



DESIGN REVIEW BOARD SEPTEMBER 15, 2017

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 - 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 - 1. 09:00 - 09:15 DRB160018 Mammoth Car Wash 255 South Main St
review signage
 - 2. 09:15 - 09:30 DRB 170041 Chevron/Circle K 3955 Old Milton Pkwy
review color change on building and signage
 - 3. 09:30 - 09:45 DRB170042 Even Hotel 2715 Old Milton Pkwy
review landscape plan
 - 4. 09:45 - 10:30 DRB170043 41 Milton Ave
review new front facade
 - 5. 10:30 - 11:00 DRB1700 Cafe Efendi 488 North Main St
review new patio awning
 - 6. 11:00 - 12:00 DRB160079 Alpharetta Restaurant Concept 11556 Rainwater Dr
review landscape, final elevations, site
 - 7. 12:00 Adjournment for 45 minute lunch
 - 8. 12:45 - 2:45 DRB 17044 City Center
review elevations, materials, and colors on buildings in parcel 1
- VIII. ADJOURNMENT

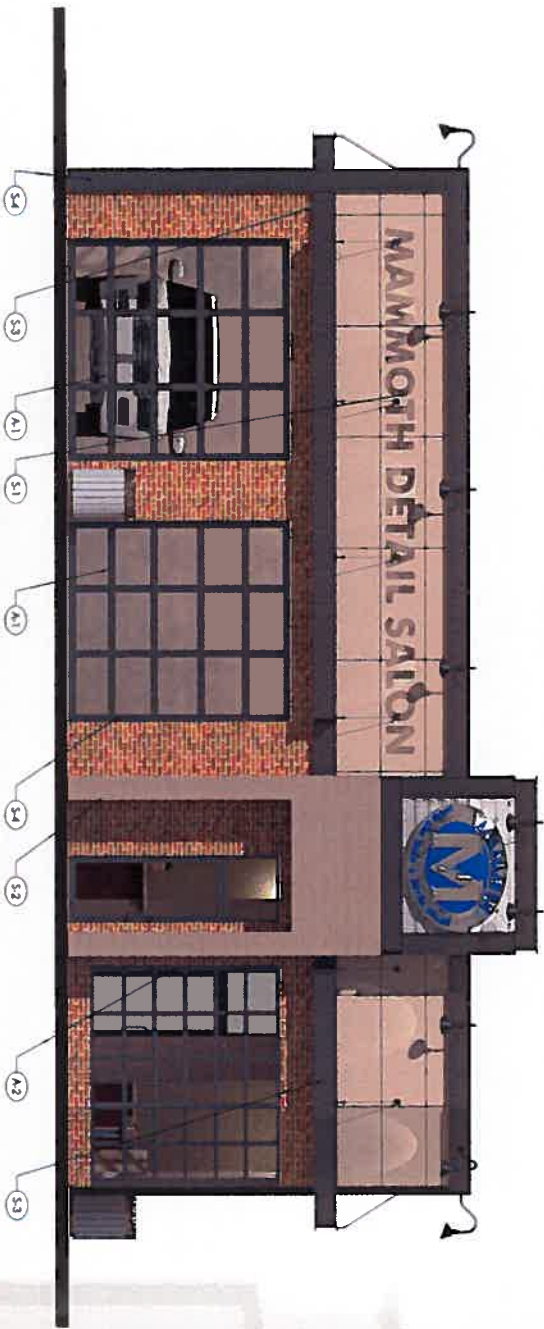


MAMMOTH HAND CAR WASH AND DETAIL SALON
255 SOUTH MAIN STREET
ALPHARETTA



PRECISION COMMERCIAL ARCHITECTS, INC.
ARCHITECTURE · SPACE PLANNING · CONSULTING

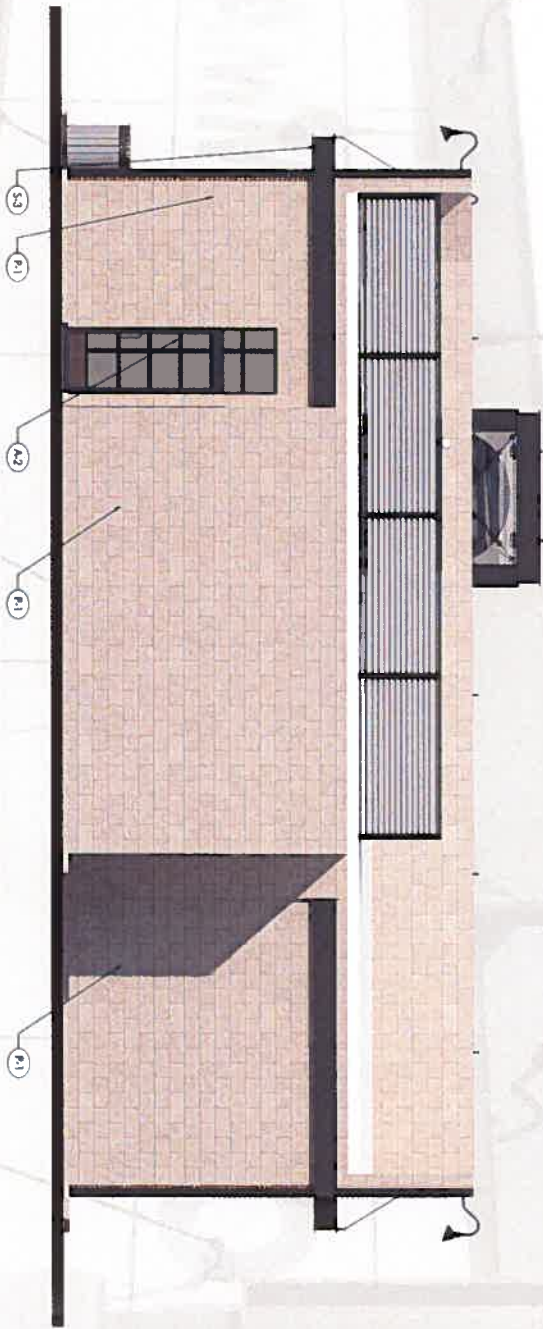




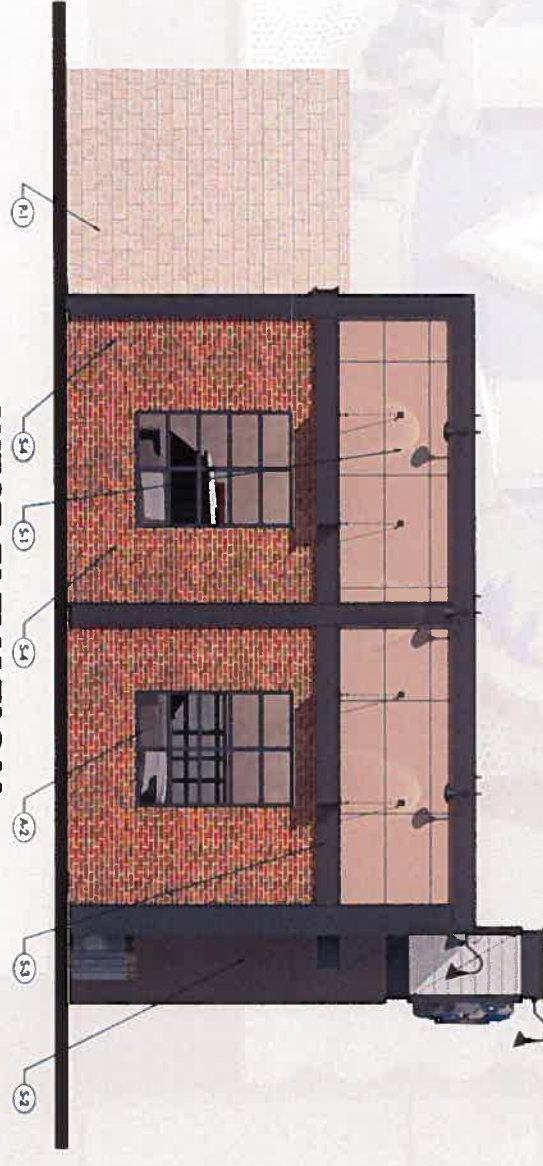
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

- (S1) 2-3/8" x 7" ALUMINUM COMPOSITE
REINFORCED 404 COLORBLENDED BOO
STANDARD FINISHES COLOR -
CASTLE GREY (OR EQUIV.)
- (S2) LAM SIDING
RESISTANT BOARD (F.C.B.) LAP
SIDING WITH 6" EXPOSURE AND WOOD
GRAIN TEXTURE (HARDIE OR EQUIV.)
- (S3) FIRE CHIMNEY
ELECTRICITY COMPANY, INC.
STRUCTURAL STEEL/CLAS PIP
CHANNEL, 12"x3"x1/2" FINV GRADE
GRAY CHANNEL
- (S4) BRICK VENEER
WITH GEORGEA BRICK - THIN BRICK
SCHOOLHOUSE (OR EQUIV.)

- (A1) ALUMINUM SECTIONAL DOOR
OVERHEAD DOOR MODEL 50
CLEAR GLASS (OR EQUIV.)
- (A2) ALUMINUM FRAMING SYSTEM
KAWNEER TOP/SL 400 SERIES
CLEAR GLASS (OR EQUIV.)
- (P1) EXPOSED CHU
PAINTED EXPOSED CHU
BRICK VENEER - GEORGEA AVERAGE
FIN (OR EQUIV.)

MAMMOTH HAND CAR WASH AND DETAIL SALON
255 SOUTH MAIN STREET
ALPHARETTA



PRECISION COMMERCIAL ARCHITECTS, INC.
ARCHITECTURE · SPACE PLANNING · CONSULTING



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: 194 OLD MILTON LLC

Location Address: 3955 OLD MILTON PKWY, ALPHARETTA, GA

Mailing Address: 1575 NORTHSIDE DR #470

City: ATLANTA State: GA Zip Code: 30318

Contact For All Notifications: AMIN CHITALWALA

Contact Telephone: _____ Mobile Telephone: 404-247-9473

Fax: _____ Email: AMIN@CIRCLEKATL.COM

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 194 OLD MILTON LLC

Physical Address: 3955 OLD MILTON PKWY, ALPHARETTA, GA

Mailing Address: 1575 NORTHSIDE DR, #470

City: ATLANTA State: GA Zip Code: 30318

Owner Telephone: 404-247-9473 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): 194 OLD MILTON LLC Date: 8/10/17

Owner Signature: [Signature]

Property Information:

Address (If Assigned): _____

Tax ID or Map Reference Number: 11 014600830792

Land Lot(s): 50, 83 District: 1st Section: 1st

Existing Zoning of Property: C-2 Existing Uses of Property: CONVENIENCE STORE, GAS STATION

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

Applicant Signature: [Signature] Date: 8/10/17 Print Form



3955 Old Milton Pkwy
Alpharetta, GA



Circle K Standard Colors

- Primary Red**
Pantone 485
3M 3630-33 Red Vinyl
- Primary Orange**
Pantone 144
3M 3630-3540 Tangerine Vinyl
- Resort Tan**
SW 7550
- Sand Beach**
SW 7529

Customer Approval:

_____/_____/_____
Date

Print Name

Signature

I understand that by signing this drawing I am giving my approval for TII to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by TII and may require additional revisions.

**TOTAL
IMAGING**
“IMAGING THE PETROLEUM INDUSTRY”
2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Revisions:	
Rev. 0 - Original Drawing	5/1/17

Project/Location: **3955 Old Milton Pkwy
Alpharetta, GA**

Customer: Gas Express, LLC

Drawn by: JH

Job Number: GAE-23833-CK

Date: 5/1/17

This original drawing
is property of T.I. and
is not to be exhibited,
copied, or reproduced
without permission.

MID SIGN

Scope of Work:

Remove existing MID pricer & with Techron faces and dispose.

Install new 1-product (Reg) white LED pricer digits

Install Circle K logo faces where “with Techron” faces were.



Existing MID



Proposed MID

Reface with current Chevron spec
1 product WHITE LED digits.

Reface with 1x Circle K logo faces.

Square Footage Totals:

Existing:
27 sq ft

Proposed:
27 sq ft



TOTAL
IMAGING

“IMAGING THE PETROLEUM INDUSTRY”
2054 Atlas Circle Gainesville,GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Revisions:	
Rev. 0 - Original Drawing	5/1/2017
Rev. 1 - changed position of Techron/Circle K logo faces per customer request	5/12/2017
Rev. 2 - changed to reface of existing MID due to permitting restrictions	7/28/2017
Rev. 3 - changed to CUSTOM reface of existing MID due to sq ft restrictions	8/6/2017
Rev. 4 - changed to new 1-product LED & 1x Circle K logo faces	8/14/2017

Project/Location: 3955 Old Milton Pkwy Alpharetta, GA	Job Number: GAE-23833-CK	This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.
Customer: Gas Express, LLC	Date: 5/1/17	
Drawn by: JH	Customer Approval: _____	
		<----- Please initial here

C-STORE

Scope of Work:

B-3	Supply framing and drip edge for new fascia panels	168	LF
B-5	Frame, & Install new 36" Circle K ACM fascia panels	168	LF
B-14	Install new 3' x 8' standard Circle K sign, LED illuminated, to be centered on the front elevation (connect to existing electrical circuit)	1	EA

Proposed:



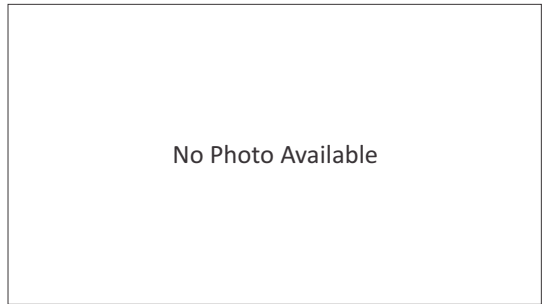
Existing C-Store



1 Front Elevation



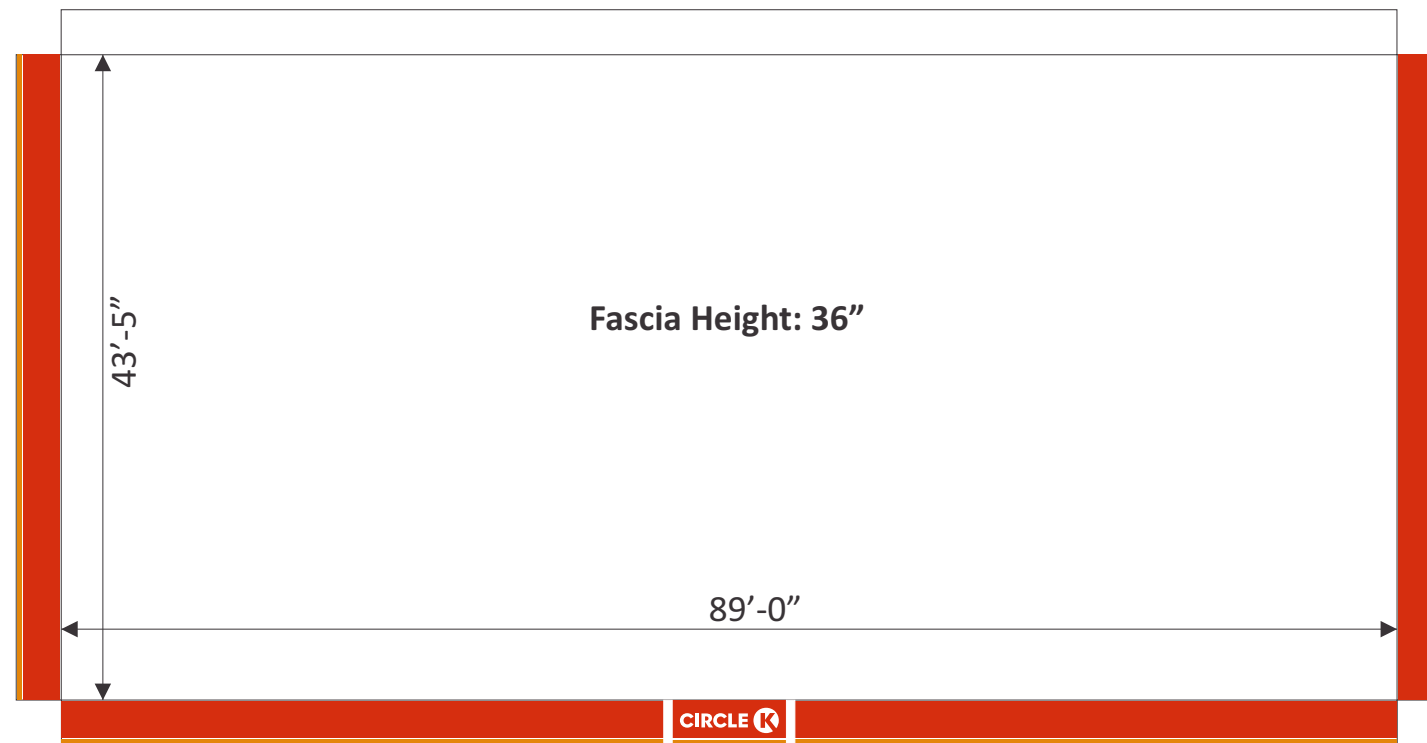
2 Left Elevation



3 Rear Elevation



4 Right Elevation



3 x 8 Circle K Sign
Sign to be Centered on elevation (not centered over c-store doors)

TOTAL
IMAGING

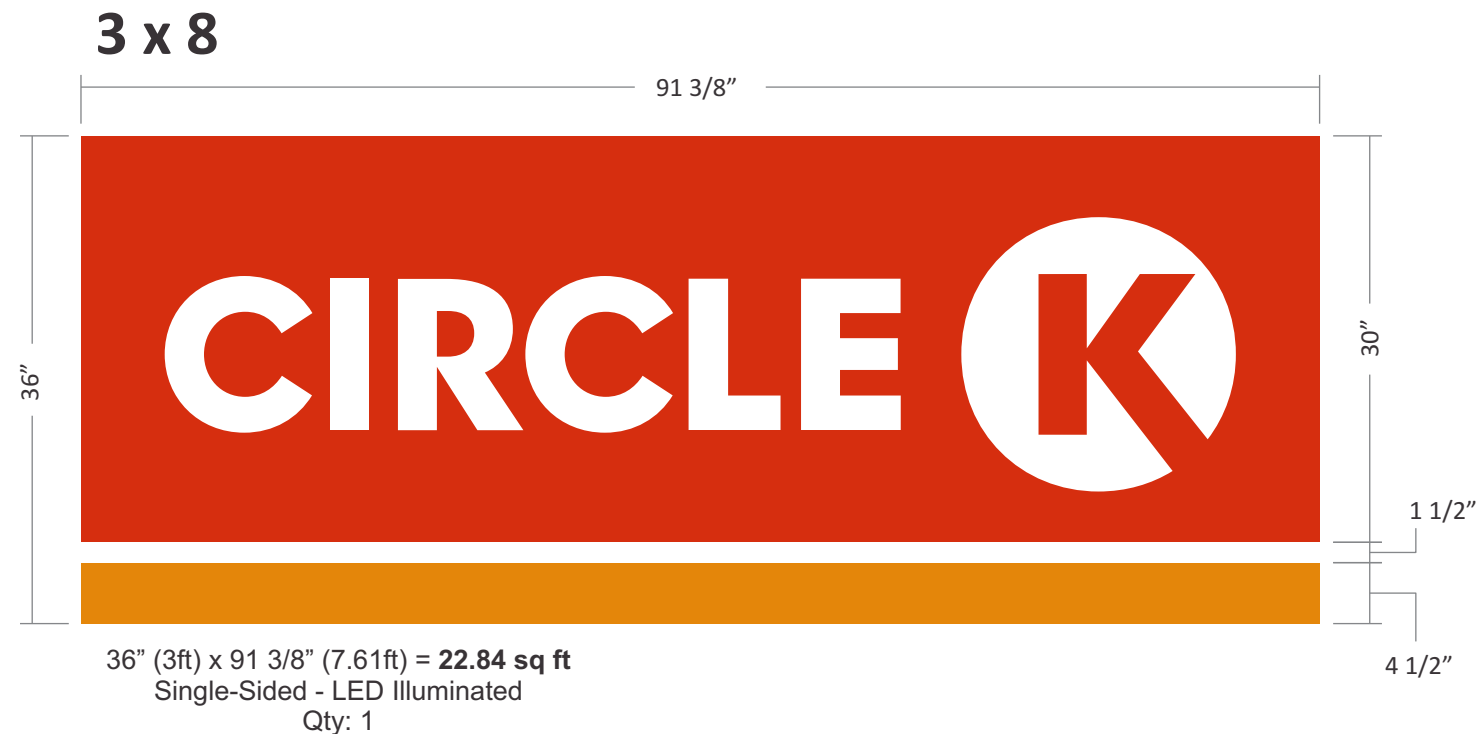
“IMAGING THE PETROLEUM INDUSTRY”
2054 Atlas Circle Gainesville,GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Revisions:	
Rev. 0 - Original Drawing	5/1/2017

Project/Location: 3955 Old Milton Pkwy Alpharetta, GA	Job Number: GAE-23833-CK Date: 5/1/17	This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.
Customer: Gas Express, LLC	Customer Approval: _____	
Drawn by: JH	----- Please initial here	



SIGNS & FASCIA SPECIFICATIONS



Circle K Standard Colors

- Primary Red**
Pantone 485
3M 3630-33 Red Vinyl
- Primary Orange**
Pantone 144
3M 3630-3540 Tangerine Vinyl
- Resort Tan**
SW 7550
- Sand Beach**
SW 7529

