



# DESIGN REVIEW BOARD JULY 18, 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 June 20, 2025

## 8. PUBLIC HEARING

### 1. Public Hearing Procedure

### 2. DRB250024 Parrish Construction 7905 Westside Parkway

Consideration of exterior improvements. The property is located at 7905 Westside Pky and is legally described as being in Land Lot 0751, 1st District, 2nd Section, Fulton County, Georgia.

### 3. DRB250025 Omni Med Spa 11760 Haynes Bridge Rd

Consideration of new signage. The property is located at 11760 Haynes Bridge Rd and is legally described as being in Land Lots 0695 and 0696, 1st District, 2nd Section, Fulton County, Georgia

### 4. DRB250026 Mattress Warehouse 7301 North Point Pkwy

Consideration of exterior changes and signage. The property is located at 7301 North Point Pkwy and is legally described as being in Land Lots 0687, 0686 and 0654, 1st District, 2nd Section, Fulton County, Georgia

### 5. DRB230045 Continuum Alpharetta

Consideration of Design Guide for new development. The property is located at 5555 Windward Pkwy and is legally described as being located in Land Lot 1186, 1187, 1190 & 1191 2nd District, 2nd Section, Fulton County, Georgia

## 9. ADJOURNMENT





1. MEETING ANNOUNCEMENTS

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

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 16, 2025

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

8. PUBLIC HEARING

1. Public Hearing Procedure

2. DRB250020 MPT LLP 178 South Main St

Applicant was not present at the meeting. No action was taken.

3. DRB250023 Ivy Kids 3455 Webb Bridge Rd

Applicant presented review new exterior changes.

- More Rectangular Façade.
- More Modern look.
- Provided color samples.
- No water table.
- Brick columns with wider base.
- Building Signage.

There was discussion from the Board.

- Height of porte-cochere.
- Possibility of resizing to make more proportional.
- 1/3 to 2/3 proportion for signage area.
- Roof Material.
- Building Signage.
- Dumpster enclosure.
- No monument sign.
- Light pole to be moved.

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to approve Elevations and Materials and the Building Sign with the following conditions:
  1. Regarding the porte-cochere, Applicant will increase the height of the column bases to the bottom of the window height, top the of the porte-cochere will be scaled to be one third of the total height of the porte-cochere. The sign will be scaled to fit the new size.
  2. Applicant will use a black metal roof on the flatter roof section vs. shingles.
  3. Applicant will work with Staff on a lighter paint shade than "Nearly Brown" for the body of the building.
  4. And lastly Applicant will work with Staff to upgrade landscaping.
    - Board Member Corkill seconded the motion.

- Motion carried (7-0).

4. DRB250021 **McManus 350 Brady Place**

Applicant present review of new exterior and landscaping.

- South Main LCI
- Art District area.
- Color Samples.
- Pink door.
- Green trim.
- Site Plan.
- Garden House is attached to the house by covered walkway.
- Garage is covered by breezeway.
- Parking Court material.
- Garage will be prominent feature off of Maxwell Rd.
- Landscaping.

There was no public comment.

After presentation and discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the Site Plan as presented.
  - ❖ Board Member Rowen seconded the motion.
    - Motion carried (7-0).
- ❖ Vice-Chair Schwing offered a motion to approve the Elevations and Materials as presented with the clarification that the Argyle color that was shown in the original package will not be used. The sashes will be Sherwin Williams "Extra White".
  - Board Member Palmer seconded the motion.
  - Motion carried (7-0).
- ❖ Vice-Chair Schwing offered a motion to approve the Landscaping as presented with the following condition:

Applicant will work with Staff on a permeable driveway material.

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

Chair Kramer called a five minute recess at 10:33 a.m.

Chair Kramer reconvened the meeting at 10:38 a.m.

5. **DRB250022 The Shipping Post 312 North Main St**

Applicant presented a review of new exterior, monument sign and landscape.

- **Elevations**

- Bringing back front porch feature as an enclosed conditioned space.
- Transparent, clear glass.
- Commercial storefront system.
- Vertical Mullions are located behind the wooden posts.
- Folk Victoria Style.
- Painted Brick.
- Presented color samples.
- Package Deliveries.
- Dumpster will be shared with northern neighbor.

- **Monument Sign**

- Location.
- Base painted Panda White.
- Double sided aluminum cabinet
- 1/2 inch deep acrylic letters.
- SW 2914 for background. Factory Finish.
- Rendering.
- 

- **Landscaping**

- Plant palette.
- Mulch areas.
- Creeping Phlox Wall.

- Buffer Requirements.
- Not irrigated yet.
- Screening of AC Unit.
- Plan to remove fence.
- Dumpster will be shared with the northern neighbor.

Chair Kramer read 16 Council Conditions.

There was discussion of planting spacings.

There was no Public Comment.

- ❖ Board Member Rowen offered a motion to approve the exterior improvements of the building as presented with assurance that the storefront framing will be concealed by the exterior porch detailing.
  - Board Member Palmer seconded the motion.
  - Motion carried (7-0).

There was discussion during the motion that the Applicant plans to remove the chimney.

- ❖ Board Member Owens offered a motion to approve the landscaping, for the landscape as we have discussed for the top of the wall where phlox is shown to be by itself, we recommend a variety of other evergreen things that would compliment what phlox is intended to do, without using phlox by itself and also review the massing of some of the planting so that there are broader spaces with shrubs instead of only having small amounts of them.
  - Board Member Palmer seconded the motion.
  - Motion carried (7-0).

There was discussion during the motion about varieties to compliment the phlox.

- ❖ Board Member Palmer offered a motion to approve signage as presented today.
  - Board Member Sprayberry seconded the motion.
  - Motion carried (7-0).

## 9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:24 a.m.

# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

Fee Paid      Initial: \_\_\_\_\_

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

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

Your completed submittal package should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

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

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

Business Name: Parrish Construction Group, Inc.

Location Address: 7905 Westside Parkway, Alpharetta, GA 30009

Mailing Address: 2300 Lakeview Parkway, Suite 200

City: Alpharetta      State: GA      Zip Code: 30009 - \_\_\_\_\_

Contact for All Notifications: Ana Correa

Contact Telephone: 678-382-0712 - \_\_\_\_\_      Mobile Telephone: 678-265-2625 - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_      Email: acorrea@parrishconstruction.com

Contact's Relation to Business: In-house architect

This Application For (Check all that apply):

- |                                                        |                                                              |
|--------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition                      | <input checked="" type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure           | <input type="checkbox"/> New Construction                    |
| <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 \_\_\_\_\_

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

Total Due



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: PCG Realty, LLC

Physical Address: 2300 Lakeview Parkway, Suite 200, Alpharetta, GA 30009

Mailing Address: 2300 Lakeview Parkway, Suite 200

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678-382-0712 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.

*PCG Realty, LLC is a subsidiary of Parrish Construction Group, Inc.*

Owner Name (Printed): \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Property Information:

Address (If Assigned) : 7905 Westside Parkway, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 271007510656

Land Lot(s): 751 District: 12 Section: \_\_\_\_\_

Existing Zoning of Property: O-I Existing Uses of Property: Commercial office building

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: A. Conner Date: 5.28.25

[Print Form](#)

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## DESIGN REVIEW BOARD REVIEW CRITERIA

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

Our building currently has a very traditional look with two tones of brown brick. The proposed facade updates are intended to modernize the building to better complement the contemporary architecture of surrounding commercial structures, including 2520 Northwinds II, 2500 Northwinds III and Synovus Bank. These buildings have a minimalist appearance with clean lines and light grayscale color palettes. By incorporating the proposed brick paint color and materials the building will have a fresh and more modern look.

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      Rooftop structures and building parapet are existing to remain; no changes affecting site line
- No      are proposed

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# DESIGN REVIEW BOARD REVIEW CRITERIA

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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\(B\)](#).*

Site design and streetscapes are existing to remain in this phase; (Only building facade work is currently proposed)

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](#).*

**Fenestration:** Building fenestration is existing to remain, except for the removal of (6) 6'-0"x6'-0" windows to be replaced with (2) 6'-0"x8'-8" storefront windows and (2) 12'-2"x8'-8" aluminum/glass folding doors at the back of the building- this the equivalent of 29% of the rear facade, which does not exceed the 65% allowable fenestration. The intent is for physical/visual integration of the existing building patio and adjacent Alpha Loop with the office workspace.

**Pedestrian Access:** Building pedestrian access is existing to remain.

**Materials:** The primary building material is existing brick to remain and be painted. Vertical metal wall panels are proposed to be added at the building entrance in order to match company headquarters in Perry, Ga- this is the equivalent of only 11% of the front facade materials. No more than three finish materials/colors are proposed.

**Facade:** The building facade is existing to remain, except where the above vertical metal panels are proposed at the entrance entrance and 99 SF additional fenestration is proposed at the back. Existing windows delineate the building stories.

**De Massing:** The building footprint, facade length, roof, parapet heights, etc. are existing to remain

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

Any Civil Spaces and/or Amenity Spaces are existing to remain in this phase; (Only building facade work is currently proposed)

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](#).*

Project building is existing and only building facade work is currently proposed. The building footprint will not be increased nor the site parking modified. EcoDistrict measures are not applicable.

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## DESIGN REVIEW BOARD REVIEW CRITERIA

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

*Below portion is N/A*

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 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.

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.









# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 250025

Fee Paid

Initial: JHB

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.

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2 Park Plaza  
Alpharetta, GA 30009

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

Business Name: Aja Nia 2 LLC (DBA - OMNI MEDSPA)

Location Address: 11760 Haynes Bridge Road - A

Mailing Address: 11760 Haynes Bridge Road - A

City: Alpharetta State: GA Zip Code: 30003

Contact for All Notifications: Tejas Patel (TJ)

Contact Telephone: 678-653-8696 Mobile Telephone: 904-208-8137

Fax: \_\_\_\_\_ Email: tejas@theomnispac.com

Contact's Relation to Business: owner

This Application For (Check all that apply):

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

Wall \$300.00  
Monument 400.00

(\$350.00)

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: CL ALPHA SODA CENTER GA LLC

Physical Address: 11760 HAYNES BRIDGE RD. ALPHARETTA GA 3000

Mailing Address: 3300 ENTERPRISE PKWY.

City: BEAUMWOOD State: GA Zip Code: 44122

Owner Telephone: \_\_\_\_\_ Contact Fax: \_\_\_\_\_

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

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

Owner Name (Printed): CHRIS REDDENSEN Date: 5.29.25

Owner Signature: *Chris Reddensen*

Property Information:

Address (If Assigned): \_\_\_\_\_

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_ Existing Uses of Property: \_\_\_\_\_

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

Applicant Signature: *Chris Reddensen* Date: 5/29/25

Print Form

**20"reverse channel letters  
(halo effect)letters white  
aluminum mounted on black  
aluminum background,led  
lighting coming out of back  
of letters,power supply  
mounted behind wall**



**POST IN A  
CONSPICUOUS  
PLACE**

**CITY OF ALPHARETTA, GEORGIA**  
2 PARK PLAZA  
678-297-6086

**License  
Number  
15075**

**Occupational Tax Certificate Business**  
**THIS LICENSE EXPIRES 12/31/2025**

**Business Owner:** AJA NIA 2 LLC  
**DBA:** OMNI MEDSPA  
**Address:** 11760 HAYNES BRIDGE ROAD A  
**City, State Zip:** ALPHARETTA GA 30009

**ID:** 22518

**Phone Number:** 678-653-8696

**Comments:**

**Classification:** EMPLOYEE BASED

**Date Issued:** 05/13/2025

AJA NIA 2 LLC  
1529 BENHAM DRIVE  
SNELLVILLE, GA 30078

**This License is NOT Transferable and subject to be REVOKED if abused.**



**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 Georgia Board of Nursing  
 License No. RN204593  
 Nilamben Keyurkumar Patel  
 1529 Benham Drive  
 Snellville GA 30078

**Registered Prof Nurse - Single State**

RN Expiration Date: 01/31/2027 Status: Active  
 Issue Date: 08/11/2009

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – [www.sos.ga.gov/plb](http://www.sos.ga.gov/plb).

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing  
 237 Coliseum Drive  
 Macon GA 31217  
 Phone: (404) 424-9966  
[www.sos.ga.gov/plb](http://www.sos.ga.gov/plb)

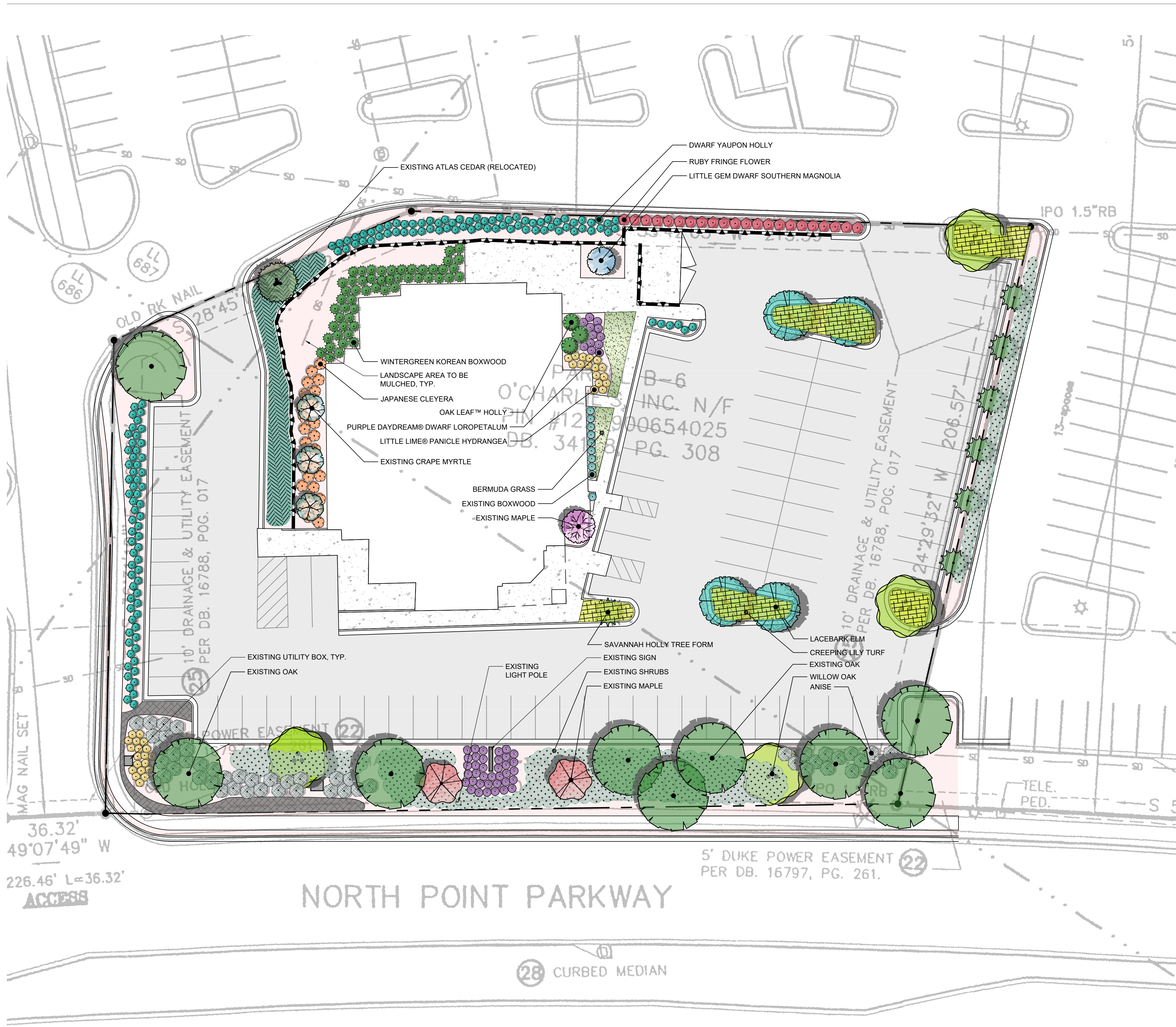
Nilamben Keyurkumar Patel  
 1529 Benham Dr  
 Snellville GA 30078



**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 Georgia Board of Nursing  
 License No. RN204593  
 Nilamben Keyurkumar Patel  
 1529 Benham Drive  
 Snellville GA 30078

**Registered Prof Nurse - Single State**

RN Expiration: 01/31/2027 Status: Active  
 Issue Date: 08/11/2009



**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>TREES</b>					
(Symbol)	1	EXISTING UNDERSTORY / EXISTING MAPLE	EXISTING		
(Symbol)	7	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY TREE FORM	B & B	3" CAL	6'-8' HT
(Symbol)	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL	6' HT. MIN.
(Symbol)	5	QUERCUS PHELLOS / WILLOW OAK	B & B	4" CAL	LIMED UP TO 7'HT
(Symbol)	4	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	3" CAL	8' HT. MIN.
<b>EXISTING TREES</b>					
(Symbol)	1	EXISTING EVERGREEN / EXISTING ATLAS CEDAR (RELOCATED)	EXISTING		
(Symbol)	2	EXISTING OVERSTORY / EXISTING MAPLE	EXISTING		
(Symbol)	9	EXISTING OVERSTORY / EXISTING OAK	EXISTING		
(Symbol)	3	EXISTING UNDERSTORY / EXISTING CRAPE MYRTLE	EXISTING		
<b>SHRUBS</b>					
(Symbol)	53	BUXUS SINICA INSULARIS 'WINTERGREEN' / WINTERGREEN KOREAN BOXWOOD	7 GAL		48" o.c.
(Symbol)	27	CLEYERA JAPONICA / JAPANESE CLEYERA	15 GAL		48" o.c.
(Symbol)	35	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	3 GAL		36" o.c.
(Symbol)	140	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	3' HT. MIN.	36" o.c.
(Symbol)	3	ILEX X 'CONAF' / OAK LEAF™ HOLLY	3 GAL		72" o.c.
(Symbol)	54	ILICICIUM PARVIFLORUM / ANISE	7 GAL		60" o.c.
(Symbol)	49	LOROPETALUM CHINENSE RUBRUM 'PHILC-III' / PURPLE DAYDREAM® DWARF LOROPETALUM	3 GAL		36" o.c.
(Symbol)	22	LOROPETALUM CHINENSE RUBRUM 'RUBY' / RUBY FRINGE FLOWER	7 GAL		48" o.c.
<b>EXISTING SHRUBS</b>					
(Symbol)	10	EXISTING SHRUB / EXISTING BOXWOOD	EXISTING		36" o.c.
<b>SHRUB AREAS</b>					
(Symbol)	3,131 SF	EXISTING EVERGREEN / EXISTING SHRUBS	EXISTING		
(Symbol)	131	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	3 GAL		30" o.c.
<b>GROUND COVERS</b>					
(Symbol)	2,425	LIRIOPE SPICATA / CREEPING LILY TURF	4" POT		10" o.c.
<b>SOD/SEED</b>					
(Symbol)	297 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		

# MANSELL CROSSING - ALPHARETTA, GA

## LANDSCAPE PLAN CONCEPT



JUN - 25 - 2025  
 1094.018



**GENERAL LANDSCAPE NOTES:**

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE AS OF COMPLETION OF SITE IMPROVEMENTS. THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

**LANDSCAPE REQUIREMENTS:**

SITE LANDSCAPE: 130 INCHES SITE DENSITY UNITS PER ACRE  
 1.34 ACRES x 130 INCHES = 174.2 INCHES REQUIRED  
 NOTE: OVERALL SITE LANDSCAPE CALCULATIONS ARE PENDING RECEIPT OF THE SURVEY.

LANDSCAPE STRIP:  
 NORTH POINT PKWY:  
 20' W LANDSCAPE STRIP, 2 ROWED PLANTINGS. (1) TREE EVERY 50 LF.

