DESIGN REVIEW BOARD
AUGUST 21, 2026

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

1. MEETING ANNOUNCEMENTS

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

1. **Welcome Board Member Martine Zurinskas, appointed by Council Member Reeves.**

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of July 17, 2026**

8. PUBLIC HEARING

1. **DRB260020** **Crust Pizza** 142 South Main St
   review signage
2. **DRB260021** **7 Brew Coffee** 11378 State Bridge Rd
   review new construction
3. **DRB260019** **Madewell Homes** 255 Milton Ave
   review new construction
4. **DRB260017** **Elan Luxury Homes** 204 Marietta St
   review new construction
5. **DRB260018** **Elan Luxury Homes** 196 Marietta St
   review new construction

9. ADJOURNMENT

DESIGN REVIEW BOARD
UNOFFICIAL MINUTES
JULY 17, 2026

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

This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

Chair Kramer called the Work Session to order at 8:30 a.m.

The Board discussed items on today's Agenda.

Chair Kramer adjourned the Work Session at 8:48 a.m.

3. CALL TO ORDER

Chair Kramer welcomed Jennfier Sprayberry back to the Design Review Board.

4. ROLL CALL

A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice-Chair)
- Richard Owens
- Erik Rowen
- Jennifer Sprayberry
- Tom Le Cain

B. Staff Members Present

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of June 19, 2026

❖ Board Member Rowen offered a motion to approve.

- Board Member Owens seconded the motion.
- Motion carried (6-0).

8. PUBLIC HEARING

1. Announcement of Public Hearing Procedures

   Elle Taylor, Planning and Zoning Coordinator

2. DRB260012 Jiffy Lube 207 South Main St

   Applicant presented review of signage.

❖ Vice-Chair Schwing offered a motion to approve the building sign as submitted and motion to approve the monument sign with the following conditions: the base will be enlarged with a cap with the brick to match the building as closely as possible, the Applicant will add a silver or white frame around the sign, wrapping the end of the sign as well, the Applicant will add evergreen landscaping at the base and the final location approval by Staff.

- Board Member Rowen seconded the motion.
- Motion carried (6-0).

3. DRB260013 Little Alley Steak 102 South Main St
   Applicant presented consideration of exterior changes and signage.

   There was no public comment.

   After presentation and discussion:

❖ Board Member Rowen offered a motion to approve the exterior changes and signage as submitted with the following conditions: the exterior trim and surface at the enclosed porch will match the materials and detailing to the north of the front door, which appears to be a hardy trim and panel material layout and the applicant will replace any damaged landscaping surrounding the construction area to match the original approved materials, and finally the new windows on the enclosed porch will match the glazing of the adjacent windows in both the mullion pattern and the glass tint.

- Board Member Owens seconded the motion.
- Motion carried (6-0).

❖ Vice-Chair Schwing offered a motion to approve the building sign as submitted.

- Board Member Le Cain seconded the motion.
- Motion carried (6-0).

4. DRB260014 CSI Labs 2580 Westside Parkway

   Applicant presented consideration of exterior changes.

   There was no public comment.

After presentation and discussion:

- Vice-Chair Schwing offered a motion to approve the painting as presented today with the following conditions: The brick on the entrance sections will be painted in the crushed ice, including the columns. All column bases, parapet and the underside, soffit will be in the Sherwin Williams 7022 online color and the rest of the brick in the building will be painted in the SW 7004 Snowbound as presented.
  - Board Member Owens seconded the motion.
  - Motion carried (5-1)(Sprayberry).

There was clarification during the motion that the parapet being Online, is really just the coping or parapet cap.

There was discussion of procedure for denying/approving original submittal.

- Board Member Rowen made a Friendly Amendment to deny the original application as presented to us, with the only option for approval being the conditions that were presented by Mr. Schwing.
- Vice Chair Schwing and Board Member Owens accepted the Friendly Amendment.

There was clarification of the motion:

All of the masonry shown in the picture from the control joint, right outside of the four columns will be Crushed Ice with the exception of the bases of the columns, which will be Online, the underside of the soffit, which will be Online and the coping will be Online. The remained of the building will be Snowbound as originally presented but the column bases and coping will be Online throughout.

Chairman Kramer called a five-minute recess at 10:31 a.m.
Chairman Kramer reconvened the meeting at 10:39 a.m.

5. **DRB260015 Sapporo Sushi & Steak House** 10575 Davis Dr Applicant presented consideration of exterior changes.

There was no public comment.

After presentation and discussion:

- Vice-Chair Schwing offered a motion to deny the application as submitted. Applicant will finish the East façade and the North façade in a similar style to the other two facades with final approval by Staff and Applicant will stucco the block surface on the dumpster enclosure to match the texture and the new color on the building with the final approval by Staff.
  - Board Member Rowen seconded the motion.
  - Motion carried (6-0)

6. **DRB260016 Amasa Kitchen** 15 Academy St
Applicant presented consideration of signage.

There was no public comment.

After presentation and discussion:

- Vice - Chair Schwing offered a motion to approve the building signs as submitted with the final approval by Staff on the method of lighting the signs, which may include edge lit letters as discussed today.
  - Board Member Sprayberry seconded the motion.
  - Motion carried (5-1)(Rowen)

7. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:34 a.m.

CITY OF ALPHARETTA

Design Review Board

Crust

PASTA ◆ PIZZERIA

EXTERIOR SIGNAGE PACKAGE

142 South Main Street
Alpharetta, Georgia

PREPARED FOR

City of Alpharetta
Design Review Board

PREPARED BY

Signarama
Roswell

795 Holcomb Bridge Road
Roswell, Georgia 30076

JUNE 2026

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
Community Development/Bret
2 Park Plaza Alpharetta, GA
30009

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

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

Business Name: Crust Pasta & Pizzeria

Location Address: 142 South Main Street, Alpharetta, GA 30009

Mailing Address: 142 South Main Street

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

Contact for All Notifications: Kevin Glover

Contact Telephone: 770 - 998 - 9126 Mobile Telephone: 770 - 634 - 3503

Fax: _____ - _____ - _____ Email: kevin@signarama-roswell.com

Contact's Relation to Business: Sign Contractor

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due $175.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Peak Real Estate Partners / Jamey Rogers

Physical Address:

Mailing Address: Bur-Rog INC, P.O. Box 642

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 787 - 1568 Contact Fax: - -

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

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

Owner Name (Printed): Jamey Rogers Date: 06/30/2026

Owner Signature: Please see signed landlord authorization form

Property Information:

Address (If Assigned) : 142 South Main Street, Alpharetta GA 30009

Tax ID or Map Reference Number: 12 258406951102

Land Lot(s): 0695 District: Downtown Overlay Section:

Existing Zoning of Property: C-2 Existing Uses of Property: Restaurant

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

Applicant Signature: Date: 06/30/2026

Print Form

PROJECT OVERVIEW

PROJECT INFORMATION

PROPERTY ADDRESS

142 South Main Street
Alpharetta, Georgia 30009

APPLICANT

Signarama Roswell
on Behalf of Crust Pasta & Pizzeria
795 Holcomb Bridge Road
Roswell, GA 30076

PROPERTY OWNER

Peak Real Estate Partners
142 S. Main Street
Alpharetta, GA 30009

PROJECT DESCRIPTION

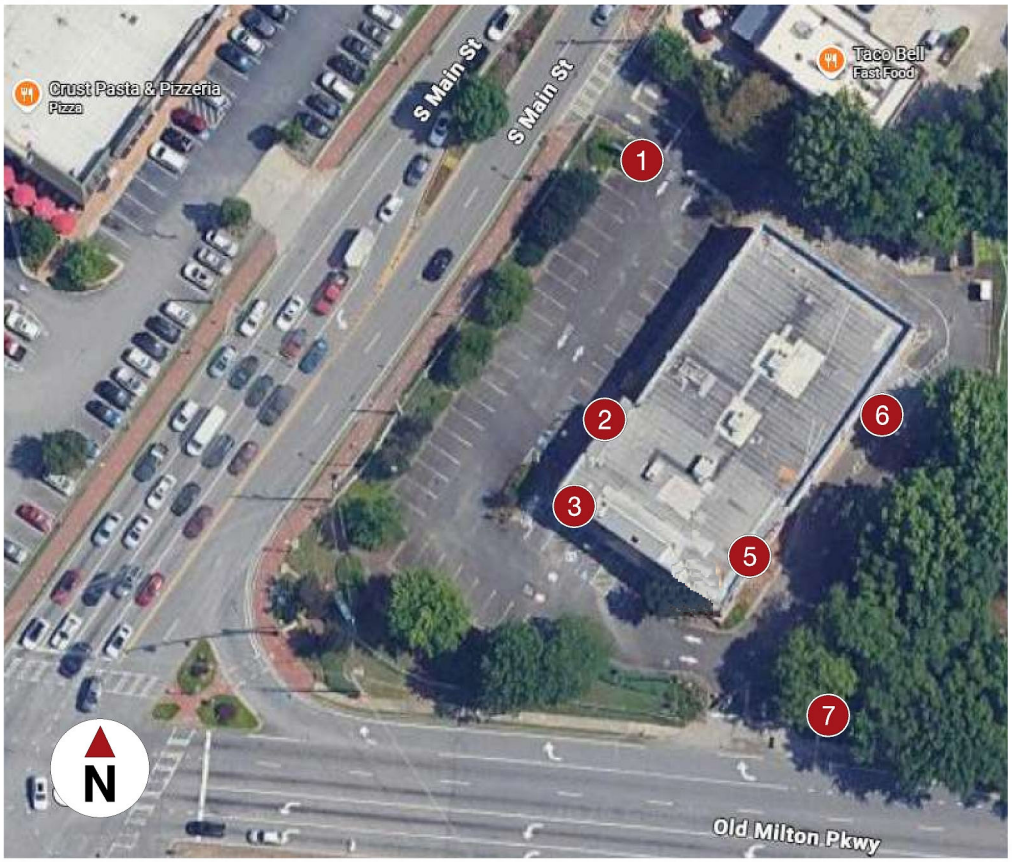
Crust Pasta & Pizzeria proposes new exterior identification signage for the existing restaurant located at 142 South Main Street in Downtown Alpharetta.

The proposed signage has been designed to complement the building's architecture and the character of Downtown Alpharetta while providing clear and tasteful identification.

SCOPE OF WORK

- New building-mounted signs at all building elevations: Front, Side, Rear, and Canopy
- New signs on existing monument
- No architectural modifications to the building

Crust PASTA • PIZZERIA
DESIGN REVIEW BOARD PRESENTATION



1. Main Street Monument Sign Location
2. Main Entrance Building Sign Location Facing Main Street
3. Side Building "Crust" Logo Sign Location Facing Intersection
5. Rear Building "Crust" Sign Location Facing Old Milton Pkwy
6. Sign Letters on Canopy Facing Old Milton Pkwy
7. Old Milton Pkwy Monument Sign Location

PROJECT NARRATIVE

Signarama Roswell is pleased to present this exterior signage package for Crust Pasta & Pizzeria, located at 142 South Main Street in Downtown Alpharetta.

The proposed signage has been carefully designed to complement the architecture of the building while providing tasteful and clear identification consistent with the character of Downtown Alpharetta.

The design utilizes a combination of halo-illuminated channel letters for the primary "Crust" logos and non-illuminated dimensional PVC letters for secondary copy. The color palette of red, white and dark brown reflects the restaurant's brand while working in harmony with the building's clean white brick and wood accents.

All signage is located within existing architectural elements and sign areas. No changes to the building architecture are proposed as part of this project.

The proposed signs will enhance the identity of Crust Pasta & Pizzeria, improve visibility from surrounding streets, and contribute to the vibrant and welcoming character of Downtown Alpharetta.

PROJECT GOALS

- Provide clear and attractive identification for Crust Pasta & Pizzeria
- Complement the building architecture and surrounding streetscape
- Maintain the character and standards of Downtown Alpharetta
- Utilize high-quality, durable materials and professional construction

DESIGN APPROACH

- Signs are designed to fit within existing architectural sign bands and elements
- Halo-lit channel letters for primary logos create a refined and inviting appearance
- Non-illuminated dimensional PVC letters for secondary copy provide clarity and consistency
- No structural or architectural modifications proposed to the building

EXISTING CONDITIONS

MAIN STREET ENTRANCE

EXISTING SIGNAGE

Tenant sign to be removed.

EXISTING CONDITIONS

- Existing architectural wood fascia to remain.
- Existing exterior lighting to remain.
- No building modifications proposed.
- All new signage will be installed within existing sign areas.

EXISTING SIGN TO BE REMOVED

EXISTING CONDITIONS

SIDE ELEVATION (OLD MILTON PARKWAY)

EXISTING SIGNAGE

Tenant sign to be removed.

EXISTING CONDITIONS

- Existing architectural wood fascia to remain.
- Existing exterior lighting to remain.
- No building modifications proposed.
- All new signage will be installed within existing sign areas.

EXISTING CONDITIONS

REAR ELEVATION (CURBSIDE)

EXISTING CONDITIONS

- Existing architectural wood fascia to remain.
- Existing exterior lighting to remain.
- No building modifications proposed.
- All new signage will be installed within existing sign areas.

KEY NOTES

1. Full Elevation photo of rear of building
2. Close-up photo of existing sign area on rear of building
3. Close-up photo of existing sign area on canopy
4. Elevation photo of canopy in relation to building on rear

EXISTING MONUMENT SIGNS

SIGNS TO BE REMOVED

MAIN STREET ENTRANCE

- Two-sided monument sign with wood paneling and painted brick base.
- Existing tenant logo to be removed.
- Monument structures to remain.

OLD MILTON PKWY ENTRANCE

- Two-sided monument sign with wood paneling and painted brick base.
- Existing tenant logo to be removed.
- Monument structures to remain.

PROPOSED SIGNAGE

FRONT ELEVATION (FACING S. MAIN STREET)

Main Street Side of Building Above Front Entrance

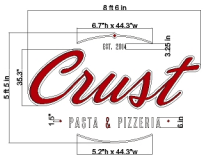
16 ft wide composite wood sign area
8 ft 6 in wide sign

Scale: 1/16" = 1 ft.

MAIN STREET SIDE OF BUILDING ABOVE FRONT ENTRANCE

16 ft wide composite wood sign area
8 ft 6 in wide sign

Scale: 3/16" = 1 ft



MAIN STREET SIDE - FRONT ENTRANCE

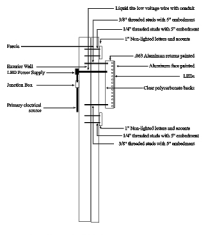
(1) Halo Lit Channel Letter & Non-Lighted 1" thick PVC Letters
Overall Size: 5'5"h x 8'6"w (46.92 FT)
Halo Lit Letters "Crust" : 35.3"h x 102"w
Non-Lit Letters "Pasta & Pizzeria" : 6"h (plus 1.5" diamond accents)
Non-Lit Letters "Est. 2014" : 3.25"h
Non-Lit Curve Accents : (1) 5.2"h x 44.3"w & (1) 6.7"h x 44.3"w

Halo Lit Faces : White with Premium Vinyl graphics applied to face, 2 color red
Non-Lit Letters & Accents : mostly white with some red accents
White Returns on most, red returns on red letter & diamond accents

Halo Lit Letters : Installed to stand off of building for Halo lighting effect
Non-Lit Letters & Accents : All individually stud mounted flush to building

Constructions: UL listed with external service switch, aluminum, steel, White LED, PVC

Scale: 1/2" = 1 ft



Individual Halo-Lit Channel Letter
Mounting Detail Plan
With Electrical Hookup

DESIGN HIGHLIGHTS

- 46 sq ft total signage
- Halo-lit primary logo
- Dimensional PVC secondary copy
- Existing wood panel retained
- No architectural modifications
- Dual lighting sources Halo-lit primary logo & down lighting for secondary copy

MATERIALS

- Halo-lit Channel Letters
- Dimensional PVC Letters
- White LED Halo
- Premium Automotive Finish

DESIGN INTENT: The proposed signage creates a refined, upscale entrance white preserving the existing architectural character of the building. The combination of halo-illuminated channel letters and dimensional PVC lettering provides excellent visibility without overpowering the façade.

CRUST MAIN STREET SIGN

Layered dimensional construction with halo lighting plus goose neck area wash

Deep halo-lit aluminum | 1 inch non-lit PVC | Goose neck wash light

1 HALO-LIT MAIN LAYER

The word "Crust" is the primary dimensional layer: 4-5 inch deep aluminum channel letters with white LED halo illumination glowing behind the letters.

2 NON-LIT RAISED PVC LAYER

Pasta & Pizzeria, Est. 2014, the curve accents, ampersand, and diamond accents are 1 inch deep non-lit PVC mounted flush to the sign area.

3 GOOSE NECK AREA LIGHTING

The goose neck fixtures wash the full sign face so the non-lit PVC elements are visible at night while the Crust letters create the halo effect.

4 LAYERED LOOK

The deep lit channel letters stand proud from the wall. The thinner PVC pieces sit closer to the wall, giving the sign multiple visible layers.

Visual intent: halo-lit "Crust" letters + flush 1 inch PVC accents + goose neck wash lighting across the full sign panel.

Depths and lighting shown for illustration of construction layers and nighttime readability.

NIGHT LIGHTING INTENT

Halo glow from the channel letters plus warm wash from the goose neck fixtures

1 HALO GLOW

White LEDs inside the 4-5 inch deep aluminum Crust letters reflect off the wall/panel behind the letters.

2 WASH LIGHTING

Goose neck fixtures light the whole sign field from above, so the 1 inch non-lit PVC copy and accents stay readable after dark.

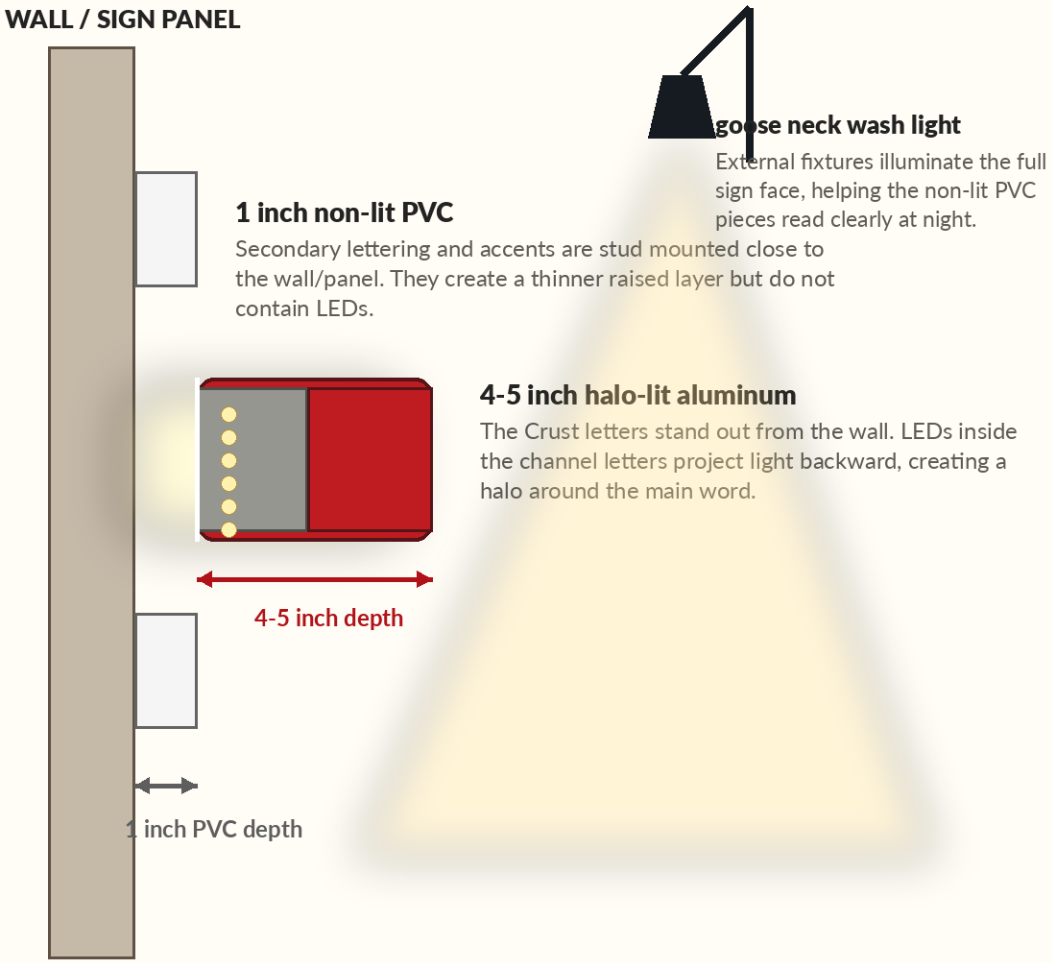
3 MIXED LIGHTING EFFECT

The sign does not need every element internally lit. The main brand name glows, while the secondary pieces are picked up by the external wash lighting.

Night view is a visualization of lighting intent: halo-lit main word with full sign wash for the non-lit PVC elements.

LAYER AND LIGHTING DETAIL

Simple section view showing how the sign reads as multiple layers



Proof callouts to add

A — Halo-lit "Crust" letters

4-5 inch deep aluminum channel letters with white LED halo effect.

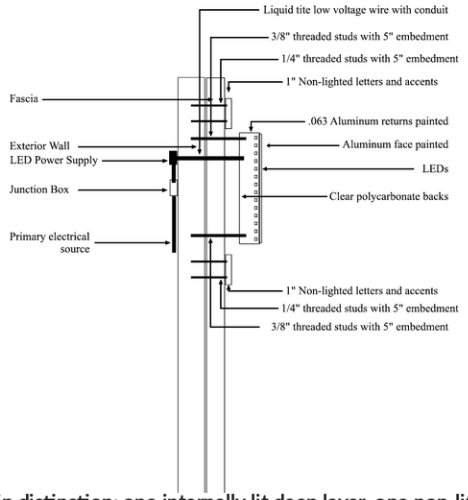
B — Non-lit PVC elements

1 inch PVC secondary copy, curves, ampersand and diamonds, flush/stud mounted.

C — Goose neck wash lighting

Fixtures above wash the full sign area so non-lit pieces are visible after dark.

Mounting concept reference



Main distinction: one internally lit deep layer, one non-lit raised PVC layer, plus external area lighting.

PROPOSED SIGNAGE

SIDE ELEVATION (FACING INTERSECTION & OLD MILTON PKWY)

Scale: 3/32" = 1 ft.

DESIGN HIGHLIGHTS

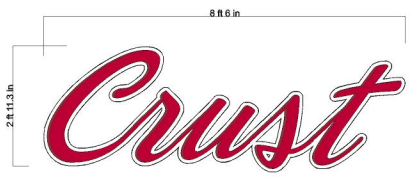
- Balanced sign composition across architectural bay
- Preserves the existing building architecture
- Halo illumination for primary logo
- Pedestiran and vehicle oriented visibility
- No architectural modifications

MATERIALS

- Halo-lit Channel Letters
- White LED Halo
- Premium Automotive Finish

LEFT SIDE - OLD MILTON PKY SIDE OF BUILDING

Scale: 3/16" = 1 ft



OLD MILTON PKWY SIDE - OVER PATIO, LEFT SIDE

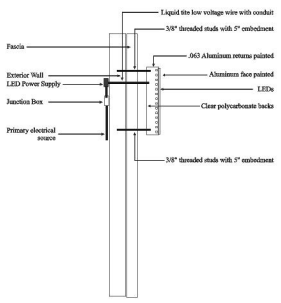
(1) Halo Lit Channel Letter
Overall Size: 2'11.3"h x 8'6"w (25 SQ FT)
Halo Lit Letters "Crust" : 35.3"h x 102"w

Halo Lit Faces : White with Premium Vinyl graphics applied to face,
2 color red
White Returns

Halo Lit Letters : installed to stand off of building for Halo lighting effect

Construction: UL listed with external service switch, aluminum, steel, White LED

Scale: 1/2" = 1 ft.



Individual Halo-Lit Channel Letter
Mounting Detail Plan
With Electrical Hookup

DESIGN INTENT: The side elevation signage establishes a strong visual presence along Old Milton Parkway, and the intersection, while maintaining a clean, understated architectural appearance. The illuminated "Crust" logo creates a distinctive landmark over the patio entrance

PROPOSED SIGNAGE

REAR ELEVATION (OLD MILTON PKWY & DRIVE TO PUBLIX CENTER)

Scale: 1/16" = 1 ft.

Sign located here:

Crust - Backside (also faces Old Milton Pkwy & drive to Publix)

149 ft 6 in wide store backside

LIGHTING STRATEGY

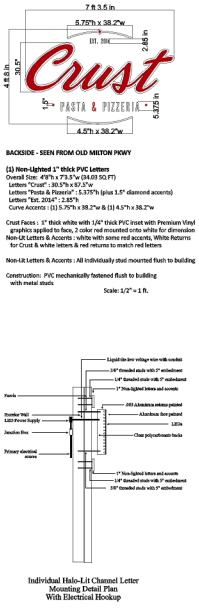
- Non-illuminated to reduce visual impact on this secondary elevation while maintaining consistent branding.

BACKSIDE - VISIBLE FROM OLD MILTON PKWY

9 ft 5 in wide sign area
7 ft 3.5 in wide sign

Scale: 3/16" = 1 ft

149 ft 6 in wide store back elevation



Individual Halo-Lit Channel Letter
Mounting Detail Plan
With Electrical Hookup

DESIGN HIGHLIGHTS

- Existing architectural wood sign band retained
- Consistent "Crust" branding across all elevations
- Non-illuminated sign minimizes visual impact
- Secondary identification only - not a primary entrance
- Existing tree coverage naturally screens visibility
- No architectural modifications

MATERIALS

- Dimensional PVC Letters
- Premium Automotive Finish

DESIGN INTENT: The rear elevation is not intended to function as the restaurant's primary identification. While the wood architectural sign band is visible from portions of Old Milton Parkway, views are substantially filtered by existing mature trees and landscaping. The proposed sign simply provides subtle brand recognition while maintaining consistency with the building's overall architectural design and the signage used on the primary elevations.

PROPOSED SIGNAGE

CANOPY FOR TAKEOUT

Scale: 3/8" = 1 ft.

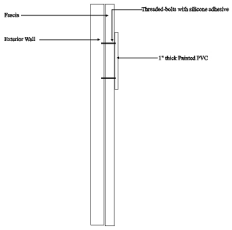
CARRY OUT Building Lettering

(1) Set of Non-Lighted 1" thick PVC Letters
Overall Size: 1'4.6"h x 10'4.25"w (14.3 SQ FT)
Letters : 10"h - 16"h

Colors : Custom Red & Brown with matching returns

All individually stud mounted flush to building
with mechanical fasteners

Scale: 1/2" = 1 ft.



Individual PVC Letter
Mounting Detail Plan
Non-Lighted

PROPOSED SIGNAGE

MONUMENT SIGNS

MONUMENT 1: Main Street

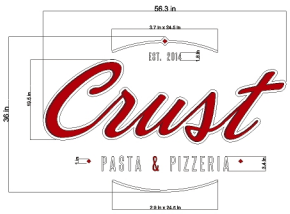
SIDE 1

SIDE 2

MONUMENT 2: Old Milton Pkwy

SIDE 1

SIDE 2



MONUMENT LOGOS : for (2) Double Sided Monuments

(4) Sets of Non-Lighted 1/2" thick PVC Letters
Overall Size: 3'0"h x 4'8.3"w (14 SQ FT)
Letters "Crust" : 19.5"h x 56.3"w
Letters "Pasta & Pizzeria" : 3.4"h (plus 1" diamond accents)
Letters "Est. 2014" : 1.8"h (these will have to be 1/4" thick)
Accents : (1) 2.9"h x 24.5"w & (1) 3.7"h x 24.5"w

Colors : White with Premium Vinyl graphics applied to face,
2 color red for Crust and top diamond
White Returns on all but red returns on red letter & diamond accents

All individually stud mounted flush to monument wood paneling
with mechanical fasteners

Scale: 3/4" = 1 ft.

DESIGN HIGHLIGHTS

CANOPY SIGN

- Dedicated for curbside wayfinding
- Non-illuminated by design
- Integrated with existing canopy
- Consistent with overall sign package
- Flush-mounted dimensional lettering

MONUMENT SIGNS

- Existing monument structures retained
- Faces updated with new tenant branding
- Consistent materials and colors
- Improves visibility at both entrances
- Lighted by landscape up-lighting fixtures

MATERIALS

- Dimensional PVC Letters
- Premium Automotive Finish

DESIGN INTENT: Enhance customer arrival and wayfinding through coordinated monument and canopy signage that reinforces the Crust brand while preserving the clean architectural character of the building.

03/5/2025

DRIVE EASEMENT AREA 1
PER DB 19485, PG. 210

9.98

BFC = 1140.09

#6 - ACER RUBRUM
8" DBH; POOR CONDITION

#11 - ACER RUBRUM
6" DBH; FAIR CONDITION

#12 - QUERCUS ACUTISSIMA
14" DBH; FAIR CONDITION

STRUCTURAL ROOT PLATE, TYP

CRITICAL ROOT ZONE, TYP

IPF 1/2"RB

IPF 1/2"RB

S 44°58'38" E 61.98'

#13 - ACER RUBRUM
12" DBH; POOR CONDITION

#14 - QUERCUS ACUTISSIMA
9" DBH, FAIR CONDITION

#15 - QUERCUS ACUTISSIMA
15" DBH; FAIR CONDITION

S 11°56'19" E
152.97'

20' SEWER EASEMENT
PER D.B. 19391, PG. 222.

SEWER LINE

IPF 1/2"RB

IPF 1/2"RB

#5 - ACER RUBRUM
5" DBH, FAIR CONDITION

#10 - ACER RUBRUM
11" DBH, FAIR CONDITION

#16 - PINUS VIRGINIANA
16" DBH; FAIR CONDITION

#4 - ACER RUBRUM
12" DBH; POOR CONDITION

SITE AREA
± 30,363 SQ.FT.
± 0.697 ACRES

40' ACCESS EASEMENT
PER DB 19285, PG. 19
PER DB 19485, PG. 210

N 58°16'46" E 159.49'

#9 - ACER RUBRUM
7" DBH; POOR CONDITION

40' ACCESS EASEMENT

#21 - ACER RUBRUM
9" DBH, POOR CONDITION

CONC. WALK

#17 - CERCIS CANADENSIS
7" DBH; FAIR CONDITION

#18 - CERCIS CANADENSIS
6" DBH, FAIR CONDITION

#3 - PRUNUS SERRULATA
10" DBH, POOR CONDITION

#8 - ACER RUBRUM
9" DBH, POOR CONDITION

#2 - ACER RUBRUM
7" DBH; FAIR CONDITION

STRUCTURAL ROOT PLATE, TYP

CRITICAL ROOT ZONE, TYP

MONUMENT SIGN
ON THE LINE
8.5' HIGH

#1 - PRUNUS SERRULATA
13" DBH; POOR CONDITION

#20 - ACER RUBRUM
8" DBH, FAIR CONDITION

#7 - ACER RUBRUM
8" DBH, POOR CONDITION

EXISTING BILLBOARD TO REMAIN IN PLACE

BILLBOARD ± 60'HIGH

EXISTING BILLBOARD POLE
TO REMAIN IN PLACE

#19 - QUERCUS SHUMARDII
6" DBH, GOOD CONDITION

S 78°10'29" W 142.40'

20' SEWER EASEMENT
PER D.B. 19391, PG. 222.

MONUMENT SIGN
9.5' HIGH

MONUMENT SIGN
9.3' HIGH

+/- SEWER LINE

SEWER LINE

EXISTING MONUMENT
SIGN TO BE REMOVED

N 30°43'09" W 139.00'

±190' TO R/W STATE BRIDGE WAY

CH=N 31°15'14" W
CH=20.26'

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FT.

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NO. LA002018
LANDSCAPE ARCHITECT
ASHLEY PILCHER SADOWSKI
03/21/2026

PROJECT NAME:
PIEDMONT BEV CO
7 BREW ALPHARETTA
LAND LOT 129
1ST DISTRICT
FULTON COUNTY, GEORGIA
11378 STATE BRIDGE ROAD

REVISION

01	04/30/2026	ZONING SITE PLAN REVISION

ARBORIST INVENTORY

SCALE:	1" = 10'
DATE:	2/2/2026
DRAWN BY:	ASHLEY SADOWSKI PE, PLA
LANDSCAPE ARCHITECT:	ASHLEY SADOWSKI PE, PLA
QA/QC REVIEWER:	W REED

EBERLY PROJECT NUMBER:
25-296

SHEET NUMBER:
TP0.0

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03/5/2025

DRIVE EASEMENT AREA 1
PER DB 19485, PG. 210

9.98

BFC = 1140.09

IPF 1/2"RB

S 44°58'38" E 61.98'

S 11°56'19" E
152.97'

IPS 1/2"RB

S 78°10'29" W 142.40'

N 30°43'09" W 139.00'

CH=N 31°15'14" W
CH=20.26'

±190' TO R/W STATE BRIDGE WAY

#1 - PRUNUS SERRULATA
13" DBH; POOR CONDITION

#2 - ACER RUBRUM
7" DBH; FAIR CONDITION

#3 - PRUNUS SERRULATA
10" DBH, POOR CONDITION

#4 - ACER RUBRUM
12" DBH; POOR CONDITION

#5 - ACER RUBRUM
5" DBH, FAIR CONDITION

#6 - ACER RUBRUM
8" DBH; POOR CONDITION

#8 - ACER RUBRUM
9" DBH, POOR CONDITION

#9 - ACER RUBRUM
7" DBH, POOR CONDITION

#10 - ACER RUBRUM
11" DBH, FAIR CONDITION

#11 - ACER RUBRUM
6" DBH, FAIR CONDITION

#12 - QUERCUS ACUTISSIMA
14" DBH, FAIR CONDITION

#13 - ACER RUBRUM
12" DBH; POOR CONDITION

#14 - QUERCUS ACUTISSIMA
9" DBH, FAIR CONDITION

#15 - QUERCUS ACUTISSIMA
15" DBH, FAIR CONDITION

#16 - PINUS VIRGINIANA
16" DBH; FAIR CONDITION

#17 - CERCIS CANADENSIS
7" DBH; FAIR CONDITION

#18 - CERCIS CANADENSIS
6" DBH, FAIR CONDITION

#19 - QUERCUS SHUMARDII
6" DBH, GOOD CONDITION

#20 - ACER RUBRUM
8" DBH, FAIR CONDITION

#21 - ACER RUBRUM
9" DBH, POOR CONDITION

STRUCTURAL ROOT PLATE, TYP

CRITICAL ROOT ZONE, TYP

TREES REMOVED IN POOR CONDITION TO BE REPLACED INCH FOR INCH PER STAFF COMMENTS

SPECIMEN TREE REMOVED IN FAIR OR BETTER CONDITION TO BE REPLACED AT X3 DBH PER TREE ORDINANCE

TREE PROTECTION FENCING. TO BE INSTALLED OUTSIDE OF CRITICAL ROOT ZONE OF SAVED SPECIMEN TREES. TYP

EXISTING STRUCTURE TO BE REMOVED

EXISTING STRUCTURE TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

EXISTING BILLBOARD TO REMAIN IN PLACE

BILLBOARD ± 60'HIGH

EXISTING BILLBOARD POLE TO REMAIN IN PLACE

EXISTING MONUMENT SIGN TO BE REMOVED

MONUMENT SIGN ON THE LINE 8.5' HIGH

MONUMENT SIGN 9.5' HIGH

MONUMENT SIGN 9.3' HIGH

20' SEWER EASEMENT
PER D.B. 19391, PG. 222.

+/- SEWER LINE

SEWER LINE

SEWER LINE

ONE STORY STUCCO
OFFICE BUILDING
18.3' HIGH
± 3,201 SQ.FT.
FF = 1138.86'

SITE AREA
± 30,363 SQ.FT.
± 0.697 ACRES

LIMITS OF DIST

CONCRETE WALK

DRIVE EASEMENT AREA 2

TREE PROTECTION NOTES

1. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO CONSTRUCTION ACTIVITIES. TREE PROTECTION MEASURES SHALL REMAIN IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES OF DEVELOPMENT, BUT SHALL BE REMOVED PRIOR TO ISSUANCE OF C.O. CONTRACTOR SHALL IMMEDIATALY REPAIR OR REPLACE ANY TREE PROTECTION MEASURES DAMAGED DURING CONSTRUCTION.
2. REFER TO TREE PROTECTION PLANS FOR TREE CLEARING LIMITS. UNLESS OTHERWISE NOTED, ALL TREES WITHIN LIMITS OF DISTURBANCE (AS SHOWN ON CIVIL PLANS), SHALL BE DEMOLISHED AND REMOVED FROM SITE. REGARDLESS OF WHETHER INDIVIDUAL EXISTING TREES ARE SPECIFICALLY SHOWN ON SURVEY OR NOT.
3. ANY TREE SHOWN TO BE REMOVED OUTSIDE LIMITS OF DISTURBANCE SHALL BE FELLED AT GRADE AND GRINDED TO MIN 12" BELOW GRADE. ROOTBALL SHALL REMAIN IN PLACE FOR THESE CONDITIONS.
4. ALL CONSTRUCTION ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA. CONSTRUCTION SITE ACTIVITIES SUCH AS PARKING, EQUIPMENT TRAFFIC, MATERIALS STORAGE, CONCRETE WASHOUT, BURN-HOLE PLACEMENT, ETC., SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCES WITHIN THE TREE PROTECTION AREA.
5. ONCE TREE PROTECTION AREAS ARE ESTABLISHED AND APPROVED, NO CHANGES SHALL BE MADE WITHOUT FIRST OBTAINING APPROVAL FROM THE LOCAL JURISDICTION AND LANDSCAPE ARCHITECT OF THE CHANGE, SUBJECT TO LOCAL REQUIREMENTS.
6. ALL TREE PROTECTION AREAS SHALL BE DESIGNATED AS SUCH WITH "TREE PROTECTION AREA" SIGNS. THESE SIGNS ARE INTENDED TO INFORM SUBCONTRACTORS OF THE TREE PROTECTION PROCESS. SUCH SIGNS SHALL BE A MINIMUM OF 16 SQUARE FEET IN SIGN FACE AREA AND SHALL STATE WITH MINIMUM THREE-INCH LETTERING "ATTENTION SUBCONTRACTORS. YOU MUST OBSERVE TREE PROTECTION AREA - NO CONSTRUCTION OR EQUIPMENT ENCROACHMENT. YOU ARE RESPONSIBLE FOR DAMAGES" OR SIMILAR WORDING. SIGNS REQUIRING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH THE TREE PROTECTION STANDARDS SHALL BE POSTED VISIBLY AT SIGHT ENTRANCES.
7. ALL TREE PROTECTION AREAS MUST BE PROTECTED FROM SOIL EROSION AND SEDIMENTATION INTRUSION. CONTRACTOR SHALL DIVERT STORMWATER AND SILT AWAY FROM TREE SAVE AREAS AS NECESSARY.
8. IF ENCROACHMENT INTO A TREE PROTECTION AREA OCCURS THAT CAUSES IRREPARABLE DAMAGE TO THE TREES, CONTRACTOR IS SOLELY RESPONSIBLE FOR REMEDIATION MEASURES. CONTRACTOR SHALL COMPENSATE FOR THE LOSS PER LOCAL JURISDICTIONAL REQUIREMENTS. CONTRACTOR SHALL REMOVE ANY TREES RENDERED 'D.D.H.' AND PLANT ADDITIONAL TREES AS NECESSARY AT NO ADDITIONAL COST TO OWNER. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ANY DESIGN COSTS IF MUNICIPALITY REQUIRES PERMITTEE TO REVISE AND RESUBMIT TREE PROTECTION PLANS.

TREE PROTECTION LEGEND

- STRUCTURAL ROOT PLATE = 0.5" PER 1" DBH
- CRITICAL ROOT ZONE (CRZ) = 1" PER 1" DBH SAVED SPECIMEN TREE
- REMOVED SPECIMEN TREE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FT.

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NO. LA002018
LANDSCAPE ARCHITECT
ASHLEY PILCHER SADOWSKI
03/21/2026

PROJECT NAME:
PIEDMONT BEV CO
7 BREW ALPHARETTA
LAND LOT 129
1ST DISTRICT
FULTON COUNTY, GEORGIA
11378 STATE BRIDGE ROAD

REVISION

01	04/30/2026	ZONING SITE PLAN REVISION

TREE PROTECTION & REMOVAL PLAN

SCALE:	1" = 10'
DATE:	2/2/2026
DRAWN BY:	ASHLEY SADOWSKI, PE, PLA
LANDSCAPE ARCHITECT:	ASHLEY SADOWSKI, PE, PLA
QA/QC REVIEWER:	W REED

EBERLY PROJECT NUMBER:
25-296

SHEET NUMBER:
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03/5/2025

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
LARGE TREES (1600 SF)	
	ACER SACCHARUM SUGAR MAPLE
	GINKGO BILOBA MAIDENHAIR TREE
	QUERCUS RUBRA NORTHERN RED OAK
MEDIUM TREES (900 SF)	
	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
SMALL TREES (400 SF)	
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK
VERY SMALL TREES (150 SF)	
	MYRICA CERIFERA 'FAIRFAX' FAIRFAX WAX MYRTLE
EVERGREEN SHRUBS	
	ABELIA X GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA
	BUXUS SEMPERVIRENS COMMON BOXWOOD
	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' GOLDEN MOP THREADLEAF SAWARA CYPRESS
	ILLICIUM PARVIFLORUM ANISE TREE
GROUND COVERS	
	CYNODON DACTYLON 'TIF TUFF' BERMUDA SOD
	OPHIOPOGON JAPONICUS MONDO GRASS
BIORETENTION GROUND COVERS	
	CHASMANTHIUM LATIFOLIUM NORTHERN SEA OATS

TREE PROTECTION LEGEND

- STRUCTURAL ROOT PLATE = 0.5' PER 1' DBH
- CRITICAL ROOT ZONE (CRZ) = 1' PER 1" DBH
- SAVED SPECIMEN TREE
- REMOVED SPECIMEN TREE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE

DRIVE EASEMENT AREA 1
PER DB 19485, PG. 210

#6 - ACER RUBRUM
8" DBH; POOR CONDITION

#5 - ACER RUBRUM
5" DBH, FAIR CONDITION

#4 - ACER RUBRUM
12" DBH; POOR CONDITION

CCESS EASEMENT
DB 19285, PG. 19
DB 19485, PG. 210

STURBANCE

AREA IS UNDISTURBED. EXISTING PLANTINGS TO BE USED AS 5' LANDSCAPE STRIP. MEETS THE 1 SHADE TREE / 50 LF REQUIREMENT

#3 - PRUNUS SERRULATA
10" DBH, POOR CONDITION

#2 - ACER RUBRUM
7" DBH, FAIR CONDITION

STRUCTURAL ROOT PLATE, TYP

CRITICAL ROOT ZONE, TYP

5' LANDSCAPE STRIP

MONUMENT SIGN
ON THE LINE
8.5' HIGH

#1 - PRUNUS SERRULATA
13" DBH; POOR CONDITION

20' SEWER EASEMENT
PER D.B. 19391, PG. 222.

MONUMENT SIGN
9.3' HIGH

+/- SEWER LINE

#12 - QUERCUS ACUTISSIMA
14" DBH, FAIR CONDITION

#11 - ACER RUBRUM
6" DBH, FAIR CONDITION

STRUCTURAL ROOT PLATE, TYP

CRITICAL ROOT ZONE, TYP

EXISTING RIPRAP

DOUBLE ROW SHRUBS FOR PARKING LOT SHRUB SCREENING & LANDSCAPE STRIP REQUIREMENTS.
2FT MIN HEIGHT AT PLANTING.

TREE PROTECTION FENCING. TO BE INSTALLED OUTSIDE OF CRITICAL ROOT ZONE OF SAVED SPECIMEN TREES. TYP

#13 - ACER RUBRUM
12" DBH; POOR CONDITION

#14 - QUERCUS ACUTISSIMA
9" DBH, FAIR CONDITION

#15 - QUERCUS ACUTISSIMA
15" DBH, FAIR CONDITION

#16 - PINUS VIRGINIANA
16" DBH; FAIR CONDITION

5' LANDSCAPE STRIP

EVERGREEN SCREENING PLANTS AROUND DUMPSTER
6' MIN. SHRUB HEIGHT.

#10 - ACER RUBRUM
11" DBH, FAIR CONDITION

DO NOT ENTER

STOP

STOP

FFE:
±1140.50

STREET TREES
SPACED 50' O.C.

BUILDING PERIMETER PLANTINGS PER STAFF COMMENTS

MULCH BED, TYP.

20' LANDSCAPE STRIP

EXISTING SEWER MAIN

EXISTING DRAINAGE SWALE TO BE PLANTED WITH CHASMANTHIUM LATIFOLIUM IN AREAS LACKING EXISTING PLANTINGS

LIMITS OF DIST

#17 - CERCIS CANADENSIS
7" DBH; FAIR CONDITION

#18 - CERCIS CANADENSIS
6" DBH, FAIR CONDITION

DOUBLE ROW SHRUBS FOR PARKING LOT SHRUB SCREENING & LANDSCAPE STRIP REQUIREMENTS.
2FT MIN HEIGHT AT PLANTING.

BILLBOARD ± 60' HIGH

#19 - QUERCUS SHUMARDII
6" DBH, GOOD CONDITION

EXISTING EXTENTS OF OVERHEAD BILLBOARD

50' O.C. SPACING OF SHADE TREES IN 5' LANDSCAPE STRIP

SEWER L

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FT.

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ASHLEY PILCHER SADOWSKI
03/21/2026

PROJECT NAME:
PIEDMONT BEV CO
7 BREW ALPHARETTA
LAND LOT 129
1ST DISTRICT
FULTON COUNTY, GEORGIA
11378 STATE BRIDGE ROAD

REVISION

01	04/30/2026	ZONING SITE PLAN REVISION

PLANTING PLAN

SCALE:	1" = 10'
DATE:	2/2/2026
DRAWN BY:	ASHLEY SADOWSKI, PE, FLA
LANDSCAPE ARCHITECT:	ASHLEY SADOWSKI, PE, FLA
QA/QC REVIEWER:	W. REED

EBERLY PROJECT NUMBER:
25-296

SHEET NUMBER:
TP2.0

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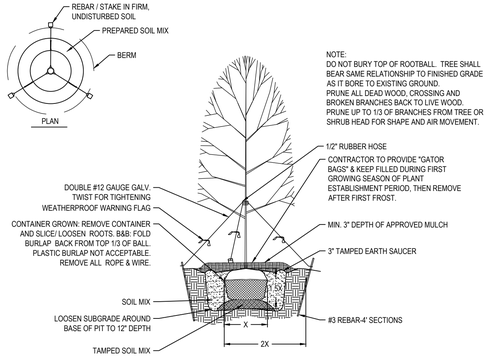
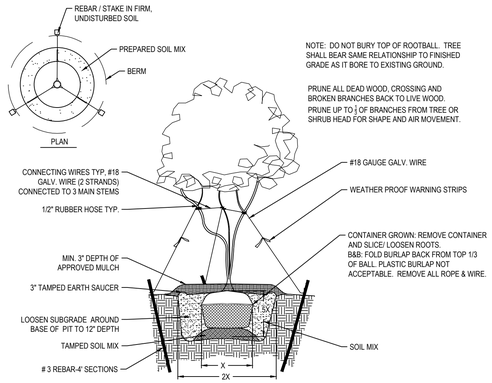


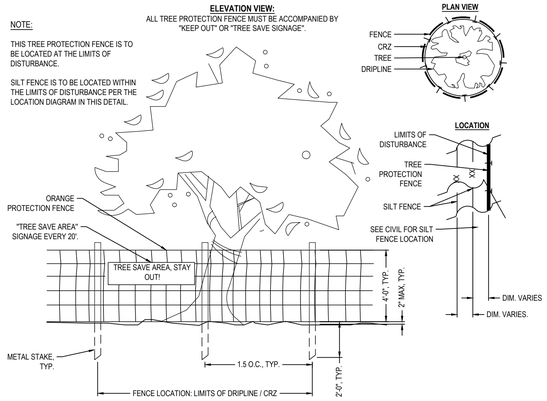
TYP. TREE PLANTING & STAKING

NOT TO SCALE



MULTI-STEM TREE PLANTING / STAKING

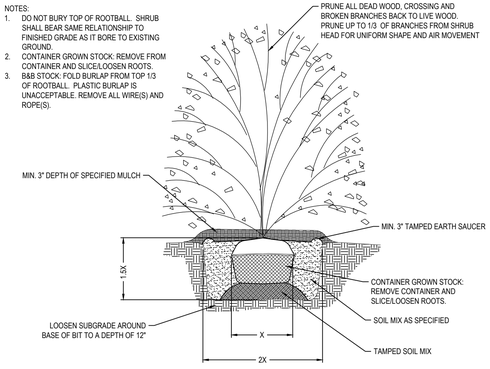
NOT TO SCALE



ACTIVE TREE PROTECTION W/ SIGNAGE & FENCE LOCATION, TYP.

NOT TO SCALE

NOTES:
1. DO NOT BURY TOP OF ROOTBALL. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO EXISTING GROUND.
2. CONTAINER GROWN STOCK: REMOVE FROM CONTAINER AND SLICE/LOOSEN ROOTS.
3. B&B STOCK: FOLD BURLAP FROM TOP 1/3 OF ROOTBALL. PLASTIC BURLAP IS UNACCEPTABLE. REMOVE ALL WIRE(S) AND ROPE(S).