**TOTAL
IMAGING**
"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Revisions:

Rev. 0 - Original Drawing

5/1/2017

Project/Location: **3955 Old Milton Pkwy
Alpharetta, GA**

Job Number: GAE-23833-CK

Date: 5/1/17

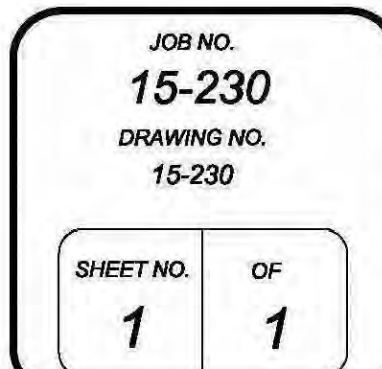
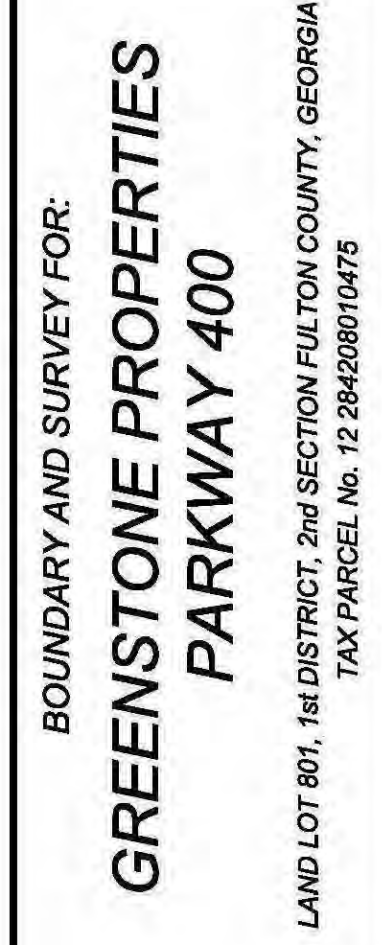
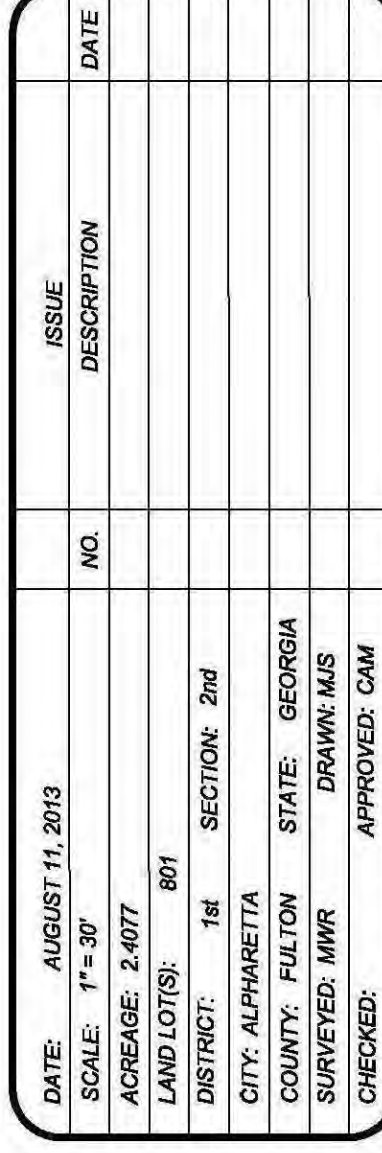
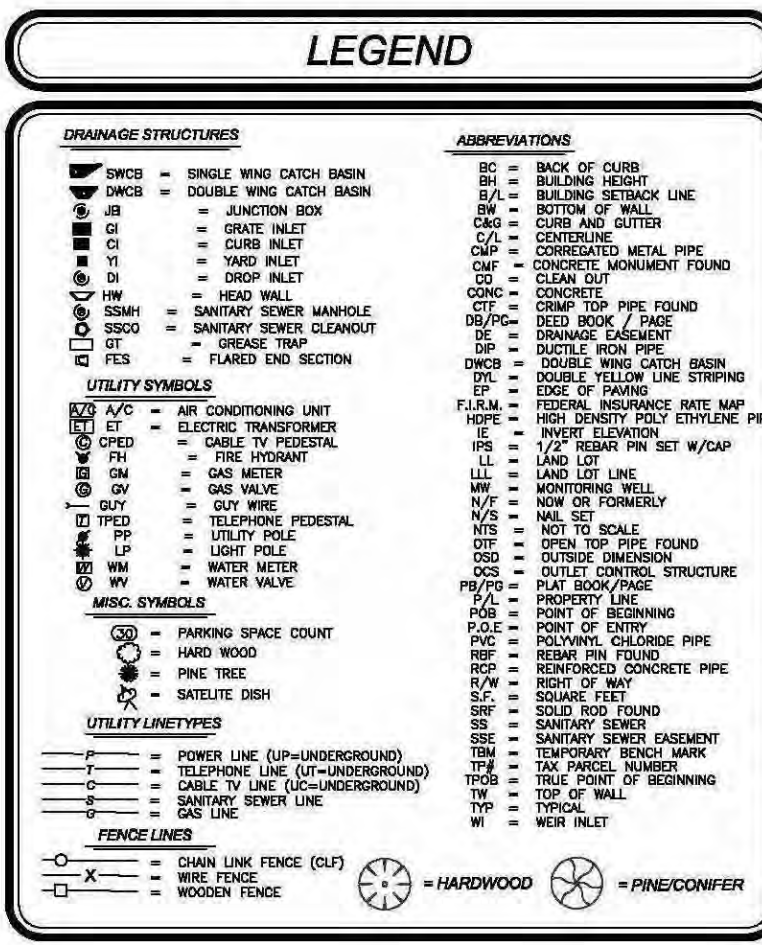
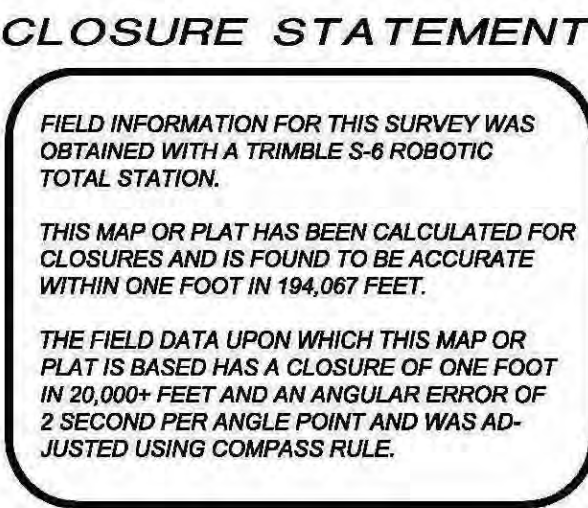
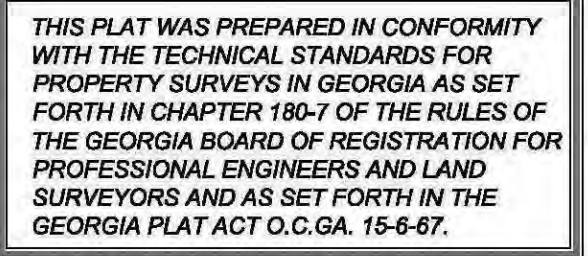
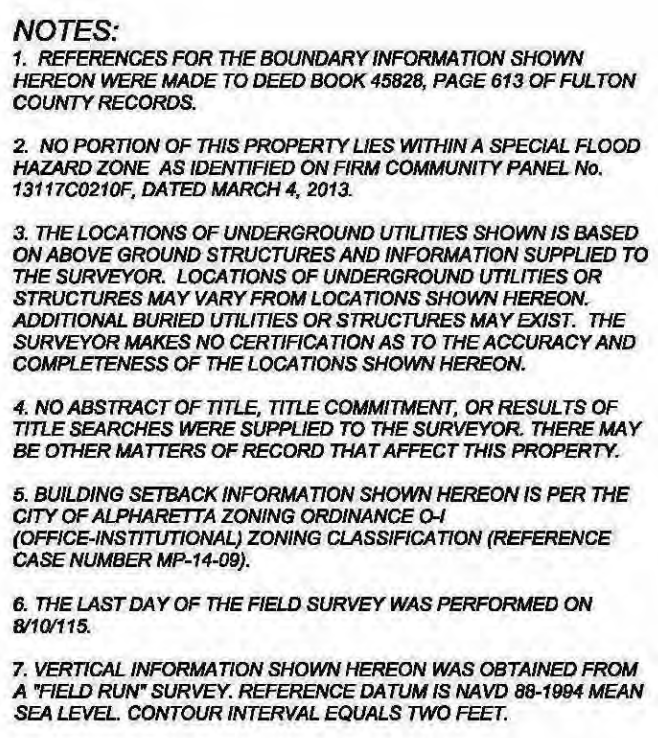
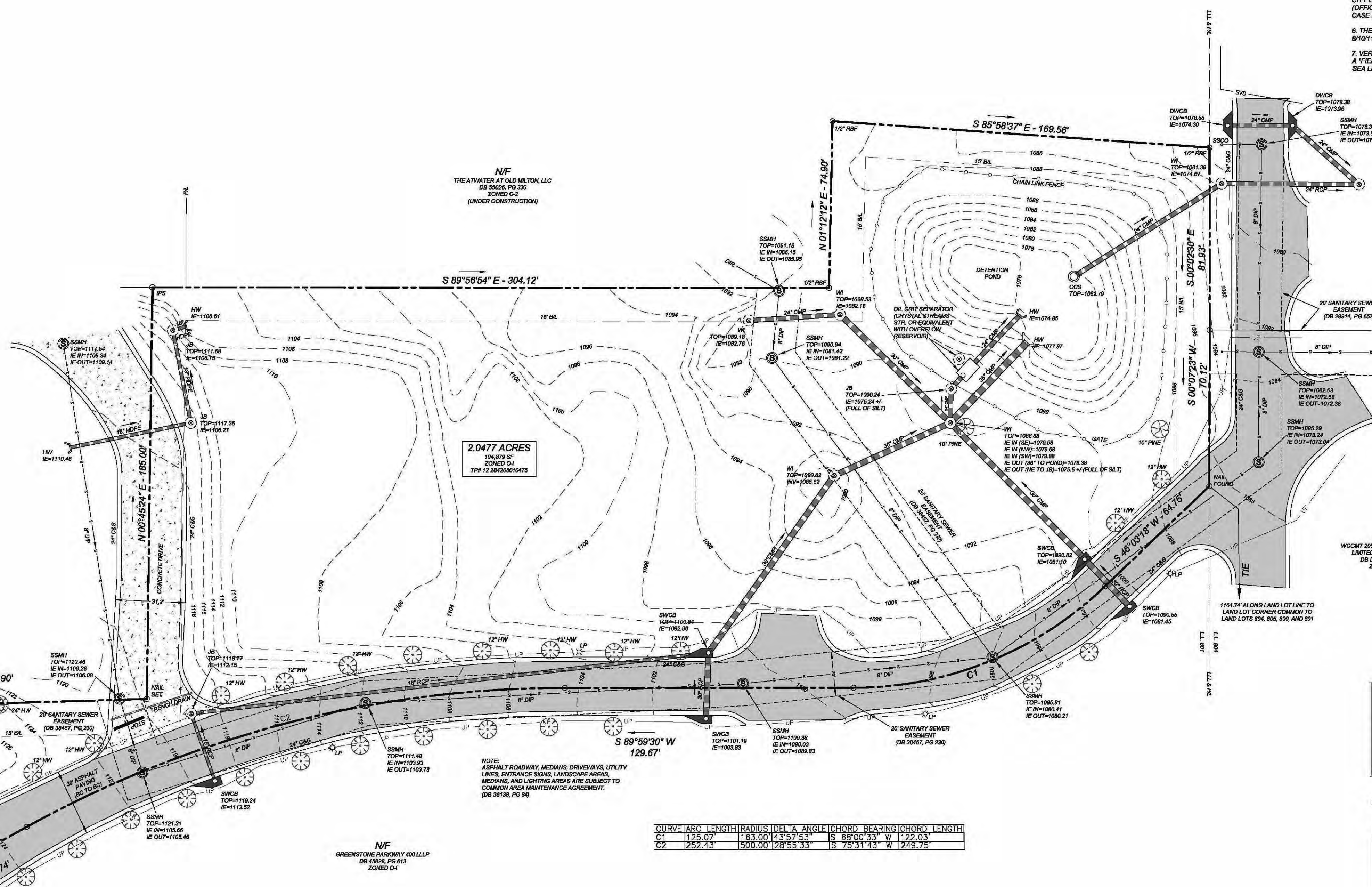
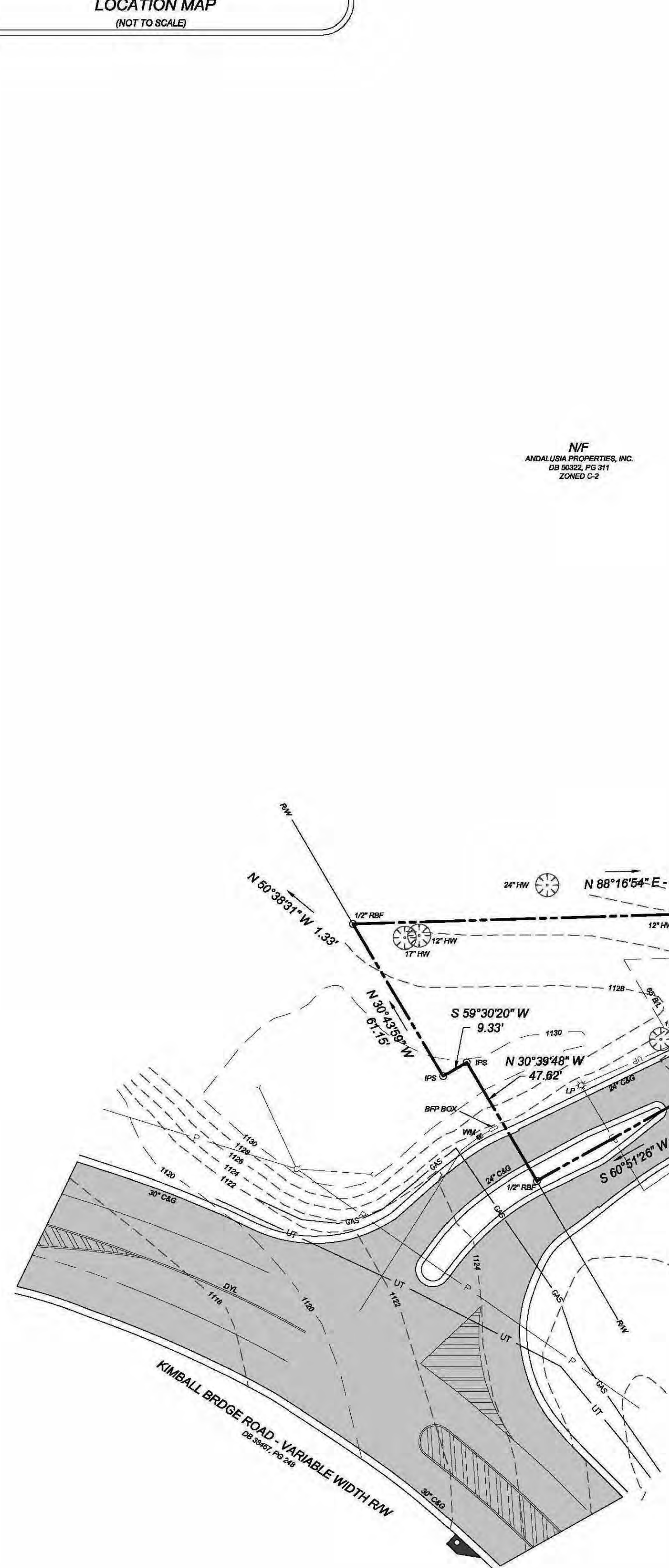
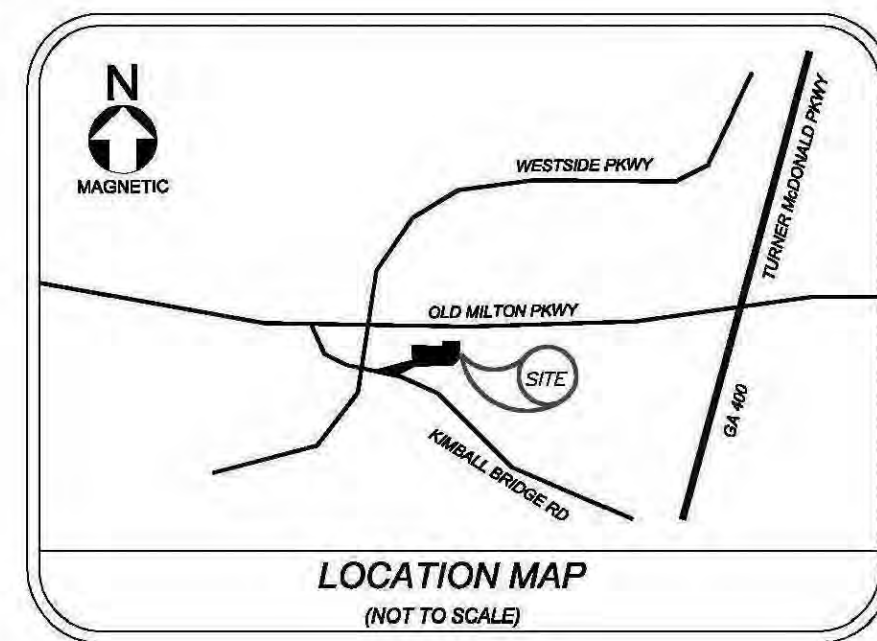
Customer: Gas Express, LLC

Drawn by: JH

Customer Approval: _____

This original drawing
is property of T.I. and
is not to be exhibited,
copied, or reproduced
without permission.

<----- Please initial here



SYMBOL KEY

X

-NON-SPECIMEN TREE REMOVED

NON-SPECIMEN TREES REMOVED		
QUANTITY	DBH (INCHES)	TREE
1	9"	OAK
2	10"	PINE
5	10"	OAK
1	12"	OAK
2	13"	OAK
11		

NOTE: NO SPECIMEN TREES HAVE BEEN REMOVED FROM THIS SITE

TREE CALCULATIONS

DENSITY

SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 20
SDF = 2.0477 Acres X 20 units = 40.954 = 41 units

EXISTING DENSITY FACTOR (EDF)
EDF = 0 Units

REPLACEMENT DENSITY FACTOR (RDF)
RDF = SDF - EDF
RDF = 41.0 - 0 = 41.0
RDF = 41.0 Units Required
RDF PROVIDED = 74.1 UNITS

TOTAL DENSITY UNITS REQUIRED = 41.0 UNITS
TOTAL DENSITY UNITS PROVIDED = 74.1 UNITS

SPECIMEN REPLACEMENT

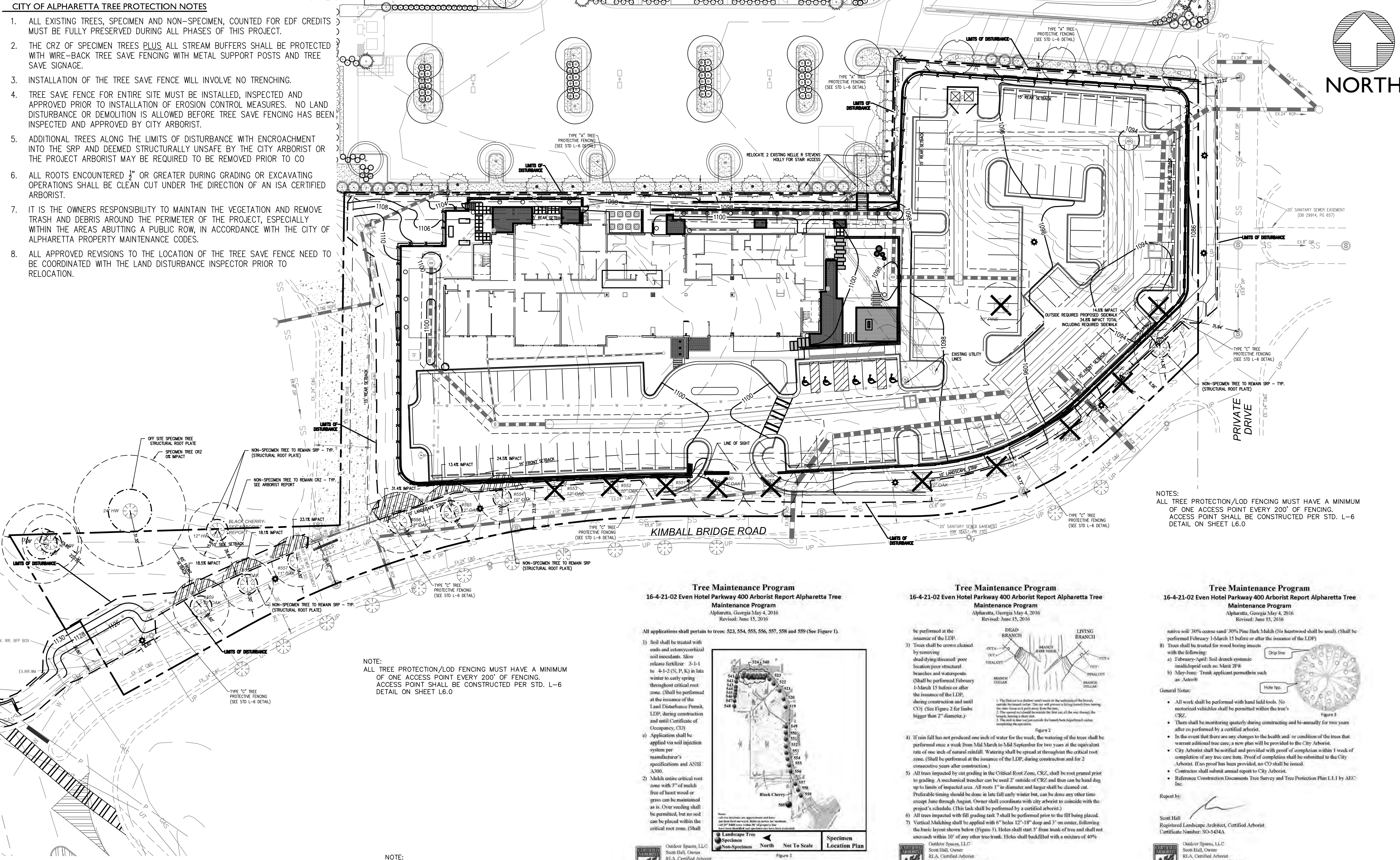
NO SPECIMEN TREES HAVE BEEN REMOVED FROM THE SITE.

NO SPECIMEN TREES HAVE BEEN IMPACTED.

NO SPECIMEN RECOMPENSE IS REQUIRED.

CITY OF ALPHARETTA TREE PROTECTION NOTES

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO
- ALL ROOTS ENCOUNTERED 3" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN THE AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



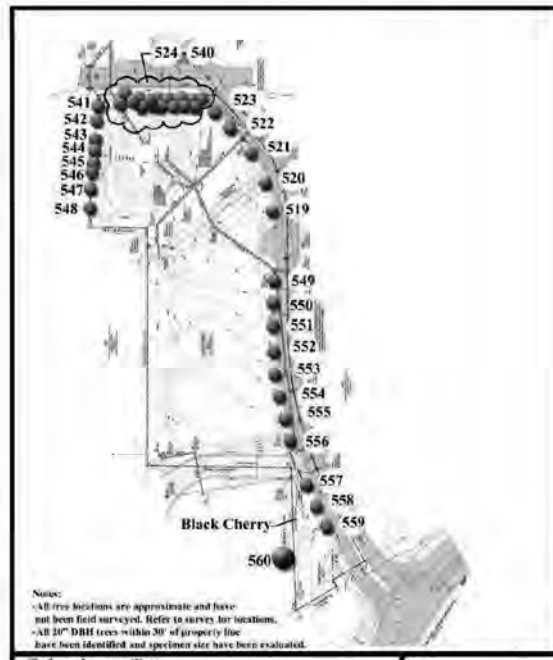
NOTE:
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING.
ACCESS POINT SHALL BE CONSTRUCTED PER STD. L-6 DETAIL ON SHEET L6.0

NOTE:
TREE SIZES & QUANTITIES HAVE BEEN MODIFIED FROM ORIGINAL SURVEY TO REFLECT MOST RECENT ARBORIST FINDINGS. SEE ARBORIST REPORT.

Tree Maintenance Program
16-4-21-02 Even Hotel Parkway 400 Arborist Report Alpharetta Tree Maintenance Program
Alpharetta, Georgia May 4, 2016
Revised: June 15, 2016

All applications shall pertain to trees: 523, 554, 555, 556, 557, 558 and 559 (See Figure 1).

- Soil shall be treated with ends and ectomycorrhizal soil inoculants. Slow release fertilizer 3-1-1 to 4-1-2 (N, P, K) in late winter to early spring throughout critical root zone. (Shall be performed at the issuance of the LDP, during construction and unit Certificate of Occupancy, C/O).
- Application shall be applied via soil injection system per manufacturer's specifications and ANSI A305.
- Mulch entire critical root zone with 3" of mulch free of heat wood or grass can be maintained as is. Over seeding shall be permitted, but no seed can be placed within the critical root zone. (Shall)



Tree Maintenance Program
16-4-21-02 Even Hotel Parkway 400 Arborist Report Alpharetta Tree Maintenance Program
Alpharetta, Georgia May 4, 2016
Revised: June 15, 2016

be performed at the issuance of the LDP.

- Trees shall be crown cleaned by removing dead/dying diseased poor location/poor structural branches and waterpoets. (Shall be performed February 1-March 15 before or after the issuance of the LDP, during construction and unit C/O). (See Figure 2 for limbs bigger than 2" diameter.)
- If rain fall has not produced one inch of water for the week, the watering of the trees shall be performed once a week from Mid March to Mid September for two years at the equivalent rate of one inch of natural rainfall. Watering shall be spread at throughout the critical root zone. (Shall be performed at the issuance of the LDP, during construction and for 2 consecutive years after construction.)
- All trees impacted by cut grading in the Critical Root Zone, CRZ, shall be root pruned prior to grading. A mechanical brancher can be used 2' outside of CRZ and then can be hand dug up to limits of impacted area. All roots 1" in diameter and larger shall be cleaned out. Preferable timing should be done in late fall early winter but, can be done any other time except June through August. Owner shall coordinate with city arborist to coincide with the project's schedule. (This task shall be performed by a certified arborist.)
- All trees impacted with fill grading task shall be performed prior to the fill being placed.
- Vertical Mulching shall be applied with 6" holes 12'-18" deep and 3" on center, following the basic layout shown below (Figure 3). Holes shall start 5' from trunk of tree and shall not encroach within 10' of any other tree hole. Holes shall backfilled with a mixture of 40% native soil 30% coarse sand 30% Fine Black Mulch (No hardwood will be used). (Shall be performed February 1-March 15 before or after the issuance of the LDP)

Outdoor Spaces, LLC
Scott Hall, Owner
R.L.A. Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scott@outdoorspaces.com

Tree Maintenance Program
16-4-21-02 Even Hotel Parkway 400 Arborist Report Alpharetta Tree Maintenance Program
Alpharetta, Georgia May 4, 2016
Revised: June 15, 2016

native soil 30% coarse sand 30% Fine Black Mulch (No hardwood will be used). (Shall be performed February 1-March 15 before or after the issuance of the LDP)

- Trees shall be treated for wood boring insects with the following:
a) February-April: Soil drench systemic insecticide such as Merit 3P.
b) May-June: Trunk application permethrin such as: Ambush.
- General Notes:
- All work shall be performed with hand held tools. No motorized vehicles shall be permitted within the tree's CRZ.
 - There shall be monitoring quarterly during construction and bi-annually for two years after as performed by a certified arborist.
 - In the event that there are any changes to the health and/or condition of the trees that warrant additional tree care, a new plan will be provided to the City Arborist.
 - City Arborist shall be notified and provided with proof of completion within 1 week of completion of any tree care item. Proof of completion shall be submitted to the City Arborist. If no proof has been provided, no C/O shall be issued.
 - Contractor shall submit annual report to City Arborist.
 - Reference Construction Documents: Tree Survey and Tree Protection Plan L.1.1 by AREC Inc.
- Report by:
- Scott Hall
Registered Landscape Architect, Certified Arborist
Certificate Number: SO-5434A

Outdoor Spaces, LLC
Scott Hall, Owner
R.L.A. Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scott@outdoorspaces.com

NOTE:
REFER TO SIDEWALK AT TREE DETAIL ON SHEET L6.0

16-4-21-02 Even Hotel Parkway 400 Arborist Report Alpharetta Arborist Report

Reference UDC Alpharetta, Georgia



All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 27, 2016
Report Date: April 30, 2016
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
R.L.A. Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scott@outdoorspaces.com

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2. TREE PROTECTION

3.2.1. DEFINITIONS
Caliper: A method of trunk measurement for industry or implement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.
Diameter Branch Height (DBH): The standard measure of tree size (for trees existing one inch). The tree trunk is measured at a height of 6 inches above the ground. It is a tree split into multiple trunks below a 1/2 inch, measure the trunk at its most narrow point beneath the tag.
Deadwood: Any tree that is not in condition (live, bearing). This definition is based on the observation, and does not necessarily reflect any tree condition of the tree.
Support Tree: Any tree (or trees) which qualify for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.
Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.
Tree: Any living, self-supporting woody or shrubby plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk, and bears boughs, twigs, or branches.
Understory: Trees that grow beneath the canopy, and will generally reach a mature height of under six (6) feet.

APPENDIX B. SPECIMEN TREES

Some trees on a site warrant special considerations and encouragement for conservation. These trees are referred to as Specimen Trees. The following criteria are used by the Director to identify specimen trees.

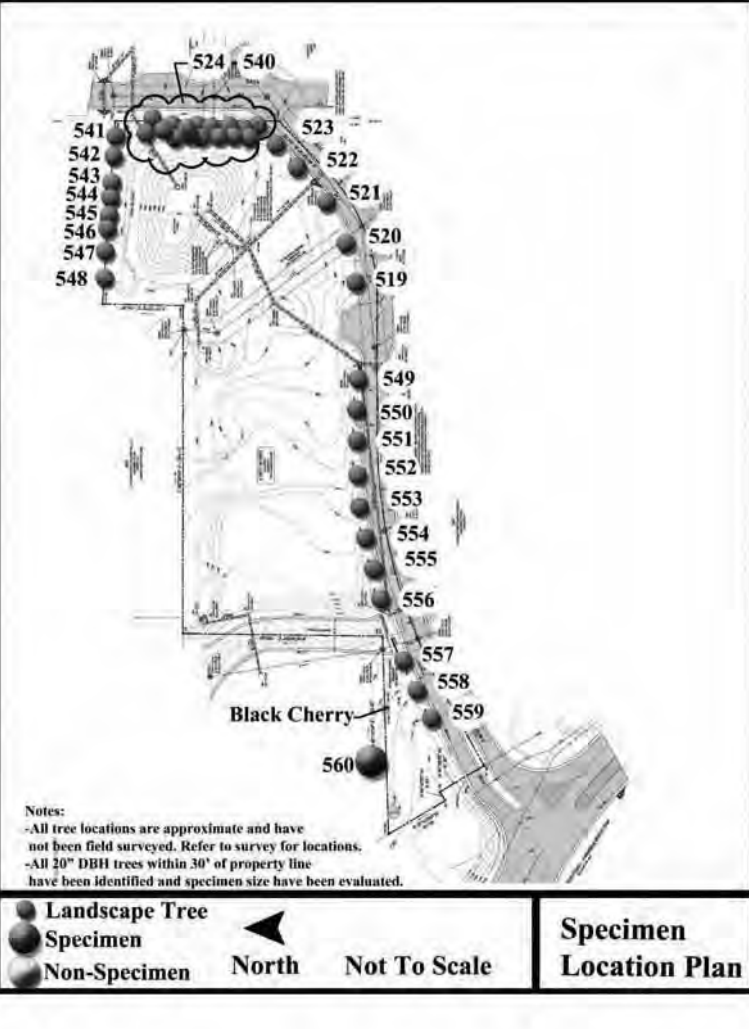
A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be an overall good health without the need of a specialized one plan according to accepted ISA practices, and which also meets the minimum size criteria as forth below.

Size Criteria
Tree Trunk: 30-inch (24") diameter or larger. Overstory Trunk: 24-inch (24") diameter or larger. Understory Trunk: 8-inch (8") diameter or larger.

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density units will be given for Specimen Trees which are successfully used by a design team specifically designated for each project. Credit for any Specimen Tree that is used shall be given to the design team who uses the tree. The Critical Root Zone of Specimen Trees will be protected with high-back wire back tree save. Along with retail support poles.

If a Specimen Tree is to be removed, a written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.1.5) must be replaced with trees having three (3) times the crown value of the tree removed with a minimum four-inch (4") tree caliper by species with comparable size and quality.
Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by: Trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size shall determine whether a tree was specimen quality (the tree is removed without approval of the city arborist in its condition). (Caliper will be subject to the applicable penalties as described in Section 3.2.1.5)



Appendix A Specimen Analysis						
Tree #	Site/Species	Health Condition	Structural Condition	Specimen	Landscape Type	Comments
520	10" Yellow Oak	Good	Good	Yes		
521	10" Yellow Oak	Good	Good	Yes		
522	10" Yellow Oak	Good	Good	Yes		
523	10" Yellow Oak	Good	Good	Yes		
524	10" Yellow Oak	Good	Good	Yes		
525	10" Yellow Oak	Good	Good	Yes		
526	10" Yellow Oak	Good	Good	Yes		
527	10" Yellow Oak	Good	Good	Yes		
528	10" Yellow Oak	Good	Good	Yes		
529	10" Yellow Oak	Good	Good	Yes		
530	10" Yellow Oak	Good	Good	Yes		
531	10" Yellow Oak	Good	Good	Yes		
532	10" Yellow Oak	Good	Good	Yes		
533	10" Yellow Oak	Good	Good	Yes		
534	10" Yellow Oak	Good	Good	Yes		
535	10" Yellow Oak	Good	Good	Yes		
536	10" Yellow Oak	Good	Good	Yes		
537	10" Yellow Oak	Good	Good	Yes		
538	10" Yellow Oak	Good	Good	Yes		
539	10" Yellow Oak	Good	Good	Yes		
540	10" Yellow Oak	Good	Good	Yes		
541	10" Yellow Oak	Good	Good	Yes		
542	10" Yellow Oak	Good	Good	Yes		
543	10" Yellow Oak	Good	Good	Yes		
544	10" Yellow Oak	Good	Good	Yes		
545	10" Yellow Oak	Good	Good	Yes		
546	10" Yellow Oak	Good	Good	Yes		
547	10" Yellow Oak	Good	Good	Yes		
548	10" Yellow Oak	Good	Good	Yes		
549	10" Yellow Oak	Good	Good	Yes		
550	10" Yellow Oak	Good	Good	Yes		
551	10" Yellow Oak	Good	Good	Yes		
552	10" Yellow Oak	Good	Good	Yes		
553	10" Yellow Oak	Good	Good	Yes		
554	10" Yellow Oak	Good	Good	Yes		
555	10" Yellow Oak	Good	Good	Yes		
556	10" Yellow Oak	Good	Good	Yes		
557	10" Yellow Oak	Good	Good	Yes		
558	10" Yellow Oak	Good	Good	Yes		
559	10" Yellow Oak	Good	Good	Yes		
560	10" Yellow Oak	Good	Good	Yes		

Appendix B Specimen Analysis						
Tree #	Site/Species	Health Condition	Structural Condition	Specimen	Landscape Type	Comments
520	10" Yellow Oak	Good	Good	Yes		
521	10" Yellow Oak	Good	Good	Yes		
522	10" Yellow Oak	Good	Good	Yes		
523	10" Yellow Oak	Good	Good	Yes		
524	10" Yellow Oak	Good	Good	Yes		
525	10" Yellow Oak	Good	Good	Yes		
526	10" Yellow Oak	Good	Good	Yes		
527	10" Yellow Oak	Good	Good	Yes		
528	10" Yellow Oak	Good	Good	Yes		
529	10" Yellow Oak	Good	Good	Yes		
530	10" Yellow Oak	Good	Good	Yes		
531	10" Yellow Oak	Good	Good	Yes		
532	10" Yellow Oak	Good	Good	Yes		
533	10" Yellow Oak	Good	Good	Yes		
534	10" Yellow Oak	Good	Good	Yes		
535	10" Yellow Oak	Good	Good	Yes		
536	10" Yellow Oak	Good	Good	Yes		
537	10" Yellow Oak	Good	Good	Yes		
538	10" Yellow Oak	Good	Good	Yes		
539	10" Yellow Oak	Good	Good	Yes		
540	10" Yellow Oak	Good	Good	Yes		
541	10" Yellow Oak	Good	Good	Yes		
542	10" Yellow Oak	Good	Good	Yes		
543	10" Yellow Oak	Good	Good	Yes		
544	10" Yellow Oak	Good	Good	Yes		
545	10" Yellow Oak	Good	Good	Yes		
546	10" Yellow Oak	Good	Good	Yes		
547	10" Yellow Oak	Good	Good	Yes		
548	10" Yellow Oak	Good	Good	Yes		
549	10" Yellow Oak	Good	Good	Yes		
550	10" Yellow Oak	Good	Good	Yes		
551	10" Yellow Oak	Good	Good	Yes		
552	10" Yellow Oak	Good	Good	Yes		
553	10" Yellow Oak	Good	Good	Yes		
554	10" Yellow Oak	Good	Good	Yes		
555	10" Yellow Oak	Good	Good	Yes		
556	10" Yellow Oak	Good	Good	Yes		
557	10" Yellow Oak	Good	Good	Yes		
558	10" Yellow Oak	Good	Good	Yes		
559	10" Yellow Oak	Good	Good	Yes		
560	10" Yellow Oak	Good	Good	Yes		

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

Scale 1" = 30'

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat.com

TREE PROTECTION PLAN

EVEN HOTEL
ALPHARETTA, FULTON COUNTY GEORGIA

DATE

5/20/16

5/20/16

7/25/16

5/31/17

6/21/17

7/7/17

REVISIONS

PER CITY & COUNTY COMMENTS

PER CITY & COUNTY COMMENTS

PER CITY & COUNTY COMMENTS

PER FULTON COUNTY WATER & SEWER COMMENTS

CITY EROSION CONTROL COMMENTS

REVISION TO CONSTRUCTION DOCUMENTS

NO.

1

2

3

4

5

6

PROJECT NO: 14-3704

CIVIL DRAWN BY: SCH/QW

CIVIL DESIGNED BY: QW/MJV

LANDSCAPE DRAWN BY: BCG/JAP

LANDSCAPE DESIGNED BY: SLR/JAP

CHECKED BY: MDW/JMV

DATE - OCTOBER 09, 2015

SHEET

L2.0

Copyright © AEC Inc.