279 LF / 50 LF = 5.58 TREES REQUIRED  
 8 OVERSTORY TREES REQUIRED  
 8 EXISTING TREES TO REMAIN  
 2 TREES PROPOSED

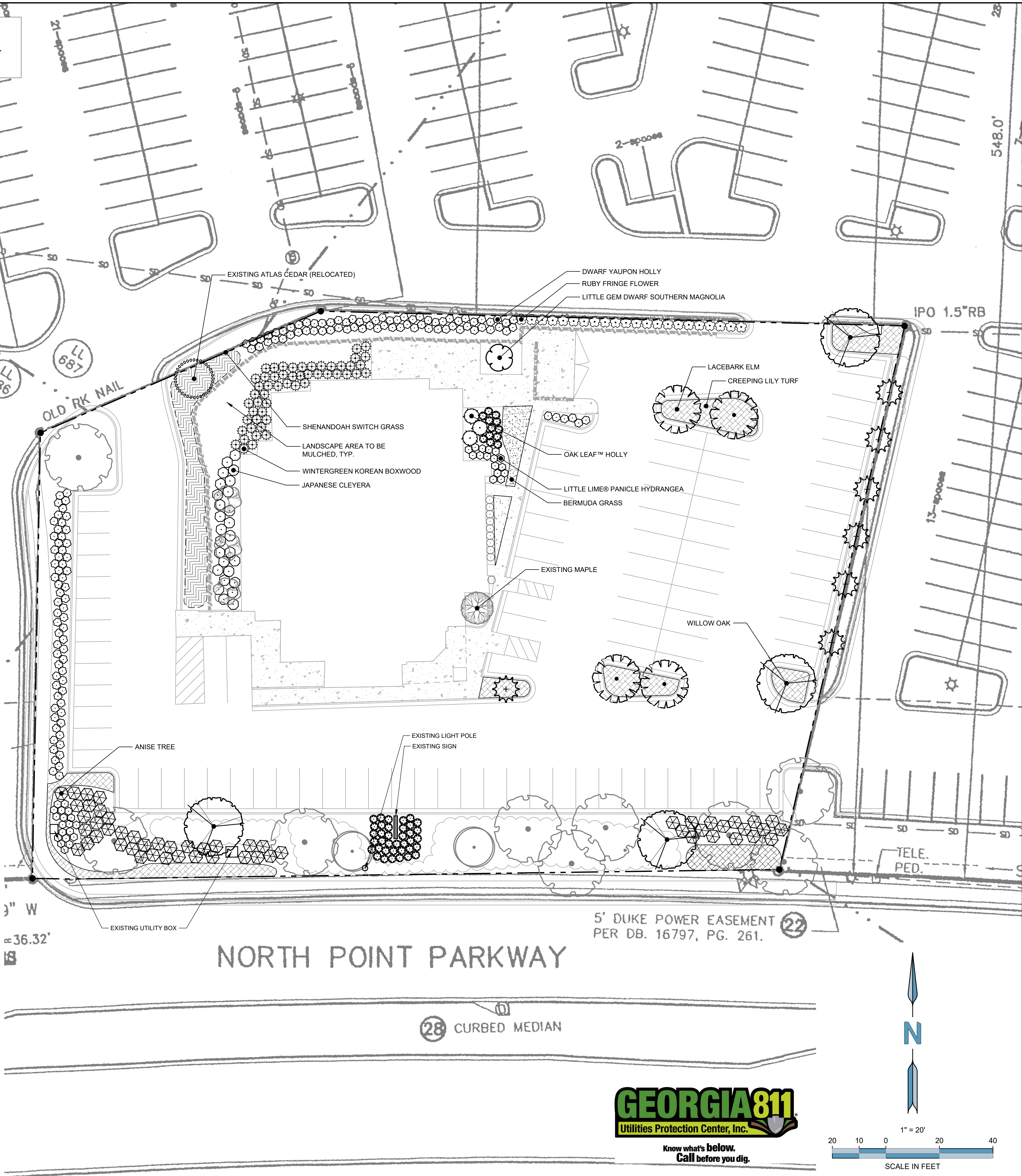
PARKING LOT LANDSCAPE: (1) TREE PER PARKING ISLAND  
 9 ISLANDS / 1 = 9 TREES REQUIRED  
 3 EXISTING TREES TO REMAIN  
 6 OVERSTORY TREES PROPOSED

FOUNDATION PLANTING: FOUNDATIONS MUST BE SCREENED WITH CONTINUOUS EVERGREEN OR SEMI-EVERGREEN SHRUB.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
<b>TREES</b>					
	7	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY TREE FORM	B & B	3" CAL	6'-8" HT
	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL	6' HT. MIN.
	4	QUERCUS PHELLOS / WILLOW OAK	B & B	4" CAL	LIMED UP TO 7HT
	4	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	3" CAL	8' HT. MIN.
<b>EXISTING TREES</b>					
	1	EXISTING EVERGREEN / EXISTING ATLAS CEDAR (RELOCATED)	EXISTING		
<b>SHRUBS</b>					
	53	BUXUS SINICA INSULARIS 'WINTERGREEN' / WINTERGREEN KOREAN BOXWOOD	7 GAL		48" o.c.
	27	CLEYERA JAPONICA / JAPANESE CLEYERA	15 GAL		48" o.c.
	35	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	3 GAL		36" o.c.
	140	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	3' HT. MIN.	36" o.c.
	3	ILEX X 'CONAP' / OAK LEAF™ HOLLY	3 GAL		72" o.c.
	54	ILICUM PARVIFLORUM / ANISE	7 GAL		60" o.c.
	49	LOROPETALUM CHINENSE RUBRUM 'PIILC-II' / PURPLE DAYDREAM® DWARF LOROPETALUM	3 GAL		36" o.c.
	22	LOROPETALUM CHINENSE RUBRUM 'RUBY' / RUBY FRINGE FLOWER	7 GAL		48" o.c.
<b>SHRUB AREAS</b>					
	131	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	3 GAL		30" o.c.
<b>GROUND COVERS</b>					
	2,892	LIRIOPE SPICATA / CREEPING LILY TURF	4" POT		10" o.c.
<b>SOD/SEED</b>					
	297 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		

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



ENGINEER:  
**FORESITE**  
 group

DEVELOPER:  
**BRIXMOR**  
 Property Group  
 1003 HOLCOMB WOODS PARKWAY  
 ROSWELL, GA 30076  
 770-442-3773  
 CONTACT: DANIEL BUSH

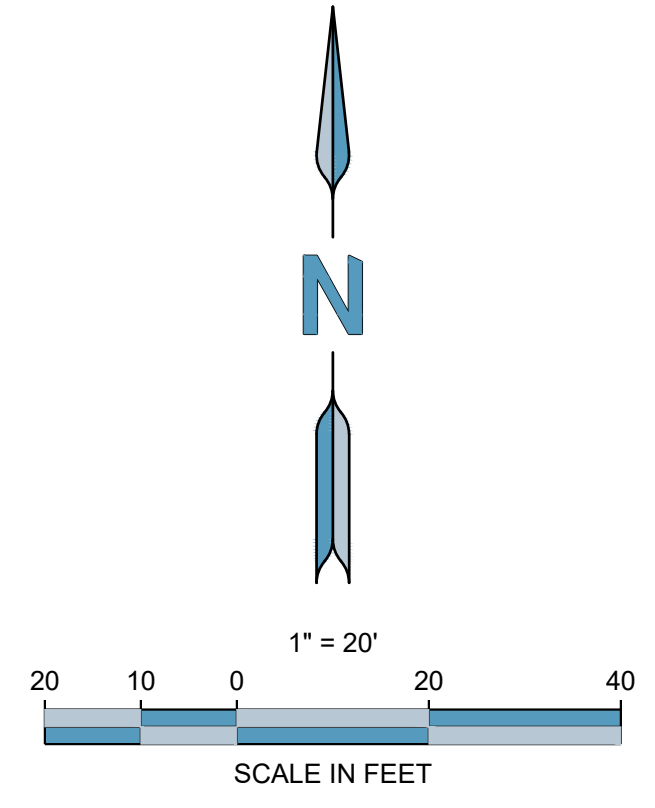
PROJECT:  
**MANSELL CROSSING**  
 7301 NORTH POINT PKWY  
 ALPHARETTA, GA 30022

SEAL:

REVISIONS	DATE

PROJECT MANAGER: MR  
 DRAWING BY: YH  
 JURISDICTION: CITY OF ALPHARETTA  
 DATE: 1" = 20'  
 TITLE:

LANDSCAPE PLAN  
 SHEET NUMBER:  
**L-1.2**  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOB/FILE NUMBER: 1094.018



10/18/2024 10:00 AM BRIXMOR PROPERTY GROUP/7301 NORTH POINT PKWY/ALPHARETTA, GA 30022/LANDSCAPE PLAN/1.2  
 10/18/2024 10:00 AM BRIXMOR PROPERTY GROUP/7301 NORTH POINT PKWY/ALPHARETTA, GA 30022/LANDSCAPE PLAN/1.2

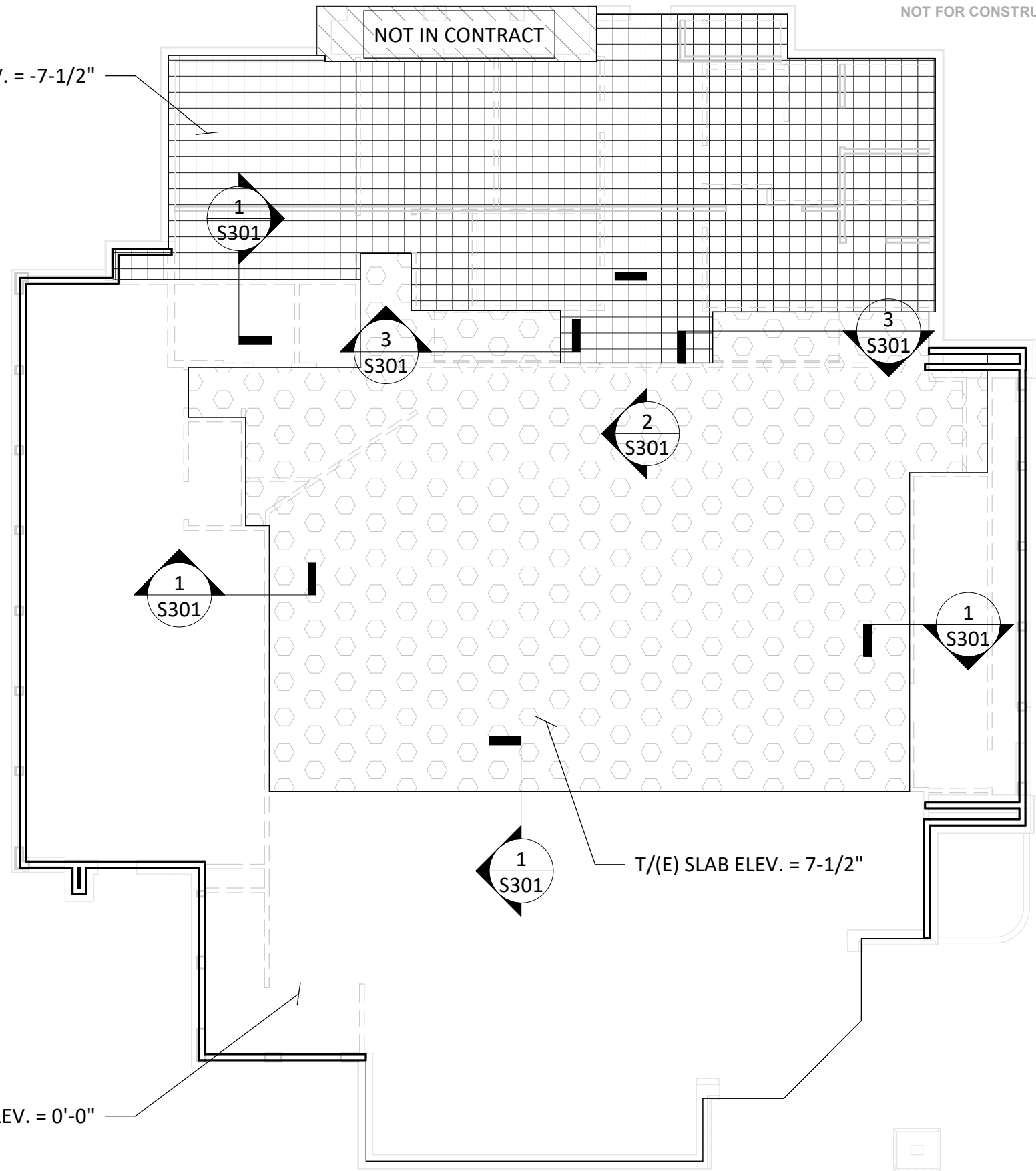




**FOUNDATION NOTES**

1. (E) DENOTES EXISTING MEMBER  
(N) DENOTES NEW MEMBER
2. SLAB ON GRADE SHALL BE PLACED ON COMPACTED SUB-GRADE & SHALL BE REINFORCED WITH 6x6-W2.1xW2.1 WWF IN FLAT SHEETS (ROLLS NOT PERMITTED). SUPPORT MESH WITH PRECAST CONCRETE SUPPORTS @ 4'-0" OC EACH WAY, 1" CLEAR FROM TOP OF SLAB. LAP MESH 2 SQUARES AT SPLICES, STAGGER SPLICES. PROVIDE MIN 10 MIL VAPOR RETARDER BENEATH FLOOR SLABS WITH JOINTS LAPPED NOT LESS THAN 12" AND TAPED.
3. PLACE CONTROL JOINTS AT COLUMN LINES & INTERMEDIATED LINES SUCH THAT AREA OF EACH PANEL DOES NOT EXCEED 144 SQUARE FEET. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINTS. AVOID LOCATING CONTROL JOINTS IN THICKENED SLABS UNDER LOAD BEARING WALLS.
4. REFER TO ARCH'L AND CIVIL DRAWINGS FOR LOCATIONS OF MOISTURE BARRIER, CURBS, EXTERIOR SLABS, DRAINAGE, RAMP, STEPS, WALKS, ETC.
5. BUILDING SLAB IS NOT DESIGNED TO SUPPORT CRANE LOADS, CONCRETE MIXING TRUCKS, OR OTHER SPECIFIC CONSTRUCTION LOADINGS.

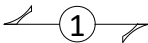
T/(E) SLAB ELEV. = -7'-1/2"



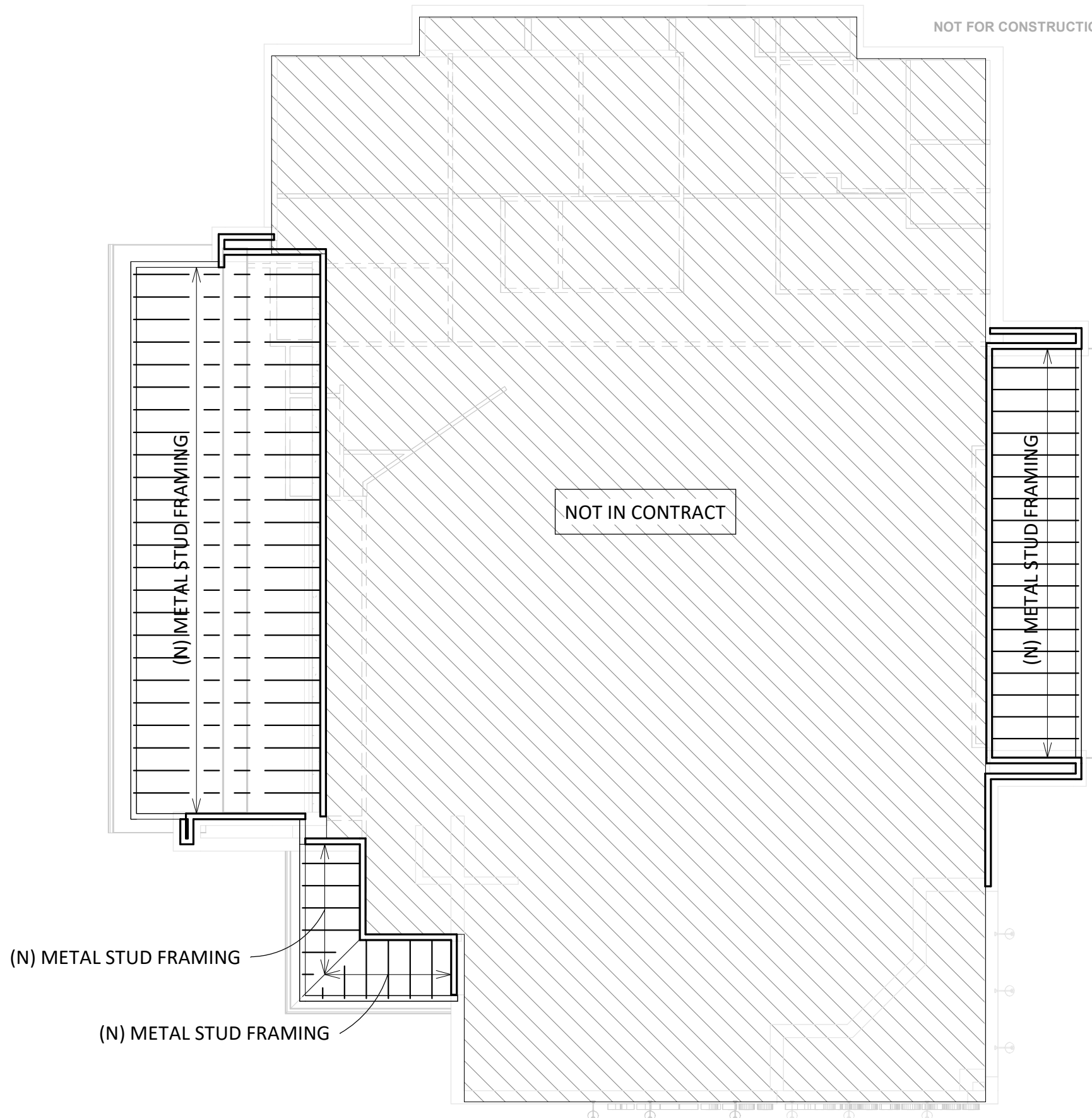
T/(E) SLAB ELEV. = 0'-0"

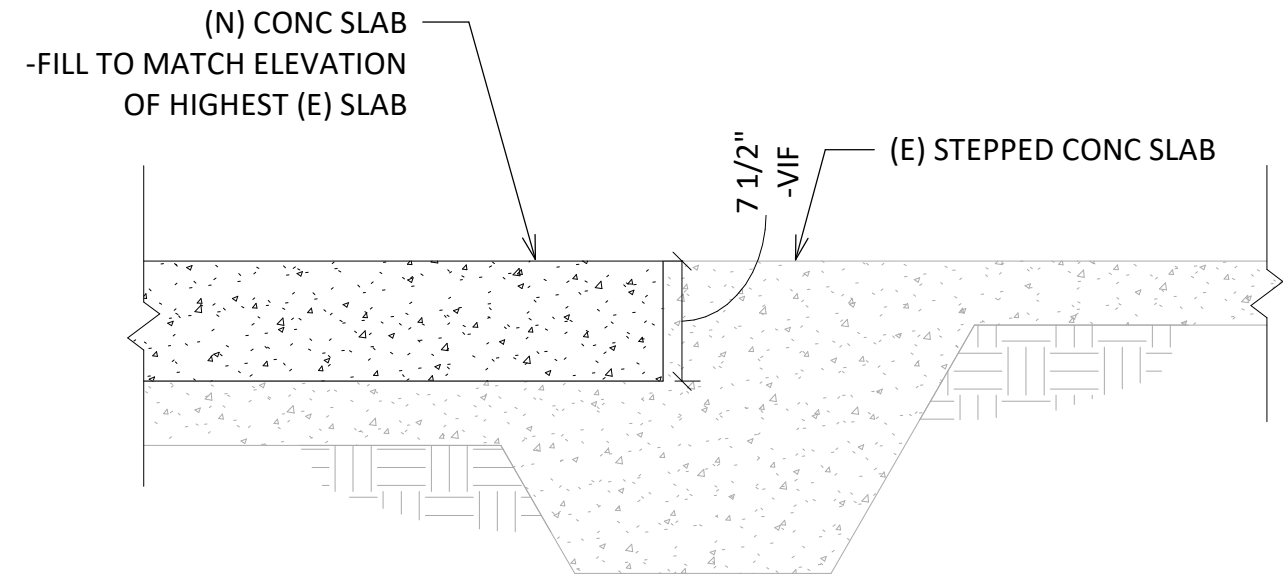
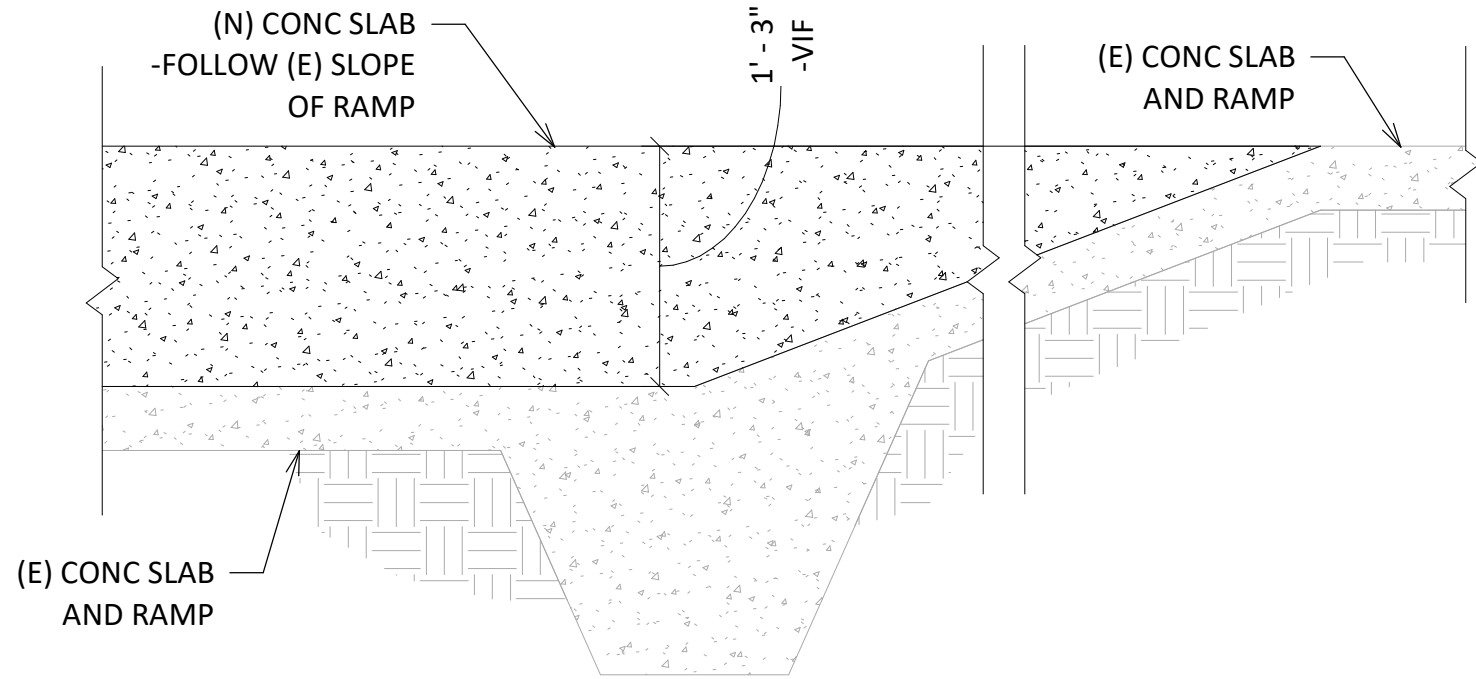
T/(E) SLAB ELEV. = 7'-1/2"

**ROOF FRAMING NOTES**

1. (E) DENOTES EXISTING MEMBER  
(N) DENOTES NEW MEMBER
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
3. COORDINATE ALL DIMENSIONS W/ ARCHITECTURAL DRAWINGS.
4.  INDICATES DIRECTION OF SPAN FOR METAL ROOF DECK. ALL ROOF DECK TO BE 22GA. 1-1/2" PAINTED WIDE-RIB METAL ROOF DECK (VULCRAFT TYPE B OR APPROVED EQUIVALENT) UTILIZING 5/8" PUDDLE WELDS IN 36/4 PATTERN AT SUPPORTS WITH (2) #10 TEK SCREWS PER SIDELAP. SUBMIT PRODUCT DATA FOR REVIEW, INCLUDING SPAN TABLES.
5. METAL DECK SHALL BE INSTALLED IN (3) SPAN LENGTHS MINIMUM.

<u>DESIGN LOAD</u>	
DEAD LOAD	20 PSF
LIVE LOAD	20 PSF





3

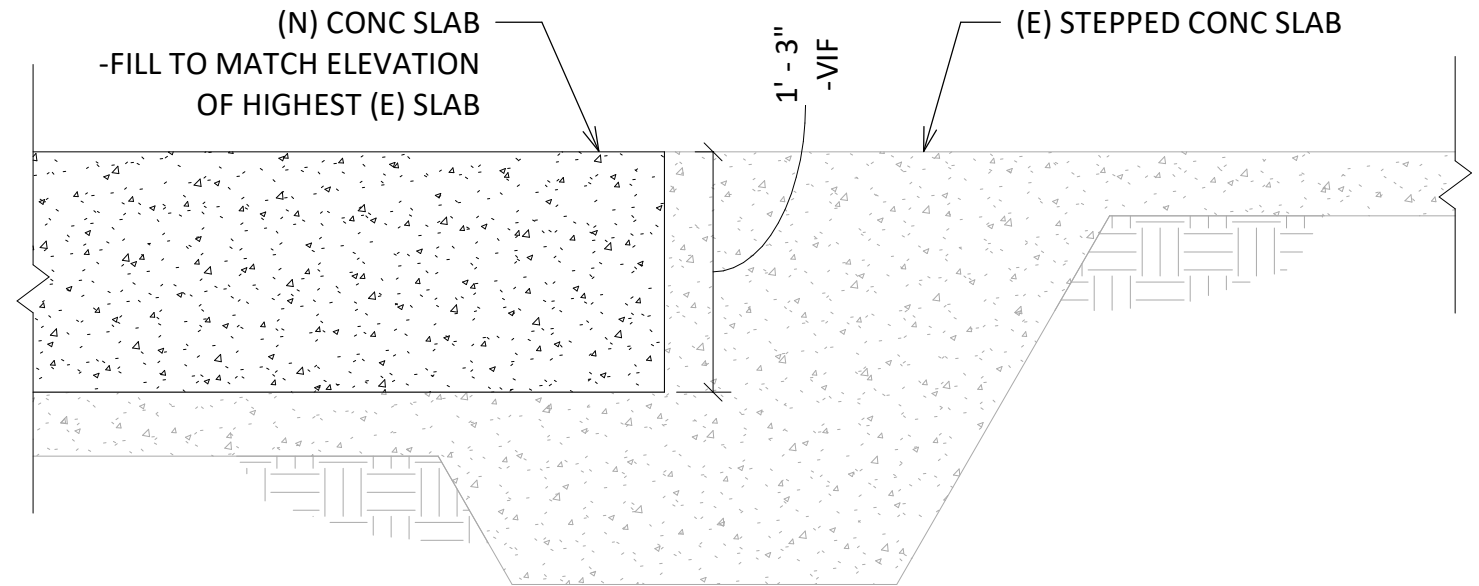
(N) CONCRETE INFILL SLAB AT (E) RAMP

1" = 1'-0"

1

(N) CONCRETE INFILL SLAB AT 7-1/2" STEP

1" = 1'-0"



2

(N) CONCRETE INFILL SLAB AT 1'-3" STEP

1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
EEFN	EXISTING EXTERIOR FINISH NOTE: PREPARE EXISTING FINISH AND ANY NEW EXTERIOR MATERIALS FOR PAINT - AT THE EXISTING AREAS WITHIN SCOPE: SUBCONTRACTOR AND / OR GC IS TO SCRAPE, POWER WASH AND PRIME FOR NEW PAINT - AT AREAS WHERE EXISTING EXTERIOR MATERIALS ARE IN NEED OF REPAIR OR ARE HEAVILY DAMAGED AND BEYOND REPAIR, REPLACE THE MATERIAL PER BASIS OF DESIGN OR AS DIRECTED BY OWNER - GC TO MATCH ALL ASSOCIATED EXTERIOR MATERIAL ELEMENTS AND COMPONENTS WITH EXISTING CONDITIONS (FOR EXAMPLE, MATCH ALL CONNECTIONS, SEALANTS, JOINTS, ETC...) - COORDINATE WITH OWNER FOR FINAL PAINT SELECTION - EXAMPLES GIVEN ARE NOT EXHAUSTIVE
GLF1	EXTERIOR GOOSENECK FASCIA MOUNTED LIGHT FIXTURE - SEE DETAILS FOR ATTACHMENT AND LOCATIONS - ATTACH PER MANUFACTURER SPECIFICATIONS - SEE BASIS OF DESIGN - REFER TO ELECTRICAL
P01	PAINT [P01] - EXISTING FINISH TO BE PAINTED - SEE BASIS OF DESIGN FOR INFORMATION REGARDING PAINT APPLIED TO EXISTING SURFACES; SEE GENERAL NOTES FOR MOCK UP PANELS AND LOCATIONS ON THE BUILDING; SEE BASIS OF DESIGN FOR PAINT SELECTION
P02	PAINT [P02] - EXISTING FINISH TO BE PAINTED - SEE BASIS OF DESIGN FOR INFORMATION REGARDING PAINT APPLIED TO EXISTING SURFACES; SEE GENERAL NOTES FOR MOCK UP PANELS AND LOCATIONS ON THE BUILDING; SEE BASIS OF DESIGN FOR PAINT SELECTION
SFS-E	EXISTING STOREFRONT SYSTEM - INCOMING TENANT SHALL REVIEW EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION
SFS-N	PROPOSED STOREFRONT SYSTEM LOCATION - TO INFILL EXISTING STOREFRONT OPENING - COORDINATE NEW SILL PER DETAILS - SEE DETAILS - SEE BASIS OF DESIGN
SGN1	BACKLIT SIGNAGE BY OTHERS - SHEATHING BACKING TO BE 5/8 FRT PLYWOOD IN LIEU OF EXT. GYP - SEE DETAILS - PROVIDE JUNCTION BOX - REFER TO ELECTRICAL - ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND LOCATIONS ARE SHOWN FOR REFERENCE ONLY
SSMR	NEW STANDING SEAM METAL ROOF - SEE GENERAL NOTES (ROOF SECTION) AND BASIS OF DESIGN (ROOFING / GUTTERS / DOWNSPOUTS) FOR ROOF INSTALL AND WARRANTY NOTES

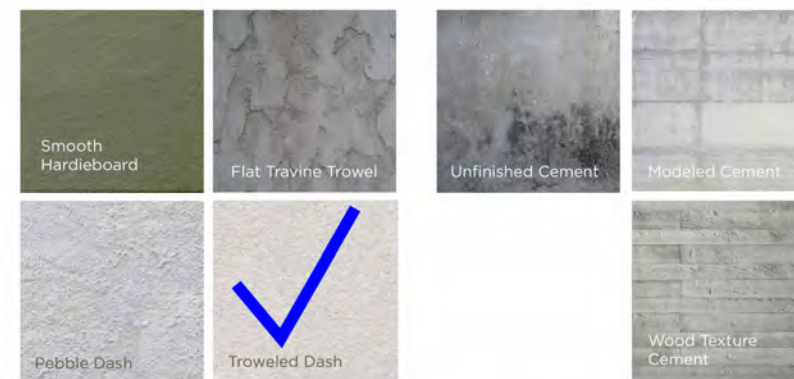
ARCHITECTURAL BRICKS



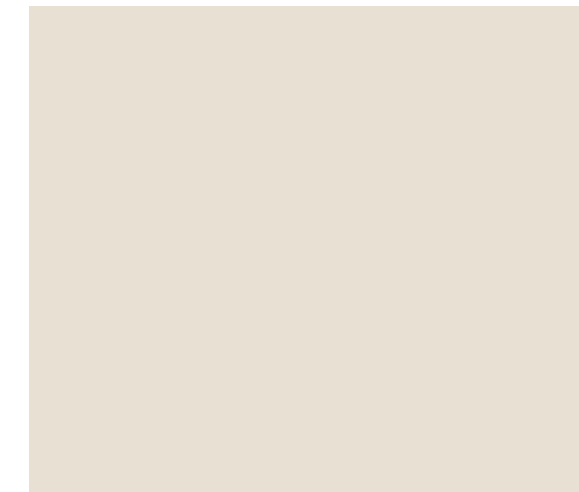
ARCHITECTURAL WOOD SIDING



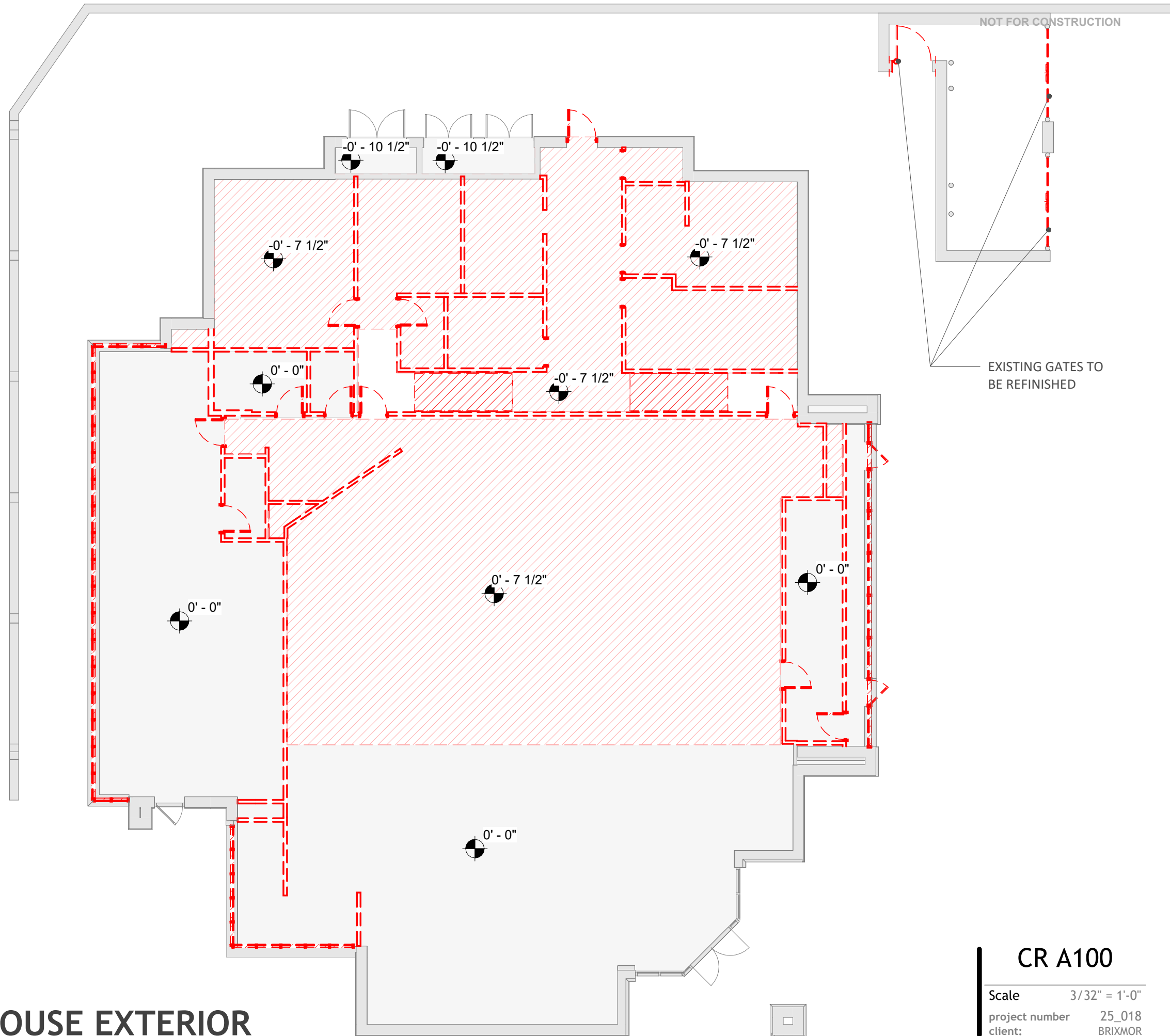
ARCHITECTURAL STUCCO



P02 - SHERWIN WILLIAMS SW 7067 "CITYSCAPE"



P01 - SHERWIN WILLIAMS SW 7042 "SHOJI WHITE"



1

01\_MAIN LEVEL - DEMO PLAN

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



DEMO FLOOR PLAN

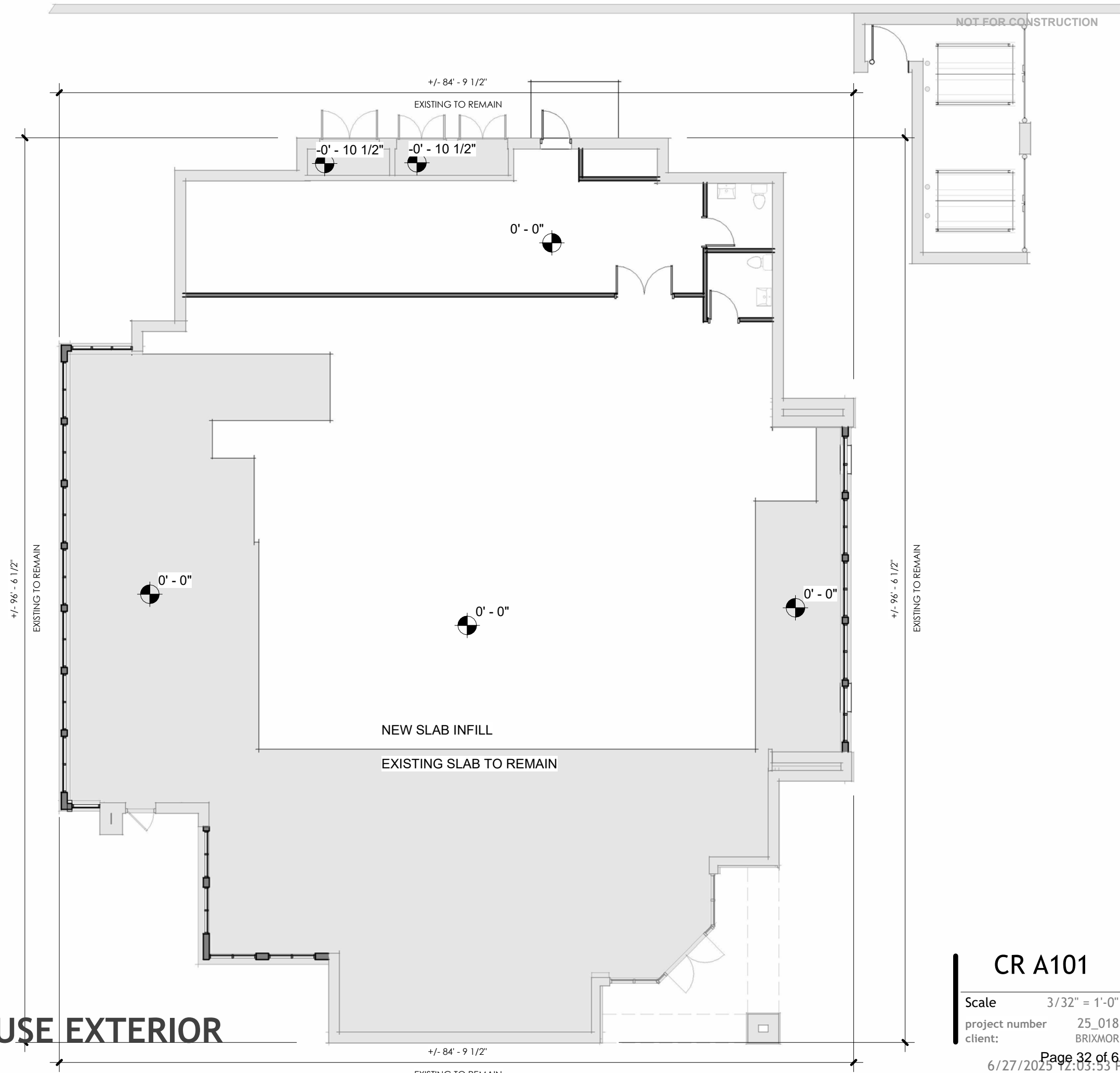
MATTRESS WAREHOUSE EXTERIOR

CR A100

Scale 3/32" = 1'-0"

project number 25\_018

client: BRIXMOR



1

01\_MAIN LEVEL - PROPOSED

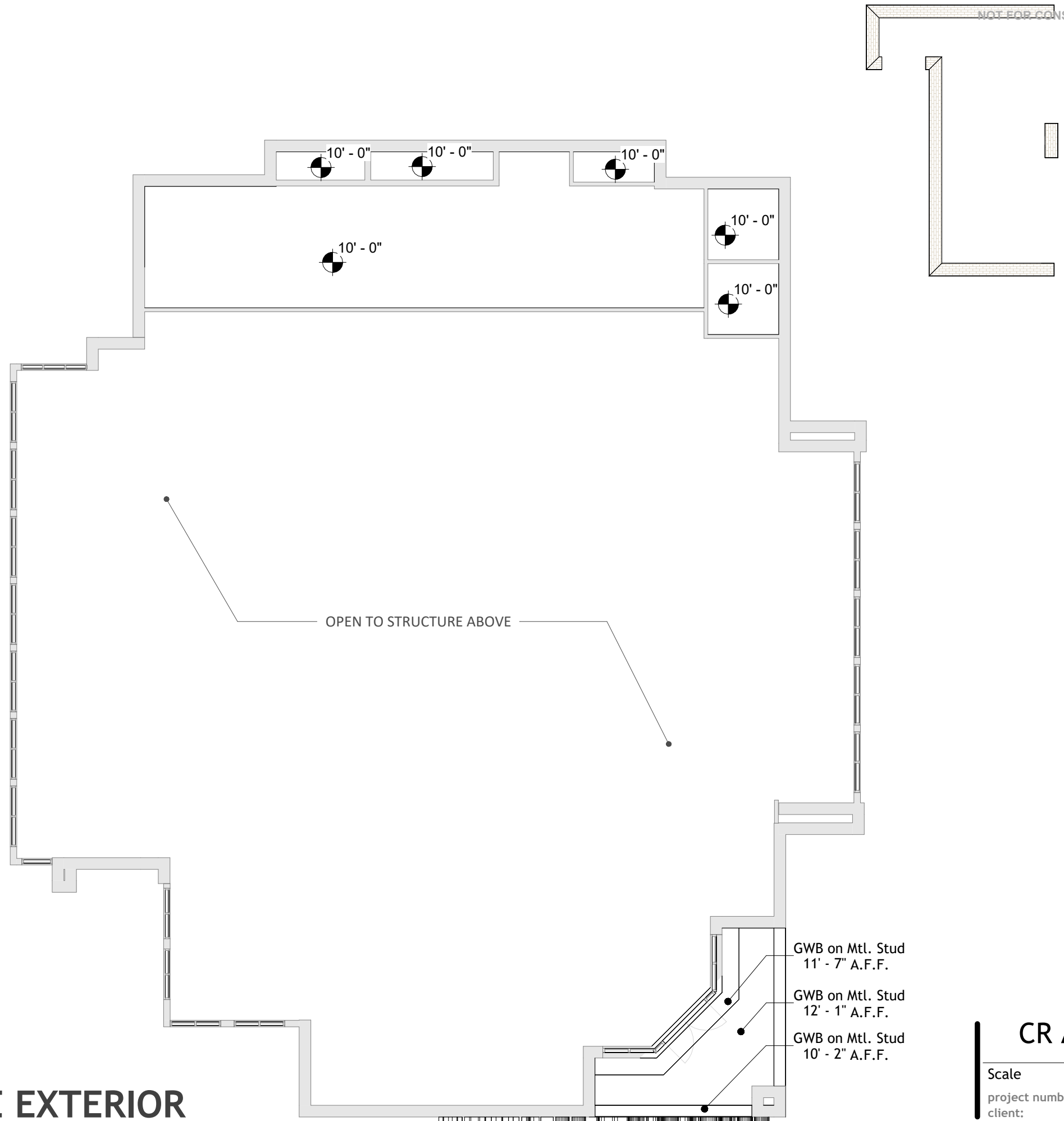
SCALE: 3/32" = 1'-0"



FLOOR PLAN

MATTRESS WAREHOUSE EXTERIOR

CR A101  
Scale 3/32" = 1'-0"  
project number 25\_018  
client: BRIXMOR



1

### REFLECTED CEILING PLAN

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

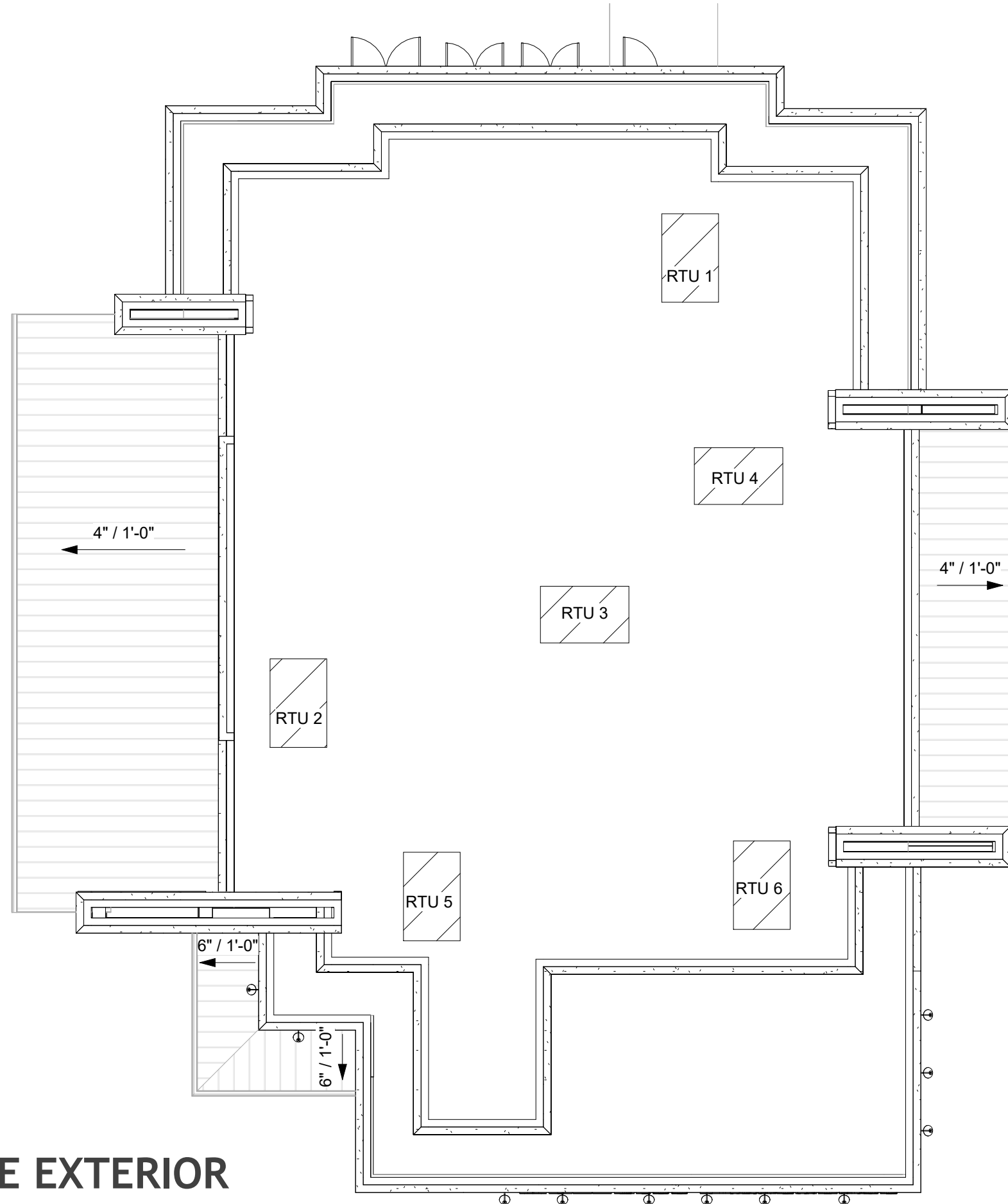


REFLECTED CEILING PLAN

## MATTRESS WAREHOUSE EXTERIOR

- GWB on Mtl. Stud 11' - 7" A.F.F.
- GWB on Mtl. Stud 12' - 1" A.F.F.
- GWB on Mtl. Stud 10' - 2" A.F.F.

**CR A110**  
Scale 3/32" = 1'-0"  
project number 25\_018  
client: BRIXMOR



1

ROOF PLAN

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



ROOF PLAN

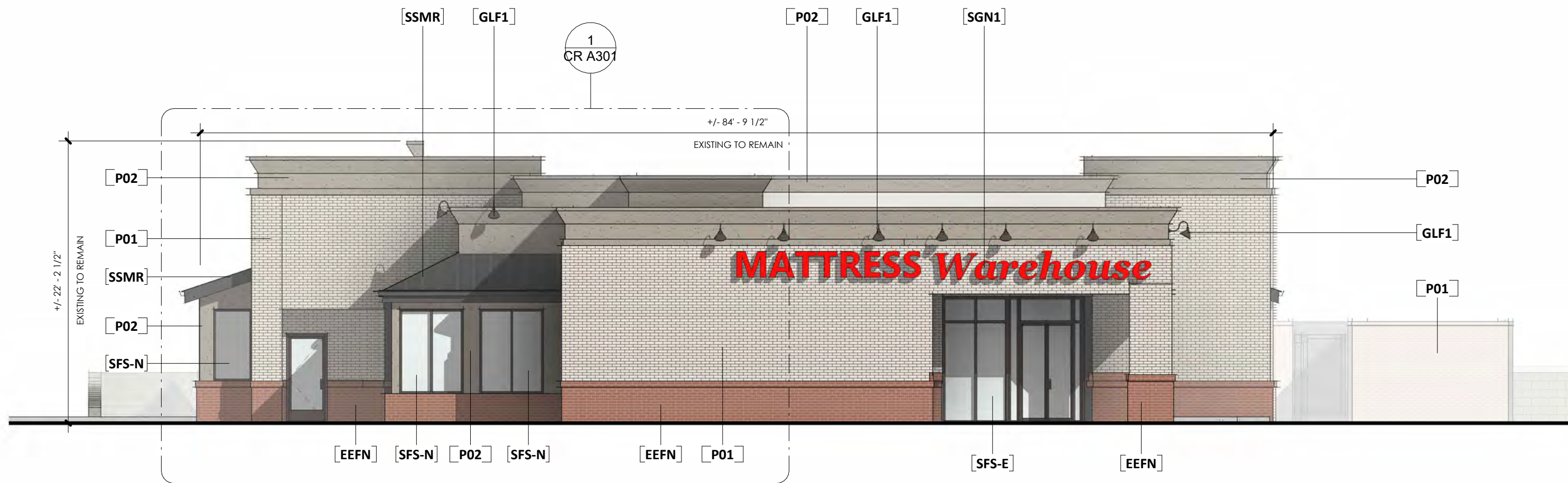
MATTRESS WAREHOUSE EXTERIOR

CR A111

Scale 3/32" = 1'-0"

project number 25\_018

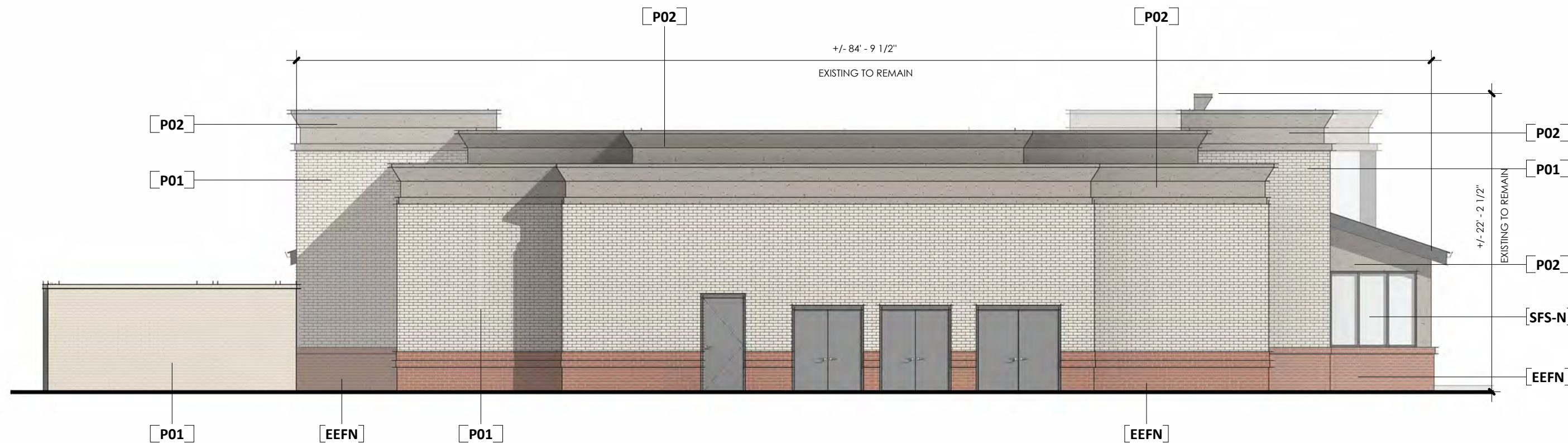
client: BRIXMOR



1

**SOUTH ELEVATION**

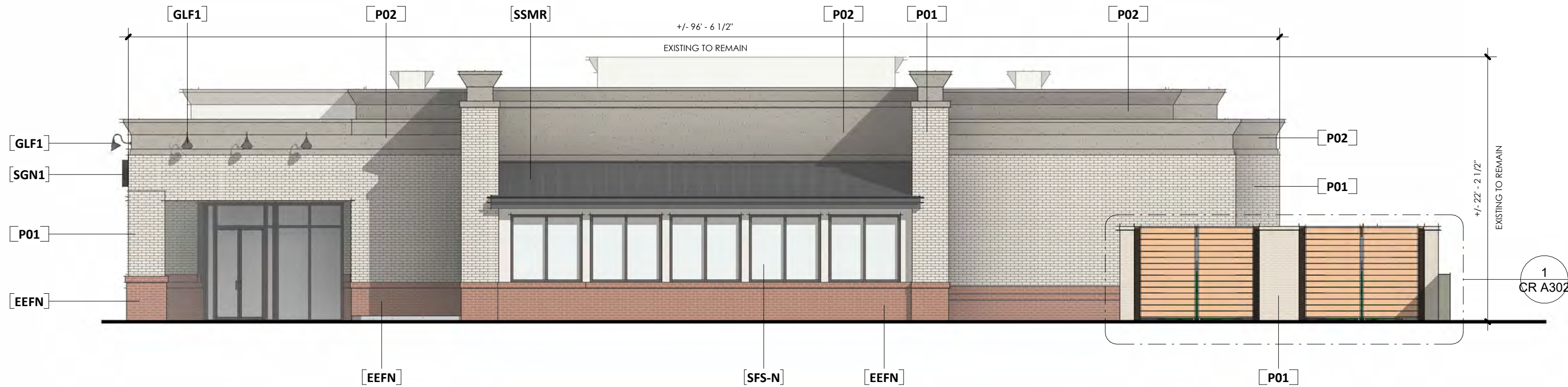
SCALE: 1/8" = 1'-0"



1

**NORTH ELEVATION**

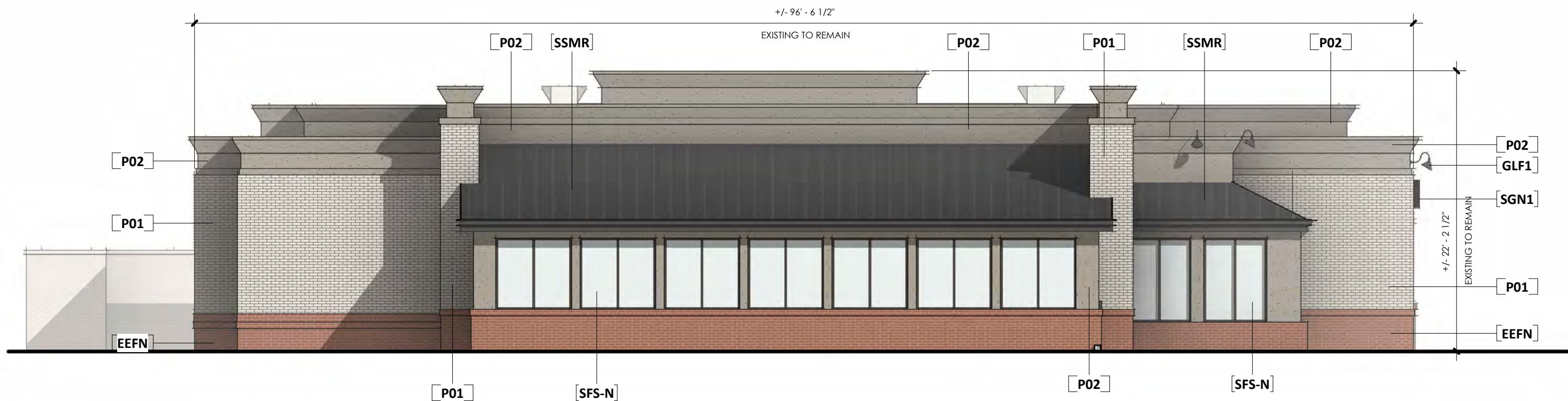
SCALE: 1/8" = 1'-0"



1

**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



1

WEST ELEVATION

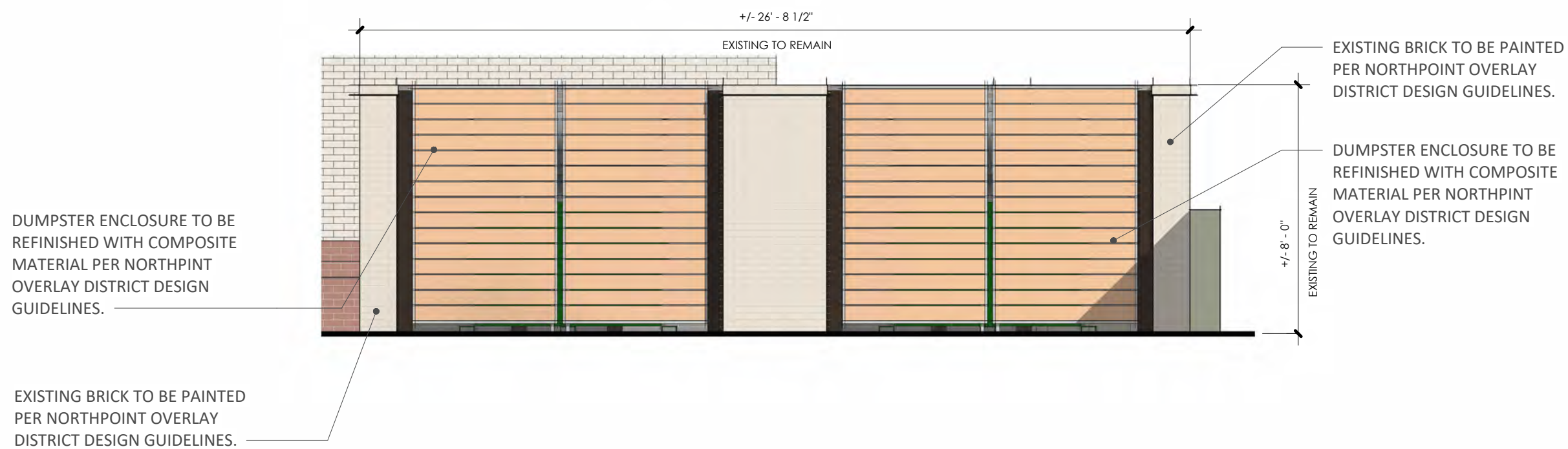
SCALE: 1/8" = 1'-0"



1

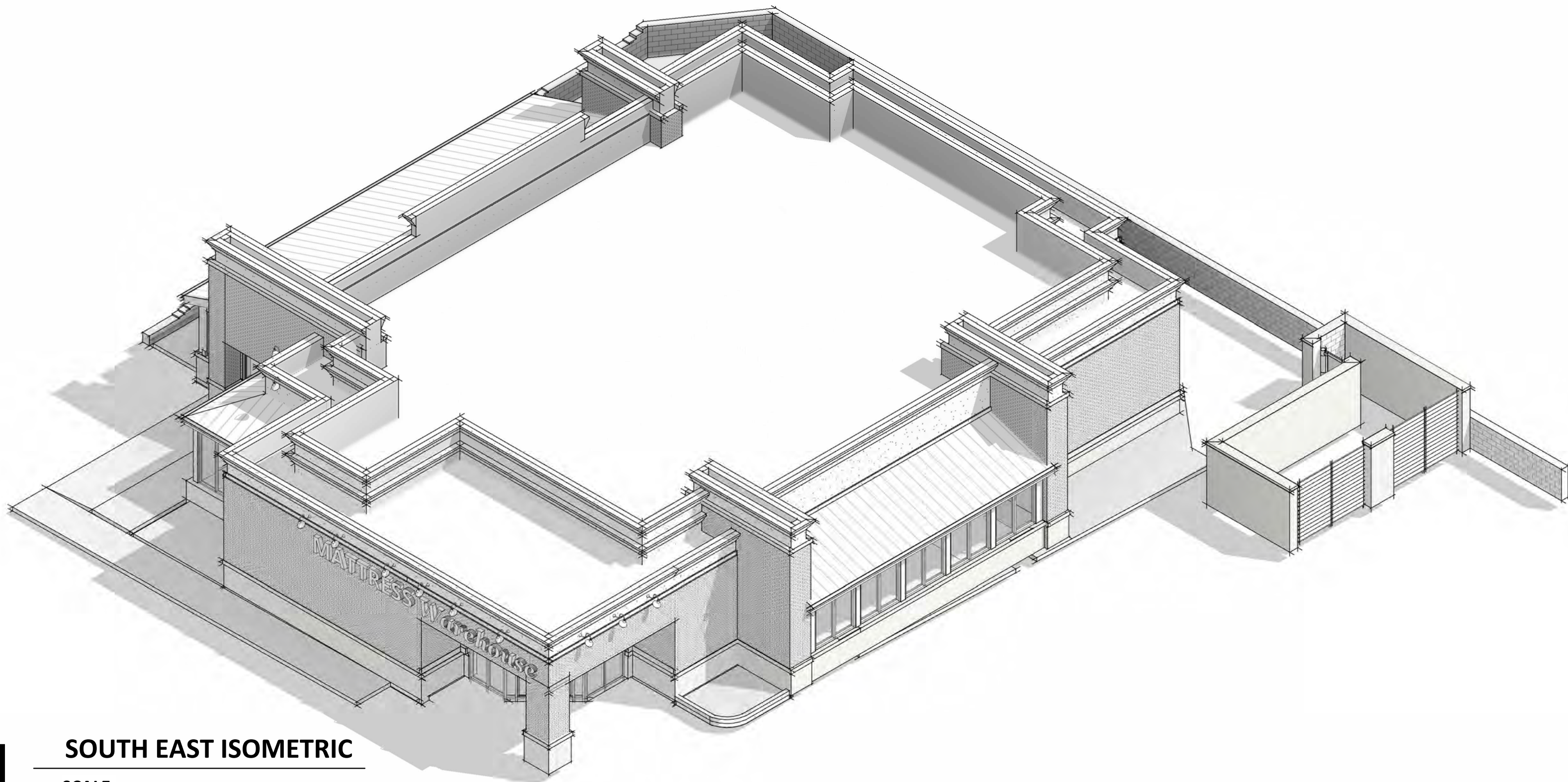
**ENLARGED ELEVATION - SOUTH**

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



# 1 ENLARGED ELEVATION - DUMPSTER ENCLOSURE

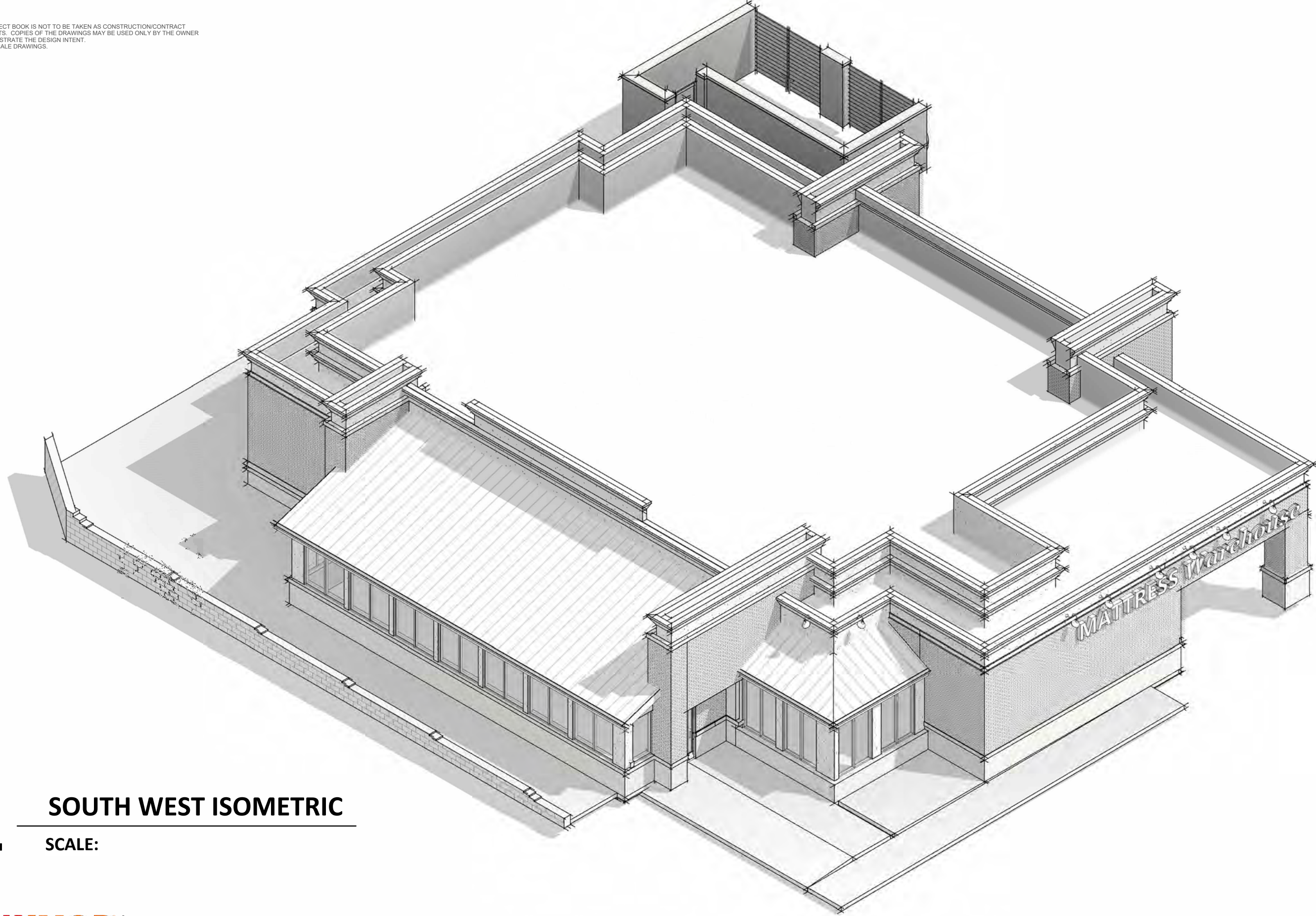
SCALE:  $1/4'' = 1'-0''$



1

**SOUTH EAST ISOMETRIC**

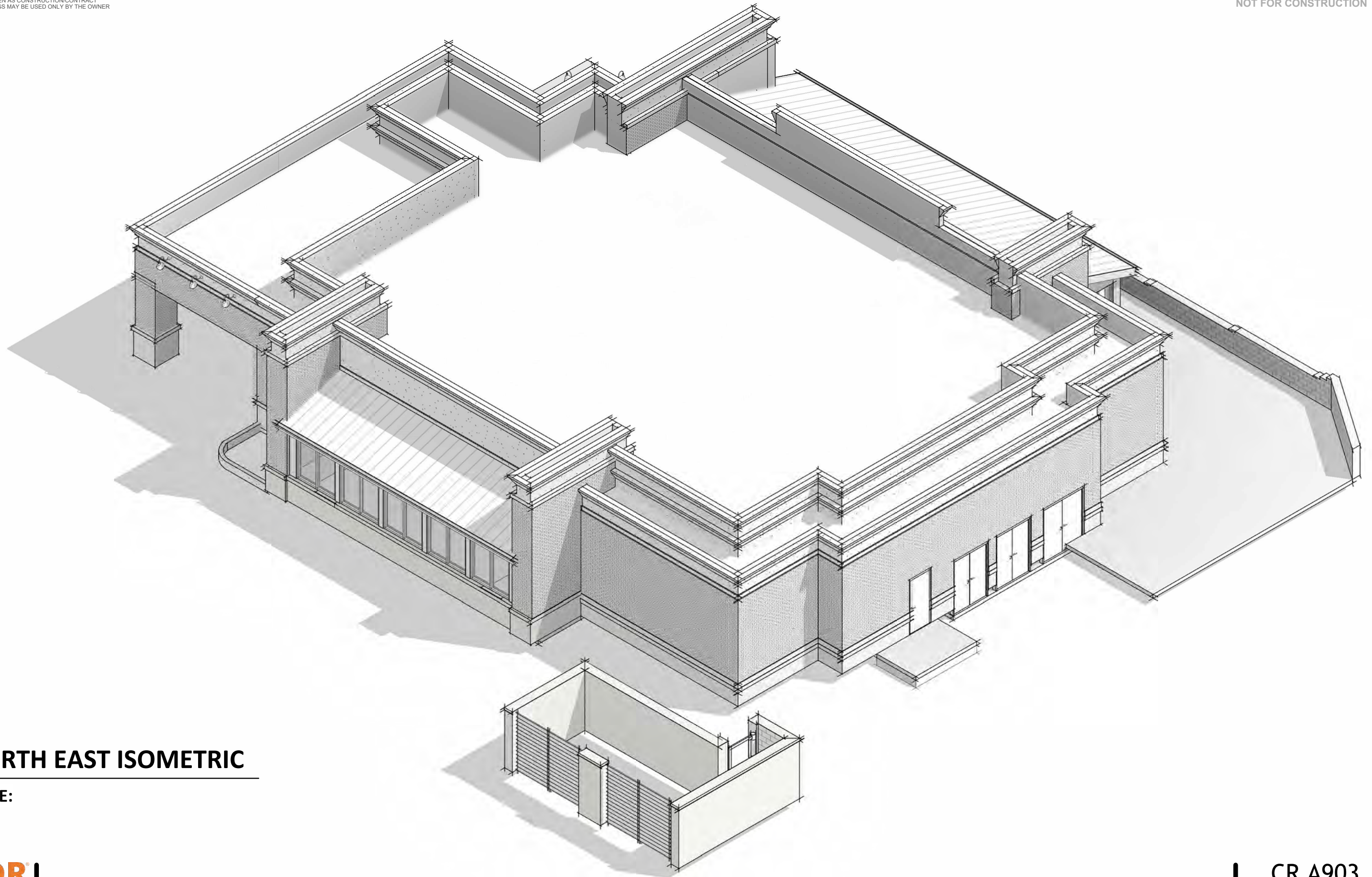
SCALE:



1

**SOUTH WEST ISOMETRIC**

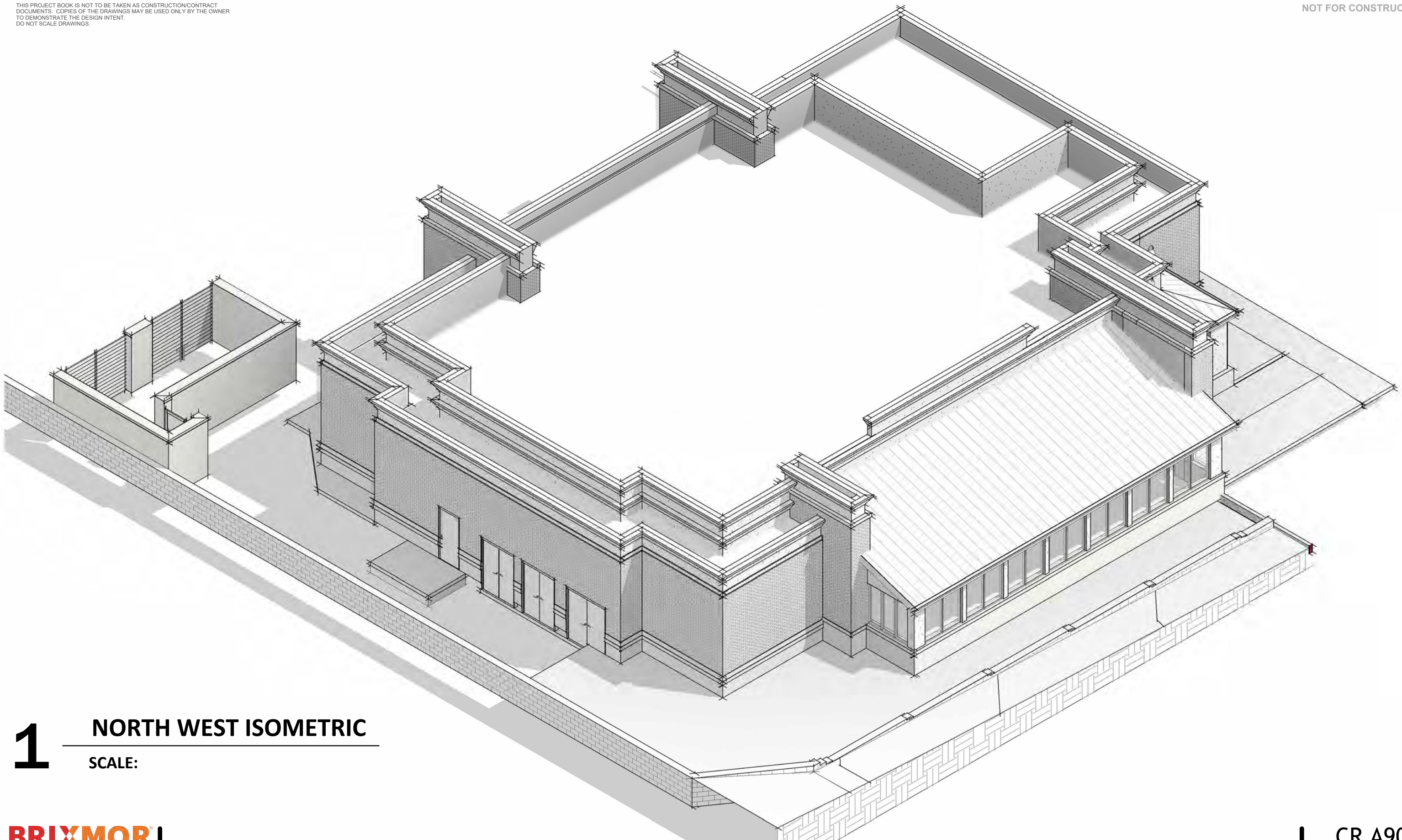
SCALE:



1

**NORTH EAST ISOMETRIC**

SCALE:



1

**NORTH WEST ISOMETRIC**

SCALE:

HVAC NOTES

- ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS, THE 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, STATE AND LOCAL AMENDMENTS, NFPA 90A, 101, 96, UNDERWIRE LABORATORIES (OR ETL) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
  - THE DRAWINGS ARE INFORMATIONAL. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDING COMPONENTS. SHOULD A CONFLICT EXIST BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING DIMENSIONS, SCALE, ETC., NOTIFY THE ARCHITECT IMMEDIATELY.
  - MATERIALS, EQUIPMENT OR LABOR NOT INDICATED, BUT WHICH CAN BE REASONABLY INFERRED TO BE NECESSARY FOR A COMPLETE INSTALLATION SHALL BE PROVIDED. THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERLINE TO INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT OR LABOR REQUIRED TO PROVIDE A SAFE, COMPLETE AND PROPERLY OPERATING SYSTEM.
  - PRIOR TO FURNISHING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR STARTING THIS WORK AND SHALL REPORT ANY DEVIATIONS, CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION.
  - SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: ALL EQUIPMENT SCHEDULED OR SPECIFIED ON THE DRAWINGS; DUCTWORK; MECHANICAL VENTILATION; REFRIGERANT PIPING; AND CONTROL WIRING SCHEMATICS CERTIFIED BY THE AIR CONDITIONING EQUIPMENT MANUFACTURER. SHOP DRAWINGS SHALL BE SUBMITTED SIMULTANEOUSLY IN ONE PACKAGE WITH EACH ITEM CLEARLY NOTED BY THE TAG USED ON THE DRAWINGS.
  - ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
  - ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
  - ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 4-YEAR MANUFACTURER'S WARRANTY FOR A 5-YEAR TOTAL WARRANTY.
  - FOR EXACT LOCATION OF OUTDOOR AIR CONDITIONING UNITS, SEE ARCHITECTURAL DRAWINGS.
  - INSTALL GRADE MOUNTED OUTDOOR AIR CONDITIONING EQUIPMENT LEVEL ON 4" THICK REINFORCED CONCRETE PAD, EXTENDING 4" BEYOND UNIT PERIMETER.
  - PROVIDE THEFT DETECTION SECURITY CASE OVER OUTDOOR CONDENSING EQUIPMENT. MECHANICAL CONTRACTOR SHALL SUBMIT CASE DESIGN TO ARCHITECT FOR APPROVAL.
  - MOUNT TOP OF THERMOSTATS 48" AFF MINIMUM TO OPERATING MECHANISM. PROVIDE CLEAR LOCKING GUARD ASSEMBLIES FOR ALL PUBLIC AREA THERMOSTATS. COORDINATE THERMOSTAT LOCATIONS WITH OTHER TRADES. ALL THERMOSTATS SHALL BE ADA COMPLIANT.
  - ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.
  - EQUIPMENT THAT PRODUCES CONDENSATE AND IS LOCATED ABOVE CEILING OR IN ATTICS SHALL BE INSTALLED WITH AN AUXILIARY DRAIN PAN BEHIND ANY COMPONENT THAT MAY PRODUCE CONDENSATE. IN THE COOLING COIL OVERFLOW DRAIN LINE, PROVIDE AN ELECTRONIC WATER LEVEL DETECTION DEVICE (CONFORMING TO UL508) WIRED TO SHUT DOWN THE UNIT UPON DETECTION OF LIQUID. ON DOWNDRAW UNITS AND OTHER EQUIPMENT THAT DO NOT HAVE A SECONDARY WATER LEVEL, INSTALL A WATER LEVEL MONITORING DEVICE INSIDE THE PRIMARY DRAIN PAN WIRED TO SHUT DOWN THE UNIT SHOULD THE PRIMARY DRAIN BECOME RESTRICTED.
  - ALL PIPE AND DUCT PENETRATIONS OF FIRE AND/OR SMOKE-RATED ASSEMBLIES SHALL BE FIRE-STOPPED AS REQUIRED TO RESTORE THE ASSEMBLY TO ITS ORIGINAL RESISTANCE. FIRE DAMPER PRODUCTS SHALL BE AS MANUFACTURED BY TRUSSLO, VETS, SA, SO, NIELSON OR APPROVED EQUAL.
  - ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS DAMPERS, VALVES, ETC. COORDINATE EXACT LOCATION OF ALL ACCESS PANELS WITH THE ARCHITECT DURING THE SHOP DRAWING PROCESS.
  - ALL MECHANICAL EQUIPMENT SHALL BE LABELED WITH A SEMI-RIGID PLASTIC LABELING INMEDIATE WITH 2" HIGH WHITE LETTERS ON A BLACK BACKGROUND SECURELY AFFIXED TO THE EQUIPMENT. THE LABELING SHALL SHOW THE EQUIPMENT TAG USED ON THESE DRAWINGS. THE LABELING ON THE OUTDOOR EQUIPMENT SHALL INDICATE THE DRILING UNIT NUMBER IT SERVES AS WELL AS THE EQUIPMENT ID TAG.
  - REFER TO ARCHITECTURAL PLANS FOR FLOOR AND CEILING ASSEMBLY UL DETAILS AND DETAILS.
  - ALL MATERIALS EXPOSED WITHIN HVAC PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING INDEX OF NOT MORE THAN 50 UNLESS OTHERWISE ALLOWED BY CODE.
  - UNLESS NOTED OTHERWISE, ROOF MOUNTED FLUE CAPS/WINDSE HOODS SHALL BE FURNISHED WITH THE EQUIPMENT IT SUPPORTS (SUBMIT WITH SHOP DRAWINGS).
- MECHANICAL ELECTRICAL COORDINATION**
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN. SHOP DRAWING SUBMITTALS SHALL CLEARLY STATE THAT THE ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR.
  - ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS AND THE ELECTRICAL DRAWINGS.
  - PROVIDE ALL SYSTEM CONTROLS AND ASSOCIATED CONTROL AND INTERLOCK WIRING FOR COMPLETE AND OPERABLE SYSTEMS. SEE DIVISION 26 - ELECTRICAL. COORDINATE POWER AND FIRE ALARM REQUIREMENTS OF ALL COMBINATION FIRE/SMOKE DAMPERS AND SMOKE DAMPERS WITH THE ELECTRICAL CONTRACTOR.
  - ALL REQUIRED CONTROL WIRING (INCLUDING POWER WIRING REQUIRED FOR CONTROL PANELS, DEVICES, ETC.) NOT INDICATED ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLENUM SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS.
  - UNLESS NOTED OTHERWISE, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED WITH THE EQUIPMENT IT SERVES AND INSTALLED BY THE MECHANICAL CONTRACTOR. MOTOR SWITCHES FOR HVAC EQUIPMENT SHALL BE FURNISHED WITH THE MOTOR OR APPROVED WHICH IT OPERATES. MOTOR SWITCHER INSTALLATION SHALL BE BY THE DIVISION 26 CONTRACTOR.
- DUCTWORK**
- ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS, LATEST EDITION, AND IMC CHAPTER 4. ALL JOINTS AND SEAMS IN ALL SHEETMETAL DUCTWORK SHALL BE SEALED WITH DUCT SEALER.
  - SUPPLY AND RETURN AIR DUCTWORK - SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL. DUCT SHALL BE CONSTRUCTED TO SMACNA STANDARDS AND SHALL BE INSTALLED UNLESS NOTED OTHERWISE.
  - ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENT TO STRUCTURE SHALL BE PER SMACNA STANDARDS.
  - FLEXIBLE DUCTWORK SHALL BE THERMOFLEX M-HE (ALL 101 LISTED, CLASS 1 FLEXIBLE AIR DUCT) OR EQUAL. AIR CONNECTORS ARE NOT ACCEPTABLE. FLEX DUCT DIAMETER SHALL MATCH DEVICE NECK DIAMETER. FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRUMPS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED. ROUND AND FLEXIBLE SUPPLY AIR DUCTWORK SHALL BE CONNECTED TO MAIN DUCTS WITH A 90° TYPE FITTING.
  - DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
  - INSTALL FIRE DAMPERS IN ALL INTAKES AND FLOOR PENETRATIONS. FIRE DAMPERS SHALL BE THE DYNAMIC TYPE WITH BLADES OUT OF THE AIRSTREAM WHERE POSSIBLE. ALL FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF U.L. 555. REFER TO THE ARCHITECTURAL DRAWINGS FOR UL ASSEMBLIES.
  - INSTALL SMOKE DAMPERS IN ALL DUCT PENETRATIONS THROUGH SMOKE RATED WALLS, INTERIOR DUCTS PERFORATING WALLS AND ARCHITECTURAL SHIFTS THAT CARRY BOTH FIRE AND SMOKE RISINGS. THE DAMPERS INSTALLED SHALL BE COMBINATION FIRE AND SMOKE DAMPERS. ALL SMOKE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF U.L. 555. ALL COMBINATION FIRE AND SMOKE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF U.L. 555 AND U.L. 555S.
  - DUCT ACCESS DOORS: PROVIDE ACCESS DOORS IN DUCTWORK AT EACH FIRE, COMBINATION FIRE/SMOKE AND SMOKE DAMPER LOCATION.
  - PROVIDE ALL OUTDOOR AIR INTAKES AND EXHAUST OPENINGS WITH MOTORIZED OR GRAVITY DAMPERS IN ACCORDANCE WITH THE LOCAL ENERGY CODE. DAMPERS SHALL CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
  - LOCATIONS OF GRILLES, REGISTERS, AND DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH LIGHTS, CEILING GRID, ETC. AND ARCHITECTURAL REFLECTED CEILING PLAN.
  - ALL AIR HANDLING EQUIPMENT SUPPLYING OVER 2000 CFM SHALL BE EQUIPPED WITH A DUCT MOUNTED SMOKE DETECTOR WHICH SHALL BE WIRED TO SHUT THE UNIT DOWN ON DETECTION OF SMOKE.
- INSULATION**
- DUCT INSULATION:**
    - DUCT WINDUP SHALL BE UL LISTED FIBERGLASS BLANKET INSULATION WITH FOIL VAPOR BARRIER, JOINTS MANVILLE MICROULTE 10 OR EQUAL. PUNCTURES AND TENS IN THE FOIL JACKET SHALL BE PATCHED WITH FOIL TAPE TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER. INSULATE SHEET METAL DUCTWORK IN THE THICKNESSES AND DENSITIES AS LISTED BELOW.
      - SHEET METAL SUPPLY AND OUTSIDE AIR DUCTWORK: 2" THICK, 1 LB/FT<sup>3</sup> DENSITY, R-6 MINIMUM INSTALLED.
      - SHEET METAL RETURN DUCTWORK IN NON-AIR CONDITIONED AREAS (SUCH AS INTERSTITIAL SPACES AND FLOOR/CEILING ASSEMBLIES): 2" THICK, 1 LB/FT<sup>3</sup> DENSITY, R-6 MINIMUM INSTALLED.
      - ALL SHEET METAL DUCTWORK LOCATED OUTSIDE OF THE THERMAL ENVELOPE OF THE BUILDING (INCLUDING CRAWL SPACES AND ATTIC SPACES): 3" THICK, 1 1/2" LB/FT<sup>3</sup> DENSITY, R-6 MINIMUM INSTALLED.
    - DUCT LINER FOR ACOUSTICS: LINE ALL SHEETMETAL DUCTWORK A MINIMUM OF 1/2" (OR AS INDICATED) UPSTREAM AND DOWNSTREAM OF ALL AIR HANDLING UNITS. DUCT LINER SHALL BE 1/2" THICK, MINIMUM R-6 OR GREATER WHERE REQUIRED BY APPLICABLE ENERGY CODE, JOINTS MANVILLE LINCOSUSTIC RC OR EQUAL. THE LEADING EDGE OF THE DUCT LINER SHALL HAVE A SHEETMETAL MOLDING. LINED DUCTWORK DOES NOT REQUIRE ADDITIONAL EXTERIOR INSULATION WHERE LINER MEETS REQUIRED R-VALUES.
  - PIPE INSULATION:**
    - REFRIGERANT SUCTION PIPING INSULATION SHALL BE FLEXIBLE ELASTOMERIC TUBING, AP/ANAFLEX PIPE INSULATION WITH REINFORCED LIP SEAL AS MANUFACTURED BY FRANKELL OR EQUAL. INSULATION SHALL BE 1/2" THICK. INSULATION SHALL BE SLID OVER PIPING FROM ONE END BEFORE PIPE ENDS ARE JOINED AND SHALL NOT BE SLIT OR CUT. ALL JOINTS AND SEAMS SHALL BE SEALED WEATHER-TIGHT. FINISH COAT FOR FLEXIBLE ELASTOMERIC INSULATION INSTALLED OUTDOORS SHALL BE WATER-BASED LATEX ENAMEL DESIGNED FOR USE OVER ALL FORMS OF FLEXIBLE ELASTOMERIC INSULATION. FINISH COAT SHALL PROVIDE A PROTECTIVE FINISH SUITABLE TO BOTH INDOOR AND OUTDOOR APPLICATIONS, FORMULATED FOR COLD WEATHER FLEXIBILITY TO RESIST CRACKING AND WEATHER-RESISTANT TO ULTRAVIOLET (UV) AND COULDS. COATING SHALL BE APPLICABLE TO FINISH OR EQUIVALENT.
- PIPING**
- REFRIGERANT PIPING SHALL BE TYPE L OR ACR (AIR CONDITIONING AND REFRIGERATION FIELD SERVICE) COPPER TUBING WITH BRIZED JOINTS.
  - REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTIVE CAPS.
  - CONDENSATE FROM ALL AIR CONDITIONING EQUIPMENT SHALL BE TRAPPED AND ROUTED TO THE NEAREST PLUMBING DRAIN. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC (EXCEPT INSULATED TYPE M COPPER IN HVAC PLENUMS). CONDENSATE SHALL BE PUMPED AS REQUIRED.
  - PIPING AT EQUIPMENT SHALL BE SUPPORTED SO THAT NO PIPING OR ACCESSORY LOAD IS CARRIED BY THE PUMP OR EQUIPMENT.
  - ALL PIPING ABOVE GRADE SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. PIPING HANG FROM JOISTS SHALL BE HANG FROM THE 2ND CHORDS OF THE JOISTS.

PACKAGED ROOFTOP A/C UNIT - EXISTING TO BE REUSED

TAG	SERVES	NOM. TONS	TOTAL CFM	O/A CFM	MIN ESP	MAX. FAN HP	COOLING		HEATING		ELECTRICAL DATA			ACCESSORIES
											VOLT/PH.	MCA	MOCP	
RTU-1	STORAGE WAREHOUSE	5	2000	810										SEE ELECTRICAL DRAWINGS
RTU-2	STORAGE WAREHOUSE	10	4000	590										SEE ELECTRICAL DRAWINGS
RTU-3	STORAGE WAREHOUSE	10	4000	810										SEE ELECTRICAL DRAWINGS
RTU-4	STORAGE WAREHOUSE	5	2000	485										SEE ELECTRICAL DRAWINGS
RTU-5	STORAGE WAREHOUSE	5	2000	485										SEE ELECTRICAL DRAWINGS
RTU-6	STORAGE WAREHOUSE	10	4000	485										SEE ELECTRICAL DRAWINGS

NOTES:

- MECHANICAL CONTRACTOR SHALL VISIT SITE AND INSPECT, SERVICE, MAKE NECESSARY REPAIRS AND VERIFY PROPER OPERATION AND CONDITION OF ROOFTOP A/C HEATING UNITS AS PART OF THIS CONTRACT. MECHANICAL CONTRACTOR SHALL PLACE UNITS IN SERVICE AND REPORT ANY OPERATIONAL ISSUES OR DIFFICENCIES WITH ANY UNITS TO GENERAL CONTRACTOR AND ARCHITECT.
- SUPPLY DIFFUSER PLENUM SHALL BE INSTALLED ON SUPPLY DUCT. SEE SHEET M002 FOR DETAILS.

SCHEDULE - FAN

TAG	MODEL	DUTY	TYPE	CFM	E.S.P.	MOTOR SIZE	RPM	VOLTAGE	DRIVE	WEIGHT (LB)	ACCESSORIES
EF-1	BROAN A80	BATH EXHAUST	CENTRIFUGAL BATH	80	.125"	26.9 WATTS	1050	120V/1φ	DIRECT	25	
EF-2	BROAN A80	BATH EXHAUST	CENTRIFUGAL BATH	80	.125"	26.9 WATTS	1050	120V/1φ	DIRECT	25	

ACCESSORIES:

- GRAVITY BACKDRAFT DAMPERS
  - FAN SHALL BE OPERATED BY VARIABLE SPEED ON/OFF CONTROL SUPPLIED BY MECHANICAL, INSTALLED BY ELECTRICAL
  - PROVIDE ROOF EXHAUST CAP.
  - FAN SHALL OPERATE CONTINUOUSLY.
  - FAN SHALL OPERATE WILL WALL SWITCH, PROVIDED AND INSTALLED BY ELECTRICAL.
  - SLOPED ROOF CURB.
- SELECTIONS BY PENN-BARRY. EQUAL PRODUCTS: PENN-BARRY, COOK.

GRILLES, REGISTERS AND DIFFUSERS

TAG	SERIES	CFM	BLOW	DUTY	NECK (IN. DIA.)	FACE SIZE	NO. OF SLOTS	SLOT WIDTH	DAMPER	MATERIAL	TYPE	ACCESSORIES
A	RNR	SEE PLANS	SEE PLANS	SUPPLY	SEE PLANS	24X24	N/A	N/A	YES	ALUMINUM	CEILING	2
B	51EC	SEE PLANS	N/A	RETURN	SEE PLANS	24X24	N/A	N/A	NO	ALUMINUM	CEILING	
C	RNS3	SEE PLANS	SEE PLANS	SUPPLY	SEE PLANS	SEE PLANS	N/A	N/A	YES	ALUMINUM	SIDEWALL	

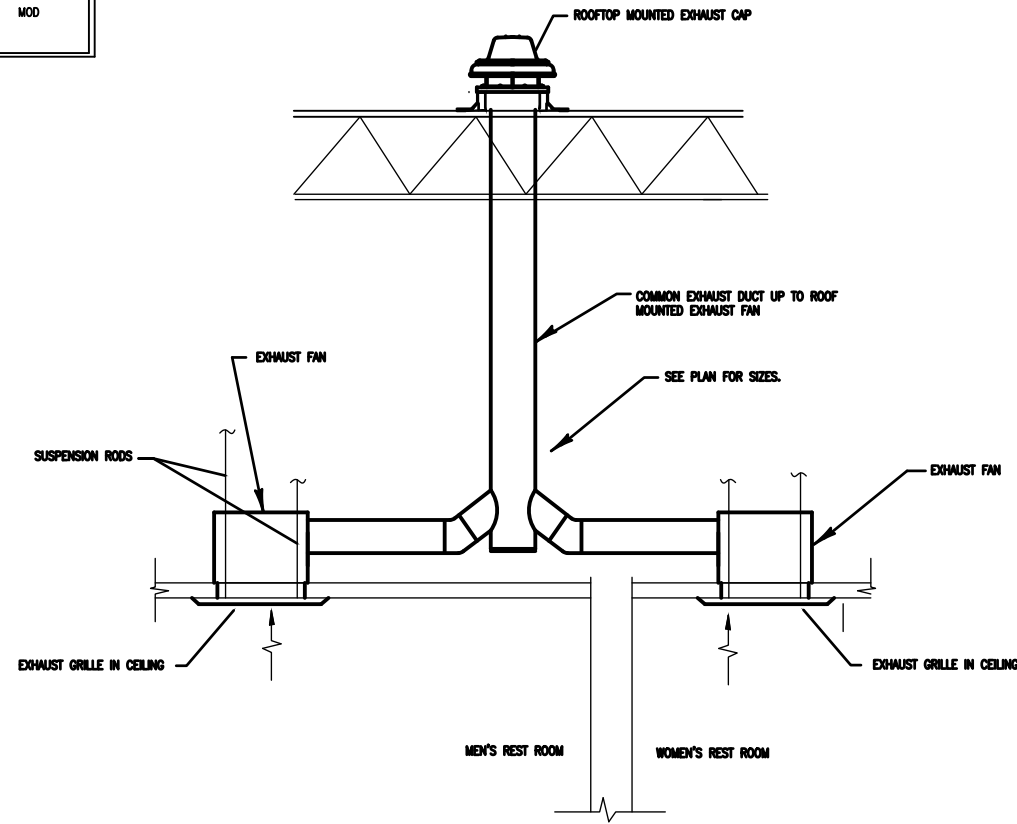
NOTES: A. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING AND/OR SUSPENSION SYSTEM.

B. FINISH SHALL BE OF THE TYPE AND COLOR SELECTED BY ARCHITECT. SUBMIT FINISH CHART WITH SHOP DRAWINGS.

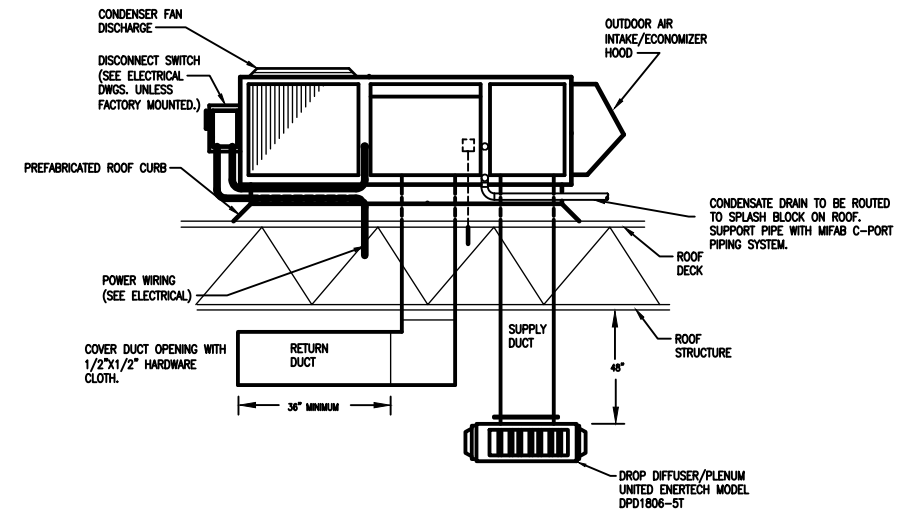
- ACCESSORIES: 1. DOUBLE DEFLECTION, VERTICAL FRONT VANES.  
2. OPPOSED BLADE DAMPER (OR SPIN IN AT TRUNK DUCT)

SELECTIONS ARE BASED ON PRODUCTS BY MAILOR (N) EQUAL PRODUCTS BY METALAIR, USAIRE, TITUS, PRICE, KRUEGER.

LEGEND		
SYMBOL	DESCRIPTION	ABBREVIATIONS
	INDICATES AIRFLOW DIRECTION	--
	EQUIPMENT DESIGNATION	--
	SIDEWALL SUPPLY AIR GRILLE	S. REG
	SIDEWALL RETURN AIR GRILLE	RAG
	MANUAL VOLUME DAMPER	MVD
	EXHAUST FAN	EF
	THERMOSTAT	T'STAT
	MOTOR OPERATED DAMPER	MOD

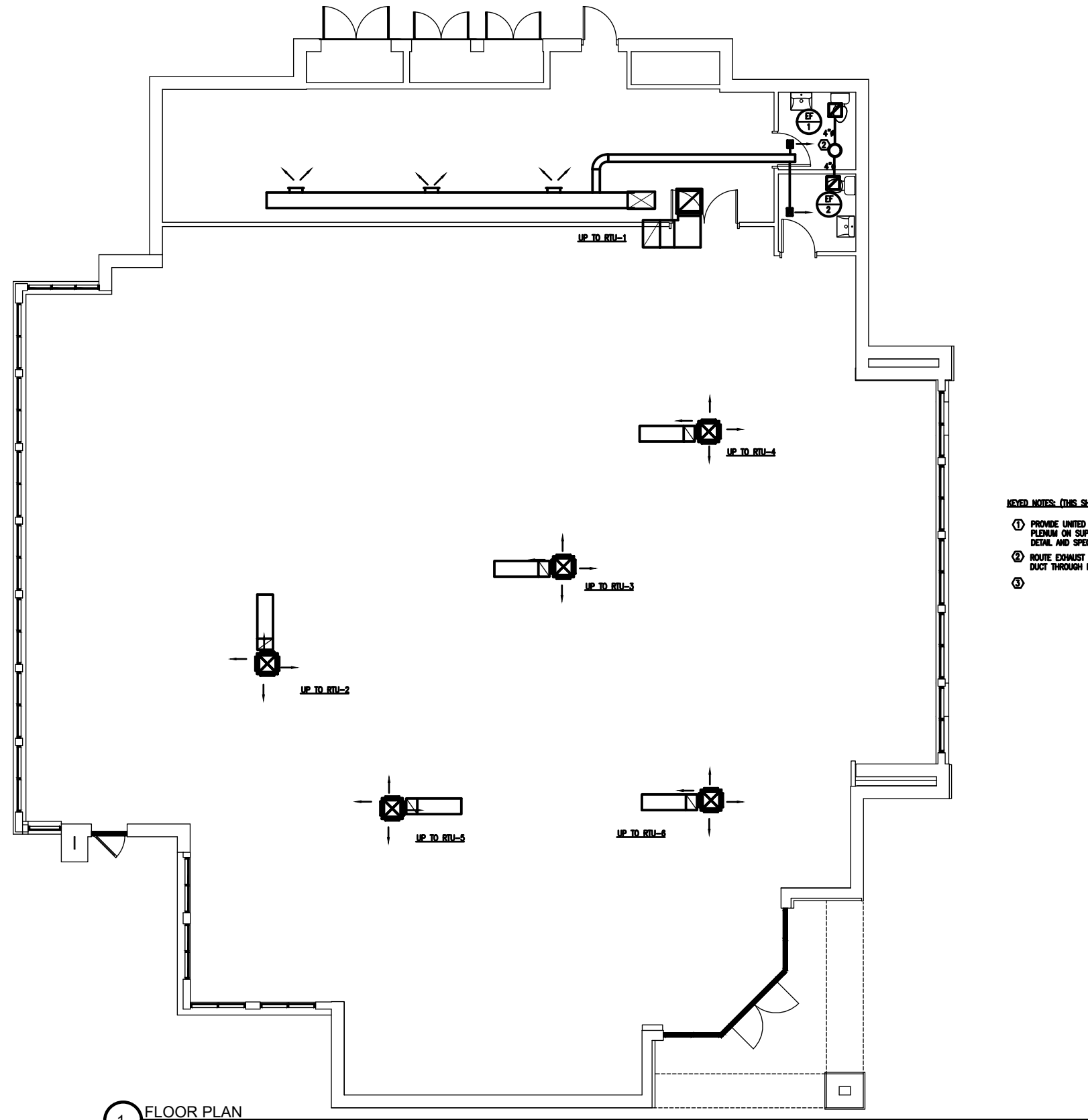


**3** EXHAUST FAN DETAIL  
6/23/2025



**2** ROOFTOP DETAIL  
6/23/2025

NOTE:  
ALL CONNECTIONS AND SERVICES MUST BE INSIDE THE PERIMETER CURB. DISCONNECT SWITCHES, BRACKETS, AND CONDUIT MUST BE CLEAR OF ALL UNIT PANELS AND AIR FLOW. MOUNTING BRACKETS MUST BE TO STRUCTURAL MEMBERS OF UNIT.



**KEYED NOTES (THIS SHEET ONLY)**

- ① PROVIDE UNITED ENERTECH DROP DIFFUSER PLENUM ON SUPPLY DUCT BELOW UNIT SEE DETAIL AND SPECIFICATION SHEET M002
- ② ROUTE EXHAUST DUCTS TO 6" COMMON EXHAUST DUCT THROUGH ROOF. SEE DETAILS SHEET M002
- ③

1 FLOOR PLAN  
3/16" = 1'-0"

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FLOOR PLAN



MATTRESS WAREHOUSE EXTERIOR

1

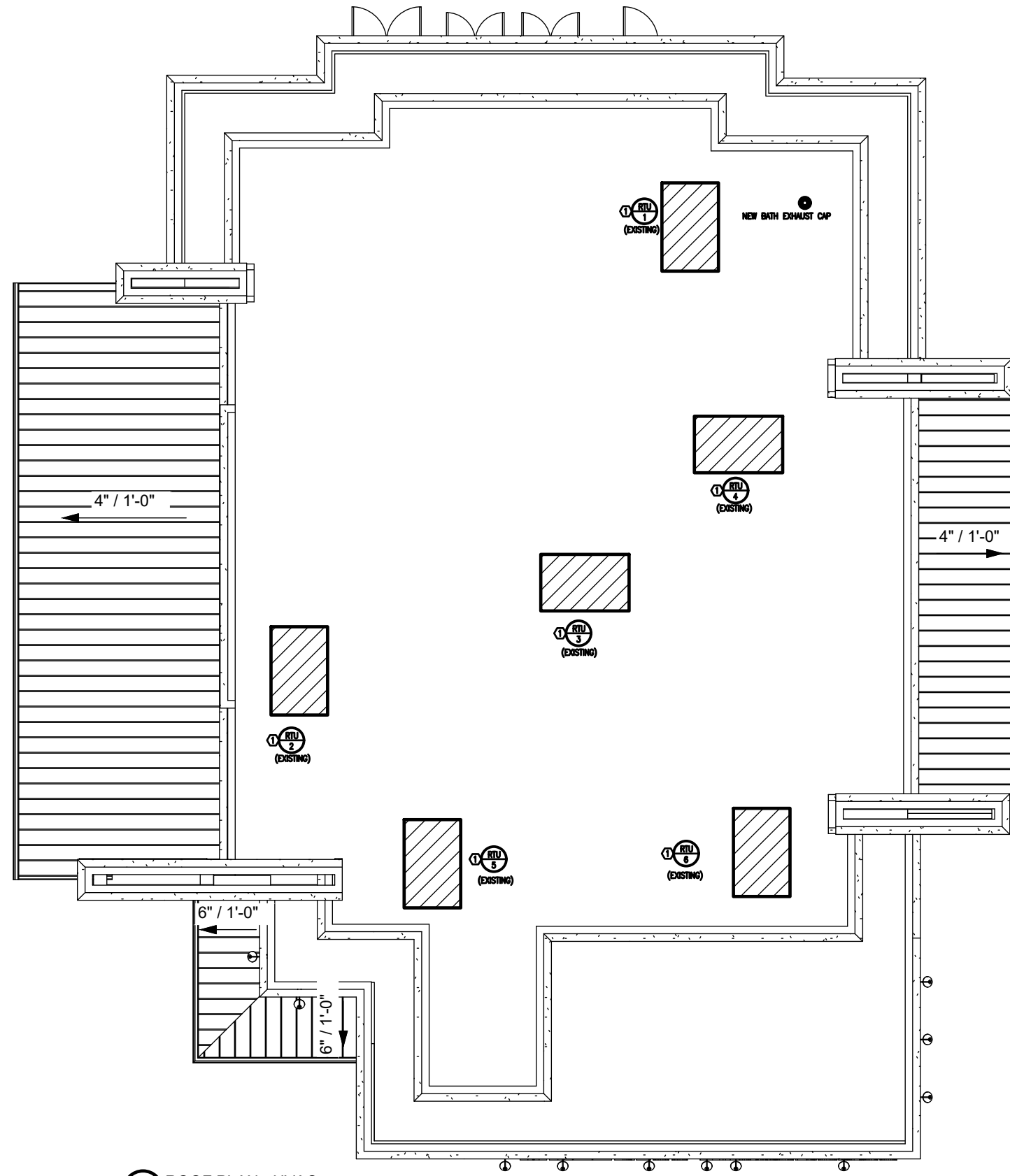
01\_MAIN LEVEL - PROPOSED

SCALE:

M-2

Scale

project number Number  
client: Owner



1 ROOF PLAN - HVAC  
3/16" = 1'-0"



LANDSCAPE  
ARCHITECTURE  
+ PLANNING

MONUMENT SIGNAGE LANDSCAPE DESIGN

JUNE 13, 2025

PREPARED FOR: SOUTHWEST VALUE PARTNERS

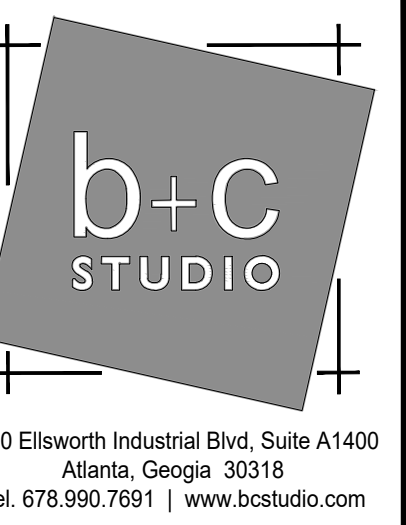
An architectural rendering of a long, low-profile monument sign. The sign has a dark, possibly black, rectangular section on the left side containing the word 'continuum' in white lowercase letters. To the right of this section are three rectangular panels with a light-colored, horizontal wood-grain texture. The sign is mounted on a low, wide base that appears to be covered in greenery or has a textured surface. In the background, a person is walking on a path through a wooded area with tall grasses.

continuum

continuum

ALPHARETTA

# WINDWARD PARKWAY



1320 Ellsworth Industrial Blvd, Suite A1400  
Atlanta, Georgia 30318  
Tel: 678.990.7691 | www.bcastudio.com

Landscape Architecture, Design, + Planning  
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DATE	RELEASE	REV.
06.13.25	DRB- SIGNAGE LS	

## CONTINUUM ALPHARETTA

5555 WINDWARD PARKWAY, ALPHARETTA, GEORGIA  
PREPARED FOR: SOUTHWEST VALLEY PARTNERS  
161 ROSA L. PARKS BLVD. NASHVILLE, TN 37203

### MONUMENT SIGNAGE LANDSCAPE DESIGN

WINDWARD PARKWAY MONUMENT SIGN M1

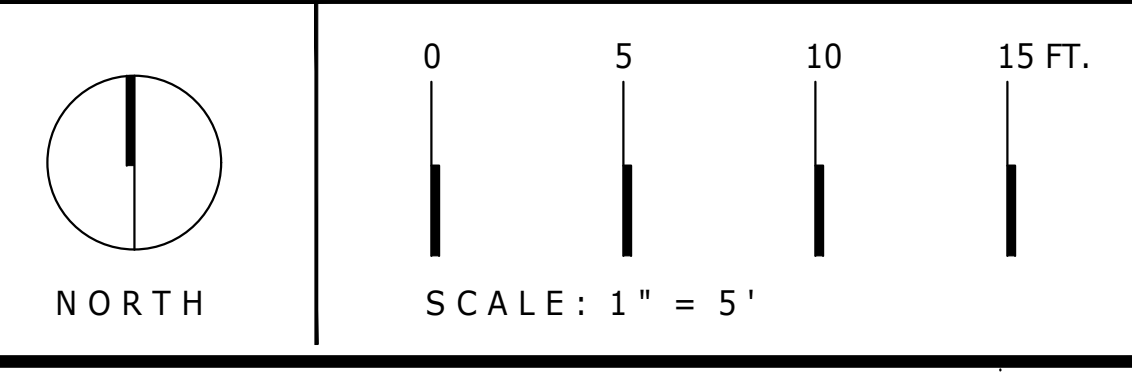
PROJ. NO: 03-SVP-CON  
DRAWN: BD/CC  
CHECKED: JB  
DATE: 06/03/2025  
SHEET NUMBER:  
**M1.00**



**PLANT SCHEDULE WINDWARD**

SYMBOL	CODE	QTY	COMMON NAME	CONT.	SIZE
<b>TREES</b>					
	NW	3	WILDFIRE TUPELO	B & B	3" CAL.
	VC	1	CHASTE TREE	B & B	10' HT
<b>SHRUBS</b>					
	AG	18	GLOSSY ABELIA	3 GAL	
	AH	4	ARKANSAS BLUE STAR	3 GAL	
	AR	11	AUTUMN ANGEL ENCORE AZALEA	3 GAL	
	DB	64	JEWEL BOX DISTYLIUM	7 GAL	
	FE	54	ELIJAH BLUE FESCUE	3 GAL	
	HL	8	LIMELIGHT PANICLE HYDRANGEA	7 GAL	
	LB	6	BANANA CREAM SHASTA DAISY	3 GAL	
	MS	35	ADAGIO EULALIA GRASS	5 GAL	
	MC	92	PINK MUHLY GRASS	5 GAL	
	ROF	12	ROSEMARY	3 GAL	
	SH	44	PRAIRIE DROPSEED	3 GAL	
	SM	14	HUMMELO BETONY	3 GAL	
<b>GROUND COVERS</b>					
	CD	2,225 SF	BERMUDAGRASS	SF	

**CONTRACTOR NOTE:**  
 -CONFIRM LOCATION OF UTILITIES PRIOR TO CONSTRUCTION  
 -UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA.  
 -ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND  
 -ALL NEWLY INSTALLED LANDSCAPING TO BE HAND WATERED UNTIL ESTABLISHED  
 -TREES TO BE INSTALLED WITH GATOR BAGS



**APPROXIMATE LOCATION OF SOD LIMITS. CONTRACTOR TO CONFIRM AND TIE INTO EXISTING CONDITIONS.**

**BROWN MULCH INSTALLED AS NEEDED IN "NEW" LANDSCAPE BEDS**

**LANDSCAPE BED AREA TO BE CLEANED UP AND FRESH PINESTRAW INSTALLED AS NEEDED**

**MONUMENT FINAL LOCATION TO BE STAKED BASED ON SIGNAGE CONTRACTOR PERMIT DRAWINGS**

**LANDSCAPE STRIP**

**BOULDER OUTCROP**

**NEW SOD LINE**

**EXISTING TREE, TO REMAIN**

**EXISTING TREES TO REMAIN**

**EXISTING TREE, TO REMAIN**

**MONUMENT SIGN**

**PROPERTY LINE**

**SIDEWALK**

**ENTRY DRIVE**

**TO 400**

35'-6"

12'-1"

44'-4"

# WINDWARD PARKWAY- M1





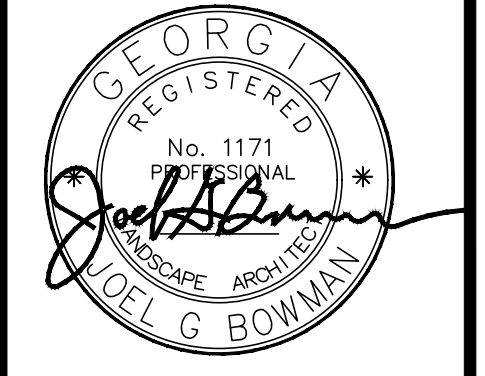
**PLANT SCHEDULE WESTSIDE**

SYMBOL	CODE	QTY	COMMON NAME	CONT	SIZE
<b>TREES</b>					
	NW	3	WILDFIRE TUPELO	B & B	3" CAL.
<b>SHRUBS</b>					
	AG	12	GLOSSY ABELIA	3 GAL.	
	DB	19	JEWEL BOX™ DISTYLIUM	7 GAL.	
	FE	9	ELJAH BLUE FESCUE	3 GAL.	
	HL	3	LIMELIGHT PANICLE HYDRANGEA	7 GAL.	
	LB	4	BANANA CREAM SHASTA DAISY	3 GAL.	
	MS	12	ADAGIO EULALIA GRASS	5 GAL.	
	MC	12	PINK MUHLY GRASS	5 GAL.	
	ROF	6	ROSEMARY	3 GAL.	
	SH	13	PRAIRIE DROPSEED	3 GAL.	
	SM	3	HUMMELO BETONY	3 GAL.	
<b>GROUND COVERS</b>					
	CD	864 SF	BERMUDAGRASS	SF	

**b+c**  
STUDIO

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Atlanta, Georgia 30318  
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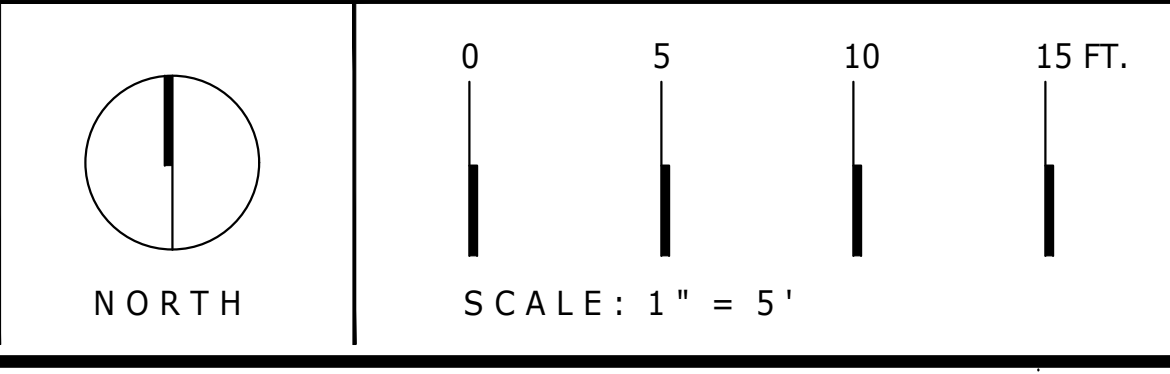
DATE	RELEASE	REV.
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**CONTINUUM ALPHARETTA**  
5555 WINDWARD PARKWAY, ALPHARETTA, GEORGIA  
PREPARED FOR: SOUTHWEST VALUE PARTNERS  
161 ROSA L. PARKS BLVD. NASHVILLE, TN 37203

**MONUMENT SIGNAGE LANDSCAPE DESIGN**  
WESTSIDE PARKWAY MONUMENT SIGN M2

PROJ. NO: 03-SVP-CON  
DRAWN: BD/CC  
CHECKED: JB  
DATE: 06/03/2025  
SHEET NUMBER:  
**M2.00**

**CONTRACTOR NOTE:**  
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-ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND  
-ALL NEWLY INSTALLED LANDSCAPING TO BE HAND WATERED UNTIL ESTABLISHED  
-TREES TO BE INSTALLED WITH GATOR BAGS



# WESTSIDE PARKWAY- M2



# TREES



RIVER BIRCH  
*Betula nigra*

Type: Deciduous  
Season of Interest: Spring to Fall



CHASTE TREE  
*Vitex angus- castus*

Type: Deciduous  
Season of Interest: Spring & Summer



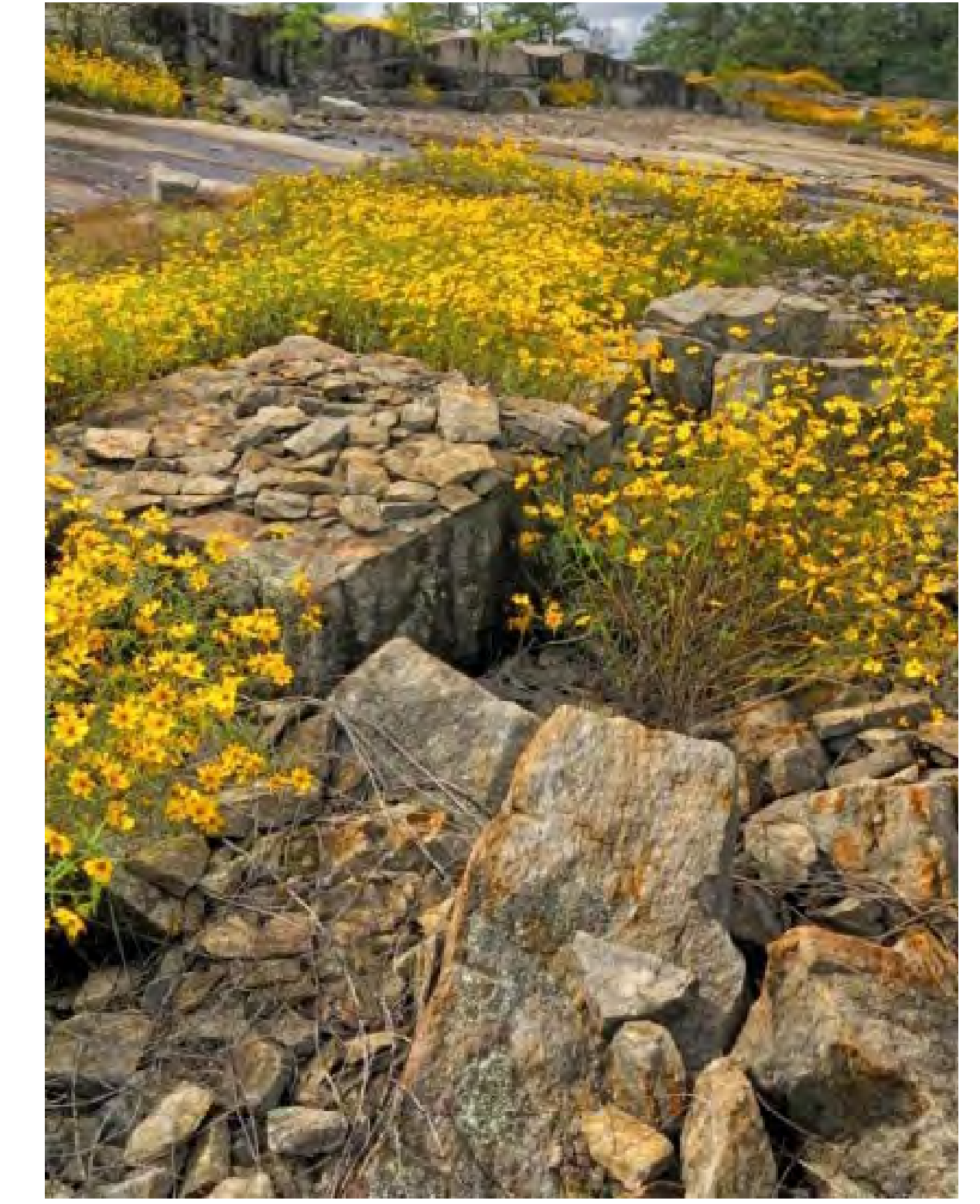
WILDFIRE TUPELO  
*Nyssa silvatica 'Wildfire'*

Type: Deciduous  
Season of Interest: Fall to Winter



NATCHEZ CRAPE MYRTLE  
*Lagerstroemia x 'Natchez'*

Type: Deciduous  
Season of Interest: Spring to Fall



FIELDSTONE BOULDER

medium to large selection:  
500-2000 lbs.



**DESIGN INTENT  
IMAGERY**



06.13.2025

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

# SHRUBS AND PERENNIALS



**THREAD-LEAVED BLUE STAR**  
*Amsonia ciliata*

Type: Perennial  
Season of Interest: Spring, Summer & Fall



**ROSEMARY**  
*Rosmarinus officinalis*

Type: Evergreen  
Season of Interest: Year-round



**HUMMELO BETONY**  
*Staychs monieri 'HummeLO'*

Type: Perennial, Semi-Evergreen  
Season of Interest: Summer



**MUHLY GRASS**  
*Muhlenbergia capillatis*

Type: Ornamental Grass  
Season of Interest: Summer and Fall



**PRAIRIE DROPSEED**  
*Sporobolus heterolepis*

Type: Ornamental Grass  
Season of Interest: Summer, Fall & Winter



**Miscanthus Sinensis "Adagio"**  
*Adagio Eulalia Grass*

Type: Ornamental Grass  
Season of Interest: Summer



**AUTUMN ANGEL ENCORE AZALEA**  
*Rhododendron 'Roblrg'*

Type: Evergreen  
Season of Interest: Spring to Fall



**ELIJAH BLUE FESCUE**  
*Festuca glauca 'Elijah Blue'*

Type: Ornamental Grass, Evergreen  
Season of Interest: Year-round



**JEWEL BOX/BAYOU BLISS DISTYLIUM**  
*Distylium 'BAYOU BLISS'*

Type: Evergreen  
Season of Interest: Year-round



**BANANA CREAM SHASTA DAISY**  
*Leucanthemum superbum 'Banana Cream'*

Type: Perennial, Semi-Evergreen  
Season of Interest: Summer

PLANTING

Planting design at Continuum will support the development's goal of ecological connectivity. This goal is best achieved by using plants that are native to this region of Georgia. In streetscape areas, planting will need to be tough and hardy, and in streetscape areas where bioswales are present, the planting will need to be water tolerant. Tree canopy is another important piece of Continuum's ecological mission. Large canopies that provide shade can attract local wildlife such as birds as well as mitigate surface temperatures, providing a valuable service for users of the development. Tree layout and planting details will also be responsive to the project's programmatic goals. In areas where large gathering spaces are needed, tree grates and structural soils systems will be used. In areas where there are existing specimen trees, additional planting will be considered to protect the health of the existing trees.

**GRANITE OUTCROP**  
**LOW FLOOR • HIGH CEILINGS**

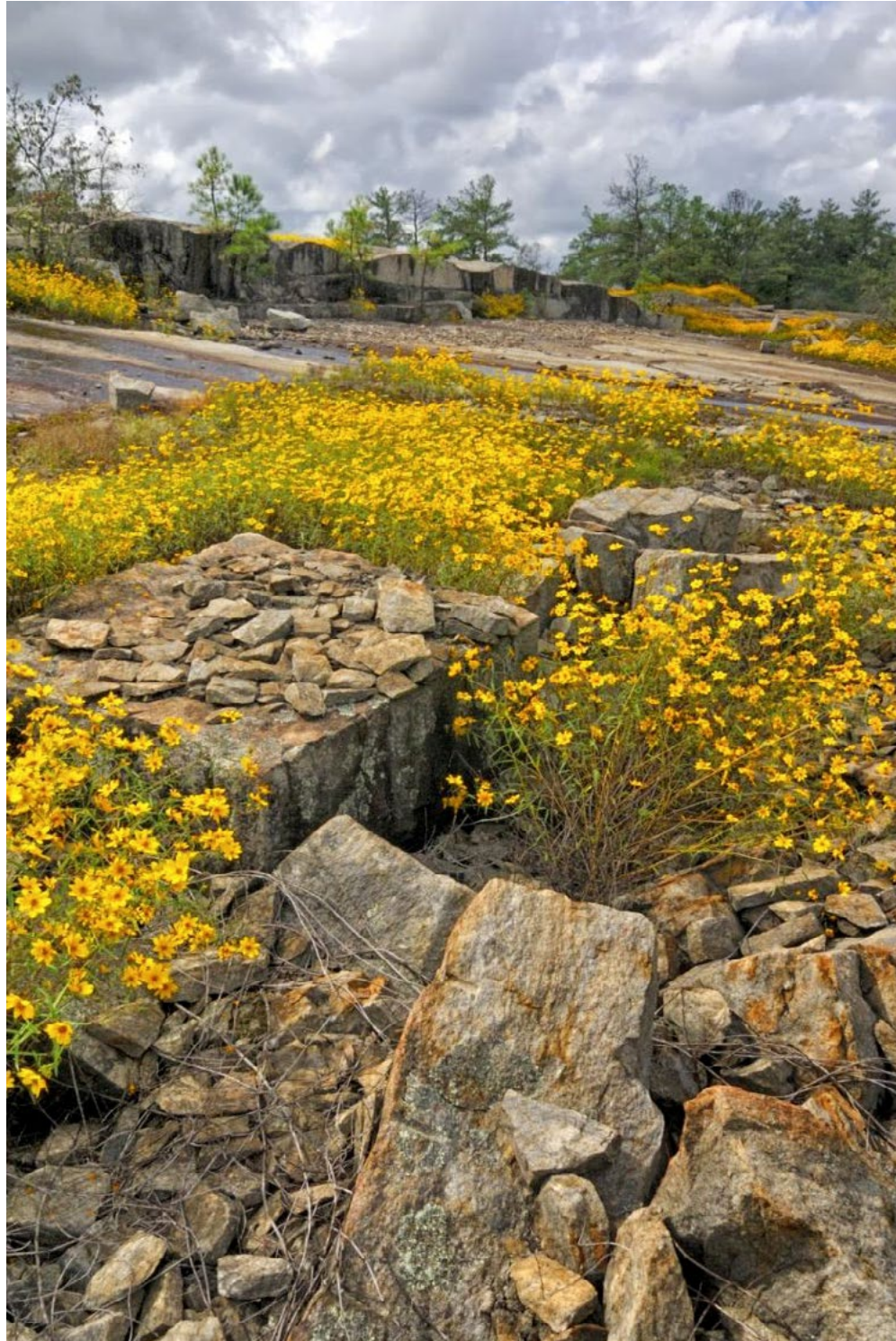


**PIEDMONT FOREST**  
**PINES • VARYING HEIGHTS • CLEARINGS**



**BIG CREEK WATERSHED**  
**WATER LOVING • PERENNIAL • MOVEMENT**

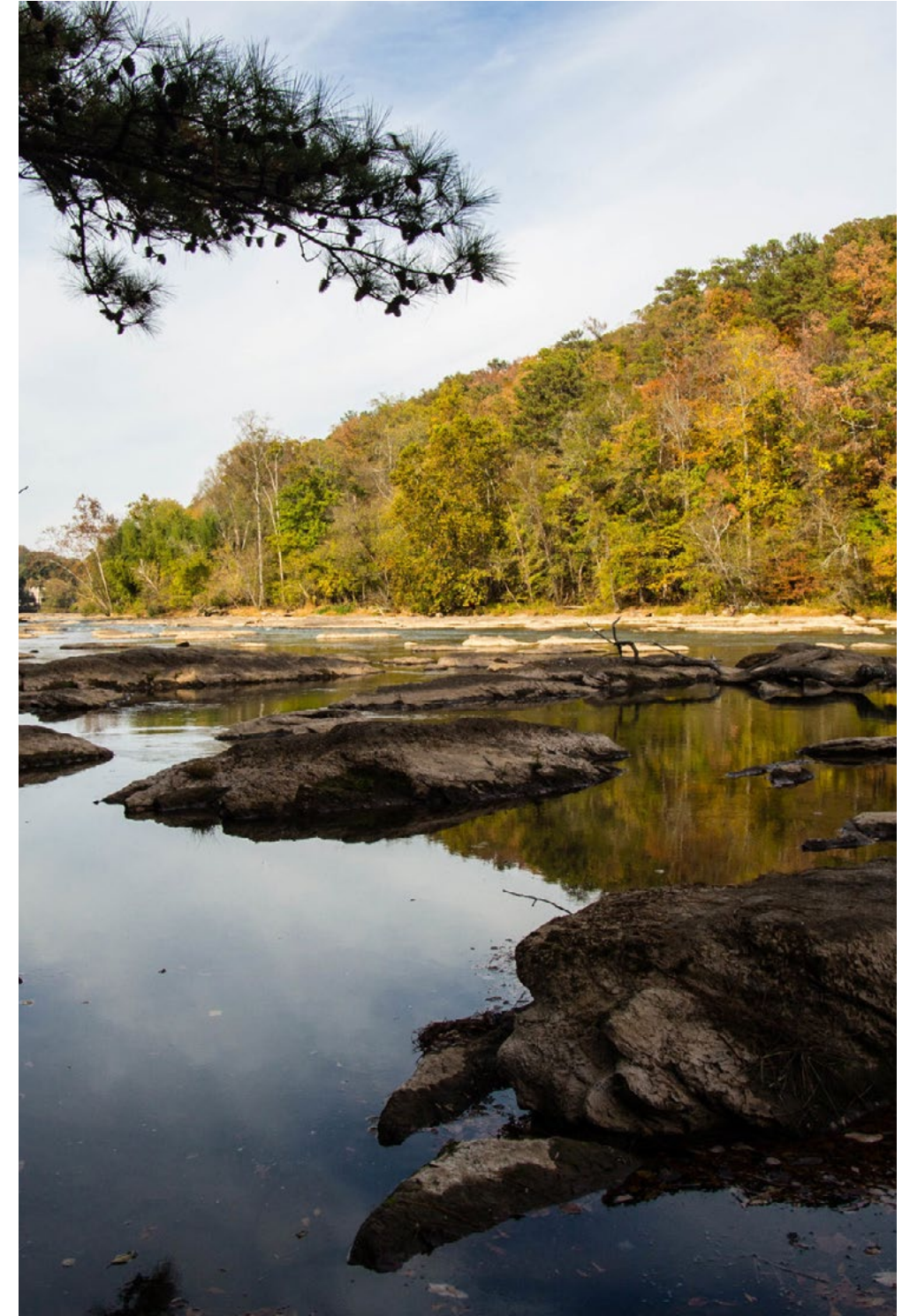




**LEVERAGE ECOLOGICAL ASSETS**



**CREATE A COMFORTABLE ENVIRONMENT FOR ALL USERS**



**STEWARD LOCAL WATERSHEDS**

# NATURAL CREEK PARK



**FORESTED BOARDWALK**



**NATURAL PLAY ELEMENTS**



**SEATING IN NATURAL SETTING**



**ACCESSIBLE TRAIL**



**ROCK OUTCROPS**



**BOARDWALK GATHERING SPACE**



**IMMERSED GATHERING SPACE**



**NATIVE PLANTING**

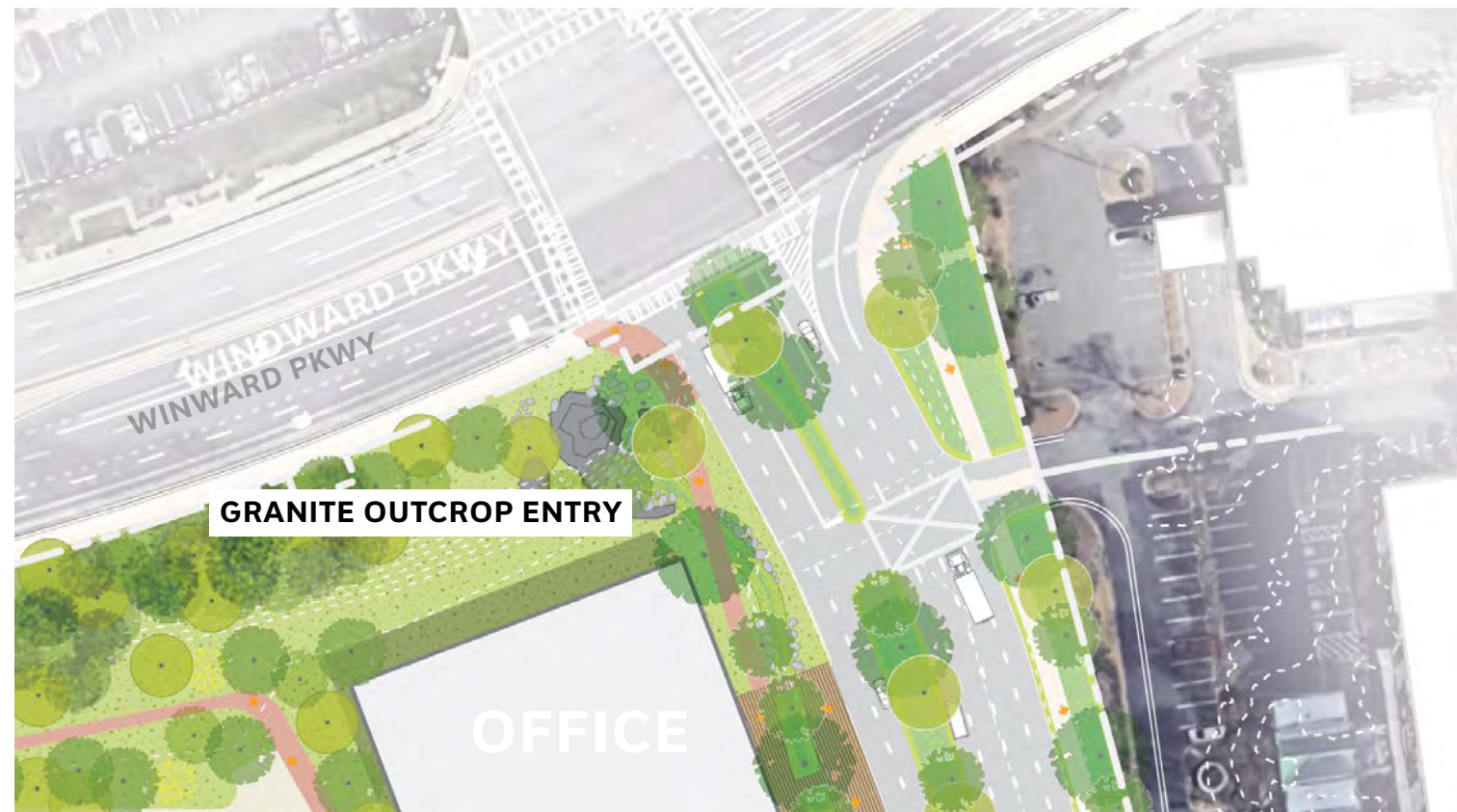
### VEHICULAR ENTRANCES



OUTCROP FEATURE



FORESTED ENTRANCE



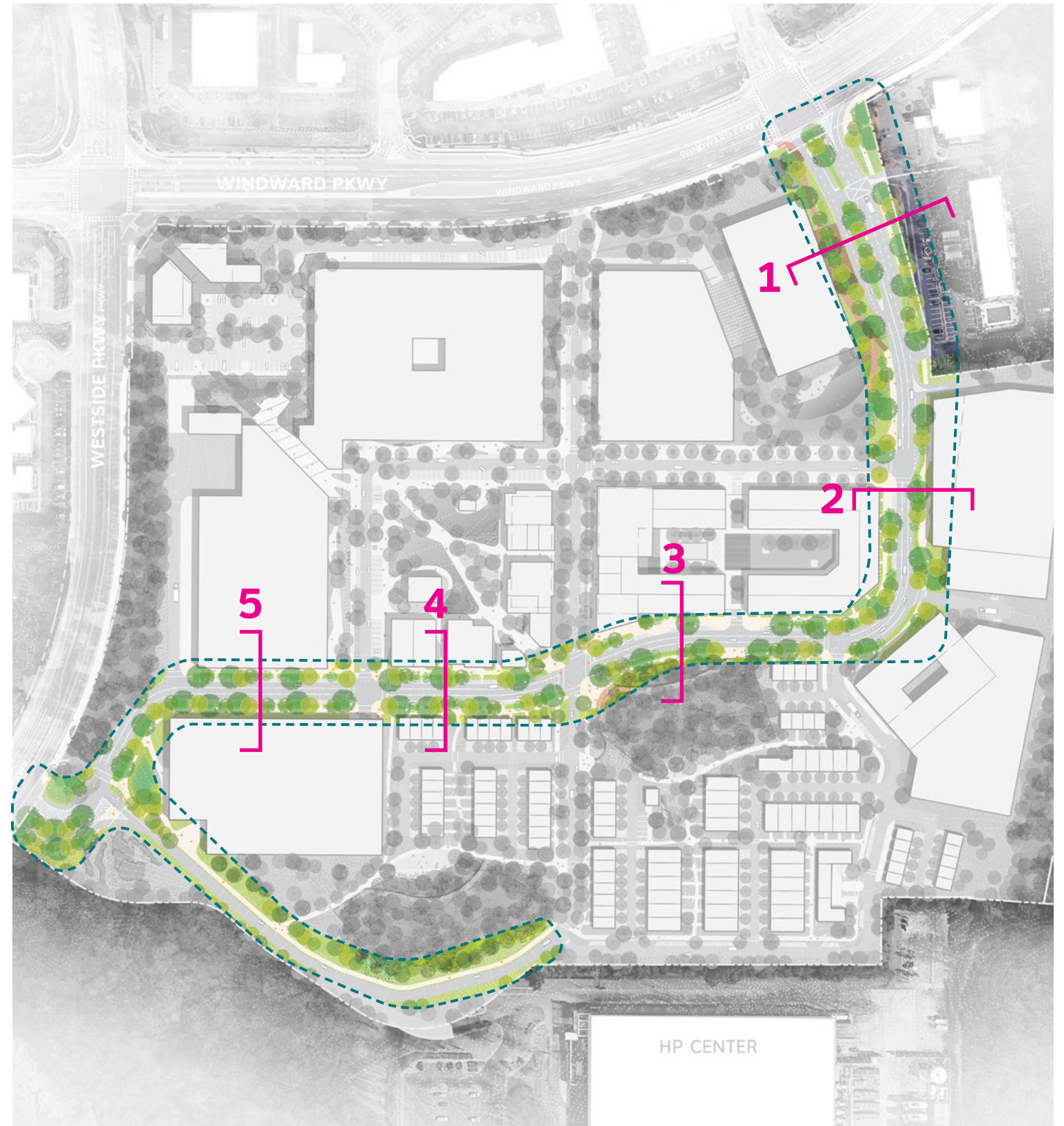
**continuum** | 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | 10/20/2023  
ALPHARETTA

PUBLIC OPEN SPACE - **ENLARGEMENT**

**CONTINUUM ALPHARETTA | DESIGN GUIDELINES | APPROVED 10.20.2023**

## CREEK EXPERIENCE

Along the development's central road is the creek streetscape zone, which uses planting and green infrastructure to buffer pedestrians from a wide roadway and a meandering path to add pedestrian variety to the experience. Native planting and water-tolerant trees are planted along this street to highlight the importance of the site's creek ecology.



# CITY OF ALPHARETTA DESIGN REVIEW BOARD

## ACTION STATEMENT

Date: 10-20-23 Case# 230045

Name: Continuum Alpharetta

Location: 5555 Windward

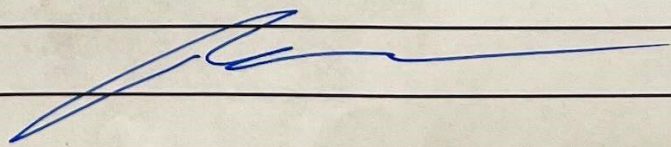
Request: Design Guide

Action Taken: Approved:  Denied:

Approved with conditions listed below: \_\_\_\_\_

Deferred: \_\_\_\_\_

*Approve the Design Guide & the comments  
from Board to be included*

Authorized by: 

**This is not a permit. You must apply for permits at the  
Community Development Department, 2 Park Plaza, Alpharetta, GA 30009**