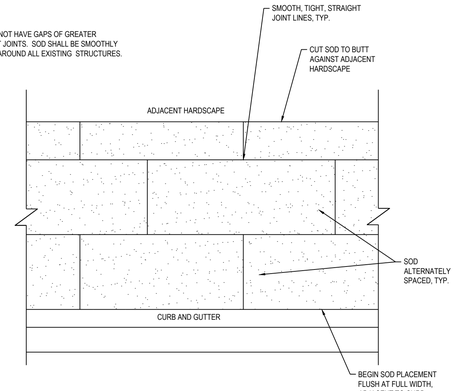


SHRUB DETAIL

NOT TO SCALE

NOTE:

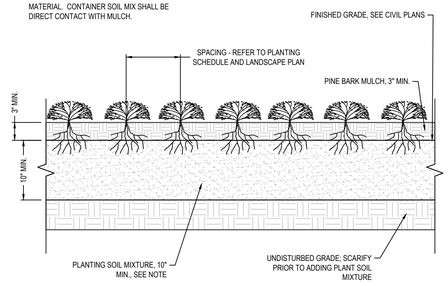
SOD SHALL NOT HAVE GAPS OF GREATER THAN 1/4" AT JOINTS. SOD SHALL BE SMOOTHLY CUT TO FIT AROUND ALL EXISTING STRUCTURES.



PLAN: SOD PLACEMENT

NOT TO SCALE

NOTE: PLANTING SOIL MIX IS NOT TO COVER THE ROOTMASS OF B&B OR CONTAINER MATERIAL. CONTAINER SOIL MIX SHALL BE DIRECT CONTACT WITH MULCH.



GROUNDCOVER BED PLANTINGS

NOT TO SCALE

GENERAL NOTES

1. GENERAL NOTES ARE IN ADDITION TO ALL LANDSCAPE RELATED SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE WRITTEN VERIFICATION TO LANDSCAPE ARCHITECT FOR RECEIPT OF ALL LANDSCAPE RELATED PROJECT SPECIFICATIONS PRIOR TO BIDDING AND INSTALLATION.
3. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL PLANT MATERIAL PRIOR TO DELIVERY FOR COMPLIANCE WITH APPROVED SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE WRITTEN DESCRIPTION FOR APPROVAL BY LANDSCAPE ARCHITECT OF ONSITE STORAGE METHODS FOR ANY PLANT MATERIAL NOT INSTALLED ON THE SAME DAY AS DELIVERY.
5. CONTRACTOR TO PROVIDE VERIFICATION OF PLANT MATERIAL ORDERED FOR CONFIRMATION OF COMPLIANCE WITH APPROVED LANDSCAPE DRAWING SET.
6. CONTRACTOR TO CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS BEFORE SUBMITTING BID PROPOSAL OR COMMENCING WORK.
7. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR ARE THE FULL RESPONSIBILITY OF CONTRACTOR.
8. CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO COMPLETE WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
10. CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIAL FROM DATE OF SUBSTANTIAL COMPLETION.
11. PROVIDE UNIT PRICE FOR ALL MATERIALS (INSTALLED COST) LISTED ON THE PLANT SCHEDULE.
12. PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR PERMITS REQUIRED BY LOCAL AUTHORITIES.
13. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING: EROSION SEDIMENT CONTROL INFORMATION, LOCATIONS OF EXISTING AND PROPOSED STRUCTURES, PAVING, DRIVEWAYS, CUT AND FILL AREAS, AND RETENTION AREAS, LIMITS OF CONSTRUCTION, LOCATIONS OF EXISTING AND PROPOSED UTILITIES OR EASEMENTS.
14. CONTRACTOR SHALL COLLECT THREE (3) SOIL SAMPLES OF EXISTING SOIL FROM AREAS ON SITE TO RECEIVE PLANTING FOR TESTING. EACH SOIL SAMPLE SHALL BE APPROXIMATELY 1 KG. (1 GAL ZIP LOCK BAG) IN VOLUME AND WILL RECEIVE THE FOLLOWING TESTS BY A CERTIFIED AGRICULTURAL LABS: S1-A, S3, TEXTURE ANALYSIS, INFILTRATION. SEND TEST RESULTS TO LANDSCAPE ARCHITECT.
15. TOPSOIL SHALL BE NATURAL, FERTILE, FRIABLE, SANDY CLAY LOAM CAPABLE OF SUSTAINING PLANT GROWTH, FREE OF STONES, STUMPS, ETC.
16. FOR ALL TURF LAWN AREAS SPREAD 2-3" OF TOPSOIL INTO EXISTING SOIL TO A DEPTH OF 6" BELOW FINISH GRADE. HAND RAKE FINISHED GRADES TO PROVIDE EVEN CONTOURS.
17. ALL PLANTED MATERIAL SHALL BE EQUIVALENT IN QUALITY TO SPECIMEN GRADE OR BETTER, AS NOTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
18. PLANT MATERIAL TO BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. DAMAGED PLANT MATERIAL SHALL BE REJECTED.
19. MULCH TO BE CLEAN, FRESH, AND NEW HARDWOOD OR PINESTRAW, 3 INCHES DEEP.
20. TEST PLANT BEDS AND PLANT PITS FOR ADEQUATE DRAINAGE. WORK SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. HARDPAN OR MOISTURE BARRIERS SHALL BE BROKEN, OR DRAIN PIPES TO BE INSTALLED TO PROVIDE PROPER DRAINAGE OF PLANT AREAS. PLANT PITS SHALL BE EXCAVATED TO THE BOTTOM OF THE PIT. FILL EACH PLANT PIT WITH WATER AND OBSERVE THE PIT FOR 2 HOURS. IF THE WATER HAS NOT DISSIPATED BY 50% WITHIN 2 HOURS, NOTIFY THE LANDSCAPE ARCHITECT OF SUCH IN WRITING BEFORE INSTALLING PLANTS IN THE QUESTIONABLE AREA(S), OTHERWISE CONTRACTOR SHALL BE HELD LIABLE FOR THE LIVABILITY OF THE PLANT.
21. PLANT BEDS SHALL BE NEATLY EDGED USING A 3" WIDE BY 6" WIDE DEEP TRENCH. PROVIDE 2/1 SIDE SLOPE BEHIND TRENCH EDGE.
22. GROUND COVER, SHRUB MASS BEDS SHALL BE CULTIVATED TO A DEPTH OF 12 INCHES BELOW GRADE TO BREAK THROUGH COMPACTED OR HARDPAN SOIL. REMOVE ALL STONES, ROOTS, AND INFERIOR MATERIAL. ADD SPECIFIED SOIL AMENDMENTS AND FERTILIZER. ELEVATE ENTIRE BED 6 INCHES ABOVE ORIGINAL GRADE. RAKE TO A CONSISTENT SMOOTH SURFACE. INSTALL PLANTS, EDGE BED AREA, MULCH AND WATER THOROUGHLY.
23. SET ALL PLANTS PLUMB AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS FACES PREDOMINANT VIEW.
24. PLANTS SHALL BE MEASURED TO THEIR MAIN STRUCTURE, NOT TIP TO TIP OF BRANCHES.
25. REMOVE TOP ONE-THIRD BURLAP OF B & B WRAPPING. REMOVE ALL BINDING. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
26. TREE PIT AND SHRUB PIT TO BE TWICE THE SIZE OF THE ROOT MASS. FILL WITH PLANT MIX. SEE DETAILS.
27. BROKEN ROOT BALLS FOR TREES SHALL BE REJECTED.
28. ANY PLANT MATERIALS SHIPPED TO SITE IN UNCOVERED VEHICLES/ TRAILER SHALL BE REJECTED REGARDLESS OF SEASON.
29. SPACE SHRUBS EVENLY AND IN STRAIGHT ROWS.
30. ALL TREE SCARS OVER 1 -1/2" SHALL BE REJECTED AND TREE TO BE REPLACED.
31. ALL SHRUBS TO BE DENSE AND FULL. ALL PALMS TO HAVE A SYMMETRICAL GROWTH HABIT.
32. SCARIFY ROOT MASS OF SHRUBS BEFORE INSTALLING.
33. LAYOUT ALL PLANT MATERIAL ACCORDING TO LANDSCAPE DRAWINGS. RECEIVE APPROVAL OF ALL LAYOUTS BY OWNER'S REPRESENTATIVE BEFORE INSTALLATION. LANDSCAPE CONTRACTOR TO MAKE ANY RECOMMENDED ADJUSTMENTS TO LAYOUT AT NO ADDITIONAL COST TO THE OWNER. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ADJUSTMENT OF LAYOUT IN ORDER TO AVOID UTILITIES. NOTIFY OWNER'S REPRESENTATIVE OF CONTEMPLATED ADJUSTMENTS TO THE LAYOUT AND RECEIVE APPROVAL BEFORE COMMENCING.
34. GENERAL CONTRACTOR TO PROVIDE GRADES TO TWO-TENTHS (.20+) OF A FOOT OF PROPOSED FINISH GRADES.
35. ALL SHRUBS SHALL BE DENSE AND WELL-BRANCHED FROM BOTTOM TO TOP AND ALL SIDES. "LEGGY" SHRUBS WILL BE REJECTED BY L.A.
36. CONTRACTOR TO PROVIDE INTERIM MAINTENANCE (WATERING, PRUNING, FERTILIZING, GUYING, MOWING, TRIMMING, ADEQUATE DRAINAGE OF PONDING AREAS, EDGING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES/HERBICIDES, AND GENERAL LANDSCAPE CLEAN-UP) UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
37. OWNER'S REPRESENTATIVE SHALL REVIEW PROJECT AT COMPLETION OF INSTALLATION FOR SUBSTANTIAL COMPLETION. FINAL COMPLETION SHALL BE GIVEN AT THE END OF THE WARRANTY PERIOD IF ALL ITEMS ARE COMPLETED TO THE OWNER'S SATISFACTION.
38. PLANTING SOIL MIX: 1/3 NATIVE SOIL (CLAY, NO CLODS OVER 1" DIA.)
    1/3 TOPSOIL (DARK, ORGANIC, SANDY CLAY LOAM)
    1/3 COMPOSTED HARDWOOD MULCH OR PEAT MOSS
39. PERMANENT GRASSING SCHEDULE:
    SEED - COMMON HULLED BERMUDA AT 2 LBS / 1,000 S.F. BETWEEN MAY 1 AND SEPTEMBER 15.
    SOD - BERMUDA BETWEEN MAY 1 AND OCTOBER 1.
    NON-MOWABLE SEED (SEPT. 1 - JUNE 1) - SEED MIX OF 80& TALL FESCUE AND 20% DURANA WHITE CLOVER, HYDROSEED AT A RATE OF 3 LBS / 1,000 S.F.
    NON-MOWABLE SEED (MARCH 1 - JUNE 1) - MIX 60% PENNINGTON 'RECLAIM - SOUTHEAST MIX' 30% TALL FESCUE AND 10% DURANA WHITE CLOVER.
    HYDROSEED AT A RATE OF 3 LBS / 1,000 S.F.
40. TREE PROTECTION FENCE IS TO BE INSTALLED PRIOR TO SILT FENCE.
41. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT WHEN TREE PROTECTION FENCE IS INSTALLED FOR INSPECTION.
42. NO TREES ARE TO BE REMOVED PRIOR TO INSPECTION OF THE TREE PROTECTION FENCE BY THE LANDSCAPE ARCHITECT.
43. IF TREES ARE REMOVED PRIOR TO INSPECTION OF THE TREE PROTECTION FENCE BY THE LANDSCAPE ARCHITECT, ANY FINES, PENALTIES OR ADDITIONAL TREE REPLACEMENT WILL BE AT THE EXPENSE OF THE CONTRACTOR.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	MIN.HGT.	SPACING	PERCENTAGE	QTY	REMARKS
LARGE TREES (1600 SF)								
	ACER SACCHARUM SUGAR MAPLE	B&B	4.0" MIN.	8` MIN.	MIN. 50` O.C. / AS SHOWN	20%	4	BRANCHING TO START AT 6'+ AT TIME OF PLANTING. FREE OF WEEDS, DISEASE, AND INSECTS.STRAIGHT LEADER, NO SPLIT LEADERS ACCEPTABLE.
	GINKGO BILOBA MAIDENHAIR TREE	B&B	4.0" MIN.	8` MIN.	MIN. 50` O.C. / AS SHOWN	20%	4	MALE SPECIES ONLY. BRANCHING TO START AT 6'+ AT TIME OF PLANTING. FREE OF WEEDS, DISEASE, AND INSECTS.SINGLE LEADER, NO SPLIT LEADERS ACCEPTABLE.
	QUERCUS RUBRA NORTHERN RED OAK	B&B	4.0" MIN.	8` MIN.	MIN. 50` O.C. / AS SHOWN	25%	5	BRANCHING TO START AT 6'+ TALL AT TIME OF PLANTING. FREE OF WEEDS, DISEASE, AND INSECTS.STRAIGHT LEADER, NO SPLIT LEADERS ACCEPTABLE.
MEDIUM TREES (900 SF)								
	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B&B	2.0" MIN.	6` MIN.		10%	2	MULTI-STEM, FULL, EVEN CROWN; FREE OF WEEDS, DISEASE AND INSECTS.
SMALL TREES (400 SF)								
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	B&B	2.0" MIN.	6` MIN.		20%	4	STRAIGHT LEADER, NO SPLIT LEADERS ACCEPTABLE. FREE OF WEEDS, DISEASE, AND INSECTS
VERY SMALL TREES (150 SF)								
	MYRICA CERIFERA 'FAIRFAX' FAIRFAX WAX MYRTLE	B&B	2.0" MIN.	4` MIN.		5%	1	FULL CROWN, FULL IN POT. FREE OF WEEDS, DISEASE, AND INSECTS.
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL.	MIN. HGT.	SPACING		QTY	REMARKS
EVERGREEN SHRUBS								
	ABELIA X GRANDIFLORA `ROSE CREEK` ROSE CREEK ABELIA	3 GAL		MIN. 24"	MIN. 3` O.C. / AS SHOWN		140	12"X14" CROWN MINIMUM. FULL IN POT; FREE OF WEEDS, DISEASE, AND INSECTS.
	BUXUS SEMPERVIRENS COMMON BOXWOOD	3 GAL.		MIN. 24"	MIN. 3` O.C. / AS SHOWN		74	FULL IN POT. FREE OF WEEDS, DISEASE, AND INSECTS
	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' GOLDEN MOP THREADLEAF SAWARA CYPRESS	2 GAL.		18" MINIMUM	2` O.C.		160	FULL IN POT. FREE OF WEEDS, DISEASE, AND INSECTS
	ILLICIUM PARVIFLORUM ANISE TREE	.		48"	MIN. 4` O.C. / AS SHOWN		45	FULL IN POT; FREE OF WEEDS, DISEASE, AND INSECTS. 48" MIN. HEIGHT AT TIME OF PLANTING FOR SHRUBS LOCATED AROUND DUMPSTER ENCLOSURE.
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL.	MIN. HGT.	SPACING	SPACING		REMARKS
GROUND COVERS								
	CYNODON DACTYLON `TIF TUFF` BERMUDA SOD	SOD						FREE OF WEEDS, DISEASE, AND INSECTS. BLUE TAG CERTIFIED
	OPHIOPOGON JAPONICUS MONDO GRASS	4" POT			12" O.C.			FREE OF WEEDS, DISEASE, AND INSECTS.
BIORETENTION GROUND COVERS								
	CHASMANTHIUM LATIFOLIUM NORTHERN SEA OATS	1 GAL		24"	18" O.C.			FULL IN POT; FREE OF WEEDS, DISEASE, AND INSECTS.

SAVED SPECIMEN TREE DENSITY
(IN FAIR OR GOOD CONDITION)

TOTAL INCHES (DBH) SAVED: **102**

TAG #	BOTANICAL NAME	COMMON NAME	DBH (inch)
2	acer rubrum	red maple	7
5	acer rubrum	red maple	5
10	acer rubrum	red maple	11
11	acer rubrum	red maple	6
12	quercus acutissima	sawtooth oak	14
14	quercus acutissima	sawtooth oak	9
15	quercus acutissima	sawtooth oak	15
16	pinus virginiana	virginia pine	16
17	cercis canadensis	eastern redbud	7
18	cercis canadensis	eastern redbud	6
19	quercus shumardii	shumard oak	6

REMOVED SPECIMEN TREE DENSITY
(IN FAIR OR GOOD CONDITION)
TO BE REPLACED AT X3 DBH

TOTAL INCHES (DBH) REMOVED: **8**

TAG #	BOTANICAL NAME	COMMON NAME	DBH (inch)
20	acer rubrum	red maple	8

REMOVED SPECIMEN TREE DENSITY
(IN POOR CONDITION)
TO BE REPLACED AT X1 DBH

TOTAL INCHES (DBH) REMOVED: **33**

TAG #	BOTANICAL NAME	COMMON NAME	DBH (inch)
7	acer rubrum	red maple	8
8	acer rubrum	red maple	9
9	acer rubrum	red maple	7
21	acer rubrum	red maple	9

DENSITY REQUIREMENTS

Site Area	0.697	acres
Required Site Density	130	inches / acre
Required Site Density	**90.61**	**inches**
Saved Specimen Tree Inches (fair or good condition)	102	inches
Credit for Saved Specimen Trees (x2)	**204**	**inches**
Density is met		
Removed Fair or Good condition Specimen Trees (A)	8	inches
Removed Poor Condition Specimen Trees (B)	33	inches
Replacement Inches required for (A*3 + B*1)	**57**	**inches**
Total Inches planted	**66**	**inches**
Specimen Recompense met		

EBERLY & ASSOCIATES
a Pape-Dawson company
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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED
NO. LA002018
ASHLEY PILCHER SADOWSKI
LANDSCAPE ARCHITECT
03/21/2026

PROJECT NAME:
PIEDMONT BEV CO
7 BREW ALPHARETTA
LAND LOT 129
1ST DISTRICT
FULTON COUNTY, GEORGIA
11378 STATE BRIDGE ROAD

REVISION

01	04/30/2026	ZONING SITE PLAN REVISION

NOTES & DETAILS

SCALE:
DATE: 2/2/2026
DRAWN BY: ASHLEY SADOWSKI, PE, PLA
LANDSCAPE ARCHITECT: ASHLEY SADOWSKI, PE, PLA
QA/QC REVIEWER: W REED

EBERLY PROJECT NUMBER:
25-296

SHEET NUMBER:
TP3.0
NOT ISSUED FOR CONSTRUCTION

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G:\PROJECTS\2025\25-296 Piedmont Bev Co - 7 Brew Alpharetta\8.0 Landscape\8.5 Tree Protection\25296 24x36 TP Plans.dwg July 01, 2025

7/8/2020 10:11:53 AM Adrienne Gault//20200303 19_7 Brew_Alpharetta_GA.RVT
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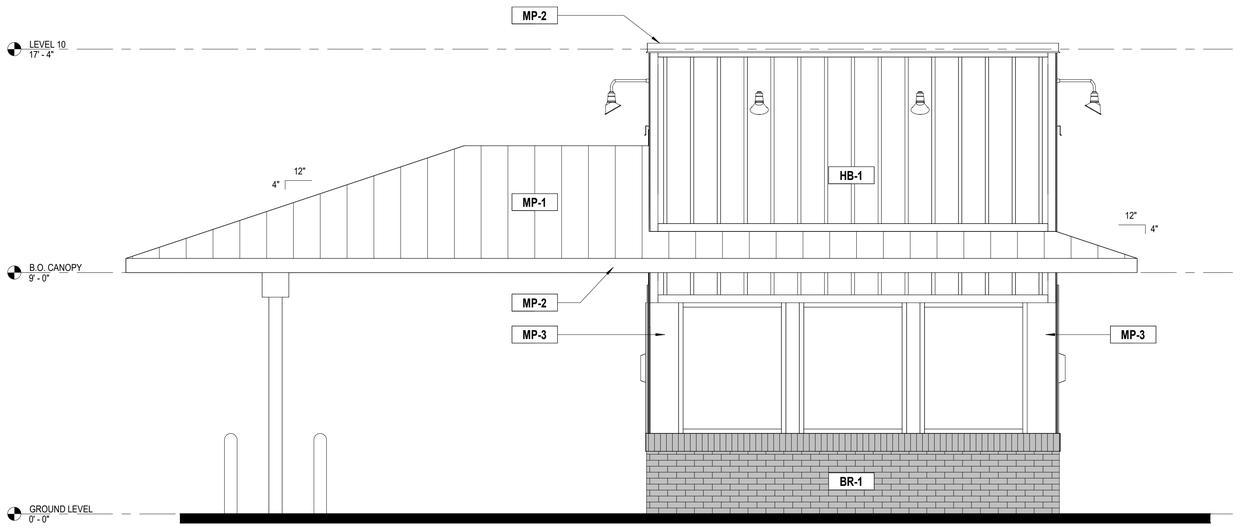
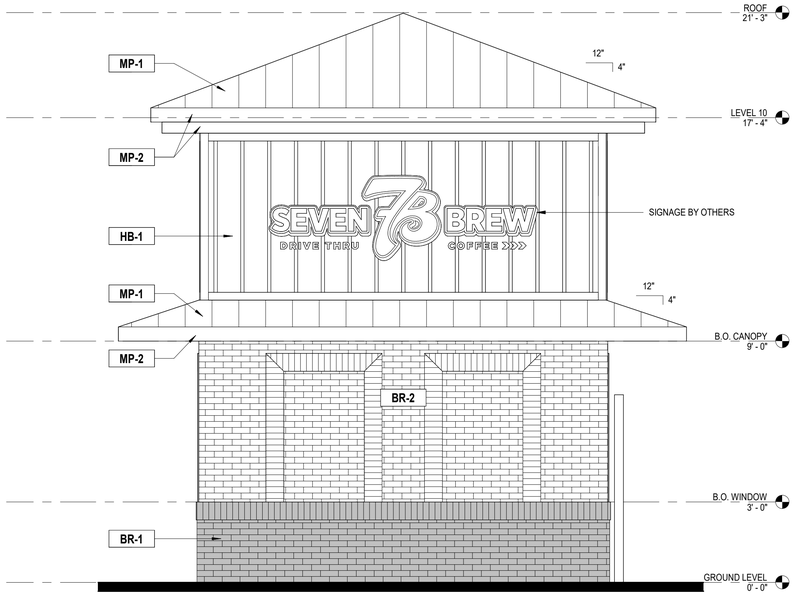


1 A300 **EXTERIOR ELEVATION - FRONT**

3/8" = 1'-0"



2 A300 **EXTERIOR ELEVATION - REAR**

3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
MP-1	STANDING SEAM METAL ROOF	BERRIDGE ZEE-LOCK (24 GAUGE) 16" WIDE ROOF PANELS COLOR: DARK BRONZE	INSTALL PER MANUFACTURER'S INSTRUCTIONS
MP-2	PREFINISHED METAL PANEL AND BRAKE METAL	BERRIDGE COLOR: DARK BRONZE	EXTERIOR METAL FASCIA, SOFFIT AND COPING
MP-3	BRAKE METAL	COLOR: CLEAR ANODIZED FINISH: SMOOTH	EXTERIOR TRIM AT STOREFRONT
PT-1	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS SW #7636 ORIGAMI WHITE	EXTERIOR SATIN PAINT FINISH
PT-2	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS SW #HGSW 3474 "HAMMERED ZINC GRAY"	EXTERIOR MAN DOOR SATIN PAINT FINISH
BR-1	THIN BRICK	TAYLOR CLAY "BLACK ONYX" WIRECUT FINISH GROUT: HOLCIUM "ULTRADARK" BY ALLEY-CASSEY	EXTERIOR FINISH
BR-2	THIN BRICK	BELDON BRICK MODULAR #8530 VELOUR, GROUT: HOLCIUM "ULTRA DARK"	EXTERIOR FINISH
HB-1	HARDIE BOARD	JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN, PAINTED SMOOTH FINISH, PAINT PT-1.	EXTERIOR FINISH
WD-1	WOOD	1X8 CEDAR PLANKS STAINED	TRASH ENCLOSURE GATE. ELECTRICAL SCREENING GATE

mcmillan pazdan smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

7 BREW

ALPHARETTA, GA

11378 STATE BRIDGE RD, ALPHARETTA, GA 30022

SEVEN BREW 7B DRIVE THRU COFFEE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

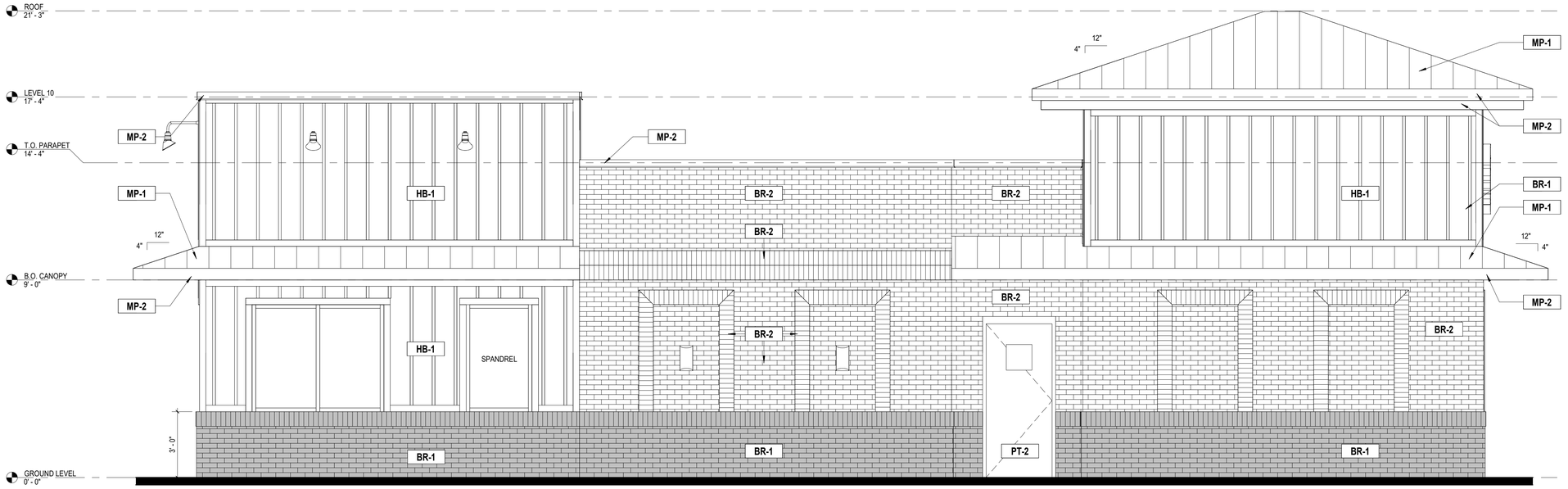
PRINCIPAL IN CHARGE:	TNK
PROJECT ARCHITECT:	TNK
DRAWN BY:	Author

SHEET TITLE:

EXTERIOR ELEVATIONS

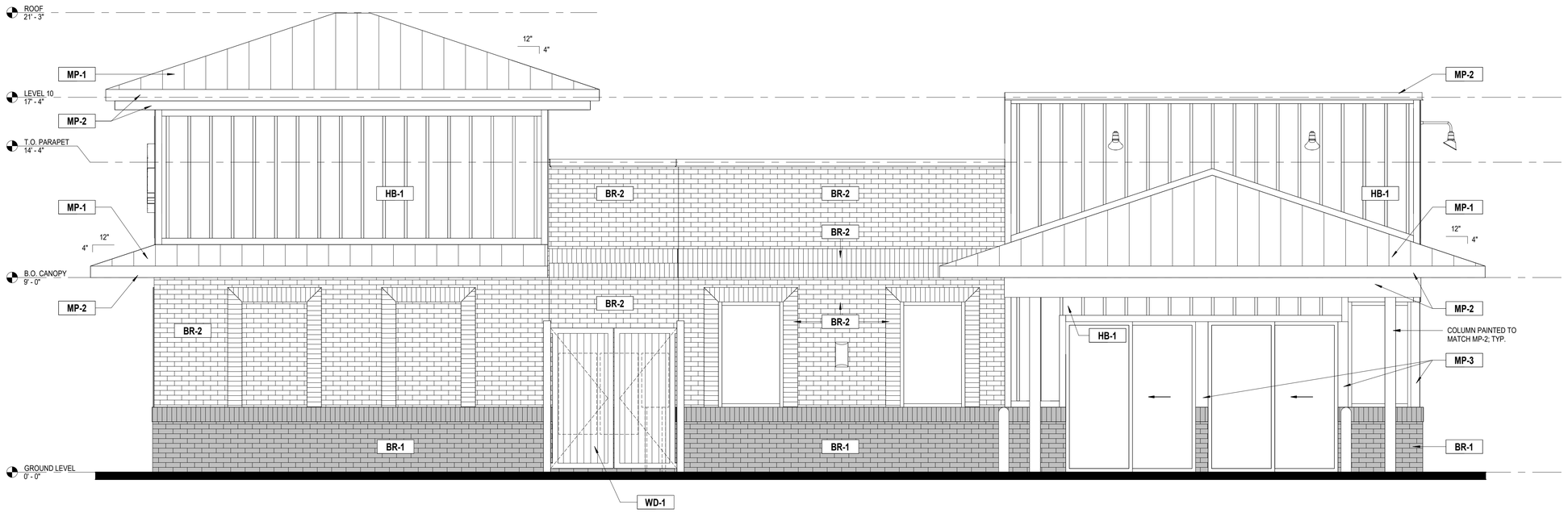
SHEET NO. A300

PROJ. NO. 00025822.19



1 A301 **EXTERIOR ELEVATION - LEFT SIDE**

3/8" = 1'-0"



2 A301 **EXTERIOR ELEVATION - RIGHT SIDE**

3/8" = 1'-0"

7/8/2020 10:11:42 AM - Adrienne Gault (0)05/2020 19_7 Brew - Alpharetta, GA.RVT
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SEALS

7 BREW

ALPHARETTA, GA

11378 STATE BRIDGE RD, ALPHARETTA, GA 30022

SEVEN BREW 7B DRIVE THRU COFFEE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	TNK
PROJECT ARCHITECT:	TNK
DRAWN BY:	Author

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO. A301

PROJ. NO. 00025822.19

1 A302 **DRIVE-THRU SIDE ISOMETRIC**

2 A302 **SERVICE SIDE ISOMETRIC**

7/8/2020 10:11:57 AM Author: Author Date:05/05/2020 19_7 Brew - Alpharetta, GA.dwg 7 Brew - Alpharetta, GA_R26.rvt
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SEALS

7 BREW

ALPHARETTA, GA

11378 STATE BRIDGE RD, ALPHARETTA, GA 30022

SEVEN BREW 7B DRIVE THRU COFFEE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: TNK
PROJECT ARCHITECT: TNK
DRAWN BY: Author

SHEET TITLE:

EXTERIOR ISOMETRICS

SHEET NO. A302

PROJ. NO. 00025822.19

EXTERIOR FINISH SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
MP-1	STANDING SEAM METAL ROOF	BERRIDGE ZEE-LOCK (24 GAUGE) 16" WIDE ROOF PANELS COLOR: DARK BRONZE	INSTALL PER MANUFACTURER'S INSTRUCTIONS
MP-2	PREFINISHED METAL PANEL AND BRAKE METAL	BERRIDGE COLOR: DARK BRONZE	EXTERIOR METAL FASCIA, SOFFIT AND COPING
MP-3	BRAKE METAL	COLOR: CLEAR ANODIZED FINISH: SMOOTH	EXTERIOR TRIM AT STOREFRONT
PT-1	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS SW #7636 ORIGAMI WHITE	EXTERIOR SATIN PAINT FINISH
PT-2	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS SW #HGSW 3474 "HAMMERED ZINC GRAY"	EXTERIOR MAN DOOR SATIN PAINT FINISH
BR-1	THIN BRICK	TAYLOR CLAY "BLACK ONYX" WIRECUT FINISH GROUT: HOLCIUM "ULTRADARK" BY ALLEY-CASSEY	EXTERIOR FINISH
BR-2	THIN BRICK	BELDON BRICK MODULAR #8530 VELOUR GROUT: HOLCIUM "WHITE"	EXTERIOR FINISH
HB-1	HARDIE BOARD	JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN. PAINTED SMOOTH FINISH, PAINT PT-1,	EXTERIOR FINISH
WD-1	WOOD	1X8 CEDAR PLANKS STAINED	TRASH ENCLOSURE GATE, ELECTRICAL SCREENING GATE

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ARCHITECTURE

CONSULTANT LOGO

SEALS

7 BREW

ALPHARETTA, GA

11378 STATE BRIDGE RD, ALPHARETTA, GA 30022

SEVEN BREW 7B DRIVE THRU COFFEE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: TNK
PROJECT ARCHITECT: TNK
DRAWN BY: TJM

SHEET TITLE:

EXTERIOR FINISH MATERIAL BOARD

SHEET NO. PR01

PROJ. NO. 00025822.19

7/9/2020 3:36:14 PM - Ashwini Dixit (0)
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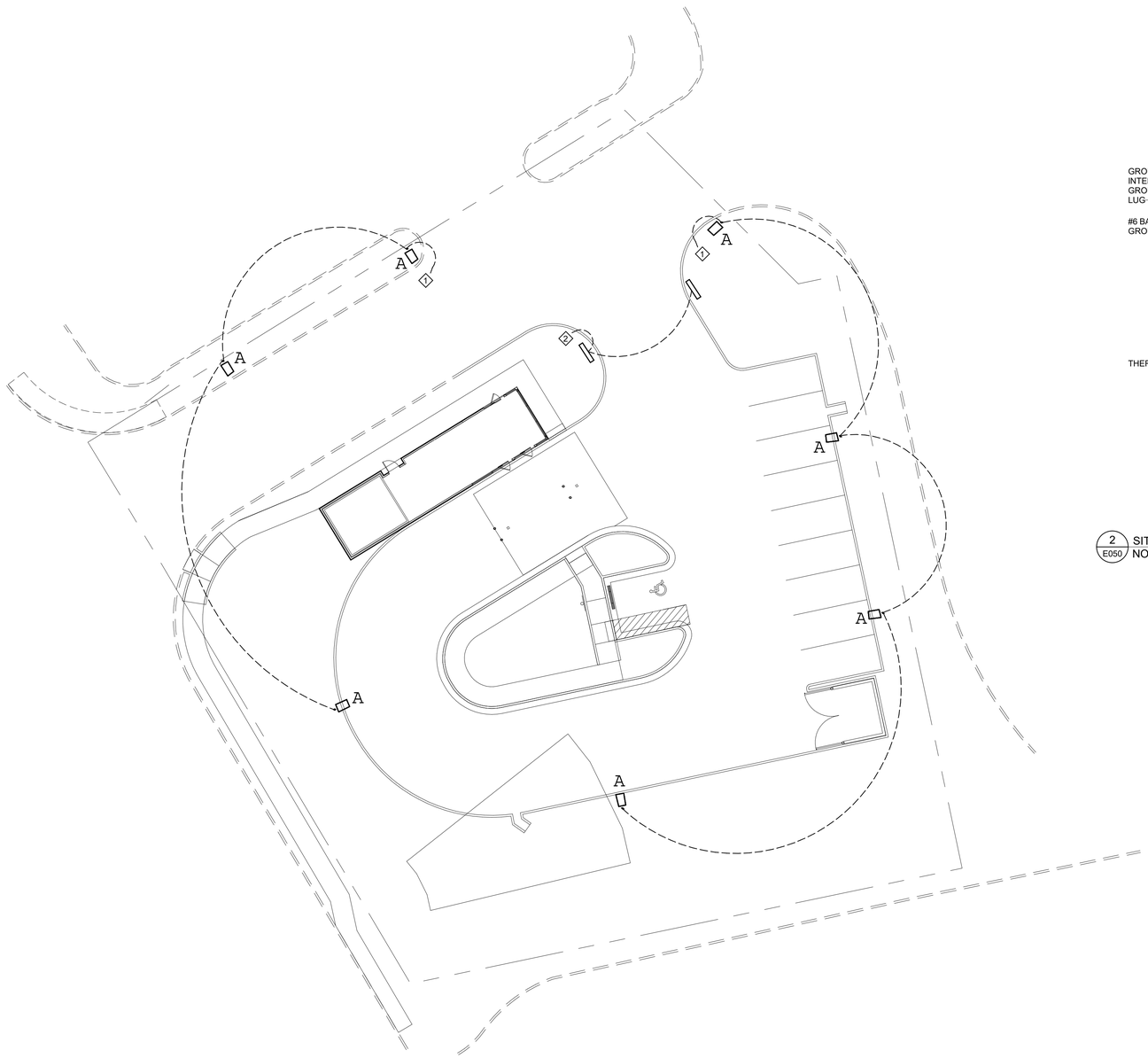


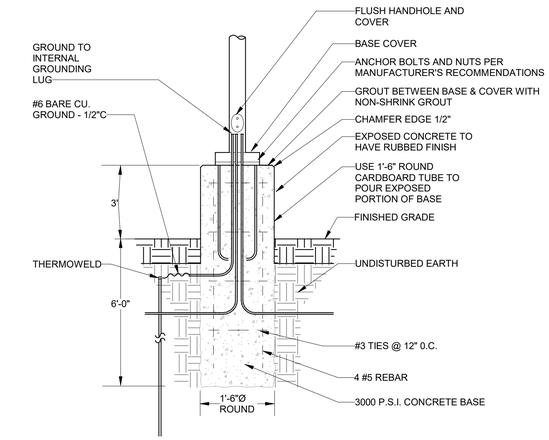
1 E050 ELECTRICAL SITE PLAN
1/16" = 1'-0"

GENERAL NOTES:

A. REFER TO LIGHTING CONTROL DIAGRAM FOR LIGHTING CONTACTOR INFORMATION.

PLAN NOTES: (#)

1. POLE LIGHT. CONNECT TO 20A SPARE USING 2#10, 1#10G; 3/4"C.
2. DIRECTIONAL SIGN. CONNECT TO CIRCUIT INDICATED USING 2#10, 1#10G; 3/4"C. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER AND SIGN VENDOR. PROVIDE DISCONNECTING MEANS FOR SIGN PER NEC AS REQUIRED.



2 E050 SITE POLE BASE DETAIL
NOT TO SCALE

(BAR SCALE IS 4" AT FULL SIZE) 0" 1" 2" 3" 4"

7/9/2026 6:20:14 PM Autodesk Docs://0003/5620 19_7 Brew - Alpharetta, GA/5620-19_7Brew-Alpharetta-GA_MEP_R25.rvt
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DEVITA
Engineering Great Ideas
ATLANTA | CHARLOTTE | GREENVILLE | RICHMOND
www.devitainc.com
877.4.DEVITA
corp@devitainc.com
DeVita & Associates, Inc. Project : 26010-13
Drawn By: WAL Checked By: RAG

SEALS

NOT FOR CONTRUCTION

COA Name: DEVITA & ASSOCIATES, INC COA Number: PEF003831 and COA Expiration: 06/30/2026

7 BREW
ALPHARETTA, GA
11378 STATE BRIDGE RD, ALPHARETTA, GA 30022

SEVEN BREW 7B DRIVE THRU COFFEE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

CHECKED BY: RAG
DRAWN BY: WAL

SHEET TITLE:
ELECTRICAL SITE PLAN

SHEET NO. E050

PROJ. NO. 00025822.19

7/9/2026 6:20:14 PM Autodesk Docs://00025822.19_7 Brew - Alpharetta, GA/26010-13_7Brew-Alpharetta-GA_MEP_R25.rvt
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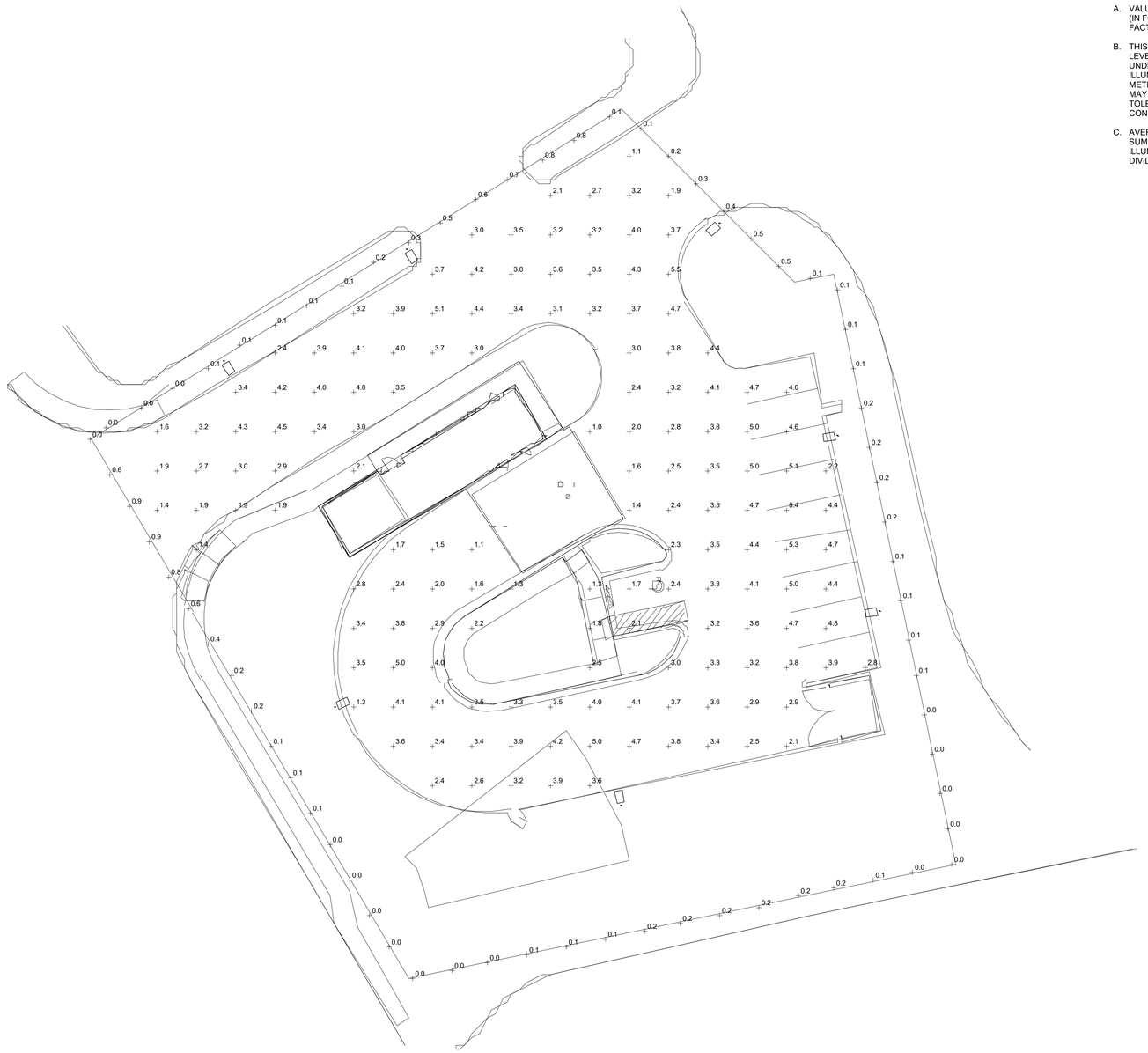

GENERAL NOTES:

A. VALUES ON PLAN INDICATE POINT MAINTAINED ILLUMINACE (IN FOOTCANDLES) AT GRADE USING A 0.90 MAINTENANCE FACTOR. POINT SPACING IS 10' - 0".

B. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LIGHT FIXTURE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

C. AVERAGE ILLUMINANCE AS SHOWN IN PHOTOMETRIC SUMMARY IS CALCULATED USING THE SUM OF ALL ILLUMINANCE VALUES AT EVERY CALCULATION POINT DIVIDED BY THE TOTAL NUMBER OF CALCULATION POINTS.

1 / E051 ELECTRICAL SITE PLAN - PHOTOMETRICS
1/16" = 1'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Description
	4	A	SINGLE	12044	0.81	4000K	68	DSX1 LED P4 40K 80CRI BLC4

POLES ARE 15' WITH AN OVERALL FIXTURE HEIGHT OF 18'-0" A.F.G. WITH LITHONIA LIGHTING "SSS" POLE.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PAVED SITE	3.3	5.5	1.0	3.3:1	5.5:1
PROPERTY LINE	0.2	0.9	0.0	N/A	N/A

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

(BAR SCALE IS 4" AT FULL SIZE)

mcmillan pazdan smith ARCHITECTURE

DEVITA Engineering Great Ideas
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11378 STATE BRIDGE RD, ALPHARETTA, GA 30022

SEVEN BREW 7B DRIVE THRU COFFEE

SHEET ISSUE:

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CHECKED BY: RAG
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SHEET TITLE:
ELECTRICAL SITE PHOTOMETRIC

SHEET NO. E051
PROJ. NO. 00025822.19

STOP
STOP
DRIVE THRU COFFEE
DO NOT ENTER
agd AGL DESIGN
mcmillan pazdan smith ARCHITECTURE

agdl
AGL DESIGN LLC
mcmillan
pazdan
smith
ARCHITECTURE

DRIVE THRU COFFEE
agdl DESIGN
mcmillan pazdan smith ARCHITECTURE

DRIVE THRU COFFEE
STOP
agd AGL DESIGN
mcmillan pazdan smith ARCHITECTURE

SEVEN 73 BREW
DRIVE THRU
COFFEE
agdl
DESIGN
mcmillan
pazdan
smith
ARCHITECTURE

STOP
STOP
DRIVE THRU COFFEE
DO NOT ENTER
agdl AGL DESIGN LLC
mcmillan pazdan smith ARCHITECTURE

agdl
AGL DESIGN LLC
mcmillan
pazdan
smith
ARCHITECTURE

DRIVE THRU COFFEE
agdl AGL DESIGN LLC
mcmillan pazdan smith ARCHITECTURE

STOP
DRIVE THRU COFFEE
agdl AGL DESIGN LLC
mcmillan pazdan smith ARCHITECTURE

SEVEN 73 BREW
DRIVE THRU
COFFEE
agdl AGL DESIGN LLC
mcmillan pazdan smith
ARCHITECTURE

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
Community Development/Bret
2 Park Plaza Alpharetta, GA
30009

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

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

Business Name: Piedmont Beverage Company - 7 Brew Coffee

Location Address: 11378 State Bridge Rd, Alpharetta, GA 30022

Mailing Address: 100 Dunbar St Ste 304

City: Spartanburg State: SC Zip Code: 29306 -

Contact for All Notifications: David Moore

Contact Telephone: 864 - 680 - 3283 Mobile Telephone: 864 - 680 - 3283

Fax: - - Email: dmoore@piedmontbevco.com

Contact's Relation to Business: Development Manager

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due $525.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Parikh & Parikh LLC

Physical Address: 1378 State Bridge Rd, Alpharetta, GA 30022

Mailing Address: 9210 Prestwick Club Dr

City: Duluth State: GA Zip Code: 30097 -

Owner Telephone: 678 - 523 - 1562 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): Naresh Parikh Date: 06/23/2026

Owner Signature: N Parikh

Property Information:

Address (If Assigned) : 11378 State Bridge Rd, Alpharetta, GA 30022

Tax ID or Map Reference Number: 11 036001290528

Land Lot(s): 0129 District: Section:

Existing Zoning of Property: C-1 Existing Uses of Property: Medical Office (Vacant) and Billboard

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: David S. Moore Date: 6/23/26

Print Form

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 3, 2025

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurately annotated and labeled.

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

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

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

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 2, 2026	February 20, 2026
February 2 , 2026	March 20, 2026
March 2, 2026	April 17, 2026
April 1, 2026	May 15, 2026
May 1, 2026	June 19, 2026
June 1, 2026	July 17, 2026
July 1, 2026	August 21, 2026
August 3, 2026	September 18, 2026
September 1, 2026	October 16, 2026
October 1, 2026	November 20, 2026
November 2, 2026	December 18, 2026
December 1, 2026	January 15, 2027

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
Community Development/Bret
2 Park Plaza Alpharetta, GA
30009

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

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

Business Name: Madewell Homes

Location Address: 255 Milton Ave.

Mailing Address: 18 Cumming St.

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Tori Young

Contact Telephone: ___ - ___ - ___ Mobile Telephone: 678 - 878 - 9791

Fax: ___ - ___ - ___ Email: tori@madewell.homes

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Lee and Jennifer Diamond

Physical Address: 90 Academy St.

Mailing Address: same

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 213 - 6016 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): Jennifer Diamond Date: 6/30/26

Owner Signature:

Property Information:

Address (If Assigned) : 255 Milton Ave., Alpharetta GA 30009

Tax ID or Map Reference Number: 22 482112510544

Land Lot(s): 1270, 1251 District: 2nd Section: 2ne

Existing Zoning of Property: R-15 Existing Uses of Property: For Sale Residential

---

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

Applicant Signature: Date: 6.30.2026

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The home that will be built will be in a TUDOR Eclectic design that will coordinate with the character of other homes along Milton Avenue and surrounding areas.

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

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

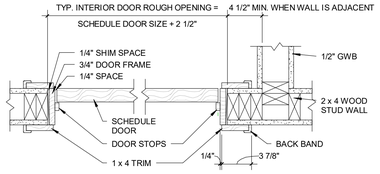
The home includes a variety of Tudor Eclectic elements that are consistent with the Alpharetta Downtown design guidelines, including steeply pitched gable roofs, tall narrow windows, massive and prominent chimneys and front door ~~with~~ entry with round or Tudor Arch.

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

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

SEE ABOVE

5 TYP. INT. DOOR JAMB DETAIL
scale: 1 1/2" = 1'-0"

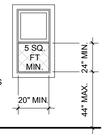


4 EMERGENCY EGRESS DETAIL
scale: 1/4" = 1'-0"

IRC 2024 319
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EXTERIOR WINDOW OR EXTERIOR DOOR APROVED FOR EMERGENCY EGRESS OR RESCUE.
THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL.
WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

IRC 319.2.1 (CONT.)
EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A MIN. TOTAL GLASS AREA OF NOT LESS THAN 5 SQ. FT. IN THE CASE OF A GROUND FLOOR WINDOW AND NOT LESS THAN 5.7 SQ. FT. IN THE CASE OF A SECOND STORY WINDOW.

