



DESIGN REVIEW BOARD DECEMBER 15, 2017

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 - 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 - 1. 09:00 - 09:20 DRB 170055 Volvo 1570 Mansell Rd
review exterior elevations
 - 2. 09:40 - 10:00 DRB 170067 Holmes Rest. 50 South Main St
review patio changes
 - 3. 10:00 - 10:20 DRB 170064 Triad Medical Building Old Milton Pky
review new site and landscape
 - 4. 10:00 - 10:15 DRB 170065 South Main Kitchen 9 South Main
review sidewalk furniture
 - 5. 10:15 - 10:45 DRB 170056 Loyal Q & Brew 3655 Old Milton Pkwy
review new elevations
 - 6. 10:45 - 11:15 DRB 170063 City Center Landscape parcel 2-6
review landscape
 - 7. 11:15 - 12:00 DRB 170061 Avalon Office tower II
review new construction
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD SEPTEMBER 15, 2017

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

I. WORKSHO

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Pat Corkill
 - o Scott Doll
 - o Dick Debban
 - o Frank Schwing
- Design Review Board Members Absent
 - o Tom Le Cain
 - o Kim Matherly
- Staff Members Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. DRB160018 Mammoth Car Wash 255 South Main St 

Review signage and lighting

Action Taken: Approved

2. DRB 170041 Chevron/Circle K 3955 Old Milton Pkwy 

Review color change on building and signage

Action Taken: Approved with Conditions

3. DRB170042 Even Hotel 2715 Old Milton Pkwy 

Review landscape plan

Action Taken:

Approved with Conditions: Landscape

Deferred to Staff: Fence

4. DRB170043 41 Milton Ave 

Review new front façade

Action Taken: Deferred

5. DRB1700 Cafe Efendi 488 North Main St 

Review new patio awning

Action Taken: Approved with Conditions

6. DRB160079 Alpharetta Restaurant Concept 11556 Rainwater Dr 

Review landscape, final elevations, site plan

Action Taken:

Approved with Conditions: Site Plan

Deferred: Exterior Elevations

7. Adjournment for 45 minute lunch 

8. DRB 17044 City Center

Review elevations, materials, and colors on buildings in parcel 1

Action Taken: Approved with Conditions

viii. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY

October 11, 2017

PUBLISHED: Monday, October 16, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

8:30 AM

This 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. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present

- o Roger Brown (Chairman)
- o Pat Corkill
- o Scott Doll
- o Frank Schwing
- o Tom Le Cain
- o Kim Matherly

- Design Review Board Members Absent

- o Richard Kramer
- o Dick Debban

- Staff Members Present

- o Bret Schroeder, Zoning Enforcement Manager

- o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. DRB170053 Liberty Park

Review of monument sign

- 2 Monument Signs
 - Site Plan with locations
 - Identical Signs
 - Landscaping
 - White Lettering
 - No Lighting
 - "Old Edwards Inn" look
- ❖ Board Member Corkill offered a motion to approve the monument sign as submitted today with the conditions of : the orange color is shown on the rendering shall be black as stated by the Applicant, that annual color shall be planted at the base of the sign, the main color of the sign will match the standing seam roof of the existing standing seam roof color and lettering shall be white and remain white per Applicant's comments.
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (5-0-1) (Chairman Brown did not vote)
- There was discussion during the motion that top is meant to be beige or tan.

2. DRB170056 Cursory Review of City Parking Deck

North Elevation – as close to RFP as possible. Faces South from Milton Ave.

- Most viewed façade
- Followed RFP architecture
- Red brick
- Alum Faux windows
- Retail is shelled space unfinished
- Elevator shaft to the right (Tower)

South Elevation

- Similar look
- Vehicle entrance
- Stairs on either side
- Moving away from Gabled look on this façade. Presently not included on this façade/
 - o Director Cook had requested they add this if they felt they needed more screening or back of parapet was visible.
 - o Site Line study will be done
- View is uphill, wooded area, cemetery to the right, veterinarian's office to the left.
- Pedestrian walkway
- Applicant presented Site Plan
- Staff showed an Aerial of the Site
- Fenestration on both Elevator Tower and top of Stairway
- Herringbone pattern inset
- Showed inspiration of fenestration to break up façade
- Materials for openings of Retail portions is aluminum storefront, dark gray.
- Canopy prefab aluminum, flat, similar color and finish to storefront – Color scheme on this building will be red brick, possibly a change in the herringbone pattern and then aluminum.
- Director Cook stated that the City will sell Retail portions and if Storefronts change they will come back to DRB for approval.
- Signage location was not noted on front façade.
 - o Applicant stated it would possibly be above if canopy is moved slightly it could be above door front. DRB suggested blade signs.
 - o Applicant stated right now most of their signage is way finding until Retail is bought.
 - o Applicant agreed to submit possible locations of blade signs in next submission.

Brick Samples

- Presented 3 colors
 - o Burgundy Sands with black
 - o Autumn Sands with black (**Applicant Prefers**)
 - o Desert Sands is option proposed for Herringbone. Applicant does not prefer this.
 - o Director Cook recommended that the brick be all the same color and not a lighter brick.
 - o Band at top of elevations would be offset, same color brick.
 - o Meant to look Merchantile not like a Parking deck.
 - o **DRB also preferred Autumn Sands.**

Parking is on all levels including roof.

- Vehicles will be visible from South Elevation
- 44" parapet wall on roof
- Band in between brick levels on east and west elevations – Autumn Sands Brick.
- Comments that it looks like a warehouse, mass amount of brick
- DRB liked breaking it up with Cast Stone
- Faux Windows on parking levels due to open air requirements
- Mesh could be a safety hazard
- Grid screen, grate may be more secure
- Driving East past the cemetery on your right or West on Milton Ave view of parking structure would be bottom of elevation on East Elevation.
- The veterinarian's office will hide portions of Elevation so it will not appear as such a mass of brick.

DRB stated it looked great but they are concerned with mass of brick.

Requested:

- o Herringbone breakup and how that ties into stone.
- o Colored Elevations

- o Break up, sheer, flat monotony of brick on Tower Elements.
- o Would like towers to be similar to North Elevation.
- o Same for East Elevation

There was discussion that this will come back to DRB with more details and Color Selection. Applicant stated he would send colored Elevations as soon as possible with brick color selection and addition of fenestration details on the towers.

DRB requested that Elevations are put to a reference on the Site Plan.

3. DRB 170052 City Center

Applicant presented review of storefront designs for retail areas based on packet submitted at the meeting 10.11.17. Board Member Doll was not present for this application.

Suites 5 A, B, C

- Materials

- Awnings
 - Types of Signage envisioned – no channel letters, prefer metal signs. Applicant has strict sign criteria. Gooseneck or internal lighting. Applicant provides specified outlet for tenant signs.
 - Band
 - Possibility of Wooden Door
 - Corrugated metal roof
- ❖ Board Member Schwing offered a motion to approve as submitted with a request that one of the doors be a solid wood door and a clarification that the corrugated roofing will be a cleaned up, sealed, not rusted corrugated roofing.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (3-1) (Schwing, Corkill, Le Cain) (Matherly)
(Chairman Brown did not vote)

Suites 515, 521 & 525

- Base foundations
 - Base heights
 - Porch Depth
 - Frameless, glass doors
 - Lighting
 - Signs above fascia hang from bottom and balcony
 - 521 has 18" base
 - Conduit
- ❖ Board Member Schwing offered a motion to approve as submitted with a modification that the center storefront which would be 521 will be raised to 18" and applicant to provide submittal for how the conduit system is going to work with the lighting to Staff for distribution to the DRB for review
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Bay Window Building Suite 5D, E, F

- Awning
- Lighting
- Materials
- Paint Colors
- Raised section terra cotta tile waterproofing feature

- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

541 and 545 Market Street

- Combination of stone and wood with metal hanging marquee
- Cast Stone Bands and Pilasters
- Tops above awnings wood
- No Lighting above canopy
- Signage
- Windows – no mullions

- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

551 Market Street

- Window and door frames will be white

- Base and fascia will be red
 - DRB viewed labeled diagram
- ❖ Board Member Schwing offered a motion to approve as submitted with the following modifications; the painted wood base will be white and the painted wood cornice will also be white per the marked up diagram we have here in the meeting that we submitted to Staff for the record. And also, the door frame will be red. In the end, we end up with the windows and doors being framed in red and everything else white.
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

571, 575 & 581 Commerce Street

- Stacked Stone and Wood Front
 - Base Height
 - Varying fill joint width
 - Shadowing
 - Center comes out 3'
 - Stone Return
- ❖ Board Member Schwing offered a motion to approve as submitted with the following clarifications the awning will be the metal bronze colored awning as submitted today and the Applicant will come back with a different treatment for the fascia to add more visual interest
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

585, 591 & 595 Commerce Street

- Wooden storefront painted soft blue gray

- Medical Day SPA
 - Transoms and doors are wired glass
 - Standing Seam Awning over door- taking it across “middle third” section
 - Meant to be a little “clinical”
 - Window frames are aluminum not black
 - 4 wall sconces
 - Asymmetry of entry
 - ADA compliance
 - Painted wood storefront
- ❖ Board Member Schwing offered a motion to approve as submitted with the clarification that the change from today that the awning will cover the full center section of the storefront.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

There was discussion during the motion from Staff that the revised packages show materials.

Chairman Brown called a recess and reconvened at 11:43 a.m.

621 & 625 Market Street

- Hollywood Regency Architecture
- Materials
- Awning

- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

615 Market Street

- ❖ Board Member Schwing offered a motion to approve as submitted but the Applicant to come back with a more decorative wall sconce
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

611 & 605 Market Street

- Ceiling fans approved in residential design
- DRB - Custom Awnings do not look like they belong; look too busy, rustic or industrial, modern, irregular edge on front. Applicant stated they were meant to be bohemian.
- Boxed out show window natural tiger wood
- Handmade roof on Market St side
- Base building is brick
- Clear coated steel
- "The District" Rendering – Staff pointed out from door to door is covered.
- Sconces on Market St side on brick piers will match Commerce St.

- ❖ Board Member Schwing offered a motion to approve as submitted with the one modification that the metal canopy will have a straight edge as opposed to a staggered edge.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

660 Commerce St.

- Remove Honeycomb hex tile at bottom of door
- Remove Vertical wood interrupting white tile above the door
- ❖ Board Member Schwing offered a motion to approve as submitted with the following changes: above the door to take those two separate areas of tile and combine them into one area of tile and the area of tile at the bottom next to the door that that would be changed to painted wood.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

664 & 670 Commerce St

- ❖ Board Member Schwing offered a motion to approve as submitted with the clarification there will be small can recess lighting in the rooflet
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (4-0) (Chairman Brown did not vote)
- ❖ Board Member Schwing offered a motion to approve as submitted with the clarification there will be small can recess lighting in the rooflet
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

674 Commerce St

6J

- ❖ Board Member Schwing offered a motion to approve as submitted with the one change to change the center divider on the bottom windows to be iron to match the transom.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Suites L & K

- Steel plate base
- Awnings
- Layers of wood reveal
- Seamless stone does not need joints. Reveal will be covered with stone.
- Small Sconces
- ❖ Board Member Corkill offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Suite 6N & Suite 6M

- Brick

- Sconce locations
- Window grid widths
- Could be two tenants; therefore , two doors

- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Applicant asked to send back to DRB rather than coming back for a meeting:

- How to treat conduit getting electricity under concrete balcony
- The fascia on the Natural Body Store
- The sconces for the little store with the copper awnings.

Staff stated the motions said they had to come back. DRB clarified that they would try to approve by email and it not Applicant would need to return for meeting.

VIII. ADJOURNMENT

Chairman Brown adjourned the meeting at 12:55 p.m.



DESIGN REVIEW BOARD SUMMARY

October 20, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY

HALL COUNCIL

CHAMBERSi

8:30 AM

This 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. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer(Chairman)
 - Roger Brown (Vice- Chairman)
 - Pat Corkill
 - Frank Schwing
 - Dick Debban
 - Kim Matherly
- Design Review Board Members Absent
- Scott Doll
- Tom Le Cain
- Staff Members Present
 - Brett Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of August 18, 2017

There were requests from Board Members to verify votes and consider at the next meeting.

VII. PUBLIC HEARING

1. DRB170054 Synovus Bank 8025 Haynes Bridge Rd

This Applicant was not present and no action was taken.

2. DRB170055 Volvo 1575 Mansell Rd

Applicant presented review of new facade, site plan change, and signage

There was discussion of:

- Site Plan
- Demo Plan
- Backlit Lighting of Opaque Glass Panels with one exception of “gap” in parapet, which will be lit. DRB viewed examples of other locations.
 - Uniformity look of glass
 - Reflectivity
 - Night time Look
 - Concern of “glowing box”
- Need for Architectural Elements to add more detailing in a vertical sense
 - May need metal panels
 - EIFS
 - ACM panels
- Applicant would prefer to reduce glow perception with lighting levels other than changes of materials. Fixtures are dimmable.
- Applicant stated it is intended to be a Scandinavian design with minimal façade.
- DRB was concerned of pure amount of hardscape in front of building. Requested that Applicant relook at landscape and existing tree.
- Applicant discussed low-lying plants in front of buildings and clear glass.

- Addition of parking. Staff stated Applicant is not adding impervious surface. They are removing the canopy that is already concrete and putting parking spaces there. This is a code issue not addressed by this Board.
- Wood materials
- Clear glass on doors
- Signage – Applicant would like three signs. Signage Vendor will come back to DRB.
- Street Trees from front view

- Board Member Corkill offered a motion to defer the façade, site plan and signage based on today’s comments by the Board

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (4-0-1) (Kramer)

Board Member Brown was not present for the vote.

Chairman Kramer suggested if Applicant has potential solutions to send them to Staff and he will forward to DRB for comments.

3. DRB170050 Northwinds Summit Haynes Bridge @ 400

Applicant presented review of proposed Design Guidelines dated September 29, 2017.

There was discussion of:

- Condition #12 15' sidewalk
- Alpha Lop Streetscape Section A –
 - 12' path with 6' strip
 - DRB preference of Utility Lines being outside of Landscape.
 - Irrigation Lines
 - Still in discussion with Staff on Materials
- Streetscape Section B –
 - 6' – 9' sidewalk
 - Branded as Trail Differential by color, finish, texture to feel like its own experience through the development
- Streetscape Section C-
 - ' Comfort Strip' curb for on street parking
- Streetscape Section D
- Streetscape Section E
- Streetscape Section F
- Layout Plan Parallel Parking Zone North and South
 - Stone Cobble is pedestrian, section between the trees
 - Thermoplastic Centerline parking to delineate between pedestrian may not remain
 - Still in discussion on spacing of medallions

- Alpha Loop Path-

- Rest Area due to Terrain of Site in front of for sale homes.
- Grade changes
- Design Elements
 - Materials, Spacing to follow trail requirements
- Street Lighting
 - Crosswalk
 - Staggering of Lights
- Signage Character
- Site Furnishings –
 - DRB encouraged materials other than wood
- Hardscape Finishes

- Landscape Palette

- Corkill asked why there are no flowering trees. Applicant stated not in the phase component for pedestrian safety and line of sight. Applicant does not recommend evergreens along the streetscape. There was discussion that there will be evergreen everywhere else. Corkill requested that Applicant look in to mixing in flowering accent trees.
- Applicant stated that landscaping would all be irrigated including in ROW.
- Shrubs and Groundcovers –
 - Corkill prefers not so many of perennials, more evergreens, ground cover

Applicant stated they would be back with Chapter 2 and 3. Staff clarified that DRB will approve the guidelines and developer will apply them.

- ❖ Board Member Schwing offered a motion to approve the Design Guidelines as submitted with the Applicant to consider the Landscaping Comments made by Mr. Corkill and to come up with an alternative to the wood benches.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0-1) (Kramer)

Board Member Brown returned to the meeting at 10:51 a.m.

4. DRB170051 Windward Point 375 North Point Parkway

Applicant presented review of new construction buildings and landscape plan.

DRB would like to compare internal landscape plan with master landscape plan. DRB stated that Landscaping was deferred at previous meeting and Applicant has not returned. Applicant stated they worked with copy of civil drawings from Master developer. Applicant stated they have met with City Arborist concerning recompense and have added area to activate view from North Point Parkway, bike parking, outdoor dining, accent paving.

Staff stated that water feature; streetscape for Master Plan was deferred with comment and has not come back. Staff stated that needs to be finalized before internal site can be approved.

Staff read Motion from January 2016 DRB Minutes:

- ❖ *Board Member Corkill offered a motion to defer the Landscape Plan based on today's discussion on plantings, Site Furnishings, Gateway Features, Retaining Walls, Railings, Lighting, etc. until the next meeting.*
 - *The motion received a second from Board Member Le Cain*
 - *The motion was approved by a vote (6-0)*

Staff research possible previous approval of Master Plan Development.

- ❖ Board Member Brown offered a motion to defer the application with applicant to come back with specifics based on the direction we have given them today.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0-1) (Kramer)
 - (Matherly was not eligible to vote on this item)

There was discussion during the motion that direction given today is:

1. Elevations with dimensions
2. Paint color sample
3. Roof sample
4. Something different on the screening material
5. Right Masonry
6. Light fixture detail
7. Exterior Stair Detail facing North Point Pky
8. Railing detail
9. Canopy Detail
10. Site lines for mechanicals
11. Something for the Blank panels that face North Point
12. Lighting

13. Furniture (Applicant stated they will go with Master Development Plan)
14. Furniture for each restaurant, umbrellas, etc.

Applicant stated that this development is no called Windward Park.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:02 p.m.

DESIGN REVIEW BOARD SUMMARY

NOVEMBER 17, 2017

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



*This 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. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in **summary** form. **This is not an official record** of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.*

- I. WORKSHOP 
- II. CALL TO ORDER 
 - ROLL CALL  Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Pat Corkill
 - o Dick Debban
 - o Kim Matherly
 - Design Review Board Members Absent
 - o Scott Doll
 - o Frank Schwing
 - o Tom Le Cain
 - Staff Members Present
 - o Brett Schroeder, Zoning Enforcement Manager
 - o Dawn Crowley, Specialized Assistant

- III. PLEDGE TO THE FLAG 
- IV. ITEMS FROM STAFF
- V. ITEMS FROM BOARD MEMBERS
- VI.

1. DRB Meeting Minutes of

1. August 18, 2017 

- ❖ Chairman Kramer offered a motion to approve with a correction to add Brown as present
- The motion received a second from Board Member Brown
- The motion was approved by a vote (4-0-1) (Corkill)

2. October 11, 2017 

This item was deferred with no official motion.

VII. PUBLIC HEARING

1. DRB 170057 284 North Main LLC.

Applicant presented consideration of repainting of the exterior 

After discussion:

- ❖ Board Member Corkill offered a motion to approve as submitted today with a condition that the monument sign is painted to match the building color and a suggestion that evergreen foundation be added in front of the building.
- The motion received a second from Chairman Kramer
- The motion was approved by a vote (5-0)

There was discussion during the motion of surface horizontal areas (face) on each side of the stairway that were going to be painted to match and also that the carport will also be painted the trim and the base to match the building.

2. DRB 170059 Alpharetta Creative Art/A Plus Sports

Applicant presented review of signage –  

- ❖ Vice Chairman Brown offered a motion to approve subject to applicant reducing the base of the monument and top of the monument such that the goal is to reduce the overall height of the monument from 8' to 7' keeping in mind the proportions of the height and the width of the building. This would be submitted for Staff for final approval.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)

There was discussion during the motion that discussion referred to column widths. Staff stated they are comfortable with reviewing.

3. DRB 170055 Volvo 1570 Mansell Rd

Applicant presented exterior elevations based on previous meeting comments 

There was discussion of:

- Existing facilities in the U.S.
- Illumination with consistency across the façade
- Glazing
- Height approximately 28' – 32' of examples
- Proposed North Point building seems top heavy; other examples are more linear
- Levels do not flow
- Looks like Box set on stilts
- Lower level should have a bigger base
- Needs more depth
- Applicant said there was not precedent for more depth
- Applicant will take suggestions back to Volvo
- Height of top of parapet 32'
- Proportions of McDonald Volvo are more proportionate
- Configurations/ Benefits of single plane due to existing building
- DRB considered 4 bands instead of 3 – 8'6" bottom and dividing other 3 levels into equal smaller sections.
- Palm Beach example – all equal sections
- Pure translucency, shadowing behind it
- Materials are acceptable

- Lighting is on dimmers
 - Added height of cap
 - Cross Section of glass back to existing building
 - Applicant stated they will email Staff by next week for cursory review to make additional comments then submit for DRB approval
 - Building signage needs to come back before DRB
 - 2 building signs are allowed, Service sign is considered more directory
- ❖ Vice Chairman Brown offered a motion to defer the application giving the applicant time to make changes discussed in today's meeting and resubmit
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

Chairman Kramer called a brief recess at 10:43 a.m.

Chairman Kramer reconvened the meeting at 10:46 a.m.

Board Member Matherly was excused from the next case.

4. Windward Park

375 North Point Parkway

Applicant presented review of exterior elevations, materials, colors based on comments from previous meeting   

- ❖ Vice Chairman Brown offered a motion to accept as presented today with regard to exterior elevations, materials, and colors with the following notation that Applicant as mentioned two brick color scheme; they may use another one if they do they bring that back before the Board. On Building C, the stairs leading to the rooftop restaurant are not approved at this point. Applicant to submit that before the Board. All enclosures will be brick with metal gates with more fenestration and more architectural detailing to make it look like part of the building or as Applicant said, more like a courtyard look, rooftop units shall all be concealed, and Applicant will submit site line studies.
- The motion received a second from Board Member Corkill
- ❖ Chairman Kramer offered a Friendly Amendment that the individual tenant storefronts and signage will come back either as a review by us in a package of some type or they have to come back to us individually.
- Vice Chairman Brown accepted
- Friendly Amendment Approved (4-0-1)(Matherly was not eligible to vote)
- Motion with Friendly Amendment approved (4-0-1) (Matherly was not eligible to vote)

There was discussion during the motion that DRB would like the design and enclosures on gates. Applicant will submit to Staff and Staff will show to DRB.

- ❖ Board Member Corkill offered a motion to approve the landscape as submitted today with the conditions discussed as far as screening the enclosures, reducing the hardwood mulch and adding foundation planting at the base of the buildings
- The motion received a second from Chairman Kramer
- Motion Approved (4-0-1) (Matherly was not eligible to vote)

Kim Matherly rejoined the meeting at 11:31 a.m.

5. DRB 170058 Teasley Place

Applicant presented review of Design guidelines for tenants 

- Timeline for completion of building
- Changes to Park Area
- Site Plan
- Designed Guidelines as a minimum
- "Toured" around the building where Applicant stands today
- Prominent signage on corner with blade signage
- Heavy wood doors with uplighting
- Art installation on Milton entrance
- Historic color palette
- Gift Store Logo is not a Historic color, black & white striped awning ,(SW 6433 - Inverness)
- Staff stated tenants have been given a set of guidelines that have not been approved by DRB.
- Applicant stated that tenants are aware that DRB must approve storefronts
- Staff stated there is concern over amount of storefront glass which was not the intent. It was intended to be individual. Staff stated Design Guidelines say "if" tenant wants to change not you are going to change what is there into your own individuality.
- Applicant stated they want end spaces to be anchored with variations in the awnings, darker signage and colors.
- DRB questioned why two elevations on end spaces be so dramatically different. Looks disjointed to be one tenant.
- Vanille Café intent is to cover the brick on façade, awnings
- B Spectaced combining two storefronts, door on left will be entrance
- Maple Street Biscuits would like blade lines around both sides.
- Yoga Studio natural stained wood exterior, wood awning with black cables. Awning would go above entrance only. Signage not decided.

DRB stated they are moving in the right direction. Photos provided show drama, but some are too muted. Need to get right level of color mix. DRB would like to have stronger language in Guidelines.

Staff discussed TCO's and CO's. Staff stated what is in Guidelines doesn't reflect the pictures that are submitted. Guidelines are weak.

Applicant proposed retyping language and represent.

Chairman Kramer requested that Board Members send their comments on the guidelines to Staff by Wednesday, November 22 and then Staff would send to Applicant.

Applicant presented solid stone fountain. 12 x 12 fountain to prevent splashing. 6' inside basin with 2' base. There was discussion of lowering base, building 12 x12 or 8 x 8. Staff

stated the biggest issue is the scale of the fountain. Applicant would like to install within a month and have DRB look at it.

Applicant discussed unit 408 and 401 roof. Applicant would like to create small, same material roofs. DRB would like to see it to consider.

Staff discussed approved vs. built balconies. Applicant discussed issues with building it as approved, structural, not design issue.

Staff stated we have a change from what was approved to the view, what was submitted as building plans and approved through the building plans and what was built on site. This Board will have to determine whether the as built will be approved or if Applicant will have to change.

Chairman Kramer would like to physically see it and how it impacts the architecture.

Staff stated it was been sent to Downtown Consultant and he stated it is a better look to bring pediments out.

There was discussion of different views. Staff stated on site it looks worse than the photos.

Staff discussed CO process and in this case it is a significant change. Applicant stated it is a structural issue.

Chairman Kramer requested that Board Members visit within the week.

Design Review Board considered this a cursory review and did not make a motion.

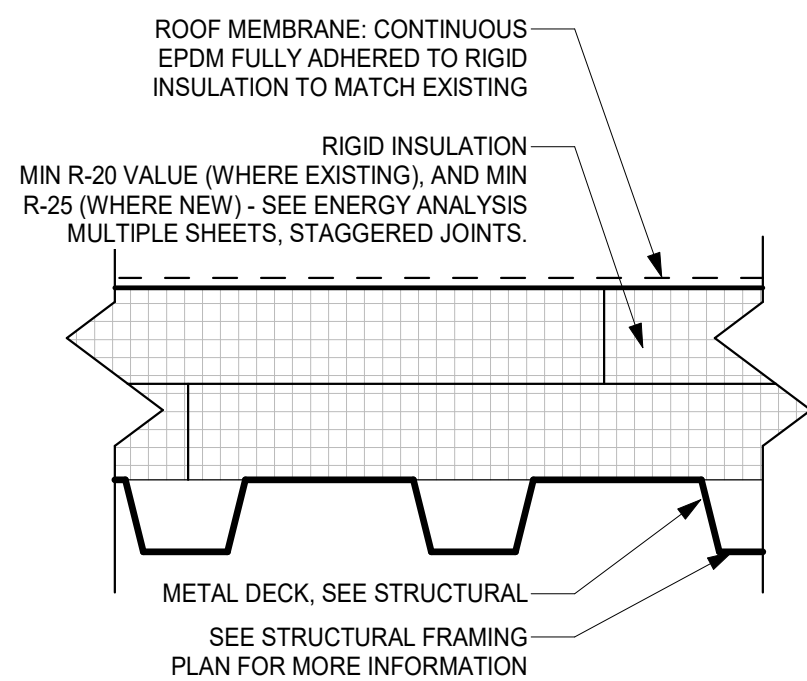
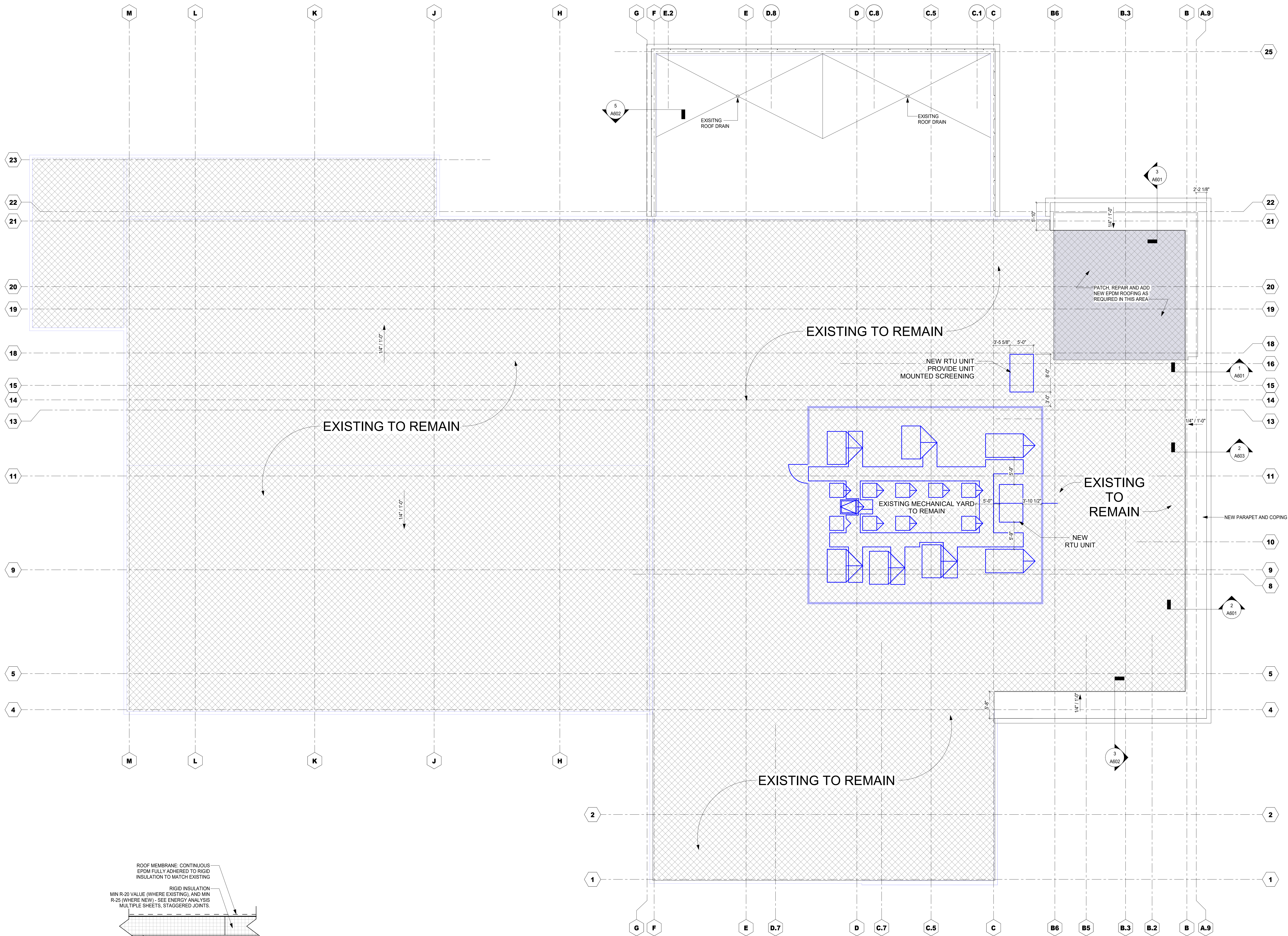
VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:24 p.m.

NOT
RELEASED FOR
CONSTRUCTION
OR PERMIT

Copyright (c) 2015 Praxis3, LLC
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Praxis3 shall remain the property of Praxis3. It is to be returned upon request. Scales as noted are valid on the original drawings.

Rev	Date	Comments
7	08.25.17	90% Set
7	09.12.17	Permit Set
1	10.6.17	Revision 1



5
A203
Typical Existing Roof Assembly
3" = 1'-0"

1
A203
Roof Plan
1/8" = 1'-0"

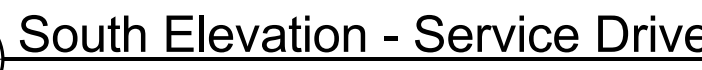
Client:
**Christman
North Point
Investments**
6031 Brookhaven Circle Johns
Creek, GA 30097
Project Number: 17031
Project Name:
**North Point
Volvo**

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Roof Plan

Sheet Number:
A203

	CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	TYPE / DIMENSION	LOCATION	CONTACT
EXTERIOR METAL PANELS	EP-1	EXTERIOR PAINT	BENJAMIN MOORE	HIGH PERFORMANCE WATERBORNE ACRYLIC SEMI-GLOSS ENAMEL	P4 VOLVO MEDIUM GRAY		EXTERIOR METAL DOORS AND FRAMES	PAUL BALLAS, 201.949.6934
	MCM-1	METAL COMPOSITE PANELS	ALUCOBOND	DRY JOINT SYSTEM	SUNRISE SILVER METALLIC COOL LIGHTNESS LEVEL 7	PVDF-3, GLOSS LEVEL-30 SEE GLEY FOR SIZING	EXTERIOR FACADE	KEVID JUJEDAMAN @ ALCOA ARCHITECTURAL PRODUCTS (478) 319-0139
	CF-1	CAP FLASH METAL COPING	WIP HICKMAN OR SIMILAR		TO MATCH MCM-1	4" HEIGHT	PARAPETS	
	SF-1	ALUMINUM STOREFRONT	SCHUICO	FW50 + FULLY CAPTURED	BRIGHT WHITE	SEE FRAME ELEVATIONS	EXTERIOR FACADE	SCHUICO
CURTAIN WALL	CW-1	ALUMINUM CURTAIN WALL SYSTEM	SCHUICO	FW50 + SG, 4 SIDE STRUCTURALLY GLAZED SYSTEM WITH WET SILICONE SEAL, IN BLACK	BRIGHT WHITE	SEE FRAME ELEVATIONS	EXTERIOR FACADE	BRAD DAVIS, 860.841.7863
	GL-1	EXTERIOR GLAZING	VITRO ARCHITECTURAL GLASS	INSULATED VELOUR LOW-E W/ STORMGUARD 29 U-VALUE	CLEAR	1" INSULATING UNIT	SHOWROOM PORTALS, STOREFRONT WINDOWS, SHOP CURTAIN WALL	BOB PAAL, 949.294.1975, bobp@bpaproducts.net ; NICK PEAKE, 800-533-0482 X53735, NPEAKE@VIRACON.COM
	GL-2	EXTERIOR GLAZING	VITRO ARCHITECTURAL GLASS	DOUBLE GLAZED OPTI-WHITE SOLAR CONTROL INSULATING GLASS UNIT 29 U-VALUE	WALKER VELOUR ACID-ETCH TEXTURE (1) SOLARBAN LOW-E COATING (3)	1" INSULATING UNIT	SHOWROOM CURTAIN WALL	BOB PAAL, 949.294.1975, bobp@bpaproducts.net ; NICK PEAKE, 800-533-0482 X53735, NPEAKE@VIRACON.COM
	GL-3	EXTERIOR GLAZING	VITRO ARCHITECTURAL GLASS	DOUBLE GLAZED SOLAR CONTROL LAMINATED INSULATING GLASS UNIT VOLVO BLUE 29 U-VALUE	WALKER VELOUR ACID-ETCH TEXTURE (1) & (4) VANCEVA COLORED INTERLAYERS, SOLARBAN LOW-E COATING (5)	1" INSULATING UNIT	SHOWROOM SIGNAGE CURTAIN WALL	BOB PAAL, 949.294.1975, bobp@bpaproducts.net ; NICK PEAKE, 800-533-0482 X53735, NPEAKE@VIRACON.COM
CMU EPS	EPS-1	EXTERIOR INSULATION AND FINISH SYS	DRYVIT	GREY PLASTER	ACRYLIC OR POLYMER-BASED		EXTERIOR FACADE, SERVICE DRIVE	
	CMU-1	SPLIT-FACE CMU BLOCK	-	-	ELASTOMERIC COATING TO MATCH P-4D - VOLVO MEDIUM GRAY			
MISC	BO-1	STEEL BOLLARD	-	-	TO MATCH RAL 7024 GRAPHITE GREY		EXTERIOR FACADE, SHOP	
	WD-1	OAK WOOD	OAK VENEER	-	TO MATCH ENTRY PORTAL BY VENDOR		DISPLAY WINDOW FRAMES	



A400

Copyright (c) 2017 Praxis3, LLC

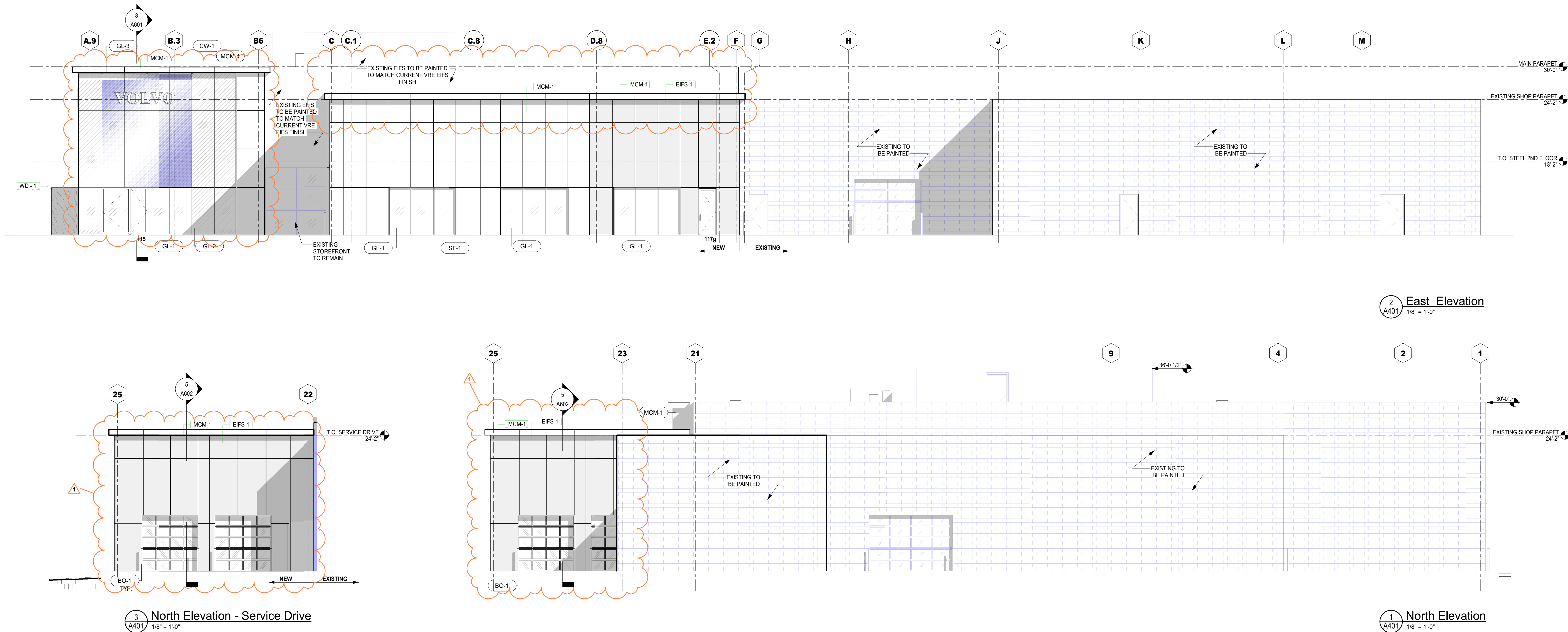
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Praxis3 shall remain the common law, statutory and other reserved rights, including copyright thereof.

This drawing may not be reproduced in whole or in part without written permission of Praxis3. It is to be returned upon request. Scales as noted are valid on the original drawings.

