)- 29(EDF) = (RDF) =	55
PROVIDED TREE INCHES =	22

* PROJECT AREA DEFINED BY RESTAURANT SITE PERIMETER AND DEDICATED PARKING.

PLANT LIST

	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	INCHES EA.	INCHES	NATIVE (%)	GENUS (%)	SPACING	TREE TYPE	COMMENTS
TREES:											
(IXF)	Ilex x attenuata 'Foster'	Foster's Holly	2	2" CAL. / 8FT-10FT HT	2	4	18.2%	18.2%	AS SHOWN	EVERGREEN UNDERSTORY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
(NS)	Nyssa sylvatica	Black Gum	3	4" CAL. /14FT-16FT HT	2	6	27.3%	27.3%	AS SHOWN	DECIDUOUS CANOPY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
(PSS)	Prunus umbellata 'Sophia's Spring'	Sophias Spring Flatwood Plum	4	2" CAL. / 8FT-10FT HT	2	8	36.4%	36.4%	AS SHOWN	DECIDUOUS UNDERSTORY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
(UAW)	Ulmus alata 'Woodland'	Woodland Winged Elm	2	2" CAL. / 8FT-10FT HT	2	4	18.2%	18.2%	AS SHOWN	DECIDUOUS CANOPY	STRAIGHT TRUNK; DENSE & UNIFORM BRANCHING; MATCHED
		SUBTOTALS:	11			22					
		TOTAL PROVIDED TREES:	11			22	100.0%	100.0%			
SHRUBS:											
(AZ1)	Azalea x Encore var 'Autumn Coral'	Encore Azalea	31	3 GAL.					3.5 ft		
(AK)	Abelia x grandiflora "Kaleidoscope"	Kaleidoscope Abelia	32	1 GAL.					3 ft		
(ARC)	Abelia x grandiflora "Rose Creek"	Rose Creek Abelia	18	1 GAL.					3 ft		
(FP)	Ficus pumila	Creeping Fig	4	1 GAL.					3.5 ft		
(ICB)	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	59	24" HT. MIN./18" SPR/FULL					3.5 ft		24" HT MIN.
(IGG)	Ilex glabra 'Gembox'	Dwarf Inkberry var. Gembox	22	3 GAL.					3 ft		
(JSR)	Juniperus scopulorum 'Sky Rocket'	Sky Rocket Juniper	17	3 GAL.					3.5 ft		
(JVG)	Juniperus virginia 'Grey Owl'	Grey Owl Juniper	5	3 GAL.					4.5 ft		
(PCM)	Prunus caroliniana ' Monus'	Bright'N Tight Carolina Laurel	2	6FT HT. MIN./3FT SPR/FULL					7 ft		
(PVH)	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	17	3 GAL.					3 ft		
		TOTAL NUMBER OF SHRUBS:	207				0.0%				
GROUNDCOVERS/VINES/PERENNIALS:											
(HC)	Hypericum calycinum	St. Johns's Wort	192	4" pot					24"		
(SOD)	Cynodon dactylon sod	Bermuda Grass - SOD	TBD	CONTRACTOR SHALL VERIFY ALL GRASSING S.F. PRIOR TO BIDDING.							



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PRELIMINARY 3/31/25

COA-PEF001716 • EXP. - 6/30/2026

REVISIONS

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

24 HR EMERGENCY CONTACT
MR.\MRS. NAME
###-###-####

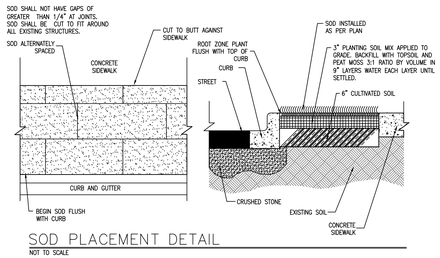
03.28.25
2025.03.31 – 2025112la – DRB.dwg

LANDSCAPE PLAN

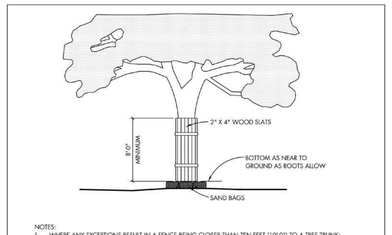
SHEET **LA-100**

NOTE:
HYDROSEED AREA: FROM SEPT. 1 THROUGH MARCH 1 SEED WITH A MIXTURE OF UNHULLED Cynodon dactylon (COMMON BERMUDAGRASS) AT A RATE OF 4 lbs/1000 S.F. AND Secale cereale (WINTER RYE GRAIN) AT A RATE OF 2 lbs/1000 S.F. FROM MARCH 1 THOUGH SEPT. 1 SEED WITH ONLY HULLED Cynodon dactylon (COMMON BERMUDAGRASS) AT A RATE OF 4 lbs/1000 S.F.

SOD TO BE T-419 HYBRID BERMUDAGRASS. IF BERMUDAGRASS SOD IS INSTALLED AFTER OCTOBER 1ST AND BEFORE APRIL 15TH SOD SHALL BE OVERSEEDED WITH RYE GRASS PRIOR TO INSTALLATION.



SOD PLACEMENT DETAIL
NOT TO SCALE

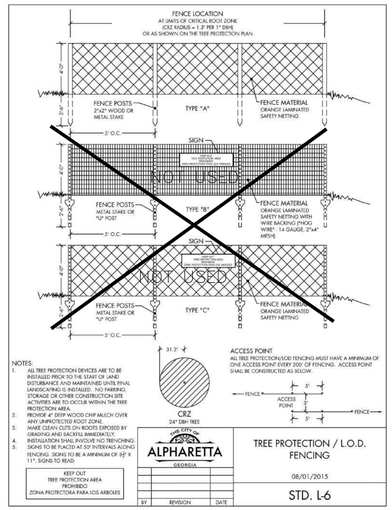


NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PROTECTION - WOOD SLATS
08/01/2015
STD. L-9



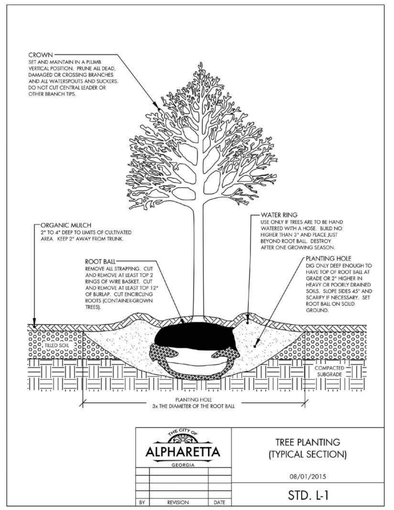
NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. ALL ROOTS EXPOSED TO ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL PROCURE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8.5" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PROTECTION / L.O.D. FENCING
08/01/2015
STD. L-6



CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PLANTING (TYPICAL SECTION)
08/01/2015
STD. L-1

GENERAL LANDSCAPE NOTES

1. LANDSCAPE WORK WILL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES.

2. CONTRACTOR WILL MAINTAIN ALL PLANTS AND PLANTED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR WILL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA OR OWNER AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.

3. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.

5. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA OR OWNER PRIOR TO COMMENCEMENT OF WORK

6. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.

7. EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE ALTERED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COORDINATION OF WORK, INCLUDING WORK TO BE PERFORMED BY SUBCONTRACTORS.

9. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA OR OWNER.

10. ALL PLANT MATERIAL MUST MEET OR EXCEED THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED. REFER TO DETAIL 6/LA-610.

11. ALL PLANT MATERIAL WILL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA OR OWNER PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR WILL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL THE COST OF CONTRACTOR.

12. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA OR OWNER. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.

13. ALL SHRUB BEDS WILL BE TILLED TO MINIMUM DEPTH OF 4-6 INCHES OR AS SPECIFIED IN CONSTRUCTION DOCUMENT DETAILS. PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4 INCHES DEEP EXCAVATED TRENCH. THE TRENCH WILL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.

14. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.

15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA OR OWNER.

16. THE CONTRACTOR WILL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR WILL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES WILL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.

17. ALL PLANTING BEDS WILL BE STAKED AND OR PAINTED BY THE CONTRACTOR FOR APPROVAL BY THE LA, OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO PLANT INSTALLATION. TREES WILL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.

18. ALL PROPOSED TREES WILL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS.

19. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. PRIOR TO THE AWARDED CONTRACT THE CONTRACTOR SHALL PROVIDE A UNIT COST FOR ANY ADDITIONAL SOD OR SEEDED AREAS ADDED NOT INCLUDED IN THE BID DOCUMENTS.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK WILL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING KNOCKED DOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.

21. ALL PLANTING BEDS WILL BE MULCHED AS SPECIFIED IN DETAILS.

22. ALL PLANT MATERIALS WILL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL FINAL ACCEPTANCE BY OWNER. IF AN IRRIGATION SYSTEM IS PRESENT OR PROPOSED, THE CONTRACTOR WILL COORDINATE SUPPLEMENTAL WATERING OF NEWLY PLANTED MATERIAL UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL.

23. ALL EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, WILL PROTECTED BY FENCING SPECIFIED IN THE DRAWING DETAILS. VEHICLE TRAFFIC, PARKING OR MATERIALS STORAGE IS PROHIBITED WITHIN THE DRIPLINE OF ANY TREE OR WITHIN ANY TREE PROTECTION FENCE. ANY EXISTING PLANT MATERIAL OR TREES DAMAGED BY CONSTRUCTION ACTIVITY WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.

24. NO TREES WILL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. ANY FIELD ADJUSTMENTS WILL NEED APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.

25. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.

26. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONTRACT DOCUMENT DISCREPENCIES OR CONFLICTS TO THE LA OR OWNER, INCLUDING, BUT NOT LIMITED TO MATERIAL QUANTITIES AND LOCATIONS PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS. THE CONTRACTOR MUST TO COMPARE WITH HIS OWN ESTIMATES. NO EXTRA COMPENSATION WILL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.

27. WARRANTY: ALL PLANTS WILL BE WARRANTEED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS WILL BE HEALTHY AND VIGOROUS, WELL LEAF BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF AND MEET ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

28. WIRE BASKETS AND STRAPPING WILL BE REMOVED PRIOR TO INSTALLATION.

29. ALL B&B TREES WILL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS WILL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK. ANY DAMAGED PLANTS WILL NOT BE ACCEPTED BY LA OR OWNER, AND MUST BE REPLACED.