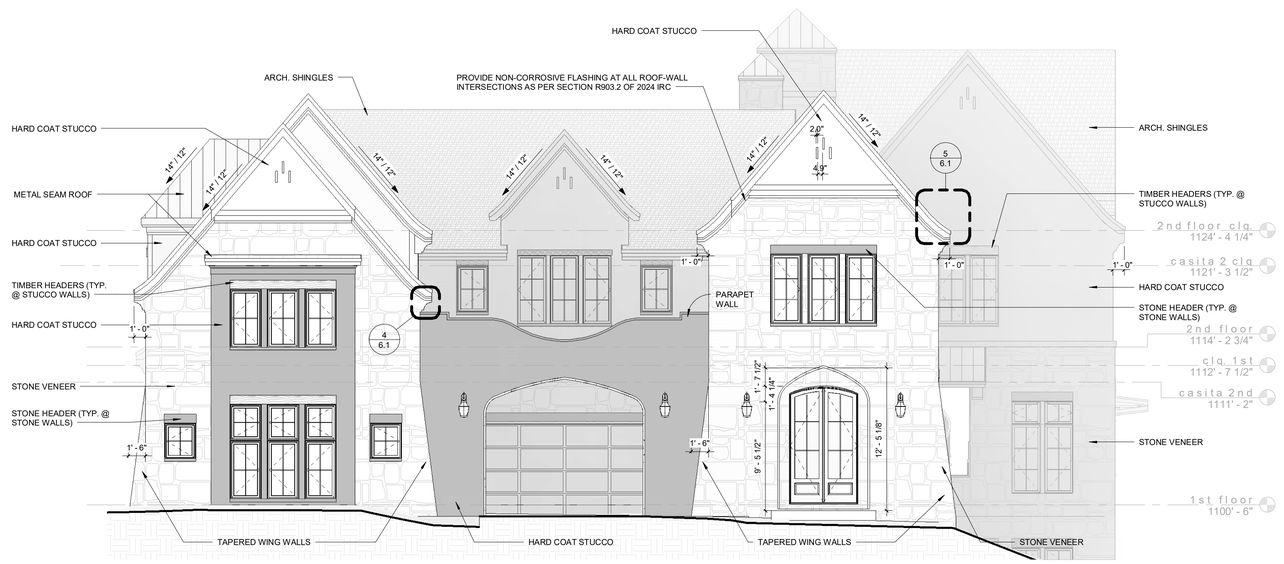
IRC 319.2.2 & 319.2.3:
THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 22". THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE NET CLEAR OPENING AREA SHALL NOT BE LESS THAN 5 SQ. FT.



3 3D View Front 2
scale:

2 3D View Front 1
scale:

1 front elevation
scale: 3/16" = 1'-0"



diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31482
REGISTERED ARCHITECT
03.17.26
ARCHITECT

CONSULTANTS

255 MILTON AVENUE
Alpharetta, GA

BUILDING ELEVATIONS

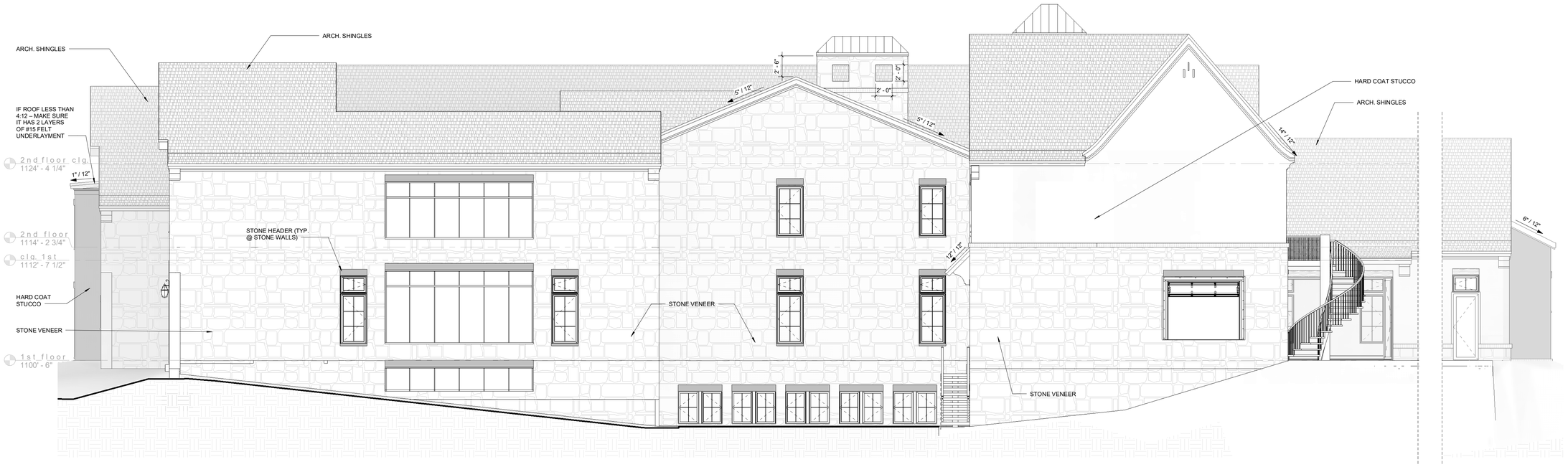
Project Number	25-020
Date	03/17/26
Drawn By	dmb
Checked By	Checker

2.0

Scale: As indicated

3/18/2026 9:52:04 AM

2 right elevation
scale: 3/16" = 1'-0"



1 left elevation
scale: 3/16" = 1'-0"

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038482
REGISTERED ARCHITECT
03.17.26
ARCHITECT

CONSULTANTS

255 MILTON AVENUE
Alpharetta, GA

BUILDING ELEVATIONS

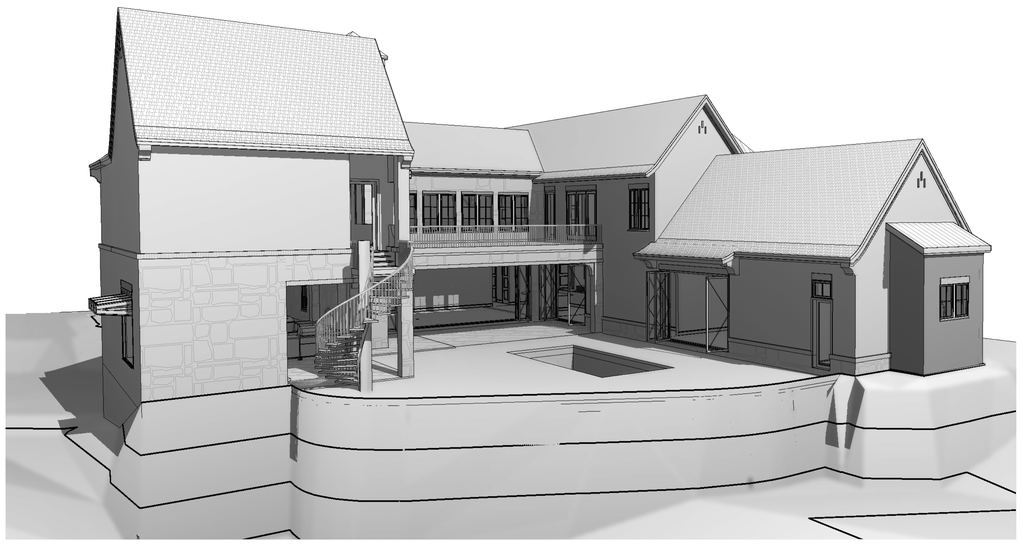
Project Number	25-020
Date	03/17/26
Drawn By	dmb
Checked By	Checker

2.1

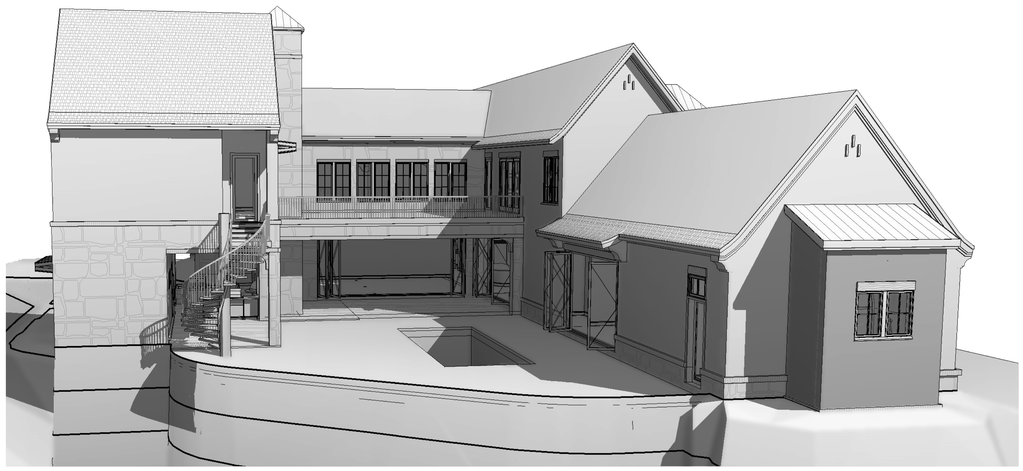
Scale 3/16" = 1'-0"

3/18/2026 9:52:10 AM

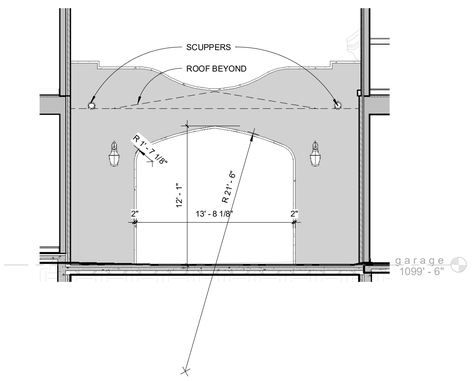
3 3D View - Rear Left Cabana
scale:



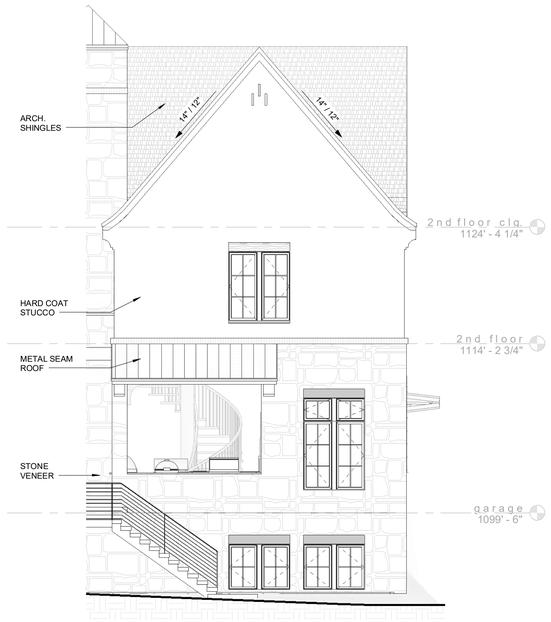
2 3D View Rear Cabana
scale:



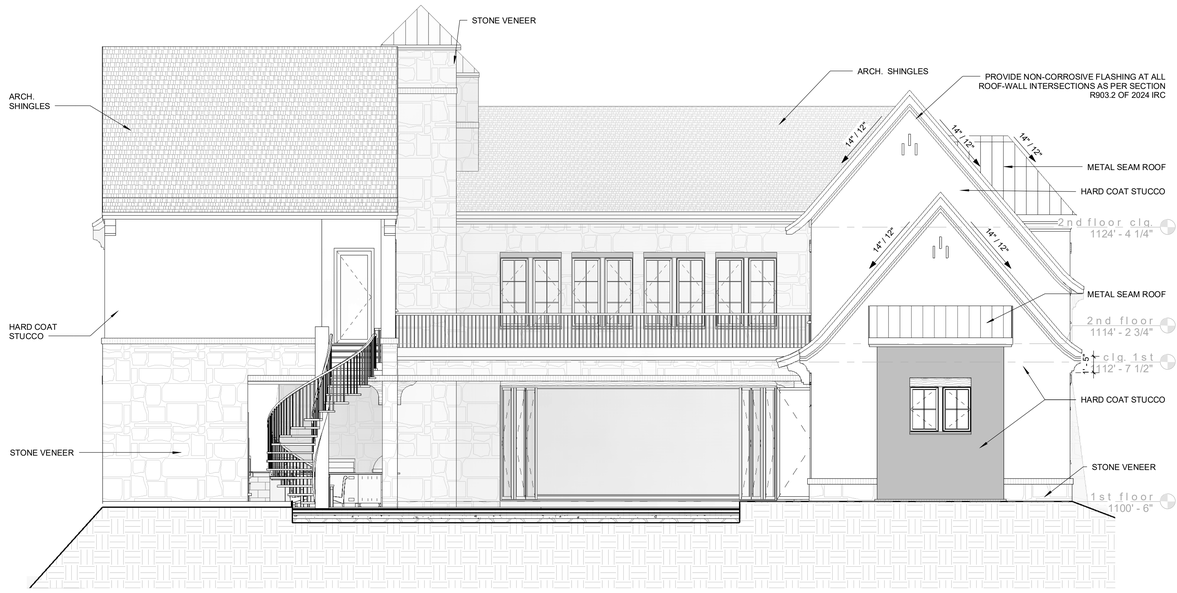
5 motor court elev
scale: 3/16" = 1'-0"



4 front-cabana
scale: 3/16" = 1'-0"



1 rear elevation
scale: 3/16" = 1'-0"



diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 37485
REGISTERED ARCHITECT
2026.03.17.26
ARCHITECT

CONSULTANTS

255 MILTON AVENUE
Alpharetta, GA

BUILDING ELEVATIONS

Project Number	25-020
Date	03/17/26
Drawn By	dmb
Checked By	Checker

2.2

Scale 3/16" = 1'-0"

3/18/2026 9:52:27 AM

255 MILTON AVE, *Alpharetta*

TIMELESS • TUDOR • REFINED

ROOF CHOICE:
SPANISH BARREL TILE

ARCHITECTURAL DETAILS:
SOFT CURVES, ARCHES,
AND SYMMETRICAL BALANCE

STONE SELECTION:
TEXAS BLUFF LIMESTONE –
SONOMA CRÈME LEDGESTONE

BRONZE WINDOWS:
DIVIDED LITE, TALL PROPORTIONS
ADD ELEGANCE AND DEPTH

STUCCO FINISH:
WARM CANVAS TAN STUCCO
SOFTENS AND COMPLEMENTS
THE STONE

GAS LANTERNS:
FLAME-LIKE AMBIANCE BRINGS
WARMTH AND OLD-WORLD CHARM

BRONZE
gutters
ARCHITECTURAL BRONZE

GAS
lanterns
ARCHITECTURAL BRONZE

BRONZE
windows
ARCHITECTURAL BRONZE

COLOR PALETTE

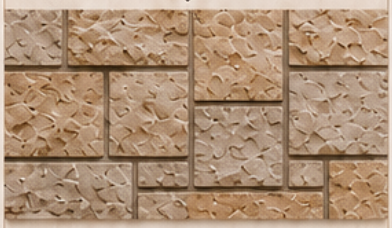
TRIM COLOR
SW7510
Chateau Brown

STUCCO COLOR
SW7531
Canvas Tan

ACCENT COLOR
Warm Bronze
Metal Finishes

SHERWIN-WILLIAMS PALETTE

STONE SELECTION



TEXAS BLUFF LIMESTONE –
SONOMA CRÈME LEDGESTONE
NATURAL LIMESTONE

ROOF INSPIRATION

SPANISH BARREL TILE
BLOCK BROWN BLEND
SPANISH BARREL TILE

DESIGN SPECIFICATIONS

DESIGN STYLE
Modern European

ARCHITECTURE
Tudor / Eclectic

PALETTE
Warm Neutrals • Bronze • Limestone

MATERIALS
Stucco • Natural Stone • Bronze Metals

255 MILTON AVE, ALPHARETTA, GA
Curated Exterior Design Concept
May 20, 2025

Design Review Board Hearing Application And Filing Procedures

UPDATED: December 3, 2025

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6088
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurately annotated and labeled.

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

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

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

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 2, 2026	February 20, 2026
February 2 , 2026	March 20, 2026
March 2, 2026	April 17, 2026
April 1, 2026	May 15, 2026
May 1, 2026	June 19, 2026
June 1, 2026	July 17, 2026
July 1, 2026	August 21, 2026
August 3, 2026	September 18, 2026
September 1, 2026	October 16, 2026
October 1, 2026	November 20, 2026
November 2, 2026	December 18, 2026
December 1, 2026	January 15, 2027

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
Community Development/Bret
2 Park Plaza Alpharetta, GA
30009

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

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

Business Name: Elan Luxury Homes LLC

Location Address: 4080 McGinnis Ferry Road, Suite 202, Alpharetta, GA 30005

Mailing Address: 4080 McGinnis Ferry Road, Suite 202

City: Alpharetta State: GA Zip Code: 30005 -

Contact for All Notifications: Charlotte Kenny

Contact Telephone: 703 - 727 - 0895 Mobile Telephone: 404 - 492 - 8264

Fax: - - Email: charlotte@elanluxuryhomes.com

Contact's Relation to Business: Partner and Project Manager

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due $525.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 204 Marietta LLC

Physical Address: 4080 McGinnis Ferry Road, Suite 202, Alpharetta, GA 30009

Mailing Address: 4080 McGinnis Ferry Road, Suite 202

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 703 - 727 - 0895 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): David Huckeba Date: June 24, 2026

Owner Signature:

Property Information:

Address (If Assigned) : 204 Marietta Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 258306940031

Land Lot(s): 694 District: 1 Section: 2

Existing Zoning of Property: DT-R Existing Uses of Property: Vacant

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

Applicant Signature: Date: June 24, 2026

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

- The traditional brick and stucco exterior reflects materials and finsihes consistent with the historic character of Downtown Alpharetta
- Architectural details such as arched openings, dormers, and decorative corbels echo design elements found throughout the surrounding downtown overlay.
- The two-story scale and steeply pitched rooflines are sympathetic to the height and massing of neighboring structures.
- The front facade's defined entry, consistent window rhythms, and layered detailing contribute positively to the pedestrian experience along Marietta Street.

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

☐ Yes

☑ No

- A formal sight line study for the public right of way has not been included in this submittal package.
- The LDP establishes the building's location on the lot relative to Marietta Street and Old Milton Parkway, providing context for how the structure will read from both public streets.
- The architectural elevations and 3D renderings illustrate the roofline profile and all rooftop elements as viewed from the street frontage.
- The roof plan (sheet 1.3) identifies all rooftop structures - ornamental chimneys, standing seam metal sections, and architectural shingles - with pitch and location clearly noted.
- No mechanical rooftop equipment is proposed; all rooftop elements are architectural and integral to the building's design

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

- Facade Composition: the front facade is symmetrically composed with a centered arched entry, balanced window placement, and brick veneer cladding with hard-coat stucco and stone veneer accents - consistent with the French Eclectic tradition of symmetrical facades with mixed masonry materials.
- Arched Openings: Arched openings are prominently featured at the main entry with a 10'51/2" arched pass-trhough and additional arched forms carried throughout the design, reflecting the French Eclectic use of segmented arches in doors and windows.
- Wall Cladding: the exterior combines brick veneer with soldier and rowlock coursework, hard-coat stucco, and stone veneer accents - a layered masonry palette consistent with the brick, stone, and stucco cladding characteristic of the French Eclectic style
- Windows: windows throughout the facade feature traditional divide lite patterns consistent with the French Eclectic tradition of subdivided window sashes.
- Roof Form: the roof features tall, steeply pitched 12:12 primary gables with ornamental chimneys and standing seam metal accent elements - creating a dramatic roofline consistent with the French Eclectic style without a dominant front-facing cross gable.

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

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

- Traditional residential architectural style consistent with pre-WWII character envisioned in master plan
- Simple, human-scaled massing broken in to distinct forms (gabled roofs, dormers and covered entry porch) avoids visual competition.
- Exterior materials include brick veneer with soldier and rowlock coursework and hard-coat stucco accents -- a traditional, high quality palette appropriate for the downtown overlay
- 30 year architectural shingles on primary forms with standing seam metal accents create a dynamic roofline with clear visual heirarchy
- Front elevation expresses a clear base, middle and top with corbels, arched openings, brick soldier courses, and consistent window rhythms providing variety and interest
- Building height of approximately 31'-8" and two-story massing is consistent with the 1-4 story height range contemplated by The Master Plan
- Constructed to 2024 IRC standards with durable, long lasting exterior materials and energy-efficent insulation throughout

LEGEND

DRAWING NUMBER

A-521

- SHEET NUMBER
- DRAWING SERIES
- DISCIPLINE LETTER

DRAWING TITLE

FLOOR PLAN
1/8"=1'-0"

- DRAWING TITLE
- DRAWING SCALE

WALL / BUILDING SECTION MARKER

1
A-400

- DIRECTION OF VIEW
- WALL / BUILDING SECTION NUMBER
- END OF VIEW
- WALL / BUILDING REFERENCE LINE WITH DIRECTIONAL TAIL
- WALL / BUILDING SECTION SHEET NUMBER

DETAIL / ENLARGED PLAN MARKER

1
A-400

- DETAIL BUBBLE OUTLINE
- CONNECTION LINE
- DETAIL NUMBER
- DETAIL SHEET LOCATION

ELEVATION TAG

1
A-300

- ELEVATION NUMBER
- DIRECTION OF VIEW
- ELEVATION SHEET NUMBER

VERTICAL ELEVATION MARKER

LEVEL 2
+/- 0'-0"

- GEODETIC MARKER
- INDICATES FLOOR LEVEL
- FLOOR LEVEL ELEVATION

DIMENSIONS

DIMENSION TO GRID LINE

DIMENSION TO FACE OF MASONRY WALL

DIMENSION TO CENTRELINE OF STUD WALL

BREAKLINE

DRAWING REVISIONS

3

- REVISION CLOUD
- REVISION NUMBER DELTA

3D VIEW

ABBREVATIONS

A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	P.T.	PRESSURE TREATED	VERT.	VERTICAL
A.C.T.	ACOUSTICAL CEILING TILE	F.D.	FLOOR DRAIN	PTD.	PAINTED	V.C.T.	VINYL COMPOSITION TILE
ALUM.	ALUMINUM	FTG.	FOOTING	Q.T.	QUARRY TILE	V.W.C.	VINYL WALLCOVERING
APPROX.	APPROXIMATELY	GA.	GAUGE	REINF.	REINFORCED		
CPT.	CARPET	G.W.B.	GYPSUM WALL BOARD	R.D.	ROOF DRAIN		
C.I.	CAST IRON	HDWD.	HARDWOOD	R.L.	ROOF LEADER		
C.B.	CEMENT BOARD	F-X	HOLLOW METAL DOOR FRAME TYPE	R.O.	ROUGH OPENING		
CT	CERAMIC TILE	LB.	POUND	R.B.	RUBBER BASE		
C.O.	CLEAN OUT	LIN.	LINOLEUM	SEAL	SEALED CONCRETE		
CONC.	CONCRETE	L-X	LINTEL NUMBER	SLT.	SLATE TILE		
C.M.U.	CONCRETE MASONRY UNT	MECH.	MECHANICAL	S.S.M.	SOLID SURFACE MATERIAL		
CONT.	CONTINUOUS	M.O.	MASONRY OPENING	SQ.	SQUARE		
C.J.	CONTROL JOINT	MW-X	MILLWORK ITEM NUMBER	S.S.	STAINLESS STEEL		
C.MRBL.	CULTURED MARBLE	MRGWB	MOISTURE RESISTANT G.W.B.	S.T.	STAIR TREAD		
DIA.	DIAMETER	O.C.	ON CENTER	S.C.	STAMPED CONCRETE		
D.S.	DOWN SPOUT	O.H.	OVER HANG	STRUCT.	STRUCTURAL		
DWGS.	DRAWINGS	PCT	PORCELAIN TILE	T-X	THRESHOLD TYPE		
E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE HAND	T.P.	TOILET PARTITION		
EXP. JT.	EXPANSION JOINT	P. LAM.	PLASTIC LAMINATE	T.O.M.	TOP OF MASONRY		
EXT.GWB	EXT. GYPSUM WALL BOARD	PNT-X	PAINT COLOR	T.O.S.	TOP OF STEEL		
F.R.P.	FIBERGLASS REINFORCED POLYESTER	POLY	POLYETHYLENE	TYP.	TYPICAL DETAIL		

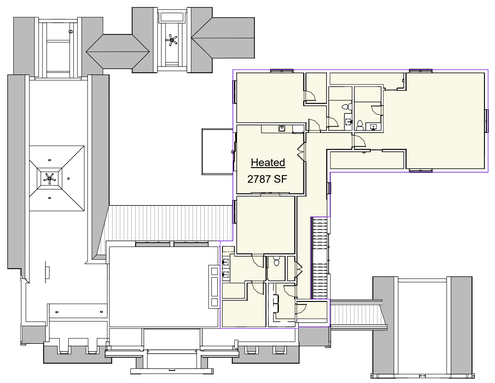
CURRENT BUILDING CODES - ALPHARETTA

- 2026 GEORGIA AMENDMENTS TO THE 2023 NATIONAL ELECTRICAL CODE
- 2024 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FIRE CODE AS ADOPTED BY THE SAFETY FIRE COMMISSIONER
- 2024 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS

AREA PLANS

SF Calculations

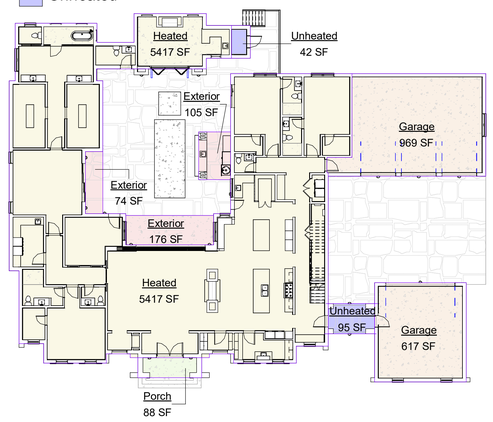
Heated



2 2nd floor
scale: 1/16" = 1'-0"

SF Calculations

Exterior
Garage
Heated
Porch
Unheated



1 1st floor
scale: 1/16" = 1'-0"

PROJECTS CONTACTS INFORMATION

AREA CALCULATIONS

Area Totals	
Type	Area
Exterior	356 SF
Garage	1585 SF
Heated	8205 SF
Porch	88 SF
Unheated	137 SF
	10371 SF

Area Schedule per Floor		
floor	Name	Area
1st floor	Exterior	74 SF
1st floor	Exterior	105 SF
1st floor	Exterior	176 SF
1st floor	Garage	969 SF
1st floor	Garage	617 SF
1st floor	Heated	5417 SF
1st floor	Porch	88 SF
1st floor	Unheated	42 SF
1st floor	Unheated	95 SF
2nd floor	Heated	2787 SF
		10371 SF

DRAWING INDEX

1.0	FOUNDATION PLAN
1.1	FIRST FLOOR PLAN
1.2	SECOND FLOOR PLAN
1.3	ROOF PLAN
1.4	REFLECTED CEILING PLANS
1.5	REFLECTED CEILING PLANS
2.0	BUILDING ELEVATIONS
2.1	BUILDING ELEVATIONS
3.0	BUILDING SECTIONS
3.1	BUILDING SECTIONS
4.0	3D VIEWS
4.1	3D VIEWS
6.0	WALL SECTIONS
6.1	FIREPLACE DETAILS
GN1	GENERAL / STRUCTURAL NOTES
GN2	GENERAL / STRUCTURAL NOTES
GN3	GENERAL / STRUCTURAL NOTES

db

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31480
REGISTERED ARCHITECT
05-20-26
ARCHITECT

CONSULTANTS

204 MARIETTA STREET

ALPHARETTA, GA 30009

COVER SHEET

Project Number	25-020
Date	05/20/26
Drawn By	dmb
Checked By	Checker

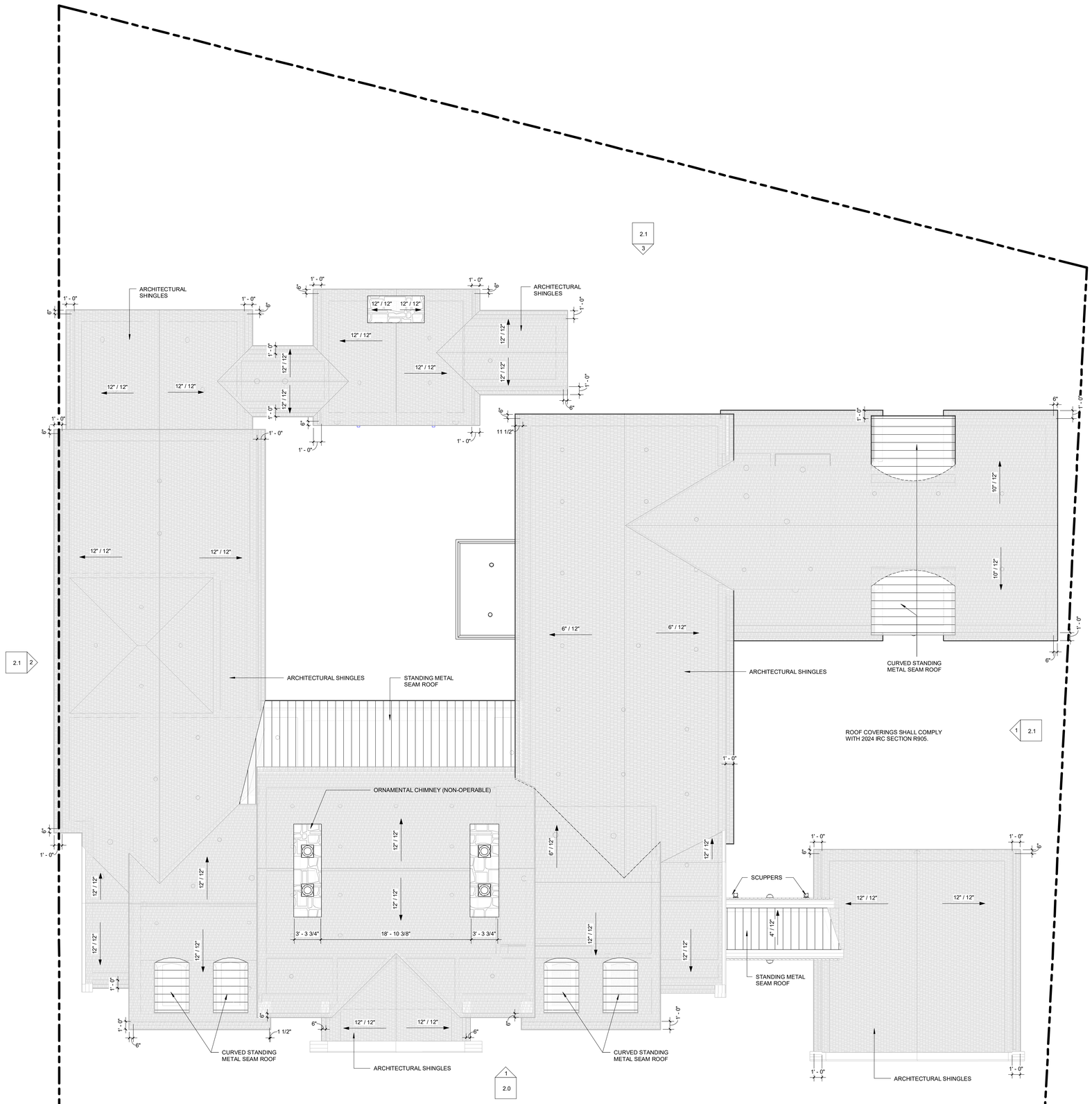
C.1

Scale: As indicated

5/20/2026 4:27:58 PM

1 Roof Plan

scale: 3/16" = 1'-0"


2.1
3
ARCHITECTURAL SHINGLES
ARCHITECTURAL SHINGLES
12" / 12"
12" / 12"
12" / 12"

1 1st floor clg.

scale: 3/16" = 1'-0"

ELECTRICAL LEGEND

OUTLET IN BASEBOARD	
OUTLET 12" A.F.F.	
OUTLET 42" A.F.F.	
1/2 HOT OUTLET	
DRYER OUTLET	
OUTLET IN FLOOR	
OUTLET IN CEILING	
WATERPROOFED OUTLET	WP
TELEVISION	TV
TELEPHONE	
SMOKE DETECTOR	SD
CARBON DIOXIDE	CD
DECORATIVE WALL LIGHT	WL
DECORATIVE CEILING LIGHT	CL
RECESSED LIGHT (STD)	R
RECESSED LIGHT (4")	
RECESSED LIGHT (2")	
EYE BALL LIGHT	E
EXHAUST FAN	
EXHAUST FAN W/ LIGHT	R2
FLUORESCENT LIGHT	
UNDER CABINET LIGHT	
SINGLE SWITCH	S
3-WAY SWITCH	S
4-WAY SWITCH	S
CEILING FAN	
CEILING FAN W/ LIGHT	
FLOOD LIGHTS	
THERMOSTAT	T
GARAGE DOOR BUTTON	B
DOOR BELL BUTTON	DB
DOOR BELL CHIME	CH
CHANDELIER	CH
PENDANT LIGHT	P

NOTE:
ALL ELECTRICAL TO COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL BUILDING STANDARDS.

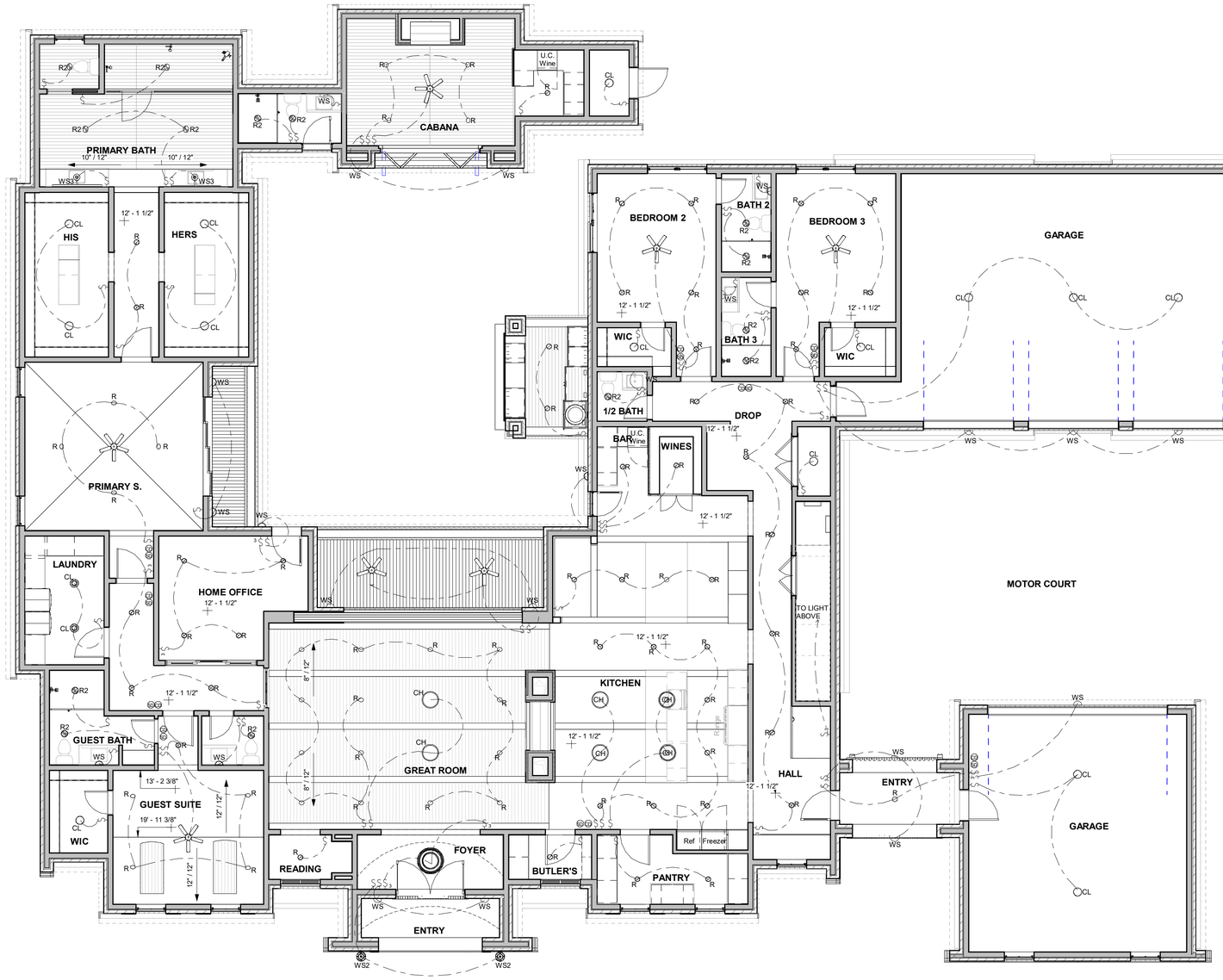
NOTES:

1. LIGHT LOCATIONS, SPECIFICATIONS AND AMOUNT TO BE DETERMINED BY GC AND OWNER.

2. THIS PLAN IS FOR GUIDANCE ONLY - NOT REQUIRED FOR PERMIT.

3. REVISIONS TO THIS PLAN TO BE DETERMINED BY ELECTRICAL CONTRACTOR AND OWNER AS PER BUILDER SPECIFICATIONS.

3. PROVIDE UNDER CABINET LIGHTING WHERE APPLICABLE.



diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31480
REGISTERED ARCHITECT
05.20.26
ARCHITECT

CONSULTANTS

204 MARIETTA STREET

ALPHARETTA, GA 30009

REFLECTED CEILING PLANS

Project Number	25-020
Date	05/20/26
Drawn By	dmb
Checked By	Checker
	1.4
Scale	3/16" = 1'-0"

5/20/2026 4:28:10 PM

1 2nd floor clg.

scale: 3/16" = 1'-0"

ELECTRICAL LEGEND

OUTLET IN BASEBOARD	
OUTLET 12" A.F.F.	
OUTLET 42" A.F.F.	
1/2 HOT OUTLET	
DRYER OUTLET	
OUTLET IN FLOOR	
OUTLET IN CEILING	
WATERPROOFED OUTLET	WP
TELEVISION	TV
TELEPHONE	
SMOKE DETECTOR	SD
CARBON DIOXIDE	CD
DECORATIVE WALL LIGHT	WL
DECORATIVE CEILING LIGHT	CL
RECESSED LIGHT (STD)	R
RECESSED LIGHT (4")	4
RECESSED LIGHT (2")	2
EYE BALL LIGHT	E
EXHAUST FAN	
EXHAUST FAN W/ LIGHT	R2
FLUORESCENT LIGHT	
UNDER CABINET LIGHT	
SINGLE SWITCH	S
3-WAY SWITCH	S
4-WAY SWITCH	S
CEILING FAN	
CEILING FAN W/ LIGHT	
FLOOD LIGHTS	
THERMOSTAT	T
GARAGE DOOR BUTTON	B
DOOR BELL BUTTON	DB
DOOR BELL CHIME	CH
CHANDELIER	CH
PENDANT LIGHT	P

NOTE:
ALL ELECTRICAL TO COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL BUILDING STANDARDS.

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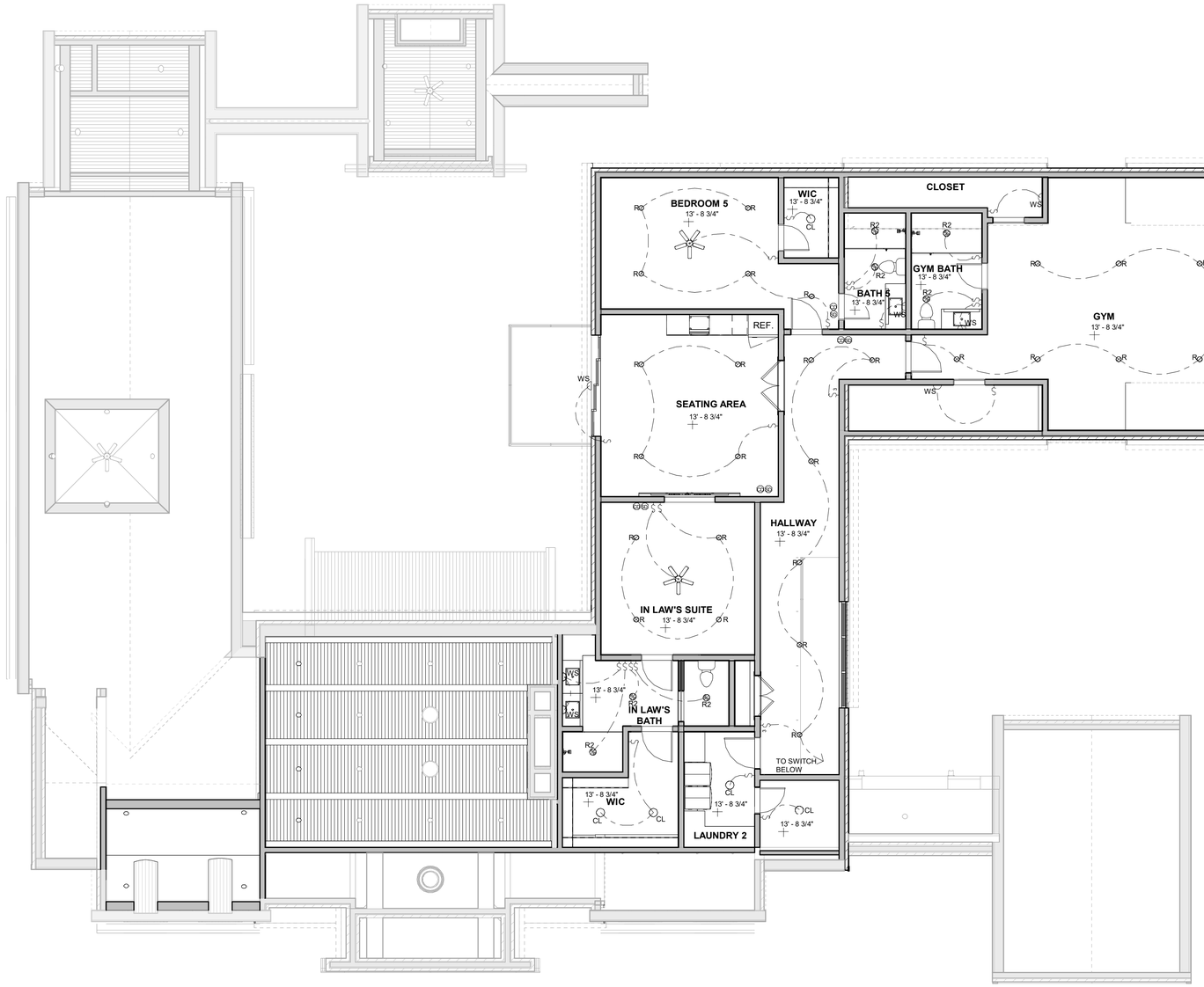
3. REVISIONS TO THIS PLAN TO BE DETERMINED BY ELECTRICAL CONTRACTOR AND OWNER AS PER BUILDER SPECIFICATIONS.

3. PROVIDE UNDER CABINET LIGHTING WHERE APPLICABLE.



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STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31482
REGISTERED ARCHITECT
05-20-26
ARCHITECT

CONSULTANTS

204 MARIETTA STREET

ALPHARETTA, GA 30009

REFLECTED CEILING PLANS

Project Number	25-020
Date	05/20/26
Drawn By	dmb
Checked By	Checker

1.5

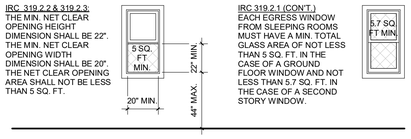
Scale 3/16" = 1'-0"

5/20/2026 4:28:11 PM

7 EMERGENCY EGRESS DETAIL
scale: 1/4" = 1'-0"

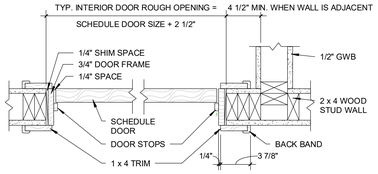
IRC 2024 319
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EXTERIOR WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL.
WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

IRC 319.2.2 & 319.2.3:
THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 22".
THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
THE NET CLEAR OPENING AREA SHALL NOT BE LESS THAN 5 SQ. FT.

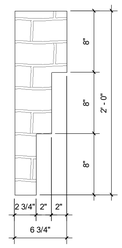


IRC 319.2.1 (CONT.)
EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A MIN. TOTAL GLASS AREA OF NOT LESS THAN 5 SQ. FT. IN THE CASE OF A GROUND FLOOR WINDOW AND NOT LESS THAN 5.7 SQ. FT. IN THE CASE OF A SECOND STORY WINDOW.