Rev	Date	Comments
	08.25.17	90% Set
	09.12.17	Permit Set
1	10.6.17	Revision 1

EXTERIOR FINISH LEGEND

	CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	TYPE / DIMENSION	LOCATION	CONTACT
EXTERIOR	EP-1	EXTERIOR PAINT	BENJAMIN MOORE	HIGH PERFORMANCE WATERBORNE ACRYLIC SEMI-GLOSS ENAMEL	P-4 VOLVO MEDIUM GRAY		EXTERIOR METAL DOORS AND FRAMES	PAUL BALLAS, 201.949.6934
	MCM-1	METAL COMPOSITE PANELS	ALUCOBOND	DRY JOINT SYSTEM	SUNRISE SILVER METALLIC COOL LIGHTNESS LEVEL 7	PVDF-3, GLOSS LEVEL-30 SEE ELEV FOR SIZING	EXTERIOR FACADE	KEVID JUDEMAN @ ALCOA ARCHITECTURAL PRODUCTS (478) 319-0159
	CF-1	CAP FLASH METAL COPING	WP HICKMAN OR SIMILAR		TO MATCH MCM-1	4" HEIGHT	PARAPETS	
	SF-1	ALUMINUM STOREFRONT	SCHUCO	FW50 + FULLY CAPTURED	BRIGHT WHITE	SEE FRAME ELEVATIONS	EXTERIOR FACADE	SCHUCO
	CW-1	ALUMINUM CURTAIN WALL SYSTEM	SCHUCO	FW50 + SG: 4 SIDE STRUCTURALLY GLAZED SYSTEM WITH WET SILICONE SEAL IN BLACK	BRIGHT WHITE	SEE FRAME ELEVATIONS	EXTERIOR FACADE	BRAD DAVIS, 860.841.7863
	GL-1	EXTERIOR GLAZING	VITRO ARCHITECTURAL GLASS	INSULATED VELOUR LOW-E W/ STORMGUARD 29 U-VALUE	CLEAR	1" INSULATING UNIT	SHOWROOM PORTALS, STOREFRONT WINDOWS, SHOP CURTAIN WALL	BOB PAAL, 949.294.1975, bobp@bpaproducts.net ; NICK PEAKE, 800-533-0482 X53735, NPEAKE@VIRACON.COM
	GL-2	EXTERIOR GLAZING	VITRO ARCHITECTURAL GLASS	DOUBLE GLAZED OPTI-WHITE SOLAR CONTROL INSULATING GLASS UNIT 29 U-VALUE	WALKER VELOUR ACID-ETCH TEXTURE (1) SOLARBAN LOW-E COATING (3)	1" INSULATING UNIT	SHOWROOM CURTAIN WALL	BOB PAAL, 949.294.1975, bobp@bpaproducts.net ; NICK PEAKE, 800-533-0482 X53735, NPEAKE@VIRACON.COM
	GL-3	EXTERIOR GLAZING	VITRO ARCHITECTURAL GLASS	DOUBLE GLAZED SOLAR CONTROL LAMINATED INSULATING GLASS UNIT VOLVO BLUE 29 U-VALUE	WALKER VELOUR ACID-ETCH TEXTURE (1) & (4) VANCEVA COLORED INTERLAYERS, SOLARBAN LOW-E COATING (5)	1" INSULATING UNIT	SHOWROOM SIGNAGE CURTAIN WALL	BOB PAAL, 949.294.1975, bobp@bpaproducts.net ; NICK PEAKE, 800-533-0482 X53735, NPEAKE@VIRACON.COM
	EIFS-1	EXTERIOR INSULATION AND FINISH SYS.	DRYVIT	GREY PLASTER	ACRYLIC OR POLYMER-BASED		EXTERIOR FACADE, SERVICE DRIVE	
	CMU-1	SPALL-SPACE CMU BLOCK			ELASTOMERIC COATING TO MATCH P-45 - VOLVO MEDIUM GRAY			
MISC	BO-1	STEEL BOLLARD			TO MATCH RAL 7024 GRAPHITE GREY		EXTERIOR FACADE, SHOP	
	WD-1	OAK WOOD		OAK VENEER	TO MATCH ENTRY PORTAL BY VENDOR		DISPLAY WINDOW FRAMES	



Client:
Christman North Point Investments
6031 Brookhaven Circle Johns Creek, GA 30097

Project Number: 17031
Project Name:
North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

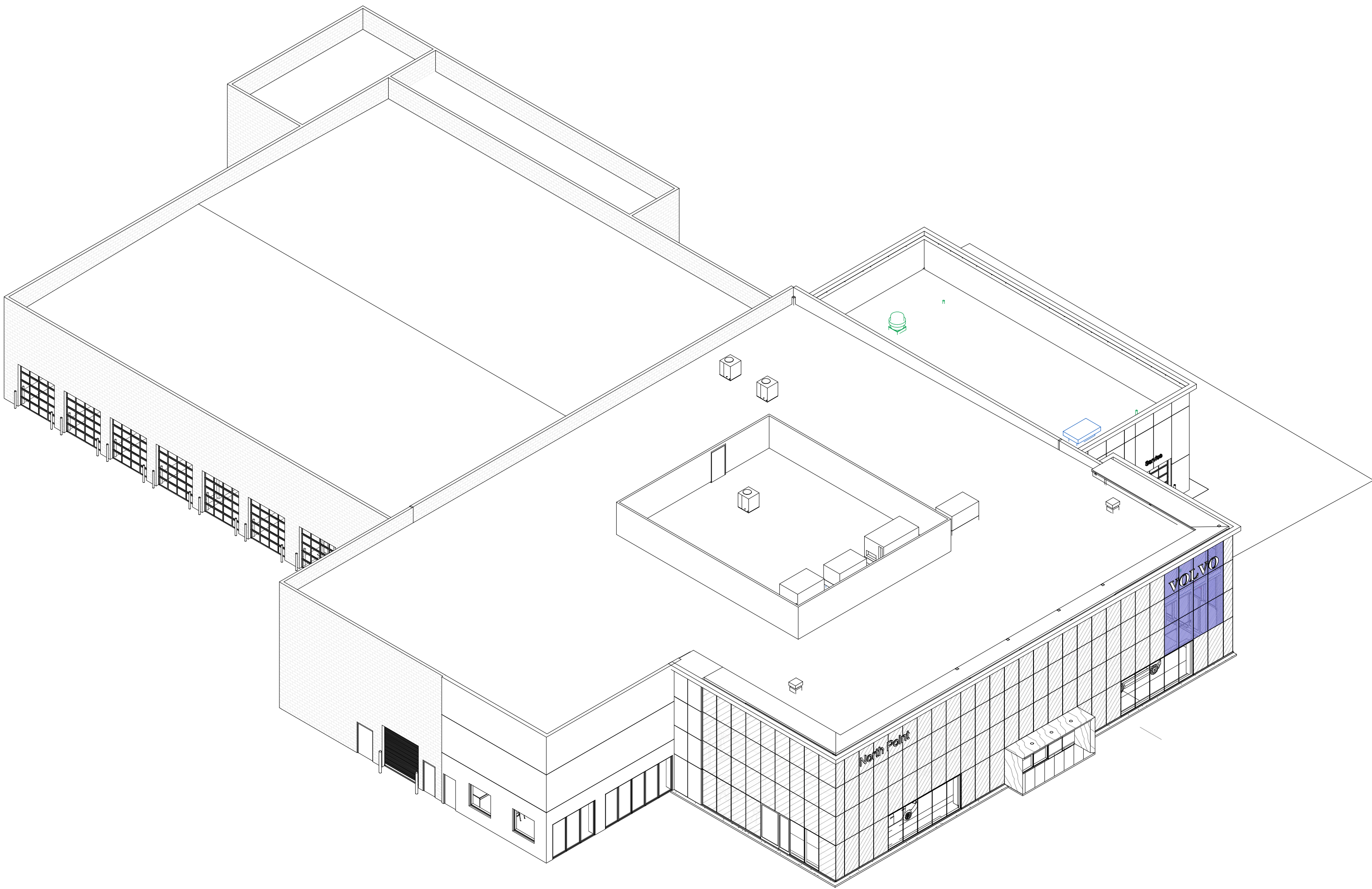
Sheet Title:
Exterior Elevations

Sheet Number:
A401

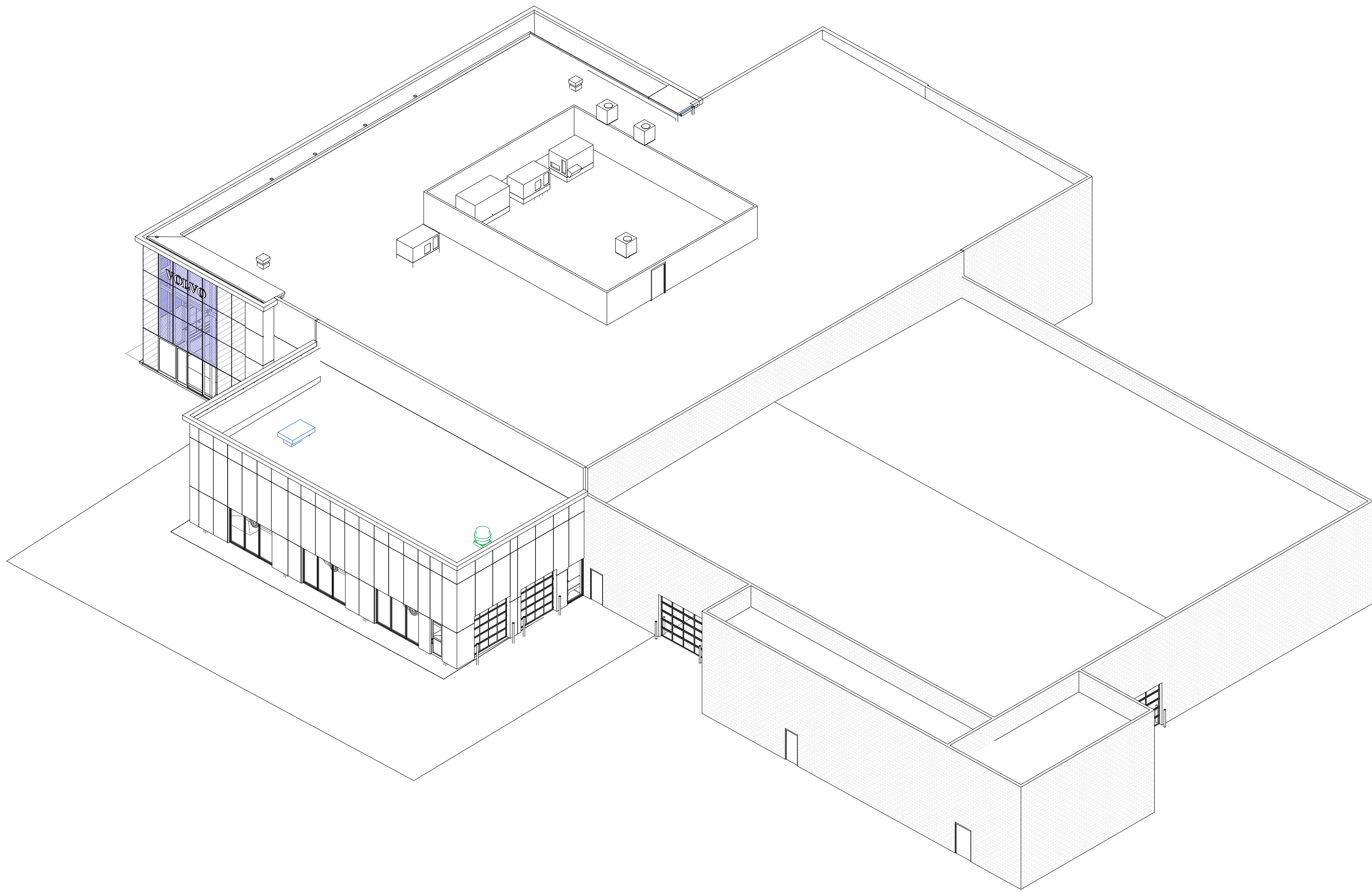
RELEASED FOR CONSTRUCTION AND PERMIT

Copyright (c) 2017 Praxis3, LLC
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Praxis3 shall retain all common law, statutory and other reserved rights, including copyright. This drawing may not be reproduced in whole or in part without written permission of Praxis3. It is to be returned upon request. Scales as noted are valid on the original drawings.

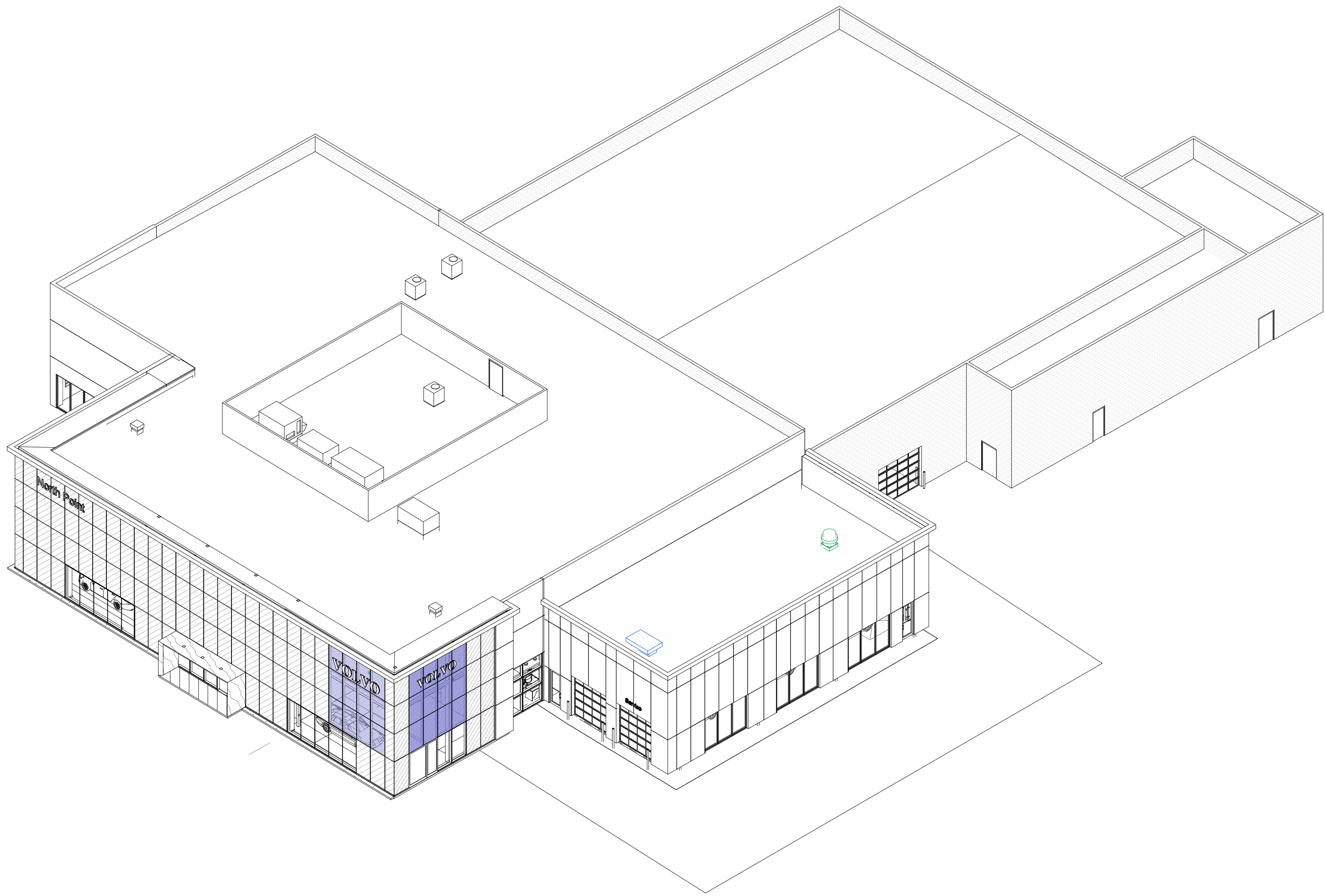
Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set
1	10.6.17	Revision 1



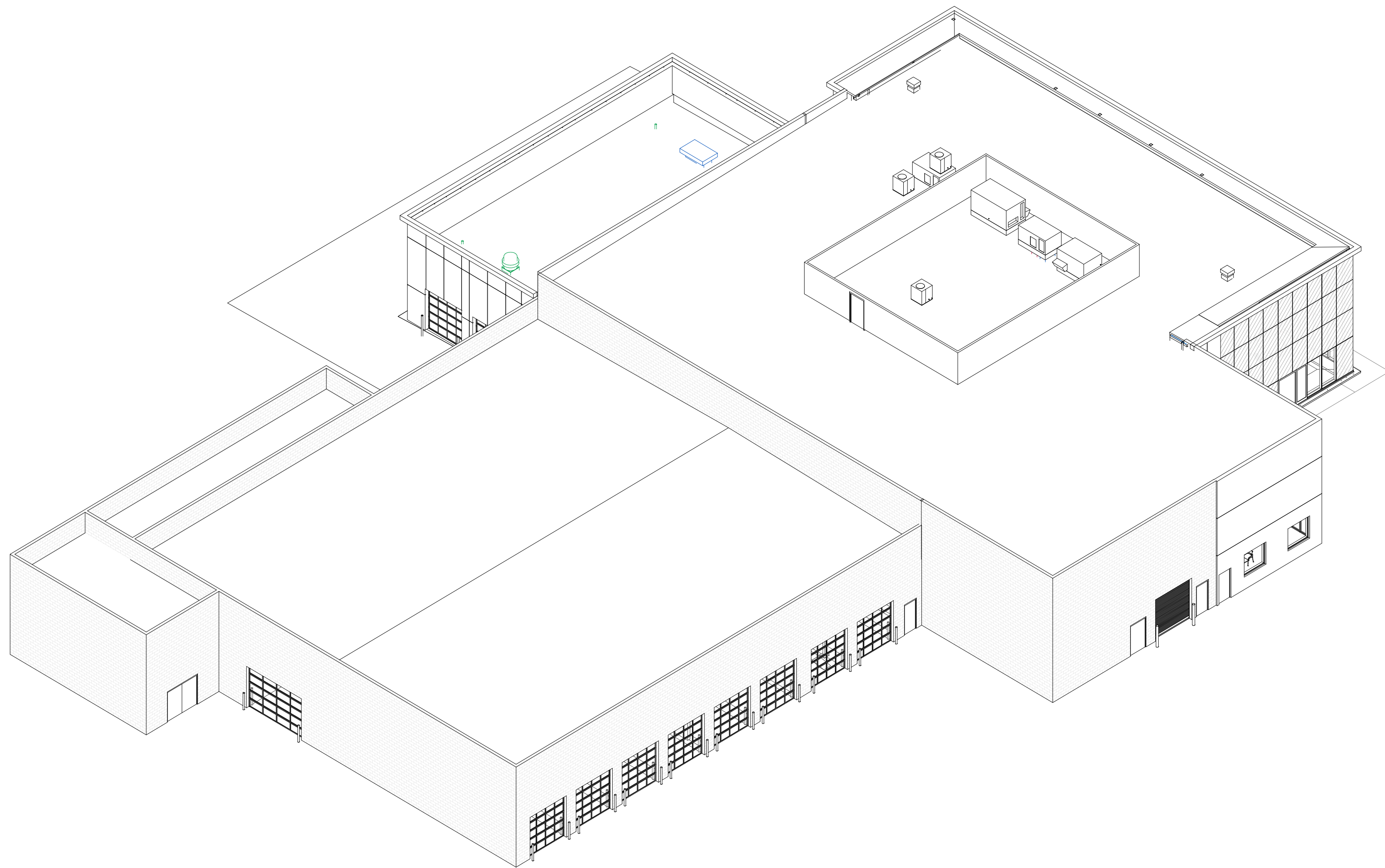
1 Exterior Axonometric Southeast
A410 FOR REFERENCE ONLY



3 Exterior Axonometric - Northwest
A410 FOR REFERENCE ONLY



4 Exterior Axonometric - Northeast
A410 FOR REFERENCE ONLY



2 Exterior Axonometric - Southwest
A410 FOR REFERENCE ONLY

Client:
Christman North Point Investments
6031 Brookhaven Circle Johns Creek, GA 30097

Project Number: 17031
Project Name:
North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Exterior Axonometrics

Sheet Number:
A410

RELEASED FOR CONSTRUCTION AND PERMIT

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB:

DRB700067

☒ Fee Paid

Initial

JLS

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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



Business Name: Holmes Restaurants, LLC - DBA Holmes

Location Address: 50 South Main Street, Alpharetta, GA 30009

Mailing Address: 5065 Drew Road

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Tarver Siebert

Contact Telephone: 404 - 274 - 5900

Mobile Telephone: _____

Fax: _____ Email: tarver@mts-architecture.com

Contact's Relation To Business: Architect

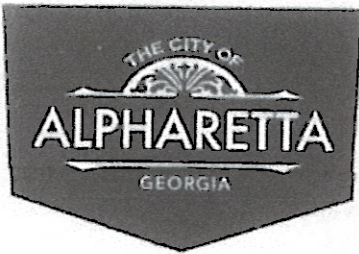
This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpha 1-2-3 LLC

Physical Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

City: Sandy Springs State: GA Zip Code: 30327

Owner Telephone: 404 625 1403 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): Cheri Morris for Alpha 1-2-3 LLC Date: 11/30/17

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 50 South Main Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: Building 3B- Alpharetta City Center

Land Lot(s): 1268 and 1269 District: 2nd Section: 2nd

Existing Zoning of Property: MU Existing Uses of Property: Currently Vacant land; Proposed Restaurant

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

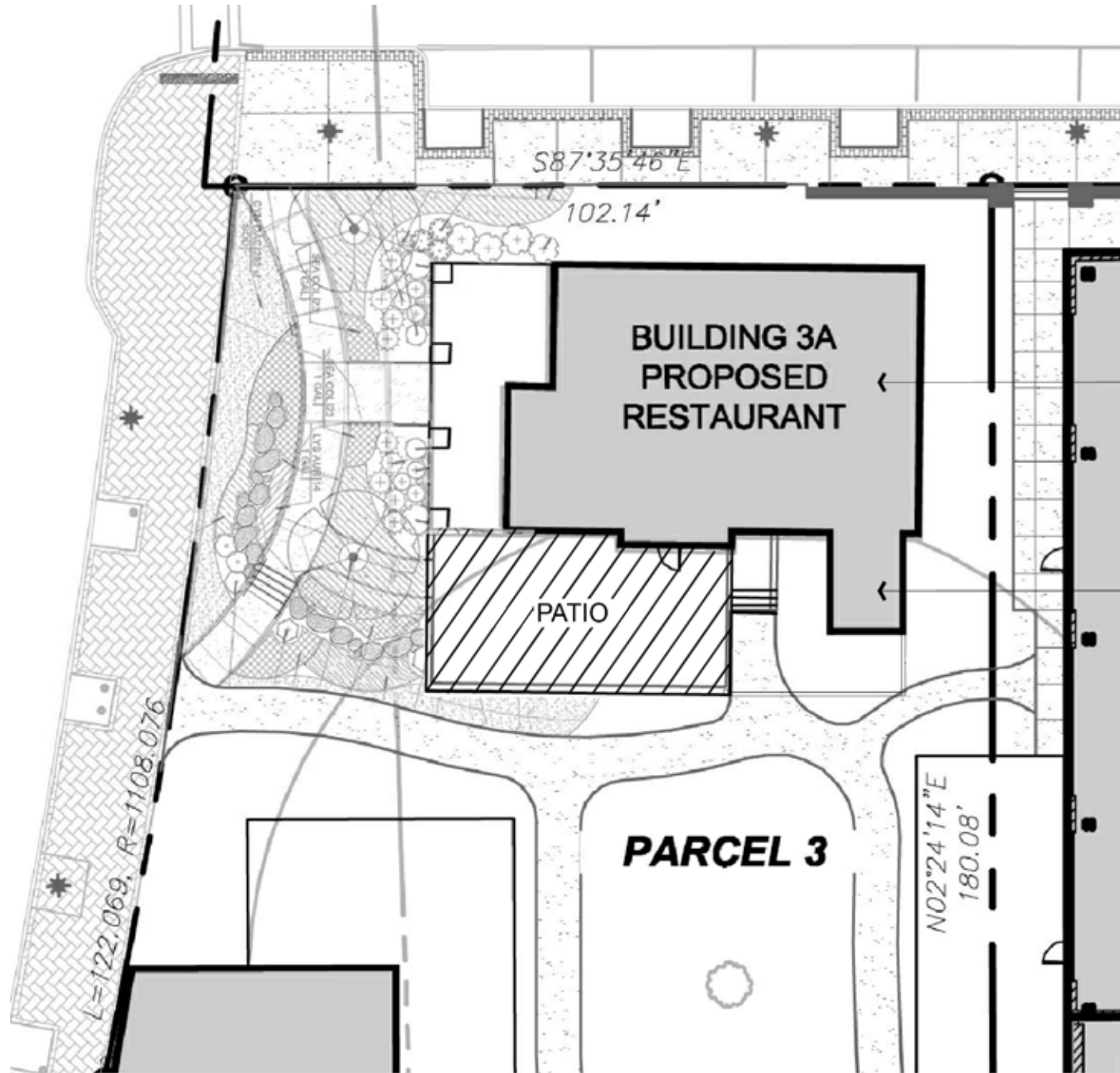
Applicant Signature: [Signature]

Date: 12/1/2017 Print Form

RESTAURANT HOLMES
PATIO PRESENTATION 01 DECEMBER 2017



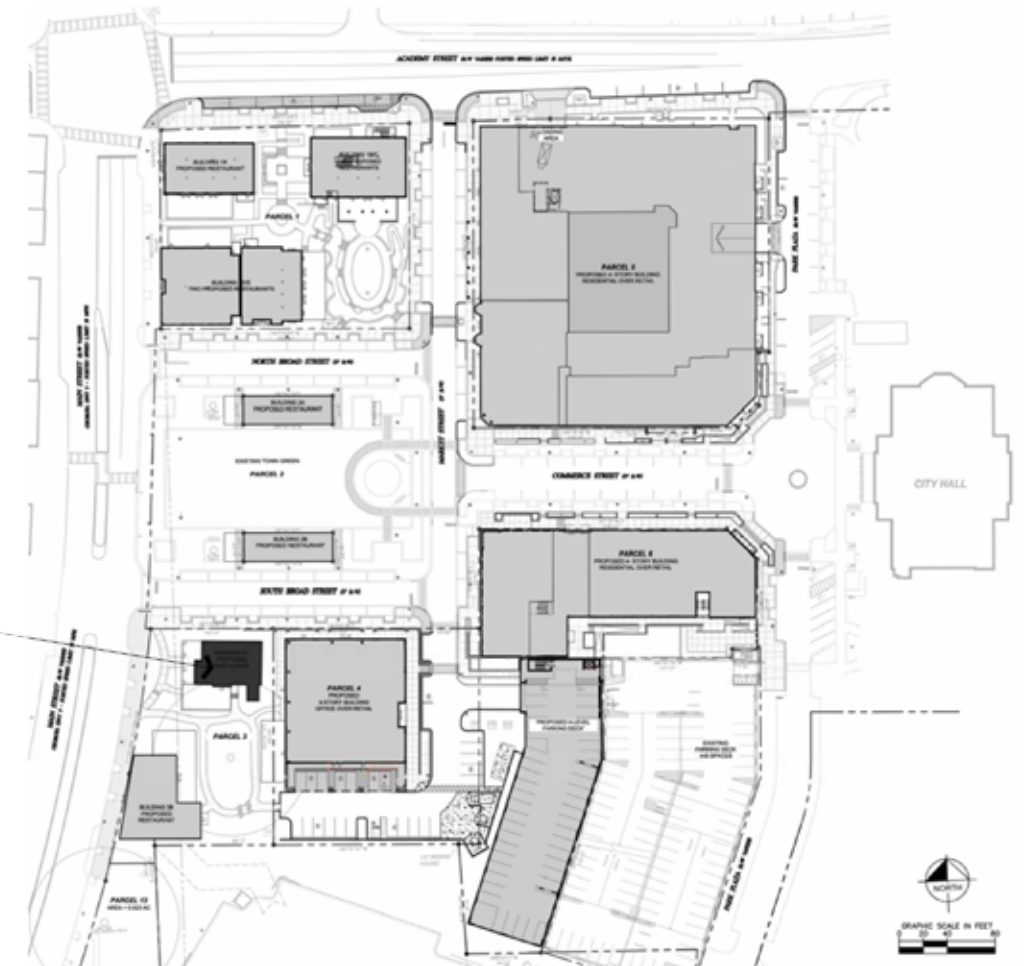
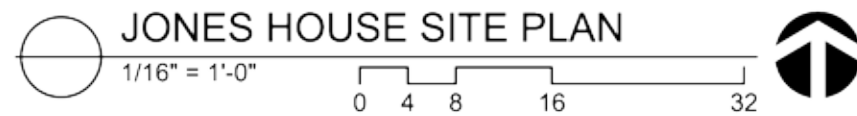
This submission is for Alpharetta City Center Building 3A- The Jones House, Located at 50 South Main Street, and covers the previously approved fixed-louver patio roof into a moveable-louver patio roof.

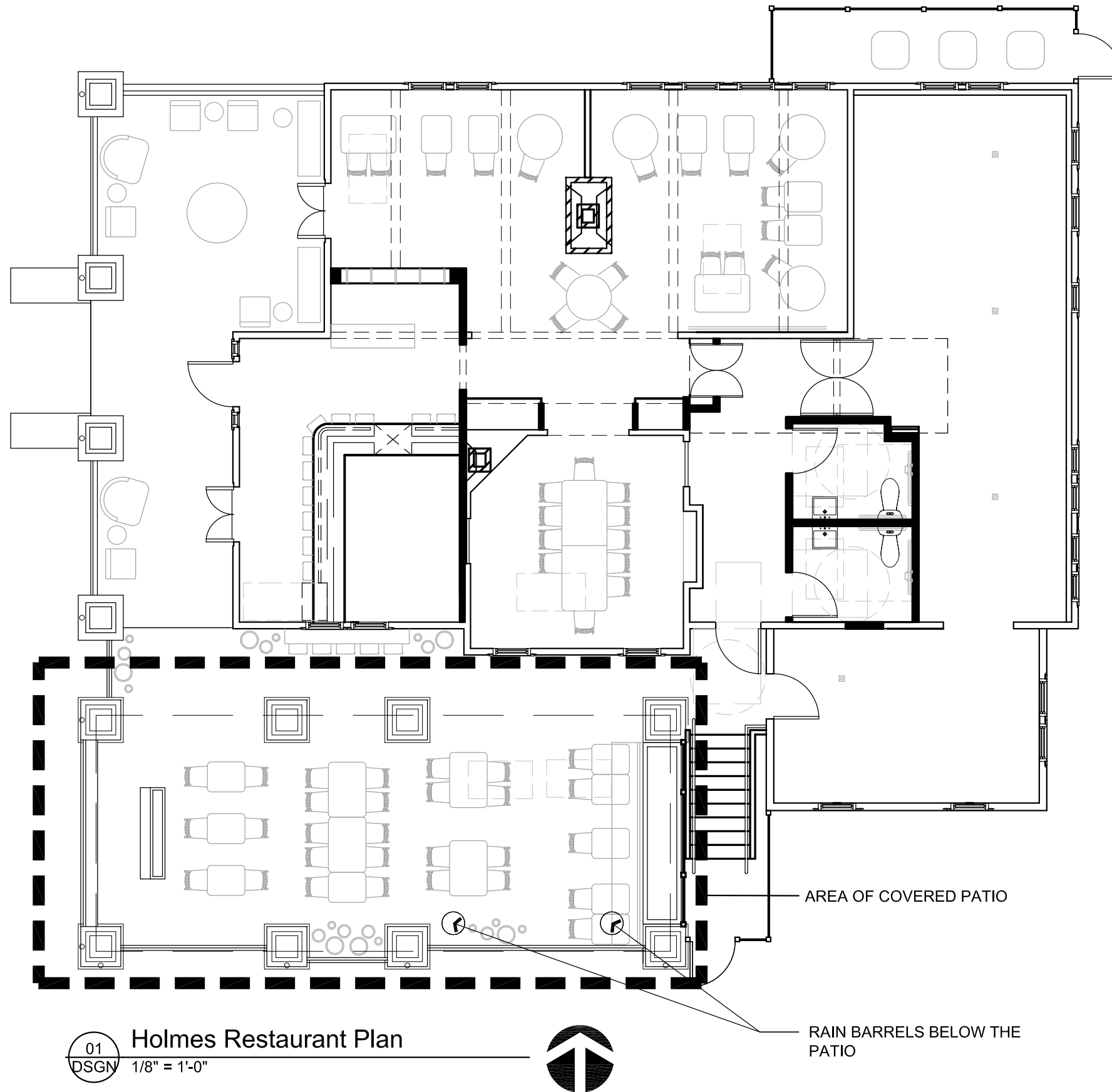


JONES HOUSE

BUILDING ADDITION

SUBJECT BUILDING LOCATION

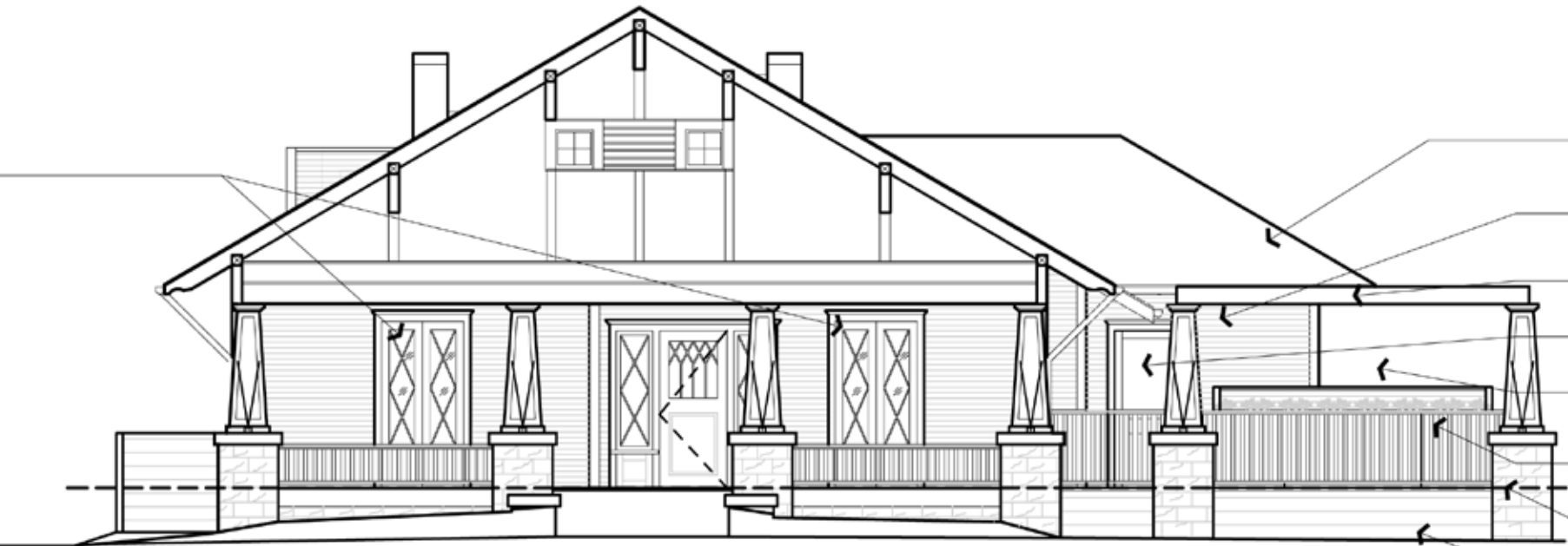






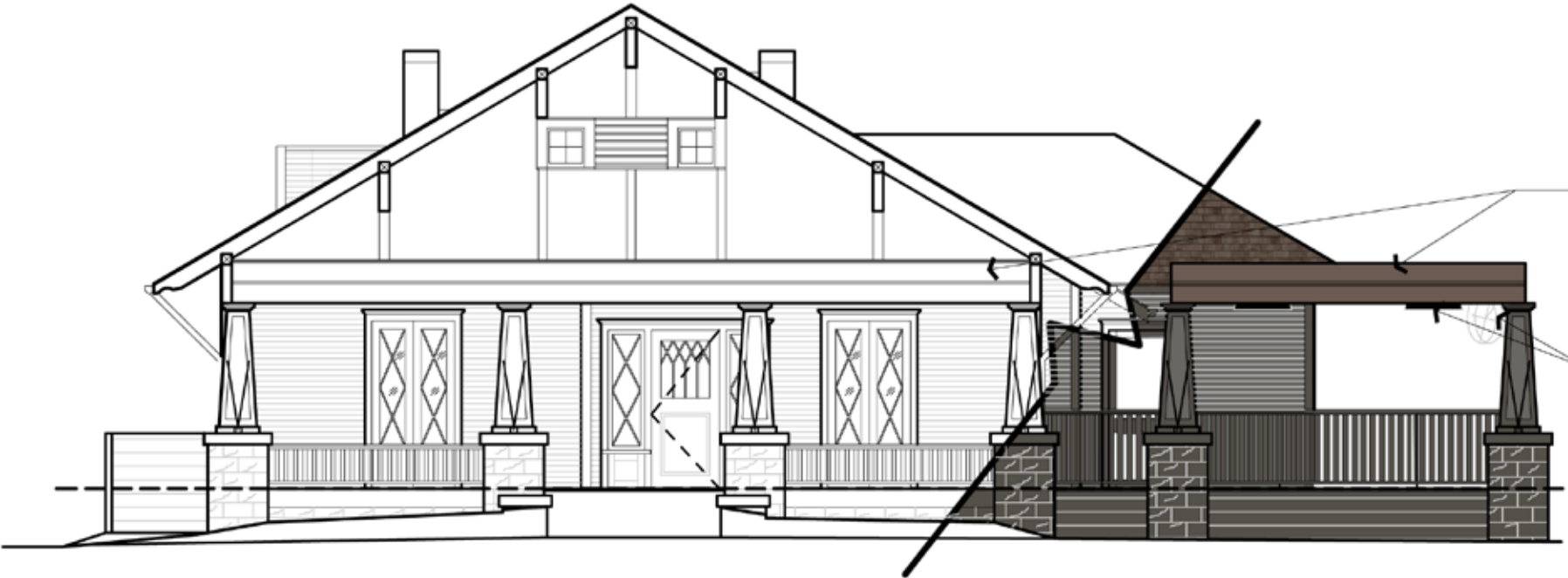
EXTERIOR RENDERING

NEW SHOP-BUILT FRENCH DOORS
TO FIT IN THE EXISTING WINDOW
OPENING. RE-USE WINDOW TRIM
AT NEW DOOR.



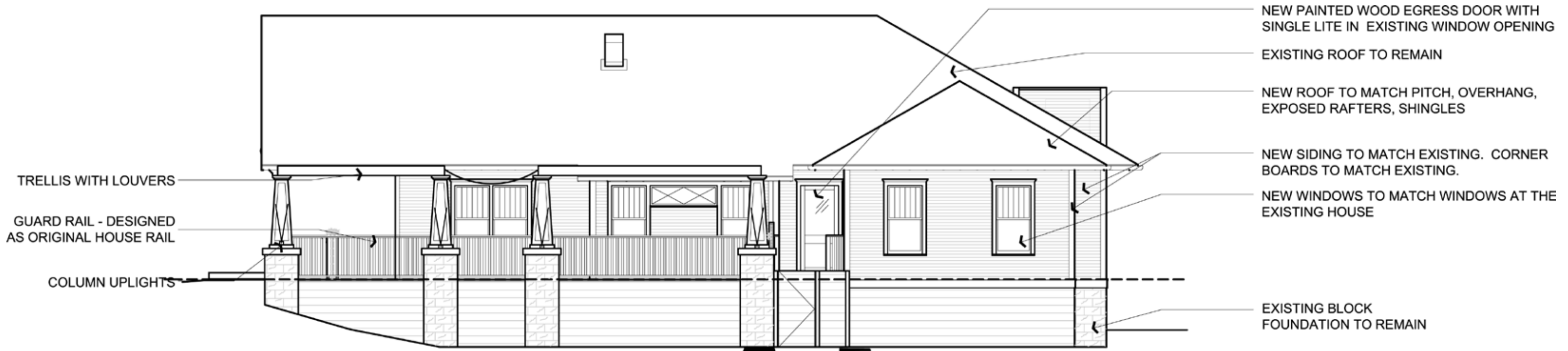
- NEW ROOF TO MATCH PITCH, OVERHANG,
EXPOSED RAFTERS, SHINGLES
- NEW SIDING TO MATCH EXISTING. CORNER
BOARDS TO MATCH EXISTING
- TRELLIS WITH LOUVERS
- KEG STORAGE ENTRY
- OPEN BEYOND
- BAR HEIGHT RAILING - TO MATCH ORIGINAL PORCH
RAILING
- COLUMNS TO MATCH EXISTING
CLEAR CEDAR OR TREX

01 DRB-Approved Front Elevation
Elev 1/8" = 1'-0"



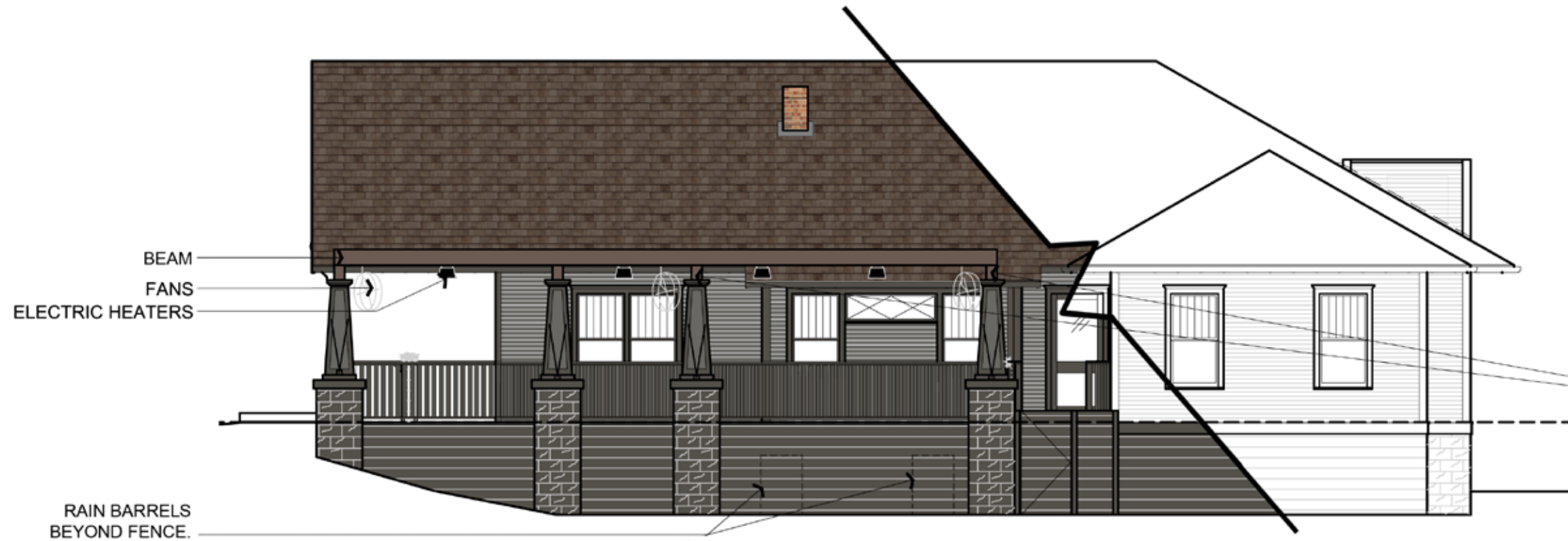
- HEIGHT OF PERGOLA RAISED FOR HEATER
CLEARANCE
HEIGHT MATCHES EXISTING TRIM ON HOUSE
- PATIO CONDITIONING: FANS AND ELECTRIC
HEATERS

02 Proposed Front Elevation
Elev 1/8" = 1'-0"



01
Elev
DRB-Approved Side Elevation
1/8" = 1'-0"

DRB- Approved North Side Elevation. No changes proposed.