30. CONTRACTOR WILL INSPECT ALL DELIVERED PLANT MATERIAL TO ENSURE ALL MATERIAL MEETS ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), INCLUDING SHIPPING STANDARDS.

31. TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT SHALL BE NURSERY GROWN WITH CLEAR TRUNK SPECIFIED.

32. CONTRACTOR WILL BACK-FILL ALL PLANTINGS WITH 2/3 SCREENED AND CULTIVATED EXISTING SOILS & 1/3 LOCAL NURSERY GRADE LANDSCAPE MIX. CONTRACTOR SHALL SUBMIT ALL SOIL PRODUCTS FOR TO LA OR OWNER FOR REVIEW AND APPROVAL, PRIOR TO ORDERING.

33. GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY), UNLESS OTHERWISE INDICATED. ALL GRASSED AREAS SHALL BE CLEANED OF ALL STONES AND DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. CONTRACTOR WILL COORDINATE GRASSING SCHEDULE AND MATERIALS WITH CIVIL ENG. SOIL STABILIZATION SCHEDULE AND MATERIALS.
A. SOD: AREAS TO BE SODDED SOD SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE. REFER TO SODDING DETAIL FOR INSTALLATION INSTRUCTIONS.
B. SEED: REFER TO AND COORDINATE WITH PLANT SCHEDULE (LIST) AND CIVIL ENG. SOIL STABILIZATION VEGETATION SCHEDULE (LIST) FOR SEED TYPE AND TIME FOR INSTALLATION. CONTRACTOR WILL GUARANTEE A FULL/THICK STAND OF ESTABLISHED GRASS AND WILL PROVIDE IRRIGATION TO SEEDED LAWN AREAS UNTIL ACCEPTANCE OF LAWN. THINNLY ESTABLISHED AREAS WILL RE-SEED AND IRRIGATED AS NECESSARY BY CONTRACTOR UNTIL ACCEPTED BY LA/OWNER.

34. CONTRACTOR WILL INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.

35. IRRIGATION SYSTEM, IF REQUIRED, IS TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.

36. CONTRACTOR SHALL METHODICALLY IRRIGATE ALL PLANT MATERIAL STORED ON-SITE AND PROTECT ROOTS OF POTTED AND B&B MATERIAL FROM SUN AND FROST/FREEZE EXPOSURES.

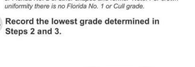
37. CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE:
LANDSCAPE CONTRACTOR WILL PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS, & GROUNDCOVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL.

GENERAL LANDSCAPE NOTES

Tree Grading Cue Card
2015 Edition
provided by RPG, ACT, Florida Chapter ISA & UF/IFAS

1 Choose appropriate tree matrix type.
Type 1 – tall and wide form
ex. black-olive, live oak, mahogany, southern magnolia
Type 2 – tall and narrow form
ex. bald-cypress, East Palatka holly, Japanese blueberry, pine
Type 3 – short/wide and multi-trunked form
ex. silver buttonwood, tabebuia, yaupon holly, crape-myrtle
Refer to the matrix tables in the Grades and Standards to determine tree height, crown diameter and root ball or container size requirements.
a) For multi-trunked small maturing trees measure the container or root ball size.
b) For all other trees measure the caliper.
Trunk caliper is measured 6 inches above the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at breast height (DBH) is not considered an appropriate measurement for nursery trees.

2 Grade the tree according to trunk structure.
Small-maturing trees skip step 2.



3 Grade the tree according to crown uniformity.

Not all shapes and forms are represented here; however, these images represent what would be acceptable for Florida Fancy or Florida No. 2 of other shapes and forms. Note: For crown uniformity there is no Florida No. 1 or Cull grade.

4 Record the lowest grade determined in Steps 2 and 3.

5 If one of the following statements is true, reduce the grade determined in Step 4 by one.
If two or more are true, reduce the grade by two. Reference tree caliper and appropriate matrix for 5a, 5b, and 5d. For multi-trunked small maturing trees, use container size or root ball diameter (not caliper) for 5b and skip 5a and 5d.
a) Tree does not meet height requirement.
b) Crown does not meet diameter requirement.
c) Root ball is not secure enough to successfully transplant.
d) Root ball or container is undersized. If two or more sizes, reduce grade by two.
e) Tree with a trunk caliper larger than two inches requires a stake to hold the trunk erect. For multi-trunked trees, this applies to each trunk individually.

6 If two of the following statements are true, reduce the grade determined in Step 5 by one.
If three or more of the statements are true, reduce the grade by two. It takes only one true statement to reduce Florida Fancy to Florida No. 1.
a) Flush cuts were made when pruning branches from the trunk.
b) Branch stubs were left beyond the collar.
c) Open trunk wounds are evident.
d) More than 10% of the crown exhibits necrosis, chlorosis or damage from pests, diseases or tip dieback.
e) The crown is thin and sparsely foliated (allow for harvesting/ time of year).
f) Included bark between the trunk and a major lateral branch or between main trunks.
g) Trunks and/or major branches are touching.

7 The tree is a Cull if one of the following conditions is true:
a) Top-most structural root emerges from trunk more than two inches below the top of the root ball surface. Soil, substrate and/or roots can be removed from the top 1/3 of the root ball to conform to this depth requirement.
b) One or more roots greater than 1/10 the trunk caliper, circle more than 1/3 of trunk in the top 1/2 of the root ball. Circling roots less than 1/3 the trunk diameter can be cut at the point just inside where they begin to circle, following cutting, the tree is no longer a Cull.

Grading notes
- A dogleg is a significant S-shaped deformation in the trunk below the crown. If there is a dogleg in the clear trunk portion, the tree is graded Florida No. 2. If the dogleg is in the crown portion of the tree, the tree is not downgraded. The distance 'A' can be no more than the trunk diameter.
- Grades and Standards do not apply to specialty trees like braided stems, poodles, espalier, topiary and bonsai.
- To download the complete G&S document visit http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry

ROOTS PLUS GROWERS · ACT Environment · ISA · UF INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES FLORIDA IFAS Extension

This tree grading cue card provided by yaun courtesy of Roots Plus Growers, Association of Certified Container Tree Growers, the Florida Chapter ISA & The University of Florida IFAS Extension

Tree Pruning Cue Card
Provided by RPG, Florida Chapter ISA & UF/IFAS

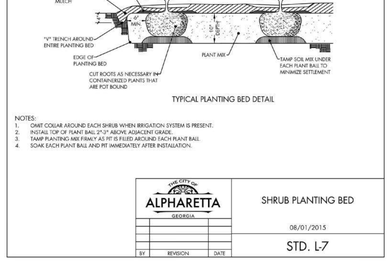
Trees with appropriately pruned crowns and roots become more stable and healthy. Here are some guidelines for executing these practices on young large-maturing shade trees.

1 Shade trees that will become large perform best in urban landscapes when grown with one trunk extending 30' or more into the crown. Large limbs should be spaced along this trunk, not clustered together at one point. Newly planted Florida #1 or better nursery trees have one trunk at least half way up the tree (left). Trees with more than one large upright trunk are considered lesser quality and more prone to failure in the landscape (right). (Below left illustration)

2 Trees with competing stems can be pruned so there is one trunk to the top of the crown (left). Pruning in this manner at planting and every few years results in a strong tree with one dominant trunk (center and right). (Above right illustration)

3 Removing or shortening competing upright stems back to lateral branches in the top half of the crown will encourage one trunk to dominate. The one trunk in the crown center should be more visible after pruning.

4 Shortening all large lower branches when the tree is young also forces more growth into one trunk which makes it strong. Trunk wounds will be small with little resulting decay when these shortened low branches are removed later.

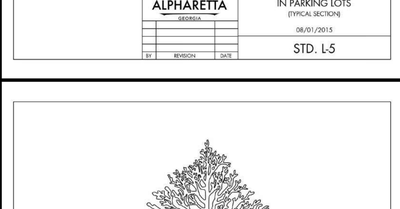


NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPE FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIERS SHALL BE FREE STANDING, MONOLITHIC PANELS, A MINIMUM 18" DEEP, AS AVAILABLE FROM DEEP ROOT, UB ROOT, OR EQUAL, INC. OR EQUAL AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF 2" ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

CITY OF ALPHARETTA GEORGIA

FCS	REVISE NOTE #1	8/24/16
BY	REVISION	DATE

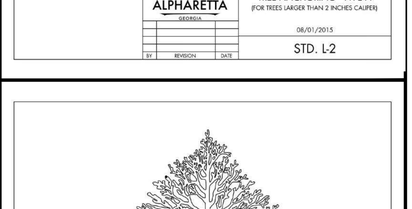
ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)
08/01/2015
STD. L-8



CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
08/01/2015
STD. L-5



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
08/01/2015
STD. L-2

FINAL GRADE
UP TO MAX. 12" @ CENTER OF BED
EXISTING GRADE
EDGE OF PLANTING BED
TYP. STAGGERED ROWS
EQUAL SPACING BETWEEN ALL PLANTS
SPACING VARIES SEE LANDSCAPE PLAN
REMOVE ANY BROKEN, DEAD OR DISEASED LIMBS
TYP. COLLAR MIN. 2" HT.
MI

Design Review Board Hearing Application And Filing Procedures

UPDATED: October 29, 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	Meeting Schedule
January 02, 2025	February 21, 2025
February 03, 2025	March 21, 2025
March 03, 2025	April 25, 2025*
April 01, 2025	May 16, 2025
May 01, 2025	June 20, 2025
June 02, 2025	July 18, 2025
July 01, 2025	August 15, 2025
August 01, 2025	September 19, 2025
September 02, 2025	October 17, 2025
October 01, 2025	November 21, 2025
November 03, 2025	December 19, 2025
December 02, 2025	January 16, 2026

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: BROCK HUDGINS ARCHITECTS

Location Address: 530 MEANS ST. NW, SUITE 105, ATLANTA, GA 30318

Mailing Address: 530 MEANS ST. NW, SUITE 105

City: ATLANTA State: GA Zip Code: 30318 -

Contact for All Notifications: BEN HUDGINS

Contact Telephone: 404 - 213 - 5271 Mobile Telephone: 404 - 213 - 5271

Fax: - - Email: BHUDGINS@BROCKHUDGINS.COM

Contact's Relation to Business: PRINCIPAL

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00 _____

Total Due

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SWVP Alpharetta, LLC

Physical Address: 5555 Windward Parkway Alpharetta, GA 30004

Mailing Address: 12770 El Camino Real, Suite 200, San Diego, CA 92130

City: San Diego State: CA Zip Code: 92130 -

Owner Telephone: 858 - 480 - 2900 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): SWVP Alpharetta, LLC Date: 03/28/25

Owner Signature:

Mark Schlossberg, Authorized Representative

Property Information:

Address (If Assigned) : 5555 Windward Parkway Alpharetta GA 30004

Tax ID or Map Reference Number: 22529011910520

Land Lot(s): 1187 District: MU Section:

Existing Zoning of Property: MU Existing Uses of Property: office

---

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

Applicant Signature: Date: 3/28/25

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed development is part of a larger mixed-use master plan development. While the surrounding area is currently under redevelopment, the proposed development is visually compatible with the character of the surrounding areas through the use of the Continuum Masterplan Design Guidelines. The proposed development is consistent with the design intent, material selection, signage criteria and other aspects of the Masterplan Design Guidelines.

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

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.

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.

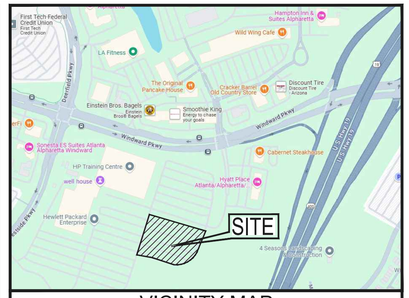
SOUTH CITY PARTNERS - CONTINUUM MIXED-USE

All that tract or parcel of land lying and being in Land Lot 1187 of the 2nd District, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar with cap at the northeast corner of Tract 2 per Plat Book 471, Page 123, said point having Georgia State Plane Coordinates (Georgia West Zone, NAD83) of Northing: 1486123.65 Easting: 2266677.50; thence from point thus established running South 17° 45' 16" West a distance of 193.24 feet to a 1/2" rebar with cap; thence running along a curve to the right an arc length of 166.55 feet, (said curve having a radius of 122.18 feet, with a chord bearing of South 57° 10' 07" West, and a chord length of 153.95 feet) to a 1/2" rebar with cap; thence running along a curve to the right an arc length of 4.24 feet, (said curve having a radius of 122.18 feet, with a chord bearing of North 82° 45' 44" West, and a chord length of 4.24 feet) to a point; thence North 72° 15' 38" West a distance of 249.60 feet to an iron pin set; thence running along a curve to the left an arc length of 145.11 feet, (said curve having a radius of 392.00 feet, with a chord bearing of North 82° 51' 03" West, and a chord length of 144.28 feet) to a point; thence South 86° 52' 25" West a distance of 95.14 feet to a 1/2" rebar with cap; thence North 17° 45' 08" East a distance of 373.46 feet to an iron pin set; thence South 72° 14' 52" East a distance of 582.24 feet to the TRUE POINT OF BEGINNING, Said tract contains 4.231 Acres (184,315 Square Feet).

GENERAL NOTES:

- PROPERTY LINES, EXISTING CONDITIONS AND BUILDINGS TAKEN FROM ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY FOR ALLIANCE RESIDENTIAL COMPANY PROVIDED BY TECHNICAL SURVEY SERVICES, DATED MARCH 10, 2025.
- THERE ARE NO LAKES, STREAM (STREAM BUFFERS) OR WETLANDS ON THE PROPERTY.
- THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE.
- THERE ARE NO CEMETERIES OR ARCHITECTURAL/ ARCHEOLOGICAL LANDMARKS LOCATED ON THE PROPERTY.
- THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED OR NOT DISCLOSED BY THE OWNER.



VICINITY MAP

N 72°14'40" W 582.24'
OUTCROP RIDGE

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 2')

PIEDMONT SPINE
S 17°45'20" W 373.46'

6-LEVEL PARKING DECK

TRASH ROOM

AMENITY COURTYARD

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 3')

BUILDING SETBACK

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 2')

S 86°52'33" W 95.15'

N 82°50'55" W
CH = 144.28'
R = 392.00'
L = 145.10'

CREEK STREET (BY OTHERS)

N 72°15'29" W 249.57'

PERMEABLE PAVERS (TYPICAL) (TO BE CONSTRUCTED BY OTHERS AS PART OF THE CREEK STREET ROADWAY CONSTRUCTION PROJECT)

CREEK STREET (BY OTHERS)
N 17°45'20" E 193.20'

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 6')

S 57°10'40" W
CH = 154.01'
R = 122.18'
L = 166.62'

CONCRETE RETAINING WALL (HEIGHT < 5')

N 82°45'36" W
CH = 4.24'
R = 122.18'
L = 4.24'

LL 1187

LL 1190

STORMWATER MANAGEMENT FACILITY (TO BE CONSTRUCTED BY OTHERS AS PART OF THE CREEK STREET ROADWAY CONSTRUCTION PROJECT)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NORTH

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

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

PROJECT DATA

SITE ADDRESS:	5555 WINDWARD PKWY
TOTAL SITE AREA:	4.23 ACRES
PROPOSED DEVELOPMENT	
MULTIFAMILY:	280 UNITS (5 STORY W/ BASEMENT)
PARKING	
PARKING PROVIDED:	421 SPACES* (1.50/UNIT)

390 DECK SPACES AND 31 PARALLEL SURFACE SPACES ON SITE

ALL HVAC EQUIPMENT TO BE LOCATED ON THE ROOFTOP
TRASH COLLECTED/PICKED UP FROM A ROOM IN PARKING DECK

GEORGE CHRISTOPHER HARRELL
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36211
GSWCC LEVEL II CERT. #00001077
Mar. 31, 2025

summit
Engineering Consultants, Inc.
6350 Shiloh Road, Suite 100
Alpharetta, GA 30005
(p) 770-667-0941

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY
SUITE 1-310
ATLANTA, GA 30327
404-287-0063

No.	Revision Schedule	Date

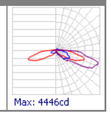
Project No.	S-25-005	Date:	3/19/25
Design By:	CKH	Scale:	1" = 30'
Drawn By:	DG		
Checked By:	CKH		

SITE PLAN
CONTINUUM MULTI-FAMILY
5555 WINDWARD PARKWAY
LAND LOT 1187 - 2nd DISTRICT - 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0

S-25-005con.dwg

Schedule

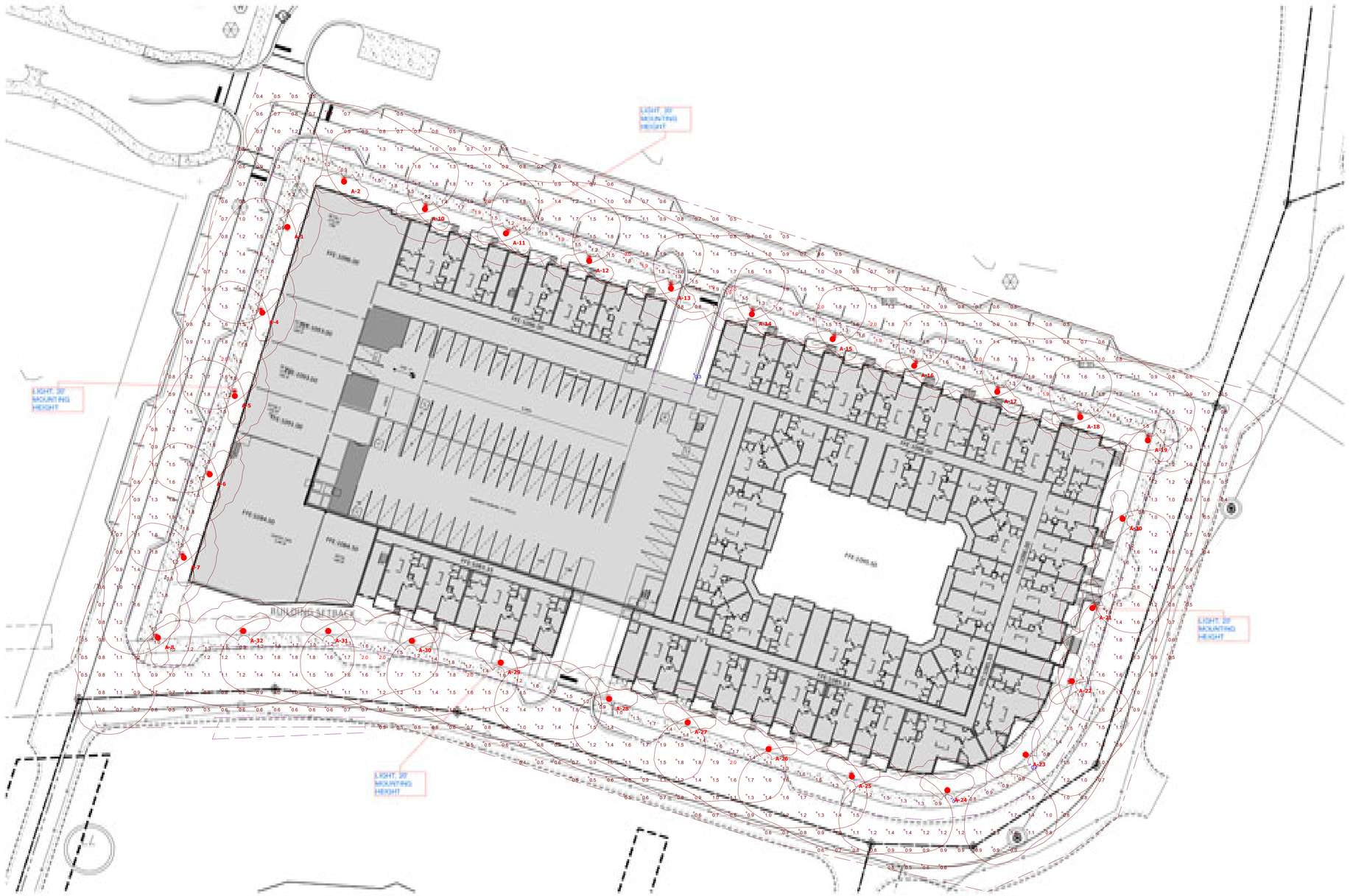
Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	A		30	GVD3 P30 30K XXXX GL3	GranVille Gen3, P30 Performance Package, 3000K CCT, 70CRI, Type 3 distribution, no trim	1	8256	0.91	61	 Max: 4446cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway	+	1.1 fc	2.0 fc	0.3 fc	6.7:1	3.7:1
Sidewalk	+	1.4 fc	1.9 fc	0.7 fc	2.7:1	2.0:1

Luminaire Locations

No.	Label	Location X	Location Y	MH
1	A	-97.00	129.07	20.00
2	A	-64.70	154.91	20.00
4	A	-111.30	80.17	20.00
5	A	-126.99	32.65	20.00
6	A	-141.29	-12.10	20.00
7	A	-156.05	-59.61	20.00
8	A	-170.81	-105.29	20.00
10	A	-18.57	139.22	20.00
11	A	27.56	125.38	20.00
12	A	75.08	109.70	20.00
13	A	121.67	94.01	20.00
14	A	167.81	79.25	20.00
15	A	213.85	65.08	20.00
16	A	260.39	49.84	20.00
17	A	307.72	34.99	20.00
18	A	355.06	20.55	20.00
19	A	393.57	7.31	20.00
20	A	379.19	-37.44	20.00
21	A	361.94	-88.38	20.00
22	A	350.32	-130.06	20.00
23	A	324.02	-172.04	20.00
24	A	279.27	-192.34	20.00
25	A	224.83	-184.50	20.00
26	A	177.32	-168.81	20.00
27	A	131.18	-153.59	20.00
28	A	86.43	-140.21	20.00
29	A	24.61	-119.45	20.00
30	A	-26.13	-106.99	20.00
31	A	-73.65	-101.46	20.00
32	A	-122.09	-101.46	20.00



Plan View
Scale - 1" = 30ft

WHITEHEAD & ASSOCIATES, INC.

Continuum - Alpharetta
Georgia Power Lighting

Designer
Whitehead &
Date
03/25/2025
Scale
24" x 36"
Drawing No.
WHA-6453A
Summary

1 of 1

4 EAST ELEVATION
1" = 20'-0"

3 WEST ELEVATION
1" = 20'-0"

2 NORTH ELEVATION
1" = 20'-0"

1 SOUTH ELEVATION
1" = 20'-0"

ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST **SMACNA** REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS W/ OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND

X — WINDOW/STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.

CJ — MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

EXTERIOR MATERIAL LEGEND

FC-1
FIBER CEMENT PANEL AND TRIM
COLOR: SNOWBOUND - SW704

FC-2
FIBER CEMENT PANEL AND TRIM
COLOR: WESTCHESTER GRAY - SW2489

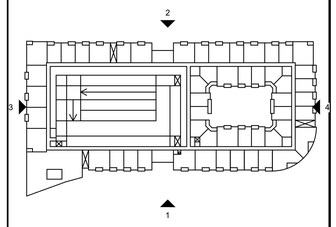
FC-3
FIBER CEMENT TRIM
COLOR: TRICORN BLACK - SW6258

WD-1
NICHIHA VINTAGE WOOD
COLOR: CEDAR

BR-1
MODULAR BRICK
COLOR: US BRICK - STERLING GREY VELOUR

MTL-1
PREFINISHED ALUMINUM COPING & STANDING SEAM METAL ROOF
STANDARD OF DESIGN:
COLOR: CHARCOAL

EXTERIOR MATERIAL LEGEND



BROCK HUDGINS ARCHITECTS
530 MEANS ST. NW
SUITE 105
ATLANTA, GA 30318
Phone: (404) 512-5630
WWW.BROCKHUDGINS.COM
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CONTINUUM

5555 WINDWARD PARKWAY
ALPHARETTA, GA

PROJECT NUMBER:

SOUTHCITY PARTNERS

PRINT RECORD

DATE:	ISSUE:
03/31/25	DRB SUBMITTAL
04/04/25	SCHEMATIC DESIGN

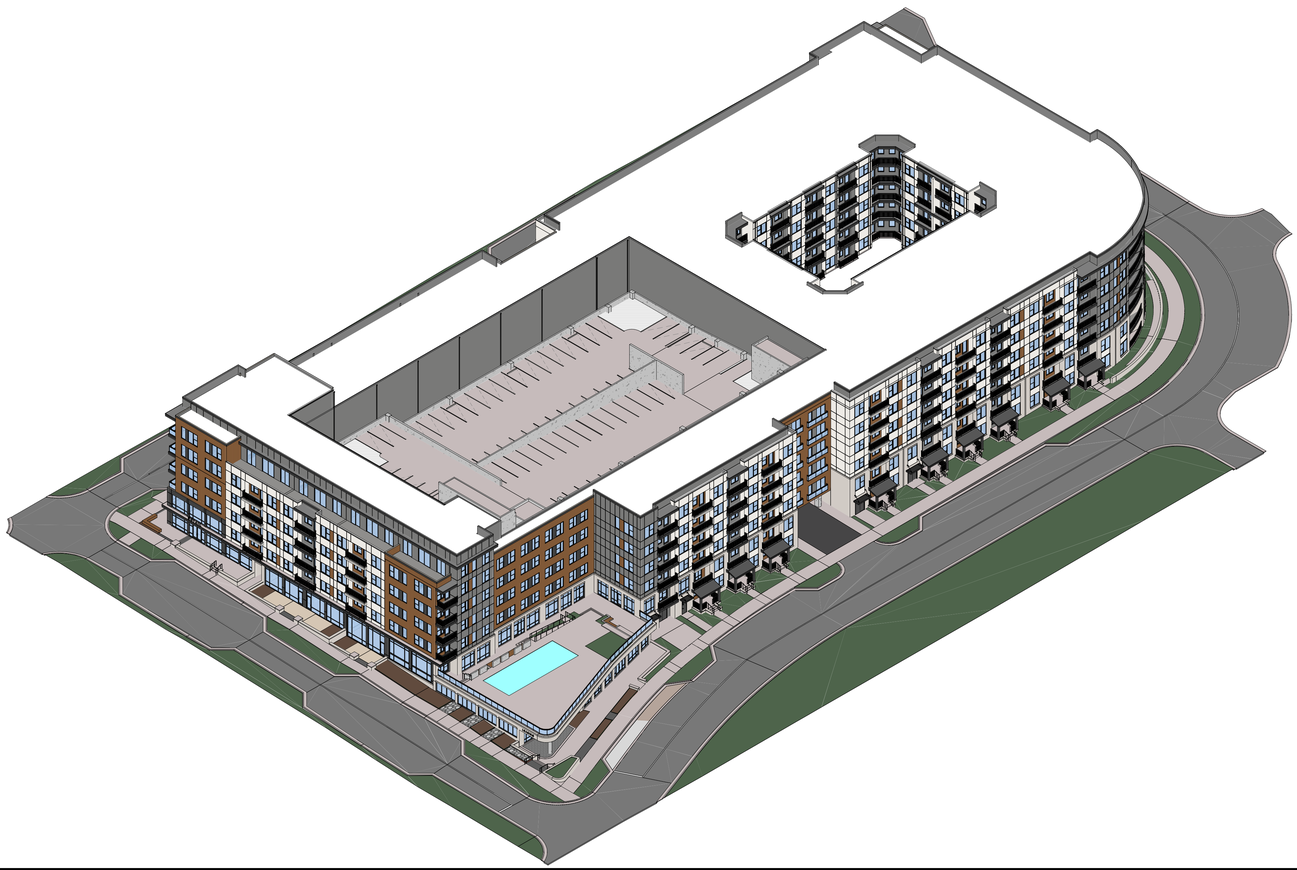
REVISION

NO:	DATE:	ISSUE:

EXTERIOR ELEVATIONS

A-500

2 NW AXON



1 SW AXON

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CONTINUUM

5555 WINDWARD PARKWAY
ALPHARETTA, GA

PROJECT NUMBER:

SOUTHCITY PARTNERS

PRINT RECORD

DATE:	ISSUE:
03/31/25	DRB SUBMITTAL
04/04/25	SCHEMATIC DESIGN

REVISION

NO.	DATE:	ISSUE:

AXON VIEWS

G-052

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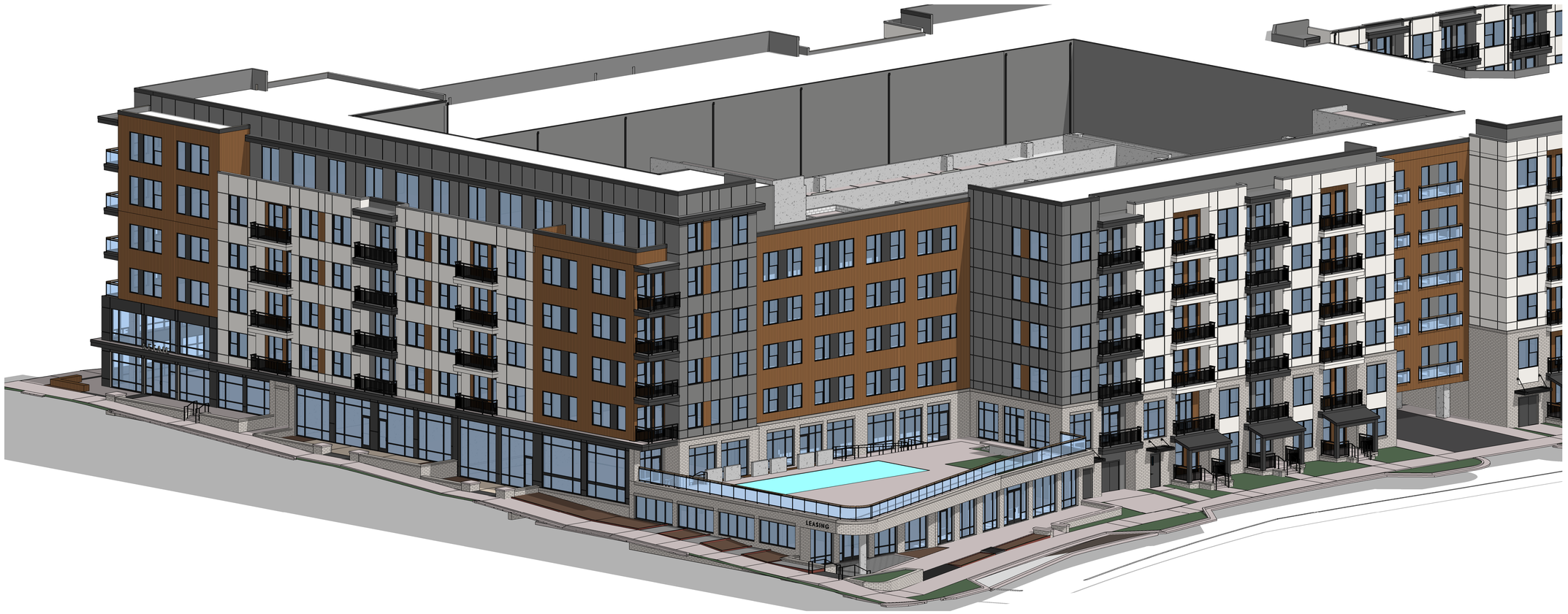

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CONTINUUM

5555 WINDWARD PARKWAY
ALPHARETTA, GA

PROJECT NUMBER:

SOUTHCITY PARTNERS

PRINT RECORD

DATE:	ISSUE:
03/31/25	DRB SUBMITTAL
04/04/25	SCHEMATIC DESIGN

REVISION

NO.	DATE:	ISSUE:

3D VIEWS

G-100

5/6/2025 12:28:53 PM 250214_SCP_Continuum_CENTRAL_detached.rvt

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CONTINUUM

5555 WINDWARD PARKWAY
ALPHARETTA, GA

PROJECT NUMBER:

SOUTHCITY PARTNERS

PRINT RECORD

DATE:	ISSUE:
03/31/25	DRB SUBMITTAL
04/04/25	SCHEMATIC DESIGN

REVISION

NO:	DATE:	ISSUE:

3D VIEWS

G-101

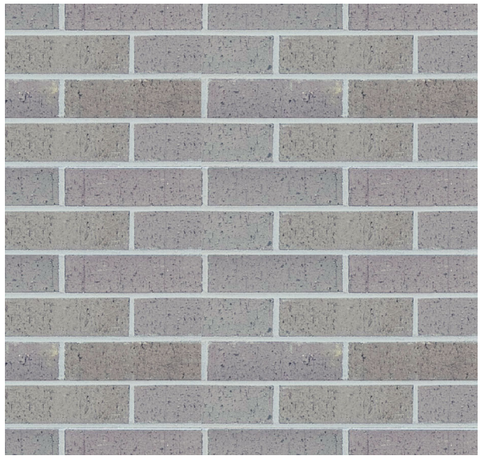
5/8/2025 12:29:21 PM 25021A_SCP_Continuum_CENTRAL_detached.rvt

RETAIL

RETAIL
RETAIL

LEASING

PRIMARY FIELD MATERIALS



BR-1
MODULAR BRICK
COLOR: US BRICK - STERLING GREY VELOUR
MORTAR: MAGNOLIA MASON'S MIX

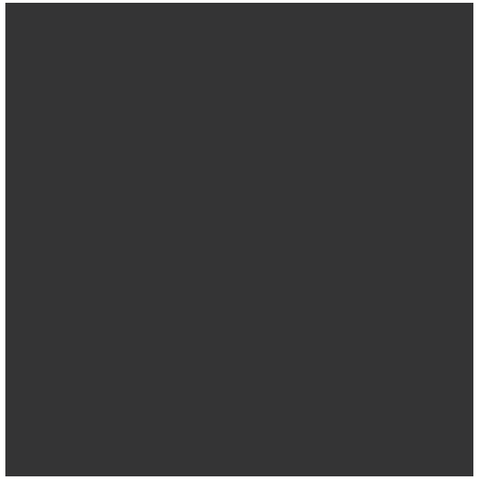
FC-1
FIBER CEMENT PANEL AND TRIM
COLOR: SNOWBOUND - SW704

FC-2
FIBER CEMENT PANEL AND TRIM
COLOR: WESTCHESTER GRAY - SW2489

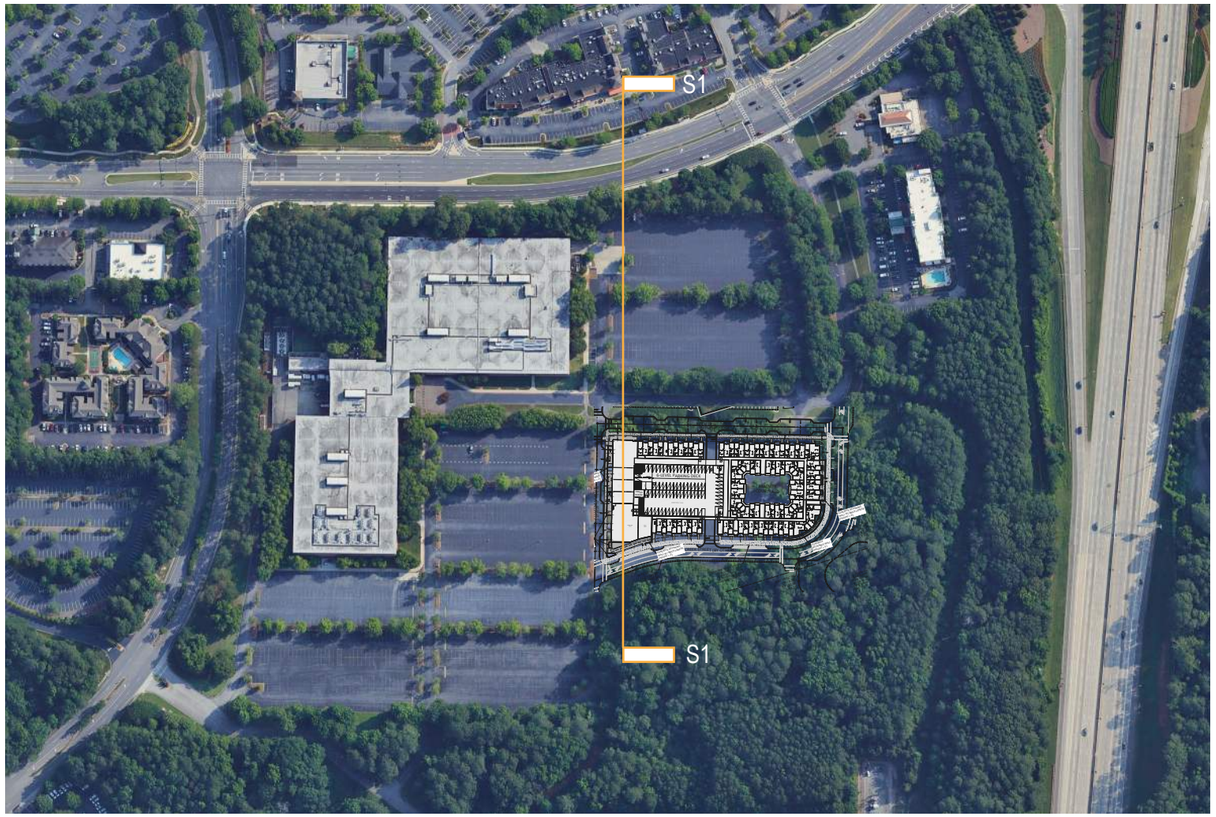
ACCENT MATERIALS

WD-1
NICHIHA VINTAGE WOOD
COLOR: CEDAR

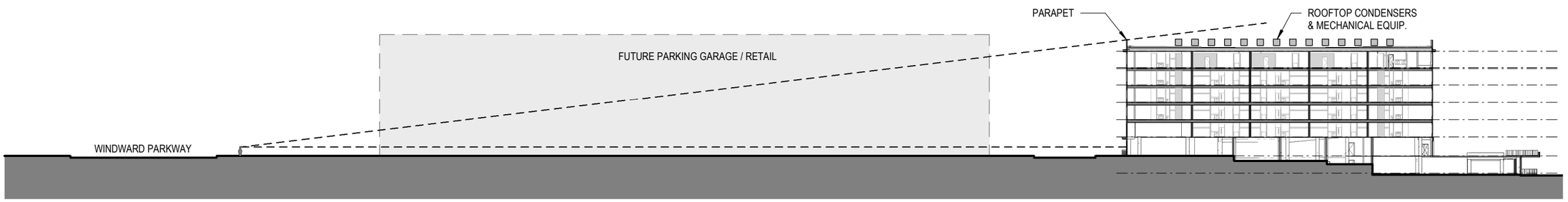
MTL-1
METAL PANEL, TRIM, AND ACCESORIES
PREFINISHED ALUMINUM
COLOR: CHARCOAL



FC-3
FIBER CEMENT TRIM
COLOR: TRICORN BLACK - SW6258



SITE CONTEXT



S1 - SITE SECTION

Cutleaf Japanese Maple

London Plane Tree - (Native)

Fringe Tree - (Native)

American Hornbeam - (Native)

Shawnee Brave Bald Cypress - (Native)

Green Whisper Bald Cypress - (Native)

Apache Chief Bald Cypress - (Native)

Hightower Willow Oak - (Native)

Princeton American Elm

Merlot Eastern Redbud - (Native)

Seiryu Japanese Maple

River Birch (Multi-Trunk) - (Native)

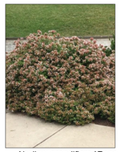
Frans Fontaine Hornbeam

Paperbark Maple

Christmas Fern

Cast iron

Abelia x grandiflora `Kaleidoscope`


Abelia x grandiflora `Rose Creek`

Mrs. G.G. Gerbing Azalea

Dwarf Fothergilla - (Native)

Buxus x `Green Mountain`

Prostrate Plum Yew

Yuletide Camellia

`Blue Pugster `Butterfly Bush

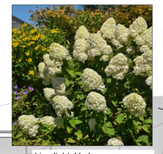
Allen Dwarf Mountain Pine

Japanese Fatsia

Vintage Jade Distylium

Cleyera

Winter Gem Boxwood


Limelight Hydrangea

Nikko Blue Hydrangea

Cityline Rio Hydrangea

Needlepoint Holly

Steeds Japanese Holly

Oak Leaf Holly

Florida Anise - (Native)

Crimson Fire Loropetalum

Curly Leaf Japanese Privot

Sweet Olive

White Cloud Muhly Grass

Russian sage

Little Bunny Fountain Grass

Heavy Metal switch grass- (Native)

Irene Trailing Rosemary

Rosemary

Otto Luyken Laurel

Emerald Arborvitae

Hicks Yew

Goldsturm Coneflower - (Native)

Golden Variegated Sweetflag

Blue Zinger Sedge

Super Blue Liriope

b+c STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL G. BOWMAN

DATE	RELEASE	REV.
4/1/25	DRB SUBMITTAL	
5/7/25	DRB SUBMITTAL	

CONTINUUM ALPHARETTA

5555 WINDWARD PARKWAY, ALPHARETTA, GEORGIA

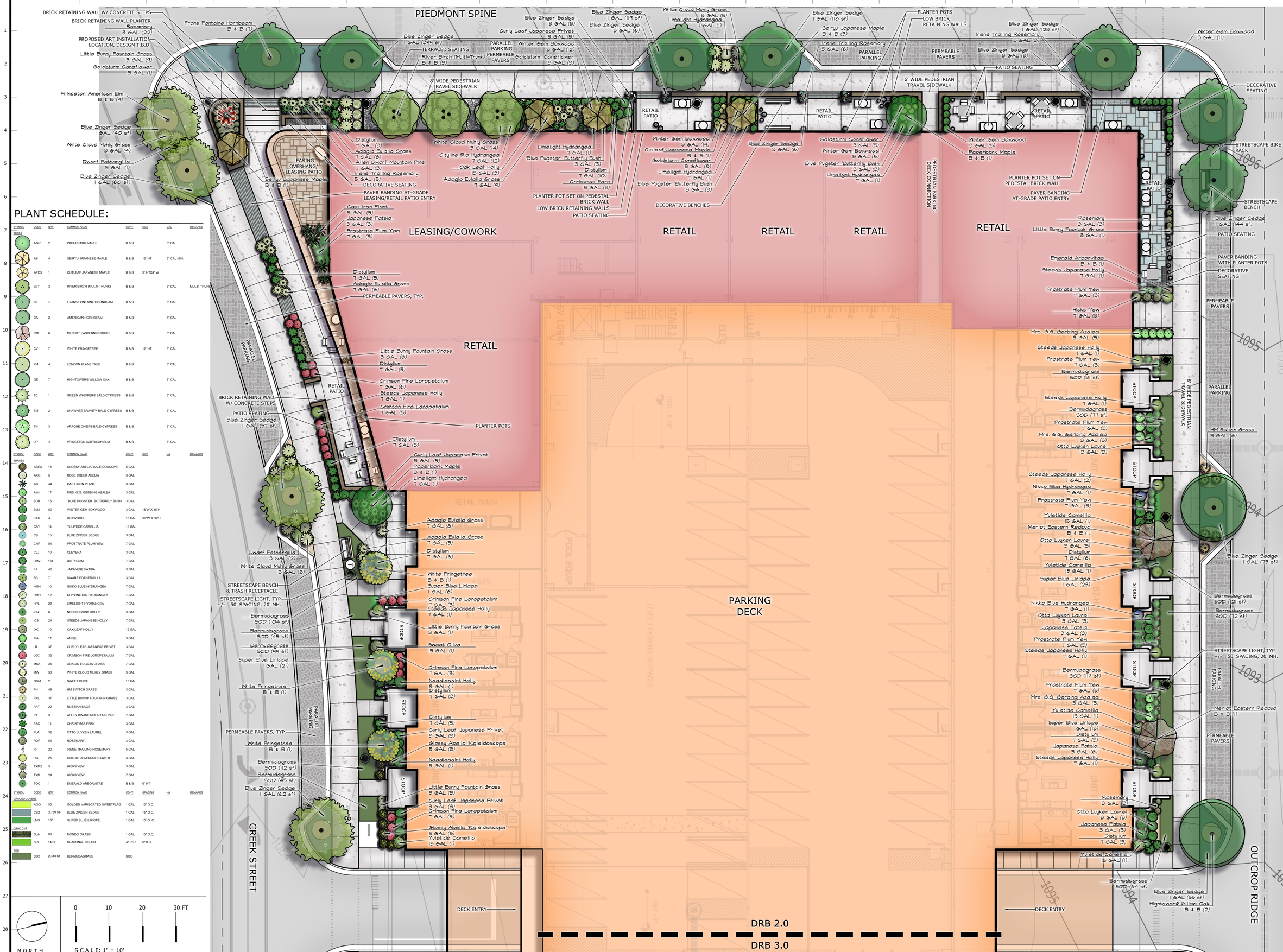
PREPARED FOR: SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY SUITE 1-310
ATLANTA, GEORGIA 30327

D.R.B SUBMITTAL

DRB 1.0 - OVERALL MASTER PLAN

PROJ. NO: 02-SCP-CONT
DRAWN: B.D.
CHECKED: B.D.
DATE: 03/24/2025

SHEET NUMBER:
DRB 1.0



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME	CONT	SIZE	CAL	REMARKS
TREES							
	AGR	2	PAPERBARK MAPLE	B & B		3" CAL	
	AS	4	SEIRYU JAPANESE MAPLE	B & B	12' HT	3" CAL MIN.	
	APD3	1	CUTLEAF JAPANESE MAPLE	B & B	3' HTX4' W		
	BET	3	RIVER BIRCH (MULTI-TRUNK)	B & B		3" CAL	MULTI-TRUNK
	CF	7	FRANS FONTAINE HORNBEAM	B & B		3" CAL	
	CA	2	AMERICAN HORNBEAM	B & B		3" CAL	
	CM	6	MERLOT EASTERN REDBUD	B & B		3" CAL	
	CV	7	WHITE FRINGETREE	B & B	12' HT	3" CAL	
	PM	4	LONDON PLANE TREE	B & B		3" CAL	
	QE	7	HIGHTOWER® WILLOW OAK	B & B		3" CAL	
	TC	1	GREEN WHISPER® BALD CYPRESS	B & B		3" CAL	
	TM	2	SHAWNEE BRAVE™ BALD CYPRESS	B & B		3" CAL	
	TN	3	APACHE CHIEF® BALD CYPRESS	B & B		3" CAL	
	UP	4	PRINCETON AMERICAN ELM	B & B		3" CAL	
SYMBOL	CODE	QTY	COMMON NAME	CONT	SIZE	NA	REMARKS
SHRUBS							
	ABEA	18	GLOSSY ABELIA 'KALEIDOSCOPE'	5 GAL			
	AXG	5	ROSE CREEK ABELIA	3 GAL			
	AC	44	CAST IRON PLANT	3 GAL			
	AIM	17	MRS. G.G. GERBING AZALEA	3 GAL			
	BDB	15	'BLUE PUGSTER 'BUTTERFLY BUSH	3 GAL			
	BMJ	50	WINTER GEM BOXWOOD	3 GAL	18"W X 18"H		
	BXG	4	BOXWOOD	15 GAL	30"W X 30"H		
	CAY	14	YULETIDE CAMELLIA	15 GAL			
	CB	15	BLUE ZINGER SEDGE	3 GAL			
	CHP	54	PROSTRATE PLUM YEW	7 GAL			
	CLJ	10	CLEYERA	3 GAL			
	DMV	164	DISTYLIUM	7 GAL			
	FJ	46	JAPANESE FATSIA	3 GAL			
	FG	7	DWARF FOTHERGILLA	3 GAL			
	HMN	10	NIKKO BLUE HYDRANGEA	7 GAL			
	HMR	12	CITYLINE RIO HYDRANGEA	7 GAL			
	HPL	23	LIMELIGHT HYDRANGEA	7 GAL			
	ICN	6	NEEDLEPOINT HOLLY	3 GAL			
	ICS	24	STEEDS JAPANESE HOLLY	7 GAL			
	IXC	10	OAK LEAF HOLLY	15 GAL			
	IPA	17	ANISE	3 GAL			
	LR	37	CURLY LEAF JAPANESE PRIVET	3 GAL			
	LCC	32	CRIMSON FIRE LOROPETALUM	7 GAL			
	MSA	36	ADAGIO EULALIA GRASS	7 GAL			
	MW	53	WHITE CLOUD MUHLY GRASS	3 GAL			
	OSM	2	SWEET OLIVE	15 GAL			
	PH	49	HM SWITCH GRASS	3 GAL			
	PAL	37	LITTLE BUNNY FOUNTAIN GRASS	3 GAL			
	PAT	22	RUSSIAN SAGE	3 GAL			
	PT	3	ALLEN DWARF MOUNTAIN PINE	7 GAL			
	PAC	11	CHRISTMAS FERN	3 GAL			
	PLA	32	OTTO LUYKEN LAUREL	3 GAL			
	ROF	54	ROSEMARY	3 GAL			
	RI	20	IRENE TRAILING ROSEMARY	5 GAL			
	RG	25	GOLDSTURM CONEFLOWER	3 GAL			
	TXM2	5	HICKS YEW	3 GAL			
	TXM	24	HICKS YEW	7 GAL			
	TOC	1	EMERALD ARBORVITAE	B & B	6' HT		
SYMBOL	CODE	QTY	COMMON NAME	CONT	SPACING	NA	REMARKS
GROUND COVERS							
	AGO	50	GOLDEN VARIEGATED SWEETFLAG	1 GAL	15" O.C.		
	CB2	2,769 SF	BLUE ZINGER SEDGE	1 GAL	15" O.C.		
	LMS	180	SUPER BLUE LIRIOPE	1 GAL	15" O. C.		
GRND CVR							
	OJA	86	MONDO GRASS	1 GAL	15" O.C.		
	SPL	14 SF	SEASONAL COLOR	4" POT	6" O.C.		
SOD							
	CO2	2,448 SF	BERMUDAGRASS	SOD			

NORTH

0 10 20 30 FT

SCALE: 1" = 10'

b+c STUDIO

1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL G. BOWMAN

DATE	RELEASE	REV.
4/1/25	DRB SUBMITTAL	
5/7/25	DRB SUBMITTAL	

CONTINUUM ALPHARETTA

5555 WINDWARD PARKWAY, ALPHARETTA, GEORGIA

PREPARED FOR: SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY SUITE 1-310
ATLANTA, GEORGIA 30327

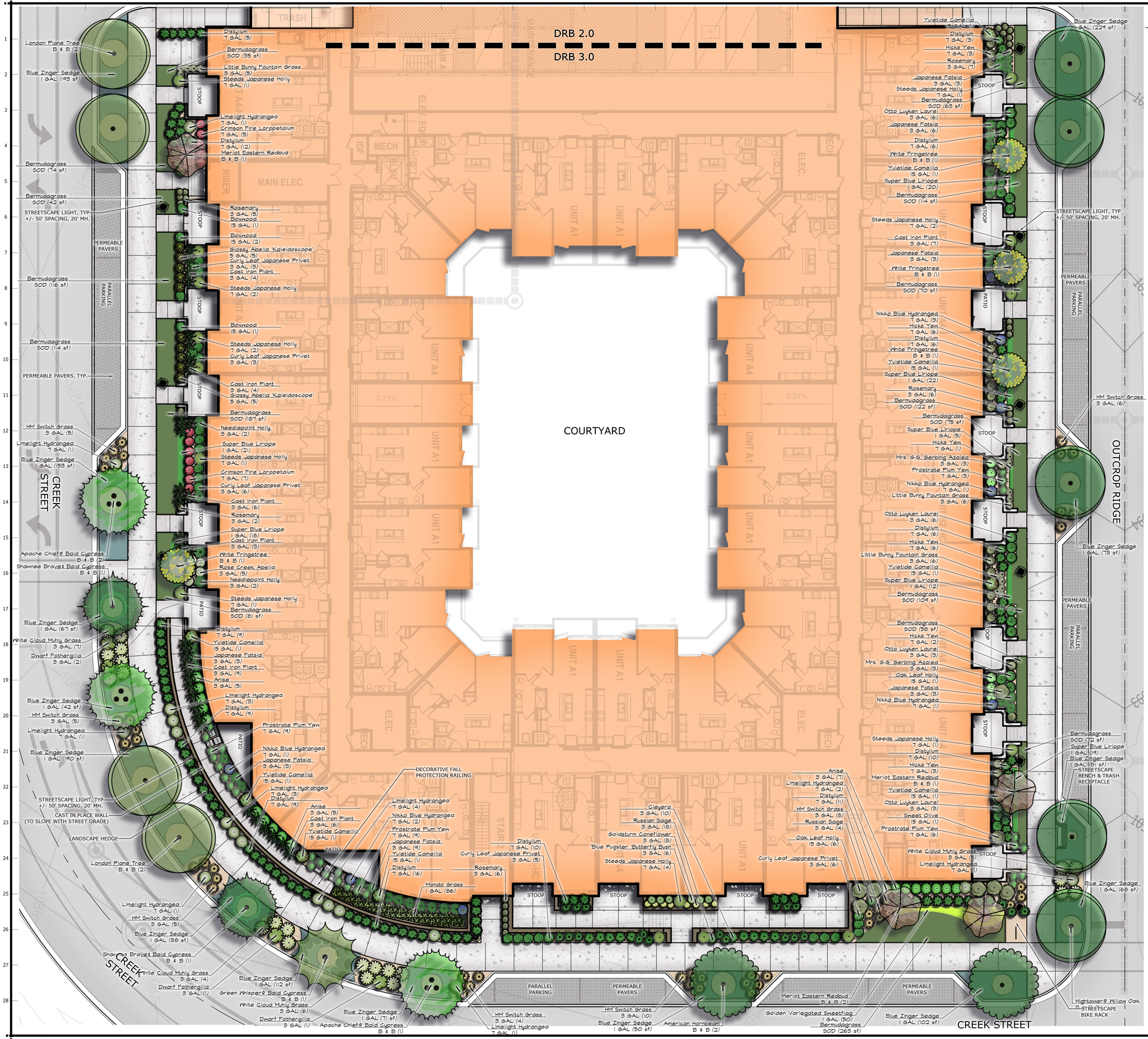
D.R.B SUBMITTAL

DRB 2.0 AREA A

PROJ. NO: 02-SCP-CONT
DRAWN: B.D.
CHECKED: B.D.
DATE: 03/24/2025

SHEET NUMBER:

DRB 2.0



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NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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DRB 3.0 AREA B

PROJ. NO: 02-SCP-CONT
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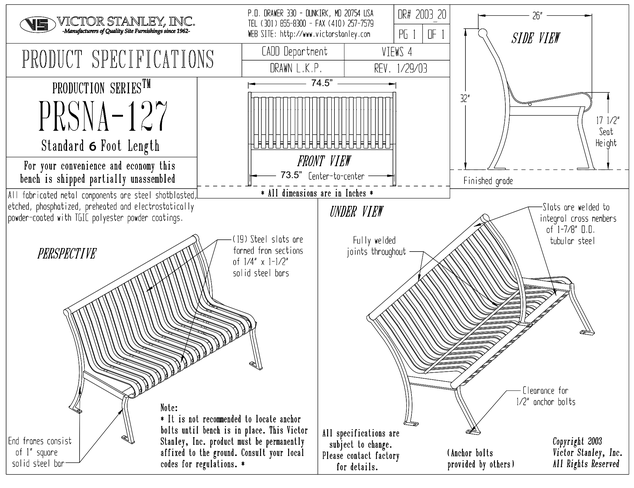
SHEET NUMBER:

DRB 3.0

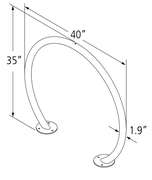
SPECIFICATIONS

STREETSCAPE BENCH



STREETSCAPE TRASH RECEPTICAL

ROUND RACK
Submittal Sheet



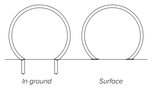
CAPACITY 2 Bikes

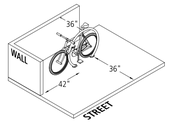
MATERIALS 1.5" schedule 40 pipe (1.9" OD)

FINISHES
- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Thermoplastic** In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
- ☐ **In-ground** In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface** Foot Mount has two 6" circular feet with three anchors per foot. Specify foot mount for this option.

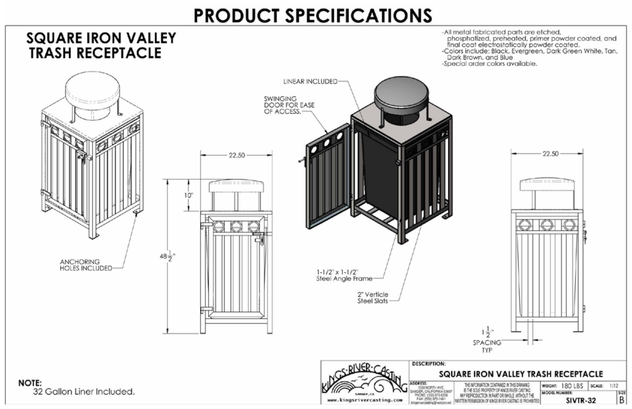
SETBACKS





DERO
A PLAYCORE Company

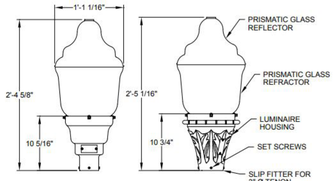
STREETSCAPE BIKE RACK



STREETSCAPE LIGHT

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number
Notes
Type



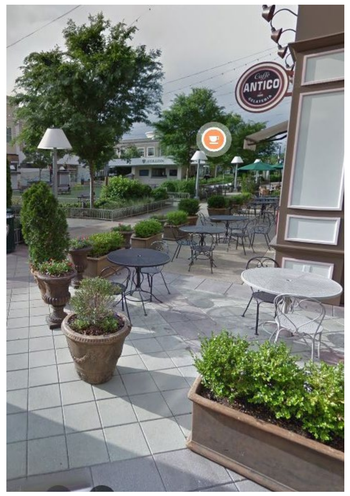
Maximum weight - 47 lbs
Maximum effective projected area - 1.38 sq. ft.

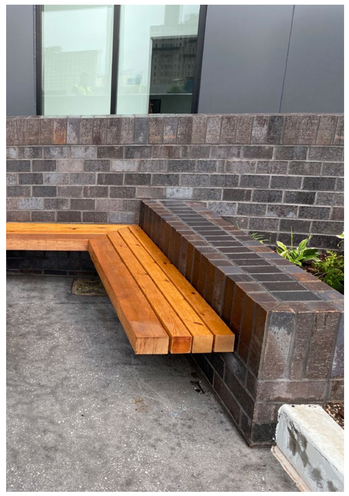
BAA BABA c SP us DLC LISTED PREMIUM DLC LISTED LED

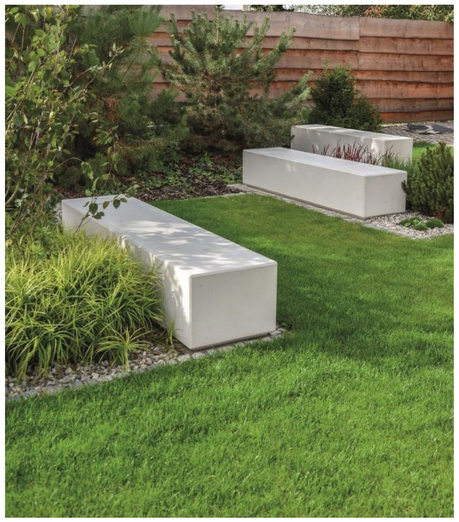
GVD3
Granville Classic Standard LED3

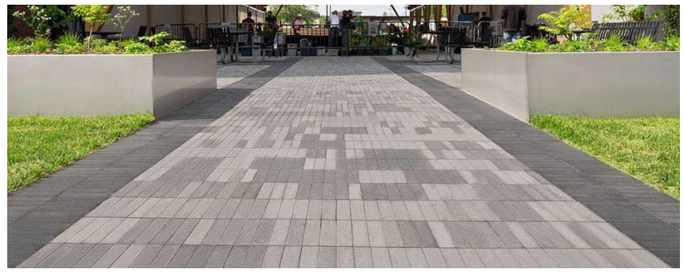
Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	30	GVD3 P30 30K XXXX GL3	GranVille Gen3, P30 Performance Package, 3000K CCT, 70CRI, Type 3 distribution, no trim	1	8256	0.91	61	Max: 4446cd

INSPIRATIONAL IMAGERY



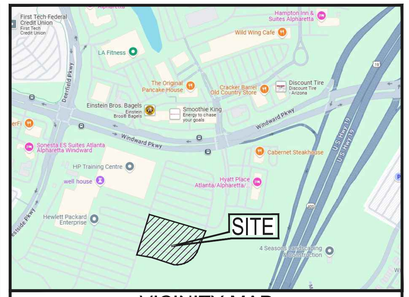






GENERAL NOTES:

- PROPERTY LINES, EXISTING CONDITIONS AND BUILDINGS TAKEN FROM ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY FOR ALLIANCE RESIDENTIAL COMPANY PROVIDED BY TECHNICAL SURVEY SERVICES, DATED MARCH 10, 2025.
- THERE ARE NO LAKES, STREAM (STREAM BUFFERS) OR WETLANDS ON THE PROPERTY.
- THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE.
- THERE ARE NO CEMETERIES OR ARCHITECTURAL/ ARCHEOLOGICAL LANDMARKS LOCATED ON THE PROPERTY.
- THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED OR NOT DISCLOSED BY THE OWNER.



VICINITY MAP

N 72°14'40" W 582.24'
OUTCROP RIDGE

PIEDMONT SPINE
S 17°45'20" W 373.46'

6-LEVEL PARKING DECK

TRASH ROOM

AMENITY COURTYARD

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 2')

PERMEABLE PAVERS (TYPICAL)

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 3')

BUILDING SETBACK

S 86°52'33" W 95.15'

N 82°50'55" W
CH = 144.28'
R = 392.00'
L = 145.10'

CREEK STREET (BY OTHERS)

N 72°15'29" W 249.57'

PERMEABLE PAVERS (TYPICAL) (TO BE CONSTRUCTED BY OTHERS AS PART OF THE CREEK STREET ROADWAY CONSTRUCTION PROJECT)

CREEK STREET (BY OTHERS)
N 17°45'20" E 193.20'

CONCRETE RETAINING WALL W/ BRICK VENEER (HEIGHT < 6')

S 57°10'40" W
CH = 154.01'
R = 122.18'
L = 166.62'

CONCRETE RETAINING WALL (HEIGHT < 5')

N 82°45'36" W
CH = 4.24'
R = 122.18'
L = 4.24'

STORMWATER MANAGEMENT FACILITY (TO BE CONSTRUCTED BY OTHERS AS PART OF THE CREEK STREET ROADWAY CONSTRUCTION PROJECT)

LL 1187

LL 1190

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NORTH

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

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

PROJECT DATA	
SITE ADDRESS:	5555 WINDWARD PKWY
TOTAL SITE AREA:	4.23 ACRES
PROPOSED DEVELOPMENT	
MULTIFAMILY:	280 UNITS (5 STORY W/ BASEMENT)
PARKING	
PARKING PROVIDED:	421 SPACES* (1.50/UNIT)

390 DECK SPACES AND 31 PARALLEL SURFACE SPACES ON SITE (DOES NOT INCLUDE 18 PARALLEL SURFACE SPACES OFF-SITE)

ALL HVAC EQUIPMENT TO BE LOCATED ON THE ROOFTOP
TRASH COLLECTED/PICKED UP FROM A ROOM IN PARKING DECK

GEORGE HARRELL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 31407
CHRISTOPHER K. HARRELL
GSWCC LEVEL II CERT. #0000013077
May. 7, 2025

summit
Engineering Consultants, Inc.
6350 Shiloh Road, Suite 100
Alpharetta, GA 30005
(p) 770-667-0941

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY
SUITE 1-310
ATLANTA, GA 30327
404-287-0063

No.	Revision Schedule	Date

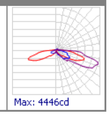
Project No.	S-25-005	Date:	3/19/25
Design By:	CKH	Scale:	1" = 30'
Drawn By:	DG		
Checked By:	CKH		

SITE PLAN
CONTINUUM MULTI-FAMILY
5555 WINDWARD PARKWAY
LAND LOT 1187 - 2nd DISTRICT - 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0

S-25-005con.dwg

Schedule

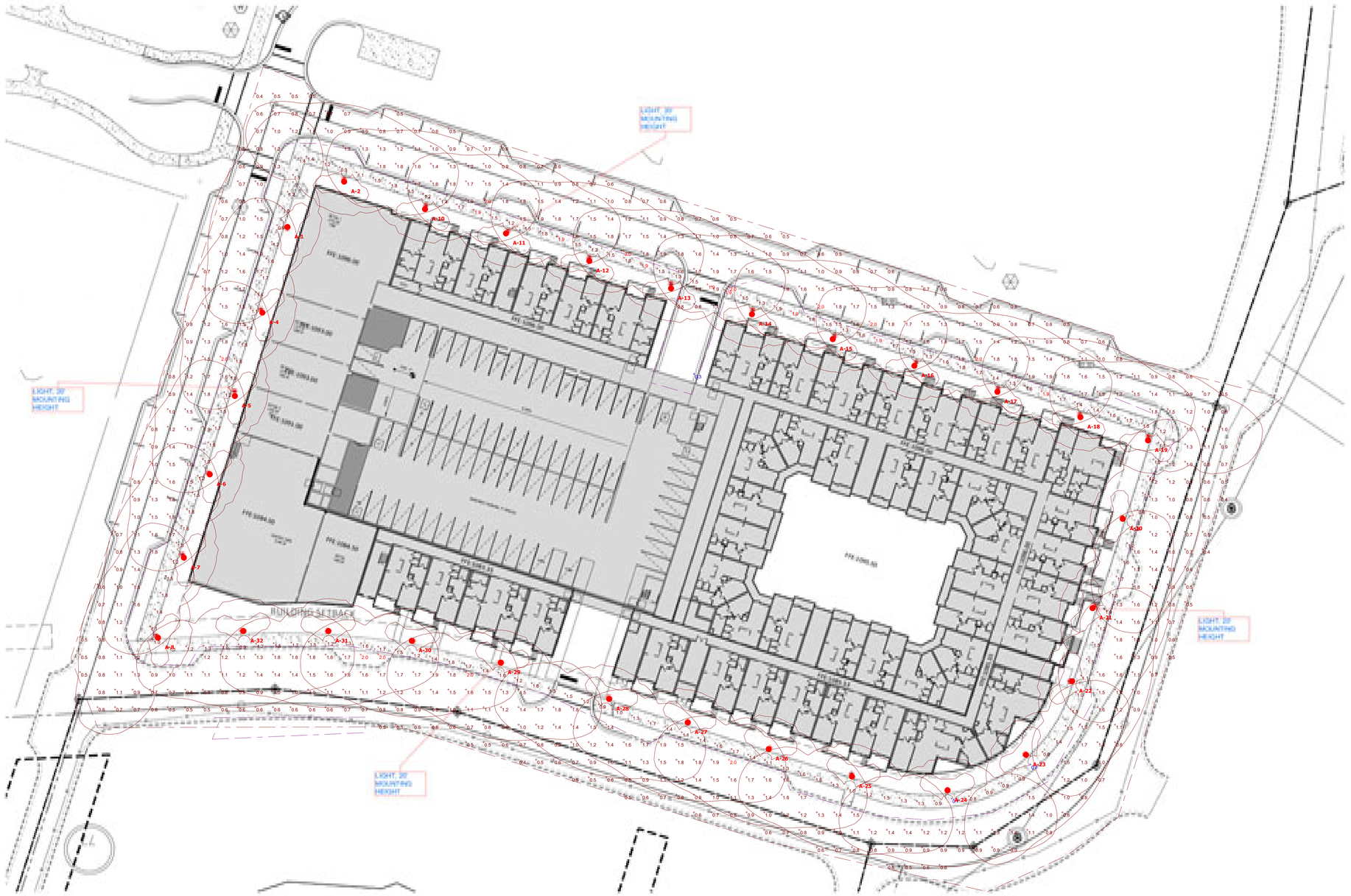
Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	A		30	GVD3 P30 30K XXXX GL3	GranVille Gen3, P30 Performance Package, 3000K CCT, 70CRI, Type 3 distribution, no trim	1	8256	0.91	61	 Max: 4446cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway	+	1.1 fc	2.0 fc	0.3 fc	6.7:1	3.7:1
Sidewalk	+	1.4 fc	1.9 fc	0.7 fc	2.7:1	2.0:1

Luminaire Locations

No.	Label	Location X	Location Y	MH
1	A	-97.00	129.07	20.00
2	A	-64.70	154.91	20.00
4	A	-111.30	80.17	20.00
5	A	-126.99	32.65	20.00
6	A	-141.29	-12.10	20.00
7	A	-156.05	-59.61	20.00
8	A	-170.81	-105.29	20.00
10	A	-18.57	139.22	20.00
11	A	27.56	125.38	20.00
12	A	75.08	109.70	20.00
13	A	121.67	94.01	20.00
14	A	167.81	79.25	20.00
15	A	213.85	65.08	20.00
16	A	260.39	49.84	20.00
17	A	307.72	34.99	20.00
18	A	355.06	20.55	20.00
19	A	393.57	7.31	20.00
20	A	379.19	-37.44	20.00
21	A	361.94	-88.38	20.00
22	A	350.32	-130.06	20.00
23	A	324.02	-172.04	20.00
24	A	279.27	-192.34	20.00
25	A	224.83	-184.50	20.00
26	A	177.32	-168.81	20.00
27	A	131.18	-153.59	20.00
28	A	86.43	-140.21	20.00
29	A	24.61	-119.45	20.00
30	A	-26.13	-106.99	20.00
31	A	-73.65	-101.46	20.00
32	A	-122.09	-101.46	20.00



Plan View
Scale - 1" = 30ft

WHITEHEAD & ASSOCIATES, INC.

Continuum - Alpharetta
Georgia Power Lighting

Designer
Whitehead &
Date
03/25/2025
Scale
24" x 36"
Drawing No.
WHA-6453A
Summary

1 of 1