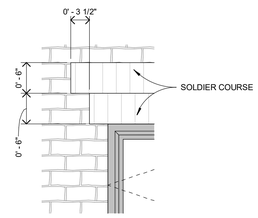
6 TYP. INT. DOOR JAMB DETAIL
scale: 1 1/2" = 1'-0"



5 CORBEL DETAIL
scale: 1 1/2" = 1'-0"



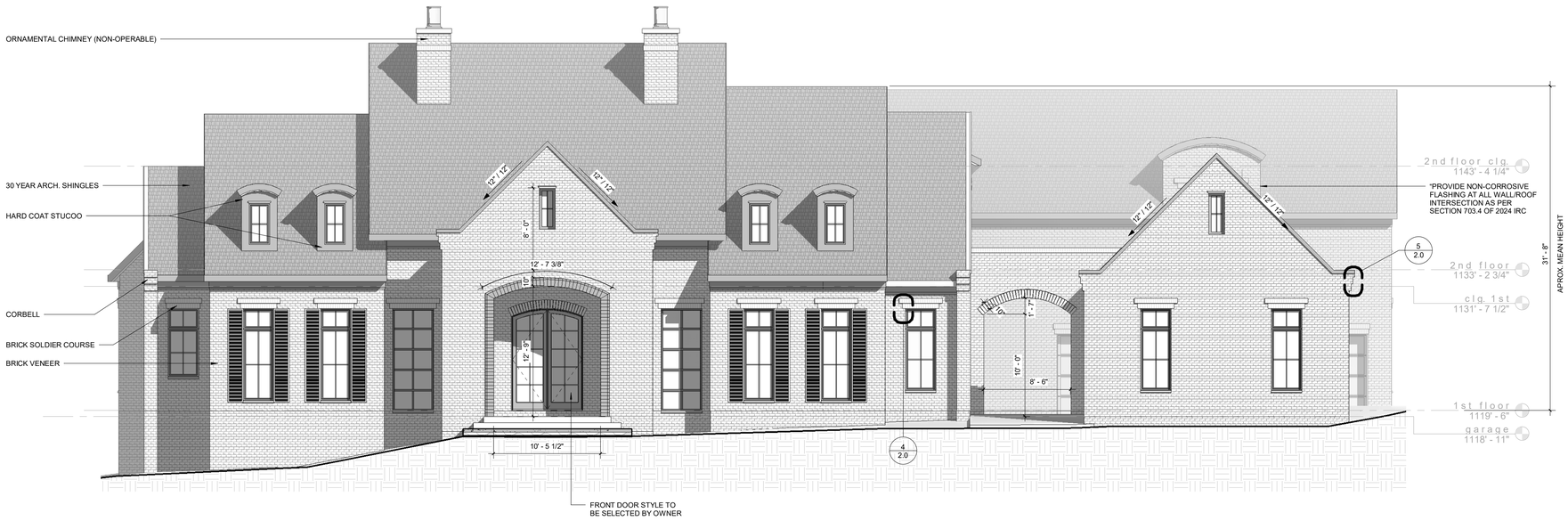
4 HEADER DTL.
scale: 1" = 1'-0"



3 3D View Front 2
scale:

2 3D View Front 1
scale:

1 Front Elevation
scale: 3/16" = 1'-0"



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ALPHARETTA, GA 30009

BUILDING ELEVATIONS

Project Number	25-020
Date	05/20/26
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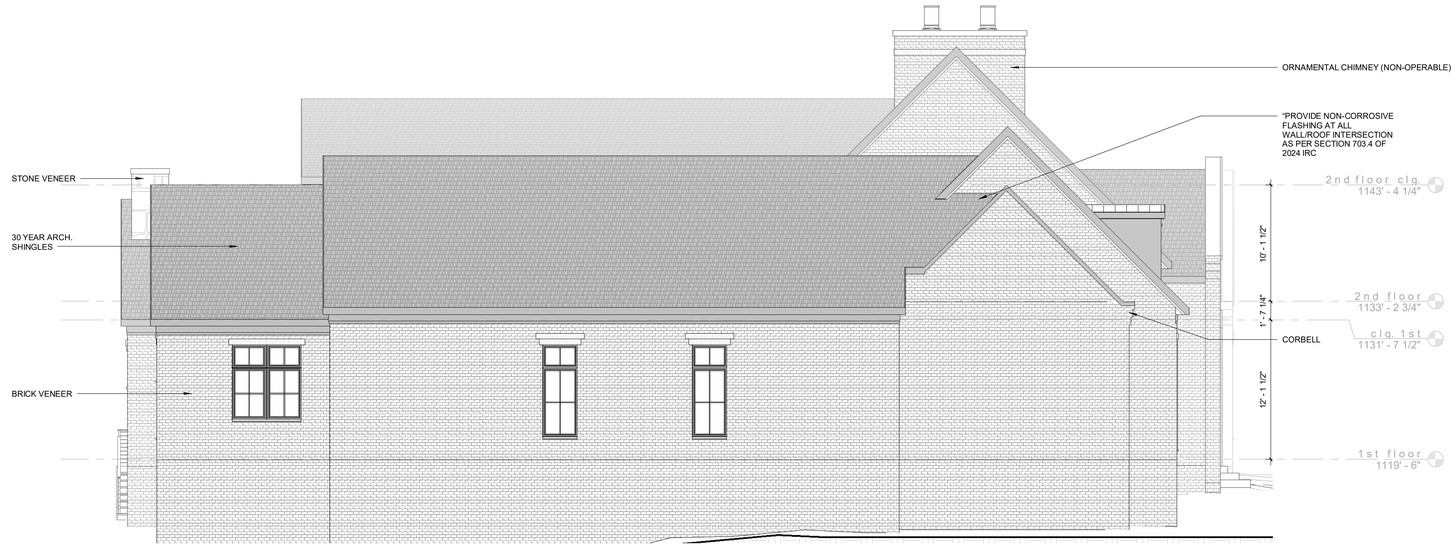
2.0

Scale: As indicated

5/20/2026 4:28:19 PM

3 Rear Elevation
scale: 3/16" = 1'-0"

2 Left Elevation
scale: 3/16" = 1'-0"



1 Right Elevation
scale: 3/16" = 1'-0"

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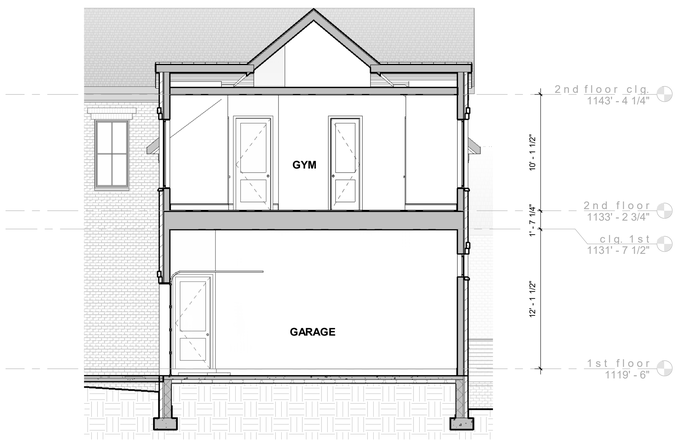
2.1

Scale 3/16" = 1'-0"

5/20/2026 4:28:22 PM

6 Section through Gym
scale: 3/16" = 1'-0"

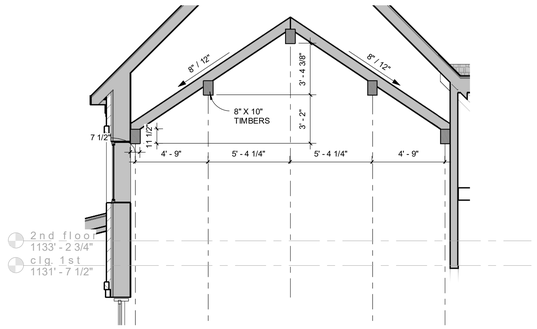


3 Section through Kitchen, Pantry and Bedroom 2
scale: 3/16" = 1'-0"

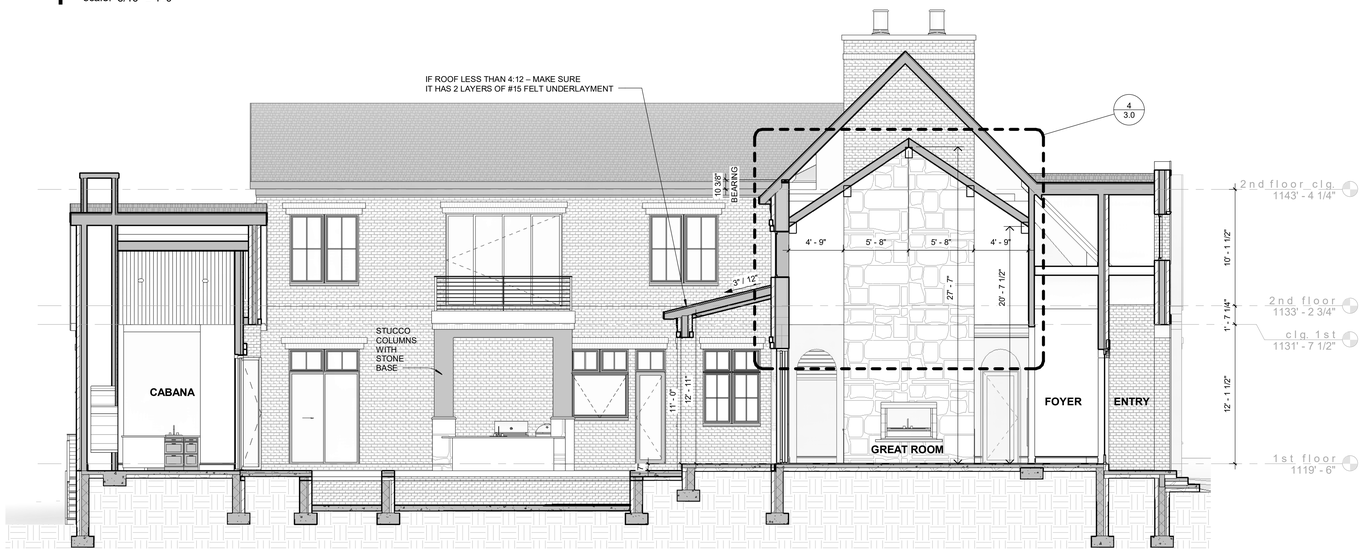
5 Section through Primary Suite 2
scale: 3/16" = 1'-0"

2 Section through primary suite
scale: 3/16" = 1'-0"

4 Great Room Ceiling Dtl.
scale: 1/4" = 1'-0"



1 Section through Great room and Central Courtyard
scale: 3/16" = 1'-0"



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ALPHARETTA, GA 30009

BUILDING SECTIONS

Project Number	25-020
Date	05/20/26
Drawn By	dmb
Checked By	Checker

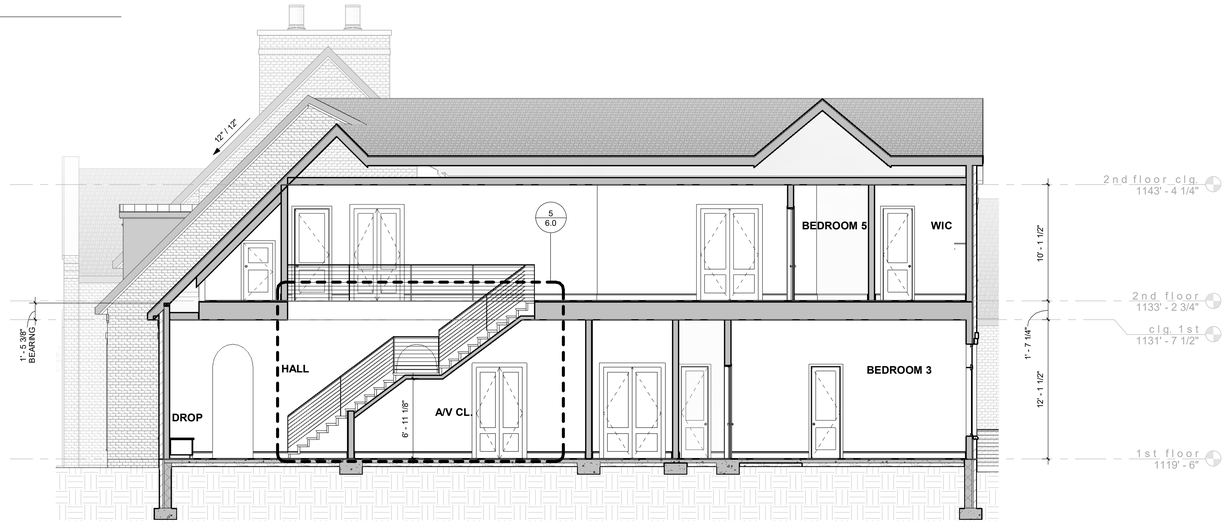
3.0

Scale: As indicated

5/20/2026 4:28:27 PM

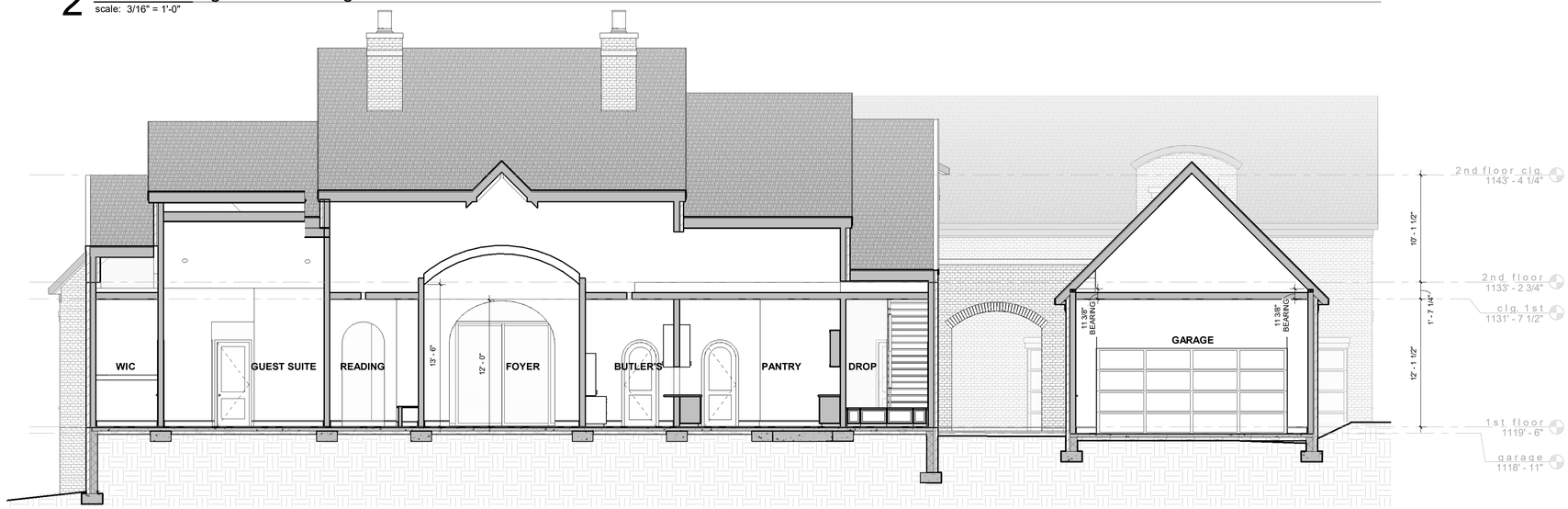
3 Section through Stair

scale: 3/16" = 1'-0"



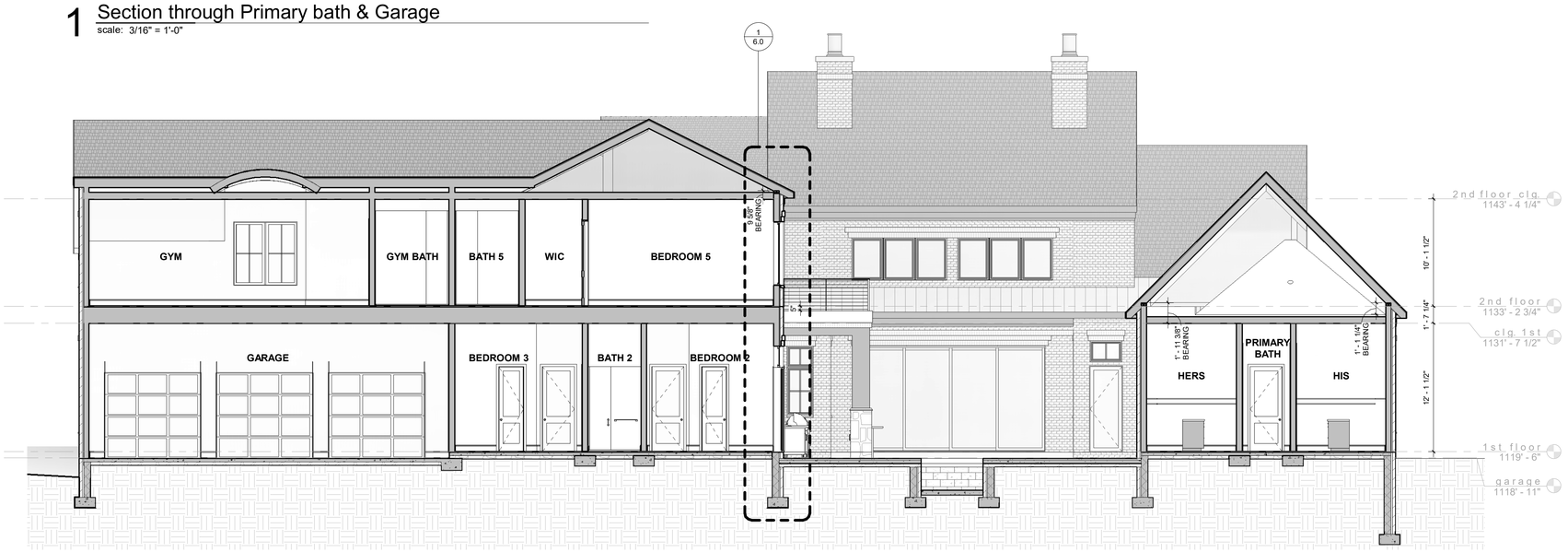
2 Section through kitchen and great room

scale: 3/16" = 1'-0"



1 Section through Primary bath & Garage

scale: 3/16" = 1'-0"



db

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ALPHARETTA, GA 30009

BUILDING SECTIONS

Project Number	25-020
Date	05/20/26
Drawn By	dmb
Checked By	Checker

3.1

Scale 3/16" = 1'-0"

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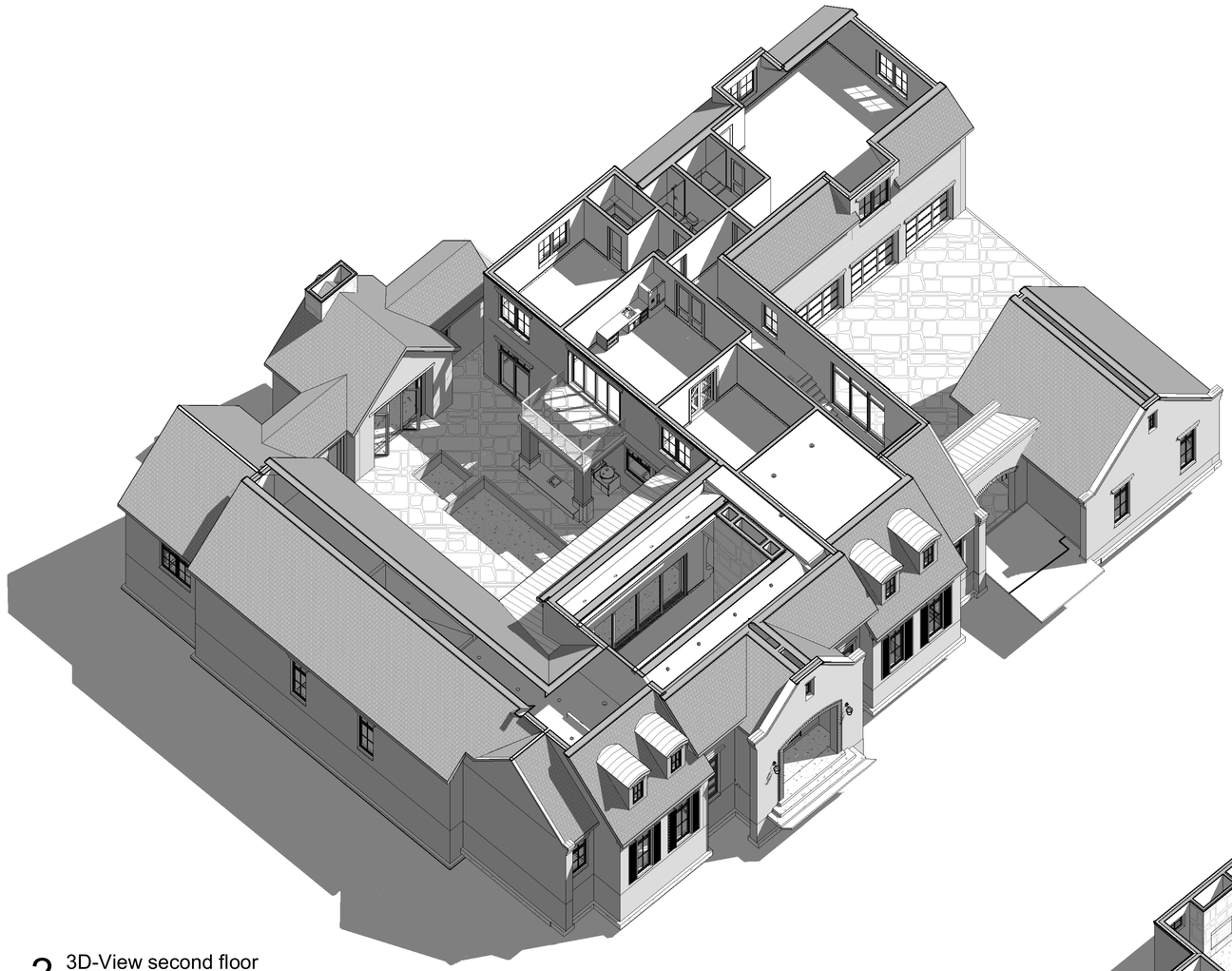

2 3D-View second floor
scale:

1 3D-View first floor
scale:

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05.20.26
ARCHITECT

CONSULTANTS

204 MARIETTA STREET

ALPHARETTA, GA 30009

3D VIEWS

Project Number	25-020
Date	05/20/26
Drawn By	dmb
Checked By	Checker

4.0

Scale

5/20/2026 4:28:40 PM

1 TABLE R602.3(1) FASTENING SCHEDULE

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

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [A,B,C]	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4 - 8D BOX (2 1/2" X 0.113"); OR 3 - 8D COMMON (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4 - 8D BOX (2 1/2" X 0.113"); OR 3 - 8D COMMON (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2) AND TABLE R802.5.2)	4 - 10D BOX (3" X 0.128"); OR 3 - 16D COMMON (3 1/2" X 0.162"); OR 4 - 3" X 0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" X 20 GA RIDGE STRAP TO RAFTER	4 - 10D BOX (3" X 0.128"); OR 3 - 10D COMMON (3" X 0.148"); OR 4 - 3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 3 - 10D COMMON NAILS (3" X 0.148"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2X RIDGE BEAM	4 - 16D BOX NAILS (3 1/2" X 0.135"); OR 3 - 10D COMMON NAILS (3" X 0.148"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	TOE NAIL
		3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162")	24" O.C. FACE NAIL
		10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3 1/2" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16D BOX (3 1/2" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5 - 8D BOX (2 1/2" X 0.113"); OR 4 - 8D COMMON (2 1/2" X 0.131"); OR 4 - 10D BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
		10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 12 - 16D BOX NAILS (3 1/2" X 0.135"); OR 12 - 10D BOX (3" X 0.128"); OR 12 - 3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
		16D BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT (BRACED WALL PANEL)	3 - 16D BOX (3 1/2" X 0.135"); OR 2 - 16D COMMON (3 1/2" X 0.162"); OR 4 - 3" X 0.131" NAILS	TOE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 4 - 8D COMMON (2 1/2" X 0.131"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	TOE NAIL
		3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3 - 10D BOX (3" X 0.128"); OR 2 - 16D COMMON (3 1/2" X 0.162"); OR 4 - 3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 2 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 2 - 10D BOX (3" X 0.128"); OR 2 STAPLES 1 3/4"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 2 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 2 - 10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON (2 1/2" X 0.131"); OR 4 - 10D BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA, 1 3/4" LONG	
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	4 - 8D BOX NAILS (2 1/2" X 0.113")	4" O.C. TOE NAIL
		3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162")	FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS, OR 4 - 3" X 14 GA STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	2 - 20D COMMON (4" X 0.192")	FACE NAIL
		3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	FACE NAIL
		AND: 2 - 20D COMMON (4" X 0.192"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	FACE NAIL
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4 - 16D BOX NAILS (3 1/2" X 0.135"); OR 3 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2 - 10D BOX NAILS (3" X 0.128"), OR 2 - 8D COMMON (2 1/2" X 0.131"); OR 2 - 3" X 0.131" NAILS	EACH END, TOE NAIL

WOOD STRUCTURAL PANELS AND WALL SHEATHING				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [A,B,C]	EACH END, TOE NAIL	
			EDGES (INCHES)[H]	INTERMEDIATE SUPPORT [C,E] (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANELE XTERIOR WALL SHEATHING TO WALL FRAMING]				
30	3/8" - 1/2"	6D COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL)[I] 8D COMMON (2 1/2" X 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)[J]	6	12[F]
31	19/32" - 1"	8D COMMON (2 1/2" X 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)[J]	6	12[F]
32	1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D (2 1/2" X 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING [G]				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/4" LONG 16 GA STAPLE WITH 7/16" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/2" LONG 16 GA STAPLE WITH 7/16" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING [D]	1 3/4" GALVANIZED ROOFING NAIL; OR STAPLE GALVANIZED 1 1/2" LONG; OR 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING [D]	1 3/4" GALVANIZED ROOFING NAIL; OR STAPLE GALVANIZED 1 5/8" LONG; OR 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6D DEFORMED (2" X 0.120") NAIL; OR 8D COMMON (2 1/2" X 0.131")	6	12
38	7/8" - 1"	8D DEFORMED (2 1/2" X 0.120") NAIL; OR 8D COMMON (2 1/2" X 0.131")	6	12
39	1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D DEFORMED (2 1/2" X 0.120")	6	12

FOR SI: 1 INCH = 25.4mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s; 1 ksi = 6.895 MPa

A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELDING STRENGTHS AS SHOWN: 80ksi FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 ksi FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16 INCH ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

D. FOUR-FOOT BY 8-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

F. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 mph AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 mph OR GREATER BUT LESS THAN 140 mph.

G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.

H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

J. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATION IN ASTM F1667.

db

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038483
REGISTERED ARCHITECT
05-20-26
ARCHITECT

CONSULTANTS

204 MARIETTA STREET
ALPHARETTA, GA 30009

GENERAL / STRUCTURAL NOTES

Project Number	25-020
Date	05/20/26
Drawn By	Author
Checked By	Checker

GN3

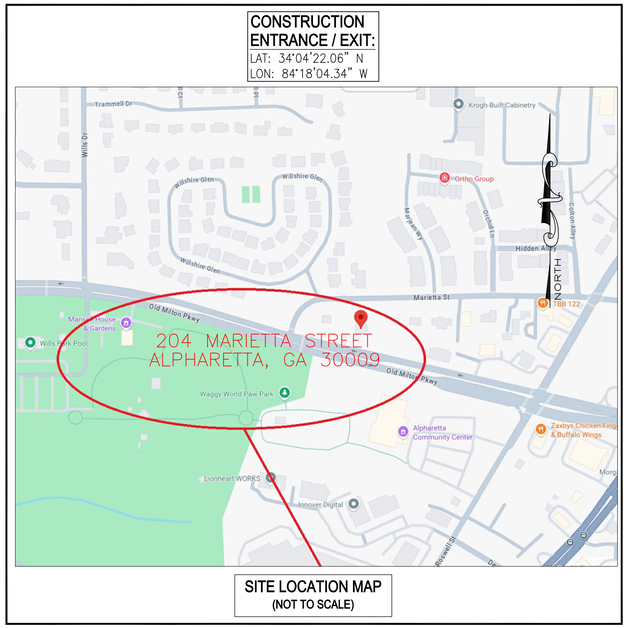
Scale 1/4" = 1'-0"

5/20/2026 4:29:00 PM

KEY SHEET INDEX:

C1.0: COVER SHEET
C2.0: NOTES
C3.0: EXISTING CONDITIONS SURVEY
C4.0: DEMOLITION PLAN
C5.0: EROSION CONTROL & GRADING
C6.0: LOT COVERAGE DETAILS
C7.0: STORMWATER MGMT. PLAN
C8.0: STORMWATER MGMT. DETAILS
C9.0: STORMWATER MGMT. DETAILS
C10.0: SOIL INFILTRATION DATA
C11.0: TREE PROTECTION PLAN
C12.0: BMP DETAILS
C13.0: BMP DETAILS
C14.0: STANDARD DETAILS
C15.0: STANDARD DETAILS

DEVELOPMENT PLANS FOR:
RESIDENTIAL CONSTRUCTION PROJECT
204 MARIETTA STREET,
CITY OF ALPHARETTA, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION,
FULTON COUNTY
TAX PARCEL ID: 12 258306940031



SITE LOCATION MAP
(NOT TO SCALE)

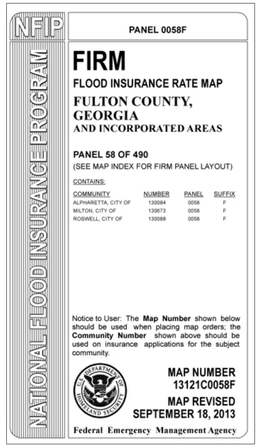
FLOOD HAZARD NOTE:

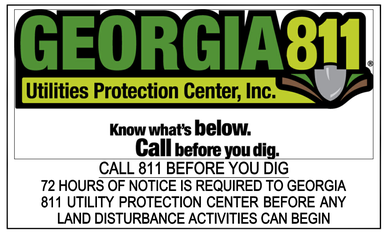
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID __13121C0058F__ EFFECTIVE DATE: __09/18/2013__ ZONE: __X__.

- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
- ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.





GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000065549
ISSUED: 01/27/2024 EXPIRES: 01/27/2027

24-HOUR CONTACT:
MIKE RIVERS
CELL: (678) 646-7294

NAME AND CONTACT INFO OF DEVELOPER:
ELAN LUXURY HOMES
MIKE RIVERS
2870 PEACHTREE RD # 626
ATLANTA, GA 30305
(678) 646-7294
mike@elanluxuryhomes.com

NAME AND CONTACT INFO OF ARCHITECT:
DIANA BOLIVAR
(704) 622-8895
d1rchitect@gmail.com

NAME AND ADDRESS OF OWNER:
PROVIDENCE PARTNERS GROUP LLC
4125 ATLANTA ROAD SOUTHEAST #200
SMYRNA, GA, 30080

PROPERTY IS ZONED DT-R (CITY OF ALPHARETTA)

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

LANDSCAPE BUFFERS:
FRONT: 10'
SIDE (RIGHT): 10'
SIDE (LEFT): 5'
REAR (LEFT): 20'

UTILITY EASEMENTS:
FRONT: 15'

MAX. LOT COVERAGE (ENTIRE LOT): 50%
MAX. LOT COVERAGE (PRINCIPAL BUILDING): 25%
MAX. BUILDING HEIGHT: 3 STORIES / 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DIRT VOLUME STATEMENT:

TOTAL OF GROSS CUBIC YARDS OF CUT: 10
TOTAL OF GROSS CUBIC YARDS OF FILL: 10
EXCESS OF SOIL TO BE HAULED OFF.

SITE AREA DATA:

TRACT 2 TOTAL LAND AREA:
26,631 SF / 0.611 AC

ALLOWABLE LOT COVERAGE AREA (FOR PRINCIPAL BUILDING):
6,657 SF / 0.153 AC / 25%

ALLOWABLE LOT COVERAGE AREA (FOR ENTIRE LOT):
13,315 SF / 0.306 AC / 50%

EXISTING LOT COVERAGE AREA (FOR PRINCIPAL BUILDING):
2,062 SF / 0.047 AC / 7.7%

EXISTING LOT COVERAGE AREA (FOR ENTIRE LOT):
4,591 SF / 0.105 AC / 17.2%

PROPOSED LOT COVERAGE AREA (FOR PRINCIPAL BUILDING):
7,500 SF / 0.172 AC / 28.2%

PROPOSED LOT COVERAGE AREA (FOR ENTIRE LOT):
12,741 SF / 0.292 AC / 47.8%

PROPOSED DISTURBED AREA:
25,200 SF / 0.579 AC

SCOPE OF WORK:

THE PURPOSE OF THIS SITE PLAN IS FOR USE IN ACQUIRING PERMITS TO BUILD A RESIDENTIAL HOME.

THE EXISTING HOME SHALL BE COMPLETELY DEMOLISHED AND REMOVED.

A NEW RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED ALONG WITH A DETACHED GARAGE, DRIVEWAY, PORCHES, SWIMMING POOL AND RETAINING WALLS.

NEW PERMANENT STORMWATER BMPs SHALL BE INSTALLED TO MITIGATE THE RUNOFF FROM THE PROPOSED CONSTRUCTION. SEE THE STORMWATER PLAN HEREIN AND THE HYDROLOGY REPORT WHICH IS A SEPARATE DOCUMENT.

SANITARY SEWER & WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY.

FOR TREE ASSESSMENTS, PRESCRIPTIONS, DENSITY CALCULATIONS AND REPLANTING PLANS PLEASE REFER TO PLANS AND DOCUMENTS PREPARED BY ARBORIST & LANDSCAPE ARCHITECT.

EROSION CONTROL BMPs AND TREE PROTECTION MEASURES TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

APPLICABLE CODES:

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC) WITH GEORGIA AMENDMENTS
- 2023 NATIONAL ELECTRICAL CODE (NEC) WITH GEORGIA AMENDMENTS

CONSTRUCTION SCHEDULE (APPROX. START DATE MAY 2026)

LEGEND
MONTH [X X X X] = 4 WEEKS

	1ST MONTH	2ND MONTH	3RD MONTH	4TH MONTH	5TH MONTH	6TH MONTH	7TH MONTH
INSTALL & MAINTAIN EROSION CONTROL	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X
CLEARING & GRUBBING	X X						
GRADING	X X	X X X X	X X (INSTALL TEMP VEGETATION WITHIN 14 DAYS AFTER GRADING)				
TEMP VEGETATION			X X (WITHIN 14 DAYS AFTER GRADING)				
INSTALL UTILITIES			X X	X X X X			
BUILDING CONSTRUCTION		X X X X	X X X X	X X X X	X X X X	X X X X	X X X X
PAVEMENT/DRIVEWAY						X X X X	
PERMANENT VEGETATION					X X X X	X X X X	X X X X

CLEARING/GRUBBING WILL NOT BEGIN AT THE SAME TIME AS OR BEFORE INITIAL PERIMETER & SEDIMENT STORAGE BMPs.

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

SURVEY LAND EXPRESS
24 Lenox Pointe
Atlanta, GA 30324
(404) 252-5747
www.SurveyLandExpress.com

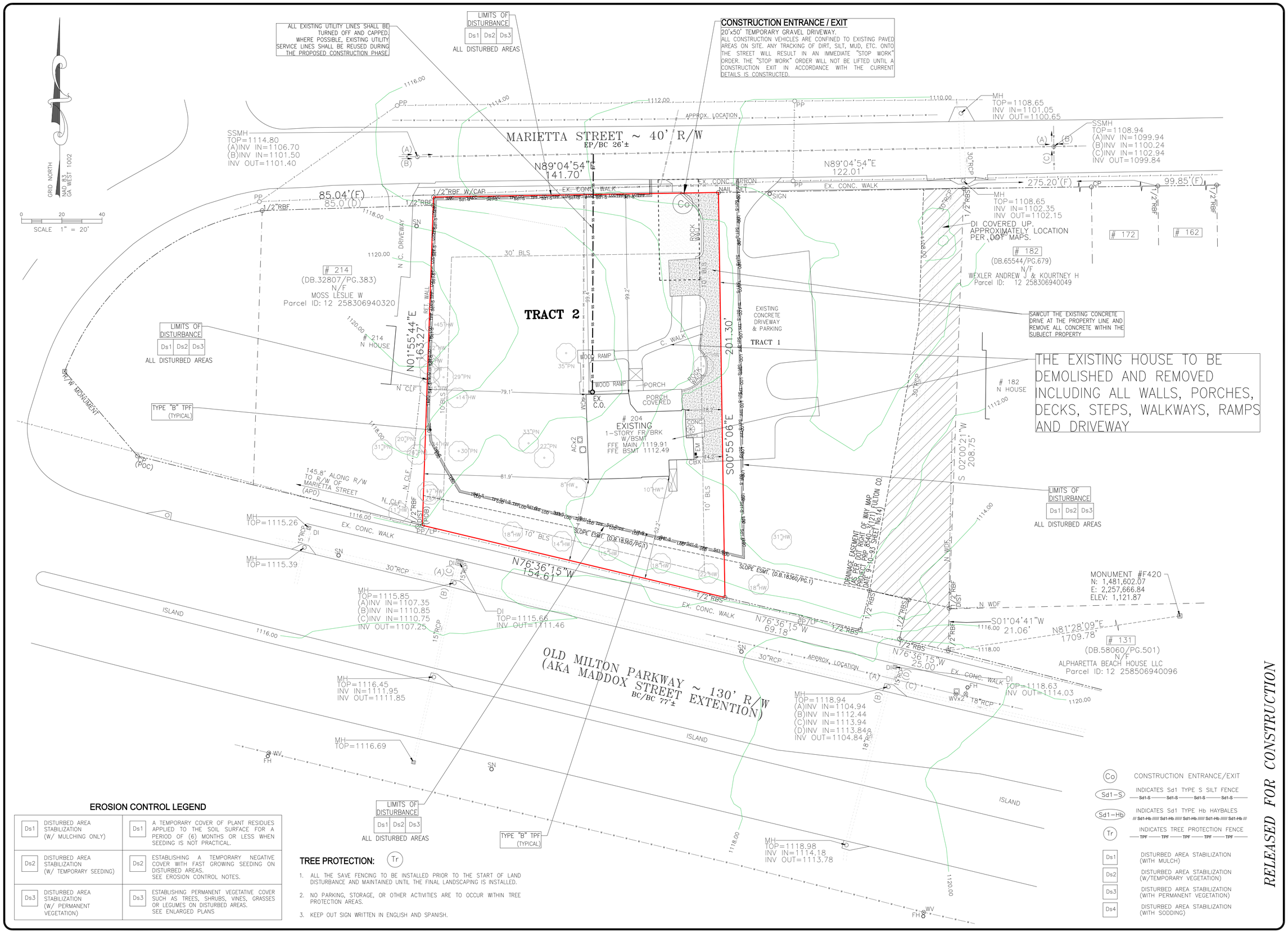
Project No.	20251253
Design By:	SM
Drawn By:	SM & LW
Checked By:	ES
Date:	04/17/2026
Scale:	N/A

No	Revision	Date

ELAN LUXURY HOMES
MIKE RIVERS
PHONE: (678) 646-7294
EMAIL: mike@elanluxuryhomes.com

COVER SHEET
204 MARIETTA PROJECT
204 MARIETTA STREET,
CITY OF ALPHARETTA, FULTON COUNTY, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION

Drawing No.
C1.0



EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN WRITTEN IN ENGLISH AND SPANISH.

Co	CONSTRUCTION ENTRANCE/EXIT
Sd1–S	INDICATES Sd1 TYPE S SILT FENCE
Sd1–Hb	INDICATES Sd1 TYPE Hb HAYBALES
Tr	INDICATES TREE PROTECTION FENCE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR STEVE A. STEPANOV

SURVEY LAND EXPRESS
24 Lenox Pointe
Atlanta, GA 30324
(404) 252-5747
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Project No.	20251253
Design By:	SM
Drawn By:	SM & LW
Checked By:	ES
Date:	04/17/2026
Scale:	1" = 20'

No	Revision	Date

ELAN LUXURY HOMES
MIKE RIVERS
PHONE: (678) 646-7294
EMAIL: mike@elanluxuryhomes.com

DEMOLITION PLAN
204 MARIETTA PROJECT
204 MARIETTA STREET,
CITY OF ALPHARETTA, FULTON COUNTY, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION

Drawing No.
C4.0

EXIST. FFE MAIN: 1119.9
PROP. FFE MAIN: 1116.5

GRID NORTH
NAD 83
GA WEST 1002

0 20 40
SCALE 1" = 20'

LIMITS OF DISTURBANCE
Ds1 Ds2 Ds3
ALL DISTURBED AREAS

CONSTRUCTION ENTRANCE / EXIT
20'x50' TEMPORARY GRAVEL DRIVEWAY.
ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAILS IS CONSTRUCTED.

MARIETTA STREET ~ 40' R/W
EP/BC 26'±
APPROX. LOCATION

SSMH
TOP=1114.80
(A)INV IN=1106.70
(B)INV IN=1101.50
INV OUT=1101.40

MH
TOP=1108.65
INV IN=1101.05
INV OUT=1100.65

SSMH
TOP=1108.94
(A)INV IN=1099.94
(B)INV IN=1100.24
(C)INV IN=1102.94
INV OUT=1099.84

N89°04'54"E
141.70'

N89°04'54"E
122.01'

85.04'(F)
85.0'(D)

275.20'(F)

99.85'(F)

PROP.
TW:1116.8
BW:1115.0 (HIGH)
BW:1113.0 (LOW)

PROP.
TW:1115.0
BW:1112.0

PROP.
TW:1118.5
BW:1114.0

PROP.
TW:1120.5
BW:1115.0

214
(DB.32807/PG.383)
N/F
MOSS LESLIE W
Parcel ID: 12 258306940320

PROP.
TW:1115.0
BW:1112.0

PROP.
TW:1116.0
BW:1114.0 (HIGH)
BW:1112.5 (LOW)

EXISTING CONCRETE DRIVEWAY & PARKING

TRACT 1

TRACT 2
#204
PROPOSED
2-STORY RESIDENCE
FFE MAIN: 1116.5
FFE GAR: 1116.0

2-CAR GARAGE
3-CAR GARAGE
COVERED TERR.
POOL
POOL DECK
SPA
CABANA
BATH
ENTRY
STEPS
WALKWAY
DRIVEWAY
4.0% SLOPE
PORTE-COCHERE
MOTOR COURT

15' UTILITY ESMT.
10' LANDSCAPE ESMT.
20' LANDSCAPE ESMT.
SLOPE ESMT. (D.B.18360/PG.1)
10' LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
RET. WALL
EX. CONC. WALK
EX. CONC. APRON
EX. CONC. DRIVEWAY
30' BLS
10' BLS

N01°55'44"E
163.27'

S00°55'06"E
201.30'

N76°36'15"W
154.61'

N76°36'15"W
69.18'

N76°36'15"W
25.00'

S 02°00'21"W
208.75'

S01°04'41"W
21.06'

N81°28'09"E
1709.78'

214
N HOUSE

182
N HOUSE

182
(DB.65544/PG.679)
N/F
WEXLER ANDREW J & KOURTNEY H
Parcel ID: 12 258306940049

172

162

DI COVERED UP.
APPROXIMATELY LOCATION
PER DOT MAPS.

PROP.
TW:1120.5
BW:1118.0 (HIGH)
BW:1115.5 (LOW)

PROP.
TW:1116.0
BW:1114.5 (HIGH)
BW:1112.1 (LOW)

PROP.
TW:1116.5
BW:1115.5 (HIGH)
BW:1113.0 (LOW)

PROP.
TW:1116.5
BW:1115.8

PROP.
TW:1116.5
BW:1115.2 (HIGH)
BW:1113.3 (LOW)

TYPE "B" TPF
(TYPICAL)

LIMITS OF DISTURBANCE
Ds1 Ds2 Ds3
ALL DISTURBED AREAS

145.8' ALONG R/W TO R/W OF MARIETTA STREET (APD)

MH
TOP=1115.26

MH
TOP=1115.39

MH
TOP=1115.85
(A)INV IN=1107.35
(B)INV IN=1110.85
(C)INV IN=1110.75
INV OUT=1107.25

DI
TOP=1115.66
INV OUT=1111.46

MH
TOP=1116.45
INV IN=1111.95
INV OUT=1111.85

MH
TOP=1116.69

MH
TOP=1118.98
INV IN=1114.18
INV OUT=1113.78

MH
TOP=1118.94
(A)INV IN=1104.94
(B)INV IN=1112.44
(C)INV IN=1113.94
(D)INV IN=1113.84
INV OUT=1104.84

DI
TOP=1118.63
INV OUT=1114.03

OLD MILTON PARKWAY ~ 130' R/W
(AKA MADDOX STREET EXTENTION)
BC/BC 77'±

DRAINAGE EASEMENT
(PER DOT RIGHT OF WAY MAP
PROJECT PRP 8540-1-21)
DATED 5-10-93 SHEET No.14)

MONUMENT #F420
N: 1,481,602.07
E: 2,257,666.84
ELEV: 1,121.87

131
(DB.58060/PG.501)
N/F
ALPHARETTA BEACH HOUSE LLC
Parcel ID: 12 258506940096

ISLAND

N WDF

S WDF

30"RCP

18"RCP

15"RCP

12"RCP

1/2"RBF

1/2"RBS

1/2"RBF W/CAP

NAIL SET

SIGN

FLOW

FH

WV

WVx2

SN

DI

CP

PP

PP/LP

(POC)

TYPE "B" TPF
(TYPICAL)

GRADED SLOPES SHALL NOT EXCEED 3H : 1V

100
INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN WRITTEN IN ENGLISH AND SPANISH.

(Co) CONSTRUCTION ENTRANCE/EXIT
(Sd1-S) INDICATES Sd1 TYPE S SILT FENCE — Sd1-S — Sd1-S — Sd1-S — Sd1-S
(Sd1-Hb) INDICATES Sd1 TYPE Hb HAYBALES /// Sd1-Hb ////// Sd1-Hb ////// Sd1-Hb ////// Sd1-Hb ///
(Tr) INDICATES TREE PROTECTION FENCE — TPF — TPF — TPF — TPF — TPF

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR STEVE A. STEPANOV

SURVEY LAND EXPRESS
24 Lenox Pointe
Atlanta, GA 30324
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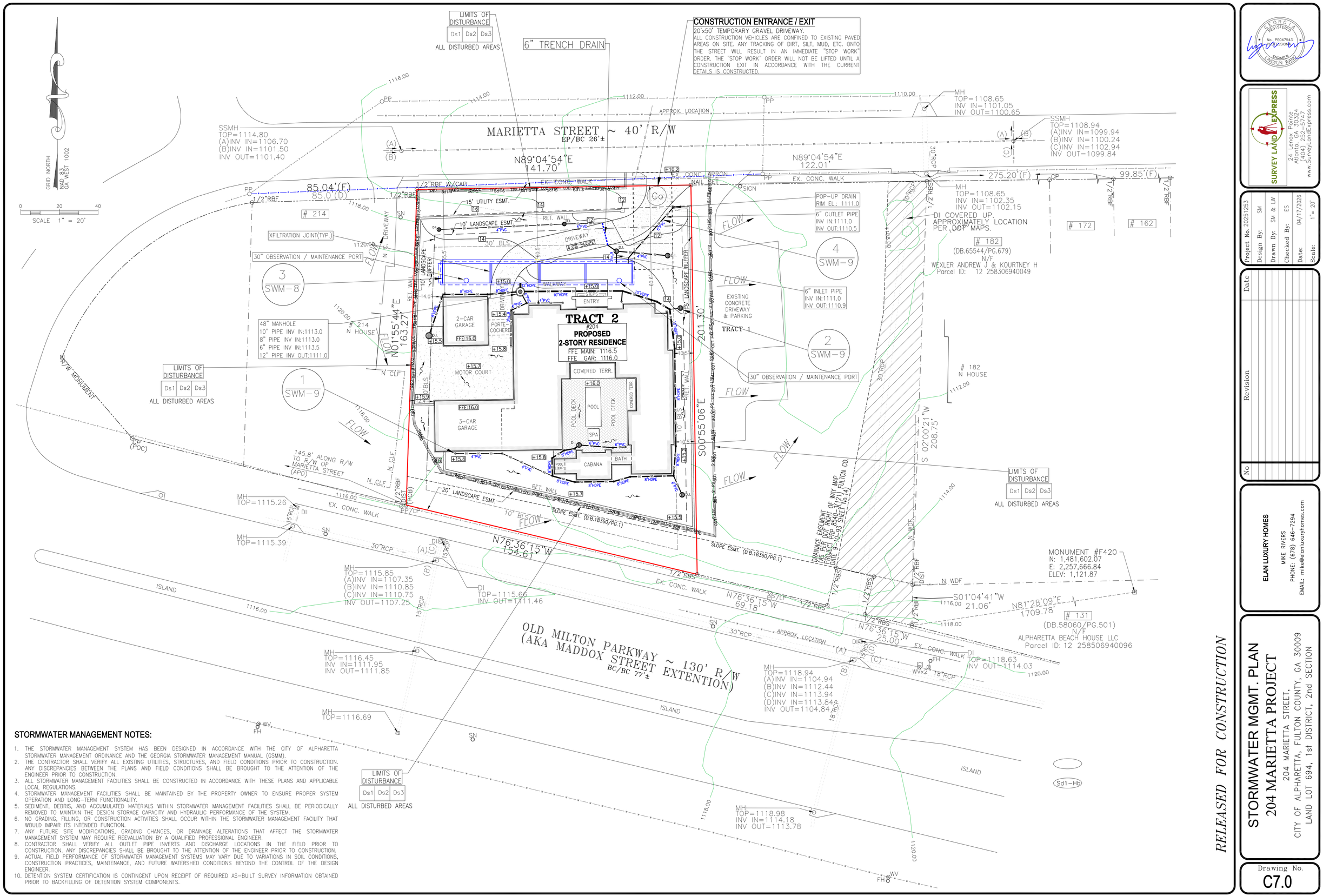
No	Revision	Date

ELAN LUXURY HOMES
MIKE RIVERS
PHONE: (678) 646-7294
EMAIL: mike@elanluxuryhomes.com

EROSION CONTROL & GRADING
204 MARIETTA PROJECT
204 MARIETTA STREET,
CITY OF ALPHARETTA, FULTON COUNTY, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION

Drawing No.
C5.0



STORMWATER MANAGEMENT NOTES:

1. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF ALPHARETTA STORMWATER MANAGEMENT ORDINANCE AND THE GEORGIA STORMWATER MANAGEMENT MANUAL (GSMM).
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE LOCAL REGULATIONS.
4. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE PROPER SYSTEM OPERATION AND LONG-TERM FUNCTIONALITY.
5. SEDIMENT, DEBRIS, AND ACCUMULATED MATERIALS WITHIN STORMWATER MANAGEMENT FACILITIES SHALL BE PERIODICALLY REMOVED TO MAINTAIN THE DESIGN STORAGE CAPACITY AND HYDRAULIC PERFORMANCE OF THE SYSTEM.
6. NO GRADING, FILLING, OR CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE STORMWATER MANAGEMENT FACILITY THAT WOULD IMPAIR ITS INTENDED FUNCTION.
7. ANY FUTURE SITE MODIFICATIONS, GRADING CHANGES, OR DRAINAGE ALTERATIONS THAT AFFECT THE STORMWATER MANAGEMENT SYSTEM MAY REQUIRE REEVALUATION BY A QUALIFIED PROFESSIONAL ENGINEER.
8. CONTRACTOR SHALL VERIFY ALL OUTLET PIPE INVERTS AND DISCHARGE LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
9. ACTUAL FIELD PERFORMANCE OF STORMWATER MANAGEMENT SYSTEMS MAY VARY DUE TO VARIATIONS IN SOIL CONDITIONS, CONSTRUCTION PRACTICES, MAINTENANCE, AND FUTURE WATERSHED CONDITIONS BEYOND THE CONTROL OF THE DESIGN ENGINEER.
10. DETENTION SYSTEM CERTIFICATION IS CONTINGENT UPON RECEIPT OF REQUIRED AS-BUILT SURVEY INFORMATION OBTAINED PRIOR TO BACKFILLING OF DETENTION SYSTEM COMPONENTS.

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE047543 PROFESSIONAL ENGINEER LONGYLIN WANG

SURVEY LAND EXPRESS
24 Lenox Pointe
Atlanta, GA 30324
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www.SurveyLandExpress.com

Project No.	20251253
Design By:	SM
Drawn By:	SM & LW
Checked By:	ES
Date:	04/17/2026
Scale:	1" = 20'

No	Revision	Date

ELAN LUXURY HOMES
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STORMWATER MGMT. PLAN
204 MARIETTA PROJECT
204 MARIETTA STREET,
CITY OF ALPHARETTA, FULTON COUNTY, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION

Drawing No.
C7.0

REFER TO ARBORIST'S REPORT & LANDSCAPE PLANS BY OTHERS

TREE PROTECTION FENCE IS REQUIRED AROUND FULL LIMITS OF DISTURBANCE PER CITY REQUIREMENTS

ARBORIST MUST BE PRESENT TO ROOT PRUNE WHEN SILT FENCE IS INSTALLED

NO IMPACTS TO CRZS UNLESS EXPLICITLY STATED

REFER TO SHEET TREE PROTECTION PLAN FOR ALL PERTINENT TREE INFORMATION

GRID NORTH
NAD 83
GA WEST 1002

0 20 40
SCALE 1" = 20'

LIMITS OF DISTURBANCE

CONSTRUCTION ENTRANCE / EXIT
20'x50' TEMPORARY GRAVEL DRIVEWAY.
ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAILS IS CONSTRUCTED.

TREE SAVE STATUS:
X INDICATES TREE TO BE REMOVED

MARIETTA STREET ~ 40' R/W
EP/BC 26'±

N89°04'54"E 141.70'
N89°04'54"E 122.01'
85.04'(F) 85.0'(D)
275.20'(F)
99.85'(F)

MH TOP=1108.65 INV IN=1101.05 INV OUT=1100.65
SSMH TOP=1108.94 (A)INV IN=1099.94 (B)INV IN=1100.24 (C)INV IN=1102.94 INV OUT=1099.84
MH TOP=1108.65 INV IN=1102.35 INV OUT=1102.15
DI COVERED UP. APPROXIMATELY LOCATION PER DOT MAPS.