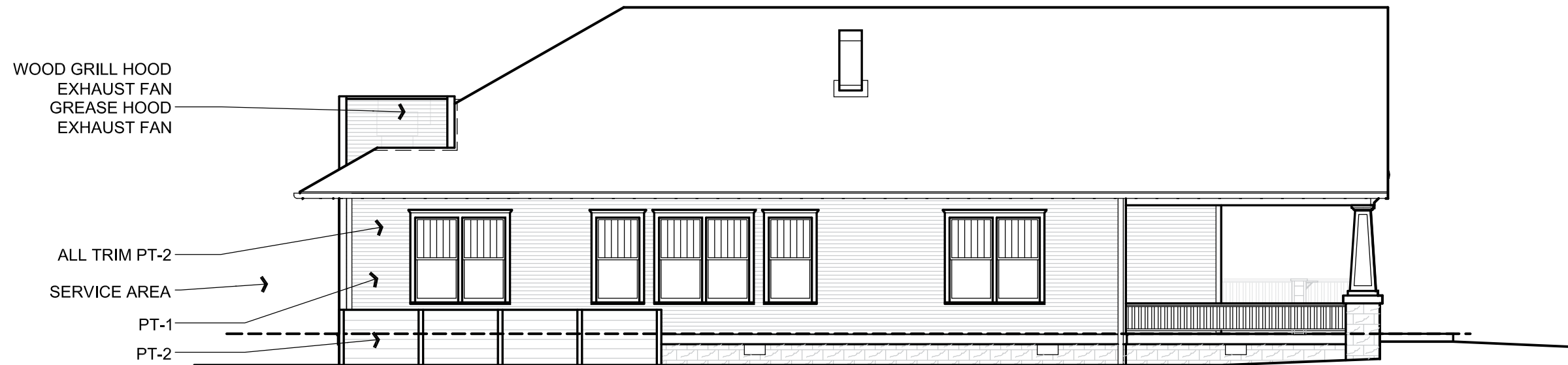
02
Elev
Proposed Side Elevation
1/8" = 1'-0"



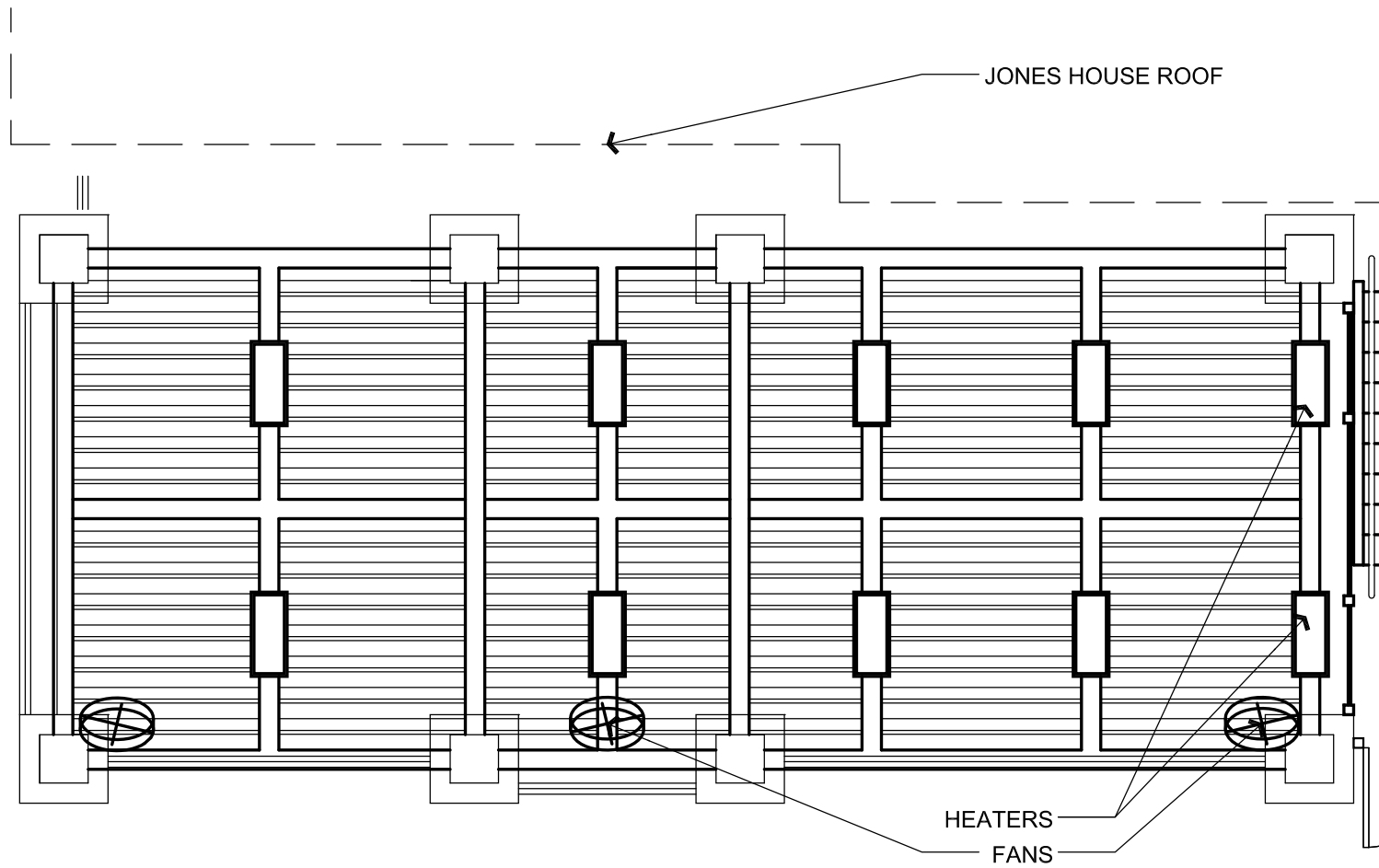
MOVABLE ROOF EXAMPLE:
BEAMS FOR ADDED HEIGHT
ABOVE COLUMNS.
LOUVERED ROOF ABOVE
AT 9'-0" FOR HEATER
CLEARANCE.



02 Elev DRB- Approved Rear Elevation. No changes proposed.
1/8" = 1'-0"

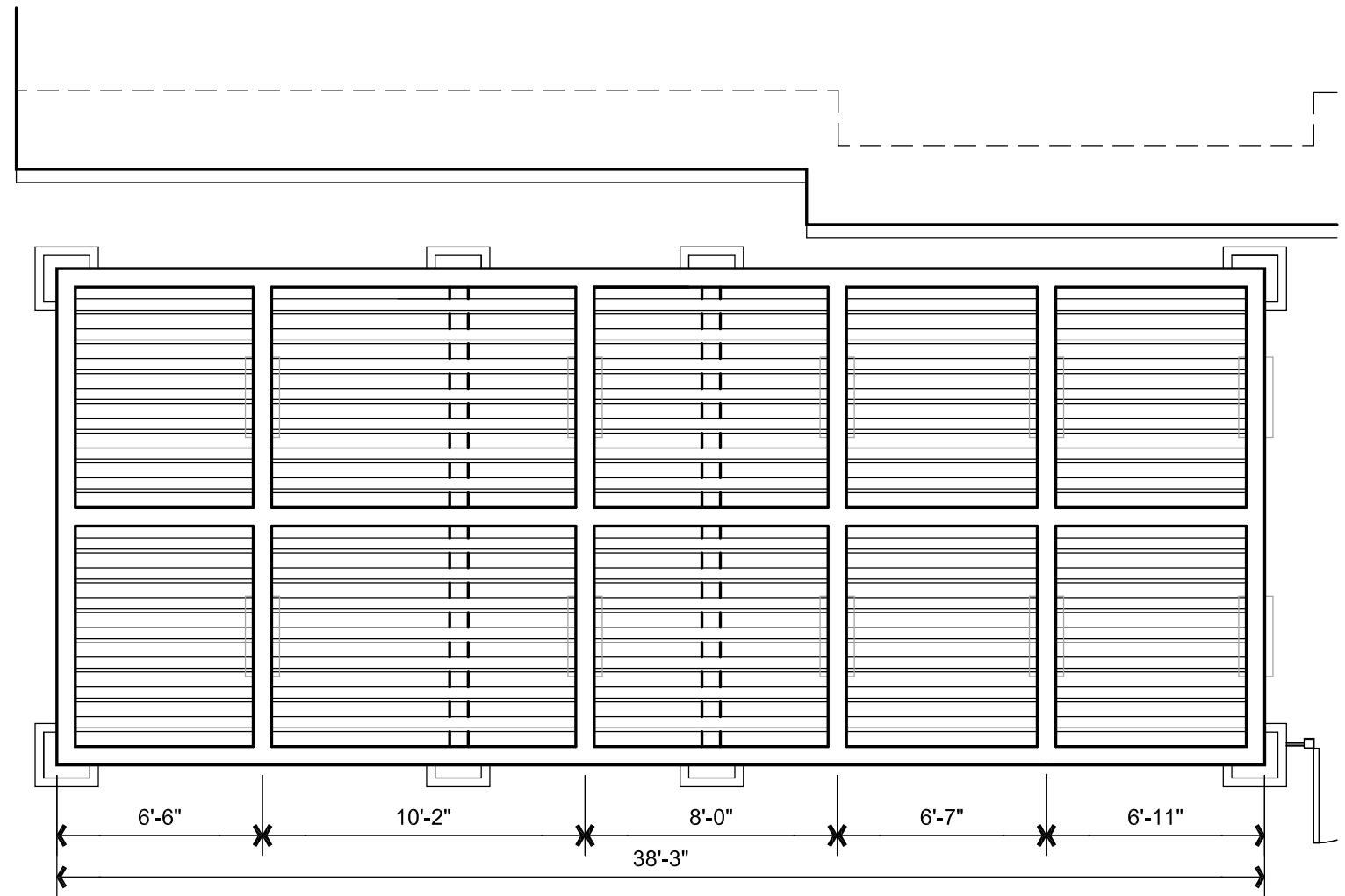


02 Elev DRB- Approved North Side Elevation. No changes proposed.
1/8" = 1'-0"



01
DSGN 3/16" = 1'-0"

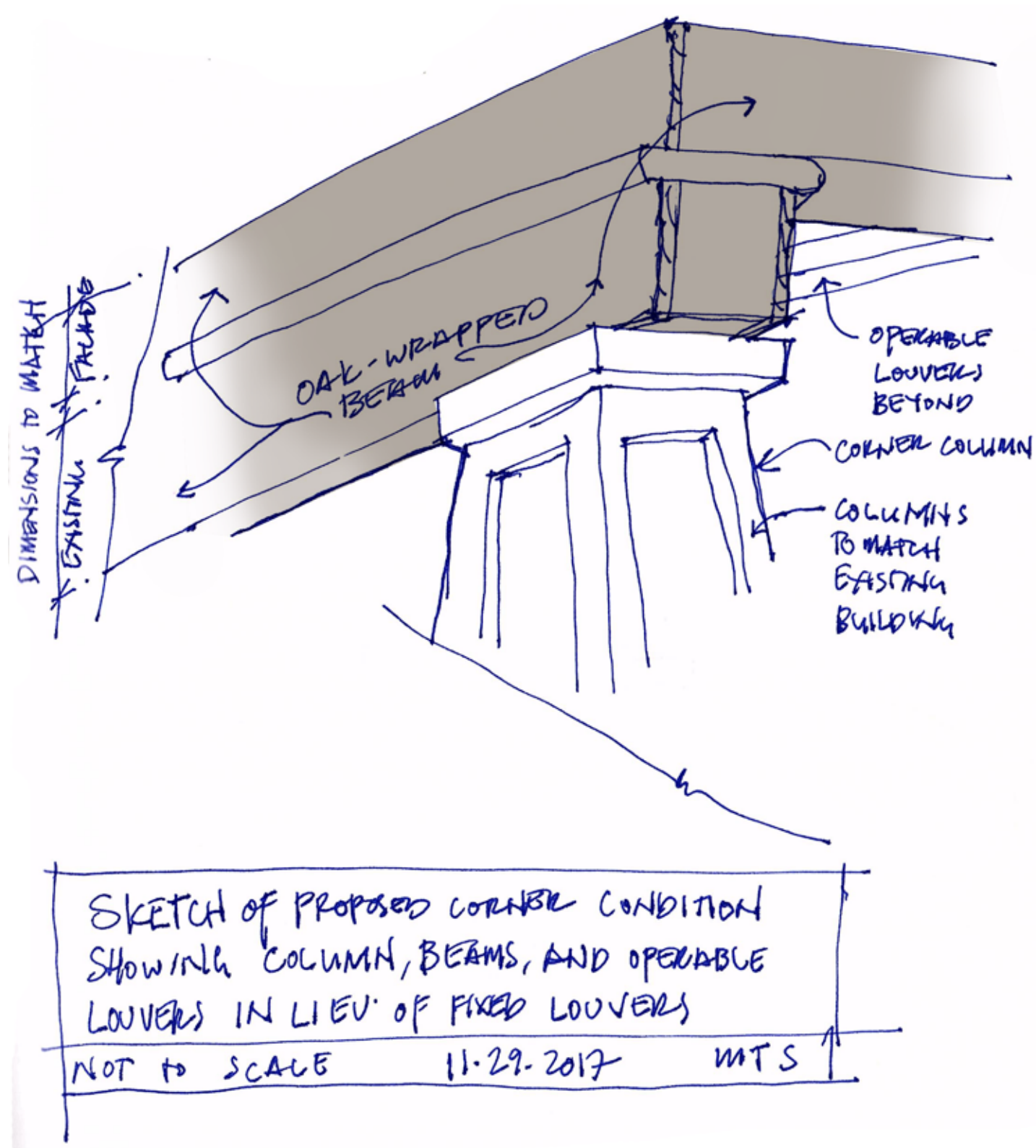
Reflected Ceiling Plan Patio



02
DSGN 3/16" = 1'-0"

Patio Roof Plan





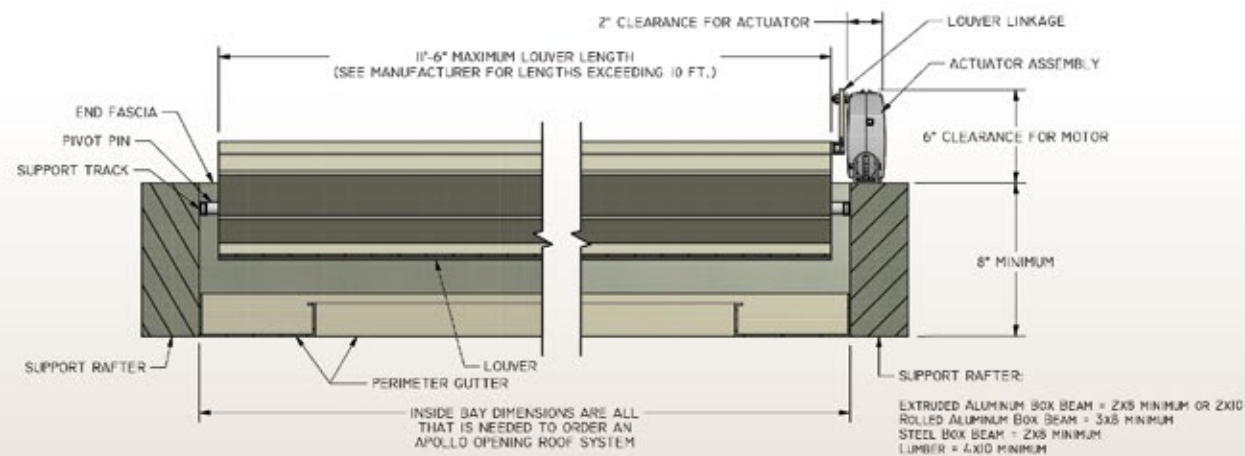
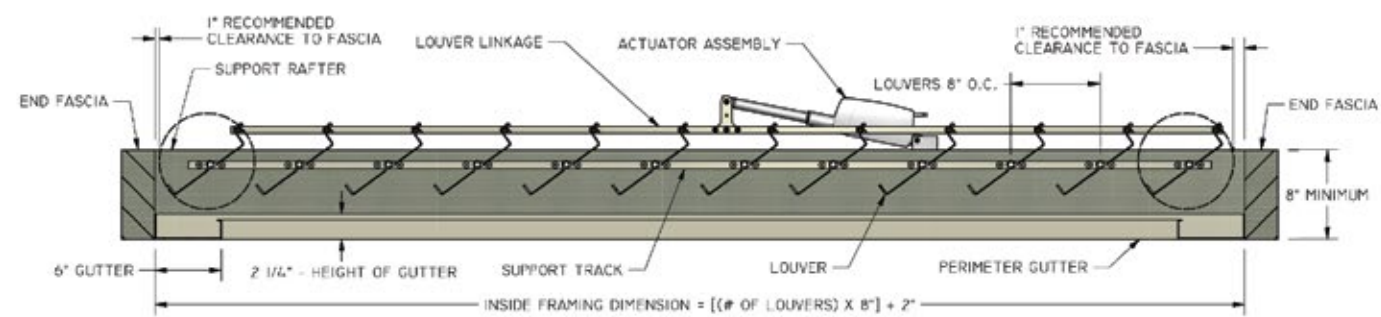
CORNER SKETCH



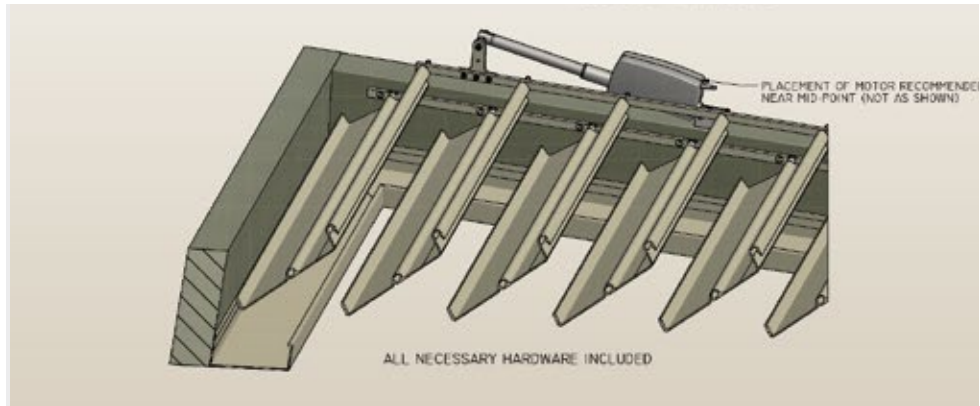
OPERABLE LOUVER ROTATES TO VARY THE AMOUNT OF ENCLOSURE.

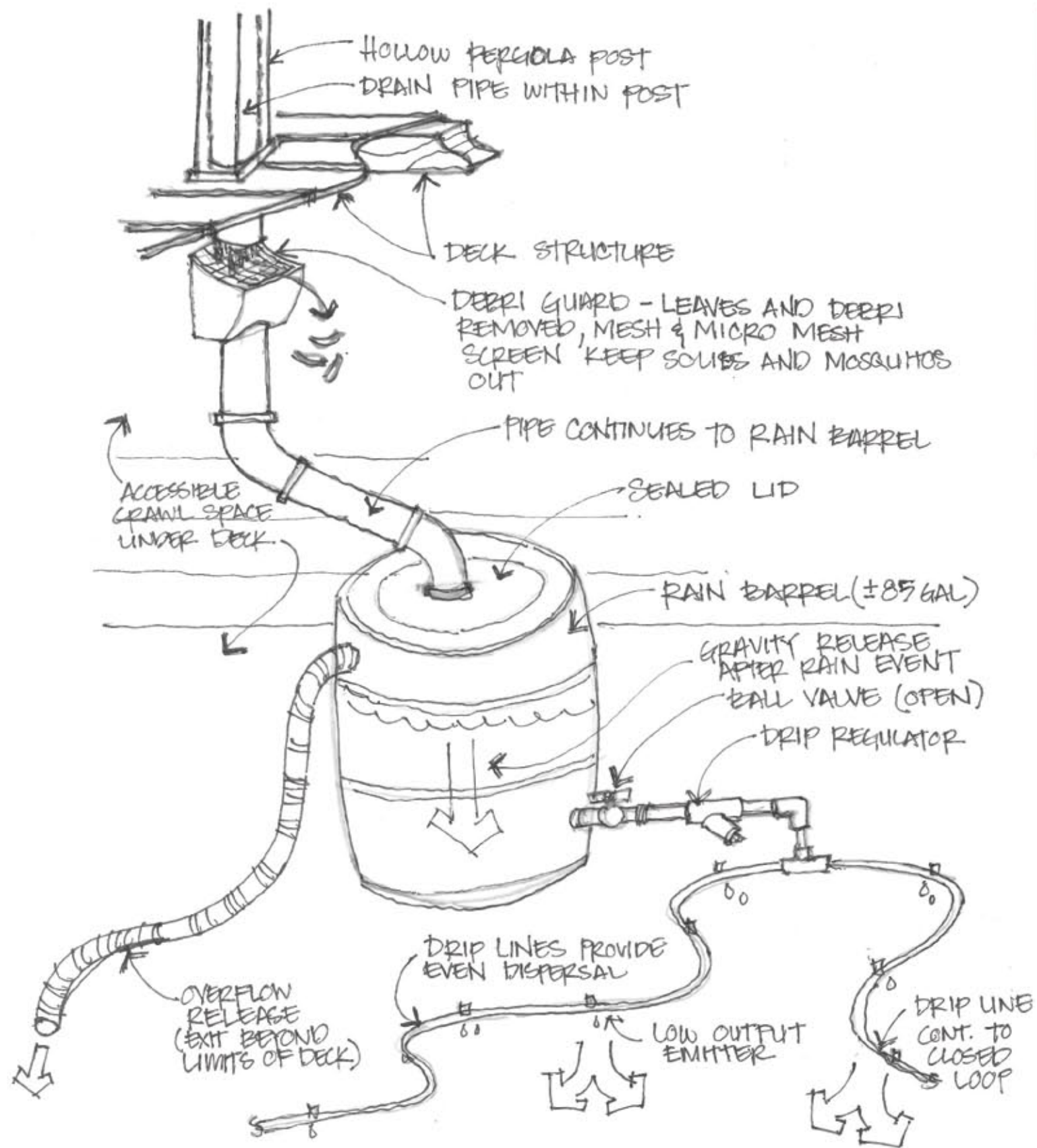
OPERABLE LOUVER

OPENING ROOF SYSTEM COMPONENTS



ADJUSTABLE LOUVER SYSTEMS PROVIDE WATERPROOFING WITH BUILT-IN GUTTERS TO DIRECT RAINFALL OFF AND AWAY FROM PATIOS. WITH THIS SYSTEM YOU CAN ALSO CONTROL THE AMOUNT OF SUNLIGHT ON THE PATIO.





Alpharetta City Center - Pergola Drainage System for Parcel 3

November 29, 2017





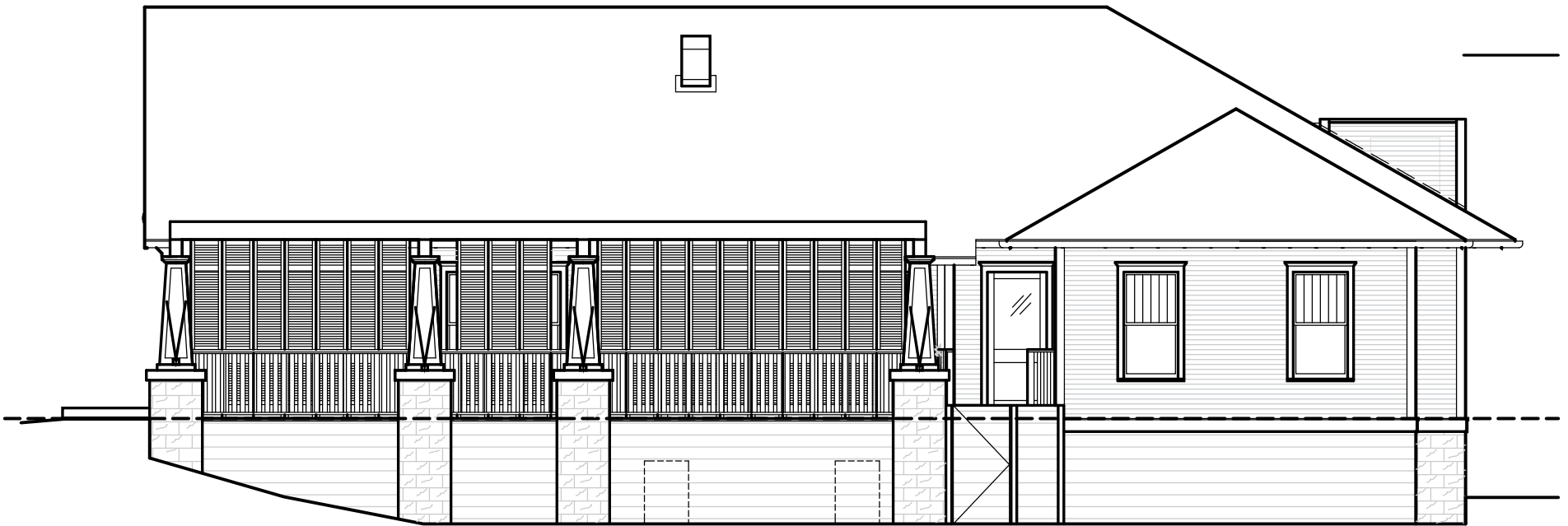
SHUTTER DOORS ON TRACK



OPEN



CLOSED



01
Elev

Proposed Side Elevation with Shutters

NOTE: THIS PAGE IS FOR INFORMATION ONLY AND DOES NOT REFLECT A PART OF THIS PROPOSAL

ENCLOSURE, NOT IN PROPOSAL IF RESTAURANT HOLMES WERE TO ENCLOSE THE PORCH IN THE FUTURE ADJUSTABLE SHUTTERS CAN BE A POSSIBLE SOLUTION.

CITY OF ALPHARETTA

Design Review Board

Hearing Application



FOR OFFICE USE ONLY

Case: DRB -

Received By:

DRB 170004
VS

☐ Fees Paid

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

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

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

City of Alpharetta
217 Roswell Street
Alpharetta, GA 30009

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

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

Business Name: Triad-Newcastle, LLC

Location Address: 100 Church St., Suite 100, Huntsville, AL 35801

Mailing Address: 100 Church St., Suite 100

City: Huntsville State: AL Zip Code: 35801

Contact For All Notifications: William R. Stroud

Contact Telephone: 256 - 428 - 0405 Mobile Telephone: 256 - 656 - 9610

Fax: 256 - 539 - 5500 Email: wstroud@triadproperties.com

Contact's Relation To Business: Manager of the Manager of Triad-Newcastle, LLC

This Application For (Check all that apply):

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

Application Fees:

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

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: Triad-Newcastle, LLC

Physical Address: 100 Church St., Suite 100, Huntsville, AL 35801

Mailing Address: 100 Church St., Suite 100

City: Huntsville State: AL Zip Code: 35801

Owner Telephone: 256 - 428 - 0405 Contact Fax: 256 - 539 - 5500

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 12-2970-0855-037-5

Land Lot(s): 855 District: First Section: Second

Existing Zoning of Property: O-P Existing Uses of Property: Vacant Land

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: 11-28-17
MARK OF TRIAD PROPERTIES HOLDINGS, LLC
MARK OF TRIAD - NEWCASTLE, LLC

Triad Newcastle, LLC
100 Church Street SW
Suite 100
Huntsville, AL 35801

National Bank of Commerce 87-648/622 **148**
415 Meridian Street
Huntsville, AL 35801

*** THREE HUNDRED DOLLARS 00 CENTS

DATE 11/28/17 AMOUNT \$300.00*****

PAY TO THE ORDER OF
City of Alpharetta
Finance Department
PO Box 117022
Atlanta, GA 30368-7022



 Security features. Details on back.

DATE: 11/28/17 CK#: 148 TOTAL: \$300.00***** BANK: Triad Newcastle, LLC (tnc)
PAYEE: City of Alpharetta (alpharetta)

⑈000148⑈ ⑆06206486⑆ 110123543⑈

Property Address - Code	Invoice - Date	Description	Amount
Triad New Castle, LLC - tnc	DRB Application - 11/28/17	DRB Application Fee	300.00
			<u>300.00</u>

DATE: 11/28/17 CK#: 148 TOTAL: \$300.00***** BANK: Triad Newcastle, LLC (tnc)
PAYEE: City of Alpharetta (alpharetta)

EXHIBIT "A"**Legal Description**

All that tract or parcel of land lying and being in Land Lot 855 of the 1st District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete right-of-way monument at the North mitered corner at the intersection of the westerly right-of-way line of Morris Road (60' right-of-way) and the northerly right-of-way line of State Route No. 120 (right-of-way varies), also known as Old Milton Parkway, thence, along said mitered right-of-way line of State Route No. 120, South 39 degrees 38 minutes 30 seconds West a distance of 51.13 feet to a concrete right-of-way monument; thence, continuing westerly along said northerly right-of-way line of State Route No. 120 (right-of-way varies) the following courses and distances: along an arc of a curve to the left an arc distance of 252.60 feet, said arc having a radius of 6543.64 feet with a chord distance of 252.58 feet and a chord bearing of South 89 degrees 26 minutes 46 seconds West to a point, South 88 degrees 02 minutes 57 seconds West a distance of 15.11 feet to a point, North 01 degrees 57 minutes 03 seconds West a distance of 10.59 feet to a point and the TRUE POINT OF BEGINNING; thence, from the TRUE POINT OF BEGINNING thus established, westerly, along said northerly right-of-way line of State Route No. 120 (right-of-way varies) the following courses and distances: South 88 degrees 02 minutes 57 seconds West a distance of 77.56 feet to a point, South 01 degrees 57 minutes 03 seconds East a distance of 10.59 feet to a point, South 88 degrees 02 minutes 57 seconds West a distance of 220.63 feet to a concrete right-of-way monument found, North 41 degrees 41 minutes 48 seconds West a distance of 95.73 feet to a concrete right-of-way monument found, North 00 degrees 38 minutes 28 seconds West a distance of 16.41 feet to a concrete right-of-way monument found, South 89 degrees 59 minutes 27 seconds West a distance of 63.20 feet to a concrete right-of-way monument found, South 01 degrees 19 minutes 47 seconds East a distance of 63.70 feet to a concrete right-of-way monument found, South 88 degrees 59 minutes 36 seconds West a distance of 119.58 feet to an iron pin found at the intersection of said Northerly right-of-way line of Georgia Route No. 120 (right-of-way varies) with the easterly right-of-way line Georgia Highway No. 400 (right-of-way varies); thence, northerly, along said easterly right-of-way line of Georgia Highway No. 400 (right-of-way varies) the following courses and distances: North 14 degrees 22 minutes 07 seconds West a distance of 22.97 feet to a concrete right-of-way monument found, North 10 degrees 12 minutes 17 seconds East a distance of 280.41 feet to a concrete right-of-way monument found, North 11 degrees 21 minutes 23 seconds East a distance of 268.58 feet to a concrete right-of-way monument found, North 18 degrees 36 minutes 10 seconds East a distance of 266.41 feet to a concrete right-of-way monument found; thence, leaving said easterly right-of-way line of Georgia Highway No. 400 (right-of-way varies), South 84 degrees 01 minutes 33 seconds East a distance of 552.81 feet to an iron pin found; thence, South 36 degrees 39 minutes 43 seconds East a distance of 91.46 feet to an iron pin found; thence, South 05 degrees 00 minutes 36 seconds West a distance of 205.87 feet to an iron pin found; thence, South 33 degrees 17 minutes 32 seconds East a distance of 99.97 feet to a point; thence, North 88 degrees 13 minutes 29 seconds East a distance of 30.22 feet to a point located on the westerly right-of-way line of Morris Road (60' right-of-way); thence, South 01 degrees 33 minutes 20 seconds West, along said westerly right-of-way line of Morris Road (60' right-of-way) a distance of 148.43 feet to a point; thence, South

89 degrees 21 minutes 27 seconds West, along the northerly line of Quiktrip Corporation property, a distance of 314.89 feet to a point; thence, South 01 degrees 57 minutes 03 seconds East, along the westerly line of Quiktrip Corporation property, a distance of 245.02 feet to a point and the TRUE POINT OF BEGINNING.

TOGETHER WITH easement rights appurtenant to said land as contained in that certain Reciprocal Easement Agreement by and between Robert and Polly Dunn Foundation, Inc. and QuikTrip Corporation, dated February 28, 2013, recorded at Deed Book 52326, Page 197, in the Office of the Clerk of the Superior Court of Fulton County, Georgia

Said tract containing 11.643 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for TRIAD PROPERTIES HOLDINGS, LLC , an Alabama limited liability company, TRIAD-NEWCASTLE, LLC, a Georgia limited liability company and COMMONWEALTH LAND TITLE INSURANCE COMPANY dated January 8, 2015, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, registered Georgia Land Surveyor No. 1685.

CITY OF ALPHARETTA

Design Review Board

Hearing Application



FOR OFFICE USE ONLY

Case: DRB - _____

Received By: _____ ☐ Fees Paid

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

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

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

City of Alpharetta
217 Roswell Street
Alpharetta, GA 30009

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

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

Business Name: Triad-Newcastle, LLC

Location Address: 100 Church St., Suite 100, Huntsville, AL 35801

Mailing Address: 100 Church St., Suite 100

City: Huntsville State: AL Zip Code: 35801

Contact For All Notifications: William R. Stroud

Contact Telephone: 256 - 428 - 0405 Mobile Telephone: 256 - 656 - 9610

Fax: 256 - 539 - 5500 Email: wstroud@triadproperties.com

Contact's Relation To Business: Manager of the Manager of Triad-Newcastle, LLC

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ 300.00

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: Triad-Newcastle, LLC

Physical Address: 100 Church St., Suite 100, Huntsville, AL 35801

Mailing Address: 100 Church St., Suite 100

City: Huntsville State: AL Zip Code: 35801

Owner Telephone: 256 - 428 - 0405 Contact Fax: 256 - 539 - 5500

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 12-2970-0855-037-5

Land Lot(s): 855 District: First Section: Second

Existing Zoning of Property: O-P Existing Uses of Property: Vacant Land

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:  MATTHEW OF TRIAD PROPERTIES HOLDINGS, LLC Date: 11-28-17
MATTHEW OF TRIAD - NEWCASTLE, LLC

Triad Newcastle, LLC
100 Church Street SW
Suite 100
Huntsville, AL 35801

National Bank of Commerce
415 Meridian Street
Huntsville, AL 35801

148

**** THREE HUNDRED DOLLARS 00 CENTS

DATE
11/28/17
AMOUNT
\$300.00*****

PAY
TO THE
ORDER OF
City of Alpharetta
Finance Department
PO Box 117022
Atlanta, GA 30368-7022



 Security features Details on back

⑈000148⑈ ⑆06206486⑆ 110123643⑈

DATE:11/28/17 CK#:148 TOTAL:\$300.00***** BANK:Triad Newcastle, LLC (tnc)
PAYEE:City of Alpharetta(alpharetta)

Property Address - Code	Invoice - Date	Description	Amount
Triad New Castle, LLC - tnc	DRB Application - 11/28/17	DRB Application Fee	300.00
			300.00

DATE:11/28/17 PAYEE:148 TOTAL:\$300.00***** BANK:Triad Newcastle, LLC (tnc)

EXHIBIT "A"**Legal Description**

All that tract or parcel of land lying and being in Land Lot 855 of the 1st District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete right-of-way monument at the North mitered corner at the intersection of the westerly right-of-way line of Morris Road (60' right-of-way) and the northerly right-of-way line of State Route No. 120 (right-of-way varies), also known as Old Milton Parkway, thence, along said mitered right-of-way line of State Route No. 120, South 39 degrees 38 minutes 30 seconds West a distance of 51.13 feet to a concrete right-of-way monument; thence, continuing westerly along said northerly right-of-way line of State Route No. 120 (right-of-way varies) the following courses and distances: along an arc of a curve to the left an arc distance of 252.60 feet, said arc having a radius of 6543.64 feet with a chord distance of 252.58 feet and a chord bearing of South 89 degrees 26 minutes 46 seconds West to a point, South 88 degrees 02 minutes 57 seconds West a distance of 15.11 feet to a point, North 01 57 minutes 03 seconds West a distance of 10.59 feet to a point and the TRUE POINT OF BEGINNING; thence, from the TRUE POINT OF BEGINNING thus established, westerly, along said northerly right-of-way line of State Route No. 120 (right-of-way varies) the following courses and distances: South 88 degrees 02 minutes 57 seconds West a distance of 77.56 feet to a point, South 01 degrees 57 minutes 03 seconds East a distance of 10.59 feet to a point, South 88 degrees 02 minutes 57 seconds West a distance of 220.63 feet to a concrete right-of-way monument found, North 41 degrees 41 minutes 48 seconds West a distance of 95.73 feet to a concrete right-of-way monument found, North 00 degrees 38 minutes 28 seconds West a distance of 16.41 feet to a concrete right-of-way monument found, South 89 degrees 59 minutes 27 seconds West a distance of 63.20 feet to a concrete right-of-way monument found, South 01 degrees 19 minutes 47 seconds East a distance of 63.70 feet to a concrete right-of-way monument found, South 88 degrees 59 minutes 36 seconds West a distance of 119.58 feet to an iron pin found at the intersection of said Northerly right-of-way line of Georgia Route No. 120 (right-of-way varies) with the easterly right-of-way line Georgia Highway No. 400 (right-of-way varies); thence, northerly, along said easterly right-of-way line of Georgia Highway No. 400 (right-of-way varies) the following courses and distances: North 14 degrees 22 minutes 07 seconds West a distance of 22.97 feet to a concrete right-of-way monument found, North 10 degrees 12 minutes 17 seconds East a distance of 280.41 feet to a concrete right-of-way monument found, North 11 degrees 21 minutes 23 seconds East a distance of 268.58 feet to a concrete right-of-way monument found, North 18 degrees 36 minutes 10 seconds East a distance of 266.41 feet to a concrete right-of-way monument found; thence, leaving said easterly right-of-way line of Georgia Highway No. 400 (right-of-way varies), South 84 degrees 01 minutes 33 seconds East a distance of 552.81 feet to an iron pin found; thence, South 36 degrees 39 minutes 43 seconds East a distance of 91.46 feet to an iron pin found; thence, South 05 degrees 00 minutes 36 seconds West a distance of 205.87 feet to an iron pin found; thence, South 33 degrees 17 minutes 32 seconds East a distance of 99.97 feet to a point; thence, North 88 degrees 13 minutes 29 seconds East a distance of 30.22 feet to a point located on the westerly right-of-way line of Morris Road (60' right-of-way); thence, South 01 degrees 33 minutes 20 seconds West, along said westerly right-of-way line of Morris Road (60' right-of-way) a distance of 148.43 feet to a point; thence, South

89 degrees 21 minutes 27 seconds West, along the northerly line of Quiktrip Corporation property, a distance of 314.89 feet to a point; thence, South 01 degrees 57 minutes 03 seconds East, along the westerly line of Quiktrip Corporation property, a distance of 245.02 feet to a point and the TRUE POINT OF BEGINNING.

TOGETHER WITH easement rights appurtenant to said land as contained in that certain Reciprocal Easement Agreement by and between Robert and Polly Dunn Foundation, Inc. and QuikTrip Corporation, dated February 28, 2013, recorded at Deed Book 52326, Page 197, in the Office of the Clerk of the Superior Court of Fulton County, Georgia

Said tract containing 11.643 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for TRIAD PROPERTIES HOLDINGS, LLC , an Alabama limited liability company, TRIAD-NEWCASTLE, LLC, a Georgia limited liability company and COMMONWEALTH LAND TITLE INSURANCE COMPANY dated January 8, 2015, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, registered Georgia Land Surveyor No. 1685.

USPS: 9800 bowers - Nov 07, 2017 - 6:59pm
2: \\ai project data\Projects\2015\15-ce-007\alpharetta medical center\15-ce-007_Main.dwg - LAYOUT: C-1 VERSION: -----



SITE LEGEND

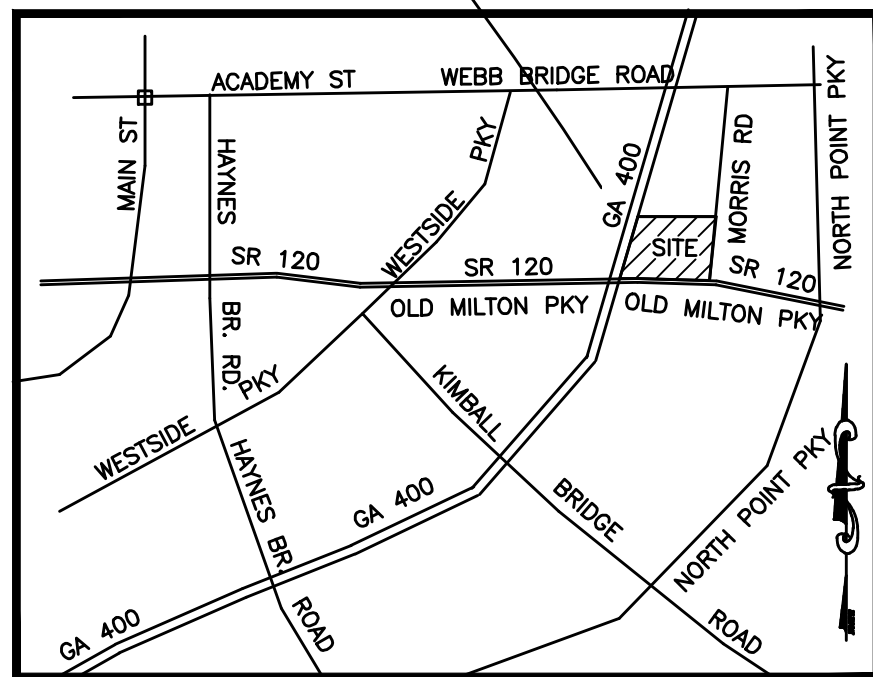
- (A) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (C) 18" CONCRETE CURB AND GUTTER TYPICAL.
- (D) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (E) "STOP" SIGN. SEE DETAIL SHEET.
- (F) STOP BAR. SEE DETAIL SHEET.
- (G) ADA RAMP.
- (H) SAWCUT AND MATCH EXISTING PAVEMENT.
- (I) MATCH EXISTING CURB GRADE & ALIGNMENT.
- (J) TRANSITION FROM 18" CURB AND GUTTER TO 24" CURB AND GUTTER OVER 10'.
- (K) TRANSITION FROM 6" HIGH CURB TO 0" HIGH CURB OVER 10'.
- (L) PROVIDE 5' MINIMUM WIDTH CROSSWALK MARKINGS. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC OR AS REQUIRED BY CODE.
- (M) MASONRY DUMPSTER ENCLOSURE WITH OPAQUE COATINGS TO MATCH BUILDING ENCLOSURE AND GATE SHALL BE TWO (2) FEET TALLER THAN CONTAINER.

