



DESIGN REVIEW BOARD JUNE 20, 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 May 16, 2025

8. PUBLIC HEARING

1. Public Hearing Procedure

2. DRB250020 MPT LLP 178 South Main St
review signage

3. DRB250023 Ivy Kids 3455 Webb Bridge Rd
review new exterior changes

4. DRB250021 McManus 350 Brady Place
review new exterior

5. DRB250022 The Shipping Post 312 North Main St
review new exterior

9. ADJOURNMENT



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

There was discussion on cases to be presented at today's meeting.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

• **Board Members Present**

- Richard Kramer, Chair
- Frank Schwing, Vice- Chair
- Pat Corkill
- Jennifer Sprayberry
- Richard Owens
- Holly Palmer
- Erik Rowen

• **Staff Members Present**

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of April 25, 2025

- ❖ Board Member Palmer offered a motion to approve.
 - The motion received a second from Board Member Owens.

- The motion was approved (5-0-2). (Schwing, Corkill)

8. PUBLIC HEARING

1. DRB250011 Providence Partners Group 204 Marietta St

Applicant presented a review of new construction of office building.

- Revisions from meeting on 3.21.25.
- Substitution for Trident Maples.
- Code on Islands.
- Date on drawing being presented is 4.1.25.

Board Member Palmer and Board Member Rowen recused themselves from the vote as they were not present for the initial hearing on this item.

There was no public comment.

After presentation and discussion:

❖ Board Member Corkill offered a motion to approve the plan as presented but didn't quite make the package dated 4.1.25 Sheet L-101.

- The motion received a second from Vice-Chair Schwing.
- The motion was approved (5-0-2) Palmer, Rowen.

2. DRB250018 55 Roswell St 55 Roswell St

Applicant presented review of signage.

- Monument Sign.
- Location.
- Finishes to match the building.
- Aluminum address letters.
- Masonry Base.
- Aluminum Construction.
- Faux Corten won't rust.
- No lighting.

There was discussion from the Board:

- Ground Cover around the base.
- Depth of Letters.
- "Picture Frame Sign"

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to approve the monument sign as presented with the following conditions:
 1. Applicant will use applied letters versus vinyl with a minimum 1/8" thickness and scaled up for larger lettering.
 2. On the end of the monument sign facing the street Applicant will add a black panel to create a picture frame effect as discussed and
 3. Applicant will add evergreen base plantings around the monument sign.
 - The motion received a second from Board Member Rowen
 - The motion was approved (7-0).

3. DRB250019 J. Hodge Enterprises 410 North Main St

Applicant presented review of exterior changes.

Change to exterior paint color to soft black.

Trim – pure white.

Door – khaki color.

There was discussion from the Board:

- Landscaping at the base of the building.
- Trim color other than white.

There was no public comment.

After discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the building paint color as submitted with the condition that the trim, gutters, downspouts that were proposed to be painted in white; will be megagreige the same color that is proposed for the door. And for clarity that means everything that is currently white on the building becomes the megagreige color.
 - The motion received a second from Board Member Sprayberry.
 - The motion was approved (7-0).

There was discussion during the motion:

- Ceiling for porch is currently white.
- Code on Railing for the steps.

Chair Kramer called a five minute recess at 10:01 a.m.

Chair Kramer reconvened the meeting at 10:05 a.m.

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

Applicant presented a review of exterior changes of 1900 sf addition to look like existing building.

- Painted Horizontal Wood Siding.
- Gooseneck Light Fixture.
- Storefront window w/Muntins.

There was discussion from the Board:

- Sidewalk Plan.
- **Landscaping.**
 - Brick paver.
 - Dumpster screening.
 - Site & Building Lighting.
 - Replacement of Damaged Plants.
 - Irrigation.
 - Tree Species.
 - Damaged or destroyed Landscaping needs to be replaced.
- **Elevations**
 - Access Ladder to match wall color.
 - Relocation of the meter if possible.
 - Condition of fence.
 - No plans to resurface asphalt.
 - Signage will be in the same location.

There was no public comment.

After discussion:

- ❖ Board Member Rowen offered a motion to approve landscape and Site Plan submission with the following conditions

The Landscape Island adjacent to the Main Street entrance will be widened to accommodate a new pedestrian sidewalk connection from the Main Street sidewalk which will utilize the pavers to match the City sidewalk material and pattern and will continue across the drive to the building entrance

The Applicant will increase the density of the landscaping shown around the dumpster.

All existing landscaping that is damaged during construction will be replaced.

Applicant will provide irrigation as part of the new landscape improvements.

The creeping Fig proposed at the building will be eliminated.

- The motion received a second from Board Member Palmer.
- The motion was approved (7-0).

- ❖ Board Member Rowen offered a motion to approve the building expansion submission with the following conditions:

The existing EFIS cornice will be utilized at the top of the parapet around the new building edition if necessary the Applicant can put metal cap for water intrusion at the top of that.

The access ladder proposed will be painted to match the adjacent wall material and will be strategically located utilizing the least amount of public view and will be approved by Staff.

The existing utility meters will be relocated at the east elevation to accommodate the architectural features of the elevation.

- The motion received a second from Board Member Owens.
- The motion was approved (7-0).

There was discussion during the motion that approval of the building expansion is referring to the documents we looked at today not what was in the packet.

Board Member Owens left the meeting.

5. DRB250015 Continuum-Multi Family 5555 Windward

Applicant presented review of new construction.

- Zoning Conditions.
- Site Plan – Parking is central to the building.
- Street Level Landscape & Hardscape.
- Consistency.
- Art Installation.

There was discussion from the Board:

- Types of retail.
- Ways to engage sidewalks.
- Plantings on both sides of building.
- Ground Cover types.

- Substitute Bermuda grass.
- Concern of mildew from fiber cement board panels.
- Primary Field Materials.
- Walkout balconies.
- Shade structures for pool areas.
- Exhaust fans.
- Staff presented what presented to Council for 1st Floor retail elevations.
- Discussion of tenant level participation in design.
- No uplighting on residential exterior building lights.
- Brick caps.

There was no public comment.

After discussion:

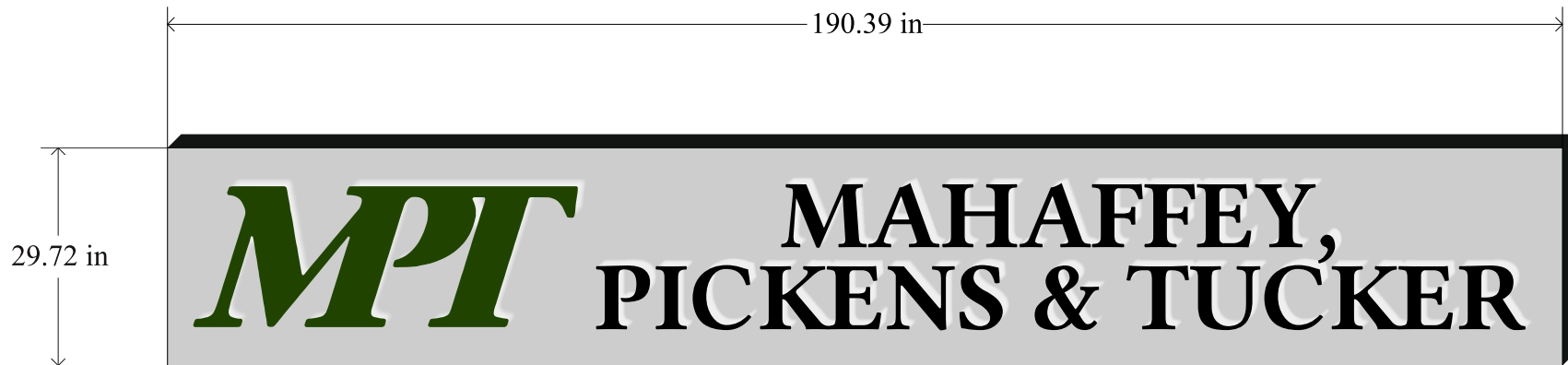
- ❖ Board Member Rowen offered a motion to approve the Landscaping with the following conditions :
 1. Along the Piedmont Spine in front of the retail, provide larger canopy trees, in lieu of specified final selection to be approved by Staff.
 2. On the north side, substitute the Bermuda grass with a shade tolerant ground covering that will thrive more in the shade like a Mondo grass, final selection to be approved by Staff.
 3. The Applicant will reconsider any other shade tolerant landscaping on the north side of the building that will thrive better.
 - The motion received a second from Board Member Corkill.
 - The motion was approved (6-0).
- ❖ Board Member Rowen offered a motion to approve the building exterior with the following conditions:
 1. The kitchen dryer and bathroom exhaust vent and any other make up air vents will be located on balcony returns or balcony soffit ceiling as much as possible. Any vents located on the main façade will be painted to match the adjacent surface material with the location and quantity of these vents to be approved by Staff.
 2. The Applicant will provide precast caps along the sidewalk wall in front of the retail at locations where there are breaks in the wall and entrances into the retail patios to the tenant spaces.

- The motion received a second from Board Member Corkill.
- The motion was approved (6-0).

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 12:26 p.m..

Channel Letters
 Qty: 1
 Single-Sided



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Project start date:
 12/03/2024
 Revision date:
 2/19/2025
 Revision number:
 #1

Client:
 Park Plaza Partners
 Contact:
 Ali Semones

Project:
 Mahaffey Pickens
 Drawn by:
 Soren "Jules" Rodgers

File Name:
[SignLab File](#)
 Park Plaza Partners>
 178 S Main Street>
 park plaza partners_178... monument

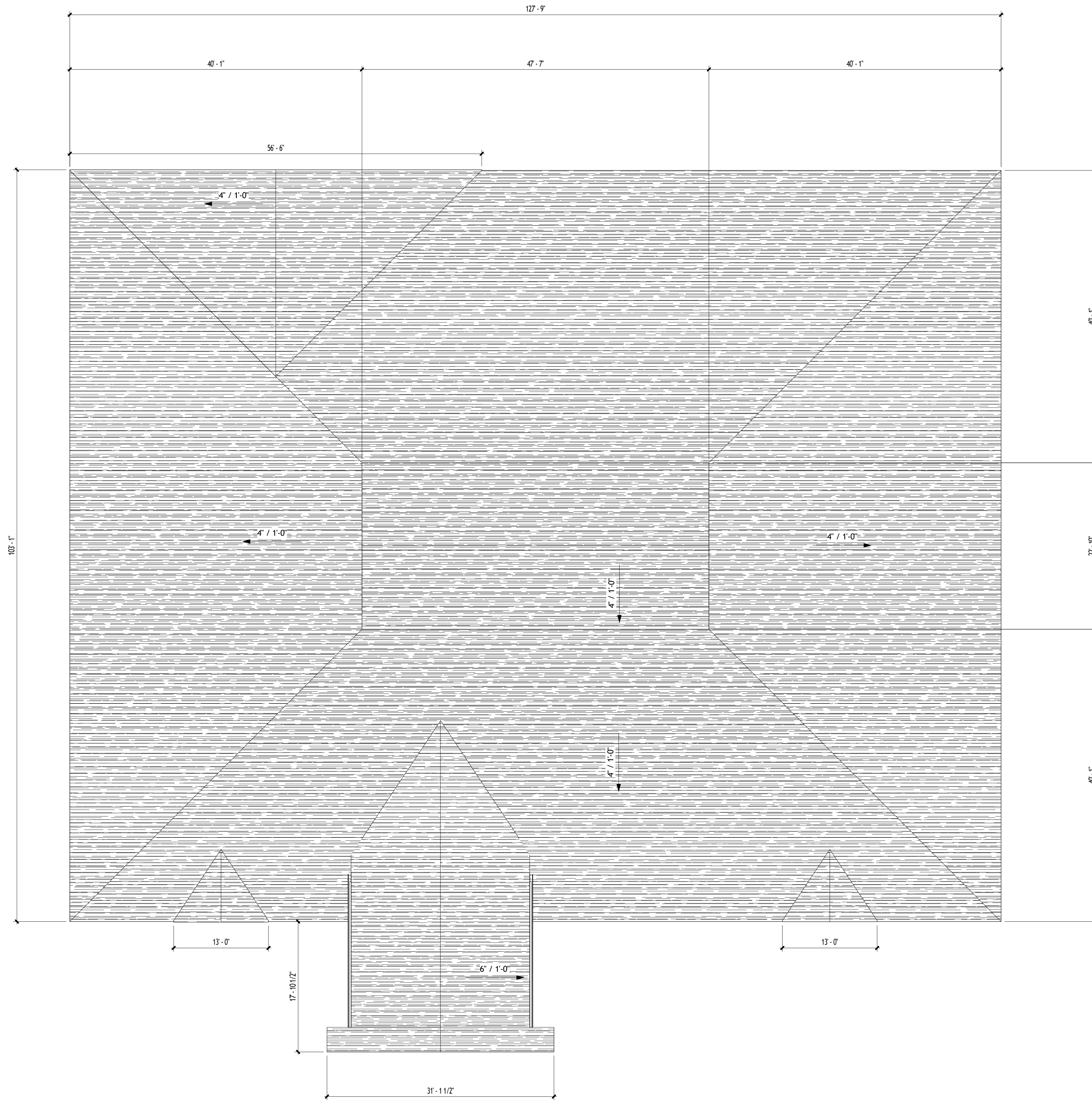
Client Approval:

 Client Signature

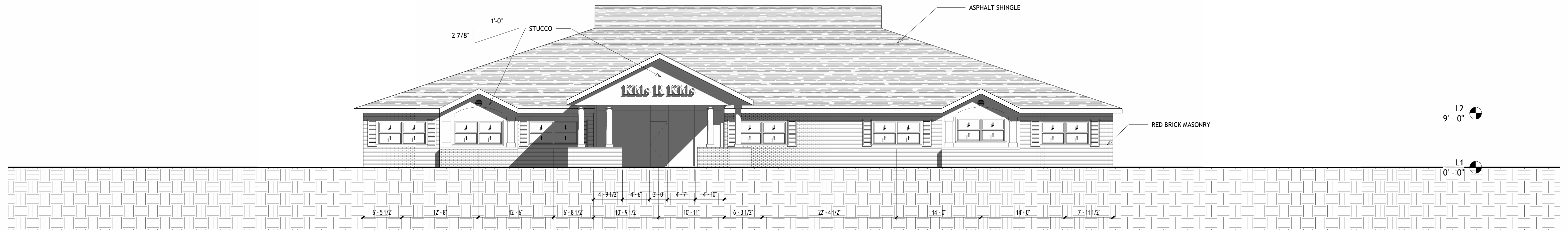
 Date

I understand that with my signature, I have checked the above drawing for layout and spelling errors.
 All artwork is copyrighted 2022 TAG Signs Inc. and is subject to a \$65.00 minimum charge for all unordered requests. TAG Signs (Vendor) prepares your order according to your specifications.
 Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The customer is solely responsible for proofreading. Vendor does not assume any responsibility for the correctness of copy.

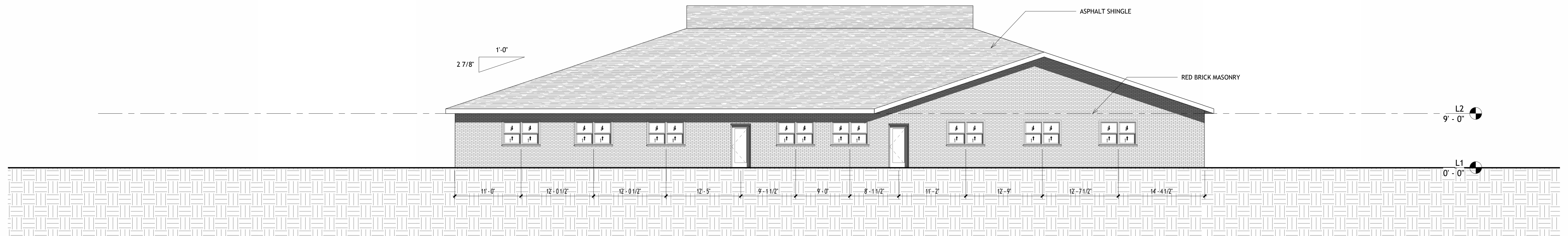
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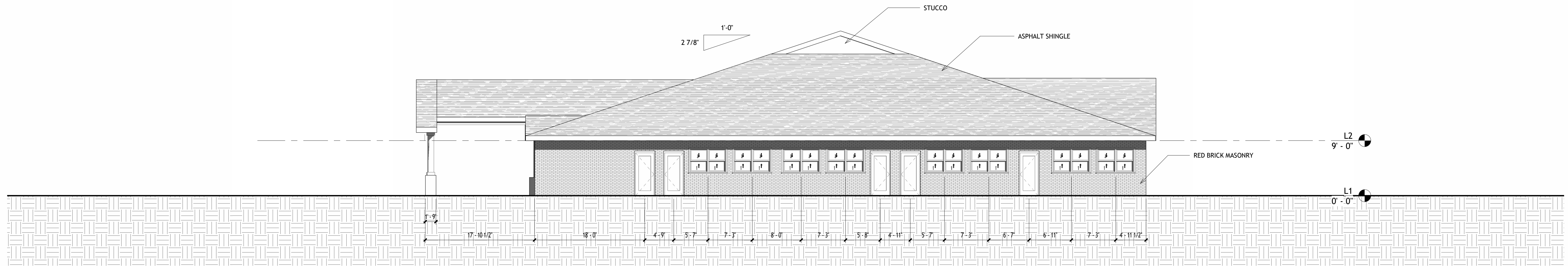
① Roof Plan
1/8" = 1'-0"



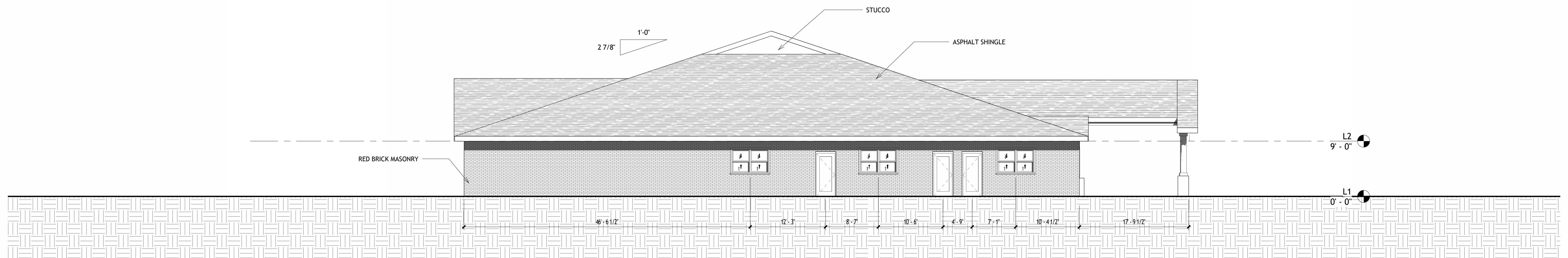
② South Architectural Building Elevation
1/8" = 1'-0"



① North Architectural Building Elevation
1/8" = 1'-0"



① East Architectural Building Elevation
1/8" = 1'-0"



② West Architectural Building Elevation
1/8" = 1'-0"

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 -NATIONAL ELECTRICAL CODE, 2023 EDITION, WITH GEORGIA AMENDMENTS.
 -INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023),(2024)
 -INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
 -INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
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 -INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
 -INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
 -GEORGIA ACCESSIBILITY CODE 120-3-20 (.01-.08)
 -ADA 2010.
 -O.C.G.A TITLE 25 & 30.

PROJECT SCOPE:
 EXTENDING THE PORTE-COCHERE AND CHANGING THE
 FRONT FACADE LOOKING

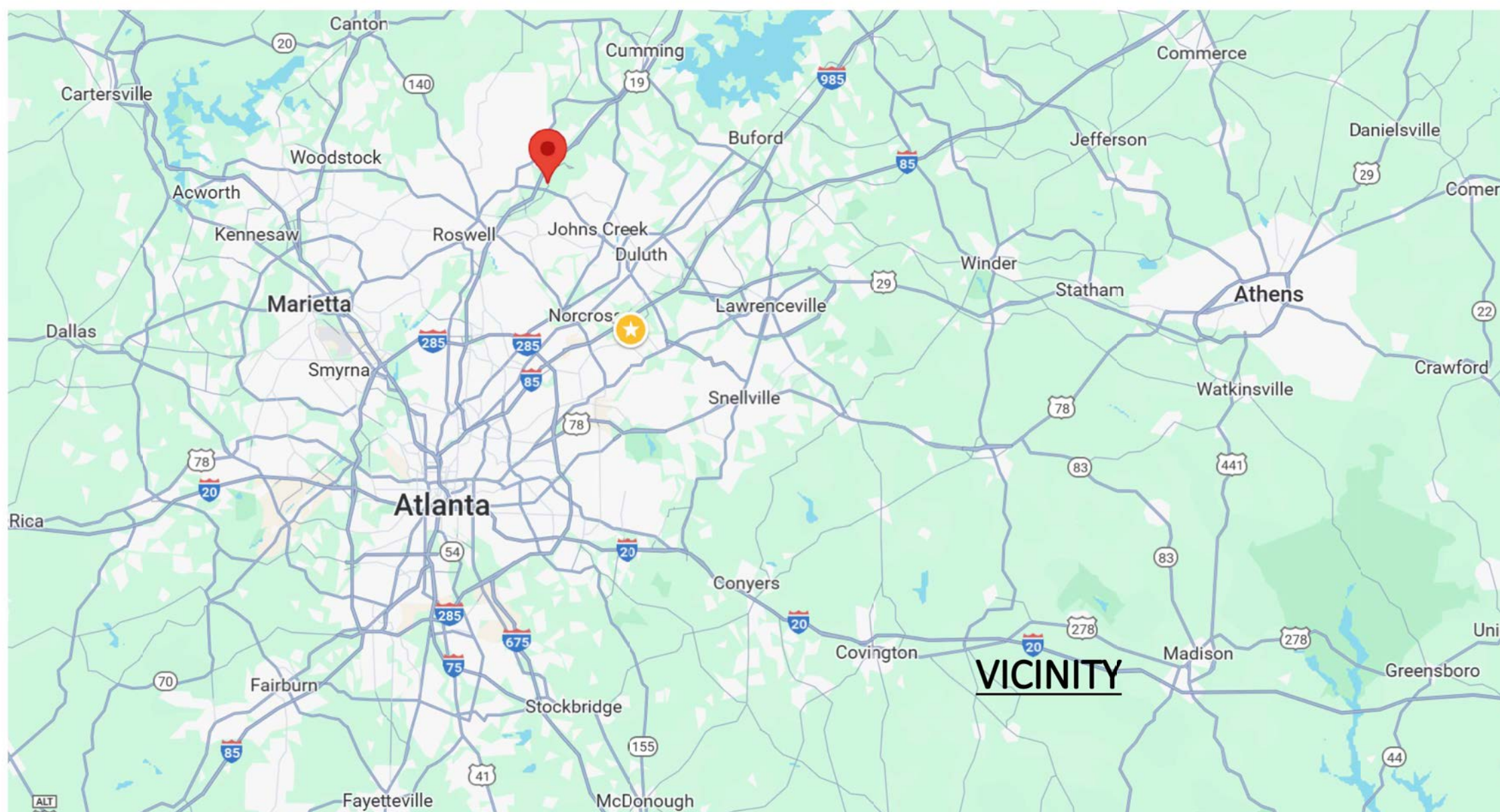
ADDRESS
 DAY CARE
 3455 WEBB BRIDGE RD, ALPHARETTA, GA-30005



EXISTING FACADE



ROPOSED FACADE



INDEX

- A0.0: COVER PAGE
- A1.0: EXISTING AND DEMOLITION PLAN
- A1.1: EXISTING AND DEMOLITION ELEVATIONS
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- A2.1: PROPOSED UPPER LAYOUT
- A2.2: PROPOSED ELEVATIONS-1
- A2.3: PROPOSED ELEVATIONS-2
- A2.4: PROPOSED RENDER