214 (DB.32807/PG.383) N/F MOSS LESLIE W Parcel ID: 12 258306940320
182 (DB.65544/PG.679) N/F WEXLER ANDREW J & KOURTNEY H Parcel ID: 12 258306940049
172
162
131
214 N HOUSE
182 N HOUSE

TRACT 2
#204
PROPOSED 2-STORY RESIDENCE
FFE MAIN: 1116.5
FFE GAR: 1116.0
TRACT 1
EXISTING CONCRETE DRIVEWAY & PARKING

N01°55'44"E 163.27'
S00°55'06"E 201.30'
S 02°00'21"W 208.75'
N76°36'15"W 154.61'
S01°04'41"W 21.06'
N76°36'15"W 25.00'

2-CAR GARAGE
3-CAR GARAGE
PORTE-COCHERE
MOTOR COURT
COVERED TERR.
POOL
POOL DECK
SPA
CABANA
BATH
WALKWAY
STEPS
ENTRY
DRIVEWAY
10' LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
10' LANDSCAPE ESMT.
15' UTILITY ESMT.
20' LANDSCAPE ESMT.
RET. WALL
30' BLS
10' BLS
SLOPE ESMT. (D.B.18360/PG.1)
DRAINAGE EASEMENT (PER PLAT BOOK 63 PAGE 107 PROJECT PPP DATED 9-10-93 SHEET (21) No.14)
EX. CONC. APRON
EX. CONC. WALK
NAIL SET
SIGN
N. C. DRIVEWAY
N. WDF
ISLAND
APPROX. LOCATION
OLD MILTON PARKWAY (AKA MADDOX STREET EXTENTION) ~ 130' R/W BC/BC 77'±
MARIETTA STREET ~ 40' R/W MONUMENT
POC
145.8' ALONG R/W OF MARIETTA STREET (APC)
EX. CONC. WALK
WXZ 18"RCP
FH

MH TOP=1115.26
MH TOP=1115.39
MH TOP=1115.85 (A)INV IN=1107.35 (B)INV IN=1110.85 (C)INV IN=1110.75 INV OUT=1107.25
DI TOP=1115.66 INV OUT=1111.46
MH TOP=1116.45 INV IN=1111.95 INV OUT=1111.85
MH TOP=1118.94 (A)INV IN=1104.94 (B)INV IN=1112.44 (C)INV IN=1113.94 (D)INV IN=1113.84 INV OUT=1104.84
MH TOP=1118.98 INV IN=1114.18 INV OUT=1113.78
DI TOP=1118.63 INV OUT=1114.03

SPECIMEN #8
45" WATER OAK
TO BE REMOVED

SPECIMEN #9
35" LOBLOLLY PINE
TO BE REMOVED

SPECIMEN #5
33" LOBLOLLY PINE
TO BE REMOVED

SPECIMEN #4
31" JAPANESE SAUCER MAGNOLIA
CRZ RAD.=40.3'
CRZ IMPACT=12.3%
TREE SAVED

SPECIMEN #B2
31" LOBLOLLY PINE
CRZ RAD.=40.3'
CRZ IMPACT=9.6%
TREE SAVED

20" PINE
CRZ RAD.=26.0'
CRZ IMPACT=17.6%
TREE SAVED

SPECIMEN #7
24" WATER OAK
TO BE REMOVED

17" HW
CRZ RAD.=22.1'
CRZ IMPACT=10.6%
TREE SAVED

SPECIMEN #6
24" WATER OAK
CRZ RAD.=31.2'
CRZ IMPACT=17.5%
TREE SAVED

18" HW
CRZ RAD.=23.4'
CRZ IMPACT=13.9%
TREE SAVED

14" HW
CRZ RAD.=18.2'
CRZ IMPACT=8.4%
TREE SAVED

15" HW
CRZ RAD.=19.5'
CRZ IMPACT=12.2%
TREE SAVED

18" HW
CRZ RAD.=23.4'
CRZ IMPACT=17.2%
TREE SAVED

22" HW
CRZ RAD.=28.6'
CRZ IMPACT=19.4%
TREE SAVED

18" HW
CRZ RAD.=23.4'
CRZ IMPACT=2.2%
TREE SAVED

TYPE "B" TPF (TYPICAL)

LIMITS OF DISTURBANCE

TREE TABULATIONS

EXISTING TREE INVENTORY:

NON-SPECIMEN TREES:
8" HW x3
10" HW
12" HW
14" HW x2
15" HW x2
17" HW
18" HW x2
22" HW x2
27" PN
29" PN
30" PN
SUB TOTAL: 287"

BOUNDARY TREES:
11" HW (BOUNDARY)
18" HW (BOUNDARY)
20" PN (BOUNDARY)
26" PN (BOUNDARY)
SUB TOTAL: 75"

SPECIMEN TREES:
24" HW (SPECIMEN #6)
24" HW (SPECIMEN #7)
31" PN (SPECIMEN #4)
31" PN (SPECIMEN #B2)
33" PN (SPECIMEN #5)
35" PN (SPECIMEN #9)
45" HW (SPECIMEN #8)
SUB TOTAL: 223"

NET TOTAL: 585"

TREES TO BE REMOVED:

NON-SPECIMEN TREES:
8" HW x3
10" HW
12" HW
14" HW
15" HW
22" HW
26" PN (BOUNDARY)
29" PN
30" PN
SUB TOTAL: 182"

SPECIMEN TREES:
24" HW (SPECIMEN #7)
33" PN (SPECIMEN #5)
35" PN (SPECIMEN #9)
45" HW (SPECIMEN #8)
SUB TOTAL: 137"

NET TOTAL: 319"

TREES TO BE SAVED:

TOTAL: 266"

STANDARD DENSITY REQUIREMENT:

TOTAL SITE AREA = 0.611 ACRES
UTILITY EASEMENT = 0.040 ACRES
SITE AREA SUBJECT TO TREE DENSITY CALCULATION:
0.611 - 0.040 = 0.571 ACRES

0.571 ACRES x 130 INCHES PER ACRE = 74 INCHES REQUIRED FOR PRESERVATION

75 [SDF] - 266 [EDF] = (-)191 [RDF]

THE PROPOSED DEVELOPMENT CAUSES THE PROJECT SITE TO FALL BELOW THE MINIMUM REQUIRED DENSITY

NOTES FOR ARBORIST:

1. ALL WORK PERFORMED WITHIN THE CRITICAL ROOT ZONE OF ANY SPECIMEN TREE IS TO BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
2. THE PROJECT ARBORIST IS TO BE PRESENT AT TREE SAVE INSPECTION DURING THE SITE INITIATION PROCESS. THE PROJECT ARBORIST SHALL BE IN COORDINATION WITH THE CITY INSPECTOR THROUGHOUT THE COURSE OF THE PROJECT.
3. AN ARBORIST REPORT IS TO BE PROVIDED TO THE CITY LAND DISTURBANCE INSPECTOR PRIOR TO CLOSING OUT THE ENG PERMIT.
4. ALL SPECIMEN AND BOUNDARY TREE ROOTS ENCOUNTERED WITHIN THE APPROVED LIMITS OF DISTURBANCE THAT ARE ½ INCH OR GREATER SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
5. A TREE CARE PLAN DEVELOPED BY AN ISA CERTIFIED ARBORIST TO OFFSET THE IMPACTS OF CONSTRUCTION IS REQUIRED AND SHALL INCLUDE AT A MINIMUM THE BASIC RECOMMENDATIONS FOUND IN THE ARBORIST GUIDANCE DOCUMENT. THIS PLAN SHALL BE PROVIDED TO THE LAND DEVELOPMENT INSPECTOR AT TIME OF SITE OPENING ALONG WITH PROOF OF PREPAYMENT FOR THIS PLAN.
6. FOR ASSESSMENTS, PRESCRIPTIONS, DENSITY CALCULATIONS AND REPLANTING PLANS PLEASE REFER TO PLANS AND DOCUMENTS PREPARED BY ARBORIST & LANDSCAPE ARCHITECT.

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN WRITTEN IN ENGLISH AND SPANISH.

Co CONSTRUCTION ENTRANCE/EXIT
Sd1-S INDICATES Sd1 TYPE S SILT FENCE — Sd1-S — Sd1-S — Sd1-S — Sd1-S
Sd1-Hb INDICATES Sd1 TYPE Hb HAYBALES /// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///// Sd1-Hb ///
Tr INDICATES TREE PROTECTION FENCE — TPF — TPF — TPF — TPF — TPF
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

RELEASED FOR CONSTRUCTION

GEORGE STEVEN PATTON 3194 PROFESSIONAL LAND SURVEYOR STEVE A. STEPATOV

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Project No. 20251253
Design By: SM
Drawn By: SM & LW
Checked By: ES
Date: 04/17/2026
Scale: 1" = 20'

No	Revision	Date

ELAN LUXURY HOMES
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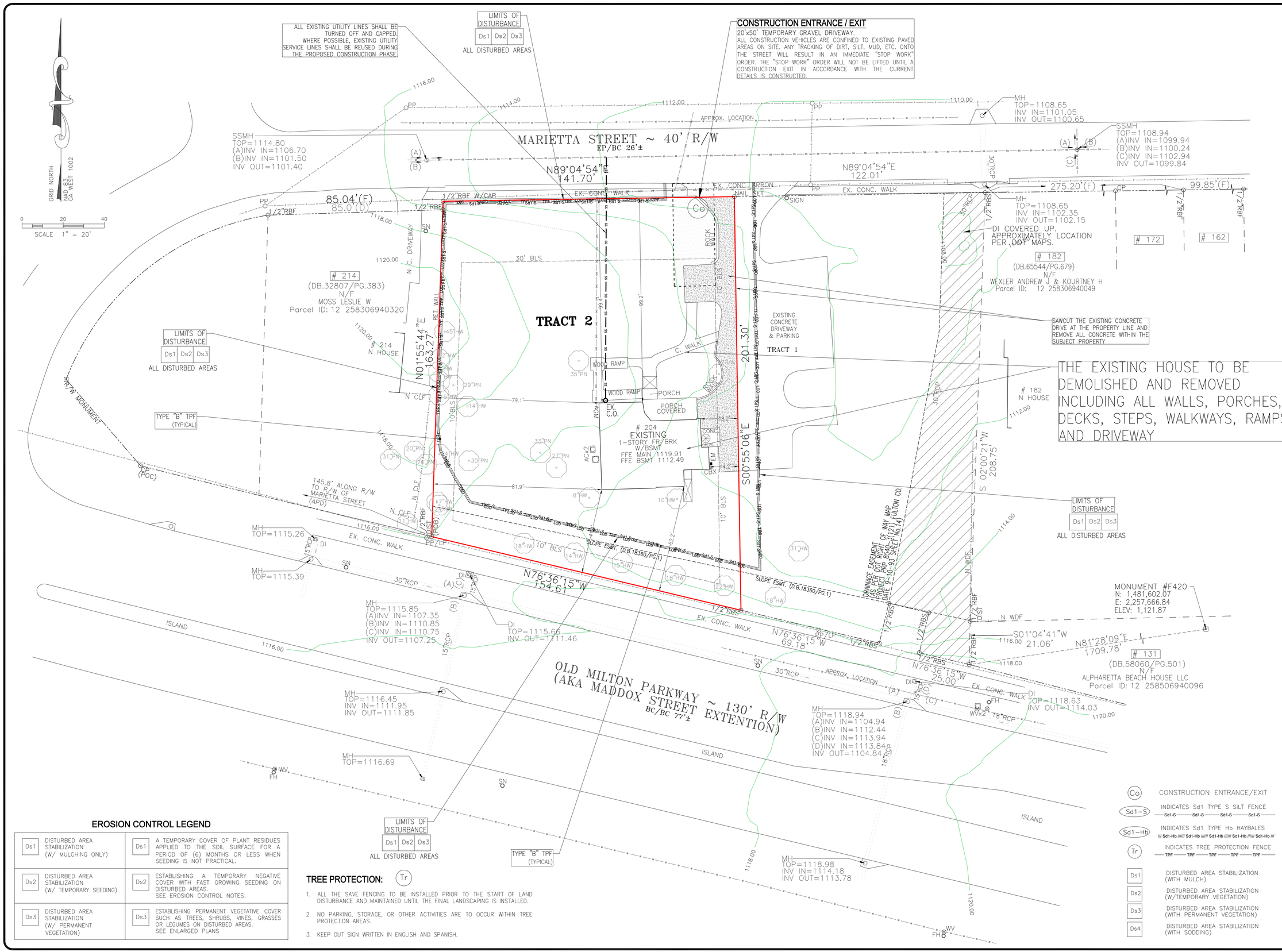
TREE PROTECTION PLAN
204 MARIETTA PROJECT

CITY OF ALPHARETTA, FULTON COUNTY, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION

Drawing No.
C11.0



EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN WRITTEN IN ENGLISH AND SPANISH.

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR STEVE A. STEPANOV

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Project No.	20251253
Design By:	SM
Drawn By:	SM & LW
Checked By:	ES
Date:	04/17/2026
Scale:	1" = 20'

No	Revision	Date

ELAN LUXURY HOMES
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DEMOLITION PLAN
204 MARIETTA PROJECT

CITY OF ALPHARETTA, FULTON COUNTY, GA 30009
LAND LOT 694, 1st DISTRICT, 2nd SECTION

Drawing No.
C4.0

LOCATION MAP (N.T.S.)

TREE DENSITY CALCULATIONS

TOTAL SITE ACREAGE/ ACREAGE WITHIN PROJECT LIMITS)
204 MARIETTA STREET (0.571 ACRES): **0.571 ACRES**

SITE DENSITY FACTOR (SDF) = 130 INCHES/ACRE x SITE AREA
SDF = (0.571 ACRES x 130 INCHES/ACRE) = **74" REQUIRED**

TOTAL EXISTING DENSITY FACTOR (EDF) (INCHES): **242" PRESERVED**

TOTAL REPLACEMENT DENSITY FACTOR NEEDED: **(-) 168" REPLACEMENT DENSITY FACTOR**

TOTAL PROPOSED TREES TO MEET DENSITY REQ. : ***PROPOSED DEVELOPMENT DOES NOT CAUSE THE SITE TO FALL BELOW THE REQUIRED DENSITY, SITE EXCEED MIN. DENSITY REQUIREMENT.***

LANDSCAPE SCHEDULE (TREE REPLACEMENT)

TREES	CODE	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE AT PLANTING	QTY.	RECOMPENSE INCHES	% GENUS	% NATIVE	% OVERSTORY	COMMENTS
	NOAK	QUERCUS TEXANA	NUTTALL OAK	4" CAL.	5	20"	23.8%	-	-	RECOMPENSE
	REDM	ACER RUBRUM	RED MAPLE	4" CAL.	5	20"	23.8%	-	-	RECOMPENSE
	BGUM	NYSSA SYLVATICA	BLACK GUM	4" CAL.	6	24"	28.6%	-	-	RECOMPENSE
	TGG	THUJA STANDISHII X PLICATA 'GREEN GIANT'	TITAN GREEN GIANT ARBORVITAE	4" CAL. (13'-14' HT.)	5	20"	23.8%	-	-	RECOMPENSE
TOTALS					21	84"	-	-	-	

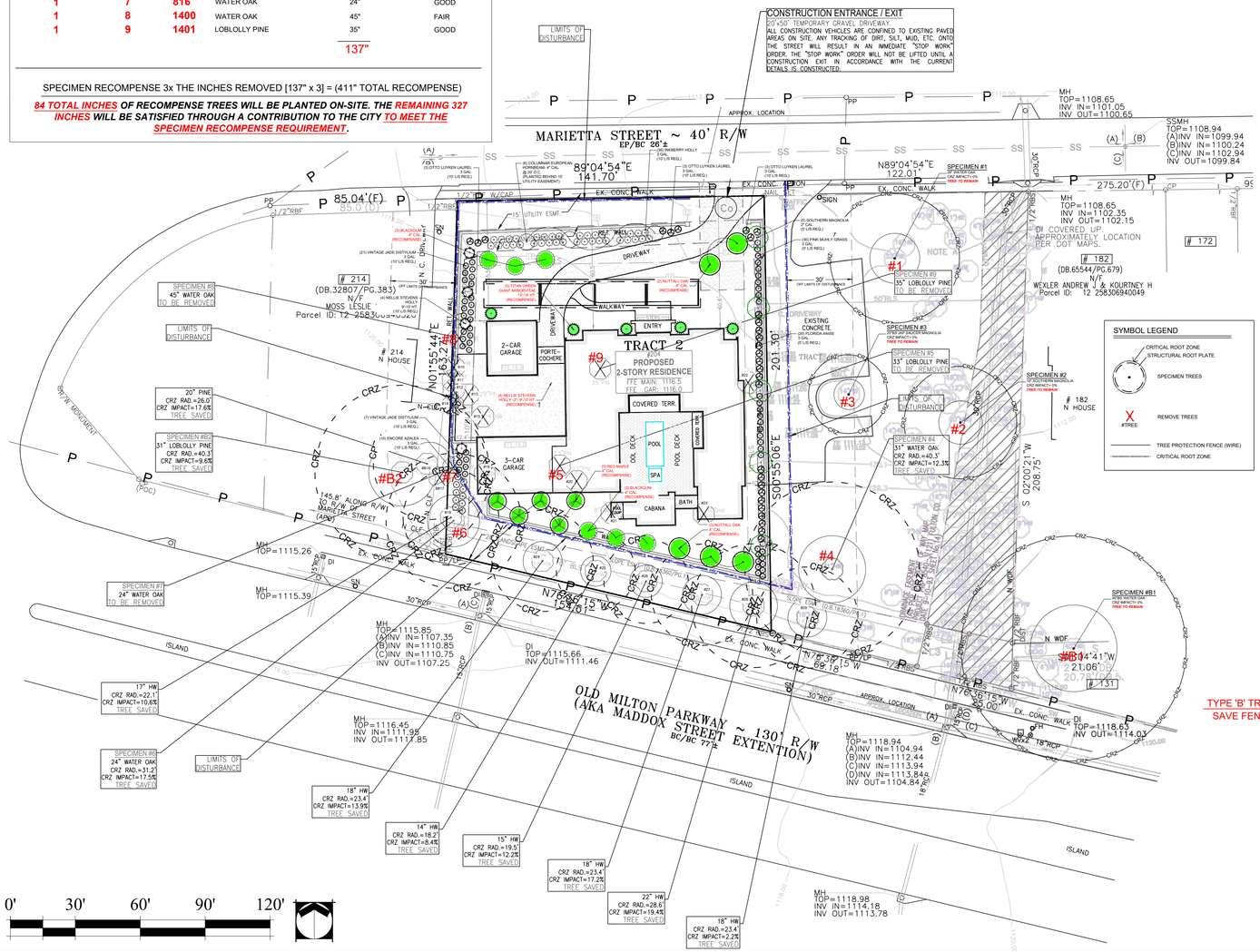
SPECIMEN TREE RECOMPENSE:

*SPECIMEN EVALUATION PROVIDED BY HRH TREES, LLC.

QTY REMOVED	TREE #	TAG #	TYPE	SIZE	NOTES
1	5	1399	LOBLOLLY PINE	33"	GOOD
1	7	816	WATER OAK	24"	GOOD
1	8	1400	WATER OAK	45"	FAIR
1	9	1401	LOBLOLLY PINE	35"	GOOD
				137"	

SPECIMEN RECOMPENSE 3x THE INCHES REMOVED [137" x 3] = (411" TOTAL RECOMPENSE)

84 TOTAL INCHES OF RECOMPENSE TREES WILL BE PLANTED ON-SITE. THE REMAINING 327 INCHES WILL BE SATISFIED THROUGH A CONTRIBUTION TO THE CITY TO MEET THE SPECIMEN RECOMPENSE REQUIREMENT.



TYPE 'B' TREE SAVE FENCE

LANDSCAPE STRIP CALCULATIONS:

10' FRONT YARD LANDSCAPE STRIP REQUIREMENTS:

PER. CITY OF ALPHARETTA REQUIRES PLANTING WITHIN THE 10' LANDSCAPE STRIP OUTSIDE THE UTILITY EASEMENT. BASED ON THE LINEAR FOOTAGE ALONG THE STREET AND UTILITY LINES.

LANDSCAPE STRIP REQUIREMENTS :

PER. PROJECT SITE, THERE'S A 10' LANDSCAPE STRIP REQUIRED ON THE NORTHERN , SOUTHERN, & EASTERN PROPERTY. [MINIMUM REQ.] = (1 TREE/ 40 L.F.)

10' FRONT YARD L/S:

* NORTHERN PROPERTY (141.7 L.F.) / 40 = 4 TOTAL TREES REQ.
PROPOSED TREES PROVIDED: **(4) - 4" CAL. SHADE TREES**

* (141.7 L.F.) / 4 = 36 TOTAL SHRUBS REQ. INSIDE 10' L/S
PROPOSED SHRUBS PROVIDED INSIDE 10' L/S: **36 SHRUBS**

20' REAR YARD L/S EASEMENT:

* UNDISTURBED MATURE TREES AND NATURAL UNDERSTORY VEGETATION TO BE PRESERVED TO MAINTAIN PRIVACY SCREENING

10' SIDE YARD L/S:

* WESTERN PROPERTY (150 L.F.) / 40 = 4 TOTAL TREES REQ.
PROPOSED TREES PROVIDED: **(4) - 4" CAL. TREES**

* (150 L.F.) / 4 = 38 TOTAL SHRUBS REQ. INSIDE 10' L/S
PROPOSED SHRUBS PROVIDED INSIDE 10' L/S: **38 SHRUBS**

* EASTERN PROPERTY (201.30 L.F.) / 40 = 5 TOTAL TREES REQ.
PROPOSED TREES PROVIDED: **(5) - 4" CAL. SHADE TREES**

* (201.30 L.F.) / 4 = 50 TOTAL SHRUBS REQ. INSIDE 10' L/S
PROPOSED SHRUBS PROVIDED INSIDE 10' L/S: **50 SHRUBS**

TREE SURVEY INVENTORY LIST:

TREES SURVEYED ON-SITE.
B = BOUNDARY / NEIGHBORING TREE

#	COMMON NAME	SIZE(DBH)	CRZ % IMPACT	CONDITION/NOTES
1	WATER OAK	26"	100%	KEEP (SPECIMEN)
2	S.MAGNOLIA	19"	100%	KEEP (SPECIMEN)
3	JAP. SAUCER MAG.	20"BS	100%	KEEP (SPECIMEN)
4	WATER OAK	31"	12.3%	KEEP (SPECIMEN)
5	LOBLOLLY PINE	33"	100%	REMOVE(SPECIMEN)
6	WATER OAK	24"	17.5%	KEEP(SPECIMEN)
7	WATER OAK	24"	100%	REMOVE(SPECIMEN)
8	WATER OAK	45"BS	100%	REMOVE(SPECIMEN)
9	LOBLOLLY PINE	35"	100%	REMOVE(SPECIMEN)
10	HARDWOOD	10"	100%	REMOVE
11	HARDWOOD	8"	100%	REMOVE
12	HARDWOOD	8"	100%	REMOVE
13	PINE	29"	100%	REMOVE
14	HARDWOOD	15"	100%	REMOVE
15	HARDWOOD	14"	100%	REMOVE
B16	PINE	20"	17.6%	KEEP(BOUNDARY TREE)
B17	PINE	26"	100%	REMOVE(BOUNDARY TREE)
18	PINE	30"	100%	REMOVE
19	HARDWOOD	17"	10.6%	KEEP
20	PINE	27"	100%	REMOVE
21	HARDWOOD	8"	100%	REMOVE
22	HARDWOOD	22"	100%	REMOVE
23	HARDWOOD	10"	100%	REMOVE
24	HARDWOOD	18"	13.9%	KEEP
25	HARDWOOD	14"	8.4%	KEEP
26	HARDWOOD	15"	12.2%	KEEP
27	HARDWOOD	18"	17.2%	KEEP
28	HARDWOOD	22"	19.4%	KEEP
29	HARDWOOD	18"	2.2%	KEEP
B#1	WATER OAK	40"BS	0%	BOUNDARY TREE (SPECIMEN)
B#2	LOBLOLLY PINE	31"	9.6%	BOUNDARY TREE(SPECIMEN)

TOTAL TREES TO BE REMOVED: **(11 NON-SPECIMEN TREES = 181" (4) SPECIMEN TREES = 137"**

TOTAL TREES TO BE REMAIN: **(7) NON-SPECIMEN TREES = 122" (5) SPECIMEN TREES = 120"**

TREE REPORT

HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Arborist Specimen Tree Report
204 Marietta Street, Alpharetta
September 9, 2025

Overview:
HRH Trees, LLC was asked to identify, tag and evaluate the specimen trees at 204 Marietta Street in Alpharetta. There are eight specimen sized trees that were identified and verified on site and two boundary specimen trees nearby off site. One tree of quality was previously tagged. All are in fair to good condition. See site plan and pictures below. The lot size is approximately 1.178 acres. The site visit took place on September 9, 2025.

Alpharetta Specimen Tree Criteria
- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (cedar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar)
- 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees,
- 24-inch diameter or larger for trees of *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40 feet.
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8"):diameter or larger
10-inch (10"): diameter or larger for *Oxydendron arboretum* (Sourwood).

Provided Site Plan:

HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 2
204 Marietta Street, Alpharetta

Observations:
All observations were visual and made from the ground (Level 2 Assessment). No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameters were measured at breast height, 4½ feet above ground (DBH) with a diameter tape. For trees with more than one trunk, diameters are measured at the narrowest point below the split of the trunks (BS). Boundary tree diameters were approximated as no trespassing occurred.

Specimen Trees:

TREE NO.	Tag#	Species	DBH	Condition	NOTE
1	1394	Water Oak	26"	Good	Appears healthy with no issues
2	1396	So. Magnolia	19"	Good	Appears healthy with no issues – Not Specimen size but is a Tree of Quality
3	503	Jap Saucer Magnolia	20" BS	Good	Appears healthy with no issues
4	1397	Water Oak	31"	Fair	Minor dead low limbs
5	1399	Loblolly Pine	33"	Good	Appears healthy with no issues
6	815	Water Oak	24"	Fair	One-sided, phototropism & competition
7	816	Water Oak	24"	Good	Appears healthy with no issues
8	1400	Water Oak	45" BS	Fair	Co-dominant trunks, appears structurally sound, but the union is a weak area
9	1401	Loblolly Pine	35"	Good	Appears healthy with no issues
B1	86	Water Oak	~40 BS	Fair	Co-dominant trunks, appears structurally sound, but the union is a weak area
B2	?	Loblolly Pine	~31"	Good	Appears healthy with no issues

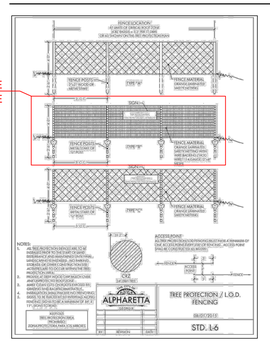
*Boundary trees were not fully assessed or measured as no trespassing occurred.
**The City of Alpharetta Arborist has the final decisions on all qualifications or disqualifications of specimen trees.
***Yellow jacket nest near Tree 8.

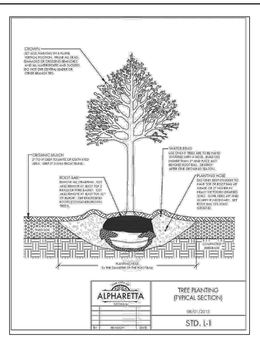
Final Notes:
The City of Alpharetta Arborist has the final decisions on all qualifications or disqualifications of specimen trees.

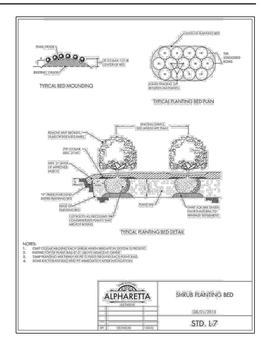
This report serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete and correct to the best of my knowledge and belief and are made in good faith. All trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear sound may fail as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the contractors to address, thus assuming any risk associated with not performing such recommendations.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (SA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

STANDARD LANDSCAPE DETAILS







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rhf
Reece Hoopes Fincher
2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313
www.rhf.net

GEORGIA REGISTERED LANDSCAPE ARCHITECT SCOTT A. MORISEY No. LA 001038

Seal

TREE REPLACEMENT & PLANTING PLAN

204 MARIETTA STREET
ALPHARETTA, GA 30009

Revisions

No.	Date	Remarks

Project No.
Date 5.15.2026
File Name
Scale AS SHOWN
Drawn By SAM
Checked By SAM

This drawing is the property of Reece, Hoopes & Fincher, Inc. and is not to be copied in whole or in part without written permission. It is only to be used for the project and site specifically identified herein. Drawings shall be returned immediately upon request.

TP-1
Sheet Number

HRH Trees, LLC

1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

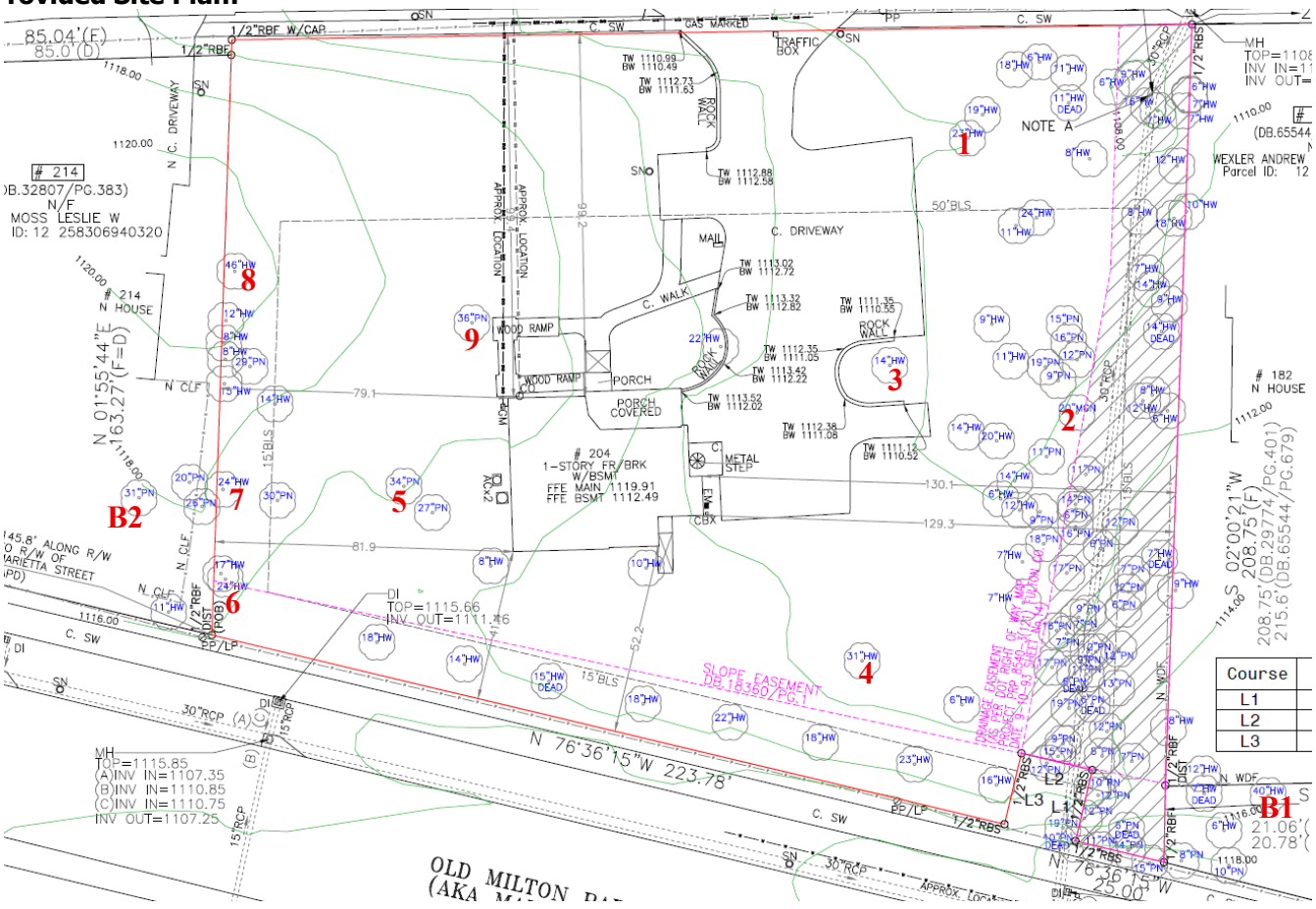
Arborist Specimen Tree Report
204 Marietta Street, Alpharetta
September 9, 2025

Overview:
HRH Trees, LLC was asked to identify, tag and evaluate the specimen trees at 204 Marietta Street in Alpharetta. There are eight specimen sized trees that were identified and verified on site and two boundary specimen trees nearby off site. One tree of quality was previously tagged. All are in fair to good condition. See site plan and pictures below. The lot size is approximately 1.178 acres. The site visit took place on September 9, 2025.

Alpharetta Specimen Tree Size Criteria

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar)
- 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger
  10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

Provided Site Plan:



Design Review Board Hearing Application And Filing Procedures

UPDATED: December 3, 2025

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6088
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurately annotated and labeled.

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

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

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

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 2, 2026	February 20, 2026
February 2 , 2026	March 20, 2026
March 2, 2026	April 17, 2026
April 1, 2026	May 15, 2026
May 1, 2026	June 19, 2026
June 1, 2026	July 17, 2026
July 1, 2026	August 21, 2026
August 3, 2026	September 18, 2026
September 1, 2026	October 16, 2026
October 1, 2026	November 20, 2026
November 2, 2026	December 18, 2026
December 1, 2026	January 15, 2027

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
Community Development/Bret
2 Park Plaza Alpharetta, GA
30009

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

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

Business Name: Elan Luxury Homes

Location Address: 4080 McGinnis Ferry Road, Suite 202, Alpharetta, GA 30005

Mailing Address: 4080 McGinnis Ferry Road, Suite 202

City: Alpharetta State: GA Zip Code: 30005 -

Contact for All Notifications: Charlotte Kenny

Contact Telephone: 703 - 727 - 0895 Mobile Telephone: 404 - 492 - 8264

Fax: - - Email: charlotte@elanluxuryhomes.com

Contact's Relation to Business: Partner and Project Manager

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due $525.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: The Joe R Jones Revocable Trust

Physical Address: 77 S Birch Road #10B, Fort Lauderdale, FL 33316

Mailing Address: 77 S Birch Road #10B

City: Fort Lauderdale State: FL Zip Code: 33316 -

Owner Telephone: 404 - 825 - 7292 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): Joe R Jones Date: June 25, 2026

Owner Signature:

Property Information:

Address (If Assigned) : 196 Marietta Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 258306941153

Land Lot(s): District: Section:

Existing Zoning of Property: DT-R Existing Uses of Property: Vacant

---

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: June 25, 2026

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

- The brick veneer, stone veneer, and cast stone trim exterior reflects the historic material character of Downtown Alpharetta's residential fabric.
- Distinctive details including herringbone brick, chimney clay pots, decorative rafter tails, and arched entry openings reinforce the traditional architectural character found throughout the surrounding downtown overlay.
- The two-story massing at approximately 33'-8" mean height is sympathetic in scale to neighboring structures within the Master Plan's height range.
- Consistent window rhythms and a well-articulated street-facing facade contribute positively to the pedestrian experience along Marietta Street.

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

☐ Yes

☑ No

- A formal sight line study from the public right of way has not been included in this submittal package.
- The Land Development Plan (Sheet C101) establishes the building's location on the 0.57 acre lot relative to Marietta Street, providing context for how the structure will read from the public right of way.
- The architectural elevations (Sheets 2.0 and 2.1) and 3D renderings (Sheets 4.0 and 4.1) illustrate the roof line profile and all rooftop elements as viewed from the street frontage.
- The roof plan (Sheet 1.3) identifies all rooftop structures - chimney shrouds, chimney clay pots, standing seam metal sections, and architectural shingles - with pitch and location clearly noted.
- No mechanical rooftop equipment is proposed; all rooftop elements are architectural and integral to the building's design.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

- Front Composition: the front facade is symmetrically composed with a centered arched entry, balanced window placement on either side, and a consistent brick veneer cladding with stone veneer and cast stone trim accents - directly reflecting the French Eclectic tradition of symmetrical facades with mixed masonry materials.
- Arched Openings: segmented and rounded arches are incorporated throughout the design, prominently featured at the main entry and carried through window and interior openings, consistent with the French Eclectic use of arched forms in doors, windows, and dormers.
- Wall Cladding: the exterior combines brick veneer, stone veneer, and cast stone trim with herringbone brick detailing - a material palette fully consistent with the brick and stone cladding characteristics of French Eclectic Style.
- Windows: windows throughout the facade are divided into panes, consistent with the French Eclectic tradition of subdivided window sashes.
- Roof Form: The roof features tall, steeply pitched 12:12 primary gables with chimney shrouds and clay pots - hallmark elements of the French Eclectic style - creating a dramatic roof line without a dominant front facing cross gable.

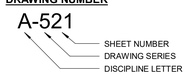
Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

- Employs a traditional residential architectural vocabulary consistent with the pre-WWII character envisioned by the Master Plan, expressed through a classic brick and stone exterior with cast stone trim details.
- Well-composed massing broken into distinct forms - steeply pitched 12:12 gables, dormers, chimney shrouds, and a covered entry - creates a coherent, human-scaled composition without competing elements.
- Exterior materials include brick veneer with soldier coursework, stone veneer accents, cast stone trim, herringbone brick detail, and stone sills - a rich traditional palette appropriate for the downtown overlay.
- 30-year architectural shingles on primary forms with standing seam metal accent roofs and decorative rafter tails at 16" OC provide appropriate ornamentation consistent with the building's style
- Front elevation expresses a clear base, middle, and top with consistent window rhythms, arched entry, and chimney clay pot details contributing to variety and interest.
- Building height of approximately 33'-8" mean height and two-story massing is consistent with the 1-4 story height range contemplated by the Master Plan.
- Constructed to 2024 IRC standards with durable exterior materials and energy-efficient throughout.

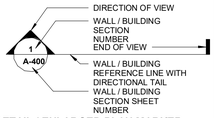
LEGEND

DRAWING NUMBER

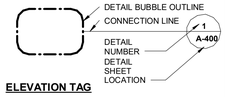


DRAWING TITLE

WALL / BUILDING SECTION MARKER

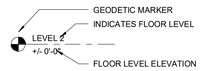


DETAIL / ENLARGED PLAN MARKER



ELEVATION TAG

VERTICAL ELEVATION MARKER



DIMENSIONS

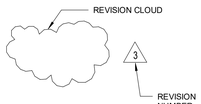
DIMENSION TO GRID LINE

DIMENSION TO FACE OF MASONRY WALL

DIMENSION TO CENTRELINE OF STUD WALL

BREAKLINE

DRAWING REVISIONS



3D VIEW

ABBREVATIONS

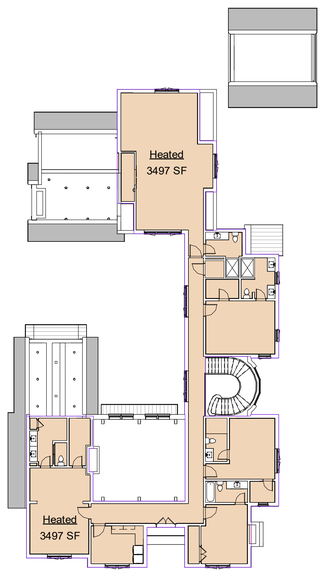
A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	P.T.	PRESSURE TREATED	VERT.	VERTICAL
A.C.T.	ACOUSTICAL CEILING TILE	F.D.	FLOOR DRAIN	PTD.	PAINTED	V.C.T.	VINYL COMPOSITION TILE
ALUM.	ALUMINUM	FTG.	FOOTING	Q.T.	QUARRY TILE	V.W.C.	VINYL WALLCOVERING
APPROX.	APPROXIMATELY	GA.	GAUGE	REINF.	REINFORCED		
CPT.	CARPET	G.W.B.	GYPSUM WALL BOARD	R.D.	ROOF DRAIN		
C.I.	CAST IRON	HDWD.	HARDWOOD	R.L.	ROOF LEADER		
C.B.	CEMENT BOARD	F-X	HOLLOW METAL DOOR FRAME TYPE	R.O.	ROUGH OPENING		
CT.	CERAMIC TILE	LB.	POUND	R.B.	RUBBER BASE		
C.O.	CLEAN OUT	LIN.	LINOLEUM	SEAL	SEALED CONCRETE		
CONC.	CONCRETE	L-X	LINTEL NUMBER	SLT.	SLATE TILE		
C.M.U.	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	S.S.M.	SOLID SURFACE MATERIAL		
CONT.	CONTINUOUS	M.O.	MASONRY OPENING	SQ.	SQUARE		
C.J.	CONTROL JOINT	MW-X	MILLWORK ITEM NUMBER	S.S.	STAINLESS STEEL		
C.MRBL.	CULTURED MARBLE	MRGWB	MOISTURE RESISTANT G.W.B.	S.T.	STAIR TREAD		
DIA.	DIAMETER	O.C.	ON CENTER	S.C.	STAMPED CONCRETE		
D.S.	DOWN SPOUT	O.H.	OVER HANG	STRUCT.	STRUCTURAL		
DWGS.	DRAWINGS	PCT	PORCELAIN TILE	T-X	THRESHOLD TYPE		
E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE HAND	T.P.	TOILET PARTITION		
EXP. JT.	EXPANSION JOINT	P. LAM.	PLASTIC LAMINATE	T.O.M.	TOP OF MASONRY		
EXT.GWB	EXT. GYPSUM WALL BOARD	PNT-X	PAINT COLOR	T.O.S.	TOP OF STEEL		
F.R.P.	FIBERGLASS REINFORCED POLYESTER	POLY	POLYETHYLENE	TYP.	TYPICAL DETAIL		

CURRENT BUILDING CODES - ALPHARETTA

- 2026 GEORGIA AMENDMENTS TO THE 2023 NATIONAL ELECTRICAL CODE
- 2024 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FIRE CODE AS ADOPTED BY THE SAFETY FIRE COMMISSIONER
- 2024 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS

ALL WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS AND CITY OF ALPHARETTA REQUIREMENTS

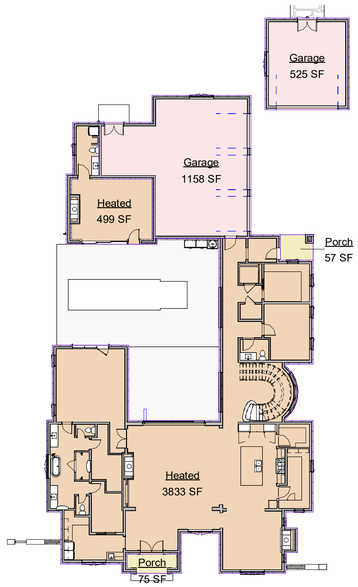
AREA PLANS



SF Calculations

Heated

2 2nd floor
scale: 1/16" = 1'-0"



SF Calculations

Garage
Heated
Porch

1 1st floor
scale: 1/16" = 1'-0"

AREA CALCULATIONS

Area Schedule per Floor		
floor	Name	Area
1st floor	Garage	1158 SF
1st floor	Garage	525 SF
1st floor	Heated	499 SF
1st floor	Heated	3833 SF
1st floor	Porch	75 SF
1st floor	Porch	57 SF
2nd floor	Heated	3497 SF
		9643 SF

Area Totals	
Type	Area
Garage	1683 SF
Heated	7828 SF
Porch	132 SF
	9643 SF

DRAWING INDEX

1.0	FOUNDATION PLAN
1.1	FIRST FLOOR PLAN
1.2	SECOND FLOOR PLAN
1.3	ROOF PLAN
1.4	REFLECTED CEILING PLANS
2.0	BUILDING ELEVATIONS
2.1	BUILDING ELEVATIONS
3.0	BUILDING SECTIONS
3.1	BUILDING SECTIONS
3.2	BUILDING SECTIONS
4.0	3D VIEWS
4.1	3D VIEWS
4.3	MATERIAL TAKE-OFFS
6.0	WALL SECTIONS
6.1	WALL SECTIONS
6.2	FIREPLACE DETAILS
GN1	GENERAL / STRUCTURAL NOTES
GN2	GENERAL / STRUCTURAL NOTES
GN3	GENERAL / STRUCTURAL NOTES

db

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038482
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

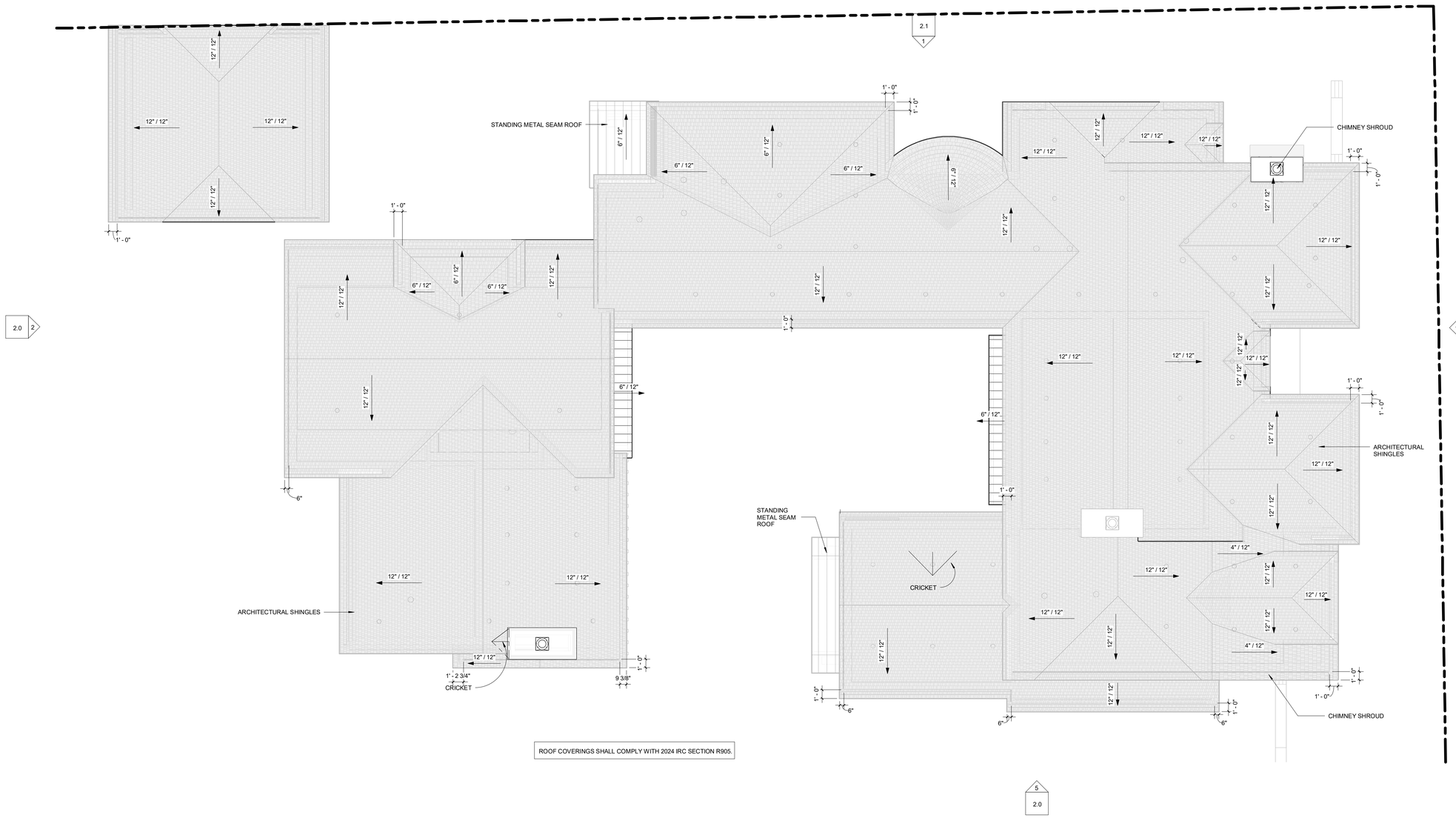
COVER SHEET

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker
	C.1
Scale	As indicated

6/23/2026 9:05:41 AM

1 Roof Plan

scale: 3/16" = 1'-0"



ROOF COVERINGS SHALL COMPLY WITH 2024 IRC SECTION R905.

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038480
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

ROOF PLAN

Project Number	25-020
Date	06/23/26
Drawn By	dmb
Checked By	Checker
	1.3
Scale	3/16" = 1'-0"

6/23/2026 9:05:47 AM

ELECTRICAL LEGEND

OUTLET IN BASEBOARD	
OUTLET 12" A.F.F.	
OUTLET 42" A.F.F.	
1/2 HOT OUTLET	
DRYER OUTLET	
OUTLET IN FLOOR	
OUTLET IN CEILING	
WATERPROOFED OUTLET	WP
TELEVISION	TV
TELEPHONE	
SMOKE DETECTOR	SD
CARBON DIOXIDE	CD
DECORATIVE WALL LIGHT	WL
DECORATIVE CEILING LIGHT	CL
RECESSED LIGHT (STD)	R
RECESSED LIGHT (4")	4
RECESSED LIGHT (2")	2
EYE BALL LIGHT	E
EXHAUST FAN	
EXHAUST FAN W/ LIGHT	R2
FLUORESCENT LIGHT	
UNDER CABINET LIGHT	
SINGLE SWITCH	S
3-WAY SWITCH	S
4-WAY SWITCH	S
CEILING FAN	
CEILING FAN W/ LIGHT	
FLOOD LIGHTS	
THERMOSTAT	T
GARAGE DOOR BUTTON	B
DOOR BELL BUTTON	DB
DOOR BELL CHIME	CH
CHANDELIER	CH
PENDANT LIGHT	P

NOTE:
ALL ELECTRICAL TO COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL BUILDING STANDARDS.