PAVEMENT PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- SYDL/4" - SINGLE YELLOW DASHED LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN NOTES

- THIS PROPERTY IS SUBJECT TO THE ZONING CONDITIONS AS PER Z-12-02/CLUP-12-03/V-12-16
- FLOOD COMPENSATION STORAGE BELOW THE 100 YR DESIGN FLOOD ELEVATION WILL BE PROVIDED UNDER THE ELEVATED PARKING DECK.
- EXISTING DRIVES ADJACENT TO THE EXISTING QUIKTRIP STORE WILL REMAIN.
- THERE IS A MINOR ENCROACHMENT INTO THE 150' IMPERVIOUS SETBACK SOUTHEND OF THE ELEVATED PARKING DECK
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON-SITE.
- SHARED ACCESS BETWEEN THIS DEVELOPMENT AND QUIKTRIP CAN BE FOUND IN DEED BOOK 52326, PG 197. IT COVERS THE EXISTING DRIVE BEHIND THE QUIKTRIP.

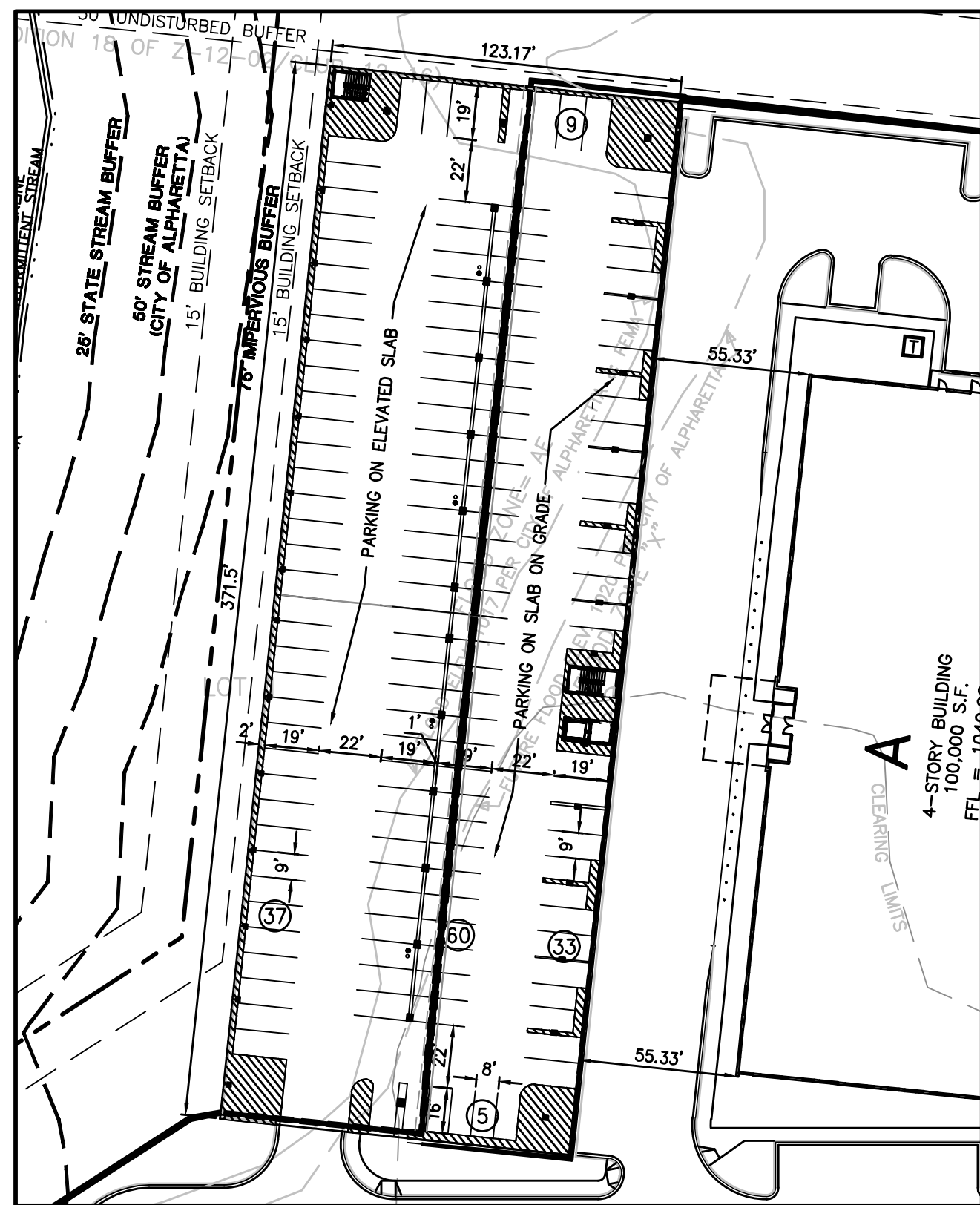


LOCATION MAP

NOT TO SCALE

SITE DATA

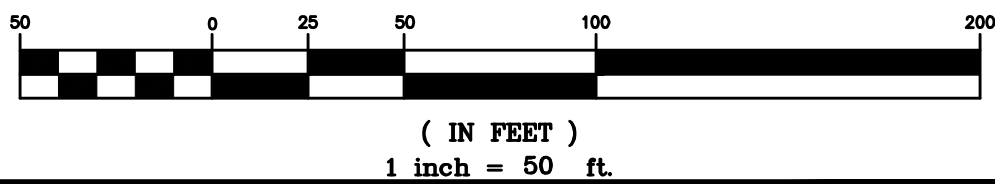
EXISTING ZONING:	O-P (Z-12-02/CLUP-12-03/V-12-16)
PROPOSED USE:	MEDICAL OFFICE BUILDING
SITE AREA INFORMATION:	
GROSS AREA:	507,187 SF 11.64 AC
TRACT 1 - OFFICE BUILDING	270,185 SF 6.20 AC
TRACT 2 - PROPOSED CITY PARK	236,997 SF 5.44 AC
BUILDING A:	
BUILDING A:	100,000 SF
BUILDING B:	4,000 SF
TOTAL BUILDING AREA:	104,000 SF
SITE DENSITY:	8,935 SF/AC
PARKING REQUIRED:	
322 SPACES	
8 HANDICAP REQUIRED	
330 SPACES TOTAL (3.17 SPACES/1000 SF)	
PARKING PROVIDED:	
366 SPACES	
10 HANDICAP REQUIRED	
376 SPACES TOTAL (3.62 SPACES/1000 SF)	
MAX BUILDING HEIGHT:	
65'-0" (MAX.)	
63'-0" PROPOSED	
4 STORY BUILDING	



LOWER DECK INSET
SCALE: 1" = 50'

SITE PLAN

GRAPHIC SCALE



Project Title

TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA
BY: ALPHARETTA MEDICAL CENTER I, LLC

REVISIONS	BY

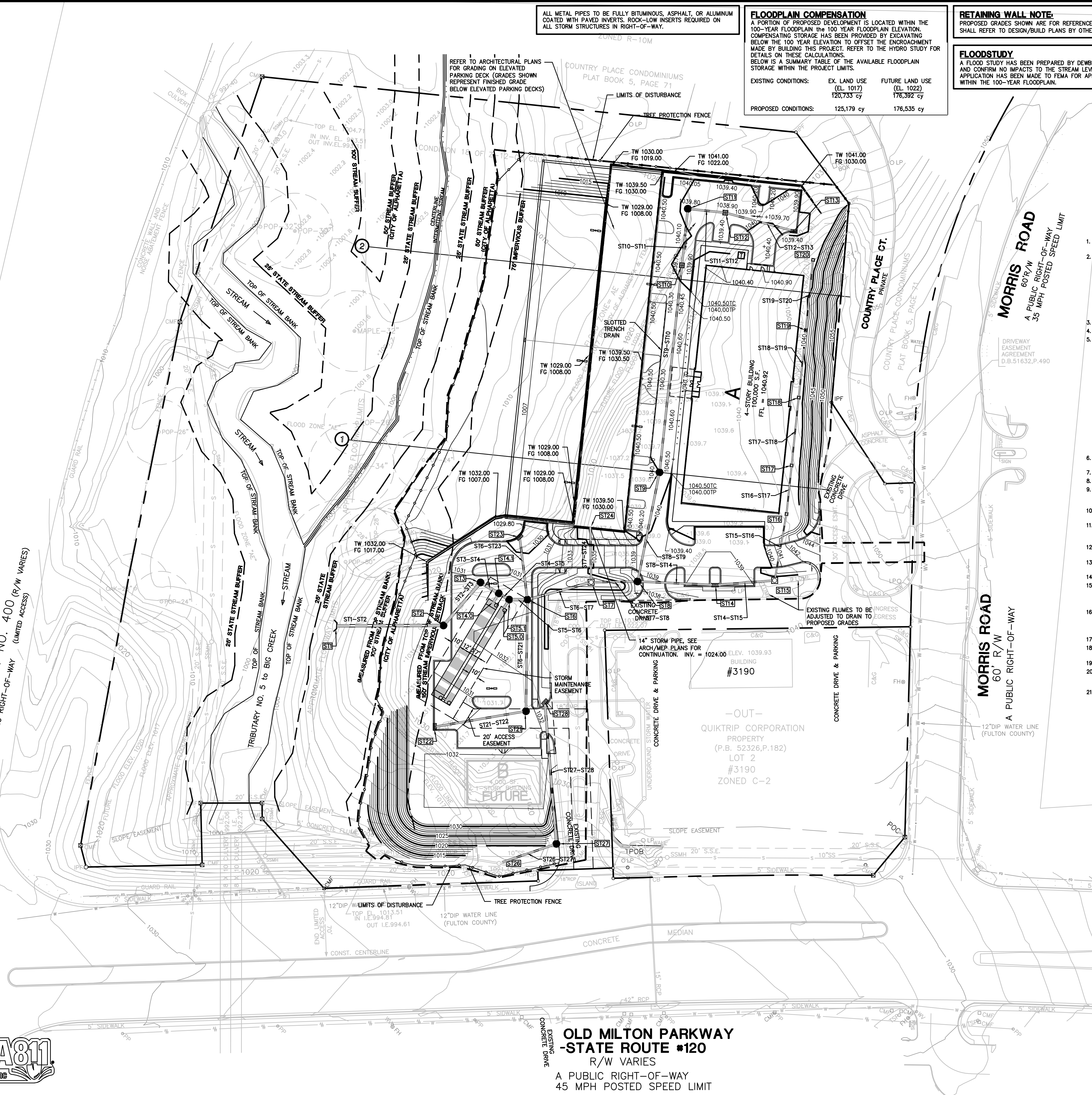
DRAWN BY	DMN
CHECKED BY	TLS
DATE	11/07/2017
SCALE	1" = 50'
JOB No.	15-CE-007
SHEET NUMBER	

C-1

15-CE-007_MAIN.DWG



GEORGIA HIGHWAY NO. 400 (R/W VARIES)
A PUBLIC RIGHT-OF-WAY (LIMITED ACCESS)

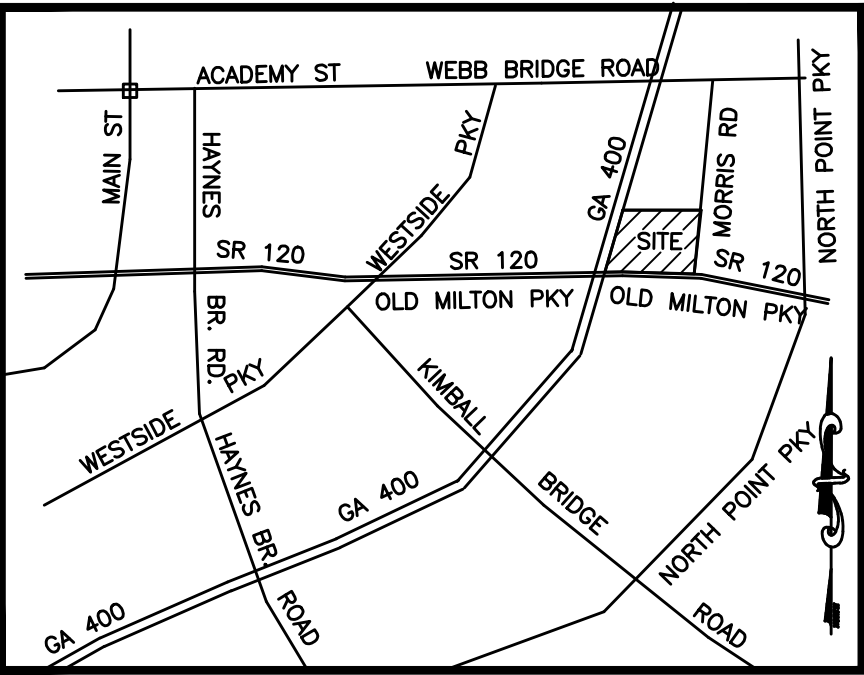


OLD MILTON PARKWAY
-STATE ROUTE #120
R/W VARIES
A PUBLIC RIGHT-OF-WAY
45 MPH POSTED SPEED LIMIT

FLOODPLAIN COMPENSATION		
A PORTION OF PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. COMPENSATING STORAGE HAS BEEN PROVIDED BY EXCAVATING BELOW THE 100-YEAR ELEVATION TO OFFSET THE ENCROACHMENT MADE BY BUILDING THIS PROJECT. REFER TO THE HYDRO STUDY FOR DETAILS ON THESE CALCULATIONS. BELOW IS A SUMMARY TABLE OF THE AVAILABLE FLOODPLAIN STORAGE WITHIN THE PROJECT LIMITS.		
EXISTING CONDITIONS:	EX. LAND USE (EL. 1017) 120,733 cy	FUTURE LAND USE (EL. 1022) 178,392 cy
PROPOSED CONDITIONS:	125,179 cy	178,535 cy

RETAINING WALL NOTE:
PROPOSED GRADES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO DESIGN/BUILD PLANS BY OTHERS FOR DETAILS.

FLOODSTUDY:
A FLOOD STUDY HAS BEEN PREPARED BY DEWBERRY TO ANALYZE AND CONFIRM NO IMPACTS TO THE STREAM LEVELS. A C10MRF APPLICATION HAS BEEN MADE TO FEMA FOR APPROVAL OF WORK WITHIN THE 100-YEAR FLOODPLAIN.



LOCATION MAP
NOT TO SCALE

SITE GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. WOLVERTON AND ASSOCIATES INC. DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- STORM PIPE TYPE AND JOINTS SHALL BE AS FOLLOWS:
 - HIGH DENSITY POLYETHYLENE PIPE (HDPE): AASHTO M 252 TYPE S, M 284 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNUAL EXTERIOR.
 - JOINT MATERIAL:
 - RUBBER GASKET.
 - ADS N-12 ST BY ADVANCED DRAINAGE SYSTEMS, INC.
 - SURE-LOK BY HANCOCK, INC.
 - CORRUGATED COUPLING BANDS.
 - HI-Q BY HANCOCK, INC.
 - ADS N-12 BY ADVANCED DRAINAGE SYSTEMS, INC.
 - PE WRAP.
 - TYPE 1: CONCRETE PIPE (RCP): ASTM C 76, WITH FLEXIBLE PLASTIC BITUMIN GASKET AT JOINTS.
 - FOR FILLS LESS THAN 15 FEET OVER TOP OF PIPE: CLASS III OR GREATER SHALL BE USED.
 - FOR FILLS 15 FEET TO 20 FEET OVER PIPE: CLASS IV OR GREATER SHALL BE USED.
 - FOR FILLS GREATER THAN 20 FEET OVER PIPE: CLASS V OR GREATER SHALL BE USED.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR SHOWN AT 2 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. UDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADOPT ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY BATES-LONG & ASSOCIATES. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES AS INDICATED ON THE EROSION CONTROL PLANS. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT-TO INVERT-OUT.
- CONTRACTOR TO CONTACT THE CITY/COUNTY FIRE DEPARTMENT FOR BLASTING REQUIREMENTS.
- WHERE ASPHALT OVERLAY IS SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE LEVELING, WHERE NECESSARY, TO ACHIEVE THE PROPOSED GRADES SPECIFIED ON THE GRADING PLAN. THE CONTRACTOR SHALL INCLUDE ALL COSTS IN BASE BID.
- DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN SAND FILTER SYSTEM AND STORM PIPES & STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

NOTE: STRUCTURAL DESIGN OF RETAINING WALL TO BE COMPLETED BY OTHERS. PROPOSED GRADES SHOWN FOR REFERENCE ONLY.

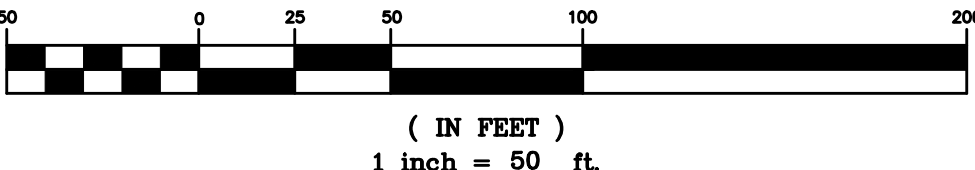
CITY OF ALPHARETTA ARBORIST NOTE:
TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

EARTHWORK:
THE VOLUME OF CUT IS 22,169 ±
THE VOLUME OF FILL IS 47,367 ±
* EARTHWORK NUMBERS ARE PROVIDED PER THE STATE'S STORMWATER PERMIT AND SHOULD NOT BE USED FOR BIDDING PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM HIS/HER OWN QUANTITY TAKE OFF FOR BIDDING PURPOSES.

- CITY OF ALPHARETTA ARBORIST NOTES:
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCING.
 - TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

GRADING & DRAINAGE PLAN

GRAPHIC SCALE



GSWCC #3034

Project Title
**TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA
BY: ALPHARETTA MEDICAL CENTER I, LLC**

REVISIONS	BY
-----------	----

REVISIONS	BY

DRAWN BY	DMN
CHECKED BY	TLS
DATE	11/07/2017
SCALE	1"= 50'
JOB No.	15-CE-007
SHEET NUMBER	C-2

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
6" PVC SCHEDULE 40
DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:

PIPE SIZES LESS THAN 3-INCHES THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:

- SEAMLESS COPPER; WATER: TYPE "K" SOFT COPPER, ASTM A 88.
- FITTINGS: WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT), ASME B 16.22.
- POLYVINYL CHLORIDE (PVC) WATER: PIPE, ASTM D 2241, WITH SDR 21 RATING, CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING, AND ASTM D 1784 MATERIAL CLASSIFICATION.
- PIPE JOINTS: INTEGRALLY MOULDED BELL ENDS, ASTM D 2672.
- CEMENT PRIMER: ASTM F856.
- SOLVENT CEMENT: ASTM - D 2564.

5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" APART (OUTSIDE EDGE OF PIPE TO

7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.

PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE

9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.

13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO

16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

19. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.

20. ALL CONSTRUCTION TO CONFORM TO APPLICABLE CITY/COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH CITY/COUNTY ORDINANCES.

21. TRENCHES OF 20 FEET OR GREATER REQUIRE SHORING. SHORING DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER

22. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.

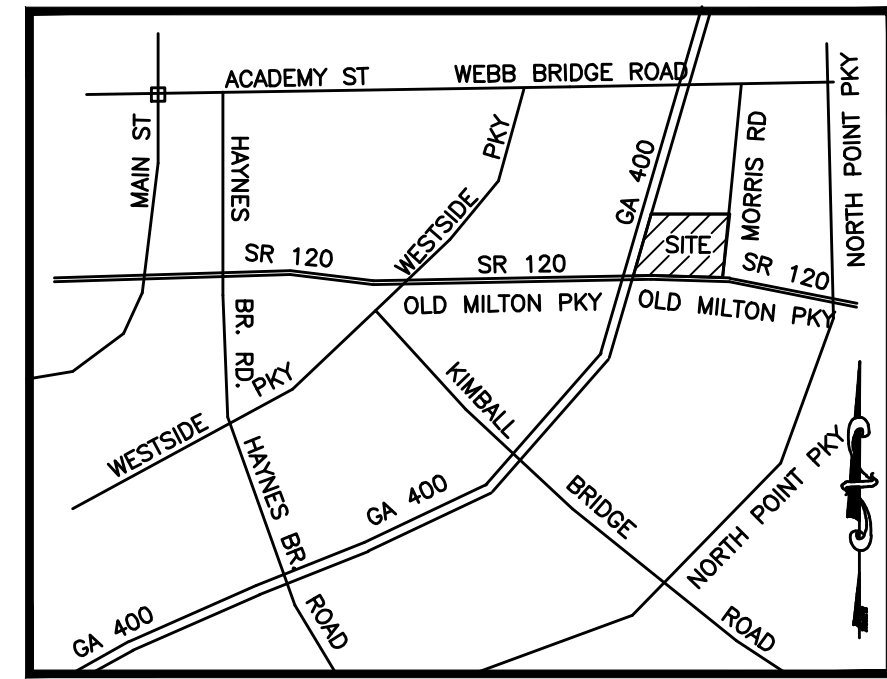
THE INFORMATION SHOWN ON THESE PLANS RELATED TO THE EXISTING SUBSURFACE UTILITY LINES IS BASED ON FIELD RUN SURVEY AND IS CORRECT TO THE BEST KNOWLEDGE OF THE ENGINEER. HOWEVER, SINCE THE EXISTING SUBSURFACE FACILITIES HAVE NOT BEEN EXPOSED AND VERIFIED, THE INFORMATION PROVIDED IS NOT TO BE CONSIDERED A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, MATERIAL AND INVERT ELEVATION AT THE PROPOSED TIE-IN POINT(S) OF THE EXISTING SUBSURFACE UTILITIES PRIOR TO ORDERING MATERIALS TO INSTALL THE PROPOSED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF CONDITIONS IDENTIFIED IN THE FIELD ARE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS. IT IS STRONGLY RECOMMENDED THAT FIELD VERIFICATION OCCUR PRIOR TO THE INITIAL STAGES OF CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. THE OWNER WILL NOT ACCEPT ANY CHANGE ORDERS ASSOCIATED WITH UNEXPECTED FIELD CONDITIONS THAT ARE NOT IDENTIFIED PRIOR TO ORDERING MATERIALS FOR THE PROPOSED RELOCATIONS. CONTRACTOR SHALL COORDINATE THE TIMING OF ALL UTILITY RELOCATIONS WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS. LINES TO BE RELOCATED SHALL REMAIN OPERATIONAL AT ALL TIMES UP UNTIL THE NEW SERVICE LINE IS INSTALLED. CONTRACTOR SHALL COORDINATE WITH THE EXISTING UTILITY LINES THAT REQUIRE TEMPORARY INTERRUPTION OF SERVICE SHALL BE PERFORMED ONLY AT LOW DEMAND TIMES WHICH MAY REQUIRE WORK TO BE PERFORMED AT NIGHT AND/OR ON WEEKENDS. CONTRACTOR SHALL INCLUDE ALL COSTS FOR SUCH WORK IN THE BASE BID.

THE INFORMATION SHOWN ON THESE PLANS RELATED TO THE EXISTING SUBSURFACE UTILITY LINES IS BASED ON FIELD RUN SURVEY AND IS CORRECT TO THE BEST KNOWLEDGE OF THE ENGINEER. HOWEVER, SINCE THE EXISTING SUBSURFACE FACILITIES HAVE NOT BEEN EXPOSED AND VERIFIED, THE INFORMATION PROVIDED IS NOT TO BE CONSIDERED A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, MATERIAL AND INVERT ELEVATION AT THE PROPOSED TIE-IN POINT(S) OF THE EXISTING SUBSURFACE UTILITIES PRIOR TO ORDERING MATERIALS TO INSTALL THE PROPOSED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF CONDITIONS IDENTIFIED IN THE FIELD ARE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS. IT IS STRONGLY RECOMMENDED THAT FIELD VERIFICATION OCCUR PRIOR TO THE INITIAL STAGES OF CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. THE OWNER WILL NOT ACCEPT ANY CHANGE ORDERS ASSOCIATED WITH UNEXPECTED FIELD CONDITIONS THAT ARE NOT IDENTIFIED PRIOR TO ORDERING MATERIALS FOR THE PROPOSED RELOCATIONS. CONTRACTOR SHALL COORDINATE THE TIMING OF ALL UTILITY RELOCATIONS WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS. LINES TO BE RELOCATED SHALL REMAIN OPERATIONAL AT ALL TIMES UP UNTIL THE NEW SERVICE LINE IS INSTALLED. CONTRACTOR SHALL COORDINATE WITH THE UTILITIES TO ESTIMATE LINES THAT REQUIRE TEMPORARY INTERRUPTION OF SERVICE SHALL BE PERFORMED ONLY AT LOW DEMAND TIMES WHICH MAY REQUIRE WORK TO BE PERFORMED AT NIGHT AND/OR ON WEEKENDS. CONTRACTOR SHALL INCLUDE ALL COSTS FOR SUCH WORK IN THE BASE BID.

FULTON COUNTY PROJECT
NUMBER: 16-173WR

— UGE —	ELECTRICAL CONDUIT
— UGT —	TELEPHONE CONDUIT
— 8"SS —	SANITARY SEWER PIPE
— 8"W —	WATER MAIN PIPE
— 3"W —	DOMESTIC WATER PIPING
— GAS —	GAS PIPE
— TS —	TAMPER SWITCH CONDUIT

	TAPPING SLEEVE & VALVE
	WATER VALVE
	FIRE HYDRANT
	THRUST BLOCK
	SANITARY SEWER MANHOLE
	POWER POLE
	GAS METER



LOCATION MAP
NOT TO SCALE

DAILY WASTE GENERATED:
PROPOSED LAND USE – OFFICE, NO FOOD SERVICE
 DAILY GENERATION FACTOR – 116/100 S.F. = 104,000 S.F./100 = 1,040

- EXISTING WASTE WATER LINES WILL BE CCTV INSPECTED OVER WHICH CONSTRUCTION OCCURS FOR AS-BUILT APPROVAL.
- CONTRACTOR MUST VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY FULTON COUNTY INSPECTOR.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
- ON EXISTING MANHOLES:
 - 1- CONTRACTOR TO VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
 - 2- REMOVE AND REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
 - 3- CORE FOR NEW LATERAL FROM INSIDE OF THE MANHOLE IN THE PRESENCE OR THE INSPECTOR.
 - 4- NEW DROP LINE TO ENTER MANHOLE AT 0.44 ABOVE THE EFFLUENT INVERT.
 - 5- REBUILD THE WATERTABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO EXISTING EFFLUENT INVERT.
 - 6- REHABILITATE EXISTING MANHOLE AS REQUIRED IN FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.
- ON PROPOSED MANHOLES:
 - 1- CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
 - 2- THE CONTRACTOR IS TO CUT AND REMOVE THE TOP HALF OF THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
 - 3- THE NEW INFLUENT LINE IS TO ENTER THE STRUCTURE A MINIMUM OF 0.53- FEET ABOVE THE EFFLUENT ELEVATION TO ALLOW NEW WATERABLE TO BE BUILT.
 - 4- BUILD THE WATERTABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO EXISTING EFFLUENT INVERT.
- ALL PROPOSED OR UPGRADED WATER SYSTEM STRUCTURES MUST BE DESIGNED ACCORDING TO THE FULTON COUNTY STANDARD DETAILS.
- ALL WATER MAINS SHALL BE MINIMUM 8" CLASS 50 D.I.P. OR BETTER.
- REMOVAL AND ABANDONMENT OF EXISTING CLEANOUTS AND WATER SERVICES TO TAKE PLACE IN THE PRESENCE OF A FULTON COUNTY INSPECTOR.
- TAP TO EXISTING WATER LINE TO BE PERFORMED IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAILS 122, 123, AND 127.
- WATER METER BOXES ARE TO HAVE 1-1/2" TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE MINIMUM COVER OF 48-INCHES. ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18-INCHES BETWEEN TAPS.
- WATER METER BOXES ARE TO BE CAST IRON "ROME" STYLE METER BOX WITH A CAST IRON LID. LIDS ARE TO HAVE PRE-DRILLED 1-7/8" HOLES FOR AME.
- ACCEPTABLE MATERIALS FOR WATER LINES WITH 18" WATER/8" ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4-INCHES OF CLASS 50 DIP AWWA C151 FOR LINES 4-INCHES OR LARGER.

(ADDITIONAL NOTES ON SHEET C-10N)

1. THE CONTRACTOR SHALL OBTAIN CERTIFICATION CONCERNING HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.

2. THE CONNECTION OF THE UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBER CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION 25-11-7.

3. FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDERGROUND BEFORE COMBUSTIBLE CONSTRUCTION BEGINS.

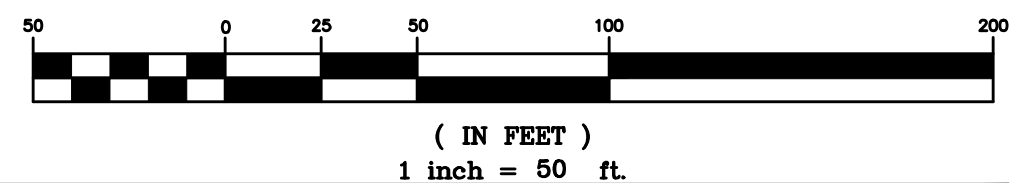
4. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

5. PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE CENTER OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION TO THE CURB OR ROAD EDGE. THE MINIMUM POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION.

6. THE CONTRACTOR SHALL FLUSH AND TEST THE MAINS AND INSTALL, FLUSH AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

ARBORIST NOTE: ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

GRAPHIC SCALE



GEORGIA811
Utilities Protection Center, Inc.

**Know what's below.
Call before you dig.**

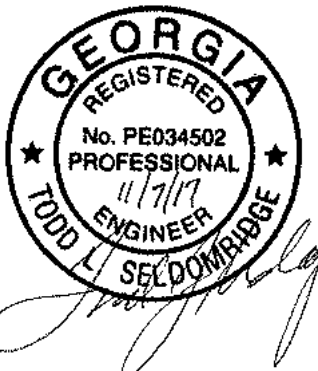
OLD MILTON PARKWAY
-STATE ROUTE #120
R/W VARIES

A PUBLIC RIGHT-OF-WAY
45 MPH POSTED SPEED LIMIT



WOLVERTON
Engineering Solutions You Can Trust

6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097
Phone: 770-447-8899
www.wolvertoninc.com

**GSWCC #3034**

Project Title
TRIAD MEDICAL CENTER OLD MILTON PKWY AND MORRIS RD ALPHARETTA, FULTON COUNTY, GA BY: ALPHARETTA MEDICAL CENTER I, LLC

REVISIONS	BY
------------------	-----------

DRAWN BY DMN

CHECKED BY TLO

DATE: 11/07/2015

SCALE: 18 50

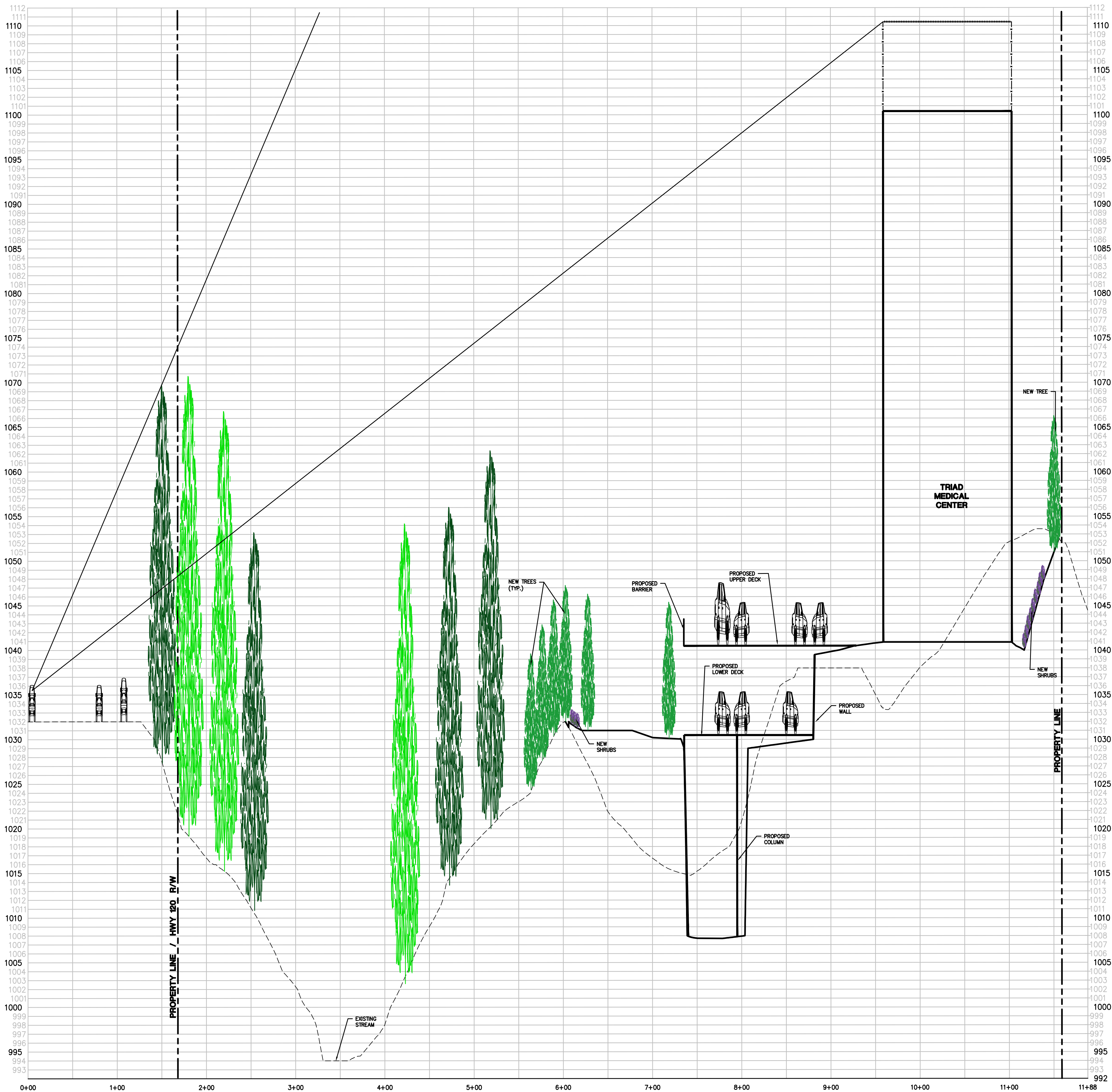
JOB No. 15 OF 207

SHEET NUMBER	
--------------	--

C-3

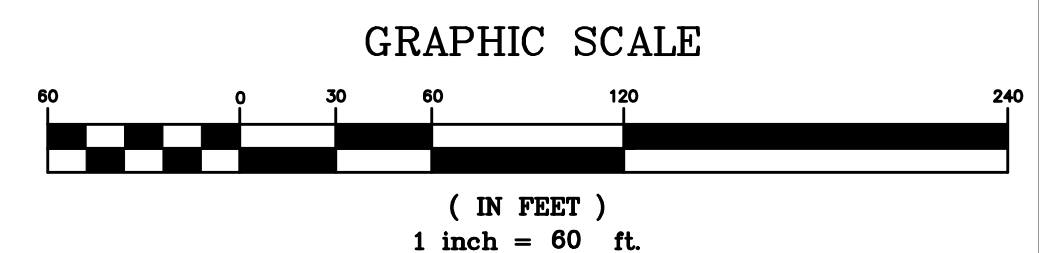
15-CE-007_MAIN.DWG

USER: dwgsh - Nov 28, 2017 - 4:19pm
Z:\Vill Project Data\Projects\15-CE-007 Alpharetta Medical Center\15-CE-007 Main.dwg - LAYOUT: Sightline Exhibit 2 VERSION: ----



SIGHTLINE 2
scale: 1"=60' horizontal
1"=6' vertical

SIGHTLINE PROFILE



GSWCC #3034

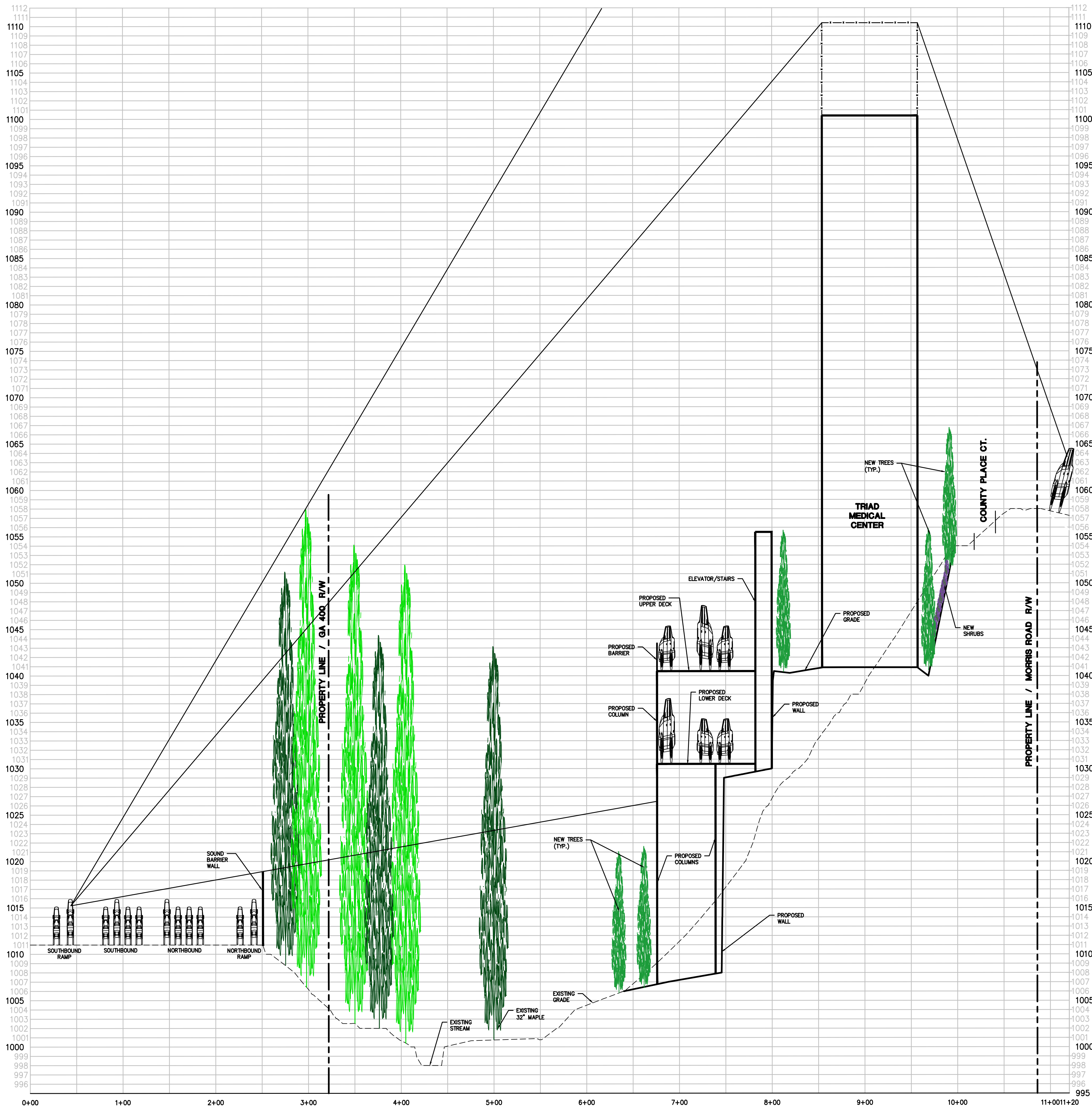
Project Title
TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA
BY: ALPHARETTA MEDICAL CENTER I, LLC

REVISIONS	BY

DRAWN BY DMN
CHECKED BY TLS
DATE 11/17/2017
SCALE 1"= 60'
JOB No. 15-CE-007
SHEET NUMBER

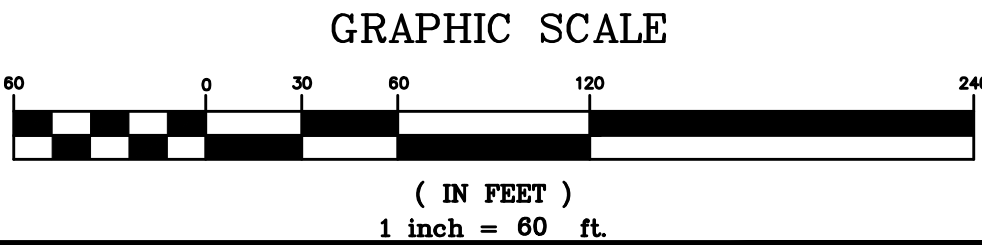
SL-2

USER: dweh - Nov 28, 2017 - 4:17pm
Z:\All Project Data\Projects\2015\15-CE-007 Alpharetta Medical Center\15-CE-007 Main.dwg - LAYOUT: Sightline Exhibit 3 VERSION: -----