NON-SPECIMEN TREES REMOVED		
QUANTITY	DBH (INCHES)	TREE
2	10"	PINE
5	10"	OAK
1	12"	OAK
2	13"	OAK
10		

NOTE: NO SPECIMEN TREES HAVE BEEN REMOVED FROM THIS SITE

TREE CALCULATIONS

DENSITY

SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 20
SDF =2.0477 Acres X 20 units = 40.954 = 41 units

EXISTING DENSITY FACTOR (EDF)
EDF = 0 Units

REPLACEMENT DENSITY FACTOR (RDF)
RDF = SDF - EDF
RDF = 41.0 - 0 = 41.0
RDF = 41.0 Units Required
RDF PROVIDED = 77.1 UNITS

TOTAL DENSITY UNITS REQUIRED = 41.0 UNITS
TOTAL DENSITY UNITS PROVIDED =77.1UNITS

SPECIMEN REPLACEMENT

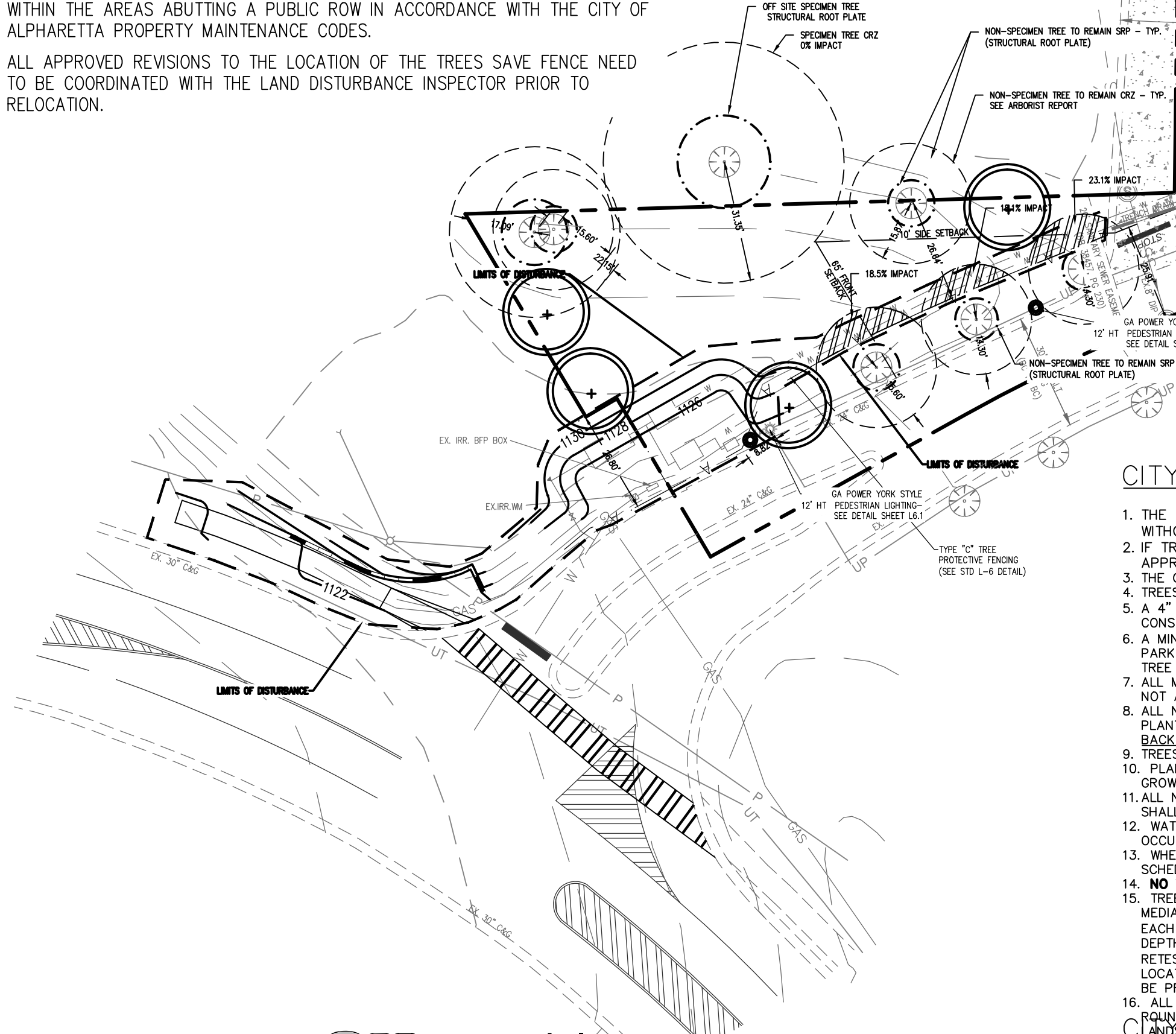
NO SPECIMEN TREES HAVE BEEN REMOVED FROM THE SITE.

NO SPECIMEN TREES HAVE BEEN IMPACTED.

NO SPECIMEN RECOMPENSE IS REQUIRED.

CITY OF ALPHARETTA TREE PROTECTION NOTES

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO
- ALL ROOTS ENCOUNTERED 1/4" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN THE AREAS ABUTTING A PUBLIC ROW IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREES SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



CITY OF ALPHARETTA LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING **MUST** BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
- WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS **MUST** BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.**
- TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFER SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN. PLANTING SHALL BE COMPLETED WITHIN 1 YEAR OF THE END OF CONSTRUCTION.
- ALL TREE TRUNKS AND STEMS SHALL BE REMOVED FROM THE TREE ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EASTERN PINOYL OR PALM PLANT.**

DENSITY TREE REPLACEMENT UNITS							
Quantity	Botanical Name	Common Name	Caliper/ Height	UNITS	TOTAL UNITS	% OF TOTAL*	% NATIVE/ ADAPTED SPECIES
26	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	3" Cal. (11-12' HT)	0.5	13	18%	69%
7	Carpinus betula 'Fastigiata'	European Fastigate Hornbeam	4" Cal.	0.6	4.2	4.93%	
30	Ilex x 'Nellie R Stevens'	Nellie R Stevens Holly	3" Cal. (11-12' HT)	0.5	15	21%	
7	Cedrus deodara	Deodar Cedar	4" Cal. (14-15' HT)	0.5	3.5	4.93%	
18	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3" Cal. (11-12' HT)	0.5	9	12.68%	
24	Nyssa sylvatica	Black gum	4" Cal.	0.6	14.4	16.90%	
22	Quercus phellos	Willow Oak	4" Cal.	0.6	13.2		
4	Quercus nuttallii	Nuttall Oak	4" Cal.	0.6	2.4	18.31%	
4	Ulmus parvifolia	True Chinese Elm	4" Cal.	0.6	2.4	2.82%	
142		TOTAL UNITS REPLACED (RDF)			77.1	100.00%	
	*NO MORE THAN 30% OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT ARE OF ANY ONE GENUS						
	**MORE THAN 50% OF REPLACEMENT TREES ARE NATIVE / ADAPTED SPECIES						
	TREES NOT SHOWN ON THE DENSITY REPLACEMENT UNIT LIST CAN BE FOUND ON THE ORNAMENTAL LANDSCAPE LIST						



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

TREE REPLACEMENT PLAN

EVEN HOTEL ALPHARETTA, FULTON COUNTY GEORGIA

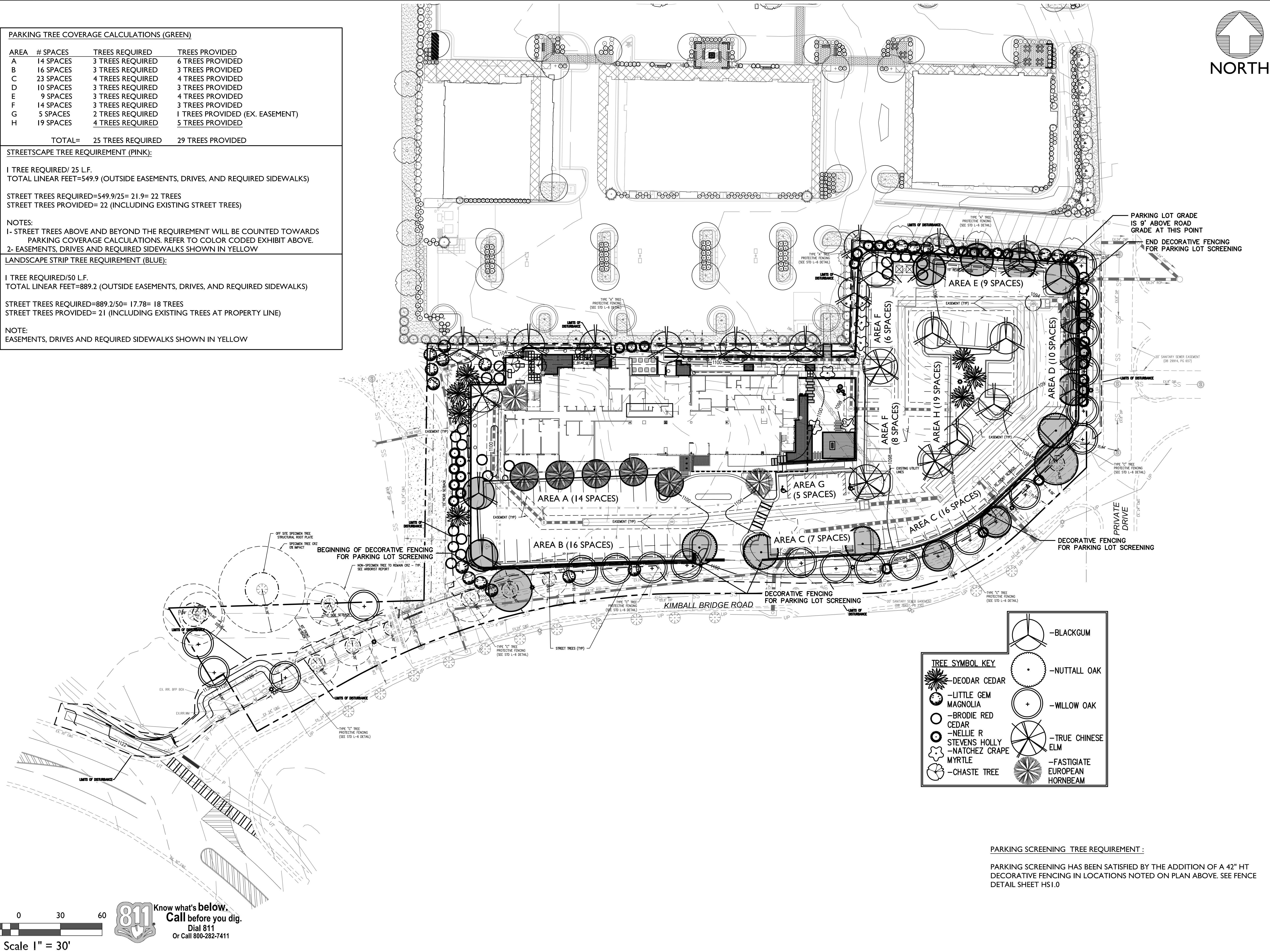
NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/7/17

PROJECT NO: 14-3704
CIVIL DRAWN BY: SCH/CW
CIVIL DESIGNED BY: CWM/MDV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDW/JMV
DATE - OCTOBER 09, 2015

SHEET

L3.0

PARKING TREE COVERAGE CALCULATIONS (GREEN)			
AREA	# SPACES	TREES REQUIRED	TREES PROVIDED
A	14 SPACES	3 TREES REQUIRED	6 TREES PROVIDED
B	16 SPACES	3 TREES REQUIRED	3 TREES PROVIDED
C	23 SPACES	4 TREES REQUIRED	4 TREES PROVIDED
D	10 SPACES	3 TREES REQUIRED	3 TREES PROVIDED
E	9 SPACES	3 TREES REQUIRED	4 TREES PROVIDED
F	14 SPACES	3 TREES REQUIRED	3 TREES PROVIDED
G	5 SPACES	2 TREES REQUIRED	1 TREES PROVIDED (EX. EASEMENT)
H	19 SPACES	4 TREES REQUIRED	5 TREES PROVIDED
TOTAL=		25 TREES REQUIRED	29 TREES PROVIDED
STREETSCAPE TREE REQUIREMENT (PINK):			
1 TREE REQUIRED/ 25 L.F.			
TOTAL LINEAR FEET=549.9 (OUTSIDE EASEMENTS, DRIVES, AND REQUIRED SIDEWALKS)			
STREET TREES REQUIRED=549.9/25= 21.9= 22 TREES			
STREET TREES PROVIDED= 22 (INCLUDING EXISTING STREET TREES)			
NOTES:			
1- STREET TREES ABOVE AND BEYOND THE REQUIREMENT WILL BE COUNTED TOWARDS PARKING COVERAGE CALCULATIONS. REFER TO COLOR CODED EXHIBIT ABOVE.			
2- EASEMENTS, DRIVES AND REQUIRED SIDEWALKS SHOWN IN YELLOW			
LANDSCAPE STRIP TREE REQUIREMENT (BLUE):			
1 TREE REQUIRED/50 L.F.			
TOTAL LINEAR FEET=889.2 (OUTSIDE EASEMENTS, DRIVES, AND REQUIRED SIDEWALKS)			
STREET TREES REQUIRED=889.2/50= 17.78= 18 TREES			
STREET TREES PROVIDED= 21 (INCLUDING EXISTING TREES AT PROPERTY LINE)			
NOTE:			
EASEMENTS, DRIVES AND REQUIRED SIDEWALKS SHOWN IN YELLOW			



30
0
30
60

811

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

Scale 1" = 30'

GEORGIA

REGISTERED

7-7-17

10-25

STATE

LANDSCAPE ARCHITECT

AEC

Civil Engineering

Land Planning

Landscape Architecture

Water Resources

Property Services

Arboret Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

TREE COVERAGE
EXHIBIT PLAN

EVEN HOTEL

ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/7/17

PROJECT NO: 14-3704

CIVIL DRAWN BY: SCH/CJW

CIVIL DESIGNED BY: CJW/MOV

LANDSCAPE DRAWN BY: BCG/JAP

LANDSCAPE DESIGNED BY: SLR/JAP

CHECKED BY: MDW/JWM

DATE - OCTOBER 09, 2015

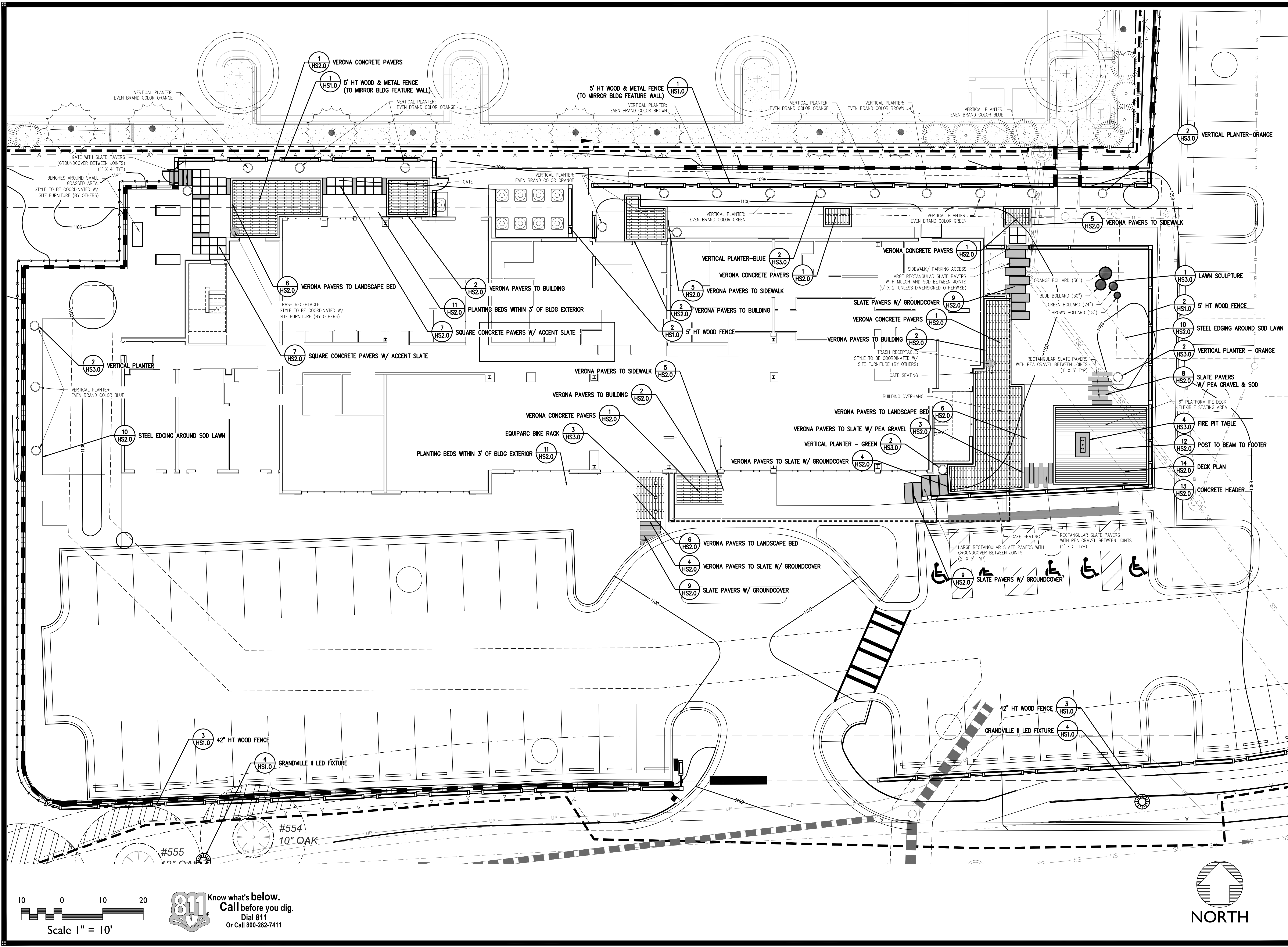
SHEET

L3.1

PARKING SCREENING TREE REQUIREMENT :

PARKING SCREENING HAS BEEN SATISFIED BY THE ADDITION OF A 42" HT DECORATIVE FENCING IN LOCATIONS NOTED ON PLAN ABOVE. SEE FENCE DETAIL SHEET HS1.0

M:\2014\105514-3704 GREENSTONE HOTEL\landscape\14-3704_L00.dwg, 7/7/2017 7:43:23 PM, lvg, 1:1



10

0

10

20

Scale 1" = 10'

811

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services

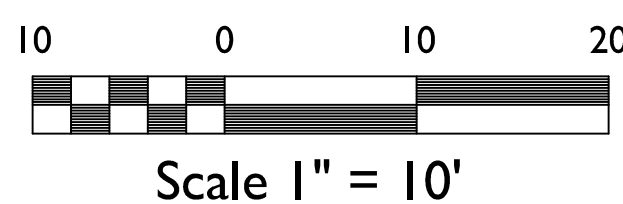
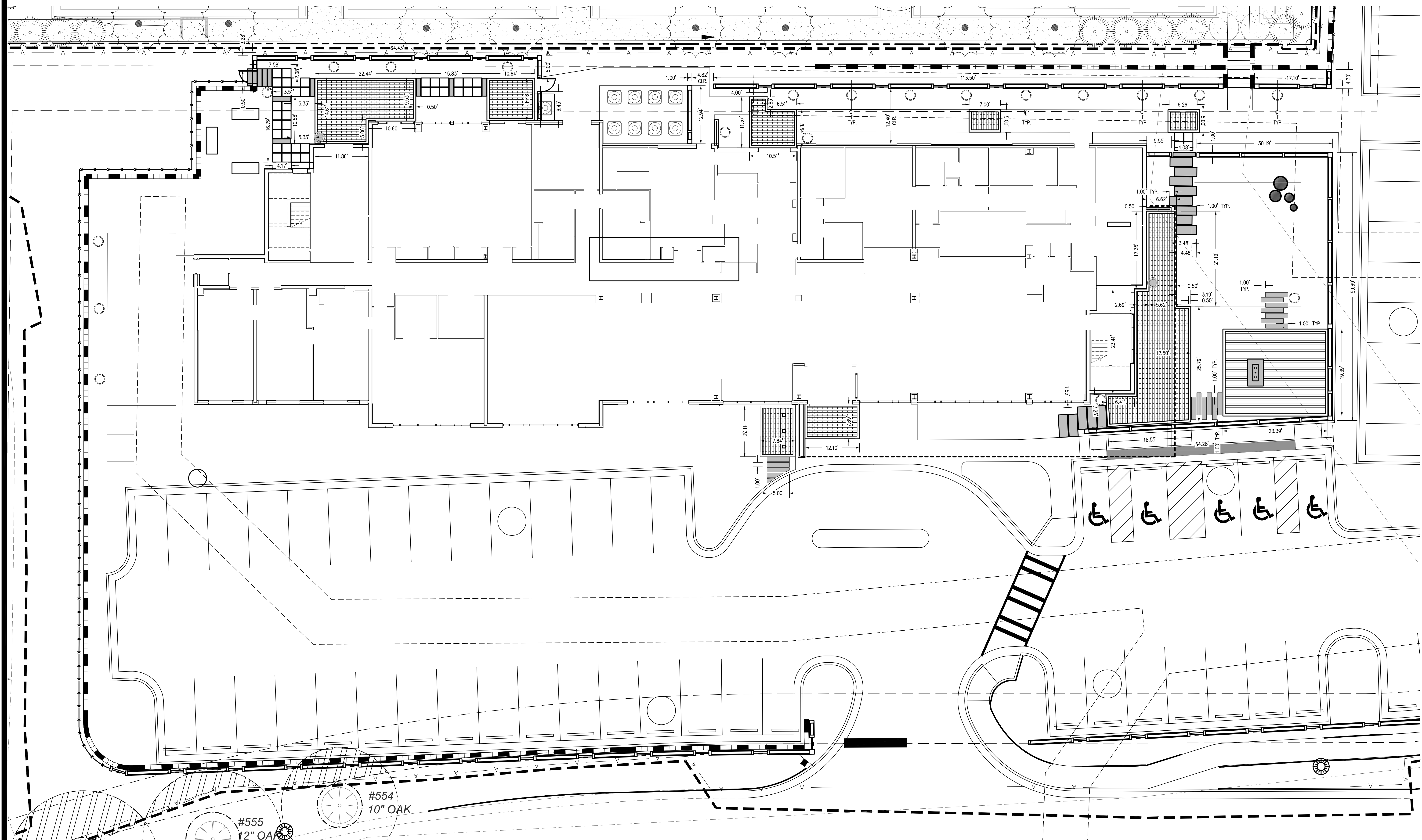
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatd.com

HARDSCAPE PLAN

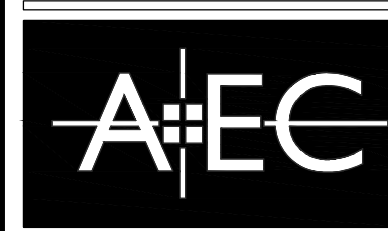
EVEN HOTEL ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/7/17

PROJECT NO: 14-3704
CIVIL DRAWN BY: SCH/QW
CIVIL DESIGNED BY: QW/MOV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDW/JWM
DATE - OCTOBER 09, 2015



811 Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatd.com

HARDSCAPE LAYOUT

EVEN HOTEL ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/7/17

COPYRIGHT © AEC, INC.

PROJECT NO: 14-3704
CIVIL DRAWN BY: SCH/CJW
CIVIL DESIGNED BY: CJW/MOV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDV/JWM
DATE - OCTOBER 09, 2015

SHEET

L4.1

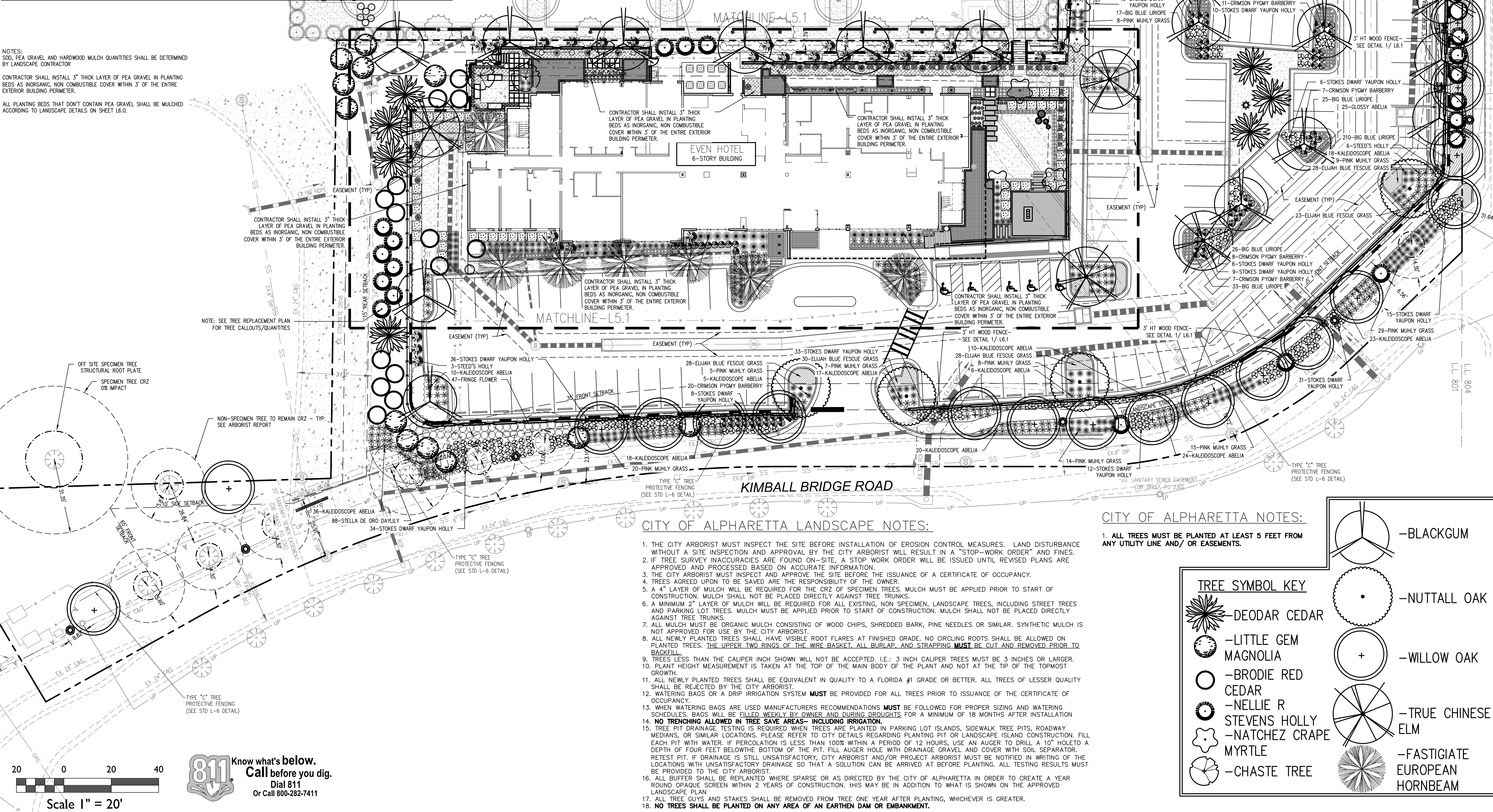
OVERALL ORNAMENTAL SHRUBS, PERENNIALS, GROUND COVER					
Quantity	Botanical Name	Common Name	Minimum Size	Spacing (No Staggered Rows)	Specifications
20	Chamaecyparis obtusa 'Filicoides'	Fernspray False Cypress	7 Gal	As Shown	Straight leader. Free of
35	Ilex crenata 'Steads'	Steads Holly	7 Gal	As Shown	Free of Pests and disease
220	Abelia 'Kaleidoscope'	Kaleidoscope Abelia*	7 Gal/ 24" HT*	4" OC	Free of Pests and disease
285	Abelia grandiflora	Glossy Abelia*	7 Gal/ 24" HT*	As Shown	Free of Pests and disease
106	Buxus japonica	Japanese Boxwood	3 Gal	As Shown	Free of Pests and disease
58	Loropetalum 'Crimson Fire'	Crimson Fire Fringe Flower*	7 Gal/ 24" HT*	As Shown	Free of Pests and disease
47	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry*	7 Gal/ 24" HT*	As Shown	Free of Pests and disease
75	Miscanthus sinensis 'Gracillimus'	Maiden Grass	7 Gal	As Shown	Free of Pests and disease
32	Muhlenbergia capillaris	Pink Muhly Grass*	3 Gal/24" HT*	As Shown	Free of Pests and disease
249					
71	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	3 Gal	As Shown	Free of Pests and disease
48	Equisetum scirpoides	Dwarf Horsetail	1 Gal	As Labeled	Free of Pests and disease
221	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 Gal	25" OC x 25" OC	Free of Pests and disease
603	Liriope muscari 'Big Blue'	Big Blue Liriope	4" pot	As Shown	Free of Pests and disease
451	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue Grass	1 Gal	18" OC x 18" OC	Free of Pests and disease
8	Bergenia cordifolia 'Winterglut'	Winterglow Bergenia	1 Gal	As Shown	Free of Pests and disease
124	Hemireocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal	18" OC x 18" OC	Free of Pests and disease
385	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	Bare Root	6" OC x 6" OC	Free of Pests and disease
50	Thymus serpyllum 'Elfin'	Elfin Thyme	Bare Root	18" OC x 18" OC	Free of Pests and disease
	Sod	(Contractor shall verify quantity in field)	Sod		Free of Pests and disease
	Pea Gravel	Pea Gravel (Contractor shall verify quantity in field)			Free of Pests and disease
	Hardwood Mulch	Hardwood Mulch (Contractor shall verify quantity in field)			Free of Pests and disease

*Shrubs MUST meet the City of Alpharetta's height requirement (as specified above) or they will be rejected.

NOTES:
SOD, PEA GRAVEL AND HARDWOOD MULCH QUANTITIES SHALL BE DETERMINED BY LANDSCAPE CONTRACTOR

CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PEA GRAVEL IN PLANTING BEDS AS INORGANIC, NON COMBUSTIBLE COVER WITHIN 3' OF THE ENTIRE EXTERIOR BUILDING PERIMETER.

ALL PLANTING BEDS THAT DON'T CONTAIN PEA GRAVEL SHALL BE MULCHED ACCORDING TO LANDSCAPE DETAILS ON SHEET L6.0.



ORNAMENTAL TREES				
Quantity	Botanical Name	Common Name	Size	Specifications
3	Vitex agnus castus	Chaste tree	2" Cal.	Straight leader. Free of Pests and disease
6	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle (Single stem)	2" Cal.	Single Stem. Straight leader. Free of Pests and disease
9				

CITY OF ALPHARETTA LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFER SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

CITY OF ALPHARETTA NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE AND/ OR EASEMENTS.

TREE SYMBOL KEY

- DEODAR CEDAR
- LITTLE GEM MAGNOLIA
- BRODIE RED CEDAR
- NELLIE R STEVENS HOLLY
- NATCHEZ CRAPE MYRTLE
- CHASTE TREE

- BLACKGUM
- NUTTALL OAK
- WILLOW OAK
- TRUE CHINESE ELM
- FASTIGIATE EUROPEAN HORNBEAM

REGISTERED
7-7-17
SINCE 1925
LANDSCAPE ARCHITECT
STATE OF GEORGIA

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

SITE LANDSCAPE PLAN

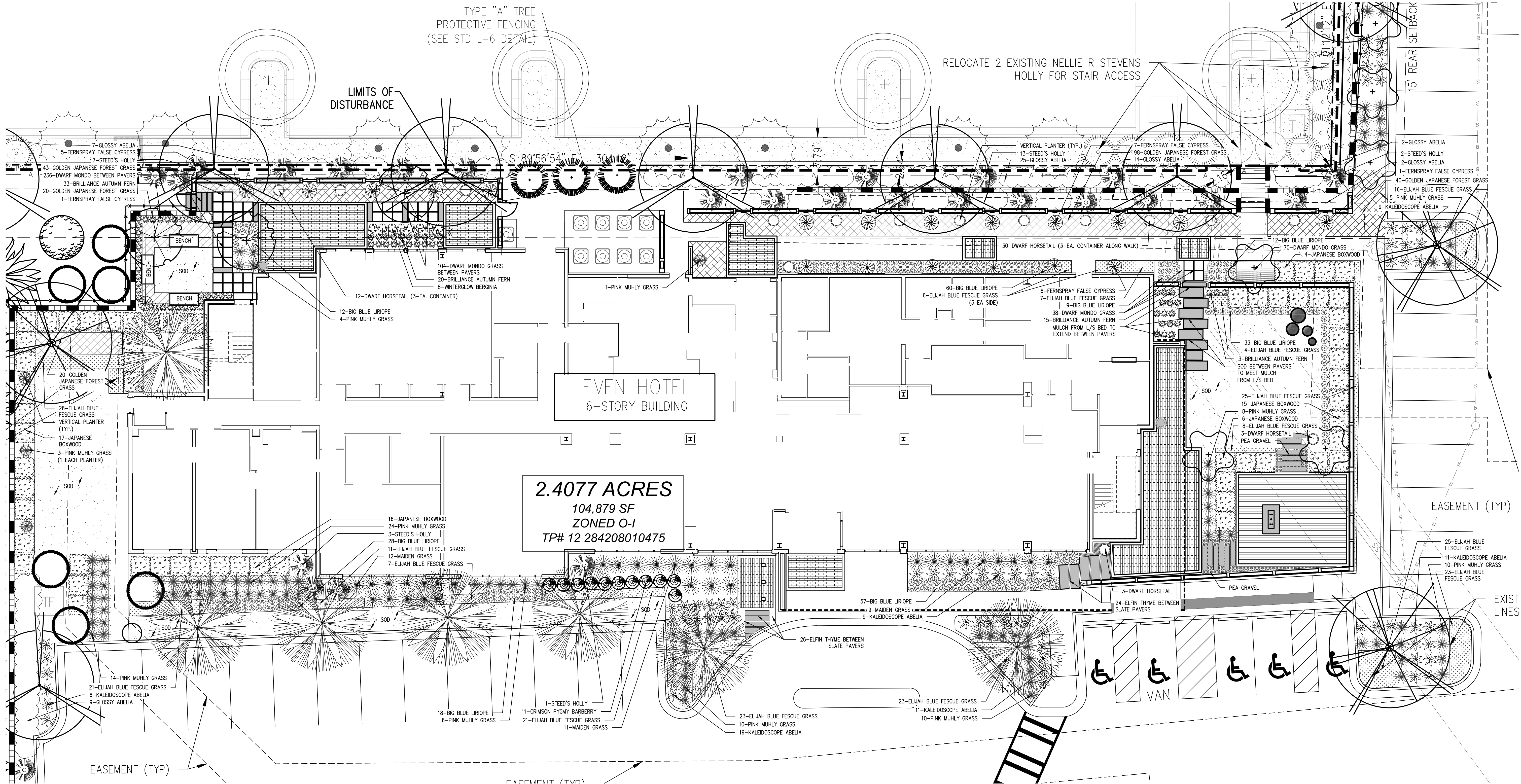
EVEN HOTEL

ALPHARETTA, FULTON COUNTY GEORGIA

DATE	REVISIONS	NO.	PER CITY & COUNTY COMMENTS
5/20/16	1	1	PER CITY & COUNTY COMMENTS
6/20/16	2	2	PER CITY & COUNTY COMMENTS
7/25/16	3	3	PER CITY & COUNTY COMMENTS
5/31/17	4	4	PER UTILITY COUNTY WATER & SEWER COMMENTS
6/21/17	5	5	CITY EROSION CONTROL COMMENTS
7/17/17	6	6	REVISION TO CONSTRUCTION DOCUMENTS

PROJECT NO: 14-3704
CIVIL DRAWN BY: SCH/CW
CIVIL DESIGNED BY: CWM/DOV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDW/JWM
DATE - OCTOBER 09, 2015

SHEET
L5.0

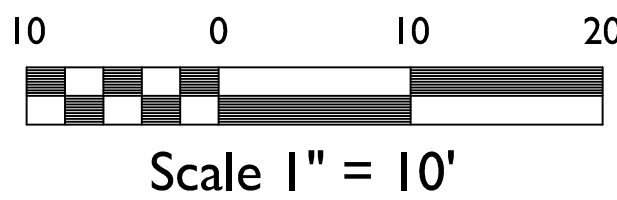


CITY OF ALPHARETTA LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFER SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

CITY OF ALPHARETTA NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE AND/ OR EASEMENTS.



OVERALL ORNAMENTAL SHRUBS, PERENNIALS, GROUND COVER					
Quantity	Botanical Name	Common Name	Minimum Size	Spacing (No Staggered Rows)	Specifications
20	Chamaecyparis obtusa 'Filicoides'	Fernspray False Cypress	7 Gal	As Shown	Straight leader. Free of
35	Ilex crenata 'Stedds'	Stedds Holly	7 Gal	As Shown	Free of Pests and disease
220	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	7 Gal/24" HT*	As Shown	Free of Pests and disease
285	Abelia 'Kaleidoscope'	Kaleidoscope Abelia	7 Gal/24" HT*	4' OC	Free of Pests and disease
106	Abelia grandiflora	Glossy Abelia	7 Gal/24" HT*	As Shown	Free of Pests and disease
58	Buxus japonica	Japanese Boxwood	3 Gal	As Shown	Free of Pests and disease
47	Loropetalum 'Crimson Fire'	Crimson Fire Fringe Flower	7 Gal/24" HT*	As Shown	Free of Pests and disease
75	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	7 Gal/24" HT*	As Shown	Free of Pests and disease
32	Miscanthus sinensis 'Gracillimus'	Maiden Grass	7 Gal	As Shown	Free of Pests and disease
249	Muhlenbergia capillaris	Pink Muhly Grass*	3 Gal/24" HT*	As Shown	Free of Pests and disease
71	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	3 Gal	As Shown	Free of Pests and disease
48	Equisetum scirpoides	Dwarf Horsetail	1 Gal	As Labeled	Free of Pests and disease
221	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 Gal	25" OC x 25" OC	Free of Pests and disease
603	Liriope muscari 'Big Blue'	Big Blue Liriope	4" pot	As Shown	Free of Pests and disease
451	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue Grass	1 Gal	18" OC x 18" OC	Free of Pests and disease
8	Bergenia cordifolia 'Winterglut'	Winterglow Bergenia	1 Gal	As Shown	Free of Pests and disease
124	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal	18" OC x 18" OC	Free of Pests and disease
385	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	Bare Root	6" OC x 6" OC	Free of Pests and disease
50	Thymus serpyllum 'Elfin'	Elfin Thyme	Bare Root	18" OC x 18" OC	Free of Pests and disease
	Sod	Sod (Contractor shall verify quantity in field)			Free of Pests and disease
	Pea Gravel	Pea Gravel (Contractor shall verify quantity in field)			Free of Pests and disease
	Hardwood Mulch	Hardwood Mulch (Contractor shall verify quantity in field)			Free of Pests and disease

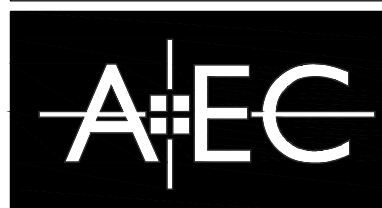
*Shrubs MUST meet the City of Alpharetta's height requirement (as specified above) or they will be rejected.

ORNAMENTAL TREES				
Quantity	Botanical Name	Common Name	Size	Specifications
3	Vitex agnus castus	Chaste tree	2" Cal.	Straight leader. Free of Pests and disease
6	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle (Single stem)	2" Cal.	Single Stem. Straight leader. Free of Pests and disease
9				

NOTES:
SOD, PEA GRAVEL AND HARDWOOD MULCH QUANTITIES SHALL BE DETERMINED DETERMINED BY LANDSCAPE CONTRACTOR

CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PEA GRAVEL IN PLANTING BEDS AS INORGANIC, NON COMBUSTIBLE COVER WITHIN 3' OF THE ENTIRE EXTERIOR BUILDING PERIMETER.

ALL PLANTING BEDS THAT DON'T CONTAIN PEA GRAVEL SHALL BE MULCHED ACCORDING TO LANDSCAPE DETAILS ON SHEET L6.0.



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatd.com

HOTEL LANDSCAPE
PLAN

EVEN HOTEL
ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/17/17

PROJECT NO: 14-3704
CIVIL DRAWN BY: SCH/CW
CIVIL DESIGNED BY: CWM/MDV
LANDSCAPE DRAWN BY: BGC/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDV/JWM
DATE - OCTOBER 09, 2015

SHEET

L5.1

GENERAL NOTES:

- Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- The landscape contractor is responsible for accurate plant counts prior to pricing of tree, shrubs, perennials, annuals, groundcovers, sod, seed and pine straw.
- Quantities are given for convenience only. The landscape contractor shall verify plant count from plan, and shall provide and install all plant material shown on the plan.
- All plant material chosen must be free of disease and pests, be of good quality, well-shaped and branched.
- All trees in lawn area to have a 4' diameter mulch bed.
- No planting bed edge shall be closer than 21" from the back of curb or sidewalk.
- Planting bed lines, trees, shrubs, groundcovers, and seasonal color placement shall be approved by the project landscape architect or owner's representative prior to installation.
- The landscape contractor shall be responsible for providing positive drainage at 2% minimum in all planted areas.
- O.C. = on center, and S.A.S. = Space as shown.
- All trees must be container-grown or balled and burlapped (B&B), as indicated in the plant list.
- All trees must be straight trunked, full headed and meet all requirements as specified.
- All plants are subject to the approval of the landscape architect and the owner, before, during and after installation.
- All trees must be guyed or staked as shown in the details.
- All plants and planting areas must be completely mulched as specified.
- Pine straw beds are to be mulched with 4" of pine straw. All beds are to be mulched immediately after planting.
- The landscape contractor is responsible for fully maintaining all plantings (including, but no limited to: watering, spraying, mulching, fertilizing, etc.), until the work is accepted in total by the landscape architect and the owner.
- The landscape contractor shall completely guarantee all plant material for a period of one (1) year, beginning at the date of final acceptance. The landscape contractor shall promptly make all replacements before the end of the guarantee period (as per direction of the owner).
- The owner agrees to perform all landscape maintenance (including watering) throughout the one year guarantee period unless otherwise determined.
- The landscape architect will approve the staked location of all plant material prior to installation.
- After being dug at the nursery source, all trees in leaf shall be acclimated for two (2) weeks under a mist system prior to installation.
- Any plant material which dies, turns brown or defoliates (prior to total acceptance of the work), shall be promptly removed from the site and replaced with material of the same species, quantity, size and meeting all plant list specifications.
- Standards set forth in 'American Standards for Nursery Stock' represent guideline specifications only and constitute minimum quality requirements for plant material.
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENTS.

CITY OF ALPHARETTA LANDSCAPE NOTES:

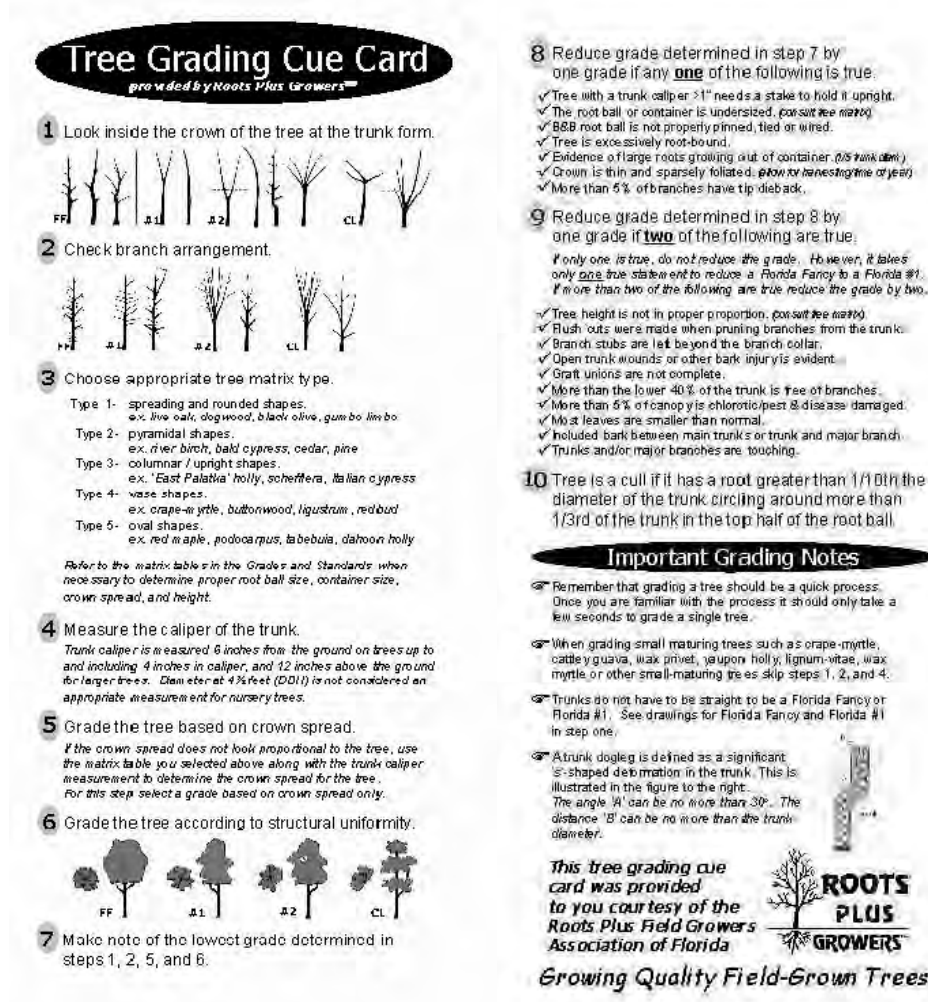
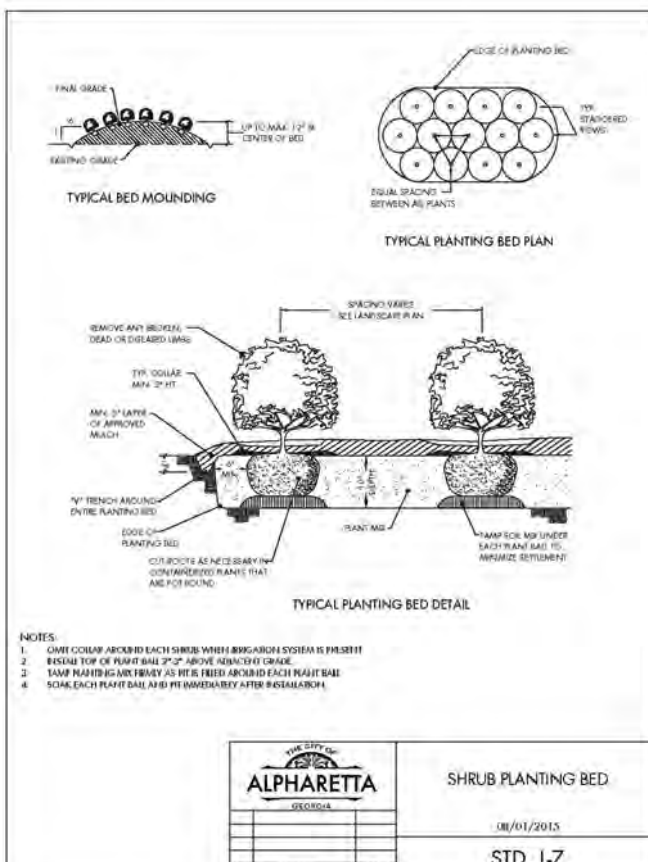
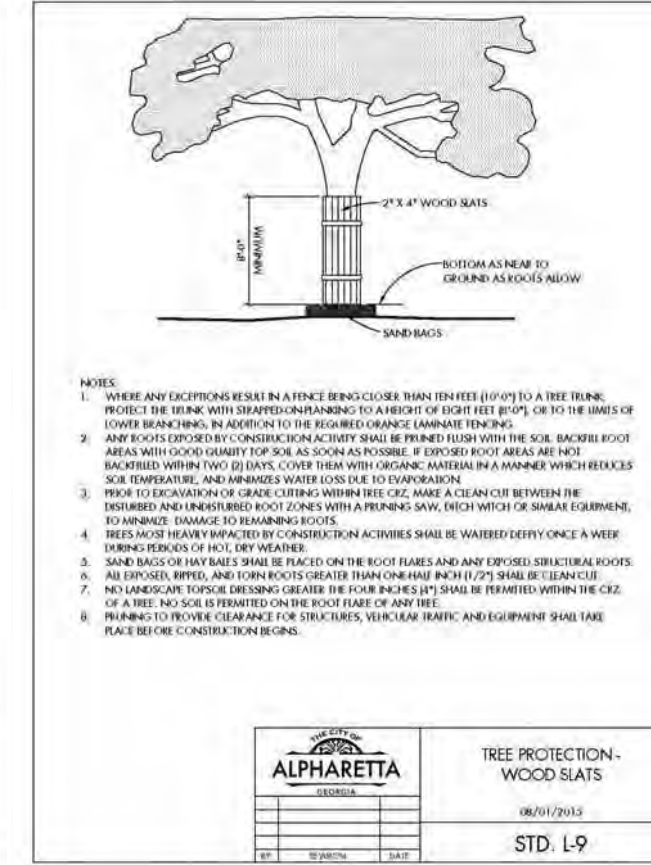
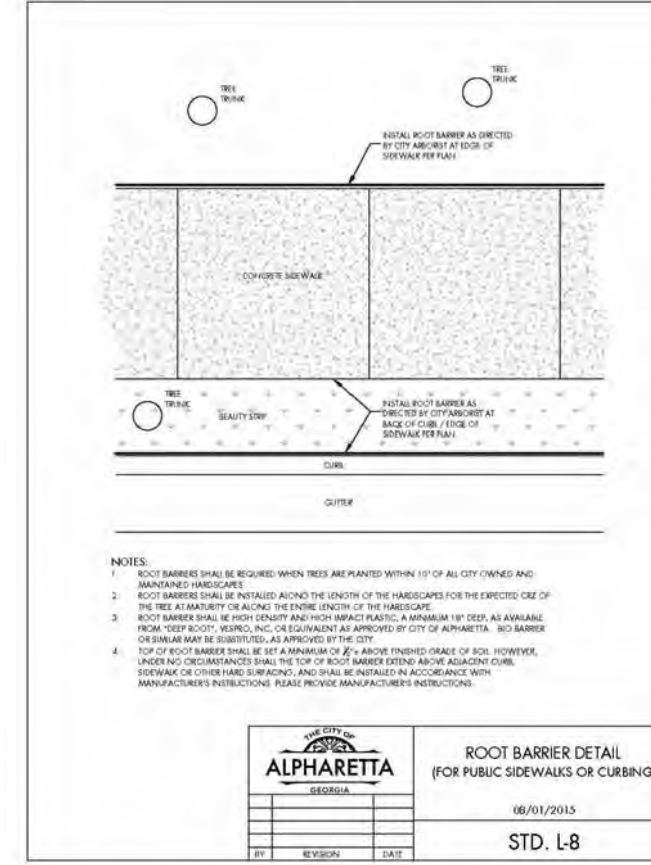
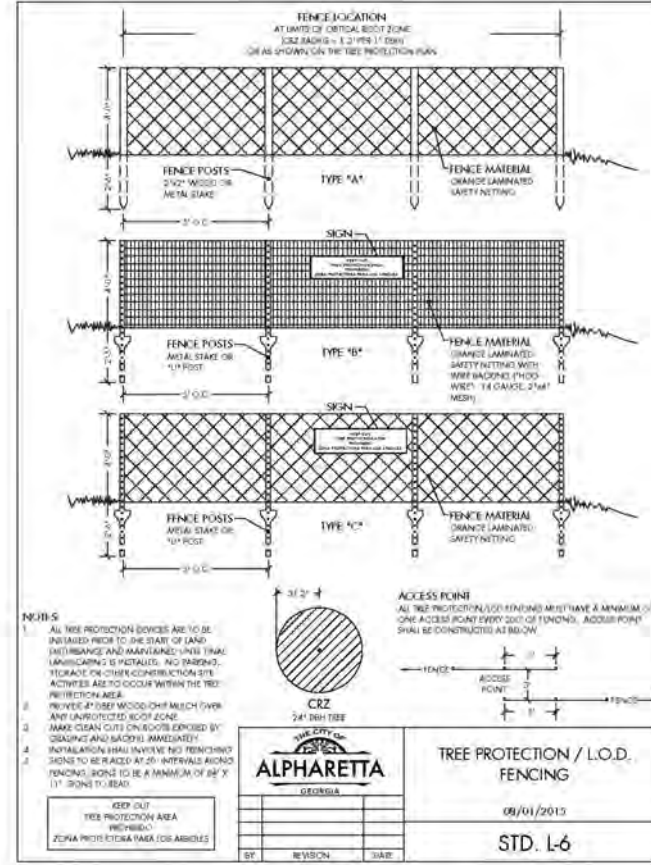
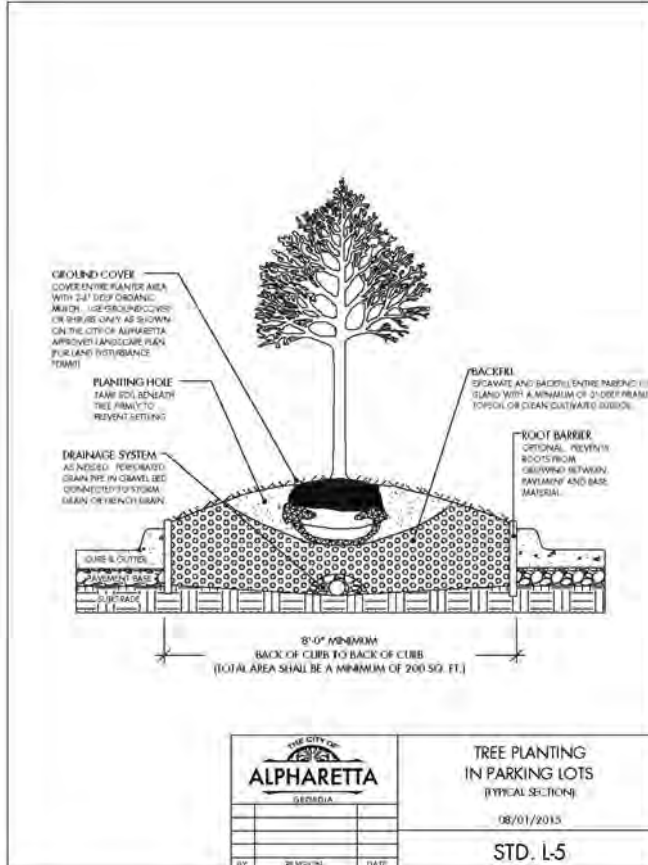
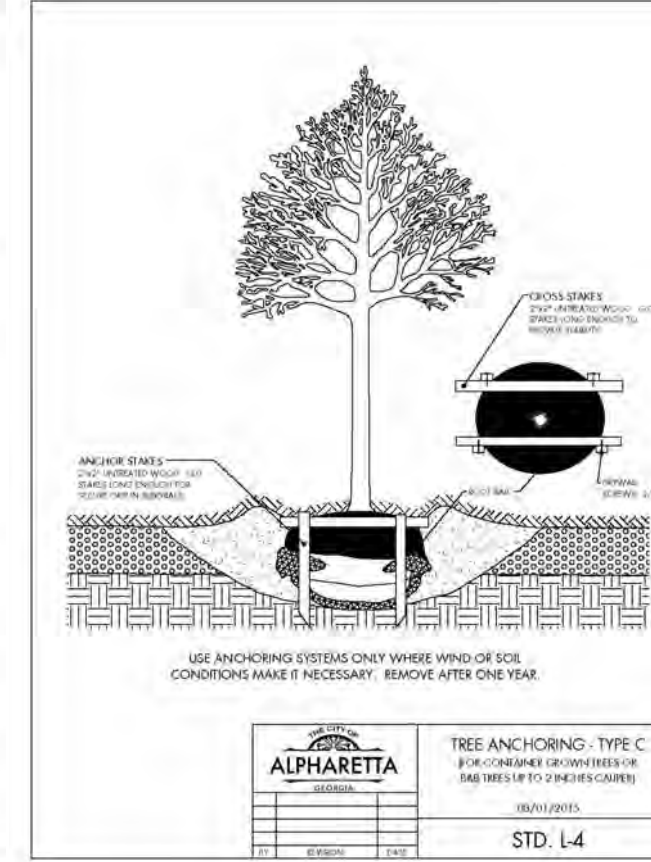
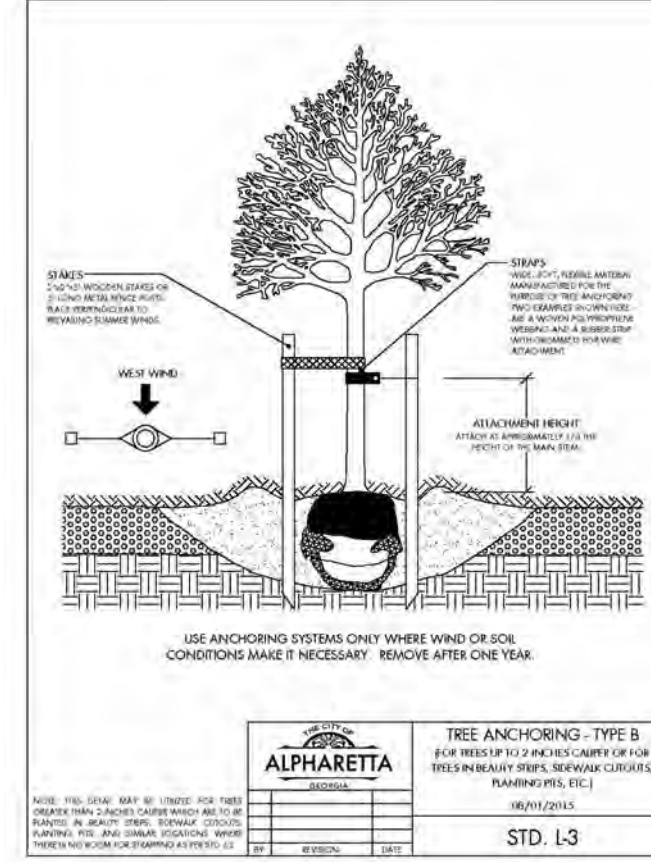
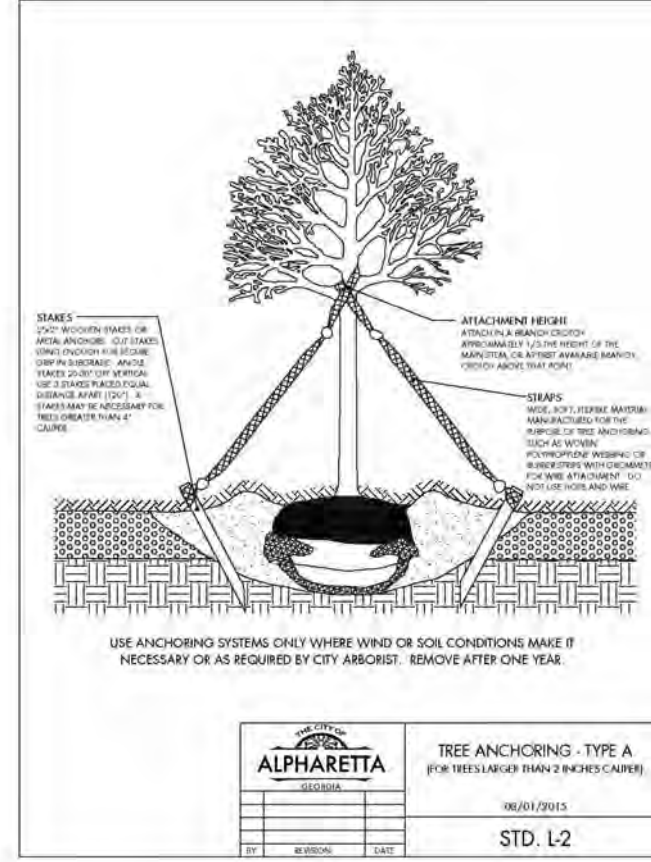
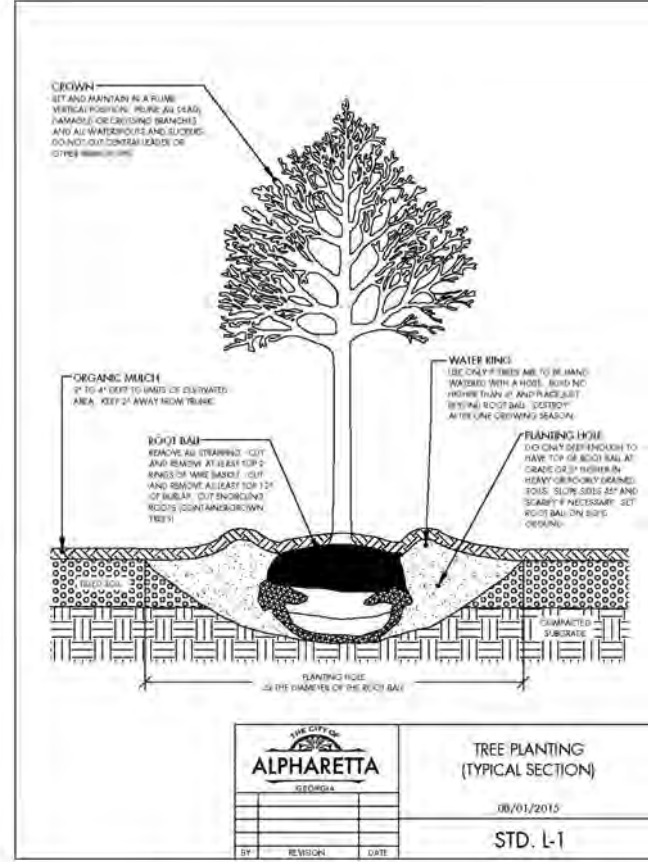
- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING **MUST** BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
- WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS **MUST** BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.**
- NO PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100R WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFER SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
- ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.**

CITY OF ALPHARETTA NOTES:

- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENTS.

CITY OF ALPHARETTA TREE PROTECTION NOTES

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO
- ALL ROOTS ENCOUNTERED 3" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN THE AREAS ABUTTING A PUBLIC ROW IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREES SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



VESPRO -12" LINEAR ROOT BARRIER

As manufactured by Root Solutions San Rafael, Ca 94901 (800) 554-0914, or approved equal.

The root control barrier shall be an injection molded or extruded modular component made of high density polypropylene or polyethylene plastic.

Panels shall measure 24" in width by 12" inches in depth with a mean thickness of 0.08". Plastic shall be recyclable and contain ultra-violet inhibitors.

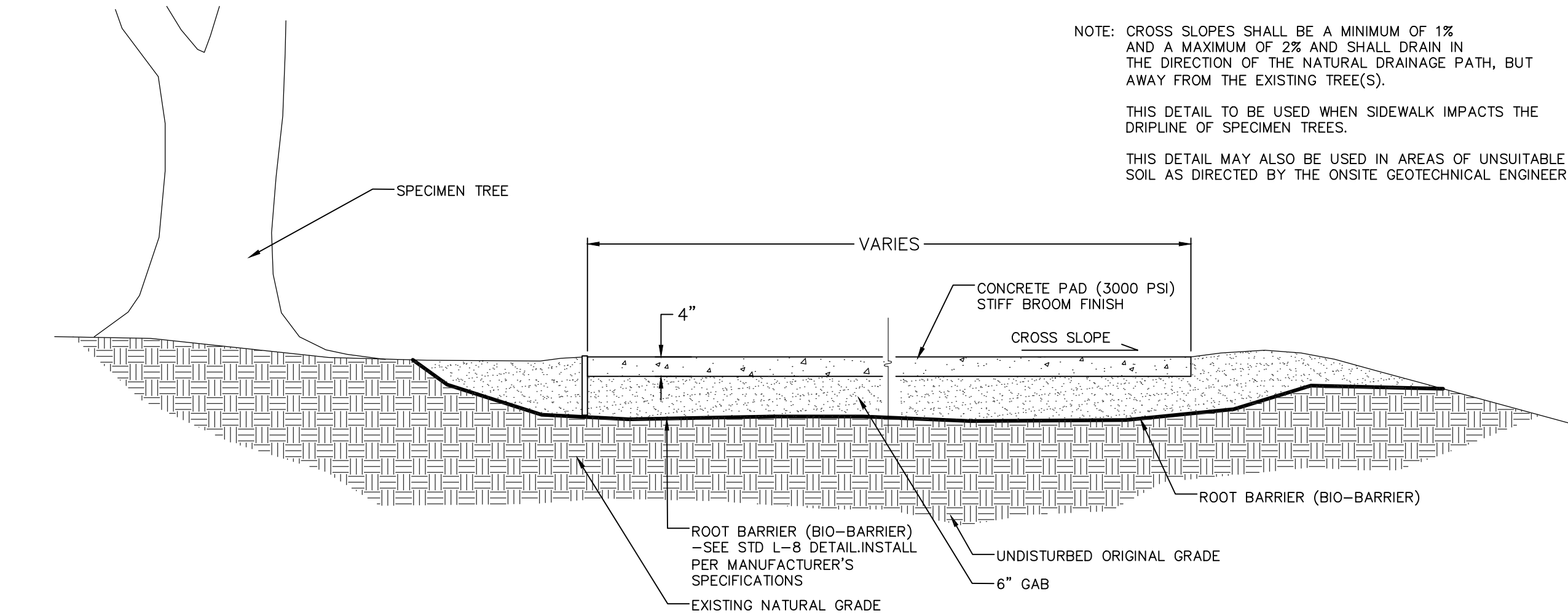
Each panel shall have:

Not less than four raised ribs protruding 1/2" from the face of the panel and running from top to bottom thereof. Each rib or root guide will have an anti-compaction cap at its tip, perpendicular to the rib, parallel to the face of the barrier and running the length of the rib thereby forming root nurturing channels. The distance between the guides shall not exceed 6".

Each panel shall have an integral male/female sliding lock, the male down the length of one side and the female down the length of the other.

NOTES:

- The barrier should be installed vertically, or if conditions allow, with the top inclined towards the tree, **NEVER** with the top inclined away from the tree as this will encourage upward growth of roots.
- The barrier **MUST** be installed with root guiding ribs facing towards the roots.
- GRADIENTS:** It is **VERY IMPORTANT** that the panels are installed with tops HORIZONTAL and the root guiding ribs are therefore VERTICAL. If necessary, the panels should be "Stepped" and the tops trimmed above grade after installation. Root guides which are not vertical can guide roots upwards as well as downwards.
- Install barrier with top above grade, do not allow space for root overgrowth.



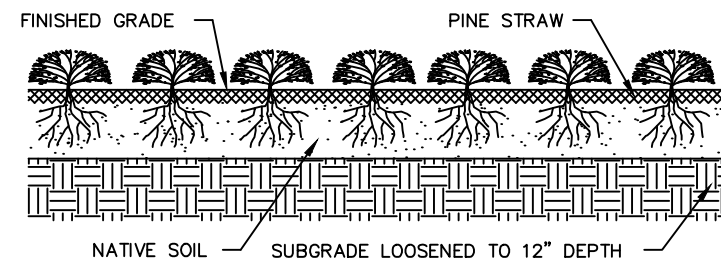
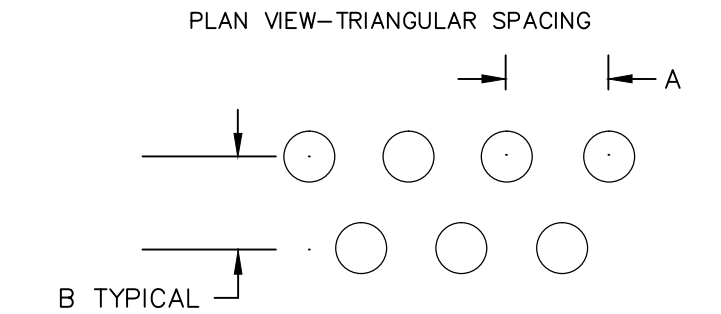
1 SIDEWALK AT TREE - SECTION

SCALE: N.T.S.

24-HOUR CONTACT:
LUIGI BLASI
(305) 677-5147 MOBILE



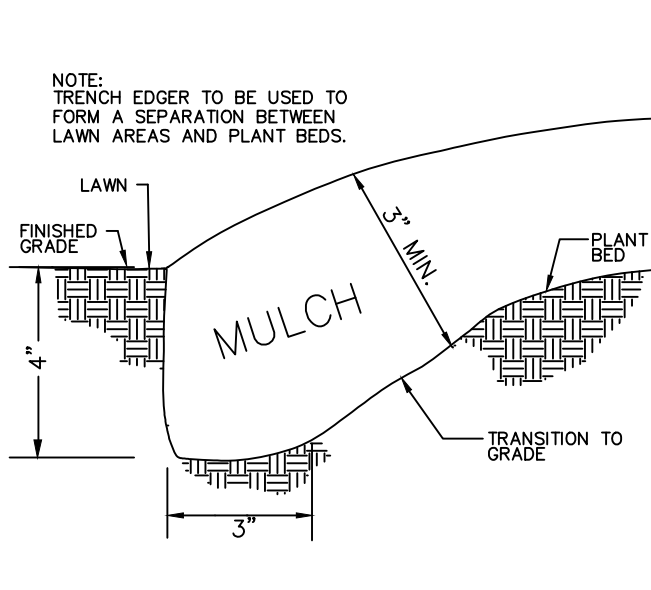
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



PLANT SPACING TABLE		
TRIANGULAR SPACING		
A	B	NO./SF
8" OC	5.2"	4.81
8" OC	6.93"	2.60
10" OC	6.66"	1.66
12" OC	10.4"	1.15
15" OC	1.08"	0.74
18" OC	1.59"	0.51
2" OC	1.73"	0.29
2.5" OC	2.16"	0.19
3" OC	2.60"	0.13

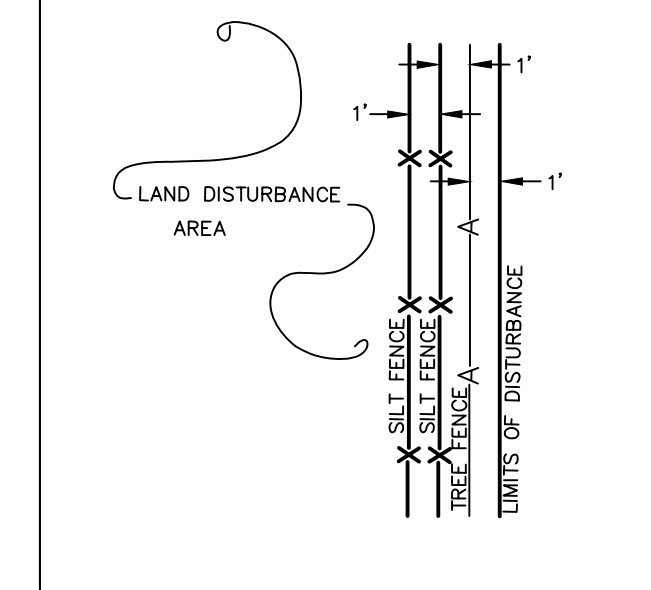
GROUND COVER DETAIL

NOT TO SCALE



TRENCH EDGER DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell - Georgia - 30075
(770)641-1942 - www.aecat.com

LANDSCAPE DETAILS

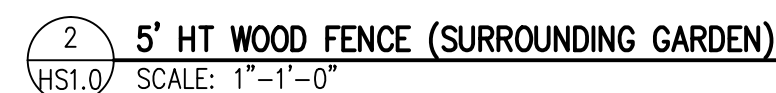
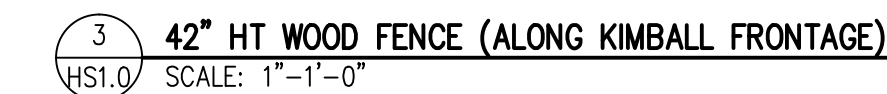
EVEN HOTEL
ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/17/17

PROJECT NO: 14-3704
CIVIL DRAWN BY: SCH/CW
CIVIL DESIGNED BY: CWM/MDV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDW/JM
DATE - OCTOBER 09, 2015

SHEET

L6.0



4 15' GRANDVILLE II LED FIXTURE
HS1.0 SCALE: NOT TO SCALE



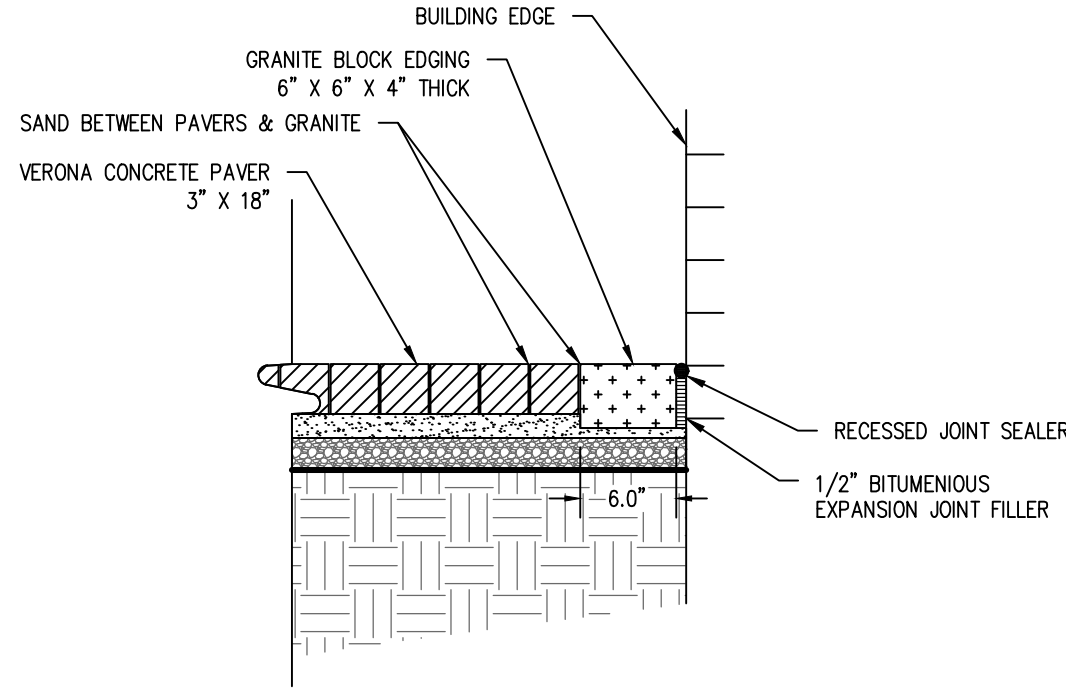
PROJECT NO.: 14-3704
CIVIL DRAWN BY: SCH/CJW
CIVIL DESIGNED BY: CJW/MDV
LANDSCAPE DRAWN BY: BCG, JAP
LANDSCAPE DESIGNED BY: SLR, JAP
CHECKED BY: MDV/JWM
DATE - OCTOBER 09, 2015

HSI.0

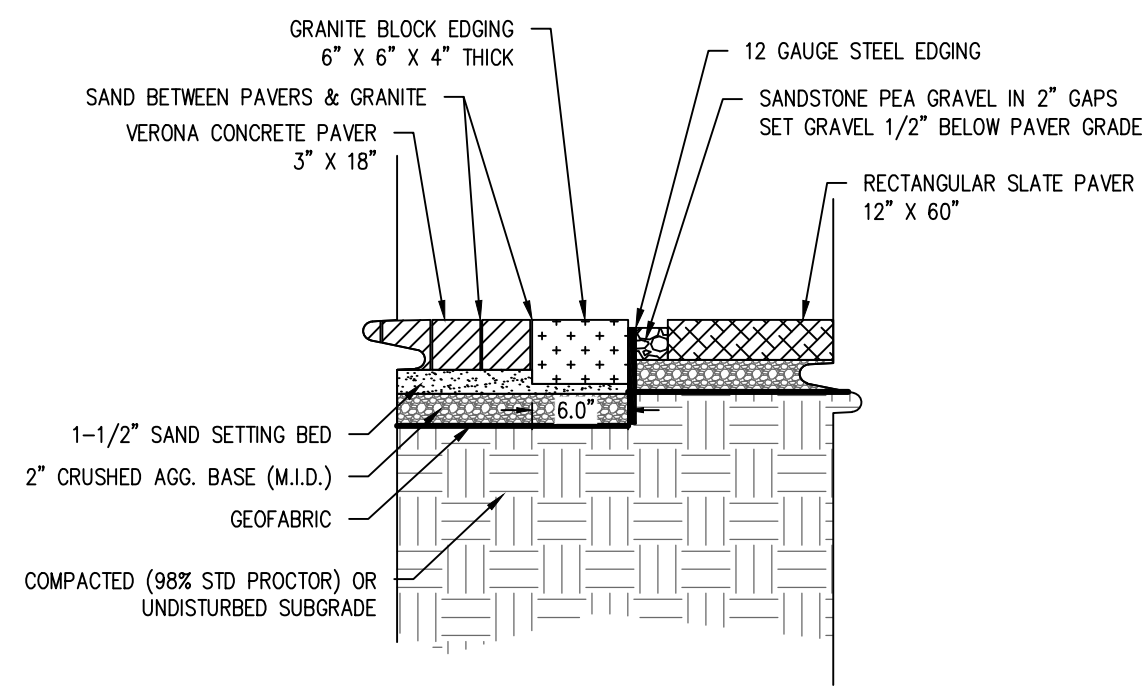


SOURCE: PAVESTONE
(OR EQUAL THAT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT)
MODEL: VERONA 3"X18" (PRODUCT #330)
INSTALLATION PATTERN: RUNNER BOND (SEE PLANS FOR PATTERN ALIGNMENT)
COLOR: CHARCOAL
QUANTITY: APX. 1,050 SF
NOTE: NOTIFY PAVESTONE APX. 4 WEEKS IN ADVANCE SO THAT ORDER CAN BE COMBINED TO MEET 2,000 SF ORDER MINIMUM
CONTACT: PAVESTONE
169 PEGGY LANE, TYRONE, GEORGIA 30290
WWW.PAVESTONE.COM/ | (770) 306-9691 | FAX (770)-306-8741
CONTRACTOR SHALL PROVIDE MATERIALS SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING & PRODUCTION
CONSULT MANUFACTURER SPECIFICATIONS FOR INSTALLATION GUIDE

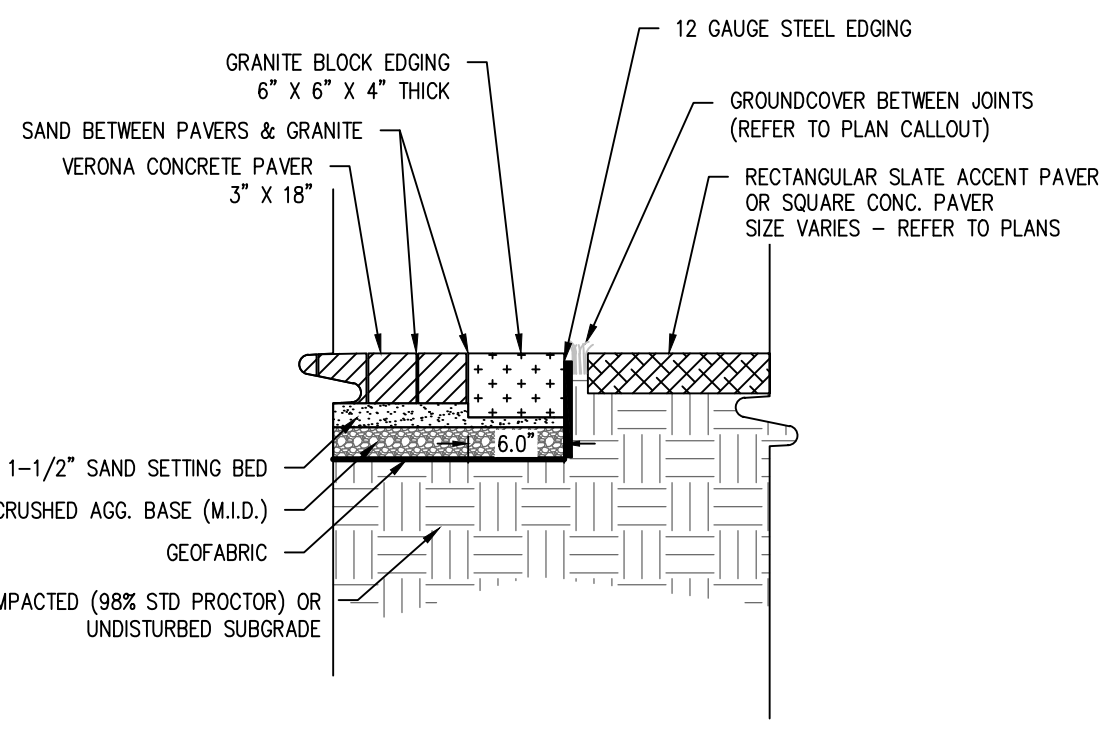
1 VERONA CONCRETE PAVERS
SCALE: NOT TO SCALE



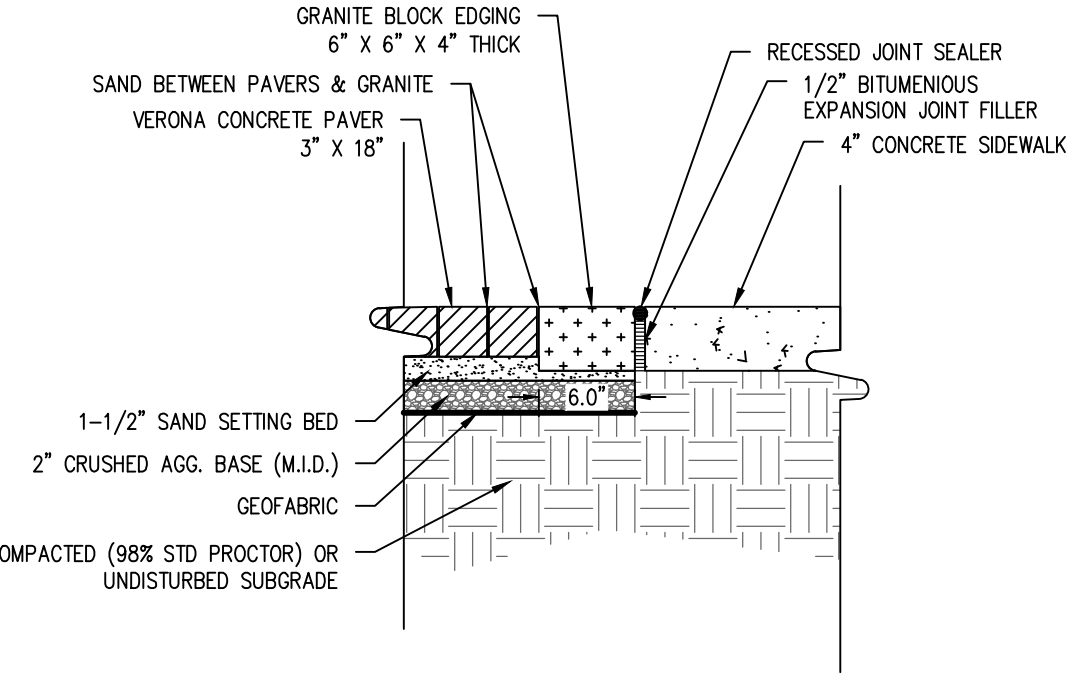
2 VERONA PAVERS TO BUILDING
SCALE: 1"=1'-0"



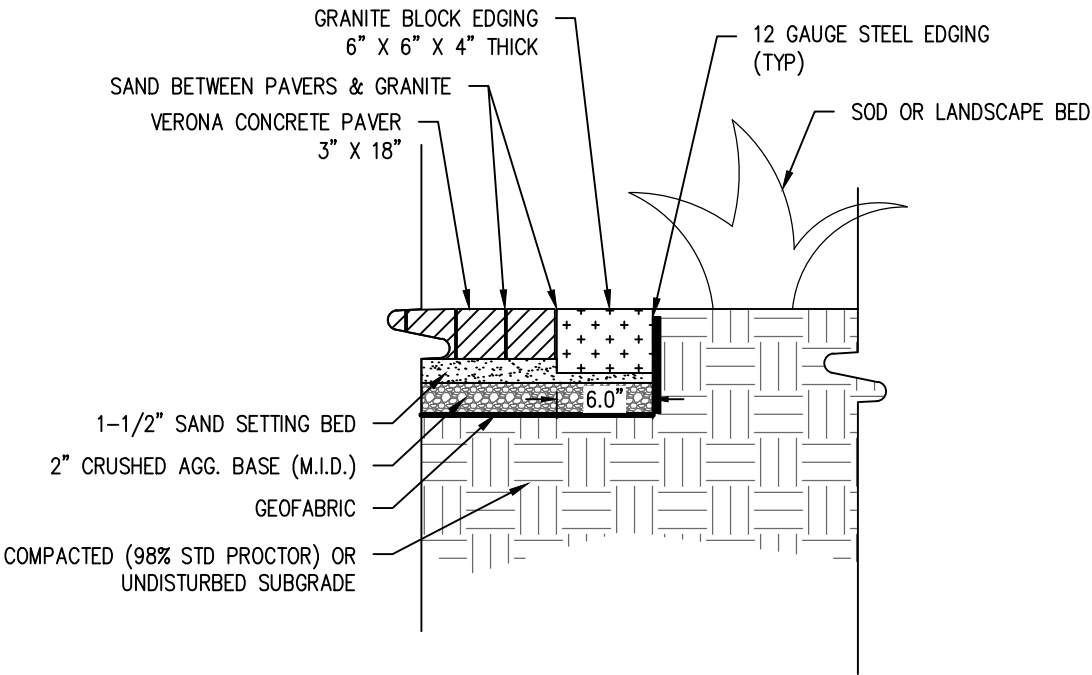
3 VERONA PAVERS TO SLATE W/ PEA GRAVEL
SCALE: 1"=1'-0"



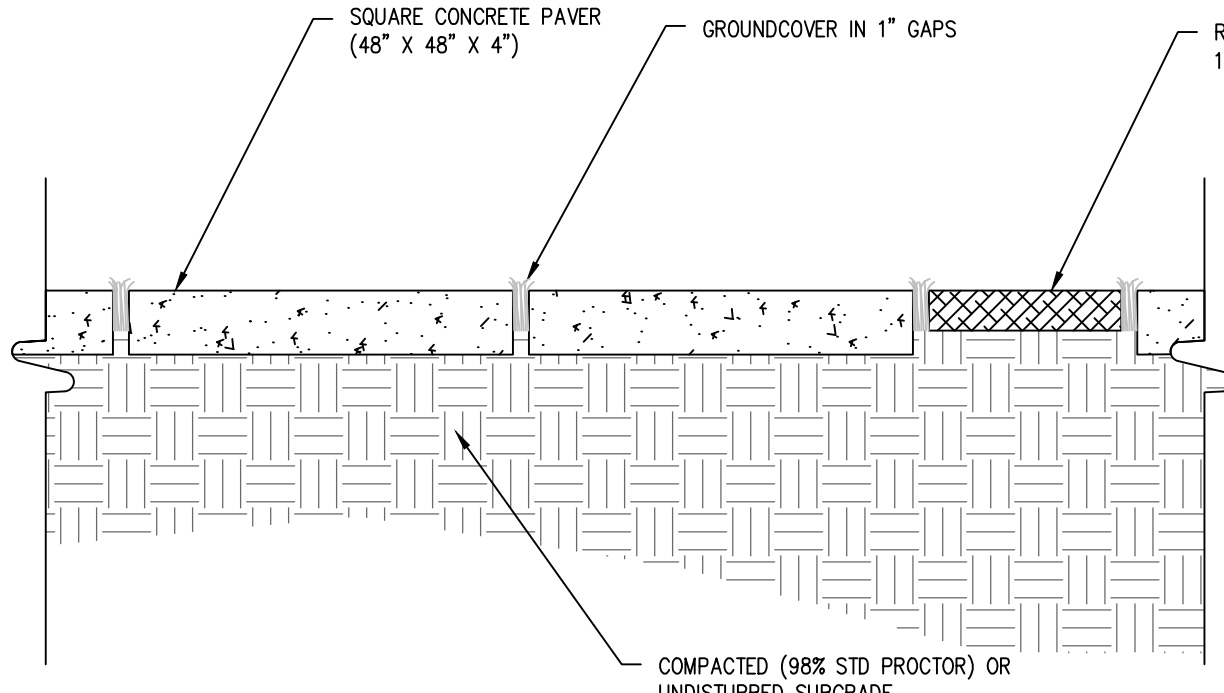
4 VERONA PAVERS TO SLATE W/ GROUNDCOVER
SCALE: 1"=1'-0"



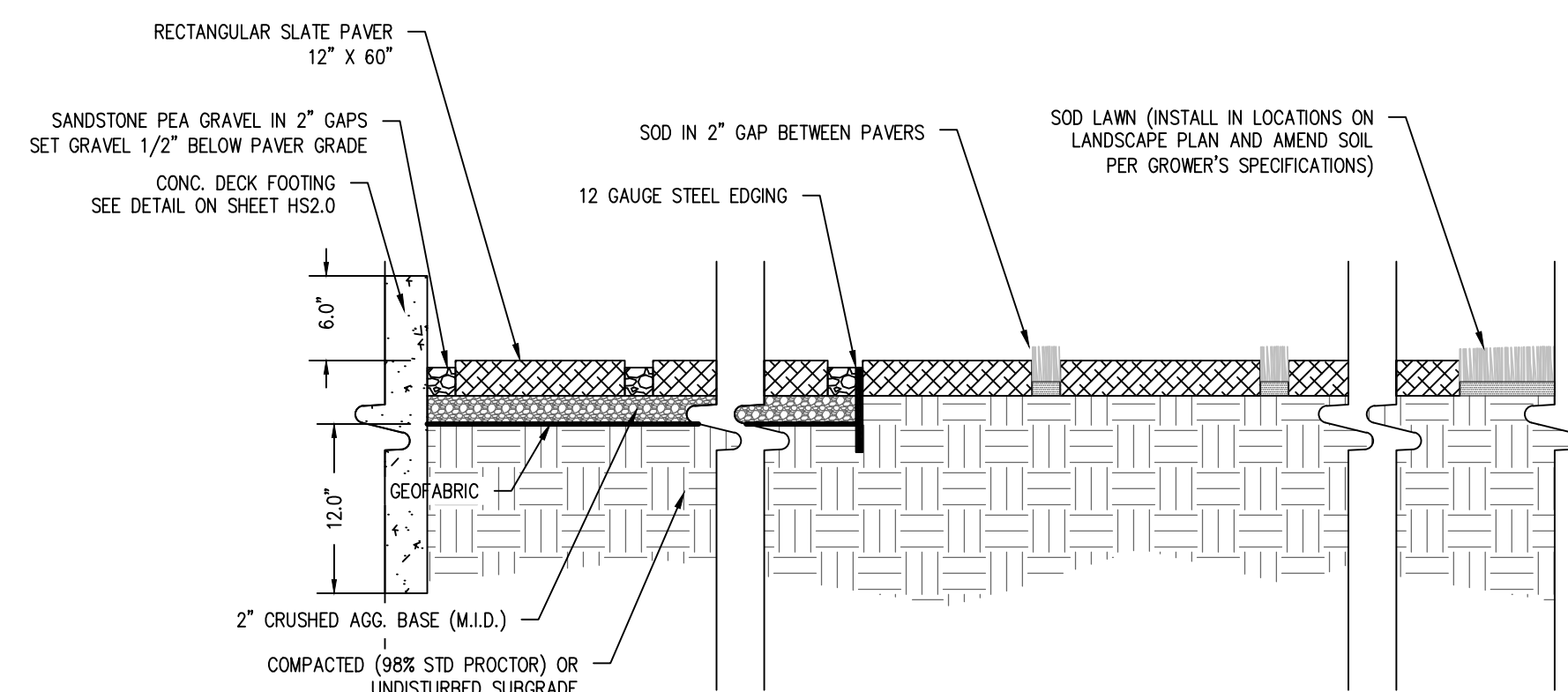
5 VERONA PAVERS TO SIDEWALK
SCALE: 1"=1'-0"



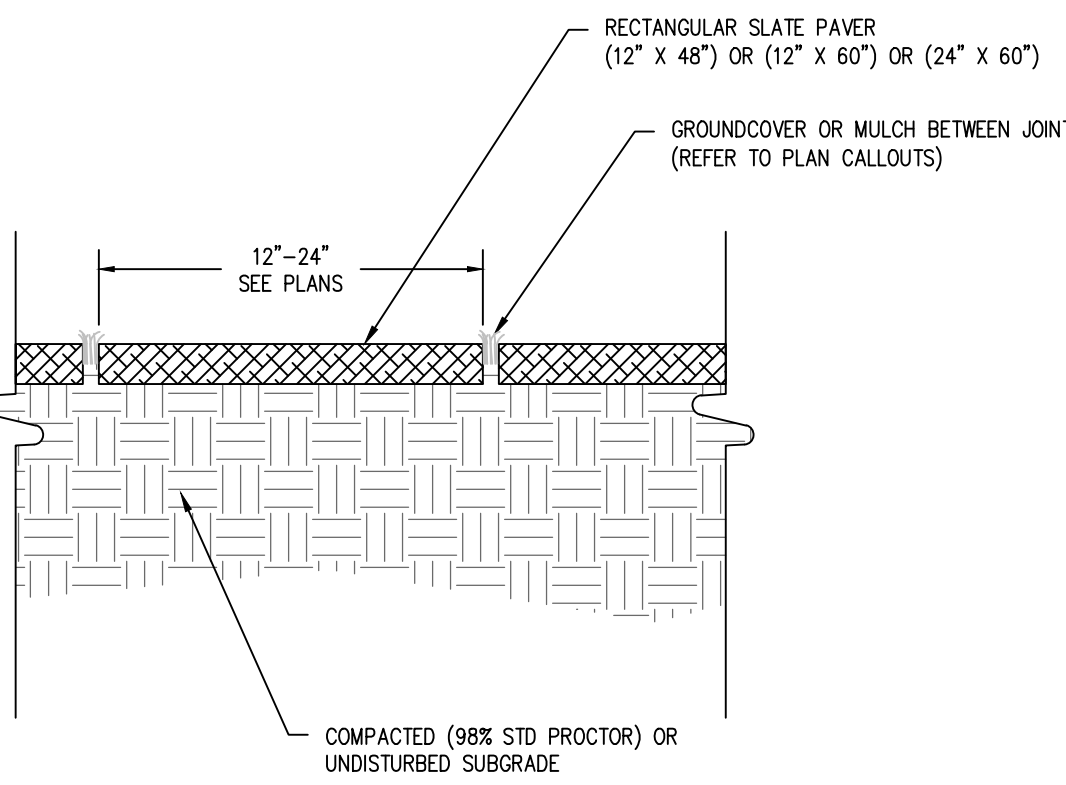
6 VERONA PAVERS TO LANDSCAPE BED
SCALE: 1"=1'-0"



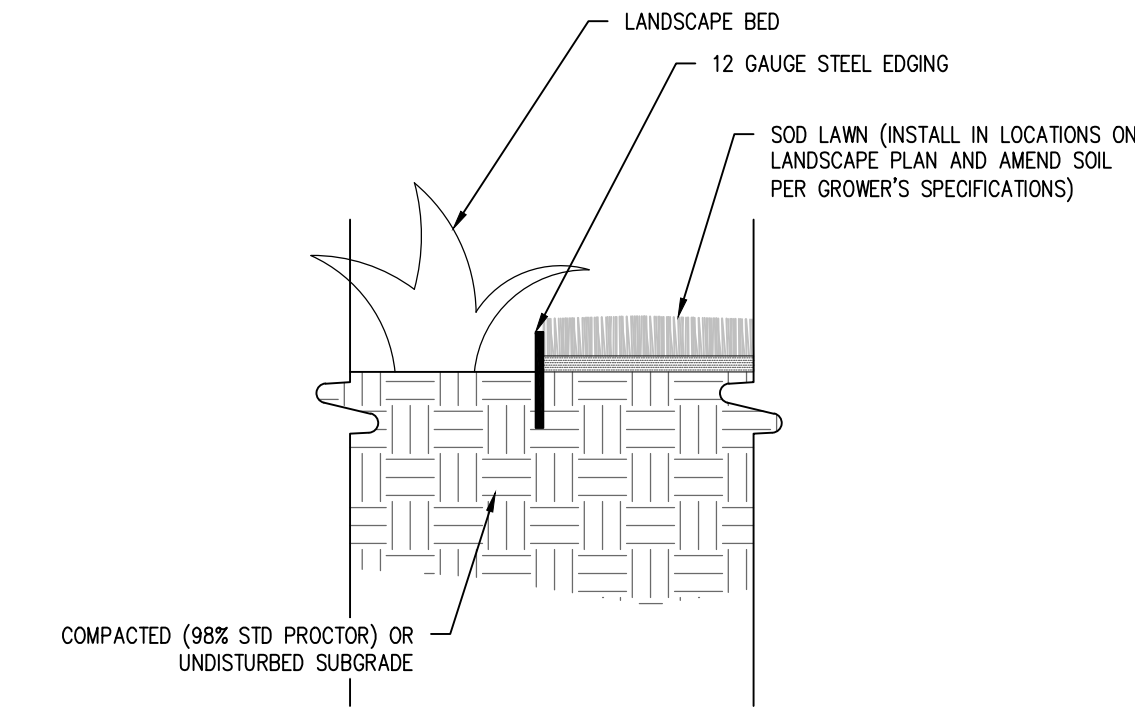
7 SQUARE CONCRETE PAVERS W/ ACCENT SLATE
SCALE: 1"=1'-0"



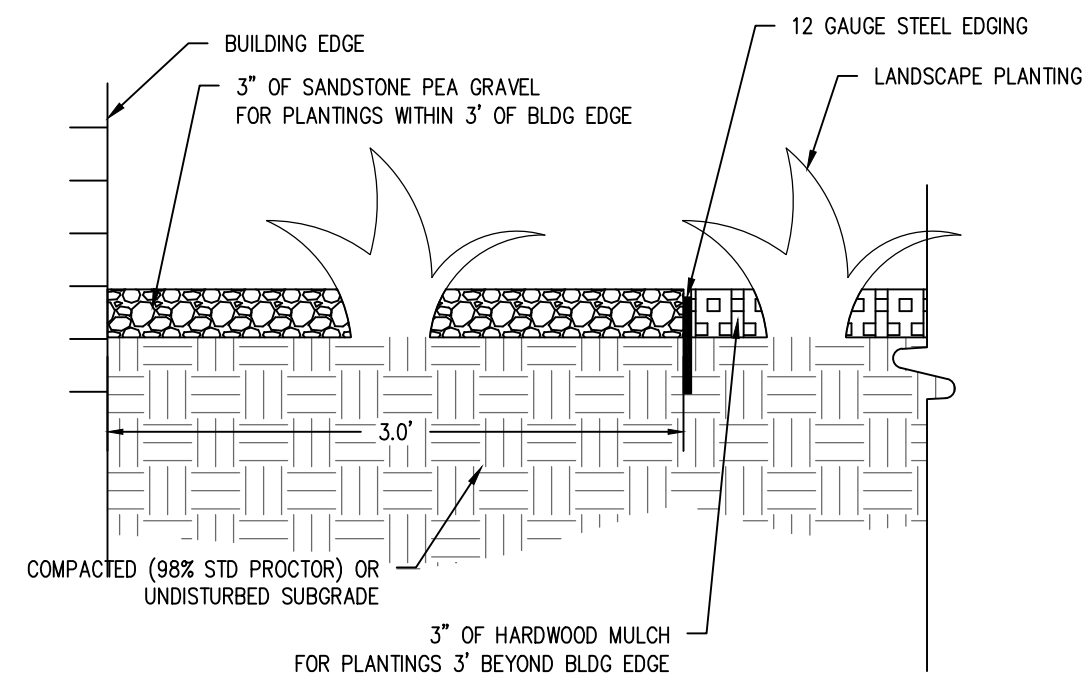
8 SLATE PAVERS W/ PEA GRAVEL & SOD
SCALE: 1"=1'-0"



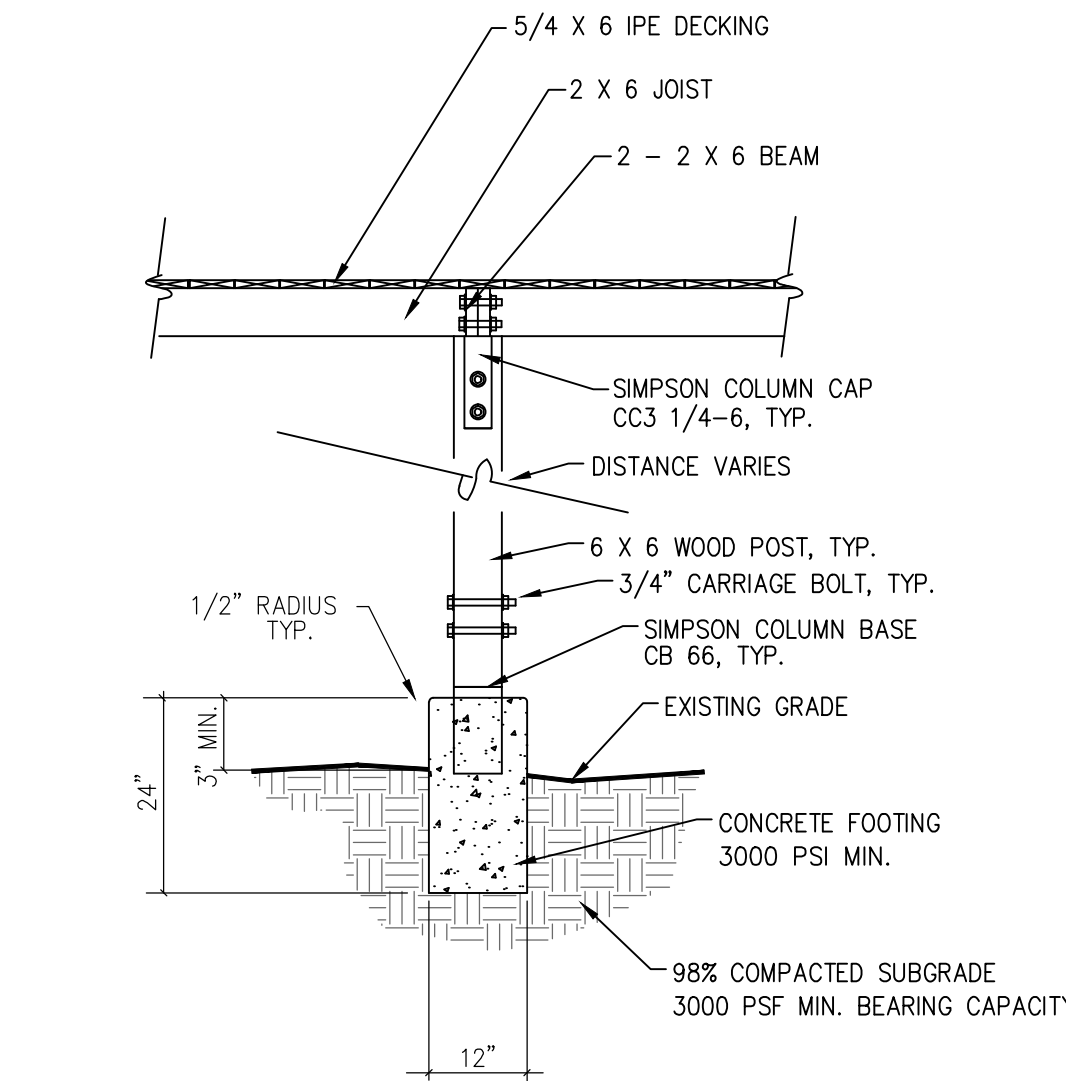
9 SLATE PAVERS W/ GROUNDCOVER
SCALE: 1"=1'-0"



10 STEEL EDGING AROUND SOD LAWN
SCALE: 1"=1'-0"



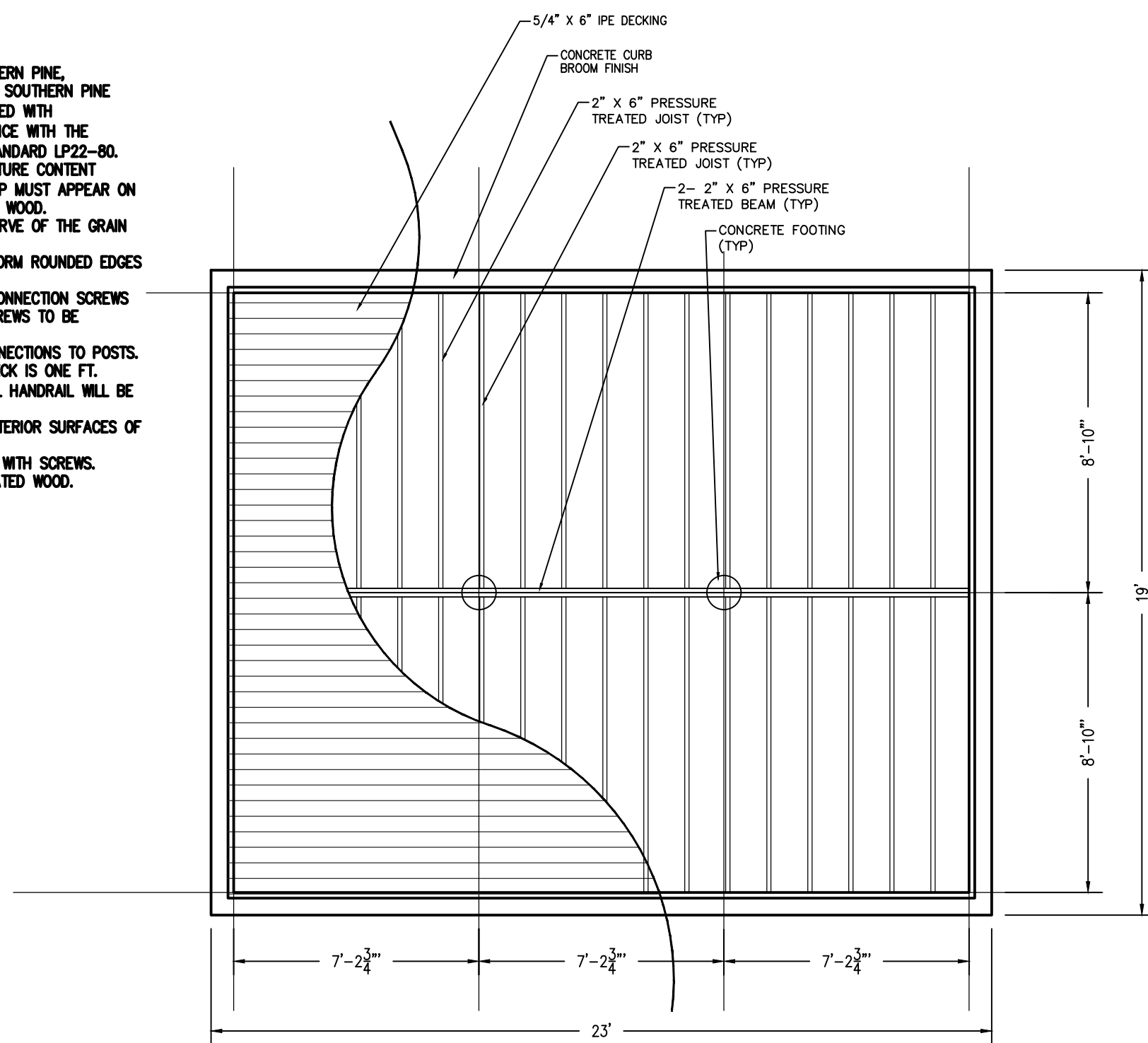
11 PLANTING BEDS WITHIN 3' OF BLDG EXTERIOR
SCALE: 1"=1'-0"



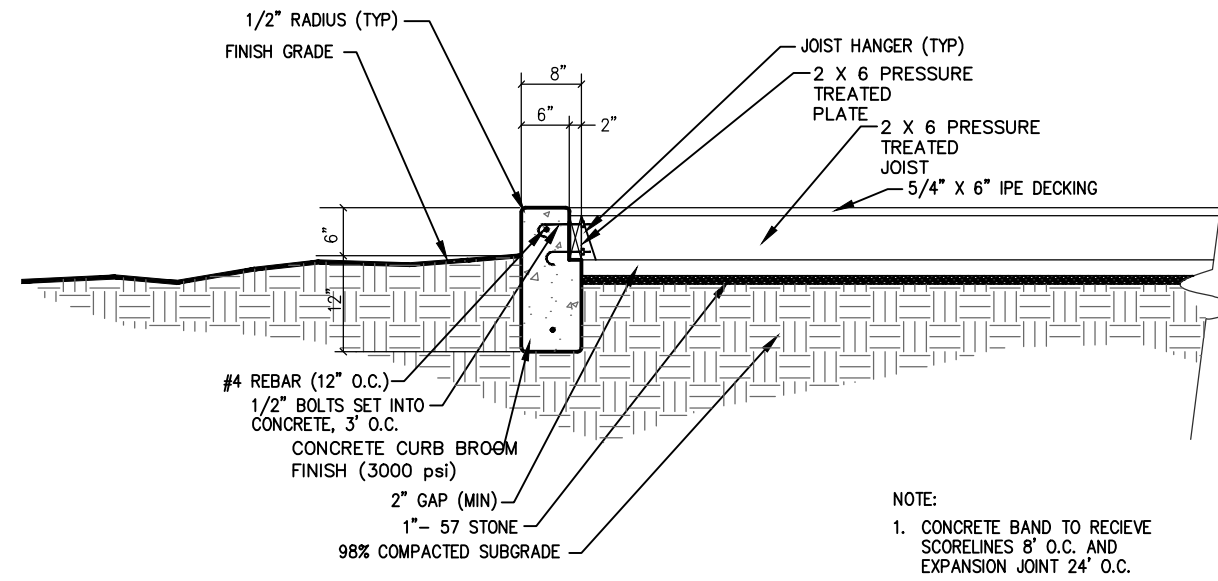
12 POST TO BEAM TO FOOTER DETAIL
SCALE: 1/2"=1'-0"

FRAMING NOTES:

1. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE, CONFORMING TO CURRENT GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU (SPIB), AND PRESSURE TREATED WITH WATER-BORNE SALTS (ADA OF CCA) IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS BUREAU (AWPB) STANDARD LP22-80. ALL LUMBER SHALL BE SPIB NO. 2 SR, DRY, MOISTURE CONTENT 19%MC 19). BOTH THE SPIB AND THE AWPB STAMP MUST APPEAR ON ALL LUMBER. ALL DIMENSIONS ARE BASED ON DRY WOOD.
2. ALL DECK WOOD SHOULD BE PLACED WITH THE CURVE OF THE GRAIN UP.
3. WOOD HANDRAILS ARE TO BE SANDED DOWN TO FORM ROUNDED EDGES AND PROVIDE A SMOOTH SURFACE.
4. ALL BOLTS, WASHERS, NAILS, NUTS, WOOD, AND CONNECTION SCREWS TO BE GALVANIZED. NAILS, NUTS, BOLTS AND SCREWS TO BE COUNTERSUNK.
5. BOLTS SHALL BE USED FOR ALL STRUCTURAL CONNECTIONS TO POSTS.
6. WHERE THE FINISHED FLOOR ELEVATION OF THE DECK IS ONE FT. ABOVE ADJOINING GRADES (1) THEN THE 42" TALL HANDRAIL WILL BE REQUIRED.
7. ALL STAPLES AND TAGS TO BE REMOVED FROM INTERIOR SURFACES OF FINISHED WALK.
8. ALL DECKING AND HAND RAILS TO BE CONNECTED WITH SCREWS.
9. ALL STRUCTURAL MEMBERS TO BE PRESSURE TREATED WOOD.
10. ALL DECKING TO BE IPE WOOD.



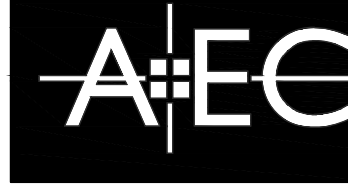
14 DECK PLAN DETAIL
SCALE: 1/4"=1'-0"



13 CONCRETE HEADER DETAIL
SCALE: 1/2"=1'-0"

GENERAL HS NOTE

LANDSCAPE ARCHITECT TO APPROVE COLOR SELECTION PRIOR TO INSTALLATION FOR ALL HARDSCAPE ITEMS.



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arbort Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

FLATWORK DETAILS

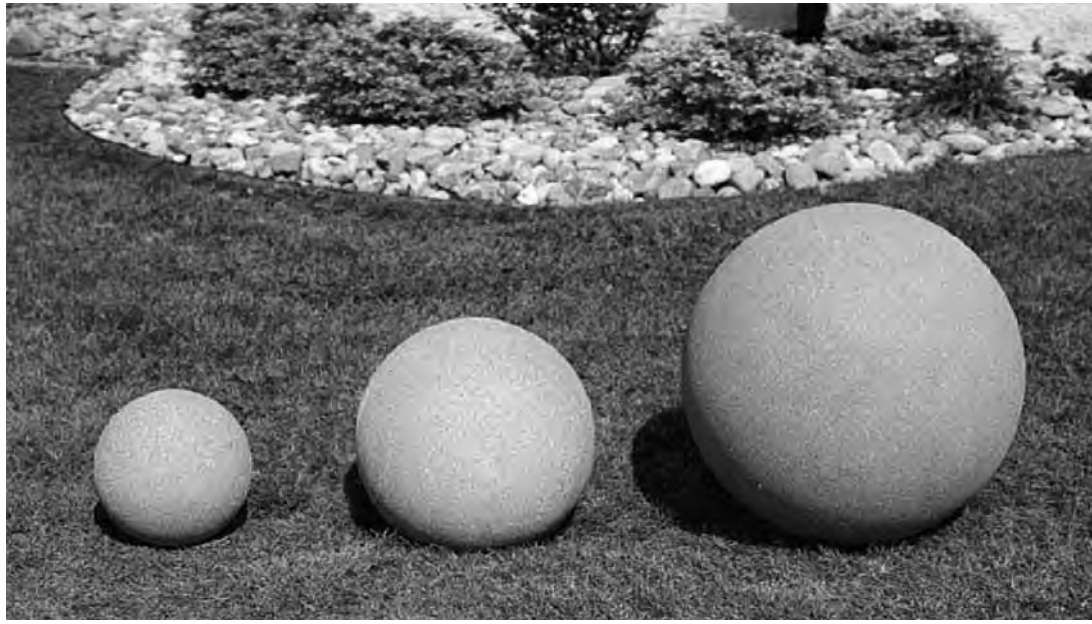
EVEN HOTEL
ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/7/17

PROJECT NO.: 14-3704
CIVIL DRAWN BY: SCH/CJW
CIVIL DESIGNED BY: CJW/MOV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDV/JWM
DATE - OCTOBER 09, 2015

SHEET

HS2.0



SOURCE: BELSON OUTDOORS, LLC
(OR EQUAL THAT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT)
SPEC: PRECAST CONCRETE SPHERE BOLLARDS
MODELS:
COLORS: CUSTOM COLORS TO MATCH EVEN HOTEL LOGO
TF6101-CUS3 | 36" DIAMETER | CUSTOM MATCH ORANGE (QUANTITY: 1)
TF6102-CUS3 | 30" DIAMETER | CUSTOM MATCH BLUE (QUANTITY: 1)
TF6091-CUS3 | 24" DIAMETER | CUSTOM MATCH GREEN (QUANTITY: 1)
TF6098-CUS3 | 18" DIAMETER | CUSTOM MATCH BROWN (QUANTITY: 1)
CONTACT: BELSON OUTDOORS, LLC (EMAIL: SALES@BELSON.COM)
111 NORTH RIVER ROAD, NORTH AURORA, IL 60542
PH: (630) 897-8489 | FAX: (630) 897-0573 | TOLL FREE: (800) 323-5664
CONTRACTOR SHALL PROVIDE MATERIALS SAMPLES FOR APPROVAL BY
LANDSCAPE ARCHITECT PRIOR TO ORDERING & PRODUCTION

1 LAWN SCULPTURE
HS3.0 SCALE: NOT TO SCALE



SOURCE: ALLIED MOLDED PRODUCTS, LLC.
(OR EQUAL THAT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT)
SPEC: 20"TOP X 36"HEIGHT
MODEL: CAIRO - 1K-2036 - FRP FIBERGLASS |
COLOR: CUSTOM COLORS TO MATCH EVEN HOTEL LOGO:
CUSTOM MATCH ORANGE (QUANTITY: 10)
CUSTOM MATCH BLUE (QUANTITY: 5)
CUSTOM MATCH GREEN (QUANTITY: 3)
CUSTOM MATCH BROWN (QUANTITY: 2)
CONTACT: ALLIED MOLDED PRODUCTS
1145 13TH AVENUE EAST, PALMETTO, FL 34221
WWW.ALLIED-MOLDED.COM
TOLL FREE: (800) 226-3072 | LOCAL: (941) 723-3072 | FAX (941) 729-2174
CONTRACTOR SHALL PROVIDE MATERIALS SAMPLES FOR APPROVAL BY
LANDSCAPE ARCHITECT PRIOR TO ORDERING & PRODUCTION

2 TALL VERTICAL PLANTERS
HS3.0 SCALE: NOT TO SCALE



SOURCE: EQUIPARC
(OR EQUAL THAT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT)
MODEL: DELTA BIKE RACK - EP 5950
FINISH: SILVER | WOOD: IPE
QUANTITY: 3
CONTACT: EQUIPARC
1001 JAMES-BRODIE, ST-JEAN-SUR-RICHELIEU, QC J2X 0C1
EQUIPARC.COM | INFO@EQUIPARC.COM
TOLL FREE: (800) 363-9264 | FAX (866) 346-2538

3 EQUIPARC BIKE RACK
HS3.0 SCALE: NOT TO SCALE

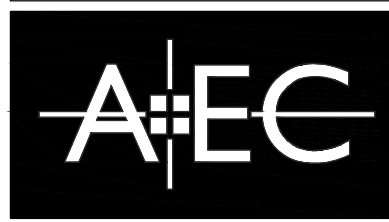


SOURCE: COOKE FURNITURE
(OR EQUAL THAT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT)
MODEL: FAMOSA FIRE PIT TABLE
SIZE: 42" X 72" X 18"
TOP MATERIAL: BLACK PEARL GRANITE
FIRE PIT MEDIA: GOLD/CLEAR GLASS
BASE: TO MATCH TOP (HIGH SHINE)
IGNITION: ELECTRONIC
FUEL: NATURAL GAS
QUANTITY: 1
CONTACT: DAVID COOKE INDUSTRIES LLC
80 RUNNING IRON ROAD, BISHOP CA 93514
COOKEFURNITURE.COM/ | (888) 303-2453 | TEXT (951) 805-0314

4 FIRE PIT TABLE
HS3.0 SCALE: NOT TO SCALE

GENERAL HS NOTE

LANDSCAPE ARCHITECT TO APPROVE COLOR SELECTION PRIOR TO
INSTALLATION FOR ALL HARDSCAPE ITEMS.



Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arbortist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

SITE FURNISHING
DETAILS

EVEN HOTEL
ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE
1	PER CITY & COUNTY COMMENTS	5/20/16
2	PER CITY & COUNTY COMMENTS	6/20/16
3	PER CITY & COUNTY COMMENTS	7/25/16
4	PER FULTON COUNTY WATER & SEWER COMMENTS	5/31/17
5	CITY EROSION CONTROL COMMENTS	6/21/17
6	REVISION TO CONSTRUCTION DOCUMENTS	7/7/17
COPYRIGHT © AEC, INC.		

PROJECT NO.: 14-3704
CIVIL DRAWN BY: SCH/CJW
CIVIL DESIGNED BY: CJW/MDV
LANDSCAPE DRAWN BY: BCG/JAP
LANDSCAPE DESIGNED BY: SLR/JAP
CHECKED BY: MDV/JWM
DATE - OCTOBER 09, 2015

SHEET
HS3.0

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 170043

☒ Fee Paid

Initial: BP

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: MILTON CAPITAL FUND, LLC

Location Address: 41 MILTON AVE., ALPHARETTA, GA 30009

Mailing Address: 10 ROSWELL ST, STE 100

City: ALPHARETTA State: GA Zip Code: 30009

Contact For All Notifications: M. KHODAYARI

Contact Telephone: 404 - 277 - 9,221 Mobile Telephone: 404 - 277 - 9,221

Fax: - - Email: MCFLC87@GMAIL.COM

Contact's Relation To Business: OWNER

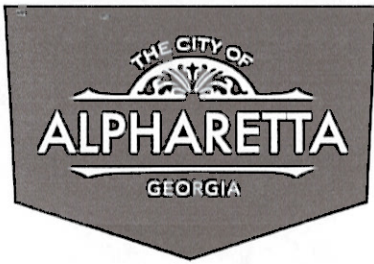
This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	100

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: MECHELLE KHODAYARI

Physical Address: 41 MILTON CAPITAL FUND, LLC

Mailing Address: 10 ROSWELL ST., STE 100,

City: ALPHARETTA State: GA Zip Code: 30009

Owner Telephone: 404 - 277 - 9,221 Contact Fax: 770 - 475 - 7,999

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): MECHELLE KHODAYARI Date: 08/27/17

Owner Signature: 

Property Information:

Address (If Assigned): 41 Milton Ave Alpharetta GA 30009

Tax ID or Map Reference Number: _____

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

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

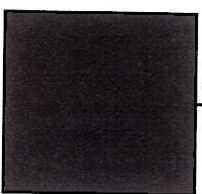
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature:  Date: _____ Print Form



D. TRACY
WARD
ARCHITECT
EST. 1993

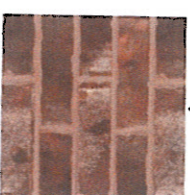
41 Milton Ave.
Alpharetta, Ga
8/30/2017



Trim Color 1:
Charleston
Green



Trim Color 2:
Classic White
Buff



Brick:
To Be Decided



Body Color:
Agreeable
Grey



D. TRACY
WARD

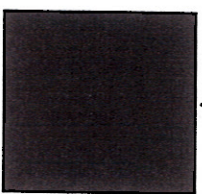
ARCHITECT

EST. 1993

41 Milton Ave.

Alpharetta, Ga

8/30/2017



Trim Color 1:
Charleston
Green



Trim Color 2:
Classic White
Buff



Brick:
To Be Decided

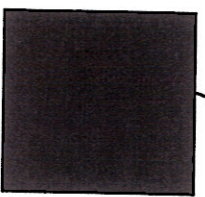


Body Color:
Agreeable
Grey

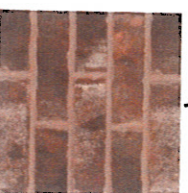


D. TRACY
WARD
ARCHITECT
EST. 1993

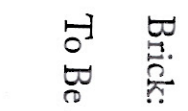
41 Milton Ave.
Alpharetta, Ga
8/30/2017



Trim Color 1:
Charleston
Green



Trim Color 2:
Classic White
Buff



Brick:
To Be Decided

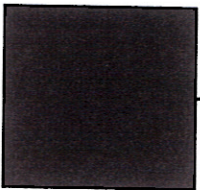


Body Color:
Agreeable
Grey



D. TRACY
WARD
ARCHITECT
EST. 1993

41 Milton Ave.
Alpharetta, Ga
8/30/2017



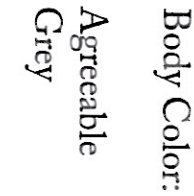
Trim Color 1:
Charleston
Green



Trim Color 2:
Classic White
Buff



Brick:
To Be Decided



Body Color:
Agreeable
Grey









DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: November 2015

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

An electronic file in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. The full packet must be saved as a single file.

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 04, 2016

February 01, 2016

March 01, 2016

April 01, 2016

May 02, 2016

June 01, 2016

July 01, 2016

August 01, 2016

September 01, 2016

October 03, 2016

November 01, 2016

December 01, 2016

Meeting Schedule

January 15, 2016

February 19, 2016

March 18, 2016

April 15, 2016

May 20, 2016

June 16, 2016

July 21, 2016

August 19, 2016

September 16, 2016

October 21, 2016

November 18, 2016

December 16, 2016

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Paladin Properties, LLC

Location Address: 11556 Rainwater Drive, Alpharetta GA

Mailing Address: 820 West Wesley Road

City: Atlanta State: GA Zip Code: 30327 - _____

Contact For All Notifications: George Banks

Contact Telephone: 404 - 787 - 1117 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: george@revelre.co

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

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

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

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

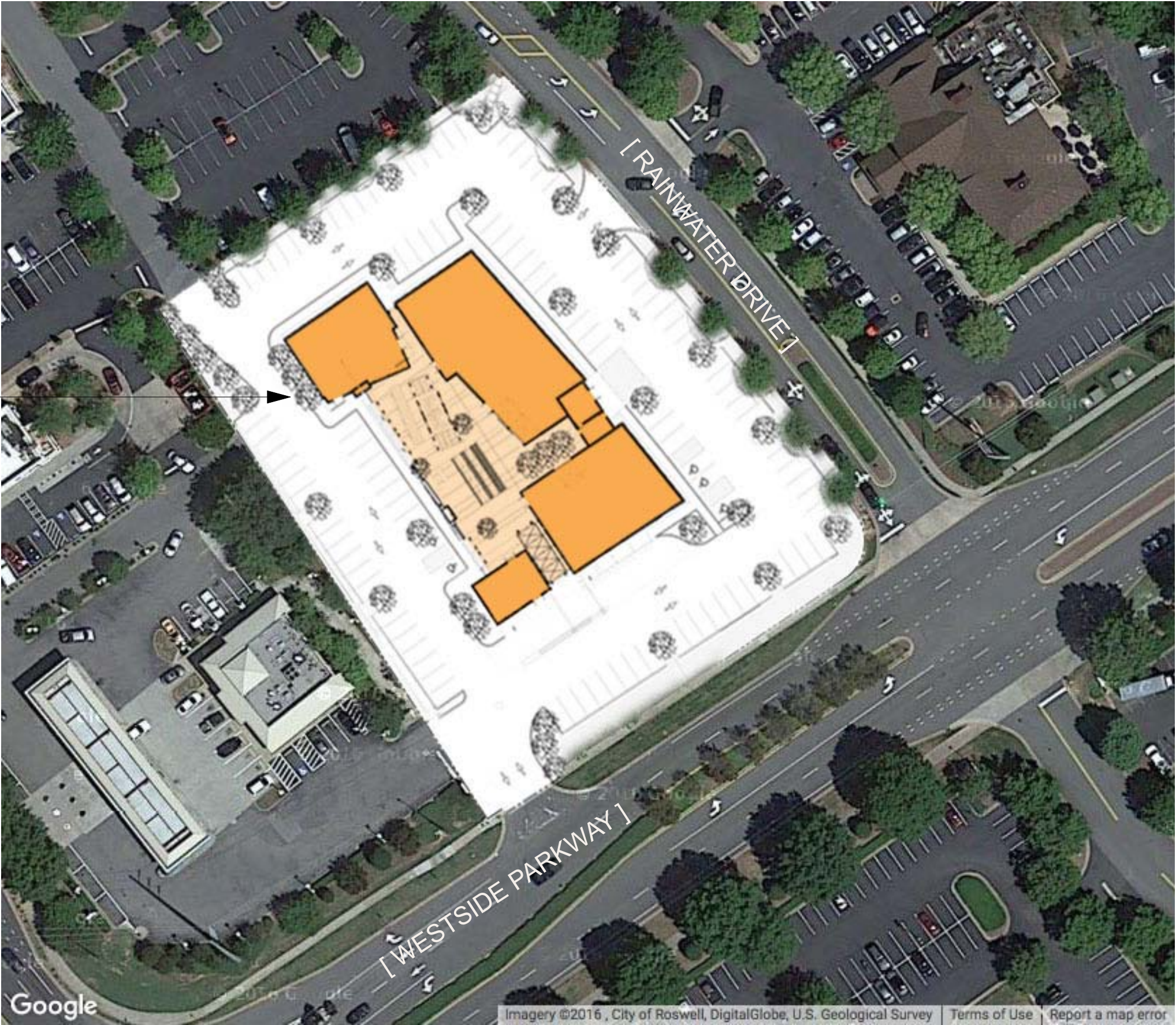
Existing Zoning of Property: _____ Existing Uses of Property: _____

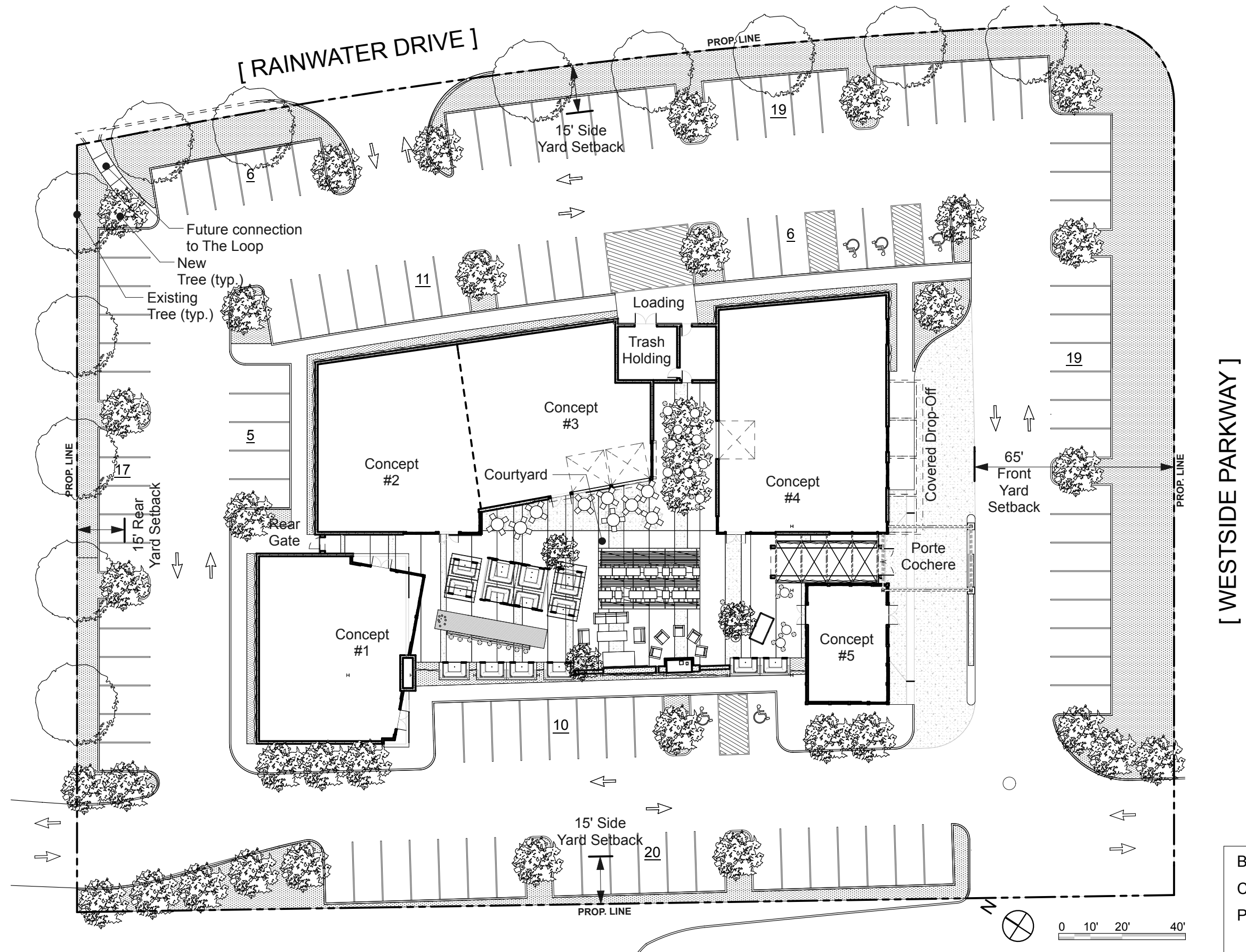
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature: _____ Date: _____

Print Form

Proposed Development







Porte Cochere
at Main Entry

Vehicle Drop-Off Canopy

Storefront Windows

Painted Exterior Concrete Block



- Painted Exterior Concrete Block
- Smooth-coat Exterior Plaster
- Stained Exterior Wood Veneer
- Planted Climbing Vines on Wire Support Structure
- Painted Exterior Steel Structure
- Stained Exterior Wood Veneer
- Grey Masonry Base Course
- Painted Exterior Concrete Block



- Painted Exterior Concrete Block
- Planted Climbing Vines on Painted Concrete Block
- Loading and Trash Holding Room Doors
- Painted Exterior Concrete Block
- Planted Climbing Vines on Painted Concrete Block



Planted Climbing Vines on
Painted Concrete Block

Painted Exterior Concrete Block

Rear Entry Gate

Planted Climbing Vines on
Painted Concrete Block

Painted Exterior Concrete Block



Courtyard elements are preliminary and for Reference Only
Rooftop equipment is concealed by parapets



View from Property Line: Rooftop equipment is concealed by parapets



View from Property Line: Rooftop equipment is concealed by parapets





Painted CMU
General color: Warm White



Painted CMU with Ivy Growth
Ivy Growth at Perimeter per Site & Landscape Plans



Painted CMU
Accent color: Medium/Dark Gray



Salvaged Barnwood Plank
Exact species to be identified



Painted Steel & Metals
Dark Gray



Composite Metal Panel
Dark Gray



1 North Elevation, Rainwater Drive
SCALE: 1:0.80



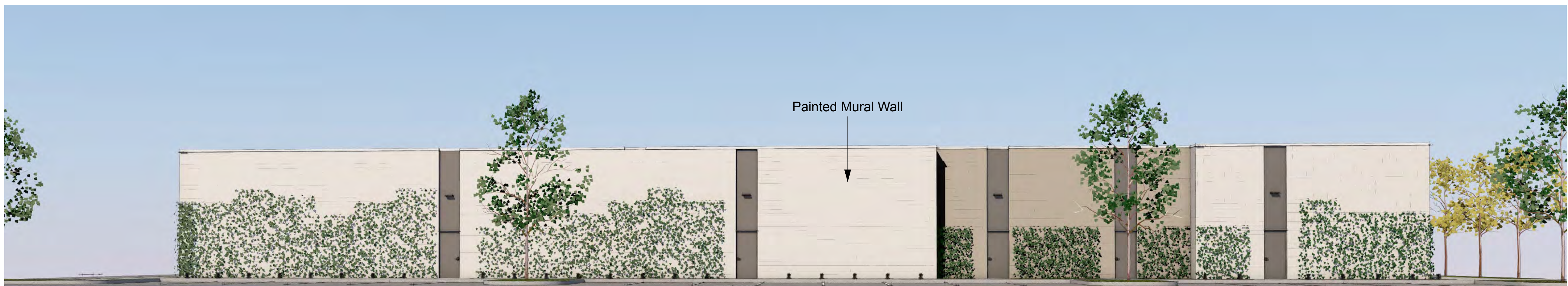
Front Entry Gate

2 East Elevation, Westwide Parkway
SCALE: 1:0.91



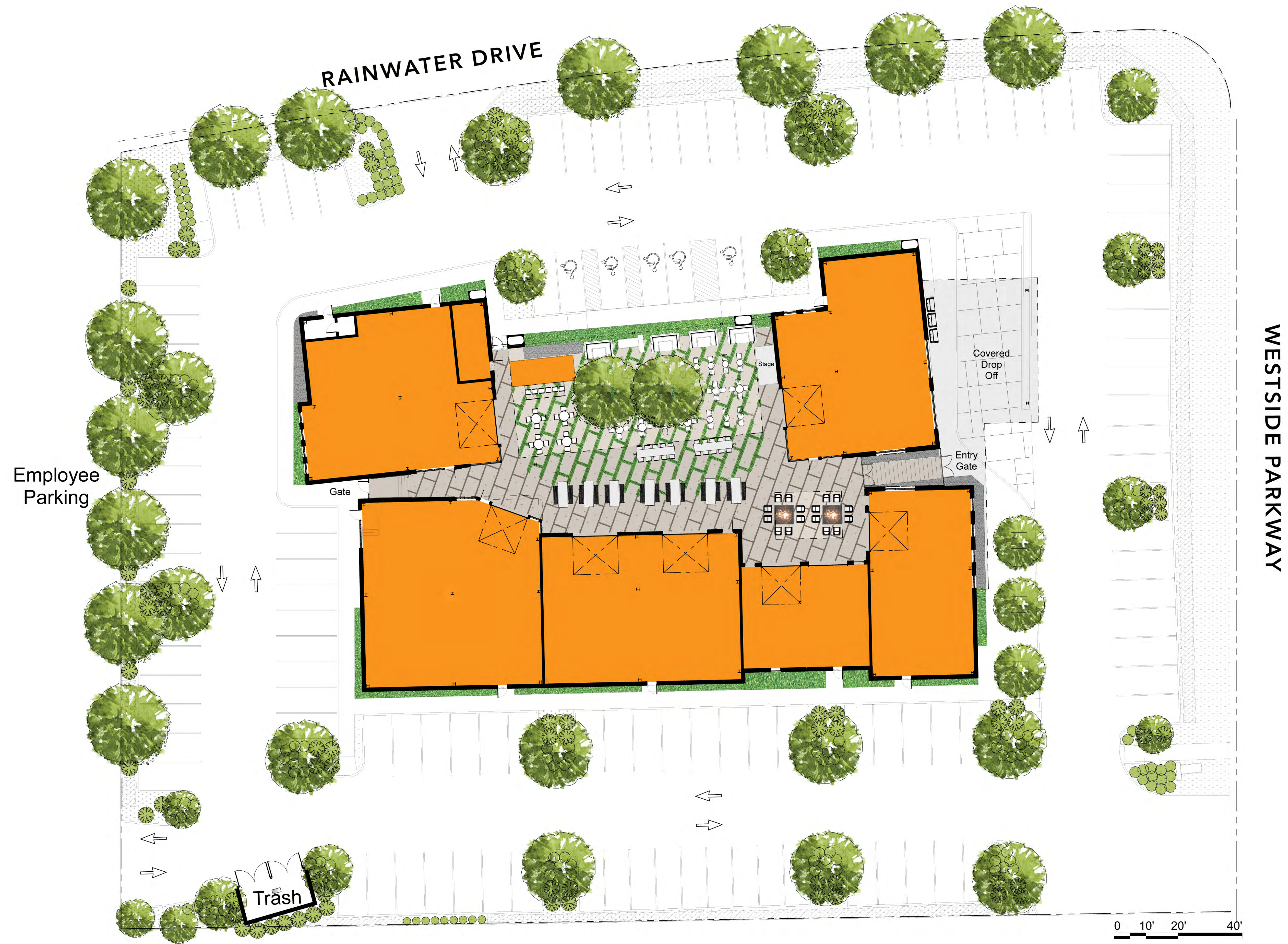
Rear Entry Gate

3 West Elevation, Rear
SCALE: 1:1.11

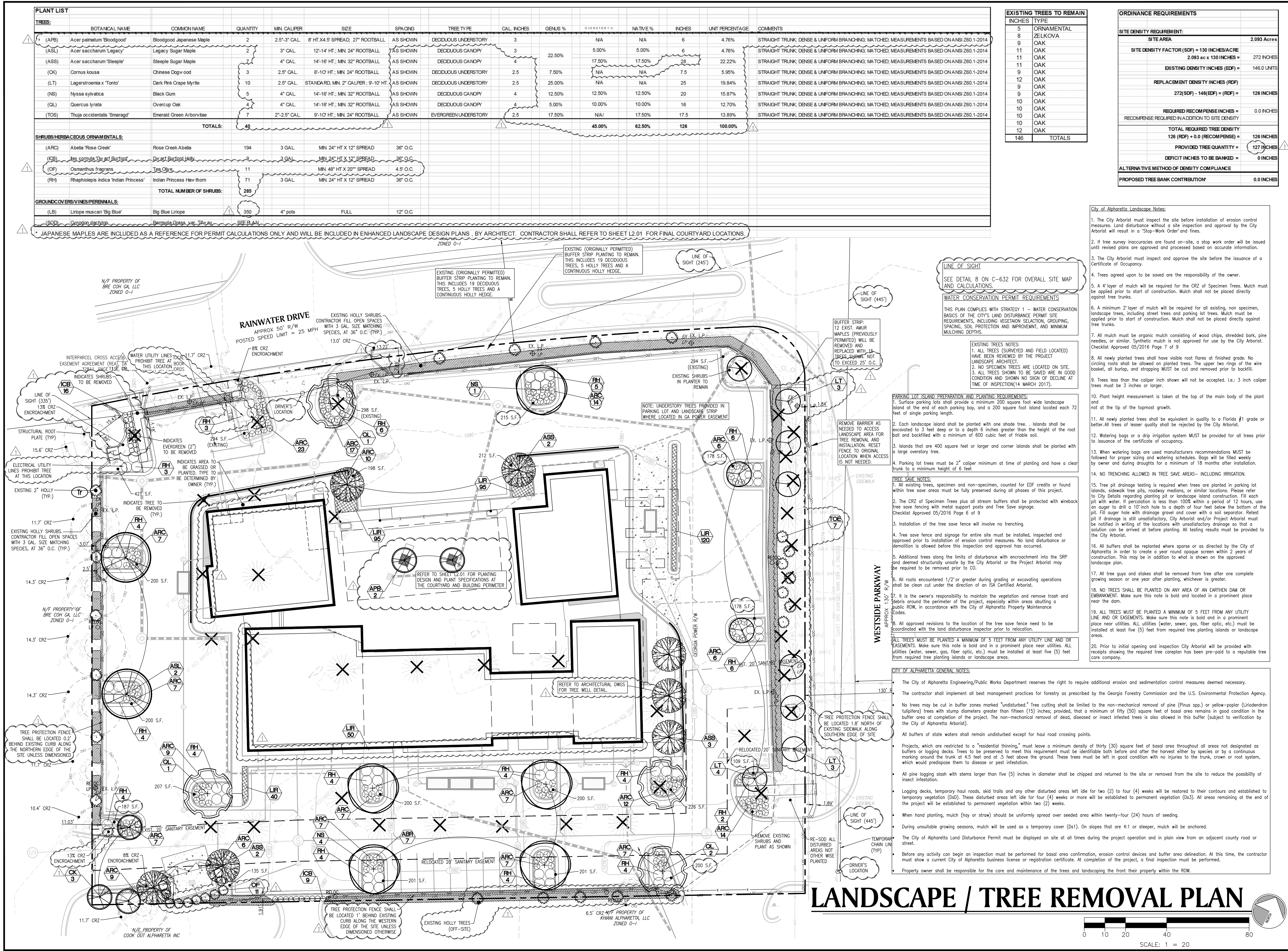


Painted Mural Wall

4 South Elevation, Side
SCALE: 1:0.80



1
- Rendered Site Plan



IN ACCORDANCE WITH SECTION 19-276

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770-450-7685
FAX 770-450-7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:
11556
RAINWATER DRIVE
LAND LOT 751
DISTRICT 1 SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY, GA 30009

FOR:
**FP GEORGIA
PARTNERS, LLC**
820 WEST WESLEY ROAD
ATLANTA, GA 30327



REVISIONS		
06.01.17	ENGINEERING	
06.14.17	CITY SUBMITTAL	
07.18.17	CITY/COUNTY COMMENTS	

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

24 HR EMERGENCY CONTACT
MR. GEORGE BANKS
404-267-1399

2016210a.dwg 04.24.17

LANDSCAPE / TREE
REMOVAL PLAN

SHEET **LA-110**

EXISTING TREES TO REMAIN	
INCHES	TYPE
5	ORNAMENTAL
8	ZELKOVA
9	OAK
11	OAK
11	OAK
11	OAK
9	OAK
12	OAK
9	OAK
9	OAK
10	OAK
10	OAK
10	OAK
12	OAK
146	TOTALS

ORDINANCE REQUIREMENTS	
SITE DENSITY REQUIREMENT:	
SITE AREA	2.093 Acres
SITE DENSITY FACTOR (SDF) = 130 INCHES/ACRE	
2.093 ac x 130 INCHES =	272 INCHES
EXISTING DENSITY INCHES (EDI) =	146.0 UNITS
REPLACEMENT DENSITY INCHES (RDI) =	
272(SDF) - 146(EDI) = (RDI) =	126 INCHES
REQUIRED RECOMPENSE INCHES =	0.0 INCHES
RECOMPENSE REQUIRED IN ADDITION TO SITE DENSITY	
TOTAL REQUIRED TREE DENSITY	126 INCHES
126 (RDI) + 0.0 (RECOMPENSE) =	126 INCHES
PROVIDED TREE QUANTITY =	127 INCHES
DEFICIT INCHES TO BE BANKED =	0 INCHES
ALTERNATIVE METHOD OF DENSITY COMPLIANCE	
PROPOSED TREE BANK CONTRIBUTION	0.0 INCHES

- City of Alpharetta Landscape Notes:
- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
 - If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
 - The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
 - Trees agreed upon to be saved are the responsibility of the owner.
 - A 4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
 - A minimum 2" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
 - All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use by the City Arborist. Checklist Approved 05/2016 Page 7 of 9.
 - All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, air burial, and strapping MUST be cut and removed prior to backfill.
 - Trees less than the caliper inch shown will not be accepted, i.e.: 3 inch caliper trees must be 3 inches or larger.
 - Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
 - All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
 - Watering bags or a drip irrigation system MUST be provided for all trees prior to issuance of the certificate of occupancy.
 - When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
 - NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
 - Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit if drainage is still unsatisfactory. City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.
 - All buffers shall be replanted where sparse or as directed by the City of Alpharetta in order to create a year round opaque screen within 2 years of construction. This may be in addition to what is shown on the approved landscape plan.
 - All tree guys and stakes shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
 - NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.
 - ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS. Make sure this note is bold and in a prominent place near utilities. ALL utilities (water, sewer, gas, fiber optic, etc.) must be installed at least five (5) feet from required tree planting islands or landscape areas.
 - Prior to initial opening and inspection City Arborist will be provided with receipts showing the required tree corpeon has been pre-paid to a reputable tree care company.
- CITY OF ALPHARETTA GENERAL NOTES:
- The City of Alpharetta Engineering/Public Works Department reserves the right to require additional erosion and sedimentation control measures deemed necessary.
- The contractor shall implement all best management practices for forestry as prescribed by the Georgia Forestry Commission and the U.S. Environmental Protection Agency.
- No trees may be cut in buffer zones marked "undisturbed." Tree cutting shall be limited to the non-mechanical removal of pine (Pinus spp.) or yellow-poplar (Liriodendron tulipifera) trees with stump diameters greater than fifteen (15) inches; provided, that a minimum of fifty (50) square feet of basal area remains in good condition in the buffer area at completion of the project. The non-mechanical removal of dead, diseased or insect infested trees is also allowed in this buffer (subject to verification by the City of Alpharetta Arborist).
- All buffers of state waters shall remain undisturbed except for haul road crossing points.
- Projects, which are restricted to a "residential thinning," must leave a minimum density of thirty (30) square feet of basal area throughout all areas not designated as buffers or logging decks. Trees to be preserved to meet this requirement must be identifiable both before and after the harvest either by species or by a continuous marking around the trunk at 4.5 feet and at 5 feet above the ground. These trees must be left in good condition with no injuries to the trunk, crown or root system, which would predispose them to disease or pest infestation.
- All pine logging slash with stems larger than five (5) inches in diameter shall be chipped and returned to the site or removed from the site to reduce the possibility of insect infestation.
- Logging decks, temporary haul roads, skid trails and any other disturbed areas left idle for two (2) to four (4) weeks will be restored to their contours and established to temporary vegetation (D&T). These disturbed areas left idle for four (4) weeks or more will be established to permanent vegetation (D&P). All areas remaining at the end of the project will be established to permanent vegetation within two (2) weeks.
- When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within twenty-four (24) hours of seeding.
- During unsuitable growing seasons, mulch will be used as a temporary cover (D&T). On slopes that are 4:1 or steeper, mulch will be anchored.
- The City of Alpharetta Land Disturbance Permit must be displayed on site at all times during the project operation and in plain view from an adjacent county road or street.
- Before any activity can begin an inspection must be performed for basal area confirmation, erosion control devices and buffer area delineation. At this time, the contractor must show a current City of Alpharetta Business License or registration certificate. At completion of the project, a final inspection must be performed.
- Property owner shall be responsible for the care and maintenance of the trees and landscaping the front their property within the ROW.

Alpharetta City Center Parcel 1 Building Design DRB Submittal



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

ACC Parcel 1 DRB Presentation – 2017-08-31

The Old Courthouse 4 South Main Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Old Courthouse 4 South Main Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Old Courthouse 4 South Main Street



01 WEST (MAIN ST) ELEVATION
A2.1 3/32" = 1'-0"



02 NORTH (ACADEMY ST) ELEVATION
A2.1 3/32" = 1'-0"



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Old Courthouse 4 South Main Street



01 EAST ELEVATION
A2.2 3/32" = 1'-0"



02 SOUTH ELEVATION
A2.2 3/32" = 1'-0"



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Old Courthouse

4 South Main Street

LIGHT FIXTURES



HINKLEY LIGHTING, INC.
BELDEN PLACE 28620Z
FINISH - OIL RUBBED BRONZE



HINKLEY LIGHTING, INC.
BELDEN PLACE 28640Z
FINISH - OIL RUBBED BRONZE



ARANCIA
PILLS W10061
FINISH - BRONZE ANODISED



ARANCIA
PILLS W10071
FINISH - BRONZE ANODISED

MATERIAL SCHEDULE

	B-1	MODULAR SIZE BRICK CHEROKEE BRICK RANGE 1 FLASH w/ 15% BLACK MORTAR: ARGOS KHAKI (GRAPEVINE JOINT)
	PT-1	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 9180 'AGED WHITE'
	PT-2	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7048 'URBANE BRONZE'
	MR-1	METAL ROOFING PAC-CLAD SNAPCLAD COLOR: MEDIUM BRONZE (KYNAR 500)
	AW-1	FABRIC AWNING SUNBRELLA FABRIC ON 1" SQ. ALUM. FRAME FABRIC COLOR: MEDITERRANEAN BLUE
	WDW-1	FIBERGLASS / WOOD WINDOW MARVIN INTEGRITY EXTERIOR: STONE WHITE / INTERIOR: WOOD

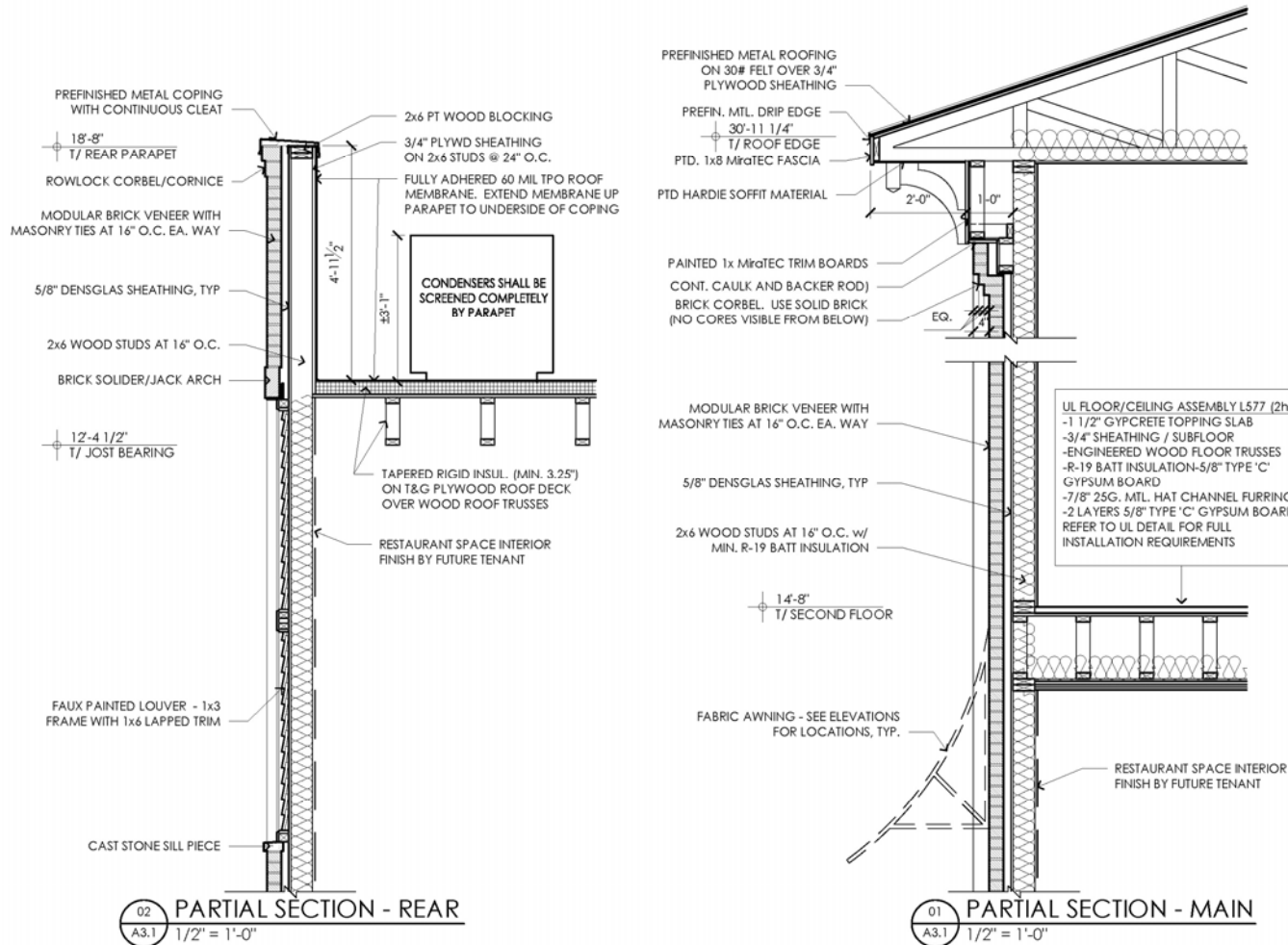


PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Old Courthouse 4 South Main Street

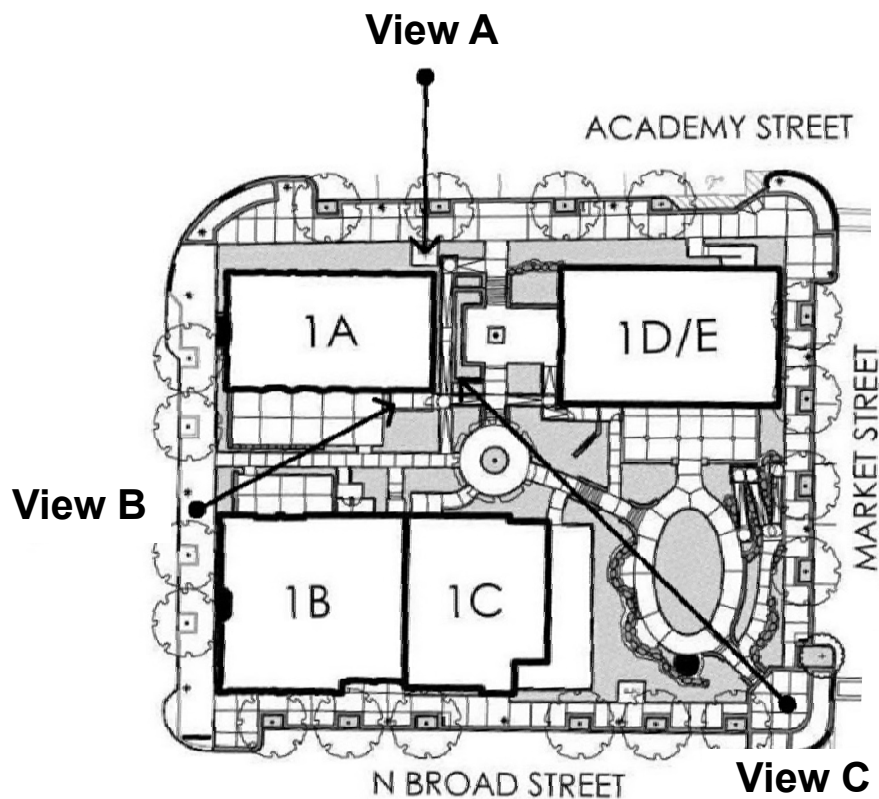


PLACE MAKER DESIGN

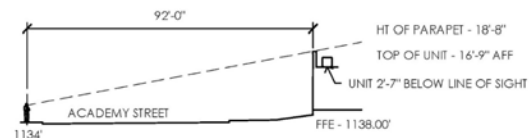


Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

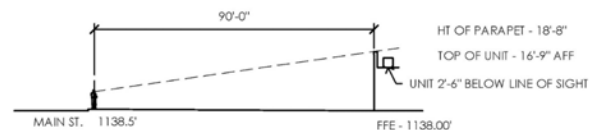
The Old Courthouse 4 South Main Street



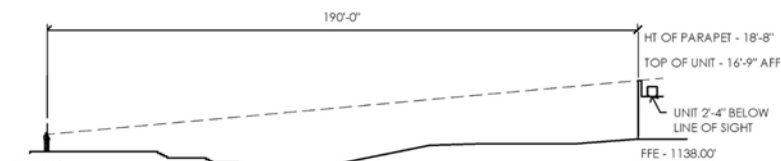
EYE HEIGHT ASSUMED AT 5'-6"
ABOVE GRADE INDICATED



VIEW A (ACROSS ACADEMY)



VIEW B (FROM MAIN ST.)



VIEW C (FROM MARKET ST.)

01 SIGHTLINE STUDIES
A.S.1
1"=30'-0"



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building 8 South Main Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building 8 South Main Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Mercantile Building 8 South Main Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Mercantile Building 8 South Main Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Carriage House 10 South Main Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Carriage House 10 South Main Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Meeting House 12 South Main Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Meeting House 12 South Main Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Meeting House 12 South Main Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building, Carriage House, & Meeting House 8, 10, & 12 South Main Street



01 WEST (MAIN ST) ELEVATION
A2.1 3/32" = 1'-0"



02 SOUTH (N BROAD) ELEVATION
A2.1 3/32" = 1'-0"



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building, Carriage House, & Meeting House 8, 10, & 12 South Main Street



01 EAST ELEVATION
A2.2 3/32" = 1'-0"



02 NORTH ELEVATION
A2.2 3/32" = 1'-0"



PLACE MAKER DESIGN



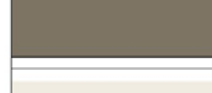
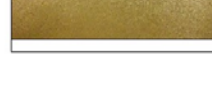
Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building, Carriage House, & Meeting House 8, 10, & 12 South Main Street

MATERIAL SCHEDULE		
	SV-1	STONE CUSTOM COLOR ROCKCAST TO MATCH SV-2
	SV-2	STONE CORONADO STONE STYLE: SANTA BARBARA COLOR: ENGLISH GREY
	MR-1	STANDING SEAM METAL ROOFING MATCH PAC-CLAD COLOR: ZINC
	MR-2	METAL SHINGLE ROOF BERRIDGE VICTORIAN 9"X12" METAL SHINGLE GALVALUME

LIGHT FIXTURES

	LIGHTING USA ULA - 60002 LIGHT LINEAR LA 1 INGROUND
	WAC LIGHTING COMPANY BALTHUS - WS-W285 FINISH - GRAPHITE
	BARNLIGHT ELECTRIC (OR EQUAL) 1.6" SUMMIT GOOSENECK LIGHT FINISH - 975 GALVANIZED

MATERIAL SCHEDULE		
	B-1	MODULAR SIZE BRICK CHEROKEE BRICK VELOUR SANDHILL MORTAR: ARGOS MASON'S MIX
	B-2	MODULAR SIZE BRICK CHEROKEE BRICK FRENCH COUNTY BUFF (NO GREY)
	B-3	MODULAR SIZE BRICK CHEROKEE BRICK JACKSON SQUARE PAINTED TO MATCH PT-4
	PT-1	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 2811 'ROOKWOOD BLUE GREEN'
	PT-2	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 0030 'COLONIAL YELLOW'
	PT-3	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7675 'SEALSKIN'
	PT-4	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7551 'GREEK VILLA'
	PT-5	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 2826 'COLONIAL REVIVAL GREENSTONE'
	PT-6	METALLIC GOLD ACCENT PAINT

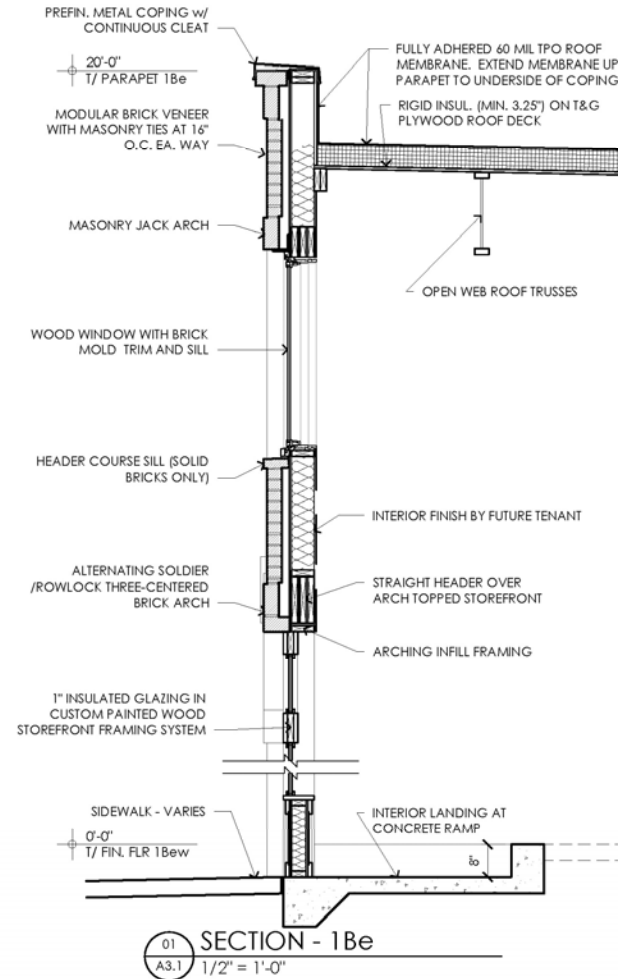
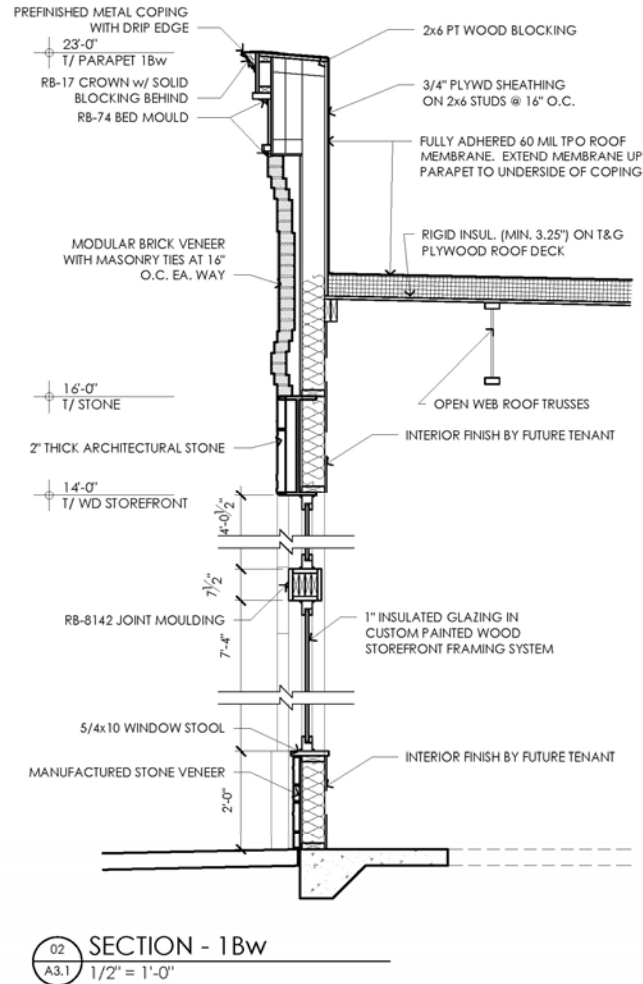


PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building, Carriage House, & Meeting House 8, 10, & 12 South Main Street

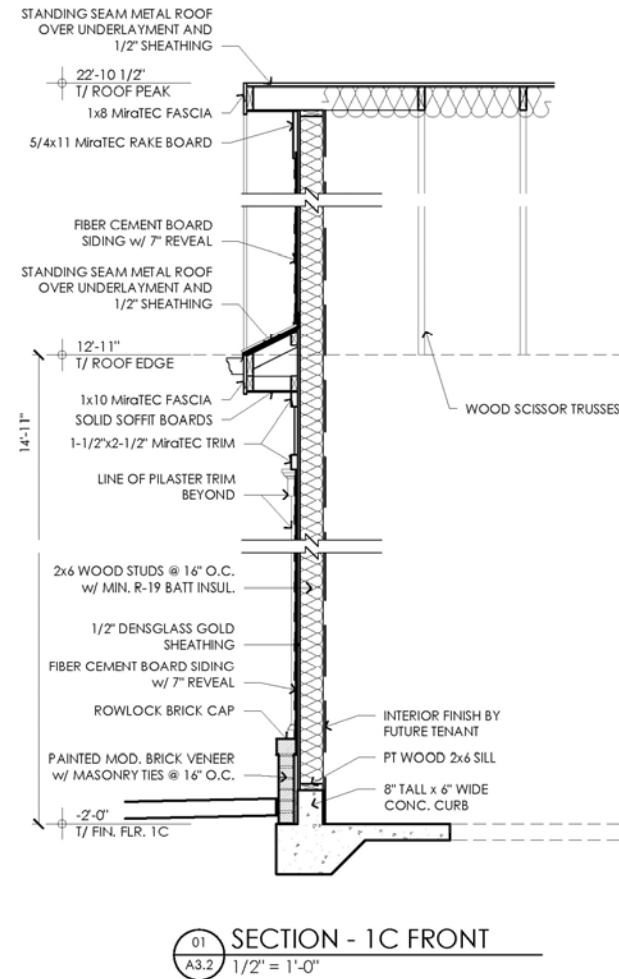
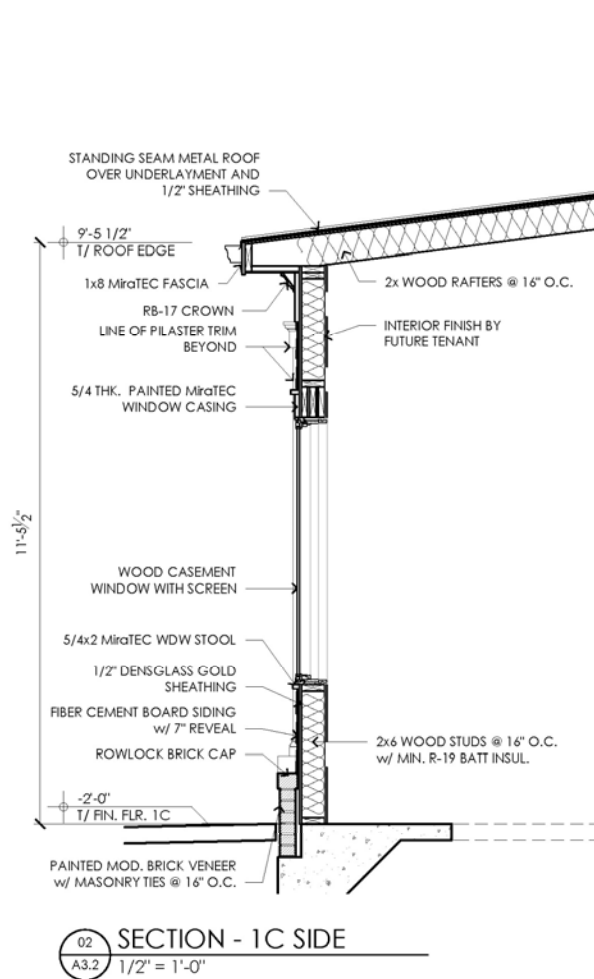


PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Mercantile Building, Carriage House, & Meeting House 8, 10, & 12 South Main Street

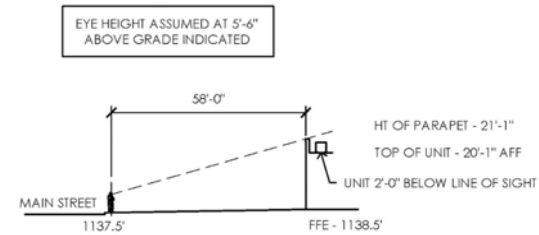
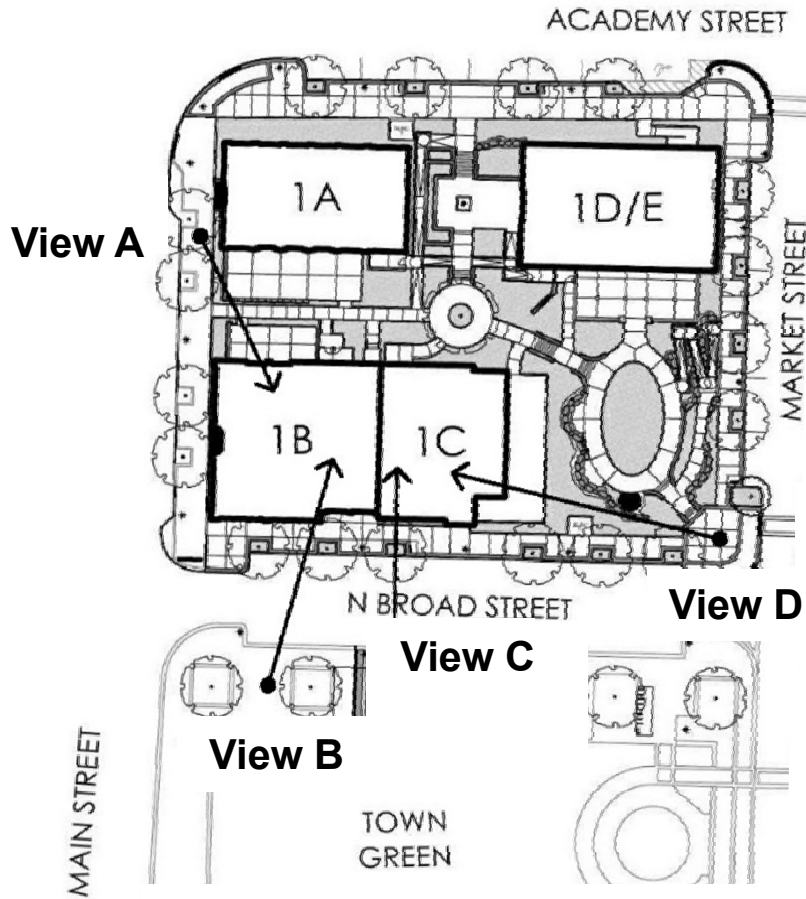


PLACE MAKER DESIGN

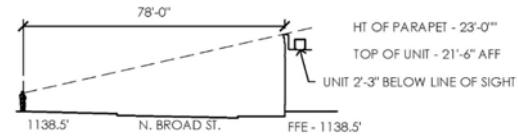


Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

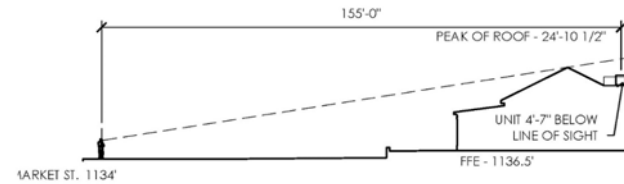
The Mercantile Building, Carriage House, & Meeting House 8, 10, & 12 South Main Street



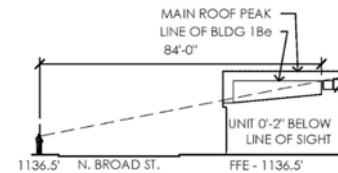
VIEW A (MAIN ST. BY BLDG 1A)



VIEW B (ACROSS N. BROAD ST.)



VIEW C (FROM MARKET ST.)



VIEW D (ACROSS N. BROAD ST.)



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Exchange 502 & 506 Market Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Exchange 502 & 506 Market Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Exchange 502 & 506 Market Street



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.



The Exchange 502 & 506 Market Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Exchange 502 & 506 Market Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Exchange 502 & 506 Market Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Exchange

502 & 506 Market Street



PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

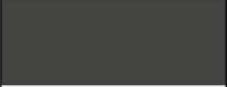
The Exchange 502 & 506 Market Street

LIGHT FIXTURES



FEISS
LIGHT OUTDOOR LANTERN - OL9004RSZ
FINISH - RESTORATION BRONZE

MATERIAL SCHEDULE

	B-1	MODULAR SIZE BRICK CHEROKEE BRICK JACKSON SQUARE MORTAR: ARGOS KHAKI
	B-2	MODULAR SIZE BRICK CHEROKEE BRICK M/S VELOUR - BURGUNDY MORTAR: ARGOS KHAKI
	S-1	STONE CORONADO VENETIAN VILLA MORTAR: MADISON COUNTY
	PT-1	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7055 'ENDURING BRONZE'
	PT-2	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7069 'IRON ORE'
	WD-1	WOOD NATURAL CEDAR
	MR-1	STANDING SEAM METAL ROOFING MATCH: PAC-CLAD COLOR: ZINC
	WDW-1	FIBERGLASS / WOOD WINDOW MARVIN INTEGRITY (WOOD - ULTREX) EXTERIOR: BRONZE INTERIOR: WOOD

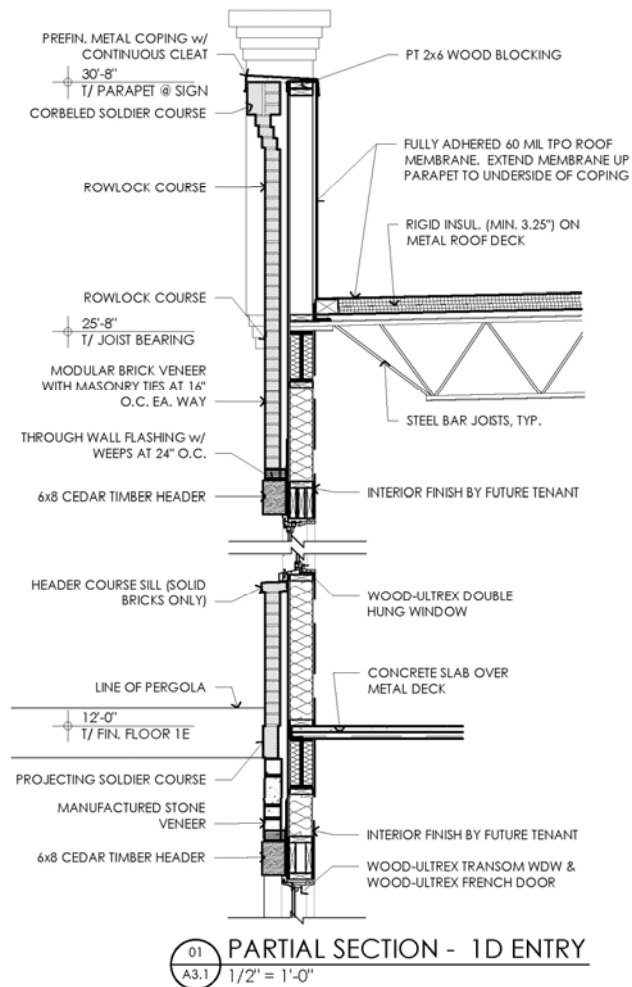
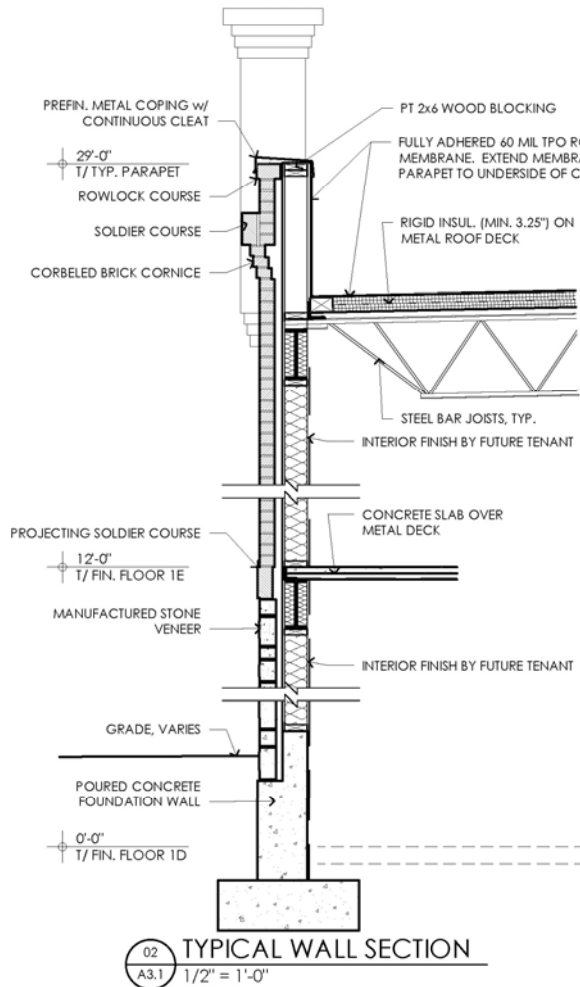


PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Exchange 502 & 506 Market Street

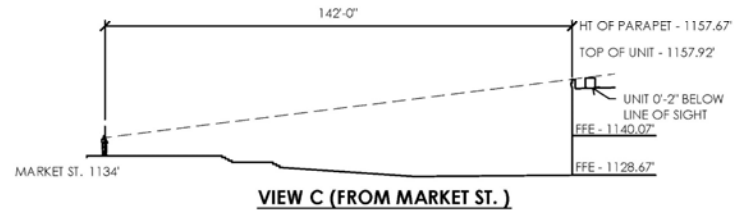
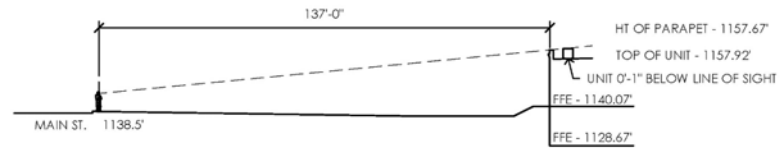
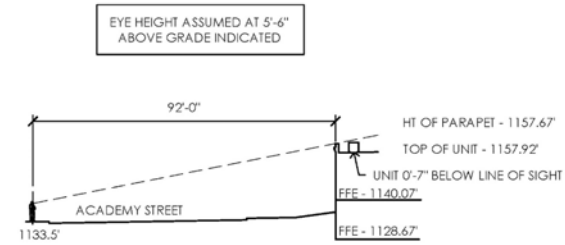
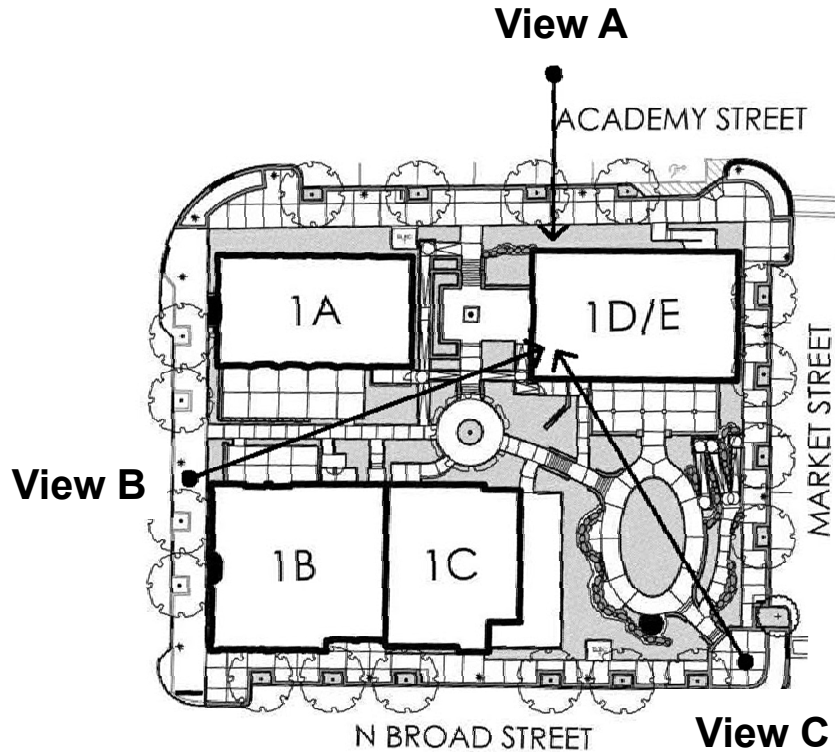


PLACE MAKER DESIGN



Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

The Exchange 502 & 506 Market Street



01 SIGHTLINE STUDIES
A5.1 1"=30'-0"



PLACE MAKER DESIGN

Note: Printouts are not true to color. Actual materials and paint colors will be presented at the DRB meeting.