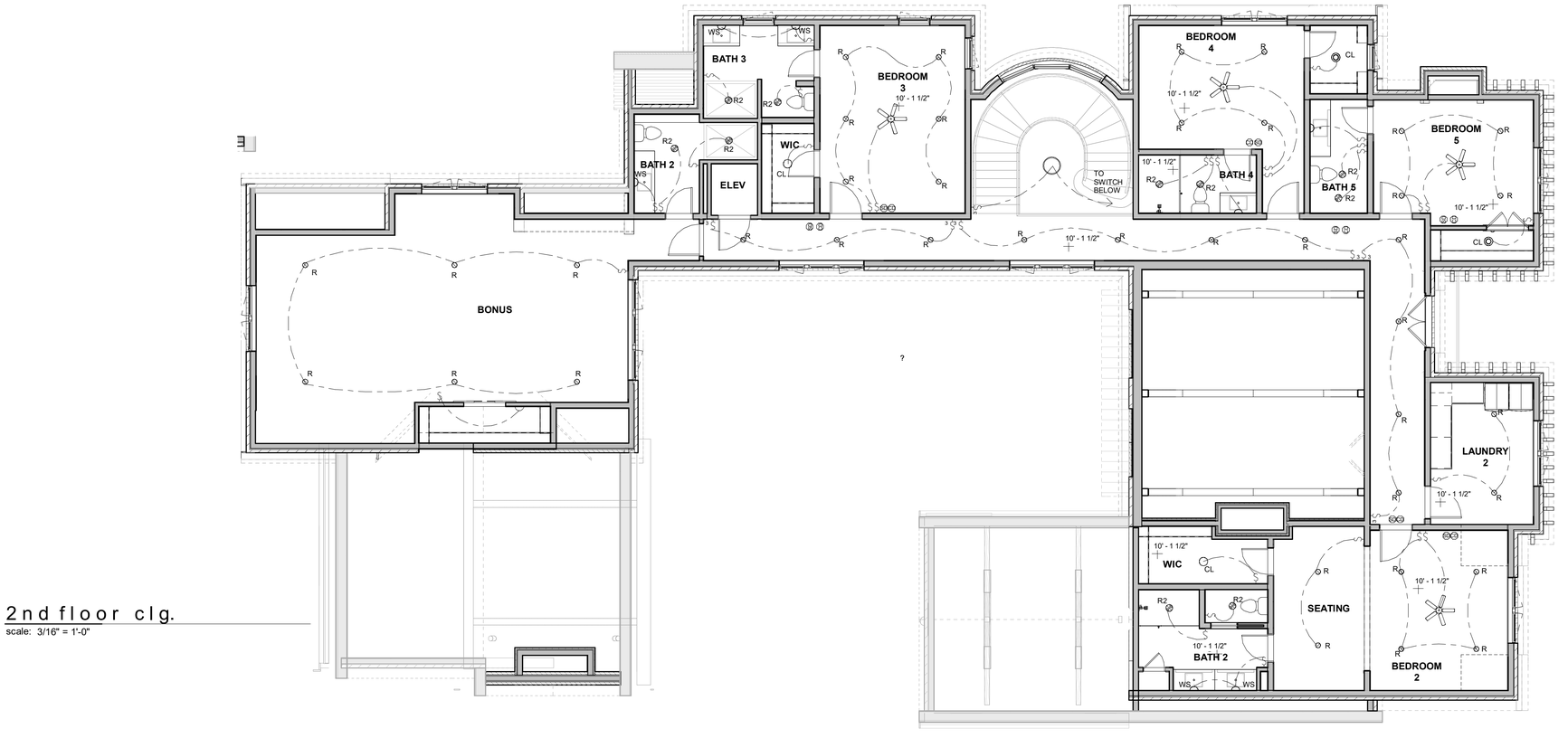
NOTES:

1. LIGHT LOCATIONS, SPECIFICATIONS AND AMOUNT TO BE DETERMINED BY GC AND OWNER.

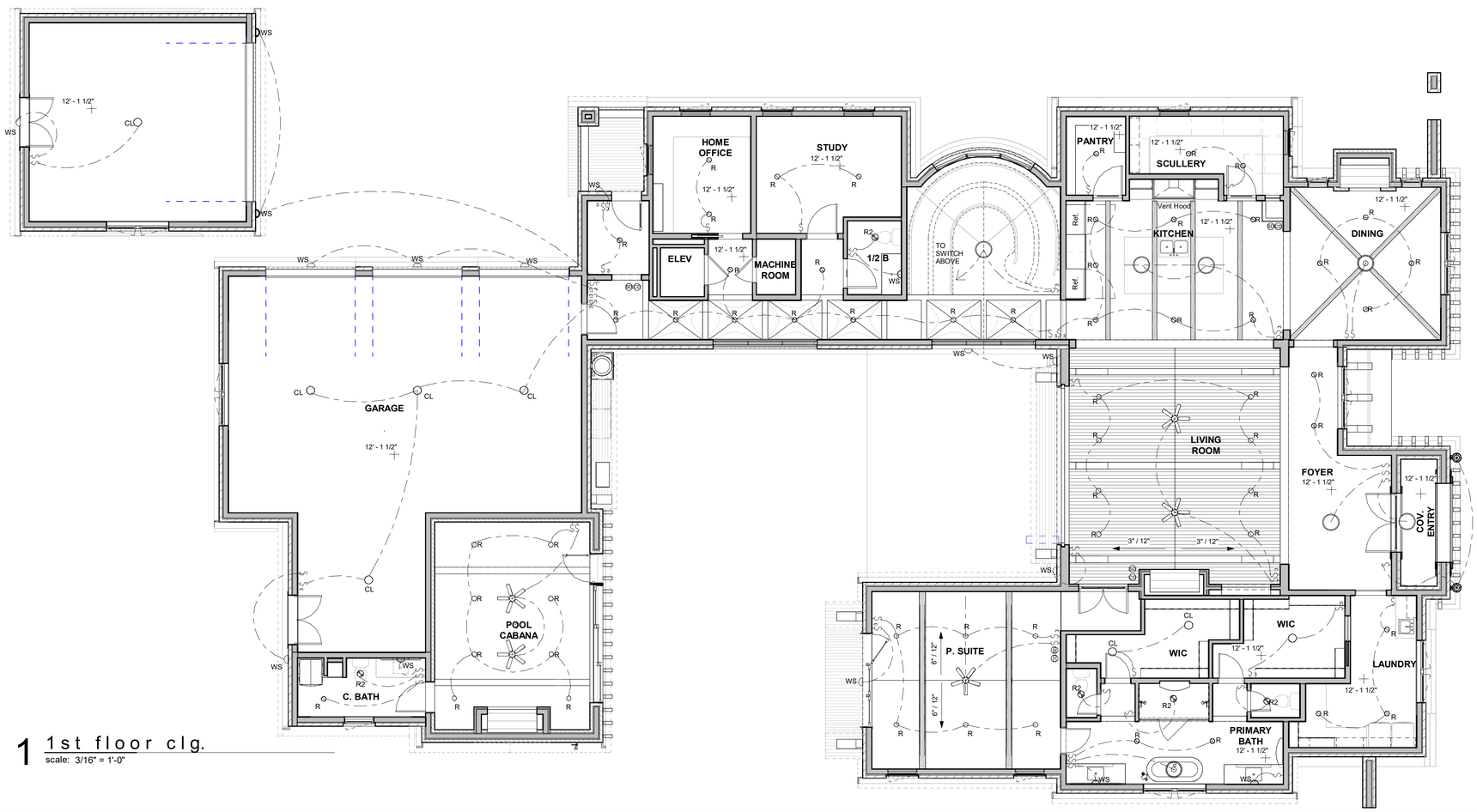
2. THIS PLAN IS FOR GUIDANCE ONLY - NOT REQUIRED FOR PERMIT.

3. REVISIONS TO THIS PLAN TO BE DETERMINED BY ELECTRICAL CONTRACTOR AND OWNER AS PER BUILDER SPECIFICATIONS.

3. PROVIDE UNDER CABINET LIGHTING WHERE APPLICABLE.



2 2nd floor clg.
scale: 3/16" = 1'-0"



1 1st floor clg.
scale: 3/16" = 1'-0"

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038482
REGISTERED ARCHITECT
06/15/26
ARCHITECT

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196 MARIETTA STREET
ALPHARETTA, GA 30009

REFLECTED CEILING PLANS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

1.4

Scale 3/16" = 1'-0"

6/23/2026 9:05:52 AM

8 EMERGENCY EGRESS DETAIL
scale: 1/4" = 1'-0"

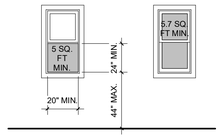
EMERGENCY ESCAPE AND RESCUE OPENINGS
ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH 2024 IRC SECTION R310, AS AMENDED BY THE STATE OF GEORGIA.

MINIMUM NET CLEAR OPENING AREA:
- 5.7 SQUARE FEET (UPPER FLOORS)
- 5.0 SQUARE FEET (GRADE FLOOR ONLY)

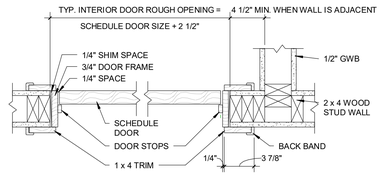
MINIMUM NET CLEAR OPENING DIMENSIONS:
- WIDTH: 20 INCHES MIN.
- HEIGHT: 24 INCHES MIN.

MAXIMUM SILL HEIGHT: 44 INCHES ABOVE FINISHED FLOOR

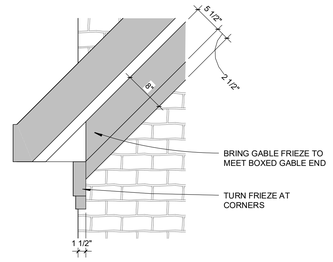
OPENINGS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.



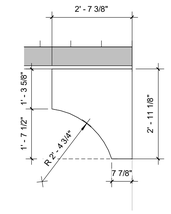
7 TYP. INT. DOOR JAMB DETAIL
scale: 1 1/2" = 1'-0"



6 Gable End Dtl.
scale: 1" = 1'-0"



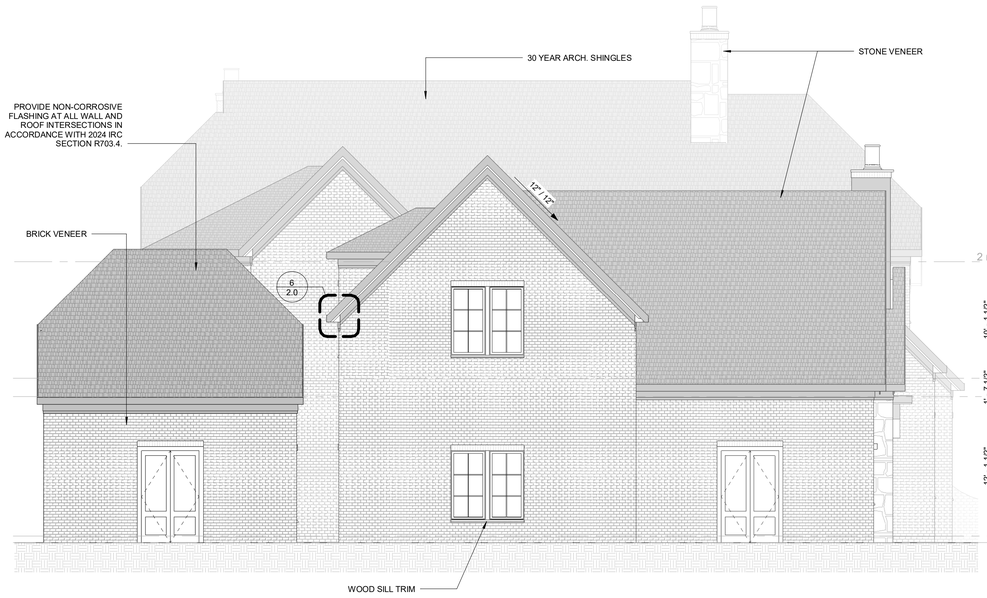
5 Bracket detail
scale: 1/2" = 1'-0"



4 3D View Rear
scale:

3 3D View Front
scale:

2 Rear elevation
scale: 3/16" = 1'-0"



1 front elevation
scale: 3/16" = 1'-0"

db
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196 MARIETTA STREET
ALPHARETTA, GA 30009

BUILDING ELEVATIONS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
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2.0

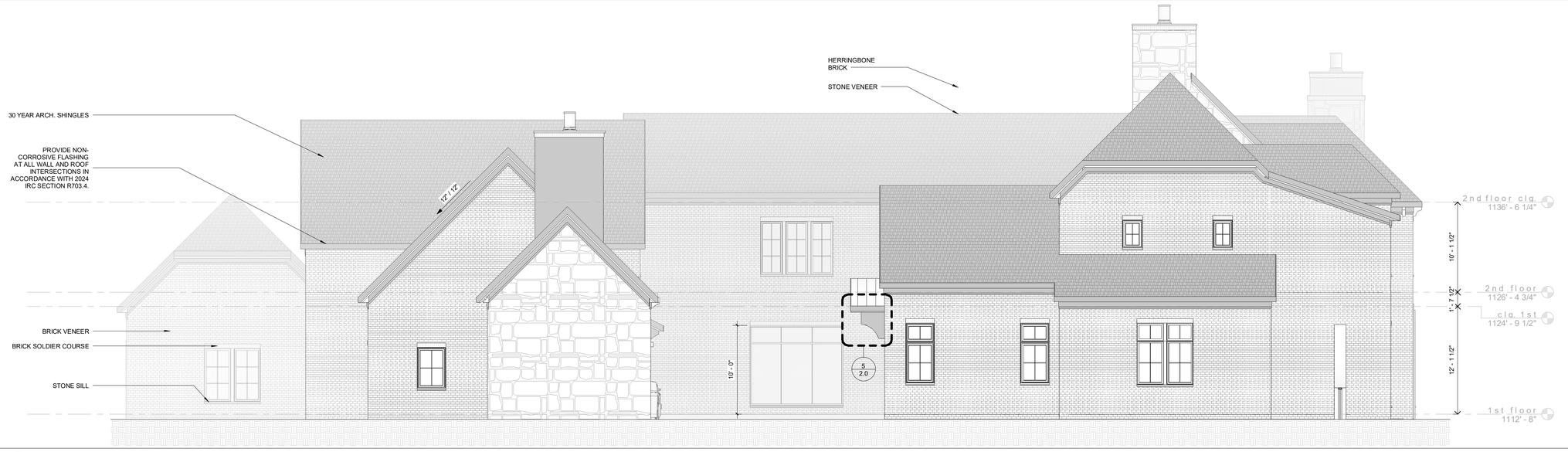
Scale: As indicated

6/23/2026 9:06:02 AM

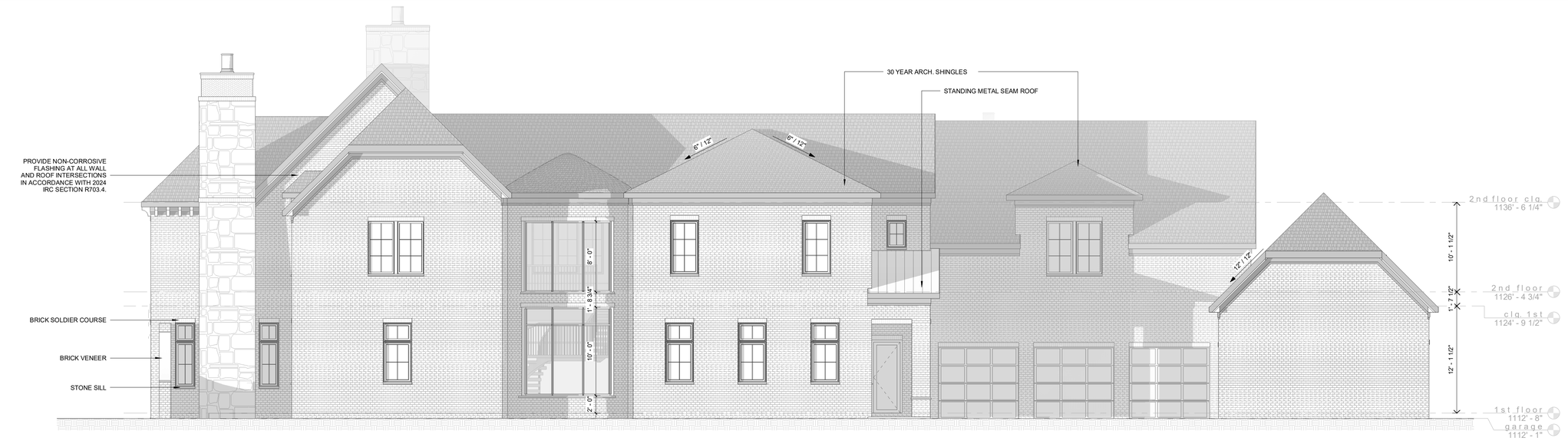
4 3D View Left
scale:

3 3D View Right
scale:

2 Left elevation
scale: 3/16" = 1'-0"



1 Right elevation
scale: 3/16" = 1'-0"



db

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CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

BUILDING ELEVATIONS

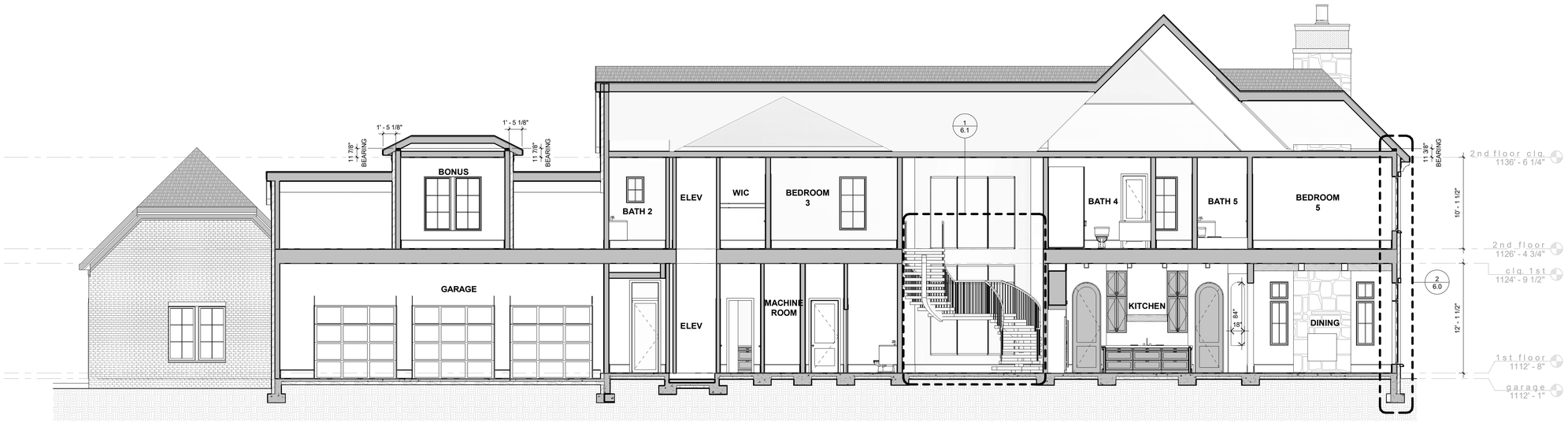
Project Number	25-020
Date	06/15/26
Drawn By	Author
Checked By	Checker

2.1

Scale	3/16" = 1'-0"

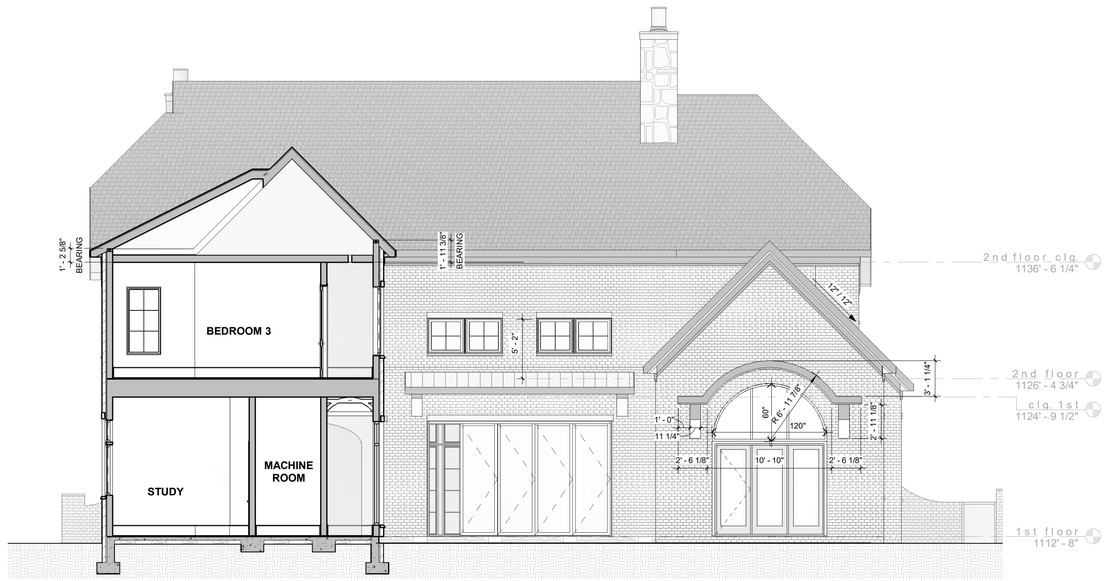
6/23/2026 9:06:16 AM

3 Section thorugh front to back
scale: 3/16" = 1'-0"



2 Section through Suite 2 + Dining
scale: 3/16" = 1'-0"

1 Section through bedroom 3 + laundry
scale: 3/16" = 1'-0"



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196 MARIETTA STREET

ALPHARETTA, GA 30009

BUILDING SECTIONS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

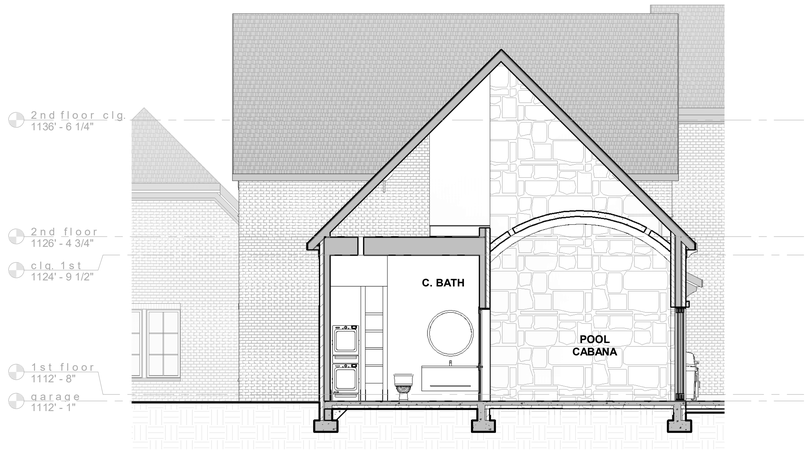
3.0

Scale 3/16" = 1'-0"

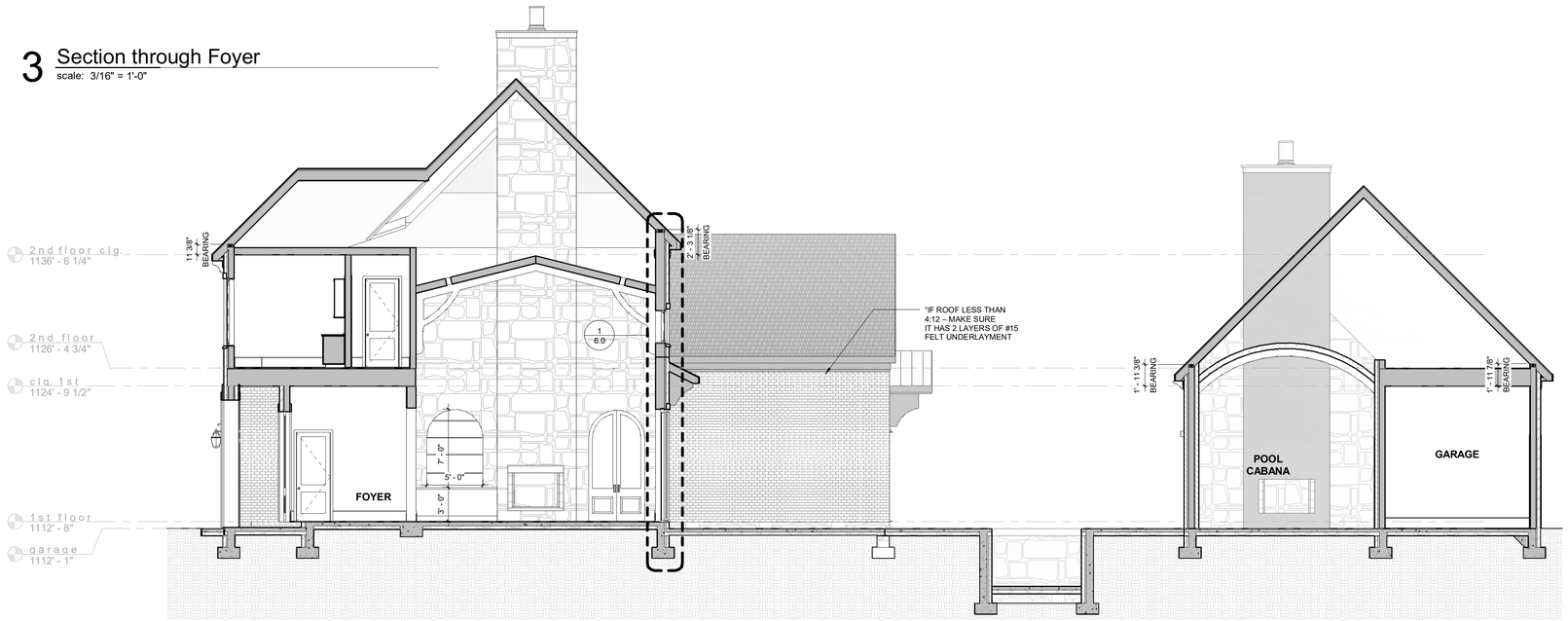
6/23/2026 9:06:23 AM

5 Section through Kitchen / Living Room
scale: 3/16" = 1'-0"

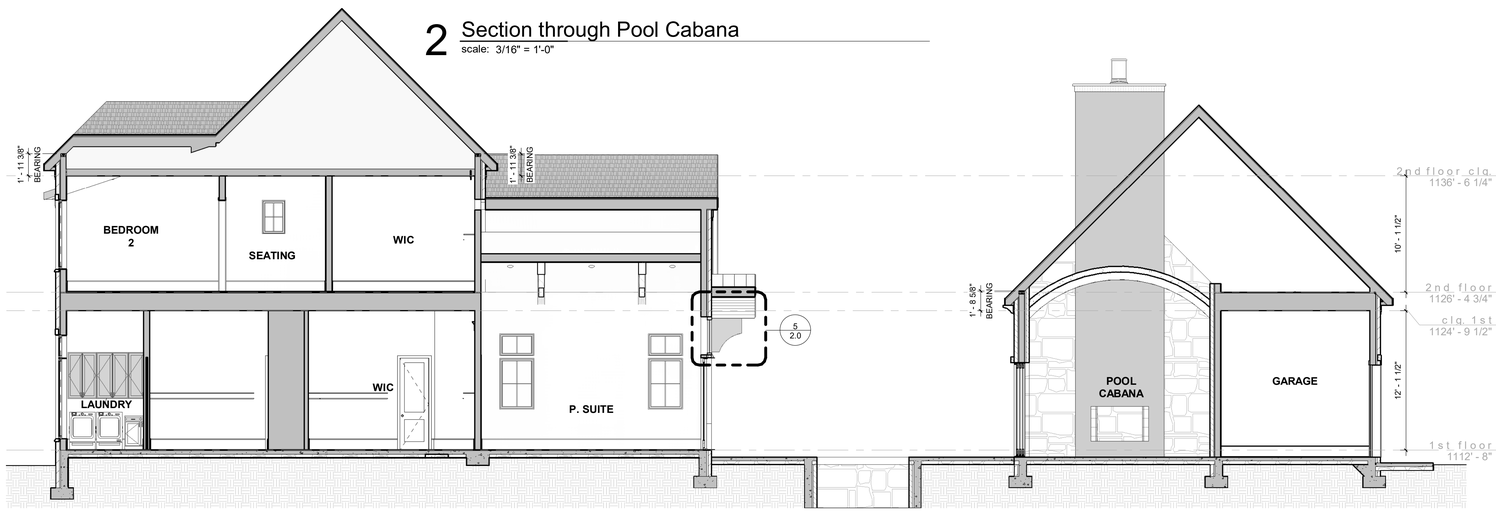
4 Section through Cabana
scale: 3/16" = 1'-0"



3 Section through Foyer
scale: 3/16" = 1'-0"



2 Section through Pool Cabana
scale: 3/16" = 1'-0"



1 Section through Cabana 2
scale: 3/16" = 1'-0"

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06.15.26
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196 MARIETTA STREET
ALPHARETTA, GA 30009

BUILDING SECTIONS

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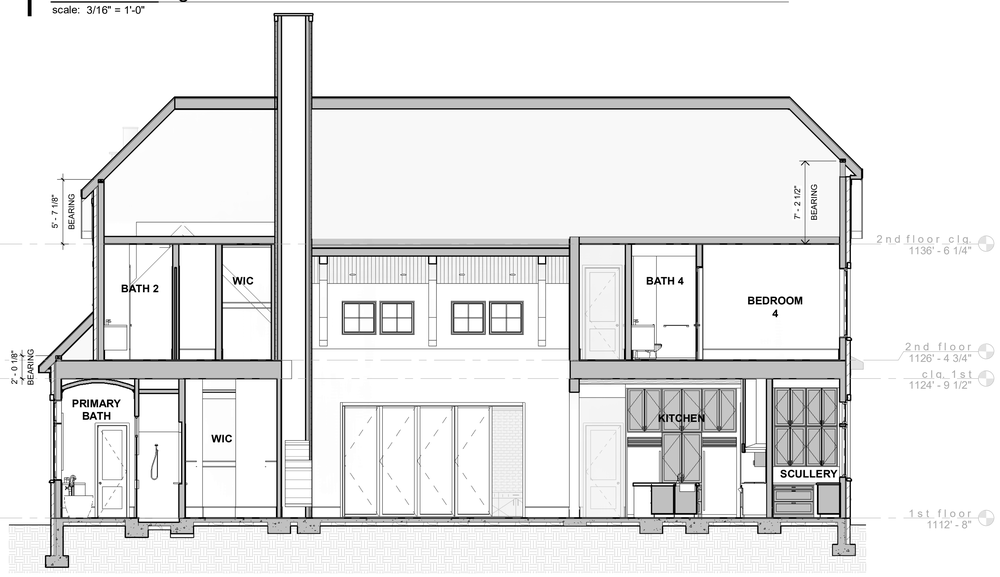
3.1

Scale 3/16" = 1'-0"

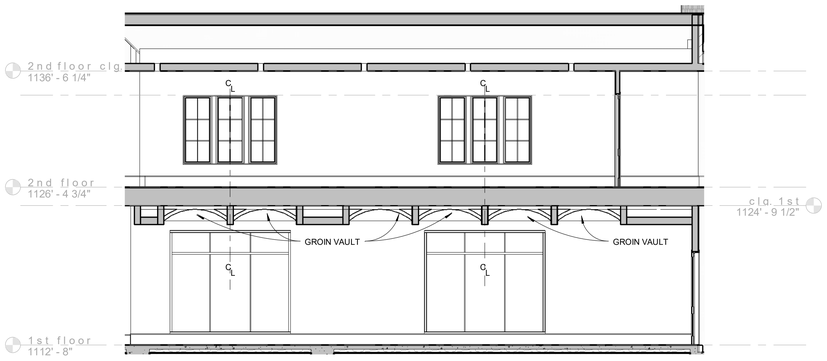
6/23/2026 9:06:28 AM

3 Section through Garage
scale: 3/16" = 1'-0"

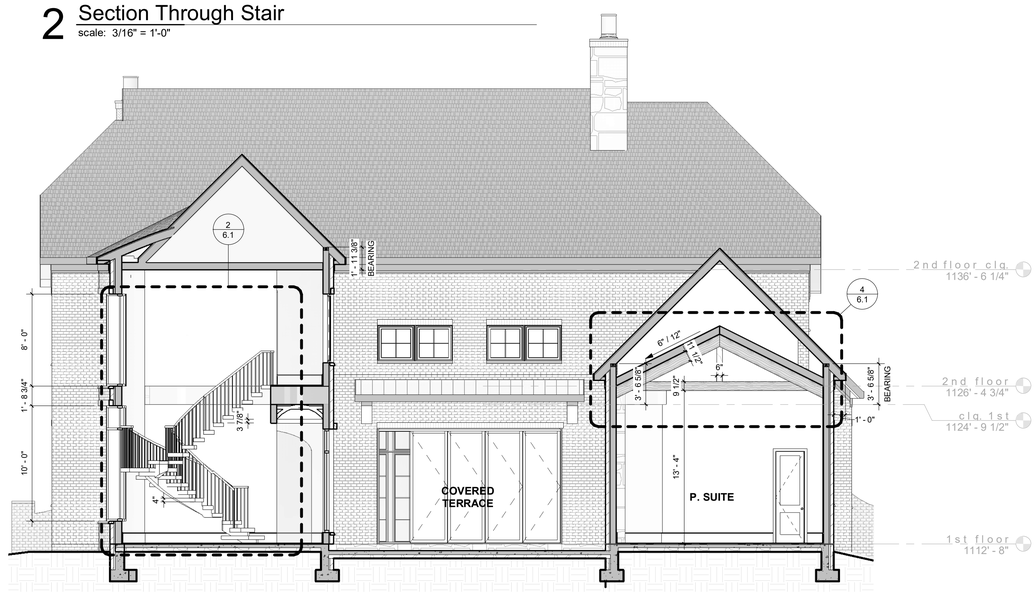
1 Section through Suite 2 + Bedroom 1
scale: 3/16" = 1'-0"



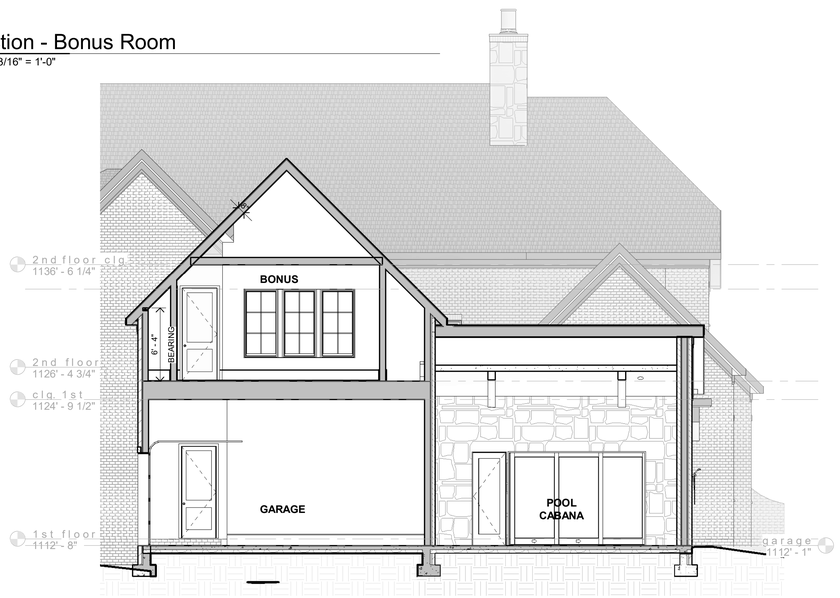
5 Section through Hallway
scale: 3/16" = 1'-0"



2 Section Through Stair
scale: 3/16" = 1'-0"



4 Section - Bonus Room
scale: 3/16" = 1'-0"



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06, 15, 26
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196 MARIETTA STREET

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BUILDING SECTIONS

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3.2

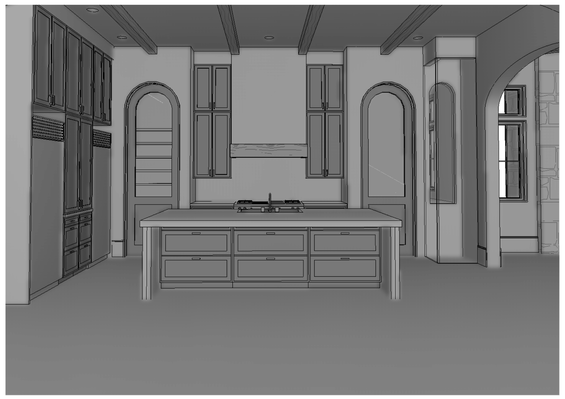
Scale 3/16" = 1'-0"

6/23/2026 9:06:38 AM

12 3D View Cabana
scale:

9 3D View Dining
scale:

6 3D View Kitchen
scale:



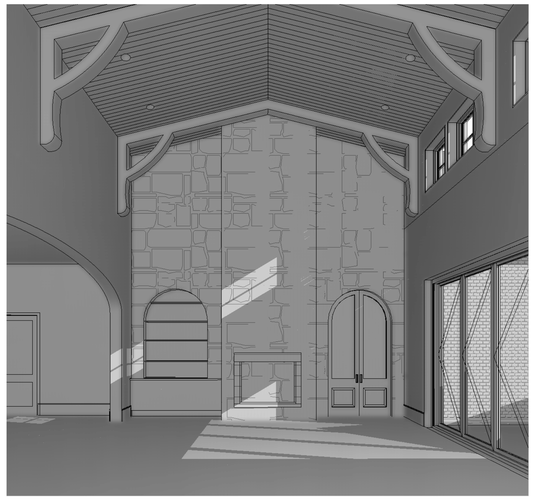
3 3D View Stair
scale:

11 3D View Pool 2
scale:

8 3D View Stair Hall
scale:

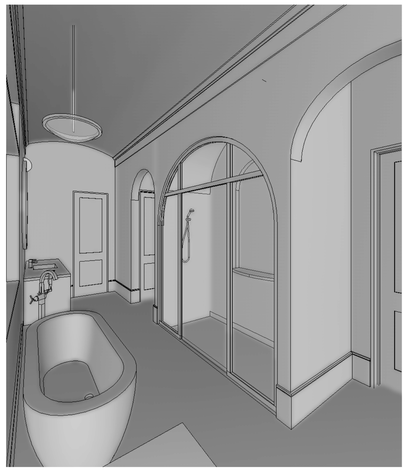
5 3D View P. bath
scale:

2 3D View Living Room
scale:

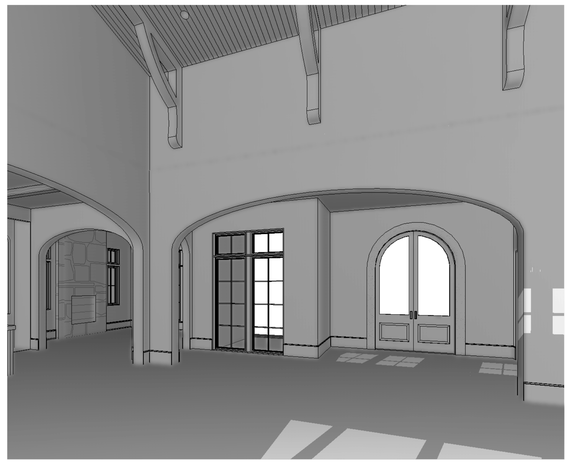


10 3D View Pool
scale:

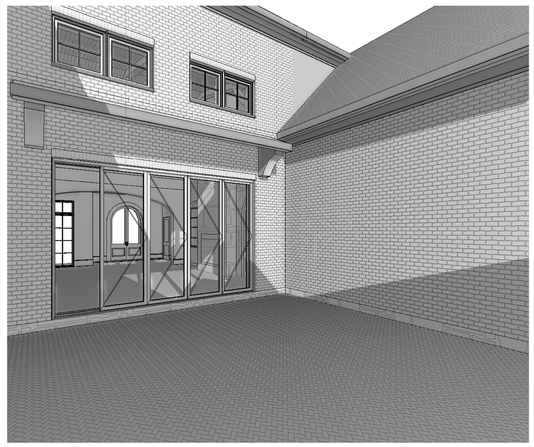
7 3D View Primary Bath
scale:



4 3D View 9
scale:



1 3D View Cov. Terrace
scale:



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STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038480
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

3D VIEWS

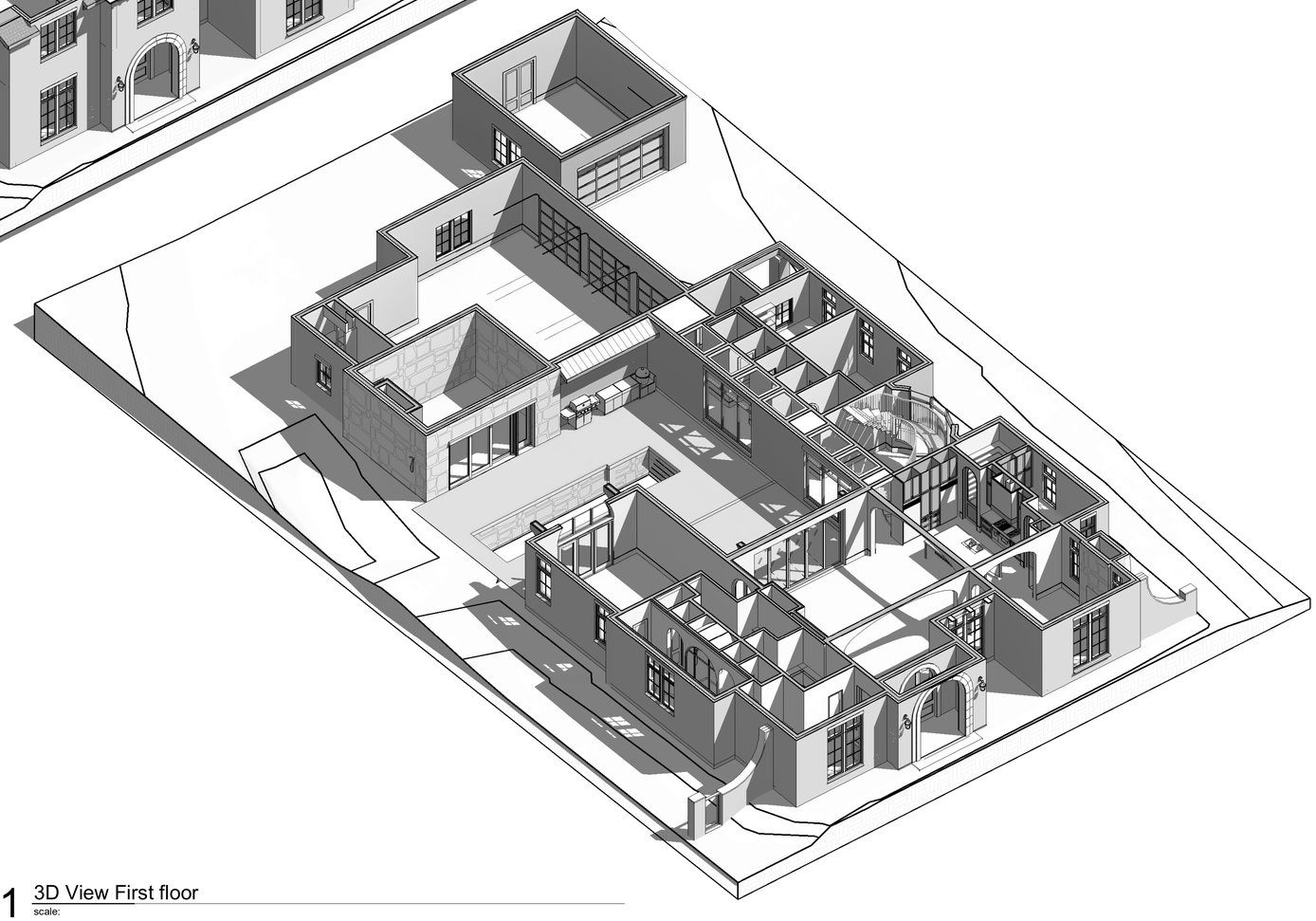
Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

4.0

Scale

6/23/2026 9:06:57 AM

2 3D View Second floor
scale:



1 3D View First floor
scale:

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110 Rockhound Drive,
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STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31985
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

3D VIEWS

Project Number	25-020
Date	06/15/26
Drawn By	Author
Checked By	Checker

4.1

Scale

6/23/2026 9:07:04 AM

1 TABLE R602.3(1) FASTENING SCHEDULE

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

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [A,B,C]	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4 - 8D BOX (2 1/2" X 0.113"); OR 3 - 8D COMMON (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4 - 8D BOX (2 1/2" X 0.113"); OR 3 - 8D COMMON (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2) AND TABLE R802.5.2)	4 - 10D BOX (3" X 0.128"); OR 3 - 16D COMMON (3 1/2" X 0.162"); OR 4 - 3" X 0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" X 20 GA RIDGE STRAP TO RAFTER	4 - 10D BOX (3" X 0.128"); OR 3 - 10D COMMON (3" X 0.148"); OR 4 - 3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 3 - 10D COMMON NAILS (3" X 0.148"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2X RIDGE BEAM	4 - 16D BOX NAILS (3 1/2" X 0.135"); OR 3 - 10D COMMON NAILS (3" X 0.148"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	TOE NAIL
		3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162")	24" O.C. FACE NAIL
		10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3 1/2" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16D BOX (3 1/2" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5 - 8D BOX (2 1/2" X 0.113"); OR 4 - 8D COMMON (2 1/2" X 0.131"); OR 4 - 10D BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
		10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 12 - 16D BOX NAILS (3 1/2" X 0.135"); OR 12 - 10D BOX (3" X 0.128"); OR 12 - 3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
		16D BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3 - 16D BOX (3 1/2" X 0.135"); OR 2 - 16D COMMON (3 1/2" X 0.162"); OR 4 - 3" X 0.131" NAILS	TOE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 4 - 8D COMMON (2 1/2" X 0.131"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	TOE NAIL
		3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3 - 10D BOX (3" X 0.128"); OR 2 - 16D COMMON (3 1/2" X 0.162"); OR 4 - 3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 2 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 2 - 10D BOX (3" X 0.128"); OR 2 STAPLES 1 3/4"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 2 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 2 - 10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON (2 1/2" X 0.131"); OR 4 - 10D BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA, 1 3/4" LONG	
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	4 - 8D BOX NAILS (2 1/2" X 0.113")	4" O.C. TOE NAIL
		3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3 - 8D BOX NAILS (2 1/2" X 0.113"); OR 3 - 8D COMMON NAILS (2 1/2" X 0.131"); OR 3 - 10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA, 1 3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162")	FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 2 - 16D COMMON NAILS (3 1/2" X 0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3 - 16D BOX NAILS (3 1/2" X 0.135"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS, OR 4 - 3" X 14 GA STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	2 - 20D COMMON (4" X 0.192")	FACE NAIL
		3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	FACE NAIL
		AND: 2 - 20D COMMON (4" X 0.192"); OR 3 - 10D BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS	FACE NAIL
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4 - 16D BOX NAILS (3 1/2" X 0.135"); OR 3 - 16D COMMON NAILS (3 1/2" X 0.162"); OR 4 - 10D BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2 - 10D BOX NAILS (3" X 0.128"), OR 2 - 8D COMMON (2 1/2" X 0.131"); OR 2 - 3" X 0.131" NAILS	EACH END, TOE NAIL

WOOD STRUCTURAL PANELS AND WALL SHEATHING				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [A,B,C]	EACH END, TOE NAIL	
			EDGES (INCHES)[H]	INTERMEDIATE SUPPORT [C,E] (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANELE XTERIOR WALL SHEATHING TO WALL FRAMING]				
30	3/8" - 1/2"	6D COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL)[I] 8D COMMON (2 1/2" X 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)[J]	6	12[F]
31	19/32" - 1"	8D COMMON (2 1/2" X 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)[J]	6	12[F]
32	1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D (2 1/2" X 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING [G]				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/4" LONG 16 GA STAPLE WITH 7/16" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/2" LONG 16 GA STAPLE WITH 7/16" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING [D]	1 3/4" GALVANIZED ROOFING NAIL; OR STAPLE GALVANIZED 1 1/2" LONG; OR 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING [D]	1 3/4" GALVANIZED ROOFING NAIL; OR STAPLE GALVANIZED 1 5/8" LONG; OR 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6D DEFORMED (2" X 0.120") NAIL; OR 8D COMMON (2 1/2" X 0.131")	6	12
38	7/8" - 1"	8D DEFORMED (2 1/2" X 0.120") NAIL; OR 8D COMMON (2 1/2" X 0.131")	6	12
39	1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D DEFORMED (2 1/2" X 0.120")	6	12

FOR SI: 1 INCH = 25.4mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s; 1 ksi = 6.895 MPa

A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELDING STRENGTHS AS SHOWN: 80ksi FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 ksi FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16 INCH ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

D. FOUR-FOOT BY 8-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

F. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 mph AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 mph OR GREATER BUT LESS THAN 140 mph.

G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.