GA 400 SIGHTLINE 3
scale: 1"=60' horizontal
1"=6' vertical

**GA 400
SIGHTLINE PROFILE**



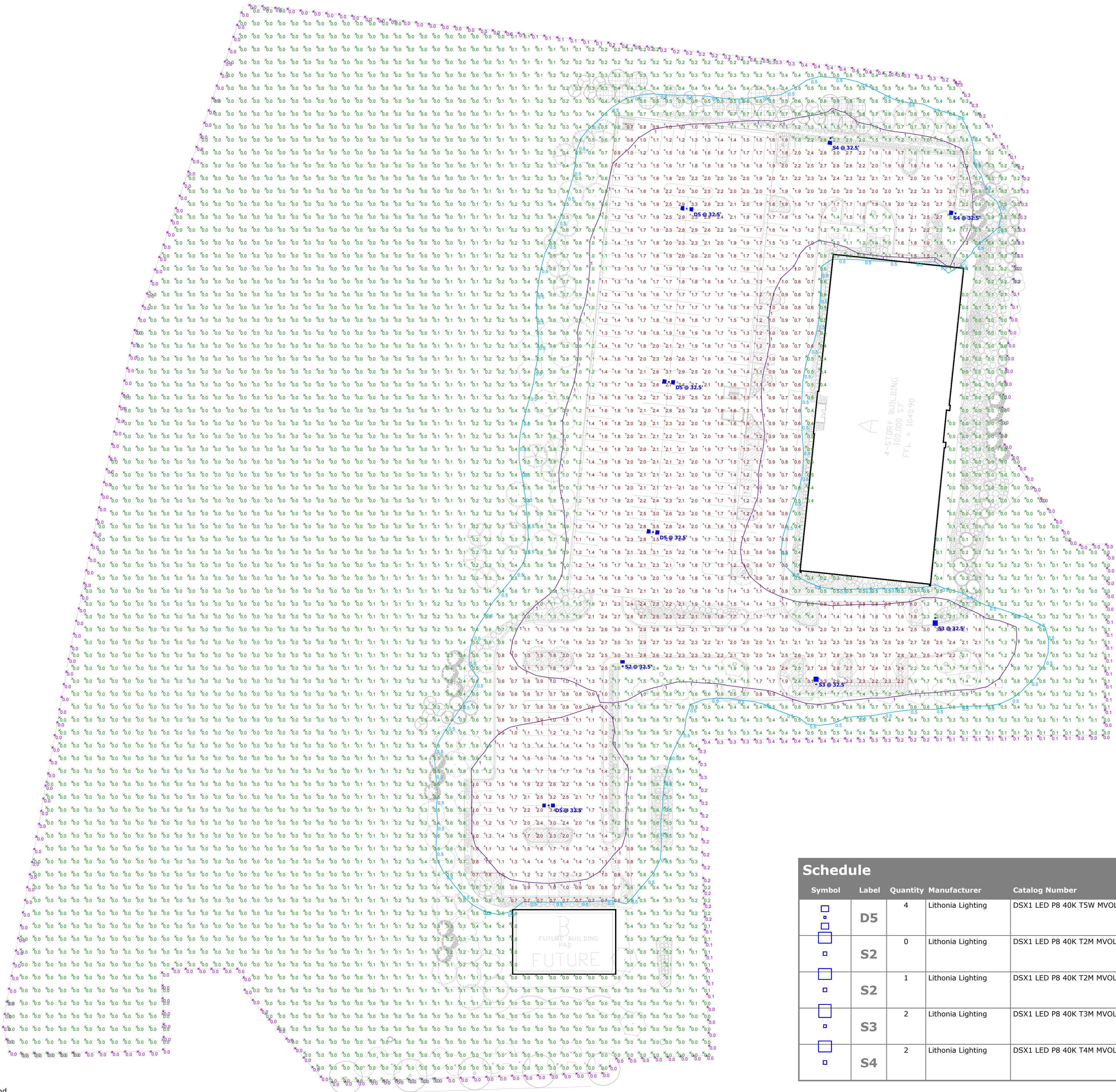
REVISIONS	BY

DRAWN BY	DMN
CHECKED BY	TLS
DATE	11/17/2017
SCALE	1"= 60'
JOB No.	15-CE-007
SHEET NUMBER	

SL-3

Project Title
**TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA**
BY: **ALPHARETTA MEDICAL CENTER I, LLC**

GSWCC #3034



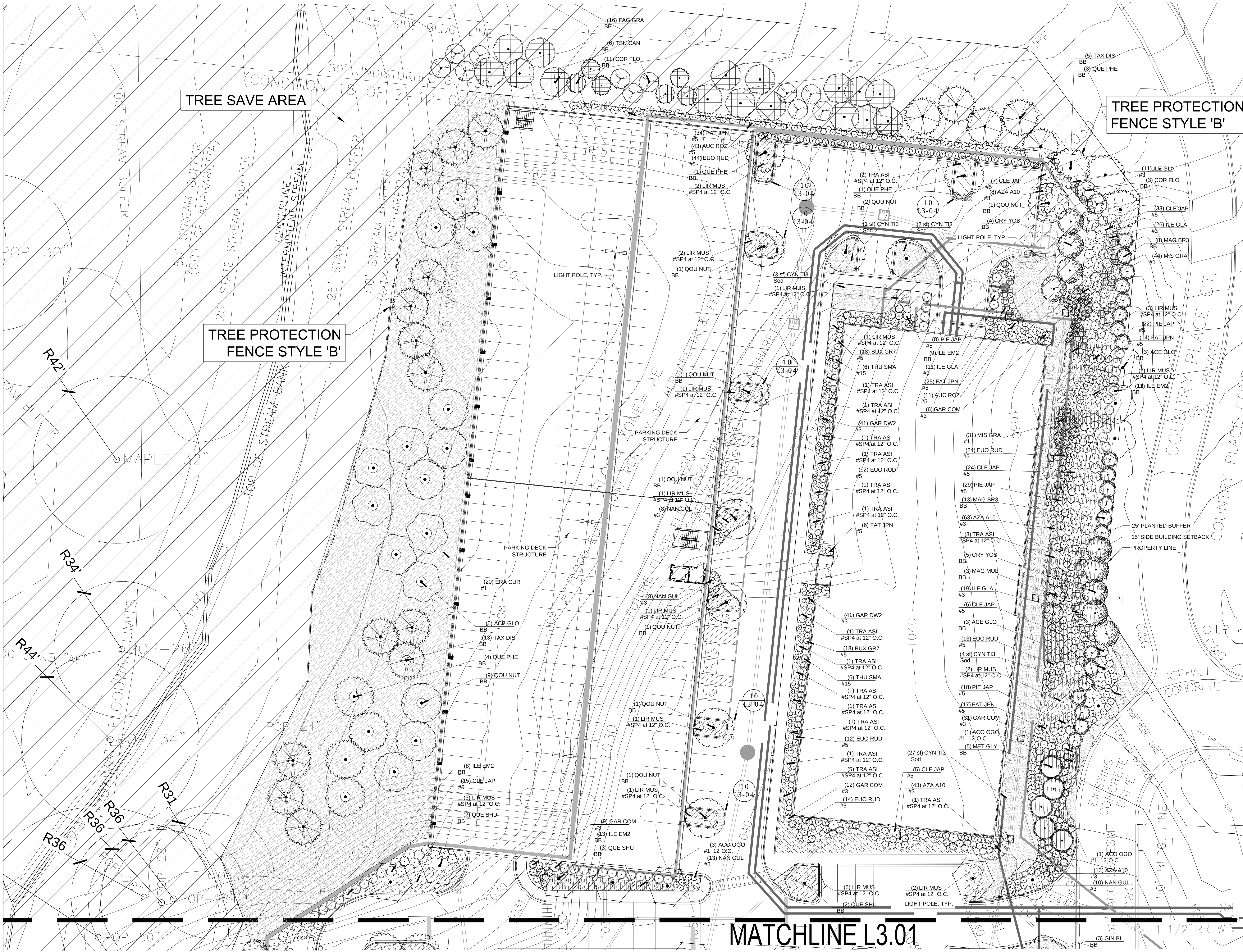
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.7 fc	3.5 fc	0.5 fc	7.0:1	3.4:1
PROPERTY LINE	X	0.1 fc	0.4 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp
	D5	4	Lithonia Lighting	DSX1 LED P8 40K T5W MVOLT	DSX1 LED P8 40K T5W MVOLT	LED	1	25014
	S2	0	Lithonia Lighting	DSX1 LED P8 40K T2M MVOLT	DSX1 LED P8 40K T2M MVOLT	LED	1	24201
	S2	1	Lithonia Lighting	DSX1 LED P8 40K T2M MVOLT	DSX1 LED P8 40K T2M MVOLT	LED	1	24201
	S3	2	Lithonia Lighting	DSX1 LED P8 40K T3M MVOLT	DSX1 LED P8 40K T3M MVOLT	LED	1	23558
	S4	2	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT	DSX1 LED P8 40K T4M MVOLT	LED	1	23740

1. This analysis was based on design recommendations by others and may or may not adhere to recommended IESNA parameters for this application. Smart Lighting Solutions, LLC will not be liable for any design or safety issues that may arise from the installation of the layout provided.

2. Luminaire performance data is representative of a 25°C environment, based on photometric testing to industry standards under laboratory conditions.

Plan View
Scale - 1" = 40ft



TREE DENSITY CALCULATIONS:

TOTAL SITE AREA	=	11.6 ACRES
SITE AREA LESS BUFFERS AND STREAM	=	6.03 ACRES
SITE DENSITY FACTOR (6.03 Acres X 130 inches)	=	783.9 RDF

SDF = 6.03 Acres x 130 (inches) = 783.9 Inches

SPECIMEN TREES TO BE REMOVED

#4	-	29" Poplar	
#7	-	27" Poplar	
#13	-	29" Poplar	
#14	-	50" Oak	DEAD
#15	-	29" Poplar	
#16	-	25" Poplar	
#21 & #22	-	45" Poplar	
#23	-	25" Poplar	
#24	-	38" Poplar	
#25	-	25" Oak	

Total Removed = 271 Inches

SEE SHEET L3-03 FOR TREE REPORT AND MAINTENANCE PLAN

RECOMPENSE SUMMARY

271 Inches Removed x 3 DBH = 813" Require Replacement
158 Recompense Trees x 4" (Caliper) = 632" Recompense
813" Replacement - 632" Recompense Trees = 181" Deficient

***5.57 Acres Designated As Tree Save

SEE PLANT SCHEDULE FOR TREE SPECIES

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	% COVERAGE
CRY YOS	18	Corynephorus japonica 'Yoshino'	Yoshino Corynephorus	BB	4"	12'-14' HT.	8.6%
FAG GRA	16	Fagus grandifolia	American Beech	BB	4"	10'-12' HT.	7.6%
GIN BIL	5	Ginkgo biloba	Maidenhair Tree	BB	4"	10'-12' HT.	2.4%
MET GLY	8	Metastachya glyptostroboides	Queen Palm	BB	4"	12'-14' HT.	3.8%
QOU NUT	23	Quercus nuttallii	Nuttall Oak	BB	4"	12'-14' HT.	11.0%
QUE PHE	18	Quercus phellos	Willow Oak	BB	4"	12'-14' HT.	6.5%
QUE SHU	24	Quercus shumardii	Shumard Red Oak	BB	4"	12'-14' HT.	11.4%
TAX DIS	18	Taxodium distichum	Bald Cypress	BB	4"	10'-12' HT.	8.6%

EXISTING TREE INVENTORY

NUMBER	SIZE	TYPE	STATUS	% CRZ
1	28"	OAK		
2	32"	POPLAR		
3	23"	POPLAR		
4	29"	POPLAR	REMOVE	
5	23"	POPLAR	REMOVE	
6	37"	POPLAR		
7	27"	POPLAR	REMOVE	
8	25"	OAK	DEAD	
9	44"	POPLAR		
10	29"	POPLAR		0.2% ENCROACHMENT
11	27"	POPLAR		4.5% ENCROACHMENT
12	44"	POPLAR		3.2% ENCROACHMENT
13	29"	POPLAR	REMOVE	
14	50"	OAK	DEAD	
15	28"	POPLAR	REMOVE	
16	25"	POPLAR	REMOVE	
17	30"	POPLAR		
18	30"	POPLAR		
19	30"	MAPLE	DEAD	
20	28"	POPLAR		
21 & 22	45"	POPLAR	REMOVE	
23	25"	POPLAR	REMOVE	
24	38"	POPLAR	REMOVE	
25	25"	OAK	REMOVE	

NOTES:

- ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.
- 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/or fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved are the responsibility of the owner.
- A 40 layer of mulch will be 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 be placed directly against tree trunks.
- All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
- A minimum 20 layer of mulch will be required for all existing, non-specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction and shall not be placed directly against tree trunks.
- All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
- Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
- Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through certificate of occupancy.
- When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 100 inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest batter. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.
- All buffers shall be replanted where sparse or as directed by the City of Alpharetta in order to create a year round opaque screen within 2 years of construction. This may be in addition to what is shown on the approved landscape plan.
- All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
- Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
- All landscape contractors are required to attend the City of Alpharetta PreConstruction Class prior to starting work on any project. Please contact (678)297-6200 for information and to reserve a spot.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

NOTES:

- PROVIDE DESIGN BUILT IRRIGATION SYSTEM FOR ENTIRE SITE; SEE WATER SCHEDULE NOTES ON L3.03

PLANT SCHEDULE LANDSCAPE

NOTES:

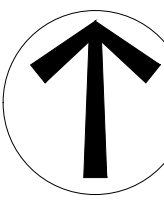
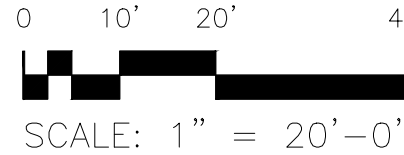
- ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENT.

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	FIELD#	DETAIL	REMARKS
ACE GLO	28	Acer rubrum 'October Glory' TM	October Glory Maple	BB	4"	12'-14' HT.	13.3%		
COR FLO	19	Cornus florida	Eastern Dogwood	BB	3"	12'-14' HT.	9.0%		
CRY YOS	18	Corynephorus japonica 'Yoshino'	Yoshino Corynephorus	BB	4"	12'-14' HT.	8.6%		
FAG GRA	16	Fagus grandifolia	American Beech	BB	4"	10'-12' HT.	7.6%		
GIN BIL	5	Ginkgo biloba	Maidenhair Tree	BB	4"	10'-12' HT.	2.4%		
LAG NAT	3	Lagerstroemia x 'Natchez'	Crape Myrtle	BB	3"	10'-12' HT.	1.4%		Single Trunk
MAG BR3	21	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Southern Magnolia	BB	3"	10'-12' HT.	10.0%		
MAG MUL	3	Magnolia x soulangeana	Saucer Magnolia Multi-Trunk	BB	3"	6'-8' HT.	1.4%		
MET GLY	8	Metastachya glyptostroboides	Dawn Redwood	BB	4"	12'-14' HT.	3.8%		
QOU NUT	23	Quercus nuttallii	Nuttall Oak	BB	4"	12'-14' HT.	11.0%		
QUE PHE	18	Quercus phellos	Willow Oak	BB	4"	12'-14' HT.	6.5%		
QUE SHU	24	Quercus shumardii	Shumard Red Oak	BB	4"	12'-14' HT.	11.4%		
TAX DIS	18	Taxodium distichum	Bald Cypress	BB	4"	10'-12' HT.	8.6%		
TSU CAN	6	Tsuga canadensis	Canadian Hemlock	BB	3"	10'-12' HT.	2.8%		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	DIMENSIONS
AUC ROZ	54	Aucubia japonica 'Rozannie'	Rozannie Japanese Aucubia	#5	36" Ht. x 36" Spread
AZA A10	189	Azalea Encore 'Autumn Moonlight' TM	Encore Azalea	#3	42" o.c.
BUX GR7	74	Buxus microphylla koreana 'Green Mound'	Korean Boxwood	#5	36" Ht. x 36" Spread
CLE JAP	124	Cleyera japonica	Sakaki	#5	60" o.c.
EUO RUD	159	Euonymus alatus 'Rudy Haag'	Rudy Haag Burning Bush	#5	36" Ht. x 36" Spread
FAT JPN	96	Fatsia japonica	Japanese Fatsia	#5	36" Ht. x 36" Spread
GAR COM	58	Gardenia augusta	Common Gardenia	#3	30" Ht. x 30" Spread
GAR DW2	82	Gardenia radicans	Dwarf Gardenia	#3	12" Ht. x 18" Spread
ILE GLA	112	Ilex glabra	Inkberry Holly	#3	30" Ht. x 30" Spread
ILE EM2	41	Ilex x 'Emily Bruner'	Emily Bruner Holly	BB	6" HT. x 4" W
MIS GRA	75	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#1	12" Ht. x 18" Spread
NAN GUL	39	Nandina domestica 'Gulf Stream' TM	Heavenly Bamboo	#3	36" Ht. x 36" Spread
PIE JAP	77	Pieris japonica	Lily of the Valley Bush	#5	30" Ht. x 30" Spread
THU SMA	12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	#15	6" Ht. x 4" Spread

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	DIMENSIONS
AZA MR2	78	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Azalea	#3	30" Ht. x 30" Sp.
ERA CUR	3,920	Eragrostis curvula	Weeping Lovegrass	#1	18" Ht. x 12" Sp.
EUO ALA	132	Euonymus alatus	Winged Euonymus	#3	30" Ht. x 30" Sp.
ILE GL2	58	Ilex glabra	Inkberry Holly	#3	30" Ht. x 30" Sp.
MIS GR2	123	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#1	18" Ht. x 12" Sp.
NAN DOM	91	Nandina domestica	Heavenly Bamboo	#3	30" Ht. x 30" Sp.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	DIMENSIONS
ACO OGO	464	Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	CONT	#1 @ 12" O.C.
CYN TIG	25,176 sf	Cynodon dactylon 'Tif 419'	Bermuda Grass	Sod	
LIR MUS	5,808	Liriope muscari	Lily Turf	#SP4 at 12" O.C.	
TRA ASI	2,227	Trachelospermum asiaticum	Asian Jasmine	#SP4 at 12" O.C.	

1 LANDSCAPE PLAN
1"=20'-0"



One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

REVISIONS / PRINTED

REV. NO.	DATE	REMARKS
09/30/16	D.R.B. ISSUE	
10/07/16	SD ISSUE	
11/04/16	FOR PERMIT	
11/15/16	REVISION	
11/03/17	FOR PERMIT	
12/01/17	D.R.B. ISSUE	

LANDSCAPE PLAN

TRIAD MEDICAL CENTER

ALPHARETTA, GEORGIA

DATE

JOB NO.

SHEET NO.

L3-00

NOT ISSUED FOR CONSTRUCTION



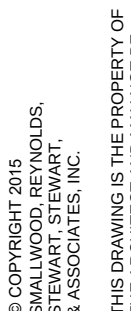
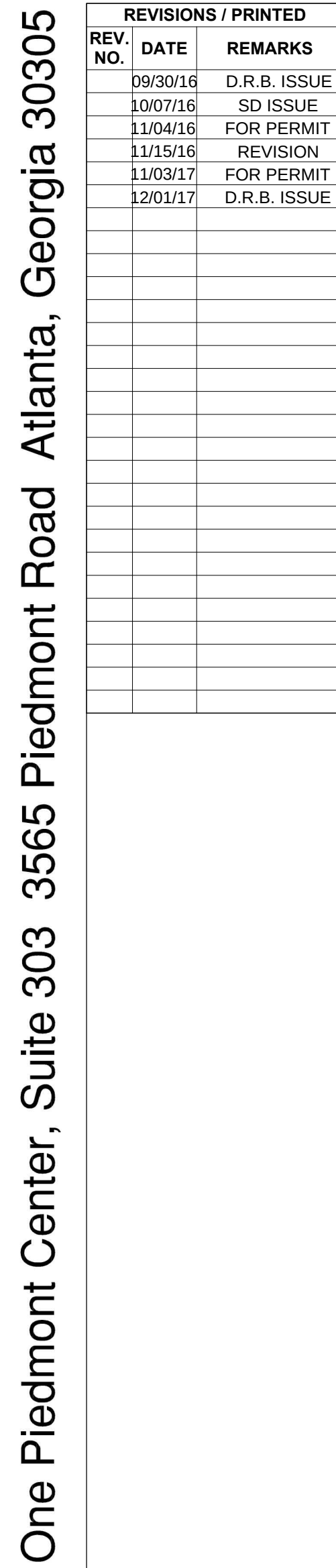
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	DIMENSIONS	SPACING	DETAIL	REMARKS
AZA MR2	78	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Azalea	#3	30" Hl x 30" Sp.	36" o.c.		
ERA CUR	3,820	Eragrostis curvula	Weeping Lovegrass	#1	18" Hl. x 12" Sp.	36" o.c.		
EVO AL4	132	Euonymus alatus	Winged Euonymus	#3	30" Hl. x 30" Sp.	36" o.c.		
ILE GL2	58	Ilex glabra	Inkberry Holly	#3	30" Hl. x 30" Sp.	36" o.c.		
MIS GR2	123	Miscanthus sinensis 'Gracilimus'	Maiden Grass	#1	18" Hl. x 12" Sp.	36" o.c.		
NAN DM	91	Nandina domestica	Heavenly Bamboo	#3	30" Hl. x 30" Sp.	36" o.c.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING	DETAIL	REMARKS
ACC OGO	464	Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	#1 @ 12" O.C.		12" o.c.		
CYN TI3	25,176 sf	Cynodon dactylon 'Tif 419'	Bermuda Grass	Sod				
LIR MUS	5,808	Liriope muscari	Lily Turf	#SP4 at 12" O.C.		12" o.c.		
TAR ASI	2,227	Trachelospermum asiaticum	Asian Jasmine	#SP4 at 12" O.C.		12" o.c.		

- TREE DENSITY CALCULATIONS:**
- | | | |
|--|---|-------------------|
| TOTAL SITE AREA | = | 11.6 ACRES |
| SITE AREA LESS BUFFERS AND STREAM | = | 6.03 ACRES |
| SITE DENSITY FACTOR (6.03 Acres X 130 Inches) | = | 783.9 RDF |
- SDF = 6.03 Acres x 130 (inches) = 783.9 Inches**
- SPECIMEN TREES TO BE REMOVED**
- | | |
|-----------------------------------|-------------|
| #4 - 25" Poplar | |
| #7 - 27" Poplar | |
| #13 - 29" Poplar | |
| #14 - 50" Oak | DEAD |
| #15 - 28" Poplar | |
| #16 - 25" Poplar | |
| #21 & #22 - 45" Poplar | |
| #23 - 25" Poplar | |
| #24 - 38" Poplar | |
| #25 - 25" Oak | |
- Total Removed = 271 Inches**
- ***SEE SHEET L3-03 FOR TREE
REPORT AND MAINTENANCE PLAN*****
- RECOMPENSE SUMMARY**
- 271 Inches Removed x 3 DBH = 813" Require Replacement**
- 158 Replacement Trees x 4" (Caliper) = 632" Recompense**
- 183" Replacement - 632" Recompense Trees = 181" Deficient**
- ***5.57 Acres Designated As Tree Save**
- ***SEE PLANT SCHEDULE FOR TREE SPECIES*****

1 LANDSCAPE PLAN
1"=20'-0"

NOTES:

- PROVIDE DESIGN BUILD IRRIGATION SYSTEM FOR ENTIRE SITE; SEE WATER SCHEDULE NOTES ON L3.03



Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

LANDSCAPE PLAN

TRIAD MEDICAL CENTER

 **TRIAD**
PROPERTIES

ALPHARETTA, GEORGIA

DATE _____

JOB NO. _____ 215020.00

SHEET NO. _____

L3-01

NOT ISSUED FOR CONSTRUCTION





Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

PERSPECTIVE RENDERING - LOOKING NORTHWEST

© 2015 SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF THE DESIGN CONSULTANT AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS PERMISSION.

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

PERSPECTIVE RENDERING - MAIN ENTRY

© 2015 SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF THE DESIGN CONSULTANT AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS PERMISSION.

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

PERSPECTIVE RENDERING - AERIAL VIEW LOOKING WEST

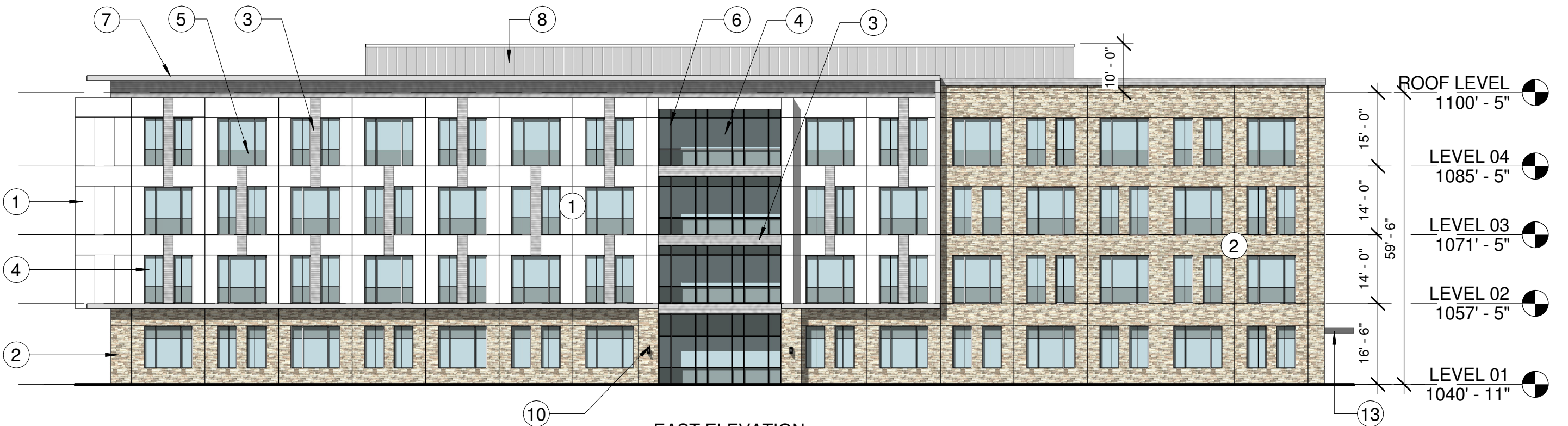
© 2015 SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF THE DESIGN CONSULTANT AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS PERMISSION.

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00

EXTERIOR MATERIAL LEGEND - DRB	
1	3 COAT PORTLAND CEMENT STUCCO SYSTEM
2	CULTURE STACKED STONE VENEER
3	3 COAT PORTLAND CEMENT STUCCO SYSTEM WITH ACCENT REVEALS
4	1" INSULATING TEMPERED LOW - E VISION GLASS
5	1" INSULATING SPANDREL GLAZING W / OPACIFIER
6	ALUMINUM WINDOW WALL SYSTEM
7	METAL PANEL PROJECTION
8	METAL SIDING SCREEN WALL
9	HORIZONTAL METAL SUNSCREEN
10	EXTERIOR WALL SCONCE LIGHTING
11	METAL CANOPY WITH GLASS INFILL
13	METAL CANOPY



SOUTH ELEVATION



EAST ELEVATION

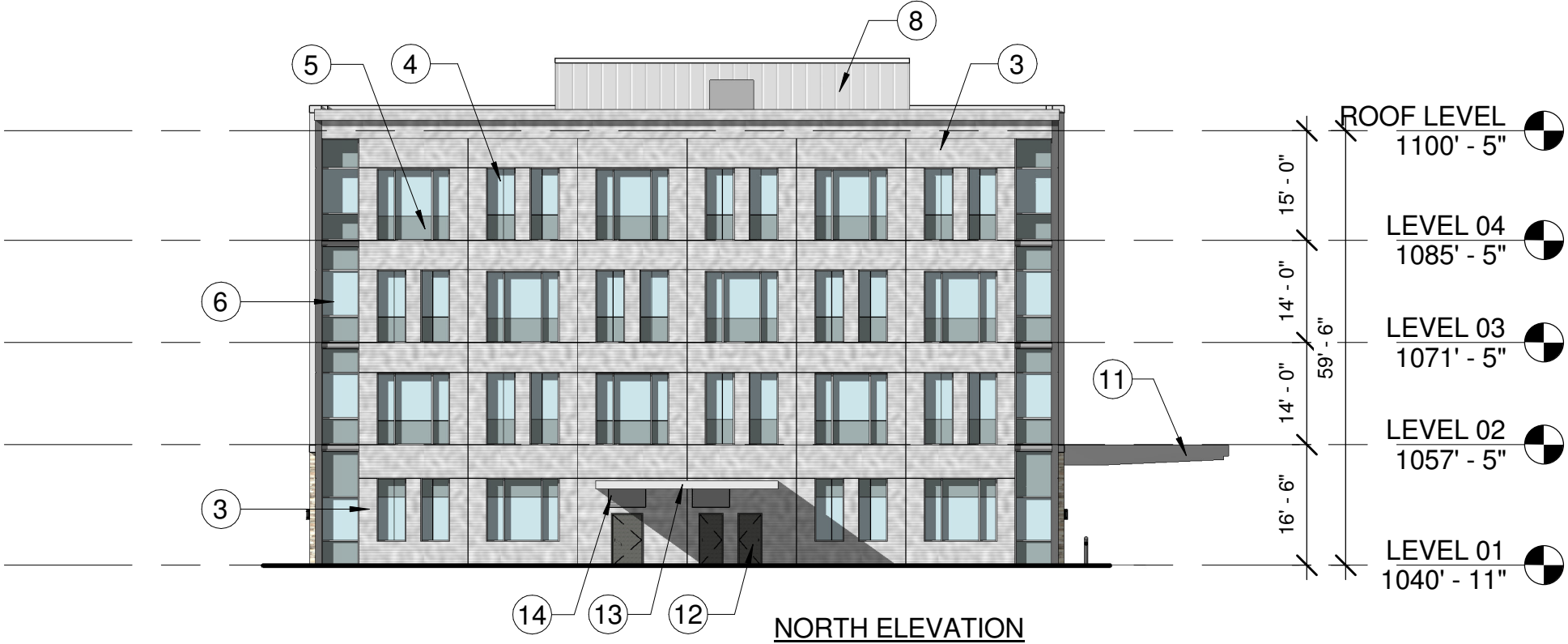


Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

EXTERIOR ELEVATIONS

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00

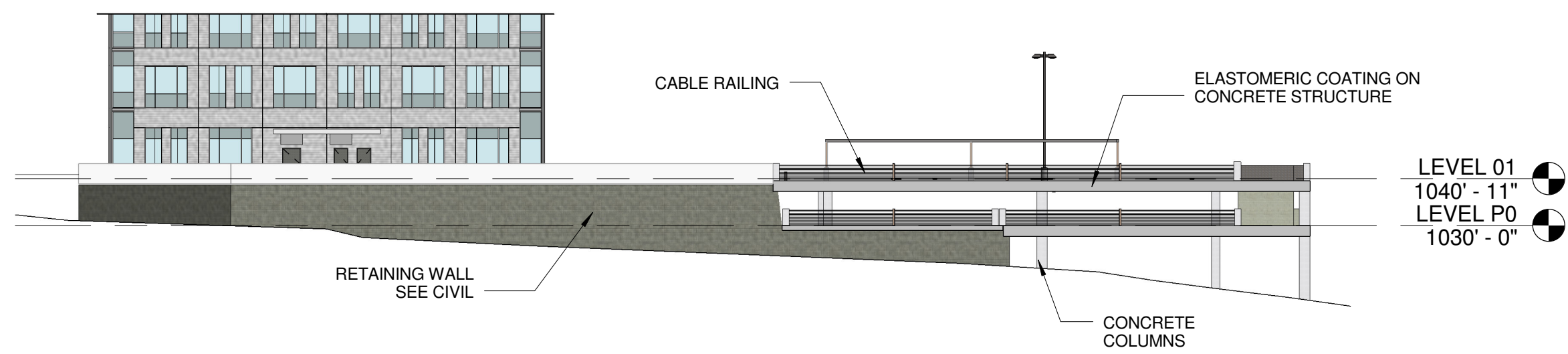
EXTERIOR MATERIAL LEGEND - DRB	
1	3 COAT PORTLAND CEMENT STUCCO SYSTEM
2	CULTURE STACKED STONE VENEER
3	3 COAT PORTLAND CEMENT STUCCO SYSTEM WITH ACCENT REVEALS
4	1" INSULATING TEMPERED LOW - E VISION GLASS
5	1" INSULATING SPANDREL GLAZING W / OPACIFIER
6	ALUMINUM WINDOW WALL SYSTEM
7	METAL PANEL PROJECTION
8	METAL SIDING SCREEN WALL
9	HORIZONTAL METAL SUNSCREEN
10	EXTERIOR WALL SCONCE LIGHTING
11	METAL CANOPY WITH GLASS INFILL
12	H.M. DOOR
13	METAL CANOPY
14	METAL LOUVER



Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

EXTERIOR ELEVATIONS

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



NORTH ELEVATION - PARKING DECK



WEST ELEVATION - PARKING DECK

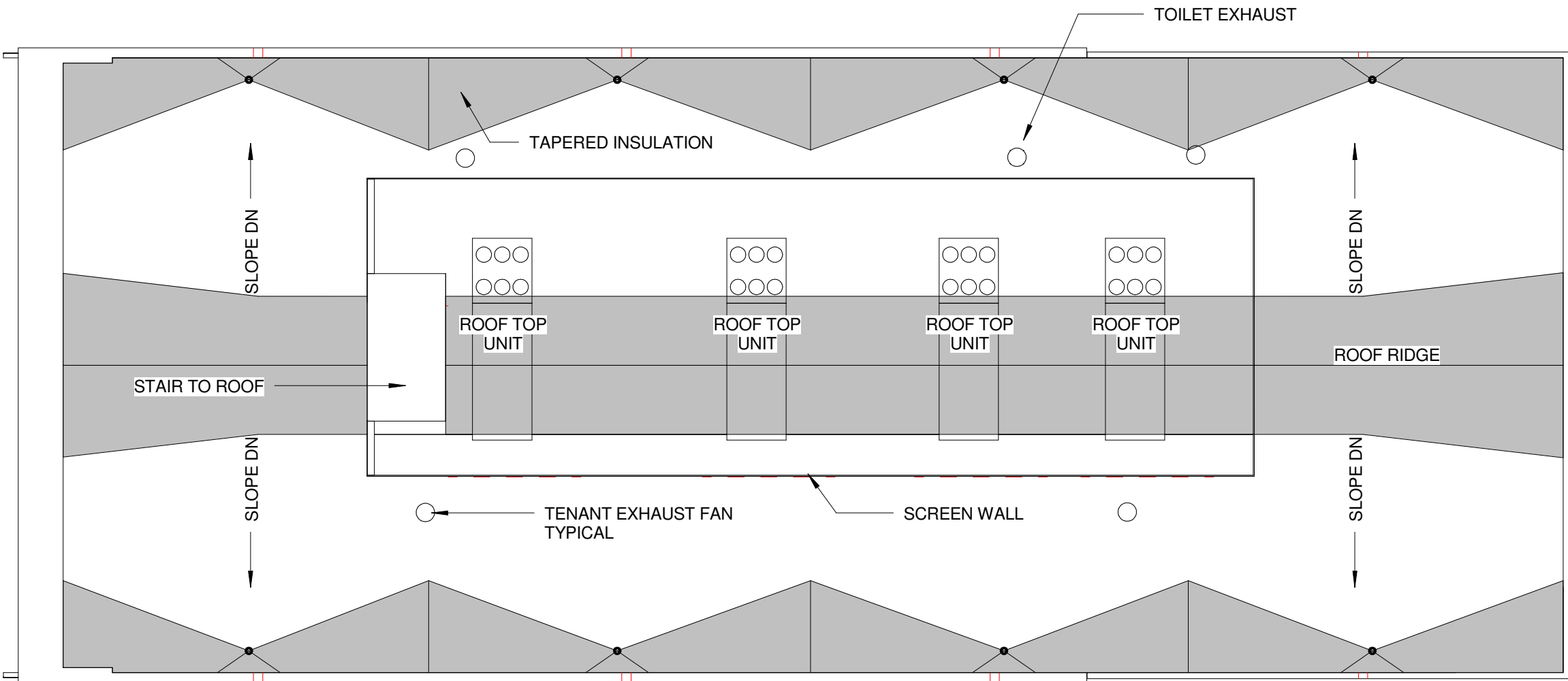


Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

EXTERIOR ELEVATIONS

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00

© 2015 SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF THE DESIGN CONSULTANT AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS PERMISSION.



ROOF PLAN



Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

LOCATIONS OF ROOF TOP EQUIPMENT

© 2015 SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF THE DESIGN CONSULTANT AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS PERMISSION.

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00

USER: dmw - Dec 06, 2017 - 11:04am
Z:\Vil Project Data\Projects\2015\15-CE-007 Alpharetta Medical Center\15-CE-007 Main.dwg - LAYOUT: C-1 VERSION: ----



SITE LEGEND

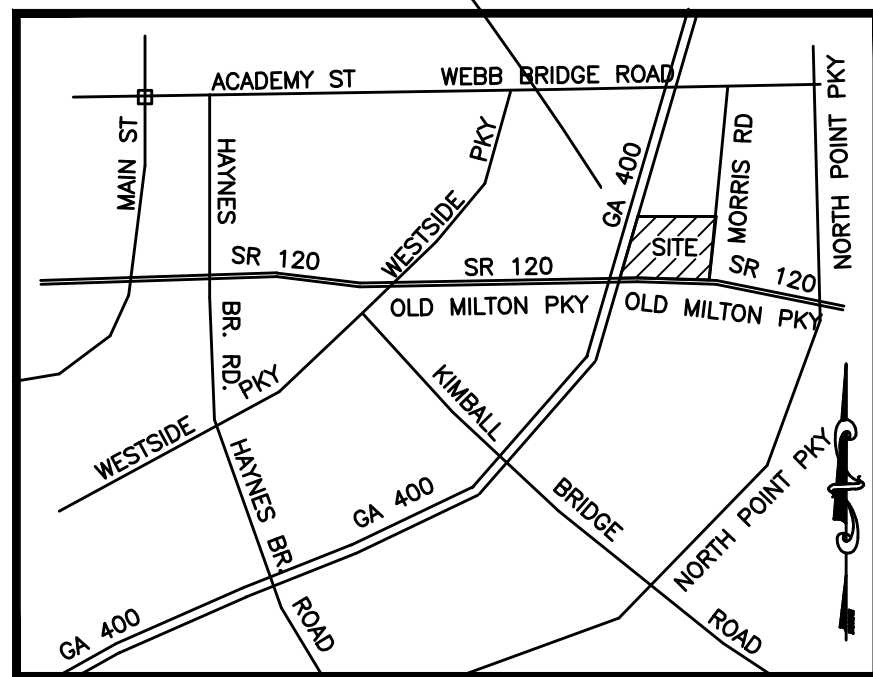
- (A) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (C) 18" CONCRETE CURB AND GUTTER TYPICAL.
- (D) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (E) "STOP" SIGN. SEE DETAIL SHEET.
- (F) STOP BAR. SEE DETAIL SHEET.
- (G) ADA RAMP.
- (H) SAWCUT AND MATCH EXISTING PAVEMENT.
- (I) MATCH EXISTING CURB GRADE & ALIGNMENT.
- (J) TRANSITION FROM 18" CURB AND GUTTER TO 24" CURB AND GUTTER OVER 10'.
- (K) TRANSITION FROM 6" HIGH CURB TO 0" HIGH CURB OVER 10'.
- (L) PROVIDE 5' MINIMUM WIDTH CROSSWALK MARKINGS. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC OR AS REQUIRED BY CODE.
- (M) MASONRY DUMPSTER ENCLOSURE WITH OPAQUE COATINGS TO MATCH BUILDING ENCLOSURE AND GATE SHALL BE TWO (2) FEET TALLER THAN CONTAINER.

PAVEMENT PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- SYDL/4" - SINGLE YELLOW DASHED LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN NOTES

- THIS PROPERTY IS SUBJECT TO THE ZONING CONDITIONS AS PER Z-12-02/CLUP-12-03/V-12-16
- FLOOD COMPENSATION STORAGE BELOW THE 100 YR DESIGN FLOOD ELEVATION WILL BE PROVIDED UNDER THE ELEVATED PARKING DECK.
- EXISTING DRIVES ADJACENT TO THE EXISTING QUIKTRIP STORE WILL REMAIN.
- THERE IS A MINOR ENCROACHMENT INTO THE 150' IMPERVIOUS SETBACK SOUTHWEST OF THE ELEVATED PARKING DECK
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON-SITE.
- SHARED ACCESS BETWEEN THIS DEVELOPMENT AND QUIKTRIP CAN BE FOUND IN DEED BOOK 52326, PG 197. IT COVERS THE EXISTING DRIVE BEHIND THE QUIKTRIP.

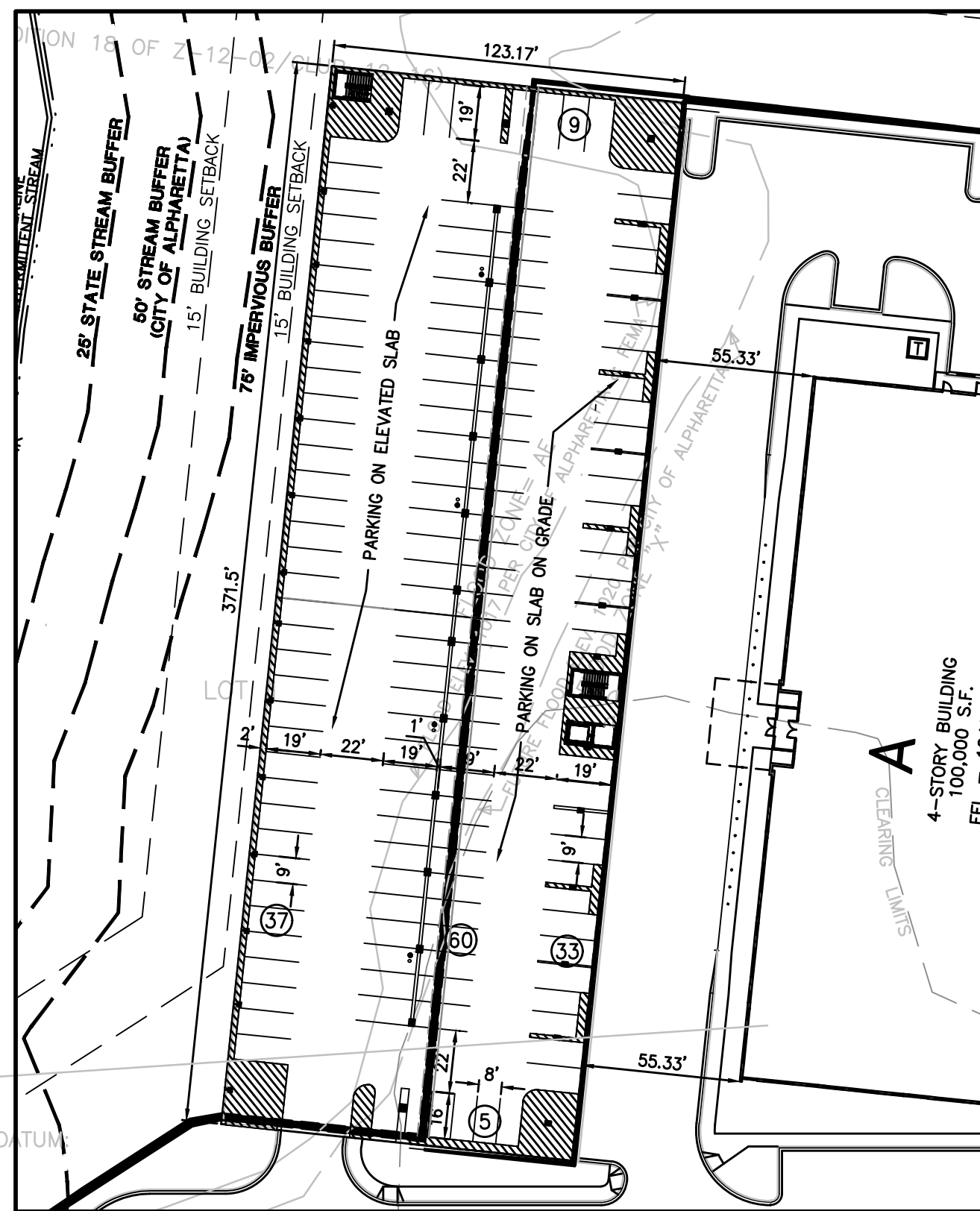


LOCATION MAP

NOT TO SCALE

SITE DATA

EXISTING ZONING:	O-P (Z-12-02/CLUP-12-03/V-12-16)
PROPOSED USE:	MEDICAL OFFICE BUILDING
SITE AREA INFORMATION:	
GROSS AREA:	507,187 SF 11.64 AC
TRACT 1 - OFFICE BUILDING	270,185 SF 6.20 AC
TRACT 2 - PROPOSED CITY PARK	236,997 SF 5.44 AC
BUILDING A:	
BUILDING A:	100,000 SF
BUILDING B:	4,000 SF
TOTAL BUILDING AREA:	104,000 SF
SITE DENSITY:	8,935 SF/AC
PARKING REQUIRED:	
322 SPACES	
8 HANDICAP REQUIRED	
330 SPACES TOTAL (3.17 SPACES/1000 SF)	
PARKING PROVIDED:	
366 SPACES	
10 HANDICAP REQUIRED	
376 SPACES TOTAL (3.62 SPACES/1000 SF)	
MAX BUILDING HEIGHT:	
65'-0" (MAX.)	
63'-0" PROPOSED	
4 STORY BUILDING	

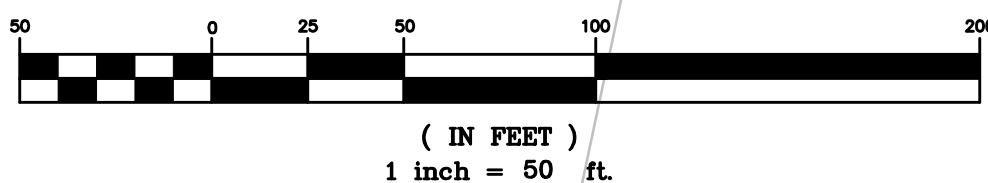


LOWER DECK INSET

SCALE: 1" = 50'

SITE PLAN

GRAPHIC SCALE



Project Title

TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA
BY: ALPHARETTA MEDICAL CENTER I, LLC

REVISIONS	BY

DRAWN BY	DMN
CHECKED BY	TLS
DATE	11/07/2017
SCALE	1" = 50'
JOB No.	15-CE-007
SHEET NUMBER	C-1

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: DRB170065

☒ Fee Paid

Initial: JK

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

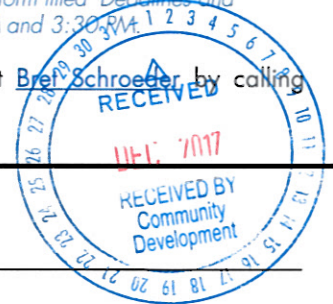
Please complete this form in its entirety and verify that all information is true and accurate.

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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



Business Name: SOUTH MAIN KITCHEN

Location Address: 9 SOUTH MAIN STREET

Mailing Address: 9 SOUTH MAIN STREET

City: ALPHARETTA

State: GA

Zip Code: 30009

Contact For All Notifications: SCOTT FLORENCE

Contact Telephone: 404 - 643 - 5861

Mobile Telephone: 404 - 643 - 5861

Fax: _____

Email: scott@mavenrestaurantgroup.com

Contact's Relation To Business: CO-OWNER

This Application For (Check all that apply):

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

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

Application Fees:

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: JOE LOCKWOOD

Physical Address: 5 SOUTH MAIN STREET, ALPHARETTA, GA 30009

Mailing Address: 5 SOUTH MAIN STREET, ALPHARETTA, GA 30009

City: ALPHARETTA

State: GA

Zip Code: 30009

Owner Telephone: 770 - 663 - 3024

Contact Fax: 770 - 663 - 3025

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 LOCKWOOD

Date: 11/28/2017

Owner Signature: _____

Property Information:

Address (If Assigned) : 9 SOUTH MAIN STREET, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 22-482S-1269-013-6

Land Lot(s): 1269

District: 2

Section: 2

Existing Zoning of Property: C2

Existing Uses of Property: RESTAURANT

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

Applicant Signature: _____

Date: 11/28/2017

[Print Form](#)





LEGEND:

BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DWCA	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole

SYMBOL LEGEND:

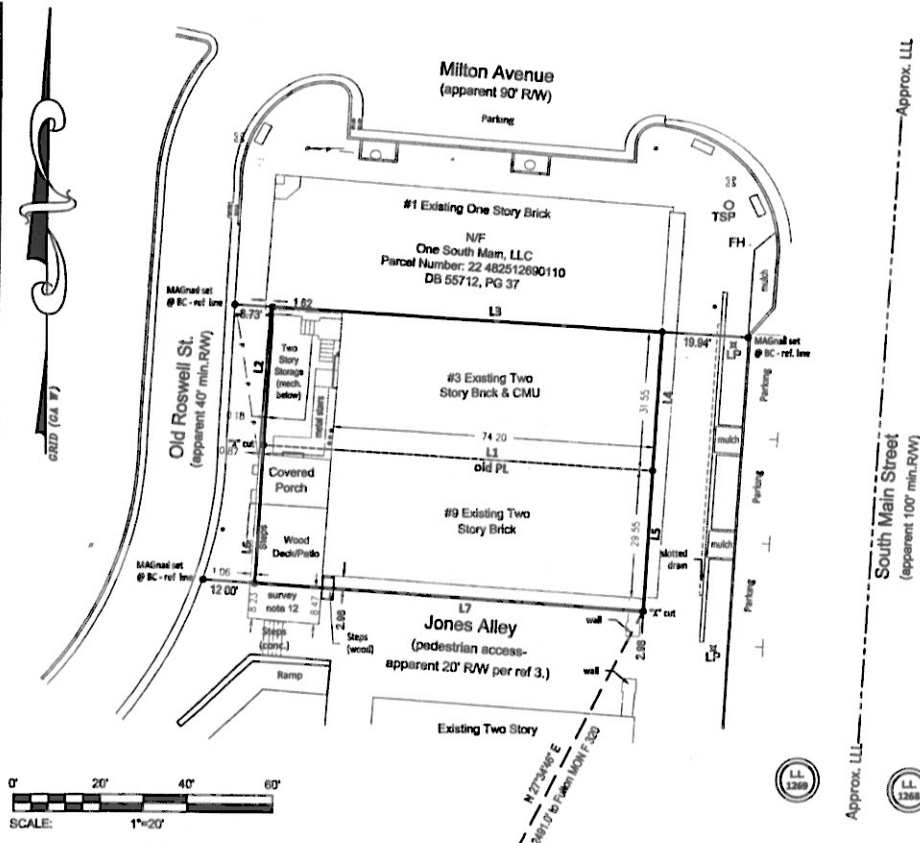
	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall

PARCEL INFORMATION:

Parcel Id Nos.: 22 482512690128 (bldg #3)
22 482512690136 (bldg #9)
Plat is intended to combine these parcels.

Property is Zoned C-2, City of Alpharetta

Building setback lines are not shown herein. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.



OWNER'S CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT
(STATE OF GEORGIA)
(COUNTY OF FULTON)
(CITY OF ALPHARETTA)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and that there are no public dedications on this property.

Subdivider/Owner: *[Signature]*

Date: 9-1-16

CERTIFICATE OF MINOR SUBDIVISION APPROVAL

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the Alpharetta Unified Development Regulations including the City of Alpharetta Zoning requirements.

Community Development Department

**COMBINED
PARCEL AREA:**
5,774 SF
0.1326 Acres

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown.

By: *[Signature]*
Steven A. Woods
Registered Georgia Land Surveyor Survey No. 3083

Date: _____

CALL TABLE

LINE	BEARING	DISTANCE
L1	S 86°45'32" E	90.00'
L2	N 03°14'28" E	31.95'
L3	S 86°45'32" E	90.00'
L4	S 03°14'28" W	31.95'
L5	S 03°14'28" W	32.53'
L6	N 03°14'13" E	31.88'
L7	N 86°20'46" W	90.00'

OWNER/DEVELOPER:
Joseph K. Lockwood
369 Dorris Road
Alpharetta, Georgia 30004
Tel.: 678-640-9470



LOCATION MAP

NOT TO SCALE

REFERENCES:

1. Limited Warranty Deed to Joseph K. Lockwood recorded in deed book 23550, page 275, (bldg #3)
2. Plat of survey for Michael L. Patten of #3 & #5 South Main Street prepared by Brimblelow-Rose dated 12-7-1984 Plat Book 138, Page 97.
3. Plat of boundary and as-built survey for Joseph K. Lockwood prepared by David A. Ibarre Engineers and Surveyors, Inc., dated 5-26-2004, last revised 6-7-2004.
4. Warranty Deed to Joseph K. Lockwood recorded in deed book 37875, page 126, (bldg #9)
5. Survey for Butcher and Brew prepared by E303, dated February 11, 2015

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map of Fulton County, GA, (Community Panel no. 13121C0508), most recently revised September 18, 2013.

GENERAL NOTES:

1. The only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Fulton Co., GA GIS
6. Information along Milton Avenue (North of bldg #1) is shown for location only and shows limited detail. Other utilities shown for proximity only. This survey extended to combine #3 & #9 only and is not intended to constitute a utility survey.
7. No underground utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, (i.e. fence lines, guy wires, etc.)
2. Due to recent construction in this area, boundary line monumentation described by plats (refs 2 & 3) was missing. Therefore, South wall of building #9 used to reestablish property line location is indicated by reference 3. Monuments within party walls were not set.
3. Rights-of-way shown per reference 3.
4. Matters of record not shown hereon are excepted.
5. Bearing based derived from 2 control points set with Carlson Surveyor GPS using eGPS network, GA SPC. Bearing & Distance to Fulton County GIS measured with GPS. All other work performed with methods described below.
6. All property corners marked IPS (Iron Pin Set) are 1/2" re-bar unless otherwise indicated. Reference marks indicated as Mdn'd are not within a cap or shen due to their location at BC. Chained "X" cuts were placed at the locations indicated.
7. Measurements shown are US Survey Feet (ground).
8. Field angles and linear distances measured using a Topcon PS-101A total station.
9. The field data upon which this plat is based has a field closure of one foot in 15,428 feet and an angular error of 10 seconds per angle point and was adjusted using Compass Rule. Boundary fieldwork completed on 02/08/2016. Addition to building 3 located 08/18/2016.
10. This plat has been calculated for closure and is found to be accurate within one foot in 150,790 feet.
11. Interior side property lines fall within party/common walls.
12. No easement or deed found for portion of bldg as 1/4W.

Ga Cert. of Auth. LSF 1121

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Drawn: SAH
Date: 8/23/2016
Sheet
1 of 1
Project Number
16-4054

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

116 North Main Street, Suite B, Cumming, Ga. 30040
Phone: 770-442-0500 www.engineering303.com



Combination Plat
for
Joseph K. Lockwood
City of Alpharetta
District 2, Section 2
Fulton County, GA



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB:

DRB170066

☒ Fee Paid

Initial:

JS

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name:

LOYAL Q & E BREW

Location Address:

3655 OLD MILTON PARKWAY

Mailing Address:

3655 OLD MILTON PARKWAY

City:

ALPHARETTA

State:

GA

Zip Code:

30005

Contact For All Notifications:

SUSIE ORDO

Contact Telephone:

Mobile Telephone:

678 - 655 - 6654

Fax:

Email:

SUSIE@LOYALTYMARKET.COM

Contact's Relation To Business:

OWNER

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LOYALTY OLD MILTON LLC

Physical Address: 3655 OLD MILTON PARKWAY

Mailing Address: 3655 OLD MILTON PARKWAY

City: ALPHARETTA State: GA Zip Code: 30005

Owner Telephone: 678 - 665 - 6654 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): SUSIE ODDO Date: 11/15/17

Owner Signature: Susie Oddo

Property Information:

Address (If Assigned): 3655 OLD MILTON PARKWAY, ALPHARETTA, GA 30005

Tax ID or Map Reference Number: _____

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

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

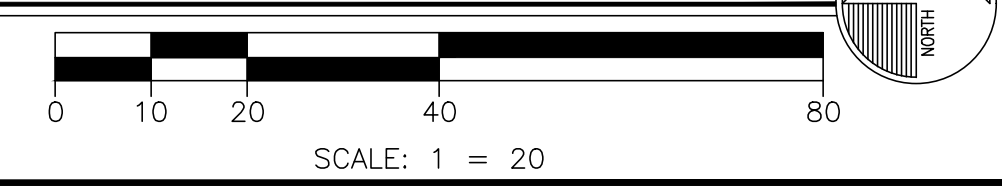
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

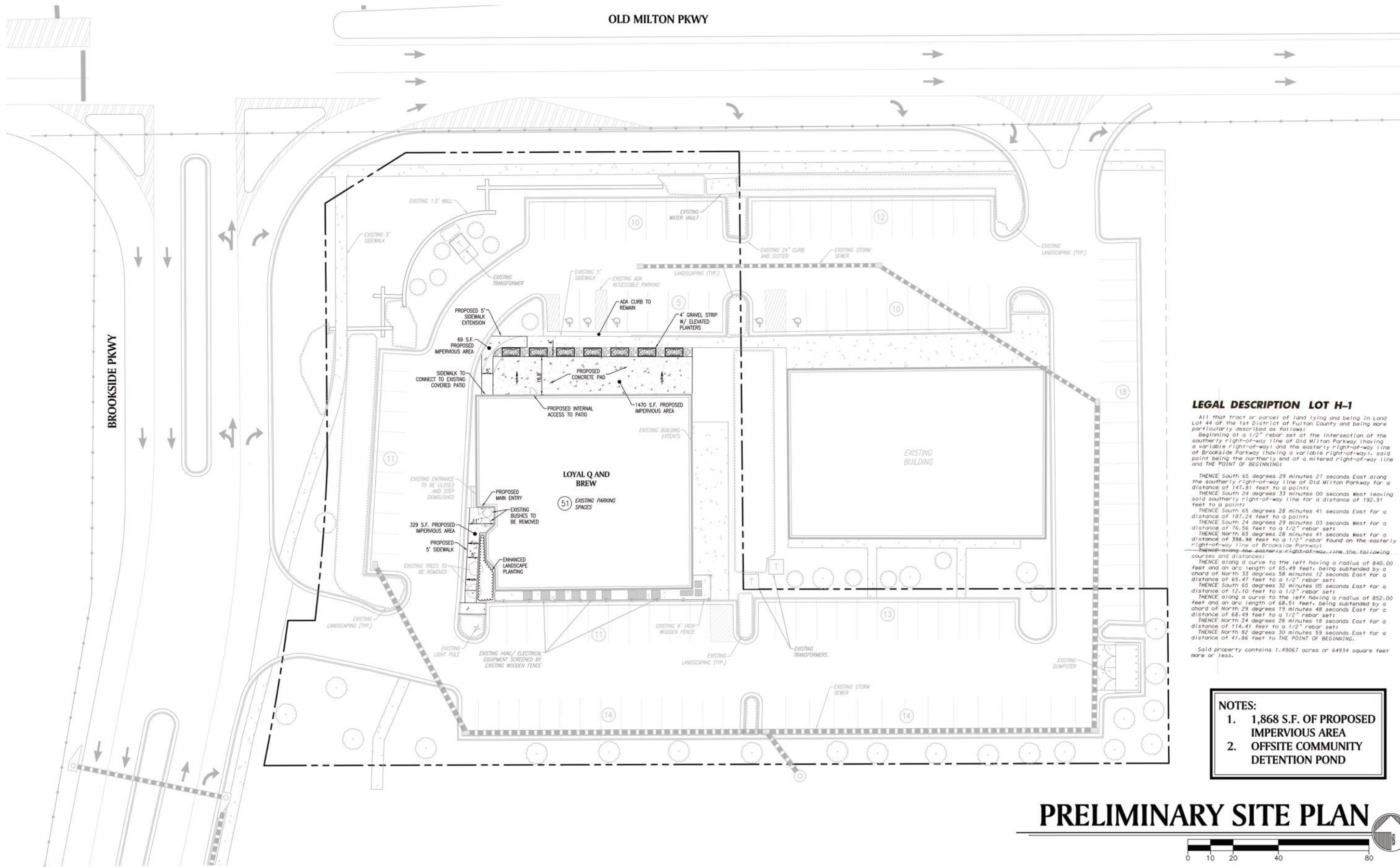
Applicant Signature: Susie Oddo Date: 11/15/17 Print Form

NOTES:

- 1. 1,868 S.F. OF PROPOSED IMPERVIOUS AREA**
- 2. OFFSITE COMMUNITY DETENTION POND**

PRELIMINARY SITE PLAN





LEGAL DESCRIPTION LOT H-1

All that tract or parcel of land lying and being in Land Lot 44 of the 1st District of Fulton County and being more particularly described as follows:
 Beginning at a 1/2" rebar set at the intersection of the southerly right-of-way line of Old Milton Parkway (having a variable right-of-way) and the easterly right-of-way line of Brookside Parkway (having a variable right-of-way), said point being the northerly end of a mitered right-of-way line and THE POINT OF BEGINNING;
 THENCE South 65 degrees 29 minutes 27 seconds East along the southerly right-of-way line of Old Milton Parkway for a distance of 147.81 feet to a point;
 THENCE South 24 degrees 33 minutes 00 seconds West leaving said southerly right-of-way line for a distance of 192.91 feet to a point;
 THENCE South 65 degrees 28 minutes 41 seconds East for a distance of 187.24 feet to a point;
 THENCE South 24 degrees 29 minutes 03 seconds West for a distance of 76.56 feet to a 1/2" rebar set;
 THENCE North 65 degrees 28 minutes 41 seconds West for a distance of 398.98 feet to a 1/2" rebar found on the easterly right-of-way line of Brookside Parkway;
 THENCE along the easterly right-of-way line the following courses and distances:
 THENCE along a curve to the left having a radius of 840.00 feet and an arc length of 65.49 feet, being subtended by a chord of North 33 degrees 58 minutes 12 seconds East for a distance of 65.47 feet to a 1/2" rebar set;
 THENCE South 65 degrees 32 minutes 05 seconds East for a distance of 12.10 feet to a 1/2" rebar set;
 THENCE along a curve to the left having a radius of 852.00 feet and an arc length of 68.51 feet, being subtended by a chord of North 29 degrees 19 minutes 48 seconds East for a distance of 68.49 feet to a 1/2" rebar set;
 THENCE North 24 degrees 28 minutes 18 seconds East for a distance of 114.41 feet to a 1/2" rebar set;
 THENCE North 82 degrees 30 minutes 59 seconds East for a distance of 41.86 feet to THE POINT OF BEGINNING.

Said property contains 1.49067 acres or 64934 square feet more or less.

- NOTES:**
- 1,868 S.F. OF PROPOSED IMPERVIOUS AREA
 - OFFSITE COMMUNITY DETENTION POND

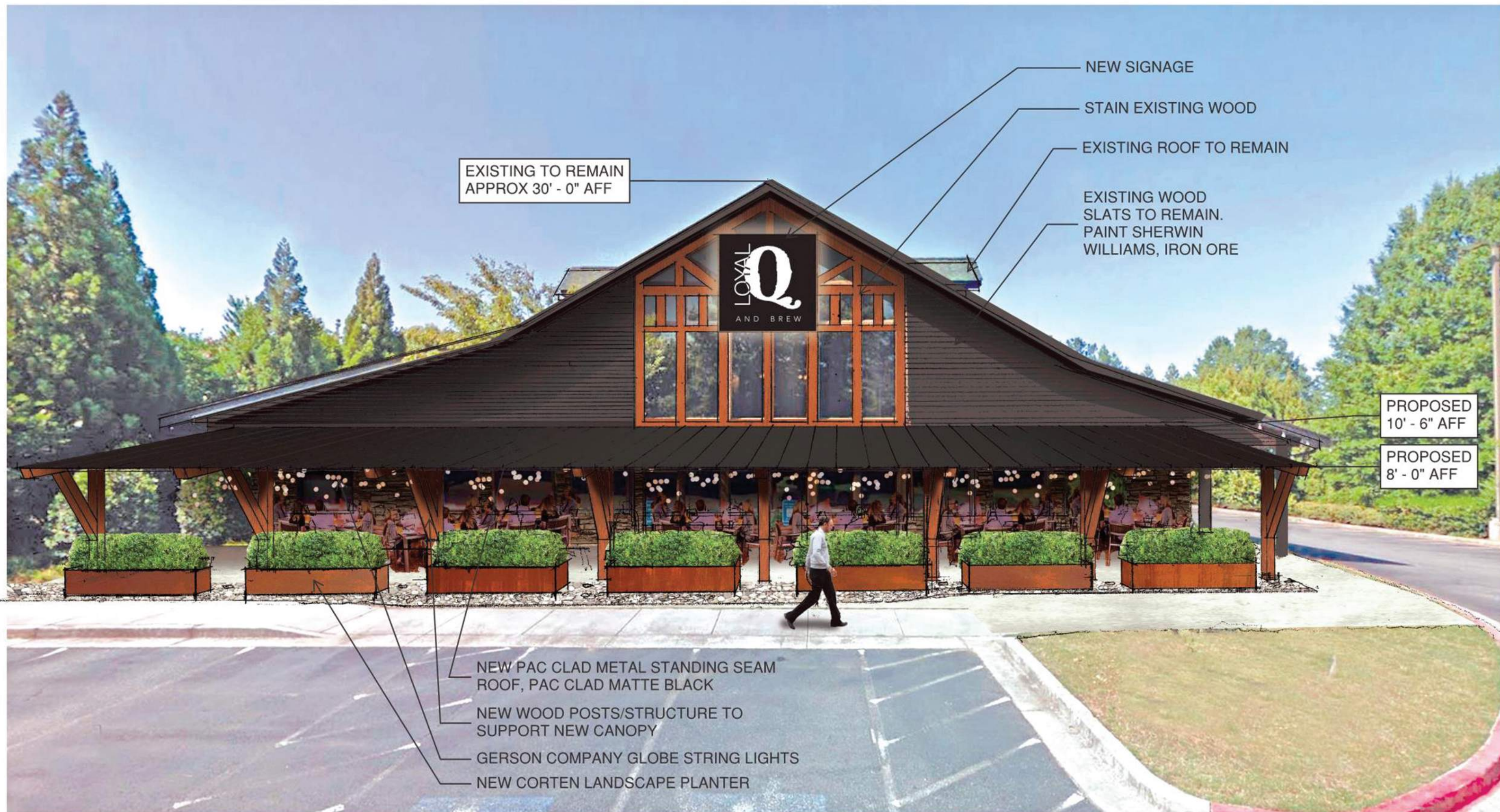
PRELIMINARY SITE PLAN

















60" TURBINA MAX
OUTDOOR CEILING FAN

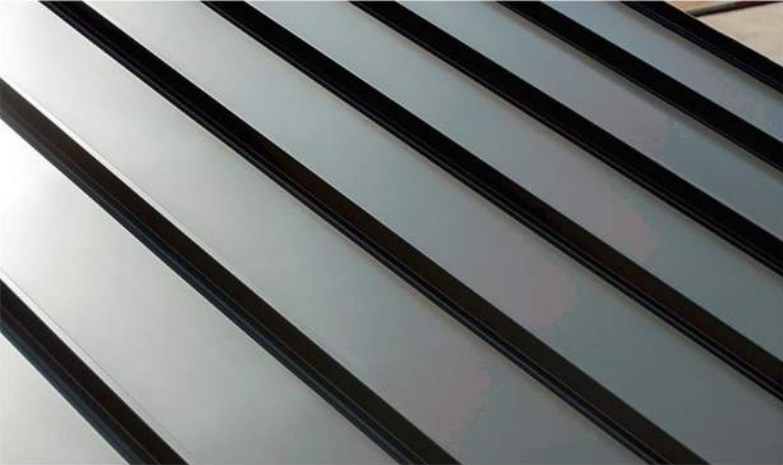
SUNPAK GAS HEATER



GLOBE STRING LIGHTS



EXISTING WOOD TO BE PAINTED IRON ORE



MATTE BLACK STANDING SEAM ROOF



ALUMINUM BLACK
FLOOD LIGHT



NATURAL CORTEN STEEL



CEDAR WOOD



IRON ORE PAINT



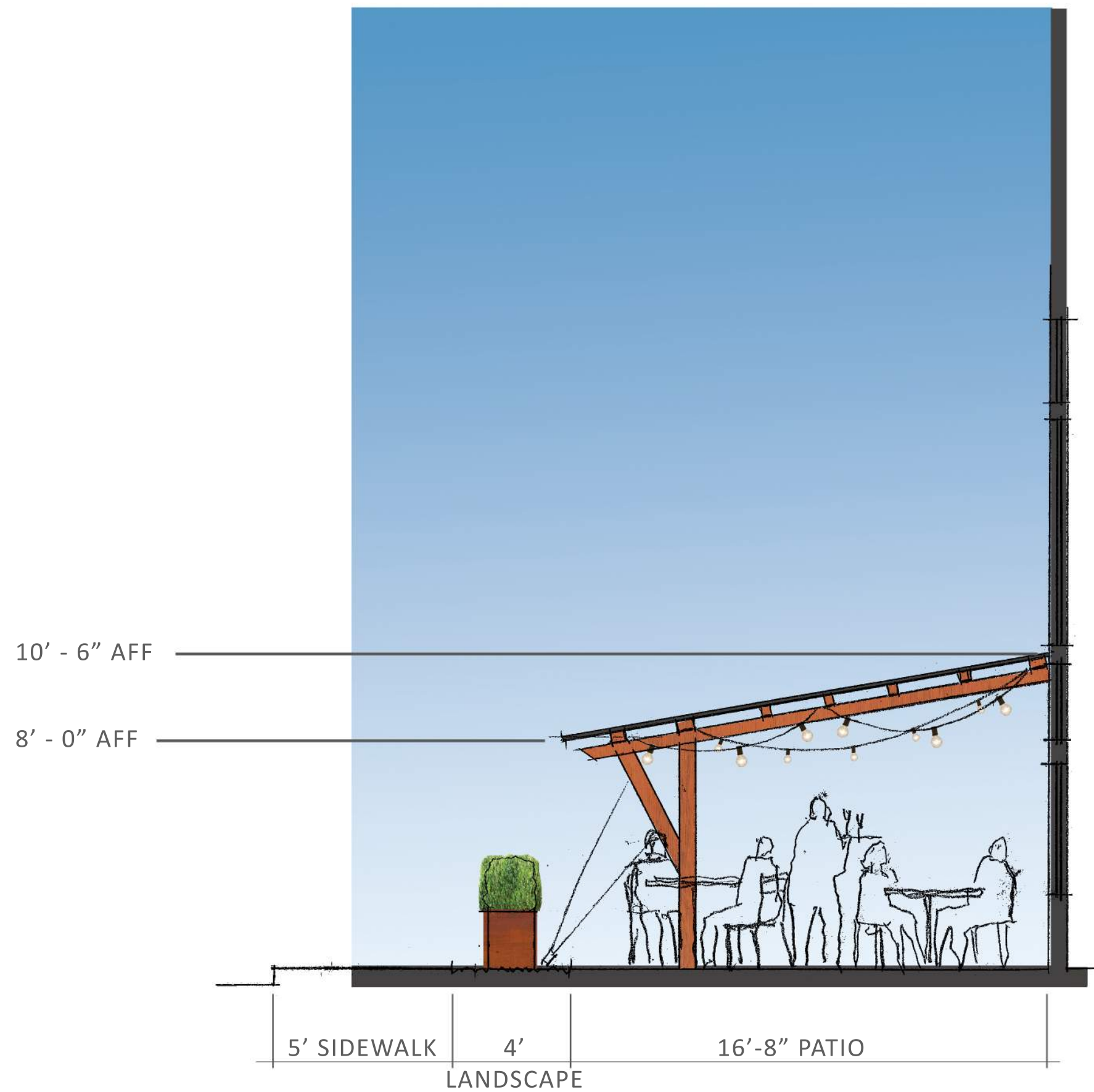
EXISTING GREEN ASPHALT SHINGLE ROOF

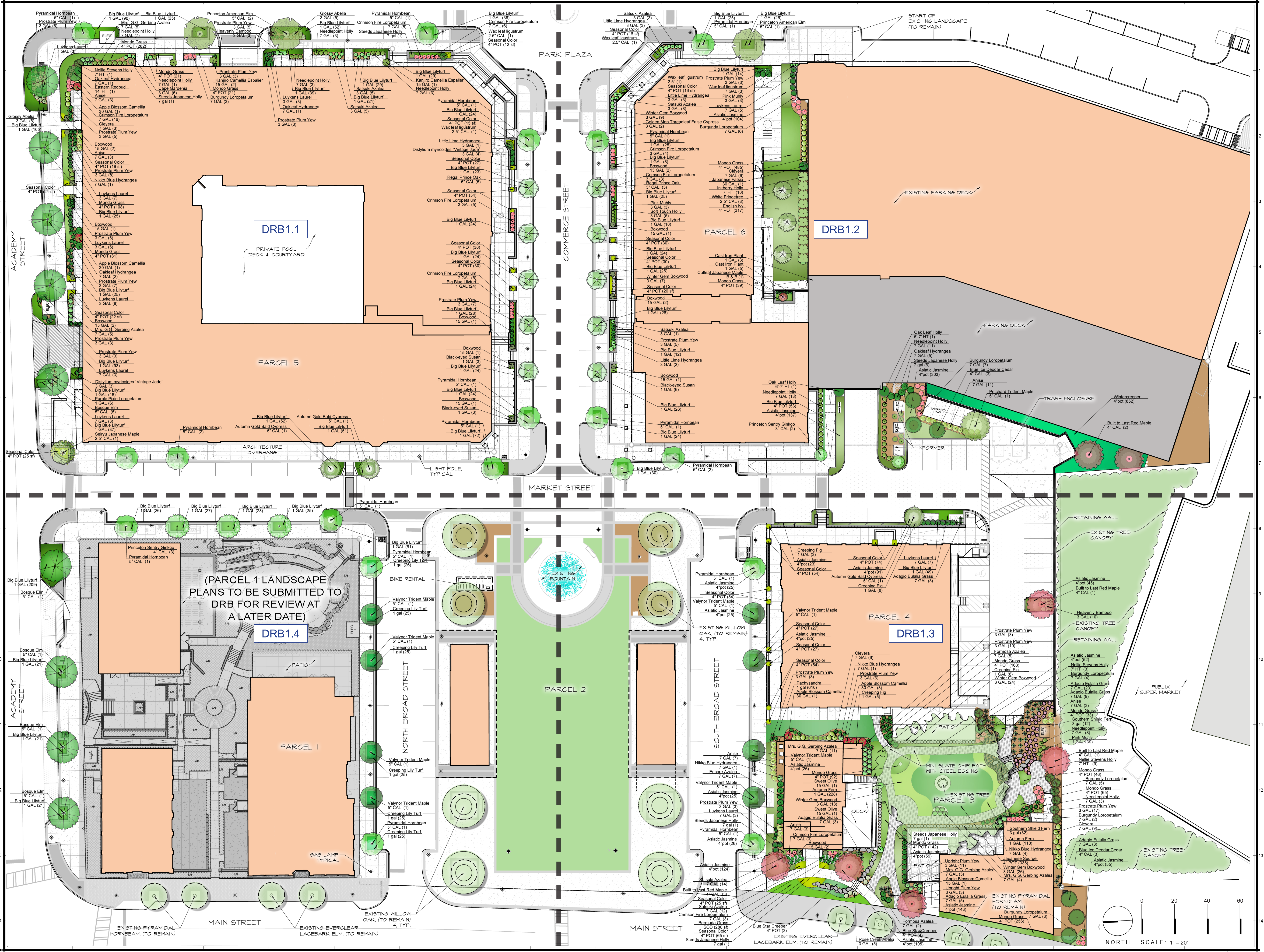


STACKED STONE



RIVER STONE





1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscaping Architecture, Design, and Planning

THESE PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS ARE THE PROPERTY OF b+c studio. NO PART OF THESE PLANS, SPECIFICATIONS, OR OTHER DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF b+c studio. b+c studio shall not be responsible for any errors or omissions in these plans, specifications, or other documents. b+c studio shall not be responsible for any delays or damages caused by any third parties. b+c studio shall not be responsible for any claims or damages caused by any third parties. b+c studio shall not be responsible for any claims or damages caused by any third parties.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 1171
JOEL G. BOYMAN
STATE OF GEORGIA

ALPHARETTA CITY CENTER
LAND LOT 1268 & 1269 - 2ND DISTRICT - 2ND SECTION
2 PLAZA PARK ALPHARETTA, FULTON COUNTY GEORGIA
Prepared for: SOUTH CITY PARTNERS
3751 NORTHSIDE PARKWAY, SUITE 1-310, ATLANTA, GA

PROJ. NO: 16-2-SCP-ACC
DESIGN: TA
DRAWN: BD, JL
CHECKED: TA
DATE: 12/01/17
SCALE: NA

DRB
LANDSCAPE PLAN

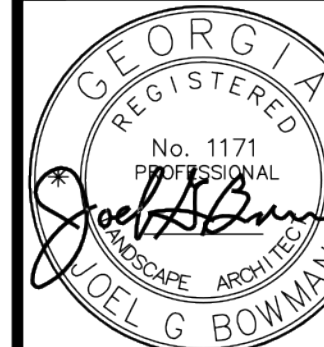
DRB1.0

ISSUED FOR CONSTRUCTION



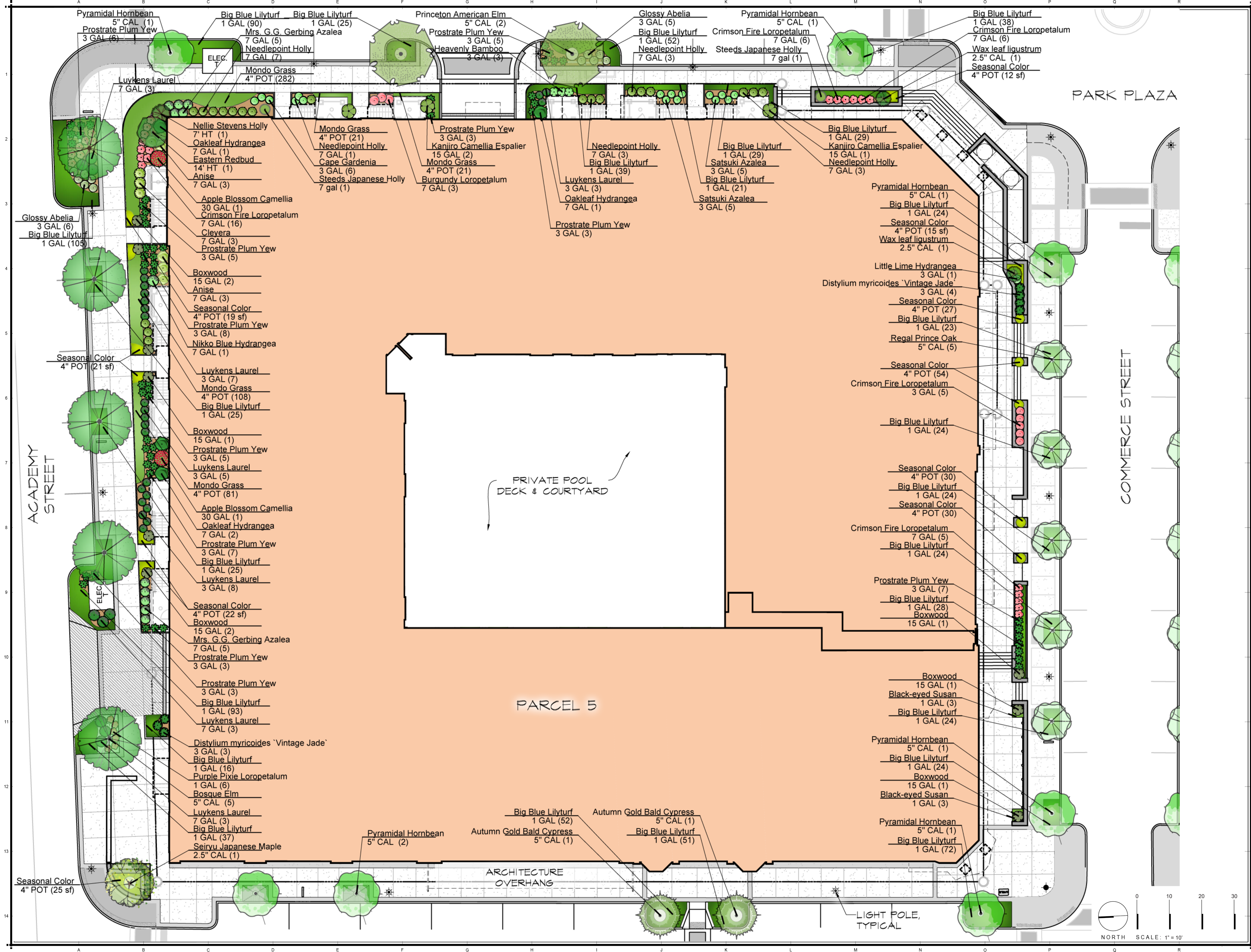
Landscape Architecture, Design, and Planning

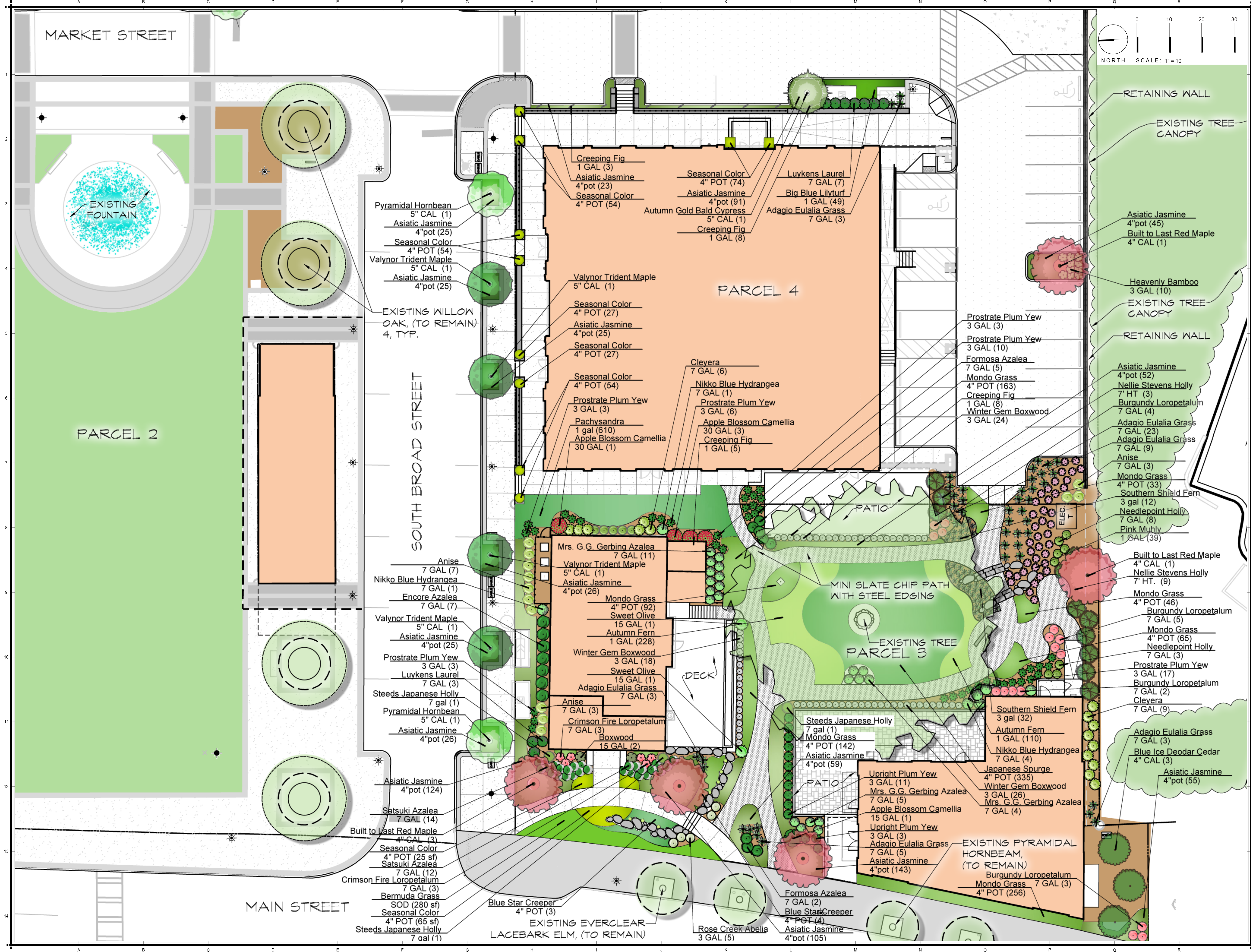
THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF B+C STUDIO, INC. AND ARE TO BE USED BY THE CLIENT FOR THE PROJECT ENTIRELY WHOLLY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR HARDSCAPE ELEMENT CONSTRUCTED FROM THIS PLAN. OWNER/ARCHITECT/ENGINEER/GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING EXISTING UTILITIES AND STRUCTURES. CONSTRUCTION SCALES AS STATED HEREON ARE FOR REFERENCE ONLY. AS NORMAL REPRODUCTION PROCESS MAY ALTER THE ACCURACY OF THE

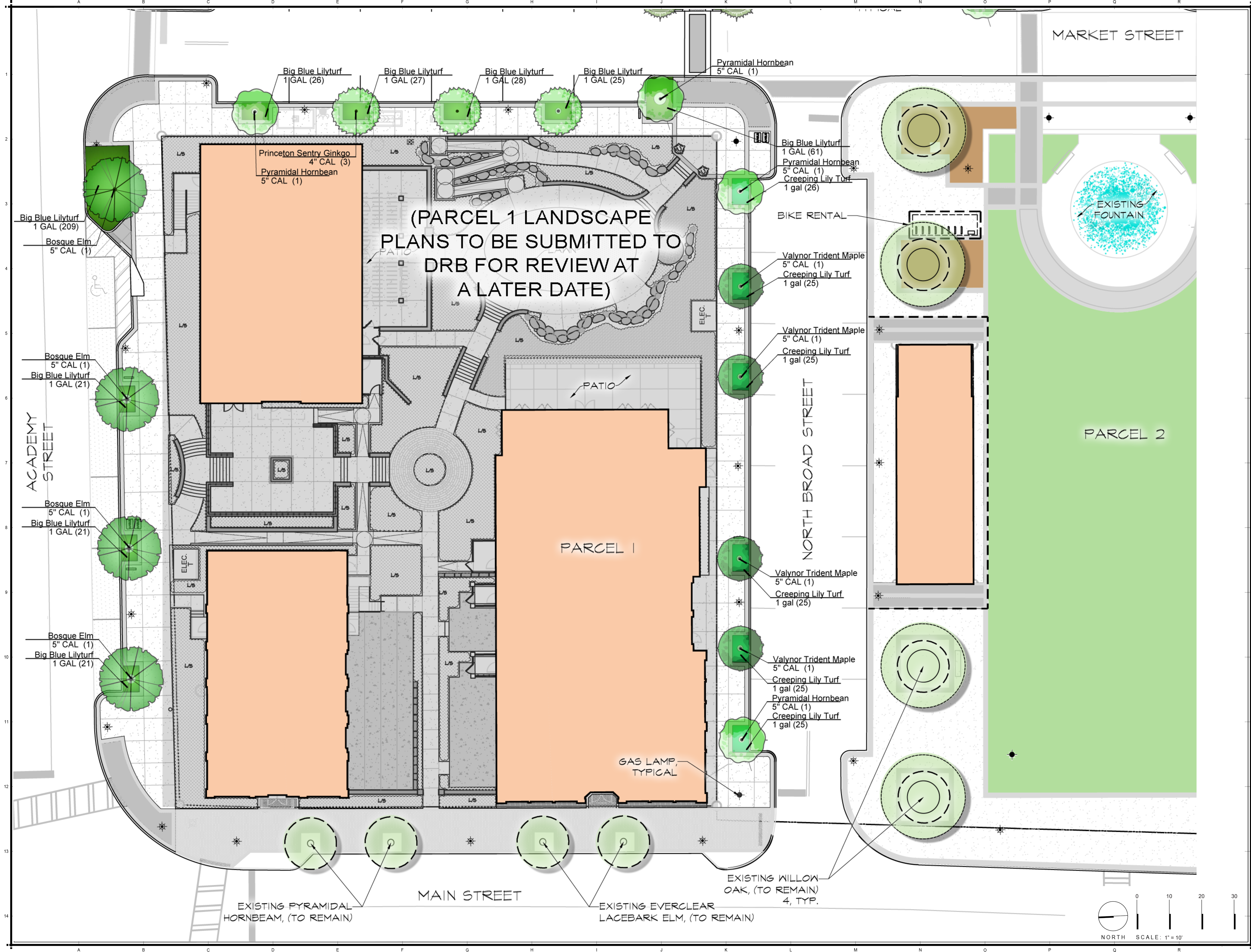


ALPHARETTA CITY CENTER
LAND LOT 1268 & 1269 - 2ND DISTRICT - 2ND SECTION
2 PLAZA PARK, ALPHARETTA, FULTON COUNTY GEORGIA
Prepared for: SOUTH CITY PARTNERS
3751 NORTHSIDE PARKWAY, SUITE 1-310, ATLANTA, GA

ISSUED FOR CONSTRUCTION	PROJ. NO: 16-2-SCP-ACC
	DESIGN: TA
	DRAWN: BD,JL
	CHECKED: TA
	DATE: 12/01/17
	SCALE: NA
DRB LANDSCAPE PLAN	
DRB1.1	







1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning

WE HAVE SEVERAL DESIGN, DESIGN-BUILD, AND OTHER SERVICES AVAILABLE. WE ARE A FULL SERVICE FIRM. WE CAN PROVIDE ALL THE SERVICES YOU NEED FOR YOUR PROJECT. WE ARE A FULL SERVICE FIRM. WE CAN PROVIDE ALL THE SERVICES YOU NEED FOR YOUR PROJECT. WE ARE A FULL SERVICE FIRM. WE CAN PROVIDE ALL THE SERVICES YOU NEED FOR YOUR PROJECT.

JOSEPH A. BOWMAN
REGISTERED PROFESSIONAL ENGINEER
NO. 1171
STATE OF GEORGIA

ALPHARETTA CITY CENTER
LAND LOT 1268 & 1269 - 2ND DISTRICT - 2ND SECTION
2 PLAZA PARK, ALPHARETTA, FULTON COUNTY, GEORGIA
Prepared for: SOUTH CITY PARTNERS
3751 NORTHSIDE PARKWAY, SUITE 1-310, ATLANTA, GA

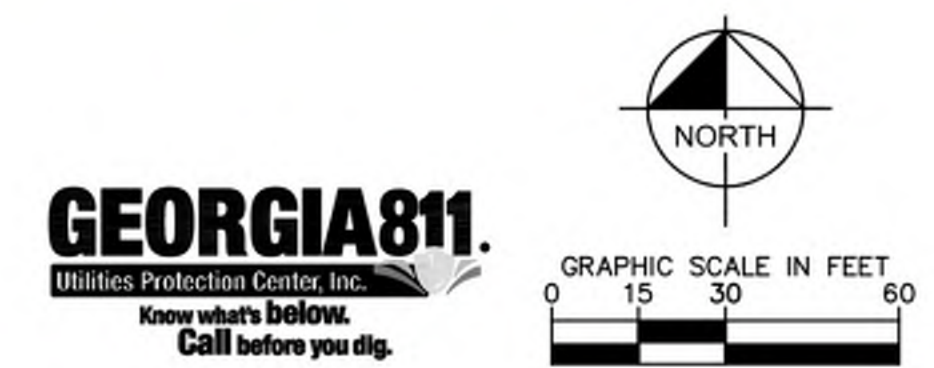
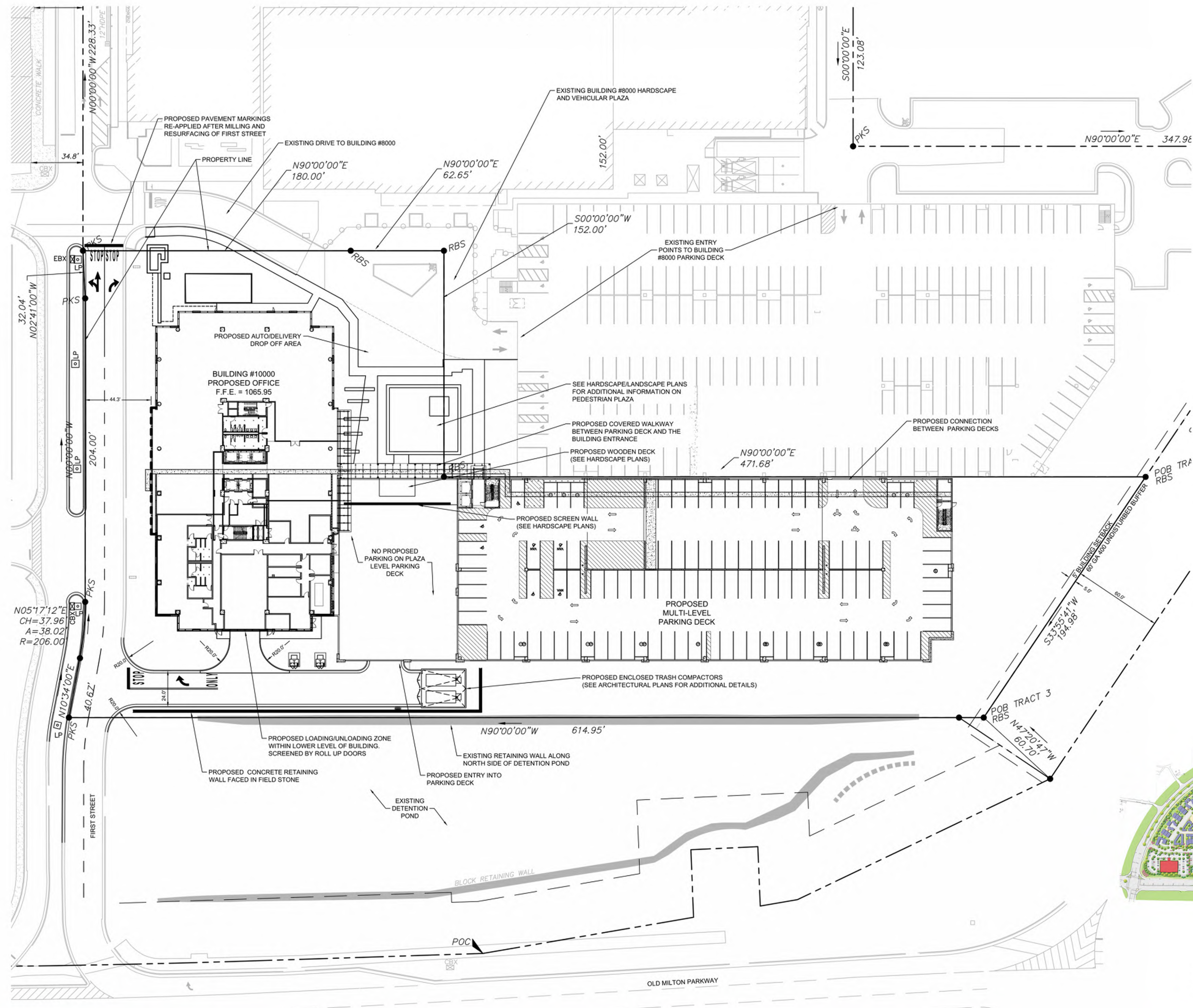
PROJ. NO: 16-2-SCP-ACC
DESIGN: TA
DRAWN: BD, JL
CHECKED: TA
DATE: 12/01/17
SCALE: NA

ISSUED FOR CONSTRUCTION

DRB
LANDSCAPE PLAN

DRB1.4

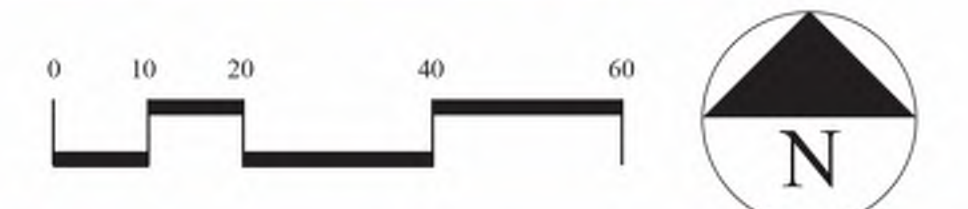


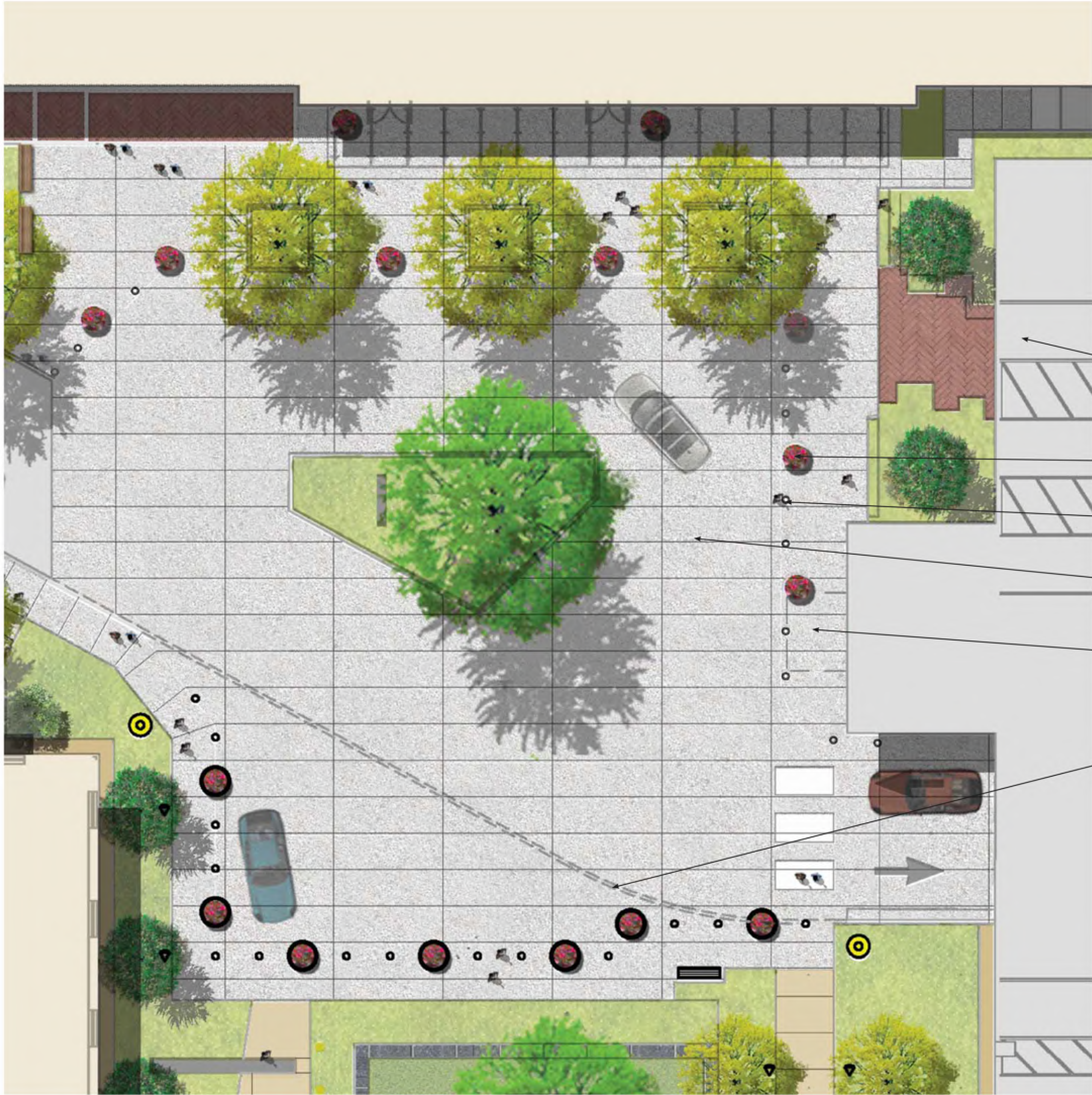




FIELDSTONE RETAINING WALL VENEER

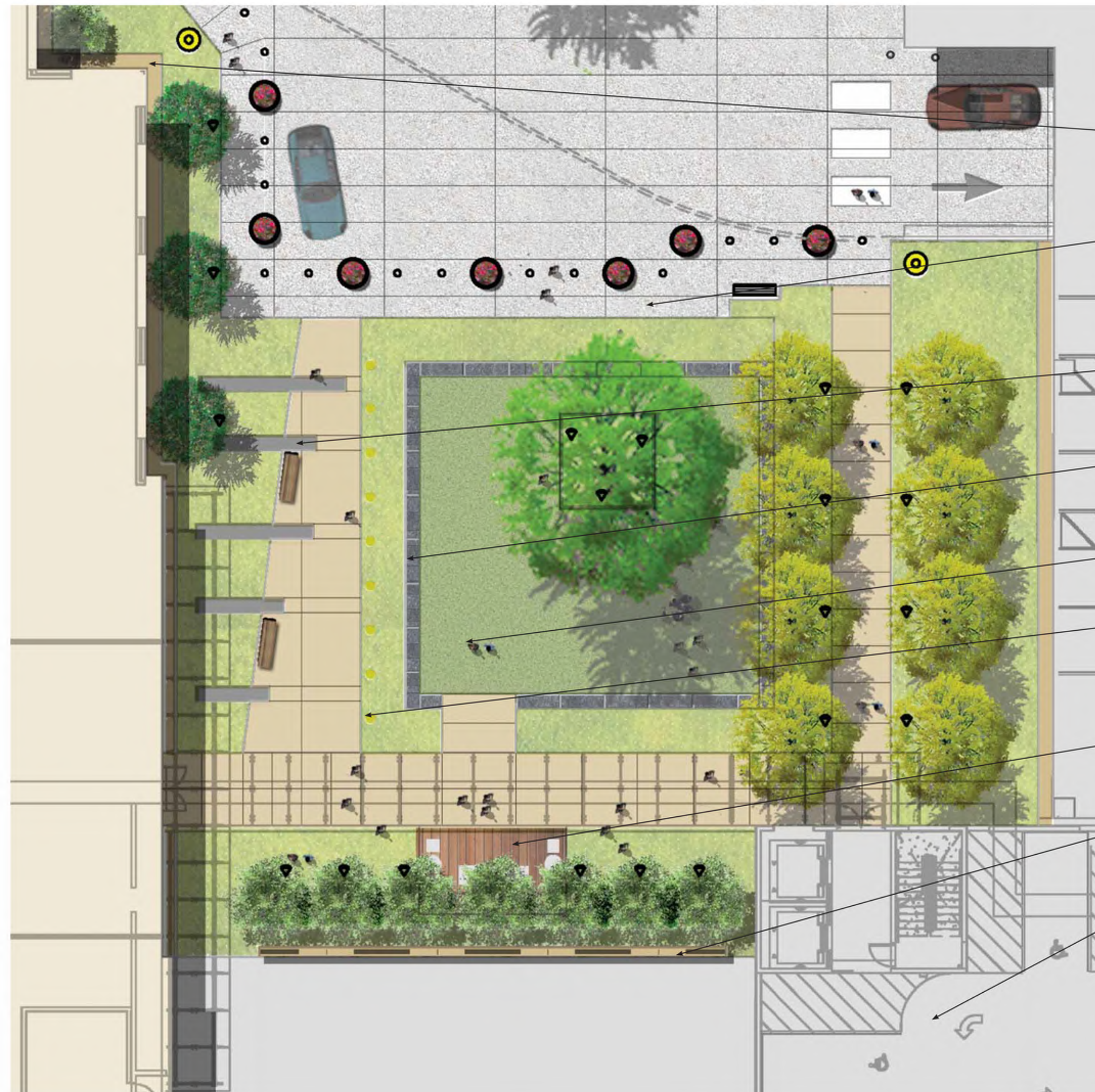
LANDSCAPE STRIP TREES



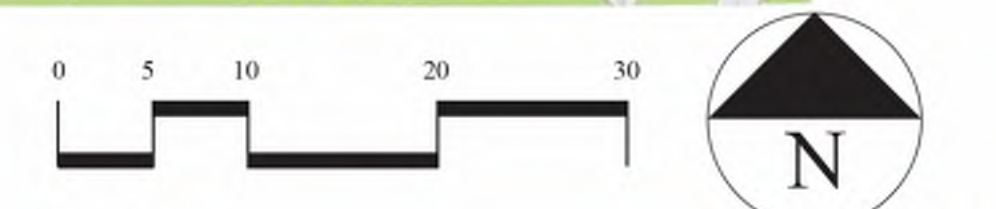


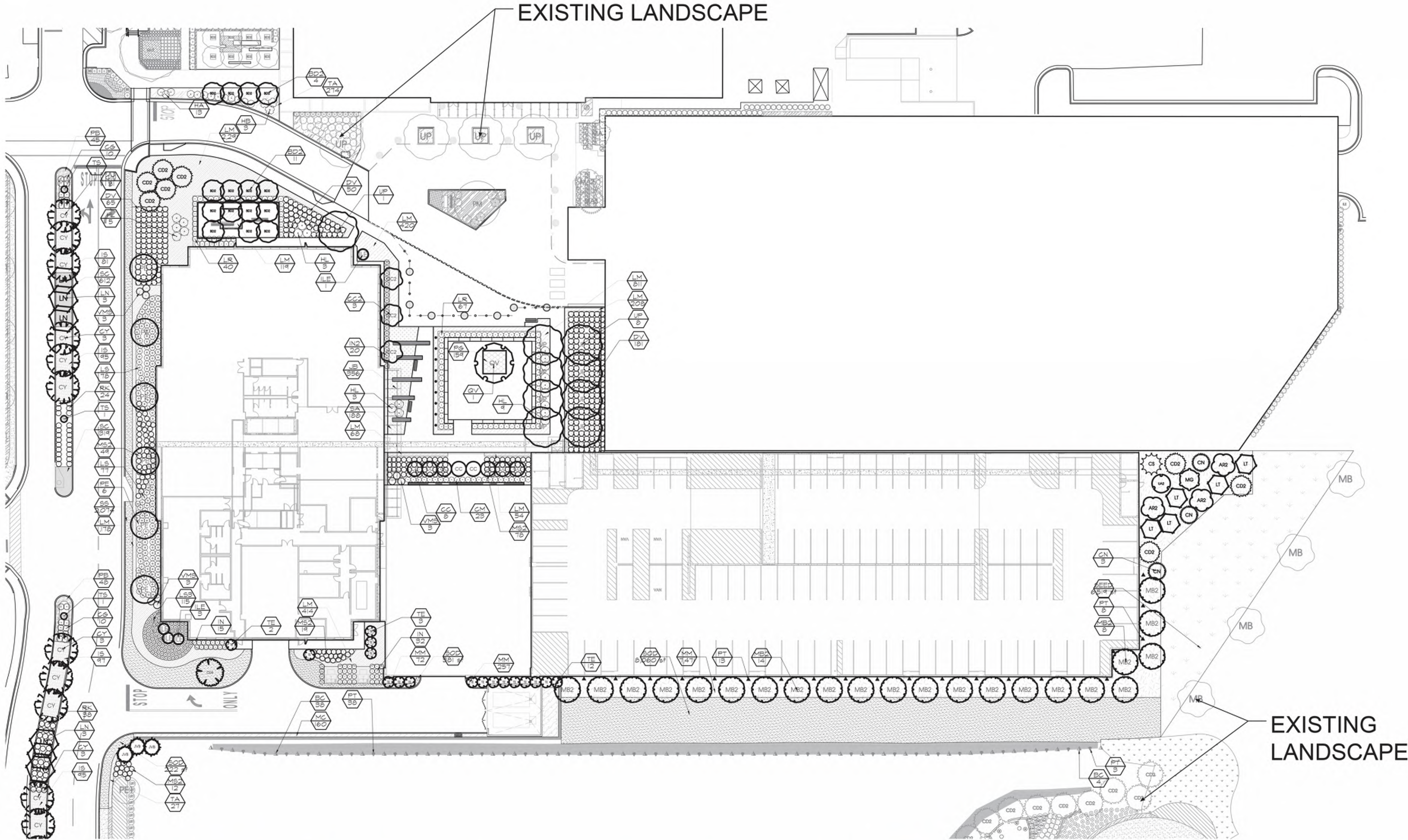
- PARKING DECK
- DECORATIVE POT
- BOLLARD
- DECORATIVE VEHICULAR CONCRETE
- DECORATIVE PEDESTRIAN CONCRETE
- LIMITS OF PROPOSED VS EXISTING CONCRETE





- RIVER ROCK BAND
- ENHANCED PEDESTRIAN CONCRETE
- FLUSH GRANITE SLAB
- BLUESTONE PAVING
- SYNTHETIC TURF
- 12" HT. BOLLARD LIGHT
- WOOD DECK
- SCREEN WALL
- PARKING DECK





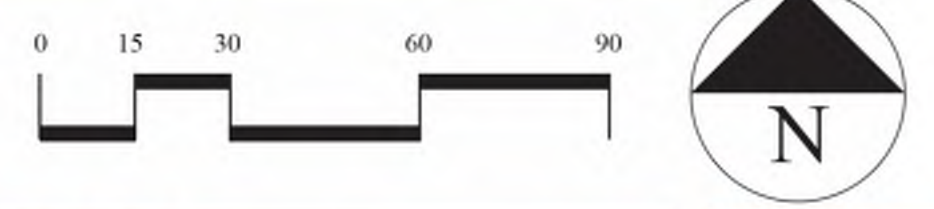
LANDSCAPE PLAN

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING
AR2	3	Acer rubrum 'Red Point' / Red Maple	3" cal.	B & B		
BD2	15	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	B & B		
CC	8	Carpinus betulus 'Cornerstone-Cubed' / Cubed Cornerstone European Hornbeam	6" cal.	B & B		
CC2	3	Carpinus betulus 'Cornerstone' / Cornerstone European Hornbeam	6" cal.	B & B		
CD2	8	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	12" ht.	B & B		
CD4	1	Cedrus deodara / Deodar Cedar	24" ht.	B & B		
CN	3	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	12" ht.	B & B		
CS	1	Celtis laevigata / Sugar Hackberry	12" ht.	B & B		
CY	12	Cryptomeria japonica 'Yoshino' / Yoshino Cryptomeria	18" ht.	B & B		
ILE	4	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" HT. X 6" SPRD.	B & B	8' hgt.	
JVB	3	Juniperus virginiana 'Brodie' / Brodie Columnar Cedar	14" ht.	B & B		10' o.c.
LN	9	Lagerstroemia x 'Natchez' / Crape Myrtle Single Trunk	12" ht.	B & B		
LT	5	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	3" cal.	B & B		
MB2	22	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	12" ht.	B & B		
MG	1	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	14" ht.	B & B		
PE	6	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	4" cal.	B & B		
QV	1	Quercus virginiana / Southern Live Oak	16" cal.			
TE	17	Thuja occidentalis 'Emerald' / Emerald Arborvitae	16" ht.	B & B		6" o.c.
TS	3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8" ht.	B & B		
UA2	1	Ulmus alata / Winged Elm	3" cal.	B & B		
UP	9	Ulmus americana 'Princeton' / Princeton American Elm	5" cal.	B & B		
SHRUBS						
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
CG	20	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	3 gal.			
CM	23	Camellia sasanqua 'Mine No Yuki' / White Camellia	15 gal.	3' o.c.		
DV	306	Distylium hybrid x 'Vintage Jade' / Vintage Jade Distylium	3 gal.	3' o.c.		
HA	13	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangeas	3 gal.	4' o.c.		
HB	3	Hydrangea macrophylla 'Endless Summer' TM / Balmer Hydrangea	7 gal.			
HL	20	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangeas	15 gal.	5' o.c.		
IN	47	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal.	3' o.c.		
IN2	20	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.	3' o.c.		
LR	115	Ligustrum japonicum 'Recurvifolium' / Wax leaf ligustrum	15 gal.	3' o.c.		
LS	155	Loropetalum chinense 'Snow Dance' / Snow Dance Loropetalum	3 gal.	3' o.c.		
LS3	115	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal.	24" o.c.		
MS2	158	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	3' o.c.	2' hgt.	12" sp.
RK	100	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	3 gal.			
VMS	9	Viburnum macrocephalum / Chinese Snowball Viburnum	15 gal.			
VINE/SPALIER						
VINE/SPALIER	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
BC	42	Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	3 gal.			
PT	62	Parthenocissus tricuspidata / Boston Ivy	1 gal.			

PLANT SCHEDULE					
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	SPACING
	HO2	88	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" o.c.
	IS	368	Ilex cornuta 'Soft Touch' / Soft Touch Holly	3 gal.	
	JB	356	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal.	14" o.c.
	LM	5,588	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.	12" o.c.
	MC	160	Muhlenbergia capillaris / Pink Muhly	3 gal.	24" o.c.
	MM	7,793	Mulch	SF	
	PA2	117	Polystichum acrostichoides / Christmas Fern	1 gal.	14" o.c.
	PB	93	Phlox subulata 'Blue' / Blue Moss Phlox	1 gal.	18" o.c.
	SA	188	Sisyrinchium angustifolium / Narroleaf Blue-eyed Grass	1 gal.	12" o.c.
	SC	2,873	Seasonal Color / Seasonal Color	4" Pots	
	SEED	6,519 sf	Cynodon dactylon / Bermuda Seed	SF	
	SOD	8,628 sf	Cynodon x dactylon / Bermuda Sod 419	SF	
	SS	2,059	Sod	10" pot	
	TA	301	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal.	18" o.c.



ALLEE LACEBARK ELM SOUTHERN MAGNOLIA OAK RIVER BIRCH LONDON PLANE TREE











METAL PANEL SCREEN WALL TO CONCEAL ROOFTOP EQUIPMENT

ARCHITECTURAL ACM FIN

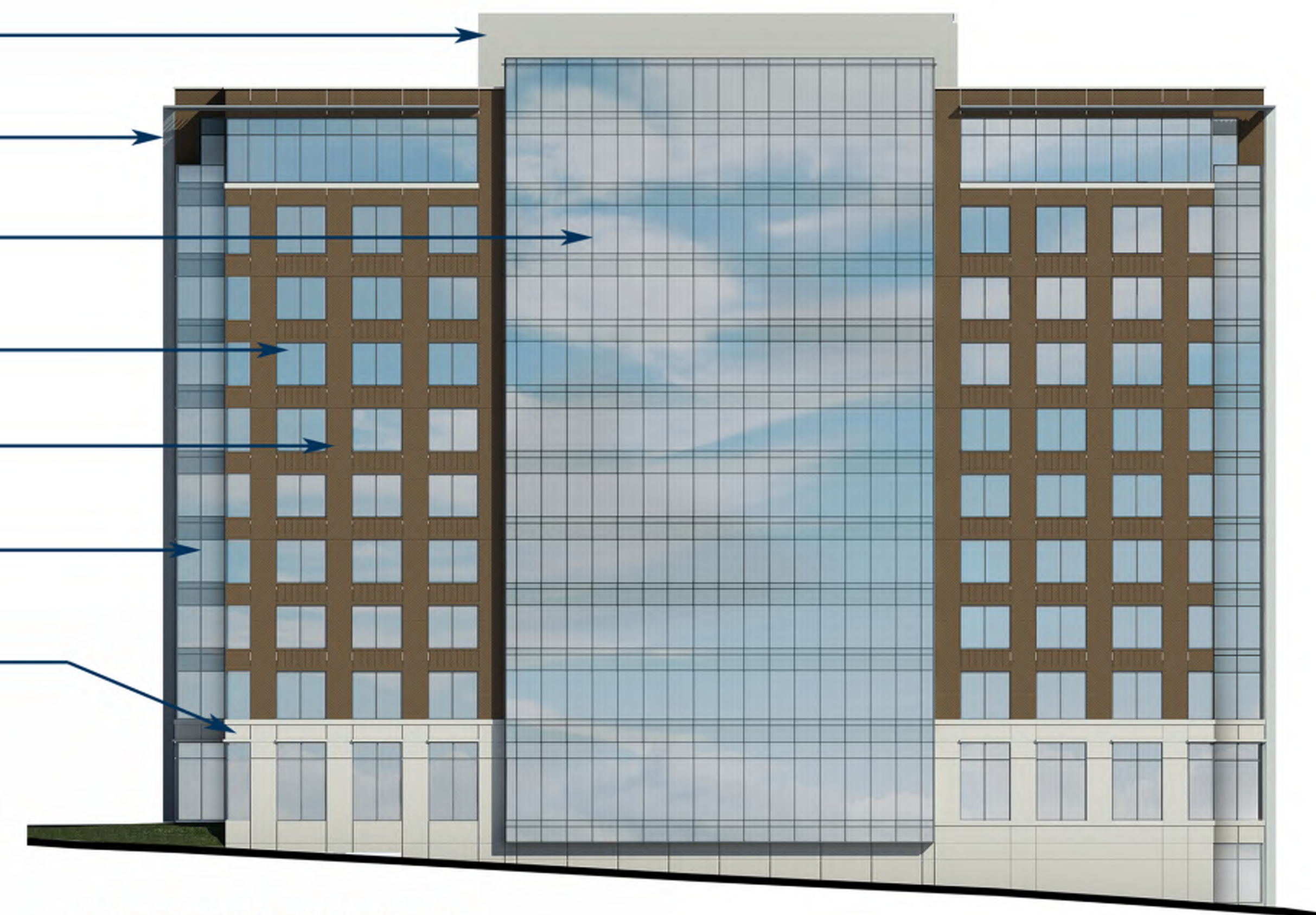
CURTAIN WALL

STOREFRONT

PRECAST CONCRETE W/ CLOSURE THIN BRICK INLAY

CURTAIN WALL

PRECAST CONCRETE PANEL



WEST ELEVATION

METAL PANEL SCREEN WALL TO CONCEAL ROOFTOP EQUIPMENT

ARCHITECTURAL ACM FIN

CURTAIN WALL

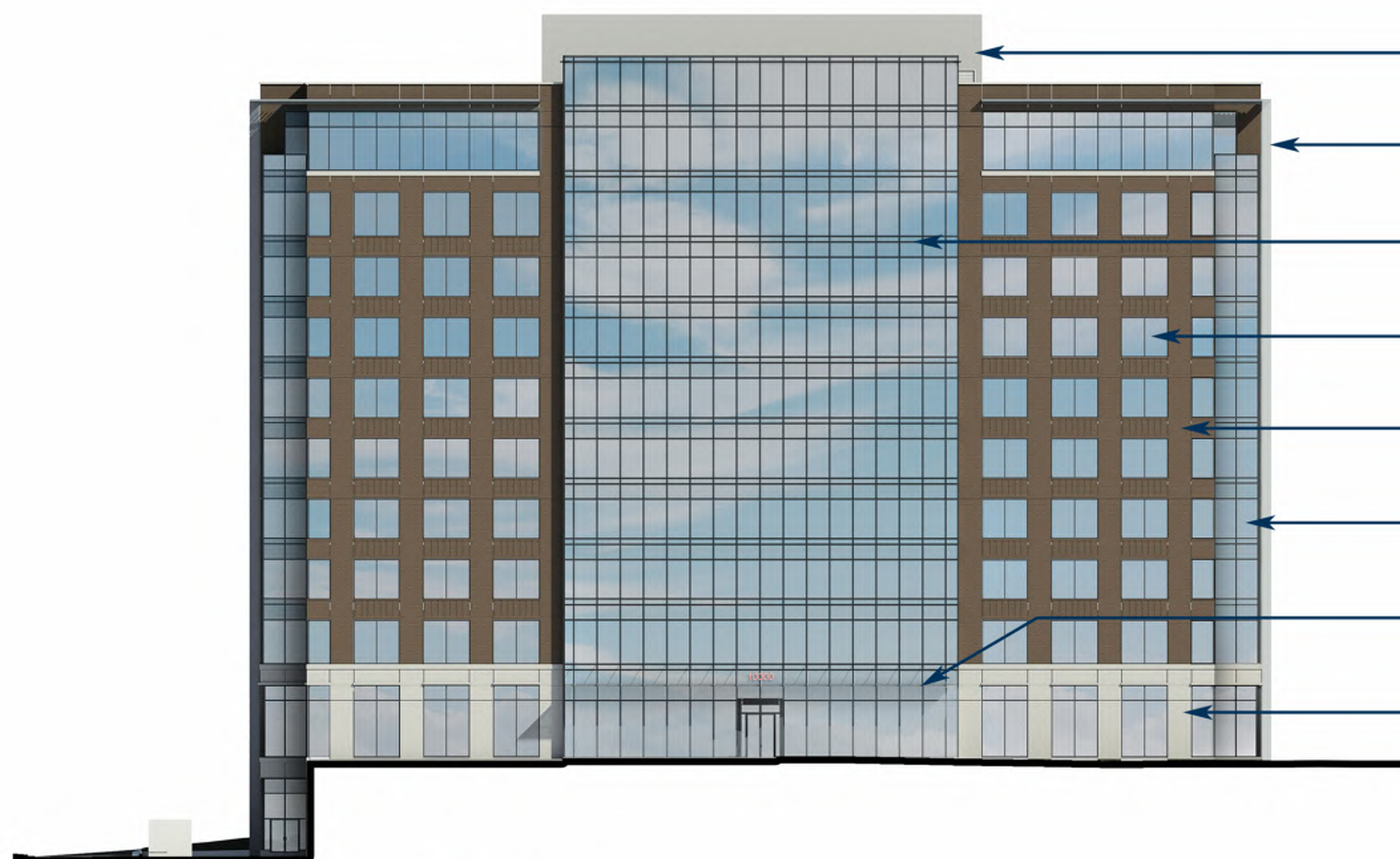
STOREFRONT

PRECAST CONCRETE W/ CLOSURE THIN BRICK INLAY

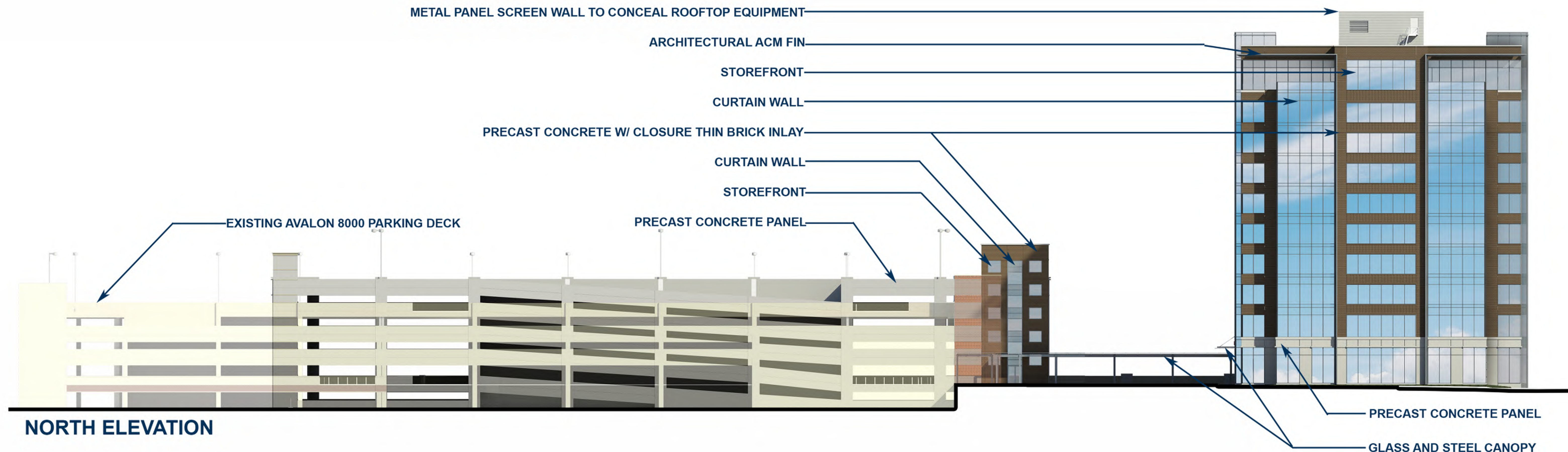
CURTAIN WALL

GLASS AND STEEL CANOPY AT ENTRANCE

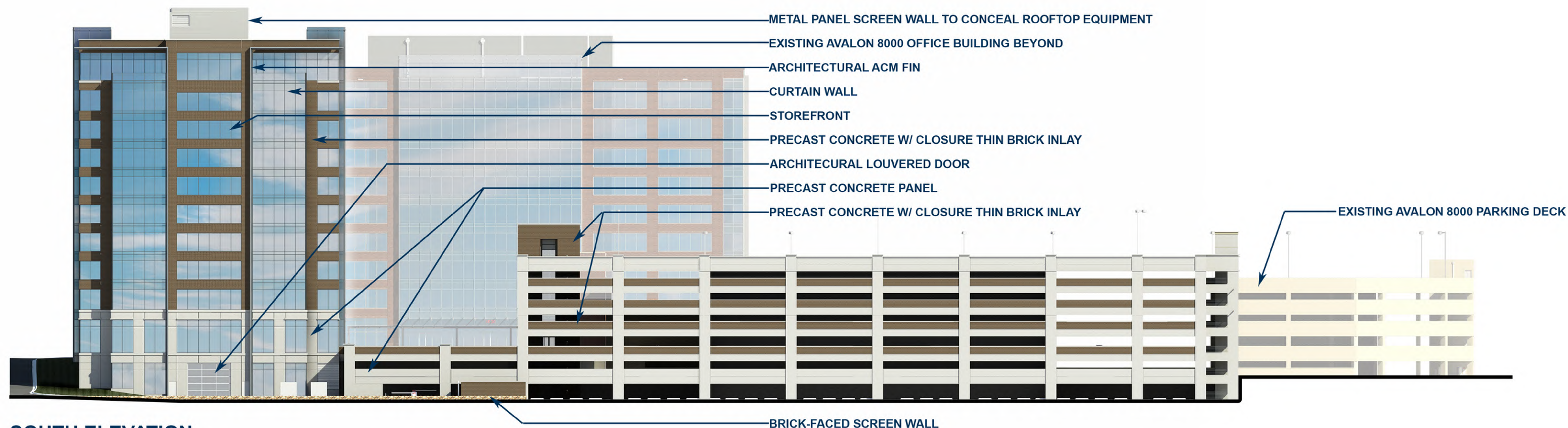
PRECAST CONCRETE PANEL



EAST ELEVATION



NORTH ELEVATION



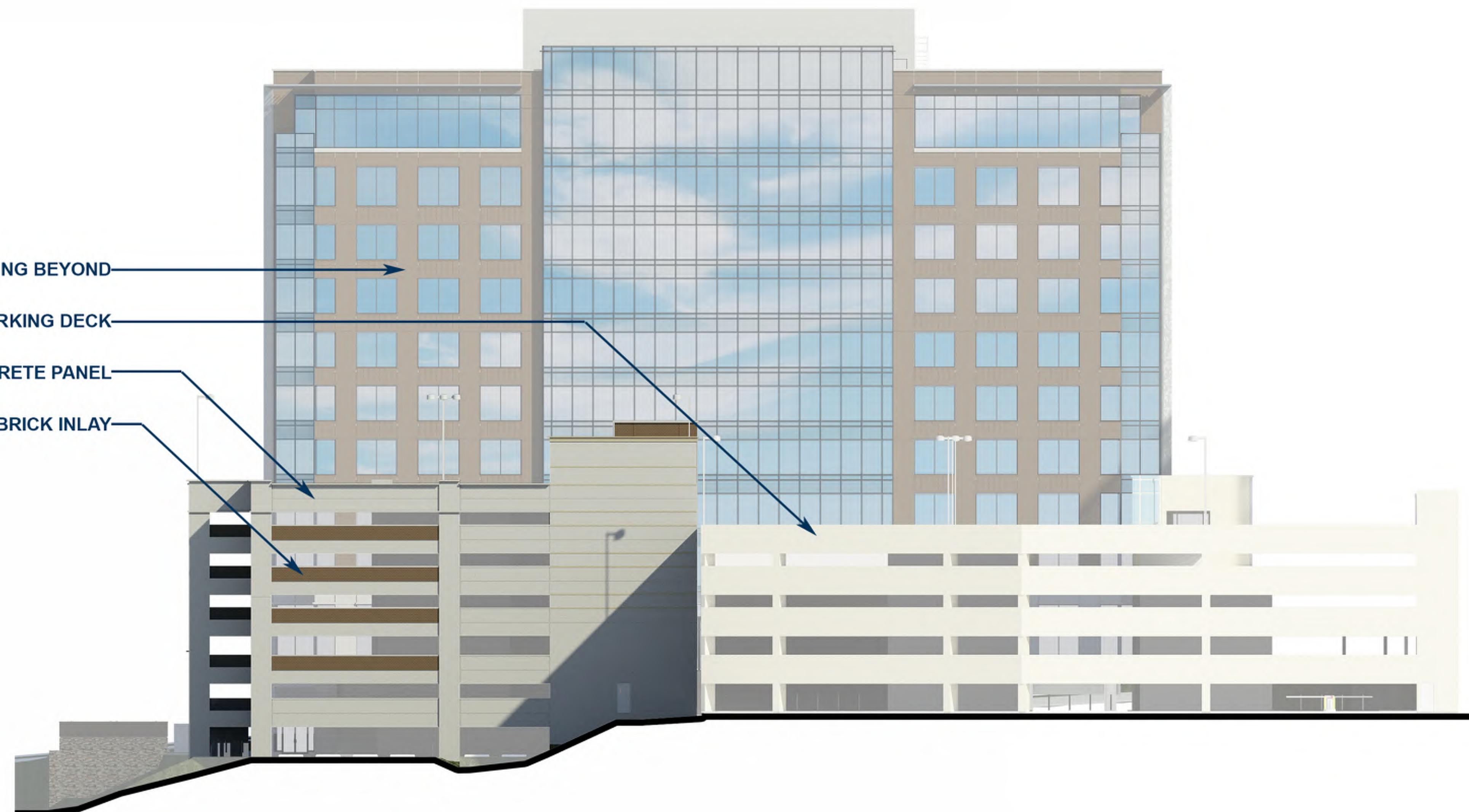
SOUTH ELEVATION

AVALON 10000 OFFICE BUILDING BEYOND

EXISTING AVALON 8000 PARKING DECK

PRECAST CONCRETE PANEL

PRECAST CONCRETE W/ CLOSURE THIN BRICK INLAY



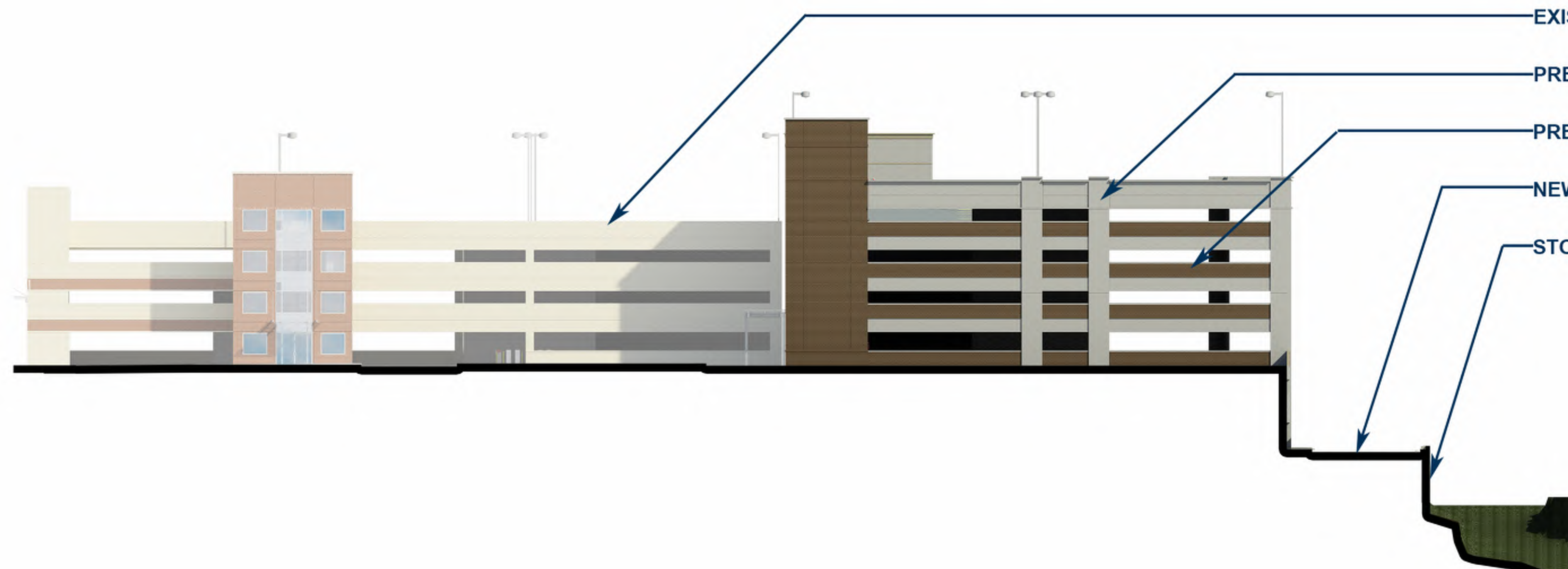
EXISTING AVALON 8000 PARKING DECK

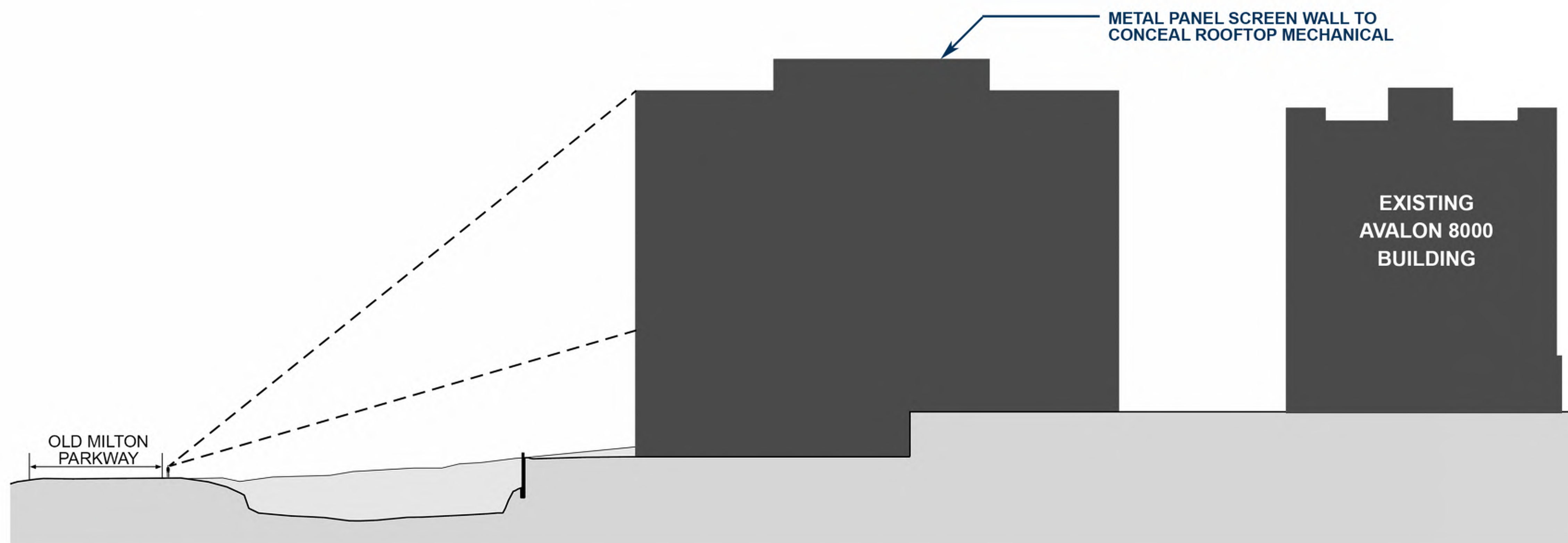
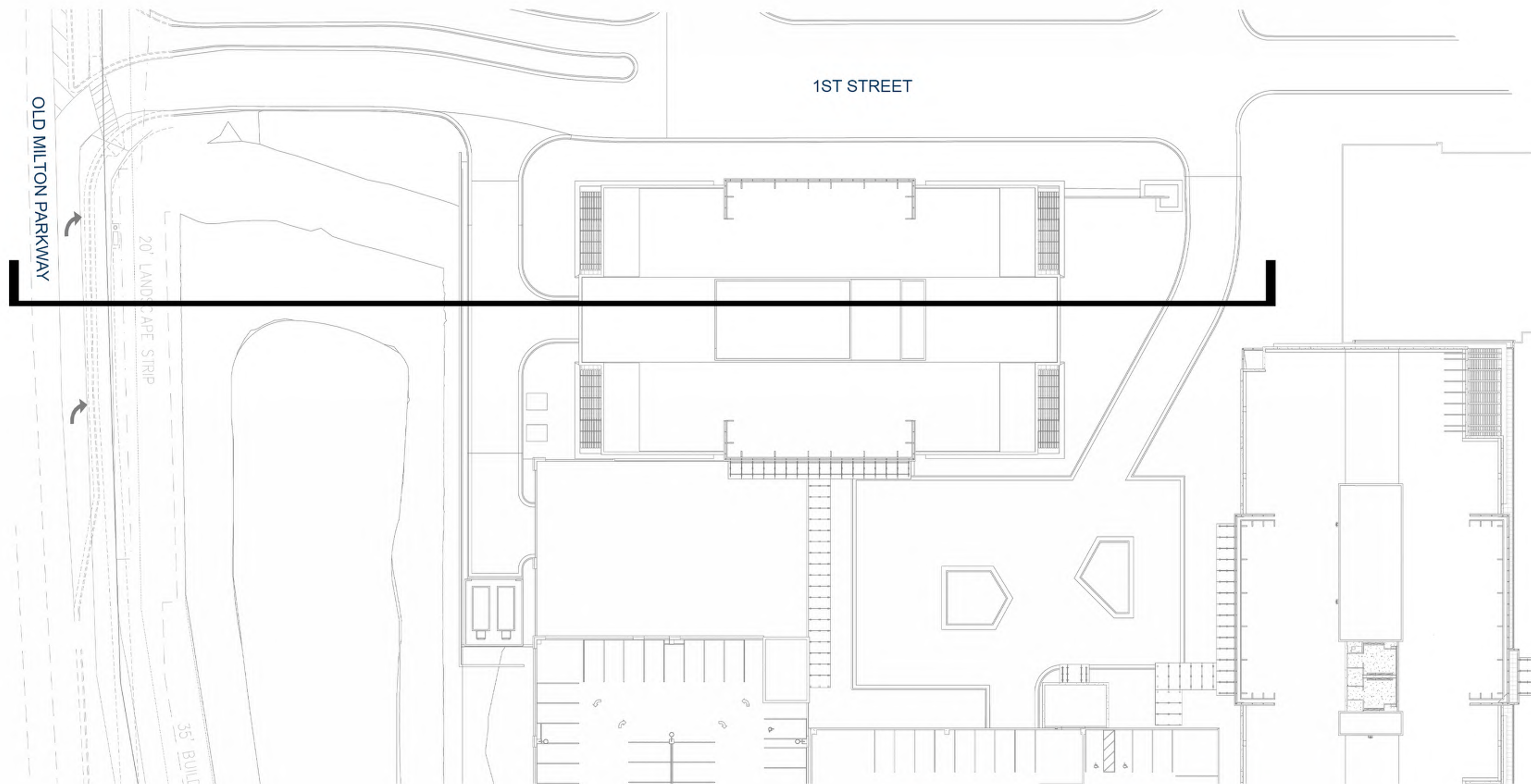
PRECAST CONCRETE PANEL

PRECAST CONCRETE W/ CLOSURE THIN BRICK INLAY

NEW ACCESS ROAD OFF OF FIRST STREET

STONE-FACED RETAINING WALL

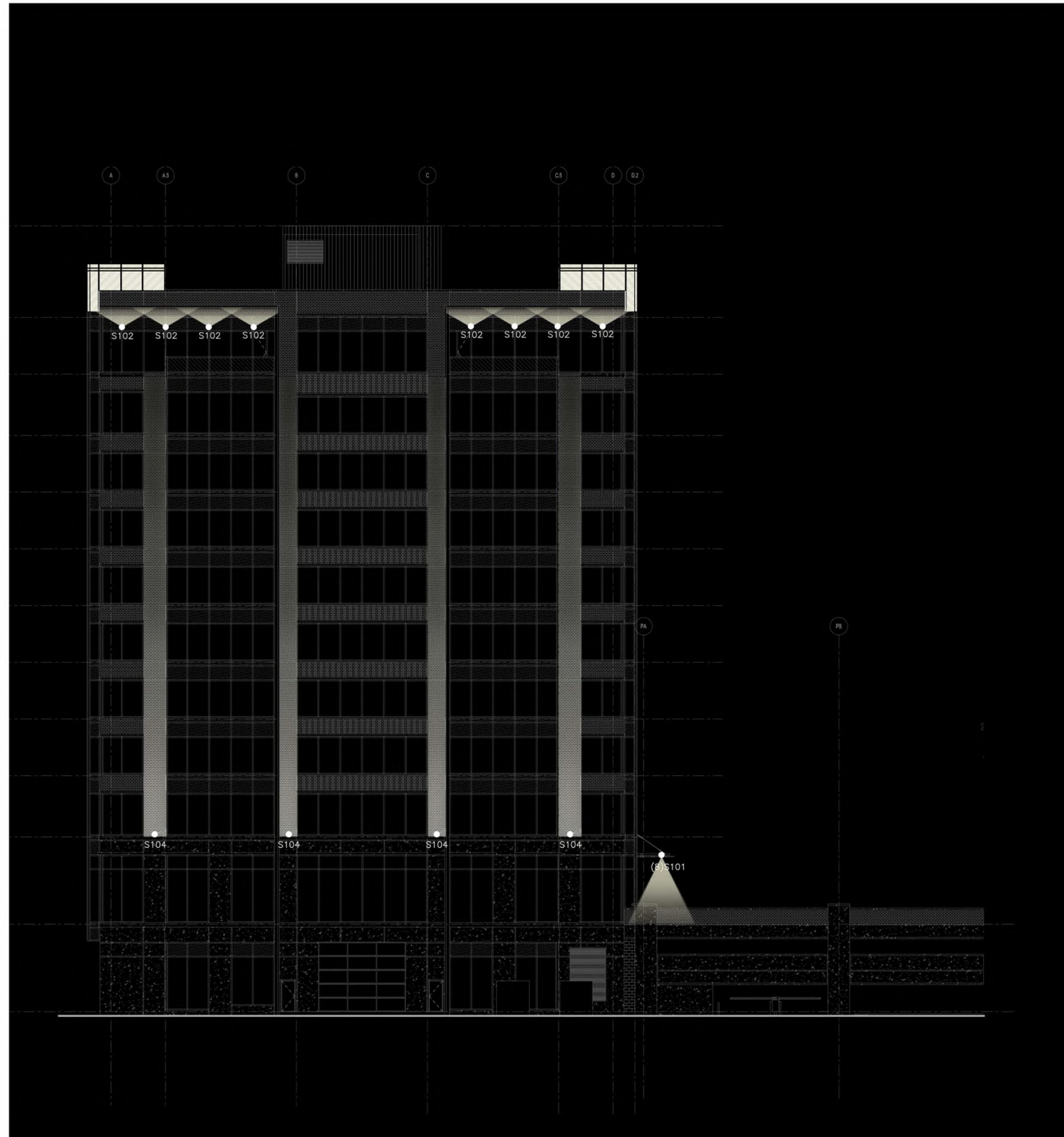


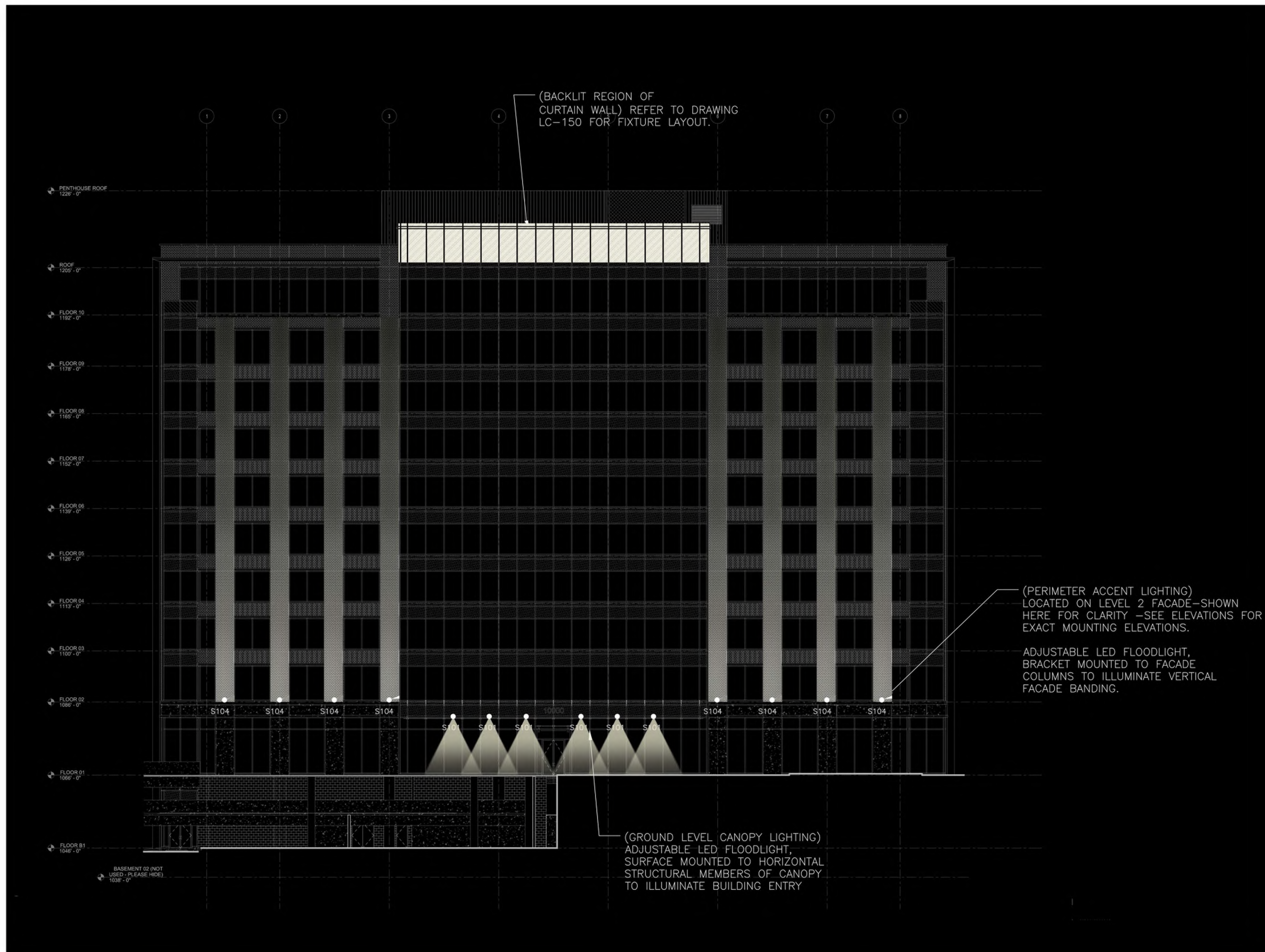




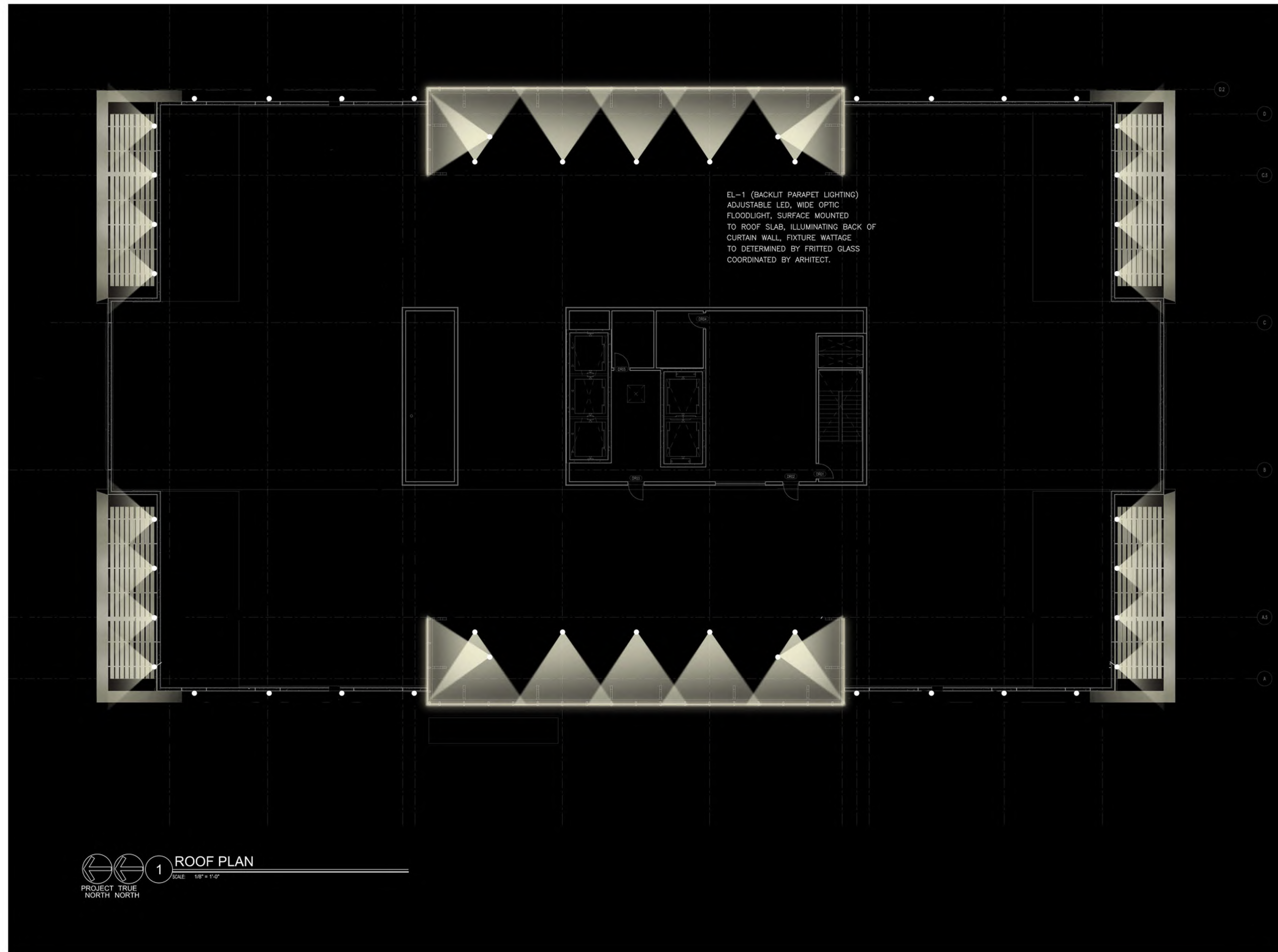












TYPE S101

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with a 1/2" I.P.S. stainless steel nipple for direct attachment to cast boxes or other accessories.

Electrical: 19.2W LED luminaire, 22 total system watts, -40°C start temperature. Integral 120V or 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 4000K with a 90 CRI. Available in 3000K (90 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 5.0 lbs.

Luminaire Lumens: 1782
Tested in accordance with LM-79-08



Compact floodlight - wide beam					Accessories	
Lamp	β	A	B	C		
77705	19.2W LED	44°	6 1/4"	8 1/2"	6 1/2"	70060 70757

Exchangeable lenses flat beam 180° glare shield β =Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA 2017 Updated 04/17

TYPE S102

Adjustable LED floodlighting luminaire

Housing: One piece die cast aluminum supplied with universal mounting bracket and 4" O.D. cover plate for direct attachment to 3 1/2" or 4" octagonal wiring box. A round rotation plate allows the housing to be precisely leveled after installation. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Tempered clear glass, 3/16" thick, retained by one piece die-cast aluminum frame, secured by four (4) captive socket head stainless steel screws threaded into stainless steel inserts. Internal full semi-specular optical system. Fully gasketed for weather tight operation in any mounting orientation using a molded silicone rubber gasket.

Electrical: 26W LED luminaire, 30 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

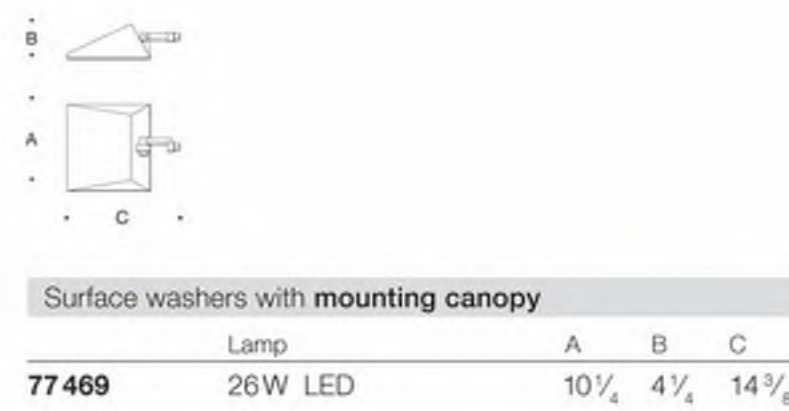
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 7.5 lbs.

Luminaire Lumens: 1762
Tested in accordance with LM-79-08



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2016 Updated 01/16



TRELLIS UPLIGHT

TYPE S103

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy supplied with universal mounting bracket for direct attachment to 3 1/2" or 4" octagonal wiring box. Die-cast aluminum swivel.

Electrical: 73.5W LED luminaire, 83 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

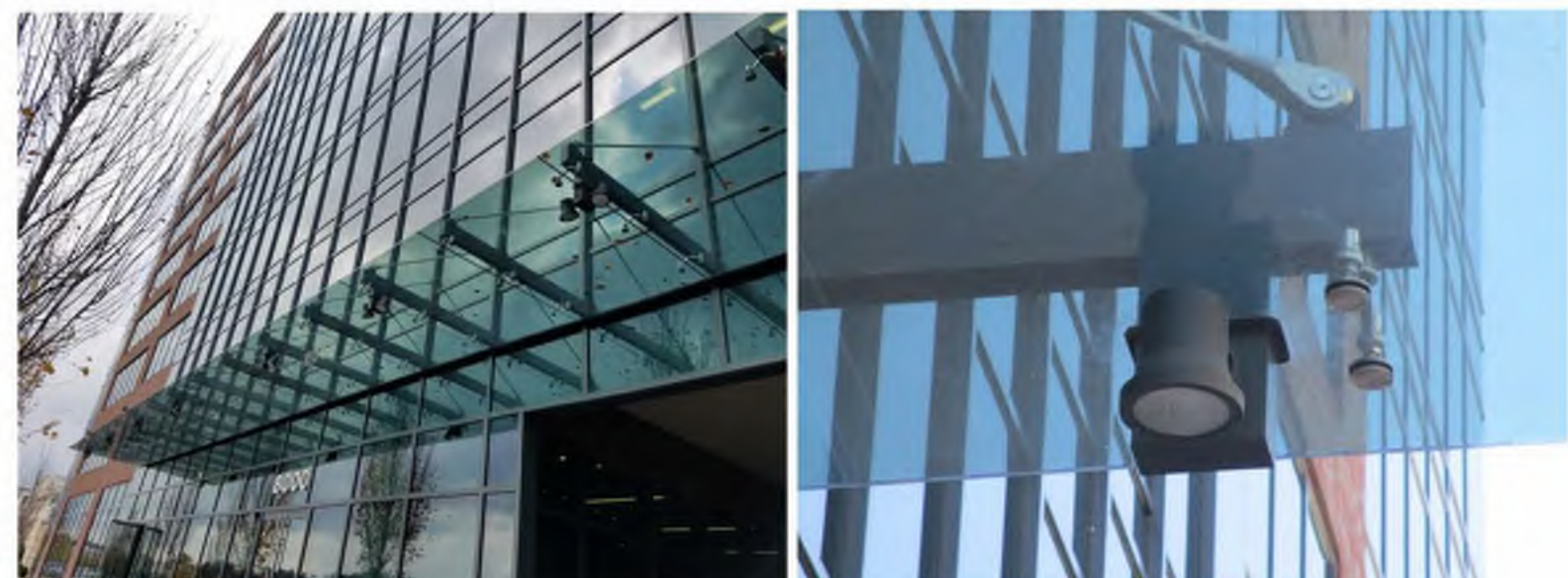
CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 6.9 lbs.

Luminaire Lumens: 7580



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2016 Updated 1/16



CANOPY LIGHTING



EXTERIOR UPLIGHTS

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Luminaire's optical system consists of a reflector of pure anodized aluminum and clear safety glass with an integrated stray light control cylinder and a glass optic. The lens and optical assembly is secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. Die-cast aluminum swivel.

Electrical: 48.2W LED luminaire, 51 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >90 CRI. Available in 3000K (>90 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 6.9 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

TYPE S104

ZXL11

Area Accent ▲ ZX11 Series



Characteristics



• Wet/Dry location rated. • Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Hoods	A, B, C
Voltage	12V
Wattage	4W, 6W, Remote MLV Dimmable, Remote ELV Dimmable
Reflector	15°, 30°, 40°
Color Temp	2.7K, 3K, 4K
Power Supply	Requires remote step down transformer

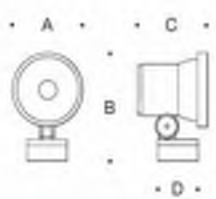
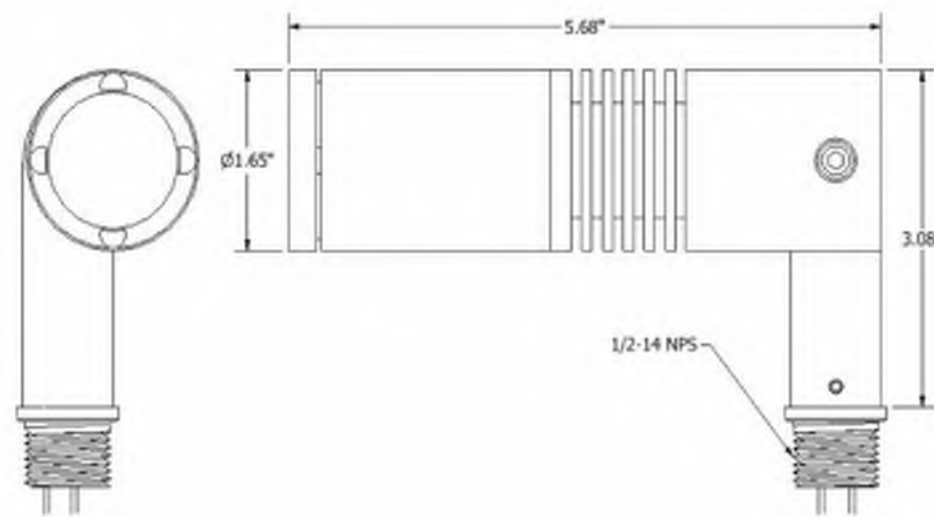


PROJECT

FIXTURE TYPE

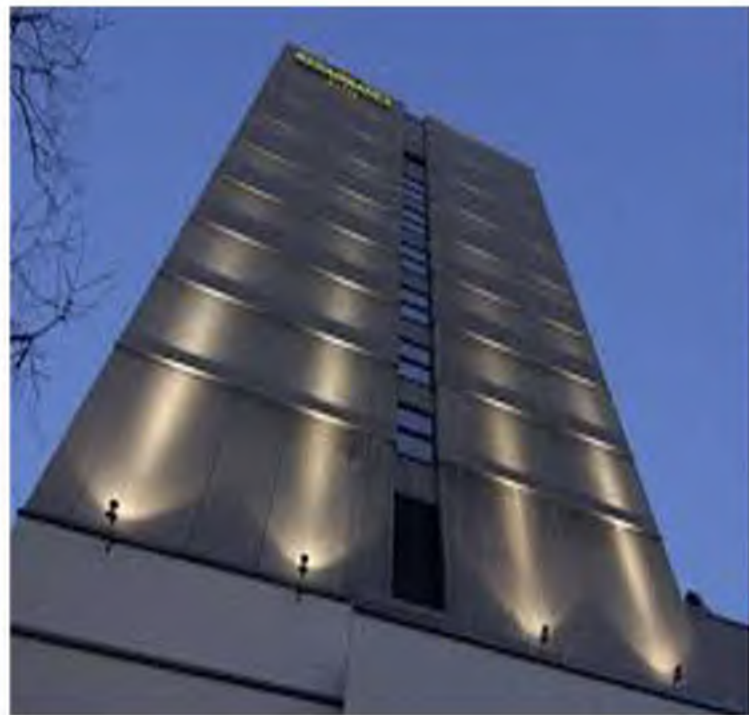
Ordering Guide

Series	ZXL11
Hoods	A B C
Glare Shields (optional)	GSL GSA GSS CGSL CGSA CGSS
Voltage	12V
Wattage	4W 6W Remote MLV Dimmable Remote ELV Dimmable
Lamp	HK LED
Reflector	15° 30° 40°
Color Temp	2.7K 3K 4K
Stem (optional)	FSS
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)



Compact floodlight • very narrow beam		Accessories	
Lamp	β A B C D	■	■
77639	48.2W LED 10° 9 1/8 12 8 5/8 5 1/8	70077	70758 70721
Exchangeable lenses ■ flat beam ■ 180° glare shield ■ 360° glare shield β = Beam angle			

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA 2017 Updated 09/17



TYPE S105



D-Series LED Bollard



d^{series}

Specifications

Diameter: 8" Round (20.3 cm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED							
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options
DSXB LED	Asymmetric 12C 12 LEDs ¹ Symmetric 16C 16 LEDs ²	350 350 mA 450 450 mA ^{1,4} 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}	ASY Asymmetric ¹ SYM Symmetric ²	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁴	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,5} DF Double fuse (208, 240V) ^{4,5} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁴

Accessories

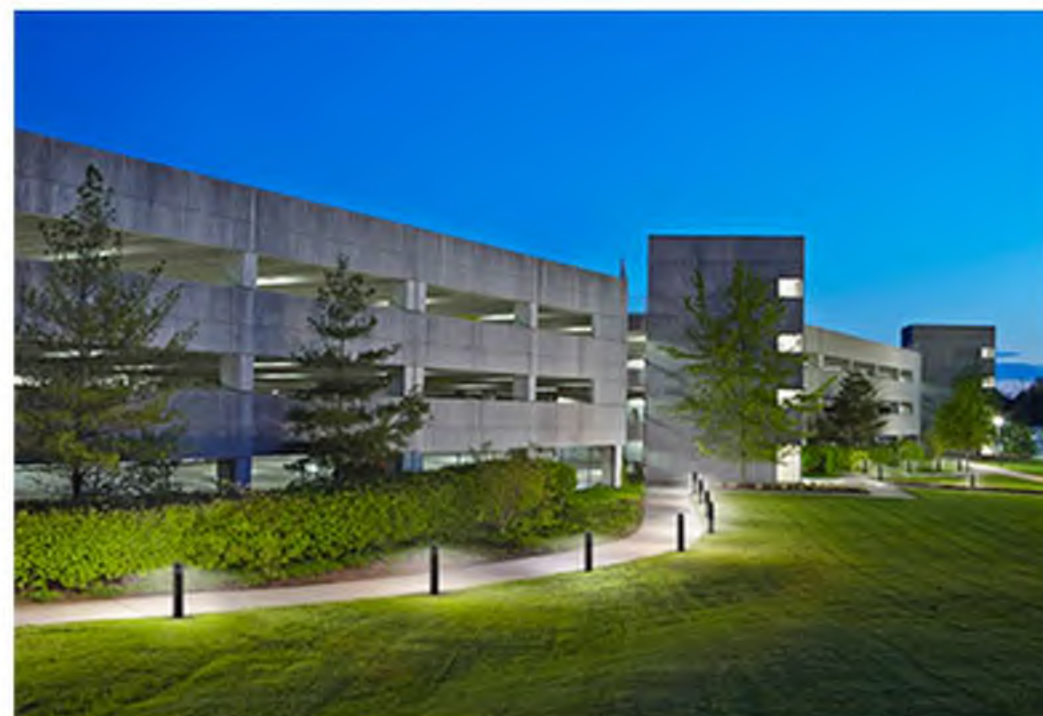
Ordered and shipped separately.
MRAB U Anchor bolts for DSXB⁴

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF optional), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2012-2017 Acuity Brands Lighting, Inc. All rights reserved.



LANDSCAPE TREE LIGHTING

PATH LIGHTING

WLS LIGHTING SYSTEMS

844

DECORATIVE SERIES

18"

35"

4" FLUTED

Specify Pole

SPECIFICATIONS

HOUSING - Heavy wall cast aluminum.

HOOD - Heavy gauge spun aluminum.

GLOBE FILTER - Heavy wall cast aluminum.

GLOBE - Clear textures polycarbonate.

BALLAST - H.P.F. (specify voltage)

FINISH - Polyester powder fuse coating. (specify color)

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	LAMP WATT.	LIGHT SOURCE*	LINE VOLTAGE	LUMINAIRE FINISH
844	70W 100W 150W 175W 250W	MH - Metal Halide PSMH - Pulse Start Metal Halide HPS - High Pressure Sodium V - Mercury Vapor	120V 208V 240V 277V 480V MT - Multi Tap	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color

844

175

PSMH

MT

BRZ

(EXAMPLE ORDER)

ORDER :

WLS-844

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

Garden luminaire with earth spike

Housing: Reinforced polyamide synthetic housing for maximum corrosion resistance.

Lamp Enclosure: 3-ply opal glass cylinder with cap and screw neck. Fully gasketed using one piece molded silicone gasket for weather tight operation.

Electrical: 3.2W LED luminaire, 5 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >80 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Provided with a reinforced polyimide earth spike.

Finish: Available in standard BEGA Graphite. Custom colors not available.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 2.2 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Garden luminaire - Cylinder w/ cap				
	Lamp	A	B	C
55005	with earth spike	3.2W LED	2 1/4"	10 3/4" 7 1/2"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2016 Updated 02/16

LANDSCAPE ACCENTLIGHTING

LANDSCAPE POLE LIGHTING

Approved By: _____ Project Name: _____
Location: _____ Date: _____
P.O. Box 100519 Fort Worth, TX 76185 www.wslighting.com

Specifications subject to change without notice.

02, 03 Rev. 8/09

WBA ARCHITECTURE - INTERIORS - PLANNING
LIGHTING FIXTURES

AVALON OFFICE BUILDING 10000
ALPHARETTA , GA

Hines
WAKEFIELD BEASLEY & ASSOCIATES

WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC | WWW.WBASSOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA

DECEMBER 1, 2017

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: HICO AVALON II LLC

Location Address: 5 RAVINIA DR, ATLANTA, GA 30346-2100

Mailing Address: 5 RAVINIA DR

City: ATLANTA State: GA Zip Code: 30346 - 2,100

Contact For All Notifications: MARY HILL, VICE PRESIDENT-CONSTRUCTION

Contact Telephone: 770 - 265 - 5,644 Mobile Telephone: 770 - 265 - 5,644

Fax: 770 - 206 - 5,325 Email: MARY.HILL@HINES.COM

Contact's Relation To Business: OWNER

This Application For (Check all that apply):

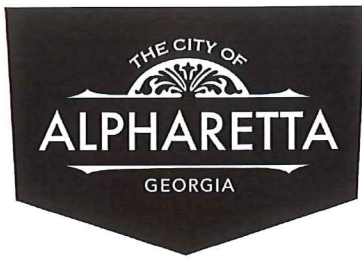
- | | |
|--|--|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☒ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

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

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

JAC



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: HICO AVALON II LLC

Physical Address: 5 RAVINIA DR, ATLANTA, GA 30346-2100

Mailing Address: 5 RAVINIA DR

City: ATLANTA State: GA Zip Code: 30346 - 2,100

Owner Telephone: 770 - 206 - 5,300 Contact Fax: 770 - 206 - 5,325

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): KURT HARTMAN, SENIOR MANAGING DIRECTOR Date: 12/1/17

Owner Signature: 

Property Information:

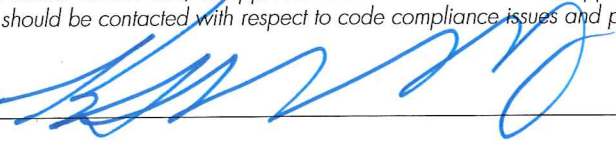
Address (If Assigned): 10000 AVALON BLVD, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 12 -2970-0854-042-6

Land Lot(s): 854 District: 1ST Section: 2ND

Existing Zoning of Property: MU Existing Uses of Property: MIXED USE

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

Applicant Signature:  Date: 12/1/17 Print Form