- S0.0: STRUCTURAL LOADS AND LOAD TABLE
- S1.0: GENERAL NOTES AND SPECIFICATION 1
- S2.0: FOUNDATION AND FOUNDATION STRENGTHENING PLAN
- S3.0: ROOF FRAMING AND STRENGTHENING PLAN



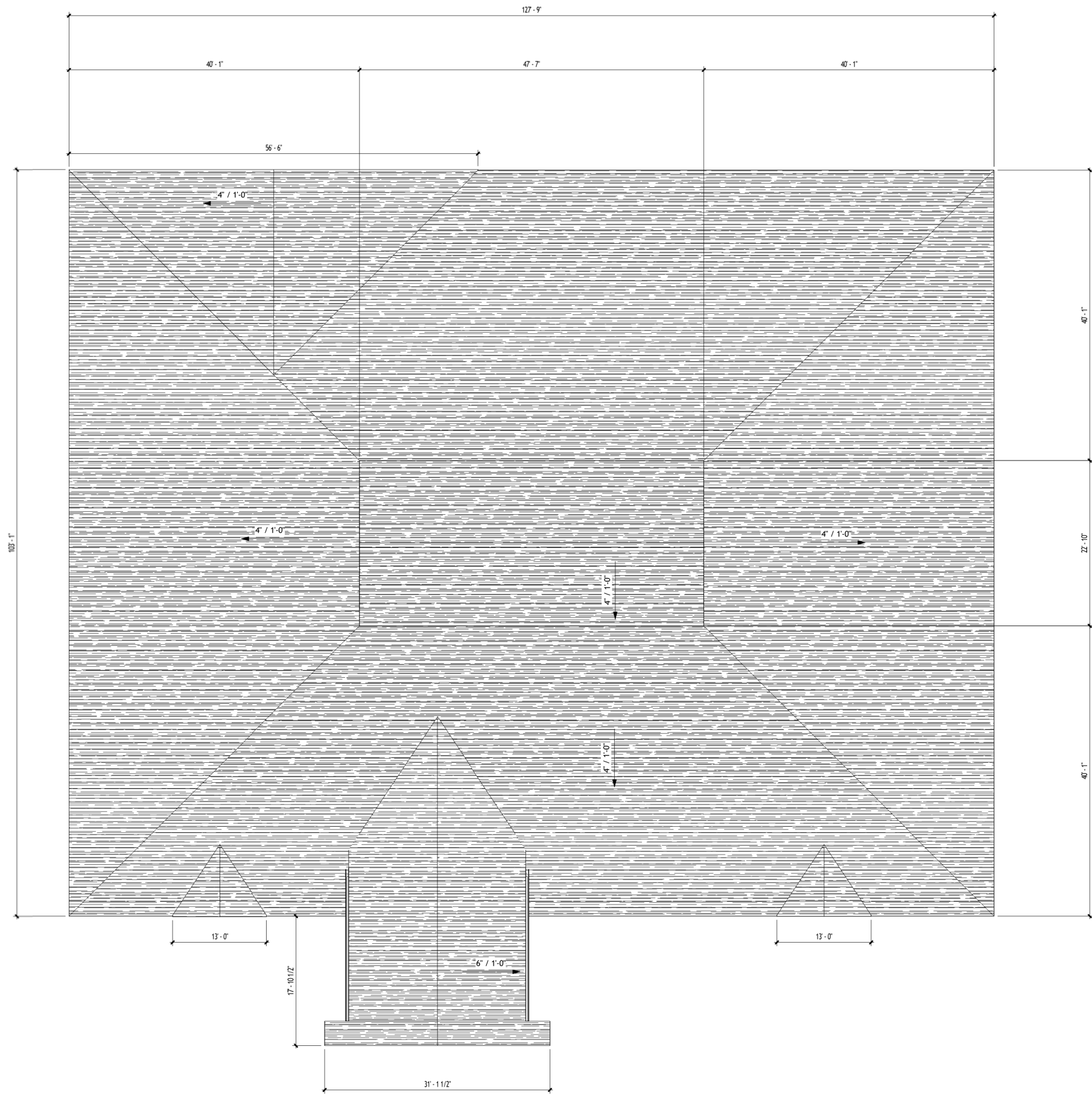
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 3455 WEBB BRIDGE RD,
 ALPHARETTA, GA-30005

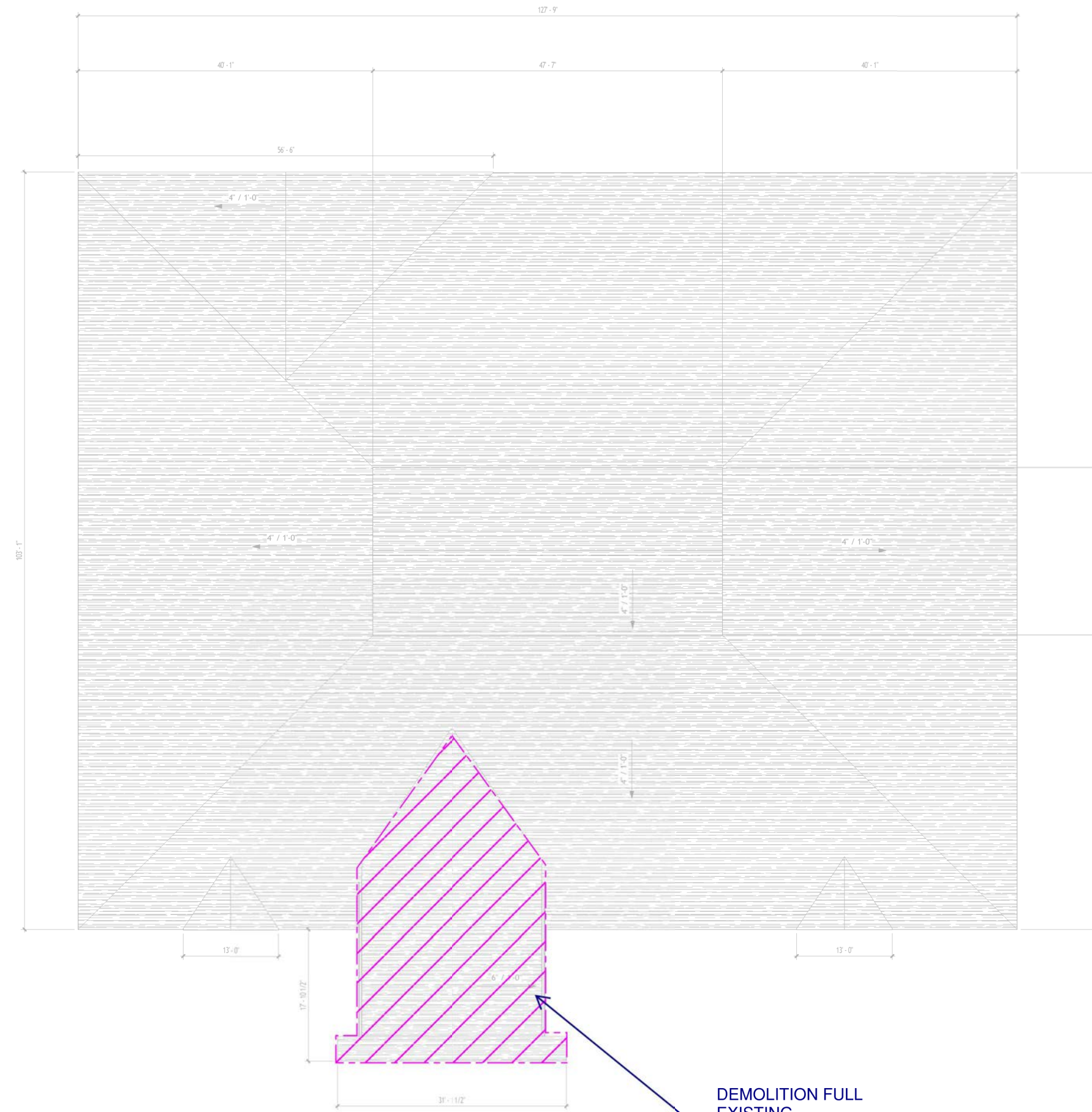
Revision:
 05/14/25

Drawn By: MGK
 Checked By:
 Date: 05/14/25
 Project No: 25128-AS

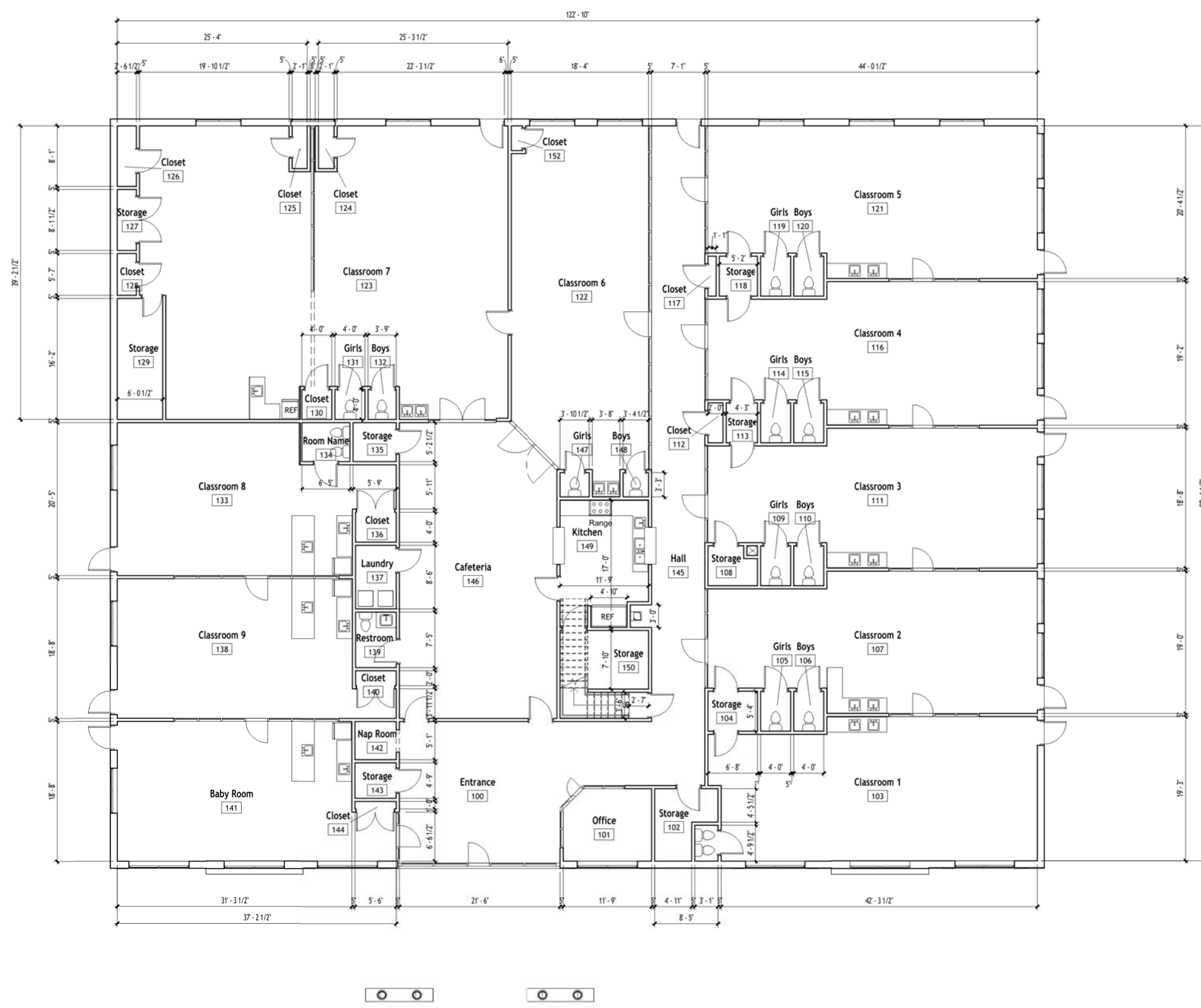
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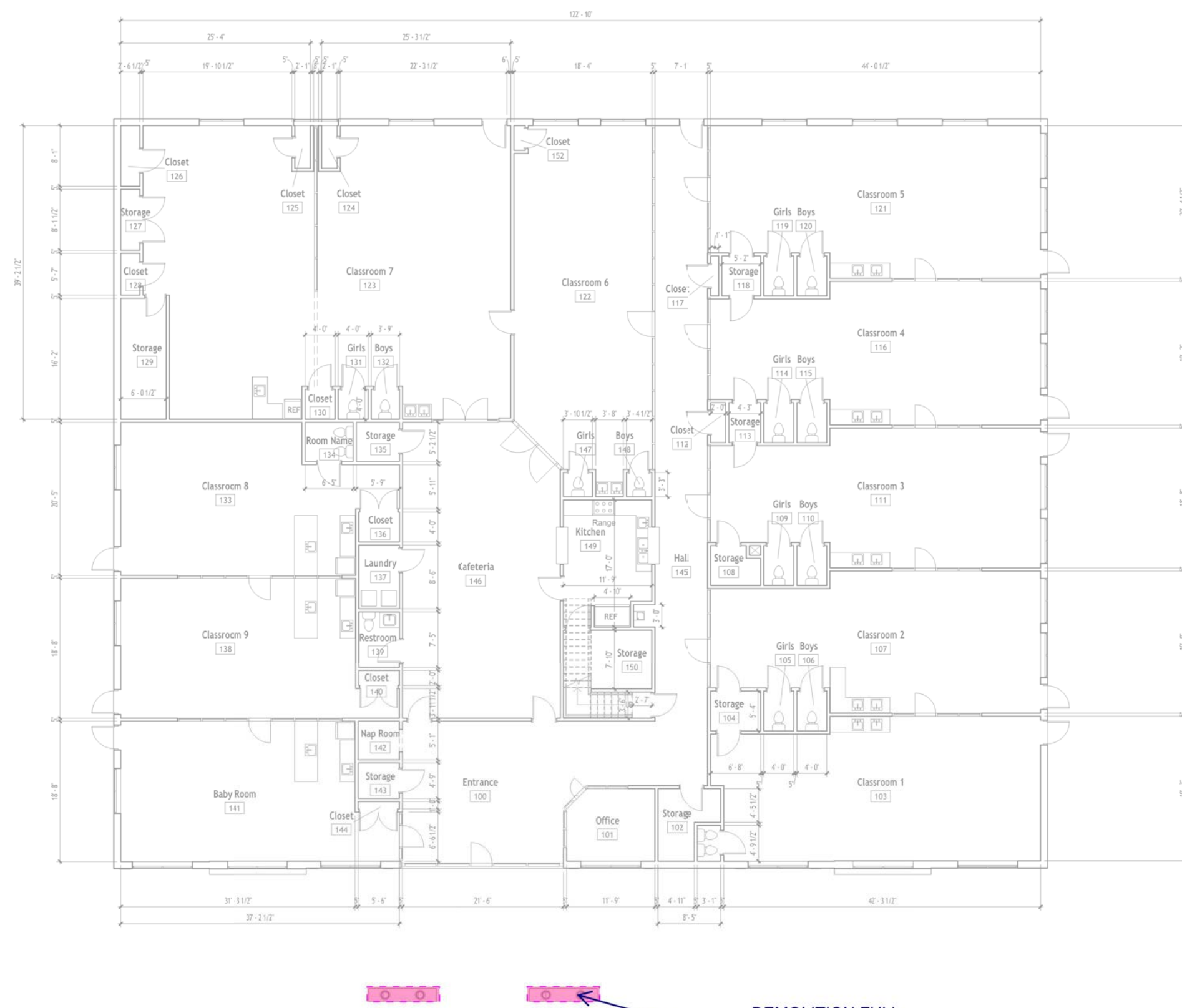
EXISTING ROOF PLAN
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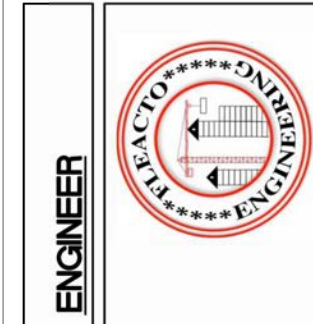
DEMOLITION ROOF LAYOUT
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EXISTING BUILDING LAYOUT
SCALE: 1/16"=1'



DEMOLITION BUILDING LAYOUT
SCALE: 1/16"=1'



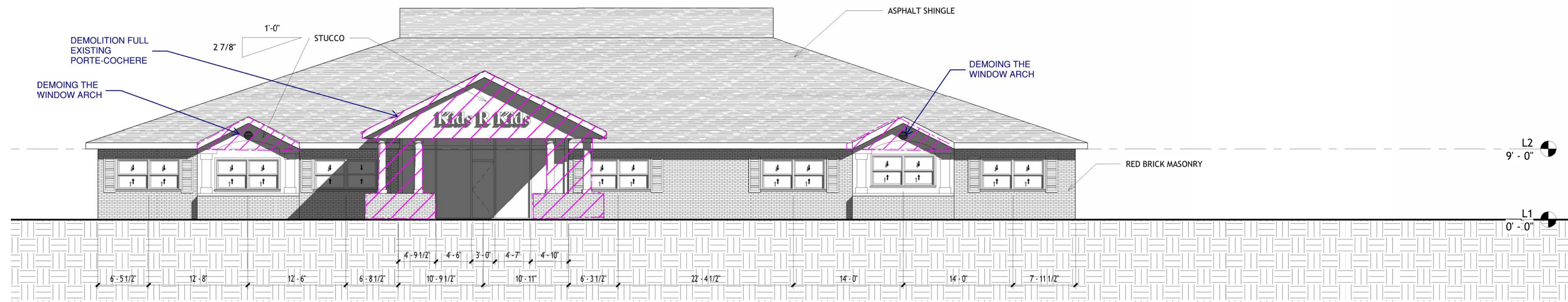
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KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

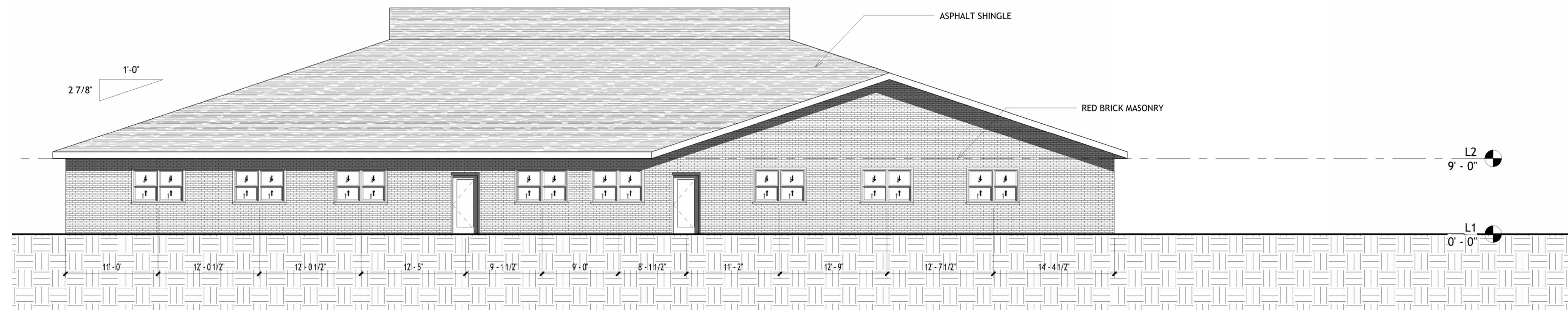
Revision:
05/14/25
Drawn By: MGK
Checked By:
Date: 05/14/25
Project No: 25128-AS

A1.0

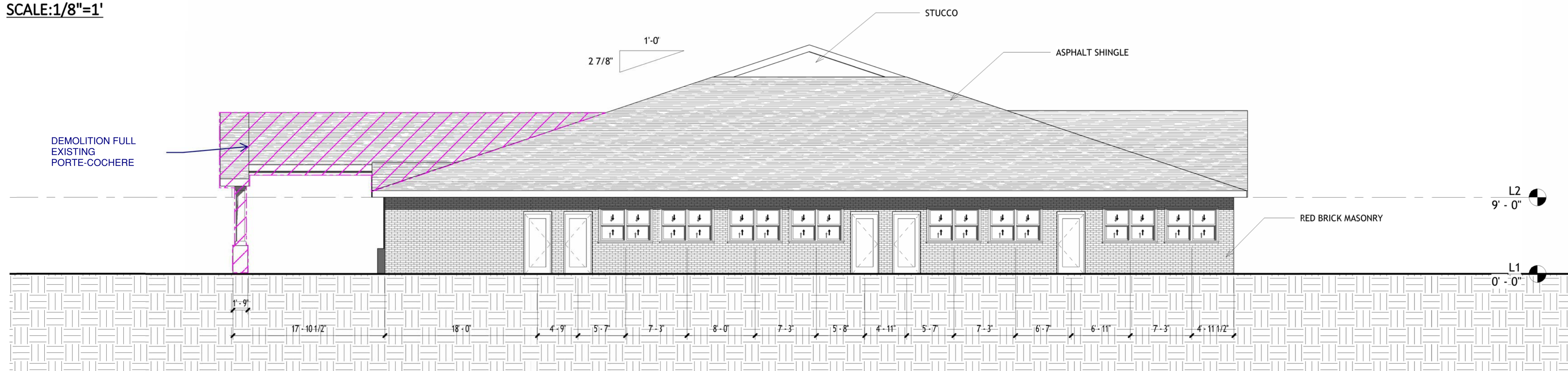
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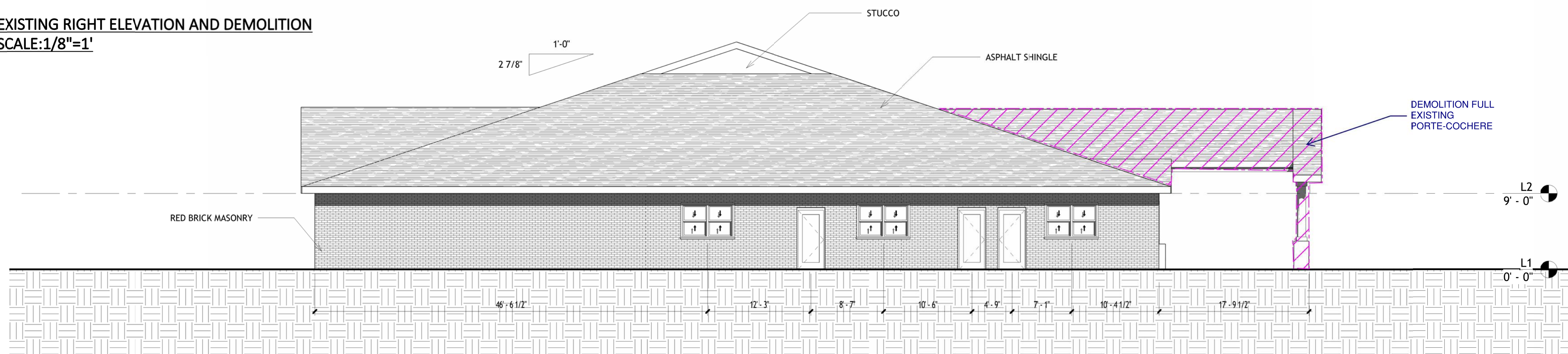
EXISTING FRONT ELEVATION AND DEMOLITION
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EXISTING REAR ELEVATION AND DEMOLITION
SCALE:1/8"=1'



EXISTING RIGHT ELEVATION AND DEMOLITION
SCALE:1/8"=1'



EXISTING LEFT ELEVATION AND DEMOLITION
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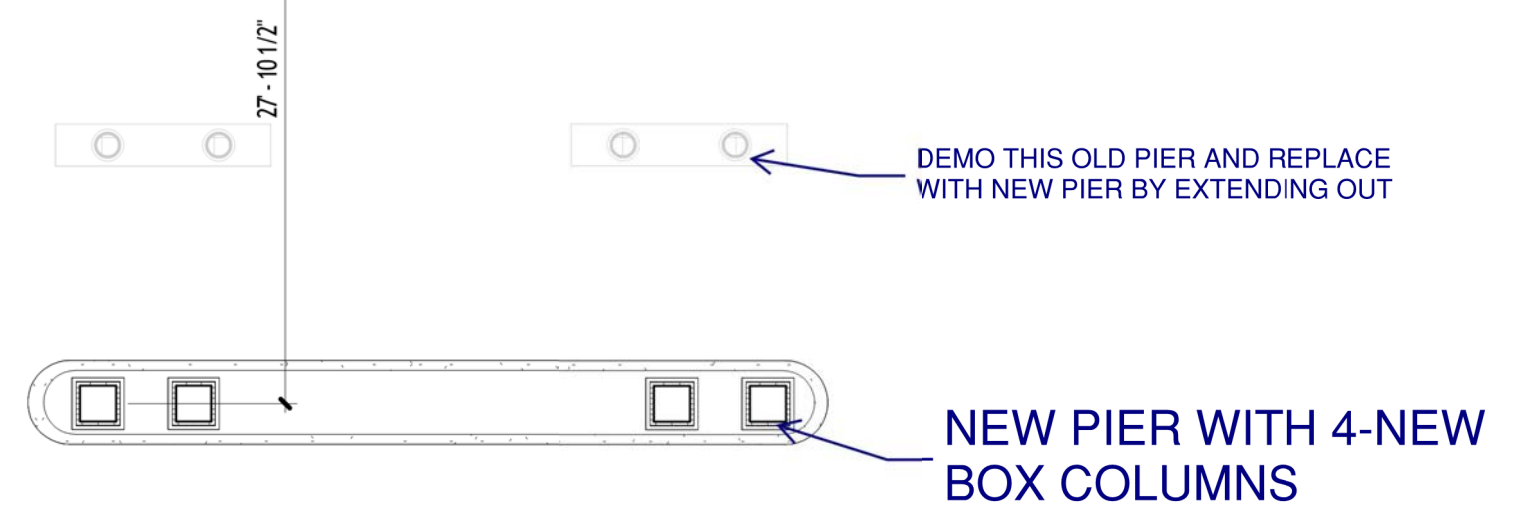
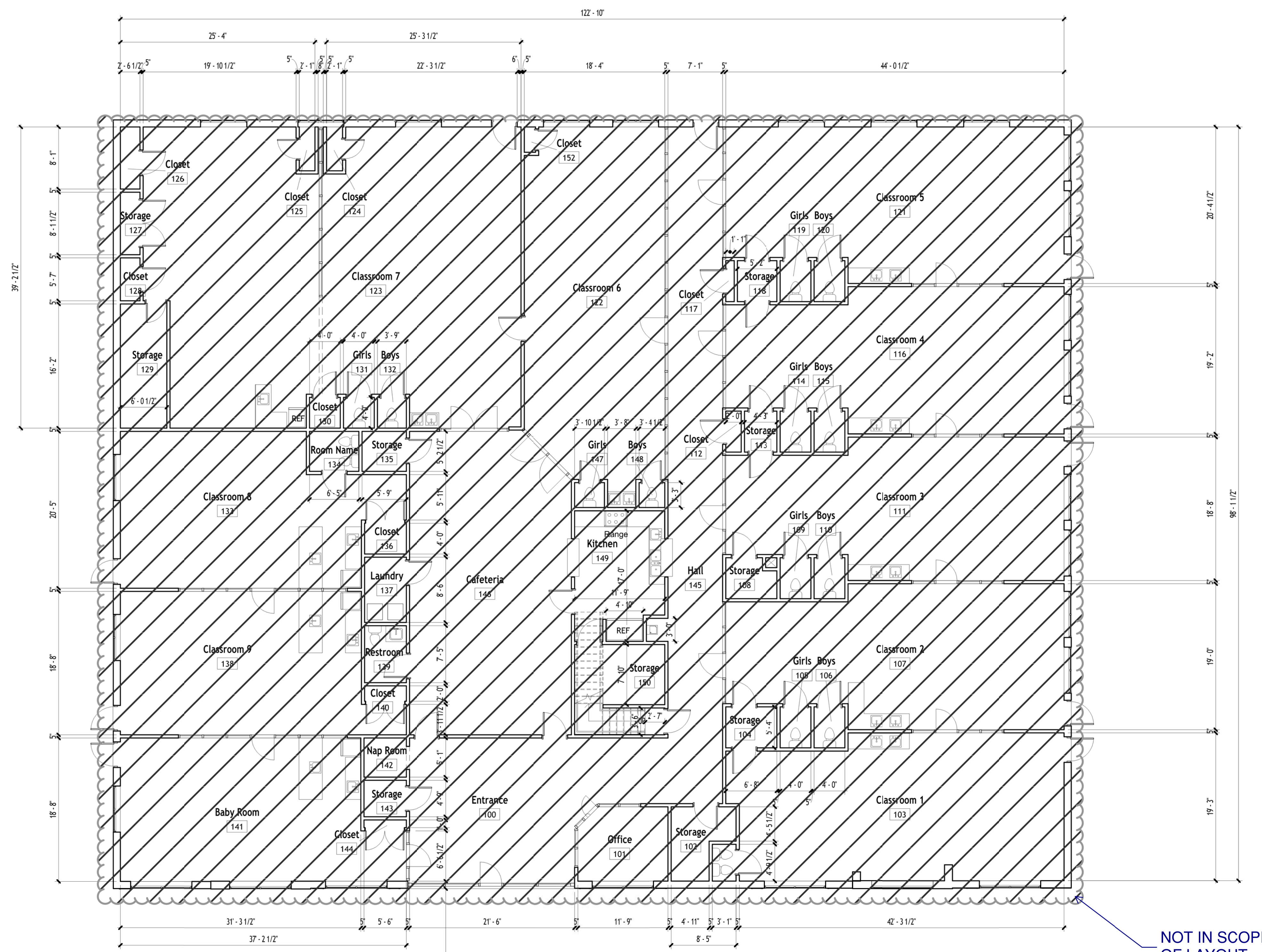
EXISTING AND
DEMOLITION
ELEVATIONS

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

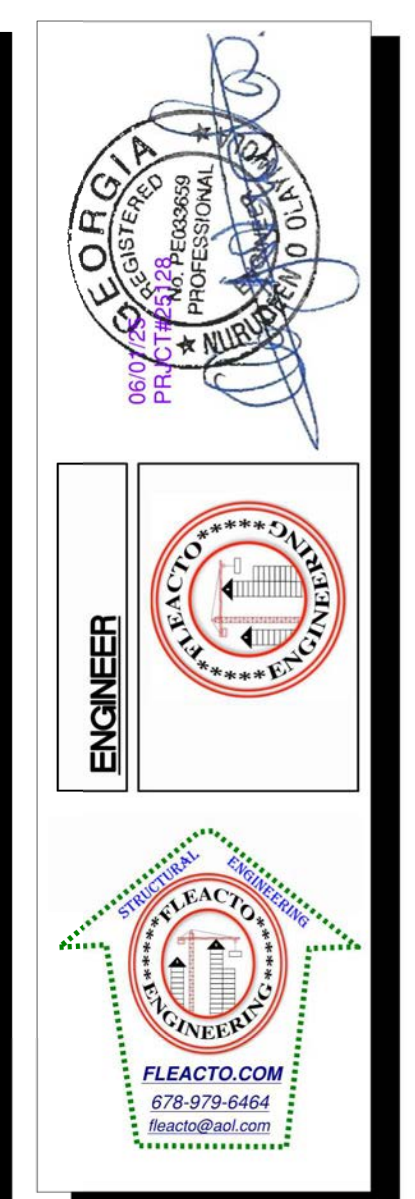
Revision:
05/14/25

Drawn By: MGK
Checked By:
Date: 05/14/25
Project No: 25128-AS

A1.1



PROPOSED BUILDING LAYOUT
SCALE: 1/8"=1'



ENGINEER

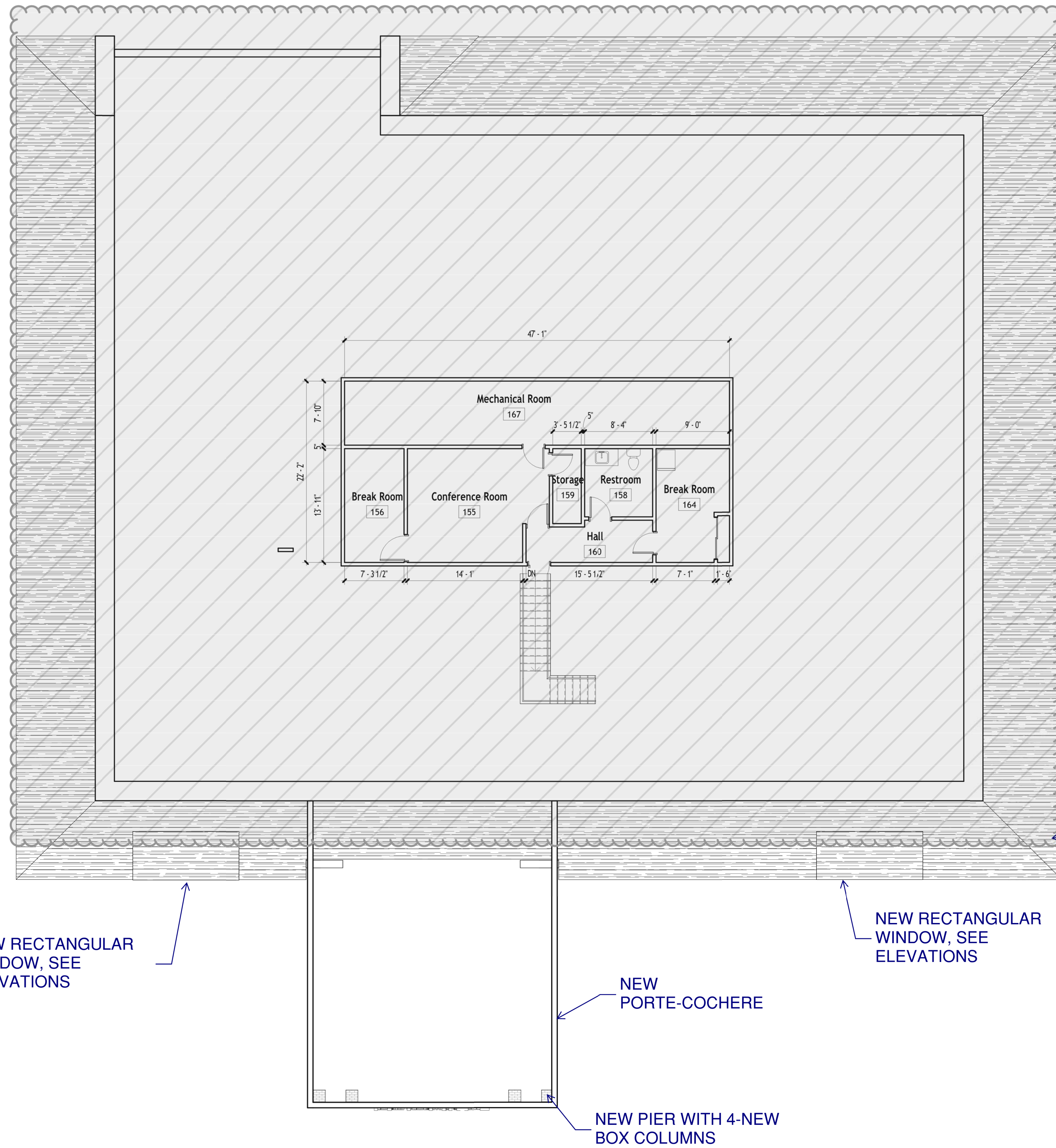
PROPOSED LAYOUT

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

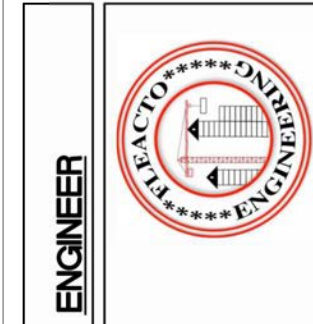
Revision:
 05/14/25

Drawn By: MGK
 Checked By:
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A2.0



PROPOSED UPPER LAYOUT
SCALE: 1/8"=1'



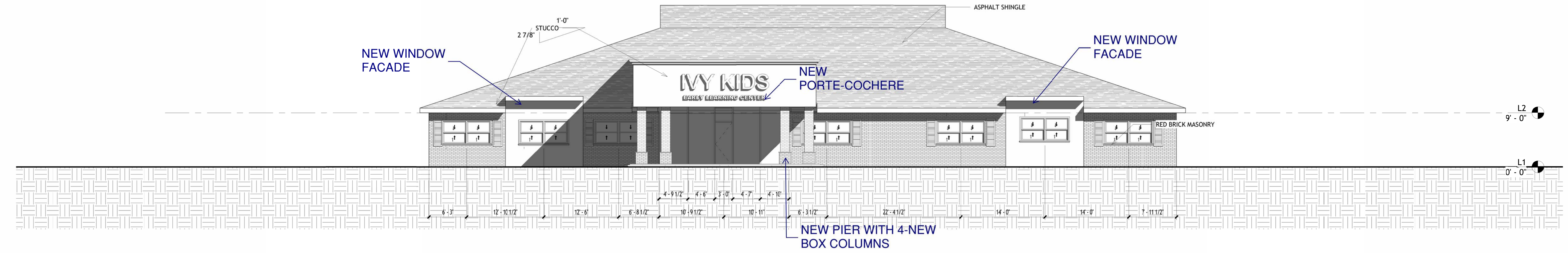
PROPOSED UPPER
 LAYOUT

KIDS R KIDS
 3455 WEBB BRIDGE RD,
 ALPHARETTA, GA-30005

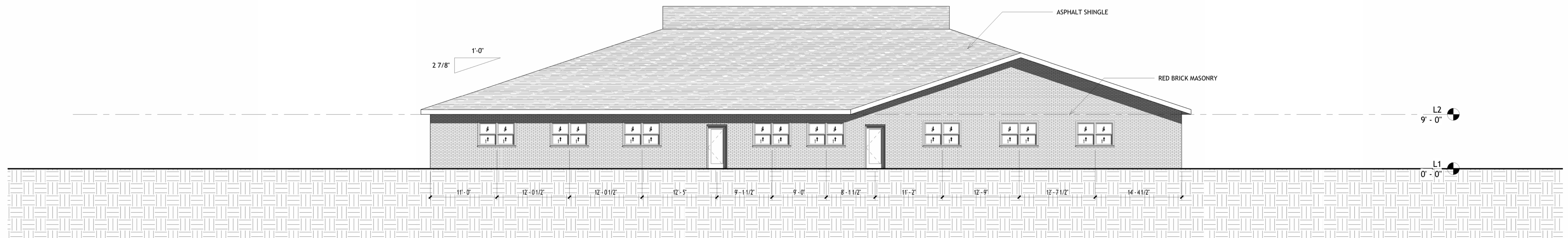
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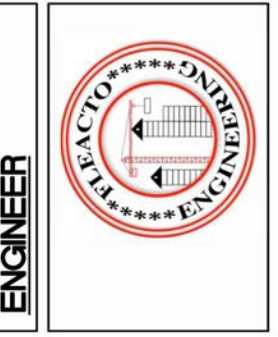
A2.1



2 South Architectural Building Elevation
1/8" = 1'-0"



1 North Architectural Building Elevation
1/8" = 1'-0"



PROPOSED
ELEVATIONS-01

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

Revision:
05/14/25

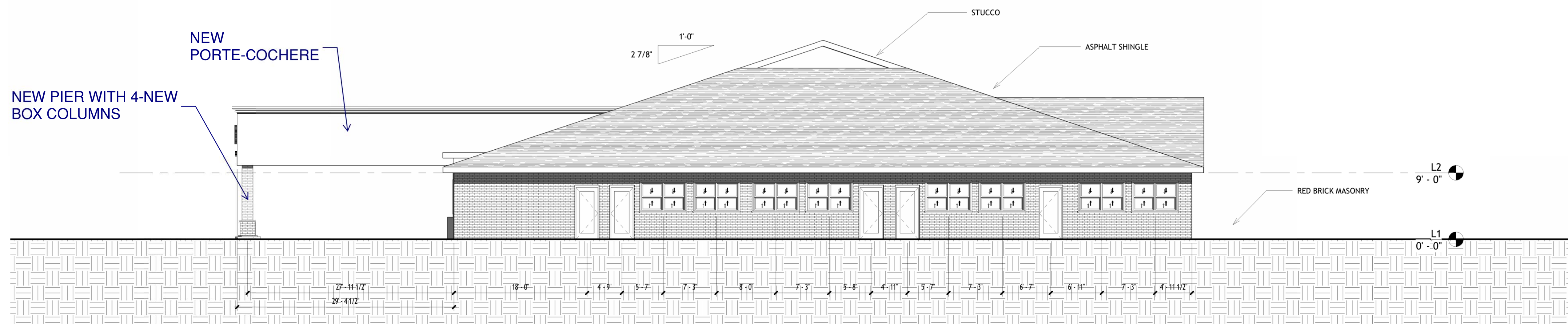
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Checked By:

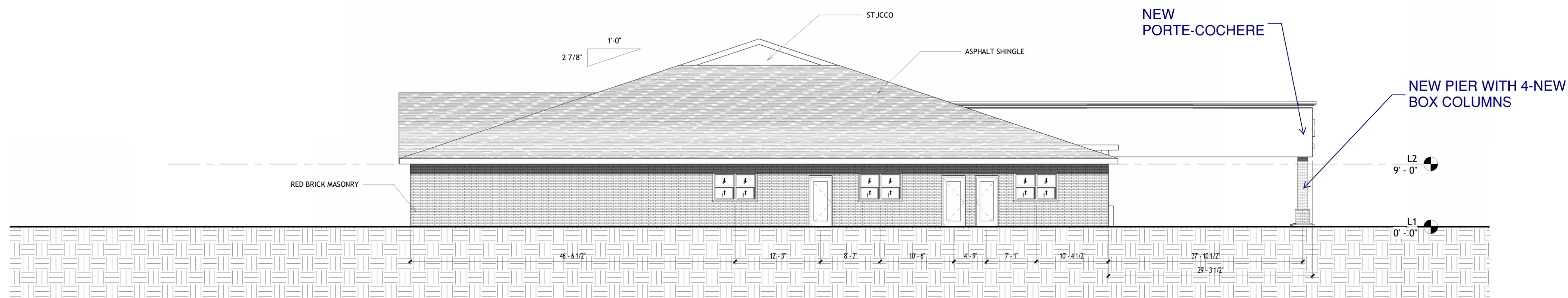
Date: 05/14/25

Project No: 25128-AS

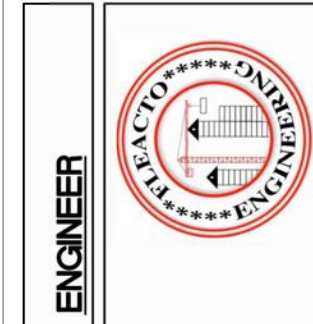
A2.2



1 East Architectural Building Elevation
1/8" = 1'-0"



2 West Architectural Building Elevation
1/8" = 1'-0"



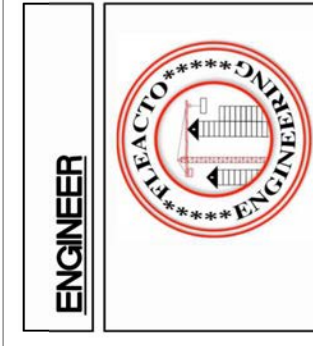
PROPOSED
ELEVATIONS-02

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

Revision:
05/14/25

Drawn By: MGK
Checked By:
Date: 05/14/25
Project No: 25128-AS

A2.3



PROPOSED
RENDERING

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

Revision:
05/14/25

Drawn By: MGK
Checked By:
Date: 05/14/25
Project No: 25128-AS

A2.4



SHERWIN WILLIAMS
6041 OTTER
SHERWIN WILLIAMS
9093 NEARLY BROWN

SHERWIN WILLIAMS
6089 POISED TAUPE
SHERWIN WILLIAMS
6147 PANDA WHITE

BLACK ASPHALT
SHINGLES

SHERWIN WILLIAMS
6041 OTTER

ROPOSED RENDER

APPLICABLE CODE:

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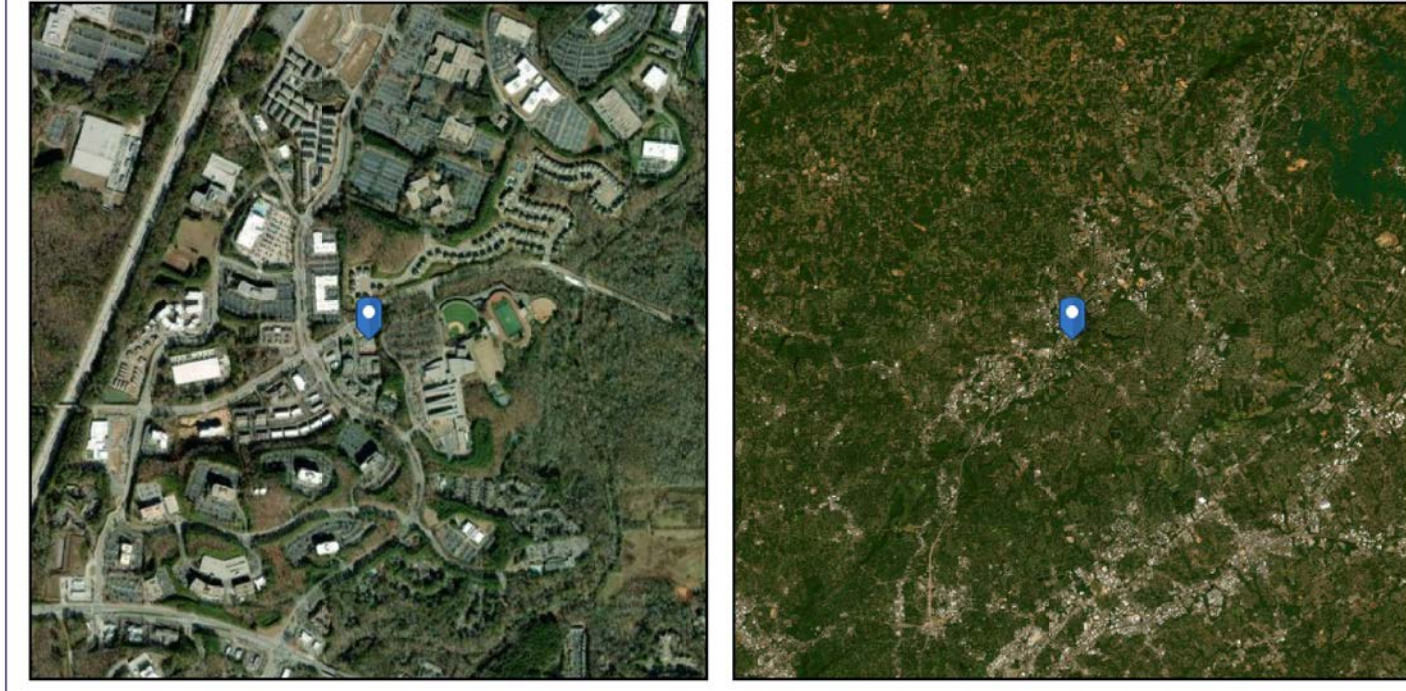
PROJECT SCOPE:
 EXTENDING THE PORTE-COCHERE AND CHANGING THE FRONT FACADE LOOKING

ADDRESS
 DAY CARE
 3455 WEBB BRIDGE RD, ALPHARETTA, GA-30005

ASCE
 AMERICAN SOCIETY OF CIVIL ENGINEERS

ASCE Hazards Report

Address: 3455 Webb Bridge Rd Alpharetta, Georgia 30005
Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)
Latitude: 34.076681
Longitude: -84.258212
Elevation: 1090.0579886449777 ft (NAVD 88)



Wind

Results:

Wind Speed	107 Vmph
10-year MRI	73 Vmph
25-year MRI	79 Vmph
50-year MRI	85 Vmph
100-year MRI	90 Vmph

WIND ANALYSIS

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2
 Date Accessed: Sat Mar 22 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Wind Loads Component and Cladding: h<=60'

V _{ult}	= 107 mph	h	= 14.5 ft
V _{ref}	= 83 mph	a	= 4.8 ft
EXPOSURE	= C	GCp1	= +/-0.18
RISK CATEGORY	= II	h	= 14.5 ft

Kh (case 1)	= 0.85
Kh Base pressure (qh)	= 14.7 psf
Minimum parapet height htp	= 4.3 ft
Roof angle (θ)	= 1.2 deg
Type of roof	= Monoslope

Roof:

Area	GCp +/- GCpi			Surface pressure (psf)			User Input	
	10 sf	50 sf	100 sf	10 sf	50 sf	100 sf	200 sf	500 sf
Negative Zone 1	-1.18	-1.11	-1.08	-17.3	-16.3	-16.0	-16.0	-16.0
Negative Zone 2	-1.98	-1.49	-1.28	-29.0	-21.8	-18.8	-18.8	-18.8
Negative Zone 3	-1.98	-1.49	-1.28	-29.0	-21.8	-18.8	-18.8	-18.8
Positive Zone 1	0.48	0.41	0.38	16.0	16.0	16	15.0	16.0
Positive Zone 2 & 3	1.08	0.97	0.92	16.0	16.0	16	15.0	16.0
Overhang Zone 1 & 2	-1.70	-1.63	-1.60	-24.9	-23.9	-23.5	-20.3	-16.1
Overhang Zone 3	-1.70	-1.63	-1.6	-24.9	-23.9	-23.5	-20.3	-16.1

Negative Zone 3= Zone 2, since Parapet=3ft

Overhang pressures in the table above assume an internal pressure coefficient (GCpi) of 0.0

Overhang soffit pressure equals adjacent wall pressure minus internal pressure of -2.6/2.6

Parapet:

qp=15.9 psf	Case A= Pressure towards Building	Surface Pressure (psf)			User Input
		10 sf	100 sf	500 sf	50 sf
Case A	Interior Zone	42.9	29.3	27.5	33.4
	Corner Zone	42.9	29.3	27.5	33.4
Case B= Pressure Away from Building	Interior Zone	-30.0	-25.0	-21.4	-26.5
	Corner Zone	-34.3	-26.7	-21.4	-29.0

Walls:

Area	GCp +/- GCpi			Surface Pressure (psf)			User Input	
	10 sf	100 sf	500 sf	10 sf	100 sf	500 sf	25 sf	50 sf
Negative Zone 4	-1.17	-1.01	-0.90	-17.1	-16.0	-16.0	-16.2	-16.0
Negative Zone 5	-1.44	-1.12	-0.90	-21.1	-16.4	-16.0	-19.3	-17.8
Positive Zone 4 & 5	1.08	0.92	0.81	16.0	16.0	16.0	16.0	16.0

Note: GCp Reduced by 10% due to roof angle <=10 deg.

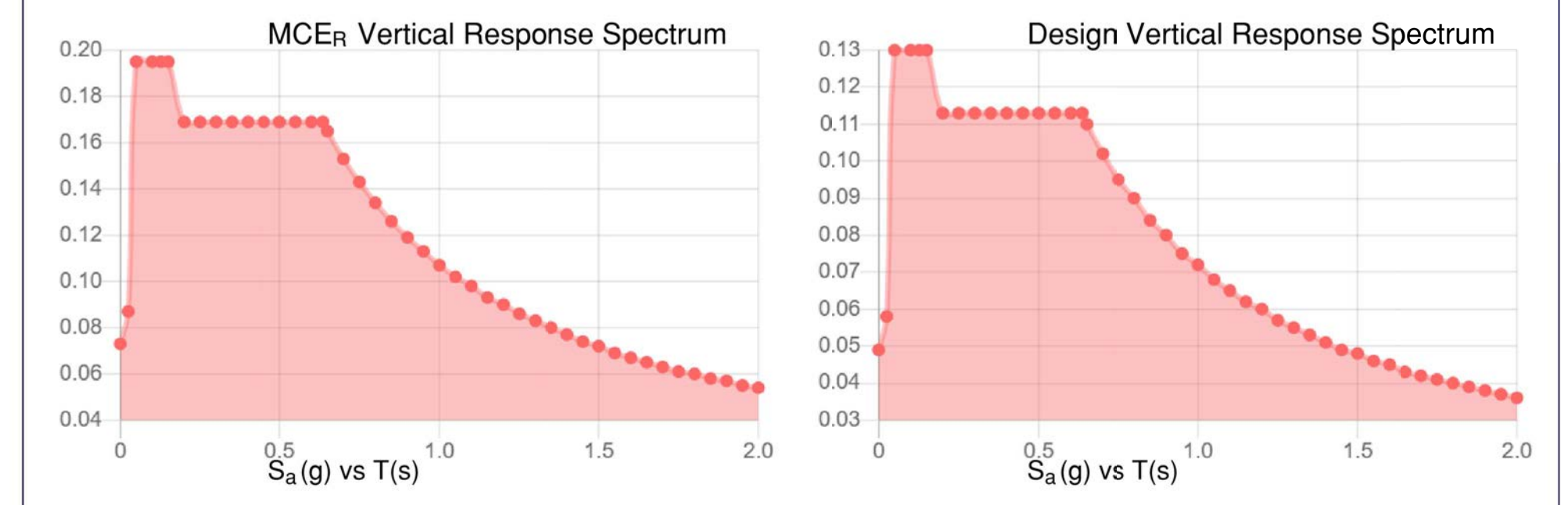
ASCE
 AMERICAN SOCIETY OF CIVIL ENGINEERS

Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S _s	: 0.211	S _{D1}	: 0.143
S ₁	: 0.09	T _L	: 12
F _a	: 1.6	PGA	: 0.11
F _v	: 2.4	PGA _M	: 0.173
S _{MS}	: 0.338	F _{PGA}	: 1.581
S _{M1}	: 0.215	I _e	: 1
S _{DS}	: 0.225	C _v	: 0.722



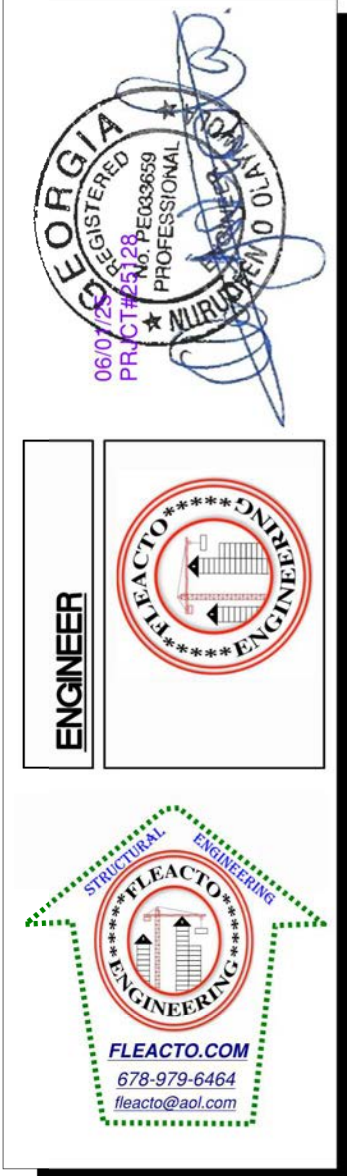
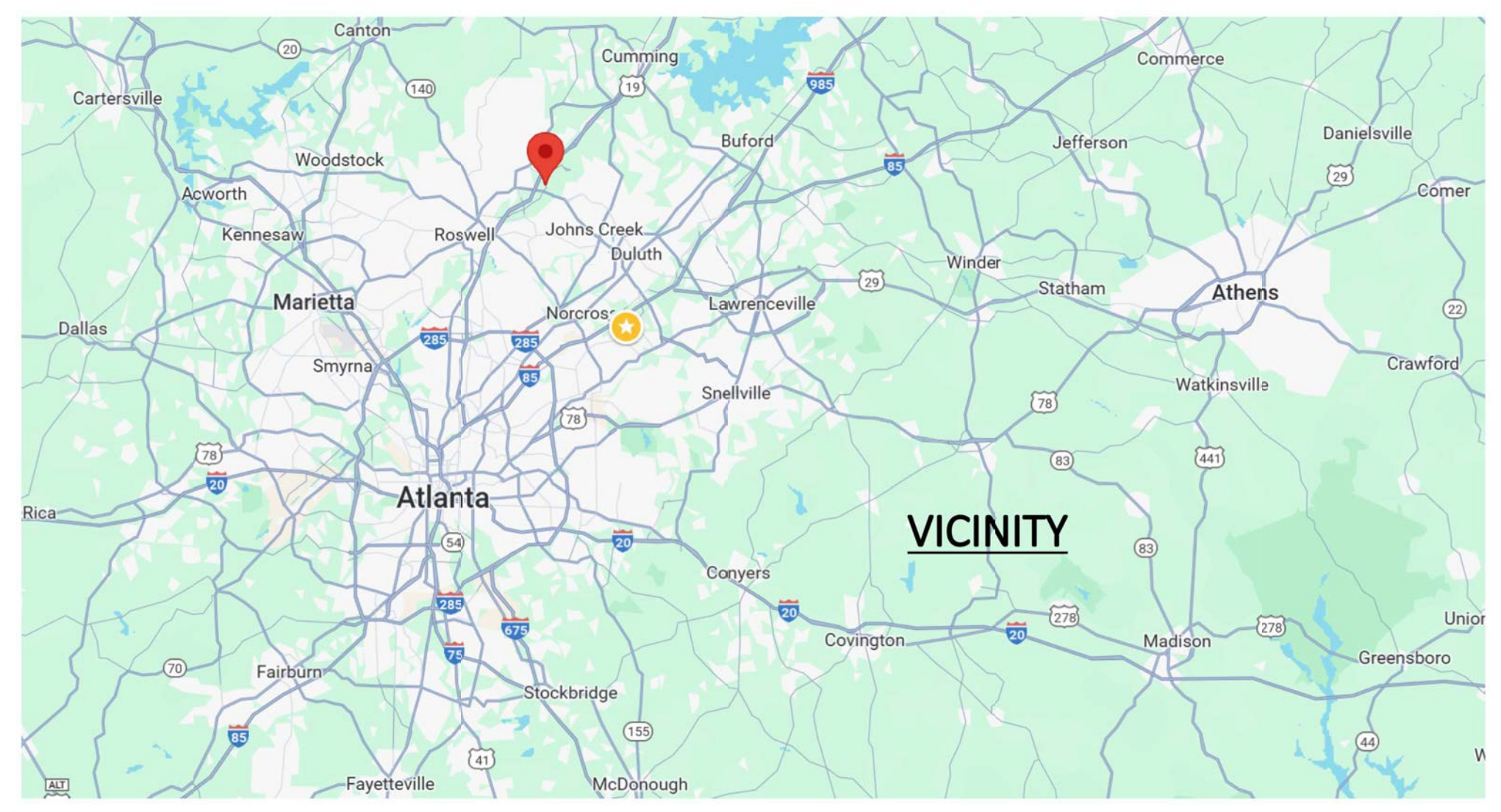
SEISMIC ANALYSIS

Data Accessed: Sat Mar 22 2025

Data Source: USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

DESIGN LOAD TABLE: DAY CARE, 3455 WEBB BRIDGE RD, ALPHARETTA, GA-30005

DESCRIPTION	SIMBOL	VALUE
EARTH PRESSURE:		
EARTH PRESSURE: BASED ON THE MINIMUM SOIL SITE CLASS D, SOIL BEARING PRESSURE 2000PSF, MINIMUM SURCHARGE FOR GARDENING PLUS THE SUPER IMPOSED DEAD LOAD.		
DEAD LOAD:		
TOTAL DEAD LOAD WORSE CASE SCENARIO		20 PSF
ROOF TOP UNIT LOAD		N/A
KITCHEN HOOD		N/A
LIVE LOAD:		
ROOF LIVE LOAD AS		20 PSF
SNOW LOAD:		
GROUND SNOW LOADS		10 PSF
FLAT ROOF SNOW LOADS		5 PSF
SNOW EXPOSURE FACTOR		0.9
SNOW IMPORTANCE FACTOR		1.0
THERMAL FACTOR		1.1
RAIN LOAD:		
VALUES ARE BASED ON ROOF OVERFLOW DRAINS AND SCRIPPERS SIZED AND SPACED FOR MAXIMUM HYDRAULIC HEADS PROVIDED		
RAIN LOADS		20 PSF
AVERAGE STANDING HEAD		2.5 INCH
MAXIMUM HYDRAULIC HEAD		1.25 INCH
WIND LOADS:		
BASIC WIND SPEED, 3 SECOND GUST	V _{ult}	107 MPH
ALLOWABLE STRESS DESIGN WIND SPEED	V _{ref}	82.88 MPH
IS IT HURRICANE PRONE REGION		NO
IS IT WINDBORNE DEBRIS REGION		NO
BUILDING CLASSIFICATION CATEGORY OR RISK CATEGORY		II
INTERNAL PRESSURE COEFFICIENT		+/-0.18
WIND EXPOSURE CATEGORY	WORST CASE	C
WIND TOPOGRAPHIC FACTOR	K _{zt}	1.0
SEISMIC LOADS:		
AS PER ASCE/SEI 7-16: BASIC SEISMIC FORCE RESISTANCE SYSTEM: LIGHT FRAME(WOOD STUD) SHEAR WALL WITH STRUCTURAL WOOD SHEATHED		
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE.		
BUILDING CLASSIFICATION CATEGORY OR RISK CATEGORY		II
IMPORTANCE FACTOR	I _e	1.00
DEFAULT SITE CLASS		D
MCE _s GROUND MOTION (PERIOD=0.25)	S _s	0.211
MCE _s GROUND MOTION (PERIOD=1.05)	S ₁	0.09
SITE MODIFICATION SPECTRAL ACCELERATION VALUE (PERIOD=0.25)	S _{MS}	0.338
SITE MODIFICATION SPECTRAL ACCELERATION VALUE (PERIOD=1.05)	S _{M1}	0.215
NUMERIC SEISMIC DESIGN VALUE AT 0.25 SA	S _{DS}	0.225
NUMERIC SEISMIC DESIGN VALUE AT 1.05 SA	S _{DS}	0.143
SEISMIC DESIGN CATEGORY (SDC)		C
SEISMIC BASE SHEAR CALCULATION:		
AS PER ASCE/SEI 7-16: BASIC SEISMIC FORCE RESISTANCE SYSTEM: LIGHT FRAME(WOOD STUD) SHEAR WALL WITH STRUCTURAL WOOD SHEATHED		
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE.		
RESPONSE MODIFICATION COEFFICIENT	R	6.5
DEFLECTION AMPLIFICATION FACTOR	C _d	2.5
SEISMIC RESPONSE COEFFICIENT	C _s	0.0346
EFFECTIVE TOTAL SEISMIC DESIGN WEIGHT	W	WK
TOTAL BASE SHEAR	V=C _s W	0.0346WK



COVER PAGE
 STRUCTURAL LOADS
 AND LOAD TABLE

KIDS R KIDS
 3455 WEBB BRIDGE RD,
 ALPHARETTA, GA-30005

Revision:
 05/14/25

Drawn By: MGK
 Checked By:
 Date: 05/14/25
 Project No: 25128-AS

ISSUED FOR CONSTRUCTION

SO.0

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.

2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT DIMENSIONS AND WEIGHTS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND REVIEWED SHOP DRAWINGS.

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST OR FOLLOW ARCHITECTURAL DRAWING.

6. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

7. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.

8. THE CONTRACTOR SHALL PROVIDE ALL CENTERLINE-TO-CENTERLINE DIMENSIONS TO THE STEEL FABRICATOR PRIOR TO SHOP DRAWING SUBMITTAL AND FABRICATION OF STRUCTURAL STEEL.

WOOD:

1. ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALL STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS.

2. ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE, AWPA STANDARD U1.

3. AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE, SILL PLATE SHALL BE SINGLE. ALL LOAD BEARING WALLS SHALL BE BLOCKED AT MID HEIGHT (TYP UNO). ALL LOAD BEARING WALLS SHALL BE CONSTRUCTED OF STUDS AND PLATES WITH A MOISTURE CONTENT ≤ 19%.

4. FOR TRUSSES, ROOF SHEATHING SHALL BE 40/20 19/32" MIN. APA RATED SHEATHING U.N.O., LAID WITH FACE GRAIN PERPENDICULAR TO THE FRAMING AND STAGGERED 4'-0". MINIMUM NAILING SHALL BE 8d NAILS @ 6" O.C. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCL CLIPS, PROVIDE (2) CLIPS EQUALLY SPACED BETWEEN EACH TRUSS/SUPPORT. CLIPS NOT REQUIRED FOR TONGUE AND GROOVE SHEATHING.

5. SUB-FLOOR SHEATHING SHALL BE 48/24 3/4" APA RATED PLYWOOD U.N.O. GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 8d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.

6. ALL EXTERIOR WALL SHEATHING AND SHEAR PANEL SHEATHING SHALL BE 1/2" PLYWOOD U.N.O. MINIMUM NAILING SHALL BE 8d x 2 1/2" LONG NAILS SPACED AT 4' O.C. ON PANEL EDGES AND 6" O.C. AT INTERIOR AREAS. CONTRACTOR TO INSPECT ALL NAILING BEFORE EXTERIOR VENEER IS PLACED.

7. ALL LOAD BEARING AND EXTERIOR WALLS SHALL BE 2x4 @ 16" O.C. TYP. U.N.O..

8. PROVIDE 1/2"Ø ANCHOR BOLT W/ NUT & WASHER AT SILL PLATE, @ 4'-0" O.C. & 7" MIN. EMBEDMENT. PROVIDE (2) A.B. MIN. PER SILL PLATE SEGMENT W/ (1) A.B. LOCATED @ 4" MIN. & 12" MAX. FROM ENDS.

9. DRYWALL NAILING TO BE APPROVED BEFORE TAPING. PROVIDE 6d COOLER NAILS @ 6" OC MAX W/ PANEL EDGES UNBLOCKED.

10. PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O AS GREATER ON PLANS. EACH LAYER OF GANGED STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.

11. BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE VERSA-LAM LVL MANUFACTURED BY BOISE CASCADE, OR APPROVED ALTERNATE. ALL LVL BEAMS SHALL BE 1.7E-2650 Fb.

12. COLUMNS DESIGNATED ON THE PLANS AS VERSA-LAM COLUMN SHALL BE VERSA-LAM LVL MANUFACTURED BY BOISE CASCADE, OR APPROVED ALTERNATE. ALL LVL COLUMNS SHALL HAVE THE FOLLOWING MATERIAL PROPERTIES: 1.7E-2650 Fb.

13. DURING CONSTRUCTION, PROVIDE BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE.

14. UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, OR AN APPROVED EQUAL, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.

15. ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
8d = 0.131"Ø
10d = 0.148"Ø
16d = 0.162"Ø

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.

2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.

3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.

4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

SHOP-FABRICATED WOOD TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.

2. TRUSS LAYOUT SHOWN IN THESE DRAWINGS IS PROVIDED FOR CONCEPTUAL DESIGN ONLY. THE MANUFACTURER AND DESIGNER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS, BOTH SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER (STATE OF GEORGIA). SUBMITTALS SHALL BE MADE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND, IF REQUIRED, TO THE LOCAL BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE LAYOUT PLAN AND ALL CONNECTORS NOT SPECIFIED IN THESE DRAWINGS. CALCULATIONS SHALL BE BASED ON THE SPECIFIED LOADING CONDITIONS SHOWN HEREIN. THE MANUFACTURER SHALL PROVIDE ALL CONNECTIONS BETWEEN TRUSSES AND LOAD BEARING ELEMENTS. TRUSS FABRICATOR IS TO REVIEW AND APPROVE DIMENSIONS, SHAPES AND DETAILS SHOWN ON SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT AND ENGINEER FOR REVIEW AND COMMENT.

3. MANUFACTURED WOOD ROOF TRUSSES SHALL BE SPACED AT 24" O.C. U.N.O. ON THE PLANS.

4. TRUSS MANUFACTURER AND DESIGNER SHALL PROVIDE HANGERS AND CONNECTORS THAT ARE NOT SPECIFIED ON THE DRAWINGS. CONNECTORS THAT ARE SPECIFIED HEREIN ARE BASED UPON SIMPSON "STRONG TIE" WOOD CONSTRUCTION CONNECTORS. SUBSTITUTIONS MAY BE MADE FOR EQUIVALENT PRODUCTS.

5. ROOF TRUSSES SHALL HAVE CONNECTORS AT EACH END TO RESIST UPLIFT FORCES. CONNECTORS ARE TO BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

6. TRUSS CHORDS SHALL BE 2x6 MIN AND CONSISTENTLY SIZED THROUGHOUT PROJECT.

7. TRUSS DEFLECTION CRITERIA:
L/360 LIVE LOAD ONLY; L/240 TOTAL LOAD

8. TYPICAL ROOF TRUSS DESIGN LOADS (U.N.O.):
DEAD LOADS:10 PSF TCDL10 PSF BCDL
LIVE LOADS:20 PSF TOLL15 PSF BCLL
*TRUSSES TO BE DESIGNED FOR 20 PSF BOLL WHERE 3'-6"x2'-0" RECTANGLE CAN FIT B/W BOTTOM CHORD AND OTHER TRUSS CHORD MEMBERS.

9. THE TRUSSES WILL NOT BE DESIGNED TO SUPPORT ANY MECHANICAL UNITS OR KITCHEN HOODS. ARCHITECT AND OR CONTRACTOR SHALL COORDINATE TO THE TRUSS MANUFACTURER IN CASE ANY MECHANICAL EQUIPMENT OR KITCHEN HOOD WILL BE PROPOSING IN FUTURE. THE LOCATION AND WEIGHT OF SUCH EQUIPMENT SHALL BE INDICATED IN THE DRAWING AND STRUCTURAL DRAWING SHALL BE REVISED BY OUR COMPANY.

10. ALL REQUIRED BRACING SHALL BE SHOWN ON THE ERECTION PLANS PREPARED BY THE FABRICATOR AND BE IN ACCORDANCE WITH BCSI 1-08 "THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" AND RELATED SUMMARY SHEETS.

11. ALL TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM ASTM A446-72 GRADE A GALVANIZED STEEL OF NO LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD OF 33,000 PSI AND AN ULTIMATE TENSILE STRENGTH OF 45,000 PSI.

12. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK. CARE SHALL BE USED IN LIFTING TO PREVENT HORIZONTAL BENDING.

13. IMPROPERLY HANDLED OR STORED TRUSSES, AS NOTED ABOVE AND IN THE SPECIFICATIONS, SHALL BE REMOVED FROM THE JOBSITE AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

14. ALL PRE-ENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED BY THE PROJECT STRUCTURAL ENGINEER-OF-RECORD.

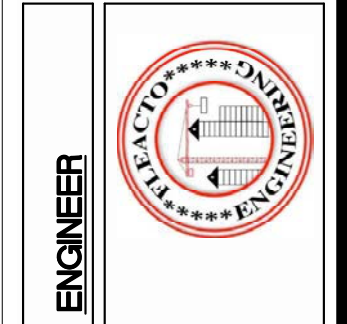
FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
ROOF		
BLOCKING BTWN JOISTS, RAFTERS OR TRUSSES TO TOP PLATE/FRAMING BELOW	3-8d COMMON (3 1/2" X 0.131") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14GA STAPLES, 7/16" CROWN	EACH END, TOE NAIL
BLOCKING BTWN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (3 1/2" X 0.131") 2-3" X 0.131" NAILS 2-3" 14GA STAPLES	EACH END, TOE NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (3 1/2" X 0.162") 2-3" X 0.131" NAILS 2-3" 14GA STAPLES	END NAIL
CEILING JOISTS TO TOP PLATE	1-6d COMMON (3 1/2" X 0.162") @ 6" O.C. 3" X 0.131" NAILS @ 6" O.C. 3" 14GA STAPLES @ 6" O.C.	FACE NAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS AND TRUSSES (SEE BIC 2308.7.3.1)	3-16d COMMON (3 1/2" X 0.162") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE BIC 2308.7.3.1)	PER BIC TABLE 2308.7.3.1	FACE NAIL
COLLAR TIE TO RAFTER	3-10d COMMON (3" X 0.148") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	FACE NAIL
RAFTER OR ROOF TRUSS TO TOP PLATE	3-10d COMMON (3" X 0.148") 3-16d BOX (3 1/2" X 0.131") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	TOE NAIL
ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d COMMON (3 1/2" X 0.162") 3-10d BOX (3" X 0.128") 3-3" X 0.131" NAILS 3-3" 14GA STAPLES, 7/16" CROWN	END NAIL
STUD TO STUD (NOT BRACED AT WALL PANELS)	3-10d COMMON (3" X 0.148") 3-16d BOX (3 1/2" X 0.131") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	TOE NAIL
STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	3-10d COMMON (3" X 0.148") 3-16d BOX (3 1/2" X 0.131") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	TOE NAIL
BUILT-UP HEADER (2" TO 2" HEADER)	1-6d COMMON (3 1/2" X 0.162") 1-6d BOX (3 1/2" X 0.131") 1-3" X 0.131" NAILS 1-3" 14GA STAPLES, 7/16" CROWN	16" O.C. EA. EDGE, FACE NAIL 12" O.C. EA. EDGE, FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON (3 1/2" X 0.131") 4-10d BOX (3" X 0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	1-6d COMMON (3 1/2" X 0.162") 1-6d BOX (3 1/2" X 0.131") 1-3" X 0.131" NAILS 1-3" 14GA STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL
TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" X 0.162") 12-10d BOX (3" X 0.128") 12-3" X 0.131" NAILS 12-3" 14GA STAPLES, 7/16" CROWN	EA. SIDE OF END JOINT, FACE NAIL (MIN 24" LAP SPLICE LENGTH EA. SIDE OF END JOINT)

FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
WALL (CONT.)		
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	1-6d COMMON (3 1/2" X 0.162") 1-6d BOX (3 1/2" X 0.131") 1-3" X 0.131" NAILS 1-3" 14GA STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3 1/2" X 0.162") 3-16d BOX (3 1/2" X 0.131") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (3 1/2" X 0.131") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	TOE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" X 0.162") 3-16d BOX (3 1/2" X 0.131") 3-3" X 0.131" NAILS 3-3" 14GA STAPLES, 7/16" CROWN	TOE NAIL
1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (2" X 0.128") 2-3" X 0.131" NAILS 2-3" 14GA STAPLES, 7/16" CROWN	8d = 0.131"Ø 10d = 0.148"Ø 16d = 0.162"Ø
1" X 6" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (2" X 0.128")	TOE NAIL
1" X 6" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" X 0.131") 3-10d BOX (2" X 0.128")	TOE NAIL
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" X 0.131") 3-10d BOX (2" X 0.128") 3-3" X 0.131" NAILS 3-3" 14GA STAPLES, 7/16" CROWN	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2 1/2" X 0.131") 10d BOX (2" X 0.128") 3" X 0.131" NAILS 3" 14GA STAPLES, 7/16" CROWN	6" O.C., TOE NAIL
1" X 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (2" X 0.128")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" X 0.162")	FACE NAIL
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	2-16d COMMON (3 1/2" X 0.162")	EACH BEARING, FACE NAIL
BUILT-UP GIRDERS AND BEAMS 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32" O.C. FACE NAIL AT TOP AND BOTTOM, STAGGERED ON OPPOSITE SIDES
LEDDER STRIP SUPPORTING JOISTS OR RAFTERS	1-10d BOX (3" X 0.128") 1-6d COMMON (3 1/2" X 0.162") 1-10d BOX (3" X 0.128") 1-3" X 0.131" NAILS 1-3" 14GA STAPLES, 7/16" CROWN	24" O.C. FACE NAIL AT TOP AND BOTTOM, STAGGERED ON OPPOSITE SIDES ENDS AND AT EACH SPLICE, FACE NAIL
JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" X 0.162") 4-10d BOX (3" X 0.128") 4-3" X 0.131" NAILS 4-3" 14GA STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (2" X 0.128") 2-3" X 0.131" NAILS 2-3" 14GA STAPLES, 7/16" CROWN	EACH END, TOE NAIL

SOILS AND COMPACTION

- BACKFILL MATERIALS SHALL BE FREE OF ORGANICS AND BOULDERS. SHALL CONSIST OF ONE OF THE FOLLOWING INORGANIC SOIL TYPES ACCORDING TO THEIR USCS DESIGNATIONS (GP, OW, SW, SP, SM, S). THE FILL MATERIAL MUST ALSO MEET THE GRADATION BELOW AND HAVE A MINIMUM INTERNAL ANGLE OF FRICTION 28 DEGREES.

SIEVE SIZE	PERCENT PASSING
3/4-INCH	75-100
No. 4	20-100
No. 40	0-60
No. 200	0-35
- MATERIALS PASSING THE No. 40 SIEVE SHOULD HAVE A LIQUID LIMIT LESS THAN 35 AND A PLASTICITY INDEX LESS THAN 10. THE pH OF THE BACKFILL MATERIAL SHALL BE BETWEEN 8 AND 9 WHEN TESTED IN ACCORDANCE WITH ASTM G 51.
- BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS AND COMPACTED IN MAXIMUM 8-INCH LIFTS TO GEOTECHNICAL ENGINEER OR THE PROJECT SPECIFICATIONS:
 - PERCENTAGE OF THE MAXIMUM STANDARD PROCTOR ASTM D698, FINE GRAINED (SP, SM) SOILS TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR WITHIN +2/-2 PERCENT OF OPTIMUM MOISTURE CONTENT, WHICHEVER IS GREATER.
 - COURSE GRAINED (GP, OW, SW) SOILS TO A MINIMUM OF 98 PERCENT OF THE MAXIMUM STANDARD PROCTOR.
 - 80 PERCENT RELATIVE DENSITY AS PER ASTM 4254 (GP, GW, SP, SW SOILS).
- HAND OPERATED/REMOTE CONTROLLED COMPACTOR TO BE USED WITHIN 5 FEET OF WALL. DO NOT USE HEAVY EQUIPMENT TO COMPACT SOILS WITH 5 FEET OF WALL.



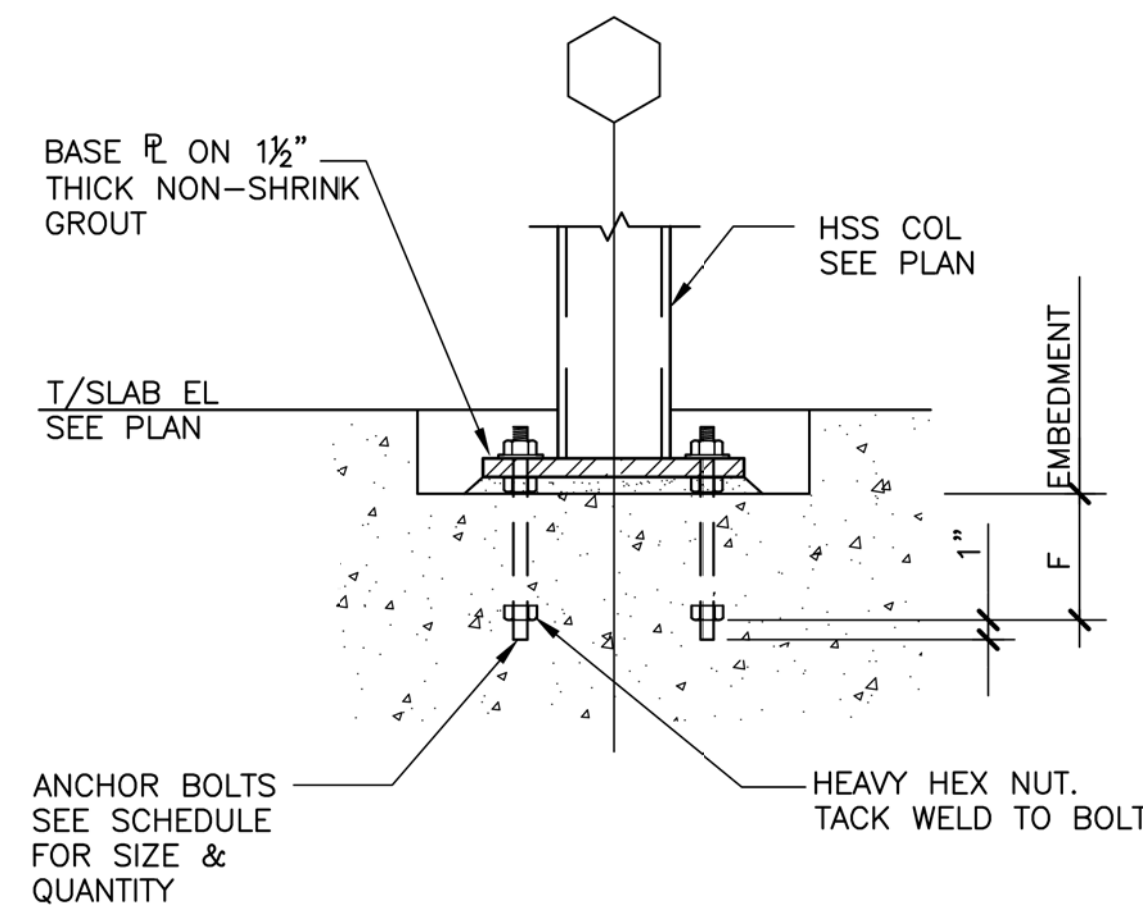
GENERAL NOTES AND SPECIFICATION

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

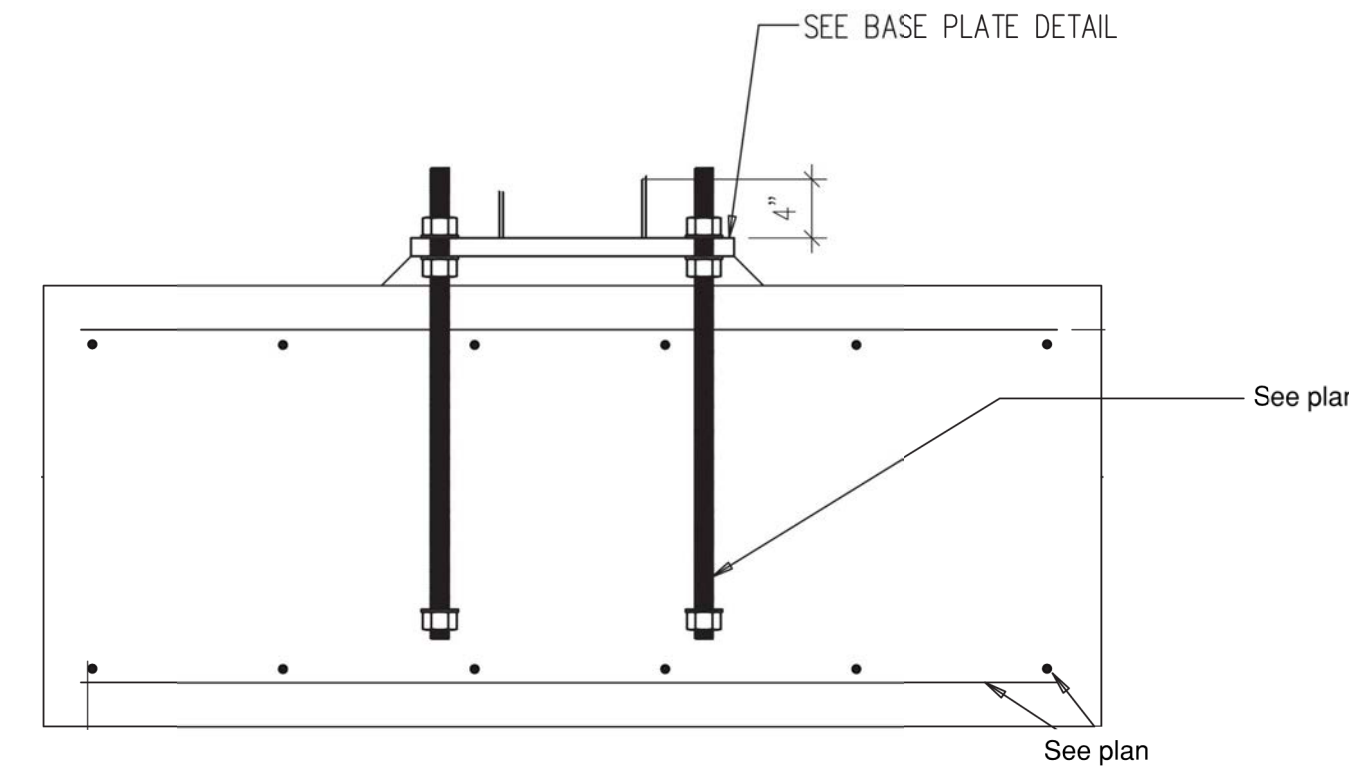
Revision:
05/14/25

Drawn By: MGK
Checked By:
Date: 05/14/25
Project No: 25128-AS

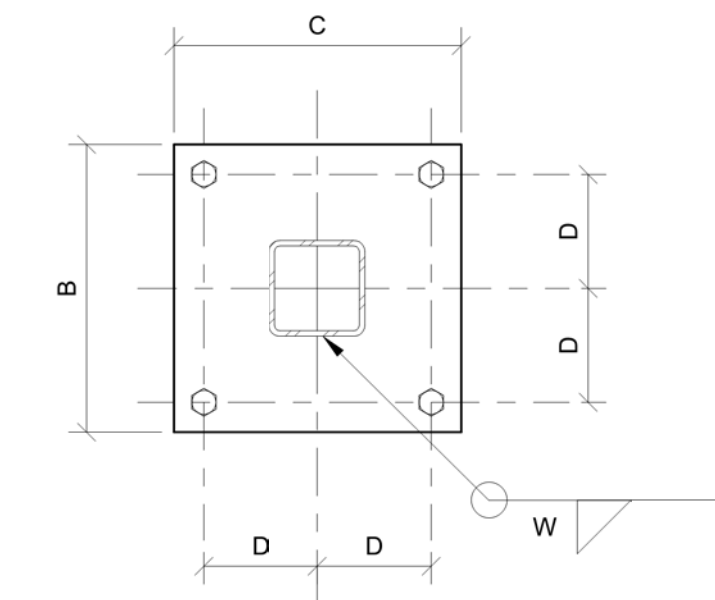
S1.0



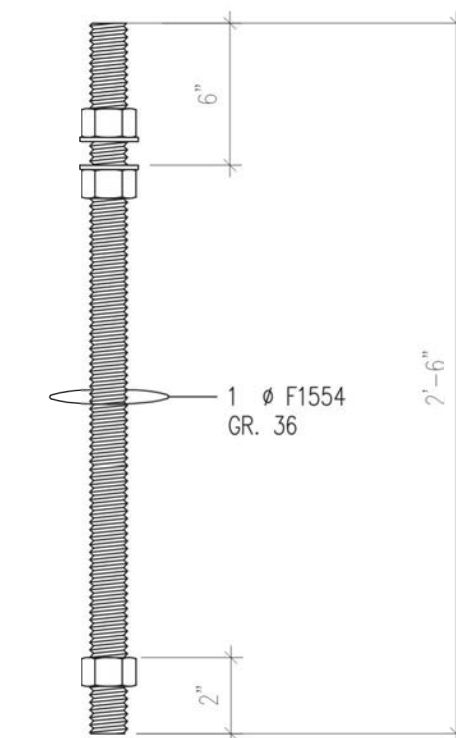
TYP C1 COLUMN BASE DETAIL



TYP FOOTING SECTIONAL DETAIL OF C1

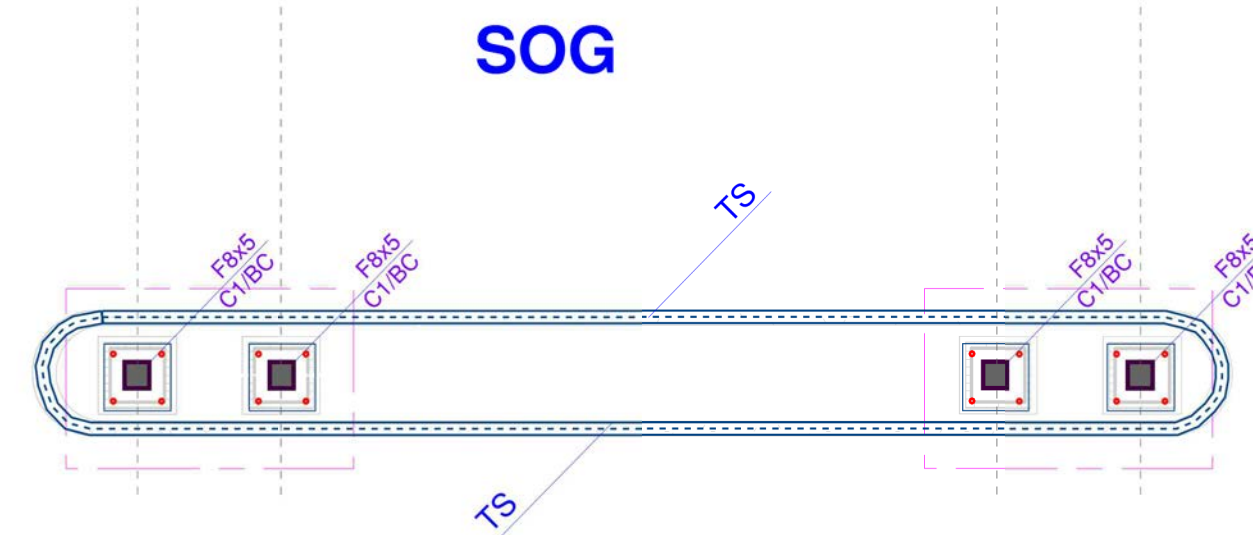


TYP BASE PLATE DETAIL



ASTM F1554 GR 36 ANCHOR BOLTS, WASHERS, & NUTS FURNISHED BY MADISON, INSTALLED BY G.C.

ANCHOR BOLT DETAIL



NOTES AND SCHEDULE:

F8X5: 96"x60"x30" WITH 8#5 SHORT WAY AND 5#5 LONG WAY BOTTOM AND 4#5 SHORT WAY AND 4#5 LONG WAY TOP. TOP BARS SHALL BE PLACED TO FUNCTION AS THE ANCHORED BOLTS BACK-UP BARS.

Fe: EXISTING BUILDING FOOTING REMAIN UNCHANGED.

C1: HSS(8)X(8)X(3/8). INSTALL NECESSARY BASE PLATE SEE BASE PLATE DETAIL. BASE PLATE PL16X16X1" WITH 4-1" DIA, 30" LONG ANCHORE BOLTS.

C2: HSS(5-1/2)X(5-1/2)X(3/16). INSTALL NECESSARY BASE PLATE SEE BASE PLATE DETAIL. USE BASEPLATE PL11X11X3/4" WITH 4-3/4" DIA, 18" LONG ANCHORE BOLTS.

P2: 6X6 OR 3-2X6 STUD PACK. NEW POSTS FOR THE RECTANGULAR WINDOW HEADER SUPPORTS.

BC: BOX COLUMN OR BOX PIERS. USE 4-600S162-43 METAL STUDS OR 4-6X6 AT 4 CORNERS PLUS BLOCKING WITH SAME STUD @48"OC AND DIAGONAL BRACING BY STUD 400S162-43@ EACH SIDE OR 2X6 SP#2.

STP: STEPS AND OR CURVE MAXIMUM 6", SEE TYPICAL STEP DETAILS.

TS: THICKEND SLAB AROUND ANY SLAB ON GRADE. 6" BOTTOM, 12" TOP TAPERED AND 8" DEPTH W/2#4 BARS CONTINUOUS.

SOGe: EXISTING SLAB ON GRADE REMAIN. IF ANY PORTION NEED TO BE REPLACED DUE TO RENOVATION AND FIT OUT THE INTERIOR. SAW CUT, AND PROVIDE EXPOXY DOWELS #5 W/8" EMBEDDED 24" SPLICE @12" OC AND POUR 3000 PSI CONCRETE.

SOG: MONOLITHIC 4-1/2" CONCRETE SLAB ON GRADE W/6X6-W1.4/W1.4 W.W.F. IN CENTER OF SLAB WIREMESH, 10 MIL VAPOR RETARDER, AND MINIMUM UNDER SLAB BAPOR BARRIER LAP OF 6". AND MINIMUM 4" #57 GRAVEL COMPACTED BEFORE POURING.

PLEASE VERIFY THE ARCHITECTURAL DRAWING FOR ALL THE REQUIRED DIMENSION.

FOUNDATION AND FOUNDATION RE-STRENGTHENING PLAN
SCALE: 3/16"=1'

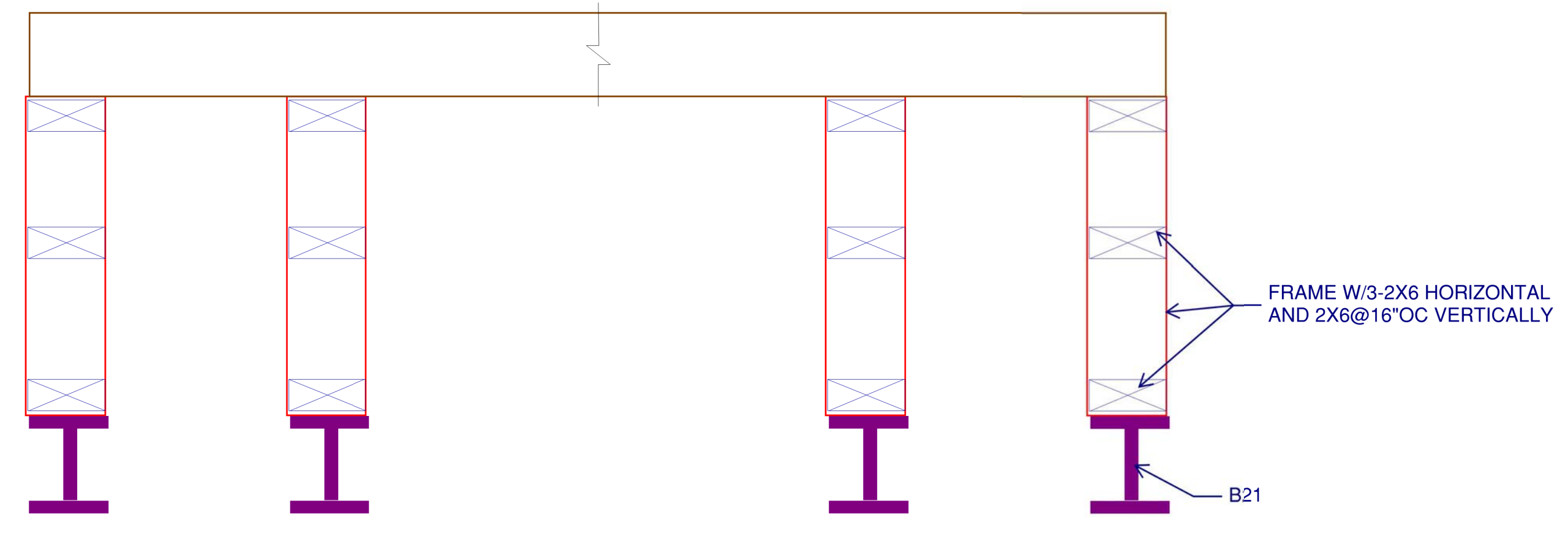


FOUNDATION AND
FOUNDATION
RE-STRENGTHENING
PLAN

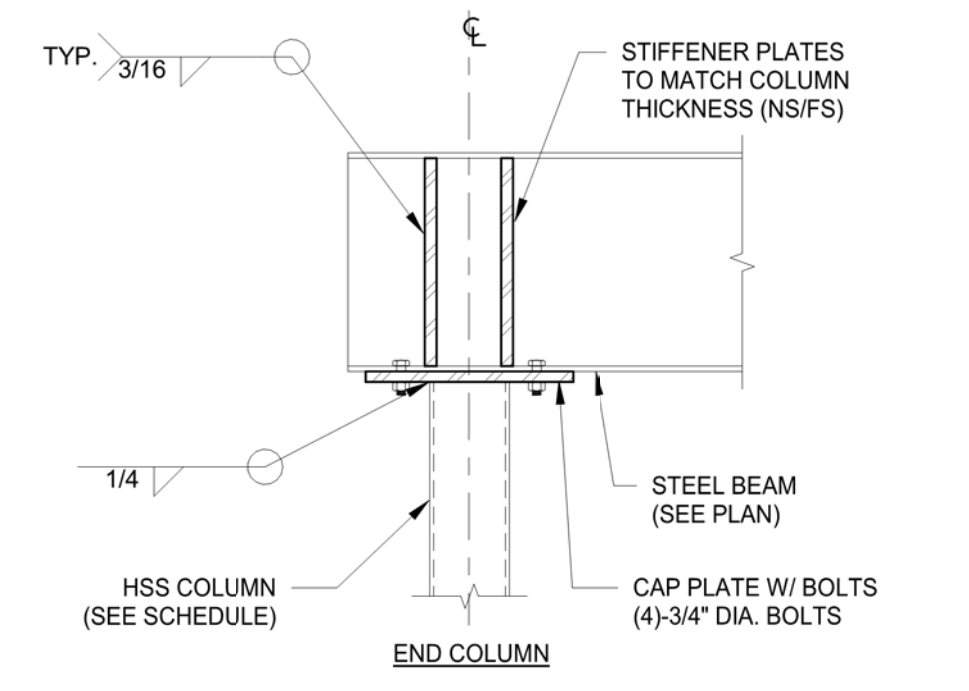
KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

Revision:
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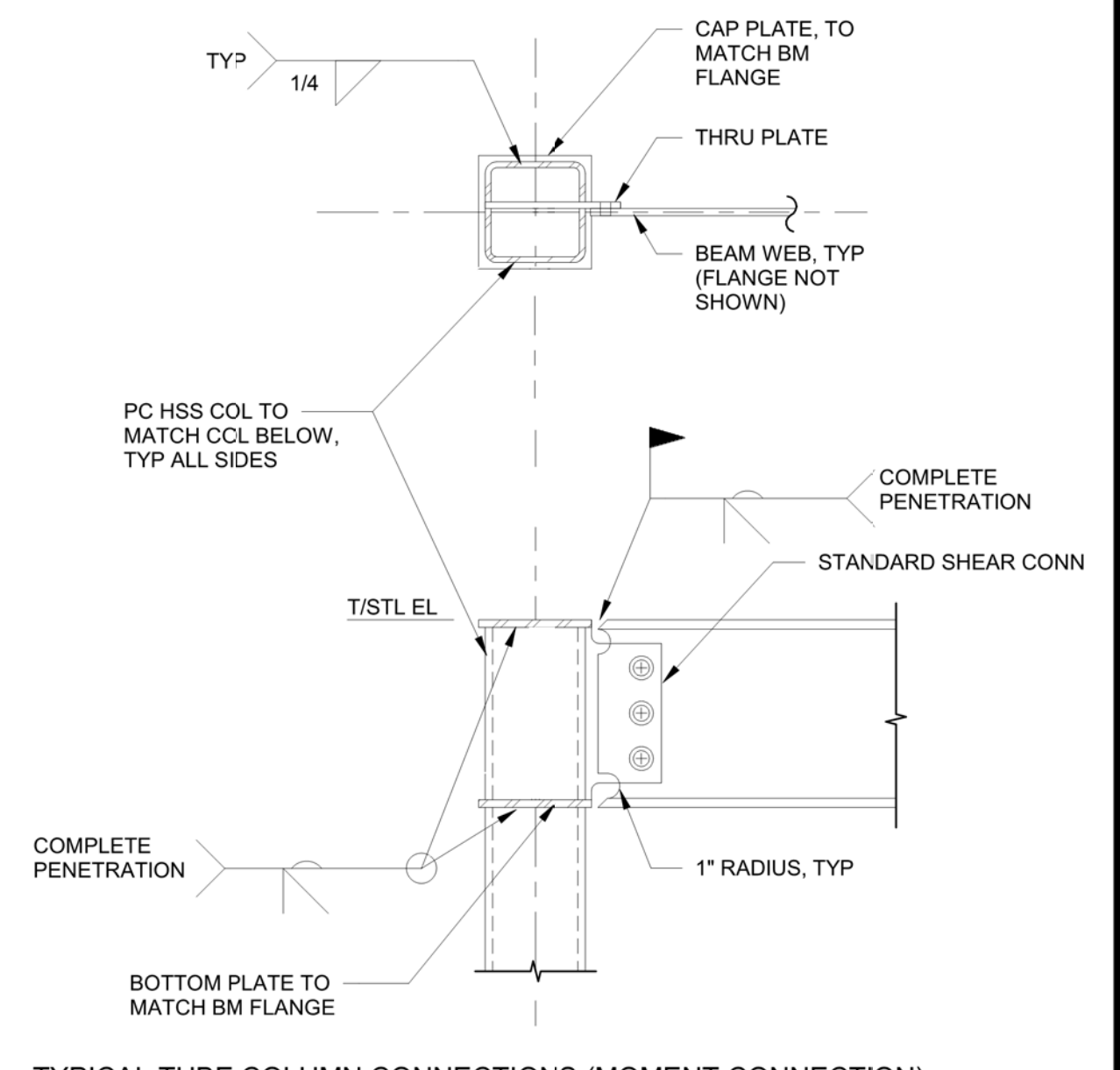
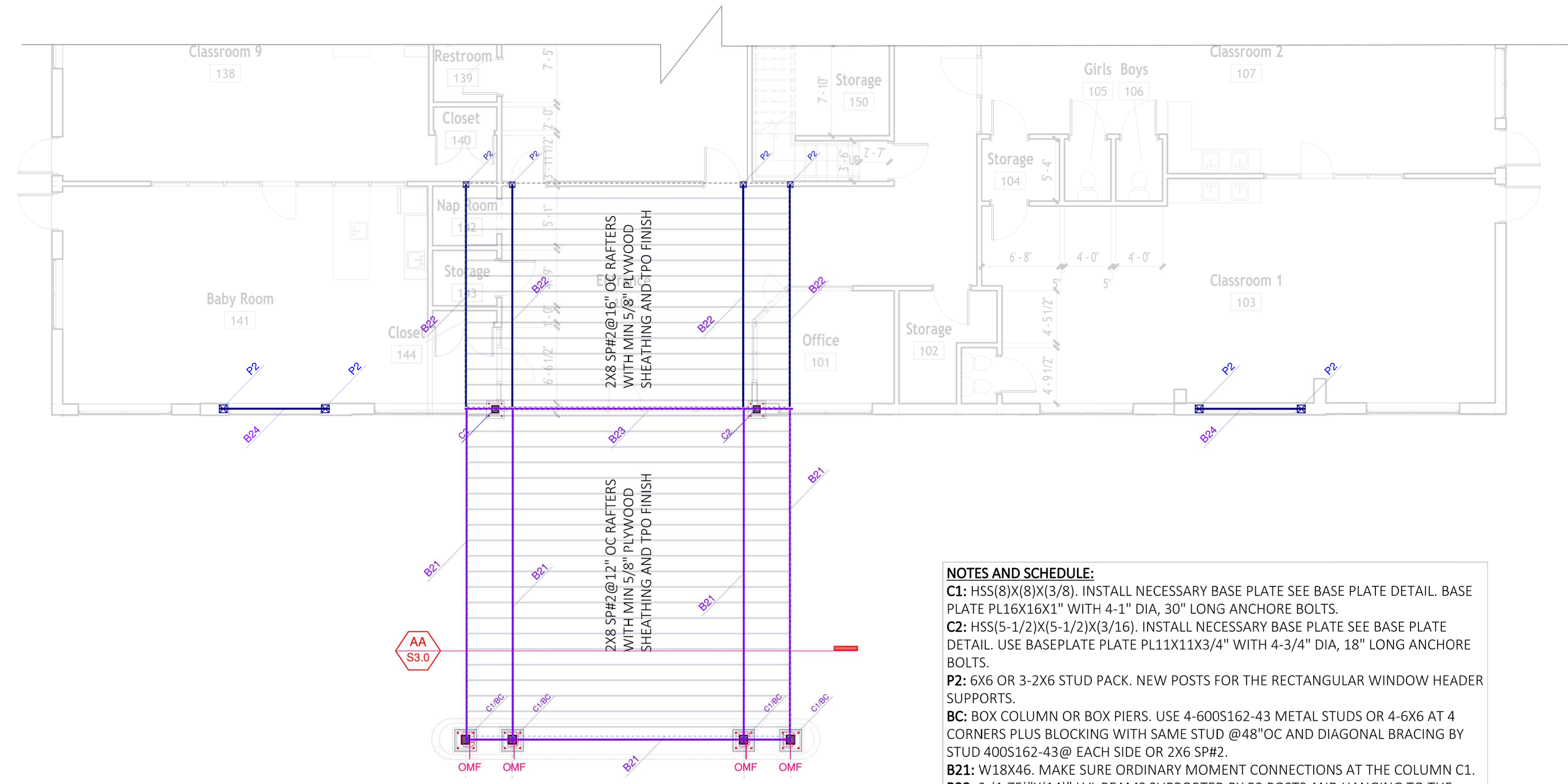
S2.0



TYP SECTIONAL DETAIL AA/S3.0 AS THE CANOPY SECTION CUT



TYPICAL CONNECTION END COLUMN OF BEAM B2



TYPICAL ORDINARY MOMENT CONNECTION END COLUMN OF BEAM B1

NOTES AND SCHEDULE:
C1: HSS(8)X(8)X(3/8). INSTALL NECESSARY BASE PLATE SEE BASE PLATE DETAIL. BASE PLATE PL16X16X1" WITH 4-1" DIA, 30" LONG ANCHORE BOLTS.
C2: HSS(5-1/2)X(5-1/2)X(3/16). INSTALL NECESSARY BASE PLATE SEE BASE PLATE DETAIL. USE BASEPLATE PLATE PL11X11X3/4" WITH 4-3/4" DIA, 18" LONG ANCHORE BOLTS.
P2: 6X6 OR 3-2X6 STUD PACK. NEW POSTS FOR THE RECTANGULAR WINDOW HEADER SUPPORTS.
BC: BOX COLUMN OR BOX PIERS. USE 4-600S162-43 METAL STUDS OR 4-6X6 AT 4 CORNERS PLUS BLOCKING WITH SAME STUD @48"OC AND DIAGONAL BRACING BY STUD 400S162-43@ EACH SIDE OR 2X6 SP#2.
B21: W18X46. MAKE SURE ORDINARY MOMENT CONNECTIONS AT THE COLUMN C1.
B22: 2-(1.75)"X(14)" LVL BEAMS SUPPORTED BY P2 POSTS AND HANGING TO THE BEAM B23 WITH SIMPSON GIRDER HANGER.
B23: W18X46.
B24: 2-(1.75)"X(14)" LVL BEAMS SUPPORTED BY P2 POSTS
OMF: ORDINARY MOMENT CONNECTION. SEE DETAIL OF ORDINARY MOMENT CONNECTION.
PLEASE VERIFY THE ARCHITECTURAL DRAWING FOR ALL THE REQUIRED DIMENSION.

FOUNDATION AND FOUNDATION RE-STRENGTHENING PLAN
SCALE: 3/16"=1'

Professional Engineer
FLAECTO.COM
878-979-6464
flaecto@flaecto.com

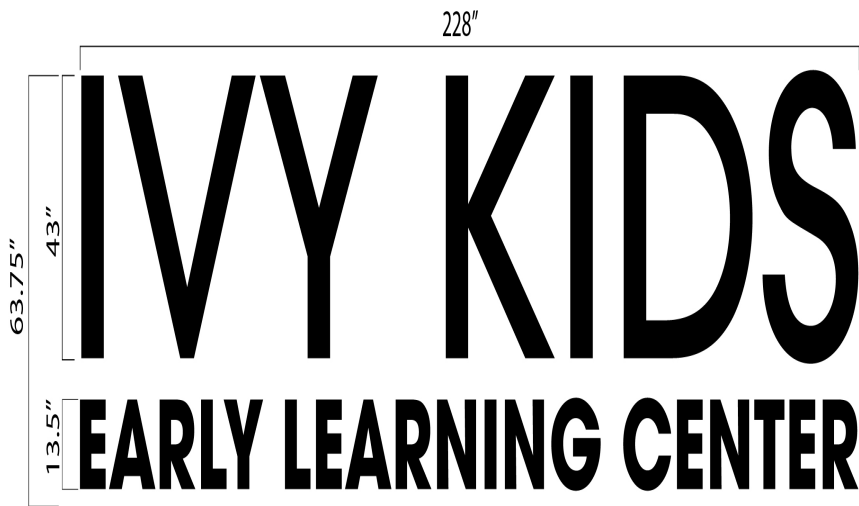
ROOF FRAMING AND STRENGTHENING PLAN

KIDS R KIDS
3455 WEBB BRIDGE RD,
ALPHARETTA, GA-30005

Revision:
05/14/25
Drawn By: MGK
Checked By:
Date: 05/14/25
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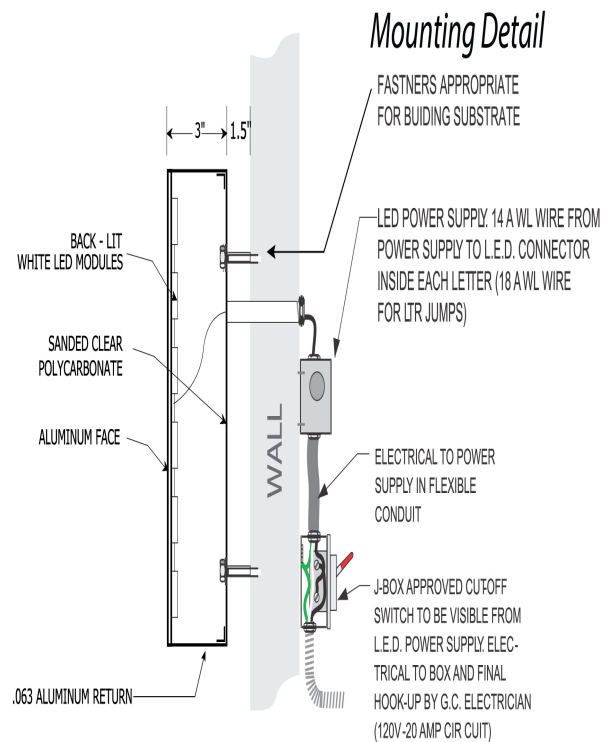
S3.0

Ivy Kids Alpharetta: Welded Channel Letter Back-Lit wall sign_061025



SIGNAGE TOTAL SIZE: 100.93 SQ.FT

OPTION A





IVY KIDS

EARLY LEARNING CENTER

SHERWIN WILLIAMS
6089 POISED TAUPE
SHERWIN WILLIAMS
6147 PANDA WHITE

BLACK ASPHALT
SHINGLES

SHERWIN WILLIAMS
6041 OTTER
SHERWIN WILLIAMS
9093 NEARLY BROWN

SHERWIN WILLIAMS
6041 OTTER



IVY KIDS
EARLY LEARNING CENTER

**DESIGN REVIEW BOARD SUBMITTAL
FOR
KRISTINA MCMANUS
350 BRADY PLACE
ALPHARETTA, GEORGIA 30009
APRIL 27, 2025**

INDEX OF SHEETS:

PREPARED BY:

COVER

DESIGN REVIEW BOARD APPLICATION

TOPOGRAPHIC AND BOUNDARY SURVEY

LS - 1 PROPOSED SITE PLAN

LS -2 LANDSCAPE PLAN

ARCHITECTURAL RENOVATION COVER

A101 EXISTING FLOOR PLAN

A102: PROPOSED MAIN AND PATIO FLOOR PLAN

A103: PROPOSED GARAGE FLOOR PLAN

A104: EXTERIOR ELEVATION FOR MAIN AND PATIO

A105: EXTERIOR ELEVATION FOR GARDEN HOUSE

A106: EXTERIOR ELEVATION FOR GARAGE

E 101: MAIN AND PATIO LIGHTING AND ELECTRICAL

E 102: GARAGE LIGHTING AND ELECTRICAL

EXTERIOR MATERIALS AND COLORS

KRISTINA MCMANUS

DELTA ONE SURVEYING

POPE GARDEN DESIGN, Landscape Architect

POPE GARDEN DESIGN, Landscape Architect

LION'S GATE, Drafting and Design

KRISTINA MCMANUS

CITY OF ALPHARETTA

FOR OFFICE USE ONLY

Case DRB: _____

Fee Paid Initial: _____

DESIGN REVIEW BOARD APPLICATION

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: McManus Imagination Studio, LLC (Kristina McManus)

Location Address: 350 Brady Place

Mailing Address: 5904 Webb Bridge Court, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Kristina McManus

Contact Telephone: 678 -231 -3608 Mobile Telephone: 678 -231 -3608

Fax: _____ Email: indigoandpearls@gmail.com

Contact's Relation to Business: Property Owner

This Application For (Check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Addition | <input checked="" type="checkbox"/> Modification to Exterior |
| <input checked="" type="checkbox"/> Auxiliary Structure | <input checked="" type="checkbox"/> V # |
| <input checked="" type="checkbox"/> Color Selection | <input checked="" type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Material Selection | |

Application Fees:

Reviews \$350.00
Signs Review Only \$175.00
Legal Advertising Requirement \$175.00
Reapplication Fee \$100.00
Readvertising Fee \$175.00

Total Due

\$525

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: McManus Imagination Studio, LLC (Kristina McManus)

Physical Address: 5904 Webb Bridge Court

Mailing Address: 5904 Webb Bridge Court

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 - 231 - 3608 Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 350 Brady Place, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 258106930158

Land Lot(s): 643 District: 1st Section: 2nd

Existing Zoning of Property: DT-MU (12/16/24) Existing Uses of Property: Previously an office-Renovating to residence

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 Code and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: Kristina McManus Date: 4/30/25 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

According to the South Main LCI Study, Brady Place is a unique ~800' long street providing vehicular connection between Maxwell Road to the East and South Main Street to the West. It is included in the South Main District. In the Masterplan, when referring to this area, it says "over time, this area is envisioned to become more walkable and mixed use than it is today."

My decision to renovate the property back to it's original use as a primary residence will be in keeping with that vision. There are two other houses on Brady Place that are being used as residences. Hopefully my decision to renovate my property will be a catalyst for the other property owners to do the same.

My renovation design will compliment the existing structures in terms of mass, height and architectural style.

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

My property will not have any rooftop structures. Elevations of the design are included.

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?

- | | | |
|---|--|---|
| <input type="checkbox"/> Georgian | <input type="checkbox"/> Shingle | <input type="checkbox"/> French Colonial |
| <input type="checkbox"/> Federal / Adam | <input checked="" type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic |
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Romanesque | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical | <input type="checkbox"/> Italianate | |
| <input type="checkbox"/> Stick | <input type="checkbox"/> Tudor Eclectic | |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Beaux Arts | |

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

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

The original house was built around 1950. It is a very simple, one story design. Of all the styles listed above, it most closely resembles a Folk Victorian style. It will have a front gable, front porch and a gabled, simple massing roof.

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.

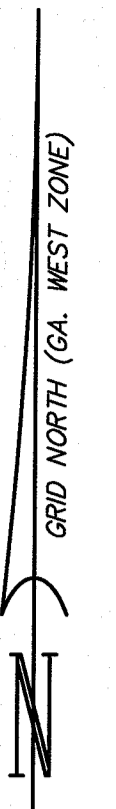
The Alpharetta Downtown Design Guidelines say that "Alpharetta is envisioned as a vibrant live-work-play district featuring shops and restaurants, walkable streets, a range of open spaces, civic uses, new mixed-use development, contextual housing, preserved historic resources, and much more. With its rich sense-of-place and small town scale, Downtown is intended to represent an authentic town center with programming and designs that differentiate it from other business centers in the Alpharetta area and make it a focal point for citizens of Alpharetta and nearby communities."

I feel like the renovation of my property is right in line with this vision. I am renovating an original property from 1950. It will be a smaller residential home with a bit of color that will fit right into the artsy feel of the South Main Arts District.

CLERK'S OFFICE: RECORDING INFORMATION ONLY

ABBREVIATIONS

ABL = ABELIA	HYD = HYDRANT
AD = ADZUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = 1/2" REBAR SET
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JY = JAPANESE HOLLY
BD = BEECH	JM = JAPANESE MAPLE
BEH = BEGONIA	JUN = JUNIPER
BHT = BURFORD HOLLY	LIR = LIRIODENDRON
BR = BROWN	LL = LAWN LIMITS
BP = BRADFORD PEAR	LL = LAWN LIMITS
BRW = BROWN	MAC = MAGNOLIA
CA = CALADUM	MAP = MAPLE
CAM = CAMELLIA	MAN = MANHATTAN
CE = COTONEASTER	OH = OVERHANG
CH = CHERRY	OLA = OLEANDER
CH = CHINESE HOLLY	P = PINE
CHN = CHESTNUT	PHO = PHOTINIA
CHD = CHESTNUT OAK	POP = POPLAR
CJ = CRYPTOMERIA JAPONICA	RHO = RHODODENDRON
CL = CHERRY LAUREL	RO = RED OAK
CO = CLEAN CUT	RT = RED TIP
CM = CRABE MYRTLE	SG = SWEET GUM
CS = CRANE SPACE	SP = SPICE
DS = DOWNSPOUT	SPK = SPRAWLER
DM = DOORWOOD	SW = SWEETWOOD
EL = ELAEGANUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VIN = VINCA
FF = FLOOR FLOOR	VLR = VAREGATED LIRIODENDRON
FP = FIRE PIT	VP = VAREGATED PRIVET
GE = GOLDEN ELONOMUS	WV = WYVILL
GL = GROUND LIGHT FIXTURE	WGO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HAZELBERRY	WMC = WATER METER
HEM = HEMLOCK	WO = WHITE OAK
HIC = HEDERA	WP = WHITE PINE
HO = HOSIA	WY = WINDSOR WELLS
HY = HOLLY	YI = YARD INLET



GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 21,314. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 & TSCS.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 243,460.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C, 0058 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 35303, PG. 134

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED O-1 PER THE CITY OF ALPHARETTA G.I.S. DEPT.

SETBACKS:
FRONT = 50 FEET (LOCAL)
SIDE = 15 FEET
REAR = 15 FEET
MAX. LOT COVERAGE = 40%

AREA = 13,931 SQ. FT.
0.320 ACRE

EXISTING LOT COVERAGE:

HOUSE	= 1,085 S.F.
ASPH. PARKING	= 4,021 S.F.
GRAVEL	= 1,516 S.F.
PORCH/CONC.	= 391 S.F.
XITE BOR.	= 81 S.F.
SHED	= 57 S.F.
TOTAL	= 7,151/13,931 S.F. = 51.3%

UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM MARKINGS IN THE FIELD OF AN UNKNOWN ORIGIN. DELTA 1 LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. CONTRACTOR TO FIELD VERIFY UNDERGROUND UTILITIES PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ADDRESS:
350 BRADY PLACE
ALPHARETTA, GA 30009

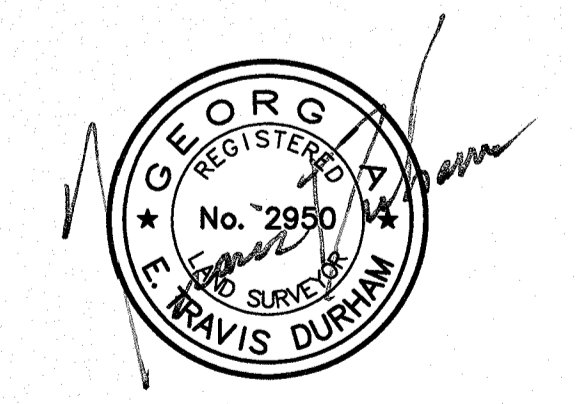
LEGEND

●	IPF	= 1/2" REBAR FND.
○	IPS	= 1/2" REBAR SET
—	R.W.	= RIGHT OF WAY
—	SSE	= SANITARY SEWER EASEMENT
—	DE	= DRAINAGE EASEMENT
---	L.L.L.	= LAND LOT LINE
—	C.L.	= CENTERLINE
○	CT	= CRIMP TOP PIPE
○	OT	= OPEN TOP PIPE
—	CMP	= CORRUGATED METAL PIPE
—	RCF	= REINFORCED CONCRETE PIPE
—	DI	= DROP INLET
—	JB	= JUNCTION BOX
—	MH	= MANHOLE
—	CB	= CATCH BASIN
—	BM	= BENCHMARK
—	PP	= POWER POLE
—	FH	= FIRE HYDRANT
—	CMF	= CONCRETE MONUMENT FND.
—	B.C.	= BACK OF CURB
—	E.P.	= EDGE OF PAVEMENT
—	FEN	= FENCE
—	O.H.	= OVERHEAD ELEC. SERVICE LINE
—	B.L.	= BUILDING LINE
—	U.C.	= UNDERGROUND POWER LINE
—	TX	= TRANSFORMER

**BOUNDARY & TOPOGRAPHIC SURVEY FOR
KRISTINA McMANUS**

LOCATED IN LAND LOT 643
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
OCTOBER 30, 2024 1"=10'

SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.



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 COMPLES 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.

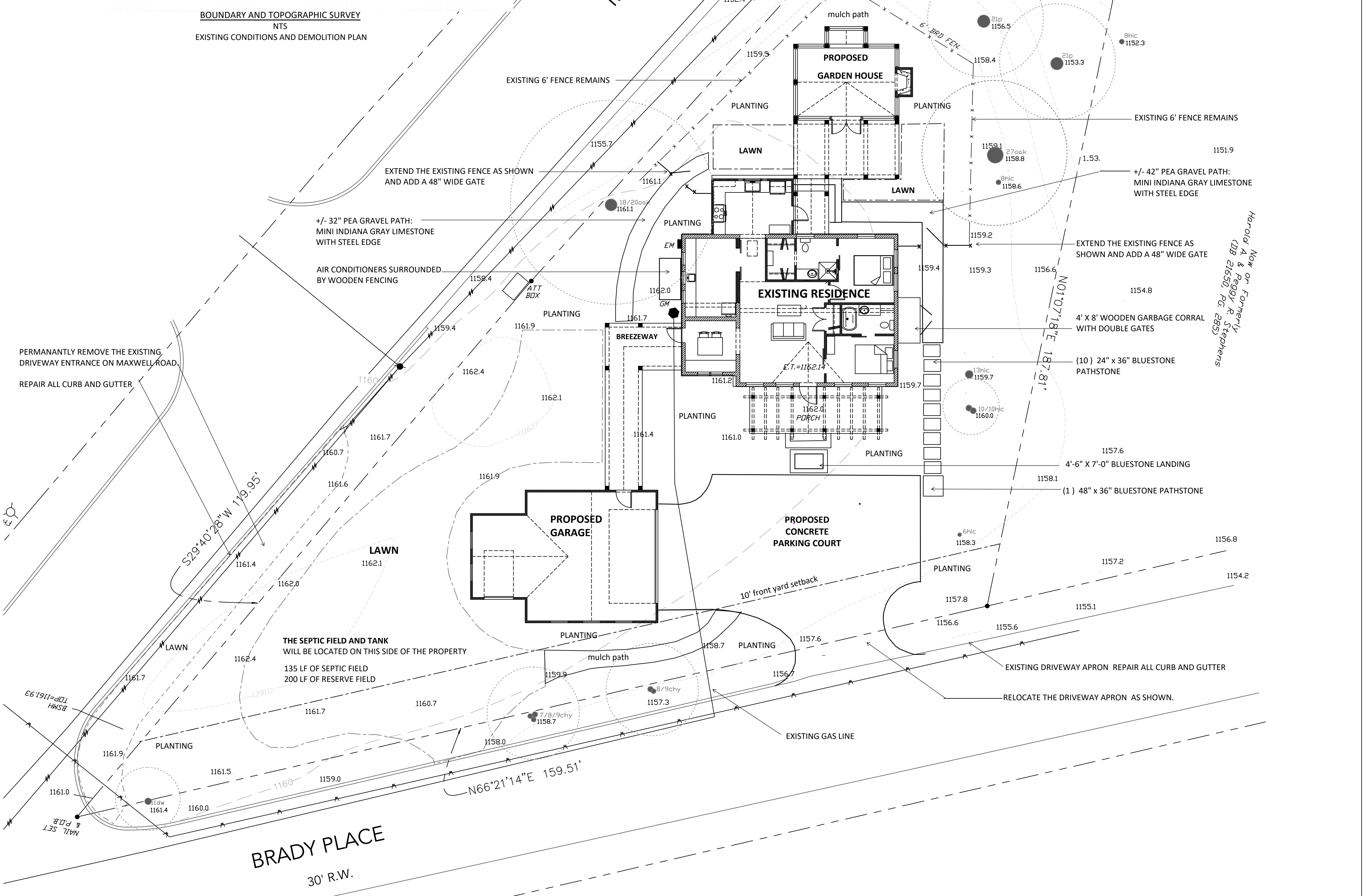
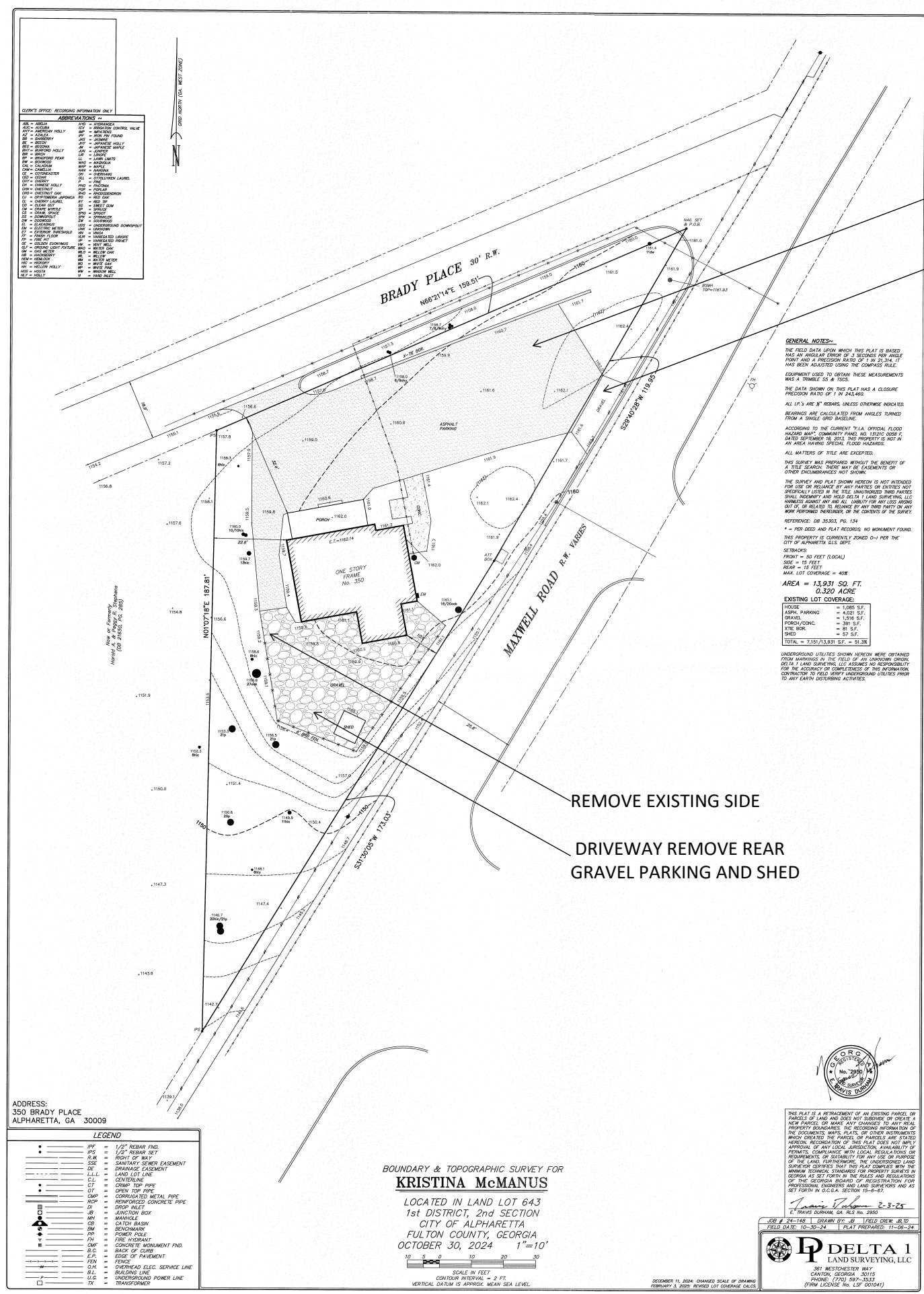
E. Travis Durham 2-3-25
E. TRAVIS DURHAM, GA. RLS No. 29950

JOB # 24-148 DRAWN BY: JB FIELD CREW: JB,TD
FIELD DATE: 10-30-24 PLAT PREPARED: 11-06-24

DELTA 1
LAND SURVEYING, LLC

361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

DECEMBER 11, 2024: CHANGED SCALE OF DRAWING
FEBRUARY 3, 2025: REVISED LOT COVERAGE CALCS.



PERMIT INFORMATION

OWNER OF RECORD: KRISTINA McMANUS
5904 Webb Bridge Court, Alpharetta, GA 30009

ZONING: DT-MU (12/16/24) TOTAL SITE

SETBACKS:
FrontYard: 5' min./10' max.
SideYard: 0'
RearYard, noalley": 3' min.

ACREAGE: 13,931 SF / .320 ACRES

EXISTING IMPERVIOUS SURFACE COVERAGE: 7,151 SF / 51.3 %

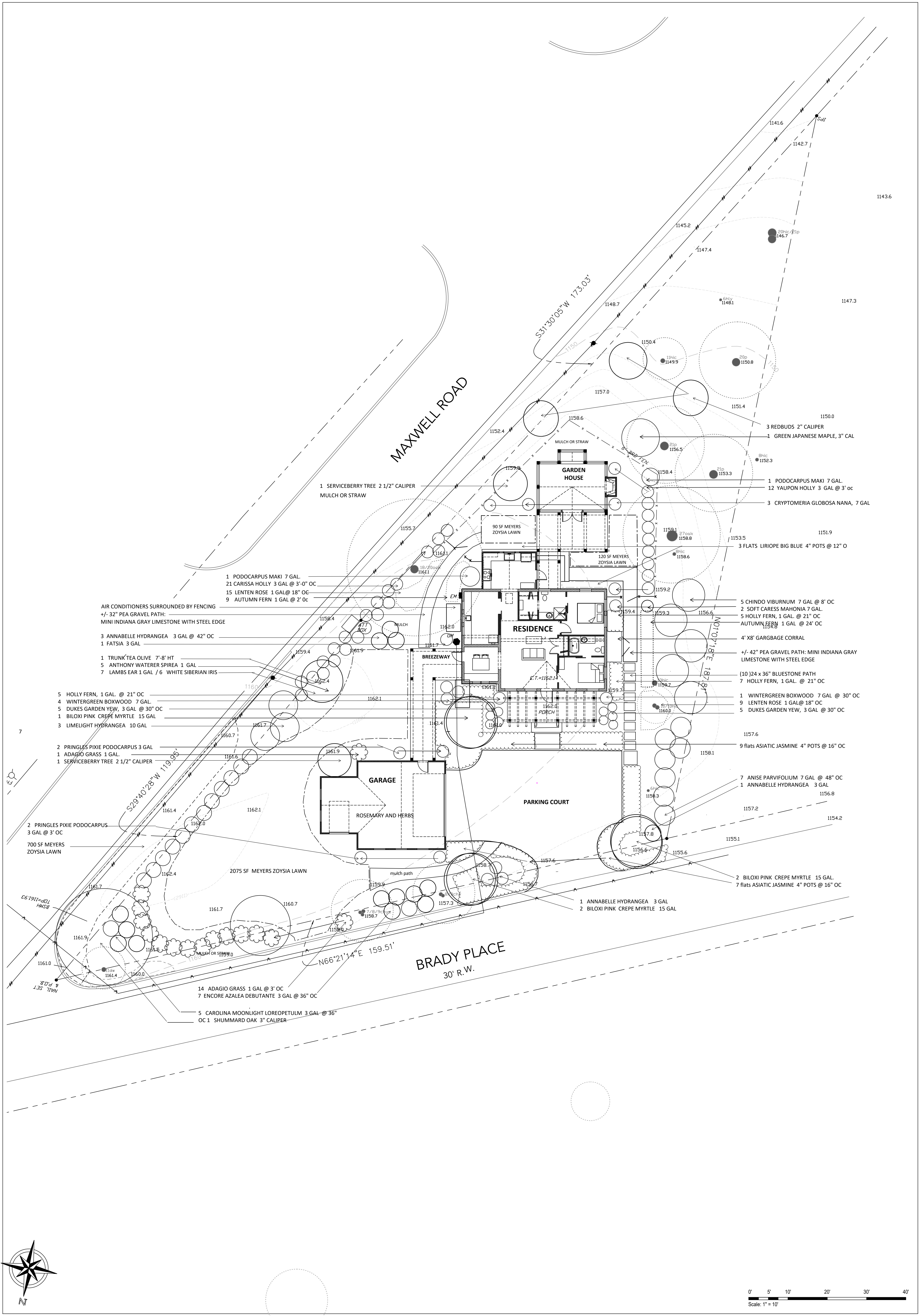
PROPOSED SITE DEMOLITION: 5,860 SF
SITE COVERAGE POST DEMOLITION: 1,291 SF

PROPOSED NEW CONSTRUCTION: 2,903 SF

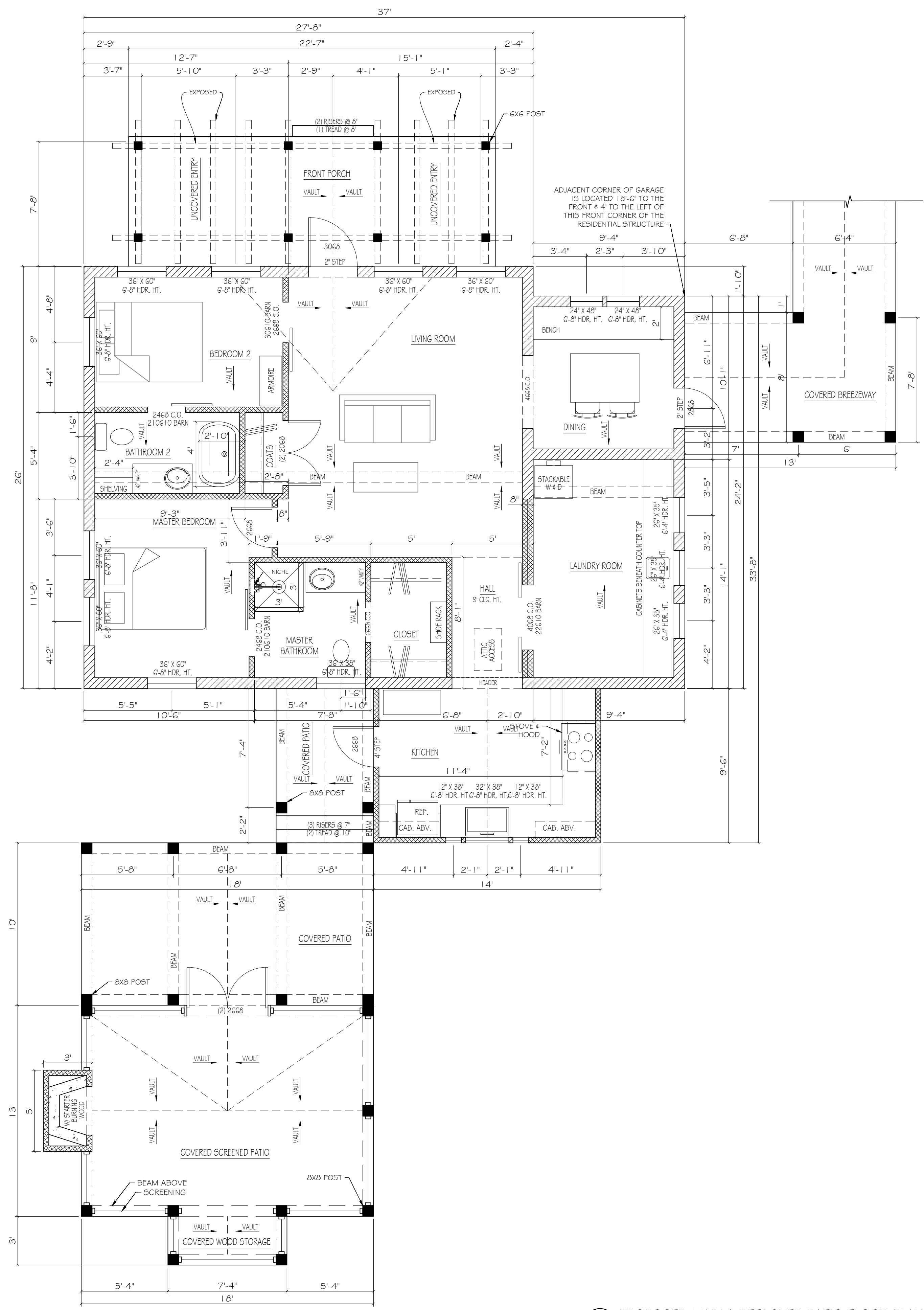
POST CONSTRUCTION LOT COVERAGE: 4,194 SF / .30%



Scale: 1"=10'-0"	McMANUS RESIDENCE 350 BRADY PLACE ALPHARETTA, GEORGIA 30009	PROPOSED SITE PLAN	POPE GARDEN DESIGN 204 WEST COLLEGE STREET AMERICUS, GA 31709 (404) 403-3122 deanna@popegarden.com	REVISIONS
Drawn By: DLP				
Date: APRIL 27, 2025				
Sheet: LS-1				



<p>Scale: 1"=10'-0"</p> <p>Drawn By: DLP</p> <p>Date: MAY 27, 2025</p> <p>Sheet: LS-2</p>	<p>McMANUS RESIDENCE</p> <p>350 BRADY PLACE ALPHARETTA, GEORGIA 30009</p>	<p>LANDSCAPE PLAN</p>	<p>POPE GARDEN DESIGN</p> <p>204 WEST COLLEGE STREET AMERICUS, GA 31709 (404) 403-3122 deanna@popegarden.com</p>	<p>REVISIONS</p>
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1 PROPOSED MAIN & DETACHED PATIO FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND:**
- 2X4 WD. PARTITION @ 16" O.C. W/ 1/2" GWB INTERIOR, FLOOR TO CLG.
 - 8" CMU
 - 8" POURED CONCRETE WALL
 - 6" X 6" POSTS
 - 8" X 8" POSTS

- NOTES:**
- 1) ALL WINDOW HEADER HEIGHTS ARE AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
 - 2) 2X4 INTERIOR WALL CONSTRUCTION & 8" CMU EXTERIOR WALL CONSTRUCTION THROUGHOUT UNLESS OTHERWISE NOTED.
 - 3) CEILING HEIGHTS ARE AT 7'-6" UNLESS OTHERWISE NOTED.

REVISIONS		
NO.	DATE	DESCRIPTION

LION'S GATE
DRAFTING & DESIGN, INC.

ERIKA SUTTON KNIGHT
INTERIOR DESIGNER
F.I.D.E.R. ACCREDITED

RESIDENTIAL & COMMERCIAL

- ◆ DRAFTING
- ◆ DESIGN



188 FRED BISHOP DRIVE
CANTON, GA 30114
(770)479-9557
erkaloni@comcast.net

PROJECT TITLE
KRISTINA MCMANUS RENOVATION

350 BRADY PLACE
ALPHARETTA, GA 30009

DRAWING TITLE
PROPOSED MAIN & PATIO FLOOR PLAN

DATE: 04.01.2025

SCALE: AS NOTED

DRAWN BY: SKSH

DRAWING NUMBER:

A102

Kristina McManus Residence
Exterior Material and Color Samples
350 Brady Place
Alpharetta, GA 30009

Roof material – Metal

Siding material – Hardie Cement Board and Batten

Windows – True Divided Light

Exterior Color Samples:

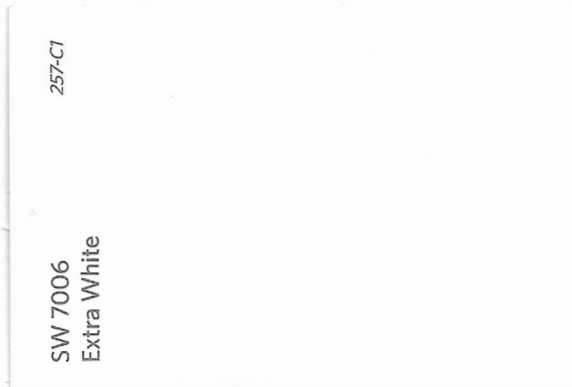
Extra White

All exterior trim

Covered breezeways

Covered patio

Covered screened patio



Cyberspace

Main exterior of House and Garage



Argyle

Exterior Window Sashes – House and Garage



Exuberant Pink

Exterior Doors – House and Garage





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

October 2021 Color of the Week
SW 7038
Cyberspace
FULL DETAILS ^
LWP: 20
RWB: 52 / 138 / 113
Hex Value: #443333
Location Number: 753-C7
Available in Interior Exterior
Color Collections: Color IQ (Exterior),
Color Collections Forecast 2021 (Exterior), Top
Dulux Colors, Urban Color Schemes,
Specialized Properties Scheme 5, Color
Futures 18, Central Scheme, Custom Color
Scheme 5

Exuberant Pink
SW 6560
Exuberant Pink
FULL DETAILS ^
LWP: 17
RWB: 105 / 77 / 137
Hex Value: #E91E63
Location Number: 101-C1
Available in Interior Exterior
Color Collections: Color IQ Forecast 2019
Paints
Color Family: Red

SW 6747
Argyle
FULL DETAILS ^
LWP: 20
RWB: 52 / 138 / 113
Hex Value: #443333
Location Number: 753-C7
Available in Interior
Color Collections: Color IQ Forecast 2019
Exterior
Color Family: Green

TYPICAL EXTERIOR MATERIAL AND COLOR



LGS DESIGN AND DRAFTING SERVICES

OWNER: SIVA DORAISMAY

ADDRESS: 312 N MAIN STREET
APHARETTA, GA 30009

DRAWINGS BY: LESLIE SIMPSON
404 414 7850
lsimpson@gsarchdesign.com

CONTRACTOR: N/A

ENGINEER: N/A

DATE: 06.10.25

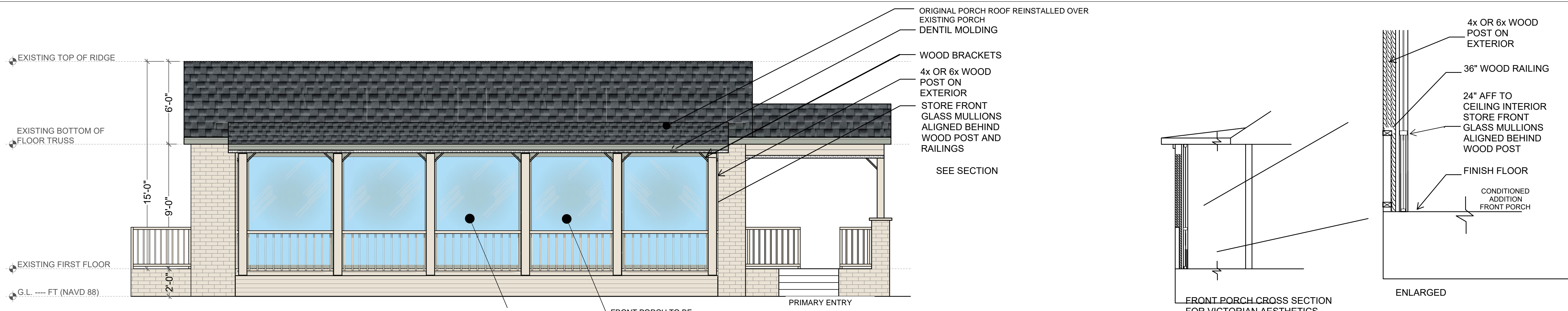
PROJECT NAME: 312 N MAIN ST.
PRINT SHOP

SET	DATE
1	
2	
3	

STAMP:

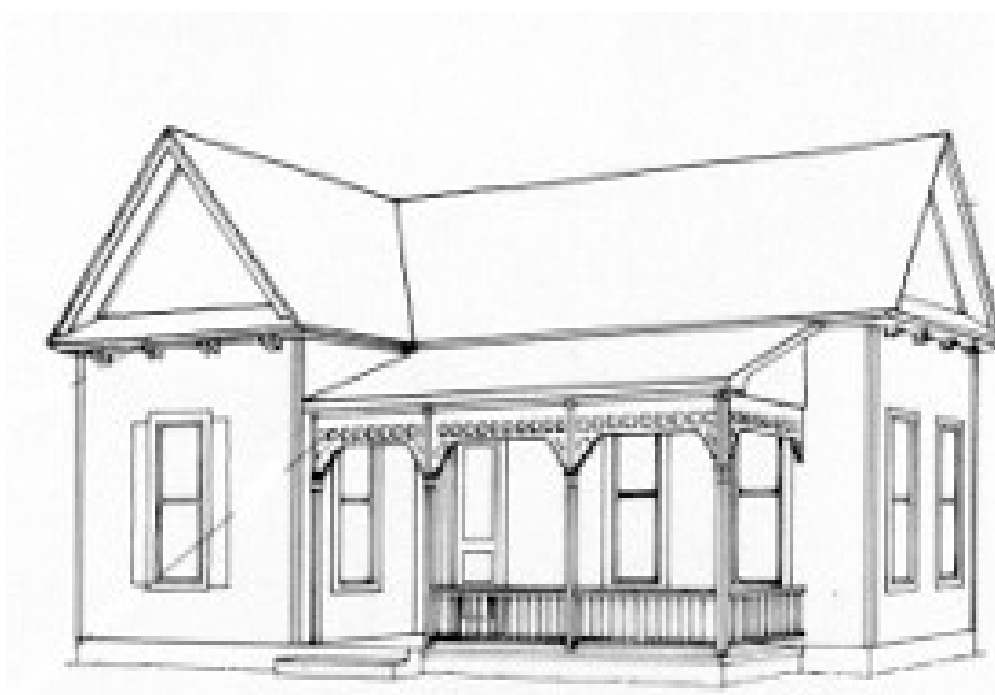
SHEET NAME:
PROPOSED ELEVATIONS

SHEET No.:
A2.1



FRONT PORCH CROSS SECTION FOR VICTORIAN AESTHETICS ENLARGED

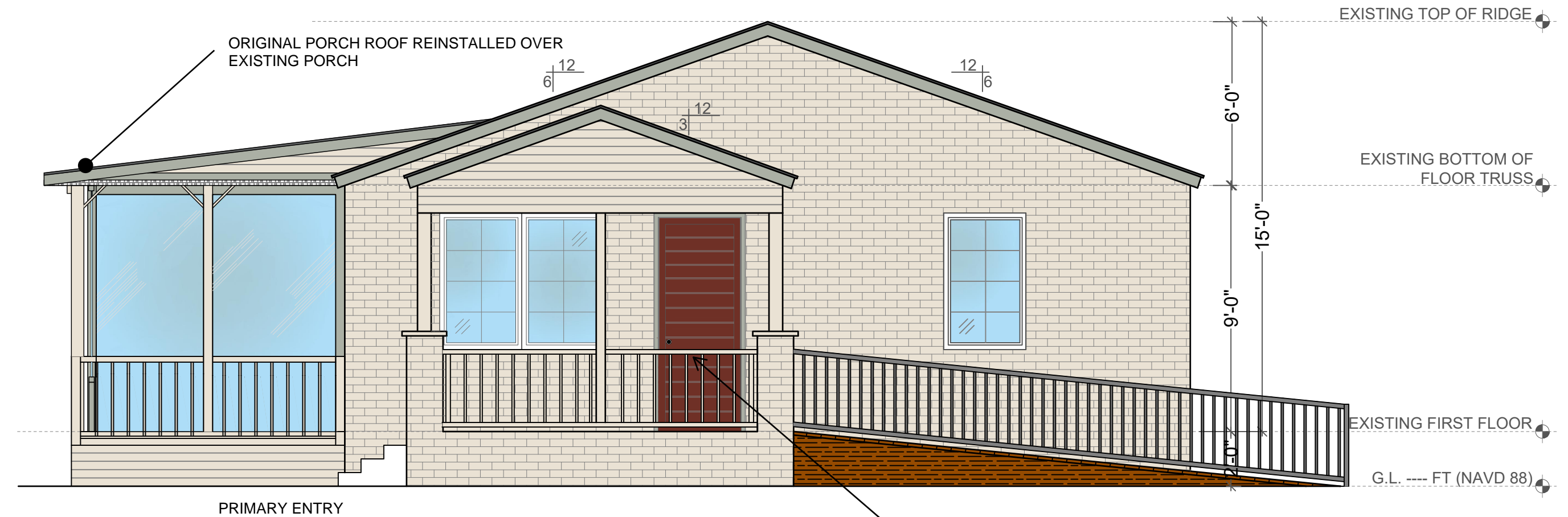
1 FRONT ELEVATION
A2.1 Scale: 1/4" = 1'-0"



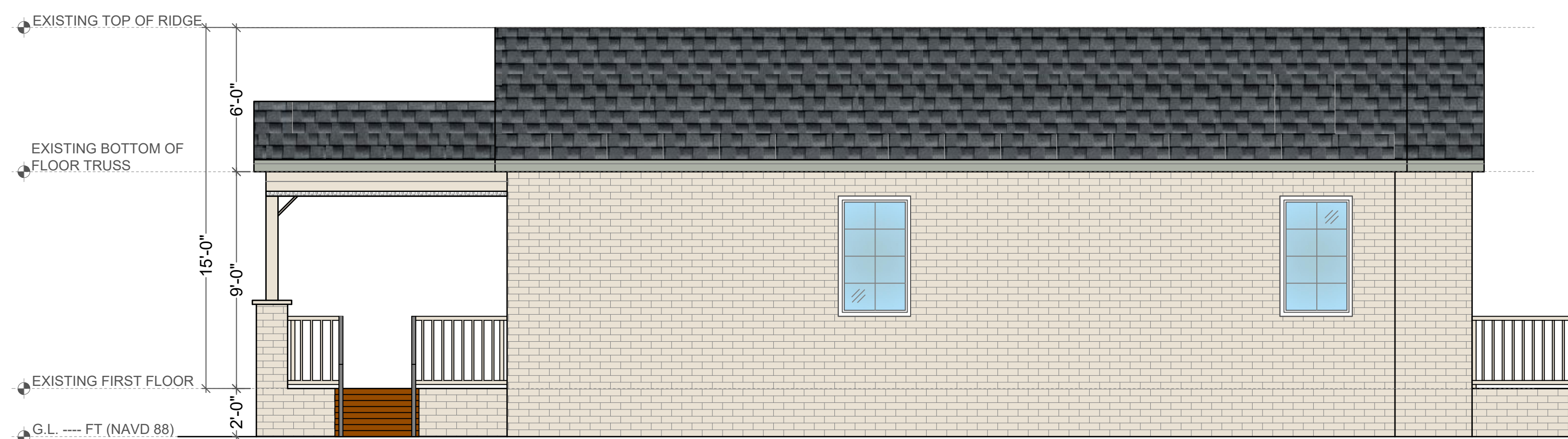
STYLE GUIDE Folk Victoria



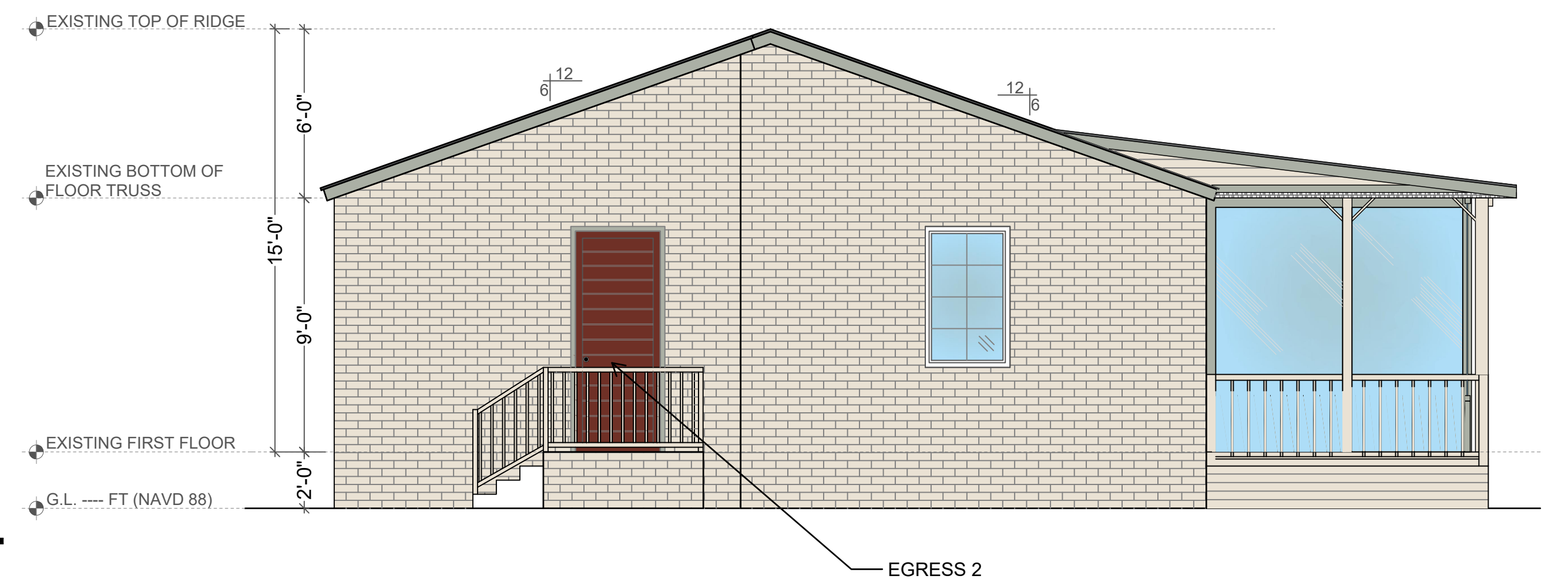
EXISTING BUILDING



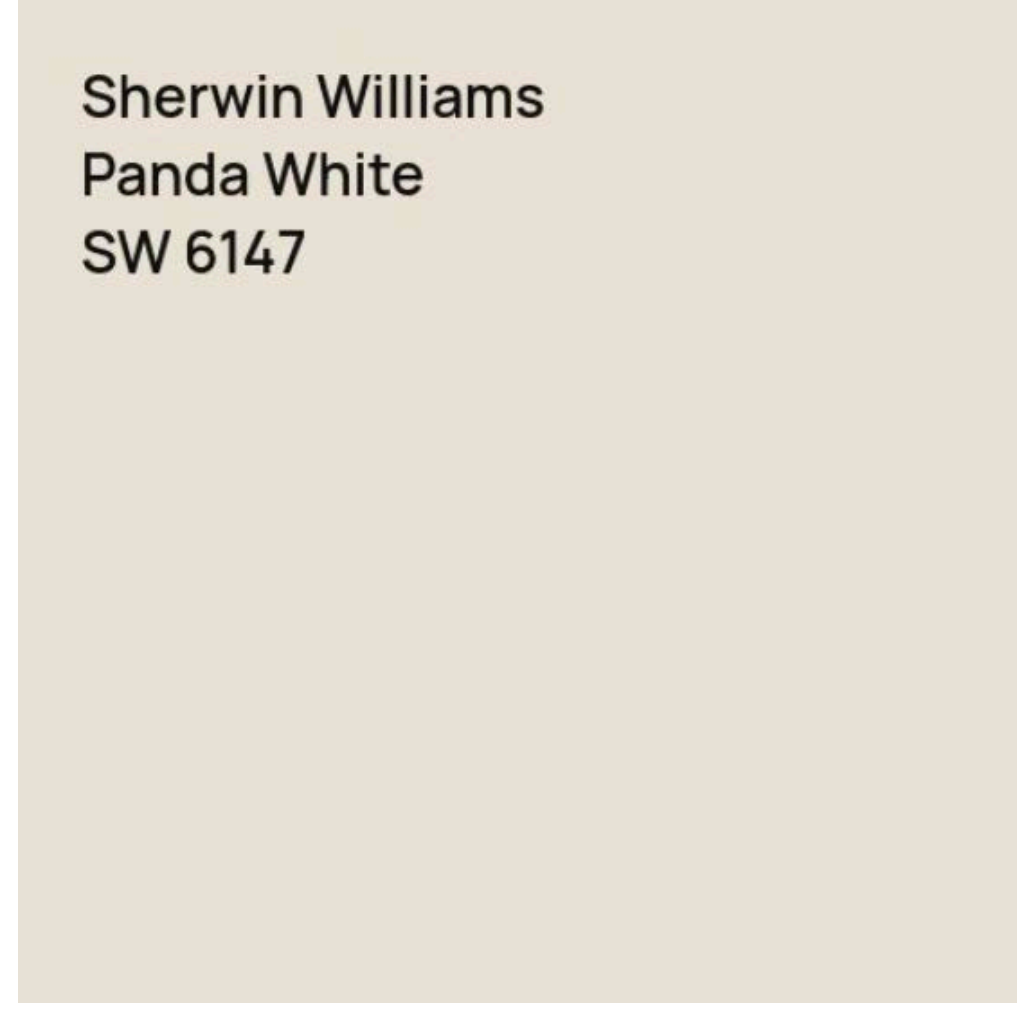
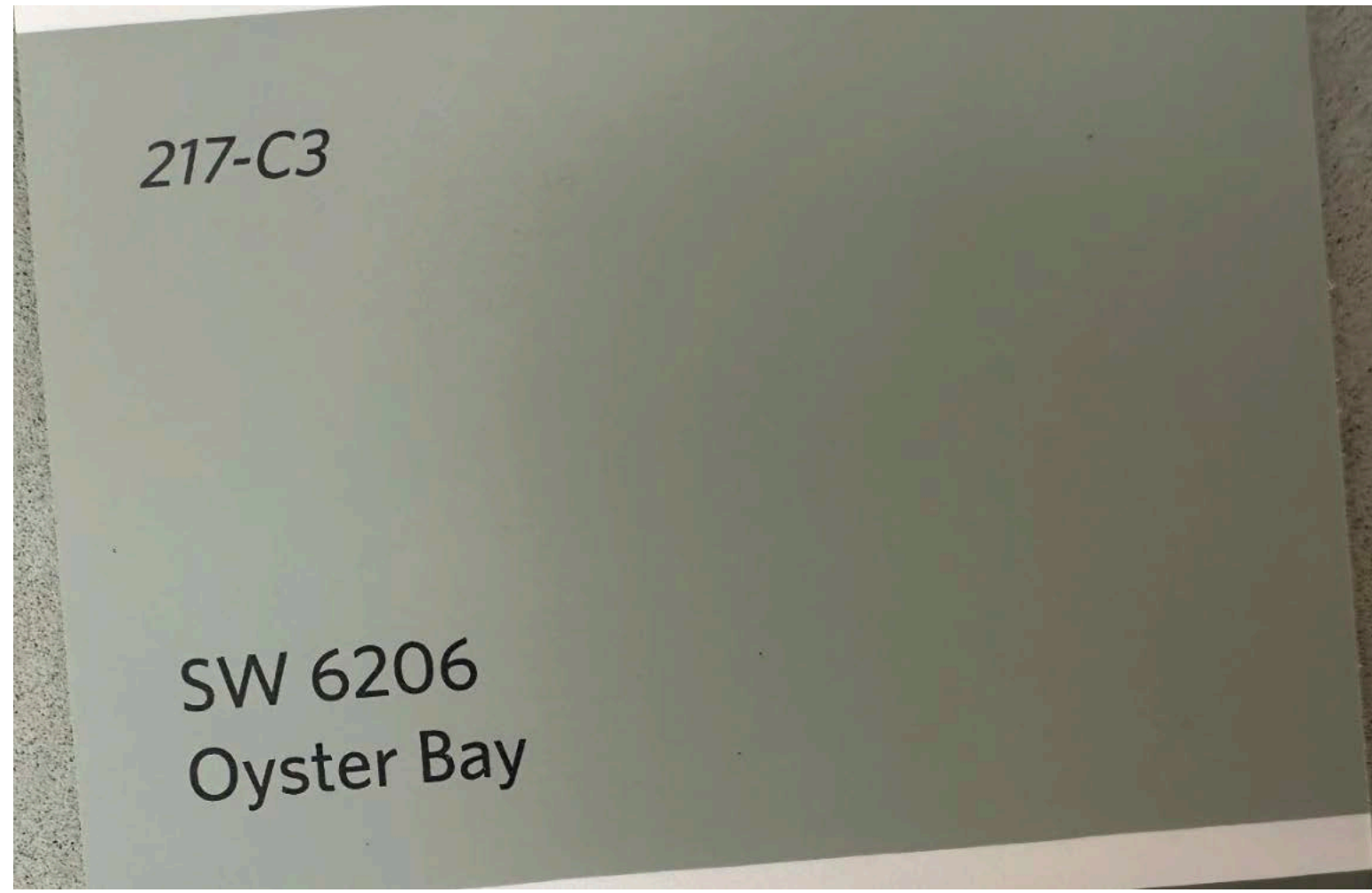
2 RIGHT ELEVATION
A2.1 Scale: 1/4" = 1'-0"



3 REAR ELEVATION
A2.1 Scale: 1/4" = 1'-0"



4 LEFT ELEVATION
A2.1 Scale: 1/4" = 1'-0"



LGS DESIGN AND DRAFTING SERVICES

OWNER:
SIVA DORAISMAY

ADDRESS:
312 N MAIN STREET
APHARETTA, GA 30009

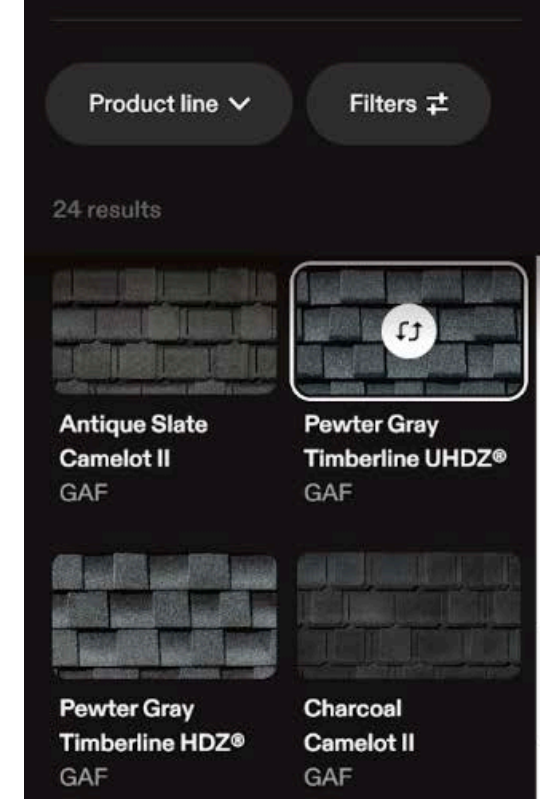
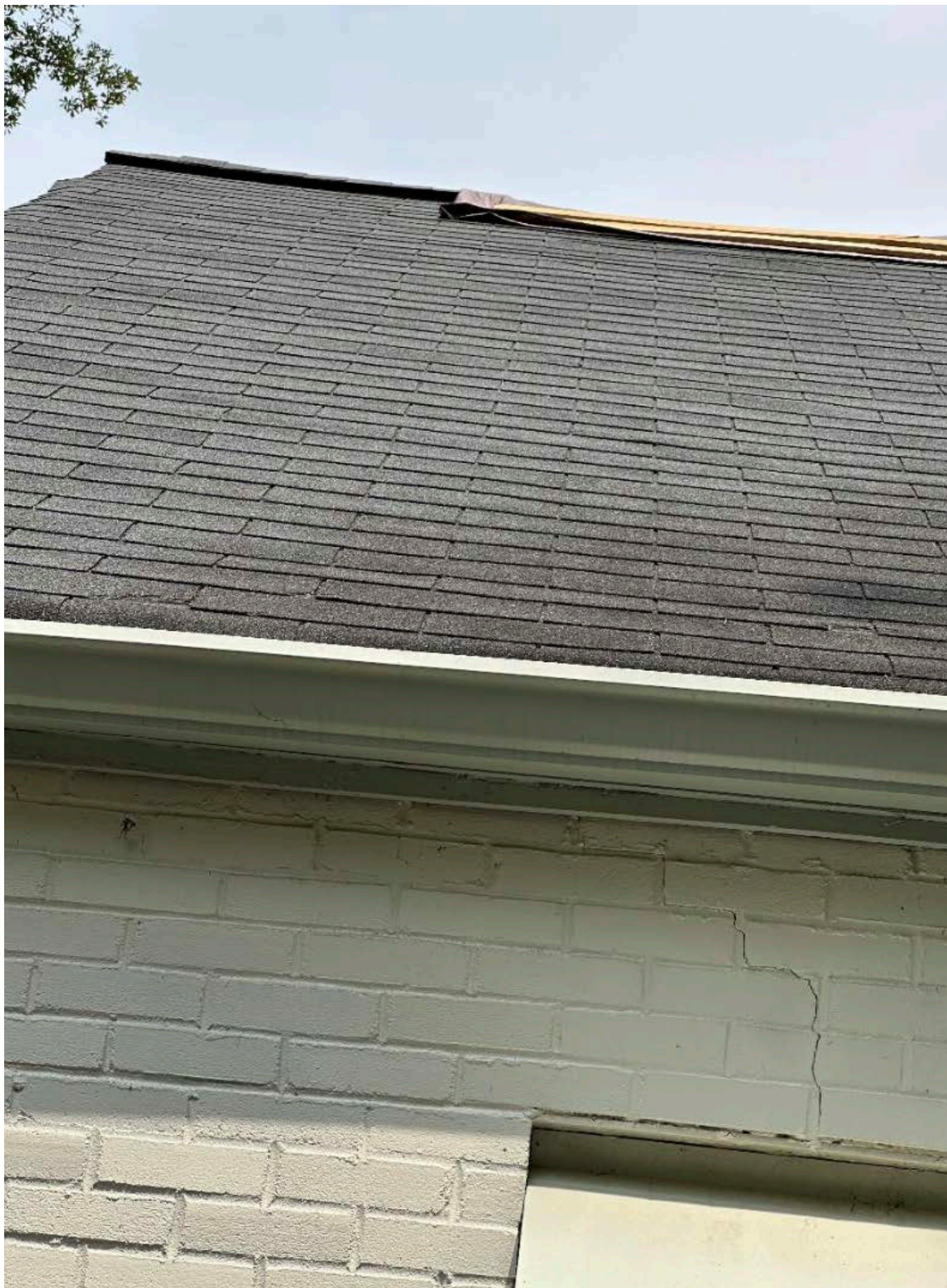
DRAWINGS BY:
LESLIE SIMPSON
404 414 7850
lsimpson@gsarchdesign.com

CONTRACTOR:
N/A

ENGINEER:
N/A

DATE:
06.10.25

PROJECT NAME:
312 N MAIN ST.
PRINT SHOP



SET	DATE
1	
2	
3	

STAMP:

SHEET NAME:
FINISH SELECTIONS

SHEET No.:
A2.2

MATERIAL AND COLOR SELECTIONS TO BE USED

REVISIONS	
Rev #1:	6/2/25
Rev #2:	
Rev #3:	
Rev #4:	
Rev #5:	
Rev #6:	

Zoning - Landscape Plan
 Scale: 1"=10'-0"
 Plan Date: 5-1-2025

312 North Main Street
 Alpharetta, GA 30009
 Drawn By: RHH

ED CASTRO
LANDSCAPE
 1125 Old Ellis Road, Roswell, Georgia 30076 (770) 998-8444

L.01