H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

J. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATION IN ASTM F1667.

diana bolivar
NCARB, LEED AP BD + C

110 Rockhound Drive,
Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038482
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

GENERAL / STRUCTURAL NOTES

Project Number	25-020
Date	06/15/26
Drawn By	Author
Checked By	Checker

GN3

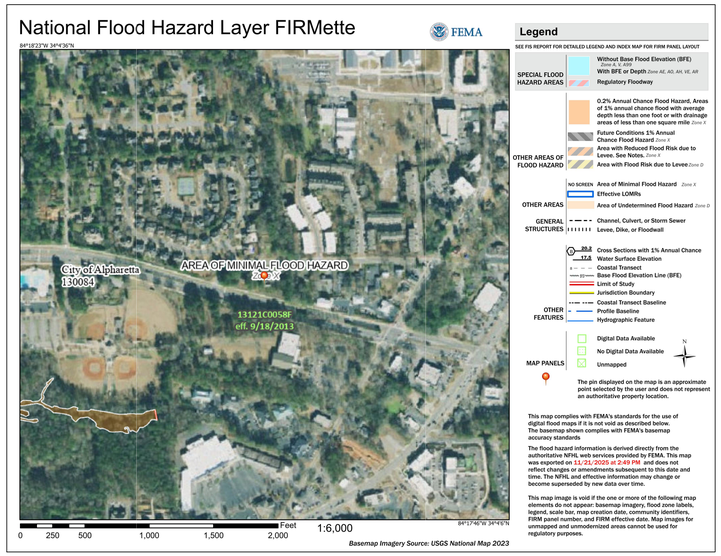
Scale 1/4" = 1'-0"

6/23/2026 9:07:24 AM

INDIVIDUAL LOT PLAN FOR:

196 MARIETTA ST
ALPHARETTA, GEORGIA
PARCEL ID:
12 258306940031

VICINITY MAP
N.T.S.



PROJECT INFORMATION	
ZONING	DT-R
SETBACKS	FRONT 30', REAR 10', SIDE 10'
BUFFERS	LANDSCAPE 10', 20' REAR
OVERALL SITE AREA	0.57 ACRES
TOTAL DISTURBED AREA	0.47 ACRES

SHEET INDEX

C101	COVER SHEET
C201	GENERAL NOTES AND LEGEND
C202	ZONING CONDITIONS
C203	INFILTRATION TEST RESULTS
C204	SPECIMEN TREE REPORT
C300	EXISTING CONDITIONS SURVEY
C301	EXISTING CONDITIONS AND TREE INVENTORY
C302	DEMOLITION PLAN
C401	SITE PLAN
C402	ISD PLAN AND PROFILES
C501	GRADING, DRAINAGE, & UTILITY PLAN
C502	DRAINAGE PLAN AND PROFILES
C503	POND BMP DETAIL PLAN
C701-C702	EROSION CONTROL PLANS
C801-C803	CONSTRUCTION DETAILS
TP-1, TP-2	TREE REPLACEMENT PLANS
	FULTON COUNTY WATER & SEWER PLANS

PROJECT CONTACTS	
CIVIL ENGINEER	ONSITE CIVIL GROUP, LLC
	980 BIRMINGHAM RD, SUITE 501-340
	MILTON, GA
	678-615-3347
BUILDER	MADEWELL HOMES
	HOLMES HAWKINS
	404-578-8100
LANDSCAPE ARCHITECT	BUILDABLE DESIGNS
	328 THORNCLIFF LANDING, ACWORTH, GA 30101
	CONTACT: RYAN HART 404-931-7099
	EMAIL: RYAN@BUILDABLEDESIGNS.COM

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

24 HOUR CONTACT:
TORI YOUNG
678-878-9791

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-615-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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GEORGIA REGISTERED No. 29438 PROFESSIONAL WILLIAM JOHN WATSON
06-11-26

REVISIONS

No.	DATE	DESCRIPTION

CLIENT:
MADEWELL HOMES
HOLMES HAWKINS
404-578-8100

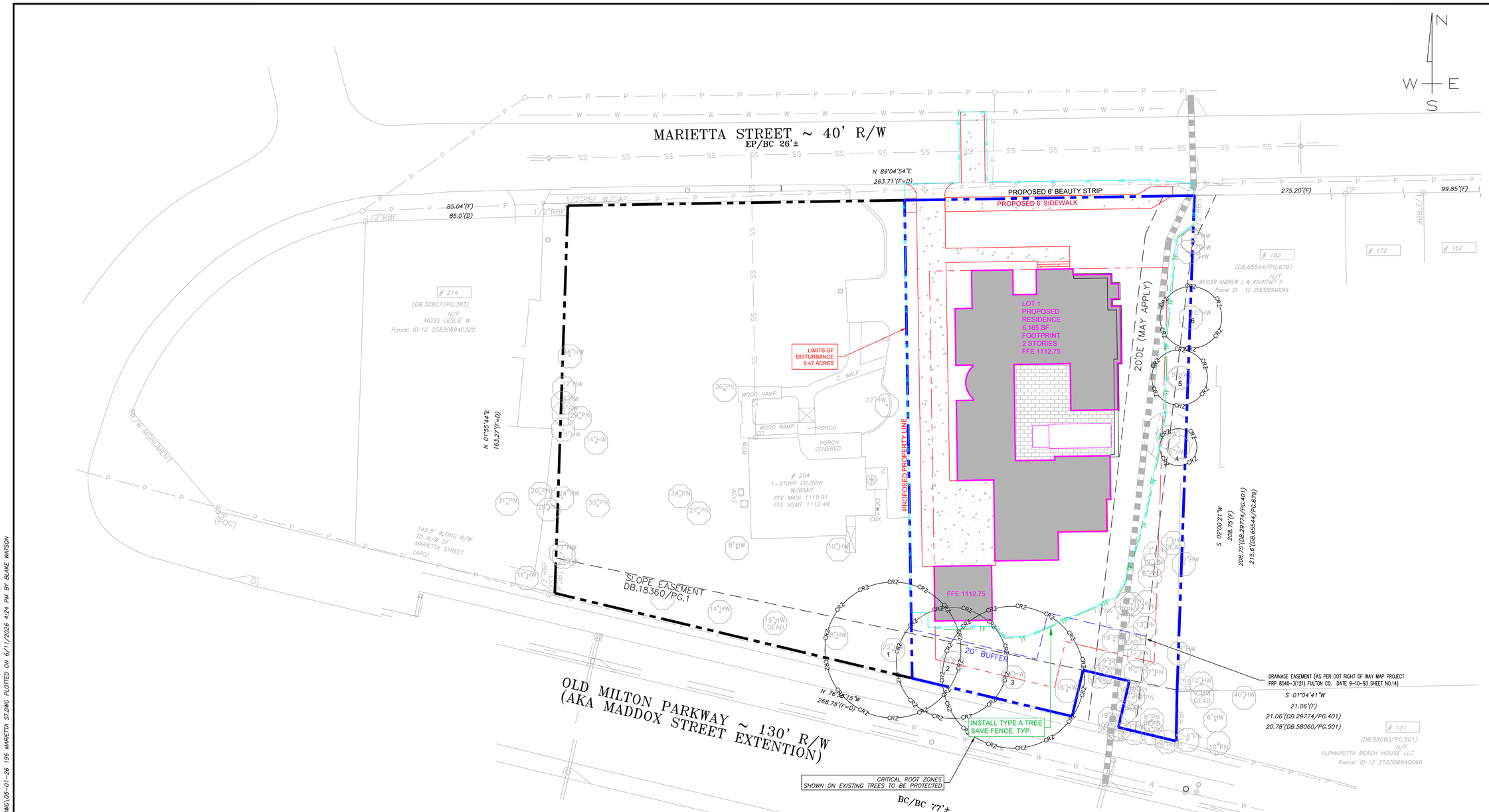
INDIVIDUAL LOT PLANS
196 MARIETTA ST
ALPHARETTA, GA
PARCEL ID: 12 258306940031
PROJECT NUMBER: WRN25-123

COVER SHEET

DATE: 06-11-26
PROJECT: 25-040

SHEET: C 101

C:\USERS\BLAKE\ONSITE DROPBOX\PROJECTS\2025\25-040 MADEWELL 196 MARIETTA STREET\DWG\05-01-26 196 MARIETTA ST.DWG PLOTTED ON 6/11/2026 4:24 PM BY BLAKE WATSON



BOUNDARY TREE INVENTORY TABLE

TREE ID	SPECIES	DBH	SRP	SRP I	CRZ	CRZ I
1	HW	22.0"	11.0'	0.00%	28.6'	11.25%
2	HW	18.0"	9.0'	0.00%	23.4'	10.00%
3	HW	23.0"	11.5'	0.00%	29.9'	14.01%
4	HW	6.0"	3.0'	0.00%	7.8'	12.60%
5	HW	9.0"	4.5'	11.94%	11.7'	18.40%
6	HW	10.0"	5.0'	0.00%	13.0'	7.45%

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GEORGIA REGISTERED No. 29438 PROFESSIONAL WILLIAM JOHN ANDREW DAVIS ENGINEER

06-11-26

REVISIONS

No.	DATE	DESCRIPTION

0 20 40 Feet

CLIENT:
MADEWELL HOMES
HOLMES HAWKINS
404-578-8100

INDIVIDUAL LOT PLANS
196 MARIETTA ST
ALPHARETTA, GA
PARCEL ID: 12 258306940031
PROJECT NUMBER: WRN25-123

SITE PLAN

DATE: 06-11-26
PROJECT: 25-040

SHEET: C 401

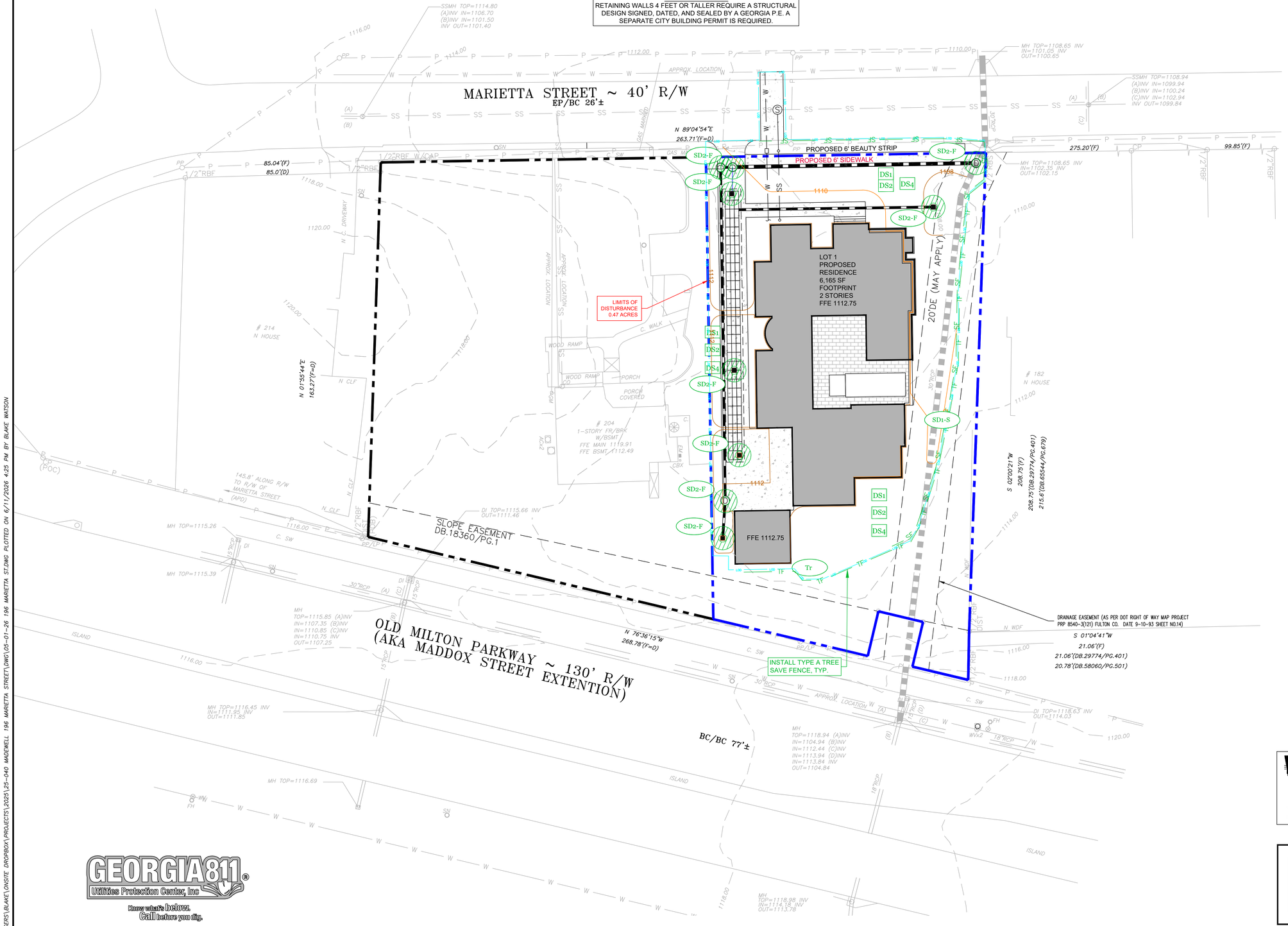
C:\USERS\BLAKE\ONSITE DROPBOX\PROJECTS\2025\25-040 MADEWELL 196 MARIETTA STREET\DWG\05-01-26 196 MARIETTA ST.DWG PLOTTED ON 5/11/2026 4:24 PM BY BLAKE WATSON

NOTE:
CONTRACTOR/DESIGNER HAS VERIFIED THAT ALL BOUNDARY TREES THAT WILL BE IMPACTED BY THE PROPOSED DISTURBANCES ARE SHOWN. THEY ACKNOWLEDGE THAT IF THE PLAN IS DEFICIENT AT THE TIME OF SITE INITIATION THE INSPECTOR WILL REQUIRE A PLAN REVISION BE SUBMITTED AND WILL DELAY SITE INITIALING AND THE BUILDING PERMIT APPLICATION.

NOTE:
ALL MATERIALS SPILLED, DROPPED, OR TRACKED FROM VEHICLES FROM SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND.

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY SURVEY LAND EXPRESS, INC, DATED 8-25-2025. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83. THE VERTICAL DATUM IS NAVD88. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

ALPHARETTA NOTE:
RETAINING WALLS 4 FEET OR TALLER REQUIRE A STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. A SEPARATE CITY BUILDING PERMIT IS REQUIRED.



GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
William J Rowse
Level II Certified Design Professional
CERTIFICATION NUMBER 0000017316
ISSUED 03/01/2019 EXPIRES 06/01/2027

24 HOUR CONTACT:
TORI YOUNG
678-878-9791

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GEORGIA REGISTERED No. 29438 PROFESSIONAL WILLIAM JOHN ROWSE
06-11-26

REVISIONS

No.	DATE	DESCRIPTION

0 20 40 Feet

CLIENT:
MADEWELL HOMES
HOLMES HAWKINS
404-578-8100

INDIVIDUAL LOT PLANS
196 MARIETTA ST
ALPHARETTA, GA
PARCEL ID: 12 2S8306940031
PROJECT NUMBER: WRN25-123

EROSION CONTROL PLAN - PHASE II

DATE: 06-11-26
PROJECT: 25-040

SHEET: C 702

C:\USERS\BLAKE\ONSITE DROPBOX\PROJECTS\2025\25-040 MADEWELL 196 MARIETTA STREET\DWG\05-01-26 196 MARIETTA ST.DWG PLOTTED ON 6/11/2026 4:25 PM BY BLAKE WATSON

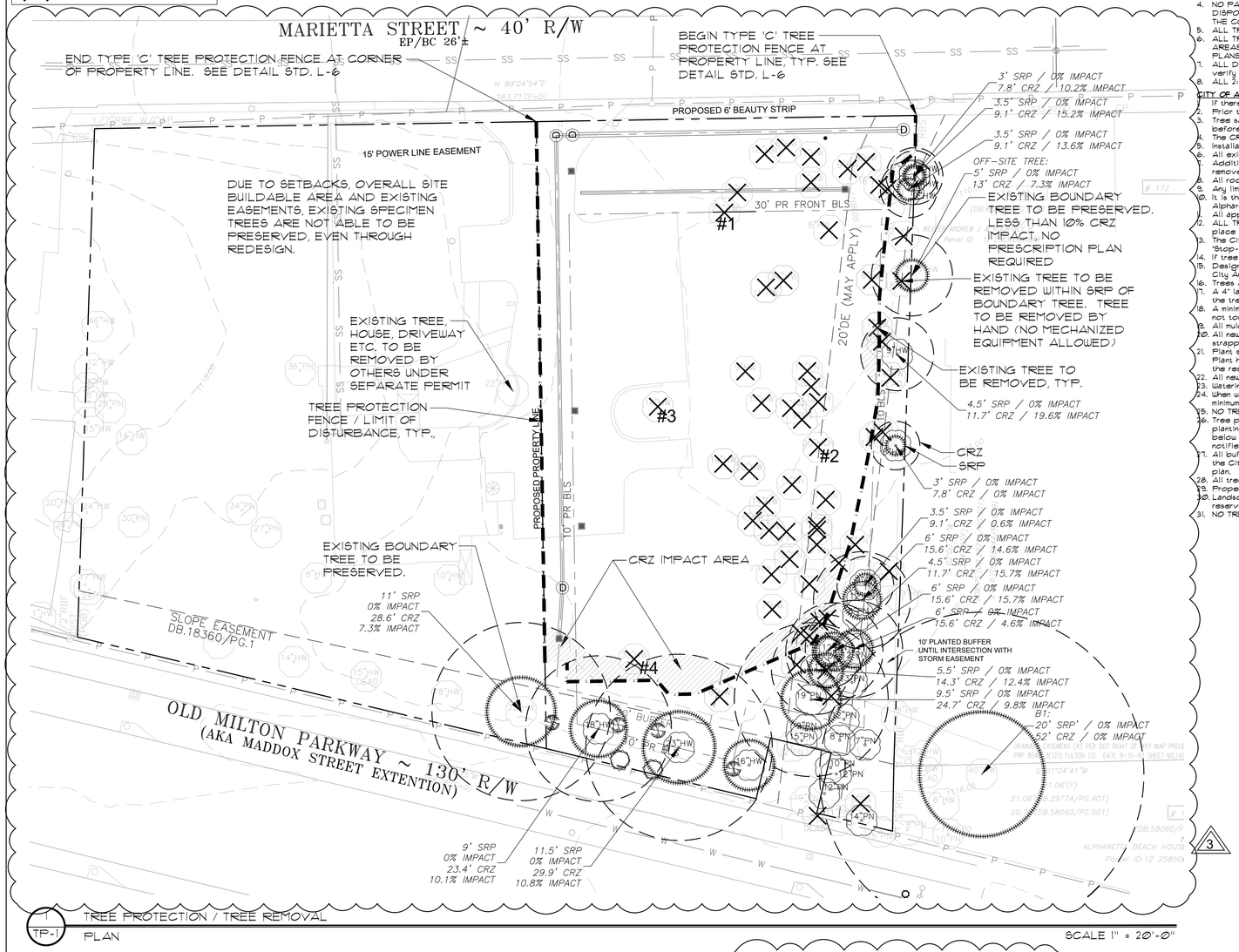
SYMBOL KEY

= TREE PROTECTION FENCE

= TREE TO BE REMOVED

20 0 20 40 80

GRAPHIC SCALE



1 TP-1 TREE PROTECTION / TREE REMOVAL PLAN

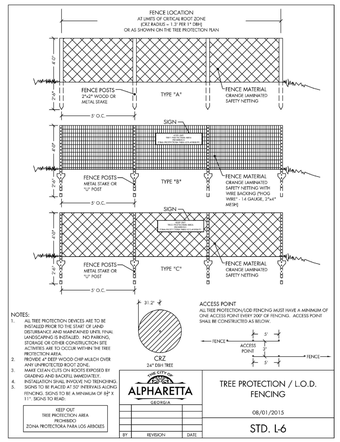
SCALE 1" = 20'-0"

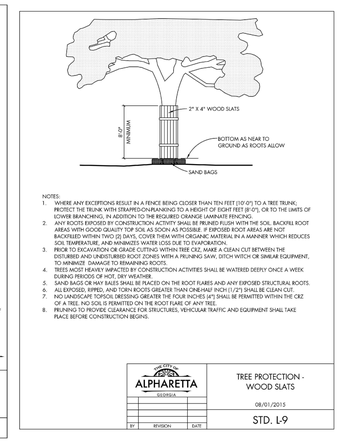
TREE PROTECTION NOTES:

1. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
2. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO CITY OF ALPHARETTA STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARBORIST.
3. TREE PROTECTION DEVICES MUST BE MAINTAINED AND REMAIN IN FUNCTIONING CONDITION UNTIL FINAL LANDSCAPING IS INSTALLED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREAS. THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, PARKING, STORAGE OR OTHER SUCH SITE ACTIVITIES WHICH MAY BE HARMFUL TO THE CONTINUED VITALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.
5. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
6. ALL TREE PROTECTION AREAS DESIGNATED AS SUCH, SHALL BE IDENTIFIED WITH "Tree Save Area" SIGNS POSTED IN ADDITION TO PROTECTIVE FENCING. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SOIL SEDIMENTATION INTRUSION THRU THE USE OF SILT SCREENS PLACED UP-SLOPE FROM THE TREE PROTECTION AREAS. SEE EROSION CONTROL PLANS FOR DETAILS.
7. ALL DISTURBED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE SODDED, SEEDED OR COVERED WITH MULCH AS SHOWN ON THE PLANS. (Contractor to verify limits)
8. ALL 2:1 SLOPES NOT PLANTED WITH SHRUBS OR OTHERWISE TREATED WITH GROUNDCOVER, SHALL BE SEEDED WITH NON-MOWABLE GRASS TYPE, LOVEGRASS OR COMPARABLE

CITY OF ALPHARETTA NOTES:

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO. Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section Approved August 2018 Page 7 of 8
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. All limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. This pertains to ALL utilities (water, sewer, gas, fiber optic, electric, etc.).
13. 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.
14. 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.
15. Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
16. Trees agreed upon to be saved are the responsibility of the owner.
17. A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
18. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
19. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.
20. 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.
21. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the top-most growth. Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section Approved August 2018 Page 8 of 8
22. 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.
23. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
24. 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.
25. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
26. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.
27. All buffers shall be planted where spares and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
28. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
29. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
30. Landscape contractors are required to attend the City of Alpharetta PreConstruction class prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.
31. 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.





CRZ / SRP NOTES:

1. ANY TREE OUTSIDE THE LIMITS OF DISTURBANCE / TREE PROTECTION FENCE THAT DOES NOT SHOW A CRZ CIRCLE OR SRP CIRCLE, AND DOES NOT HAVE IMPACT NOTED HAS ZERO CRZ IMPACT AND HAS ZERO SRP IMPACT.
2. EACH TREE IS ALSO NOTED ON THE EXISTING TREE SHEET SHOWING THE AMOUNT OF IMPACT (IF ANY)
3. ALL BOUNDARY TREES WILL HAVE IMPACT NOTED (INCLUDING THOSE WITH 0% IMPACT)
4. ALL SPECIMEN TREES WILL HAVE IMPACT NOTED (INCLUDING THOSE WITH 0% IMPACT)

NOTE: ANY TREE TO REMAIN THAT WILL HAVE ANY DISTURBANCE WITHIN THE CRZ SHALL HAVE DEMOLITION OVERSIGHT BY AND BE COORDINATED WITH THE PROJECT ARBORIST, ESPECIALLY WITHIN THE DRIVEWAY AREA.

SITE AREA CALCULATIONS
SITE AREA: 0.57 AC
DISTURBED SITE AREA: 0.47 AC
PRE-DEVELOPMENT IMPERVIOUS SITE AREA: 0.10 AC
POST-DEVELOPMENT IMPERVIOUS SITE AREA: 0.26 AC

3

REFER TO ARBORIST SPECIMEN TREE REPORT PREPARED BY HRH TREES, LLC DATED 09/09/2025 (BY OTHERS) FOR MORE INFORMATION REGARDING EXISTING TREES & SPECIMENS, AS WELL AS BOUNDARY TREE INFORMATION.

NOTE: ANY TREE WITH CRZ DISTURBANCE ABOVE 10% AND BELOW 20% REQUIRE AN ISA CERTIFIED ARBORIST'S TREE CARE PLAN (PRESCRIPTION) REQUIRED. TO BE PROVIDED BY OTHERS.

PRESERVED EXISTING TREES ON SITE

SPECIES	DBH	CRZ IMPACT	SRP IMPACT	INCHES	CANOPY	NOTE
hardwood	6	10.2%	0%	6	1600	
hardwood	7	15.2%	0%	7	1600	
hardwood	7	13.6%	0%	7	1600	
hardwood	9	19.6%	0%	9	1600	
hardwood	6	0.0%	0%	6	1600	
pine	7	0.6%	0%	7	1600	
pine	12	14.6%	0%	12	1600	
pine	6	0.0%	0%	6	1600	
pine	12	4.6%	0%	12	1600	
pine	12	15.7%	0%	12	1600	
pine	9	15.7%	0%	9	1600	
pine	11	12.4%	0%	11	1600	
pine	13	0.0%	0%	13	1600	
pine	19	9.8%	0%	2	1600	
pine	12	0.0%	0%	12	1600	
pine	9	0.0%	0%	9	1600	
pine	15	0.0%	0%	15	1600	
pine	8	0.0%	0%	8	1600	
pine	7	0.0%	0%	7	1600	
pine	10	0.0%	0%	0	0	BUFFER
pine	12	0.0%	0%	0	0	BUFFER
pine	12	0.0%	0%	0	0	BUFFER
pine	14	0.0%	0%	0	0	BUFFER
hardwood	16	0.0%	0%	0	0	BUFFER
hardwood	23	10.8%	0%	0	0	BUFFER
hardwood	18	10.1%	0%	0	0	BUFFER
hardwood	22	7.3%	0%	0	0	OFF-SITE
			TOTAL	170	30,400	

3

SPECIMEN TREE CALCULATIONS

TREE #	TAG	SPECIES	DBH	CRZ IMPACT	SRP IMPACT	INCHES REMOVED	CONDITION	REMOVE
1	1394	Water Oak	26	100%	100%	26	Good, healthy with no issues	X
2	1396	So. Magnolia	19	100%	100%	19	Good, healthy with no issues. Not Specimen, but is Tree of Quality	X
3	503	Jap Saucer Magnolia	20	100%	100%	20	Good, healthy with no issues	X
4	1397	Water Oak	31	100%	100%	31	Fair, Minor dead low limbs	X
					TOTAL	96		

CAUTION

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

SHEET TP-1: TREE PROTECTION & REMOVAL PLAN
SHEET TP-2 TREE REPLACEMENT PLAN

24 HOUR CONTACT:
HOLMES HAWKINS
404-578-8100

BUILDABLE DESIGNS
Ryan P. Hart
Principal
404.593.7059
ryan@buildabledesigns.com

REVISIONS	BY
09/09/25 REVISED	RPH
10/10/25 REVISED PER PLANNER CHANGE	
11/19/25 REVISED PER COMMENTS	RPH
12/19/25 REVISED PER COMMENTS	

3

INDIVIDUAL LOT PLAN
204 MARIETTA STREET
ALPHARETTA, GA 30009
PARCEL ID: 12 2583069 0031

CLIENT
MADEWELL HOMES

GEORGIA REGISTERED No. PL001928 LANDSCAPE ARCHITECT RYAN P. HART

SCALE: 1" = 20'-0"
DATE: 12/19/2025
JOB # 25-120
DRAWN BY: RPH

TREE PROTECTION & REMOVAL
TP-1

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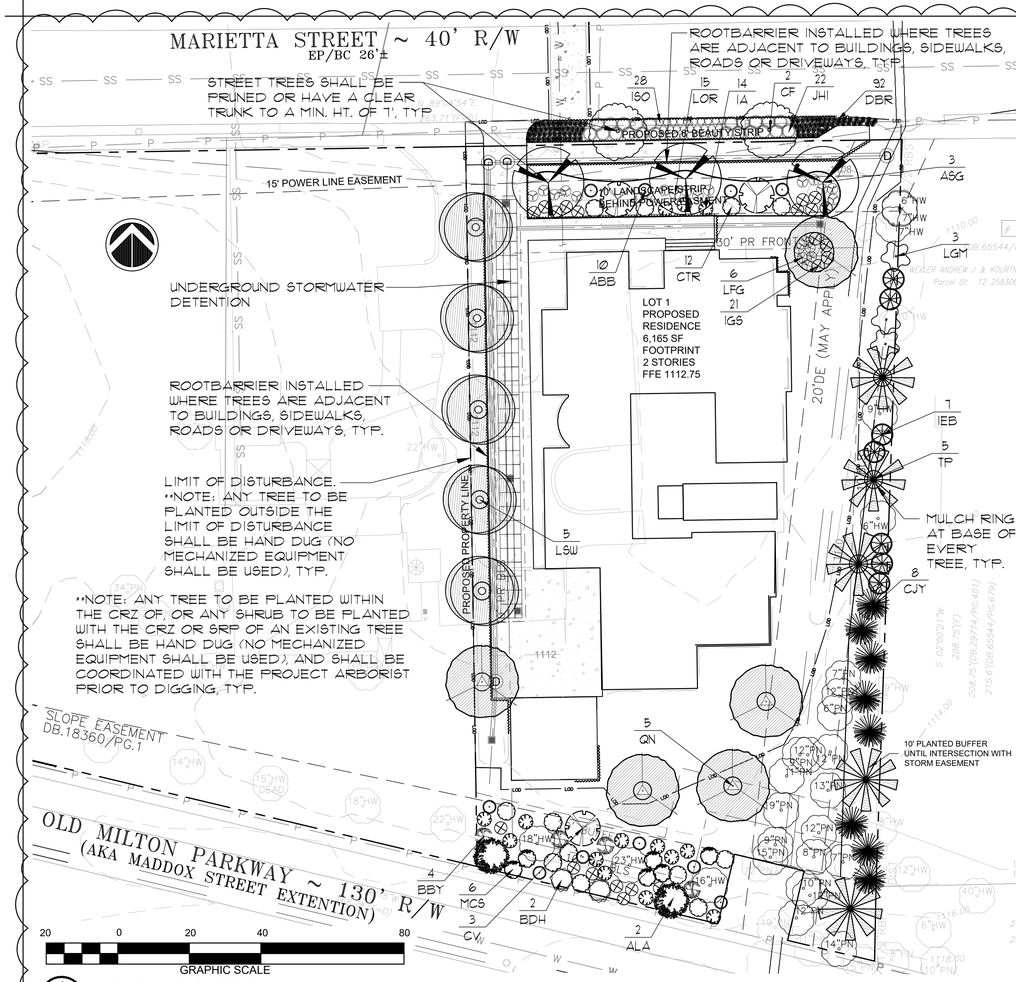

1 TP-2 TREE REPLACEMENT PLAN

SCALE 1" = 20'-0"

PLANTING SIZE / HEIGHT NOTE:
THE MIN SIZE AND MIN HEIGHT OF ALL PROPOSED PLANT MATERIAL MUST MEET **BOTH** THE MIN SIZE **AND** THE MIN HEIGHT **IN ALL CASES.** IF THE PLANT MEETS ONE OF THE CRITERIA BUT NOT THE OTHER, THEN IT MUST BE INCREASED TO THE NEXT SIZE WHERE BOTH CRITERIA ARE MET. MINIMUM HEIGHT IS POST-INSTALLATION AS MEASURED ABOVE GROUND. TOP QUALITY PLANTS MUST BE SUPPLIED, AND PLANTS WITH BARE SIDES OR THOSE THAT ARE DEFORMED / NOT SYMMETRICAL WILL BE REPLACED AT CONTRACTORS EXPENSE.

SPACING: PLANTS ARE TO BE SPACED AS SHOWN ON THE PLANS

NOTE: ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. ANY ADDITIONAL AREAS THAT ARE BARE AFTER CONSTRUCTION SHALL BE COVERED WITH SEED OR MULCH (TO BE CALCULATED BY CONTRACTOR SEPARATELY).

WATERING NOTE: ALL PLANTS SHALL BE HAND-WATERED UNTIL ACCEPTED BY OWNER, OR VIA IRRIGATION SYSTEM IF INSTALLED & OPERATIONAL PRIOR TO PLANTS BEING INSTALLED.

NOTE: IF IRRIGATION IS TO BE INSTALLED, ALL IRRIGATION METERS MUST HAVE RAIN SENSORS PER STATE LAW

CONTRACTOR TO DETERMINE SOD / SEED / MULCH REQUIRED TO COVER ALL DISTURBED AREAS, TYP.

ALL CONSTRUCTION TO COMPLY WITH STANDARDS ESTABLISHED BY THE JURISDICTION WHERE THE PROJECT IS LOCATED.

NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.

NOTE: Contractor/Designer has verified that all boundary trees that will be impacted by the proposed disturbances are shown. They acknowledge that if the plan is deficient at the time of site initiation the inspector will a plan revision be submitted and will delay site initiating and the building permit application

GENERAL PLANTING & LANDSCAPING NOTES:
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE INSTALLED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED TO A DEPTH OF 4".
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION (AT CLIENT'S REQUEST).
12. 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.
13. 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 BY THE CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS (IF SHOWN) ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. DURING THE GROWING SEASON ALL PLANTS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
19. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH AND SEED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
21. REFER TO SPECIFICATIONS (IF PROVIDED) FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
22. A MINIMUM SEPARATION OF 36" SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.

CITY OF ALPHARETTA NOTES:
1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to the tree save fence inspection provide the City Arborist a receipt of pre-payment of the tree save plan to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO. Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section Approved August 2018 Page 7 of 8
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is owner's responsibility to maintain the vegetation and debris around the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. This pertains to ALL utilities (water, sewer, gas, fiber optic, electric, etc.).
13. 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.
14. 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.
15. Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
16. Trees agreed upon to be saved are the responsibility of the owner.
17. A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
18. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
19. Allowable mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.
20. 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.
21. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the top-most growth. Notes, details and checklists may be found at www.alpharetta.ga.us in the resources section Approved August 2018 Page 8 of 8
22. 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.
23. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
24. 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.
25. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
26. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.
27. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
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SITE AREA CALCULATIONS
SITE AREA: 0.57 AC
DISTURBED SITE AREA: 0.47 AC
PRE-DEVELOPMENT IMPERVIOUS SITE AREA: 0.10 AC
POST-DEVELOPMENT IMPERVIOUS SITE AREA: 0.26 AC

DEEPROOT ROOTBARRIER
1. UB-24-2 WHERE TREES ARE ADJACENT TO SIDEWALKS, CURB & GUTTER & DRIVEWAYS.
2. UB-48-2 WHERE TREES ARE ADJACENT TO BUILDINGS & UNDERGROUND DETENTION

CANOPY COVERAGE CALCULATIONS

AREA (IN S.F.)	22,856
SCC (CANOPY % REQUIRED)	30%
SCC REQUIRED (IN S.F.)	6,857
ECC	30,400
RCC (IN S.F.)	0
TOTAL UNITS REQ'D	0
TOTAL UNITS PLANTED	49,100
REQUIREMENT SATISFIED	
MARIETTA STREET FRONTAGE	122
TREES	4
REQ'D TREES	4
PROVIDED (MIN.)	4
EAST PROPERTY LINE	229.8
TREES	4.6
REQ'D TREES	5
PROVIDED (5 EXISTING, MIN.)	5
WEST PROPERTY LINE	201.3
TREES	4.0
REQ'D TREES	4
PROVIDED (MIN.)	4
OLD MILTON PARKWAY FRONTAGE	114.2
TREES	2.3
REQ'D TREES	3
PROVIDED (3 EXISTING, MIN.)	3

SPECIMEN CALCULATIONS

SPECIMENS INCHES REMOVED	96.0
RECOMPENSE x3	3.0
SPECIMEN RECOMPENSE REQD	288.0
SPECIMEN RECOMPENSE PROVIDED	150.0
BALANCE OF INCHES TO TREE FUND	138.0
AMOUNT DUE @ $300 / INCH	$41,400

LANDSCAPE PLANTLIST

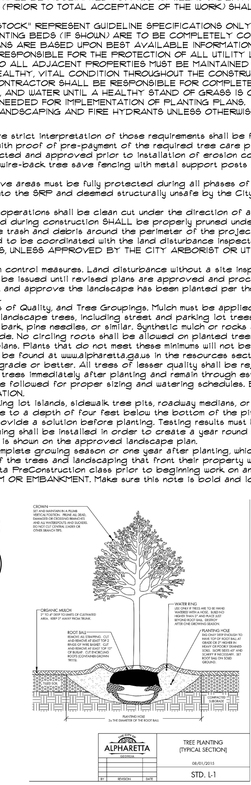
SYM	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MIN. HEIGHT	NOTES
BBY	4	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
BDH	2	BUDDLEIA DAVIDII 'HARLEQUIN'	HARLEQUIN BUTTERFLY BUSH	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
ABB	10	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
CTR	12	RHODODENDRON X 'PURPLE GEM'	PURPLE GEM RHODODENDRON	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
DBR	92	DIANTHUS DELTOIDES 'BRILLIANT'	BRILLIANT MAIDEN PINK DIANTHUS	1 GAL.	6-8" HT.	DENSE BLADES
IA	14	ILLICIUM FLORIDANUM 'ALBA'	WHITE FLORIDA ANISE	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
IEB	7	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	15 GAL.	8-10' HT.	FULL & WELL BRANCHED
IGS	21	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
ISO	28	IBERIS SEMPERVIRENS 'OCTOBER GLORY'	OCTOBER GLORY EVERGREEN CANDYTUFT	1 GAL.	10-12" HT.	THICK & DENSE GROWTH
JHI	22	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	1 GAL.	4-6" HT.	THICK & DENSE GROWTH
LFG	6	LEUCOTHOE FOUNTANESIANA 'GIRARD'S RAINBOW'	GIRARD'S RAINBOW LEUCOTHOE	7 GAL.	30-36" HT.	FULL & WELL BRANCHED
LOR	15	LOROPETALUM CHINENSIS 'SHANG-LO'	PURPLE PIXIE LOROPETALUM	3 GAL.	12-15" HT.	FULL & WELL BRANCHED
MCS	6	MYRICA CERIFERA (SHRUB FORM)	SOUTHERN WAX MYRTLE (SHRUB FORM)	7 GAL.	30-36" HT.	FULL & WELL BRANCHED

TREE REPLACEMENT PLANTLIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MIN. HEIGHT	CANOPY S.F.	TOTAL	INCHES	TOTAL INCHES	GENUS	CONDITION	NATIVE	OVERSTORY	USE
ALA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' PPN5717	AUTUMN BRILLIANCE® APPLE SERVICEBERRY	2" CAL.	8-10' HT.	400	800	2	4	5.6%	FULL & WELL BRANCHED	6%	0%	REAR BUFFER
ASG	3	ACER SACCHARUM GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	6" CAL.	14-16' HT.	0	0	0	0	8.3%	FULL & WELL BRANCHED	8%	8%	LANDSCAPE STRIP
CF	2	CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL.	10-12' HT.	0	0	0	0	5.6%	FULL & WELL BRANCHED	6%	0%	PLANTER TREE
CJY	8	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO CRYPTOMERIA	2" CAL.	8-10' HT.	900	7,200	2	16	22.2%	FULL & WELL BRANCHED	0%	0%	SIDE BUFFER
CV	3	CHIONANTHUS VIRGINICUS	FRINGE TREE / GRANCY GREYBEARD	2" CAL.	8-10' HT.	150	450	2	6	8.3%	FULL & WELL BRANCHED	0%	0%	REAR BUFFER / LANDSCAPE STRIP
LGM	3	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2" CAL.	8-10' HT.	150	450	2	6	8.3%	FULL & WELL BRANCHED	8%	0%	SIDE BUFFER
	21	**TOTAL**				**TOTAL**	**8,100**		**28**	**44.4%**		**28%**	**8%**	

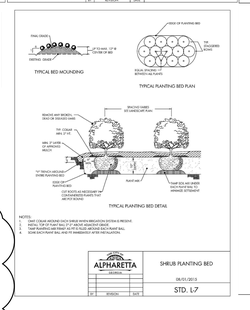
SPECIMEN RECOMPENSE PLANTLIST

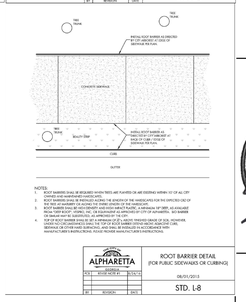
SYM	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MIN. HEIGHT	CANOPY S.F.	TOTAL	INCHES	TOTAL INCHES	GENUS	CONDITION	NATIVE	OVERSTORY	USE
LSW	5	LIQUIDAMBAR STRYACIFLUA 'WARD'	CHEROKEE SWEETGUM (SEEDLESS)	6" CAL.	14-16' HT.	1,600	8,000	6	30	13.9%	FULL & WELL BRANCHED	14%	14%	SPECIMEN RECOMPENSE
TP	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR'	6" CAL.	14-16' HT.	1,600	8,000	6	30	13.9%	FULL & WELL BRANCHED	14%	14%	SPECIMEN RECOMPENSE
QN	5	QUERCUS NUTALLI	NUTALL OAK	6" CAL.	14-16' HT.	1,600	8,000	6	30	13.9%	FULL & WELL BRANCHED	14%	14%	SPECIMEN RECOMPENSE
	15	**TOTAL**				**TOTAL**	**41,000**		**150**	**144.4%**		**42%**	**42%**	
							49,100	**TOTAL**		**188.9%**	**TOTALS**	**69%**	**50%**	



HARDWOOD MULCH
ALL MULCH SHALL BE DARK WALNUT BROWN HARDWOOD MULCH (DYED). NO GRAVEL OR ROCK PERMITTED. MULCH TO BE INSTALLED WHEN THERE IS AT LEAST 2-3 DAYS WITHOUT RAIN, TO REDUCE THE CHANCES OF DISCOLORATION / WASHING AWAY OF THE DYE. MULCH TO BE 4" DEEP IN ALL AREAS AFTER SETTLING, UNLESS OTHERWISE NOTED.

PLANTING SOIL MIX
1/3 NATIVE SOIL (CLAY, NO CLODS OVER 1" DIAMETER)
1/3 TOPSOIL (DARK, ORGANIC, SANDY CLAY LOAM)
1/3 COMPOSTED PINE BARK OR PEAT MOSS





SHEET TP-1: TREE PROTECTION & REMOVAL PLAN
SHEET TP-2 TREE REPLACEMENT PLAN

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

CALL BEFORE YOU DIG GEORGIA 811 811 IT'S THE LAW! DIAL ONE, CALL ALL

24 HOUR CONTACT:
HOLMES HAWKINS
404-578-8100

BUILDABLE DESIGNS
Ryan P. Hart
Principal
ryan@buildabledesigns.com
404.593.7099
3A Town Lake Landing
Dawsonville, GA 30534

REVISIONS	BY
8/26/2025	RPH
9/5/2025 REVISED PER PLANNER COMMENTS	RPH
9/9/2025 REVISED PER COMMENTS	
10/6/2025 ADDRESS COMMENTS	RPH
12/9/2025 ADDRESS COMMENTS	RPH

4

GEORGIA REGISTERED No. 34001328 LANDSCAPE ARCHITECT RYAN P. HART

INDIVIDUAL LOT PLAN
196 MARIETTA STREET
ALPHARETTA, GA 30009
PARCEL ID: 12 258306940031

CLIENT
MADEWELL HOMES

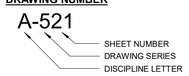
SCALE: 1" = 20'-0"
DATE: 12/19/2025
JOB #: 25-120
DRAWN BY: RPH

TREE REPLACEMENT PLAN
TP-2

G:\+LA\Laplans\26-126-103.196 Marietta Street Alpharetta\LA\TP.dwg

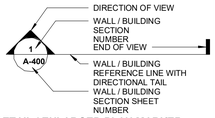
LEGEND

DRAWING NUMBER

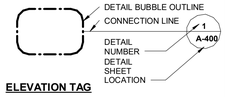


DRAWING TITLE

WALL / BUILDING SECTION MARKER

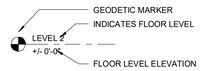


DETAIL / ENLARGED PLAN MARKER



ELEVATION TAG

VERTICAL ELEVATION MARKER



DIMENSIONS

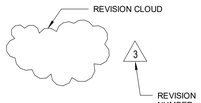
DIMENSION TO GRID LINE

DIMENSION TO FACE OF MASONRY WALL

DIMENSION TO CENTRELINE OF STUD WALL

BREAKLINE

DRAWING REVISIONS



3D VIEW

ABBREVATIONS

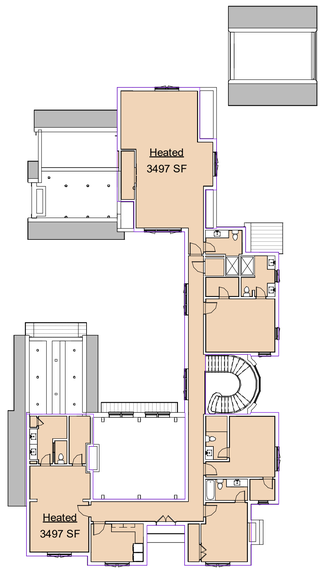
A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	P.T.	PRESSURE TREATED	VERT.	VERTICAL
A.C.T.	ACOUSTICAL CEILING TILE	F.D.	FLOOR DRAIN	PTD.	PAINTED	V.C.T.	VINYL COMPOSITION TILE
ALUM.	ALUMINUM	FTG.	FOOTING	Q.T.	QUARRY TILE	V.W.C.	VINYL WALLCOVERING
APPROX.	APPROXIMATELY	GA.	GAUGE	REINF.	REINFORCED		
CPT.	CARPET	G.W.B.	GYPSUM WALL BOARD	R.D.	ROOF DRAIN		
C.I.	CAST IRON	HDWD.	HARDWOOD	R.L.	ROOF LEADER		
C.B.	CEMENT BOARD	F-X	HOLLOW METAL DOOR FRAME TYPE	R.O.	ROUGH OPENING		
CT.	CERAMIC TILE	LB.	POUND	R.B.	RUBBER BASE		
C.O.	CLEAN OUT	LIN.	LINOLEUM	SEAL	SEALED CONCRETE		
CONC.	CONCRETE	L-X	LINTEL NUMBER	SLT.	SLATE TILE		
C.M.U.	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	S.S.M.	SOLID SURFACE MATERIAL		
CONT.	CONTINUOUS	M.O.	MASONRY OPENING	SQ.	SQUARE		
C.J.	CONTROL JOINT	MW-X	MILLWORK ITEM NUMBER	S.S.	STAINLESS STEEL		
C.MRBL.	CULTURED MARBLE	MRGWB	MOISTURE RESISTANT G.W.B.	S.T.	STAIR TREAD		
DIA.	DIAMETER	O.C.	ON CENTER	S.C.	STAMPED CONCRETE		
D.S.	DOWN SPOUT	O.H.	OVER HANG	STRUCT.	STRUCTURAL		
DWGS.	DRAWINGS	PCT	PORCELAIN TILE	T-X	THRESHOLD TYPE		
E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE HAND	T.P.	TOILET PARTITION		
EXP. JT.	EXPANSION JOINT	P. LAM.	PLASTIC LAMINATE	T.O.M.	TOP OF MASONRY		
EXT.GWB	EXT. GYPSUM WALL BOARD	PNT-X	PAINT COLOR	T.O.S.	TOP OF STEEL		
F.R.P.	FIBERGLASS REINFORCED POLYESTER	POLY	POLYETHYLENE	TYP.	TYPICAL DETAIL		

CURRENT BUILDING CODES - ALPHARETTA

- 2026 GEORGIA AMENDMENTS TO THE 2023 NATIONAL ELECTRICAL CODE
- 2024 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL FIRE CODE AS ADOPTED BY THE SAFETY FIRE COMMISSIONER
- 2024 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS

ALL WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS AND CITY OF ALPHARETTA REQUIREMENTS

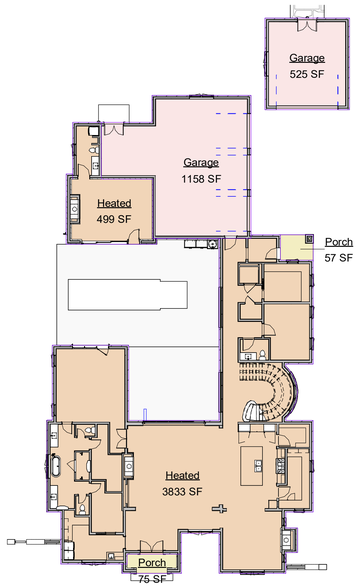
AREA PLANS



SF Calculations

Heated

2 2nd floor
scale: 1/16" = 1'-0"



SF Calculations

Garage
Heated
Porch

1 1st floor
scale: 1/16" = 1'-0"

AREA CALCULATIONS

Area Schedule per Floor		
floor	Name	Area
1st floor	Garage	1158 SF
1st floor	Garage	525 SF
1st floor	Heated	499 SF
1st floor	Heated	3833 SF
1st floor	Porch	75 SF
1st floor	Porch	57 SF
2nd floor	Heated	3497 SF
		9643 SF

Area Totals	
Type	Area
Garage	1683 SF
Heated	7828 SF
Porch	132 SF
	9643 SF

DRAWING INDEX

1.0	FOUNDATION PLAN
1.1	FIRST FLOOR PLAN
1.2	SECOND FLOOR PLAN
1.3	ROOF PLAN
1.4	REFLECTED CEILING PLANS
2.0	BUILDING ELEVATIONS
2.1	BUILDING ELEVATIONS
3.0	BUILDING SECTIONS
3.1	BUILDING SECTIONS
3.2	BUILDING SECTIONS
4.0	3D VIEWS
4.1	3D VIEWS
4.3	MATERIAL TAKE-OFFS
6.0	WALL SECTIONS
6.1	WALL SECTIONS
6.2	FIREPLACE DETAILS
GN1	GENERAL / STRUCTURAL NOTES
GN2	GENERAL / STRUCTURAL NOTES
GN3	GENERAL / STRUCTURAL NOTES

db

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STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 038482
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

COVER SHEET

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker
	C.1
Scale	As indicated

6/23/2026 9:05:41 AM

CONCRETE AND FOUNDATIONS

1. CONTRACTOR TO DETERMINE EXACT SPECIFICATIONS, LOCATIONS, AND SIZES OF FURNACE AND WATER HEATERS.
2. UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER TO BE SOUTHERN YELLOW PINE.
3. ALL SLABS ON GRADE SHALL BE 3000 PSI (28- DAY COMPRESSIVE STRENGHT CONCRETE) UNLESS NOTED OTHERWISE.
4. ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH OPT. 6X6 - 10X10 WELDED WIRE MESH (WWM), UNLESS NOTED OTHERWISE.
5. INTERIOR SLABS SHALL HAVE 6 MIL. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
6. CONCRETE SLAB IN GARAGE SHALL SLOPE TOWARD GARAGE DOORS.
7. PROVIDE PROPER EXPANSION AND CONTROL JOINTS AS PER LOCAL REQUIREMENTS.
8. FOUNDATION CONCRETE WALLS SHALL BE CONSTRUCTED WITH:

   A) GRADE N. TYPE 1, HOLLOW CORE LOAD BEARING CONCRETE MASONRY UNITS.
   B) GRADE N. TYPE 1, SPECIALTY SHAPES LOAD BEARING CONCRETE MASONRY UNITS AS REQUIRED.
   C) TYPE "M" MORTAR
   D) PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING WITH 9 GAUGE WIRE EVERY THIRD COURSE.
   E) REINFORCING MUST COMFORM WITH YOUR LOCAL BUILDING REQUIREMENTS.

ALL 24"X24"X12"CONCRETE PADS TO HAVE (3) #4 RODS EACH WAY
AL 36"X36"X18" CONCRETE PADS TO HAVE (4) #4 RODS EACH WAY
ALL 48"X48"X18" CONCRETE PADS TO HAVE (4) #4 RODS EACH WAY
VERIFY DEPTH OF FROST FOOTINGS WITH YOUR LOCAL CODES.
PROVIDE TERMITE PROTECTIONS REQUIRED BY HUD MINIMUM PROPERTY STANDARDS.
FOUNDATION BOLTS MUST BE ANCHORED TO SILL PLATE WITH 1/2" BOLTS EMBEDDED 15" IN FILLED CORES, 6'-0" O.C

FOUNDATION NOTES

1. ALL GIRDERS MUST BE 3 - 2x10 SOUTHERN YELLOW PINE; UNLESS NOTED OTHERWISE.
2. SQUASH BLOCK ALL BEAM POINT LOADS FROM ABOVE.
3. PLYWOOD FLOOR SHEATHING CANNOT BE SPLICED OVER GIRDERS.
4. CONTRACTOR RESPONSIBLE FOR FIELD LOCATION OF ALL PIERS.
5. ALL CRAWL FRAMING S.Y.P.
6. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

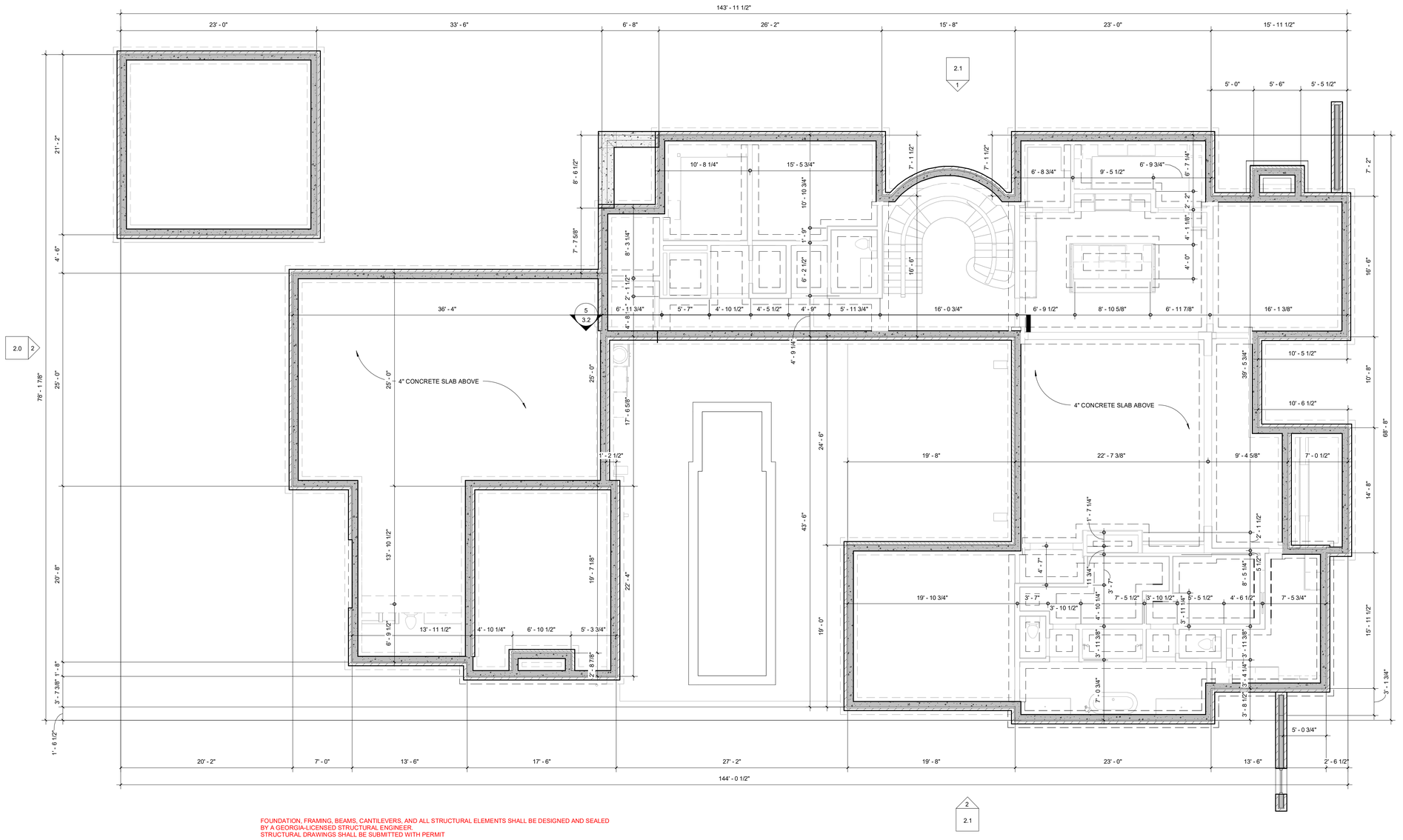
NOTE:
PROVIDE SOLID BLOCK BRIDGING BETWEEN FLOOR JOIST THROUGHOUT; AS REQUIRED

NOTE:
REFERENCE FLOOR PLAN FOR LOCATIONS OF DOUBLE FLOOR JOISTS; ℄ OF FLOOR JOISTS TO BE BELOW ℄ OF LOAD BEARING WALL ABOVE; AS REQUIRED.

NOTE:
PROVIDE TERMITE PROTECTION BY CHEMICAL SOIL TREATMENT OR OTHER METHODS AS APPROVED BY THE GEORGIA DEPT. OF AGRICULTURE; SOIL BENEATH A SLAB-ON-GRADE SHALL BE CHEMICALLY TREATED PRIOR TO PLACING CONCRETE

1 Foundation

scale: 3/16" = 1'-0"



FOUNDATION, FRAMING, BEAMS, CANTILEVERS, AND ALL STRUCTURAL ELEMENTS SHALL BE DESIGNED AND SEALED BY A GEORGIA-LICENSED STRUCTURAL ENGINEER.
STRUCTURAL DRAWINGS SHALL BE SUBMITTED WITH PERMIT

db

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REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

FOUNDATION PLAN

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker
	1.0
Scale	As indicated

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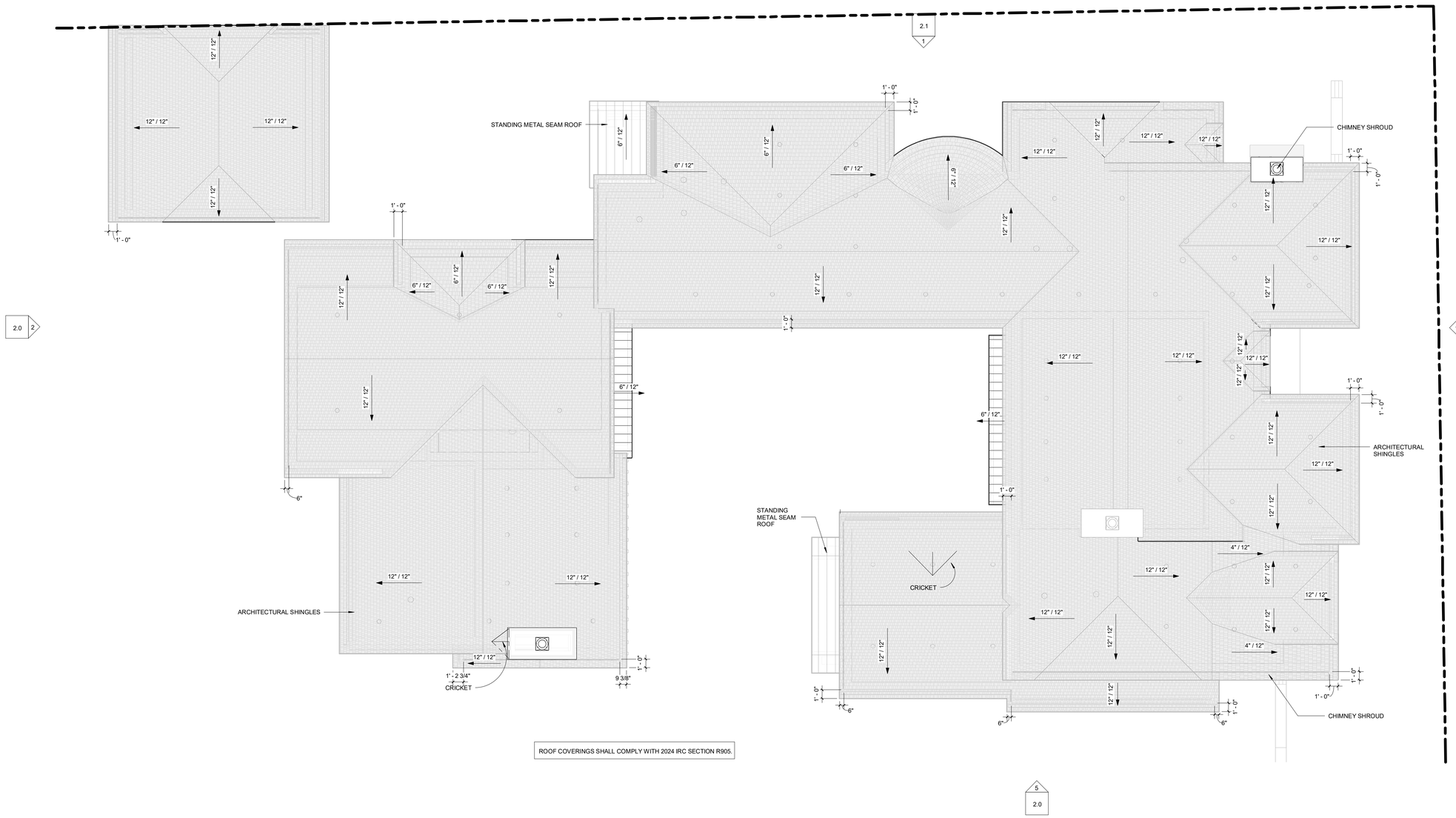
1 Roof Plan

scale: 3/16" = 1'-0"



ROOF COVERINGS SHALL COMPLY WITH 2024 IRC SECTION R905.

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REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

ROOF PLAN

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

1.3

Scale 3/16" = 1'-0"

6/23/2026 9:05:47 AM

8 EMERGENCY EGRESS DETAIL
scale: 1/4" = 1'-0"

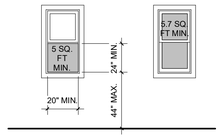
EMERGENCY ESCAPE AND RESCUE OPENINGS
ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH 2024 IRC SECTION R310, AS AMENDED BY THE STATE OF GEORGIA.

MINIMUM NET CLEAR OPENING AREA:
- 5.7 SQUARE FEET (UPPER FLOORS)
- 5.0 SQUARE FEET (GRADE FLOOR ONLY)

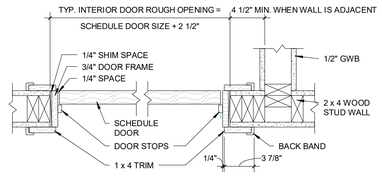
MINIMUM NET CLEAR OPENING DIMENSIONS:
- WIDTH: 20 INCHES MIN.
- HEIGHT: 24 INCHES MIN.

MAXIMUM SILL HEIGHT: 44 INCHES ABOVE FINISHED FLOOR

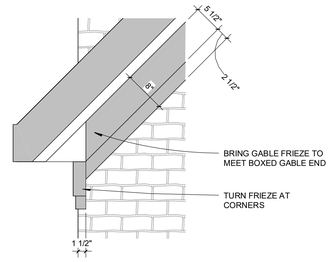
OPENINGS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.



7 TYP. INT. DOOR JAMB DETAIL
scale: 1 1/2" = 1'-0"



6 Gable End Dtl.
scale: 1" = 1'-0"



5 Bracket detail
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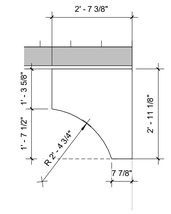
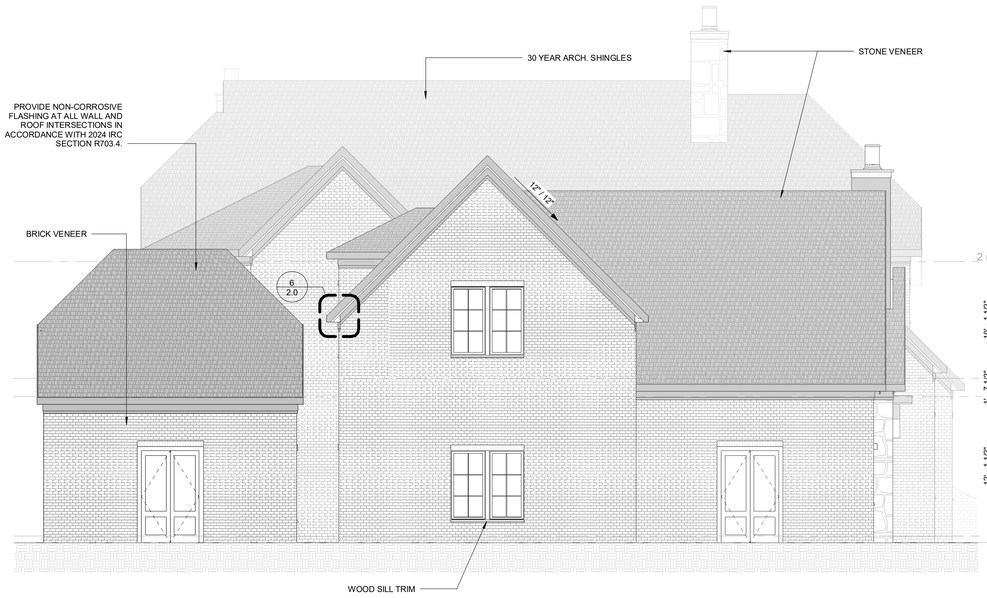


4 3D View Rear
scale:

3 3D View Front
scale:

2 Rear elevation
scale: 3/16" = 1'-0"



1 front elevation
scale: 3/16" = 1'-0"

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STATE OF GEORGIA
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06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

BUILDING ELEVATIONS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

2.0

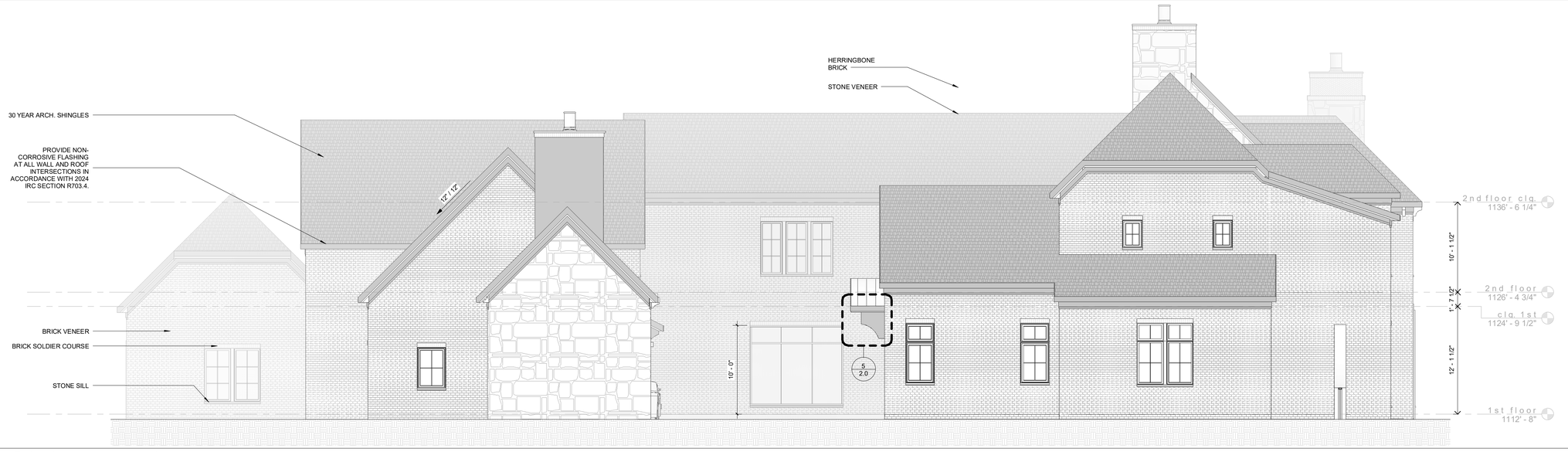
Scale: As indicated

6/23/2026 9:06:02 AM

4 3D View Left
scale:

3 3D View Right
scale:

2 Left elevation
scale: 3/16" = 1'-0"



1 Right elevation
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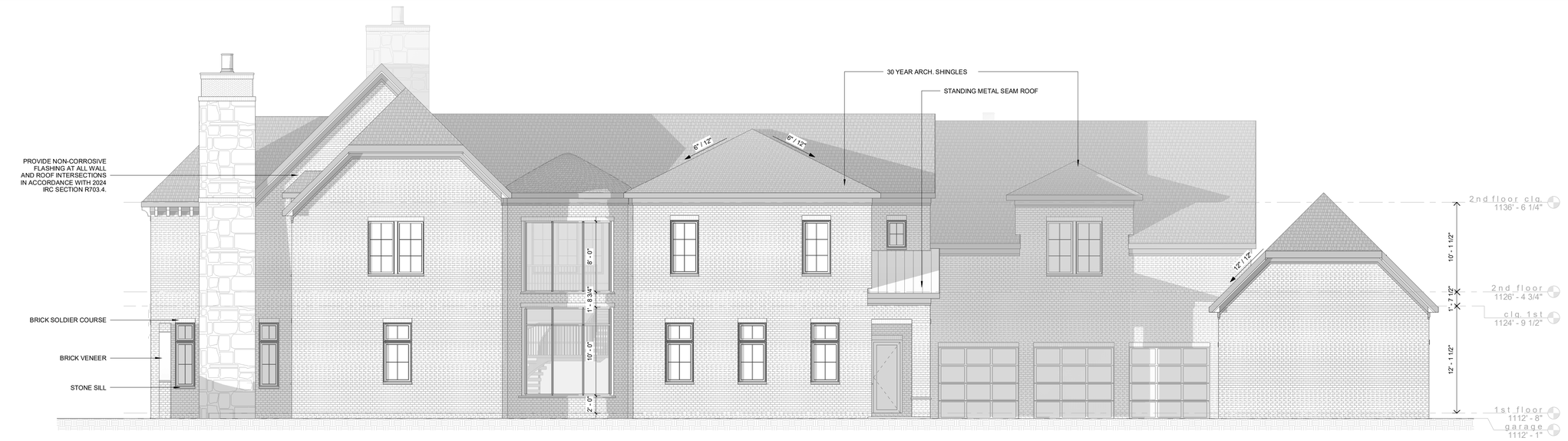

db

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CERTIFICATE NO. 038480
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06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

BUILDING ELEVATIONS

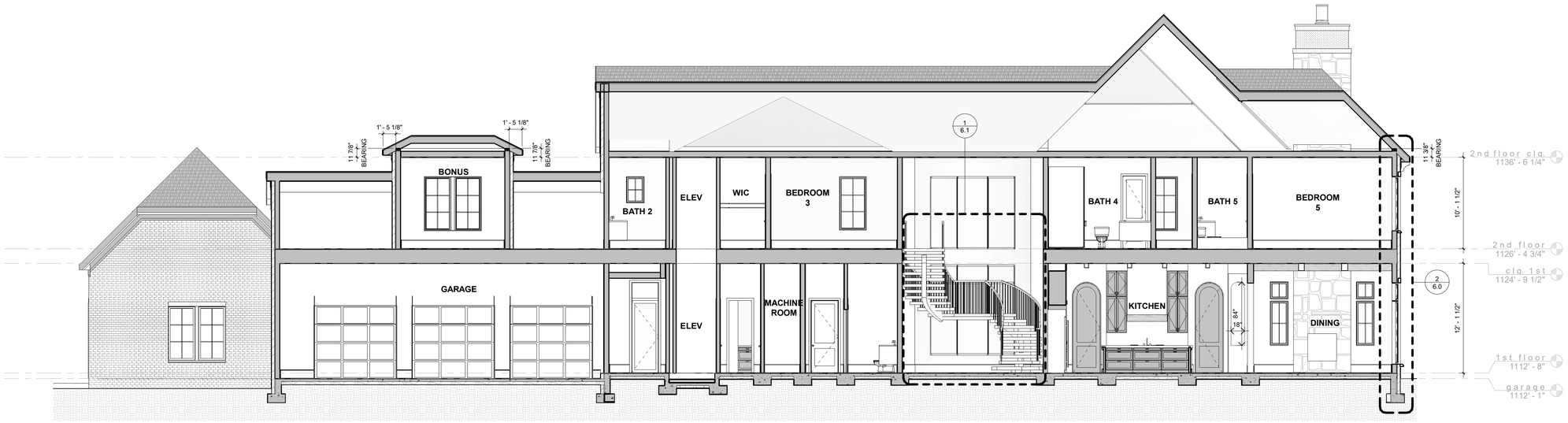
Project Number	25-020
Date	06/15/26
Drawn By	Author
Checked By	Checker

2.1

Scale	3/16" = 1'-0"

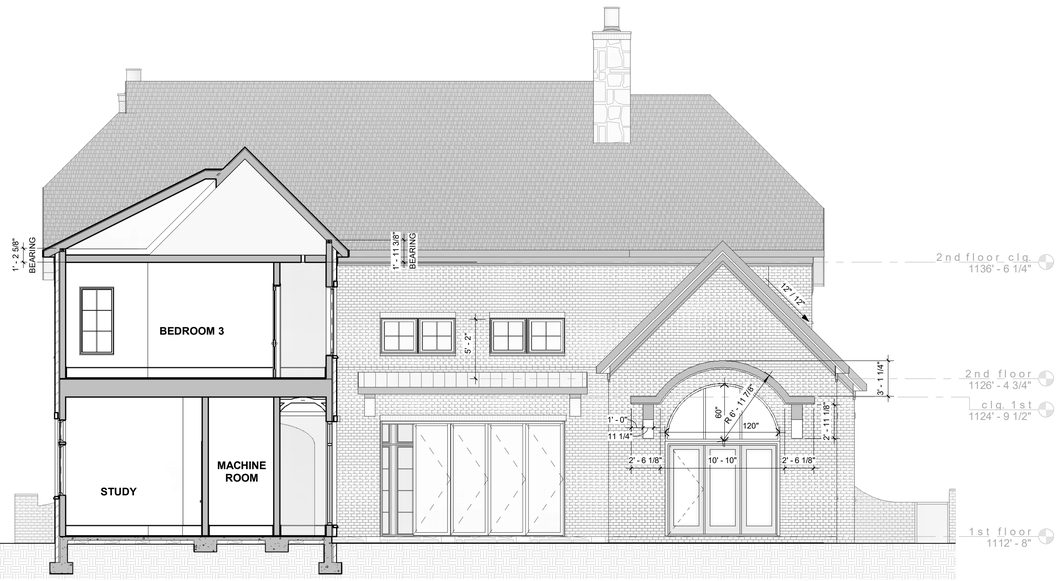
6/23/2026 9:06:16 AM

3 Section thorugh front to back
scale: 3/16" = 1'-0"



2 Section through Suite 2 + Dining
scale: 3/16" = 1'-0"

1 Section through bedroom 3 + laundry
scale: 3/16" = 1'-0"



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Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 039482
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06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

BUILDING SECTIONS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

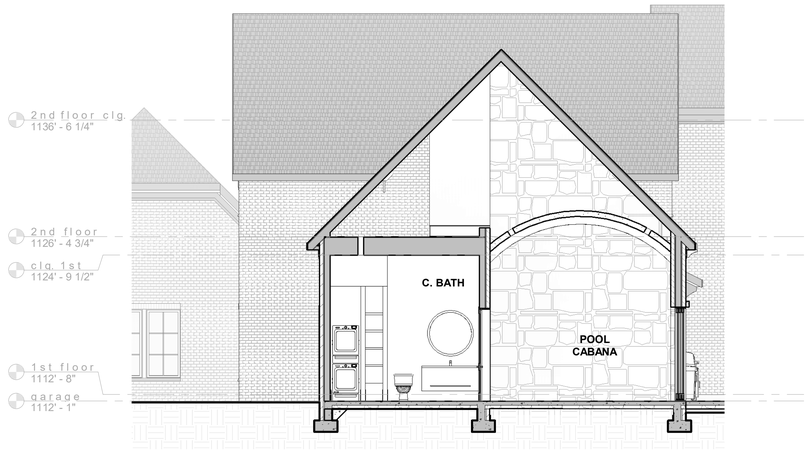
3.0

Scale 3/16" = 1'-0"

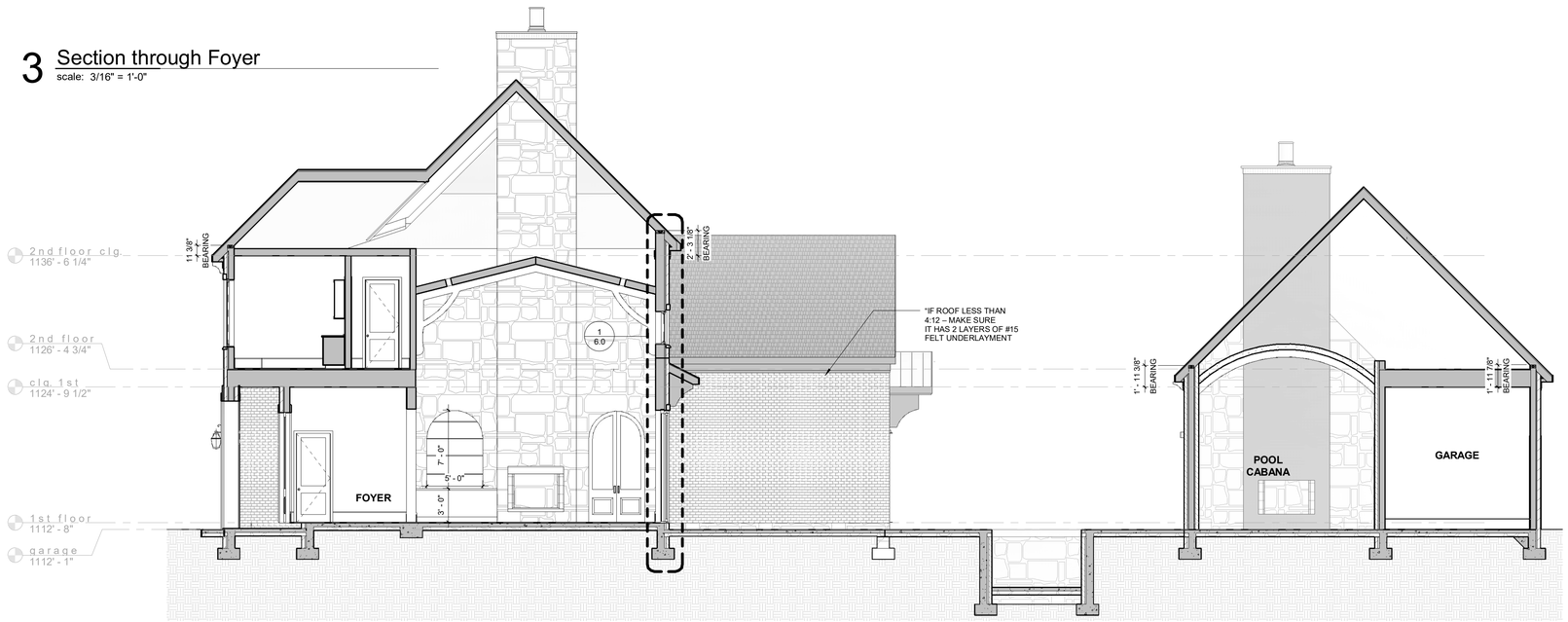
6/23/2026 9:06:23 AM

5 Section through Kitchen / Living Room
scale: 3/16" = 1'-0"

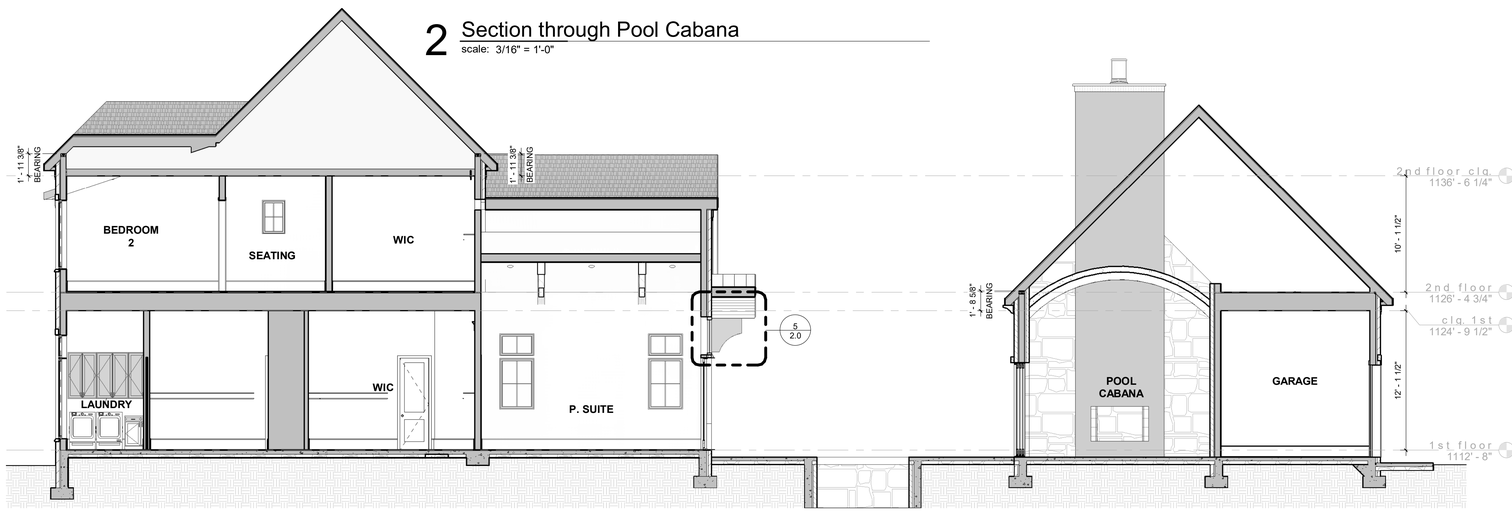
4 Section through Cabana
scale: 3/16" = 1'-0"



3 Section through Foyer
scale: 3/16" = 1'-0"



2 Section through Pool Cabana
scale: 3/16" = 1'-0"



1 Section through Cabana 2
scale: 3/16" = 1'-0"

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Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31985
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

BUILDING SECTIONS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

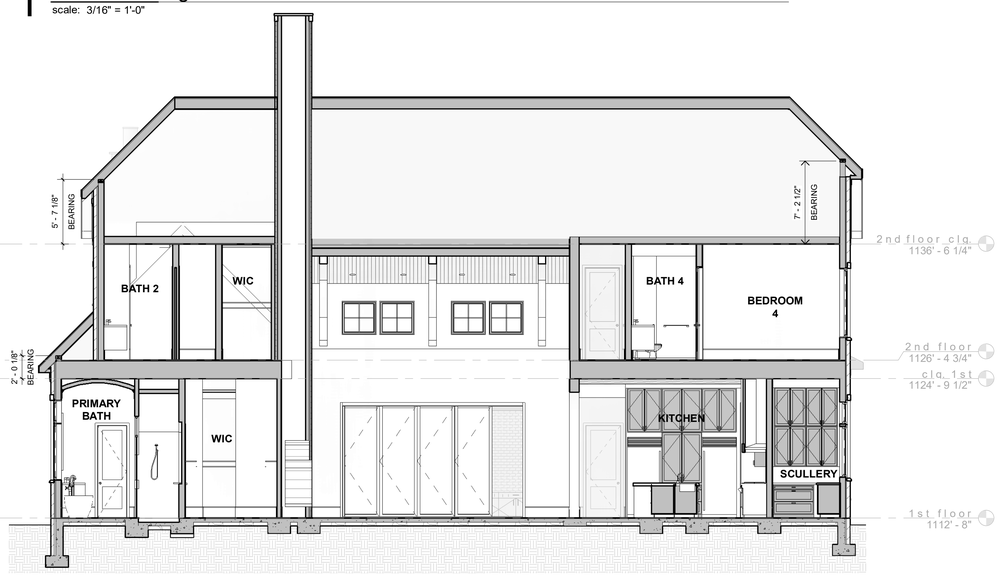
3.1

Scale 3/16" = 1'-0"

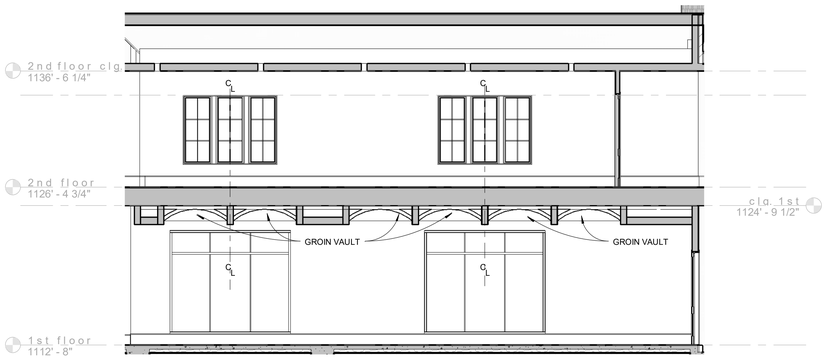
6/23/2026 9:06:28 AM

3 Section through Garage
scale: 3/16" = 1'-0"

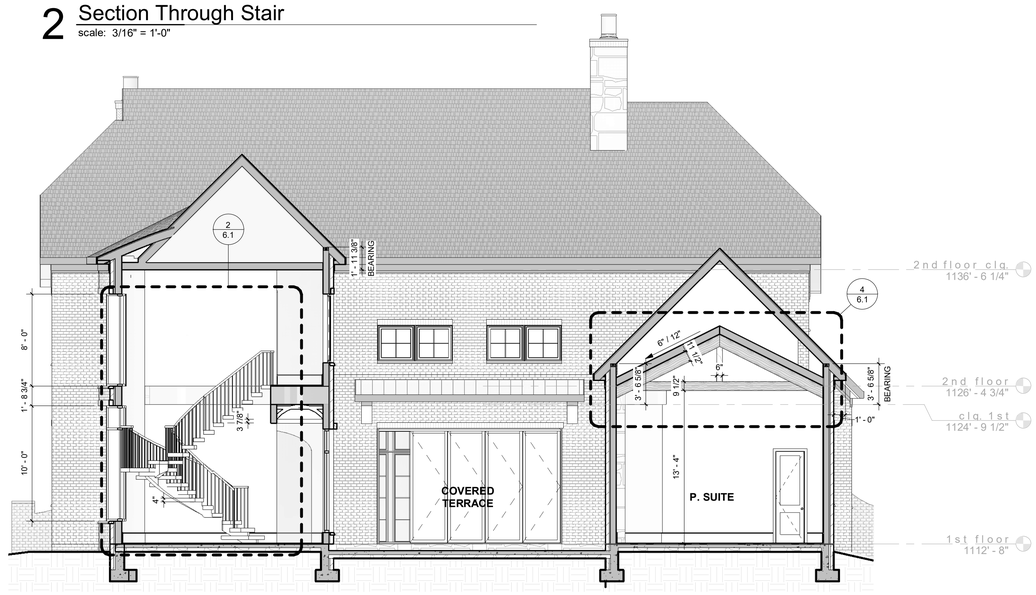
1 Section through Suite 2 + Bedroom 1
scale: 3/16" = 1'-0"



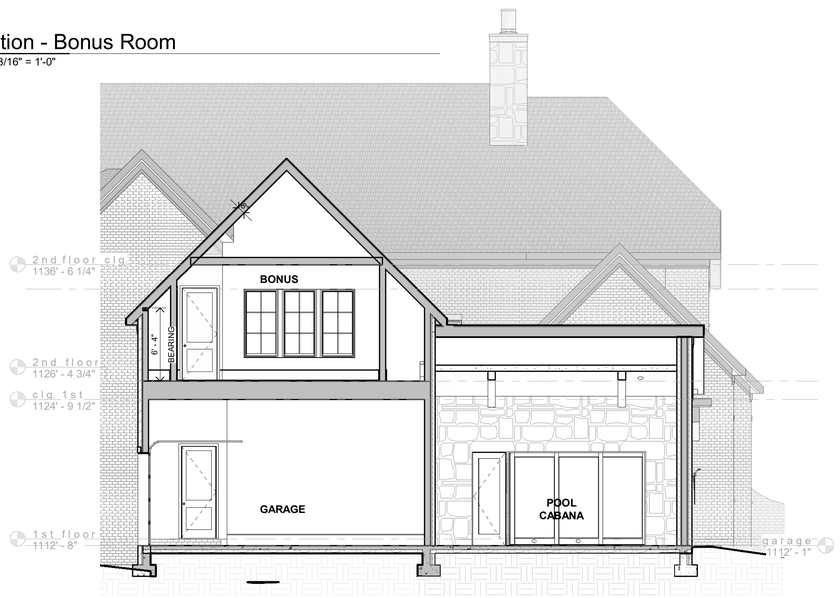
5 Section through Hallway
scale: 3/16" = 1'-0"



2 Section Through Stair
scale: 3/16" = 1'-0"



4 Section - Bonus Room
scale: 3/16" = 1'-0"



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STATE OF GEORGIA
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CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

BUILDING SECTIONS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
Checked By	Checker

3.2

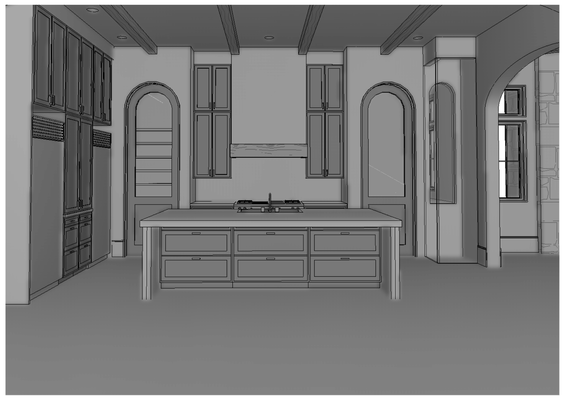
Scale 3/16" = 1'-0"

6/23/2026 9:06:38 AM

12 3D View Cabana
scale:

9 3D View Dining
scale:

6 3D View Kitchen
scale:



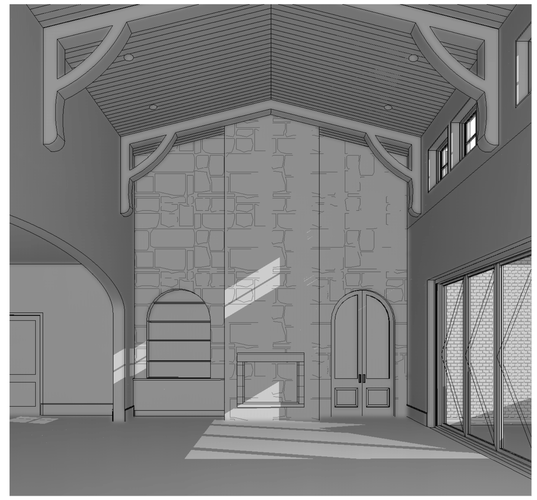
3 3D View Stair
scale:

11 3D View Pool 2
scale:

8 3D View Stair Hall
scale:

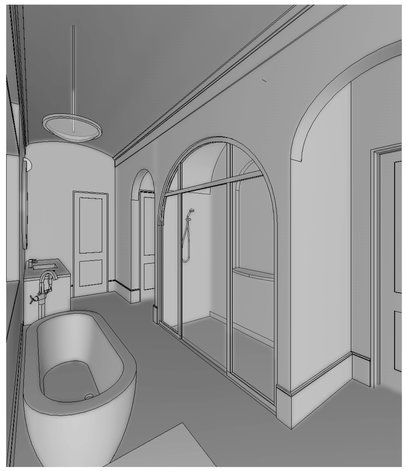
5 3D View P. bath
scale:

2 3D View Living Room
scale:

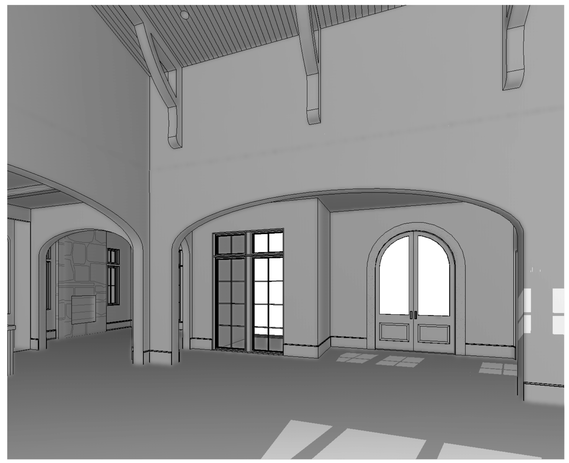


10 3D View Pool
scale:

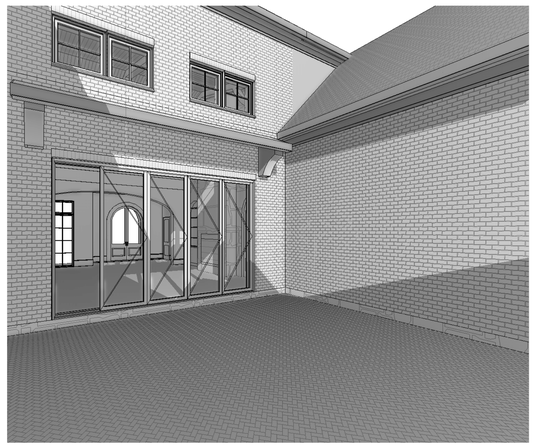
7 3D View Primary Bath
scale:



4 3D View 9
scale:



1 3D View Cov. Terrace
scale:



diana bolivar
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STATE OF GEORGIA
DIANA MARIA BOLIVAR
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06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET
ALPHARETTA, GA 30009

3D VIEWS

Project Number	25-020
Date	06/15/26
Drawn By	dmb
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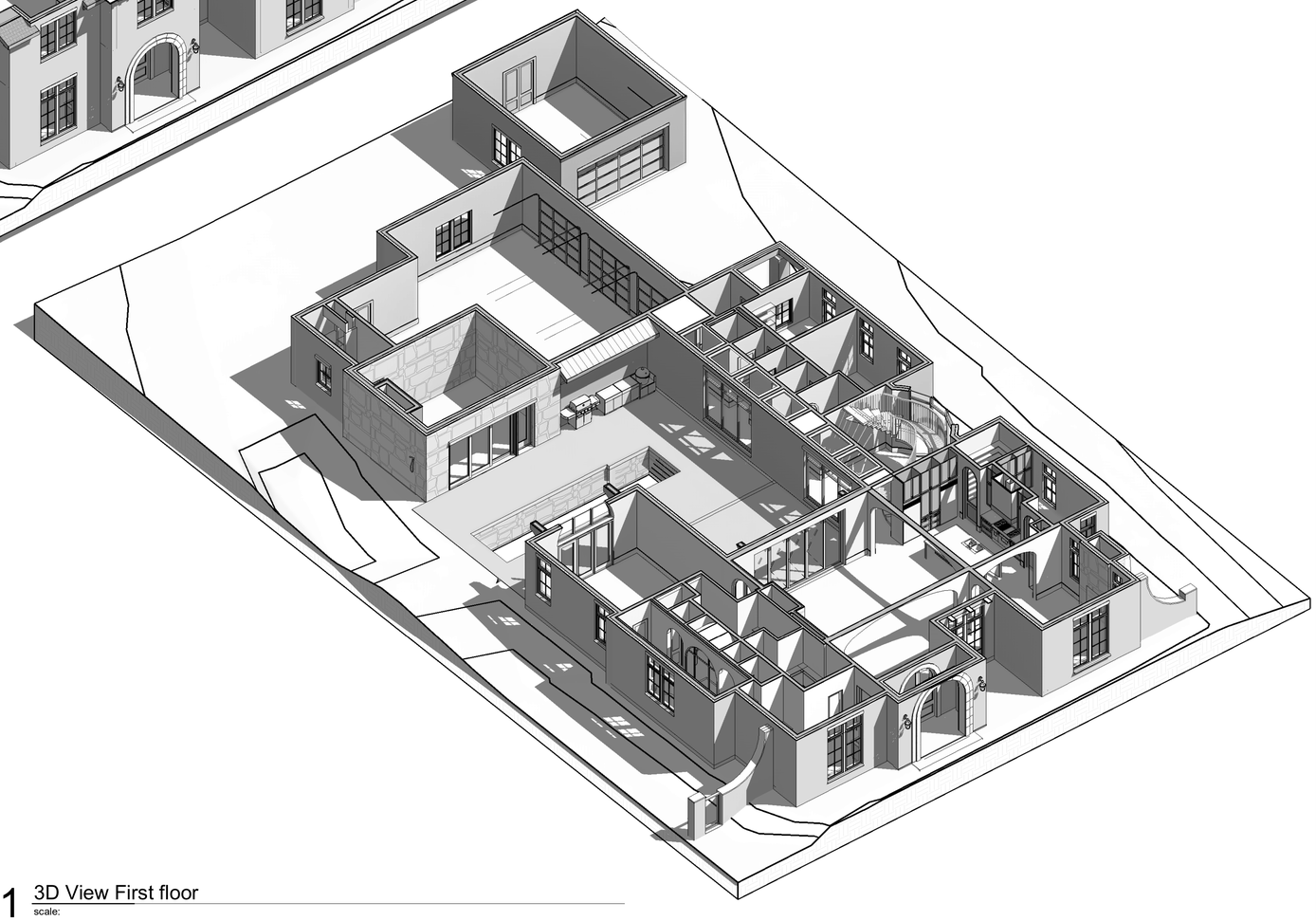
4.0

Scale

6/23/2026 9:06:57 AM

2 3D View Second floor
scale:



1 3D View First floor
scale:

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Dahlonega, GA 30533

STATE OF GEORGIA
DIANA MARIA BOLIVAR
CERTIFICATE NO. 31985
REGISTERED ARCHITECT
06.15.26
ARCHITECT

CONSULTANTS

196 MARIETTA STREET

ALPHARETTA, GA 30009

3D VIEWS

Project Number	25-020
Date	06/15/26
Drawn By	Author
Checked By	Checker

4.1

Scale

6/23/2026 9:07:04 AM

204 Marietta Street

1. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB

2. Developer shall improve the Marietta Street streetscape with a minimum 6' planter (planted with street trees), minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.

Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.

Minimum 10' planted buffer shall be provided along the east and west property lines of the 1.178-acre property and planted with a mix of evergreen and deciduous trees, except that buffer plantings shall not be planted in the 20' drainage easement on the east side of the property. Developer shall make reasonable efforts to save existing trees within the buffers identified to be in Good condition, with final approval by Staff.

Minimum 20' landscaped or natural buffer shall be required along Old Milton Parkway. Existing Red Oaks within the 20' buffer identified to be in Good to Fair condition shall be saved, with final approval by Staff.

196 Marietta St

Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.

Garages on each lot shall not exceed a maximum storage capacity of 4 vehicles

Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.

Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be

developed substantially as depicted on the site plan and construction details prepared by OnSite Civil Group, dated 11/3/25, except that walls in the front yard shall be placed behind the required landscape strip

255 Milton Ave

Architecture and materials shall be developed substantially similar to the rendering prepared by Diana Bolivar, dated 11/17/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.

Front yard shall be framed with a decorative low wall, metal fencing, or hedge with masonry columns, as approved by DRB

Minimum 5' landscape strip shall be provided along the east and west property lines of the 1.34-acre property and planted with a mix of evergreen and shade trees, as approved by DRB.

Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the grading and drainage plan prepared by OnSite Civil Group, dated 11/18/25, and incompliance with building setbacks. Walls shall be clad with decorative material and walls over 7' tall shall be tiered with a minimum 5' wide planted landscape bed between, as approved by DRB.

7 Brew

Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on the building. Elevation fronting State Bridge Road shall appear as a front façade and shall have a tower feature that is currently depicted on the opposite elevation with the final approval by DRB.

Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.

Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road

Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB